

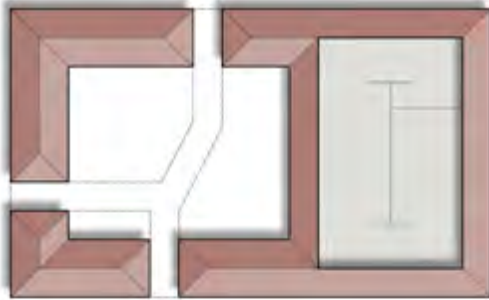


# ARCHITECTURAL STANDARDS

## ARCHITECTURAL INTENT

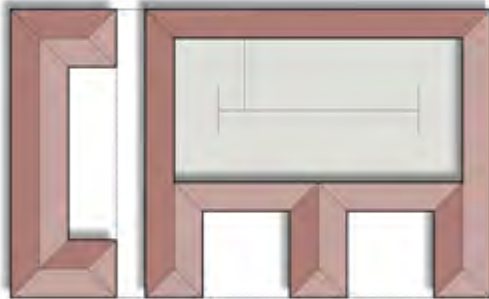
Respecting the city's vision, as the first "TOD" Transit-Oriented Development to be realized in San Antonio, **VICINIA**, encourages a walk-able, pedestrian scaled public domain built within more intense densities that help define interest and comfort to its residents and to the overall citizens of San Antonio. The architectural design standards and guidelines are built around the fundamental importance arrived at through the application of these principles. While the Architectural Vision does not assume or prescribe any particular architectural style beyond the goal of creating a place, it does intend to reflect the richness of San Antonio and respect its climate and unique sense-of-place. Each building contributing to the larger vision of **VICINIA** must leverage: being transit oriented; walkable; engaging the public realm; and support a mix of uses. Buildings should also demonstrate a spirit of progressive creativity, cultural connectivity and ecological sustainability.



**TYPE 2**

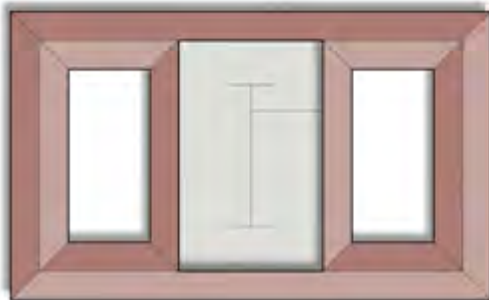
67,100 SF Footprint (Minus Parking Garage)  
 67,100 SF x 4 Stories = 268,400 SF  
 283,200 SF / 850 SF = 315 Units

Garage: 150' x 240' = 36,000 SF  
 36,000 SF x 4 Stories = 144,000 SF  
 144,000 SF / 400 SF = 360 Spaces  
 360 Spaces / 315 Units = 1.1 Spaces to the Unit

**TYPE 1**

70,800 SF Footprint (Minus Parking Garage)  
 70,800 SF x 4 Stories = 283,200 SF  
 283,200 SF / 850 SF = 333 Units

Garage: 150' x 300' = 45,000 SF  
 45,000 SF x 4 Stories = 180,000 SF  
 180,000 SF / 400 SF = 450 Spaces  
 450 Spaces / 333 Units = 1.4 Spaces to the Unit

**BASE BLOCK**

83,400 SF Footprint (Minus Parking Garage)  
 83,100 SF x 4 Stories = 333,600 SF  
 333,600 SF / 850 SF = 392 Units

Garage: 150' x 240' = 36,000 SF  
 36,000 SF x 4 Stories = 144,000 SF  
 144,000 SF / 400 SF = 360 Spaces  
 360 Spaces / 392 Units = .92 Spaces to the Unit

## BLOCK CONFIGURATIONS

The Master Plan presented in this Guiding Principles document represents just one example of how each block may be configured. It should be noted that buildings may be reconfigured in a multitude of ways on a per block basis. The diagrams to the left show just a few ways in which a standard block may be developed. Each option has its own set of pros and cons which must be weighed.

## A. ENVELOPE

### MATERIALS

#### A.1 - TYPES PROHIBITED

Vinyl siding - per UDC 35-204 (O) (4AB); UDC 35-809 (7-10)

#### A.2 - WOOD

Exterior wood, including but not limited to siding, trim, columns, balustrades, porch decks, decks, fascias, and shutters must be capable of withstanding the elements and be resistant to rot materials such as cedar, redwood, mahogany or cement board, then sealed with paint or stain. Horizontally applied boards (beveled or drop siding) and wooden shingles are permitted.

#### A.3 - STUCCO

Stucco is allowed over wood, metal frame or masonry construction. EIFS is discouraged but is prohibited below 12'. (Stucco shall be considered masonry for aesthetic purposes.)

#### A.4 - MASONRY

Masonry shall be from pre-approved palette of tumbled brick, natural stone, molded stone, or molded cast stone.

#### A.5 - METALS

Metal elements shall be screen, corrugated metal, copper, terne coated, natural-colored galvanized steel, painted steel, stainless steel, anodized or ESP aluminum or marine grade aluminum.

#### A.6 - CAST-IN-PLACE CONCRETE

Natural formed concrete shall incorporate face treatment with board texture or steel plate with exposed wall ties.

**A.7** - Exterior wood, including but not limited to siding, trim, columns, railings, and decks must be capable of resisting the elements and be resistant to rot.



**Figure A.6**  
Examples of concrete treatment.

### CONFIGURATION & TECHNIQUES

**A.8** - Building envelopes shall be held to two materials.

**A.9** - Material changes which occur in a vertical line should occur only at an offset of no less than 12" or where coplanar material assemblies are utilized must pay careful attention to the juncture of two materials.

**A.10** - Garden Walls shall generally be constructed of the same material as the first floor of the primary building. Masonry piers with wood pickets may replace solid masonry walls. Wood may replace masonry at the rear property line. Masonry walls shall be made of stucco or brick while gates shall be wood or steel. Walls may be perforated.

**A.11** - Siding shall be horizontal, maximum 4" to 12" to the weather.

**A.12** - Stucco or Plaster coating may be applied to concrete block, poured concrete, or brick. Stucco must have a smooth, trowel applied and sand finish or lightly textured finish. Swirl or other heavily textured patterns are discouraged. Lintels: Stone, Wood, Brick, or Steel. Stucco or plaster may not be applied on elements or surfaces less than 10".

**A.13** - In traditional applications, where used, trim shall not exceed 6" in width at corners and 4" in width around openings, except at front doors.

**A.14** - Building walls shall be one color per material used. Colors of stucco shall be white or warm in tone and paints for masonry applications shall have a flat finish. All exterior wood siding shall be painted or stained. Trim (balcony and porch posts, rails, window trim, rafter tails, etc) shall be painted to compliment the columns and overall value of the building. Walls and fences shall

be in a range of colors approved for their respective materials. All paint selections shall be "premium grade" or better.

**A.15** - Masonry, brick can be painted, natural, or parged (sack washed)

**A.16** - The following shall NOT be permitted: Stucco covered foam moldings below the second floor, curved windows, window air-conditioning units, exposed exterior fluorescent lights, exposed exterior flood lights, antennas, flags and flagpoles (except official flags of countries, states, counties and cities flown from 6' poles mounted at a 45 degree angle to building walls), direct vent fireplaces, external alarm systems, and skylights.

**A.17** - Buildings should attempt to optimize natural light whenever possible, while keeping in mind proper building orientations to reduce solar heat gain and unnecessarily increase energy consumption.

**A.18** - Buildings should use cool exterior siding with high solar reflective index to minimize heat gain whenever possible.

**A.19** - The first 35 feet of the building facade above grade facing the public right of way must include a level of architectural detailing that will relate to the pedestrian. This may include but is not limited to, architectural elements such as canopies, awnings, overhangs, projections, recesses, signage, lighting, greater dimensional depth of facade elements, material surface changes & texture, and/or active uses.

**A.20** - Buildings with facades longer than 50 feet should modulate and articulate the facade to



**Figure A.9**  
An example of a vertical material change that occurs on an alternate or offset plane.



**Figure A.20**  
Here, projecting balconies are used to modulate the facade of building longer than 50 feet.

CONFIGURATION & TECHNIQUES

add visual interest to the street. This can include a change of material, texture, or fenestration. Modulation of the facade can include but is not limited to:

- Covered pass-throughs and recessed building entries up to 2 stories in height.
- Recessed or projecting balconies
- Vertical recesses
- Enclosed building area encroachments and projections

**A . 21** - A building’s architectural treatment should be varied and articulated to create interest and diversity along the public ways. Building facades should share features and architectural character with adjacent buildings, yet not be repetitive and redundant.

**A . 22** - Entrances shall be appropriately scaled for building’s scale and use.

**A . 23** - The scale and rhythm of the facade should express the height and configuration of the residential unit within through architectural detail, color, massing and fenestration.

**A . 24** - Where a substantial blank or windowless wall is unavoidable, some combination of eye level displays, contrasts in wall treatment, offset wall lines, outdoor seating, and/or engaging landscaping should be employed. False windows are prohibited.

**A . 25** - Residential units that occupy a corner location should have the primary living spaces located in this corner.

**A . 26** - A variety of geometric approaches to the building corners is encouraged.

**A . 27** - Heavier appearing materials shall be located below lighter appearing materials. One primary material is encouraged.

**A . 28** - Material changes should occur at inside corners. Outside corner material changes are not permitted. No more than two envelope material changes shall be allowed. Changes in material shall be rational to building function & massing. (no hyphenated buildings)

**A . 29** - Various building facades should share features with their neighbor yet be individualized and not unnecessarily redundant.

**A . 30** - Careful attention should be paid to material continuity at sloped conditions including stairs. The material should vary with the slope and not continue at a horizontal line if the change in slope is greater than 12” vertically. (should not emulate masonry)

**A . 31** - Buildings should be oriented with the long axis, east-west whenever possible for optimal solar orientation. Buildings or building segments may be oriented north-south to achieve urban design objectives such as framing a street or reinforcing views, however it should be minimized as much as possible. If it is unavoidable to orient the building in an appropriate solar orientation, proper solar strategies and control should be utilized in accordance with prior guidelines.

**A . 32** - Exterior shared activity spaces should be coordinated and located in predetermined positions to allow for the establishment of nodes and focal points for pedestrians and residents.

**A . 33** - Any structure in a park or open space must be designed with the same level of detail and refinement of material selection on all sides of the building.

## B. FENESTRATION

- B.1** - Windows, doors, and storefronts shall be wood, anodized aluminum, or cladwood. Doors shall be painted, stained or anodized. Glass shall be no greater than 10% reflectivity.
- B.2** - Shutters shall be wood, steel, or cellular PVC.
- B.3** - Glazing should be non-reflective and less than 10% tinted with a light transmittance of at least 86%.



**Figure B.7**  
An example of a lobby open to and entered from the street.

- B.4** - In multi-family residential and townhome style units a minimum of 40% of the facade facing the public right-of-way must be transparent.
- B.5** - All other building types not previously listed, must have 60% of the facade facing the public right-of-way must be transparent.
- B.6** - Fenestration should be simple, human-scale, elegantly proportioned and generous. Circular, trapezoidal and triangular windows are discouraged.
- B.7** - Primary building entrances and lobbies should be oriented towards the main public way and any secondary entrances should be open to public or private courtyards. Lobbies should be inviting and open to and entered from the street. Multi-unit building should be designed with prominent entry lobbies that provide visual interest, orientation, and a sense of invitation and welcome from adjacent streets or public ways.
- B.8** - A higher percentage of glazing than is used in other locations should be employed at building or block corners.
- B.9** - In residential areas with ground floor entries care should be taken to have a high frequency of entries to activate the street fronts and encourage communication between building occupants and pedestrians.
- B.10** - Security doors and window grilles are not allowed.
- B.11** - Shutters that are not sized to cover their openings are not allowed.

**B.12** - Windows shall be square or rectangular, vertically proportioned, and fixed or operable. Transoms may be oriented horizontally with panes which match other configurations. Multiple windows in the same rough openings shall be separated by a 4" minimum post (which shall be of like material of window). The window sash shall be located interior to the centerline of the wall. Window sills in masonry construction shall project a minimum of 1 inch from the face of the building. Stucco shall be treated as masonry.

**B.13** - All vertically superimposed openings shall be aligned and centered along the vertical axis.

**B.14** - Window muntins are encouraged and shall be true divided light and shall create panels or square or vertical proportion that are consistent from window to window. (unless rational to building style)

**B.15** - Shutters when used shall be operable, sized and shaped to match the openings. Shutters in accordance with the specific architectural typologies is encouraged.

## C. ROOFS & ROOFSCAPES

### MATERIALS

- C.1** - Sloped roofs shall be clad in one of the following materials: Synthetic concrete, or natural clay Spanish tile in red or natural buff color, synthetic or natural slate, wood or asphalt shingles (in one color to be determined by the design review board) galvanized steel or copper.
- C.2** - Asphalt roof ridges shall be clad in a like asphalt shingle or terra cotta, concrete, slate or stone.
- C.3** - Copper roofs, flashing, gutters and downspouts shall be allowed to age naturally (not painted or sealed).
- C.4** - Awnings shall be structurally supported by brackets, tapered beams or columns. Canvas awnings are not allowed.
- C.5** - Flat roofs shall be made of material which will be a gray or light tone in color.
- C.6** - Trellis and arbors shall be made of wood, steel, or glass.



**Figure C.7**

A rooftop terrace greatly improves the aesthetics of the community and increases values.

### CONFIGURATION & TECHNIQUES

- C.7** - Rooftops that are overlooked by adjacent properties should treat the roof as another primary facade. This should be studied so as to give the most impressionable view possible for the neighboring buildings while still maintaining proper functionality.
- C.8** - Principle roof on all freestanding buildings shall be flat, shed, symmetrical hip or gable with a slope of 3:12 to 8:12. Also allowed are gabled hips, hipped gables, and flared hips. Where garages meet in a party wall condition, gabled ends are allowed.
- C.9** - Buildings are encouraged to provide solar ready capabilities, however they should not be visible from primary frontages.
- C.10** - Roof light sources should be a full cutoff type.
- C.11** - Roof gardens are encouraged as an option for buildings to provide additional living and recreational space for occupants and to provide visual interest from street level. Attention should be paid to wind direction to assure that provided spaces are usable.
- C.12** - Expressive roof forms which may include deep overhangs where orientation dictates, are encouraged, to provide visual interest on the street level and to the skyline.
- C.13** - Mechanical equipment greater than 4 feet in height shall be screened. Screening shall be compatible and integrated into the overall character of the building in which it resides. The screening device shall be of at least equal height to the mechanical equipment that it screens.
- C.14** - Rooftop equipment should be minimized to the greatest extent possible, both economically and programmatically.
- C.15** - Gutters and downspouts are encouraged for rainwater collection and when used shall be made of galvanized steel, copper (not copper-coated), anodized or aluminum. Downspouts shall be placed at the corner of the building least visible from nearby streets unless made an integral part of the design solution.
- C.16** - Ancillary roofs (attached to walls or roofs) may be flat or sheds sloped no less than 3:12
- C.17** - Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang from 12" to 32". Overhanging eaves may have exposed rafters. Eave height shall not exceed 10".
- C.18** - No through roof penetration for mechanical or electrical devices shall be allowed to penetrate the roof at the building's frontage. Penetrations of these devices at approved locations will be of color to match the roof.
- C.19** - The following shall not be permitted: metal finishes in any color other than those indicated in this document.
- C.20** - Excessively complicated roofs are not allowed.

## D. BUILDING ELEMENTS

### MATERIALS

#### D.1 - DOORYARDS

Dooryards shall be brick, stone, stucco, or cast in place concrete.

#### D.2 - STOOPS

Stoops shall be wood, brick, concrete, or stone. If concrete, a stoop shall have brick accents.

#### D.3 - CHIMNEYS

Chimneys shall be stucco, brick, or decorative metal.

#### D.4 - FENCES / GARDEN WALLS

Fences shall be wood, iron, brick, stucco, stone, or cast in place concrete. All wood shall be finished in an approved full bodied paint/stain. (See Special Definitions)

D.5 - Railings are permitted to be of any material, however preference is given to railings of high transparency.

D.6 - The following shall be subject to approval from the Design Review Board: Brick, mortar colors and patterns, fence designs and exterior light fixtures.



**Figure D.5**

An example of a metal railing with a higher transparency level to see activity beyond and maintain interest from the street.

### CONFIGURATION & TECHNIQUES

D.7 - Columns or posts shall be no smaller than 6" x 6".

D.8 - Awnings shall be made up of metal, wood or glass.

D.9 - Awnings, canopies, marquees, signs, shading devices, cornices, lighting and other similar architectural building elements may only encroach into the public right-of-way and/or project into the setback above ten feet (10') from grade, if approved by the City of San Antonio.

D.10 - Awnings shall be attached directly to building walls with or without use of columns. Canopies requiring columns or supports on sidewalks are to be approved by the city.

D.11 - Trellis and arbors shall enhance the pedestrian thoroughfare and provide shade.

D.12 - Ground floor residential units fronting a dedicated right-of-way, dedicated open space, or pedestrian walkway shall be raised between 24 to 36 inches above adjacent grade to provide a sense of separation and privacy for building occupants.

D.13 - Awnings and signage should be incorporated into storefronts to provide shade.

D.14 - Mechanical or service/utility related equipment should be screened and/or concealed by vegetated or architectural screens. Architectural screens should respond to and be similar to adjacent buildings in materials and color. The height of screens or vegetation should at a minimum be equal in height to the equipment being screened.

D.15 - Utility or maintenance structures servicing a park or open space shall to the greatest extent possible be integrated into the landscape and complement the concept of the adjacent park or open space.

D.16 - Physical barriers are prohibited except where required for public health and safety.

D.17 - Elements such as stairs, railings, low walls, and planters should integrate similar materials and details as employed on the associated building vocabulary. Planters should generally be the same material as the first floor building they are attached to.

D.18 - Entry doors which face the public right-of-way should either be recessed into the building face or have an awning or deck element project over the entry for appropriate weather protection.

D.19 - Building projections are encouraged above the ground floor and such projections shall be at least 12 feet above the adjacent grade. These may project up to 4 feet into the required setbacks, over drive courts, paths, or stairways or in accordance with the San Antonio UDC. The extent of the building projections shall be limited to a maximum of 1/3 the overall area of the dominant building facade.

D.20 - Recesses or projections are encourage to have a material or color change to denote or signify a change in the building form.

D.21 - Loading and service areas, including trash and recycle dumpsters should be located where they will not impact the pedestrian environment.





**Figure D.22**

Horizontal shading devices integrated into the overall design and material palette of the building.

**D.22** - The use of exterior shading devices including, but not limited to vertical and horizontal louvers above the base level to enhance proper solar design is recommended. This should be appropriately incorporated into the overall design of the building and should be of a material appropriate for this environment.

**D.23** - East, west and south facing facades should be designed with a combination of overhangs, horizontal sun shades and vertical shading. This can include but is not limited to louvers and fins. Any shading devices should be incorporated into the holistic design of the building and not be a tacked on or a solely additive feature.

**D.24** - The following shall be permitted only in rear yards and where not easily visible from streets or paths: HVAC equipment (silent models preferred), utility meters satellite dishes, permanent grills, permanent play equipment, hot tubs, and garbage collection equipment.

**D.25** - Building addresses shall be posted as required by local requirements on the main building. In addition, the building address shall be posted on the alley above the garage door or otherwise visible from the alley in the absence of a garage door.

## E. PARKING/PARKING STRUCTURES



**Figure E.1**  
Examples of parking garage screening strategies.



**Figure E.4**  
An example of a parking garage shielded by housing and mixed use building liners.

**E.1** - Parking is encouraged to be along street frontages or in parking structures that should be screened per the guidelines in this section.

**E.2** - Exposed structured parking at street level is not permitted on any facade facing a public right-of-way across from any residential development.

**E.3** - The facade of above-grade parking structures shall not be considered “exposed” if it meets either of the following criteria:

It is lined by usable building space that is a minimum of 18 feet deep from the street level to the first 35’ of facade elevation.

It has a maximum exterior wall length along the street of 100 linear feet and is treated in one of the following methods:

- It is set back a minimum of five feet (5’) from the public right of way and have an exterior vegetated wall that screens 50% of the surface within three years; or
- It is set back a minimum of ten feet (10’) from the public right of way with landscaping in that setback that screens the exterior wall length of the parking structures within three years for 50% of height of the parking levels and 90% of length (excluding entries and exits).

**E.4** - Any parking structures attached to or related to a particular project should have facades screened and designed to be compatible with the language of the building it is attached to.

**E.5** - All parking structures are encouraged to be wrapped with townhouse style housing, building lobbies, community uses, retail and commercial uses, and parking podium access stairs and elevators to screen the parking garages from view.

**E.6** - Garages accessed directly from the street should have sufficient street frontage and/or design characteristics to assure that the unit entry and other ground level residential activities establish the prominent image for the townhouse while limiting the visual presence of garage doors.

**E.7** - If residential units or townhomes are to have garage doors, these doors should not dominate the primary facade. They should be recessed to not call attention to the doors from the street view. The materials and color should be consistent with the associated building or units.

**E.8** - No exposed parking, service, mechanical, auto circulation, or loading is permitted within 60 feet of any block corners.

## F. SIGNAGE

MATERIALS

**F. 1** - Materials that match or compliment the building or area are required. Materials may include metal, wood, stone, glass, or other materials with prior approval. Canvas and plastic are not allowed.

**F. 2** - Acceptable materials for window signage is vinyl or paint applied to the inside face of the glass.



**Figure F.4**  
An example of consistent architectural awnings for signage adding interest to the street while bringing the scale to a pedestrian level.



**Figure F.3**  
An example of appropriate projecting signage located above 8'-0" and supported from above by architecturally consistent awnings.

CONFIGURATION & TECHNIQUES

**F. 3** - Commercial signs are intended to identify a business in an attractive and functional manner and help customers find the specific business location. They are not intended to serve as general advertising.

**F. 4** - Signage should be integrated with the building design and compatible with their surroundings.

**F. 5** - Signage should not detract from the overall quality of the architecture in which it is placed. Every effort should be made to ensure the quality of the signage is in tune with the intent of the building character. If signage is added after the building is constructed it should be approved and follow the original intent of the signage it is replacing.

**F. 6** - Sign proportions should be proportionate to the street frontage but in no case larger than:

- 20 square feet for individual businesses
- 50 square feet for joint business directories
- 5' in height or height of wall it is applied to, whichever is less.

**F. 7** - Signage may not extend above the building parapet, soffit, eave line of the roof, or the window sill of the second story.

**F. 8** - One sign per storefront maximum.

**F. 9** - A maximum of one projecting sign is allowed per every 25 linear feet of parallel street frontage.

**F. 10** - Projecting signs must be placed a minimum of 8' above the sidewalk.

**F. 11** - Signs on awnings or marquees are permitted in lieu of wall and projecting signage.

**F. 12** - Permanent or temporary window sign extents are limited to 1/3 of the total window area of the storefront.

**F. 13** - Exposed junction boxes, lamps, tubing, conduits or raceways are not permitted.

**F. 14** - Neon signage is not permitted.

**F. 15** - Roof mounted signage is prohibited.