

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-265
COMMON NAME: AUGUSTA AT MCCULLOUGH
ADDRESS: 819 AUGUSTA
726 MCCULLOUGH AVE
723 BROOKLYN AVE
516 DALLAS ST
727 BROOKLYN AVE
LEGAL DESCRIPTION: NCB 821 BLK 25 LOT 7 EXC N 14.9 FT OF W 112.3 FT
NCB 821 BLK 25 LOT 6 & N 14.9 FT OF W 55.6 FT OF 7
NCB 821 BLK 25 LOT 5 & E 3.9 FT OF 4 & N 14.9 OF E 58.90 OF W
112.30 FT OF 7
NCB 821 BLK 6 LOT A9
NCB 821 BLK 6 LOT W 50 FT OF A8 OR AB8
NCB 821 BLK 6 LOT E 83 FT OF A8
ZONING: FBZ T5-1,HE, FBZ T5-1,HS
CITY COUNCIL DIST.: 1
LANDMARK: King, Claudius - House, Nesbitt House
APPLICANT: Ryan Conway
OWNER: Stillwater Capital
TYPE OF WORK: Construction of a 5-story multifamily structure
APPLICATION RECEIVED: September 10, 2018
60-DAY REVIEW:
REQUEST:

The applicant is requesting conceptual approval to construct a 5-story multifamily structure on the intersection of Dallas St, McCullough Ave, Augusta St, and Brooklyn Ave.

APPLICABLE CITATIONS:

UDC Section 35-672. – Neighborhood Wide Design Standards

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

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

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

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

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

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

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

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

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;

- ii. Rough or honed finished stone;
- iii. Brick or concrete pavers; or
- iv. Other materials that meet the performance standards of the above materials.

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

(4) Street Connections to River. Retain the interesting and unique situations where streets dead-end at the river, creating both visual and physical access to the river for the public.

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

A. Queuing is prohibited on the Riverwalk pathway.

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

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

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized.

Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the

appropriate path of travel to avoid pedestrian/auto conflicts.

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

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

(1) Architectural Focal Point. When a property is situated in such a manner as to appear to be the terminus at the end of the street or at a prominent curve in the river, the building shall incorporate into its design an architectural feature that will provide a focal point at the end of the view. (see Figure 672-3) An architectural feature will be considered to be a focal point through any of the following methods, but not limited to:

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

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

iii. Recessed or projecting balconies and entrances.

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

UDC Section 35-673. – Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's

specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

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

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, 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.

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

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

(1) Two or More Buildings on a Site.

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

(2) Primary and Secondary Entrances

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

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

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

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

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

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

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

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

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

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

(6) Walls and Fences at Detention Areas.

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

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

(7) Roof Drainage into the River.

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

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

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

(d) Riverside Setbacks. Riverside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is

varied according to the relationship of the river and the street. In the more urban areas, buildings should align closer to the river edge, while in more rural areas the buildings should be set farther away.

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

Description RIO-1 RIO-2 RIO-3 RIO-4 RIO-5 RIO-6

Riverside Setback 20 FT 15 FT 0 FT 20 FT 50 ft 100 FT

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

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

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

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

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

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

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

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

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E.

E. In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

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

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

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

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

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

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

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

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

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

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

(2) Site Wall and Fence Materials.

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

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

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

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

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

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

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

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

H. Speakers.

(2) Street Furnishing Materials.

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

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

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

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

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

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

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

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

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

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) footcandles 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.

(k) Curbs and Gutters.

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

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

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

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance

urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

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

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

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

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

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

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

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

C. Reciprocal access agreements between property owners are permitted.

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

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete or through the use of distinctive plantings or planting beds.

(m) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 35-674. Building Design Principles

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

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features

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

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

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

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

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

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

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

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

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

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

Table 674-1

Description RIO-1 RIO-2 RIO-3 RIO-4 RIO-5 RIO-6

Maximum Facade Length 50 ft. 50 ft. 30 ft. 75 ft. 75 ft. 50 ft.

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

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

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

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

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

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

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

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

Table 674-2

Description RIO-1 RIO-2 RIO-3 RIO-4 RIO-5 RIO-6

Maximum # of Stories 5 10 None 7 5 4

Maximum Height in Feet 60 ft. 120 ft. None 84 ft. 60 ft. 50 ft.

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

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

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

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part

of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

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

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

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

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

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

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

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

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

(3) Paint or Finish Colors.

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

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

C. Bright colors may highlight entrances or architectural features.

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

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

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result

of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

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

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

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

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

iii. Changing the material of the cap.

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

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

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

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

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

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

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

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

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

E. Entrances should not use excessive storefront systems.

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

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

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

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

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

installed at river level within the public right-of-way require licensing with the city's downtown operations department.

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

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

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

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

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

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

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

(2) Materials and Color.

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

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

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

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

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. 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.

Sec. 35-630. - Designated Archaeological Sites.

(a)Designated archaeological sites shall be treated as any other exceptional or significant resource and shall be reviewed

by the historic preservation office, in consultation with the city archaeologist and the historic and design review commission following the procedures set forth in sections 35-608 to 35-613 of this article.

(b)Owners of property containing designated archaeological sites are encouraged to educate the citizens of San Antonio regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation. (Ord. No. 2010-06-24-0616, § 2, 6-24-10)

FINDINGS:

- a. The applicant is requesting conceptual approval of a 5-story multifamily development on the parcels bounded by Augusta St, McCullough Ave, Brooklyn Ave, and Dallas St. Currently, the block is divided into several parcels. The block is undergoing the replatting process.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on June 6, 2018. The approval carried the following stipulations:
 - 1. That the applicant explores ways to define the design of the structure at the intersection of McCullough and Augusta to create a more prominent primary corner façade condition as noted in finding k; **this stipulation has been met.**
 - 2. That the applicant incorporates a screening or a wrapped condition that is consistent with the UDC for the parking garage facades as noted in finding e; **this stipulation has not been met.**
 - 3. That the applicant provides a detailed landscaping plan for final approval; **this stipulation has not been met.**
 - 4. That the applicant screens all mechanical equipment from view and indicates mechanical equipment locations on their plans for final approval; **this stipulation has been met.**
 - 5. That the applicant explores varying materials at the ground level to establish a building base consistent with the UDC; **this stipulation has been met.**
 - 6. That the applicant provides a final window specification for final approval. The windows must be inset at least two to three inches within walls; **this stipulation has been met.**
 - 7. ARCHAEOLOGY- An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology; **this stipulation will continue to apply for final approval.**
 - 8. The request may not receive final approval unless final approval and permitting of the relocation of the Claudius King House at 819 Augusta and the Nesbitt House at 723 Brooklyn have been granted and all stipulations regarding the relocations have been met and implemented. This includes all state and federal requirements for the property including a mandatory 60-day notification period with the Texas Historical Commission; **this stipulation will continue to apply for final approval.**
- c. This request was reviewed by the Design Review Committee (DRC) on January 23, 2018. At the time, only a site

plan was presented, along with some inspiration images of similar structures in San Antonio and elsewhere that contained design elements or approaches related to the proposed new construction. The DRC was favorable of the general direction and found a 5-story structure to be appropriate based on the current context of the block and the surrounding vicinity. The DRC stressed the importance of landscaping and pedestrian scale, and encouraged the applicant to incorporate pedestrian-scaled design details such as porches and projecting balconies.

- d. **PEDESTRIAN CIRCULATION** – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed to incorporate pedestrian walkways and small pedestrian plazas throughout the site, particularly along Broadway. This is consistent with the UDC.
- e. **AUTOMOBILE PARKING** – The applicant has proposed curb cuts on McCullough Ave and Brooklyn St. Though the submitted drawings do not indicate the width of the curb cut on Brooklyn St, it appears to feature a total width of thirty-six (36) feet or more to facilitate vehicular access into and from the proposed parking structure. While the proposed curb cut width may exceed that allowed by UDC Section 35-673(1), staff finds that this width is appropriate given the volume of traffic that will enter and exit the garage and the fact that the applicant has broken up the width with the proposed median.
- f. **PARKING GARAGE** – The proposed complex will feature an enclosed parking garage. The garage will be accessed via McCullough Ave and Brooklyn St. On the Dallas St side, the garage will not be visible due to residences and retail spaces occupying the public elevation. Generally, the proposed development is consistent with the provisions of the UDC Section 35-672 in regards to pedestrian circulation and automobile access and parking. Staff finds that careful consideration should be paid to the garage elevations, particularly on Brooklyn Ave, and that a comprehensive screening method should be proposed to conceal parked cars from the right-of-way. Staff also finds that a fully wrapped condition is most consistent with the UDC.
- g. **SITE DESIGN** – 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. Staff finds the applicant's proposed locations of pedestrian access which are located along Brooklyn Ave, McCullough Ave, Dallas St, and Augusta are appropriate. At the street level, the applicant has proposed to incorporate outdoor balconies, seating space, and low plantings. This is consistent with the UDC.
- h. **LANDSCAPING** – The UDC Section 35-673(3) provides information regarding landscape design. The applicant has provided a site plan noting the locations of fountains, outdoor gardens, outdoor plaza and seating areas and a green wall. Staff finds the proposed locations of landscaping elements appropriate; however, the applicant is required to submit a detailed landscaping plan prior to receiving a Certificate of Appropriateness.
- i. **STREET FURNISHINGS** – Street furnishings throughout the RIO are to be constructed of high quality materials that complementary to the tradition and craftsmanship of the River Walk. The applicant is responsible for complying with the UDC Section 35-673(i) in regards to street furnishings.
- j. **LIGHTING DESIGN** – Lighting design for any project located in a RIO district is an important aspect of not only that particular project's design, but also the adjacent buildings as well as the Riverwalk. According to the UDC Section 35-673(j), site lighting should be considered an integral element of the landscape design of a property. This applicant is to provide a lighting plan prior to returning to the HDRC for final approval.
- k. **MECHANICAL EQUIPMENT** – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. 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. The applicant is to comply with this section of the UDC and provide information to staff regarding the location and screening of all mechanical equipment.
- l. **BUILDING SCALE** – According to the UDC Section 35-674(b) a building shall appear to have a "human scale". To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. The applicant has proposed human scaled elements that include human scaled horizontal bandings, human scaled openings and human scaled materials such as brick. Additionally, the UDC states that primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. Staff finds that the proposal generally meets this guideline.
- m. **BUILDING MASSING & HEIGHT** – According to the UDC Section 35-674(c) in regards to the height of new construction in RIO districts, the maximum height of new construction in RIO-2 is ten stories and 120 feet. The applicant has already obtained a variance from the Board of Adjustment for a fifth level.
- n. **MATERIALS** – In regards to materials and finishes, 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. Concrete masonry units (CMU) are not allowed. The applicant has proposed materials that include buff colored and dark brown brick veneer, stucco, and fiber cement siding. These materials are consistent with the UDC.

- o. FAÇADE COMPOSITION – According to the UDC Section 35-674 in regards to façade composition, buildings should have a distinctive base, middle, and cap. In addition to this, curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions, entrances shall be easy to find, be a special feature of the building and be appropriately scaled and the riverside façade of a building shall have simpler detailing and composition than the street façades. The applicant has proposed terminating caps on all facades.
- p. WINDOWS – The UDC Section 35-674(e)(2) provides information in regards to proper window fenestration and installation. For window openings that are not included within a curtain wall system, an inset of at least two to three inches within each wall is required. The applicant has proposed bronze colored windows for the cream brick portions of the structure and cream colored windows for the darker brick portions of the building, which staffs finds appropriate. The applicant is responsible for complying with this section of the UDC.
- q. SIGNAGE – The proposal does not include signage at this time. The applicant is responsible for submitting a comprehensive signage plan for the complex as part of the application for final approval or as a separate request for HDRC review.
- r. ARCHAEOLOGY- The project area is within the River Improvement Overlay District and includes a designated Local Historic Landmark. A review of historic archival maps shows the Upper Labor Acequia, a Spanish Colonial water feature, crossing the property. In addition, the Claudius King House, a designated Local Historic Landmark and Recorded Texas Historic Landmark (marker #2952) is located within the property. Subsurface deposits associated with this dwelling, including the building foundation, privies, and trash pits, are likely extant and shall be archaeologically documented. Thus, an archaeological investigation is required. State law requires a 60 day notice to the Texas Historical Commission prior to modifying the historical or architectural integrity of a Recorded Texas Historic Landmark.

RECOMMENDATION:

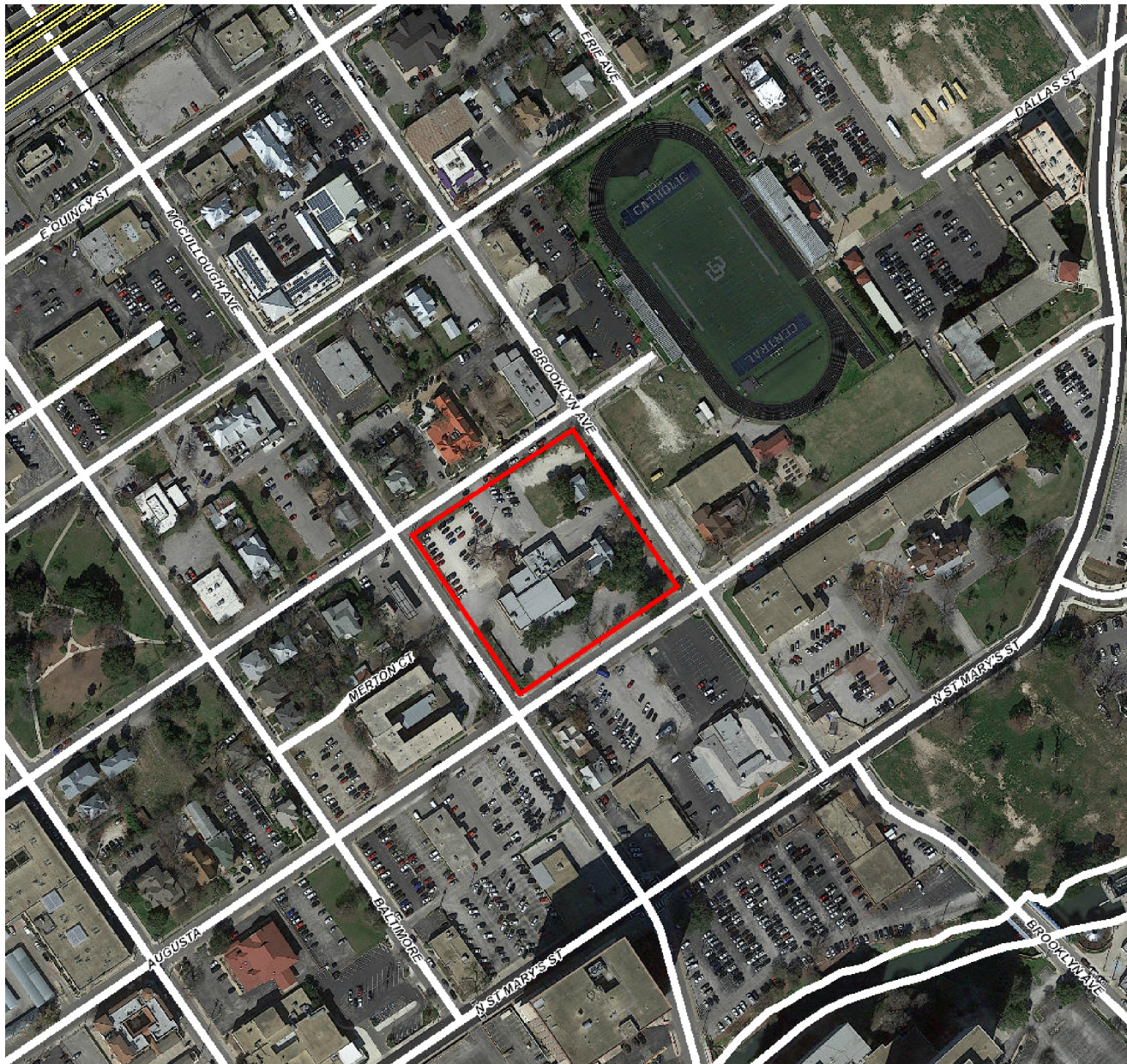
Staff recommends final approval based on findings a through r with the following stipulations:

- i. That the applicant screens the Brooklyn Ave garage and submits updated plans and elevations to staff for review and approval.
- ii. That the applicant submits a final, detailed landscaping plan for staff review and approval that includes all species and planting locations. The landscaping plan should clearly indicate any hardscaping to be used. The plan must comply with UDC Section 35-673(3).
- iii. That the applicant submits all window and façade specifications to staff for review and approval.
- iv. ARCHAEOLOGY – An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

The request may not receive a Certificate of Appropriateness until Certificates of Appropriateness are issued for the relocation of the Claudius King House at 819 Augusta and the Nesbitt House at 723 Brooklyn. This includes all state and federal requirements for the property including a mandatory 60-day notification period with the Texas Historical Commission

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: May 22, 2018

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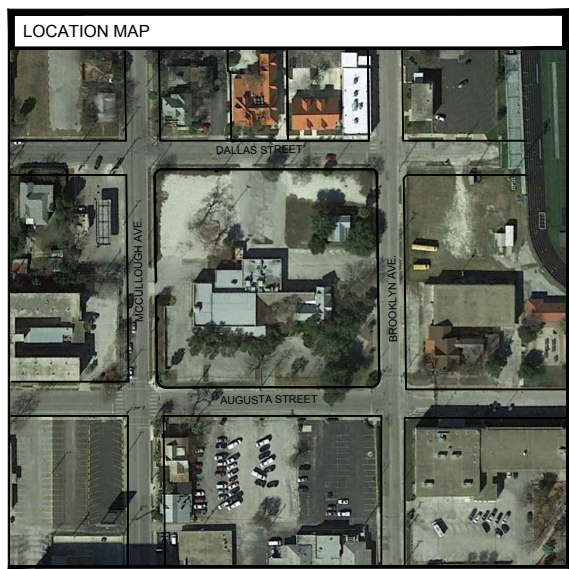
AUGUSTA ST.

SAN ANTONIO, TEXAS



SUBMITTAL INDEX

A000	COVER
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A103	TYP. FLOOR PLAN
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A106	SCREENING DIAGRAM
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A202	WINDOW SPECIFICATION
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L3.01	CONSTRUCTION DETAILS
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L5.01	LIGHTING PLAN
L5.02	LIGHTING PLAN



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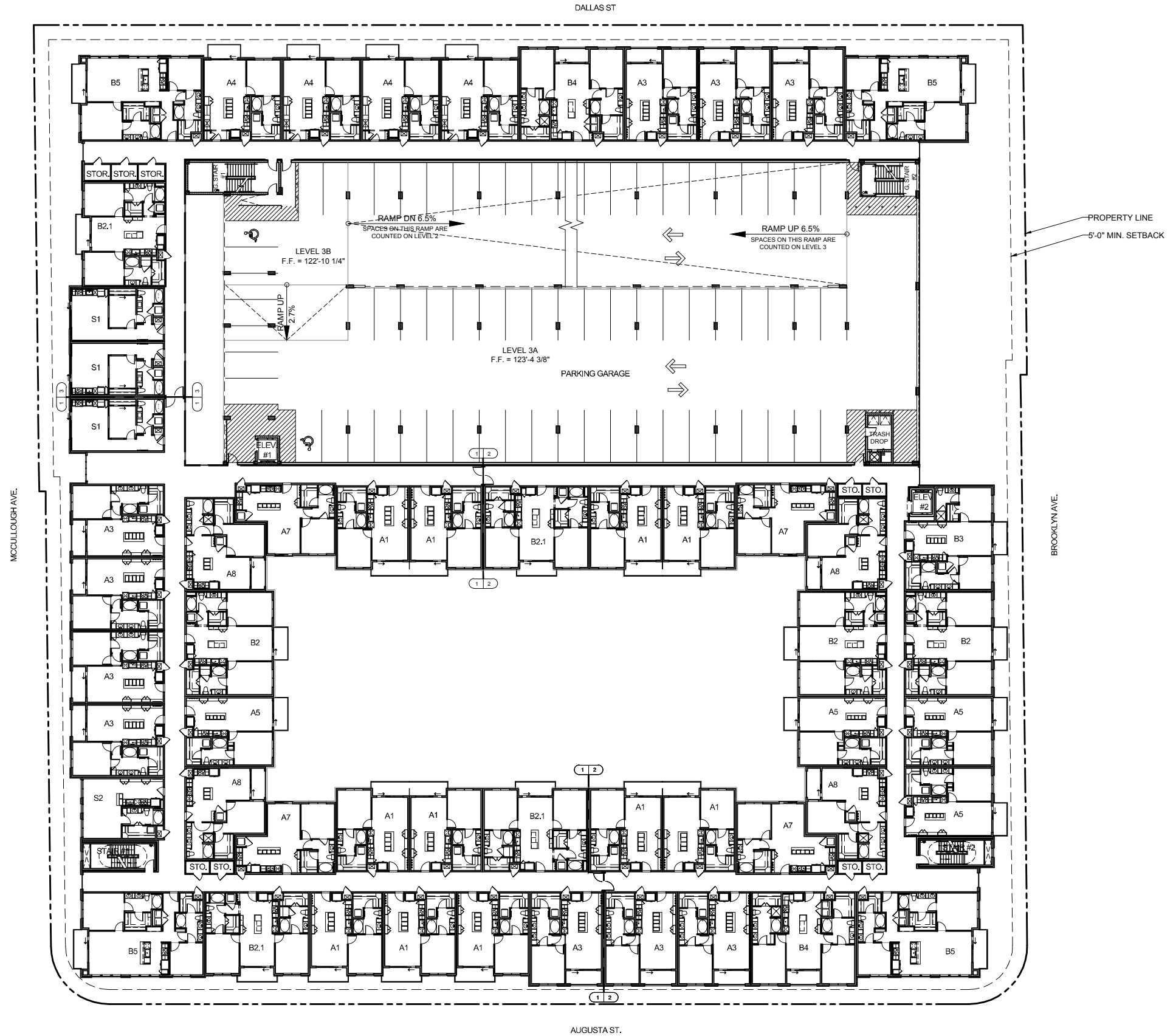
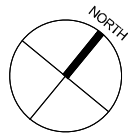
**AUGUSTA STREET
SAN ANTONIO, TX**

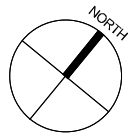
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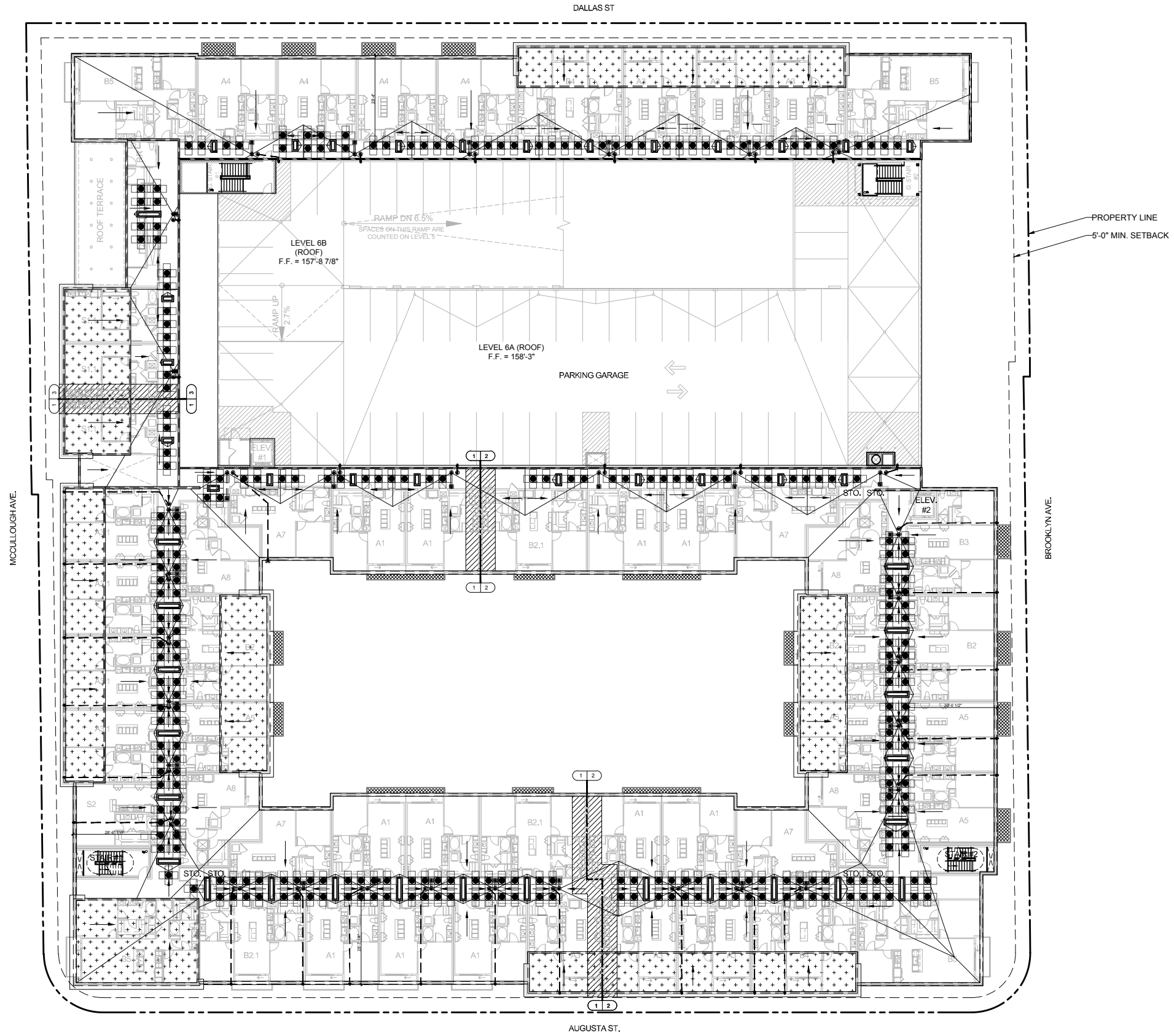
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ROOF PLAN
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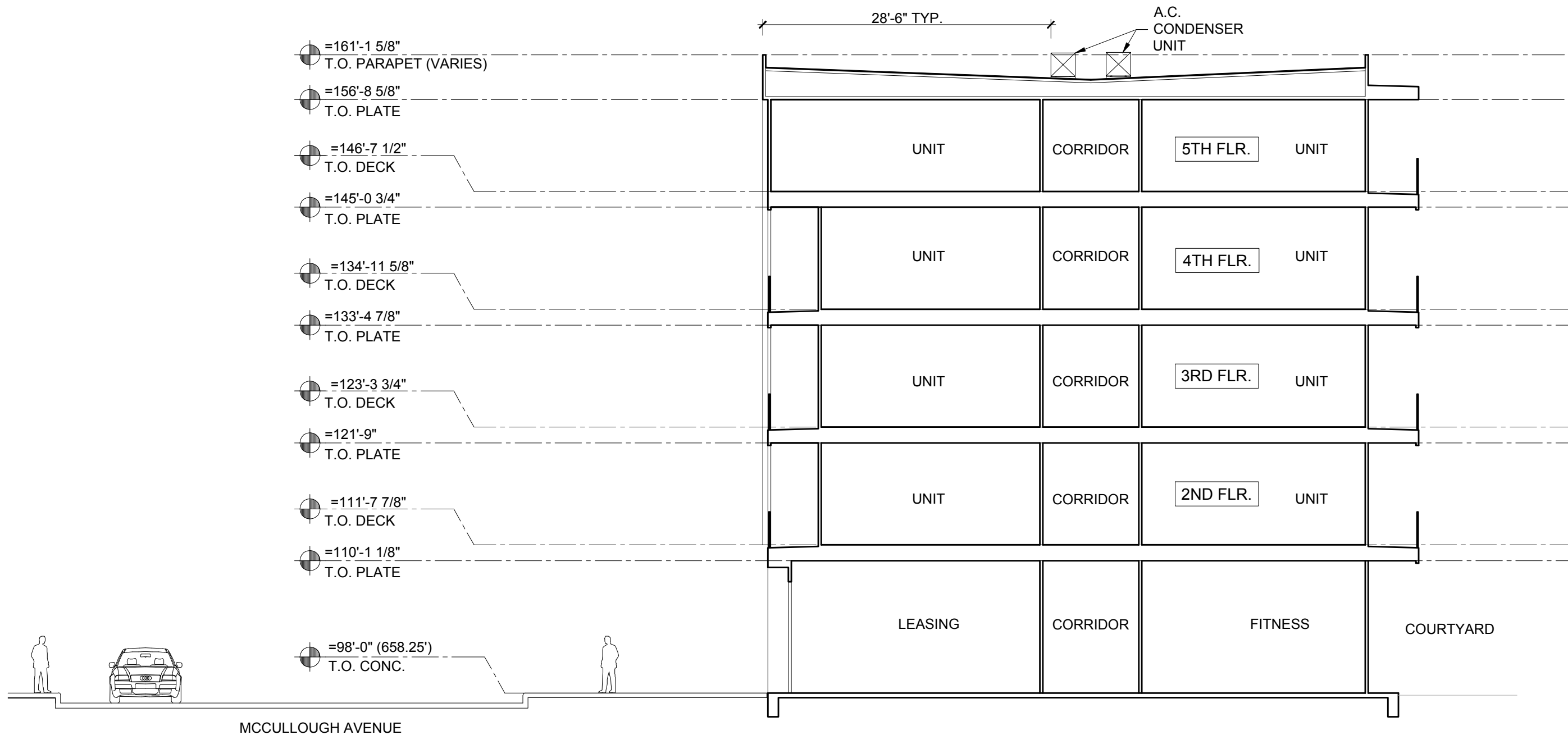


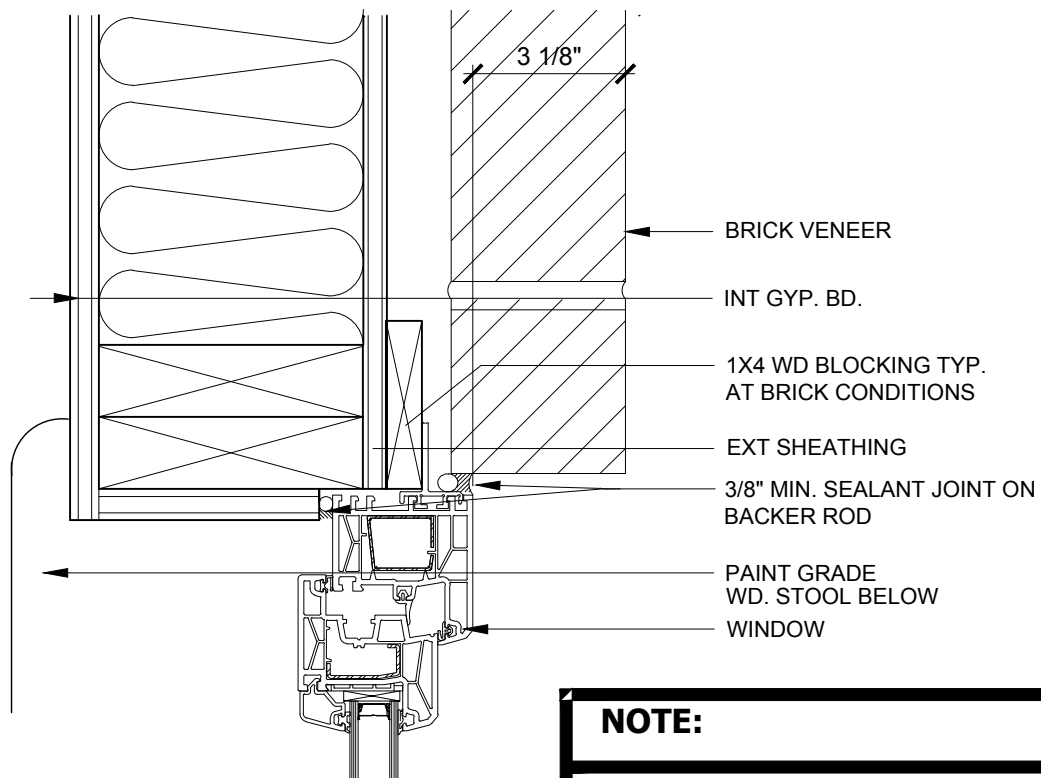
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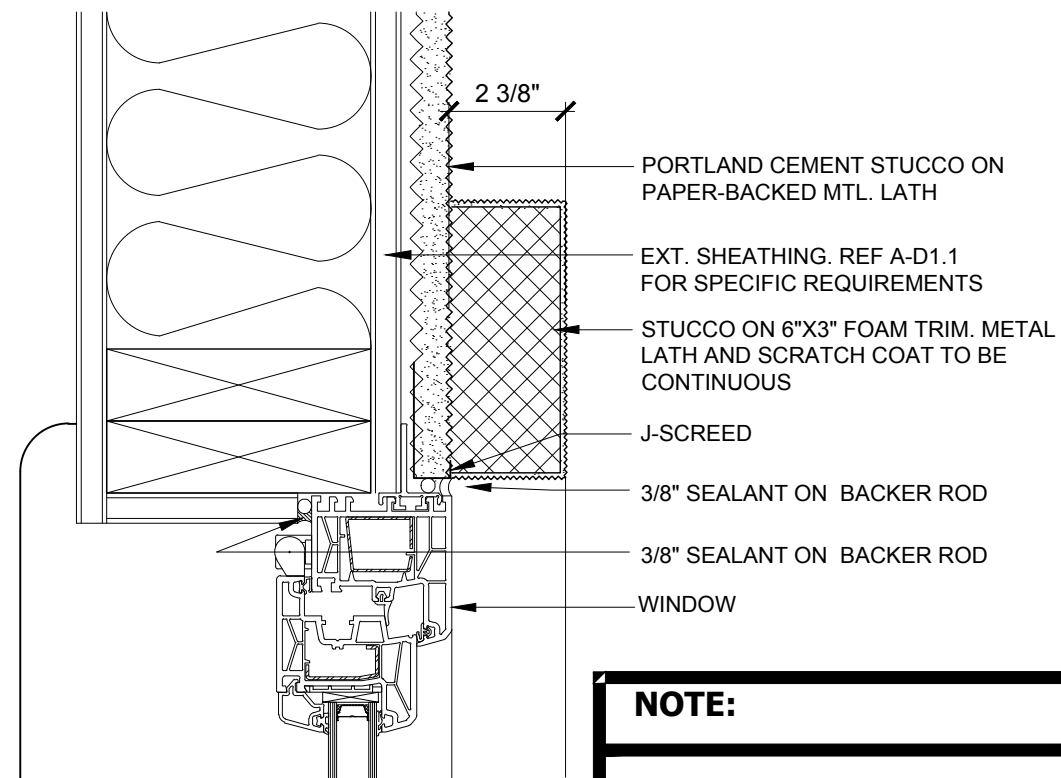
NOTE:

REFER ALSO TO SYSTEM DETAILS ON
A-D3.3 FOR ADDITIONAL FLASHING
INFORMATION.

01

WINDOW JAMB (BRICK)

SCALE: 3" = 1'-0"



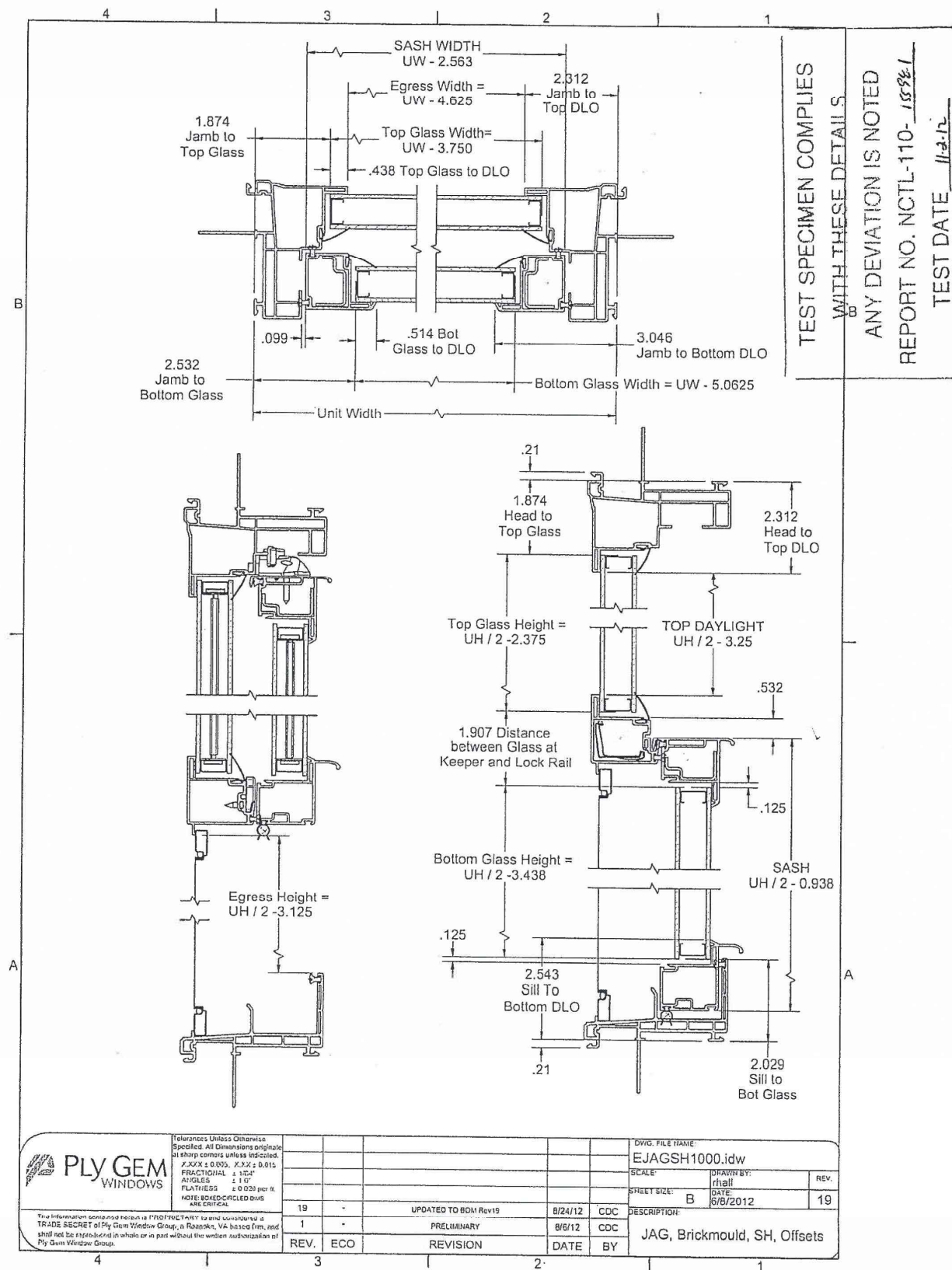
NOTE:

REFER ALSO TO SYSTEM DETAILS ON
A-D3.3 FOR ADDITIONAL FLASHING
INFORMATION.

02

WINDOW JAMB (STUCCO)

SCALE: 3" = 1'-0"



NATIONAL CERTIFIED TESTING LABORATORIES

FIVE LEIGH DRIVE • YORK, PENNSYLVANIA 17406 • TELEPHONE (717) 846-1200
FAX (717) 767-4100
www.nctlinc.com

AAMA/WDMA/CSA 101/I.S.2/A440-11
AAMA/WDMA/CSA 101/I.S.2/A440-08
AAMA/WDMA/CSA 101/I.S.2/A440-05
CSA A440S1-09

TEST REPORT SUMMARY

Rendered to:
Ply Gem Window Group
433 North Main Street
Rocky Mount, VA 24151

PRODUCT TYPE: XOX - Tilt Flanking Single Hungs with Center Fixed Lite
SERIES/ MODEL: "Ply Gem 1500"

Title	Summary of Results
Primary Product Designator AAMA/WDMA/CSA 101/I.S.2/A440-11 AAMA/WDMA/CSA 101/I.S.2/A440-08 AAMA/WDMA/CSA 101/I.S.2/A440-05	Class LC-PG25. Size tested 2718 x 1956 mm (~107 x 77 in) - Type H Class LC-PG25: Size tested 2718 x 1956 mm (107 x 77 in) - Type H H-LC25 2718 x 1956 (107 x 77)
Design Pressure	±1680 Pa (±35.09 psf)
Operating Force (in motion _{max})	24 N (4.9 lbf)
Air Infiltration	1.4 L/s/m ² (0.27 cfm/ft ²)
Canadian Air Infiltration/Exfiltration	A2 Level
Water Penetration Resistance Test Pressure	180 Pa (3.76 psf)
Uniform Load Structural Test Pressure	±2520 Pa (±52.63 psf)
Forced Entry Resistance	ASTM F588-07 - Grade 10 Pass

Test Completed: 10/01/13
Revision Date: 04/08/15

Reference must be made to Report No. NCTL-110-17758-1 dated 02/13/15 for complete test specimen description and data.

For National Certified Testing Laboratories

Justin L. Bupp
DIGITAL SIGNATURE

Justin L. Bupp
Laboratory Manager

Professionals In The Science of Testing

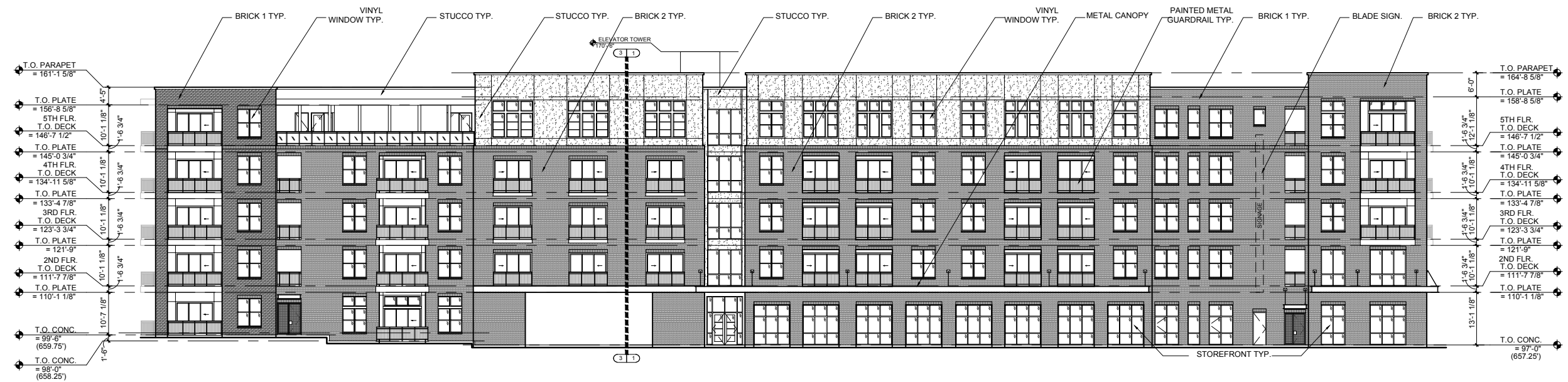


WINDOW SPECIFICATION

SCALE: 3" = 1'-0"

AUGUSTA STREET SAN ANTONIO, TX

Sheet No.
A202



SOUTHWEST ELEVATION MCCULLOUGH AVE.

SCALE: 1" = 30'-0"



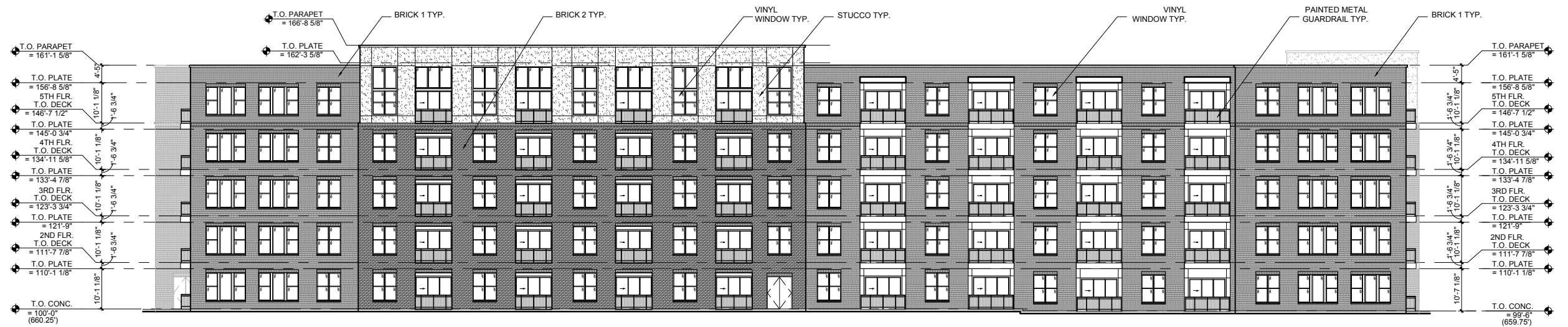
SOUTHEAST ELEVATION AUGUSTA ST.

SCALE: 1" = 30'-0"



NORTHEAST ELEVATION BROOKLYN AVE.

SCALE: 1" = 30'-0"



NORTHWEST ELEVATION DALLAS ST

SCALE: 1" = 30'-0"











AUGUSTA & MCCULLOUGH



AUGUSTA & BROOKLYN



DALLAS & BROOKLYN



DALLAS & MCCULLOUGH

STILLWATER CAPITAL

DATE /ISSUE

10 AUG 2018 FINAL HDRC REVIEW



LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
210.349.3500
WWW.KWTEXAS.COM

PROJECT NUMBER
SWC 852

SCALE 1" = 20' - 0"



SHEET TITLE

MATERIALS PLAN
LEGEND

SHEET NUMBER
L1.01

AUGUSTA MATERIALS MATRIX

CALLOUT	DESCRIPTION	MANUFACTURER/ DISTRIBUTOR	MODEL NO. / SIZE / STYLE/ PATTERN / TEXTURE	COLOR NAME/NUMBER	DETAIL REFERENCE	REMARKS	CONTACT INFORMATION
PAVEMENTS & FLATWORK							
A1	CONCRETE SIDEWALK	-	4-1/2" (IN) THICK, W/ #3 REBAR 18" (IN) O.C.E.W. / MEDIUM BROOM FINISH	-	1/L3.02	"EJ" & DASHED LINE INDICATES EXTENSION JOINT	
A2	CONCRETE UNIT - pattern 1	BELGARD	6 X12" (IN) SOLDIER COURSE	T.B.D.	3 &4/L3.01	THIN-SET OVER 4 1/2" THICK, SUB-SLAB W/ #3 REBAR, 18" O.C.E.W.	CONTACT JAMIE RODRIGUEZ @ 832-278-9388 // JAMIE.RODRIGUEZ@OLDCASTLE.COM
A3	CONCRETE UNIT - pattern 2	BELGARD	6X12" (IN) HERRINGBONE	T.B.D.	3 &4/L3.01	THIN-SET OVER 4 1/2" THICK, SUB-SLAB W/ #3 REBAR, 18" O.C.E.W.	CONTACT JAMIE RODRIGUEZ @ 832-278-9388 // JAMIE.RODRIGUEZ@OLDCASTLE.COM
A4	CONCRETE UNIT - pattern 3	BELGARD	2 X 1' (FT) VERTICAL RUNNING BOND	T.B.D.	3 &4/L3.01	THIN-SET OVER 4 1/2" THICK, SUB-SLAB W/ #3 REBAR, 18" O.C.E.W.	CONTACT JAMIE RODRIGUEZ @ 832-278-9388 // JAMIE.RODRIGUEZ@OLDCASTLE.COM
A5	CONCRETE UNIT - pattern 4	BELGARD	6X12" (IN) RUNNING BOND	T.B.D.	3 &4/L3.01	THIN-SET OVER 4 1/2" THICK, SUB-SLAB W/ #3 REBAR, 18" O.C.E.W.	CONTACT JAMIE RODRIGUEZ @ 832-278-9388 // JAMIE.RODRIGUEZ@OLDCASTLE.COM
A6	ADA UNIT PAVER	BELGARD	6X12" (IN) RUNNING BOND	T.B.D.	2/L3.02	THIN-SET OVER 4 1/2" THICK, SUB-SLAB W/ #3 REBAR, 18" O.C.E.W.	CONTACT JAMIE RODRIGUEZ @ 832-278-9388 // JAMIE.RODRIGUEZ@OLDCASTLE.COM
STAIRS & RAMPS							
B1	ADA RAMP	-	4-1/2" (IN) THICK, W/ #3 REBAR 18" (IN) O.C.E.W. / MEDIUM BROOM FINISH	T.B.D.		PEREMETER OF BUILDING INCLUDE A.D.A. PAVERS AS INDICATED (A6)	
B2	NOT USED	-	-	-	-	-	
B3	ONE-WAY RAMP	-	4-1/2" (IN) THICK, W/ #3 REBAR 18" (IN) O.C.E.W. / MEDIUM BROOM FINISH	T.B.D.	2/L3.02	PEREMETER OF BUILDING INCLUDE A.D.A. PAVERS AS INDICATED (A6)	
B4	CONCRETE STAIRCASE & KNEE WALL	-	POURED IN PLACE & C.M.U. WALL	VS VENEER	1/L3.01	AT ENTRANCES TO BUILDING	
WALLS, PLANTERS & FIRE PITTS							
C1	18" RETAINING WALL IN SHADE STRUCTURE #2	T.B.D.	C.M.U WALL W/ VENEER AND CAP	VS VENEER	-	-	
C2	RAMP W/ MASONRY WALLS & RAILING	T.B.D.	C.M.U WALL W/ VENEER AND CAP	VS VENEER	-	-	
C3	18" (IN) RAISED PLANTERS	T.B.D.	C.M.U WALL W/ VENEER AND CAP	VS VENEER	-	-	
C4	18" TALL RETAINING WALL IN POOL COURTYARD	T.B.D.	C.M.U WALL W/ VENEER AND CAP	VS VENEER	-	-	
C5	12" TALL RETAINING WALL IN POOL COURTYARD	T.B.D.	C.M.U WALL W/ VENEER AND CAP	VS VENEER	-	-	
POOLS & FOUNTAINS							
D1	PORCELAIN TILE - pattern 1	AMERICAN OLEAN/BPI	UNGLAZED MOSAICS / 7" (IN) WIDE BAND/ NON-SLIP TOE TILE	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	CONTACT ROBERT OTTMANN @ 713-690-8201
D2	PORCELAIN TILE - pattern 2	AMERICAN OLEAN/BPI	UNGLAZED MOSAICS / 7" (IN) WIDE BAND/ NON-SLIP TOE TILE	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	CONTACT ROBERT OTTMANN @ 713-690-8201
D3	PORCELAIN TILE - pattern 3	AMERICAN OLEAN/BPI	UNGLAZED MOSAICS / 7" (IN) WIDE BAND/ NON-SLIP TOE TILE	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	CONTACT ROBERT OTTMANN @ 713-690-8201
D4	PORCELAIN TILE - bottom of pool	AMERICAN OLEAN/BPI	UNGLAZED MOSAICS / 7" (IN) WIDE BAND/ NON-SLIP TOE TILE	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	CONTACT ROBERT OTTMANN @ 713-690-8201
D5	POOL SUNSHELF	T.B.D.	GUNITIE W/ PLASTER AND WATERLINE TILE	PLASTER 'LB' / WATERLINE TILE V1' / POOL COPING 'K1' / NON- SUP TOE TILE 'TBD'	-	TO BE SELECTED FROM FULL RANGE	CONTACT WET EDGE @ 877-984-4687
D6	POOL BENCH	T.B.D.	GUNITIE W/ PLASTER AND WATERLINE TILE	PLASTER 'LB' / WATERLINE TILE V1' / POOL COPING 'K1' / NON- SUP TOE TILE 'TBD'	-	TO BE SELECTED FROM FULL RANGE	CONTACT WET EDGE @ 877-984-4687
D7	POOL STEPS	T.B.D.	GUNITIE W/ PLASTER AND WATERLINE TILE	PLASTER 'LB' / WATERLINE TILE V1' / POOL COPING 'K1' / NON- SUP TOE TILE 'TBD'	-	TO BE SELECTED FROM FULL RANGE	CONTACT WET EDGE @ 877-984-4687
D8	WATER FEATURE	T.B.D.	-	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	
KITCHEN & GRILL STATIONS							
E1	GRILL STATION AT POOL	T.B.D.	C.M.U WALL W/ VENEER AND CAP	W/ COUNTERTOP 'K3' & VENEER 'VS'	-	-	
E2	KITCHEN ISLAND AT POOL	T.B.D.	C.M.U WALL W/ VENEER AND CAP	W/ COUNTERTOP 'K3' & VENEER 'VS'	-	-	
E3	SINK	T.B.D.	T.B.D.	T.B.D.	-	-	
FENCING & GATES							
F1	4' (FT) ORNAMENTAL IRON GATE	T.B.D.	4' (FT) TALL	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	
F2	4' (FT) ORNAMENTAL IRON FENCE	T.B.D.	4' (FT) TALL	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	
SHADE STRUCTURES & FIREPLACE							
G1	4' (FT) GLASS POOL GATE	T.B.D.	4' (FT) TALL	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	
G2	4' (FT) GLASS POOL FENCE	T.B.D.	4' (FT) TALL	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	
G3	SHADE STRUCTURE 1	T.B.D.	T.B.D.	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	
G4	SHADE STRUCTURE 2	T.B.D.	T.B.D.	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	
G5	SHADE STRUCTURE 3	T.B.D.	T.B.D.	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	
SITE FURNISHING							
J1	BIKE RACK	DERO	ARC RAC	POWDER COAT - LIGHT GRAY	STREETSCAPE	SURFACE MOUNT PER SPECIFICATIONS	888-337-6729
J2	PEDESTRIAN BENCH	ANOVA	EXPOSITION 6' CONTOUR BENCH	POWDER COAT - GRAY	STREETSCAPE	SURFACE MOUNT PER SPECIFICATIONS	CONTACT CHRIS KALKBRENNER @ 314-853-0170 & CHRIS@ANOVAFURNISHINGS.COM
J3	WASTE RECEPTACLE	ANOVA	EXPOSITION 33 GAL TRASH RECEPTACLE W/ SIDE DOOR	POWDER COAT - GRAY	STREETSCAPE	SURFACE MOUNT PER SPECIFICATIONS	CONTACT CHRIS KALKBRENNER @ 314-853-0170 & CHRIS@ANOVAFURNISHINGS.COM
J4	BOLLARDS	ANNAPOLIS	6" REMOVEABLE W/ LIGHT KIT	METALLIC SILVER	LOADING DOCK	SURFACE MOUNT PER SPECIFICATIONS	
CAPS, COPING & COUNTERTOPS							
K1	NATURAL STONE COPING	THORNTREE	3" (IN) THICK / 3/4" CHAMFER	T.B.D.	-	ALLOW \$20/SQFT. POOL COPING AT SECONDARY POOL COURTYARD	CONTACT ROBERT OTTMANN @ 713-690-8200
K2	NATURAL STONE CAP	THORNTREE	3" (IN) THICK / 3/4" CHAMFER	T.B.D.	-	ALLOW \$20/SQFT. PLANTER CAPS	CONTACT ROBERT OTTMANN @ 713-690-8200
K3	NATURAL STONE COUNTERTOP	T.B.D.	T.B.D.	T.B.D.	-	ALLOW \$45/SQ. FT. AND SELECTED IN THE FIELD	CONTACT ROBERT OTTMANN @ 713-690-8200
K4	POOL COURTYARD RAISED PLANTER	T.B.D.	18" (IN) TALL	T.B.D.	-	TO BE SELECTED FROM FULL RANGE	CONTACT ROBERT OTTMANN @ 713-690-8200
VENEERS							
V1	GLASS MOSAIC WATERLINE TILE	LUNADA BAY/MATERIALS MARKETING	T.B.D.	T.B.D.	-	ALLOW \$30/SQ. FT. LOCATED AT POOL WALL IN PRIMARY POOL	CONTACT DORANNE BAKER @ 713-960-8601
V2	NATURAL STONE	THORNTREE	T.B.D.	T.B.D.	-	ALLOW \$25/SQ. FT. LOCATED AT KITCHENS AND RAISED PLANTERS IN PRIMARY POOL COURTYARD AND LEASING ENTRY FOUNTAIN	CONTACT ROBERT OTTMANN @ 713-690-8200
V3	NATURAL STONE	THORNTREE	T.B.D.	T.B.D.	-	ALLOW \$25/SQ. FT. LOCATED AT COLUMNS	CONTACT ROBERT OTTMANN @ 713-690-8200
V4	TOE KICK		CUSTOM STAINLESS STEEL BAND.	T.B.D.	-	LOCATED AT BOTH POOL COURTYARD KITCHENS	CONTACT INTERCERAMIC @ 713 686-8453
V5	BRICK VENEER	TO MATCH BUILDING	TO MATCH BUILDING	TO MATCH BUILDING	SEE ARCH. PLANS	-	-
PAINT							
M1	EXTERIOR PAINT	MATHEWS PAINT	-	T.B.D.	-	ALL SHADE STRUCTURES	CONTACT @ 800-323-6593
LIGHTS							
	-	SEE LIGHTING PLAN	-	-	-	-	
DRAINS							
	-	SEE GRADING PLAN	-	-	-	-	
ZONES OF PLANTING							
PA	PLANTING AREA		-	-	-	-	



LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
210.349.3500
WWW.KWTEXAS.COM

PROJECT NUMBER
SWC 852

SCALE 1" = 20' - 0"

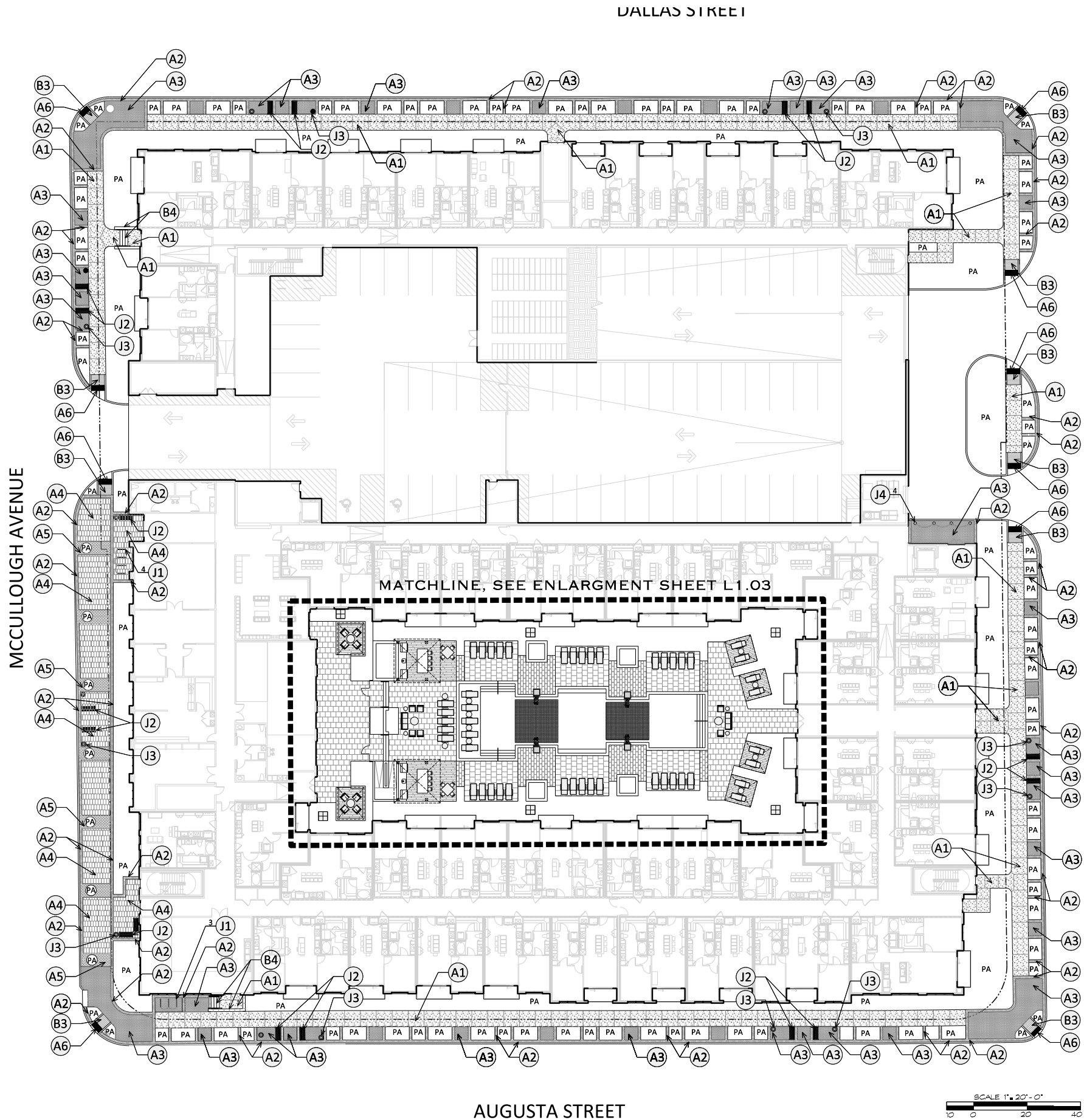


NORTH

SHEET TITLE

MATERIALS PLAN -
OVERALL SITE

SHEET NUMBER
L1.02





1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
210-349-3500
WWW.KWTEXAS.COM

SCALE 1" = 10' - 0"



SHEET NUMBER
L1.03

- Security bollard is designed to be permanently embedded with a suspended bollard and internal concentrated reinforcement. Contacts for a suspended bollard are located at the bottom of the bollard.

[illegible]

Landscape Forms, Inc. | 800.521.2546 | F 360.381.3455 | 7301 E. Michigan Ave., Kalama, WA 99001

The technical drawing shows two views of a square flange mount. The top view is a square with a side length of 2 inches. It features four mounting holes, each with a diameter of 0.1875 inches, spaced at 90-degree intervals from the center. The bottom view is a circular cross-section of the flange, showing an outer diameter of 0.625 inches and an inner diameter of 0.375 inches. A central hole has a diameter of 0.1875 inches.

CAPACITY	2 B-KIOS
MATERIALS	2" x 2" x .015 required tube
FINISHES	<ul style="list-style-type: none"> Galvanneal After galvanneal heat dipper galvanneal mean is our standard option. Powder Coat Our powder coat finish allows a high level of adhesion and durability by following these steps: 1. Sandblast 2. Electro prime electrostatically applied 3. Final thin Praxair powder paint coat
Thickness	In addition to an increased thickness (.015), the galvanneal finish provides a galvanneal anneal and offers superior impact resistance over powder coating.
Steelless	Galvanneal Steel - 304 grade stainless steel material finished either in galval or polished and can be welded also.
In ground	In ground mounts are constructed into concrete bases. Specify for this option.
Surface	Flat Mount has size 2.375" x 2.375" fastenets two anchors per hole. Specify flat mount for this option.
Add Lens Or	

DERCORI
PLAYERS SINCE 1900

www.fero.com | 1-888-337-6729

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211 North Lindbergh Blvd
St. Louis, MO 6314
800.231.1321/tel. 314.754.0835 fax
314.754.0836
www.anovalumishings.com



33-gallon steel slat receptacle with side door, bonnet top, plastic liner, rubber feet and optional decals (when specified)

Receptacle
The receptacle is 42.11" tall and is composed of heavy-duty .25" thick steel front and back panels and 12 gauged side panels with a .75" gap horizontal slotted pattern. The front panel opens on a continuous gear hinge and features a hidden gate lock that allows the door to be latched or locked for tamper resistance. The receptacle features a built-in bonnet top with 7.63" tall by 23.30" wide front and back

Optional decals are available: "Bottles/Cans" with recycling logo, "Mixed Recycling" with recycling logo, "Paper" with recycling logo or "Trash" decal—custom decals also available. Specify black or white lettering. Decal placement will be centered at the top of the door. Decals will be factory installed and must be applied to the inside of the door.

The receptacle is designed to be portable for flexibility in placement or surface mounted using pre-drilled holes inside base to prevent movement. The rubber feet are adjustable to assist in leveling the receptacle. The reusable plastic liner is made of high-density polyethylene. Mounting hardware is not included.

Finish
 Fade-resistant, powder coated steel is protected by a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 30% in testing by independent sources.

Color
See website or sales representative for color choices.

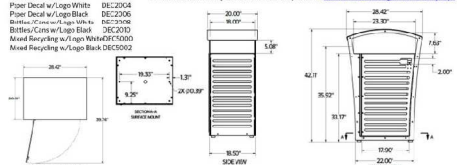
Assembly
The receptacle ships fully assembled and ready for use.

Maintenance

The product is virtually maintenance-free and requires

Warning: Do not use on painted or polished surfaces. Use only on non-porous surfaces. Do not use on painted or polished surfaces. Use only on non-porous surfaces.

See full details on multi-year warranties for components at www.encyfurnishings.com/warranty.aspx



Unit Weight	Unit Shipping Wt. LBS	Unit Shipping Wt. Truck (14 Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	PalletSize/Wt. (32 x 48")	Total No. Pkgs.	Shipping Class
171 lbs.	N/A	177 lbs./unit	37.43 cu. ft.	1	59 lbs.	1	125



211 North Lindbergh Blvd
St. Louis, MO 63114
800.231.1327 tel. | 314.754.0835 fax
sales@anovafurnishings.com
anovafurnishings.com



6" contour bench with steel flat seat, armrests and portable/surface mount leg

Material
The 5' contour bench is composed of a 10-gauge steel slat seat with a .5" wide slot pattern and side rails. The bench is 74.77" long and will support 200 lbs. per linear foot.

pre-drilled $\frac{1}{4}$ " diameter holes in face to prevent movement. Mounting hardware is not included.

Steel slat seats are protected by the patented Fuson Advantage™ finish. The plastisol coating has an average thickness of .125" and is encapsulated with a richly tinted, high performance powder coating won't rust, fade, peel, chip, crack, mold or mildew. The finish has been tested to the requirements of

Fade-resistant powder coated steel legs, armrests and under supports features a state-of-the-primer proven to prevent rusting. Treated components exceed the industry standard by 34% in test independent sources.

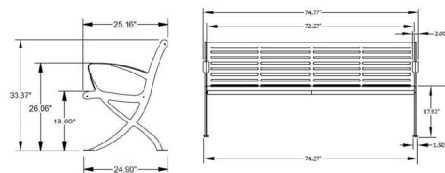
Color
See website or sales representative for color choices

Assembly
The bench requires some assembly. Stainless steel; assembly hardware is included.

Maintenance

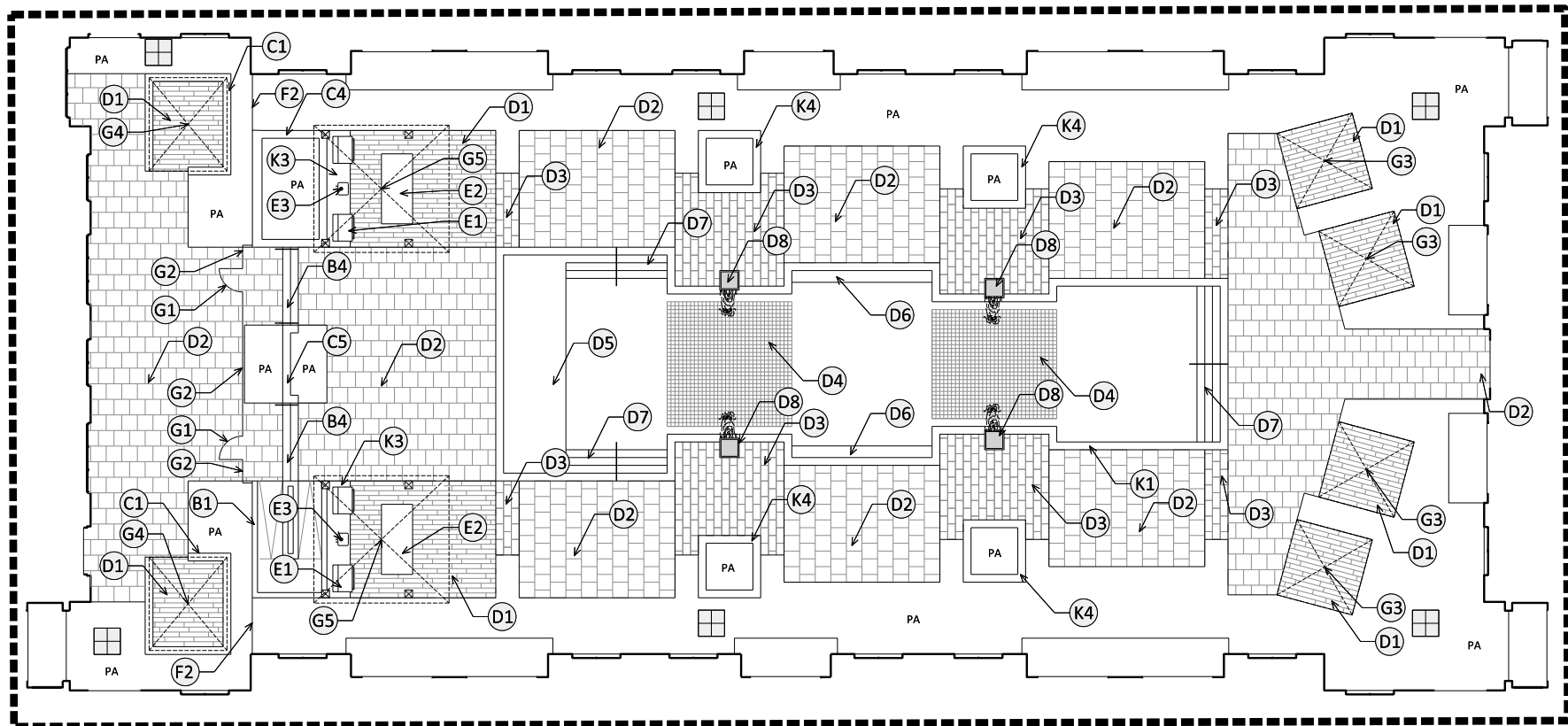
of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafriships.com/warranty.aspx.



SHIPPING INFORMATION							
Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (14 Units)	Unit Ship Size w/Pallet	Box Units per Pallet	Pallet Size/Wt. (32" x 31")	Total No. Pkgs	Shipping Class
195 lbs.	N/A	176 lbs./unit	27' car. TL	6	100 lbs.	5	70

MATCHLINE, SEE ENLARGMENT SHEET L1.02



SCALE 1" = 10'-0"



LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
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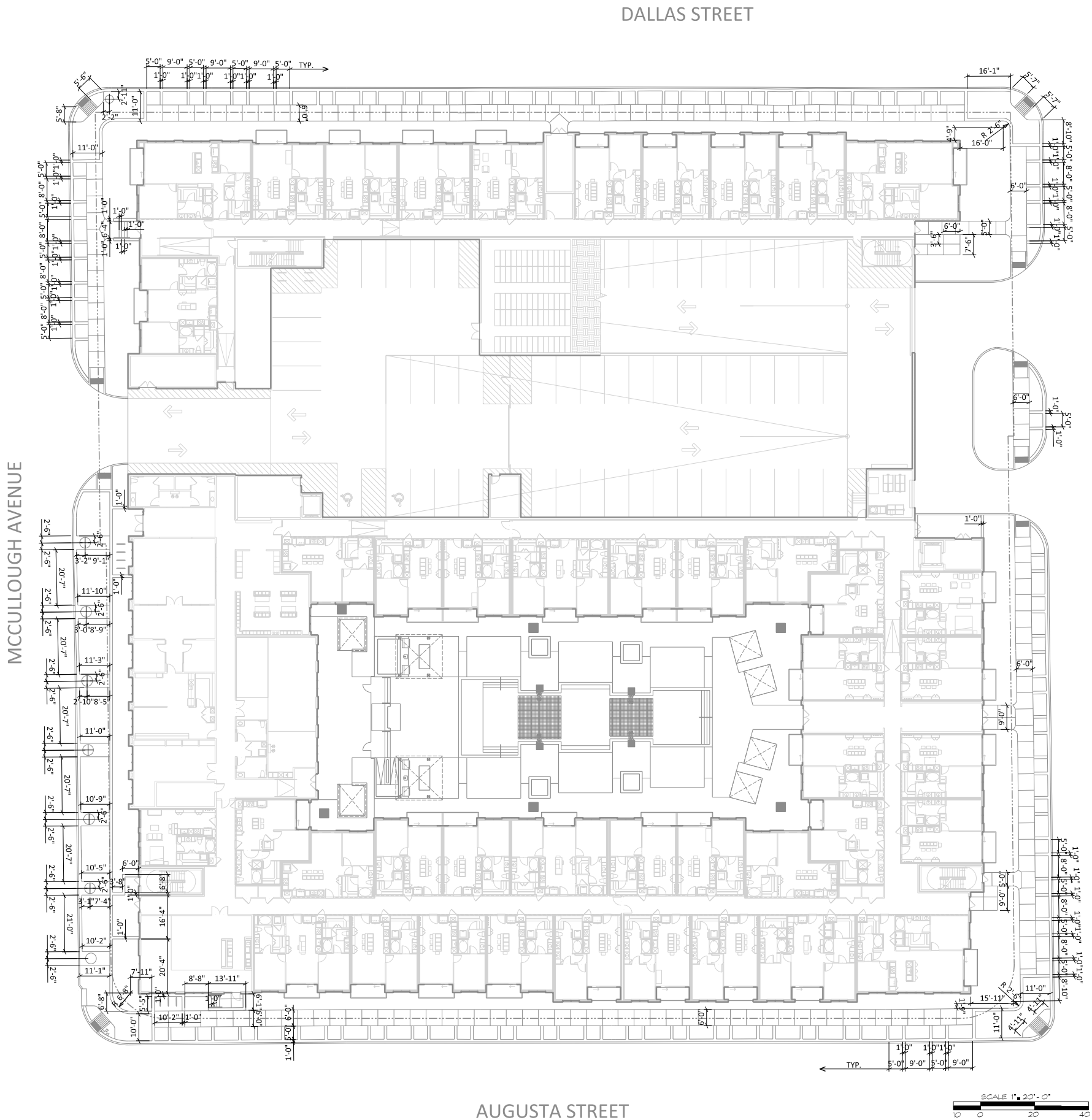
SCALE 1" = 20' - 0"



NORTH

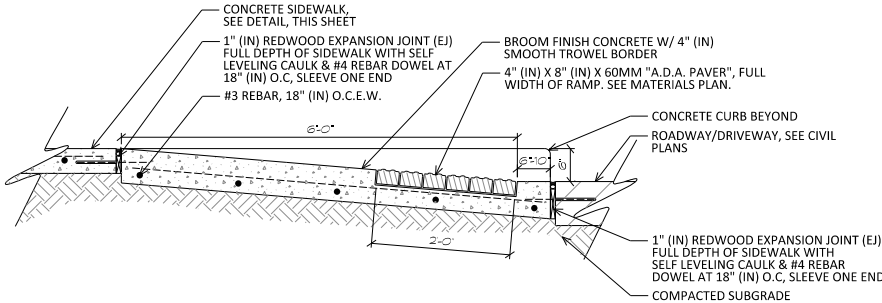
SHEET TITLE
LAYOUT PLAN

SHEET NUMBER
L2.01

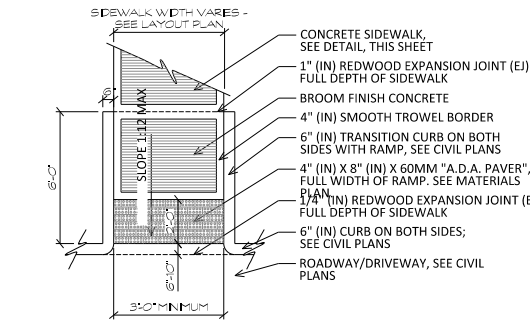


GENERAL NOTES

1. All cast stone dimensions to be field verified by contractor. Contact landscape architect for any discrepancies. Provide shop drawings for approval, prior to casting. Shop drawing shall include but are not limited to thickness, radius, length, color, joint placement, etc.
2. Contractor to supply landscape architect available caulk colors for selection and approval before proceeding with application.
3. Contractor to provided 6'x6' colored concrete mock-up using specified texture and colored concrete hardener for landscape architect's approval.
4. Shop drawing, signed and sealed by a structural engineer licensed in the state of texas, to be provided to landscape architect prior to beginning construction on shade or overhead structure. Reinforcement shown is for graphical representation only and shall not be constructed as part of any grade beams, piers, etc. Shop drawings shall indicate all members, connections, welds, fastenings, materials, wind loading capacity, etc. Prior to fabrication and installation.
- METAL FABRICATION, PREPARATION, AND COATINGS
1. All metal components to be steel or aluminum as indicated.
2. Standards: submit specifications on aluminum and steel grade and quality for approval.
3. Welds to be continuous and neat, grind smooth and flush, grind inside corners to smooth rounded form.
4. Preparation: blast and grind/wire brush to remove all mill scale and surface flaking, and as recommended by primer manufacturer.
5. Coating application: primer - shop apply by spray applicator one smooth 5-10 mil (dry) coat of sherwin-williams macropoxy 646 fast cure epoxy universal primer (no more than 10 mil thick). Cure time as recommended by manufacturer. Submit primer/intermediate / topcoat system for approval.
- A. Intermediate - shop apply by spray application one smooth 2-4 mil coat (dry) of sherwin-williams corothane ii polyurethane or approved equal. Cure time as recommended by manufacturer.
- B. Top coat - shop apply by spray applicator one smooth 2-4 mil coat of sherwin-williams corothane ii polyurethane (gloss flat finish) or approved equal cure time as recommended by manufacturer.
- C. Touch up - touch up with polyurethane top coat on site to achieve smooth finish if required. Due to minor damage to coating during installtion, re-prime and re-paint intermediate coat per manufacture's recommendations if bare metal is exposed.
- D. Color - to be selected by consultant. Submit painted metal samples for approval.
- POOL/FOUNTAIN NOTES
1. Pool/fountain contractor to provide structural drawings signed and sealed by a professional engineer, licensed in the State of Texas, for pool/fountain shell.
2. Pool/fountain contractor to provide full shop drawings and technical information for all required pool/fountain equipment and fittings for review and approval. Include, but not limited to electrical, lighting, piping, etc.
3. These drawings are schematic, in nature pool/ fountain contractor is responsible for equipment specification and sizing, pipe sizing coordination, and electrical requirements.
4. Pool/fountain shall comply with all state, county, and city department of health standards and regulations.
5. Contractor to submit confirmed supplier and schedule within 2 weeks of notice to proceed from owner.
6. Submit samples of cast stone coping and plaster color/type prior to application for review and approval.
7. Pipe, fittings, conduit, wire and tubing shall be supplied by the contractor.
8. Conduit located within the pool/fountain basin and stub-ups through pool floor of walls into the basin shall be red brass.
9. Install only stranded type copper conductors with waterproof insulation between underwater junction boxes and fountain control panel. Solid copper conductors shall not be permitted. Contractor shall size wire based upon conduit runs and core requirements.
10. Underwater junction boxes located inside or out of the fountain basin and below water level, shall be totally encapsulated in an approved potting compound.
11. Making piping slope to the pump for drainage. If piping cannot be sloped to pump, make provisions for complete draining of each pipe line connecting minimum a 1-1/2" drain line and valve to lowest point in pipe run.
12. Make pipe runs as direct as possible using a minimum number of fittings. Install piping straight and true without loops or traps.
13. Pump suction piping shall be a straight run into the pump free of pipe bends or tees for minimum of ten pipe diameters preceding the pump's suction connection unless otherwise indicated on the drawings.
14. Pool/fountain contractor shall ensure correct performance and operations of all fountain features.
15. Sandblast all pool depth markings and warnings, into pool coping.
16. All surfaces to be non-slip around pool.
17. Swimming pool drainage and filtration systems to comply with the "Virginia Graeme Baker Pool and Spa Safety Act."



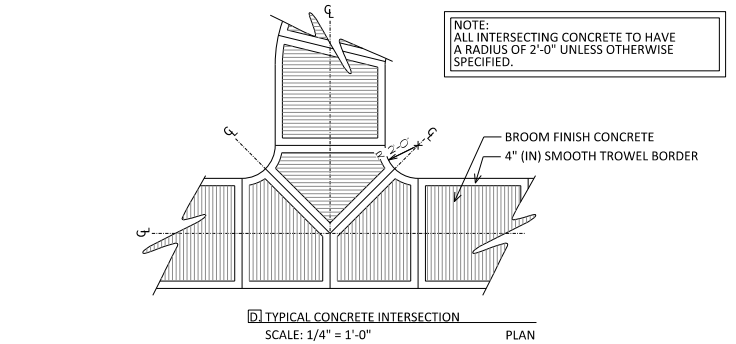
B ONE-WAY ACCESSIBLE RAMP - IN R.O.W.
SCALE: 3/4" = 1'-0"



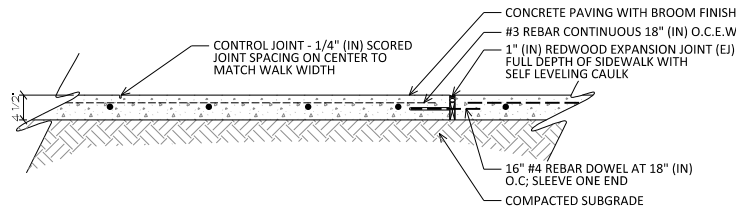
A ONE-WAY ACCESSIBLE RAMP - IN R.O.W.
SCALE: 1/4" = 1'-0"

1 ACCESSIBLE RAMPS - IN R.O.W.

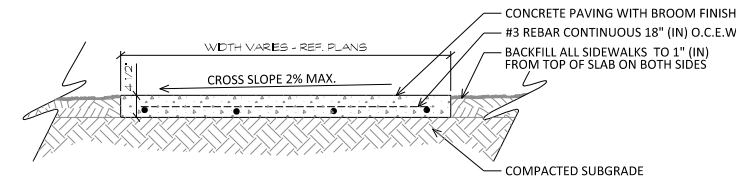
SCALE: AS INDICATED



D TYPICAL CONCRETE INTERSECTION
SCALE: 1/4" = 1'-0"

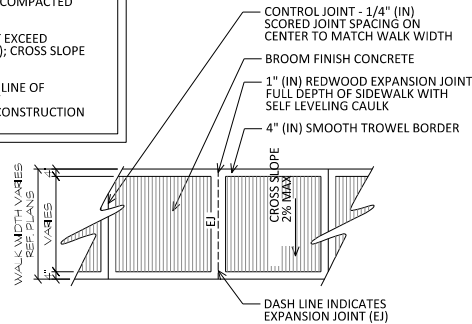


C TYPICAL CONTROL JOINT/EXPANSION JOINT
SCALE: 3/4" = 1'-0"



C TYPICAL SIDEWALK
SCALE: 3/4" = 1'-0"

- GENERAL SIDEWALK NOTES:
1. EXCAVATE FOR SIDEWALK AS NECESSARY TO PROVIDE FOR POSITIVE DRAINAGE ACROSS TOP OF WALK. SLOPE OF SURROUNDING LANDSCAPE AREA VARIES.
 2. SIDEWALK SHALL BE PLACED ON COMPACTED SUBGRADE.
 3. SIDEWALK GRADIENT SHALL NOT EXCEED 1'-0" RISE IN 20'-0" RUN (5% SLOPE); CROSS SLOPE SHALL NOT EXCEED 2%.
 4. CONTRACTOR TO STAKE CENTER LINE OF SIDEWALK IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF SIDEWALKS.



A SIDEWALK FINISH
SCALE: 1/4" = 1'-0"

1 CONCRETE SIDEWALK

SCALE: AS INDICATED

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SITE PLANNING
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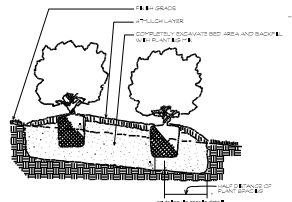
PROJECT NUMBER
SWC 852

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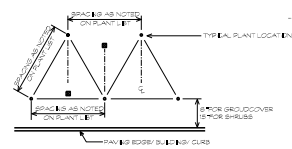


SHEET TITLE
CONSTRUCTION
DETAILS

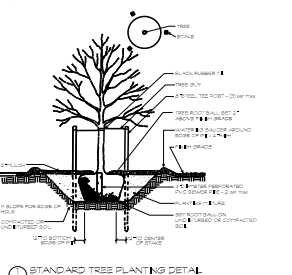
SHEET NUMBER
L3.02



SHRUB/ GROUNDCOVER PLANTING



TRIANGULAR SPACING DIAGRAM



STANDARD TREE PLANTING DETAIL

GENERAL NOTES

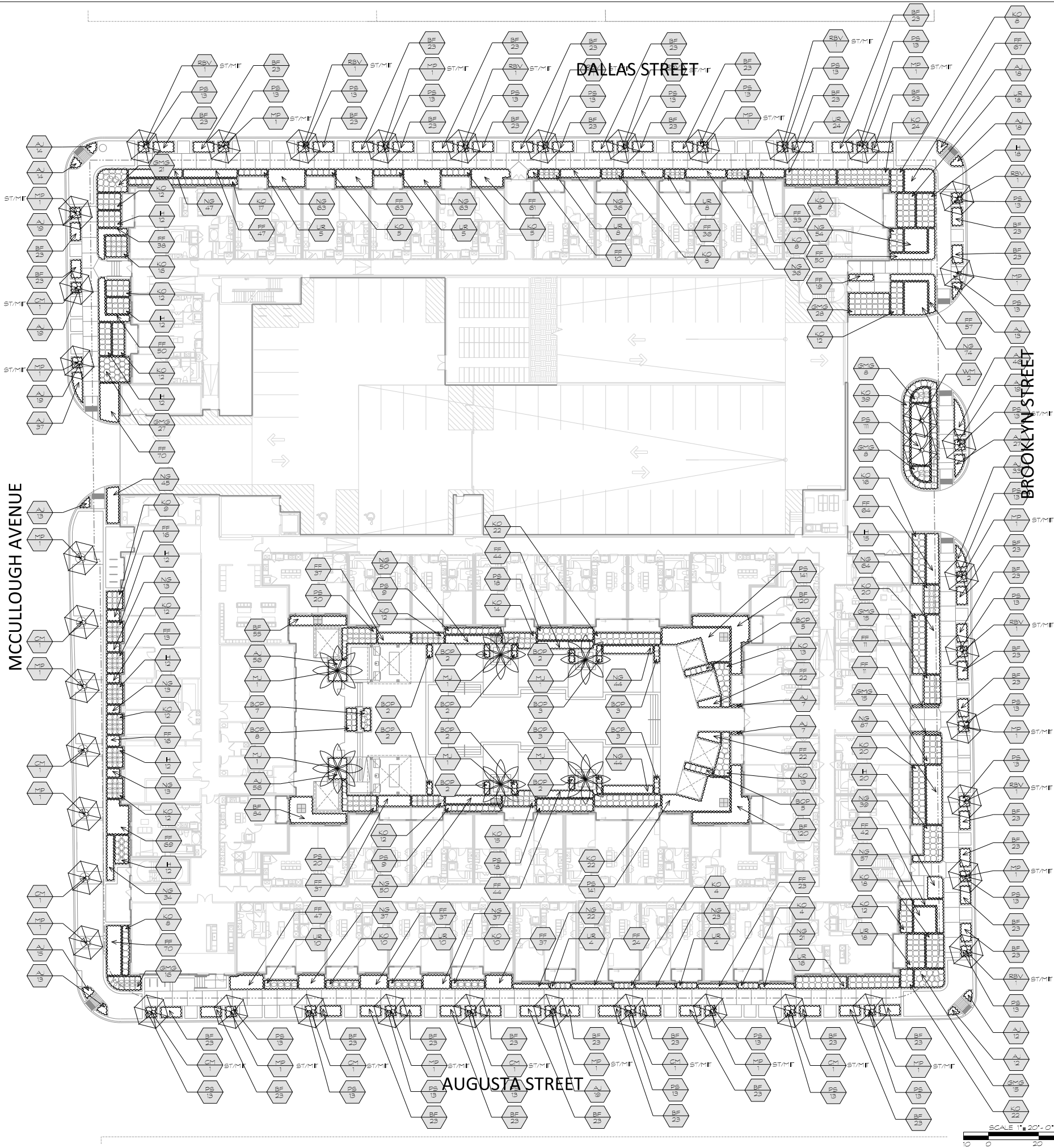
- Planting shall be done in accordance with the following:
Landscape M.I. by The Ground Up, Contract # 73-330-7350 or 28-3-2-619
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- The landscape contractor shall be responsible for the selection of all plants and materials to be used in the project. The landscape contractor shall be responsible for the selection of all plants and materials to be used in the project. The landscape contractor shall be responsible for the selection of all plants and materials to be used in the project.
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LEGEND

	PALM TREE
	SHRUB/GROUNDCOVER
	CONVENTIONAL TREE
	STREET TREE

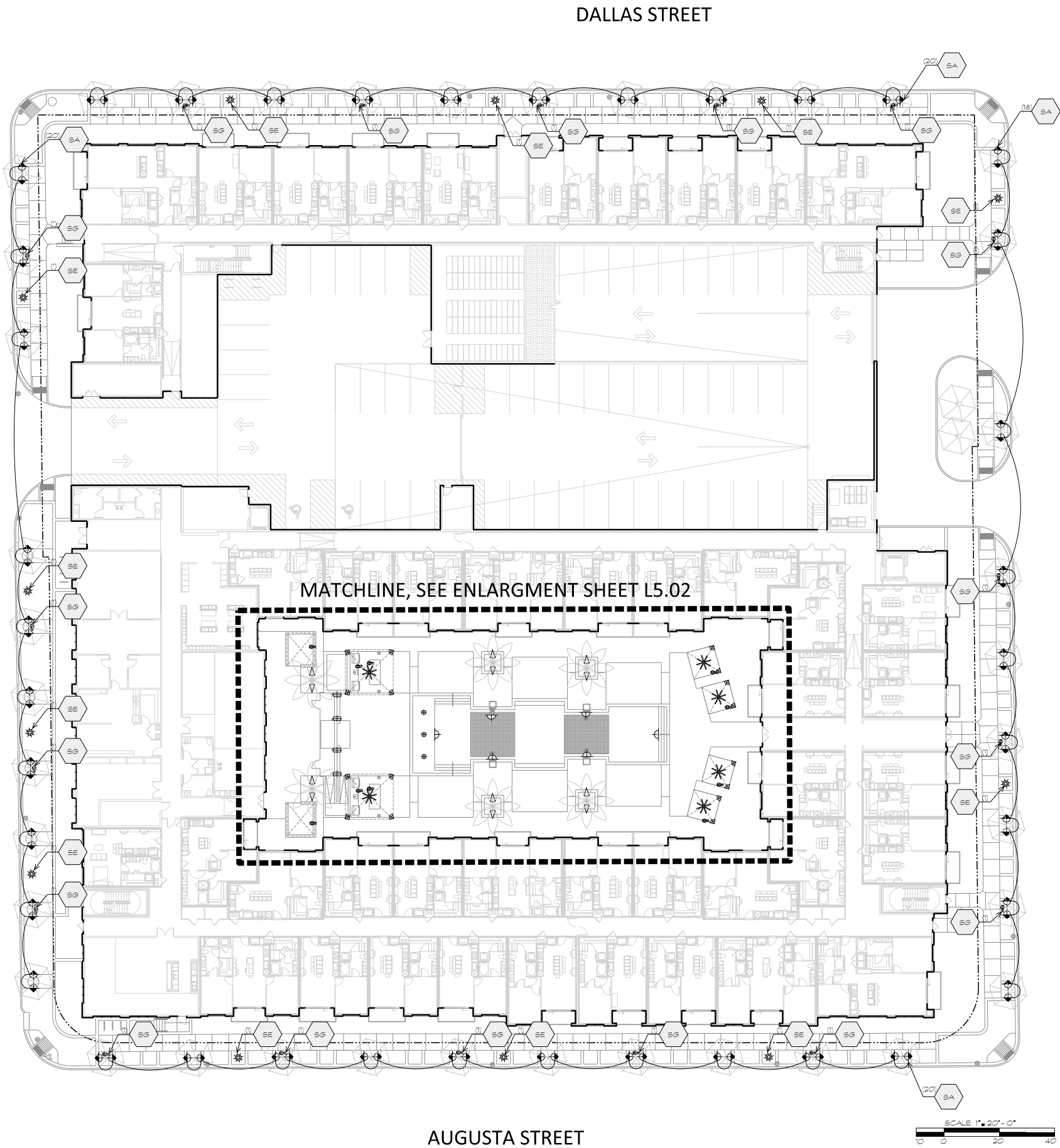
PLANT LIST

SYM.	BOTANICAL NAME / COMMON NAME	CAL.	HEIGHT	SPREAD	MIN. ROOT	REMARKS
PALMS						
MI	PHOENIX DACTYLIFERA 'MEDIOL'		20'-22'		B & B	MATCHED, WELL ROOTED, PEEL
TREES						
MP	PRUNUS MEXICANA	3'	8'-9'	3'-4'	65 GAL.	MATCHED, WELL ROOTED, SINGLE TRUNK
CM	LAGERSTROEMIA INDICA	3'	8'-9'	3'-4'	100 GAL.	MATCHED, WELL ROOTED, SINGLE TRUNK
RBV	VIBURNUM RUFIDULUM	3'	8'-9'	3'-4'	65 GAL.	FULL, MATCHED, WELL ROOTED
WM	MYRTICA CERIFERA	11/4" CANE	7'-8'	3 CANE	30 GAL.	FULL, MATCHED, WELL ROOTED, TO GROUND
SHRUBS						
IH	APHOELERS INDICA 'CLARA'		18"	14"	3 GAL.	FULL, WELL ROOTED 30" O.C.
BOP	STREITZIA REGINAE		22"	20"	3 GAL.	FULL, WELL ROOTED 30" O.C.
KO	ROSA X KNOCKOUT		24"	24"	3 GAL.	FULL, WELL ROOTED 30" O.C.
UR	ROSMARINUS OFFICINALIS		16"	10"	3 GAL.	FULL, WELL ROOTED 30" O.C.
GRASSES						
GMG	MUEHLENBERGIA LINDHAIMER		24"	24"	5 GAL.	FULL, WELL ROOTED 30" O.C.
GROUNDCOVER						
FF	ASPARAGUS MEYERI		12"	12"	3 GAL.	FULL, WELL ROOTED 18" O.C.
NG	ANTANTA X HYBRIDA 'NEW GOLD'		12"	12"	1 GAL.	FULL, WELL ROOTED 18" O.C.
AJ	TRACHELOSPERMUM ASIATICUM		8"-10"	8"-10"	1 GAL.	FULL, WELL ROOTED 15" O.C.
PS	SCUTELLARIA SUFFRUTESCENS		12"	14"	1 GAL.	FULL, WELL ROOTED 18" O.C.
BF	DIETES VEGETA		16"	10"	3 GAL.	FULL, WELL ROOTED 18" O.C.
TURF						
	CYNODON DACTYLON					SOLID SOD



LIGHT FKTURE SCHEDULE

FKTURE	SYMBOL	PROPOSED USE	FKTURE MANUFACTURER	MODEL NO.	REMARKS
SA		ORNAMENTAL TREE UPLIGHT	BK LIGHTING	AR-LED-TR-66-6-F-A-9-BLW-2-TH-2	INTEGRAL LED, 4000K, 2 VOLT INPUT 7 W ATTS. MOUNT ON IN GRADE BALLAST BOX, LOW VOLTAGE FKTURE
SB		PAIM TREE UPLIGHT	BK LIGHTING	AR-LED-TR-66-6-F-A-9-BLW-2-TH-2-D-D-120-CUSTOM	INTEGRAL LED, 3000K, TOTAL OF 4 TO BE MOUNTED TO TREE STRAP. CONTRACTOR TO SPECIFY LENGTH OF STRAP. CONTACT MOLLY SHRELEY @ ERT LIGHTING @ (214) 366-8947 EXT. D6
SC		TRELLE DOWN LIGHT	RAB LIGHTING	LFED88	INTEGRAL LED, 4000K, WALL MOUNT BALLAST BOX
SD		W ALL LIGHT	NORA LIGHTING	NSW-852/32/BS NSW-800	INTEGRAL LED, 2925K, 20 VOLTS, CORE DRILL LOUVERED BREAKSTAR STEP LIGHT. LOW VOLTAGE FKTURE
SE		POLE LIGHT	ALUM LITE	VK3940 /LED-JV/35K/BK	INTEGRAL LED, 3500K, 20 VOLT INPUT 7 W ATTS. POLE LIGHT- STANDARD TYPE V D ST, CAN HAVE TYPE TW HERE NEEDED, CONTACT MOLLY SHRELEY W / ERT LIGHTING @ (214) 366-8947 EXT. D6
SF		POOL LIGHTING	T.B.D.		LED LIGHT BY POOL CONTRACTOR. SUBMIT SELECTION TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL
SG		GFI OUTLET	NA		BY CONTRACTOR TO INCLUDE WATER TIGHT ENCLOSURE FOR OUTDOOR USE
SH		FAN	EMERSON CEILING FAN	VOLTA 54"-GRAPHITE	MOUNT PER MANUFACTURERS SPECIFICATIONS, CONTACT @ 866-437-6551
SI		FAN	BE ASS FANS	HARU-OUTDOOR-ALUM NUM-01 L RUBBED BRONZE-40"	MOUNT PER MANUFACTURERS SPECIFICATIONS, CONTACT @ 866-437-6551
SJ		POOL BUBBLER LIGHT	T.B.D.		



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PROJECT NUMBER
SWC 852











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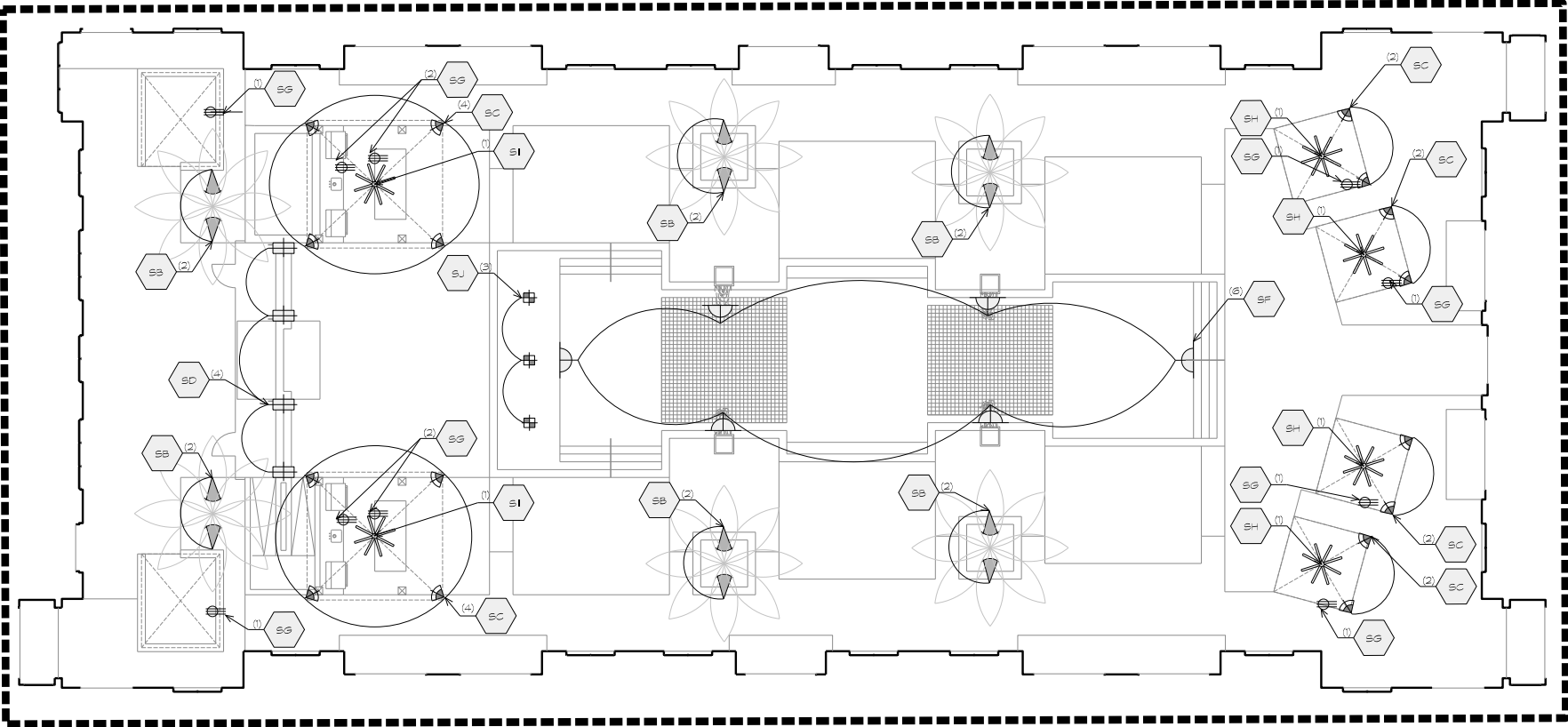
NORTH

SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
L5.01

LIGHT FKTURE SCHEDULE					
FKTURE	SYMBOL	PROPOSED USE	FKTURE MANUFACTURER	MODEL NO.	REMARKS
SA		ORNAMENTAL TREE UPLIGHT	BK LIGHTING	AR-LED-TR-66-6-P-A-9-BLW -2-1H-2	INTEGRAL LED, 4000K, 12 VOLT INPUT 7 W ATTS. MOUNT ON IN GRADE BALLAST BOX, LOW VOLTAGE FKTURE
SB		PAIM TREE UPLIGHT	BK LIGHTING	AR-LED-TR-453-W FL-BLW -2-1H-4-D-D-120-CUSTOM	INTEGRAL LED, 3000K, TOTAL OF 4 TO BE MOUNTED TO TREE STRAP. CONTRACTOR TO SPECIFY LENGTH OF STRAP. CONTACT MOLLY SHIRLEY @ ERT LIGHTING @ (210) 366-847 EXT. 116
SC		TRELLE DOWN LIGHT	RAB LIGHTING	LFLED88	INTEGRAL LED, 4800K, WALL MOUNT BALLAST BOX
SD		W ALL LIGHT	NORA LIGHTING	NSW -852/32/82 NSW -800	INTEGRAL LED, 2925K, 120 VOLTS, CORE DRILL LOUVERED BRICK STAR STEPLEIGHT, LOW VOLTAGE FKTURE
SE		POLE LIGHT	ALUM LITE	VR3940 /LED-JV/35K/8K	INTEGRAL LED, 3500K, 120 VOLT INPUT 10 W ATTS. POLE LIGHT- STANDARD TYPE V DET, CAN HAVE TYPE EN HERE NEEDED, CONTACT MOLLY SHIRLEY N / ERT LIGHTING @ (210) 366-847 EXT. 116
SF		POOL LIGHTING	T.B.D.		LED LIGHT BY POOL CONTRACTOR. SUBMIT SELECTION TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL
SG		GFI OUTLET	NA		BY CONTRACTOR TO INCLUDE WATER TIGHT ENCLOSURE FOR OUTDOOR USE
SH		FAN	EMERSON CEILING FAN	VOLTA 54"-GRAPHITE	MOUNT PER MANUFACTURERS SPECIFICATIONS, CONTACT @ 800-837-6511
SI		FAN	DECK ASS FANS	HAKU-OUTDOOR-ALUM-NUM-OIL RUBBED BRONZE-60"	MOUNT PER MANUFACTURERS SPECIFICATIONS, CONTACT @ 866-837-8957
SJ		POOL BUBBLER LIGHT	T.B.D.		

MATCHLINE, SEE SHEET L5.01



SCALE 1" = 10'-0"

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SCALE 1" = 10'-0"



NORTH

SHEET TITLE
LIGHTING PLAN

SHEET NUMBER
L5.02