HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO:	**2019-558**
ADDRESS:	112 E PECAN ST
LEGAL DESCRIPTION:	NCB: 139 LOT: 15 NATIONAL BANK SUB UNIT-2
ZONING:	D, RIO-3
CITY COUNCIL DIST.:	1
APPLICANT:	Elizabeth Hurd/RVK Architects
OWNER:	Santa Clara Land Company, LTD
TYPE OF WORK:	Amendment to a previously approved design of the expansion of the existing parking structure, lighting
APPLICATION RECEIVED:	September 13, 2019
60-DAY REVIEW:	November 12, 2019
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved addition to the parking structure at 112 E Pecan. The applicant has proposed to amend the previously approved design to now feature façade panels that mimic those currently existing. Previously, an architectural cladding system of perforated panels was proposed.

APPLICABLE CITATIONS:

UDC Section 35-672. – Neighborhood Wide Design Standards

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

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

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

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

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

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

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.
Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

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

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;
ii. Rough or honed finished stone;
iii. Brick or concrete pavers; or
iv. Other materials that meet the performance standards of the above materials.

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

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

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

A. Queuing is prohibited on the Riverwalk pathway.

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

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

(b) Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.

(1) Curb Cuts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(5) Parking Structures Shall Provide Clearly Defined Pedestrian Access. Pedestrian entrances and exits shall be accentuated with directional signage, lighting or architectural features so that pedestrians can readily discern the appropriate path of travel to avoid pedestrian/auto conflicts.

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

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

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

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

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

iii. Recessed or projecting balconies and entrances.

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

UDC Section 35-673. – Site Design Standards

(a) Solar Access. The intent of providing and maintaining solar access to the San Antonio River is to protect the river's specific ecoclimate. The river has a special microclimate of natural and planted vegetation that requires certain levels and balanced amounts of sunlight, space and water. Development must be designed to respect and protect those natural requirements, keeping them in balance and not crowding or altering them so that vegetation does not receive more or less space and water, but particularly sunlight, than is required for normal expected growth.

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

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, which ever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

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

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

(1) Two or More Buildings on a Site.

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

(2) Primary and Secondary Entrances

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

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

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

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

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

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

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

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

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

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

(6) Walls and Fences at Detention Areas.

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

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

(7) Roof Drainage into the River.

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

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

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

(d) Riverside Setbacks. Riverside setbacks for both buildings and accessory structures are established to reinforce the defined character of the specific river improvement overlay district and help to define an edge at the river pathway that is varied according to the relationship of the river and the street. In the more urban areas, buildings should align closer to the

river edge, while in more rural areas the buildings should be set farther away.

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

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Riverside Setback	20 FT	15 FT	0 FT	20 FT	50 ft	100 FT

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

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

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

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

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

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

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

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

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E. In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

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

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

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

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

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

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

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

views of the river from public spaces.

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

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

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

(2) Site Wall and Fence Materials.

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

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

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

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

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

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

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

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

H. Speakers.

(2) Street Furnishing Materials.

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

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

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

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

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

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

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

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

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

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

river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

C. Exterior light fixtures that use the equivalent of more than one hundred-watt incandescent bulbs shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety (90) degrees. Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

(4) Minimize the Visual Impacts of Exterior Building Lighting.

A. All security lighting shall be shielded so that the light sources are not visible from a public way.

B. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky.

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

(5) Prohibited Lighting on the Riverside of Properties Abutting the River.

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and January 10.

F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have a 90° cutoff angle so as to not emit light above the horizontal plane.

(k) Curbs and Gutters.

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

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

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

(l) Access to Public Pathway Along the River. These requirements are specifically for those properties adjacent to the river to provide a connection to the publicly owned pathway along the river. The connections are to stimulate and enhance urban activity, provide path connections in an urban context, enliven street activity, and protect the ambiance and character of the river area.

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

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

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

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

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway

at the river then the following conditions apply:

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

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

C. Reciprocal access agreements between property owners are permitted.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 35-674. Building Design Principles

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

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

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

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

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

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

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

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

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

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

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

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

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

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

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

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

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

(c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This

diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.

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

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

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

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

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

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

(d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

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

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

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

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

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

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

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

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

(3) Paint or Finish Colors.

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

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

C. Bright colors may highlight entrances or architectural features.

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

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

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

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

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

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

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

iii. Changing the material of the cap.

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

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

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

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

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

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

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

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

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

E. Entrances should not use excessive storefront systems.

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

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

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

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

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

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

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

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

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

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

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

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

(2) Materials and Color.

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

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

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

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

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

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

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

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

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

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved addition to the parking structure at 112 E Pecan. The applicant has proposed to amend the previously approved design to now feature façade panels that mimic those currently existing. Previously, an architectural cladding system was proposed. As previously approved, only two levels will be added, and no additional height has been proposed.
b. PREVIOUS APPROVAL – The applicant received a Certificate of Appropriateness from the Historic and Design Review Commission on May 1, 2019. The only stipulation of that approval was that all lighting remain stationary.
c. NON-CONFORMING USE – The UDC restricts the construction of parking structures abutting the River Walk and requires that "the parking structure is separated by at least twenty-five (25) feet from directly abutting the river by a permitted use and is not visible from the river or river right-of-way." Given that the proposed addition will be set back more than twenty-five (25) feet from the river, will be constructed atop of the existing parking structure's footprint and will not double the height of the existing structure, staff finds the proposed addition to be appropriate.
d. DESIGN MODIFICATION – The applicant has proposed to amend the previously approved design to now feature façade panels that mimic those currently existing. Rather than an alternative profile and finish, the proposed addition will now mimic the existing façade. The applicant has proposed four inch louvers installed at an angle, vertical ribs on metal panels to match those currently existing, metal panels, and corrugated and perforated metal panels to act as screening. Generally, staff finds the proposed modifications to be appropriate.

e. ARCHITECTURAL FOCAL POINT – The UDC Section 35-672(c) requires an architectural focal point for any structure that is located at a prominent curve in the San Antonio River, where a street changes direction or where a building appears to be the terminus of a street. Staff finds that the proposed addition acts as a building cap given the proposed massing and façade arrangement.
f. LIGHTING – The applicant has proposed architectural lighting elements that will create a light wash over the entire facade, and has noted that all lighting will be stationary and low intensity. The applicant has noted that both white and colored lights may be used. Generally, staff finds the proposed lighting to be appropriate and consistent with the UDC.

RECOMMENDATION:

Staff recommends approval based on findings a through f with the stipulation that the modified lighting design comply with the UDC in regards to lighting intensity.

N

Flex Viewer

Powered by ArcGIS Server

Printed:Jan 31, 2019


PHOTO 1
Pecan
PUBLIC PARKING
WESTON


PHOTO 2
TOWING ENFORCED AT ALL TIMES
NO PARKING

RVK

2019.08.26 | SCHEMATIC DESIGN

Weston Parking Garage Expansion - Option 3

San Antonio, TX

745 E. Mulberry Avenue Suite 601
San Antonio, Texas 78212
Office: 210.733.3535
www.rvk-architects.com
Registered Architect: Liz Parks, 14651

RVK **designs** and delivers **exceptional solutions** that positively **impact** the daily lives of **people** and their environments.

PHOTO 3&4

TUNNEL TO EXISTING NBC BLDG

PECAN ST.

ELECTRICAL VAULT

PLAZA

PHOTO 1

TOWER LOBBY

ENTRY

EXIT

SHADING INDICATES EXTENT OF SPRAYED ON THERMAL INSULATION ON UNDERSIDE OF PLAZA STRUCTURE

SOLEDAD ST.

RETAIL

BANKING HALL

EXIT

TRUCK DOCK

TRUCK TURN AROUN

ENTRY

HANDICAP VAN PARKING

SALINAS

PROPERTY LINE

RIVER PLAZA

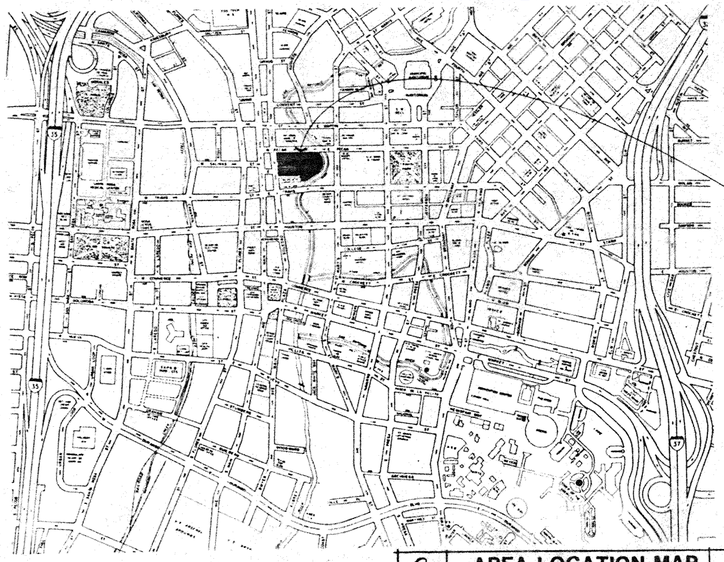
SAN ANTONIO RIVER

PARKING GARAGE LOCATION

PHOTO 2

1 SITE PLAN 1/16" : 1-0

NORTH



2 AREA LOCATION MAP NO SCALE

SITE
112 PECAN STREET
SAN ANTONIO, TX 78205

NATIONAL BANK OF COMMERCE PLAZA

SAN ANTONIO, TEXAS

DEVELOPER / OWNER
Century Development Corporation

ARCHITECTS
Cambridge Seven Associates, Inc.
Lloyd Jones Fillpot Associates
A Joint Venture

CONSULTING STRUCTURAL ENGINEER
Ellisor & Tanner, Inc.

CONSULTING MEP ENGINEER
3D/International

Revisions

No.	Description	Date
1	COORD & COMPLETION	7-31-87
2	PERMIT REVISIONS	7-31-87

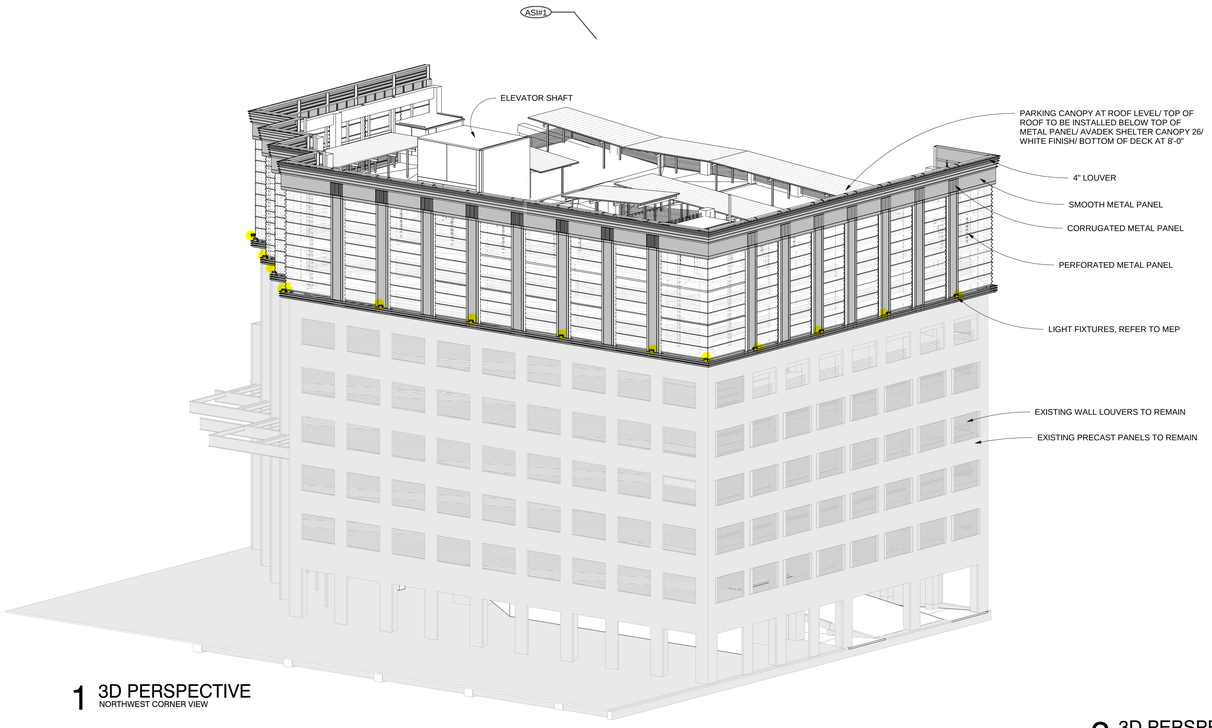
I.O.C. #1
I.O.C. #3

Issues

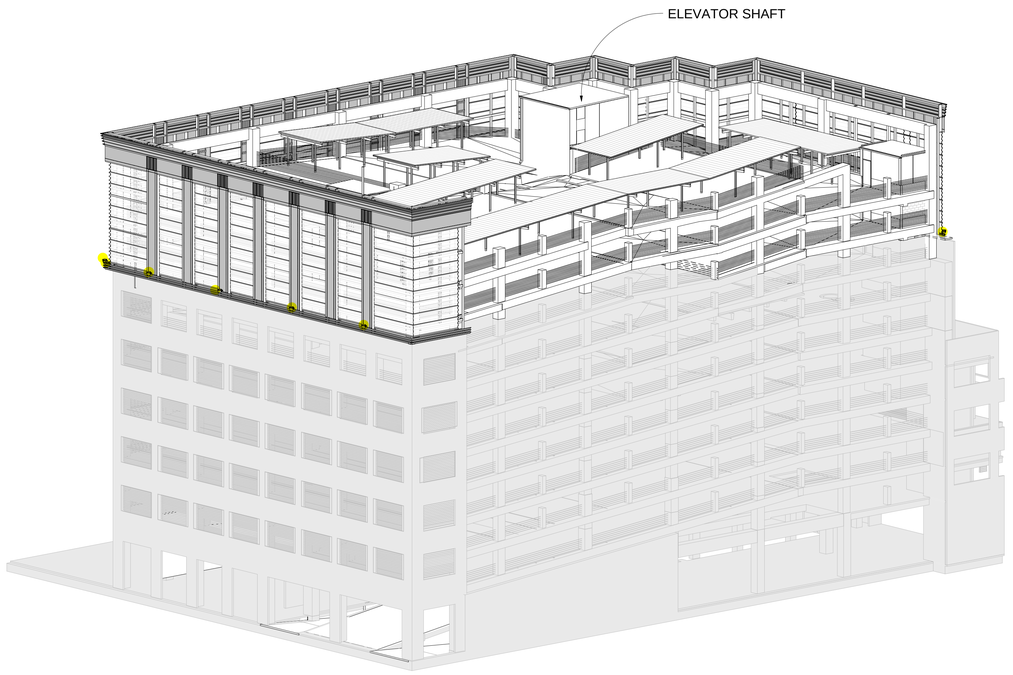
Description	Date
ISSUE FOR PRICING	5-18-87
ISSUED FOR CONSTRUCTION	7-31-87

Sheet Title: **SITE PLAN**

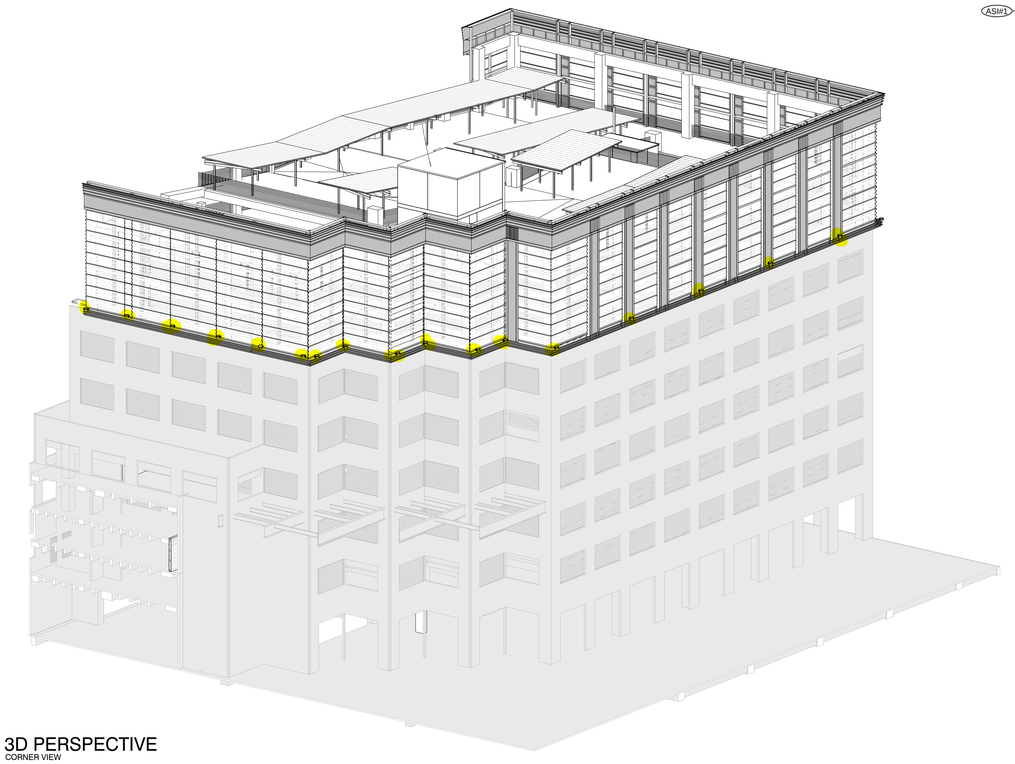
Project Director
Drawn By
Checked By
Project Number 1923
Sheet Number **ASP 1.1**
Sheet 19 of 167



1 3D PERSPECTIVE
NORTHWEST CORNER VIEW



2 3D PERSPECTIVE
SOUTHWEST CORNER VIEW



3 3D PERSPECTIVE
CORNER VIEW

9/12/2019 3:24:28 PM

Project No. 18138

REGISTERED ARCHITECT
BERTHE ZERO
#9339
STATE OF TEXAS

Date 04-04-2019

Weston Centre

Weston Parking Garage Expansion

112 E. Pecan St.
San Antonio, TX 78205

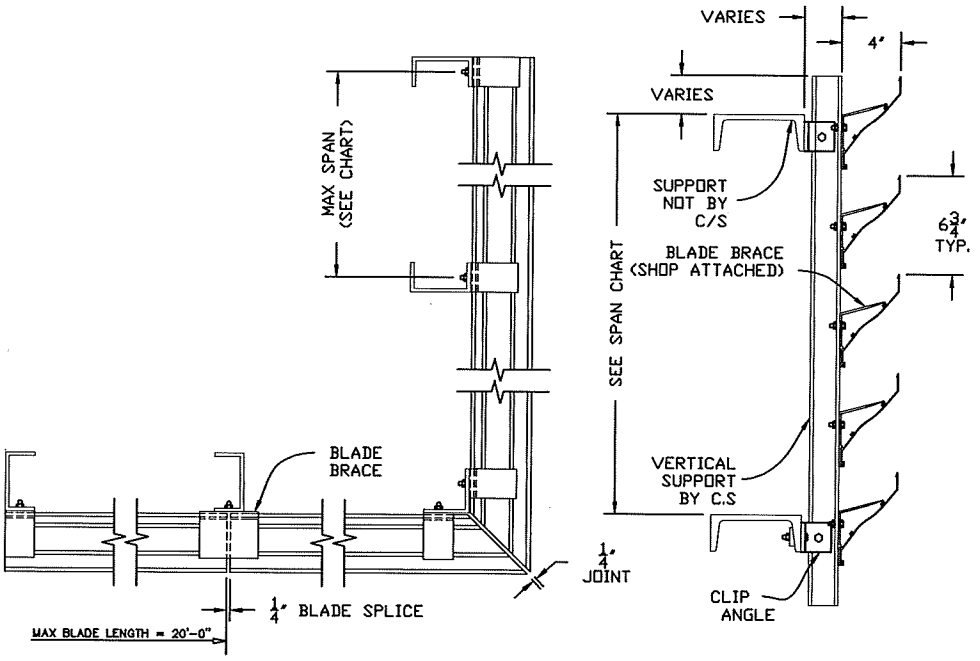
revision	date
ASI#1	08-01-2019

745 e mulberry ave suite 601
san antonio texas 78212
telephone: 210.733.3535
web: www.rvk-architects.com

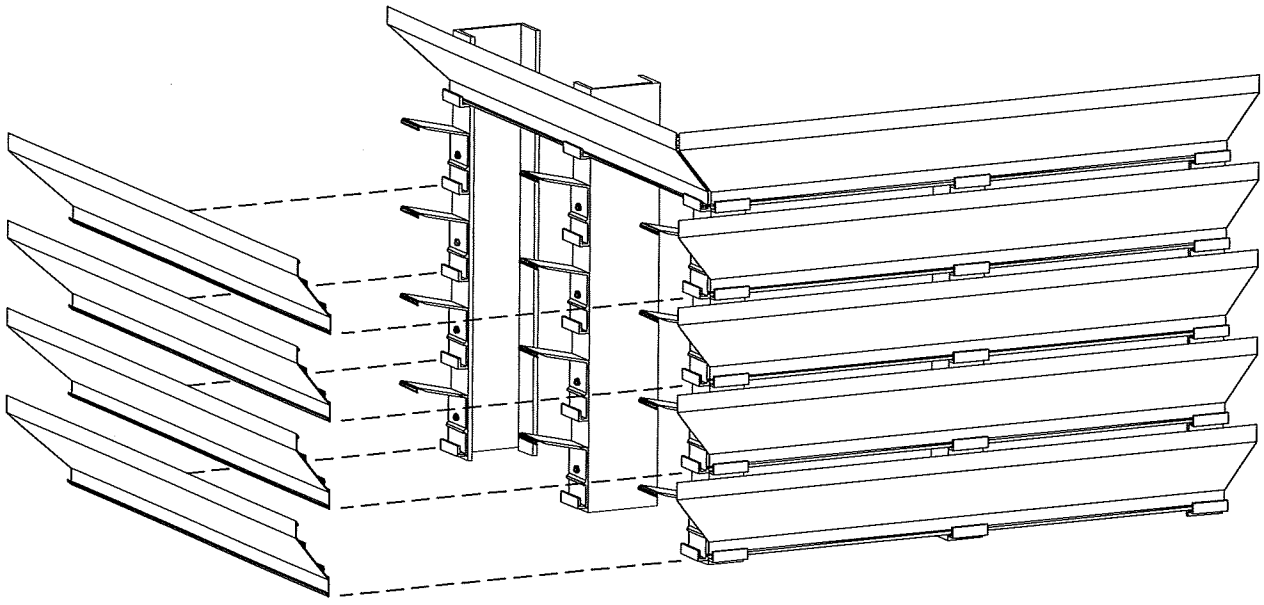
Construction Documents

A-901

3D PERSPECTIVES/ ISOMETRICS



VAC - 301



Construction Specialties™
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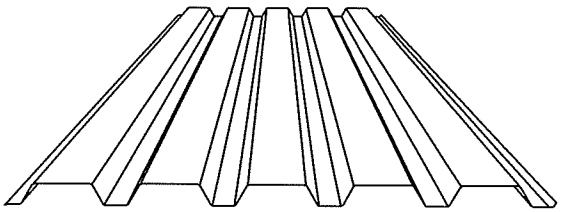
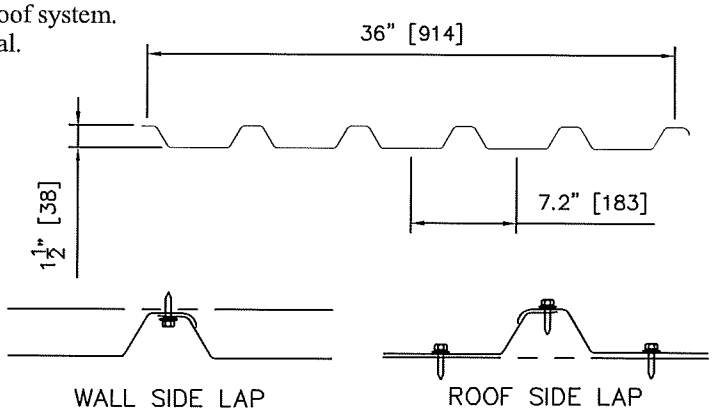
PROJECT: VAC-301	REVISION:
TITLE:	DATE: 1-19-15
SCALE: 1" = 1'	SHEET: 1 OF 1
DRW BY:	DRW NO : RD-

INSTALL VERTICAL

BR5-36



BR5-36 is a sturdy panel with 36" [914 mm] coverage, and uniformly spaced ribs at 7.2" [183 mm] o/c.
As a wall panel, BR5-36 laps in the low cell.
As a roof panel, BR5-36 is inverted so that the side lap occurs in the high cell.
BR5-36 may be used as a single skin or as an exterior panel in combination with an interior liner panel and subgirt to form a field-insulated wall or roof system. Wall systems may be vertical or horizontal.



Panel Availability[1]

Panel thickness .....1 1/2" [38mm]
Panel coverage .....36" [914mm]
Laps (side) .....overlapping
(end) .....overlapping
Base material .....G90 galvanized; 37,000 psi [255 MPa] yield
Gages (standard) .....20 [.91mm], 22 [.76mm], 24 [.60mm]
(optional) .....18 [1.19mm][2]
Lengths (standard) .....5 ft. [1.524m] to 40 ft. [12.192m]
(optional) .....1 ft. [.3048m] to 5 ft. [1.524m] and 40 ft. [12.192m] to 48 ft. [14.6304m]
Curving .....see chart in Curving Section
Finishes .....see chart on page E1.9
Texture (standard) .....Smooth[3]
(optional) .....Embossed[4]
Protective coating .....see chart in Finishes Section

Special Applications

Information is available on special applications such as fire-rated walls, sound absorbing walls, sound resisting walls, corrosive exposure considerations, pressure release walls, special material and coating requirements as well as many other pertinent subjects; contact your local CENTRIA Sales Representative.

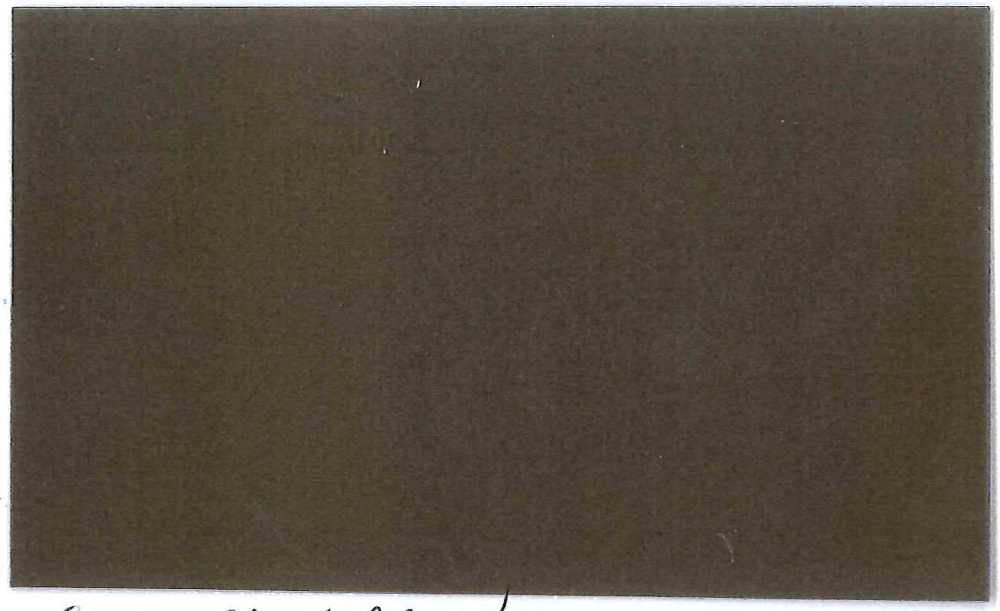
Accessories

1. Sealants (field applied)
2. Fasteners
3. Brake-formed flashings
4. Flat stock
5. MicroLine extrusions[5]
6. Composition closures
7. Metal profile closures
8. Liners
9. Subgirts
10. Roll or batt-type insulation
11. Horizontal corner panels
12. Others as required for job completion

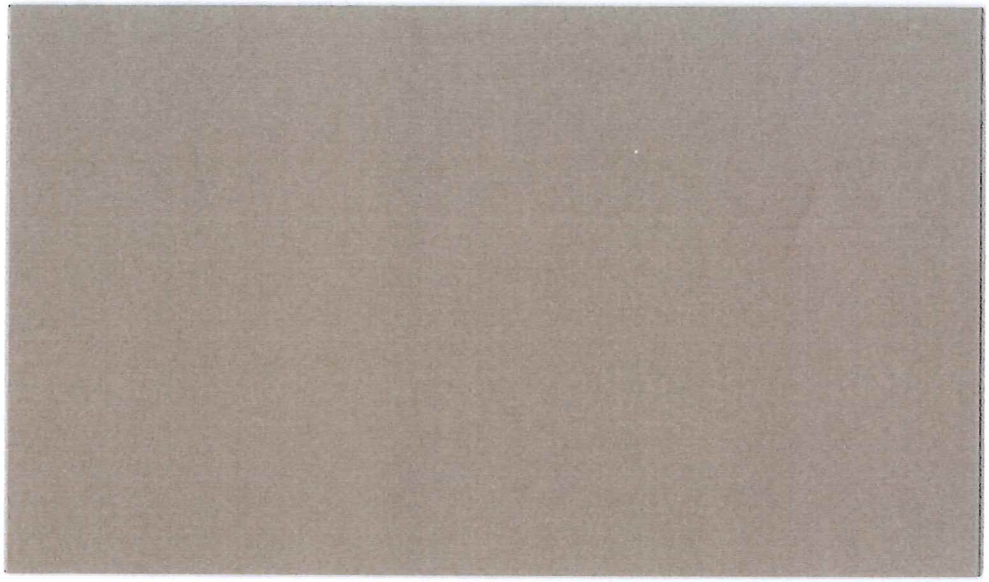
Notes

1. Minimum roof slope = 1" in 12" [25mm in 305mm]
2. BR5-36 must be inverted for roofing.
3. Panels must be ordered as "**roofing**" or "**siding**" to ensure painting of proper surfaces.
4. Panel length tolerance is ±1/4" [6mm].

[1] Alternate base material, panel lengths, gages and finishes may also be available. Oil canning within mill tolerances will not be cause for rejection.
[2] Versacor Plus is not available with 18 [1.19mm] gage.
[3] Versacor Plus is available embossed only and not smooth.
[4] Embossing is non-directional.
[5] MicroLine extrusions can be used with horizontally installed panels only consult CENTRIA.



9912 SAGE BROWN

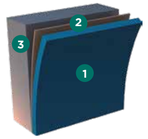


9963 XL COPPER METALLIC

PRISMATIC™ SOLID COLOR SERIES

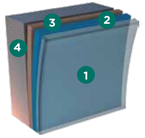
COATING SYSTEMS

Fluorofinish® Coating System is a durable, solid-color finish for architectural applications. The graffiti-resistant, PVDF coating contains 70% Kynar 500®/Hylar® 5000 resins.



1. 0.8 mil [20 micron] nominal PVDF Color Coat*
2. 0.2 mil [5.1 micron] nominal Primer
3. Metal Substrate

Duragard® Coating Systems offer a high-build architectural finish that provides reliable performance in color retention and fade resistance. Added protection is obtained with our **Duragard® Plus** coating that includes an additional 0.8 mil PVDF clear top coat.



Duragard Plus

1. 0.8 mil [20 micron] nominal PVDF Clear Coat*
2. 0.8 mil [20 micron] nominal PVDF Color Coat*
3. 0.8 mil [20 micron] nominal Primer
4. Metal Substrate

Duragard

0.8 mil [20 micron] nominal PVDF Color Coat*
0.8 mil [20 micron] nominal Primer

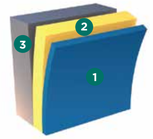
Please note all finish thicknesses shown are nominal.

*Polyvinylidene Fluoride (PVDF) coat contains 70% Kynar 500 or Hylar 5000 resin

Kynar 500 is a registered trademark of Arkema Inc.
Hylar 5000 is a registered trademark of Solvay Solvents, Inc.

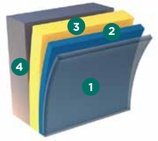
Versacor® ELITE Coating Systems are premium, high-build, multi-layer metal coating systems that provide the highest levels of protection in the harshest climatic or environmental conditions.

Versacor® ELITE PF features a solid color PVDF top coat. **Versacor® ELITE MX** has a PVDF pearlescent effect top coat. Both coatings are excellent for corrosive architectural applications and abrasion resistance.



1. 0.8 mil [20 micron] nominal PVDF Top Coat
2. 2.0 mil [50.8 micron] nominal Versacor Elite Barrier Coat Primer
3. Metal Substrate — G-90 galvanized steel, aluminum

Versacor® ELITE AM combines the superior corrosion resistance of the Versacor Elite barrier coat with a PVDF metallic color coat and the extra protection of another clear coat.



1. 0.5 mil [12.7 micron] nominal Clear Coat
2. 0.8 mil [20 micron] nominal PVDF Metallic Effect Color Coat
3. 2.0 mil [50.8micron] nominal Versacor Elite Barrier Coat
4. Metal Substrate — G-90 galvanized steel, aluminum

What is Reverse Side Coating Protection?
As an added layer of protection for exterior walls, 2-mil-thick [50.8 micron] Versacor barrier coat with a 0.5 mil [12.7 micron] polyester topcoat is applied to the interior liner of the metal substrate to protect against corrosion.

PRISMATIC SERIES COLORS

Available in a wide range of colors and Fluorofinish, Allura, Duragard and Versacor Elite Coating Systems.

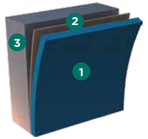
179 Regal White
996 Crushed Ice
993 Off-White
995 Cambridge White
310 Bone White
994 Colonial White
5012 Marble
992 Lee Ivory
133 Sandstone
1760 Limestone
142 Surrey Beige
9910 Light Seawolf
9911 Pebble
997 Prism Yellow
5444 Aged Copper
977 Moss
9933 Cypress Olive
978 Hunter Green
183 Evergreen
9932 Hartford Green
177 Slate Blue
9926 Arabian Blue
974 Teal Blue
9928 Cherokee Blue
200 Deep Blue Sea
9930 Night Horizon
9923 Granite
971 Chromium Gray
9917 Light Gray
9918 Dove Gray
9919 Fashion Gray
181 Slate Gray
9922 Steel Gray
9921 Charcoal Gray
9914 Midnight Bronze
154 Dark Bronze
9916 Rich Black
9912 Sage Brown
243 Mocha
9937 Mauve
156 Colonial Red
999 Aspen Gold

DARK COLORS ON THE RENDERING

SUNDANCE™ MICA AND METALLIC SERIES

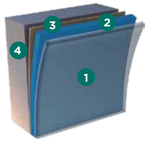
COATING SYSTEMS

Sundance Mica is a 2-coat system that provides a pearlescent appearance. Sundance Mica is a high performance PVDF finish that is an excellent, cost effective alternative to metallic finish systems requiring clear coats.



1. 0.8 mil [20 micron] nominal PVDF Color Coat*
2. 0.2 mil [5.1 micron] nominal Primer
3. Metal Substrate

Sundance AM is a Polyvinylidene fluoride (PVDF) 3-coat system that incorporates metal flakes in the color coat. A clear top coat protects the metal flakes and results in an outstanding metallic effect.



1. 0.5 mil [12.7 micron] nominal PVDF Clear Coat*
2. 0.8 mil [20 micron] nominal PVDF Color Coat*
3. 0.2 mil [5.1 micron] nominal Primer
4. Metal Substrate

Cost of CENTRIA coatings may vary depending on specific color and finish selection.

Colors shown are for preliminary selection only. Printed colors can vary from actual painted material.

CENTRIA panel finishes are applied using the coil coating process. Metallic and mica finishes may exhibit some directionality in the coating color. When specifying micas and metallic colors, directionality of the coating must be considered during estimating, fabricating, and installation.

SUNDANCE SERIES COLORS

Sundance Series Colors are scintillating micas and bright metallics that create truly dynamic aesthetics for your building. The appearance of Sundance Series colors can change as the sun moves across the sky, making color an active facet of your design.

SUNDANCE MICA 2-COAT

9946 Silversmith
9947 Gray Velvet
9948 Champagne Bronze
9949 Copper
9987 Bronze II
9951 Champagne Pearl
9989 Platinum
9988 Brick II
9954 Jade
9955 Blue

SUNDANCE AM ALUMINUM METALLIC 3-COAT

9956 XL Rosalind Rose
9957 XL Silver
9958 XL Champagne Gold
9959 XL Light Bronze
9960 XL Medium Gray
9962 XL Silver Gray
9963 XL Copper Metallic
9964 XL Medium Bronze
9965 XL Dark Bronze
9967 XL Pewter

LIGHT COLORS ON THE RENDERING

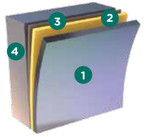
KOLORSHIFT™ IRIDESCENT SERIES

KOLORSHIFT SERIES COLORS

Kolorshift Series is an iridescent Polyvinylidene fluoride (PVDF) architectural coating that offers a whole new world of design possibilities. The color of the metal surface will change depending on the viewing angle or direction of sunlight. The result is a continuous iridescent color gradient. Custom colors are available with Kolorshift.

731 Hemlock
732 Dusty Rose
733 Green Shimmer
734 Purple Rain
735 Lightning Storm

COATING SYSTEM

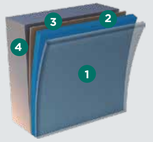


1. 0.8 mil [20 micron] nominal PVDF Top Coat*
2. 0.5 mil [12.7 micron] nominal Base Coat
3. 0.2 mil [5.1 micron] nominal Primer
4. Metal Substrate

CUSTOM COLOR

COATING SYSTEM

Custom Color coatings are durable PVDF based finishes available in 2-coat and 3-coat systems. These color coatings offer a bright, vibrant color to any architectural application. If your color choice is not found among our standard colors, contact CENTRIA for a custom color match.

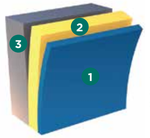


1. 0.5 mil [12.7 micron] nominal PVDF Clear Coat* (where required)
2. 0.8 mil [20 micron] nominal PVDF Color Coat*
3. 0.2 mil [5.1 micron] nominal Primer
4. Metal Substrate

ALLURA™ EARTH TONE SERIES

COATING SYSTEM

Allura is a premium PVDF coating that provides a matte, low-gloss finish, combined with a subtle aggregate texture.



1. 0.8 mil [20 micron] Color Coat
2. 0.2 mil [5.1 micron] nominal PVDF Primer
3. Metal Substrate

ALLURA TERRA COTTA SERIES COLORS

781 Adobe
782 Lava Rock
783 Sienna
784 Clay
785 Sedona

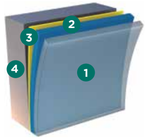
ALLURA NATURAL STONE SERIES COLORS

786 Beach
787 Grain
788 Shale
789 Bedrock
790 Quarry

CELESTIAL™ EFFECTS LUMINOUS SERIES

COATING SYSTEM

Celestial is a pre-finished coating that offers deep, brilliant colors that shimmer in the light.



1. 0.8 mil [20.3 micron] nominal Top Coat
2. 0.8 mil [5.1 micron] nominal Color Coat
3. 0.2 mil [10.2 micron] nominal Primer
4. Metal Substrate (thickness may vary)

CELESTIAL EFFECTS SERIES COLORS

801 White Gold
802 White Silver
803 Slate Silver
804 Platinum Silver
805 Charcoal Silver
806 Bronze Gold
807 Black Silver
808 Blue Silver

NOTE: Galvalume®, stainless and aluminum may not be available for all product profiles or coating systems. Galvalume® offers improved heat resistance only when used unpainted.
NOTE: Non-stock colors may be subject to a minimum quantity requirement or small order charges. Please consult CENTRIA.

INTERIOR COLOR

Unless specified otherwise, CENTRIA will provide a standard backer coat on the reverse side of single skin panels. Color may vary.

CENTRIA will provide a standard finish offering for the interior surfaces of foam panels. Other finishes available upon request.

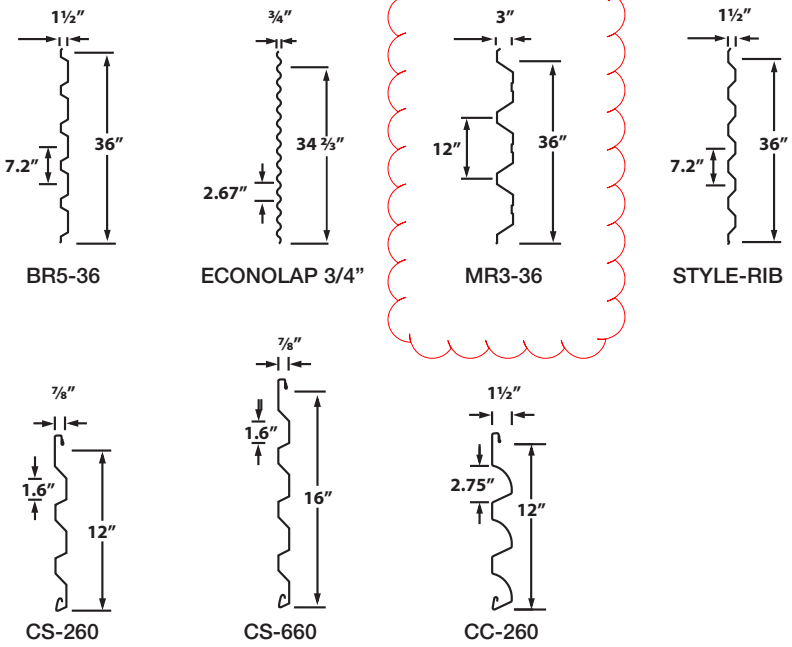
TECHNICAL DATA SHEET
ECOSCREEN® PERFORATED SCREENWALL
BR5-36, Econolap 3/4", MR3-36, Style-Rib, CS-260, CS-660, CC-260

DESCRIPTION

An assortment of profiles ranging from 12" [304.8mm] to 36" [914.4mm] wide with seven different perforation patterns makes EcoScreen the perfect selection of screening material to control light, provide air movement or secure and conceal operational equipment. All EcoScreen panels are exposed fastener and can be installed in vertical or horizontal applications. EcoScreen panels are available in 2B finished stainless steel or in CENTRIA's painted finishes on aluminum.

NOTES

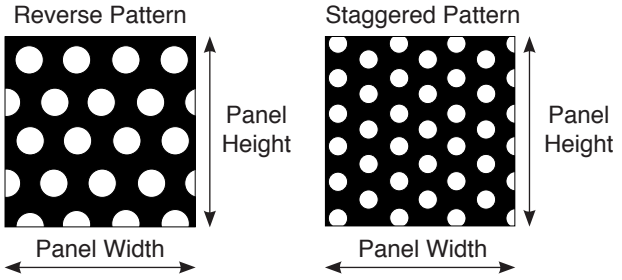
A. For information on special applications, contact your local CENTRIA Sales Representative.
B. All EcoScreen panels may be used on walls and soffits but not on roofs.
C. Panel length tolerance is ± 1/4" [6mm].
D. For protective coatings see CENTRIA color chart.
E. Oil canning within mill tolerances will not be cause for rejection.



PERFORATION PATTERN OPTIONS

OPEN/FREE AREA PERCENTAGE	PATTERN	DIAMETER	SPACING
10%*	Reverse	1/8"	3/8"
23%	Staggered	1/8"	1/4"
23%	Reverse	1/4"	1/2"
30%	Staggered	1/8"	7/32"
33%	Staggered	3/16"	5/16"
40%	Staggered*	1/8"	3/16"
40%*	Staggered	3/8"	9/16"

*Pattern is not available in stainless steel for Style-Rib, BR5-36 or MR3-36.



PANEL AVAILABILITY

	STAINLESS STEEL[1] (304)	ALUMINUM[1] (3003-H14)
PANEL THICKNESS	Dependent on profile, see illustrations above	Dependent on profile, see illustrations above
PANEL COVERAGE	Dependent on profile, see illustrations above	Dependent on profile, see illustrations above
SIDE LAP	Overlapping side joint for all profiles except CS and CC Interlocking side joints for CS and CC	Overlapping side joint for all profiles except CS and CC Interlocking side joints for CS and CC
END LAPS	Overlapping end joints for all panels except CS and CC. Reveal flashing, fin joint flashing or Microline extrusions for CS and CC panels.	Overlapping end joints for all panels except CS and CC. Reveal flashing, fin joint flashing or Microline extrusions for CS and CC panels.
STANDARD GAUGES[1]	20" [0.91mm]	0.040" [1.02mm]
STANDARD LENGTH	5' [1.524m] - 30' [9.144m]	5' [1.524m] - 20' [6.096m]
STANDARD TEXTURE	Smooth	Smooth
FINISHES	Standard - 2B Optional - #4 Brushed	See CENTRIA Color Chart

1. Alternate base material, panel lengths and gages may also be available. Contact CENTRIA.

CENTRIA®

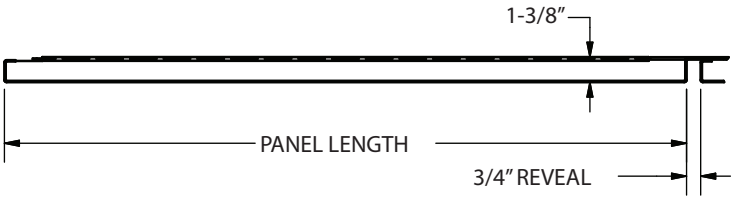
TECHNICAL DATA SHEET
INTERCEPT™ ENTYRE
PRE-FINISHED PANELS

DESCRIPTION

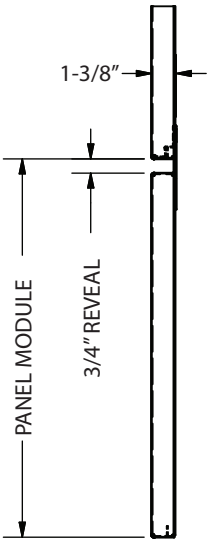
Intercept Entyre is a modular metal panel with concealed fastener attachement for exterior walls and soffits. Panels are 1-3/8" deep and available in 0.060" thick aluminum, 1.5mm zinc,18 gauge stainless steel or 0.050" copper. Standard vertical and horizontal panel joint reveals are 3/4" wide. The open joint Intercept Entyre may be installed in a variety of rainscreen applications to form a complete exterior wall system. System designs may vary from an uninsulated screen wall to Intercept Entyre with MetalWrap™ Series, an insulated composite backup panel system. Entyre integrates seamlessly with Intercept LVLZ, RZR, and HLZ for more dramatic plane changes. Pre-finished aluminum Intercept Entyre Panels are available with a 20-year standard finish warranty and unlimited color selection.

NOTES

A. For more information contact your local CENTRIA Sales Representative.
B. Panel Dimension Tolerance +/- 1/16".
C. Intercept Entyre is a sequentially installed panel system.



END JOINT



SIDE JOINT

GENERAL DESIGN OPTIONS

	0.060" ALUMINUM	1.5mm ZINC	18 GAUGE STAINLESS STEEL [1]	0.050" COPPER
MAXIMUM PANEL MODULE	See Chart (page 2)	See Chart (page 2)	See Chart (page 2)	See Chart (page 2)
MAXIMUM PANEL LENGTH	See Chart (page 2)	See Chart (page 2)	See Chart (page 2)	See Chart (page 2)
PANEL REVEAL WIDTH	3/4" [19mm]	3/4" [19mm]	3/4" [19mm]	3/4" [19mm]
PANEL SHAPES	Square or Rectangle	Square or Rectangle	Square or Rectangle	Square or Rectangle
PANEL DEPTH	1-3/8" [35mm]	1-3/8" [35mm]	1-3/8" [35mm]	1-3/8" [35mm]
STANDARD TEXTURE	Smooth	Natural	Natural	Natural
WEIGHT [2]	Approx. 1.5 lb. / sf.	Approx. 3.0 lb. / sf.	Approx. 2.5 lb. / sf.	Approx. 3.3 lb. / sf.
FINISHES [3]	Allura™, Celestial™ Effects Duragard®, Duragard® Plus, Fluorofinish®, Kolorshift™ , Sundance™ AM and Sundance™ Mica	See Zinc flyer for color options	#4 Brushed	Milled

1. The SS substrate used for an Intercept panel is similar in properties to series 440SS. Contact CENTRIA for more information about this particular substrate and how it compares to 304 series SS.
2. Approximate weights were calculated based on a 24" x 36" panel. Actual weights may vary.
3. Random direction, panel to panel variation expected.

CENTRIA®

TECHNICAL DATA SHEET
INTERCEPT™ ENTYRE
PRE-FINISHED PANELS

ALUMINUM

PANEL LENGTH (INCHES)

PANEL MODULE	12″	24″	36″	48″	60″	72″	84″	96″	108″	120″	132″	144″	156″
48″													
42″													
36″													
30″													
24″													
18″													
12-1/2″													
	1′-0″	2′-0″	3′-0″	4′-0″	5′-0″	6′-0″	7′-0″	8′-0″	9′-0″	10′-0″	11′-0″	12′-0″	13′-0″

PANEL LENGTH (FEET)

ZINC

PANEL LENGTH (INCHES)

PANEL MODULE	12″	24″	36″	48″	60″	72″	84″	96″	108″	120″	132″	144″	156″
30″													
24″													
18″													
12-1/2″													
	1′-0″	2′-0″	3′-0″	4′-0″	5′-0″	6′-0″	7′-0″	8′-0″	9′-0″	10′-0″	11′-0″	12′-0″	13′-0″

PANEL LENGTH (FEET)

STAINLESS

PANEL LENGTH (INCHES)

PANEL MODULE	12″	24″	36″	48″	60″	72″	84″	96″	108″	120″	132″	144″	156″
42″													
36″													
30″													
24″													
18″													
12-1/2″													
	1′-0″	2′-0″	3′-0″	4′-0″	5′-0″	6′-0″	7′-0″	8′-0″	9′-0″	10′-0″	11′-0″	12′-0″	13′-0″

PANEL LENGTH (FEET)

COPPER

PANEL LENGTH (INCHES)

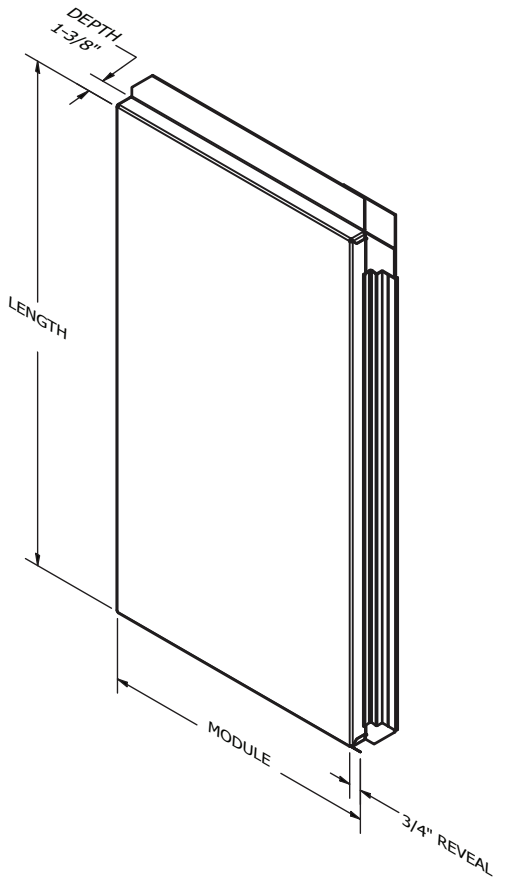
PANEL MODULE	12″	24″	36″	48″	60″	79″	84″	96″	108″	120″	132″	144″	156″
26″													
18″													
12-1/2″													
	1′-0″	2′-0″	3′-0″	4′-0″	5′-0″	6′-7″	7′-0″	8′-0″	9′-0″	10′-0″	11′-0″	12′-0″	13′-0″

PANEL LENGTH (FEET)

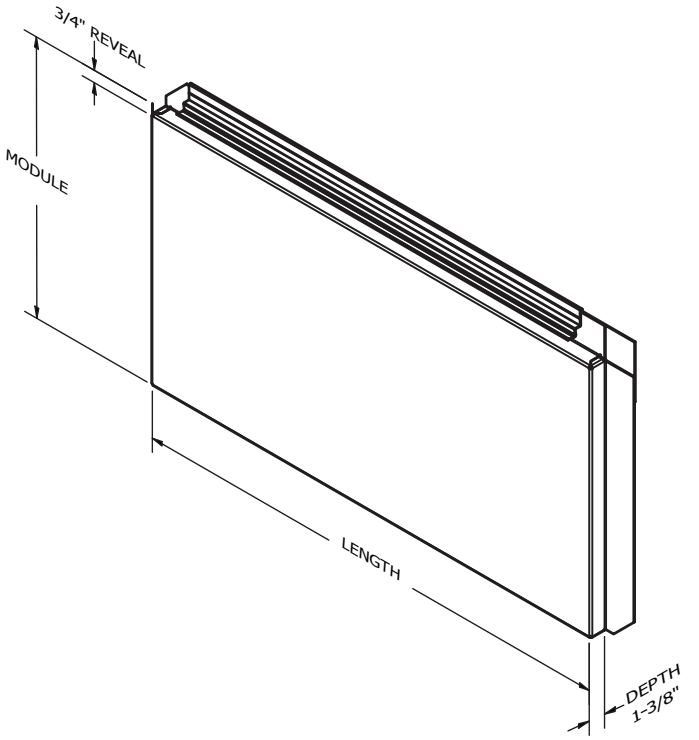
RECOMMENDED MAXIMUM PANEL DIMENSIONS

CONTACT CENTRIA FOR GUIDANCE

EXCEEDS SIZE LIMITS



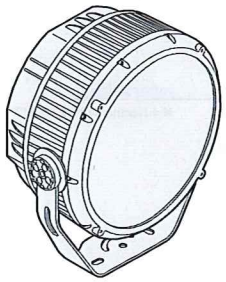
VERTICAL PANEL



HORIZONTAL PANEL

Dyna Drum HO QW™

ACCLAIM LIGHTING



Client:

Project:

Type:

Order Code:

Quantity:

The **Dyna Drum HO QW** is a high output, outdoor rated, quad color LED flood fixture. It features an adjustable yoke, on-board digital display, and a 100-277VAC internal power supply. The quad color chip provides improved color mixing and more saturated colors over single source LED fixtures. It is ideal for facade lighting applications, and as an area flood light.

Specifications

Color Temperature	Quad color chip, RGBW (W=6000K)
Beam Angle	10" (standard), 20", 40", 60" spread lens options
Total Lumens	5736
Center Beam Candela	124,016
Control	DMX-512, 4 channels per fixture
Max Fixtures in Series	32, via DMX-512
Effective Projected Area	0.094 Square meter, maximum wind exposure
Power Consumption	237W at steady state
Operating Voltage	100-277VAC, 50/60Hz
Lumen Maintenance	L70 @ 120,000 Hours (25° C)
Finish	Gray (Standard), White or Black (Optional)
Housing Material	Die Cast Aluminum, Optional Marine Environment Coating Available
Operating Temperature	-40° F to 122° F (-40° C to 50° C)
IP Rating	IP66, Wet Location
Fixture Connectors	Attached 5' (1.5m) IP 66 AC Power + Signal Cable
Warranty	5 Year Limited Warranty
Weight	30 lbs (13.6 kg)
Dimensions	15.1"x 15.7"x 7.6" (385mm x 400mm x 194mm)
Certifications	

Dyna Drum HO QW™

ACCLAIM LIGHTING

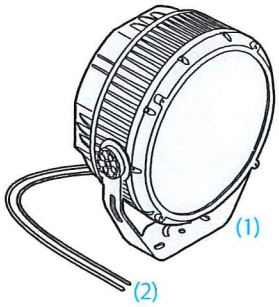
Order Codes

* Indicates Special Order

DDB - 2 # 1 - A C H N

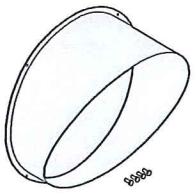
- **DDB** — Version: B = HO QW
- **2** — Control: 2 = DMX
- **#** — Housing Color: 1 = Black*, 2 = White*, 4 = Gray, 7 = Custom*
- **1** — Lens Cover: A = Clear
- **A** — Size: A = Standard
- **C** — Beam:
- **H** — Color: H = QW (RGBW)
- **N** — Input Voltage: N = Normal (100-277VAC)

Supplied Items



All variants supplied with integral mounting yoke (1) and 5 foot (1.5m) power/control tails (2).

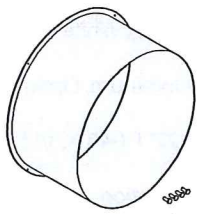
Optional Items



Half Snoot (13" ø x 7.9" x 1.6")

Gray: DDHOHSG
Black: DDHOHSB
White: DDHOHSW

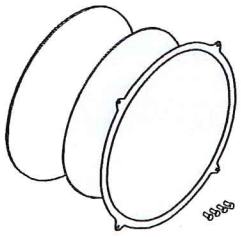
Includes four M4 mounting screws



Full Snoot (13" ø x 9")

Gray: DDHOFSG
Black: DDHOFSB
White: DDHOFSW

Includes four M4 mounting screws



Spread Lens Kits

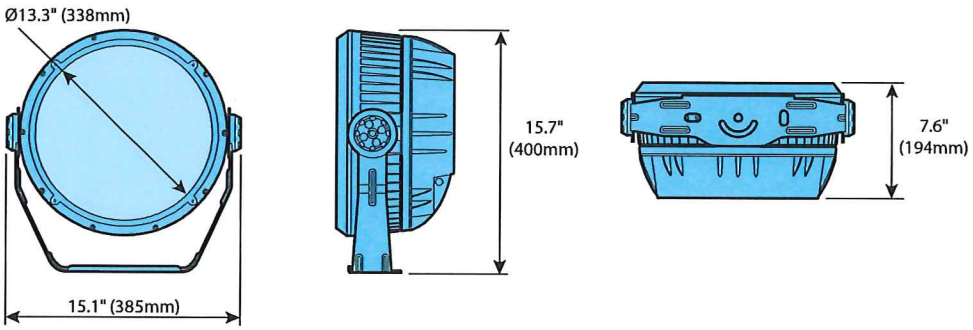
20" beam: DDHSL20
40" beam: DDHSL40
60" beam: DDHSL60
10" x 60" beam: DDHSL1060

Includes four M4 mounting screws

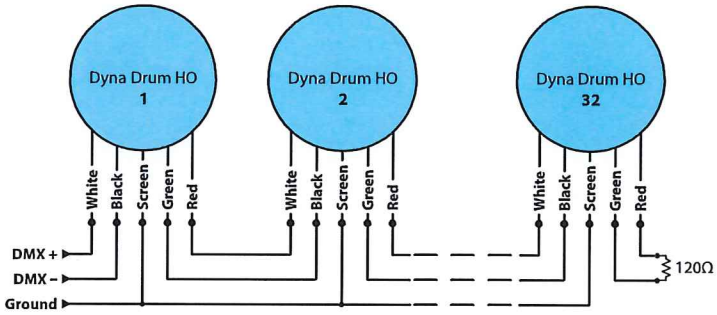
Dyna Drum HO QW™

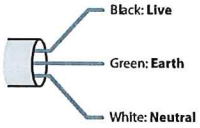
ACCLAIM LIGHTING

Dimensions

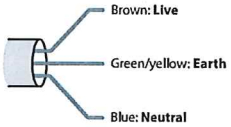


Wiring





Power cord colors
US version



Power cord colors
European version

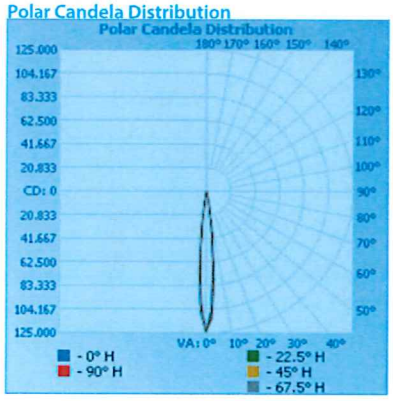
Photometrics

For IES & Revit files, please visit acclaimlighting.com

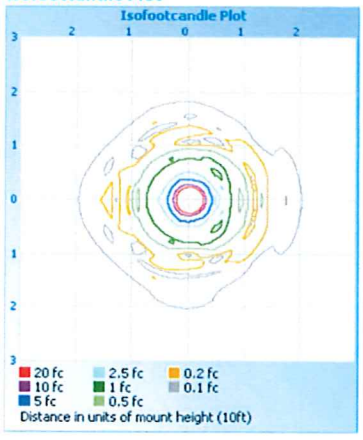
Zonal Lumen Summary

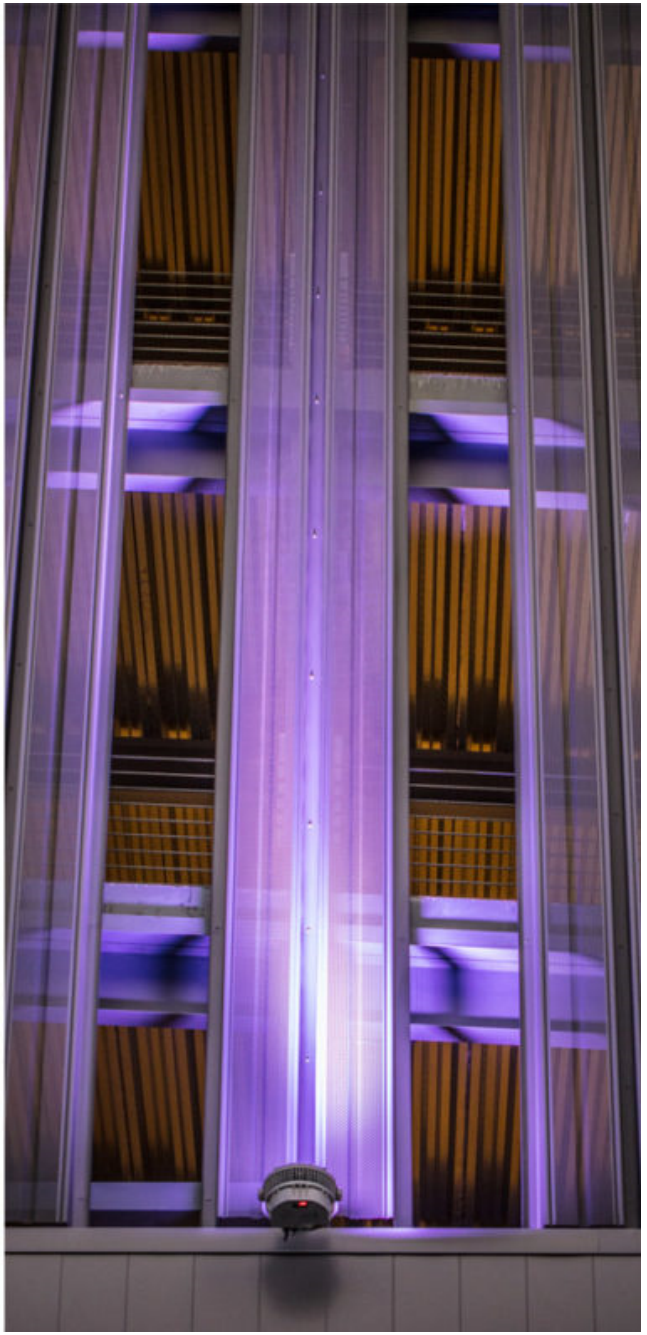
Zone	Lumens	%
0-60	5623	98
60-90	110.7	1.9
90-180	3.1	0.1
Total	**5736.8**	**100**

Polar Candela Distribution



Isofootcandle Plot





LIGHTING WILL BE SIMILAR TO THIS LIGHTING. THERE WILL BE UPLIGHTS THAT WASH THE WALL