

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-D05
IDENTIFIER: N/A
ADDRESS: 803 North Cherry Street
LEGAL DESCRIPTION: The east irregular 223.34 feet of ARB B, Block 30, NCB 527
ZONING: “D AHOD”
PUBLIC PROPERTY: No
COUNCIL DISTRICT: 2
DISTRICT: Downtown Business District
LANDMARK: No
APPLICANT: James McKnight – Brown & Ortiz, PC;
Ignacio Aliaga – A+B Architecture
OWNER: 803 North Cherry, LLC
TYPE OF WORK: New construction – multi-family and retail mixed use

REQUEST:

The applicant requests a Certificate of Appropriateness to build a new multi-family/retail mixed use development with 149 residential units and two retail spaces. The proposed development is four stories, the first being parking, leasing office, and retail spaces. Signage is not included in this request and will be submitted separately when the development name has been chosen.

This case was originally heard by the HDRC on September 6, 2017, at which time the Commissioners requested a site visit. The site visit was held on September 27th and resulted in the Commissioners requesting a follow-up Design Review Committee meeting with the applicant to discuss potential revisions to the proposed lot and building design. On October 11th, the applicant presented a number of revisions to the DRC, and has since amended the original proposal as follows.

- The original vehicle egress on Cherry Street has been removed; vehicle ingress/egress is now limited to one location on Lamar Street. Removal of the Cherry Street driveway allowed for a small increase in the number of on-site parking spaces.
- The retail component located at the northeast corner of the property has been shifted to have increased frontage along Cherry Street.
- An outdoor seating area has been added to the retail component located at the southwest corner of the property.

APPLICABLE CITATIONS - City of San Antonio Downtown Design Guide:

Required Standards

Chapter 2. Sidewalks and Setbacks

- A.1. Provide a minimum 72” wide continuous pedestrian path of travel.
- A.4. Provide continuous landscaped and hardscaped area, commonly referred to as “parkway,” adjacent to the curb on predominantly non-commercial streets.
- A.7. Trees shall be planted in tree wells within tree grates that are at least 5 feet long and a minimum of 5’ feet wide.

Chapter 3. Ground Floor Treatment

- A.1. Locate active uses along the street façade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.
- A.2. Ground floor retail space shall be provided to a depth of at least 25 feet from the front façade and shall include an average 14'-0" floor-to-ceiling height, with heights above 14 feet being very desirable.
- A.3. The primary entrance to each street-level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street or alley.
- A.5. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for maximum transparency, especially in conjunction with retail and hotel uses. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades
- A.6. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the RiverWalk.
- A.7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.
- B.1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture.

Chapter 4. Parking and Access

- A.1. Locate off-street parking behind or below buildings.
- A.9. Vehicular access shall be from an alley, sidewalk or mid-block on a street.
- A.10. Curb cuts and parking and loading entries into buildings shall be limited to the minimum number required and the minimum width permitted.
- B.1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. Notwithstanding development standards incremental to Section 35-384: Parking Lots as Primary use, this can include heavy-gage metal screen, pre-cast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels.

Chapter 6. On-Site Open Space

Outdoor Amenities. Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.

Outdoor Amenities. Ensure anti-skateboard and anti-graffiti design features, pedestrian-scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks.

Outdoor Amenities. Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.

Chapter 7. Architectural Detail

A.1. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrances shall read differently from retail storefronts, restaurants, and commercial entrances.

C.1. San Antonio has strong sun conditions. Use deep reveals to get shadow lines.

Prohibited Exterior Materials.

1. Imitation stone (fiberglass or plastic);
2. Plywood or decorative exterior plywood;
3. “Lumpy” stucco, CMU;
4. Rough sawn or “natural” (unfinished) wood, EIFS;
5. Used brick with no fired face (salvaged from interior walls);
6. Imitation wood siding;
7. Plastic panels.

D.1. Reinforce a building’s entry with one or more of the following architectural treatments:

- extra-height lobby space;
- distinctive doorways;
- decorative lighting;
- distinctive entry canopy;
- projected or deep recessed entry bay;
- building name and address integrated into the facade;
- artwork integrated into the facade or sidewalk;
- a change in paving material, texture, or color within the property line;
- distinctive landscaping, including plants, water features and seating.

E.1. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (88 percent light transmission).

G.9. Parking and security lights shall not provide spillover to neighboring residential properties.

H.1. Exterior roll-down doors and security grills are not permitted in downtown.

I.1. Ventilation intakes and exhausts shall be located to minimize adverse pedestrian impacts along the sidewalk.

I.4. No light fixture shall be directed at the window of a residential unit either within or adjacent to a project.

Chapter 8. Streetscape Improvements

B.1. Sidewalks shall be paved with a slip resistant surface such as medium broom finish concrete.

B.2. Asphalt is not permitted for public sidewalks in downtown.

C.1. Crosswalks are to be provided at all types of street intersection configurations, including Xs, Ts and Ls.

E.8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit “topping” and “heading.”

- F.1. The street light pole shall be Valmont Tapered 16 Flat Fluting or similar. The pole shall be steel and be between 25 to 32 feet high. Pole base diameter shall be eight (8) inches. The mast arm shall be four (4) to six (6) foot “Windsor” or similar.
- G. Site furniture must be well designed to encourage their use, be able to withstand the elements, and situated in appropriate locations and shaded, clustered in groupings near site features like fountains and in plazas, etc.
- G.1. Site furniture on walkways and sidewalks shall maintain a clear passage for pedestrians and shall be placed to eliminate potential pedestrian and vehicular conflicts.
- G.2. Design the lower portion of the buildings to support human-scaled streetscapes, open spaces and quality pedestrian environments. This can be achieved with fine-grain architectural design and detailing, quality materials, and through the use of human-scaled elements such as landscaping, site furnishings, awnings, and canopies.
- G.3. The following street furnishings are prohibited within the publicly owned portion of the right of way adjacent to streets or the RiverWalk:
 - a. Vending Machines
 - b. Automatic teller machines
 - c. Pay phones
 - d. Photo booths
 - e. Automated machines such as, but not limited to, 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 animals, cartoon or human figure. This does not apply to public art approved by the Public Art Board.

Chapter 11. Sustainable Design

- D.1. All projects must comply with the City’s green building ordinance, Build San Antonio Green (BSAG).

Preferred Guidelines

Chapter 2. Sidewalks and Setbacks

- A.5. In an ideal urban tree canopy, adjacent trees at street maturity generally touch one another. Therefore, typical tree spacing is generally 30 to 50 feet apart, depending upon the tree species.
- A.6. Plant or replant street trees to shade and shelter the pedestrian from sun, rain and traffic, and to improve the quality of the air and storm water runoff.
- A.10. Install streetscape improvements as specified in Chapter 8 - Streetscape Improvements.
- A.11. All sidewalk improvements should be installed and maintained by the adjacent underlying property owners. For example, parkways and tree wells should be planted, irrigated and maintained by the adjacent property owners as described in Chapter 8.

Chapter 3. Ground Floor Treatment

- A.8. Use clear windows and doors to make the pedestrian level façade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.

- A.10. Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible.
- A.13. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.
- B.2. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.
- B.3. Architectural features that reinforce the retail character of the ground floor street and river wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.
- B.5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.
- B.6. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented should not be located within 100 feet of the corner property line or visible from public right of way.

Chapter 4. Parking and Access

- A.3. Except for the minimum ground-level frontage required to access parking and loading areas, no parking or loading should be visible on the ground floor of any building façade that faces a street.
- A.6. Provide on-street parking for visitors and customers.
- A.8. Provide secure bicycle parking space for residential, commercial and institutional building occupants.
- C.5. Where there is no alley and the project includes frontage on a street, parking access should be located mid-block or as far from a street intersection as possible.

Chapter 5. Massing and Street Wall

- A.3. A new building should incorporate design elements that provide a base, middle and a top.
- B.1. Street walls should be located against the back of sidewalk.
- B.3. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
- B.4. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.
- B.5. Vertical breaks should also be taken into account with fenestration, such as columns or bays.

Chapter 6. On-Site Open Space

- 3. At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings.

Outdoor Amenities. On roof terraces, incorporate trees and other plantings in permanent and temporary planters that will provide shade, reduce reflective glare, and add interest to the space. In addition, provide permanent and moveable seating that is placed with consideration to sun and shade, and other factors contributing to human comfort.

Outdoor Amenities. Landscape elements should support an easy transition between indoor and outdoor through spaces, well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc.

Outdoor Amenities. Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature canopy trees should be provided within open spaces, especially along streets and required setbacks.

Outdoor Amenities. Landscape elements should provide scale, texture and color. A rich, coordinated palette of landscape elements that enhances the development site's identity is encouraged.

Outdoor Amenities. Landscaping should be used to screen or divide up blank wall massing. For example, trees and shrubs may be planted in front of a blank wall where there is room or vines may be trained on the wall where space is limited.

Chapter 7. Architectural Detail

- A.2. Avoid continuous massing longer than 150 feet not articulated with shadow relief, projections and recesses. If massing extends beyond this length, it needs to be visibly articulated as several smaller masses using different materials, vertical breaks, such as expressed bay widths, or other architectural elements.
- A.3. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure.
- A.4. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.
- A.5. While blank street wall façades are discouraged, there is usually one side of the building that is less prominent (often times called "back of house").
- B.1. Employ a different architectural treatment on the ground floor façade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
- B.2. Vertically articulate the street wall façade, establishing different treatment for the building's base, middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
- B.3. Provide an identifiable break between the building's ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.
- B.5. On façades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest.
- C.2. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.
- C.3. Use especially durable materials on ground floor façades.
- C.4. Generally, stucco is not desirable on the ground floor as it is not particularly durable.

- C.5. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guide the built results.
- C.6. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements and not appear as surface pastiche.
- C.8. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.
- C.10. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
- C.11. Value-added materials, such as stone should be placed at the base of the building, especially at the first-floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.
- C.12. Corner buildings at prominent intersections require a higher standard of articulation, detailing, and architectural treatment than other buildings within the middle of the block.
- D. 2. The primary entrance of all buildings will be off the public sidewalk as seen in Figure 7.7 and not from a parking area.
- D.3. Strong colors should emphasize architectural details and entrances.
- D.4. Deep recessed entries into the building are encouraged.
- E.2. Window placement, size, material and style should help define a building's architectural style and integrity.
- E.3. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plant-ons around the window.
- E.4. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
- E.5. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor.
- F.1. Ground-floor window and door glazing should be transparent and non-reflective.
- F.2. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
- F.3. A limited amount of translucent glazing at the ground floor may be used to provide privacy.
- G.1. Light fixtures less than 16 feet in height are considered pedestrian scale.
- G.2. All exterior lighting (building and landscape) should be integrated with the building design, create a sense of safety, encourage pedestrian activity after dark, and support Downtown's vital nightlife.
- G.3. Each project should develop a system or family of lighting layers that contribute to the night-time experience, including facade uplighting, sign and display window illumination, landscape, and streetscape lighting.
- G.4. Architectural lighting should relate to the pedestrian and accentuate major architectural features.

- G.5. Landscape lighting should be of a character and scale that relates to the pedestrian and highlights special landscape features.
- G.6. Exterior lighting should be shielded to reduce glare and eliminate light being cast into the night sky.
- G.7. In parking lots, a higher foot candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.
- G.8. Pedestrian-scale light fixtures should be of durable and vandal resistant materials and construction.
- G.10. Integrate security lighting into the architectural and landscape lighting system. Security lighting should not be distinguishable from the project's overall lighting system.

Chapter 8. Streetscape Improvements

- A.3. All streets on which residential or commercial development is located are "pedestrian- oriented streets" and should be designed and improved accordingly.
- B.3. Permeable paving sidewalks are encouraged.
- D.2. Reinforce a building's entry with a change in paving material.
- D.3. Paving surfaces must be chosen for easy rollability.
- E.1. An owner should agree to maintain street trees so that the pedestrian light fixtures are accessible for maintenance purposes.
- E.2. Tree spacing and placement must be coordinated with street light placement. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.
- E.4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.
- E.7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.
- E.10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer's specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.
- F.2. In other locations, pedestrian street light should be attached to each existing roadway light and a matching pedestrian light fixture specified by the City should be installed approximately equidistant between the roadway lights. Pedestrian light spacing must be carefully coordinated with street tree planting in order to meet light spacing requirements and maintain the required tree spacing. An alternative street lighting pattern may be approved by the HDRC.
- F.4. All street light or pedestrian light should have a Color Rendering Index of 80 or higher.
- F.6. Lighting fixtures should be designed to complement the architecture of the project and improve visual identification of residences and businesses.
- F.7. Pedestrian street lights may be set back from the curb on wide sidewalks installed on private property as follows:
 - Where sidewalks are wide, the pedestrian lights may be set back between the clear path of travel and the commercial activity zone adjacent to the building.

- Where the building is set back from the sidewalk, the pedestrian street lights may be installed directly adjacent to the front property line.
- All light sources should provide a warm white light. Care should be given to not overly illuminate the sidewalk thereby ruining the pedestrian ambiance.
- All lighting systems should be cut-off, so as not to “spillover” light into adjacent buildings.

H.1. Utility service to each building should be provided underground. If undergrounding utilities is not possible, install metal power poles at a consistent spacing that are located in bulb-outs to maintain an unobstructed sidewalk.

Chapter 11. Sustainable Design

- A.1. Support walkability through sensitive design of the site, building and streetscape.
- A.2. Since all of Downtown San Antonio is within walking distance of transit stops, design all projects as Transit-Oriented Developments (TODs) that encourage residents, tenants and visitors to use transit.
- A.3. Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.
- A.4. New infill construction buildings should be certified as Green Buildings by LEED or other ratings systems.
- B.1. Design sidewalks, including street trees, parkways, tree wells and paving, to collect storm water runoff, thereby contributing to sustainable Green Streets and enhancing the value of the project.
- C.1. Incorporate on-site landscape elements that reduce energy use and enhance livability.
- C.3. All new development should support a coordinated and comprehensive storm water management system strategy through the utilization of Low Impact Development (LID).
- D.4. Integrate LID to include: roof water collection and reuse, cisterns, green roofs, living machines, inlet devices, deep mulching, structural soils, sand and organic and peat filters, bioretention and bioretention, meadow and pocket and gravel and shallow marsh wetlands, subsurface detention, filter-vertical recovery structures, rain gardens, biofiltration, depressed parking lot islands, permeable concrete, open joint terrace and walk system, and green canopies.

Chapter 12. Public Art

- B.2. Artwork in privately owned developments should be fully integrated into the development’s design, in the most accessible and visible locations. In addition to publicly accessible exterior locations, enclosed lobbies and roof top gardens are considered appropriate locations.

FINDINGS:

The proposed development and design meet the purpose and intent of the **Downtown Design Guide** required standards and encouraged guidelines.

RECOMMENDATION:

Staff recommends approval as submitted, as shown in the attached Exhibit Package (**Exhibits A-P**).

CASE MANAGER:

Micah Diaz, Planning Coordinator, Planning Department

Zoning and Location Exhibit: 2017-D05





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 10.11.2017

HDRC Case# 2017.005

ADDRESS: 803 N. CHERRY ST.

Meeting Location: 1901 S. ALAMO

APPLICANT: IGNACIO ALIAGA, MITCH MEYER, JAMES MCKNIGHT, SEAN MORRE, HECTOR MARTINE

DRC Members present: EDWARD A. GARCIA, DANIEL LAZARINE, JOEL GARCIA

Staff present: MICAH DIAZ, CORY EDWARDS

Others present: MARIA NELSON

REQUEST: Construction of multi-family & retail mixed use development

COMMENTS/CONCERNS: JG: LOCATION OF PARKING DOESN'T MEET DDG STANDARD.

JM: CHANGES PROPOSED INCLUDE MOVING RETAIL COMPONENT TO FACE CHERRY, REMOVAL OF EGRESS ALONG CHERRY, ADDED 12 PKG SPACES

JG: "MIXED USE" IMPLIES ACTIVE STREET FRONT

DL: REAR RETAIL DOESN'T ACTIVATE STREET FRONTAGE; SHOULD BE MORE OBVIOUSLY INTEGRATED W/ PUBLIC ACCESS & USES

MN: WILL REMOVED RETAIL ALONG LAMAR BE REPLACED W/

GREEN SCREEN? JA: RETAIL STOREFRONT WINDOWS WILL BE KEPT

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

Oct 11, 2017
Date

JG: 1ST FLOOR HEIGHT ABOVE GRADE? IA: 14-16 FT

DL: MORE COMFORTABLE W/ THE PROPOSED SCALE AT CORNER OF CHERRY & LAMAR (RETAIL COMPONENT).

EG: EXHIBITS SHOULD SHOW MORE VIEWS & PERSPECTIVES TO & FROM THE BUILDING & SURROUNDING USES. SHOW PUBLIC ACCESS TO RETAIL SPACES.

DL: INCLUDE EXHIBIT SHOWING ACTIVE REPRESENTATION OF REAR RETAIL SPACE & INTERACTION W/ HAYS STREET BRIDGE.



VICINITY MAP



2017-D05: 803 N Cherry St. Exhibit A



ENTRANCE



2017-D05: 803 N Cherry St. Exhibit B

ACCESS THROUGH PEDESTRIAN PASSE

RETAIL 1,003 SF 14'-0" HIGH MIN.

DOG PARK

BICYCLE PARKING

BICYCLE PARKING

GARBAGE DUMPSTERS

LOADING DOCK

CHASE

MECHANICAL 2,800 SF 14'-0" HIGH MIN.

RETAIL 1,809 SF 14'-0" HIGH MIN.

THIS PARCEL IS NOT INCLUDED IN THIS PROPOSAL. IT IS BEING PLATTED AS A SEPARATE LOT, AND WILL BE BROUGHT FORTH AS ITS OWN SEPARATE PROJECT.

HAYS ST.

N CHERRY ST

POINT OF BEGINNING

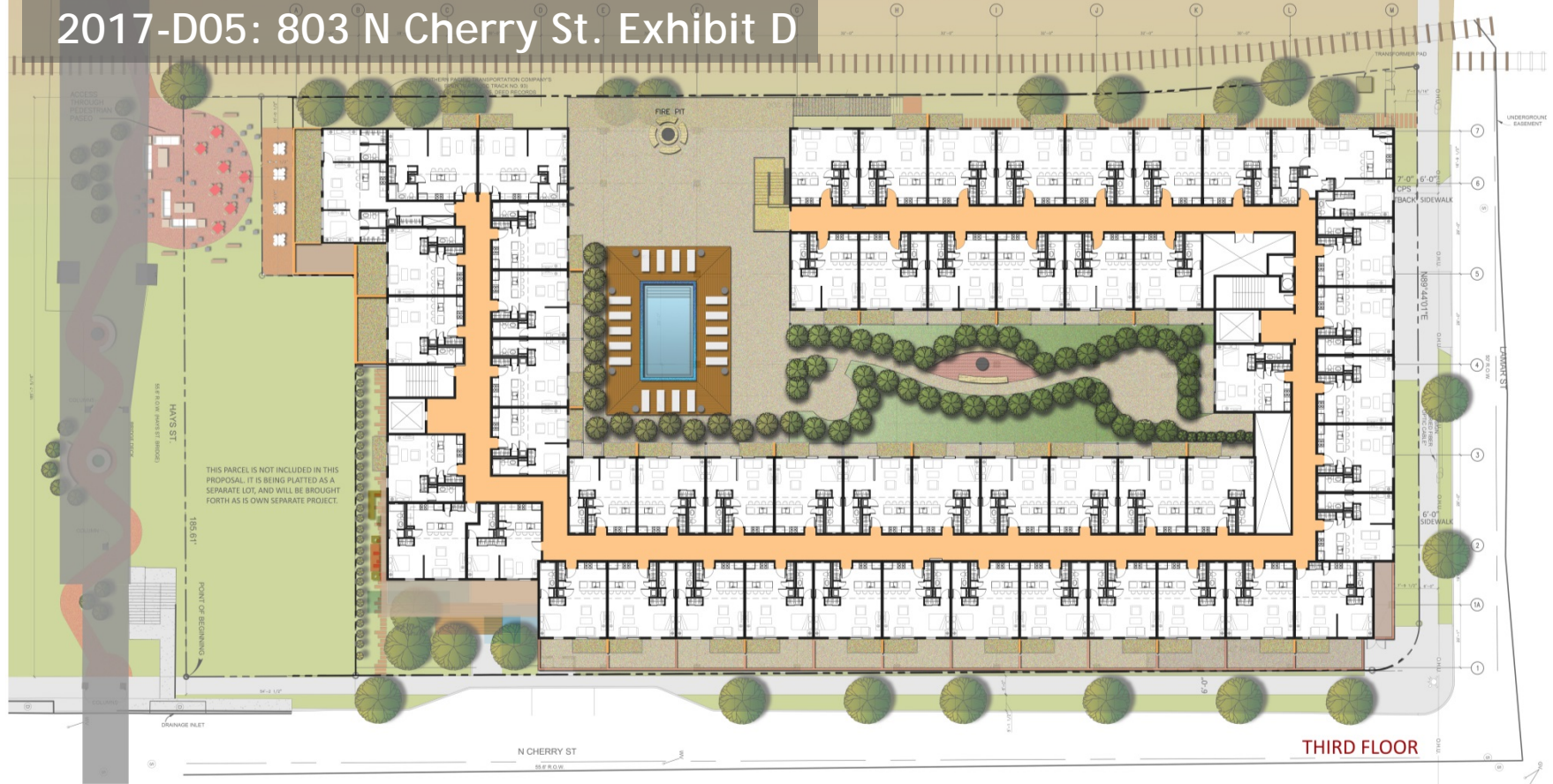
UNDERGROUND BASEMENT



2017-D05: 803 N Cherry St. Exhibit C



2017-D05: 803 N Cherry St. Exhibit D



[illegible]



MATERIAL SELECTION

- 1 - D'HANIS BRICK
- 2 - 3/4" STUCCO
- 3 - TILE
- 4 - EXPOSED STEEL ANGLE (painted)
- 5 - VINYL WINDOWS
- 6 - STOREFRONT
- 7 - HEAVY GAGE SCREEN WITH LIVE GREEN WALL
- 8 - STANDING SEAM METAL CANOPY ABOVE EACH BALCONY

EAST ELEVATION - N. CHERRY ST.



WEST ELEVATION



NORTH ELEVATION - LAMAR ST.



SOUTH ELEVATION

EXTERIOR ELEVATIONS

THE BRIDGE
803 N. CHERRY ST
SAN ANTONIO, TX 78202

LOOPY LIMITED
Common Sense Real Estate

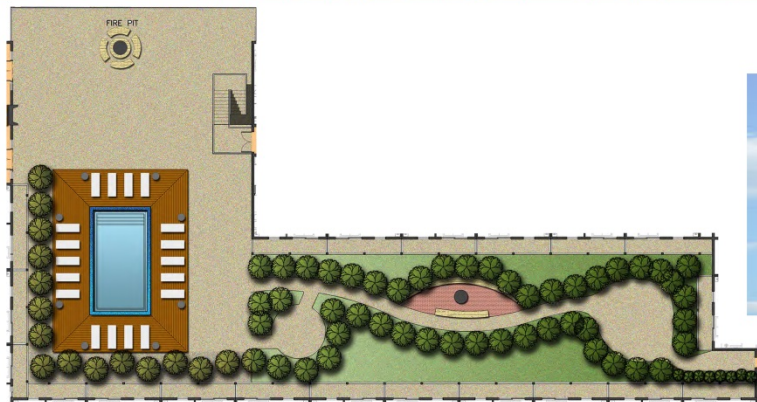
ab
rchitecture & design
(210) 846-5508



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

COURTYARD ELEVATIONS

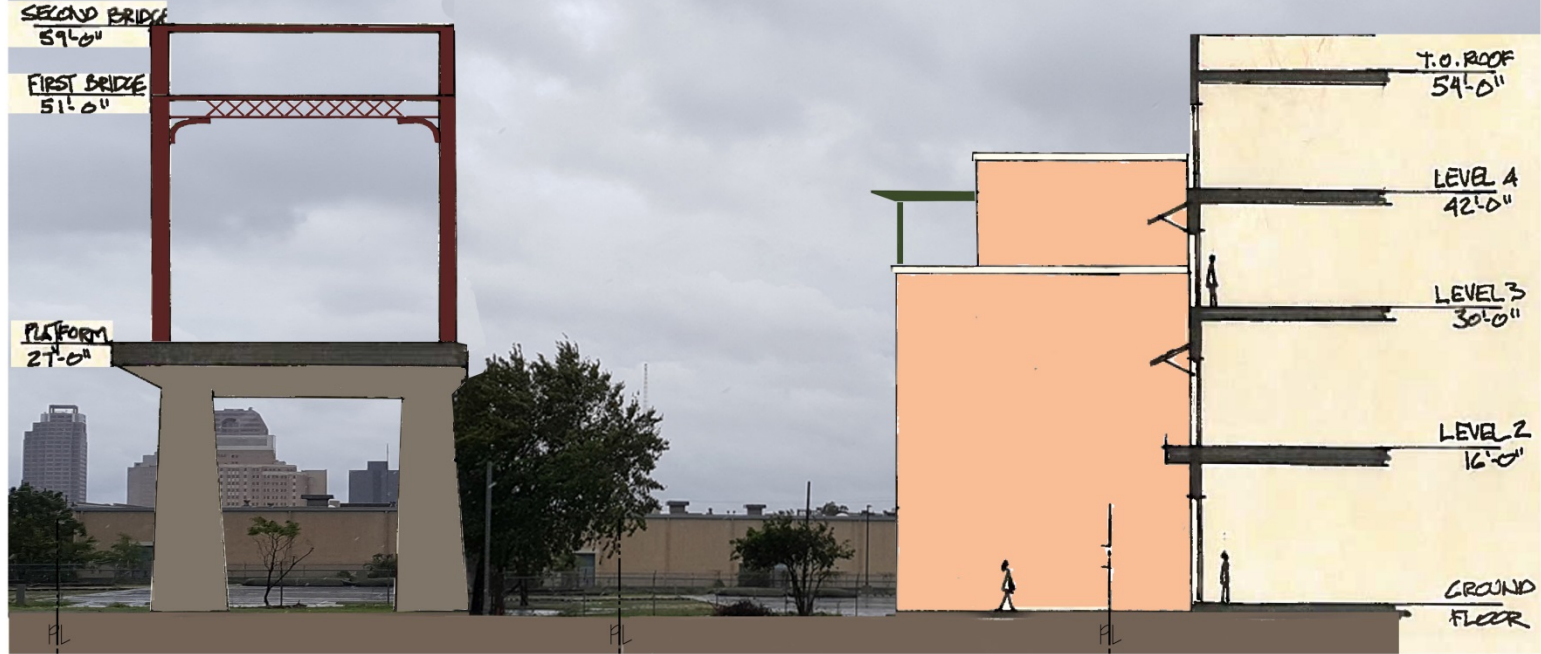


THE BRIDGE
803 N. CHERRY ST
SAN ANTONIO, TX 78202

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Common Sense Real Estate

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2017-D05: 803 N Cherry St. Exhibit H



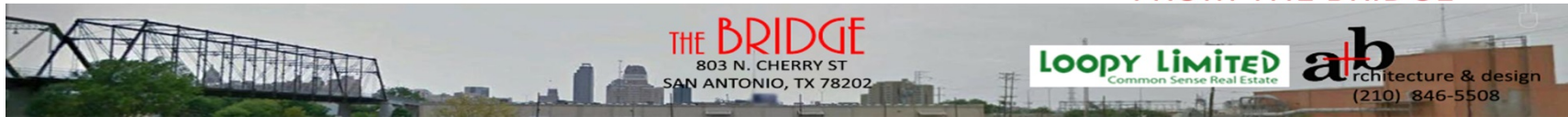
SECTION



2017-D05: 803 N Cherry St. Exhibit I



FROM THE BRIDGE



THE BRIDGE
803 N. CHERRY ST
SAN ANTONIO, TX 78202

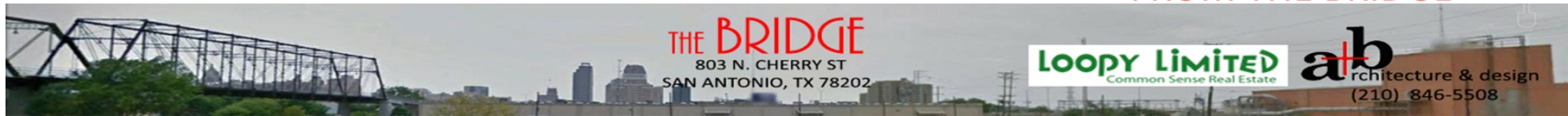
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Common Sense Real Estate

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(210) 846-5508

2017-D05: 803 N Cherry St. Exhibit J



FROM THE BRIDGE



THE BRIDGE
803 N. CHERRY ST
SAN ANTONIO, TX 78202

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Common Sense Real Estate

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2017-D05: 803 N Cherry St. Exhibit K



N. CHERRY ST. & LAMAR ST. CORNER



THE BRIDGE
803 N. CHERRY ST
SAN ANTONIO, TX 78202

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Common Sense Real Estate

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2017-D05: 803 N Cherry St. Exhibit L



803 N. CHERRY STREET

THE BRIDGE
803 N. CHERRY ST
SAN ANTONIO, TX 78202

LOOPY LIMITED
Common Sense Real Estate

ab
rchitecture & design
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2017-D05: 803 N Cherry St. Exhibit M



803 N. CHERRY STREET

THE BRIDGE
803 N. CHERRY ST
SAN ANTONIO, TX 78202

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Common Sense Real Estate

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2017-D05: 803 N Cherry St. Exhibit N



THE BRIDGE
803 N. CHERRY ST
SAN ANTONIO, TX 78202

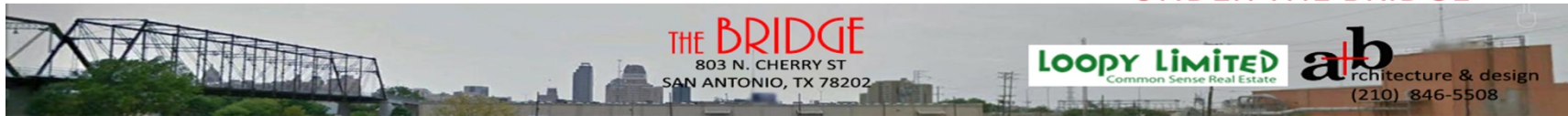
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2017-D05: 803 N Cherry St. Exhibit O



UNDER THE BRIDGE



2017-D05: 803 N Cherry St. Exhibit P



COURTYARD



THE BRIDGE
803 N. CHERRY ST
SAN ANTONIO, TX 78202

LOOPY Limited
Common Sense Real Estate

ab
architecture & design
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