

HISTORIC AND DESIGN REVIEW COMMISSION

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;
GRG Architecture
OWNER: 803 North Cherry, LLC (Mitch Meyer)
TYPE OF WORK: New construction – multi-family, live/work, and retail mixed use

REQUEST:

The applicant requests a Certificate of Appropriateness to build a new multi-family/retail mixed use development with 141 residential units, 6 live/work units, and two retail spaces. The proposed development is five stories, the first being parking, leasing office, retail spaces, and live/work units. The four upper floors consist of residential units and amenities. The proposal also includes a small public park/open space directly adjacent to the Hays Street Bridge. Signage is not included in this request and will be submitted separately when the development name has been chosen.

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.

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.
- C. 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.3. 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.4. 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 included in the design proposal

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.*

- B.1. Adjacent to retail, the setback, if any, should be used primarily for sidewalk widening and may be used for outdoor dining and other commercial activities.*
- B.2. Variations in the setback are encouraged to respond to building type and function in order to create visual interest.*

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.11. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.*
- A.12. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.*
- 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 streetwall.*

Chapter 4. Parking and Access

- A.2. Parking areas should be integrated into the project it serves. Public parking may be either freestanding structure, shared parking, or integrated into a project, provided it is clearly signed as public parking.*
- 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.*
- B.4. Treat the ground floor along active pedestrian oriented public streets as specified in Chapter 3: to provide active ground floor uses along the street frontage of the garage; on*

all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk. Additional treatments such as “live” green walls similar to a chia pet provides for a more aesthetic and pleasing facade.

- B.7. Interior garage lighting should not produce glaring sources towards adjacent residential units while providing safe and adequate lighting levels per code.*
- 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.1. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than 100 feet in length. Provide a passageway at least every 20 feet wide between buildings. Consider dividing a larger building into “modules” that are similar in scale.*
- 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.2. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.*
- 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

- 1. Open space should be:*
 - Located at the ground level;*
 - Open to the public during daylight hours and it should be clear that all are encouraged to take advantage of the space – that they are not a private amenity, but rather a public one;*
 - At least 500 square feet in size;*
 - Lined with ground floor spaces designed for retail, especially restaurants that include outdoor dining, and/or cultural uses, along at least 20 percent of its frontage.*
- 3. At least 25 percent of the required trees should be canopy trees that shade open spaces, sidewalks and buildings.*

Outdoor Amenities. Furniture and fixtures should be selected with regard to maintenance considerations. Ample seating in both shaded and sunny locations should be provided in the plaza areas. Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings. Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However, they should be moveable.

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.

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.*
- 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.7. *Layering can also be achieved through extension of two adjacent building planes that are extended from the primary façade to provide a modern sculptural composition.*
- 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.*
- 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.*

- 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.*
- I.2. *Mechanical equipment should be either screened from public view or the equipment itself should be integrated with the architectural design of the building.*

Chapter 8. Streetscape Improvements

- A.2. *The shared use of the public right of way is not only for moving vehicles, but equally as 1) the front door to businesses which provide an economic and fiscal foundation of the City and 2) outdoor open space for residents and workers.*
- A.3. *All streets on which residential or commercial development is located are "pedestrian-oriented streets" and should be designed and improved accordingly.*
- D.3. *Paving surfaces must be chosen for easy rollability.*
- 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.6. *On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.*

- 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.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.*
- G.5. *Bicycle racks (e.g., "loop rack" and "ribbon bar") should be selected that are durable and consistent with other streetscape furnishings.*
- G.6. *Street furnishings should be made of metal, stone, cast stone, hand sculpted concrete, or solid surfacing material, such as Corian or Surell. Recycled plastic will be considered on a case by case basis.*
- G.7. *Benches, in particular, should be placed with careful consideration of their relationship to surrounding buildings and businesses. Benches placed perpendicular to the street are often best, as the sitter is neither staring at one storefront nor at passing traffic or sides of parked cars.*
- 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.*
- H.3. *Light poles should be separate from power poles.*

Chapter 11. Sustainable Design

- A.3. *Orient projects to provide convenient access to the nearest transit options (bus, streetcar, trolley, bicycle), wherever possible.*
- C.1. *Incorporate on-site landscape elements that reduce energy use and enhance livability.*

FINDINGS:

The proposed design meets the purpose and intent of the **Downtown Design Guide** required standards and encouraged guidelines:

- 1) **SIDEWALKS AND SETBACKS** – The proposal provides adequate pedestrian spaces, sidewalk widths, and street tree spacing requirements.
- 2) **GROUND FLOOR TREATMENT** – The proposal includes an active edge along Cherry Street that incorporates a predominately glass façade, multiple pedestrian points of entry, and canopies.
- 3) **PARKING AND ACCESS** – The proposal incorporates off street parking that is tucked within the development, located partially below grade, and limits vehicular access and curb cuts.
- 4) **ON-SITE OPEN SPACE** – The proposal incorporates outdoor public space with amenities, furnishings, and landscaping.
- 5) **ARCHITECTURAL DETAIL** – The architectural design is consistent with the Downtown Design Guide in terms of building entrances, façade arrangement, exterior materials, fenestrations, lighting design, and mechanical systems.
- 6) **STREETSCAPE IMPROVEMENTS** – The proposal incorporates adequate street lighting, furnishings, and paving surfaces.
- 7) **SUSTAINABLE DESIGN** – The applicant has expressed commitment to best practices in coordination with Build San Antonio Green.

RECOMMENDATION:

Staff recommends approval, as shown in the attached Exhibit Package (**Exhibits A-AH**), with the following stipulations:

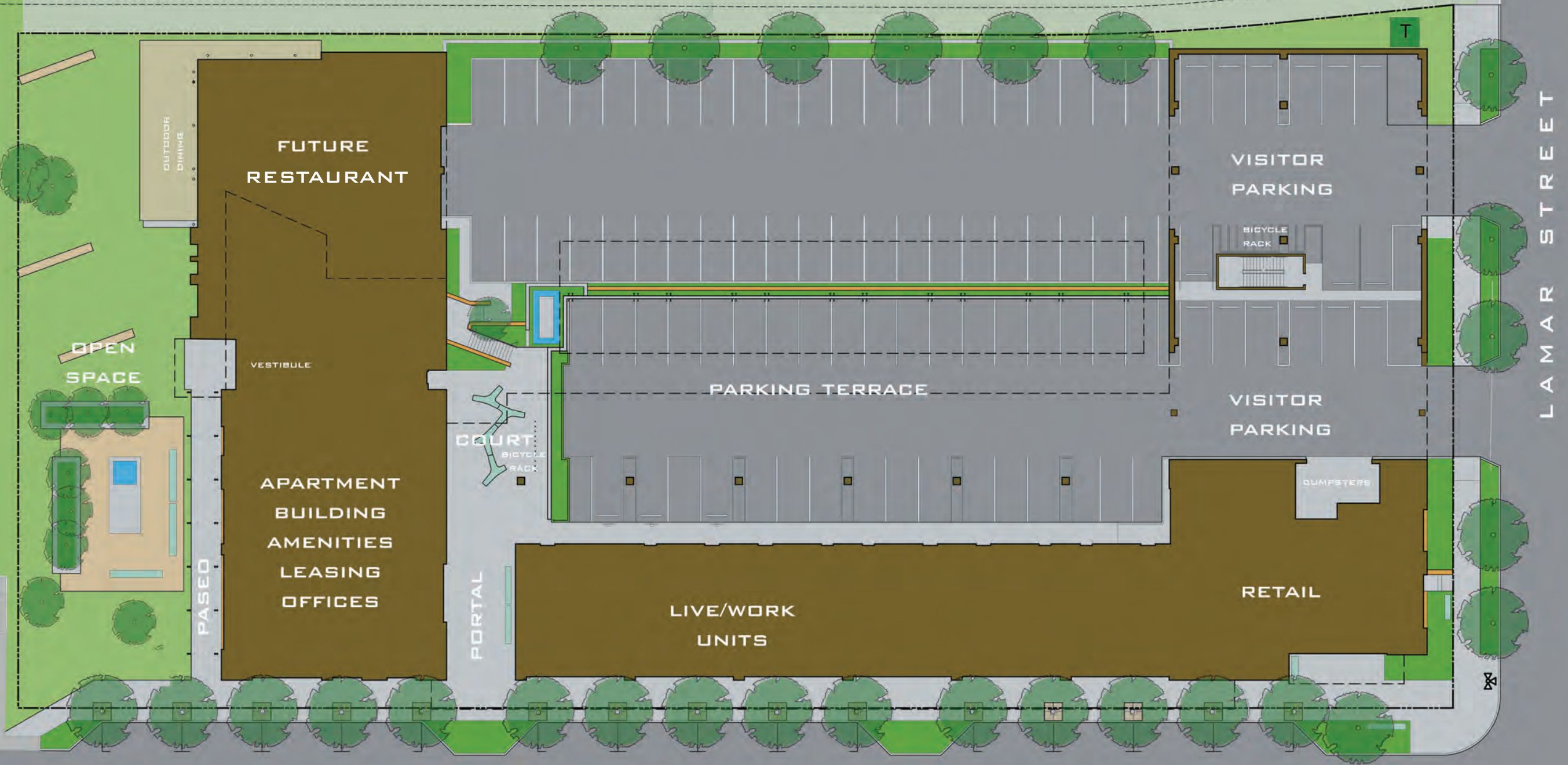
1. That all lighting, including parking and security lighting, feature hoods and be directed to avoid spillover into neighboring residential properties.
2. That selected window specifications be provided to staff. Staff does not recommend white vinyl windows. An aluminum-clad window with a darker color is most appropriate.
3. That details regarding location of ventilation and mechanical systems be provided to staff. All un-desirable equipment must be screened or located to service areas positioned away from public view.
4. That the roof plan be further developed to include mechanical appurtenances and provided to staff. Any roof-mounted equipment that is visible from the right of way including the Hays Street Bridge must be screened from public view.

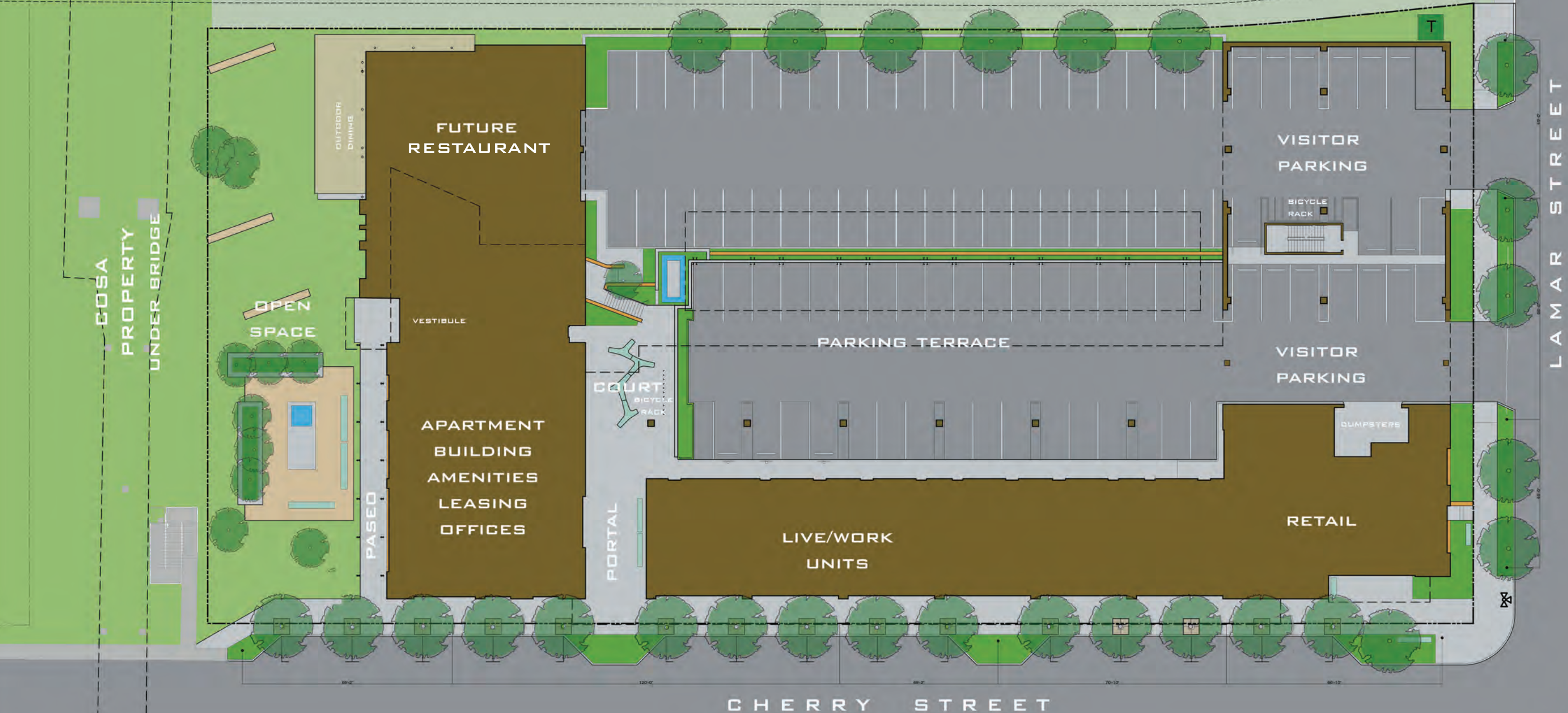
CASE MANAGER:

Micah Diaz, Planning Coordinator, Planning Department

ADJACENT PROPERTY
UNDER SEPARATE OWNERSHIP

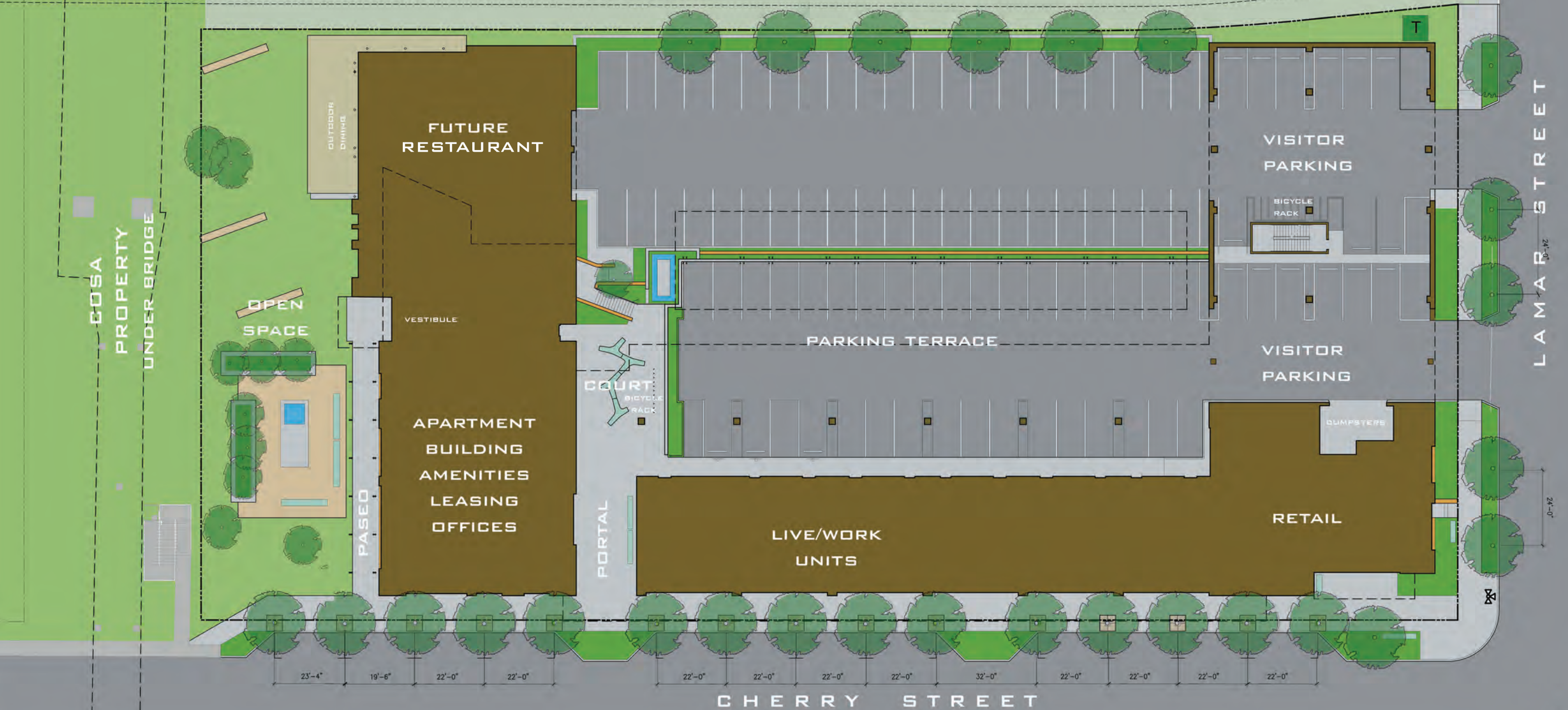
SITE PLAN





STREET LIGHT SPACING

2017-D05: Exhibit C



STREET TREES

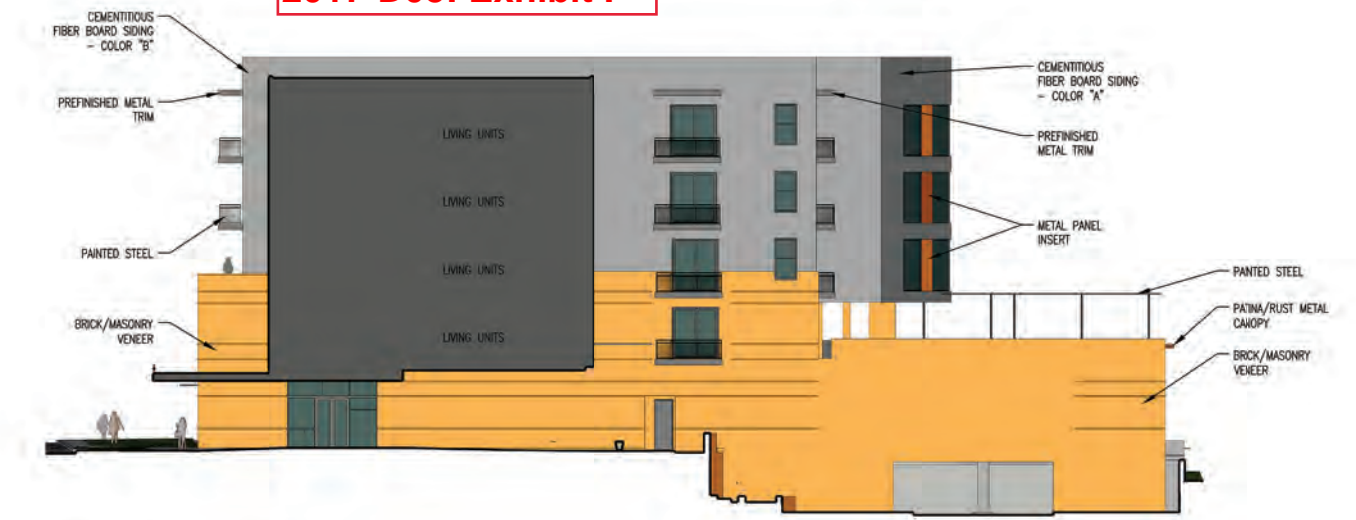




PUBLIC ENTRANCES

19
ENTRIES

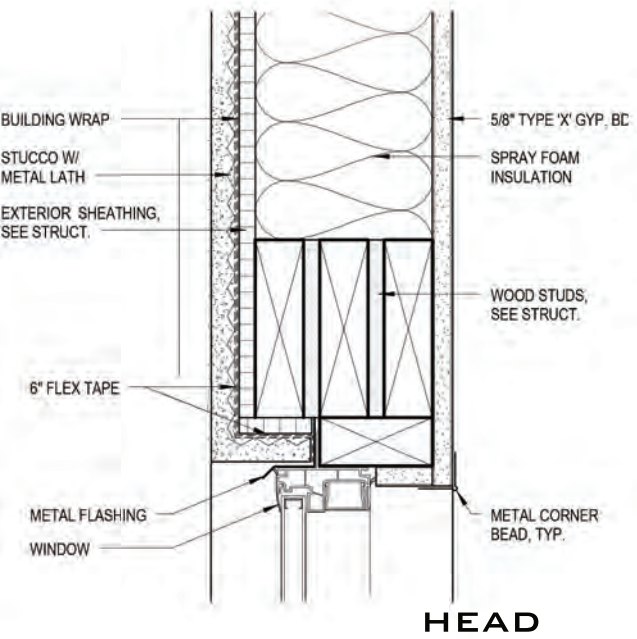




1 BUILDING SECTION - NORTH
SCALE: 1/16"=1'-0"



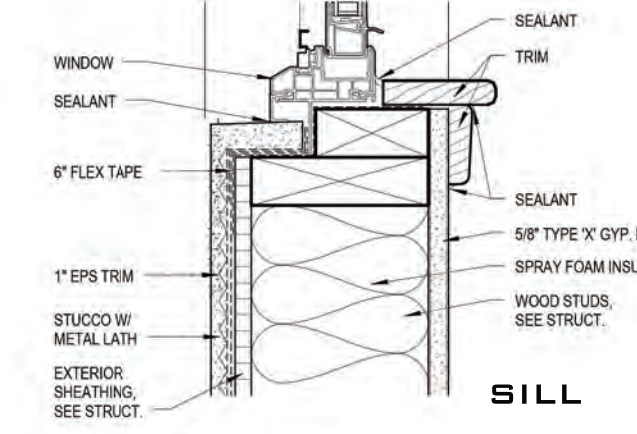
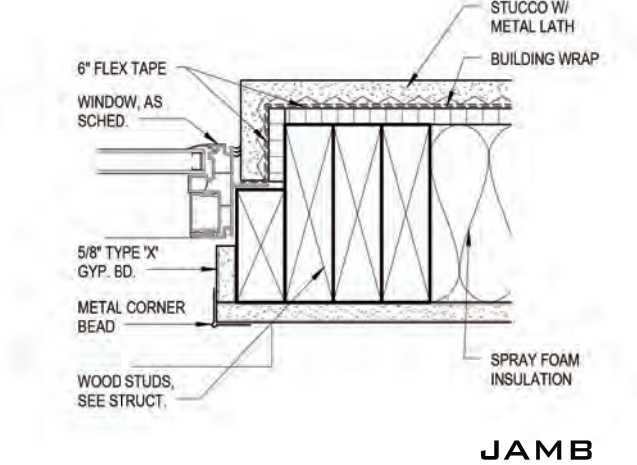
3 SIDEWALK SECTION (CHERRY ST.)
SCALE: 1/4"=1'-0"



2 BUILDING SECTION - SOUTH
SCALE: 1/16"=1'-0"



4 SIDEWALK SECTION (LAMAR ST.)
SCALE: 1/4"=1'-0"



TYPICAL WINDOW SECTIONS

Consultant

Revisions:

803 N. Cherry - Bridge Apartments

803 N. Cherry, San Antonio, Texas 78202

Page Description
OVERALL
ARCHITECTURAL SITE
PLAN

NOTE: THESE DRAWINGS AND ACCOMPANYING
SPECIFICATIONS ARE TO BE AN INSTRUMENT OF
SERVICE AND SHALL REMAIN THE PROPERTY OF
THE ARCHITECT. THEY ARE NOT TO BE USED
ON OTHER PROJECTS OR EXTENSIONS OF THIS
PROJECT EXCEPT BY AGREEMENT IN WRITING
AND WITH APPROPRIATE COMPENSATION TO THE
ARCHITECT. DO NOT SCALE DRAWINGS.

Drawn By: STAFF

Checked By: EG

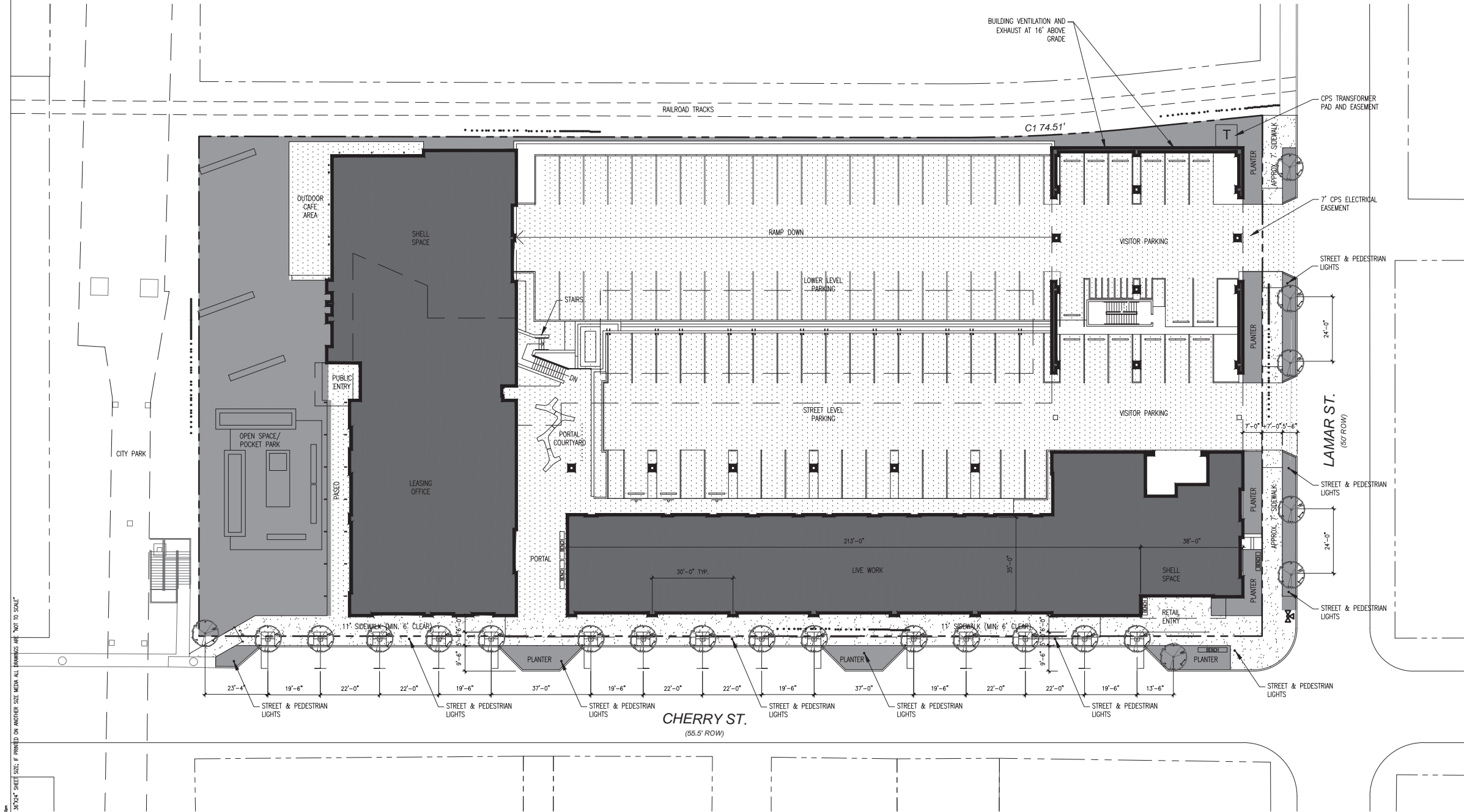
Project No. 18-107

Date: 16 Feb 2018

Page:

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- NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION -



PARKING DATA

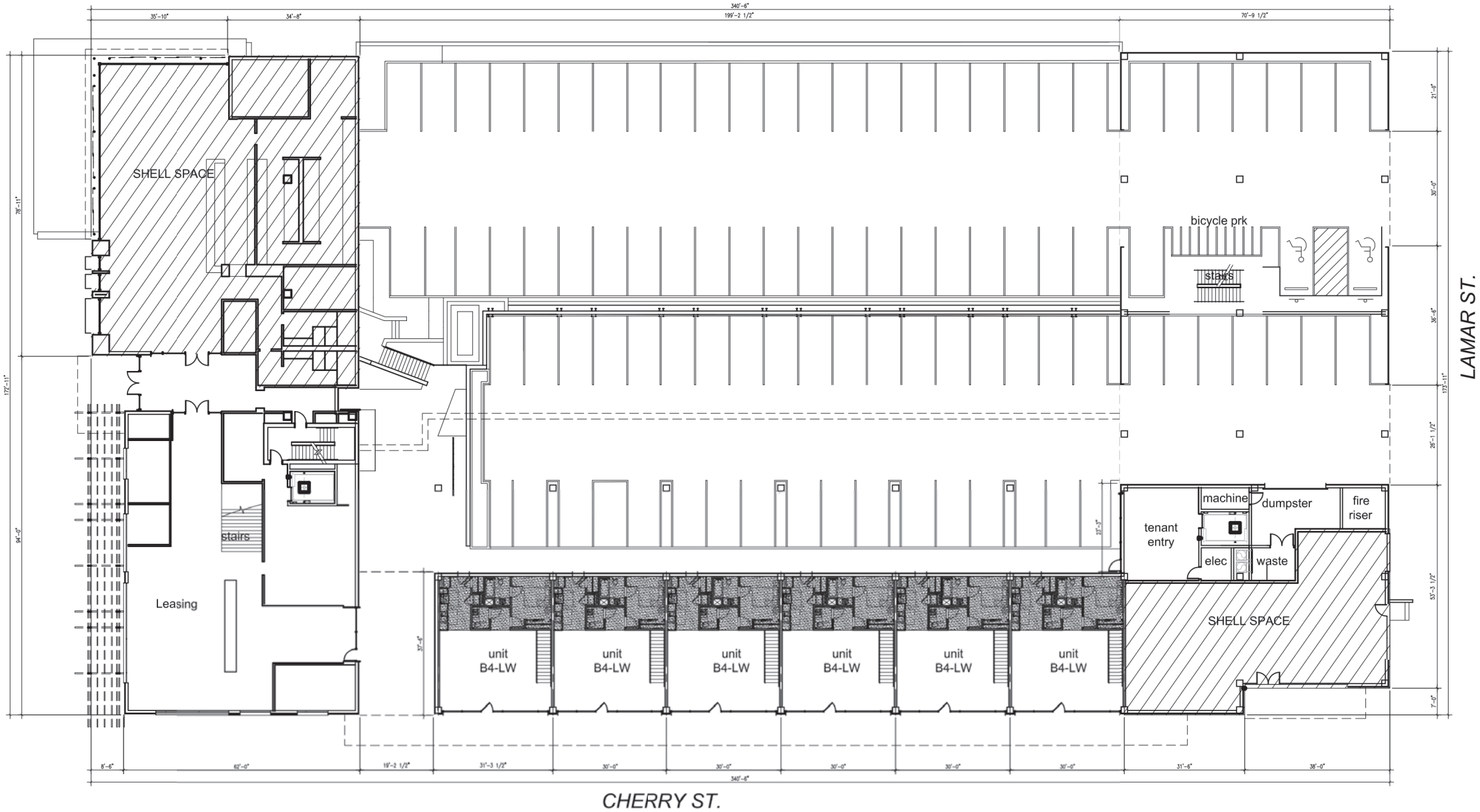
| | |
|------------------|------------|
| ADA PARKING | 5 SPACES |
| STANDARD PARKING | 113 SPACES |
| PARALLEL PARKING | 9 SPACES |
| TOTAL PARKING | 127 SPACES |

SITE GENERAL NOTES

- REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL COORDINATE INSPECTIONS (IF REQUIRED) BY STATE AND LOCAL AGENCIES AND MEET ANY APPLICABLE CODE FOR THE INTERIOR FINISH OUT RENOVATION PROJECT. NOTIFY ARCHITECT AND OWNER THROUGHOUT THE PROCESS.
- ALL WORK SHALL BE SCHEDULED IN A MANNER TO MAINTAIN THE CONTINUOUS USE OF ADJACENT SPACES.
- ALL CONSTRUCTION DEBRIS AND MATERIALS SHALL BE REMOVED WITH MINIMAL DISTURBANCE. COORDINATE DEBRIS REMOVAL AND DISPOSAL WITH THE OWNER'S REPRESENTATIVE. ENSURE EXISTING FLOORS, WALLS, CEILING, ETC. ARE PROTECTED DURING THE PROCESS.
- MAINTAIN A CLEAN AND SAFE WORK ENVIRONMENT AND ENSURE PUBLIC AREAS ARE FREE OF DEBRIS. PROPERLY DISPOSE OF ALL MATERIALS.

SITE SYMBOLS LEGEND

- BUILDING
- LANDSCAPE
- CONCRETE DRIVE/PARKING
- CONCRETE SIDEWALK
- PROPERTY LINE



1 OVERALL FIRST LEVEL BUILDING PLAN
SCALE: 1/16"=1'-0"



118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

Architect
DOCUMENTS INCOMPLETE:
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

Consultant

Revisions:

803 N. Cherry - Bridge Apartments
803 N. Cherry, San Antonio, Texas 78202

Page Description
OVERALL FIRST LEVEL
PLAN

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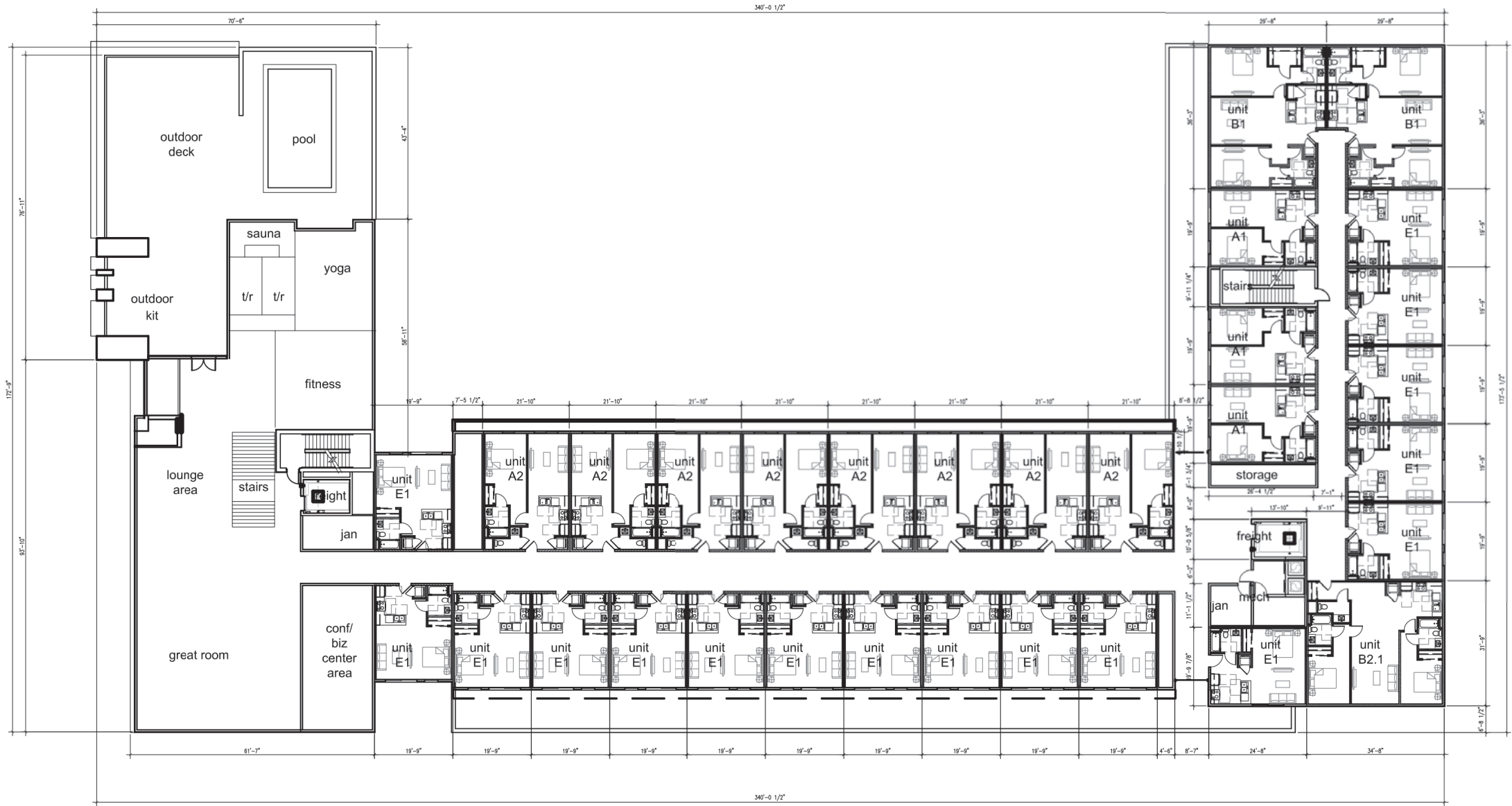
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A3.02

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1 OVERALL SECOND LEVEL BUILDING PLAN
SCALE: 1/16"=1'-0"

Consultant

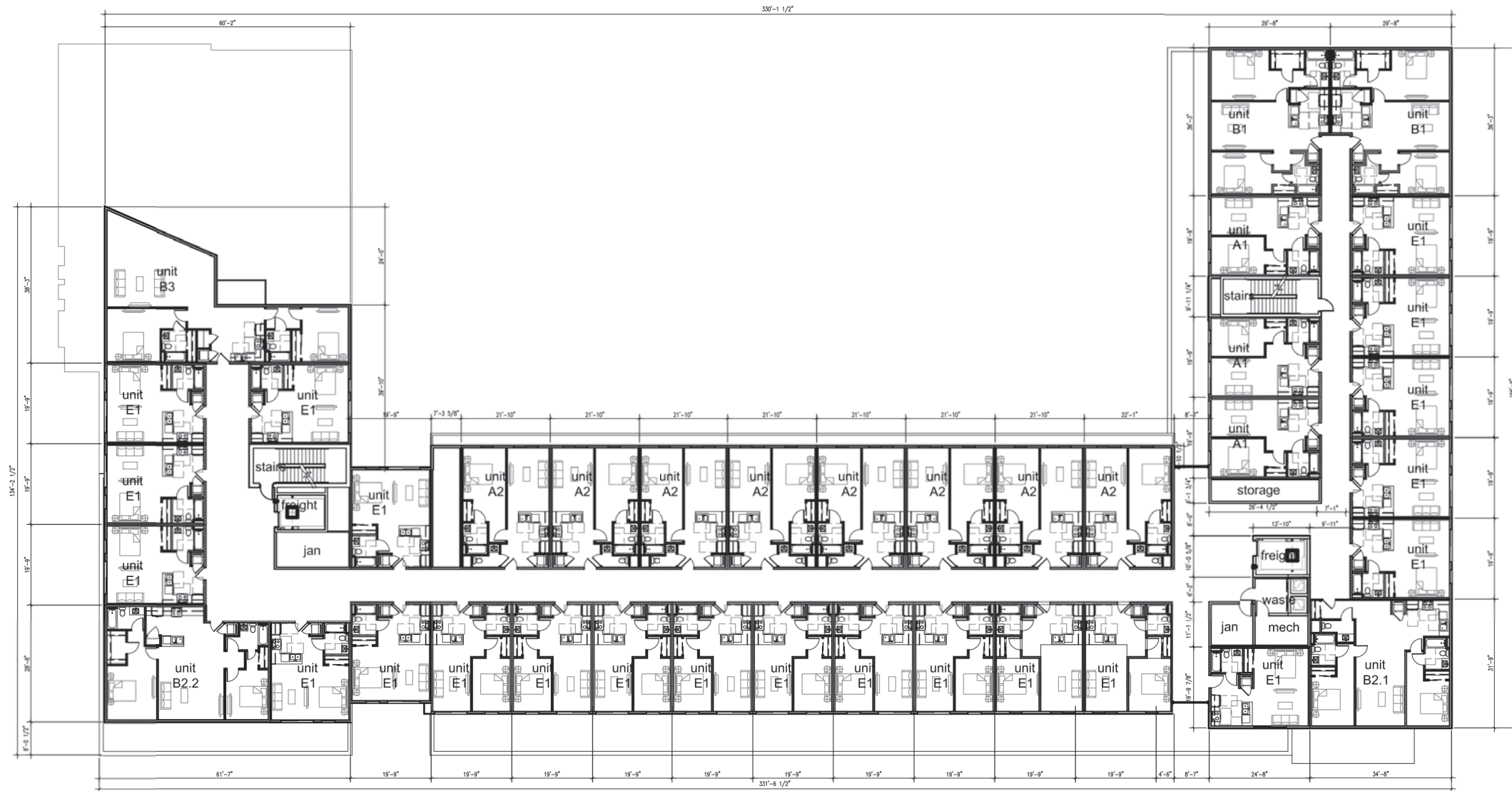
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Page Description
OVERALL FIRST LEVEL
PLAN

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1 OVERALL THIRD LEVEL BUILDING PLAN
SCALE: 1/16"=1'-0"

NOTE: ORIGINAL DRAWINGS ARRANGED FOR 30"x24" SHEET SIZE; IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE"

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Page Description
OVERALL THIRD LEVEL
PLAN

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Checked By: E

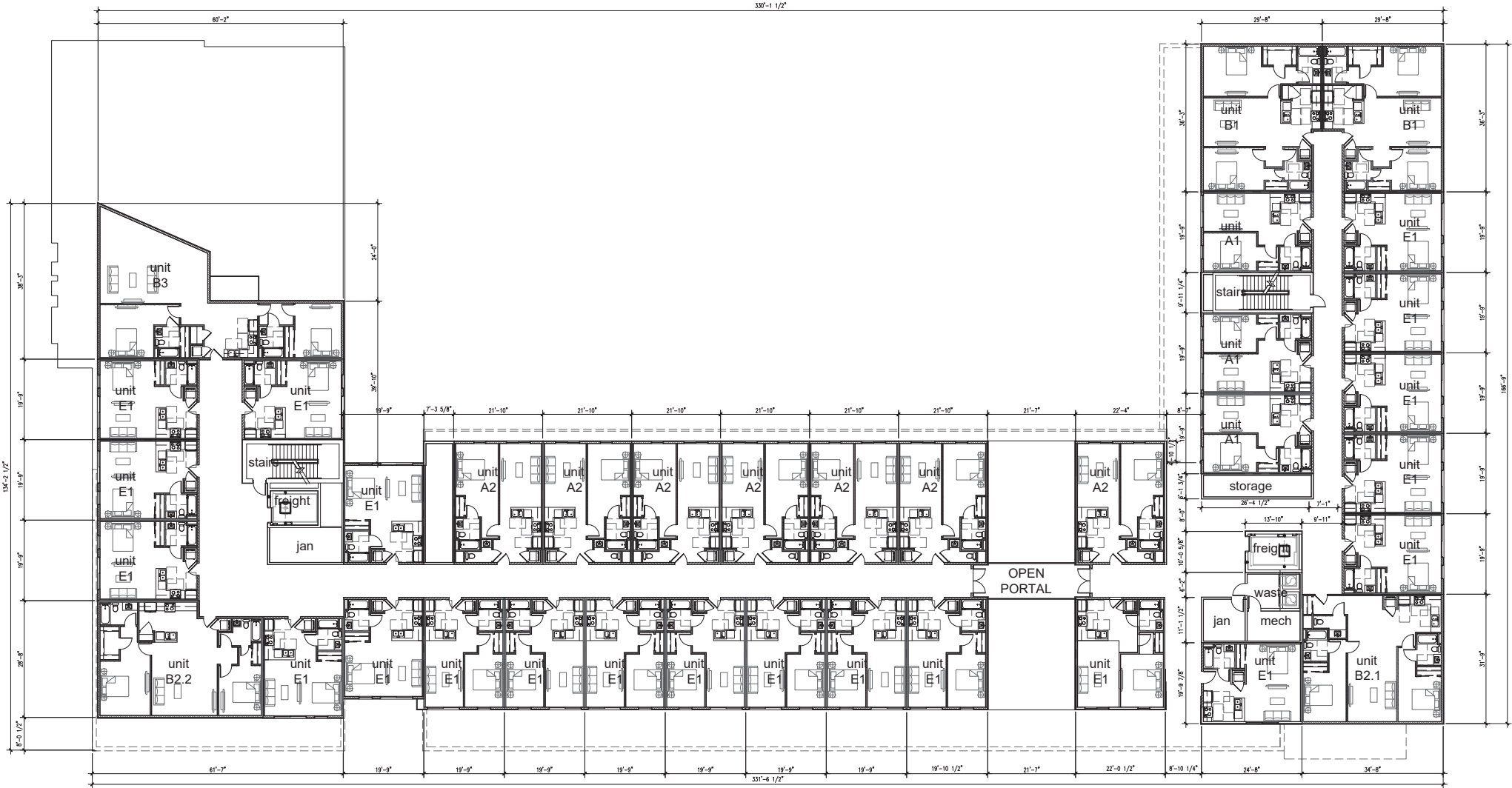
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1 OVERALL FIFTH LEVEL BUILDING PLAN
SCALE: 1/16"=1'-0"

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

GRG
architecture

118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

Architect

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Edward A. Garza
Texas Registration # 15906

Consultant

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Page Description
OVERALL FORTH
LEVEL PLAN

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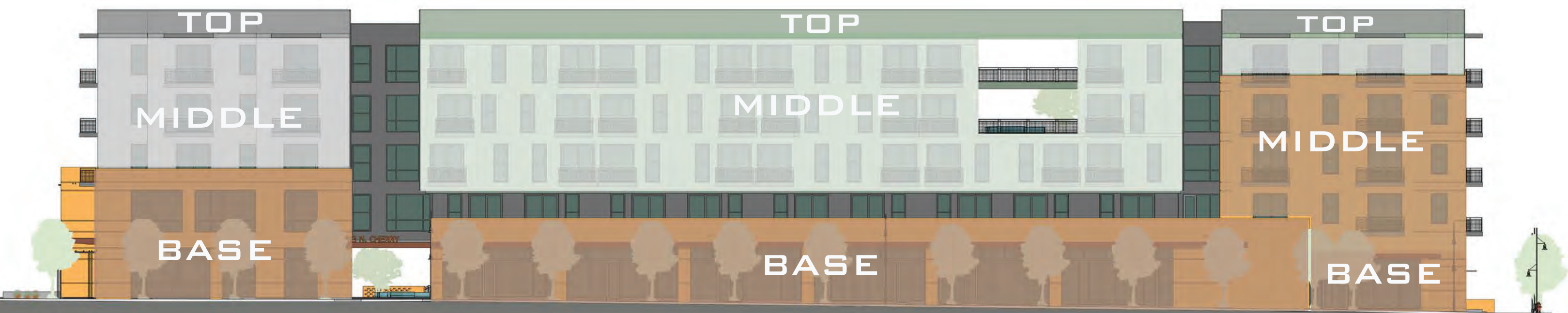
CHERRY HORIZONTAL AND VERTICLE MASSING VARIATION



CHERRY SUBTRACTIVE ELEMENTS



CHERRY ADDITIVE ELEMENTS



CHERRY STREET BASE MIDDLE TOP



LAMAR HORIZONTAL AND VERTICLE MASSING VARIATION



LAMAR STREET SUBTRACTIVE ELEMENTS



LAMAR STREET ADDITIVE ELEMENTS



LAMAR STREET BASE MIDDLE TOP







BIRDSEYE VIEW 3
LOOKING SOUTHEAST





BIRDSEYE VIEW 5
LOOKING SOUTHEAST



BIRDSEYE VIEW 7
LOOKING SOUTHEAST



STREET VIEW 1
LOOKING WEST AT OPEN SPACE



STREET VIEW 3
LOOKING SOUTH ON CHERRY



ENTRY PORTAL
LOOKING WEST TO COURTYARD BEYOND



VIEW AT PARKING TERRACE

LOOKING EAST TOWARDS COURTYARD STAIR







VIEW FROM UNDER BRIDGE 1
LOOKING NORTH EAST

COSA PROPERTY



VIEW FROM UNDER BRIDGE 2
LOOKING NORTHWEST