HISTORIC AND DESIGN REVIEW COMMISSION

October 03, 2018

HDRC CASE NO:	**2018-409**
COMMON NAME:	1011 BROADWAY
ADDRESS:	1001 BROADWAY
LEGAL DESCRIPTION:	NCB 458 BLK 36 LOT 9 THRU 16
ZONING:	FBZ T6-1
CITY COUNCIL DIST.:	1
APPLICANT:	Sal Garcia Ryan Reed/NRP Group
OWNER:	James Lifshutz/Liberty Properties
TYPE OF WORK:	Construction of a five story, multi-family residential structure
APPLICATION RECEIVED:	September 17, 2018
60-DAY REVIEW:	November 16, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a five story, mixed-use structure at the intersection of Broadway and Jones.

APPLICABLE CITATIONS:

UDC Section 35-672. – Neighborhood Wide Design Standards

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

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

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

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

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

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

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

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

A. Paving materials for pedestrian pathways shall be either:

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

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

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

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

A. Queuing is prohibited on the Riverwalk pathway.

B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has

stopped at the hostess stand to be standing on the Riverwalk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

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

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

(1) Curb Cuts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.
D. Change of color or materials.
E. Addition of a design enhancement feature such as:
i. Embellished entrance areas.
ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
iii. Recessed or projecting balconies and entrances.
Billboards, advertising and signage are expressly prohibited as appropriate focal points.

UDC Section 35-673. – Site Design Standards

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

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

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, which ever is lesser, parallel to the river for the length of the property.
B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.
C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.
D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.
E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.
F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.
G. If there is a conflict with this section and another section of this chapter this section shall prevail.

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

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

(1) Two or More Buildings on a Site.

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

(2) Primary and Secondary Entrances

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.
B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.
C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has

fewer or simpler architectural elements.

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

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

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

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

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

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

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

(6) Walls and Fences at Detention Areas.

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

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

(7) Roof Drainage into the River.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(2) Site Wall and Fence Materials.

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

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river

chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

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

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

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

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

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

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

H. Speakers.

(2) Street Furnishing Materials.

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

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

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

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

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

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

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

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

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

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

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

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

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a

pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

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

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

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

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

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

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

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

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

F. Flood lamps.

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

(k) Curbs and Gutters.

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

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

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

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

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

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

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

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

(2) If there is a grade change greater than two (2) feet between the private property and the publicly owned pathway at the river then the following conditions apply:

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

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

C. Reciprocal access agreements between property owners are permitted.

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

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

(m) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site

development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 35-674. Building Design Principles

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

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

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

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

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

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

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

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

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

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

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

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

Table 674-1

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

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

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

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

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

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

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

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

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

Table 674-2

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) Paint or Finish Colors.

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

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

C. Bright colors may highlight entrances or architectural features.

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

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

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

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

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

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

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

iii. Changing the material of the cap.

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

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

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

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

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

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

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

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

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

E. Entrances should not use excessive storefront systems.

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

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

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

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

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

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

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

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

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

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

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

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

(2) Materials and Color.

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

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

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

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

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section. 35-675. Archaeology.

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

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

(2)USGS maps;

(3)Soil Survey maps;

(4)Distance to water;

(5)Topographical data;

(6)Predictive settlement patterns;

(7)Archival research and historic maps;

(8)Data on file at the office of historic preservation.

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

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

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a five story, mixed-use structure at the intersection of Broadway and Jones. The structure will be bound by Broadway to the east, Jones to the north, Avenue B to the west and Tenth Street to the south. The proposed new construction will feature structured parking, wrapped by both residential and retail space.
b. CONCEPTUAL APPROVAL – The applicant received conceptual approval at the September 5, 2018, Historic and Design Review Committee hearing with the following stipulations:
    i. That the applicant explore ways to either eliminate the proposed Broadway curb cut, or to incorporate a pedestrian island between vehicular entry/exit lanes to minimize the distance a pedestrian must travel across active automobile access points.
    ii. That the applicant incorporate additional brick or another dimensional masonry material into the design, on all street-facing facades. **(The applicant has incorporated brick on each street facing façade.)**
    iii. That additional detail be added to ensure that a distinguished building cap is found on each façade. **(The applicant has increased the parapet cap profile and has incorporated seams between materials, building cap detailing and canopies near the building cap to further distinguish the building cap.)**
    iv. That the applicant submit information regarding the screening of mechanical equipment, outdoor furniture, landscaping and lighting when returning for final approval. **(The applicant has provided additional information and design documents for each requested item.)**
    v. That the applicant install windows that feature dark colored frames and that all windows be recessed at least two inches within wall openings. **(The applicant has proposed bronzed colored windows and has proposed to recess windows two inches within openings)**
    vi. ARCHAEOLOGY- Archaeological investigations are required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on September 25, 2018. At that meeting, the committee noted that the updates to each facades, including the incorporation of brick was appropriate and provided an appropriate level of façade separation.
d. EXISTING STRUCTURES – This block currently features three separate lots, two of which have existing structures. The lot addressed 210 E Jones features a single story commercial structure and a warehouse structure. The lot addressed as 1001/1011 Broadway features a one story commercial structure, previously used as a commercial structure for a automobile sales lot. The demolition of these structures is eligible to be approved administratively.
e. 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 sidewalks and pedestrian walkways on each street including those linking to property to the public right of way. This is consistent with the UDC.
f. 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 requires projects to limit curb cuts to two (2) on parking areas or structures facing only one (1) street, and one (1) for each additional street face.
g. CURB CUTS – The applicant has proposed one curb cut on Broadway as well as one on Avenue B. Staff finds the proposed Avenue B curb cut to be appropriate provided that it does not exceed twenty-five (25) feet in width. The intent of the upcoming bond project for Broadway is to promote pedestrian and bicycle activity along Broadway. Minimizing the number of driveways (conflict points) would be important to enhance the

pedestrian/cycling environment. In addition to HDRC approval of the site plan, the applicant is responsible for coordinating with TCI regarding allowable curb cuts and obtaining all required permits. Staff finds that the applicant should explore ways to either eliminate the proposed Broadway curb cut, or to incorporate a pedestrian island between vehicular entry/exit lanes. Staff finds that the elimination of the curb cut on Broadway and its relocation to another street would be the most appropriate solution to promote the pedestrian atmosphere along Broadway. Documentation on the inability to relocate this curb cut should be presented to the HDRC.

h. PARKING GARAGE – The applicant has proposed a parking garage that is to be wrapped by both commercial and residential units. This is consistent with the UDC.
i. 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. Primary entrances should be oriented toward the street and shall be distinguishable by an architectural feature. The applicant has sited the proposed new construction to feature retail space at the corners of Broadway and Jones, Broadway and Tenth and Jones and Avenue B. The majority of the facades at both the ground and second levels between the previously noted corners also feature retail space that promote active spaces and animate the street scene.
j. LANDSCAPING – The applicant has noted various landscaped areas which are appropriate.
k. 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 has noted that parapet walls will screen all roof mounted mechanical equipment. This is consistent with the UDC.
l. FAÇADE SEPARATION – The UDC Section 35-674 (b)(4) notes that a façade in RIO-3 that features more than thirty (30) feet in length should be divided into modules that express traditional dimensions. The applicant has separated the façade both horizontally and vertically through the use of alternating materials, projecting and recessed balconies and alternating depths of façade planes.
m. BUILDING MASSING & HEIGHT – The UDC regulates building height within the River Improvement Overlay Districts. In RIO-2, this is ten stories or 120 Feet. The proposed height is consistent with the UDC.
n. MATERIALS – The applicant has proposed materials that include brick, composite wood siding, metal siding, metal railing systems, stucco and metal storefront systems. The proposed materials types are consistent with the UDC. The applicant has incorporated addition brick into the design on each façade per staff's stipulation at conceptual approval.
o. FAÇADE COMPOSITION – The UDC Section 35-678(e) notes that traditionally, buildings have been organized into three distinct segments; a base, midsection and cap. This organization helps to give a sense of scale to a building and its use should be encouraged. The applicant has incorporated a base and midsection and a cap through detailing and separation of materials are the cornice level. The applicant has incorporated additional building cap detailing per staff's stipulation at conceptual approval.
p. WINDOWS – The applicant has not specified window materials at this time. Staff finds that a non-white window should be installed. Per the UDC Section 35-678(e)(2), windows should be recessed at least two inches within solid walls. The applicant has provided a wall section noting compliance with this requirement.
q. AWNINGS & CANOPIES – The applicant has incorporated a series of awnings and canopies throughout the proposed new construction. Staff finds their proposed locations and profiles to be appropriate and consistent with the UDC. The applicant has submitted detailing for canopy installation and profile to address comments from the Commission at the time of conceptual approval.
r. SIGNAGE – At this time the applicant has not provided information regarding signage. Signage will need to be reviewed and approved by the HDRC prior to installation.
s. OUTDOOR FURNITURE – At this time, the applicant has noted that street furniture will not be installed by the applicant.
t. ARCHAEOLOGY –The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommend final approval based on findings a through t with the following stipulations:

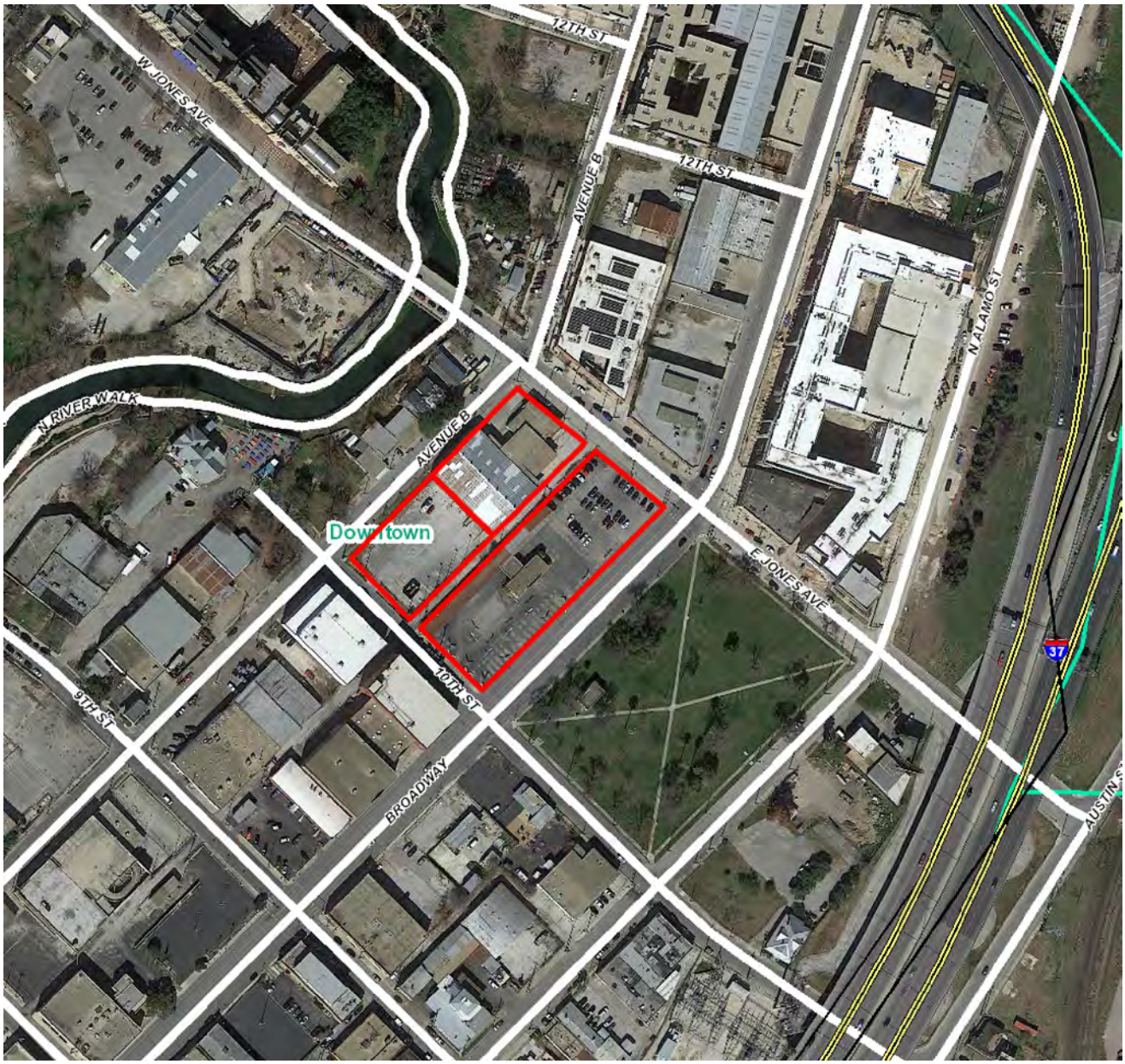
i. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations

regarding archaeology.

ii. That the proposed garage access be relocated away from Broadway. If the HDRC finds the proposed Broadway curb cut to be appropriate, staff recommends that the applicant work to mitigate the impact to pedestrian traffic along Broadway by installing a pedestrian island.

CASE MANAGER:

Edward Hall



N

Flex Viewer

Powered by ArcGIS Server

Printed:Aug 28, 2018

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: SEPTEMBER 25, 2018 HDRC Case# 2018-409

ADDRESS: 1011 BROADWAY Meeting Location: 1901 S ALAMO

APPLICANT: NRP - SAL GARCIA, RYAN MOODY, RYAN REED

DRC Members present: CURTIS FISH,

Staff present: EDWARD HALL

Others present:

REQUEST: CONSTRUCTION OF A MULTI-STORY, MULTI-FAMILY RESIDENTIAL STRUCTURE

COMMENTS/CONCERNS: OVERVIEW OF UPDATES AND DESIGN MODIFICATIONS.

CF: WILL CURBCUT COMPLY WITH REQUIREMENTS FROM OTHER CITY OFFICES?

[SG: YES, SHOULD INCORPORATE WELL INTO OTHER CITY IMPROVEMENTS].

CF: CHANGES HAVE GONE A LONG WAY TO ADDRESS PREVIOUS COMMENTS. ALL: CONVERSATION REGARDING DESIGN AT BROADWAY AND JONES CORNER. CF: BE CAUTIOUS REGARDING THE CREATION OF A THIN BAND OF BRICK; OVERALL, NO CONCERN REGARDING ISSUE (THREE OPTIONS POSSIBLE). UPDATED DESIGN SEPARATES FACADE; LESS [redacted] STUCCO IS BETTER.

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

NO QUORUM

Committee Chair Signature (or representative) Date

ALL: DISCUSSION REGARDING MATERIALS.

LF: INCLUSION OF BRICK IS APPROPRIATELY GROUP; FACADE IS WELL SEPARATED.



20 10 0 20 40 60

SCALE 1" = 20'-0"

NRP Broadway Jones

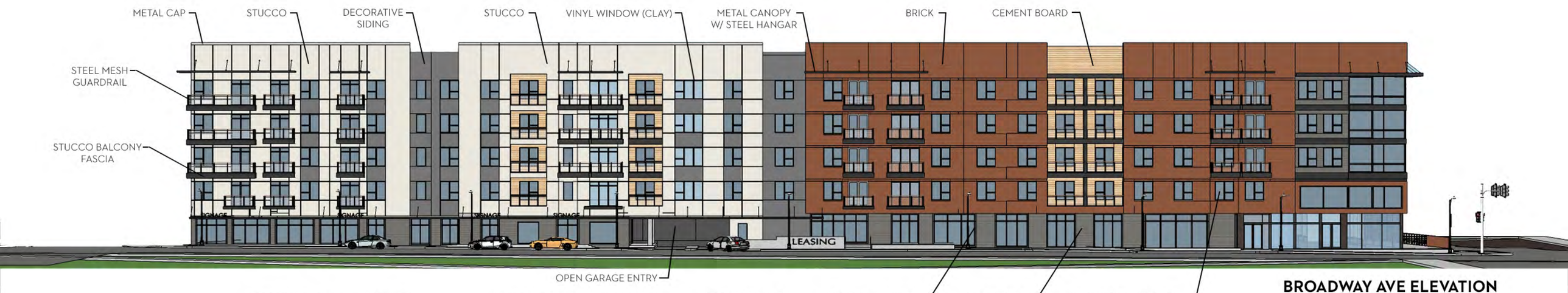
San Antonio, Texas

Illustrative Site Plan

the NRP group

LEE AND ASSOCIATES

www.leeandassociates.net



BROADWAY AVE ELEVATION



JONES AVE ELEVATION



AVENUE B. ELEVATION

10TH STREET ELEVATION

BROADWAY-JONES ELEVATIONS 09.18.2018

ELEVATIONS NOT TO SCALE

materials/finishes

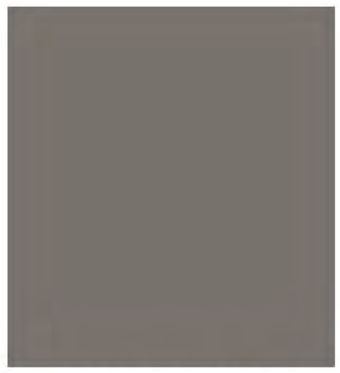


SILVASTAR WOOD SIDING
"PEANUT BRITTLE"

STUCCO: SW 7570
"EGRET WHITE"



ACCENT: SW 7017
"DORIAN GRAY"



ACCENT: SW 7019
"GAUNTLET GRAY"



RAILING/ACCENT: SW 7020
"BLACK FOX"



WINDOWS: PLYGEM "CLAY"



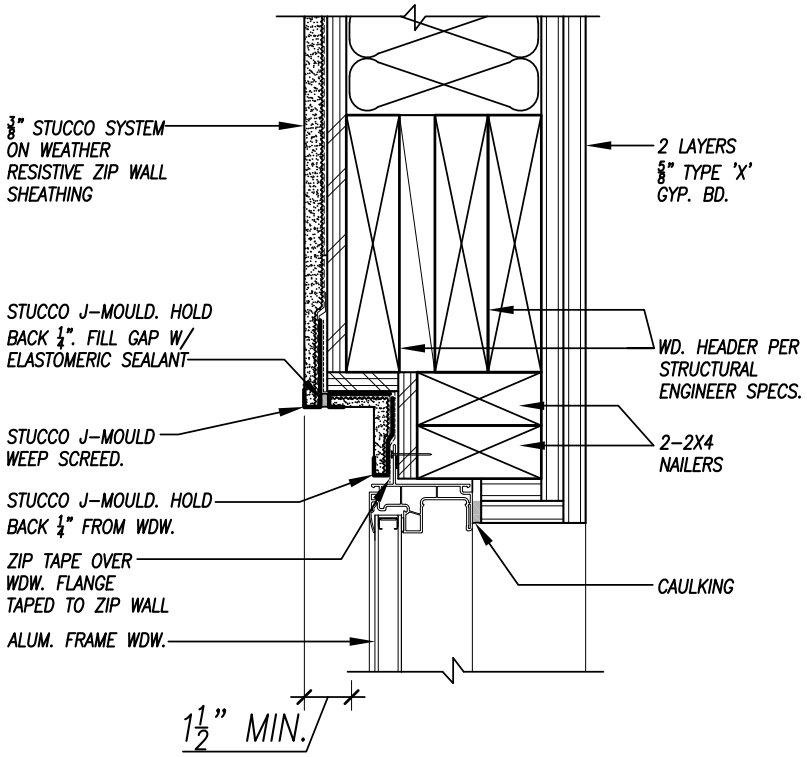
STOREFRONT WINDOWS
PLYGEM "BRONZE"



METAL SIDING: BERRIDGE
"DARK BRONZE"



BRICK: ACME
"COPPER SUNSET"

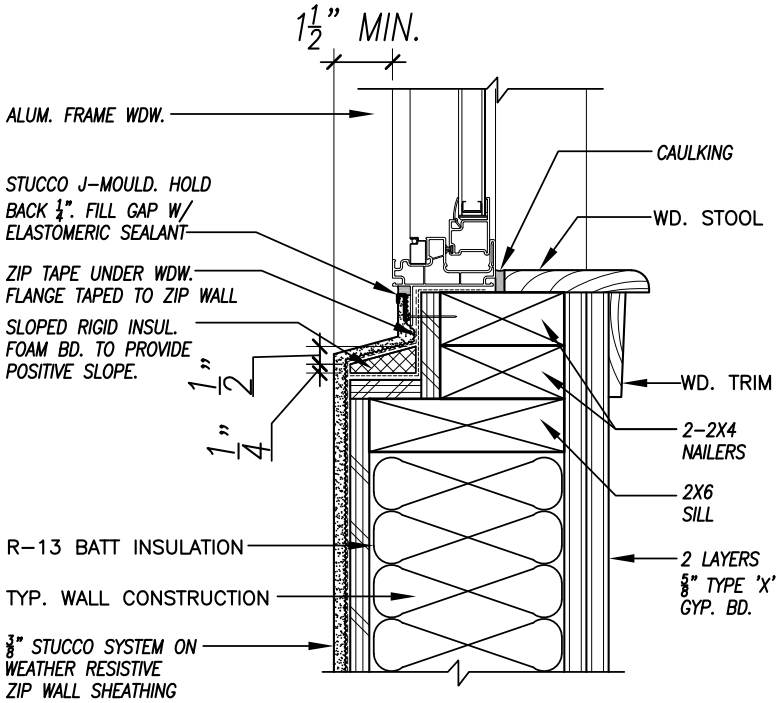


HEADER – WINDOW – STUCCO

BEFORE INSTALLING WDW. APPLY A CONT. BEAD OF SEALANT BETWEEN WDW. FLANGE & SHEATHING

SCALE : 3" = 1'– 0"

STUCCO
OPTION 2
1 1/2" RECESSED WINDOW

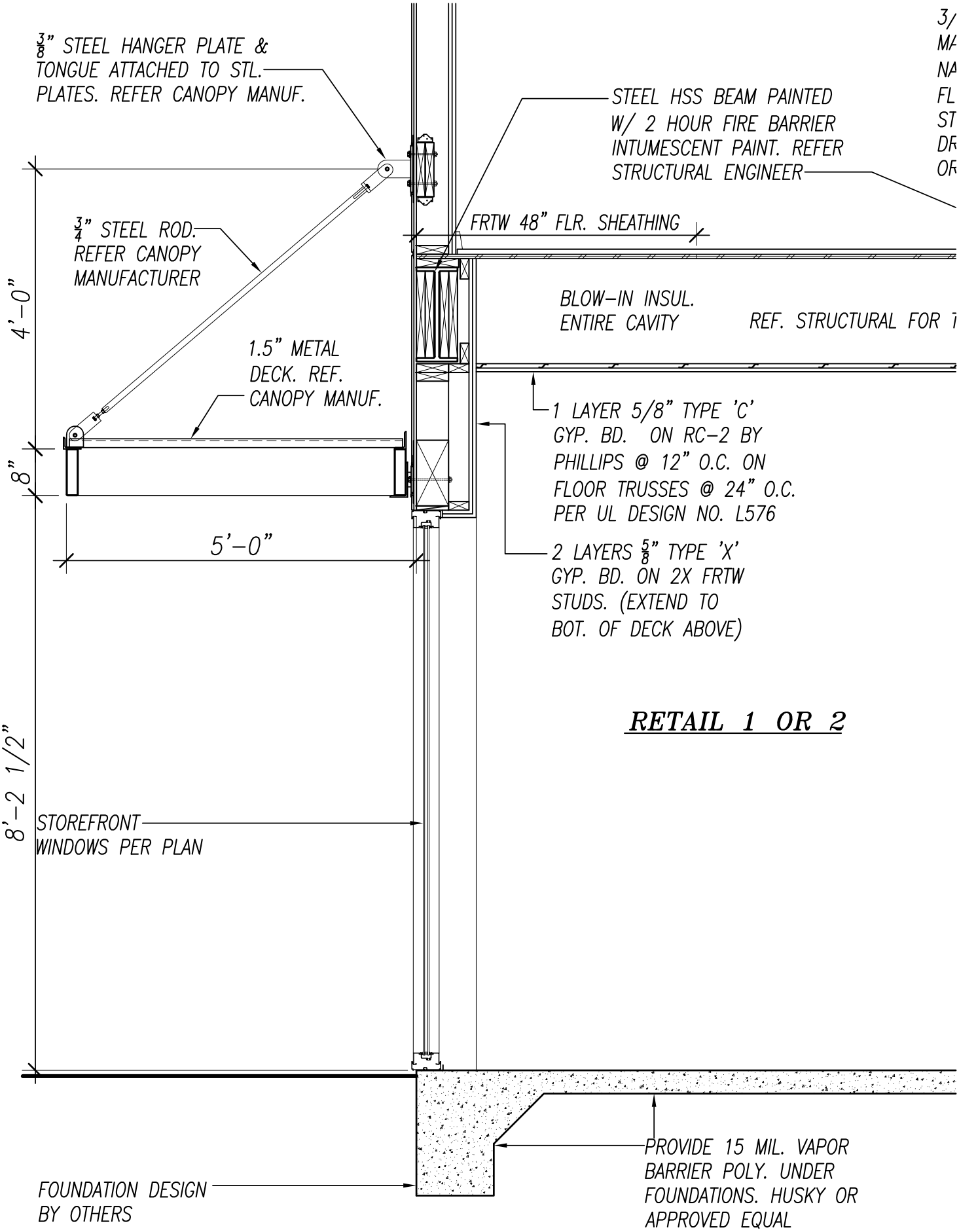


SILL – WINDOW – STUCCO

SEALANT IS NOT TO BE USED BETWEEN THE WINDOW SILL FLANGE & STRETCH TAPE

SCALE : 3" = 1'– 0"

STUCCO
OPTION 2
1 1/2" RECESSED WINDOW



2 TYPICAL WALL SECTION

REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS

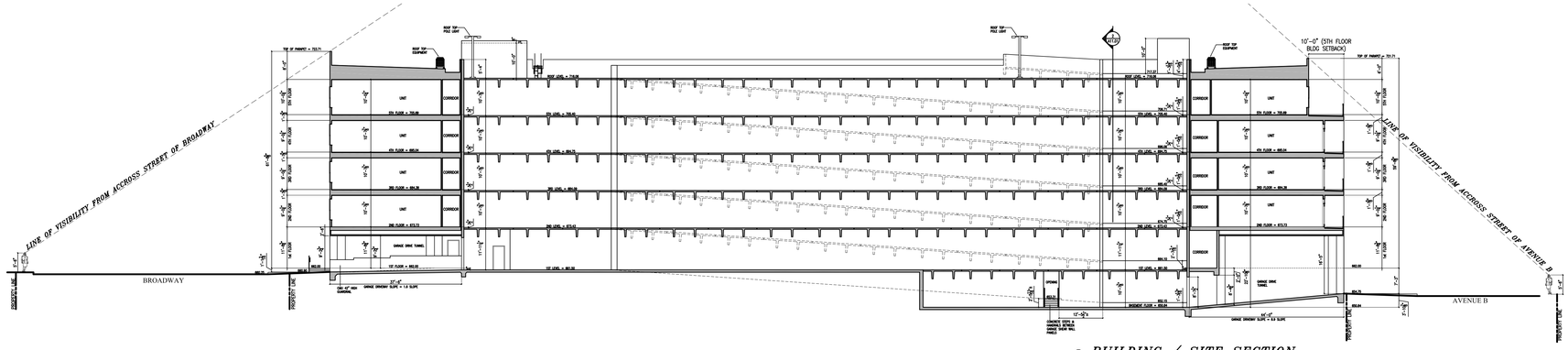
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PERMIT SET

NRP BROADWAY/JONES

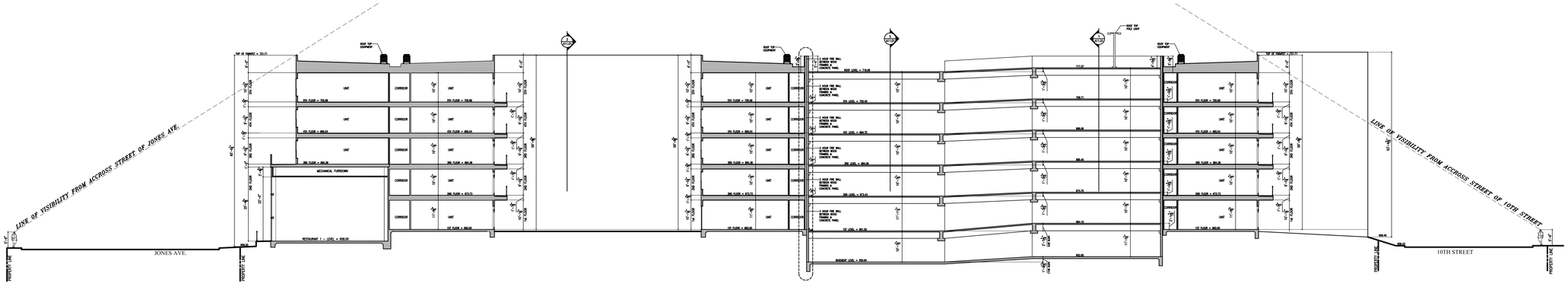
1011 BROADWAY STREET

SAN ANTONIO, TEXAS 78215



2 BUILDING / SITE SECTION

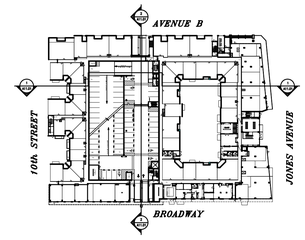
SCALE: 1/16" = 1'-0"



1 BUILDING / SITE SECTION

SCALE: 1/16" = 1'-0"

6 GARAGE LEVELS + ROOF LEVEL – ABOVE GRADE
1/2 GARAGE LEVEL – BELOW GRADE
463 PARKING SPACES



BUILDING KEY

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD.
SUITE 570
DALLAS, TEXAS 75240

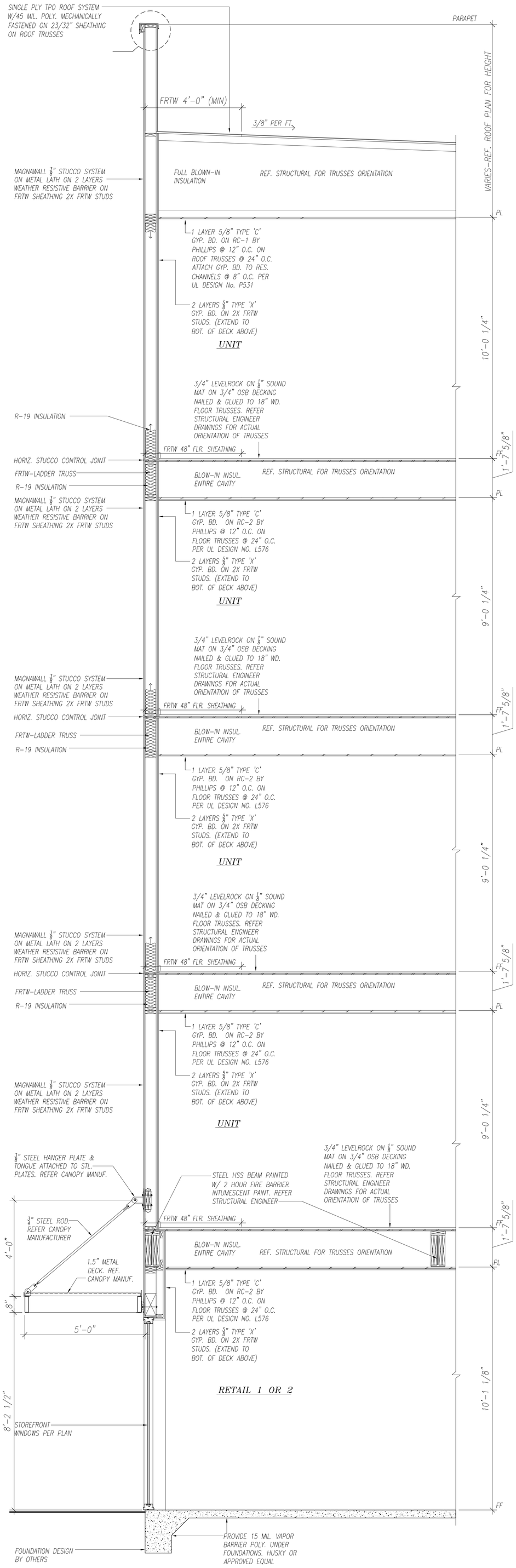
PHONE NO. (972) 788-1704
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JOB NO.	1702
DATE	10/01/18

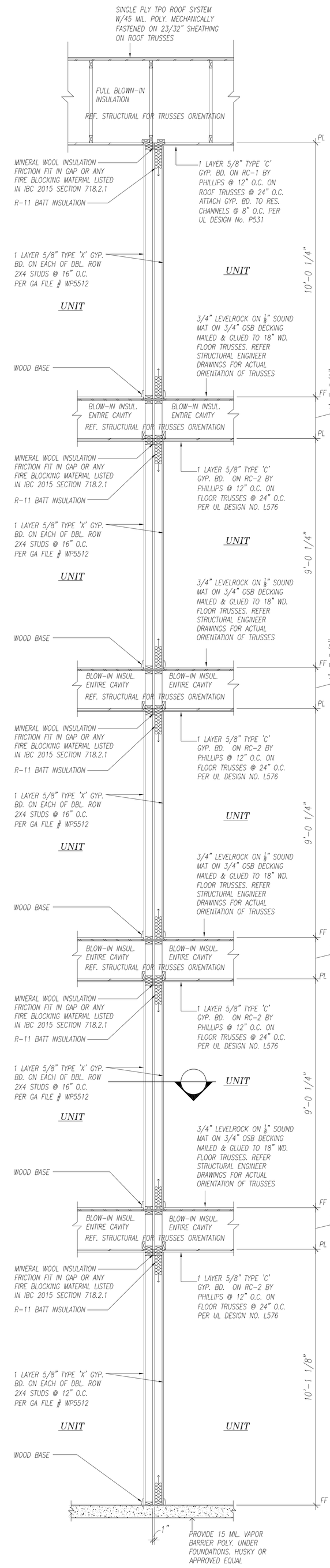
REVISIONS

SHEET NO.

A11.01



2 TYPICAL WALL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"



1 TYPICAL UNIT SEPARATION WALL (GA FILE No. WP5512)
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"

SHEET NO. D1.09

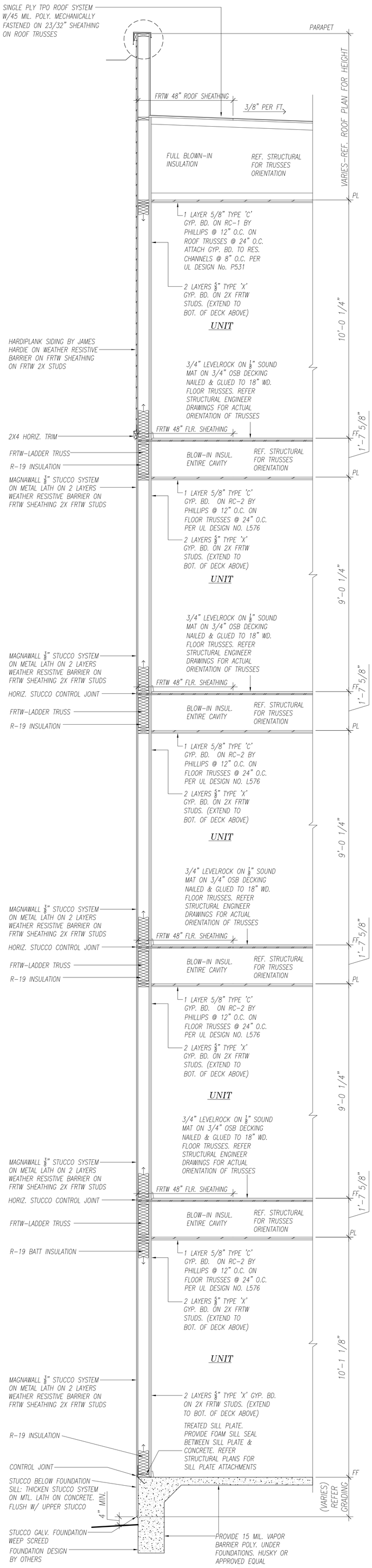
REVISIONS

JOB NO. 1702
DATE 10/01/18

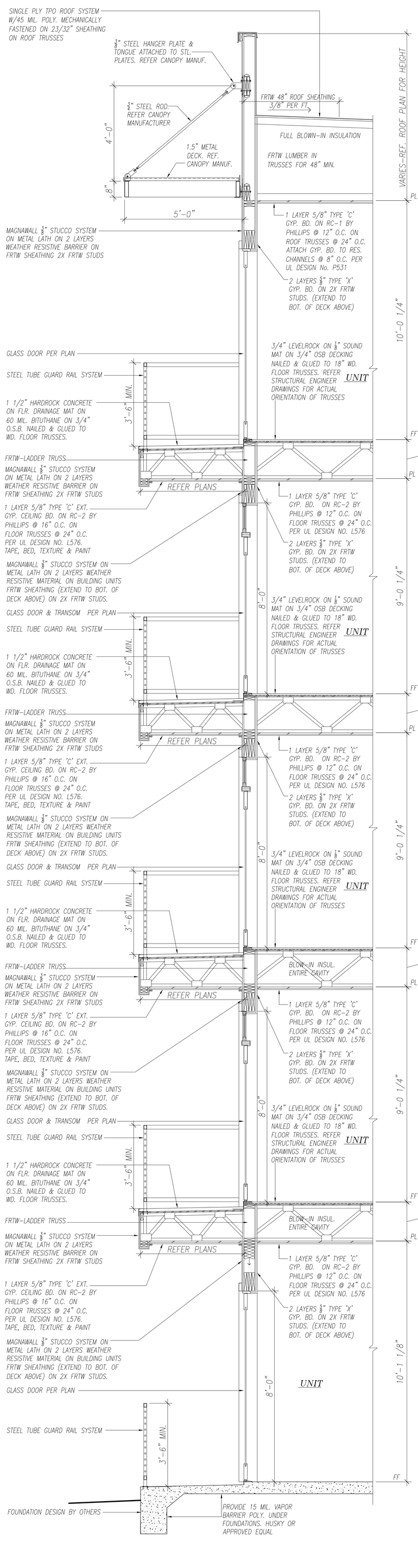
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NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

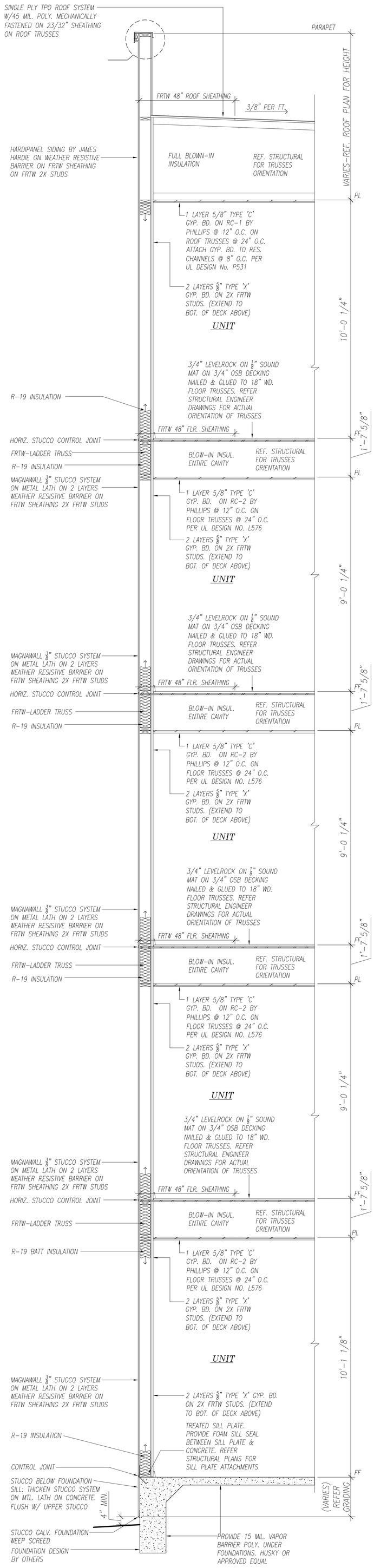
PERMIT SET



3 TYPICAL WALL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"



EXTERIOR 2 HOUR WALL (UL-V314)
2 TYPICAL CANTELEVER BALCONY SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"



1 TYPICAL WALL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"

SHEET NO. D1.02

REVISIONS

DATE 10/01/18
JOB NO. 1702

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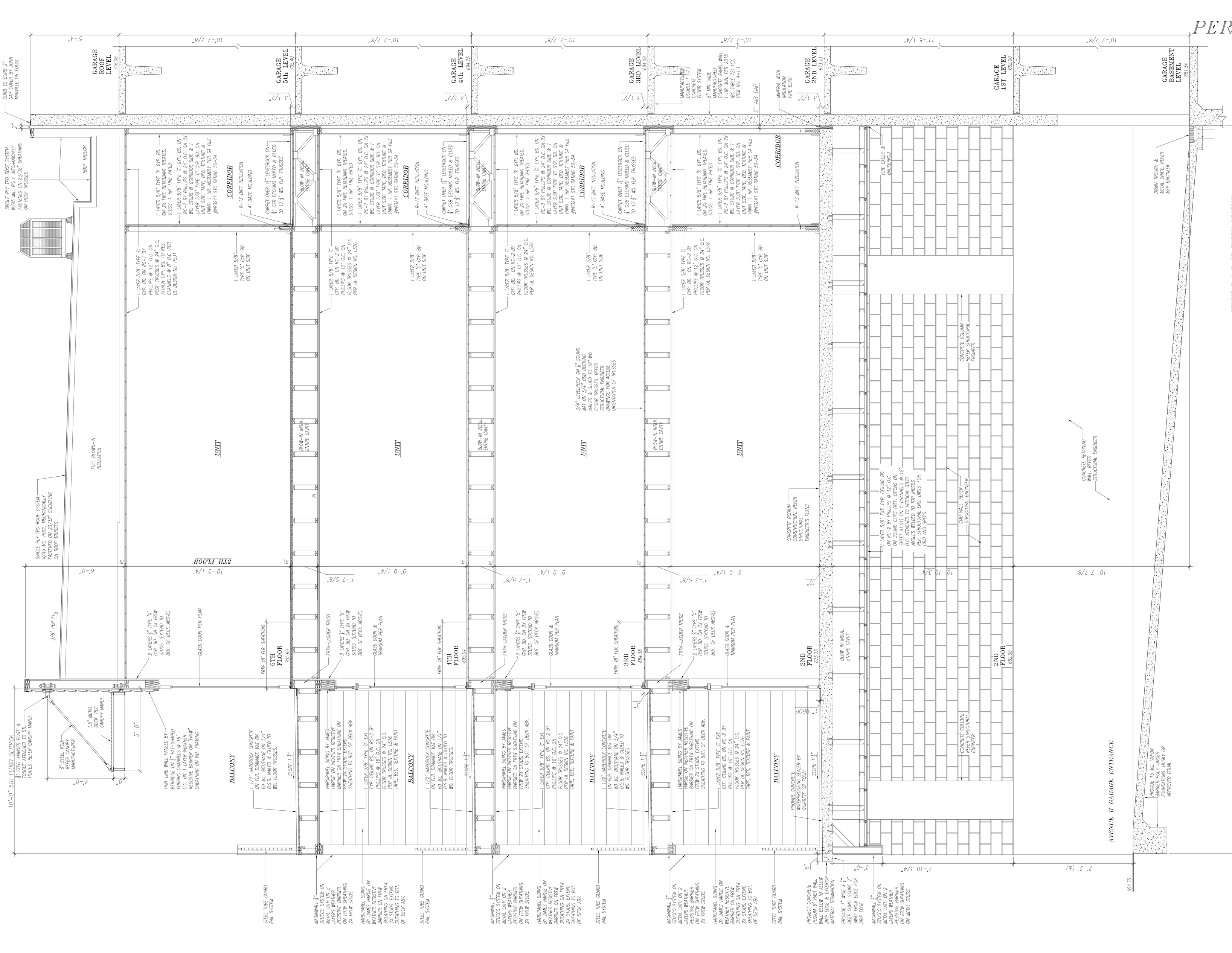
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

PERMIT SET

PERMIT SET

1 AVENUE B GARAGE ENTRY SECTION

SCALE: 1/2" = 1'-0"



CLIFFORD WONG ARCHITECT, INC
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1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

JOB NO. 1702
DATE 10/01/18

REVISIONS

SHEET NO.
D1.04

NRP BROADWAY/JONES

1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215



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D1.03	WALL SECTIONS		
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D1.05	WALL SECTIONS		
D1.06	WALL SECTIONS		
D1.07	WALL SECTIONS		
D1.08	WALL SECTIONS		
D1.09	WALL SECTIONS		

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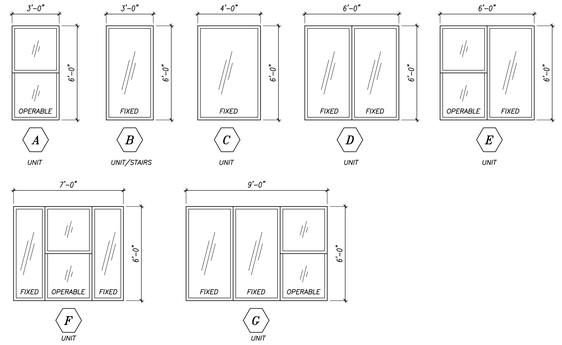
CIVIL ENGINEER
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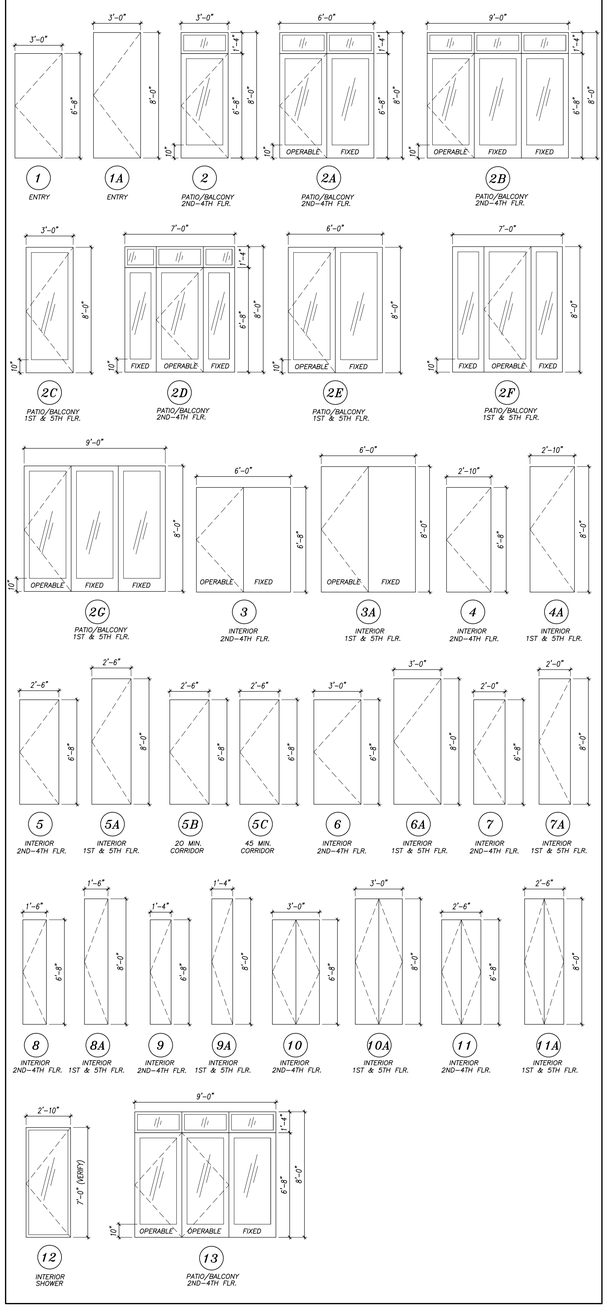
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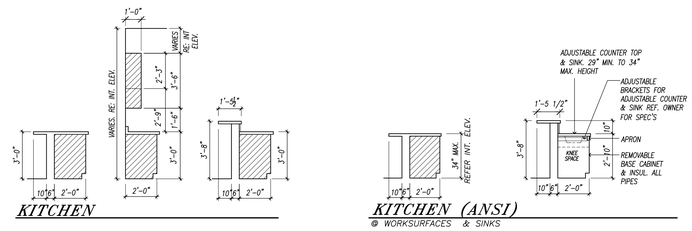
WINDOW TYPES

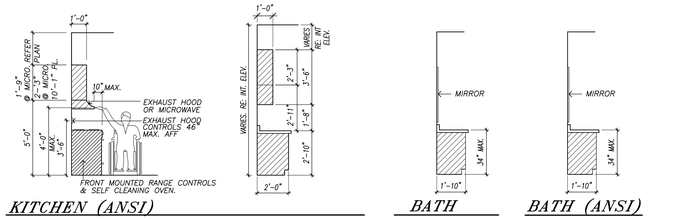


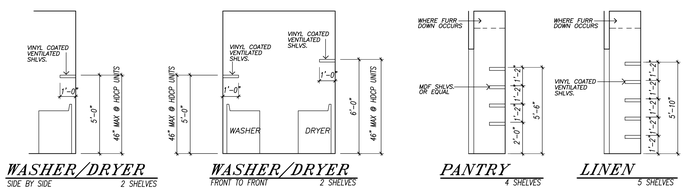
UNIT DOOR TYPES

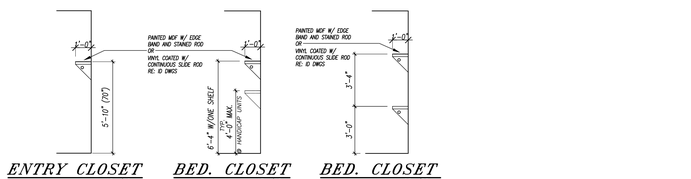


UNIT CABINET NOTES & TYPICAL PROFILES

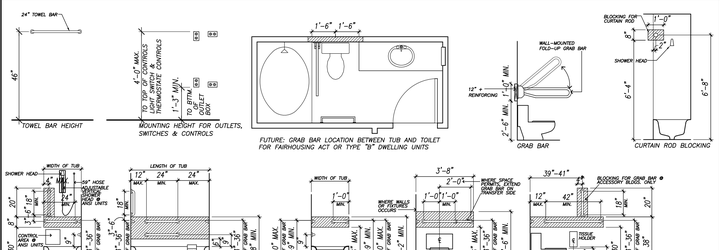


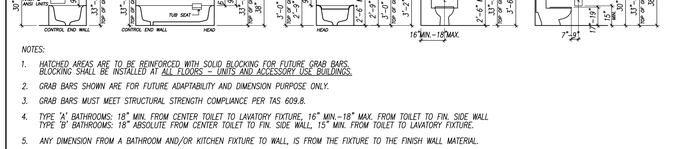






HANDICAP & BATH BLOCKING LOCATIONS





NOTES:

1. HATCHED AREAS ARE TO BE REINFORCED WITH SOLID BLOCKING FOR FUTURE GRAB BARS. BLOCKING SHALL BE INSTALLED AT ALL FLOORS – UNITS AND ACCESSORY USE BUILDINGS.
2. GRAB BARS SHOWN ARE FOR FUTURE ADAPTABILITY AND DIMENSION PURPOSE ONLY.
3. GRAB BARS MUST MEET STRUCTURAL STRENGTH COMPLIANCE PER TAS 609.8.
4. TYPE 'A' BATHROOMS: 18" MIN. FROM CENTER TOILET TO LAVATORY FIXTURE, 16" MIN.–18" MAX. FROM TOILET TO FIN. SIDE WALL
   TYPE 'B' BATHROOMS: 18" ABSOLUTE FROM CENTER TOILET TO FIN. SIDE WALL, 15" MIN. FROM TOILET TO LAVATORY FIXTURE.
5. ANY DIMENSION FROM A BATHROOM AND/OR KITCHEN FIXTURE TO WALL, IS FROM THE FIXTURE TO THE FINISH WALL MATERIAL.

ACOUSTICAL UPGRADES

FRAMING NOTES

1. FRAMING SHOWN ON ARCHITECTURAL IS FOR CONCEPT ONLY. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ACTUAL FRAMING CONDITIONS.
2. ALL FRAMING TO BE DESIGNED BY A LICENSED ENGINEER WHOSE SEAL MUST APPEAR ON THE DRAWINGS.
3. REFER STRUCTURAL ENGINEER DRAWINGS FOR REQUIREMENT FOR FLOOR LOADS AND ROOF LOADS.
4. ALL WOOD BEAMS, HEADERS, JOISTS AND RAFTERS ARE TO BE SIZED ON A MINIMUM FIBER STRESS OF Fb = 1200 PSI UNLESS NOTES OTHERWISE.
5. PROVIDE WIND BRACING AT EXTERIOR CORNERS OF BUILDING PER THE STRUCTURAL ENGINEERS SPECIFICATIONS.
6. ALL WOOD TRUSSES TO BE DESIGNED BY AN ENGINEER LICENSED TO PRACTICE IN TEXAS.
7. CONVENTIONAL FRAMING USED IN ADDITION TO THE MANUFACTURED WOOD TRUSSES SHALL COMPLY WITH THE SIZES AND SPAN TABLES OF THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) LATEST EDITION.
8. ALL LOAD BEARING HEADERS SHALL BE TRUSS HEADERS DESIGNED BY THE TRUSS ENGINEER. ALL OTHER HEADERS SHALL BE SIZED BY THE STRUCTURAL ENGINEER.
9. REFER TO ENGINEERS DRAWINGS FOR ADDITIONAL NOTES AND REQUIREMENTS.

ELECTRICAL NOTES

1. VERIFY ALL UTILITIES WITH THE OWNER.
2. REFER TO MEP DRAWINGS FOR ALL SWITCH LOCATIONS, AT ALL UNITS & AT ALL ACCESSORY USE BUILDINGS NO SWITCH SHOULD BE HIGHER THAN 4'-0 A.F.F.
2.1. ALL THERMOSTAT CONTROLS FOR HEATING AND A/C SHALL BE 4'-0" MAX. FROM FINISHED FLOOR TO TOP OF CONTROLS AT ALL UNITS AND AT ALL ACCESSORY USE BUILDINGS.
3. REFER TO MEP DRAWINGS FOR ALL CONVENIENCE OUTLET HEIGHTS. ALL OUTLETS TO BE MOUNTED AT 15".
4. ALL WALL BRACKET FIXTURES TO BE 6'–6" FROM FINISHED FLOOR TO THE CENTER LINE OF FIXTURE OR AS SPECIFIED BY THE OWNER.
5. VERIFY THE LOCATION OF ALL SITE LIGHTING WITH THE OWNER.
6. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR THE TYPE AND LOCATION OF ALL LANDSCAPE LIGHTING.
7. PROVIDE SMOKE DETECTORS AS INDICATED ON THE DRAWINGS. ALL SMOKE DETECTORS SHALL COMPLY WITH ALL GOVERNING CODES AND REGULATIONS.
8. REFER TO THE MECHANICAL PLAN FOR THE LOCATION AND PLACEMENT OF A/C CONDENSING UNITS. EACH SHALL BE NUMBERED TO THE CONDENSING UNIT.
9. VERIFY THE LOCATION OF ALL A/C DUCT FURR DOWNS WITH THE MECHANICAL PLANS.
10. VERIFY THE LOCATION OF ELECTRICAL METERS WITH THE UTILITY COMPANY.
11. FIRE ALARM SYSTEM SHALL BE DESIGNED BY OTHERS AND SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
12. ALL ELECTRICAL OUTLETS AND SWITCHES WHICH OCCUR BACK–TO–BACK AT WALLS REQUIRED TO BE FIRE RATED SHALL BE SEPARATED 24" HORIZONTALLY. WHERE SEPARATION IS NOT POSSIBLE, ISOLATE BOX VIA FIRE BLOCKING ABOVE AND BELOW BOX AND ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD AT BACK SIDE. (ON ONE SIDE OF WALL ONLY).
13. PROVIDE BATTERY BACKUP FOR ALL SMOKE DETECTORS.

DOORS & WINDOWS NOTES

1. UNDERCUT ALL INTERIOR DOORS 3/4" FROM TOP OF FINISH FLOOR FOR RETURN AIR.
2. ALL DOORS & WINDOWS TO COMPLY WITH CITY'S SECURITY CODE WHEN APPLICABLE.
3. ALL GLAZING TO BE TEMPERED WHERE REQUIRED BY GOVERNING CODES & ORDINANCES.
4. LOCK OR LATCH AT ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE UNIT WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
5. ALL ENTRY DOOR HARDWARE AT (ANSI) UNITS SHALL BE LEVER (TYPE II). ALL INTERIOR DOORS SHALL BE ADAPTABLE FOR LEVER TYPE HARDWARE.
6. ALL FIRST FLOOR UNIT ENTRY DOOR HARDWARE AT EXTERIOR SIDE ONLY SHALL BE LEVER (TYPE II). UNITS THAT HAVE EXTERIOR ENTRIES REQUIRED TO HAVE SCHLAGE BE467 OR EQUAL ELECTRONIC UNIT ENTRY LOCK.
7. ALL DOOR HARDWARE AT ACCESSORY BUILDINGS SHALL BE LEVER (TYPE II).
8. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE:
   A. – A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT.
   B. – MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES.
   C. – MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.
   D. – WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
9. DOOR OPENING FORCE – THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
   A. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY
   B. INTERIOR HINGED DOORS – 5 LBF
   C. SLIDING OR FOLDING DOORS – 5 LBF
10. DOOR CLOSERS – THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH MEASURED TO THE LEADING EDGE OF THE DOOR.
11. THRESHOLD AT ALL UNITS DOORWAYS SHALL BE 1/2" HIGH MAX. FROM TOP OF THRESHOLD TO FINISHED FLOOR VINYL, STC AND COLORED FRAMES.
12. WINDOW OPENING FORCE – OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. WINDOW LATCH SHOULD NOT EXCEED 48 INCHES FROM FINISHED FLOOR.
13. ALL USER PASSAGE DOORS ON TYPE B DWELLING UNITS ON LOWER LEVEL & 1ST FLOOR, MUST HAVE A CLEAR PASSAGE WAY OF 31–3/4" MINIMUM, FROM FACE OF DOOR TO DOOR STOP, WHEN OPENED AT 90 DEGREES. IT NOT CLEAR FREE HINGES MUST BE USED.
14. SPECIFICATION OF WINDOWS TO BE
    OPERABLE WINDOWS: U–FACTOR=0.35 / SHGC=0.25
    FIXED WINDOWS: U–FACTOR=0.35 / SHGC=0.25
15. ALL WINDOWS, WHERE SILL IS LESS THAN 36" ABOVE FIN. FLR. AND GREATER THAN 72" ABOVE EXTERIOR GRADE OR SURFACE, SHALL HAVE A WINDOW OPENING CONTROL DEVICE. THEY WILL ALSO HAVE THE DEVICE MOUNTED, WHERE OPERABLE SECTION, WILL BE PREVENTED TO OPEN LESS THAN 4" MAX. VINYL WINDOWS SHOULD HAVE THEM MANUFACTURED PRIOR TO INSTALLATION. IF USING ALUMINUM WINDOWS, CONTROL DEVICES WILL BE INSTALLED, BUT ALLOWED AFTER INSTALLATION.
16. STAIRTOWER WINDOW HEADER HEIGHTS, TO MATCH ADJACENT UNIT WINDOW HEADER HEIGHTS, AT THE SAME FLOOR LEVEL WINDOWS ARE DESIGNATED.
17. JAMB FILLERS & HEAD CLOSURES ARE PRESENT TO FACILITATE SEALING WINDOW ASSEMBLY TO WEATHER BARRIER AS REQUIRED.
18. WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

GENERAL NOTES

1. PROJECT ANALYSIS – REFER SHEET A1.02
2. OCCUPANCY TYPE – REFER SHEET A2.01
3. OCCUPANCY TYPE – REFER SHEET A2.01
4. ALL PARKING SPACES TO BE ––– STANDARD: MIN. 9'–0" X 18'–0"
   HANDICAP: 8'–0" X 18'–0" W/5'–0" WALKWAY
5. VERIFY ALL SITE DIMENSIONS AGAINST THE CIVIL ENGINEERS DIMENSIONAL CONTROL PLAN.
6. REFER TO CIVIL ENGINEERS PLAN FOR ALL FINAL GRADING AND FINISHED FLOOR ELEVATIONS.
7. VERIFY WITH OWNER AND REFER TO LANDSCAPE PLANS FOR LAYOUT TO PREVENT PARKED VEHICLE OVER HANG FROM REDUCING THE 5'–0" WIDE ACCESSIBLE ROUTE WHERE SIDEWALKS ABUTS PARKING SPACES. SHALL COMPLY WITH ONE OF THE FOLLOWING:
   A. 5'–0" WIDE
   B. WHEELSTOP SHALL BE PROVIDED AT MIN. 2'–0" FROM CURB.
   C. 3'–0" WIDE SIDE WALK SHALL BE INSTALLED AT A MIN. OF 3'–0" AWAY FROM THE CURB
8. PROVIDE HANDICAP RAMPS WHERE HANDICAP SPACES ARE SHOWN.
9. PROVIDE CITY SIDEWALK PER CITY SPECIFICATIONS.
10. CONTRACTORS TO VERIFY ALL ACCESSIBLE ROUTES GRADING AND SIDEWALK LAYOUT WITH CIVIL ENGINEERS AND LANDSCAPE ARCHITECTS DRAWINGS AND MUST COMPLY WITH THE FOLLOWING:
   A. ALL FACILITIES, ELEMENTS, AND SPACES THAT ARE PART OF PUBLIC AND COMMON USE AREAS MUST BE ON AN ACCESSIBLE ROUTE FROM COVERED DWELLING UNITS. SUCH ACCESSIBLE ROUTES SHALL CONNECT TO ALL ACCESSIBLE BUILDING ENTRANCES, STORAGE AREAS, REFUSE DISPOSAL AREAS, PLAYING FIELDS, PLAYGROUNDS, PICNIC SITES, PARKING AREAS, SIDEWALKS, AND ALL OR PART OF NATURE TRAILS AND JOGGING PATHS, SWIMMING POOLS AND SUN DECKS, TENNIS COURTS, CLUBHOUSES, PLAYGROUNDS, GAZEBOS,
   B. ANY PAVED SLOPE STEEPER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE, THE FAIR–HOUSING ACT, AND THE AMERICANS WITH DISABILITIES ACT.
   C. ALL ACCESSIBLE ROUTES SHALL NOT EXCEED A MAX. SLOPE OF 8.33%. SIDEWALKS THAT ARE PART OF ACCESSIBLE ROUTES BECOME RAMPS WHEN THEIR SLOPE EXCEEDS 5% (1:20). HAND RAILS ARE REQUIRED WHERE SLOPE EXCEEDS 5% AND UP TO 8.33%. HANDRAIL SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE, FAIRHOUSING ACT AND THE AMERICANS WITH DISABILITIES ACT.
   D. CROSS SLOPE IN AN ACCESSIBLE ROUTE SHALL NOT BE GREATER THAN 2% (1:48).
11. FOR DIMENSIONAL PURPOSES:
    TYPICAL STUD WALLS ARE ASSUMED TO BE ACTUAL STUD THICKNESS.
    TENANT SEPARATION WALLS REFER DETAIL# _____
    REFER TO STRUCTURAL FOR STUD SPACING
12. HATCHED AREAS (WHERE SHOWN) INDICATE AREA TO BE FURRED DOWN TO MIN. 8'–0" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. VERIFY FURRED AREAS WITH MECHANICAL DRAWINGS.
13. LOCATE ALL AIR HANDLING UNITS WITH ACCESS PANELS PER MECHANICAL PLANS.
14. VENT ALL DRYERS AS SHOWN ON MECHANICAL ENGINEERS DRAWINGS.
15. ALL PLUMBING SUPPLY LINES IN EXTERIOR WALLS TO RECEIVE FULL INSULATION OR INSULATION TO TO EXTERIOR SIDE OF PIPE.
16. PROVIDE COLD WATER SUPPLY IN RECESSED HOUSING FOR ICE MAKER AT EACH REFRIGERATOR.
17. ALL WALLS AROUND TUB SHALL RECEIVE WATER RESISTANT GYPSUM BOARD OR GEORGIA PACIFIC DENSE SHIELD GYPSUM BOARD. REFER DETAIL#_____ FIRE RATED WHERE REQUIRED BY CODE.
18. ALL PLUMBING, ELECTRICAL AND MECHANICAL INSTALLATIONS SHALL COMPLY WITH ALL GOVERNING CODES. REFER SHEETS A5?, THRU A5?
19. FIREBLOCKING:
   A. FIREBLOCKING SHALL CONSIST OF 2 INCHES NOMINAL LUMBER OR TWO THICKNESSES OF 1–INCH THICK (NOMINAL) LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 23/32 INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED WITH 23/32 INCH WOOD STRUCTURAL PANEL.
   B. FIREBLOCKING SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
      1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND AT 10–FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL WAY.
      2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
      3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
      4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH NON–COMBUSTIBLE MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. FIREBLOCKING OF CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
      5. IN DOUBLE STUD WALLS. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONWOOD MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
      6. WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCH. ELEMENTS WHERE TO BE OF COMBUSTIBLE CONSTRUCTION, AT MAXIMUM INTERVALS OF 20 FEET. IF NONCONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH AT LEAST 4 INCHES OF SEPARATION BETWEEN SECTIONS.
20. DRAFTSTOPPING:
   A. DRAFTSTOPPING MATERIALS, IN FLOOR AND ATTIC, SHALL NOT BE LESS THAN 1/2" GYPSUM BD. 3/8 INCH WOOD STRUCTURAL PANEL, 3/8 INCH PARTICLEBOARD, OR OTHER APPROVED MATERIAL ADEQUATELY SUPPORTED.
   B. INTEGRITY OF ALL DRAFTSTOPPING MATERIAL SHALL BE CONTINUOUSLY MAINTAINED.
   C. DRAFTSTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS UNLESS ALLOWED TO USE THE EXCEPTIONS:
      1. OTHER BUILDINGS, IN FLOOR/CEILING ASSEMBLIES SO THAT HORIZONTAL FLOOR AREAS DO NOT EXCEED 1000 SQ.FT. AND IN ATTIC AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA NOT TO EXCEED 3000 SQ.FT.
      2. OPENINGS IN PARTITIONS SHALL BE PROTECTED BY SELF–CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
      3. IN ATTIC, MANSARD, OVERHANG, OR OTHER CONCEALED ROOF SPACE OF GROUP R–3 BUILDINGS WITH THREE OR MORE DWELLING UNITS. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE. EXCEPTIONS:
      4. WHERE CORRIDOR WALLS PROVIDED A TENANT SEPARATION, DRAFT–STOPPING SHALL ONLY BE REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.
      5. IN OCCUPANCIES IN GROUP R–2 THAT DO NOT EXCEED FOUR STORIES IN HEIGHT, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SQ. FT. OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
      6. NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR SECTION 903.3.1.2, PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES.
21. FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM DESIGN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
22. ALL CONTROLLED ACCESS SYSTEMS & SITE FENCING & GATES ARE TO BE DESIGNED BY OTHERS. REFER TO LOW VOLTAGE DWG PLANS FOR MORE INFORMATION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN, INSTALLATION OR OPERATION OF ACCESS SYSTEM, GATES OR FENCES.
23. THERMAL INSULATION ARE AS FOLLOWS:
   EXTERIOR WALLS – BATT R19
   ATTICS – LOOSE FILL R38 MIN.
   PARTY WALLS – BATT R11 (ONE SIDE)
   UNDER HARD SURFACE FLOOR – LOOSE FILL BLOWN IN VARIES
24. DO NOT EXTEND EXTERIOR SHEATHING TO BE IN CONTACT WITH CONCRETE SURFACE.
25. HOLD ALL WOOD TRIM A MINIMUM OF 1/4" ABOVE CONTACT WITH HORIZONTAL CONCRETE SURFACES.
26. STC AND IIC RATINGS:
27. ALL THRU PENETRATIONS AT ONE HOUR WALLS & 1 HR FLOOR/CEILING ASSEMBLY SHALL CONFORM TO SEC. 714.3 & 714.4 OF THE 2015 IBC (REFER SHEET A5? THRU A5?)
28. ALL GYPSUM BOARD WALLS & CEILINGS TO RECEIVE TAPE, BED, TEXTURE, & PAINT FLAT LATEX TYPICAL W/ SEMI–GLOSS LATEX ENAMEL ON KITCHEN & BATH WALLS & CEILINGS.
29. ALL BOTTOM PLATES IN CONTACT WITH CONCRETE TO BE TREATED WOOD PER 2015 IBC SECTION 2304.12
30. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC FRAMING SPACING.
31. FIRE SPRINKLER SHOP DRAWING TO BE SUBMITTED TO CITY FOR REVIEW PRIOR TO CONSTRUCTION AND MUST BE INSTALLED IN ACCORDANCE WITH NFPA 13 & CITY OF SAN ANTONIO AMENDMENTS.
32. STAIR MANUFACTURER TO COMPLY WITH SECTION 1009.3 OF THE 2015 INTERNATIONAL BUILDING CODE.
33. CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHER IN EACH DWELLING UNIT OR IN CORRIDORS WITHIN 75 FEET FROM ANY REMOTE POINT. REFER BUILDING PLANS FOR LOCATIONS TO COMPLY WITH THE CITY REQUIREMENTS.
34. CONCRETE FINISH:
   CORRIDOR WALKWAYS ARE TO HAVE CONCRETE PREPARED TO RECEIVE CARPET TILE FINISH, EXCEPT WHERE EXPOSED TO THE OUT DOOR ELEMENTS. THOSE EXPOSED CONCRETE AREAS INCLUDING PATIOS, BALCONIES, AND STAIRS ARE TO RECEIVE A BROOM FINISH.
35. STEEL PROTECTION:
   1) ALL STEEL TO BE (1 HR. MIN.) INTUMESCENT COATED USING PPG PROTECTIVE & MARINE COATINGS STEELGUARD FM500 UL VERSION, UNLESS WRAPPED WITH GYP. BD. RE: INTERIORS FOR LOCATIONS AND STEEL FINISH OUT (INT./ EXT.) CONDITIONS.
   2) ALL EXPOSED STEEL TO BE TOPCOATED USING AMERCOAT 450 S ALIPHATIC POLYURETHANE PAINT. COLOR TO BE SELECTED BY INTERIOR DESIGNER, APPROVED BY OWNER.
36. STEEL LINTELS FOR MASONRY:
   1) REFER TO STRUCTURAL PLANS FOR SCHEDULED STEEL LINTELS SIZES.
   2) PROVIDE SELF–ADHERED THROUGH WALL FLASHING OVER THE STEEL LINTEL. TERMINATE TOP OF FLASHING WITH TO ZIP SHEATHING WITH ZIP TAPE.
   3) PROVIDE END DAMS AT ALL SPANS GREATER THAN 8'–0".

REVISION LOG

#	DATE	DESCRIPTION	SHEETS

ARCH. SYMBOLS

- A / I V / 9 — INDICATES UNIT TYPE / INDICATES BUILDING TYPE / INDICATES BUILDING NUMBER
- INDICATES TRASH DUMPSTER
- 3 / A21 — INDICATES DETAIL NO. / INDICATES SHEET NO.
- 1 — DOOR MARK @ 1ST FLOOR ONLY
- 5 — DOOR MARK @ ALL FLOORS
- DETAIL REFERENCE 3/A21
- B — WINDOW MARK

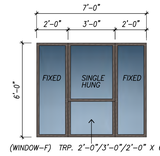
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305
5707 ALPHA RD.
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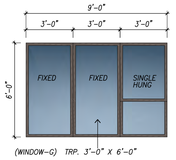
JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A1.01



(WINDOW-F) TRP. 2'-0"/3'-0"/2'-0" X 6'-0"



(WINDOW-G) TRP. 3'-0" X 6'-0"

WINDOW SCHEDULE

APARTMENT UNITS

	MK	SIZE	LTS	DESCRIPTION	HD.HT.	
	A	3'-0" X 6'-0"	1/1	VINYL FRAME INSUL. SINGLE HUNG. LOW E GLASS. TEMPERED WHERE NOTED W/ SAFETY CONTROL DEVICE. REFER DOOR & WINDOW NOTE #15 FOR SAFETY CONTROL DEVICE LOCATION AND REQUIREMENT	8'-0"	
	B	3'-0" X 6'-0"	1/1	VINYL FRAME INSULATED FIXED. LOW E GLASS. TEMPERED WHERE NOTED	8'-0"	
	C	4'-0" X 6'-0"	1/1	VINYL FRAME INSULATED FIXED. LOW E GLASS. TEMPERED WHERE NOTED	8'-0"	
	D	PR 3'-0" X 6'-0"	1/1	VINYL FRAME INSULATED FIXED. LOW E GLASS. TEMPERED WHERE NOTED	8'-0"	
	E	PR 3'-0" X 6'-0"	1/1	VINYL FRAME INSUL. ONE SIDE SINGLE HUNG, LOW E GLASS. TEMPERED. NOTED W/SAFETY CONTROL DEVICE. ONE SIDE FIXED, LOW E GLASS. TEMPERED WHERE NOTED. RE: BLDG. ELEVATIONS AND UNITS PLANS	8'-0"	
	F	2'-0"/3'-0"/2'-0" X 6'-0"	1/1	VINYL FRAME INSUL. MIDDLE SINGLE HUNG, LOW E GLASS. TEMPERED. NOTED W/SAFETY CONTROL DEVICE. TWO SIDES FIXED, LOW E GLASS. TEMPERED WHERE NOTED. RE: BLDG. ELEVATIONS AND UNITS PLANS	8'-0"	
	G	TRP. 3'-0" X 6'-0"	1/1	VINYL FRAME INSUL. ONE SIDE SINGLE HUNG, LOW E GLASS. TEMPERED. NOTED W/SAFETY CONTROL DEVICE. TWO SIDES FIXED, LOW E GLASS. TEMPERED WHERE NOTED. RE: BLDG. ELEVATIONS AND UNITS PLANS	8'-0"	

STOREFRONT SCHEDULE

BUILDING/GARAGE AREAS

DOOR TAG #	MK	SIZE	LTS	DESCRIPTION	LOCATION	HD.HT.	HARDWARE #
1103, 1107, 1110, 1133, 1144, 1150	S1	3'-4" X 8'-0"	1/1	ALUM. STOREFRONT DOOR (TEMPERED)	BLDG. EXT. CORR.	8'-0"	
G006, G108, G109, G204, G205, G304, G305, G404, G405, G504, G505, G604, G605	S2	7'-0" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOOR. 45 MIN. RATED. (TEMPERED)	GARAGE VESTIBULES	8'-0"	
	S3	11'-8" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS. 45 MIN. RATED (TEMPERED)	GARAGE ELEV. LOBBY 1ST	8'-0"	
G207, G307, G407, G507	S4	11'-8" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOOR. 45 MIN. RATED (TEMPERED)	GARAGE ELEV. LOBBY UPPER FLOORS	8'-0"	
G607	S4A	10'-2" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	GARAGE ELEV. LOBBY ROOF	8'-0"	

LEASING/CLUB/FITNESS & AMENITY AREAS

1125, 1314	S5	6'-4" X 8'-0"	1/1	ALUM. STOREFRONT DOORS (TEMPERED)	CLUB ENTRY 1ST 3RD FLR. DECK	8'-0"	
1137, 1214, 1217	S6	6'-4" X 8'-0"	1/1	ALUM. STOREFRONT DOORS. 45 MIN. RATED (TEMPERED)	1ST FITNESS & 2ND BUSINESS/CAFE	8'-0"	
1509	S7	9'-9" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOOR. 45 MIN. RATED (TEMPERED)	5TH SKY LOUNGE	8'-0"	
	S8	8'-6 1/2" X 13'-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	1ST MAIL ROOM & LOUNGE LOBBY	13'-0"	
1124	S9	22'-9" X 13'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	1ST LOUNGE LOBBY EXT. ENTRY	13'-0"	
1123, 1128	S10	5'-9" X 8'-0"	1/1	ALUM. STOREFRONT DOORS. 45 MIN. RATED (TEMPERED)	1ST CLUB/MAILROOM CORRIDOR	8'-0"	
1127	S11	16'-0" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOOR (TEMPERED)	1ST GAMING LOUNGE	8'-0"	
	S12	20'-9" X 10'-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	1ST CLUB LOUNGE	8'-0"	
1132, 1138	S13	3'-4" X 8'-0"	1/1	ALUM. STOREFRONT DOOR. 45 MIN. RATED (TEMPERED)	1ST LEASING/BREAK RM./GAMING LOUNGE	8'-0"	
1135, 1139	S14	123'-5" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	1ST LEASING & FITNESS EXTERIOR FRONT	8'-0"	
"	S15	17'-11" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	2ND CONFERENCE	8'-0"	
1118	S16	52'-6" X 22'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	RESTAURANT 1	22'-0"	
1119, 1120	S17	115'-7" X 22'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	RESTAURANT 1	22'-0"	
"	S18	8'-11" X 22'-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	RESTAURANT 1	22'-0"	
"	S19	4'-3" X 22'-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	RESTAURANT 1	22'-0"	
"	S20	8'-6 1/2" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	2ND CAFE & LOUNGE LOBBY	8'-0"	
1215	S21	22'-9" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	2ND LOUNGE LOBBY BALCONY	8'-0"	
"	S22	20'-9" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	2ND CLUB LOUNGE	8'-0"	
"	S23	9'-3 1/2" X 19'-8"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	RETAIL 3	19'-8"	
"	S24	33'-9" X 19'-8"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	RETAIL 3	19'-8"	
1156	S25	53'-5" X 19'-8"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	RETAIL 3	19'-8"	
1157	S26	62'-9 1/2" X 19'-8"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	RETAIL 3	19'-8"	
"	S27	15'-1" X 8-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	RETAIL 1	8'-0"	
"	S28	11'-11" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	RETAIL 1	8'-0"	
1155	S29	20'-8 1/2" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	RETAIL 1	8'-0"	
1154	S30	21'-1" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	RETAIL 1	8'-0"	
1153	S31	21'-11" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	RETAIL 2	8'-0"	
1152	S32	11'-1" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	RETAIL 2	8'-0"	
	S33	11'-8" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS (TEMPERED)	RETAIL 2	8'-0"	
1151	S34	23'-10" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOORS (TEMPERED)	RETAIL 2	8'-0"	
1140	S35	14'-4" X 8'-0"	1/1	ALUM. STOREFRONT WINDOWS W/ ENTRY DOOR (TEMPERED)	1ST LEASING CORRIDOR ENTRY	8'-0"	
	S36	3'-2" X 5'-0"	1/1	ALUM. STOREFRONT WINDOW	1ST CLUB ENTRY	8'-0"	

ARCH. DOOR SCHEDULE

APARTMENT UNITS

DOOR TAG #	MK	SIZE	THK	DESCRIPTION	HD.HT.	HARDWARE #
	1	3'-0" X 6'-8"	1 3/4"	20 MIN. RATED (LABELED) EXT. MTL. FLUSH PANEL DOOR, WD. FRAME WITH SELF CLOSING DEVICE, ALUMINUM THRESHOLD & DRAFT SEALED	6'-8"	
	1A	3'-0" X 8'-0"	1 3/4"	20 MIN. RATED (LABELED) EXT. MTL. FLUSH PANEL DOOR, WD. FRAME WITH SELF CLOSING DEVICE, ALUMINUM THRESHOLD & DRAFT SEALED	8'-0"	
	2	3'-0" X 6'-8" W/ 1'-0" X 1'-4" TRANSOM ABOVE	1 3/4"	EXTERIOR METAL SINGLE LITE FRENCH DOOR. WD FRAME. TEMPERED	8'-0"	
	2A	PR. 3'-0" X 6'-8" W/ PR. 3'-0" X 1'-4" TRANSOM ABOVE	1 3/4"	EXTERIOR METAL SINGLE LITE FRENCH DOORS. WD. FRAME. (1 LEAF FIXED) TEMPERED	8'-0"	
	2B	TRP. 3'-0" X 6'-8" W/ TRP. 3'-0" X 1'-4" TRANSOM ABOVE	1 3/4"	EXTERIOR METAL SINGLE LITE FRENCH DOORS. WD. FRAME. (2 LEAFS FIXED) TEMPERED	8'-0"	
	2C	3'-0" X 8'-0"	1 3/4"	EXTERIOR METAL SINGLE LITE FRENCH DOOR. WD FRAME. TEMPERED	8'-0"	
	2D	TRP. 2'-0"X3'-0"X2'-0" X 6'-8" W/ TRP. 2'-0"X1'-0"X2'-0" X 1'-4" TRANSOM ABOVE	1 3/4"	EXTERIOR METAL SINGLE LITE FRENCH DOORS. WD. FRAME. (2'-0" LEAFS FIXED) TEMPERED	8'-0"	
	2E	PR 3'-0" X 8'-0"	1 3/4"	EXTERIOR METAL SINGLE LITE FRENCH DOORS. WD. FRAME. (1 LEAF FIXED) TEMPERED	8'-0"	
	2F	TRP. 2'-0"X3'-0"X2'-0" X 8'-0"	1 3/4"	EXTERIOR METAL SINGLE LITE FRENCH DOORS. WD. FRAME. (2'-0" LEAFS FIXED) TEMPERED	8'-0"	
	2G	TRP. 3'-0" X 8'-0"	1 3/4"	EXTERIOR METAL SINGLE LITE FRENCH DOORS. WD. FRAME. (2 LEAFS FIXED) TEMPERED	8'-0"	
	3	PR. 3'-0" X 6'-8"	1 3/4"	INTERIOR S.C. SINGLE LITE FRENCH DOORS. WD. FRAME. (1 LEAF FIXED) TEMPERED	6'-8"	
	3A	PR 3'-0" X 8'-0"	1 3/4"	INTERIOR S.C. SINGLE LITE FRENCH DOORS. WD. FRAME. (1 LEAF FIXED) TEMPERED	8'-0"	
	4	2'-10" X 6'-8"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	6'-8"	
	4A	2'-10" X 8'-0"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	8'-0"	
	5	2'-6" X 6'-8"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	6'-8"	
	5A	2'-6" X 8'-0"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	8'-0"	
	5B	2'-6" X 6'-8"	1 3/8"	20 MIN. RATED (LABELED) EXT. MTL. FLUSH DR. AND WD. FRAME. SELF CLOSING (W/ DEADBOLT).	6'-8"	
	5C	2'-6" X 6'-8"	1 3/8"	45 MIN. RATED (LABELED) EXT. MTL. FLUSH DR. AND WD. FRAME. SELF CLOSING (W/ DEADBOLT).	6'-8"	
	6	3'-0" X 6'-8"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	6'-8"	
	6A	3'-0" X 8'-0"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	8'-0"	
	7	2'-0" X 6'-8"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	6'-8"	
	7A	2'-0" X 8'-0"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	8'-0"	
	8	1'-6" X 6'-8"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	6'-8"	
	8A	1'-6" X 8'-0"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	8'-0"	
	9	1'-4" X 6'-8"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	6'-8"	
	9A	1'-4" X 8'-0"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	8'-0"	
	10	PR 1'-6" X 6'-8"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	6'-8"	
	10A	PR 1'-6" X 8'-0"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	8'-0"	
	11	PR 2'-6" X 6'-8"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	6'-8"	
	11A	PR 2'-6" X 8'-0"	1 3/8"	H.C. HARDBD. FLUSH PANEL & WOOD FRAME	8'-0"	
	12	SHOWER DOOR 2'-10" X ---	---	SHOWER DOOR. RE: MANUFACTURER FOR SPECS. +32" MIN. CLEAR	---	
	13	TRP. 3'-0" X 6'-8" W/ TRP. 3'-0" X 1'-4" TRANSOM ABOVE	1 3/4"	EXTERIOR METAL SINGLE LITE FRENCH DOORS. WD. FRAME. (1 LEAF FIXED) TEMPERED	8'-0"	

BUILDING & ACCESSORY BUILDINGS

DOOR TAG #	MK	SIZE	LTS	DESCRIPTION	LOCATION	HD.HT.	HARDWARE #
G105, G106, G117, G118, G502, G508, 1105, 1112, 1122, 1506, 1511, 1516	21	3'-0" X 8'-0"	1 3/4"	90 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR W/ 100 SQ. IN. GLASS AND MTL. FRAME WITH SELF CLOSING DEVICE & DRAFT SEALED	1ST & 5TH GAR. & STAIR ENTRY.	8'-0"	
G011, G111, G202, G203, G208, G302, G303, G308, G402, G403, G408, G503, 1206, 1210, 1211, 1306, 1310, 1316, 1406, 1410, 1415	22	3'-0" X 7'-0"	1 3/4"	90 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR W/ 100 SQ. IN. GLASS AND MTL. FRAME WITH SELF CLOSING DEVICE & DRAFT SEALED (PANIC HARDWARE WHERE NOTED)	2ND & 4TH GAR. & STAIR ENTRY EXIT FSGWY.	7'-0"	
1508, 1521	23	PR. 3'-0" X 8'-0"	1 3/4"	180 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR W/ 100 SQ. IN. GLASS AND MTL. FRAME WITH SELF CLOSING DEVICE & DRAFT SEALED W/ MAGNETIC DOOR HOLDS LINKED WITH FIRE ALARM SYSTEM	5TH CORR.	8'-0"	
1209, 1223, 1309, 1321, 1409, 1420,	24	PR. 3'-0" X 7'-0"	1 3/4"	180 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR W/ 100 SQ. IN. GLASS AND MTL. FRAME WITH SELF CLOSING DEVICE & DRAFT SEALED W/ MAGNETIC DOOR HOLDS LINKED WITH FIRE ALARM SYSTEM	2ND-4TH CORR.	7'-0"	
1111, 1149	25	3'-0" X 8'-0"	1 3/4"	180 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR W/ 100 SQ. IN. GLASS AND MTL. FRAME WITH SELF CLOSING DEVICE & DRAFT SEALED W/ MAGNETIC DOOR HOLDS LINKED WITH FIRE ALARM SYSTEM	1ST CORR.	8'-0"	
G110, G201, G206, G209, G301, G306, G309, G401, G406, G409, G506, G603, G606, 1117, 1320, 1419, 1601	26	3'-0" X 7'-0"	1 3/4"	45 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR W/ 100 SQ. IN. GLASS AND MTL. FRAME WITH SELF CLOSING DEVICE & DRAFT SEALED	BSMNT. STAIR 2ND-4TH ONLY ELEV. LOBBY RSTRNT. TRASH RM.	7'-0"	
G104, G501, G509, 1101, 1109, 1520	27	3'-0" X 8'-0"	1 3/4"	45 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR W/ 100 SQ. IN. GLASS AND MTL. FRAME WITH SELF CLOSING DEVICE & DRAFT SEALED	1ST & 5TH ONLY GAR. CORR.	8'-0"	
G007, G008	28	PR. 3'-0" X 7'-0"	1 3/4"	45 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR AND MTL. FRAME (W/ DEADBOLT) WITH SELF CLOSING DEVICE & DRAFT SEALED	GAR. TRASH BSMNT.	7'-0"	
G602	29	PR. 3'-0" X 7'-0"	1 3/4"	45 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR AND MTL. FRAME (W/ DEADBOLT) WITH SELF CLOSING DEVICE	MAINT. TEAL	7'-0"	
G001, G002, G005, G101, G102, G103, G115, G116	30	3'-0" X 7'-0"	1 3/4"	45 MIN. RATED (LABELED) EXT. MTL. FLUSH DOOR AND MTL. FRAME (W/ DEADBOLT) WITH SELF CLOSING DEVICE (PANIC HARDWARE WHERE NOTED)	GAR. ELEC. RM./VENT SHAFT SPRK. RM./MAINT. BSMNT.	7'-0"	
	31	NOT USED					
1102, 1106, 1108, 1129, 1134, 1141, 1201, 1202, 1203, 1204, 1205, 1207, 1208, 1212, 1213, 1216, 1218, 1219, 1220, 1222, 1301, 1302, 1303, 1304, 1305, 1307, 1308, 1311, 1312, 1313, 1315, 1316A, 1317, 1318, 1319, 1401, 1402, 1403, 1404, 1405, 1407, 1408, 1411, 1412, 1413, 1414, 1416, 1417, 1418, 1501, 1502, 1503, 1504, 1505, 1507, 1510, 1512, 1513, 1514, 1515, 1516A, 1517, 1518, 1519	32	3'-0" X 6'-8"	1 3/4"	20 MIN. RATED (LABELED) EXT. MTL. FLUSH PANEL DOOR AND WD. FRAME (WITH DEADBOLT) WITH SELF CLOSING DEVICE.	ALL SERVICE/ CORR.	6'-8"	
1130, 1131, 1145, 1146	33	3'-0" X 8'-0"	1 3/4"	20 MIN. RATED (LABELED) S.C. FLUSH PANEL DOOR AND WD. FRAME WITH SELF CLOSING DEVICE.	1ST FLR. CORR. R.R. CLUB CORR. R.R.	8'-0"	
1148	34	3'-0" X 7'-0"	1 3/4"	45 MIN RATED (LABELED) EXT. INSULATED FLUSH MTL. DR & MTL FRAME (W/DEADBOLT) W/SELF CLOSING DEVICE & WITH PANIC HARDWARE	ELEC. 9	7'-0"	
1116	35	3'-0" X 6'-8"	1 3/4"	SOLID CORE WD. FLUSH PANEL DOOR & WD. FRAME W/ SELF CLOSING DEVICE AND DRAFT SEALED	RSRNT. 1 REAR/	6'-8"	
1115, 1147	36	3'-0" X 6'-8"	1 3/4"	EXT. INSULATED MTL. DR & WD. FRAME W/SELF CLOSING DEVICE. (W/ DEADBOLT) PANIC HARDWARE WHERE NOTED.	ELEC A / ELEC B RSTRNT. STORAGE	6'-8"	
1221	37	3'-0" X 6'-8"	1 3/4"	20 MIN RATED (LABELED) EXT. MTL. FLUSH DOOR W/ 100 SQ. IN GLASS & WD. FRAME W/SELF CLOSING DEVICE	BIKE RM.	6'-8"	
1143	38	3'-0" X 6'-8"	1 3/4"	20 MIN. RATED (LABELED) EXT. MTL. FLUSH PANEL DR & WD. FRAME. (W/ DEADBOLT) & LOUVER	POOL CHEM.	6'-8"	
1142	39	PR. 3'-0" X 6'-8"	1 3/4"	EXT. MTL. FLUSH PANEL DR & WD. FRAME. (W/ DEADBOLT) & LOUVER	POOL EQUIP.	6'-8"	
1104, 1113, 1121	40	3'-0" X 8'-0"	1 3/4"	EXT. INSULATED MTL. DR & WD. FRAME W/SELF CLOSING DEVICE.	EXT. STAIR	8'-0"	
G004	41	2'-0" X 6'-8"	1 3/4"	INT. MTL. FLUSH DOOR AND MTL. FRAME	GAR. MAINT. BSMNT.	6'-8"	
G003	42	3'-0" X 6'-8"	1 3/4"	INT. MTL. FLUSH DOOR AND MTL. FRAME W/SELF CLOSING DEVICE	GAR. MAINT. BSMNT.	6'-8"	
G010	43	3'-0" X 6'-8"	1 3/4"	INT. MTL. FLUSH DOOR AND MTL. FRAME (W/ DEADBOLT)	GAR. MAINT. BSMNT.	6'-8"	
1114	44	9'-0" X 7'-0"	---	ROLL DOWN DOOR	RETAIL TRASH ROOM	7'-0"	
1126, 1509A	45	15'-0" X 10'-0"	---	NANO DOORS TO BE DETERMINED	CLUB KITCHEN 1ST & SKY LOUNGE 5TH	8'-0"	
G601	46	12'-0" X 8'-6"	---	ROLL DOWN DOOR	GAR. TEAL MECH. 5TH	8'-6"	
G112, G113	47	28'-0" X 9'-0"	---	ROLL UP METAL GATE GRILLE. EXTREME 324 PERFORMANCE GRILLE BY CORNELL OR APPROVED EQUAL	GAR. INT. GATE 1ST	9'-0"	
G114	48	3'-0" X 6'-0"	---	METAL GARAGE ACCESS GATE. FOB IN/ PANIC HARDWARE OUT. FABRICATED ON SITE, U.N.O.	PARKING GARAGE BSMNT. & 1ST	6'-0"	

INTERIOR AMENITY AREAS – LEASING / FITNESS / CLUB / CONFERENCE/ SKY LOUNGE

SET

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

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5707 ALPHA RD.
SUITE 1015
DALLAS, TEXAS 75240

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A1.01A

PROJECT ANALYSIS

UNIT DATA

UNIT TYPE	E1	E1H	E1.2	E1.5	E1.6	A1	A1H	A1.1	A1.2	A1.3	A1.4	A1.5	A1.6	A1.7	A1.9	A1.10	A1.11	A1.12	A2	A3	A3.1	A3.2	A3.3	A4	A5	A5.2	A5.3	A6	A7	A7.1	A8	A8.1	A9	B1	B1H	B1.1	B2	B3	B4	B4.1	B5	C1	C1.1	C1H	TOTAL/AVG.
DESCRIPTION	Efficiency	Efficiency	Efficiency	Efficiency	Efficiency	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1B	1B/1.5B/ STUDY	1B/1.5B/ STUDY	1B/1B	2B/2B	2B/2B	2B/2B	2B/2B	2B/2B	2B/2B	2B/2B	2B/2B	3B/2B	3B/2B	3B/2B	
TOTAL NUMBER PROVIDED	10	6	19	6	3	19	6	2	4	7	2	10	1	2	3	1	1	1	44	7	4	2	1	7	1	6	2	5	8	2	2	1	4	18	2	4	18	12	3	4	16	3	3	1	283
NET SQUARE FOOTAGE	539	539	539	652	539	664	664	664	664	632	664	664	664	664	664	664	664	632	562	725	725	725	725	756	757	783	783	824	880	880	1,086	1,086	757	1,070	1,070	1,070	1,126	1,165	1,238	1,261	1,317	1,594	1,687	1,594	822sf
GROSS SQUARE FOOTAGE	732	542	618	732	628	707	720	836	664	670	884	716	664	707	765	667	667	635	629	777	793	725	728	836	760	855	838	886	932	880	1,248	1,248	868	1,116	1,133	1116	1,262	1,216	1,290	1,290	1,389	1,675	1,768	1,675	890sf
PERCENT OF TOTAL	3.5%	2.1%	6.7%	2.1%	1.0%	6.7%	2.1%	0.7%	1.4%	2.5%	0.7%	3.5%	0.4%	0.7%	1.0%	0.4%	0.4%	0.4%	15.5%	2.5%	1.4%	0.7%	0.4%	2.5%	0.4%	2.1%	0.7%	1.8%	2.9%	0.7%	0.7%	0.4%	1.4%	6.4%	0.7%	1.4%	6.4%	4.2%	1.0%	1.4%	5.7%	1.0%	1.0%	0.4%	100.00
PERCENTAGE OF MIX	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	100%
UNIT NET TOTALS	5,390	3,234	10241	3,912	1,617	12,616	3,984	1,328	2,656	4,424	1,328	6,640	664	1,328	1992	664	664	632	24,728	5,075	2,900	1,450	725	5,292	757	4,698	1566	4,120	7,040	1760	2,172	1,086	3,028	19,260	2,140	4,280	20,268	13,980	3,714	5,044	21,072	4,782	5,061	1,594	230,906
UNIT GROSS TOTALS	7,320	3,252	11,742	4,392	1,884	13,433	4,320	1,672	2,656	4,690	1,768	7,160	664	1,414	2295	667	667	635	27,676	5,439	3,172	1,450	728	5,852	760	5,130	1676	4,430	7,456	1760	2,496	1,248	3,472	20,088	2,266	4464	22,716	14,592	3,870	5,160	22,224	5,025	5,304	1,675	250,760

UNIT MATRIX

Net S.F.

When applied to the Unit Data, the net square footage includes all enclosed conditioned dwelling unit space.

Gross S.F.

When applied to the Unit Data, the gross square footage includes all enclosed conditioned and unconditioned dwelling unit space.

When applied to the Building Data, the gross square footage includes the enclosed conditioned and unconditioned floor face of stud of the enclosing wall.

UNIT BREAKDOWN:
1 BDRM = 196 UNITS 2 BDRM = 80 UNITS 3 BDRM = 7 UNITS

BUILDING DATA

■ New Construction ☐ Shell ☐ Upfit ☐ Renovation (Existing Bldg.) ☐ Alteration

Apartment Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ■ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
Mixed Construction: ☐ No ■ Yes Types: R2 / A / M

Encl. Garage Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ■ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
Mixed Construction: ■ No ☐ Yes Types: S2

Sprinklers: ☐ No ■ Yes ■ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☐ No ■ Yes Type: ■ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☐ No ■ Yes
Building Height (Apartments): 61'-11" feet 5 Number of Stories ☐ Unlimited per _____
Building Height (Garage): 66'-8" feet 5 Number of Stories ☐ Unlimited per _____

Basement ☐ No ■ Yes Garage
Mezzanine: ■ No ☐ Yes Bldg. B - Restaurant
High Rise: ■ No ☐ Yes
Mixed Use: ☐ No ■ Yes R2 / S2 / M / A

PROJECT DATA

UNITS: 283 UNITS

AMENITY AREAS: 9,114 S.F.
RETAIL/RESTAURANT: 14,754 S.F.
TOTAL ACCESSORY AREAS: 23,868 S.F.

RESIDENTIAL PARKING: 379 SPACES
8 HNDCP SPACES
TOTAL: 387 RES. GAR. SPACES
1.37 SPACES/UNIT

BEDROOMS:
196 - 1 BRDM BEDS
8 - 1 BDRM STUDY BEDS
80 - 2 BDRM BEDS
7 - 3 BDRM BEDS
385 TOTAL BEDS = 1.02 SPACES/BED

RETAIL PARKING: 56 SPACES
4 HNDCP. SPACES
TOTAL: 60 RET. GAR. SPACES

BUILDING CODES

CONSTRUCTION BUILDING CODES:

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL PLUMBING CODE (UPC)
2015 INTERNATIONAL MECHANICAL CODE (UMC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

BUILDING CALCULATIONS

BUILDING GROSS AREA S.F.	* BLDG A *			BLDG B			TOTAL
	R2 (APTS)	MKRETAIL 1 & 2)	S2 (GARAGE)	R2 (APTS)	M (RETAIL 3)	RESTAURANT 1	
FIRST FLOOR	22,285	4,317	25,255	33,275	4,517	5,920	95,569
SECOND FLOOR	25,733	0	24,753	32,873	0	0	83,359
THIRD FLOOR	25,736	0	24,753	43,852	0	0	94,341
FOURTH FLOOR	25,723	0	24,753	42,295	0	0	92,771
FIFTH FLOOR	25,723	0	24,753	42,268	0	0	92,744
TOTAL	125,200	4,317	* 124,267	194,563	4,517	5,920	458,784

* (S2) GAR.: INCLUDED SQ. FT. W/ BASEMENT & ROOF (32,833 SF.)= 157,100

* REFER CALCULATIONS BELOW FOR BUILDING A *
ALLOWABLE AREA SF. PER MIXED OCCUPANCY

BUILDING AREA PER SECTION 506 BLDG. A

SECTION 506.2.4 MIXED OCCUPANCY, MULTISTORY BUILDINGS

SECTION 506.3.3 (EQUATION 5-5)

$$I_f = \left[\frac{F}{P} - 0.25 \right] \frac{W}{30}$$

$$I_f = \left[\frac{670}{990} - 0.25 \right] \frac{30}{30}$$

$I_f = 0.42$

SECTION 506.2.4 (EQUATION 5-3)

R2 OCCUPANCY
$A_a = \left[A_t + (NS \times I_f) \right]$
$A_a = 72{,}000 + \left[24{,}000 \times .42 \right]$
$A_a = 72{,}000 + \left[10{,}080 \right]$
$A_a =$ 82,080 S.F. PER FLOOR

S2 OCCUPANCY
$A_a = \left[A_t + (NS \times I_f) \right]$
$A_a = 117{,}000 + \left[39{,}000 \times .42 \right]$
$A_a = 117{,}000 + \left[16{,}380 \right]$
$A_a =$ 133,380 S.F. PER FLOOR

M OCCUPANCY
$A_a = \left[A_t + (NS \times I_f) \right]$
$A_a = 74{,}000 + \left[18{,}500 \times .42 \right]$
$A_a = 74{,}000 + \left[7{,}770 \right]$
$A_a =$ 81,770 S.F. PER FLOOR

*FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION (5-3) BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED THREE (3)

BUILDING A - MIXED OCCUPANCY CALCULATIONS & RATIOS	(R2)-RESIDENTIAL SF.	ALLOWABLE (R2) AREA SF.	RATIO FOR (R2)	(S2)-GARAGE SF.	ALLOWABLE (S2) AREA SF.	RATIO FOR (S2)	(M)-RETAIL SF.	ALLOWABLE (M) AREA SF.	RATIO FOR (M)	RATIO TOTAL
FIRST FLOOR	22,285	82,080	0.27	25,255	133,380	0.19	4,007	81,770	0.05	0.51
SECOND FLOOR	25,733	82,080	0.31	24,753	133,380	0.19				0.50
THIRD FLOOR	25,736	82,080	0.31	24,753	133,380	0.19				0.50
FOURTH FLOOR	25,723	82,080	0.31	24,753	133,380	0.19				0.50
FIFTH FLOOR	25,723	82,080	0.31	24,753	133,380	0.19				0.50
TOTAL										2.51

RATIO LESS THAN 3

UNIT DATA

UNITS PER FIRE AREA	BLDG A	BLDG B	TOTAL
FIRST FLOOR	19	20	39
SECOND FLOOR	27	24	51
THIRD FLOOR	27	36	63
FOURTH FLOOR	27	36	63
FIFTH FLOOR	30	37	67
TOTAL	130	153	283

GARAGE PARKING CALCULATIONS

GARAGE PARKING SPACES PER FLOOR - RESIDENTIAL/RETAIL/HANDICAP	GARAGE	TOTAL
BASEMENT	21	21
FIRST FLOOR	63	63
SECOND FLOOR	73	73
THIRD FLOOR	74	74
FOURTH FLOOR	76	76
FIFTH FLOOR	77	77
ROOF LEVEL	63	63
TOTAL	-	447

GARAGE CALCULATIONS

GARAGE GROSS AREA S.F.	GARAGE	TOTAL
BASEMENT	11,197	11,197
FIRST FLOOR	25,255	25,255
SECOND FLOOR	24,753	24,753
THIRD FLOOR	24,753	24,753
FOURTH FLOOR	24,753	24,753
FIFTH FLOOR	24,753	24,753
ROOF LEVEL	21,636	21,636
TOTAL		157,100

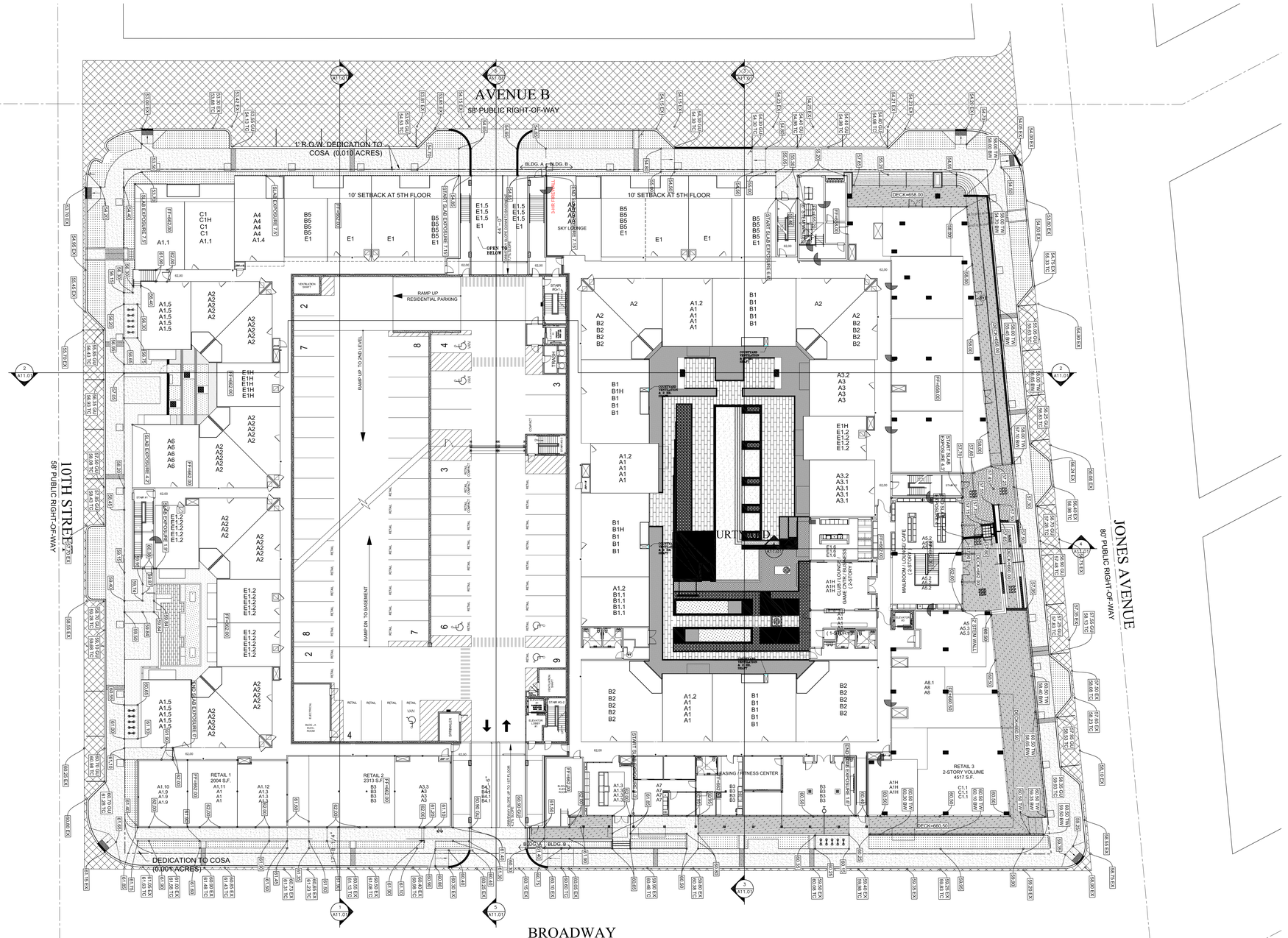
NRP BROADWAY/JONES
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JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A1.02



SITE PLAN

SCALE : 1" = 20'-0"

PROGRAM SCHEME				
UNITS	DESCRIPTION	SQ. FT.	NO. of UNITS	TOTAL
E1	EFFICIENCY (LONESTAR E1)	539	10	5,390
E1.2	EFFICIENCY (LONESTAR E1 HYBRID)	539	19	10,241
E1.5	EFFICIENCY (LONESTAR E1 HYBRID)	652	6	3,912
E1.6	EFFICIENCY (LONESTAR E1 HYBRID)	539	3	1,617
E1H	EFFICIENCY/HDCP	539	6	3,234
A1	ONE BEDROOM/1 BATH (LONESTAR A1)	664	19	12,616
A1.1	ONE BEDROOM/1 BATH (LONESTAR A1)	664	2	1,328
A1.2	ONE BEDROOM/1 BATH (LONESTAR A1)	664	4	2,656
A1.3	ONE BEDROOM/1 BATH (LONESTAR A1)	632	7	4,424
A1.4	ONE BEDROOM/1 BATH (LONESTAR A1)	664	2	1,328
A1.5	ONE BEDROOM/1 BATH (LONESTAR A1)	664	10	6,640
A1.6	ONE BEDROOM/1 BATH (LONESTAR A1)	664	1	664
A1.7	ONE BEDROOM/1 BATH (LONESTAR A1)	664	2	1,328
A1.9	ONE BEDROOM/1 BATH (LONESTAR A1)	664	3	1,992
A1.10	ONE BEDROOM/1 BATH (LONESTAR A1)	664	1	664
A1.11	ONE BEDROOM/1 BATH (LONESTAR A1)	664	1	664
A1.12	ONE BEDROOM/1 BATH (LONESTAR A1)	632	1	632
A1H	ONE BEDROOM/1 BATH / HDCP	664	6	3,984
A2	ONE BEDROOM/1 BATH (NEW)	562	44	24,728
A3	ONE BEDROOM/1 BATH (LONESTAR A3)	725	7	5,075
A3.1	ONE BEDROOM/1 BATH (LONESTAR A3)	725	4	2,900
A3.2	ONE BEDROOM/1 BATH (LONESTAR A3)	725	2	1,450
A3.3	ONE BEDROOM/1 BATH (LONESTAR A3)	725	1	725
A4	ONE BEDROOM/1 BATH (LONETAR A1 HYBRID)	756	7	5,292
A5	ONE BEDROOM /1 BATH (LONESTAR A4.3 HYBRID)	757	1	757
A5.2	ONE BEDROOM /1 BATH (LONESTAR A4.3 HYBRID)	783	6	4,698
A5.3	ONE BEDROOM /1 BATH (LONESTAR A4.3 HYBRID)	783	2	1,566
A6	ONE BEDROOM/1 BATH/STUDY (NEW PLAN)	824	5	4,120
A7	ONE BEDROOM/1 BATH (LONESTAR A5 HYBRID)	880	8	7,040
A7.1	ONE BEDROOM/1 BATH (LONESTAR A5 HYBRID)	880	2	1,760
A8	ONE BEDROOM/1-1/2 BATH/STUDY (LONESTAR A9)	1,086	2	2,172
A8.1	ONE BEDROOM/1-1/2 BATH/STUDY (LONESTAR A9)	1,086	1	1,086
A9	ONE BEDROOM/1 BATH (LONESTAR A5 HYBRID)	757	4	3,028
B1	TWO BEDROOM / 2 BATH (LONESTAR B1)	1,070	18	19,260
B1.1	TWO BEDROOM / 2 BATH (LONESTAR B1)	1,070	4	4,280
B1H	TWO BEDROOM / 2 BATH / HDCP	1,070	2	2,140
B2	TWO BEDROOM / 2 BATH (LONESTAR B2)	1,126	18	20,268
B3	TWO BEDROOM / 2 BATH (LONESTAR B3)	1,165	12	13,980
B4	TWO BEDROOM / 2 BATH (LONESTAR B4)	1,238	3	3,714
B4.1	TWO BEDROOM / 2 BATH (LONESTAR B4)	1,261	4	5,044
B5	TWO BEDROOM / 2 BATH (LONESTAR B1)	1,317	16	21,072
C1	THREE BEDROOM / 2 BATH (NEW PLAN)	1,594	3	4,782
C1.1	THREE BEDROOM / 2 BATH (NEW PLAN)	1,687	3	5,061
C1H	THREE BEDROOM / 2 BATH / HDCP	1,594	1	1,594
TOTAL DWELLING UNITS (816 SQ. FT. AVERAGE)			283	230,906
TOTAL NUMBER OF BEDROOMS = 385 (INCLUDE STUDY)				

EFFICIENCY/ONE BEDROOM 196 UNITS = 70.0%

1+D BEDROOM 77 UNITS = 27.2%

THREE BDRM 7 UNITS = 3%

PROJECT ACCESSORY AREAS			
TOTAL RETAIL/RESTAURANT SPACE (REFER TO SQ. FT. BREAKDOWN BELOW)			14,754
LEASING OFFICE	1815	1	1,815
FITNESS	1,300	1	1,300
CLUB/GAMING/KITCHEN LOUNGE	1580	1	1,580
ROOF CLUBROOM	849	1	849
POOL RESTROOMS	292	1	292
MAINTENANCE/POOL EQUIP.	436	1	436
LOBBY/LOUNGE & MAILROOM	1605	1	1605
BUSINESS CENTER	513	1	513
CAFE LOUNGE	724	1	724
TOTAL ACCESSORY AREAS			23,868

RETAIL/RESTAURANT SPACES			
RETAIL 1	2004	1	2,004
RETAIL 2	2313	1	2,313
RETAIL 3	4517	1	4,517
RESTAURANT	5920	1	5,920
TOTAL RETAIL/RESTAURANT SQ. FT.			14754

GARAGE PARKING PROVIDED		
GARAGE PARKING–STANDARD RESIDENTIAL SPACES	266	387
GARAGE PARKING–COMPACT RESIDENTIAL SPACES	113	
GARAGE PARKING–HDCP SPACES	8	
GARAGE PARKING–STANDARD RETAIL SPACES	53	60
GARAGE PARKING–COMPACT RETAIL SPACES	3	
GARAGE PARKING–HDCP RETAIL SPACES	4	
TOTAL PARKING	447	



LOCATION MAP
NOT TO SCALE

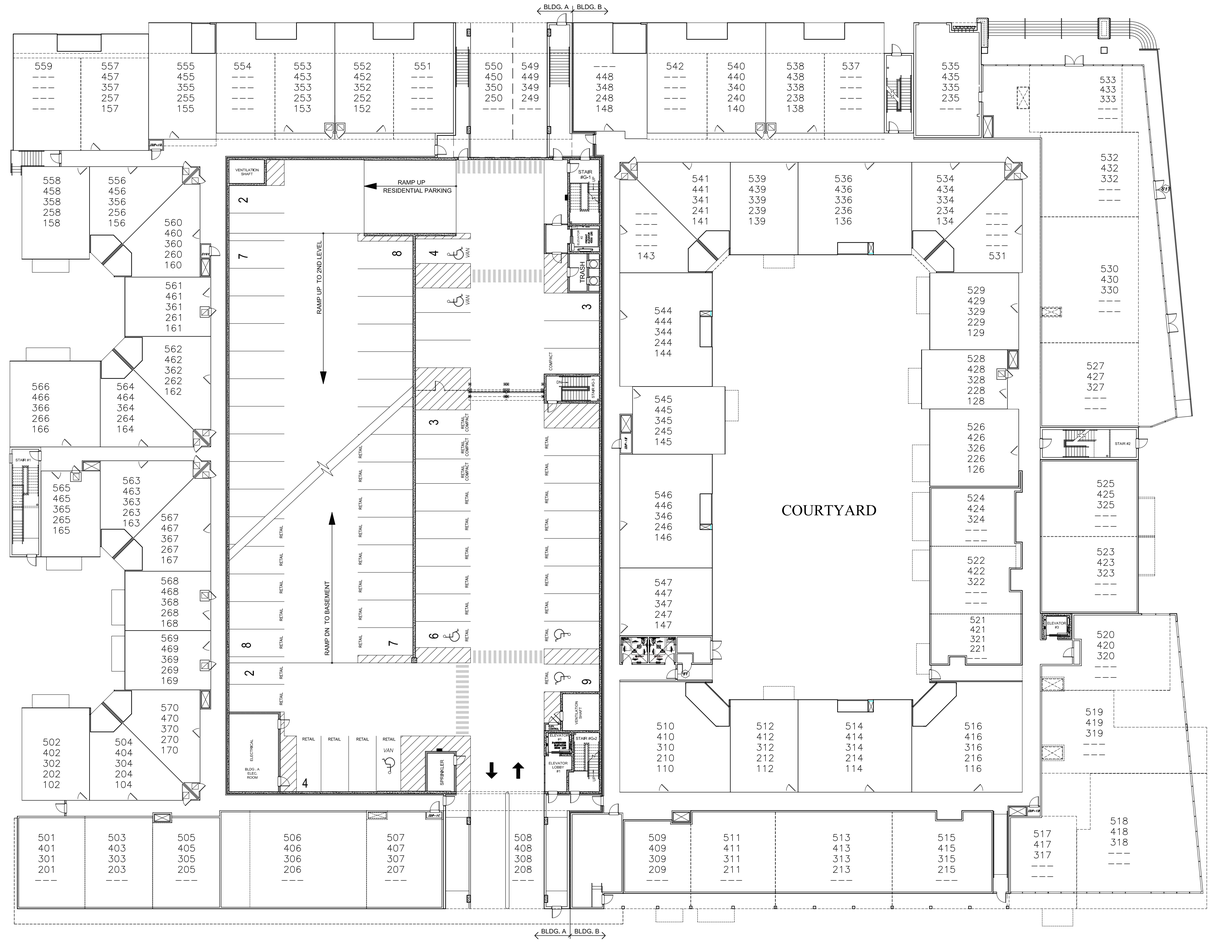
NRP BROADWAY/JONES
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JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A2.01


BLDG. A
BLDG. B
RAMP UP
RESIDENTIAL PARKING
RAMP UP. TO 2ND LEVEL
RAMP DN. TO BASEMENT
VENTILATION SHAFT
STAIR #10
TRASH
ELEVATOR #1
ELEVATOR #2
ELEVATOR #3
ELEVATOR #4
ELEVATOR #5
ELEVATOR #6
ELEVATOR #7
ELEVATOR #8
ELEVATOR #9
ELEVATOR #10
ELEVATOR #11
ELEVATOR #12
ELEVATOR #13
ELEVATOR #14
ELEVATOR #15
ELEVATOR #16
ELEVATOR #17
ELEVATOR #18
ELEVATOR #19
ELEVATOR #20
ELEVATOR

APPLIANCE SCHEDULE – STANDARD UNITS

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION	ALTERNATE
	STANDARD UNITS					
A1	REFRIGERATOR	GE	GZS22DSJSS	STAINLESS STEEL	21.9 CU. FT., COUNTER DEPTH, SIDE-BY-SIDE REFRIGERATOR	
A2	RANGE (ELECTRIC)	GE	JB645RKSS	STAINLESS STEEL	30" FREE STANDING ELECTRIC RANGE	
A3	MICROWAVE	GE	JVM6172SKSS	STAINLESS STEEL	1.7 CU. FT., OVER-THE-RANGE MICROWAVE OVEN	
A4	DISHWASHER	GE	GDF510PSJSS	STAINLESS STEEL	DISHWASHER WITH FRONT CONTROLS	
A5	DISPOSAL	GE	GFC325V	N/A	1/3 HORSEPOWER CONTINUOUS FEED GARBAGE DISPOSER – CORDED	
A6	WASHER	GE	GTW220ACKWW	WHITE	3.8 DOE CU. FT. CAPACITY, TOP LOAD, STAINLESS STEEL BASKET	
A7	DRYER (ELECTRIC)	GE	GTD42EASJWW	WHITE	7.2 CU. FT. CAPACITY, ALUMINIZED ALLOY DRUM, FRONT LOAD	
A8	UNITIZED W/D	GE	GUD27ESSMWW	WHITE	UNITIZED SPACEMAKER 3.8 DOE STAINLESS STEEL WASHER AND 5.9 CU. FT. ELECTRIC DRYER	
A9	UNITIZED W/D LONG THROW	GE	GUV27ESSMWW	WHITE	UNITIZED SPACEMAKER 3.8 DOE STAINLESS STEEL WASHER AND 5.9 CU. FT. LONG VENT ELECTRIC DRYER	
A10	STACKABLE WASHER	GE	GFW400SCMWW	WHITE	ENERGY STAR 4.1 DOE CU. FT. CAPACITY FRONT LOAD	
A11	STACKABLE DRYER (ELECTRIC) LONG THROW	GE	GFDL110EHWW	WHITE	LONG VENT 7.0 CU. FT. CAPACITY ELECTIC DRYER – 200 FT.	
	STACK KIT	GE	GEFLSTACK	WHITE	WASHER/DRYER STACK BRACKET KIT 27"	

APPLIANCE SCHEDULE – PREMIUM UNITS

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION	ALTERNATE
	PREMIUM UNITS					
A1	REFRIGERATOR	GE	GZS22DSJSS	STAINLESS STEEL	21.9 CU. FT., COUNTER DEPTH, SIDE-BY-SIDE REFRIGERATOR	
A2	RANGE (ELECTRIC)	GE	JS660SLSS	STAINLESS STEEL	30" SLIDE-IN ELECTRIC RANGE	
A3	MICROWAVE	GE	JVM6172SKSS	STAINLESS STEEL	1.7 CU. FT., OVER-THE-RANGE MICROWAVE OVEN	
A4	DISHWASHER	GE	PDW186GKSS	STAINLESS STEEL	DISHWASHER WITH FRONT CONTROLS	
A5	DISPOSAL	GE	GFC325V	N/A	1/3 HORSEPOWER CONTINUOUS FEED GARBAGE DISPOSER – CORDED	
A6	WASHER	GE	GTW220ACKWW	WHITE	3.8 DOE CU. FT. CAPACITY, TOP LOAD, STAINLESS STEEL BASKET	
A7	DRYER (ELECTRIC)	GE	GTD42EASJWW	WHITE	7.2 CU. FT. CAPACITY, ALUMINIZED ALLOY DRUM, FRONT LOAD	
A8	UNITIZED W/D	GE	GUD27ESSMWW	WHITE	UNITIZED SPACEMAKER 3.8 DOE STAINLESS STEEL WASHER AND 5.9 CU. FT. ELECTRIC DRYER	
A9	UNITIZED W/D LONG THROW	GE	GUV27ESSMWW	WHITE	UNITIZED SPACEMAKER 3.8 DOE STAINLESS STEEL WASHER AND 5.9 CU. FT. LONG VENT ELECTRIC DRYER	
A10	STACKABLE WASHER	GE	GFW400SCMWW	WHITE	ENERGY STAR 4.1 DOE CU. FT. CAPACITY FRONT LOAD	
A11	STACKABLE DRYER (ELECTRIC) LONG THROW	GE	GFDL110EHWW	WHITE	LONG VENT 7.0 CU. FT. CAPACITY ELECTIC DRYER – 200 FT.	
	STACK KIT	GE	GEFLSTACK	WHITE	WASHER/DRYER STACK BRACKET KIT 27"	

APPLIANCE SCHEDULE – PFC UNITS

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION	ALTERNATE
	PFC UNITS					
A1	REFRIGERATOR	GE	GTE21GSHSS	STAINLESS STEEL	REF. 21 CU. FT., S.S., GLASS, E-STAR, ADA REFRIGERATOR	
	ICE MAKER	GE	IM4D	WHITE	ICEMAKER KIT, TMNF'S, BF'S	
A2	RANGE (ELECTRIC)	GE	JB645RKSS	STAINLESS STEEL	30" FREE STANDING ELECTRIC RANGE	
A3	MICROWAVE	GE	JVM6172SKSS	STAINLESS STEEL	1.7 CU. FT., OVER-THE-RANGE MICROWAVE OVEN	
A4	DISHWASHER	GE	GDF510PSJSS	STAINLESS STEEL	DISHWASHER WITH FRONT CONTROLS	
A5	DISPOSAL	GE	GFC325V	N/A	1/3 HORSEPOWER CONTINUOUS FEED GARBAGE DISPOSER – CORDED	
A6	WASHER	GE	GTW220ACKWW	WHITE	3.8 DOE CU. FT. CAPACITY, TOP LOAD, STAINLESS STEEL BASKET	
A7	DRYER (ELECTRIC)	GE	GTD42EASJWW	WHITE	7.2 CU. FT. CAPACITY, ALUMINIZED ALLOY DRUM, FRONT LOAD	
A8	UNITIZED W/D	GE	GUD27ESSMWW	WHITE	UNITIZED SPACEMAKER 3.8 DOE STAINLESS STEEL WASHER AND 5.9 CU. FT. ELECTRIC DRYER	
A9	UNITIZED W/D LONG THROW	GE	GUV27ESSMWW	WHITE	UNITIZED SPACEMAKER 3.8 DOE STAINLESS STEEL WASHER AND 5.9 CU. FT. LONG VENT ELECTRIC DRYER	
A10	STACKABLE WASHER	GE	GFW400SCMWW	WHITE	ENERGY STAR 4.1 DOE CU. FT. CAPACITY FRONT LOAD	
A11	STACKABLE DRYER (ELECTRIC) LONG THROW	GE	GFDL110EHWW	WHITE	LONG VENT 7.0 CU. FT. CAPACITY ELECTIC DRYER – 200 FT.	
	STACK KIT	GE	GEFLSTACK	WHITE	WASHER/DRYER STACK BRACKET KIT 27"	

APPLIANCE SCHEDULE – ACCESSIBLE UNITS

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION	ALTERNATE
	ACCESSIBLE UNITS					
A1	REFRIGERATOR	GE	GZS22DSJSS	STAINLESS STEEL	21.9 CU. FT., COUNTER DEPTH, SIDE-BY-SIDE REFRIGERATOR	
A2	RANGE (ELECTRIC)	GE	JS760SLSS	STAINLESS STEEL	30" SLIDE-IN ELECTRIC CONVECTION RANGE	
A12	MICROWAVE	GE	JES2051SNSS	STAINLESS STEEL	PROFILE SERIES 1.5 CU. FT., COUNTER TOP CONVECTION/MICROWAVE OVEN	
A13	RANGE HOOD	GE	JVX3300SJSS	STAINLESS STEEL	30" UNDER THE CABINET HOOD	
A4	DISHWASHER(ENERGY STAR)	GE	GLDT696JSS	STAINLESS STEEL	BUILT-IN DISHWASHER WITH HIDDEN CONTROLS	
A5	DISPOSAL	GE	GFC325V	N/A	1/3 HORSEPOWER CONTINUOUS FEED GARBAGE DISPOSER – CORDED	
A10	WASHER	GE	GFW400SCMWW	WHITE	ENERGY STAR 4.1 DOE CU. FT. CAPACITY FRONT LOAD	
A11	DRYER(ELECTRIC) LONG THROW	GE	GFDL110EHWW	WHITE	LONG VENT 7.0 CU. FT. CAPACITY ELECTIC DRYER – 200 FT.	
A14	COMBO WASHER/DRYER	SUMMIT	SPWD2200W	WHITE	ADA COMPLIANT 24" WIDE WASHER/DRYER COMBO, 110V	

CABINETS & COUNTERTOPS – STANDARD UNITS

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION
	STANDARD UNITS				
C1	KITCHEN – LOWERS	MWC (OR EQUAL)	ROMA	TBD	SHAKER PANEL, FRAMELESS CONSTRUCTION
C2	KITCHEN – UPPERS	MWC (OR EQUAL)	ROMA	TBD	SHAKER PANEL, FRAMELESS CONSTRUCTION, 42"
C3	BATHROOM	MWC (OR EQUAL)	ROMA	TBD	SHAKER PANEL, FRAMELESS CONSTRUCTION
C4	HARDWARE	SIX PRODUCTS	FAZO 42	ALUMINUM	ALUMINUM SQUARE BAR PULL, (6" DIMENSION)
C5	KITCHEN – COUNTERTOP	QUARTZ	LEVEL 1	POLISHED – 2CM	EASED EDGE, GROUT COLOR TO MATCH
C6	BATHROOM – VANITY	QUARTZ	LEVEL 1	POLISHED – 2CM	EASED EDGE, GROUT COLOR TO MATCH

CABINETS & COUNTERTOPS – PREMIUM UNITS

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION
	PREMIUM UNITS				
C1	KITCHEN – LOWERS	MWC (OR EQUAL)	ROMA	TBD	SHAKER PANEL, FRAMELESS CONSTRUCTION
C2	KITCHEN – UPPERS	MWC (OR EQUAL)	ROMA	TBD	SHAKER PANEL, FRAMELESS CONSTRUCTION, 42"
C3	BATHROOM	MWC (OR EQUAL)	ROMA	TBD	SHAKER PANEL, FRAMELESS CONSTRUCTION
C4	HARDWARE	SIX PRODUCTS	FAZO 42	ALUMINUM	ALUMINUM SQUARE BAR PULL, (6" DIMENSION)
C5	KITCHEN – COUNTERTOP	QUARTZ	LEVEL 1	POLISHED – 3CM	EASED EDGE, GROUT COLOR TO MATCH
C6	BATHROOM – VANITY	QUARTZ	LEVEL 1	POLISHED – 2CM	EASED EDGE, GROUT COLOR TO MATCH

CABINETS & COUNTERTOPS – PFC

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION
	PREMIUM UNITS				
C1	KITCHEN – LOWERS	MWC (OR EQUAL)	SIENNA	TBD	FLAT FRONT PANEL, FRAMELESS CONSTRUCTION
C2	KITCHEN – UPPERS	MWC (OR EQUAL)	SIENNA	TBD	FLAT FRONT PANEL, FRAMELESS CONSTRUCTION, 36"
C3	BATHROOM	MWC (OR EQUAL)	SIENNA	TBD	FLAT FRONT PANEL, FRAMELESS CONSTRUCTION
C4	HARDWARE	SIX PRODUCTS	FAZO 42	ALUMINUM	ALUMINUM SQUARE BAR PULL, (6" DIMENSION)
* C5	KITCHEN – COUNTERTOP	GRANITE	LEVEL 1	TBD	EASED EDGE, GROUT COLOR TO MATCH
* C6	BATHROOM – VANITY	GRANITE	LEVEL 1	TBD	EASED EDGE, GROUT COLOR TO MATCH

PLUMBING FIXTURES – STANDARD UNITS

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION	ALTERNATE
	STANDARD UNITS					
* P1	KITCHEN SINK	ELKAY	DSESR13322	STAINLESS STEEL	DAYTON ELITE,(20) GAUGE,(33"X22"X8 ½") SINGLE BOWL, TOP MOUNT, (4) HOLES	
* P1	KITCHEN SINK	ELKAY	DSESR12722	STAINLESS STEEL	DAYTON ELITE,(20) GAUGE,(27"X22"X8") SINGLE BOWL, DUAL MOUNT, (4) HOLES	
P2	KITCHEN FAUCET	CLEVELAND FAUCET GROUP	CA46201CH	CHROME	EDGESTONE SINGLE HOLE, SINGLE LEVER KITCHEN FAUCET	
P3	LAVATORY	YUDU PRODUCTS(OR EQUAL)	WP-2114SB	ENAMELED STEEL	WHITE 20" DIAMETER, SINGLE BOWL, RECTANGULAR SINK, W/ OVERFLOW	
P4	LAVATORY FAUCET	CLEVELAND FAUCET GROUP	46100	CHROME	EDGESTONE SINGLE HANDLE BATH FAUCET	
P5	BATH	STERLING PLUMBING	ENSMBL. 71121110	SWIRL GLOSS	ALL PRO. (32" X 60") BATH, VIKRELL MATERIAL	
P6	BATH OVAL	NA	NA	NA	NA	
P7	BATH FIXTURE	CLEVELAND FAUCET GROUP	T46301CGR	CHROME	EDGESTONE TUB/SHOWER	
P8	WATER CLOSET	GERBER	HE-21-802	WHITE	AVALANCHE, ROUND FRONT, (1.28) GPF.	
P9	SHOWER ENCLOSURE	ALUMAX	391CV	CHROME		
B1	ROBE HOOK	TAYMOR	ELECTRA 04-2101	CHROME	ROBE HOOK	
B2	PAPER HOLDER	TAYMOR	ELECTRA 04-2148	CHROME	PAPER HOLDER	
B3	TOWEL BAR	TAYMOR	ELECTRA 04-2118	CHROME	24" TOWEL BAR	
B4	SHOWER ROD	MOEN	DN2145	CHROME	CURVED SHOWER ROD	

PLUMBING FIXTURES – PREMIUM

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION	ALTERNATE
	PREMIUM UNITS					
* P1	KITCHEN SINK	ELKAY	DSESR13322	STAINLESS STEEL	DAYTON ELITE,(20) GAUGE,(33"X22"X8 ½") SINGLE BOWL, TOP MOUNT, (4) HOLES	
* P1	KITCHEN SINK	ELKAY	DSESR12722	STAINLESS STEEL	DAYTON ELITE,(20) GAUGE,(27"X22"X8") SINGLE BOWL, DUAL MOUNT, (4) HOLES	
P2	KITCHEN FAUCET	CLEVELAND FAUCET GROUP	CA46201CH	CHROME	EDGESTONE SINGLE HOLE, SINGLE LEVER KITCHEN FAUCET	
P3	LAVATORY	YUDU PRODUCTS(OR EQUAL)	WP-2114SB	ENAMELED STEEL	WHITE 20" DIAMETER, SINGLE BOWL, RECTANGULAR SINK, W/ OVERFLOW	
P4	LAVATORY FAUCET	CLEVELAND FAUCET GROUP	46100	CHROME	EDGESTONE SINGLE HANDLE BATH FAUCET	
P5	BATH	STERLING PLUMBING	ENSMBL. 71121110	SWIRL GLOSS	ALL PRO. (32" X 60") BATH, VIKRELL MATERIAL	
P6	BATH OVAL	NA	NA	NA	NA	
P7	BATH FIXTURE	CLEVELAND FAUCET GROUP	T46301CGR	CHROME	EDGESTONE TUB/SHOWER	
P8	WATER CLOSET	GERBER	HE-21-802	WHITE	AVALANCHE, ROUND FRONT, (1.28) GPF.	
P9	SHOWER ENCLOSURE	ALUMAX	391CV	CHROME		
B1	ROBE HOOK	TAYMOR	ELECTRA 04-2101	CHROME	ROBE HOOK	
B2	PAPER HOLDER	TAYMOR	ELECTRA 04-2148	CHROME	PAPER HOLDER	
B3	TOWEL BAR	TAYMOR	ELECTRA 04-2118	CHROME	24" TOWEL BAR	
B4	SHOWER ROD	MOEN	DN2145	CHROME	CURVED SHOWER ROD	

PLUMBING FIXTURES – PFC

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION	ALTERNATE
	PREMIUM UNITS					
* P1	KITCHEN SINK	ELKAY	DSESR13322	STAINLESS STEEL	DAYTON ELITE,(20) GAUGE,(33"X22"X8 ½") SINGLE BOWL, TOP MOUNT, (4) HOLES	
* P1	KITCHEN SINK	ELKAY	DSESR12722	STAINLESS STEEL	DAYTON ELITE,(20) GAUGE,(27"X22"X8") SINGLE BOWL, DUAL MOUNT, (4) HOLES	
P2	KITCHEN FAUCET	CLEVELAND FAUCET GROUP	CA46201CH	CHROME	EDGESTONE SINGLE HOLE, SINGLE LEVER KITCHEN FAUCET	
P3	LAVATORY	YUDU PRODUCTS(OR EQUAL)	WP-2114SB	ENAMELED STEEL	WHITE 20" DIAMETER, SINGLE BOWL, RECTANGULAR SINK, W/ OVERFLOW	
P4	LAVATORY FAUCET	CLEVELAND FAUCET GROUP	46100	CHROME	EDGESTONE SINGLE HANDLE BATH FAUCET	
P5	BATH	STERLING PLUMBING	ENSMBL. 71121110	SWIRL GLOSS	ALL PRO. (32" X 60") BATH, VIKRELL MATERIAL	
P6	BATH OVAL	NA	NA	NA	NA	
P7	BATH FIXTURE	CLEVELAND FAUCET GROUP	T46301CGR	CHROME	EDGESTONE TUB/SHOWER	
P8	WATER CLOSET	GERBER	HE-21-802	WHITE	AVALANCHE, ROUND FRONT, (1.28) GPF.	
P9	SHOWER ENCLOSURE	ALUMAX	391CV	CHROME		
B1	ROBE HOOK	TAYMOR	ELECTRA 04-2101	CHROME	ROBE HOOK	
B2	PAPER HOLDER	TAYMOR	ELECTRA 04-2148	CHROME	PAPER HOLDER	
B3	TOWEL BAR	TAYMOR	ELECTRA 04-2118	CHROME	24" TOWEL BAR	
B4	SHOWER ROD	MOEN	DN2145	CHROME	CURVED SHOWER ROD	

PLUMBING FIXTURES – ACCESSIBLE UNITS

	UNIT SPEC	MANUFACTURER	MODEL	FINISH	DESCRIPTION	ALTERNATE
	ACCESSIBLE UNITS					
P10	KITCHEN SINK – ADA	ELKAY	ELUHAD2816	STAINLESS STEEL	LUSTERSTONE UNDERMOUNT SINGLE BOWL (30 ½" X 18 ½" X 5 ⅝") UNDERMOUNT ADA COMPLIANT SINK, 18 GAUGE	
P11	LAVATORY – ADA	YUDU PRODUCTS(OR EQUAL)	WP-2114SB	ENAMELED STEEL	WHITE 20", ADA COMPLIANT UNDERMOUNT SINGLE BOWL, RECT., W/ OVERFLOW	
P12	BATH – ADA	STERLING PLUMBING	ENSMBL. 71121110	SWIRL GLOSS	ALL PRO. (32" X 60") BATH, VIKRELL MATERIAL STERLING ENSEMBLE – BLOCKING IN PLACE FOR ADA ACCESSIBILITY	
* P13	HAND SPRAY – ADA	DELTA FAUCET COMPANY	51521-WHB	WHITE	WALL BAR HAND HELD SHOWER – 2.5 GPM	
P14	WATER CLOSET – ADA	GERBER	21-818	WHITE	AVALANCHE, ELONGATED BOWL, 17" HEIGHT – 1.28 GPF	
B1	ROBE HOOK	TAYMOR	ASTRAL 02-D2801	CHROME	ROBE HOOK	
B2	PAPER HOLDER	TAYMOR	ASTRAL 02-D2848	CHROME	PAPER HOLDER	
B3	TOWEL BAR	TAYMOR	ASTRAL 02-D2824	CHROME	24" TOWEL BAR	
B4	SHOWER ROD	MOEN	DN2145	CHROME	CURVED SHOWER ROD	

1 UNIT DESIGNATION – FIXTURE & FINISHES
SCALE : 1/4" = 1'-0"

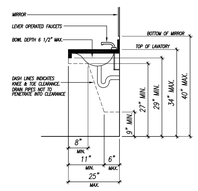
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

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JOB NO. 1702
DATE 6/28/18

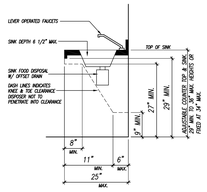
	REVISIONS

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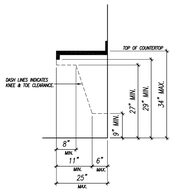
BATHROOM VANITY PROFILE — NTS

CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER COUNTER, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED



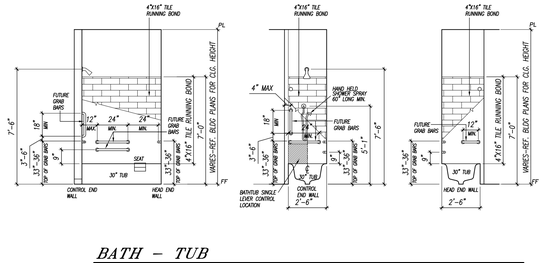
KITCHEN SINK PROFILE — NTS

CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER COUNTER, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED



WORK SURFACE PROFILE — NTS

CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER COUNTER, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED



BATH – TUB — ALL FLOORS

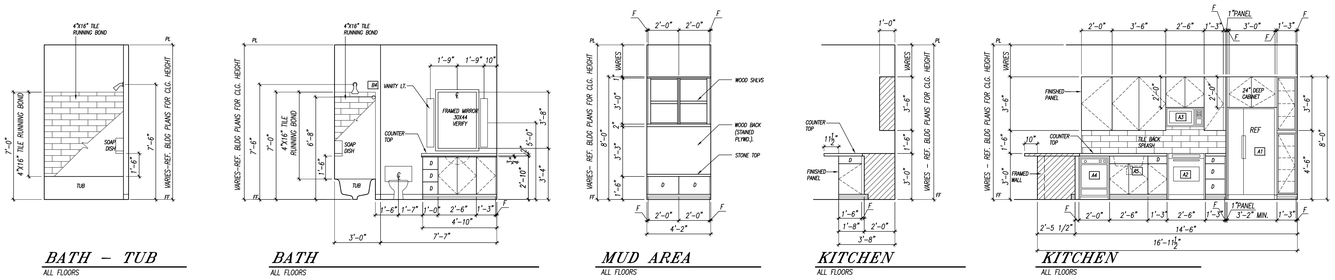
BATH — ALL FLOORS

MUD AREA — ALL FLOORS

KITCHEN — ALL FLOORS

7.1 E1H – INTERIOR ELEVATIONS

SCALE : 1/4" = 1'-0"



BATH – TUB — ALL FLOORS

BATH — ALL FLOORS

MUD AREA — ALL FLOORS

KITCHEN — ALL FLOORS

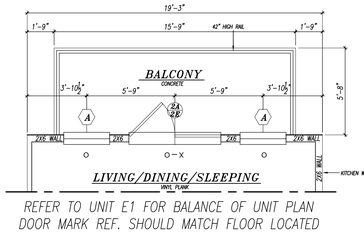
KITCHEN — ALL FLOORS

1.1 E1, E1.2, E1.5 & E1.6 – INTERIOR ELEVATIONS

SCALE : 1/4" = 1'-0"

UNIT E1.5 - 9'-1" CLG. PLATE ONLY UNIT E1 - 10'-1" CLG. PLATE ONLY

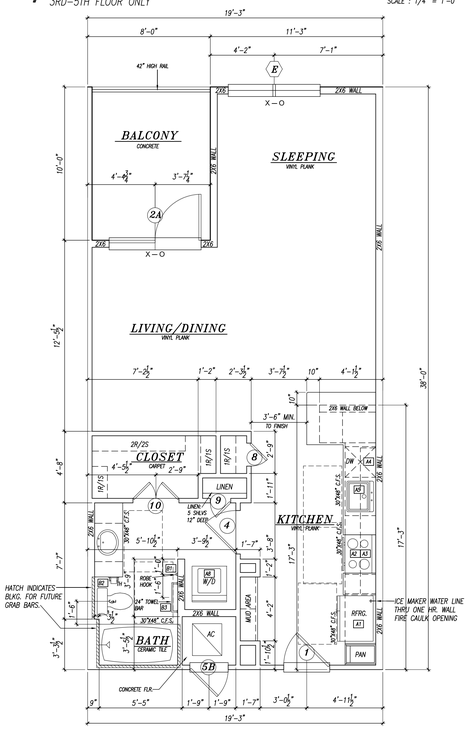
REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES



REFER TO UNIT E1 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

4 E1.6 – EFFICIENCY — 539 SF

3RD–5TH FLOOR ONLY — SCALE : 1/4" = 1'-0"



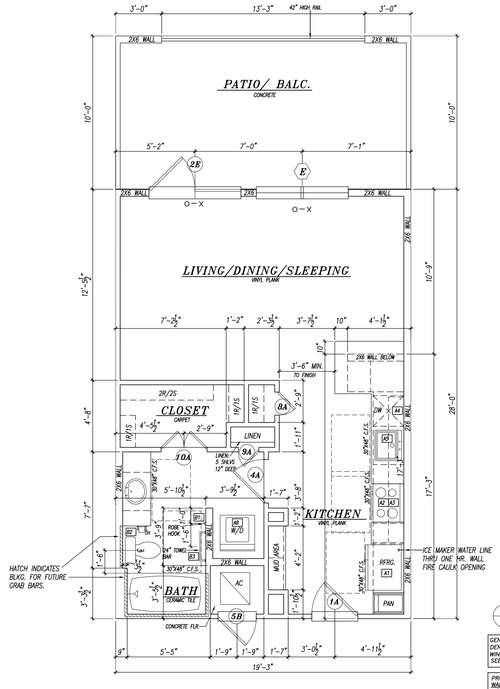
3 E1.5 – EFFICIENCY — 652 SF

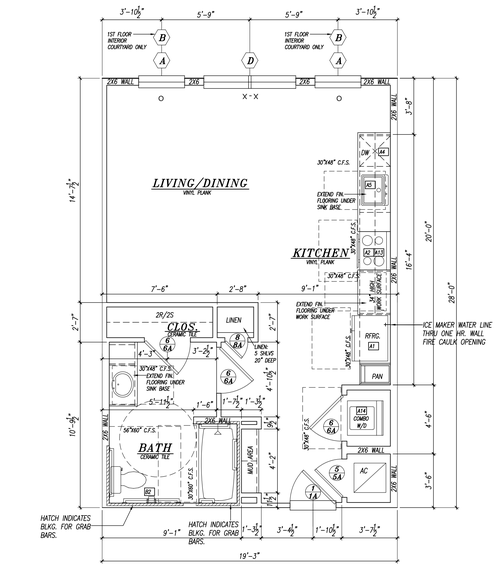
3RD–5TH FLOOR ONLY — SCALE : 1/4" = 1'-0"

REFER TO UNIT E1 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

2 E1.2 – EFFICIENCY — 539 SF

ALL FLOORS — SCALE : 1/4" = 1'-0"





5 E1H – EFFICIENCY ADA — 539 SF

– ALL FLOORS — SCALE : 1/4" = 1'-0"

1 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY.
2 BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY.

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN. X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

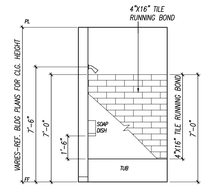
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
3757 ALPHA RD.
SUITE 150
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

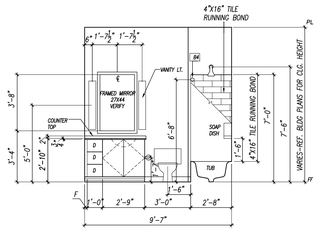
JOB NO. 1702
DATE 6/28/18

REVISIONS

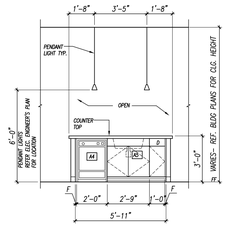
SHEET NO.
A3.01



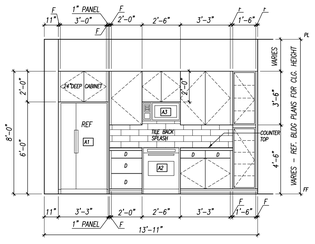
BATH
ALL FLOORS



BATH
ALL FLOORS



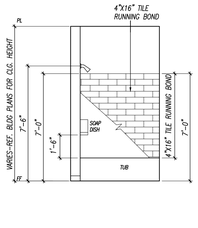
KITCHEN
ALL FLOORS



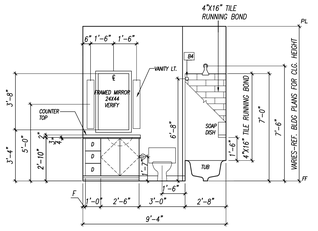
KITCHEN
ALL FLOORS

4.1 A1.3 – INTERIOR ELEVATIONS

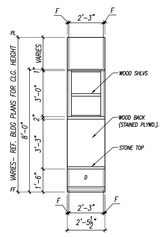
SCALE : 1/4" = 1'-0"



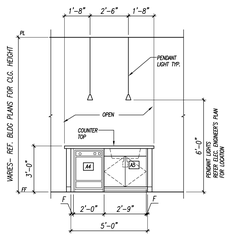
BATH
ALL FLOORS



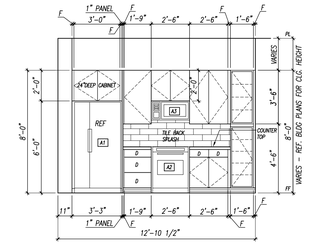
BATH
ALL FLOORS



MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS



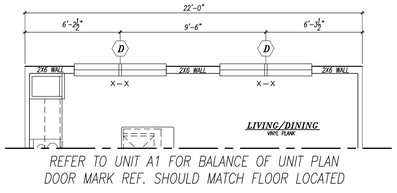
KITCHEN
ALL FLOORS

1.1 A1, A1.1, A1.2, A1.4 – INTERIOR ELEVATIONS

UNIT A1.1, A1.2, A1.4 – 10'-1" CLG. PLATE ONLY

SCALE : 1/4" = 1'-0"

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES

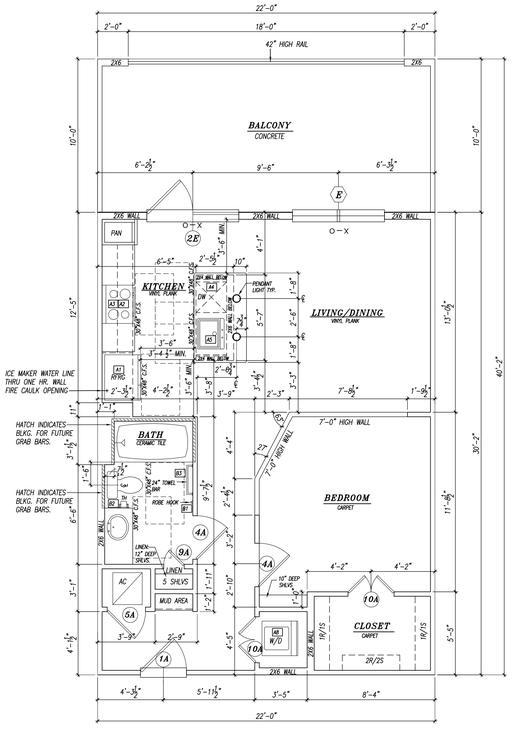


REFER TO UNIT A1 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

3 A1.2 – ONE BEDROOM / 1 BATH 664 SF

1ST FLOOR ONLY

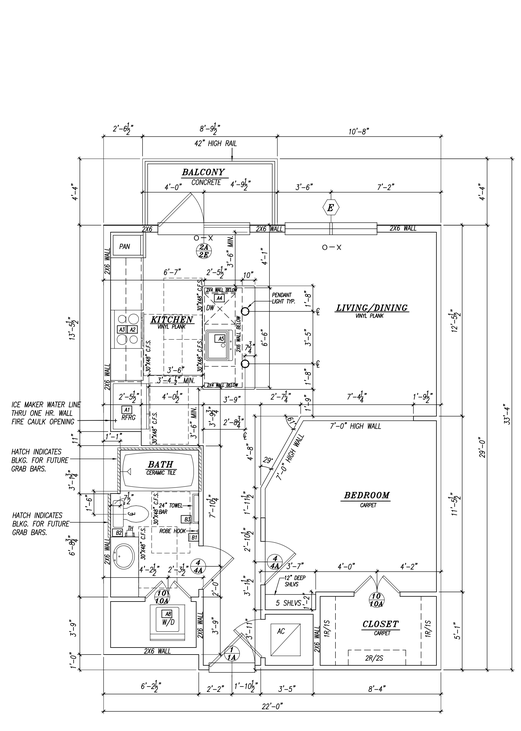
SCALE : 1/4" = 1'-0"



5 A1.4 – ONE BEDROOM / 1 BATH 664 SF

5TH FLOOR ONLY

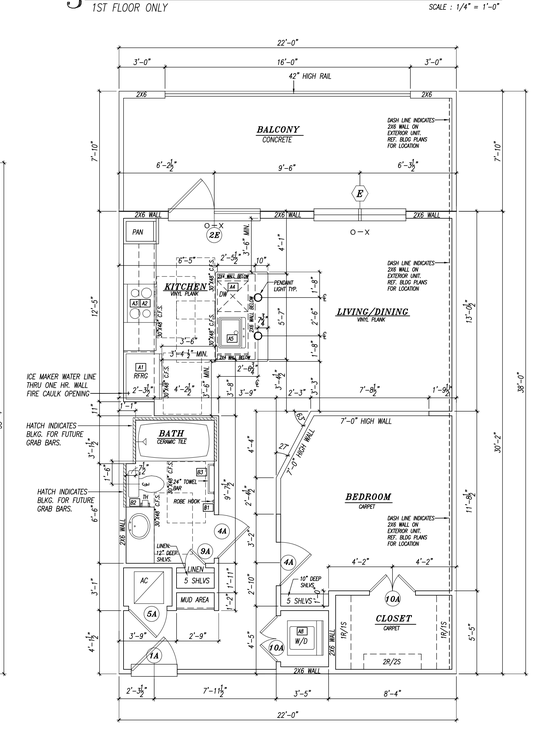
SCALE : 1/4" = 1'-0"



4 A1.3 – ONE BEDROOM / 1 BATH 632 SF

2ND–5TH FLOOR ONLY

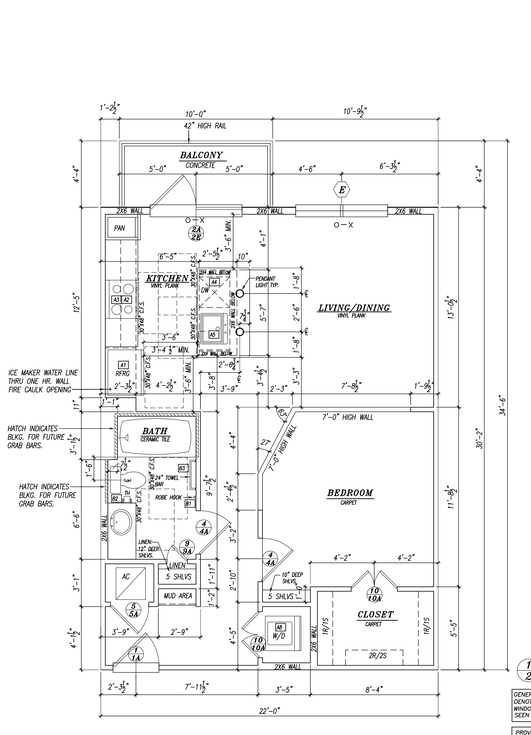
SCALE : 1/4" = 1'-0"



2 A1.1 – ONE BEDROOM / 1 BATH 664 SF

5TH FLOOR ONLY

SCALE : 1/4" = 1'-0"



1 A1 – ONE BEDROOM / 1 BATH 664 SF

2ND–5TH FLOOR ONLY

SCALE : 1/4" = 1'-0"

1 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
2 BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

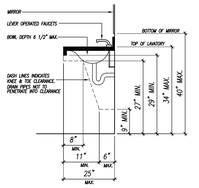
NRP BROADWAY/JONES
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CLIFFORD WONG ARCHITECT, INC
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DALLAS, TEXAS 75240
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JOB NO. 1702
DATE 6/28/18

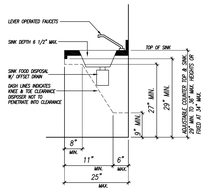
REVISIONS

SHEET NO.
A3.02



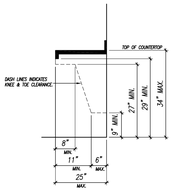
BATHROOM VANITY PROFILE NTS

CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER COUNTER, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED



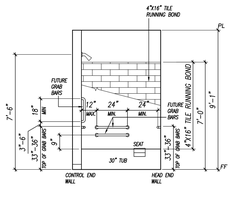
KITCHEN SINK PROFILE NTS

CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER COUNTER, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

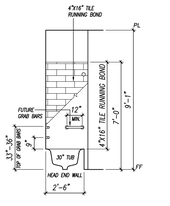


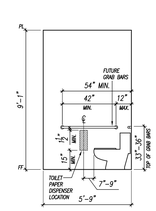
WORK SURFACE PROFILE NTS

CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER COUNTER, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

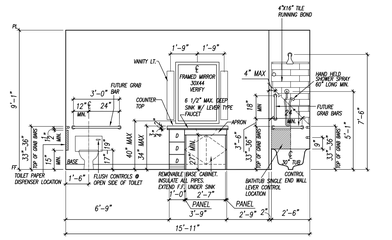


BATH – TUB
ALL FLOORS

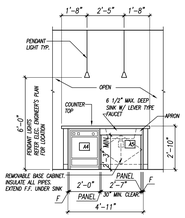




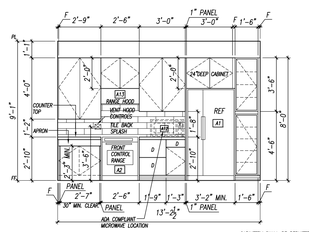
BATH
ALL FLOORS



BATH
ALL FLOORS



KITCHEN
ALL FLOORS

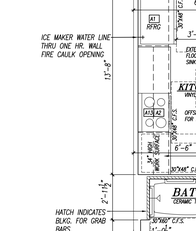


KITCHEN
ALL FLOORS

CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER COUNTER, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

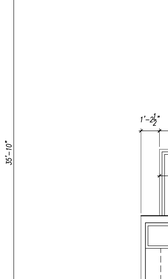
6.1 A1H – INTERIOR ELEVATIONS

SCALE : 1/4" = 1'-0"

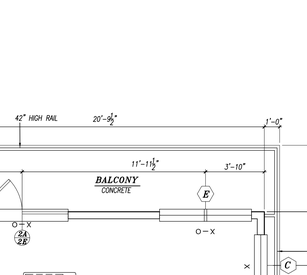


BATH
UNIT A1.6 ONLY –ALL FLOORS

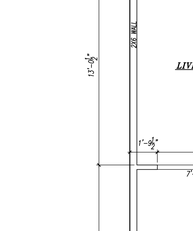
BATH
UNIT A1.6 ONLY –ALL FLOORS



KITCHEN
UNIT A1.6 ONLY –ALL FLOORS

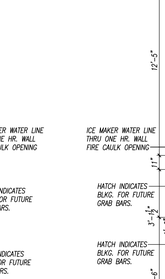


KITCHEN
UNIT A1.6 ONLY –ALL FLOORS



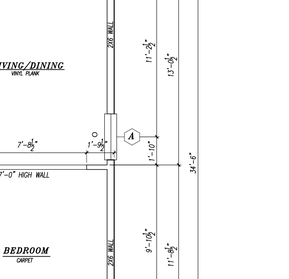
BATH
UNIT A1.5, A1.7 & A1.9 –ALL FLOORS

BATH
UNIT A1.5, A1.7 & A1.9 –ALL FLOORS



MUD AREA
UNIT A1.5, A1.7 & A1.9 –ALL FLOORS

KITCHEN
UNIT A1.5, A1.7 & A1.9 –ALL FLOORS



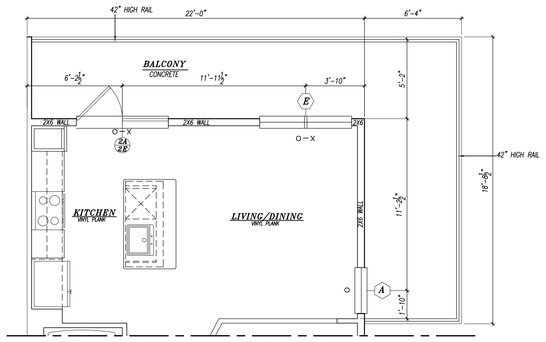
KITCHEN
UNIT A1.5, A1.7 & A1.9 –ALL FLOORS

1.1 A1.5, A1.6(REV.), A1.7 & A1.9 – INTERIOR ELEVATIONS

UNIT A1.6 – 9'-1" CLG. PLATE ONLY

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES

SCALE : 1/4" = 1'-0"

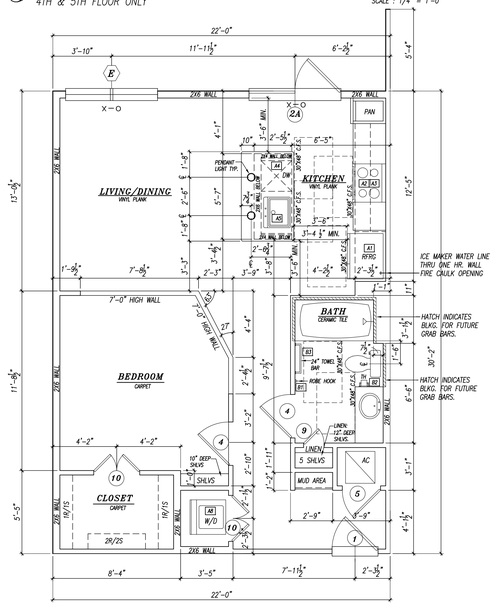


REFER TO UNIT A1.5 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

3 A1.7 – ONE BEDROOM / 1 BATH 664 SF

4TH & 5TH FLOOR ONLY

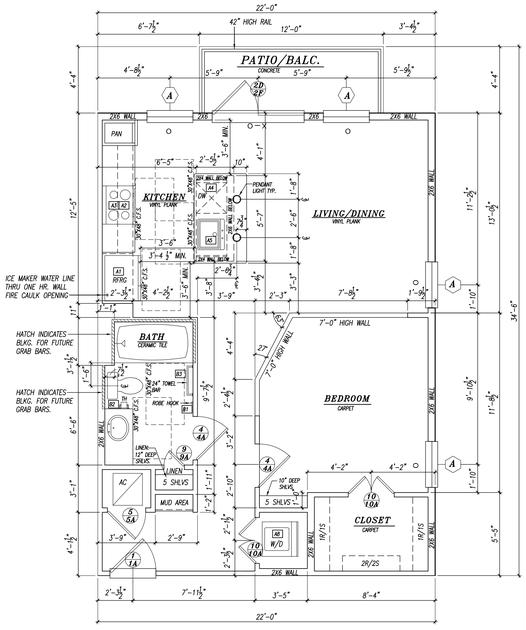
SCALE : 1/4" = 1'-0"



2 A1.6 – ONE BEDROOM / 1 BATH 664 SF

3RD FLOOR ONLY

SCALE : 1/4" = 1'-0"



1 A1.5 – ONE BEDROOM / 1 BATH 664 SF

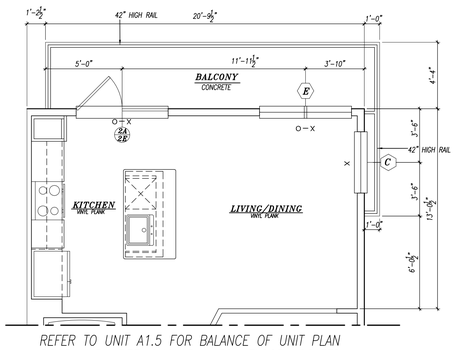
ALL FLOORS

SCALE : 1/4" = 1'-0"

1 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
2 BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

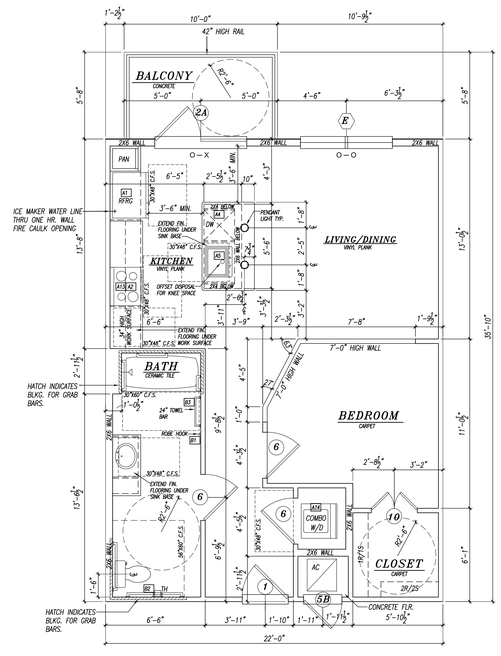


REFER TO UNIT A1.5 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

4 A1.9 – ONE BEDROOM / 1 BATH 664 SF

3RD–5TH FLOORS ONLY

SCALE : 1/4" = 1'-0"



5 A1H – ONE BEDROOM / 1 BATH 664 SF

ADA 3RD–5TH FLOORS ONLY

SCALE : 1/4" = 1'-0"

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 570
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A3.03

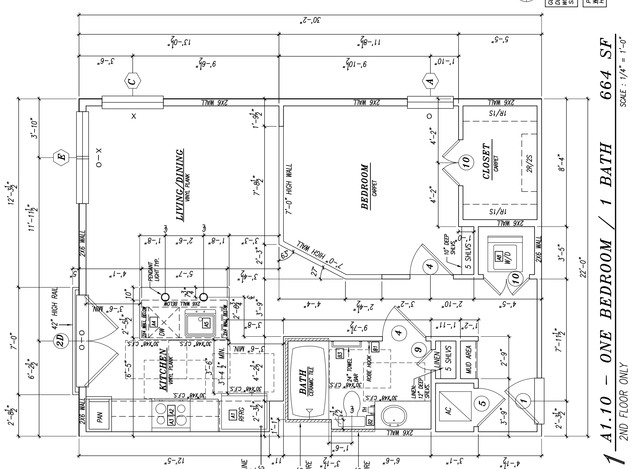
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

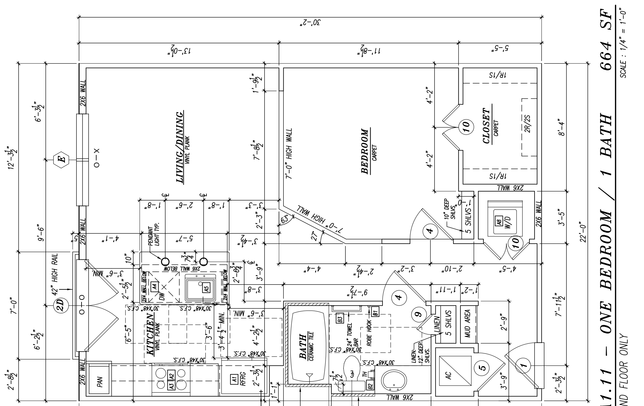
JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO. A3.03A



1 A1.10 – ONE BEDROOM / 1 BATH 664 SF
2ND FLOOR ONLY
SCALE : 1/4" = 1'-0"

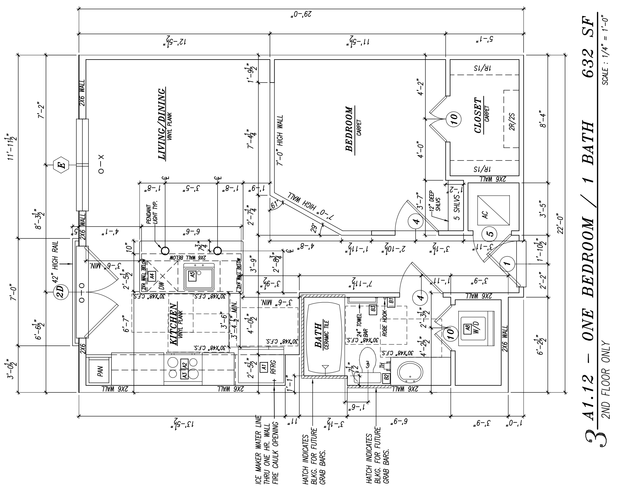


2 A1.11 – ONE BEDROOM / 1 BATH 664 SF
2ND FLOOR ONLY
SCALE : 1/4" = 1'-0"

TOP NUMBER INDICATES 2ND-4TH FLR. ONLY
BOTTOM NUMBER INDICATES 1ST & 5TH FLR ONLY

GENERAL NOTE: WINDOW SYMBOLS USED ON PLANS INDICATES FIXED WINDOW, 1/3 – OPERABLE WINDOW, 2/3 – OPERABLE WINDOW

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

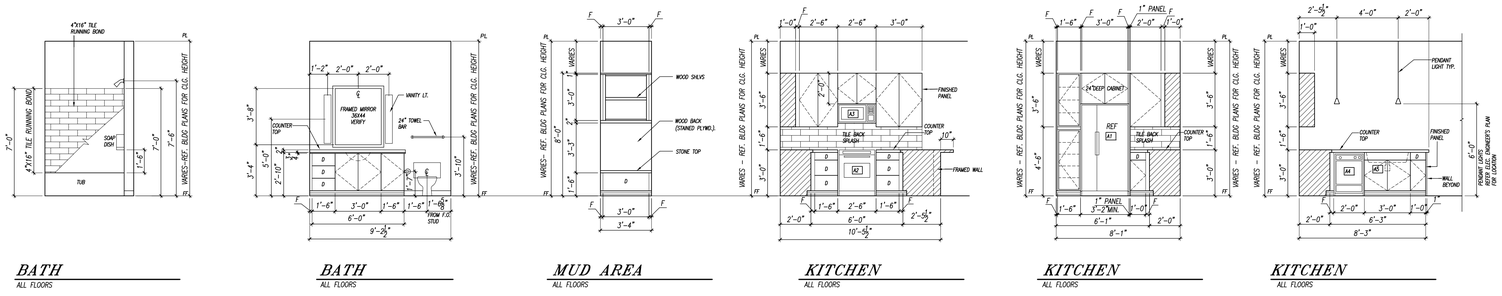


3 A1.12 – ONE BEDROOM / 1 BATH 632 SF
2ND FLOOR ONLY
SCALE : 1/4" = 1'-0"

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES
SCALE : 1/4" = 1'-0"

1.1 A1.10 & A1.11 – INTERIOR ELEVATIONS
2ND FLR ONLY – 9'-1" PLATE

3.1 A1.12 – INTERIOR ELEVATIONS
2ND FLR ONLY – 9'-1" PLATE



BATH
ALL FLOORS

BATH
ALL FLOORS

MUD AREA
ALL FLOORS

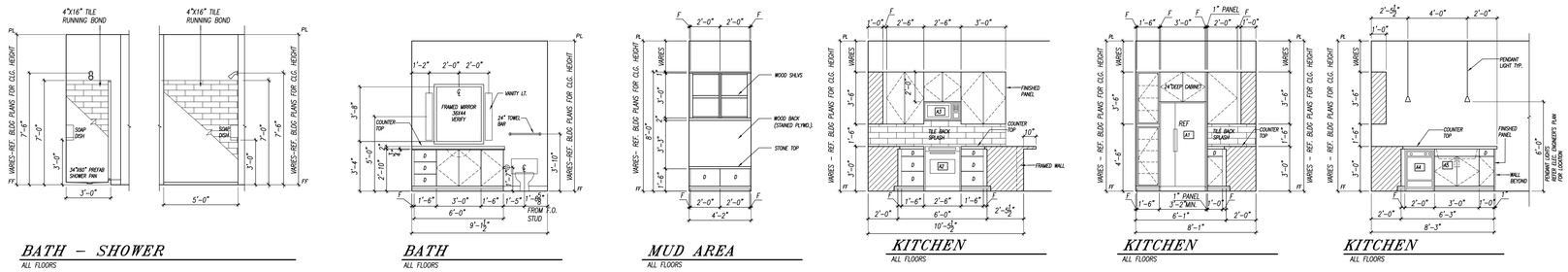
KITCHEN
ALL FLOORS

KITCHEN
ALL FLOORS

KITCHEN
ALL FLOORS

6.1 A4 – INTERIOR ELEVATIONS

SCALE : 1/4" = 1'-0"



BATH – SHOWER
ALL FLOORS

BATH
ALL FLOORS

MUD AREA
ALL FLOORS

KITCHEN
ALL FLOORS

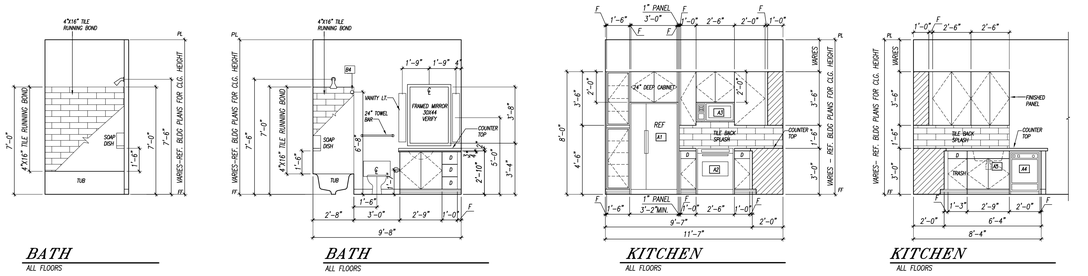
KITCHEN
ALL FLOORS

KITCHEN
ALL FLOORS

2.1 A3, A3.1, A3.2 & A3.3 – INTERIOR ELEVATIONS

UNIT A3.2 – 10'-1" CLG PLATE ONLY UNIT A3.3 2ND FLOOR ONLY – 9'-1" CLG PLATE ONLY

SCALE : 1/4" = 1'-0"



BATH
ALL FLOORS

BATH
ALL FLOORS

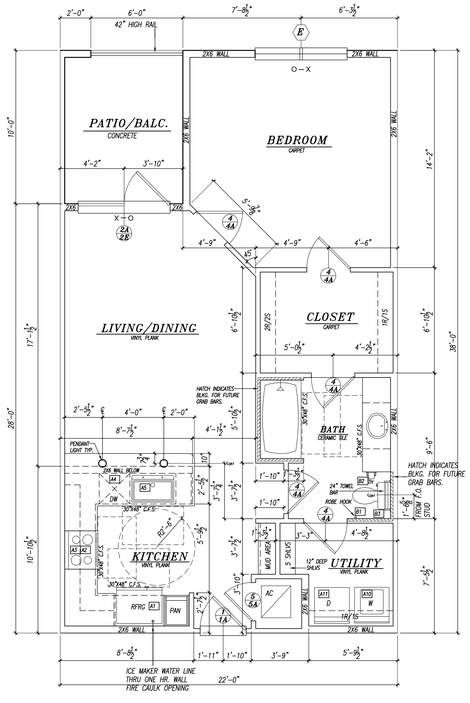
KITCHEN
ALL FLOORS

KITCHEN
ALL FLOORS

1.1 A2 – INTERIOR ELEVATIONS

SCALE : 1/4" = 1'-0"

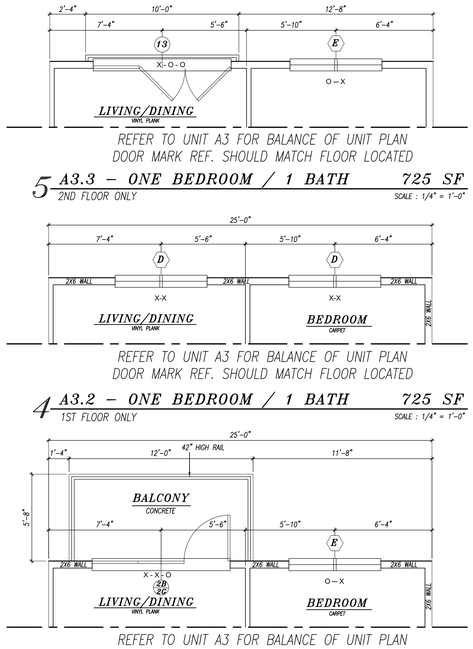
REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES



6 A4 – ONE BEDROOM / 1 BATH 756 SF

1ST–4TH FLOOR ONLY

SCALE : 1/4" = 1'-0"



REFER TO UNIT A3 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

5 A3.3 – ONE BEDROOM / 1 BATH 725 SF

2ND FLOOR ONLY

SCALE : 1/4" = 1'-0"

REFER TO UNIT A3 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

4 A3.2 – ONE BEDROOM / 1 BATH 725 SF

1ST FLOOR ONLY

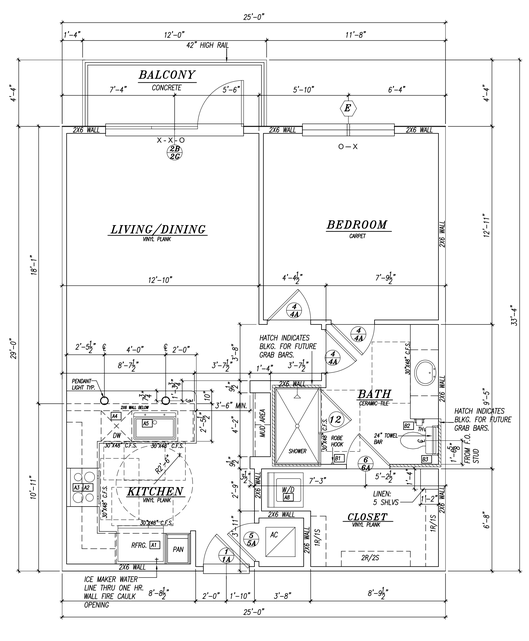
SCALE : 1/4" = 1'-0"

REFER TO UNIT A3 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

3 A3.1 – ONE BEDROOM / 1 BATH 725 SF

2ND–5TH FLOOR ONLY

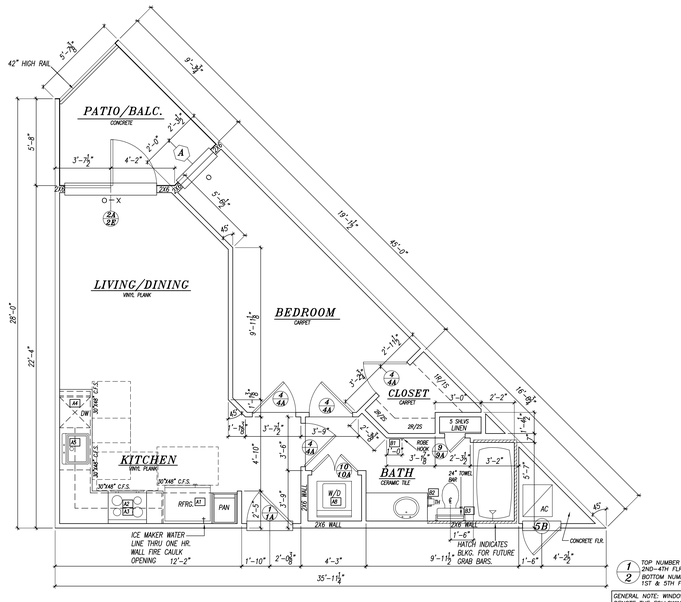
SCALE : 1/4" = 1'-0"



2 A3 – ONE BEDROOM / 1 BATH 725 SF

2ND–5TH FLOOR ONLY

SCALE : 1/4" = 1'-0"



1 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
2 BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "x" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: x – o

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

1 A2 – ONE BEDROOM / 1 BATH 562 SF

ALL FLOORS

SCALE : 1/4" = 1'-0"

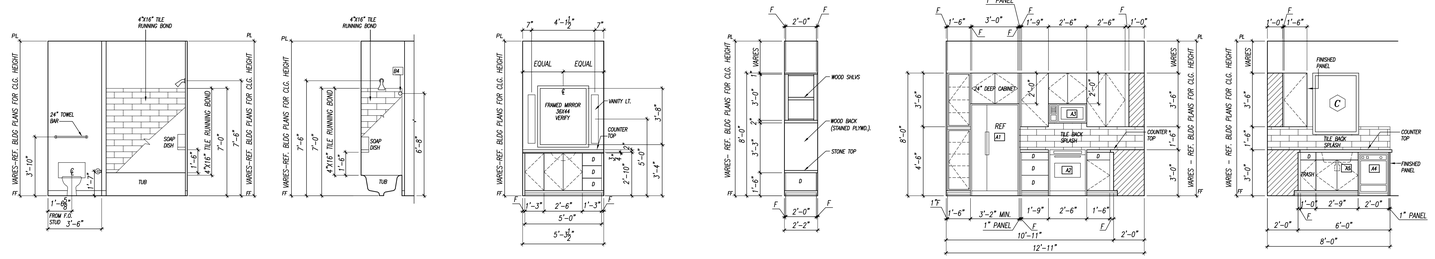
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG
ARCHITECT, INC
5757 ALPHA RD.
STE. 570
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1700 (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A3.04



BATH – TUB — ALL FLOORS

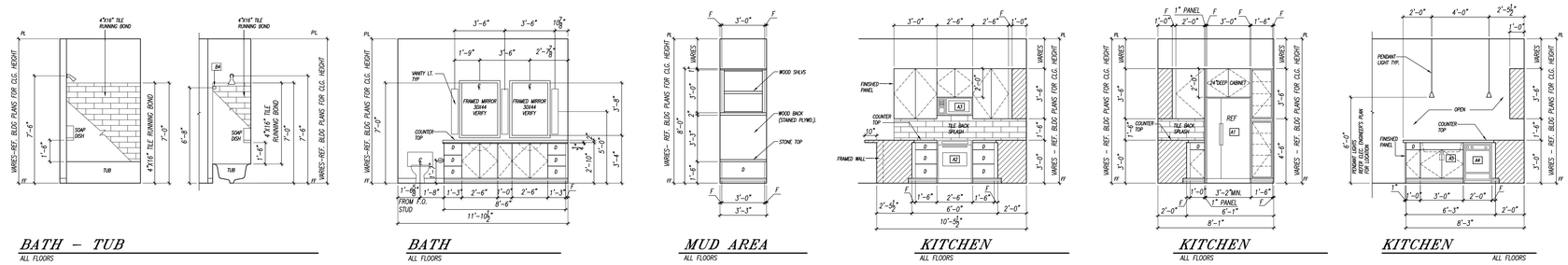
BATH — ALL FLOORS

MUD AREA — ALL FLOORS

KITCHEN — ALL FLOORS

KITCHEN — ALL FLOORS

4.1 A6 – INTERIOR ELEVATIONS



BATH – TUB — ALL FLOORS

BATH — ALL FLOORS

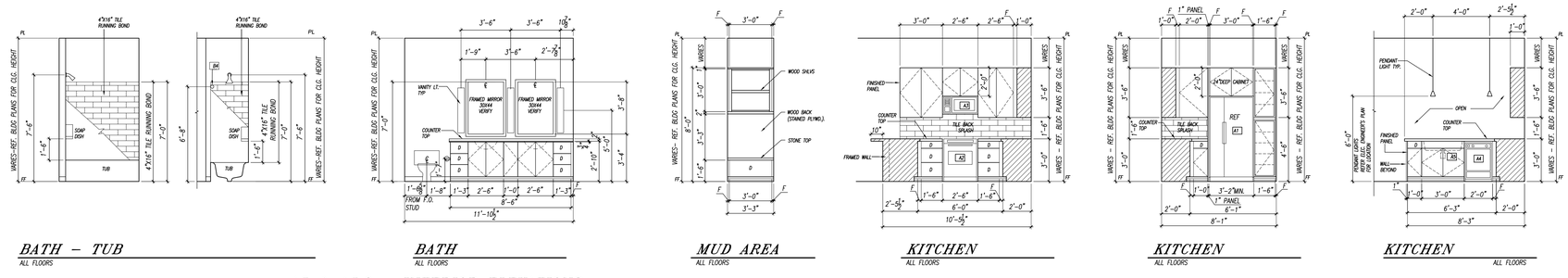
MUD AREA — ALL FLOORS

KITCHEN — ALL FLOORS

KITCHEN — ALL FLOORS

KITCHEN — ALL FLOORS

2.1 A5.2 – INTERIOR ELEVATIONS



BATH – TUB — ALL FLOORS

BATH — ALL FLOORS

MUD AREA — ALL FLOORS

KITCHEN — ALL FLOORS

KITCHEN — ALL FLOORS

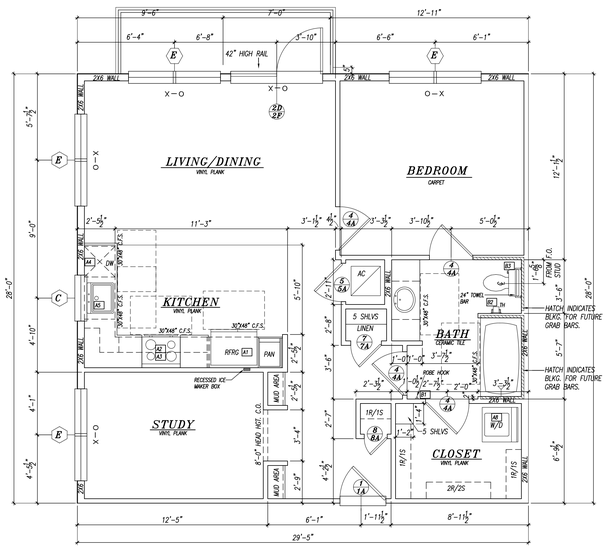
KITCHEN — ALL FLOORS

1.1 A5 & A5.3 – INTERIOR ELEVATIONS

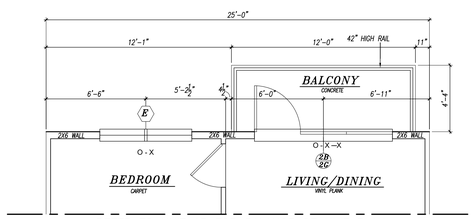
UNIT A5 – 9'-1" CLG. PLATE ONLY

SCALE : 1/4" = 1'-0"

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES

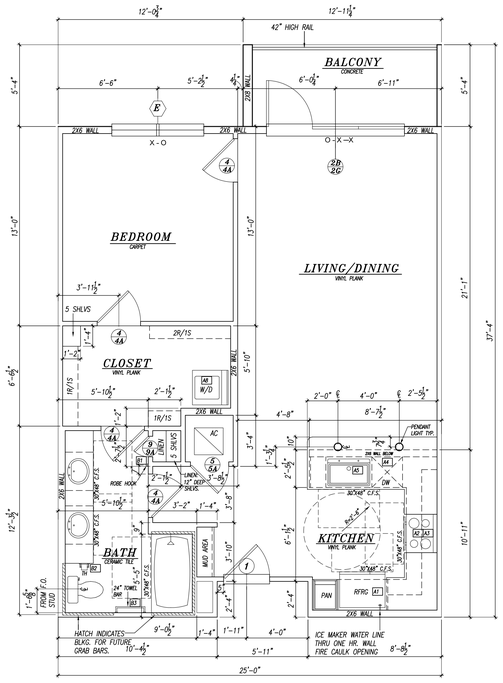


4 A6 – ONE BEDROOM / 1 BATH / STUDY — 824 SF
ALL FLOORS — SCALE : 1/4" = 1'-0"

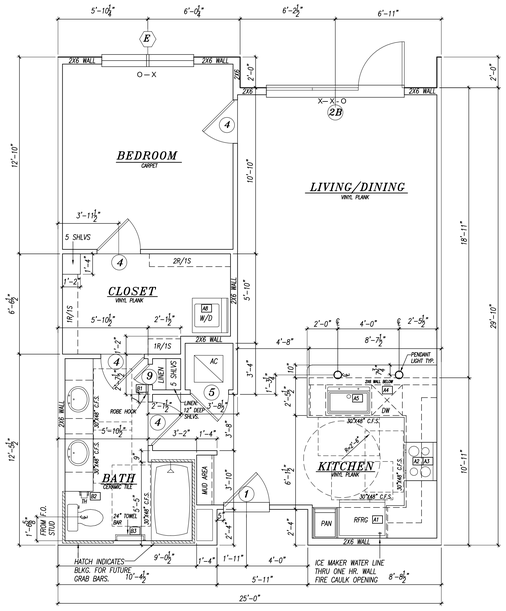


REFER TO UNIT A5 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

3 A5.3 – ONE BEDROOM / 1 BATH — 783 SF
4TH & 5TH FLOOR ONLY — SCALE : 1/4" = 1'-0"



2 A5.2 – ONE BEDROOM / 1 BATH — 783 SF
3RD–5TH FLOOR ONLY — SCALE : 1/4" = 1'-0"



1 A5 – ONE BEDROOM / 1 BATH — 757 SF
3RD FLOOR ONLY — SCALE : 1/4" = 1'-0"

1 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
2 BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

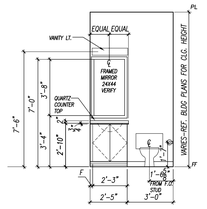
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 565
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

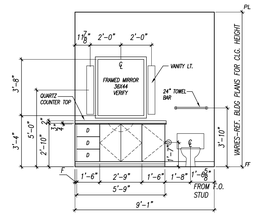
JOB NO.	1702
DATE	6/28/18

REVISIONS

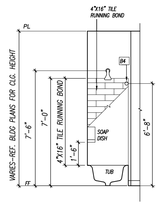
SHEET NO.
A3.05



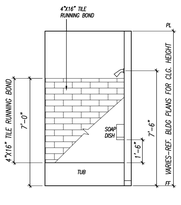
POWDER
ALL FLOORS



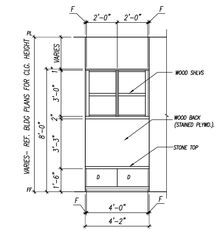
BATH
ALL FLOORS



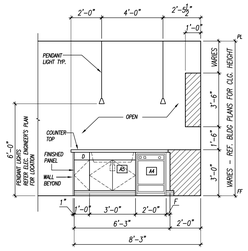
BATH – TUB
ALL FLOORS



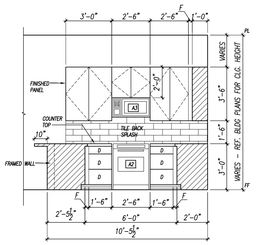
MUD AREA
ALL FLOORS



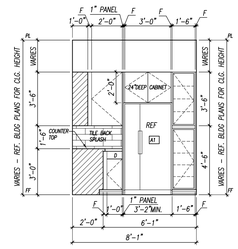
MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS



KITCHEN
ALL FLOORS

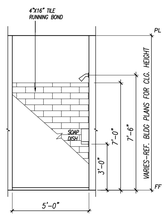


KITCHEN
ALL FLOORS

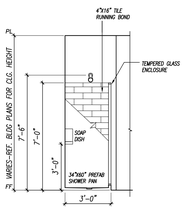
3.1 A8 & A8.1 – INTERIOR ELEVATIONS

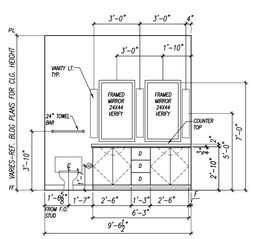
UNIT A8.1 - 9'-1" CLG. PLATE ONLY

SCALE : 1/4" = 1'-0"

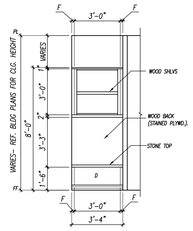


BATH
SHOWER
ALL FLOORS

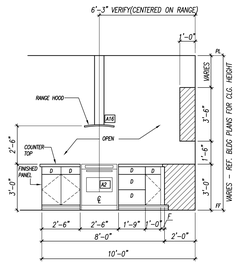




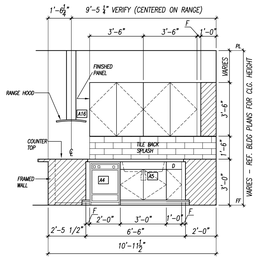
BATH
ALL FLOORS



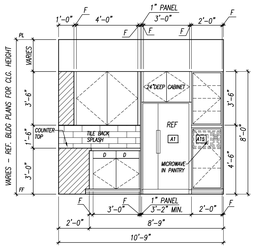
MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS



KITCHEN
ALL FLOORS



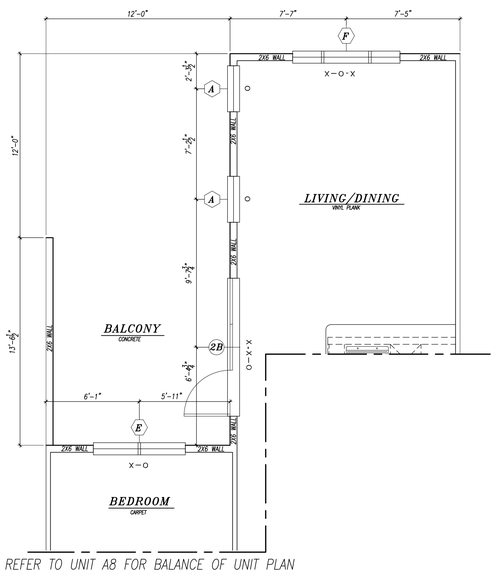
KITCHEN
ALL FLOORS

1.1 A7 & A7.1 – INTERIOR ELEVATIONS

UNIT A7.1 - 9'-1" CLG. PLATE ONLY

SCALE : 1/4" = 1'-0"

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES

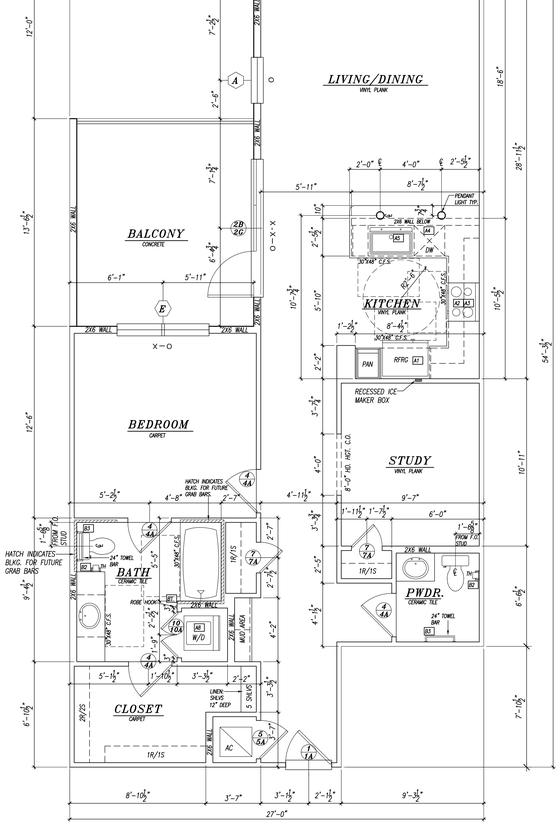


REFER TO UNIT A8 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

4 A8.1 – ONE BDRM./1-1/2 BATH/ STUDY 1086 SF

3RD FLOOR ONLY

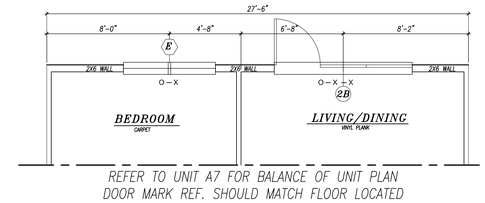
SCALE : 1/4" = 1'-0"



3 A8 – ONE BDRM./1-1/2 BATH/ STUDY 1086 SF

4TH & 5TH FLOOR ONLY

SCALE : 1/4" = 1'-0"

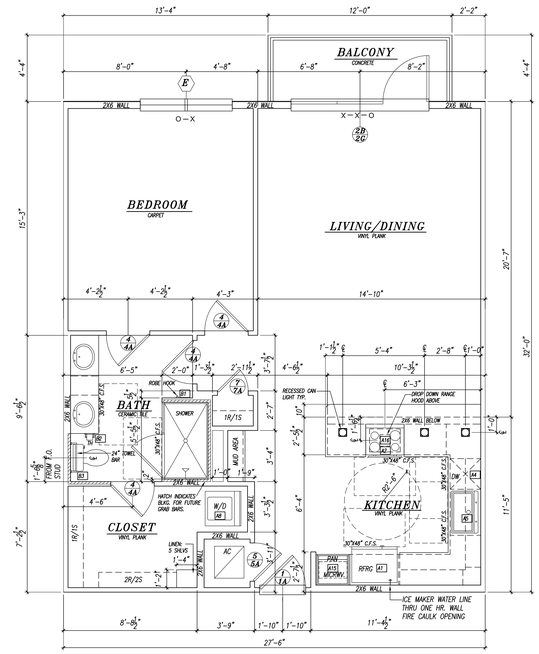


REFER TO UNIT A7 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

2 A7.1 – ONE BEDROOM / 1 BATH 880 SF

3RD FLOOR ONLY

SCALE : 1/4" = 1'-0"



1 A7 – ONE BEDROOM / 1 BATH 880 SF

2ND-5TH FLOOR ONLY

SCALE : 1/4" = 1'-0"

1 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
2 BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

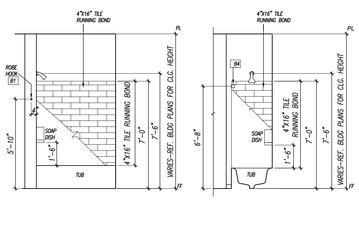
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 115
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

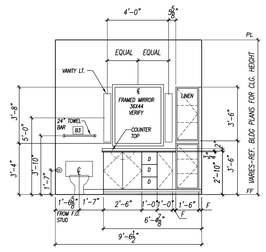
JOB NO.	1702
DATE	6/28/18

REVISIONS

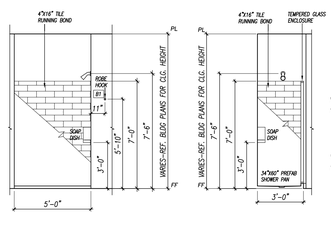
SHEET NO.
A3.06



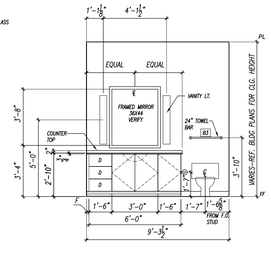
BATH 2 – TUB/TOILET
ALL FLOORS



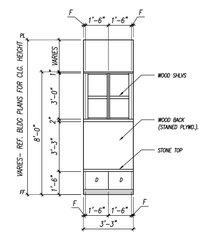
BATH 2
ALL FLOORS



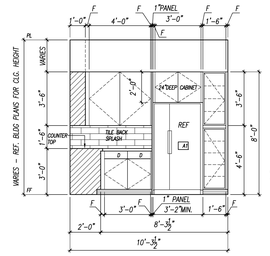
BATH 1 – SHOWER
ALL FLOORS



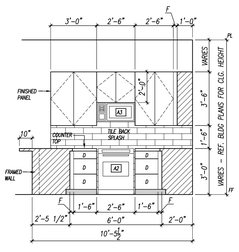
BATH 1
ALL FLOORS



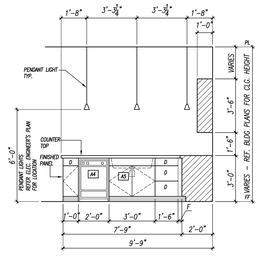
MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS



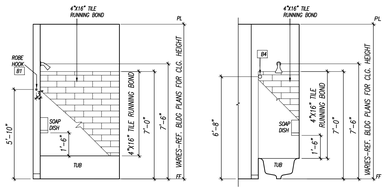
KITCHEN
ALL FLOORS



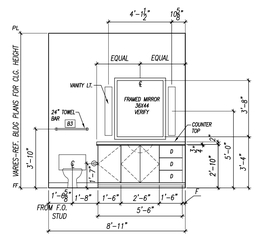
KITCHEN
ALL FLOORS

2.1 B1 & B1.1 – INTERIOR ELEVATIONS

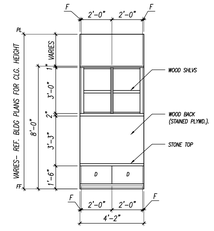
SCALE : 1/4" = 1'-0"



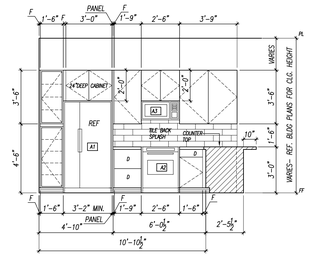
BATH – TUB
ALL FLOORS



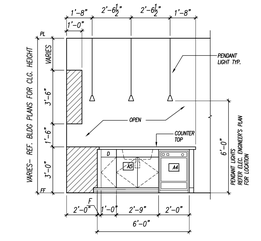
BATH
ALL FLOORS



MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS

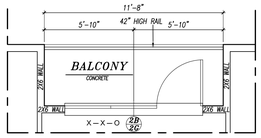


KITCHEN
ALL FLOORS

1.1 A9 – INTERIOR ELEVATIONS

SCALE : 1/4" = 1'-0"

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES

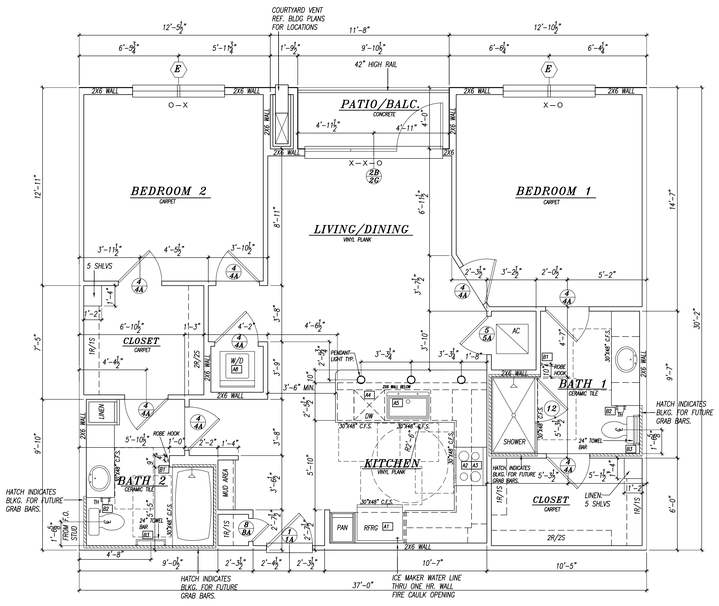


REFER TO UNIT B1 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

3 B1.1 – TWO BEDROOM / 2 BATH 1070 SF

2ND–5TH FLOOR ONLY

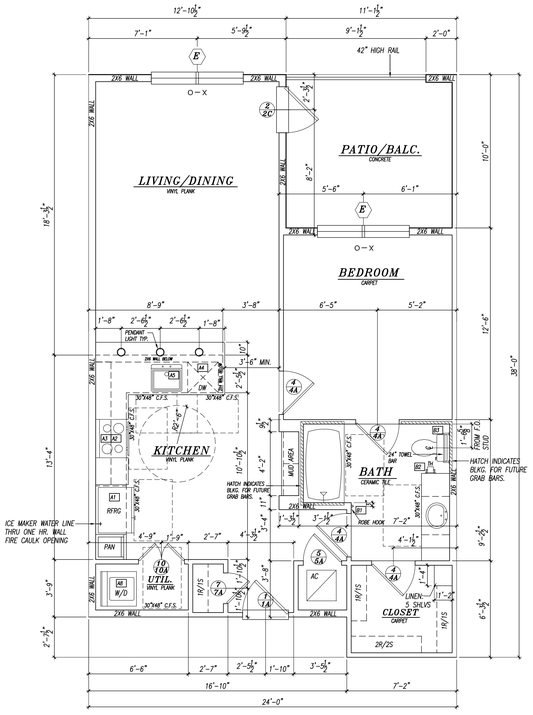
SCALE : 1/4" = 1'-0"



2 B1 – TWO BEDROOM / 2 BATH 1070 SF

ALL FLOORS

SCALE : 1/4" = 1'-0"



1 A9 – ONE BEDROOM / 1 BATH 757 SF

1ST–4TH FLOOR ONLY

SCALE : 1/4" = 1'-0"

1/2 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

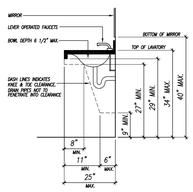
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

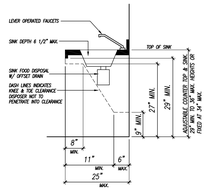
JOB NO.	1702
DATE	6/28/18

REVISIONS

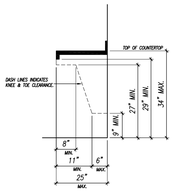
SHEET NO.
A3.07



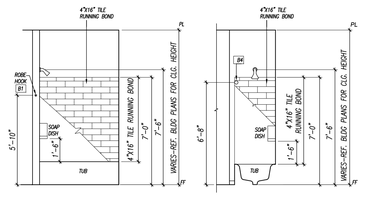
BATHROOM VANITY PROFILE
NTS



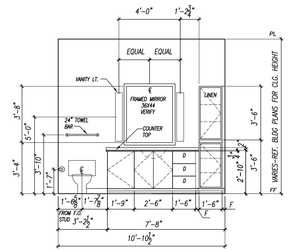
KITCHEN SINK PROFILE
NTS



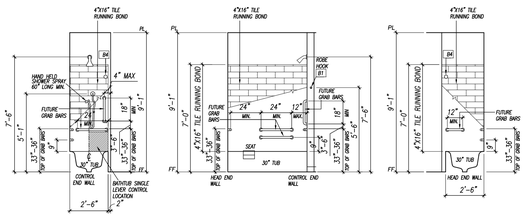
WORK SURFACE PROFILE
NTS



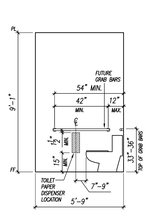
BATH 2 – TUB/TOILET
ALL FLOORS



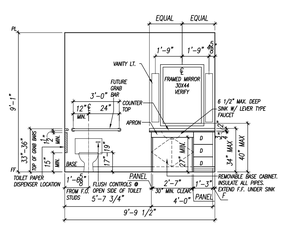
BATH 2
ALL FLOORS



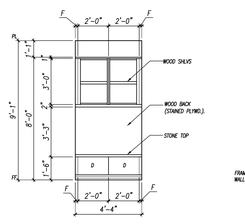
BATH 1 – TUB
ALL FLOORS



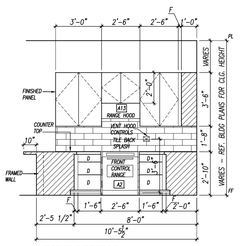
BATH
ALL FLOORS



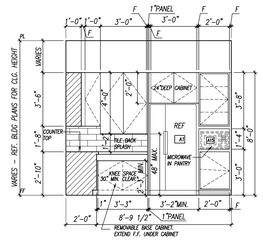
BATH 1
ALL FLOORS



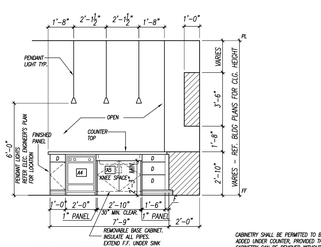
MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS



KITCHEN
ALL FLOORS



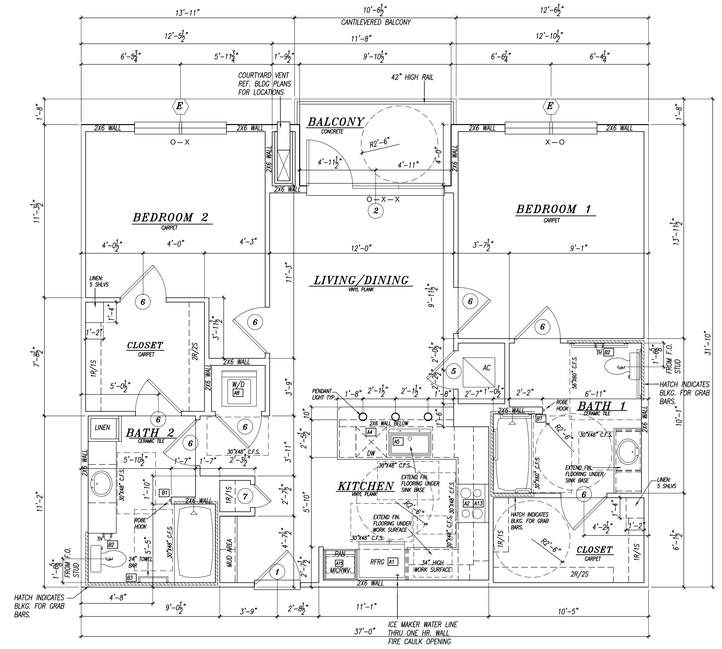
KITCHEN
ALL FLOORS

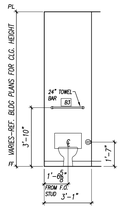
CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER COUNTER, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

1.1 B1H – INTERIOR ELEVATIONS

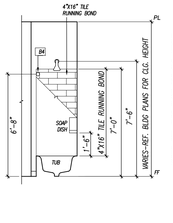
REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES

SCALE : 1/4" = 1'-0"

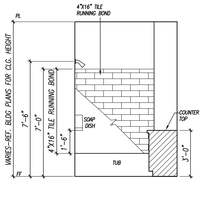

13'-11"
10'-6½"
CANTILEVERED BALCONY
12'-6½"
12'-5½"
11'-8"
12'-10½"
6'-6½"
5'-1½"
1'-0½"
9'-10½"
6'-6½"
6'-4½"
COURTYARD VENT REF. BLDG PLANS FOR LOCATIONS
42" HIGH RAIL
E
2X6 WALL
BALCONY
CONCRETE
92'-6"
4'-11½"
4'-11"
4'-3"
O – X
O – X – X
X – O
2
BEDROOM 2
CARPET
BEDROOM 1
CARPET
LIVING/DINING
VINYL PLANK
11'-5½"
4'-0½"
4'-0"
4'-3"
12'-0"
3'-7½"
9'-1"
13'-1½"
31'-10"
LINEN 5 SHLVS
CLOSET
CARPET
BATH 2
CERAMIC TILE
LINEN
W/D
KITCHEN
VINYL PLANK
BATH 1
CERAMIC TILE
AC
PENDANT LIGHT TYP.
1'-8"
2'-1½"
2'-1½"
1'-8"
2'-7"
1'-10½"
2'-2"
6'-11"
HOSE HOOK (B1)
1'-6"
1'-6"
2'-0"
2'-10"
3'-11"
2'-0½"
2'-0½"
3'-9"
10'-1"
7'-0½"
11'-3"
11'-3"
5'-10"
5'-10½"
4'-1"
1'-7"
1'-7"
2'-3½"
30"X48" C.F.S.
EXTEND FIN. FLOORING UNDER SINK BASE
EXTEND FIN. FLOORING UNDER WORK SURFACE
HOSE HOOK
B1
B2
B3
5'-5"
24" TOWEL BAR
3'-3"
1'-10"
2'-0"
2'-0"
2'-0



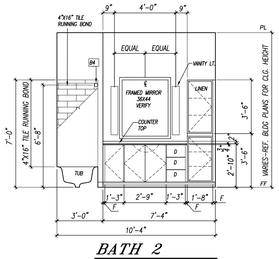
BATH 2
ALL FLOORS



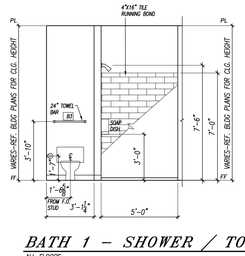
BATH 2 – TUB
ALL FLOORS



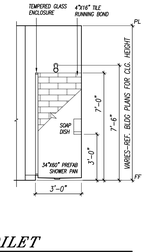
BATH 2
ALL FLOORS

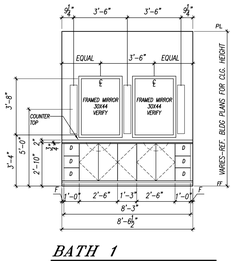


BATH 2
ALL FLOORS

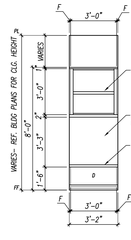


BATH 1 – SHOWER / TOILET
ALL FLOORS

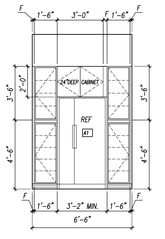




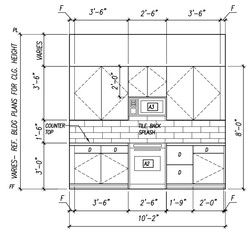
BATH 1
ALL FLOORS



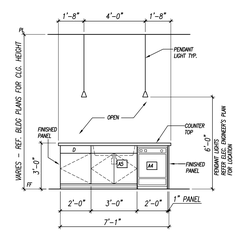
MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS



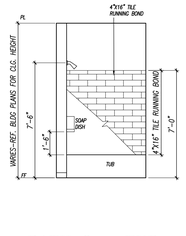
KITCHEN
ALL FLOORS



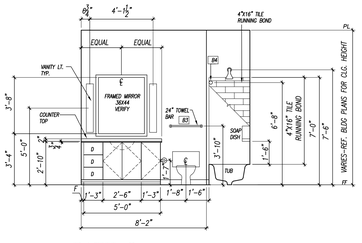
KITCHEN
ALL FLOORS

2.1 B3 – INTERIOR ELEVATIONS

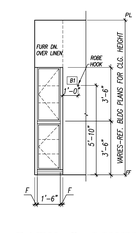
SCALE : 1/4" = 1'-0"



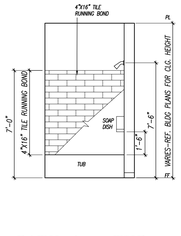
BATH 2 – TUB
ALL FLOORS



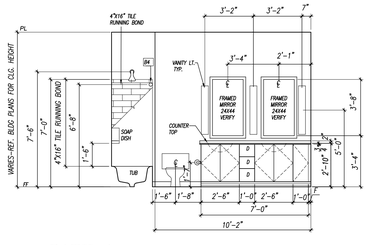
BATH 2
ALL FLOORS



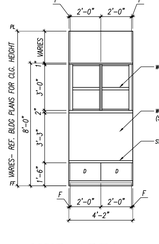
BATH 2–LINEN
ALL FLOORS



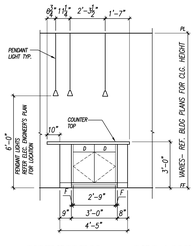
BATH 1 – TUB
ALL FLOORS



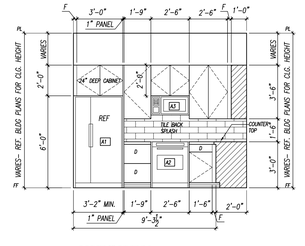
BATH 1
ALL FLOORS



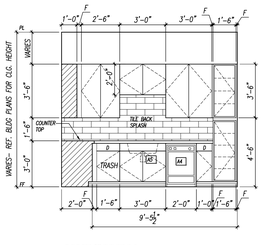
MUD AREA
ALL FLOORS



KITCHEN – ISLAND
ALL FLOORS



KITCHEN
ALL FLOORS

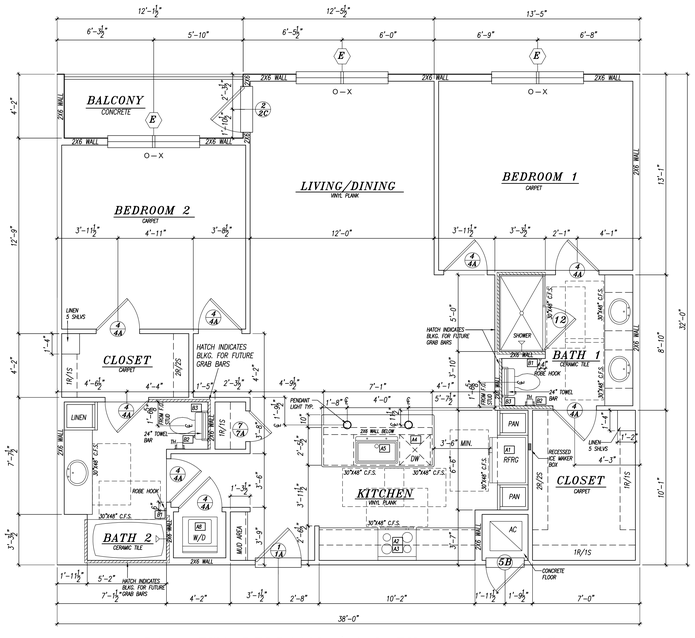


KITCHEN
ALL FLOORS

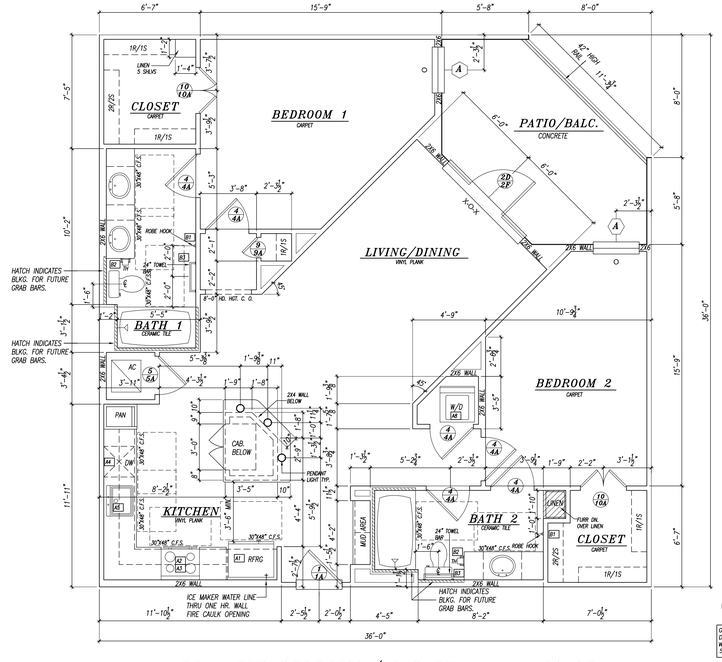
1.1 B2 – INTERIOR ELEVATIONS

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES

SCALE : 1/4" = 1'-0"



2 B3 – TWO BEDROOM / 2 BATH 1165 SF
2ND–5TH FLOOR ONLY
SCALE : 1/4" = 1'-0"



1 B2 – TWO BEDROOM / 2 BATH 1126 SF
ALL FLOORS
SCALE : 1/4" = 1'-0"

1/2 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

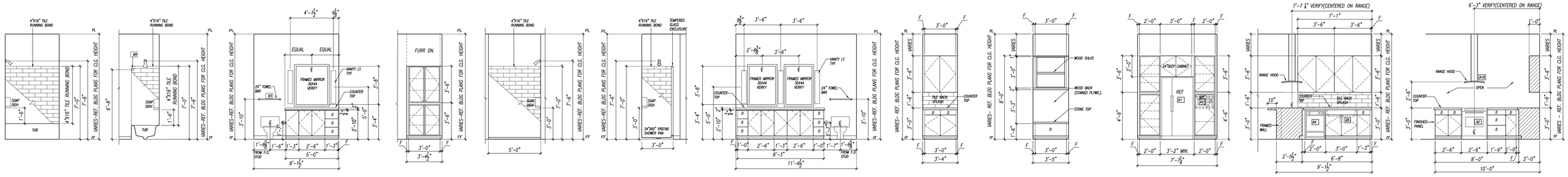
CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 570
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

JOB NO. 1702
DATE 6/28/18

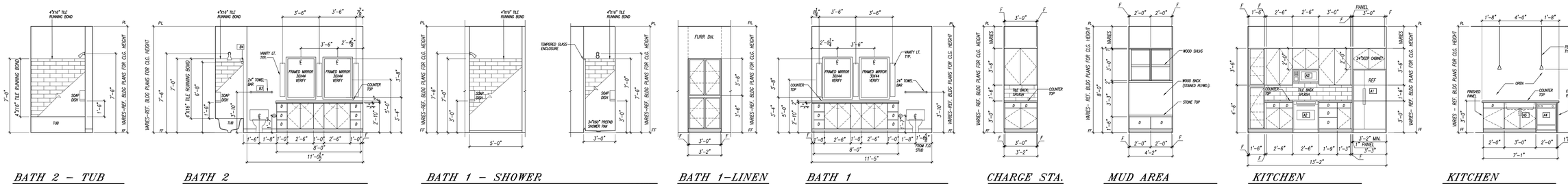
REVISIONS

SHEET NO.
A3.09



3.1 B5 – INTERIOR ELEVATIONS

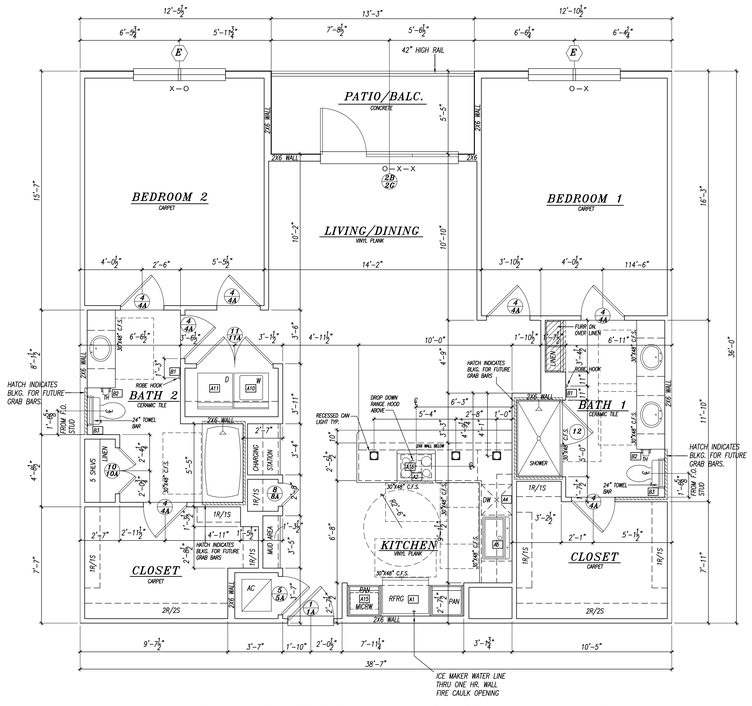
SCALE : 1/4" = 1'-0"



1.1 B4 & B4.1 – INTERIOR ELEVATIONS

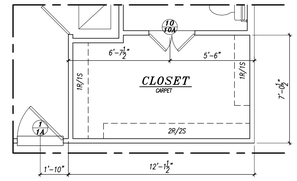
SCALE : 1/4" = 1'-0"

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES



3 B5 – TWO BEDROOM / 2 BATH 1317 SF

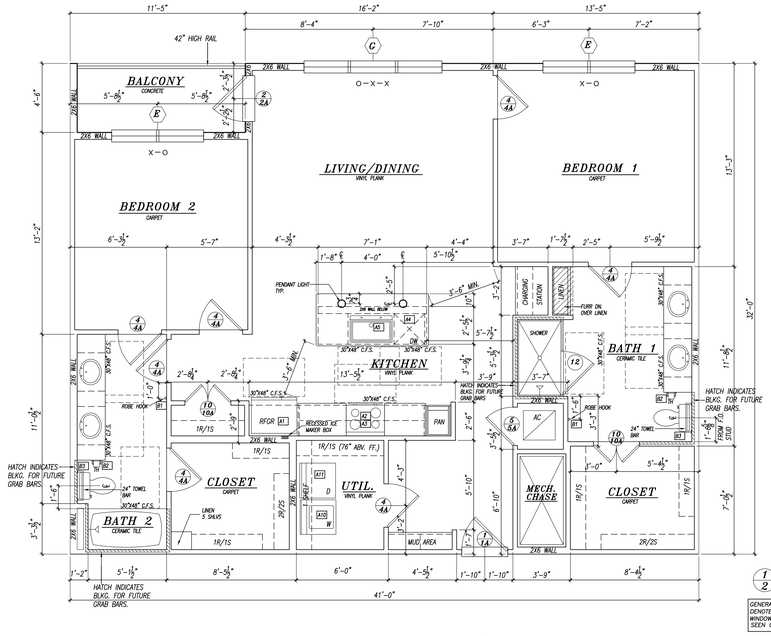
1ST–4TH FLOOR ONLY SCALE : 1/4" = 1'-0"



REFER TO UNIT B4 FOR BALANCE OF UNIT PLAN
DOOR MARK REF. SHOULD MATCH FLOOR LOCATED

2 B4.1 – TWO BEDROOM / 2 BATH 1261 SF

2ND–5TH FLOOR ONLY SCALE : 1/4" = 1'-0"



1 B4 – TWO BEDROOM / 2 BATH 1238 SF

3RD–5TH FLOOR ONLY SCALE : 1/4" = 1'-0"

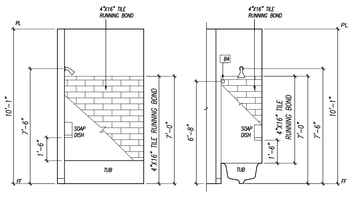
CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 570
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

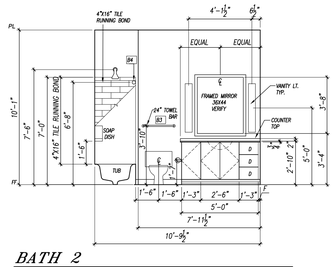
JOB NO.	1702
DATE	6/28/18

REVISIONS

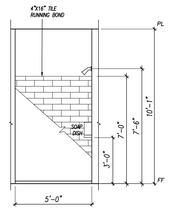
SHEET NO.
A3.10



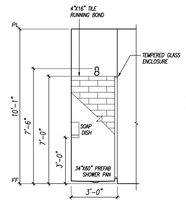
BATH – TUB



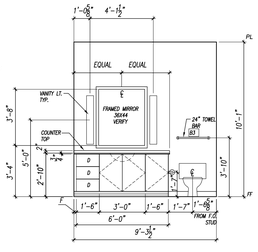
BATH 2



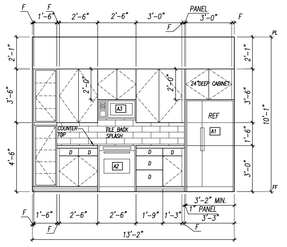
BATH 1 – SHOWER



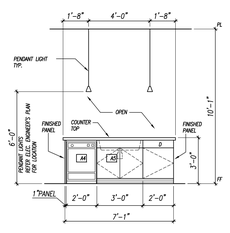
BATH 1



KITCHEN



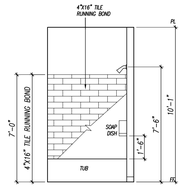
KITCHEN



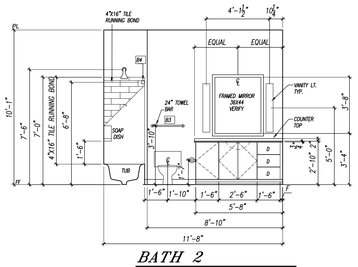
KITCHEN

2.1 B7 – INTERIOR ELEVATIONS

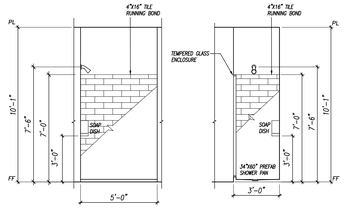
SCALE : 1/4" = 1'-0"



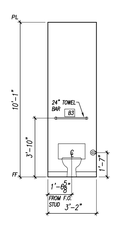
BATH 2 – TUB



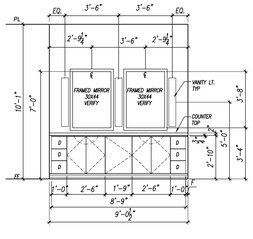
BATH 2



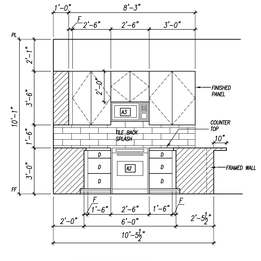
BATH 1 – SHOWER



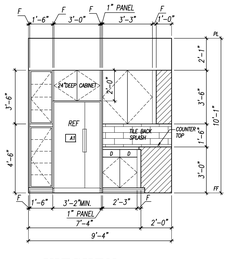
BATH 1 – TOILET



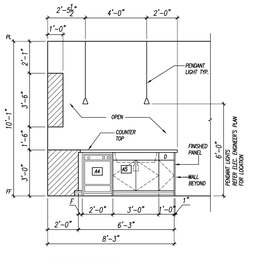
BATH 1



KITCHEN



KITCHEN

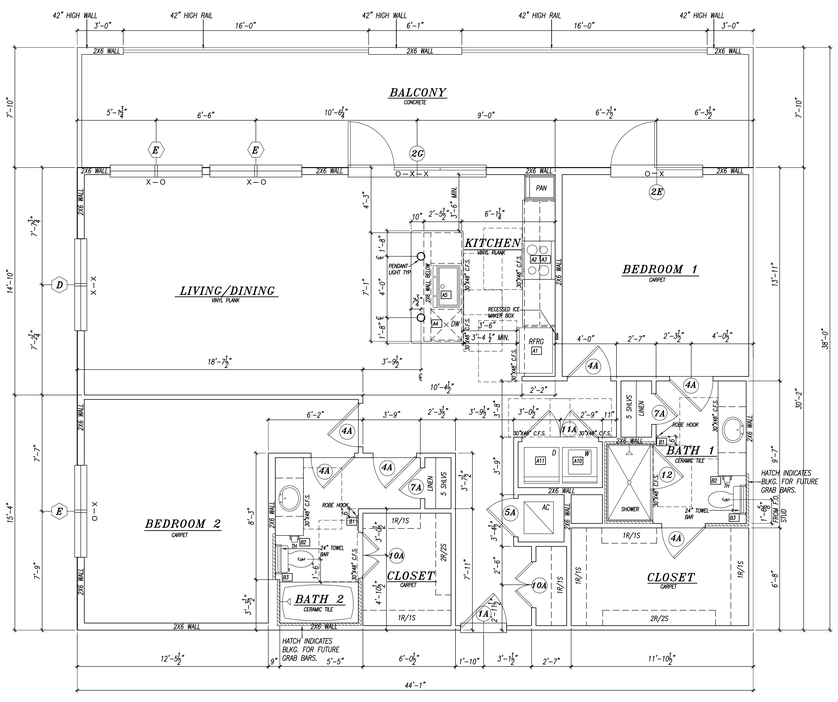


KITCHEN

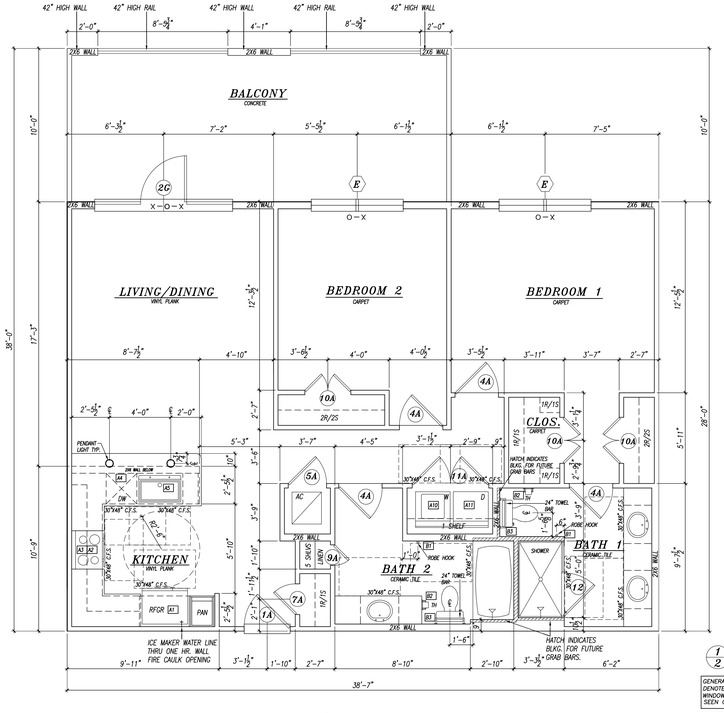
1.1 B6 – INTERIOR ELEVATIONS

SCALE : 1/4" = 1'-0"

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES



2 B7 – TWO BEDROOM / 2 BATH 1330 SF
5TH FLOOR ONLY SCALE : 1/4" = 1'-0"



1 B6 – TWO BEDROOM / 2 BATH 1080 SF
5TH FLOOR ONLY SCALE : 1/4" = 1'-0"

1/2 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

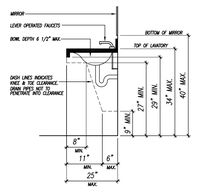
CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 570
DALLAS, TEXAS 75240
PHONE NO. (972) 788–1704
FAX NO. (972) 788–2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

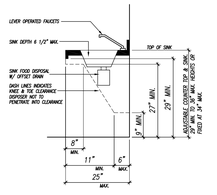
JOB NO. 1702
DATE 6/28/18

REVISIONS

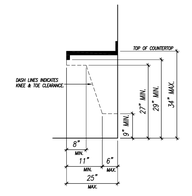
SHEET NO.
A3.10A



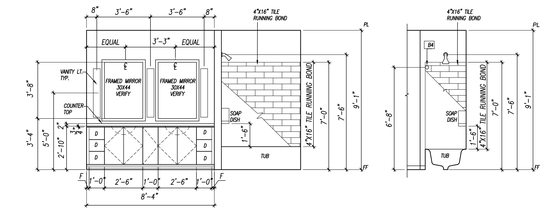
BATHROOM VANITY PROFILE
NTS



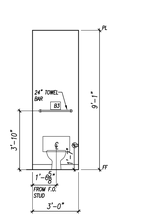
KITCHEN SINK PROFILE
NTS



WORK SURFACE PROFILE
NTS

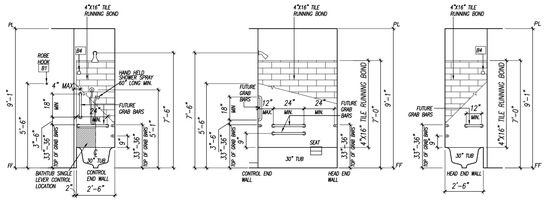


BATH 2 – TUB
ALL FLOORS

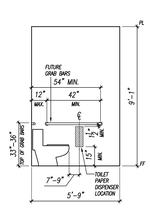




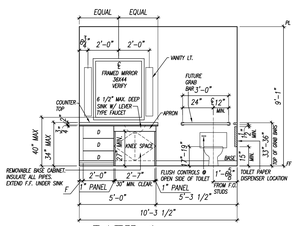
BATH 2
ALL FLOORS



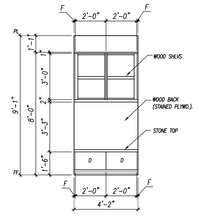
BATH 1 – TUB
ALL FLOORS



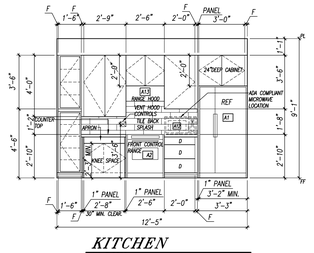
BATH 1
ALL FLOORS



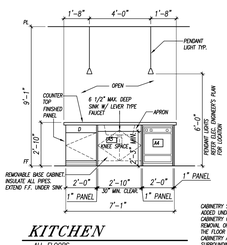
BATH 1
ALL FLOORS



MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS



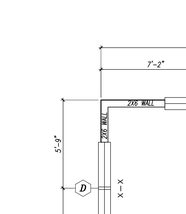
KITCHEN
ALL FLOORS

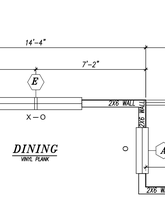
CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER COUNTER, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT DAMAGE TO THE SINK OR SINK MOUNTING TANK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

2.1 C1H – INTERIOR ELEVATIONS

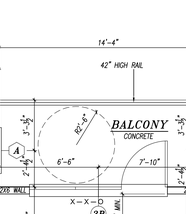
SCALE : 1/4" = 1'-0"

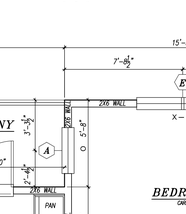
BATH 2 – TUB
ALL FLOORS



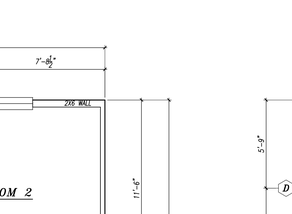


BATH 2
ALL FLOORS

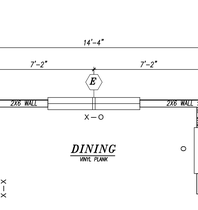




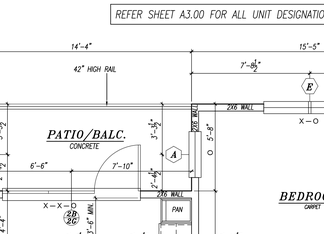
BATH 1 – SHOWER
ALL FLOORS



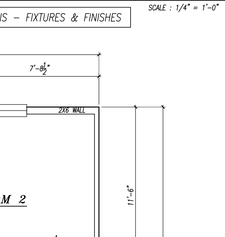
BATH 1
ALL FLOORS



MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS

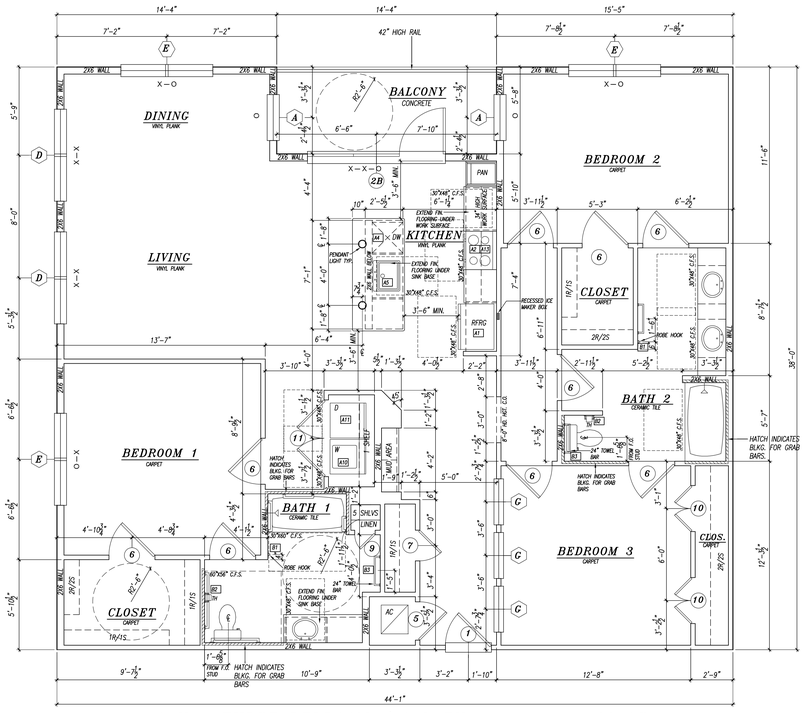


KITCHEN
ALL FLOORS

1.1 C1– INTERIOR ELEVATIONS

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES

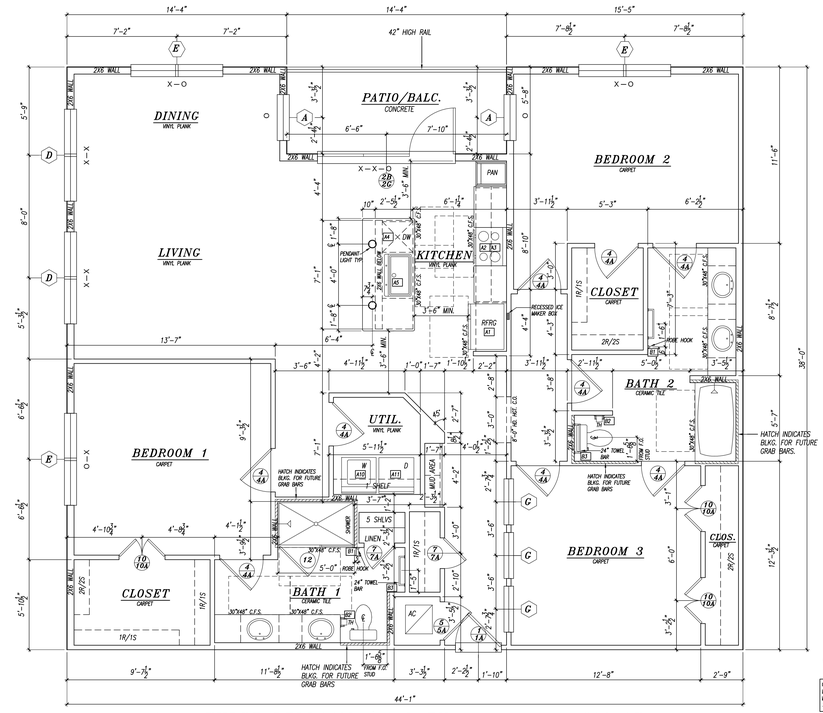
SCALE : 1/4" = 1'-0"



2 C1H – THREE BEDROOM / 2 BATH — 1588 SF

ADA 2ND FLOOR ONLY

SCALE : 1/4" = 1'-0"



1 C1 – THREE BEDROOM / 2 BATH — 1588 SF

1ST, 3RD & 4TH FLOOR ONLY

SCALE : 1/4" = 1'-0"

1/2 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY.

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

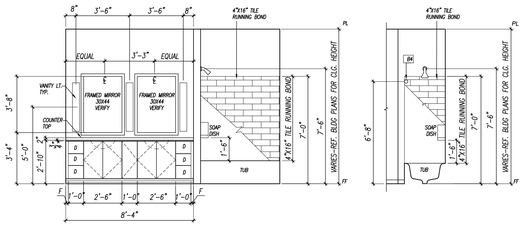
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 570
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

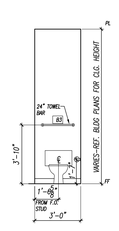
JOB NO. 1702
DATE 6/28/18

REVISIONS

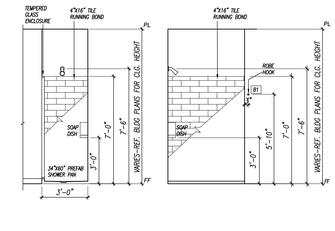
SHEET NO.
A3.11



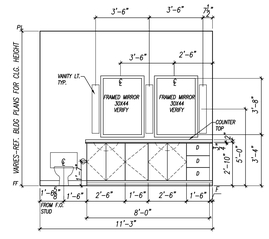
BATH 2 – TUB
ALL FLOORS



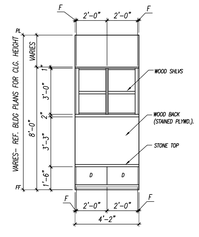
BATH 2
ALL FLOORS



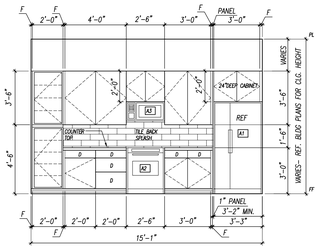
BATH 1 – SHOWER
ALL FLOORS



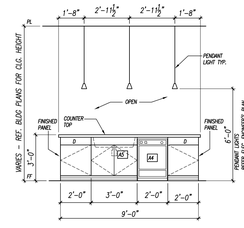
BATH 1
ALL FLOORS



MUD AREA
ALL FLOORS



KITCHEN
ALL FLOORS

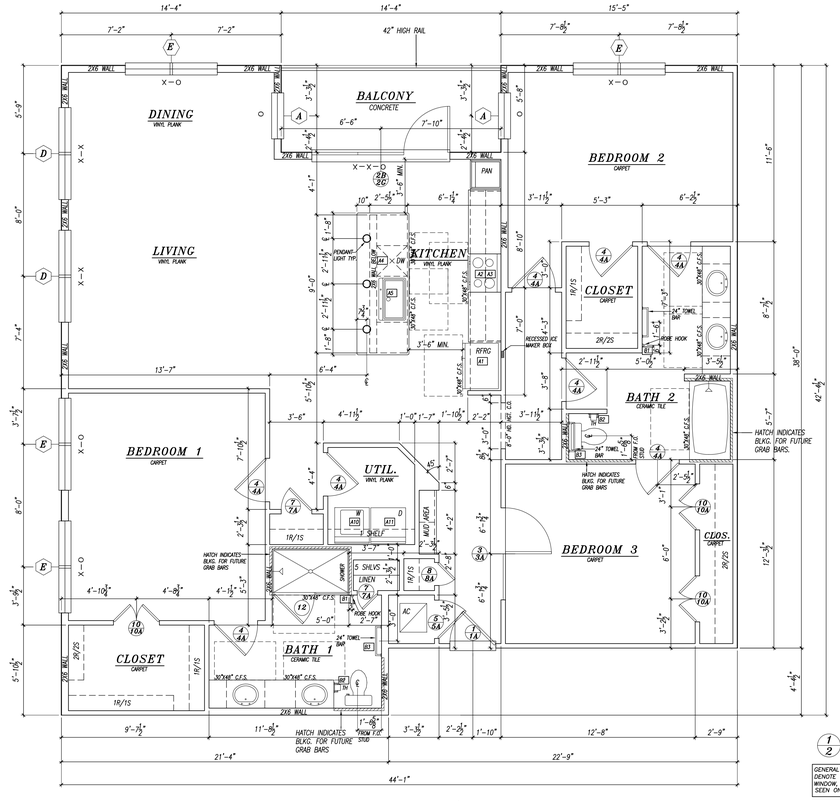


KITCHEN
ALL FLOORS

1.1 C1.1 – INTERIOR ELEVATIONS

REFER SHEET A3.00 FOR ALL UNIT DESIGNATIONS – FIXTURES & FINISHES

SCALE : 1/4" = 1'-0"



1 C1.1 – THREE BEDROOM / 2 BATH — 1697 SF
3RD–5TH FLOOR ONLY

SCALE : 1/4" = 1'-0"

1/2 TOP NUMBER INDICATES 2ND–4TH FLR. ONLY
BOTTOM NUMBER INDICATES 1ST & 5TH FLR. ONLY

GENERAL NOTE: WINDOW SYMBOLS DENOTE THE FOLLOWING: "X" = FIXED WINDOW, "O" = OPERABLE WINDOW. SEEN ON TYPICAL PLAN: X – O

PROVIDE BLOCKING BEHIND ALL WALL MOUNTED TOILET PAPER HOLDERS

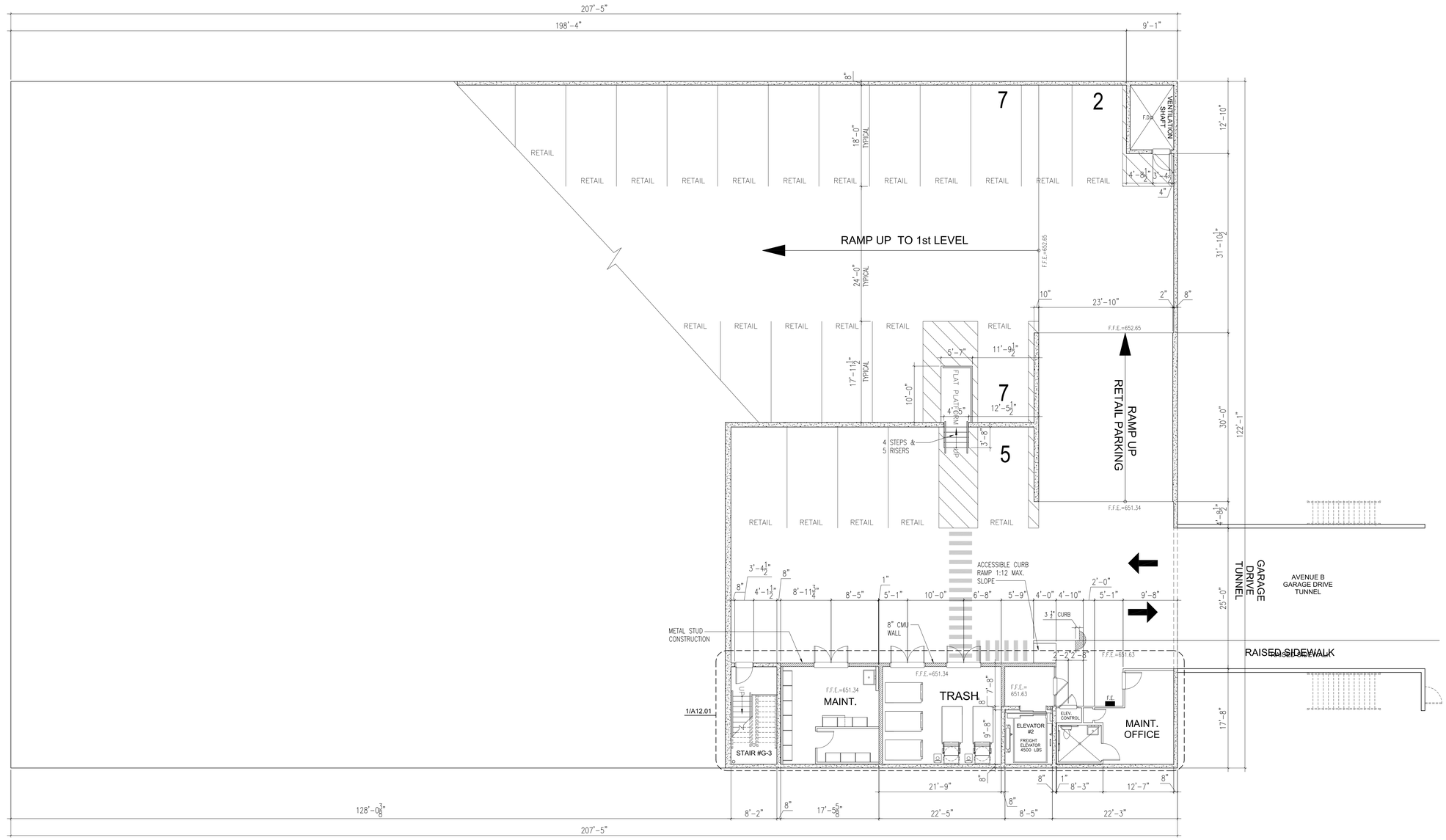
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 1000
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A3.12



GARAGE HANDICAP PARKING	
LEVEL:	H.C. SPACES PROVIDED
ROOF LEVEL	0
FIFTH FLOOR	1
FOURTH FLOOR	1
THIRD FLOOR	2
SECOND FLOOR	2
FIRST FLOOR	6 (3 VAN ACCESSIBLE)
BASEMENT	0
TOTAL	12

HANDICAP PARKING, ACCESSIBLE AISLE & ACCESSIBLE ROUTE MUST NOT EXCEED 2% SLOPE & CROSS SLOPE.

GARAGE PARKING CALCULATIONS	
LEVEL:	PARKING PROVIDED RESIDENTIAL+PUBLIC
ROOF LEVEL	63
FIFTH FLOOR	77
FOURTH FLOOR	76
THIRD FLOOR	74
SECOND FLOOR	73
FIRST FLOOR	63 (39 RETAILS SPACES, 21 RETAILS SPACES)
BASEMENT	21
TOTAL	447

RESIDENTIAL
STANDARD SPACES = 266
HANDICAP SPACES = 8
COMPACT SPACES = 113
TOTAL = 387 SPACES

RETAIL
RETAIL SPACES = 53
HANDICAP SPACES = 4
COMPACT SPACES = 3
TOTAL = 60 SPACES

1 BASEMENT LEVEL FLOOR PLAN

55 PARKING SPACES

SCALE: 1/8" = 1'-0"

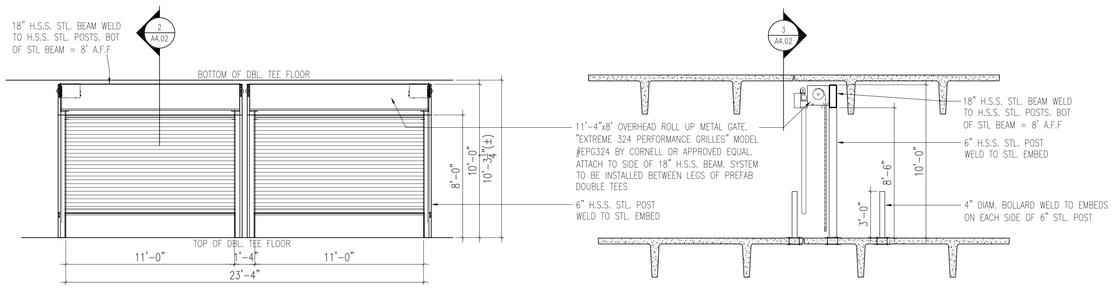
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SAN ANTONIO, TEXAS 78215

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5757 ALPHA RD. SUITE 1000
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

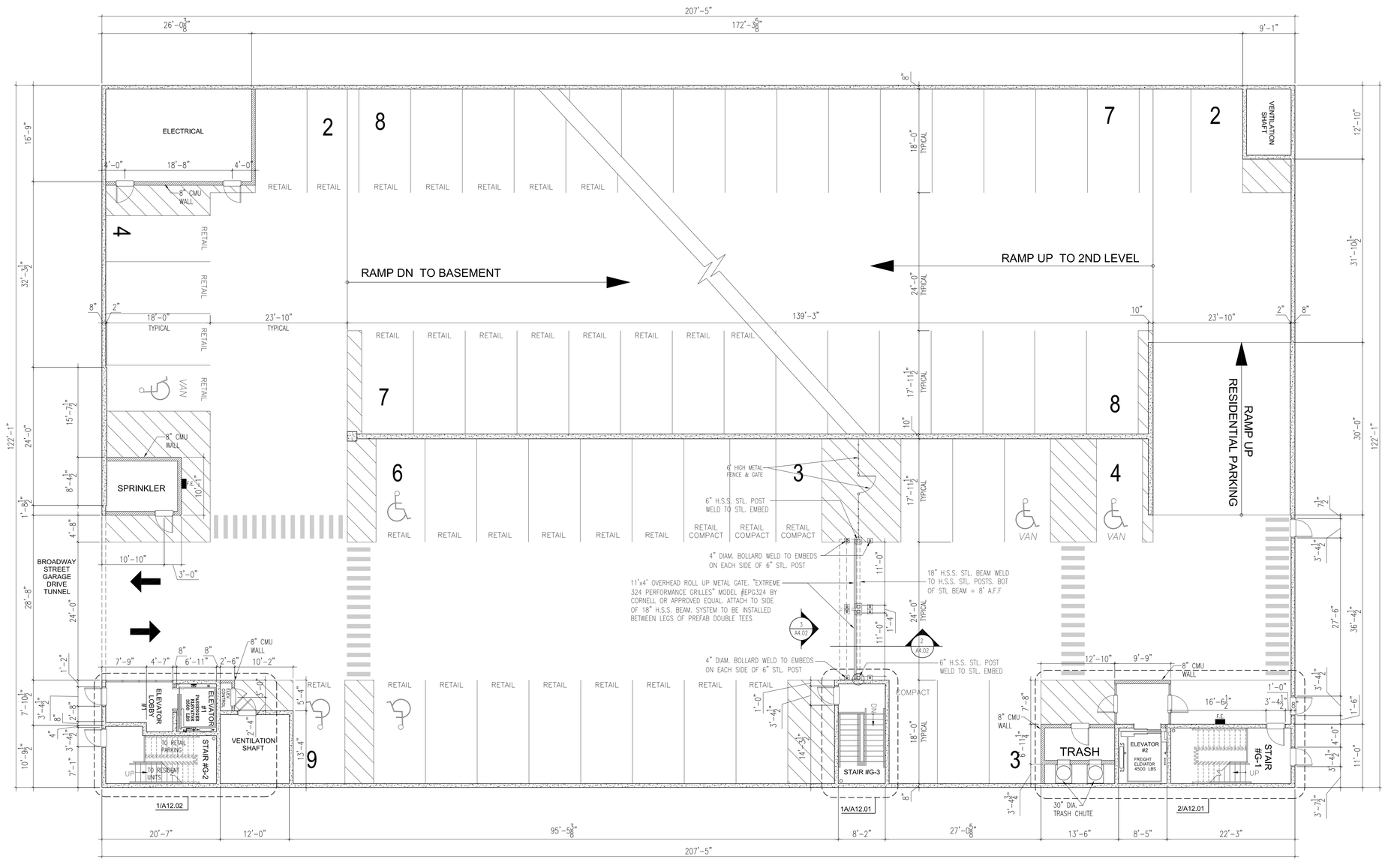
REVISIONS

SHEET NO.
A4.01



3 *OVERHEAD ROLL UP METAL GATE – ELEVATION*
REFER STRUCTURAL PANS FOR ACTUAL WEIGHT/THICKNESS OF STEEL ASSEMBLY — SCALE: 1/8" = 1'-0"

2 *OVERHEAD ROLL UP METAL GATE – SECTION*
REFER STRUCTURAL PANS FOR ACTUAL WEIGHT/THICKNESS OF STEEL ASSEMBLY — SCALE: 1/8" = 1'-0"



1 *GARAGE FIRST LEVEL FLOOR PLAN*
64 PARKING SPACES — SCALE: 1/8" = 1'-0"

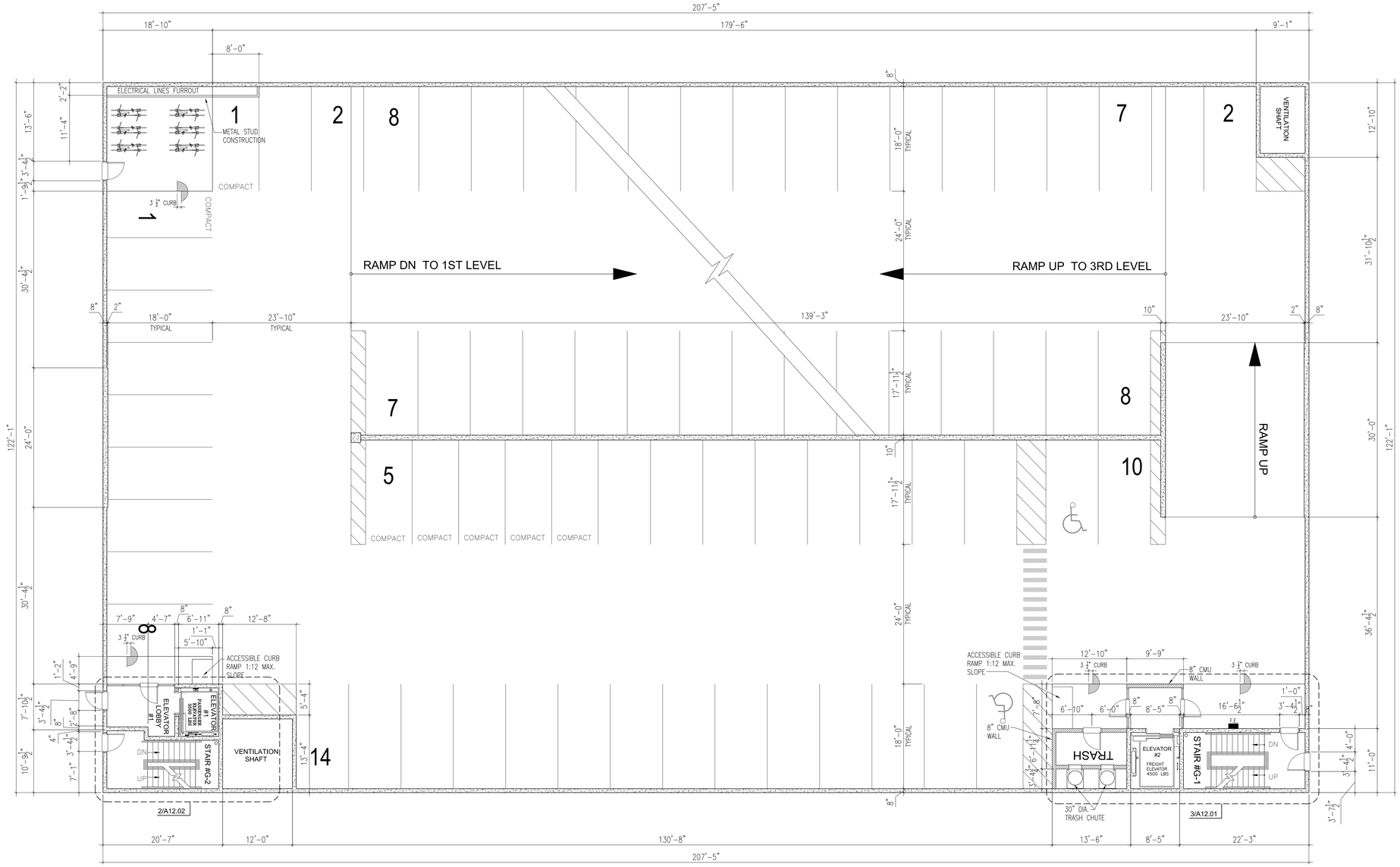
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 800
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A4.02



1 GARAGE SECOND LEVEL FLOOR PLAN

73 PARKING SPACES

SCALE: 1/8" = 1'-0"

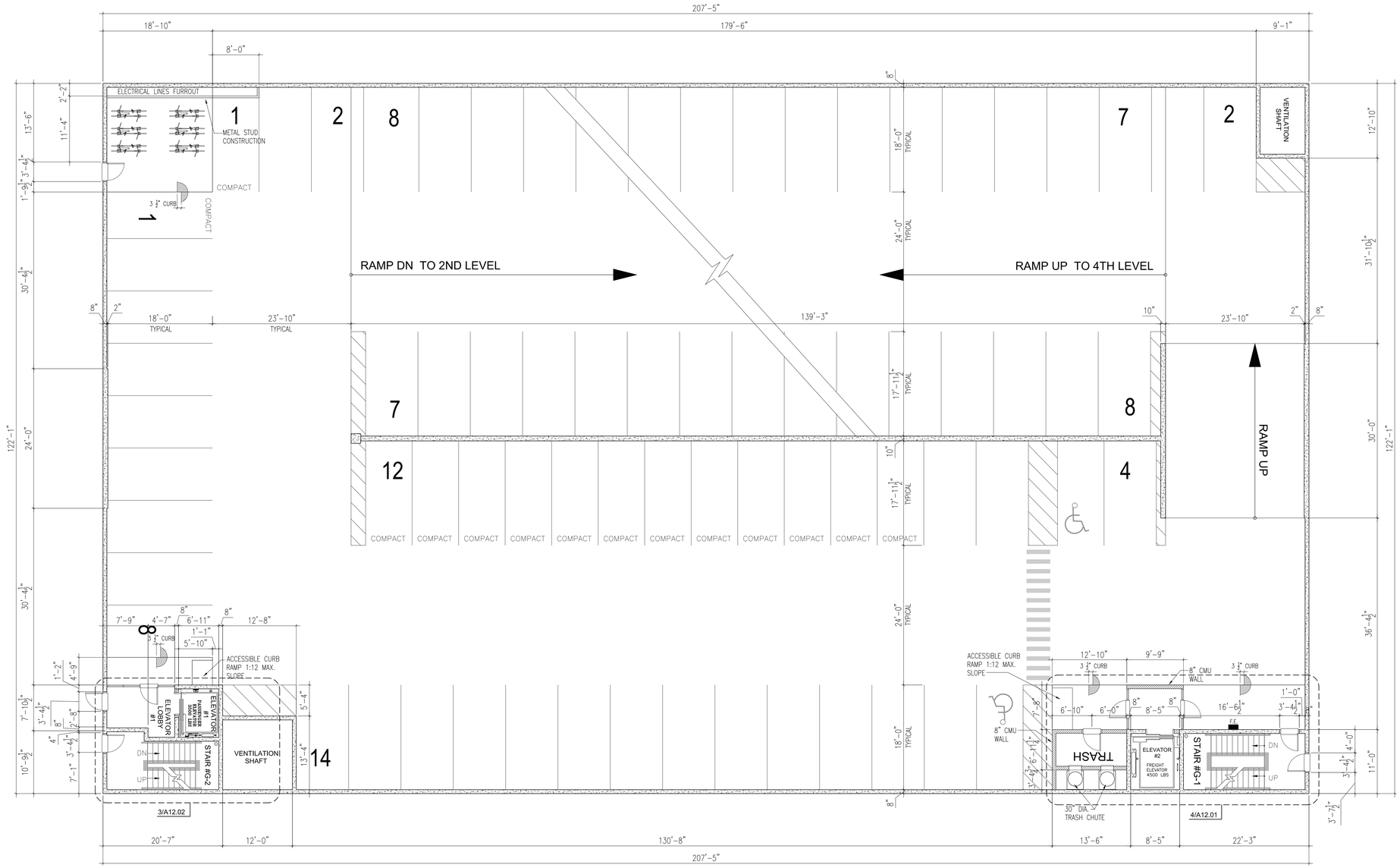
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 800
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1794
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A4.03



1 GARAGE THIRD LEVEL FLOOR PLAN

74 PARKING SPACES

SCALE: 1/8" = 1'-0"

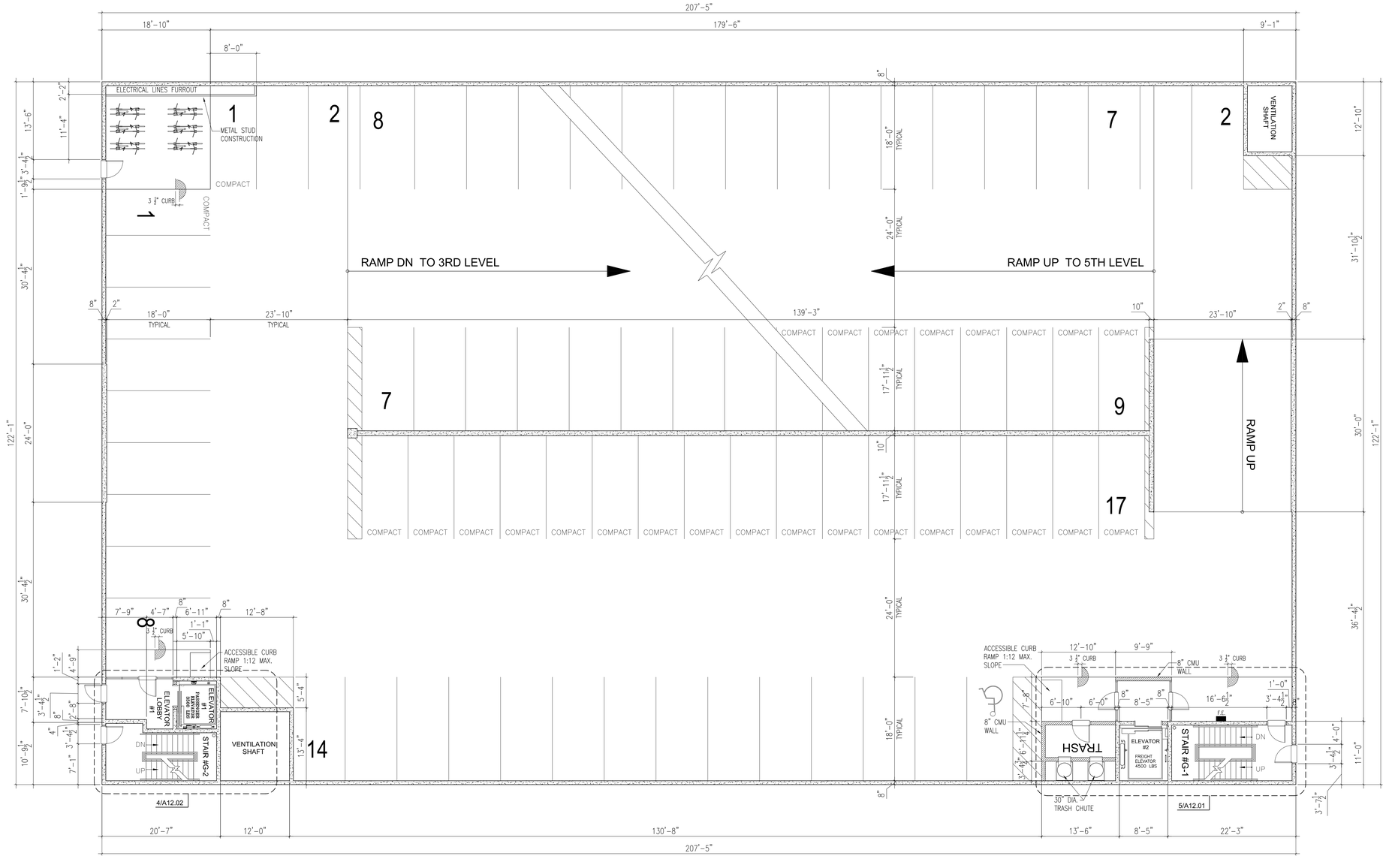
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. STE. 750
DALLAS, TEXAS 75240
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FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A4.04



1 GARAGE FOURTH LEVEL FLOOR PLAN

76 PARKING SPACES

SCALE: 1/8" = 1'-0"

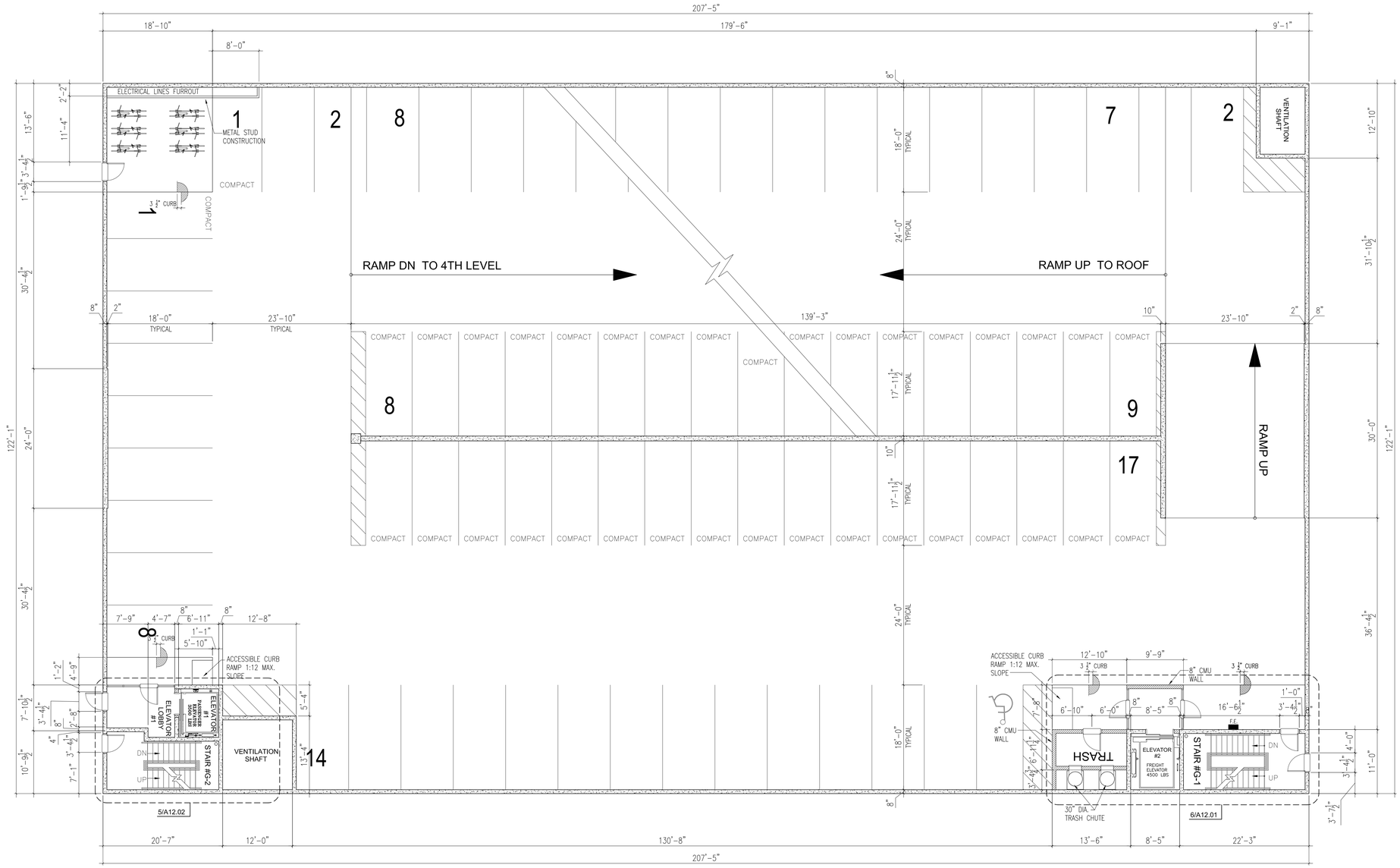
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 1000
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A4.05



1 GARAGE FIFTH LEVEL FLOOR PLAN

77 PARKING SPACES

SCALE: 1/8" = 1'-0"

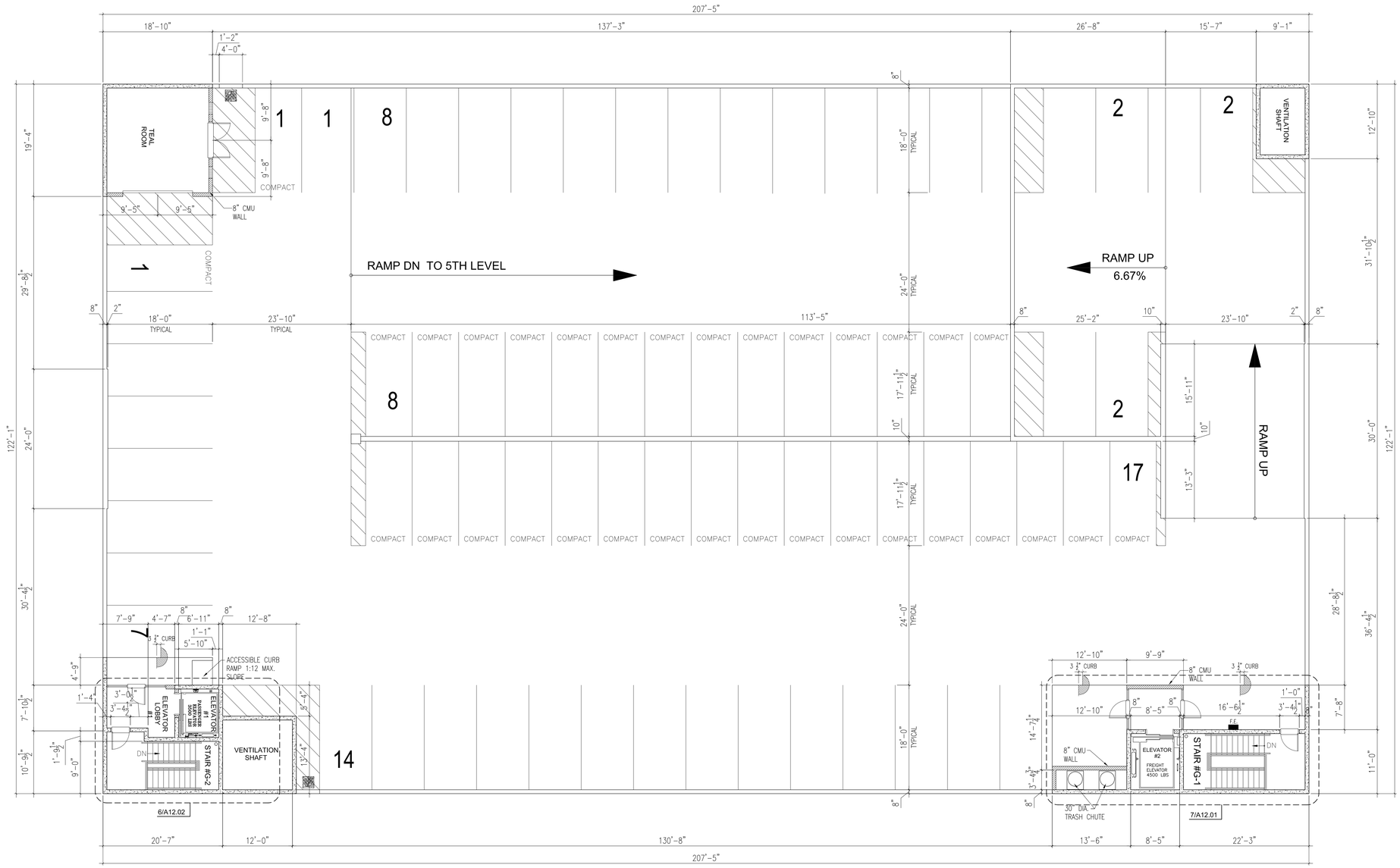
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. STE. 765
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A4.06



1 GARAGE ROOF LEVEL FLOOR PLAN

63 PARKING SPACES

SCALE: 1/8" = 1'-0"

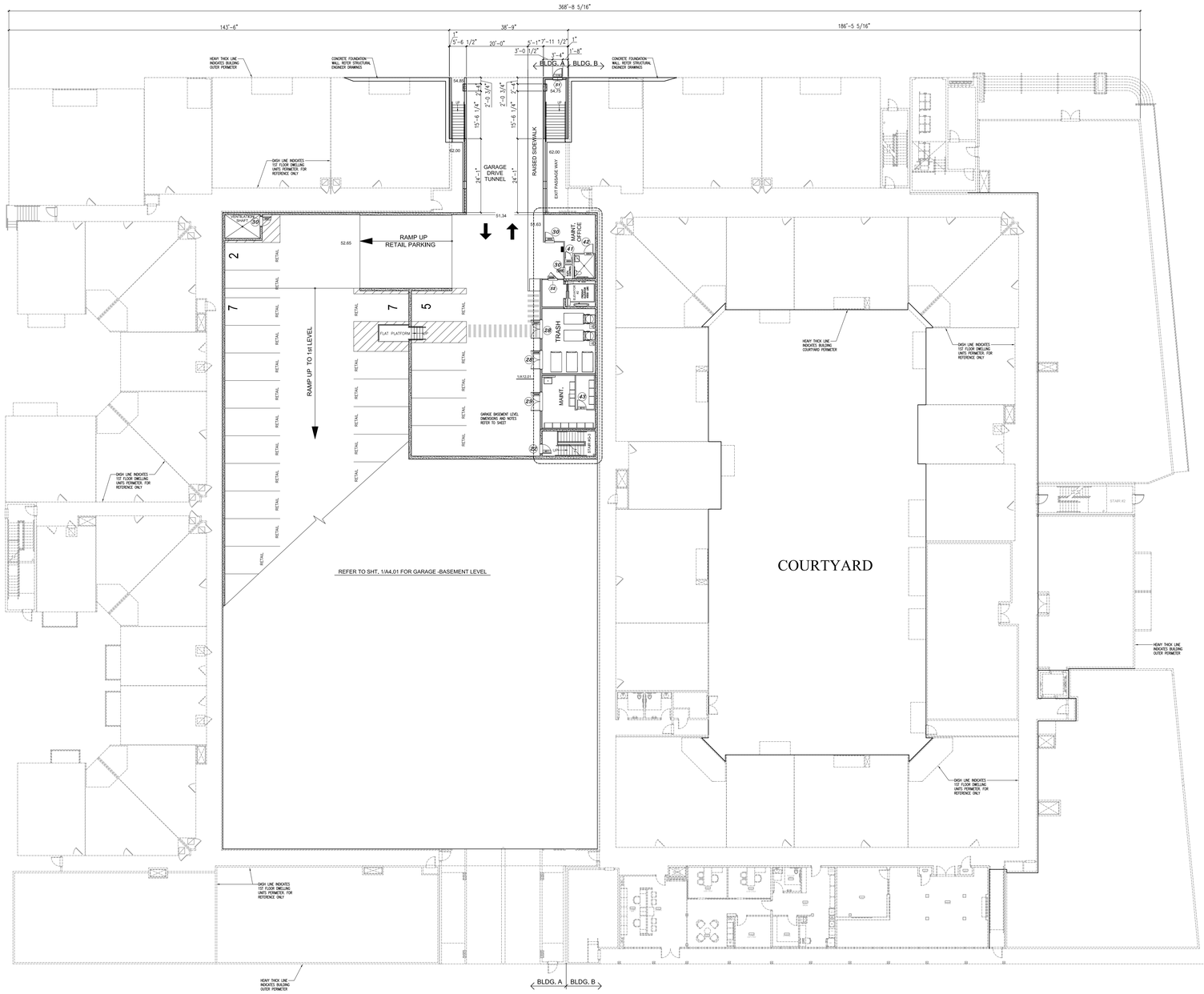
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 765
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A4.07



1 *BASEMENT FLOOR PLAN – BUILDING OVERALL*

SCALE: 1/16" = 1'-0"

NRP BROADWAY/JONES

1011 BROADWAY STREET

SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD.
SUITE 1704
DALLAS, TEXAS 75240

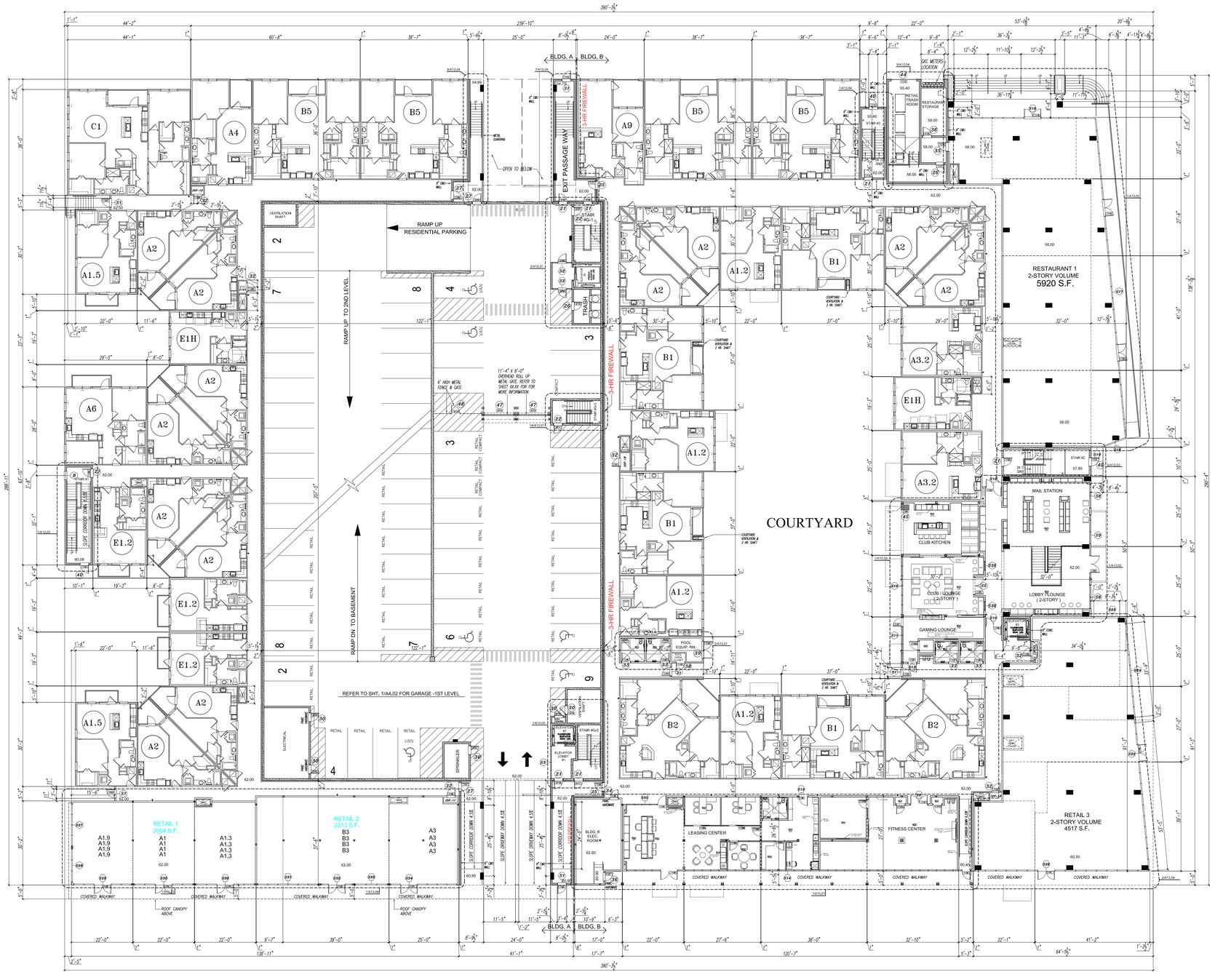
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

	REVISIONS

SHEET NO.

A5.00



1 *1st FLOOR PLAN – BUILDING OVERALL*

SCALE: 1/16" = 1'-0"

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 570
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A5.01

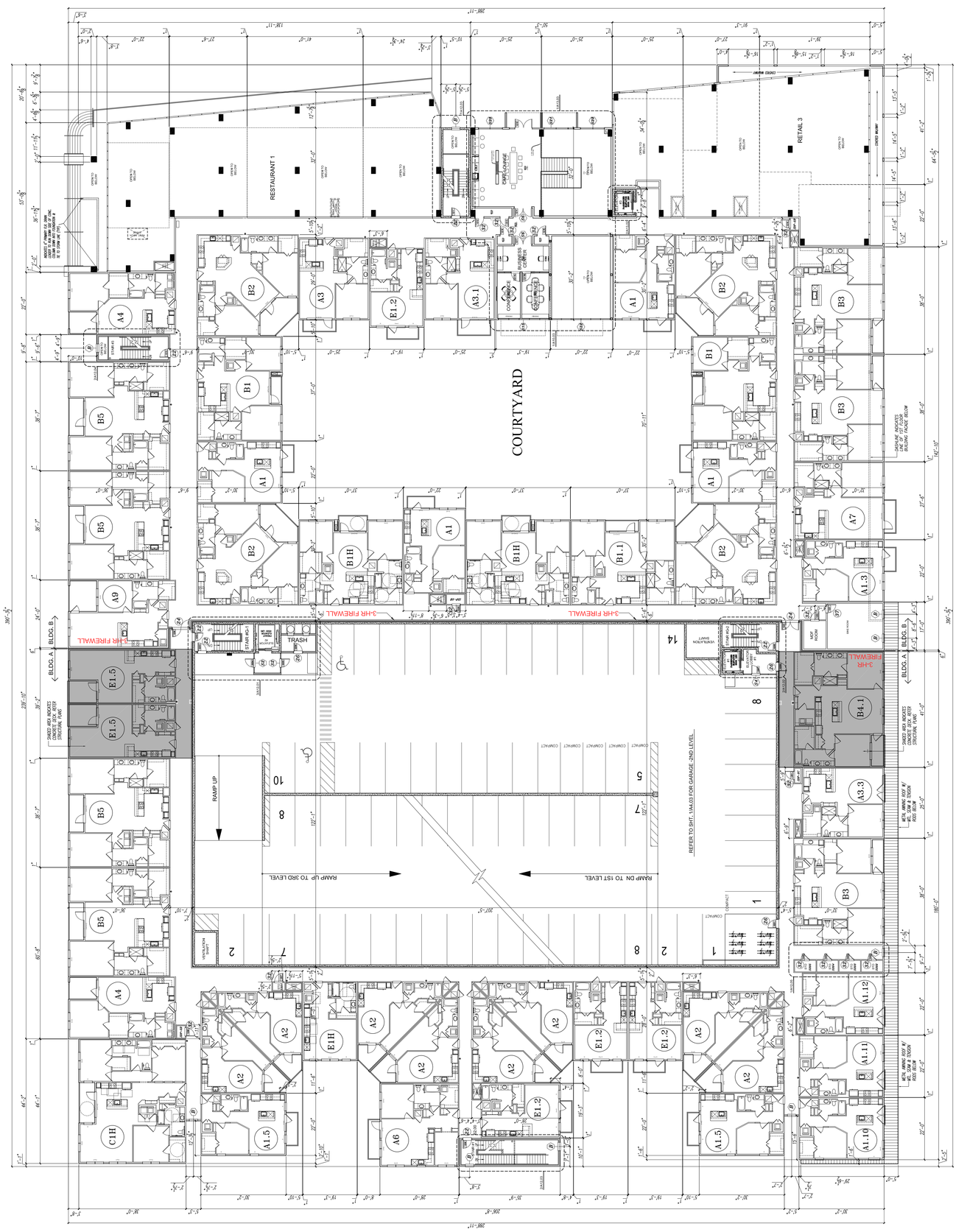
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

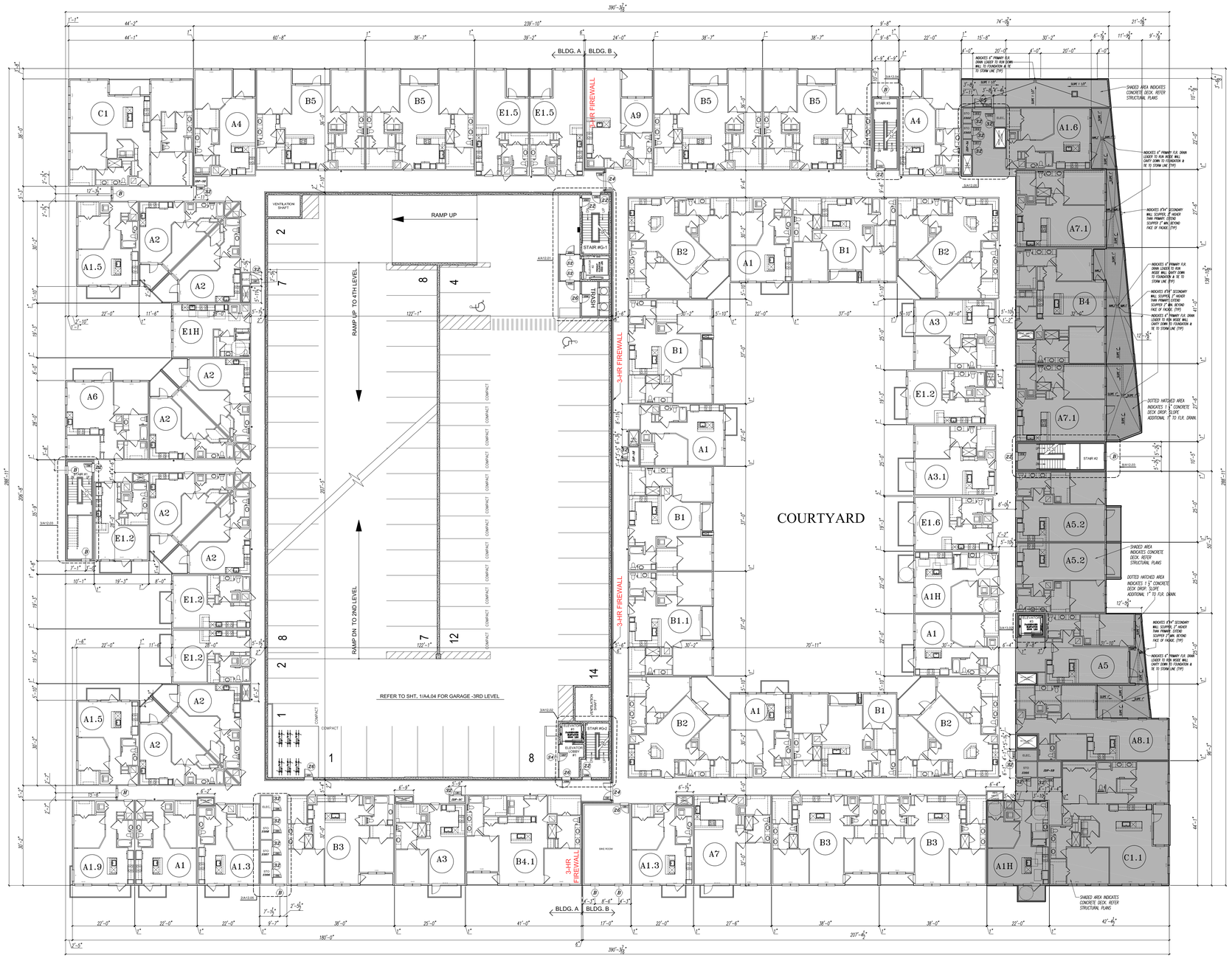
CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO. A5.02


COURTYARD
RESTAURANT 1
RETAIL 3
LEASING
CONFERENCE
FITNESS CENTER
RAMP UP
RAMP UP TO 3RD LEVEL
RAMP DN TO 1ST LEVEL
REFER TO SHT. 1/A4.00 FOR GARAGE 2ND LEVEL
TRASH
3-HR FIREWALL
BLDG. A
BLDG. B
GROUND AREA ANCHOR CONCRETE BOX, REFER STRUCTURAL PLANS
GROUND AREA ANCHOR CONCRETE BOX, REFER STRUCTURAL PLANS
METAL AWNING ASSY W/ ADJ. SIGN @ STOOPS REF. A5.01
GROUND AREA ANCHOR CONCRETE BOX, REFER STRUCTURAL PLANS
GROUND AREA ANCHOR CONCRETE BOX, REFER STRUCTURAL PLANS
METAL AWNING ASSY W/ ADJ. SIGN @ STOOPS REF. A5.01
GROUND AREA ANCHOR CONCRETE BOX, REFER STRUCTURAL PLANS



1 *3rd FLOOR PLAN – BUILDING OVERALL*

SCALE: 1/16" = 1'-0"

NRP BROADWAY/JONES

1011 BROADWAY STREET

SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD. SUITE 570 DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704

FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.

A5.03

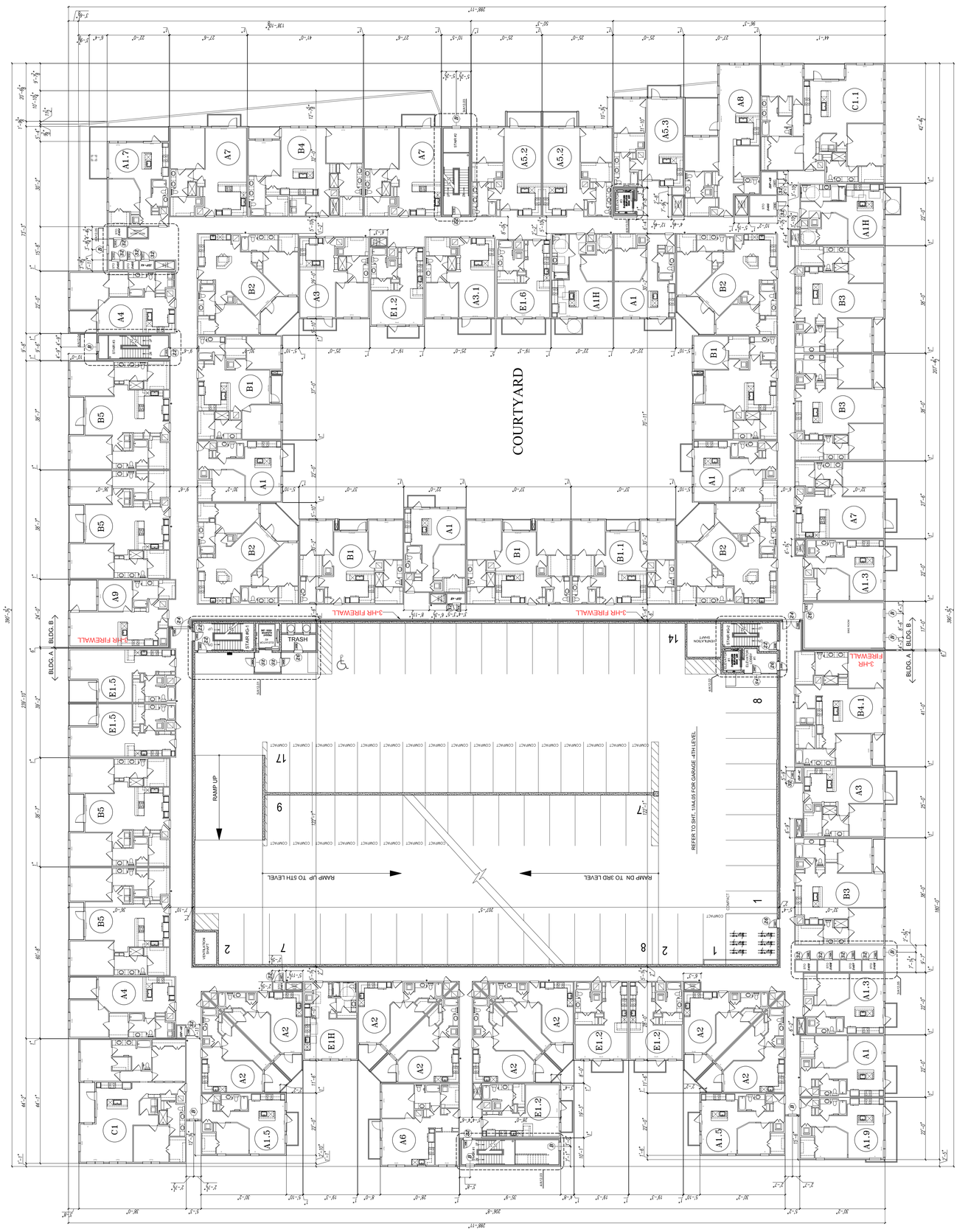
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

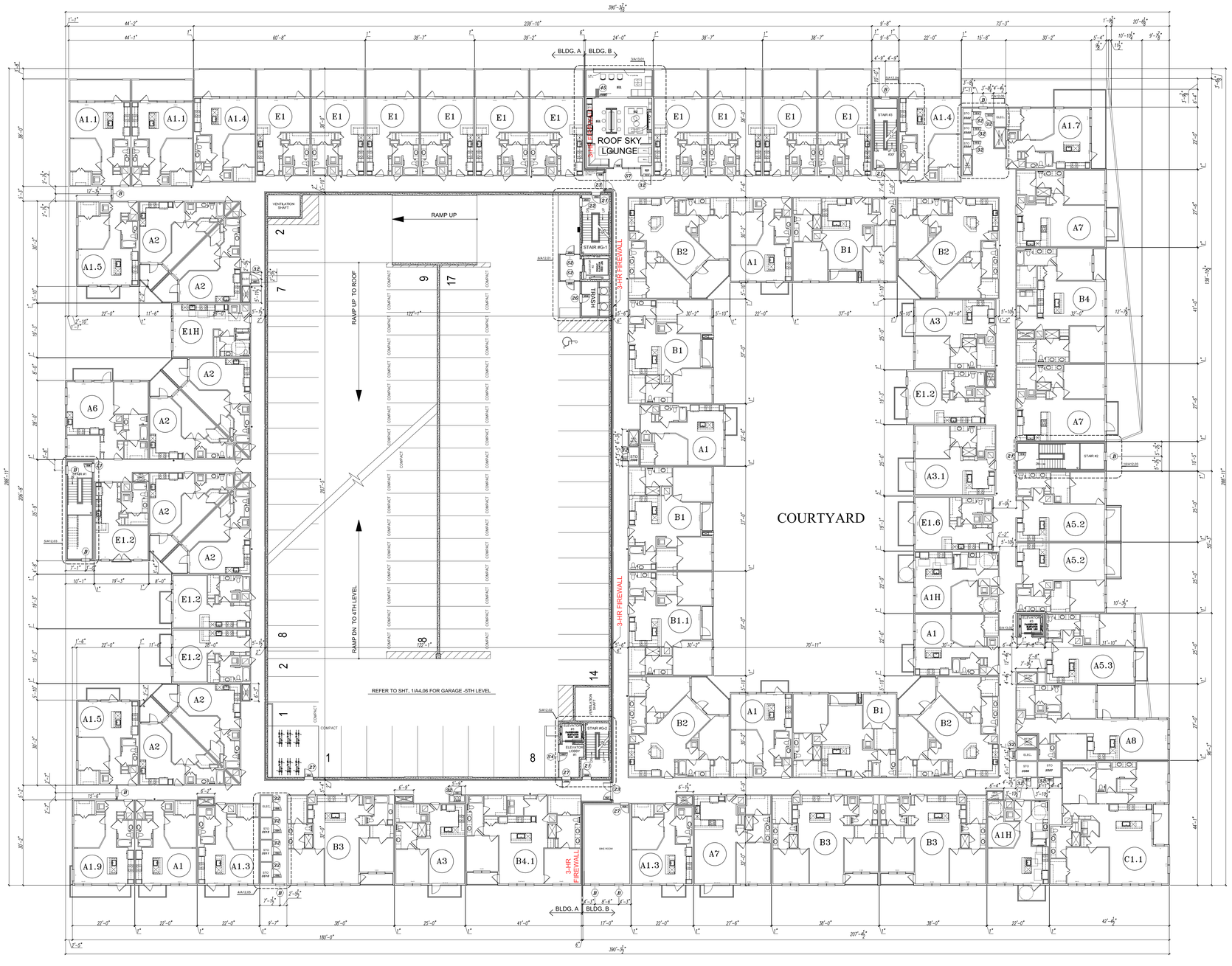
JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A5.04



1 4th FLOOR PLAN – BUILDING OVERALL
SCALE: 1/16" = 1'-0"



1 *5th FLOOR PLAN – BUILDING OVERALL*

SCALE: 1/16" = 1'-0"

NRP BROADWAY/JONES

1011 BROADWAY STREET

SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD. SUITE 570 DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704

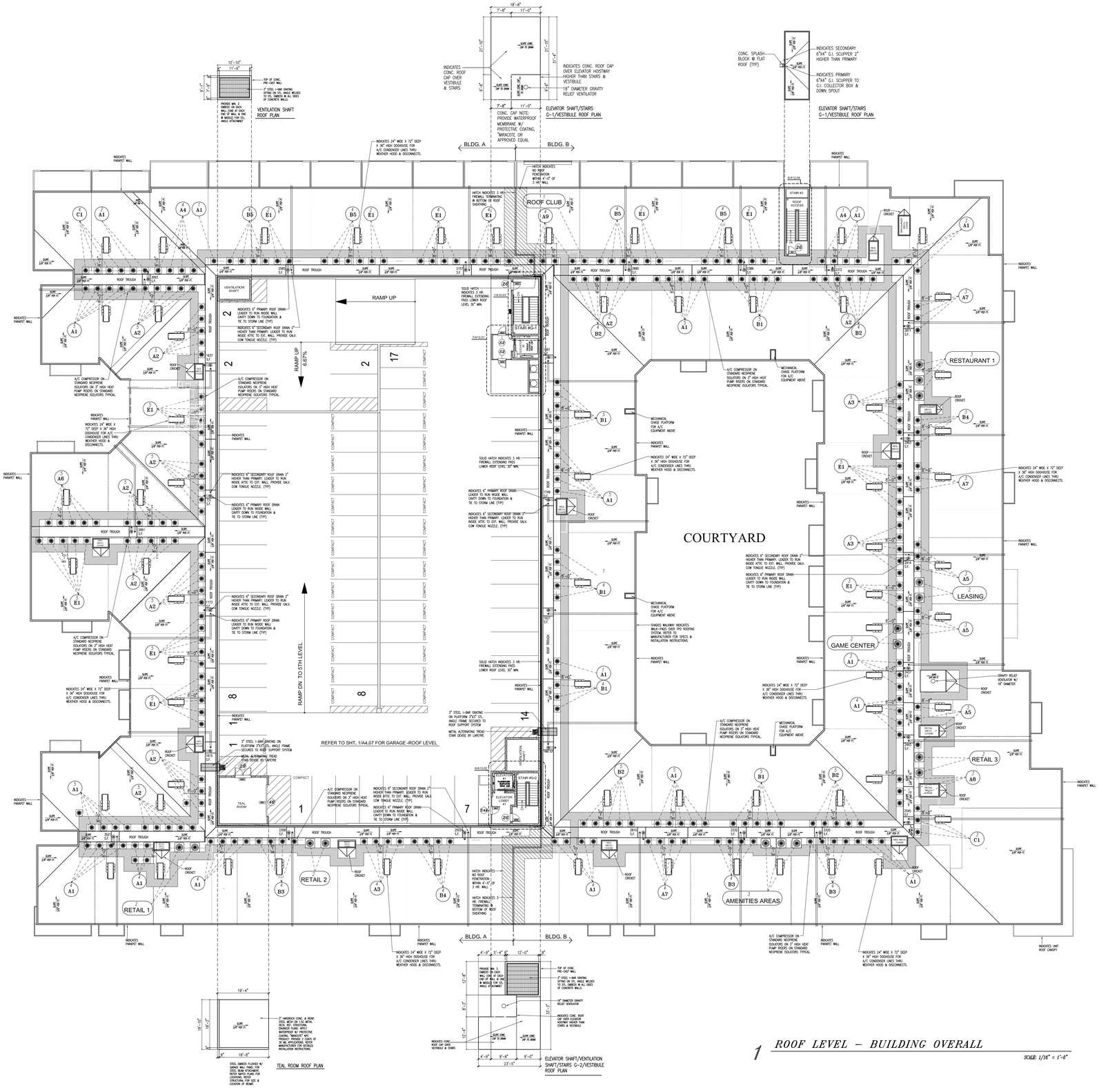
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.

A5.05



1 ROOF LEVEL – BUILDING OVERALL

SCALE: 1/16" = 1'-0"

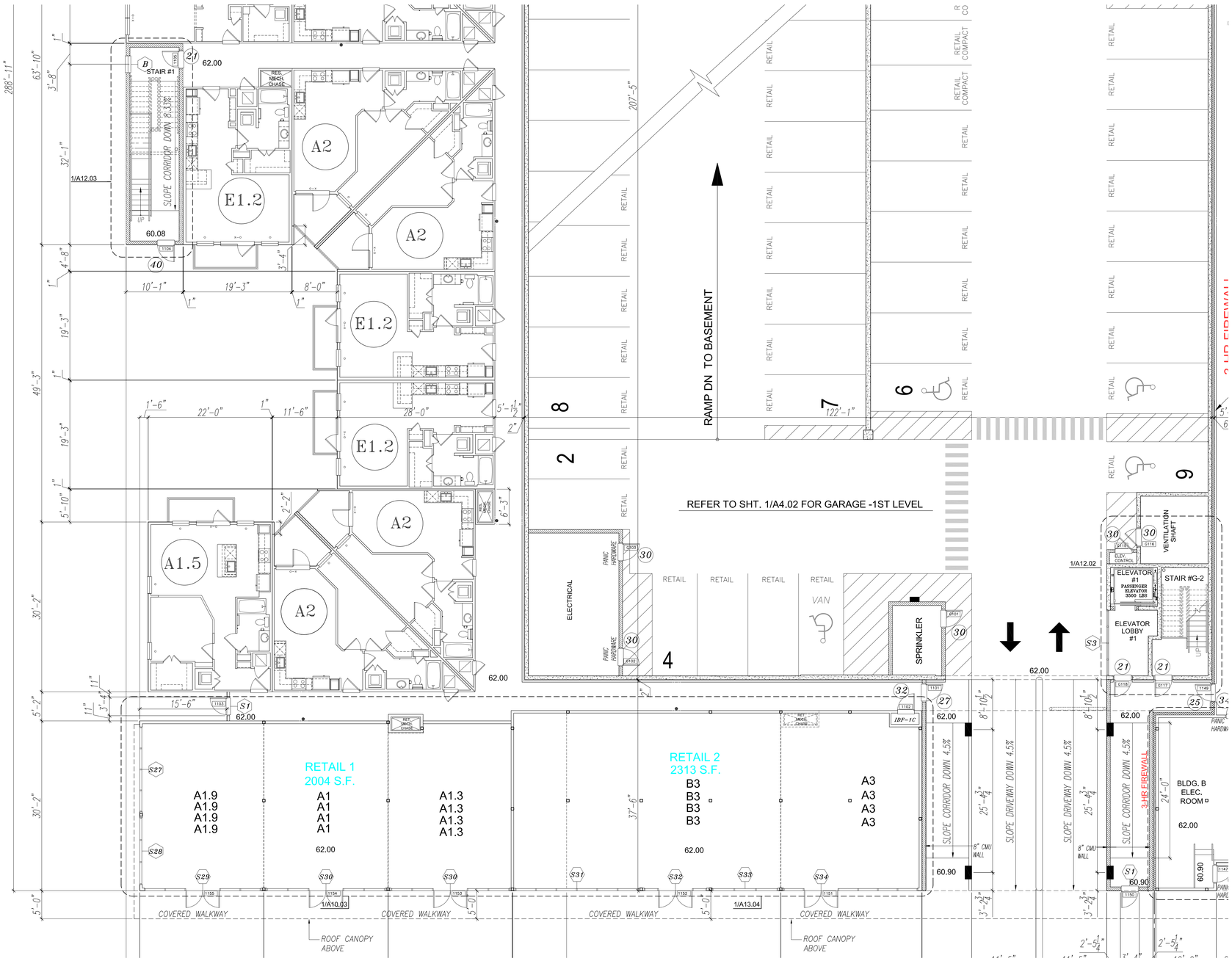
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 1100
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A5.06



1 *1st FLOOR PLAN – SECTION A*

SCALE: 1/8" = 1'-0"

NRP BROADWAY/JONES

1011 BROADWAY STREET

SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD. SUITE 550 DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704

FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.

A6.01

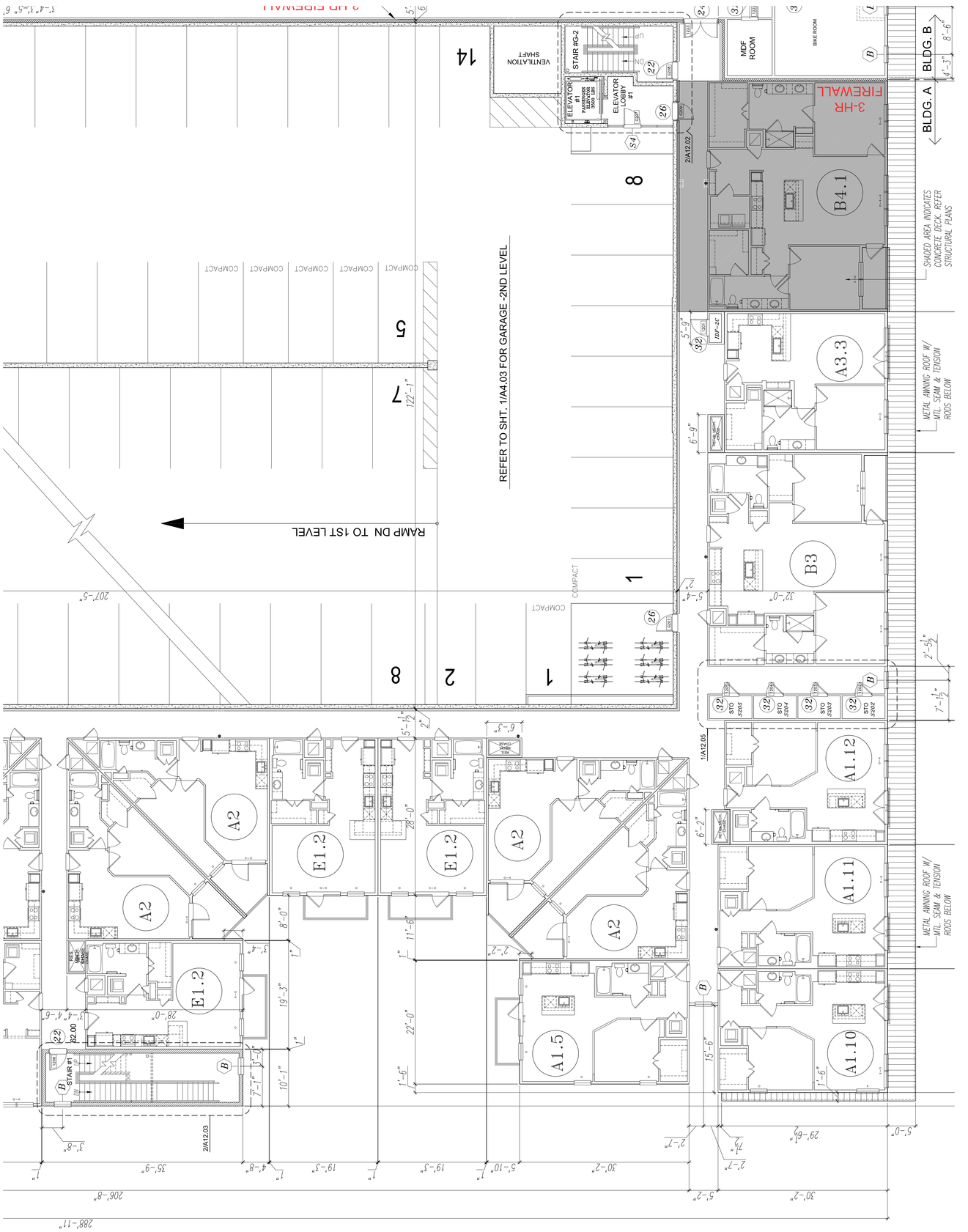
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
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DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

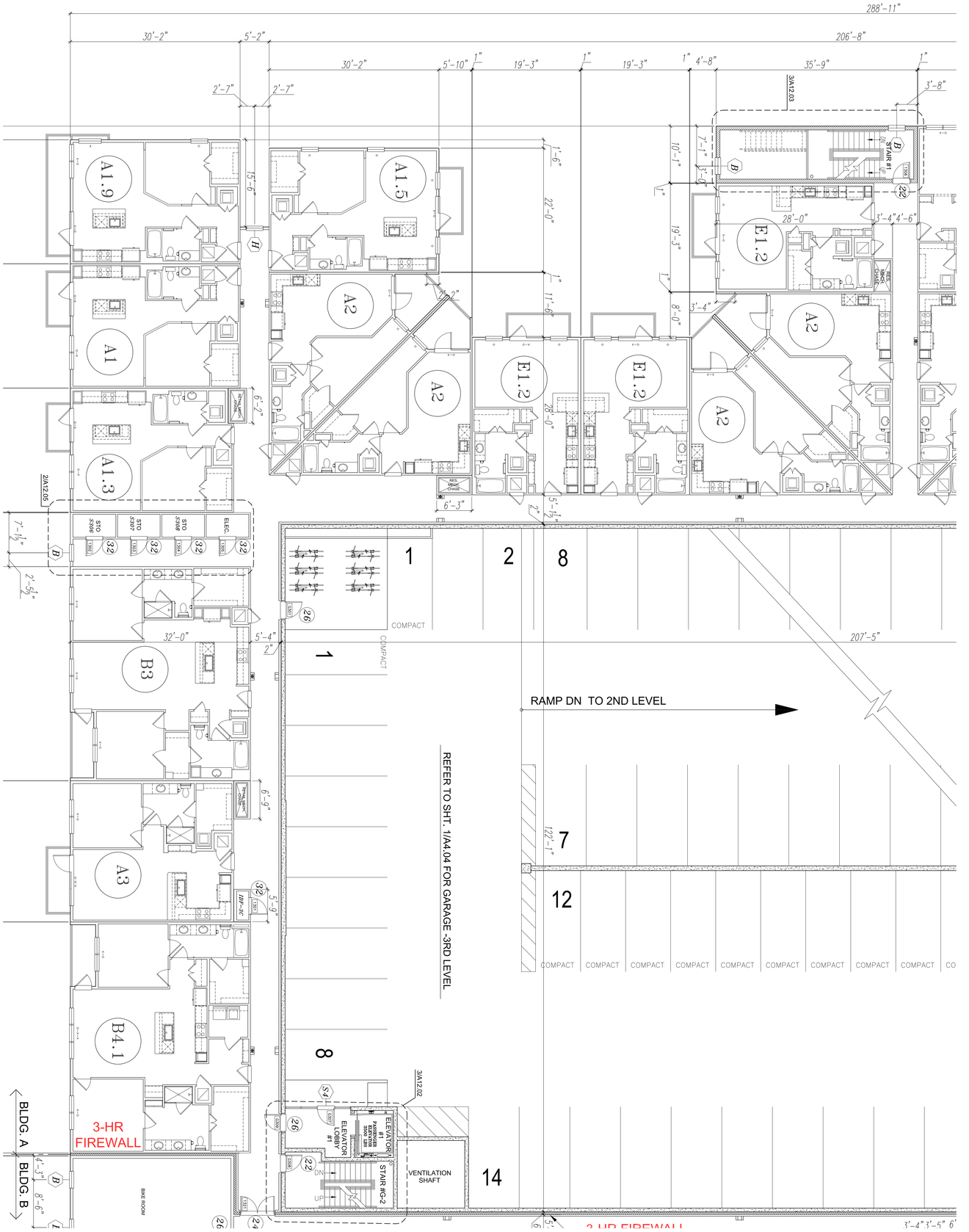
JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO. A6.02



1 2nd FLOOR PLAN – SECTION A
SCALE: 1/8" = 1'-0"



1 3rd FLOOR PLAN – SECTION A

SCALE: 1/8" = 1'-0"

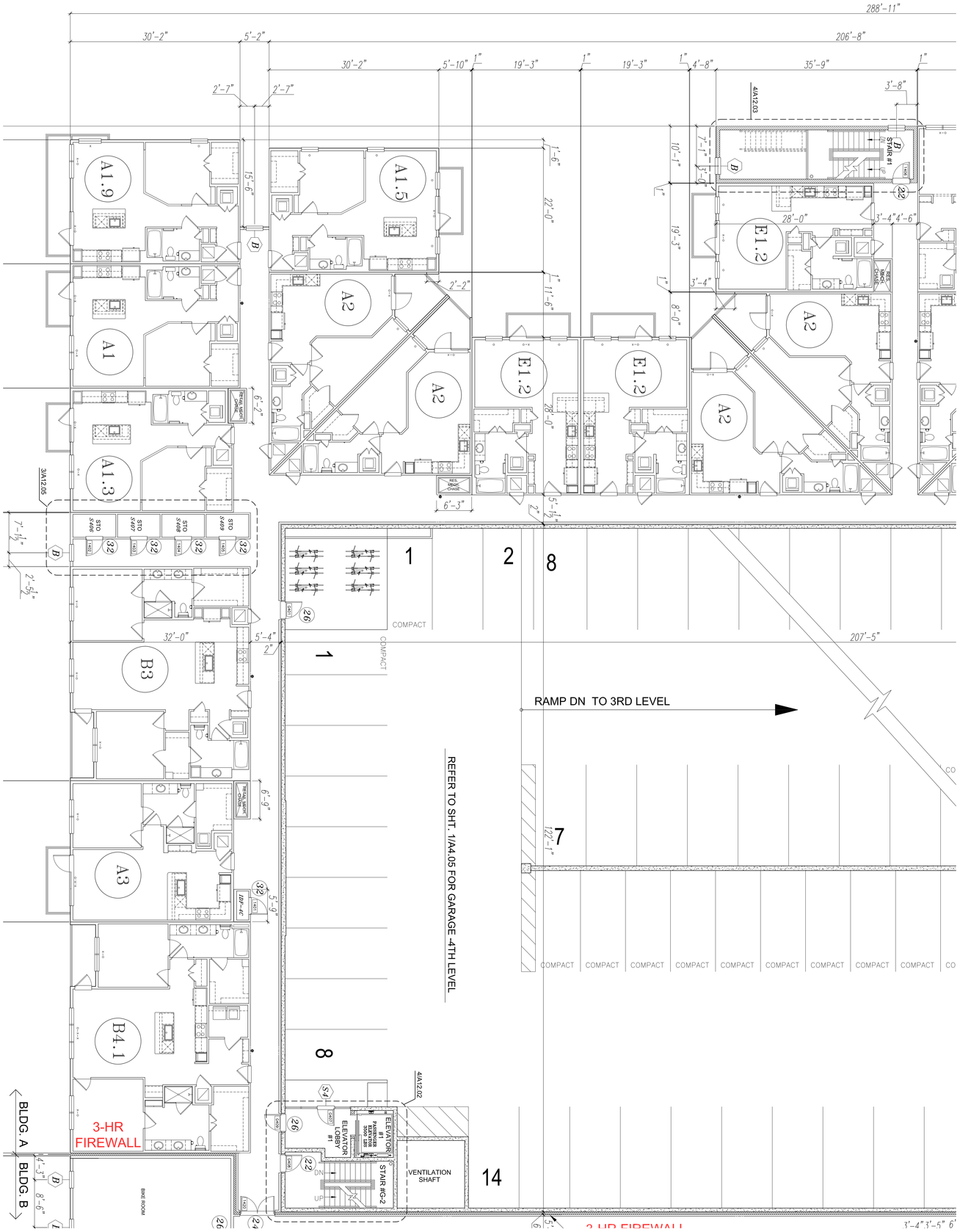
SHEET NO. A6.03

REVISIONS

JOB NO. 1702
DATE 6/28/18

CLIFFORD WONG ARCHITECT, INC
3757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215



1 4th FLOOR PLAN – SECTION A

SCALE: 1/8" = 1'-0"

SHEET NO. A6.04

REVISIONS

JOB NO. 1702
DATE 6/28/18

CLIFFORD WONG ARCHITECT, INC

3757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

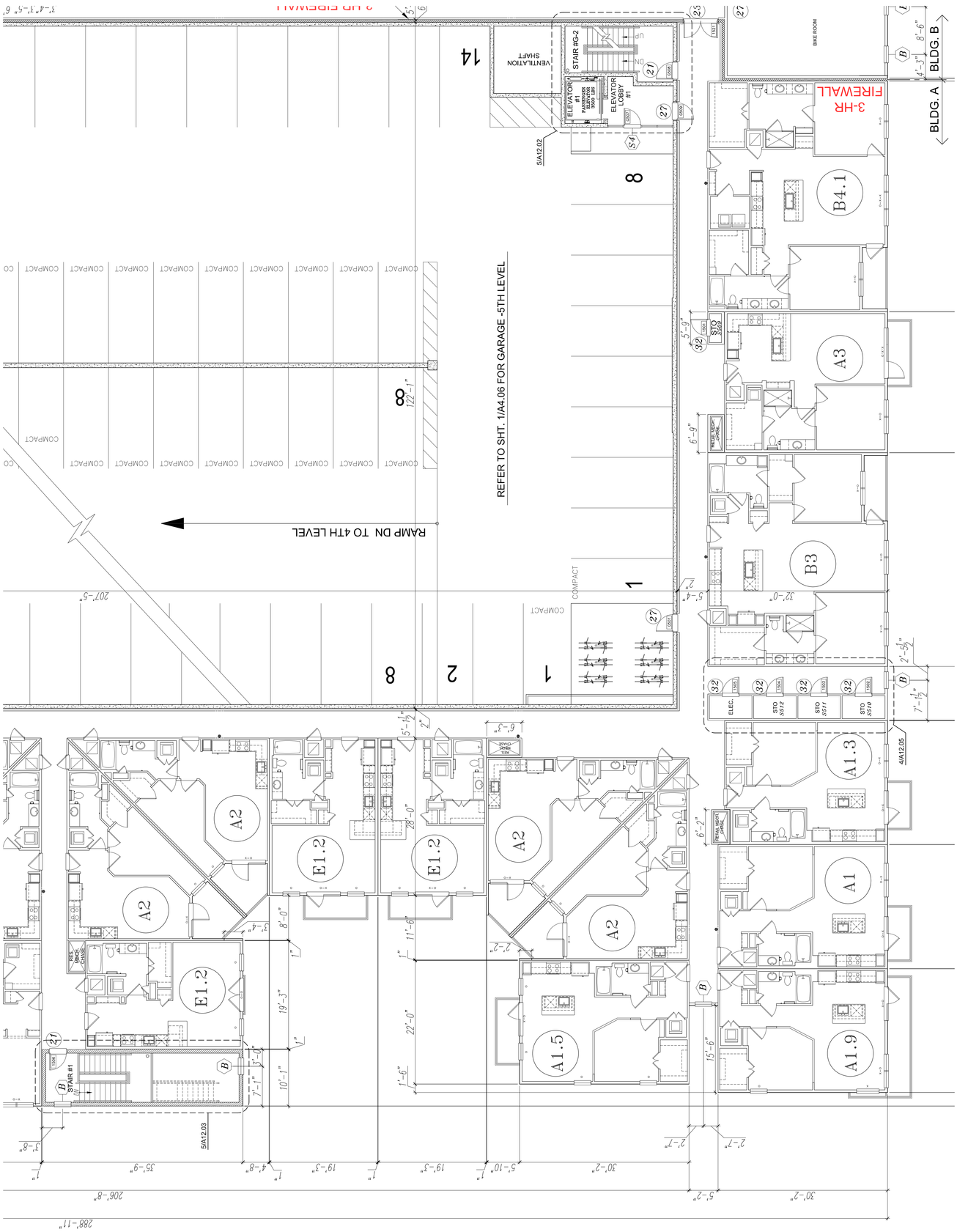
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

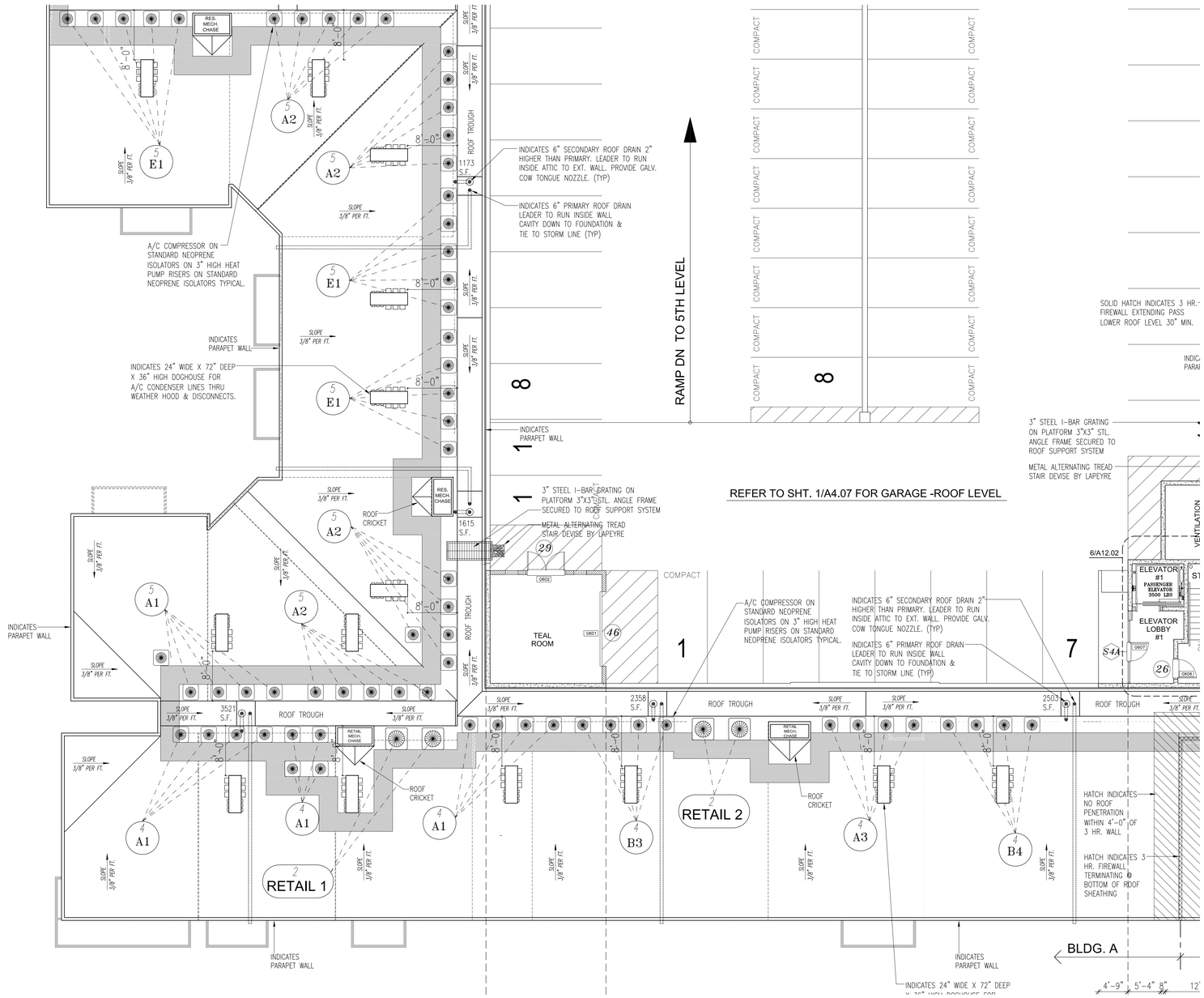
JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A6.05



1 5th FLOOR PLAN – SECTION A
SCALE: 1/8" = 1'-0"



1 *ROOF LEVEL – SECTION A*

SCALE: 1/8" = 1'-0"

NRP BROADWAY/JONES

1011 BROADWAY STREET

SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD. STE. 550 DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704

FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

	REVISIONS

SHEET NO.

A6.06

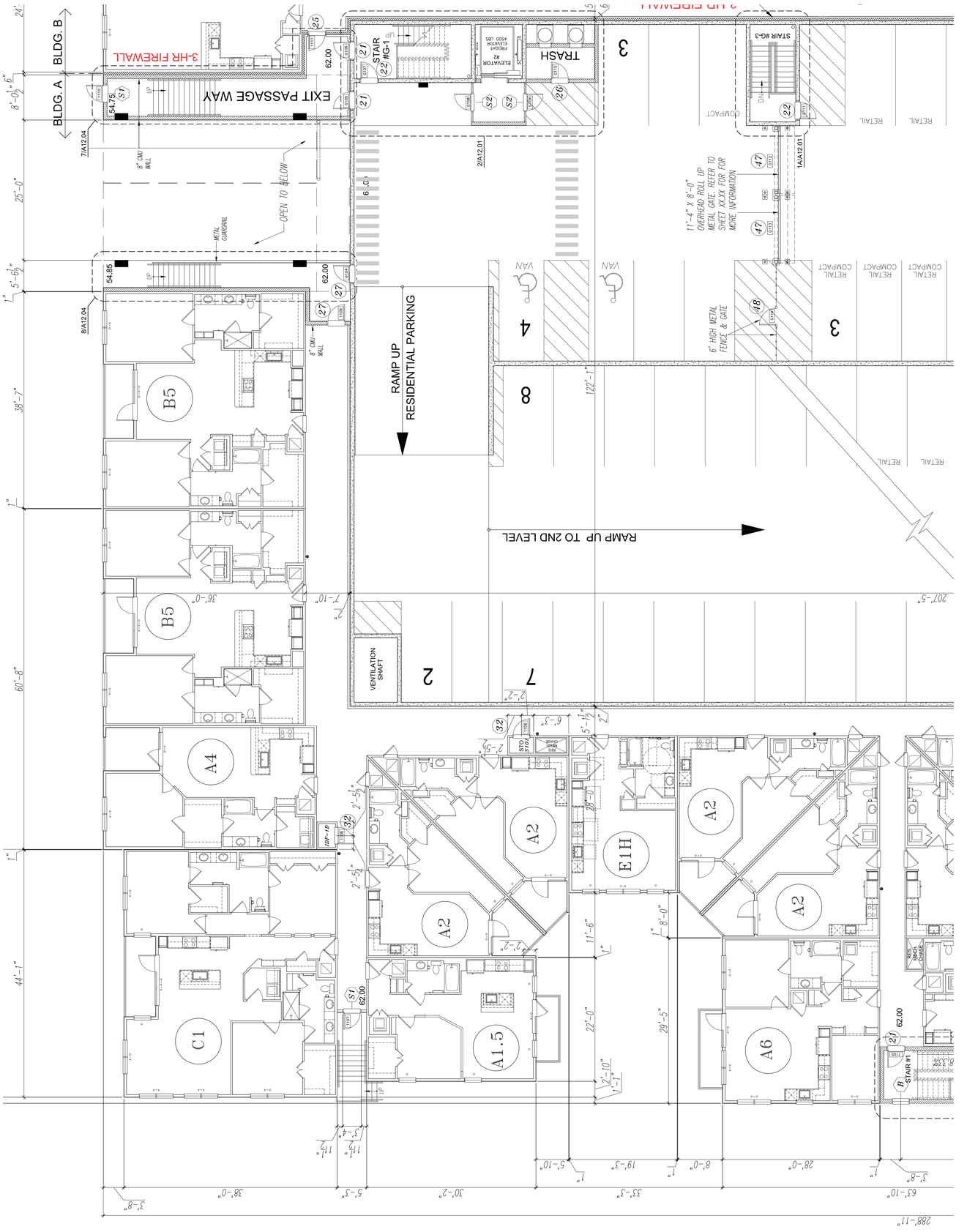
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

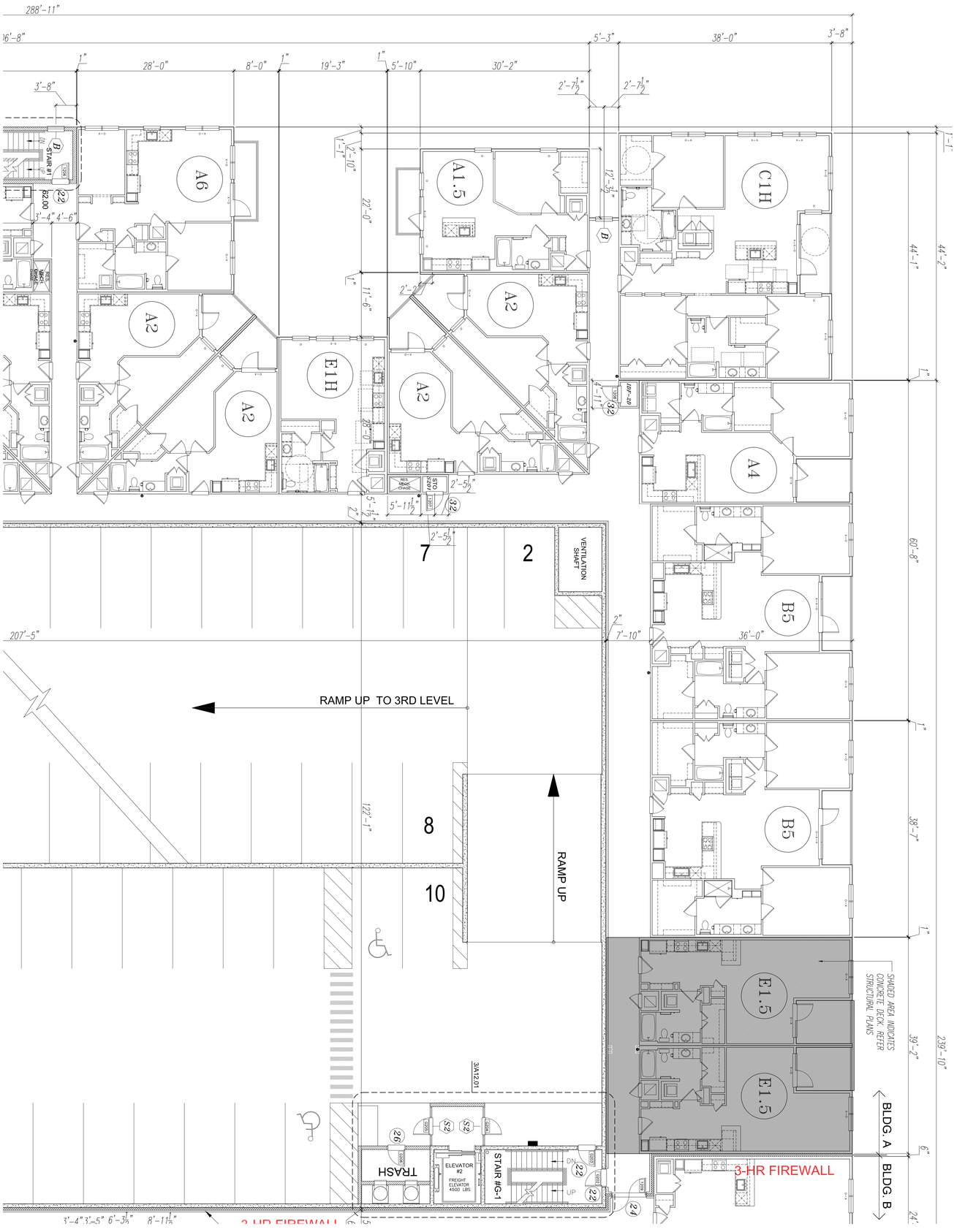
JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A7.01



1 1st FLOOR PLAN – SECTION B
SCALE: 1/8" = 1'-0"



1 2nd FLOOR PLAN – SECTION B

SCALE: 1/8" = 1'-0"

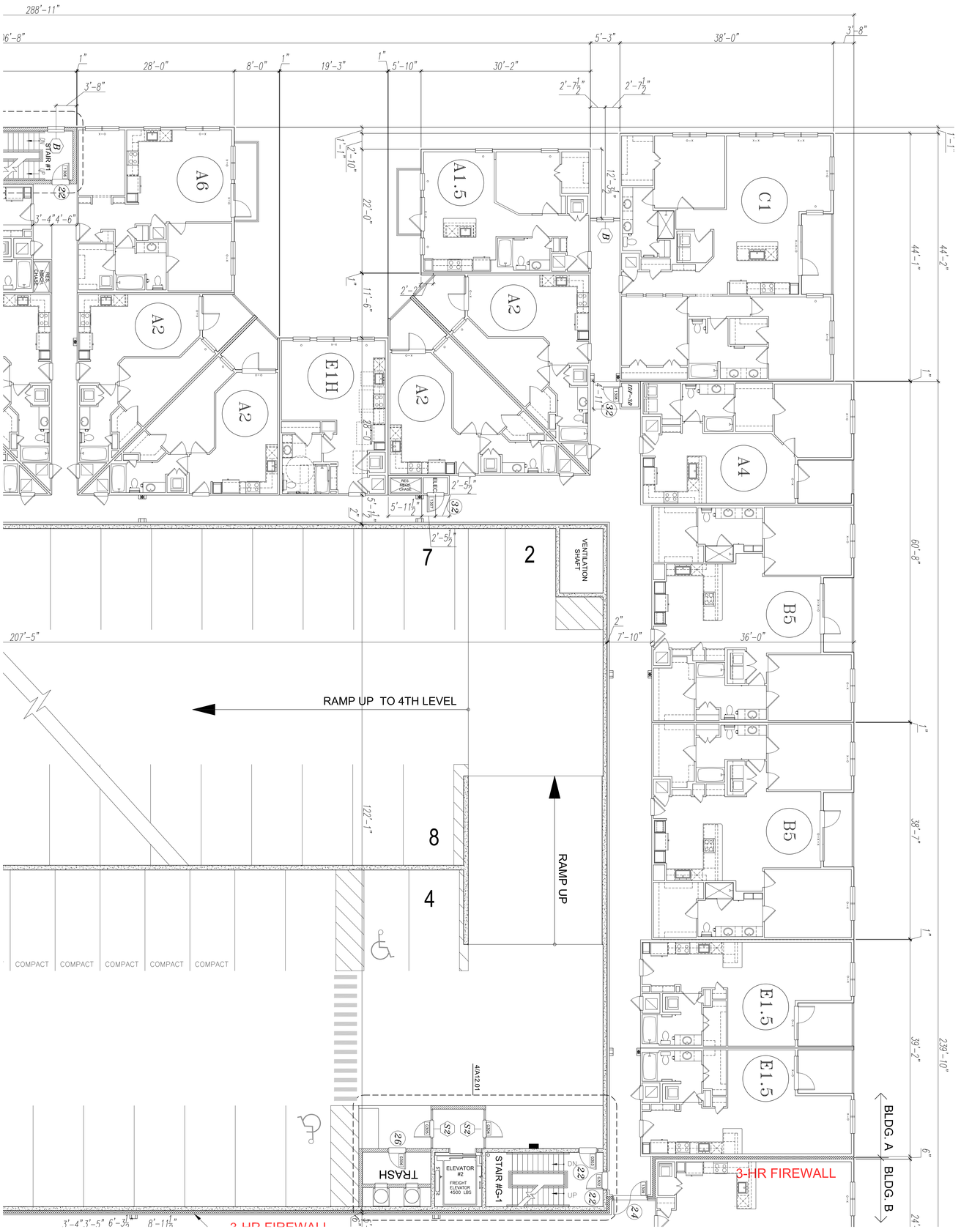
SHEET NO. A7.02

REVISIONS

JOB NO. 1702
DATE 6/28/18

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215



1 3rd FLOOR PLAN – SECTION B

SCALE: 1/8" = 1'-0"

SHEET NO.
A7.03

REVISIONS

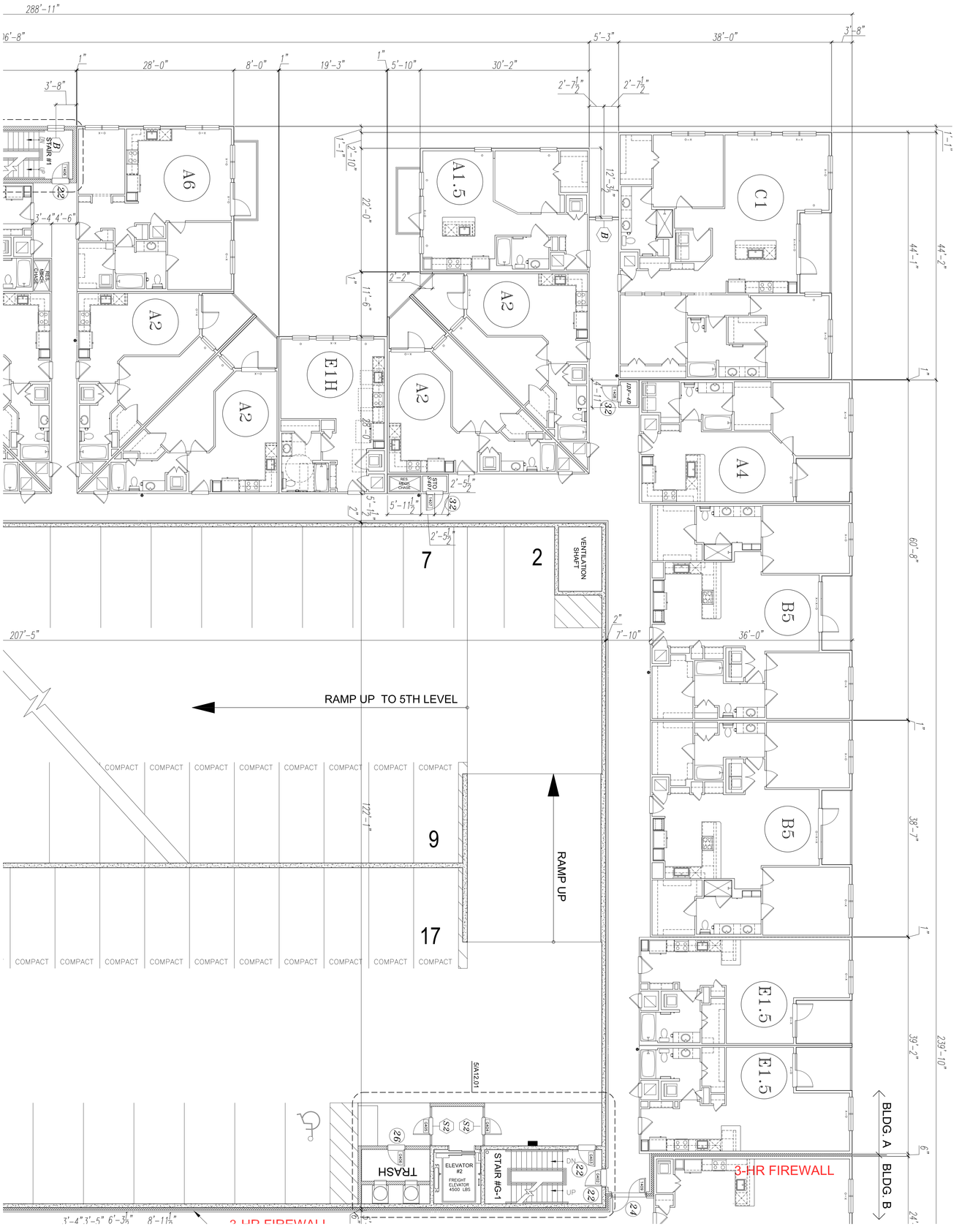
JOB NO.	1702
DATE	6/28/18

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215



1 4th FLOOR PLAN – SECTION B

SCALE: 1/8" = 1'-0"

SHEET NO. A7.04

REVISIONS

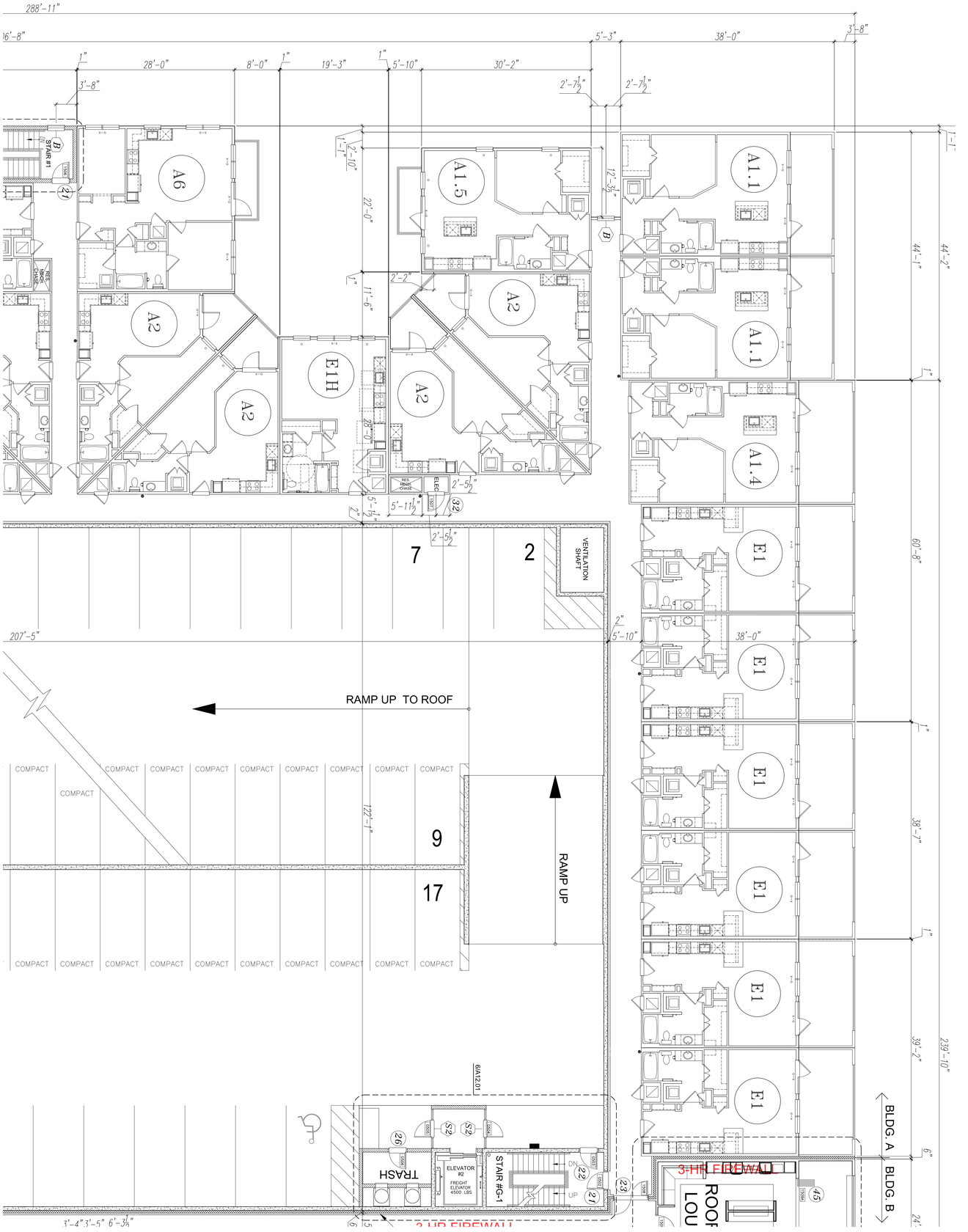
JOB NO. 1702
DATE 6/28/18

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215



1 5th FLOOR PLAN – SECTION B

SCALE: 1/8" = 1'-0"

SHEET NO.	REVISIONS	JOB NO. 1702
A7.05		DATE 6/28/18

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD. SUITE 505 DALLAS, TEXAS 75240

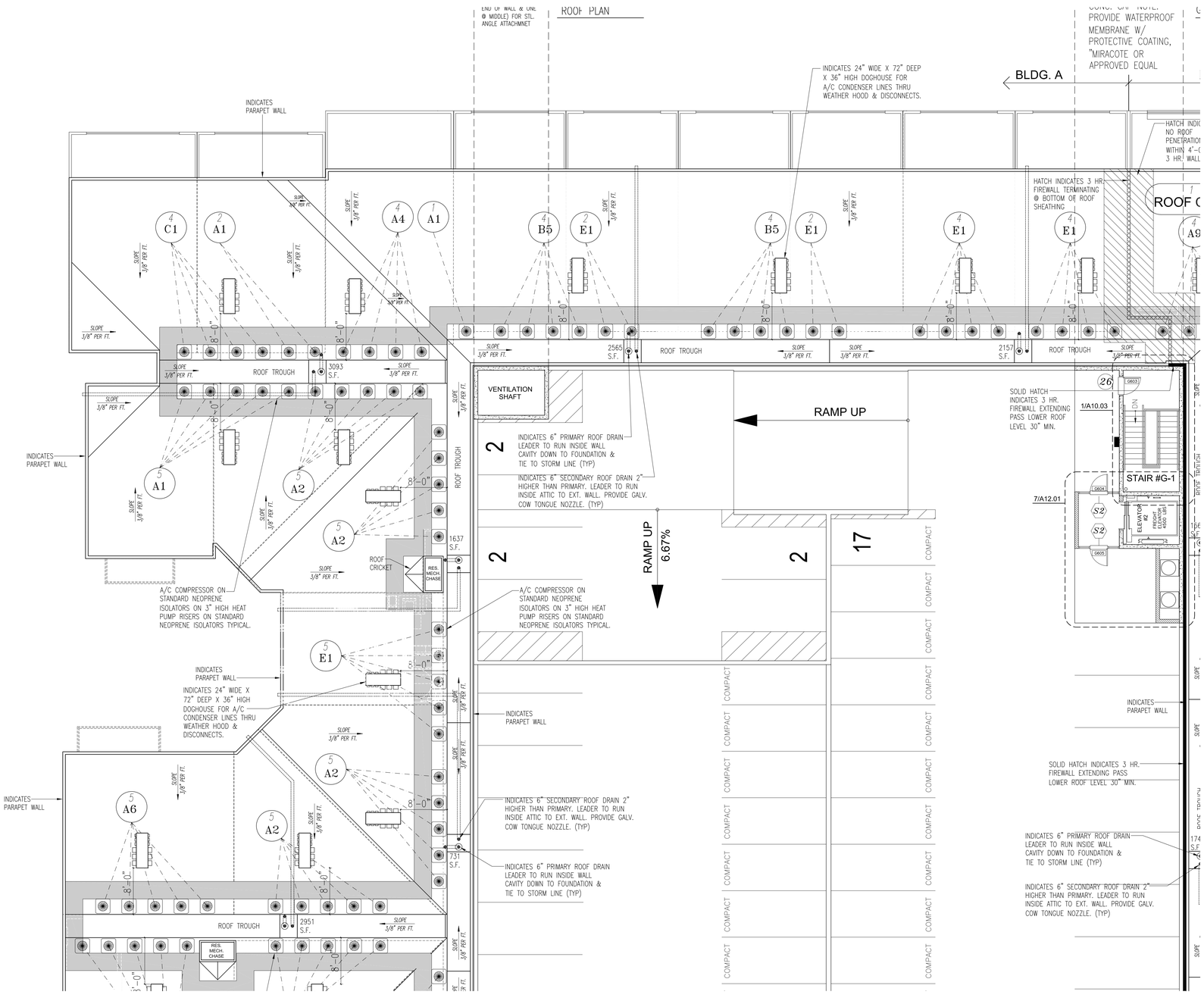
PHONE NO. (972) 788-1704

FAX NO. (972) 788-2305

NRP BROADWAY/JONES

1011 BROADWAY STREET

SAN ANTONIO, TEXAS 78215



1 *ROOF LEVEL – SECTION B*

SCALE: 1/8" = 1'-0"

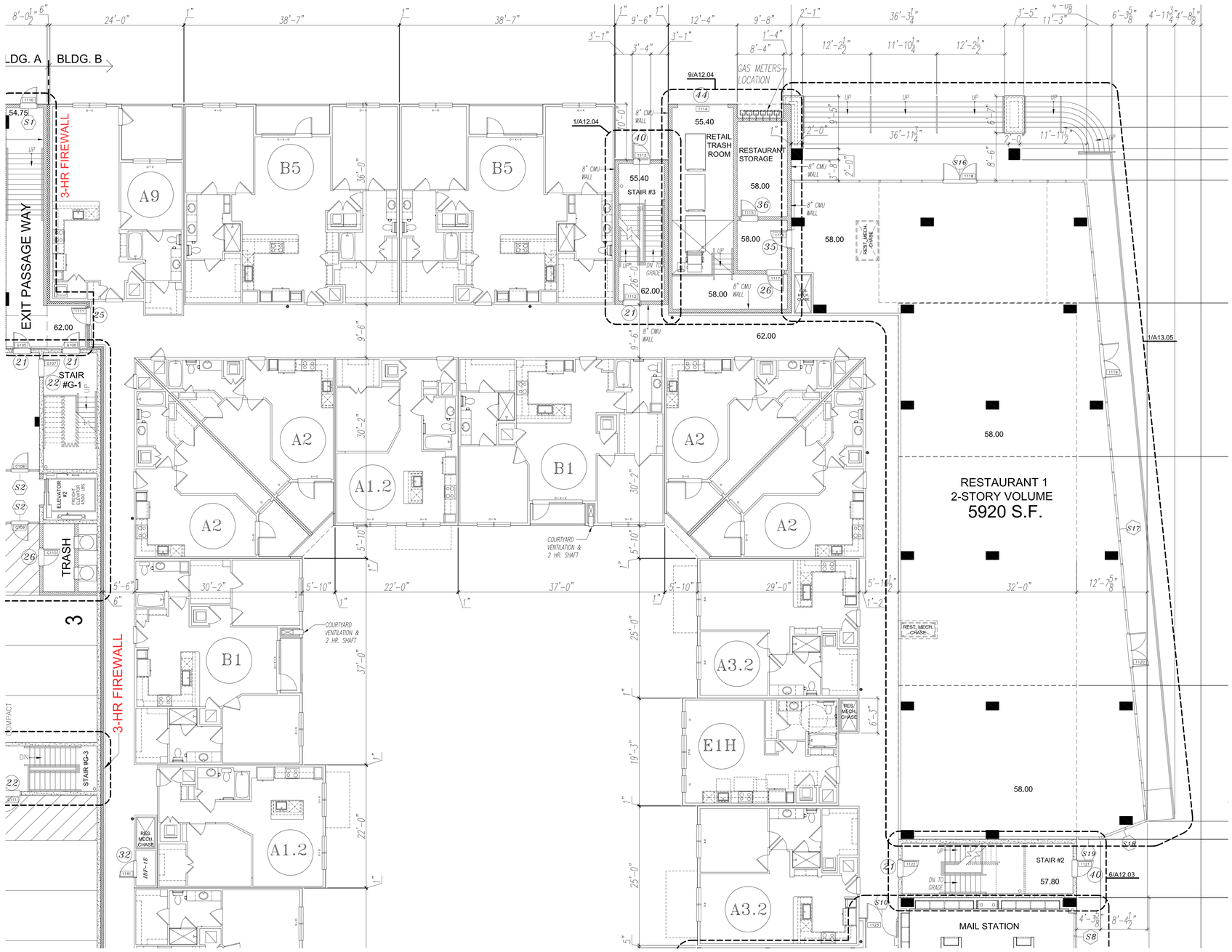
CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 570
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A7.06



1 1st FLOOR PLAN – SECTION C

SCALE: 1/8" = 1'-0"

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 500
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A8.01

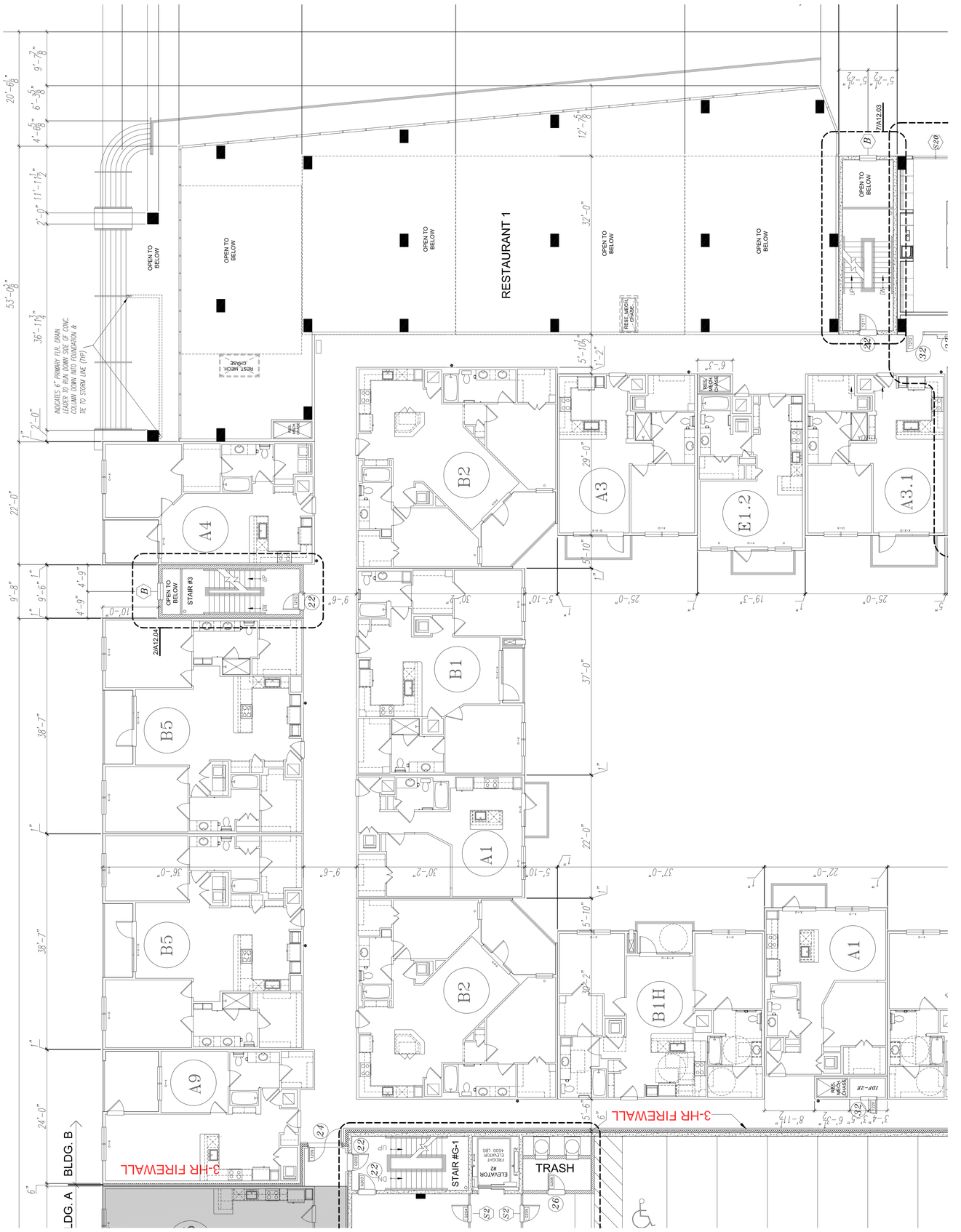
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A8.02



1 2nd FLOOR PLAN – SECTION C
SCALE: 1/8" = 1'-0"

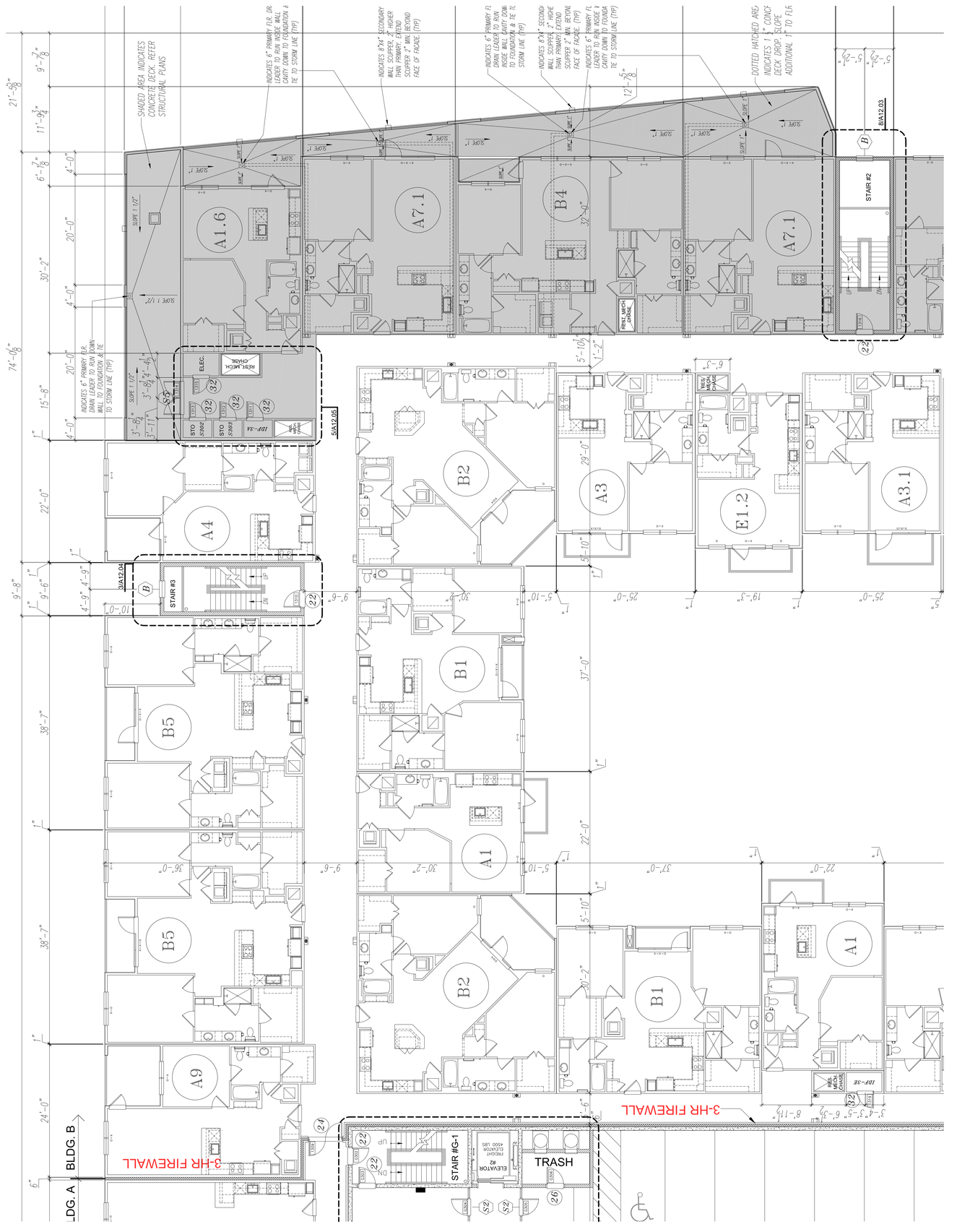
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A8.03



1 3rd FLOOR PLAN – SECTION C
SCALE: 1/8" = 1'-0"

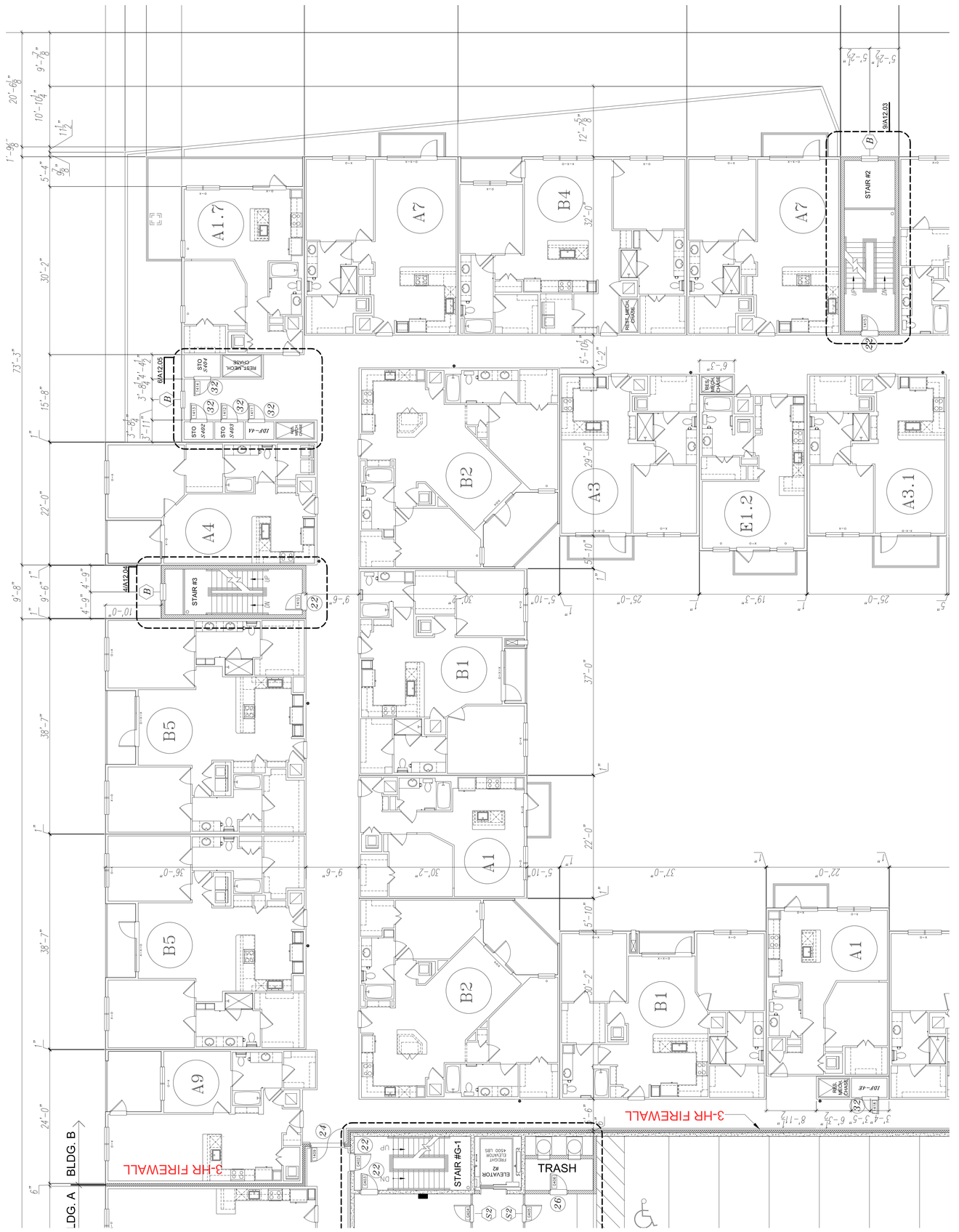
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A8.04



1 4th FLOOR PLAN – SECTION C
SCALE: 1/8" = 1'-0"

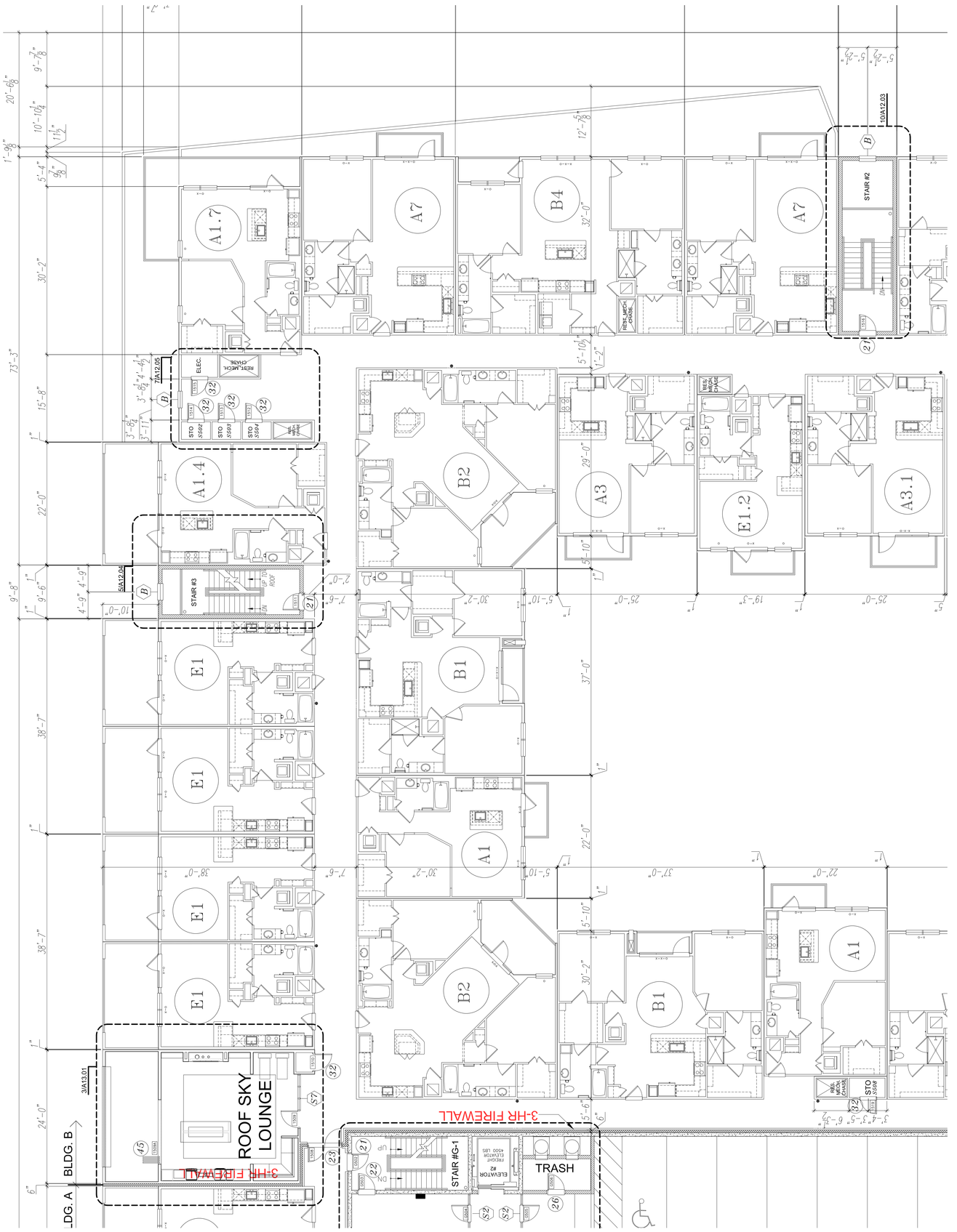
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

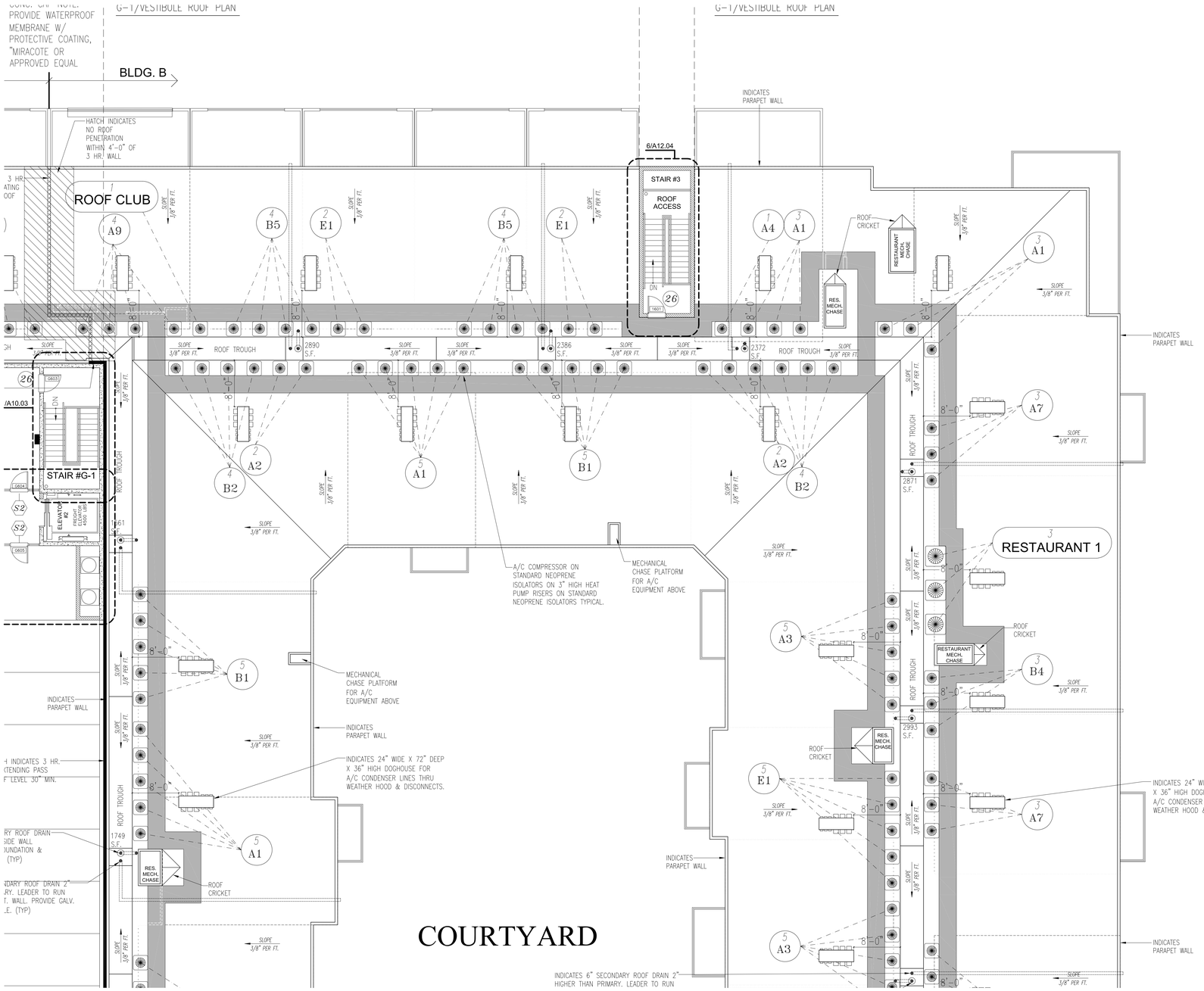
JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A8.05



1 5th FLOOR PLAN – SECTION C
SCALE: 1/8" = 1'-0"



1 *ROOF LEVEL – SECTION C*

SCALE: 1/8" = 1'-0"

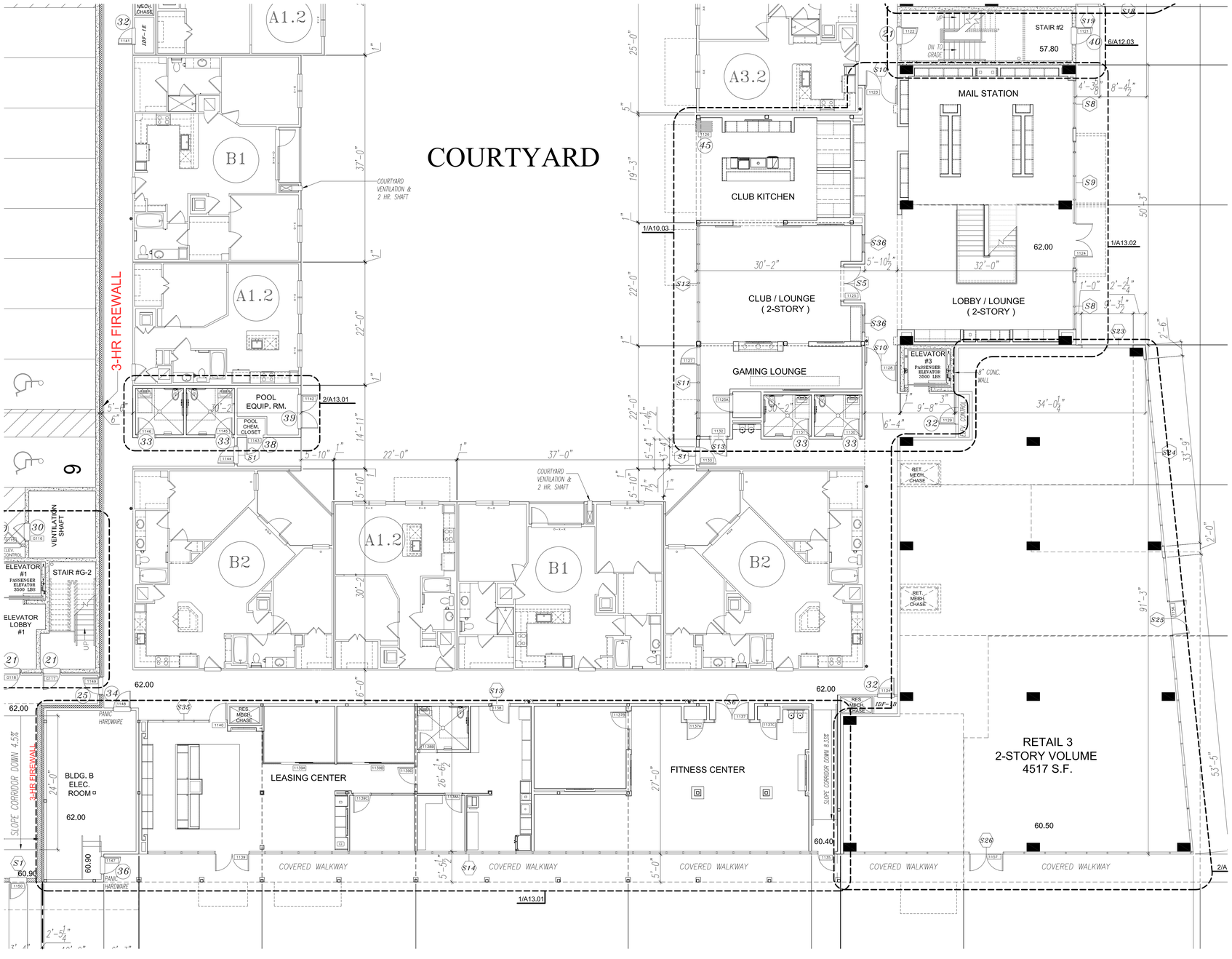
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 705
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A8.06



1 *1st FLOOR PLAN – SECTION D*

SCALE: 1/8" = 1'-0"

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 505 DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A9.01

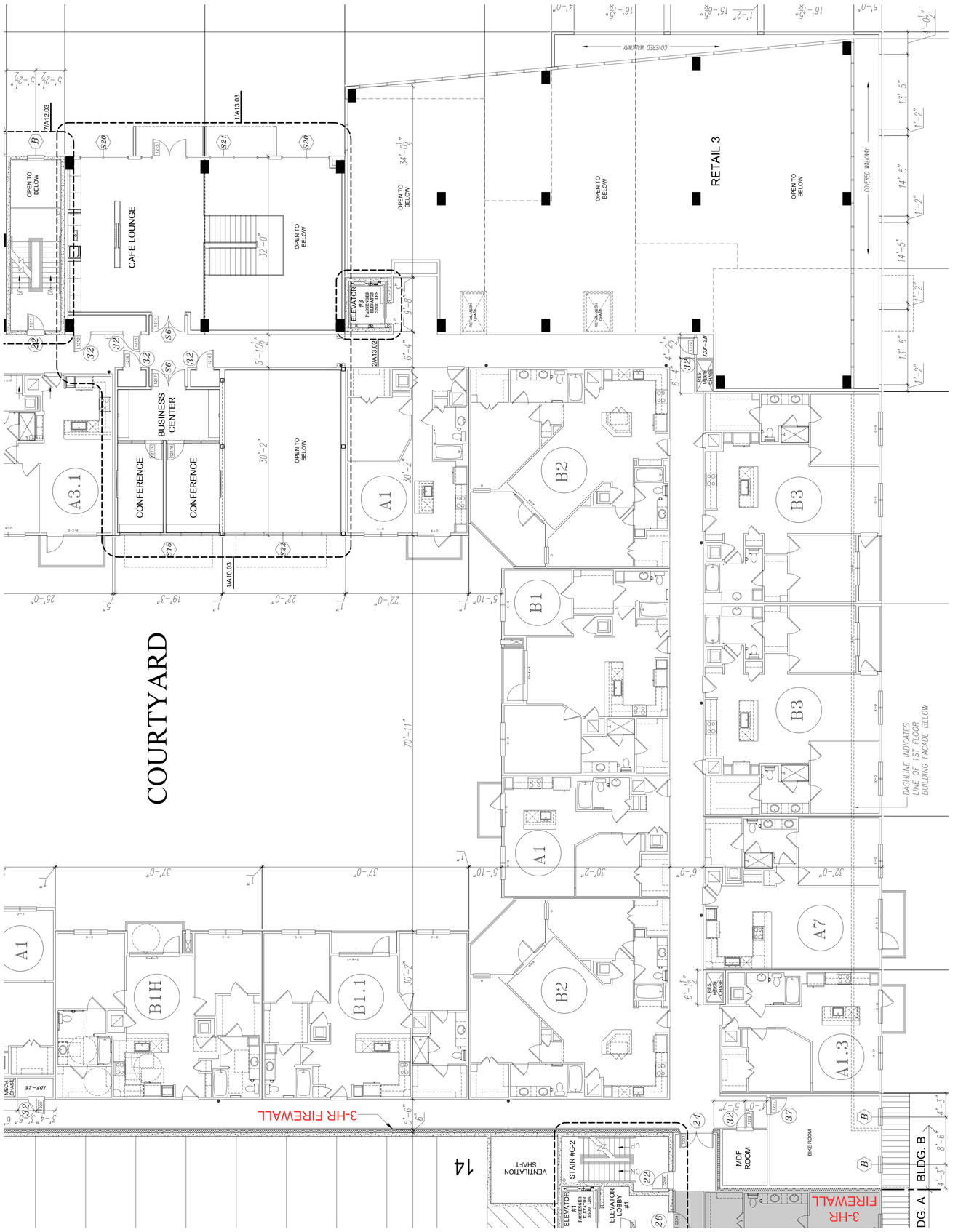
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

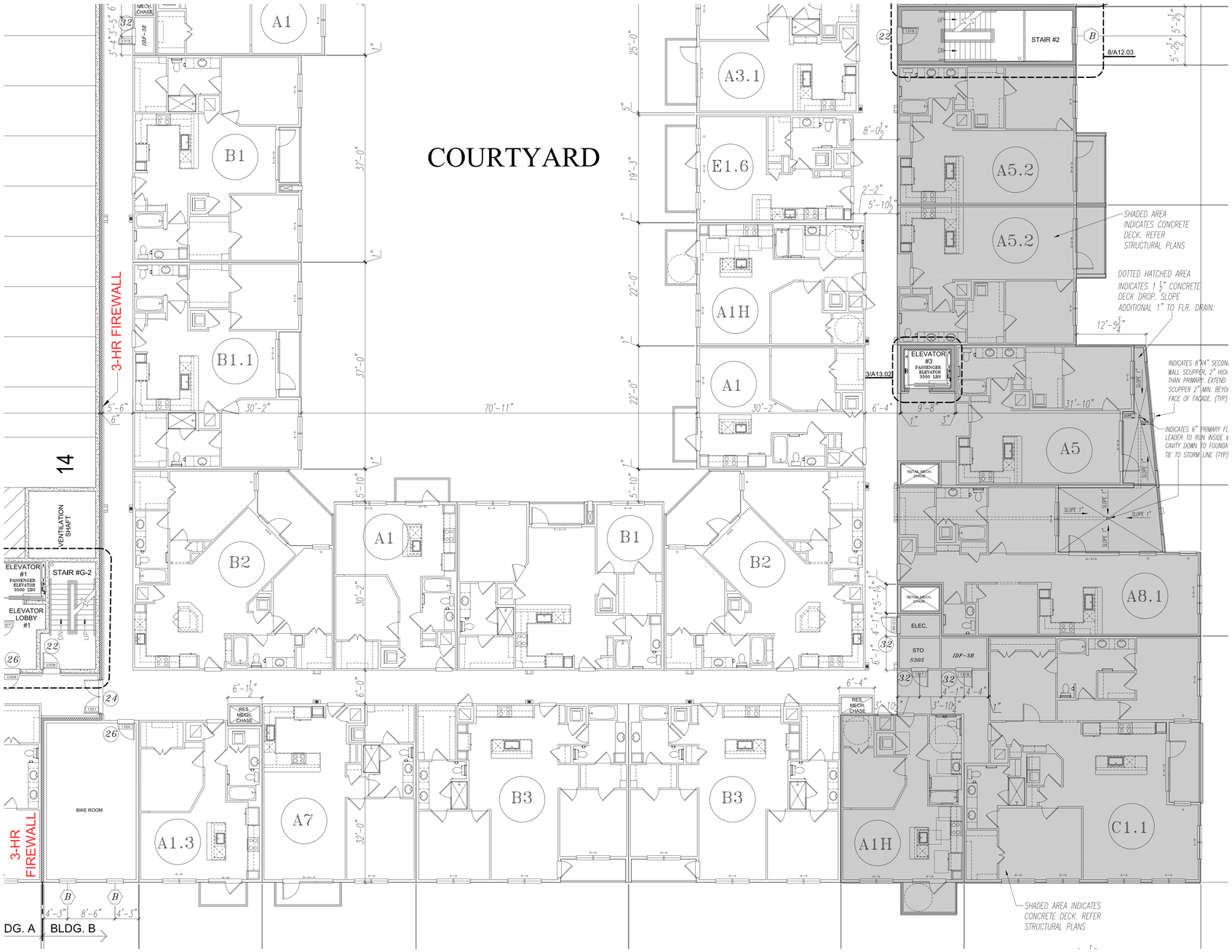
JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO. A9.02



1 2nd FLOOR PLAN – SECTION D
SCALE: 1/8" = 1'-0"



1 *3rd FLOOR PLAN – SECTION D*

SCALE: 1/8" = 1'-0"

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305
5757 ALPHA RD.
SUITE 504
DALLAS, TEXAS 75240

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A9.03

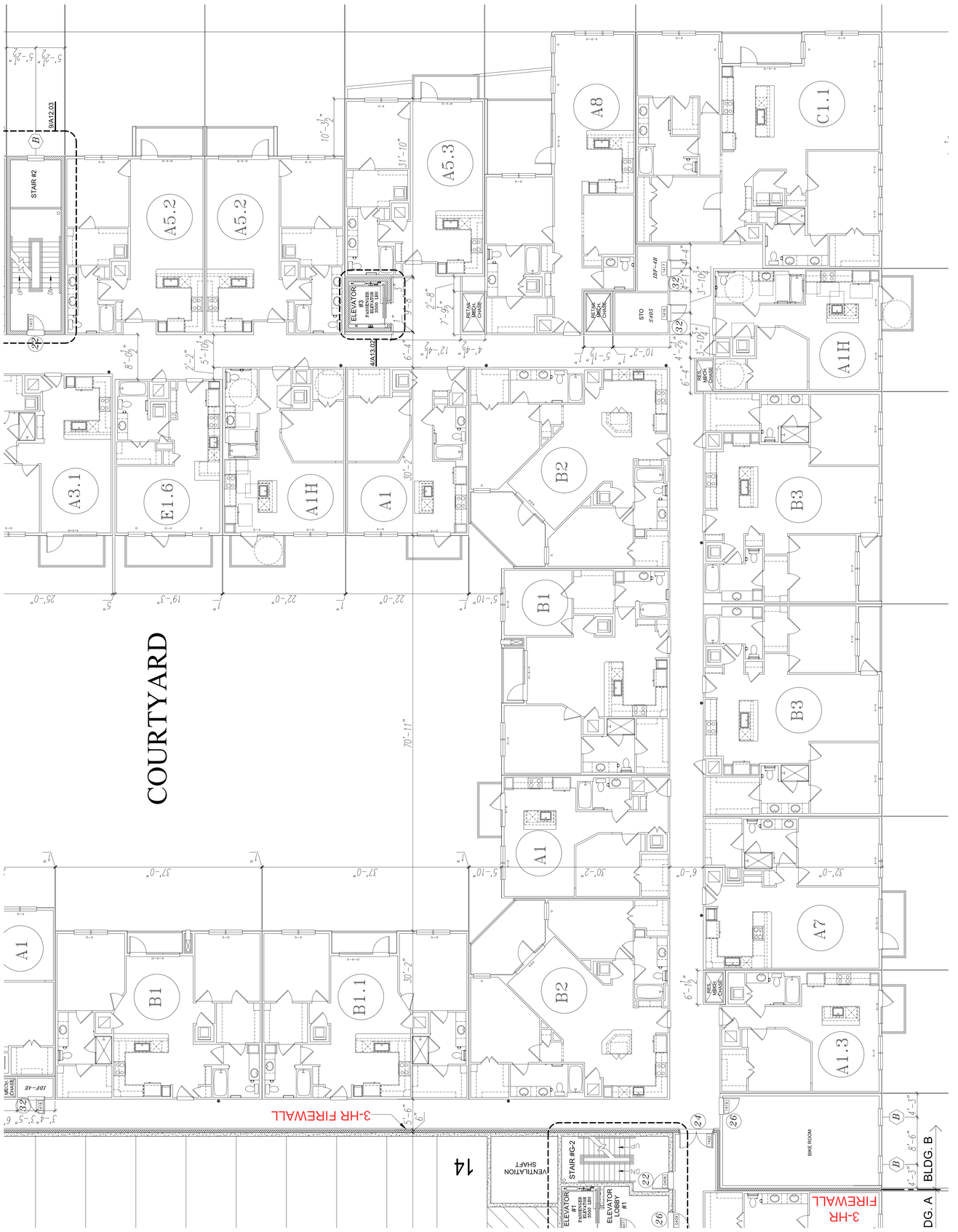
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO. A9.04



1 4th FLOOR PLAN – SECTION D
SCALE: 1/8" = 1'-0"

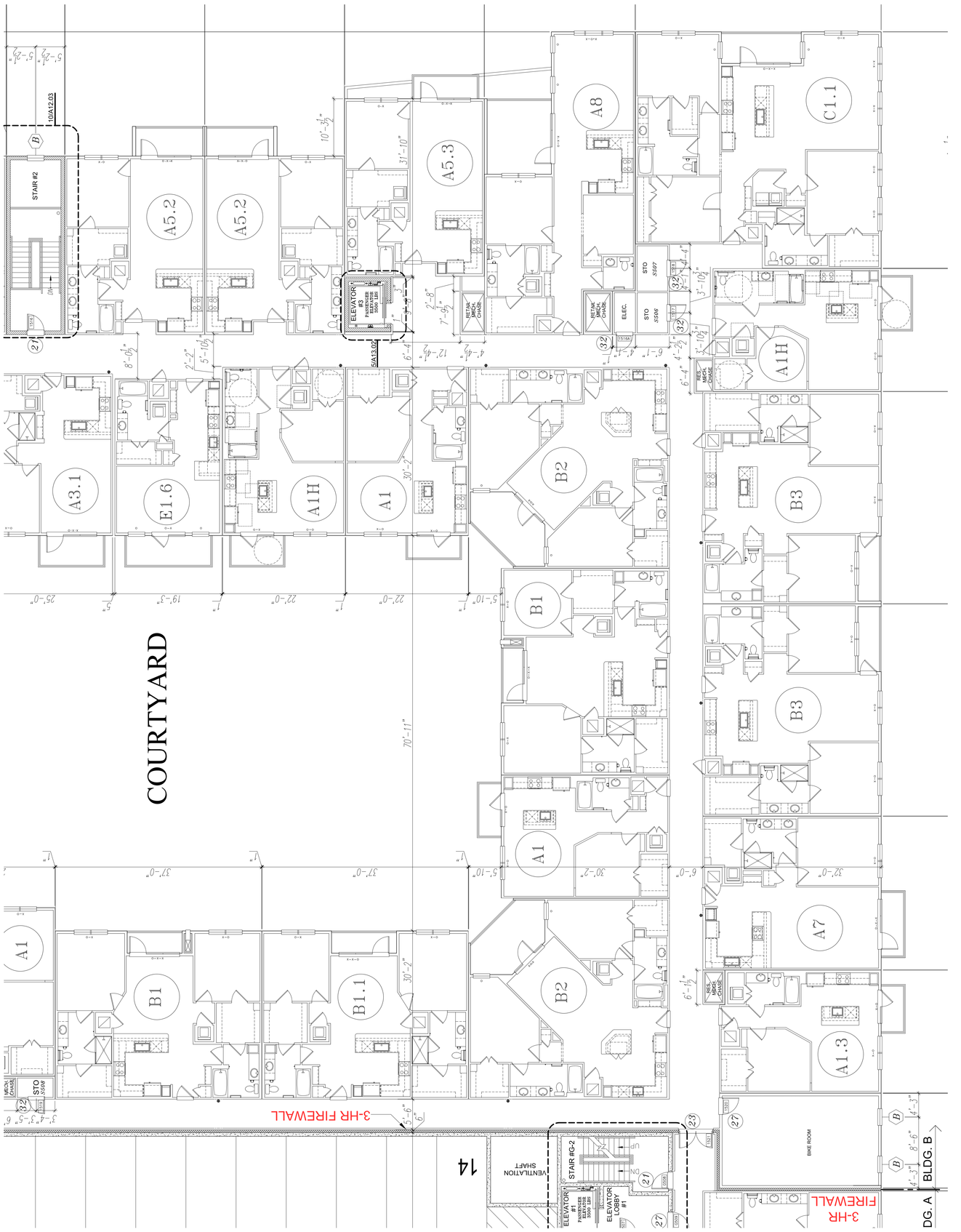
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

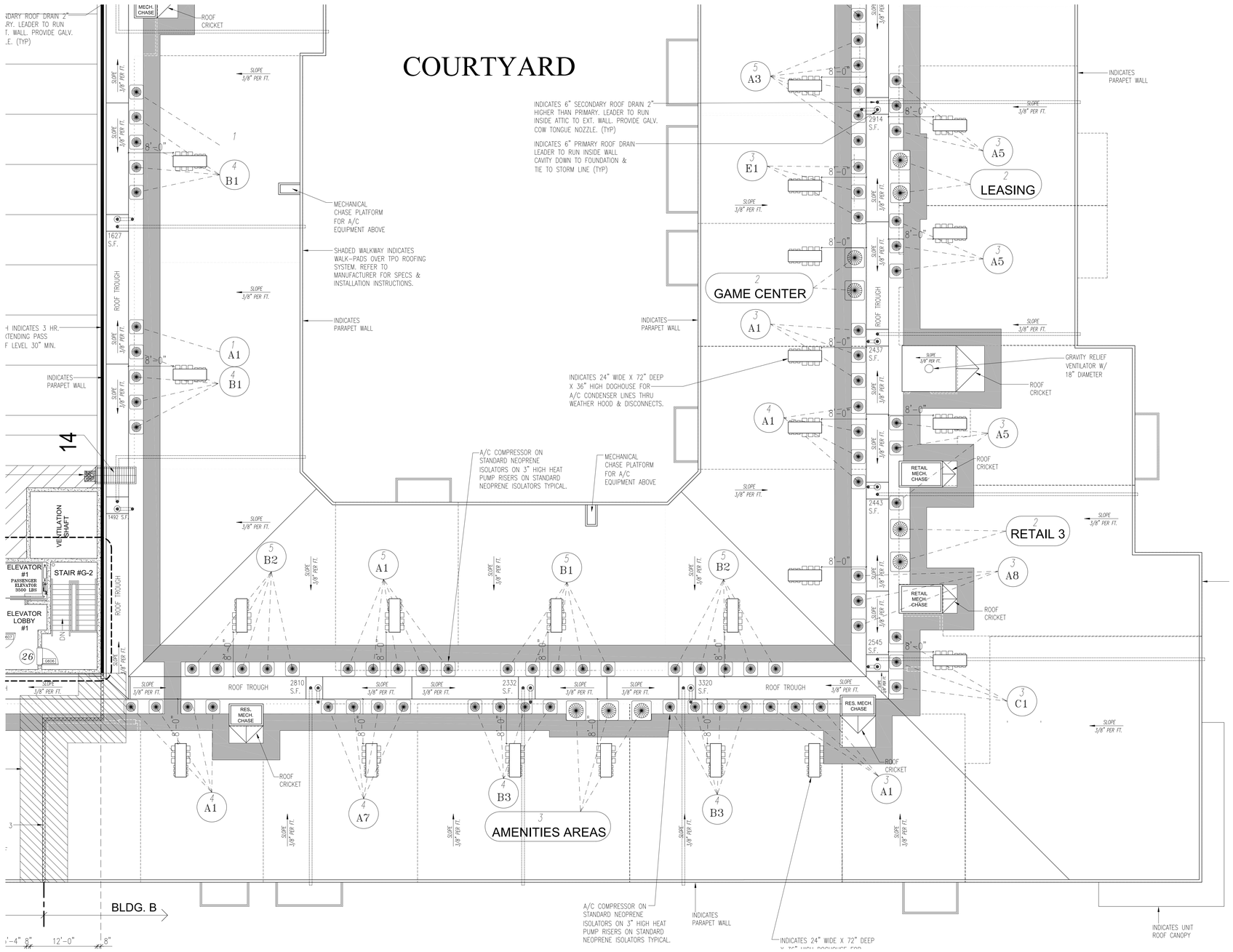
JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO. A9.05



1 5th FLOOR PLAN – SECTION D
SCALE: 1/8" = 1'-0"



1 *ROOF LEVEL – SECTION D*

SCALE: 1/8" = 1'-0"

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 570
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A9.06

HARDI SIDING = 12" REVEAL
METAL SIDING = 9" REVEAL



2 BROADWAY ELEVATION

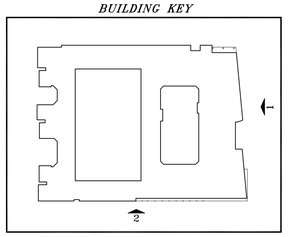
SCALE: 3/32" = 1'-0"



1 JONES AVENUE ELEVATION

SCALE: 3/32" = 1'-0"

BUILDING KEY



NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
STE. 1505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A10.01

HARDI SIDING = 12" REVEAL
METAL SIDING = 9" REVEAL



4 *10TH STREET ELEVATION*

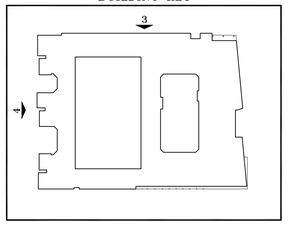
SCALE: 3/32" = 1'-0"



3 *AVENUE B ELEVATION*

SCALE: 3/32" = 1'-0"

BUILDING KEY



NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

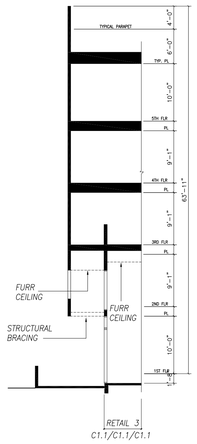
CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 760
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2205

JOB NO.	1702
DATE	6/28/18

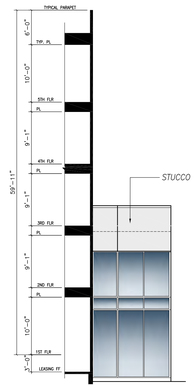
REVISIONS

SHEET NO.
A10.02

HARDI SIDING = 12" REVEAL
METAL SIDING = 9" REVEAL



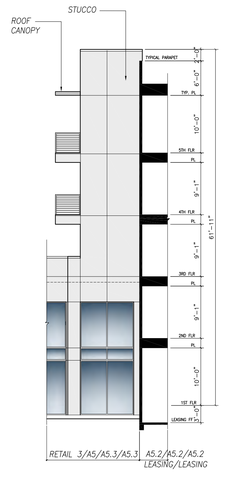
12 SECTION
SCALE: 3/32" = 1'-0"



11 EXT. ELEV./SECTION
SCALE: 3/32" = 1'-0"



10 EXT. ELEV./SECTION
SCALE: 3/32" = 1'-0"



9 EXT. ELEV./SECTION
SCALE: 3/32" = 1'-0"



8 EXT. ELEV./SECTION
SCALE: 3/32" = 1'-0"



7 EXT. ELEV./SECTION
SCALE: 3/32" = 1'-0"

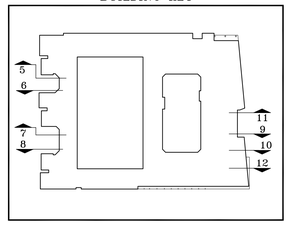


6 EXT. ELEV./SECTION
SCALE: 3/32" = 1'-0"



5 EXT. ELEV./SECTION
SCALE: 3/32" = 1'-0"

BUILDING KEY



NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

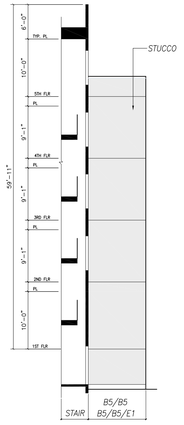
CLIFFORD WONG ARCHITECT, INC
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305
5757 ALPHA RD.
SUITE 500
DALLAS, TEXAS 75240

JOB NO. 1702
DATE 6/28/18

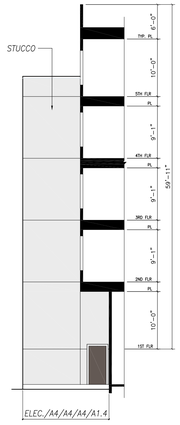
REVISIONS

SHEET NO.
A10.03

HARDI SIDING = 12" REVEAL
METAL SIDING = 9" REVEAL



18 EXT. ELEV./SECTION
SCALE: 3/32" = 1'-0"



17 EXT. ELEV./SECTION
SCALE: 3/32" = 1'-0"



16 EXT. ELEV./SECTION-COURTYARD
SCALE: 3/32" = 1'-0"



15 EXT. ELEV./SECTION- COURTYARD
SCALE: 3/32" = 1'-0"

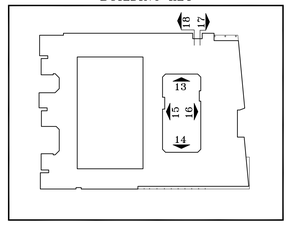


14 EXT. ELEV./SECTION-COURTYARD
SCALE: 3/32" = 1'-0"



13 EXT. ELEV./SECTION-COURTYARD
SCALE: 3/32" = 1'-0"

BUILDING KEY



NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305
5757 ALPHA RD.
SUITE 450
DALLAS, TEXAS 75240

JOB NO.	1702
DATE	6/28/18

	REVISIONS

SHEET NO.
A10.04

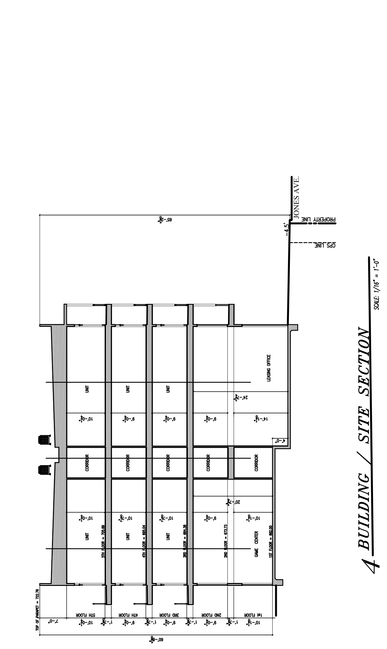
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

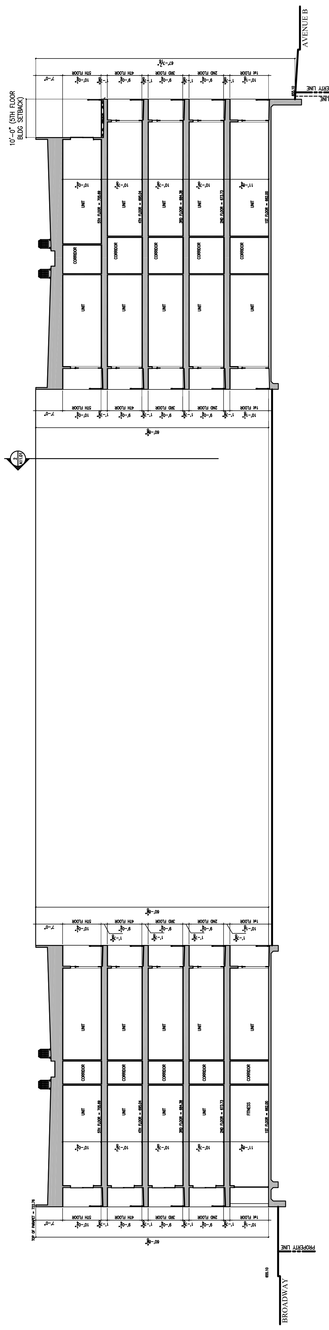
JOB NO. 1702
DATE 6/28/18

REVISIONS

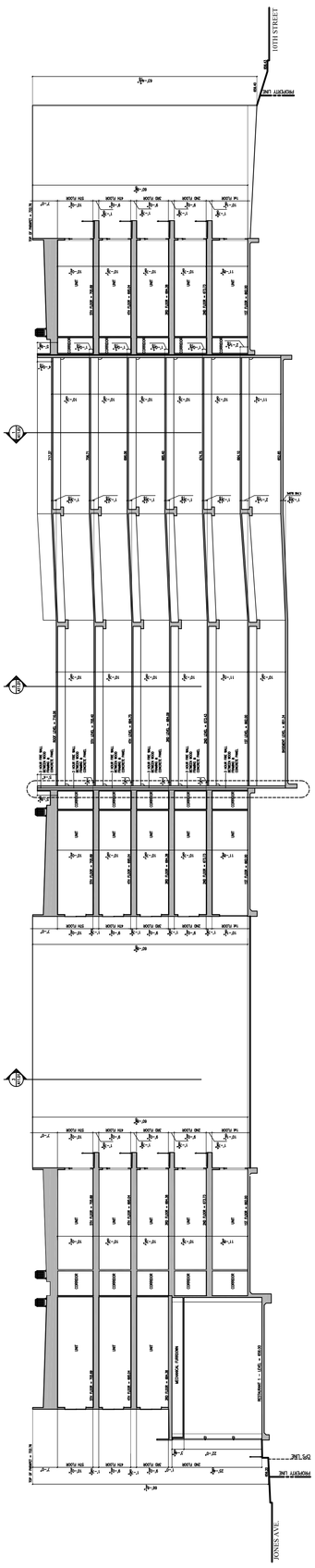
SHEET NO. A11.01



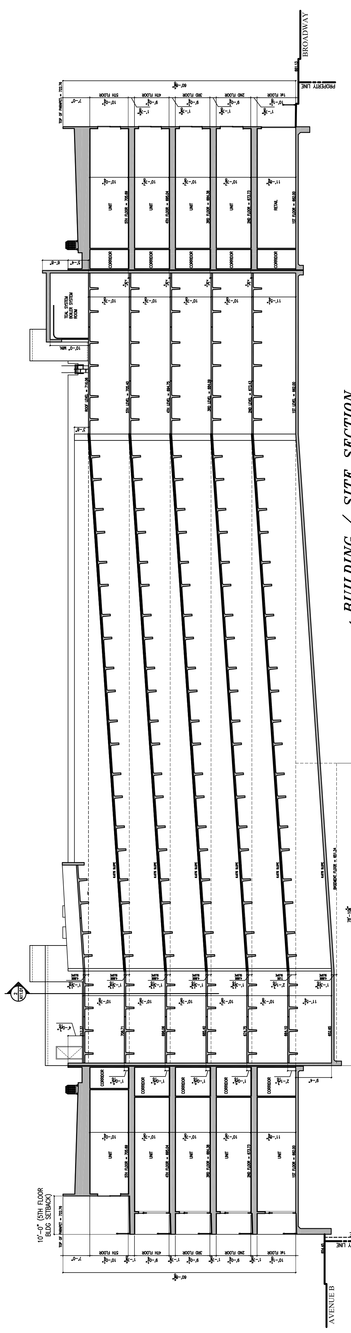
4 BUILDING / SITE SECTION
SCALE: 1/16" = 1'-0"



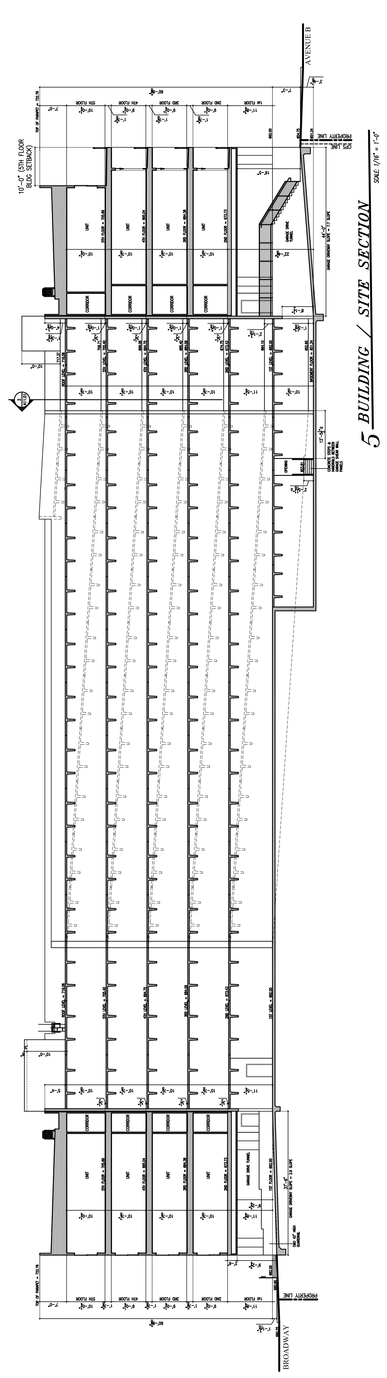
3 BUILDING / SITE SECTION
SCALE: 1/16" = 1'-0"



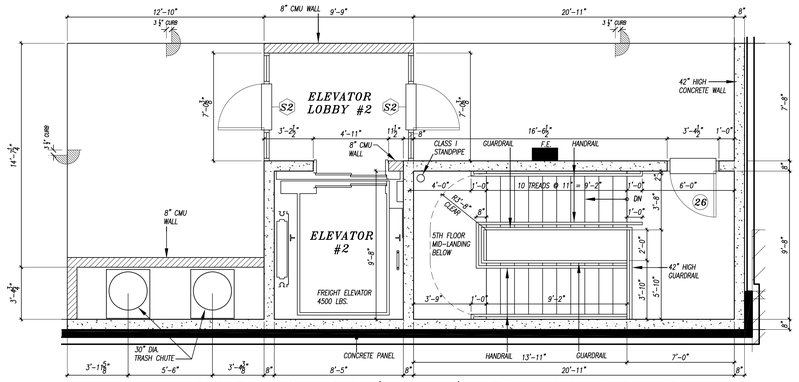
2 BUILDING / SITE SECTION
SCALE: 1/16" = 1'-0"



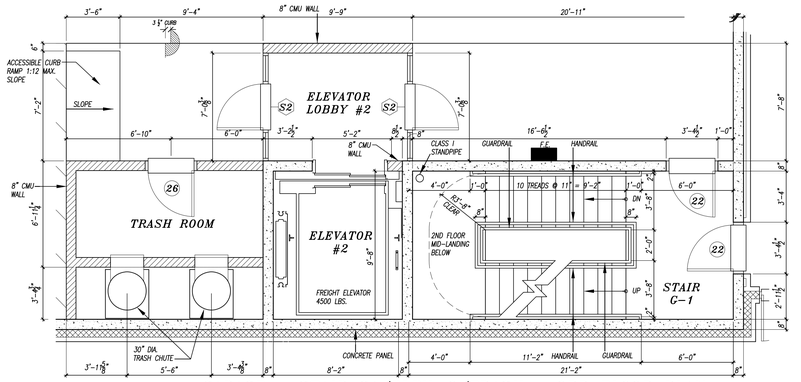
1 BUILDING / SITE SECTION
SCALE: 1/16" = 1'-0"
1/2 GARAGE LEVEL - ROOF LEVEL - ABOVE GRADE
1/2 GARAGE LEVEL - BELOW GRADE
463 PARKING SPACES



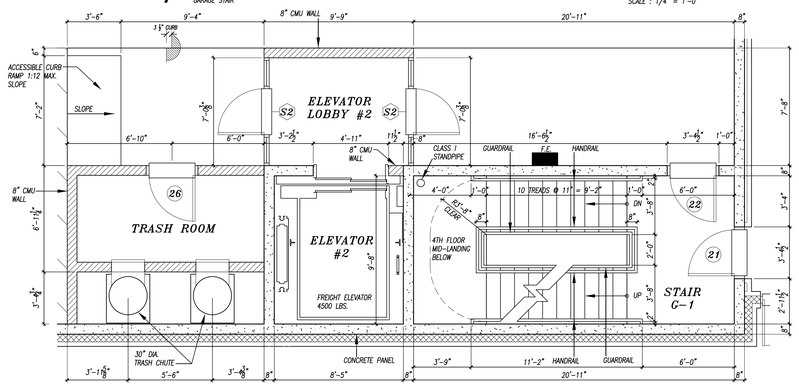
5 BUILDING / SITE SECTION
SCALE: 1/16" = 1'-0"



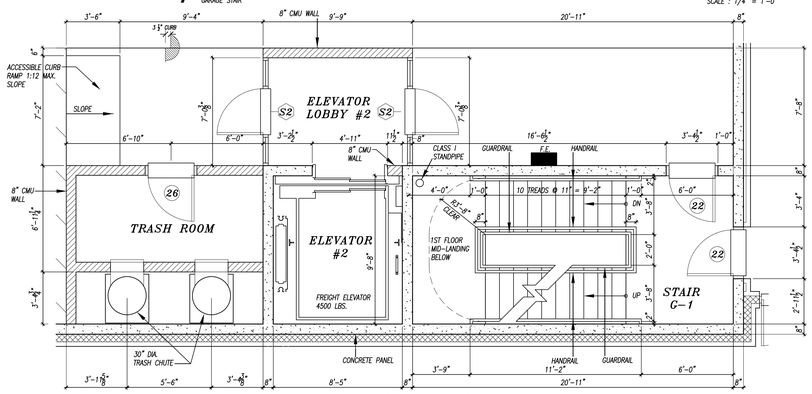
7 GARAGE – STAIR G1/ELEV. 2/TRASH – ROOF FLOOR PLAN
GARAGE STAIR — SCALE : 1/4" = 1'-0"



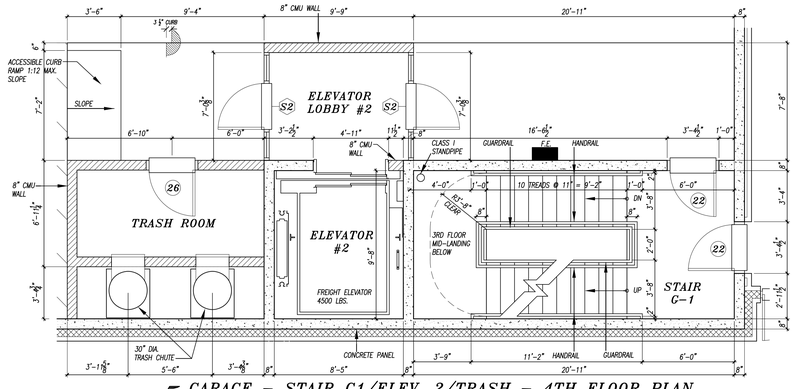
4 GARAGE – STAIR G1/ELEV. 2/TRASH – 3RD FLOOR PLAN
GARAGE STAIR — SCALE : 1/4" = 1'-0"



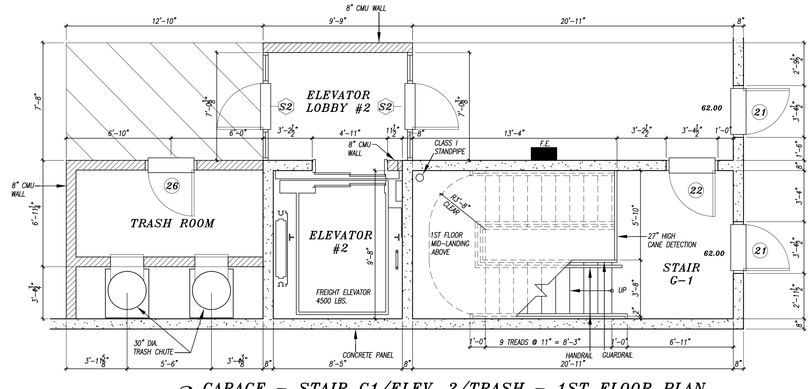
6 GARAGE – STAIR G1/ELEV. 2/TRASH – 5TH FLOOR PLAN
GARAGE STAIR — SCALE : 1/4" = 1'-0"



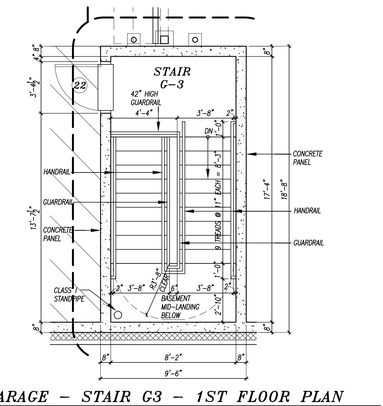
3 GARAGE – STAIR G1/ELEV. 2/TRASH – 2ND FLOOR PLAN
GARAGE STAIR — SCALE : 1/4" = 1'-0"



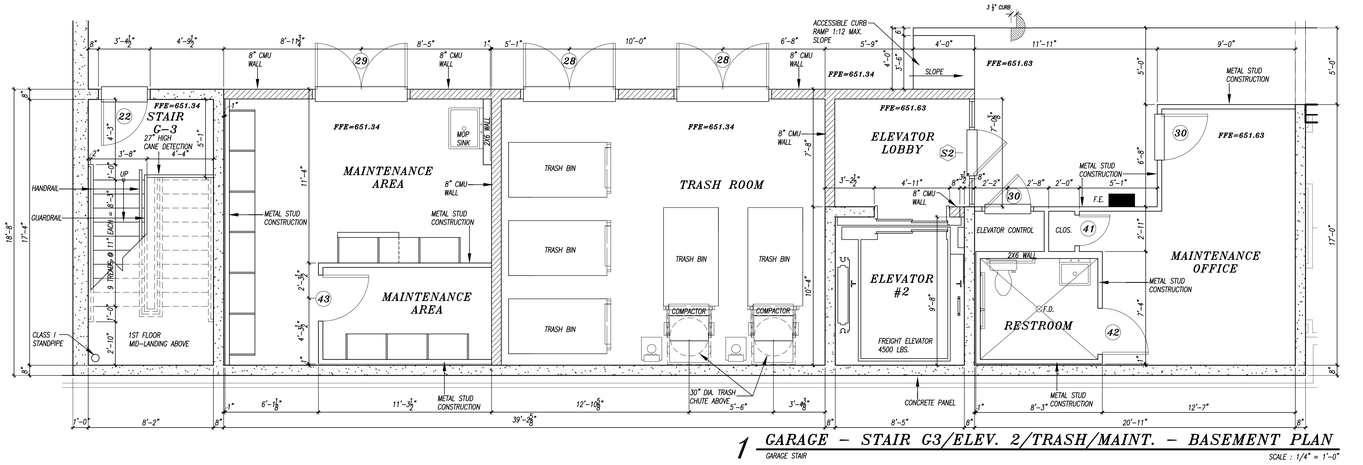
5 GARAGE – STAIR G1/ELEV. 2/TRASH – 4TH FLOOR PLAN
GARAGE STAIR — SCALE : 1/4" = 1'-0"



2 GARAGE – STAIR G1/ELEV. 2/TRASH – 1ST FLOOR PLAN
GARAGE STAIR — SCALE : 1/4" = 1'-0"



1A GARAGE – STAIR G3 – 1ST FLOOR PLAN
GARAGE STAIR — SCALE : 1/4" = 1'-0"



1 GARAGE – STAIR G3/ELEV. 2/TRASH/MAINT. – BASEMENT PLAN
GARAGE STAIR — SCALE : 1/4" = 1'-0"

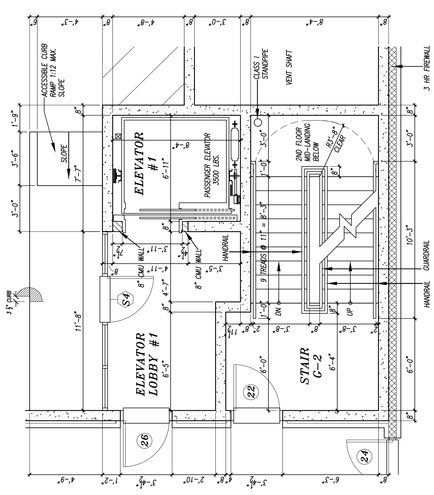
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
STE. 800
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

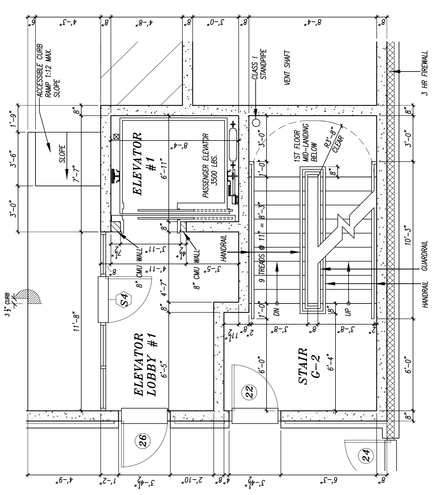
JOB NO.	1702
DATE	6/28/18

REVISIONS

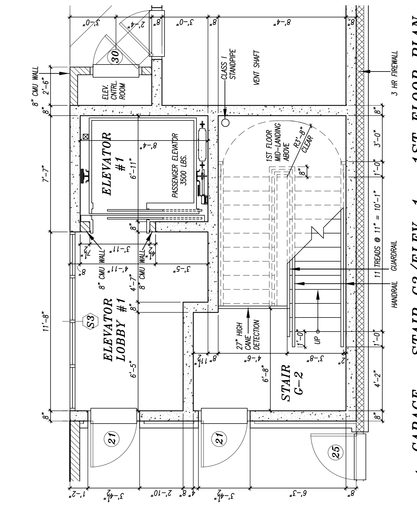
SHEET NO.
A12.01



3 GARAGE – STAIR G2/ELEV. 1 – 3RD FLOOR PLAN
GARAGE STAIR SCALE : 1/4" = 1'-0"



2 GARAGE – STAIR G2/ELEV. 1 – 2ND FLOOR PLAN
GARAGE STAIR SCALE : 1/4" = 1'-0"



1 GARAGE – STAIR G2/ELEV. 1 – 1ST FLOOR PLAN
GARAGE STAIR SCALE : 1/4" = 1'-0"

4 GARAGE – STAIR G2/ELEV. 1 – 4TH FLOOR PLAN
GARAGE STAIR SCALE : 1/4" = 1'-0"

5 GARAGE – STAIR G2/ELEV. 1 – 5TH FLOOR PLAN
GARAGE STAIR SCALE : 1/4" = 1'-0"

6 GARAGE – STAIR G2/ELEV. 1 – ROOF FLOOR PLAN
GARAGE STAIR SCALE : 1/4" = 1'-0"

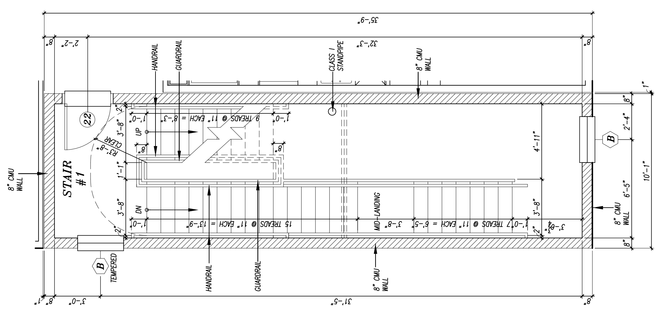
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

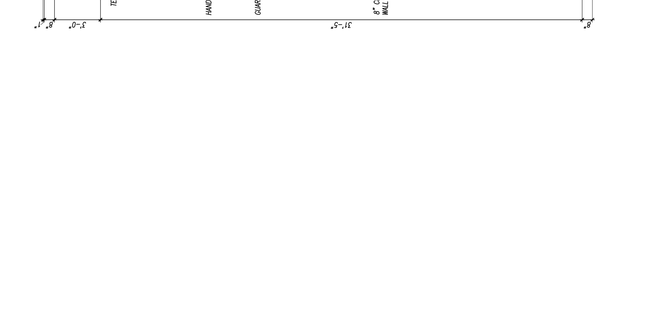
JOB NO.	1702
DATE	6/28/18

REVISIONS

SHEET NO.
A12.02



2 STAIR #1 – 2ND FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"

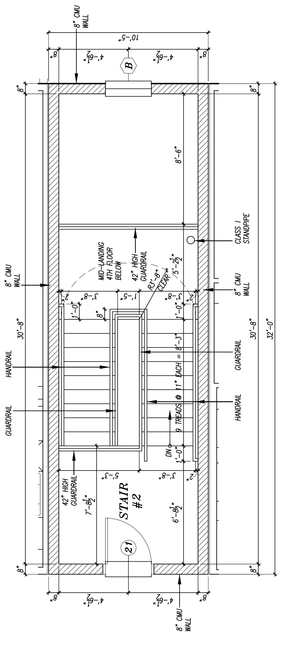


4 STAIR #1 – 4TH FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"

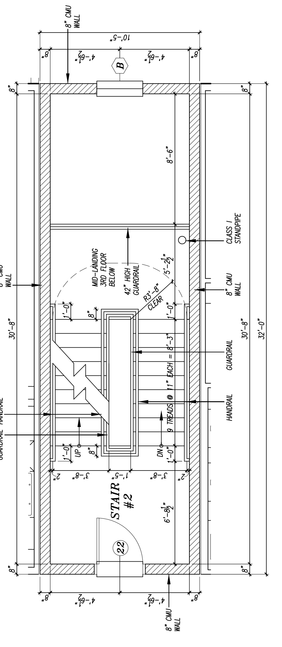
1 STAIR #1 – 1ST FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"

3 STAIR #1 – 3RD FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"

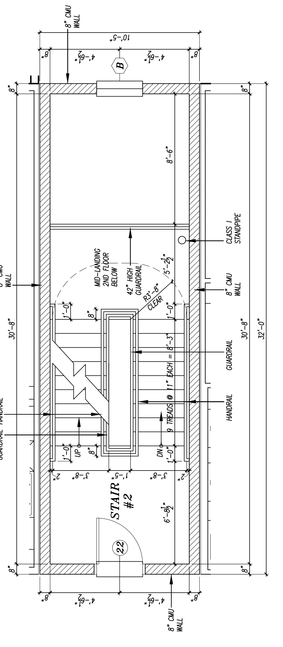
5 STAIR #1 – 5TH FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"



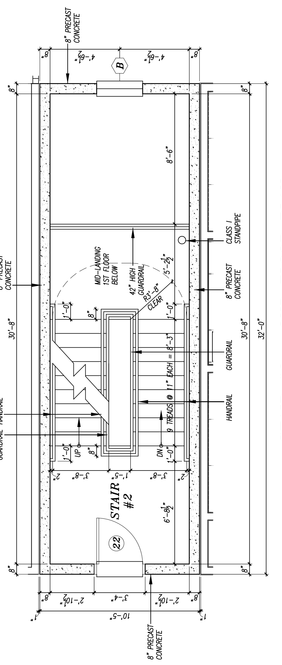
10 STAIR #2 – 5TH FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"



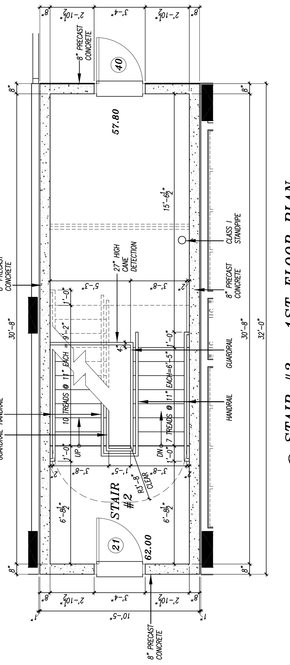
9 STAIR #2 – 4TH FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"



8 STAIR #2 – 3RD FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"



7 STAIR #2 – 2ND FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"



6 STAIR #2 – 1ST FLOOR PLAN
BUILDING STAIR SCALE : 1/4" = 1'-0"

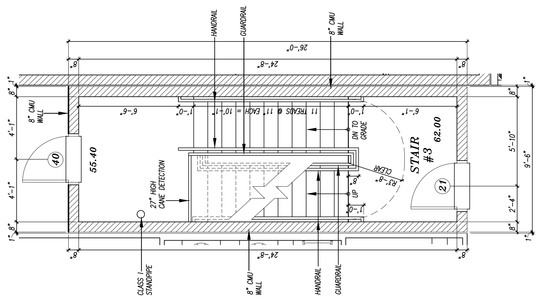
CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
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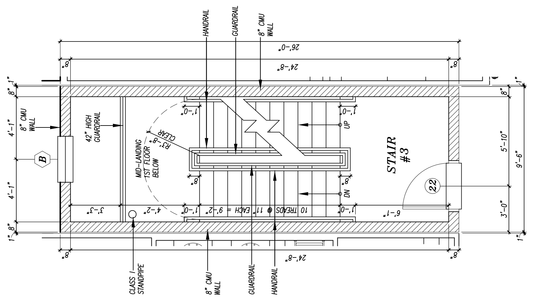
REVISIONS

SHEET NO. A12.03

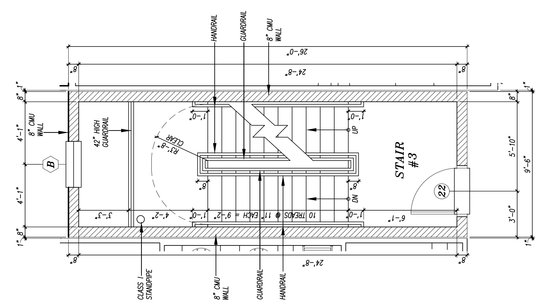
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215



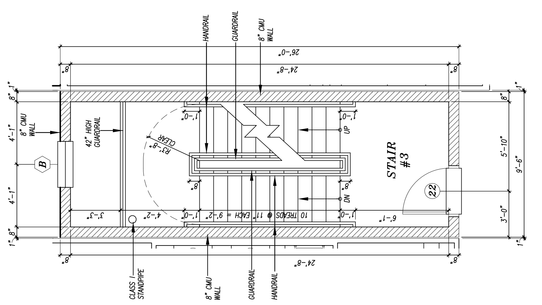
1 STAIR #3 – 1ST FLOOR PLAN
SCALE : 1/4" = 1'-0"



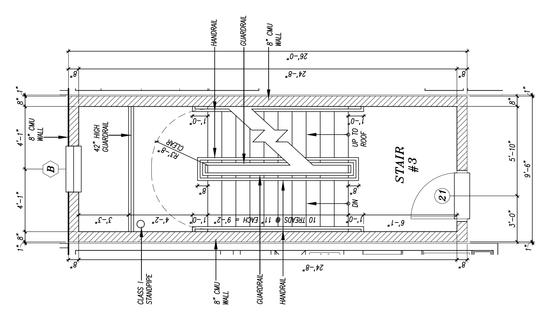
2 STAIR #3 – 2ND FLOOR PLAN
SCALE : 1/4" = 1'-0"



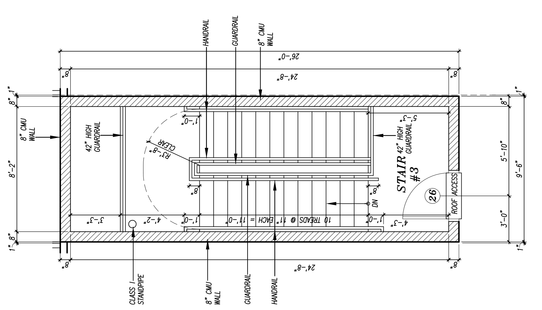
3 STAIR #3 – 3RD FLOOR PLAN
SCALE : 1/4" = 1'-0"



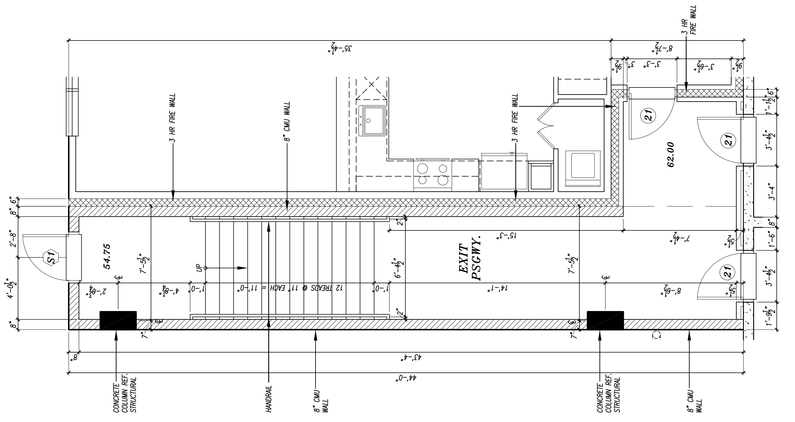
4 STAIR #3 – 4TH FLOOR PLAN
SCALE : 1/4" = 1'-0"



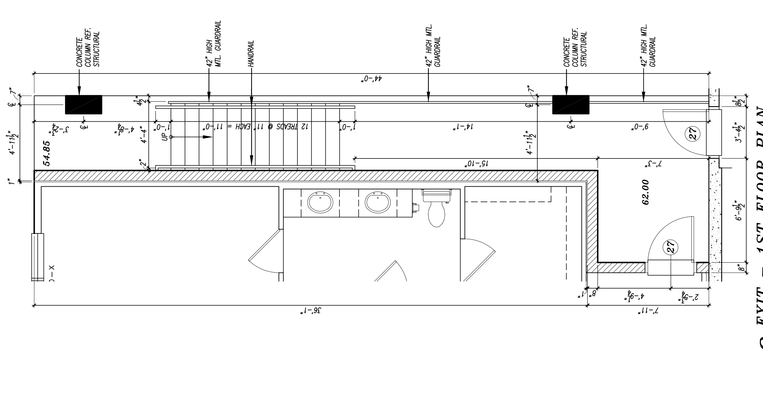
5 STAIR #3 – 5TH FLOOR PLAN
SCALE : 1/4" = 1'-0"



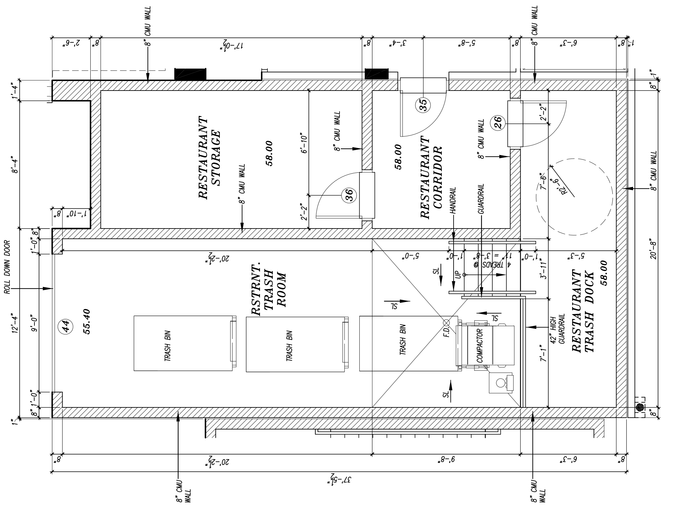
6 STAIR #3 – ROOF FLOOR PLAN
SCALE : 1/4" = 1'-0"



7 EXIT PASSAGEWAY–1ST FLOOR PLAN
SCALE : 1/4" = 1'-0"



8 EXIT – 1ST FLOOR PLAN
SCALE : 1/4" = 1'-0"



9 RESTAURANT TRASH ROOM–1ST FLOOR PLAN
SCALE : 1/4" = 1'-0"

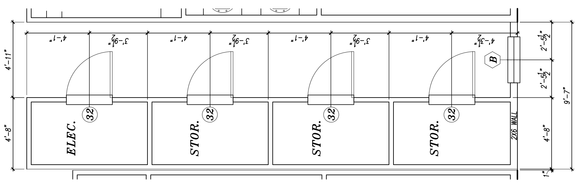
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

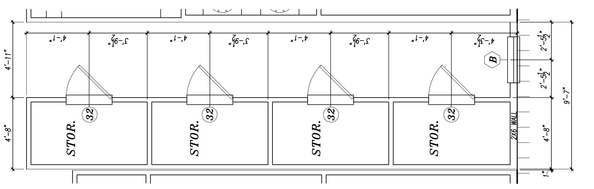
JOB NO. 1702
DATE 6/28/18

REVISIONS

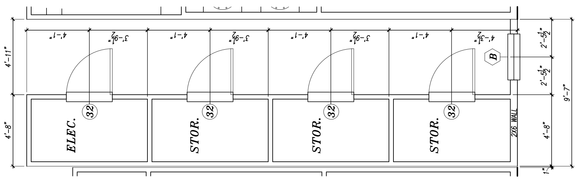
SHEET NO.
A12.04



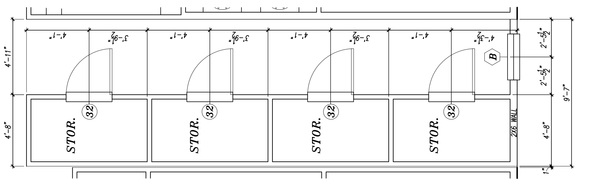
2 STORAGE – 3RD FLOOR PLAN
SCALE : 1/4" = 1'-0"



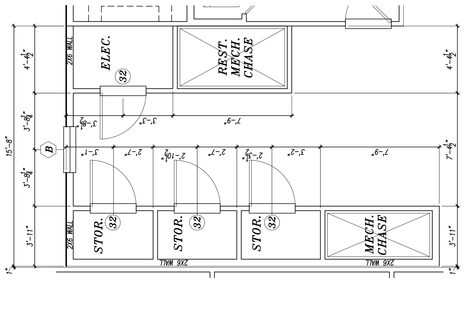
1 STORAGE – 2ND FLOOR PLAN
SCALE : 1/4" = 1'-0"



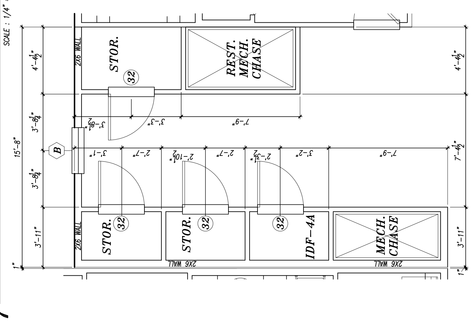
4 STORAGE – 5TH FLOOR PLAN
SCALE : 1/4" = 1'-0"



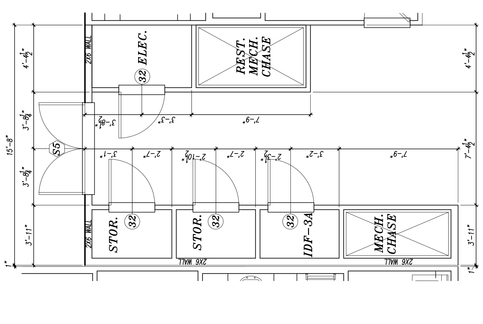
3 STORAGE – 4TH FLOOR PLAN
SCALE : 1/4" = 1'-0"



7 STORAGE – 5TH FLOOR PLAN
SCALE : 1/4" = 1'-0"



6 STORAGE – 4TH FLOOR PLAN
SCALE : 1/4" = 1'-0"



5 STORAGE – 3RD FLOOR PLAN
SCALE : 1/4" = 1'-0"

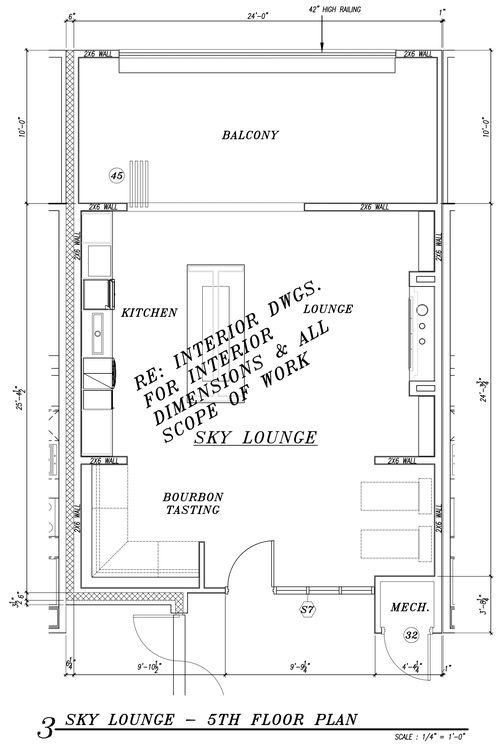
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

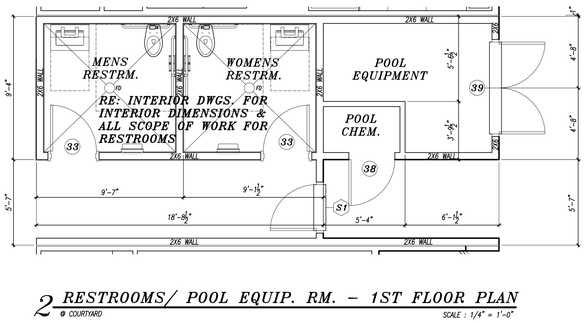
REVISIONS

SHEET NO.
A12.05



3 SKY LOUNGE – 5TH FLOOR PLAN

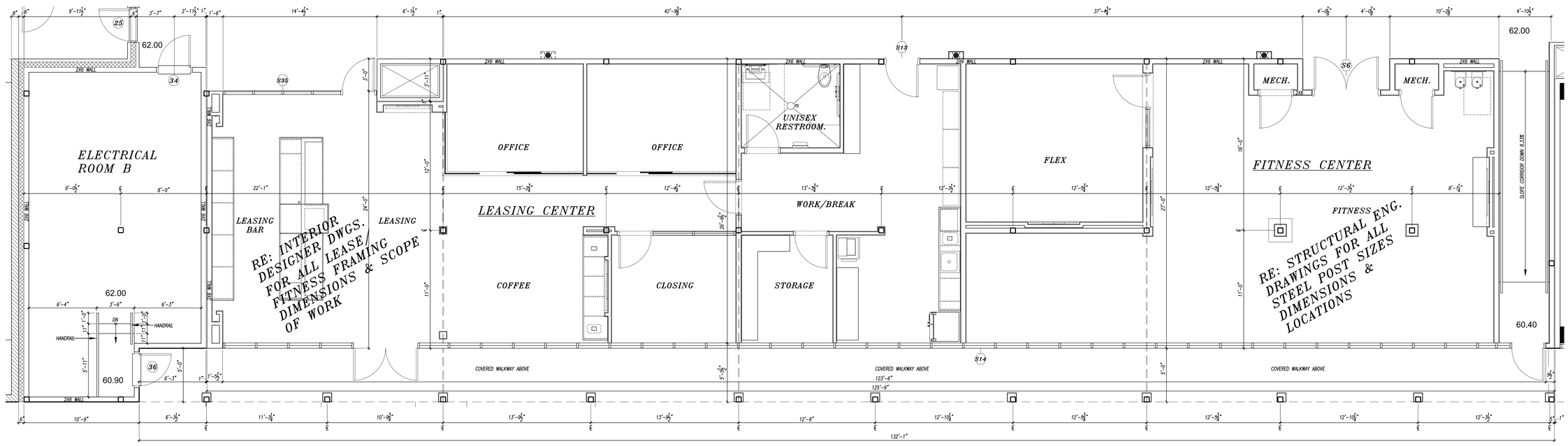
SCALE : 1/4" = 1'-0"



2 RESTROOMS/ POOL EQUIP. RM. – 1ST FLOOR PLAN

@ COURTYARD

SCALE : 1/4" = 1'-0"



1 LEASING & FITNESS – 1ST FLOOR PLAN

LEASING & FITNESS AREAS

SCALE : 1/4" = 1'-0"

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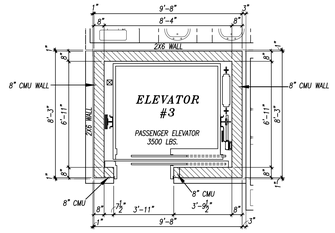
CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 500
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1764
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

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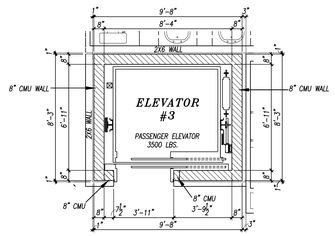
SHEET NO.

A13.01



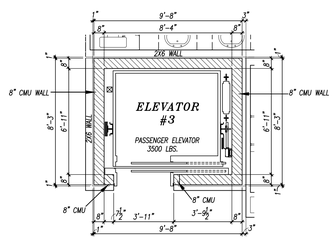
5 ELEVATOR #3 – 5TH FLOOR PLAN

SCALE : 1/4" = 1'-0"



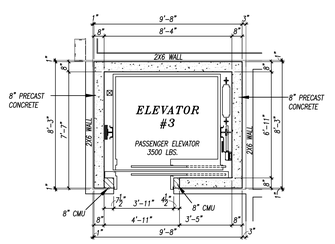
4 ELEVATOR #3 – 4TH FLOOR PLAN

SCALE : 1/4" = 1'-0"



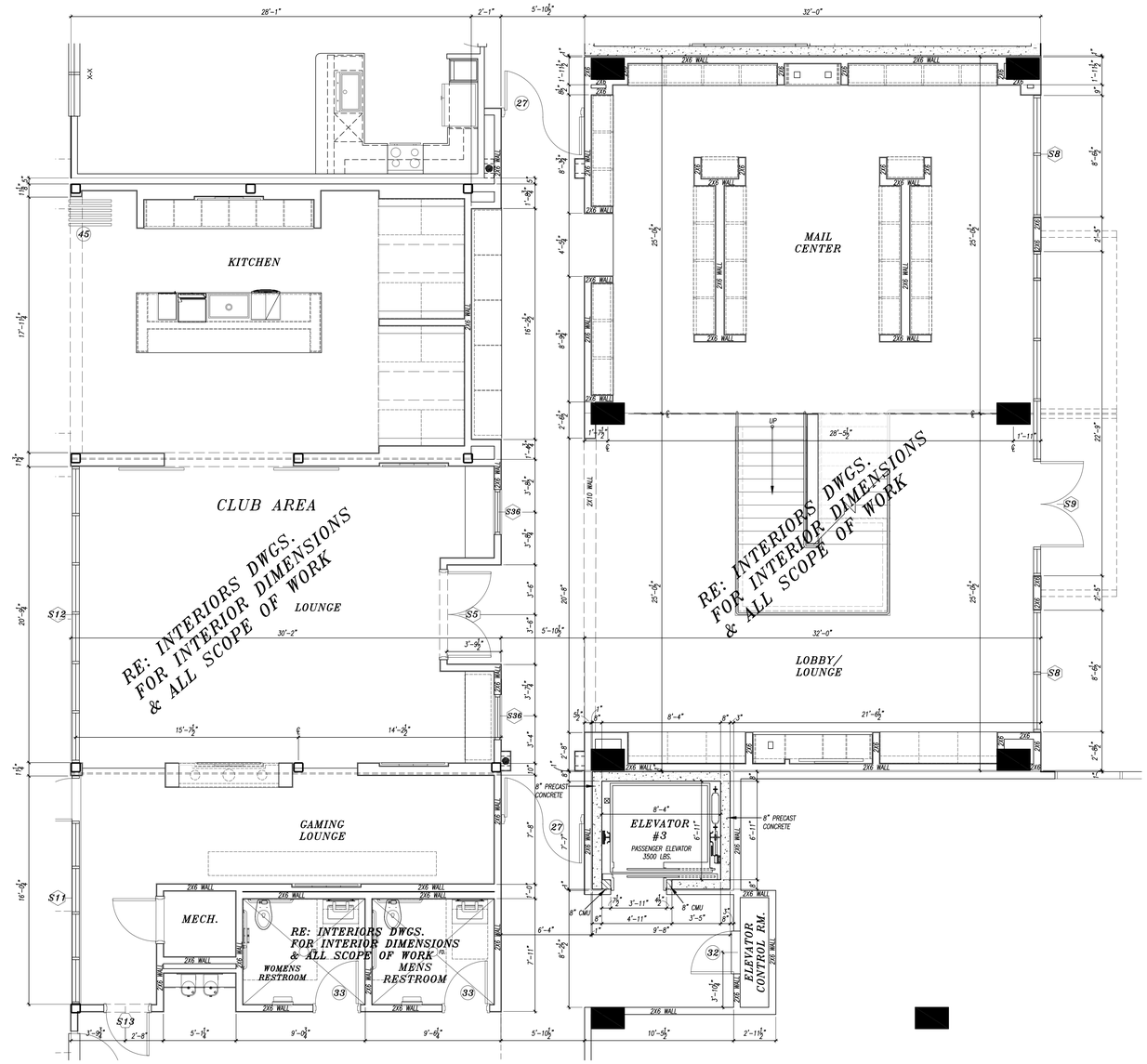
3 ELEVATOR #3 – 3RD FLOOR PLAN

SCALE : 1/4" = 1'-0"



2 ELEVATOR #3 – 2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"



1 CLUB/GAME/MAILROOM/LOUNGE – 1ST FLOOR PLAN

CLUB, MAILROOM & ELEVATOR #3

SCALE : 1/4" = 1'-0"

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CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD.
SUITE 550
DALLAS, TEXAS 75240

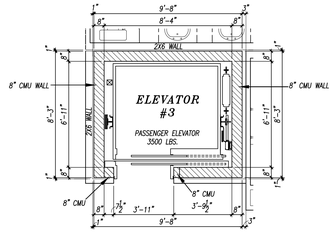
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

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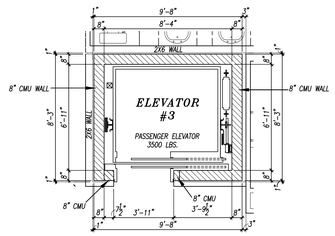
SHEET NO.

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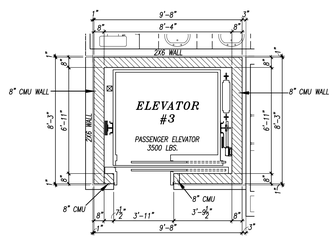
5 ELEVATOR #3 – 5TH FLOOR PLAN

SCALE : 1/4" = 1'-0"



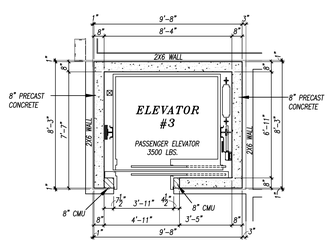
4 ELEVATOR #3 – 4TH FLOOR PLAN

SCALE : 1/4" = 1'-0"



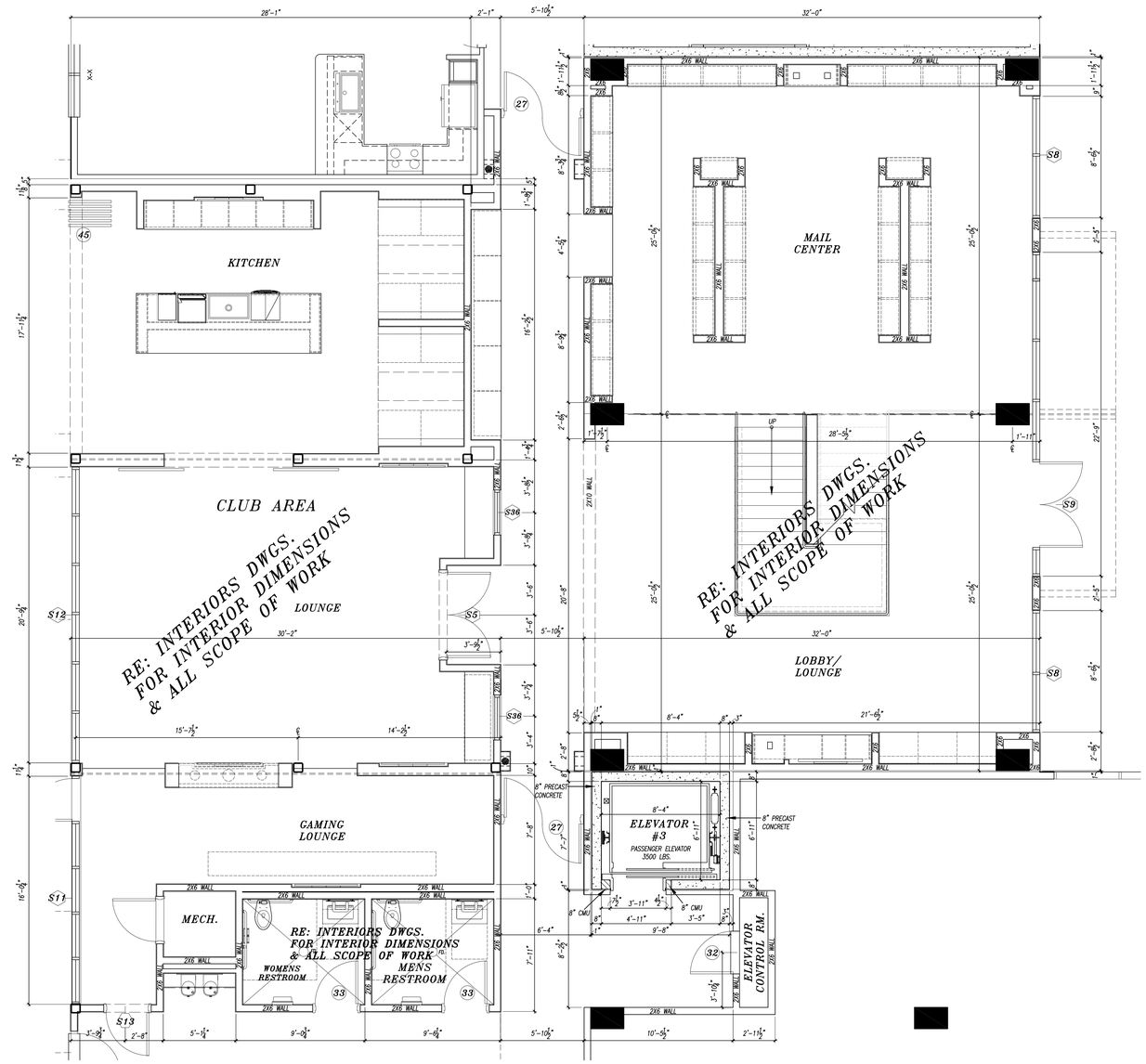
3 ELEVATOR #3 – 3RD FLOOR PLAN

SCALE : 1/4" = 1'-0"



2 ELEVATOR #3 – 2ND FLOOR PLAN

SCALE : 1/4" = 1'-0"



1 CLUB/GAME/MAILROOM/LOUNGE – 1ST FLOOR PLAN

CLUB, MAILROOM & ELEVATOR #3

SCALE : 1/4" = 1'-0"

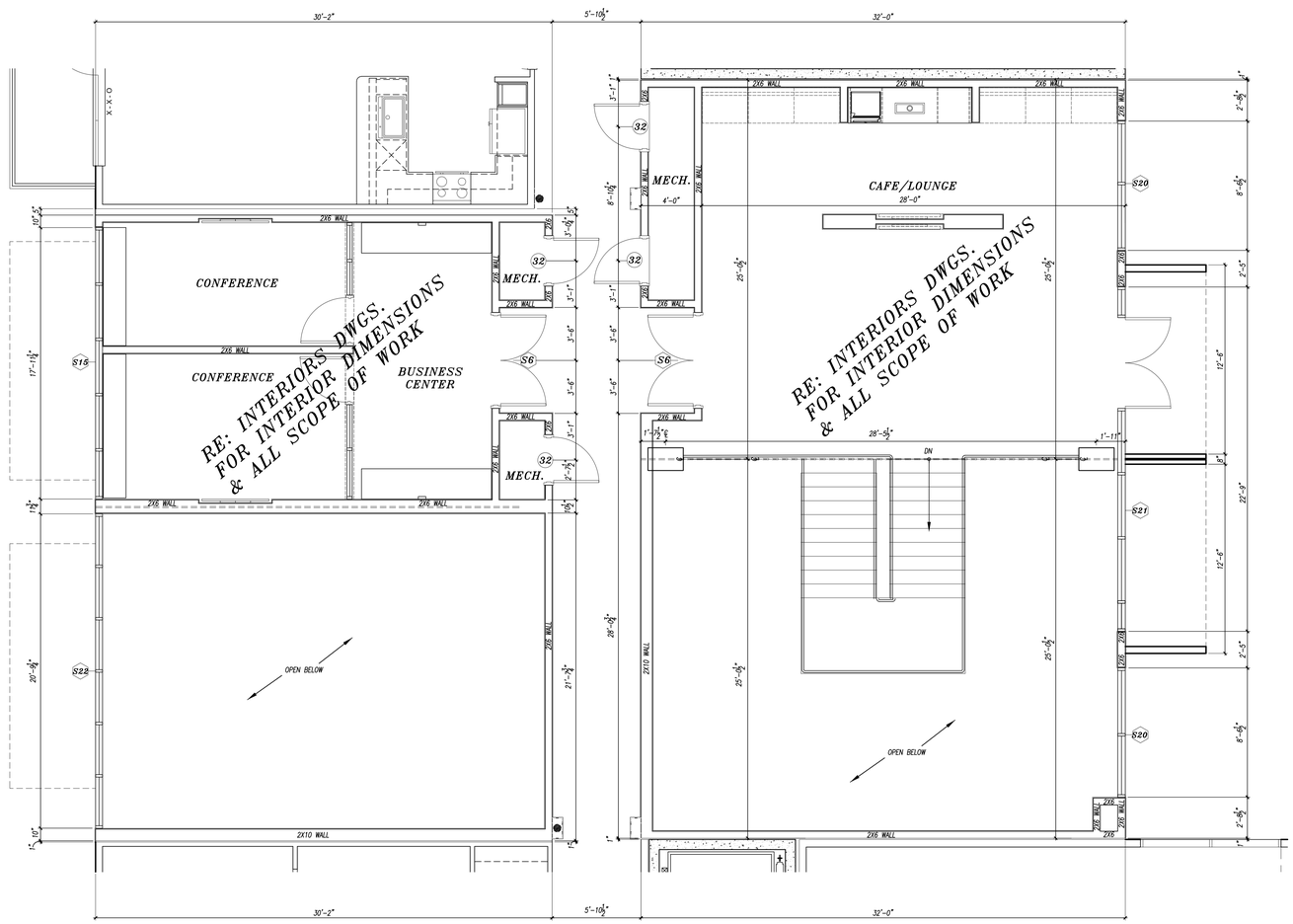
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 550
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
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JOB NO.	1702
DATE	6/28/18

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SHEET NO.
A13.02



1 BUSINESS/CAFE LOUNGE – 2ND FLOOR PLAN
BUSINESS & CAFE AREAS
SCALE : 1/4" = 1'-0"

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CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
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DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

	REVISIONS

SHEET NO.
A13.03

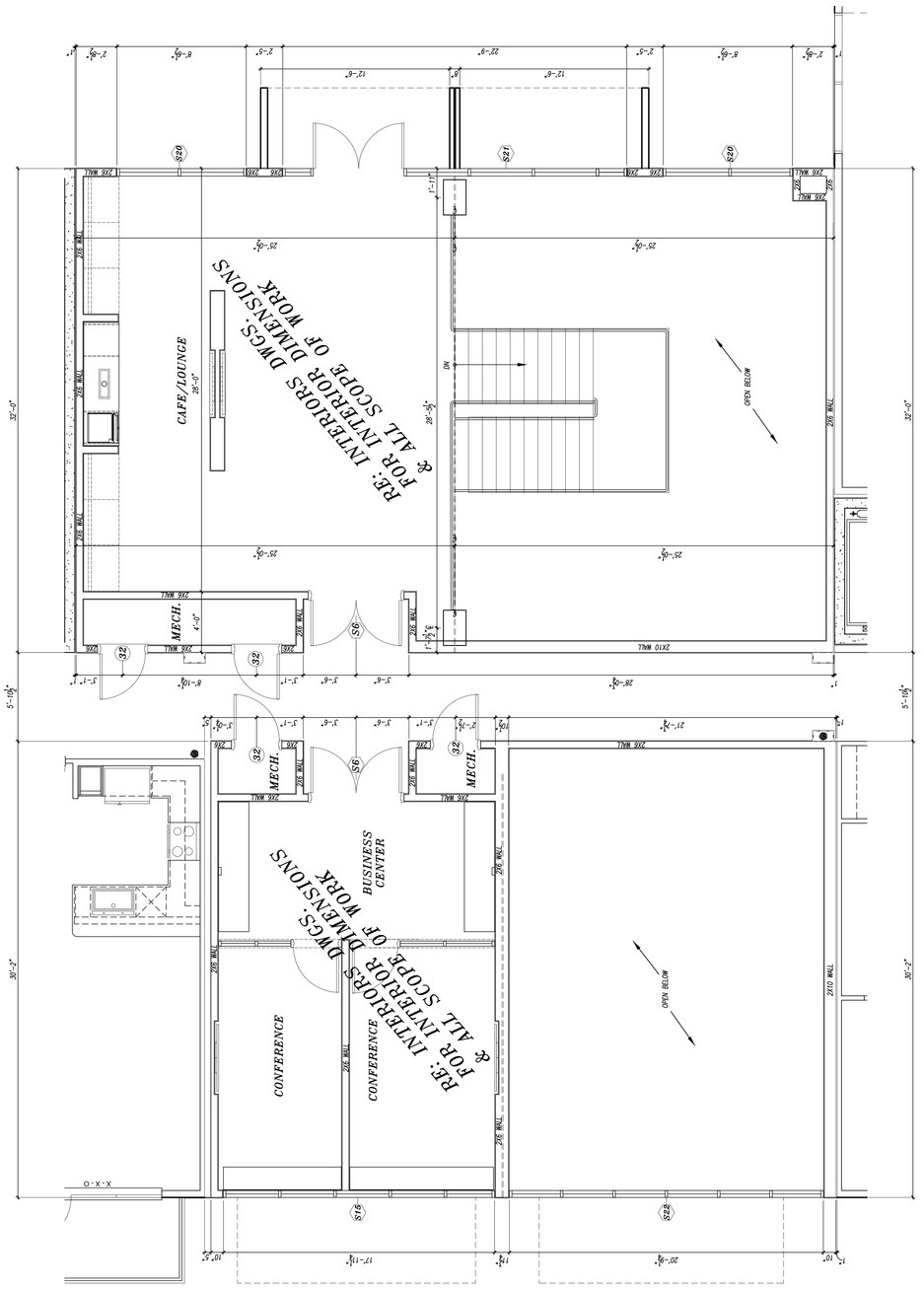
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 505
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

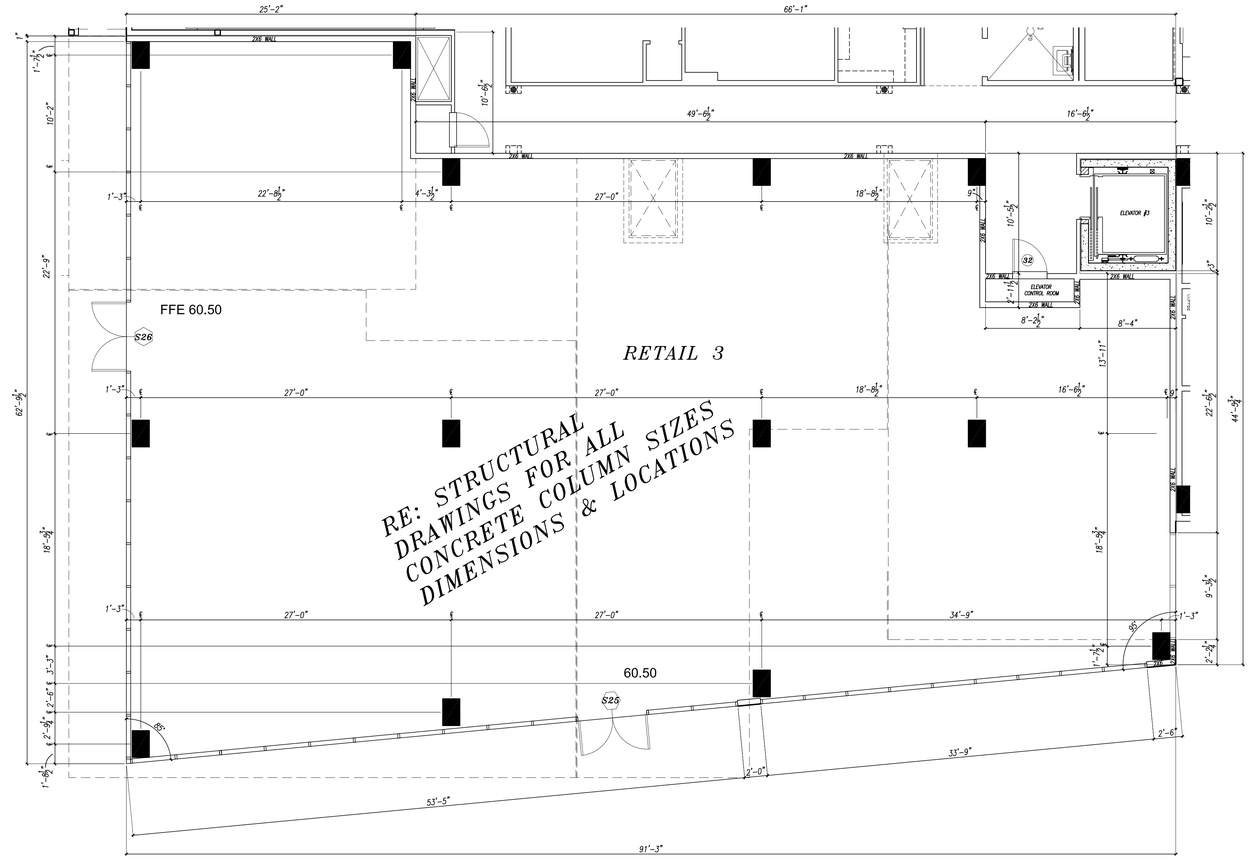
JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A13.03

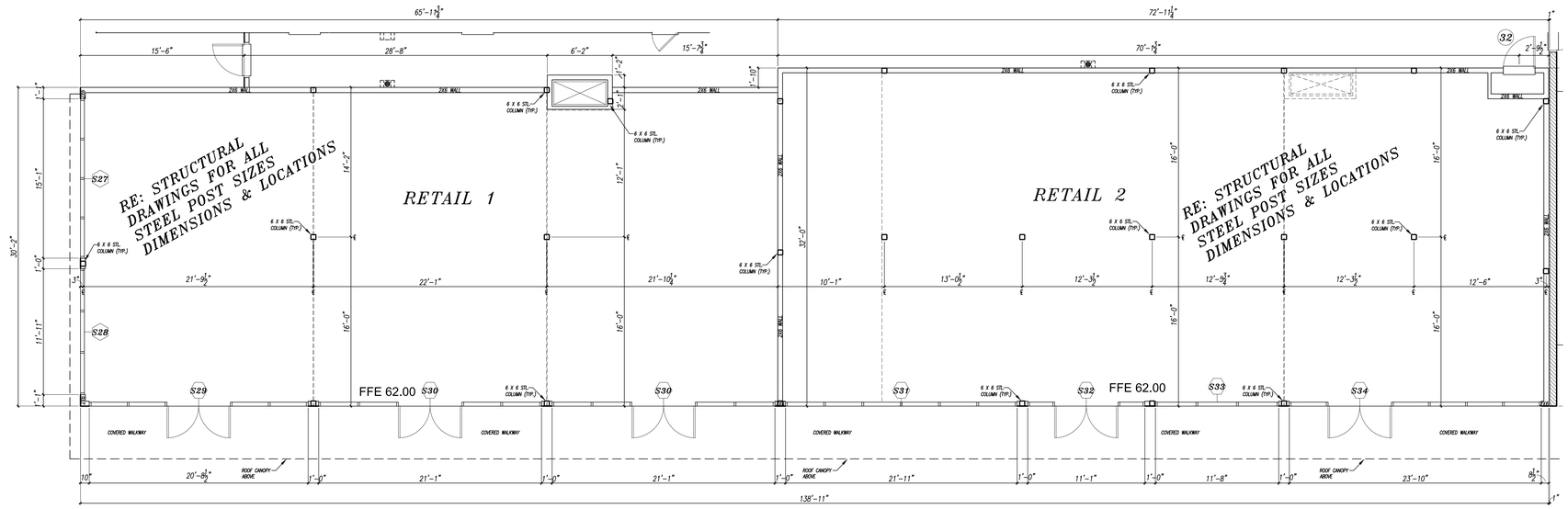


1 BUSINESS/CAFE LOUNGE – 2ND FLOOR PLAN
BUSINESS & CAFE AREAS
SCALE: 1/4" = 1'-0"



2 RETAIL 3 – 1ST FLOOR PLAN 4517 S.F.

SCALE : 3/16" = 1'-0"



1 RETAIL 1 & 2 – 1ST FLOOR PLAN

RETAIL 1–2004 S.F. RETAIL 2–2313 S.F.

SCALE : 3/16" = 1'-0"

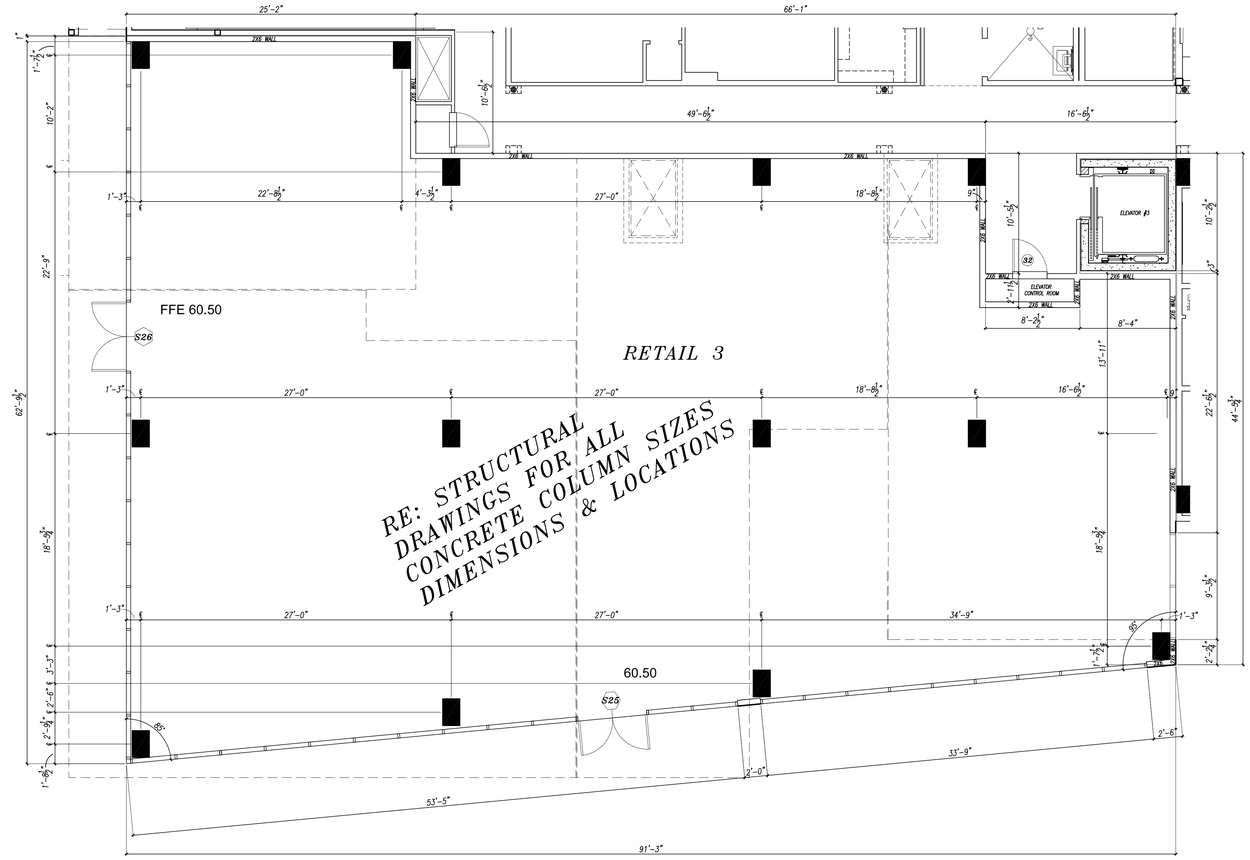
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. STE 525
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO.	1702
DATE	6/28/18

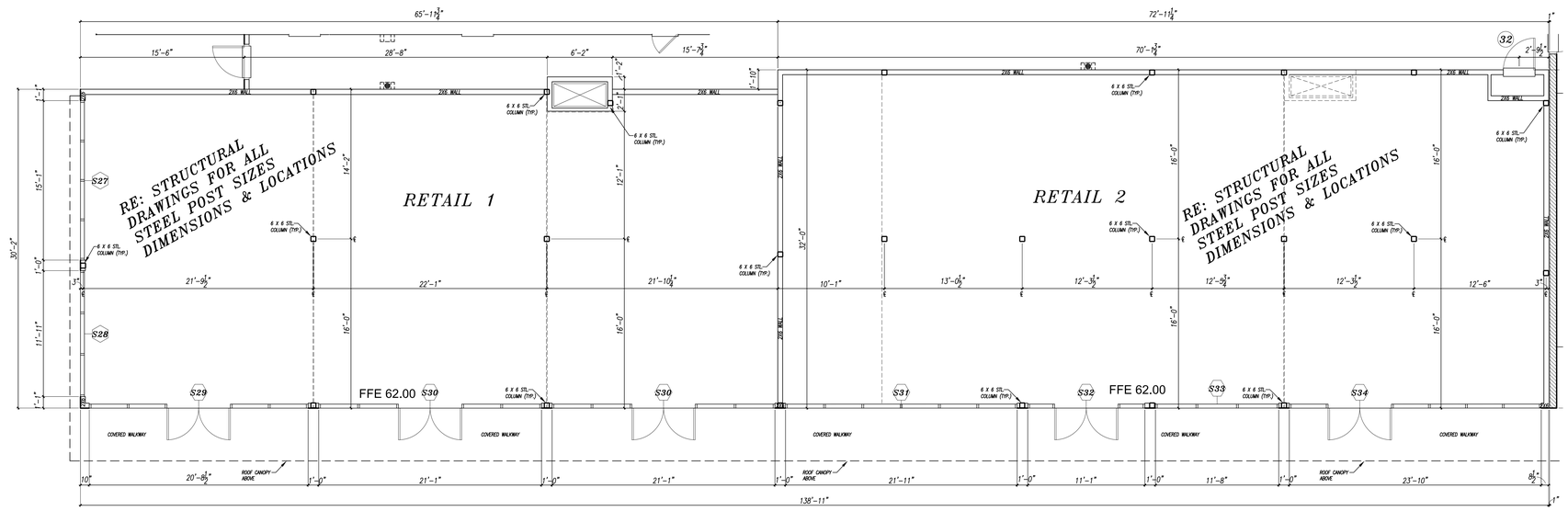
REVISIONS

SHEET NO.
A13.04



2 RETAIL 3 – 1ST FLOOR PLAN — 4517 S.F.

SCALE : 3/16" = 1'-0"



1 RETAIL 1 & 2 – 1ST FLOOR PLAN

RETAIL 1–2004 S.F. RETAIL 2–2313 S.F.

SCALE : 3/16" = 1'-0"

NRP BROADWAY/JONES

1011 BROADWAY STREET

SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC

5757 ALPHA RD. STE 500 DALLAS, TEXAS 75240

PHONE NO. (972) 788-1704

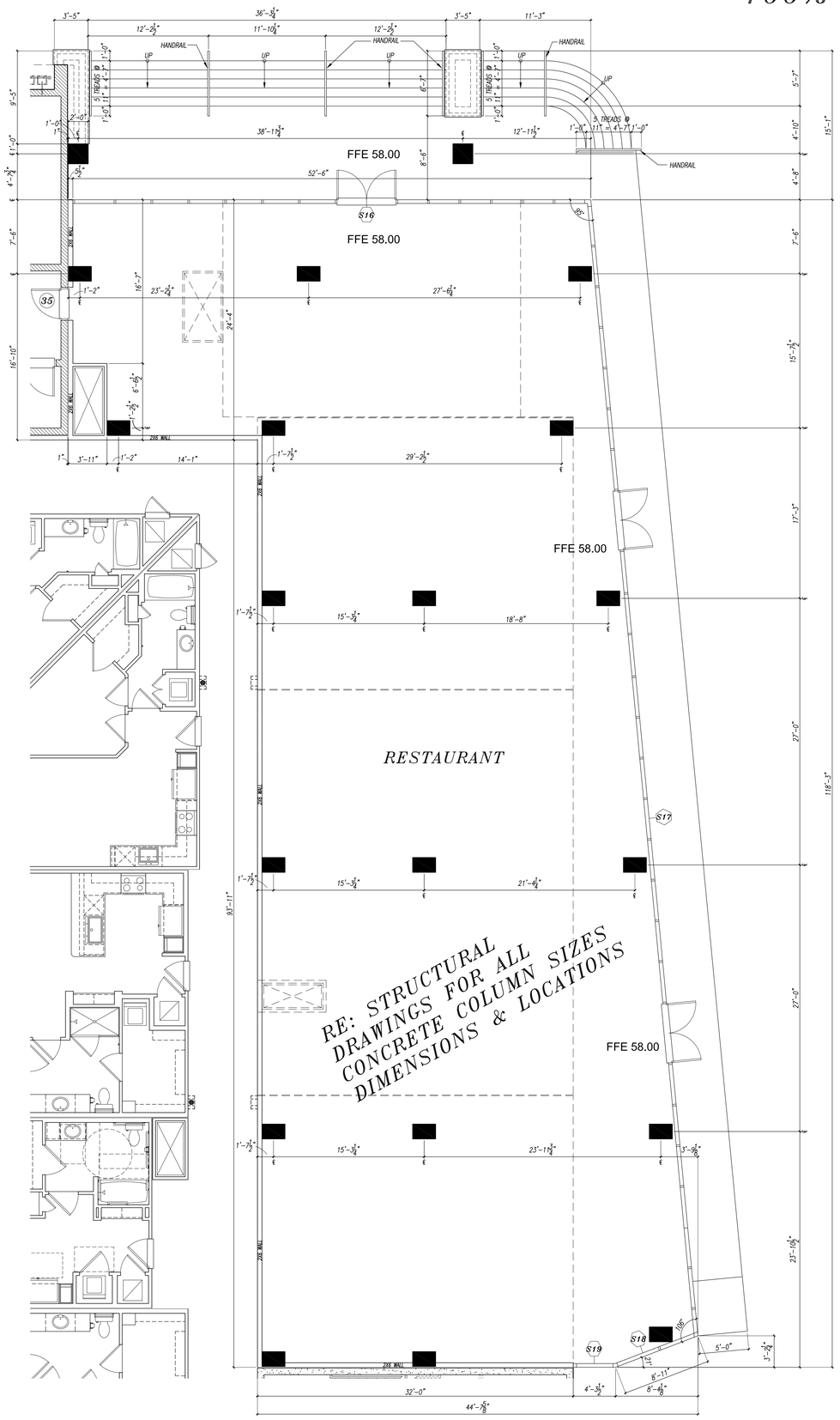
FAX NO. (972) 788-2305

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DATE	6/28/18

REVISIONS

SHEET NO.

A13.04



1 RESTAURANT – 1ST FLOOR PLAN 5920 SF.

SCALE : 3/16" = 1'-0"

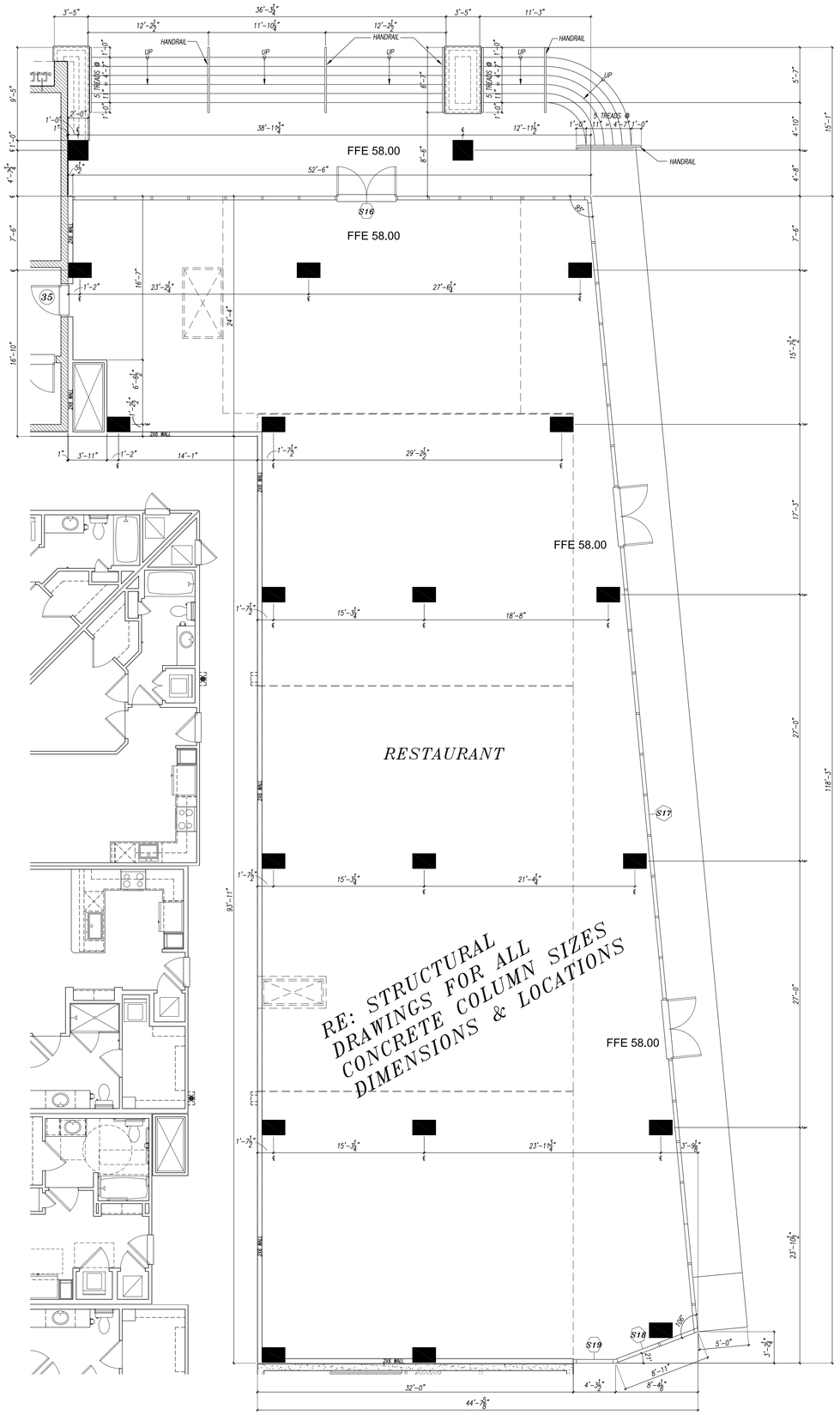
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 500
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

JOB NO. 1702
DATE 6/28/18

REVISIONS

SHEET NO.
A13.05



1 RESTAURANT – 1ST FLOOR PLAN 5920 SF.

SCALE : 3/16" = 1'-0"

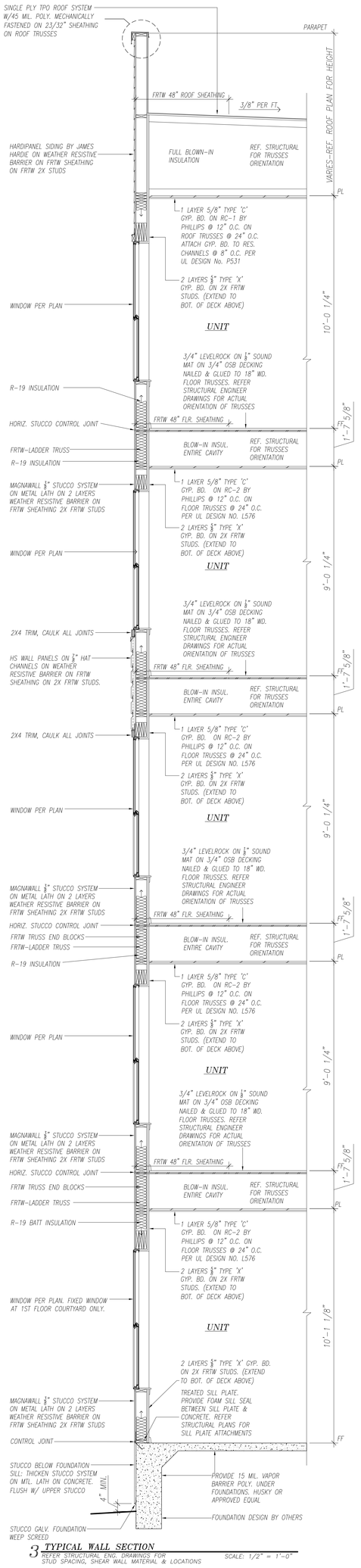
NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD.
SUITE 500
DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

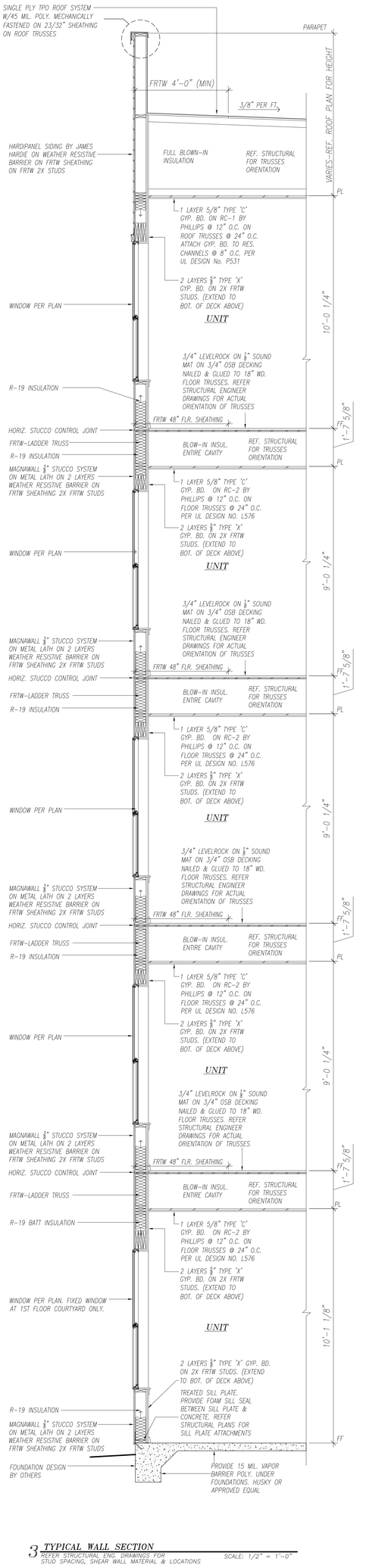
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DATE	6/28/18

REVISIONS

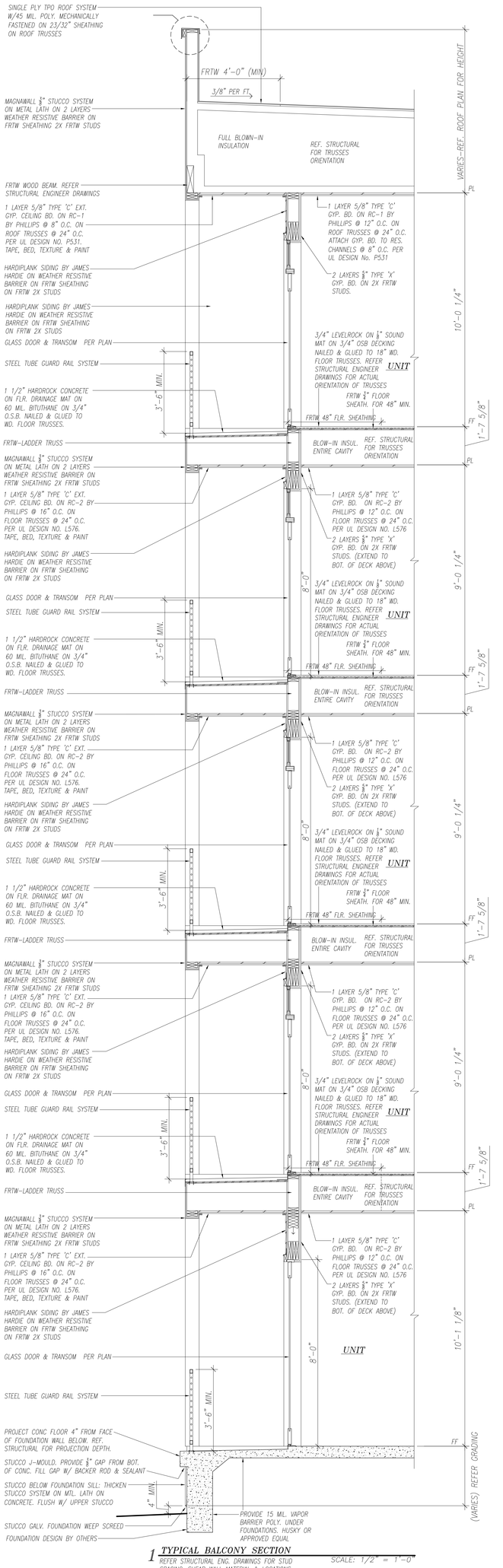
SHEET NO.
A13.05



3 TYPICAL WALL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"



3 TYPICAL WALL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"



1 TYPICAL BALCONY SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"

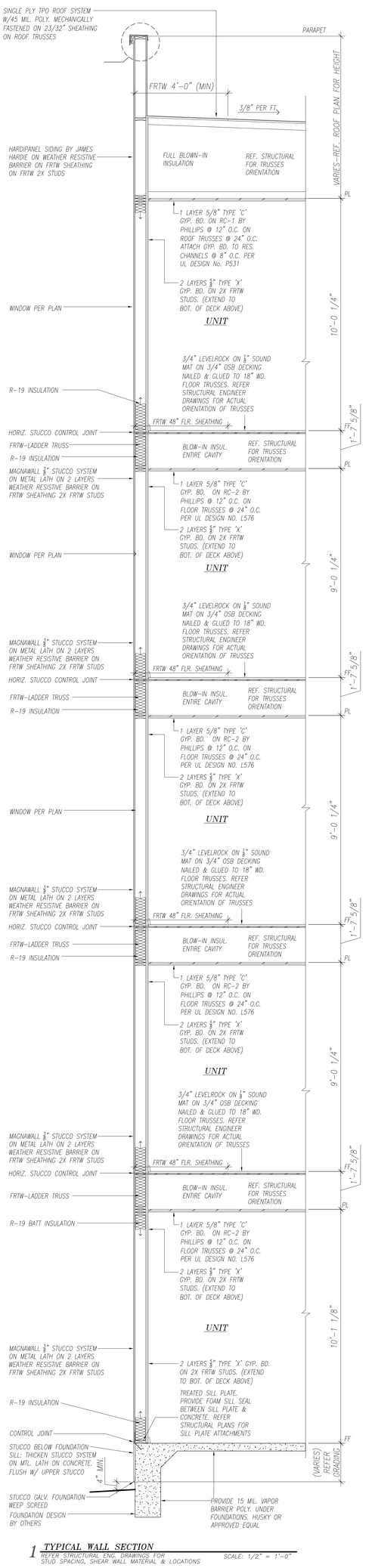
SHEET NO. D1.01

REVISIONS

JOB NO. 1702
DATE 6/28/18

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 505 DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215



1 TYPICAL WALL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"

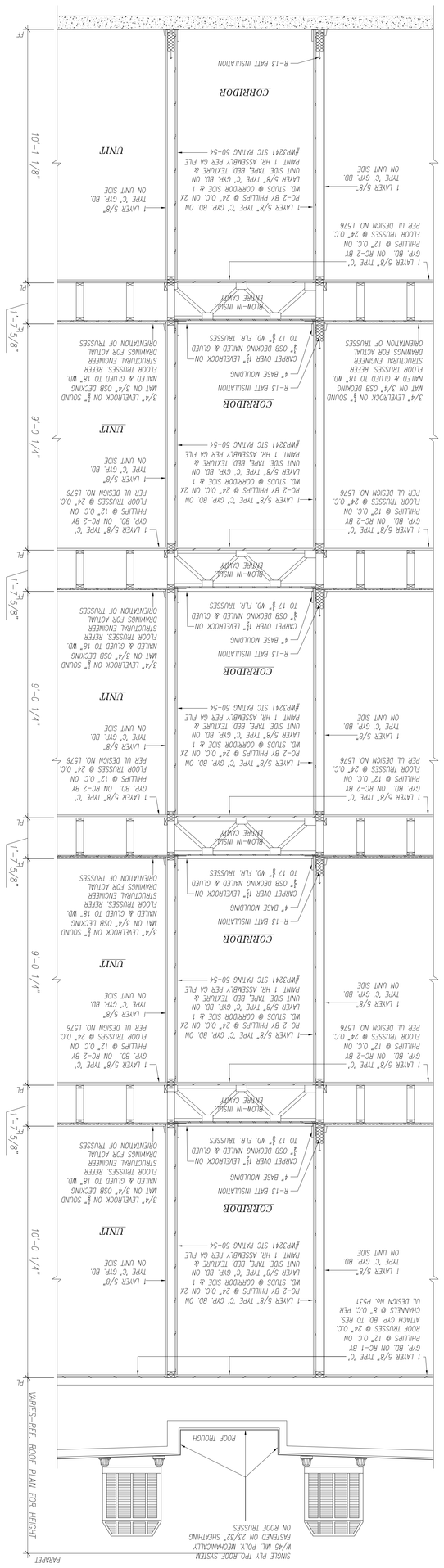
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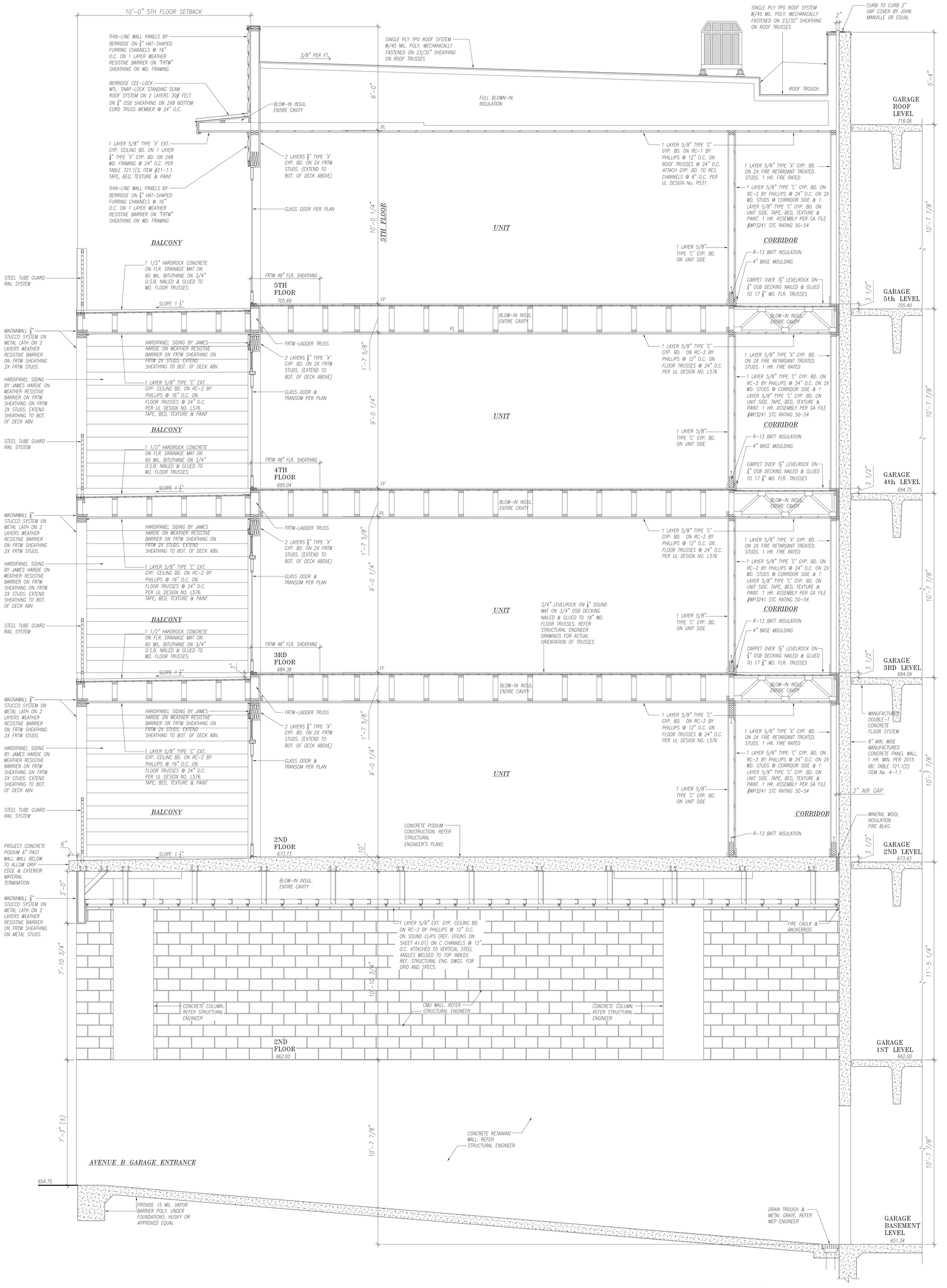
REVISIONS

DATE 6/28/18
JOB NO. 1702

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 505 DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215


PARAPET
SINGLE PLY TPO ROOF SYSTEM
W/45 MIL POLY. MECHANICALLY
FASTENED ON 23/32" SHEATHING
ON ROOF TRUSSES
ROOF TROUGH
VARIES-REF. ROOF PLAN FOR HEIGHT
PL
1'-7 5/8"
10'-0 1/4"
1 LAYER 5/8" TYPE 'C' GYP. BD. ON RC-1 BY GYP. BD. ON RESILIENT CHANNELS @ 16" O.C. ON 2X6 WD. STUDS @ 16" O.C. W/ R-19 BATT INSULATION
1 LAYER 5/8" TYPE 'C' GYP. BD. ON RC-2 BY GYP. BD. ON 2X6 WD. STUDS @ 16" O.C. W/ R-19 BATT INSULATION
1 LAYER 5/8" TYPE 'C' GYP. BD. ON UNIT SIDE
1 LAYER 5/8" TYPE 'C' GYP. BD. ON RC-2 BY GYP. BD. ON RC-2 BY PHILLIPS @ 12" O.C. ON FLOOR TRUSSES @ 24" O.C. PER UL DESIGN NO. L576
1 LAYER 5/8" TYPE 'C' GYP. BD. ON RC-2 BY PHILLIPS @ 12" O.C. ON FLOOR TRUSSES @ 24" O.C. PER UL DESIGN NO. L576
1 LAYER 5/8" TYPE 'C' GYP. BD. ON UNIT SIDE
1 LAYER 5/8" TYPE 'C' GYP. BD. ON RC-2 BY PHILLIPS @ 12" O.C. ON FLOOR TRUSSES @ 24" O.C. PER UL DESIGN NO. L576
1 LAYER 5/8" TYPE 'C' GYP. BD. ON UNIT SIDE
3/4" LEVELROCK ON 1/2" SOUND MAT ON 3/4" OSB DECKING NAILED & GLUED TO 18" WD. FLOOR TRUSSES. REFER STRUCTURAL ENGINEER DRAWINGS FOR ACTUAL ORIENTATION OF TRUSSES
UNIT
1 LAYER 5/8" TYPE 'C' GYP. BD. ON UNIT SIDE
1 LAYER 5/8" TYPE 'C' GYP. BD. ON RC-2 BY PHILLIPS @ 12" O.C. ON FLOOR TRUSSES @ 24" O.C. PER UL DESIGN NO. L576



1 AVENUE B GARAGE ENTRY SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"

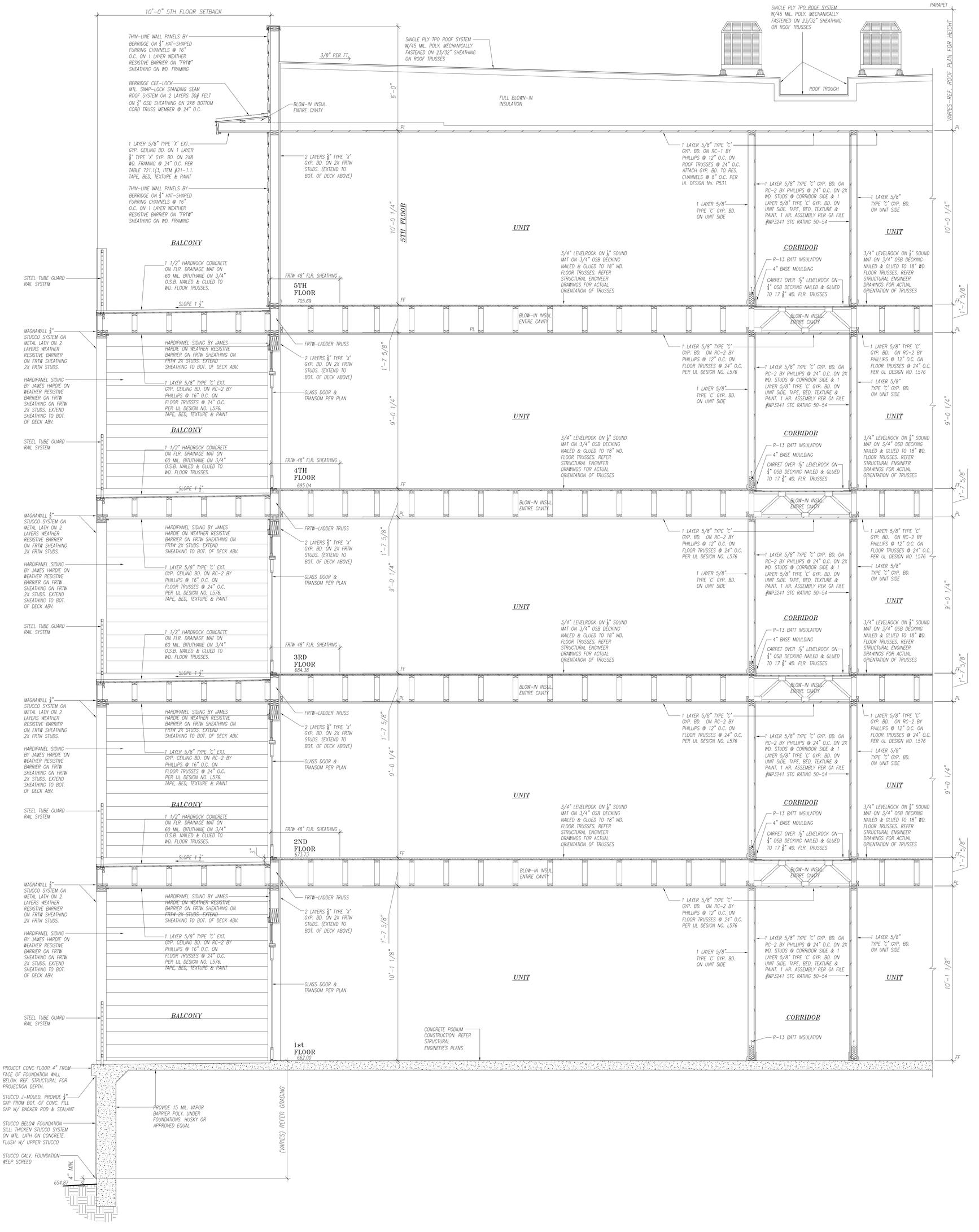
SHEET NO. D1.04

REVISIONS

JOB NO. 1702
DATE 6/28/18

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 505 DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215



1 AVENUE B GARAGE ENTRY SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"

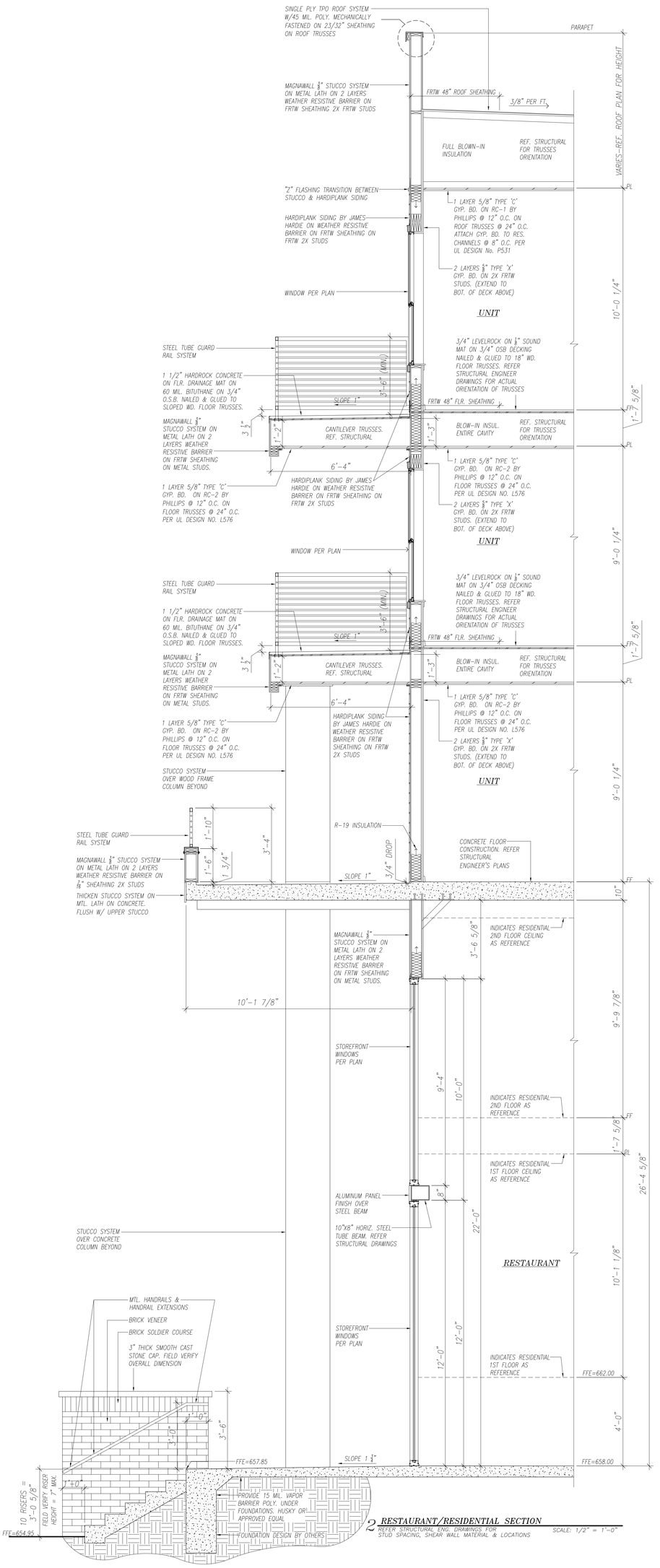
SHEET NO. D1.05

REVISIONS

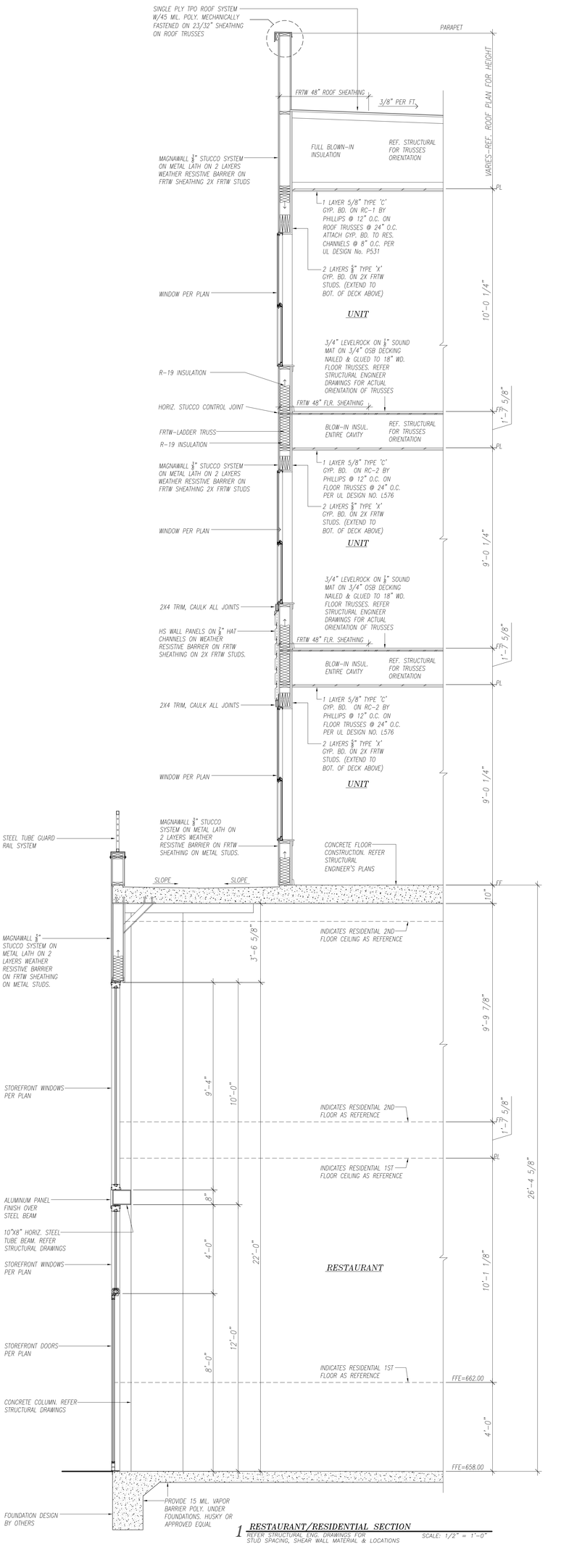
JOB NO. 1702
DATE 6/28/18

CLIFFORD WONG ARCHITECT, INC
5757 ALPHA RD. SUITE 505 DALLAS, TEXAS 75240
PHONE NO. (972) 788-1704
FAX NO. (972) 788-2305

NRP BROADWAY/JONES
1011 BROADWAY STREET
SAN ANTONIO, TEXAS 78215



2 RESTAURANT/RESIDENTIAL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"



1 RESTAURANT/RESIDENTIAL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"

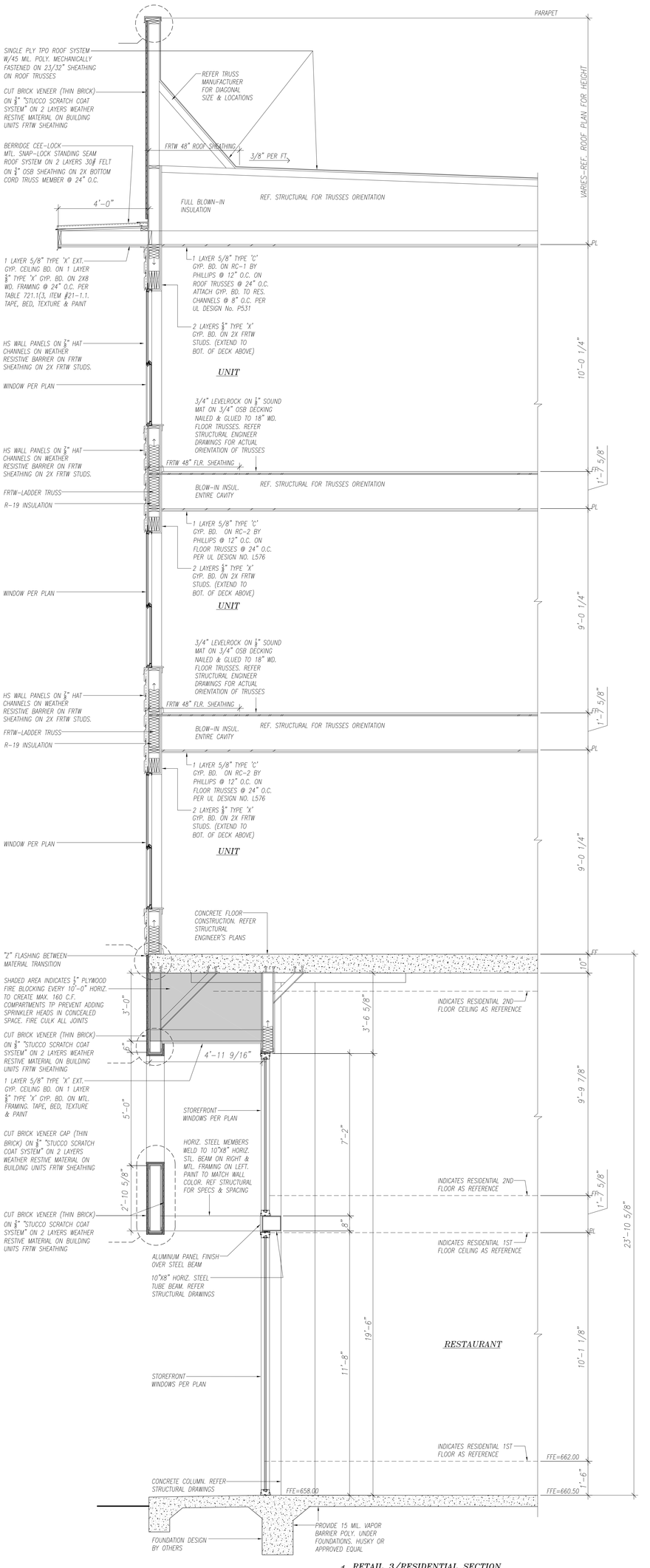
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REVISIONS

DATE 6/28/18
JOB NO. 1702

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1 RETAIL 3/RESIDENTIAL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"

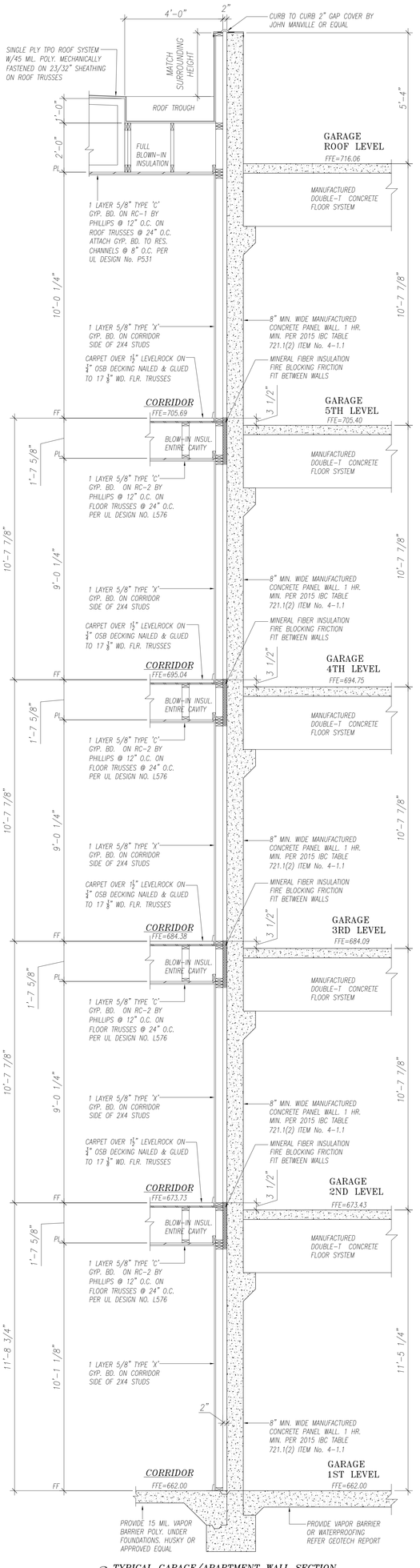
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REVISIONS

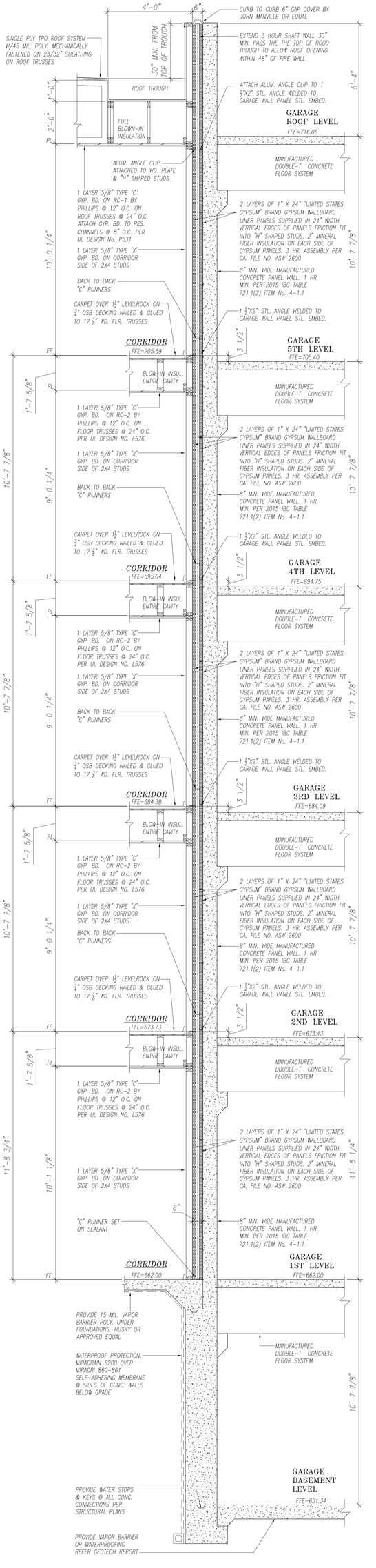
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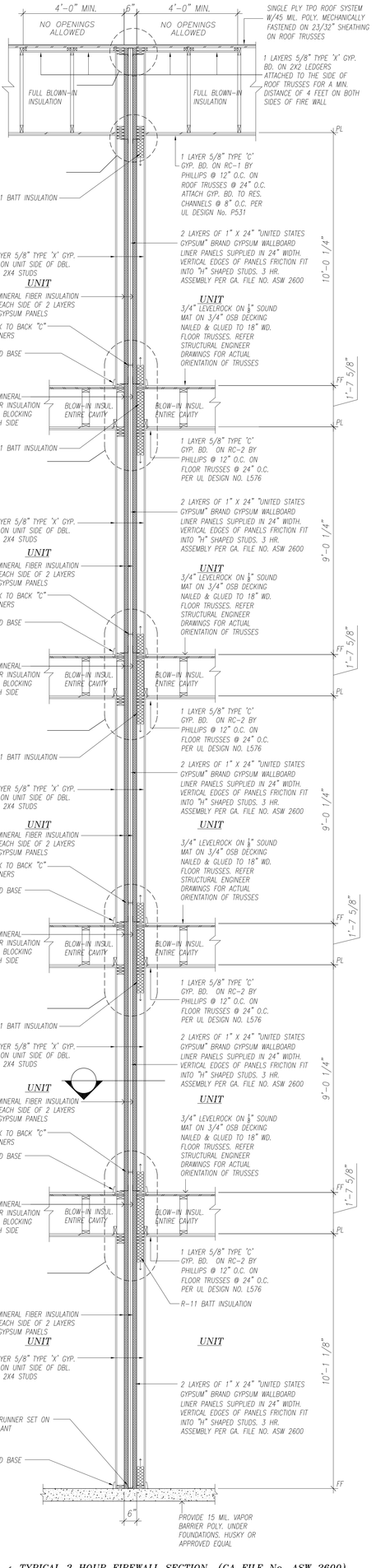
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3 TYPICAL GARAGE/APARTMENT WALL SECTION
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"



2 TYPICAL 3 HOUR FIREWALL SECTION (GA FILE No. ASW 2600)
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"



1 TYPICAL 3 HOUR FIREWALL SECTION (GA FILE No. ASW 2600)
REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS
SCALE: 1/2" = 1'-0"

SHEET NO. D1.08

REVISIONS

DATE 6/28/18
JOB NO. 1702

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JOB NO. 1702
DATE 6/28/18

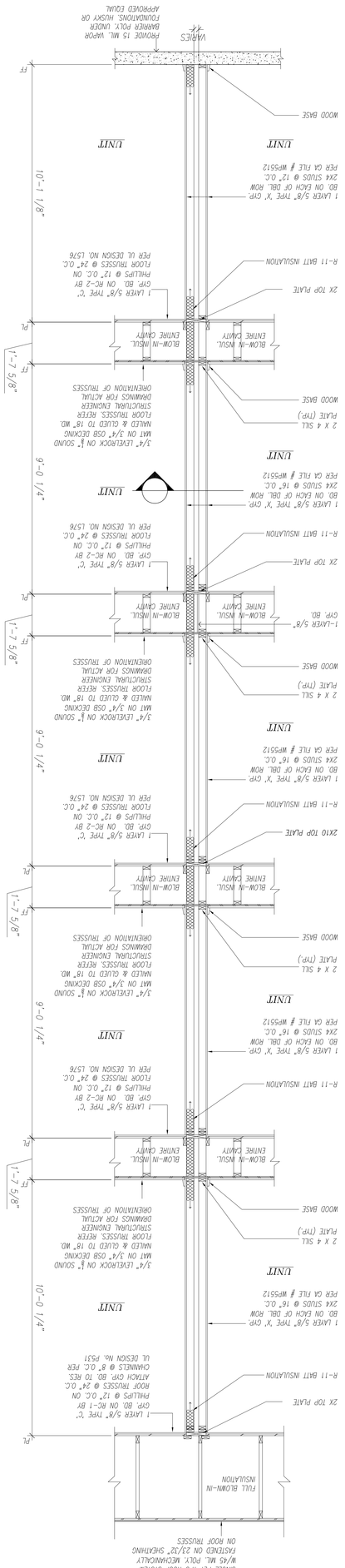
REVISIONS

SHEET NO. D1.09

1 TYPICAL UNIT SEPARATION WALL (GA FILE No. WP5512)

SCALE: 1/2" = 1'-0"

REFER STRUCTURAL ENG. DRAWINGS FOR STUD SPACING, SHEAR WALL MATERIAL & LOCATIONS



BROADWAY JONES

SAN ANTONIO, TEXAS

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PROJECT LOG

DATE	DESCRIPTION	DELTA
3/29/18	100% SD Set	
6/28/18	100% DD Set	
9/28/18	HDRC LANDSCAPE SUBMITTAL	

PROJECT DATA

PROJECT:
BROADWAY JONES
SAN ANTONIO, TEXAS

CLIENT:
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L00.00

CAD File: H:\2001-2100\2001-2025\2017 Broadway Jones Docs\CAD\Current\HDRC - Landscape CAD\UPDATED\LA - 2017.dwg L00.00 Sep 27, 2018 11:19pm Kendrick

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. FOLLOW THE OWNER'S REPRESENTATIVE'S INSTRUCTIONS ON RESOLVING ANY DISCREPANCIES.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
7. CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
8. ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS NOTED OTHERWISE. LAYOUT CURVILINEAR JOINTS AS INDICATED ON THE DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
9. ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS.
10. CONTRACTOR SHALL SUBMIT SAMPLES OF EACH PAVING TYPE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACCORDING TO THE SPECIFICATIONS. THEY ARE TO REVIEW THE SAMPLES TO UNDERSTAND THE LEVEL OF QUALITY OF VARIOUS FINISHES.
11. MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE WATER BODIES, EXISTING PARKING LOTS, ETC. ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAW AND REGULATIONS.
12. SEE HARDSCAPE PLANS AND DETAILS FOR CONCRETE EXPANSION JOINTS AND CONTROL JOINTS.
13. SEE GRADING PLANS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS. MAKE SURE THAT ABUTTING PAVEMENT SURFACES ARE FLUSH.
14. GENERAL LIMITS OF CONSTRUCTION ARE NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, THE LIMIT OF WORK SHALL END AT THE FACE OF EACH BUILDING.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL/PROTECTION BY LOCALLY APPROVED MEANS AND MAINTAINING EROSION CONTROLS ALREADY IN PLACE. CONTRACTOR SHALL ADHERE TO ALL GOVERNING CODES AND REQUIREMENTS.
16. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND LEGALLY DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY OWNER'S REPRESENTATIVE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL DRAIN INLETS, CATCH BASINS, YARD DRAINS AND MANHOLES INDICATED ON THE PLANS UNDER PREVIOUS CONSTRUCTION.
19. THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, DIGGING, BORING, PILE DRIVING, BLASTING, OR PLANTING, MUST FIRST OBTAIN AN EXCAVATION PERMIT FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR MUST CALL THE APPROPRIATE AGENCIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO PLANNED EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL LAWS AND REGULATIONS REGARDING NOTIFICATION OF EXISTING GAS AND OIL PIPELINES COMPANY OWNERS. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER'S REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK. SEE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER INFORMATION.
20. CONTRACTOR TO COORDINATE HIS WORK WITH THE WORK OF THE OTHER CONTRACTORS WORKING ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY OF THESE SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED. ANY ADJUSTMENTS REQUIRED TO THE CONDITION, COMPLETENESS AND /OR ELEVATION OF THIS WORK SHALL BE PERFORMED BY OTHERS.
21. ALL PAVEMENT SURFACES SHALL BE CONSTRUCTED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS SUCH AS BUILDINGS, WALLS, COLUMNS, ETC.TOWARD AND INTO DRAINAGE STRUCTURES SHOWN ON THE GRADING PLANS AND ENGINEERING DRAWINGS.

GENERAL GRADING AND DRAINAGE NOTES

1. CONTRACTOR RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR FOR THE INSTALLATION OF THE SUBSURFACE DRAINAGE SYSTEM AND TYING INTO APPROVED STORM SEWER
2. FOR PRICE PURPOSES, ALL DRAIN LINES TO BE 6" PVC MINIMUM.
3. THERE SHALL BE A MINIMUM HALF (½%) PERCENT FLOW LINE FALL ALONG DRAINAGE LINES.
4. ALL CATCH BASINS SHALL BE OF SUFFICIENT SIZE TO HANDLE PROPOSED RUNOFF. CONTRACTOR TO SUBMIT CATCH BASIN SPECS. TO LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION.
5. CONTRACTOR TO PROVIDE A MINIMUM TWO (2%) PERCENT FALL AWAY FROM ALL STRUCTURES OR PER SOILS REPORT.
6. CONTRACTOR TO VERIFY ALL PROPOSED GRADES AND REPORT ANY PROBLEMS TO THE LANDSCAPE ARCHITECT.
7. GUARDRAILS TO BE INSTALLED ON TOP OF ALL WALLS WHERE DIFFERENCE IN GRADE IS MORE THAN 30". SEE CIVIL DRAWINGS FOR CONSTRUCTION DETAIL.
8. ACCESSIBLE ROUTES ARE TO COMPLY WITH THE FAIR HOUSING ACT, AMERICAN WITH DISABILITIES ACT, AND ALL APPLICABLE LOCAL CODES.
9. THE SLOPES OF THESE ROUTES ARE NOT TO EXCEED FIVE PERCENT AND THE CROSS SLOPE MAY NOT EXCEED 0.5 PERCENT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

GENERAL CONCRETE NOTES

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE A.C.I. STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318) LATEST REVISION.
2. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A615, AND GRADE 60 (60,000 PSI YIELD POINT.)
3. REINFORCING BAR SUPPORTS AND SPACERS SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUAL FOR STANDARD PRACTICE BY THE CONCRETE REINFORCING STEEL INSTITUTE.
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.
5. GRADE BEAM CONCRETE PROTECTION OF REINFORCEMENT SHALL BE 2" MINIMUM TOP AND SIDES, 3" MINIMUM BOTTOM.
6. MAXIMUM NOMINAL COARSE AGGREGATE SIZES FOR CONCRETE IN THE SLABS-ON-GRADE SHALL BE 3/4".
7. CONCRETE SLUMPS SHALL BE 4" MAXIMUM, 2" MINIMUM.
8. CONTRACTOR TO PROVIDE OWNER WITH SAMPLE CONCRETE POURS OF EACH FINISH FOR APPROVAL BEFORE FINAL INSTALLATION.
9. MORTAR FOR WALLS SHALL BE TYPE M ASTM C-270, CONSISTING OF :
   ONE (1) PART HYDRATED TYPE S LIME, AND NOT MORE THAN 3-3/4 PARTS WELL GRADED MASONRY SAND WITH ALL PROPORTIONS BY VOLUME.
10. ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS NOTED OTHERWISE. LAYOUT CURVILINEAR JOINTS AS INDICATED ON THE DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
11. ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS.
12. SEE HARDSCAPE PLANS AND DETAILS FOR CONCRETE EXPANSION JOINTS AND CONTROL JOINTS.
13. SEE GRADING PLANS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS. MAKE SURE THAT ABUTTING PAVEMENT SURFACES ARE FLUSH.
14. ALL PAVEMENT SURFACES SHALL BE CONSTRUCTED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS SUCH AS BUILDINGS, WALLS, COLUMNS, ETC.TOWARD AND INTO DRAINAGE STRUCTURES SHOWN ON THE GRADING PLANS AND ENGINEERING DRAWINGS.

GENERAL POOL NOTES

1. THE INTENT OF THESE DOCUMENTS ARE TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED POOL CONTRACTOR TO CONSTRUCT THE PROJECT SHOWN.
2. THE POOL CONTRACTOR IS RESPONSIBLE TO VERIFY THE ACCURACY AND COMPLIANCE WITH LOCAL AND STATE BUILDING REGULATIONS AND THE TOWN BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. THESE REQUIREMENTS MUST TAKE PRECEDENCE OVER THOSE SHOWN, AND FIELD ADJUSTMENTS MADE ACCORDINGLY. THE CONTRACTOR MUST NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY REQUIRED CHANGES PRIOR TO CONSTRUCTION.
3. POOL CONTRACTOR TO PROVIDE ALL NECESSARY INFORMATION AND DOCUMENTS INCLUDING: PLANS, DETAILS, CROSS-SECTIONS, ELECTRICAL CONNECTIONS, EQUIPMENT REQUIREMENTS, SPA DETAILS, ETC. FOR APPROVAL BY COUNTY AND CITY.
4. ALL LOCAL, STATE AND FEDERAL LAWS SHALL BE FOLLOWED AND REVIEWED BY THE CITY PRIOR TO INSTALLATION.
5. THE POOL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW OF THE LANDSCAPE ARCHITECT. THE SHOP DRAWINGS SHALL CONTAIN THE POOL LAYOUT, SHELL DETAIL, STRUCTURAL DETAILS, SCHEMATIC PIPING DIAGRAMS, AND "CUT SHEETS" FOR ALL PROPOSED POOL EQUIPMENT.
6. THE POOL CONTRACTOR SHALL VERIFY LOCATION OF THE POOL EQUIPMENT WITH THE OWNER AND COORDINATE WITH LANDSCAPE ARCHITECT
7. THE GUNITE VESSEL IS TO BE GROUNDED PER CODE.
8. POOL PIPING SHALL BE SCHEDULE 40 PVC. FLEXIBLE PVC WILL NOT BE ALLOWED.
9. THE POOL SHELL SHALL BE GUNITE WITH FINISH AND COLOR TO BE SELECTED AND NOTED ON THE MATERIAL SCHEDULE.
10. POOL CONTRACTOR TO PROVIDE A FROST PROOF, POOL WATERLINE TILE. SEE DETAILS AND MATERIAL SCHEDULE.
11. THE POOL SHALL BE 4' FEET DEEP CONSISTANTLY ACROSS THE POOL UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLANS. SLOPE MUST BE PROVIDED TO DRAIN.
12. ALL 'NO DIVING' AND DEPTH MARKER SIGNAGE SHALL BE LOCATED ON THE DECK SURFACE AND ON THE INSIDE WALL OF POOL AS REQUIRED. LETTERING TO BE SANDBLASTED INTO DECK SURFACE OR COPING AND FILLED WITH EPOXY PAINT WHEN REQUIRED, COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRASTING TILE COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND FABRICATION, UNLESS SHOWN OTHERWISE IN LANDSCAPE DETAILS.
13. ALL STEPS, WALKWAYS AND DECKS SHALL BE CONSTRUCTED WITH A SLIP RESISTANT NON-ABRASIVE SURFACE SUITABLE FOR ALL POOL WATER CONDITIONS.
14. POOL LIFT AREA AND ANCHOR SHALL BE PROVIDED BY THE POOL CONTRACTOR ACCORDING TO LOCAL, STATE AND FEDERAL ADA CODES .LIFT, ANCHOR, AND ACCESS LOCATIONS TO BE COORDINATED WITH LANDSCAPE ARCHITECT
15. SAMPLES OF POOL COPING AND DECKING TO BE SUPPLIED BY THE POOL CONTRACTOR PRIOR TO INSTALLATION. MATERIAL TO MATCH LANDSCAPE MATERIAL SCHEDULE
16. RISERS AT THE CENTERLINE OF THE TREADS MUST HAVE A MAXIMUM UNIFORM HEIGHT OF 12".
17. STEP TREADS MUST HAVE SLIP-RESISTANT SURFACES.
18. POOL STEPS AND RECESSED STEPS MUST INCLUDE A TILED INDICATOR STRIP NEAR THE NOSING WITH A CONTRASTING COLOR TO INDICATE A DROP TO THE NEXT LEVEL.REFER TO LANDSCAPE DETAILS AND MATERIAL SCHEDULE
19. VISUALLY SET APART UNDERWATER SEAT BENCHES FROM THE SURROUNDING POOL SURFACES BY A CONTRASTING COLOR OR VISUAL IMAGE SUCH AS COLORED TILE NOSING. REFER TO LANDSCAPE MATERIAL SCHEDULE.
20. DECKS, RAMPS, AND SIMILAR SURFACES INCLUDING STEP TREADS AND COPING MUST BE SLIP-RESISTANT AND MUST MEET MINIMUM SLIP COEFFICENTS
21. JOINTS IN DECKS MUST ONLY BE PROVIDED TO CONTROL CRACKS WHICH MAY BE HAZARDOUS DUE TO A CHANGE IN ELEVATION, SEPARATION OF SURFACES, OR MOVEMENT OF THE SLAB.
22. WHERE DECK WORK JOINS CONCRETE WORK OTHER THAN THE POOL, THESE AREAS MUST BE PROTECTED BY EXPANSION JOINTS FILLED WITH A NON-RIGID MATERIAL SUCH AS CAULK TO ADEQUATELY PROTECT THE POOL FROM THE PRESSURES OF RELATIVE MOVEMENTS.
23. DECKS MUST BE EDGED, RADIUSED, OR OTHERWISE RELIEVED SO AS TO PROVIDE NO EXPOSED SHARP CORNERS.
24. EXCEPT FOR RAMPS, ALL WALKS, DECKS, AND TERRACES FOR THE POOL MUST HAVE A UNIFORM SLOPE OF NOT LESS THAN¼" PER FOOT AND NOT GREATER THAN ½" PER FOOT TO DRAINS OR POINTS AT WHICH THE WATER WILL HAVE A FREE, UNOBSTRUCTED FLOW TO POINTS OF DISPOSAL.
25. ARTIFICIAL LIGHTING MUST BE PROVIDED AT ALL INDOOR AND OUTDOOR POOLS WHICH ARE TO BE USED AT NIGHT OR WHEN DAYLIGHT IS INSUFFICIENT. LIGHTING FIXTURES MUST BE OF SUCH NUMBER AND DESIGN AS TO ILLUMINATE ALL PARTS OF THE POOL, THE WATER, AND THE ENTIRE POOL AREA AS REGULATED BY NATIONAL, STATE,OR LOCAL CODES
26. FIXTURES, ELECTRICAL EQUIPMENT, AND WIRING MUST BE INSTALLED IN CONFORMITY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES AND THE NATIONAL ELECTRICAL CODE.
27. ALL POOL AND AREA LIGHTS MUST BE PROTECTED FROM BREAKAGE BY A SHATTERPROOF SHIELD OR MUST BE PROVIDED WITH A SHATTERPROOF BULB.
28. THE WATER TREATMENT EQUIPMENT MUST BE CAPABLE OF CONTROLLING AND MAINTAINING BACTERIOLOGICAL QUALITY, TURBIDITY OR CLARITY, DISINFECTANT CONTENT, AND PH IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING OPERATION OF PUBLIC SWIMMING POOLS ADOPTED BY THE CITY AND/OR STATE REGULATING AUTHORITIES.
29. EQUIPMENT FURNISHED MUST BE PROVIDED WITH INSTALLATION AND OPERATING INSTRUCTION AND BE INTENDED FOR SWIMMING POOLS.
30. MATERIALS USED IN THE CIRCULATION SYSTEM MUST COMPLY WITH THE APPROPRIATE REQUIREMENTS OF THE NATIONAL SANITATION FOUNDATION STANDARDS.

POOL FENCE NOTES

1. THE ENCLOSURE MUST HAVE A MINIMUM PERPENDICULAR HEIGHT OF AT LEAST 48 INCHES AS MEASURE FROM THE GROUND SURFACE ON THE OUTSIDE OF THE FENCE.
2. OPENINGS IN OR UNDER THE ENCLOSURE SHALL NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER SPHERE.
3. PLANTERS OR OTHER STRUCTURES THAT MIGHT ALLOW SMALL CHILDREN TO CLIMB OVER THE ENCLOSURE SHALL NOT BE PERMITTED WITHIN 36 INCHES, MEASURED HORIZONTALLY, FROM THE OUTSIDE OF THE ENCLOSURE.
4. ANY INSTANCES WHERE CONFLICTS TO THE CODE OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

GENERAL STONE NOTES

1. STONE TO MATCH ARCHITECTURE
2. CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES FOR EACH STONE TYPE AND OBTAIN LANDSCAPE ARCHITECT AND OWNER APPROVAL PRIOR TO PLACING FINAL ORDER.
3. STONE SHALL BE FREE OF CRACKS, SEAMS, OR OTHER DEFECTS WHICH MAY IMPAIR ITS STRENGTH, DURABILITY OR APPEARANCE.
4. SETTING OF STONE SHALL BE PERFORMED BY A COMPETENT CRAFTSMAN WITH A MINIMUM OF TEN (10) YEARS EXPERIENCE
5. OBTAIN STONE FROM A QUARRY WITH CONSISTENT COLOR RANGE AND TEXTURE THROUGHOUT THE WORK
6. STONE TO BE SET IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED ON THE DRAWINGS AND OPERATIONS DIRECTED BY THE ARCHITECT IN THE FIELD
7. STONE SETTING THAT REQUIRES MORTAR SHALL BE SET SO AS TO ACHIEVE A HIDDEN JOINT WITH NO SIGNS OF MORTAR SETTING OR JOINING VISIBLE.
8. STONE SHALL NOT BE DROPPED OR SLID OVER OTHER SURFACE, NOR SHALL HAMMERING OR TURNING OF STONES ON OTHER MASONRY UNITS BE ALLOWED.
9. RELATED MATERIALS
   A. MASONRY CEMENT: ASTM C 150, TYPE 1, PORTLAND
   B. SAND: ASTM C 144, MASON'S
   C. HYDRATED LIME: ASTM C 207M TYPE S
10. MORTAR MIXES
    A. COMPLY WITH ASTM C 270, PROPORTIONS SPECIFICATION, TYPE S
    B. MINIMUM COMPRESSIVE STRENGTH OF 570 PSI AT 28 DAYS
    C. MAXIMUM AIR CONTENT OF 12%

GENERAL PAVER NOTES

1. CONTRACTOR SHALL ADHERE TO THE MANUFACTURER'S INSTALLATION GUIDELINE, SPECIFICATIONS, AND ANY OTHER REQUIREMENTS OUTLINED BY THE MANUFACTURER FOR ALL PAVER INSTALLATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO COMMENCING ANY WORK.
3. PATTERN AS INDICATED ON DRAWINGS.
4. CONTRACTOR SHALL SUBMIT SAMPLE BOARD TO THE LANDSCAPE ARCHITECT / OWNER FOR COLOR SELECTION PRIOR TO PLACING ORDER.
5. THE CONTRACTOR SHALL CONSTRUCT A SAMPLE PANEL AS SPECIFIED IN THE LANDSCAPE HARDSCAPE MATERIAL SCHEDULE ON-SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT / OWNER PRIOR TO COMMENCING WORK.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL WORK EXECUTED BY THE CONTRACTOR WHICH DOES NOT MEET HIS/HER EXPECTATIONS AND MANUFACTURER'S SPECIFICATIONS.
7. THE CONTRACTOR SHALL MAKE ANY MODIFICATIONS REQUIRED BY THE LANDSCAPE ARCHITECT AT NO EXPENSE TO THE OWNER.

GENERAL METAL FENCE NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PROPOSED AND EXISTING SITE ELEMENTS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. ALL STEEL IS TO BE PRIMED AND FINISH PAINTED. PAINT COLOR BY OWNER. CONTRACTOR SHALL APPLY ONE (1) COAT OF FLAT BLACK PRIMER AND TWO (2) COATS OF PAINT.
3. MITER ALL CORNERS WHERE APPLICABLE. ALL FLUSH MITERS AND INTERSECTIONS TO BE WELDED AND GROUND SMOOTH.
4. CLEAN STEEL OF ALL RUST, SCALE, AND OTHER FOREIGN MATTER AND APPLY ONE SHOP COAT OF PAINT TO PROVIDE A DRY FILM THICKNESS OF 2.0 MIL. APPLY PAINT SAME DAY AS STEEL IS CLEANED. ITEMS EMBEDDED IN CONCRETE SHALL NOT BE SHOP PAINTED. DO NOT PRIME SURFACES IN SHOP TO BE FIELD WELDED.
5. APPLY A HEAVY COAT OF BITUMINOUS PAINT TO ALL METAL WORK BELOW GRADE. DO NOT EXTEND COATING ONTO EXPOSED SURFACES ABOVE GRADE.
6. ALL METAL TO BE 11 GAUGE TUBULAR STEEL, UNLESS SPECIFIED OTHERWISE BY STRUCTURAL ENGINEER. ALL WELDS TO BE GROUND SMOOTH.
7. CONTRACTOR SHALL BE REQUIRED TO CONSTRUCT A SAMPLE PANEL ON SITE. BY 8'-0" LONG FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO COMMENCING WORK.
8. SEE POOL FENCE NOTES FOR ADDITIONAL REQUIREMENTS FOR POOL FENCING.

LANDSCAPE LIGHTING NOTES

1. CONTRACTOR TO INSTALL LIGHTS, TRANSFORMERS AND WIRING ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. THE FIXTURE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATED. EXACT LOCATIONS TO BE STAKED IN THE FIELD BY THE LANDSCAPE ARCHITECT. ELECTRICAL CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ONE WEEK PRIOR TO INSTALLATION.
3. CONTRACTOR TO SIZE TRANSFORMERS AND PROVIDE DEDICATED ELECTRICAL OUTLETS
4. ALL TRANSFORMERS SHALL HAVE TIMERS AND PHOTOSENSORS.
5. BUILDING ACCENT AND SAFETY LIGHTING BY OTHERS
6. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK.
8. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
9. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. FOLLOW THE OWNER'S REPRESENTATIVE'S INSTRUCTIONS ON RESOLVING ANY DISCREPANCIES.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
12. CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL SUBMIT SAMPLES OR CUTSHEETS OF EACH LIGHTING TYPE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACCORDING TO THE SPECIFICATIONS. THEY ARE TO REVIEW THE SAMPLES TO UNDERSTAND THE LEVEL OF QUALITY OF VARIOUS FINISHES.
14. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND LEGALLY DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY OWNER'S REPRESENTATIVE.
15. THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, DIGGING, BORING, PILE DRIVING, BLASTING, OR PLANTING, MUST FIRST OBTAIN AN EXCAVATION PERMIT FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR MUST CALL THE APPROPRIATE AGENCIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO PLANNED EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL LAWS AND REGULATIONS REGARDING NOTIFICATION OF EXISTING GAS AND OIL PIPELINES COMPANY OWNERS. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER'S REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK. SEE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER INFORMATION.
16. CONTRACTOR TO COORDINATE HIS WORK WITH THE WORK OF THE OTHER CONTRACTORS WORKING ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY OF THESE SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED. ANY ADJUSTMENTS REQUIRED TO THE CONDITION, COMPLETENESS AND /OR ELEVATION OF THIS WORK SHALL BE PERFORMED BY OTHERS.

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Revisions			
No.	By	Date	Comments

DATE: SEPTEMBER 28, 2018
PROJ. NO.: 2017

BROADWAY JONES
SAN ANTONIO, TEXAS

GENERAL NOTES AND SPECIFICATIONS

L00.01

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MATERIAL SCHEDULE

ACCESSORIES & FURNITURE

TYPE	ITEM/GEN. LOCATION	MATERIAL DESCRIPTION	ITEM #	COLOR	SUPPLIER	SPECIFICATIONS	
A1	GAS BARBEQUE GRILL/ OUTDOOR KITCHENS	30" NEWPORT SERIES 2-BURNER BUILT- IN COMMERCIAL GAS GRILL WITH 1 HR. TIMER	GRILL: S27T COVER: WPC 27M	STAINLESS STEEL	AEI CORPORATION P: 949.474.3070 WWW.AEICORPORATION.COM OR APPROVED EQUIVALENT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS CONTRACTOR TO PROVIDE GAS CONNECTION WITH AUTO SHUT-OFF TIMER CONTRACTOR TO ENSURE ORDER SPECIFIES GRILL COVERS REFER TO MEP PLANS FOR LOCATION AND DETAILED SPECIFICATIONS FOR EPO SWITCHES	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
A2	ACCESS DOOR/ OUTDOOR KITCHENS	30" DOUBLE ACCESS DOORS FLUSH MOUNT W/ VENTS	C-DD30	STAINLESS STEEL	SUNSTONE METAL PRODUCTS P: 512.487.5116 WWW.SUNSTONEMETALPRODUCTS.COM OR APPROVED EQUIVALENT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
A3	FIRE TABLE - A/ COURTYARD	EQUINOX GAS FIRE PLACE	N/A	GRAPHITE	BROWN JORDAN FIRES P: 888.374.0154 BROWNJORDANFIRES.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
A4	FIRE TABLE - B/ COURTYARD	SOLSTICE GAS FIRE PLACE	N/A	GRAPHITE	BROWN JORDAN FIRES P: 888.374.0154 BROWNJORDANFIRES.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
A5	BENCH/ DOG PARK	18" X 60" SLAB BENCH	N/A	NATURAL	QCP P: 866.703.3434 WWW.QCP-CORP.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
A6	EXTERIOR GRADE TELEVISION/ SECONDARY COURTYARD & POOL COURTYARD	65" SIGNATURE SERIES ALL-WEATHER OUTDOOR LED TV	SB-6570HD	N/A	SUNBRITE DS WWW.SUNBRITEDS.COM OR APPROVED EQUIVALENT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
A7	BIKE RACK/ SITE	LOOP BIKE RACK - REFER TO OVERALL LAYOUT PLAN FOR LOCATION	N/A	GALVANIZED	BY CONTRACTOR	INSTALL PER MANUFACTURER'S SPECIFICATIONS - ENSURE CLEARANCES PROVIDED PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS

CONCRETE

TYPE	ITEM/GEN. LOCATION	MATERIAL DESCRIPTION	ITEM #	COLOR	SUPPLIER	SPECIFICATIONS	
C1	CONCRETE DECK/ POOL COURTYARD, SITE	LIGHT BROOM FINISH	N/A	NATURAL GRAY	BY CONTRACTOR	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE 24" X 24" SAMPLE ON SITE WITH ALL INTENDED TECHNIQUES, PROCESSES, AND METHODS INTENDED FOR THE PERMANENT WORK. SAMPLE TO BE REVIEWED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF FINAL WORK. • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
C2	POOL COPING / POOL COURTYARD	CIP CONCRETE WITH XYPEX WATERPROOFING	N/A	NATURAL GRAY	REFER TO POOL CONTRACTOR	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
C3	CONCRETE PAVERS / POOL COURTYARD, SITE	8"(W) X 24"(L) X 2.5"(H) NARROW MODULAR CONCRETE PAVERS	1801	GRANADA WHITE WITHOUT SLAG	STEP STONE INC. P:800.572.9029 WWW.STEPSTONEINC.COM OR APPROVED EQUIVALENT	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
C4	CONCRETE CURB / POOL COURTYARD, SITE	SMOOTH FINISH CONCRETE	N/A	NATURAL GRAY	BY CONTRACTOR	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
C5	ARCHITECTURE STEPS / POOL COURTYARD, SITE	SMOOTH FINISH CONCRETE	N/A	NATURAL GRAY	BY CONTRACTOR	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
C6	CONCRETE SIDEWALK / SITE	LIGHT BROOM FINISH	N/A	NATURAL GRAY	BY CONTRACTOR	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS

DRAINS

TYPE	ITEM/GEN. LOCATION	MATERIAL DESCRIPTION	ITEM #	COLOR	SUPPLIER	SPECIFICATIONS	
D1	TRENCH DRAIN/ POOL COURTYARD	NARROW TRENCH DRAIN W/ POLYOLEFIN GRATE	NDS MICRO CHANNEL DARIN SYSTEM W/ UV INHIBITOR	WHITE	NDS, INC. P: 877.301.5242 WWW.NDSPRO.COM OR EQUIVALENT	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
D2	DECK DRAIN/ POOL COURTYARD	6" SQUARE SATIN BRASS DECK DRAIN GRATE	921B	SATIN BRASS	NDS, INC. P: 877.301.5242 WWW.NDSPRO.COM OR EQUIVALENT	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
D3	ATRIUM DRAIN/ POOL COURTYARD	6" ROUND ATRIUM GRATE	DG6RAB	BLACK	RAINBIRD P: 626.812.3400 WWW.RAINBIRD.COM OR EQUIVALENT	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
D4	CATCH BASIN/ DOG PARK	24" SQUARE CATCH BASIN	24" SQUARE CATCH BASIN GRATE	BLACK	NDS, INC. P: 877.301.5242 WWW.NDSPRO.COM OR EQUIVALENT	INSTALL PER MANUFACTURER'S SPECIFICATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS

FINISHES

TYPE	ITEM/GEN. LOCATION	MATERIAL DESCRIPTION	ITEM #	COLOR	SUPPLIER	SPECIFICATIONS	
F1	POOL PLASTER/ POOL COURTYARD	DIAMOND BRITE POOL PLASTER	N/A	FRENCH GRAY	NPT GROUP WWW.NPTPOOL.COM OR EQUIVALENT	APPLY PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
F2	METAL FINISH/ POOL COURTYARD	EXTERIOR GRADE PAINT	SW7674	PEPPERCORN	RUST-OLEUM (PRIMER) P: 847.367.7700 SHERWIN WILLIAMS (PAINT) WWW.SHERWINWILLIAMS.COM	SURFACE TO BE SMOOTH, RUST FREE AND PRIMED BEFORE ADDING TOP COATS. 2 COATS OF TOP COAT PAINT MIN. ALL ON SITE WELDS TO BE PRIMED AND PAINTED, PAINT TO MATCH	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS

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Revisions

No.	By	Date	Comments

DATE: SEPTEMBER 28, 2018
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BROADWAY JONES
SAN ANTONIO, TEXAS

LANDSCAPE MATERIAL SCHEDULE - 1

L20.01

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MATERIAL SCHEDULE

STONE

TYPE	ITEM/GEN. LOCATION	MATERIAL DESCRIPTION	ITEM #	COLOR	SUPPLIER	SPECIFICATIONS	
S1	DECORATIVE GRAVEL - TYPE A/ POOL	3"-5" BLACK STAR GRAVEL	N/A	N/A	BY CONTRACTOR	3"-5" SIZE MINIMUM, 4" DEPTH MINIMUM	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
S2	COUNTER TOP/ GRILL COUNTER	DEKTON: ULTRA COMPACT SURACE 2 CM THICK	N/A	NILIUM	DEKTON	INSTALL PER MANUFACTURER'S SPECIFICATIONS MITERED TO ACHIEVE A 2" PROFILE	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
S3	DECORATIVE GRAVEL - TYPE B/ POOL/SITE	½"-1" WASHED GRANITE GRAVEL	N/A	N/A	BY CONTRACTOR	½"-1" SIZE MINIMUM, 2" DEPTH MINIMUM	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
S4	DECORATIVE GRAVEL - TYPE C/ SITE	3"-5" RIVER STONE	N/A	N/A	BY CONTRACTOR	3"-5" SIZE MINIMUM, 4" DEPTH MINIMUM	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS

TILE

TYPE	ITEM/GEN. LOCATION	MATERIAL DESCRIPTION	ITEM #	COLOR	SUPPLIER	SPECIFICATIONS	
T1	STEP INDICATOR TILE/ GRILL COUNTER	ALTTO GLASS 1" X 1" NON-SLIP	FOG SERIES 3100	BLANCO	ALTTO GLASS WWW.ALTTOGLASS.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE AT LEAST THREE (3) PIECES TO REPRESENT MIXTURE ON SITE WITH ALL INTENDED TECHNIQUES, PROCESSES AND METHODS INTENDED FOR THE PERMANENT WORK. SAMPLE TO BE REVIEWED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF FINAL WORK • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
T2	TILE VENEER/ PERIMETER WALLS & GRILL COUNTERS	ROUGH CUT WOODSTONE	WOODSTONE SERIES	TO BE SELECTED BY LANDSCAPE ARCHITECT	CORONADO WWW.CORONADO.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE AT LEAST THREE (3) PIECES TO REPRESENT MIXTURE ON SITE WITH ALL INTENDED TECHNIQUES, PROCESSES AND METHODS INTENDED FOR THE PERMANENT WORK. SAMPLE TO BE REVIEWED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF FINAL WORK • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS

MISCELLANEOUS

TYPE	ITEM/GEN. LOCATION	MATERIAL DESCRIPTION	ITEM #	COLOR	SUPPLIER	SPECIFICATIONS	
M1	SYNTHETIC TURF/ POOL COURTYARD	TIGERCOOL DIAMOND SUPREME FESCUE SYNTHETIC TURF	N/A	FIELD GREEN / OLIVE GREEN	SGW CORP. WWW.SGWCORP.COM P: 800.730.2675 OR APPROVED EQUIVALENT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
M2	WASHED LIMESTONE/ POOL COURTYARD	⅜" WASHED LIMESTONE	N/A	N/A	BY CONTRACTOR	⅜" SIZE MINIMUM, 3" DEPTH MINIMUM	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
M3	KEY PAD & PASSAGE LEVER/ POOL GATE	5" x 15" x 1-3/4" LOCK BOX	N/A	COLOR TO MATCH FENCE FINISH	BY CONTRACTOR	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
M4	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
M5	ACRYLIC PANEL/ POOL COURTYARD	90 MM THICK CLEAR ACRYLIC POLISHED TOP EDGE	N/A	N/A	POOL WINDOWS P:61.409.0999,88 WWW.POOLWINDOWS.COM OR APPROVED EQUIVALENT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
M6	4' TREE GRATE/ STREETSCAPE	48" TREE GRATE	4876	N/A	IRONSMITH P:800.338.4766 W:WWW.IRONSMITH.CC OR EQUIVALENT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS CONTRACTOR TO INCLUDE TWENTY-THREE(23) 48" SQUARE TREE GRATES TO THE BID ESTIMATE AS A PRECAUTIONARY MEASURE IN CASE A CoSA INSPECTOR REQUIRES THESE TO BE INSTALLED ALONG THE STREETSCAPE	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
M7	5' TREE GRATE/ STREETSCAPE	60" TREE GRATE	6024	N/A	IRONSMITH P:800.338.4766 W:WWW.IRONSMITH.CC OR EQUIVALENT	INSTALL PER MANUFACTURER'S RECOMMENDATIONS CONTRACTOR TO INCLUDE NINE(9) 60" SQUARE TREE GRATES TO THE BID ESTIMATE AS A PRECAUTIONARY MEASURE IN CASE A CoSA INSPECTOR REQUIRES THESE TO BE INSTALLED ALONG THE STREETSCAPE	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS
M8	PLATFORM LIFT/ MAILROOM ENTRY	GENESIS OPAL UNENCLOSED VERTICAL PLATFORM LIFT	N/A	N/A	GARAVENTA LIFT P:1.800.663.6556 W:WWW.GARAVENTALIFT.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS	• CONTRACTOR TO PROVIDE MANUFACTURER'S CUTSHEET OR SAMPLE FOR APPROVAL PRIOR TO PRODUCTION • CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING • CONTRACTOR TO ASSUME RESPONSIBILITY FOR ALL APPROPRIATE TECHNIQUES AND INSTALLATION METHODS

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Revisions

No.	By	Date	Comments

DATE SEPTEMBER 28, 2018
PROJ. NO. 2017

BROADWAY JONES
SAN ANTONIO, TEXAS

LANDSCAPE MATERIAL SCHEDULE - 2

L20.02

CAD File: H:\2001-2100\2001-2025\2017 Broadway Jones Does\CAD\Current\L - 2017.dwg L20.02 Sep 27, 2018 10:52pm Kendrick

AVENUE B
58' PUBLIC RIGHT-OF-WAY

1' R.O.W. DEDICATION TO COSA (0.010 ACRES)

10TH STREET
58' PUBLIC RIGHT-OF-WAY

BROADWAY
78' PUBLIC RIGHT-OF-WAY

DOG PARK
REFER TO
SHEET L22.01

POOL
COURTYARD

SECONDARY
COURTYARD
REFER TO
SHEET L22.01

LEASING / FITNESS
ENTRY, REFER TO
SHEET L22.01

MAILROOM
ENTRY, REFER
TO SHEET L22.01

CONCRETE SIDEWALK

DECORATIVE GRAVEL - TYPE B

SIDEWALK BOX (REFER TO CIVIL)

HANDRAIL

HIGH TENSION GUARDRAIL

CONCRETE DECK

TILE VENEERED RETAINING WALL

8'X22' WATER SLOT

PROPOSED POLE (REFER TO CIVIL)

DEDICATION TO COSA (0.001 ACRES)

RAMP UP RESIDENTIAL PARKING

RAMP UP TO 3RD LEVEL

RAMP DN. TO BASEMENT

SCALE: 1" = 20'-0"

5' 0 10' 20' 40' 80'

NORTH

CAD File: H:\2001-2100\2001-2025\2017 Broadway Jones Docs\CAD\Current\LL - 2017.dwg L21.00 Sep 27, 2018 10:56pm Kendrick

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Revisions

No.	By	Date	Comments

DATE SEPTEMBER 28, 2018

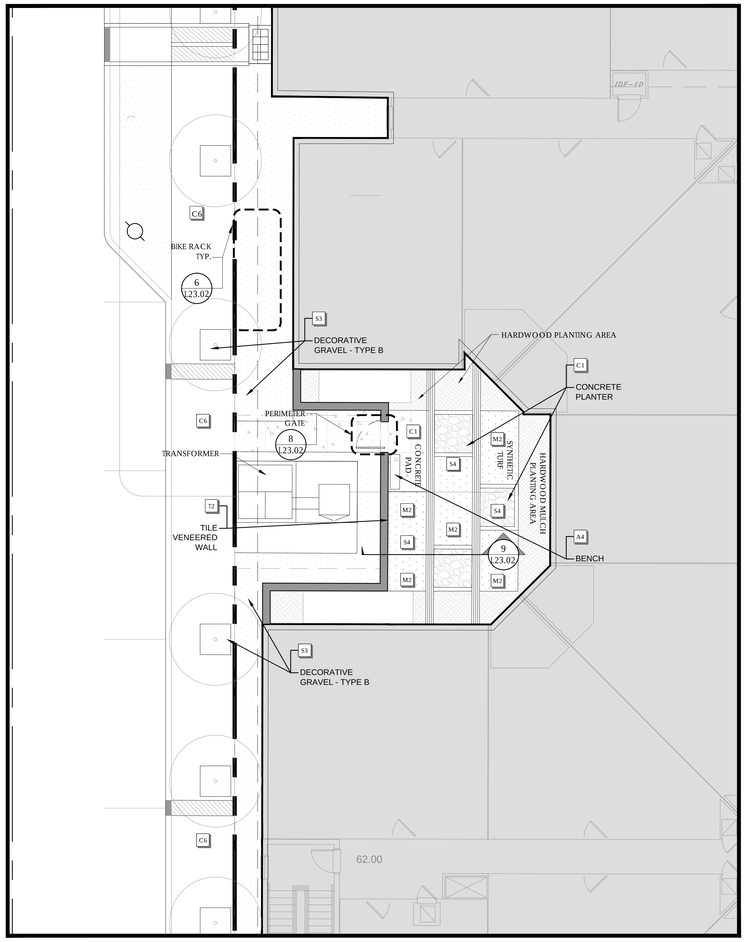
PROJ. NO. 2017

BROADWAY JONES

SAN ANTONIO, TEXAS

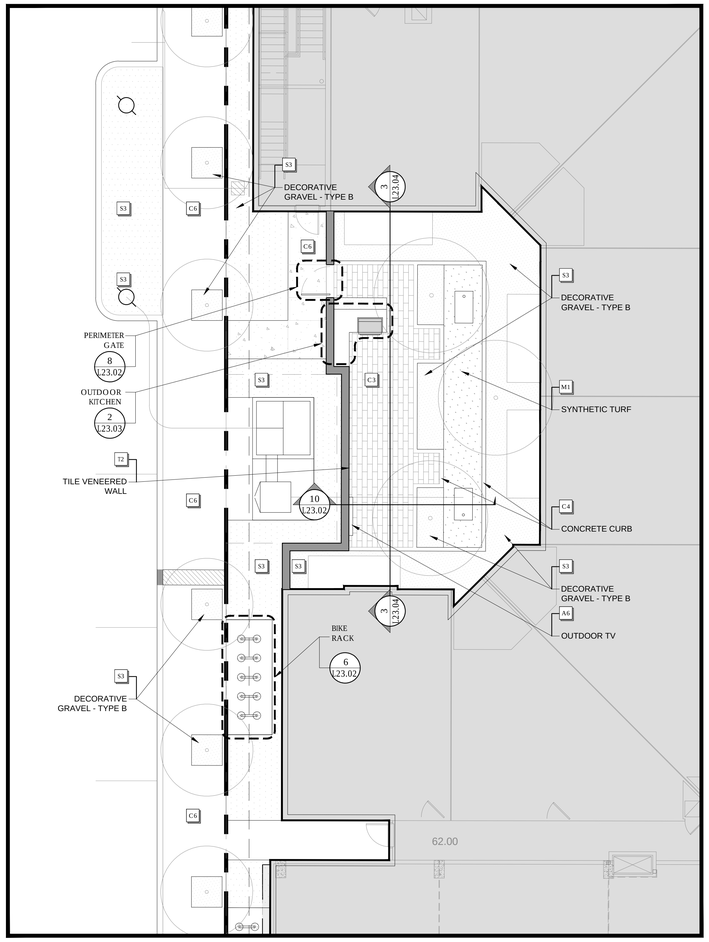
OVERALL LANDSCAPE LAYOUT PLAN - STREETSCAPE

L21.00



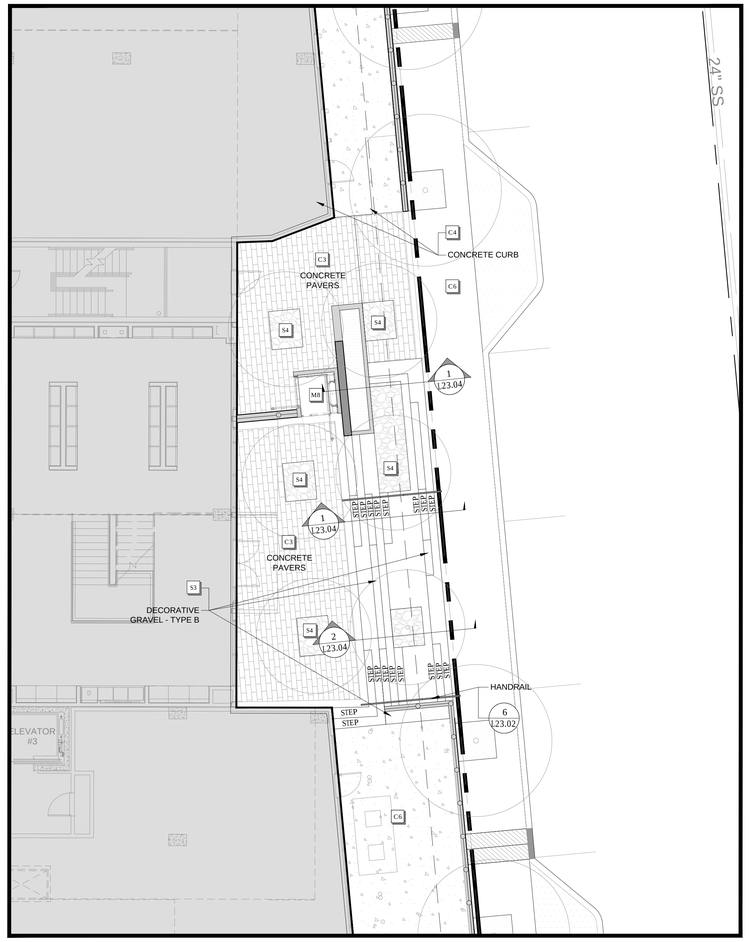
DOG PARK

SCALE: $\frac{1}{8}$" = 1' - 0"



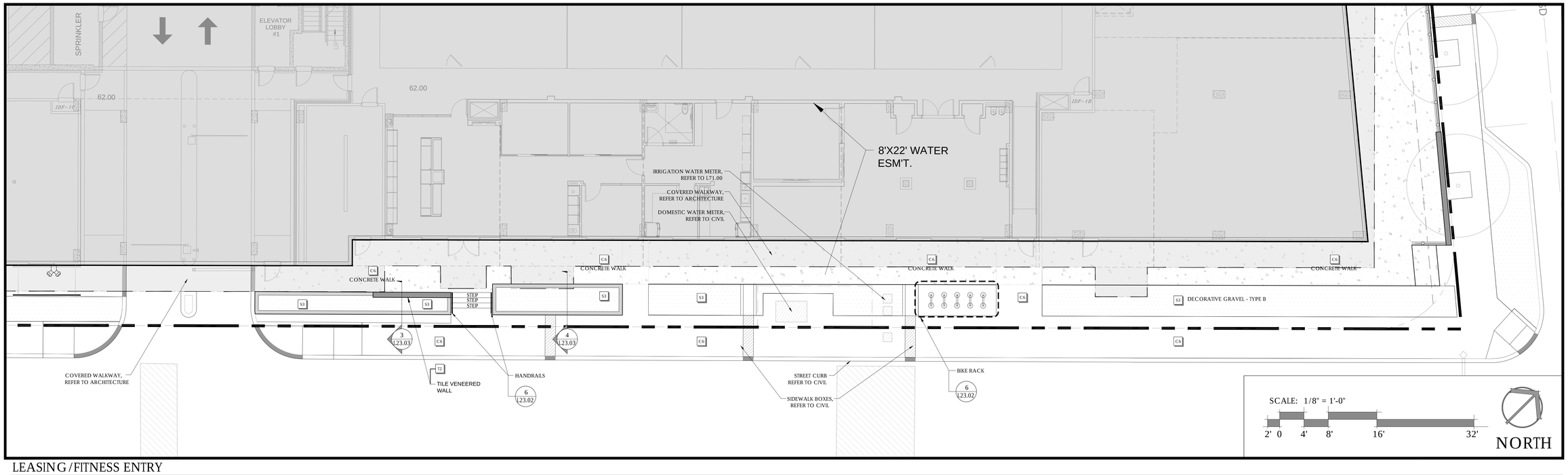
SECONDARY COURTYARD

SCALE: $\frac{1}{8}$" = 1' - 0"



MAILROOM - ENTRY

SCALE: $\frac{1}{8}$" = 1' - 0"



LEASING / FITNESS ENTRY

SCALE: $\frac{1}{8}$" = 1' - 0"

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Revisions

No.	By	Date	Comments

DATE	SEPTEMBER 28, 2018
PROJ. NO.	2017

BROADWAY JONES

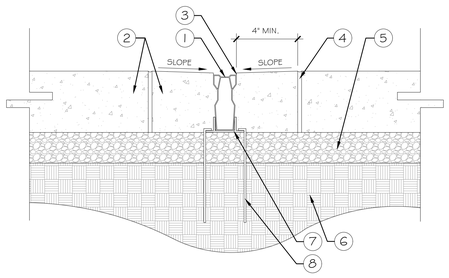
SAN ANTONIO, TEXAS

LANDSCAPE LAYOUT ENLARGEMENT PLANS - DOG PARK, COURTYARD, MAIL STATION, LEASING CENTER

L22.01

CAD File: H:\2001-2100\2001-2025\2017 Broadway Jones Docs\CAD\Current\LL - 2017.dwg L22.01 Sep 27, 2018 10:59pm Kendrick

1. NDS MICRO CHANNEL W/ U.V. INHIBITOR, REFER TO MATERIAL SCHEDULE TYPE D1
2. CONCRETE DECK, REFER TO LANDSCAPE LAYOUT PLANS FOR TYPE
3. RECESS CHANNEL 1/8" FROM TOP OF CONCRETE
4. EXPANSION JOINT, TYP.
5. COMPACTED BASE, REFER TO STRUCTURAL FOR BASE MATERIAL AND SPECIFICATIONS
6. COMPACTED SUBGRADE
7. NDS #8601 HOLD DOWN CLIP, OR EQUIVALENT
8. NDS #230 ANCHOR STAKE, OR EQUIVALENT

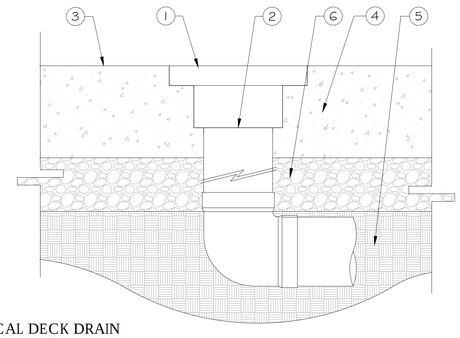


1 TYPICAL TRENCH DRAIN

N.T.S

P-RE-2017-TYP-01

1. 6" SQUARE SATIN BRASS DECK DRAIN, REFER TO MATERIAL SCHEDULE TYPE D2
2. 3" DRAIN PIPE CONNECTION
3. FINISH GRADE
4. POOL DECK, SLOPE TO DRAIN
5. COMPACTED SUBGRADE
6. COMPACTED BASE, REFER TO STRUCTURAL FOR BASE MATERIAL AND SPECIFICATIONS

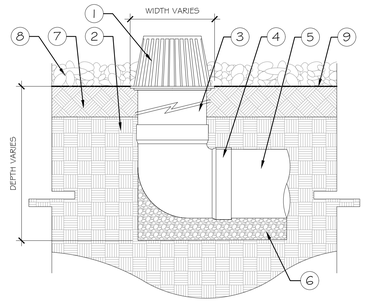


2 TYPICAL DECK DRAIN

N.T.S.

P-RE-2017-POOL-08

1. ROUND ATRIUM GRATE, REFER TO MATERIAL SCHEDULE TYPE D3
2. COMPACTED SUBGRADE
3. DRAIN RISER PIPE (LENGTH AS REQUIRED)
4. DRAIN ELBOW
5. SEWER AND DRAIN PIPE
6. COMPACTED BASE, REFER TO STRUCTURAL FOR BASE MATERIAL AND SPECIFICATIONS
7. AMENDED PLANTING SOIL, REFER TO LANDSCAPE PLANTING NOTES FOR DETAILED SPECIFICATIONS
8. PLANTING AREA, REFER TO LANDSCAPE PLANTING PLANS
9. FINISH GRADE, REFER TO LANDSCAPE GRADING PLANS

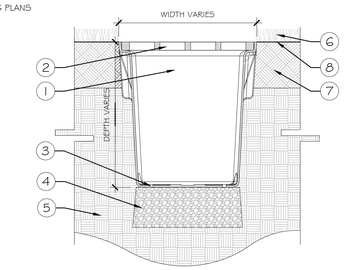


3 TYPICAL ATRIUM DRAIN

N.T.S.

P-RE-2017-POOL-09

1. NDS SQUARE TAPERED HDPE CATCH BASIN W/ U.V. INHIBITORS, REFER TO MATERIAL SCHEDULE TYPE D4
2. NDS SQUARE POLYOLEFIN GRATE W/ U.V. INHIBITORS, OR EQUIVALENT
3. 1/8" WEEP HOLE TYPICAL ON BOTTOM CORNERS
4. COMPACTED BASE, REFER TO STRUCTURAL FOR BASE MATERIAL AND SPECIFICATIONS
5. COMPACTED SUBGRADE
6. PLANTING AREA, REFER TO LANDSCAPE PLANTING PLANS
7. AMENDED PLANTING SOIL, REFER TO LANDSCAPE PLANTING NOTES FOR DETAILED SPECIFICATIONS
8. FINISH GRADE, REFER TO LANDSCAPE GRADING PLANS



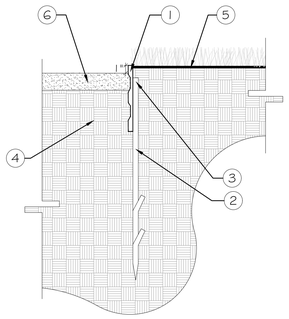
4 TYPICAL CATCH BASIN

N.T.S.

P-RE-2017-TYP-04

1. STEEL EDGING (4" MIN.), REFER TO MATERIAL SCHEDULE TYPE M1
2. 12" METAL STAKE AT 4'-0" O.C.
3. TOP OF STAKE TO BE 1" BELOW TOP OF HEADER
4. SUBGRADE
5. FINISH GRADE
6. PLANTING AREA, REFER TO LANDSCAPE PLANTING PLANS FOR DETAILED SPECIFICATIONS

NOTES:
1. SECURE EDGING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.



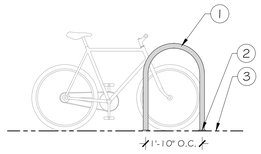
5 TYPICAL STEEL EDGING

1 1/2" = 1'-0"

P-RE-2017-TYP-05

1. BICYCLE RACK LOOP, REFER TO MATERIAL SCHEDULE TYPE A7
2. SURFACE MOUNTING INSTALLATION METHOD, REFER TO MANUFACTURER FOR DETAILED SPECIFICATIONS
3. FINISH GRADE, REFER TO CIVIL DRAWINGS FOR DETAILED SPECIFICATIONS ON FLATWORK AND FINISH ELEVATION

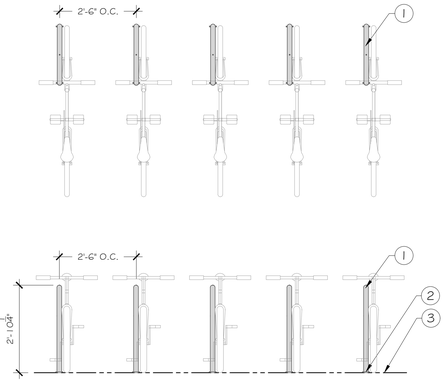
NOTES:
1. DRAWINGS ARE FOR DESIGN INTENT ONLY, REFER TO MANUFACTURER'S SPECIFICATIONS
2. CONTRACTOR TO ENSURE 5% OF BIKE RACK LOCATIONS PROVIDED WITH 30X48 INCH CLEAR FLOOR SPACE ADJACENT WITH 2% MAXIMUM SLOPE/CROSS SLOPE



6 BICYCLE RACKS

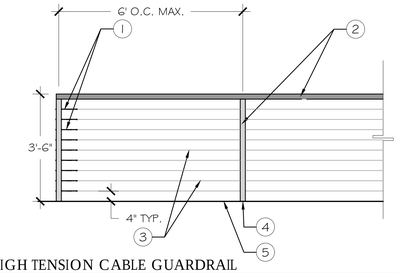
1/2" = 1'-0"

P-RE-HDRC-TYPI-01



1. HARWIRE CONNECTIONS BY OTHERS
2. 2" TUBULAR STAINLESS STEEL POST AND TOP RAIL
3. HIGH TENSION CABLE WIRE
4. POST TO BE SURFACE MOUNTED
5. FINISH GRADE

NOTES:
1. SECTION / ELEVATION SHOWN FOR DESIGN INTENT ONLY. REFER TO FENCE SHOP DRAWINGS AND STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS AND PROPER ASSEMBLY TECHNIQUES
2. FENCING TO BE COMMERCIAL GRADE FENCING. SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION
3. CONTRACTOR TO CALCULATE AND APPLY HARDWARE CONNECTIONS AT APPROPRIATE INTERVALS TO CREATE SUFFICIENT TENSION THROUGHOUT FENCING.

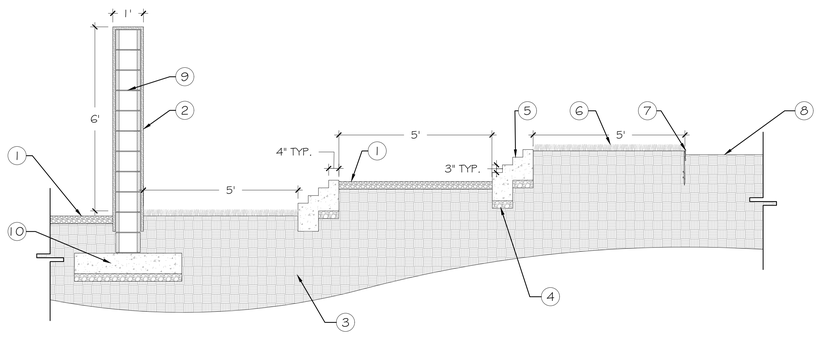


7 3`-6" HT. HIGH TENSION CABLE GUARDRAIL

1/2" = 1'-0"

P-RE-2017-TYP-24

1. DECORATIVE GRAVEL - TYPE B, REFER TO MATERIAL SCHEDULE TYPE S3
2. TILE VENEERED WALL, REFER TO MATERIAL SCHEDULE TYPE T2
3. SUBGRADE
4. COMPACTED BASE, TYP.
5. ARCHITECTURAL CONCRETE STEPS, REFER TO MATERIAL SCHEDULE TYPE C5
6. SYNTHETIC TURF, REFER TO MATERIAL SCHEDULE TYPE M1
7. TYPICAL STEEL EDGING, REFER TO DETAIL 5 ON SHEET L23.01
8. HARDWOOD MULCH PLANTING AREA
9. CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS
10. CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS

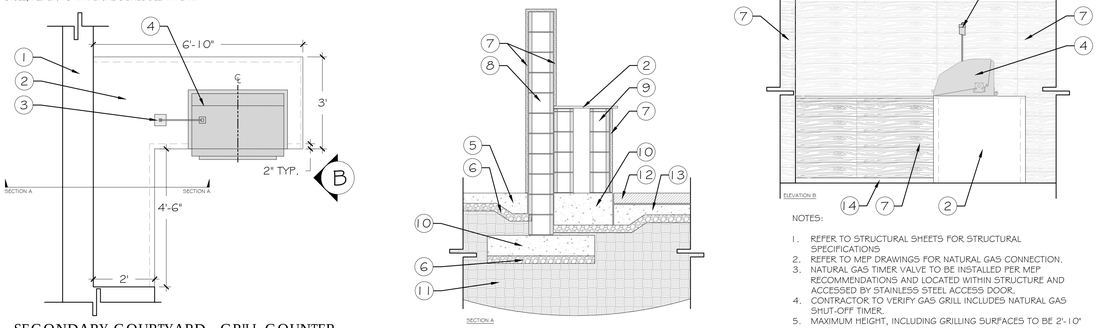


8 DOG PARK - TERRACES

1/2" = 1'-0"

P-RE-2017-TYP-15

1. SCREEN WALL, REFER TO STRUCTURAL
2. COUNTERTOP W/ MITERED WATERFALL EDGE, REFER TO MATERIAL SCHEDULE TYPE S2
3. GRILL LIGHT, REFER TO LANDSCAPE LIGHTING PLAN
4. GRILL, REFER TO MATERIAL SCHEDULE TYPE A1
5. CONCRETE DECK, REFER TO MATERIAL SCHEDULE C1
6. COMPACTED BASE, TYP.
7. TILE VENEER, REFER TO MATERIAL SCHEDULE TYPE T2
8. 10" CMU BLOCK
9. 8" CMU BLOCK
10. CONCRETE FOOTING, REFER TO STRUCTURAL
11. COMPACTED SUBGRADE
12. CAST STONE PAVER, REFER TO MATERIAL SCHEDULE TYPE C3
13. CONCRETE BASE, REFER TO STRUCTURAL
14. 2" PAINTED TOE KICK BOARD



NOTES:
1. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL SPECIFICATIONS
2. REFER TO MEP DRAWINGS FOR NATURAL GAS CONNECTION.
3. NATURAL GAS TIMER VALVE TO BE INSTALLED PER MEP RECOMMENDATIONS AND LOCATED WITHIN STRUCTURE AND ACCESSED BY STAINLESS STEEL ACCESS DOOR.
4. CONTRACTOR TO VERIFY GAS GRILL INCLUDES NATURAL GAS SHUT-OFF TIMER.
5. MAXIMUM HEIGHT, INCLUDING GRILLING SURFACES TO BE 2'-10"

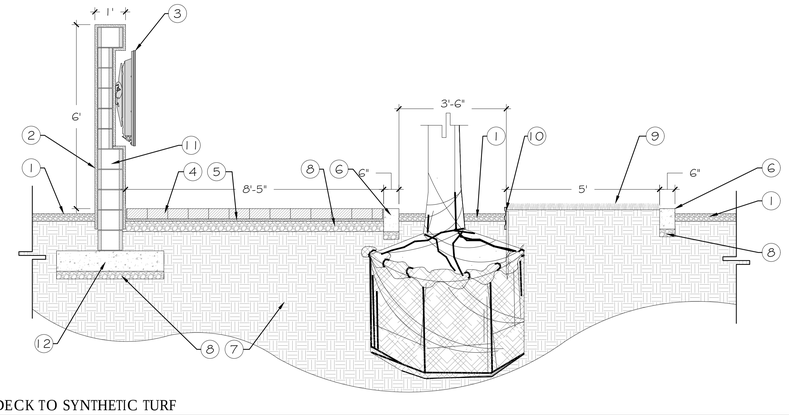
10 SECONDARY COURTYARD - GRILL COUNTER

1/2" = 1'-0"

P-RE-2017-TYP-17

1. DECORATIVE GRAVEL - TYPE B, REFER TO MATERIAL SCHEDULE TYPE S3
2. TILE VENEERED WALL, REFER TO MATERIAL SCHEDULE TYPE T2
3. OUTDOOR TELEVISION, REFER TO MATERIAL SCHEDULE TYPE A6
4. CONCRETE PAVERS, REFER TO MATERIAL SCHEDULE TYPE C3
5. 1" SAND SETTING BED, TYP.
6. CONCRETE CURB, REFER TO MATERIAL SCHEDULE TYPE C4
7. SUBGRADE
8. COMPACTED BASE, TYP.
9. SYNTHETIC TURF, REFER TO MATERIAL SCHEDULE TYPE M1
10. TYPICAL STEEL EDGING, REFER TO DETAIL 5 ON SHEET L23.01
11. CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS
12. CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS

NOTES:
1. CONTRACTOR TO VERIFY TV DOES NOT PROTRUDE INTO PATH TRAVEL 4" OR MORE IN NORMAL OPERATING CONDITION



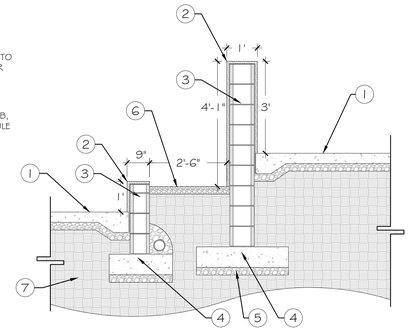
9 SECONDARY COURTYARD - PAVER DECK TO SYNTHETIC TURF

1/2" = 1'-0"

P-RE-2017-TYP-16

1. CONCRETE SIDEWALK, REFER TO MATERIAL SCHEDULE TYPE C6
2. TILE VENEER, REFER TO MATERIAL SCHEDULE TYPE T2
3. CMU BLOCK, REFER TO STRUCTURAL FOR DETAILED SPECIFICATIONS
4. CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS
5. COMPACTED BASE, TYP.
6. DECORATIVE GRAVEL - TYPE B, REFER TO MATERIAL SCHEDULE TYPE S3
7. SUBGRADE

NOTES:
1. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL SPECIFICATIONS

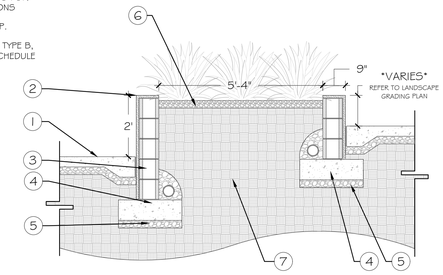


11 LEASING CENTER - CONCRETE WALK TO PLANTER TO DECK

1/2" = 1'-0"

P-RE-2017-TYP-19

1. CONCRETE SIDEWALK, REFER TO MATERIAL SCHEDULE TYPE C6
2. TILE VENEER, REFER TO MATERIAL SCHEDULE TYPE T2
3. CMU BLOCK, REFER TO STRUCTURAL FOR DETAILED SPECIFICATIONS
4. CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS
5. COMPACTED BASE, TYP.
6. DECORATIVE GRAVEL - TYPE B, REFER TO MATERIAL SCHEDULE TYPE S3
7. SUBGRADE



12 LEASING CENTER - CONCRETE WALK TO PLANTER TO RAMP

1/2" = 1'-0"

P-RE-2017-TYP-26

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Revisions

No.	By	Date	Comments

DATE: SEPTEMBER 28, 2018
PROJ. NO.: 2017

BROADWAY JONES
SAN ANTONIO, TEXAS

LANDSCAPE DETAILS - 1

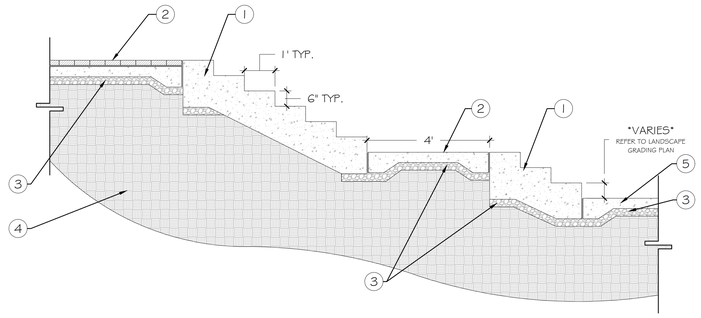
L23.01

CAD File: H:\2001-2100\2001-2025\2017 Broadway Jones Docs\CAD\Current\HDRC - Landscape CAD\LIPDATE\DLD - 2017.dwg L23.01 Sep 27, 2018 9:34pm Kendrick

1. CONCRETE STEPS, REFER TO MATERIAL SCHEDULE TYPE C5
2. CONCRETE PAVERS, REFER TO MATERIAL SCHEDULE TYPE C3
3. COMPACTED BASE, TYP.
4. SUBGRADE
5. CONCRETE SIDEWALK, REFER TO MATERIAL SCHEDULE TYPE C6

NOTES:

1. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL SPECIFICATIONS



1 MAILROOM - DECK TO STEPS

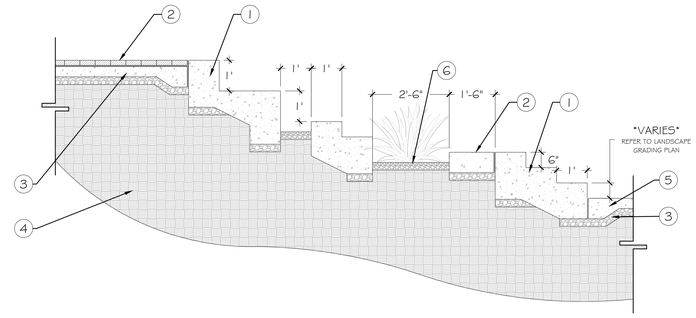
1/2" = 1'-0"

P-RE-2017-TYP-27

1. CONCRETE STEPS, REFER TO MATERIAL SCHEDULE TYPE C5
2. CONCRETE PAVERS, REFER TO MATERIAL SCHEDULE TYPE C3
3. COMPACTED BASE, TYP.
4. SUBGRADE
5. CONCRETE SIDEWALK, REFER TO MATERIAL SCHEDULE TYPE C6
6. DECORATIVE GRAVEL - TYPE B, REFER TO MATERIAL SCHEDULE TYPE S3

NOTES:

1. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL SPECIFICATIONS



2 MAILROOM - DECK TO PLANTER TO STEPS

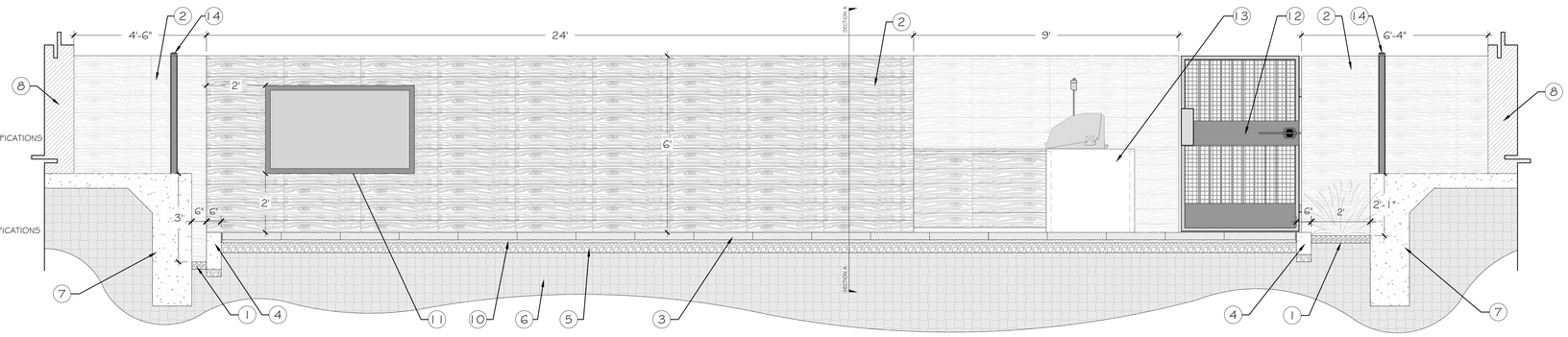
1/2" = 1'-0"

P-RE-2017-TYP-28

1. DECORATIVE GRAVEL - TYPE B, REFER TO MATERIAL SCHEDULE TYPE S3
2. TILE VENEERED WALL, REFER TO MATERIAL SCHEDULE TYPE T2
3. CONCRETE PAVERS, REFER TO MATERIAL SCHEDULE TYPE C3
4. CONCRETE CURB, REFER TO MATERIAL SCHEDULE TYPE C4
5. COMPACTED BASE, TYP.
6. SUBGRADE
7. BUILDING FOUNDATION BY OTHERS
8. BUILDING BY OTHERS
9. CMU BLOCK, REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS
10. 1" SAND SETTING BED, TYP.
11. OUTDOOR TELEVISION, REFER TO MATERIAL SCHEDULE TYPE A6
12. TYPICAL PERIMETER GATE, REFER TO DETAIL 3 ON SHEET L23.04
13. OUTDOOR KITCHEN, REFER TO DETAIL 6 ON SHEET L23.04
14. GUARDRAIL, REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL SPECIFICATIONS

NOTES:

1. SECTION / ELEVATION SHOWN FOR DESIGN INTENT ONLY. REFER TO FENCE SHOP DRAWINGS.
2. ALL METAL COMPONENTS TO BE PAINTED, REFER TO MATERIAL SCHEDULE TYPE F3 FOR FINISH
3. VERIFY GATE CONNECTION ON SITE
4. REFER TO STRUCTURAL DRAWINGS FOR DETAIL SPECIFICATIONS
5. CONTRACTOR TO VERIFY TV DOES NOT PROTRUDE INTO PATH OF TRAVEL 4' OR MORE IN NORMAL OPERATING CONDITION

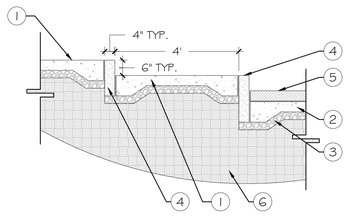


3 SECONDARY COURTYARD - WALL ELEVATION

1/2" = 1'-0"

P-RE-2017-TYP-29

1. POOL DECK, REFER TO MATERIAL SCHEDULE TYPE C1
2. CONCRETE BASE, REFER TO STRUCTURAL
3. COMPACTED BASE, TYP.
4. CONCRETE BAND, REFER TO MATERIAL SCHEDULE TYPE C5
5. CONCRETE PAVER, REFER TO MATERIAL SCHEDULE TYPE C3
6. SUBGRADE



4 CONCRETE STEP TO PAVER

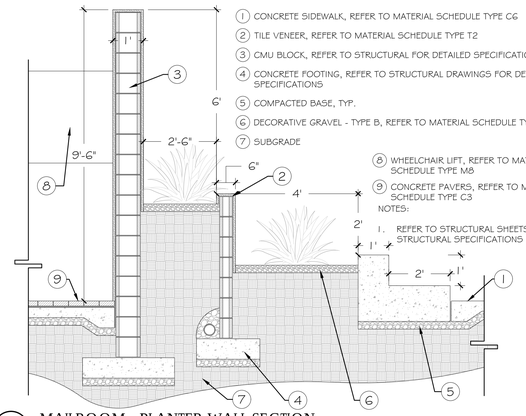
1/2" = 1'-0"

P-RE-2017-POOL-10

1. CONCRETE SIDEWALK, REFER TO MATERIAL SCHEDULE TYPE C6
2. TILE VENEER, REFER TO MATERIAL SCHEDULE TYPE T2
3. CMU BLOCK, REFER TO STRUCTURAL FOR DETAILED SPECIFICATIONS
4. CONCRETE FOOTING, REFER TO STRUCTURAL DRAWINGS FOR DETAILED SPECIFICATIONS
5. COMPACTED BASE, TYP.
6. DECORATIVE GRAVEL - TYPE B, REFER TO MATERIAL SCHEDULE TYPE S3
7. SUBGRADE
8. WHEELCHAIR LIFT, REFER TO MATERIAL SCHEDULE TYPE M8
9. CONCRETE PAVERS, REFER TO MATERIAL SCHEDULE TYPE C3

NOTES:

1. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL SPECIFICATIONS



5 MAILROOM - PLANTER-WALL SECTION

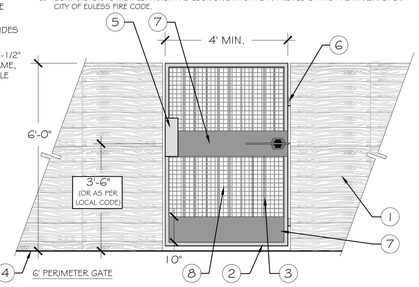
1/2" = 1'-0"

P-RE-2017-TYP-31

1. TILE VENEER, REFER TO MATERIAL SCHEDULE TYPE T2
2. 1-1/2" SQUARE TUBULAR STEEL BOTTOM RAIL
3. 1/2" SQUARE TUBULAR STEEL PICKET
4. FINISH GRADE
5. GATE HARDWARE, BY OTHERS
6. HEAVY DUTY HINGE, PER GATE MANUFACTURER
7. 1/4" STEEL PLATE ON BOTH SIDES OF GATE
8. MESH PANELS, WELDED TO 1-1/2" SQUARE TUBULAR STEEL FRAME, REFER TO MATERIAL SCHEDULE TYPE M5

NOTES:

1. SECTION / ELEVATION SHOWN FOR DESIGN INTENT ONLY. REFER TO FENCE SHOP DRAWINGS.
2. ALL METAL COMPONENTS TO BE PAINTED, REFER TO MATERIAL SCHEDULE TYPE F2 FOR FINISH
3. VERIFY GATE CONNECTION ON SITE
4. CONTRACTOR TO VERIFY HARDWARE, CLOSING SPEED, AND DOOR OPENING FORCE COMPLY WITH ADA 2010 SECTION 404 AND ANSI 2003/2009 SECTIONS 404.2.6, 404.2.7, AND 404.2.8
5. REFER TO LANDSCAPE DIMENSION CONTROL PLANS FOR EXACT LOCATIONS AND SPACING
6. CONTRACTOR TO INSTALL A KNOX PAD LOCK OR SWITCH AS APPROVED BY THE FIRE MARSHAL PER CITY OF EULESS FIRE CODE.



6 PERIMETER GATE

1/2" = 1'-0"

P-RE-2017-TYP-25

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Revisions			
No.	By	Date	Comments

DATE: SEPTEMBER 28, 2018

PROJ. NO.: 2017

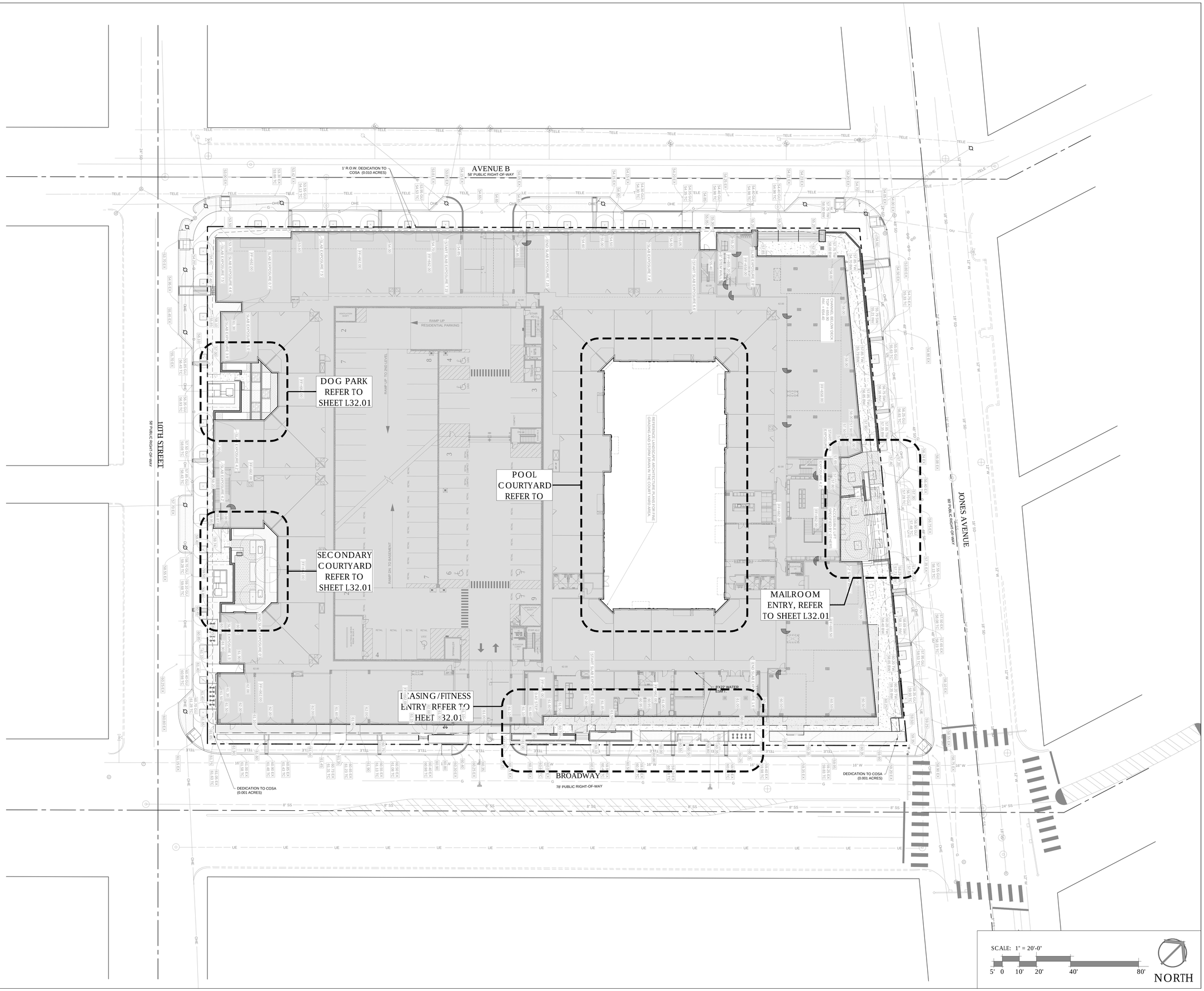
BROADWAY JONES

SAN ANTONIO, TEXAS

LANDSCAPE DETAILS - 2

L23.02

CAD File: H:\2001-2100\2001-2029\2017 Broadway Jones Docs\CAD\Current\HDRG - Landscape CAD\UPDATED\LD - 2017.dwg L23.02 Sep 27, 2018 9:35pm Kendrick



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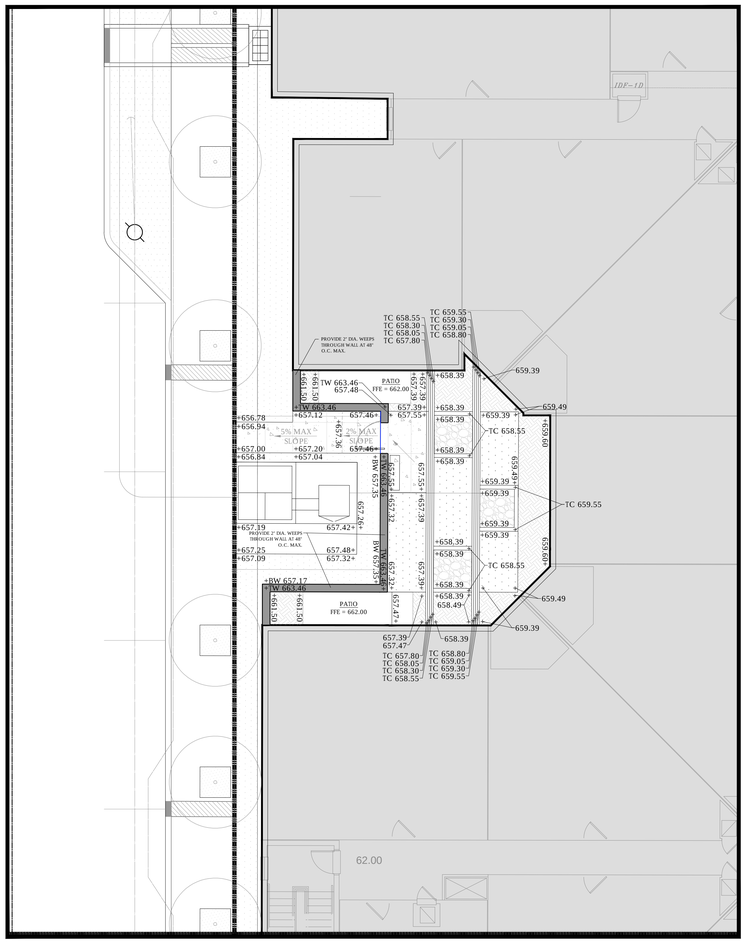
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SAN ANTONIO, TEXAS

OVERALL LANDSCAPE GRADING PLAN

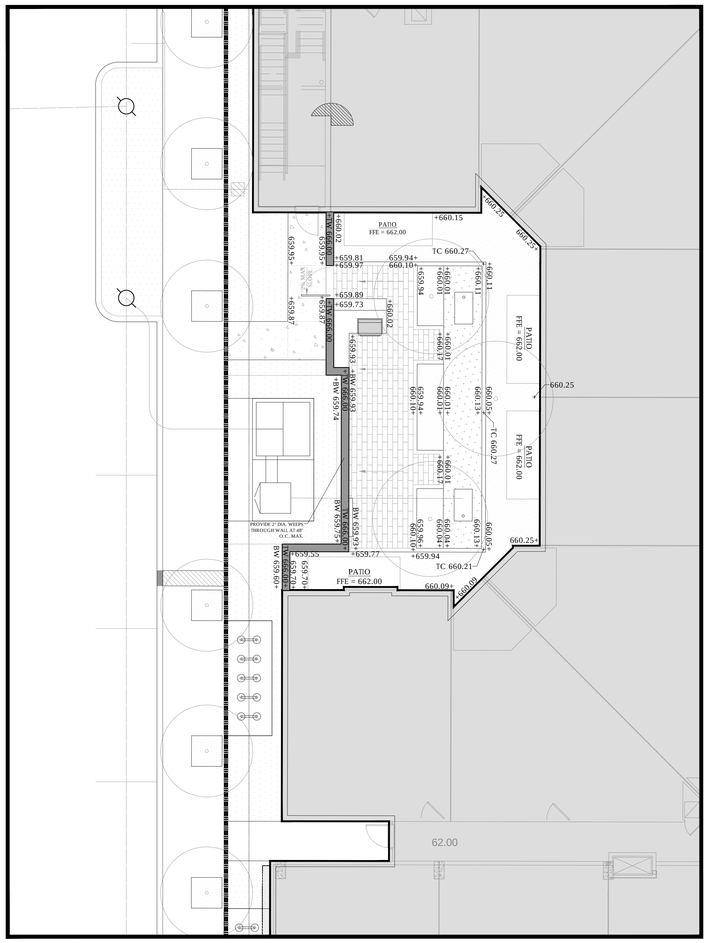
L31.00

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DOG PARK

SCALE: $\frac{1}{8}$" = 1' - 0"



SECONDARY COURTYARD

SCALE: $\frac{1}{8}$" = 1' - 0"



AVENUE B
58' PUBLIC RIGHT-OF-WAY

1' R.O.W. DEDICATION TO COSA (0.010 ACRES)

10TH STREET
58' PUBLIC RIGHT-OF-WAY

JONES AVENUE
80' PUBLIC RIGHT-OF-WAY

BROADWAY
78' PUBLIC RIGHT-OF-WAY

DOG PARK
REFER TO SHEET L42.01

REFER TO SHEET L41.01

REFER TO SHEET L41.02

POOL COURTYARD

MAILROOM ENTRY, REFER TO SHEET L42.01

SECONDARY COURTYARD REFER TO SHEET L42.01

REFER TO SHEET L41.03

REFER TO SHEET L41.04

LEASING /FITNESS ENTRY, REFER TO SHEET L42.01

8'X22' WATER EASMT.

DEDICATION TO COSA (0.001 ACRES)

DEDICATION TO COSA (0.001 ACRES)

RAMP UP RESIDENTIAL PARKING

RAMP DOWN

VENTILATION SHAFT

STAIR #3

STAIR #2

STAIR #1

ELEVATOR LOBBY

ELEVATOR LOBBY

RETAIL

UNDER SLAB PLUMBING

SPRINKLER

TO BASEMENT

SCALE: 1" = 20'-0"

5' 0 10' 20' 40' 80'

NORTH

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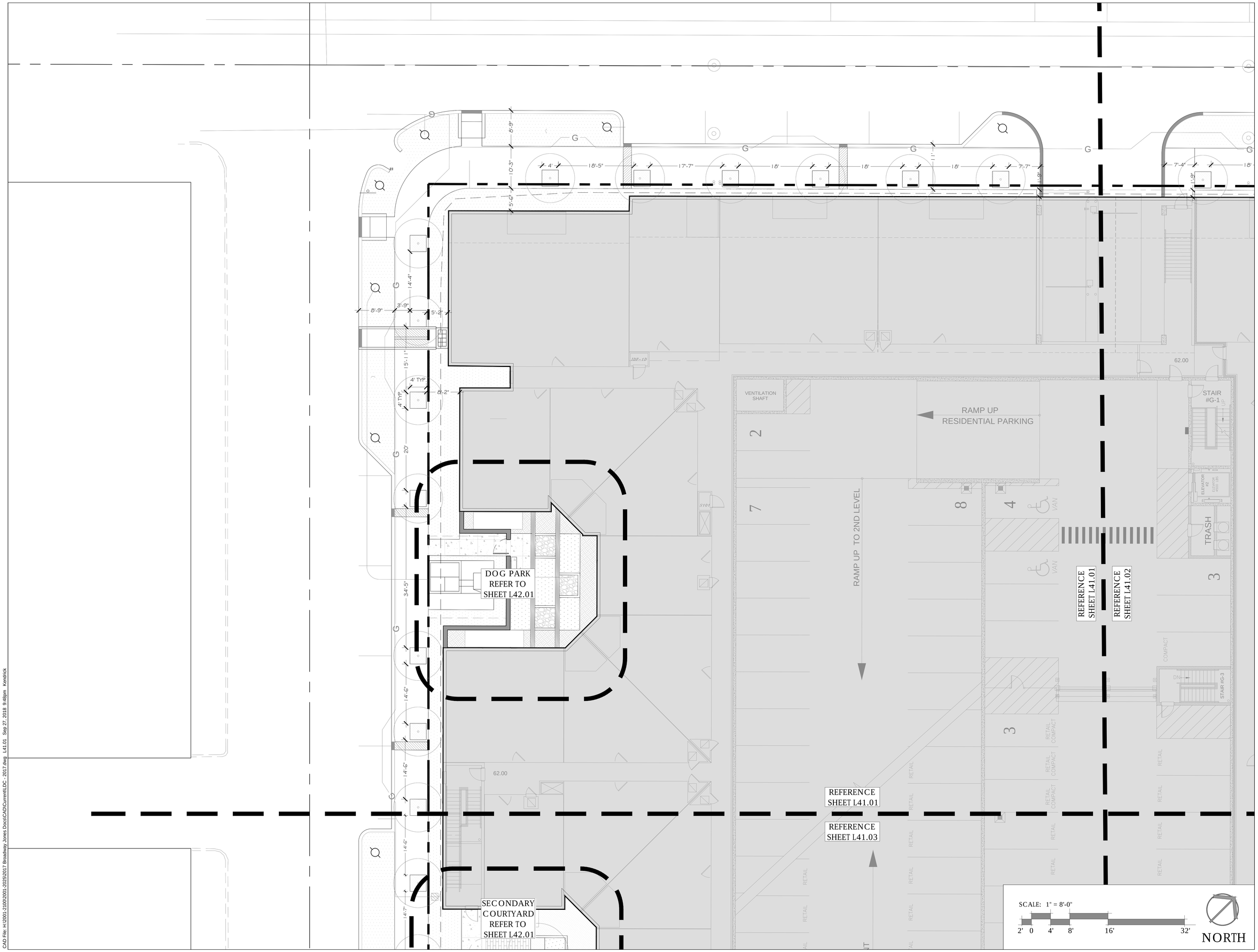
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OVERALL LANDSCAPE DIMENSION CONTROL PLAN

L41.00

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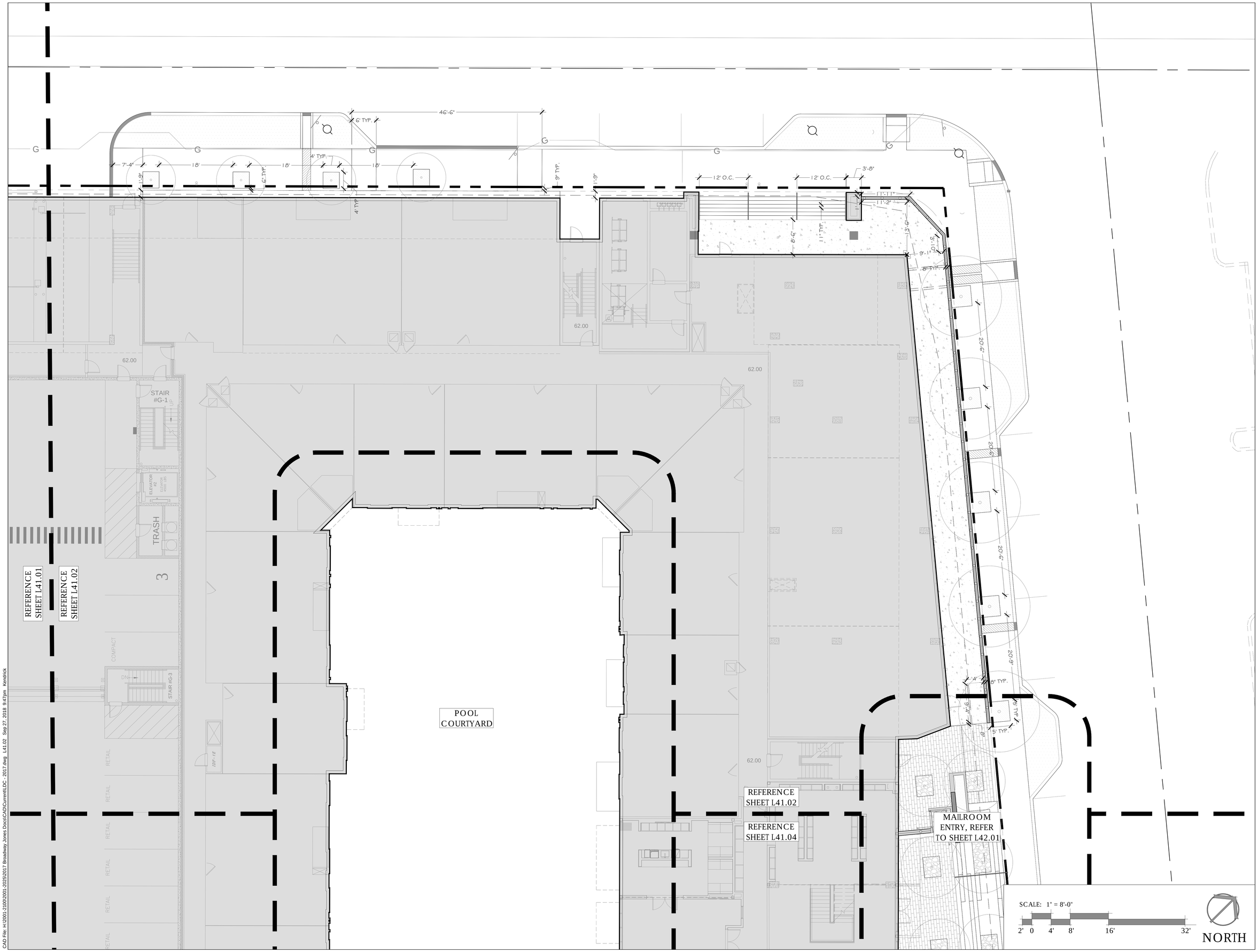
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LANDSCAPE DIMENSION CONTROL ENLARGEMENT PLAN - 1

L41.01

CAD File: H:\2001-2100\2001-2025\2017 Broadway Jones Docs\CAD\Current\LDC - 2017.dwg L41.01 Sep 27, 2018 9:48pm Kendrick



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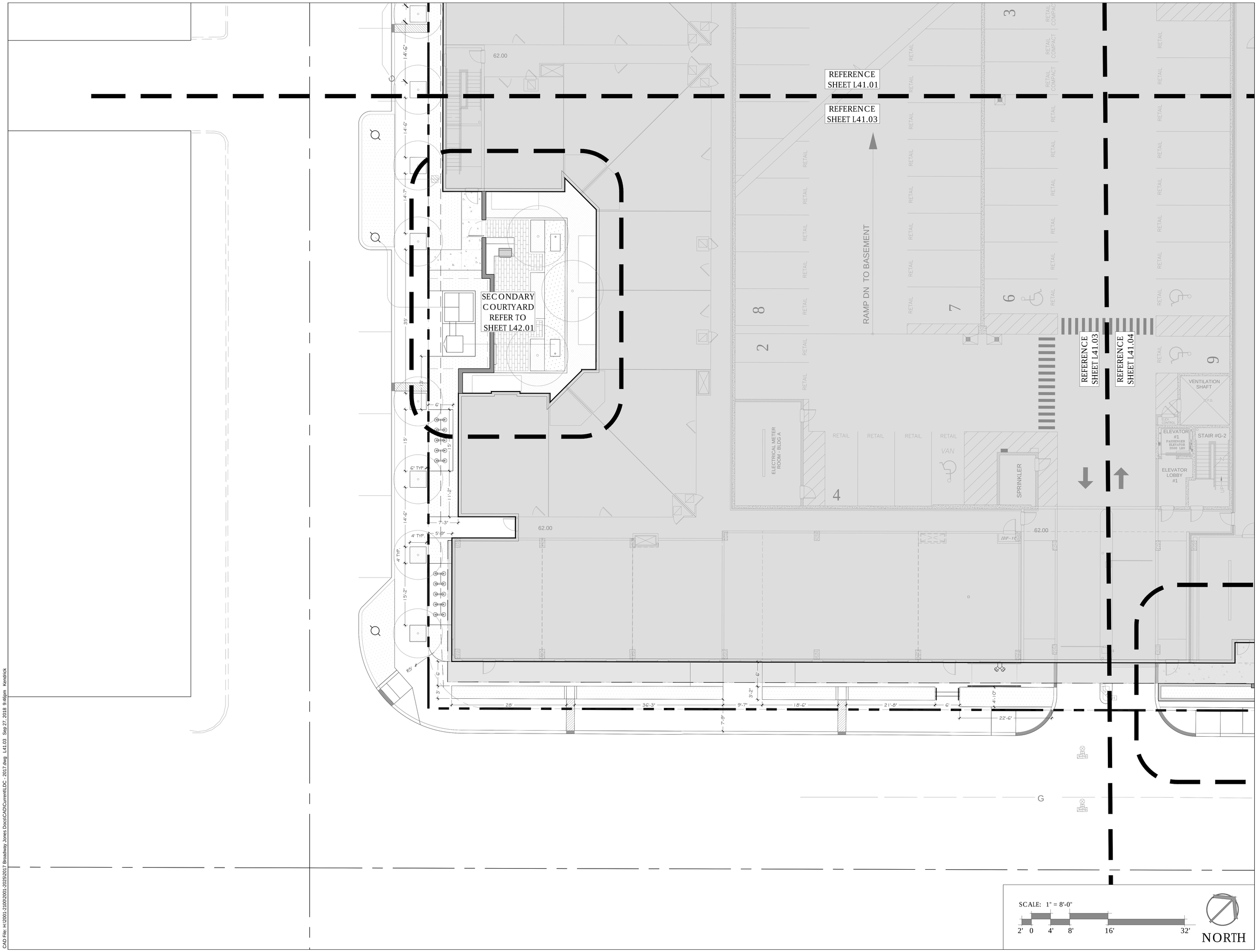
DATE	SEPTEMBER 28, 2018
PROJ. NO.	2017

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LANDSCAPE DIMENSION CONTROL ENLARGEMENT PLAN - 2

L41.02



SCALE: 1" = 8'-0"

2' 0 4' 8' 16' 32'

NORTH

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LANDSCAPE DIMENSION CONTROL ENLARGEMENT PLAN - 3

L41.03

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POOL COURTYARD

REFERENCE SHEET L41.02

REFERENCE SHEET L41.04

MAILROOM ENTRY, REFER TO SHEET L42.01

REFERENCE SHEET L41.03

REFERENCE SHEET L41.04

RETAIL

VENTILATION SHAFT

ELEVATOR #1 PASSENGER ELEVATOR 3500 LBS

STAIR #G-2

ELEVATOR LOBBY #1

ELEVATOR #3

62.00

8'X22' WATER FSM'T.

LEASING / FITNESS ENTRY, REFER TO SHEET L42.01

5' TYP.

20'-6"

21'-10"

6'-9"

7'-10"

4'-6"

2'-9"

79'-10"

SCALE: 1" = 8'-0"

2' 0 4' 8' 16' 32'

NORTH

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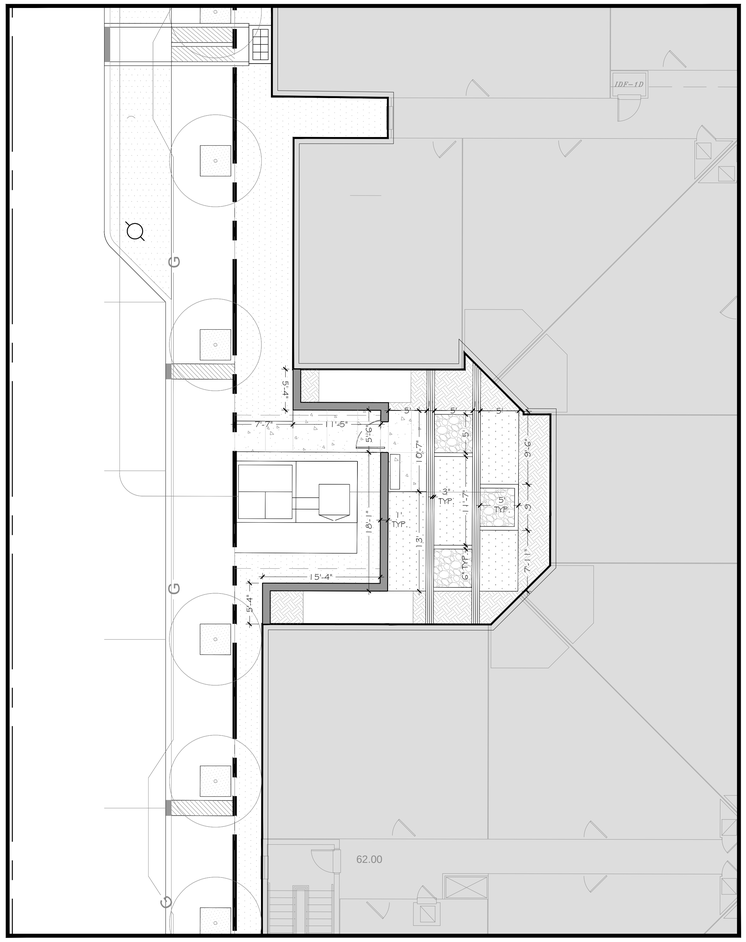
PROJ. NO.: 2017

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LANDSCAPE DIMENSION CONTROL ENLARGEMENT PLAN - 4

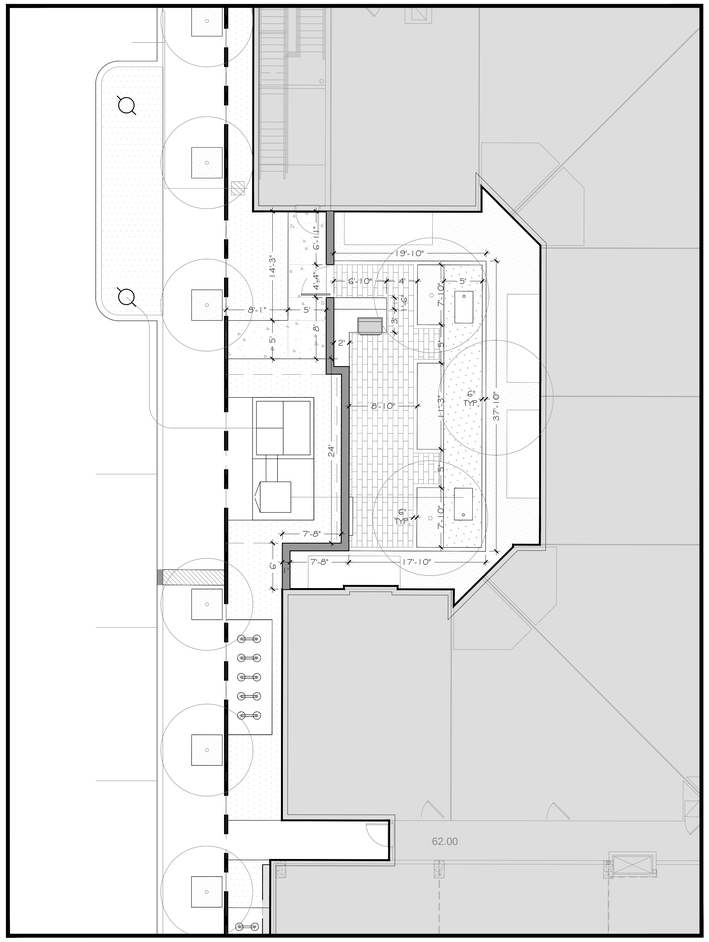
L41.04

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DOG PARK

SCALE: $\frac{1}{8}$" = 1' - 0"



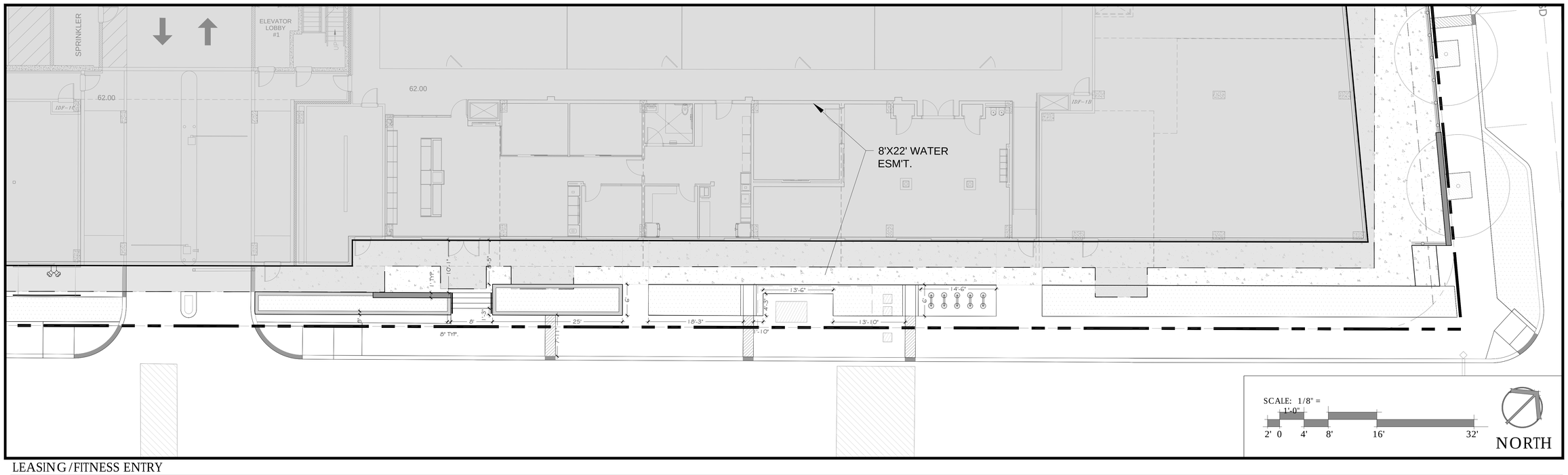
SECONDARY COURTYARD

SCALE: $\frac{1}{8}$" = 1' - 0"



MAILROOM - ENTRY

SCALE: $\frac{1}{8}$" = 1' - 0"



LEASING/FITNESS ENTRY

SCALE: $\frac{1}{8}$" = 1' - 0"

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DATE	SEPTEMBER 28, 2018
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LANDSCAPE DIMENSION CONTROL ENLARGEMENT PLANS - DOG PARK, COURTYARD, MAIL STATION, LEASING CENTER

L42.01

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GENERAL LANDSCAPE NOTES

UPDATED: 2/1/2013

1. ALL BASE INFORMATION PROVIDED BY OWNER. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION.
2. CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. PLANS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING SITE CONDITIONS PRIOR TO BEGINNING INSTALLATION. ALL EXISTING SITE IMPROVEMENTS, PAVING, LANDSCAPE, LIGHTING, AND OTHER SITE ELEMENTS TO REMAIN SHALL BE PROTECTED FROM DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER TO NOT IMPEDE THE PROGRESS OF WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING GROUND COVERS FOR ALL NEW PLANTING BEDS BY APPROVED MEANS PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING PLANTING OR LAWN AREAS INDICATED TO REMAIN WHILE COMPLETING NEW PLANTING INSTALLATION WORK WITH SAME KIND OF PLANTS OR GRASS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
8. THE CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH SOIL TESTING AND SOIL AMENDMENTS AS REQUIRED AS A RESULT OF THE SOIL TESTING LABORATORY'S RECOMMENDATIONS. PRIOR TO INITIATING INSTALLATION THE CONTRACTOR SHALL PROVIDE THE SOIL TEST FOR AT LEAST TWO ON-SITE LOCATIONS.
9. ALL PLANT CONTAINER SIZES NOTED ON THE PLANT LIST ARE MINIMUM. INCREASE SIZE OF CONTAINERS IF NECESSARY TO CONFORM TO THE PLANT SIZE AND SPECIFICATIONS.
10. ALL TREES SHALL HAVE SIX (6') CLEAR TRUNKS UNLESS OTHERWISE NOTED ON THE PLANT LIST. ANY TREE TRUNK WITH A 'V' SHAPED CROTCH WILL BE REJECTED. ALL TREE CALIPER (CAL.) SIZES NOTED ON THE PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO SPECIFIED PLANT SIZE IN THE PLANT LIST.
11. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER THE DETAILS AND/OR SPECIFICATIONS FOR ALL SLOPES THAT ARE GREATER THAN 3:1 (SLOPES 1' VERTICAL FOR EVERY 3' HORIZONTAL). SEE PLANS FOR LOCATIONS WHERE SLOPES ARE GREATER THAN 3:1.
12. SHRUB AND GROUND COVER PLANTINGS ARE TYPICALLY SHOWN ON THE PLANS IN MASS PLANTING BEDS. PLANTS SHALL BE SET IN A TRIANGULAR SPACING PATTERN (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) IS INDICATED IN THE PLANT LIST.
13. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST THE LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING TREES AND UNDERSTORY VEGETATION TO REMAIN, UNDERGROUND AND ABOVE GROUND UTILITIES AND ALL OTHER ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY CHANGES.
14. ANY SUBSTITUTIONS TO PLANT MATERIAL SIZE OR TYPE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR ALTERATIONS TO THE LANDSCAPE PLANTING PLANS OR PLANT LIST & MATERIALS WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. ANY LANDSCAPE PLANTING INSTALLED THAT DOES NOT CONFORM TO THE PLANS, PLANT LIST AND SPECIFICATIONS SHALL BE REPLACED IMMEDIATELY TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING AS REQUIRED TO MAINTAIN AND ESTABLISH ALL PLANTING (NEW, EXISTING TO BE RELOCATED, AND EXISTING PLANTINGS TO REMAIN WHILE IRRIGATION SYSTEM IS BEING INSTALLED OR REPAIRED) TO SUPPLEMENT IRRIGATION AND RAINFALL. THE IRRIGATION SYSTEM IS DESIGNED TO MAINTAIN THE LANDSCAPE PLANTINGS AND NOT ESTABLISH THEM. THE CONTRACTOR IS RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION SYSTEMS.
16. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. LANDSCAPE RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT STORED ON-SITE SHALL BE KEPT IN AN ORGANIZED MANNER DAILY.
17. CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR FROM INSTALLATION WORK. THE CONTRACTOR SHALL REPLACE BY EQUAL SIZE AND QUALITY ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANTING REMOVAL, RELOCATION, AND/OR INSTALLATION.
18. EXISTING TREES OR OTHER PLANT MATERIAL INDICATED ON THE PLANS TO BE RELOCATED SHALL BE HANDLED, CARED FOR, AND MAINTAINED AS NEW PLANTINGS. THE CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED ROOT PRUNING, WRAPPING, TREE SPADING OR BALL AND BURLAPPING, ADDITIONAL SUPPLEMENTAL HAND WATERING, IRRIGATION MISTERS INSTALLED AT THE TREE CANOPY, OR ANY OTHER SOUND HORTICULTURAL PRACTICE REQUIRED TO ENSURE THE SURVIVAL OF ALL RELOCATED PLANT MATERIAL.
19. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, SPECIFICATIONS, PLANT LIST AND PLANS FOR FURTHER AND COMPLETE PLANTING INSTALLATION INSTRUCTIONS.
20. LANDSCAPE CONTRACTOR SHALL FULLY FAMILIARIZE HIMSELF / HERSELF WITH THE PROJECT PRIOR TO BIDDING THE WORK.
21. FOR SITE GRADING AND CONTOUR INFORMATION, EXISTING VEGETATION TO REMAIN, BUILDINGS AND OTHER SITE FEATURE LOCATIONS AND THE LOCATION OF ALL ABOVE AND BELOW GROUND UTILITIES SEE THE MOST CURRENT AND UP TO DATE ARCHITECTURAL, CIVIL, ELECTRICAL, STRUCTURAL AND MECHANICAL ENGINEERING DRAWINGS AS PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD LOCATE ALL UNDERGROUND UTILITIES, EXISTING VEGETATION TO REMAIN AND ANY OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING ANY LANDSCAPE PLANTING OR IRRIGATION INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE COMMITTED TO EXISTING OR PROPOSED ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER AND OWNER'S REPRESENTATIVE.
22. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL AND EDGES OF PLANTING BEDS FOR THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INITIATING ANY INSTALLATION OF THE LANDSCAPE PLANTINGS.
23. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES AS REQUIRED.
24. WRITTEN GUARANTEE WARRANTING THE PLANT MATERIAL TO BE IN HEALTHY CONDITION ONE (1) YEAR FROM THE DATE OF PROJECT ACCEPTANCE: AND THAT MATERIAL THAT IS NOT SHALL BE REPLACED AT NO COST TO THE OWNER (INCLUDING ALL MATERIALS, ALL LABOR OR ANY OTHER FEES), WITHIN 5 DAYS OF DATE STATED IN WRITTEN NOTICE. WARRANTY-REPLACEMENT PLANTING SHALL BE WARRANTED FOR ONE (1) YEAR FROM THE DATE OF COMPLETION OF ALL PLANTING. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPLACEMENT OF WARRANTEE MATERIAL.
25. THE CONTRACTOR SHALL PERFORM A PRELIMINARY INSPECTION WITHIN SIXTY DAYS OF COMPLETION OF THE PROJECT TO DETERMINE PLANT HEALTH AND OVERALL ACCEPTABILITY AND FURNISH A WRITTEN REPORT TO THE CLIENT. PLANTS NOT IN HEALTHY GROWING CONDITIONS WILL BE NOTED AND SHALL BE REMOVED FROM THE SITE AND REPLACED WITH PLANTS OF THE SAME SPECIES AND SIZE AS ORIGINALLY SPECIFIED BY THE CONTRACTOR. REPLACEMENT PLANTS SHALL BE WARRANTED UNTIL THE END OF THE EXISTING ONE YEAR PERIOD AS DESCRIBED ABOVE.
26. A FINAL INSPECTION OF ALL INSTALLED PLANT MATERIAL WILL BE CONDUCTED AT END OF THE WARRANTY PERIOD BY THE CLIENT OR LANDSCAPE ARCHITECT TO IDENTIFY ANY PLANT MATERIALS THAT ARE TO BE REPLACED UNDER THE WARRANTY AT NO COST TO THE OWNER (INCLUDING ALL MATERIALS, ALL LABOR OR ANY OTHER FEES). THIS WILL BE THE FINAL REPLACEMENT.
27. PRIOR TO THE DELIVERY AND INSTALLATION OF SHRUBS, PERENNIALS AND GROUNDCOVERS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A REPRESENTATIVE SAMPLE OF EACH PLANT SPECIES FOUND ON THE PLANT SCHEDULE ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY BOTH THE LANDSCAPE ARCHITECT AND THE OWNER ONE WEEK PRIOR THAT THE REPRESENTATIVE PLANTS HAVE BEEN DELIVERED TO THE SITE FOR APPROVAL. PRIOR TO THE DELIVERY AND INSTALLATION OF TREES, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PHOTOS OF TREES THAT REPRESENTS EACH TREE SPECIES FOUND ON THE PLANT SCHEDULE FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. THE PHOTOS MUST CONTAIN A PERSON, TAPE MEASURE OR OTHER ELEMENT THAT IS CAPABLE OF COMMUNICATING THE SCALE OF THE TREE. ONLY PLANTS THAT MATCH OR EXCEED THE CHARACTERISTICS OF THE APPROVED REPRESENTATIVE PLANTS SHALL BE PLANTED. THE LANDSCAPE ARCHITECT AND OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL THAT EITHER DEEM UNACCEPTABLE. ANY AND ALL REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE JOB SITE ON THE DAY OF REJECTION.
28. PLANTS NOT INSTALLED ON THE DAY OF ARRIVAL AT THE SITE SHALL BE STORED AND PROTECTED. OUTSIDE STORAGE LOCATIONS SHALL BE CONTINUALLY SHADED AND PROTECTED FROM THE WIND. PLANTS STORED ON THE PROJECT SHALL BE PROTECTED FROM ANY DRYING AT ALL TIMES COVERING THE BALLS OR ROOTS WITH MOIST SAWDUST, WOOD CHIPS, SHREDDED BARK, PEAT MOSS, OR OTHER SIMILAR MULCHING MATERIAL. ALL PLANTS, INCLUDING THOSE IN CONTAINERS, SHALL BE KEPT IN A MOIST CONDITION UNTIL PLANTED.
29. HANDLING: CARE SHALL BE TAKEN TO AVOID DRYING OR DAMAGING PLANTS BEING MOVED FROM THE NURSERY OR STORAGE AREA TO THE PLANTING SITE. BALLED AND BURLAPPED PLANTS SHALL BE HANDLED CAREFULLY TO AVOID CRACKING OR BREAKING THE EARTH BALL. PLANTS SHALL NOT BE HANDLED BY THE TRUNK OR STEMS. BARE ROOT PLANTS SHALL BE "PULLED' WHEN REMOVED FROM THE HEELING-IN BED TO THE PLANTING SITE. DAMAGED PLANTS WILL BE REJECTED AND SHALL BE REMOVED FROM THE SITE.
30. THE CONTRACTOR SHALL RECEIVE THE SITE WITH THE PLANTING AREAS FREE OF WASTE OR DEBRIS DEVELOPED BY OTHER TRADES. ANY DISCREPANCY FROM SUCH CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
31. CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MIN 3" MULCH IN ALL PLANTED AREAS, INCLUDING ALL POTS AND PLANTERS (UNLESS OTHERWISE NOTED ON PLANS). REFER TO MATERIAL SCHEDULE FOR MULCH SPECIFICATION.

GENERAL LANDSCAPE PRODUCT NOTES

1. COMMERCIAL FERTILIZERS
   - 1.1. GROUND FERROUS SULFATE CONTAINING NOT LESS THAN 20% IRON AND NOT LESS THAN 30% SULPHUR AS MANUFACTURE BY DUVALL OR AN APPROVED EQUAL.
   - 1.2. AGRICULTURAL GRADE GYPSUM.
   - 1.3. AMMONIUM PHOSPHATE 16-20-0.
   - 1.4. SUPER PHOSPHATE.
   - 1.5. SULFATE OF AMMONIA 21-0-0.
   - 1.6. VITAMIN B-1 ROOT STIMULATOR.
2. ORGANIC AMENDMENTS
   - 2.1. ORGANIC COMPOST SHALL BE APPROVED ORGANIC COMPOST.
   - 2.2. ORGANIC COMPOST SHALL BE FREE FROM ALL PESTICIDES AND FOREIGN CHEMICALS.
   - 2.3. COMPOST SHALL BE MATURE, STABLE, WEED FREE, AND PRODUCED BY AEROBIC DECOMPOSITION OF ORGANIC MATTER
   - 2.4. THE PRODUCT MUST NOT CONTAIN ANY VISIBLE REFUSE OR OTHER PHYSICAL CONTAMINANTS, SUBSTANCES TOXIC TO PLANTS, OR OVER 5% SAND, SILT, CLAY OR ROCK MATERIAL BY DRY WEIGHT.
   - 2.5. THE PRODUCT SHALL POSSESS NO OBJECTIONABLE ODORS.
3. TREE STAKING
   - 3.1. TREE STAKES SHALL BE AS DETAILED IN DRAWINGS AND SHALL BE FREE OF KNOTS AND CRACKS.
   - 3.2. TREE TIES SHALL BE PLIABLE GALVANIZED WIRE OF #10 GAUGE: PROVIDE A MINIMUM OF TWO (2) PER TREE.
   - 3.3. HOSE COVERING SHALL BE TWO PLY, REINFORCED, BLACK OR GREEN RUBBER GARDEN HOSE OF AT LEAST ½" DIAMETER.
4. HERBICIDE
   - 4.1. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN 75W AS MANUFACTURED BY ELANCO CHEMICAL COMPANY, OR APPROVED EQUAL.
   - 4.2. NON-SELECTIVE CONTACT HERBICIDE SHALL BE ROUND-UP AS MANUFACTURED BY MONSANTO, OR APPROVED EQUAL.
5. PLANT MATERIAL
   - 5.1. TREES, SHRUBS, AND GROUNDCOVERS SHALL BE GROWN IN POTS, TUBS, CANS, BOXES, OR FLATS AS SCHEDULED AND SHALL CONFORM TO ANSI Z60.1. PLANTS SHALL HAVE SUFFICIENT ROOTS TO HOLD EARTH INTACT AFTER ROOTBALL IS REMOVED FROM THE CONTAINER WITHOUT BEING ROOTBOUND.
   - 5.2. PLANTS SHALL BE APPROVED OR REJECTED AT THE LANDSCAPE ARCHITECT'S OR OWNER'S DISCRETION FOR DAMAGE, HEALTH, FORM, AND SIZE AT ANY TIME BEFORE OR AFTER PLANTING. PLANT MATERIALS THAT ARE POOR IN HEALTH OR DAMAGED PRIOR TO SUBSTANTIAL COMPLETION OR DURING THE WARRANTEE PERIOD WILL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT OR OWNER AND SHALL BE REPLACED BY THE CONTRACTOR WITHIN FIVE (5) DAYS OF WRITTEN NOTICE AT NO COST TO THE OWNER (INCLUDING ALL MATERIALS, ALL LABOR OR ANY OTHER FEES).
   - 5.3. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, AND FREE FROM DISEASE, SUN-SCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS AND SHALL HAVE HEALTHY, NORMAL AND UNBROKEN ROOT SYSTEMS. PLANTS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
   - 5.4. PLANTS DESIGNATED "COLLECTED', IF ANY, SHALL BE OBTAINED FROM NATIVE STANDS OR ESTABLISHED PLANTINGS. TO BE ACCEPTABLE, COLLECTED PLANTS SHALL HAVE BEEN GROWING IN FAVORABLE LOCATIONS IN A SOIL WHICH ENSURED GOOD FIBROUS ROOD DEVELOPMENT AND A VIGOROUS GROWING CONDITION. THE MINIMUM ROOT SPREAD FOR COLLECTED BARE ROOT PLANT MATERIALS SHALL BE ONE-THIRD GREATER THAN MINIMUM ROOT SPREAD OF BARE ROOT, NURSERY-GROWN STOCK; MINIMUM BALL SIZES FOR COLLECTED PLANT MATERIALS OBTAINED BALLED AND BURLAPPED SHALL BE THE NEXT LARGER BALL SIZE THAN FOR NURSERY-GROWN STOCK.
6. MULCH
   - 6.1. MULCH SHALL BE FREE FROM DELETERIOUS MATERIALS AND SHALL BE STORED SO AS TO PREVENT INCLUSION OF FOREIGN MATERIALS
   - 6.2. MULCH SHALL BE INSTALLED AT A MIN. 3" THICKNESS ON ALL PLANTED AREAS, UNLESS NOTED ON THE PLANS TO BE COVERED BY OTHER MATERIAL (STONE, ROCK...ETC).

GENERAL LANDSCAPE EXECUTION NOTES

1. PLANTING BED PREPARATION
   - 1.1. PREPARE PLANTING BEDS BY APPLYING ROUND-UP AS PER LABEL DIRECTIONS TO WEED OR GRASS GROWTH IN PLANTING AREAS ON SITE. ALLOWING SUFFICIENT TIME FOR HERBICIDE TO TAKE EFFECT, SCARIFY PLANTING AREAS TO A MINIMUM DEPTH OF SIX (6) INCHES. BRING BEDS TO GRADE AND RAKE TO REMOVE WEEDS, CLODS, OR ROCKS ONE INCH IN DIAMETER OR GREATER. THOROUGHLY WATER-SETTLE ALL SOIL.
2. PROTECTION OF EXISTING VEGETATION
   - 2.1. A. IF TURF AREAS HAVE BEEN ESTABLISHED PRIOR TO PLANTING OPERATIONS, THE SURROUNDING TURF SHALL BE COVERED BEFORE EXCAVATIONS ARE MADE IN A MANNER THAT WILL PROTECT TURF AREAS. EXISTING TREES, SHRUBBERY, AND BEDS THAT ARE TO BE PRESERVED SHALL BE BARRICADED IN A MANNER THAT WILL EFFECTIVELY PROTECT THEM DURING PLANTING OPERATIONS.
3. UNDERGROUND OBSTRUCTIONS TO PLANTING
   - 3.1. IF UNDERGROUND UTILITIES, CONSTRUCTION, OR SOLID ROCK LEDGES ARE ENCOUNTERED, OTHER LOCATIONS FOR PLANTING MAY BE SELECTED BY THE CONTRACTING OFFICER.
4. PLANT PITS
   - 4.1. PLANT PITS FOR CONTAINER GROWN PLANT MATERIAL SHALL BE EXCAVATED TWICE THE SIZE OF THE CONTAINER DIAMETER OF THE PLANT BEING PLANTED, OR AS SHOWN IN THE DRAWINGS.
   - 4.2. PLANT PITS SHALL BE DUG TO PRODUCE VERTICAL SIDES AND FLAT, UNCOMPACTED BOTTOMS. WHEN PITS ARE DUG WITH AN AUGER AND THE SIDES OF THE PITS BECOME GLAZED, THE GLAZED SURFACE SHALL BE SCARIFIED. THE SIZE OF PLANT PITS SHALL BE AS SHOWN ON PLANTING DETAILS.
   - 4.3. REMOVE PLANTS FROM CONTAINERS WITHOUT DISTURBING THE ROOTBALL. SET PLANTS IN PIT, CRADLING AND SUPPORTING THE ROOTBALL. POSITION PLANT FOR THE 'BEST SIDE' VIEW AND FOR MINIMUM OBSTRUCTION TO TRAFFIC ON ADJACENT PAVEMENT, IF APPLICABLE.
   - 4.4. BARE-ROOT STOCK, IF ANY, SHALL BE PLANTED SO THAT THE ROOTS ARE ARRANGED IN A NATURAL POSITION. DAMAGED ROOTS SHALL BE REMOVED WITH A CLEAN CUT. PLANTING SOLID MIXTURE SHALL BE CAREFULLY WORKED IN AMONG THE ROOTS. REMAINDER OF BACKFILL OF PLANTING SOIL MIXTURE SHALL BE TAMPED AND WATERED. WATER BASINS SHALL THEN BE FORMED AROUND ISOLATED PLANTS AS SPECIFIED ON DRAWINGS BELOW THE FINAL GRADE OF THE SURROUNDING AREA TO FACILITATE THE PASSIVE HARVESTING OF NORMAL RAINFALL.
   - 4.5. BACKFILL PIT WITH A BLENDED MIXTURE CONTAINING ONE PART COMPOST TO THREE PARTS NATIVE SOIL. WHEN THE PLANT IS SET AND THE BACKFILL HAS BEEN WATER-SETTLED, THE TOP OF THE ROOTBALL SHALL BE AT FINISH GRADE OR AS SHOWN.
   - 4.6. RAISED PLANTER MIX, IF ANY, SHALL CONTAIN ONE PART COMPOST TO THREE PARTS SANDY LOAM. CUSTOM PLANTER MIXES CREATED BY A LOCAL SUPPLIER MAY ALSO BE USED.
   - 4.7. MULCH ALL PLANT PITS, SHRUB BEDS, AND GROUNDCOVER BEDS WITH A TWO (2) INCH DEPTH OF APPROVED GROUND MULCH IMMEDIATELY AFTER PLANTING.
5. TREE STAKING
   - 5.1. STAKE TREES AS PER DETAIL.
6. PRUNING
   - 6.1. PRUNE EACH TREE AND SHRUB TO PRESERVE THE NATURAL CHARACTER OF THE PLANT PER ANSI Z60.1. PRUNE TO REMOVE ALL SUCKERS, DEADWOOD, AND BROKEN OR BADLY BRUISED BRANCHES.
   - 6.2. DECIDUOUS TREES AND SHRUBS SHALL BE PRUNED TO REDUCE TOTAL AMOUNT OF ANTICIPATED FOLIAGE BY ONE-FOURTH. TYPICAL GROWTH HABIT OF INDIVIDUAL PLANTS SHALL BE RETAINED WITH AS MUCH HEIGHT AND SPREAD AS IS PRACTICABLE. CUTS SHALL BE MADE WITH SHARP INSTRUMENTS, AND SHALL BE FLUSH WITH TRUNK OR ADJACENT BRANCH TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS AT RIGHT ANGLES TO LINE OF GROWTH SHALL NOT BE PERMITTED. TREES SHALL NOT BE POLED OR THE LEADER REMOVED, NOR SHALL THE LEADER BE PRUNED OR "TOPPED OFF." TRIMMINGS SHALL BE REMOVED FROM THE SITE.
7. EXISTING TURF AREAS
   - 7.1. A. EXISTING TURF AREAS, IF ANY, THAT HAVE BEEN DAMAGED OR SCARRED DURING PLANTING OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS.

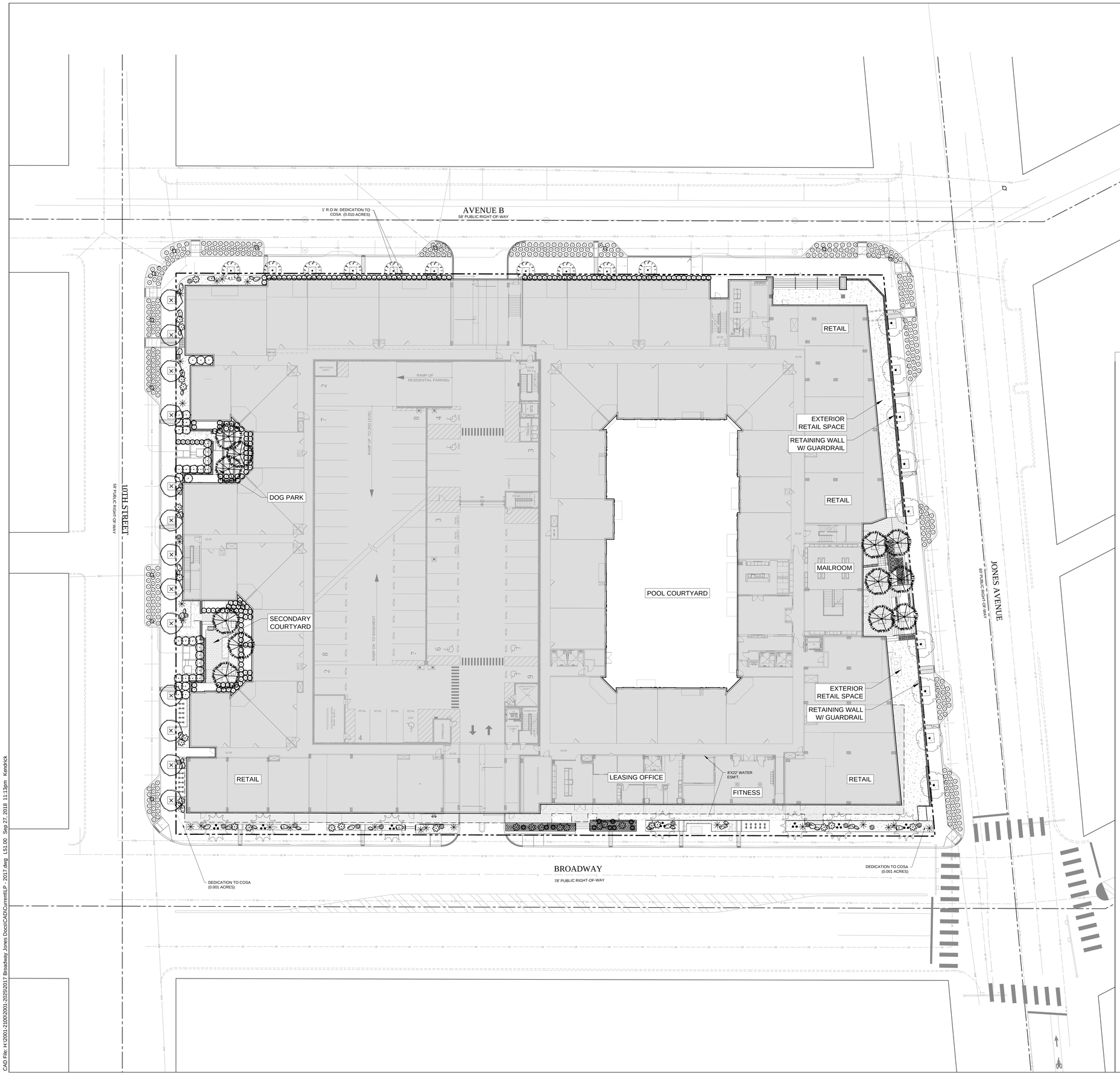
GENERAL LANDSCAPE HYDROMULCH SPECIFICATIONS

1. SUBMITTALS
   - 1.1. A. INSPECTION CERTIFICATED BY STATE, FEDERAL AND OTHERS INDICATING THE ORIGIN AND HEALTH OF TURF SEED MATERIAL.
   - 1.2. B. SAMPLE OF SEED ANALYSIS FOR APPROVAL.
   - 1.3. C. WRITTEN GUARANTEE WARRANTING A FULL STAND OF TURF TO BE IN HEALTHY CONDITION 120 CALENDAR DAYS FROM THE DATE OF FINAL CONSTRUCTION INSPECTION; AND THAT TURF THAT IS NOT SHALL BE REPLACED AT NO COST TO THE OWNER WITHIN FIVE (5) DAYS OF WRITTEN NOTICE. WARRANTY-REPLACEMENT TURF SHALL BE WARRANTED FOR 120 CALENDAR DAYS FROM THE DATE OF COMPLETION OF ALL PLANTING.
2. DELIVERY, STORAGE, AND HANDLING
   - 2.1. EACH SEED CONTAINER, CONTAINER OF FERTILIZER, OR OTHER MATERIAL SHALL BE LABELED BY GROWER OR MANUFACTURER AS SEPARATE ITEMS.
   - 2.2. BULK DELIVERIES OF SEED SHALL BE ACCOMPANIED WITH DELIVERY TICKETS SPECIFYING PERCENTAGE GERMINATION, PURITY, AND NOXIOUS WEED SEED CONTENT.
   - 2.3. SEED SHALL BE KEPT IN DRY STORAGE AWAY FROM CONTAMINANTS, INSECTS AND RODENTS.
3. JOB CONDITIONS
   - 3.1. THE TURF AREAS WILL BE FREE OF WASTE OR DEBRIS DEVELOPED BY OTHER TRADES. ANY DISCREPANCY FROM SUCH CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION.
4. GRADING
   - 4.1. CONTRACTOR SHALL GRADE ALL TURF AREAS AS NOTED ON DRAWINGS.
   - 4.2. CONTRACTOR SHALL FINE GRADE ALL TURF AREAS ELIMINATING ROUGH OR LOW AREAS TO ENSURE POSITIVE DRAINAGE.
   - 4.3. ANY OTHER AREAS NOT COVERED SPECIFICALLY ABOVE SHALL BE GRADED TO LEAVE A GENERALLY SMOOTH APPEARANCE CONFORMING TO STANDARD LANDSCAPE PRACTICES DEFINED AS: THE FINAL SURFACE SHALL BE RAKED; ALL OBJECTIONABLE MATERIALS, TRASH, BRUSH, WEEDS, AND STONES LARGER THAN ONE INCH SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY OFF BASE.
5. PLANTING SEASON
   - 5.1. THE PLANTING OF TURF SEED SPECIFIED ON DRAWINGS SHALL BE PERFORMED DURING GENERALLY ACCEPTED GROWING SEASONS SUITABLE FOR SEED GERMINATION.
6.
7. COMMERCIAL FERTILIZERS
   - 7.1. DRY AND FREE FLOWING, INORGANIC, WATER-SOLUBLE COMMERCIAL FERTILIZER, WHICH IS UNIFORM IN COMPOSITION. DELIVER IN UNOPENED CONTAINERS, WHICH BEAR MANUFACTURERS GUARANTEED ANALYSIS. CAKED, DAMAGED, OR OTHERWISE UNSUITABLE FERTILIZER WILL NOT BE ACCEPTED. FERTILIZER SHALL CONTAIN MINIMUM PERCENTAGES OF FOLLOWING ELEMENTS:
   - 7.2. NITROGEN: 10 PERCENT
   - 7.3. PHOSPHORIC ACID: 20 PERCENT
   - 7.4. POTASH: 10 PERCENT
8. MULCH
   - 8.1. VIRGIN WOOD CELLULOSE FIBERS FROM WHOLE WOOD CHIPS HAVING MINIMUM OF 20 PERCENT FIBERS 0.42 INCHES IN LENGTH AND 0.01 INCHES IN DIAMETER.
   - 8.2. CELLULOSE FIBERS MANUFACTURED FROM RECYCLED NEWSPAPER AND MEETING SAME FIBER CONTENT AND SIZE AS FOR CELLULOSE FIBERS FROM WOOD CHIPS.
   - 8.3. DYE MULCH GREEN FOR COVERAGE VERIFICATION PURPOSES.
9. HERBICIDE
   - 9.1. PRE-EMERGENT HERBICIDE FOR GRASS AREAS, SUCH AS "BENEFIN," OR APPROVED EQUAL.
10. SOIL STABILIZER
    - 10.1. "TERRA TACK 1" OR APPROVED EQUAL.
11. TURF SEED
    - 11.1. TURF SEED TO BE AS SPECIFIED ON DRAWINGS.
    - 11.2. SEED SHALL BE CERTIFIED SEED TO BE THE LATEST SEASON'S CROP AND SHALL BE DELIVERED IN ORIGINAL SEALED PACKAGES BEARING THE PRODUCER'S GUARANTEED ANALYSIS FOR PERCENTAGES OF MIXTURES AND PURE LIVE SEED. SEED SHALL BE LABELED IN CONFORMANCE WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT AND APPLICABLE STATE SEED LAWS. SEED THAT HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED WILL NOT BE ACCEPTABLE. WEED SEED SHALL NOT EXCEED ONE (1) PERCENT BY WEIGHT OF THE TOTAL MIXTURE.
    - 11.3. RYE: FRESH, CLEAN, ITALIAN RYE GRASS SEED (LOLIUM MULTI-FLORUM), MIXED IN LABELED PROPORTIONS. AS TESTED, MINIMUM PERCENTAGES OF IMPURITIES AND GERMINATION MUST BE LABELED. DELIVER IN ORIGINAL UNOPENED CONTAINERS.
    - 11.4. BERMUDA: EXTRA-FANCY, TREATED, LAWN TYPE COMMON BERMUDA (CYNODON DACTYLON). DELIVER IN ORIGINAL, UNOPENED CONTAINER SHOWING WEIGHT, ANALYSIS, NAME OF VENDOR, AND GERMINATION TEST RESULTS.
12. SITE PREPARATION
    - 12.1. PREPARE SITE BY APPLYING ROUND-UP AS PER LABEL DIRECTIONS TO WEED GROWTH ON SITE. ALLOWING SUFFICIENT TIME FOR HERBICIDE TO TAKE EFFECT, SCARIFY PLANTING AREAS TO A MINIMUM DEPTH OF SIX (6) INCHES. FLOAT BEDS TO GRADE AND RAKE TO REMOVE WEEDS, CLODS, OR ROCKS ONE INCH IN DIAMETER OR GREATER. THOROUGHLY WATER-SETTLE ALL SOIL.
13. APPLICATION
    - 13.1. SEED: APPLY UNIFORMLY AT RATES APPROPRIATE FOR TYPE OF SEED AND PLANTING DATE.
    - 13.2. FERTILIZER: APPLY UNIFORMLY AT RATE OF 500 POUNDS PER ACRE.
    - 13.3. MULCH: APPLY UNIFORMLY AT RATE OF 50 POUNDS PER 1000 SQUARE FEET.
    - 13.4. SOIL STABILIZER: APPLY UNIFORMLY AT RATE OF 40 POUNDS PER ACRE.
    - 13.5. WEED CONTROL AGENT: APPLY AT MANUFACTURER'S RECOMMENDED RATE PRIOR TO HYDRO MULCHING.
    - 13.6. SOD: LAY SINGLE ROW OF SOD ALONG PERIMETER WHERE TOPSOIL AND PAVEMENT INTERSECT. APPLY IN CONFORMANCE TO SODDING SPECIFICATIONS.
    - 13.7. SUSPEND OPERATIONS UNDER CONDITIONS OF DROUGHT, EXCESSIVE MOISTURE, HIGH WINDS, OR EXTREME OR PROLONGED COLD. OBTAIN CITY ENGINEER APPROVAL BEFORE RESUMING OPERATIONS.
14. MAINTENANCE
    - 14.1. MAINTAIN GRASSED AREAS MINIMUM OF 90 DAYS, OR AS REQUIRED TO ESTABLISH AN ACCEPTABLE LAWN. FOR AREAS SEEDED IN FALL, CONTINUE MAINTENANCE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED.
    - 14.2. MAINTAIN GRASSED AREAS BY WATERING, FERTILIZING, WEEDING, AND TRIMMING.
    - 14.3. REPAIR AREAS DAMAGED BY EROSION BY REGRADING, ROLLING AND REPLANTING.
    - 14.4. RESEED SMALL, SPARSE GRASS AREAS. WHEN SPARSE AREAS EXCEED 20 PERCENT OF PLANTED AREA, RESEED BY HYDRO MULCH.

GENERAL SOD SPECIFICATIONS

APPLICABLE PUBLICATIONS: AMERICAN SOD PRODUCERS ASSOCIATION, INC. (ASAP) PUBLICATION: GUIDELINE SPECIFICATIONS TO SODDING (UNDATED).

1. SOIL CONDITIONS
   - 1.1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MINIMUM OF 6" OF CLEAN, AMENDED AS REQUIRED PER LABORATORY SOIL TESTING RESULTS, TOPSOIL IN ALL AREAS TO BE PLANTED WITH SOD.
   - 1.2. EQUIPMENT, LABOR AND MATERIALS NECESSARY FOR PREPARATION OF THE SPECIFIED AREAS SHALL BE FURNISHED BY THE LANDSCAPE CONTRACTOR.
   - 1.3. ALL DEBRIS AND STONES OF 2 INCHES OR MORE MUST BE REMOVED FROM THE SUBSOIL TO A DEPTH OF 8 INCHES.
   - 1.4. THE CONTRACTOR SHALL BEAR ALL COST ASSOCIATED WITH SOIL TESTING AND SOIL AMENDMENTS AS REQUIRED AS A RESUL



**** IMPORTANT****

GENERAL PLANTING PLAN NOTES:

1. PLANT HEIGHTS, WIDTHS, AND CALIPERS HAVE BEEN SPECIFIED AND CONTAINER SIZES HAVE BEEN ESTIMATED. THE SPECIFIED HEIGHTS, WIDTHS, AND CALIPERS SHALL GOVERN. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION'S "AMERICAN STANDARDS FOR NURSERY STOCK, 2004". THIS PUBLICATION CAN BE FOUND AT WWW.ANLA.ORG

2. FOR EACH VARIETY OF TREE SPECIFIED ON THE PLANS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PHOTO FROM THE TREE SUPPLIER THAT REPRESENTS THE HEIGHT, WIDTH AND QUALITY OF THE TREES TO BE INSTALLED. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PHOTOS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.

3. PRIOR TO THE DELIVERY AND INSTALLATION OF SHRUBS, PERENNIALS AND GROUNDCOVERS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PHOTO REPRESENTATIVE OF EACH PLANT SPECIES FOUND ON THE PLANT SCHEDULE AS WELL AS AN ON SITE SAMPLE FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.

4. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN GRAVEL AND ANY CHANGE OF ADJACENT MATERIAL. STEEL EDGING SHALL ALSO BE PROVIDED BETWEEN ALL SOD AND PLANTING BEDS.

5. STABILIZATION MATS REQUIRED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1 FOR NATIVE PLANT MIXES AND HYDROMULCH

6. PER GENERAL LANDSCAPE PLANTING NOTES, CONTRACTOR TO INSTALL MULCH TO A MIN. 2" DEPTH, UNLESS NOTED ON THE PLANS TO BE COVERED BY OTHER MATERIAL (STONE, ROCK...ETC).

LANDSCAPE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	CC	13	Cercis canadensis `texensis` / Texas Redbud 10' Ht. Min., 5' Spread, Single Trunk	FIELD GROWN	6" Cal.
	LI	10	Lagerstroemia Indica `Natchez` / Crape Myrtle `Natchez` 10' Ht. Min., Multi-Trunked, Symmetrical	2" Cal.	45 Gal.
	PD	7	Parkinsonia x `Desert Museum` / Desert Museum Palo Verde 14' Ht. Min., 6' Spread Min., 6' Clear Trunk Min., Multi-Trunk	36" box	
	TD	12	Taxodium distichum / Bald Cypress 16' Ht. Min., 6' Spread Min., 6' Clear Trunk	100 gal	6" Cal.
	UC	9	Ulmus crassifolia / Cedar Elm 16' Ht. Min., 5' Spread, 6' Clear Trunk	4" Cal.	200 Gal.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	DT	23	Dasylirion texanum / Green Desert Spoon Sotol 3' Ht. Min., 3' Spread Min.	24"box	
	HF	17	Hesperaloe funifera / Giant Yucca 30" Ht. Min., 30" Spread Min.	15 gal	
	IV	178	Ilex vomitoria `Nana` / Dwarf Yaupon Holly `Nana` 24" Ht. Min., 24" Spread	15 Gal.	
	MC	365	Muhlenbergia dubia / Pine Muhly Grass 12" Ht Min, 12" Spread Min.	3 Gal.	
	WM	35	Myrica cerifera / Wax Myrtle 5' Ht. Min, 5' Spread	30 Gal.	
	OE	30	Opuntia ellisiana / Spineless Prickly Pear 10-12 Oval-Shaped Paddles Min., 36" Ht. Min, 36" Spread Min.	30 Gal.	
	BB	8	Phyllostachys nigra / Black Bamboo 10' Ht. Min./5 Cane Min. Canes to be trimmed to Provide a Clear Trunk of at least 3'	15 gal	
	ST	308	Stipa tenuissima / Mexican Feather Grass 12" Ht. Min., Full	1 gal	
	YS	10	Yucca rostrata `Sapphire Skies` / Sapphire Skies Beaked Blue Yucca 3' Ht. Min., Single Head	B & B	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	BG	243 sf	Blackstar Gravel Gravel Size: 3"-5" / 4" Depth Min., Refer to Material Schedule Type 51	Sq. Ft.	
	FP	37	Ficus pumila / Creeping Fig Ivy 18" Ht. Min., Staked	15 Gal.	
	GG	7,839 sf	Granite Gravel Gravel Size: 1/2" - 1" / 2" Depth Min., Refer to Material Schedule Type 53	Sq. Ft.	
	SYN	395 sf	Synthetic Turf / Synthetic Turf TigerCool Diamond Supreme Fescue. Refer to Material Schedule Type M1	Sq. Ft.	

SCALE: 1" = 20'-0"

5' 0 10' 20' 40' 80'

NORTH

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Revisions			
No.	By	Date	Comments

DATE	SEPTEMBER 28, 2018
PROJ. NO.	2017

BROADWAY JONES

SAN ANTONIO, TEXAS

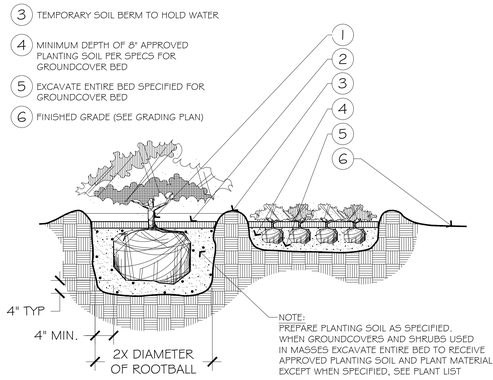
OVERALL LANDSCAPE PLANTING PLAN - STREETSCAPE

L51.00

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1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDS UP TO THE TOP OF THE ROOT BALL
2. 3" MINIMUM OF MULCH AS SPECIFIED
3. TEMPORARY SOIL BERM TO HOLD WATER
4. MINIMUM DEPTH OF 8" APPROVED PLANTING SOIL PER SPECS FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED
6. FINISHED GRADE (SEE GRADING PLAN)

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION
2. AZALEAS & GARDENIA SHALL BE PLANTED 2" HIGH ABOVE FINISH GRADE, DO NOT MOUND SOIL ON ROOTBALL



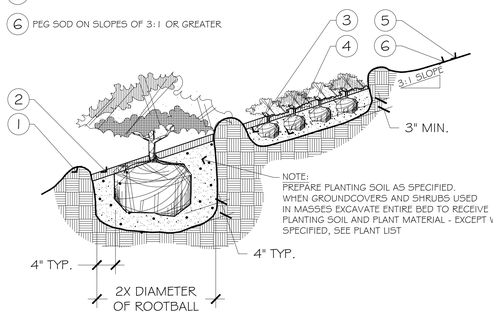
NOTE:
PREPARE PLANTING SOIL AS SPECIFIED.
WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES EXCAVATE ENTIRE BED TO RECEIVE APPROVED PLANTING SOIL AND PLANT MATERIAL - EXCEPT WHEN SPECIFIED, SEE PLANT LIST

1 SHRUB AND GROUNDCOVER PLANTING DETAIL

3/4" = 1'-0" P-RE-1380-PLNT-01

1. TEMPORARY SOIL BERM TO HOLD WATER
2. 3" MINIMUM OF MULCH AS SPECIFIED
3. MINIMUM DEPTH OF 8" PLANTING SOIL PER SPECS FOR GROUNDCOVER BED
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED
5. FINISHED GRADE (SEE GRADING PLAN)
6. PEG SOD ON SLOPES OF 3:1 OR GREATER

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION
2. AZALEAS & GARDENIA SHALL BE PLANTED 2" HIGH ABOVE FINISH GRADE, DO NOT MOUND SOIL ON ROOTBALL

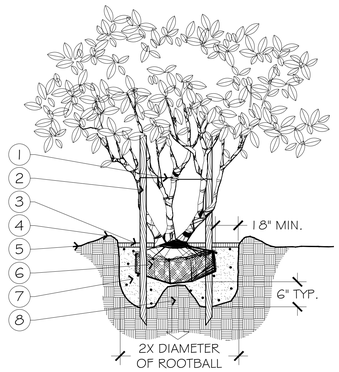


NOTE:
PREPARE PLANTING SOIL AS SPECIFIED.
WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES EXCAVATE ENTIRE BED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL - EXCEPT WHEN SPECIFIED, SEE PLANT LIST

2 SHRUB AND GROUNDCOVER ON SLOPE PLANTING DETAIL

N.T.S. P-RE-1380-PLNT-02

1. 2" NYLON STRAPPING
2. THREE - 2" DIA. X 8' PRESSURE TREATED LODGE POLE PINE STAKES, PAINT BROWN
3. 3" MULCH AS SPECIFIED
4. TEMPORARY SOIL BERM TO HOLD WATER
5. FINISHED GRADE - (SEE GRADING PLAN)
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
7. PREPARED PLANTING SOIL AS SPECIFIED
8. AUGER PER SPECS FOR PERCOLATION

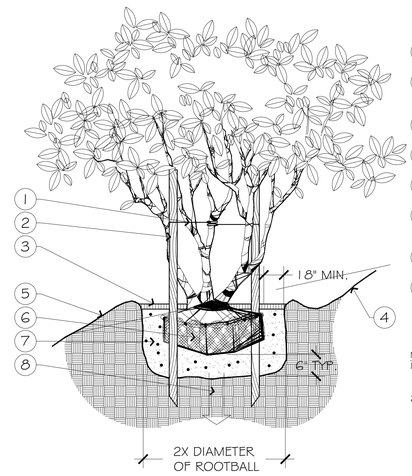


NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

3 MULTI-TRUNK TREE DETAIL

N.T.S. P-RE-1380-PLNT-03

1. 2" NYLON STRAPPING
2. THREE - 2" DIA. X 8' PRESSURE TREATED LODGE POLE PINE STAKES, PAINT BROWN
3. 3" MULCH AS SPECIFIED
4. PEG SOD ON SLOPES OF 3:1 OR GREATER
5. FINISHED GRADE - (SEE GRADING PLAN)
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
7. PREPARED PLANTING SOIL AS SPECIFIED
8. AUGER PER SPECS FOR PERCOLATION

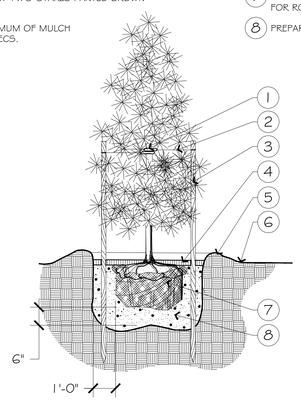


NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

4 MULTI-TRUNK TREE ON SLOPE PLANTING DETAIL

N.T.S. P-RE-1380-PLNT-04

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE
2. #10 GAUGE WIRE
3. TWO 2 X 4 X 8' STAKES PANTED BROWN
4. 3" MINIMUM OF MULCH PER SPECS.
5. TEMPORARY SOIL BERM TO HOLD WATER
6. FINISHED GRADE (SEE GRADING PLAN)
7. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
8. PREPARE PLANTING SOIL AS SPECIFIED

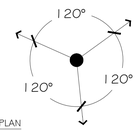


NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

5 PINE TREE PLANTING DETAIL

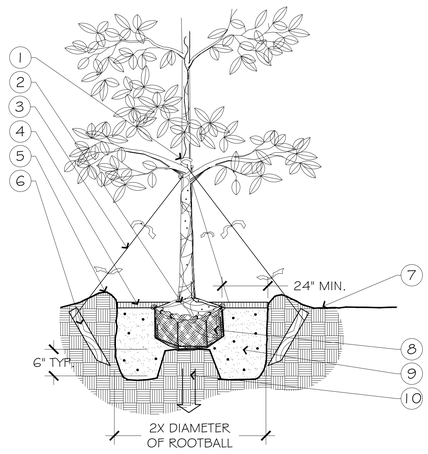
3/4" = 1'-0" P-RE-1380-PLNT-05

1. BLACK RUBBER HOSE TO PROTECT TREE TRUNK - WRAPPED 360 AROUND TRUNK BEFORE TYING-WRAP @ ATERAL BRANCH @ MINIMUM 4'-6" HT.
2. TOP OF TREE ROOTBALL TO BE SET 3" ABOVE FINISH GRADE AFTER SETTING, REMOVE ANY WIRE CAGES IF PRESENT
3. #10 GAUGE WIRE W/ 2 GALV. CABLE CLAMPS & REFLECTIVE TAPE
4. 3" MULCH AS SPECIFIED MINIMUM 18" FROM TRUNK
5. TEMPORARY SOIL BERM TO HOLD WATER
6. 2 X 4 X 3' PRESSURE TREATED PINE STAKES BURIED 3" BELOW FINISHED GRADE
7. FINISH GRADE, SEE GRADING PLAN
8. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
9. PREPARE PLANTING SOIL AS SPECIFIED
10. AUGER PER SPECS FOR PERCOLATION



PLAN

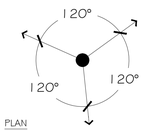
NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. CONTRACTOR TO SET TREE PLUMB IN PLANTING PIT.



6 LARGE TREE PLANTING DETAIL

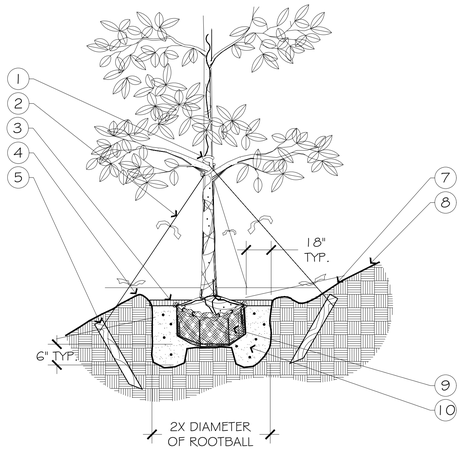
N.T.S. P-RE-1380-PLNT-06

1. BLACK RUBBER HOSE TO PROTECT TREE TRUNK - WRAPPED 360 AROUND TRUNK BEFORE TYING-WRAP @ ATERAL BRANCH @ MINIMUM 4'-6" HT.
2. TOP OF TREE ROOTBALL TO BE SET 3" ABOVE FINISH GRADE AFTER SETTING, REMOVE ANY WIRE CAGES IF PRESENT
3. #10 GAUGE WIRE W/ 2 GALV. CABLE CLAMPS & REFLECTIVE TAPE
4. 3" MULCH AS SPECIFIED MINIMUM 18" FROM TRUNK
5. TEMPORARY SOIL BERM TO HOLD WATER
6. 2 X 4 X 3' PRESSURE TREATED PINE STAKES BURIED 3" BELOW FINISHED GRADE
7. PEG SOIL ON SLOPES 3:1 OR GREATER
8. FINISHED GRADE- SEE GRADING PLAN
9. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
10. PREPARED PLANTING SOIL AS SPECIFIED



PLAN

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. CONTRACTOR TO SET TREE PLUMB IN PLANTING PIT.



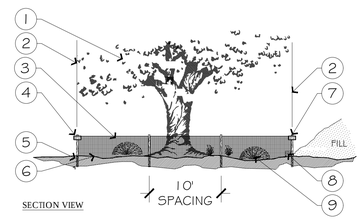
7 LARGE TREE PLANTING ON SLOPE DETAIL

N.T.S. P-RE-1380-PLNT-07

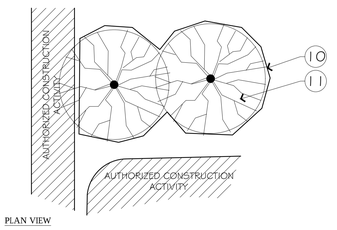
1. EXISTING TREE
2. DRIPLINE
3. VINAL ORANGE FENCE, TYP
4. "KEEP OUT" SIGNS LOCATED EVERY 50' AND/OR ON EACH CORNER POST
5. 18" MINIMUM PENETRATION BACKFILL HOLE AND COMPACT
6. EXISTING GRADE TO BE MAINTAINED
7. 3" ROUND POSTS, TYP
8. HAY BALE HELD IN PLACE WITH 2" X 2" STAKE HAY BALES TO BE PLACED ALONG WITH VEGETATION PROTECTION BARRIER WHEN SURROUNDING AREAS ARE TO RECEIVE 12" OR MORE FILL IN ORDER TO CONTROL EROSION WITHIN DRIPLINE OF TREE.
9. NATIVE SHRUBS AND GROUNDCOVERS TO REMAIN
11. VEGETATION PROTECTION ZONE, NO PARKING, GRADING, STORAGE OF MATERIALS OR OTHER ACTIVITIES WITHIN THESE AREAS SHALL BE ALLOWED

NOTES:

1. EXISTING TREES AND NATURAL AREAS PROTECTED TREES AND VEGETATION SHALL BE DEFINED AS ALL NATURALLY OCCURRING TREES AND SHRUBS NOT SPECIFICALLY DESIGNATED FOR REMOVAL BY CONSTRUCTION ACTIVITIES. SITE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO INSPECT ALL BARRICADES AND BARRIERS 48 HOURS PRIOR TO EARTHMOVING ACTIVITIES. NO ACTIVITY SHALL BE ALLOWED WITHIN AREAS SO MARKED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. SEE VEGETATION PROTECTION DETAIL. BARRICADES SHALL ONLY BE REQUIRED IN AREAS DESIGNATED ON THE PLANS, HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NON- DISTURBANCE OF ALL PROTECTED TREES AND VEGETATION. THIS INCLUDES ANY PARKING OF VEHICLES AND STORAGE OF MATERIALS. UNLESS OTHERWISE NOTED, AUTHORIZED CONSTRUCTION ACTIVITIES WITHIN THE DRIPLINE OF PROTECTED TREES SHALL BE PERFORMED IN COMPLIANCE WITH WITH ALL LOCAL AND STATE CODES AND REGULATIONS.
2. IMPACTS TO PROTECTED VEGETATION: THE CONTRACTOR IS HEREBY GIVEN NOTICE THAT ANY DAMAGE OR DEATH OF PROTECTED TREES OR NATURAL VEGETATION CAUSED BY UNAUTHORIZED CONSTRUCTION-RELATED ACTIVITIES WILL REQUIRE RESTORATION / REPLACEMENT ACCEPTABLE TO THE OWNER OR OWNER'S REPRESENTATIVE. COMPENSATION FOR TREES OVER 12" DBH SHALL BE DETERMINED UTILIZING METHODS OF APPRAISAL DEVELOPED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. IN THE EVENT THAT BARRICADES ARE NOT MAINTAINED AND DAMAGE FROM ROOT DISTURBANCE OR CHEMICAL LEACHING ARE NOT IMMEDIATELY APPARENT, THE OWNER RESERVES THE RIGHT TO RETAIN THAT PORTION OF SCHEDULED PAYMENTS TO THE CONTRACTOR EQUIVALENT TO THE ANTICIPATED LOSS OF VALUE IN THE EVENT OF DEATH OR DECLINE FOR A PERIOD OF 12 MONTHS AFTER THE DAMAGING ACTIVITY OCCURS. THE CONTRACTOR MAY ELECT TO BOND SAID VALUE IN LIEU OF RETAINAGE.



SECTION VIEW



PLAN VIEW

8 TREE PROTECTION BARRICADE DETAIL

N.T.S. P-RE-1380-PLNT-08

LEE AND ASSOCIATES
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Revisions			
No.	By	Date	Comments

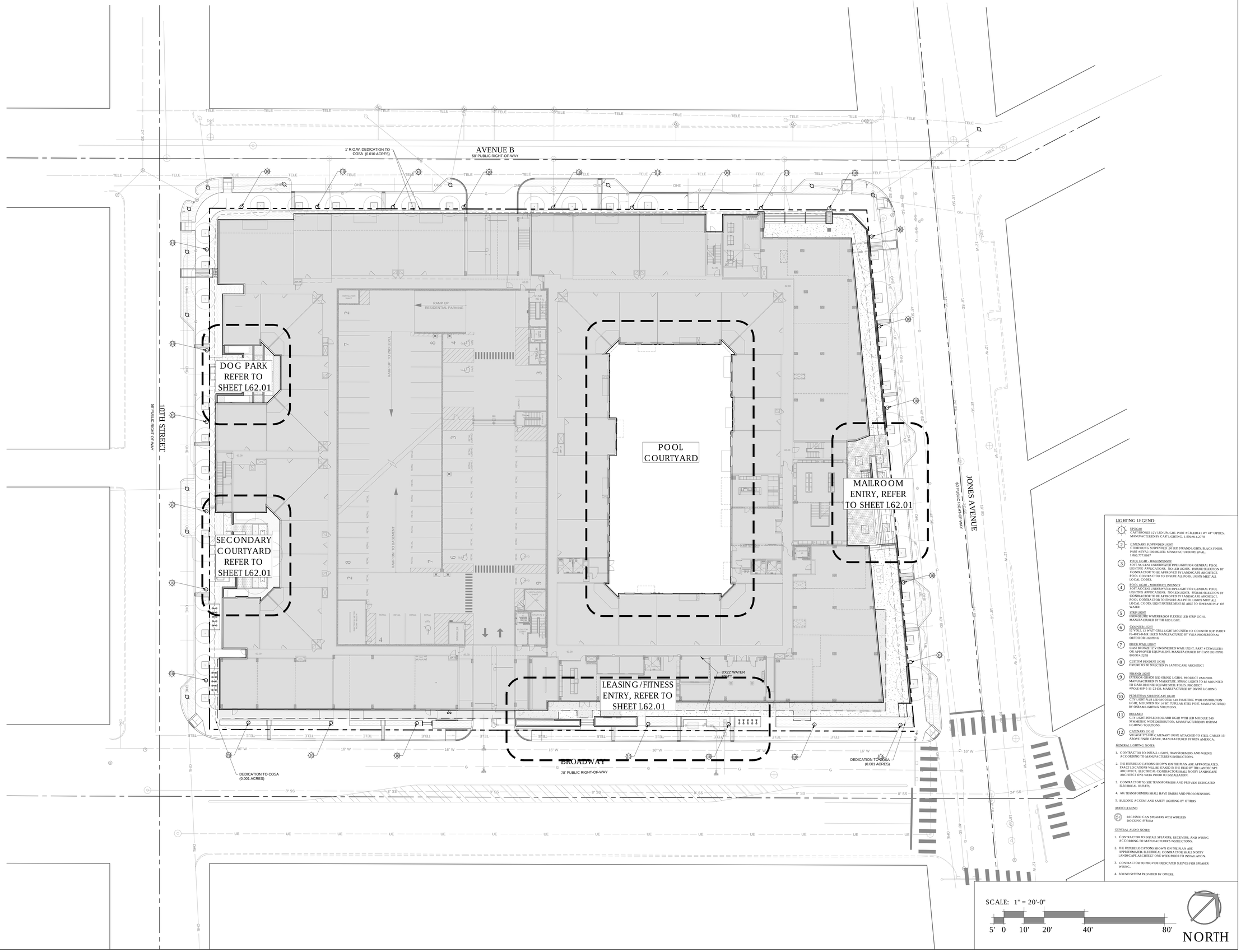
DATE: SEPTEMBER 28, 2018
PROJ. NO.: 2017

BROADWAY JONES
SAN ANTONIO, TEXAS

TYPICAL LANDSCAPE PLANTING DETAILS

L53.01

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LIGHTING LEGEND:

1. UPLIGHT
CAST BRONZE 12V LED UPLIGHT, PART #CBLED141 W/ 41° OPTICS. MANUFACTURED BY CAST LIGHTING. 1.800.914.2778
2. CATENARY SUSPENDED LIGHT
CORD HUNG SUSPINDED .50 LED STRAND LIGHTS. BLACK FINISH. PART #SVAL-100-BK-LED. MANUFACTURED BY SVAL. 1.800.777.8667
3. POOL LIGHT - HIGH INTENSITY
SOFT ACCENT UNDERWATER PIPE LIGHT FOR GENERAL POOL LIGHTING APPLICATIONS. NO LED LIGHTS. FIXTURE SELECTION BY CONTRACTOR TO BE APPROVED BY LANDSCAPE ARCHITECT. POOL CONTRACTOR TO ENSURE ALL POOL LIGHTS MEET ALL LOCAL CODES.
4. POOL LIGHT - MODERATE INTENSITY
SOFT ACCENT UNDERWATER PIPE LIGHT FOR GENERAL POOL LIGHTING APPLICATIONS. NO LED LIGHTS. FIXTURE SELECTION BY CONTRACTOR TO BE APPROVED BY LANDSCAPE ARCHITECT. POOL CONTRACTOR TO ENSURE ALL POOL LIGHTS MEET ALL LOCAL CODES. LIGHT FIXTURE MUST BE ABLE TO OPERATE IN 4' OF WATER
5. STRIP LIGHT
HYDROLUME WATERPROOF FLEXIBLE LED STRIP LIGHT. MANUFACTURED BY THE LED LIGHT.
6. COUNTER LIGHT
12 VOLT, 12 WATT GRILL LIGHT MOUNTED TO COUNTER TOP. PART# FL-4015-8-MR 16LED MANUFACTURED BY VISTA PROFESSIONAL OUTDOOR LIGHTING
7. BRICK WALL LIGHT
CAST BRONZE 12 V ENGINEERED WALL LIGHT. PART #CBWLSLED1 OR APPROVED EQUIVALENT. MANUFACTURED BY CAST LIGHTING 800.914.2278
8. CUSTOM PENDENT LIGHT
FIXTURE TO BE SELECTED BY LANDSCAPE ARCHITECT
9. STRAND LIGHT
EXTERIOR GRADE LED STRING LIGHTS, PRODUCT #ME2000. MANUFACTURED BY MARKETLITE. STRING LIGHTS TO BE MOUNTED TO DARK BRONZE SQUARE STEEL POLES. PRODUCT #POLE-SSP-5-11-22-DB. MANUFACTURED BY DIVINE LIGHTING
10. PEDESTRIAN STREETSCAPE LIGHT
CITY LIGHT PLUS LED MODULE 540 SYMETRIC WIDE DISTRIBUTION LIGHT, MOUNTED ON 14' HT. TUBULAR STEEL POST. MANUFACTURED BY OSRAM LIGHTING SOLUTIONS.
11. BOLLARD
CITY LIGHT 2ND LED BOLLARD LIGHT WITH LED MODULE 540 SYMMETRIC WIDE DISTRIBUTION. MANUFACTURED BY OSRAM LIGHTING SOLUTIONS.
12. CATENARY LIGHT
VILLAGE 375 HD CATENARY LIGHT ATTACHED TO STEEL CABLES 15' ABOVE FINISH GRADE. MANUFACTURED BY HESS AMERICA.

GENERAL LIGHTING NOTES:

1. CONTRACTOR TO INSTALL LIGHTS, TRANSFORMERS AND WIRING ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. THE FIXTURE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATED. EXACT LOCATIONS WILL BE STAKED IN THE FIELD BY THE LANDSCAPE ARCHITECT. ELECTRICAL CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ONE WEEK PRIOR TO INSTALLATION.
3. CONTRACTOR TO SIZE TRANSFORMERS AND PROVIDE DEDICATED ELECTRICAL OUTLETS.
4. ALL TRANSFORMERS SHALL HAVE TIMERS AND PHOTOSENSORS.
5. BUILDING ACCENT AND SAFETY LIGHTING BY OTHERS

AUDIO LEGEND

S1 BECESSED CAN SPEAKERS WITH WIRELESS DOCKING SYSTEM

GENERAL AUDIO NOTES:

1. CONTRACTOR TO INSTALL SPEAKERS, RECEIVERS, AND WIRING ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
2. THE FIXTURE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATED. ELECTRICAL CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ONE WEEK PRIOR TO INSTALLATION.
3. CONTRACTOR TO PROVIDE DEDICATED SLEEVES FOR SPEAKER WIRING.
4. SOUND SYSTEM PROVIDED BY OTHERS.

SCALE: 1" = 20'-0"

5' 0 10' 20' 40' 80'

NORTH

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Revisions

No.	By	Date	Comments

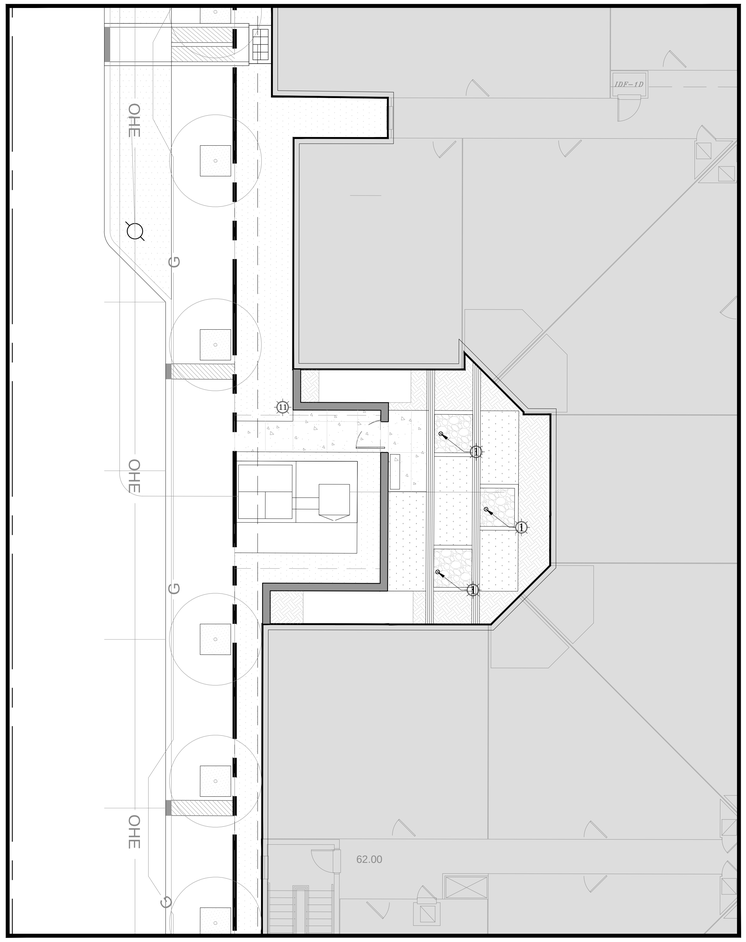
DATE SEPTEMBER 28, 2018
PROJ. NO. 2017

BROADWAY JONES
SAN ANTONIO, TEXAS

OVERALL LANDSCAPE LIGHTING PLAN

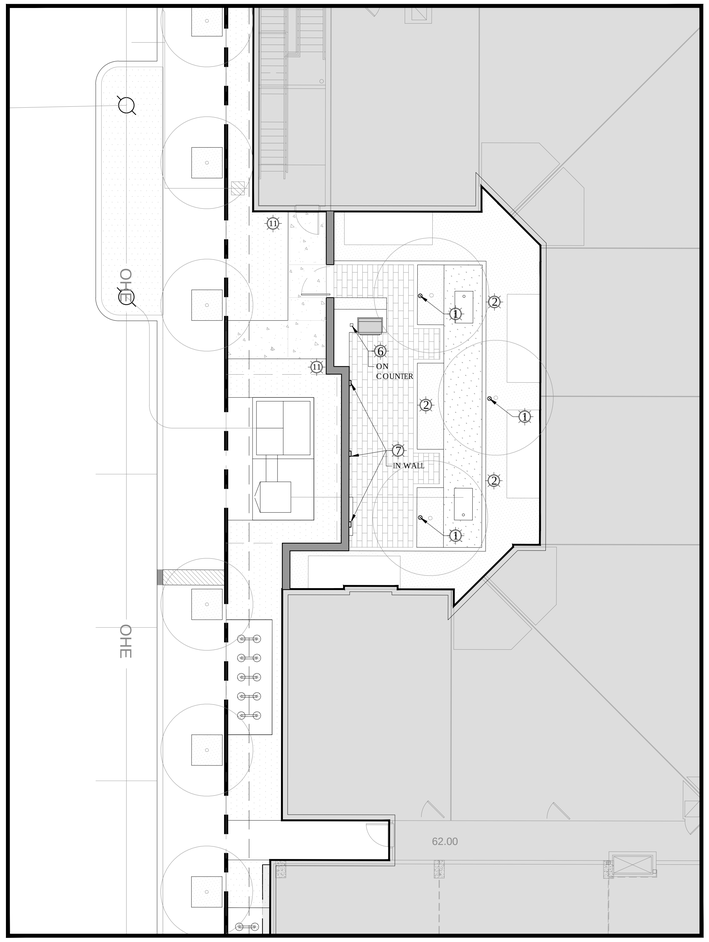
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DOG PARK

SCALE: $\frac{1}{8}$" = 1' - 0"



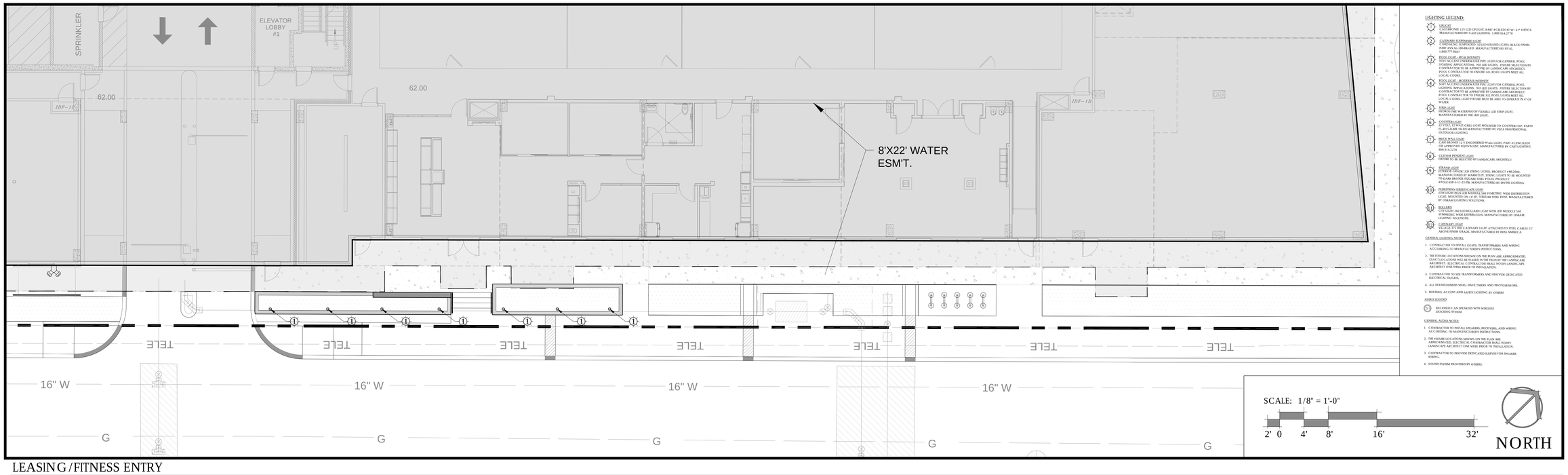
SECONDARY COURTYARD

SCALE: $\frac{1}{8}$" = 1' - 0"



MAILROOM - ENTRY

SCALE: $\frac{1}{8}$" = 1' - 0"



LEASING / FITNESS ENTRY

SCALE: $\frac{1}{8}$" = 1' - 0"

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Revisions

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DATE	SEPTEMBER 28, 2018
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BROADWAY JONES

SAN ANTONIO, TEXAS

LANDSCAPE LIGHTING ENLARGEMENT PLANS - DOG PARK, COURTYARD, MAIL STATION, LEASING CENTER

L62.01

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GENERAL IRRIGATION NOTES

1. CONTRACTOR TO USE ANSI/ASTM D2564 - SOLVENT CEMENT FOR POLY VINYL CHLORIDE (PVC) PLASTIC PIPE AND FITTINGS. AND ASTM D1785 FOR SCHEDULE 40 - POLY VINYL CHLORIDE (PVC) PLASTIC PIPE (SDR-PR), OR APPROVED EQUAL

2. CONTRACTOR TO USE ELECTRIC SOLENOID CONTROLLED UNDERGROUND IRRIGATION SYSTEM.

3. CONTRACTOR TO ACCURATELY RECORD ON REPRODUCIBLE DRAWINGS ACTUAL LOCATIONS OF PIPING SYSTEM, BACK FLOW PREVENTER, CONTROLLER, WIRING, SLEEVES, GATE VALVES, IRRIGATION HEADS, QUICK COUPLERS, AND AUTOMATIC CONTROL VALVES.

4. CONTRACTOR TO PROVIDE INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF SYSTEM, CONTROLLERS AND MANUFACTURER'S PARTS CATALOG.

5. CONTRACTOR TO PROVIDE SCHEDULE INDICATING LENGTH OF TIME EACH VALVE IS REQUIRED TO BE OPEN TO PROVIDE A ADEQUATE AMOUNT OF WATER FOR ALL FOUR SEASONS.

6. CONTRACTOR TO CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.

7. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE FROM AUTHORITY HAVING JURISDICTION INDICATING APPROVAL OF PRODUCTS IN SYSTEM IF APPLICABLE.

8. CONTRACTOR TO PROVIDE EXTRA PRODUCTS, AT THE END OF INSTILLATION: TWO LAWN SPRINKLER HEADS OF EACH TYPE AND SIZE. TWO QUARTER, TWO HALF AND TWO FULL PATTERN NOZZLES FOR ALL TYPES OF SPRINKLER HEADS. TWO KEYS FOR EACH CONTROLLER. TWO QUICK COUPLER VALVE KEYS.

9. CONTRACTOR TO INSTALL CONTROLLER, VALVES, AND WIRING ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ELECTRICAL POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO ELECTRICAL SOURCE SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. VERIFY CONTROLLER LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. STATION RUN ORDER SHALL MATCH PLANS.

10. THE FIXTURE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATED. EXACT LOCATIONS TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT. ELECTRICAL CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ONE WEEK PRIOR TO INSTALLATION.

11. ROUTE ALL MAINLINES AND LATERALS OUTSIDE THE DRIPLINE OF ALL EXISTING TREES. IN EXTREME INSTANCES WHEN THIS IS UNAVOIDABLE CONTRACTOR SHALL HAND TRENCH ONLY UNDER DRIPLINES.

12. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.

13. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK.

14. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

15. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. FOLLOW THE OWNER'S REPRESENTATIVE'S INSTRUCTIONS ON RESOLVING ANY DISCREPANCIES.

16. CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.

17. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.

18. CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.

19. CONTRACTOR SHALL SUBMIT SAMPLES OF EACH IRRIGATION TYPE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACCORDING TO THE SPECIFICATIONS. THEY ARE TO REVIEW THE SAMPLES TO UNDERSTAND THE LEVEL OF QUALITY OF VARIOUS FINISHES.

20. MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE WATER BODIES, EXISTING PARKING LOTS, ETC. ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAW AND REGULATIONS.

21. GENERAL LIMITS OF CONSTRUCTION ARE NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, THE LIMIT OF WORK SHALL END AT THE FACE OF EACH BUILDING.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL/PROTECTION BY LOCALLY APPROVED MEANS AND MAINTAINING EROSION CONTROLS ALREADY IN PLACE. CONTRACTOR SHALL ADHERE TO ALL GOVERNING CODES AND REQUIREMENTS.

23. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

24. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND LEGALLY DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY OWNER'S REPRESENTATIVE.

25. THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, DIGGING, BORING, PILE DRIVING, BLASTING, OR PLANTING, MUST FIRST OBTAIN AN EXCAVATION PERMIT FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR MUST CALL THE APPROPRIATE AGENCIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO PLANNED EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL LAWS AND REGULATIONS REGARDING NOTIFICATION OF EXISTING GAS AND OIL PIPELINES COMPANY OWNERS. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE OWNER'S REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK. SEE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER INFORMATION.

26. CONTRACTOR TO COORDINATE HIS WORK WITH THE WORK OF THE OTHER CONTRACTORS WORKING ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY OF THESE SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED. ANY ADJUSTMENTS REQUIRED TO THE CONDITION, COMPLETENESS AND /OR ELEVATION OF THIS WORK SHALL BE PERFORMED BY OTHERS.

IRRIGATION PRODUCT NOTES

1. CONTRACTOR TO USE ACCEPTABLE PRODUCTS, OR APPROVED EQUAL:
   - 1.1. FEBCO: BACKFLOW PREVENTER.
   - 1.2. HUNTER: PRODUCTS - HEADS AND PRESSURE REGULATORS. ALL HYDRAULIC CALCULATIONS WERE DERIVED FROM THE PRODUCTS INDICATED.
   - 1.3. RAINBIRD: ALL DRIP IRRIGATION COMPONENTS, INCLUDING EMITTERS, VALVES, PRESSURE REGULATORS.

2. CONTRACTOR TO USE ACCEPTABLE MATERIALS, OR APPROVED EQUAL:
   - 2.1. PIPE: PVC SCHEDULE 40 PRESSURE RATED UPSTREAM FROM CONTROLS, TO DOWNSTREAM LATERAL; SOLVENT-WELD SOCKETS. PVC CLASS 200 LATERALS; SOLVENT WELD SOCKETS.
     - 2.1.1. PIPE SIZE TO FOLLOW SCHEDULE AS PER PLAN.
   - 2.2. FITTINGS: TYPE AND STYLE OF CONNECTION TO MATCH PIPE.
     - 2.2.1. SOLVENT CEMENT (NO USE OF BLUE GLUE): ANSI/ASTM D2564 FOR PVC PIPE AND FITTINGS.
   - 2.3. PRIMER: IPS P-70
   - 2.4. GRAY GLUE FOR ALL WHITE PVC PIPE: IPS-711
     - 2.4.1. SLEEVE MATERIAL: SCHEDULE 40 PVC SIZED AS PER PLAN.

3. GATE VALVES: IF NEEDED, MILWAUKEE OR NIBCO BRASS CONSTRUCTION, NON-RISING STEM, INSIDE SCREW WITH THREADED ENDS.
   - 3.1. VALVE SIZE PER MAINLINE.
     - 3.1.1. VALVE BOX AND COVER: RAINBIRD, AMETEK, CARSON OR APPROVED EQUAL.
     - 3.1.2. CONTROL VALVE: RAINBIRD PGA SERIES
       - 3.1.2.1. VALVE SIZE TO FOLLOW MANUFACTURER'S SPECIFICATIONS PER TOTAL FLOW RATE DOWNSTREAM OF THE VALVE.
     - 3.1.3. QUICK-COUPLING VALVE: RAINBIRD 44RC 1".
       - 3.1.3.1. PROVIDE OWNER WITH TWO (2) 44K 1" VALVE KEYS.

4. IRRIGATION HEADS
   - 4.1. SPRAY HEADS: HUNTER PROS
     - 4.1.1. 1. INSTALL FOR 100% HEAD-TO-HEAD COVERAGE SYSTEM.
     - 4.1.2. 2. MINIMIZE OVERSPRAY ONTO WALLS, WALKWAYS, OR OTHER HARDSCPE ELEMENTS.
   - 4.2. ROTOR HEADS: HUNTER HUNTER I-20-06
     - 4.2.1. 1. INSTALL FOR 100% HEAD-TO-HEAD COVERAGE SYSTEM.
     - 4.2.2. 3. MINIMIZE OVERSPRAY ONTO WALLS, WALKWAYS, OR OTHER HARDSCPE ELEMENTS.

5. IRRIGATION ZONES
   - 5.1. ZONING/STATIONS FOR BERMUDA SOD, HYDROSEEDED, AND PLANTER AREAS ARE TO BE RAN ON SEPARATE ZONES/STATIONS IN ORDER TO CONTROL THE AMOUNT OF WATER APPLIED TO EACH AREA.
     - 5.1.1. IRRIGATION EQUIPMENT IS TO BE INSTALLED ON A INDIVIDUAL BASIS PER EACH ZONE FOR MAXIMUM EFFICIENCY.
     - 5.1.2. POSITION IRRIGATION HEADS IN ALL AREAS SUCH THAT OVERSPRAY INTO OTHER ZONES IS MINIMIZED. ADJUST NOZZLE ARC AND RADIUS WHEN NECESSARY.

6. AUTOMATIC CONTROLS
   - 6.1. INDEPENDENT STATION CONTROLLER: HUNTER ACC
     - 6.1.1. CONTROLLER TO BE SIZED ACCORDING TO TOTAL NUMBER OF STATIONS.
     - 6.1.2. CONTROLLER TO HAVE A MINIMUM OF TWO (2) FREE AND UNUSED STATIONS FOR POSSIBLE FUTURE EXPANSION.
     - 6.1.3. CONTROLLER HOUSING: WEATHERPROOF, WATERTIGHT, WITH LOCKABLE ACCESS DOOR.
     - 6.1.4. WIRE: COLOR CODED 14 GAUGE OR LARGER SINGLE CONDUCTOR SOLID COPPER WITH A MINIMUM 4/64 INCH INSULATIVE COVERING OF ICC-100 COMPOUND, UL APPROVED FOR DIRECT BURIAL.
     - 6.1.5. WIRE GAUGES: 12 COMMON, 14 PILOT.
     - 6.1.6. EXTEND ONE EXTRA WIRE INTO EACH GROUPING OF VALVES.
     - 6.1.7. RAIN/FREEZE SENSOR REQUIRED

IRRIGATION EXECUTION NOTES

1. INSTALLERS
   - 1.1. TEXAS LICENSED IRRIGATION CONTRACTOR.

2. EXAMINATION
   - 2.1. VERIFY THAT FIELD CONDITIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE WORK.
   - 2.2. VERIFY LOCATION OF EXISTING UTILITIES.
   - 2.3. VERIFY THAT REQUIRED UTILITIES ARE AVAILABLE, IN PROPER LOCATION AND READY FOR USE.
   - 2.4. BEGINNING OF INSTALLATION MEANS INSTALLER ACCEPTS EXISTING CONDITIONS.

3. PREPARATION
   - 3.1. PIPING LAYOUT HAS BEEN INDICATED AS DIAGRAMMATIC ONLY. ROUTE PIPING TO AVOID PLANTS AND STRUCTURES.
   - 3.2. LAYOUT AND STAKE LOCATIONS OF SYSTEM COMPONENTS.
   - 3.3. REVIEW LAYOUT REQUIREMENTS WITH OTHER AFFECTED WORK. COORDINATE LOCATIONS OF SLEEVES UNDER PAVING TO ACCOMMODATE SYSTEM.

4. TRENCHING
   - 4.1. MINIMUM TRENCH WIDTH: 8 INCHES.
   - 4.2. MINIMUM TRENCH DEPTH FOR: 1. LATERAL LINES - 12" 2. MAIN LINES - 18"
   - 4.3. TRENCH DEPTHS ARE TO ACCOMMODATE GRADE CHANGES.
   - 4.4. MAINTAIN TRENCHES FREE OF DEBRIS, MATERIAL, OR OBSTRUCTIONS THAT MAY DAMAGE PIPE.
   - 4.5. WIRES ARE TO FOLLOW THE MAINLINE.

5. INSTALLATION
   - 5.1. INSTALL PIPE, VALVES, CONTROLS, AND OUTLETS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
   - 5.2. CONNECT TO WATER AND ELECTRICAL SERVICE.
   - 5.3. SET LAWN SPRINKLER HEADS AT FINISH GRADE ELEVATIONS.
   - 5.4. PROVIDE FOR THERMAL MOVEMENT OF COMPONENTS IN SYSTEM.
   - 5.5. USE THREADED NIPPLES FOR RISERS TO EACH OUTLET TO FACILITATE EASY REPLACEMENT.
   - 5.6. INSTALL CONTROLLER. PROVIDE 10 INCH EXPANSION COIL AT EACH VALVE TO WHICH CONTROLS ARE CONNECTED, AND AT 100 FT. INTERVALS. BURY WIRE BESIDE PIPE. ANY FIELD SPLICES MUST BE APPROVED, BE PLACED IN A CIRCULAR VALVE BOX AND CONNECTED WITH SNAP-TITE CONNECTOR AS PER MANUFACTURERS RECOMMENDATIONS.
   - 5.7. AFTER PIPING IS INSTALLED BUT BEFORE SPRINKLER HEADS ARE INSTALLED AND BACKFILLING COMMENCES, OPEN VALVES AND FLUSH SYSTEM WITH FULL HEAD OF WATER. ARCHITECT TO BE PRESENT FOR FLUSHING OF SYSTEM.

6. FIELD QUALITY CONTROL
   - 6.1. PRIOR TO BACKFILLING, TEST SYSTEM FOR LEAKAGE AT MAIN PIPING TO MAINTAIN 150 PSI PRESSURE FOR ONE HOUR. SYSTEM ACCEPTABLE IF NO LEAKAGE OR LOSS OF PRESSURE OCCURS DURING TEST PERIOD, ACCORDING TO AWWA C-600.

7. BACKFILLING
   - 7.1. BACKFILL WITH SAND AROUND MAINLINE AS SHOWN ON DETAILS.
   - 7.2. BACKFILL TRENCH IN 6" LIFTS WITH DEBRIS FREE AND ROCK-FREE EARTH, AND COMPACT TO SUBGRADE ELEVATION AS SPECIFIED. PROTECT PIPING FROM DISPLACEMENT.

8. ADJUSTING
   - 8.1. ADJUST CONTROL SYSTEM TO ACHIEVE TIME CYCLES REQUIRED.
   - 8.2. CHANGE HEAD TYPES AS DIRECTED TO PROVIDE PROPER COVERAGE.

9. DEMONSTRATION
   - 9.1. INSTRUCT OWNER'S PERSONNEL IN OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.

10. WARRANTY
    - 10.1. CONTRACTOR WILL GUARANTEE ENTIRE SYSTEM FOR A 90 (NINETY) DAY PERIOD AFTER SUBSTANTIAL COMPLETION OF CONSTRUCTION. HE WILL BE ON CALL TO REPLACE AND/OR REPAIR ANY FAULTY EQUIPMENT WITHIN 24 HOURS AFTER NOTIFICATION BY THE OWNER.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
25 50 10 20	Hunter PROS-PRS30-04-CV-PCN Flood Bubbler, 4.0" pop-up,factory installed drain check valve.	50	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-151-40 Dnp Control Zone Kit. 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.	11
	Area to Receive Dripline Hunter PLD-06-12 (16) In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve. 0.6GPH emitters at 12.0" O.C. Dnpline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant.	8,528 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Nibco TI-8 Brass construction, non-rising stem, inside screw with threaded ends. Contractor to submit model specifications for approval prior to installation.	2
MV	HydroPoint WTF3-200-RS-NC 2"	1
BF2	Febco 850 1" Double Check Backflow prevention, 1/2" to 2"	1
BF	Febco 850 1-1/2" Double Check Backflow prevention, 1/2" to 2"	1
C2	Hunter PC-401 with (01) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 230 VAC, Outdoor model	1
C1	HydroPoint WTPRO3-C-12-CWM 18-gauge, powder-coated, cold-rolled steel, wall mount enclosure w/ key-lock entry.	1
M2	Water Meter 1"	1
M1	Water Meter 1-1/2"	1

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

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Revisions

No.	By	Date	Comments

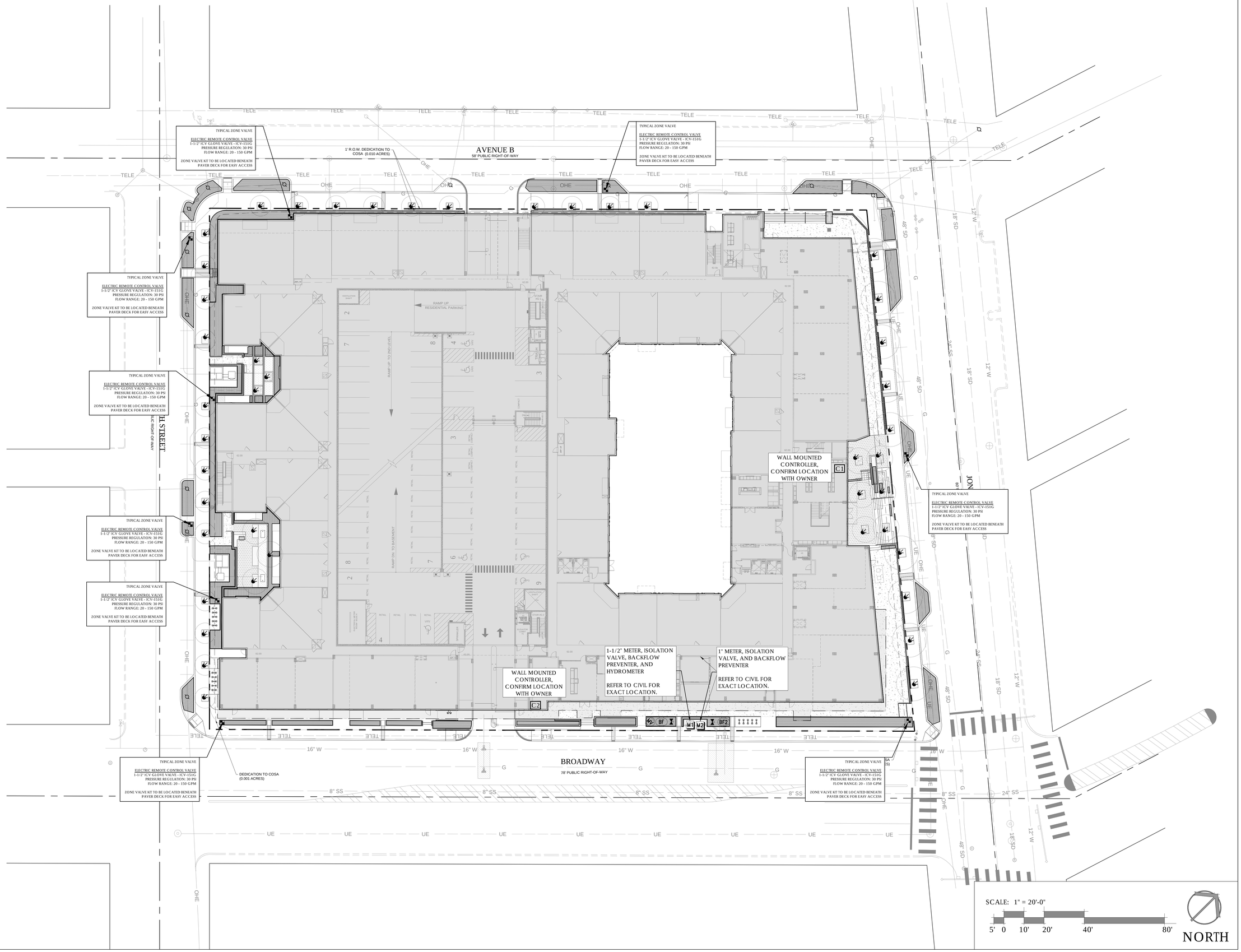
DATE: SEPTEMBER 28, 2018
PROJ. NO.: 2017

BROADWAY JONES
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GENERAL LANDSCAPE IRRIGATION NOTES AND SCHEDULES

L70.00

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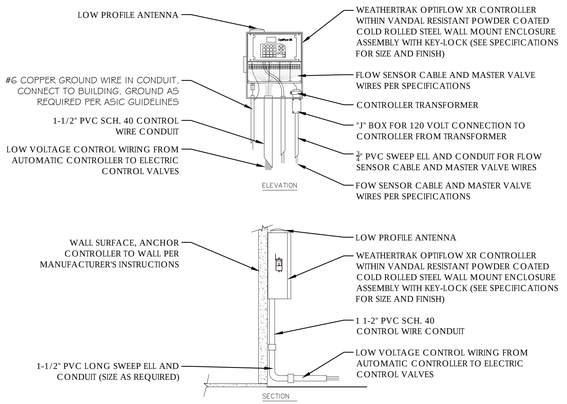
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PROJ. NO.	2017

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OVERALL LANDSCAPE IRRIGATION PLAN

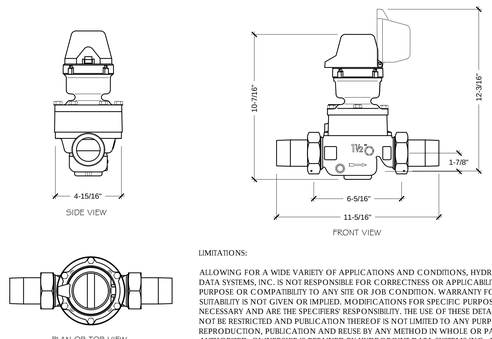
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1 WEATHERTRAK OPTIFLOW XR WALL MOUNT (OUTDOOR)

N.T.S. P-HO-2000-IRR-01

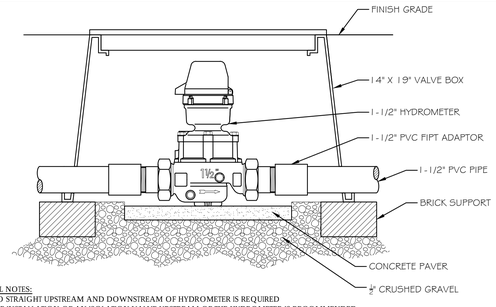


LIMITATIONS:

ALLOWING FOR A WIDE VARIETY OF APPLICATIONS AND CONDITIONS, HYDROPOINT DATA SYSTEMS, INC. IS NOT RESPONSIBLE FOR CORRECTNESS OR APPLICABILITY TO PURPOSE OR COMPATIBILITY TO ANY SITE OR JOB CONDITION. WARRANTY FOR SUITABILITY IS NOT GIVEN OR IMPLIED. MODIFICATIONS FOR SPECIFIC PURPOSES MAY BE NECESSARY AND ARE THE SPECIFIERS' RESPONSIBILITY. THE USE OF THESE DETAILS SHALL NOT BE RESTRICTED AND PUBLICATION THEREOF IS NOT LIMITED TO ANY PURPOSE. REPRODUCTION, PUBLICATION AND REUSE BY ANY METHOD IN WHOLE OR PART IS FULLY AUTHORIZED. OWNERSHIP IS RETAINED BY HYDROPOINT DATA SYSTEMS INC. VISUAL CONTACT WITH THESE DETAILS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

2 1-1/2" WEATHERTRAK FLOW3 PRODUCT DETAIL

N.T.S. P-HO-2000-IRR-02



GENERAL NOTES:

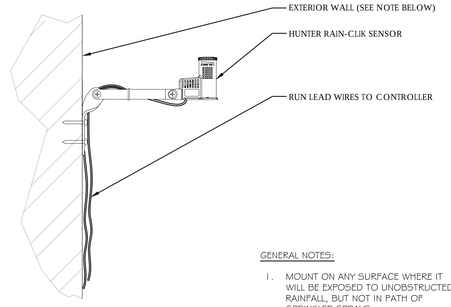
1. NO STRAIGHT UPSTREAM AND DOWNSTREAM OF HYDROMETER IS REQUIRED
2. THE INSTALLATION OF AN ISOLATION VALVE UPSTREAM OF THE HYDROMETER IS RECOMMENDED

LIMITATIONS:

ALLOWING FOR A WIDE VARIETY OF APPLICATIONS AND CONDITIONS, HYDROPOINT DATA SYSTEMS, INC. IS NOT RESPONSIBLE FOR CORRECTNESS OR APPLICABILITY TO PURPOSE OR COMPATIBILITY TO ANY SITE OR JOB CONDITION. WARRANTY FOR SUITABILITY IS NOT GIVEN OR IMPLIED. MODIFICATIONS FOR SPECIFIC PURPOSES MAY BE NECESSARY AND ARE THE SPECIFIERS' RESPONSIBILITY. THE USE OF THESE DETAILS SHALL NOT BE RESTRICTED AND PUBLICATION THEREOF IS NOT LIMITED TO ANY PURPOSE. REPRODUCTION, PUBLICATION AND REUSE BY ANY METHOD IN WHOLE OR PART IS FULLY AUTHORIZED. OWNERSHIP IS RETAINED BY HYDROPOINT DATA SYSTEMS INC. VISUAL CONTACT WITH THESE DETAILS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

3 1-1/2" WEATHERTRAK FLOW3 INSTALLTION DETAIL

N.T.S. P-HO-2000-IRR-03



GENERAL NOTES:

1. MOUNT ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAYS

4 HUNTER RAIN-CLIK SENSOR DETAIL

N.T.S. P-HO-2000-IRR-04

5 HUNTER ECO INDICATOR WITH FLEX TUBING DETAIL

N.T.S. P-HO-2000-IRR-05

6 HUNTER AIR RELIEF TUBING DETAIL

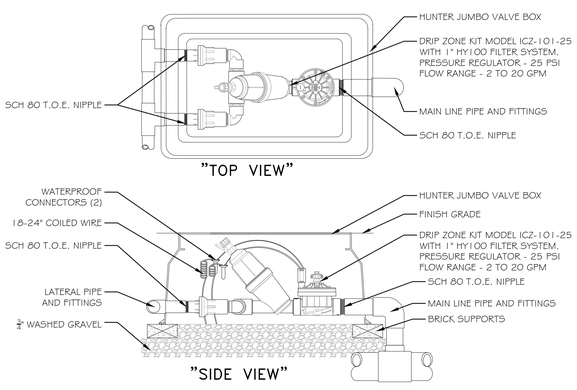
N.T.S. P-HO-2000-IRR-06

7 HUNTER AUTOMATIC FLUSH VALVE DETAIL

N.T.S. P-HO-2000-IRR-07

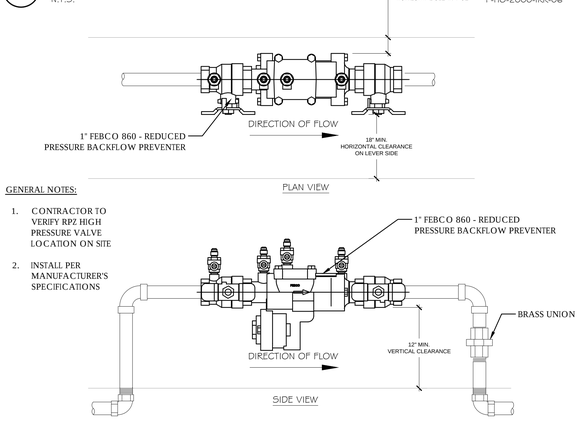
8 HUNTER START CONNECTION BELOW GRADE (DRIP)

N.T.S. P-HO-2000-IRR-08



9 HUNTER ICZ-151-25 DRIP ZONE KIT DETAIL

N.T.S. P-HO-2000-IRR-09



10 1" FEBCO 860 - REDUCED PRESSURE BACKFLOW PREVENTOR

N.T.S. P-HO-2000-IRR-10

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DATE	SEPTEMBER 28, 2018
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BROADWAY JONES
SAN ANTONIO, TEXAS

LANDSCAPE IRRIGATION DETAILS

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HOOP RACK





Simple Security

The Hoop Rack is a proven design that provides high security and easy bike parking. The Hoop Rack uses thick pipe construction and the full radius of the bend makes the Hoop an attractive and functional bike rack. This bike rack can also be put on rails for mobility and is popular in bike corrals.

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HOOP RACK

YOUR LOGO HERE

Customize the Hoop Rack and brand your bike parking









FINISH OPTIONS

Galvanized



Stainless

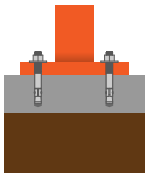


PVC Dip

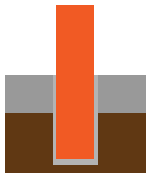


MOUNT OPTIONS

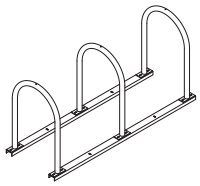
Surface



In-Ground



Rail



Powder Coat

White	Black	Light Gray RAL 7042	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Blue RAL 5005	Sky Blue RAL 5015	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sepia Brown RAL 8014	Bronze	Silver 9007
Dark Purple	Flat Black	Wine Red RAL 3005	Beige RAL 1001	Iron Gray 7011

Thermoplastic

Black	Green	Red	Blue	Gray	Brown



Optional Lean Bar

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OSRAM

Order No. OSRAM: 4058352083536 | **Order No. Siteco:** 5XA5272L1A18

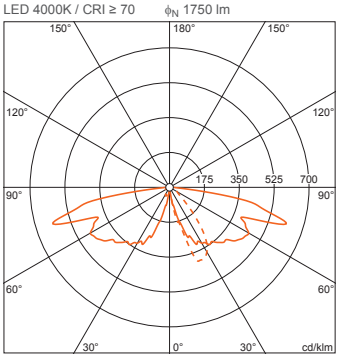
Product description: CL-PLUS,P1.0a,LED1750lm740,Basic

LED

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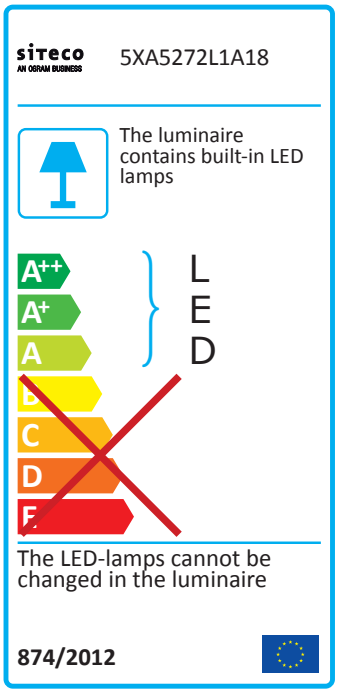
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LED 4000K / CRI ≥ 70 ϕ_N 1750 lm

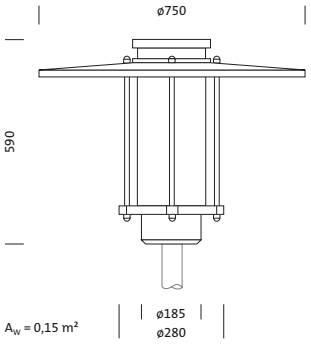


CITY-LIGHT PLUS LED, mast luminaire, Module 540 Basic, primary light control with 3 zone facetted reflector, of plastic, silver coated, highly specular, structured, primary optical cover: cover, of PMMA, transparent, light distribution: P1.0a, light emission: direct distribution, primary light characteristic: strongly asymmetric, installation type: post-top, LED, LED High Power, rated luminous flux: 1.750 lm, luminous efficacy: 95lm/W, light colour: 740, colour temperature: 4000K, control gear: ECG Basic, control: power reduction, overheat protection, electronic power reduction, with terminal, 4-pole, max. 2.5mm², mains connection: 220..240V, AC, 50/60Hz, start of lifetime: 18 W, end of lifetime: 18 W, reduction: 9 W, luminaire housing, upper part, of glass-fibre reinforced polyester, coated, Siteco® metallic grey (DB 702S), diameter: 750 mm, height: 590mm, spigot size: d x l = 76 x 70mm (post-top) | with reducer (optional accessory) 60 x 70mm, post-top mast mounting element, of diecast aluminium, coated, Siteco® metallic grey (DB 702S), Module 540 Basic, protection rating (complete): IP54, insulation class (complete): insulation class II (safety insulation), certification: CE, ENEC, VDE, packaging unit: 1 piece

IP 54

Lamps:	LED
Wt. (kg):	11.0
GTIN (EAN):	4058352083536





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OSRAM

Order No. OSRAM: 4058352083536 | **Order No. Siteco:** 5XA5272L1A18

Detailed technical description: CL-PLUS,P1.0a,LED1750lm740,Basic



Key data
- Product type: mast luminaire
- Family: CITY-LIGHT PLUS LED
- Order No.: 5XA5272L1A18

Lighting technology | Lamps | Control gear

Component 1

Lighting technology:
- Light control: 3 zone facetted reflector of plastic, silver coated, highly specular
- Cover: cover, transparent
- Light distribution: P1.0a
- Beam angle: extremely wide distribution
- Symmetry: strongly asymmetric
- Light emission: direct distribution

Lamps:
- Lamps: with LED High Power, LED
- Rated luminous flux: 1750lm
- Luminous efficacy: 95lm/W
- Colour temperature: 4000K
- Light colour: 740
- Rated input power begin service life: 18
- Rated input power end service life: 18
- Rated input power at 50% lumin. flux: 9

Operating device:
- Control gear: ECG Basic
- Control: Basic
- Equipment: overheat protection, power reduction
- Switching method: electronic power reduction

Material | Colour
- luminaire housing, upper part: glass-fibre reinforced polyester, coated, Siteco® metallic grey (DB 702S)
- post-top mast mounting element: diecast aluminium, coated, Siteco® metallic grey (DB 702S)
- Cover: cover of PMMA

Mounting
- Mounting method, mounting location: post-top, on mast

Electrical connection
- Connection: terminal, 4-pole, max. 2.5mm²
- Nominal voltage: 220..240V, AC, 50/60Hz
- Surge voltage resistance: 6kV 1.2/50µs

Dimensions | Weight
- Diameter: 750mm
- Height: 590mm
- Mast head: spigot size: d x l = 76 x 70mm (post-top) | with reducer (optional accessory) 60 x 70mm
- Weight: 11.0kg

Certificates | Standards
- Protection rating: IP54
- Insulation class: insulation class II (safety insulation)
- Certification, designation: CE, ENEC, VDE

Light emission
- Light emission: < 3%

Service life
- Rated life: service life up to 80,000h (L80/B10)

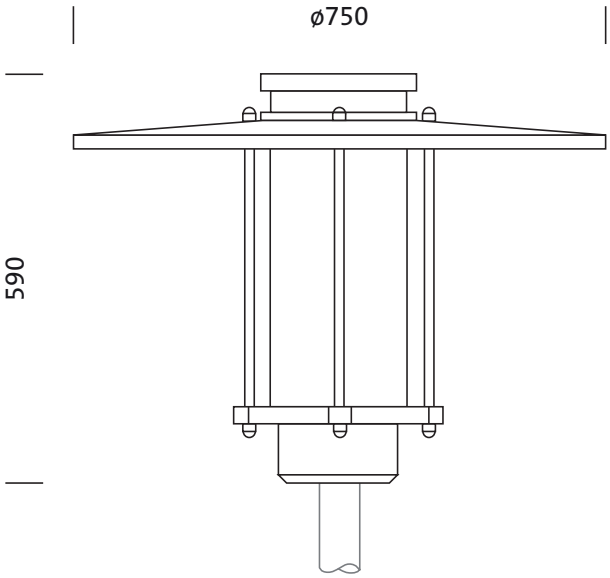
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OSRAM

Order No. OSRAM: 4058352083536 | **Order No. Siteco:** 5XA5272L1A18

Dimensions: CL-PLUS,P1.0a,LED1750lm740,Basic



A_W = 0,15 m²

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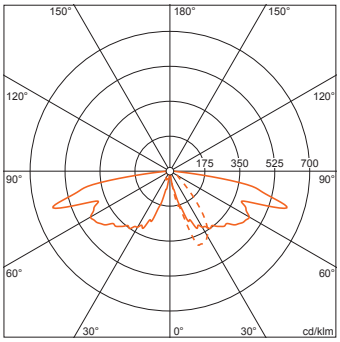
OSRAM

Order No. OSRAM: 4058352083536 | **Order No. Siteco:** 5XA5272L1A18

Planning data: CL-PLUS,P1.0a,LED1750lm740,Basic

5XA5272L1A18: 1x LED
4000K / CRI ≥ 70

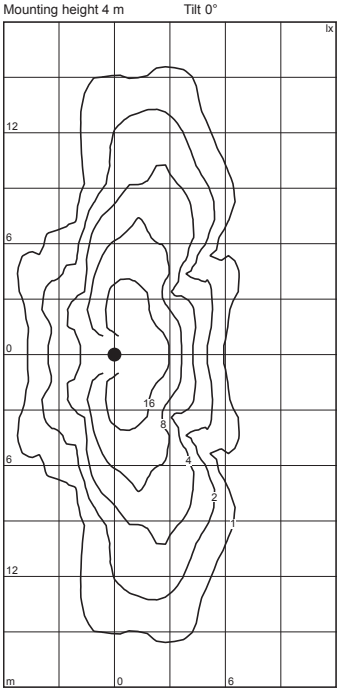
4058352083536
5XA5272L1A18
LED 4000K / CRI ≥ 70 ϕ_N 1750 lm



C 0/180 C 90/270

Luminous intensity class according to
EN13201-2: ---

Mounting height 4 m Tilt 0°



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