

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-359
ADDRESS: 908 S LAREDO ST
LEGAL DESCRIPTION: NCB 921 (SPC OPERATIONS CENTER), BLOCK 1 LOT 28
ZONING: C-3NA, RIO-7
CITY COUNCIL DIST.: 1
APPLICANT: Richard De La Cruz
OWNER: SAN ANTONIO RIVER AUTHORITY
TYPE OF WORK: New construction of a service structure
APPLICATION RECEIVED: August 13, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

APPLICABLE CITATIONS:

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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 edge to the building face, whichever is lesser, parallel to the river for the length of the property.
- B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.
- C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

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

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject

to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant

must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those

buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

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

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

(2) Prohibition of Structures, Buildings, Roofs or Skywalks Over the River Channel. No structure, building, roof or

skywalk may be constructed over the river channel, or by-pass channel with the exception of structures for flood control purposes, open air pedestrian bridges at ground or river level, and street bridges. The river channel is the natural course of the river as modified for flood control purposes and the Pershing-Catalpa ditch.

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

(1) Two or More Buildings on a Site.

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

(2) Primary and Secondary Entrances

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

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

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and

detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has

fewer or simpler architectural elements.

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

(1) Visual Impacts of Cut and Fill. Divide a grade change of more than ten (10) vertical feet into a series of benches

and terraces. Terrace steep slopes following site contours. When creating site benches, using sloped "transitional areas" as part of the required landscaping is appropriate.

(2) Minimize the Potential for Erosion at the Riverbank. Grade slopes at a stable angle not to exceed four to one (4:1)

and provide plant material that will stabilize the soil such as vigorous ground covers, vines or turf planting that are native and noninvasive species as found on the permissible plant list maintained by the parks and recreation

department. Use of stabilizing materials such as geo-web or geo-grid is permitted as long as plant material is used to conceal the grid.

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

(3) Retaining Walls. Limit the height of a retaining wall to less than six (6) feet. If the retaining wall must exceed six

(6) feet, a series of six-foot terrace walls is acceptable. Walls at dams and locks are excluded from this requirement. If

in the opinion of the historic preservation officer a higher wall is consistent with the adopted conceptual plan of the

river, a higher wall (not to exceed twelve (12) feet) is allowed. Materials used for the walls may include limestone, stucco, brick, clay, tile, timber, or textured concrete. (see Figure 673-2)

(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original

path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

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

patio. Using an open concrete basin as a detention pond is prohibited.

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry

wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.

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

(7) Roof Drainage into the River.

A. All roof drainage and other run-off drainage shall conform to public works department standards so that they \

drain into sewer and storm drains rather than the river. Drainage of this type shall not be piped into the river unless the outlet is below the normal waterline of the river at normal flow rates.

B. All downspouts or gutters draining water from roofs or parapets shall be extended underground under walks

and patios to the San Antonio River's edge or stormwater detention facility so that such drainage will not erode or

otherwise damage the Riverwalk, landscaping or river retaining walls.

C. All piping and air-conditioning wastewater systems shall be kept in good repair. Water to be drained purposely

from these systems, after being tested and adjudged free from pollution, shall be drained in the same manner prescribed in subsection (7)A. above.

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

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

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

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

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

(1) Provide Variety in Landscape Design. Provide variety in the landscape experience along the river by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including

plants, shall be the same as those on adjacent properties. (see Figure 673-4).

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

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

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

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

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

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

E. 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

foot-candles between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6)

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

as ambient light levels no greater than the lumen output of a one hundred-watt incandescent light bulb as long

as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from

the river hike and bike pathways with a landscape buffer.

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

Any structural part of the fixture providing this cut-off angle must be permanently affixed.

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half

(½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

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

(3) Light Temperature and Color.

A. Light temperature and color shall be between 2500° K and 3500° K with a color rendition index (CRI) of eighty (80) or higher, respectively. This restriction is limited to all outdoor spaces adjoining and visible from

the river right-of-way and from the interior spaces adjoining the river right-of-way on the river level and ground floor level. Levels shall be determined by product specifications.

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

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

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

C. Fixtures shall not distract from, or obscure important architectural features of the building. Lighting

fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

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

- A. Flashing lights.
- B. Rotating lights.
- C. Chaser lights.
- D. Exposed neon.
- E. Seasonal decorating lights such as festoon, string or rope lights, except between November 20 and

January

10.

- F. Flood lamps.

(6) Minimize the visual impacts of lighting in parking areas in order to enhance the perception of the nighttime sky

and to prevent glare onto adjacent properties. Parking lot light poles are limited to thirty (30) feet in height, shall have

a 90° cutoff angle so as to not emit light above the horizontal plane.

(k) Curbs and Gutters.

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

- A. Install curbs and gutter along the street edge at the time of improving a parcel.
- B. In order to preserve the rural character of RIO-5 and RIO-6, the HPO in coordination with public works

and

the development services department may waive the requirement of curbs and gutters.

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

(1) A stair, ramp or elevator connecting the publicly owned pathway at the river to private property along the river is

allowed by right at the following locations:

- A. At all street and vehicular bridge crossings over the river.
- B. Where publicly owned streets dead end into the river.
- C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a two-foot

or

less grade change between the private property and the pathway.

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

at the river then the following conditions apply:

A. Access to the publicly owned pathway is limited to one (1) connection per property, with the exception that

connections are always allowed at street and vehicular bridge crossings. For example if one (1) property extends

the entire block face from street crossing to street crossing the owner would be allowed three (3) access points if

the distance requirements were met.

B. The minimum distance between access points shall be ninety-five (95) feet. Only street and vehicular bridge

connections are exempted. Mid-block access points must meet this requirement.

C. Reciprocal access agreements between property owners are permitted.

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

A. The primary gateway from a development to the publicly owned pathway at the river shall be defined by an

architectural or landscape element made of stone, brick, tile, metal, rough hewn cedar or hand-formed concrete

or through the use of distinctive plantings or planting beds.

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

(1) Landscape Buffers Shall be Used in the Following Circumstances: To buffer the edges of a parking lot from pedestrian ways and outdoor use areas, (such as patios, and courtyards), and as an option to screening in order to buffer service areas, garbage disposal areas, mechanical equipment, storage areas, maintenance yards, equipment

storage areas and other similar activities that by their nature create unsightly views from pedestrian ways, streets,

public ROWs and adjoining property.

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

(3) Exceptions for Site Constraints. Due to site constraints, in all RIOs and specifically for "RIO-3" where there is

less than ten (10) feet to provide for the minimum landscape berm, a screen may be used in conjunction with plantings to meet the intent of these standards. For example a low site wall may be combined with plant materials to

create a buffer with a lesser cross sectional width.

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

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

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

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

A. Position utility boxes so that they cannot be seen from the public Riverwalk path, or from major streets, by

locating them on the sides of buildings and away from pedestrian and vehicular routes. Locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield

from public view is preferred.

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

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

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

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

the block face.

B. A wall will be considered compatible if it uses the same material as other buildings on the block, or is painted

a neutral color such as beige, gray or dark green or if it is in keeping with the color scheme of the adjacent building.

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

Sec. 35-674. Building Design Principles

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

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

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

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

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design.

Architectural

elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

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

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

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

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

(4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1

divide the facade of building into modules that express traditional dimensions.

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

Table 674-1

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

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

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten

(10)

percent of the vertical height; or

- Change the roof form of each building module to help express the different modules of the building

mass;

or

• Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

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

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

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

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

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

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

Table 674-2

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

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

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

the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.

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

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

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five

(75) percent of walls (excluding window fenestrations) shall be composed of the following:

A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural

clay tile and cast stone. Concrete masonry units (CMU) are not allowed.

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

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

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

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

only:

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

B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels

comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

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

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

C. Bright colors may highlight entrances or architectural features.

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

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

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

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

A. High rise buildings, more than one hundred (100) feet tall, shall terminate with a distinctive top or cap.

This

can be accomplished by:

- i. Reducing the bulk of the top twenty (20) percent of the building by ten (10) percent.
- ii. By stepping back the top twenty (20) percent of the building.
- iii. Changing the material of the cap.

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

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

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

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

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

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

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

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

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

E. Entrances should not use excessive storefront systems.

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

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

B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary

building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a

building. That is, in traditional building along the river, the backs of building were designed with simpler details,

and appear less formal than the street facades.

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

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

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are

a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

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

be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

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

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

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

(2) Materials and Color.

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

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

lettering for signage.

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

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

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

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

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;

(2)USGS maps;

(3)Soil Survey maps;

(4)Distance to water;

(5)Topographical data;

(6)Predictive settlement patterns;

- (7) Archival research and historic maps;
- (8) Data on file at the office of historic preservation.

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

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

Sec. 35-674.02. - Building Design Principles in RIO-7.

This section provides policies and standards for the design of commercial, multi-family developments in excess of eight (8) units, and single-family developments in excess of five (5) units, institutional developments, and industrial buildings within the river improvement overlay districts. In general, principles align with the standards and guidelines established for the Downtown Business District.

- (a) **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) Reduce large floor plates and varying a building's height through the creation of smaller structures or facades when designing large projects that consume half a block or more. Sculpt a building's mass to avoid large bulky structures, which provide more visual monotony than variety. It is the well-balanced variety of building massing and textures of shadow, light and materials that in total adds to the richness of the built environment.
 - (2) Design building massing to reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.
 - A. Divide large building facades into a series of appropriately scaled modules so that no building segment is more than ninety (90) feet in length. Consider dividing a larger building into "modules" that are similar in scale.
 - B. Monolithic slab-like structures that wall off views and overshadow the surrounding neighborhood are discouraged.
 - C. New buildings over seventy-five (75) feet tall should incorporate design elements that provide a base, middle and a top. Buildings less than seventy-five (75) feet should have a pedestrian scaled base with a cornice, eave, or other architectural element that gives the building a discernable edge at the top story.
 - D. Where a new building is infilled between an existing historic buildings on a block:
 - i. The new building should, to the extent possible, maintain the alignment of horizontal elements along the block.
 - ii. Floor-to-floor heights should appear to be similar to those seen in the area, particularly the window fenestration.

- iii. 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.
- (b) **Height.** Building heights vary along the creek corridor, from one-story houses to high-rises. This diversity of building heights is expected to continue. Building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the creek and other significant landmarks are provided while allowing the appropriate density for an area.
 - A. The maximum building height and creek-side building step-backs shall be as defined in Table 674-3.
 - B. Building step-backs shall be at least fifteen (15) feet.
 - C. Buildings may be built to the height allowed without stepping back by aligning the lower floors with step-back-line creating more street level open space between the building and the creek.
- (1) High-rise towers above ten (10) stories are encouraged in RIO-7a and allowed in RIO-7b when not in conflict with the Historic Design Guidelines. Towers are not allowed to form a continuous wall along the creek but shall be carefully sited to provide both views and privacy. Tower forms should be simple yet elegant and add a sculptural quality to the Downtown San Antonio skyline.
 - A. Towers should be combined with other building forms along the creek including townhouses, stacked flats, and mid-rise mixed-use buildings to create a variety of residential and office opportunities.
 - B. Towers should have their massing designed to reduce overall bulk and to appear slender as they ascend higher.
 - C. Towers may extend directly up from the property line at the street and are not required to be setback.
 - D. Tower siting and massing should maintain key views toward important natural or man-made features.
 - E. Design the middle segment or tower of the building to break up the overall bulk into smaller segments and address impacts such as shadowing and views. Reduce the perception of mass through architectural detailing such as changes of materials and color.
 - F. Design the top of buildings to be a "fifth facade" that may be distinctive against the skyline when looked up to or viewed from above. A well-designed roofline creates opportunities for sky views and views to distinctive landmarks; creates opportunities for sunlight to reach the ground, and orients the public when wayfinding. Design the top of the building and/or the top of its podium to include opportunity for communal outdoor amenity space and/or a place for environmental innovation such as green roofs, rainwater recovery and solar panels.
 - G. Towers should be designed to achieve a simple faceted geometry and large vertical plane movement. They should not appear overwrought or to have over-manipulated elements.
 - H. Towers that emulate a more streamline modern style should provide variation through subtle details in the curtain wall, and the articulation of a human-scaled base at the street level.
 - I. If a project has more than one tower, they should be complementary to each other and employ the same architectural design approach.
 - J. Generally, buildings over one hundred fifty (150) feet tall should not be historicized. They should represent contemporary interventions in the skyline.
 - K. A tower's primary building entrances should be designed at a scale appropriate to the overall size and design of the tower and be clearly marked.

- L. A building's top should be delineated with a change of detail and meet the sky with a thinner form, or tapered point. Unarticulated, flat-topped buildings are not desired in Downtown San Antonio's skyline.
 - M. Mechanical Penthouses should be integrated into the tower design and should not appear as a separate element, as shown in Figure 5.7.
- (2) Low-rise and mid-rise buildings are encouraged in RIO-7c, RIO-7d, and RIO-7e.
 - (3) In RIO 7-d, organize the mass of the building to step back from established residential neighborhoods. Where a commercial, mixed-use residential, multi-family or industrial use abuts a single-family residential development, or is across the street from a single-family residential development, the following standards shall apply:
 - A. The massing of the building shall not exceed twenty-five (25) feet in height at the setback line. The building mass can continue upward within a 45-degree building envelope for a distance of fifty (50) feet measured horizontally from the building face, at which point the building massing may continue vertically to the height established in subsection 35-674(c).
- (c) **Materials and Finishes.** *After establishing a new building's overall massing and vertical and horizontal variation, it is important to develop a building's visual character at the level of material choices and detailing. The interplay of materials, windows and other elements should support the larger design principles as articulated by the architect. Ensure that buildings have architecturally detailed facades, where publicly visible, with no blank or featureless sides in anticipation of abutting to potential development in later phases or on adjacent land.*
- (1) Buildings are supposed to aim for a "timeless design" and employ sustainable materials and careful detailing that have proven longevity.
 - A. San Antonio has strong sun conditions. Use deep reveals to get shadow lines and if colors are desired, saturated colors and evaluate these outside on site.
 - B. Feature long-lived and local materials such as split limestone, brick and stone. The material palette should provide variety, reinforce massing and changes in the horizontal or vertical plane.
 - C. Use especially durable materials on ground floor facades.
 - D. Generally, stucco is not desirable on the ground floor as it is not particularly durable. Detail buildings with rigor and clarity to reinforce the architect's design intentions and to help set a standard of quality to guild the built results.
 - E. To provide visual variety and depth, layer the building skin and provide a variety of textures that bear a direct relationship to the building's massing and structural elements. The skin should reinforce the integrity of the design concept and the building's structural elements as seen in Figure 7.5 and 7.6 of the Downtown Design Guide and not appear as surface pastiche.
 - F. Layering can also be achieved through extension of two (2) adjacent building planes that are extended from the primary facade to provide a modern sculptural composition.
 - G. Cut outs (often used to create sky gardens) should be an appropriate scale and provide a comfortable, usable outdoor space.
 - H. Design curtain walls with detail and texture, while employing the highest quality materials.
 - I. Design the color palette for a building to reinforce building identity and complement changes in the horizontal or vertical plane.
 - J. Value-added materials, such as stone should be placed at the base of the building, especially at the first floor level. Select materials suitable for a pedestrian urban environment. Impervious materials such as stone, metal or glass should be used on the building exterior. Materials will be made graffiti resistant or be easily repainted.

- K. Corner buildings at prominent intersections require a higher standard of articulation, detailing, and architectural treatment than other buildings within the middle of the block.
- L. RIO-7e is a mixed-use transition area with single family houses, some masonry commercial buildings, concrete warehouses, and long metal sheds built next to railroad sidings. In this district, the historic preservation officer may approve non-traditional building materials, like corrugated metal siding and concrete panels, if well detailed and compatible with the traditional building forms and scale of the district.

(2) **Prohibited Exterior Materials.**

- A. Imitation stone (fiberglass or plastic);
- B. Plywood or decorative exterior plywood;
- C. "Lumpy" stucco, CMU;
- D. Rough sawn or "natural" (unfinished) wood, EIFS;
- E. Used brick with no fired face (salvaged from interior walls);
- F. Imitation wood siding;
- G. Plastic panels.

(e) **Pedestrian Orientation.** New buildings should follow the principles of good urban design, creating active street and creek facades and focusing on enhancing the public realm of the streets and the creek.

- (1) Buildings ought to create a familiar rhythm relative to the overall street. The rhythm and pattern helps to tie the street together visually and provides the pedestrian with a standard measurement of progress. Reinforcement of this facade rhythm is encouraged in new buildings, even if a singular structure (see Figure 7.1 in the Downtown Design Guide).
- (2) New development ought to respect the existing fabric of the community by reflecting historic mixed-use development patterns, through the use of building indentations, relationship to the street, first floor plate height, breaks in buildings for open space, and changes in color to avoid monolithic and monochromatic developments.
- (3) **Horizontal Variation.** Vary the horizontal plane of a building to provide visual interest and enrich the pedestrian experience, while contributing to the quality and definition of the street wall.
 - A. Provide well-marked entrances to cue access and use. Enhance all public entrances to a building through the use of compatible architectural or graphic treatment. Main building entrance shall read differently from retail storefronts, restaurant, and commercial entrances.
 - B. Avoid continuous massing longer than ninety (90) feet not articulated with shadow relief, projections and recessed. If massing extends beyond the is length, it needs to be visibly articulated as several smaller masses using different material, vertical breaks, such as expressed bay widths, or other architectural elements.
 - C. Horizontal variation should be of an appropriate scale and reflect changes in the building uses or structure as seen in Figure 7.2.4 of the Downtown Design Guide.
 - D. Vary details and materials horizontally to provide scale and three-dimensional qualities to the building.
 - E. While blank street wall facades are discouraged, there is usually one side of the building that is less prominent (often times called "back of house").
- (4) **Vertical Variation.** Both classical and modern buildings can exhibit basic principles of visual order in the vertical plane—often with a distinct base (street and pedestrian lower levels), a middle (core mid-section, and often consistent for multiple floors of a mid- to high-rise building), and a top (the upper level

that distinguishes a building and defines how it "meets the sky") as seen in Figure 7.3 of the Downtown Design Guide.

- A. Modern or contemporary building designs often layer this principle with more variation and syncopation to create interesting architectural composition as seen in Figure 7.4 of the Downtown Design Guide. Whenever a new infill building is proposed between two (2) existing structures, every attempt should be made to maintain the characteristic rhythm, proportion, and spacing of existing door and window openings.
 - B. Variation in the vertical plane of a building ought to define the building's uses and visually differentiate ground floor uses, from core functions and how the building "meets the sky."
 - i. Employ a different architectural treatment on the ground floor facade than on the upper floors, and feature high quality materials that add scale, texture and variety at the pedestrian level.
 - ii. Vertically articulate the street wall facade, establishing different treatment for the building's base, (middle and top) and use balconies, fenestration, or other elements to create an interesting pattern of projections and recesses.
 - iii. Provide an identifiable break between the building's ground floors and upper floors designed for office or other use. This break may include a change in material, change in fenestration pattern or similar means.
 - iv. In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new infill structures whenever possible.
 - v. On facades exposed to the sun, employ shade and shadow created by reveals, surface changes, overhangs, and sunshades to provide sustainable benefits and visual interest.
 - vi. Buildings taller than seventy-five (75) feet should employ at least two (2) vertical breaks or reveals greater than three (3) feet in depth to divide the bulkiness of the mass.
- (5) **Fenestration.** Provide high-performance, well-detailed windows and doors that add to the depth and scale of a building's facade.
- A. Windows are to be as transparent as possible at the ground floor of the building, with preference given to grey, low-e glass (eighty-eight (88) percent light transmission).
 - B. Window placement, size, material and style should help define a building's architectural style and integrity.
 - C. In buildings other than curtain wall buildings, windows should be recessed (set back) from the exterior building wall, except where inappropriate to the building's architectural style. Generally, the required recess may not be accomplished by the use of plantings around the window.
 - D. Windows and doors should be well-detailed where they meet the exterior wall to provide adequate weather protection and to create a shadow line.
 - E. Windows on upper floors should be proportioned and placed in relation to grouping of storefront or other windows and elements in the base floor. Windows should have a vertical emphasis.
 - F. **Glazing.** Incorporate glazing that contributes to a warm, inviting environment for interior spaces.
 - i. Ground-floor window and door glazing should be transparent and non-reflective.
 - ii. Above the ground floor, both curtain wall and window and door glazing should have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
 - iii. A limited amount of translucent glazing at the ground floor may be used to provide privacy.
- (6) **Street Wall.** In order to support a pedestrian-oriented public realm, retail or commercial streets should be framed by buildings uniformly placed at the sidewalk with no setback as seen in Figure 5.5 of the

Downtown Design Guide. The height of the street wall is an important element in shaping the character of the public realm. Design building walls along the sidewalk (Street Walls) to define the street and to provide a comfortable scale for pedestrians.

- A. Street walls should be located against the back of sidewalk.
 - B. Walls above the ground floor that step back from the ground floor street wall are considered to be part of the street wall.
 - C. Breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-through, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs.
 - D. An identifiable break should be provided between a building's retail floors (ground level and, in some cases, second and third floors) and upper floors. This break may consist of a change in material, change in fenestration, or similar means.
 - E. Vertical breaks should also be taken into account with fenestration such as columns or bays.
 - F. When a property is situated in such a manner as to appear to be the terminus at the end of a street or at a prominent curve in the creek, buildings should incorporate an architectural feature that will provide a focal point at the end of the view. These features may include:
 - i. Enhanced building facade.
 - ii. Enhanced garden or landscape in an open space.
 - iii. Variation in roof shape.
 - iv. Change material and color.
 - v. Tower element.
- (7) In contrast to the design of buildings along the sidewalks described in (b)(9) the creek side of buildings should not establish a uniform, aligned wall but rather a series of related and connected gardens, plazas, and patios. These On-site Open Spaces (see subsection 35-673(q)) should be integrated with the San Pedro Creek Improvements Project. Where a building facade faces the creek it should recognize the historic proportions of lots and resulting building forms. Lots were generally seventy (70) to ninety (90) feet wide along the creek but several hundred feet deep. The resulting building forms are long bar-shapes running perpendicular to the creek.
- A. The best views of the creek are generally perpendicular to the creek not parallel to the creek. Rectangular buildings should have the narrow face parallel to the creek and the long face perpendicular to the creek. See Figure 674-1.
 - i. Bends in the creek provide a unique opportunity for siting buildings to maximize views and may provide unique challenges. The Historic Preservation Officer may consider different building orientations for these sites if the overall goals for RIO-7 are met.
 - B. Buildings are not allowed to have a continuous, flat facade lot-line to lot-line along the creek property line. Building massing should turn perpendicular to the creek and form gardens, courts, patios, paseos, and plazas between buildings and/or different building masses. Windows, balconies, or other ways of viewing these publically accessible open spaces is high encouraged. The following On-Site Open Spaces required by building length may be used as one of the On-Site Open Spaces required by Table 673-3.
 - i. The maximum length of a building wall plane is ninety (90) feet. Buildings with facades longer than ninety (90) feet must use side-yard courts, courtyards, or forecourts to divide the facade into modules less than ninety (90) feet long.
 - ii. Buildings or a collection of buildings built concurrently with a creek-face longer than two hundred seventy (270) feet are required to have a forecourt, courtyard, creek-side plaza,

garden, paseo, or pedestrian-oriented service drive to divide the mass of the building and provide publicly accessible open space.

- iii. Single developments with three hundred (300) linear feet of creek frontage or greater should have at least two (2) distinct building types or building heights along the creek property line with no more than seventy (70) percent of any one building type. Building types are defined in Downtown Design Guidelines.
- iv. Buildings that setback more than thirty (30) feet from the creek-side setback line and provide publicly accessible gardens, patios, plazas, or terraces are not required to provide additional publicly accessible open spaces.
- v. Sites that are five hundred fifty (550) feet or longer should provide mid-block paseos, pedestrian oriented mid-block service drives and fire lane, or pedestrian friendly public access and should connect from a public street to another public street, public alley, or the San Pedro Creek. Where San Antonio Public Works and/or Texas Department of Transportation (TxDOT) has provided approval, per Chapter 8 Section C of the Downtown Design Guide, connections should try to align within one hundred (100) feet of the mid-block connection.

(8) Develop the first floor to activate the creek paseos and street sidewalks.

- A. In mixed-use buildings, retail buildings, or office buildings the creek side facade should be primarily transparent with seventy-five (75) percent of the length of the facade devoted to display windows and/or windows affording some view into the interior areas or offices. Facades facing Primary and Secondary Pedestrian Streets listed in subsection 35-672(b)(1)D Curb Cuts should have at least fifty (50) [percent] of the facade devoted to windows. Facades facing side streets should have at least twenty-five (25) percent of the facade devoted to windows. Side-street facades should contribute to the pedestrian friendly environment and activate the street when possible. These facades are important in activating the connections from the surrounding neighborhoods to the creek.
- B. In multi-family residential buildings with no retail, arrange support facilities, management offices, and building amenities along the creek and streets with a minimum of seventy-five (75) percent of the exterior facade associated with these spaces. Provide building and ground floor residential unit entrances to pedestrian paths that connect to the high-bank paseo or publicly accessible path at the top-of-bank along the low-bank paseo.
- C. Institutional and civic buildings should arrange functions and entrances to provide access and views to internal functions.
- D. Alternate arrangements that provide creek and street activation may be approved by the historic preservation officer.

(9) Design ground floor space for retail or other active uses, orienting tenant spaces to the street and creek and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

- A. Locate active uses along the street and creek facade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.
- B. Ground floor retail space shall be provided to a depth of at least twenty-five (25) feet from the front facade and shall include an average fourteen (14) foot to zero (0) inch floor-to-ceiling height, with heights above fourteen (14) feet being very desirable.
- C. The primary entrance to each street level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street, creek, or alley.

- D. Wall openings, such as storefront windows and doors, shall comprise at least seventy (70) percent of a commercial building's street and creek level facade as seen in Figure 3.2. of the Downtown Design Guide.
 - E. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial facades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3 of the Downtown Design Guide. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades.
 - F. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the San Pedro Creek.
 - G. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.
 - H. Use clear windows and doors to make the pedestrian level facade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.
 - I. The facades on downtown commercial streets should be detailed as storefronts, except where the proposed ground floor use is live and work units, residential units or other non-commercial building types as seen in Figure 3.1.10 of the Downtown Design Guide. Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible.
 - J. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.
 - K. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.
 - L. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged. Incorporate a pedestrian-oriented scale at the street and river level.
- (10) Incorporate a pedestrian-oriented scale at the street and creek level.
- A. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture
 - B. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian-scaled architecture along the street.
 - C. Architectural features that reinforce the retail character of the ground floor street and creek wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.
 - D. The design of the ground floors of hotels should exhibit a series of public space and entries that equally welcome the general public as well as guests. The first floor should be as transparent as possible. Hotel uses such as bars, lounges, restaurants, cafes, spas and other uses open to the public should exhibit a direct pedestrian connection from the public right-of-way whenever possible Don't waste valuable street frontage on "back of house" uses.
 - E. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian-oriented should not be

located with one hundred (100) feet of the corner property line as seen in Figure 3.6 of the Downtown Design Guide or visible from public right-of-way.

- (11) **Street Entrances.** Design building entries to be clearly visible from the street as well as to promote pedestrian comfort, safety, orientation and accessibility. In order to increase personal safety, entries and associated open spaces should be designed to avoid the creation of isolated areas and to maintain lines of sight into and out of a space.
- A. Reinforce a building's entry with one or more of the following architectural treatments:
 - i. Extra height lobby space;
 - ii. Distinctive doorways;
 - iii. Decorative lighting;
 - iv. Distinctive entry canopy;
 - v. Projected or deep recessed entry;
 - vi. Building name and address integrated into the facade;
 - vii. Artwork integrated into the facade or sidewalk;
 - viii. A change in paving material, texture, or color within the property line;
 - ix. Distinctive landscaping, including plants, water features and seating.
 - B. The primary street entrance of single buildings will be off the public sidewalk in RIO-7a, RIO-7b, and RIO-7c as seen in Figure 7.7 of the Downtown Design Guide.
 - i. In RIO-7d and RIO-7e, entrances may be off of a walkway connected to both the public sidewalk and the parking area as shown in Figure 673-1.
 - ii. In projects with multiple buildings arranged on one site, building entrances may be off of pedestrian paths connecting streets with the creek or courtyards and plazas within a site similar to Figure 672-2.
 - C. Strong colors should emphasize architectural details and entrances.
 - D. Deep recessed entries into the building are encouraged.
- (12) **Creek Side Facade and Entrances.** The Creekside of buildings should be responsive to the park-side of an urban building. Materials may be less formal, trellises and pergolas may be used in place of more traditional street side canopies and formal entries.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a service structure on the vacant lot at 908 S Laredo, at the corner S Laredo and Guadalupe. The lot currently features one existing structure. The applicant has noted that the structure will be used for vehicular service.
- b. **DESIGN OBJECTIVES FOR RIO-7** – The UDC Section 35-670(g) provides design objectives for RIO-7. These objectives encourage good, contemporary architecture and landscape architecture compatible with the historic character of San Pedro Creek and strive to create unique, memorable places at the creek and street intersections. Staff does not find that the proposed new construction accomplishes this.
- c. **PEDESTRIAN CIRCULATION** – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has proposed sidewalk improvements across the property, which is consistent with the UDC.
- d. **AUTOMOBILE PARKING** – The UDC Section 35-672(b)(2) notes that automobile parking should be located toward the interior of the site. The applicant has proposed automobile parking at the north side of the site,

adjacent to Guadalupe Street. The applicant has proposed approximately fifteen (15) feet of buffering between the proposed parking stalls and the public right of way. While the proposed parking is not consistent with the UDC, staff finds the proposed parking buffering to be appropriate.

- e. CURB CUTS – The RIO design objectives outlined in the UDC include the creation of a “positive pedestrian experience” at the street edge. Standards related to curb cuts and interference with pedestrian traffic are also provided. The UDC notes that curb cuts should not exceed more than twenty-five (25) feet in width. The applicant is responsible for complying with this requirement. Currently a curb cut width of thirty (30) feet is proposed.
- f. SITE DESIGN – According to the UDC Section 35-673, buildings should be sited to help define active spaces for area users, provide pedestrian connections between sites, help animate the street scene and define street edges. The applicant has positioned the structure to be sited at the center of the lot. This is inconsistent with the UDC; however, staff finds the positioning to be appropriate given the use of the structure.
- g. LANDSCAPE DESIGN – The applicant has provided landscaping information that staff finds to be appropriate and consistent with the UDC.
- h. MECHANICAL & SERVICE EQUIPMENT – The UDC Section 35-673(n) addresses service areas and mechanical equipment and their impact on the public. Service areas and mechanical equipment should be visually unobtrusive and should be integrated with the design of the site and building. Noise generated from mechanical equipment shall not exceed city noise regulations. The applicant is responsible for complying with this section of the UDC.
- i. HUMAN SCALE – According to the UDC Section 35-674.02(a) a building shall appear to have a “human scale”. To comply with this, a building must (1) express façade components in ways that will help to establish building scale, (2) align horizontal building elements with others in the blockface to establish building scale, (3) express the distinction between upper and lower levels, (4) in this instance, divide the façade of the building into modules that express traditional and (5) organize the mass of a building to provide solar access to the river. Staff finds that the applicant has not provided a human scale within the design as the structure is designed in relationship to automobiles. Staff finds that both façade openings and materials should be incorporated into the design that promote a human scale.
- j. HEIGHT – The applicant has proposed an overall height of sixteen (16) feet. This is consistent with the UDC.
- k. MATERIALS – Per the UDC Section 35-674.02(c), buildings in RIO-7 are to feature materials which give them a timeless look. This section of the UDC notes that stone should be used at the ground level, and that long-lived materials such as stone should be incorporated into the design. Additionally, the UDC notes that additional attention should be given to materials and their design when located on a corner lot. Staff finds the proposed materials inconsistent with the UDC. Staff finds that additional materials and detailing should be incorporated into the design that separate the façade both vertically and horizontally to present a human scale.
- l. FAÇADE SEPARATION – The UDC Section 35-674.02(e) provides guidance in regards to both horizontal and vertical façade separation. Staff finds that additional façade separation should be incorporated into the design, as noted in this section of the UDC.
- m. STREET WALL – The UDC Section 35-674.02(e)(6) notes that new construction should be placed at the back of the sidewalk to promote pedestrian interaction and a pedestrian oriented environment. While the applicant has not done this, staff finds the current siting of the structure to be appropriate.
- n. FENESTRATION – The UDC Section 35-674.02(e)(5) notes that fenestration is to be incorporated into a building’s façade to add depth and detail to the façade. Staff finds that the applicant has not accomplished this. Staff finds that additional fenestration, or façade separating elements should be installed.
- o. FENCING – The applicant has noted the installation of a perimeter chain link fence to feature eight (8) feet in height. This overall height is not consistent with the UDC, which permits six (6) feet in height within the RIO. Additionally, chain link fencing is only allowed in the rear of properties, and not along street frontage, per the UDC.
- p. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

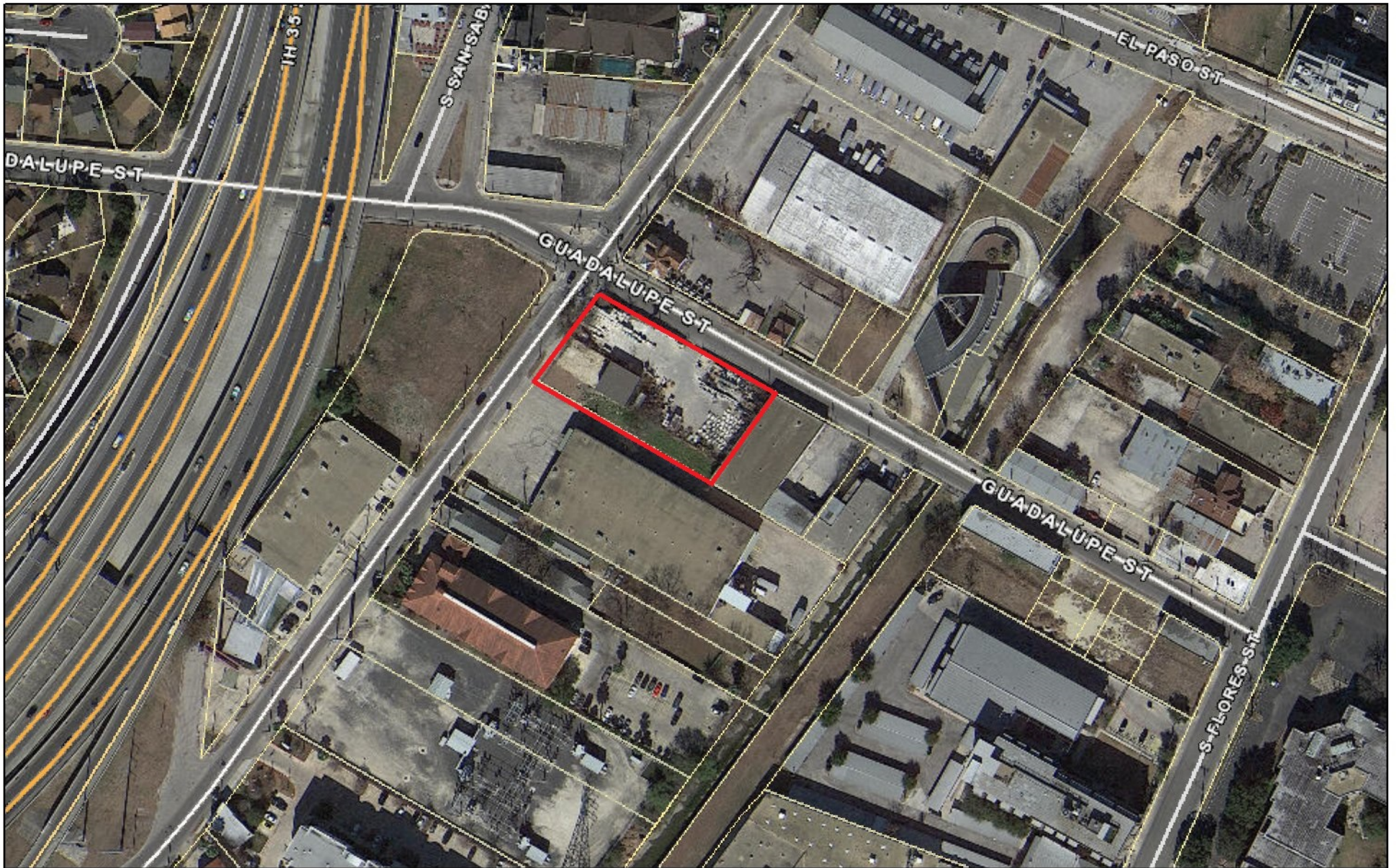
RECOMMENDATION:

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

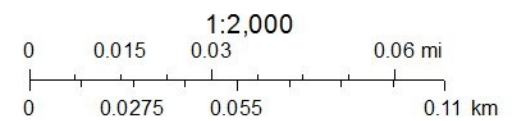
- i. That the proposed curb cut on Guadalupe Street be reduced to a total of twenty-five (25) feet in width.

- ii. That all mechanical equipment be screened and buffered from view from the public right of way.
- iii. That the applicant modify the proposed materials to include stone or a masonry material that provides additional façade depth while separating the façade, as noted in finding j.
- iv. That the applicant incorporate fenestration into the design that is consistent with the UDC to provide depth and detailing to facades, as noted in finding m.
- v. That the proposed fencing be reduced in height to no more than six (6) feet in height and be constructed in a manner than does not feature chain link, as noted in finding n.
- vi. ARCHAEOLOGY – ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



August 28, 2020











SHEET INDEX SARA O&M FACILITY

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C002	GRADING PLAN
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C101	COSA SIDEWALK DETAILS
C102	COSA DRIVEWAY DETAILS
C103	COSA FENCING DETAILS
X001	DEMOLITION PLAN
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L003	LANDSCAPE SECTIONS
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S011	BUILDING CROSS SECTION
S012	BUILDING CROSS SECTION
S013	BUILDING CROSS SECTION
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S015	BUILDING CROSS SECTION
S016	BUILDING CROSS SECTION
S017	BUILDING CROSS SECTION
S018	BUILDING CROSS SECTION
S019	BUILDING PRIMARY BRACING DETAILS
S020	BUILDING ROOF SECONDARY PLAN
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E003	ELECTRICAL LIGHTING FLOOR PLAN
P001	PLUMBING SITE PLAN

General Notes

No.	Revision/Issue	Date
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Firm Name and Address

Project Name and Address

San Antonio River Authority
O&M FACILITY

Project
SARA O&M

Date
3/10/2020

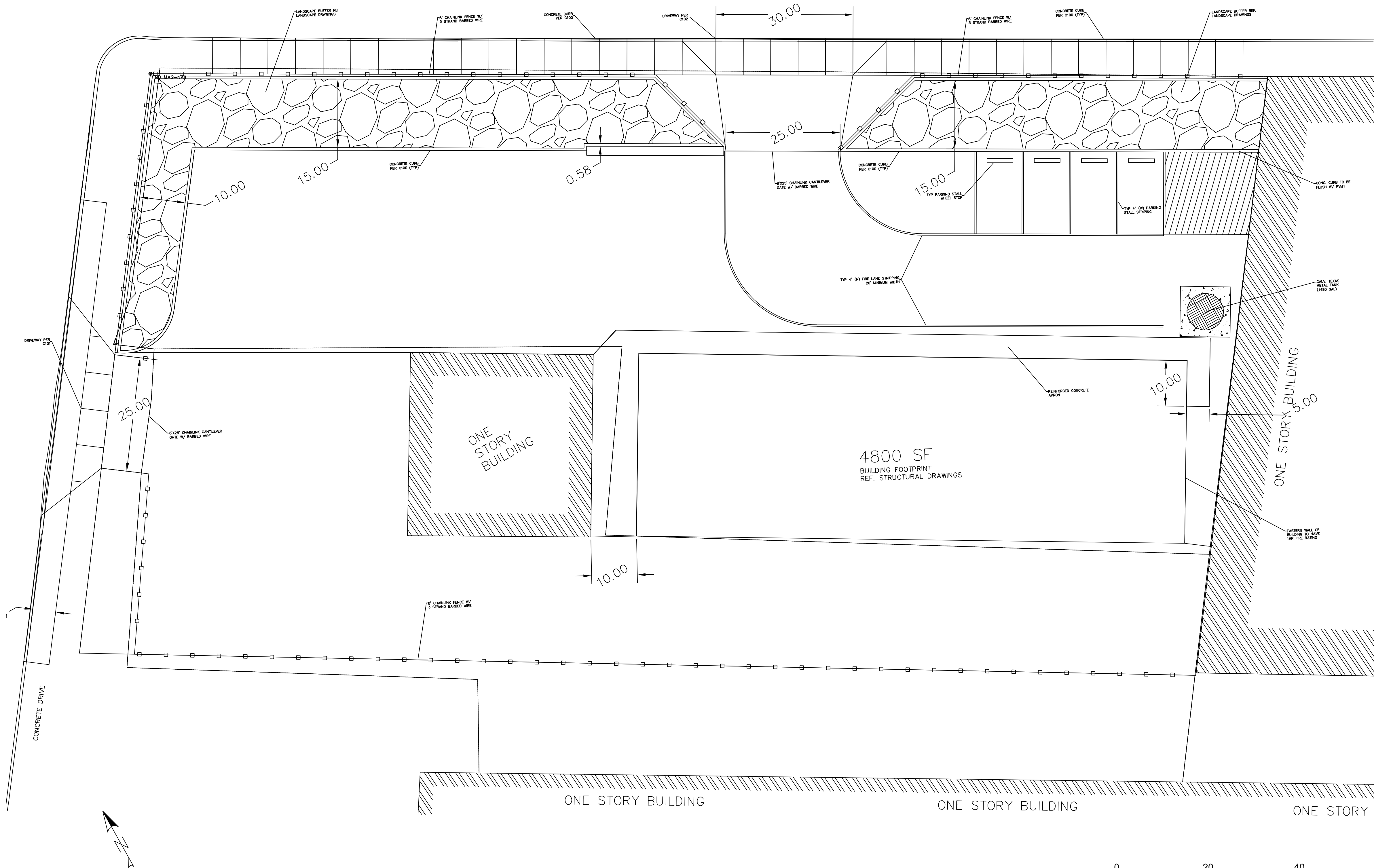
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G001

ONLY CHANLINK LARGES LOT - 2020.01.25.dwg

3/19/2020



General Notes

No.	Revision/Issue	Date

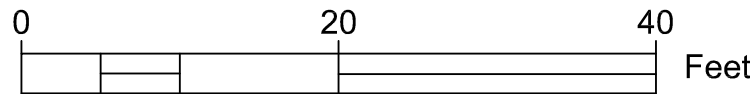
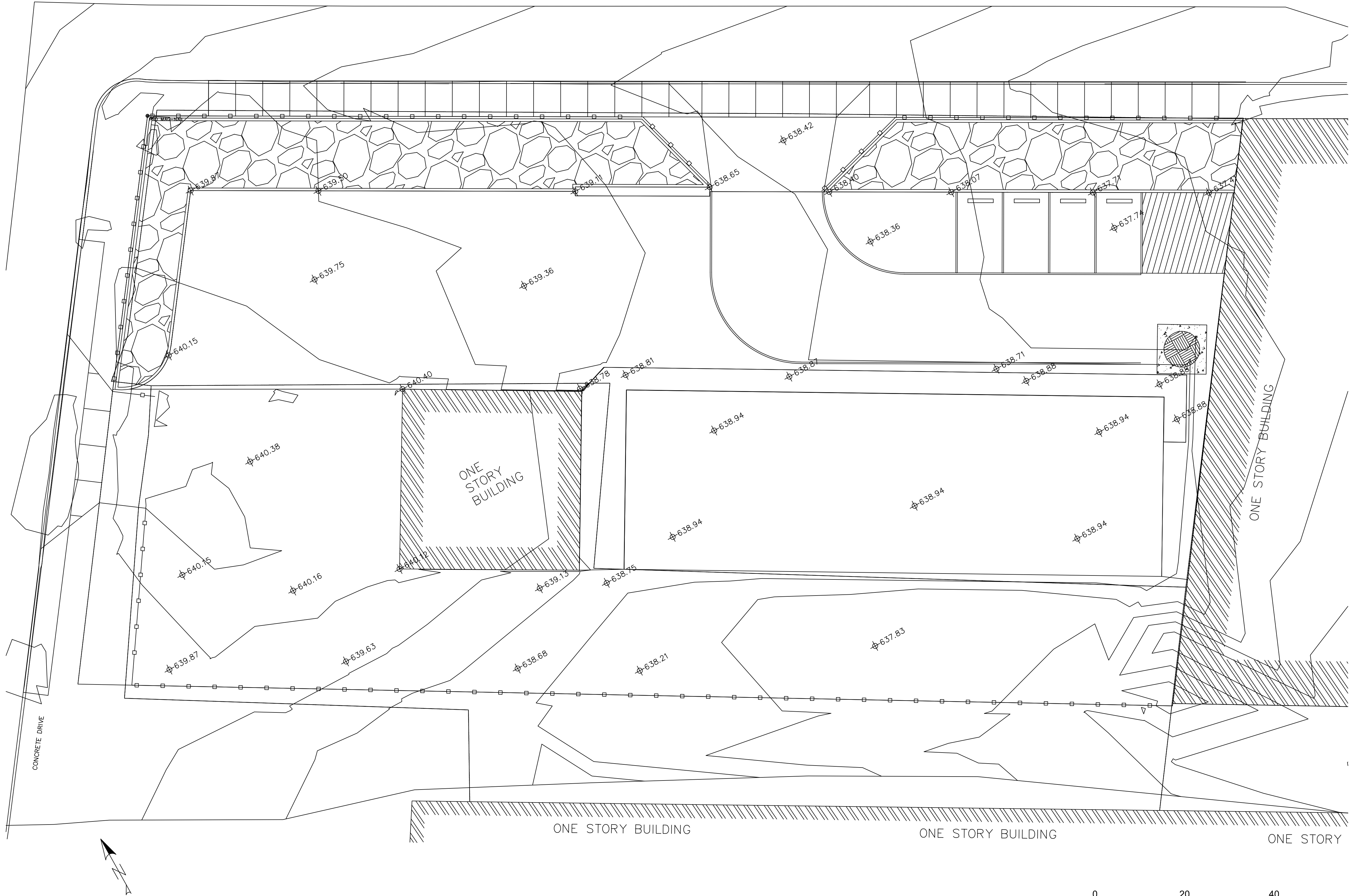
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San Antonio River Authority
O&M FACILITY

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General Notes

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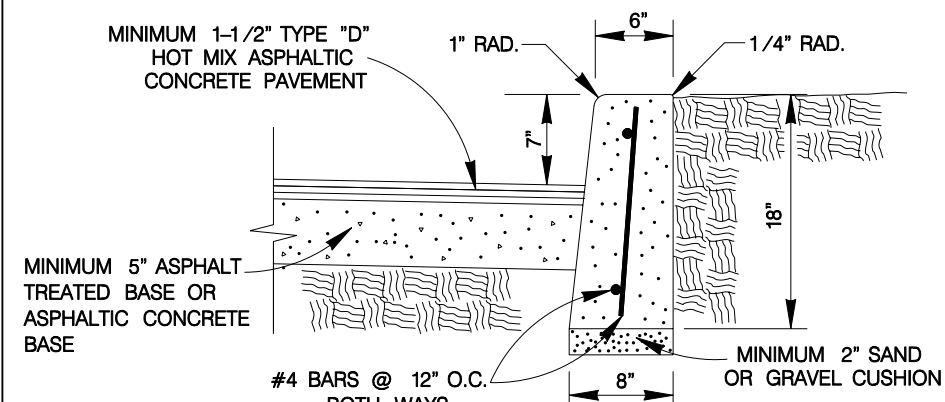
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San Antonio River Authority
O&M FACILITY

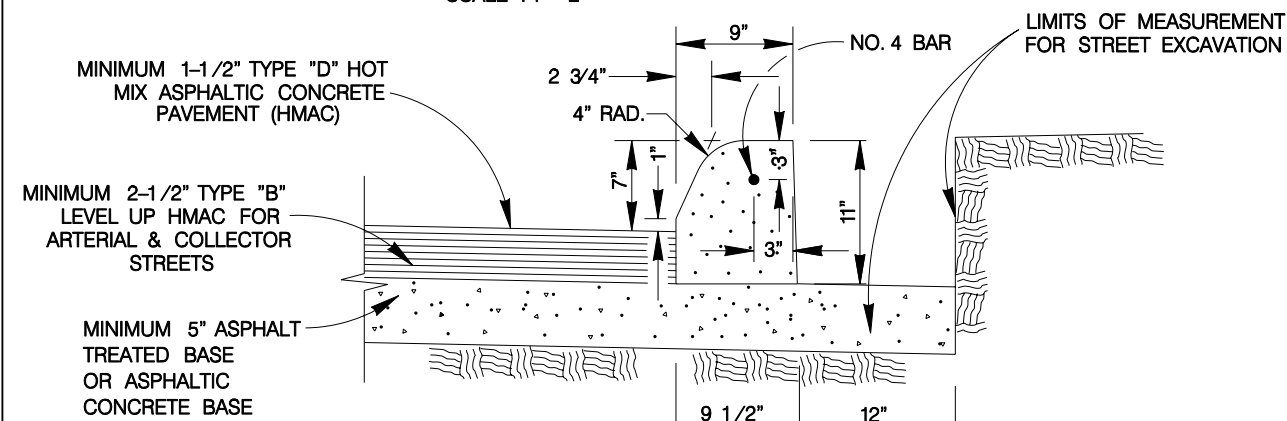
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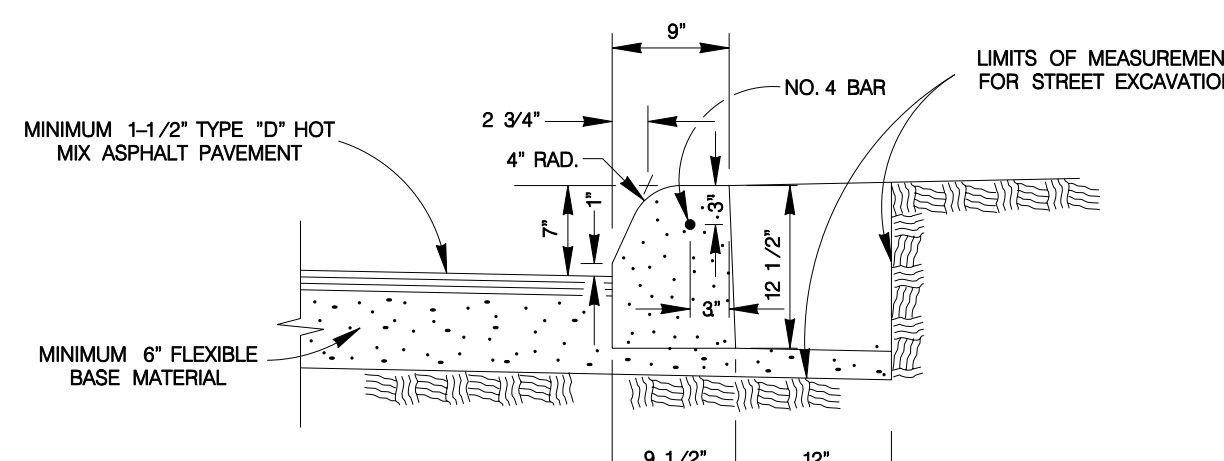
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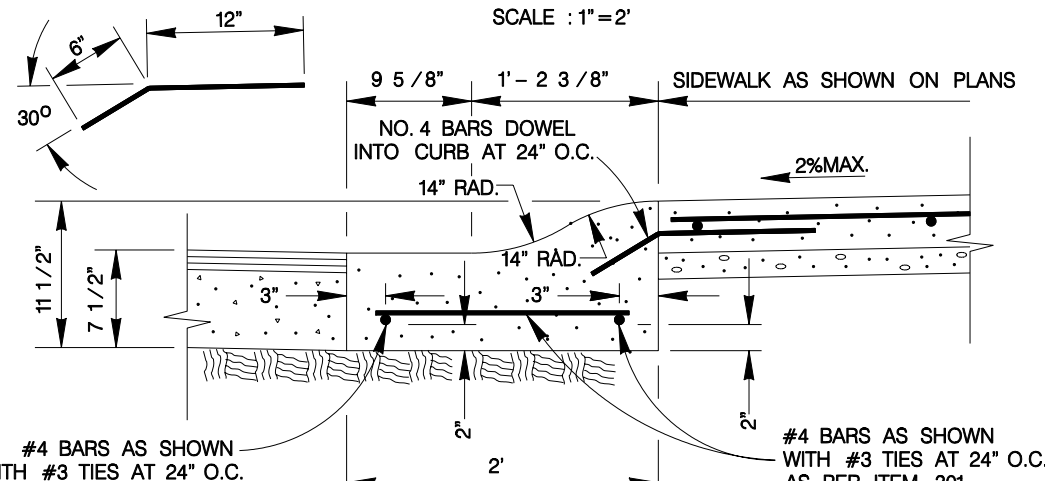
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SCALE : 1"=2"



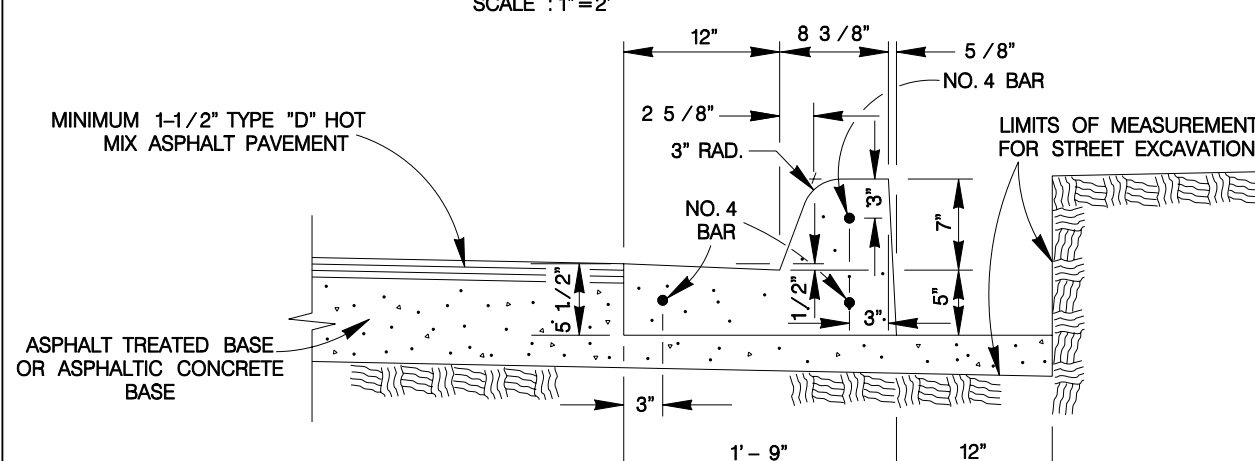
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SCALE : 1"=2"



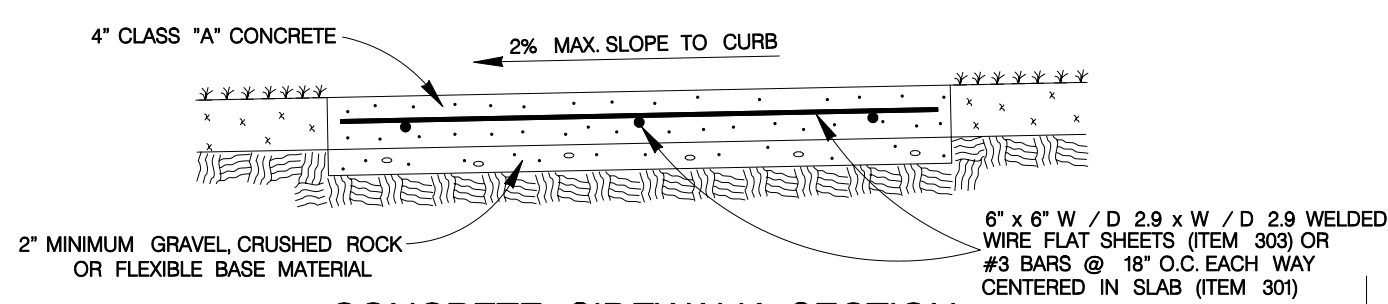
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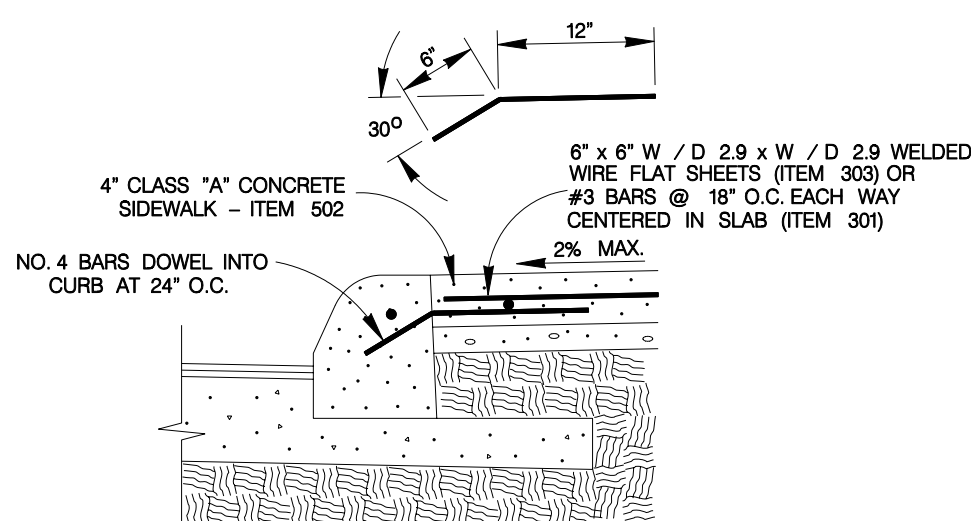
MOUNTABLE CURB
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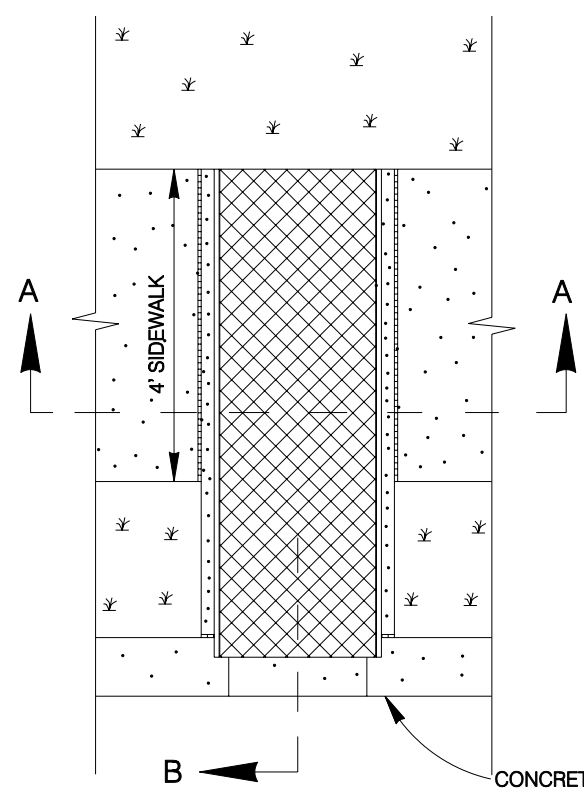
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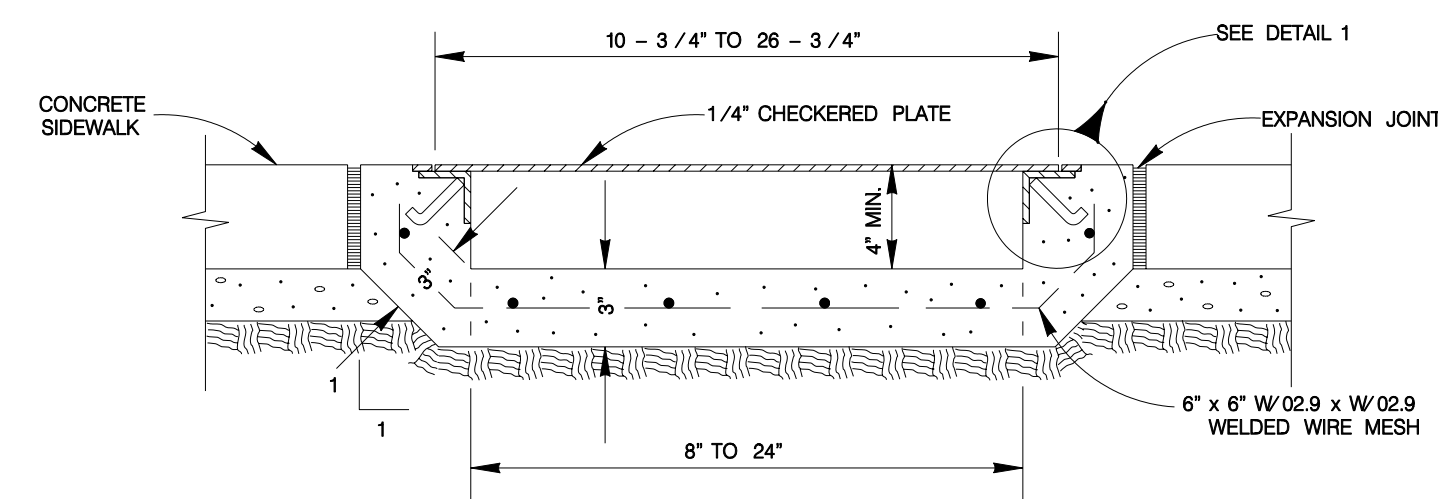
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ITEM 502
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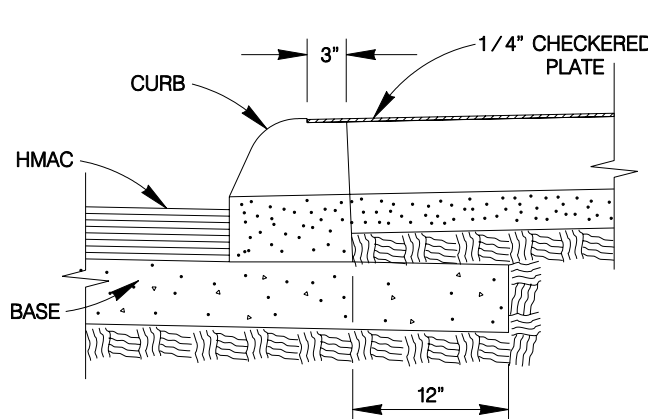
CONCRETE SIDEWALK ABUTTING CURB SECTION
ITEM 502
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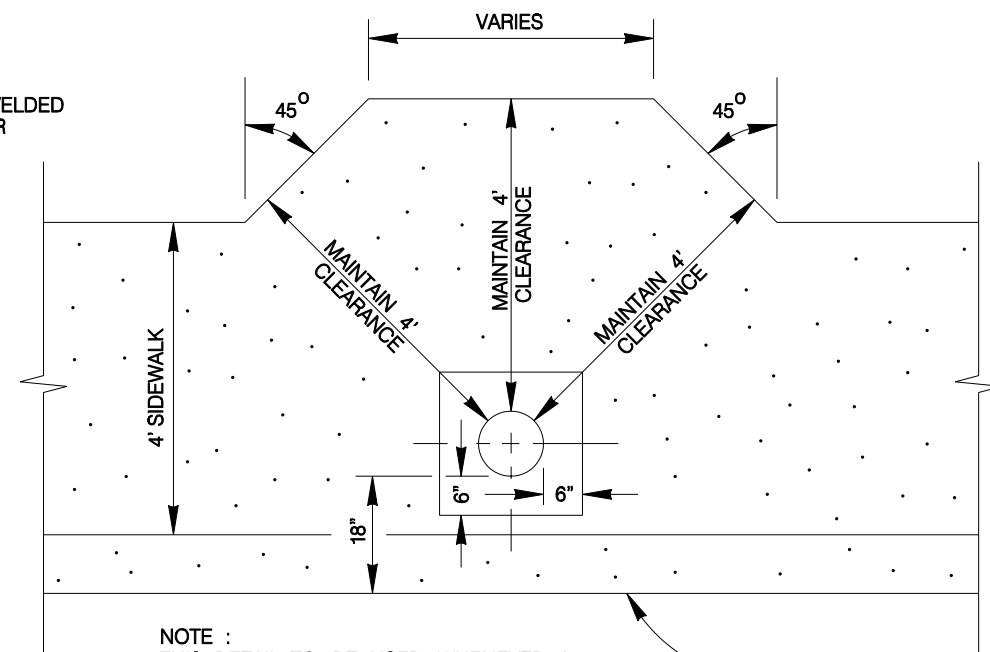
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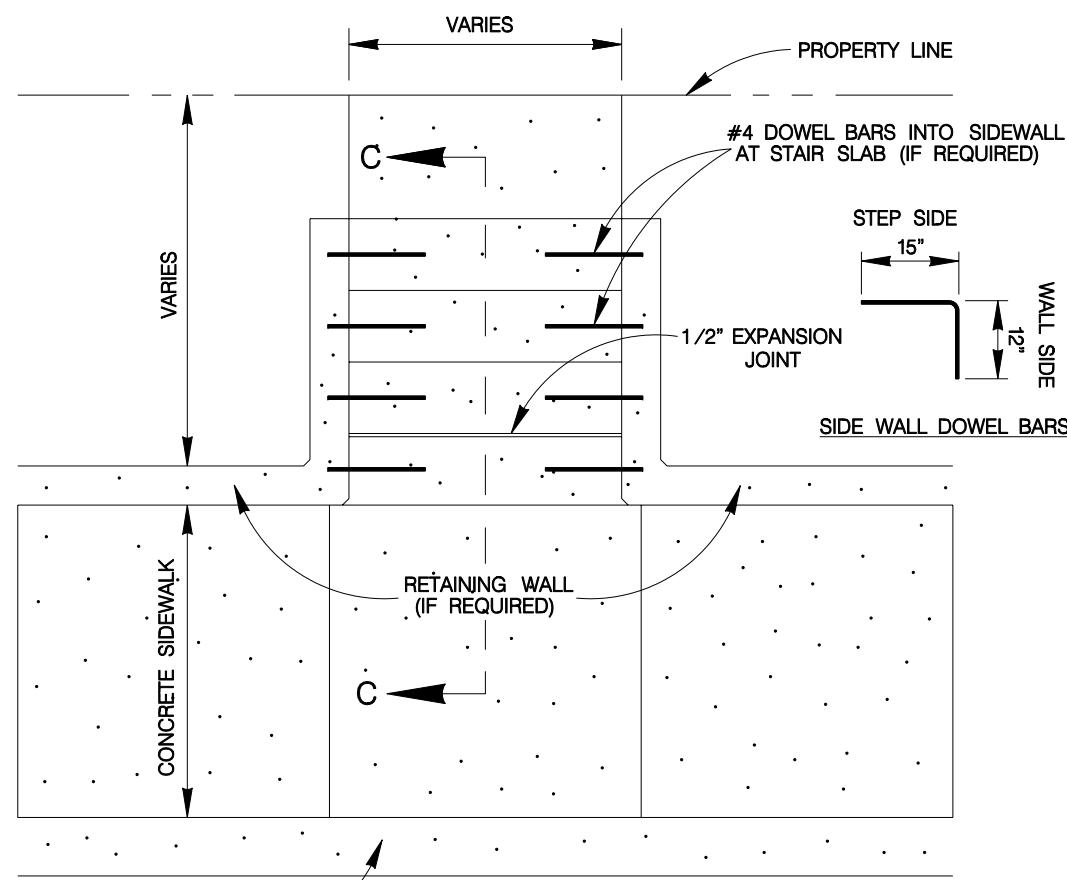
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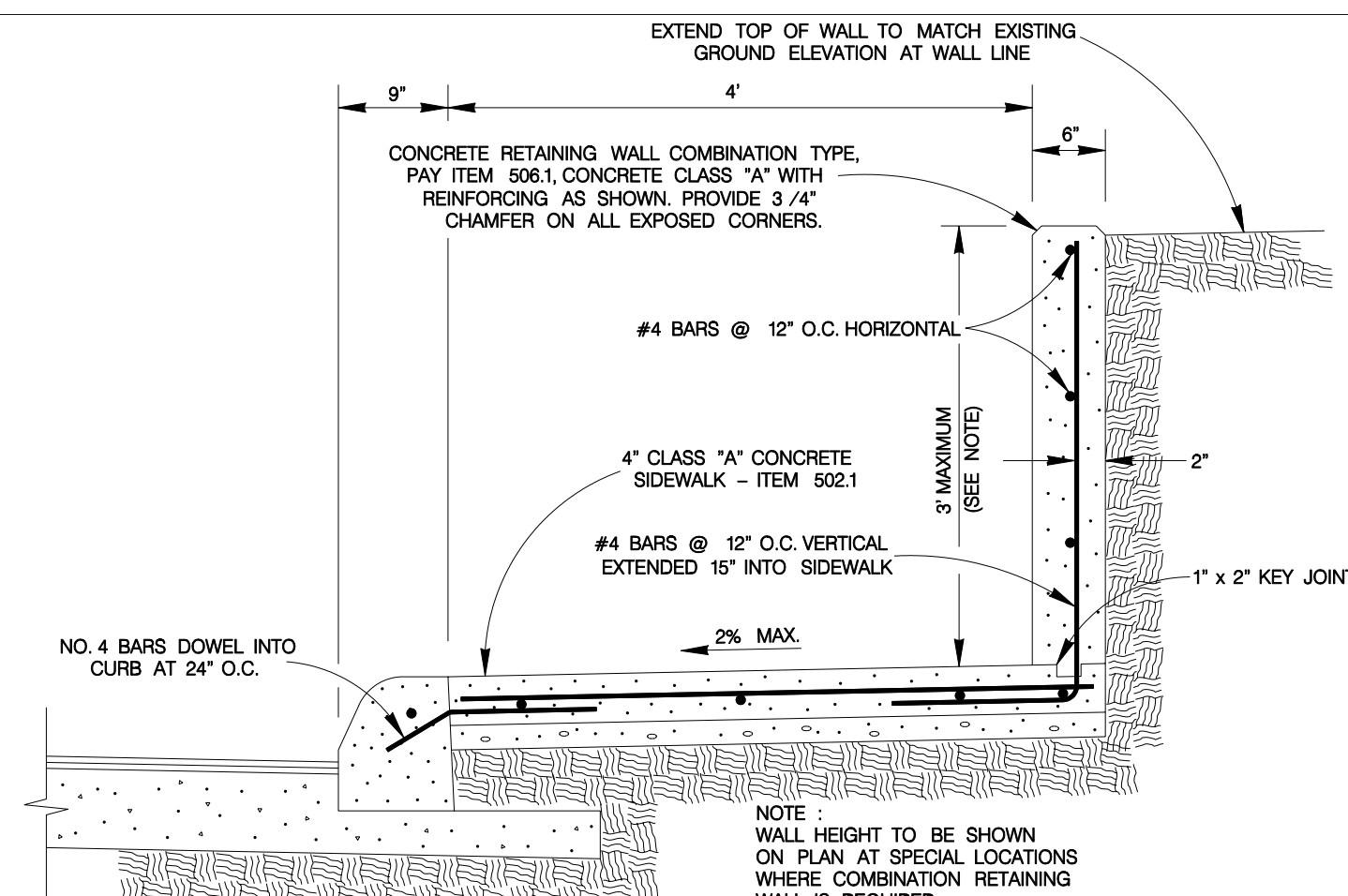
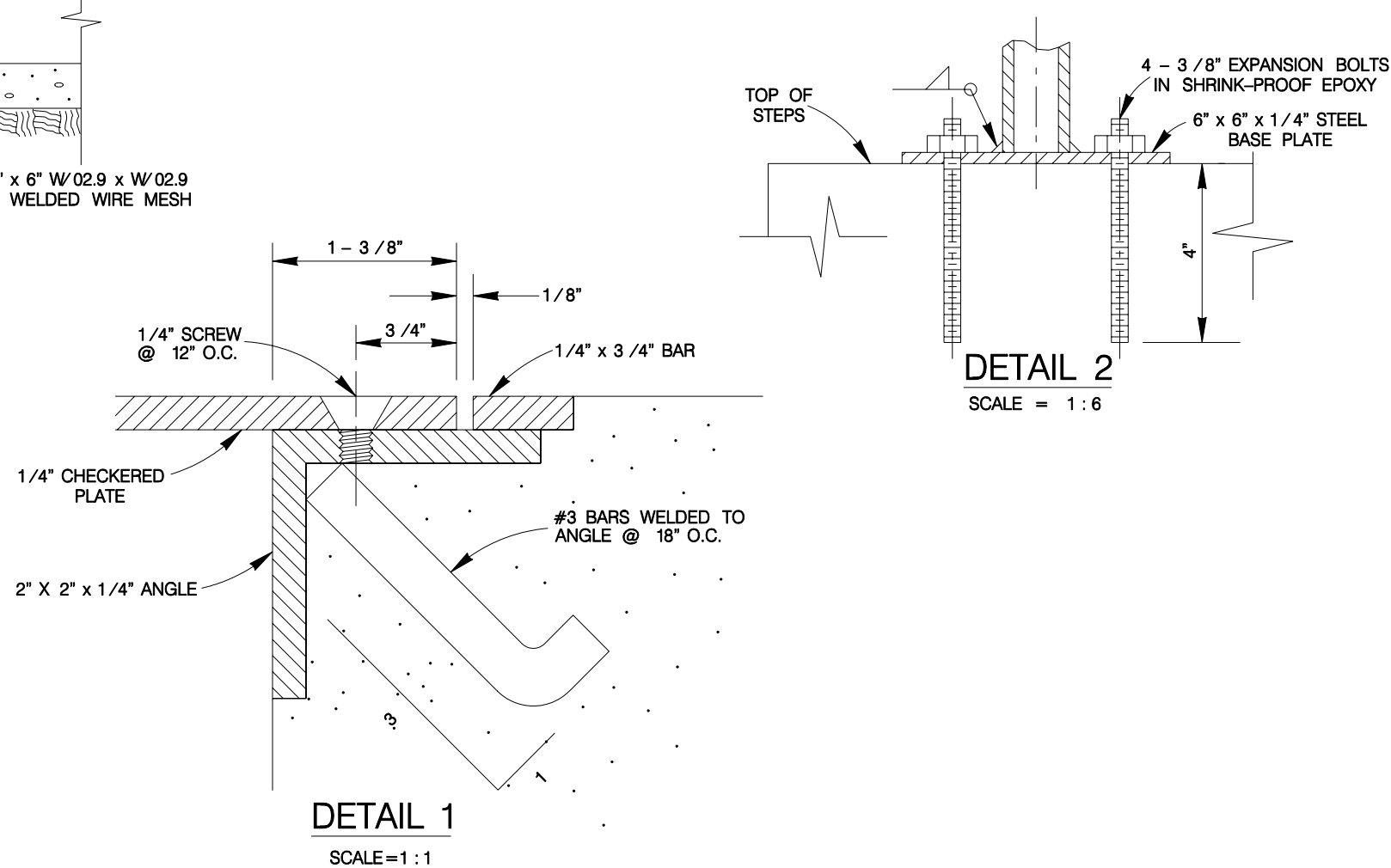
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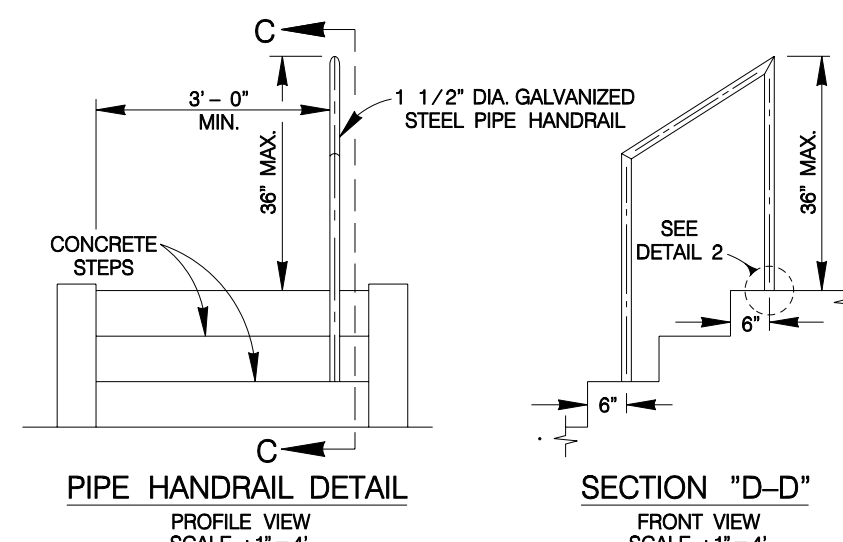
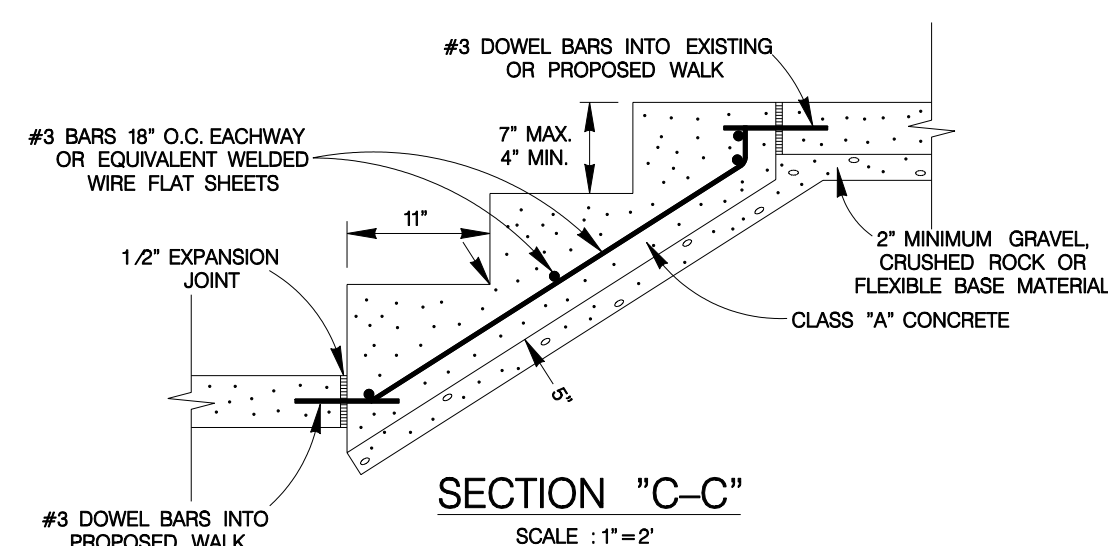
CONCRETE SIDEWALK @ UTILITY POWER POLE DETAIL
SCALE : 1"=4"



CONCRETE STEPS
ITEM 524
SCALE : 1"=4"



CONCRETE RETAINING WALL - COMBINATION TYPE
ITEM 506
SCALE : 1"=2"



- NOTES :
1. PLACE STEPS TO CONFORM WITH PROPOSED PARKWAY GRADING
 2. 1-1/2" DIA. GALVANIZED STEEL PIPE HANDRAIL REQUIRED ON ONE SIDE OF THE STEPS WHEN 3 OR MORE RISERS ARE USED, OR AS DESIGNED BY ENGINEER, TO BE PAID UNDER ITEM 522

HANDRAIL FOR CONCRETE STEPS
ITEM 522

MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

MISCELLANEOUS
CONSTRUCTION STANDARDS I

% SUBMITTAL PROJECT NO.: DATE:
DRWN. BY: V. VASQUEZ DSGN. BY: CHKD. BY: R.S. HOSSEINI, P.E. SHEET NO.: OF:

General Notes

No. Revision/Issue Date

Firm Name and Address

Project Name and Address

San Antonio River Authority
O&M FACILITY

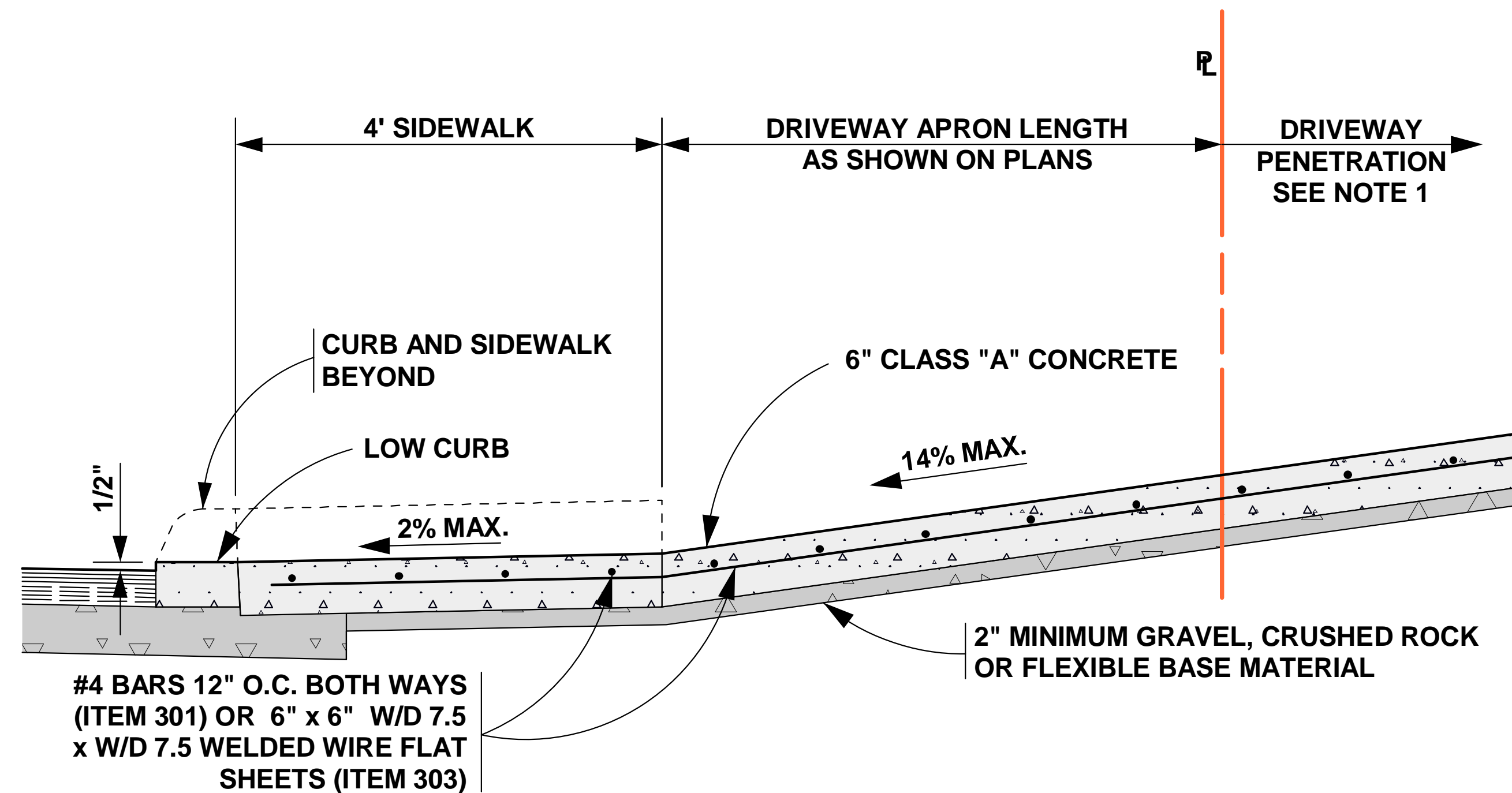
Project SARA O&M

Date 3/10/2020

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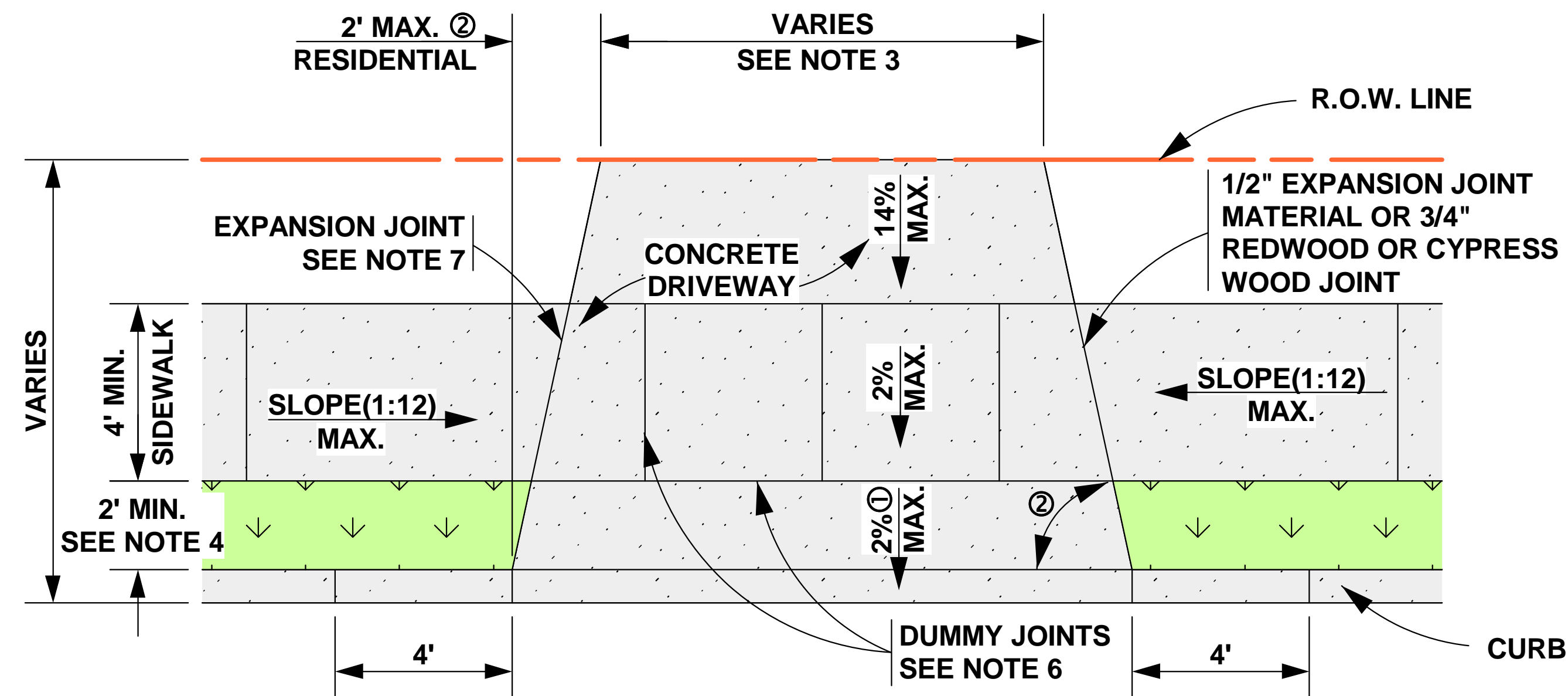
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C100



DRIVEWAY SECTION

SCALE: 1" = 2'



- ① - 8% MAX. TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER
② - 45° FOR COMMERCIAL DRIVEWAY

PLAN VIEW

SCALE: 1" = 5'

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
- A) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 502-2
- B) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503-1 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE
- C) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503-2 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE
3. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL - ONE WAY	12'	20'
COMMERCIAL - TWO WAY	24'	30'

4. FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
5. FOR OTHER THAN LOCAL TYPE "A" STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
6. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
7. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.

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SARA O&M

Date
3/10/2020

Scale
AS NOTED

Sheet

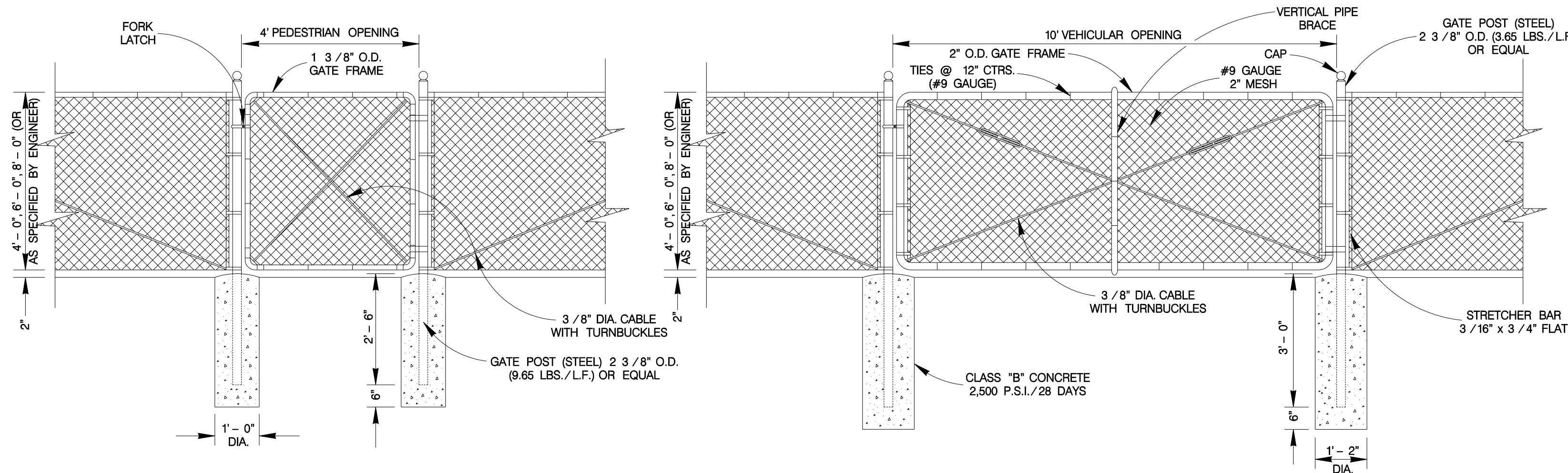
C101



A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.

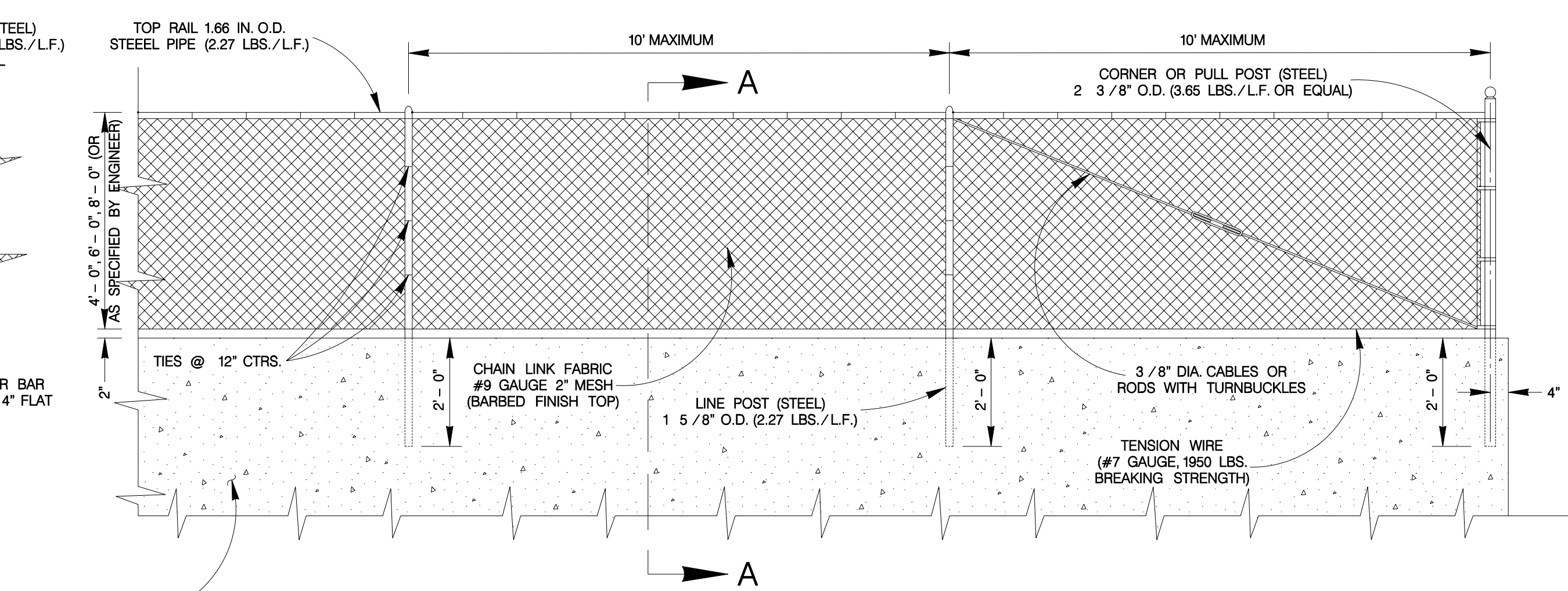
Project	SARA O&M	Sheet
Date	3/10/2020	
Scale	AS NOTED	

C102

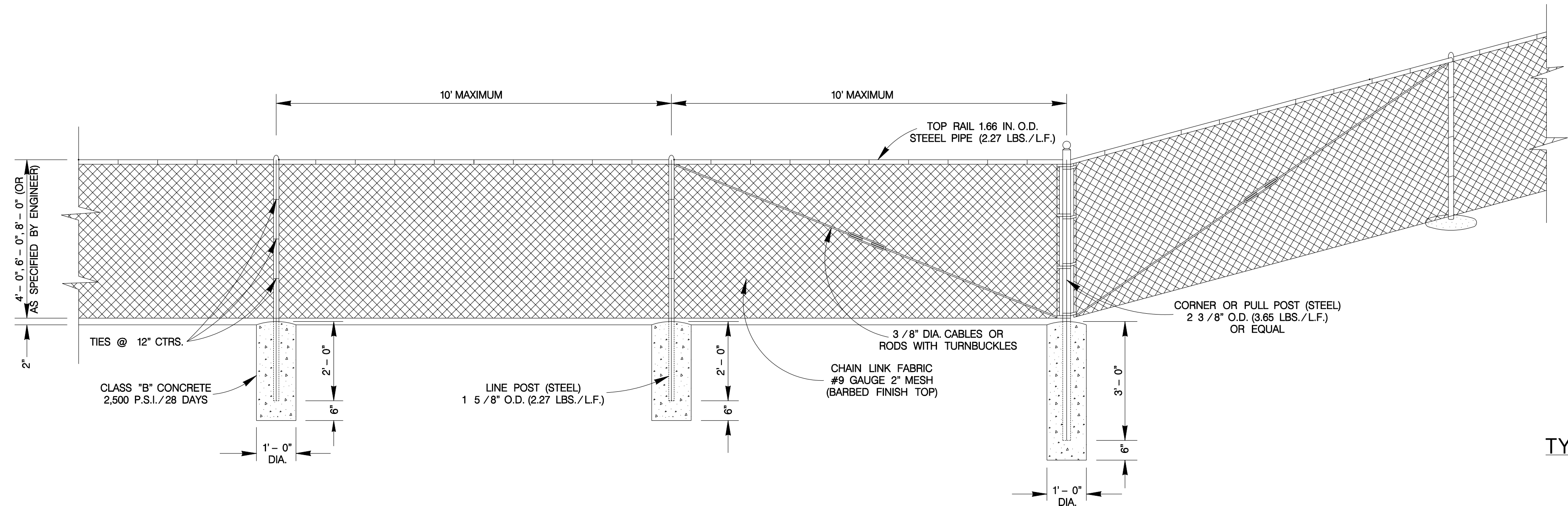


PEDESTRIAN GATE
ITEM 507.4
SCALE : 1" = 4'

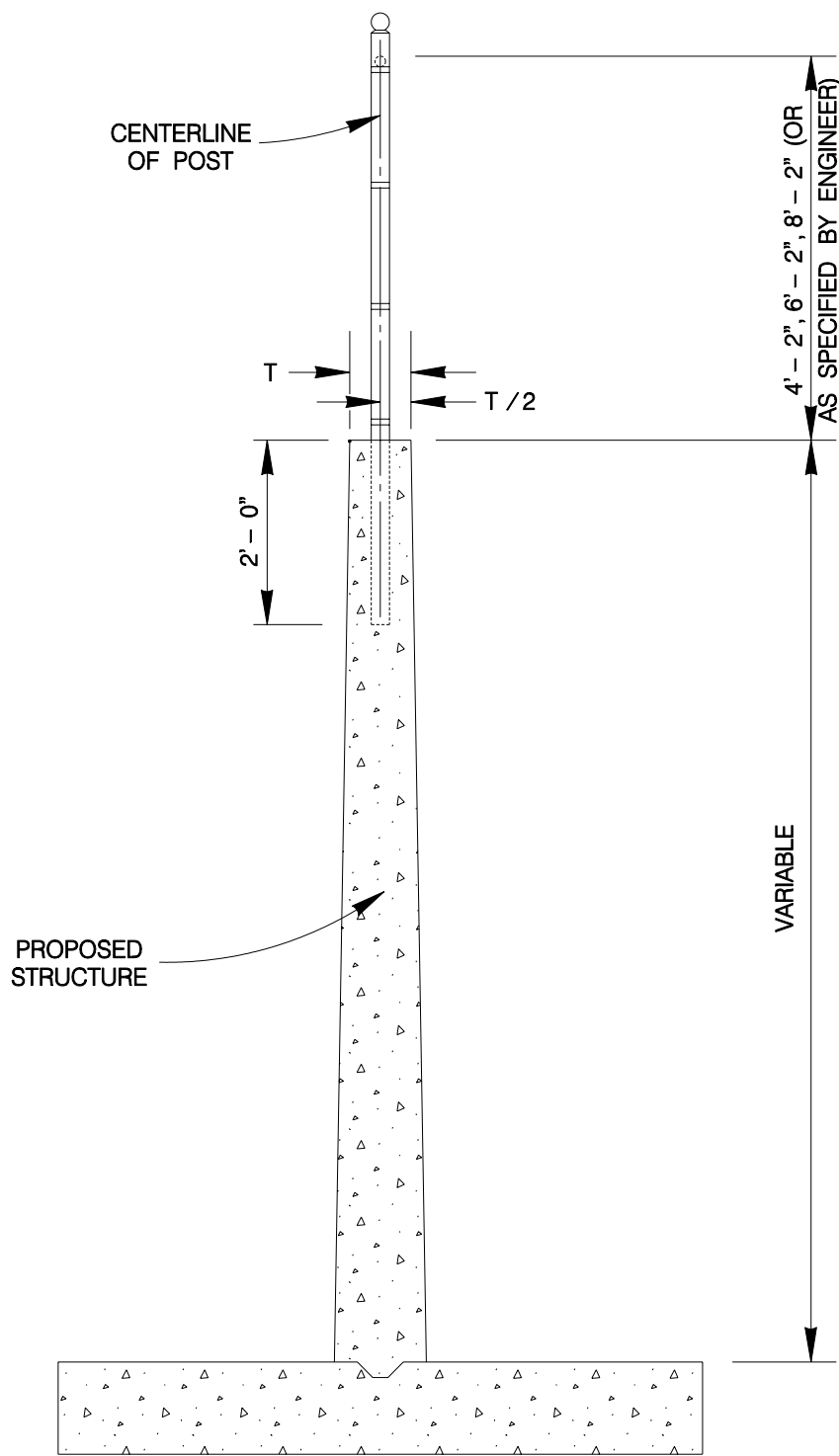
VEHICULAR GATE
ITEM 507.5
SCALE : 1" = 4'



FRONT ELEVATION
SCALE : 1" = 4'



TYPICAL FENCE DETAIL
SCALE : 1" = 4'



SECTION VIEW "A-A"
SCALE : 1" = 4'

TYPICAL FOR FENCING IN RETAINING WALLS, HEADWALLS & WINGWALLS

GENERAL NOTES

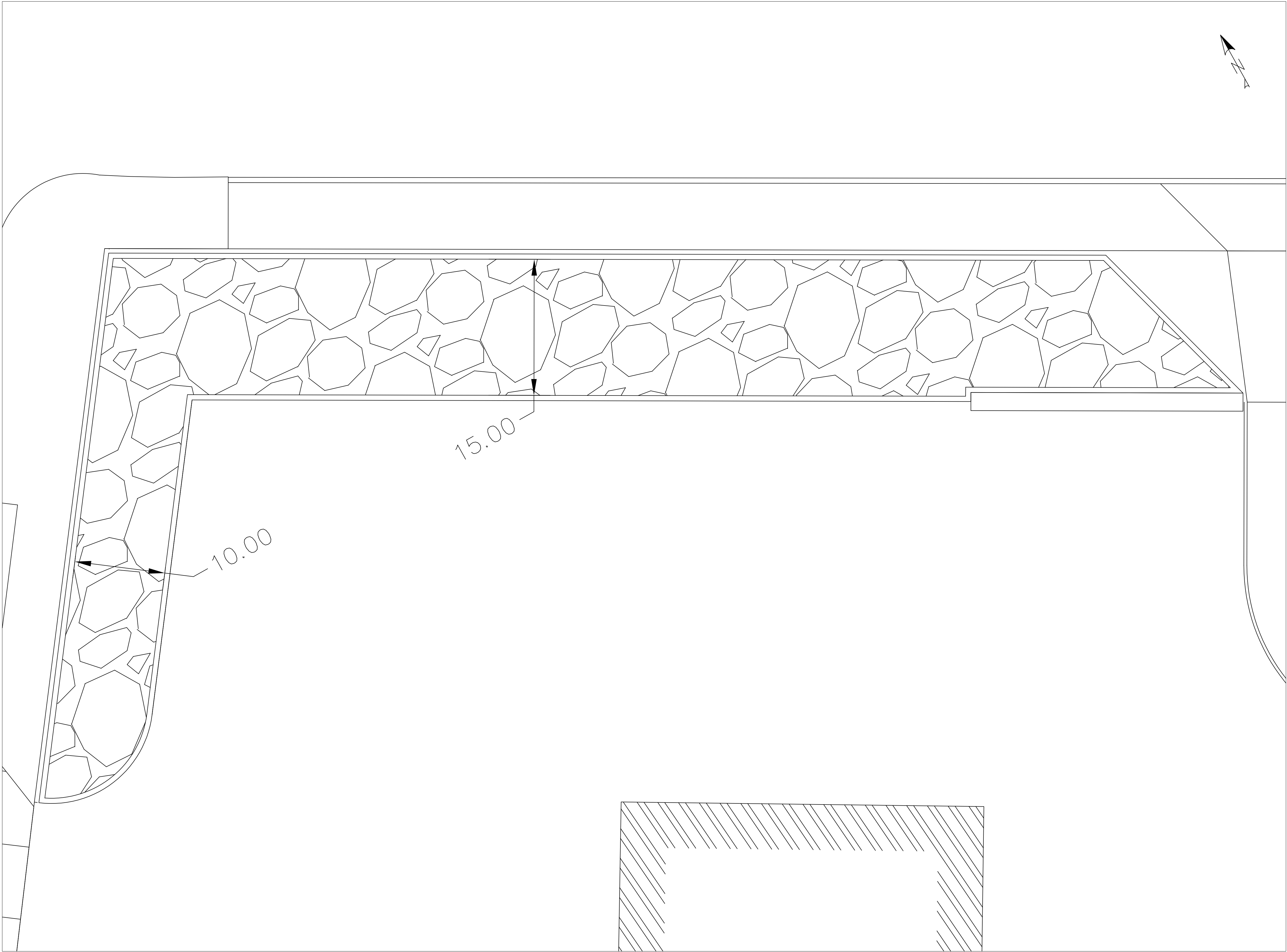
- ALL CONCRETE FOOTINGS SHALL BE CROWNED A MINIMUM OF 1" ABOVE THE EXISTING GROUND, WHERE FOOTINGS ARE REQUIRED ONLY.
- FENCING SHALL BE LOCATED IN RETAINING WALLS, HEADWALLS & WINGWALLS AT LOCATIONS SHOWN ON THE PLANS.
- CORNER OR PULL POSTS WILL BE REQUIRED AT ALL END POINTS AND ANGLE POINTS.
- CONCRETE FOR SEPARATE POST FOOTINGS SHALL BE IN ACCORDANCE WITH ITEM 300-B CLASS B CONCRETE.
- PAYMENT SHALL BE MADE AS SPECIFIED IN ITEM NO. 507 "CHAIN LINK WIRE FENCE OF CITY OF SAN ANTONIO" STANDARD SPECIFICATIONS FOR CONSTRUCTION.

MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

CHAIN LINK WIRE FENCE STANDARDS

% SUBMITTAL PROJECT NO.:	DATE:
DRWN. BY: V. VASQUEZ DSGN. BY:	CHKD. BY: R.S. HOSSEINI, P.E. SHEET NO.: OF



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

San Antonio River Authority
O&M FACILITY

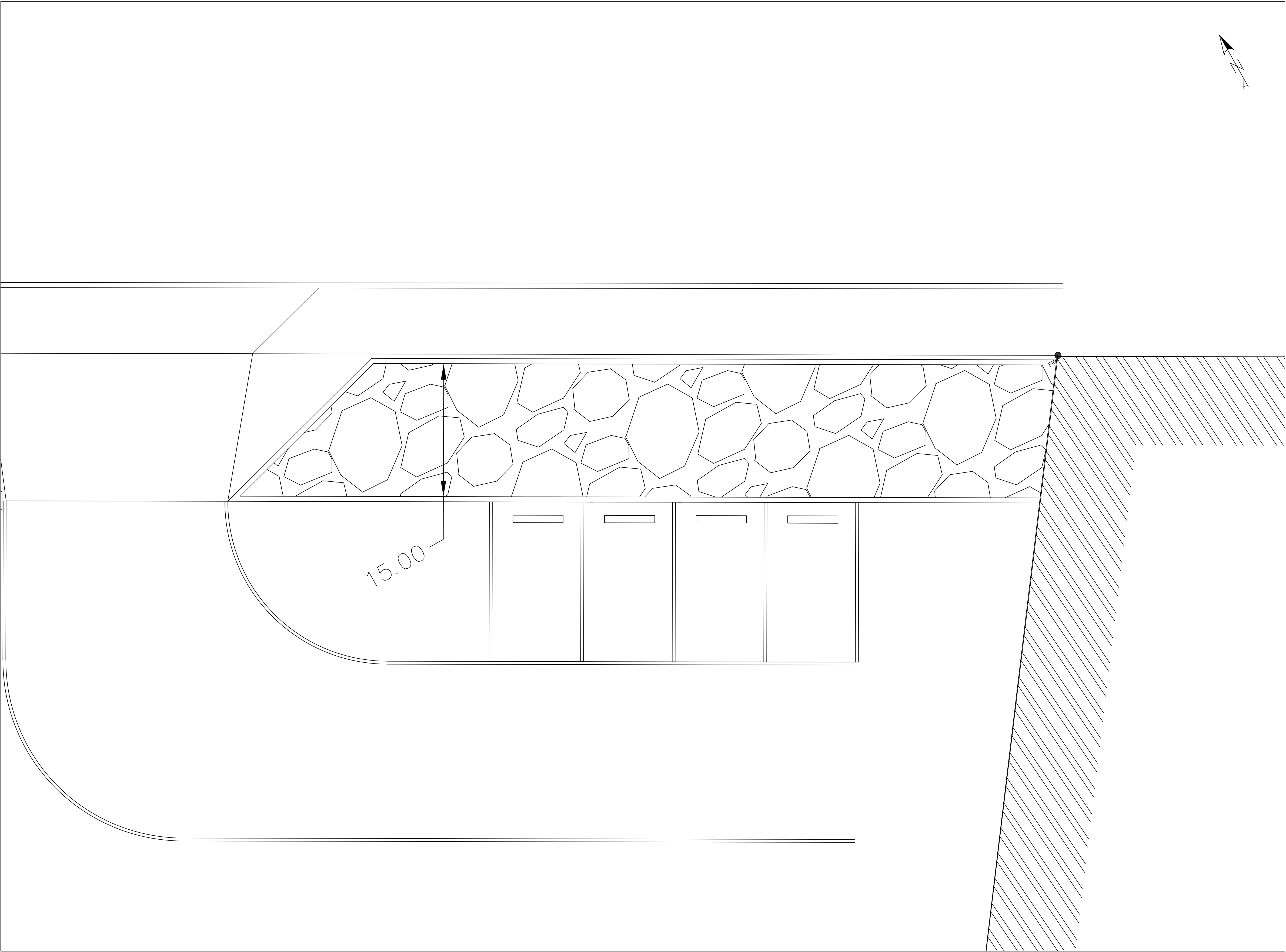
Project
SARA O&M

Date
3/10/2020

Scale
AS NOTED

Sheet

L001



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

San Antonio River Authority
O&M FACILITY

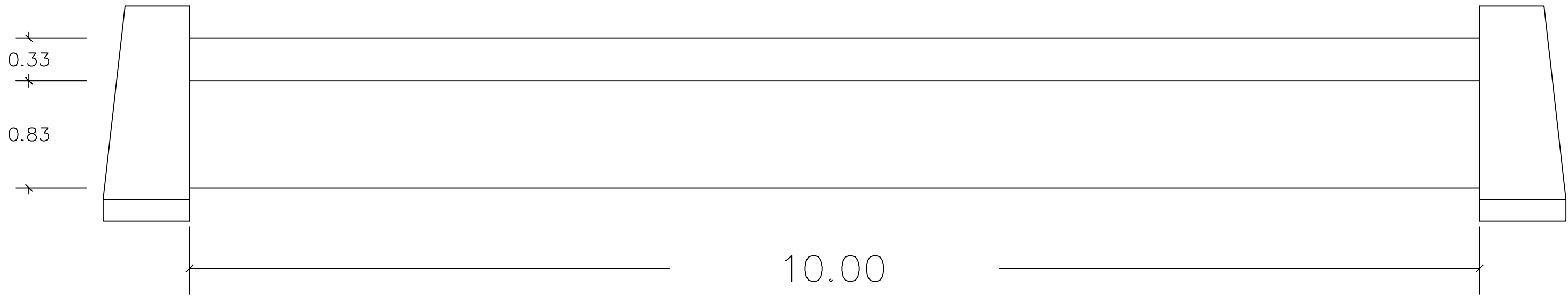
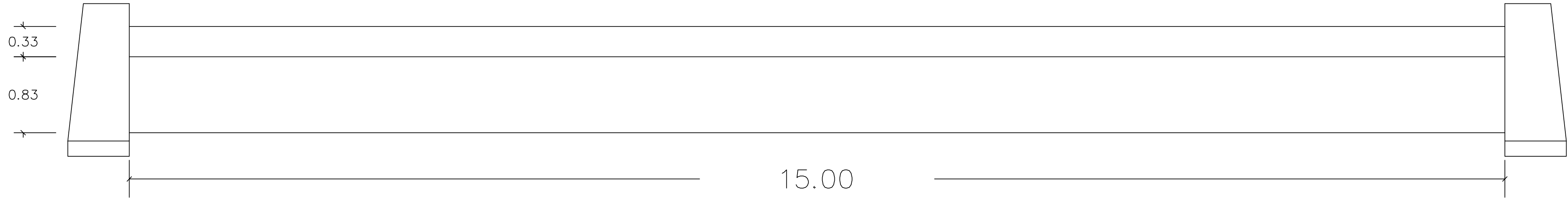
Project
SARA O&M

Date
3/10/2020

Scale
AS NOTED

Sheet

L002



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

San Antonio River Authority
O&M FACILITY

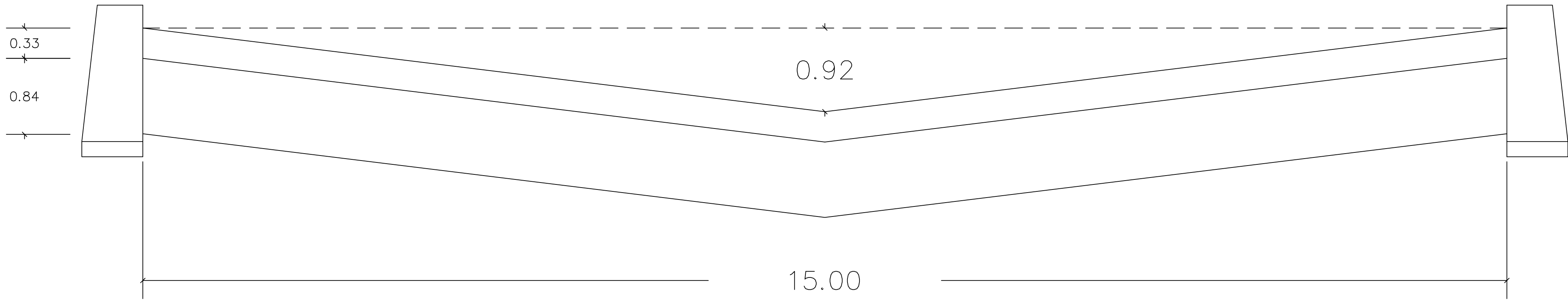
Project
SARA O&M

Date
3/10/2020

Scale
AS NOTED

Sheet

L003



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

San Antonio River Authority
O&M FACILITY

Project
SARA O&M

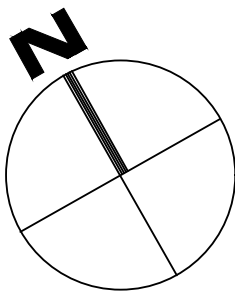
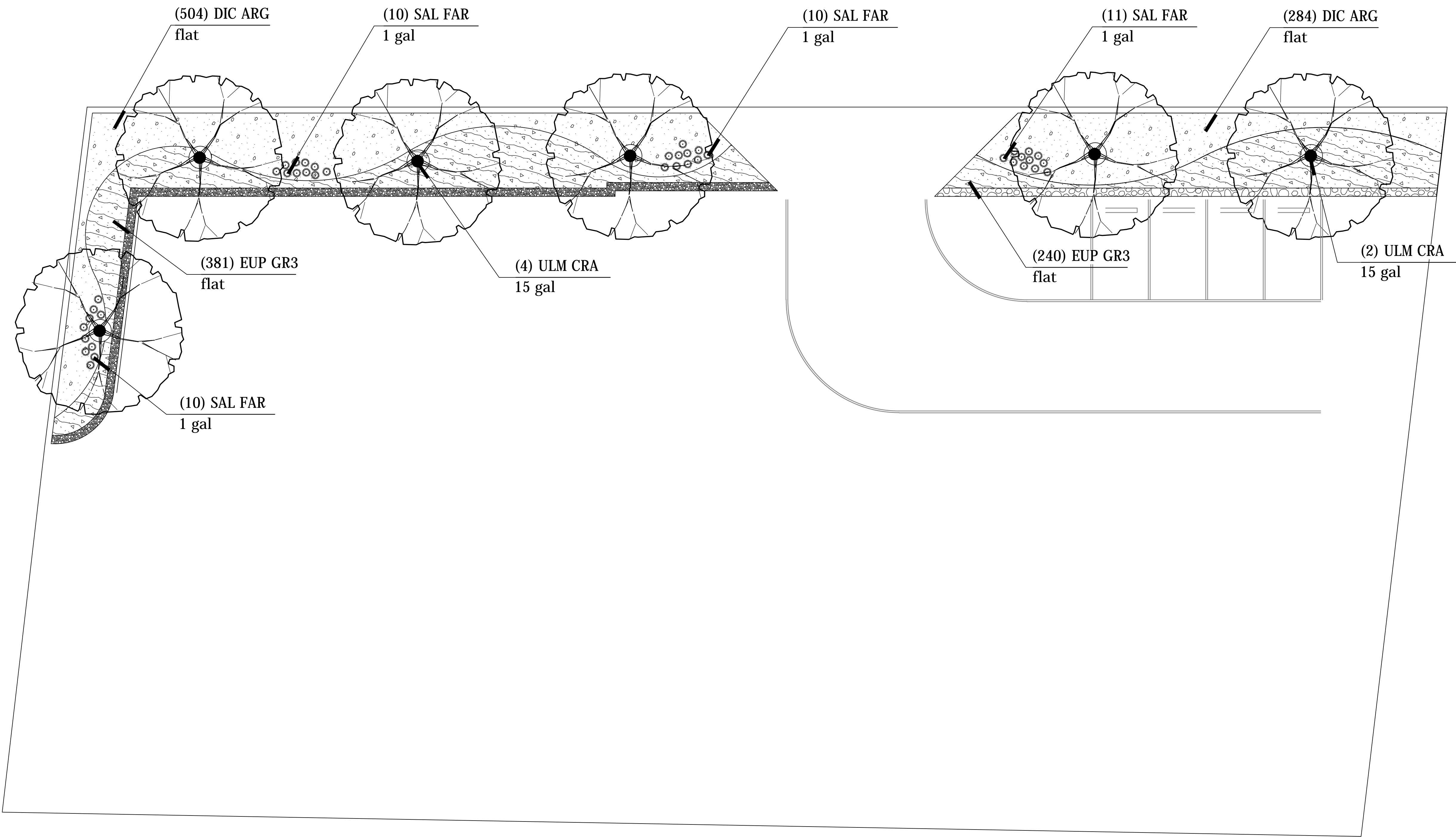
Date
3/10/2020

Scale
AS NOTED

Sheet

L004

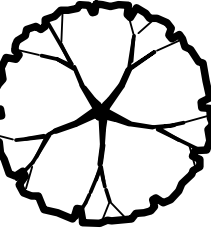
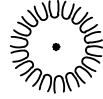
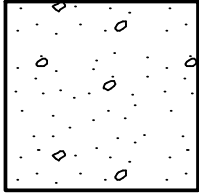
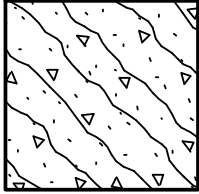
PLANTING PLAN



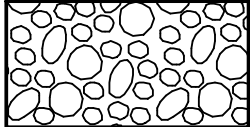
1 Inch = 20 Feet



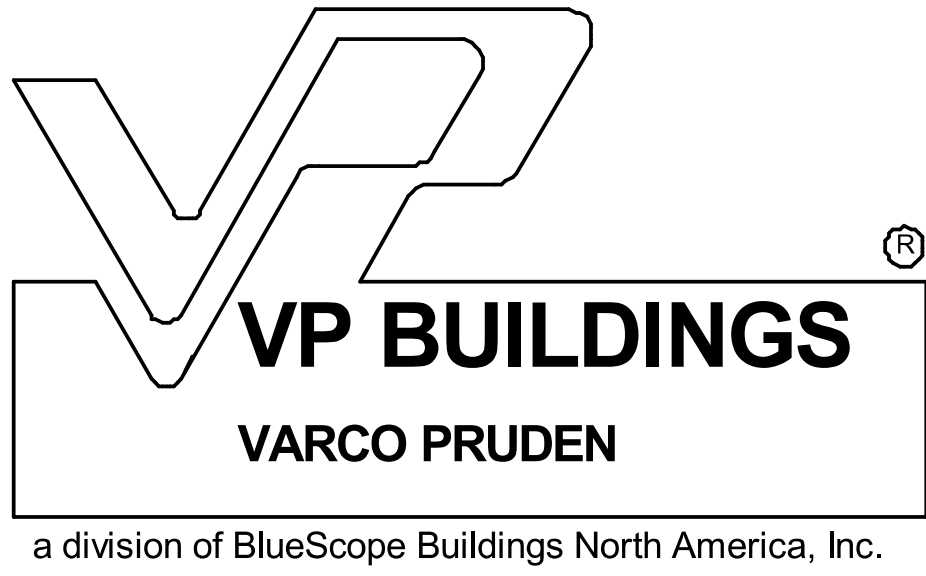
PLANT SCHEDULE LANDSCAPE BUFFER

<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>		<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>	<u>REMARKS</u>
	ULM CRA	Ulmus crassifolia	Cedar Elm	15 gal		6	\$55	\$330	cost from Texas Native 050120
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>		<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>	<u>REMARKS</u>
	SAL FAR	Salvia farinacea	Mealy Blue Sage	1 gal		41	\$3.50	\$143.50	no reference for cost
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>	<u>UNIT COST</u>	<u>TOTAL</u>	<u>REMARKS</u>
	DIC ARG	Dichondra argentea	Silver Ponyfoot	flat	18" o.c.	40	\$22	\$880	Cost Texas Native 050120
	EUP GR3	Eupatorium greggii	Gregg`s Mist Flower	flat	18" o.c.	32	\$21	\$672	Cost Texas Native 050120
TOTAL:								\$2,026	

REFERENCE NOTES SCHEDULE LANDSCAPE BUFFER

<u>SYMBOL</u>	<u>ROCK DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>	<u>COST</u>	<u>TOTAL</u>
	Texas Blend 1-3"	3.57 cy		\$79	\$281.95
				<u>TOTAL</u>	\$281.95





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DRAWING INDEX	
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Notes	3
Anchor Rod Plan	4-5
Primary Structural	6-16
Secondary Structural	17-24
Covering	25-31
Special Drawings	
Standard Erection Details	
Planograph Details	

DRAWING RELEASE HISTORY		
TYPE	DATE	DESCRIPTION
Permit Drawings Rev 0	06/09/2020	PERMIT SET- For Building Dept. Approval

GENERAL NOTES

MATERIALS

3 PLATE WELDED SECTIONS
COLD FORMED LIGHT GAGE SHAPES
BRACE RODS
HOT ROLLED MILL SHAPES
HOT ROLLED ANGLES
HOLLOW STRUCTURAL SECTION (HSS)
CLADDING

ASTM DESIGNATION

A529, A572, A1011, A1018
A653, A1011
A572, A510
A36, A529, A572, A588, A992
A529, A572, A588, A992
A500
A653, A792

GRADE 55
GRADE 60
GRADE 50
GRADE 36 OR 50
GRADE 50
GRADE B
GRADE 50 OR GRADE 80

HIGH STRENGTH BOLT TIGHTENING REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. SEE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS FOR MORE INFORMATION. SEE ERECTION GUIDE FOR BOLT TIGHTENING INSTRUCTIONS. THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E.-SNUG TIGHT OR PRE-TENSION) UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTACT.

ALL A490 BOLTS SHALL BE "PRE-TENSIONED". A325 BOLTS IN PRIMARY FRAMING AND BRACING CONNECTIONS MAY BE " SNUG-TIGHT" EXCEPT AS FOLLOWS;

PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS A CRANE GREATER THAN 5 TON CAPACITY.

PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS REVERSALS ON CONNECTIONS.

PRE-TENSION A325 BOLTS IF LOCATED IN HIGH SEISMIC AREAS. FOR IBC BASED CODES; HIGH SEISMIC IS DESIGN CATEGORY D, E OR F. SEE CODES AND LOADS SECTION BELOW FOR DETAILS.

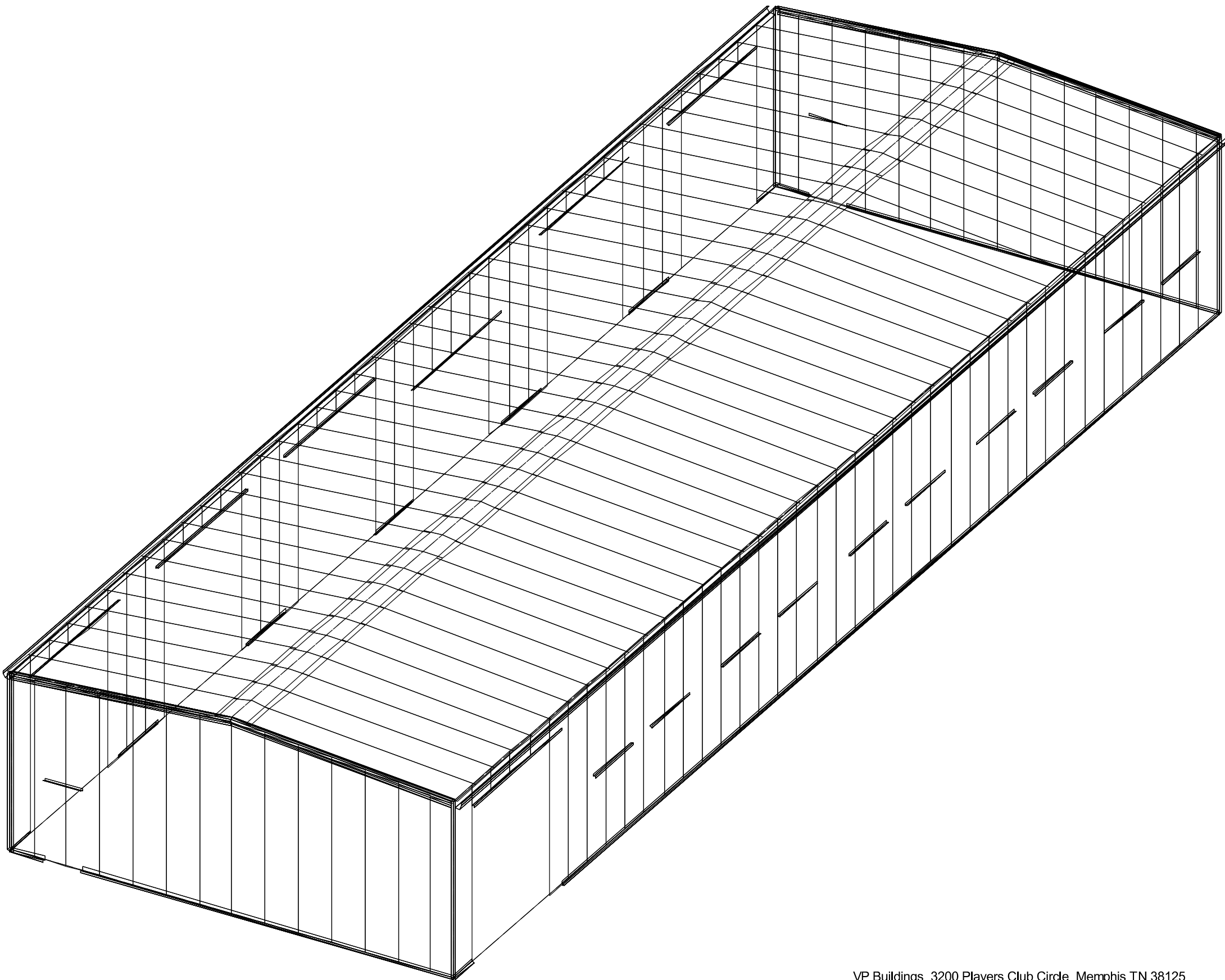
PRE-TENSION ANY CONNECTION WITH DESIGNATION A325-SC. SLIP CRITICAL (SC) CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.

IN CANADA ALL A325 AND A490 BOLTS SHALL BE "PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS AND FLANGE BRACES.

SECONDARY MEMBERS AND FLANGE BRACE CONNECTIONS ARE ALWAYS "SNUG TIGHTENED" UNLESS INDICATED OTHERWISE IN ERECTION DRAWING DETAILS.

INSPECTION AND TESTING

SPECIAL INSPECTIONS AND TESTING REQUIRED BY AUTHORITY HAVING JURISDICTION (AHJ) DURING CONSTRUCTION AND/OR STEEL FABRICATION IS THE RESPONSIBILITY OF THE OWNER OR OWNERS AUTHORIZED AGENT. WHEN REQUIRED, THE OWNER SHALL EMPLOY A QUALITY ASSURANCE AGENCY (QAA) APPROVED BY THE AHJ. THE BUILDER IS RESPONSIBLE TO COORDINATE BETWEEN THE QAA FIRM AND BBNA FABRICATION FACILITIES. THE TYPE AND EXTENT OF SPECIAL INSPECTIONS AND NDT WELD TESTING MUST BE SPECIFICALLY STIPULATED IN CONTRACT DOCUMENTS OR BBNA WILL ASSUME SPECIAL INSPECTIONS AND/OR NDT TESTING ARE WAIVED AS PERMITTED BY THE BUILDING CODE BASED ON BBNA FACILITIES IAS AC472 ACCREDITATION.



VP Buildings 3200 Players Club Circle Memphis TN 38125

Keith Erick Fix electronically signs
and seals this document with his
Professional Engineer seal affixed.
Printed copies of this document are
not signed and sealed. This
signature must be verified on an
electronic copy.
2020.06.09 16:24:22-05'00'



06/09/2020

06/09/2020 ATV Reviewed

THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.

THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS.

THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.



B COVER SHEET

BUILDER	Gray & Becker
CUSTOMER	San Antonio River Authority
LOCATION	San Antonio, Texas
PROJECT	SARA
BUILDERS PO#	20-05



VPC VERSION: 2020.2

JOB #	20-010972-01
DATE	6/9/2020
DRAWN / CHECK	REH ATV
PAGE	1

Codes and Loads
WHEN MULTIPLE BUILDINGS ARE INVOLVED, SPECIFIC LOAD FACTORS FOR DIFFERING OCCUPANCIES, BUILDING DIMENSIONS, HEIGHTS, FRAMING SYSTEMS, ROOF SLOPES, ETC., MAY RESULT IN DIFFERENT LOAD APPLICATION FACTORS THAN INDICATED BELOW. SEE CALCULATIONS FOR FURTHER DETAILS. WIND LOADS ARE APPLIED TO OVERALL BUILDING ENVELOPE. COMMON WALLS BETWEEN CONNECTED SHAPES ARE NOT SUBJECT TO EXTERNAL WIND LOADS.
City: San Antonio County: Bexar State: Texas Country: United States

Building Code
Building Code: 2018 International Building Code Structural: 16AISC - ASD Rainfall: I: 9.00 inches per hour
Building Risk/Occupancy Category: II (Standard Occupancy Structure) Cold Form: 16AISI - ASD f'c: 3000.00 psi Concrete

Dead and Collateral Loads Material Dead Weight Roof Live Load
Collateral Gravity:5.00 psf Roof Covering + Second. Dead Load: 2.10 psf Roof Live Load: 20.00 psf Not Reducible
Collateral Uplift: 0.00 psf Frame Weight (assumed for seismic):2.50 psf

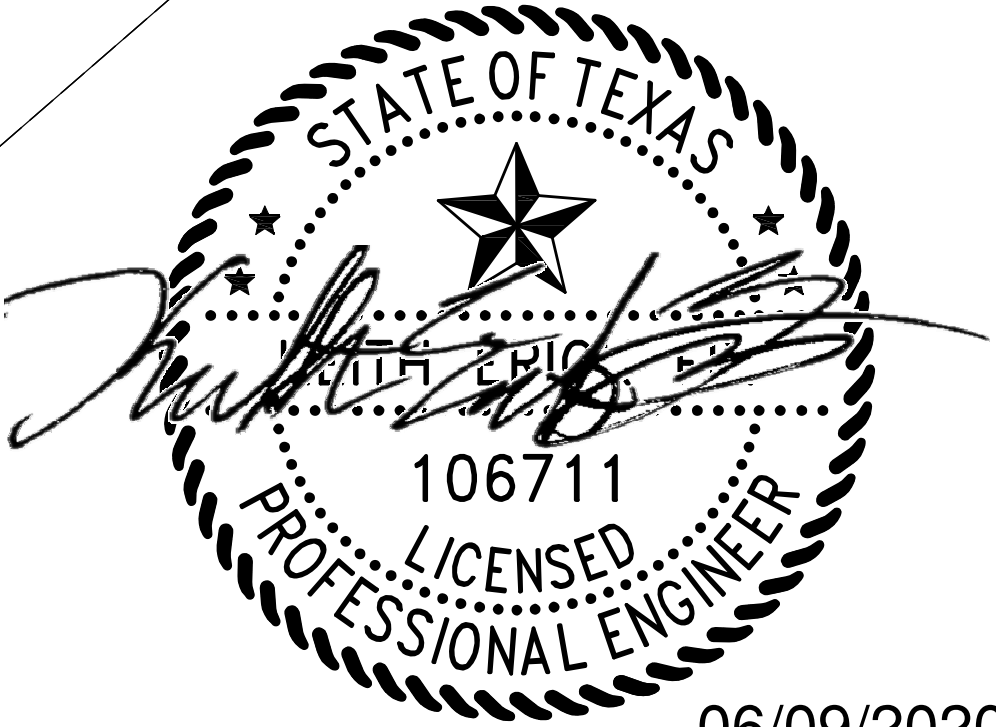
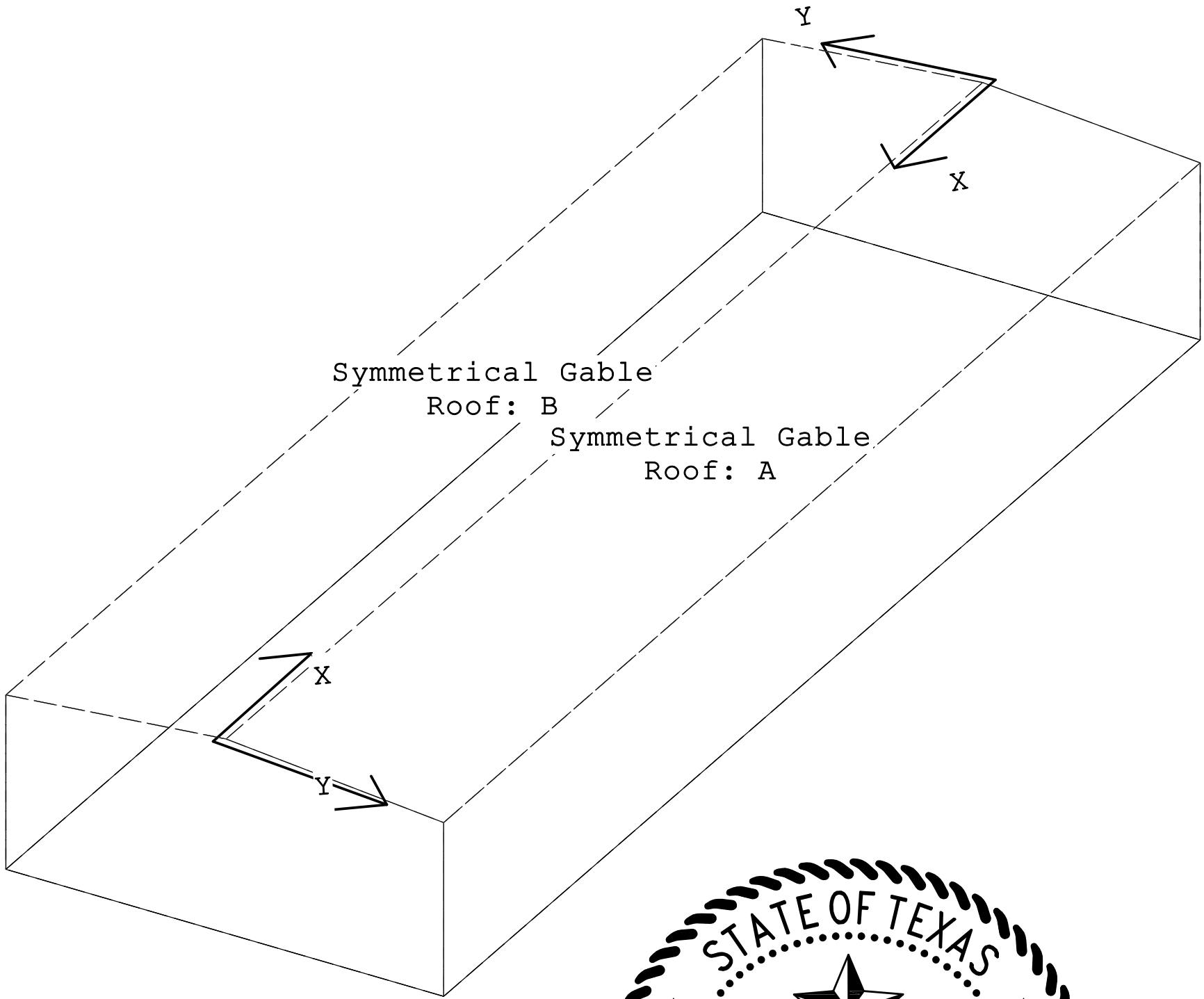
Wind Load Snow Load Seismic Load
Wind Speed: Vult: 115.00 (Vasd: 89.08) mph Ground Snow Load: pg: 5.00 psf Lateral Force Resisting Systems using Equivalent Force Procedure
The 'Envelope Procedure' is Used Flat Roof Snow: pf: 4.20 psf Mapped MCE Acceleration: Ss: 11.00 %g
Primaries Wind Exposure: C - Kz: 0.860 Design Snow (Sloped): ps: 4.20 psf Mapped MCE Acceleration: S1: 2.80 %g
Parts Wind Exposure Factor: 0.860 Rain Surcharge: 0.00 Site Class: Stiff soil (D) - Default
Wind Enclosure: Enclosed Specified Minimum Roof Snow: 5.00 psf (USR) Seismic Importance: Ie: 1.000
Topographic Factor: Kzt: 1.0000 Exposure Factor: 2 Partially Exposed - Ce: 1.00 Design Acceleration Parameter: Sds: 0.1173
Ground Elevation Factor: Ke: 0.9771 Snow Importance: Is: 1.000 Design Acceleration Parameter: Sd1: 0.0448
NOT Windborne Debris Region Thermal Factor: Unheated - Ct: 1.20 Seismic Design Category: A
Base Elevation: 0/0/0 Ground / Roof Conversion: 0.70 Seismic Snow Load: 0.00 psf
Site Elevation: 639.0 ft Obstructed or Not Slippery % Snow Used in Seismic: 0.00
Primary Zone Strip Width: 2a: 8/0/0 Diaphragm Condition: Flexible
Parts / Portions Zone Strip Width: a: 9/7/3 Fundamental Period Height Used: 16/10/0
Basic Wind Pressure: q: 24.20,(Parts) 24.20 psf

Transverse Direction Parameters
System NOT detailed for Seismic
Redundancy Factor: Rho: 1.00
Fundamental Period: Ta: 0.2680
R-Factor: 3.00
Overstrength Factor: Omega: 2.50
Deflection Amplification Factor: Cd: 3.00
Base Shear: V: 0.0100 x W

Longitudinal Direction Parameters
System NOT detailed for Seismic
Redundancy Factor: Rho: 1.00
Fundamental Period: Ta: 0.1662
R-Factor: 3.00
Overstrength Factor: Omega: 2.50
Deflection Amplification Factor: Cd: 3.00
Base Shear: V: 0.0100 x W

Snow Buildup	Surface	Description	X Location	Y Location	Magnitude
Symmetrical Gable	Roof: A	Unbalanced Snow Load 1, Shifted Left : Roof: A	0.0 ft	7.4 ft	3.4 psf
			0.0 ft	0.0 ft	3.4 psf
			120.0 ft	0.0 ft	3.4 psf
			120.0 ft	7.4 ft	3.4 psf
Symmetrical Gable	Roof: B	Unbalanced Snow Load 1, Shifted Right : Roof: B	0.0 ft	7.4 ft	3.4 psf
			0.0 ft	0.0 ft	3.4 psf
			120.0 ft	0.0 ft	3.4 psf
			120.0 ft	7.4 ft	3.4 psf

1. The Snow Buildup loading shown is in addition to the flat or sloped roof snow.
2. The X and Y Location dimensions are from the point of origin of each surface.



06/09/2020

PERMIT SET- For Building Dept. Approval

	THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	<div><div>B</div><div>VP Buildings</div><div>3200 Players Club Circle Memphis TN 38125</div></div>	CODES AND LOADS				<div><div><div><div>VP</div><div>VP BUILDINGS</div><div>VP CO. PRUDEN</div></div><div>VP VERSION: 2020.2</div></div><div><div>JOB #</div><div>20-010972-01</div><div>DATE</div><div>5/29/2020</div><div>DRAWN/CHECK</div><div>ATV</div><div>PAGE</div><div>2</div></div></div>		
				REV	DATE	BY	DESCRIPTION		BUILDER	Gray & Becker
									CUSTOMER	San Antonio River Authority
									LOCATION	San Antonio, Texas
									PROJECT	SARA
				NTS					BUILDER'S PO#	20-05
				6/5/2020					16:06:47	

BUILDER/CONTRACTOR RESPONSIBILITIES

VP Buildings follows the guidelines as outlined in the AISC and MBMA Codes of Standard Practice. VP Buildings standard product specifications, design, fabrication, quality criteria shall govern all work unless stipulated otherwise in the contract documents. In case of discrepancies between VP Buildings structural plans and plans for other trades, VP Buildings structural plans shall govern.

It is the responsibility of the Builder to obtain approvals and permits from all governing agencies and jurisdictions as required. Approval of VP Buildings drawings constitutes the builders acceptance of VP interpretation of the contract purchase order. Unless specific design criteria concerning interface design and details are furnished as part of the contract, VP Buildings design assumptions shall govern.

VP engineers are not Project Engineers or Engineer of Record for the overall project. VP engineering supply sealed engineering design data and drawings for VP supplied material as part of the overall project for use by others to obtain permits, approvals, and coordinate with other trades. All interface and/or compatibility of any materials not furnished by VP are to be considered and coordinated by the builder or A/E firm.

CONSTRUCTION & ERECTION RESPONSIBILITY

The Builder is responsible for construction in strict accordance with VP Buildings "FOR CONSTRUCTION" drawings and all applicable product installation guides. VP is not responsible for work done from any other VP drawings that are not marked "FOR CONSTRUCTION", nor any drawings prepared by others.

As erected field assemblies of members shall be as specified in MBMA Code of Standard Practice (in Canada - CSA S16), which require L/500 tolerance of installed members. Occasional field work including shimming, cutting, coping, and drilling for final fit-up are considered part of erection. Specified field work and field welding conditions indicated on these drawings shall also be included in the erectors scope of work. See Erection Guide for shimming procedure. For building with top riding bridge cranes see Crane Data drawing for column plumb tolerance.

The building erector shall be properly licensed and experienced in erecting metal building systems. The Builder is responsible for having knowledge of, and shall comply with, all OSHA requirements and all other governing site safety criteria. The builder is responsible for designing, supplying, locating and installing temporary supports and bracing during erection of the building. VP bracing is designed for code required loads after building completion and shall not be considered as adequate erection bracing. See Erection Guide.

EXISTING STRUCTURES

VP must be advised of any structure that is within 20 ft. of VP's building. Load effects from snow drifting, wind effects, and seismic separation must be considered for both the new and existing structures. VP has designed the new VP building for these effects. The owner/builder are responsible for employing a Professional Engineer to review and verify the existing structure for all load effects from the adjacent VP building.

BRACING

Tension brace rods work in pairs to balance forces caused by initial tensioning. Care must be taken while tightening brace rods so as not to cause accidental or misalignment of components. All rods must be installed loose and then tightened. Rods should not exhibit excessive sag. For long or heavy rods, or angles it may be necessary to support the rods at mid-bay by suspending them from secondary members.

Bracing for seismic or wind loading of objects or equipment that are not a part of the VP structure must be designed by a qualified professional to deliver lateral loads to primary frames and rod bracing struts. Equipment bracing and suspension connections must not impose torsion or minor axis loads, or cause local distortion in any VP components. VP accepts no responsibility for design or installation of bracing systems not furnished by VP.

FIELD WELDING

All field welding shall be done at the direction of a design professional, and done in accordance with governing requirements (AWS in USA, CWB in Canada) by welders qualified to perform the welding as directed by the applicable welding procedure specification (WPS). A WPS shall be prepared by the contractor for each welding variation specified. The contractor is responsible for any special welding inspection as required by local jurisdiction. Filler metal shall be 70 ksi (480 MPa) tensile strength. For welds in high seismic force resisting system (Seismic Cat D, E or F), minimum Charpy V-Notch toughness shall meet AISI-341 criteria (20 ft-lbs min @ 0Deg F). Interpass temperatures shall not exceed 550Deg F (300Deg C).

DELIVERIES

It is the responsibility of the builder to have adequate equipment available at the job site to unload trucks in a safe and timely manner. The Builder will be responsible for all retention charges from carriers as a result of job site unloading delays.

SIGNAGE

The Builder is responsible for furnishing signs as required by Code and the Building Department, including but not limited to, exits, occupancy limits, floor loading limits, and bulk storage limits. Floor loading signs shall clearly indicate maximum floor live load permitted. Bulk storage facilities shall have signs clearly posted on all loaded walls indicating the type of commodity stored and the maximum storage height. Signs shall be clearly visible when building is fully loaded to design level. Overloading of floors or walls may result in failure.

Claims for damage or shorts MUST be noted on the Bill-of-Lading or delivery receipt and filed against the carrier by the consignee as per VP's Terms of Sales (F.O.B. Plant) under the Uniform Commercial Code. It is critical that damages or shorts be noted on the Bill-of-Lading or you have little recourse with the carrier. Immediately upon delivery of material, material quantities are verified by the Builder against quantities billed on the shipping document. Neither the Manufacturer nor the carrier is responsible for material shortages against quantities billed on the shipping document if such shortages are not noted on the shipping documents upon delivery of material and acknowledged by the carriers agent. For materials concealed in bundles, boxes, or crates, shortages must be reported immediately upon unpacking. Should products get wet, bundled and crated materials must be unpacked and unbundled immediately to provide drainage of trapped moisture. See Erection Guide for proper job site storage procedure.

SEALANTS

Sealants shall be applied in strict accordance with VP details or weather tightness will be compromised. Sealant must be applied in temperatures and weather conditions consistent with labeling.

INDEPENDENT MEZZANINES

Independent mezzanines must be designed by a professional engineer. The engineer must ensure that proper isolation from the VP building has been provided to avoid structural damage due to differential movements, or inadvertently apply loads to the VP structure. VP accepts no responsibility for the design of the independent mezzanine.

FIRE CODE COMPLIANCE

It is the responsibility of the project design professional and builder to comply with local fire code regulations including consideration of, but not limited to, building use and occupancy, all building construction materials, separation requirements, egress requirements, fire protection systems, etc. Builder shall advise VP of any special requirements to be furnished by VP.

FIELD MODIFICATIONS

Modifications to this building from details and instructions contained on these drawings must be approved in writing by VP Buildings engineers, or other licensed structural engineer. This includes, but is not limited to, removal of roof or wall cladding, removing or moving any flange braces or rod braces, cutting of openings for doors, windows or RTU's, correction of fabrication errors, etc. The owner shall not impose loads to this structure beyond what is specified for this building in the contract documents. VP Buildings accepts no responsibility for the consequences of any unauthorized additions, alterations, or added loads to this structure.

If the builder intends to invoice VP Buildings for modifications in excess of \$1000, The builder must notify VP Buildings immediately, and obtain a Work Authorization from VP Buildings prior to proceeding. All final claims must be submitted to VP Buildings with all supporting documentation within 30 days of the building completion. Claims submitted without work authorizations, or after 30 days will not be accepted. Correction of minor misfits, shimming and plumbing, moderate amount of reaming, drilling, chipping / cutting and minor welding are considered by Code of Standard Practice to be part of erection are not subject to claim reimbursement.

CONCRETE/MASONRY/CONVENTIONAL STUD WALLS

The engineer responsible for the design of the wall system is responsible for coordinating with, or specifying to VP Buildings, any wall to steel compatibility issues such as drift and deflection compatibility, special base details, and wall to VP steel connections. All fasteners, sealant and counter flashing of wall systems are to be provided by contractor. The engineer responsible for the wall shall design the anchorage to VP supporting elements consistent with Code required forces.

PANELS

Oil canning is an inherent characteristic of cold formed steel panels. It is the result of several factors that include induced stresses in the raw material delivered to VP, fabrication methods, installation procedures, and post installation thermal forces. Thru fastened panels will exhibit some dimpling when installed, especially when insulation is installed between panels and secondary supports. Dimpling can be minimized by careful installation, taking care not to over drive fasteners.

Roof rumble is a phenomenon that is caused by wind gusts lifting up on the roof panels and then springing back into place. All panels experience this action to some degree, especially with concealed clip Standing Seam panels. Roof rumble noise may be minimized by providing a layer of blanket insulation between the panels and any hard support surface such as steel secondary members, substrates such as plywood, steel decking, or rigid board insulation. A minimum of 3 inch thick blanket is recommended over steel secondary members, or 2 inch over substrates.

Oil canning, dimpling, and roof rumble do not affect the structural integrity or weather tightness of the panels and is not grounds for rejection of panels.

The Standing Seam joint detail is designed with an interlocking feature for ease of installation. However, it is imperative that installed Standing Seam panels be secured to the secondary structural members and properly seamed prior to departure from the job site each day.

SKYLIGHTS

Local building departments may require added fall restraint due to conditions that may affect the skylight structural integrity. It is the responsibility of the builder to determine and provide any added fall restraint under the skylight as may be required by your building department.

RAIN WATER RUNOFF

Drainage systems must be designed by the project professional to comply with code requirements. VP is not responsible for drainage designs, overflow scuppers, down piping, etc. The project professional and contractor are responsible to ensure that primary drains and overflow devices such as scuppers and auxiliary drains are provided as required for the required rain intensity at the building perimeter and at valley conditions to prevent ponding.

STEEL SHOP COAT

The purpose of VP's shop coat is to provide protection for the steel members during transportation, during temporary job site storage and during erection. Standard shop formulation is not designed to perform as a finish coat when exposed to environmental conditions. Members shall be kept free of the ground and properly drained during job site storage. It is the Builder's responsibility to ensure that if a finish coat is being applied over VP shop coat that the painting contractor verifies compatibility between his finish coat and VP's shop coat.

VP BUILDINGS ACCREDITATIONS AND APPROVALS

Fabricator Approvals

IAS AC472 Approvals: (www.iasonline.org/Metal_Building_Systems/MB.html)
Listed under BlueScope Buildings North America, Inc.
City of Los Angeles, CA #FB00031; City of Houston, TX 767 & 429;
City of Phoenix, AZ C19-02008; Clark County, NV 43 & 833, San Bernardino County, CA 289
State of Utah, City of Richmond, CA.

Design Approvals

IAS AC472 Approvals: (www.iasonline.org/Metal_Building_Systems/MB.html)
Listed under Varco Pruden Buildings, a Division of BlueScope Buildings North America, Inc.

Canadian CSA A660 Certifications

(http://eng.cwbgroup.org/Certification/Pages/CertifiedCompanySearch.aspx)
Listed under BlueScope Buildings North America, Inc.

Engineering Certifications of Authorization

USA--AR#576; FL#30427; ID#C-2470; IL#184-002649; KS#E-29; MS#E-0592;
MO#E-2010007736; NC#F-0998; OK#CA4170PE; SD#C-1787; TX#F4828; WV#C03059-00;
CAN--AB#P08900; NS#30123; ON#100148796; and YT#PP134

ICC Evaluation Reports (www.icc-es.org)

SSR Roof System - #ESR-2527

State of Florida Product Approvals (www.floridabuilding.org)

Approved Products Listed Under VP Buildings, Inc.

VP TextureClad - See Transamerican Structuroc, Inc.

Dade Co. Product Approval (www.miamidade.gov/buildingcode)

Approved Products Listed Under Varco Pruden Buildings, Inc.

VP TextureClad - See Transamerican Structuroc, Inc.

Underwriter's Laboratory Approvals (Available only when specified in contract)

SSR Roof-UL#TGKX-113; SSR Composite Roof Class 90-UL#TGKX-113A;

SSR Roof w/Super Block; Class 90-UL#TGKX-328;

Panel Rib Roof UL Class 60-UL#TGKX-60; Panel Rib Roof UL Class 90-UL#TGKX-64;

VP SLR II Roof Class 90-UL#TGKX-90, -180, -435, -435A, -176, -238, -238A, -238B

Factory Mutual Approved Assemblies (Available only when specified in contract)

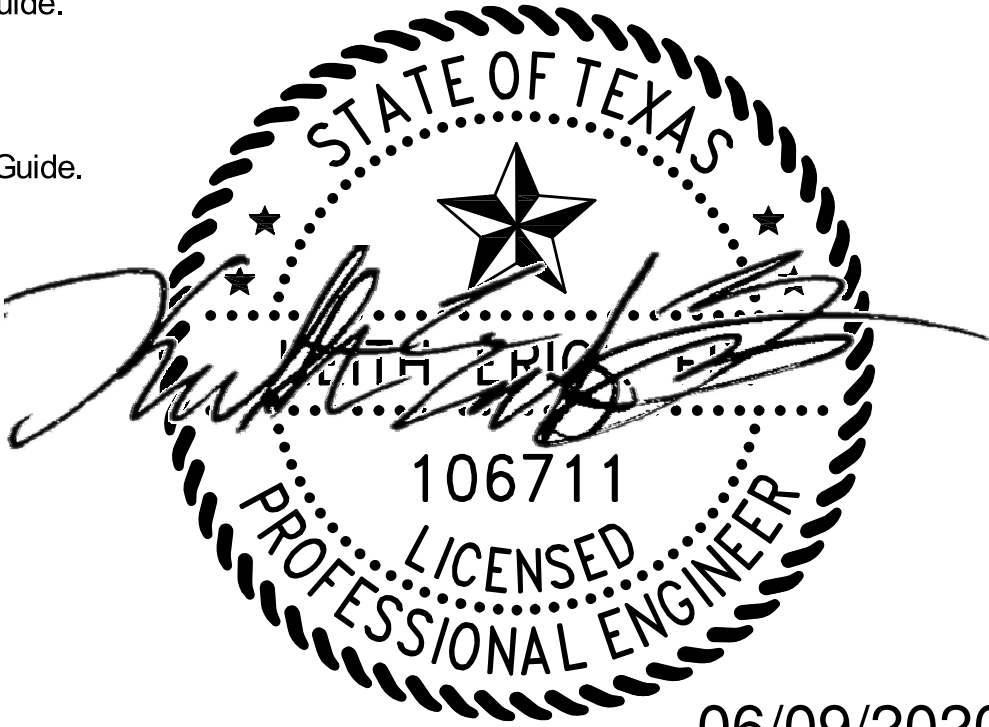
SSR Roof Systems are approved in various type applications and listed in FM Approval Guide.

24 Ga SSR (0.0227" Nominal), is available in Class 1-60, 1-75, 1-90. 22Ga SSR (0.0277"

Nominal), is available in Class 1-75, 1-90-, 1-120.

SLR II Roof Systems are approved in various type applications and listed in FM Approval Guide.

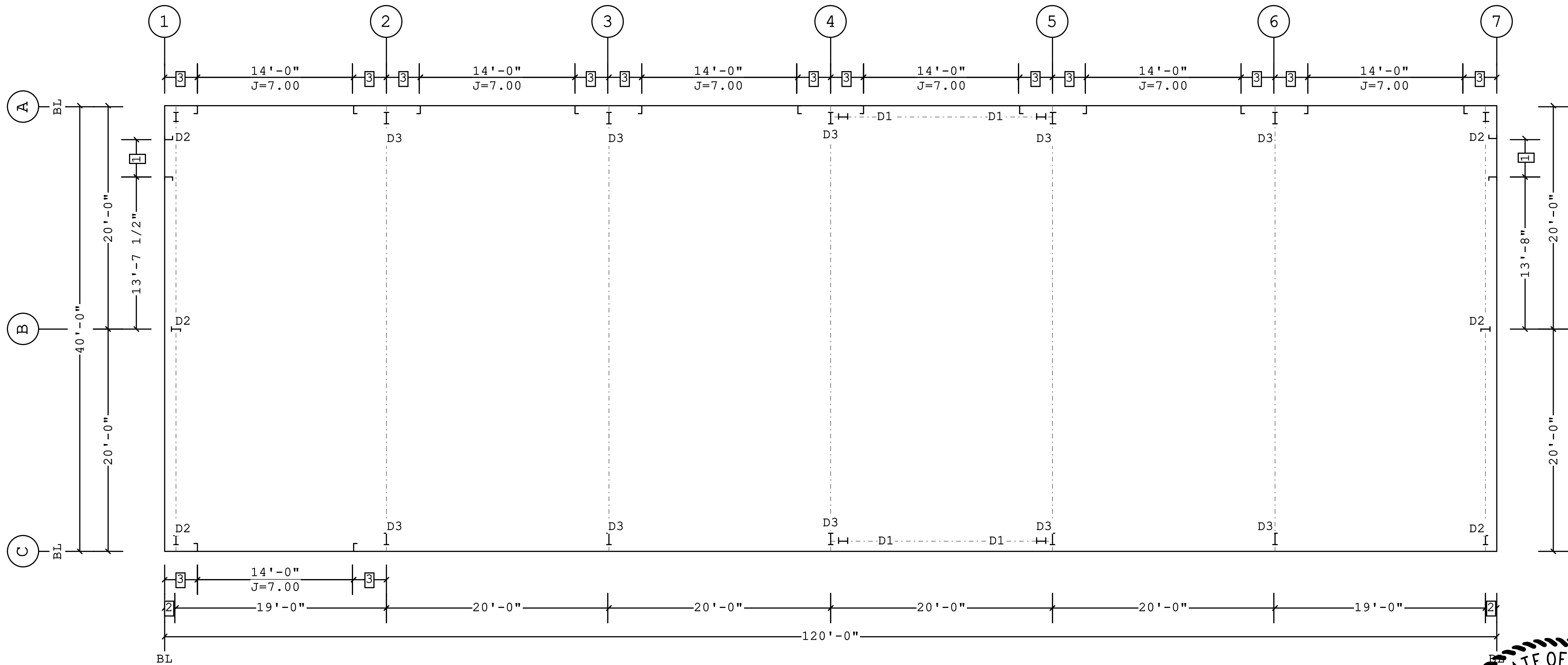
24 Ga SLR II (0.0227" Nominal), is available in Class 1-75 and 1-120.



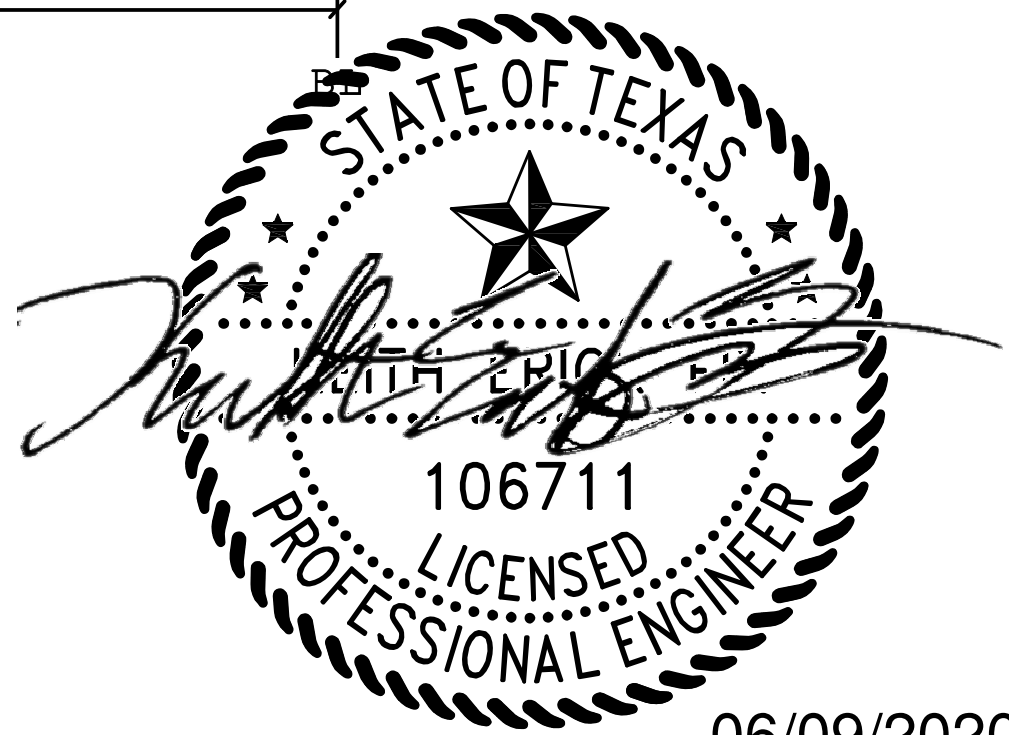
06/09/2020

PERMIT SET- For Building Dept. Approval

	THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	<div>B</div> <div>VP Buildings 3200 Players Club Circle Memphis TN 38125</div>	ERECTION NOTES				<div><div><div><div>VP BUILDINGS</div><div>VARCO PRUDEN</div></div><div>VPC VERSION: 2020.2</div></div><div><div>JOB # 20-010972-01</div><div>DATE 5/29/2020</div><div>DRAWN/CHECK ATV</div><div>PAGE 3</div></div></div>		
				REV	DATE	BY	DESCRIPTION		BUILDER	Gray & Becker
									CUSTOMER	San Antonio River Authority
									LOCATION	San Antonio, Texas
									PROJECT	SARA
									BUILDER'S PO#	20-05
				NTS						




ANCHOR ROD PLAN

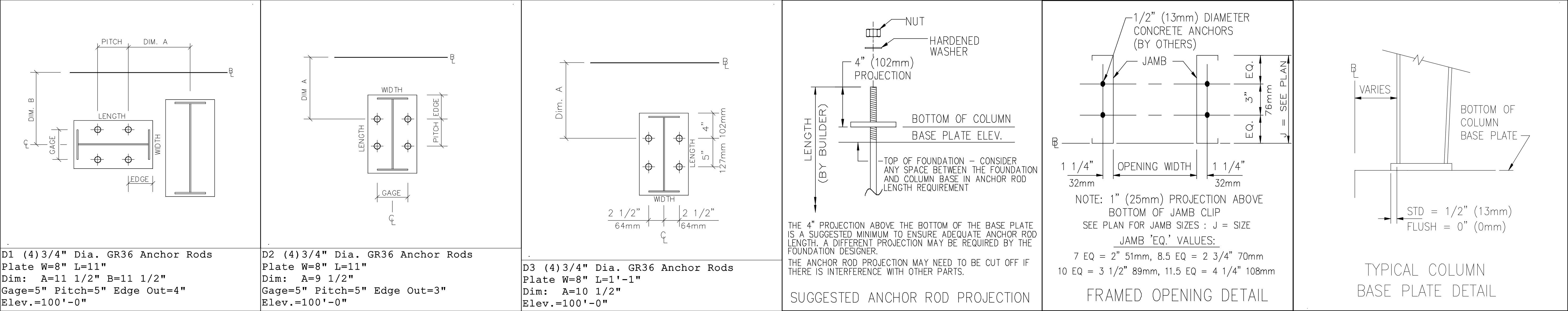


PERMIT SET- For Building Dept. Approval

Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

- 3 3'-0"
2 1'-0"
1 3'-4 1/2" J=7.00
□ Dimension Key

<=> THE BUILDING IS DESIGNED WITH BRACING DIAGONALS IN THE DESIGNATED BAYS. COLUMN BASE REACTIONS, BASE PLATES AND ANCHOR RODS ARE AFFECTED BY THIS BRACING AND DIAGONALS MAY NOT BE RELOCATED WITHOUT CONSULTING THE BUILDING SUPPLIERS ENGINEER.	THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	B	VP Buildings 3200 Players Club Circle Memphis TN 38125		ANCHOR ROD PLAN					
				REV	DATE	BY	DESCRIPTION	BUILDER	Gray & Becker		JOB # 20-010972-01
								CUSTOMER	San Antonio River Authority		DATE 5/29/2020
								LOCATION	San Antonio, Texas		DRAWN/CHECK ATV
								PROJECT	SARA		PAGE 4
				NTS				BUILDER'S PO#	20-05	VPC VERSION: 2020.2	
				6/5/2020				16:06:49		FILENAME: FT SAR	



1. ANCHOR RODS, NUTS, HARDENED WASHERS AND ANY OTHER EMBEDDED ITEMS ARE TO BE FURNISHED BY CONTRACTOR.

2. ANCHOR ROD DIAMETERS WERE DETERMINED BY ALLOWABLE SHEAR AND TENSION PER AISC SPECIFICATIONS (FY=36KSI). (ASTM F1554 GRADE 36) ANCHOR ROD LENGTH, EFFECTS OF EMBEDDED ANCHOR ROD EDGE DIMENSIONS AND METHOD OF TRANSFERRING FORCES FROM ANCHOR RODS TO FOOTINGS ARE TO BE DETERMINED BY OTHERS.

3. UNLESS OTHERWISE SPECIFIED, ANCHOR RODS ARE DESIGNED AND DETAILED AS "CAST-IN-PLACE" ANCHOR RODS WITH "SNUG TIGHT" CONNECTIONS.

4. FOUNDATION MUST BE LEVEL, SQUARE AND SMOOTH. ANCHOR RODS MUST BE ACCURATELY PLACED AS SHOWN ON THIS DRAWING OR STEEL WILL NOT FIT. THE BUILDER IS RESPONSIBLE FOR ACCURATE SETTING OF ANCHOR RODS PER AISC CODE OF STANDARD PRACTICE, SEC 7.5 VARIATIONS ARE SUMMARIZED BELOW;

a. CENTERS OF ANY TWO AR'S WITHIN A COLUMN BASE GROUP; +-1/8"

b. CENTERS OF ADJACENT AR GROUPS; +-1/4"

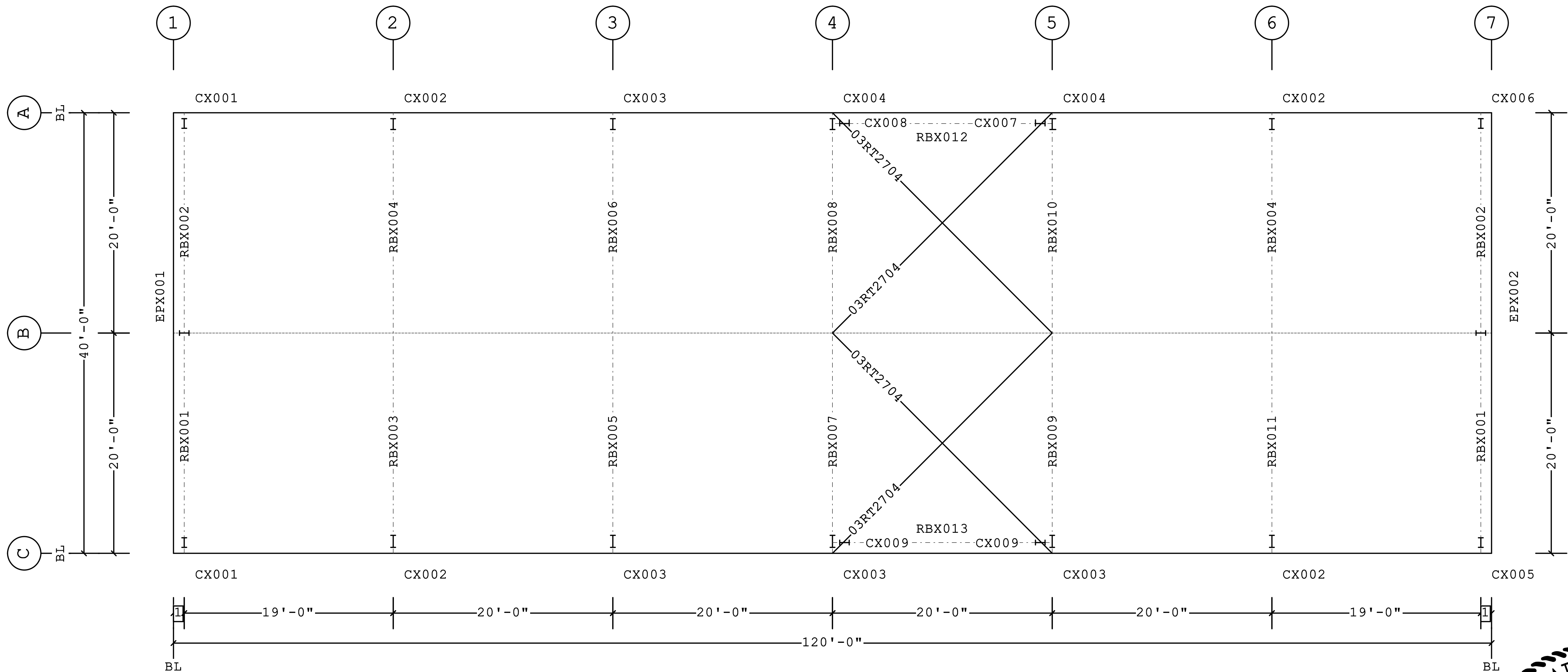
c. TOPS OF AR'S; +-1/2"

d. ACCUMULATED DIM BETWEEN CENTERS OF AR GROUPS ALONG COLUMN LINE; +-1/4" PER 100FT., NOT TO EXCEED 1" TOTAL.

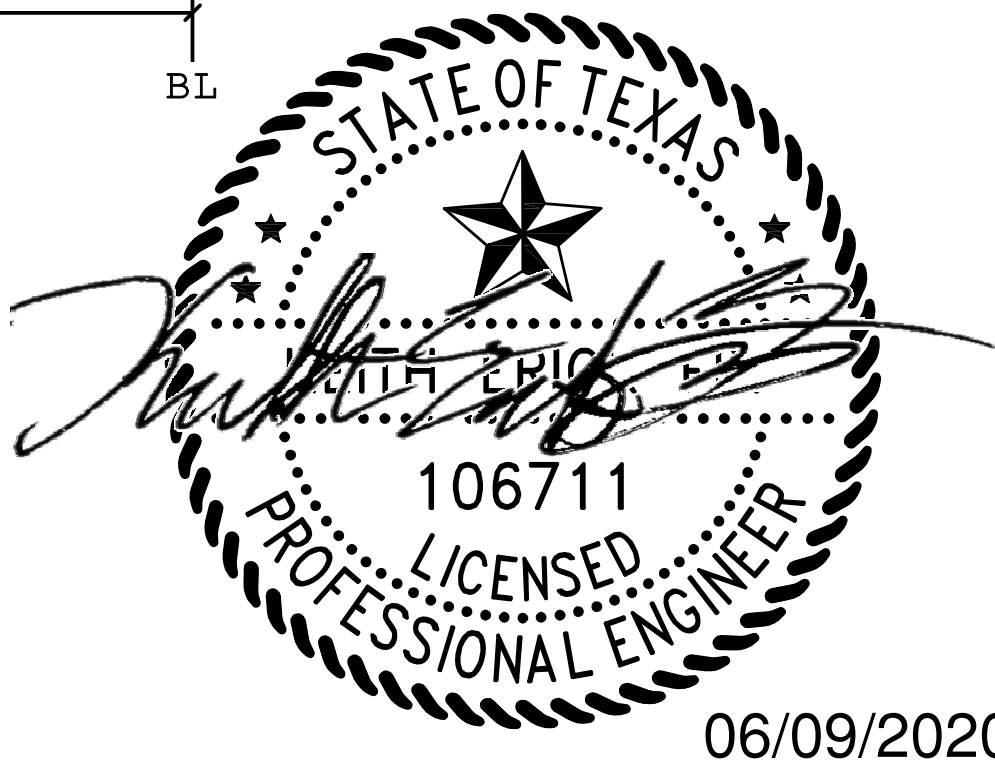
e. DIM FROM CENTER OF ANY AR GROUP FROM COLUMN LINE; +-1/4"

5. DESIGN LOADS AND REACTIONS ARE FURNISHED IN THE REACTIONS REPORT.

Bracing Part Schedule			
Part	Qty	Length	Detail
03RT2704	4	27'-4"	BR01G2,BR02K1



PRIMARY AND ROOF BRACING PLAN



1 1'-0"
Dimension Key

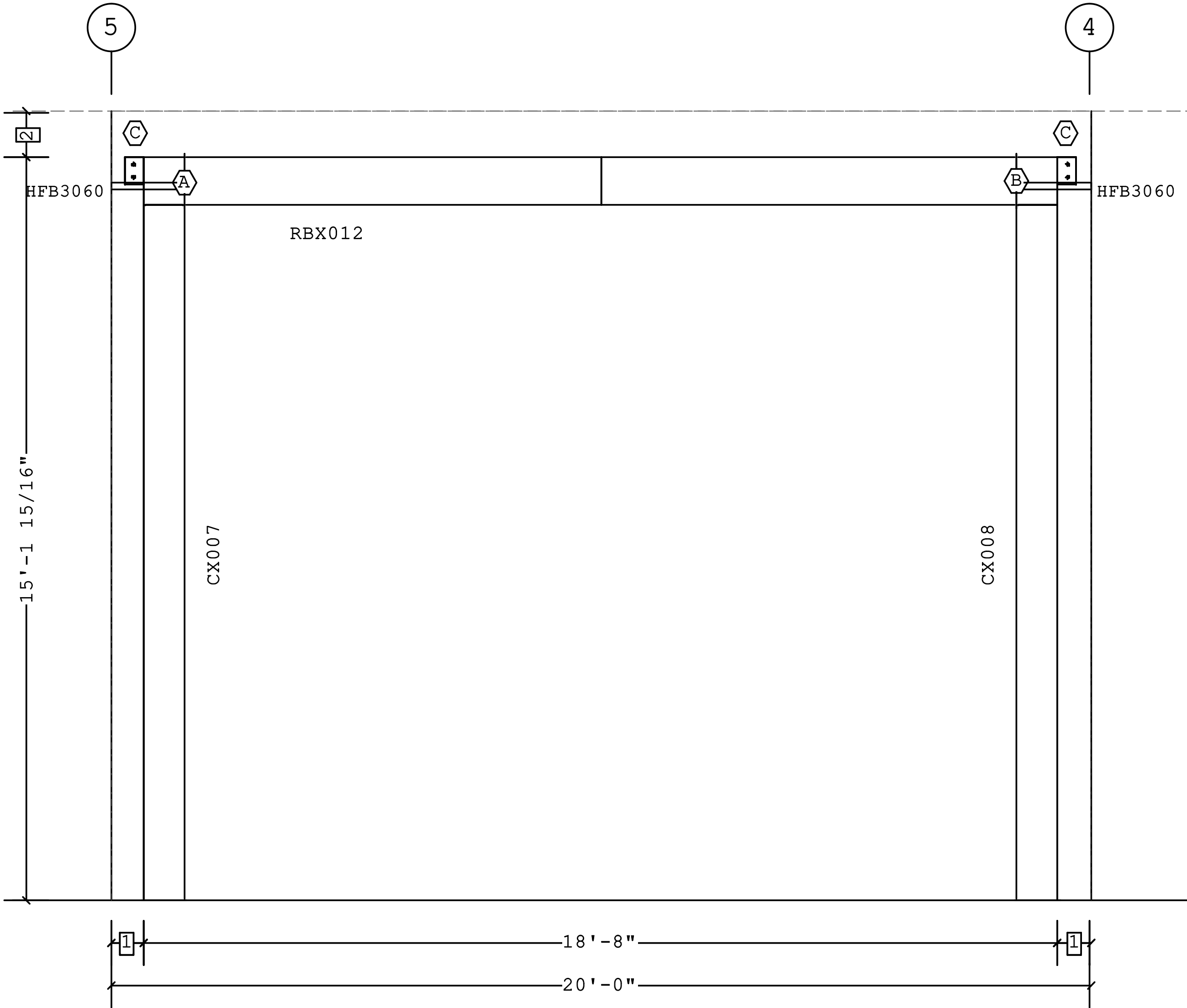
PERMIT SET- For Building Dept. Approval

<div>1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.</div> <div>2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.</div>		THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	Shape Name = Symmetrical Gable		<div>B</div>	VP Buildings 3200 Players Club Circle Memphis TN 38125		PRIMARY AND ROOF BRACING PLAN			
				REV	DATE		BY	DESCRIPTION	BUILDER Gray & Becker		<div><div>VP BUILDINGS</div><div>VARCO/PRUDEN</div></div> <div>VP VERSION: 2020.2</div>	JOB # 20-010972-01 DATE 6/9/2020 DRAWN/CHECK REH ATV PAGE 6
									CUSTOMER San Antonio River Authority			
									LOCATION San Antonio, Texas			
								PROJECT SARA				
								BUILDER'S PO# 20-05				
								NTS				
								6/5/2020	16:06:51		FILENAME: 20-010972-01 Permit Dw	
a division of BlueScope Buildings North America, Inc.												

Frame Member Schedule									
Part	Mem	Width	Thick	WebThk.	Depth1	Depth2	Approx.Lgth	Approx.Weight	Detail
CX007	1	6.0000	.2500	.1345	10"	10"	15'-1 15/16"	242#	BR12J1
RBX012	2	5.0000	.1345	.1345	1'-0"	1'-0"	16'-11 3/4"	185#	
	3	5.0000	.1345	.1345	1'-0"	1'-0"			
CX008	4	6.0000	.2500	.1345	10"	10"	15'-1 15/16"	242#	BR12J1

Frame Clearances
Horiz. Clearance between members 1(CX007) and 4(CX008): 17'-0"
Vert. Clearance at member 1(CX007): 14'-1 7/16"
Vert. Clearance at member 4(CX008): 14'-1 7/16"
Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

Bolt Connection & Plate Schedule								
Id	Qty	Grade	Bolt Dia.	Bolt Length	Plate Thick.	Rows Out	Rows In	PartNo
A	6	A325	3/4"	2 1/2"	3/8"	2	1	0097284
B	8	A325	3/4"	2 1/2"	3/8"	2	2	0097284
C	2	A325	3/4"	2 1/2"				0097284



PORTAL FRAME ELEVATION ALONG A

- 2 11"
- 1 8"
- Dimension Key



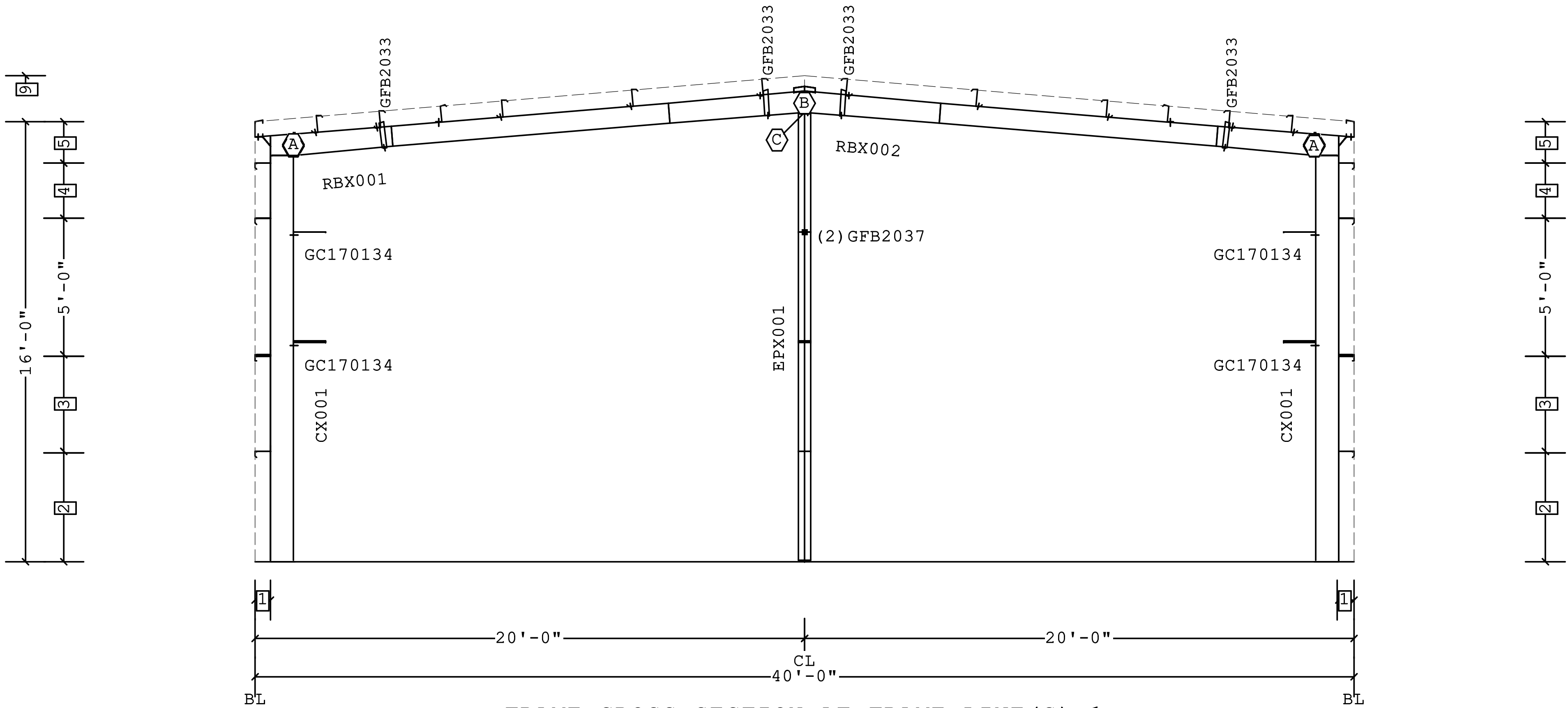
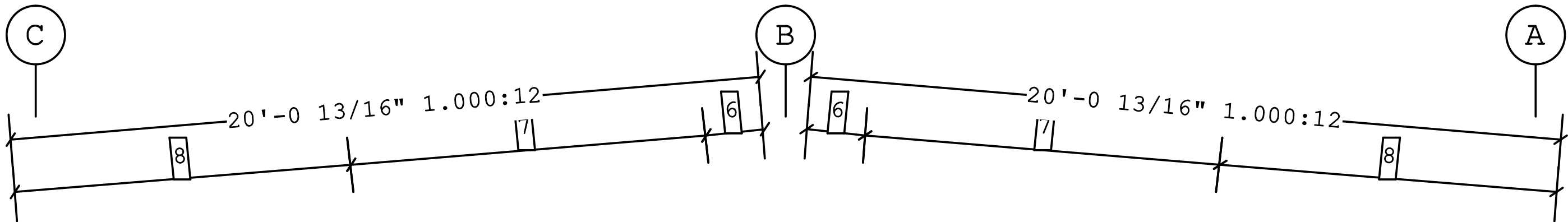
PERMIT SET- For Building Dept. Approval

<div>1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.</div> <div>2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.</div>		<div>THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.</div>	<div>THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS.</div> <div>THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.</div>	Shape Name = Symmetrical Gable Wall 2, Frame 3		<div>B</div> <div>VP Buildings 3200 Players Club Circle Memphis TN 38125</div>		<div>PORTAL FRAME ELEVATION ALONG A</div>				
				REV	DATE	BY	DESCRIPTION	BUILDER	Gray & Becker	<div><div><div><div></div></div><div>VP BUILDINGS</div><div>VARCO/PRUDEN</div></div></div>	JOB #	20-010972-01
								CUSTOMER	San Antonio River Authority		DATE	6/9/2020
								LOCATION	San Antonio, Texas		DRAWN/CHECK	REH ATV
								PROJECT	SARA		PAGE	7
				BUILDER'S PO#		20-05	VP VERSION: 2020.2		FILENAME: 20-010972-01 Permit Dw			
				NTS				6/5/2020		16:06:53		
										a division of BlueScope Buildings North America, Inc.		

Frame Member Schedule								
Part	Mem	Width	Thick	WebThk.	Depth1	Depth2	Approx.Lgth	Approx.Weight
CX001	1	5.0000	.1875	.1644	10"	10"	15'-6 3/8"	208#
RBX001	2	5.0000	.1345	.1345	9"	9"	18'-7 3/4"	171#
	3	5.0000	.1345	.1345	9"	9"		
	4	5.0000	.1345	.1345	9"	9"		
	5	5.0000	.1345	.1345	9"	9"		
RBX002	6	5.0000	.1345	.1345	9"	9"	18'-8 1/2"	171#
	7	5.0000	.1345	.1345	9"	9"		
	8	5.0000	.1875	.1644	10"	10"		
CX001	8	5.0000	.1875	.1644	10"	10"	15'-6 3/8"	208#
EPX001	9	5.0000	.1345	.1345	10"	10"	16'-3 15/16"	163#

Frame Clearances
Horiz. Clearance between members 1(CX001) and 8(CX001): 37'-2"
Vert. Clearance at member 1(CX001): 14'-8 7/8"
Vert. Clearance at member 8(CX001): 14'-8 7/8"
Vert. Clearance at member 9(EPX001): 16'-3 15/16"
Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

Bolt Connection & Plate Schedule									
Id	Qty	Grade	Bolt Dia.	Bolt Length	Plate Thick.	Rows Out	Rows In	Washer	PartNo
A	2	A325	1/2"	1 1/2"	3/8"	1	1		49080
B	6	A325	1/2"	1 1/2"	1/4"	2	1		49080
C	4	A325	1/2"	1 1/2"	3/8"	1	1	Yes	49080



- 9 17'-8" Ridge Ht.
- 8 4 @ 2'-3 1/16"
- 7 2 @ 4'-9"
- 6 1'-6 9/16"
- 5 1'-6"
- 4 2'-0"
- 3 3'-6"
- 2 4'-0"
- 1 7"

Dimension Key



PERMIT SET- For Building Dept. Approval

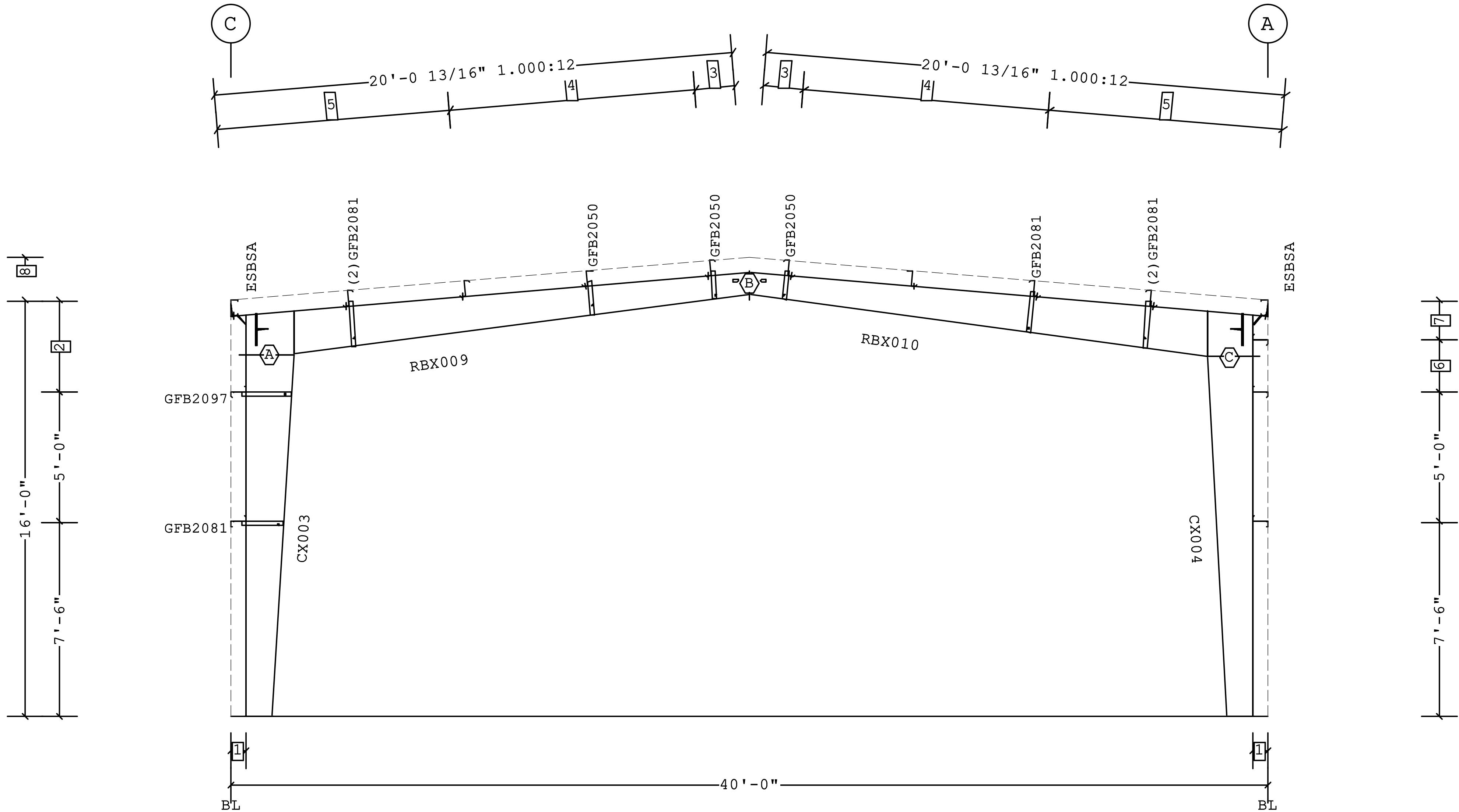
Shape Name = Symmetrical Gable Wall 4, Frame 1

<div>1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.</div> <div>2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.</div>	<div>THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.</div>	<div>THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS.</div> <div>THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.</div>	<div><div>B</div><div>VP Buildings</div><div>3200 Players Club Circle Memphis TN 38125</div></div>	FRAME CROSS SECTION AT FRAME LINE(S) 1					
				REV	DATE	BY	DESCRIPTION	BUILDER	Gray & Becker
								CUSTOMER	San Antonio River Authority
								LOCATION	San Antonio, Texas
								PROJECT	SARA
				NTS				BUILDER'S PO#	20-05
				6/5/2020				16:06:54	
FILENAME: 20-010972-01 Permit Dw									
a division of BlueScope Buildings North America, Inc.									

Frame Member Schedule								
Part	Mem	Width	Thick	WebThk.	Depth1	Depth2	Approx.Lgth	Approx.Weight
CX003	1	5.0000	.1875	.1345	1'-0"	1'-10"	13'-11 1/8"	224#
RBX009	2	5.0000	.1875	.1345	1'-8"	10"	20'-0 9/16"	304#
RBX010	3	5.0000	.1875	.1345	10"	1'-9"	20'-0 9/16"	312#
CX004	4	6.0000	.2500	.1345	1'-0"	1'-9"	13'-10 1/16"	270#

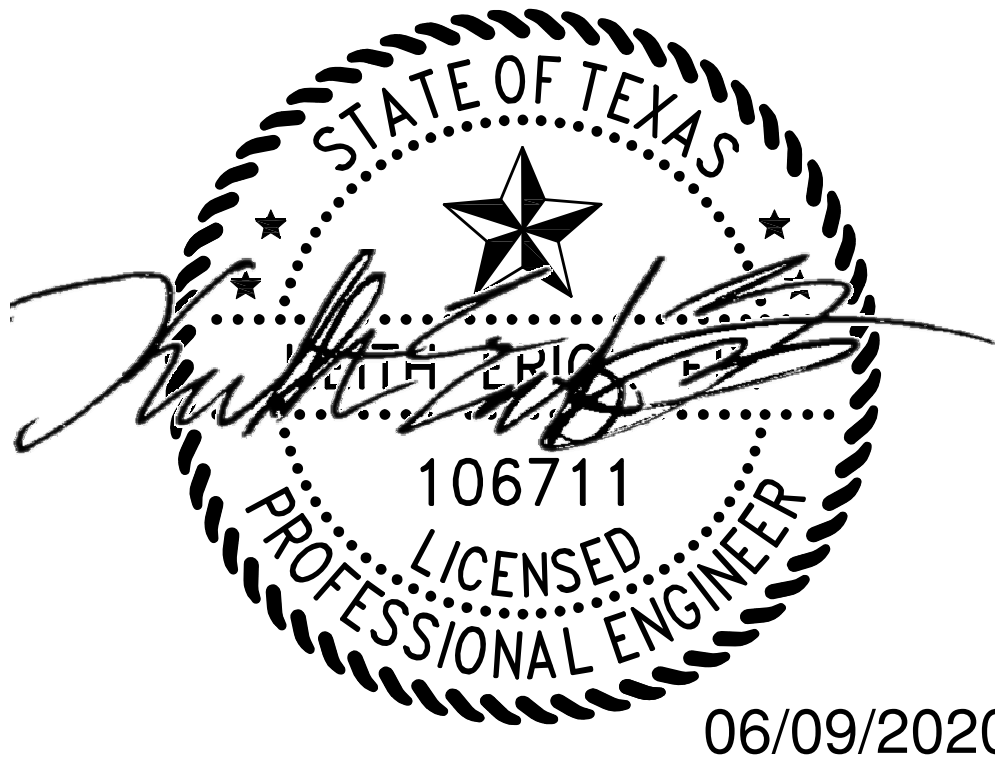
Frame Clearances
Horiz. Clearance between members 1(CX003) and 4(CX004): 35'-3"
Vert. Clearance at member 1(CX003): 13'-11 1/8"
Vert. Clearance at member 4(CX004): 13'-10 1/16"
Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

Bolt Connection & Plate Schedule								
Id	Qty	Grade	Bolt Dia.	Bolt Length	Plate Thick.	Rows Out	Rows In	PartNo
A	6	A325	3/4"	2 1/2"	3/8"	2	1	0097284
B	6	A325	3/4"	2 1/2"	3/8"	1	2	0097284
C	8	A325	3/4"	2 1/2"	3/8"	2	2	0097284




- 8 17'-8" Ridge Ht.
- 7 1'-6"
- 6 2'-0"
- 5 2 @ 4'-6 1/8"
- 4 2 @ 4'-9"
- 3 1'-6 9/16"
- 2 3'-6"
- 1 7"

Dimension Key



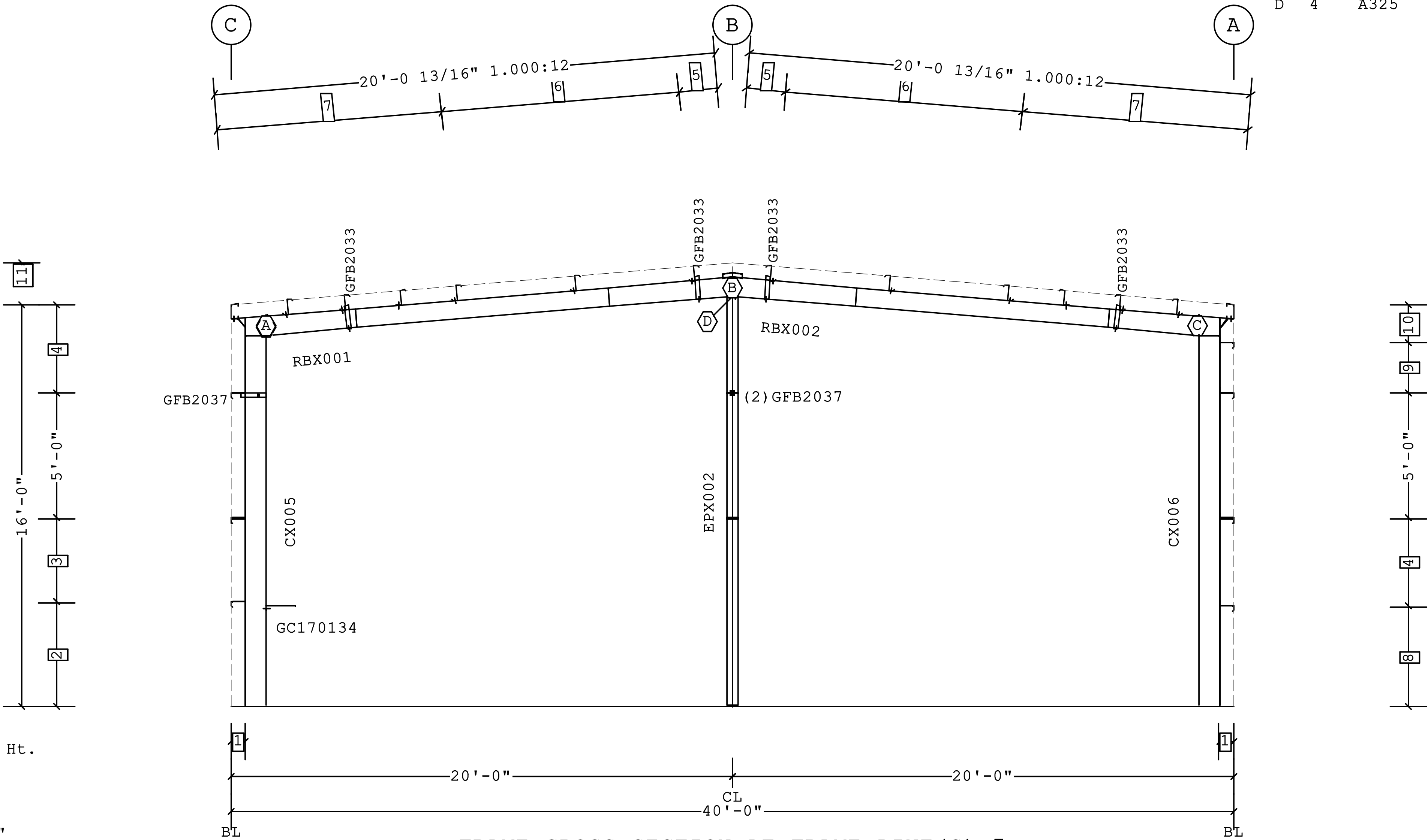
PERMIT SET- For Building Dept. Approval

1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE. 2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.		THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	Shape Name = Symmetrical Gable Wall 4, Frame 5		<div>B</div> <div>VP Buildings 3200 Players Club Circle Memphis TN 38125</div>		FRAME CROSS SECTION AT FRAME LINE(S) 5						
				REV	DATE	BY	DESCRIPTION	BUILDER	Gray & Becker		 <div>VP BUILDINGS MEMPHIS, TN</div>	JOB #		20-010972-01
								CUSTOMER	San Antonio River Authority			DATE	6/9/2020	
								LOCATION	San Antonio, Texas			DRAWN/CHECK	REH ATV	
				PROJECT	SARA		PAGE	12						
				BUILDERS PO#		20-05		VPC VERSION:		2020.2	a division of BlueScope Buildings North America, Inc.			
				NTS				FILENAME:		20-010972-01 Permit Dw				
						6/5/2020				16:07:01				

Frame Member Schedule								
Part	Mem	Width	Thick	WebThk.	Depth1	Depth2	Approx.Lgth	Approx.Weight
CX005	1	5.0000	.1345	.1345	10"	10"	15'-6 3/8"	164#
RBX001	2	5.0000	.1345	.1345	9"	9"	18'-7 3/4"	171#
	3	5.0000	.1345	.1345	9"	9"		
	4	5.0000	.1345	.1345	9"	9"		
RBX002	5	5.0000	.1345	.1345	9"	9"	18'-8 1/2"	171#
	6	5.0000	.1345	.1345	9"	9"		
	7	5.0000	.1345	.1345	9"	9"		
CX006	8	6.0000	.3750	.1644	10"	10"	15'-6 5/16"	349#
EPX002	9	5.0000	.1345	.1345	10"	10"	16'-3 15/16"	162#

Frame Clearances
Horiz. Clearance between members 1(CX005) and 8(CX006): 37'-2"
Vert. Clearance at member 1(CX005): 14'-8 7/8"
Vert. Clearance at member 8(CX006): 14'-8 7/8"
Vert. Clearance at member 9(EPX002): 16'-3 15/16"
Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

Bolt Connection & Plate Schedule									
Id	Qty	Grade	Bolt Dia.	Bolt Length	Plate Thick.	Rows Out	Rows In	Washer	PartNo
A	2	A325	1/2"	1 1/2"	3/8"	1	1		49080
B	6	A325	1/2"	1 1/2"	1/4"	2	1		49080
C	4	A325	1/2"	1 1/2"	3/8"	1	1		49080
D	4	A325	1/2"	1 1/2"	3/8"	1	1	Yes	49080



- 11 17'-8" Ridge Ht.
- 10 1'-6"
- 9 2'-0"
- 8 4'-0"
- 7 4 @ 2'-3 1/16"
- 6 2 @ 4'-9"
- 5 1'-6 9/16"
- 4 3'-6"
- 3 3'-4"
- 2 4'-2"
- 1 7"

Dimension Key




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6/5/2020		16:07:04		FILENAME: 20-010972-01 Permit Dw		a division of BlueScope Buildings North America, Inc.									



Applied Products:

Sample	Surface	Product Name	Color
	Metal Wall Panels	PBR 36in	Cobalt Blue
	Trim	Polar White	Polar White
	Garage Doors	Polar White	Polar White

SPECIFICATIONS

OUTDOOR

HOUSING

- Heavy duty die cast aluminum housing
- Bronze powdercoat bronze finish
- Corrosion resistant housing and hardware
- OxyShield 9-stage anti-oxidation process
- Silicone rubber gasket
- 1/2" coin plugs with O-rings for conduit and photocell

ELECTRICAL

- Quad Tap (QT) - 120/208/240/277V
- Operating Temperature: -30°C (-22°F) - 40°C (104°F)

OPTICAL SYSTEM

- Prismatic borosilicate glass lens with gasket
- High quality heat sinks for temperature control
- IC current controlled LED circuits
- 58,000 hours @ L₇₀
- CRI > 70
- 4000K and 5000K available

ILLUMINATION

- 61W LED (60W model)
- 78W LED (80W model)

MOUNTING

- Optional cast aluminum mounting plate mounts directly over a 4" recessed outlet box, or use 1/2" surface conduit

CODE COMPLIANCE

- cULus Listed for Wet Locations
- IP65 Rated
- RoHS Compliant
- Meets DLC Requirements

WARRANTY

- 5 Year
- 10 Year Available

ORDERING INFORMATION

CATALOG #	LUMENS	COLOR
VLWP3-B-60L-QT-40K	6,990	4000K
VLWP3-B-60L-QT-50K	7,231	5000K
VLWP3-B-80L-QT-40K	9,803	4000K
VLWP3-B-80L-QT-50K	9,953	5000K

OPTIONS (Factory Installed)

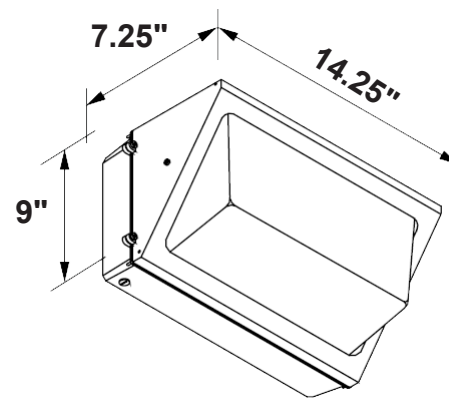
PC	-	120-277V Button Photocell
PCP	-	120-277V Pencil Photocell
10YR	-	Ten Year Warranty

ACCESSORIES (Ships on Side)

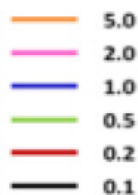
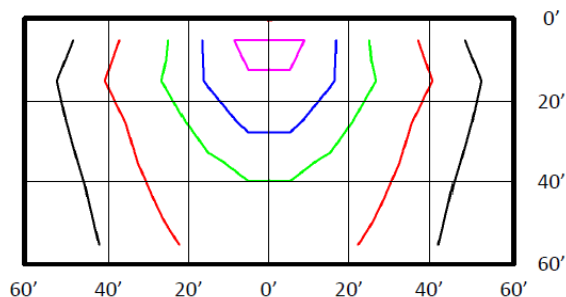
VLWP3-B-GS	-	Glare Shield
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VLWP3-B
Medium LED Wall Pack



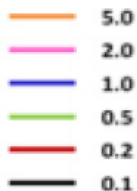
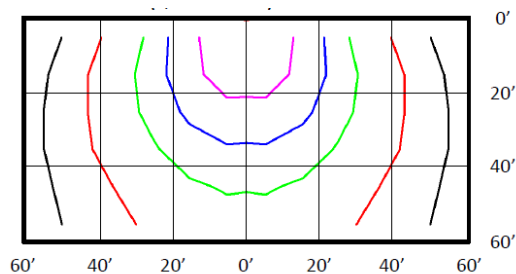
PHOTOMETRICS



VLWP23B-60L-QT-50K
Mounting Height = 15ft

BUG Rating: B1-U4-G4

Zone	Lumens	%
FL - Front - Low (0-30)	681	9%
FM - Front - Medium (30-60)	2,066	29%
FH - Front - High (60-80)	1,581	22%
FVH - Front - Very High (80-90)	684	9%
Total Forward Light	5,012	69%
BL - Back - Low (0-30)	377	5%
BM - Back - Medium (30-60)	357	5%
BH - Back - High (60-80)	99	1%
BVH - Back - Very High (80-90)	24	0%
Total Back Light	856	12%
UL - Up Light - Low (90-100)	568	8%
UH - Up Light - High (100-180)	796	11%
Total Up Light	1,363	19%
Total Lumens	7,231	100%



VLWP23B-80L-QT-50K
Mounting Height = 15ft

BUG Rating: B1-U4-G5

Zone	Lumens	%
FL - Front - Low (0-30)	909	9%
FM - Front - Medium (30-60)	2,707	27%
FH - Front - High (60-80)	2,240	23%
FVH - Front - Very High (80-90)	980	10%
Total Forward Light	6,836	69%
BL - Back - Low (0-30)	440	4%
BM - Back - Medium (30-60)	441	4%
BH - Back - High (60-80)	128	1%
BVH - Back - Very High (80-90)	30	0%
Total Back Light	1,038	10%
UL - Up Light - Low (90-100)	836	8%
UH - Up Light - High (100-180)	1,243	12%
Total Up Light	2,079	21%
Total Lumens	9,953	100%