

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO: 2019-368
ADDRESS: 306 W MARKET ST
LEGAL DESCRIPTION: NCB: 157 LOT 5 & S 53.7FT OF E 44.95FT OF S103.28FT OF A2 & E 20FT OF N 86.3FT OF A3
ZONING: D, RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Kayla Bryson/Vincent Gerard & Associates
OWNER: Riverton Suites Ltd
TYPE OF WORK: Installation of network node equipment onto building facade
APPLICATION RECEIVED: June 28, 2019
60-DAY REVIEW: August 27, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install rooftop telecommunication equipment, including three (3) eave-mounted antennas.

APPLICABLE CITATIONS:

Downtown Design Guide

7. Architectural Detail

I. Minimizing Impacts on Neighbors

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

Unified Development Code Sec. 35-670. - Criteria for Certificate of Appropriateness—Generally.

(b) Design Objectives for River Improvement Overlay Districts.

- (1) Enhance the pedestrian experience with high quality streetscape designs.
- (4) Encourage neighborhood and cultural tourism uses as well as infill housing and rehabilitation of existing structures.

C. Design Characteristics of "RIO-3" River Improvement Overlay District - 3.

- i. The historic work of Robert Hugman, CCC and WPA construction work, Ethel Harris tile work, and work of the National Youth Administration shall be respected and preserved in all construction efforts. Adherence to the intent and spirit of those plans is essential in all construction.
- ii. Traditional, formal street level design precedents shall be respected, but at the river level, the more informal, handcrafted style shall be maintained.
- iii. The integrity of historic properties shall be preserved as provided for in section 35-610. Historic differences between street level designs and river level designs shall be respected.
- iv. The traditional design context of the area shall be respected at two (2) levels: the broader downtown context and the immediate block as it faces the river.
- v. In new buildings that have more than one (1) facade, such as those that face the street and the river, the commission shall consider visual compatibility with respect to each important facade.
- vi. The microclimate of the Riverwalk level shall be maintained and, during construction, shall be given extra protection. Downtown operations staff will be consulted to provide specific instructions for construction procedures.
- vii. Over-crowding of plant life or altering levels of light and water along the river shall not be permitted.
- viii. Enhance the pedestrian experience with high-quality building designs that include balconies facing the river and the primary entrance facing the street.
- ix. Ensure adequate solar access on the Riverwalk.

Sec. 35-676. - Alteration, Restoration and Rehabilitation.

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

- a. The structure at 306 W Market was constructed circa 2005 at the corner of W Market and Navarro, located in the Downtown District and the RIO-3. The commercial structure is 12-story hotel that features a symmetrical configuration with a front porte-cochere under the tower element and a contemporary interpretation of an Italianate eave detail.
- b. TELECOMMUNICATION EQUIPMENT – The applicant has proposed to install rooftop telecommunication equipment. Staff finds that the roof-mounted cabinets and conduit are generally appropriate if they are not visible from the public right-of-way, while the three (3) eave-mounted antennas should be further reviewed in finding c and d.
- c. ANTENNA LOCATIONS - The antennas will be placed at the (1) southwest, (2) southeast, and (3) northeast corners - approximately 130 to 133 feet from grade. The two southern antennas will face the River Walk, whereas the northeast antenna will face the intersection at W Market and N Presa. Staff finds that the antenna locations are punctuated by the corner locations and are minimally visible from the ground-level right-of-way including the River Walk.
- d. ANTENNA DESIGN – The antenna features a primary front-facing panel measuring approximately 2-feet by 2-feet, hanging no farther than 1 foot from the eave. The antenna panel is oriented at an angle to the eave, rather than parallel or flush mounted. The antenna panels will be manufactured or painted to match the color of the eave. While the matching color, scale, and height reduces pedestrian visibility, staff finds that the options to parallel or flush mount the antenna panels should be considered prior to approval as proposed.

RECOMMENDATION:

Staff recommends approval based on findings b through d with the following stipulations:

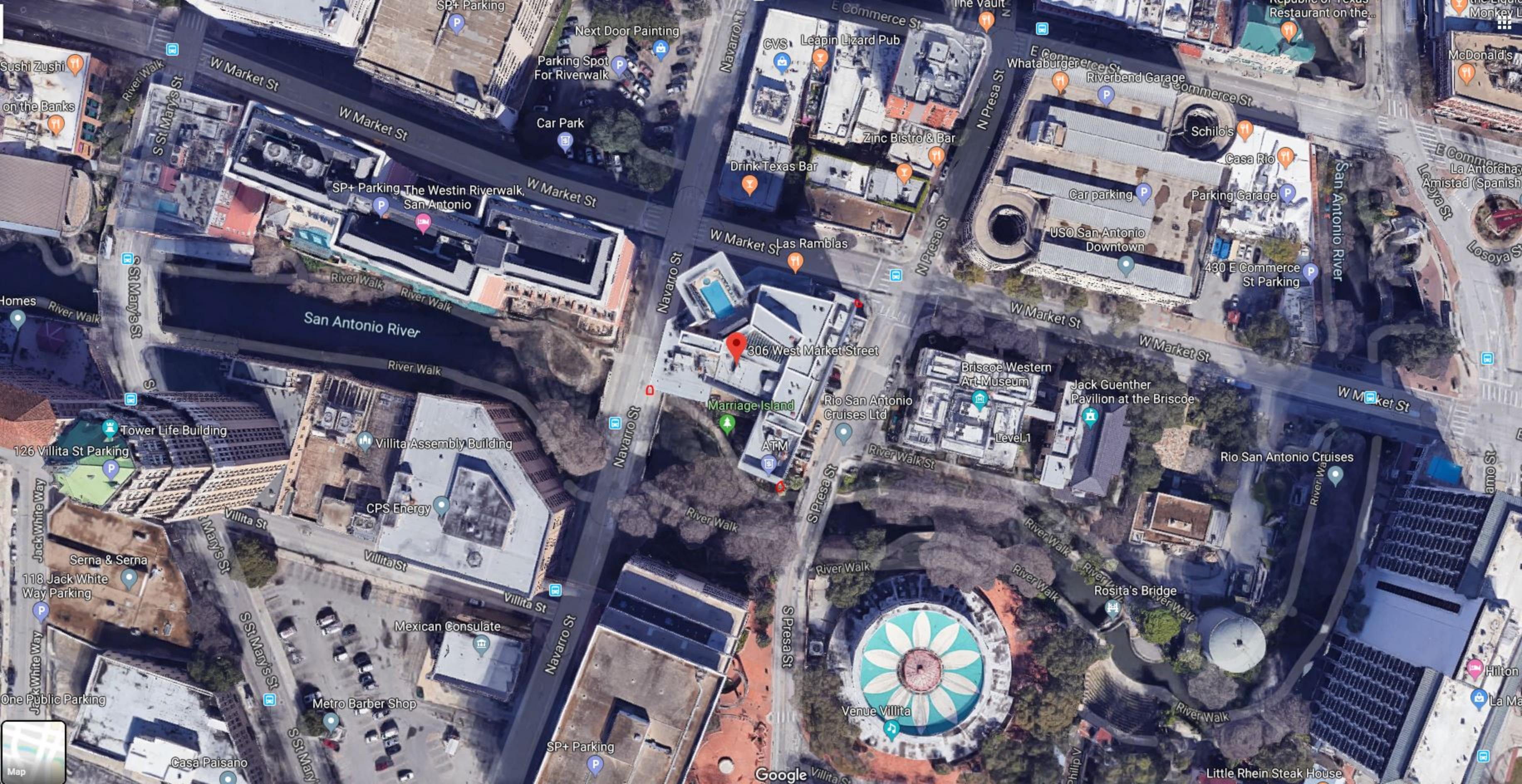
- i. That the antenna panels are manufactured or painted to match the color of the eave.
- ii. That every effort should be made to parallel and flush mount the equipment to the eave.

306 W Market



July 11, 2019







306 West Market Street

Marriage Island

Leapin Lizard Pub

Zinc Bistro & Bar

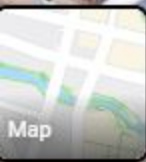
Whataburger

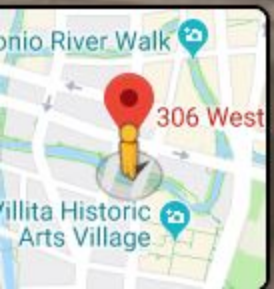
Coyote U

Briscoe Western Art Museum

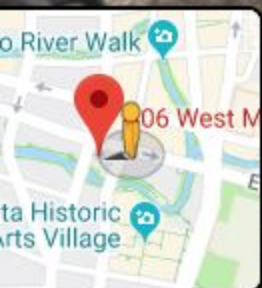
Park

Google





284 W Market St
San Antonio, Texas

 Google Street View - Mar 2019

Google









H:\VERIZON\South TEXAS\Rooftops\CPS Downtown Repl-459165-RT\20171823077-NB\CAND 1-Hotel Contessa\02 CPS Downtown Repl-AIP1 PHOTOS.dwg, 6/5/2019 8:08:14 AM, Juan



1 ALPHA PHOTOSIM



2 BETA PHOTOSIM



3 GAMMA PHOTOSIM

verizon

CPS DOWNTOWN REPL

306 WEST MARKET STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205

(459165)

APPROVAL SIGNATURES
LANDLORD

LEASING

CONSTRUCTION



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
PHOTO
SIMULATIONS

SHEET HISTORY
05.23.19 PCD
06.05.19 FCD

P1

H:\VERIZON\South TEXAS_Rooftops\CPS Downtown Repl-459165-RT\20171823077-NB\CAND 1-Hotel Contessa\01 CPS Downtown Repl-T1 TITLE SHEET.dwg, 6/5/2019 8:07:22 AM, juan



SITE NAME

CPS DOWNTOWN REPL
(459165)

SITE ADDRESS

306 WEST MARKET STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205



PROJECT DATA

PROJECT INFORMATION:

JURISDICTION: CITY OF SAN ANTONIO

APPLICANT:

VERIZON WIRELESS
6696 TRI COUNTY PARKWAY, STE. 100
SCHERTZ, TEXAS 78154
CONTACT: TIM CALETKA
PHONE: (210) 834-1664

LANDLORD:

RIVERTON SUITES LTD
315 E COMMERCE ST STE 300
SAN ANTONIO, TEXAS 78205-2947
CONTACT: TINA SATRE
PHONE: 210-229-9222

LATITUDE: ALPHA: 29° 25' 23.66" N BETA: 29° 25' 22.09" N GAMMA: 29° 25' 22.99" N
LONGITUDE: 98° 29' 22.35" W 98° 29' 23.12" W 98° 29' 24.30" W

PROJECT PARTICIPANTS

ARCHITECTS / ENGINEERS

ARCHCOMM LLC.
1006 BECKETT
SAN ANTONIO, TEXAS 78213
PHONE: (210) 308-9905
FIRM NUMBER: F-15659

ELECTRICAL ENGINEER

AZTECH ENGINEERING
1846 LOCKHILL-SELMA, STE. 101
SAN ANTONIO, TEXAS 78213
PHONE: (210) 222-1970

CONSTRUCTION MANAGER

TRACY REEVES
(682) 831-3245

SURVEYOR

JONES | CARTER
6330 WEST LOOP SOUTH, SUITE 150
BELLAIRE, TEXAS 77401
PHONE: (713) 777-5337

CONSTRUCTION ENGINEER

TIM CALETKA
(210) 834-1664

UTILITIES

ELECTRIC COMPANY

CPS

TELEPHONE COMPANY

AT&T

DRIVING INSTRUCTIONS

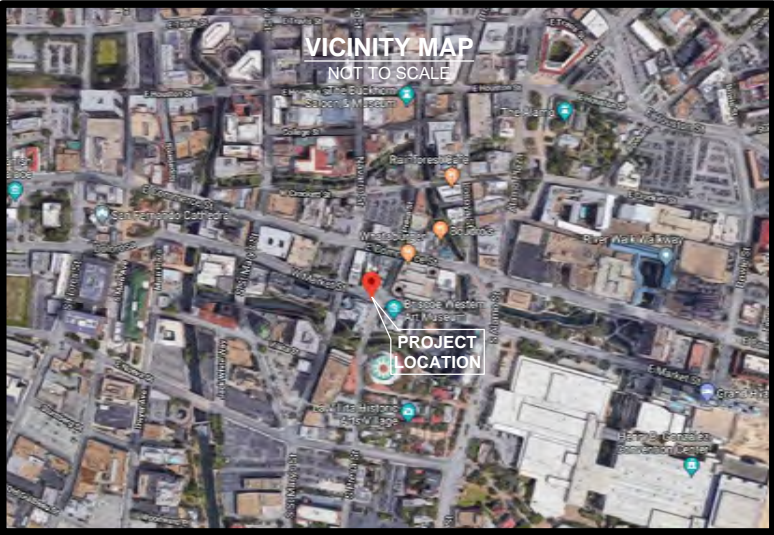
FROM 5804 TRI-COUNTY Pkwy, Schertz, TX 78154-3200. HEAD SOUTHWEST ON I-35 N. TAKE LEFT RAMP ONTO I-35. KEEP LEFT ONTO I-35 S. TAKE EXIT 158E TOWARD US-281 S/CORPUS CHRISTI ONTO I-37. TAKE EXIT 141A TOWARD COMMERCE ST/DOWNTOWN ONTO E COMMERCE ST. TURN LEFT ONTO N. PRESA ST. SITE IS ON THE RIGHT.

TEAM SIGNOFF

Site Acquisition _____
Const Supervisor _____
RF Engineering _____
Equipment _____
Telco _____
Const Manager _____

SCOPE OF WORK

THIS IS AN APPLICATION TO DEVELOP AN UNMANNED WIRELESS FACILITY CONSISTING OF COMMUNICATION EQUIPMENT, CONNECTING CABLES, DIRECTIONAL ANTENNAS AND GPS. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS. THE WIRELESS ANTENNAS WILL PROVIDE CLEAR AND RELIABLE WIRELESS COMMUNICATIONS WITHIN THE EFFECTIVE OPERATIONAL AREA. THESE INTERCONNECTS WILL ALLOW FOR AN INDEPENDENT COMMUNICATION NETWORK THAT CAN CONTINUE TO FUNCTION IF THE TELEPHONE (WIRE) SERVICE IS DISCONNECTED DURING AN EMERGENCY OR NATURAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SURROUNDING AREAS BY PROVIDING RELIABLE WIRELESS COMMUNICATIONS AT THIS LOCATION.



PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

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	ELECTRICAL SPECIFICATIONS



CPS DOWNTOWN REPL

306 WEST MARKET STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205

(459165)

APPROVAL SIGNATURES
LANDLORD

LEASING

CONSTRUCTION

06.05.19



ARCHCOMM, LLC.
1006 Beckett
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TBPE NO. F-15659

SHEET TITLE

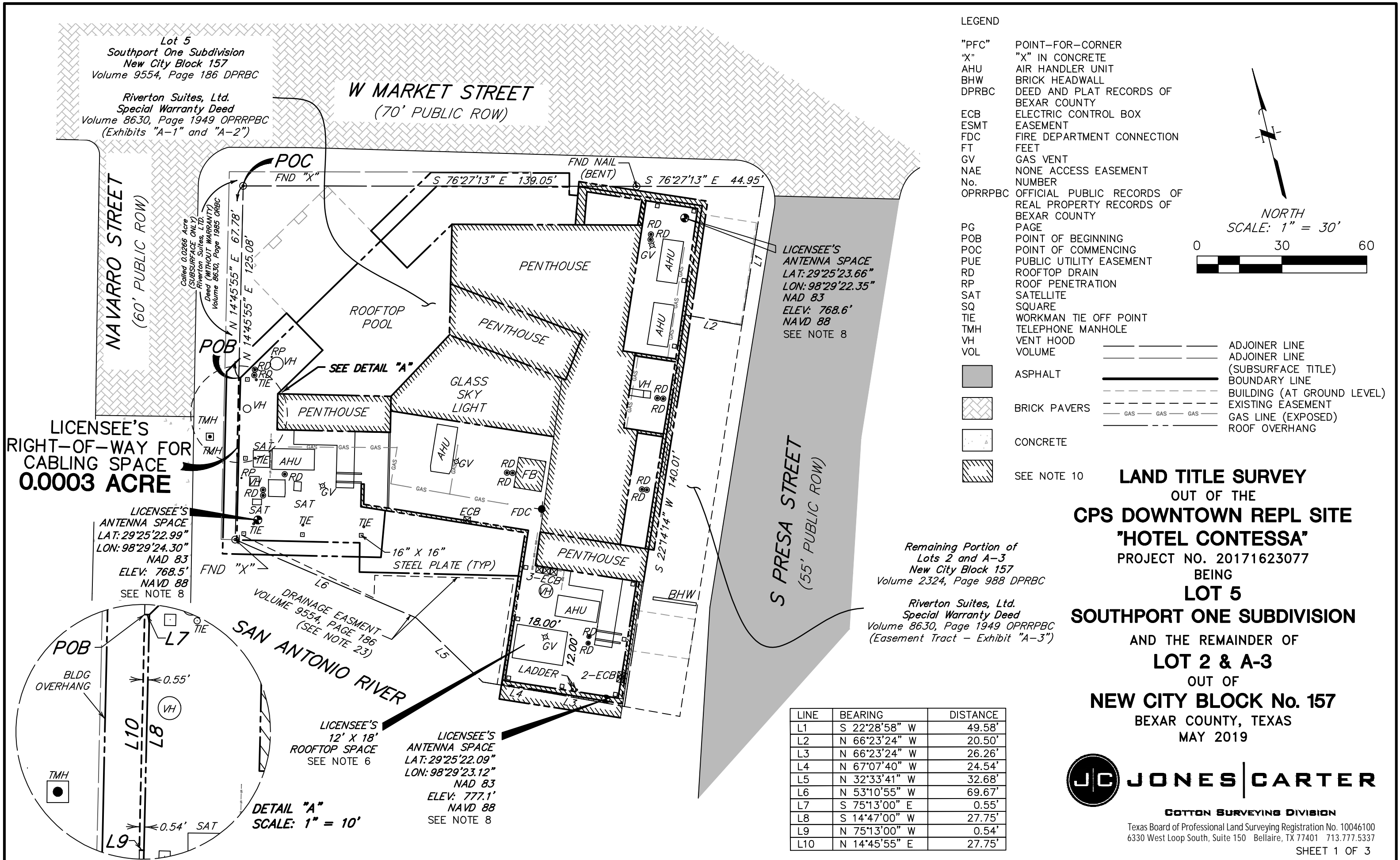
TITLE
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SHEET HISTORY

05.23.19 PCD

06.05.19 FCD

T1



LEGEND

- "PFC"

"X"

AHU

BHW

DPRBC

ECB

ESMT

FDC

FT

GV

NAE

No.

OPRRPBC

PG

POB

POC

PUE

RD

RP

SAT

SQ

TIE

TMH

VH

VOL
- POINT-FOR-CORNER

"X" IN CONCRETE

AIR HANDLER UNIT

BRICK HEADWALL

DEED AND PLAT RECORDS OF BEXAR COUNTY

ELECTRIC CONTROL BOX

EASEMENT

FIRE DEPARTMENT CONNECTION

FEET

GAS VENT

NONE ACCESS EASEMENT

NUMBER

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS OF BEXAR COUNTY

PAGE

POINT OF BEGINNING

POINT OF COMMENCING

PUBLIC UTILITY EASEMENT

ROOFTOP DRAIN

ROOF PENETRATION

SATELLITE

SQUARE

WORKMAN TIE OFF POINT

TELEPHONE MANHOLE

VENT HOOD

VOLUME
- ADJOINER LINE

ADJOINER LINE (SUBSURFACE TITLE)

BOUNDARY LINE

BUILDING (AT GROUND LEVEL)

EXISTING EASEMENT

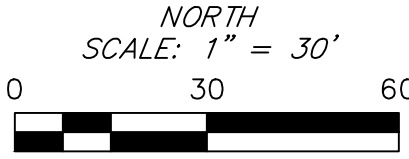
GAS LINE (EXPOSED)

ROOF OVERHANG
- ASPHALT

BRICK PAVERS

CONCRETE

SEE NOTE 10



LAND TITLE SURVEY
OUT OF THE
CPS DOWNTOWN REPL SITE
"HOTEL CONTESSA"
PROJECT NO. 20171623077
BEING
LOT 5
SOUTHPORT ONE SUBDIVISION
AND THE REMAINDER OF
LOT 2 & A-3
OUT OF
NEW CITY BLOCK No. 157
BEXAR COUNTY, TEXAS
MAY 2019

JONES CARTER

COTTON SURVEYING DIVISION

Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 Bellaire, TX 77401 713.777.5337

SHEET 1 OF 3

LINE	BEARING	DISTANCE
L1	S 22°28'58" W	49.58'
L2	N 66°23'24" W	20.50'
L3	N 66°23'24" W	26.26'
L4	N 67°07'40" W	24.54'
L5	N 32°33'41" W	32.68'
L6	N 53°10'55" W	69.67'
L7	S 75°13'00" E	0.55'
L8	S 14°47'00" W	27.75'
L9	N 75°13'00" W	0.54'
L10	N 14°45'55" E	27.75'



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1 EAST BUILDING ELEVATION
SCALE: 1" = 20'-0"



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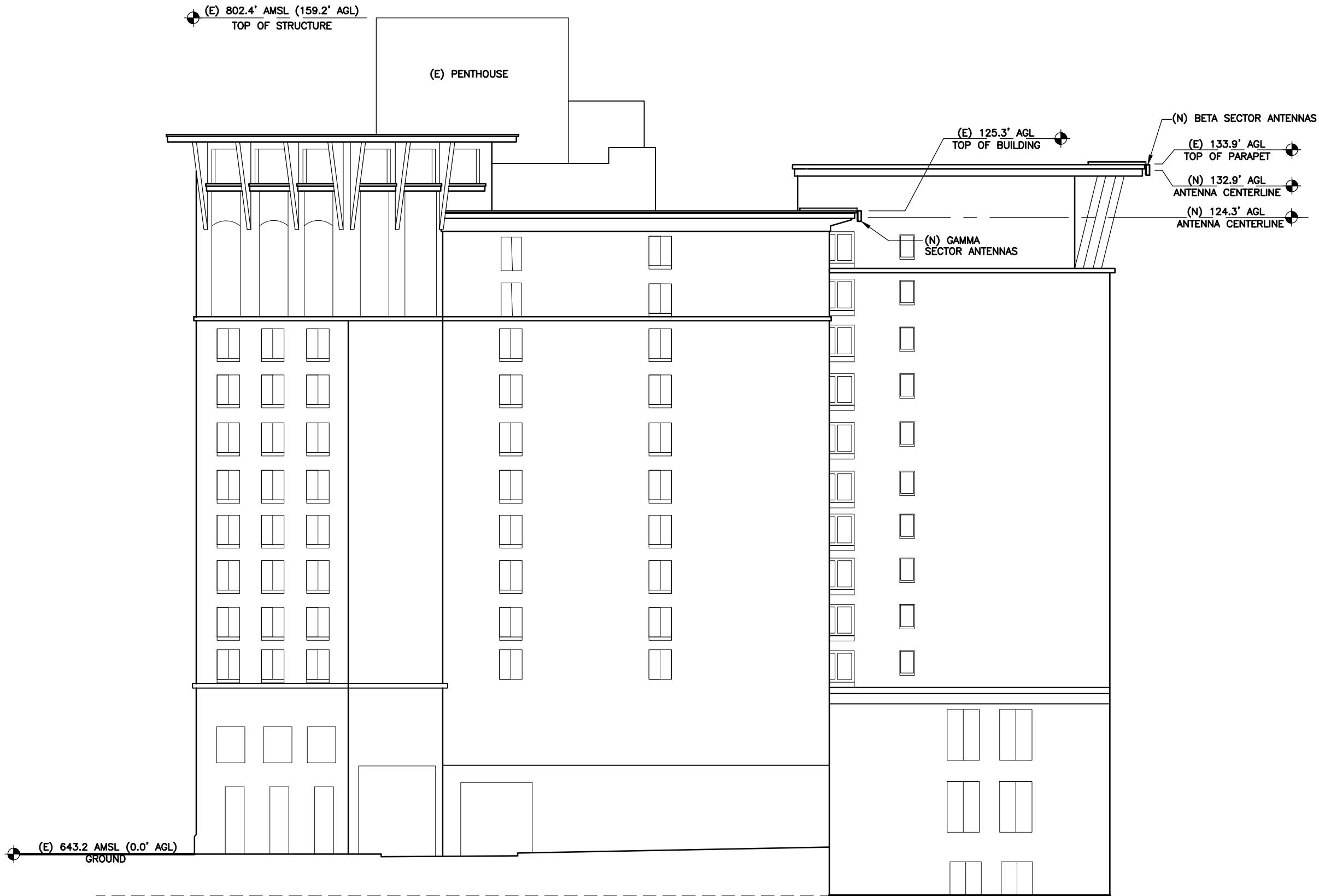

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SHEET TITLE
**EAST
BUILDING ELEVATION**

SHEET HISTORY
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A7

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1 WEST BUILDING ELEVATION
SCALE: 1" = 20'-0"



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306 WEST MARKET STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205

(459165)

APPROVAL SIGNATURES
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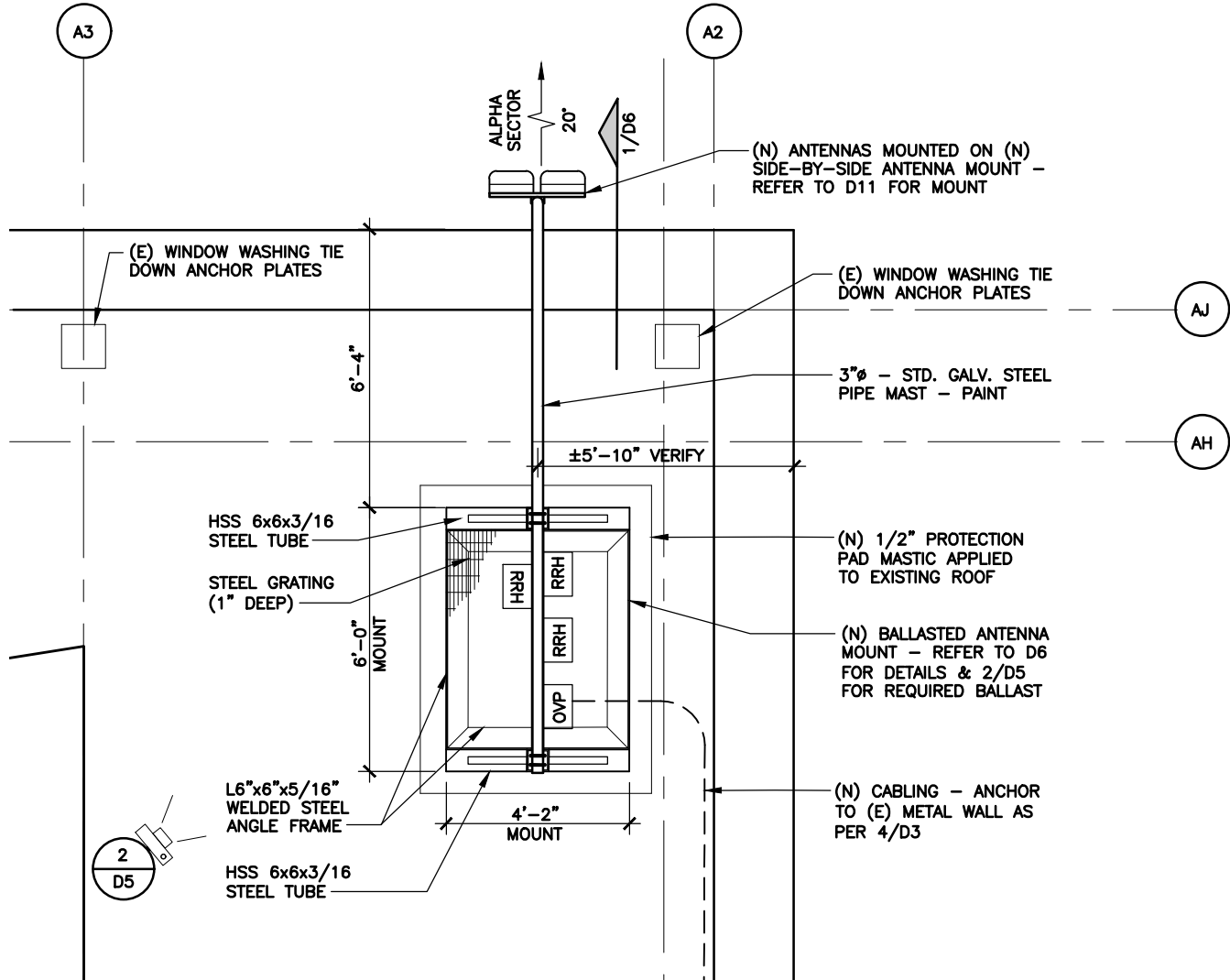


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(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
WEST
BUILDING ELEVATION

SHEET HISTORY
05.23.19 PCD
06.05.19 FCD

A8



1 ALPHA SECTOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

(10) 4"x8"x16" NORMAL WEIGHT SOLID CONCRETE BLOCK EVENLY DISTRIBUTED IN BALLAST TRAY (WEIGHT REQUIRED = 350 LBS.)

2 ANTENNA MOUNT BALLAST DESIGN
SCALE: NONE

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE



3 ROOF PHOTOGRAPH
SCALE: 1/4" = 1'-0" ALPHA SECTOR

verizon

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306 WEST MARKET STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205

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06.05.19

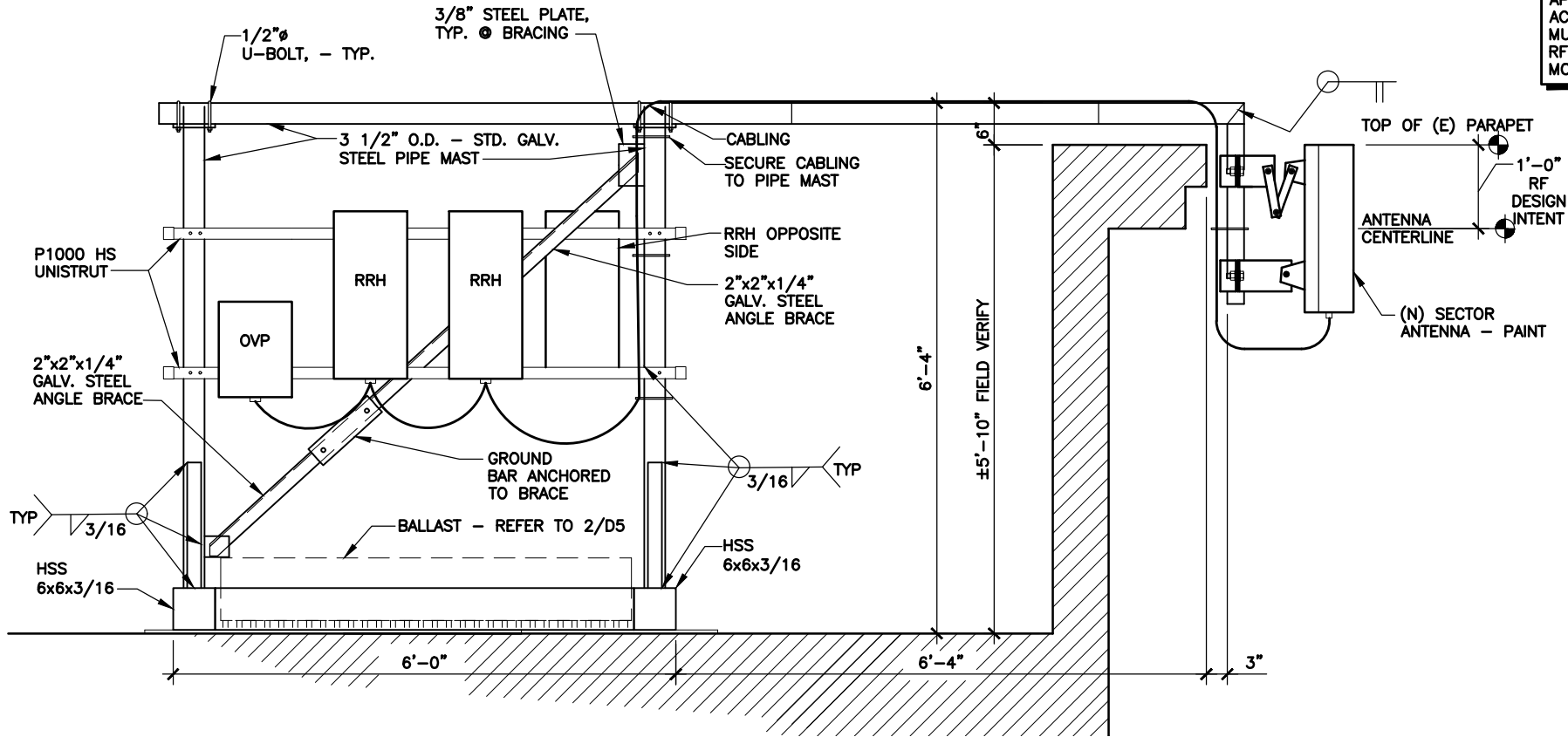


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(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
**ALPHA SECTOR
PLAN & DETAILS**

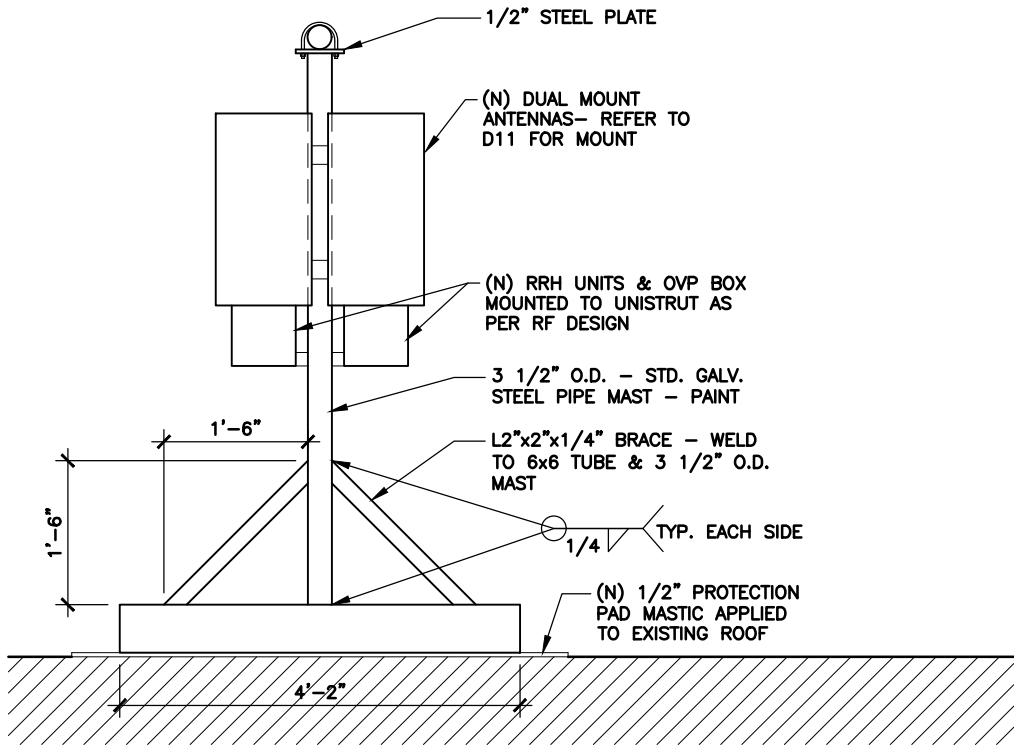
SHEET HISTORY
05.23.19 PCD
06.05.19 FCD

D5



NOTE: ANTENNA CENTERLINE ELEVATION IS APPROXIMATE FOR REGULATORY PURPOSES. ACTUAL ANTENNA CENTERLINE ELEVATION MUST BE ADJUSTED IN FIELD TO MEET THE RF DESIGN INTENT DEPICTED IN THE SECTOR MOUNT DETAIL DRAWINGS.

1 SECTOR MOUNT ELEVATION
SCALE: 1/2" = 1'-0"



2 SECTOR MOUNT ELEVATION
SCALE: 1/2" = 1'-0"



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306 WEST MARKET STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205

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APPROVAL SIGNATURES
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SHEET TITLE
ALPHA SECTOR
MOUNT DETAILS

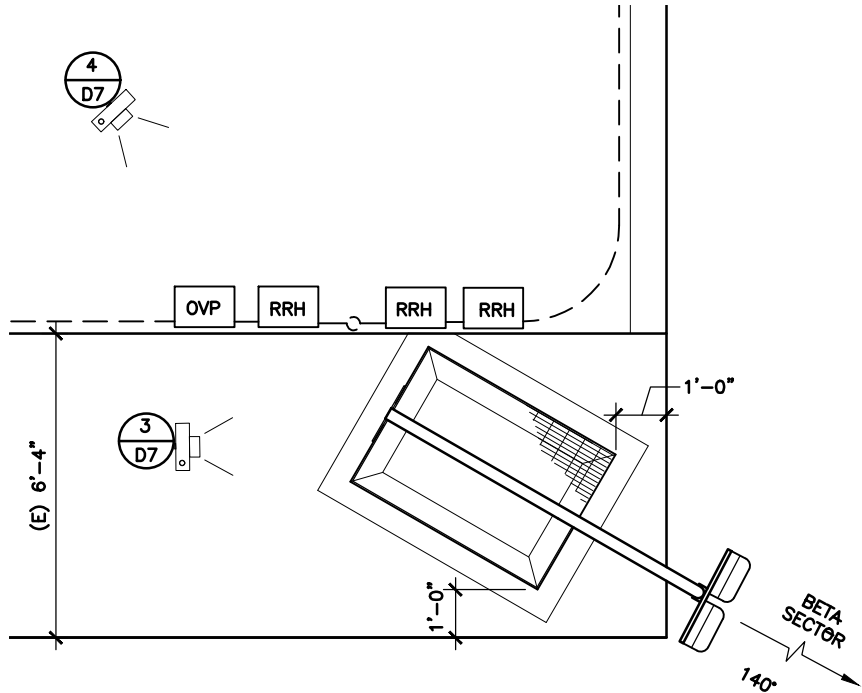
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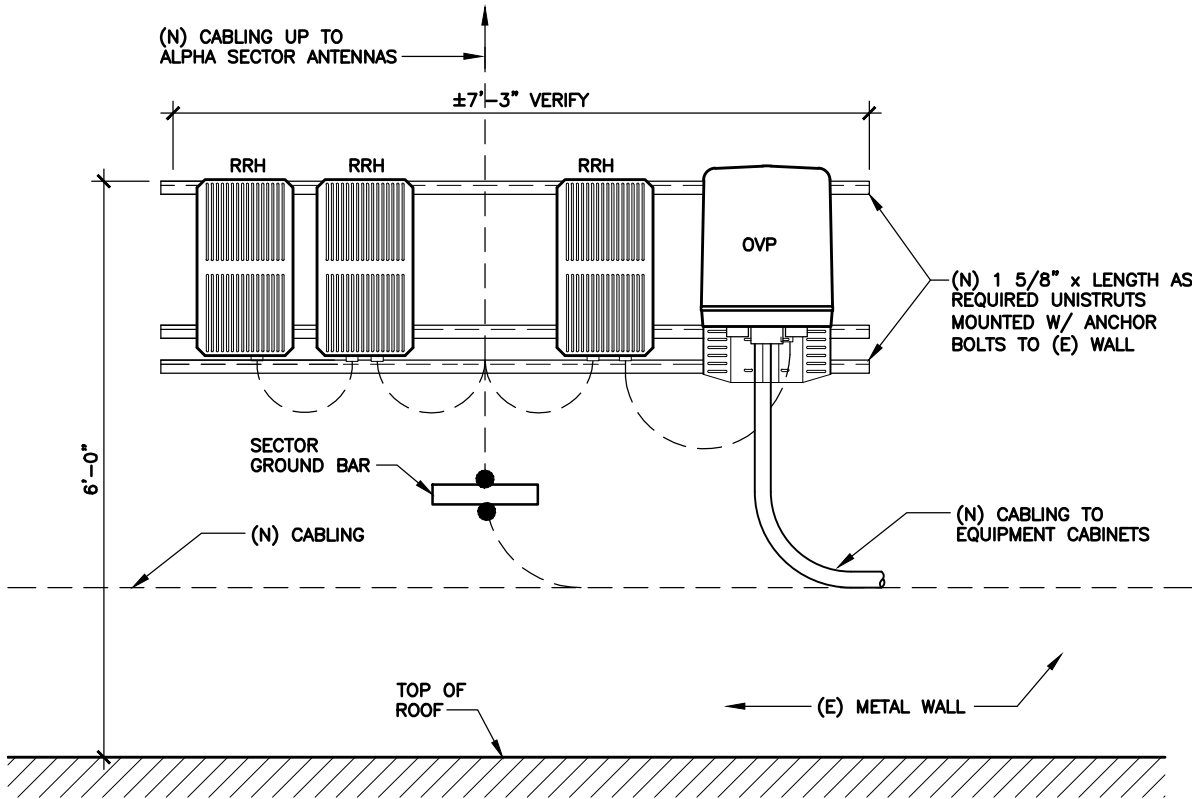
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D6

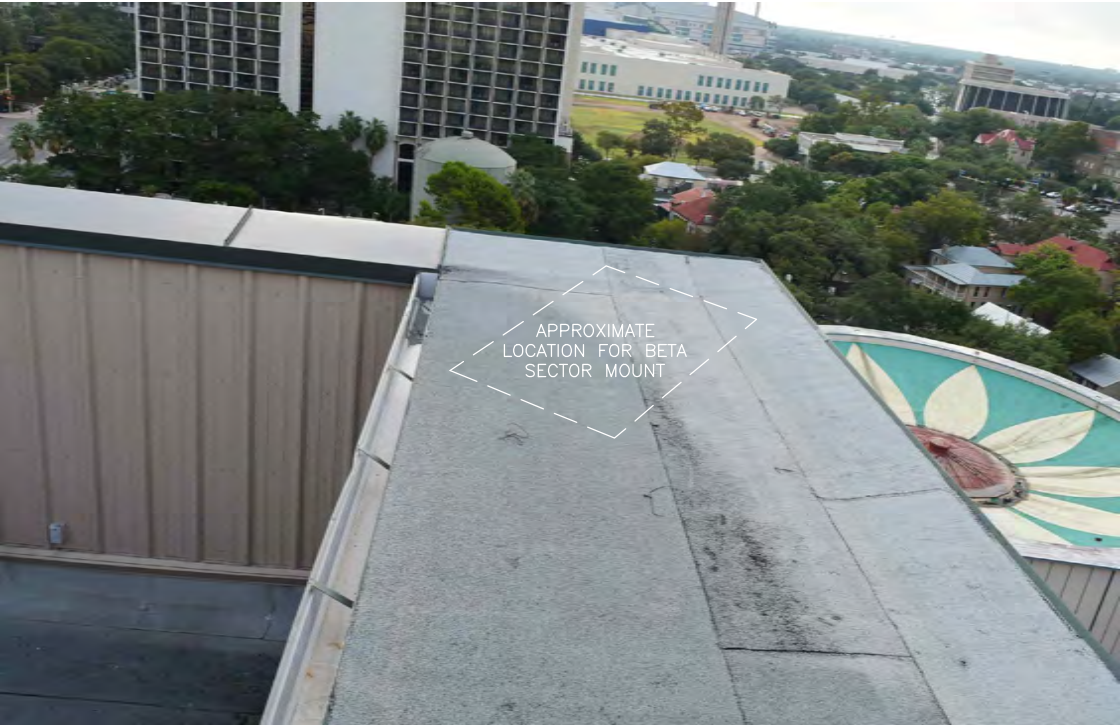
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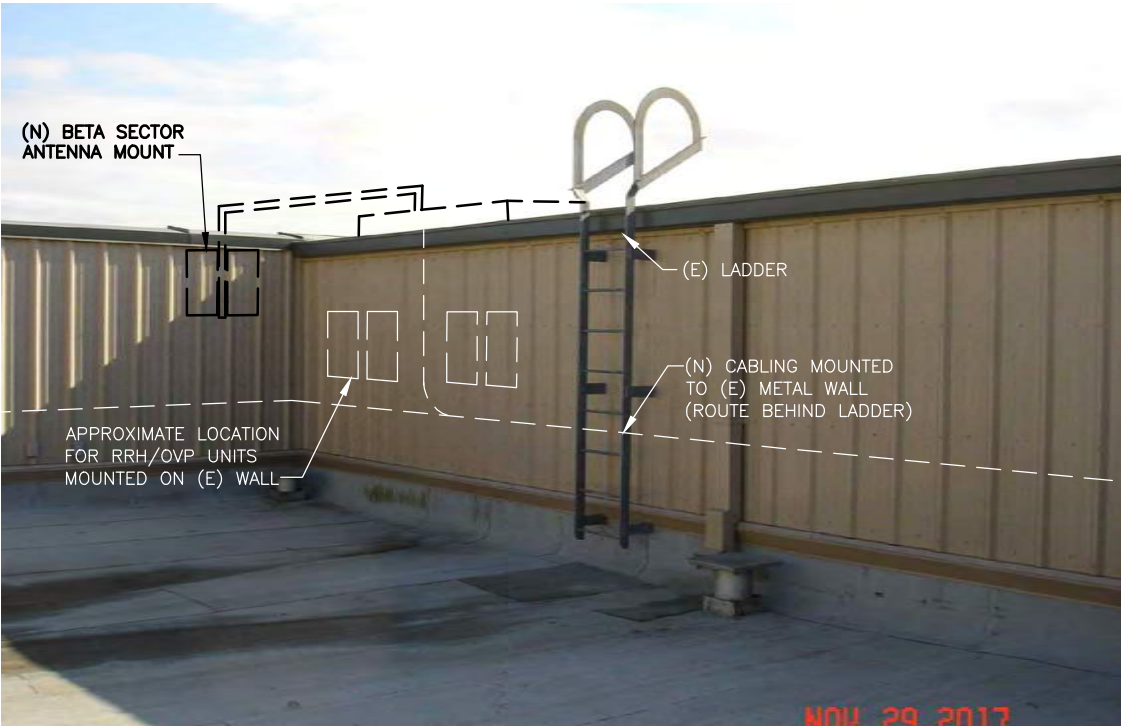
1 BETA SECTOR PLAN
SCALE: 1/4" = 1'-0"



2 ELEVATION OF RRH & OVP ON WALL
SCALE: 1/2" = 1'-0"



3 ROOF PHOTOGRAPH
SCALE: N.T.S. BETA SECTOR



4 ROOF PHOTOGRAPH
SCALE: N.T.S. BETA SECTOR



CPS DOWNTOWN REPL

306 WEST MARKET STREET
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SHEET TITLE

BETA SECTOR
PLAN & DETAILS

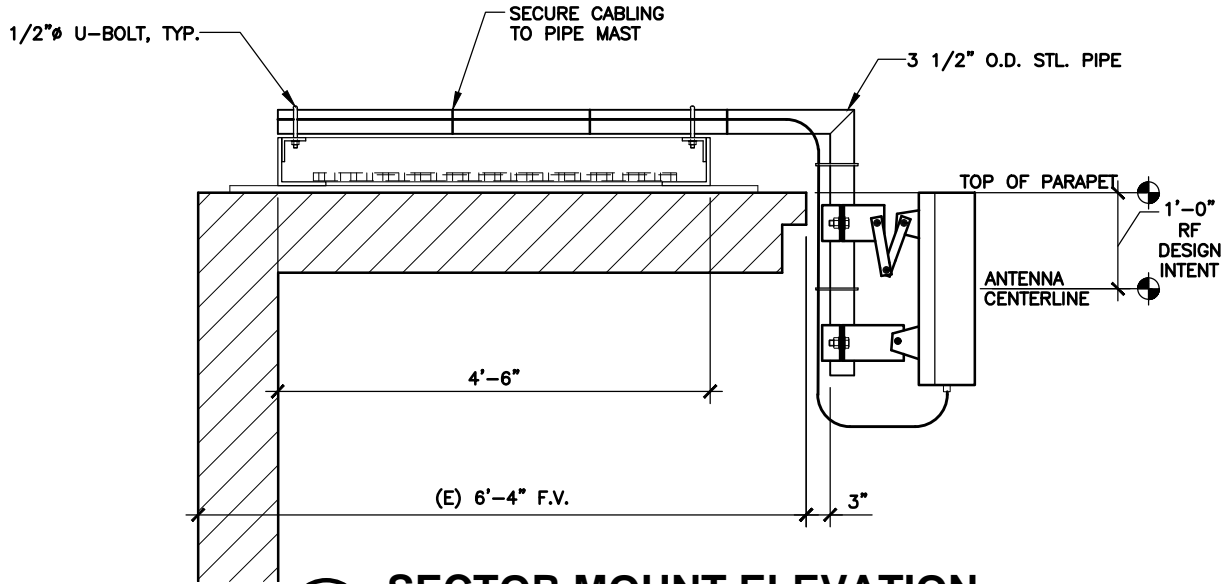
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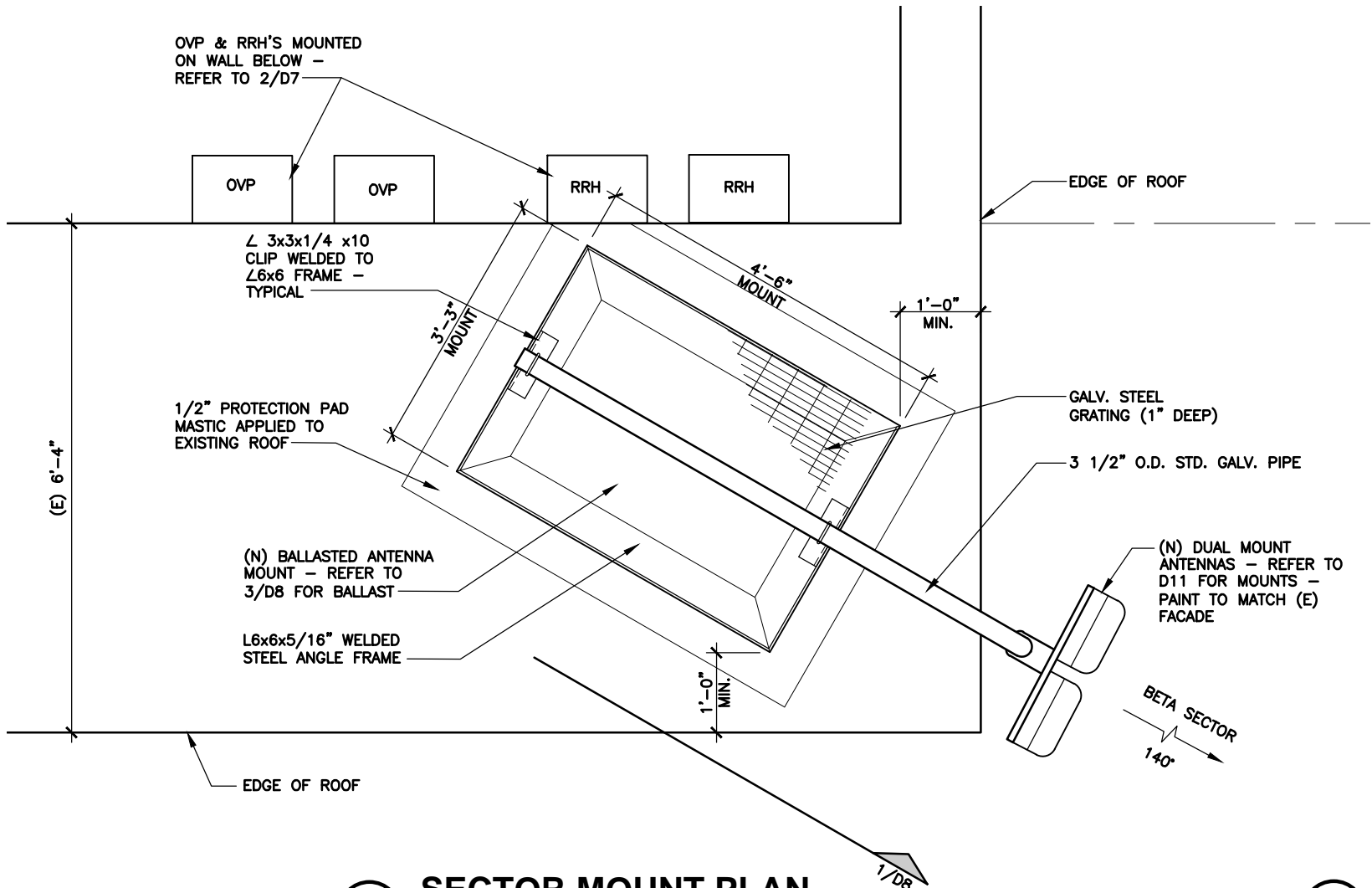
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D7

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1 SECTOR MOUNT ELEVATION
SCALE: 1/2" = 1'-0"



2 SECTOR MOUNT PLAN
SCALE: 1/2" = 1'-0"

NOTE: ANTENNA CENTERLINE ELEVATION IS APPROXIMATE FOR REGULATORY PURPOSES. ACTUAL ANTENNA CENTERLINE ELEVATION MUST BE ADJUSTED IN FIELD TO MEET THE RF DESIGN INTENT DEPICTED IN THE SECTOR MOUNT DETAIL DRAWINGS.

3 BALLAST DESIGN
FOR BETA SECTOR MOUNT

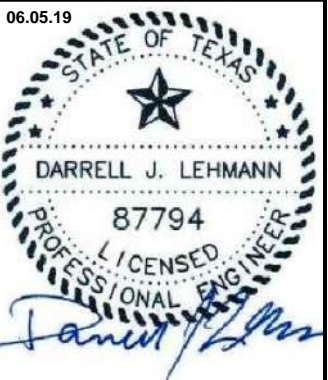
(6) 4"x8"x16" SOLID NORMAL WEIGHT CONC. BLOCK EVEN DISTRIBUTED IN BALLAST TRAY (TOTAL WT. REQ.D = 198 LBS)



CPS DOWNTOWN REPL

306 WEST MARKET STREET
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(459165)

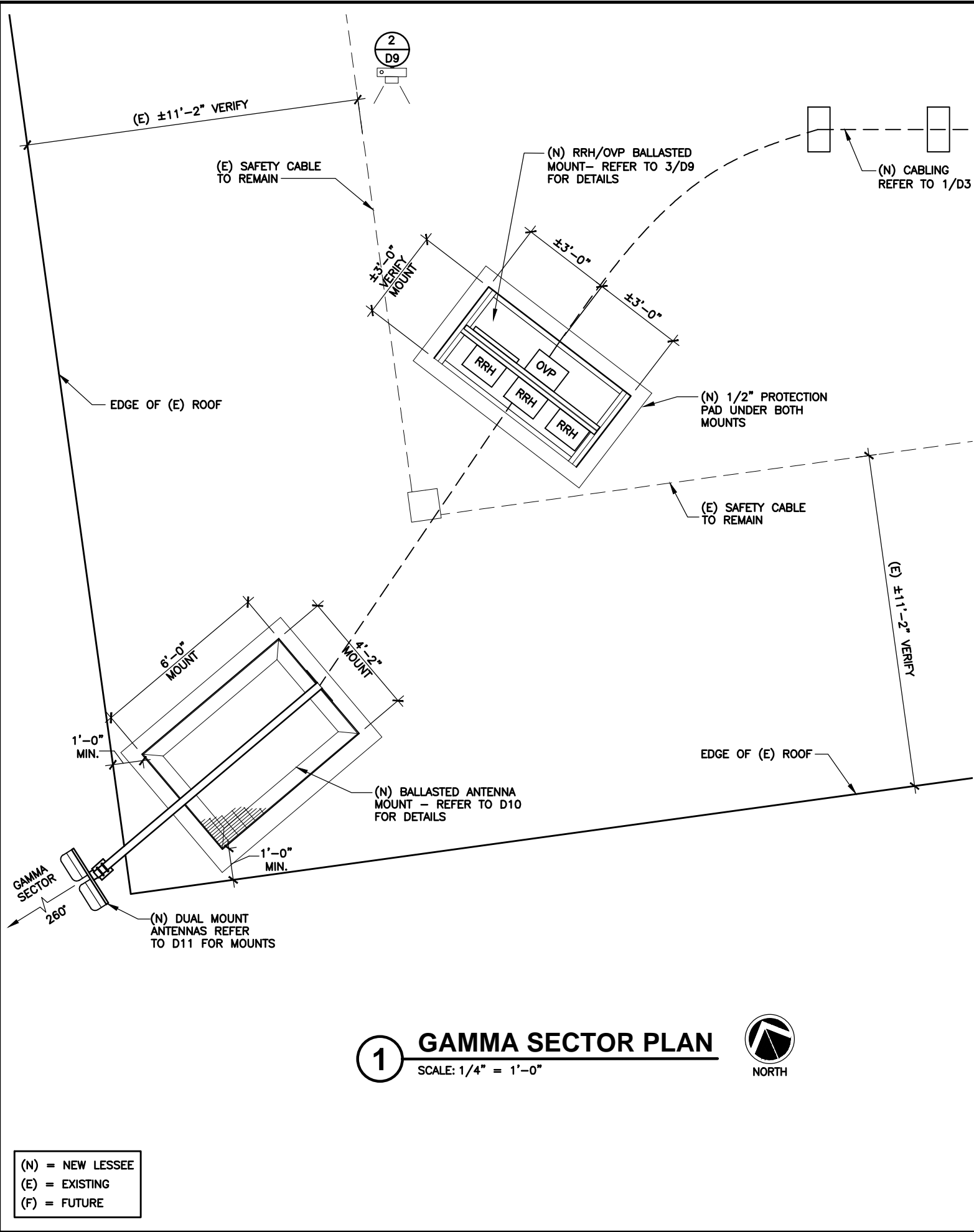
APPROVAL SIGNATURES
LANDLORD
LEASING
CONSTRUCTION



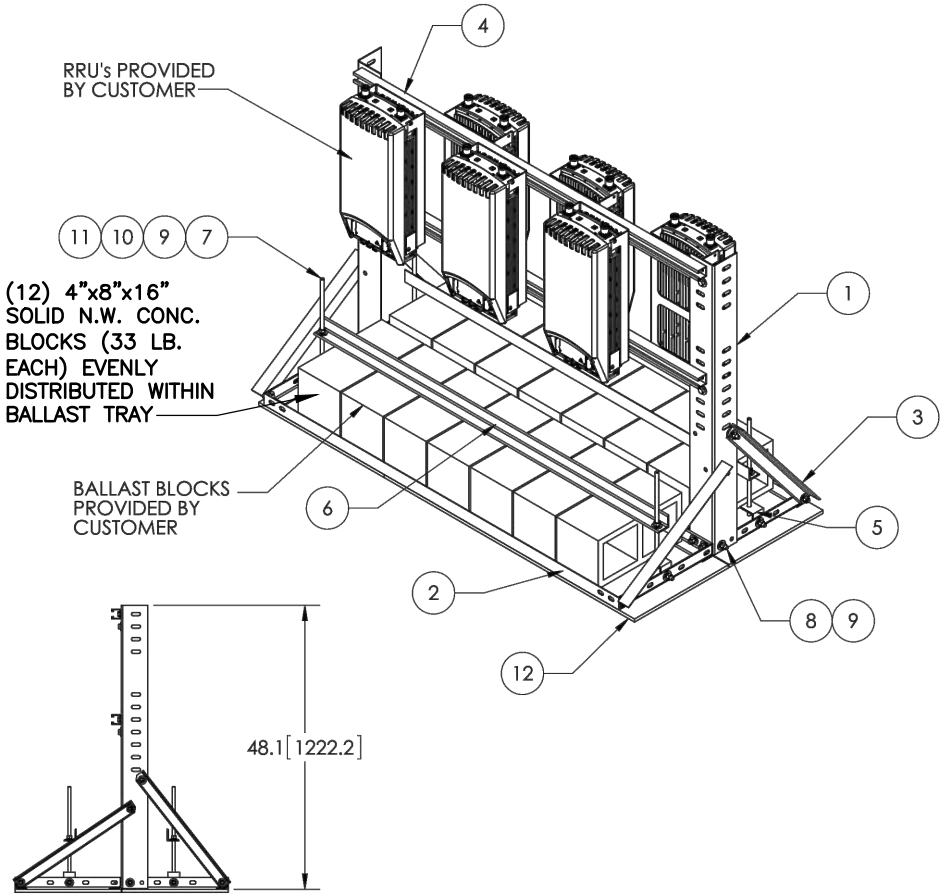
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SHEET TITLE
BETA SECTOR MOUNT DETAILS
SHEET HISTORY
05.23.19 PCD
06.05.19 FCD
D8

H:\VERIZON\OUTH TEXAS\Roofops\CPS Downtown Repl-459165-RT\20171823077-NB\CAND 1-Hotel Contessa\04 CPS Downtown Repl-A1A2A3A4A5A6D1 BASE.dwg, 6/5/2019 11:38:27 AM, juan



2 ROOF PHOTOGRAPH
SCALE: N.T.S. GAMMA SECTOR



3 RRH / OVP BOX BALLASTED MOUNT
SCALE: N.T.S.

IMAGE ABOVE WAS TAKEN FROM COMMSCOPE CATALOG AT WWW.COMMSCOPE.COM



CPS DOWNTOWN REPL

306 WEST MARKET STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS 78205

(459165)

APPROVAL SIGNATURES
LANDLORD

LEASING

CONSTRUCTION

06.05.19



ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE
**GAMMA SECTOR
PLAN & DETAILS**

SHEET HISTORY

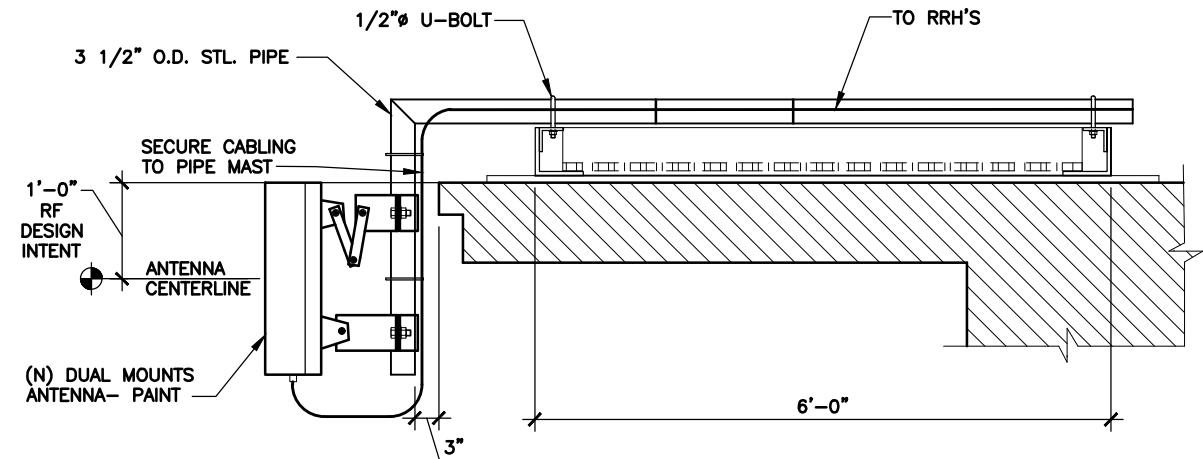
05.23.19 PCD

06.05.19 FCD

D9

H:\VERIZON\South TEXAS\RoofTops\CPS Downtown Repl-459165-RT\20171823077-NB\CAND 1-Hotel Contessa\10 CPS Downtown Repl-D6D8D10 SKID MNT.dwg, 6/5/2019 4:40:09 PM, Juan

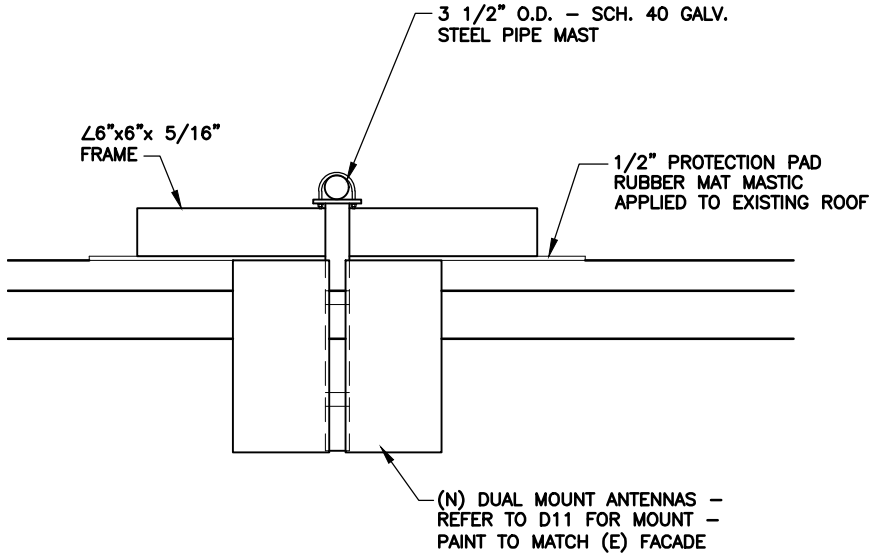
NOTE: ANTENNA CENTERLINE ELEVATION IS APPROXIMATE FOR REGULATORY PURPOSES. ACTUAL ANTENNA CENTERLINE ELEVATION MUST BE ADJUSTED IN FIELD TO MEET THE RF DESIGN INTENT DEPICTED IN THE SECTOR MOUNT DETAIL DRAWINGS.



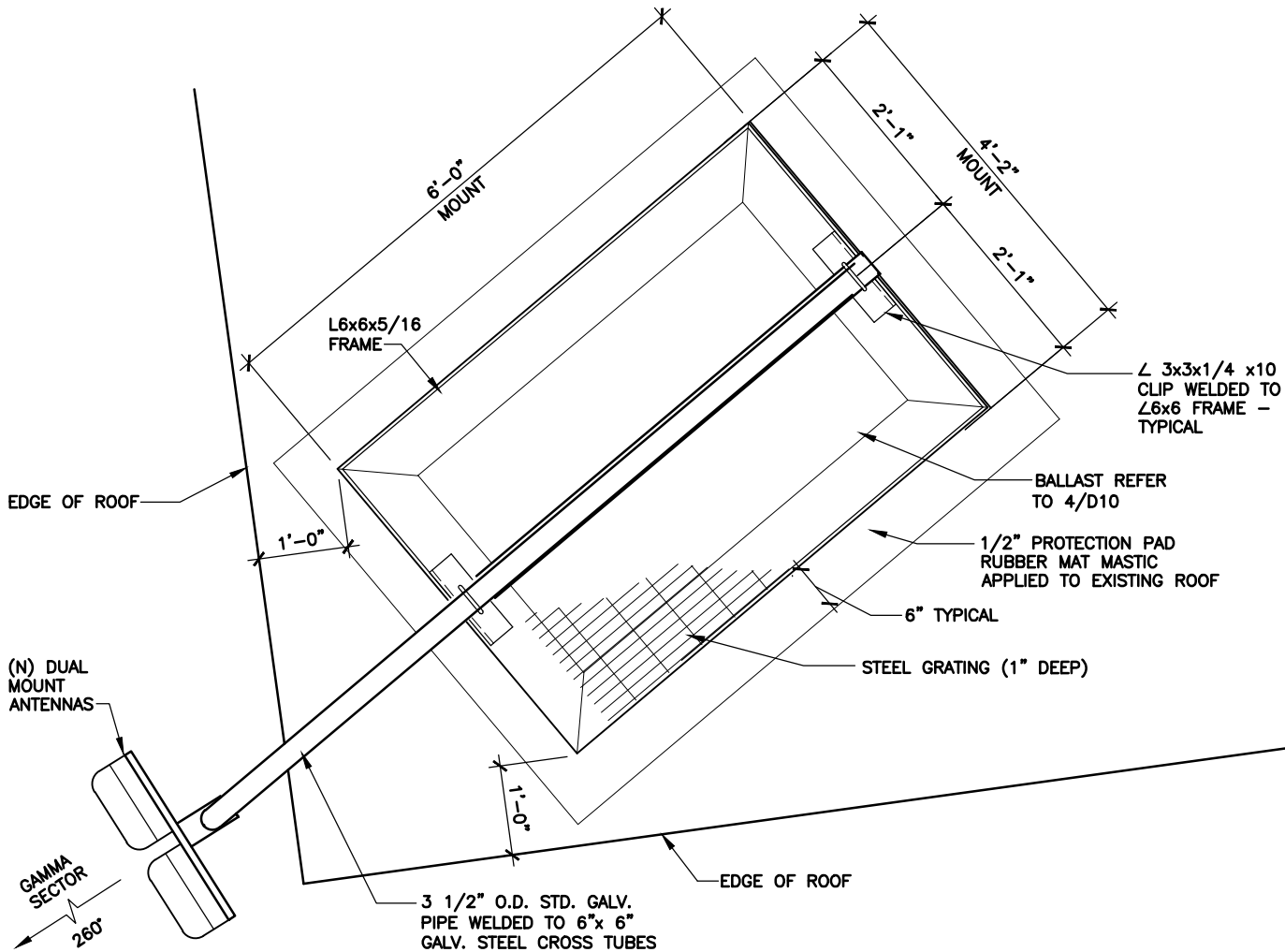
1 SECTOR MOUNT ELEVATION
SCALE: 1/2" = 1'-0"

(6) 4"x8"x16" NORMAL WEIGHT SOLID CONCRETE BLOCK EVENLY DISTRIBUTED IN BALLAST TRAY (WEIGHT REQUIRED = 198 LBS.)

4 BALLAST DESIGN
FOR GAMMA SECTOR MOUNT



2 SECTOR MOUNT ELEVATION
SCALE: 1/2" = 1'-0"



3 SECTOR MOUNT PLAN
SCALE: 1/2"=1'-0"

verizon

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SHEET TITLE
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MOUNT DETAILS**

SHEET HISTORY
05.23.19 PCD
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D10