HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO:	**2019-023**
COMMON NAME:	1939-1943 N INTERSTATE 35 aka Pan Am Expressway
LEGAL DESCRIPTION:	NCB 1276 BLK 8 LOT 11 & S IRR 140.6FT OF 12
ZONING:	R-5
CITY COUNCIL DIST.:	2
DISTRICT:	Government Hill Historic District
APPLICANT:	Joseph Smith/JSM Architects
OWNER:	Carlos Mendoza
TYPE OF WORK:	Construction of three, multi-story residential structures
APPLICATION RECEIVED:	January 18, 2019
60-DAY REVIEW:	

REQUEST:

The applicant is requesting conceptual approval to construct three, multi-story residential structures on the vacant lots addressed as 1939 through 1943 N Interstate Highway 35. The lots are bounded to the south by Interstate 35 Frontage Road to the south, N Palmetto to the west and Glouchester Street to the north. Two structures will feature 42' – 6" in height, including rooftop canopy structures. One structure will feature 35' – 0" in height.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

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

B. ROOF FORM
i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

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

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

3. Materials and Textures

A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL
i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS
i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.
ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings

should be incorporated into the design.

D. TREES
i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION
i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN
i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

a. The applicant is requesting conceptual approval to construct three, multi-story residential structures on the vacant lots

addressed as 1939 through 1943 N Interstate Highway 35. The lots are bounded to the south by Interstate 35 Frontage Road to the south, N Palmetto to the west and Glouchester Street to the north. Two structures will feature 42' – 6" in height, including rooftop canopy structures. One structure will feature 35' – 0" in height.

b. CONCEPTUAL APPROVAL –Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 29, 2019. At that meeting, committee members noted that the proposed massing and height exceeded that which is appropriate for the district, as it relates to the proposed three story structures. Committee members noted that transitions from taller structures to the one story historic structures are needed.
d. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted setbacks on the Frontage Road which are less than those of the adjacent historic structures. On N Palmetto and Glouchester Street, the applicant has proposed setbacks that are greater than those of the existing structures. Staff finds that the setbacks on the Frontage road should be equal to or greater than those of the adjacent historic structures.
e. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed front entrance elements to address the Frontage Road. Staff finds this to be appropriate; however, staff finds that additional entrance elements should be incorporated into the N Palmetto and Glouchester Street elevations.
f. SCALE & MASS – The applicant has proposed massing for the two structures located at the counter of the Frontage Road and N Palmetto that features 42' – 6" in height, including rooftop elements. Historic structures in the immediate vicinity feature one to two stories in height. As proposed, the massing for the structures at the corner of the Frontage Road and N Palmetto exceed the massing which is historically present in the immediate vicinity. Staff finds that modified roof forms and the removal of rooftop elements could result in a reduced perceived massing.
g. SCALE & MASS – The applicant has proposed for the structure located on Glouchester Street to feature 35' – 0" in height. Glouchester Street on this block functions as an access alley. Generally, staff finds the proposed massing to be appropriate given the existence of two story historic structures in the immediate vicinity.
h. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant should incorporate foundation heights that are consistent with those found historically in the immediate vicinity. Typically, foundation heights for historic structures are between one and two feet in height.
i. ROOF FORM – The applicant has proposed flat roofs with shed rooftop canopy elements for both of the three story structures. Additionally, the applicant has proposed interior facing shed roofs and gabled roofs facing N Palmetto. For the proposed two story structure, the applicant has proposed shed roofs and a side gabled roof. Staff finds that the proposed gabled roofs are appropriate and relate the proposed massing to that found historically within the district; however, staff finds that any flat roofs or contemporary shed roofs should be modified to feature more traditional elements. This would result in roof forms that are consistent with the Guidelines as well as potentially a reduced mass.
j. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed both contemporary window openings and those which relate in size and proportion to those found historically in the district. Staff finds that the applicant should continue to develop the proposed fenestration to relate as closely as possible to the proportions found historically in the district.
k. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has noted approximately 47% lot coverage. This is consistent with the Guidelines.
l. MATERIALS – The applicant has proposed materials that include horizontal berridge metal siding, cement plaster and Hardie board and batten siding. Staff finds the use of Hardie board and batten siding to be appropriate; however, the use of metal siding as well as cement plaster is not used historically within the district. Staff finds that materials that are found historically within the district should be used.
m. WINDOW MATERIALS – At this time, the applicant has not specified window materials. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used.. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or

concealed by a wood window screen set within the opening.

n. ARCHITECTURAL DETAILS – The applicant has proposed new construction which overall exceeds the massing of historic structures found within the district. Staff finds that with the incorporation of traditional architectural elements such as gabled roof forms, the perceived massing could be reduced. Additionally, staff finds that side entrance elements or side porch elements should be incorporated into the N Palmetto elevations of both structures to relate to wraparound façade elements found on historic, two story corner structures.
o. ARCHITECTURAL DETAILS (PORCHES) – The proposed new construction does not feature porch elements, which are integral to the design of historic structures found throughout the district. Staff finds that porch elements should be incorporated.
p. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
q. DRIVEWAY – The applicant has proposed an interior drive to be accessed from N Palmetto. The Guidelines for Site Elements note that driveways should not exceed ten (10) feet in width. The applicant is responsible for complying with the Guidelines.
r. LANDSCAPING PLAN – The applicant has provided a site plan that includes the locations of fences, lawn elements and sidewalks. Generally, the proposed locations of fences, walkways and lawn areas is appropriate and consistent with the Guidelines.
s. TREE SURVEY – Existing trees on site are to be removed. The applicant should submit a tree survey noting all trees that are to be removed.

RECOMMENDATION:

Staff does not recommend conceptual approval based on findings a through s. Staff recommends the applicant address the inconsistencies with the Historic Design Guidelines prior to returning to the Commission, including the proposed building massing and roof forms.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:Jan 31, 2019

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: JANUARY 29, 2018 HDRC Case# 2019-013

ADDRESS: 1939-1943 N IH-35 Meeting Location: 1901 S ALAMO

APPLICANT: JOSEPH SMITH/JMS ARCHITECT

DRC Members present: EDWARD GARZA, SANDI WOLFE, MICHAEL GUARINO, MATT BOWMAN

Staff present: EDWARD HALL

Others present: JAMES MCKNIGHT / BROWN + DETIZ

REQUEST: CONSTRUCTION OF THREE, MULTI-FAMILY RESIDENTIAL STRUCTURES ON EXISTING VACANT LOT

COMMENTS/CONCERNS: SW: QUESTIONS REGARDING EXISTING LOTS, EXISTING SITE CONDITIONS. SW: QUESTIONS REGARDING PROPOSED HEIGHTS AND MASSING. MG: QUESTIONS REGARDING EXISTING/HISTORIC MASSING ON N PALMETTO / QUESTIONS REGARDING THE DEVELOPMENT PATTERN ON ALLEY [PRIMARILY USED FOR ACCESSORY STRUCTURES/PARKING]. MG: HANDSOME DESIGN, BUT SCALE IS SLIGHTLY LARGER [ON N PALMETTO + ALLEY] MORE THAN WHAT MAY BE APPROPRIATE. SCALE AS IT ADDRESSES IH-35 IS SLIGHTLY BETTER. OVERALL, SCALE IS MORE THAN WHAT EXISTS; TOO MUCH.

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

Committee Chair Signature (or representative) 1/29/19 Date

MB: PROPOSED SCALE IN COMPARISON WITH DISTRICT IS INAPPROPRIATE.

EG: SCALE OF NEW CONSTRUCTION SHOULD CONTINUE TO BE BROUGHT DOWN, AS IT IS ON N PALMETTO + ALLEY. NO MAJOR CONCERN W/ MASSING ON ALLEY AND PALMETTO.

MG: STRUGGLING WITH SCALE, NOT OVERALL DENSITY. SW: AGREES.

MG: THREE STORIES W/ ROOF MASSING IS TOO MUCH.

MB: PROXIMITY TO IH-35/CORNER LOT ALLOWS FLEXIBILITY IN HEIGHT, BUT AS CURRENTLY PROPOSED, IT IS TOO MUCH. TRANSITIONS SHOULD BE FURTHER DEVELOPED.

ALL: QUESTIONS REGARDING FACADE ELEMENTS,

JM: MUST [redacted] INCREASE HEIGHT TO MAX DENSITY ON THE LOT.

01.18.2018

Project Description: The Palmetto Townhomes – Joseph M. Smith, Applicant

NAME: The Palmetto

ADDRESS: 1939-1943 N. Pan Am EXPY., San Antonio, Texas 78208

LEGAL DESCRIPTION:

NCB 1276 Block 8 Lot 11 and south Part of 12

ADDRESS 1939-1943 N. Pan Am EXPY.

ZONING –

Current: R6

Proposed: IDZ- H AHOD for 10 Residential Units (Pending City Council Approval)

DISTRICT 1

APPLICANT – JOSEPH M. SMITH, ARCHITECT, **JMS**architects

OWNER – Urban City Developers

Type of work – Construction of Eight three-story + Roof Deck attached Townhouses and Two three-story attached townhouses with associated site development on a currently vacant lot. All units to have an attached Two vehicle garage. Improvements are to include new landscaping, fencing, sidewalks, and a Dog Park adhering to the HDRC guidelines. The intent of the design is to take careful consideration of the surrounding existing historic structures and to provide a buffer as a transition from N I-35 to the Historic Government Hill Neighborhood.

The following is a brief history of the lot and status of the zoning change: The lot was home to single-family residences that fronted N I-35 and are at the southern edge of the Government Hill Historic District. N I-35 split the neighborhood and the tract remains as an edge condition to the District. The site's southern property line abuts N I-35, the west N. Palmetto, the north abuts a semi improved alley Gloucester, and the east abuts a single-family residence. The lot is currently zoned R-6. The Property was approved by the planning commission on Dec. 19,2018 for IDZ- H AHOD for 10 Residential Units and is currently scheduled to be reviewed by City Council on Feb. 21, 2019.

Below is a narrative as to how the project demonstrates compliance with the *City of San Antonio Historic Design Guidelines: 4. Guidelines for New Construction by understanding the principles of what makes a historic neighborhood interpreted in a modern building.*

1. Building and Entrance Orientation

Guidelines

A. FAÇADE ORIENTATION

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San Antonio, Texas 78212
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i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

1. A.i.

The project design proposes a front setback along I-35 of 10'-0" to the front porch. The block varies in setback from approximately 15'-0" to approximately 12'-0" at the existing neighboring properties along N I-35. The predominant pattern of sidewalks extending from the N I 35 Access road to the property is to be maintained.
The N. Palmetto setback is 5'-0" which is in line with existing structures along N. Palmetto to the north.
The setback along Glouchester is 10'-0" to allow for off-street parking and to be consistent with structures on the block.

1.A.ii.

The main façade of the south units are oriented towards N I- 35 consistent with the area.
Mid- site units are oriented towards a newly created pedestrian path facing Glouchester.
North units are oriented towards Glouchester.

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

1. B.i.

The main entrance of the south units are oriented towards N I- 35 consistent with the area.
Mid- site units are oriented towards a newly created pedestrian path facing Gloucester.
North units are oriented towards Glouchester.

2. Building Massing and Form

Guidelines

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

2.A.i.

The units are designed with varied heights to respond to the site conditions. Along N I35 there is not a fixed pattern of heights- buildings range from 16'-0" to over 40'-0" in height. The proposed units along N I 35 are taller, the height and scale step down as the design transitions into the Historic District. The proposed height of the peak of the roof is 42'-6" for the Four units facing N I-35 and the Four mid-units.

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The height allows for views of Downtown and serves as a buffer to the Historic neighborhood to the north .
The two units along Glouchester are 24'-0" tall at the street and step up in height.
2.A.ii.
The proposed units incorporate setbacks and a break down in scale and massing of the structure as the units transition into the Historic District. In addition, building setbacks, step downs and change of materials designate and provide variety and massing for each of the residence's elevations.
The units facing N. Palmetto step down to be in scale with the adjacent existing structures and predominant pattern of the street.
The two units along Gloucester are Two-story along the street and step up in scale towards N I 35.

2.A.iii. The lot slopes gently and the floor plates at the first and second levels approximately align with the heights of the floor plates of the existing historical residences in the district.

B. ROOF FORM

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

2.B.i. The roof is proposed to be a sloped shed and gable forms similar to the roofs on many of the adjacent and surrounding residential and commercial structures in the district.

C. RELATIONSHIP OF SOLIDS TO VOIDS

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

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

2.C.i. Windows and door openings are based on historic residential structures located throughout the area. Vertical proportioned windows vertically penetrate the structure on all sides to allow maximum light to the interior spaces.

2.C.ii. Windows will be casement style windows where applicable which is similar to other historic homes in the area. The exterior will have bump outs and various siding installed. Generous openings and fenestration provide detail for all sides of the structure.

D. LOT COVERAGE

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

2.D.i. The residence units are proposed to have a proposed footprint of 8,497 s.f. footprint of Living and Garage space which is a 47.3% % lot coverage, consistent with the District. The Lot coverage accommodates outdoor entertainment areas and buffering between adjacent structures. The overall lot ratio is less than the 50% recommended.

3. Materials and Textures Guidelines

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A. NEW MATERIALS

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

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district. iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs. v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

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

3.A.i. The materials proposed are materials used throughout Government Hill. Government Hill incorporates a wide swath of uses including Historic homes, Industrial uses, commercial, and retail uses. Specifically, the material palette is intended to mimic materials used throughout the District. The materials selected are predominant materials used in the district:

Structure:
Wood framed structure
Painted steel framed porches and exposed canopies accented with decorative braces
Exterior Wall Finishes:
Light colored cement plaster over metal lath-with a hard-troweled
cement finish with a modeled finish
Berridge HR-16 Prefinished 24 Gauge Metal Panel- Run vertical and horizontal
Board and Batten Painted Cement Board finish
Roof:
Standing seam roof panels on lower level visible as used throughout the Historic
District.
T.P.O. (low slope roofs) in non-visible areas
Fences:
Black painted horizontal steel
Windows:
Black aluminum-Fixed and Casements

3.B.i. Not Applicable.

4. Architectural Details Guidelines

A. GENERAL

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

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

2318 San Pedro Ste 1
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structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

4.A.i. The proposed residences are imagined as a modern interpretation in form and massing of the structures throughout the District. The design takes cues from nearby traditional single-family, multi-family homes and commercial structures in the area. As this property is in the Government Hill Historic District, it is on the edge of the District. It is imagined as buffer in scale to protect the district to the north, and to reflect the architecture of the time it is being developed as to not blur and diminish the significance of the Historic structures in the District.
4.A.ii. The proposed architectural detailing of the building looks to properly implement and traditionally incorporate the materials utilized.
4.A.iii. The proposed materials and form are a modern interpretation of materials and forms used throughout Government Hill Historic District. The materials used are sustainable materials requiring minimal long-term maintenance and chosen to be subtle in palette as to not attract attention from the historic residences located in the District.

5. Garages and Outbuildings
Guidelines
A. DESIGN AND CHARACTER
i. Massing and form-Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
5.A.i.
The Eight Three story units are oriented to create a center drive that hides the garages from the rest of the neighborhood. The entry to the private street is accessed by an entry portal along N. Palmetto. The Two-story units garages face Glouchester which is the predominant pattern on this block of the street which is a semi-improved alley.
ii. Buildings Size-New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
5.A.ii. Not Applicable.
iii. Character-Relate new garages and outbuildings to the period of construction of the principal building on the lot using complementary materials and simplified architectural details.
5.A.iii. Not Applicable.
iv. Windows and doors-Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. v. Garage doors-Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
5.A.iv. Not Applicable..
B. SETBACKS AND ORIENTATION
i. Orientation-Match the predominant garage orientation found along the block. Do not introduce frontloaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. ii. Setbacks-Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some

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instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

5.B.i. Not Applicable.

6. Mechanical Equipment and Roof Appurtenances

Guidelines

A. LOCATION AND SITING

i. Visibility – Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas – Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. Building-mounted equipment-Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment-Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment-Screen and set back devices mounted on the roof to avoid view from public right-of-way.

There will not be any roof mounted equipment and the HVAC units will be positioned in the common area at the rear of the building, screened by fence and plantings.

7. Designing for Energy Efficiency Guidelines

A. Building Design

i. Energy efficiency-Design additions and new construction to maximize energy efficiency.

ii. Materials-Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. Building elements-Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. Roof slopes-Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

7.A.i. Building will be designed to maximize energy efficiency and will exceed the 2018 IECC requirements.

7.A.ii. Building will utilize green building materials and to include reclaimed brick and metal components (recycled materials).

7.A.iii. Building will incorporate operable windows on all sides.

B. SITE DESIGN

i.Building orientation-Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. Solar access-Avoid or minimize the impact of new construction on solar access for adjoining properties.

7.B. i. Buildings are oriented on an east/west access- this allows a predominant south easterly breeze designed to provide cross ventilation to the units and the roof deck. Windows are maximized on the north, south and east facades. The south façade incorporates porches and shade structures to minimize solar gain and provide privacy for the residence and the adjacent property. The west side

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openings are limited.

7.B. ii. Building is oriented on an east/west access and steps down to the property to the immediate south to minimize sun exposure impact from the west. - note that the buildings will minimize the exposure of the adjacent east property.

C. SOLAR COLLECTORS

i. Location-Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right of way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground mount system where solar access to the primary structure is limited.

ii. Mounting (sloped roof surfaces)- Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. Mounting (flat roof surfaces)- Mount solar collectors flush with the surface of a flat roof to the maximum extent extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right of way will be minimized.

No solar arrays are planned for this project.

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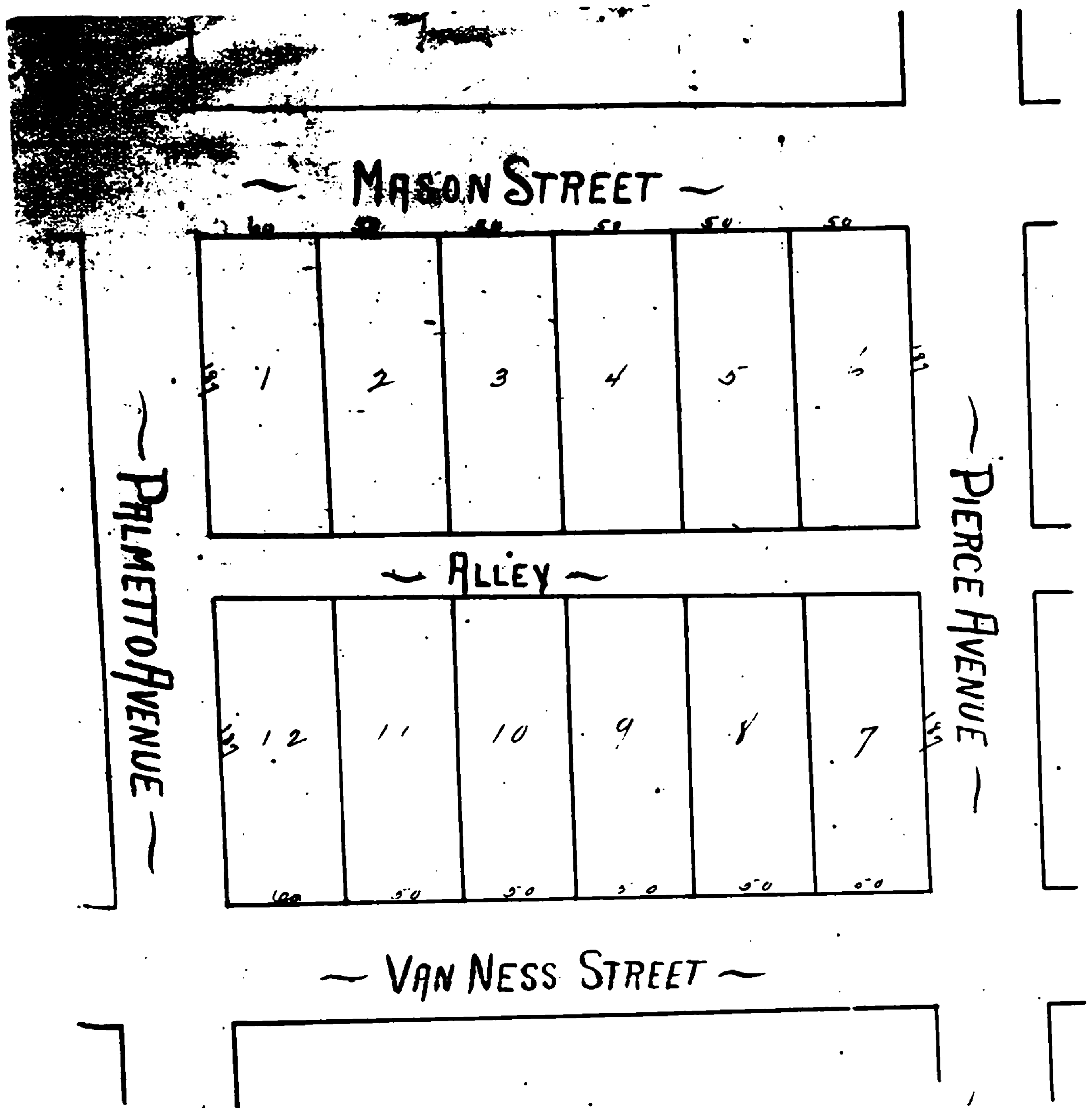


The foregoing plat shows the [illegible] subdivision of Block [illegible] [illegible] be brought

[illegible]

State of Texas } Before me the undersigned authority in the County of Bexar } day personally appeared [illegible] and M. J. Arnold known to me to be the persons whose names are subscribed to the foregoing instrument and plat and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this Jan 23rd 1907.

(Seal)

[illegible] Arnold

[illegible]

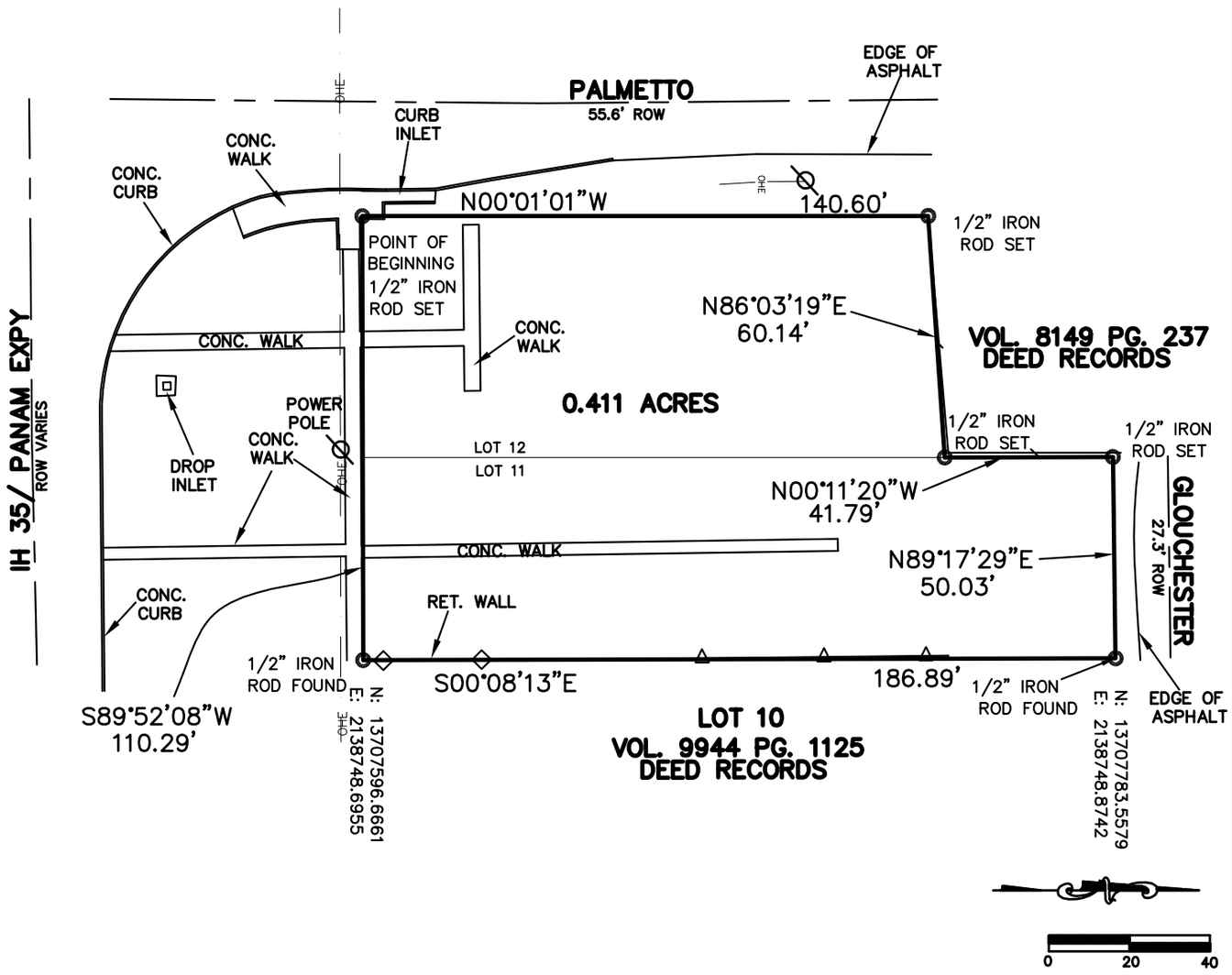
Filed Jan 26 1907 [illegible]

Recorded Feb 1 1907 [illegible]

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
VOL. 9068 ,PAGE 212 , REAL PROPERTY RECORDS VOL. — ,PAGE — , — RECORDS
VOL. 9348 ,PAGE 1499 , REAL PROPERTY RECORDS VOL. — ,PAGE — , — RECORDS

N45°00'00"E 100.00' RECORD INFORMATION | S45°00'00"W 100.00' AS MEASURED IN FIELD | X BARBED WIRE | △SMOOTH WIRE | \ | / WOOD FENCE | o IRON FENCE | ◇CHAIN LINK FENCE | ←WATER FLOW

NOTE: BEARINGS AND DISTANCES WERE BASED ON FIELD CONDITIONS.



I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN.

STEPHEN G. COOK, R.P.L.S.

STATE OF TEXAS REGISTERED STEPHEN G. COOK 5293 PROFESSIONAL LAND SURVEYOR

LOT(S) 11 & SOUTH PART OF 12 BLOCK 8 N.C.B. 1276
— VOLUME 2211 PAGE 261
OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.
WITNESS MY HAND AND SEAL THIS 30TH DAY OF OCTOBER, 20 18.
BUYER —
ADDRESS 1939-1943 N. PAN AM EXPY GF NO. 51603
STEPHEN G. COOK, INC. JOB NO. 999-888-570A DRAWN BY: A.C. DISK: CAD/S SURV. BY JPA

SGC
STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
210/481-2533 * FAX: 210/481-2150
WWW.SGCE.NET

PLAT NO. XXXXXX

SAWS CONSTRUCTION NOTES:
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT:

GENERAL SECTION

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:

   A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.
   B. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
   C. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
   D. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
   E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).

2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.

3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.

4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.

5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.

6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:
   - SAWS UTILITY LOCATES: HTTP://WWW.SAWS.ORG/SERVICE/LOCATES
   - COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
   - COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
   - COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
   - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.

8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.

9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.

10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.

11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG. WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG. ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.

12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

WATER SECTION

1. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY. FOR WATER MAINS 12" OR HIGHER: SAWS EMERGENCY OPERATIONS CENTER (210) 233-2014

2. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".

3. VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)

4. SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.

5. ALL VALVES SHALL READ "OPEN RIGHT".

6. PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF_____ FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW ______ FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

7. PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.

8. BACKFLOW PREVENTION DEVICES:
   -ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
   -ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.

9. FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.

SEWER NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:

   A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210)233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW.
   B. ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
   C. CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
   D. CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
   E. CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
   F. MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS. SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES. NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.

2. IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING".

3. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.

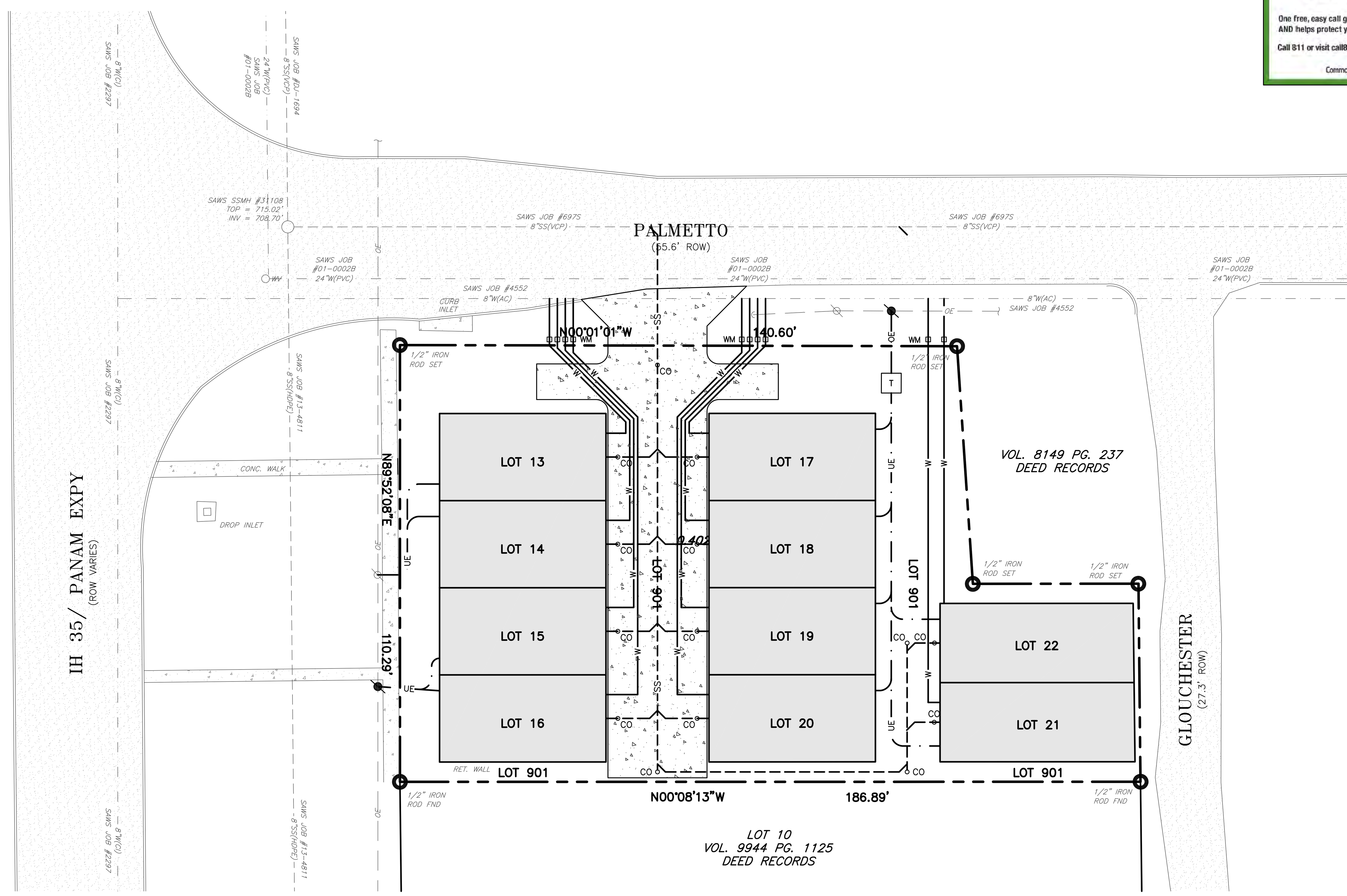
4. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44(E)(4)(B). CONTRACTOR SHALL CENTER A 20' JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.

5. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI)

6. SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.

7. MANHOLE AND ALL PIPE TESTING (INCLUDING THE TV INSPECTION) MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION, AS PER THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.

8. ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.



811
Know what's below. Call before you dig.
One free, easy call gets your utility lines marked AND helps protect you from injury and expense.
Call 811 or visit call811.com for more information.
Common Ground Alliance

SCALE: 1" = 20 FT
0 10 20 40

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE -- IN FEET (652)
- EXISTING SPOT ELEVATION (IN FEET) (× 651.90)
- EXISTING CONC. CURB
- EXISTING SANITARY SEWER LINE (MATERIAL) (SS(CT))
- EXISTING WATER LINE (MATERIAL) (W(PVC))
- EXISTING OVERHEAD ELECTRIC (OE)
- EXISTING HOG WIRE FENCE
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED UTILITY POLE
- EXISTING WATER VALVE (WV)
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING TREE
- PROPOSED CONCRETE
- PROPOSED CONCRETE DUMPSTER PAD
- PROPOSED LIGHT STANDARD (SEE MEP PLANS)
- PROPOSED WOOD FENCE
- PROPOSED WATER LINE (2"W)
- PROPOSED SANITARY SEWER (6"SS)
- PROPOSED OVERHEAD (OE) OR UNDERGROUND (UE) ELECTRIC, PHONE, CABLE, DATA SECONDARY TO BUILDING (SEE MEP PLANS) (OE)
- PROPOSED PAD MOUNTED TRANSFORMRER (T)
- PROPOSED GAS LINE (G)

THIS SHEET ENGINEERS UTILITY LOCATIONS. ANY CONCRETE FLATWORK, LANDSCAPING, OR OTHER SITE DESIGN DEPICTED AS EXISTING, PROPOSED OR IMPLIED ARE BY OTHERS AND ARE SHOWN AS REFERENCE ONLY UNLESS SPECIFICALLY CITED. IF CONFLICT WITH ITEMS DESIGNED/ENGINEERED BY OTHERS PLEASE COORDINATE WITH THE RESPECTIVE DESIGNER/ENGINEER AS WELL AS NOTIFY OUR OFFICE.

!!! CALL BEFORE YOU DIG !!!

CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO WORK. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE REMEDIED BETWEEN SAID CONFLICTING UTILITY AND CONTRACTOR. ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONFLICTS IMMEDIATELY UPON DISCOVERY OF CONFLICT (LETTER, FAX, EMAIL).

TEXAS ONE CALL PARTICIPANTS REQUESTS 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL

TEXAS ONE CALL SYSTEM
(800) 245-4545 OR
www.onecalltexas.com

FIRE LINE NOTE:

FOR FIRE LINE CONSTRUCTION, PROVIDE NECESSARY RESTRAINT JOINTS AND/OR CONCRETE THRUST BLOCKS. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE TO SAWS AND CITY OF SAN ANTONIO FIRE DEPT. STANDARDS.

EBAA IRON, INC. DUCTILE IRON RESTRAINT SPECS:

MECHANICAL JOINT RESTRAINT, FOR DUCTILE IRON PIPE, SHALL BE INCORPORATED INTO THE DESIGN OF THE FOLLOWER GLAND. THE RESTRAINING MECHANISM SHALL CONSIST OF INDIVIDUALLY ACTUATED WEDGES THAT INCREASE THEIR RESISTANCE TO PULL-OUT AS PRESSURE OR EXTERNAL FORCES INCREASE. THE DEVICE SHALL BE CAPABLE OF FULL MECHANICAL JOINT DEFLECTION DURING ASSEMBLY AND THE FLEXIBILITY OF THE JOINT SHALL BE MAINTAINED AFTER BURIAL. THE JOINT RESTRAINT RING AND ITS WEDGING COMPONENTS SHALL BE MADE OF GRADE 60-42-10 DUCTILE IRON CONFORMING TO ASTM A536-84. THE WEDGES SHALL BE DUCTILE IRON HEAT TREATED TO A MINIMUM HARDNESS OF 370 BHN. DIMENSIONS OF THE GLAND SHALL BE SUCH THAT IT CAN BE USED WITH THE STANDARDIZED MECHANICAL JOINT BELL CONFORMING TO ANSI/AWWA C111/A21.11 AND ANSI/AWWA C153/A21.53 OF THE LATEST REVISION. TORQUE LIMITING TWIST-OFF NUTS SHALL BE USED TO INSURE PROPER ACTUATION OF THE RESTRAINING WEDGES. THE MECHANICAL JOINT RESTRAINT SHALL BE AVAILABLE IN THE THREE THROUGH FORTY-EIGHT INCH SIZES. THEY SHALL HAVE A RATED WORKING PRESSURE OF 350 PSI IN SIZES SIXTEEN INCH AND SMALLER AND 250 PSI IN SIZES EIGHTEEN INCH THROUGH FORTY-EIGHT INCH. THE DEVICES SHALL BE LISTED BY UNDERWRITERS LABORATORIES UP THROUGH THE TWENTY-FOUR INCH SIZE AND APPROVED BY FACTORY MUTUAL UP THROUGH THE TWELVE INCH SIZE. THE RESTRAINT SHALL BE THE SERIES 1100 MEGALUG RESTRAINT AS PRODUCED BY EBAA IRON, INC. OR APPROVED EQUAL.

PRODUCT INSTALLATION INFORMATION AS WELL AS PRODUCT SPECIFICATIONS MAY BE OBTAINED BY CONTACTING EBAA IRON, INC. AT (800) 433-1716 OR ON THE WEB AT WWW.EBAA.COM

JOINT RESTRAINT NOTE:

CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BEND, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY USING EBBA IRON, INC. SPECIFICATIONS OR SAWS APPROVED PROGRAMS. CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCKING IN ACCORDANCE WITH SAWS STD. DRAWING 839 IN ADDITION TO JOINT RESTRAINTS UNLESS OTHERWISE DIRECTED BY THE SAWS INSPECTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE JOINT RESTRAINTS AND THRUST BLOCKING WITH THE SAWS INSPECTOR.

TRENCH EXCAVATION SAFTEY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, CURRENT O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OF SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH CURRENT O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

BENCHMARK

TEMPORARY BM #1: SPINDLE SET IN UTILITY POLE
ELEVATION = 99.30'

TEMPORARY BM #2: SPINDLE SET IN UTILITY POLE
ELEVATION = 100.08'

TEMPORARY BM #3: SANITARY SEWER MANHOLE RIM
ELEVATION = 97.70'

NOTE:
NOTED TBM'S (TEMPORARY BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED TBM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL TBM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

BEING A 5.90 ACRE TRACT OF LAND OUT OF THE JOSE MARIA J CARBAJAL LEAGUE SURVEY, ABSTRACT NUMBER 13, IN VICTORIA COUNTY, TEXAS. SAID 5.90 ACRE TRACT OF LAND ALSO BEING OUT OF THE REMAINING PORTION OF A CALLED 73.14 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES F WAGNER RECORDED VOLUME 115, PAGE 78, OF THE DEED RECORDS, VICTORIA COUNTY, TEXAS.

UPDATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER HE AUTHORITY OF

MICHAEL P. SEPEDA, P.E.
(TX# 94950)
ADA CONSULTING GROUP, INC.
TBPE FIRM No. F-3512

10-19-18
DATE

IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMITTING PURPOSES.

REVISION	DESCRIPTION	DATE

ADA CONSULTING GROUP, INC.
221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728
A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION No. F-003512)

UTILITY PLAN

URBAN CITY SKYVIEW AT THE HILLS
1943 N. IH-35
SAN ANTONIO, TX 78208

DRAWN/CHECKED BY:	DATE:	JOB NUMBER:	DWG NAME:
AL/MS	10/18/2018	749-02	749-02 (C3) UTILITY PLAN

SHEET
C3

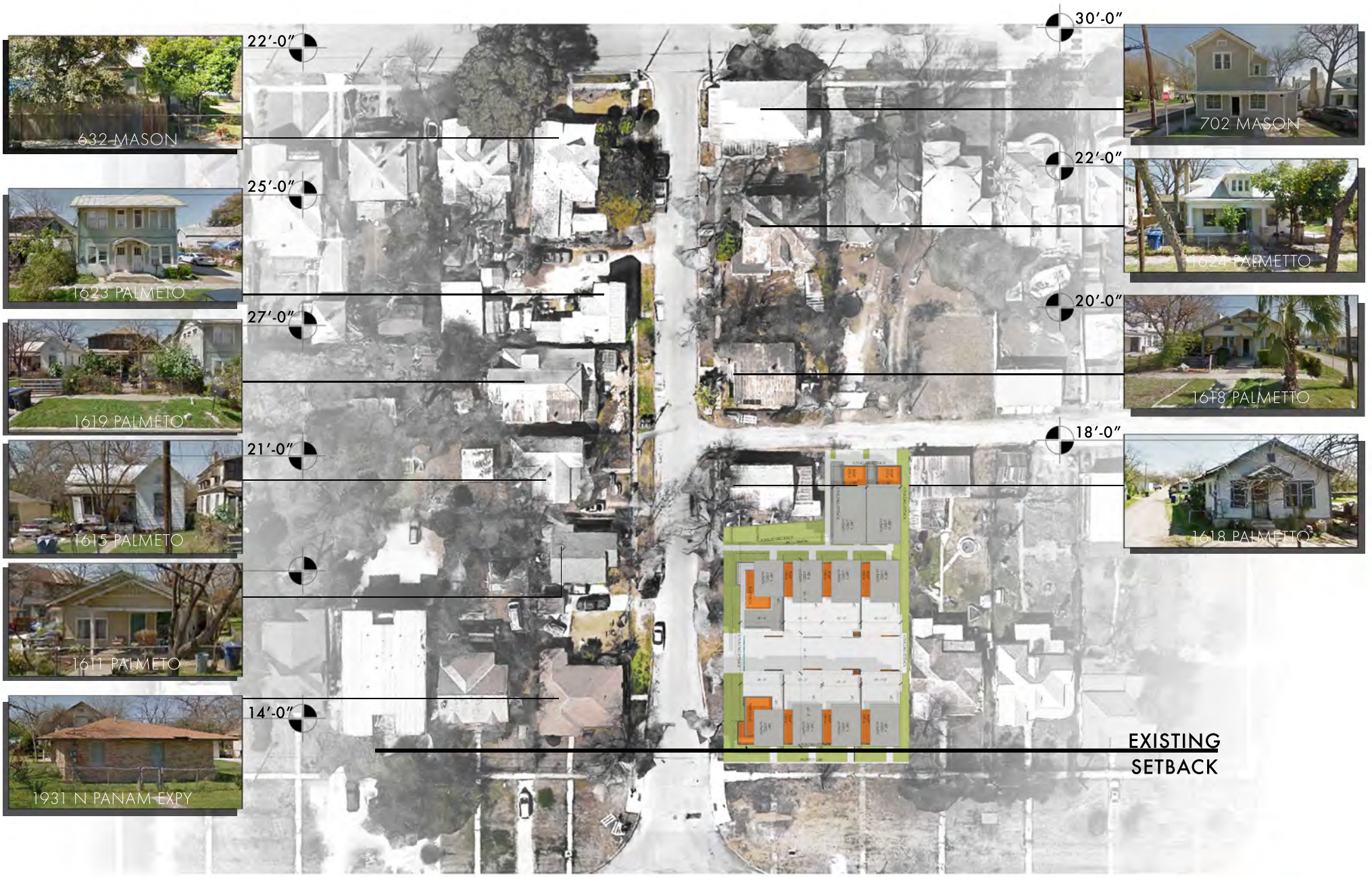
X:\CLIENTS\749\02\749-02 (C3) UTILITY PLAN.DWG

ZONING

PALMETTO TOWN HOMES

1943 N. IH35 SAN ANTONIO, TEXAS

JMS architects
1.18.19



AREA MAP

EXISTING BUILDING HEIGHTS
EXISTING BUILDING SETBACKS

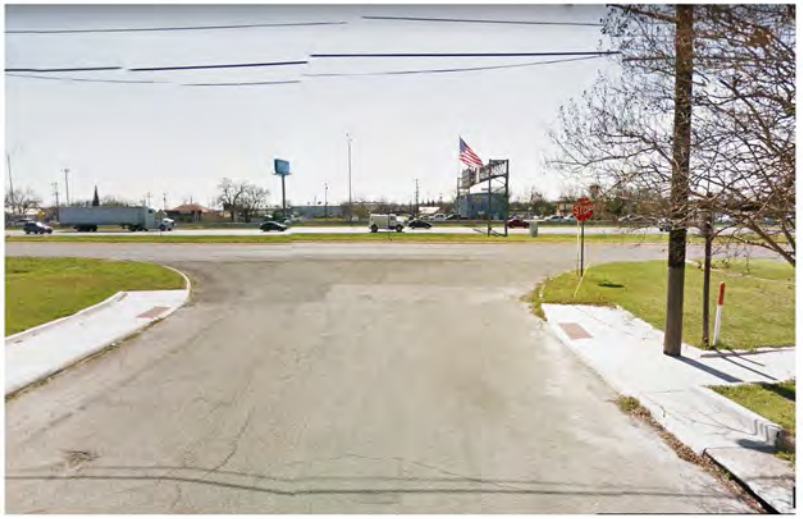
PALMETTO TOWN HOMES

1943 N. IH35 SAN ANTONIO, TEXAS

N

JMS architects
1.18.19

WEST VIEW



SOUTH VIEW

EAST VIEW

NORTH VIEW

VIEWS FROM PROPERTY

PALMETTO TOWN HOMES

1943 N. IH35 SAN ANTONIO, TEXAS

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WEST VIEW

SOUTH VIEW

EAST VIEW

NORTH VIEW

VIEWS WITHIN PROPERTY

PALMETTO TOWN HOMES

1943 N. IH35 SAN ANTONIO, TEXAS

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25′-0″

25′-0″

25′-0″

24′-0″

27′-0″

31′-0″

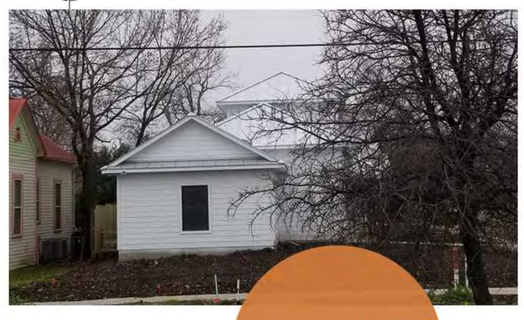
14′-0″

24′-0″

26′-0″

23′-0″

23′-0″



PALMETTO TOWN HOMES

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SCALED / VARIES MASSING

SHED ROOFS

PREDOMINANT PORCHES

MATERIALS & FORM

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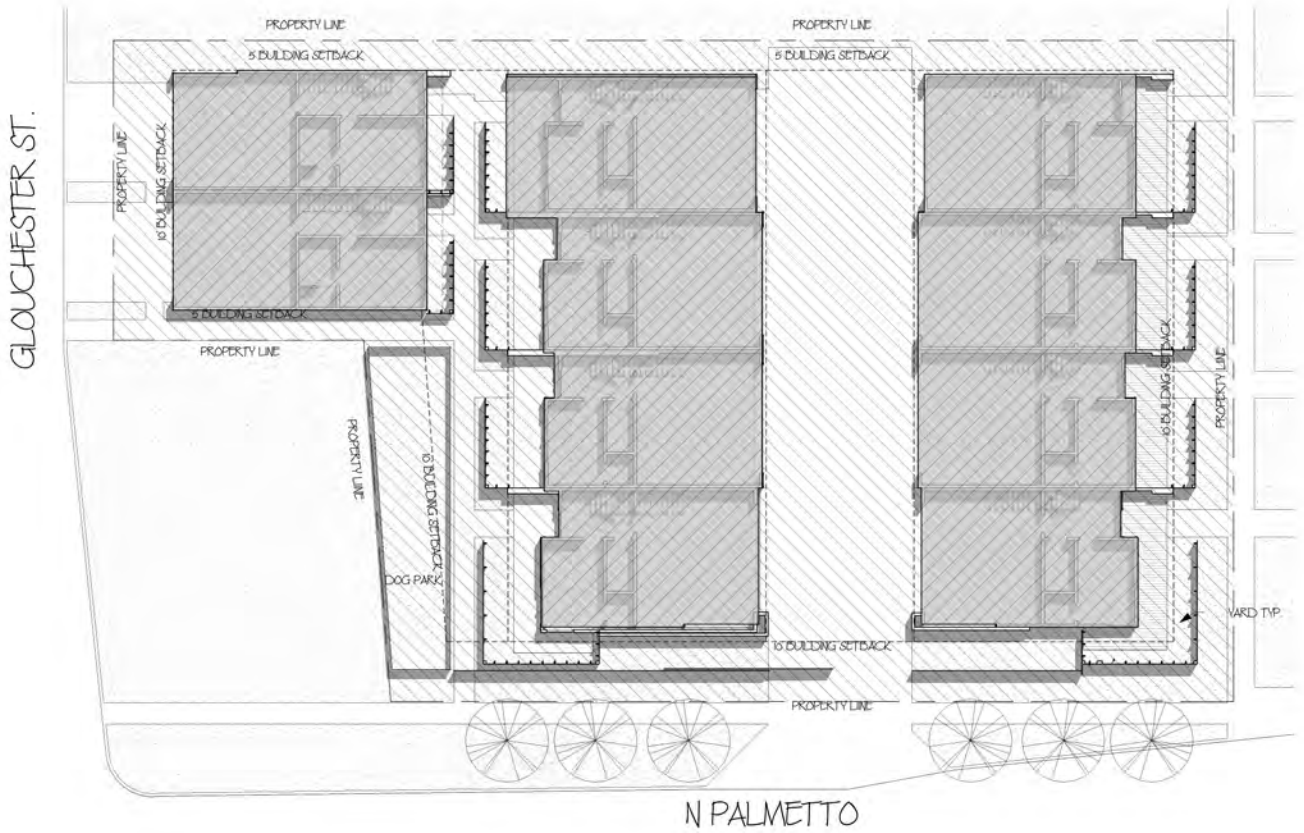

SITE PLAN
1/32"=1'

BUILDING TO LOT RATIO	
LOT SIZE	17958 SQ. FT.
BUILDING FOOT PRNT	8,947 SQ. F.T
RATIO	47%

LOT COVERAGE

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SITE PLAN

PALMETTO TOWN HOMES

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02. secondlevelfloorPLAN
1/16"=1'

01. firstlevelfloorPLAN
1/16"=1'

FLOOR PLANS 3 STORY + DECK

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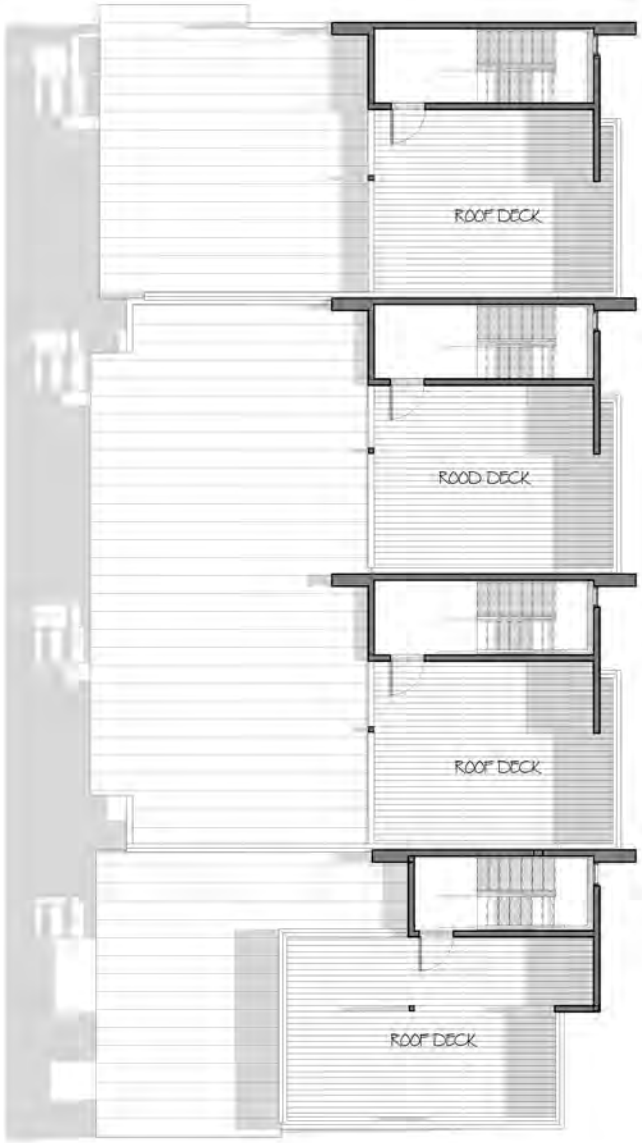

04. terracePLAN
1/16'-1'

03. thirdlevelfloorPLAN
1/16'-1'

FLOOR PLANS 3 STORY + DECK

PALMETTO TOWN HOMES

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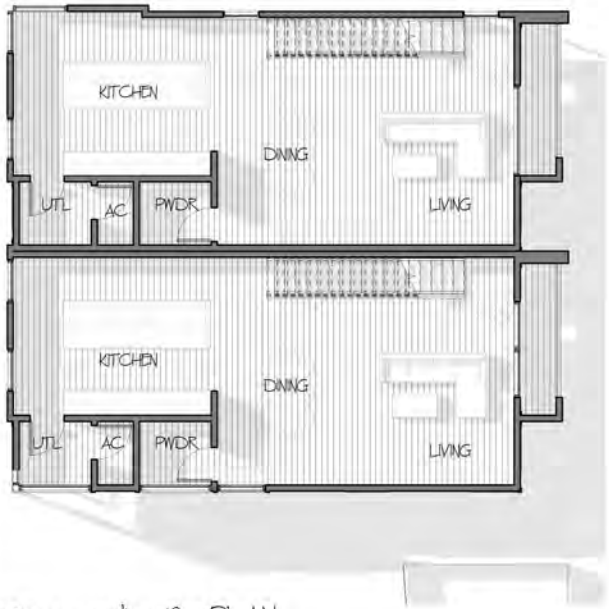
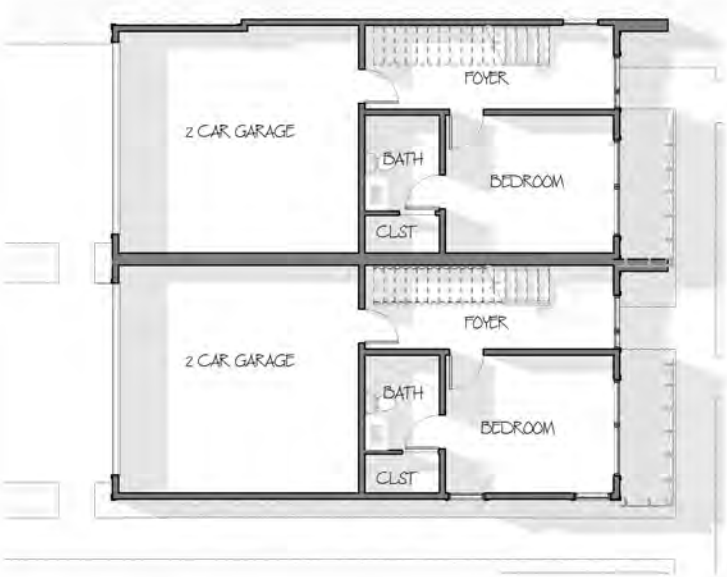
03. thirdlevelfloorPLAN
1/32-1'



02. secondlevelfloorPLAN
1/32-1'



01. firstlevelfloorPLAN
1/32-1'

FLOOR PLANS - 3 STORY

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ELEVATIONS

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BERRIDGE HR-18
PRE. FIN. MTL.
RUN VERTICAL +
HORIZONTAL

PRIVATE DRIVEWAY ELEVATION
1/16"=1'

HARDI PANEL
BOARD & BATTEN

LT. COLORED HARD
TROWELED CEMENT
PLASTER W/
HORIZONTAL
CONTROL JOINTS

PRIVATE WALKWAY ELEVATION
1/16"=1'

ELEVATIONS

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PRIVATE WAKJWAY ELEV
1/16"=1'

EAST ELEV
1/16"=1'

GLOUCHESTER ST. ELEV
1/16"=1'

WEST ELEV
1/16"=1'

ELEVATIONS 3 STORY UNIT

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BLOCK ELEVATION

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PERSPECTIVES

PALMETTO TOWN HOMES

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PERSPECTIVES

PALMETTO TOWN HOMES

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N

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PERSPECTIVES

PALMETTO TOWN HOMES

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PERSPECTIVES

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PERSPECTIVES

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