

HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO: 207-608
COMMON NAME: 421 S PRESA
LEGAL DESCRIPTION: NCB 904 LOT 41
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: La Villita Historic District
APPLICANT: Timothy Proctor/Laney Development Group, LLC
OWNER: Fredricksburg Suites, Inc.
TYPE OF WORK: Approval of a thirteen story, mixed-use tower
APPLICATION RECEIVED: July 09, 2018
60-DAY REVIEW:
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a thirteen story, mixed use tower at the intersection of S St Mary's, S Presa and Cesar E Chavez.

APPLICABLE CITATIONS:

Section 35-672. Neighborhood Wide Design Standards

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

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, whichever 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.

(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.

(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.

(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.

(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.

(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.

(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.

(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 output 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.

(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.

(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.

(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..

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

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. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

- (1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
- (2)USGS maps;
- (3)Soil Survey maps;
- (4)Distance to water;
- (5)Topographical data;
- (6)Predictive settlement patterns;
- (7)Archival research and historic maps;
- (8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a thirteen story, mixed use tower at 421 S Presa. The property is bound by S Presa on the east, Cesar E Chavez on the south and S S Mary's on the west. The structure will feature structured parking, retail and residential space. At the December 6, 2017, Historic and Design Review Commission meeting, the applicant received conceptual approval for the street and garage levels. At the February 7, 2018, Historic and Design Review Commission hearing, the applicant received conceptual approval of tower massing and façade materials.
- b. PEDESTRIAN CIRCULATION – Per the UDC Section 35-672(a), pedestrian access shall be provided among properties to integrate neighborhoods. Additionally, the various functions and spaces on a site must be linked with sidewalks in a coordinated system. The applicant has proposed a footprint that covers the entire site; however, the applicant has noted proposed connections including connections to existing sidewalks and sidewalk improvements. This is consistent with the UDC.
- c. AUTOMOBILE PARKING – The applicant has proposed structured parking for 100 automobiles to occupy

levels two and three. To facilitate automobile access into the site, the applicant has proposed one large curb cut along S Presa. Staff finds the location of this curb cut to be appropriate. While the proposed curb cut is larger than recommended by the UDC (twenty-five feet), the applicant has only proposed one curb cut total for the site. Staff finds this to be appropriate.

- d. **ENTRANCE ORIENTATION** – According to the UDC Section 35-673, 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. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has proposed to orient entrances on S St Mary's, Cesar E Chavez and S Presa. Additionally, the applicant has incorporated architectural elements such as canopies, storefront systems and other architectural elements to distinguish entrances. This is consistent with the UDC.
- e. **LADNSCAPE DESIGN** – Regarding landscape design, the current site is used primarily for parking and is relatively void of landscaping materials. The applicant has proposed to install landscaping elements such as planting beds, trees, a green roof and a green wall to screen the proposed parking levels. Detailed landscaping elements should be submitted to staff for review prior to installation.
- f. **OUTDOOR FURNITURE** – The applicant has proposed outdoor seating areas adjacent to the public right of way. High quality street furnishings are required per UDC Section 35-673(i). The applicant is responsible for complying with this section of the UDC.
- g. **LIGHTING** – The applicant has proposed an architectural lighting plan that includes lighting throughout the garage screening, vertical lighting on the building elevations and lighting at the penthouse level. Staff finds the proposed lighting to be appropriate.
- h. **ALLOWABLE HEIGHT** – There is no height restriction for new construction in RIO 3, consistent with the Downtown District. The applicant has proposed a height of approximately 152 feet. Cesar E Chavez Boulevard is a dividing boundary between the Downtown District and the neighborhoods to the south. While the proposed tower is dramatically taller than the residential and small commercial structures located to the south, the proposed height is appropriate within the context of the Downtown District.
- i. **HEIGHT COMPATIBILITY** – UDC Section 35-674(c)(3) states that building facades shall appear similar in height to those of other buildings found traditionally in the area. This section also states that if fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building façade 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. The majority of neighboring structures are well below the allowable building height. The proposed podium at 3 stories is compatible with these lower buildings, and the overall tower height is of similar height as other towers in the near vicinity. The proposed tower is also located on the southwestern most corner of the La Villita Historic District, and there is an immediate contrast between the proposed height of the tower and the height of the neighboring historic buildings to the north..
- j. **HUMAN SCALE** – Per the UDC Section 35-674(b), all building should appear to have a human scale. In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Opening shall appear in a regular pattern or be clustered to form a cohesive design. The applicant has proposed multiple architectural elements at the street level to provide a human scale including individual unit porches, pedestrian scaled entrances and pedestrian seating locations. This is consistent with the UDC.
- k. **FAÇADE SEPARATION** – The UDC Section 35-674 (b)(4) notes that a façade in RIO-3 that features more than thirty (30) feet in length should be divided into modules that express traditional dimensions. The applicant has met this requirement for the tower's massing by introducing protruding balconies that span various lengths, horizontal elements that include vegetation and fenestration patterns which emphasize verticality. This is consistent with the UDC.
- l. **FAÇADE COMPOSITION** – According to the UDC Section 35-674(e) in regards to façade composition, high rise buildings, more than one hundred (100) feet in height shall terminate with a distinctive top or cap. The applicant has proposed an architectural cap that includes penthouse residential units. Staff finds that the massing and design of the architectural cap is appropriate and consistent with the UDC.
- m. **TOWER MASSING** – While the RIO standards are generally silent in regards to tower design, the Downtown Design Guide provides guidance for tower massing and form. Buildings more than 10 stories tall should be tapered and should be designed to reduce overall bulk. Tower siting and massing should also maintain key views. A building's top should be delineated with a change of detail and meet the sky with a thinner form, or tapered point. Unarticulated, flat-topped buildings are discouraged. In terms of proportion, a tower should generally appear taller than it is wide. The applicant has reduced the width of the tower since first being heard by the HDRC

and has incorporated vertical façade elements to introduce verticality and reduce visual width. Staff finds that both of these design solutions are appropriate and reduce the bulk of the tower.

- n. **MATERIALS** – The UDC Section 35-674(d)(1) states that indigenous materials and traditional building materials should be used for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following: Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. The applicant has proposed materials that include EIFS, timber panels, aluminum windows, aluminum storefront systems, aluminum Terrance doors, aluminum curtain wall systems, perforated metal railings, structural concrete, stainless steel mesh garage screening, corrugated metal panels, glass railings, painted CMU, tone veneer, metal picket rails, perforated metal fencing and divider panels.
- o. **MATERIALS** – The UDC prohibits both EIFS and CMU units. Staff finds that the use of both may be appropriate provided that the EIFS is conditioned similar to stucco and features expansion joints comparable to a typical stucco application. Where CMU's are proposed that will be visible from the public right of way, the applicant is to paint them to provide a uniform texture. Additional attention should be given to the detailing of the CMU wall to provide architectural interest in the spirit of the UDC.
- p. **SIGNAGE** – At this time the applicant has not provided information regarding signage. Signage will need to be reviewed and approved by the HDRC prior to installation.
- q. **ARCHAEOLOGY** –

RECOMMENDATION:

Staff recommends approval based on findings a through q with the following stipulations:

- i. That the proposed EIFS is conditioned similar to stucco and features expansion joints comparable to a typical stucco application. Where CMU's are proposed that will be visible from the public right of way, the applicant is to paint them to provide a uniform texture. Staff recommends that the applicant propose a detail that provides architectural interest at this location consistent with the UDC.

CASE MANAGER:

Edward Hall



421 S Presa Street
San Antonio, TX, 78205

RP PROJECT NUMBER 117010.00

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	(210) 375-1260

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---	---

1. REFER TO SHEET Q002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET Q002 FOR TIE MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND ANSI MOUNTING HEIGHTS AND CLEARANCES FOR RESIDENTIAL UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK LANDSCAPE AND DETAILS.
4. REFER TO ANNOTATED RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET A800 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A802 FOR WINDOW TYPES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. REFER TO Q002 AND Q003 FOR COMMON AREAS. GRAB BARS SHALL NOT BE INSTALLED IN COMMON AREAS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
10. "CLEARANCE" SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH FLOOR FOR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR.
13. ALL DOORS SHALL BE SET TO THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
14. ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12 UNLESS NOTED OTHERWISE.
15. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.
16. RESIDENTIAL NET SEILLABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM THE CENTERLINE OF UNIT EXTERIOR WALL TO THE CENTERLINE OF UNIT DEMISING WALLS.
17. GROSS SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL AND IS EXCLUSIVE OF VENT SHAFTS, COURTS AND PARKING AREAS, ELEVATOR SHAFTS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
18. NEW CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
19. TOTAL BUILDING AREA IS THE SUM OF MOUNTED T.V. LOCATIONS.
20. ALL ADJACENT WALLS ARE AT 90 DEGREES U.N.O. TO NEARLY VISIBLE, PERMANENT AND DURABLE IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR ACOUSTIC NOISE SYSTEMS, FIRE SMOKEPULL SYSTEM OR OTHER SUPPLEMENTARY SYSTEM VALVES AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE INSPECTOR.



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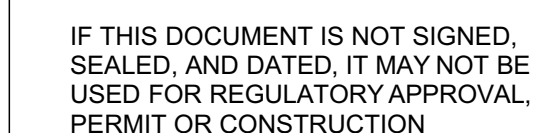
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100% DESIGN DEVELOPMENT	03/02/2018
50% CONSTRUCTION DOCUMENTS	05/02/2018
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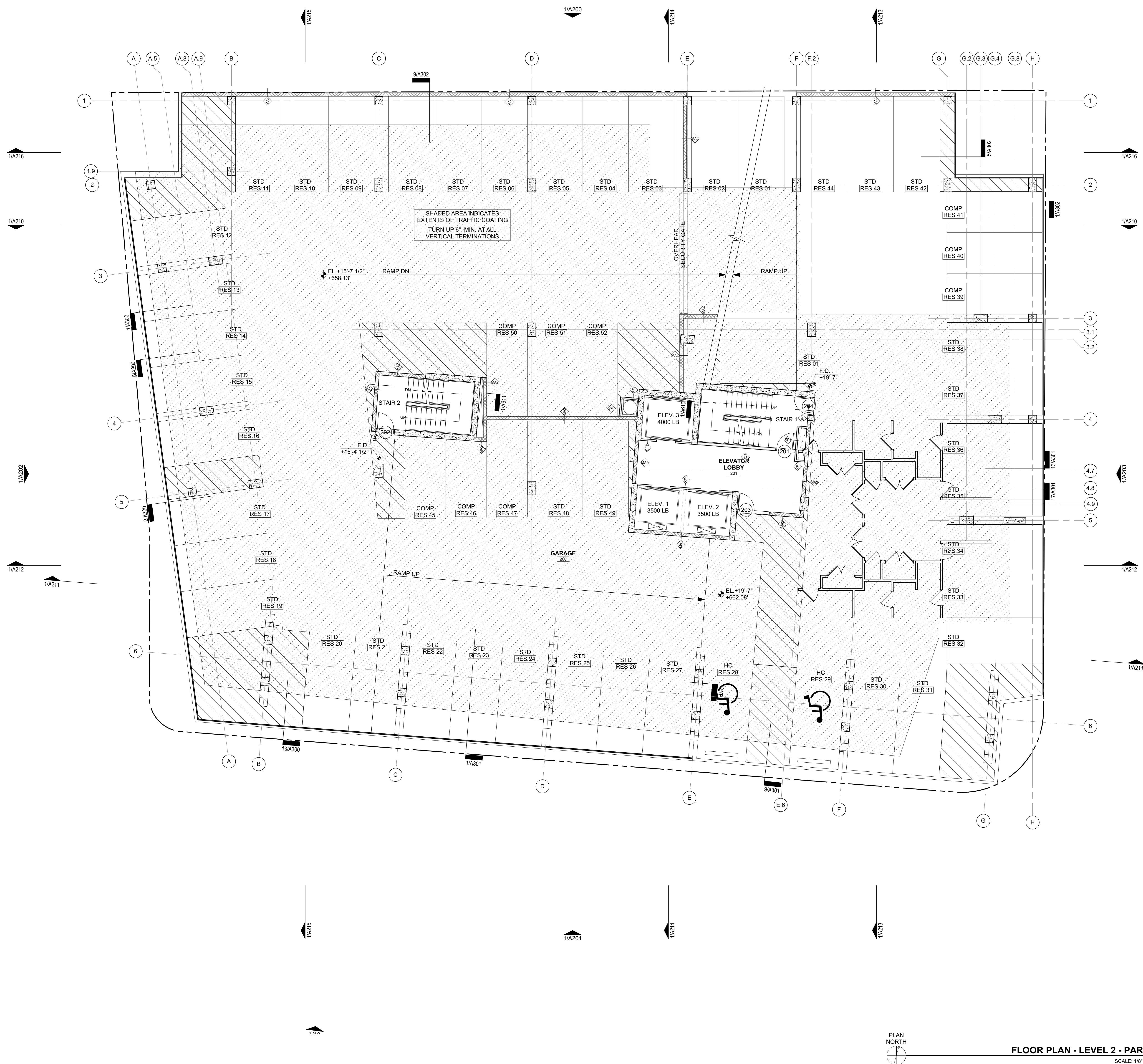
A101

1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TALL MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES FOR RESIDENTIAL UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK LANDSCAPE AND DETAILS.
4. REFER TO 17000 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET A800 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A802 FOR WINDOW FIXTURES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. ADD TO SHEET A802 TO ADD BLOCKING TO COMMON GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
10. "CLEARMIN" - SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH SURFACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR.
13. ALL DOORS SHALL BE SET 5" OFF THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
14. AT ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12
15. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.
16. RESIDENTIAL NET LEASABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL MINUS AREA OF UNIT DEMISING WALLS.
17. GROSS SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL AND IS EXCLUSIVE OF VENT SHAKES, COURTS AND PARKING GARAGES, REDUCED TO EXTERIOR WALLS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
18. GROSS NEW CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
19. BLOCKING BEHIND ALL WALL MOUNTED TV LOCATIONS.
20. ALL ADJACENT WALLS ARE AT 90 DEGREES U+00B0 TO READ U+00A0VISIBLY.
21. IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE ALARM SYSTEMS, ELEVATOR SYSTEMS, GAS VALVE SYSTEM VALVES, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

OWNER Laney Development Group, LLC 210 Panorama Drive Wimberly, TX 78676	GENERAL CONTRACTOR Jordan Foster 29250 Old Friedricksburg Road, Suite 108 Fair Oaks Ranch TX 78018 (210) 373-1260
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A102



1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS TO CLEARANCE OF 80 INCH UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK LANDSCAPE AND DETAILS.
4. REFER TO 070900 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET 0800 FOR DOOR TYPES.
6. REFER TO SHEET 0801 FOR WINDOW TYPES.
7. REFER TO SHEET 0802 FOR WINDOW TYPES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. REFER TO 0802 AND 0803 FOR WINDOW TYPES. GRAB BARS SHALL NOT BE INSTALLED IN COMMON USE SPACES.
10. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACE.
11. "CLEAR/IN" SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR PLACEMENT REQUIREMENTS.
12. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISHING TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
13. ALL DOORS SHALL BE SET 5" OFF THE FINISHING TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
14. ALL DOORS SHALL BE SET 5" OFF THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
15. AT ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12 UNLESS NOTED OTHERWISE.
16. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.
17. RESIDENTIAL NET LEASABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM THE FACE OF EXTERIOR WALL TO THE CENTERLINE OF THE EXTERIOR WALL.
18. COMMON AREA FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL AND IS EXCLUSIVE OF VENT SHAFTS, COURTS AND PARKING AREAS, REDUCTIBLE AREAS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
19. NEW CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
20. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
21. ALL ADJACENT WALLS ARE AT 90 DEGREES U.N.O. UNLESS VISIBLY PERMANENT AND DURABLE IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR CONDITIONING, FIRE SMOKE/ALARM SYSTEM OR OTHER SUPERVISION SYSTEM VALVES, AND FIRE ALARM SYSTEM.
22. FIRE ALARM SYSTEM SHALL BE COORDINATED WITH FIRE INSPECTOR.

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**Durango
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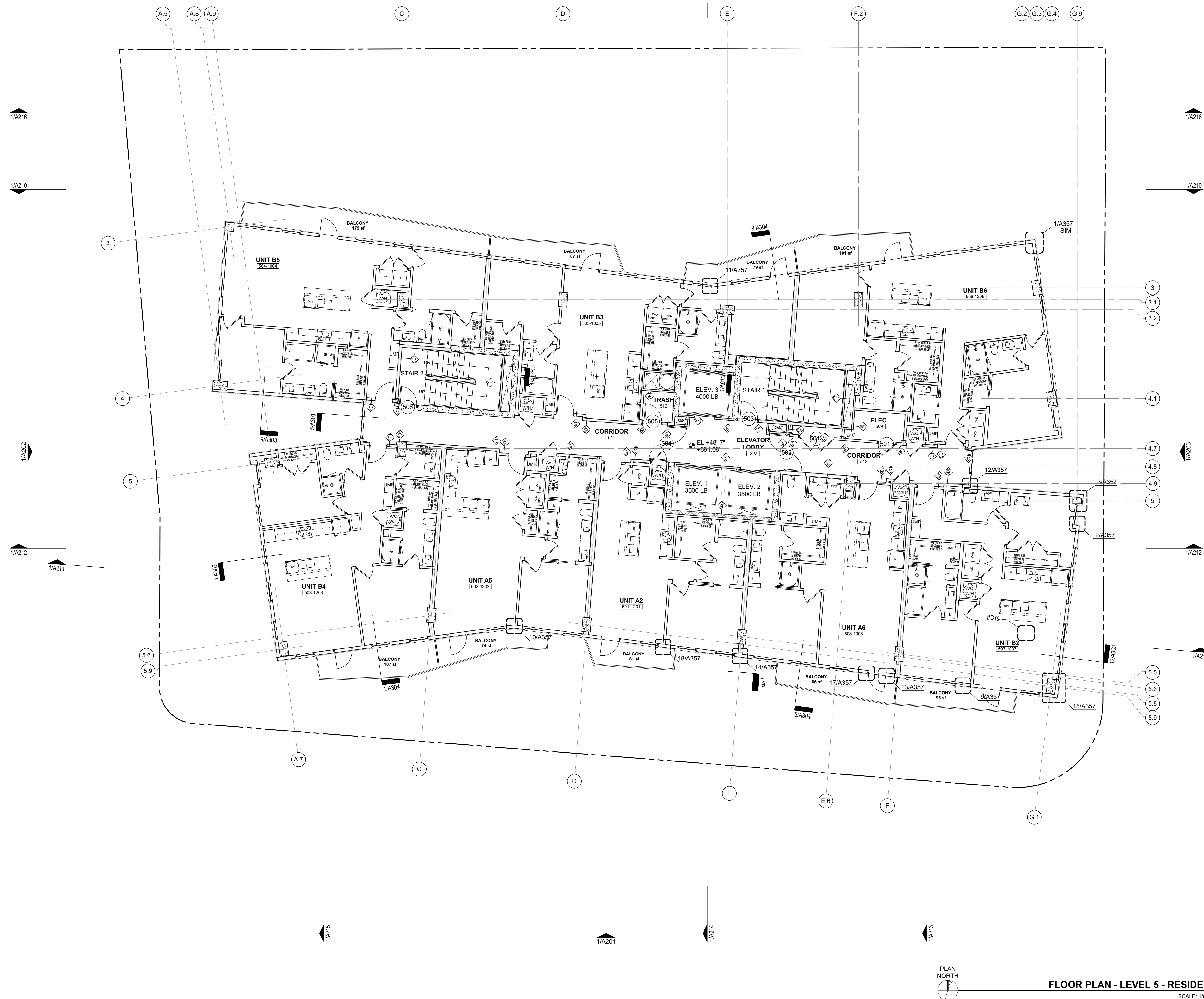
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**FLOOR PLAN - LEVEL 5 -
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A105



1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS FOR CLEARANCES TO BATHROOM UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK, LANDSCAPE AND DETAILS.
4. REFER TO 010900 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET 8000 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A802 FOR WINDOW TYPES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. REFER TO 0102 AND 0103 FOR BATHROOM GRAB BARS. GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
10. "CLEAR/IN" - SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF MATERIAL OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR SLAB AND 1/2" FROM THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
13. ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12 UNLESS NOTED OTHERWISE.
14. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWING.
15. RESIDENTIAL NET SELLABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL TO INSIDE FACE OF EXTERIOR WALL, MINUS UNIT DEMISING WALLS.
16. GROSS SQUARE FOOTAGE IS CALCULATED FROM INSIDE FACE OF EXTERIOR WALL TO INSIDE FACE OF EXTERIOR WALL, INCLUDING EXCLUSIVE OF VENT SHAFTS, COURTS AND PARKING GARAGES, ELEVATOR SHAFTS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
17. MECHANICAL CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
18. FLOORING BEHIND ALL WALL MOUNTED TV LOCATIONS.
19. ALL ADJACENT WALLS ARE AT 90 DEGREES U.N. TO NEADLY VISIBLE.
20. IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE ALARM SYSTEM OR OTHER LIFE SAFETY SYSTEMS, VALVE SYSTEMS, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

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RP PROJECT NUMBER 117010.00

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**FLOOR PLAN - LEVEL 6 -
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A106



1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TALL MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES FOR RESIDENTIAL UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK LANDSCAPE AND DETAILS.
4. REFER TO 17000 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET A800 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A802 FOR WINDOW FIXTURES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. ADD TO SHEET A802 TO ADD BLOCKING TO COMMON GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
10. "CLEAR/IN" - SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH SURFACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR.
13. ALL DOORS SHALL BE SET 5" OFF THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
14. AT ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12
15. CROSS SLOPE SHALL NOT EXCEED 1:48
16. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.
17. RESIDENTIAL NET LEASABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL AND EXTERIOR UNIT DEMISING WALLS.
18. GROSS SQUARE FOOTAGE IS CALCULATED FROM INSIDE FACE OF EXTERIOR WALL AND IS EXCLUSIVE OF VENT SHAKES, COURTS AND PARKING GARAGES, REDUCED TO EXCLUDE STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
19. GROSS NEW CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
20. FLOORING BEHIND ALL WALL MOUNTED TV LOCATIONS.
21. ALL ADJACENT WALLS ARE AT 90 DEGREES U+00B0 TO READ U+00A0VISIBLY.
22. IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE ALARM SYSTEMS, ELEVATOR SYSTEMS, GAS VALVE SYSTEM VALVES, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

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**FLOOR PLAN - LEVEL 7 -
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A107



1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TAS MOUNTING OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING OF CLEARANCE HEIGHTS FOR COMMON UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK, LANDSCAPE AND DETAILS.
4. REFER TO 010900 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET 8000 FOR DOOR TYPES.
6. REFER TO SHEET 8001 FOR WINDOW TYPES.
7. REFER TO SHEET 8002 FOR WINDOW TYPES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. REFER TO 0020 AND 0021 FOR BATHROOM GRAB BARS. GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON SPACE.
10. "CLEAR/IN" - SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF MATERIAL TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR SLAB AND 1/2" FROM THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
13. ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12
14. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWING.
15. RESIDENTIAL NET SELLABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL TO INSIDE FACE OF EXTERIOR WALL, MINUS UNIT DEMISING WALLS.
16. GROSS SQUARE FOOTAGE IS CALCULATED FROM INSIDE FACE OF EXTERIOR WALL TO INSIDE FACE OF EXTERIOR WALL, INCLUDING EXCLUSIVE OF VENT SHAFTS, COURTS AND PARKING GARAGES, ELEVATOR SHAFTS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
17. MECHANICAL CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
18. FLOORING BEHIND ALL WALL MOUNTED TV LOCATIONS.
19. ALL ADJACENT WALLS ARE AT 90 DEGREES U.N. TO NEADLY VISIBLE.
20. IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE ALARM SYSTEM OR OTHER ELECTRICAL SYSTEMS VALVES AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

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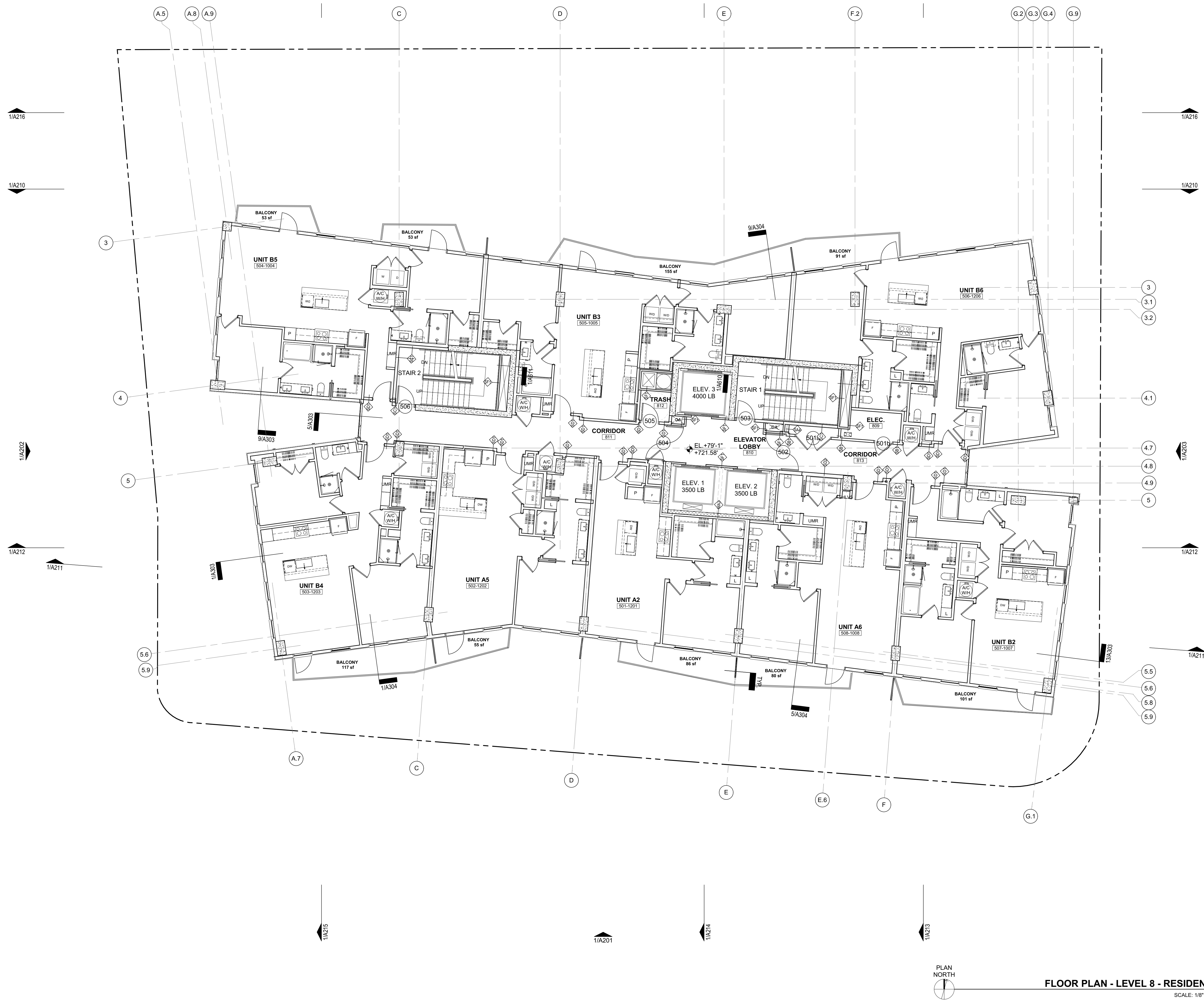
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**FLOOR PLAN - LEVEL 8 -
RESIDENTIAL**

A108



1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TALL MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES FOR RESIDENTIAL UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK LANDSCAPE AND DETAILS.
4. REFER TO 17000 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET A800 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A802 FOR WINDOW FIXTURES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. ADD TO SHEET A802 TO ADD BLOCKING TO COMMON GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
10. "CLEAR/IN" - SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH SURFACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR.
13. ALL DOORS SHALL BE SET 5" OFF THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
14. AT ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12
15. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.
16. RESIDENTIAL NET LEASABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL.
17. GROSS SQUARE FOOTAGE IS CALCULATED FROM EXTERIOR WALL AND IS EXCLUSIVE OF VENT SHAKES, COURTS AND PARKING GARAGES, REDUCED TO EXCLUDE STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
18. GROSS NEW CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
19. BLOCKING BEHIND ALL WALL MOUNTED TV LOCATIONS.
20. ALL ADJACENT WALLS ARE AT 90 DEGREES U+O READ U+VIBRIL.
21. IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE ALARM/CONTROL SYSTEMS, ELEVATOR CONTROL SYSTEM VALVES, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

OWNER Laney Development Group, LLC 210 Panorama Drive Wimberly, TX 78676	GENERAL CONTRACTOR Jordan Foster 29250 Old Fredericksburg Road, Suite 108 Fair Oaks Ranch TX 78018 (210) 375-1260
STRUCTURAL ENGINEER Viewtech 4205 Beltway Drive Addison, TX 75001 (972) 661-8187	MEP ENGINEER Blum Consulting Engineers 8144 Walnut Hill Lane, Suite 200 Dallas, TX 75231 (214) 373-5222
CIVIL ENGINEER Pape-Dawson Engineers 2000 NW Loop 410 Suite 100, Dallas, TX 75243 (210) 375-9040	GEOTECHNICAL ENGINEER ECS Southwest, LLP 4311 Stem Road, Suite 114 Dallas, TX 75246 (214) 528-1430



FLOOR PLAN - LEVEL 9 - RESIDENTIAL

1

A109

A109

1. REFER TO SHEET G002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFERENCE TO SHEET G002 FOR TALL MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS OF CLEANING EQUIPMENT IN COMMON AREAS. REFER TO CIVIL DRAWINGS FOR SIDEWALK LANDSCAPE AND DETAILS.
3. REFER TO SHEET G002 FOR IDENTICAL UNIT PLANS.
4. REFER TO SHEET A800 FOR DOOR TYPES.
5. REFER TO SHEET A801 FOR WINDOW TYPES.
6. REFER TO SHEET A802 FOR WINDOW SIZES.
7. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS. REFER TO SHEET G002 AND G003 FOR ADDITIONAL GRAB BARS. GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON AREAS.
8. "CLEARANCE" SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
9. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF MATERIAL OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
10. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR AND 1/2" OFF THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
11. AT ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12
12. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT MATCH HATCHES OFF OF DRAWINGS.
13. RESIDENTIAL NET LEASABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF UNIT EXTERIOR WALL, EXCLUDING UNIT DEMISING WALLS.
14. GROSS SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL AND IS EXCLUSIVE OF VENT SHAFTS, COURTS AND PARKING GARAGES, ELEVATOR SHAFTS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
15. GROSS BUILDING CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
16. FLOORING BEHIND ALL WALL MOUNTED TV LOCATIONS
17. ALL ADJACENT WALLS ARE AT 90 DEGREES U.N.O. READILY VISIBLE TO ALL OCCUPANTS. DURABLE IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE SMOKE ALARM SYSTEMS, GAS COOKING SYSTEMS, SYSTEM VALVES, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

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**FLOOR PLAN - LEVEL 10
- RESIDENTIAL**

A110

1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TALL MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES FOR RESIDENTIAL UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK LANDSCAPE AND DETAILS.
4. REFER TO 17000 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET A800 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A802 FOR WINDOW SIZES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. ADD TO SHEET A802 TO ADD BLOCKING TO COMMON GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
10. "CLEARMIN" - SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH FLOOR OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR.
13. ALL DOORS SHALL BE SET 5" OFF THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
14. AT ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12
15. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.
16. RESIDENTIAL NET LEASABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL MINUS AREA OF UNIT DEMISING WALLS.
17. GROSS SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL AND IS EXCLUSIVE OF VENT SHAKES, COURTS AND PARKING AREAS, REDUCED TO REFLECT COMMON AREAS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
18. GROSS NEW CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
19. BLOCKING BEHIND ALL WALL MOUNTED TV LOCATIONS.
20. ALL ADJACENT WALLS ARE AT 90 DEGREES U+00B0 TO READ U+00A2 VISIBILITY.
21. IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE ALARM SYSTEMS, ELEVATOR SYSTEMS, GAS VALVE SYSTEM VALVES, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

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**Durango
Apartments**

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RP PROJECT NUMBER 117010.00

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CIVIL ENGINEER Page-Dawson Engineers 2005 NW Loop 410 Suite 100 Dallas, TX 75243 (210) 375-9910	GEOCHEMICAL ENGINEER EGS Southwest, LLP 431 Iron Road, Suite 1214 Dallas, TX 75248 (210) 528-1430



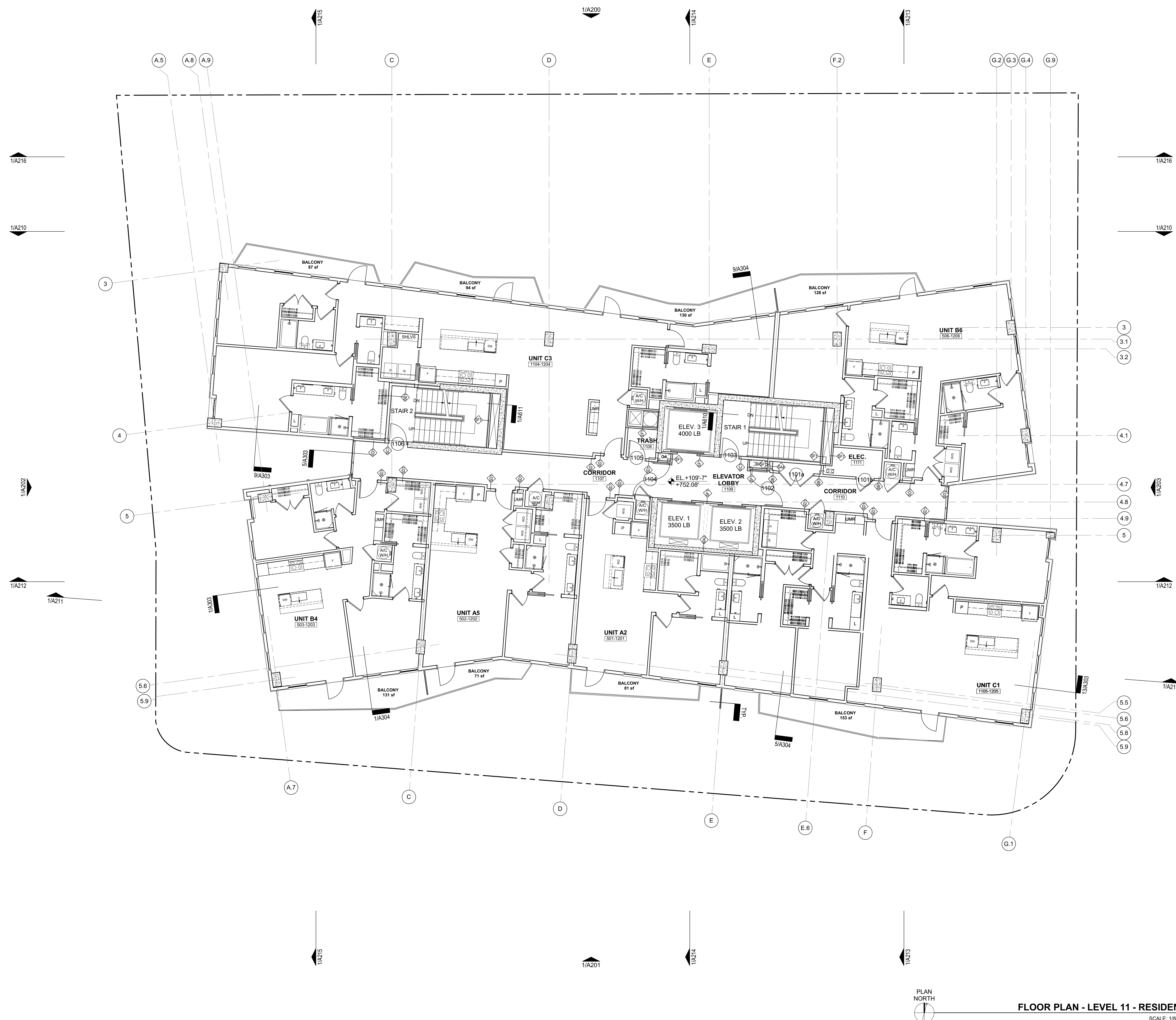
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FLOOR PLAN - LEVEL 11
- RESIDENTIAL

A111



1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TALL MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES FOR RESIDENTIAL UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK LANDSCAPE AND DETAILS.
4. REFER TO 17000 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET A800 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A802 FOR WINDOW FIXTURES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. ADD TO SHEET A802 TO ADD BLOCKING TO COMMON GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
10. "CLEAR/IN" - SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH SURFACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR.
13. ALL DOORS SHALL BE OPENED TO THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
14. AT ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12
15. CROSS SLOPE SHALL NOT EXCEED 1:48
16. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.
17. RESIDENTIAL NET LEASABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL, EXCEPT FOR UNIT DEMISING WALLS.
18. GROSS SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL AND IS EXCLUSIVE OF VENT SHAKES, COURTS AND PARKING GARAGES, REDUCED TO EXTERIOR WALLS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
19. GROSS NEW CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
20. FLOORING BEHIND ALL WALL MOUNTED TV LOCATIONS.
21. ALL ADJACENT WALLS ARE AT 90 DEGREES U+00B0 TO READ U+00A0VISIBLY.
22. IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE ALARM SYSTEMS, ELEVATOR SYSTEMS, GAS VALVE SYSTEM VALVES, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

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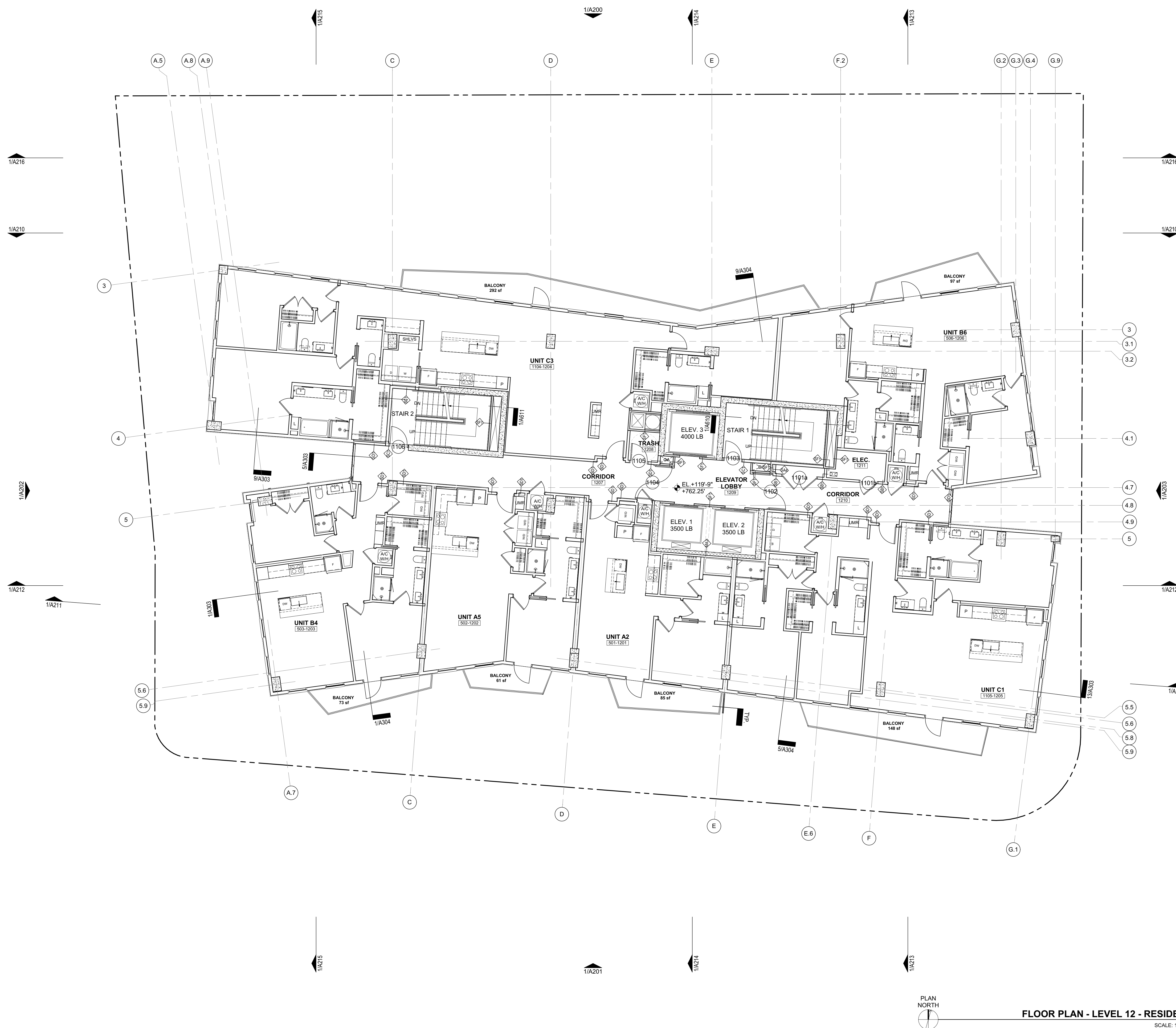
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100% SCHEMATIC DESIGN	11/02/2017
100% DESIGN DEVELOPMENT	03/03/2017
50% CONSTRUCTION DOCUMENTS	09/03/2017
ISSUED FOR REVIEW AND PERMIT	05/18/2017
ISSUE DESCRIPTION	DAT

FLOOR PLAN - LEVEL 12
- RESIDENTIAL

A112



FLOOR PLAN - LEVEL 12 - RESIDENTIAL

1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS FOR CLEARANCES TO BATHROOM UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK, LANDSCAPE AND DETAILS.
4. REFER TO 010900 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET 8000 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A802 FOR WINDOW TYPES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. REFER TO 0102 AND 0103 FOR BATHROOM GRAB BARS. GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
10. "CLEAR/IN" - SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF MATERIAL OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR SLAB AND 1/2" FROM THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
13. ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12 UNLESS NOTED OTHERWISE.
14. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWING.
15. RESIDENTIAL NET SELLABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL TO INSIDE FACE OF EXTERIOR WALL, MINUS UNIT DEMISING WALLS.
16. GROSS SQUARE FOOTAGE IS CALCULATED FROM INSIDE FACE OF EXTERIOR WALL TO INSIDE FACE OF EXTERIOR WALL, INCLUDING EXCLUSIVE OF VENT SHAFTS, COURTS AND PARKING GARAGES, ELEVATOR SHAFTS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
17. MECHANICAL CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
18. FLOORING BEHIND ALL WALL MOUNTED TV LOCATIONS.
19. ALL ADJACENT WALLS ARE AT 90 DEGREES U.N.C. UNLESS OTHERWISE NOTED.
20. READILY VISIBLE AND DURABLE IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE ALARM SYSTEM OR OTHER LIFE SAFETY SYSTEMS, VALVE SYSTEMS, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

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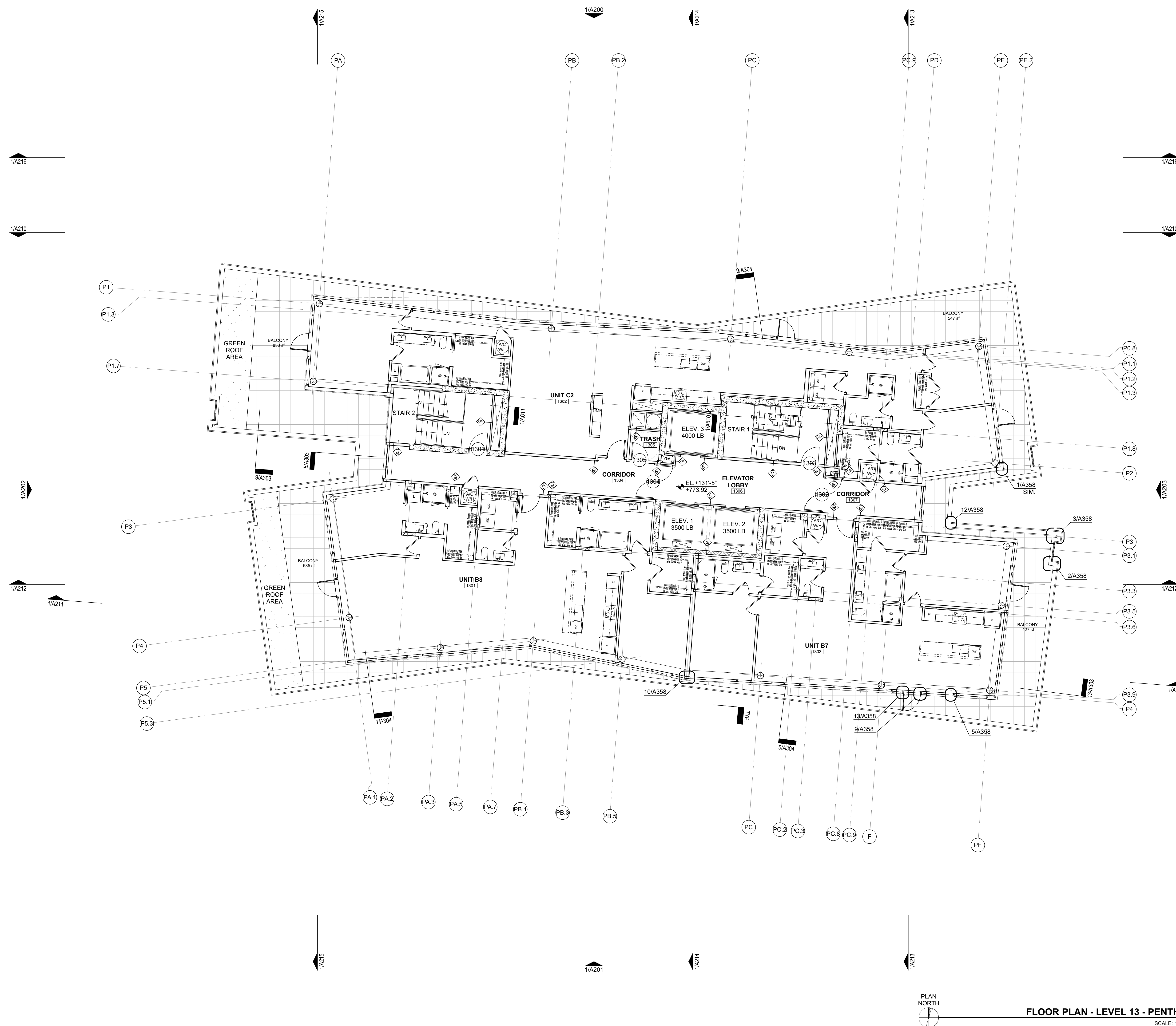
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**FLOOR PLAN - LEVELS
13 - PENTHOUSE**

A113



1. REFER TO SHEET 0002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET 0002 FOR TAS MOUNTING OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING OF CLEARANCE HEIGHTS FOR COMMON UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK, LANDSCAPE AND DETAILS.
4. REFER TO 010900 FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET 8000 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A802 FOR WINDOW TYPES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS.
9. REFER TO 0020 AND 0021 FOR BATHROOM GRAB BARS. GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
10. "CLEAR/IN" - SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
11. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF MATERIAL OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
12. ALL DOORS SHALL BE SET 5" OFF THE FINISH FLOOR SLAB AND 1/2" FROM THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
13. ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12 UNLESS NOTED OTHERWISE.
14. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWING.
15. RESIDENTIAL NET SELLABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL TO INSIDE FACE OF EXTERIOR WALL, MINUS UNIT DEMISING WALLS.
16. GROSS SQUARE FOOTAGE IS CALCULATED FROM INSIDE FACE OF EXTERIOR WALL TO INSIDE FACE OF EXTERIOR WALL, INCLUDING EXCLUSIVE OF VENT SHAFTS, COURTS AND PARKING GARAGES, ELEVATOR SHAFTS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
17. GROSS BUILDING CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
18. FLOORING BEHIND ALL WALL MOUNTED TV LOCATIONS.
19. ALL ADJACENT WALLS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
20. READILY VISIBLE AND DURABLE IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE ALARM SYSTEM OR OTHER LIFE SAFETY SYSTEMS, VALVE SYSTEMS, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE

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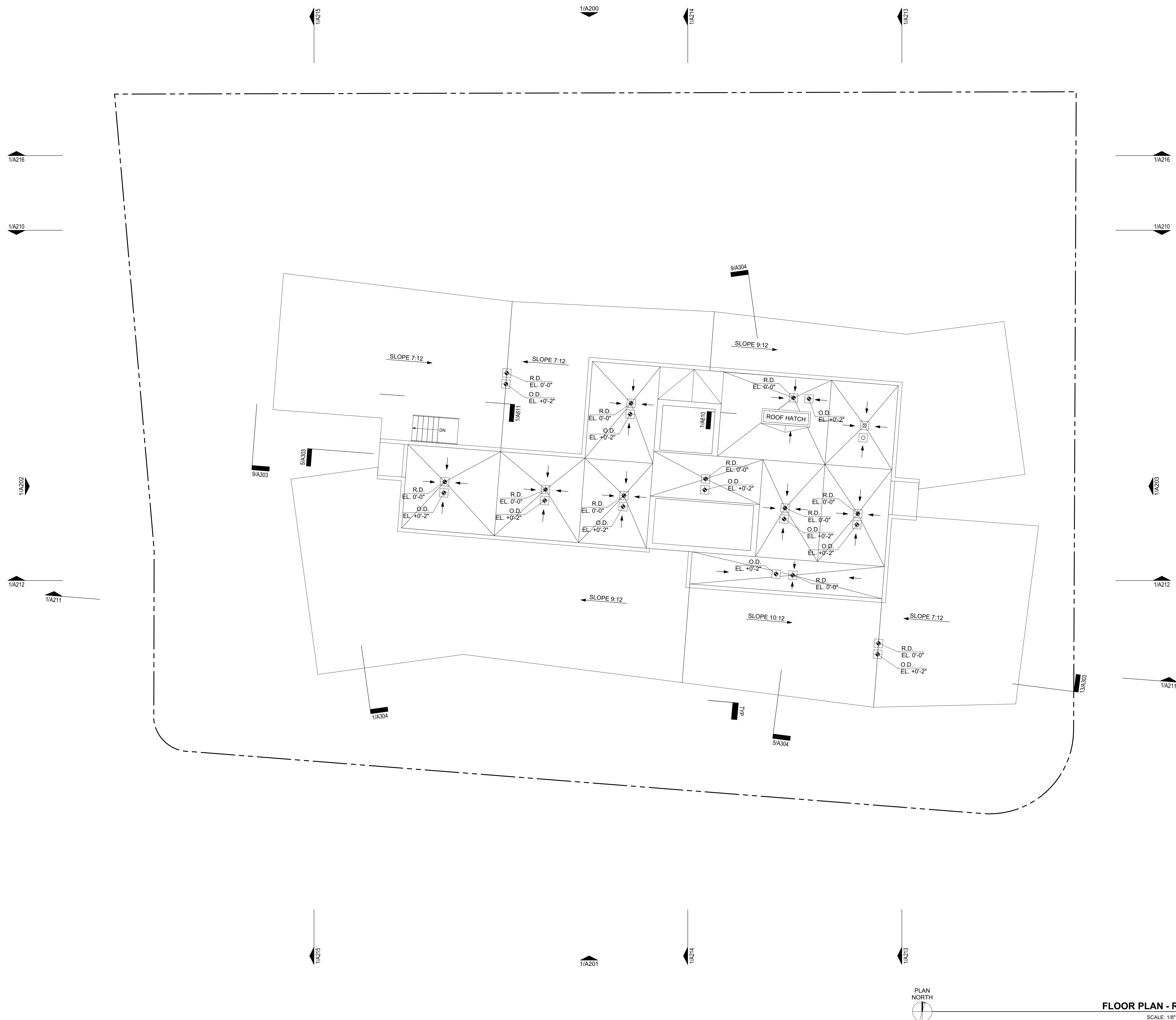
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ROOF PLAN

A114



FLOOR PLAN - ROOF

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



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

A151



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

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San Antonio, TX 78216
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RCP - LEVEL 2 - PARKING

A152

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




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RCP - LEVEL 4 - AMENITY
















RCP GENERAL NOTES

1. NOT EVERY FINISH OR LIGHT FIXTURE TYPE SHOWN IS NECESSARILY INTENDED FOR USE ON THIS PROJECT. REFER TO PLANS AND SPECIFICATIONS FOR EXACT LOCATIONS.
2. REFER TO SHEET 6001 FOR ARCHITECTURAL SYMBOL LEGEND
3. REFER TO A700S FOR RESIDENTIAL RCPs.
4. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
5. COORDINATE LOCATION OF ALL LIGHT FIXTURES, EXIT SIGNS, SPRINKLERS, GRILLES AND OTHER EQUIPMENT WITH MEP DRAWINGS.
6. ALL RCP DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE.
7. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.

RCP FINISH LEGEND

	UNFINISHED - EXPOSED STRUCTURE
	UNFINISHED - EXPOSED CONCRETE BEAM
	GYPSUM BOARD
	GYPSUM BOARD FURR-DOWN
	3-COAT STUCCO
	3-COAT STUCCO FURR-DOWN
	1/8" THICK POWDER COATED METAL PANEL
	CEILING W/ COUNTERSUNK FASTENERS
	PAINTED 2" RIGID INSULATION BOARD
	FASTENED TO CEILING
	WOOD
	2' x 2' LAY-IN CEILING GRID

RCP SYMBOL LEGEND

	RECESSED DOWNLIGHT
	WALL WASHER FIXTURE
	SURFACE MOUNTED FIXTURE
	PENDANT FIXTURE
	SURFACE MOUNTED TRACK FIXTURE
	WALL MOUNTED FIXTURE
	TRACK MOUNTED FIXTURE
	FLUORESCENT FIXTURE
	STEP LIGHT
	CEILING FAN, NOT IN CONTRACT
	JUNCTION BOX
	CONCEALED SPRINKLER
	EXIT SIGN - ARROWS INDICATED ON PLAN
	TOILET EXHAUST VENT
	CEILING HEIGHT



RCP - LEVEL 4 - AMENITY

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RP PROJECT NUMBER 117010.00

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



**RCP - LEVEL 8 -
RESIDENTIAL**

A158
















- ## RCP GENERAL NOTES

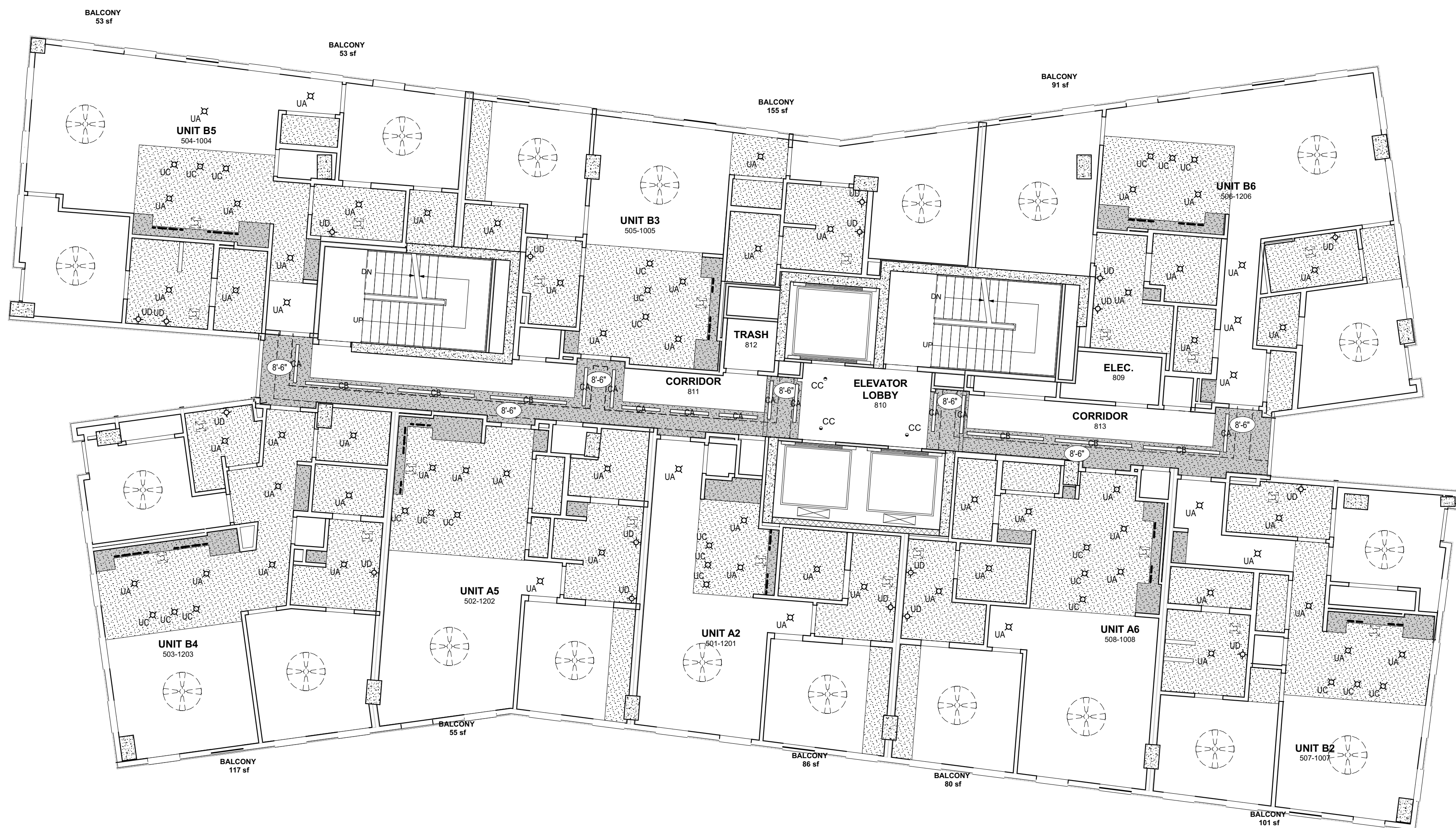
1. NOT EVERY FINISH OR LIGHT FIXTURE TYPE SHOWN IS NECESSARILY INTENDED FOR USE ON THIS PROJECT. REFER TO PLANS AND SPECIFICATIONS FOR EXACT LOCATIONS.
2. REFER TO SHEET G001 FOR ARCHITECTURAL SYMBOL LEGEND
3. REFER TO A700s FOR RESIDENTIAL RCPs.
4. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
5. REFER TO SECTION OF ALL LIGHT FIXTURES, EXIT SIGNS, SPRINKLERS, GRILLES AND OTHER EQUIPMENT WITH MEP DRAWINGS.
6. ALL RCP DIMENSIONS ARE TO FINISHED WALL UNLESS NOTED OTHERWISE.
7. PUMP HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.

RCP FINISH LEGEND

- | | |
|---|---|
|  | UNFINISHED - EXPOSED STRUCTURE |
|  | UNFINISHED - EXPOSED CONCRETE BEAM |
|  | GYPSUM BOARD |
|  | GYPSUM BOARD FURR-DOWN |
|  | 3-COAT STUCCO |
|  | 3-COAT STUCCO FURR-DOWN |
|  | 1/8" THICK POWDER COATED METAL PANELS WITH W/ COUNTERSUNK FASTENERS CEILING TO MATCH. |
|  | 2" RIGID INSULATION BOARD FASTENED TO CONCRETE CEILING |
|  | PAINTED |
|  | 2 x 2' LAY-IN CEILING GRID |

RCP SYMBOL LEGEND

- | | |
|---|--------------------------------------|
|  | RECESSED DOWNLIGHT |
|  | WALL WASHER FIXTURE |
|  | SURFACE MOUNTED FIXTURE |
|  | PENDANT FIXTURE |
|  | SURFACE MOUNTED TRACK FIXTURE |
|  | WALL MOUNTED FIXTURE |
|  | TRACK MOUNTED FIXTURE |
|  | FLUORESCENT FIXTURE |
|  | STEP LIGHT |
|  | CEILING FAN, NOT IN CONTRACT |
|  | JUNCTION BOX |
|  | CONCEALED SPRINKLER |
|  | EXIT SIGN - ARROWS INDICATED ON PLAN |
|  | TOILET EXHAUST VENT |
|  | CEILING HEIGHT |



RCP - LEVEL 8 - RESIDENTIAL

SCALE: 1/8" = 1'-

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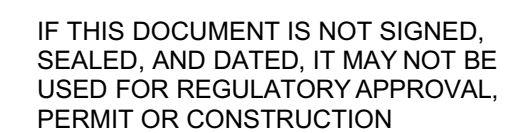
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A162

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	UNFINISHED - EXPOSED CONCRETE BEAM
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	GYPSUM BOARD FURR-DOWN
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	1/8" THICK POWDER COATED METAL PANEL CEILING W/ COUNTERSUNK FASTENERS PAINTED TO MATCH
	PAINTED 2" RIGID INSULATION BOARD FASTENED TO CONCRETE CEILING
	WOOD
	2' x 2' LAY-IN CEILING GRID

	RECESSED DOWNLIGHT
	WALL WASHER FIXTURE
	SURFACE MOUNTED FIXTURE
	PENDANT FIXTURE
	SURFACE MOUNTED TRACK FIXTURE
	WALL MOUNTED FIXTURE
	TRACK MOUNTED FIXTURE
	FLUORESCENT FIXTURE
	STEP LIGHT
	CEILING FAN, NOT IN CONTRACT
	JUNCTION BOX
	CONCEALED SPRINKLER
	EXIT SIGN - ARROWS INDICATED ON PLAN
	TOILET EXHAUST VENT
	CEILING HEIGHT



RCP - LEVEL 12 - RESIDENTIAL

EXTERIOR ELEVATION NOTES

01

EFIS

02

HD TIMBER PANEL

03

ALUM. UNIT WINDOW

04

ALUM. STOREFRONT GLAZING

05

ALUM. TERRACE DOOR

06

ALUM. CURTAIN WALL

07

PERFORATED METAL RAILING

08

CIP STRUCTURAL CONCRETE

09

STAINLESS STEEL MESH GARAGE SCREENING

10

CORRUGATED METAL PANEL

11

GLASS RAILING

12

PAINTED CMU

13

LARGE FORMAT STONE VENEER

14

HORIZONTAL METAL PICKET RAIL

15

PERFORATED METAL FENCING

16

DIVIDER PANEL

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The drawing is a detailed architectural elevation of a building facade, oriented North. It shows a multi-story structure with a complex roofline and a base featuring stone veneer. The facade is divided into several levels, each with specific material and construction callouts. Grid lines are used to reference specific vertical and horizontal elements. The drawing includes a list of levels on the left and right sides, with corresponding elevation markers. The levels are: Level 1 - Lobby, Level 1.5 - TH Level 2, Level 4 - Amenity, Level 5 - Residential, Level 6 - Residential, Level 7 - Residential, Level 8 - Residential, Level 9 - Residential, Level 10 - Residential, Level 11 - Residential, Level 12 - Residential, Level 13 - Penthouse, and Roof. The materials and construction details are listed in the 'EXTERIOR ELEVATION NOTES' section. The drawing is a technical representation of the building's exterior, showing the arrangement of windows, doors, and structural elements.

ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

ELEVATIONS

A200

EXTERIOR ELEVATION NOTES

- | | |
|----|---------------------------------------|
| 01 | EFIS |
| 02 | HD TIMBER PANEL |
| 03 | ALUM. UNIT WINDOW |
| 04 | ALUM. STOREFRONT GLAZING |
| 05 | ALUM. TERRACE DOOR |
| 06 | ALUM. CURTAIN WALL |
| 07 | PERFORATED METAL RAILING |
| 08 | CIP STRUCTURAL CONCRETE |
| 09 | STAINLESS STEEL MESH GARAGE SCREENING |
| 10 | CORRUGATED METAL PANEL |
| 11 | GLASS RAILING |
| 12 | PAINTED CMU |
| 13 | LARGE FORMAT STONE VENEER |
| 14 | HORIZONTAL METAL PICKET RAIL |
| 15 | PERFORATED METAL FENCING |
| 16 | DIVIDER PANEL |

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ELEVATIONS

A201



ELEVATION - SOUTH

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

1

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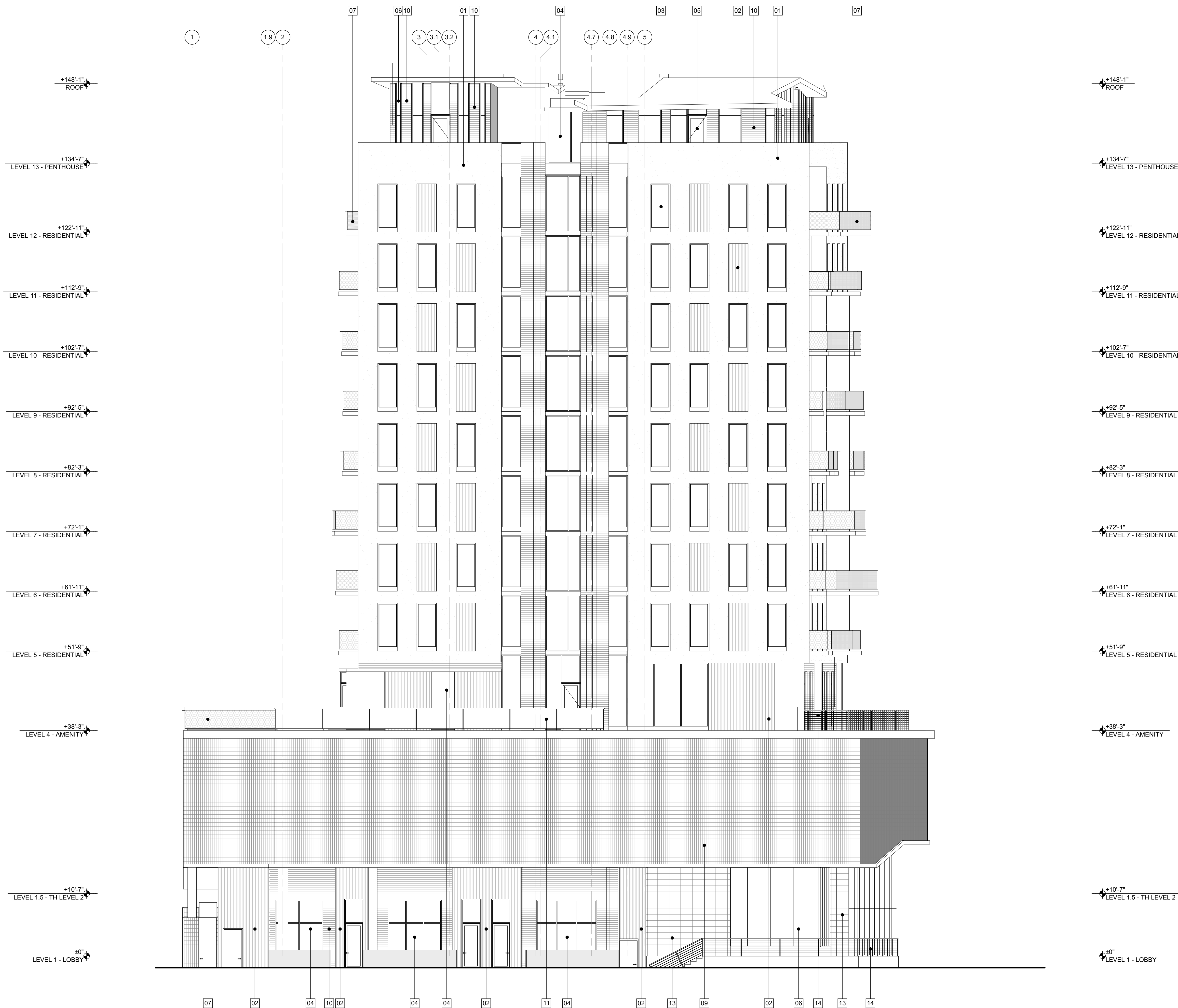
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ELEVATIONS

A202

01	EFIS
02	HD TIMBER PANEL
03	ALUM. UNIT WINDOW
04	ALUM. STOREFRONT GLAZING
05	ALUM. TERRACE DOOR
06	ALUM. CURTAIN WALL
07	PERFORATED METAL RAILING
08	CIP STRUCTURAL CONCRETE
09	STAINLESS STEEL MESH GARAGE SCREENING
10	CORRUGATED METAL PANEL
11	GLASS RAILING
12	PAINTED CMU
13	LARGE FORMAT STONE VENEER
14	HORIZONTAL METAL PICKET RAIL
15	PERFORATED METAL FENCING
16	DIVIDER PANEL



ELEVATION - WEST

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

EXTERIOR ELEVATION NOTES

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ELEVATIONS

1000

A203

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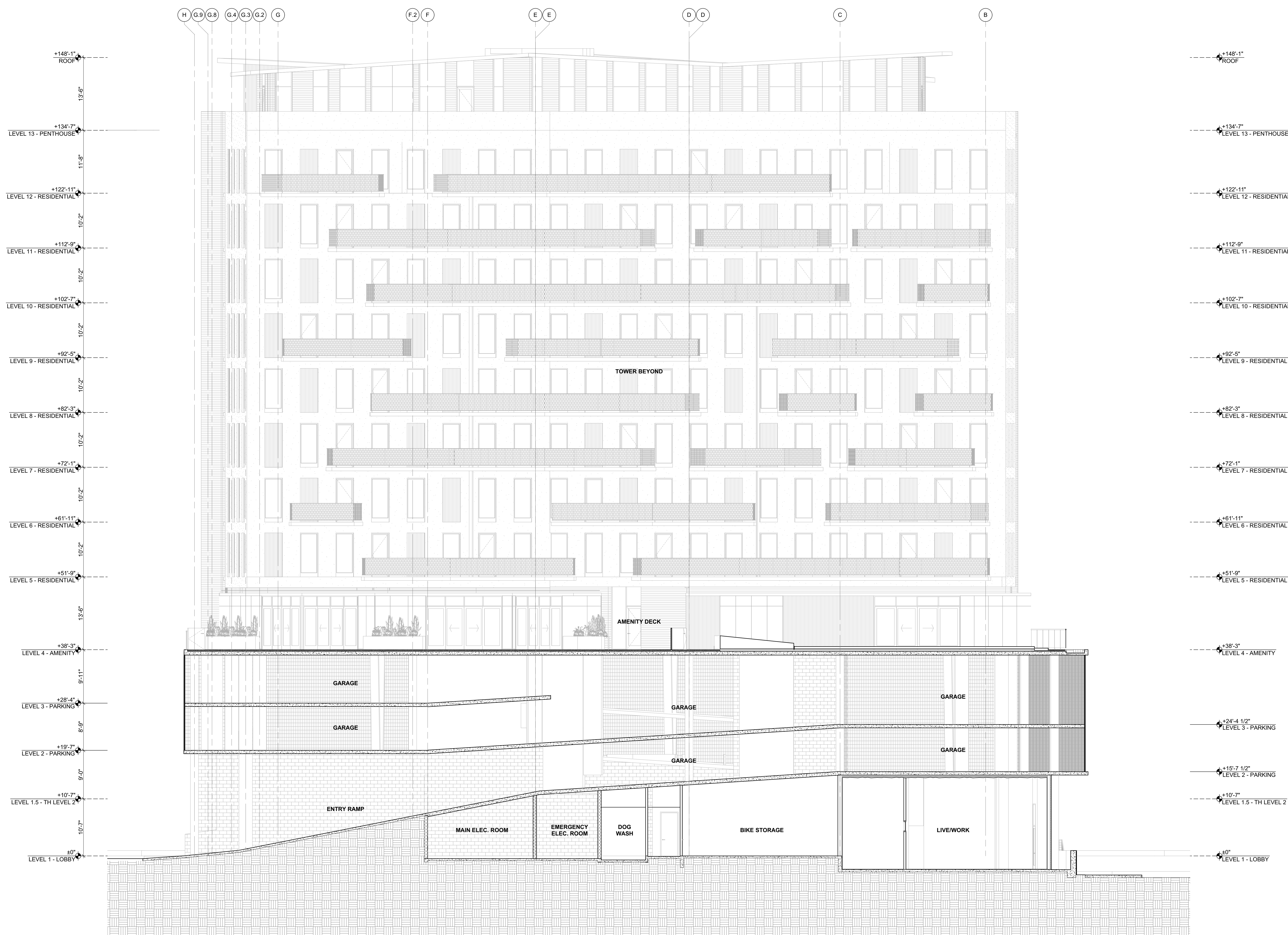


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A210



E-W BUILDING SECTION @ GARAGE RAMP 1

SIZE OF EIFS WALL PANELS



EXTERIOR ELEVATION NOTES	
01	EFIS
02	HD TIMBER PANEL
03	ALUM. UNIT WINDOW
04	ALUM. STOREFRONT GLAZING
05	ALUM. TERRACE DOOR
06	ALUM. CURTAIN WALL
07	PERFORATED METAL RAILING
08	CIP STRUCTURAL CONCRETE
09	STAINLESS STEEL MESH GARAGE SCREENING
10	CORRUGATED METAL PANEL
11	GLASS RAILING
12	PAINTED CMU
13	LARGE FORMAT STONE VENEER
14	HORIZONTAL METAL PICKET RAIL
15	PERFORATED METAL FENCING
16	DIVIDER PANEL
17	LOUVER, RE: MEP
18	BOARD FORMED CONCRETE WALL

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ELEVATIONS

A201

**EXAMPLE OF EIFS
WALL PANELS**





EXAMPLE OF EIFS WALL PANELS