HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 21

HDRC CASE NO:	**2016-452**
COMMON NAME:	100 N Main
LEGAL DESCRIPTION:	NCB 909 BLK LOT A8 & A 9
ZONING:	D S H HE RIO-3
CITY COUNCIL DIST.:	1
DISTRICT:	Main/Military Plaza Historic District
LANDMARK:	Bell Furniture / Wolfson's
APPLICANT:	Randy Kelly/JRK Design
OWNER:	REM Hospitality
TYPE OF WORK:	Approval of signage master plan, landscaping, street level elements

REQUEST:

The applicant is requesting a Certificate of Appropriateness for outstanding items specific to the new construction at 100 N Main. At this time, the applicant is requesting a Certificate of Appropriateness for:

1. Approval of the exterior stair including a gate for after-hours security.
2. Approval of a site plan which notes a constant height of the sidewalk to accommodate pedestrian traffic.
3. Approval of a landscaping plan.
4. Approval of the size and placement of hotel and tenant signage.

APPLICABLE CITATIONS:

UDC Section 35-672. – Neighborhood Wide Design Standards

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

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

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

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

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

- In "RIO-3," the width of the pathway along the river shall match those widths established in the historic Hugman drawings. If there are no sidewalks in the Hugman drawings, the path will not exceed eight (8) feet in width.

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.
Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

(3) Paving materials. Paving materials for pedestrian pathways shall use visually and texturally different materials than those used for parking spaces and automobile traffic.

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;
ii. Rough or honed finished stone;
iii. Brick or concrete pavers; or
iv. Other materials that meet the performance standards of the above materials.

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

(4) Street Connections to River. Retain the interesting and unique situations where streets dead-end at the river,

creating both visual and physical access to the river for the public.

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

A. Queuing is prohibited on the Riverwalk pathway.

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

C. Tables and chairs shall be located a sufficient distance from the Riverwalk pathway so that normal dining and service shall not inhibit the flow of pedestrian traffic. See inhibited definition in subsection B. above.

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

(1) Curb Cuts.

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

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

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

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

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

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

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

(3) Screen or Buffer Parking Areas From View of Public Streets, the River or Adjacent Residential Uses. (see Figure 672-2). Parking lots shall be screened with a landscape buffer as per the illustrations of bufferyards and Table 510-2 if the parking area meets one (1) of the following conditions:

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

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

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

(4) Parking Structures Shall Be Compatible With Buildings in the Surrounding Area. Parking garages should have retail space on the ground floor of a parking structure provided the retail space has at least fifty (50) percent of its linear street frontage as display windows. Parking structures may be made visually appealing with a mural or public art component approved by the HDRC on the parking structure. A parking garage will be considered compatible if:

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

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

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

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

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

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the

end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

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

iii. Recessed or projecting balconies and entrances.

Billboards, advertising and signage are expressly prohibited as appropriate focal points.

UDC Section 35-673. – Site Design Standards

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

(1) Building Massing to Provide Solar Access to the River. Building massing shall be so designed as to provide direct sunlight to vegetation in the river channel as defined:

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, which ever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

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

(2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River Channel. No structure, building, roof or skywalk may be constructed over the river channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch.

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

(1) Two or More Buildings on a Site.

A. Cluster buildings to create active open spaces such as courtyards along the street and river edges. Site plazas and courtyards, if possible, so that they are shaded in the summer and are sunny in the winter.

(2) Primary and Secondary Entrances

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

entrance through a common courtyard and then to a street.

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

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

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

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

(2) Minimize the Potential for Erosion at the Riverbank. Grade slopes at a stable angle not to exceed four to one (4:1) and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

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

(3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six (6) feet, a series of six-foot terrace walls is acceptable. Walls at dams and locks are excluded from this requirement. If in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plan of the river, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. (see Figure 673-2)

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

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

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.

B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

(7) Roof Drainage into the River.

A. All roof drainage and other run-off drainage shall conform to public works department standards so that they \ drain into sewer and storm drains rather than the river. Drainage of this type shall not be piped into the river unless the outlet is below the normal waterline of the river at normal flow rates.

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

C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.

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

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

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

(2)Designation of a development node district provides for a minimum riverside setback of zero (0) feet.

(e)Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river and street edges.

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

(2) Planting Requirements in Open Space Abutting the River. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements, are required to be planted according to Table 673-2.

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

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

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

(1) Incorporate Existing Vegetation. Extend the use of landscape materials, including plants, shrubs and trees that are used in the public areas of the river onto adjacent private areas to form a cohesive design.

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

(3) Install Trees to Provide Shade and to Separate Pedestrians From Automobile Traffic. Install street trees along the property line or in the ROW abutting all streets according to minimum requirement standards established in subsection 35-512(b), except where this conflicts with existing downtown Tri-Party improvements in "RIO-3." In "RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

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

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

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

B. A maximum of one hundred (100) lineal feet is allowed in a walkway before the pattern must change in districts "RIO-2," "RIO-3," and "RIO-4." A maximum of five hundred twenty-eight (528) lineal feet is allowed before the pattern must change in districts "RIO-1," "RIO-5" and "RIO-6." The change of material at five hundred twenty-eight (528) lineal feet will define and delineate one-tenth-mile markers.

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

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River is such that walls shall not be erected in such a way as to block views of the river from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

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

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

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

E. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.

F. Inanimate figures such as horses, kangaroos, bears, gorillas, mannequins or any such animal, cartoon or human figure. This section does not affect public art as defined in Appendix "A" of this chapter.

G. Monitors (i.e., television screens, computer screens).

H. Speakers.

(2) Street Furnishing Materials.

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

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

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

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

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

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

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

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

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

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not

emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

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

(3) Light Temperature and Color.

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

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

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

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

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

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

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

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

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(k) Curbs and Gutters.

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

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

B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works and the development services department may waive the requirement of curbs and gutters.

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

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is allowed by right at the following locations:

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

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

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

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:

A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if the distance requirements were met.

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

C. Reciprocal access agreements between property owners are permitted.

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

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an

architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(m) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

(1) Landscape Buffers Shall be Used in the Following Circumstances: To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets, public ROWs and adjoining property.

(2) Screening Elements Shall be Used in the Following Circumstances: To screen service areas, storage areas, or garbage areas from pedestrian ways.

(3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to create a buffer with a lesser cross sectional width.

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

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

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

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

A. Position utility boxes so that they cannot be seen from the public Riverwalk path, or from major streets, by locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view is preferred.

B. Orient the door to a trash enclosure to face away from the street when feasible.

C. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located at the pedestrian level.

(2) Screening of service entrance shall be compatible with the buildings on the block face.

A. When it would be visible from a public way, a service area shall be visually compatible with the buildings on the block face.

B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.

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

Sec. 35-674. Building Design Principles

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

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

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using

familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

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

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

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

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

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

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

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

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

Table 674-1

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

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

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

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

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

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

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

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

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

Table 674-2

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

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

in the area.

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

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

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

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

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

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

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

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

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

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

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

(3) Paint or Finish Colors.

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

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

C. Bright colors may highlight entrances or architectural features.

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

In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

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

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

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

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

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

iii. Changing the material of the cap.

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

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

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

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

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

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

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

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

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

E. Entrances should not use excessive storefront systems.

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

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

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

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

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

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

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

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

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

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

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

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

(2) Materials and Color.

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

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

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

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

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section 35-678. – Signs and Billboards in the RIO.

(a) General Provisions.

(1) This section governs all exterior signs and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons.

A. All signage within an RIO district shall conform to all city codes and must have approval of the historic preservation officer prior to installation.

B. Permits must be obtained following approval of a certificate of appropriateness.

C. No sign shall be painted, constructed, erected, remodeled, refaced, relocated, expanded or otherwise altered until it has been approved and a permit has been obtained from the development services department in accordance with the provisions of this section and applicable city code.

D. Signs, visual displays or graphics shall advertise only the business on the premises unless otherwise allowed in this section.

(2) When reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

A. Signs should respect and respond to the environment and landmark or district character in which constructed.

B. Signs should respect and respond to the river improvement overlay districts character and the historic Riverwalk.

C. The content or advertising message carried by permitted signs shall pertain to the business located on the same premises as the sign or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on buildings with multiple businesses within shall pertain to any such business within.

(3) For signs with changeable message panels, the changeable message area of the sign shall not exceed twenty-five (25) percent of the total sign area, except for gasoline price signs which shall not exceed seventy-five (75) percent of the total sign area. Electronic changeable message boards shall be prohibited.

(6) Special consideration should be given to the character of the sign itself proposed in the application, and whether the proposed sign has inherently historic characteristics which may fall outside of the guidelines presented below but which would contribute to the historic district, landmark or area for which it is being proposed. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

(c)Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application to construct or alter signage on a building, object, site, or structure in a river improvement overlay district, review shall be guided by the following standards in addition to any specific design guidelines approved by city council.

(1)Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign materials shall be compatible with that of the building facade. Highly reflective materials that will be difficult to read are not permitted.

(3)All graphic elements shall reinforce the architectural integrity of any building. Signs shall not disfigure, damage, mar, alter, or conceal architectural features or details and shall be limited to sizes that are in scale with the architecture and the streetscape. Emblems and symbols of identification used as principal structural or architectural design elements on a facade shall not be included in the total allowable signage per facade per structure when approved. Review shall be guided by the building's proportion and scale when such elements are incorporated.

(4)Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass or other translucent material or with an equal or smaller light transmission factor. All illumination shall be steady and stationary. Neon lighting shall be permitted when used as an integral architectural element or artwork appropriate to the site. For purposes of this subsection, "Glare" shall mean an illumination level of six (6) Lux or greater at the property boundary. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures should reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.

(d)Proportion of Signs. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.

(e)Number and Size of Signs.

(1)Number and Size. The historic and design review commission shall be guided in its decisions by the total number of businesses or services per building and the percentage of visible storefront occupied by each business or service. Applicants may apply for up to three (3) signs total. Total signage for all applicants shall not exceed fifty (50) square feet unless additional signs and/or additional total footage is approved. Additional square footage may be approved provided that the additional signage is in conformity with, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and scope of the site. Signs should reflect the type and speed of traffic they are meant to attract. Signs designed for pedestrians and drivers of slow moving cars should not be the same size as signs designed for highway traffic.

(2)Sign Area. The sign area shall be determined in the following manner:

A.Sign Areas. The area of a sign shall be computed on the actual area of the sign. Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure including all letters, figures, graphics or other elements of the sign, together with the framework or background of the sign. The supporting framework of the sign shall not be included in determining sign area unless such supporting framework forms an integral part of the sign display, as determined by the historic preservation officer. If the sign is located on a decorative fence or wall, when such fence or wall otherwise meets these or other ordinances or regulations and is clearly incidental to the display itself, the fence or wall shall not be included in the sign area. In the cases of signs with more than one (1) sign face, including but not restricted to double-faced signs, back-to-back signs, overhanging signs, and projecting signs, each side of the sign shall be included in total allowable signage area.

FINDINGS:

a. The applicant has proposed to construct an 18 story mixed use tower on the vacant lot at 100 N Main. The structure will feature a commercial component and an overall height of 236 feet. This property formerly featured the landmark structure commonly known as the Wolfson Building, which was destroyed by fire in 2011. The applicant received final approval for the construction of the proposed 18 story mixed use tower at the October 5, 2016, HDRC hearing with the stipulations that the applicant return to the HDRC with specific design details regarding the securing of the exterior stair after-hours, a constant sidewalk height to accommodate pedestrians, a landscaping plan and a master signage plan as well as staff's stipulations that the applicant coordinate with Public Art San Antonio and comply with the UDC Division 5 regarding the installation of public art on the north façade, that patio and landscaping information be provided and that is a previously unidentified archaeological site is encountered during construction that activities immediately stop and that OHP should be notified.
b. STAIR DETAIL – At the street level, the applicant has provided a detail which notes the installation of a lockable gate which is to measure 56 inches in width and 84 inches in height. Staff finds that a gate exceeding six (6) feet in height at this location is inappropriate. Staff recommends the applicant reduce the height of the gate to not exceed six (6) feet in height. Additionally, the proposed gate should match the stair railings in materials, finishes and detailing.
c. SIDEWALK DETAIL – The applicant previously proposed to incorporate curb cuts along N Main which would require pedestrians to step down from sidewalks to cross the curb cuts, potentially disturbing the flow of pedestrian traffic. The applicant has provided a set of civil documents that note the sidewalk remaining at a constant level. Staff finds this proposal appropriate.
d. LANDSCAPING PLAN – The applicant has provided staff with a landscaping plan that notes the installation of various plant materials within raised planters along the public right of way at E Commerce and N Main and the installation of bicycle racks along N Main. This is consistent with the UDC Section 35-672. Additionally, the applicant has provided a detailed list of landscaping materials including shrubbery, vines, blooming plants and ornamental grasses. Staff finds the applicant's proposed landscaping materials appropriate and consistent with the UDC.
e. MASTER SIGNAGE PLAN – The applicant has provided staff with elevation drawings that note the location of proposed hotel and tenant signage. The applicant has proposed hotel signage to read "Cambria" on both the west and south facing facades. The signage on the west façade will be located approximately 175' above street level and at street level. The signage on the south facing façade will be approximately forty (40) feet above street level.
f. The applicant has proposed for both signs on the N Main façade to measure 23' – 11" in width and 4' 2" in height and feature 100 square feet of signage. Staff finds that the square footage of the sign located approximately 175 feet above street level is appropriate; however, finds that the street level signage should not exceed thirty (30) square feet based on the size of similarly proportioned street level signs in the vicinity. Additionally, staff finds that this signage should feature aluminum reverse channel letters and be back lit by LED lighting.
g. MASTER SIGNAGE PLAN – The applicant has proposed signage on the south façade to measure 16' – 11" in width and 2' – 11" in height featuring fifty (50) square feet. Regarding the south facing signage, staff finds that given its location and proximity to Main Plaza, the applicant should reduce the overall square footage to no more than twenty-five square feet. Additionally, staff finds that this signage should feature reverse aluminum channel letters and be back lit by LED lighting.
h. MASTER SIGNAGE PLAN – At the street level, the applicant has proposed signage for two tenants to be located beneath the previously approved canopy. The applicant has proposed for the corner tenant space to feature two signs; one along N Main and one alone E Commerce and for the adjacent tenant space to feature one sign to face

E Commerce. Staff finds that each sign should be mounted to the underside of each canopy and be constructed of aluminum, feature reverse channel letters and be internally illuminated. Staff recommends that each sign not exceed more than ten (10) square feet total.

i. PUBLIC ART COMPONENT – At this time, the applicant has not provided an update regarding the public art component. A Certificate of Occupancy will not be issued for this project until the public art component has been reviewed and approved by the HDRC.
j. ARCHAEOLOGY- If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the OHP should be notified.

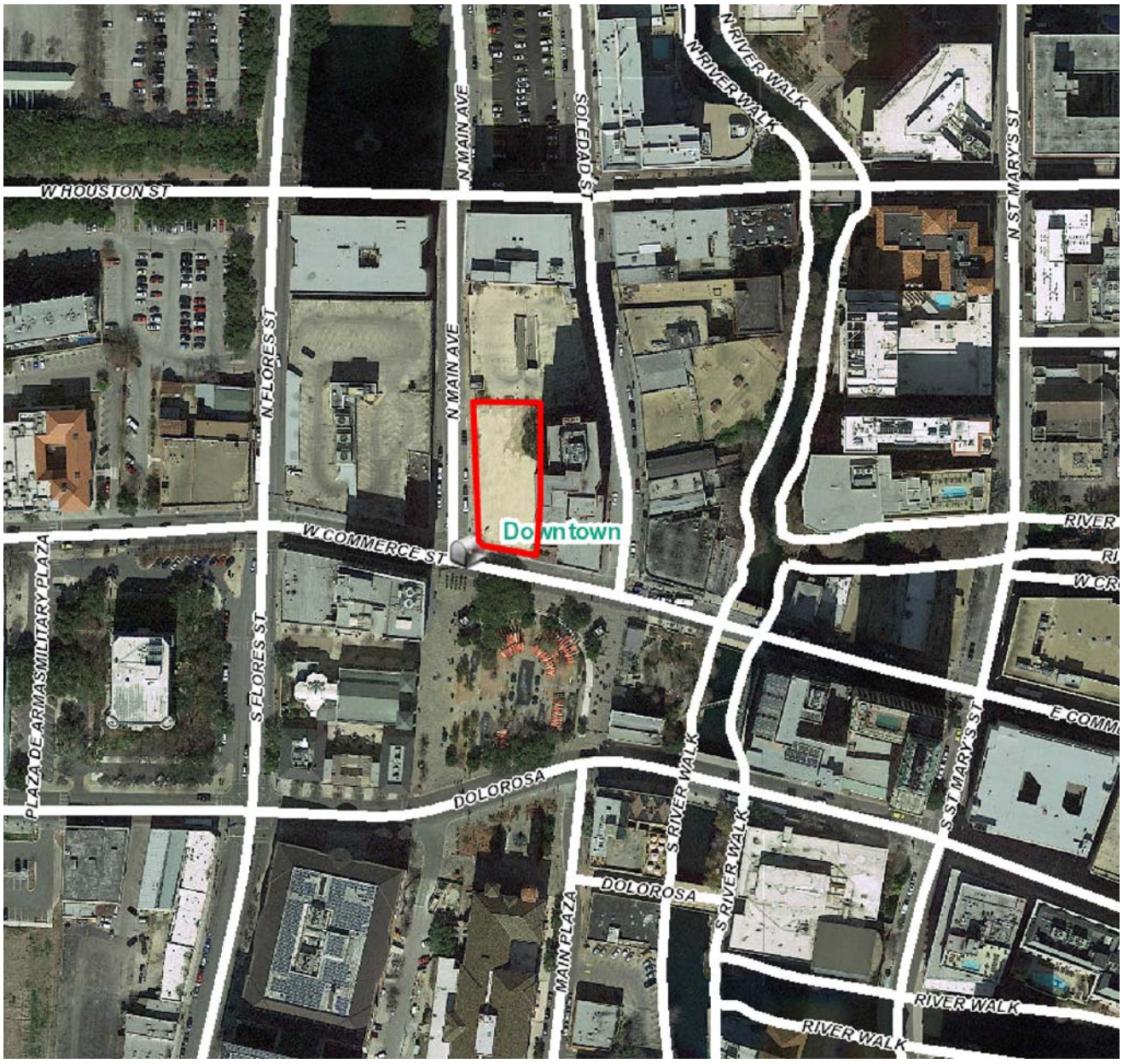
RECOMMENDATION:

Staff recommends approval of items #1 through #4 with the following stipulations:

i. That the applicant reduce the overall height of the proposed security gate to no more than six (6) feet in height and that it match the stair railings in materials, finishes and detailing.
ii. That the applicant reduce the west facing street level signage to no more than thirty (30) square feet and the south facing signage to no more than twenty-five (25) square feet.
iii. That each sign be constructed of aluminum, feature reverse channel letters and be internally illuminated.
iv. That each street level tenant sign not exceed more than ten (10) total square feet.
v. ARCHAEOLOGY- If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the OHP should be notified.

CASE MANAGER:

Edward Hall



N

Flex Viewer

Powered by ArcGIS Server

Printed:Jun 20, 2016


Shred-it


Google earth
Image Landsat


City Hall
Spanish Gov. Palace
The UTSA
County Courthouse
CAMBRIA

DESIGN, INC.

October 28, 2016

HDRC CASE NO: 2016-320

COMMON NAME: 100 N MAIN

ADDRESS: 100 N MAIN

LEGAL DESCRIPTION: NCB 909 BLK

LOT: A19

HISTORIC DISTRICT: Main/Military Plaza

LANDMARK: Bell Furniture / Wolfson's

APPLICANT: Randy Kelly/JRK Design - 112 NW 24TH Street

OWNER: REM Hospitality - 4801 Northwest

TYPE OF WORK: New construction

REQUEST:
We are applying to receive a Certificate Of Appropriateness so we can obtain building permit to construct an 18 story mixed use tower on the vacant lot at 100 N. Main. The structure will feature a commercial component and an overall height of 236 feet.

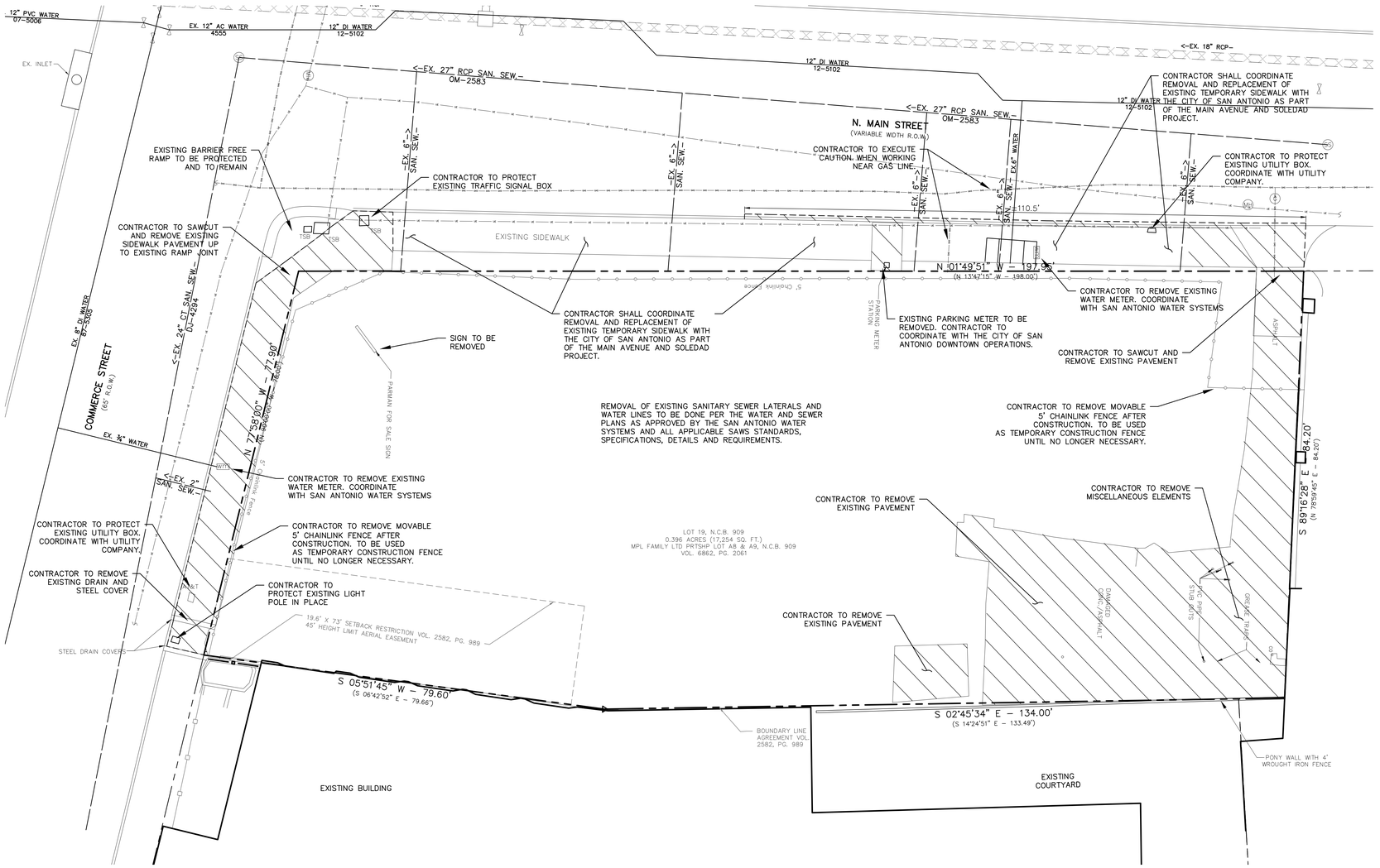
RESPOSE TO THE HDRC STIPULATIONS:

1. See sheet A602 for the stair plan, elevation and section showing the gate and specs for the gate to secure the 2nd floor balcony after hours.

2. See civil drawing set in response to the side walk remaining at the constant level.

3. See Landscape plan and specs.

4. See A300 for the proposed exterior signage.



N

0 10 20

DRAWING SCALE
1"=10'

LEGEND

- EXISTING CURB
- PROPOSED SAWCUT
- EXISTING PAVEMENT TO BE REMOVED

NOTES:

1. CONTRACTOR SHALL NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
2. OWNER/DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITIONS OF AREAS TO BE DEMOLISHED. CONTACT ARCHITECT/ENGINEER SHOULD CONFLICTS ARISE.
3. PERFORM WORK IN MANNER TO ELIMINATE HAZARDS TO PERSONS OR PROPERTY AND AVOID INTERFERENCE WITH ADJACENT AREAS, UTILITIES, AND STRUCTURES.
4. PROVIDE AND MAINTAIN TEMPORARY BARRICADES FENCES, WARNING SIGNS, GUARDRAILS, WARNING LIGHTS AS REQUIRED PER O.S.H.A., CITY, AND ALL OTHER APPLICABLE STANDARDS.
5. PROTECT EXISTING STRUCTURES, LANDSCAPING MATERIALS, AND APPURTENANCES WHICH ARE NOT BEING DEMOLISHED AND REPAIR ANY DAMAGE TO PREVIOUS CONDITIONS OR BETTER.
6. CONTRACTOR TO BE RESPONSIBLE FOR ALL REQUIRED PERMITS.
7. CEASE DEMOLITION OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES OR UTILITIES APPEAR TO BE IN DANGER. CONDUCT SAFETY OPERATIONS AS NECESSARY. DO NOT RESUME DEMOLITION OPERATIONS UNTIL DIRECTED TO DO SO BY THE CITY AND/OR OWNER.
8. SURFACES ARE TO BE BROUGHT TO PLANNED ELEVATION AS SOON AS REASONABLE PER DESIGN PLANS. ALWAYS PROVIDE POSITIVE DRAINAGE.
9. ALL MATERIALS REMOVED SHALL BE DISPOSED OF OFFSITE IN A LEGAL MANNER.
10. CONTRACTOR SHALL PROTECT AND BRACE (IF NEEDED) ALL EXISTING AND ANY PROPOSED POWER POLES DURING DEMOLITION & CONSTRUCTION OPERATIONS.
11. THE CONTRACTOR (INCLUDING SUB CONTRACTORS) WILL BE RESPONSIBLE FOR COORDINATING WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
12. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED TRAFFIC CONTROL PLAN(S).
13. CONTRACTOR SHALL INSTALL, ADJUST AND REMOVE ANY SECURITY/CONSTRUCTION FENCING PER OWNER'S REPRESENTATIVE'S DIRECTION.
14. THE SAWCUT LIES ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FOLLOW THE CITY'S PAVEMENT MANUAL/GUIDE FOR CORRECT SAWCUTTING LOCATIONS AND PROCEDURES.
15. CONTRACTOR SHALL INSTALL PEDESTRIAN CONSTRUCTION SIGNAGE DURING CONSTRUCTION FOR SIDEWALK WORK/CLOSURES.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK

A bolt in Fire Hydrant, located on easterly right-of-way of N. Main Street 230' north of the intersection of West Commerce Street and North Main Avenue. On the East side of the street.
ELEVATION= 653.11'

Control Point set on the south side of the intersection of West Commerce Street and North Main Avenue. To the SouthEast of the storm inlet.
ELEVATION= 650.24'

\\SERVER-PC\SERVER\2016 PROJECTS\CD16017 - CAMBRIA SUITES, SAN ANTONIO\PLANS\DEMOLITION PLAN CD16017.DWG

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.215.5187

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly
Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

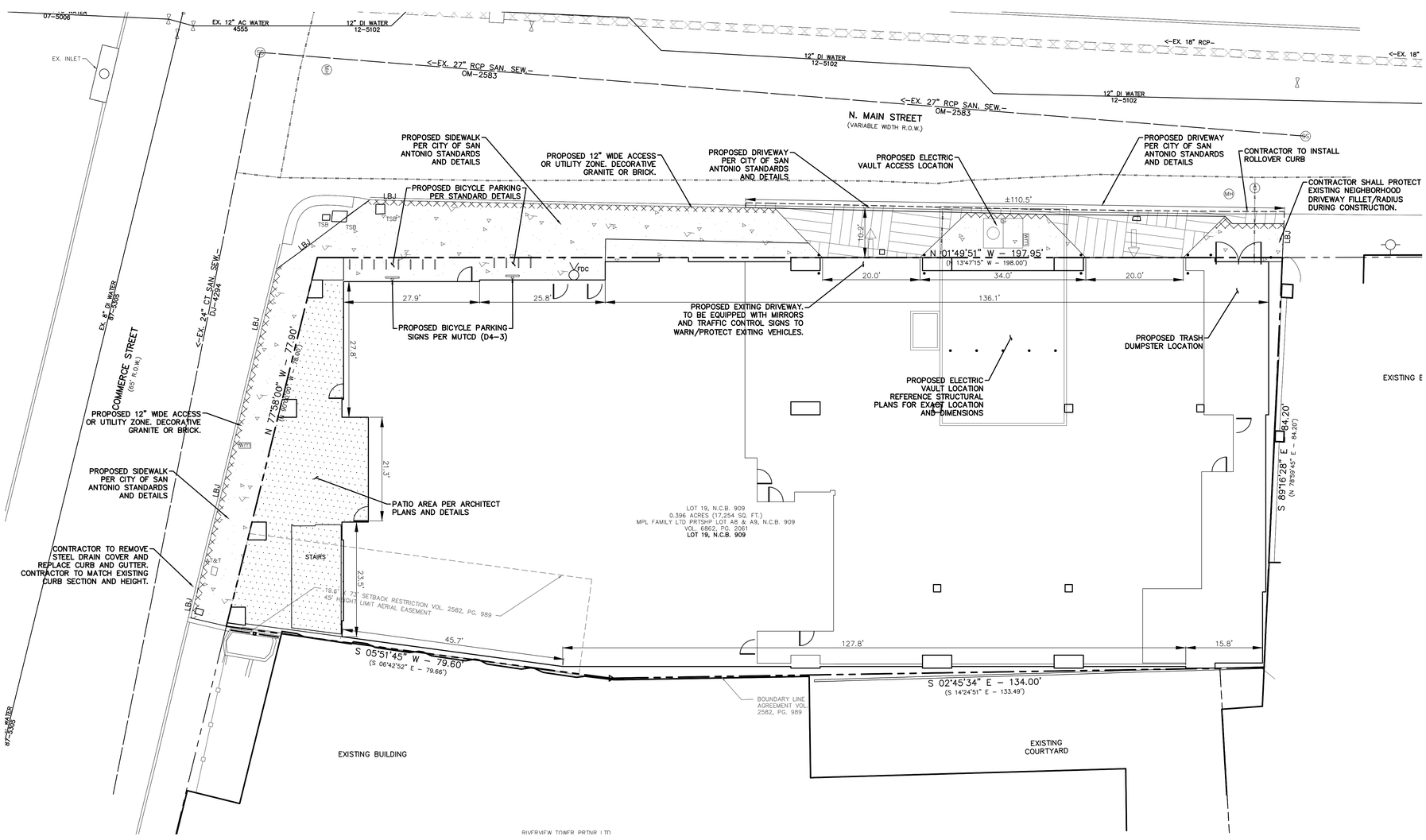
Revisions
1
2
3
4
5
6
7

CAMBRIA
hotels & suites
100 North Main Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

sheet description
DEMOLITION PLAN
sheet number
C1.01

FOR REGULATORY APPROVAL, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/26/16.



LEGEND

- EXISTING CURB
- PROPOSED CURB
- LBJ — PROPOSED CONSTRUCT LONGITUDINAL BUTT JOINT
- SIDEWALK PAVEMENT PER CITY OF SAN ANTONIO SIDEWALK AND DRIVEWAY DESIGN AND CONSTRUCTION GUIDELINES AND STANDARD DETAILS
- DRIVEWAY PAVEMENT PER CITY OF SAN ANTONIO SIDEWALK AND DRIVEWAY DESIGN AND CONSTRUCTION GUIDELINES AND STANDARD DETAILS
- SIDEWALK PAVEMENT. DECORATIVE GRANITE OR BRICK.

EXISTING E

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA/SITE.
4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
5. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
6. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHER WISE NOTED.
7. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
8. PAVEMENT DIRECTLY AROUND THE BUILDING (SIDEWALK, LANDSCAPE FEATURES, ETC.) SHALL BE PER THE DIRECTION OF THE OWNER/ARCHITECT.
9. NO WORK SHALL BE PERFORMED ON ADJACENT PROPERTIES.
10. THE SAWCUT LINES ARE FOR GENERAL REPRESENTATION ONLY AND MAY VARY DEPENDING ON EXISTING FIELD CONDITIONS OF PAVEMENT JOINTS. CONTRACTOR SHALL FOLLOW THE CITY'S PAVEMENT MANUAL/GUIDE FOR CORRECT SAWCUTTING LOCATIONS AND PROCEDURES.
11. ALL PAVEMENT ON THE CITY OF SAN ANTONIO RIGHT-OF-WAY TO BE PER THE CITY OF SAN ANTONIO SIDEWALK AND DRIVEWAY DESIGN AND CONSTRUCTION GUIDELINES AND STANDARD DETAILS.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK
A bolt in Fire Hydrant, located on easterly right-of-way of N. Main Street 230' north of the intersection of West Commerce Street and North Main Avenue. On the East side of the street.
ELEVATION= 653.11'

Control Point set on the south side of the intersection of West Commerce Street and North Main Avenue. To the SouthEast of the storm inlet.
ELEVATION= 650.24'

\\SERVER-PC\SERVER\2016 PROJECTS\CD16017 - CAMBRIA SUITES, SAN ANTONIO\PLANS\PAVING PLAN CD16017.DWG

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm 14810
2080 N Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.215.5187

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

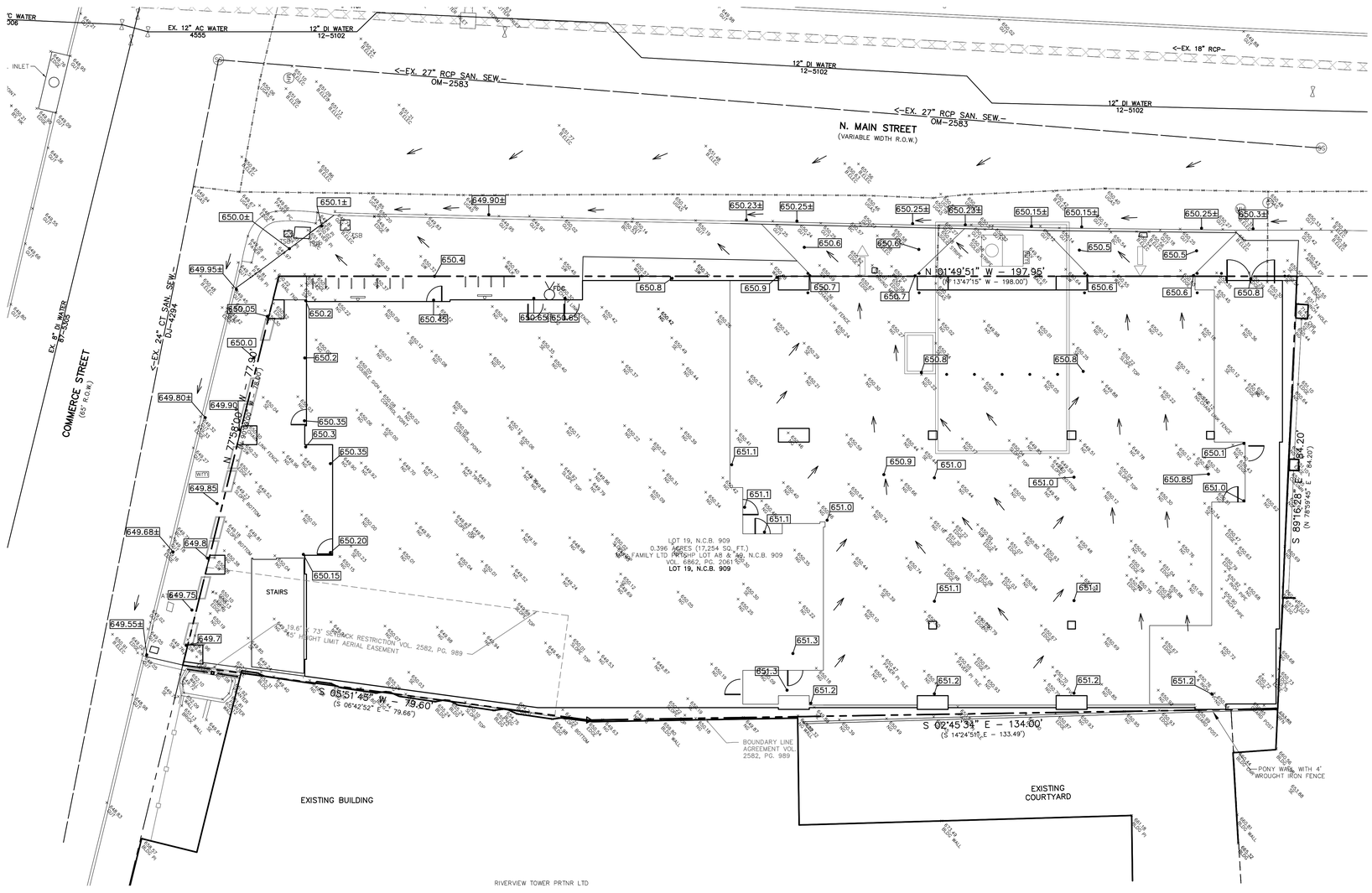
Revisions
1
2
3
4
5
6
7

CAMBRIA
hotels & suites
100 North Main Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

sheet description
SITE AND PAVING PLAN
sheet number
C1.02

FOR REGULATORY APPROVAL, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/26/16.



LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

N

0 10 20

DRAWING SCALE
1"=10'

GENERAL GRADING NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
3. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION.
4. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND/OR ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION.
7. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
9. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.
10. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
11. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A MAXIMUM 5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK
A bolt in Fire Hydrant, located on easterly right-of-way of N. Main Street 230' north of the intersection of West Commerce Street and North Main Avenue. On the East side of the street.
ELEVATION= 653.11'

Control Point set on the south side of the intersection of West Commerce Street and North Main Avenue. To the SouthEast of the storm inlet.
ELEVATION= 650.24'

\\SERVER-PC\SERVER\2016 PROJECTS\CD16017 - CAMBRIA SUITES, SAN ANTONIO\PLANS\GRADING PLAN CD16017.DWG

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.215.5187

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

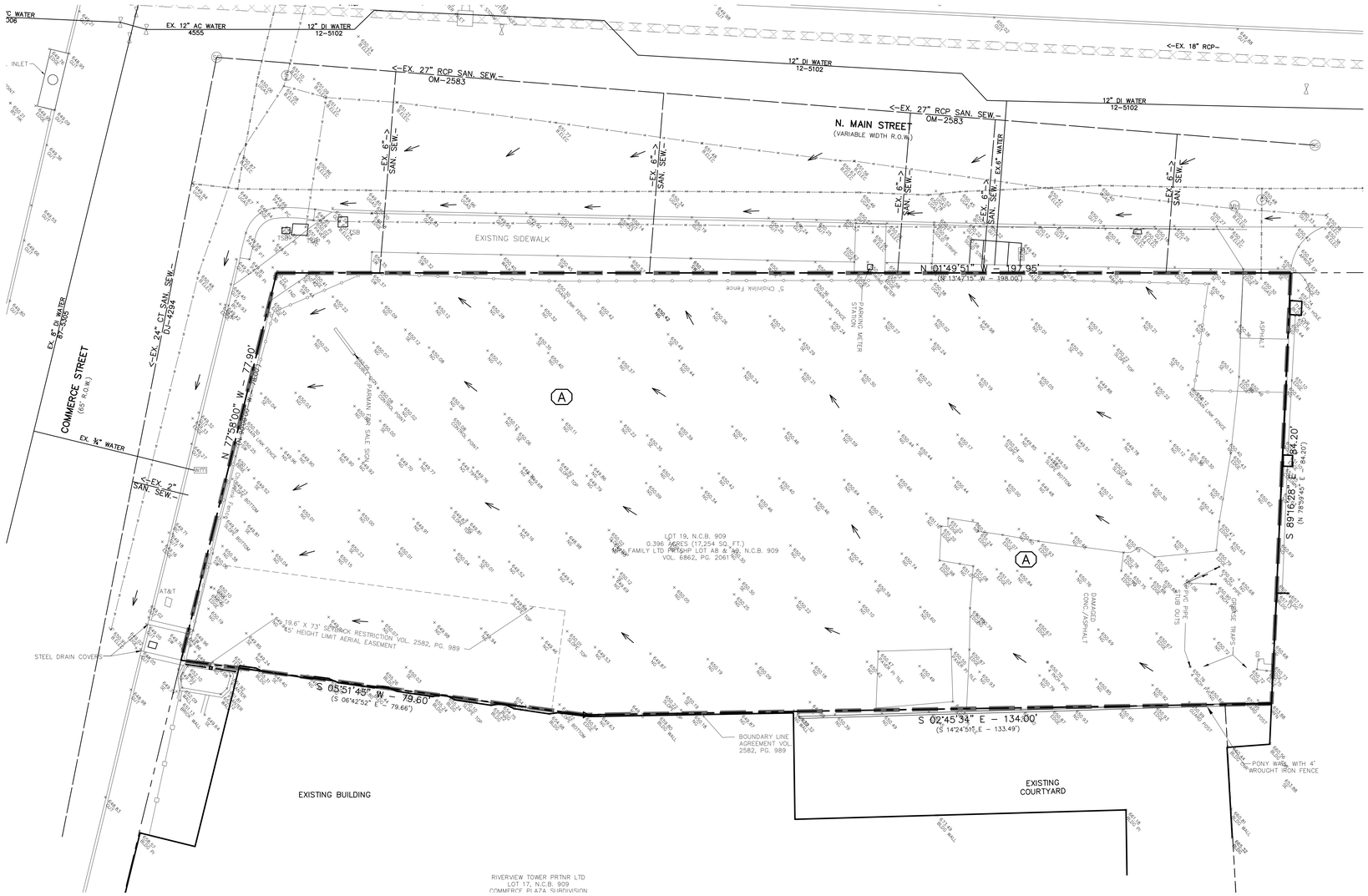
Revisions
1
2
3
4
5
6
7

CAMBRIA
hotels & suites
100 North Main Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

sheet description
GRADING PLAN
sheet number
C2.01

FOR REGULATORY APPROVAL, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/26/16.



N

0 10 20

DRAWING SCALE
1"=10'

LEGEND

- 590 – PROPOSED CONTOUR
- – EXISTING CURB
- – PROPOSED CURB
- – EXISTING STORM
- – DRAINAGE AREA DIVIDE

DRAINAGE CRITERIA
Q=C*I*A

(X) ← AREA DESCRIPTION

EXISTING DRAINAGE DATA CHART

DRAINAGE AREA NO.	DRAINAGE AREA (Acres)	C	Tc (min)	I25 (in/hr)	Q25 (cfs)	I100 (in/hr)	Q100 (cfs)	COMMENTS
A	0.40	0.9	5	11.10	4.0	13.54	4.8	SURFACE FLOWS ALONG NORTH MAIN AND COMMERCE STREET TO A GRATE INLET AT THE NORTHWEST CORNER OF SOLEDAD STREET.

THE SITE FALLS ENTIRELY UNDER DRAINAGE ARE 15B AND DRAINS TOWARDS A 13' GRATE INLET LOCATED AT THE NORTHWEST CORNER OF SOLEDAD STREET AND COMMERCE STREET. THE SYSTEM WAS DESIGNED TO ACCOMODATE FOR A FULLY DEVELOPED COMMERCIAL SITE FOR A 25 YEAR STORM (C =0.9, Tc = 5 min, Ios = 11.10). ALL THE ABOVE INFORMATION WAS FOUND USING THE MASTER DRAINAGE PLAN AS PREPARED BY PROJECT MANAGEMENT CONSULTANTS GILBANE/GARCIA & WRIGHT J.V. ON JANUARY 12, 1988. THIS PLAN IS PART OF THE SAN ANTONIO DOWNTOWN TRIPARTY TRANSPORTATION IMPROVEMENTS PROJECT AS-BUILT SET.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK

A bolt in Fire Hydrant, located on easterly right-of-way of N. Main Street 230' north of the intersection of West Commerce Street and North Main Avenue. On the East side of the street.
ELEVATION= 653.11'

Control Point set on the south side of the intersection of West Commerce Street and North Main Avenue. To the SouthEast of the storm inlet.
ELEVATION= 650.24'

\\SERVER-PC\SERVER\2016 PROJECTS\CD16017 - CAMBRIA SUITES, SAN ANTONIO\PLANS\EXISTING DRAINAGE AREA MAP CD16017.DWG

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.250.1597

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

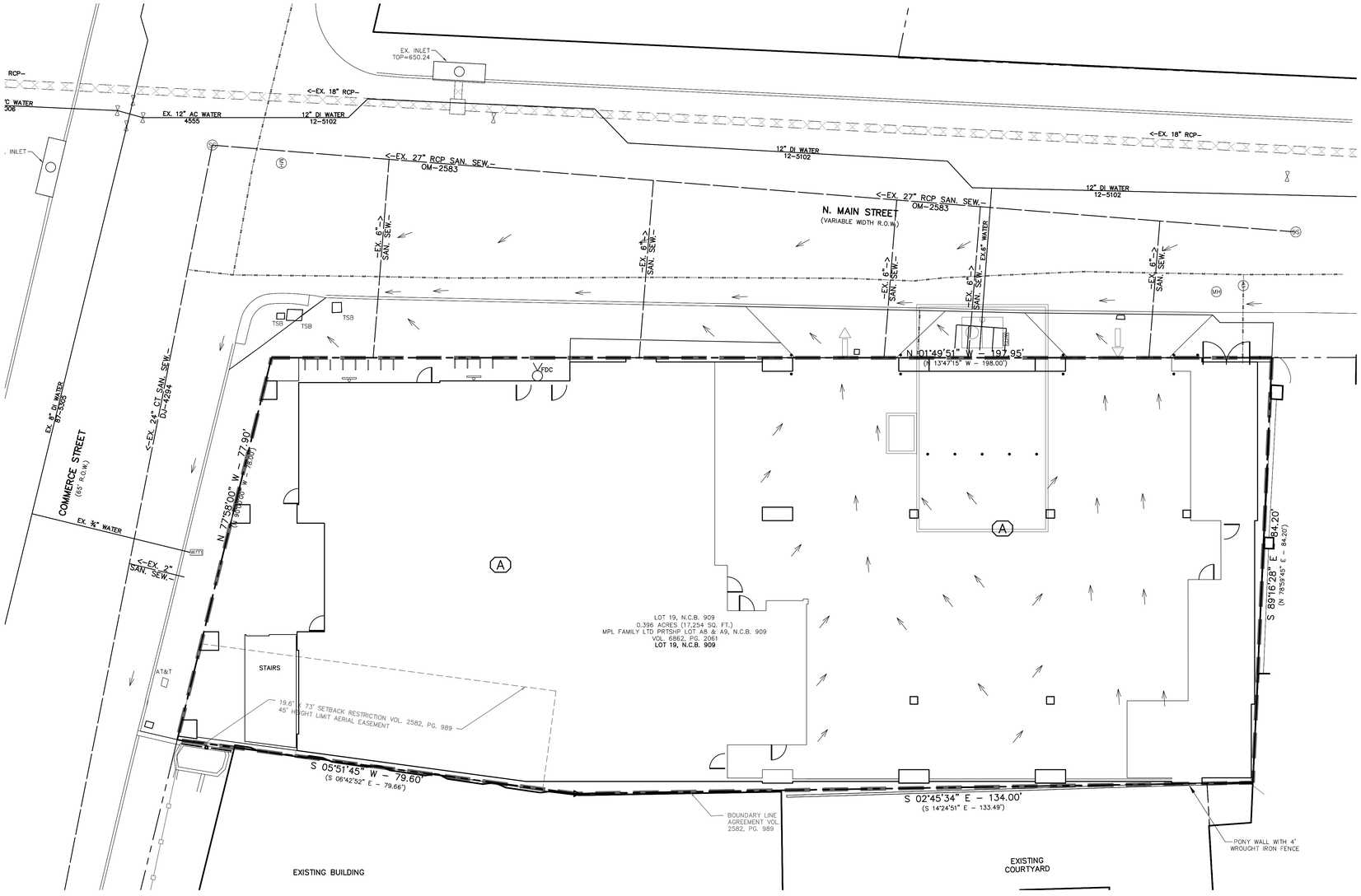
Revisions
1
2
3
4
5
6
7

CAMBRIA hotels & suites
100 North Main Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

sheet description
EXISTING DRAINAGE AREA MAP
sheet number
C3.01

FOR REGULATORY APPROVAL, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/26/16.



N

0 10 20

DRAWING SCALE
1"=10'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING STORM
- DRAINAGE AREA DIVIDE

DRAINAGE CRITERIA
Q=CI*A

(X) — AREA DESCRIPTION

PROPOSED DRAINAGE DATA CHART

DRAINAGE AREA NO.	DRAINAGE AREA (Acres)	C	T_C (min)	I_{25} (in/hr)	Q_{25} (cfs)	I_{100} (in/hr)	Q_{100} (cfs)	COMMENTS
A	0.40	0.9	5	11.10	4.0	13.54	4.8	FLOWS TO SIDEWALK DRAINS ALONG NORTH MAIN AND COMMERCE STREET TO A GRATE INLET AT THE NORTHWEST CORNER OF SOLEDAD STREET.

THE PATIO AREA ADJACENT TO COMMERCE STREET IS COVERED AND ITS ASSOCIATED FLOW GOES TO SIDEWALK DRAINS ALONG COMMERCE STREET.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK

A bolt in Fire Hydrant, located on easterly right-of-way of N. Main Street 230' north of the intersection of West Commerce Street and North Main Avenue. On the East side of the street.
ELEVATION= 653.11'

Control Point set on the south side of the intersection of West Commerce Street and North Main Avenue. To the SouthEast of the storm inlet.
ELEVATION= 650.24'

\\SERVER-PC\SERVER\2016 PROJECTS\CD16017 - CAMBRIA SUITES, SAN ANTONIO\PLANS\DRAINAGE AREA MAP CD16017.DWG

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.215.0187

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

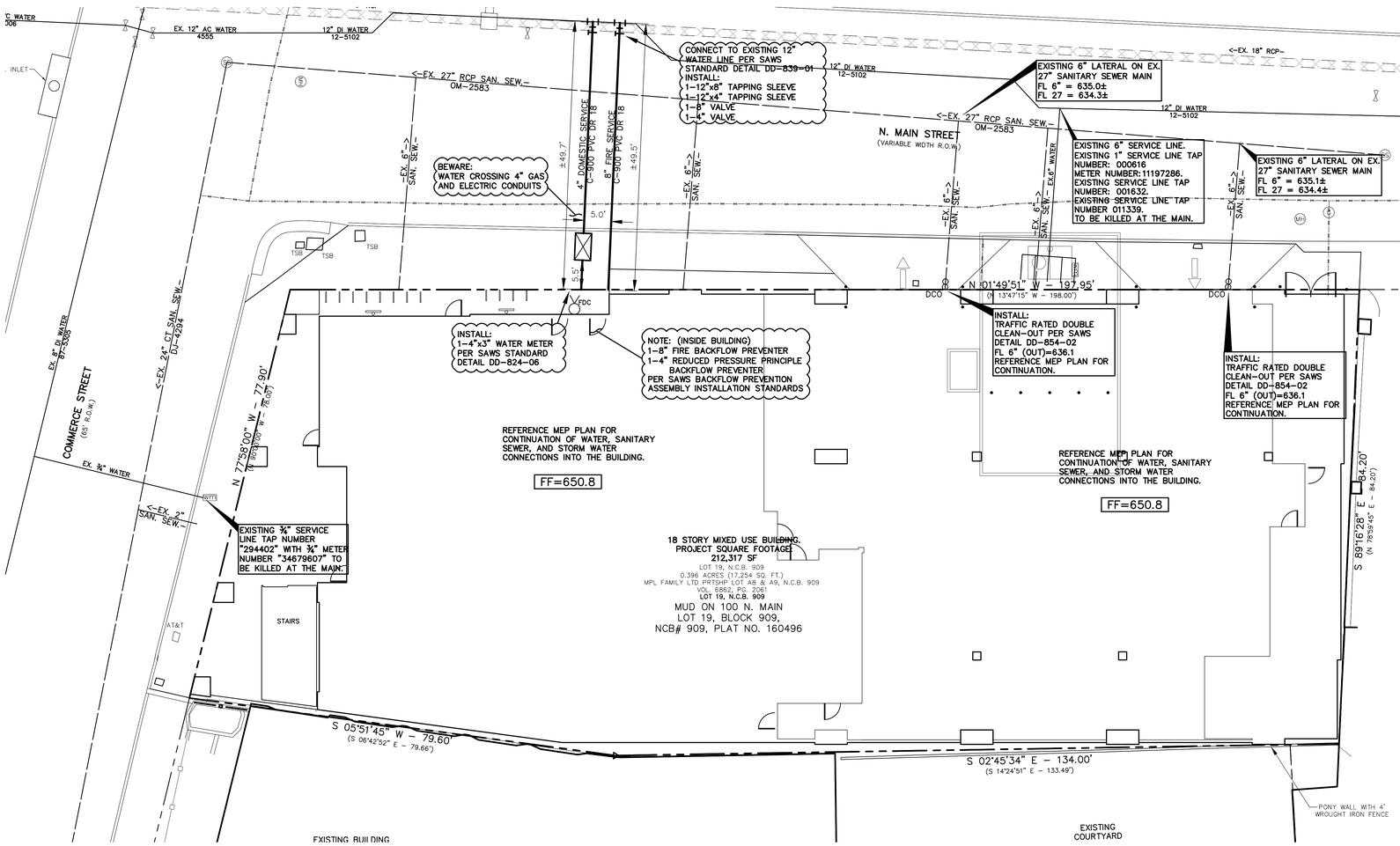
Revisions
1
2
3
4
5
6
7

CAMBRIA
hotels & suites
100 North Main Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

sheet description
DRAINAGE AREA MAP
sheet number
C3.02

FOR REGULATORY APPROVAL, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/26/16.



0 10 20

DRAWING SCALE
1"=10'

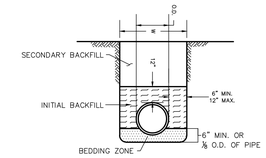
LEGEND

- EXISTING CURB
- PROPOSED CONCRETE CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- EXISTING WATER PIPE

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR CONSTRUCTION AND SAN ANTONIO WATER SYSTEM STANDARD DETAILS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY/SAWS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH SAWS, CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
3. THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT THEIR SOLE EXPENSE AND SHALL BE APPROVED BY THE CITY. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETATION, ETC.
5. ANY UTILITY INSTALLED OUTSIDE OF AN EASEMENT SHALL BE INSTALLED BY A PLUMBER AND INSPECTED BY CODE ENFORCEMENT.
6. BACKFILL FOR UTILITY LINES SHOULD BE CAREFULLY PLACED SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT AND/OR DRIVEWAY, THE TOP 6" SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT OR DRIVE. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED AND ENSURED THAT UNDESIRABLE FILL IS NOT USED.
7. IF ROCK IS ENCOUNTERED IN THE TRENCH, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF THE TRENCH IS TO BE BACKFILLED ONLY WITH APPROVED SOIL.
8. ALL WATER LINES 4" AND LARGER SHALL BE C-900 PVC DR 18, CLASS 150. LINES GREATER THAN 2" BUT SMALLER THAN 4" SHALL BE SCHEDULE 40 PVC. LINES SMALLER THAN 2" SHALL BE SCHEDULE 80 PVC. SERVICES ARE TO BE INSTALLED PER CITY STANDARDS.
9. ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE OR SLIP JOINT AND SHALL BE CLASS D, OR CLASS 250 ON SIZES 12" AND SMALLER IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C11/A21.1.
10. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 48", OR SUFFICIENT COVER TO CLEAR OTHER UTILITIES AS MEASURED FROM TOP OF PIPE TO EXISTING GROUND LEVEL OR FINISHED GRADE, WHICHEVER IS GREATER.
11. ALL WATER AND SANITARY MAINS AND SERVICES SHALL HAVE A 10' MINIMUM LATERAL SEPARATION.
12. ALL WATER METERS TO BE PLACED IN A NON-TRAFFIC AREA WITHIN AN EASEMENT OR THE PUBLIC RIGHT OF WAY.
13. REFER TO MECHANICAL PLANS FOR EXACT WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS AT CONNECTIONS.
14. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATION AT CONTRACTOR'S EXPENSE.
15. WATER LINES, FIRE HYDRANTS, AND SERVICE LINES, UP TO AND INCLUDING WATER METERS, SHALL BE LOCATED IN EASILY ACCESSIBLE AND PROTECTED AREAS OUTSIDE OF TRAFFIC.
16. THE CONTRACTOR SHALL USE O.S.H.A. APPROVED CONFINED SPACE ENTRY PROCEDURES WHEN ENTERING ANY CONFINED SPACE, INCLUDING SANITARY SEWER MANHOLES. THE SAFETY EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE O.S.H.A. CERTIFIED. PERSONS WORKING IN THESE AREAS SHALL BE TRAINED IN THE PROPER USE OF THE SAFETY EQUIPMENT.

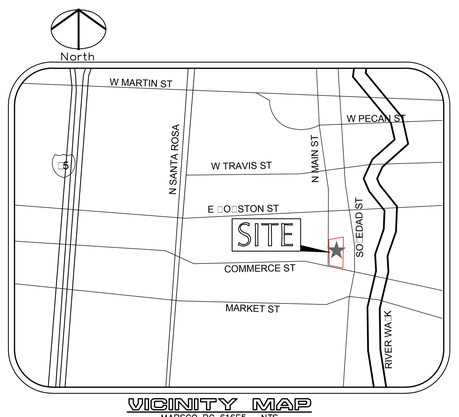
EXCAVATION, TRENCHING AND BACKFILL TO BE PER SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEM NO. 804.
TRENCH EXCAVATION SAFETY PROTECTION TO BE PER SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEM NO. 550.



NOTE:
BEDDING AND INITIAL AND SECONDARY BACKFILL TO BE PER SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEM NO. 804. EXCAVATION, TRENCHING AND BACKFILL.

NOTE:
THESE ARE EMBEDMENTS FOR PRIVATE LINES. FOR PUBLIC LINES, CITY STANDARD DETAILS CONTROL.

NOTE:
W=24" OR O.D. PLUS 12"-24"



VICINITY MAP
MAPSCO PG 616E5 NTS

BENCHMARK
A bolt in Fire Hydrant, located on easterly right-of-way of N. Main Street 230' north of the intersection of West Commerce Street and North Main Avenue. On the East side of the street.
ELEVATION= 653.11'

Control Point set on the south side of the intersection of West Commerce Street and North Main Avenue. To the SouthEast of the storm inlet.
ELEVATION= 650.24'

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

\\SERVER-PC\SERVER\2016 PROJECTS\CD16017 - CAMBRIA SUITES, SAN ANTONIO\PLANS\WATER & SANITARY SEWER PLAN CD16017.DWG

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm □14810
2080 N□ ghway 360, Suite 240
□rand Prairie, Te□as 75050
Tel: 214.2.5.0.97

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

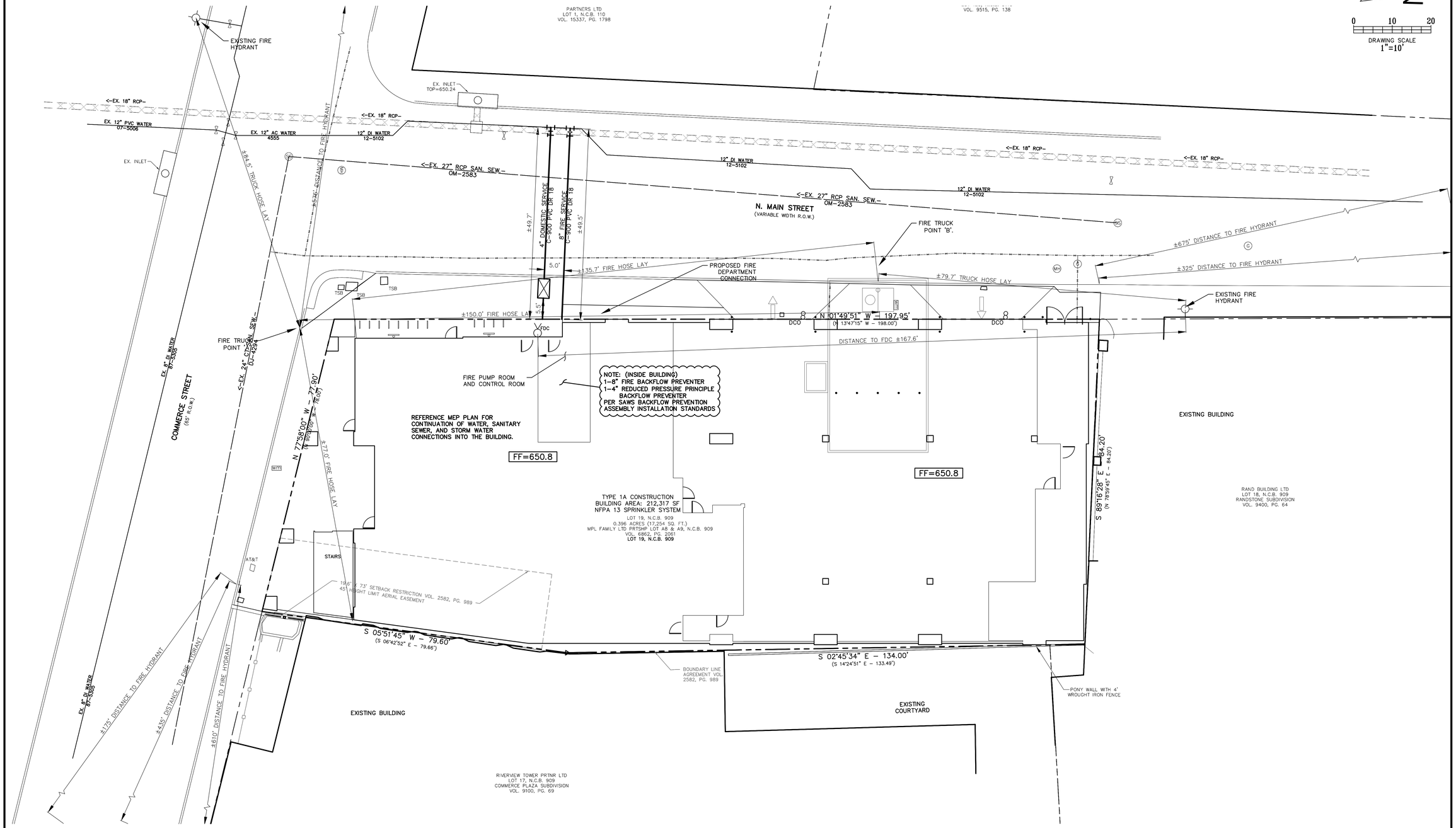
Revisions
1
2
3
4
5
6
7

CAMBRIA
hotels & suites
100 North Main Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

sheet description
WATER & SANITARY SEWER PLAN
sheet number
C4.01

FOR REGULATORY APPROVAL. NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/26/16.



!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK

A bolt in Fire Hydrant, located on easterly right-of-way of N. Main Street 230' north of the intersection of West Commerce Street and North Main Avenue. On the East side of the street.
ELEVATION= 653.11'

Control Point set on the south side of the intersection of West Commerce Street and North Main Avenue. To the SouthEast of the storm inlet.
ELEVATION= 650.24'

\\SERVER-PC\SERVER\2016 PROJECTS\CD16017 - CAMBRIA SUITES, SAN ANTONIO\PLANS\FIRE PROTECTION PLAN CD16017.DWG

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm 14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.250.1597

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly
Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

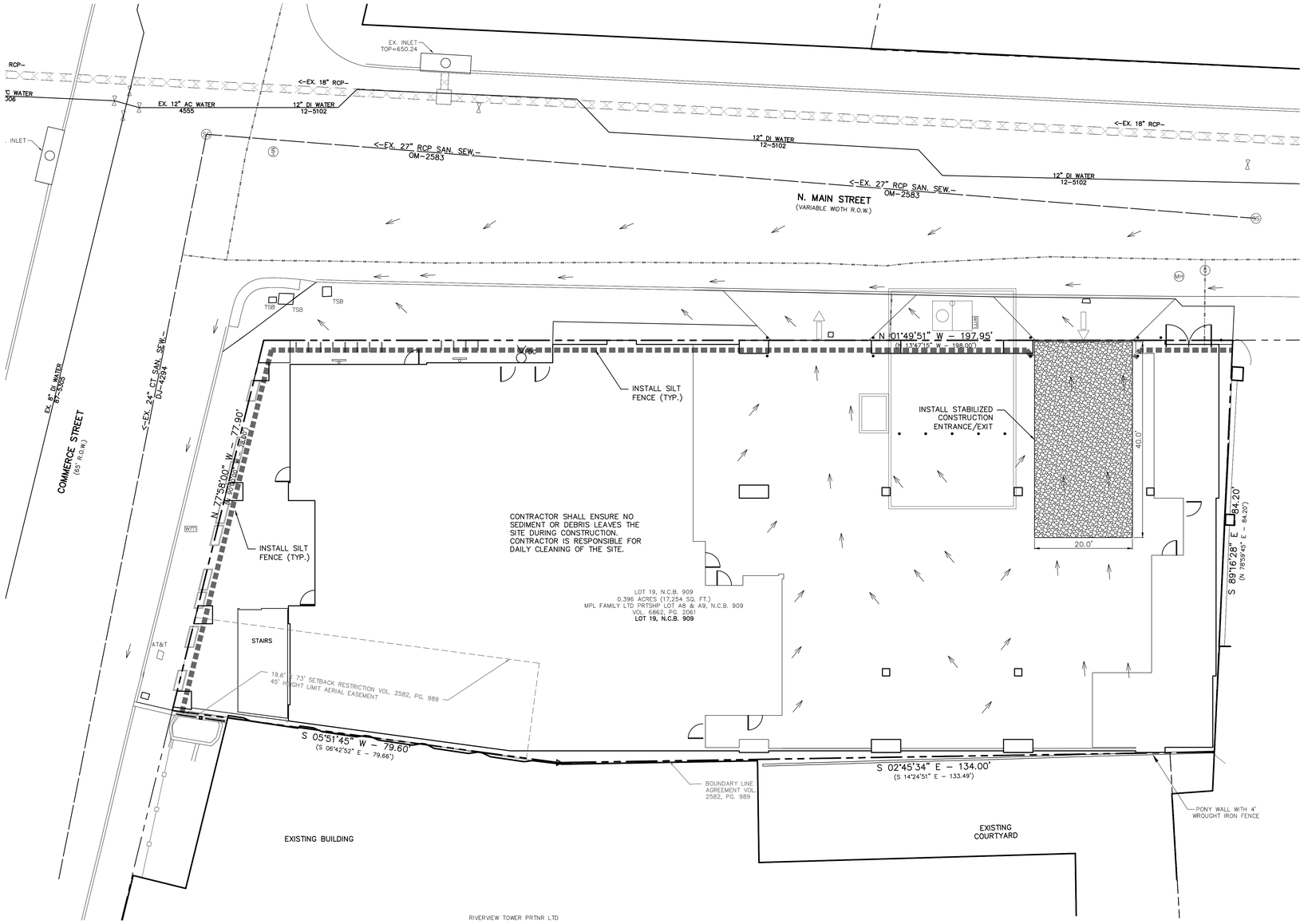
Revisions
1
2
3
4
5
6
7

CAMBRIA
hotels & suites
100 North Main Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

sheet description
FIRE PROTECTION SITE PLAN
sheet number
C5.01

FOR REGULATORY APPROVAL, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/26/16.



N

0 10 20

DRAWING SCALE
1"=10'

LEGEND
- EXISTING CURB
- PROPOSED CURB
- PROPOSED FLOW ARROW
- SILT FENCE
- CONSTRUCTION ENTRANCE

GENERAL NOTES:
1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENT FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) IF REQUIRED.
6. ALL EROSION CONTROL IN THE CITY R.O.W SHALL BE PER CITY STANDARDS AND DETAILS.
7. CONTRACTOR TO PROVIDE BARRIER/FENCE TO PREVENT THE PUBLIC FROM ENTERING CONSTRUCTION SITE.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK
A bolt in Fire Hydrant, located on easterly right-of-way of N. Main Street 230' north of the intersection of West Commerce Street and North Main Avenue. On the East side of the street.
ELEVATION= 653.11'

Control Point set on the south side of the intersection of West Commerce Street and North Main Avenue. To the SouthEast of the storm inlet.
ELEVATION= 650.24'

\\SERVER-PC\SERVER\2016 PROJECTS\CD16017 - CAMBRIA SUITES, SAN ANTONIO\PLANS\EROSION CONTROL PLAN CD16017.DWG

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.215.5187

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

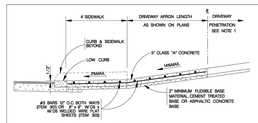
Revisions
1
2
3
4
5
6
7

CAMBRIA
hotels & suites
100 North Main
Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

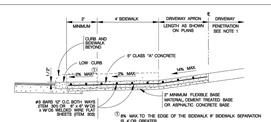
sheet description
EROSION
CONTROL
PLAN
sheet number
C6.01

FOR REGULATORY APPROVAL,
NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL ORAGUN, P.E. NO. 112767 ON 10/26/16.



TYPICAL RESIDENTIAL DRIVEWAY SECTION

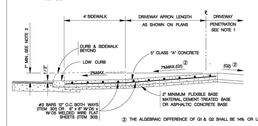
WITH SIDEWALK ABUTTING CURB
ITEM 503.1



① 6% MAX TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER.

TYPICAL RESIDENTIAL DRIVEWAY SECTION

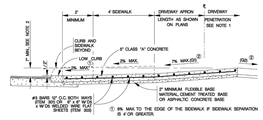
WITH SIDEWALK SEPARATED FROM CURB
ITEM 503.1



② THE ALGEBRAIC DIFFERENCE OF G1 & G2 SHALL BE 14% OR LESS

TYPICAL RESIDENTIAL DRIVEWAY SECTION

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS ABUTTING CURB
ITEM 503.1

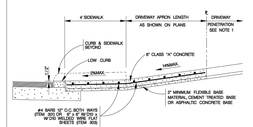


① 6% MAX TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER.

② THE ALGEBRAIC DIFFERENCE OF G1 & G2 SHALL BE 14% OR LESS

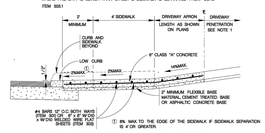
TYPICAL RESIDENTIAL DRIVEWAY SECTION

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS SEPARATED FROM CURB
ITEM 503.1



TYPICAL COMMERCIAL DRIVEWAY SECTION

WITH SIDEWALK ABUTTING CURB
ITEM 503.2



① 6% MAX TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER.

TYPICAL COMMERCIAL DRIVEWAY SECTION

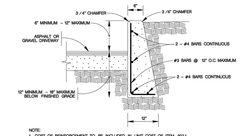
WITH SIDEWALK SEPARATED FROM CURB
ITEM 503.2

CONCRETE DRIVEWAY NOTES

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
   A.) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO.503.1/ITEM NO.503.2
   B.) RETAINING WALL/COMBINATION RETAINING WALL PAID FOR UNDER ITEM NO. 423.4 AND SHALL INCLUDE A MINIMUM OF 5' FLEXIBLE BASE
   C.) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO.503.3 AND SHALL INCLUDE A MINIMUM OF 5' FLEXIBLE BASE
2. 7" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
3. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL – ONE WAY	12'	20'
COMMERCIAL – TWO WAY	24'	30'

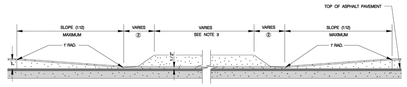
4. FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND 8' SEPARATED FROM THE CURB,THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
5. FOR OTHER THAN LOCAL TYPE "A" STREETS,THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR, AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
6. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
7. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3 4/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
8. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
9. SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.



NOTE:
1. COST OF REINFORCEMENT TO BE INCLUDED IN UNIT COST OF ITEM 307.1.
2. CONCRETE RETAINING WALL COMBINATION TYPE SHALL BE USED FOR CONCRETE DRIVEWAYS.

DRIVEWAY – CONCRETE RETAINING WALL

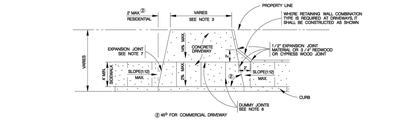
ON COMPACTED SUBGRADE
ITEM 307.1



② RESIDENTIAL 3' MINIMUM, COMMERCIAL SEE PLAN VIEW

CURB PROFILE AT DRIVEWAY

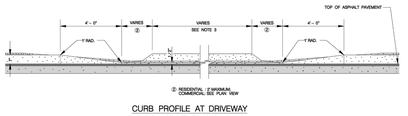
WITH SIDEWALK ABUTTING CURB



② 40' FOR COMMERCIAL DRIVEWAY

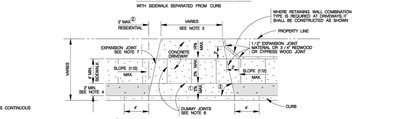
TYPICAL DRIVEWAY PLAN VIEW

WITH SIDEWALK ABUTTING CURB



CURB PROFILE AT DRIVEWAY

WITH SIDEWALK SEPARATED FROM CURB



① 6% MAX TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER.

② 40' FOR COMMERCIAL DRIVEWAY

TYPICAL DRIVEWAY PLAN VIEW

WITH SIDEWALK SEPARATED FROM CURB

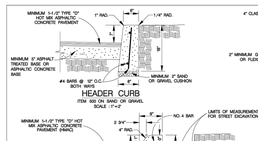
MAY 2009

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

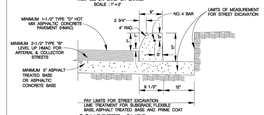
CONCRETE DRIVEWAY STANDARDS

% SUBMITTAL	PROJECT NO.:		DATE:
DRAWN BY: V. VASQUEZ	DESIGN BY:	CHKD. BY: R.S. HOSSEINI, P.E.	SHEET NO.: OF



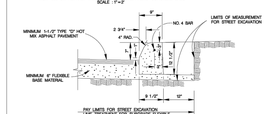
HEADER CURB

ITEM 500 ON SAND OR GRAVEL
SCALE : 1"=2"



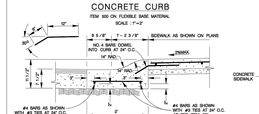
CONCRETE CURB

ITEM 500 ON ASPHALT TREATED BASE OR ASPHALTIC CONCRETE BASE
SCALE : 1"=2"



CONCRETE CURB

ITEM 500 ON FLEXIBLE BASE MATERIAL
SCALE : 1"=2"

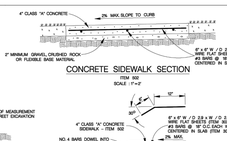


MOUNTABLE CURB

ITEM 500 ON COMPACTED SUBGRADE
SCALE : 1"=2"

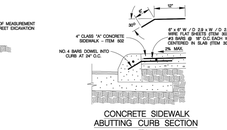
TYPICAL CURB & GUTTER DETAIL

ITEM 500 ON ASPHALT TREATED BASE OR ASPHALTIC CONCRETE BASE
SCALE : 1"=2"

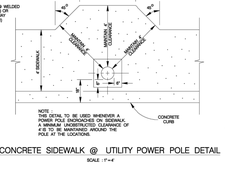


CONCRETE SIDEWALK SECTION

ITEM 502
SCALE : 1"=2"

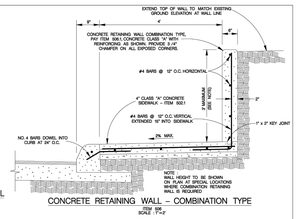


CONCRETE SIDEWALK ABUTTING CURB SECTION



CONCRETE SIDEWALK @ UTILITY POWER POLE DETAIL

SCALE : 1"=2"

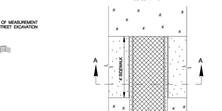


CONCRETE RETAINING WALL – COMBINATION TYPE

ITEM 308
SCALE : 1"=2"

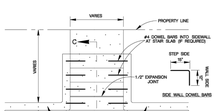
CONCRETE CURB

ITEM 500 ON ASPHALT TREATED BASE OR ASPHALTIC CONCRETE BASE
SCALE : 1"=2"



CONCRETE SIDEWALK DRAIN DETAIL

SCALE : 1"=4"

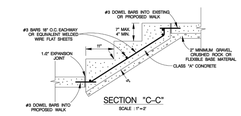


PLAN VIEW

SCALE : 1"=4"

CONCRETE STEPS

ITEM 304

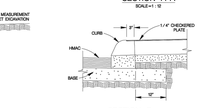


SECTION "C–C"

SCALE : 1"=2"

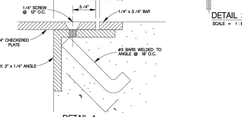
SECTION A–A

SCALE:1" = 1'



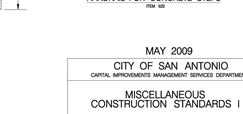
SECTION B

SCALE : 1"=2"



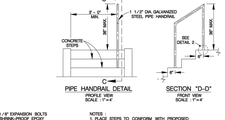
DETAIL 1

SCALE=1:1



DETAIL 2

SCALE = 1 : 8



PIPE HANDRAIL DETAIL

PROFILE VIEW
SCALE : 1"=4"

SECTION "D–D"

FRONT VIEW
SCALE : 1"=4"

NOTES :
1. PLACE STEPS TO CONFORM WITH PROPOSED HARMONY GRADING.
2. WHERE HANDRAILS ARE NOT STEEL PIPE HANDRAIL REQUIRED ON ONE SIDE OF THE STEPS WHEN 5 OR MORE RISERS ARE USED, OR AS DIRECTED BY THE ENGINEER TO BE PAID UNDER ITEM 308

HANDRAIL FOR CONCRETE STEPS

ITEM 520

MAY 2009

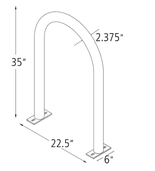
CITY OF SAN ANTONIO

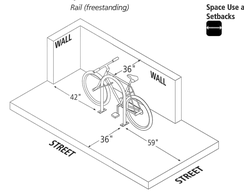
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

MISCELLANEOUS CONSTRUCTION STANDARDS I

% SUBMITTAL	PROJECT NO.:		DATE:
DRAWN BY: V. VASQUEZ	DESIGN BY:	CHKD. BY: R.S. HOSSEINI, P.E.	SHEET NO.: OF

HOOP RACK HEAVY DUTY — Specifications and Space Use





Product Dero Hoop Rack Heavy Duty
As manufactured by Dero Bike Racks

Capacity 2 Bikes

Materials 2" schedule 40 pipe (2.375" OD)

Finishes An after fabrication hot dipped galvanized finish is our standard option. 250 TGIC powder coat colors, thermoplastic coating, PVC dip, and stainless steel finishes are also available as alternate options.

Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

Installation Methods **In ground mount** is embedded into concrete base. Specify in ground mount for this option.
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
Rail Mounted Hoops are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

Space Use and Setbacks

Wall Setbacks:
For racks set parallel to a wall:
Minimum: 24"
Recommended: 36"

For racks set perpendicular to a wall:
Minimum: 28"
Recommended: 42"

Distance Between Racks:
Minimum: 24"
Recommended: 36"

Street Setbacks:
Minimum: 24"
Recommended: 36"

DERO a PLAYCORE Company

www.dero.com 1.800.337.6729

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm ...14810
2080 N...igh...ay ..60, Suite 240
...rand Prairie, Te..as 75050
Tel: 214.2.5.0..87

RESPONSIVE ENGAGED MOTIVATED
HOSPITALITY

Architect:
Randy Kelly
Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

Revisions

1
2
3
4
5
6
7

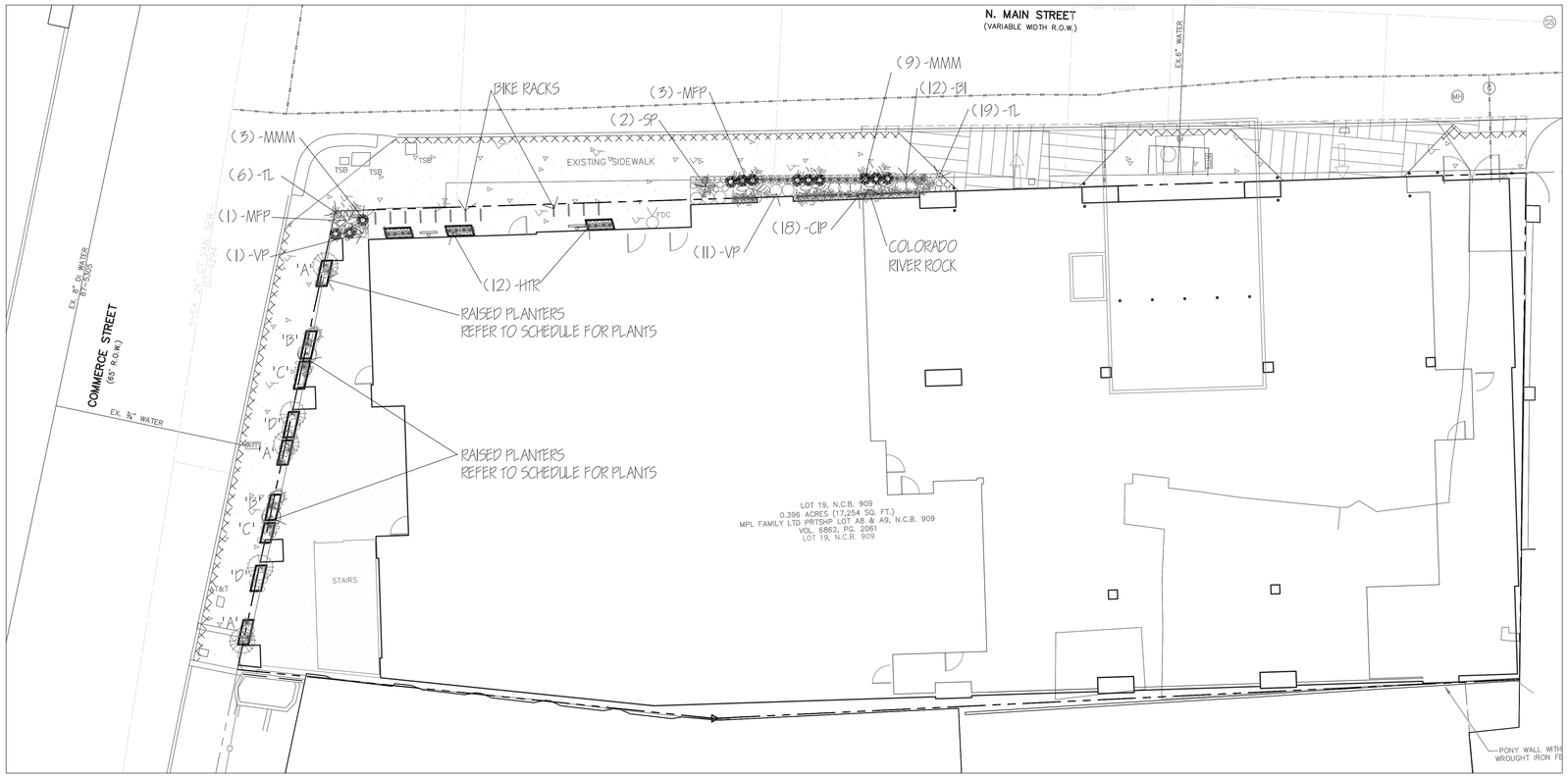
CAMBRIA hotels & suites
100 North Main Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

sheet description
DETAILS
sheet number
C7.01

FOR REGULATORY APPROVAL, NOT FOR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 10/26/16.

\\SERVER-PC\SERVER\2016 PROJECTS\CD16017 – CAMBRIA SUITES, SAN ANTONIO\PLANS\DETAILS (PRIVATE) CD16017.DWG



01 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

TRUE NORTH

PLANT MATERIAL LIST FOR (9) CONTAINTERS

PLANTER SCHEDULE:

Planter 'A': (1) Bird of Paradise
(3) Asparagus Fern
(1) Muhly Grass
(1) Variegated Pittosporum

Planter 'B': (1) Texas Sage
(1) New Zealand Flax
(1) Bicolor Iris
(3) Moses in a Boat

Planter 'C': (1) Red Yucca
(1) Rosemary
(3) Lantana

Planter 'D': (1) Esperanza
(2) Little John
(2) Wild Petunia
(1) Mexican Bush Sage

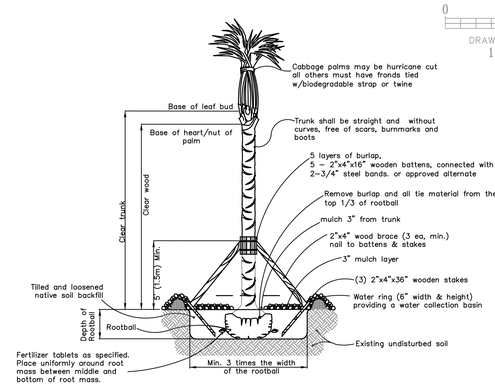
PLANT MATERIAL LIST

KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
BOP	3	CAESALPINIA PULCHERRIMA BIRD OF PARADISE	7 GAL., MIN. 36" HT.
CIP	18	ASPIDISTRA ELIATOR CAST IRON PLANT	5 GAL., MIN. 15" HT., 24" O.C.
AF	9	ASPARAGUS DENSIFLORUS 'SPRENGERI' ASPARAGUS FERN	1 GAL., MIN. 12" HT.
LI	4	CALLISTEMON CITRINUS LITTLE JOHN	3 GAL., MIN. 15" HT.
MBS	2	SALVIA LEUCANTHA MEXICAN BUSH SAGE	3 GAL., MIN. 12" HT., 12" SPD.
MFP	4	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	20 GAL., MIN. 36" HT., 36" SPD., MULTI
NZF	2	PHORMIUM COLENSOI NEW ZEALAND FLAX	3 GAL., MIN. 10" HT., 18" SPD.
MMM	12	TAGETES LUCIDA MEXICAN MINT MARIGOLD	5 GAL., MIN. 15" HT.
RM	2	ROSMARINUS OFFICIANALIS ROSEMARY	5 GAL., MIN. 15" HT.
RY	2	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT.
SP	2	CYCAS REVOLUTA SAGO PALM	15 GAL., MIN. 2'-3' HT., 2'-3' SPD.
TS	2	TECOMA STANS ESPERANZA	7 GAL., MIN. 3'-4' HT., 3'-4' SPD.
TSG	2	LEUCOPHYLLUM FRUTESCENS 'BLUE TEXAS RANGER' BLUE TEXAS RANGER	5 GAL., MIN. 15" HT., 18" SPD.
VP	15	PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED PITTOSPORUM	5 GAL., MIN. 15" HT., 18" SPD.

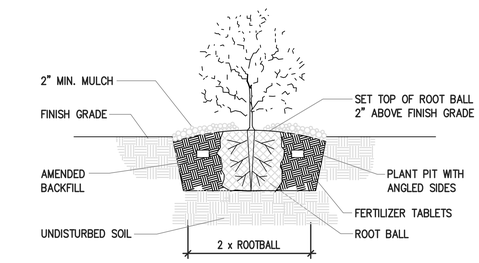
KEY	QUANTITY	VINES DESCRIPTION	SIZE
MIB	6	RHOEO SPATHACEA 'TRICOLOR' MOSES IN A BOAT	1 GAL., FULL PLANT, 12" SPD.

KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
BI	14	DIETES BICOLOR BICOLOR IRIS	1 GAL., FULL PLANT
TL	31	LANTANA HORRID TEXAS LANTANA 'CONFETTI'	1 GAL., 12" SPD., FULL PLANT
WP	4	RUELLIA BRITTONIANA WILD PETUNIA	1 GAL., 12" SPD., FULL PLANT

KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	3	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	3 GAL., FULL PLANT
HTR	12	EQUISETUM HYEMALE HORSETAIL REED	1 GAL., FULL PLANT

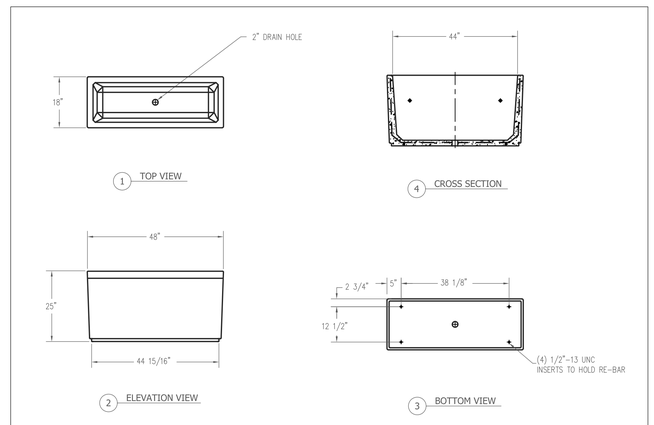


A PALM TREE PLANTING DETAIL
SCALE; NTS



B SHRUB PLANTING DETAIL
SCALE; NTS

CONTAINER



SHEET NOTES:

* (9) CONTAINERS TO BE IRRIGATED BY A SELF-CONTAINED INTERNAL SYSTEM.
* (2) GROUND LEVEL PLANTERS TO BE SUPPLIED WITH WATER FROM THE BUILDING.
* PROVIDE 2" OF PEA GRAVEL, FILTER FABRIC AND POTTING SOIL WITHIN 2" FROM TOP OF CONTAINER.

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
101C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-502-4036

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
TEL. 214.235.0367

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

Revisions
1 CONSTRUCTION SET 10-17-16

CAMBRiA
hotels & suites
100 North Main Street
San Antonio, TX 78205

FOR REVIEW ONLY
OCT 28, 2016
TX-16009

sheet description
LANDSCAPE PLAN

sheet number
L1.01

J. CAMILLE LA FOY LANDSCAPE ARCHITECT STATE OF TEXAS 1205
10/28/16

LANDSCAPE SPECIFICATIONS

Section One – General

A. Requirements
1. All work to be performed in accordance with all applicable laws, codes and regulations by authorities having jurisdiction over such work. Landscape contractor to provide all required permits and inspections as required under the scope of this work.
2. Landscape Contractor is reponsible for contacting all utility companies or other such agencies for the location and type of underground utility which may be within the scope of work to be performed by the contractor.
3. Damage to any or all underground utilities is the responsibility of the Landscape Contractor.

B. Quality Assurance
1. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing rate.
2. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
3. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
4. Employ only qualified personnel familiar with required work.
5. Off-site topsoil and topsoil on-site testing (paid by Landscape Contractor):
   a. Provide source of off-site soil to the Landscape Architect for purposes of soil investigation.
   b. Take random representative soil samples from areas to be planted.
   c. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content, and organic matter.

C. Referenced Standards
1. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. – Plant materials.
2. Hortus Third, 1976 – Cornell University – Plant nomenclature.
3. ASTM – American Standard Testing Material – Sharp sand.

D. Submittals
1. Samples: Submit for approval sufficient representative quantities of soil mix, mulch, and peat moss.
2. Submit one sample of each specified tree and three samples of each specified shrub and groundcover plants for Landscape Architect's approval. When approved tag, install, and maintain as representative samples for final installed plant materials.
3. File certificate of inspection of plant materials by State and Federal authorities with Landscape Architect, if required by state.

E. Product delivery, storage, and handling
1. Preparation for delivery:
   a. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
   b. Container Grown Plants: Deliver plants in containers sufficiently rigid to hold ball shape and protect root mass during shipping.
2. Delivery:
   a. Deliver packaged materials in sealed containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   b. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. the owner will not be held responsible for theft or damage.
   c. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.
   d. Protect during delivery to prevent damage to root ball or dessication of leaves.
   d. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.

H. Job conditions:
1. Planting restrictions:
   a. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.
2. Protections:
   a. Do not move equipment over existing or newly placed structures without approval of Landscape Architect and General Contractor.
   b. Provide board-roading and sheeting as required to protect paving and other improvements from damage.
   c. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
1. Utilities:
   a. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.

H. Warranty:
1. Warrant plants and trees for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Landscape Architect. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
2. Replace plants and trees with same kind and size as originally planted, at no cost to Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
3. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects, diseases, owner negligence or acts of God.
4. At the end of the warranty period, staking, and guying material shall be removed from the site.

L. Maintenance:
1. Water will be available on-site. Provide necessary hoses and other watering equipment required to complete work.
2. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning, and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
3. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect seven (7) days prior to completion. At that time Owner and Landscape Architect will prepare a final punch list to be reviewed with Landscape Contractor. When such project is deemed complete by Landscape Architect, an on-site inspection by Owner, Landscape Contractor, and Landscape Architect will be completed prior to written acceptance.
4. Following that acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

Section Two – Products

A. Plants:
1. Quantities: The drawings and specifications are complimentary, anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
2. Plants shall be equal to well formed No. 1 grade or better, symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of the species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after lanting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
3. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
4. Plants shall have a well-developed fibrous root system.
5. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
6. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the owner.
7. Plants shall meet the sizes indicated on the Plant List. where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
8. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
9. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

B. Soil Preparation Materials:
1. Peat Moss: Commercial sphagnum moss or hyphum peat, or decomposed gin trash with pH between 5 and 7. The gin grash shall be sterilized to eliminate all active residuals, i.e., insecticides, pesticides, herbicides, fungus, virus and defoliant chemicals.
2. Pre mixed soils will be considered as "approved equals" when samples are submitted with manufacturer's data and laboratory test reports. Approved suppliers include Vital Earth Complete Mix by Vital Earth Resources, Gladewater, Texas and Acid Gro Complete Mix by Soil Building Systems, Inc., Dallas, Texas.
3. Sandy Loam:
   a. Friable, fertile, dark, loamy, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign grass. Soil containing Dallisgrass or Nutgrass shall be rejected.
   b. Physical properties as follows:
      Clay – between 7–27 percent
      Silt – between 28–50 percent
      Sand – less than 52 percent
4. Sharp sand: Clean, washed sand, (fine aggregate) ASTM C-33

C. Commercial Fertilizers:
1. Fertilizer shall be delivered in manufacturer's standard container printer with manufacturer's name, material weght, and guaranteed analysis. Fertilizers with N–P–K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
2. Commercial fertilizer for planting beds: Complete fertilizer 5–10–5 element ratio with maximum 8% sulfur and 4% iron plus micro–nutrients.
3. Controlled–Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20–10–5 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

D. Mulch:
1. Bark mulch shall be shredded hardwood mulch, medium fine texture.

E. Water:
1. Water shall be suitable for irrigation and shall be free from ingredients harmful to plant life.

F. Miscellaneous Materials:
1. Steel edging: Pro–Steel, 16' x 1/8" x 4" painted green or equal.
2. Bed Preparation: Professional Bedding Soil in the beds and Potting Soil in the containers. Living Earth Technology Co., Dallas, Tx. Submit sample for approval.
3. Staking or Guying Materials:
   a. Wood Stakes: 2" x 4" x 30" dense pine, untreated.
   b. T–Shaped Metal Posts: Paint flat black, 8 feet long.
   c. Turn Buckles: Galvanized steel, 3/8 inch eye, 6–inch opening.
   d. Tie Wire: 12 guage galvanized wire.
   e. Black Hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter.
4. Filter Fabric: Mirafi MSCAPE or equal under all gravel areas. Tencate, 365 South Holland Dr., Pendergrass, GA 30567. Submit sample for approval.
5. Decomposed Granite: 1/8"–5/8", Custom Stone Supply, Dallas, Tx. Submit sample for approval.
6. New Mexico River Rock: 2"–4" in size, Custom Stone Supply, Dallas, Tx. Submit sample for approval.
7. Containers: (9) TF4165, 48" x 18" x25" in size, standard acid wash, A26 Charcoal color, Wausau Made, 469–733–0385, contact Kurt Romero. Submit color sample.

Section Three – Execution

A. Condition of Surfaces:
1. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
2. Examine subgrade upon which work is to be performed. Notify the Landscape Architect of unsatisfactory conditions.

B. Tree Planting:
1. Stake tree locations for Landscape Architect's approval prior to digging.
2. PLant ornamental trees in pits 12–inches larger than root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
3. After excavation of tree pits, review water percolation with Landscape Architect. If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
4. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6) inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal of the site of such rock or underground obsructions encountered at the cost of the Landscape Contractor.
5. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peat moss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
6. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6–inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer lanting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree. Fill saucer with water and leave to soak in. Fill saucer wit water.
7. Completely fill each tree sauce with mulch to a depth of two inches.
8. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
9. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particulor requirements in the landscape design as directed by the Landscape Architect. In general, remove at lease one–third of wood by thinning and pruning. DO NOT cut back termnal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.
10. After planting has been completed and approved by Landscape Architect, mulch bed areas 2 inches deep.

C. Shrub Planting:
1. Layout planting beds for Landscape Architect's approval prior to digging.
2. All shrubs to be pocket planted. Excavate planting hole 1–1/2 times the width and height of the root ball. Backfill with 1/3 compost, 1/3 native soil and 1/3 sandy loam.
3. Place plants in position on bed areas before cans have been removed. Obtain approval from Landscape Architect. do not remove burlap from B&B plants. Landscape Architect reserves right to interchange or shift plant prior to plant.
4. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
5. Water each plant thoroughly with hoses to eleminate air pockets.
6. Carefully prune plants to remove dead or broken branches and hand rake bed areas to smooth even surfaces.
7. After planting has been completed and approved by Landscape Architect, mulch bed areas 2 inches deep.

D. Groundcover Planting:
1. Lay out planting beds for the Landscape Architect's approval prior to digging.
2. Till 2 inches minimum of thoroughly mixed prepared soil in all planting bed areas as follows.
   a. 1 part sandy loam
      1 part peat moss or approved organic matter
      1 part sharp sand
      Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
      or
   b. 2 inches of specified "Complete Mix," from Living Earth Technology.
3. Place plants in position on bed areas before cans have been removed. Obtain approval from Landscape Architect. Landscape Architect reserves right to interchange or shift plants prior to planting.
4. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
5. Water each plant thoroughly with hoses to eliminate air pockets.
6. Carefully prune plants to remove dead or broken branches and hand–rake bed areas to smooth even surfaces.
7. After planting has been completed and approved by Landscape Architect, mulch bed areas 2 inches deep.

Part Two:

Section One – General

The contractor is to render the following Lanscape Maintenance Services during the term of the initial construction contract. In addition, the Contractor is to indicate a price for a one year extended maintenance contract to begin after the construction project is complete and accepted. This price is to be submitted on a separate line item.

A. Scope:
1. Work included in Base Bid. Perform all work necessary utilizing acceptable horticultural practices fro the exterior landscape maintenance of the project as required herein. Such work includes, but is not limited to the following:
   a. Monitoring adjustment and minor repair of the landscape irrigation system. Provide as–built drawings to Owner at completion.
   b. Protection of vacuum breakers against freeze damage.
   c. Mowing, edging and trimming of trees and shrubs
   d. Pruning and trimming of trees and shrubs.
   e. Resaking and adjustment of stakes and guying if required.
   f. Approval, by Owner, of material substitutions prior to use.
   g. Application of fertilizers, insecticidces and herbicides
   h. Replacement of plant material (extra service)
   i. General site clean up and removal of trash and product of maintenance.

B. Extra Services: The intent of the contract is to provide a comprehensive maintenance program to include all required services, except thise services specifically excluded, to perform the work for the state time period.
1. All services not included in the base bid shall be considered "extra services" and will be charged for separately according to the nature of the item of work. The written consent and authorization of the Owner of their authorized representative must be obtained prior to the performance or installation of such "extra services" items and prior to purchase of any chargeable materials.
2. Such work may include replacement of dead plant material or major repairs of irrigation system created by acts of vandalism or other contracts or other site related work.
3. Authorized extra services work must be summarized weekly and submitted with receipts to the Owner.
4. The Owner is not bound by the specifications or contract to utilize the landscape maintenance contractor in the performance of "extra service work."
5. The landscape maintenance contractor shall coodinate his activities with other contractors on the site so as to not hinder the performance of any work.
6. Authorized charges for extra work will be paid monthly.

C. Substitutions:
1. Specific reference to manufacturer's names and products specified in the Section are used as standards, but this implies the right to substitute other material or methods without written approval of the Owner. Such permission must be secured without additional cost to Owner.
2. Installation of any approved substitutions Contractor's responsibility. Any changes required for insatillation of any approved substitution must be made to the satisfaction of any without additional cost to Owner.

D. Schedule:
1. All work under this Contractor shall be performed in accordance with the Schedule submitted by landscape maintenance Contractor and approved by Owner and/or his representative.

E. Contractor's Performance:
1. The Contractor's workmen shall be neat in appearnace, perform their work in a professional manner, keep noise to a minimum and stage their work from a location on the site out of the way of the mainstream of the uses. In general, the Contractor's presence on the site shall be as inconspicuous as possible.
2. The intent and spirit of this project manual is to provide a guideline for the contractor to follow in order to provide ownerwith landscape maintenance services of the highest quality. Where the manual refers to "as–needed" or "as–required" the intent if for the contractor to perform the services necessary to maintain the property at the highest possible quality level. Nothing contained within this project manual shall be interpreted as relieving the contractor or his responsibility to perform with wrok in a professional manner and to the complete satisfaction of the Owner.
3. If disputes arise as to the quality fo teh services performed the Owner or Owner's disignated representative shall make the final determination of responsibilities.

F. Neglect and Vandalism:
1. Turf, trees or plants that are damaged or killed due to Contractor's operations, negligence or chemicals shall be replaced at no expense to the Owner. If plant damage or death is caused by conditions beyond the Contractor's control, replacement shall be at the Owner's expense.
2. Sprinklers or structures that are damaged due to the Contractor's operations must be replaced by the Contractor promptly. Likewise, damage to the irrigation system by others shall be corrected immediately by the Contractor, at the Owner's expense.
3. All water damage, either natural or man–made, resulting from Contractor's neglect shall be corrected at the Contractor's expense.
4. All damage to or thefts of landscaping and irrigation installations not caused or allowed by the Contractor shall be corrected by the Contractor at the Owner's expense upon receipt of written authorization to proceed.

G. Job Conditions:
1. Contractor shall acquaint himself with all site conditions. Should excavation be required, the Contractor shall promptly notify the utility coordination committee for utility locations. Failure to do so will make Contractor liable for any and all damage thereto arising from his operations.
2. Contractor shall take necessary precautions to protect site conditions, irrigation and plants. Should damage be incurred, this Contractor shall repair damage to its original condition or furnish and install equal replacement at this expense.

H. Emergencies:
1. The Contractor shall answer emergency or complaint calls within twelve (12) hours and corrective action shall be complete within 24 hours.
2. The Contractor shall answer emergency calls regarding the landscape irrigation system failure or need of repare, and take corrective action within eight (8) hours. Such work, unless caused due to neglect on the part of the Landscape

0 10 20
DRAWING SCALE
1"=10'

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
TEL: 214.235.0367

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

Revisions
1 CONSTRUCTION SET 10–17–16

CAMBRiA
hotels & suites
100 North Main Street
San Antonio, TX 78205

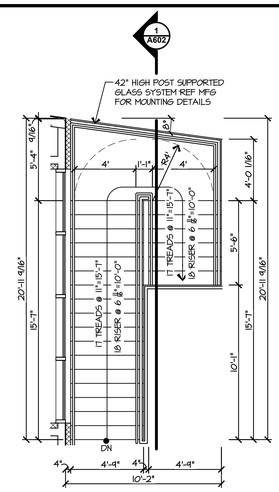
FOR REVIEW ONLY
OCT 28, 2016
TX-16009

sheet description
LANDSCAPE SPECIFICATIONS

sheet number
L1.02

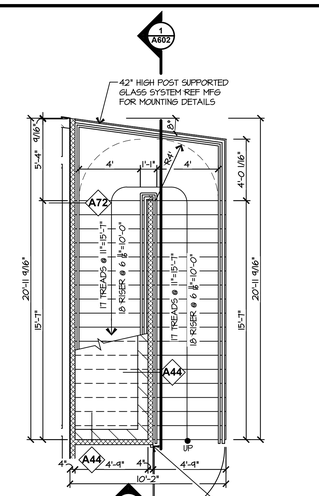
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
1010 NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-503-4036

J. CAMILLE LA FOY 1205 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
10/28/16



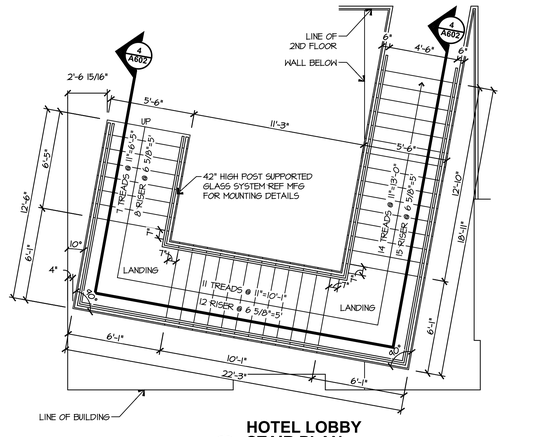
STAIR C @ 2ND FLOOR

3 1/4" = 1'-0"



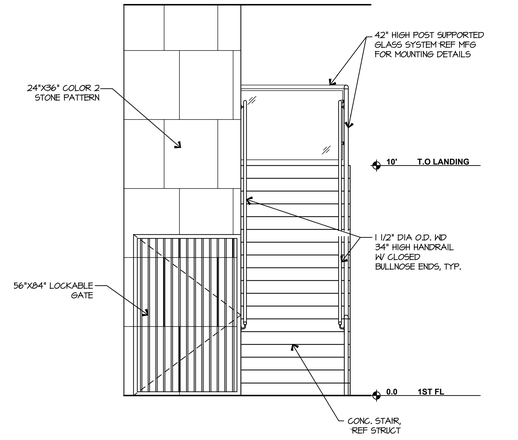
STAIR C @ 1ST FLOOR

2 1/4" = 1'-0"



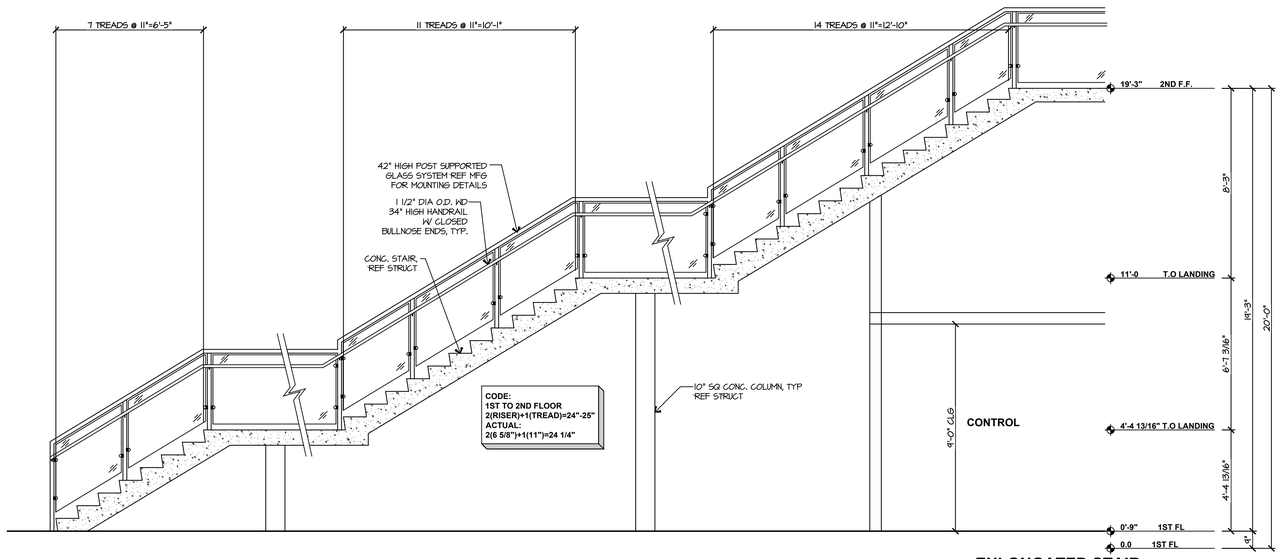
HOTEL LOBBY STAIR PLAN

5 1/4" = 1'-0"



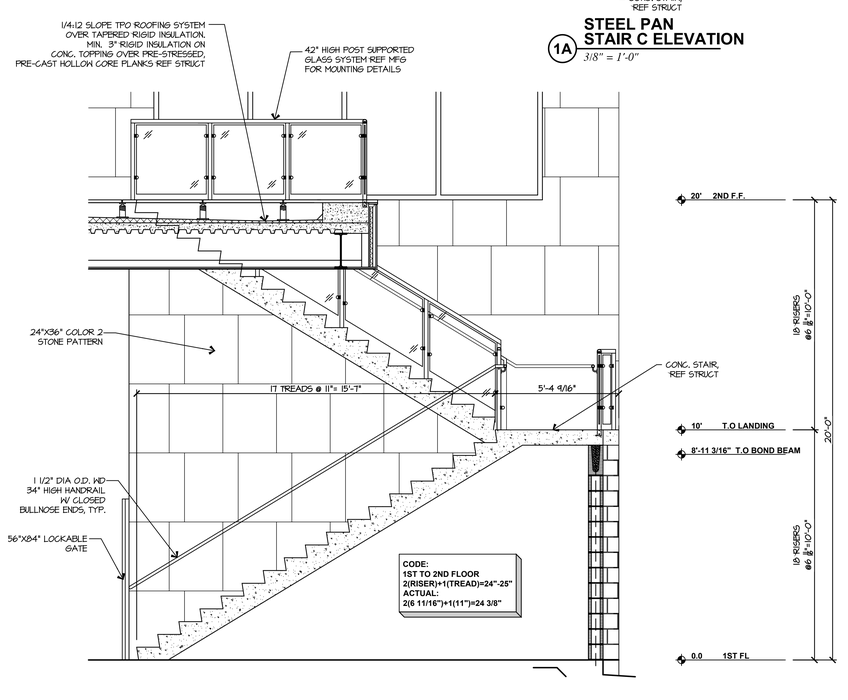
STEEL PAN STAIR C ELEVATION

1A 3/8" = 1'-0"



ENLONGATED STAIR SECTION FOR REFERENCE

4 1/8" = 1'-0"



STEEL PAN STAIR C SECTION

1 3/8" = 1'-0"

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

Revisions
1 REVISED SET 10-19-16

CAMBRIA
hotels & suites
100 North Main Street
San Antonio, TX 78205

REVISED SET
OCT 19, 2016
TX-16009

sheet description
HOTEL LOBBY STAIR & STAIR C PLANS, SECTIONS
sheet number
1 A602

REGISTERED ARCHITECT
RANDAL Z. KELLY
24769
STATE OF TEXAS

LEGEND:

- A 7"x44" COLOR 3 STONE PATTERN
- B 24"x36" COLOR 2 STONE PATTERN
- C 3½" INSET WITH 1"GLAZING ALUMINUM WINDOW TYPICAL
- D ½" GLAZING ALUMINUM CURTAIN WALL TYPICAL
- E ¼" SPANDREL GLASS TYPICAL
- F SIGNAGE BY PERSONA 16'-10 9/16" X 2'-11½"
- G 42" HIGH POST SUPPORTED GLASS SYSTEM REF MFG FOR MOUNTING DETAILS
- H ALUMINUM TRELLIS TYPICAL
- J ALUMINUM BREAK METAL TYPICAL
- L 1" DIA. PIPE BRACE W/ TURN BUCKET WELD TO ¼" PLATE AND CANOPY, TYP
- M 18"x44" COLOR 1 STONE PATTERN
- N EXPOSED CMU TYPICAL

jrk DESIGN
Design, Inc.
112 NW 24th
Suite116
Fort Worth, TX. 76164
phone. 469.525.0640

REM HOSPITALITY
RESPONSIVE ENGAGED MOTIVATED

Architect:
Randy Kelly

Project Manager:
Dina Rutherford
dina.rutherford@jrkdesign.us

Revisions
1 CONSTRUCTION SET 10-17-16

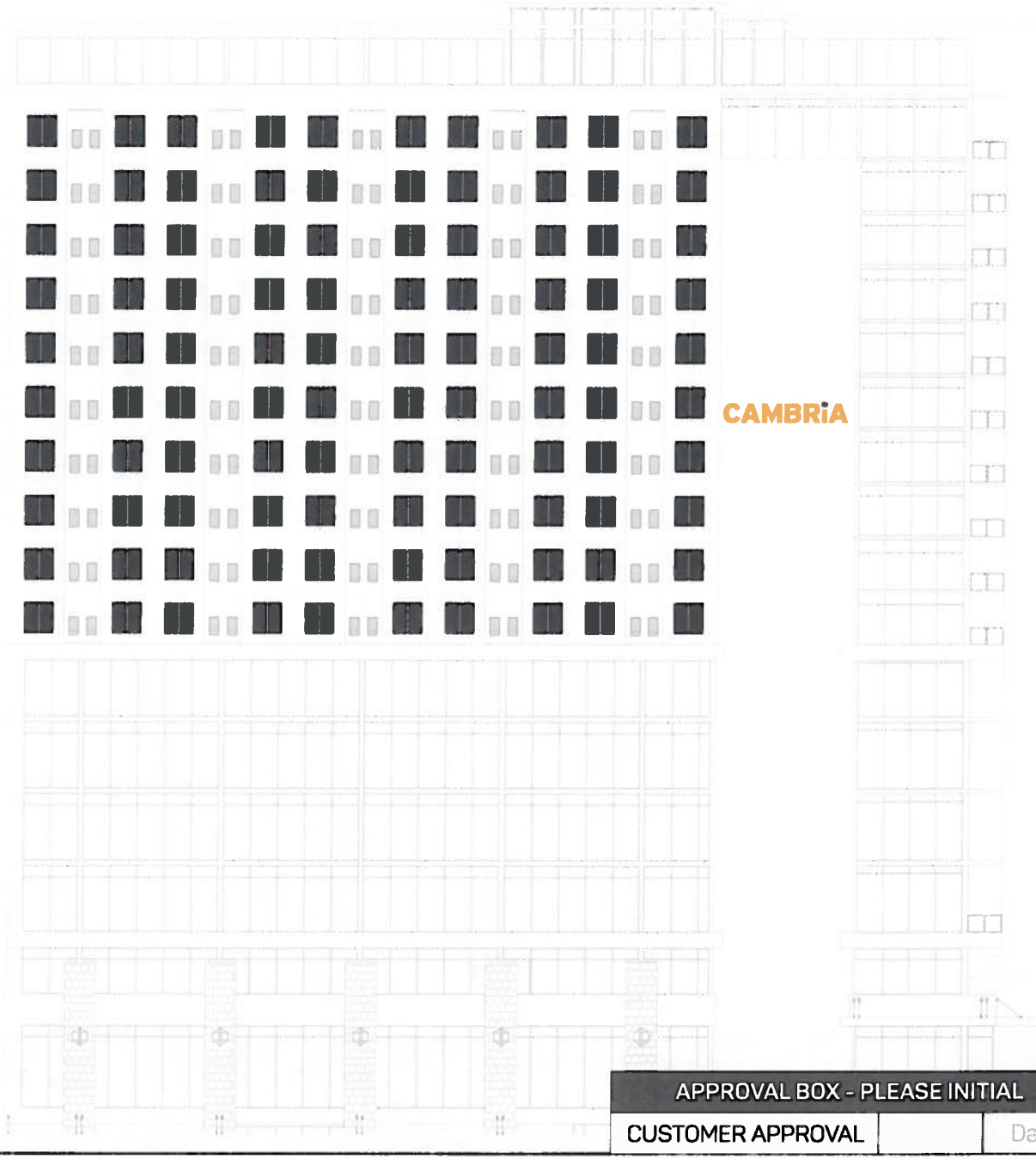
CAMBRiA
hotels & suites
100 North Main Street
San Antonio, TX 78205

CONSTRUCTION SET
OCT 17, 2016
TX-16009

sheet description
WEST & EAST EXTERIOR ELEVATION
sheet number
A300

REGISTERED ARCHITECT
RANDAL K. KELLY
54769
STATE OF TEXAS

1 NORTH MAIN AVE ELEVATION
SCALE: 1/32" = 1'-0"



BOXED AREA: 100 SQ FT

23'-11"

4'-2 3/16"
47"

CAMBRIA

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

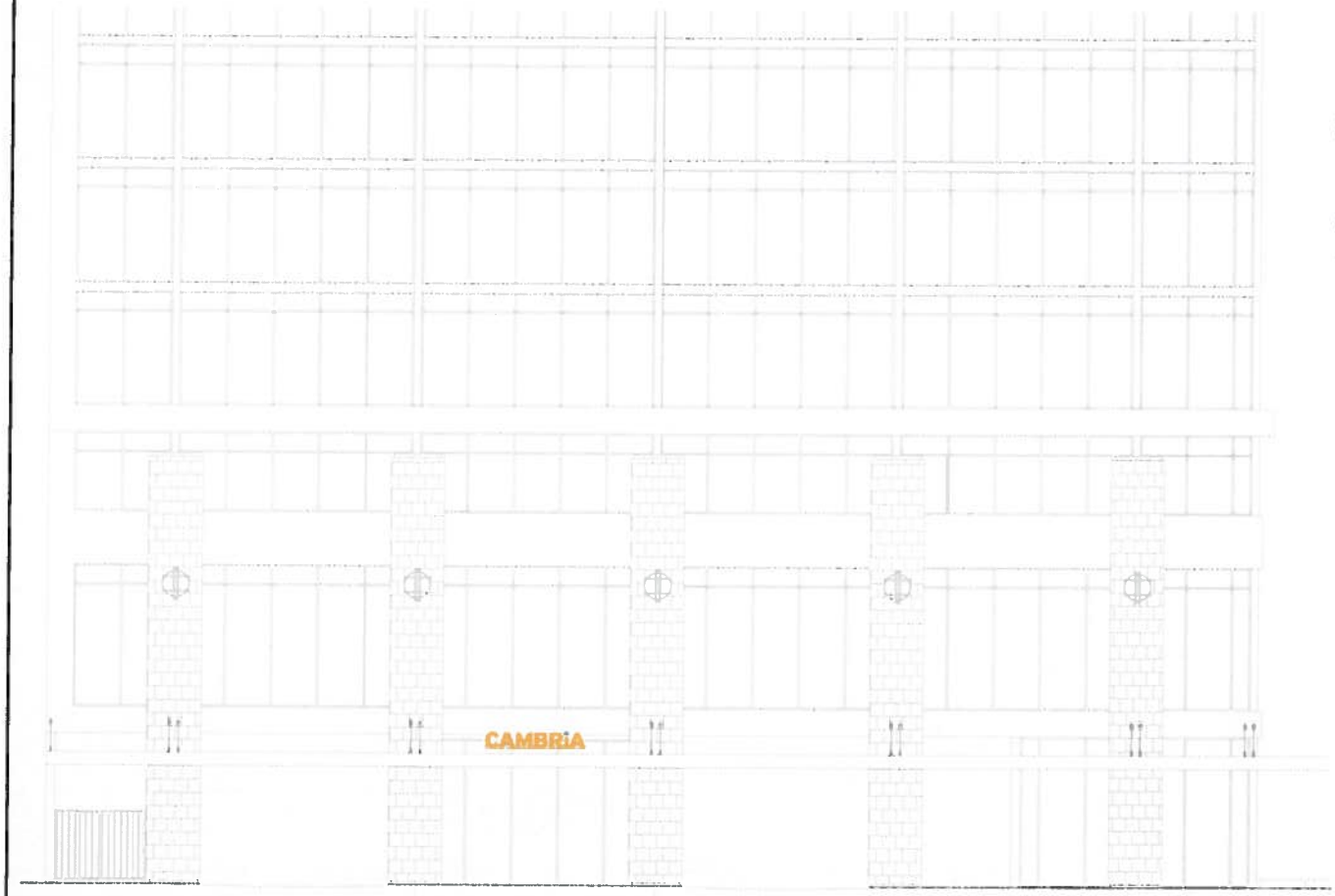
APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

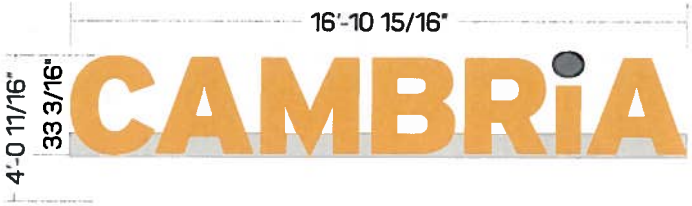
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: CAMBRIA HOTEL & SUITES	Date: 240CT16	Prepared By: RM/SC	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	
Location: SAN ANTONIO, TX	File Name: 150156 - R - SAN ANTONIO, TX - SITE BOOK			Eng: -

persona
SIGNS | LIGHTING | IMAGE
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1 800.843.9888 • www.personasigns.com

2 NORTH MAIN AVE ELEVATION
CANOPY
SCALE: 1/32" = 1'-0"





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

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made	persona SIGNS | LIGHTING | IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
CAMBRIA HOTEL & SUITES	030CT16	RM/SC			
Location:	File Name:			Eng:	
SAN ANTONIO, TX	150156 - R - SAN ANTONIO, TX - SITE BOOK			-	

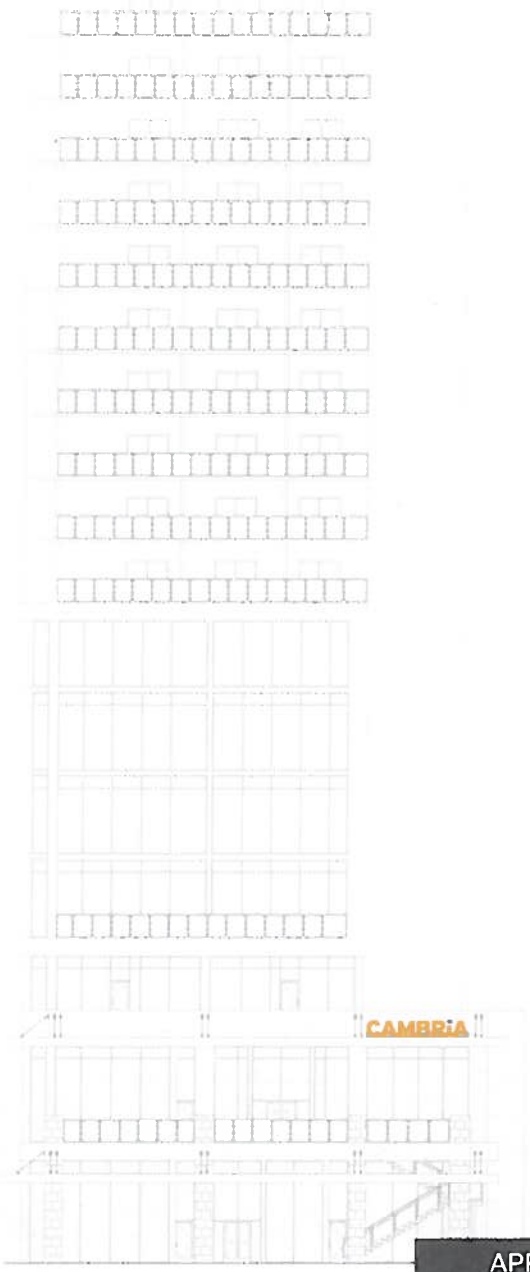
3 E. COMMERCE STREET ELEVATION

SCALE: 1/32" = 1'-0"

BOXED AREA: 50 SQ FT

GRAPHIC DETAIL

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



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	persona SIGNS | LIGHTING | IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
CAMBRIA HOTEL & SUITES	8/31/16	RM			
Location:	File Name:			Eng:	
SAN ANTONIO, TX	150156 - R - SAN ANTONIO, TX - SITE BOOK			-	