

## HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

**HDRC CASE NO:** 2019-213  
**ADDRESS:** 100 PLAZA DE ARMAS  
**LEGAL DESCRIPTION:** NCB 865 BLK LOT P-100 ARB CITY HALL  
**ZONING:** D, HE  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Main/Military Plaza Historic District  
**LANDMARK:** Plaza de Armas / Military Plaza  
**APPLICANT:** Allison Chambers, AIA/Ford, Powell & Carson  
**OWNER:** City of San Antonio  
**TYPE OF WORK:** Installation of an ADA ramp, site and landscaping modifications  
**APPLICATION RECEIVED:** April 12, 2019  
**60-DAY REVIEW:** June 11, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an ADA Accessible ramp on the east (S Flores) façade of the historic structure.
2. Perform both site and landscaping modifications that include the extension of the pedestrian side walk parallel to S Flores and the installation of new landscaping materials.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 10. Commercial Facades

##### A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character-defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

##### A. STREET FURNITURE

- i. Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.

*ii. New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

## B. STREET TREES

*i. Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

## C. PAVING

*i. Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

## D. LIGHTING

*i. General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

*ii. Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

*iii. Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

*iv. Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

*v. Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

## 8. Americans with Disabilities Act (ADA) Compliance

### A. HISTORIC FEATURES

*i. Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

*ii. Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

### B. ENTRANCES

*i. Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

*ii. Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

*iii. Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

### C. DESIGN

*i. Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

*ii. Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

*iii. Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

## FINDINGS:

- a. The historic structure located at 100 Military Plaza, commonly known as City Hall was constructed in 1889. The structure features a fourth story addition which was constructed in 1927. At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct an ADA entrance ramp on the east (S Flores) façade and

perform site and landscaping modifications.

- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on April 23, 2019. At that meeting, committee members asked questions regarding the proposed ramp, landscaping and tree preservation.
- c. CONCEPTUAL APPROVAL – The applicant received conceptual approval for the removal of fire escapes on the north and south facades and for the construction of the proposed ADA entrance ramp on December 5, 2018, with the following stipulations:
  - i. ARCHAEOLOGY- Archaeological investigations are 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 the Antiquities Code of Texas, Health and Safety Code of Texas, and all other applicable federal, state, and local laws, rules, and regulations regarding archaeology.
  - ii. That the proposed new stair be a close match to the original regarding appearance and materials.
  - iii. That every attempt be made to use carved stone. If this is not possible due to project constraints, staff finds that any cast stone that is used should match the existing detailing as closely as possible.

An Administrative Certificate of Appropriateness was issued on December 12, 2018, for the removal of the existing, non-original fire escapes.

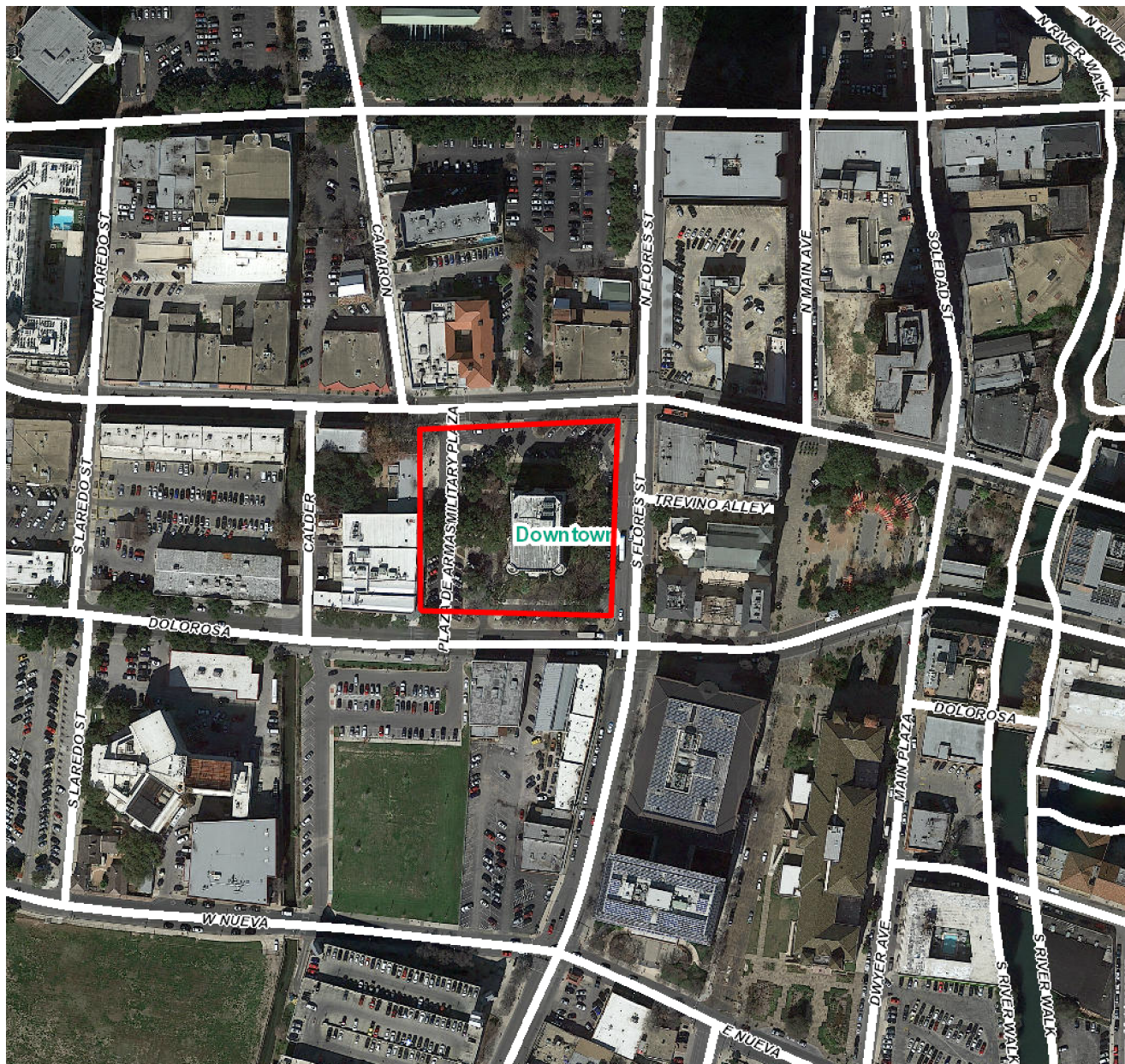
- d. ADA RAMP & NEW STAIR – The applicant has proposed to construct an ADA entrance ramp on the east (S Flores) façade of the historic structure. The construction of this ramp will include a new formal entry stair that is to mirror the profile and geometry of the existing stairs, two sets of stairs to lead down to the basement and two broad ramps that will ascend from the northeast and southeast corners of the site that feature flared bases. In addition to the two ramp masses, the applicant has also proposed to shift the east curb forward proportionally to the stair, raise the ground plane to rise with the ramps to eliminate the need for guardrails to present the ramps as a cohesive part of the landscaping and add a circular plaza between both ramps. The applicant has noted that the proposed ramp will feature concrete paving and bronze handrails.
- e. ADA RAMP & NEW STAIR– At the time of conceptual approval, it was stipulated that the proposed new stair be a close match to the original regarding both appearance and materials and that every attempt be made to use carved stone, and that if carved stone was not an option, that cast stone that matches the original in detailing be used. The applicant has elected to use cast stone. Staff finds that the applicant continue to explore the use of cut stone. Staff finds that if cut stone cannot be used, then sufficient information be provided to note why it cannot be used. Staff finds that all new stone should be detailed and installed in a manner that matches the existing as closely as possible. Details of this should be included in documents that are submitted to OHP staff. Additionally, staff finds that the profile of the new steps should appear as closely as possible to the original.
- f. SITE MODIFICATIONS (Extension of sidewalk) – The applicant has proposed to extend the pedestrian sidewalk which runs parallel to S Flores further to the east to accommodate the proposed ADA ramp. Staff finds the proposed sidewalk modification to be appropriate.
- g. SITE FURNISHINGS – The applicant has proposed to install limestone seat blocks, clay pavers and bollards to the existing site. Staff finds the proposed materials to be appropriate. Additionally, the applicant has proposed to restore existing, historic light poles and fixtures.
- h. LANDSCAPING – The applicant has submitted both a landscaping plan and a list of landscaping materials. Additionally, the applicant has provided information regarding the preservation of existing site trees. Staff finds the proposed landscaping to be appropriate.
- i. EXISTING MONUMENTS – Three historic monuments that currently exist on site will be re-installed at the ramp and plaza entries near where their historic locations.
- j. ARCHAEOLOGY – ARCHAEOLOGY – The project area is within the River Improvement Overlay District, Main and Military Plazas National Register of Historic Places District, Main and Military Plaza Local Historic District, and Local Historic Landmark. The property is also within the footprint of the 1722 Presidio San Antonio de Béxar. Furthermore, the project area is in close proximity to previously recorded archaeological sites 41BX179, 41BX795, and 41BX2088. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology including the Health and Safety Code of Texas.

## **RECOMMENDATION:**

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

- i. That the applicant continue to explore the use of cut stone, rather than cast stone. If cut stone cannot be used, then sufficient information should be provided noted why it cannot be used. All new stone should be detailed and installed in a manner that matches the existing as closely as possible. Details of this should be submitted to OHP staff. Additionally, the profile of the new stairs should appear as closely as possible to the original.
- ii. **ARCHAEOLOGY** – Archaeological investigations shall be required. The archaeological scope of work should be submitted to the Office of Historic Preservation 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 including the Health and Safety Code of Texas.





## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 29, 2018

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

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

DATE: APRIL 23, 2019

HDRC Case# 2019-213

ADDRESS: 100 PLAZA DE ARMAS

Meeting Location: 1901 SALAMO

APPLICANT: ALLISON CHAMBERS / FPL

DRC Members present: JEFF FETZER, ZAC HARRIS, CURTIS FISH

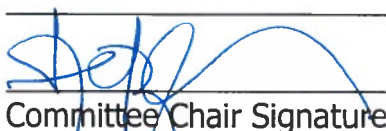
Staff present: EDWARD HALL, LORY EDWARDS

Others present: MIKE BEATTY, CAROL WARCLOZEWSKI, MIKE PELEN, JOHN STEVENS

REQUEST: ADA ENTRANCE MODIFICATIONS, SITE WORK, LANDSCAPING,  
ENTRANCE MODIFICATIONS

COMMENTS/CONCERNS: AC: OVERVIEW OF PROPOSED RAMPS AND SCOPE  
OF WORK, CW: OVERVIEW OF NEW SITE ELEMENTS, MB: OVERVIEW  
OF SOUTH ENTRANCE AND RAMPS, HISTORIC STAIR WILL REMAIN BENEATH  
NEW STAIR, JF: CONSIDER ORDERING ADDITIONAL TILE TO ACCOMMODATE  
BROKEN + DAMAGED TILE AT LATER DATES, MP: VENTING SYSTEM  
(PERFORATED PIPES) WILL BE USED AROUND HERITAGE TREES, JF: WILL  
A RAIL BE REQUIRED DUE TO THE GRADE CHANGE ON RAMP, MP:  
OVERVIEW OF LANDSCAPING, AC: VLOSIL WILL BE LOCATED FOR PUBLIC  
NOTICE PURPOSES

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

  
Committee Chair Signature (or representative)

4/23/19  
Date

# ZH: QUESTIONS REGARDING PLANTING BEDS.

1. What is the purpose of a planting bed?  
2. How do you prepare a planting bed?  
3. What are the benefits of using a planting bed?  
4. How do you maintain a planting bed?  
5. What are some common mistakes when planting in a bed?  
6. How do you choose the right plants for a planting bed?  
7. What are some tips for watering a planting bed?  
8. How do you fertilize a planting bed?  
9. What are some signs of a healthy planting bed?  
10. How do you know when to transplant a plant into a planting bed?

11. What are some common pests that affect planting beds?  
12. How do you prevent pests from damaging a planting bed?  
13. What are some diseases that affect planting beds?  
14. How do you prevent diseases from spreading in a planting bed?









EAST ELEVATION





SOUTH ELEVATION





SOUTHWEST PERSPECTIVE





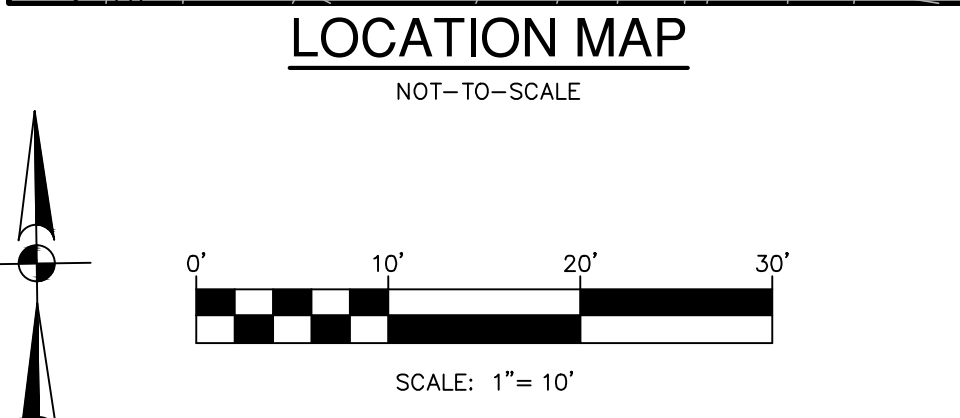
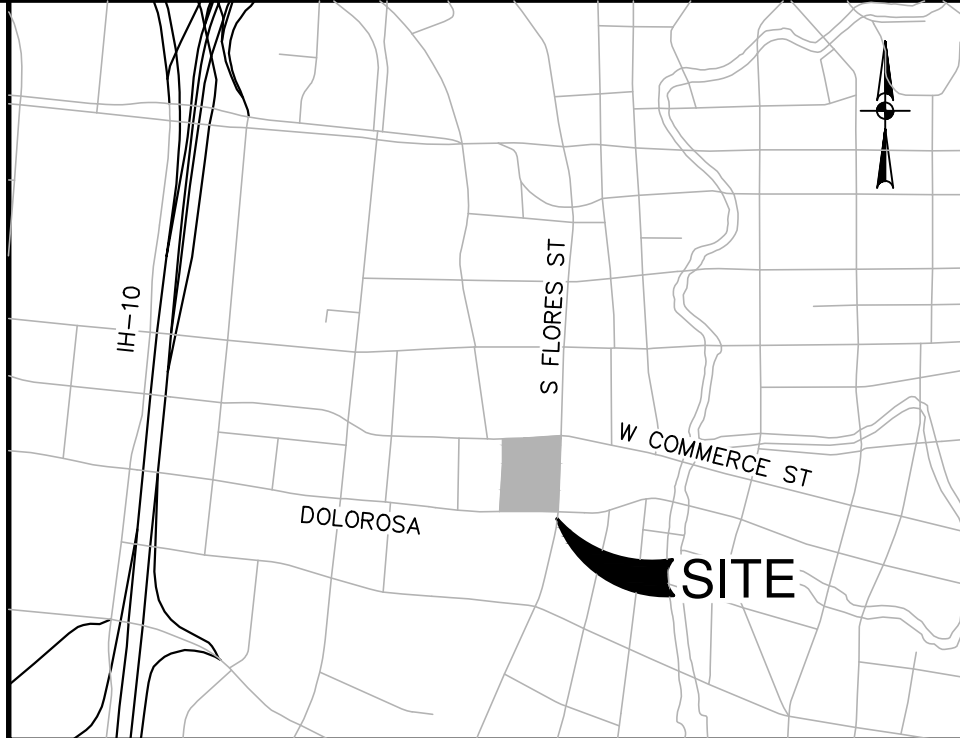
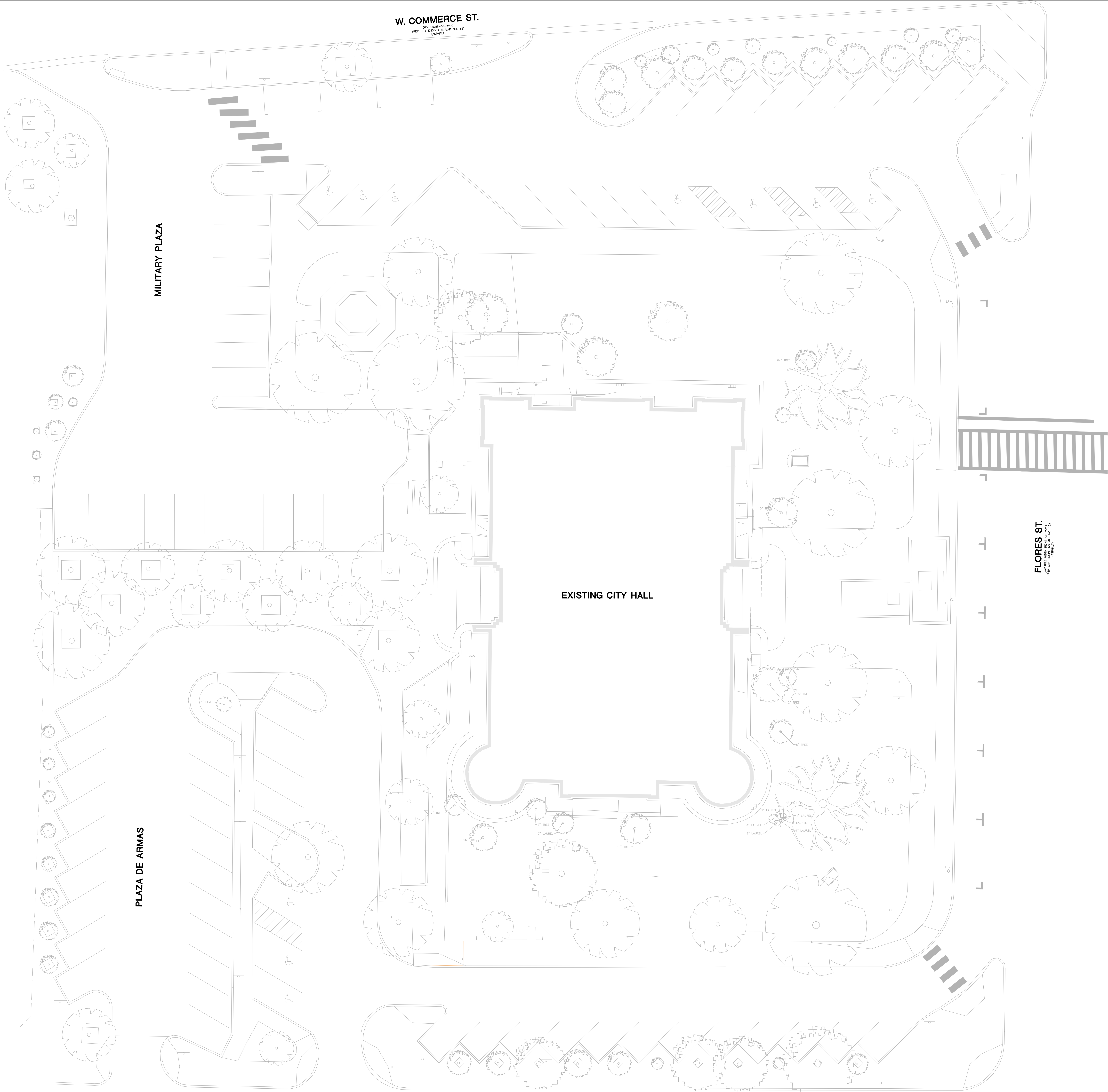
WEST ELEVATION





NORTH ELEVATION





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CITY OF SAN ANTONIO  
RENOVATION OF HISTORIC CITY HALL  
100 MILITARY PLAZA  
SAN ANTONIO, TX 78205

Architects  
**FORD POWELL & CARSON**  
Architecture  
Planning  
Interior Design  
Preservation  
1138 East Commerce Street  
San Antonio, Texas 78205  
210/228-1246

**DESIGN DEVELOPMENT**

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Revisions		
Mark	Date	Description
	10/03/18	SD ISSUE
	11/09/18	50% DD ISSUE
	01/03/19	DD ISSUE

date	01/03/2019	Prepared by	WK
project number	11671-00	Drawn by	RG

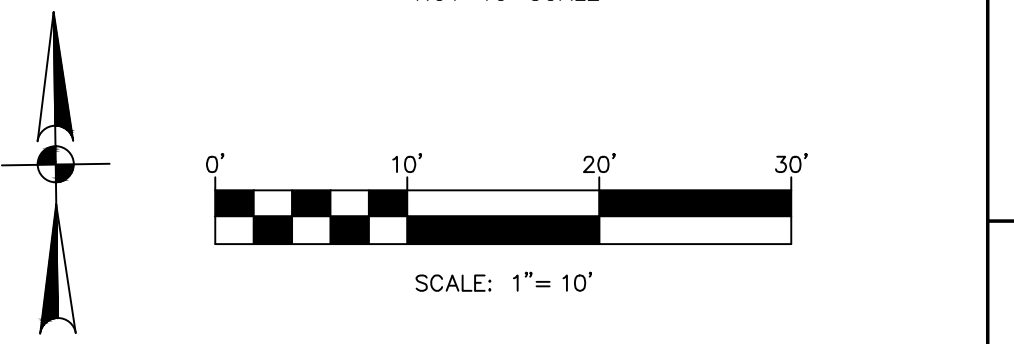
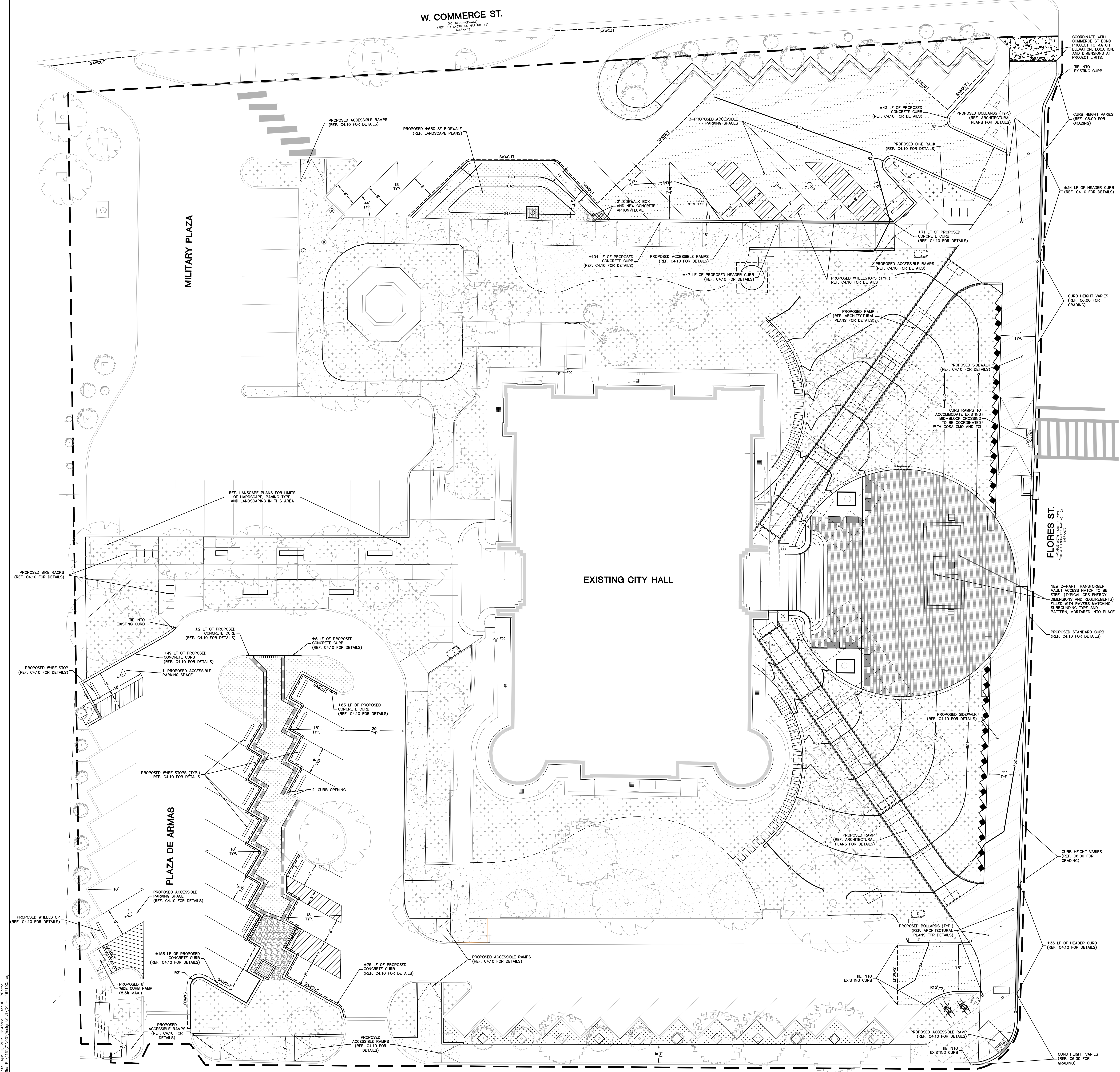
Sheet Title:  
EXISTING CONDITION

Sheet Number:  
**C100.3**

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPE FIRM REGISTRATION #470 | TEPLE FIRM REGISTRATION #10028800





LEGEND	
PROPOSED PROJECT LIMITS	---
DIMENSIONAL CONTROL POINTS	1001
PROPERTY LINE EXISTING	---
EXISTING EDGE OF PAVEMENT	---
EXISTING CURB	---
PAVEMENT SAWCUT LINE	---
PROPOSED STANDARD CURB	---
PROPOSED STANDARD CURB	---
PROPOSED HEADER CURB	---
PROPOSED CONCRETE SIDEWALK	---
PROPOSED MEDIUM DUTY ASPHALT	---
PROPOSED ASPHALT PATCH	---
PROPOSED SEAL COAT	---
PROPOSED PERMEABLE PAVERS	---
PROPOSED PAVERS	---
PROPOSED BIOTENTION	---
GROSS SECTION DETAIL	---

- DIMENSIONAL CONTROL NOTES**
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
  - THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
  - UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
  - ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
  - REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
  - CURB RADI ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- PAVEMENT & STRIPING NOTES**
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
  - THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STORM DRAIN SYSTEMS PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
  - THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
  - ALL PAINT SHALL BE 4-WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
  - ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
  - NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
  - ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
  - THE CONTRACTOR SHALL SAW CUT EXISTING PAVING, CURB, AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION. NO JAGGED OR IRREGULAR EDGES WILL BE ALLOWED.

- DESIGN DEVELOPMENT NOTES:**
- CONTRACTOR SHALL BUDGET FOR REMOVAL OF ALL SIGNS DESIGNATED PARKING, AND REPLACEMENT WITH UP TO 95 NEW SIGNS (RESERVED, VISITOR, LOADING ZONE, ETC).
  - CONTRACTOR SHALL BUDGET FOR UP TO 10 WAYFINDING SIGNS.
  - CONTRACTOR SHALL BUDGET FOR SEAL COAT (OR HIGH-DENSITY MINERAL BOND) AND STRIPING OF ALL ON-SITE ASPHALT PAVEMENT NOT OTHERWISE MODIFIED BY THIS SHEET.

**TRENCH EXCAVATION SAFETY PROTECTION**

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES 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, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEES OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

Revisions		
Mark	Date	Description
10/03/18	SD	ISSUE
11/09/18	SD	DO ISSUE
01/03/19	SD	DO ISSUE

01/03/2019	WK
11/07-00	RG

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**DESIGN DEVELOPMENT**

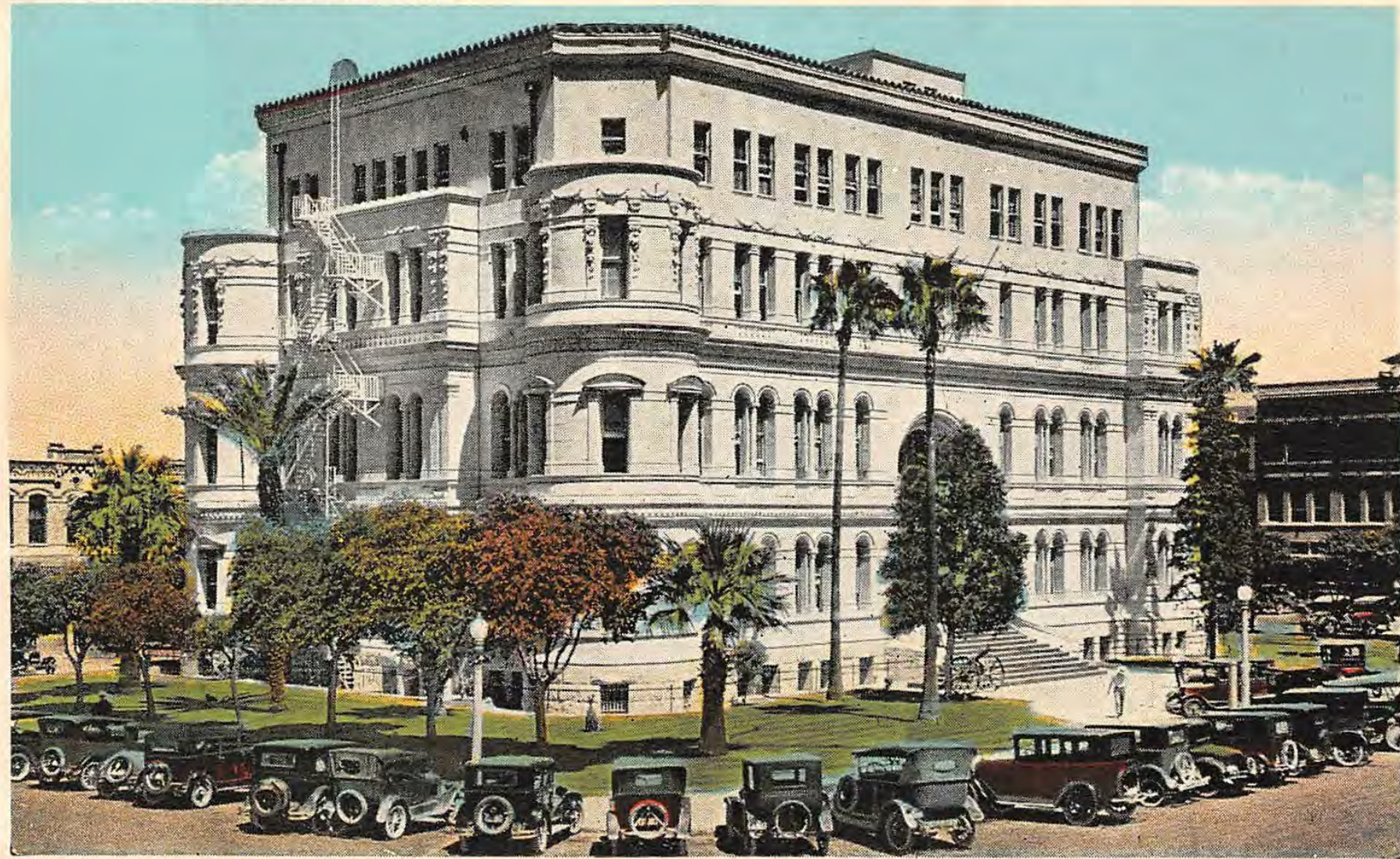
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OVERALL DIMENSIONAL CONTROL AND PAVING PLAN

**C400.3**



CITY HALL, SAN ANTONIO, TEXAS.



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HISTORIC IMAGE



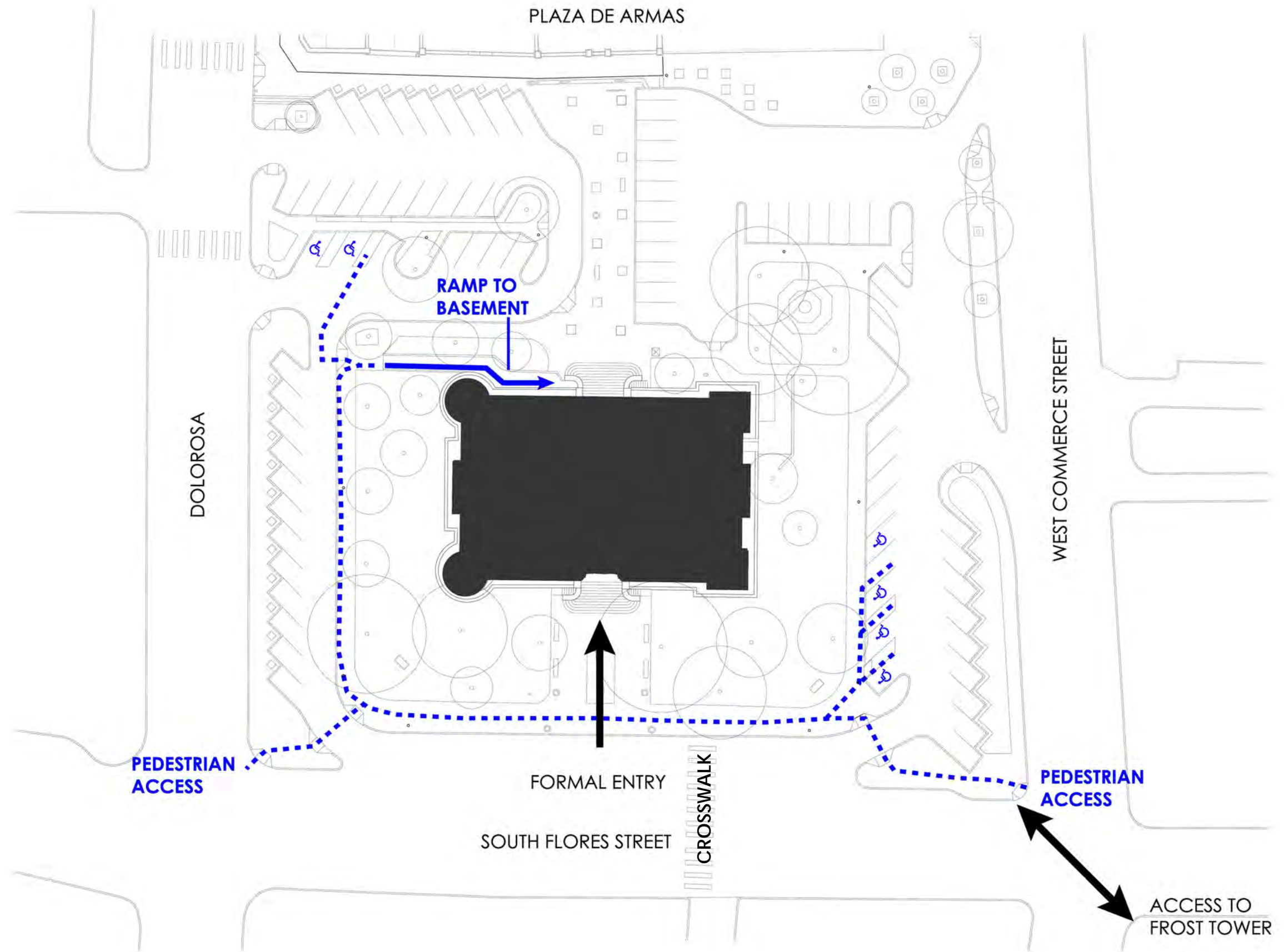
BEATY PALMER ARCHITECTS



## RENOVATION OF HISTORIC CITY HALL

100 MILITARY PLAZA  
SAN ANTONIO, TX 78205





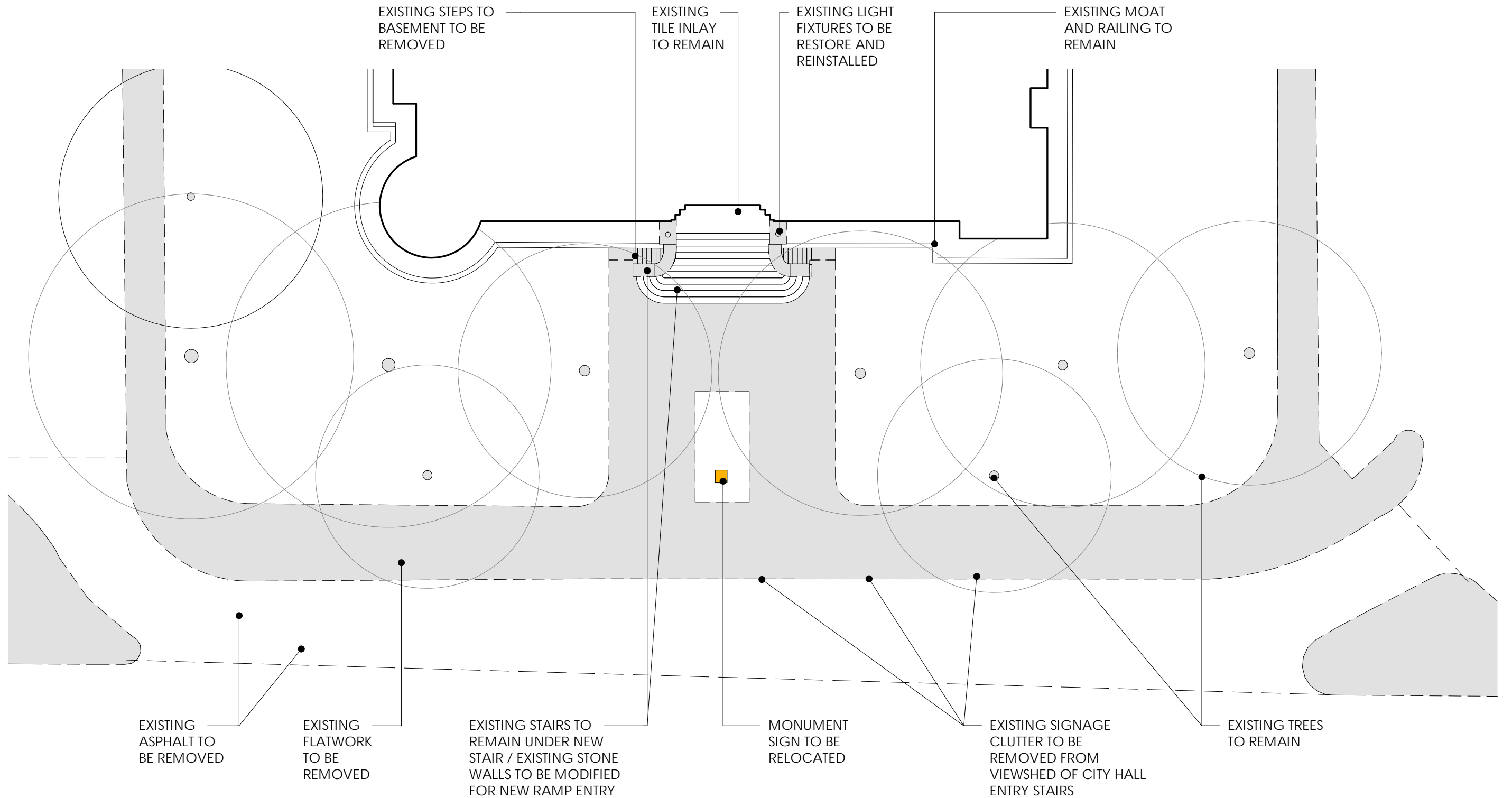
EXISTING SITE PLAN



BEATY PALMER ARCHITECTS

# RENOVATION OF HISTORIC CITY HALL

100 MILITARY PLAZA  
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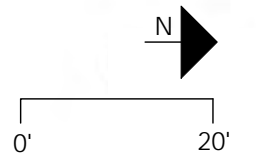
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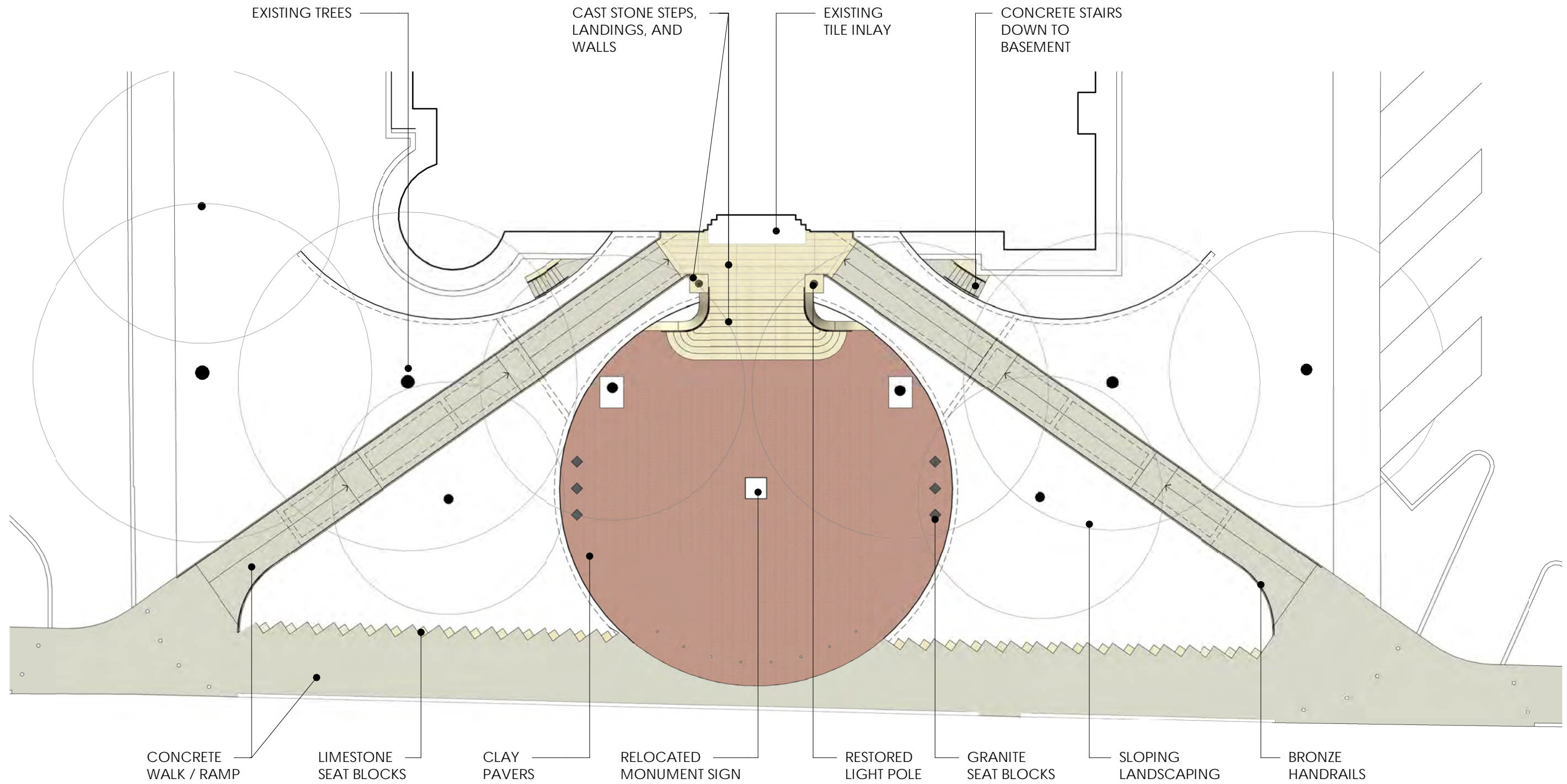
BEATY PALMER ARCHITECTS

## RENOVATION OF HISTORIC CITY HALL

100 MILITARY PLAZA  
SAN ANTONIO, TX 78205







PROPOSED SITE PLAN





EAST ELEVATION



BEATY PALMER ARCHITECTS

## RENOVATION OF HISTORIC CITY HALL

100 MILITARY PLAZA  
SAN ANTONIO, TX 78205





CONCRETE  
WALK / RAMP

LIMESTONE  
SEAT BLOCKS

CLAY  
PAVERS

CAST STONE  
STEPS / WALLS

RESTORED  
LIGHT FIXTURE

GRANITE  
CLAD WALL

BRONZE  
HANDRAILS

BOLLARDS

EAST ELEVATION



BEATY PALMER ARCHITECTS



## RENOVATION OF HISTORIC CITY HALL

100 MILITARY PLAZA  
SAN ANTONIO, TX 78205



CITY OF SAN ANTONIO  
RENOVATION OF HISTORIC CITY HALL  
100 MILITARY PLAZA  
SAN ANTONIO, TX 78205

architects

**FORD  
POWELL  
& CARSON**  
Architects & Planners, Inc.

Architecture  
Planning  
Interior Design  
Preservation

1138 East Commerce Street  
San Antonio, Texas 78205  
210/236-1246

## CONSTRUCTION DOCUMENTS

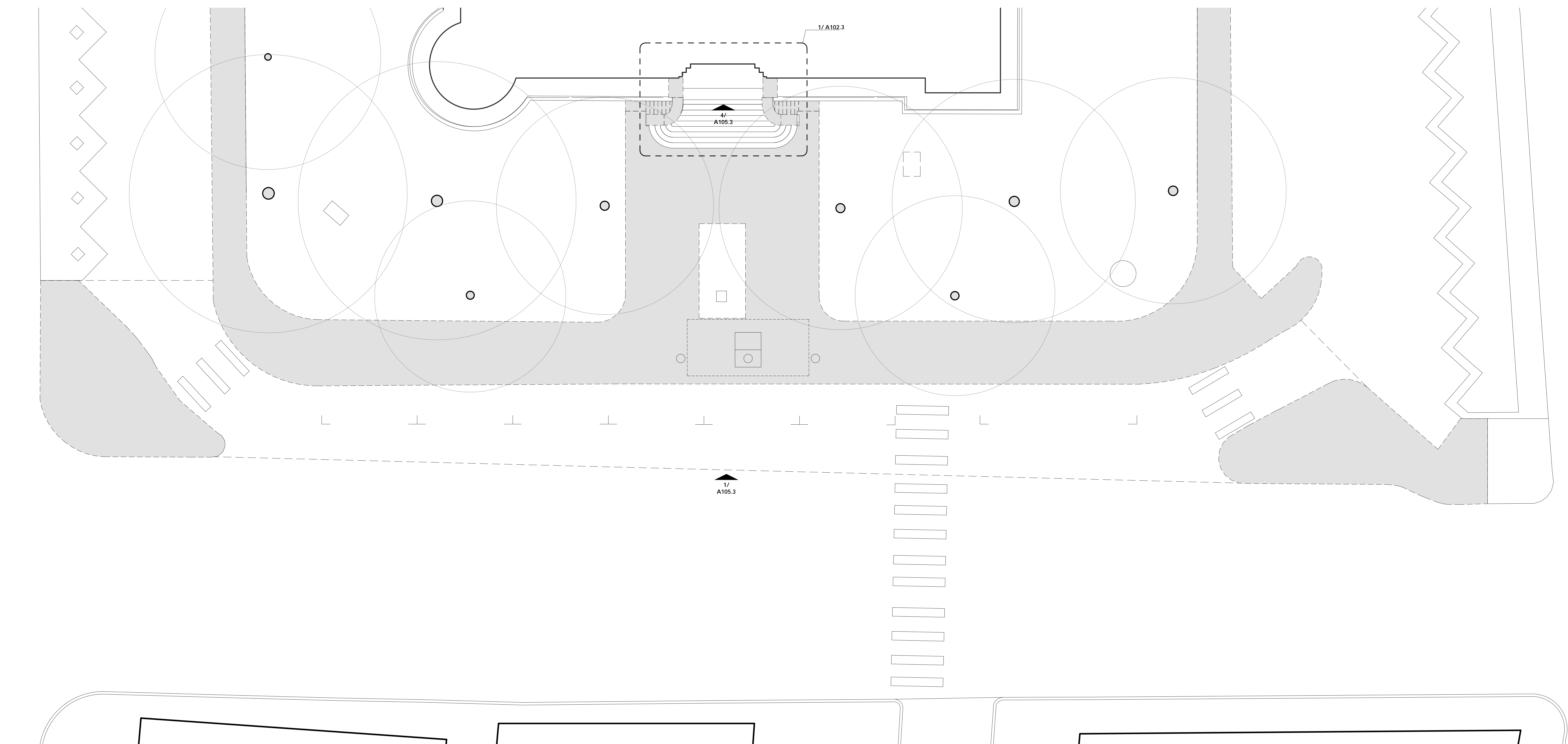
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Revisions		
Mark	Date	Description

Date 04.09.19	Checked By CBH
Project Number FPC #97500	Drawn By GG

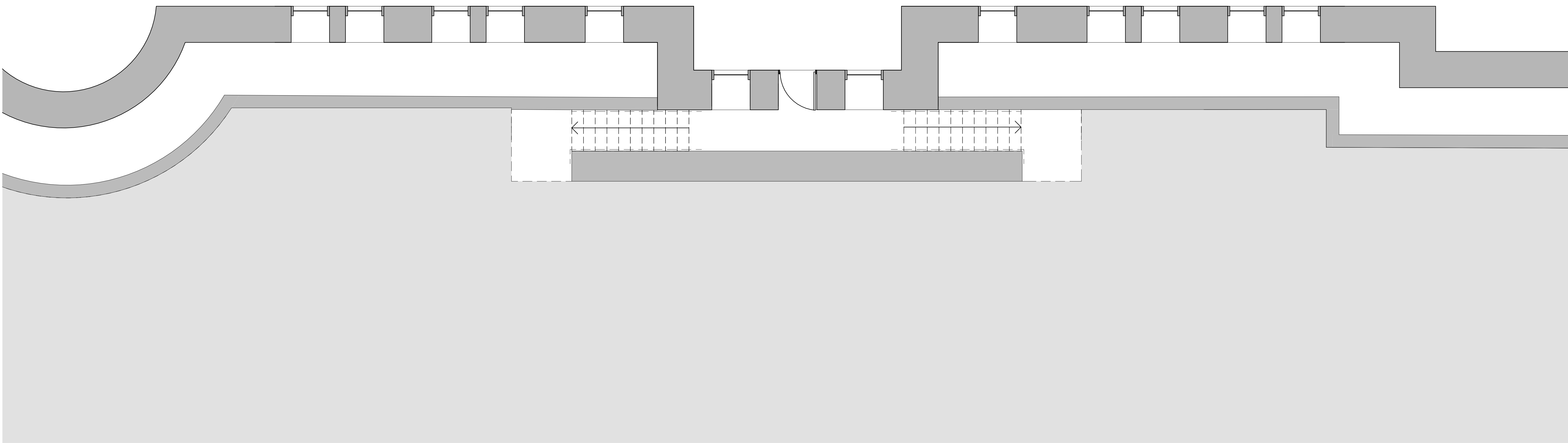
Sheet Title  
EAST ENTRY DEMOLITION PLAN

Sheet Number

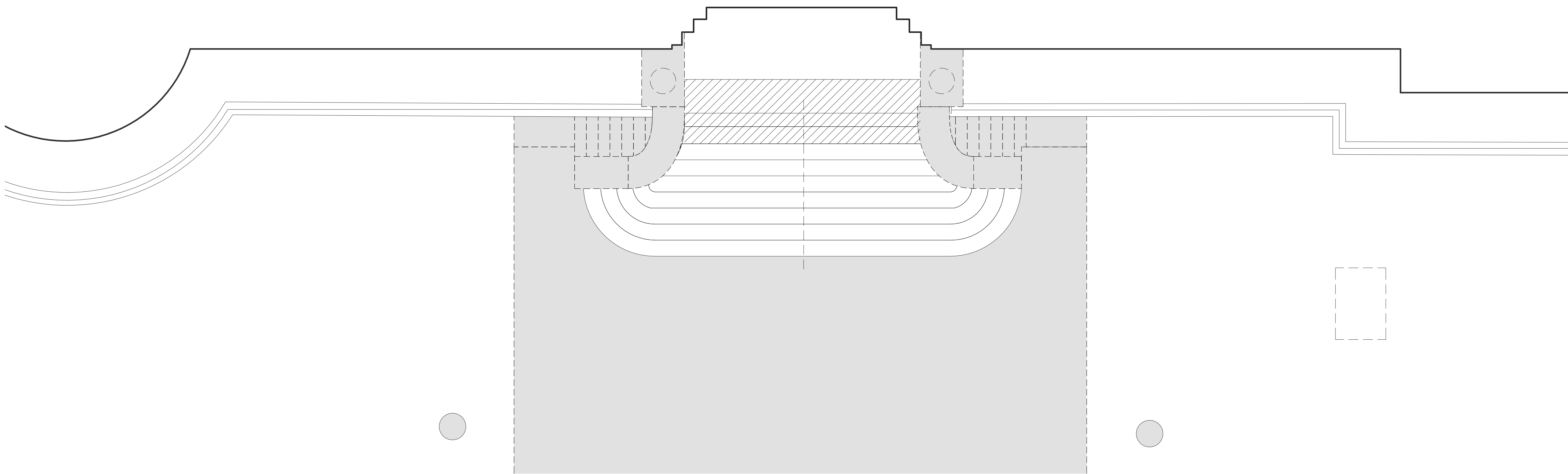


**1 EAST ENTRY SITE PLAN**  
1" = 10'-0" EXISTING CONDITIONS

A101.3



**2 EAST ENTRY LOWER LEVEL PLAN**  
1/4" = 1'-0" EXISTING CONDITIONS



**1 EAST ENTRY SITE PLAN**  
1/4" = 1'-0" EXISTING CONDITIONS

**CITY OF SAN ANTONIO  
RENOVATION OF HISTORIC CITY HALL**  
100 MILITARY PLAZA  
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Architects

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POWELL  
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**CONSTRUCTION DOCUMENTS**

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Revisions		
Mark	Date	Description

Date	04.09.19	Prepared By	CBH
Project Number	FPC #97500	Drawn By	GG

Sheet Title  
**EAST ENTRY ENLARGED  
DEMOLITION PLANS**

Sheet Number  
**A102.3**

CITY OF SAN ANTONIO  
RENOVATION OF HISTORIC CITY HALL  
100 MILITARY PLAZA  
SAN ANTONIO, TX 78205

architects

**FORD  
POWELL  
& CARSON**  
Architects & Planners, Inc.

Architecture  
Planning  
Interior Design  
Preservation

1138 East Commerce Street  
San Antonio, Texas 78205  
210/226-1246

## CONSTRUCTION DOCUMENTS

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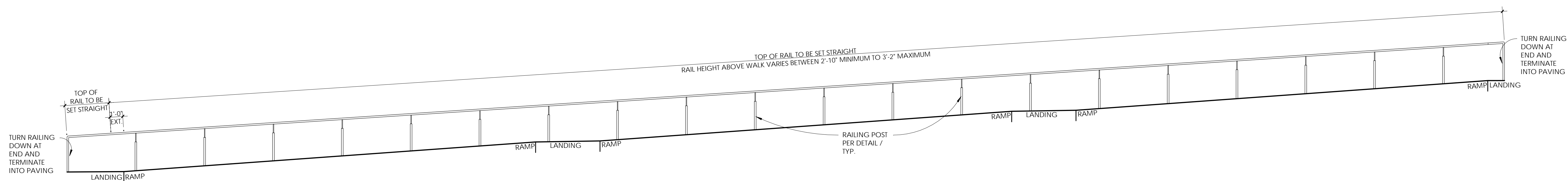
Revisions		
Mark	Date	Description

Date 04.09.19	Checked By CBH
Project Number FPC #97500	Drawn By GG

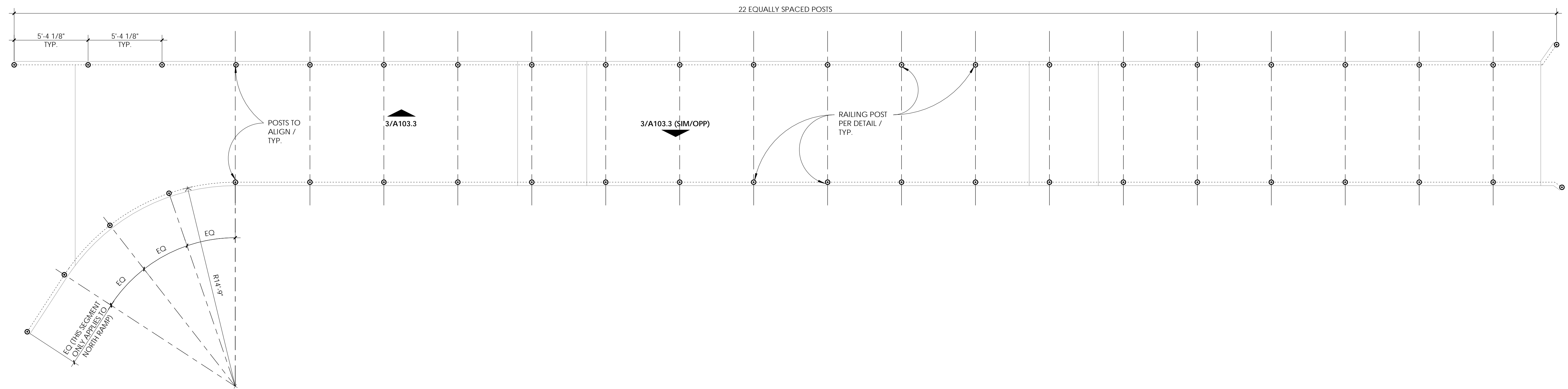
# EAST ENTRY SITE PLANS

Sheet Number

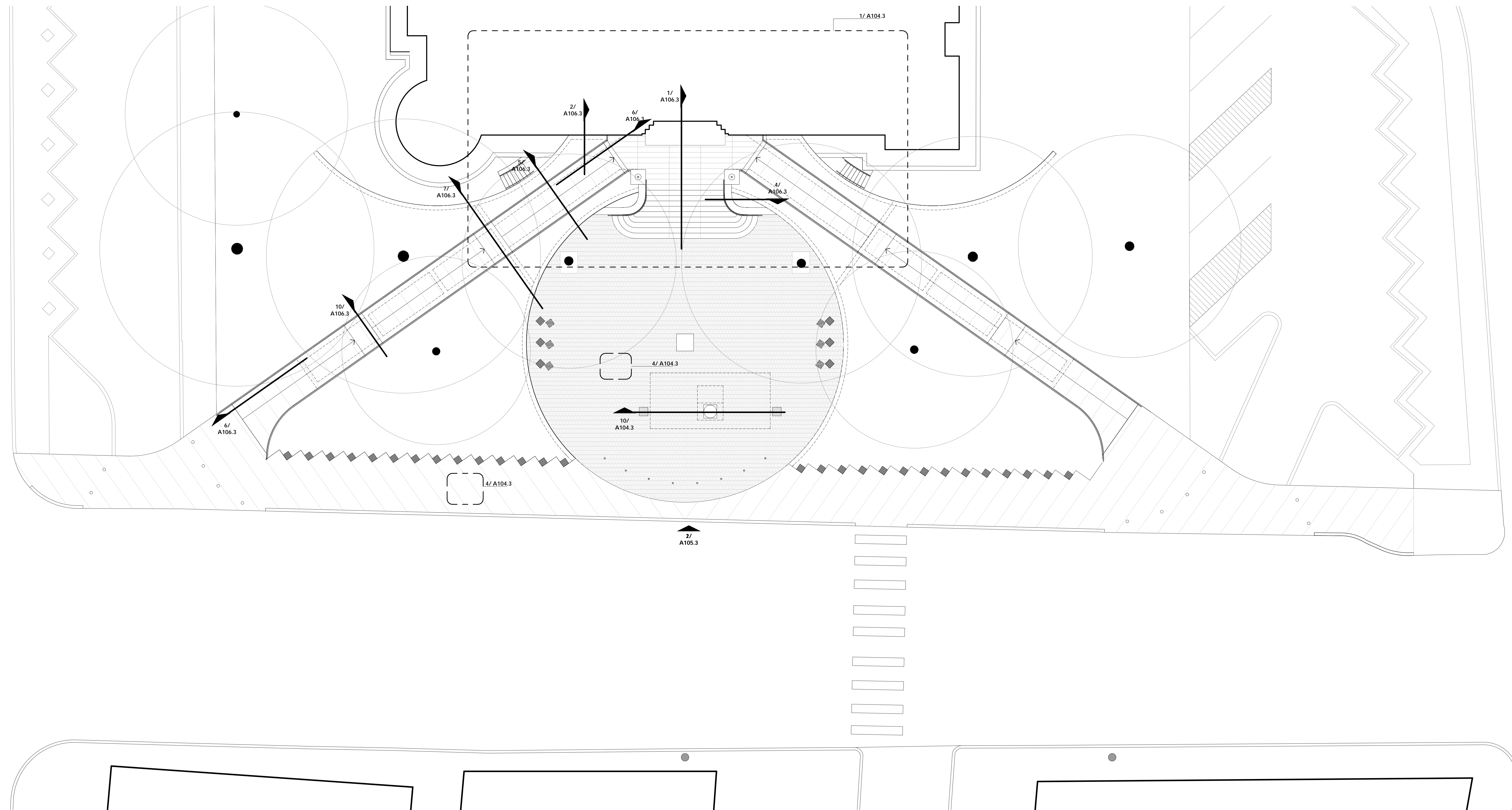
A103.3



### 3 RAMP RAILING ELEVATION

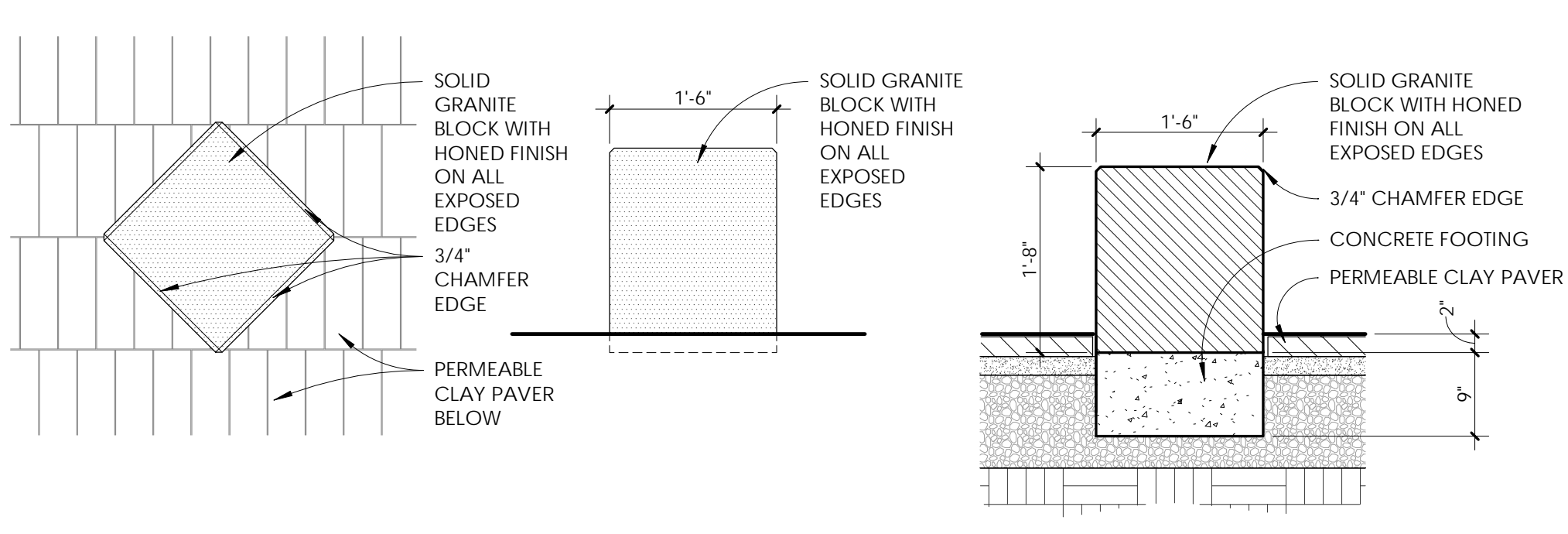


## 2 RAMP RAILING POSTS PLAN

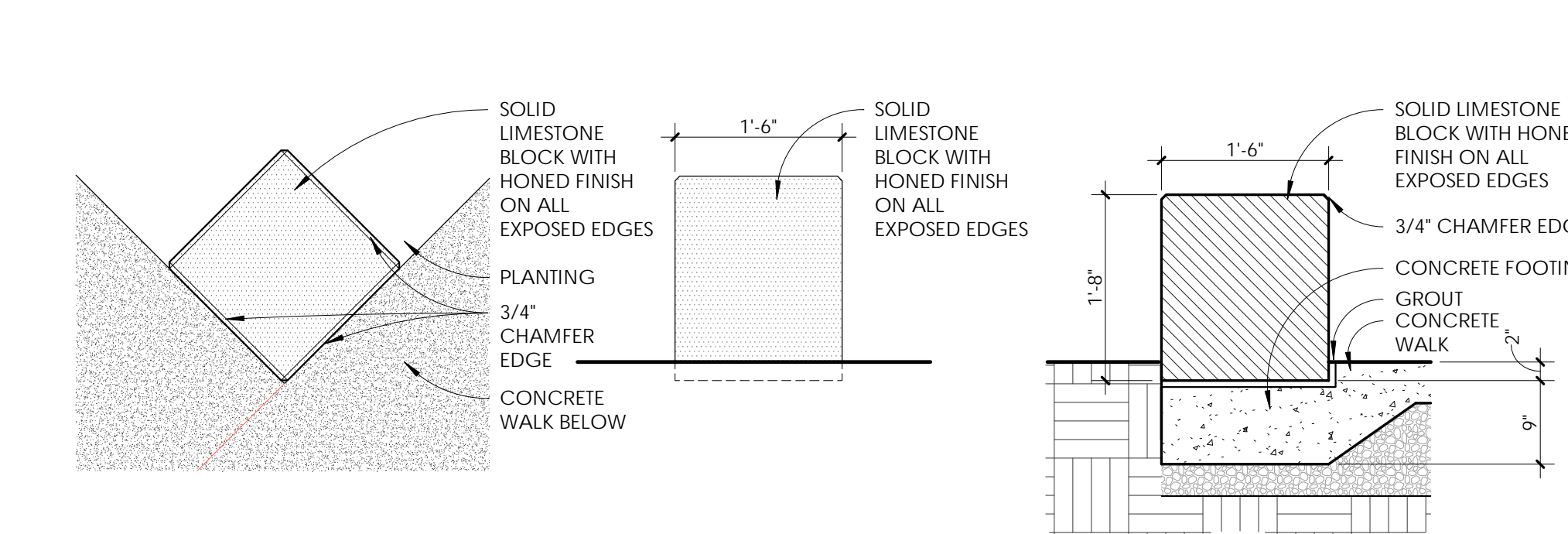


**1 EAST ENTRY SITE PLAN**  
1" = 10'-0" NEW CONSTRUCTION

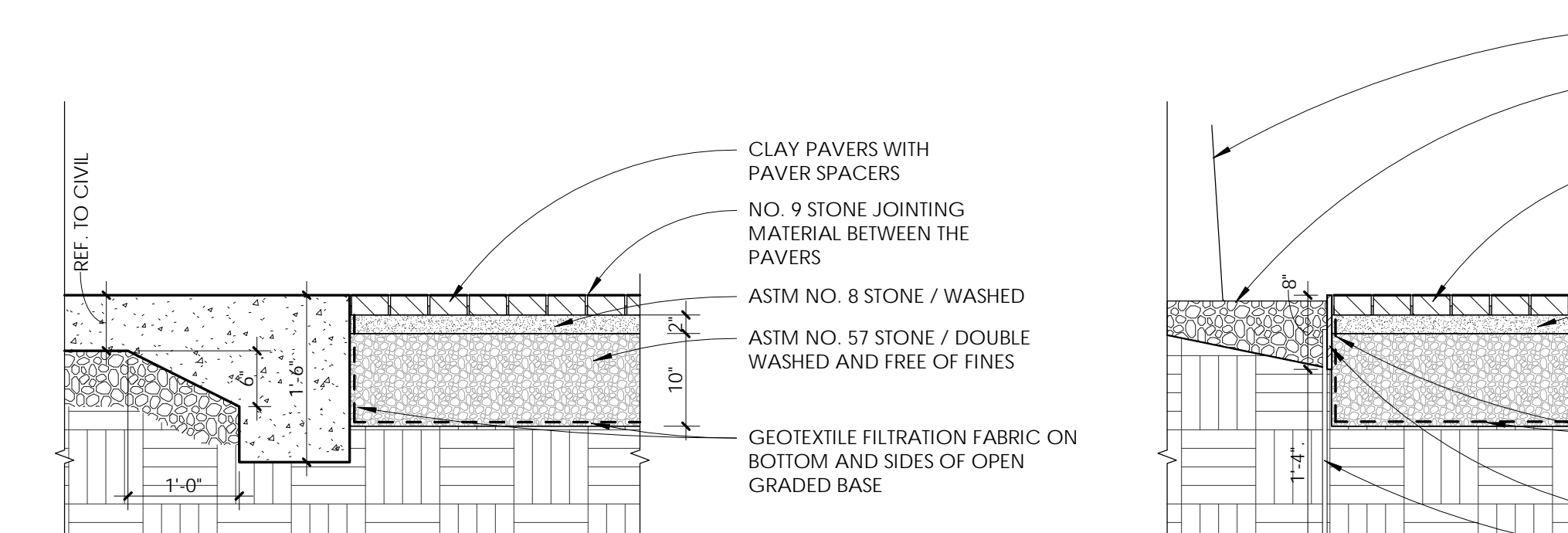




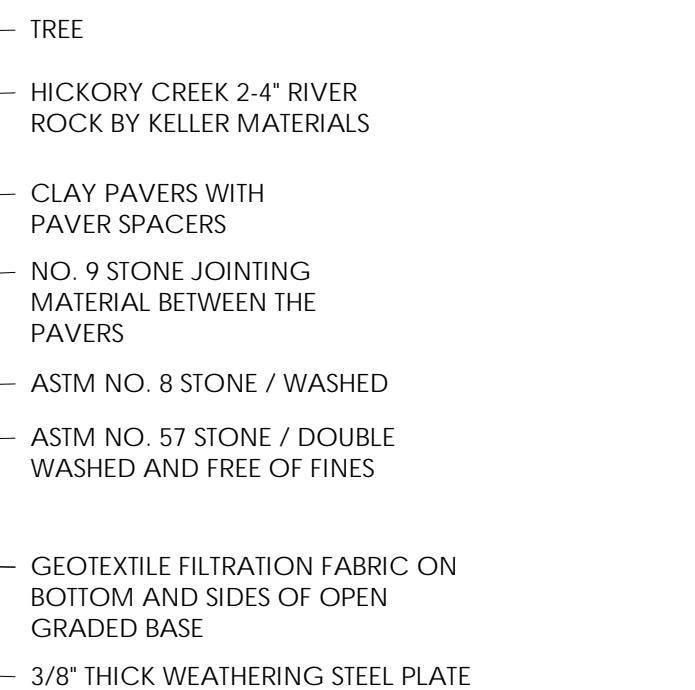
5 GRANITE BLOCK DETAILS  
3/4" - 1'-0"



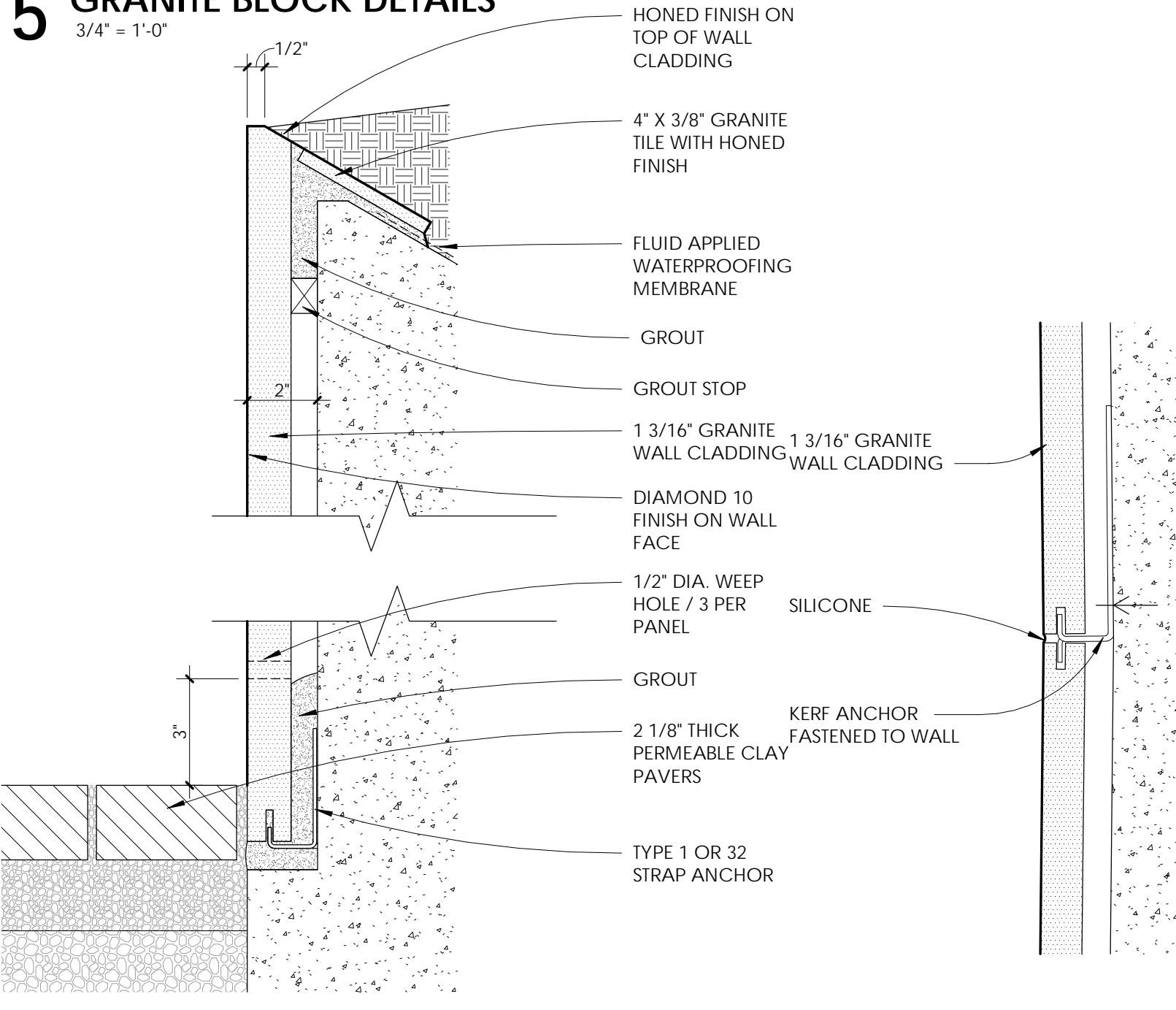
3 LIMESTONE BLOCK DETAILS  
3/4" - 1'-0"



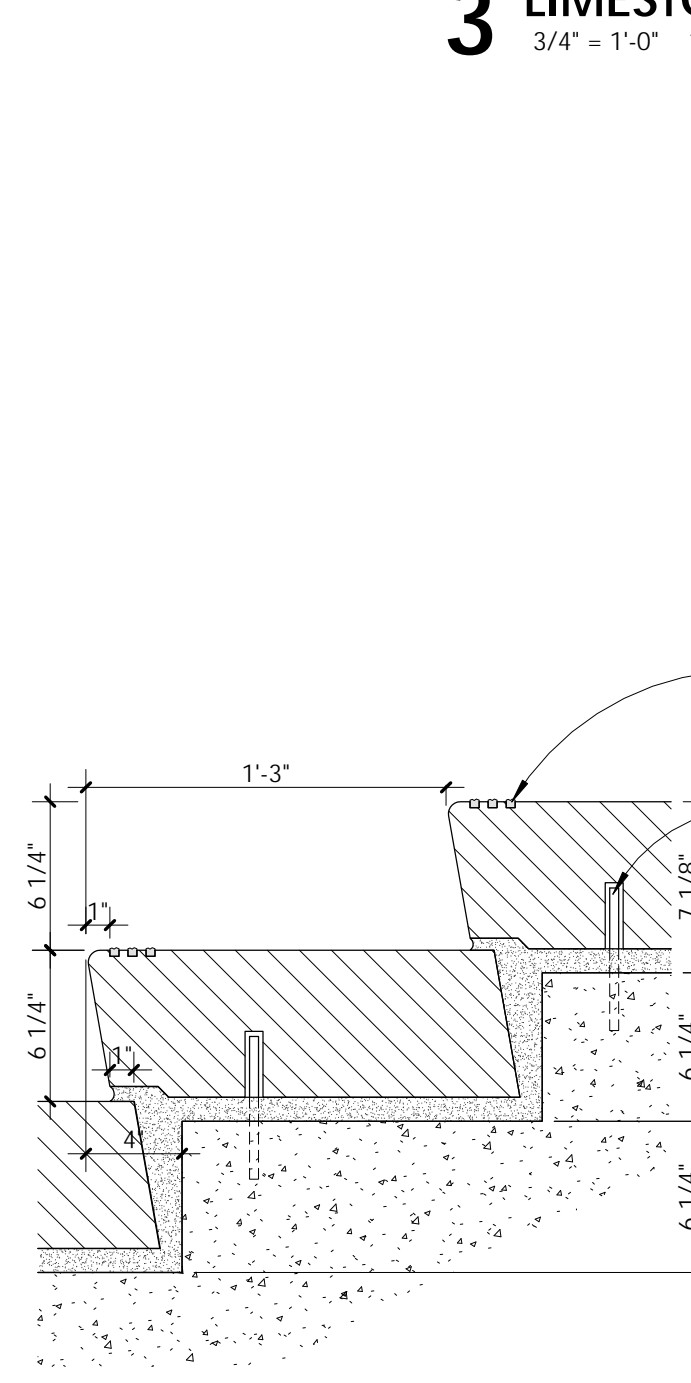
9 PERMEABLE PAVING  
3/4" - 1'-0"



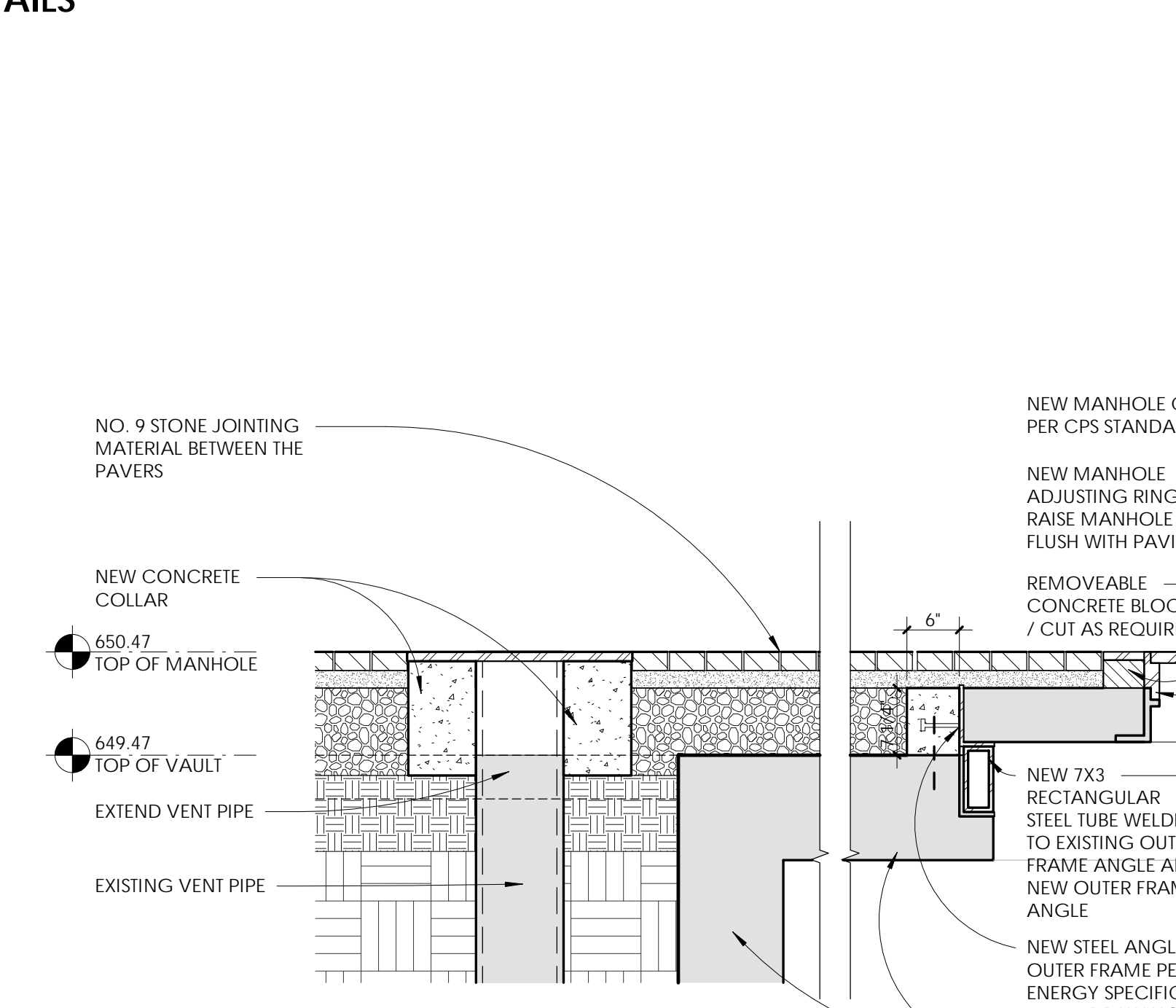
4 PLAN DETAIL  
1 1/2' - 1'-0"



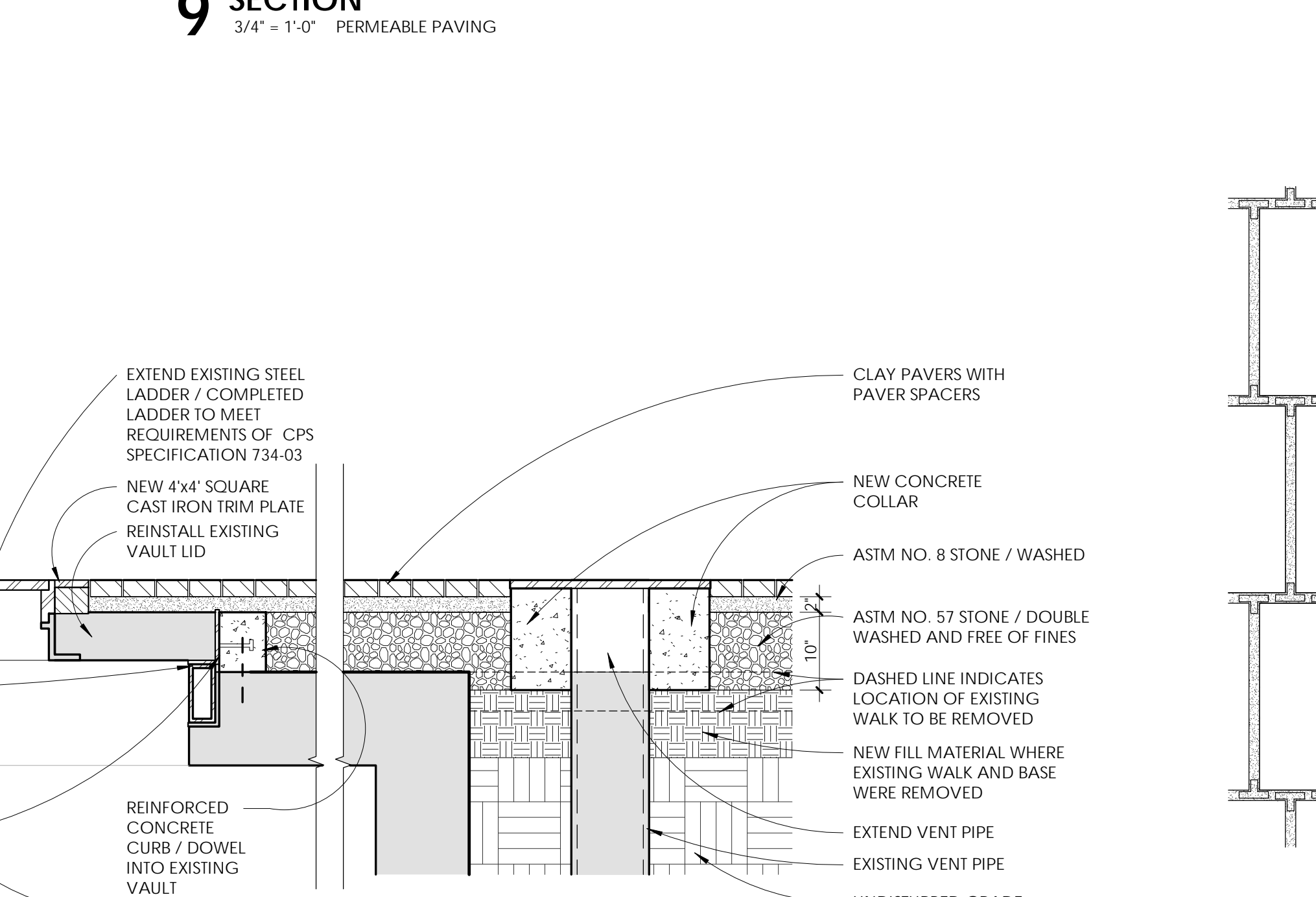
8 SECTION DETAIL  
3' - 1'-0"



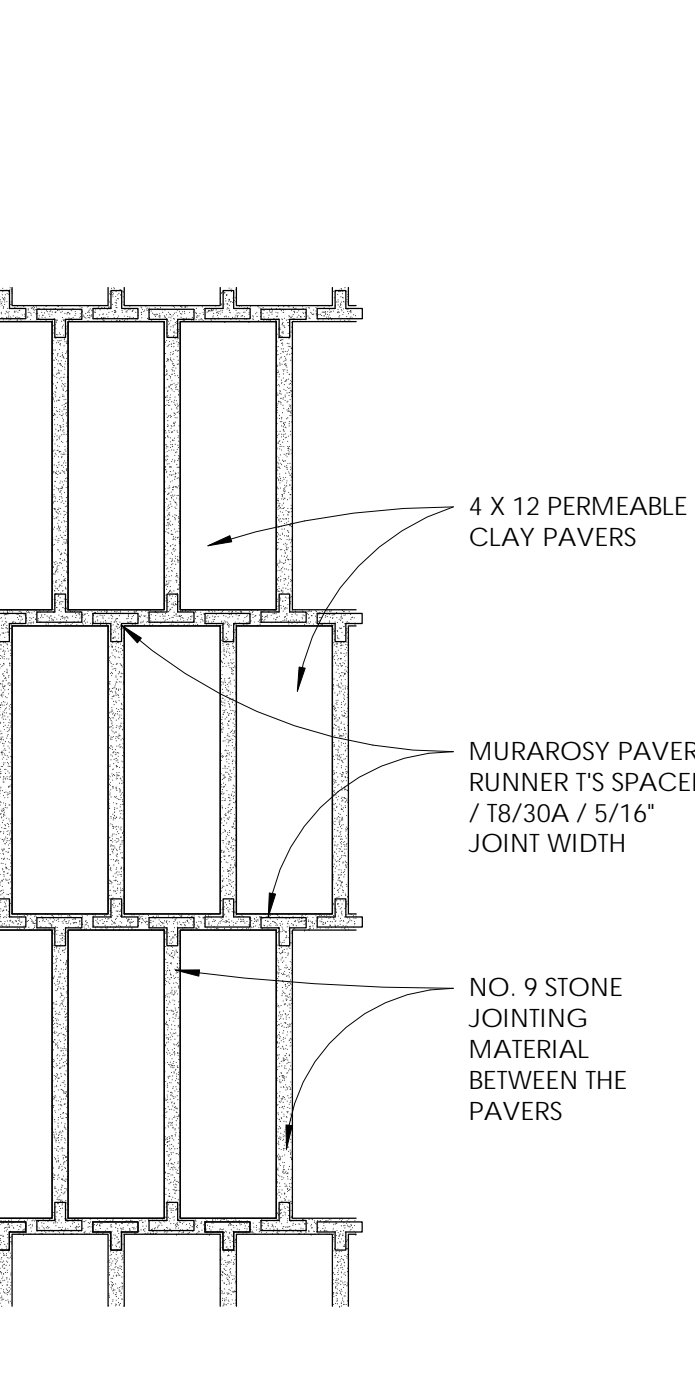
7 PLAN DETAIL  
3' - 1'-0"



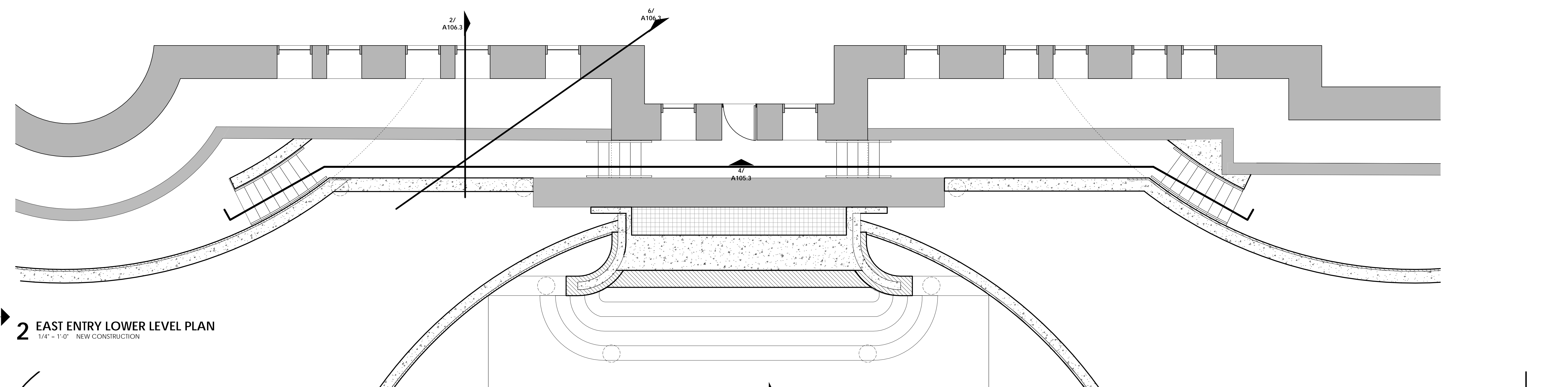
6 SECTION DETAIL  
1 1/2' - 1'-0"



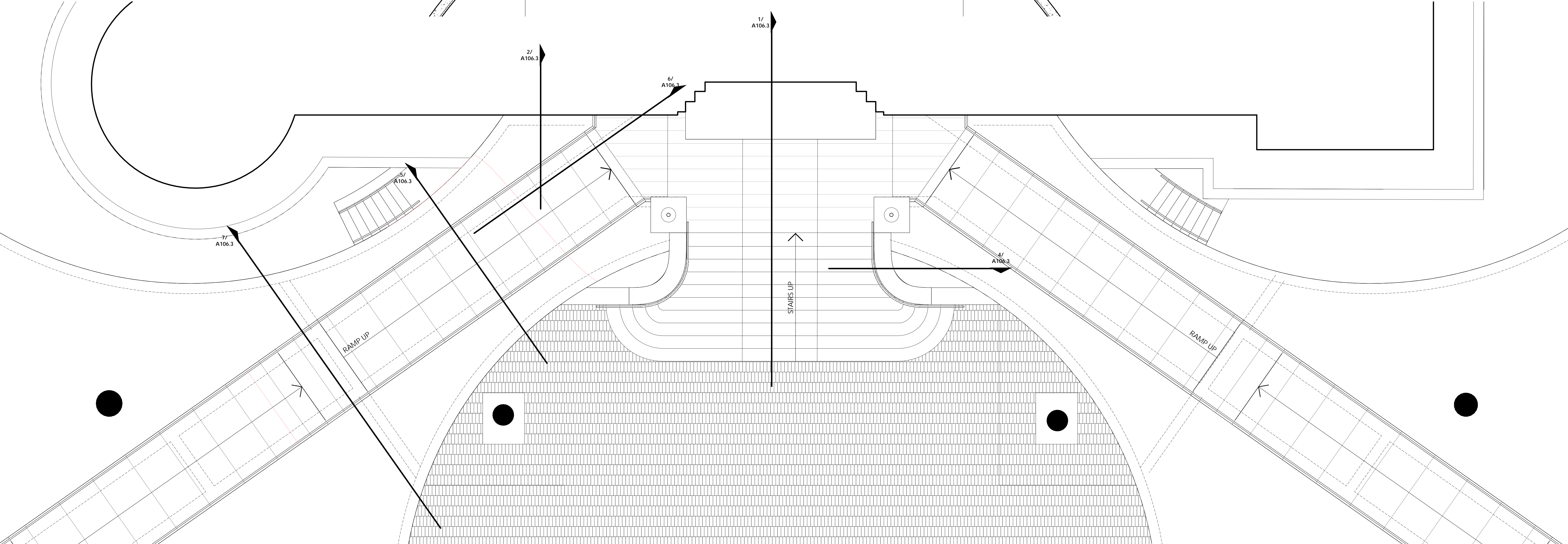
10 SECTION DETAIL  
3/4" - 1'-0"



4 PLAN DETAIL  
1 1/2' - 1'-0"



2 EAST ENTRY LOWER LEVEL PLAN  
1/4" - 1'-0"



1 EAST ENTRY SITE PLAN  
1/4" - 1'-0"

Mark	Date	Description

04.09.19	CBH
FPC #97500	GG



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4138 East Commerce Street  
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210/238-1246

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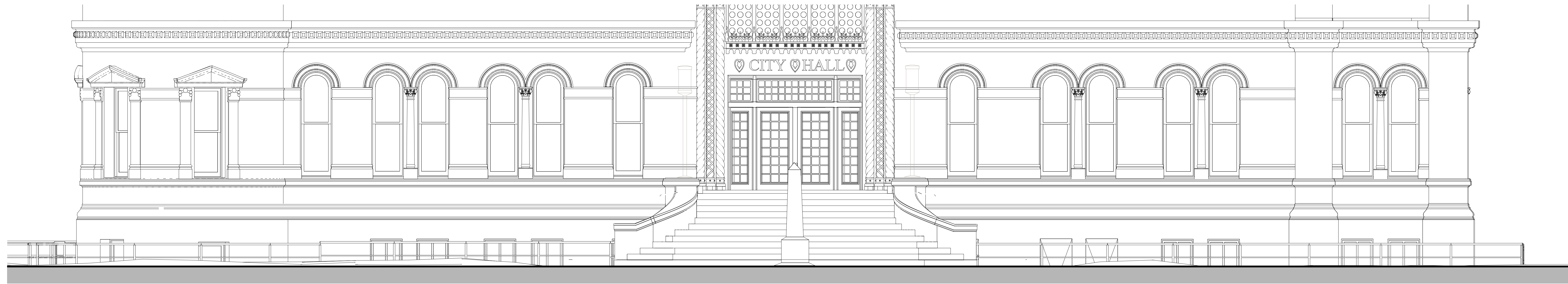
Revisions		
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Project Number	FPC #97500	Drawn By	GG

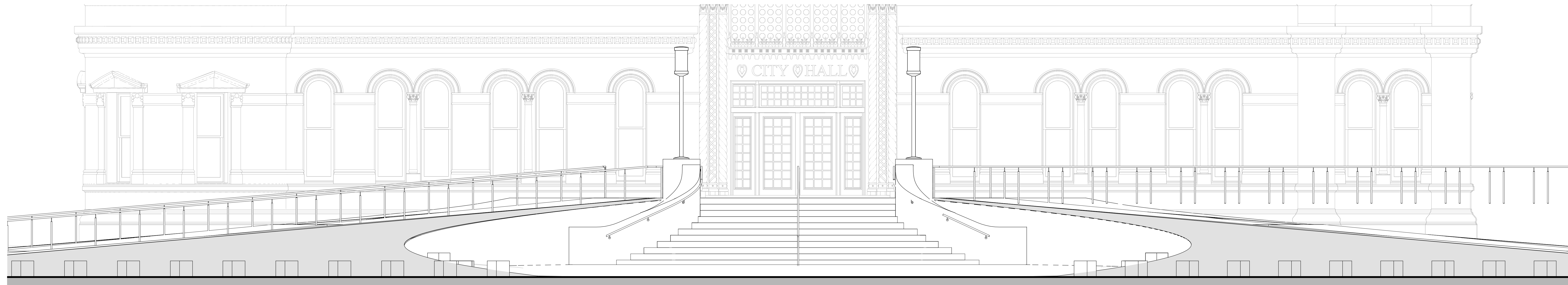
Sheet Title  
EAST ENTRY ELEVATIONS

Sheet Number

A105.3



**1 EAST ENTRY EAST ELEVATION**  
1/4" = 1'-0" EXISTING CONDITIONS



**2 EAST ENTRY EAST ELEVATION**  
1/4" = 1'-0" NEW CONSTRUCTION



**3 ELEVATION / SECTION**  
1/4" = 1'-0" EXISTING CONDITIONS



**4 ELEVATION / SECTION**  
1/4" = 1'-0" NEW CONSTRUCTION



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Revisions  
Mark Date Description

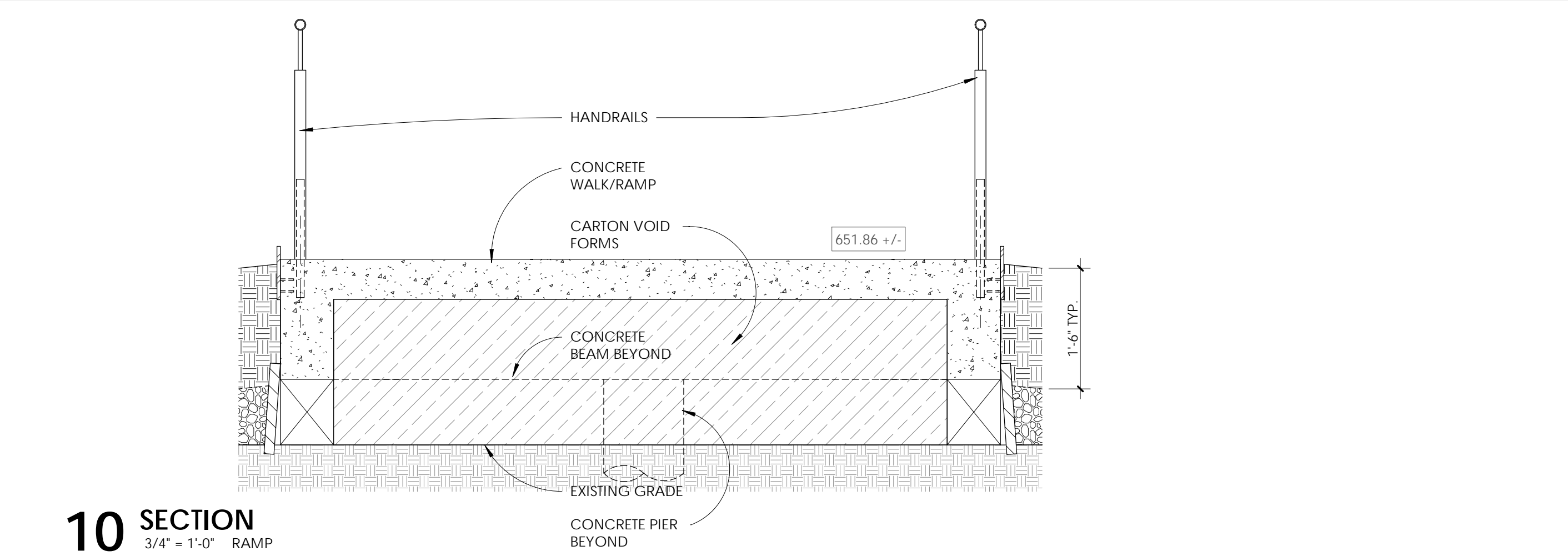
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04.09.19 CBH  
FPC #97500 AG

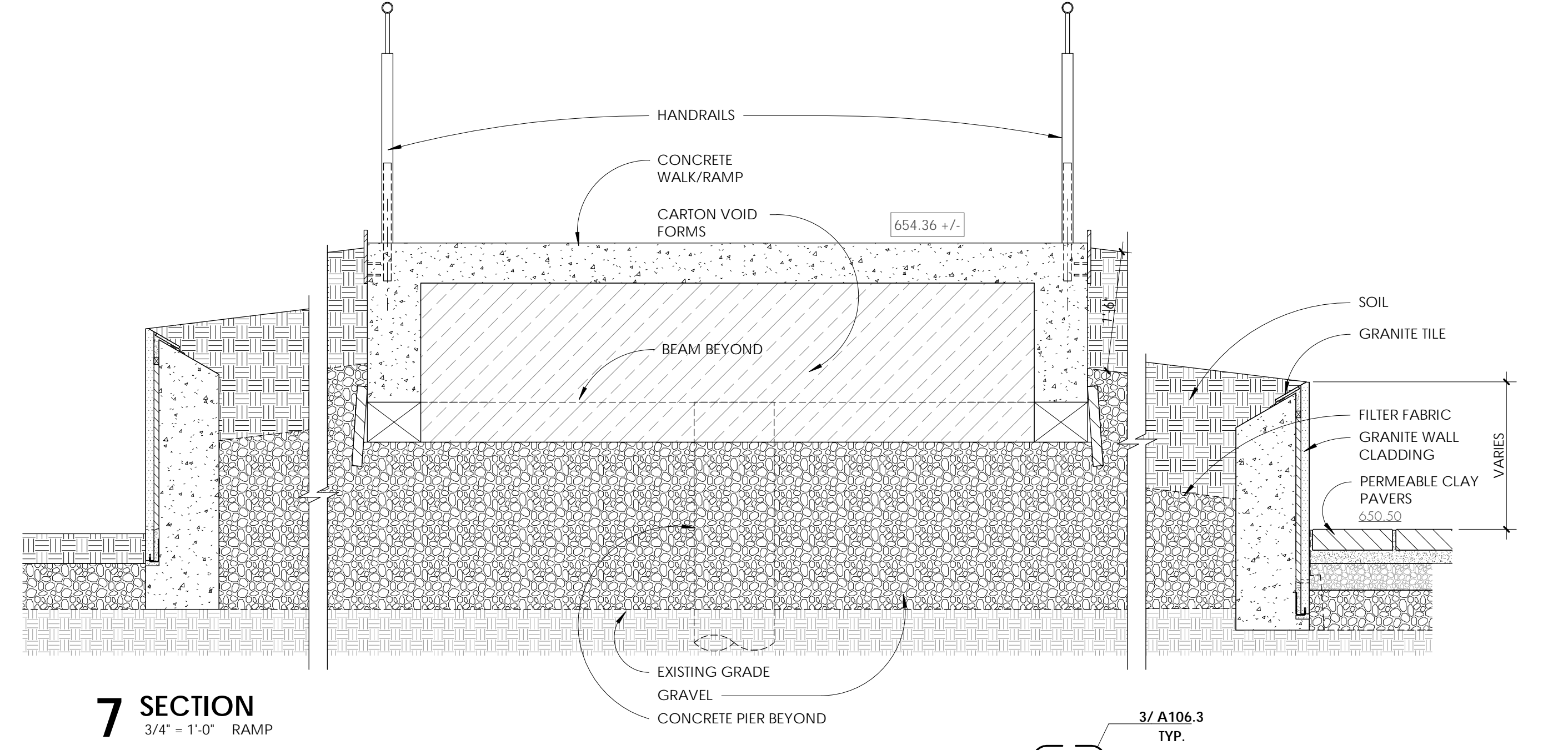
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**EAST ENTRY DETAILS**

Sheet Number

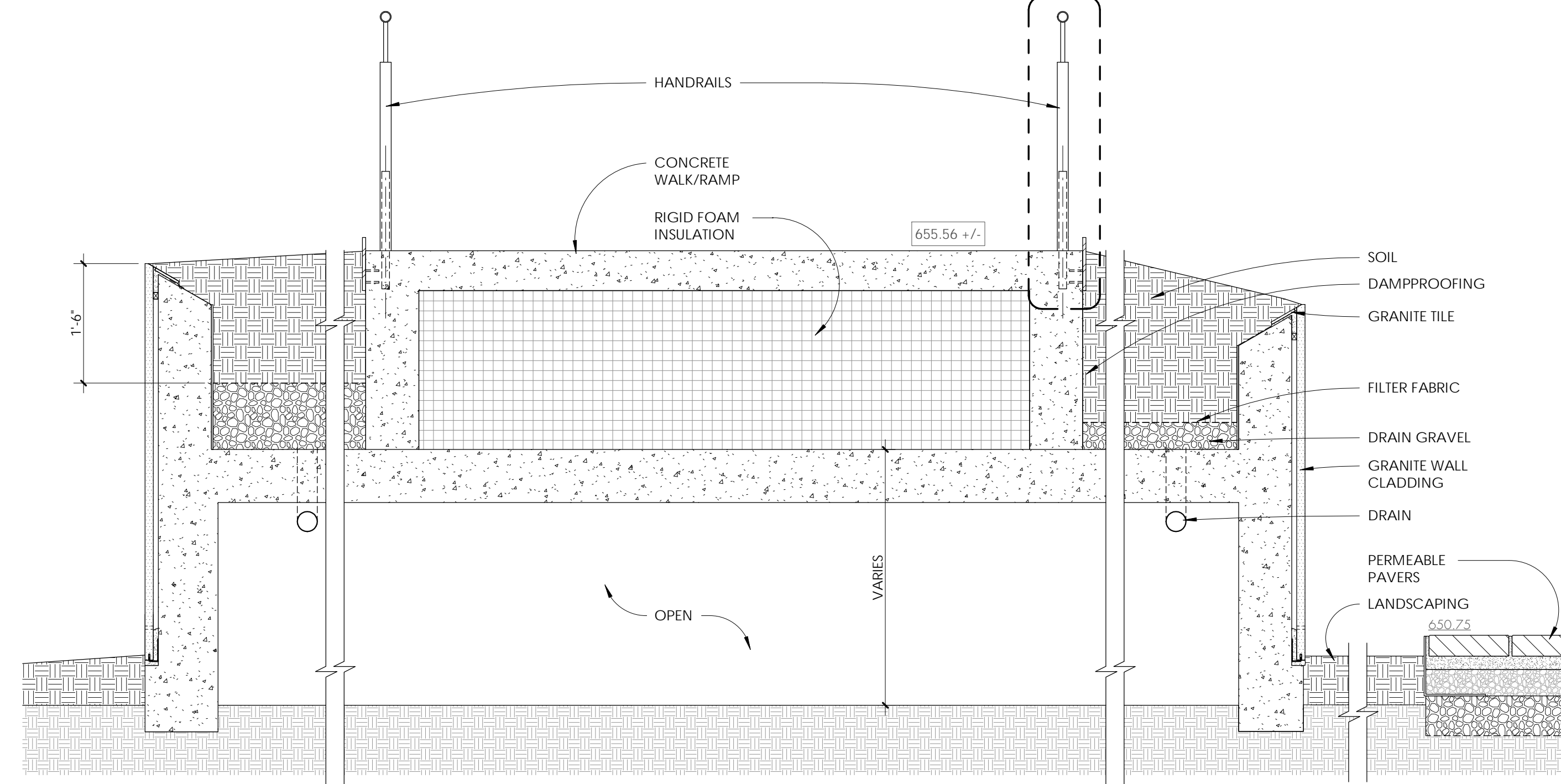
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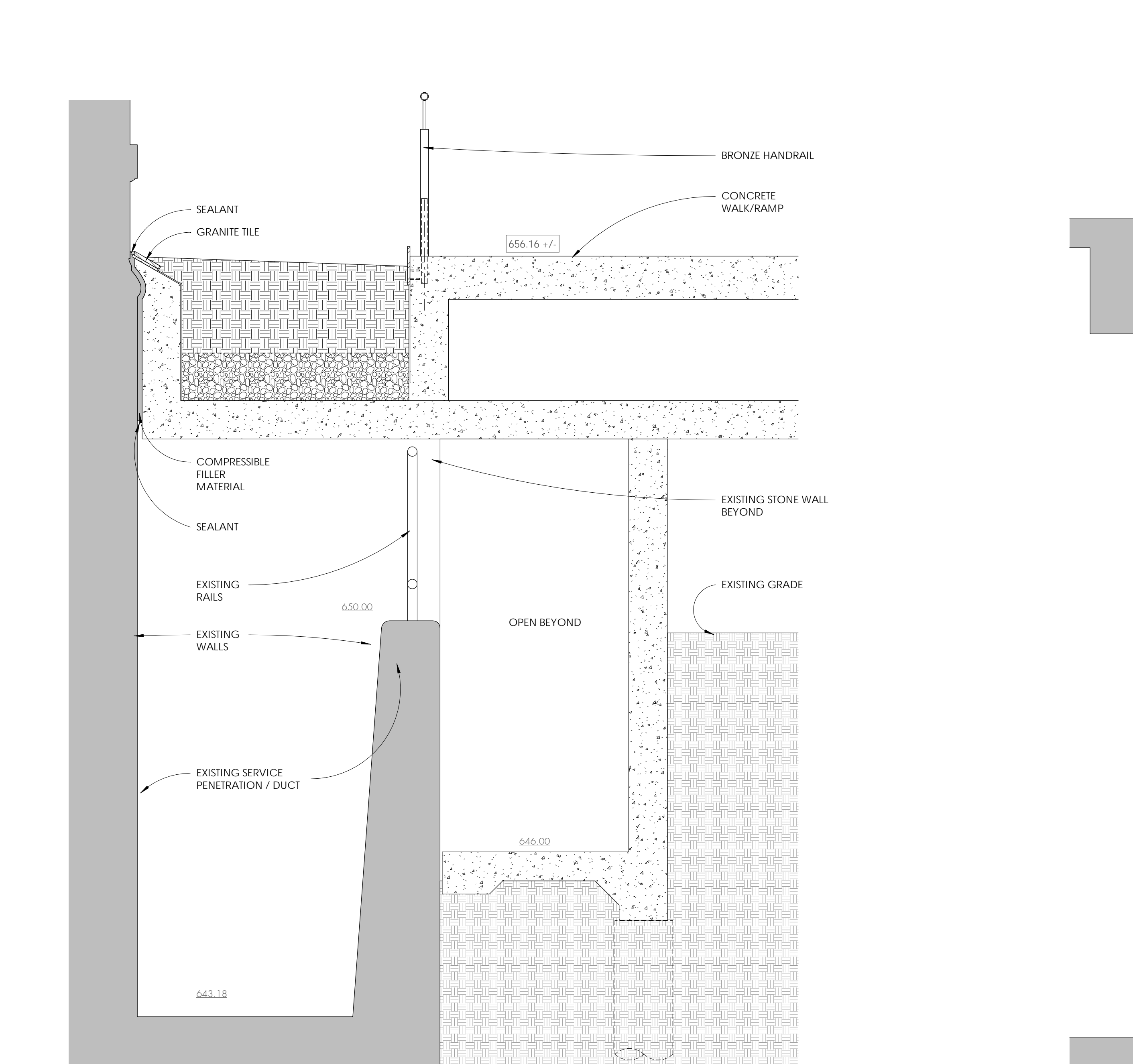
**10 SECTION**  
3/4" = 1'-0" RAMP



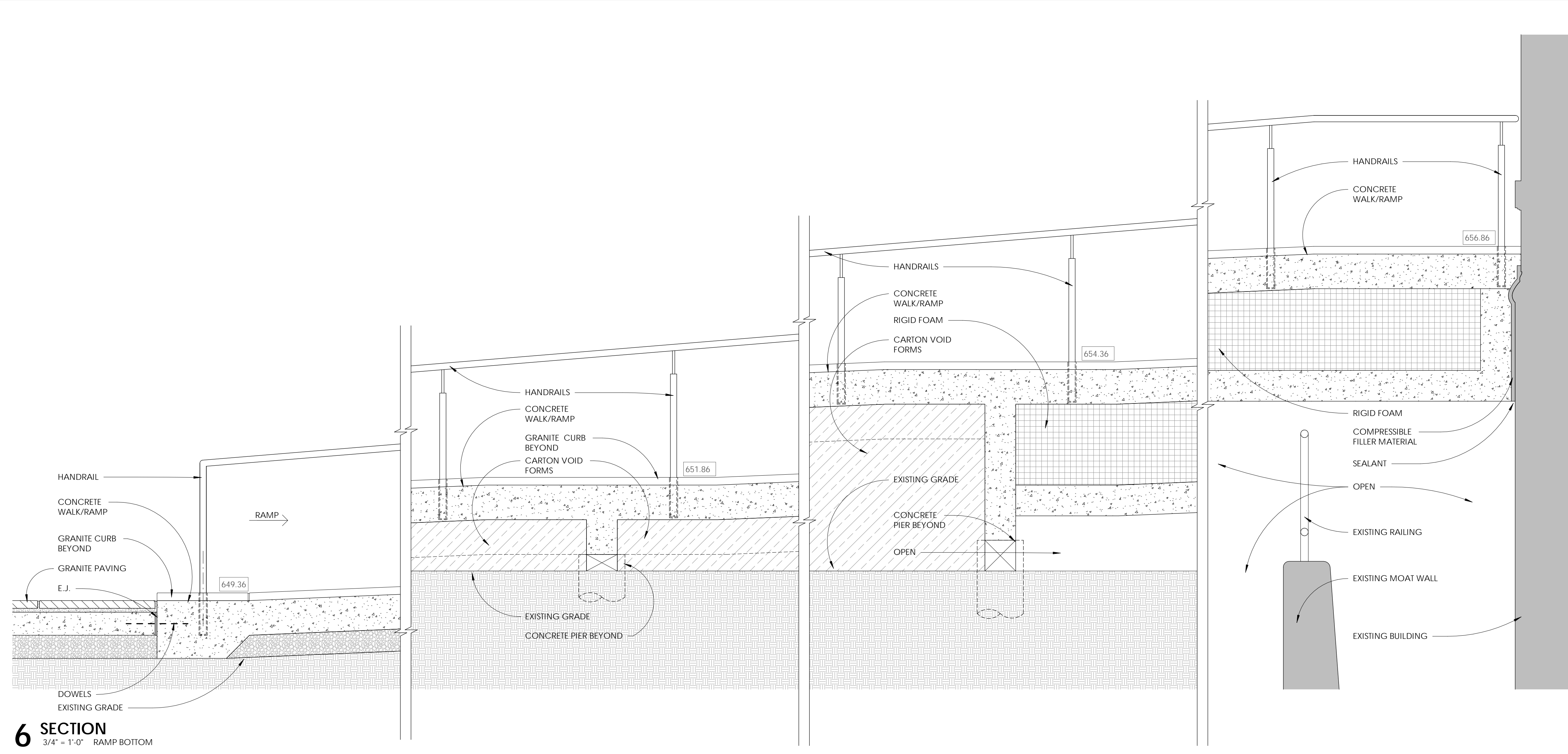
**7 SECTION**  
3/4" = 1'-0" RAMP



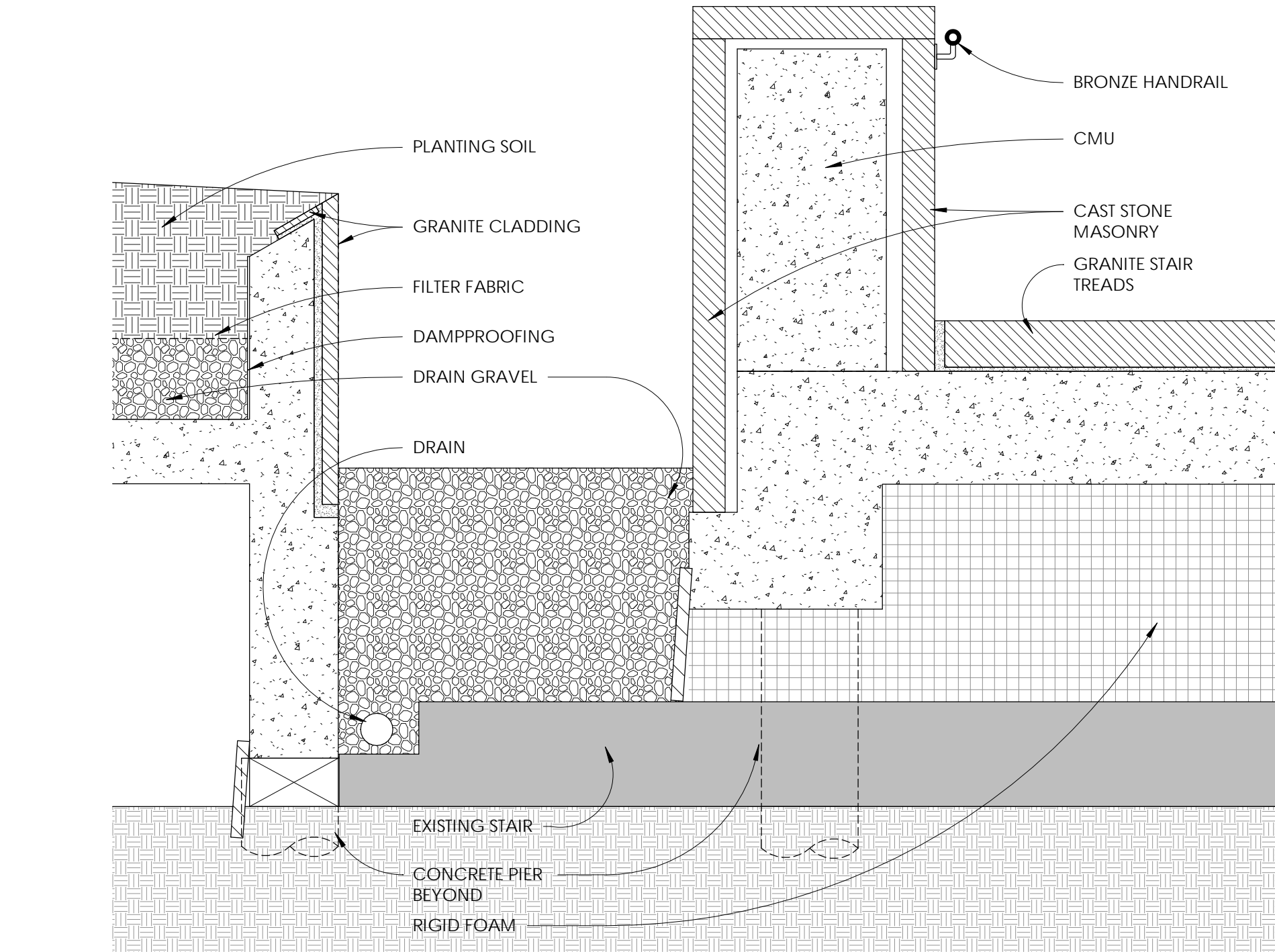
**5 SECTION**  
3/4" = 1'-0" RAMP/PLANTERS



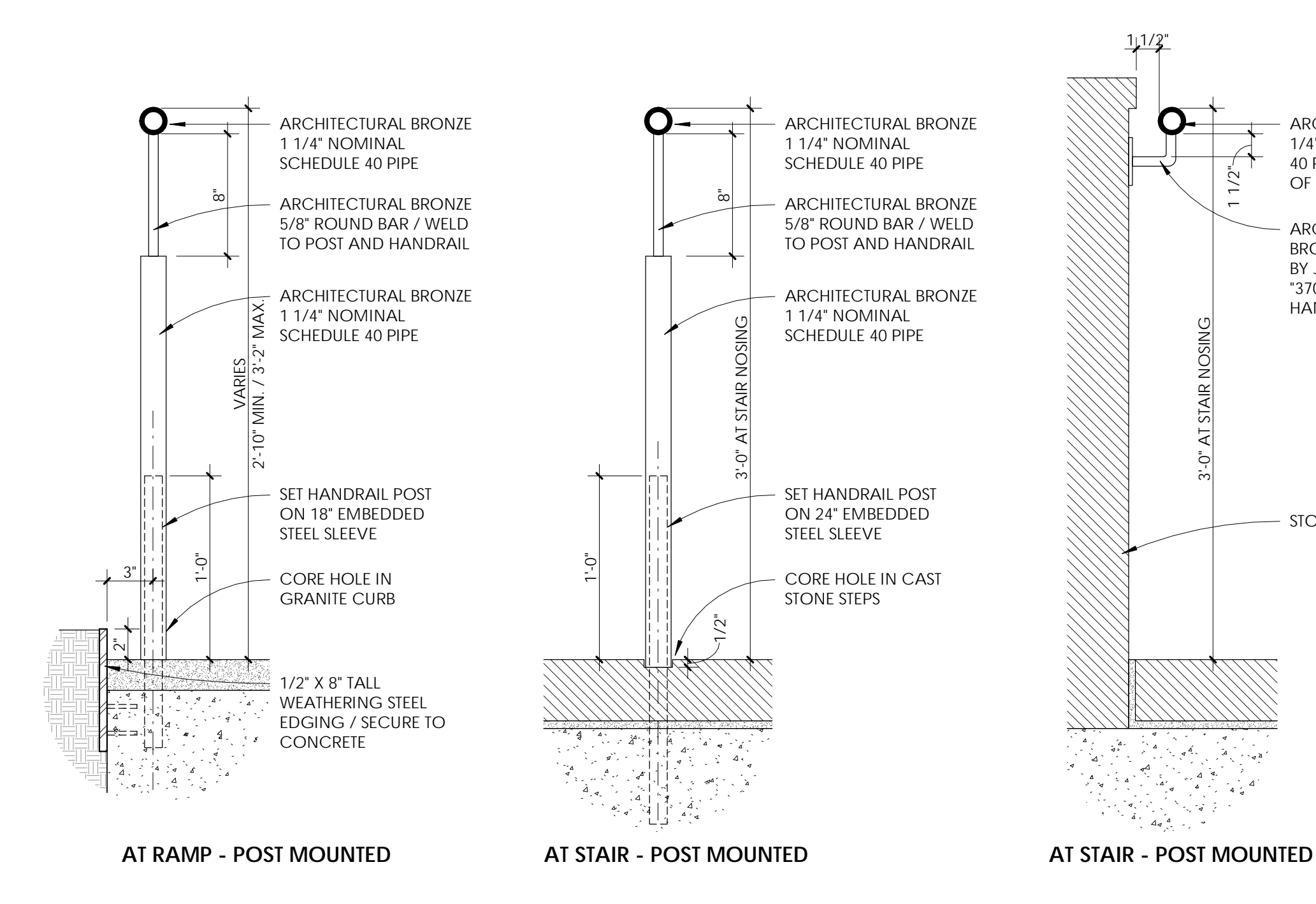
**2 SECTION**  
3/4" = 1'-0" PLANTER/RAMP



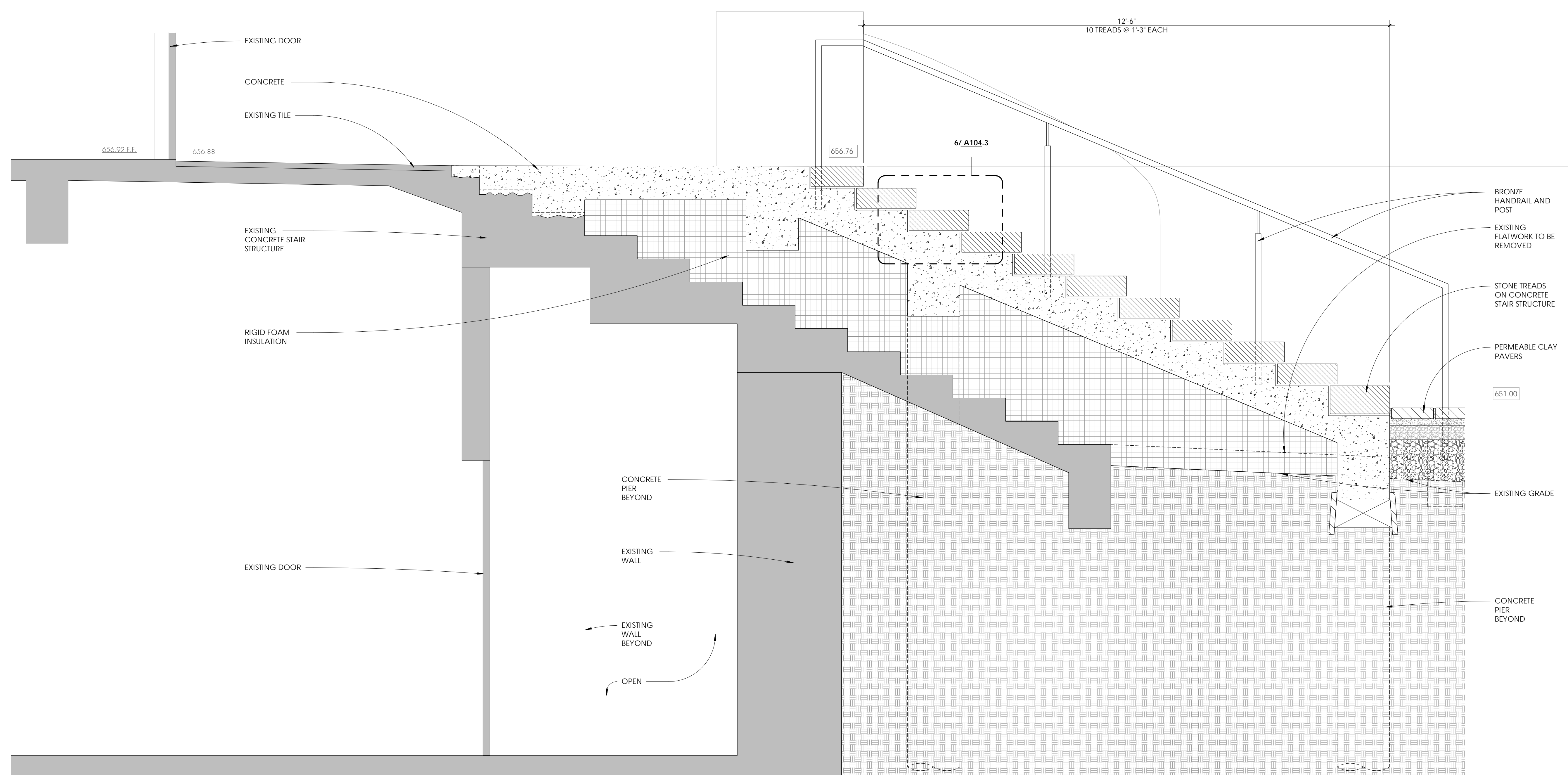
**6 SECTION**  
3/4" = 1'-0" RAMP BOTTOM



**4 SECTION**  
3/4" = 1'-0" STAIR



**3 HANDRAIL DETAILS**  
1/2" = 1'-0"



**1 SECTION**  
3/4" = 1'-0" STAIR





Cast Iron Plant *Aspidistra eliator*



Buttonbush *Cephalanthus occidentalis*



Butterfly Rose *Rosa chinensis 'Mutabilis'*



Gregg's Blue Mistflower *Conoclinium greggii*



Dwarf Burford Holly *Ilex cornuta v. burfordii*



Variegated Flax Lily *Dianella tasmanica*



Dwarf Yaupon Holly *Ilex vomitoria v. nana*



Frogfruit *Phyla nodiflora*



Giant Liriope *Liriope gigantea*



Gulf Muhly Grass *Muhlenbergia capillaris*



Holly Fern *Cyrtomium falcatum*



Lindheimer Muhly *Muhlenbergia lindheimeri*



Bicolor Iris *Diets bicolor*

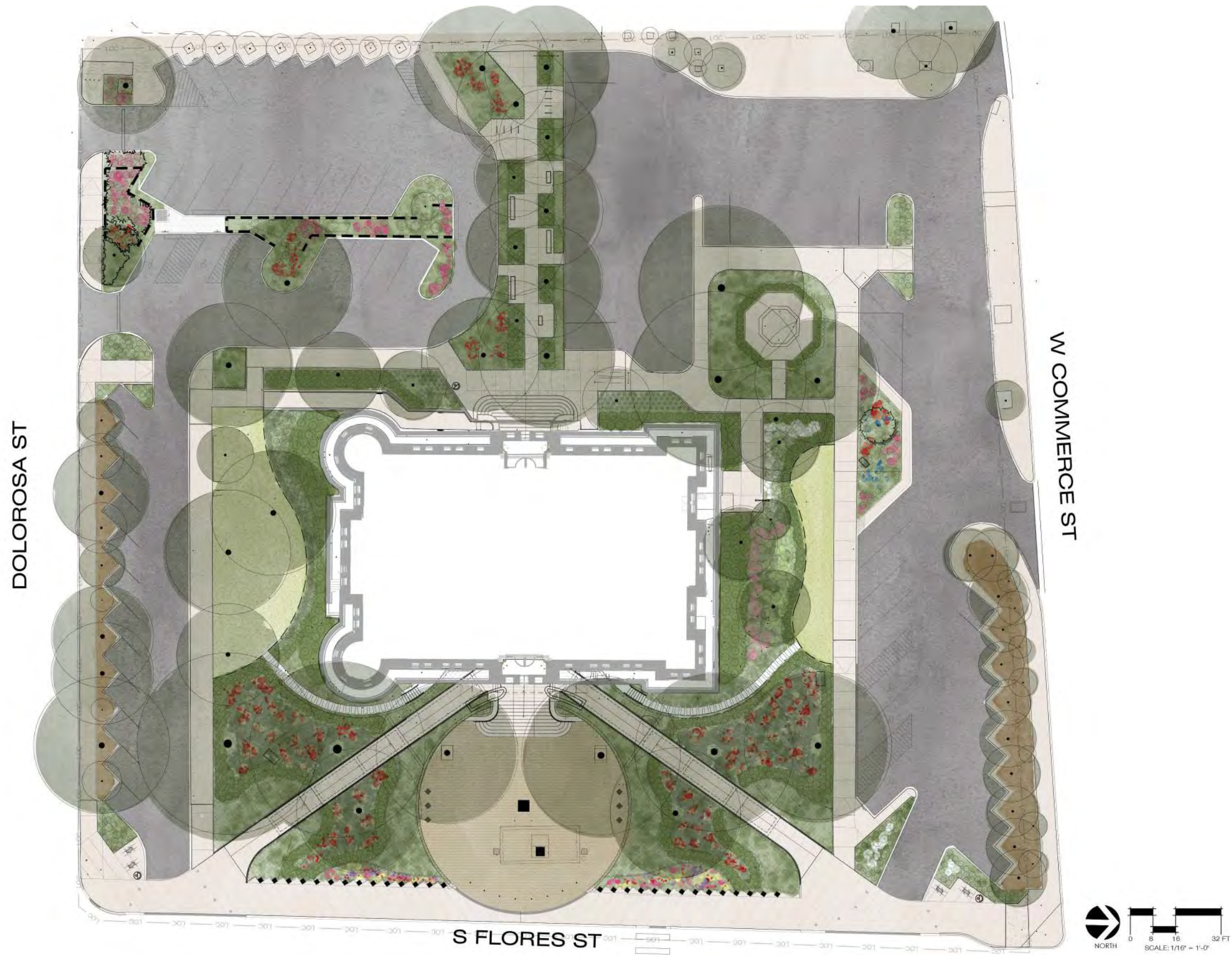


Turk's Cap *Malvaviscus drummondii*



Periwinkle Vine *Vinca major*

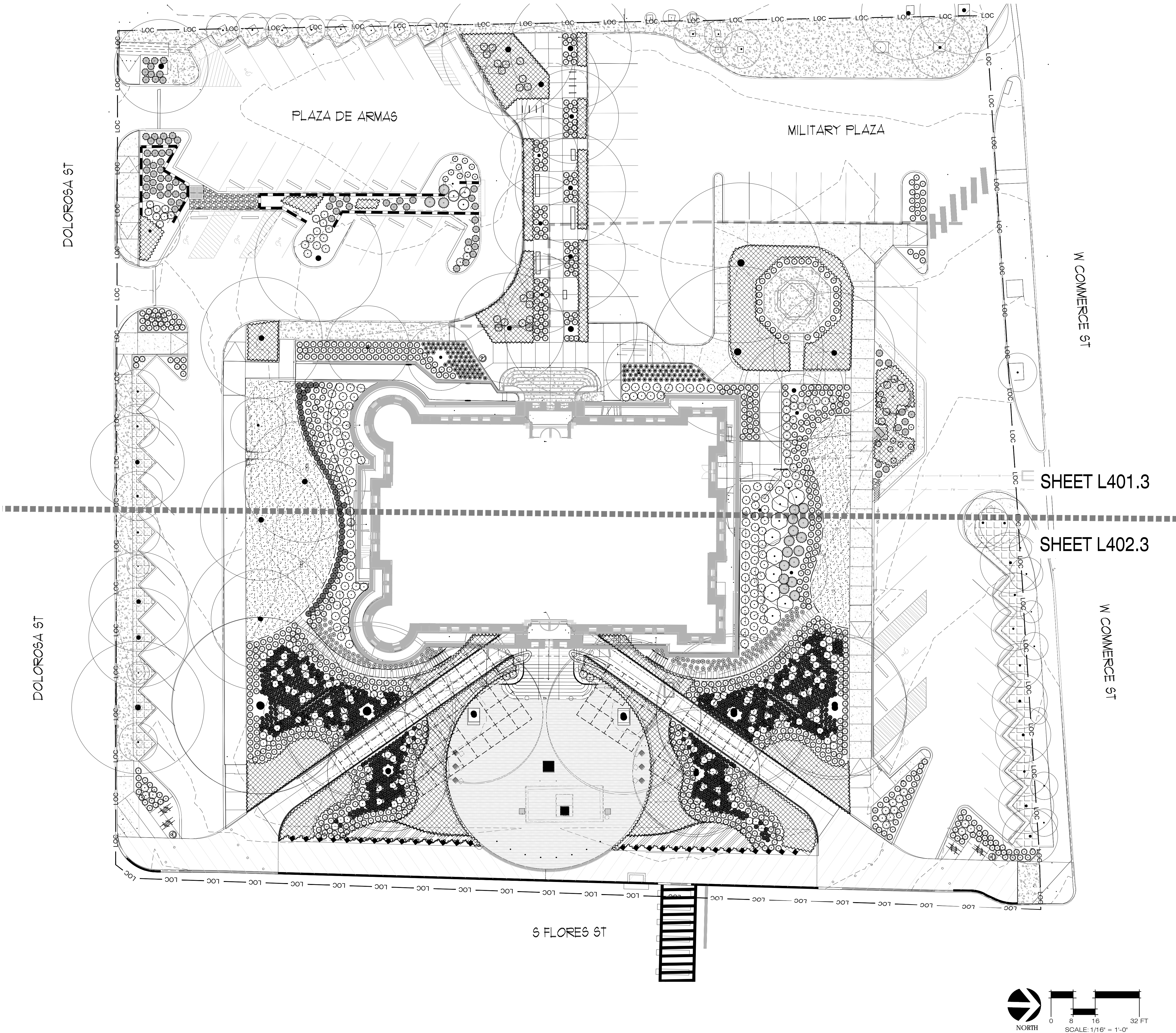






LANDSCAPE NOTES

1. MAINTAIN A 1' CLEAR AREA AT THE BASE OF EACH TREE TO ALLOW OXYGEN EXCHANGE. INSTALL NATIVE BARK MULCH WHERE NOTED. IT SHALL BE DOUBLE SHREDDED HARDWOOD AND INSTALLED TO A DEPTH OF 4" AS COMPLIANT WITH COSA STANDARDS. MULCH INSTALLED ON SLOPES GREATER THAN 5% SHALL BE THOROUGHLY WETTED UPON INSTALLATION. GRAVEL BLEND SHALL BE 2-4" HICKORY CREEK. PROVIDE SAMPLE FOR REVIEW.
2. ALL PLANTING AREAS TO HAVE NEW IMPORTED PLANTING SOIL MIX, 1'-0" MIN. DEPTH FOR GROUNDCOVER, SHRUB AND PERENNIAL PLANTING AREAS, 8" MIN. DEPTH FOR TURF, AND 3'-0" MIN. DEPTH FOR TREE PLANTING AREAS. IF TREES ARE ALSO IN PLANTING AREAS, 4'-0" MIN. DEPTH GOVERNS. WHEN ABOVE STRUCTURE, ALLOW 6" ADDITIONAL DEPTH FOR WATERPROOFING AND DRAINAGE.
3. PLAN INDICATES EXTENT OF IMPORTED PLANTING SOIL UNDER PAVING FOR TREES PLANTED IN PAVING AREAS. STRUCTURAL SOIL CELL SYSTEM 4'-0" IN DEPTH TO SUPPORT PAVING ABOVE PLANTING SOIL. PLANTING SOIL IS NOT COMPACTED WITHIN STRUCTURAL SOIL CELL SYSTEM.
4. TRIANGULAR SPACING FOR ALL PLANTING AREAS.
5. INSTALL CRUSHED GRAVEL MULCH AT ALL TREE PIT OPENINGS IN PAVING; 5' X 5' X 2' DEPTH; 1/4" CRUSHED GRAVEL, WASHED AND FREE OF FINES.
6. ALL BACKFILL FOR PLANTING AREAS SHALL BE A SOIL MIX WITH THE FOLLOWING COMPONENTS:  
1/3 CUBIC YARD TOPSOIL, 1/3 CUBIC YARD COMPOSTED MANURE, 1/3 CUBIC YARD SAND, 1 1/2 POUNDS SULFUR, 1/2 POUND GENERAL ALL-PURPOSE FERTILIZER  
(\* MIXED SOIL WITH COMPOST AVAILABLE FROM NEW EARTH IS AN ACCEPTABLE SUBSTITUTION FOR THE MIX LISTED ABOVE. FERTILIZER IS STILL REQUIRED.) SUBMIT SAMPLE FOR REVIEW.
7. ALL PLANTING AREAS SHALL BE EXCAVATED TO 12" BELOW FINISH GRADE ELEVATIONS. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 8" OF SOIL MIX AND 4" OF MULCH. PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.
8. ALL TURF AREAS SHALL BE EXCAVATED TO A DEPTH OF 4" BELOW FINISH GRADE ELEVATIONS. ALL TURF AREAS SHALL RECEIVE 4" OF MIXED SOIL WITH COMPOST, PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.
9. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS (NOT TABULATION).
10. ALL PLANTS MUST COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND MEET OR EXCEED HEIGHT AND SPREAD REQUIREMENTS LISTED ON THE PLANT SCHEDULE.
11. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS, AND GROUNDCOVER IN A HEALTHY STATE UNDER THE CONTRACT UNTIL FINAL ACCEPTANCE BY THE OWNER.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION.
13. REPLACE IRRIGATION TO ACCOMMODATE NEW PLANT AND HARDSCAPE LAYOUT.



PLANT SCHEDULE

QTY TREES	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (FT)	SPREAD (FT)	SPACING (FT)	REMARKS
	BAL	EA	Bald Cypress	<i>Taxodium distichum</i>	6" caliper	16	6		Strong central leader, symmetrical growth
	ELM	EA	Cedar Elm	<i>Ulmus crassifolia</i>	6" caliper	16	8		Full canopy, symmetrical growth
SHRUBS AND GROUNDCOVERS									
	ANN	SF	Annual Planting	Varies					
	ASP	EA	Cast Iron Plant	<i>Aspidistra elatior</i>	#1 cont.	2	1	2	Full
	BBU	EA	Buttonbush	<i>Cephalanthus occidentalis</i>	#15 cont.	3	2		Full and symmetrical
	BFR	EA	Butterfly Rose	<i>Rosa chinensis 'Mutabilis'</i>	#5 cont.			6	Full and symmetrical
	BMF	EA	Gregg's Blue Mistflower	<i>Conoclinium greggii</i>	#1 cont.			2	Full
	DBH	EA	Dwarf Burford Holly	<i>Ilex cornuta</i> var. <i>burfordii</i>	#5 cont.			3	Full
	DIA	EA	Variegated Flax Lily	<i>Dianella tasmanica 'Variegata'</i>	#1 cont.			1.5	Full
	DYA	EA	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	#5 cont.	1.5	1.5	2.5	Full and symmetrical
	FRO	EA	Froglily	<i>Phyla nodiflora</i>	4" pot			1.5	Full
	GLJ	EA	Giant Liriope	<i>Liriope gigantea</i>	#1 cont.			2	Full
	GMG	EA	Gulf Muhly Grass	<i>Muhlenbergia capillaris</i>	#3 cont.	1	1	2	Full
	HFR	EA	Holly Fern	<i>Cyrtomium falcatum</i>	#3 cont.	1.5	1	3	Full
	EA	LMG	Lindheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	#3 cont.	1.5		4	Full
	MIR	EA	Bicolor Iris	<i>Iris bicolor</i>	#5 cont.	2.5	2	2	Full
	TUR	EA	Turk's Cap	<i>Malvastrum arboreum 'drummondii'</i>	#5 cont.	2	1	3	Full
	VIN	EA	Periwinkle Vine	<i>Vinca major</i>	#1 cont.			1.5	Full, with multiple runners
	SAG	SY	St. Augustine Grass	<i>Stenotaphrum secundatum 'Floratum'</i>	Solid Sod				

Consultant

RIALTO

STUDIO

Rialto Studio, Inc.

Landscape Architecture

3425 Broadway, Suite 105  
San Antonio, Texas 78205  
P. 210.828.1185  
F. 210.828.1899

INTERIM REVIEW

DOCUMENTS

THE DESIGN DOCUMENTS  
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RIALTO STUDIO, INC.

CITY OF SAN ANTONIO

RENOVATION OF HISTORIC CITY HALL

100 MILITARY PLAZA  
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CONSTRUCTION

DOCUMENTS

Revisions

Mark	Date	Description

Date

4/8/2019

Checked By

BE

Project Number

97500

Drawn By

MP

Sheet Title

PLANTING PLAN - OVERALL

Sheet Number

L400.3



## Architects

## CONSTRUCTION DOCUMENTS

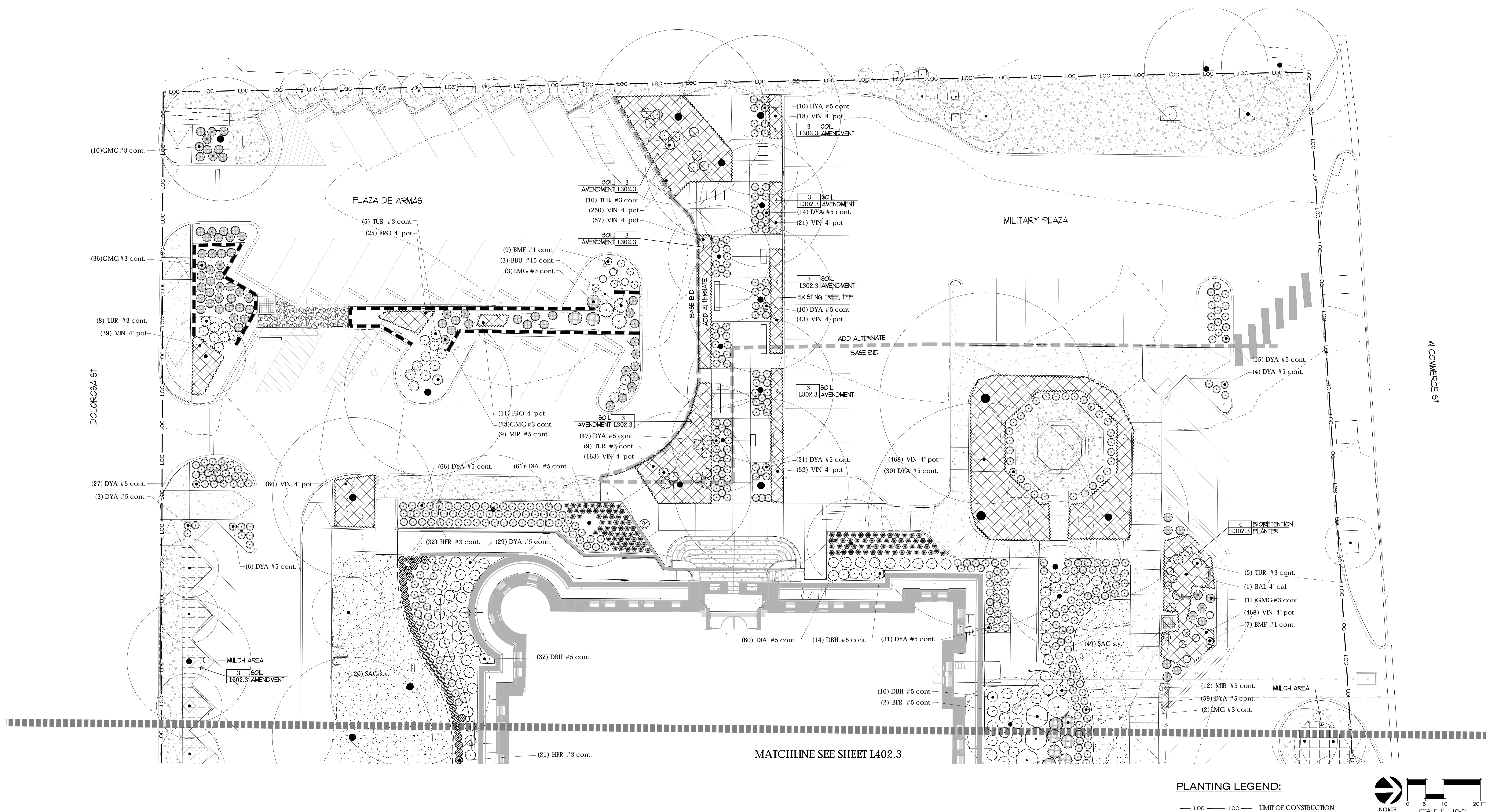
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Project Number 97500	Drawn By <b>MP</b>

Sheet Title	PLANTING PLAN
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Sheet  
Number

L401.3







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