

## HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 17

**HDRC CASE NO:** 2016-442  
**ADDRESS:** 2222 N ALAMO ST  
**LEGAL DESCRIPTION:** NCB: A-6 LOT: A-1 & A-2 & NCB 6300 LOT 33 & NCB A-47 ARB P-100  
**ZONING:** C-2 HS NCD-9  
**CITY COUNCIL DIST.:** 2  
**LANDMARK:** Acequia Madre de Valero - Archaeological Site  
**APPLICANT:** John Mize/Ford, Powell & Carson  
**OWNER:** Alamo Community College District  
**TYPE OF WORK:** Conceptual approval to construct an administrative complex  
**REQUEST:**

The applicant is requesting conceptual approval for plans for Alamo Colleges District Support Operations Administrative Complex. At this time the applicant is requesting conceptual approval to:

1. Construct a two-story structure to the north that is approximately 45,984 gross square feet.
2. Construct a three-story structure to the south that is approximately 168,140 gross square feet.
3. Construct a two-story parking structure along Josephine Street that is approximately 58,800 square feet.
4. Construct two surface parking lots.
5. Make other site improvements including landscaping, interpretive landscaping of the acequia path, water features, outdoor amphitheater, and site signage.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

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

##### B. ENTRANCES

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

#### 2. Building Massing and Form

##### A. SCALE AND MASS

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

##### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

##### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

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

### 3. Materials and Textures

#### A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

#### *Unified Development Code Section 35-450. General Rules.*

(a)Area of Jurisdiction. A certificate of appropriateness is required and shall be secured by a party prior to the issuance of a permit from the department of development services before said party will be allowed to undertake activities affecting a designated historic landmark property within a designated historic district, a state archaeological landmark a recorded Texas historical landmark property within a National Register Historic District, property listed on the National Register of Historic Places, a National Historic Landmark, property within the river improvement overlay district, property within a mission protection overlay district, public property, public rights-of-



way, or public art.

(b)"Commission" Defined. For purposes of this division, the term "commission" refers to the historic and design review commission.

## **FINDINGS:**

- a. The property at 2222 N Alamo is the site of the previous Playland Park. This property is zoned as an individual landmark based on the Acequia del Alamo, also known as the Madre Acequia.
- b. **CONCEPTUAL APPROVAL** - Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **SETBACKS** – The property is set between Cunningham Street to the north, N Alamo Street to the west, E Josephine Street to the south, and Fort Sam Houston to the east. The proposed three-story building is set back 24 feet from the left property line. The proposed new construction has a left setback of 124 feet, right set back of 10 feet, and a varying rear setback ranging between approximately 25 feet and 150 feet. According to the Guidelines for New Construction 1.A.i., align front facades with front facades of adjacent buildings where a consistent setback has been established or use a median setback of buildings along the street frontage. Staff made a site visit on November 9, 2016, and found vacant, commercial, and residential lots along the west side of N Alamo Street with varying setbacks. Staff finds the proposed small setback along N Alamo appropriate and consistent setbacks along the block, thus consistent with the Guidelines.
- d. **SCALE & MASS** – According to the Guidelines for New Construction 2.A.i., if there is more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%. There are two-story structures near the site across the street and although the proposed three-story is taller, based on the size of the lot and the proposed setbacks, staff finds the proposed three-story building appropriate.
- e. **ROOF FORM** –The proposed new construction will have a flat roof, be made of textured concrete panels with clean lines and mid-century style influences. According to the Guidelines for New Construction 2.B.i, incorporate roof forms that are consistent with those predominately found on the block. Staff finds the proposed flat roof form is similar to a mid-century modern building across the street. This is consistent with the Guidelines.
- f. **RELATIONSHIP OF SOLIDS TO VOIDS** – The proposed façade arrangement features a base, midsection and cap delineated by horizontal features. The fenestration pattern varies on each of the facades establishing a relationship with the exterior and interior functions. According to the Guidelines for New Construction 2.C., the façade configuration should avoid blank walls. Staff finds the proposed façade configuration consistent with the Guidelines.
- g. **LOT COVERAGE** – The proposed site plan includes natural vegetation, swales, outdoor commons, trails, acequia pathways, and buffers around mature trees. The approximate foot print of the two buildings is 64,000 square feet and 58,800 square feet for the parking structure. The tract is a total of approximately 12.6 acres. According to the Guidelines for New Construction 2.D.i., limit new construction to no more than 50% of the total lot area. Staff finds the proposal to preserve 60% of the overall site appropriate and consistent with the Guidelines.
- h. **MATERIALS** – The proposed material include tilt-up concrete panels with a form liner to provide pattern and texture, glazing and metal panels as exterior materials. According to the Guidelines for New Construction 3.A.i, materials that complement the type, color, and texture of materials found in neighboring historic properties, and do not use imitation or synthetic materials. Staff finds the proposed materials appropriate and compatible with adjacent structures.
- i. **ARCHITECTURAL DETAILS** – New structures should be designed to reflect their own time while respecting the historic context of the district. Staff finds the proposed structures incorporate additional materials that separate and define various levels and functions of the proposed facades that contribute to the overall reducing the perceived massing.
- j. **PARKING STRUCTURE** – The proposed parking structure is 58,800 square feet and two stories tall. According to the Guidelines for Site Elements 7.B.iii, new parking structures should be designed similar in scale, materials, and rhythm of the surrounding buildings. The proposed new parking structure features similar materials, form, and design as the other proposed two structures; the parking structure is two-stories and the other proposed structure is three. Staff finds the proposed parking structure consistent with the Guidelines in terms of scale, materials, and mass.
- k. **SURFACE PARKING** – The applicant is proposing three surface parking lots. The proposed lots are behind the building along N Alamo and can be accessed from the interior drive. The proposed lots are surrounded by newly

planted trees. According to the Guidelines for Site Elements 7.B.i, off-street parking areas should be screened with a landscape buffer, wall, or ornamental fence, or a combination of these methods. Staff finds the proposed landscaping around the proposed surface lots to be appropriate. The applicant is required to submit landscaping details with the application for final approval.

- l. SIGNAGE – There is signage noted in the rendering that is not being reviewed at this time. Any signage proposed would need to be submitted for review and approval. The applicant is required to submit a signage packet with details with the application for final approval.
- m. ARCHAEOLOGY – The applicant has expressed plans to honor the acequia. The acequia will be incorporated into the site design by carving away at diagonal section of the first and second floors of the building where the acequia crosses the structure. This area will be treated as an interpretive landscape, with a water feature and site signage telling the history and impact of the Acequia Madre. Where the buildings are interrupted by this site feature, an outdoor amphitheater will stem from the acequia plaza. An archeological investigation by Raba Kistner is currently in progress. The findings of the report will be available at a later date.
- n. ARCHAEOLOGY- The property is in close proximity to the Fort Sam Houston National Register of Historic Places District and the Brackenridge Park National Register of Historic Places District. The project area is also traversed by the Acequia del Alamo, a National Historic Engineering Landmark and Local Historic Landmark. In addition, historic archival maps show structures within the property as early as 1886. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations are required for the project area. The project is subject to the Antiquities Code of Texas. The preferred treatment plan will be to leave it as a natural drainage ditch per its original construction during the Spanish-Colonial time period. Any later additions, such as concrete, should be retained. Treatment plans should be reviewed by the Texas Historical Commission and Office of Historic Preservation.

#### **RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through n. When the applicant returns with the application for final approval the following should be provided:

1. Landscaping plan with plant material list.
2. Signage packets with details.
3. Any other site and building details such as lighting.
4. ARCHAEOLOGY-Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The preferred treatment plan will be to leave it as a natural drainage ditch per its original construction during the Spanish-Colonial time period. Any later additions, such as concrete, should be retained. Treatment plans should be reviewed by the Texas Historical Commission and Office of Historic Preservation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

#### **CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 08, 2016

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## Flex Viewer

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Broadway

Rd S-3

Brahan Blvd

Haywood Ave

Uncle Bob's Self Storage

Avenue B

Cunningham Ave

N Alamo St

368



2222 North Alamo Street

Rd S-1

Nika St

Broadway St

E Josephine St

E Josephine St

SoBro Pizza Co.

Austin St

N Pine St

E Grayson St

E Grayson St

Quitman St





Cunningham Ave

Cunningham Ave

N Alamo St

2222 North Alamo Street

Rd(S)=1

E Josephine St

































AERIAL VIEW OF MAIN ENTRY FROM NORTH ALAMO  
DISTRICT SUPPORT OPERATIONS ADMINISTRATION COMPLEX  
OCTOBER 2016

















CAMPUS FROM SOUTHWEST CORNER  
DISTRICT SUPPORT OPERATIONS ADMINISTRATION COMPLEX  
OCTOBER 2016



ALAMO  
COLLEGES





AERIAL VIEW OF SITE

DISTRICT SUPPORT OPERATIONS ADMINISTRATION COMPLEX  
OCTOBER 2016



ALAMO  
COLLEGES









2ND FLOOR VIEW OVER AMPHITHEATRE

DISTRICT SUPPORT OPERATIONS ADMINISTRATION COMPLEX  
OCTOBER 2016













APPLER ST.

LOBBY & RECEPTION

STUDENT SUCCESS  
& LEADERSHIP INSTITUTE

BUSINESS INCUBATOR

CORE ELEMENTS  
(STAIR, ELEV., MECH.)

POLICE & DISPATCH

ALLING ST.

N ALAMO STREET  
(R.O.W. VARIES 40' MIN.)

CONFERENCE CENTER

CAFE & FOOD SERVICES

UPS STORE

CENTRAL PLANT

RECEIVING & OPERATIONS

COOLING TOWER

STRUCTURED PARKING

PARKING GARAGE  
280 SPOTS

VISITOR PARKING  
37 SPOTS

E. JOSEPHINE STREET  
(R.O.W. VARIES 55.8' MIN.)



1 SCHEMATIC FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Consultant

# DSO SCHEMATIC DESIGN CONCEPT

DISTRICT SUPPORT OPERATIONS BUILDING  
ALAMO COMMUNITY COLLEGE DISTRICT

**FORD  
POWELL  
& CARSON**

Architecture  
Planning  
Preservation  
Interior Design

1158 East Commercial Street  
San Antonio, Texas 78205  
210-225-1240  
FPC Project Number 95400



WESTCOAST  
A FORD POWELL & CARSON COMPANY

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NO.	DATE	DESCRIPTION

Checked By: JLD/6/2016  
Date: 6/20/2016  
Drawn By: SAL/6/2016  
Project Number: 95400

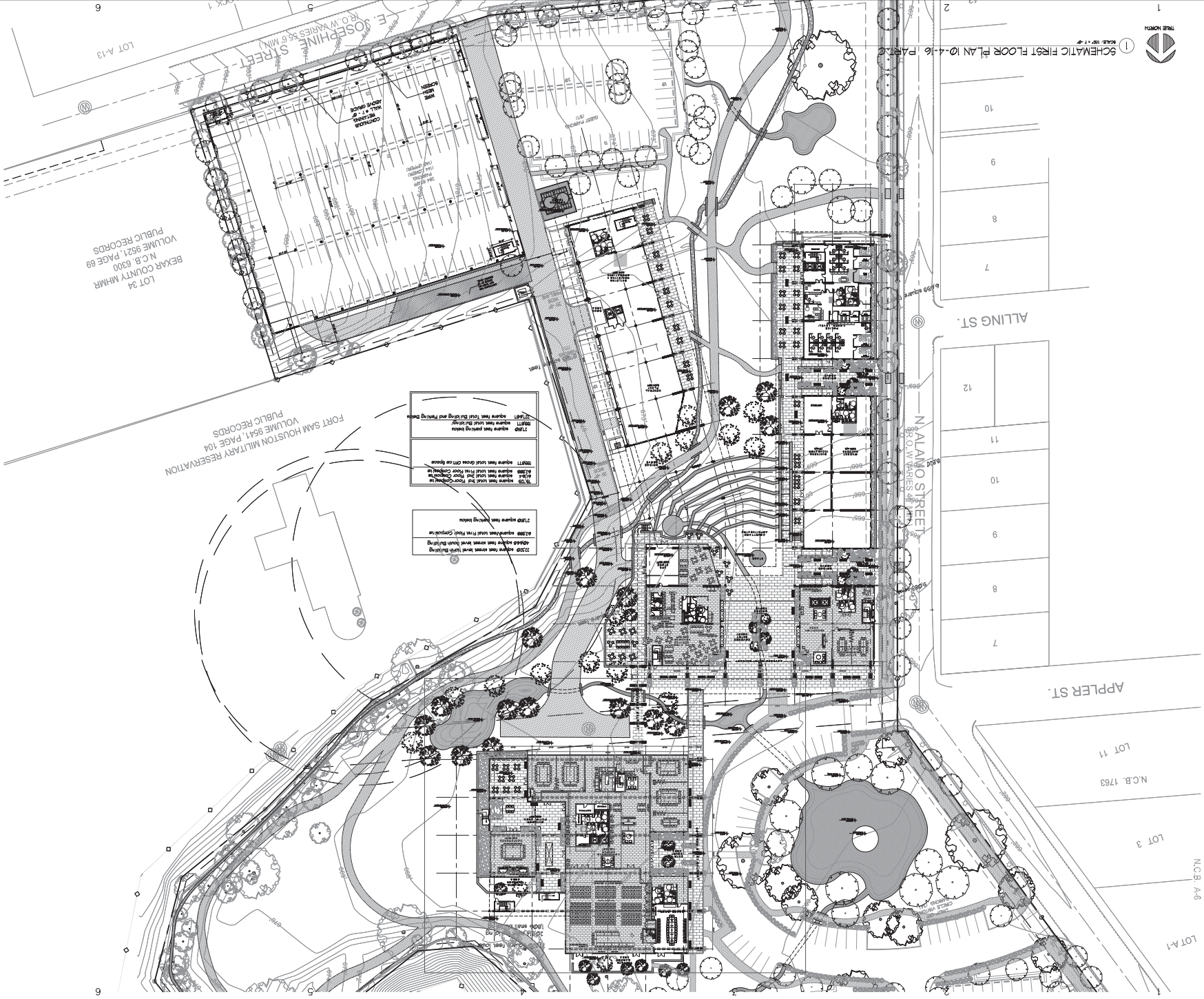
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SCHEMATIC  
1ST LEVEL PLAN

Sheet Number

A-201c









Consultant

**DSO SCHEMATIC DESIGN  
CONCEPT**

DISTRICT SUPPORT OPERATIONS BUILDING  
ALAMO COMMUNITY COLLEGE DISTRICT

**FORD  
POWELL  
& CARSON**

Architects & Planners, Inc.

1138 East Commerce Street  
San Antonio, Texas 78205  
210-225-1240  
FPC Project Number: 95400

Architecture  
Planning  
Preservation  
Interior Design

**WESTEAST**  
DESIGN GROUP

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Drawn By	Project Number
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Sheet Title

SCHEMATIC  
SECOND FLOOR PLAN

Sheet Number

A202c





BROADWAY

APPLER ST.

STUDENT FINANCIAL AID

EXECUTIVE OFFICE

PLANNING, PERFORMANCE  
& INFORMATION SYSTEMS

RISK MANAGEMENT

CORE ELEMENTS  
(STAIR, ELEV., MECH.)

ALLING ST.

N. ALAMO STREET  
(R.O. W Varies 40')

ROOFTOP TERRACE

CONFERENCE CENTER  
ROOF (UNOCCUPIED)

ROOFTOP TERRACE

ACADEMIC SUCCESS

OUTDOOR TERRACE

FISCAL & ADMIN  
SERVICES

COOLING TOWER



SCHEMATIC THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Consultant

# DSO SCHEMATIC DESIGN CONCEPT

DISTRICT SUPPORT OPERATIONS BUILDING  
ALAMO COMMUNITY COLLEGE DISTRICT

**FORD  
POWELL  
& CARSON**

Architecture  
Planning  
Preservation  
Interior Design

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SCHEMATIC  
THIRD FLOOR PLAN

Sheet Number

A-203b

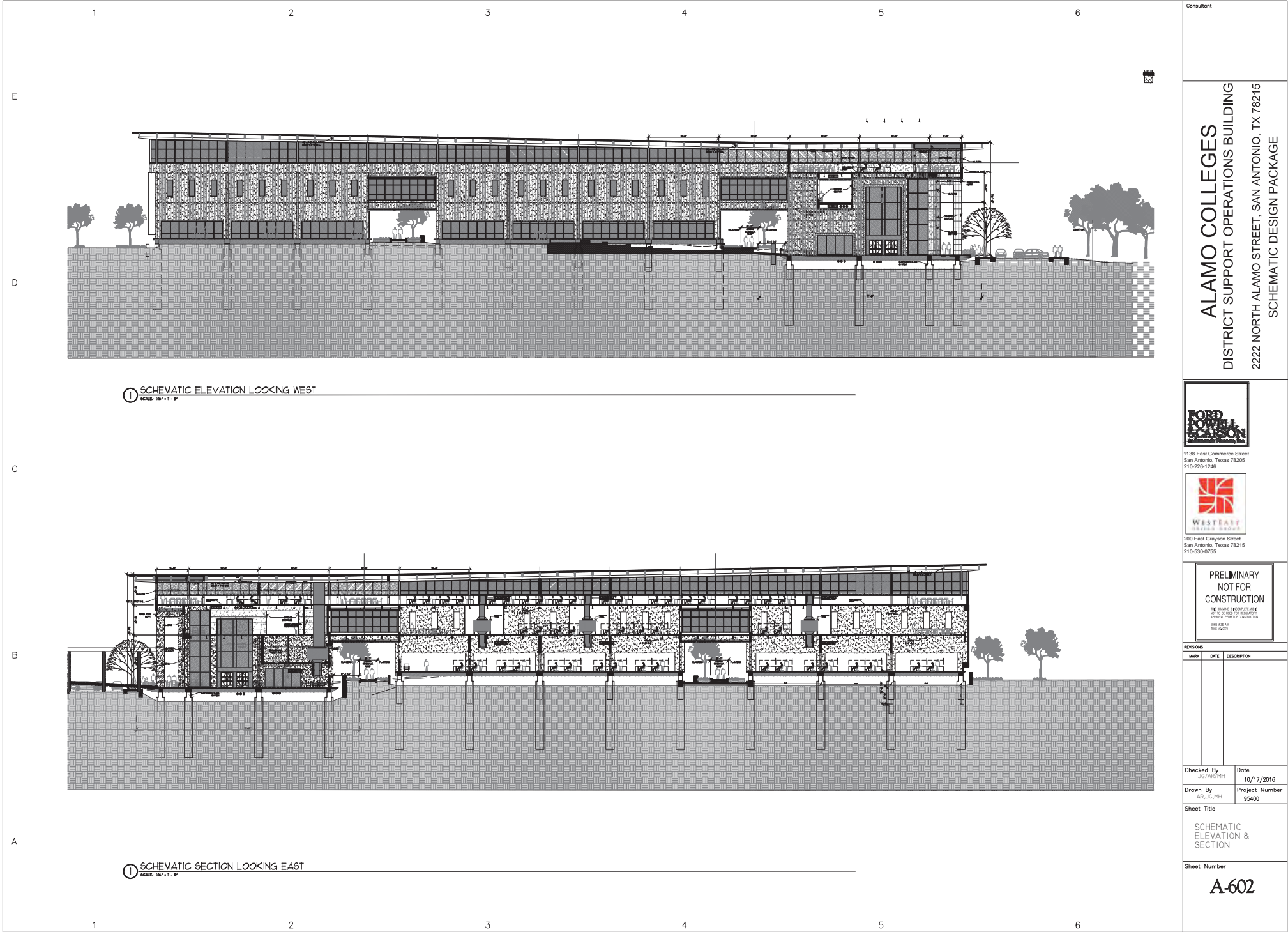












Consultant

**ALAMO COLLEGES**  
DISTRICT SUPPORT OPERATIONS BUILDING  
2222 NORTH ALAMO STREET, SAN ANTONIO, TX 78215  
SCHEMATIC DESIGN PACKAGE

**FORD**  
1138 East Commerce Street  
San Antonio, Texas 78205  
210-226-1246

**WESTEAST**  
200 East Grayson Street  
San Antonio, Texas 78215  
210-630-0755

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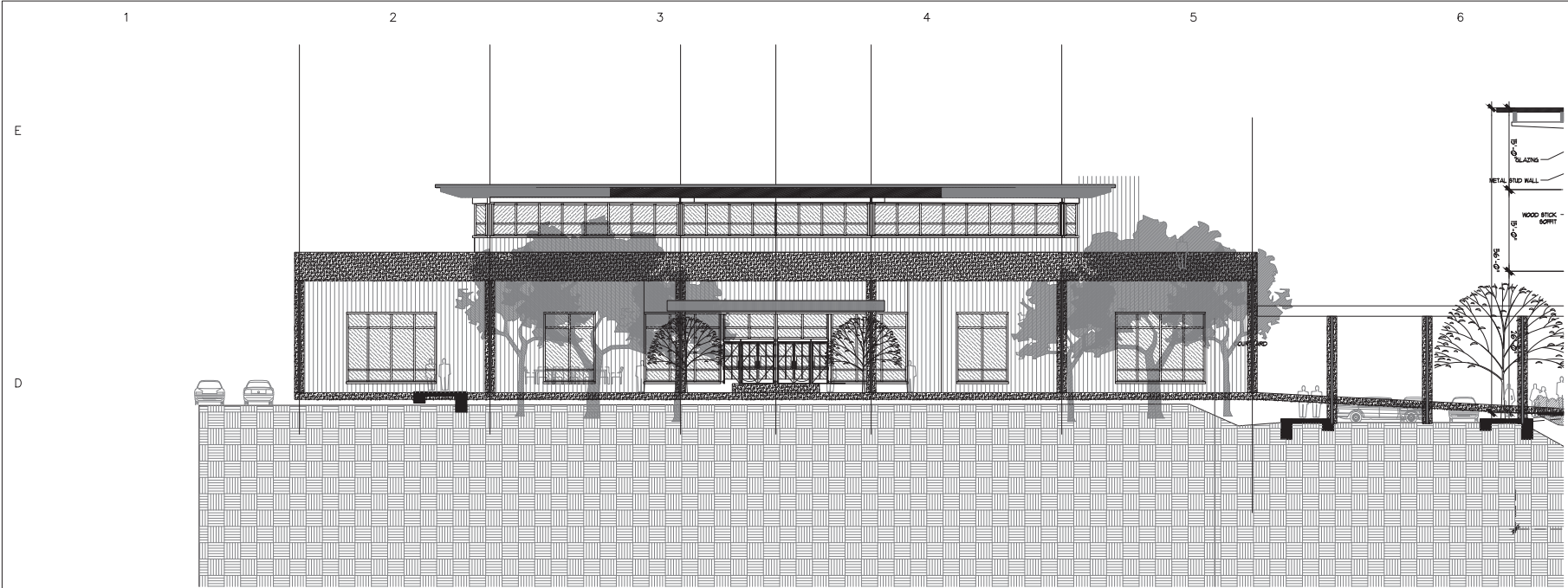
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SCHEMATIC  
ELEVATION &  
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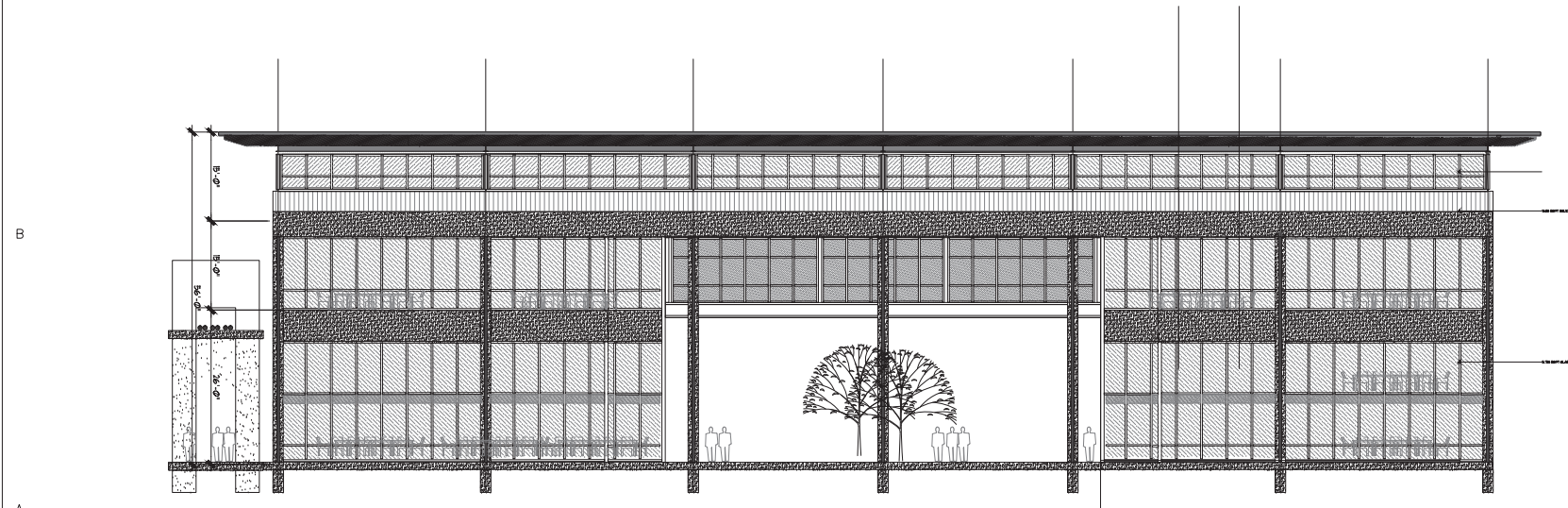
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**A-602**





① SCHEMATIC ELEVATION NORTH BLDG - LOOKING EAST  
SCALE: 1/8" = 1'-0"



① SCHEMATIC ELEVATION SOUTH BLDG - LOOKING SOUTH  
SCALE: 1/8" = 1'-0"

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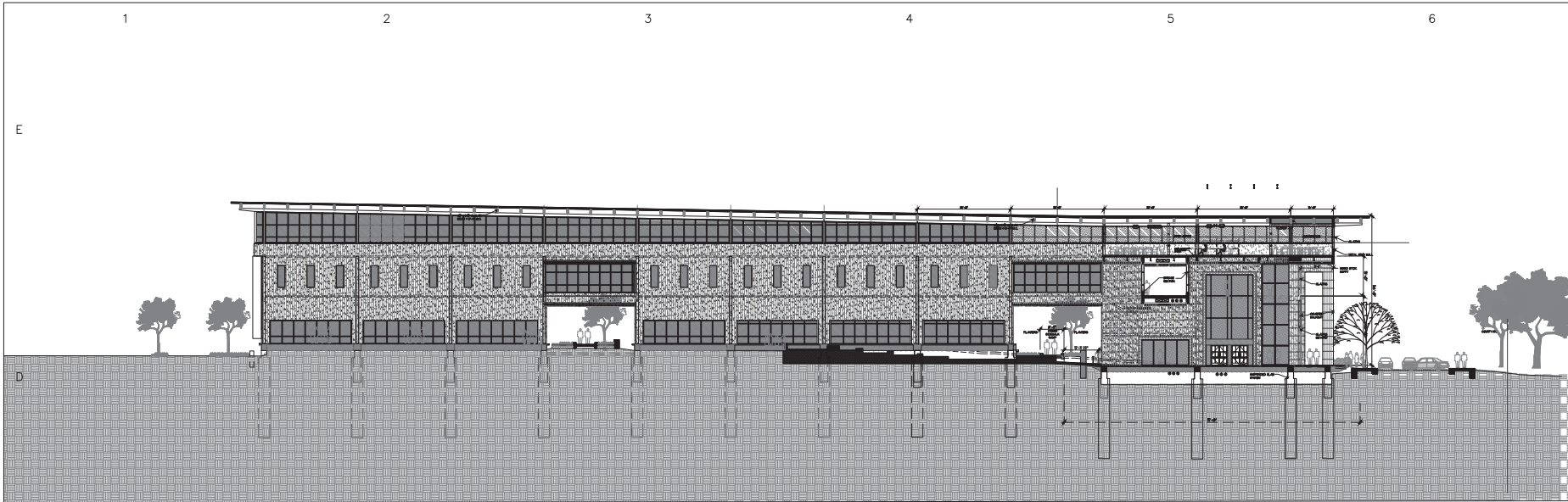
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SCHEMATIC  
ELEVATIONS

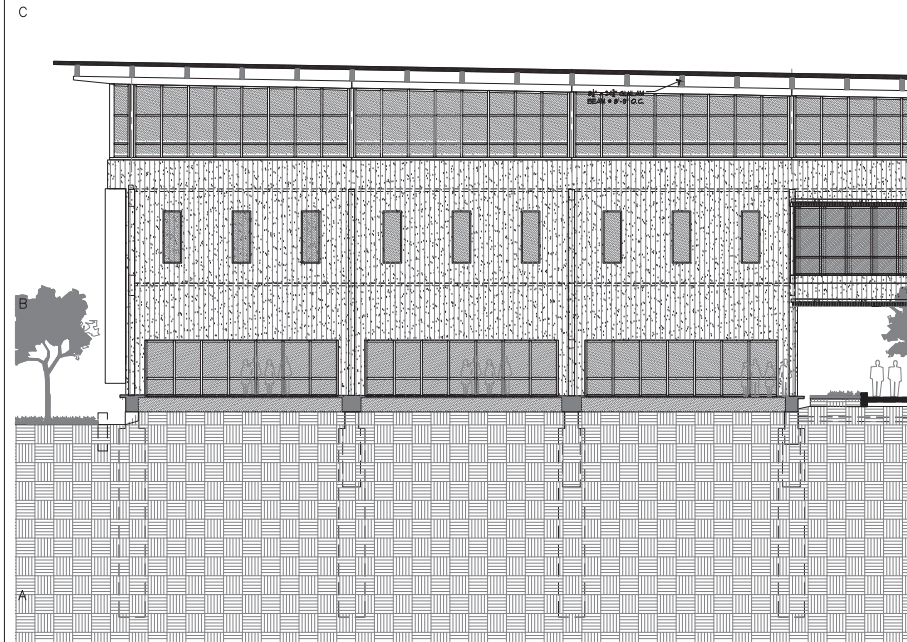
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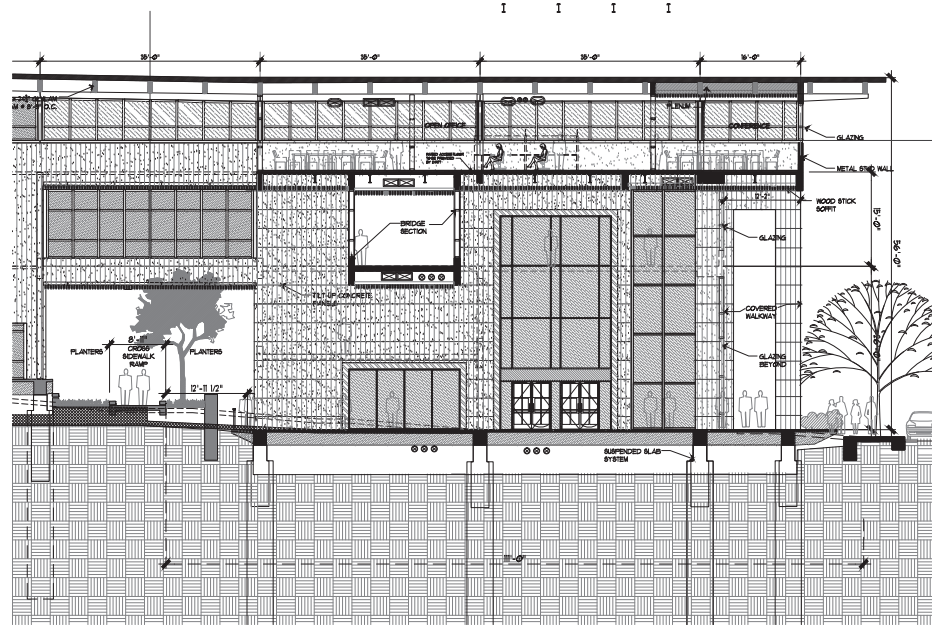




① SCHEMATIC ELEVATION OF SOUTH BUILDING - LOOKING WEST  
SCALE: 1/8" = 1' - 0"



① SCHEMATIC ELEVATION SOUTH BUILDING - LOOKING WEST  
SCALE: 1/8" = 1' - 0"



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**ALAMO COLLEGES**  
DISTRICT SUPPORT OPERATIONS BUILDING  
2222 NORTH ALAMO STREET, SAN ANTONIO, TX 78215  
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10/17/2016

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Project Number

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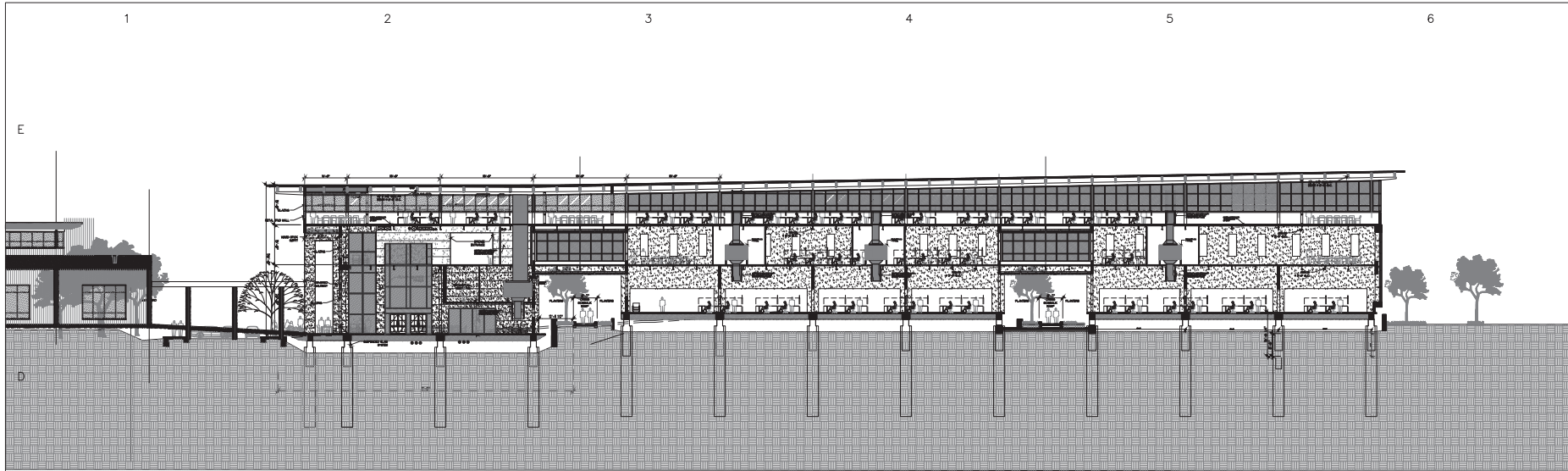
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SCHEMATIC SECTION

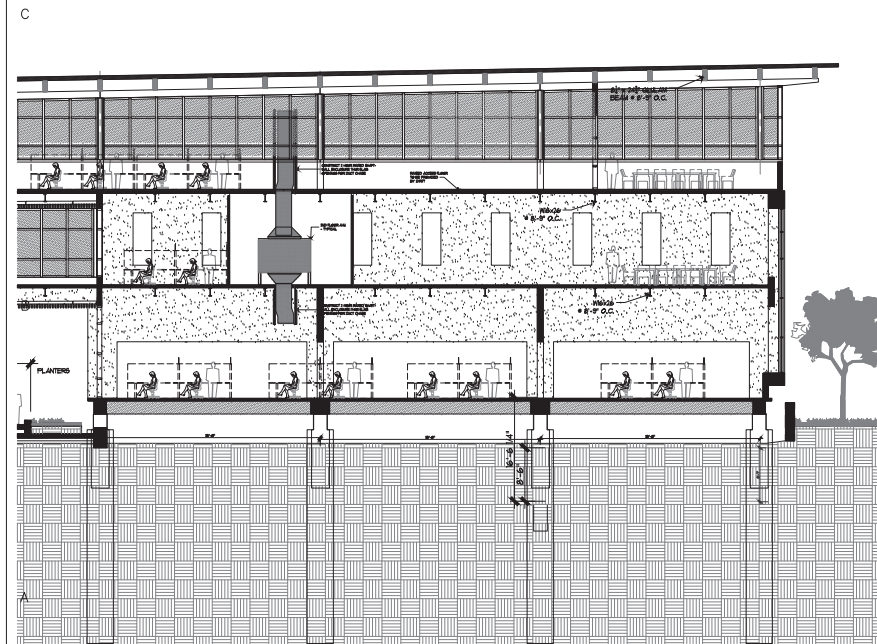
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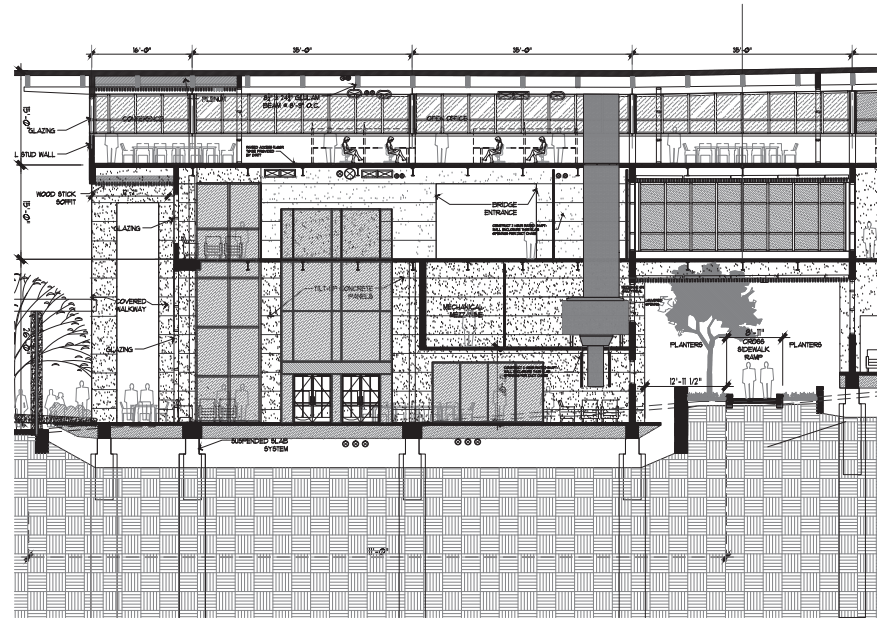




① SCHEMATIC SECTION THRU SOUTH BUILDING LOOKING EAST  
SCALE: 1/8" = 1'-0"



① SCHEMATIC SECTION LOOKING EAST  
SCALE: 1/8" = 1'-0"



Consultant

**ALAMO COLLEGES**  
DISTRICT SUPPORT OPERATIONS BUILDING  
2222 NORTH ALAMO STREET, SAN ANTONIO, TX 78215  
SCHEMATIC DESIGN PACKAGE



1138 East Commerce Street  
San Antonio, Texas 78205  
210-226-1246



300 East Grayson Street  
San Antonio, Texas 78215  
210-530-0755

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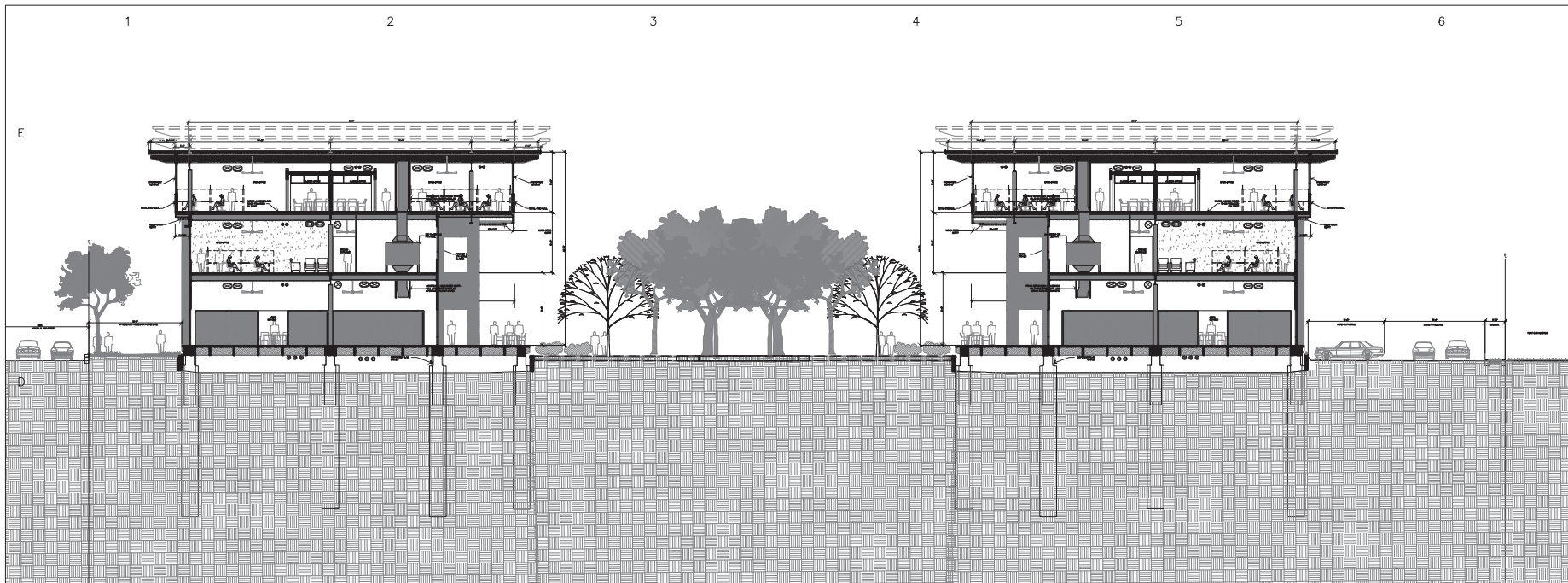
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SCHEMATIC ELEVATIONS

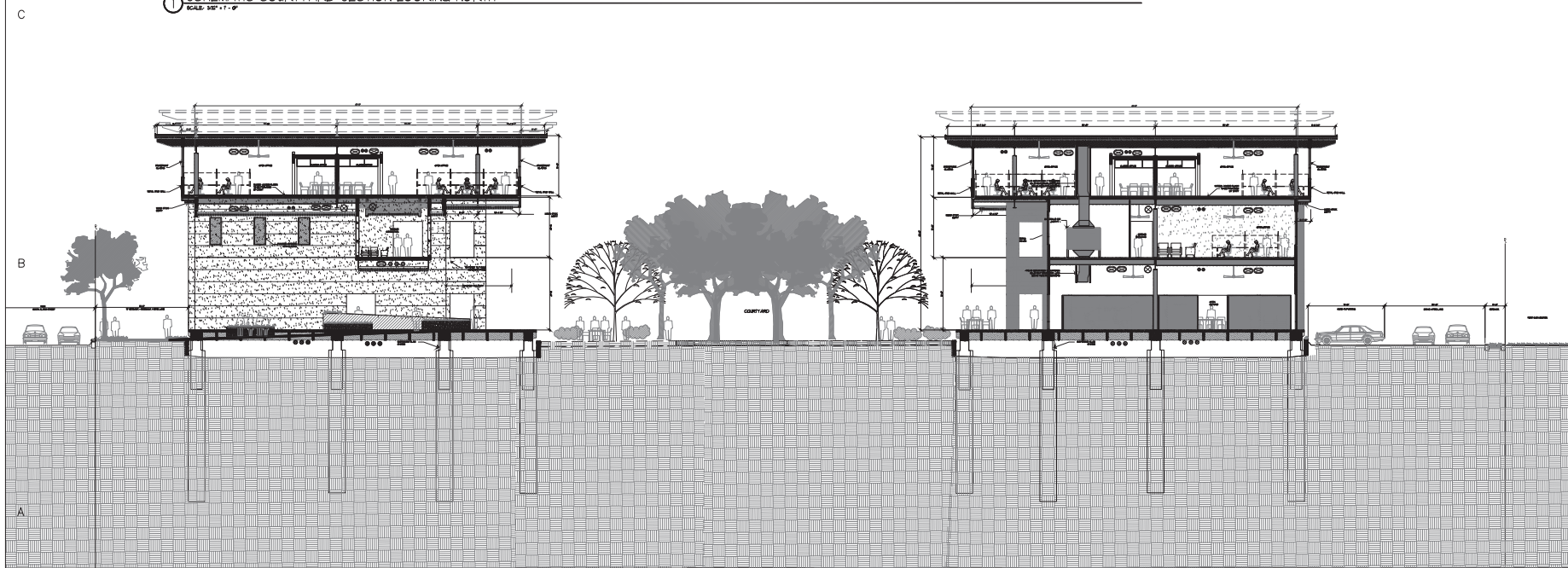
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① SCHEMATIC COURTYARD SECTION LOOKING NORTH  
SCALE: 1/8" = 1'-0"



① SCHEMATIC COURTYARD SECTION THRU BRIDGE CONNECTION  
SCALE: 1/8" = 1'-0"

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SCHEMATIC DESIGN PACKAGE

**FORD**  
ARCHITECT  
1138 East Commerce Street  
San Antonio, Texas 78205  
210-226-1246

**WESTEAST**  
ARCHITECT  
308 East Grayson Street  
San Antonio, Texas 78215  
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SCHEMATIC  
BUILDING SECTION  
THRU COURTYARD

Sheet Number  
**A-606**



