

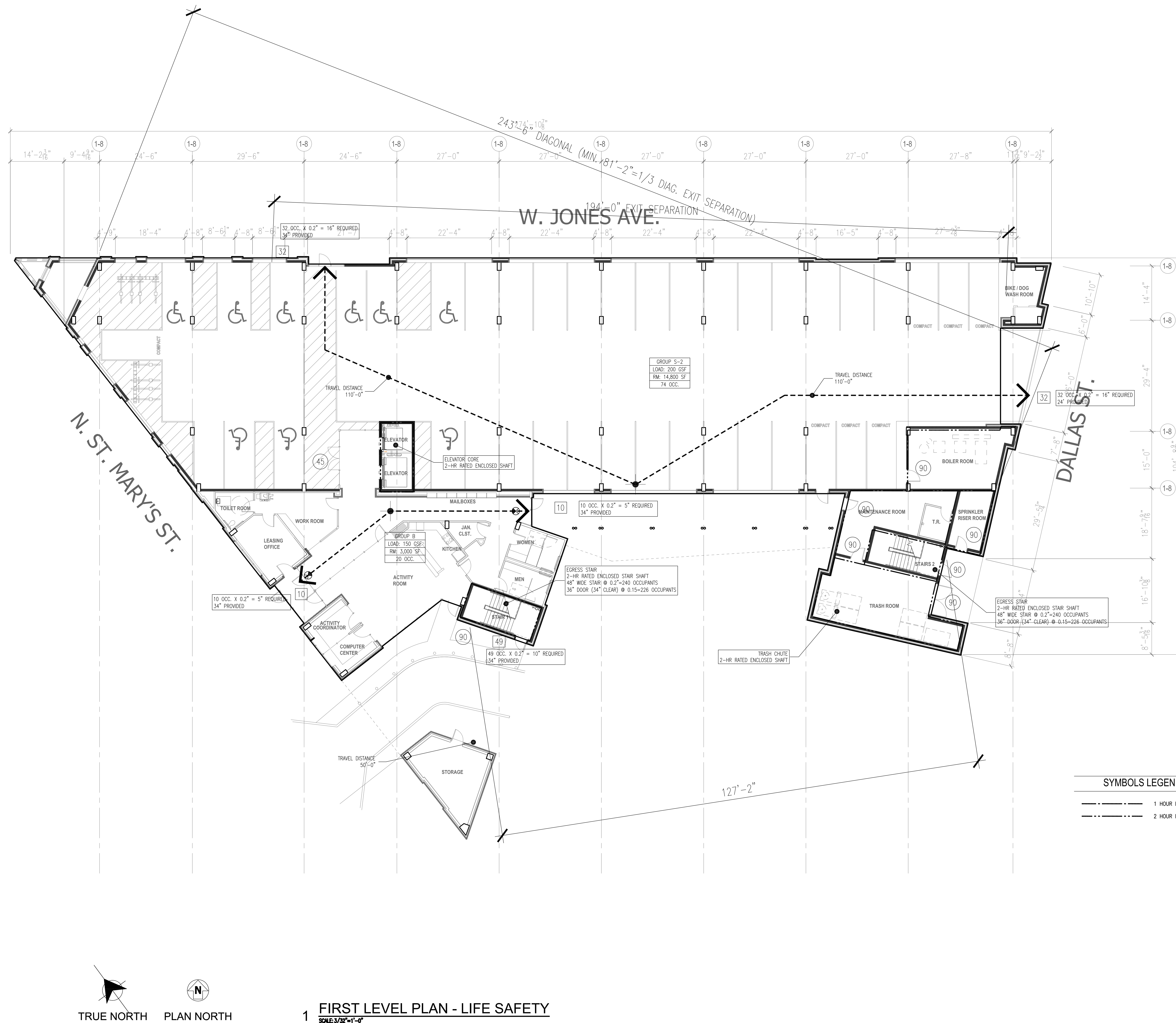
1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO
COMMUNITY GROUP
4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

SHEET NUMBER:

LS101



NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS
1500 N. ST. MARY'S ST.

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



ALAMO
COMMUNITY GROUP
4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

SECOND LEVEL LIFE SAFETY PLAN & FIRE RATED WALLS & DOORS

SHEET NUMBER:

LS102



1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

KEY PLAN

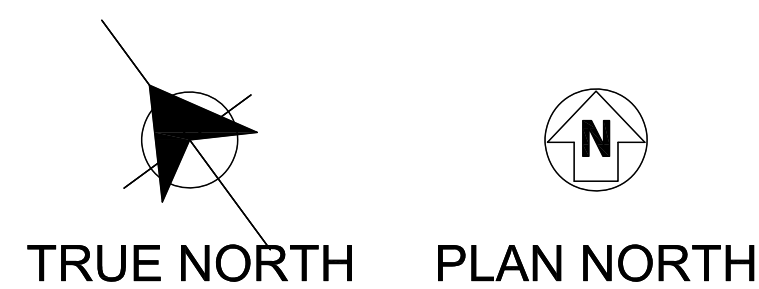
GRG PROJECT NO. 1802

REVIEWED BY

THIRD LEVEL

SHEET NUMBER:

LS103



1 THIRD LEVEL PLAN - LIFE SAFETY
SCALE: 3/32"=1'-0"



118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

ARCHITECT

DOCUMENTS INCOMPLETE:
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
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MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR., STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



ALAMO
COMMUNITY GROUP
4100 E. PIEDRAS DR., SUITE 200
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KEY PLAN

DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

FOURTH LEVEL
LIFE SAFETY PLAN & FIRE
RATED WALLS & DOORS

SHEET NUMBER:

LS104

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118 BROADWAY, SUITE 620
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NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
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MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



ALAMO
COMMUNITY GROUP
4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

FIFTH LEVEL
LIFE SAFETY PLAN & FIRE
RATED WALLS & DOORS

SHEET NUMBER:

LS105

- NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION -

BUILDING CODE ANALYSIS

MUSEUM REACH LOFTSJANUARY 31, 2019ALAMO COMMUNITY GROUPGRG ARCHITECTURE
PAGE 2 OF 15

BUILDING TYPE CODE INFORMATION

CITY OF SAN ANTONIO:
THE FOLLOWING 2018 ICC BUILDING-RELATED, FIRE AND PROPERTY MAINTENANCE CODES AND THE 2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS, WERE APPROVED EFFECTIVE OCTOBER 1, 2018:
2018 INTERNATIONAL BUILDING CODE, IBC
2018 INTERNATIONAL EXISTING BUILDING CODE, IEBG
2018 INTERNATIONAL RESIDENTIAL CODE, IRC
2018 INTERNATIONAL FIRE CODE, IFC
2018 INTERNATIONAL MECHANICAL CODE, IMC
2018 INTERNATIONAL PLUMBING CODE, IPC
2018 INTERNATIONAL FUEL GAS CODE, IFGC
2018 INTERNATIONAL ENERGY CONSERVATION CODE, IECC
2017 NATIONAL ELECTRICAL CODE, NEC
2018 SAN ANTONIO PROPERTY MAINTENANCE CODE
(BASED ON THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE)

PROJECT INFORMATION:

PROJECT: 4 STORY RESIDENTIAL OVER 1 STORY PODIUM
OWNER: ALAMO COMMUNITY GROUP
PURPOSE: WORKFORCE HOUSING
OCCUPANCY: GROUP R-2 & GROUP S-2
CONSTRUCTION TYPE/TYPE II-A OVER TYPE I-A
OVERALL BUILDING: 81,000 S.F. GROSS
UNIT TYPES/SIZES:
TYPE5GF0Y.E151531E22517A165045B11,2274B21,3294B31,0873B41,202110TAL9S SPRINKLER SYSTEM: YES, NFPA 13

CHAPTER 1 SCOPE AND ADMINISTRATION

101.2 SCOPE
THE PROVISIONS OF THIS CODE SHALL APPLY TO THE CONSTRUCTION, ALTERATION, RELOCATION, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, MAINTENANCE, REMOVAL AND DEMOLITION OF EVERY BUILDING OR STRUCTURE OR ANY APPURTENANCES CONNECTED OR ATTACHED TO SUCH BUILDINGS OR STRUCTURES.

EXCEPTION: DETACHED ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS, AND THEIR ACCESSORY STRUCTURES NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT, SHALL COMPLY WITH THIS CODE OF THE INTERNATIONAL RESIDENTIAL CODE.

CHAPTER 10 MEANS OF EGRESS

TABLE 1004.3 OCCUPANT LOAD

DWELLING UNITS: 4 STORY RESIDENTIAL (R-2) & AMENITY DECK (A-2)
RES. AREA (R-2): 21,000 GSF / FLOOR (21,000 * 4 = 84,000)
LOAD FACTOR: 1 PER 200 GSF
LOAD CALC.: 21,000 / 200 = 105 OCCUPANTS APPROX. 27 OCCUPANTS / FLOOR
(84,000 / 200 = 420 OCC. APPROX. 4 FLOORS)

AMENITY AREA (A-2): 735 S.F.
LOAD FACTOR: 1 PER 15 NSF
LOAD CALC.: 735 / 15 = 49 OCCUPANTS

STORAGE AREA: 1 STORY PARKING PODIUM (S-2)
GARAGE AREA: 20,000 GSF
LOAD FACTOR: 1 PER 200 GSF
LOAD CALC.: 20,000 / 200 = 100 OCCUPANTS @ GARAGE

COURTYARD EXITS

1004.7 OUTDOOR AREAS
YARDS, PATIOS, OCCUPIED ROOFS, COURTS AND SIMILAR OUTDOOR AREAS ACCESSIBLE TO AND USABLE BY THE BUILDING OCCUPANTS SHALL BE PROVIDED WITH MEANS OF EGRESS AS REQUIRED BY THIS CHAPTER. THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE WHERE OUTDOOR AREAS ARE TO BE USED BY PERSONS IN ADDITION TO THE OCCUPANTS OF THE BUILDING, AND THE PATH OF EGRESS TRAVEL FROM THE OUTDOOR AREAS PASSES THROUGH THE BUILDING, MEANS OF EGRESS REQUIREMENTS FOR THE BUILDING SHALL BE BASED ON THE SUM OF THE OCCUPANT LOADS OF THE BUILDING PLUS THE OUTDOOR AREAS.

EXCEPTIONS:

- OUTDOOR AREAS USED EXCLUSIVELY FOR SERVICE OF THE BUILDING NEED ONLY HAVE ONE MEANS OF EGRESS.
- BOTH OUTDOOR AREAS ASSOCIATED WITH GROUP R-3 AND INDIVIDUAL DWELLING UNITS OF GROUP R-2.

1006 # OF EXITS AND EXIT ACCESS DOORWAYS

1006.2 EGRESS FROM SPACES
TABLE 1006.2.1 SPACES WITH ONE EXITS OR EXIT ACCESS DOORWAY
MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE:

RES. AREA (R-2): 20 OCCUPANTS MAX.
COMMON PATH: 125 FEET
(NOTE A: NFPA 13/NFPA 13R SPRINKLER)

AMENITY AREA (A-2): 49 OCCUPANTS MAX.
COMMON PATH: 75 FEET

GARAGE AREA (S-2): 29 OCCUPANTS MAX. [PROJECT = 100 OCCUPANTS]
(NOTE F: OPEN GARAGE MAX. 100 FT.)

1006.2.1.1 SPACES WITH THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS
OCC. LOAD: 501 TO 1,000 | > 1,000
OF EXITS: 3 4

1006.3 EGRESS FROM STORES OR OCCUPIED ROOFS

TABLE 1006.3.2 # EXITS BASED ON OCC. LOAD EACH STORY

1006.3.1 ADJ. STORY:
EXCEPTION: SHALL PERMIT PASS THRU > 1 ADJ. STORY
1. R-2 CONNECTS 4 STORIES OR < & W/IN IND. DWELLING UNIT
3. ONLY SERVE OPEN PARKING GARAGE

TABLE 1006.3.2 EGRESS BASE ON OCC. LOAD
OCC. LOAD: 1-500 | 501-1,000 | > 1,000
EXITS/ACCESS: 2 | 3 | 4

1007 EXIT & EXIT ACCESS DOORWAY CONFIGURATION

1007.1.1 TWO EXITS/EXIT ACCESS DOORWAYS
NOT LESS THAN 1/2 OVERALL DIAGONAL
EXCEPTIONS:
1. INT. EXIT STAIRWAYS/RAMPS INTERCONNECTED 1-HR FRR CORRIDOR (PER 1020) & MEASURED SHORTEST DIRECT LINE OF TRAVEL
2. BLDG. SPRINKLER W/ NFPA 13/NFPA 13R NOT LESS THAN 1/3 MAX. OVERALL DIAGONAL AREA SERVED

1009 ACCESSIBLE MEANS OF EGRESS

REQUIRED (1009.1) – NOT LESS THAN ONE; MORE THAN ONE (1006.2 OR 1006.3) – NOT LESS THAN TWO

1009.3 STAIRWAYS

IN ORDER TO BE CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS, A STAIRWAY BETWEEN STORES SHALL COMPLY WITH SECTIONS 1009.3.1 THROUGH 1009.3.3.

1009.3.2 [EXIT ACCESS] STAIRWAY WIDTH [*SEE ALSO 1011]

48" BETWEEN HANDRAILS
EXCEPTIONS:
1. 48" NOT REQ'D BLDGS. W/ NFPA 13/13R SPRINKLER SYSTEM
2. 48" NOT REQ'D IF ACCESSED FROM AREA OF REFUGE

1009.3.3 [EXIT ACCESS] AREA OF REFUGE

INCORPORATE EITHER ENLARGED FLOOR-LEVEL OR ACCESSED FROM AREA PER 1009.6
EXCEPTIONS: [NOT REQ'D]
1. WHERE PROVIDE TWO-WAY COMMUNICATION
2. BLDGS. W/ NFPA 13/13R
3. OPEN PARKING GARAGE
4. SMOKE-PROTECTED/OPEN AIR ASSEMBLY SEATING
5. AT STAIRWAYS IN GROUP R-2 OCCUPANCIES
6. ACCESS FROM REFUGE PART OF HORIZONTAL EXIT

1009.7 EXTERIOR AREAS FOR ASSISTED RESCUE

ACCESSED BY AN ACCESSIBLE ROUTE

1009.8 TWO-WAY COMMUNICATION

EACH ELEVATOR/BANK OF ELEVATORS ONE OR MORE STORIES ABOVE/BELOW GRADE
EXCEPTIONS: ...

1010 DOORS, GATES AND TURNSTILES

1010.1 DOORS

1010.1.1 SIZE OF DOORS
32" MIN. CLEAR, DOOR FACE TO STOP
EXCEPTIONS:

- R-2 & R-3 DWELLING & SLEEPING UNITS THAT ARE NOT REQUIRED TO BE ACCESSIBLE
- GROUP I-3
- CLOSETS < 10 S.F.
- REVOLVING DOORS
- POWER-OPERATED
- W/IN DWELLING OR SLEEPING UNIT SHALL HAVE MIN. CLR. HT OF 78"
- DWELLING/SLEEPING UNITS NOT REQ'D ACCESSIBLE EXT. DOORS OTHER THAN EXIT MIN. CLR. HT. 76"
- I-2, R-2, R-3 AND R-4 DWELL/SLEEP UNITS NOT REQ'D ACCESSIBLE MIN. CLR. WIDTHS SHALL NOT APPLY
- 32" AT REQ'D TYPE B UNITS
- 60" AT WALK-IN COOLERS > 1,000 S.F.

- NOT NONACCESSIBLE SHOWER/SAUNA
- NOT NONACCESSIBLE TOILET STALLS

1011 STAIRWAYS [*SEE ALSO 1009.3.2]

WIDTH AND CAPACITY (1011.2)
MIN. NOT < 44"

- EXCEPTIONS:
- STAIRWAY SERVING <50 OCC. NOT LESS THAN 36"
 - SPIRAL
 - PLATFORM/CHAIR LIFT AT R-3 OR R-2

1011.5.2 RISER HEIGHT & TREAD DEPTH
7" MAX & 4" MIN RISER; 11" TREAD

1011.6 STAIRWAY LANDINGS

- WIDTH NOT LESS THAN STAIRWAY
- DEPTH EQUAL TO LESSER OF STAIR WIDTH OR 48"
- DOOR OPENINGS NOT REDUCE LANDING TO < HALF REQ'D WIDTH
- DOOR FULLY OPEN < 7" PROJECTION INTO LANDING
- WHEELCHAIR AREA OUTSIDE REQ'D LANDING & DOOR SWING

1011.8 VERTICAL RISE

NOT > 12 FT. BETWEEN FLOOR LEVELS OR LANDINGS

1011.11 HANDRAILS

FLIGHTS OF STAIRWAYS ON EACH SIDE

EXCEPTIONS:

- W/IN DWELLING UNITS AND SPIRAL PERMITTED ONE SIDE ONLY
- DECK, PATIOS AND WALKWAYS W/ 1 ELEV. CHANGE W/ LANDING > REQ'D
- R-3 W/ 1 CHANGE IN ELEVATION OF SINGLE RISER AT ENTRANCE/EGRESS DOES NOT REQUIRE HANDRAILS
- CHANGES IN RM. ELEV. 3 OR FEWER W/IN DWELLING UNITS AND R-2 AND R-3 DO NOT REQUIRE HANDRAILS.

1011.12 STAIRWAY TO ROOF

IN BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE UNLESS THE ROOF HAS A SLOPE STEEPER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE).

EXCEPTION: OTHER THAN WHERE REQUIRED BY SECTION 1011.12.1, IN BUILDINGS WITHOUT AN OCCUPIED ROOF ACCESS TO THE ROOF FROM THE TOP STORY SHALL BE PERMITTED TO BE BY AN ALTERNATING TREAD DEVICE, A SHIPS LADDER OR A PERMANENT LADDER.

1011.21 STAIRWAY TO ELEVATOR EQUIPMENT

ROOFS AND PENTHOUSES CONTAINING ELEVATOR EQUIPMENT THAT MUST BE ACCESSED FOR MAINTENANCE ARE REQUIRED TO BE ACCESSED BY A STAIRWAY.

1011.22 ROOF ACCESS

WHERE A STAIRWAY IS PROVIDED TO A ROOF, ACCESS TO THE ROOF SHALL BE PROVIDED THROUGH A PENTHOUSE COMPLYING WITH SECTION 1510.2.

EXCEPTION: IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS TO THE ROOF SHALL BE PERMITTED TO BE A ROOF HATCH OR TRAP DOOR NOT LESS THAN 16 SQUARE FEET (1.5 M2) IN AREA AND HAVING A MINIMUM DIMENSION OF 2 FEET (610 MM).

1011.13 GUARDS

ALONG STAIRWAYS AND LANDINGS REQ'D AND CONSTRUCTED PER SEC. 1015. AT ROOF HATCH W/IN 10 FT. ROOF EDGE.

1014 HANDRAILS

1014.6 HANDRAIL EXTENSIONS

HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN, WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES (305 MM) BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES (305 MM) MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS, THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMPS.

EXCEPTIONS:

- HANDRAILS W/IN DWELLING UNIT NOT REQUIRED ACCESSIBLE ONLY FROM TOP RISER TO BOTTOM RISER.
- HANDRAILS AT ASILES IN ROOMS OR SPACES USED FOR ASSEMBLY PERMITTED TO COMPLY WITH THE HANDRAIL EXTENSIONS IN ACCORDANCE WITH SECTION 1029.16 [ASSEMBLY].
- HANDRAILS FOR ALTERNATING TREAD DEVICES AND SHIPS LADDERS PERMITTED TERMINATE VERTICALLY ABOVE TOP AND BOTTOM RISERS.
- HANDRAILS FOR ALTERNATING TREAD DEVICES NOT REQUIRED CONTINUOUS BETWEEN FLIGHTS OR EXTEND BEYOND TOP OR BOTTOM RISERS.

1015 GUARDS

1015.1 GENERAL

GUARDS SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 1015.2 THROUGH 1015.7. OPERABLE WINDOWS WITH SILLS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE FINISHED GRADE OR OTHER SURFACE BELOW SHALL COMPLY WITH SECTION 1015.8.

1015.6 MECHANICAL EQUIPMENT, SYSTEMS AND DEVICES

GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET (3048 MM) OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES (762 MM) BEYOND EACH END OF SUCH COMPONENTS. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES (533 MM) IN DIAMETER.

EXCEPTION: GUARDS ARE NOT REQUIRED WHERE PERSONAL FALL ARREST ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSI/ASSE Z 359.1 ARE INSTALLED.

1015.7 ROOF ACCESS

ROOF HATCH OPENING WITHIN 10 FEET ROOF EDGE OR OPEN SIDE WALKING SURFACE AND SUCH EDGE OR OPEN SIDE MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. CONSTRUCTED PREVENT PASSAGE OF SPHERE 21 INCHES IN DIAMETER.

EXCEPTION: GUARDS ARE NOT REQUIRED WHERE PERSONAL FALL ARREST ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSI/ASSE Z 359.1 ARE INSTALLED.

WINDOW GUARDS

1015.8 WINDOW OPENINGS

WINDOWS IN GROUP R-2 AND R-3 BUILDINGS INCLUDING DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:

- OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET (22 860 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2096 [WINDOW FALL PREVENTION DEVICES FOR NON-EMERGENCY ESCAPE (EGRESS) AND RESCUE (INGRESS) WINDOWS].
- OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
- OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090 [WINDOW FALL PREVENTION DEVICES WITH EMERGENCY ESCAPE (EGRESS) RELEASE MECHANISMS].
- OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.

1015.8.1 WINDOW OPENING CONTROL DEVICES

WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090 [WINDOW FALL PREVENTION DEVICES WITH EMERGENCY ESCAPE (EGRESS) RELEASE MECHANISMS]. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1009.2.

1016.2 EGRESS THROUGH INTERVENING SPACES

1016.2.1 MULTIPLE TENANTS

WHERE MORE THAN ONE TENANT OCCUPIES ANY ONE FLOOR OF A BUILDING OR STRUCTURE, EACH TENANT SPACE, DWELLING UNIT AND SLEEPING UNIT SHALL BE PROVIDED WITH ACCESS TO THE REQUIRED EXITS WITHOUT PASSING THROUGH ADJACENT TENANT SPACES, DWELLING UNITS AND SLEEPING UNITS.

OCCUPIED ROOF DECK

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE

SECTION 303 ASSEMBLY GROUP A

303.1.2 SMALL ASSEMBLY SPACES

THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:
1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET (70 M2) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

708 FIRE PARTITIONS

708.1 GENERAL

THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION.

- SEPARATION WALLS AS REQUIRED BY SECTION 420.2 FOR GROUP I-1 AND GROUP R OCCUPANCIES.
- WALLS SEPARATING TENANT SPACES IN COVERED AND OPEN WALL BUILDINGS AS REQUIRED BY SECTION 402.4.2.1.
- CORRIDOR WALLS AS REQUIRED BY SECTION 1020.1.
- ENCLOSED ELEVATOR LOBBY SEPARATION AS REQUIRED BY SECTION 3006.2.
- EGRESS BALCONIES AS REQUIRED BY SECTION 1021.2.

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

503.1 GENERAL

UNLESS OTHERWISE SPECIFICALLY MODIFIED IN CHAPTER 4 AND THIS CHAPTER, BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTIONS 504 AND 506 BASED ON THE TYPE OF CONSTRUCTION AS DETERMINED BY SECTION 602 AND THE OCCUPANCY CLASSIFICATION DETERMINED BY SECTION 502 EXCEPT AS MODIFIED HEREFTER. BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA PROVISIONS SHALL BE APPLIED INDEPENDENTLY FOR THE PURPOSES OF DETERMINING AREA LIMITATIONS, HEIGHT LIMITATIONS AND TYPE OF CONSTRUCTION, EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS COMPLYING WITH SECTION 706 SHALL BE CONSIDERED TO BE A SEPARATE BUILDING.

503.1.3 TYPE I CONSTRUCTION

BUILDINGS OF TYPE I CONSTRUCTION PERMITTED TO BE OF UNLIMITED TABULAR BUILDING HEIGHTS AND AREAS ARE NOT SUBJECT TO THE SPECIAL REQUIREMENTS THAT ALLOW UNLIMITED AREA BUILDINGS IN SECTION 507 OR UNLIMITED BUILDING HEIGHT IN SECTIONS 503.1.1 AND 504.3 OR INCREASED BUILDING HEIGHTS AND AREAS FOR OTHER TYPES OF CONSTRUCTION.

[PER 503.1.3 THIS PROJECT DOES NOT REQUIRE FIRE WALL SEPARATION BETWEEN PARKING GARAGE (GROUP S-2) AND LEASING OFFICE (GROUP B) GIVEN THE TYPE I-A CONSTRUCTION AT THE FIRST LEVEL]. PLANS WILL SHOW "MIXED-USES" BUT STILL QUALIFY AS "NON-SEPARATED" AND THE TWO OCCUPANCIES CAN BE OPEN TO EACH OTHER.]

504 BUILDING HEIGHT AND NUMBER OF STORIES

508 MIXED USE AND OCCUPANCY

508.2.3 ALLOWABLE BUILDING AREA
THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF SECTION 506 FOR THE MAIN OCCUPANCY OF THE BUILDING. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NONSPRINKLERED BUILDINGS IN TABLE 506.2 FOR EACH ACCESSORY OCCUPANCY.

[PER 508.2.3 THIS PROJECT DOES NOT REQUIRE A FIRE WALL SEPARATION FROM THE DWELLING UNITS (GROUP R-2) AND THE ROOF (GROUP A-2) GIVEN THE AGGREGATE DECK FLOOR AREA IS LESS THAN 10 PERCENT OF THAT LEVEL FLOOR AREA.]

508.4 SEPARATED OCCUPANCIES

BUILDINGS OR PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS SEPARATED OCCUPANCIES.

TABLE 508.4

REQUIRED SEPARATION OF OCCUPANCIES (HOURS)(256/ F;
OCCUPANCY A, ERA/F-2, S-2B/, UBE/, F-1, M,
S-1ANSNSSNSSNSGA, EN12N112RA----/NN1C/2C/12F-2, S-2B/, U-----NN12BE/, F-1, M, S-1-----NNS =
BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

NS = BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

N = NO SEPARATION REQUIREMENT.

NP = NOT PERMITTED.

A. SEE SECTION 420.

B. THE REQUIRED SEPARATION FROM AREAS USED ONLY FOR PRIVATE OR PLEASURE VEHICLES SHALL BE REDUCED BY 1 HOUR BUT NOT TO LESS THAN 1 HOUR.

C. SET SECTION 406.1.2.

D. SEPARATION IS NOT REQUIRED BETWEEN OCCUPANCIES OF THE SAME CLASSIFICATION.

E. SEE SECTION 422.2 FOR AMBULATORY CARE FACILITIES.

F. OCCUPANCY SEPARATIONS THAT SERVE TO DEFINE FIRE AREA LIMITS ESTABLISHED IN CHAPTER 9 FOR REQUIRING FIRE PROTECTION SYSTEMS SHALL ALSO COMPLY WITH SECTION 707.3.10 AND TABLE 707.3.10 IN ACCORDANCE WITH SECTION 901.7.

HORIZONTAL SEPARATION

SECTION 510.2 SPECIAL PROVISIONS

510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE

A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONFINEMENT OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

- THE BUILDINGS ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS, WHERE VERTICAL OFFSETS ARE PROVIDED AS PART OF A HORIZONTAL ASSEMBLY, THE VERTICAL OFFSET AND THE STRUCTURE SUPPORTING THE VERTICAL OFFSET SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.
- THE BUILDING BELOW, INCLUDING THE HORIZONTAL ASSEMBLY, IS OF TYPE I-A CONSTRUCTION.
- SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716 [MARKINGS, IDENTIFICATIONS AND TESTING INFORMATION].

EXCEPTION: WHERE THE ENCLOSURE WALLS BELOW THE HORIZONTAL ASSEMBLY HAVE NOT LESS THAN A 3-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716, THE ENCLOSURE WALLS EXTENDING ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE A 1-HOUR FIRE-RESISTANCE RATING, PROVIDED:

- THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE OF TYPE I CONSTRUCTION;
- THE ENCLOSURE CONNECTS FEWER THAN FOUR STORIES; AND
- THE ENCLOSURE OPENING PROTECTIVES ABOVE THE HORIZONTAL ASSEMBLY HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR.

4. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCIES, EACH WITH AN OCCUPANT LOAD OF LESS 300, OR GROUP B, M, R OR S OCCUPANCIES.

5. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, AND SHALL BE PERMITTED TO BE ANY OCCUPANCY ALLOWED BY THIS CODE EXCEPT GROUP R.

6. THE MAXIMUM BUILDING HEIGHT IN FEET (MM) SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 504.3 FOR THE BUILDING TYPE AND THE SMALLER ALLOWABLE HEIGHT AS MEASURED FROM THE GRADE PLANE.

510.4 PARKING BENEATH GROUP R

WHERE A MAXIMUM ONE STORY ABOVE GRADE PLANE GROUP S-2 PARKING GARAGE, ENCLOSED OR OPEN, OR COMBINATION THEREOF, OF TYPE I CONSTRUCTION OR OPEN OF TYPE IV CONSTRUCTION, WITH GRADE ENTRANCE, IS PROVIDED UNDER A BUILDING OF GROUP R, THE NUMBER OF STORIES TO BE USED IN DETERMINING THE MINIMUM TYPE OF CONSTRUCTION SHALL BE MEASURED FROM THE FLOOR ABOVE SUCH A PARKING AREA. THE FLOOR ASSEMBLY BETWEEN THE PARKING GARAGE AND THE GROUP R ABOVE SHALL COMPLY WITH THE TYPE OF CONSTRUCTION REQUIRED FOR THE PARKING GARAGE AND SHALL ALSO PROVIDE A FIRE-RESISTANCE RATING NOT LESS THAN THE MINIMUM OCCUPANCY SEPARATION REQUIRED IN SECTION 508.4.

COMBUSTIBLE MATERIAL

CHAPTER 6 TYPES OF CONSTRUCTION

SECTION 603 COMBUSTIBLE MATERIAL IN TYPES I AND II CONSTRUCTION

603.1 ALLOWABLE MATERIALS

COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN ACCORDANCE WITH SECTIONS 603.1.1 THROUGH 603.1.3.

- FIRE-RETARDANT-TREATED WOOD SHALL BE PERMITTED IN:
 - NONBEARING PARTITIONS WHERE THE REQUIRED FIRE-RESISTANCE RATING IS 2 HOURS OR LESS.
 - NONBEARING EXTERIOR WALLS WHERE FIRE-RESISTANCE-RATED CONSTRUCTION IS NOT REQUIRED.
 - ROOF CONSTRUCTION, INCLUDING GIRDERS, TRUSSES, FRAMING AND DECKING.
- EXCEPTION: IN BUILDINGS OF TYPE I-A CONSTRUCTION EXCEEDING TWO STORIES ABOVE GRADE PLANE, FIRE-RETARDANT-TREATED WOOD IS NOT PERMITTED IN ROOF CONSTRUCTION WHERE THE VERTICAL DISTANCE FROM THE UPPER FLOOR TO THE ROOF IS LESS THAN 20 FEET (610 MM).
- BALCONIES, PORCHES, DECKS AND EXTERIOR STAIRWAYS NOT USED AS REQUIRED EXITS ON BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE.

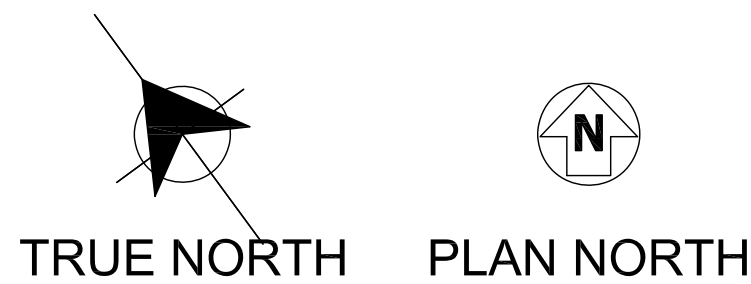
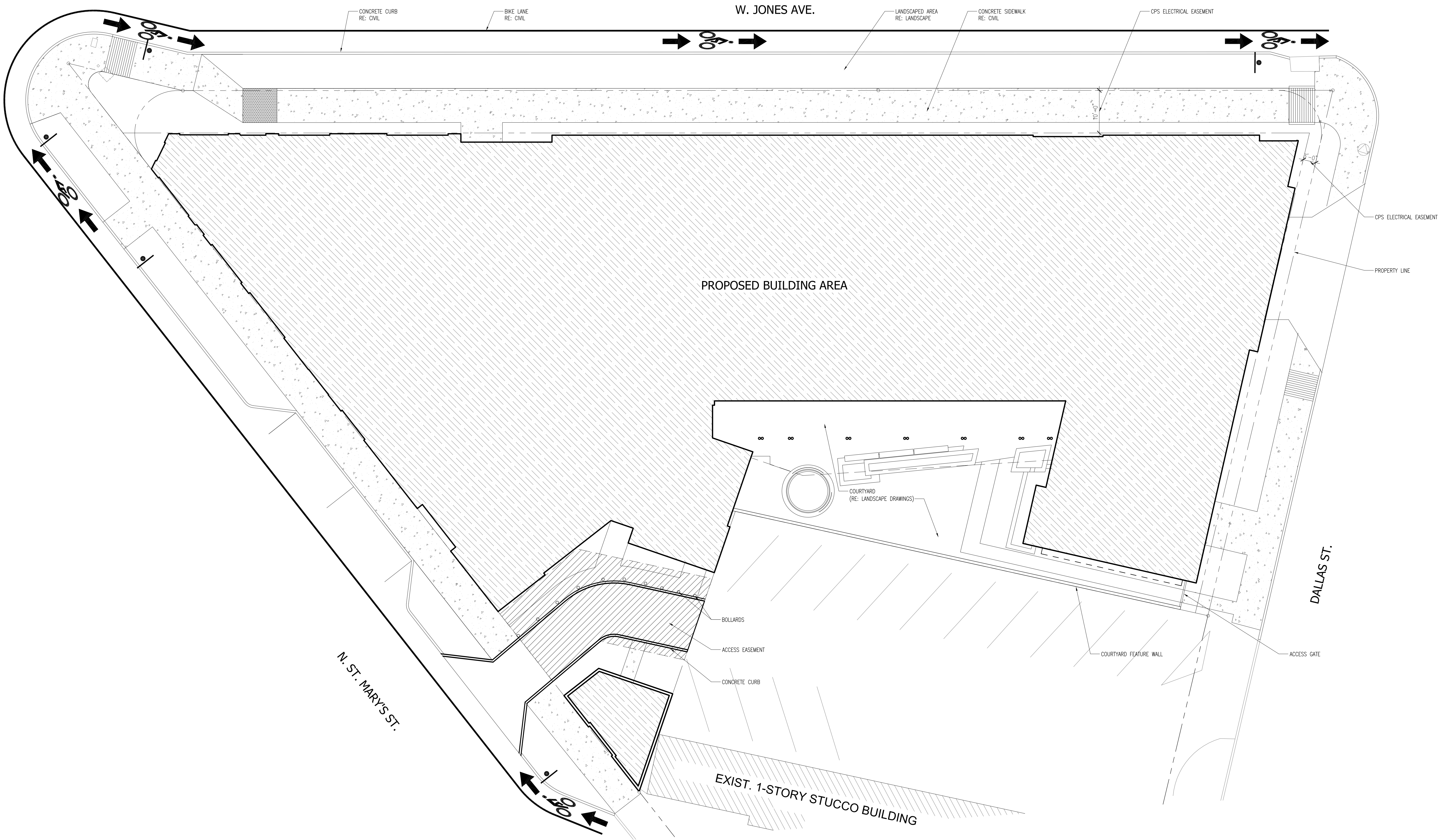
CHAPTER 2 DEFINITIONS

SECTION 202 DEFINITIONS

GRADE PLANE, A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS, WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FEET (1829 MM) FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 6 FEET (1829 MM) FROM THE BUILDING.

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

</



1 **ARCHITECTURAL REFERENCE SITE PLAN**
SCALE: 3/32"=1'-0"

- GENERAL NOTES
- A. REFER TO CIVIL, STRUCTURAL, LANDSCAPE AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- B. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ABOUT SIDEWALKS, ACCESSIBLE ROUTES, FIRE LANES, AND FIRE HOSE PULLS.
- C. ACCESSIBLE ROUTES SHALL BE MAX 1:20 SLOPE AND MAX 2% CROSS SLOPE.

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118 BROADWAY, SUITE 620
SAN ANTONIO, TX 78205
210.447.7000

ARCHITECT

DOCUMENTS INCOMPLETE:
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CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX 78228

KEY PLAN

DATE 01 FEB. 2019

GRG PROJECT NO. 18025

DRAWN BY STAFF

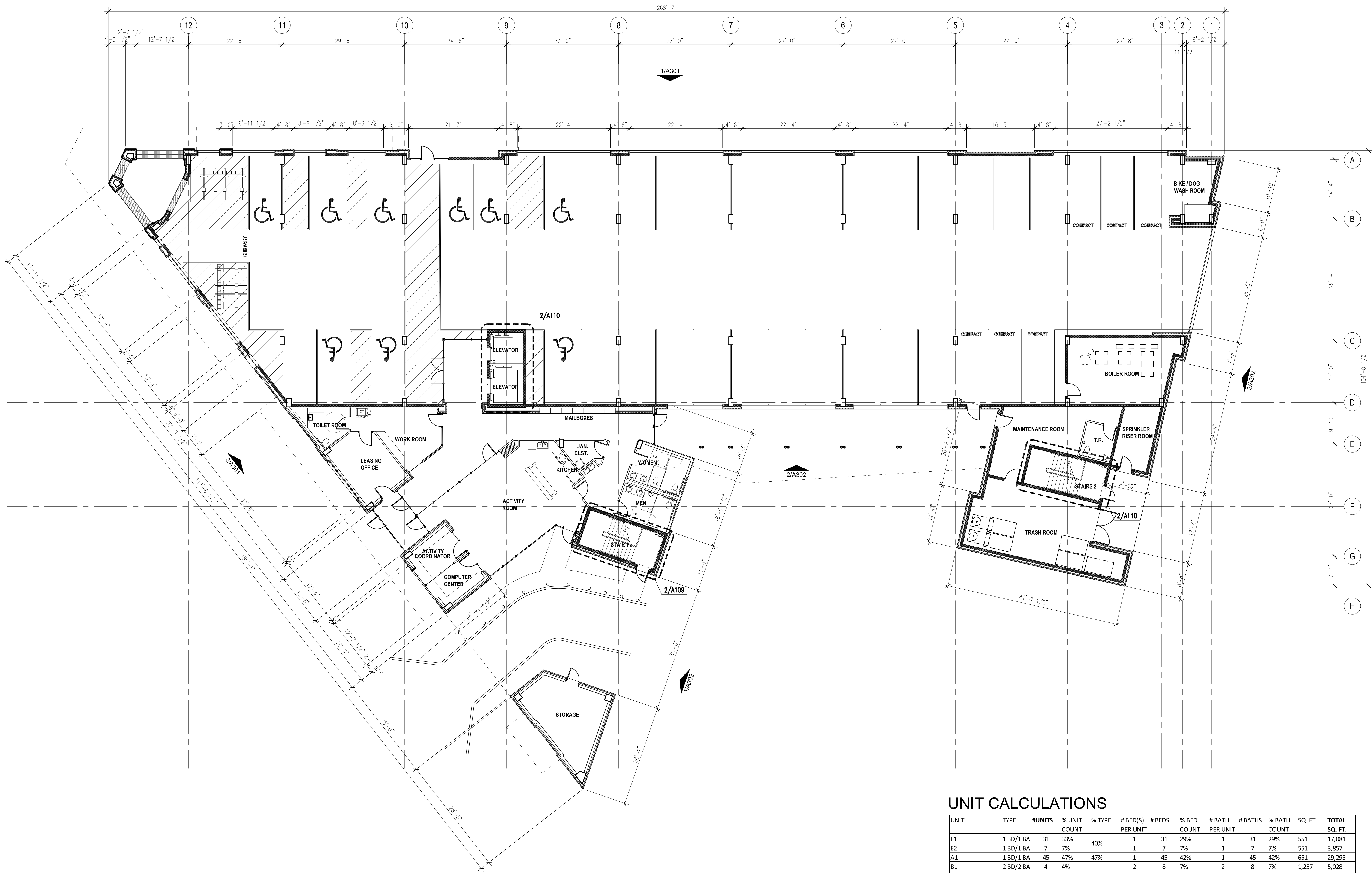
REVIEWED BY EG

SHEET TITLE:

ARCHITECTURAL REFERENCE
SITE PLAN

SHEET NUMBER:

A100



TRUE NORTH PLAN NORTH

1 FIRST LEVEL PLAN
SCALE: 3/32"=1'-0"

UNIT CALCULATIONS

UNIT	TYPE	#UNITS	% UNIT COUNT	% TYPE	# BED(S) PER UNIT	# BEDS	% BED COUNT	# BATH PER UNIT	# BATHS	% BATH COUNT	SQ. FT.	TOTAL SQ. FT.
E1	1 BD/1 BA	31	33%		1	31	29%	1	31	29%	551	17,081
E2	1 BD/1 BA	7	7%	40%	1	7	7%	1	7	7%	551	3,857
A1	1 BD/1 BA	45	47%	47%	1	45	42%	1	45	42%	651	29,295
B1	2 BD/2 BA	4	4%		2	8	7%	2	8	7%	1,257	5,028
B2	2 BD/2 BA	4	4%		2	8	7%	2	8	7%	1,338	5,352
B3	2 BD/2 BA	3	3%	13%	2	6	6%	2	6	6%	1,115	3,345
B4	2 BD/2 BA	1	1%		2	2	2%	2	2	2%	1,202	1,202
TOTAL / AVG.		95	100%	100%		107	100%		107	100%		65,160

ACCESSIBLE HEARING/VISUAL UNITS CALCULATION

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	2%	1.9	2	3
E	38	2%	0.76	1	1
A	45	2%	0.9	1	1
B	12	2%	0.24	0.2	1
TOTALS	95		1.9	3	3

ACCESSIBLE MOBILITY UNITS CALCULATION

Mobility	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	5%	4.75	5	3
E	38	5%	1.9	1.9	2
A	45	5%	2.25	2.25	3
B	12	5%	0.6	0.6	1
TOTALS	95		4.75	5	6

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



KEY PLAN

DATE 01 FEB. 2019

GRG PROJECT NO. 18025

DRAWN BY STAFF

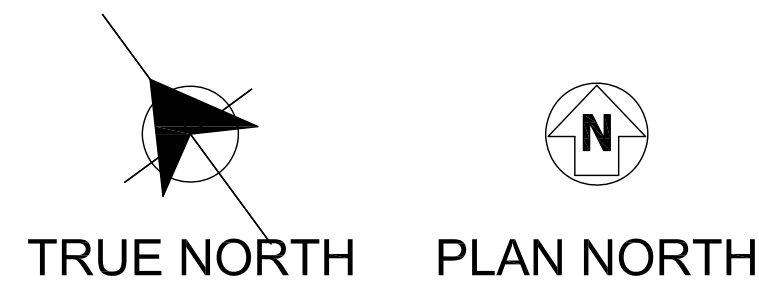
REVIEWED BY EG

SHEET TITLE:

FIRST LEVEL PLAN

SHEET NUMBER:

A101



1 SECOND LEVEL PLAN
SCALE: 3/32"=1'-0"

UNIT CALCULATIONS

UNIT	TYPE	#UNITS	% UNIT COUNT	% TYPE	# BED(S) PER UNIT	# BEDS	% BED COUNT	# BATH PER UNIT	# BATHS	% BATH COUNT	SQ. FT.	TOTAL SQ. FT.
E1	1 BD/1 BA	31	33%	40%	1	31	29%	1	31	29%	551	17,081
E2	1 BD/1 BA	7	7%		1	7	7%	1	7	7%	551	3,857
A1	1 BD/1 BA	45	47%	47%	1	45	42%	1	45	42%	651	29,295
B1	2 BD/2 BA	4	4%		2	8	7%	2	8	7%	1,257	5,028
B2	2 BD/2 BA	4	4%		2	8	7%	2	8	7%	1,338	5,352
B3	2 BD/2 BA	3	3%	13%	2	6	6%	2	6	6%	1,115	3,345
B4	2 BD/2 BA	1	1%		2	2	2%	2	2	2%	1,202	1,202
TOTAL / AVG.		95	100%	100%		107	100%		107	100%		65,160

ACCESSIBLE HEARING/VISUAL UNITS CALCULATION

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	2%	1.9	2	3
E	38	2%	0.76	1	1
A	45	2%	0.9	1	1
B	12	2%	0.24	0.2	1
TOTALS	95		1.9	3	3

ACCESSIBLE MOBILITY UNITS CALCULATION

Mobility	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	5%	4.75	5	3
E	38	5%	1.9	1.9	2
A	45	5%	2.25	2.25	3
B	12	5%	0.6	0.6	1
TOTALS	95		4.75	5	6



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ARCHITECT

DOCUMENTS INCOMPLETE:
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APPROVAL, PERMITTING, OR
CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

DATE 01 FEB. 2019

GRG PROJECT NO. 18025

DRAWN BY STAFF

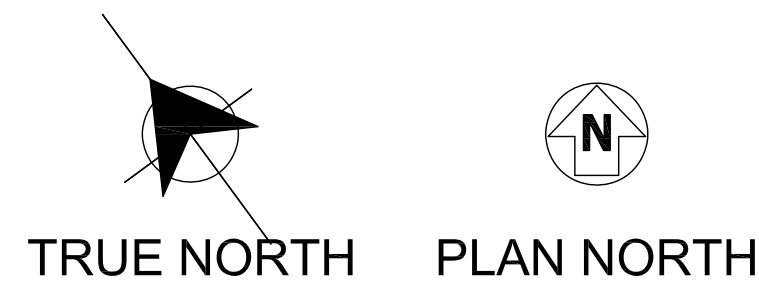
REVIEWED BY EG

SHEET TITLE:

SECOND LEVEL PLANS

SHEET NUMBER:

A102



1 **THIRD LEVEL PLAN**
SCALE: 3/32"=1'-0"

UNIT CALCULATIONS

UNIT	TYPE	#UNITS	% UNIT COUNT	% TYPE	# BED(S) PER UNIT	# BEDS	% BED COUNT	# BATH PER UNIT	# BATHS	% BATH COUNT	SQ. FT.	TOTAL SQ. FT.
E1	1 BD/1 BA	31	33%	40%	1	31	29%	1	31	29%	551	17,081
E2	1 BD/1 BA	7	7%		1	7	7%	1	7	7%	551	3,857
A1	1 BD/1 BA	45	47%	47%	1	45	42%	1	45	42%	651	29,295
B1	2 BD/2 BA	4	4%		2	8	7%	2	8	7%	1,257	5,028
B2	2 BD/2 BA	4	4%		2	8	7%	2	8	7%	1,338	5,352
B3	2 BD/2 BA	3	3%	13%	2	6	6%	2	6	6%	1,115	3,345
B4	2 BD/2 BA	1	1%		2	2	2%	2	2	2%	1,202	1,202
TOTAL / AVG.		95	100%	100%		107	100%		107	100%		65,160

ACCESSIBLE HEARING/VISUAL UNITS CALCULATION

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	2%	1.9	2	3
E	38	2%	0.76	1	1
A	45	2%	0.9	1	1
B	12	2%	0.24	0.2	1
TOTALS	95		1.9	3	3

ACCESSIBLE MOBILITY UNITS CALCULATION

Mobility	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	5%	4.75	5	3
E	38	5%	1.9	1.9	2
A	45	5%	2.25	2.25	3
B	12	5%	0.6	0.6	1
TOTALS	95		4.75	5	6



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210.447.7000

ARCHITECT

DOCUMENTS INCOMPLETE:
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Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



ALAMO
COMMUNITY GROUP
4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

DATE 01 FEB. 2019

GRG PROJECT NO. 18025

DRAWN BY STAFF

REVIEWED BY EG

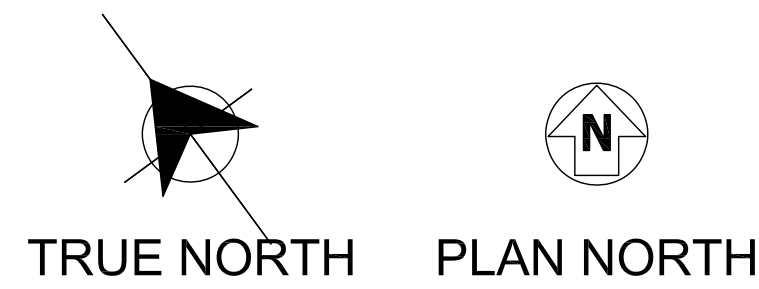
SHEET TITLE:

THIRD LEVEL PLAN

SHEET NUMBER:

A103

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1 **FOURTH LEVEL PLAN**
SCALE: 3/32"=1'-0"

UNIT CALCULATIONS

UNIT	TYPE	#UNITS	% UNIT COUNT	% TYPE	# BED(S) PER UNIT	# BEDS	% BED COUNT	# BATH PER UNIT	# BATHS	% BATH COUNT	SQ. FT.	TOTAL SQ. FT.
E1	1 BD/1 BA	31	33%	40%	1	31	29%	1	31	29%	551	17,081
E2	1 BD/1 BA	7	7%		1	7	7%	1	7	7%	551	3,857
A1	1 BD/1 BA	45	47%	47%	1	45	42%	1	45	42%	651	29,295
B1	2 BD/2 BA	4	4%		2	8	7%	2	8	7%	1,257	5,028
B2	2 BD/2 BA	4	4%		2	8	7%	2	8	7%	1,338	5,352
B3	2 BD/2 BA	3	3%	13%	2	6	6%	2	6	6%	1,115	3,345
B4	2 BD/2 BA	1	1%		2	2	2%	2	2	2%	1,202	1,202
TOTAL / AVG.		95	100%	100%		107	100%		107	100%		65,160

ACCESSIBLE HEARING/VISUAL UNITS CALCULATION

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	2%	1.9	2	3
E	38	2%	0.76	1	1
A	45	2%	0.9	1	1
B	12	2%	0.24	0.2	1
TOTALS	95		1.9	3	3

ACCESSIBLE MOBILITY UNITS CALCULATION

Mobility	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	5%	4.75	5	3
E	38	5%	1.9	1.9	2
A	45	5%	2.25	2.25	3
B	12	5%	0.6	0.6	1
TOTALS	95		4.75	5	6

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



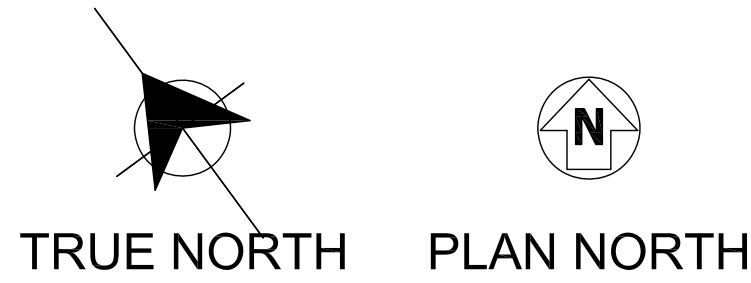
KEY PLAN

DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

FOURTH LEVEL PLAN

SHEET NUMBER:

A104



1 **FIFTH LEVEL PLAN**
SCALE 3/32"=1'-0"

UNIT CALCULATIONS

UNIT	TYPE	#UNITS	% UNIT COUNT	% TYPE	# BED(S) PER UNIT	# BEDS	% BED COUNT	# BATH PER UNIT	# BATHS	% BATH COUNT	SQ. FT.	TOTAL SQ. FT.
E1	1 BD/1 BA	31	33%	40%	1	31	29%	1	31	29%	551	17,081
E2	1 BD/1 BA	7	7%		1	7	7%	1	7	7%	551	3,857
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B3	2 BD/2 BA	3	3%	13%	2	6	6%	2	6	6%	1,115	3,345
B4	2 BD/2 BA	1	1%		2	2	2%	2	2	2%	1,202	1,202
TOTAL / AVG.		95	100%	100%		107	100%		107	100%		65,160

ACCESSIBLE HEARING/VISUAL UNITS CALCULATION

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	2%	1.9	2	3
E	38	2%	0.76	1	1
A	45	2%	0.9	1	1
B	12	2%	0.24	0.2	1
TOTALS	95		1.9	3	3

ACCESSIBLE MOBILITY UNITS CALCULATION

Mobility	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	95	5%	4.75	5	3
E	38	5%	1.9	1.9	2
A	45	5%	2.25	2.25	3
B	12	5%	0.6	0.6	1
TOTALS	95		4.75	5	6

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



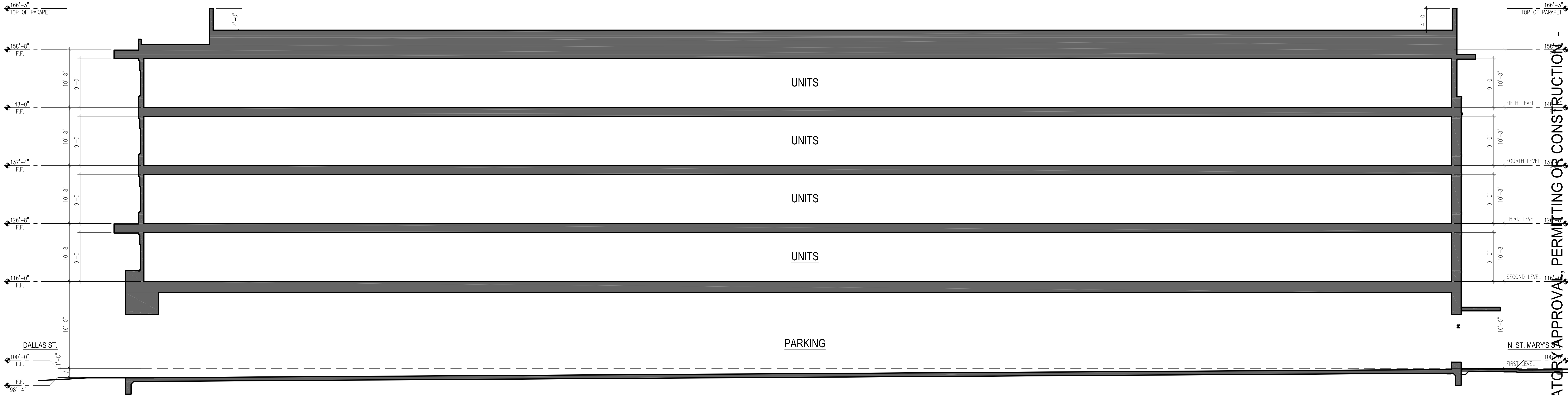
KEY PLAN

DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

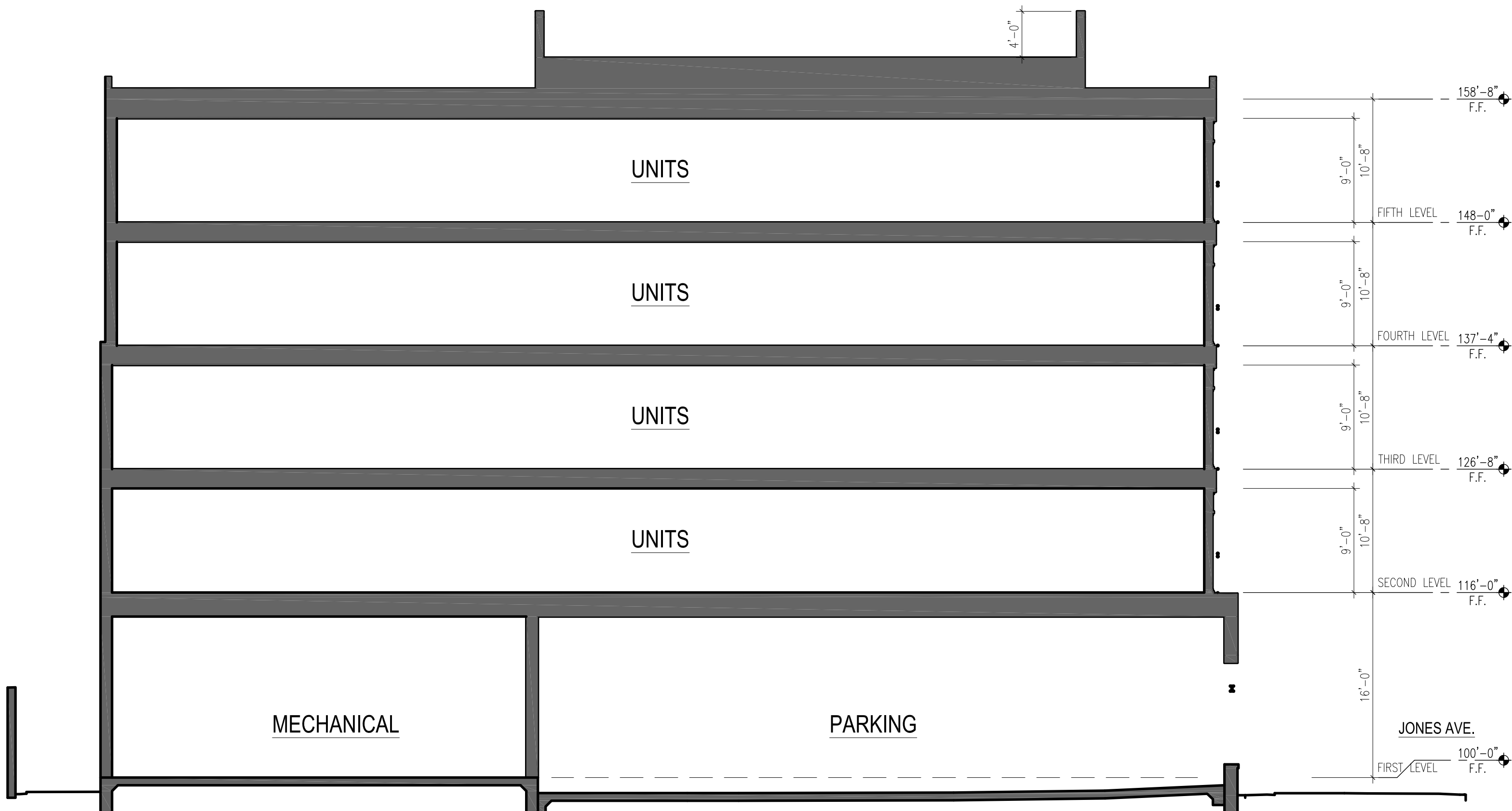
FIFTH LEVEL PLAN

SHEET NUMBER:

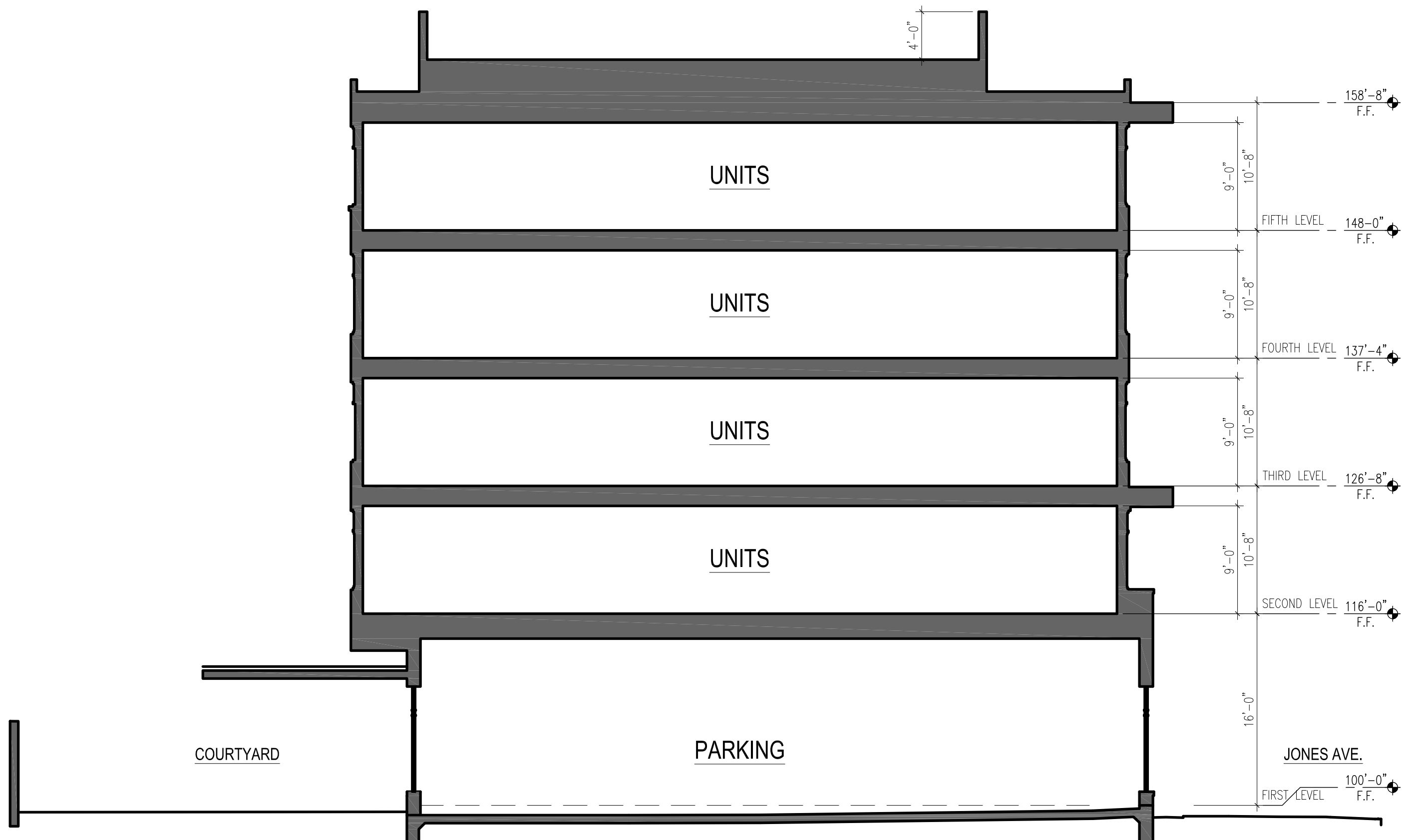
A105



3 BUILDING SECTION
SCALE 1/8"=1'-0"



2 BUILDING SECTION
SCALE 1/8"=1'-0"



1 BUILDING SECTION
SCALE 1/8"=1'-0"

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ISSUANCES		
NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

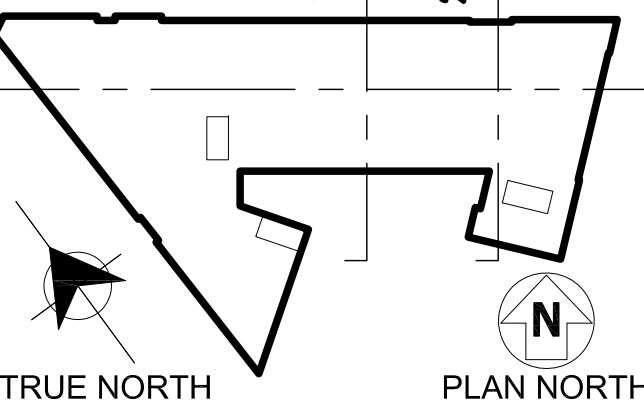
1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



ALAMO
COMMUNITY GROUP
4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

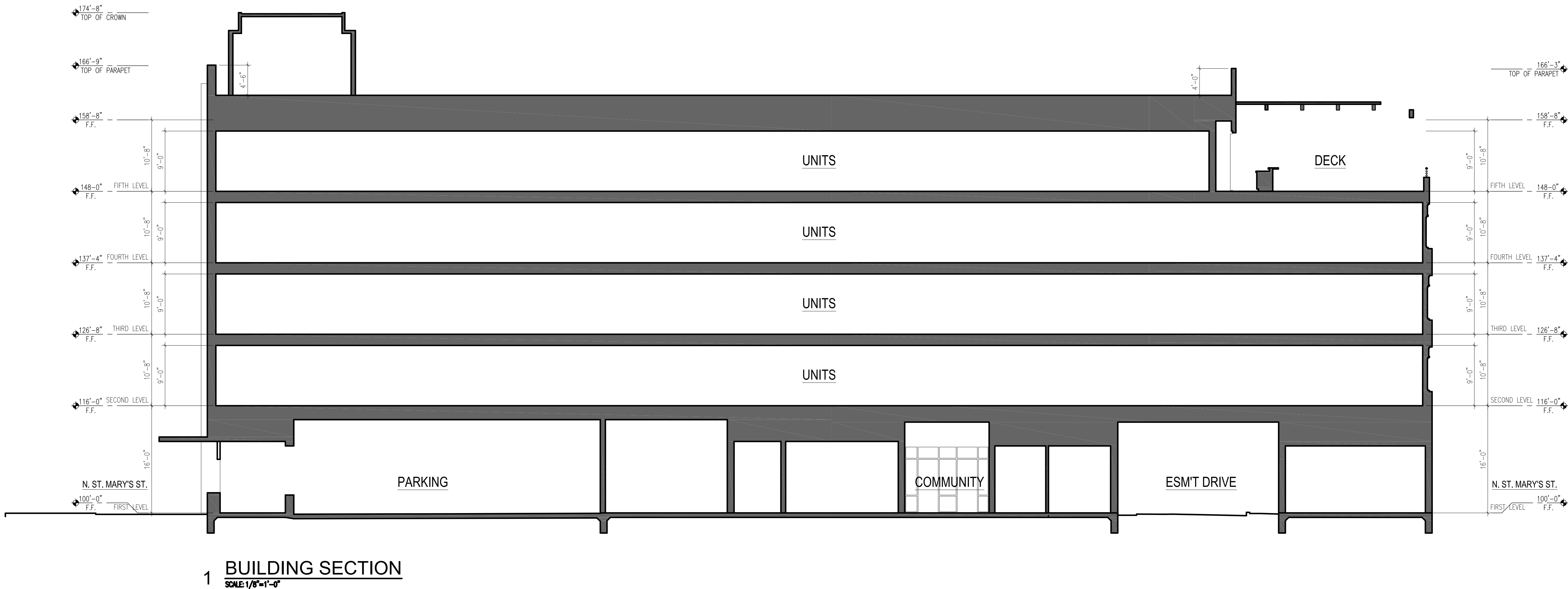


TRUE NORTH
PLAN NORTH
DATE 01 FEB. 2019
GRG PROJECT NO. 18025
DRAWN BY STAFF
REVIEWED BY EG
SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER:

A106



- NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION -



ARCHITECT

DOCUMENTS INCOMPLETE:
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APPROVAL, PERMITTING, OR
CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

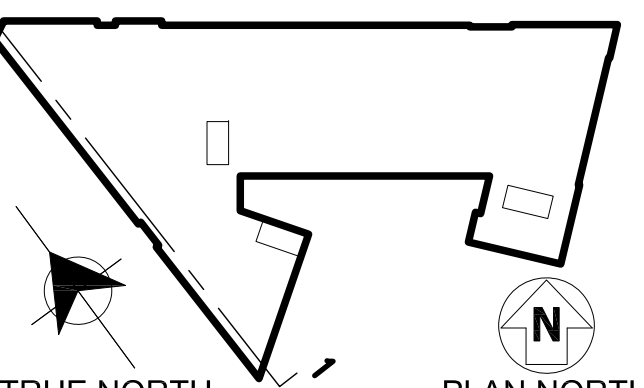
MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



KEY PLAN

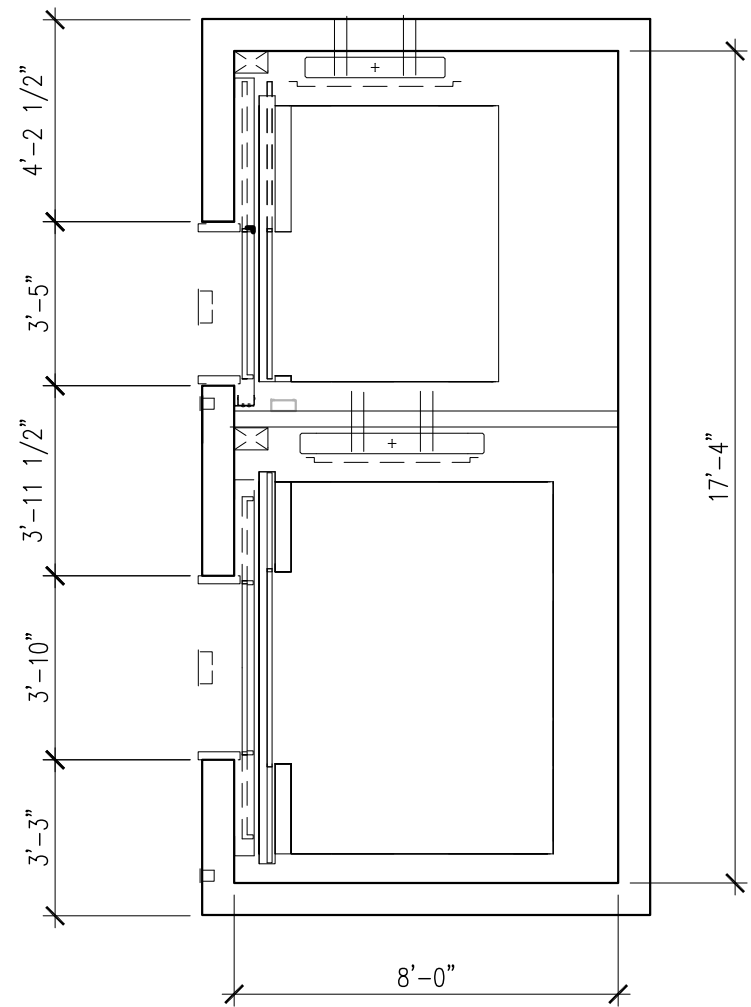


TRUE NORTH	PLAN NORTH
DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

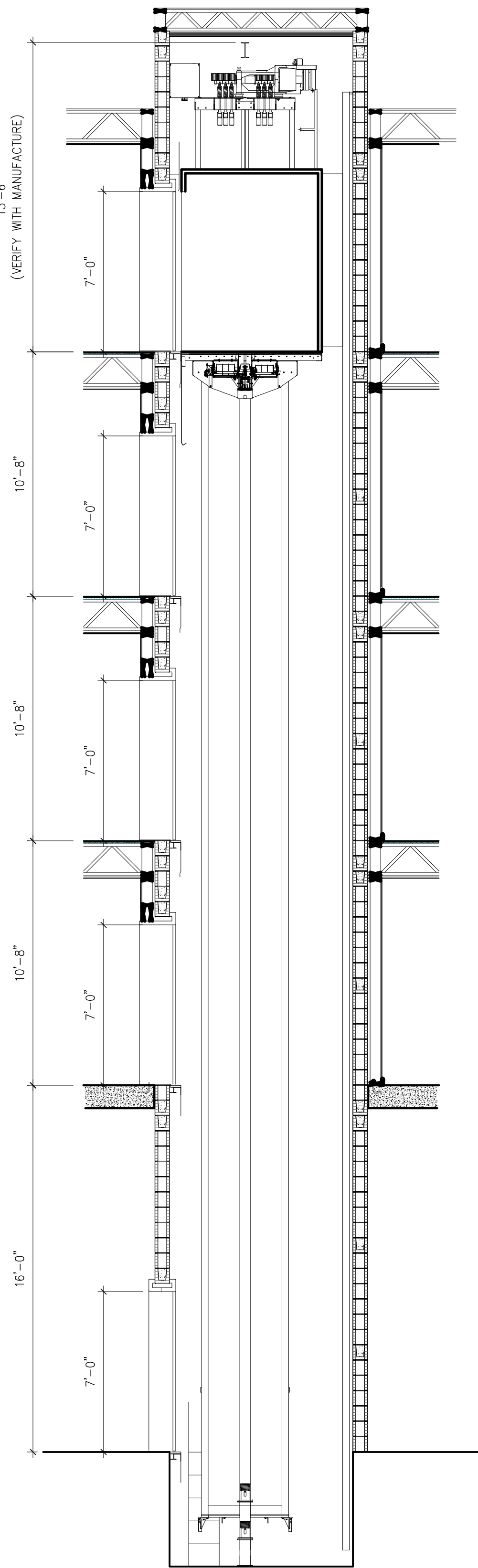
BUILDING SECTIONS

SHEET NUMBER:

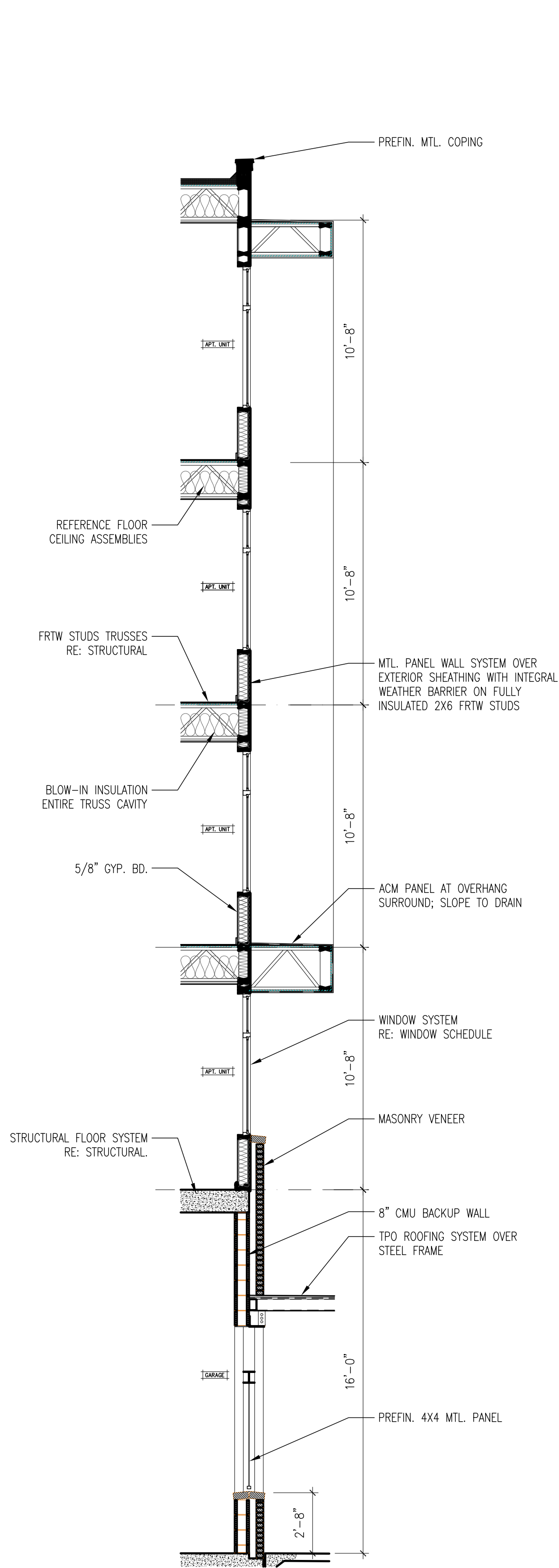
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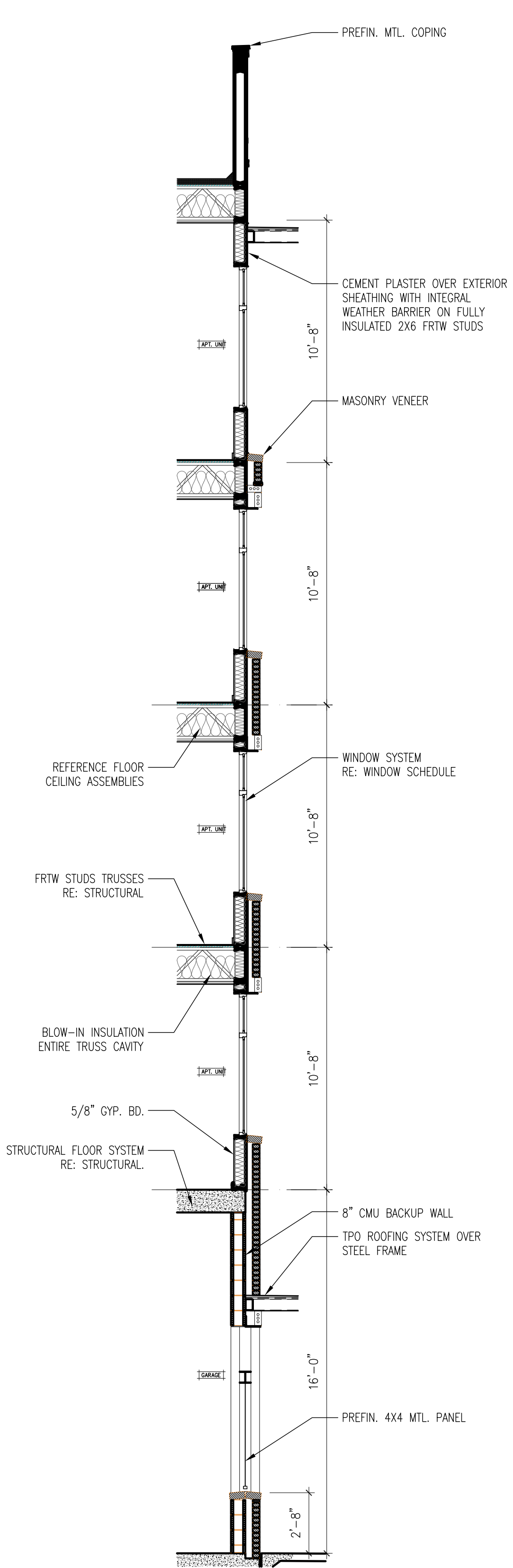
5 **ELEVATOR PLAN**
SCALE: 1/4"=1'-0"



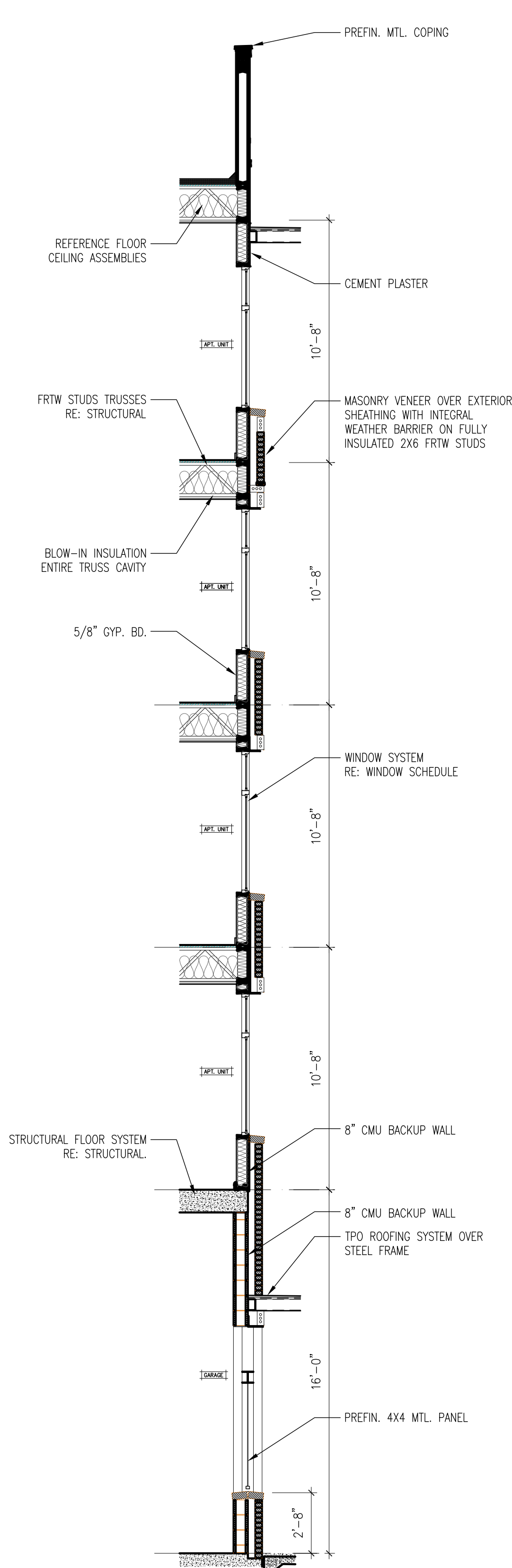
4 **ELEVATOR SHAFT SECTION**
SCALE: 1/4"=1'-0"



3 **WALL SECTION**
SCALE: 1/4"=1'-0"



2 **WALL SECTION**
SCALE: 1/4"=1'-0"



1 **WALL SECTION**
SCALE: 1/4"=1'-0"

- NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION -

G|R|G

architecture

118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

ARCHITECT

DOCUMENTS INCOMPLETE:
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES		
NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

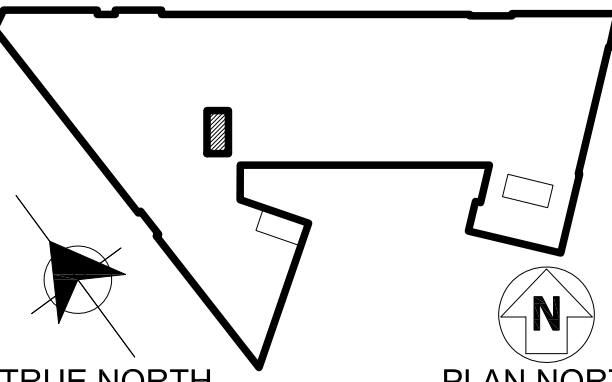
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE

ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

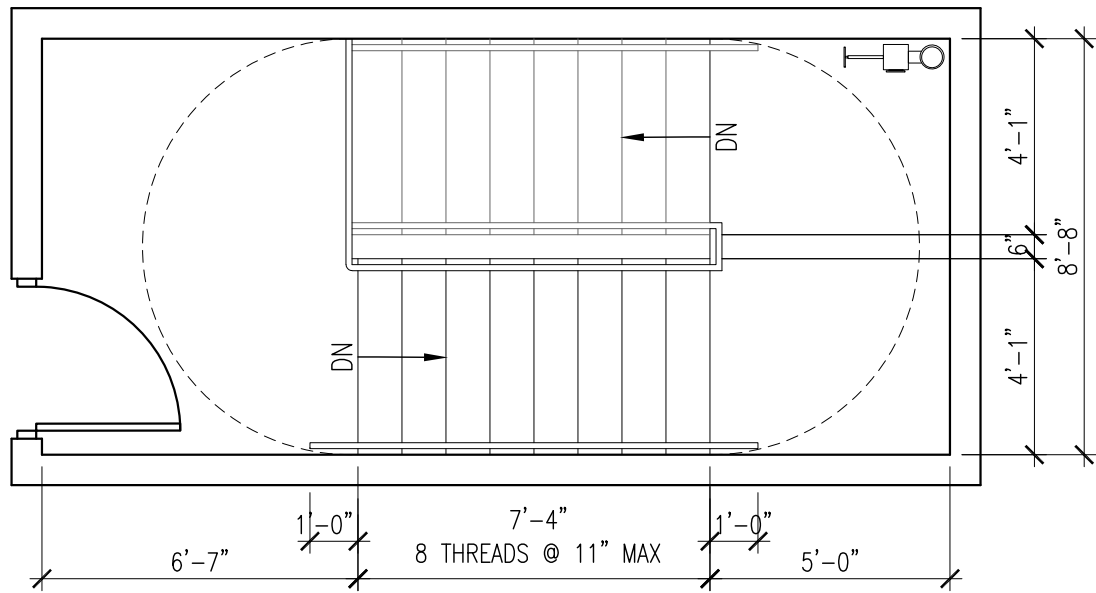


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DATE	01 FEB. 2019
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DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

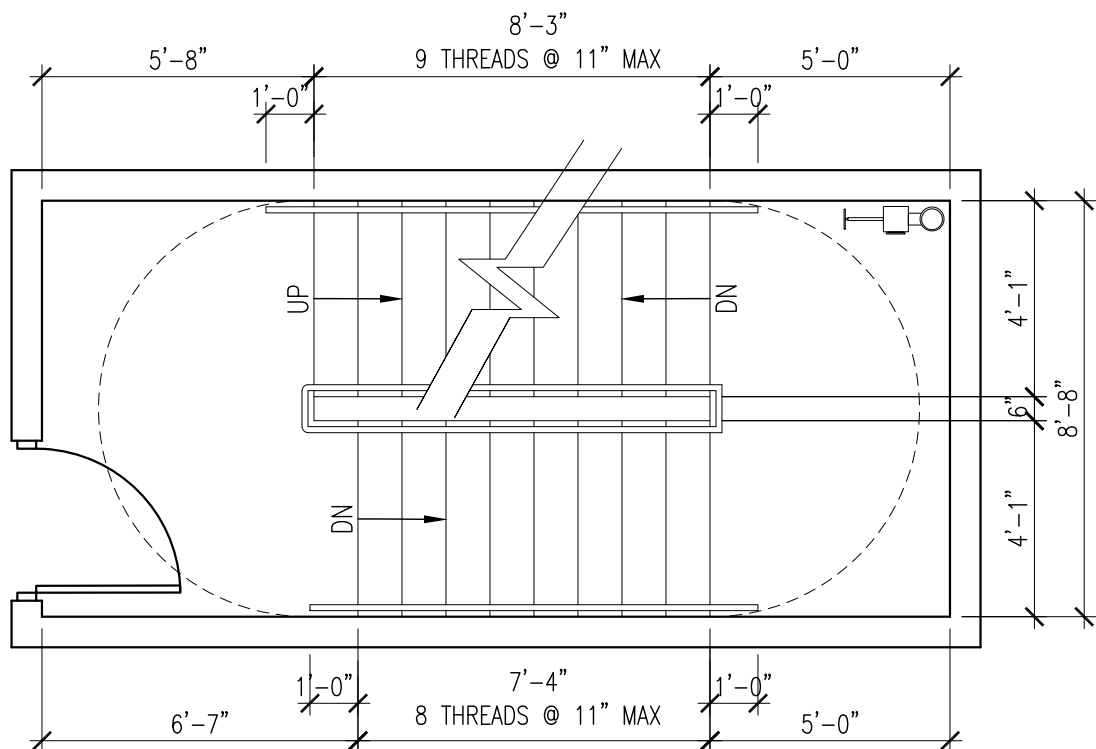
WALL SECTIONS AND ELEVATOR
SHAFT SECTION

SHEET NUMBER:

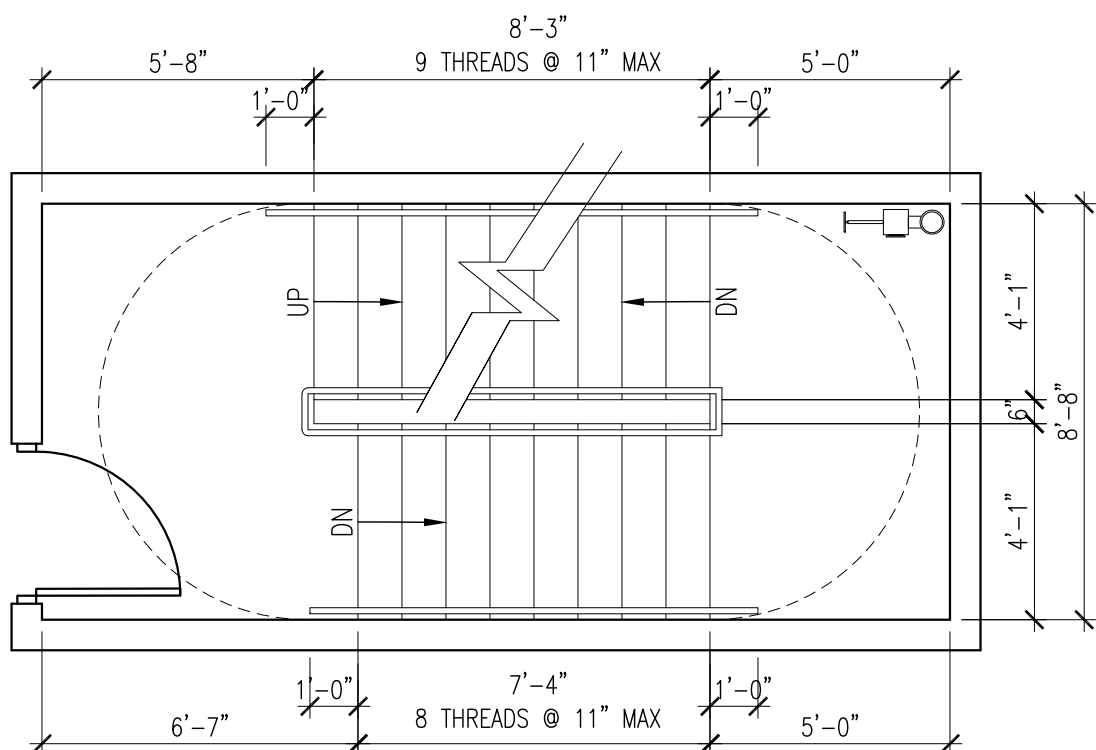
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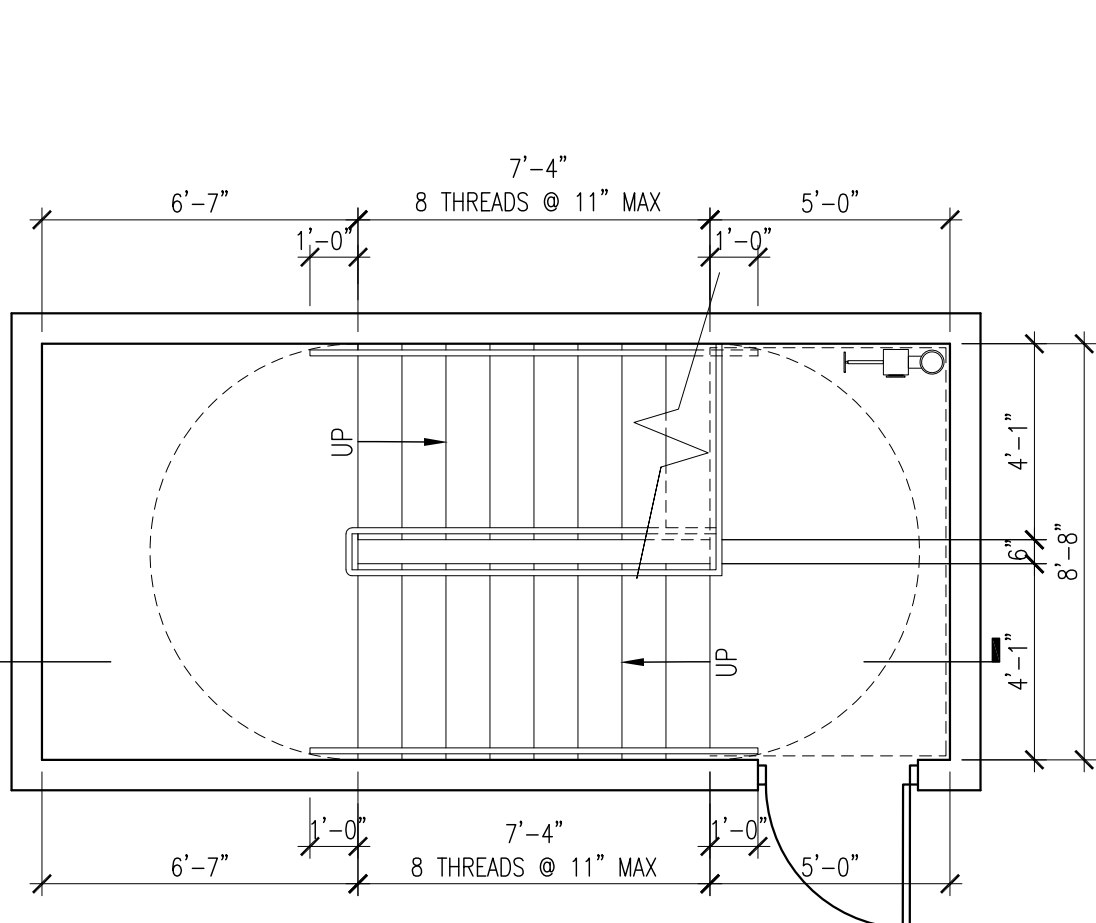
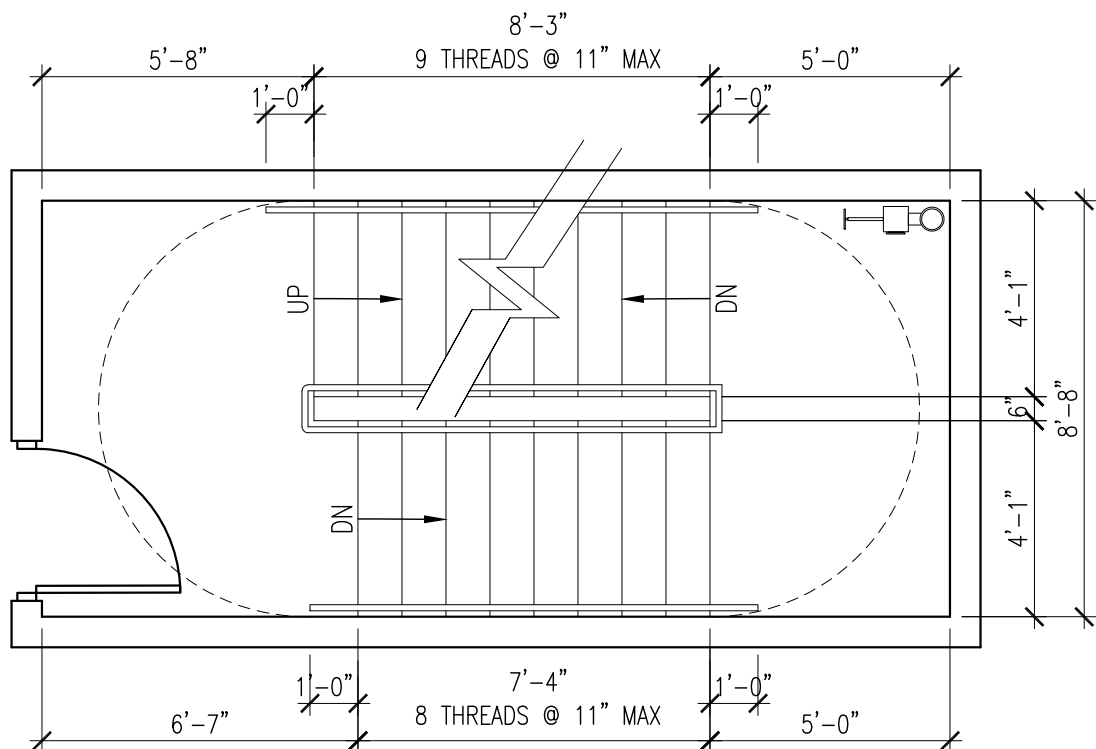
FIFTH LEVEL PLAN



FOURTH LEVEL PLAN

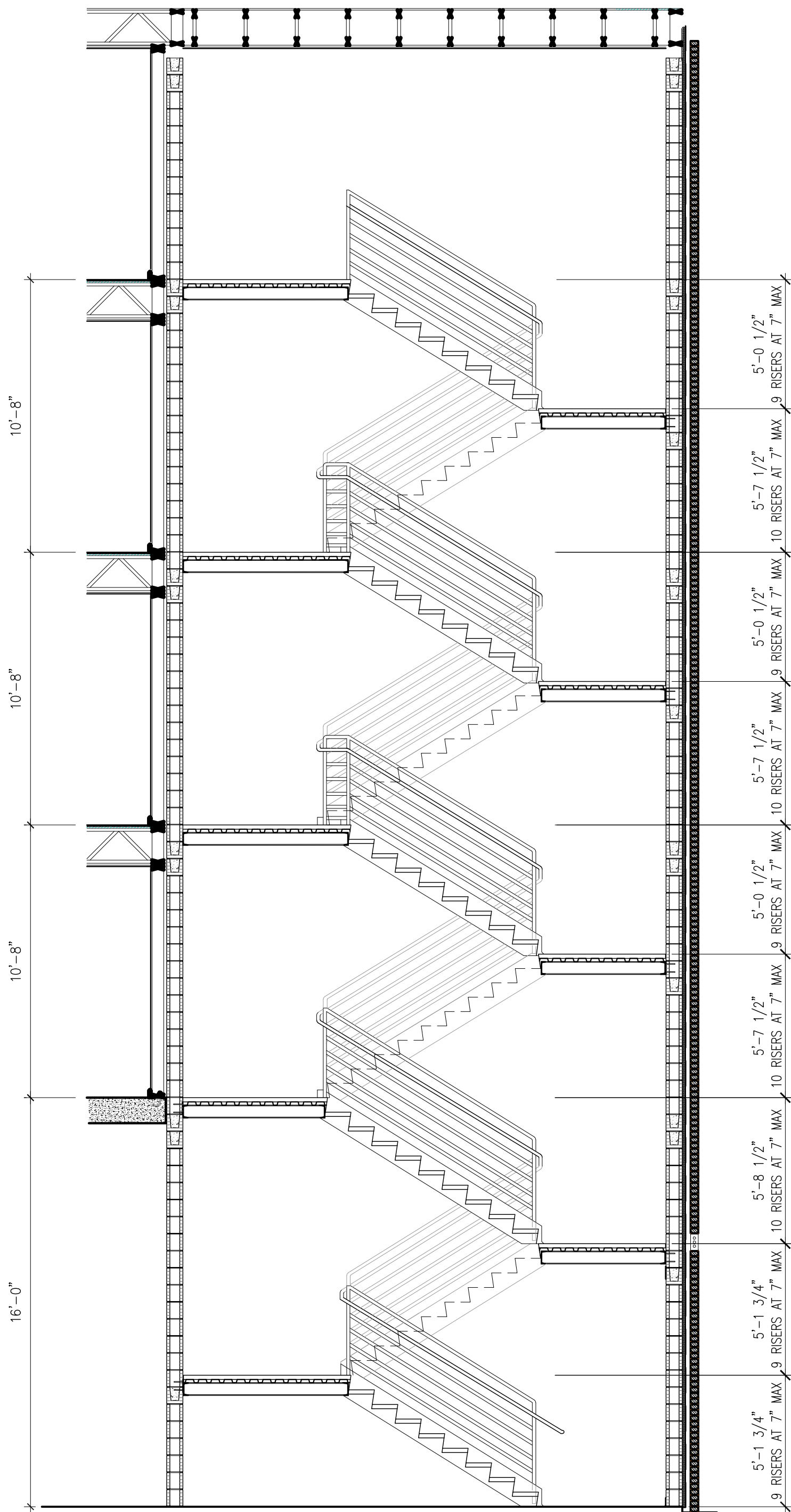


THIRD LEVEL PLAN



FIRST LEVEL PLAN

2 STAIR 1 ENLARGED PLAN
SCALE 1/8"=1'-0"



1 STAIR 1 SECTION
SCALE 1/8"=1'-0"

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118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
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Texas Registration # 15906

CONSULTANT

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MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

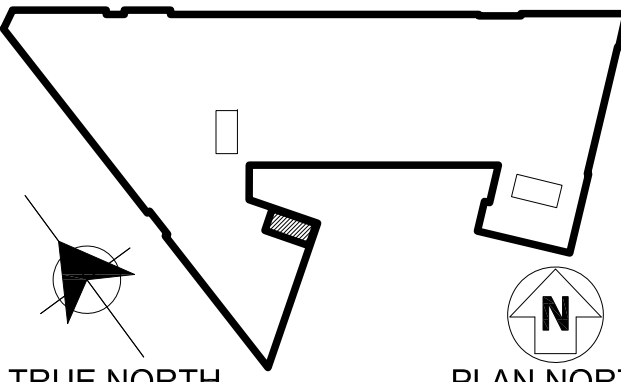
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



ALAMO
COMMUNITY GROUP
4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN



TRUE NORTH PLAN NORTH

DATE 01 FEB. 2019

GRG PROJECT NO. 18025

DRAWN BY STAFF

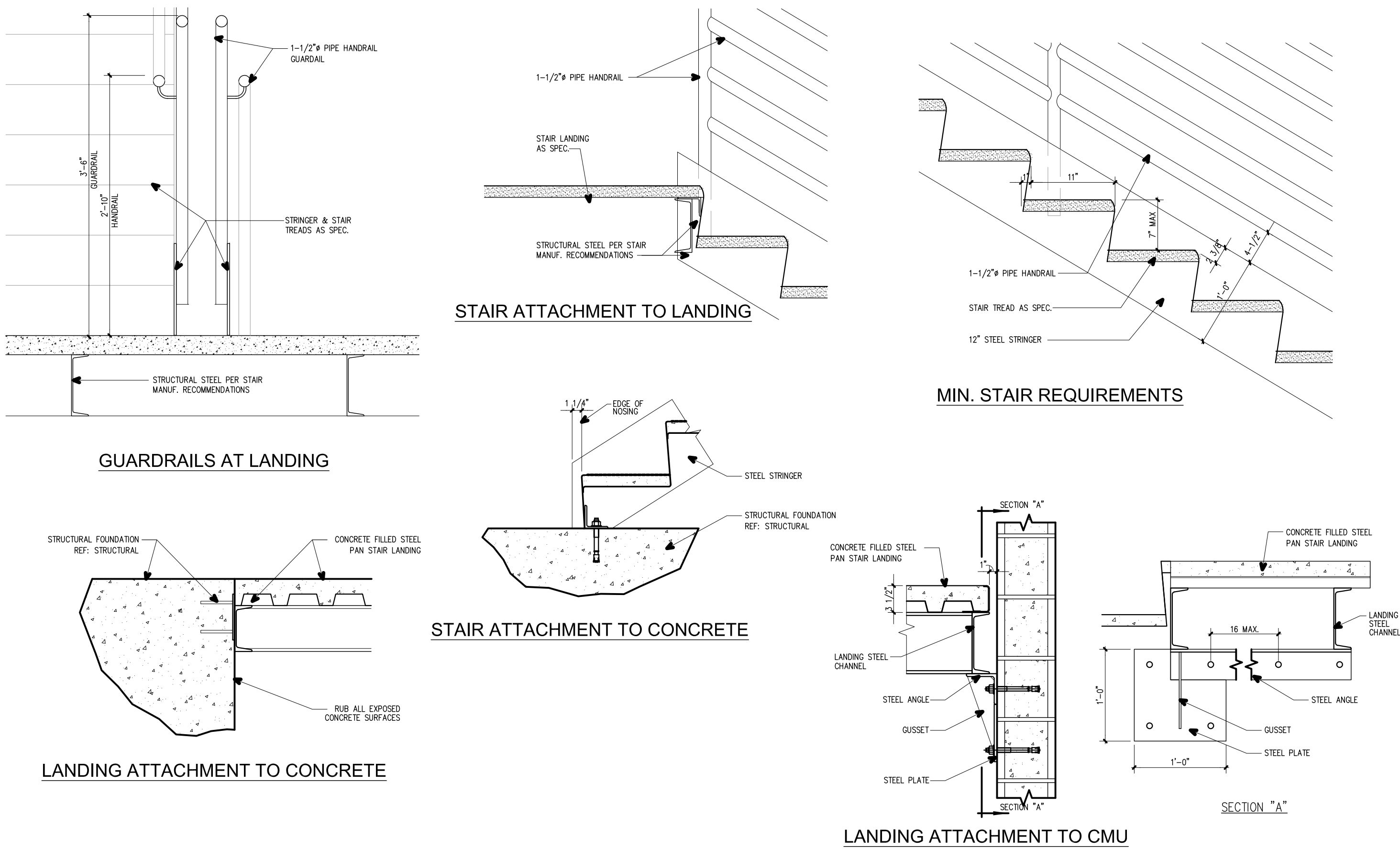
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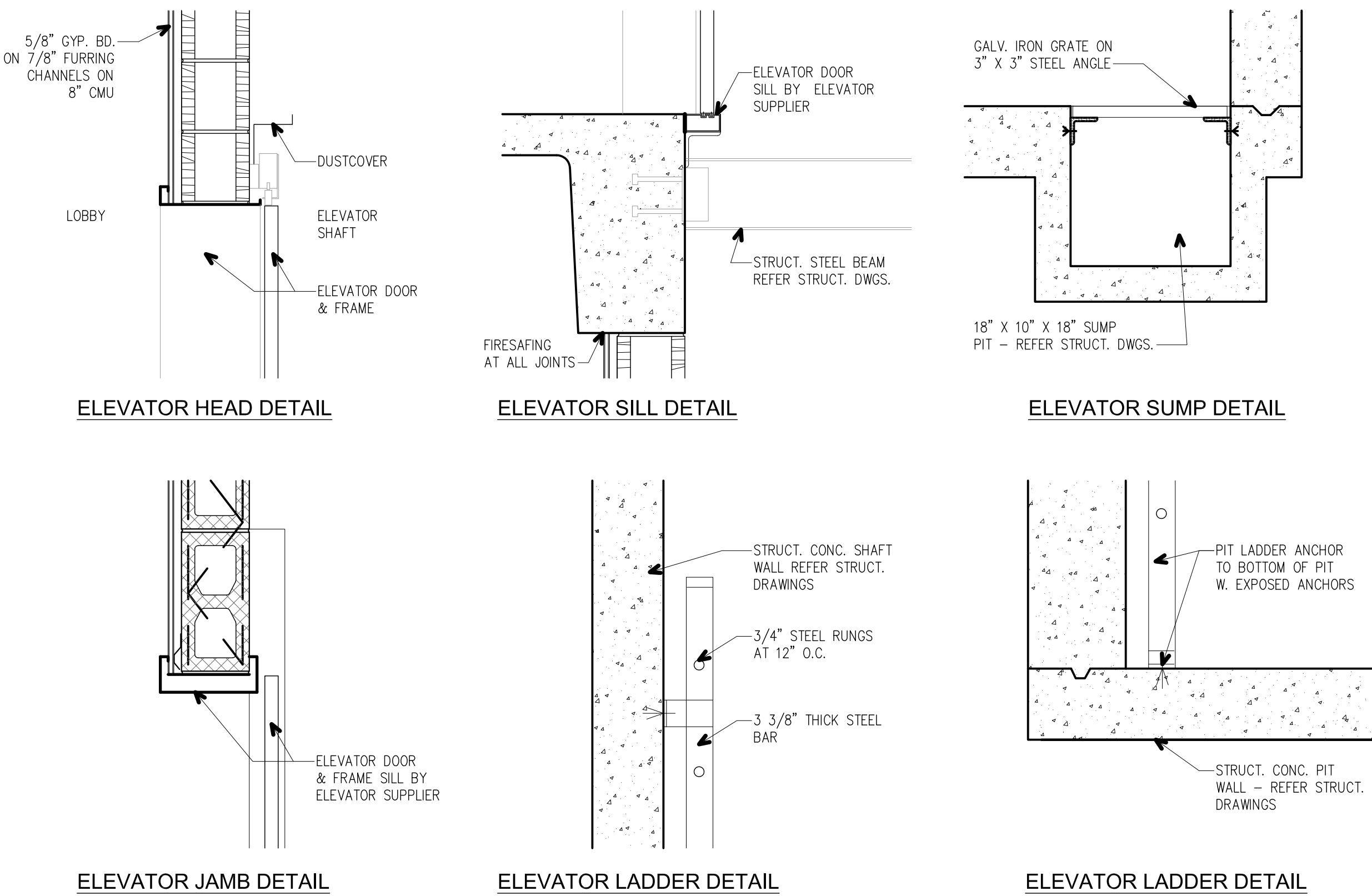
STAIR SECTION AND PLANS

SHEET NUMBER:

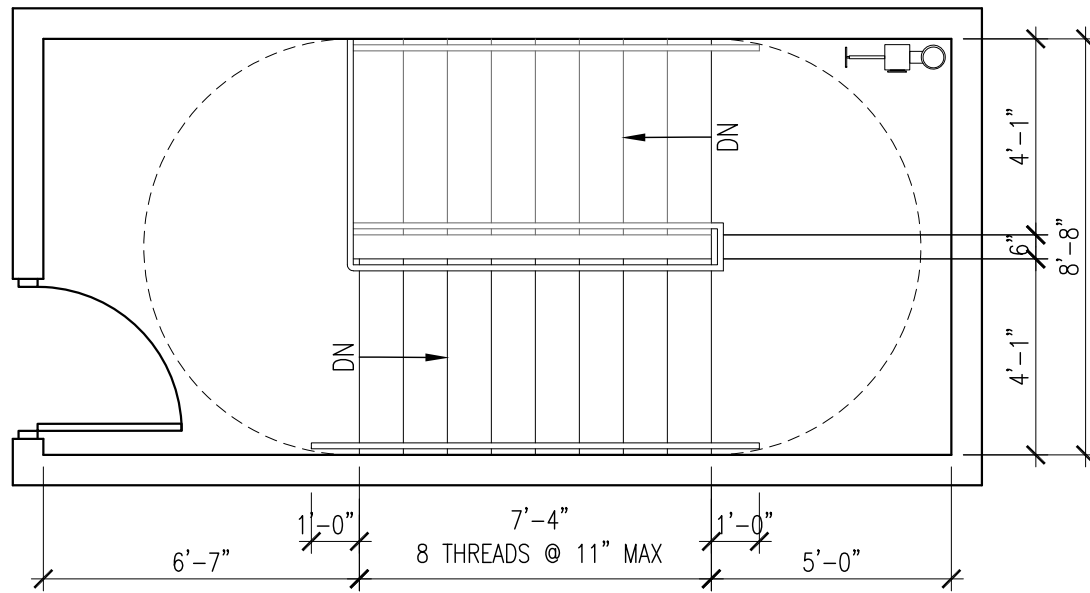
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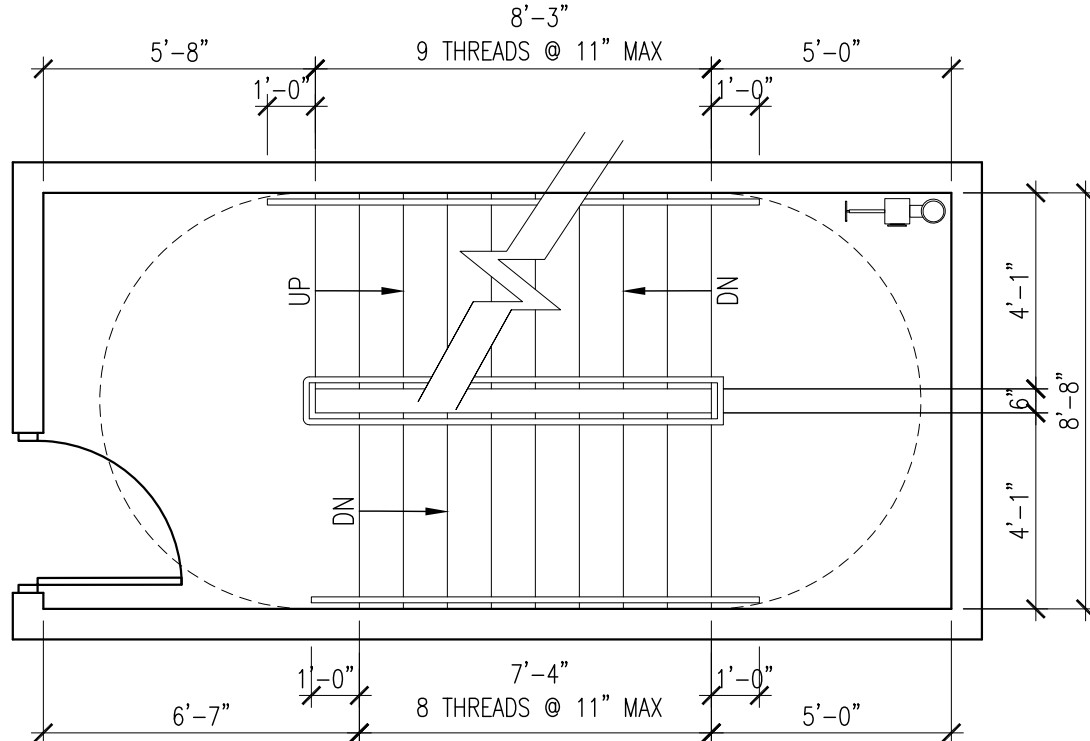
3 TYPICAL STAIR DETAILS
SCALE 1/8"=1'-0"



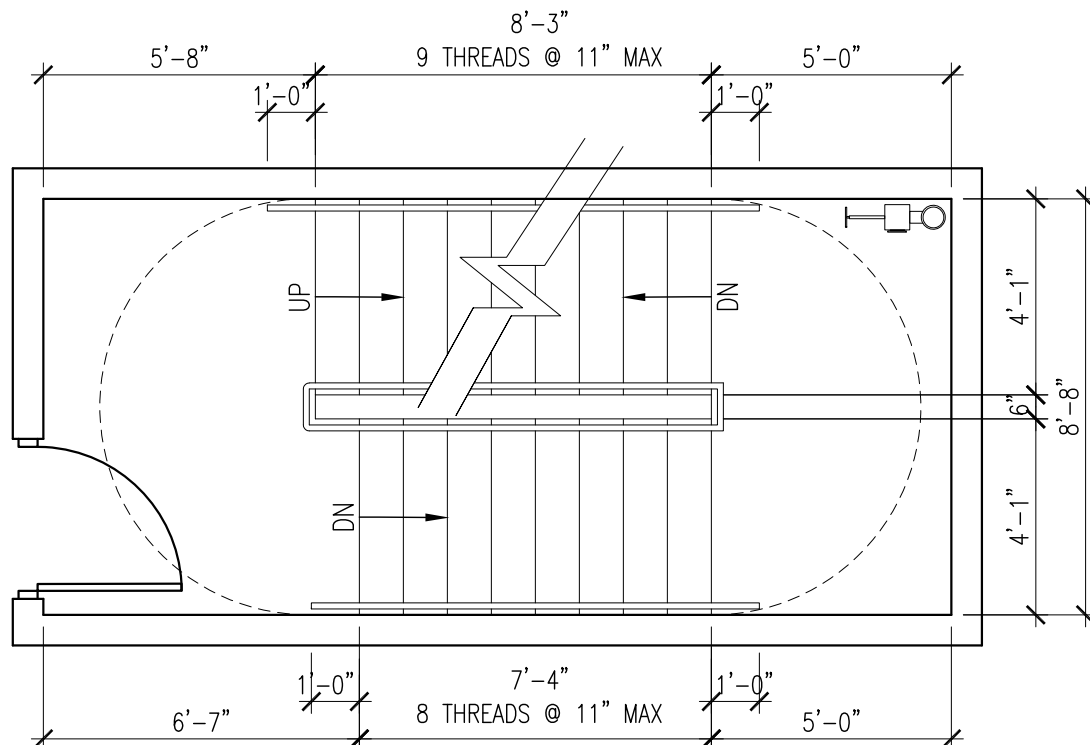
4 TYPICAL ELEVATOR DETAILS
SCALE 1/8"=1'-0"



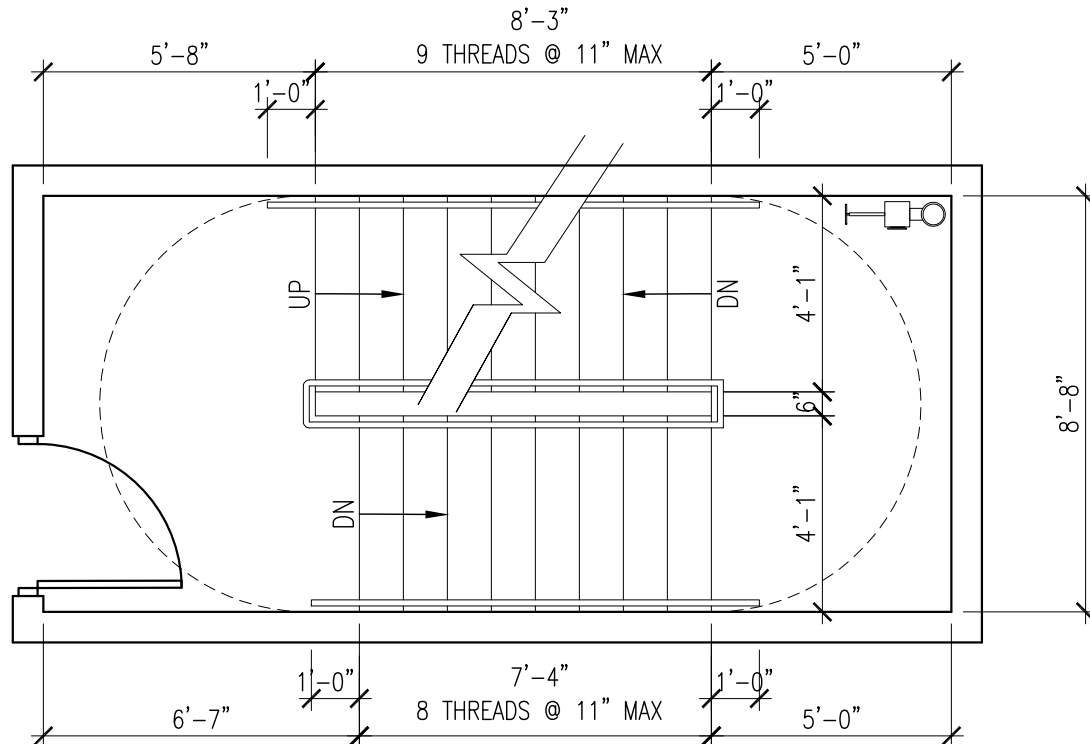
FIFTH LEVEL PLAN



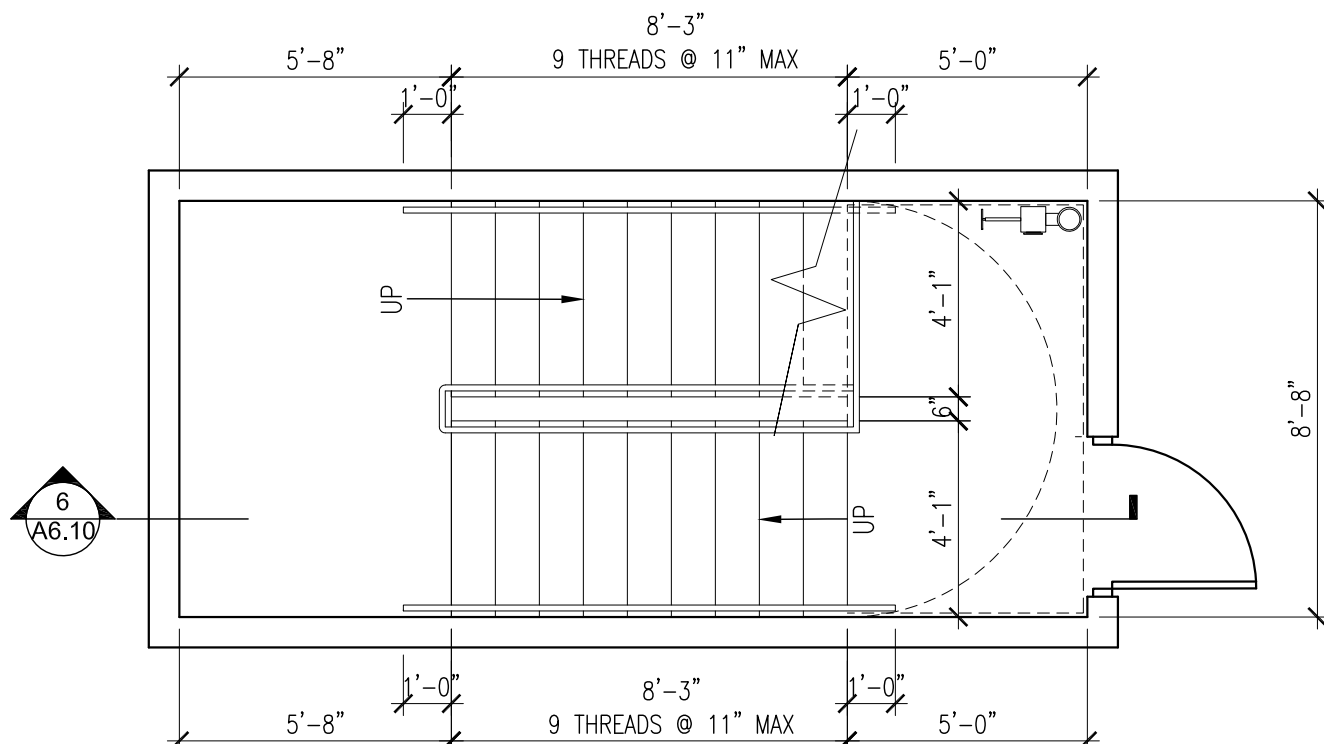
FOURTH LEVEL PLAN



THIRD LEVEL PLAN

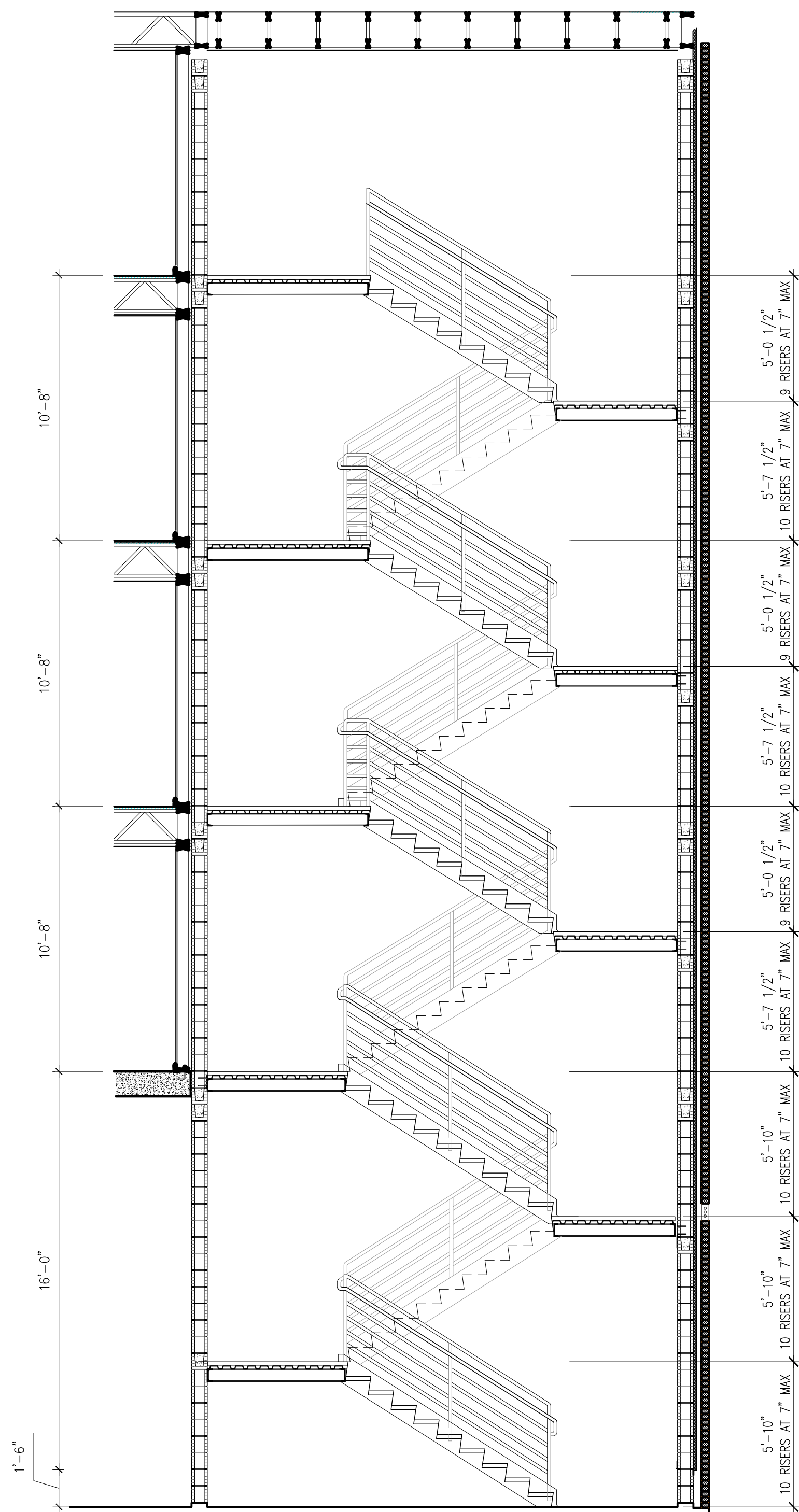


SECOND LEVEL PLAN



FIRST LEVEL PLAN

2 STAIR 2 ENLARGED PLAN
SCALE 1/8"=1'-0"



1 STAIR 2 SECTION
SCALE 1/8"=1'-0"

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MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.

SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP

4100 E. PIEDRAS DR. STE 200

SAN ANTONIO, TEXAS 78228

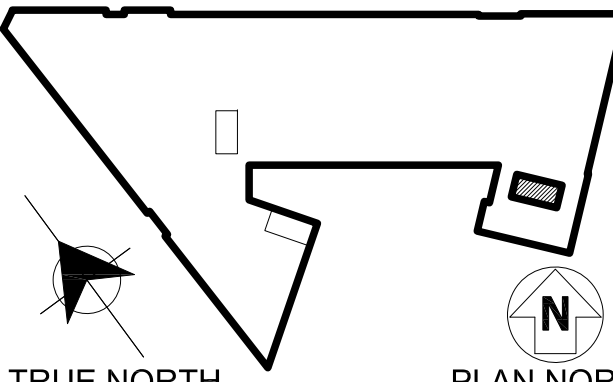
PROJECT TITLE



ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN



TRUE NORTH

PLAN NORTH

DATE

01 FEB. 2019

GRG PROJECT NO.

18025

DRAWN BY

STAFF

REVIEWED BY

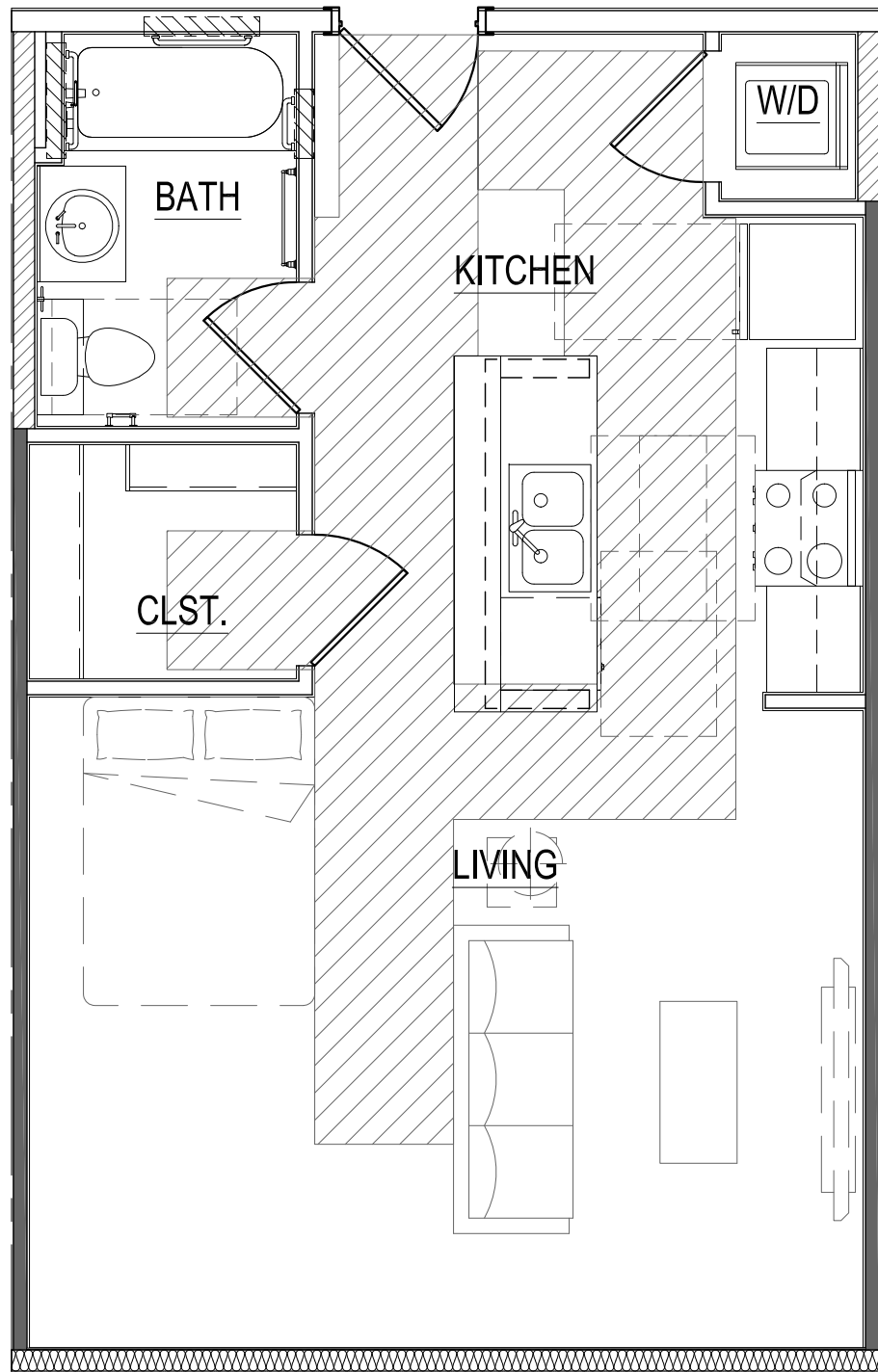
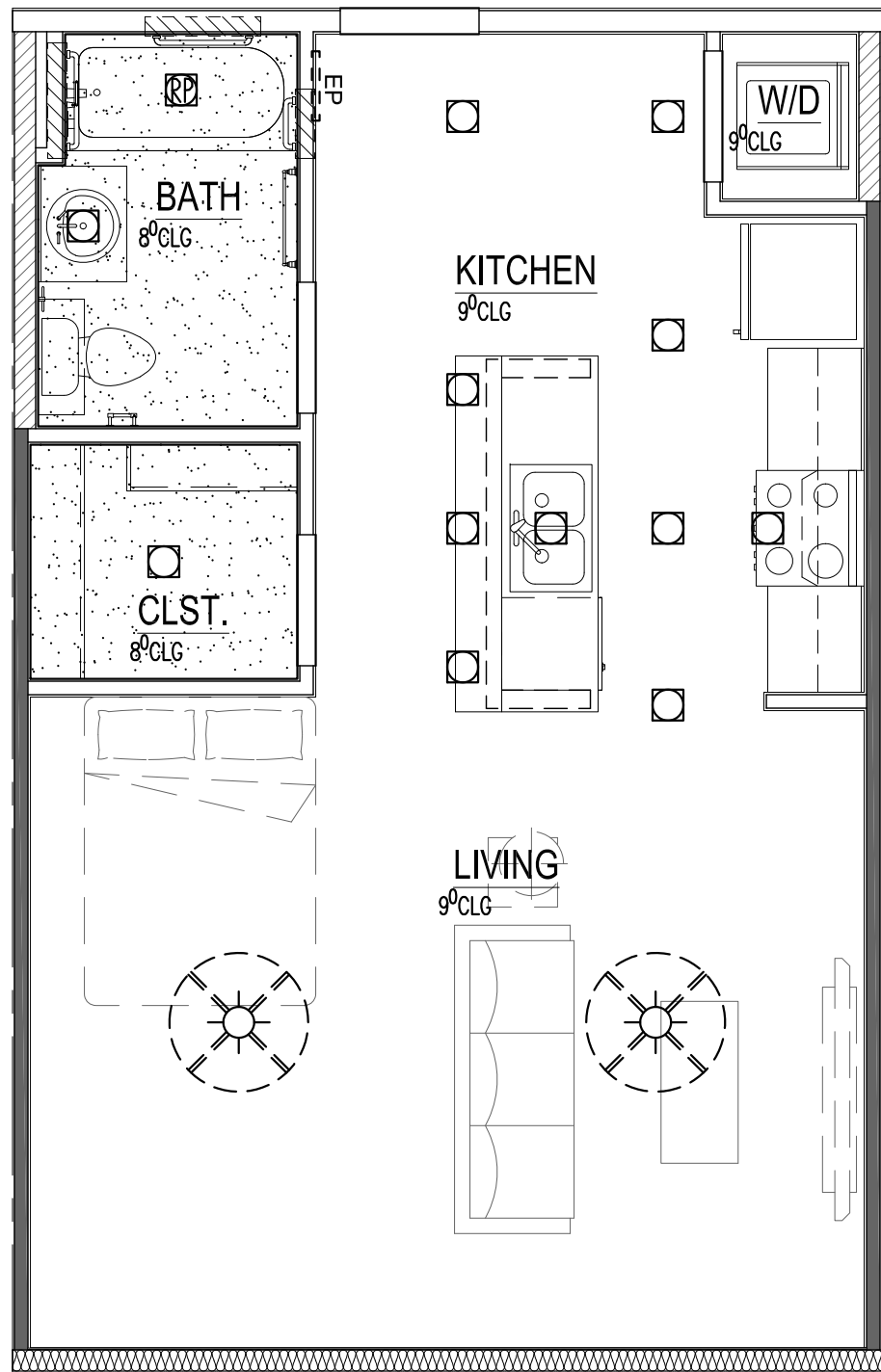
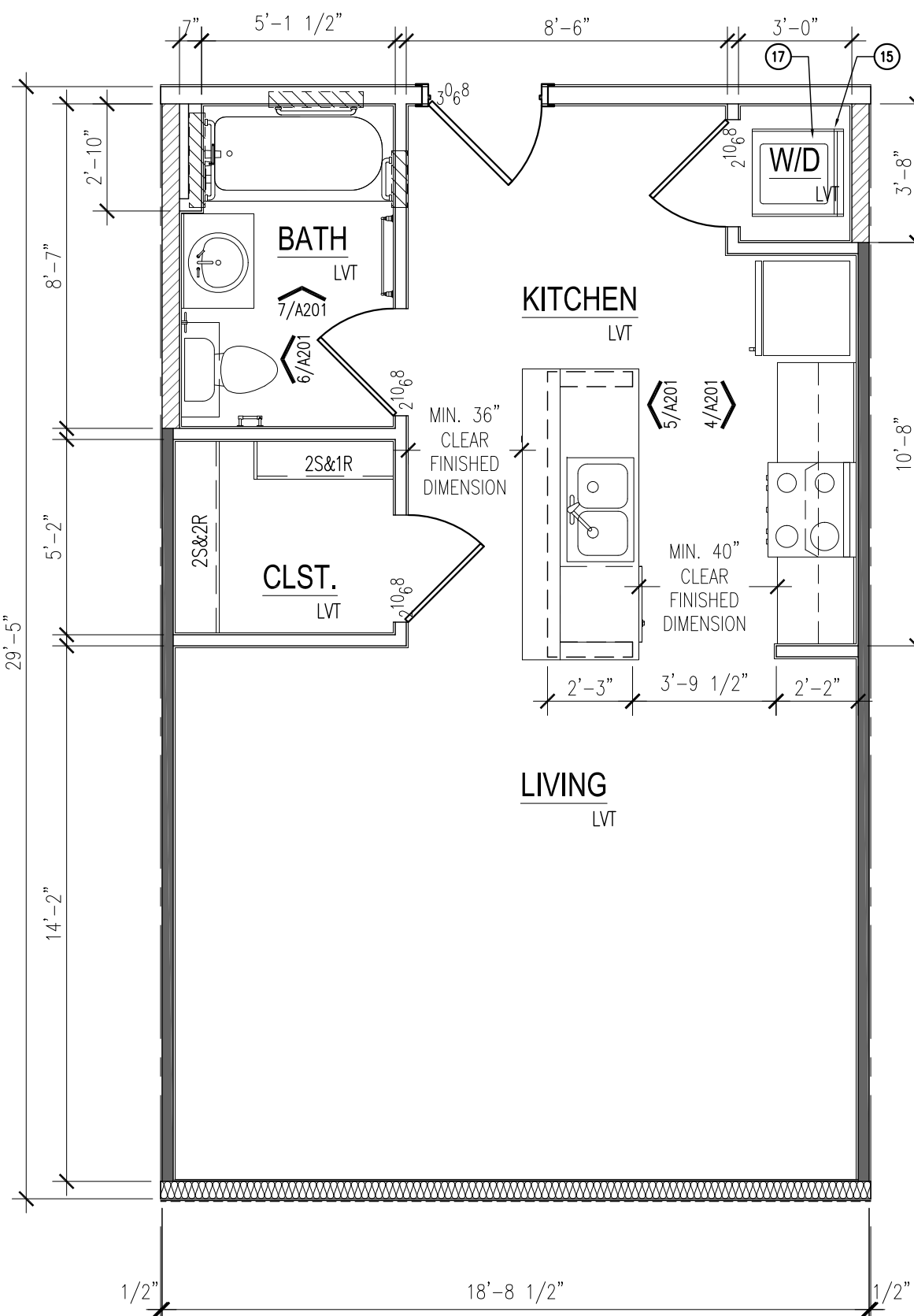
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SHEET TITLE:

STAIR SECTION AND PLANS

SHEET NUMBER:

A110

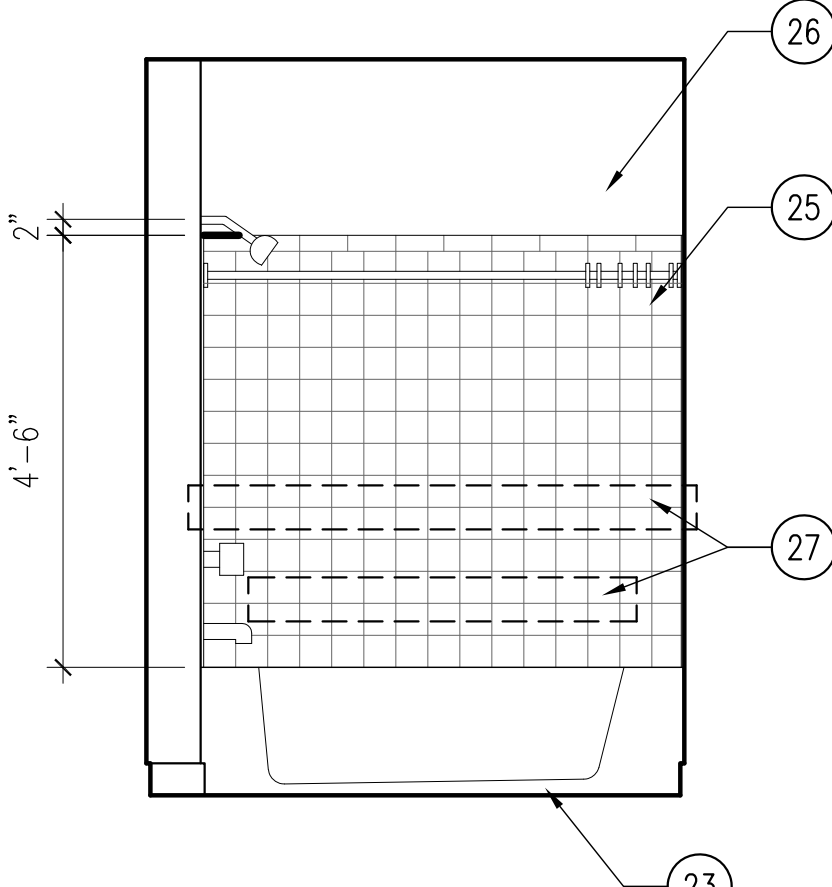
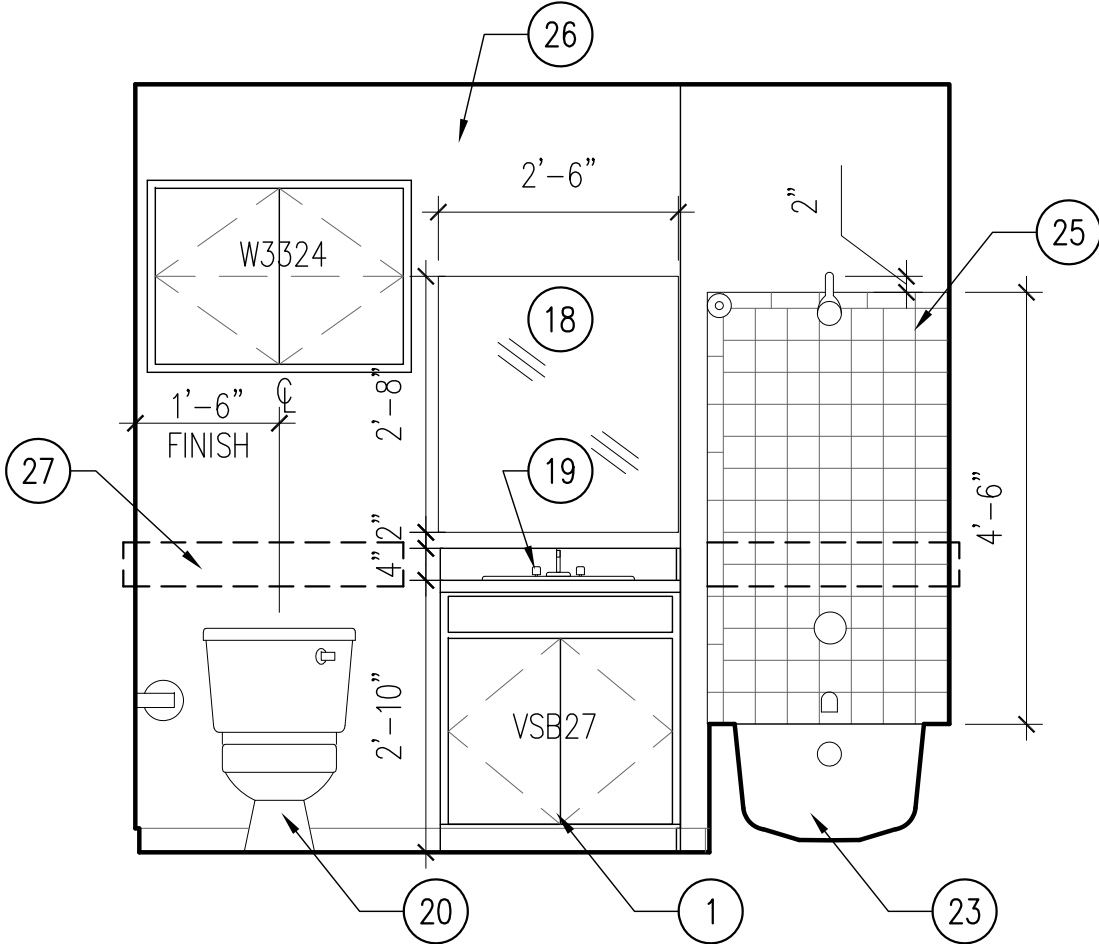
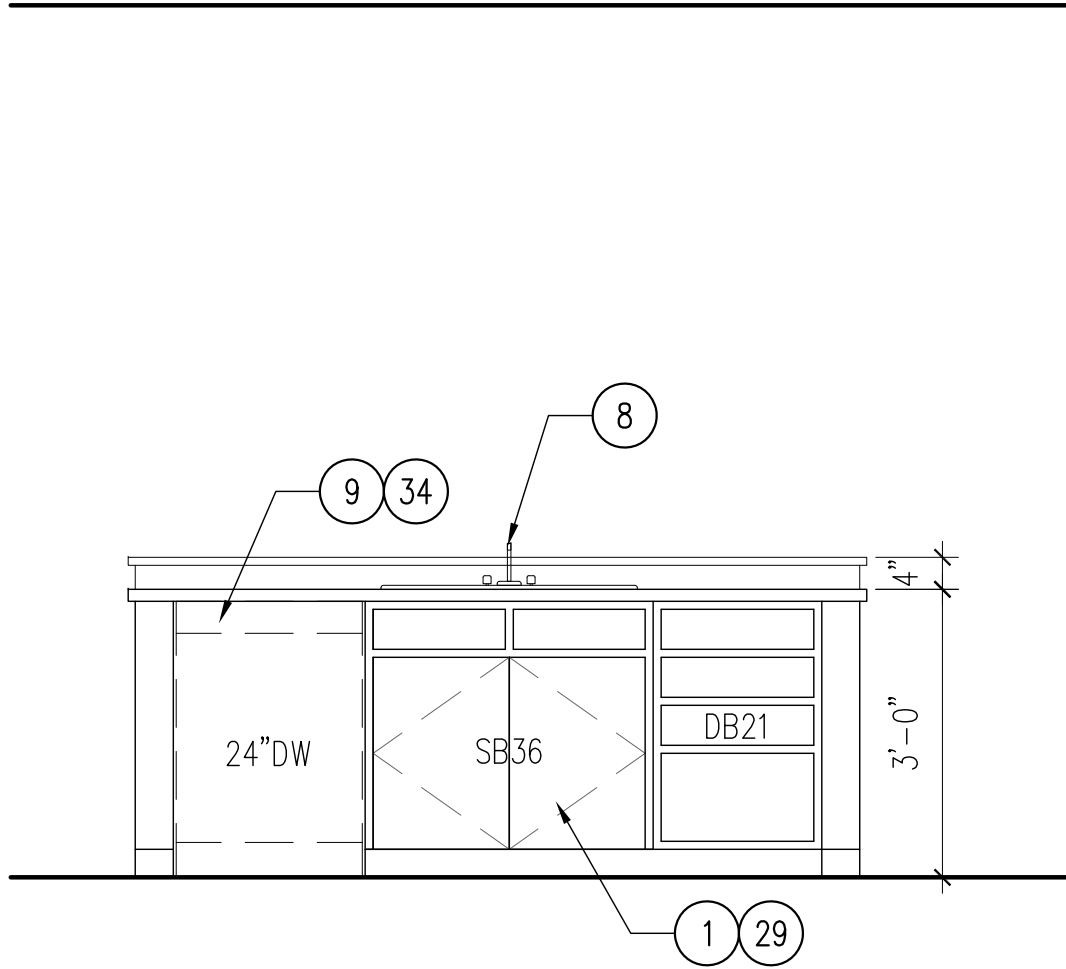
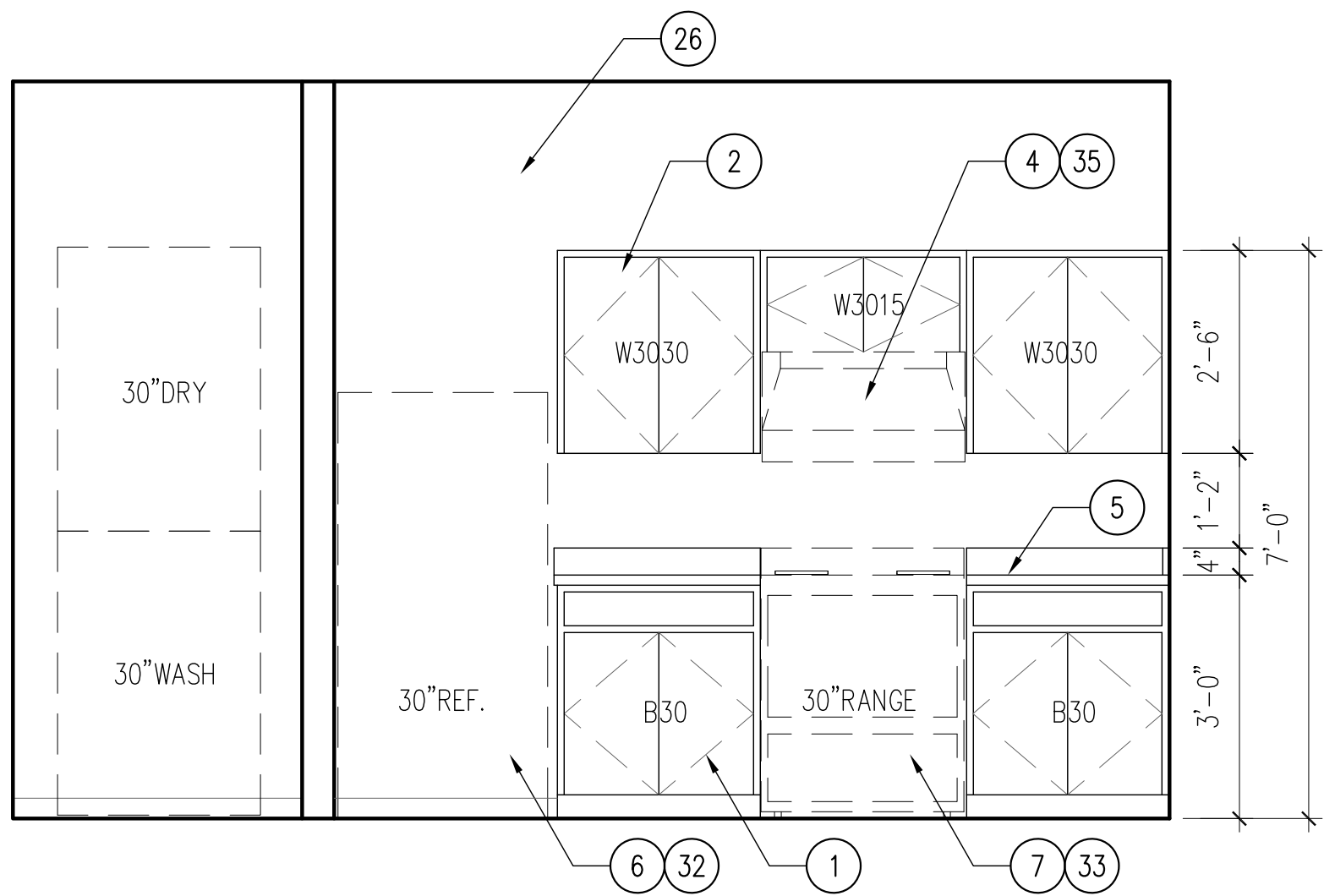


GENERAL NOTES

1. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED
2. TAPE, FLOAT, TEXTURE AND PAINT ALL GYP. BD. ALL UNIT WALLS / CEILINGS TO HAVE PAINTED BASE TRIM INCLUDING MECHANICAL, UTILITY, AND COAT CLOSETS.
3. FIELD VERIFY ALL CABINET SIZE DENOMINATIONS & FILLERS AS REQ.
4. ALL SINK BASE ON GROUND FLOORS IN KITCHENS ARE REMOVABLE & FLOOR LVT FINISHED UNDER SINK BASE CABINET.
5. ALL WATER CLOSETS ARE 18" OFF FINISH PARALLEL WALL OR EDGE OF TUB TO CENTER OF WC.
6. ALL DOORS NOT DIMENSIONED ARE 4" OFF CORNER ON HINGE SIDE OR CENTERED IN ROOM / WALL. PROVIDE DOOR STOP ON PERPENDICULAR STUD WALL.
7. INSTALL MIN. OF 2x6 BLOCKING BEHIND ALL TOILET ROOM ACCESSORIES.
8. REFER TO SHEET A2.5 FOR DOORS, WINDOWS & TOILET ACCESSORY SCHEDULES.
9. ALL DIMENSIONS ON UNIT PLANS ARE TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED. ALL WALLS ARE BASED ON 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
10. ALL INTERIOR ELEVATIONS ARE DRAWN ASSUMING FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
11. REFER TO ENLARGED BUILDING PLANS AND DIMENSION CONTROL PLANS FOR LOCATION OF EXTERIOR OPENINGS, BALCONIES, AND CONDITIONS OF THE EXTERIOR SKIN.
12. REFER TO GENERAL SHEETS FOR FURTHER FAIR HOUSING REQUIREMENTS.
13. ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
14. PROVIDE BLOCKING AS REQUIRED FOR UPPER CABINETS AT KITCHEN.
15. LVT SHOWER/TUB WALLS TO 7'-4" AFF. VERIFY FRAMING OF TUB/SHOWER WITH ACTUAL TUB/SHOWER SUPPLIED. CEMENTITIOUS BACKER BOARD SHALL BE USED. AT ALL TUB/SHOWER AREAS, MOISTURE RESISTANT GYPSUM BOARD WILL NOT BE ACCEPTED AT THESE LOCATIONS.
16. INSULATE ALL PLUMBING RISERS, AT RATED WALLS, THEY MUST MAINTAIN CONT. RATING. RATED WALLS MUST HAVE CONTINUOUS RATING
17. ALL FLOORING MATERIAL TRANSITIONS SHALL HAVE A TRANSITION STRIP - LOXSCREEN OR EQUAL.

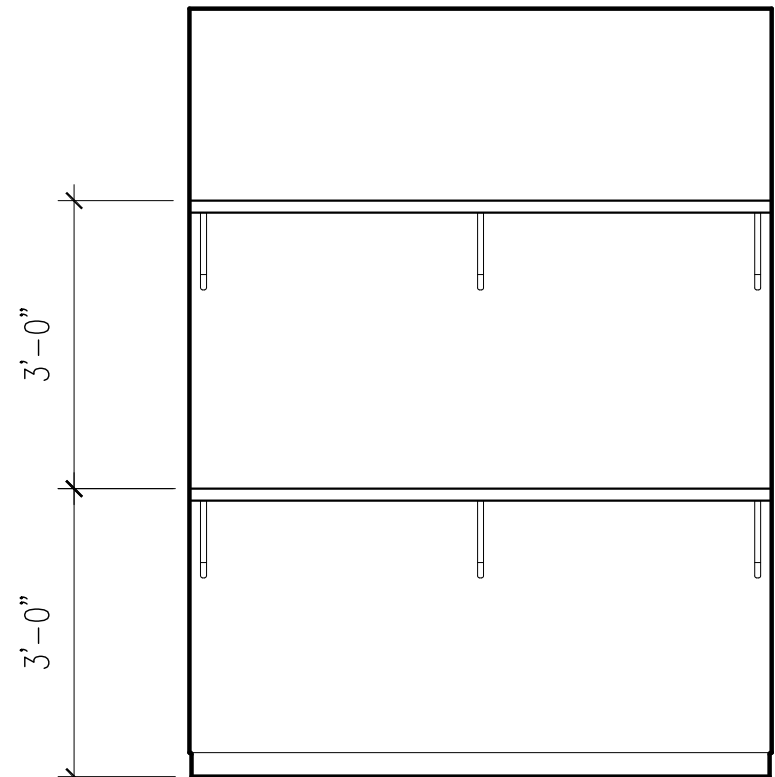
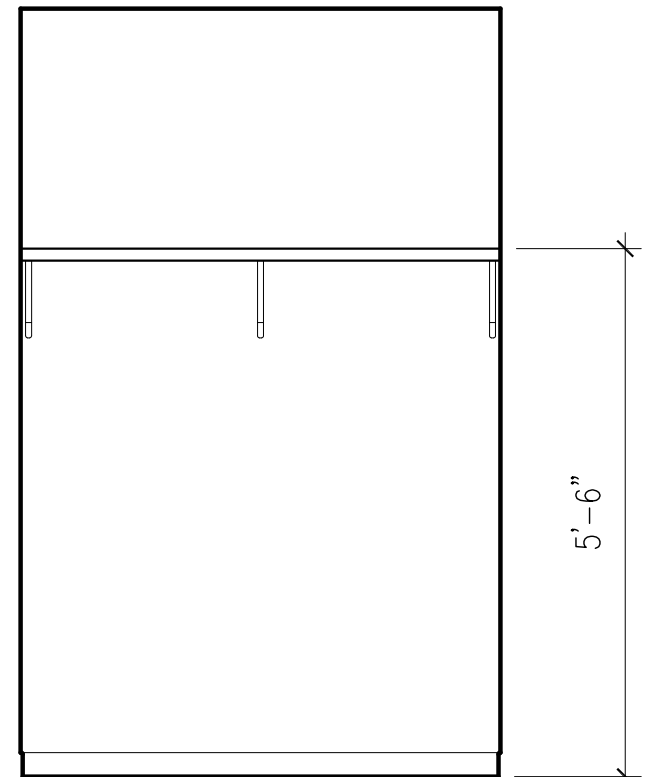
KEYNOTES

1. WD. BASE CABINETS
2. WD. UPPER CABINETS
3. WD. BASE BOARD/PAINT
4. VENT MICROWAVE COMBO
5. SOLID SURFACE TOP w/ 4" BACKSPLASH
6. REFRIGERATOR w/ ICE MAKER
7. ELECTRIC RANGE
8. DOUBLE SINK w/ FAUCET & DISPOSAL
9. DISHWASHER
10. LIGHT FIXTURE
11. DOOR. REFER TO DOOR SCHEDULE
12. WASHER CONNECTION BOX, RECESSED
13. NOT USED
14. DRYER VENT
15. STACKABLE WASHER / DRYER COMBINATION
16. FIXED SHELVING
17. FIXED SHELVES WITH HANGING ROD
18. MIRROR
19. LAVATORY
20. WATER CLOSET
21. RECESSED MEDICINE CABINET
22. NOT USED.
23. BATH TUB UNIT
24. MILLWORK LINEN CLOSET
25. CERAMIC LVT 4x4 w/2x BULL NOSE AT TOP & EDGE
26. NOT USED.
27. PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS, @ ALL ACCESSIBLE UNITS.
28. NOT USED.
29. REMOVABLE BASE CABINET AT ACCESSIBLE UNITS ONLY
30. FRONT-LOAD WASHER (N.I.C.)
31. FRONT-LOAD DRYER (N.I.C.)
32. SIDE-BY-SIDE REFRIGERATOR AT ACCESSIBLE UNITS ONLY
33. ACCESSIBLE RANGE AT ACCESSIBLE UNITS ONLY
34. ACCESSIBLE DISHWASHER AT ACCESSIBLE UNITS ONLY
35. ACCESSIBLE MICROWAVE AT ACCESSIBLE UNITS ONLY



LEGEND

- C WINDOW TYPE REF.
- D1 DOOR TYPE REF.
- FURRED DOWN CEILING
- COMBINATION CEILING FAN & LIGHT FIXTURE- CENTER IN ROOM U.N.O. REF. TO ELECTRICAL
- SURFACE MOUNTED LIGHT FIXTURE REF. TO ELECTRICAL
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- 3-1/2" WOOD STUD W/ 5/8" GYP. BD. ON BOTH SIDES
- 5-1/2" PLUMBING WALL
- 5-1/2" WOOD STUD W/ 5/8" GYP. BD. ON INTERIOR SIDE W/ FUL BATT INSULATION AND 5/8" GYP. SHEATHING AND EXTERIOR VENEER



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architecture
118 BROADWAY, SUITE 620
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Edward A. Garza
Texas Registration # 15906

CONSULTANT

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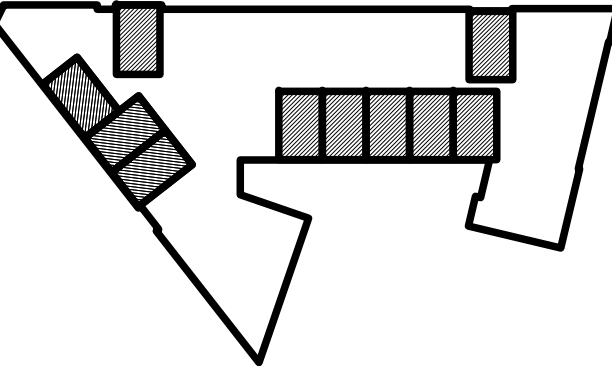
MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
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PROJECT TITLE

ALAMO
COMMUNITY GROUP
4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

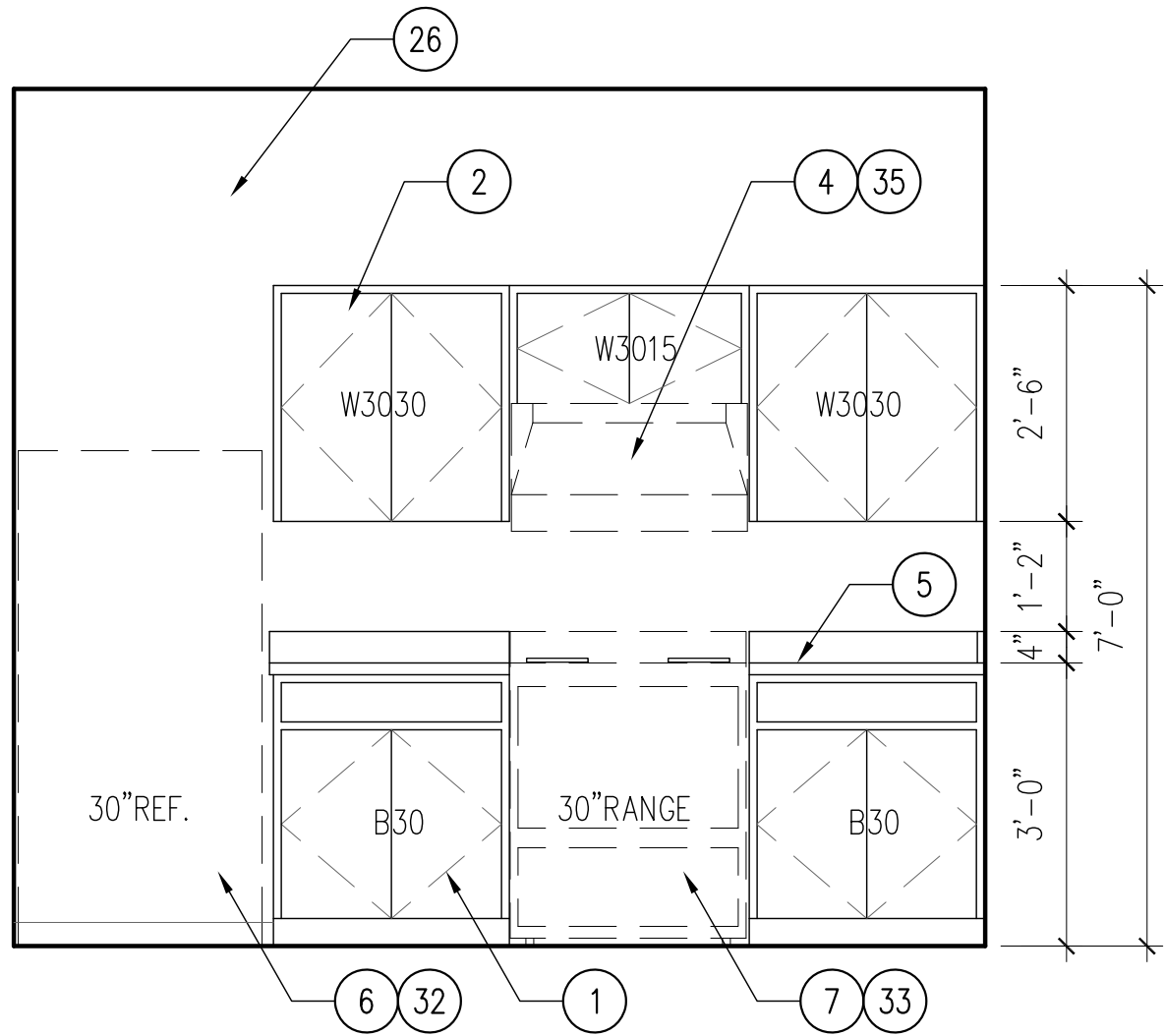
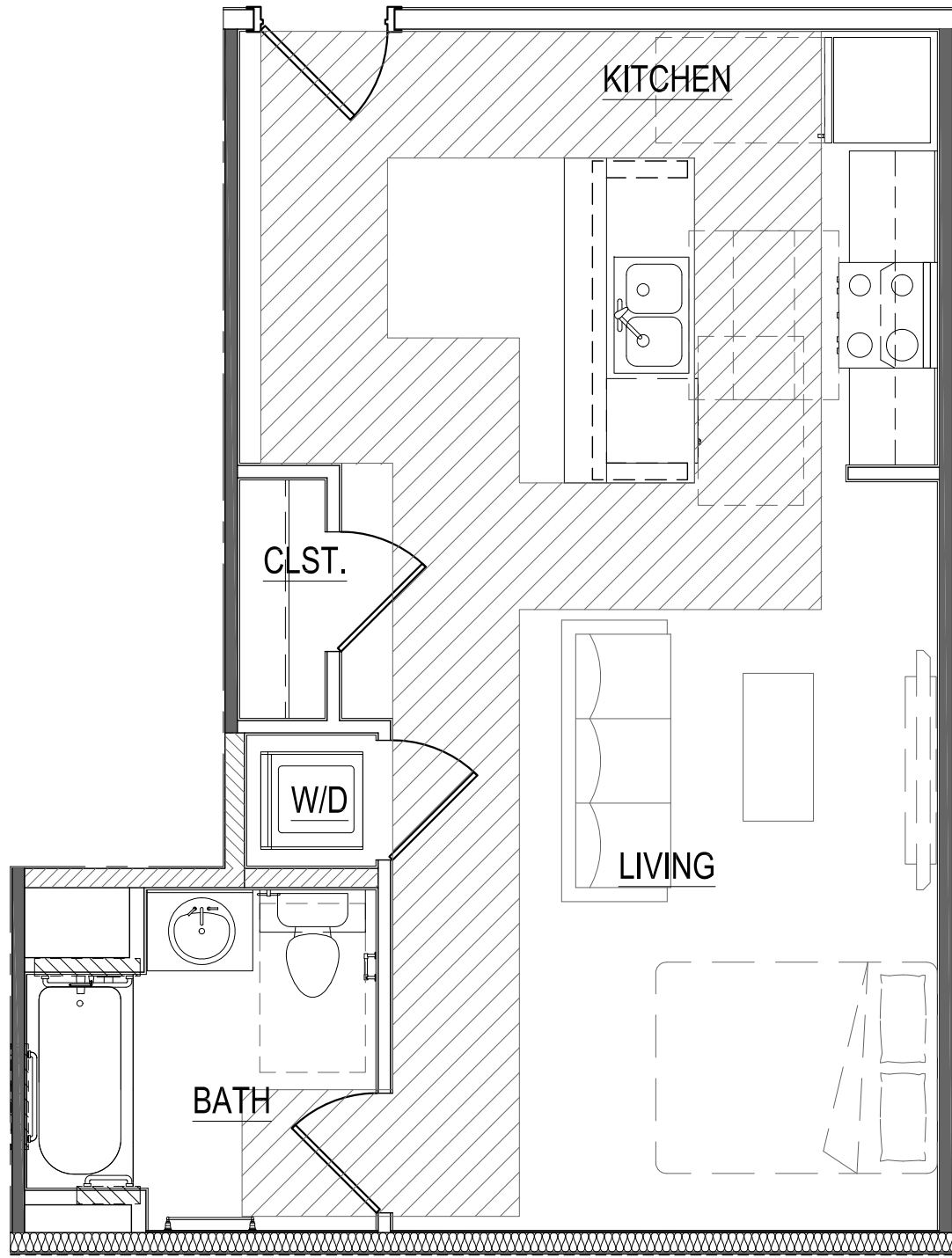
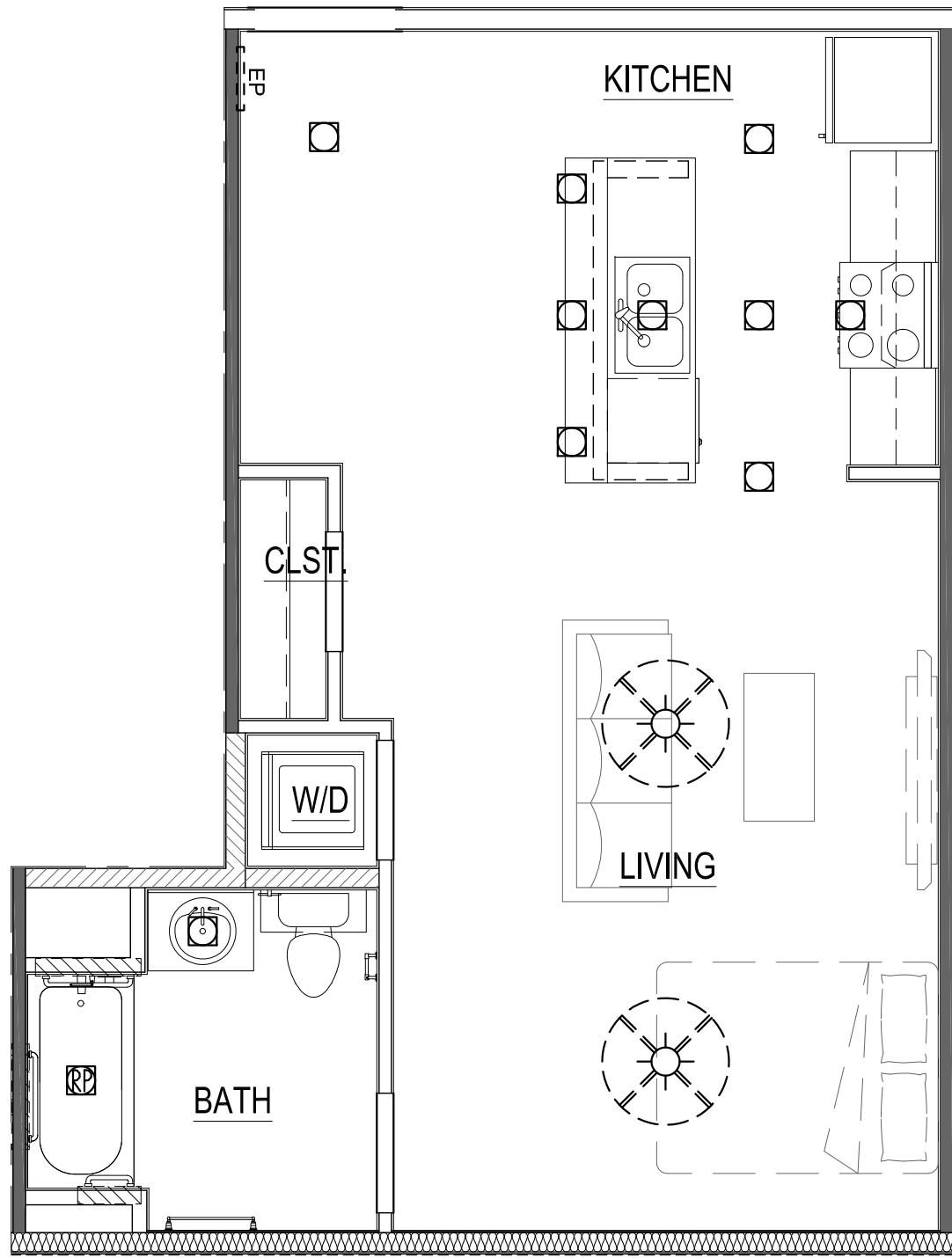
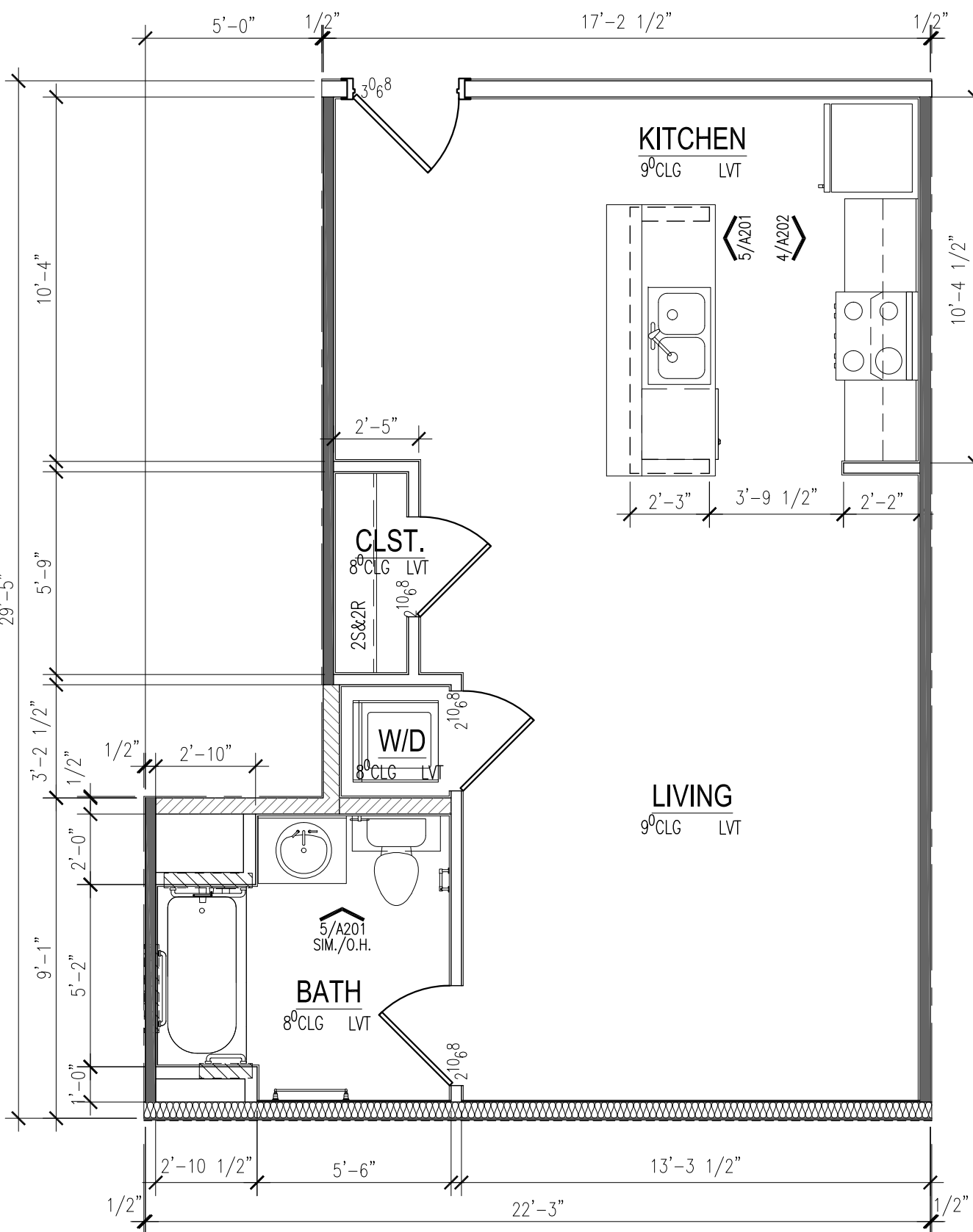


DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG

SHEET TITLE:
E1 UNIT PLANS, RCP,
FURNITURE/ACCESSIBLE ROUTE
PLANS AND INTERIOR
ELEVATIONS

SHEET NUMBER:

A201



GENERAL NOTES

- ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED
- TAPE, FLOAT, TEXTURE AND PAINT ALL GYP. BD. ALL UNIT WALLS / CEILINGS TO HAVE PAINTED BASE TRIM INCLUDING MECHANICAL, UTILITY, AND COAT CLOSETS.
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KEYNOTES

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- WD. UPPER CABINETS
- WD. BASE BOARD/PAINT
- VENT MICROWAVE COMBO
- SOLID SURFACE TOP w/ 4" BACKSPLASH
- REFRIGERATOR w/ ICE MAKER
- ELECTRIC RANGE
- DOUBLE SINK w/ FAUCET & DISPOSAL
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- PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS, @ ALL ACCESSIBLE UNITS.
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- ACCESSIBLE RANGE AT ACCESSIBLE UNITS ONLY
- ACCESSIBLE DISHWASHER AT ACCESSIBLE UNITS ONLY
- ACCESSIBLE MICROWAVE AT ACCESSIBLE UNITS ONLY

LEGEND

- WINDOW TYPE REF.
- DOOR TYPE REF.
- FURRED DOWN CEILING
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02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

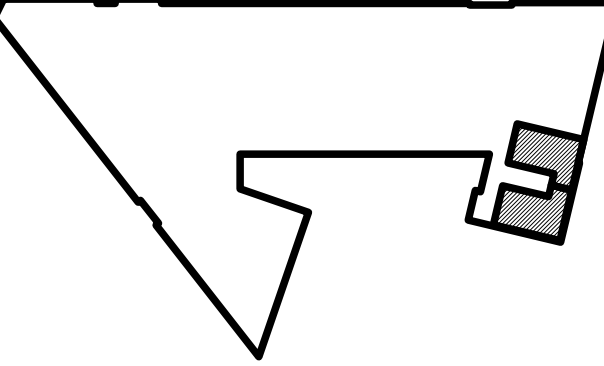
MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



KEY PLAN

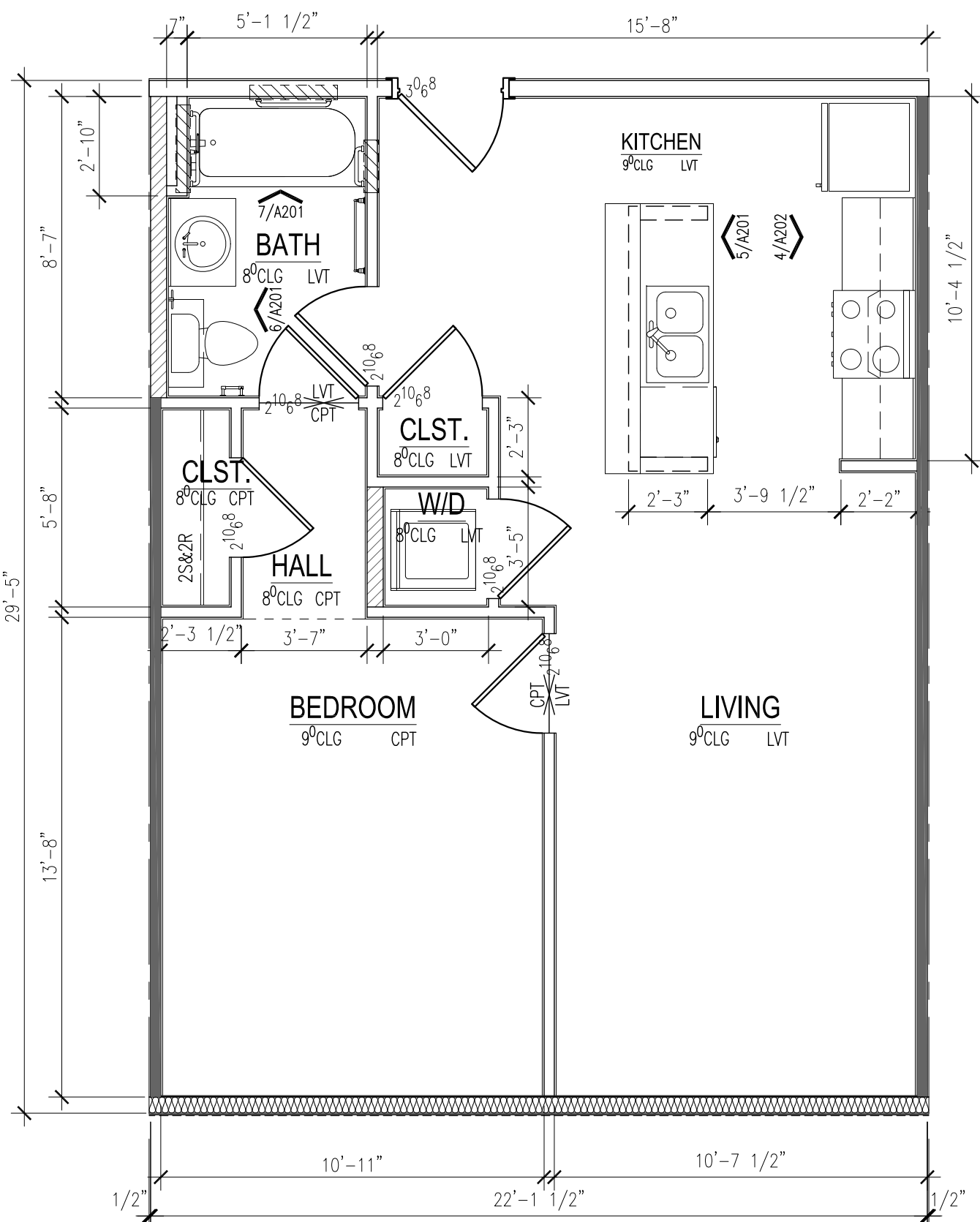


DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG

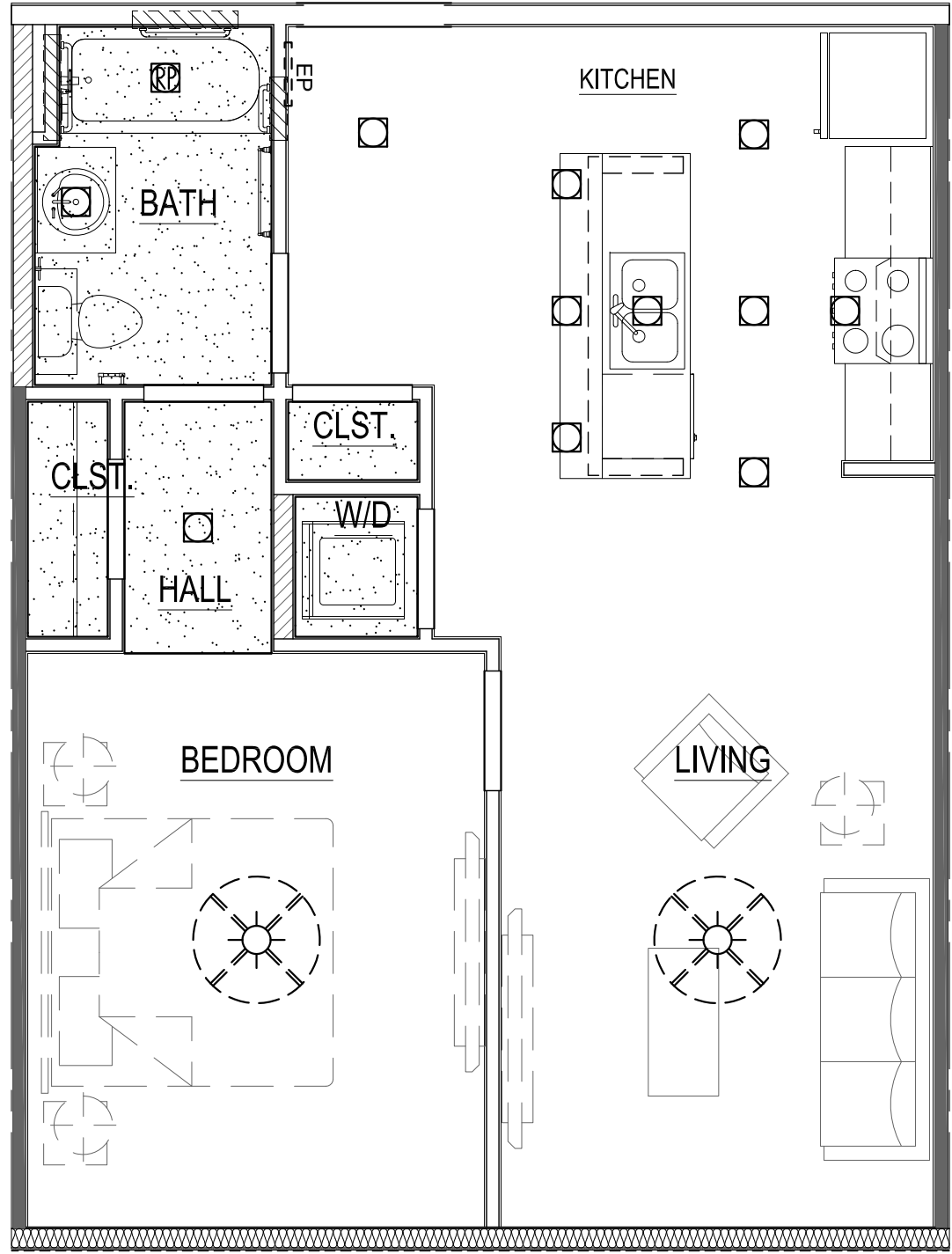
SHEET TITLE:
E2 UNIT PLANS, RCP,
FURNITURE/ACCESSIBLE ROUTE
PLANS AND INTERIOR
ELEVATIONS

SHEET NUMBER:

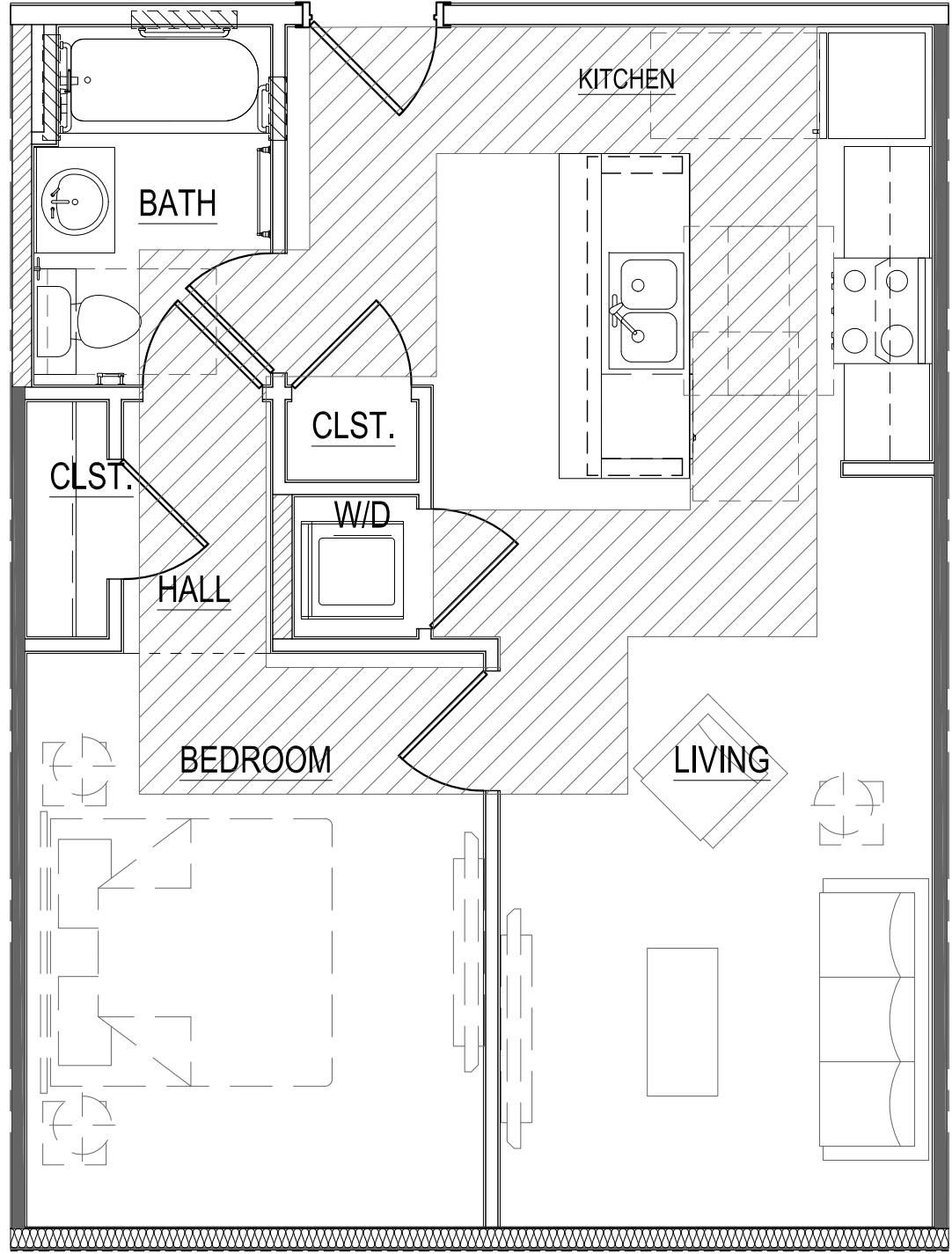
A202



1 E2 UNIT FLOOR PLAN
SCALE: 1/4"=1'-0" GROSS SQFT: 551 SF



2 REFELCTED CEILING PLAN
SCALE: 1/4"=1'-0"



3 FURNITURE / ACCESSIBILITY PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

- ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
- TAPE, FLOAT, TEXTURE AND PAINT ALL GYP. BD. ALL UNIT WALLS / CEILINGS TO HAVE PAINTED BASE TRIM INCLUDING MECHANICAL, UTILITY, AND COAT CLOSETS.
- FIELD VERIFY ALL CABINET SIZE DENOMINATIONS & FILLERS AS REQ.
- ALL SINK BASE ON GROUND FLOORS IN KITCHENS ARE REMOVABLE & FLOOR LVT FINISHED UNDER SINK BASE CABINET.
- ALL WATER CLOSETS ARE 18" OFF FINISH PARALLEL WALL OR EDGE OF TUB TO CENTER OF WC.
- ALL DOORS NOT DIMENSIONED ARE 4" OFF CORNER ON HINGE SIDE OR CENTERED IN ROOM / WALL. PROVIDE DOOR STOP ON PERPENDICULAR STUD WALL.
- INSTALL MIN. OF 2x6 BLOCKING BEHIND ALL TOILET ROOM ACCESSORIES.
- REFER TO SHEET A2.5 FOR DOORS, WINDOWS & TOILET ACCESSORY SCHEDULES.
- ALL DIMENSIONS ON UNIT PLANS ARE TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED. ALL WALLS ARE BASED ON 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- ALL INTERIOR ELEVATIONS ARE DRAWN ASSUMING FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
- REFER TO ENLARGED BUILDING PLANS AND DIMENSION CONTROL PLANS FOR LOCATION OF EXTERIOR OPENINGS, BALCONIES, AND CONDITIONS OF THE EXTERIOR SKIN.
- REFER TO GENERAL SHEETS FOR FURTHER FAIR HOUSING REQUIREMENTS.
- ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
- PROVIDE BLOCKING AS REQUIRED FOR UPPER CABINETS AT KITCHEN.
- LVT SHOWER/TUB WALLS TO 7'-4" AFF. VERIFY FRAMING OF TUB/SHOWER WITH ACTUAL TUB/SHOWER SUPPLIED. CEMENTITIOUS BACKER BOARD SHALL BE USED. AT ALL TUB/SHOWER AREAS, MOISTURE RESISTANT GYPSUM BOARD WILL NOT BE ACCEPTED AT THESE LOCATIONS.
- INSULATE ALL PLUMBING RISERS, AT RATED WALLS, THEY MUST MAINTAIN CONT. RATING. RATED WALLS MUST HAVE CONTINUOUS RATING.
- ALL FLOORING MATERIAL TRANSITIONS SHALL HAVE A TRANSITION STRIP - LIXSCREEN OR EQUAL.

KEYNOTES

- WD. BASE CABINETS
- WD. UPPER CABINETS
- WD. BASE BOARD/PAINT
- VENT MICROWAVE COMBO
- SOLID SURFACE TOP w/ 4" BACKSPLASH
- REFRIGERATOR w/ ICE MAKER
- ELECTRIC RANGE
- DOUBLE SINK w/ FAUCET & DISPOSAL
- DISHWASHER
- LIGHT FIXTURE
- DOOR. REFER TO DOOR SCHEDULE
- WASHER CONNECTION BOX, RECESSED
- NOT USED
- DRYER VENT
- STACKABLE WASHER / DRYER COMBINATION
- FIXED SHELVING
- FIXED SHELVES WITH HANGING ROD
- MIRROR
- LAVATORY
- WATER CLOSET
- RECESSED MEDICINE CABINET
- NOT USED.
- BATH TUB UNIT
- MILLWORK LINEN CLOSET
- CERAMIC LVT 4x4 w/2x BULL NOSE AT TOP & EDGE
- NOT USED.
- PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS, @ ALL ACCESSIBLE UNITS.
- NOT USED.
- REMOVABLE BASE CABINET AT ACCESSIBLE UNITS ONLY
- FRONT-LOAD WASHER (N.I.C.)
- FRONT-LOAD DRYER (N.I.C.)
- SIDE-BY-SIDE REFRIGERATOR AT ACCESSIBLE UNITS ONLY
- ACCESSIBLE RANGE AT ACCESSIBLE UNITS ONLY
- ACCESSIBLE DISHWASHER AT ACCESSIBLE UNITS ONLY
- ACCESSIBLE MICROWAVE AT ACCESSIBLE UNITS ONLY

LEGEND

- WINDOW TYPE REF.
- DOOR TYPE REF.
- FURRED DOWN CEILING
- COMBINATION CEILING FAN & LIGHT FIXTURE, CENTER IN ROOM U.N.O. REF. TO ELECTRICAL
- SURFACE MOUNTED LIGHT FIXTURE REF. TO ELECTRICAL
- RECESSED DOWNLIGHT LIGHT FIXTURE REF. TO ELECTRICAL
- RECESSED SHOWER/TUB LIGHT FIXTURE REF. TO ELECTRICAL
- ELECTRICAL PANEL LOCATION. REF. TO ELECTRICAL
- INDICATES CEILING HEIGHT
- 3-1/2" WOOD STUD W/ 5/8" GYP. BD. AND 1" AIR GAP (1 HR FIRE RATED PARTITION) BETWEEN UNITS
- 3-1/2" WOOD STUD W/ 5/8" GYP. BD. ON BOTH SIDES
- 5-1/2" PLUMBING WALL
- 5-1/2" WOOD STUD W/ 5/8" GYP. BD. ON INTERIOR SIDE W/ FULL BATT INSULATION AND 5/8" GYP. SHEATING AND EXTERIOR VENEER

- NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION -

GRIG

architecture

118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

ARCHITECT

DOCUMENTS INCOMPLETE:
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE

ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG

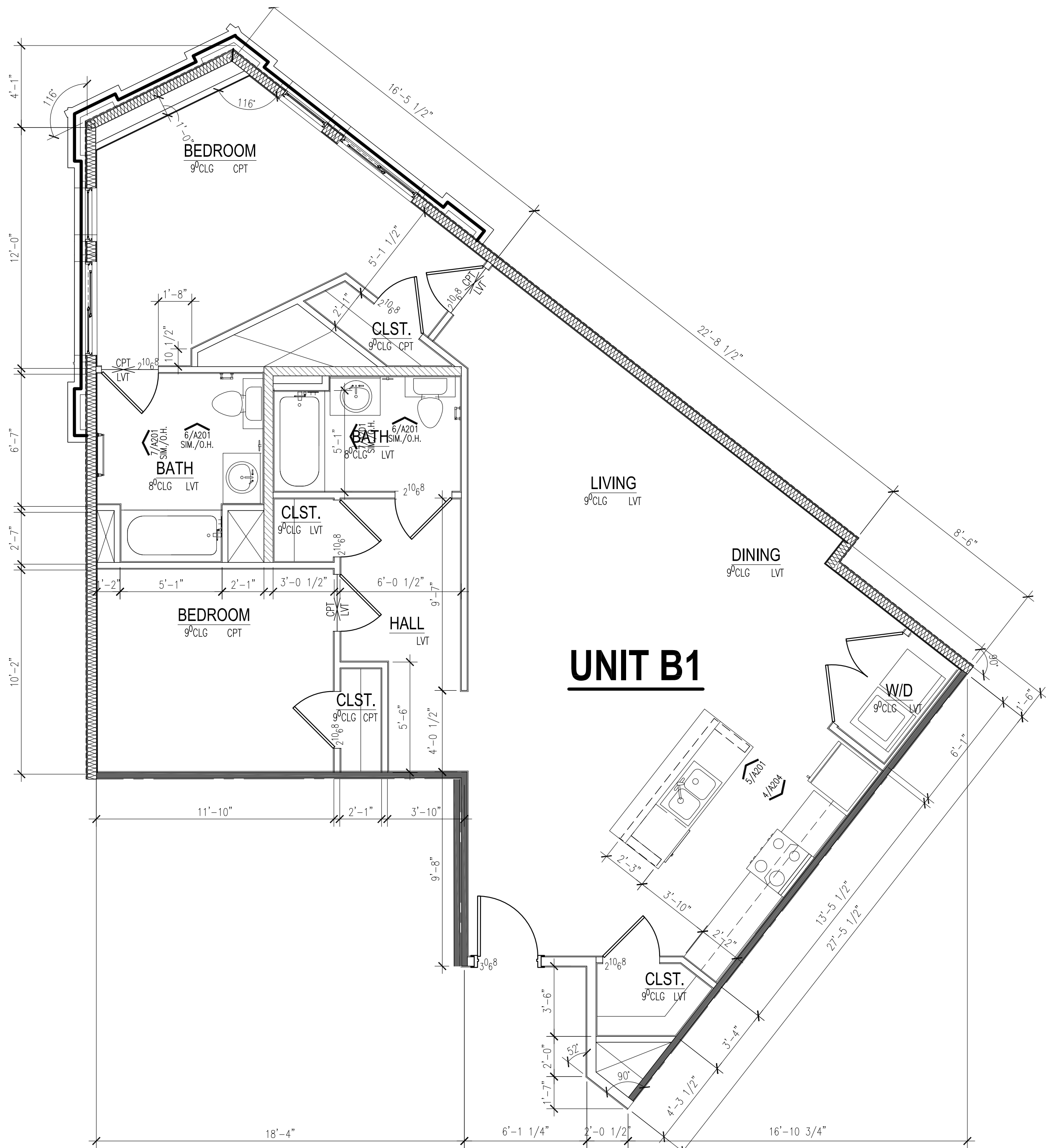
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A1 UNIT PLANS, RCP,
FURNITURE/ACCESSIBLE ROUTE
PLANS AND INTERIOR
ELEVATIONS

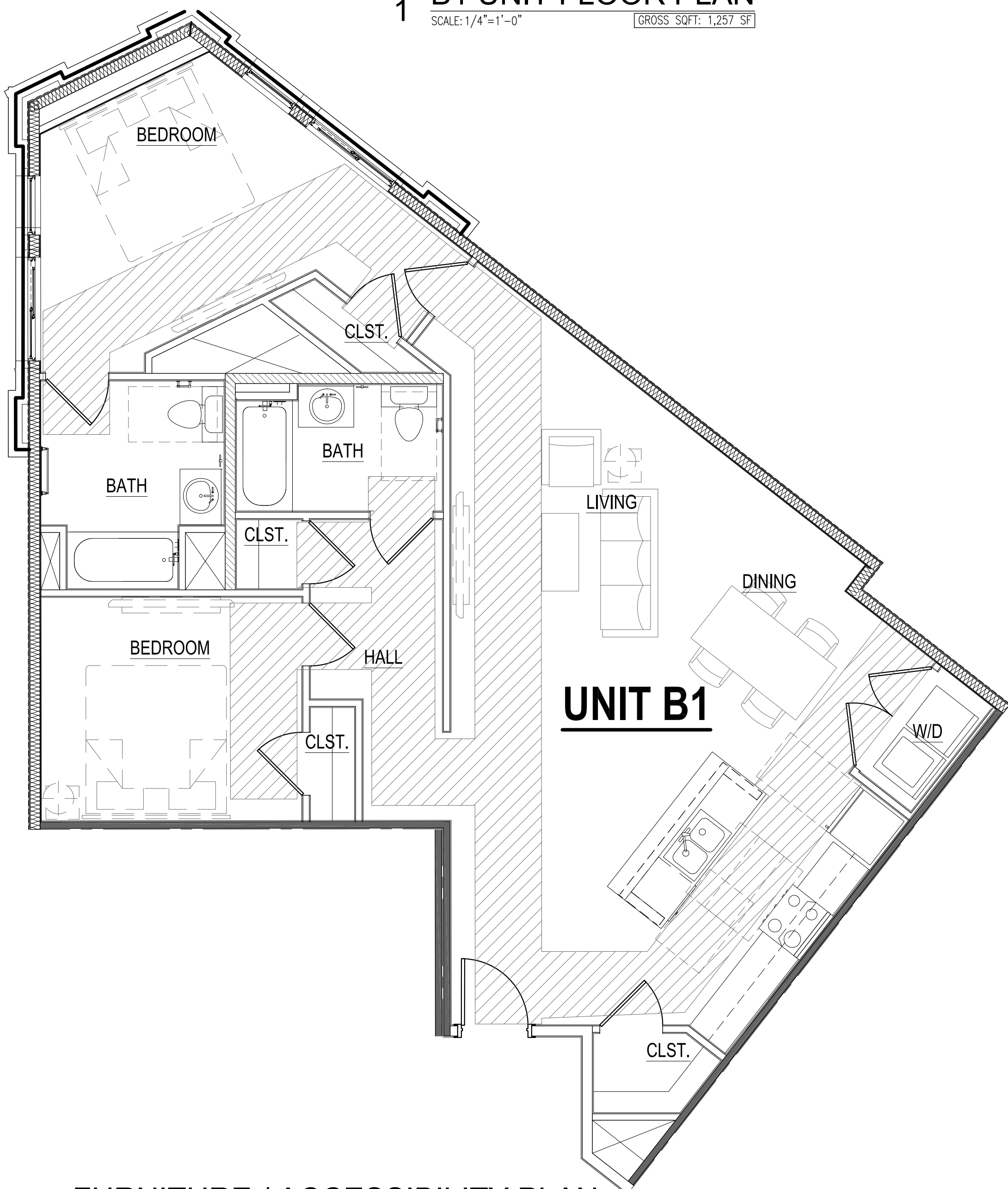
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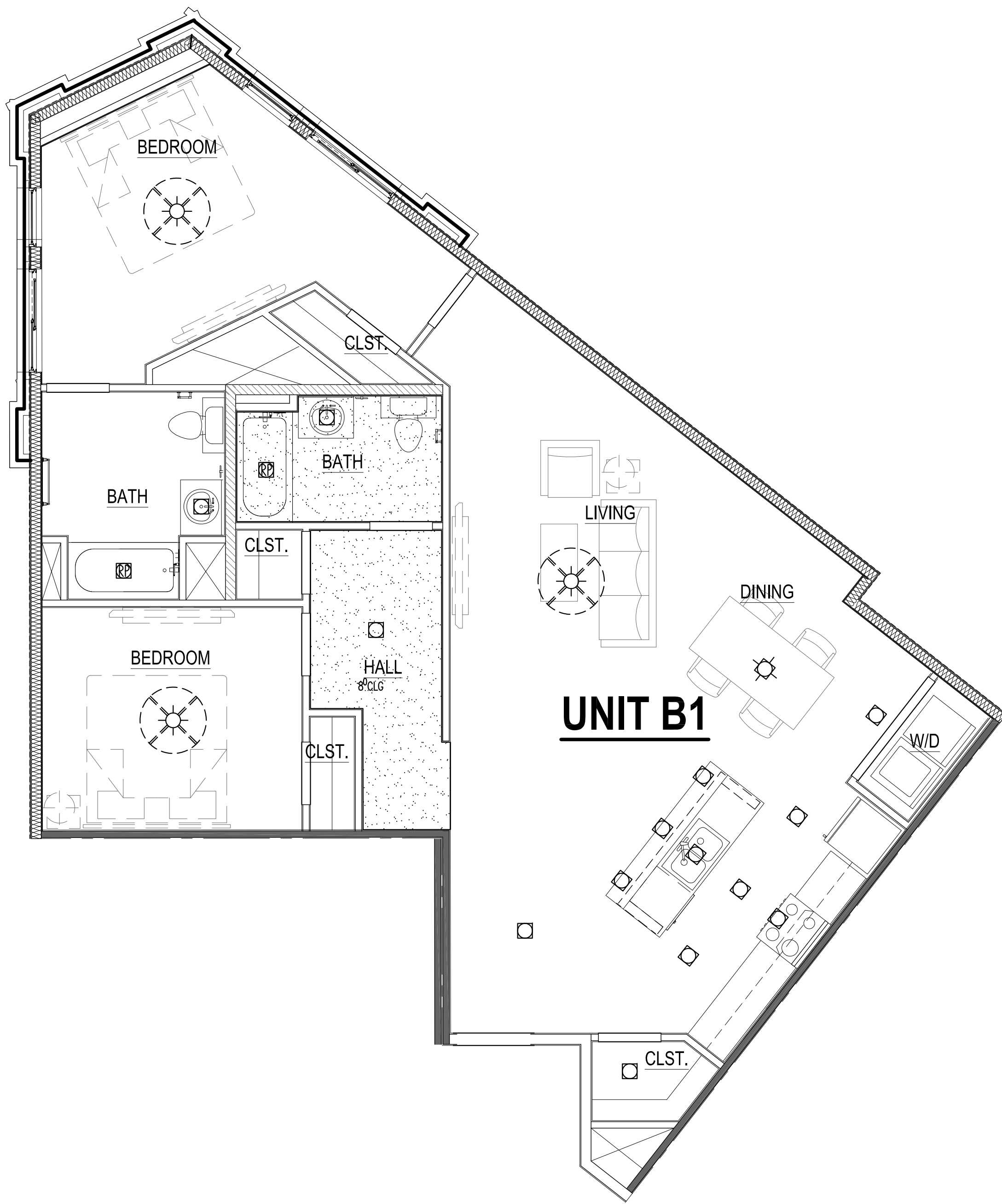
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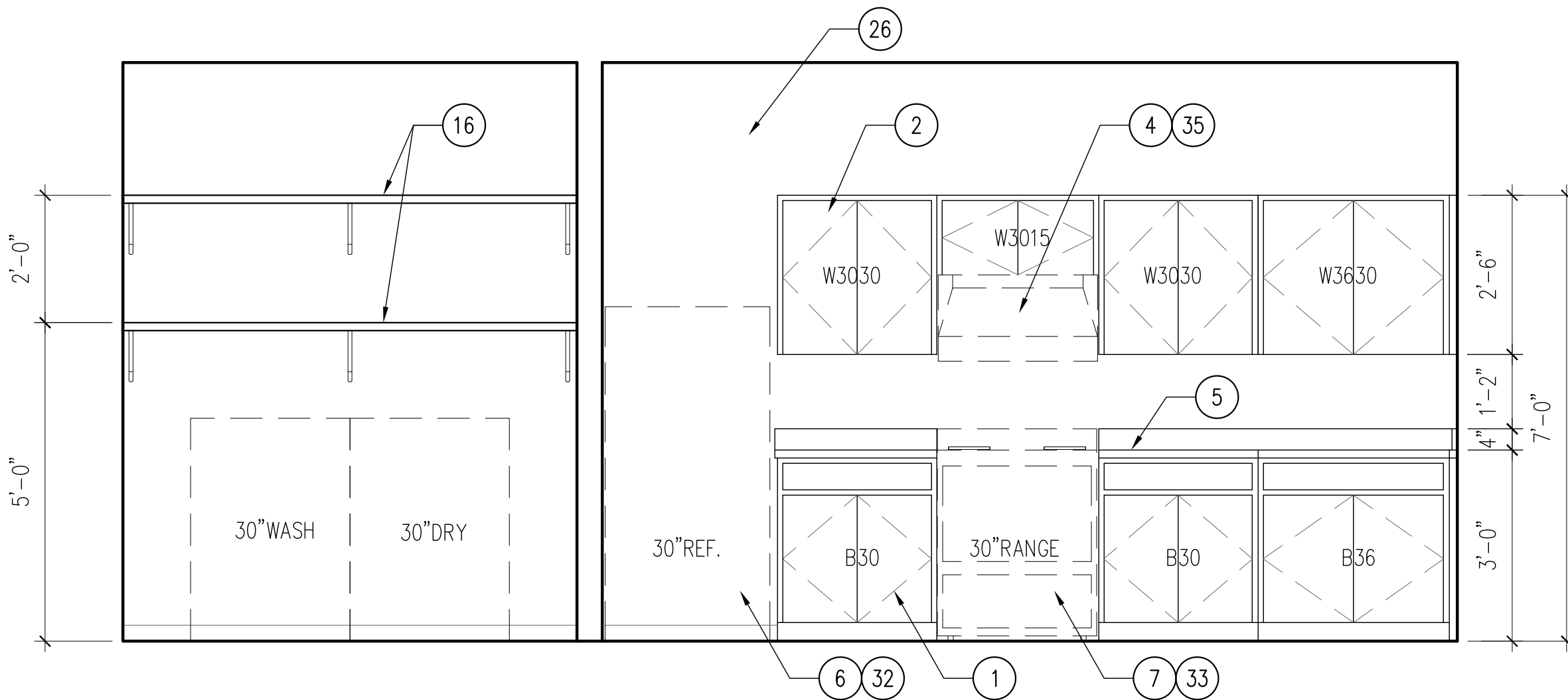
1 B1 UNIT FLOOR PLAN
SCALE: 1/4"=1'-0"
GROSS SQFT: 1,257 SF



3 FURNITURE / ACCESSIBILITY PLAN
SCALE: 1/4"=1'-0"



2 REFELCTED CEILING PLAN
SCALE: 1/4"=1'-0"



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

GENERAL NOTES

- ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
- TAPE, FLOAT, TEXTURE AND PAINT ALL GYP. BD. ALL UNIT WALLS / CEILINGS TO HAVE PAINTED BASE TRIM INCLUDING MECHANICAL, UTILITY, AND COAT CLOSETS.
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- ALL DOORS NOT DIMENSIONED ARE 4" OFF CORNER ON HINGE SIDE OR CENTERED IN ROOM / WALL. PROVIDE DOOR STOP ON PERPENDICULAR STUD WALL.
- INSTALL MIN. OF 2x6 BLOCKING BEHIND ALL TOILET ROOM ACCESSORIES.
- REFER TO SHEET A2.5 FOR DOORS, WINDOWS & TOILET ACCESSORY SCHEDULES.
- ALL DIMENSIONS ON UNIT PLANS ARE TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED. ALL WALLS ARE BASED ON 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- ALL INTERIOR ELEVATIONS ARE DRAWN ASSUMING FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
- REFER TO ENLARGED BUILDING PLANS AND DIMENSION CONTROL PLANS FOR LOCATION OF EXTERIOR OPENINGS, BALCONIES, AND CONDITIONS OF THE EXTERIOR SKIN.
- REFER TO GENERAL SHEETS FOR FURTHER FAIR HOUSING REQUIREMENTS.
- ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
- PROVIDE BLOCKING AS REQUIRED FOR UPPER CABINETS AT KITCHEN.
- LVT SHOWER/TUB WALLS TO 7'-4" AFF. VERIFY FRAMING OF TUB/SHOWER WITH ACTUAL TUB/SHOWER SUPPLIED. CEMENTITIOUS BACKER BOARD SHALL BE USED. AT ALL TUB/SHOWER AREAS, MOISTURE RESISTANT GYPSUM BOARD WILL NOT BE ACCEPTED AT THESE LOCATIONS.
- INSULATE ALL PLUMBING RISERS, AT RATED WALLS, THEY MUST MAINTAIN CONT. RATING. RATED WALLS MUST HAVE CONTINUOUS RATING.
- ALL FLOORING MATERIAL TRANSITIONS SHALL HAVE A TRANSITION STRIP - LIXSCREEN OR EQUAL.

KEYNOTES

- WD. BASE CABINETS
- WD. UPPER CABINETS
- WD. BASE BOARD/PAINT
- VENT MICROWAVE COMBO
- SOLID SURFACE TOP w/ 4" BACKSPLASH
- REFRIGERATOR w/ ICE MAKER
- ELECTRIC RANGE
- DOUBLE SINK w/ FAUCET & DISPOSAL
- DISHWASHER
- LIGHT FIXTURE
- DOOR. REFER TO DOOR SCHEDULE
- WASHER CONNECTION BOX, RECESSED
- NOT USED
- DRYER VENT
- STACKABLE WASHER / DRYER COMBINATION
- FIXED SHELVING
- FIXED SHELVES WITH HANGING ROD
- MIRROR
- LAVATORY
- WATER CLOSET
- RECESSED MEDICINE CABINET
- NOT USED.
- BATH TUB UNIT
- MILLWORK LINEN CLOSET
- CERAMIC LVT 4x4 w/2x BULL NOSE AT TOP & EDGE
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- PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS, @ ALL ACCESSIBLE UNITS.
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- FRONT-LOAD WASHER (N.I.C.)
- FRONT-LOAD DRYER (N.I.C.)
- SIDE-BY-SIDE REFRIGERATOR AT ACCESSIBLE UNITS ONLY
- ACCESSIBLE RANGE AT ACCESSIBLE UNITS ONLY
- ACCESSIBLE DISHWASHER AT ACCESSIBLE UNITS ONLY
- ACCESSIBLE MICROWAVE AT ACCESSIBLE UNITS ONLY

LEGEND

- WINDOW TYPE REF.
- DOOR TYPE REF.
- FURRED DOWN CEILING
- COMBINATION CEILING FAN & LIGHT FIXTURE, CENTER IN ROOM U.N.O. REF. TO ELECTRICAL
- SURFACE MOUNTED LIGHT FIXTURE REF. TO ELECTRICAL
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- 5-1/2" WOOD STUD W/ 5/8" GYP. BD. ON INTERIOR SIDE W/ FUL BATT INSULATION AND 5/8" GYP. SHEATHING AND EXTERIOR VENEER

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118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

ARCHITECT

DOCUMENTS INCOMPLETE:
NOT FOR REGULATORY
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CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.

SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP

4100 E. PIEDRAS DR. STE 200

SAN ANTONIO, TEXAS 78228

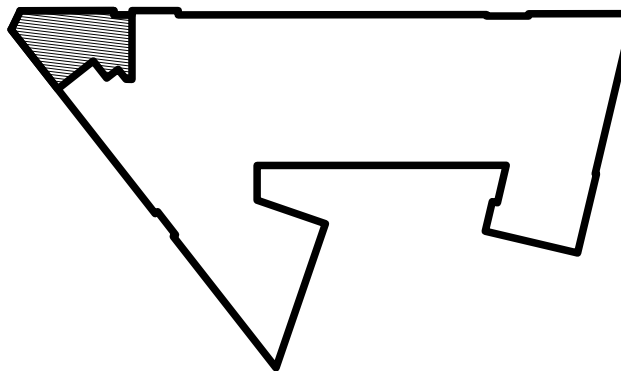
PROJECT TITLE



ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN



DATE 01 FEB. 2019

GRG PROJECT NO. 18025

DRAWN BY STAFF

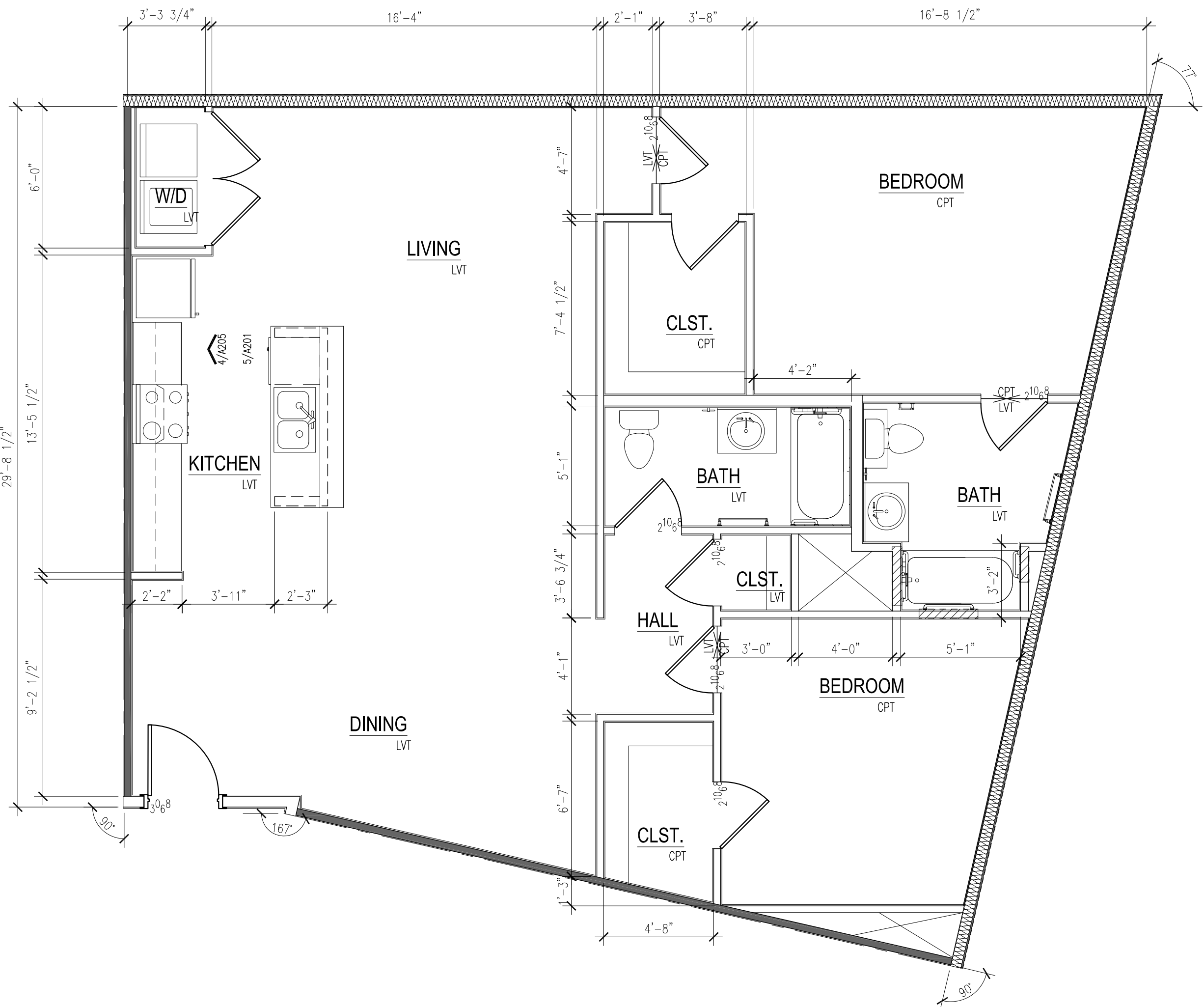
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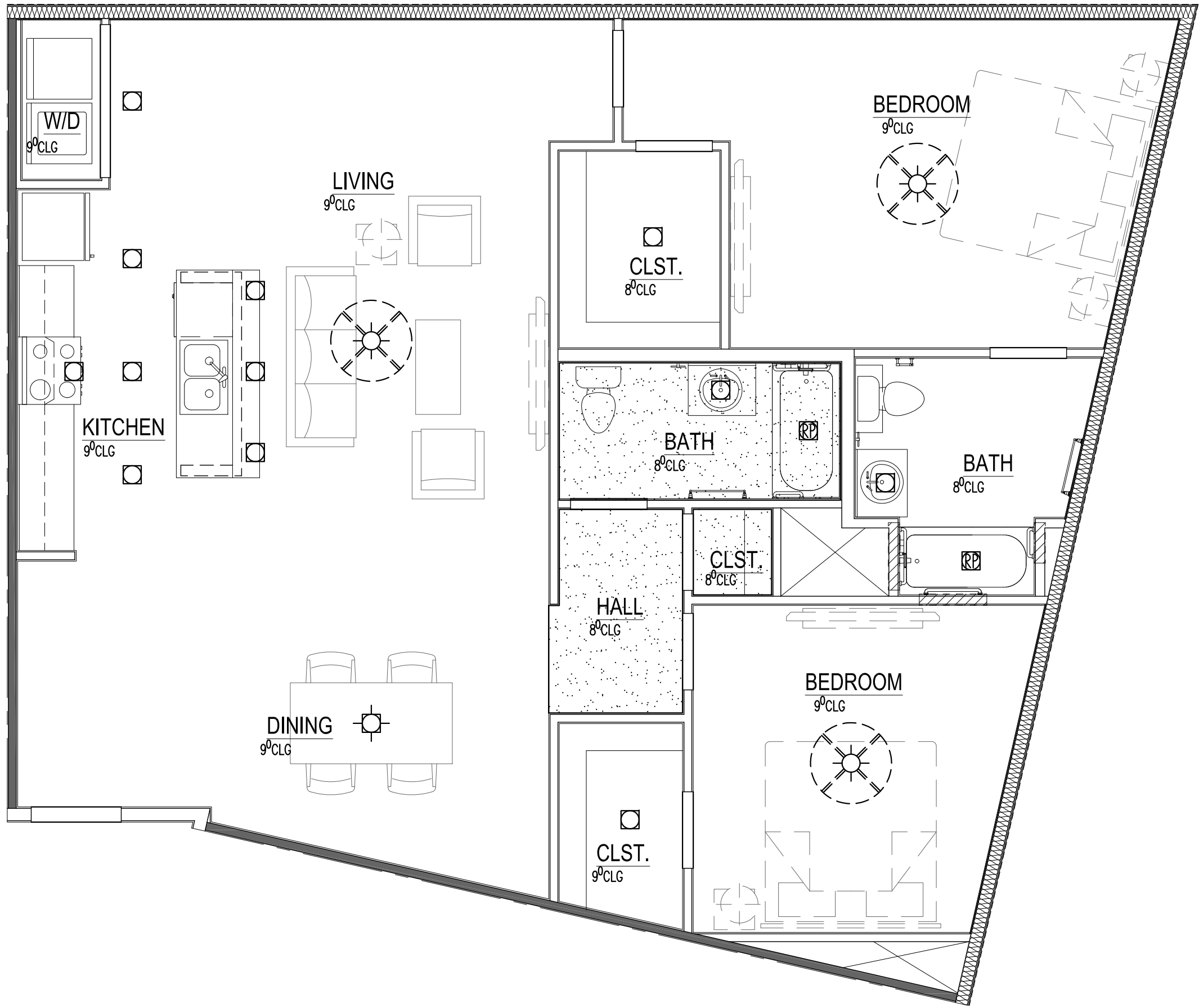
B1 UNIT PLANS, RCP,
FURNITURE/ACCESSIBLE ROUTE
PLANS AND INTERIOR
ELEVATIONS

SHEET NUMBER:

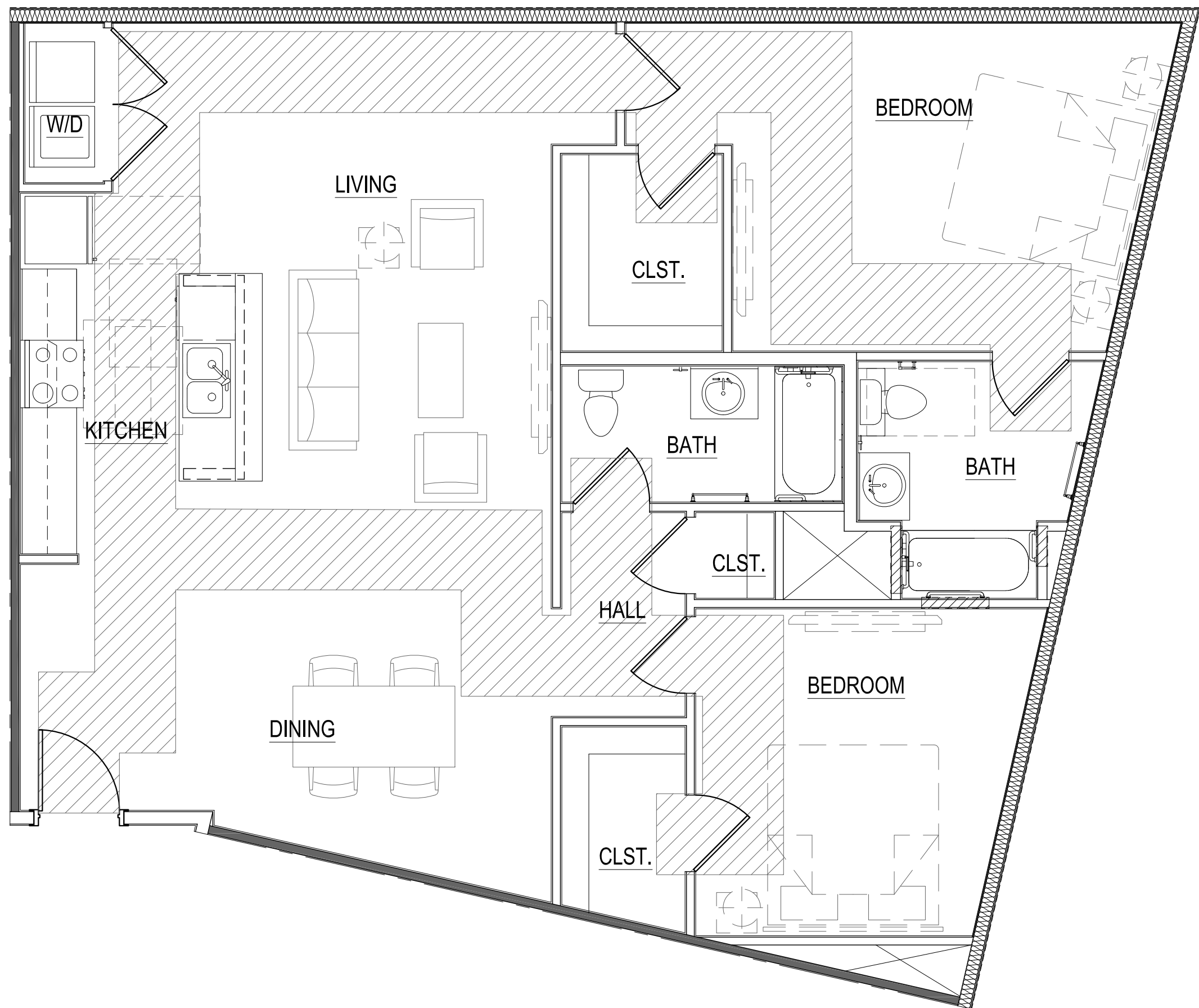
A204



1 B2 UNIT FLOOR PLAN
SCALE: 1/4"=1'-0" [GROSS SQFT: 1,338 SF]



2 REFELCTED CEILING PLAN
SCALE: 1/4"=1'-0"



3 FURNITURE / ACCESSIBILITY PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED.
2. TAPE, FLOAT, TEXTURE AND PAINT ALL GYP. BD. ALL UNIT WALLS / CEILINGS TO HAVE PAINTED BASE TRIM INCLUDING MECHANICAL, UTILITY, AND COAT CLOSETS.
3. FIELD VERIFY ALL CABINET SIZE DENOMINATIONS & FILLERS AS REQ.
4. ALL SINK BASE ON GROUND FLOORS IN KITCHENS ARE REMOVABLE & FLOOR LVT FINISHED UNDER SINK BASE CABINET.
5. ALL WATER CLOSETS ARE 18" OFF FINISH PARALLEL WALL OR EDGE OF TUB TO CENTER OF WC.
6. ALL DOORS NOT DIMENSIONED ARE 4" OFF CORNER ON HINGE SIDE OR CENTERED IN ROOM / WALL. PROVIDE DOOR STOP ON PERPENDICULAR STUD WALL.
7. INSTALL MIN. OF 2x6 BLOCKING BEHIND ALL TOILET ROOM ACCESSORIES.
8. REFER TO SHEET A2.5 FOR DOORS, WINDOWS & TOILET ACCESSORY SCHEDULES.
9. ALL DIMENSIONS ON UNIT PLANS ARE TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED. ALL WALLS ARE BASED ON 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
10. ALL INTERIOR ELEVATIONS ARE DRAWN ASSUMING FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
11. REFER TO ENLARGED BUILDING PLANS AND DIMENSION CONTROL PLANS FOR LOCATION OF EXTERIOR OPENINGS, BALCONIES, AND CONDITIONS OF THE EXTERIOR SKIN.
12. REFER TO GENERAL SHEETS FOR FURTHER FAIR HOUSING REQUIREMENTS.
13. ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
14. PROVIDE BLOCKING AS REQUIRED FOR UPPER CABINETS AT KITCHEN.
15. LVT SHOWER/TUB WALLS TO 7'-4" AFF. VERIFY FRAMING OF TUB/SHOWER WITH ACTUAL TUB/SHOWER SUPPLIED. CEMENTITIOUS BACKER BOARD SHALL BE USED. AT ALL TUB/SHOWER AREAS, MOISTURE RESISTANT GYPSUM BOARD WILL NOT BE ACCEPTED AT THESE LOCATIONS.
16. INSULATE ALL PLUMBING RISERS, AT RATED WALLS, THEY MUST MAINTAIN CONT. RATING. RATED WALLS MUST HAVE CONTINUOUS RATING.
17. ALL FLOORING MATERIAL TRANSITIONS SHALL HAVE A TRANSITION STRIP - LOSSCREEN OR EQUAL.

KEYNOTES

1. WD. BASE CABINETS
2. WD. UPPER CABINETS
3. WD. BASE BOARD/PAINT
4. VENT MICROWAVE COMBO
5. SOLID SURFACE TOP w/ 4" BACKSPLASH
6. REFRIGERATOR w/ ICE MAKER
7. ELECTRIC RANGE
8. DOUBLE SINK w/ FAUCET & DISPOSAL
9. DISHWASHER
10. LIGHT FIXTURE
11. DOOR. REFER TO DOOR SCHEDULE
12. WASHER CONNECTION BOX, RECESSED
13. NOT USED
14. DRYER VENT
15. STACKABLE WASHER / DRYER COMBINATION
16. FIXED SHELVEING
17. FIXED SHELVES WITH HANGING ROD
18. MIRROR
19. LAVATORY
20. WATER CLOSET
21. RECESSED MEDICINE CABINET
22. NOT USED.
23. BATH TUB UNIT
24. MILLWORK LINEN CLOSET
25. CERAMIC LVT 4x4 w/2x BULL NOSE AT TOP & EDGE
26. NOT USED.
27. PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS, @ ALL ACCESSIBLE UNITS.
28. NOT USED.
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30. FRONT-LOAD WASHER (N.I.C.)
31. FRONT-LOAD DRYER (N.I.C.)
32. SIDE-BY-SIDE REFRIGERATOR AT ACCESSIBLE UNITS ONLY
33. ACCESSIBLE RANGE AT ACCESSIBLE UNITS ONLY
34. ACCESSIBLE DISHWASHER AT ACCESSIBLE UNITS ONLY
35. ACCESSIBLE MICROWAVE AT ACCESSIBLE UNITS ONLY

LEGEND

	WINDOW TYPE REF.
	DOOR TYPE REF.
	FURRED DOWN CEILING
	COMBINATION CEILING FAN & LIGHT FIXTURE. CENTER IN ROOM U.N.O. REF. TO ELECTRICAL
	SURFACE MOUNTED LIGHT FIXTURE REF. TO ELECTRICAL
	RECESSED DOWNLIGHT LIGHT FIXTURE REF. TO ELECTRICAL
	RECESSED SHOWER/TUB LIGHT FIXTURE REF. TO ELECTRICAL
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	3-1/2" WOOD STUD W/ 5/8" GYP. BD. AND 1" AIR GAP (1 HR FIRE RATED PARTITION) BETWEEN UNITS
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118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

ARCHITECT

DOCUMENTS INCOMPLETE:
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CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
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MUSEUM REACH LOFTS

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ALAMO COMMUNITY GROUP

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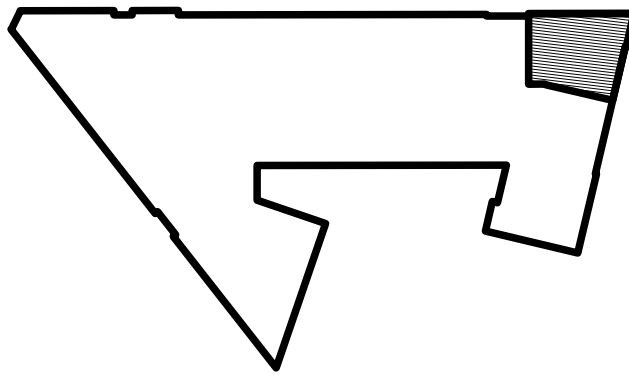
PROJECT TITLE



ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN



DATE 01 FEB. 2019

GRG PROJECT NO. 18025

DRAWN BY STAFF

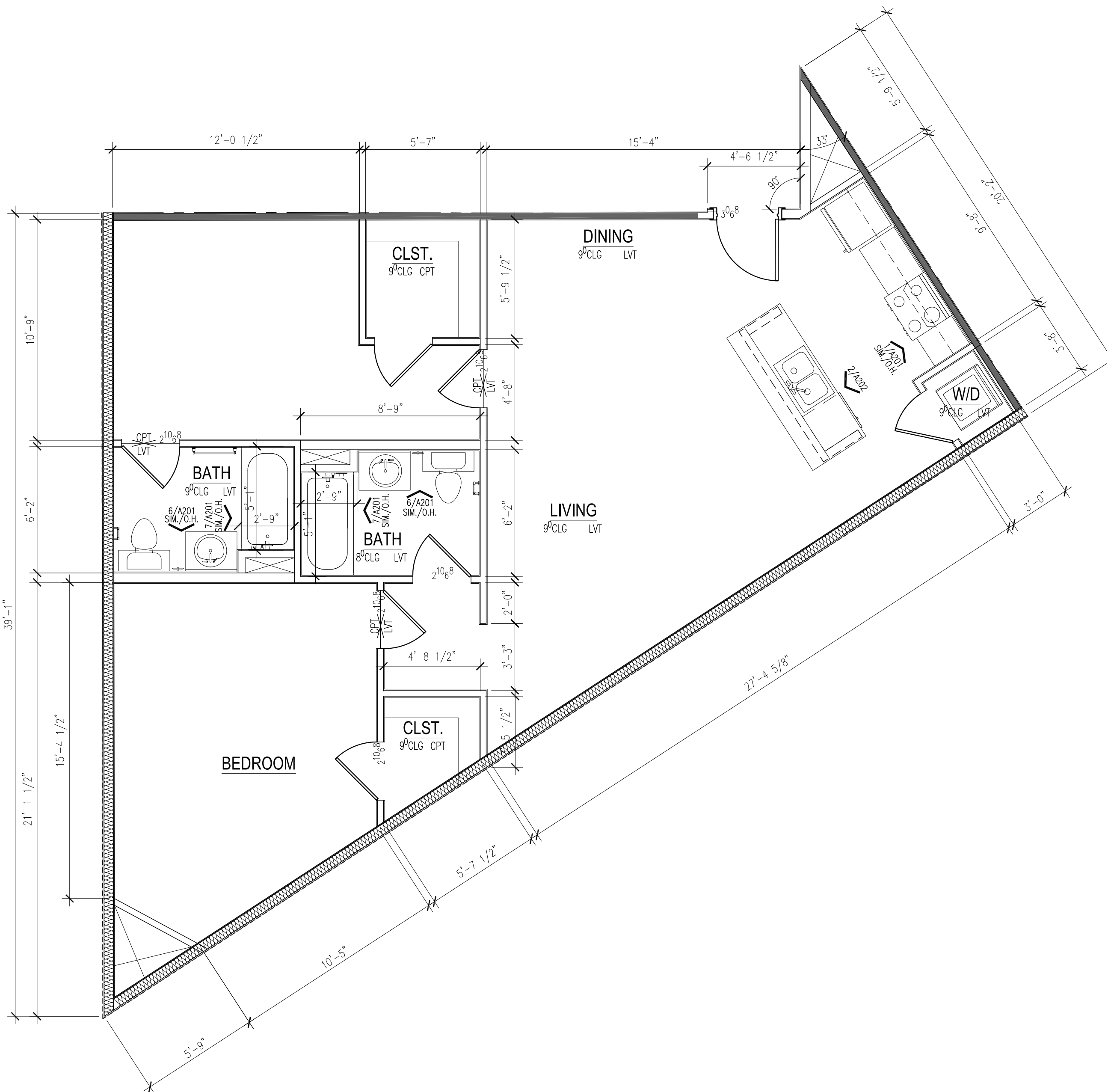
REVIEWED BY EG

SHEET TITLE:

B2 UNIT PLANS, RCP,
FURNITURE/ACCESSIBLE ROUTE
PLANS AND INTERIOR
ELEVATIONS

SHEET NUMBER:

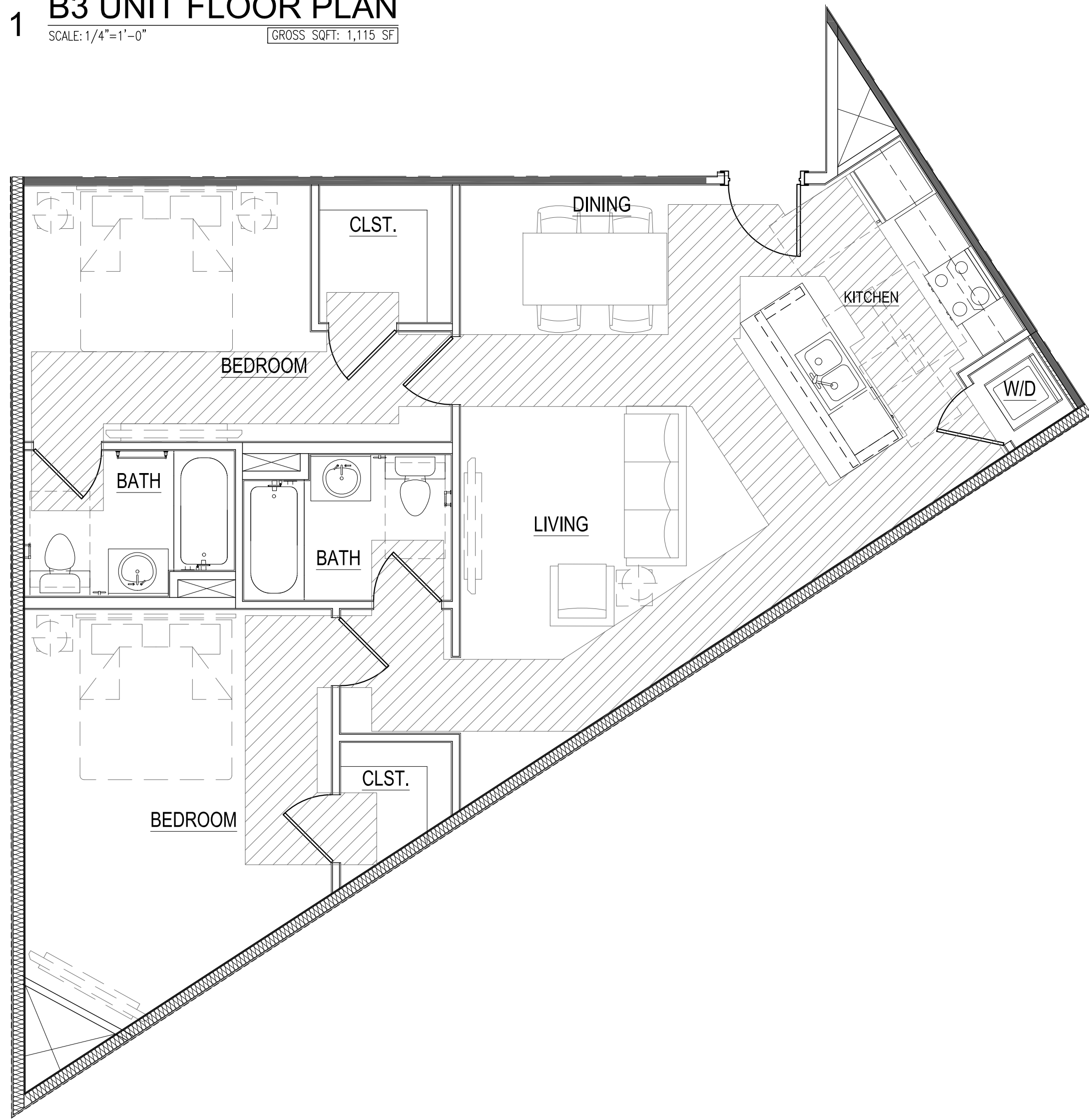
A205



1 B3 UNIT FLOOR PLAN
SCALE: 1/4"=1'-0" GROSS SQFT: 1,115 SF



2 REFELCTED CEILING PLAN
SCALE: 1/4"=1'-0"



3 FURNITURE / ACCESSIBILITY PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

1. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED
2. TAPE, FLOAT, TEXTURE AND PAINT ALL GYP. BD. ALL UNIT WALLS / CEILINGS TO HAVE PAINTED BASE TRIM INCLUDING MECHANICAL, UTILITY, AND COAT CLOSETS.
3. FIELD VERIFY ALL CABINET SIZE DENOMINATIONS & FILLERS AS REQ.
4. ALL SINK BASE ON GROUND FLOORS IN KITCHENS ARE REMOVABLE & FLOOR LVT FINISHED UNDER SINK BASE CABINET.
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13. ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
14. PROVIDE BLOCKING AS REQUIRED FOR UPPER CABINETS AT KITCHEN.
15. LVT SHOWER/TUB WALLS TO 7'-4" AFF. VERIFY FRAMING OF TUB/SHOWER WITH ACTUAL TUB/SHOWER SUPPLIED. CONTINUOUS BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER AREAS. MOISTURE RESISTANT GYPSUM BOARD WILL NOT BE ACCEPTED AT THESE LOCATIONS.
16. INSULATE ALL PLUMBING RISERS, AT RATED WALLS, THEY MUST MAINTAIN CONT. RATED WALLS MUST HAVE CONTINUOUS RATING
17. ALL FLOORING MATERIAL TRANSITIONS SHALL HAVE A TRANSITION STRIP - LOOKSCREEN OR EQUAL.

KEYNOTES

1. WD. BASE CABINETS
2. WD. UPPER CABINETS
3. WD. BASE BOARD/PAINT
4. VENT MICROWAVE COMBO
5. SOLID SURFACE TOP w/ 4" BACKSPLASH
6. REFRIGERATOR w/ ICE MAKER
7. ELECTRIC RANGE
8. DOUBLE SINK w/ FAUCET & DISPOSAL
9. DISHWASHER
10. LIGHT FIXTURE
11. DOOR. REFER TO DOOR SCHEDULE
12. WASHER CONNECTION BOX, RECESSED
13. NOT USED
14. DRYER VENT
15. STACKABLE WASHER / DRYER COMBINATION
16. FIXED SHELVING
17. FIXED SHELVES WITH HANGING ROD
18. MIRROR
19. LAVATORY
20. WATER CLOSET
21. RECESSED MEDICINE CABINET
22. NOT USED
23. BATH TUB UNIT
24. MILLWORK LINEN CLOSET
25. CERAMIC LVT 4x4 w/2x BULL NOSE AT TOP & EDGE
26. NOT USED
27. PROVIDE SOLID BLOCKING FOR FUTURE GRAB BARS, @ ALL ACCESSIBLE UNITS.
28. NOT USED
29. REMOVABLE BASE CABINET AT ACCESSIBLE UNITS ONLY
30. FRONT-LOAD WASHER (N.L.C.)
31. FRONT-LOAD DRYER (N.L.C.)
32. SIDE-BY-SIDE REFRIGERATOR AT ACCESSIBLE UNITS ONLY
33. ACCESSIBLE RANGE AT ACCESSIBLE UNITS ONLY
34. ACCESSIBLE DISHWASHER AT ACCESSIBLE UNITS ONLY
35. ACCESSIBLE MICROWAVE AT ACCESSIBLE UNITS ONLY

LEGEND

- | | |
|--|---|
| | WINDOW TYPE REF. |
| | DOOR TYPE REF. |
| | FURRED DOWN CEILING |
| | COMBINATION CEILING FAN & LIGHT FIXTURE, CENTER IN ROOM
U.N.O. REF. TO ELECTRICAL |
| | SURFACE MOUNTED LIGHT FIXTURE
REF. TO ELECTRICAL |
| | RECESSED DOWNLIGHT LIGHT FIXTURE
REF. TO ELECTRICAL |
| | RECESSED SHOWER/TUB LIGHT FIXTURE
REF. TO ELECTRICAL |
| | ELECTRICAL PANEL LOCATION.
REF. TO ELECTRICAL |
| | INDICATES CEILING HEIGHT |
| | 3-1/2" WOOD STUD w/ 5/8" GYP.
BD. AND 1" AIR GAP (1 HR FIRE
RATED PARTITION) BETWEEN UNITS |
| | 3-1/2" WOOD STUD w/ 5/8" GYP.
BD. ON BOTH SIDES |
| | 5-1/2" PLUMBING WALL |
| | 5-1/2" WOOD STUD w/ 5/8" GYP.
BD. ON INTERIOR SIDE w/ TUL
BATT INSULATION AND 5/8" GYP.
SHEATING AND EXTERIOR VENEER |



118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

ARCHITECT

DOCUMENTS INCOMPLETE:
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CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

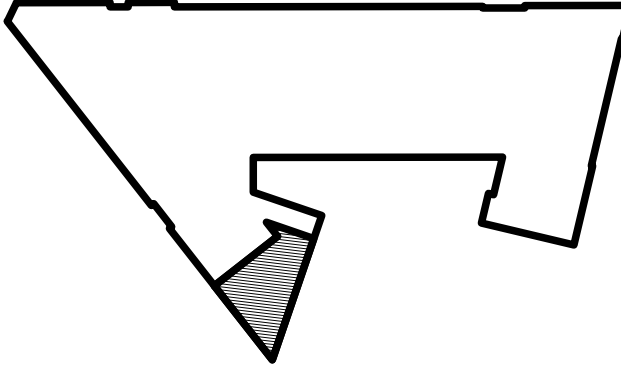
MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE

ALAMO
COMMUNITY GROUP
4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN



DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG

SHEET TITLE:

B3 UNIT PLANS, RCP,
FURNITURE/ACCESSIBLE ROUTE
PLANS AND INTERIOR
ELEVATIONS

SHEET NUMBER:

A206

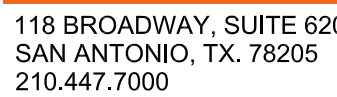
- NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION -



1. ALL CEILING HEIGHTS ARE 9'-0" UNLESS OTHERWISE NOTED
2. TAPE, FLOOR, TEXTURE AND PAINT ALL GYP. BD. AND ALL UNIT WALLS / CEILINGS TO HAVE PAINTED BASE TRIM INCLUDING MECHANICAL, UTILITY, AND COAT CLOSETS.
3. FIELD VERIFY ALL CABINET SIZE DEMONSTRATIONS & FILLERS AS REQ.
4. ALL SINK BASE ON GROUND FLOORS IN KITCHENS ARE REMOVABLE & FLOOR TIL FINISHED UNDER SINK BASE CABINET.
5. ALL WATER CLOSERS ARE 18" OF FINISH PARALLEL WALL OR EDGE OF TUB TO CENTER OF WC.
6. ALL DOORS NOT DIMENSIONED ARE 4" OFF CORNER ON HINGE SIDE OR CENTERED IN ROOM / WALL. PROVIDE DOOR STOP ON PERPENDICULAR STOP WALL.
7. INSTALL MIN. OF 2x6 BLOCKING BEHIND ALL TOILET ROOM ACCESSORIES.
8. REFER TO SCHED A2.5 FOR DOORS, WINDOWS & TOILET ACCESSORY SCHEDULES.
9. ALL DIMENSIONS ON UNIT PLANS ARE TO OUTSIDE FACE OF STUD UNLESS OTHER NOTED. ALL WALLS ARE BASED ON 5/8" GYP. BOARD UNLESS OTHERWISE NOTED.
10. ALL INTERIOR ELEVATIONS ARE DRAWN ASSUMING FINISH FACE OF GYP. BOARD UNLESS OTHERWISE NOTED.
11. REFER TO ENLARGED BUILDING PLANS AND DIMENSION CONTROL PLANS FOR LOC. OF EXTERIOR OPENINGS, BALCONIES, AND CONDITIONS OF THE EXTERIOR SKIN.
12. REFER TO GENERAL SPECS FOR FURTHER FUR FINISH REQUIREMENTS.
13. ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
14. PROVIDE BLOCKING AS REQUIRED FOR UPPER CABINETS AT KITCHEN.
15. LVLT SHOWER/TUB WALLS TO 7'-4" AFF. VERY FRAMING OF TUB/SHOWER WITH ACTUAL TUB/SHOWER SIZED. CEMENTITIOUS BACKER BOARD SHALL BE USED IN ALL AREAS WHERE MOISTURE RESISTANT GYP. BOARD SHALL NOT BE ACCEPTED AT THESE LOCATIONS.
16. INSULATE ALL PLUMBING RISERS, AT RATED WALLS, THEY MUST MAINTAIN CONT. RATED WALLS MUST HAVE CONTINUOUS RATING
17. ALL FLOORING MATERIAL TRANSITIONS SHALL HAVE A TRANSITION STRIP - LOSSPRENER OR EQUAL.

1. W.D. BASE CABINETS
2. W.D. UPPER CABINETS
3. W.D. BASE BOARD/PANTRY
4. VENT MICROWAVE COMBO
5. SOLID SURFACE TOP w/ 4" BACKSPLASH
6. REFRIGERATOR w/ ICE MAKER
7. ELECTRIC RANGE
8. DISHWASHER w/ FAUCET & DISPOSAL
9. DISHWASHER
10. LIGHT FIXTURE
11. DOOR. REFER TO DOOR SCHEDULE
12. WASHER CONNECTION BOX, RECESSED
13. NOT USED
14. DRYER VENT
15. STACKABLE WASHER / DRYER COMBINATION
16. FIXED SHELVING
17. FIXED SHELVES WITH HANGING ROD
18. MIRROR
19. LAVATORY
20. WATER CLOSET
21. RECESSED MEDICINE CABINET
22. NOT USED
23. BATH TUB UNIT
24. MILLWORK LINEN CLOSET
25. CERAMIC TIL 4x4 w/2x10 BULL NOSE AT TOP & EDGE
26. NOT USED
27. PROVIDE SOLD BLOCKING FOR FUTURE GRAB BARS, W/ ACCESSIBLE UNITS.
28. NOT USED
29. REMOVABLE BASE CABINET AT ACCESSIBLE UNITS ONLY
30. FRONT-LOAD WASHER (N.I.C.)
31. FRONT-LOAD DRYER (N.I.C.)
32. SIDE-BY-SIDE REFRIGERATOR AT ACCESSIBLE UNITS ONLY
33. ACCESSIBLE RANGE AT ACCESSIBLE UNITS ONLY
34. ACCESSIBLE DISHWASHER AT ACCESSIBLE UNITS ONLY
35. ACCESSIBLE MICROWAVE AT ACCESSIBLE UNITS ONLY

	WINDOW TYPE REF.
D1	DOOR TYPE REF.
	FURRED DOWN CEILING
	COMBINATION CEILING FAN & LIGHT FIXTURE. CENTER IN ROOM UNO. REF. TO ELECTRICAL
	SURFACE MOUNTED LIGHT FIXTURE REF. TO ELECTRICAL
	RECESSED DOWNLIGHT LIGHT FIXTURE REF. TO ELECTRICAL
	RECESSED SHOWER/TUB LIGHT FIXTURE REF. TO ELECTRICAL
	ELECTRICAL PANEL LOCATION. REF. TO ELECTRICAL
	INDICATES CEILING HEIGHT
	3-1/2" WOOD STUD W/ 5/8" GYP. BD. AND 1" AIR GAP (1 HR FIRE RATED PARTITION) BETWEEN UNITS
	3-1/2" WOOD STUD W/ 5/8" GYP. BD. ON BOTH SIDES
	5-1/2" PLUMBING WALL
	5-1/2" WOOD STUD W/ 5/8" GYP. BD. ON INTERIOR SIDE W/ FUL BATT INSULATION AND 5/8" GYP. SHEATING AND EXTERIOR VENEER



**DOCUMENTS INCOMPLETE:
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.**

Edward A. Garza
Texas Registration # 15900

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.

SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP

4100 E PIEDRAS DR. STE 200

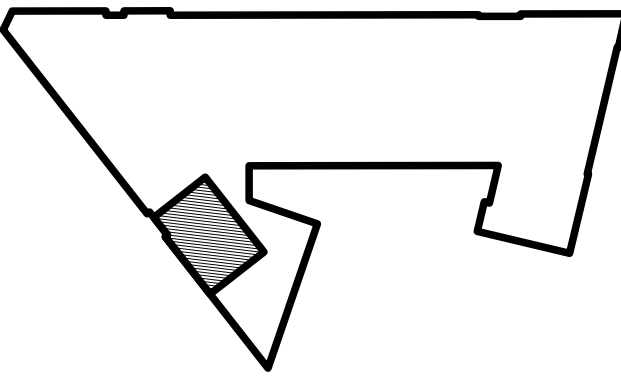
PROJECT TITLE



ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN



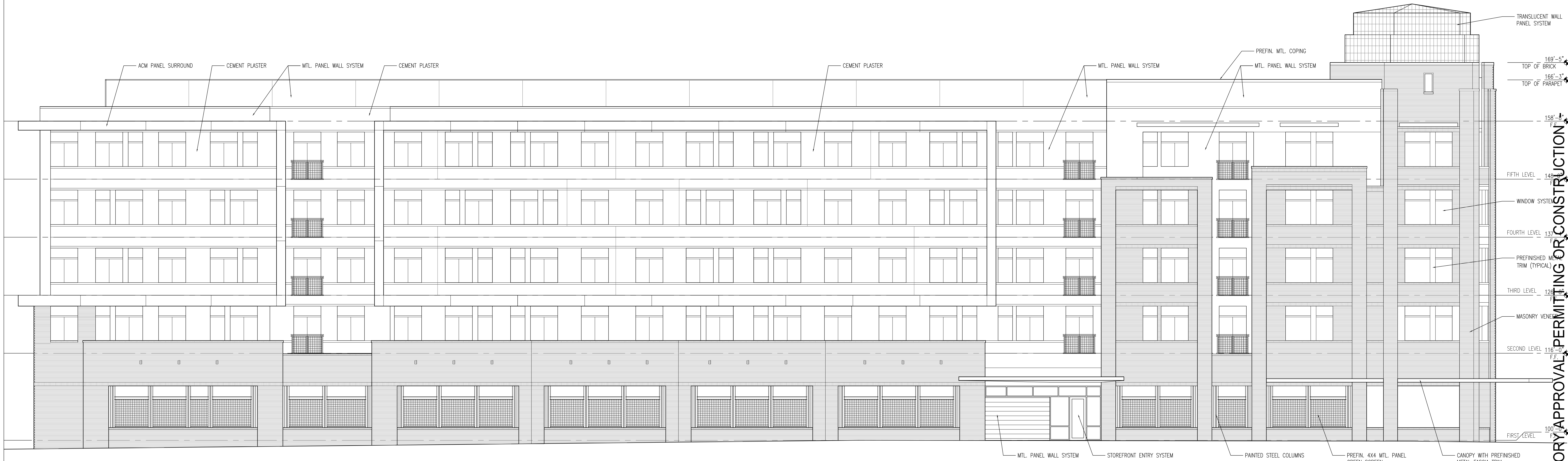
DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EC

SHEET TITLE:

B4 UNIT PLANS, RCP,
FURNITURE/ACCESSIBLE ROUTE
PLANS AND INTERIOR
ELEVATIONS

SHEET NUMBER:

A207



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



2 ST. MARY'S ELEVATION
SCALE: 1/8"=1'-0"

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

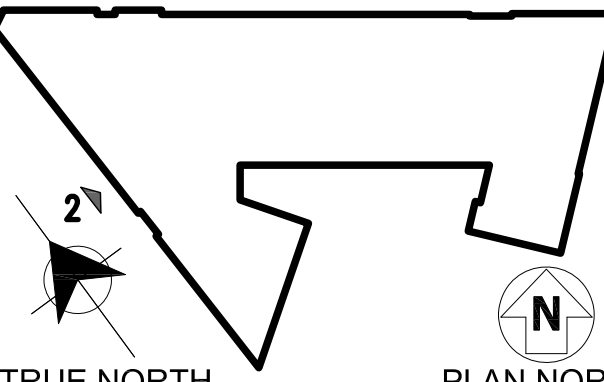
PROJECT TITLE



ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN



TRUE NORTH PLAN NORTH

DATE 01 FEB. 2019

GRG PROJECT NO. 18025

DRAWN BY STAFF

REVIEWED BY EG

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A301

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1 **SOUTHWEST ELEVATION**
SCALE: 1/8"=1'-0"



2 **COURTYARD ELEVATION**
SCALE: 1/8"=1'-0"



3 **DALLAS ELEVATION**
SCALE: 1/8"=1'-0"

G|R|G

architecture

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SAN ANTONIO, TX. 78205
210.447.7000

ARCHITECT

DOCUMENTS INCOMPLETE:
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE

ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

TRUE NORTH

PLAN NORTH

DATE

01 FEB. 2019

GRG PROJECT NO.

18025

DRAWN BY

STAFF

REVIEWED BY

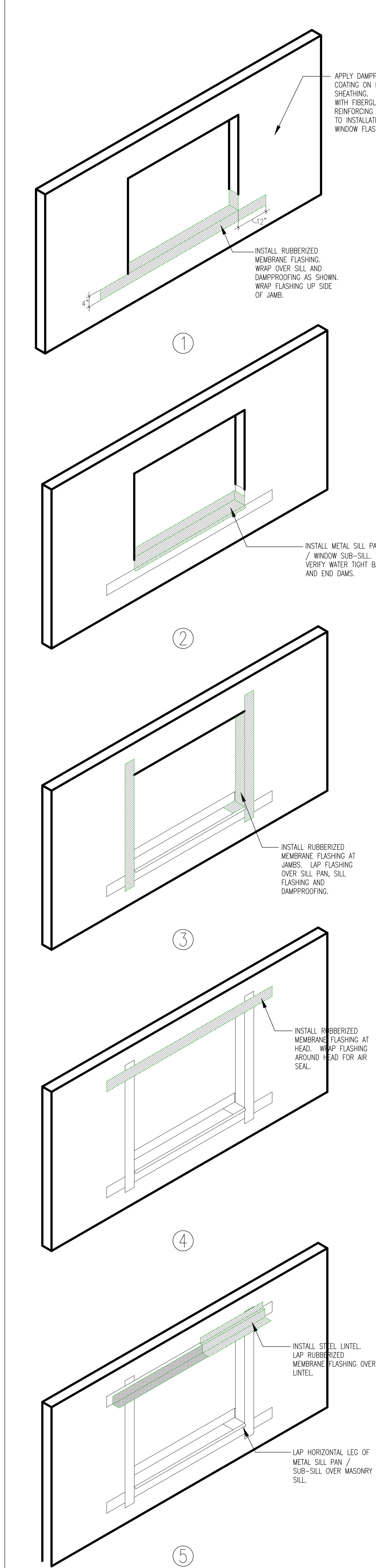
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SHEET TITLE:

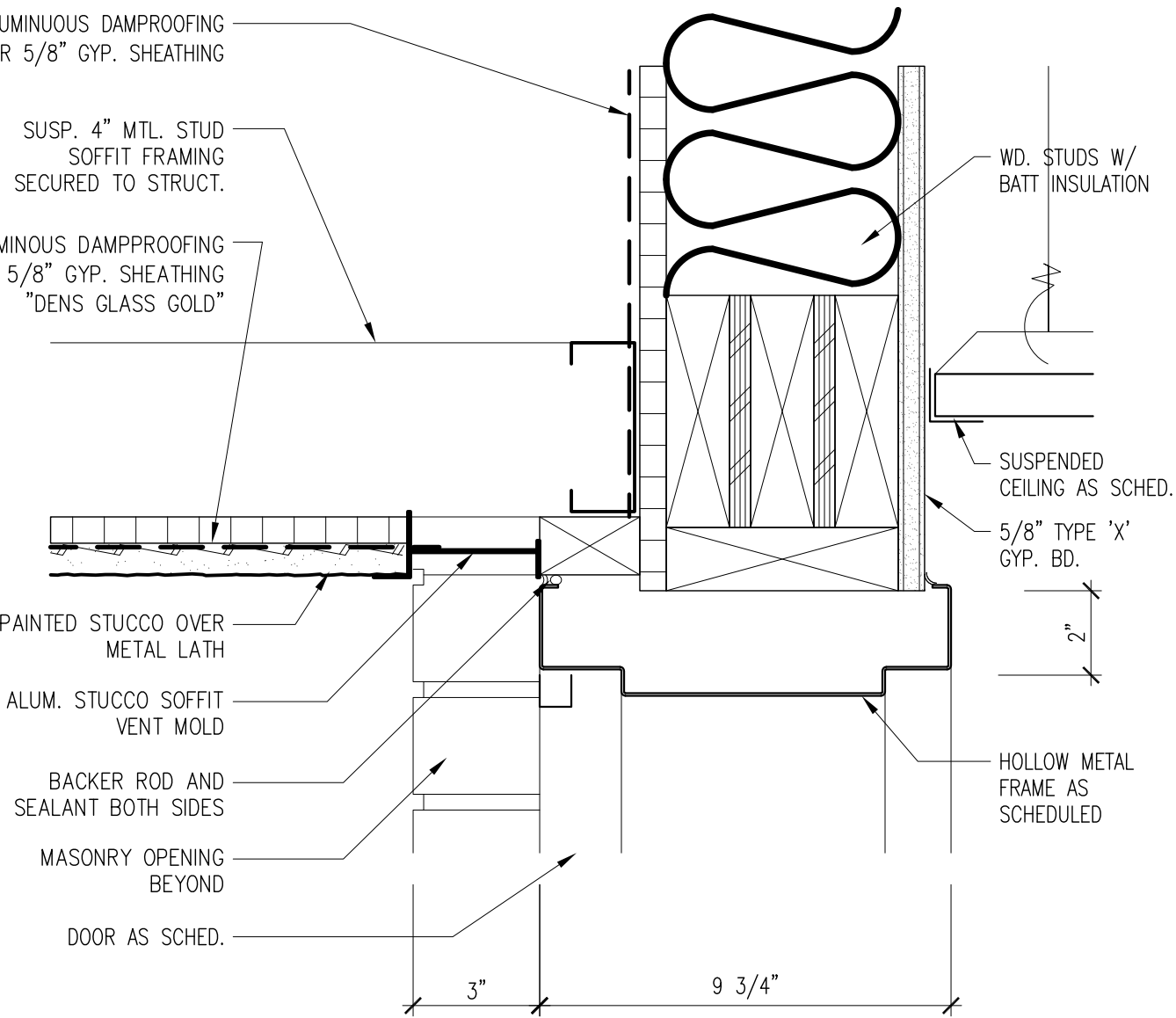
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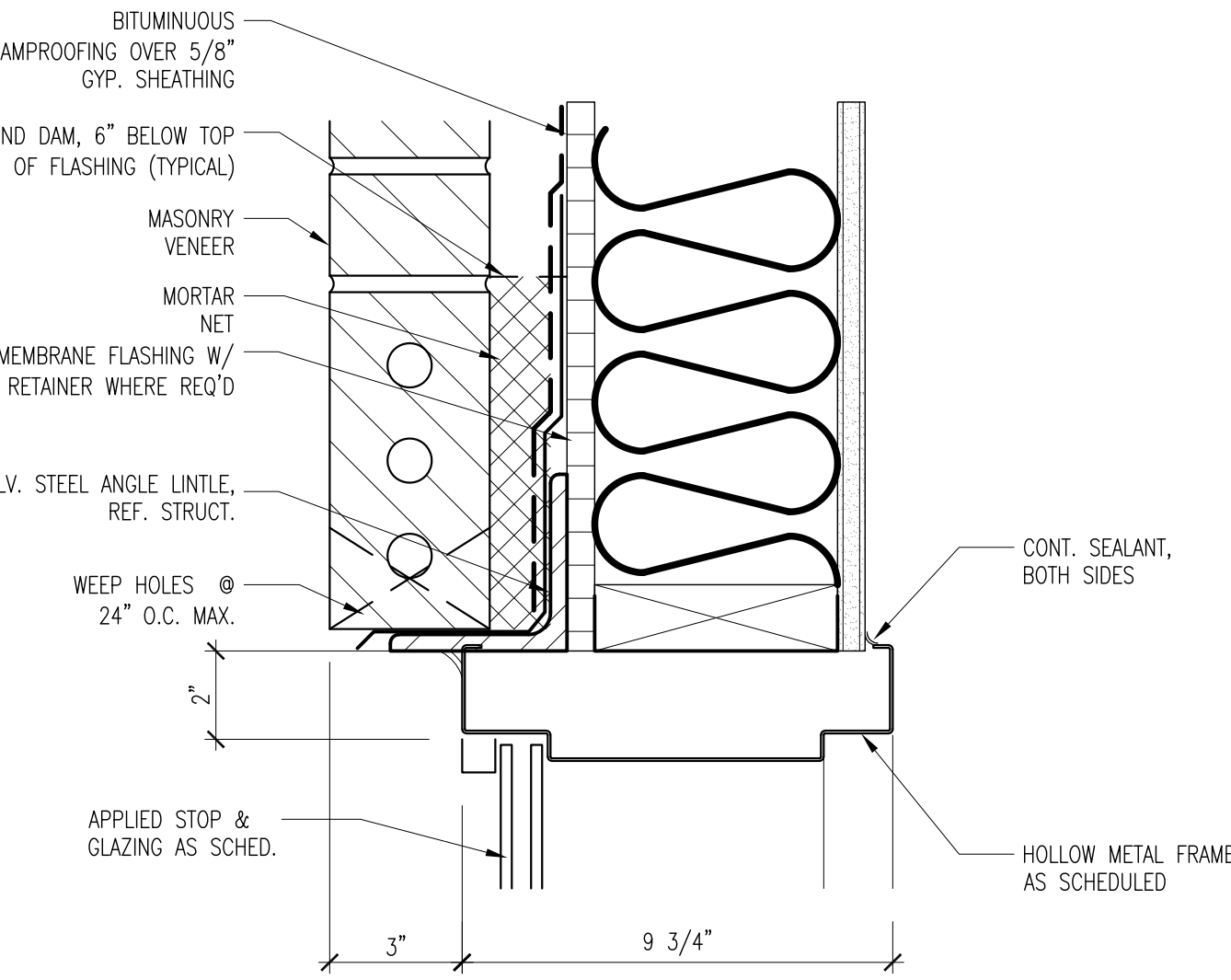
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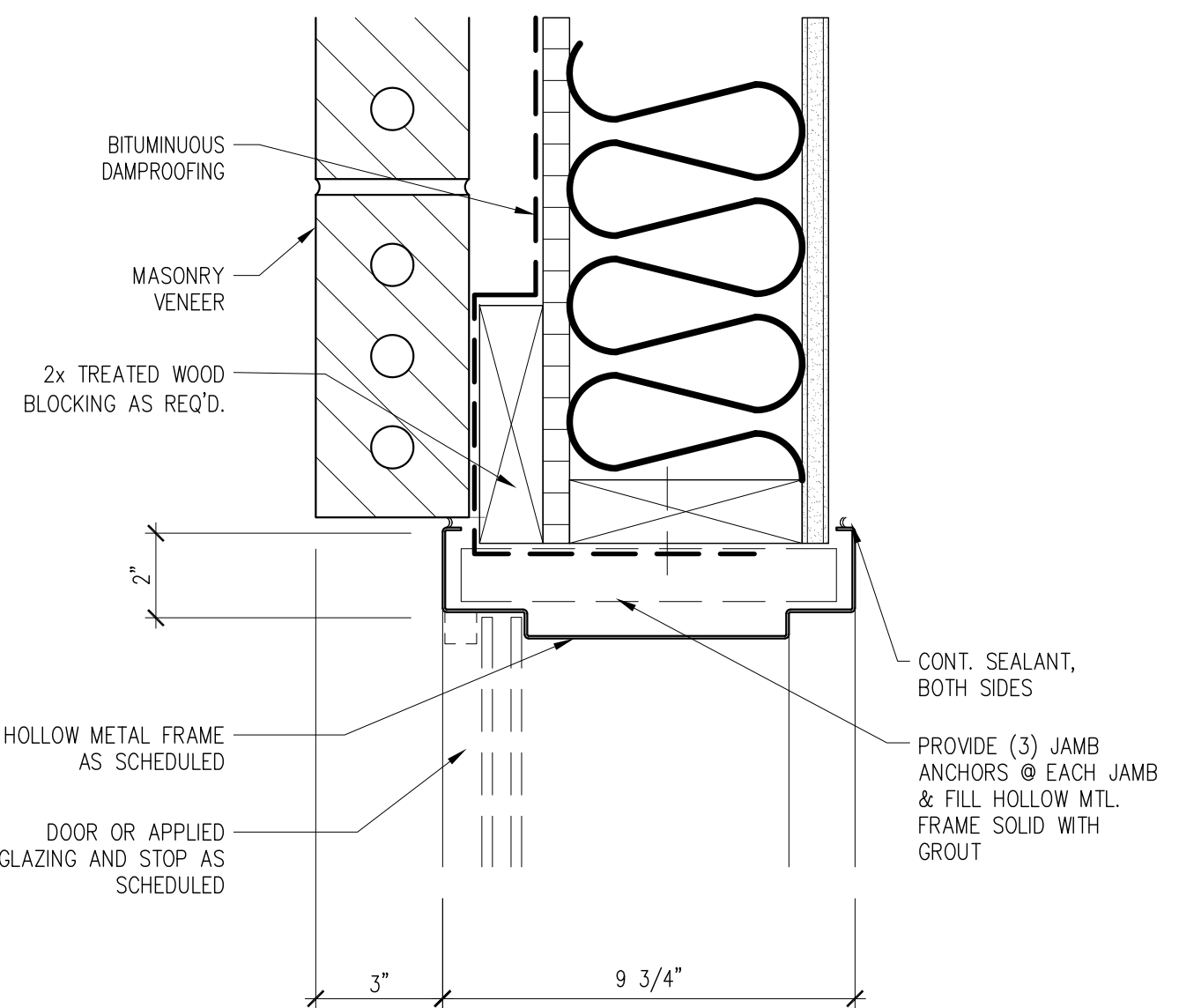
17 TYP. WINDOW FLASHING SEQUENCE
Scale: 3"=1'-0"



13 EXT. H.M. SOFFIT HEAD
Scale: 3"=1'-0"

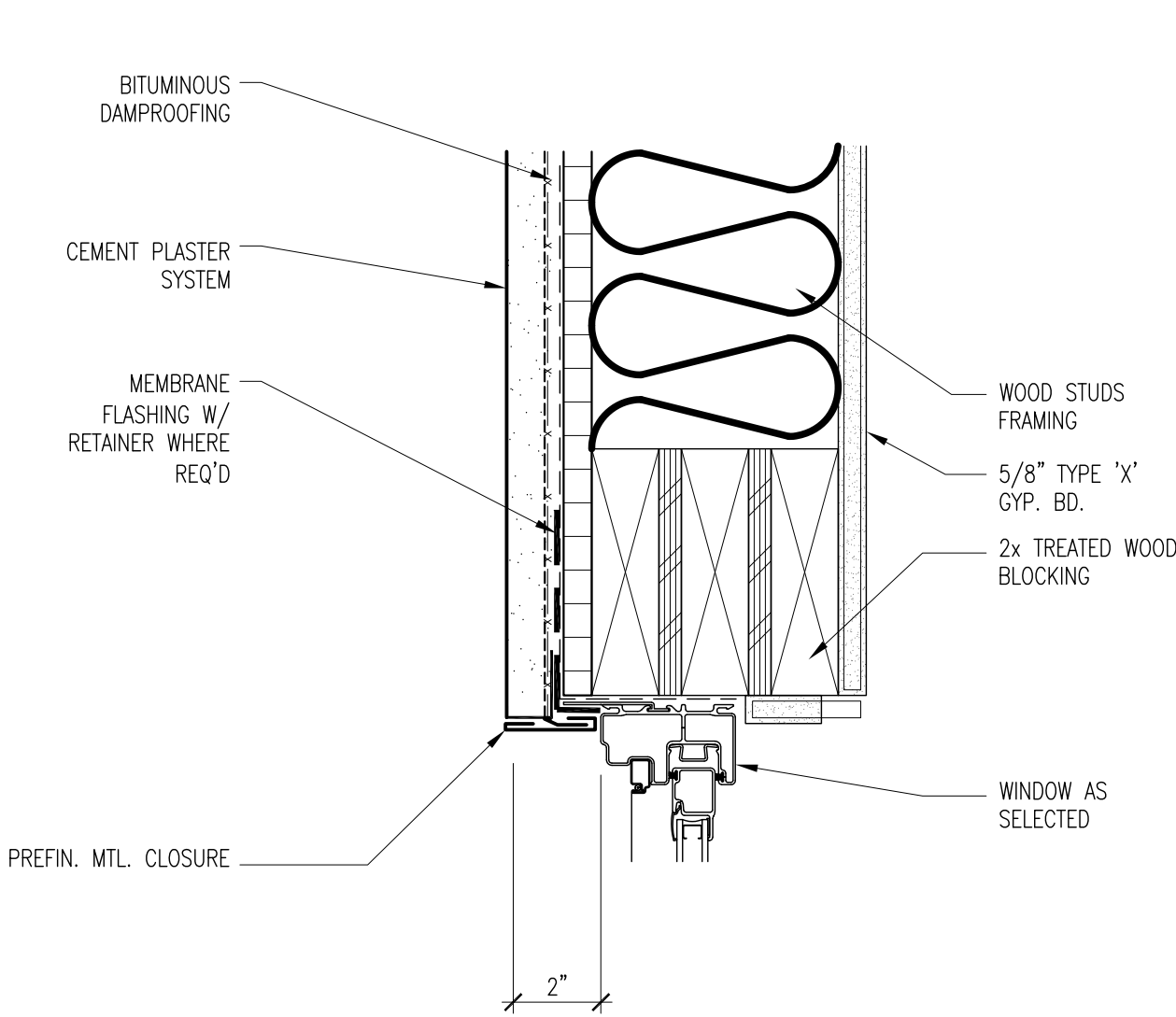


14 EXT. H.M. HEAD
Scale: 3"=1'-0"

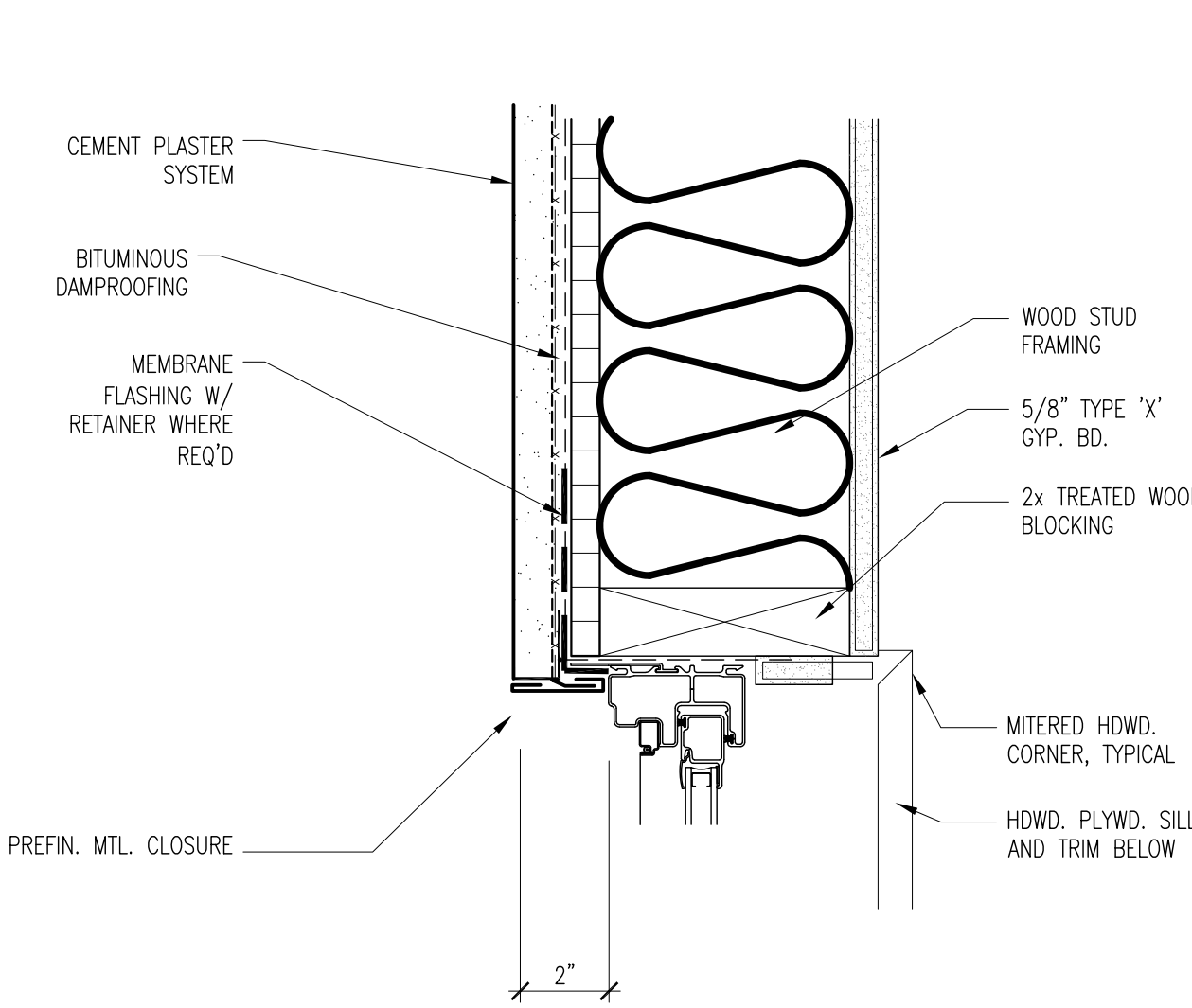


15 EXT. H.M. JAMB
Scale: 3"=1'-0"

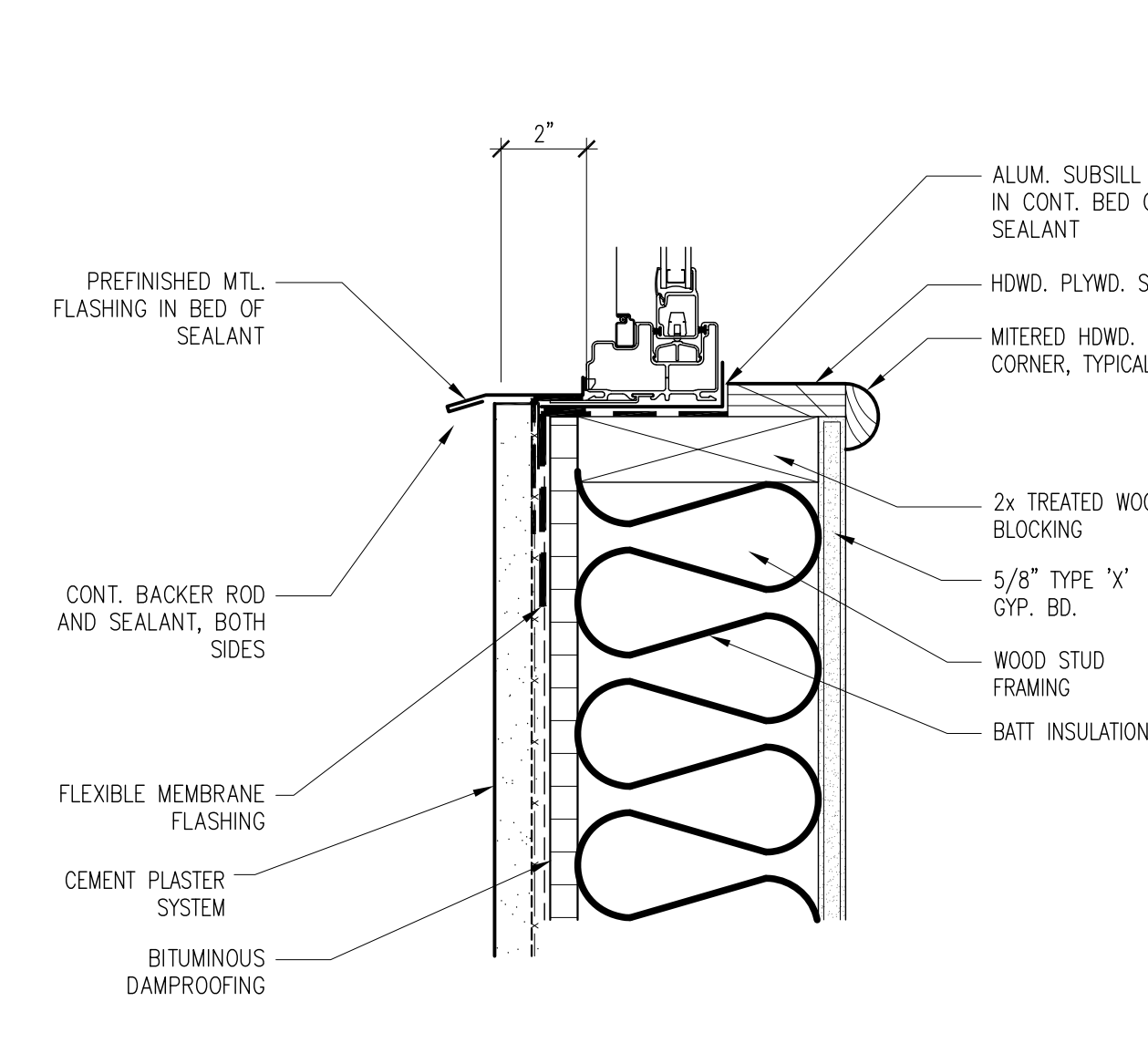
16 NOT USED
Scale: 3"=1'-0"



9 EXT. WINDOW HEAD
Scale: 3"=1'-0"

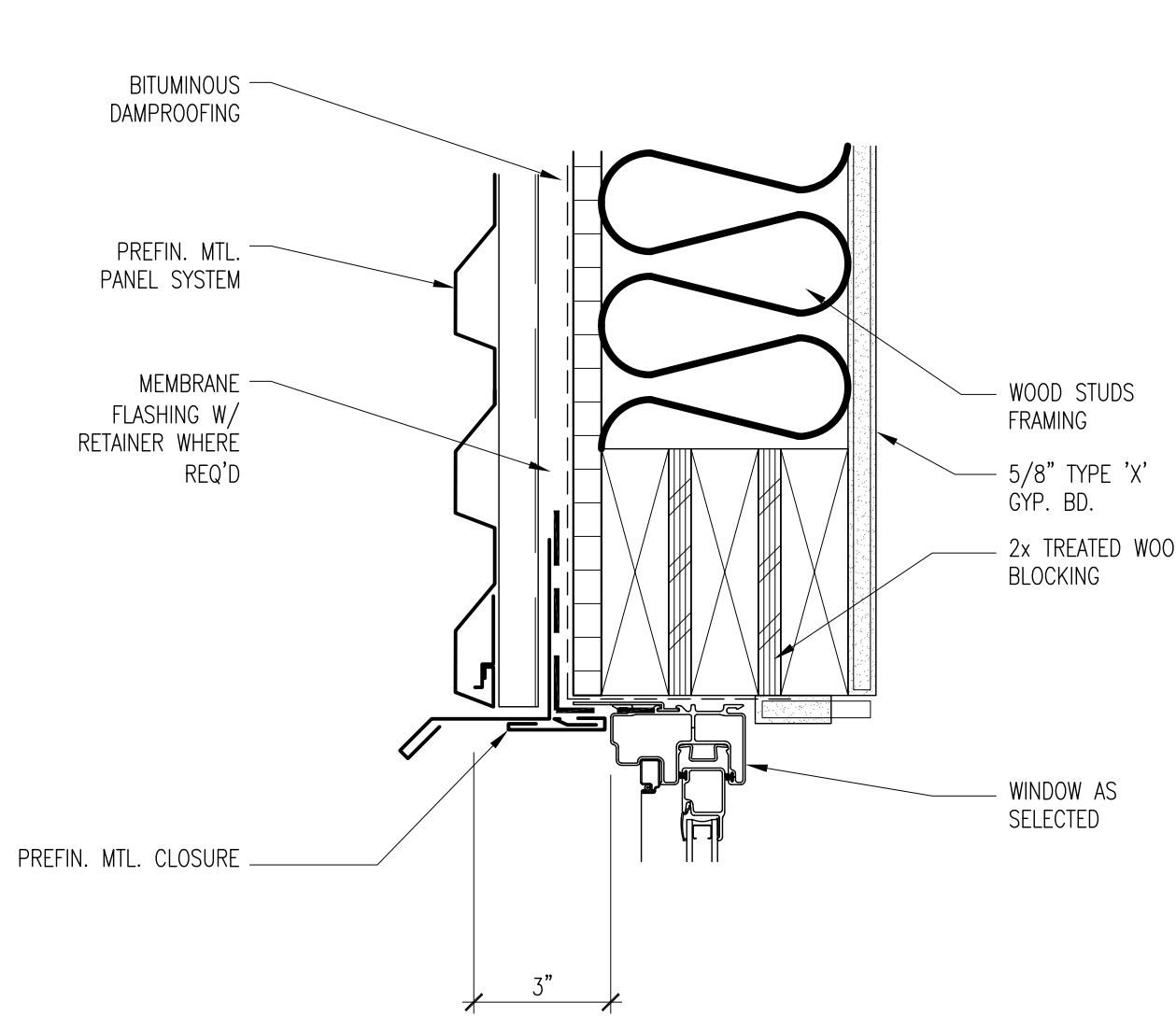


10 EXT. WINDOW JAMB
Scale: 3"=1'-0"

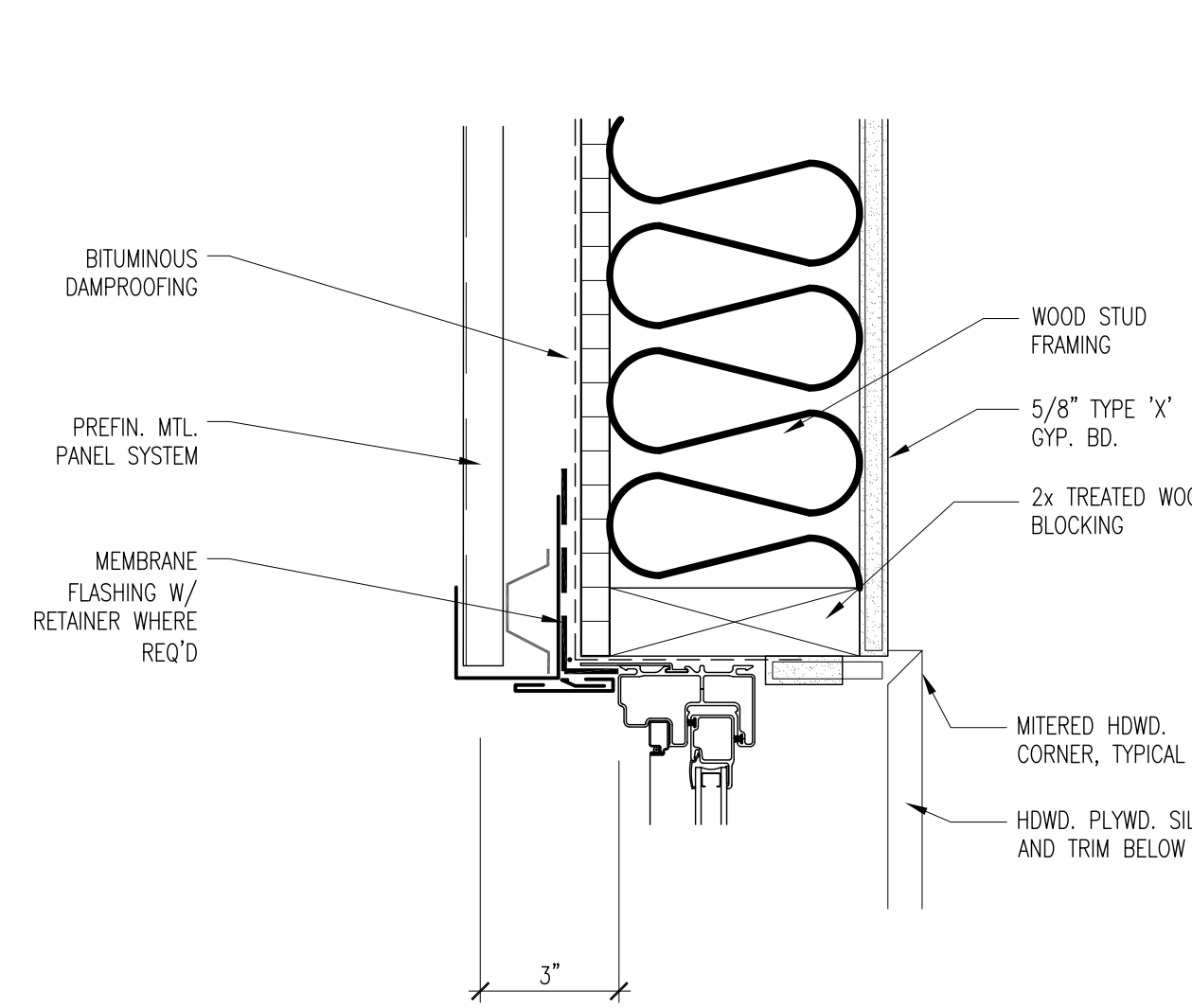


11 EXT. WINDOW SILL
Scale: 3"=1'-0"

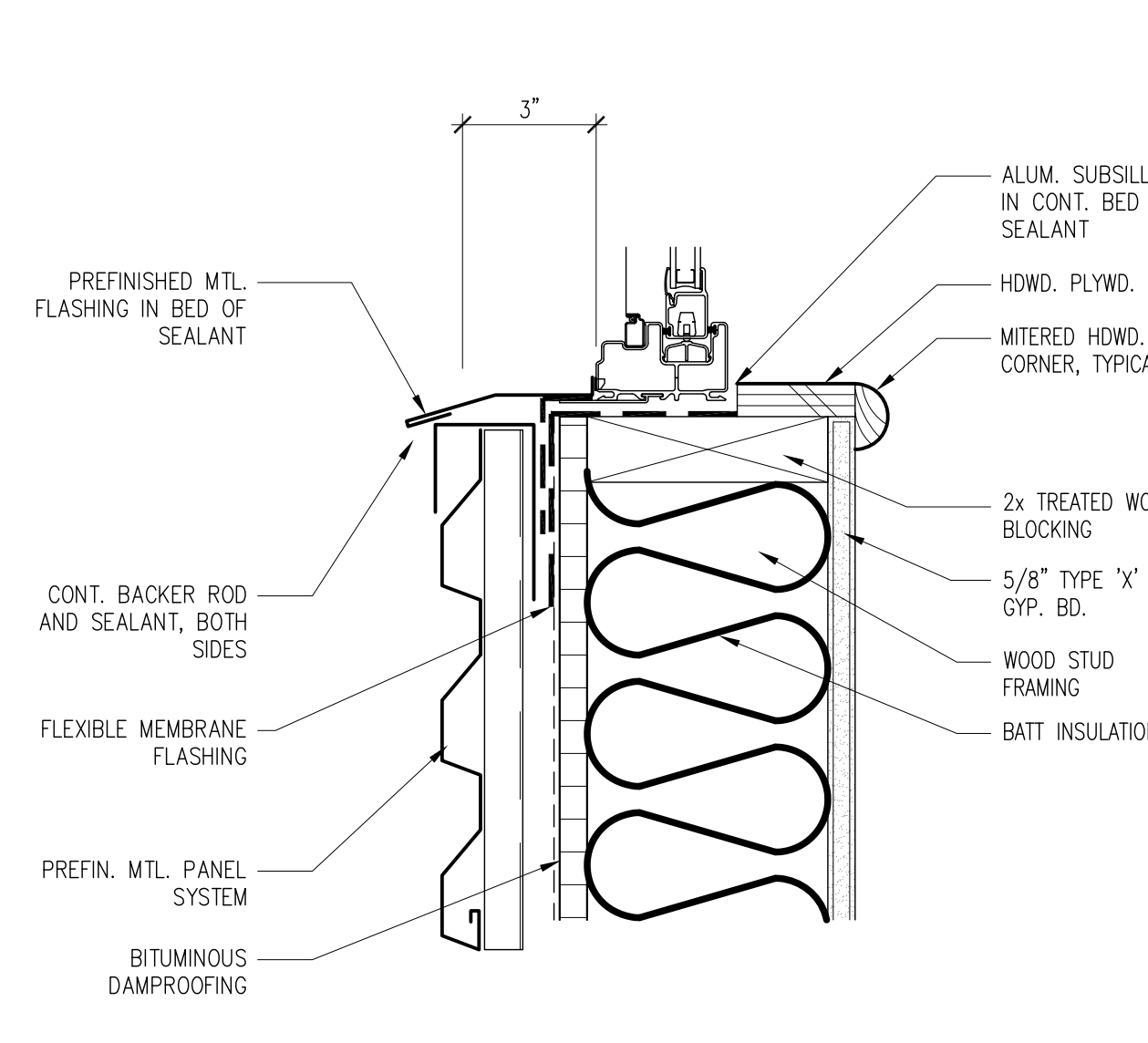
12 NOT USED
Scale: 3"=1'-0"



5 EXT. WINDOW HEAD
Scale: 3"=1'-0"

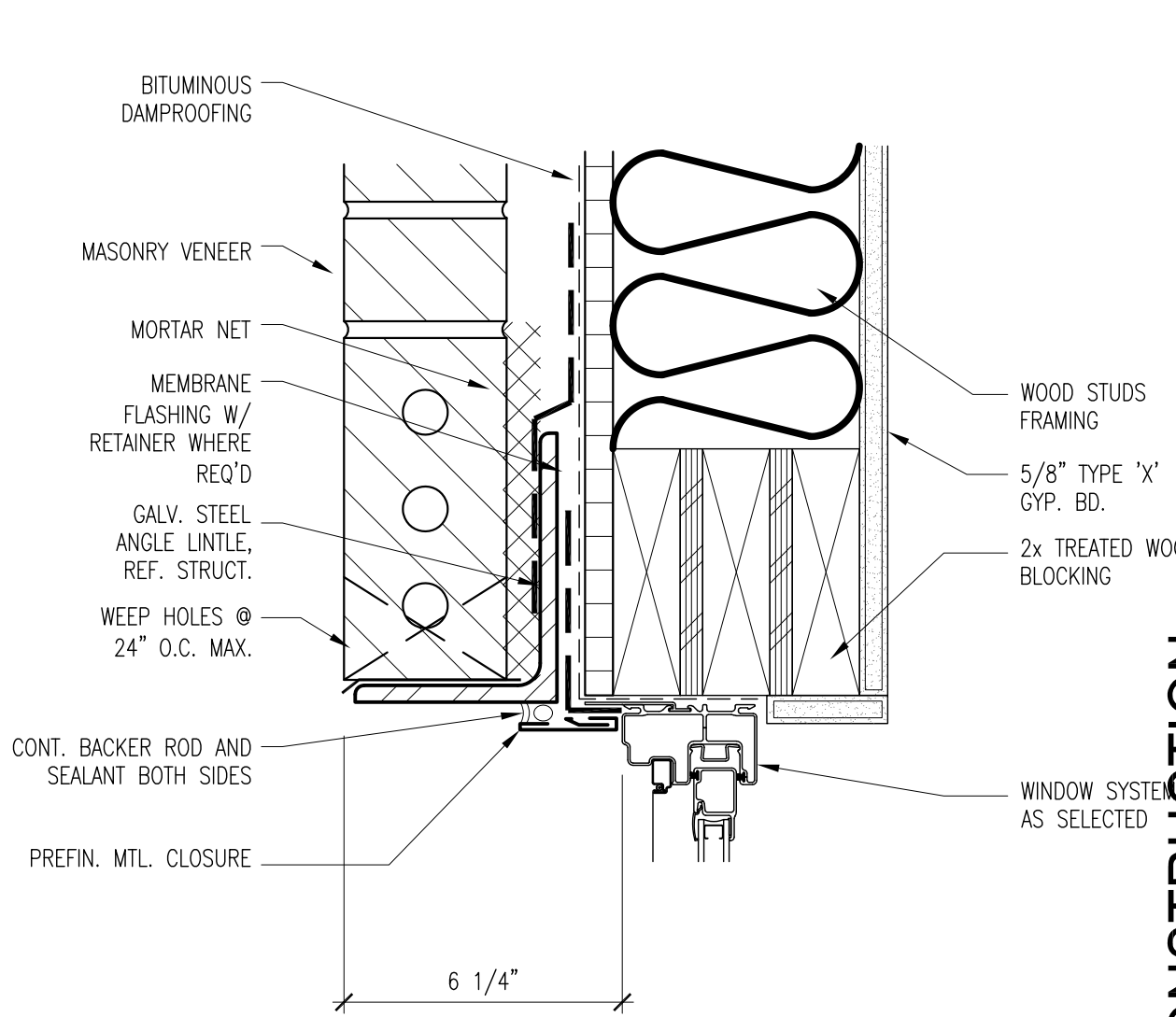


6 EXT. WINDOW JAMB
Scale: 3"=1'-0"

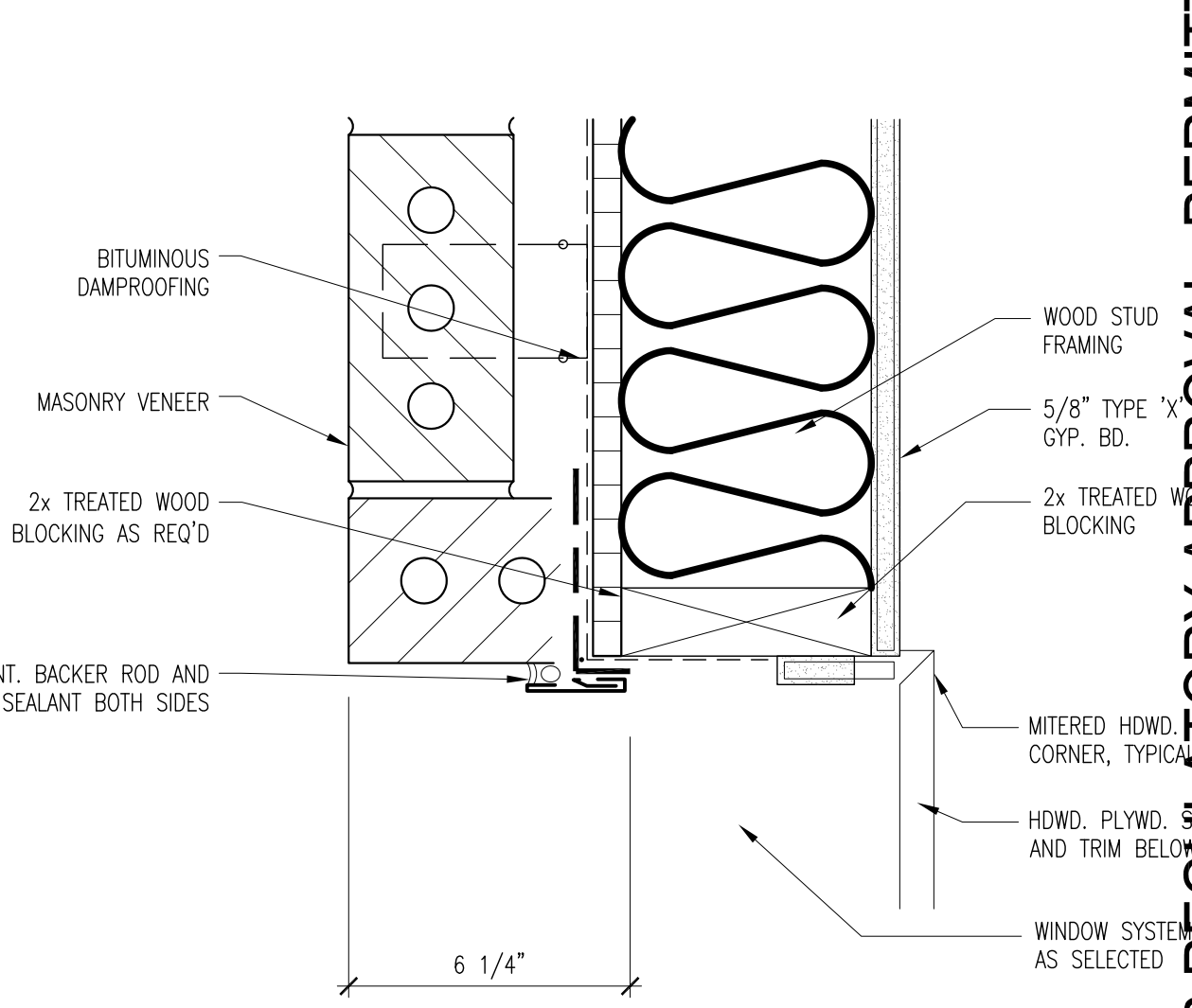


7 EXT. WINDOW SILL
Scale: 3"=1'-0"

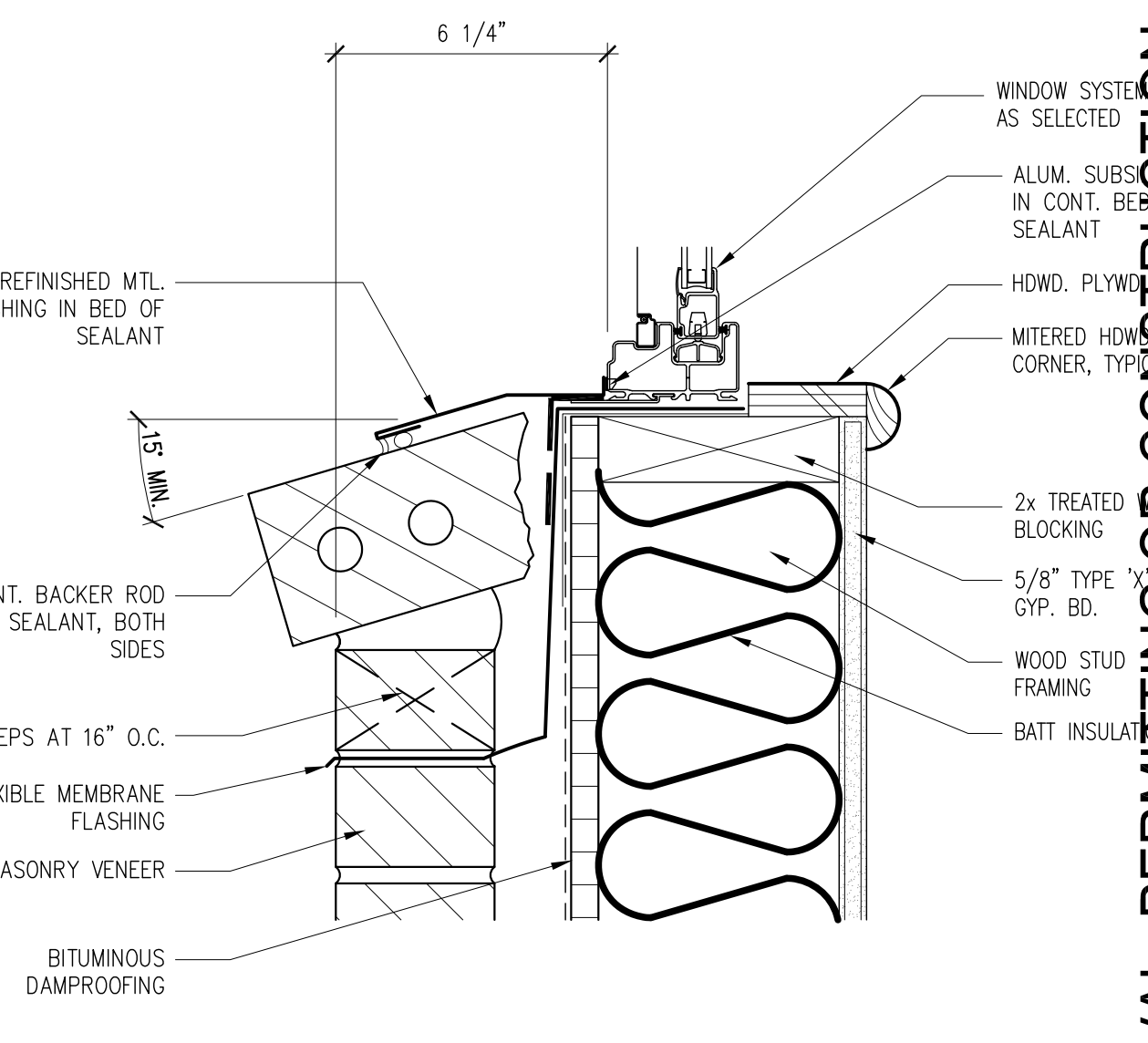
8 INT. WINDOW SILL
Scale: 3"=1'-0"



1 EXT. WINDOW HEAD
Scale: 3"=1'-0"

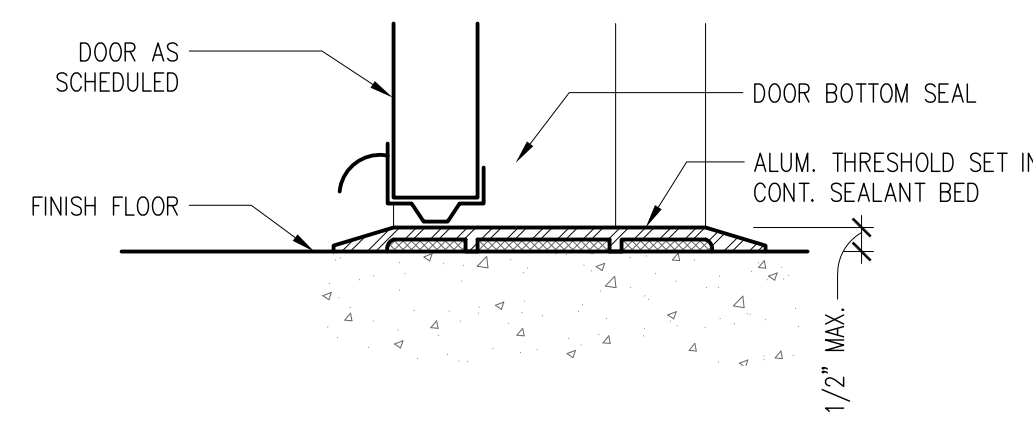
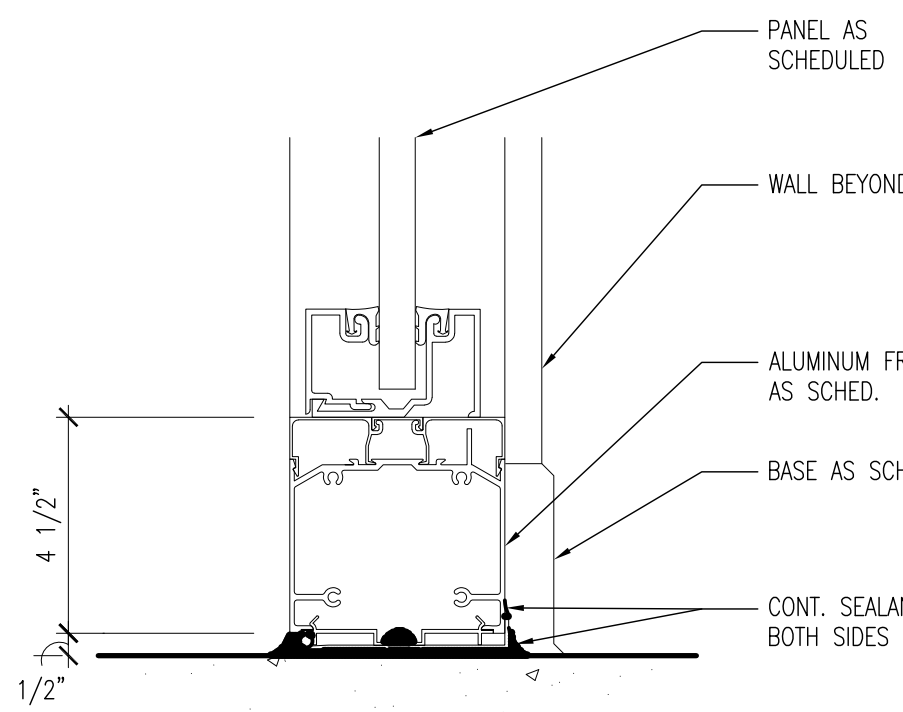


2 EXT. WINDOW JAMB
Scale: 3"=1'-0"



3 EXT. WINDOW SILL
Scale: 3"=1'-0"

4 EXT. DOOR SILL
Scale: 3"=1'-0"

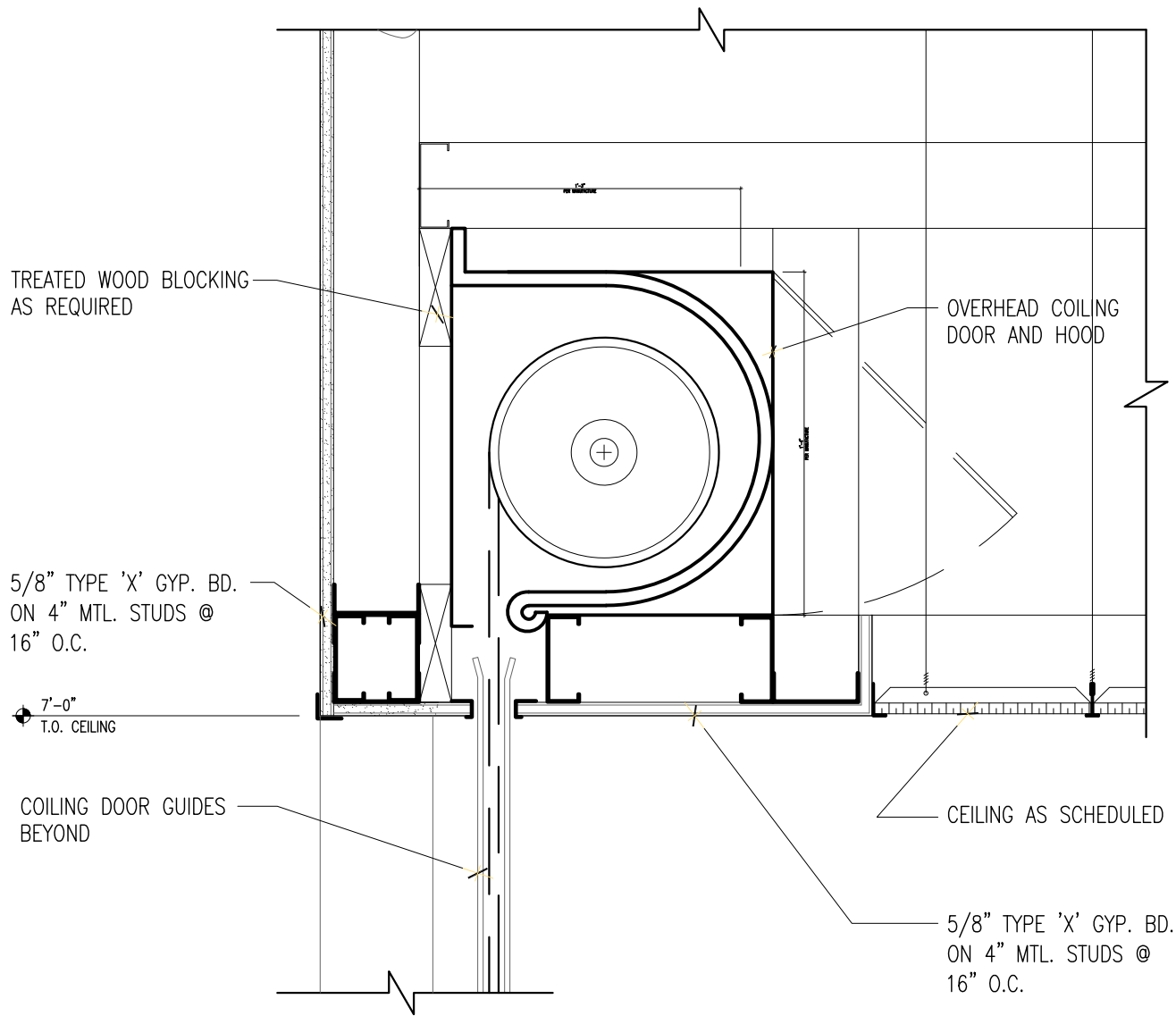


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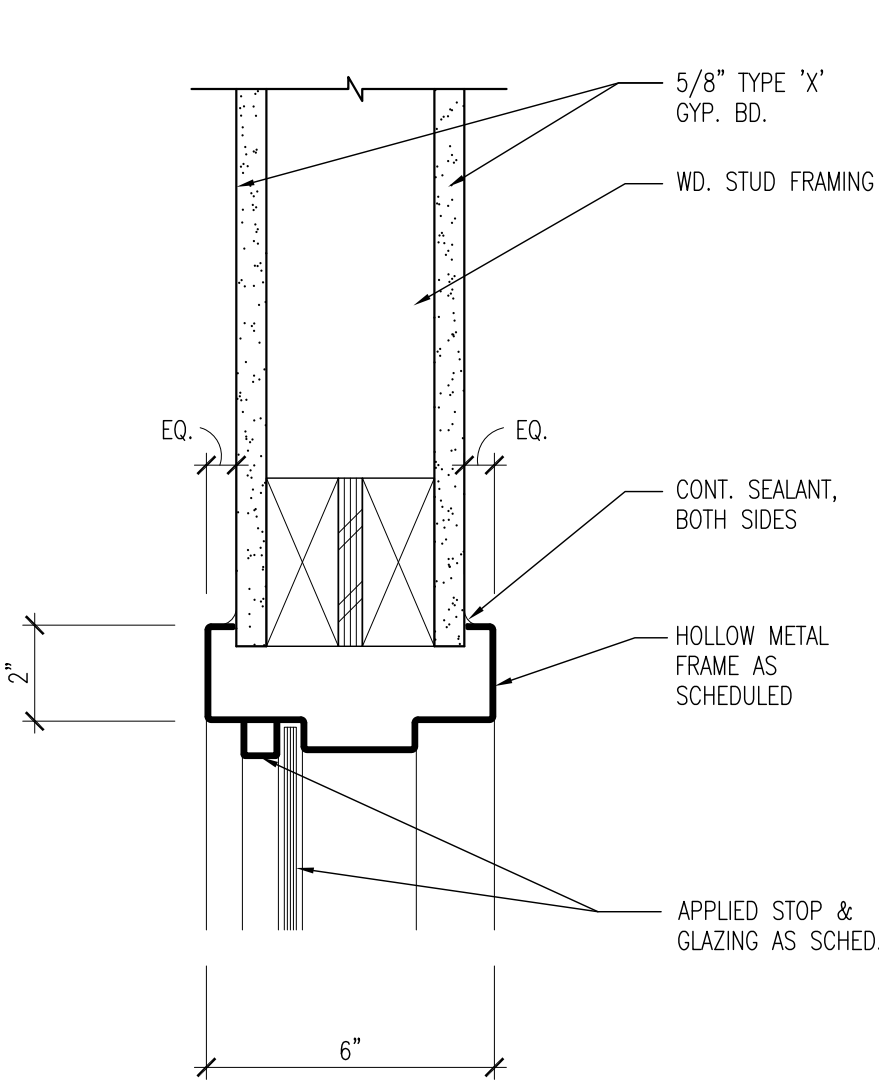
NO	DESCRIPTION	DATE
01	PH. 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019



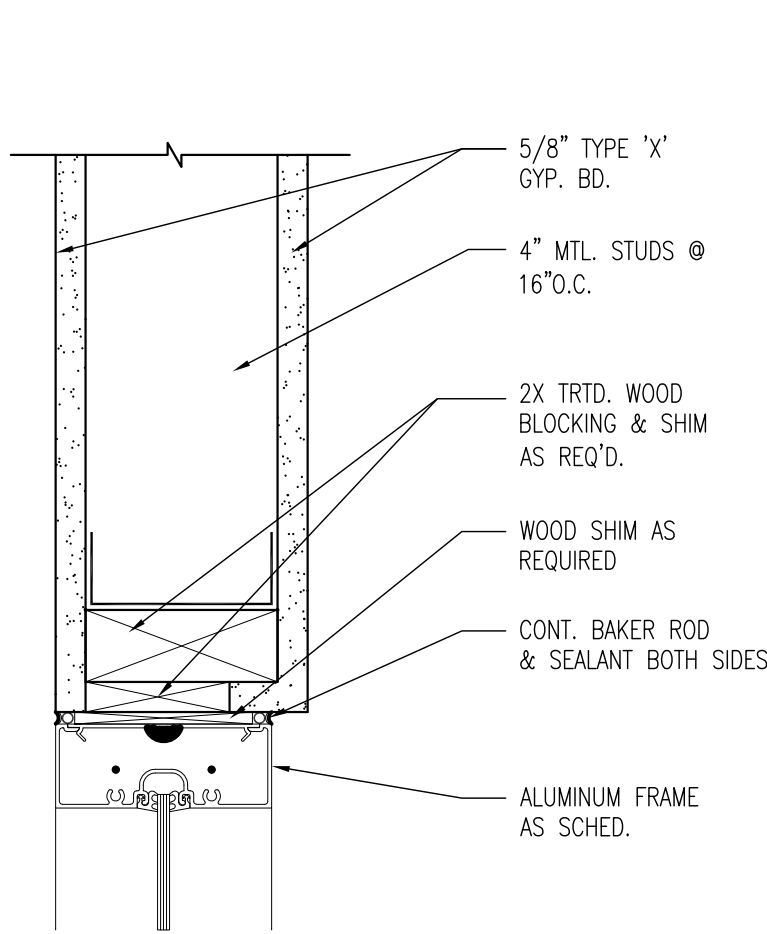
DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	



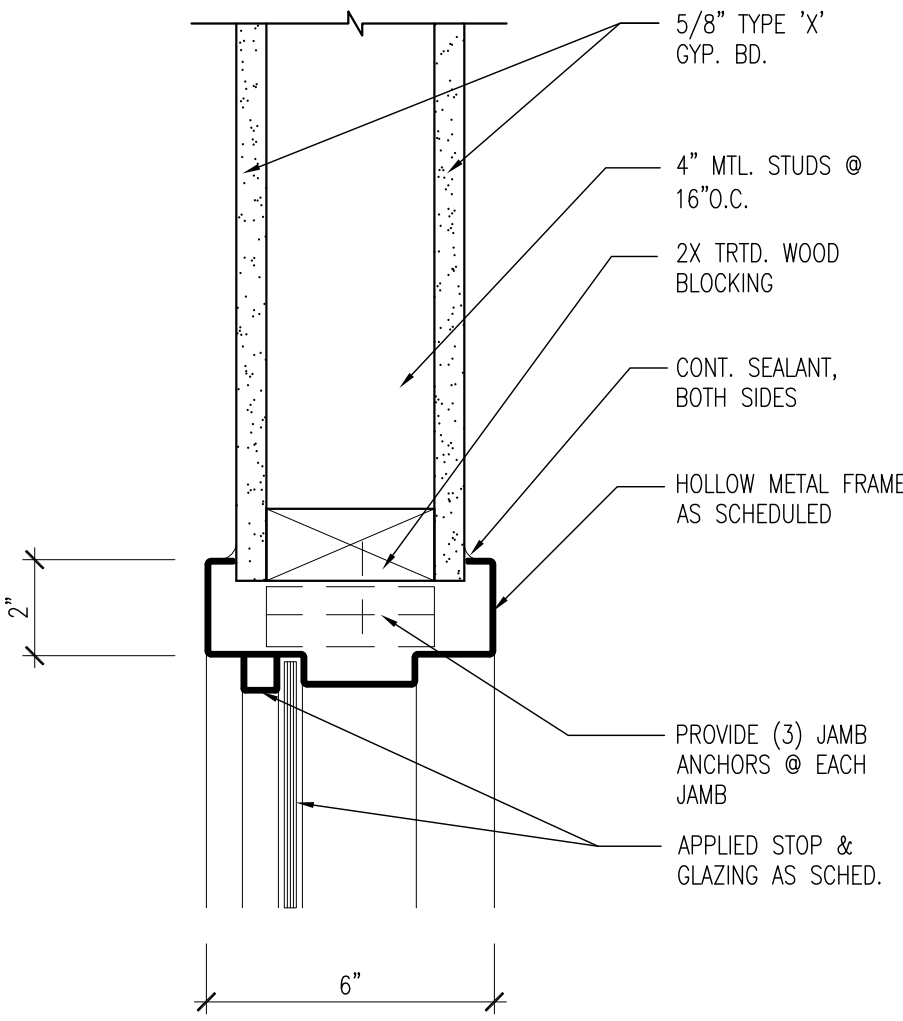
9 INTERIOR .O.H. COILING DR. - HEAD
Scale: 1 1/2"=1'-0"



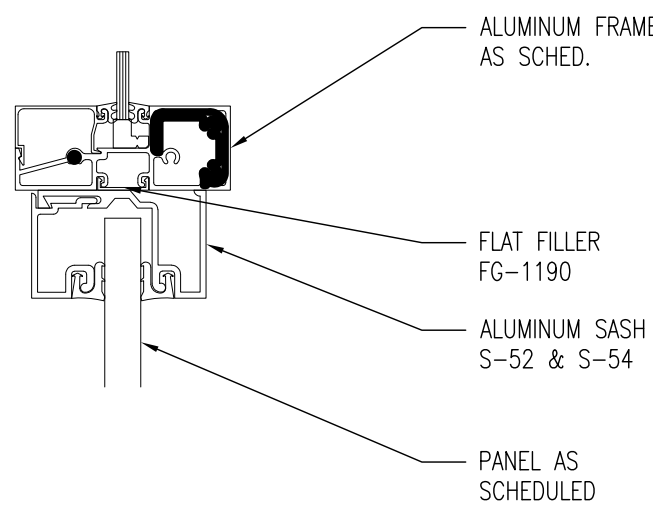
5 INT. H.M. WINDOW HEAD
Scale: 3"=1'-0"



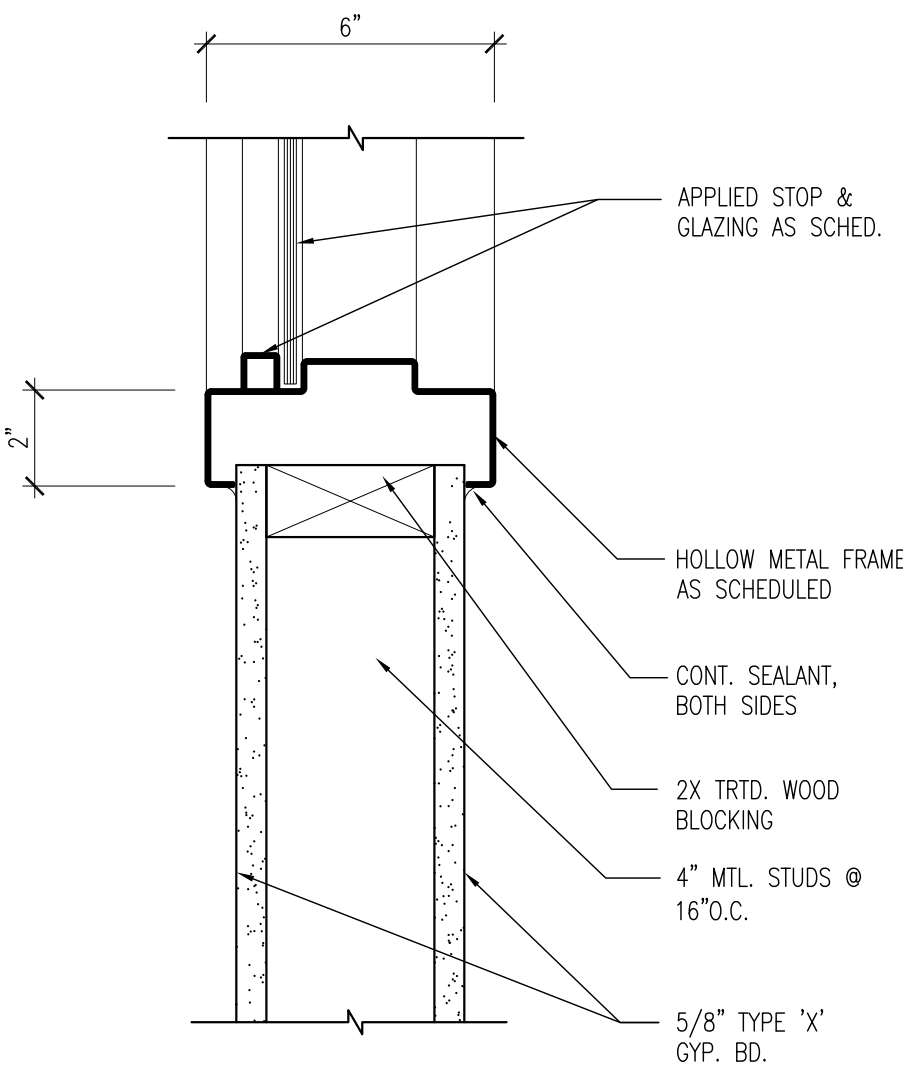
1 INT. ALUM. WINDOW JAMB
Scale: 3"=1'-0"



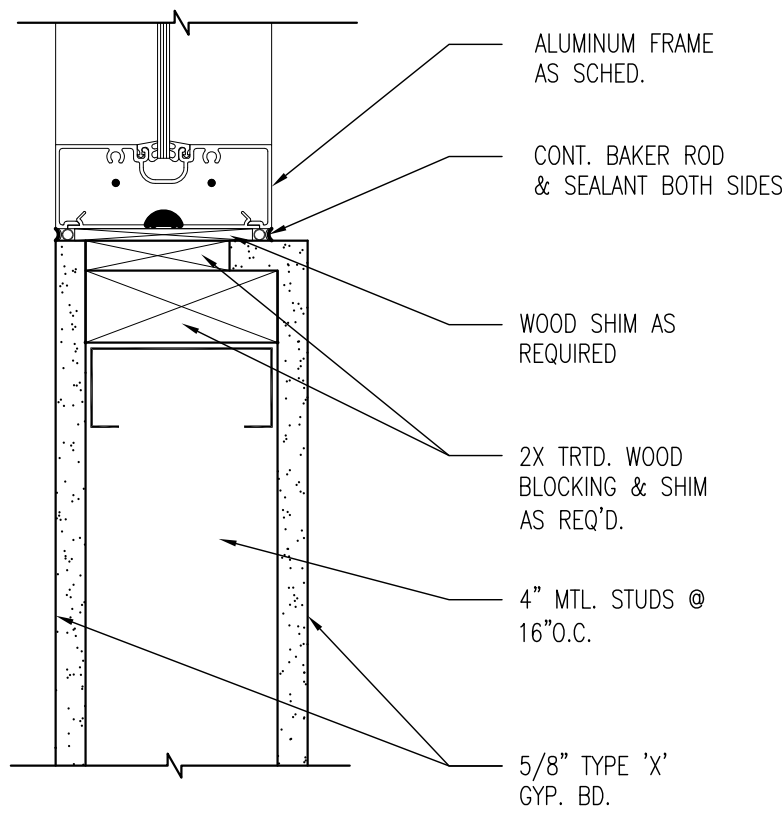
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Scale: 3"=1'-0"



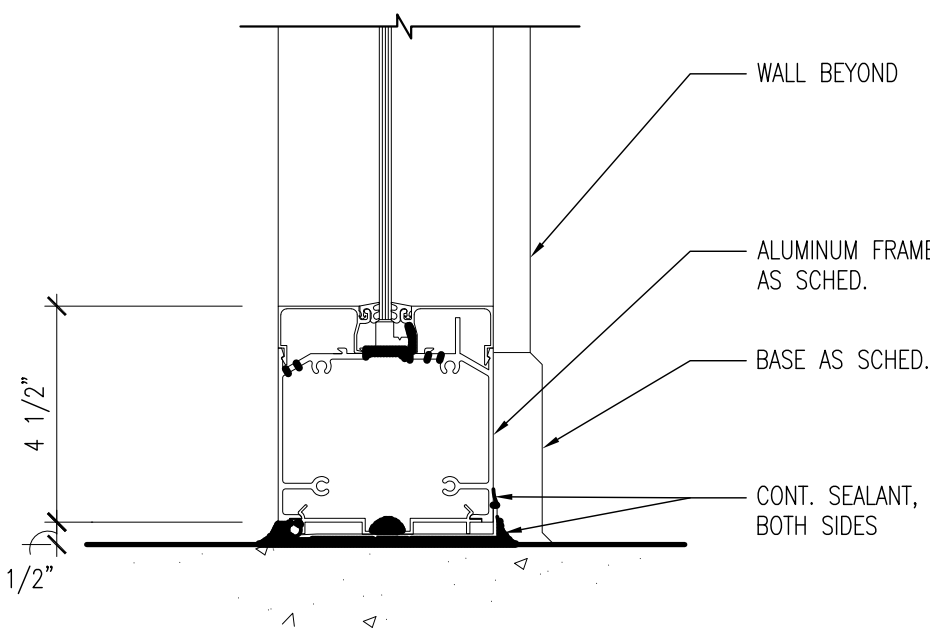
2 ALUM. MULLION
Scale: 3"=1'-0"



7 INT. H.M. WINDOW SILL
Scale: 3"=1'-0"



3 INT. ALUM. WINDOW SILL
Scale: 3"=1'-0"



4 INT. ALUM. WINDOW SILL
Scale: 3"=1'-0"

8 NOT USED
Scale: 3"=1'-0"



118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

ARCHITECT

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Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.

SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP

4100 E. PIEDRAS DR. STE 200

SAN ANTONIO, TEXAS 78228

PROJECT TITLE



ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

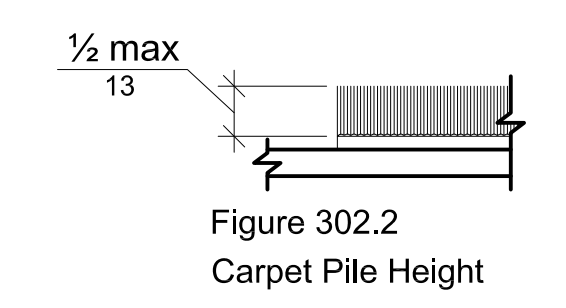
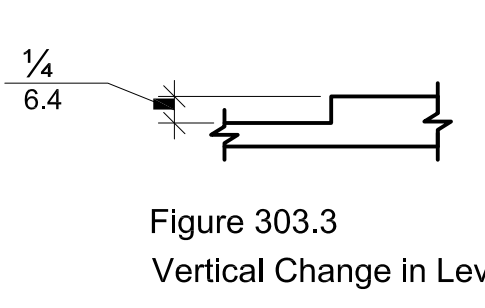
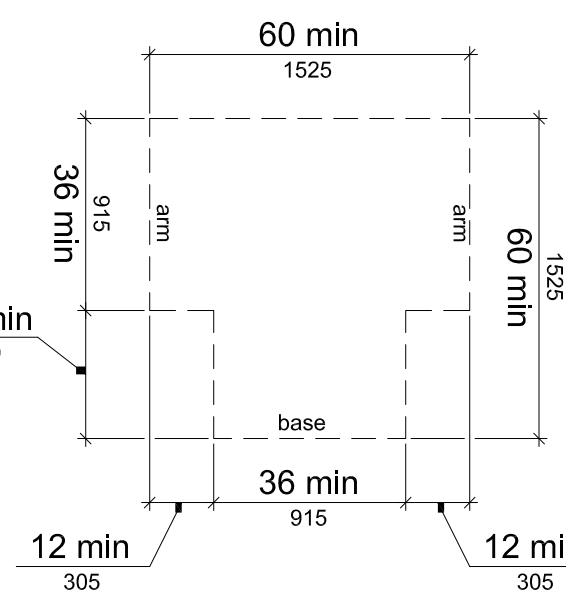
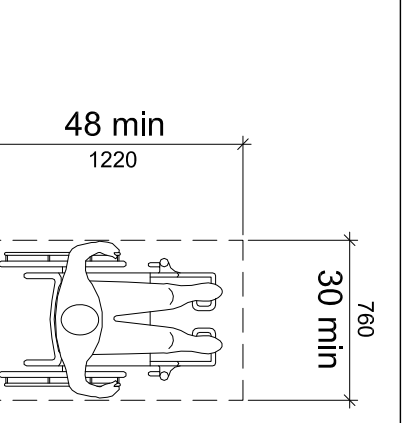
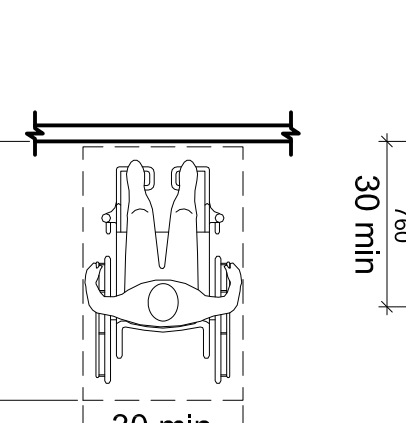
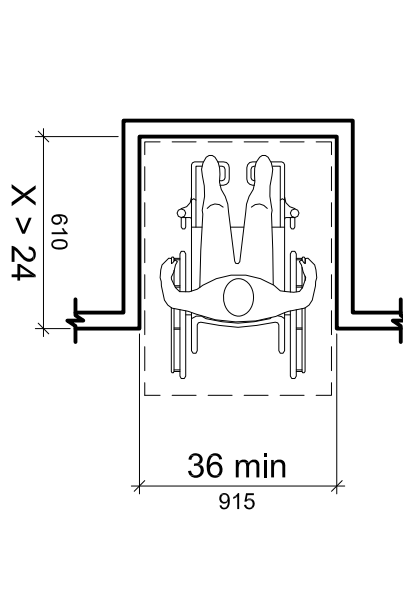
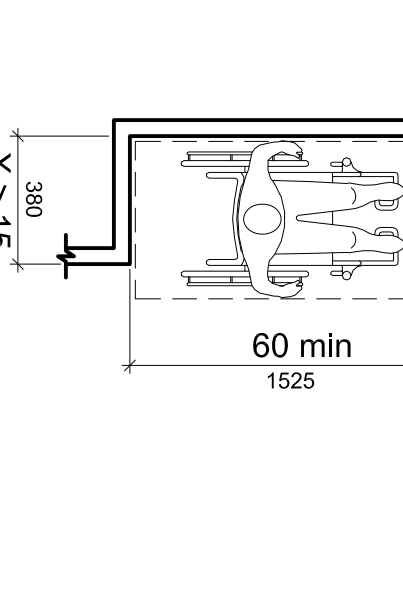
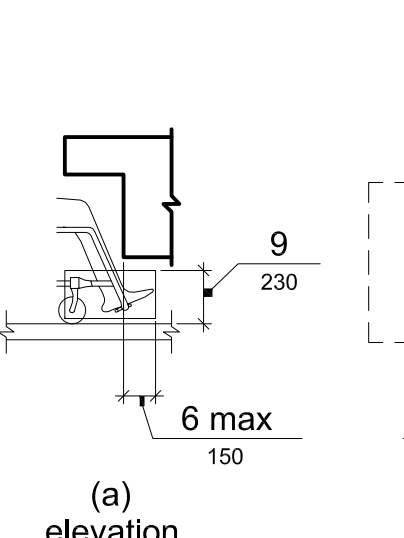
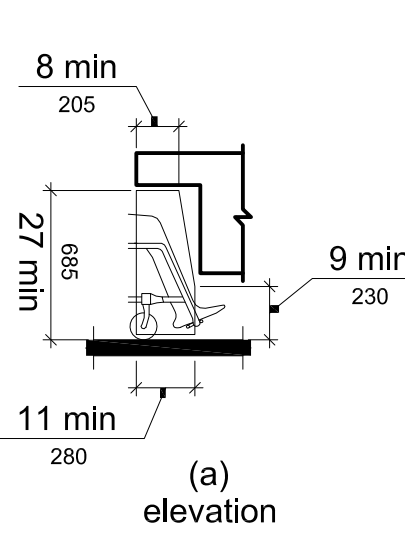
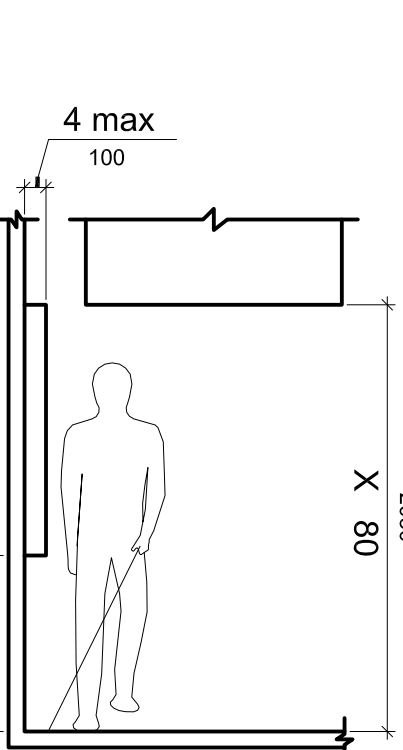
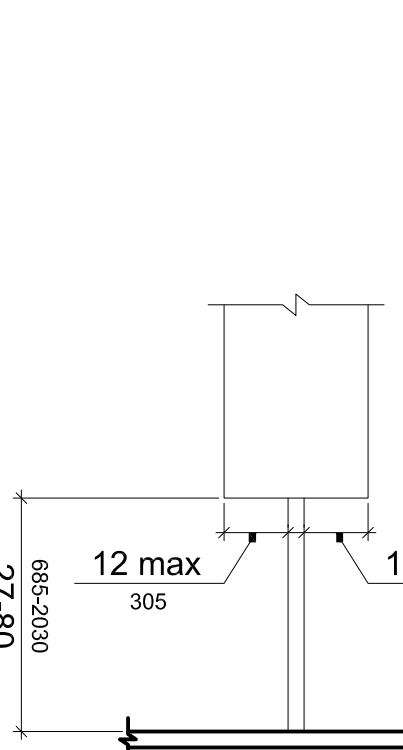
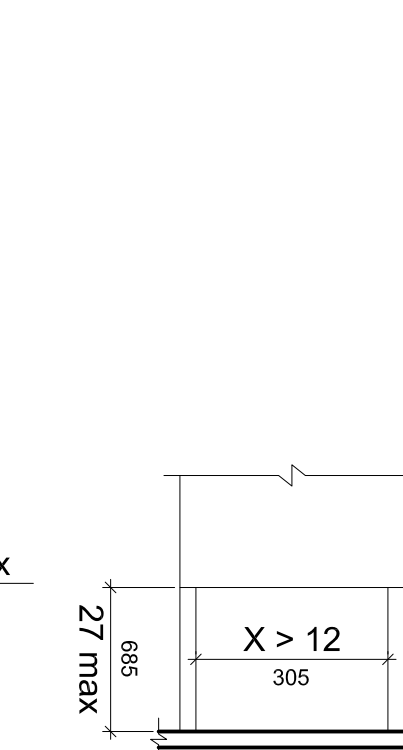
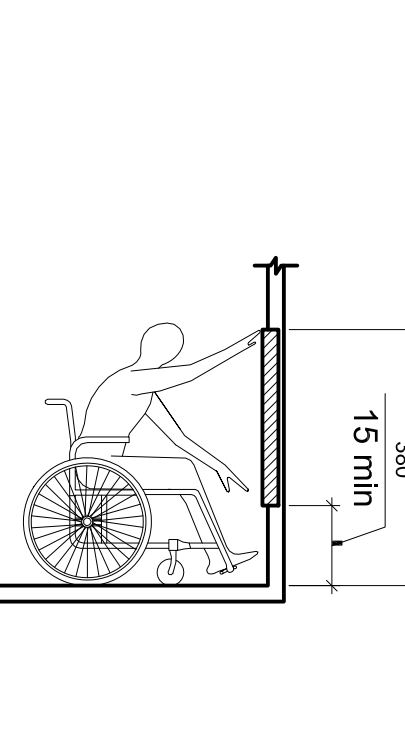
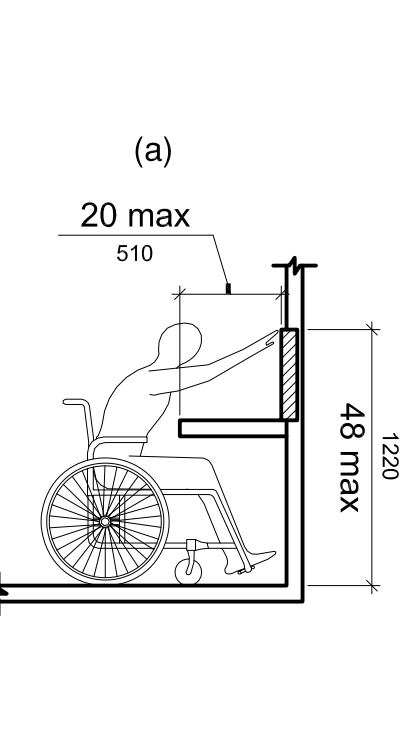
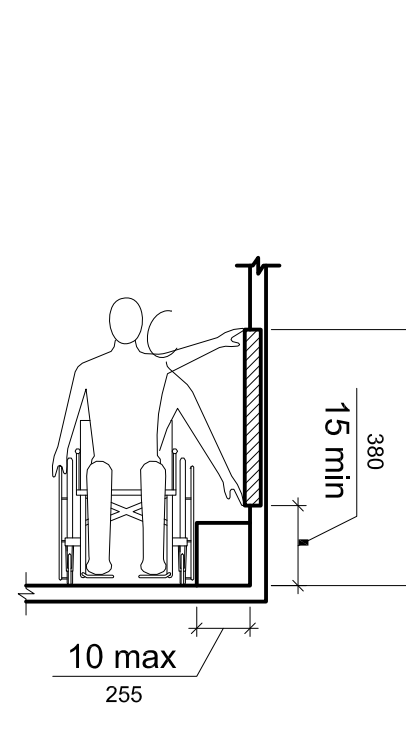
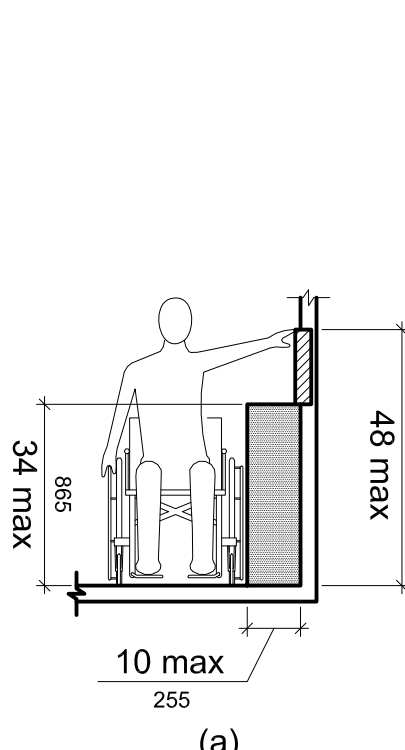
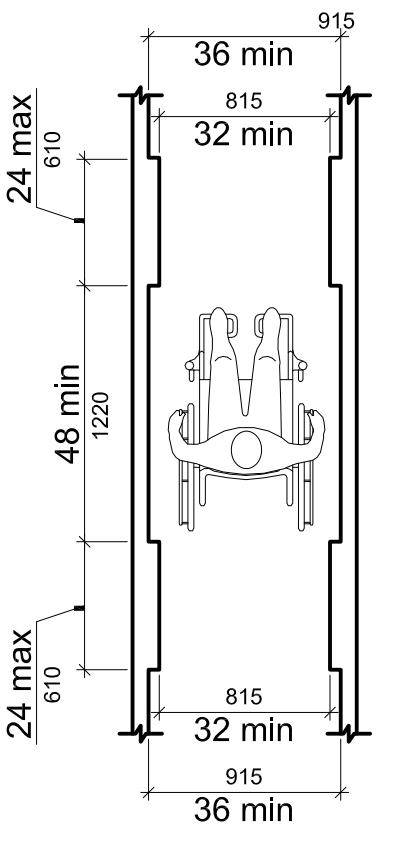
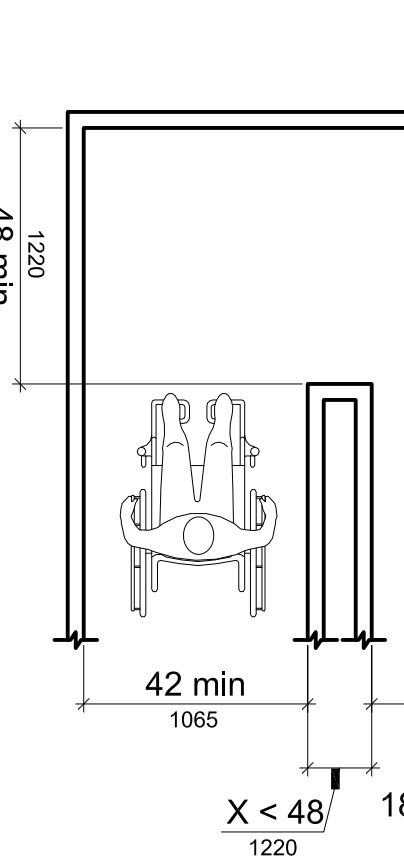
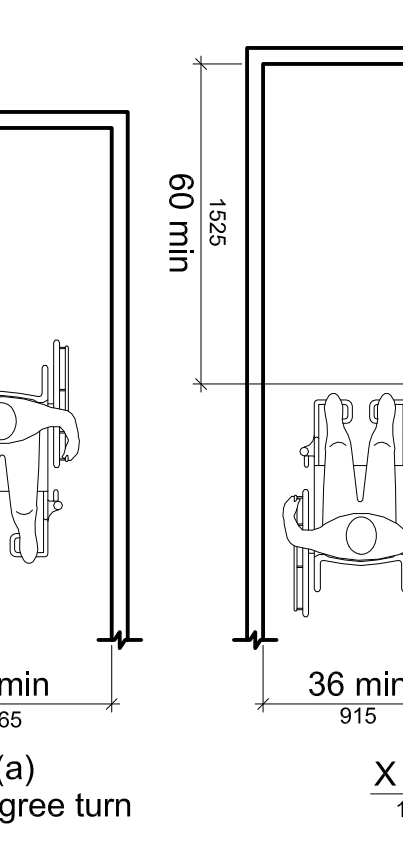
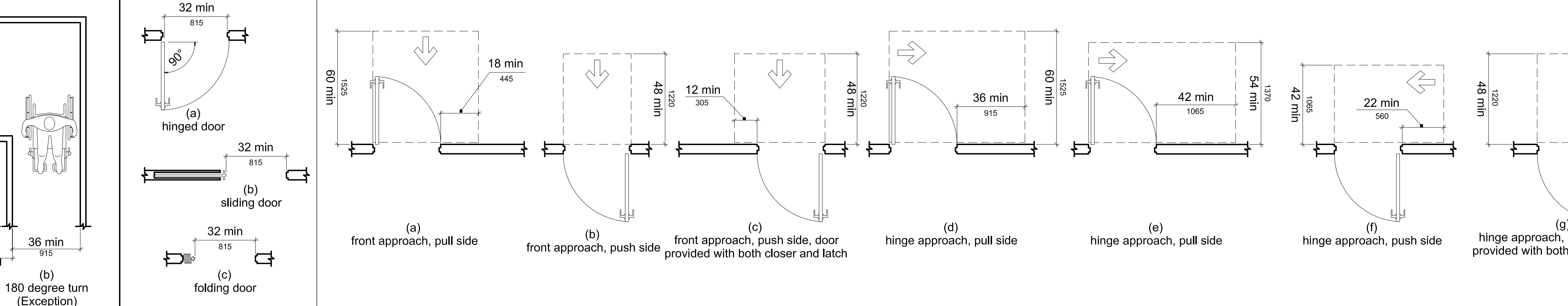
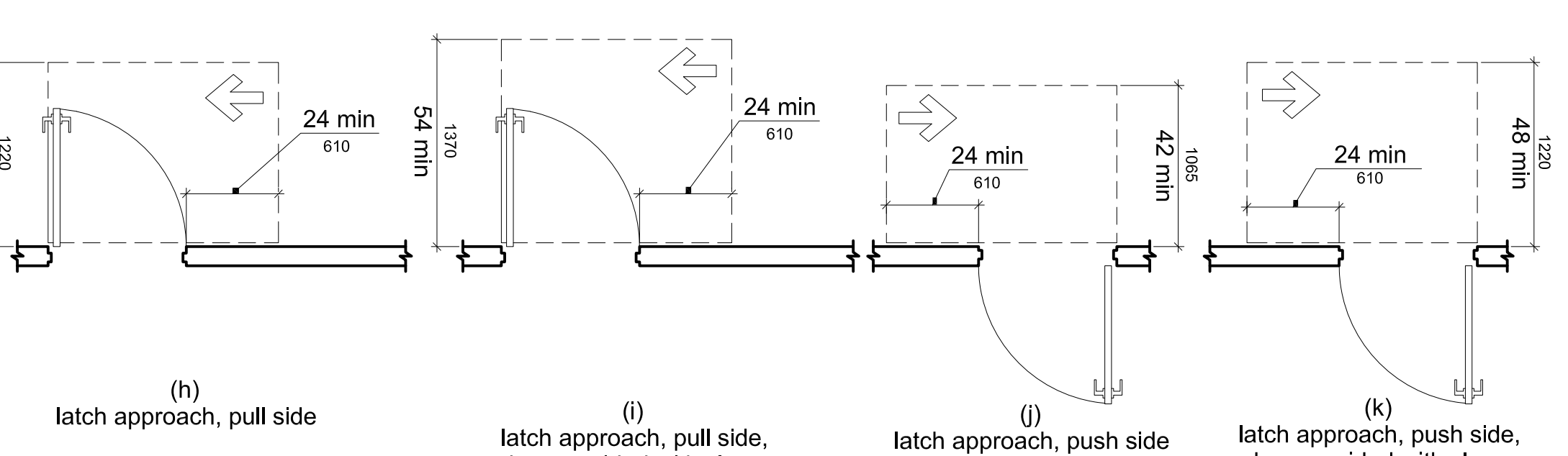
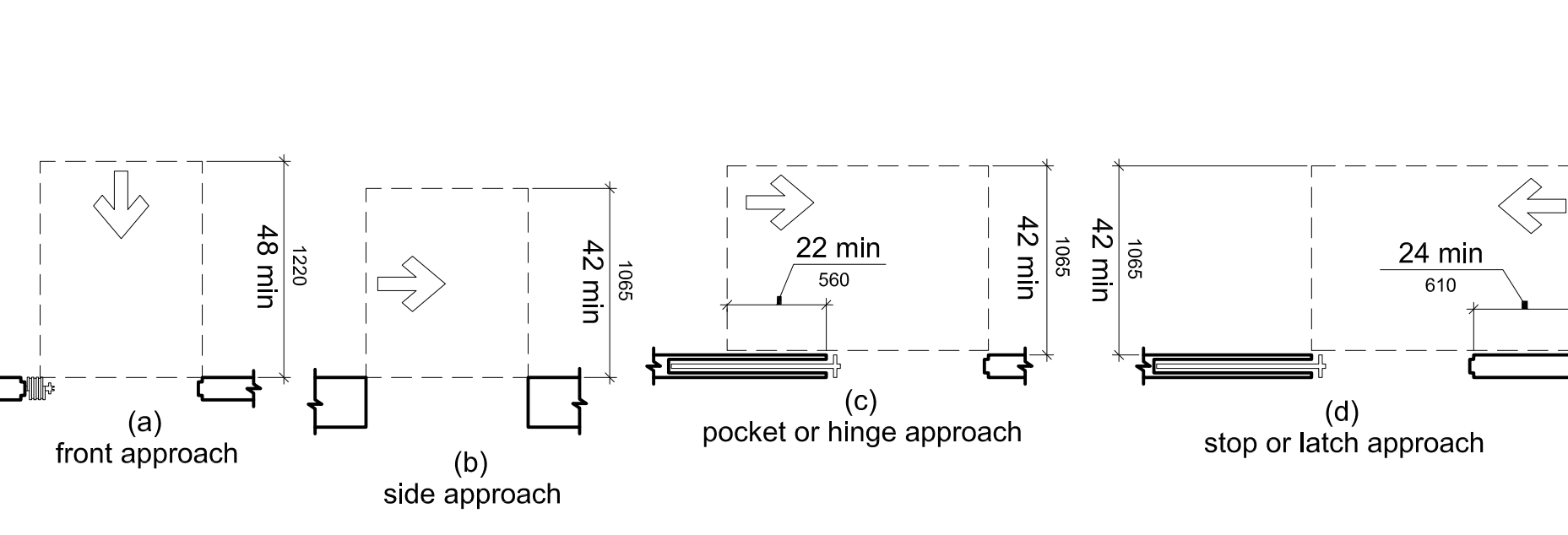
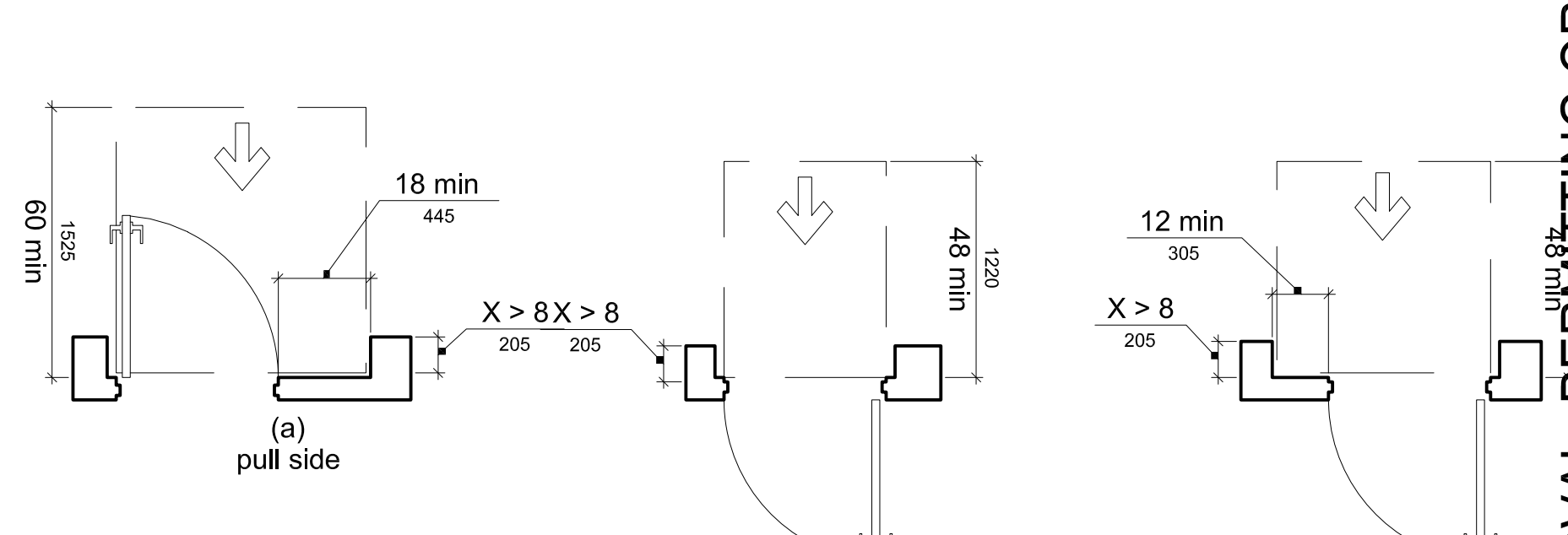
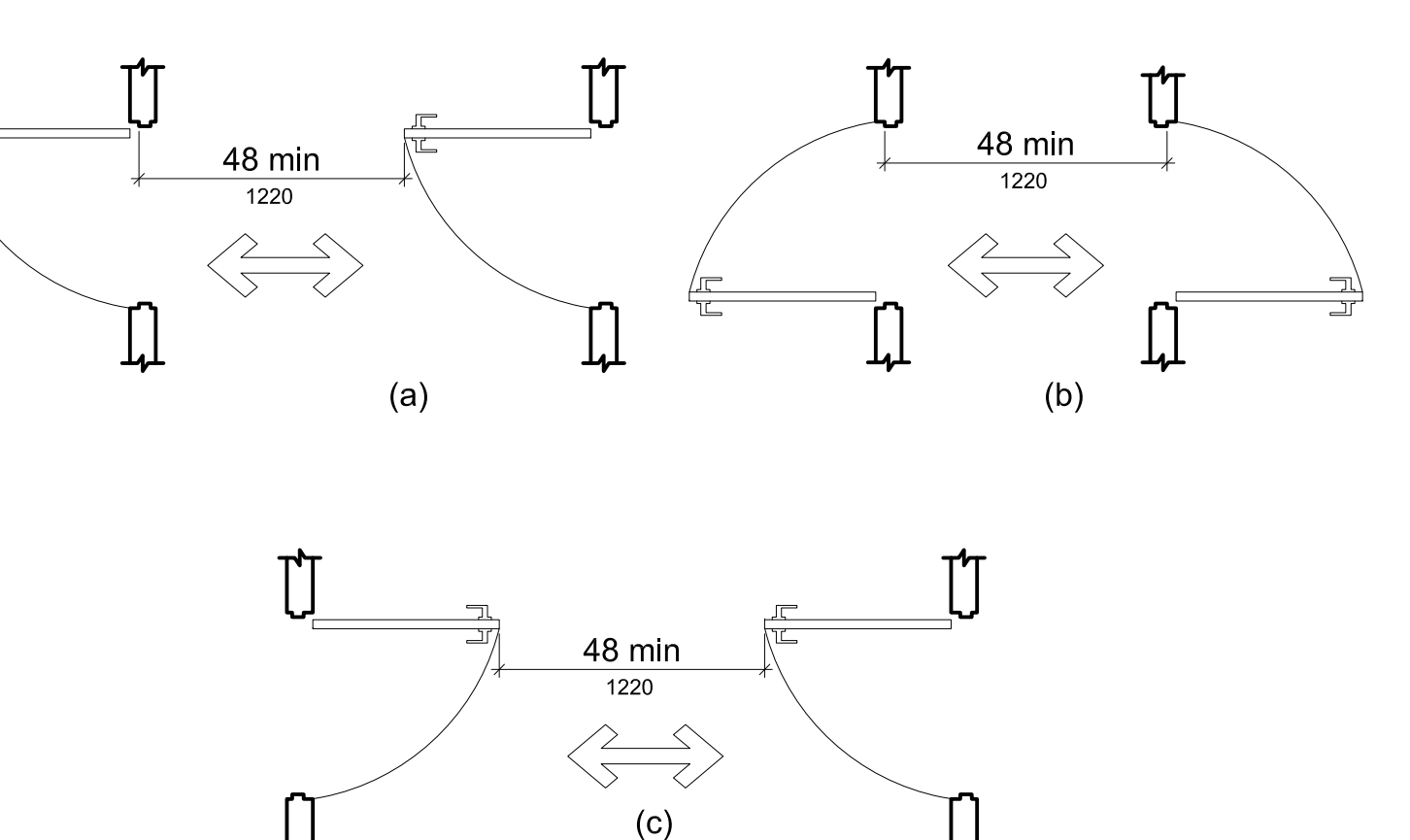
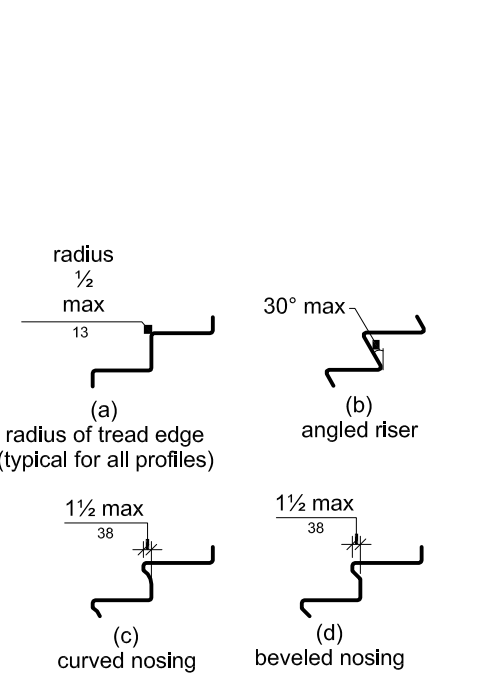
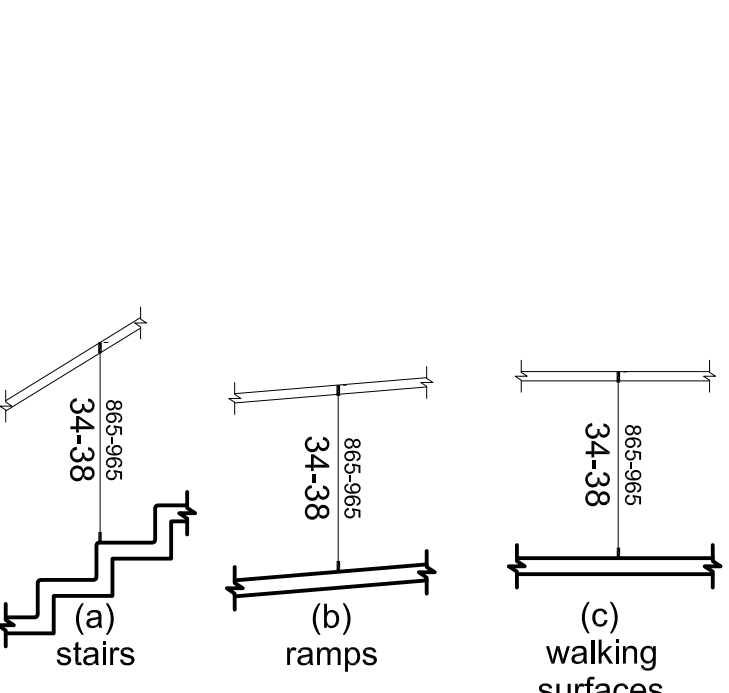
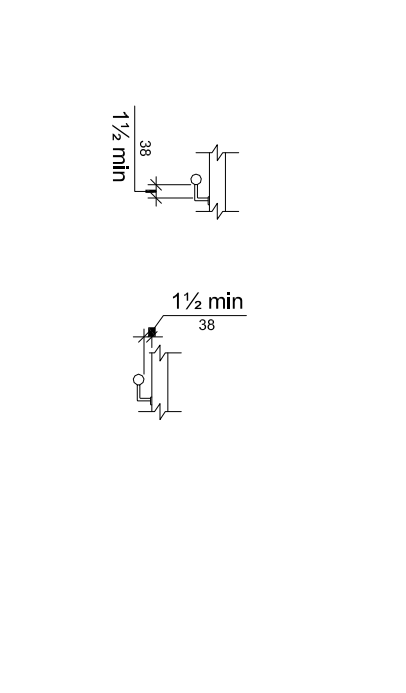
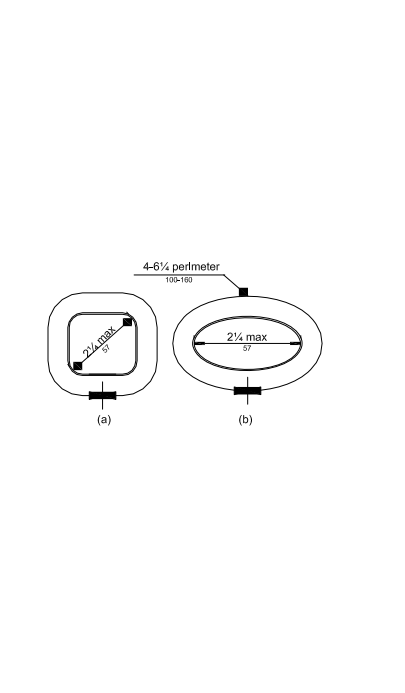
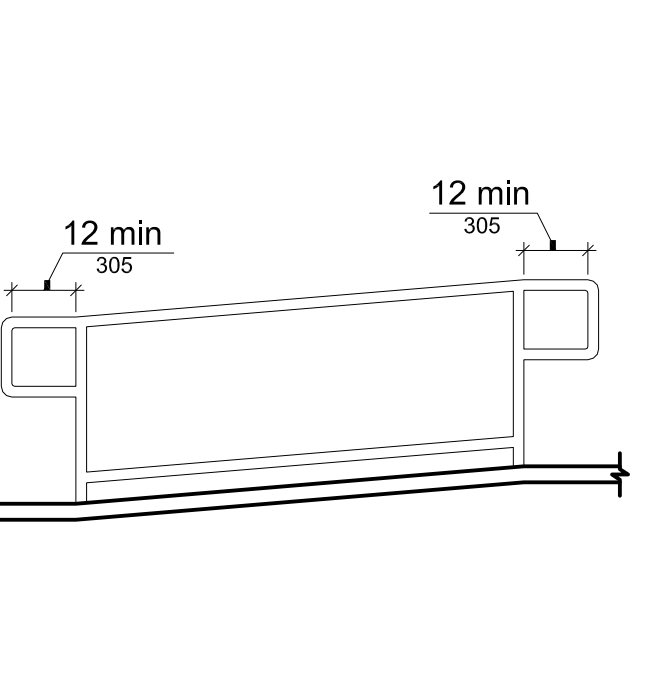
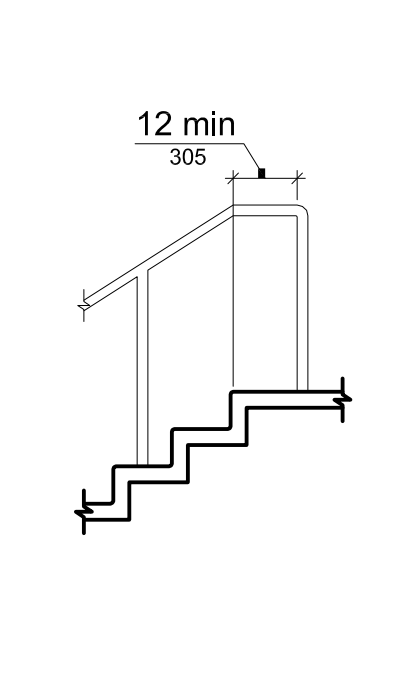
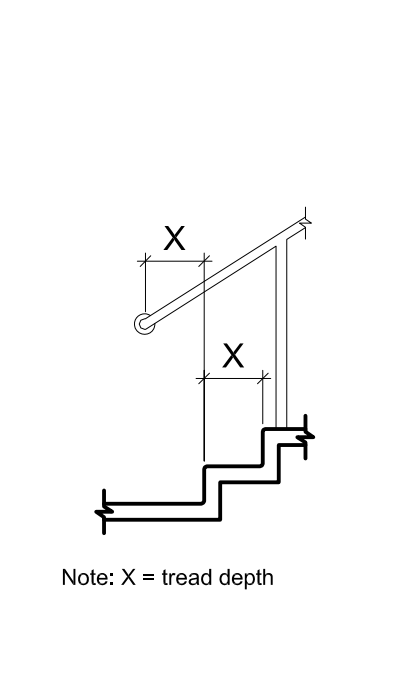
DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

DOOR AND WINDOW DETAILS

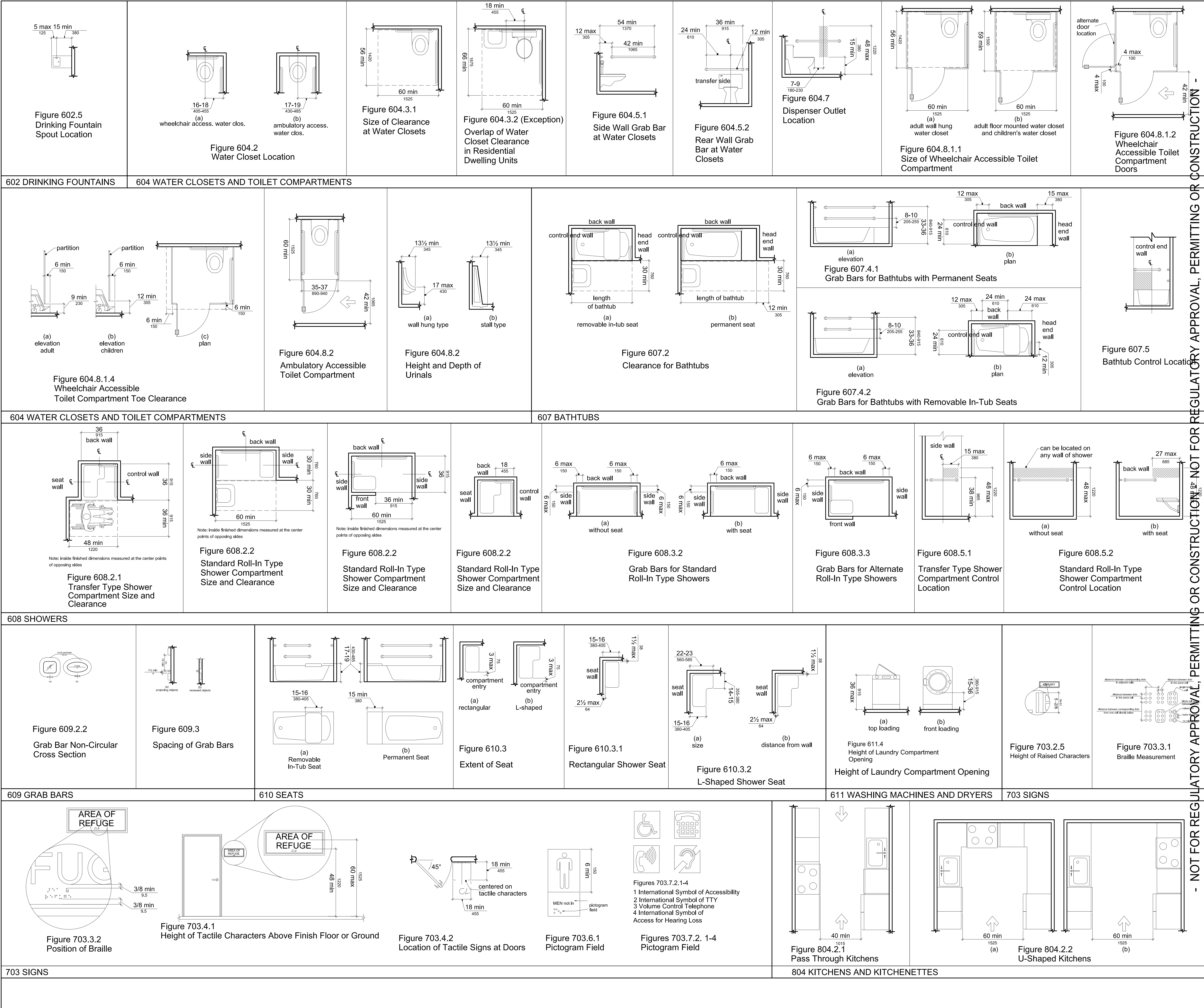
SHEET NUMBER:

A402

- NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION -

 Figure 302.2 Carpet Pile Height	 Figure 303.3 Vertical Change in Level	 Figure 304.3.2 T-shaped turning space	 Figure 305.3 Clear Floor or Ground	 Figure 305.5 Position of Clear Floor or Ground Space	 Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach	 Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach	 Figure 306.2 Toe Clearance	 Figure 306.3 Knee Clearance
302 FLOOR OR GROUND SURFACES	303 CHANGES IN LEVEL	304 TURNING SPACE	305 CLEAR FLOOR OR GROUND SPACE			306 KNEE AND TOE CLEARANCE		
 Figure 307.2 Limits of Protruding Objects	 Figure 307.3 Post-Mounted Protruding Objects	 Figure 307.4 Vertical Clearance	 Figure 308.2.1 Unobstructed Forward Reach			 Figure 308.2.2 Obstructed High Forward Reach	 Figure 308.3.1 Unobstructed Side Reach	 Figure 308.3.2 Obstructed High Side Reach
307 PROTRUDING OBJECTS			308 REACH RANGES					
 Figure 403.5.1 Clear Width of an Accessible Route	 Figure 403.5.2 Clear Width at Turn	 Figure 404.2.3 Clear Width of Doorways	 Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates					
403 WALKING SURFACES	404 DOORS, DOORWAYS, GATES		404 DOORS, DOORWAYS, AND GATES					
 Figure 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates	 Figure 404.2.4.2 Maneuvering Clearances at Doorways Without Doors, Sliding Doors, Gates, and Folding Doors		 Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates					
404 DOORS, DOORWAYS, AND GATES			404 DOORS, DOORWAYS, AND GATES					
 Figure 404.2.6 Doors in Series and Gates in Series	 Figure 504.5 Stair Nosings	 Figure 505.4 Handrail Height	 Figure 505.5 Handrail Clearance	 Figure 505.7.2 Handrail Non-Circular Cross Section	 Figure 505.10.1 Top and Bottom Handrail Extension at Ramps	 Figure 505.10.2 Top Handrail Extension at Stairs	 Figure 505.10.3 Bottom Handrail Extension at Stairs	
404 DOORS, DOORWAYS, AND GATES	504 STAIRWAYS	505 HANDRAILS		505 HANDRAILS				

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019



NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019
02	80% CONSTRUCTION DOCUMENTS	01 FEB 2019



DATE	01 FEB. 2019
GRG PROJECT NO.	18025
DRAWN BY	STAFF
REVIEWED BY	EG
SHEET TITLE:	

- NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION -

GENERAL NOTES:

- 1.) LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
- 2.) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
- 3.) THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING, BUT NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PROTECTION, AND COMPLIANCE WITH ALL FEDERAL AND LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY.
- 4.) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
- 5.) THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 6.) ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANCE OF THE CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7.) THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.
- 8.) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CONTRACTOR (PLAN REVIEW FEES ARE PAID BY OWNER) COSTS FOR PERMITS SHALL BE INCLUDED IN THE BID. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME AWARE OF REQUIRED INSPECTIONS THAT ARE ASSOCIATED WITH PERMITS ISSUED FOR THE WORK AND TO SCHEDULE THESE INSPECTIONS AT THE APPROPRIATE STAGE OF CONSTRUCTION. EXAMPLES INCLUDE BUT ARE NOT LIMITED TO ROUGH-IN ELECTRICAL, ROUGH-IN PLUMBING, IRRIGATION PIPING, FOUNDATION STEEL FOR STRUCTURES (INCLUDING WALLS), FIRE INSPECTIONS RELATED TO ENTRY GATES AND ASSOCIATED STRUCTURES AND OTHERS AS MAY APPLY.
- 9.) COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- 10.) THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR EQUIPMENT UNDER THE CANOPY OF EXISTING TREES.
- 11.) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS.
- 12.) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- 13.) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS AND ANY SETTLING OR EROSION THAT HAS OCCURRED PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
- 14.) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.

CONCRETE NOTES:

- 1.) ALL CONCRETE CONSTRUCTION, DETAILING AND ERECTION SHALL CONFORM TO THE FOLLOWING:
A.) ACI #301: SPECIFICATIONS
B.) ACI #318: BUILDING CODE REQUIREMENTS
C.) ACI #315: MANUAL OF STANDARD PRACTICE
- 2.) CONCRETE MATERIALS SHALL CONFORM TO THE FOLLOWING ASTM REQUIREMENTS:
A.) AGGREGATE - C39
B.) READY MIXED CONCRETE - C94
C.) PORTLAND CEMENT - C150
D.) FIELD CYLINDERS - C31
E.) COMPRESSIVE TESTING - C39
- 3.) ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE WEIGHING NOT MORE THAN 145 PCF AND SHALL HAVE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.
- 4.) THE WATER/CEMENT RATIO FOR STRUCTURAL CONCRETE SHALL NOT EXCEED 0.53.
- 5.) TOTAL AIR CONTENT SHALL BE 3 TO 5 PERCENT.
- 6.) PUMPED CONCRETE SHALL MEET THESE ADDITIONAL REQUIREMENTS:
A.) MAXIMUM COARSE AGGREGATE SIZE - 1 INCH
B.) INCREASE CEMENT FACTOR BY 1/2 SACK PER CUBIC YARD.
C.) MAXIMUM SLUMP - 5 INCHES
D.) DO NOT PUMP THROUGH AN ALUMINUM TUBE.
- 7.) CONCRETE SHALL NOT BE PLACED PRIOR TO APPROVAL OF THE CONCRETE MIX DESIGNS BY THE LANDSCAPE ARCHITECT. THE MIX DESIGNS SHALL NOT BE APPROVED PRIOR TO RECEIPT OF COMPRESSIVE TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY CERTIFYING ADEQUATE STRENGTH OF THE MIX DESIGNS AT 28 DAYS.
- 8.) HORIZONTAL CONSTRUCTION JOINTS ARE ONLY ALLOWED IN SLABS OF BEAMS WITH WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTROL JOINTS SHALL BE PLACED MAXIMUM 25' O.C. AS REQUIRED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.

CONCRETE REINFORCEMENT

- 1.) ALL REINFORCEMENT SHALL BE DEFORMED BILLET STEEL (GR.60) CONFORMING TO ASTM A615.
A.) REINFORCING - A615, GRADE 60, DEFORMED
B.) WELDED WIRE MESH - A185, GRADE 60
- 2.) SPLICES OF HORIZONTAL REINFORCEMENT SHALL LAP AT LEAST 24" AND SHALL BE CONTINUOUS AROUND CORNERS. MAINTAIN AT LEAST 1" BETWEEN REINFORCING BARS AT SPLICES IN BEAMS AND SLABS. REINFORCING BARS SCHEDULED AS CONTINUOUS SHALL BE LAPPED 24".
- 3.) DETAILING FABRICATION AND ERECTION OF REINFORCING BARS SHALL COMPLY WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
- 4.) STANDARD PROTECTIVE COVER FOR REINFORCING, UNLESS NOTED OTHERWISE, SHALL BE AS OUTLINED IN ACI 318-83.
A.) AGAINST DIRT OF FILL - 3 INCHES
B.) EXPOSED TO EARTH OR WEATHER - 2 INCHES
C.) SLABS AND WALLS - 1 INCH
D.) OTHER - 1 1/2 INCHES
- 5.) PROVIDE SHOP DRAWINGS OF REINFORCING AND ACCESSORIES FOR REVIEW BY ARCHITECT. SHOP DRAWINGS SHALL CLEARLY INDICATE LOCATION, SIZE, SPACING, SPLICES AND PIECE MARK FOR ALL REINFORCING STEEL. THE SHOP DRAWINGS SHALL PROVIDE SUFFICIENT DETAIL TO PERMIT PLACEMENT OF REINFORCEMENT WITHOUT THE USE OF THE DESIGN DRAWINGS AND SHALL INCLUDE A COMPLETE BILL OF MATERIALS.
- 6.) FABRICATION OF REINFORCING STEEL SHALL NOT COMMENCE UNTIL SUBMITTALS HAVE BEEN REVIEWED BY LANDSCAPE ARCHITECT.

SIDEWALK NOTES:

- 1.) THESE PLANS INDICATE APPROXIMATE LOCATIONS OF THE CONCRETE SIDEWALKS. DIMENSIONS SHOWN ARE FROM BACK OF CURB OR PROPERTY LINE TO SIDEWALK EDGE AND ARE AT RIGHT ANGLES (OR PERPENDICULAR) TO THE CURB OR PROPERTY LINE. SIDEWALK CONTRACTOR SHALL STAKE SIDEWALK LAYOUT FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. SET ELEVATIONS OF WALKS FOR POSITIVE DRAINAGE FROM PROPERTY LINE TO CURB. OWNER AND LANDSCAPE ARCHITECT SHALL MAKE FINAL APPROVAL OF FINISHED ELEVATION AND LAYOUT OF FORMS IN THE FIELD PRIOR TO CONCRETE PLACEMENT.
- 2.) CONTRACTOR SHALL USE FIBERGLASS OR THIN WOOD FORMS TO CREATE SMOOTH AND UNIFORM CURVES ON MEANDERING SIDEWALKS UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
- 3.) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. CONCRETE AND REINFORCING SHALL MEET ALL OTHER APPLICABLE CRITERIA IN THE CONCRETE AND REINFORCEMENT NOTES.
- 4.) CONTRACTOR TO TIE ALL SIDEWALKS INTO EXISTING WALKS WITH A SMOOTH TRANSITION AND TO MATCH EXISTING WALKS IN COLOR AND FINISH.
- 5.) CONTRACTOR SHALL COORDINATE SIDEWALK CONSTRUCTION WITH OTHER CONTRACTORS WORKING SIMULTANEOUSLY.
- 6.) LOCATIONS OF ALL UTILITIES SHOWN ON PLANS ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD. NOTIFY OWNER OF ANY ELEVATION ADJUSTMENT REQUIRED OF MANHOLES OR UTILITY BOXES. THE APPROPRIATE UTILITY CONTRACTOR WILL MAKE ADJUSTMENT.
- 7.) STUB OUT WALKS AS SHOWN ON PLANS WITH REDWOOD EXPANSION JOINTS AND 1/2" DOWELS, 12" O.C. TO ALLOW FUTURE CONSTRUCTION. CONTRACTOR SHALL BACKFILL TO TOP OF WALK TO ENSURE NO DOWELS ARE EXPOSED.
- 8.) CONTROL JOINT LAYOUT AT WALK INTERSECTIONS HAS BEEN SHOWN DIAGRAMMATICALLY ON PLANS AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO POURING. WALKS SHALL BE POURED IN SECTIONS WITH NO CORNERS LESS THAN 45 DEGREES TO AVOID FUTURE CRACKING.

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROTECTING HIS WORK FROM VANDALISM OR GRAFFITI PRIOR TO CURING. CONTRACTOR SHALL REPLACE AS NECESSARY ANY SECTIONS OF DAMAGED WALK AT NO ADDITIONAL COST TO THE OWNER.



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ARCHITECT

DOCUMENTS INCOMPLETE:
NOT FOR REGULATORY
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CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.

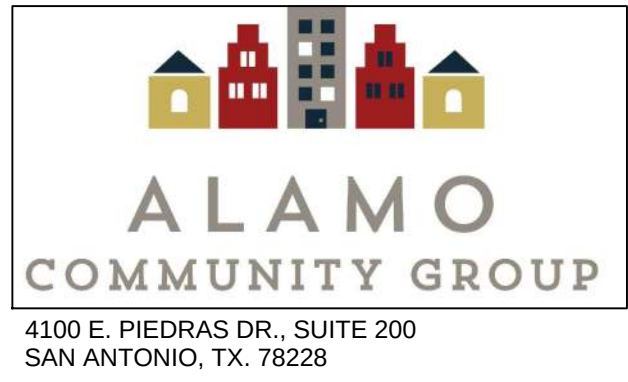
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP

4100 E PIEDRAS DR. STE 200

SAN ANTONIO, TEXAS 78228

PROJECT TITLE



KEY PLAN



DATE	01 FEB. 2019
GRG PROJECT NO.	18082
DRAWN BY	GB
REVIEWED BY	AG

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

LC 1.1

MATERIALS SCHEDULE

ITEM	DESCRIPTION	MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
S.1	DECOMPOSED GRANITE		HILL COUNTRY BUFF	¾" CRUSHED	COMPANY: KELLER MATERIAL LTD. OR APPROVED SUBSTITUTE PHONE: 210/967-1300	6" INSTALLED AND COMPACTED TO 4" FINISH GRADE - PROVIDE GEO-FABRIC WEED BARRIER
DRAINAGE						
ITEM	DESCRIPTION	MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
D.4	PERFORATED PIPE DRAIN		N/A	STANDARD	COMPANY: NDS PHONE:	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
D.5	PLAZA TRENCH DRAIN		BLACK	STANDARD	COMPANY: NDS PHONE:	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
METAL						
ITEM	DESCRIPTION	MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
T.1	PEDESTRIAN GATE (QTY 1) W/ ACCESS CONTROLS/SPEAKER BOX COMPANY: QUALITY FENCE & WELDING POOL: 1"x3" MESH BUILDING: 2"x2"		TBD	TBD	COMPANY: QUALITY FENCE & WELDING PHONE: (210) 545-6767 EMAIL: saqualityfence.com	CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION / INSTALLATION
T.2	GREEN SCREEN WELDED WIRE MESH SIZE: 7' HT X 5' W PANEL COMPANY: CITYSCAPES		DARK GRAY	FACTORY POWDER COAT	COMPANY: CITYSCAPES PHONE: (877)727-3367	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
T.3	PEDESTRIAN METAL BRIDGE SIZE: 5' X 8' X 1'		RAW STEEL	TBD	LOCAL SOURCE	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
T.4	CISTERN		TBD	TBD	LOCAL SOURCE	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
FENCE ACCESS						
ITEM	DESCRIPTION	MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
V.2	PEDESTRIAN GATE OPERATOR (QTY 1) MODEL:		N/A	N/A	N/A	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
MASONRY						
ITEM	DESCRIPTION	MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
M.1	RAISED CMU WALL W/ STONE VENEER STACKED LIMESTONE BLOCKS VARYING SIZES: - MIN: 1' X 2' X 5' - MAX: 2' X 2' X 5'		LIMESTONE	SAWN TOP AND BOTTOM WITH CHOPPED FACE	COMPANY: KELLER MATERIAL LTD. OR APPROVED SUBSTITUTE PHONE: 210/967-1300	- CONTRACTOR TO SUBMIT SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION - REF. #115.2.# FOR FACADE LAYOUT
M.2	BOARD FORMED CONCRETE		N/A	STANDARD	LOCAL SOURCE	- CONTRACTOR TO SUBMIT SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION - REF. #115.2.# FOR FACADE LAYOUT - REF. CIVIL OR STRUCTURAL??
M.3	LIMESTONE CAP SIZE: 1.5' X 2' X 4" THICK		LUEDERS GRAY	SAWN ON ALL SIDES	COMPANY: KELLER MATERIAL LTD. OR APPROVED SUBSTITUTE PHONE: 210/967-1300	- CONTRACTOR TO SUBMIT SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION - REF. #115.2.# FOR FACADE LAYOUT
CONCRETE						
ITEM	DESCRIPTION	MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
C.1	STANDARD CONCRETE SIDEWALK		GREY	LIGHT BROOM	COMPANY: OWNER APPROVED VENDOR	CONTRACTOR TO SUBMIT MOCK UP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION
C.2	DECORATIVE CONCRETE AT COURTYARD SALT ROCK FINISH		INTEGRAL COLOR	SALT ROCK	COMPANY: CONSTRUCOLOR PHONE: (210) 714-3488	- CONTRACTOR TO SUBMIT MOCK UP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION - SALT ROCK SHALL BE LESS THAN ¾" CRUSHED AND APPLIED WITH EVEN SPREAD
C.3	DECORATIVE STONE PAVERS - SMOOTH LIMESTONE BLOCK		CHARCOAL	HONED	COMPANY: KELLER MATERIAL, LTD PHONE: (210) 967-1300	CONTRACTOR TO SUBMIT MOCK UP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION
C.4	DECORATIVE PAVERS - CCENT PAVESTONE VERONA PAVERS		COLOR 1 (TBD)	TBD	CONTACT: DAVE HASNESS COMPANY: KEYSTONE HARDSCAPES PHONE: (512) 787-1247	CONTRACTOR TO SUBMIT MOCK UP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION
C.5	INTERGAL COLOR CONCRETE		COLOR 2 (TBD)	TBD	CONTACT: DAVE HASNESS COMPANY: KEYSTONE HARDSCAPES PHONE: (512) 787-1247	CONTRACTOR TO SUBMIT MOCK UP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION
SITE FURNISHINGS						
ITEM	DESCRIPTION	MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
SF.1	FGP BENCH (QTY 7) 70" BACKED WOOD AND ALUMINUM COMPANY: LANDSCAPE FORMS MODEL: XXX		N/A	TBD	COMPANY: LANDSCAPE FORMS PHONE:	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
SF.2	FGP LITTER FGP COLLECTION COMPANY: LANDSCAPE FORMS MODEL: XXX		N/A	TBD	COMPANY: LANDSCAPE FORMS PHONE:	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
SF.3	FGP BIKE RAKE FGP COLLECTION COMPANY: LANDSCAPE FORMS MODEL: XXX		N/A	TBD	COMPANY: LANDSCAPE FORMS PHONE:	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
SITE LIGHTING						
ITEM	DESCRIPTION	MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
L.1	PEDESTRIAN BOLLAR COMPANY: XXXXX MODEL #: PLB HEIGHT: 36"		DGY- DARK GRAY	STANDARD	CONTACT: MOLLY SHILEY COMPANY: ERT LIGHTING & SALE INC. PHONE: (210) 366.1947 EXT. 106 EMAIL: MOLLY@ERTLIGHTING.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
L.2	DOWN LIGHTS COMPANY: MODEL #: XXXXXXXXXXXXXXXX		N/A	STANDARD	CONTACT: MOLLY SHILEY COMPANY: ERT LIGHTING & SALE INC. PHONE: (210) 366.1947 EXT. 106 EMAIL: MOLLY@ERTLIGHTING.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
L.3	UP LIGHTS COMPANY: 2M - WAC LIGHTING MODEL #: XX		N/A	STANDARD	CONTACT: MOLLY SHILEY COMPANY: ERT LIGHTING & SALE INC. PHONE: (210) 366.1947 EXT. 106 EMAIL: MOLLY@ERTLIGHTING.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
L.4	INSET LIGHT AT ACEQUIA FOUNTAIN COMPANY: 2M - EATON MODEL #: XX		N/A	STANDARD	CONTACT: MOLLY SHILEY COMPANY: ERT LIGHTING & SALE INC. PHONE: (210) 366.1947 EXT. 106 EMAIL: MOLLY@ERTLIGHTING.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
L.5	GFCI COMPANY: 2M - LEGRAND MODEL #: XX		N/A	STANDARD	CONTACT: MOLLY SHILEY COMPANY: ERT LIGHTING & SALE INC. PHONE: (210) 366.1947 EXT. 106 EMAIL: MOLLY@ERTLIGHTING.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
L.6	PEDESTRIAN POLE LIGHT "POST TOP" COMPANY: XXXXX MODEL #: PPT		DGY- DARK GRAY	STANDARD	CONTACT: MOLLY SHILEY COMPANY: ERT LIGHTING & SALE INC. PHONE: (210) 366.1947 EXT. 106 EMAIL: MOLLY@ERTLIGHTING.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
L.7	STRIP LIGHT @ WALL CAP		WHITE	STANDARD	CONTACT: MOLLY SHILEY COMPANY: ERT LIGHTING & SALE INC. PHONE: (210) 366.1947 EXT. 106 EMAIL: MOLLY@ERTLIGHTING.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER
L.8	WALL UP-LIGHT		BLACK	STANDARD	CONTACT: MOLLY SHILEY COMPANY: ERT LIGHTING & SALE INC. PHONE: (210) 366.1947 EXT. 106 EMAIL: MOLLY@ERTLIGHTING.COM	INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER

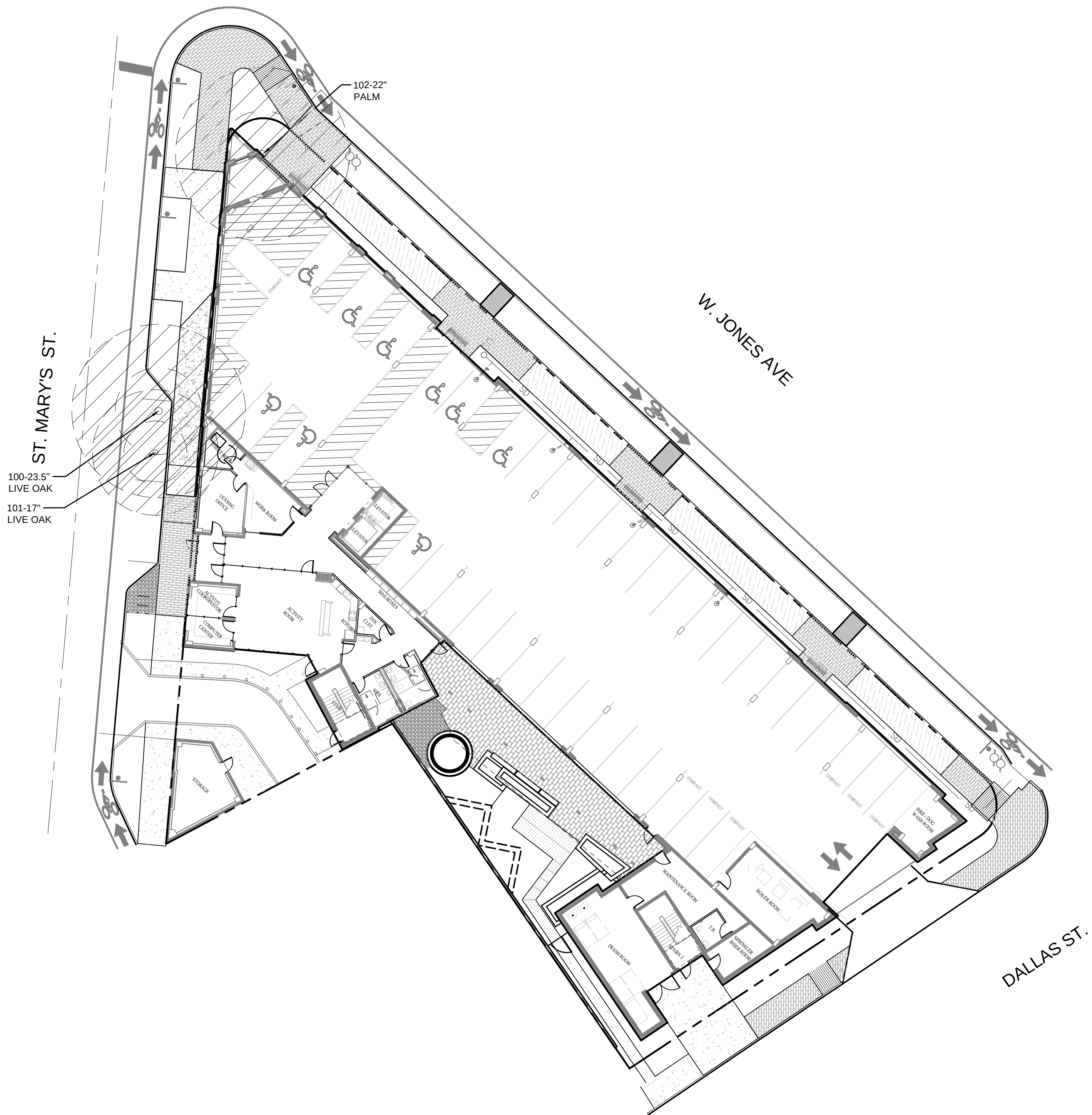
ENERG LE END	
RECTIONS	
S M OL	DESCRIPTION
AD	AREA DRAIN
BC	BOTTOM OF CURB
BOC	BACK OF CURB
BW	BOTTOM OF WALL
CL	CENTER LINE
ESMT	EASEMENT
EOP	EDGE OF PAVEMENT
EJ	EXPANSION JOINT
FC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
HP	HIGH POINT
INV	INVERT OF PIPE
L.O.C.	LIMITS OF CONSTRUCTION
N.I.C.	NOT IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHE	OVERHEAD ELECTRIC
PD	PLANTER DRAIN
PA	PLANTING AREA
PP	POWER POLE
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
TAN	POINT OF TANGENCY
SD	STORM DRAIN
SS	SANITARY SEWER
TD	TOP OF DRAIN
TPC	TOP OF POOL COPING
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
UGE	UNDERGROUND ELECTRIC
U.N.O.	UNLESS NOTED OTHERWISE
WD	WATER DEPTH
WL	WATER LEVEL
S M OLS LINE TYPES	
S M OL	DESCRIPTION
REF:	
	ENLARGEMENT AREA W/ CALLOUT
	DETAIL CALLOUT
	MATERIALS & FINISHES CALLOUT
	SECTION CALLOUT
	ELEVATION CALLOUT
XXXXX—	SITEWORK LABEL
QTY-XXXX—	PLANTING LABEL
— — — XXXX — —	EXISTING TOPOGRAPHY - MINOR
— — — XXXX — —	EXISTING TOPOGRAPHY - MAJOR
— — — XXXX — —	PROPOSED TOPOGRAPHY - MINOR
— — — XXXX — —	PROPOSED TOPOGRAPHY - MAJOR
	PROPOSED SPOT ELEVATION
	PROPOSED DATUM ELEVATION
	PIPE SIZE
	WATER FLOW / SWALE DIRECTION
	ELECTRICAL METER
	JUNCTION BOX
	CONDUIT
	HOME RUN
	SIGN LIGHT
	TREE OR SIGN BULLET UPRIGHT
	POLE LIGHT
	GFI ELECTRICAL OUTLET

G R G architecture 118 BROADWAY, SUITE 620 SAN ANTONIO, TX. 78205 210.447.7000		
ARCHITECT		
DOCUMENTS INCOMPLETE: NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.		
Edward A. Garza Texas Registration # 15906		
CONSULTANT		
ISSUANCES		
NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019

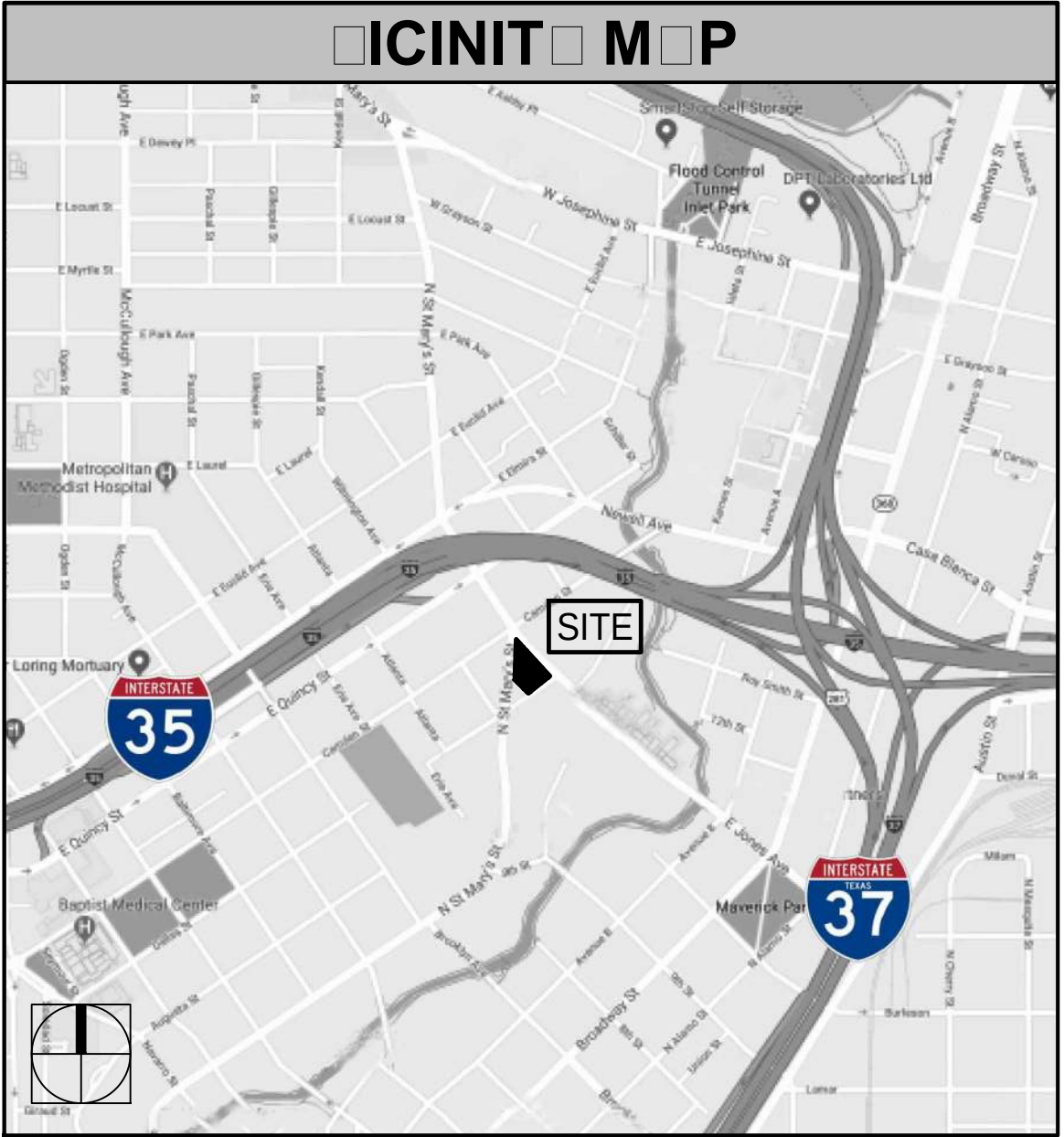
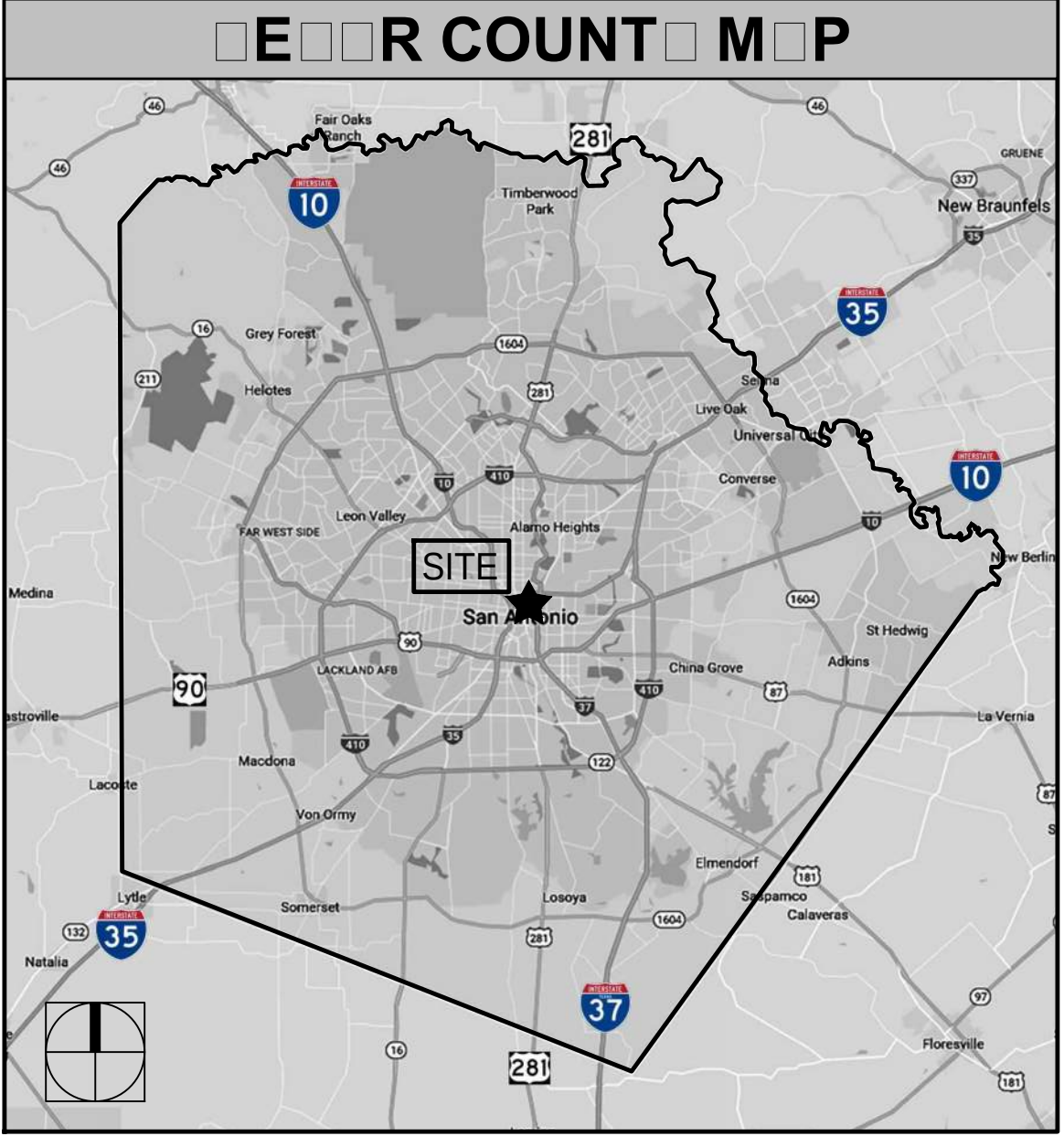
MUSEUM REACH LOFTS
1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP
4100 E PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE	
 ALAMO COMMUNITY GROUP 4100 E PIEDRAS DR., SUITE 200 SAN ANTONIO, TX. 78228	
KEY PLAN	
 PLAN NORTH	
DATE	01 FEB. 2019
GRG PROJECT NO.	18082
DRAWN BY	GB
REVIEWED BY	AG
SHEET TITLE:	
MATERIALS SCHEDULE & LEGEND	
SHEET NUMBER:	
LC 1.2	

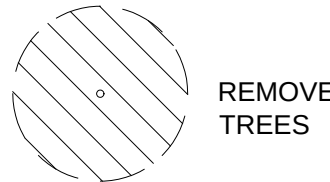


MUSEUM REACH LOFTS TREE INVENTORY													
Tag #	Species	Tree Caliper	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional inches Preserved
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
100	LIVE OAK (ROW)	23.5			23.5								
101	LIVE OAK (ROW)	17			17								
102	PALM	22											
Sub. Tot. Inches =			0	0	40.5	0	0	0	0	0	0	0	0
Total inches by category =						40.5							
Preservation percentage =				0%	Significant			0%	Heritage Preservat			0%	
Mitigation required (Commercial) =				0	Commercial (inches)		40.5		Heritage Mitigation (inches)			0	
Mitigation required (Residential) =				0	Residential (inches)		14.175		Heritage Mitigation (inches)			0	



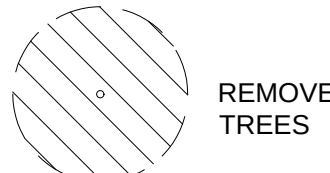
TREE PRESERVATION - R.O.W

TREE PRESERVATION: (Tree Survey Method)	
MITIGATION CALCULATIONS	
SIGNIFICANT TREE:	40.5 TOTAL INCHES
40.5 INCH. X 100% REQUIRED TO BE PRESERVED :	40.5 INCH. (100%)
SIGNIFICANT TREE INCH. PRESERVED:	0 INCH. (0%)
REQUIRED SIGNIFICANT MITIGATION:	40.5" REQUIRED MITIGATION
TOTAL REQUIRED MITIGATION ON SITE:	



TREE PRESERVATION

TREE PRESERVATION: (Tree Survey Method)	
MITIGATION CALCULATIONS	
PALM TREE:	1 TOTAL PALM TREE
1.5 INCH. X 1 (NUMBER OF PALM TREES):	1.5 INCH.
REQUIRED MITIGATION:	1.5" REQUIRED MITIGATION
TOTAL REQUIRED MITIGATION ON SITE:	



TREE PRESERVATION

MITIGATION CALCULATIONS	
TOTAL TREE MITIGATION REQUIRED = 42"	
PROVIDED MITIGATED TREE INCHES = 58.5"	
REFERENCE L.P. OR PROPOSED MITIGATION INC. CALCULATIONS AND TREE TYPES	



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CONSTRUCTION.

Edward A. Garza
Texas Registration # 15906

CONSULTANT

ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



KEY PLAN



PLAN NORTH

DATE 01 FEB. 2019

GRG PROJECT NO. 18082

DRAWN BY GB

REVIEWED BY AG

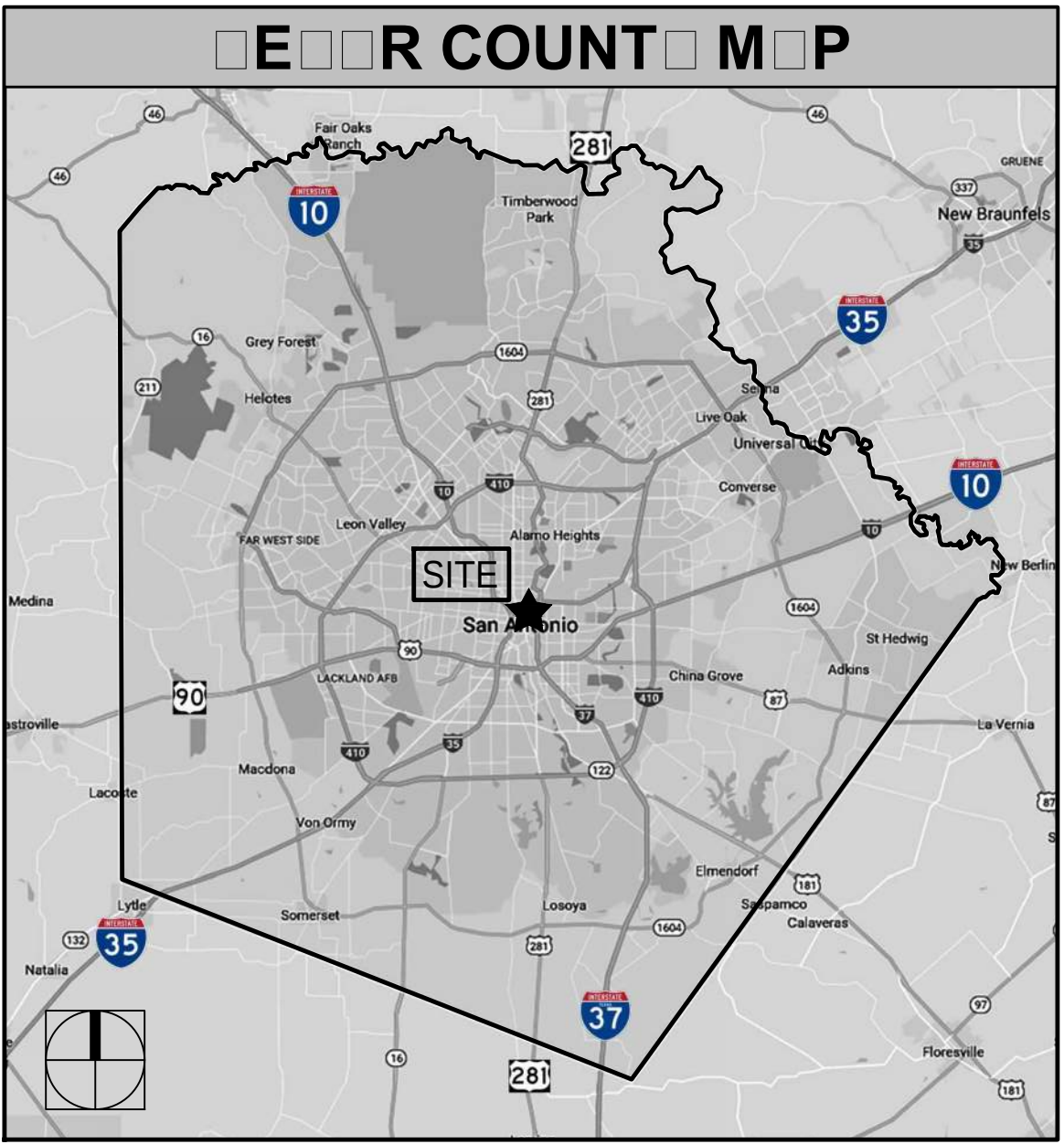
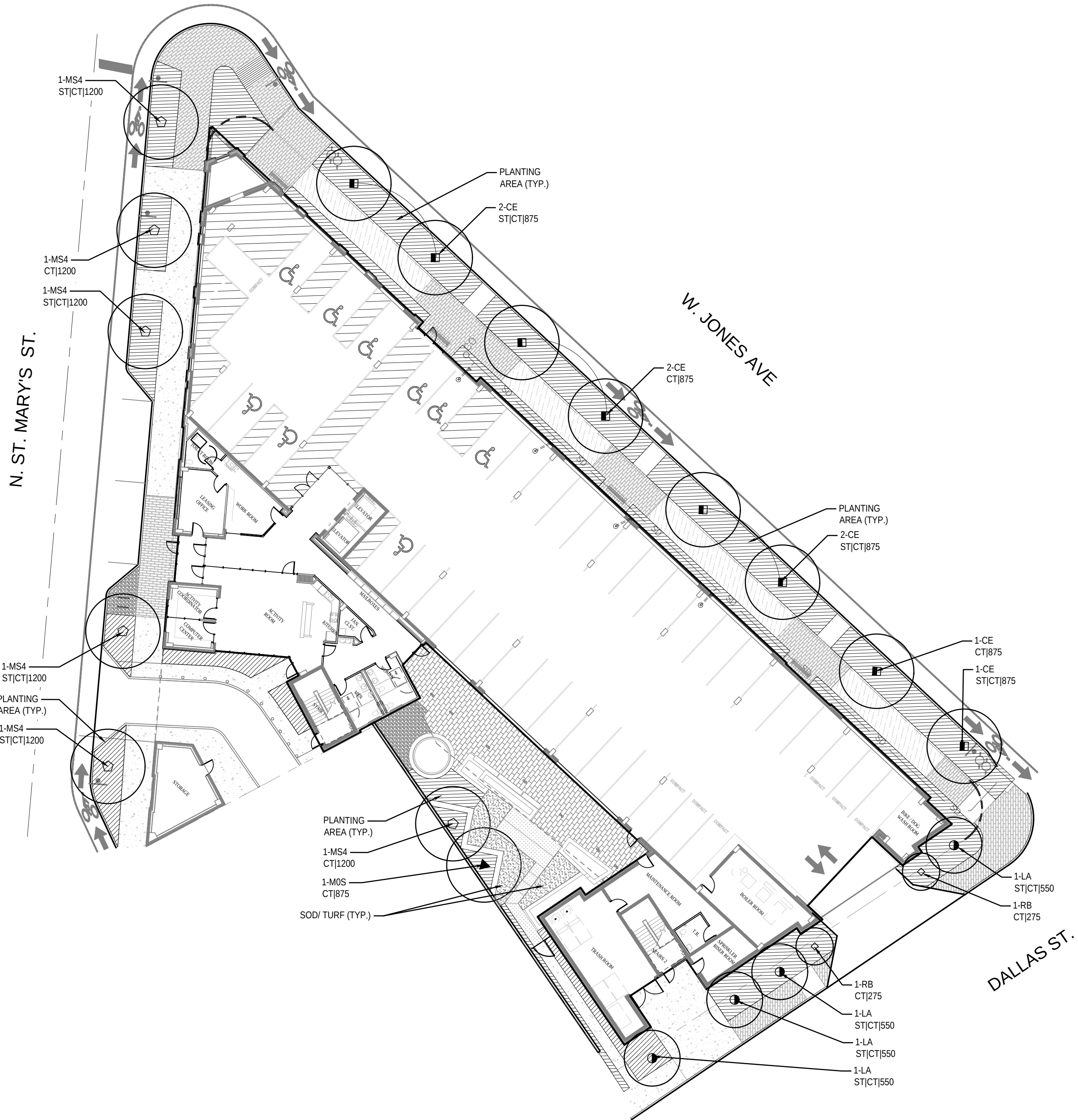
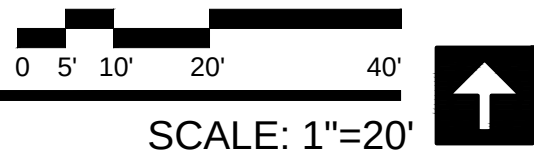
SHEET TITLE:

TREE
PRESERVATION
PLAN

SHEET NUMBER:

TP 1.1

1 PLANTING PLAN
PLAN



TREE CANOPY ORDINANCE

MANDATORY CRITERIA:
1. FINAL TREE CANOPY. ALL SITES MUST PROVIDE A MINIMUM FINAL TREE CANOPY COVER AS LISTED BELOW FOR THE ENTIRE GROSS PROJECT AREA OUTSIDE OF THE REGULATORY FLOODPLAIN.
IDENTIFY "FINAL TREE CANOPY" PERCENT (%) BASED ON THE LAND USE AND AS NOTED ON SECTION (e). NONRESIDENTIAL 25% FOR THE PURPOSE OF THIS SUBMITTAL APPROVAL.

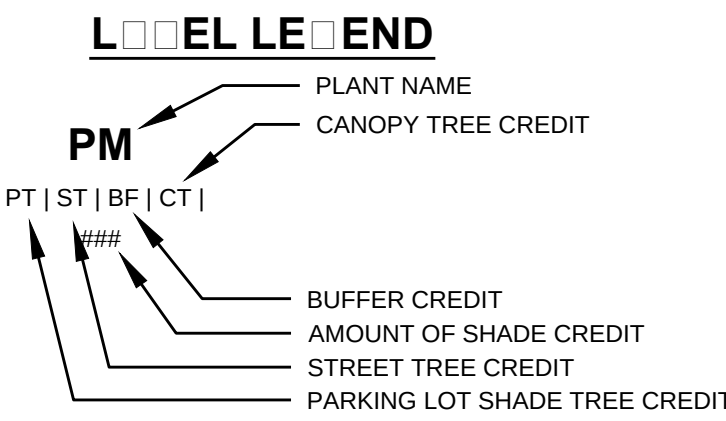
TREE CANOPY ORDINANCE: (CRAG Minimum 15% Total Site Area)

SITE	RE	S
CANOPY AREA REQUIRED = 27,625 SF X 15% =	6,906 SF	
PROPOSED TREES:		
(8) CEDAR ELM - 875 SF @ 90% =	6,300 SF	
(1) MONTERREY OAK - 875 SF @ 90% =	787.5 SF	
(6) MEXICAN SYCAMORE - 1200 SF @ 90% =	6,480 SF	
(4) LACEY OAK - 550 SF @ 90% =	1,980 SF	
(2) REDBUD - 275 SF @ 90% =	495 SF	
TOT L TREE C NOP CO ER E	S	S

LANDSCAPE ORDINANCE

MANDATORY CRITERIA:
P R IN LOT S DIN SHADING SHALL BE REQUIRED FOR PARKING LOTS SUBJECT TO THIS SECTION THAT ARE LOCATED WITHIN THE PROJECT AREA, AND ANY PARKING AREAS (EXCLUDING DRIVEWAYS OR GARAGES) IN RESIDENTIAL DISTRICTS. CANOPY TREES SHALL BE PROVIDED TO SHADE A MINIMUM OF TWENTY-FIVE (25) PERCENT OF A PARKING LOT. (20) POINTS ARE AWARDED TOWARD ELECTIVE CRITERIA CREDIT FOR COMPLIANCE WITH THIS SECTION.

ELECTIVE CRITERIA:	POINTS PROVIDED
P R IN LOT S DIN TWENTY (20) POINTS ARE AWARDED FOR COMPLIANCE WITH SUBSECTION (K7). ABOVE, FURTHER, AN ADDITIONAL: A) FIVE (5) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF THIRTY-FIVE (35) PERCENT OF ANY INDIVIDUAL PARKING LOT; AND B) FIFTEEN (15) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF FIFTY (50) PERCENT OF ANY INDIVIDUAL PARKING LOT.	POINTS
PARKING LOCATED AT STREET LEVEL IN PARKING GARAGE WITH PODIUM ON TOP- NO PARKING LOT SHADING REQUIRED	POINTS
STREET TREES INSTALLATION OF LARGE TREES THAT MEET THE FOLLOWING REQUIREMENT: (NOTE - TREES PLANTED IN R.O.W. REQUEST VARIANCE) A) THE TREES EXTEND ALONG A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE TOTAL FRONTAGE OF THE STREET YARD OF THE PARCEL; B) THE TREES SHALL BE SPACED ON AVERAGE NO MORE THAN FIFTY (50) FEET APART FOR LARGE TREES AND THIRTY (30) FEET FOR SMALLER TREES; C) MEASURED FROM TRUNK TO TRUNK PROVIDED THE DISTANCE BETWEEN TREES DOES NOT EXCEED ONE HUNDRED (100) FEET; AND THE TREES SHALL BE LOCATED NO MORE THAN SEVENTEEN (17) FEET FROM THE STREET RIGHT-OF-WAY LINE.	POINTS
ST. M. R. S STREET = 216 LF X .75=	162 LF
REQUIRED TREES 162 LF / 50 =	3.2 LARGE TREES
PROVIDED STREET TREES =	L. R. E TREES
D. L. S STREET = 126 LF X .75=	94.5 LF
REQUIRED TREES 94.5 LF / 50 =	1.8 LARGE TREES
PROVIDED STREET TREES =	L. R. E TREES
ONES = 296 LF X .75=	222 LF
REQUIRED TREES 222 LF / 50 =	4.4 LARGE TREES
PROVIDED STREET TREES =	L. R. E TREES
TOT L POINTS PROVIDED	POINTS



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Texas Registration # 15906

CONSULTANT

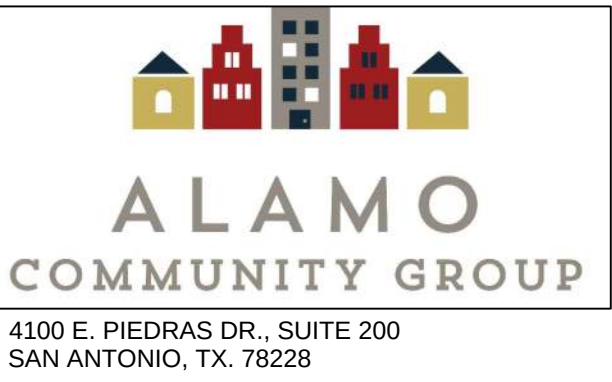
ISSUANCES

NO	DESCRIPTION	DATE
01	PH 1 - DESIGN PACKAGE	22 JAN 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.
SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR., STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



KEY PLAN

PLAN NORTH	
DATE	01 FEB. 2019
GRG PROJECT NO.	18082
DRAWN BY	GB
REVIEWED BY	AG
SHEET TITLE:	

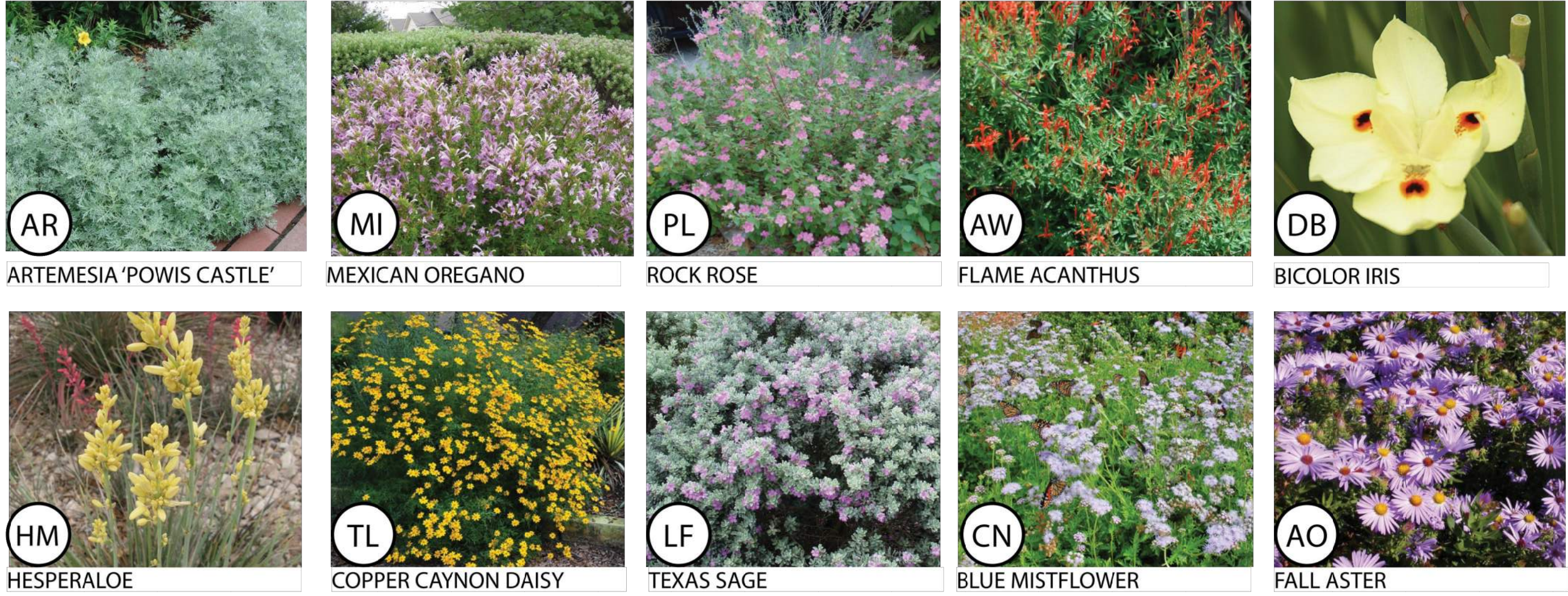
PLANTING PLAN

SHEET NUMBER:

LP 1.1

SHRUBS

10% of shrubs to be 10 gallon, 60% of shrubs to be 5 gallon, 30% of shrubs to be 3 gallon



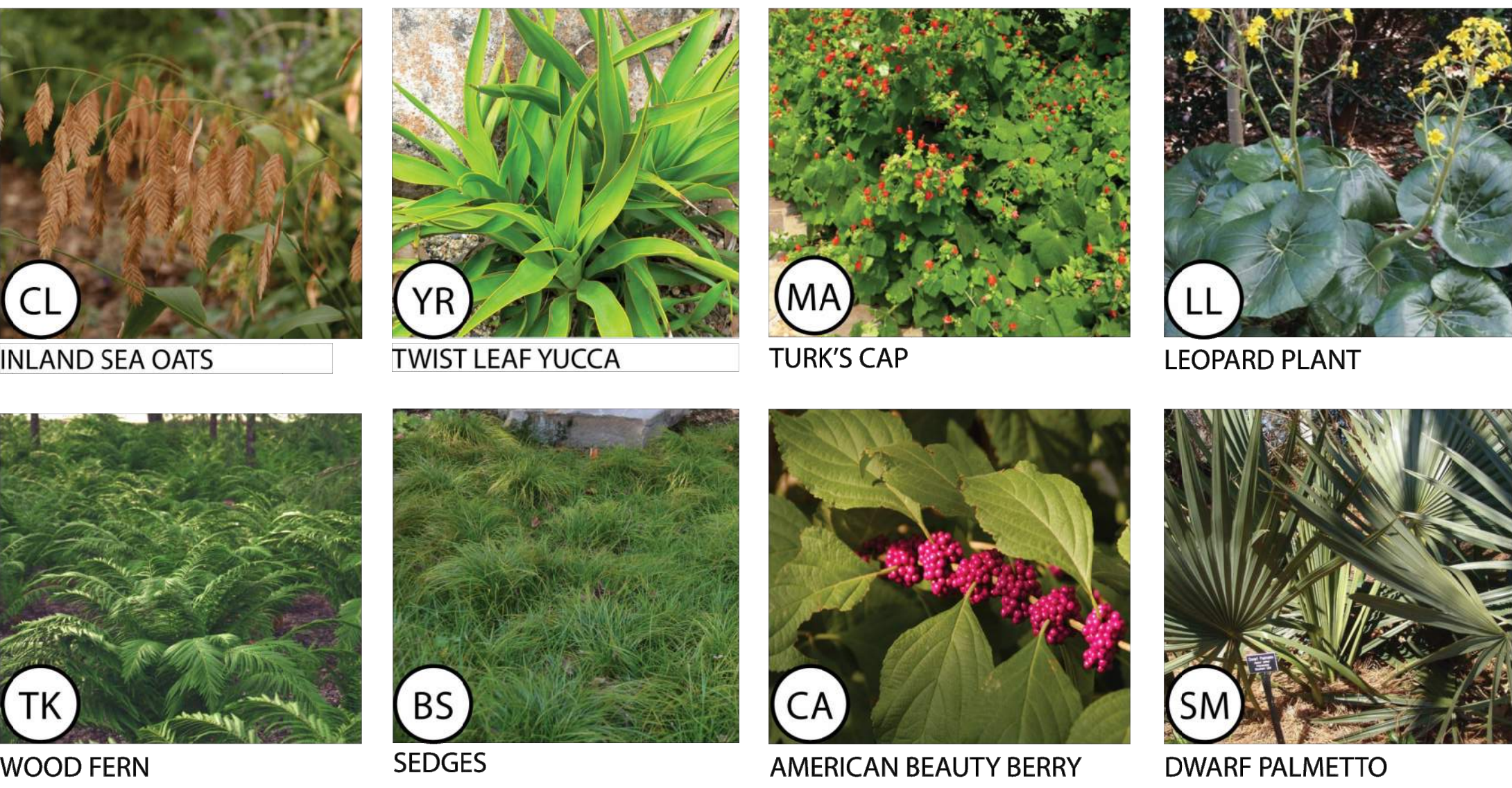
ACCENT/SUCCULENTS

10% of shrubs to be 10 gallon, 60% of shrubs to be 5 gallon, 30% of shrubs to be 3 gallon



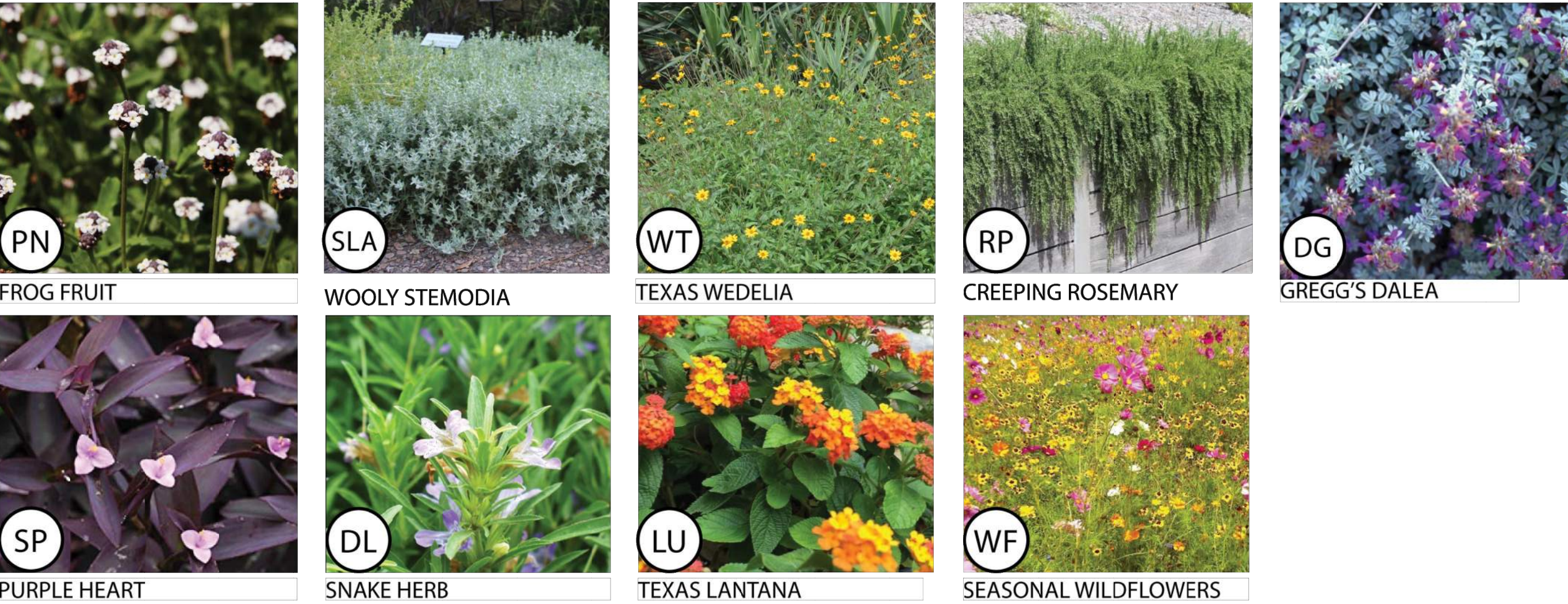
SHADE

10% of shrubs to be 10 gallon, 60% of shrubs to be 5 gallon, 30% of shrubs to be 3 gallon



GROUNDCOVERS

10% of shrubs to be 10 gallon, 60% of shrubs to be 5 gallon, 30% of shrubs to be 3 gallon



ORNAMENTAL

10% of shrubs to be 10 gallon, 60% of shrubs to be 5 gallon, 30% of shrubs to be 3 gallon



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ALAMO COMMUNITY GROUP
4100 E PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE

ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

N

PLAN NORTH

DATE01 FEB. 2019

GRG PROJECT NO.18082

DRAWN BYCB

REVIEWED BYAG

SHEET TITLE:

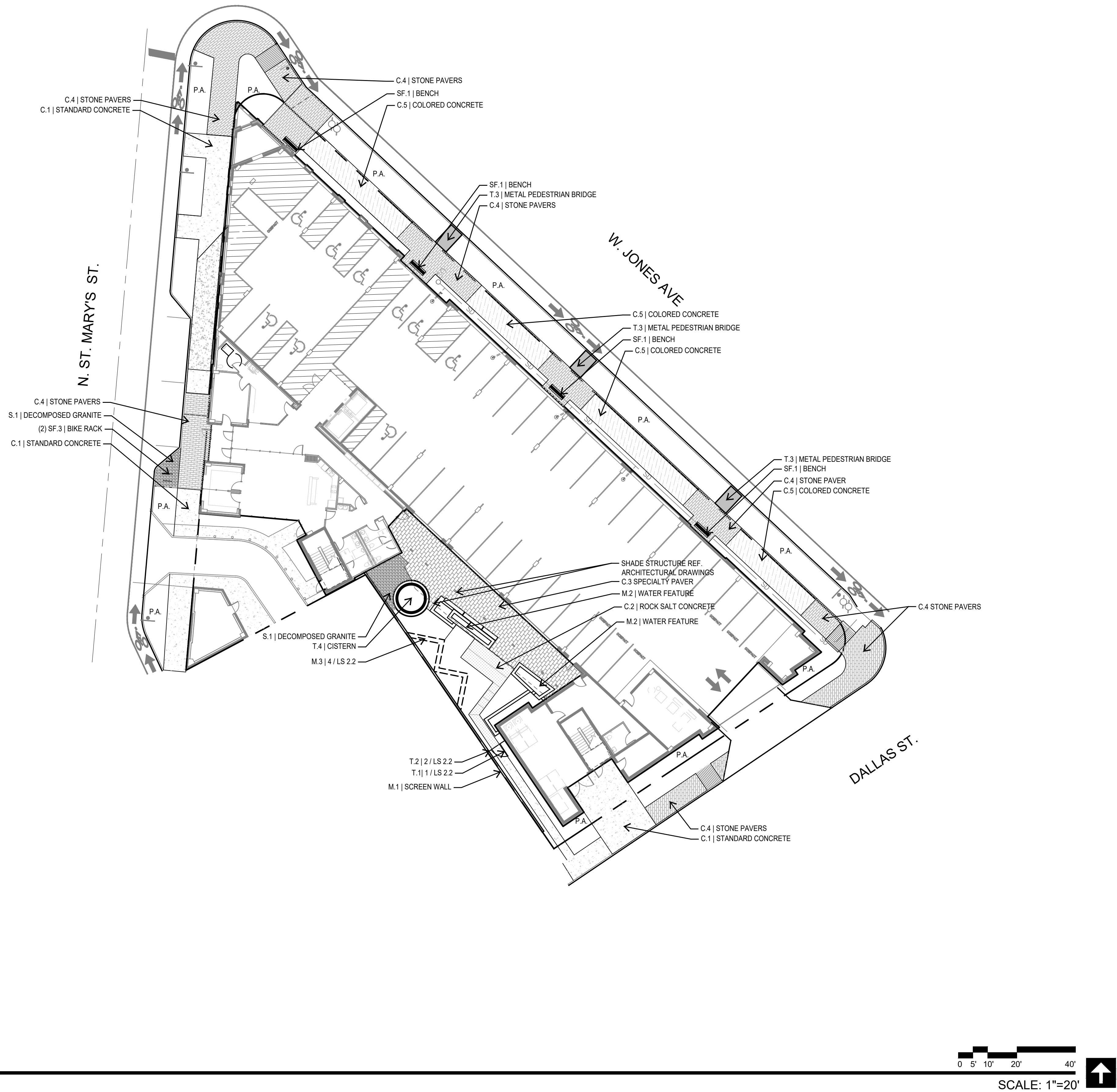
PLANT PALETTE

SHEET NUMBER:

LP 2.2

Fri, 01 Feb 2019 – 10:52am

1 SITE PLAN
PLAN



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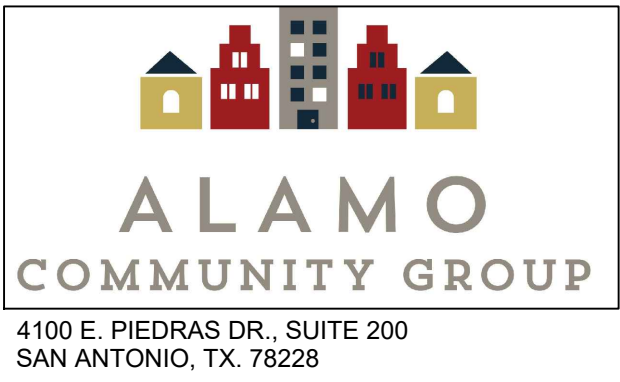
ISSUANCES

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SAN ANTONIO, TEXAS 78215
ALAMO COMMUNITY GROUP
4100 E. PIEDRAS DR. STE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



KEY PLAN

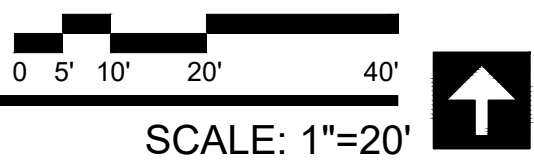
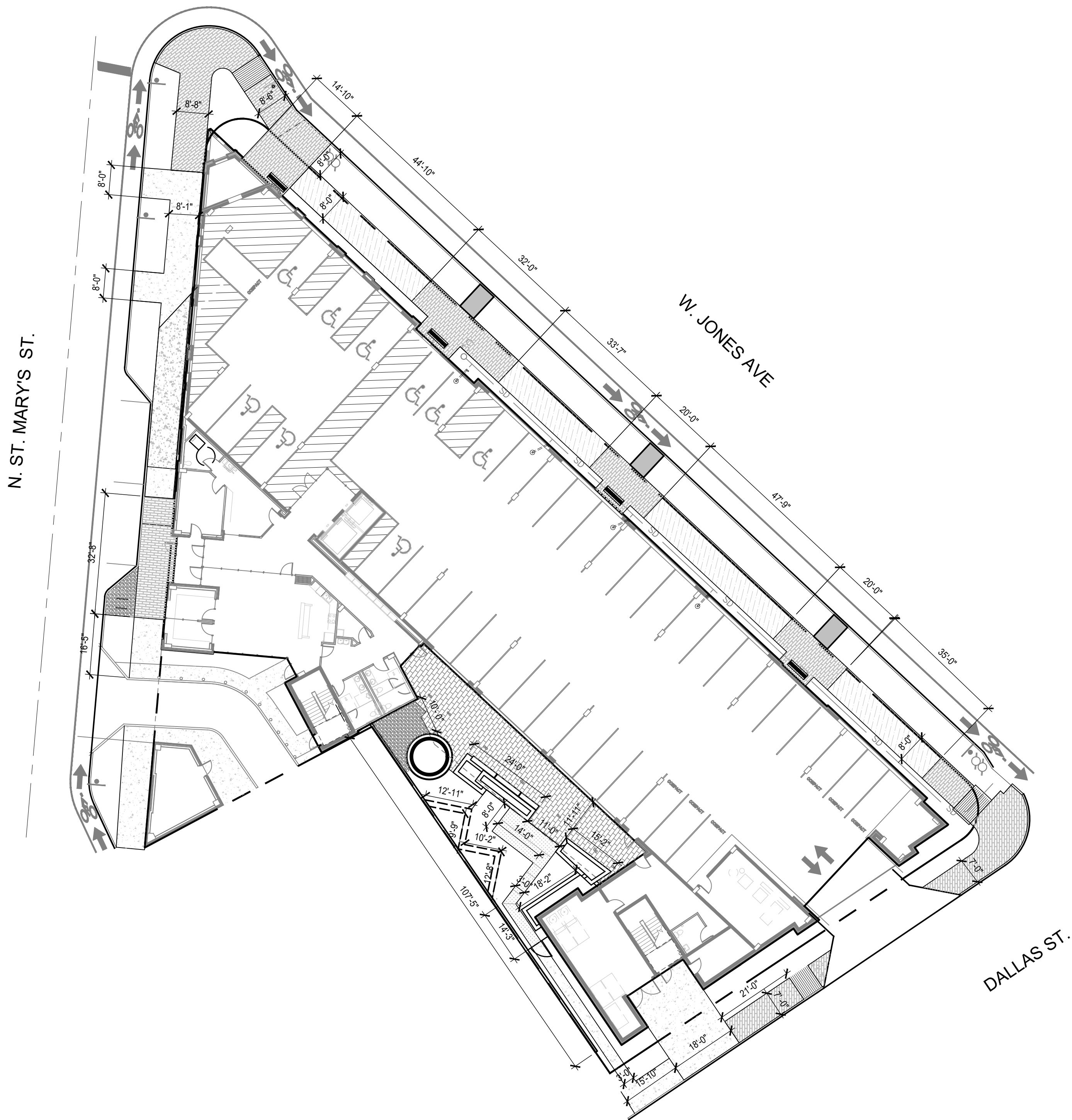
PLAN NORTH	
DATE	01 FEB. 2019
GRG PROJECT NO.	18082
DRAWN BY	GB
REVIEWED BY	AG
SHEET TITLE:	

SITE PLAN

SHEET NUMBER:

LS 1.1

1 SITE PLAN
PLAN



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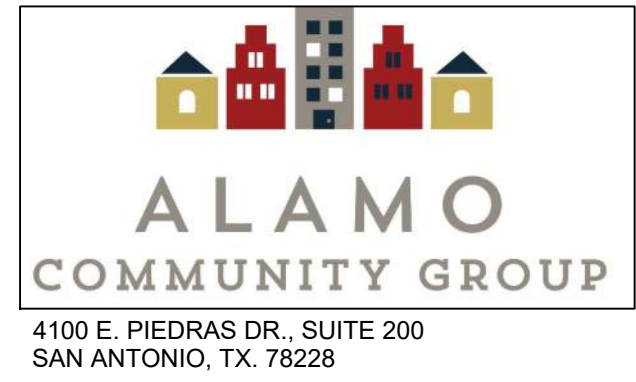
NO	DESCRIPTION	DATE
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PROJECT TITLE



KEY PLAN



PLAN NORTH

DATE 01 FEB. 2019

GRG PROJECT NO. 18082

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REVIEWED BY AG

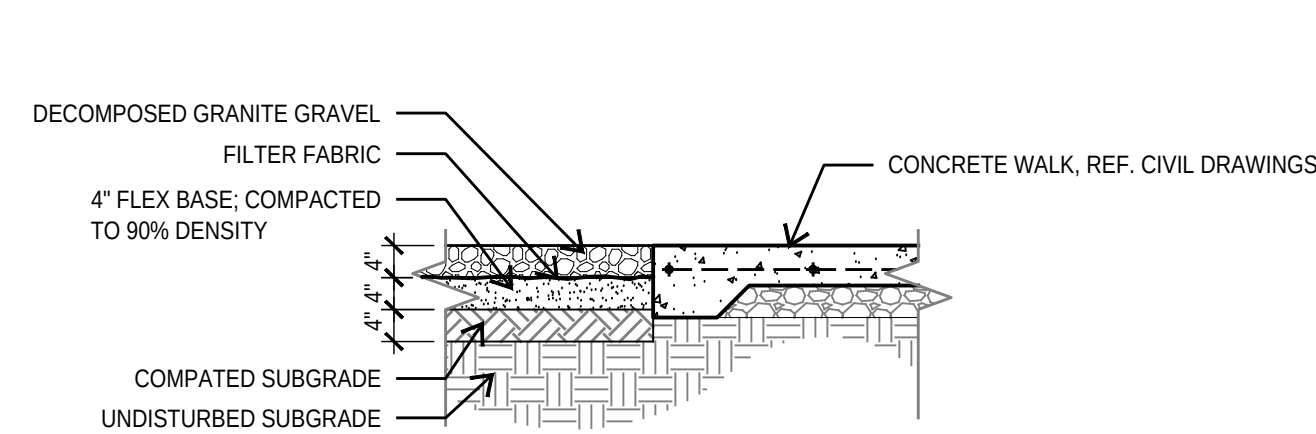
SHEET TITLE:

HORIZONTAL CONTROL PLAN

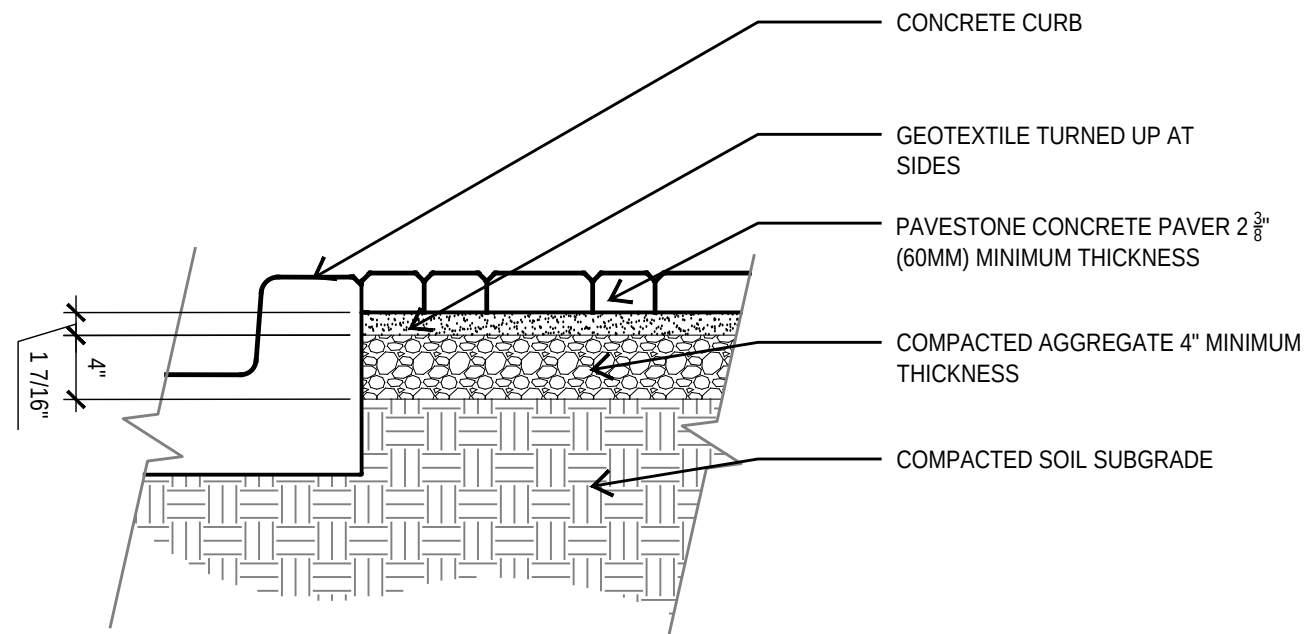
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LS 1.2

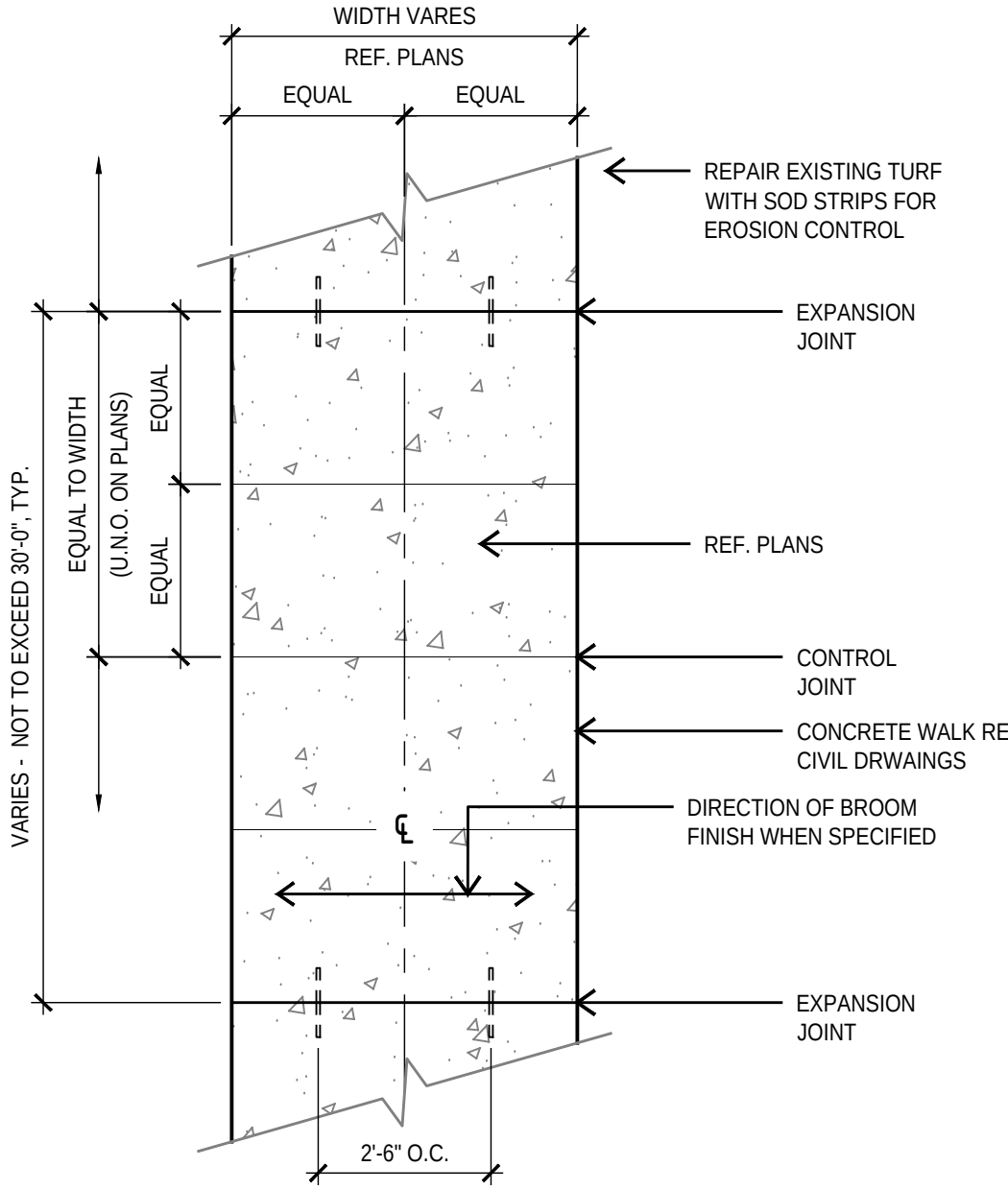
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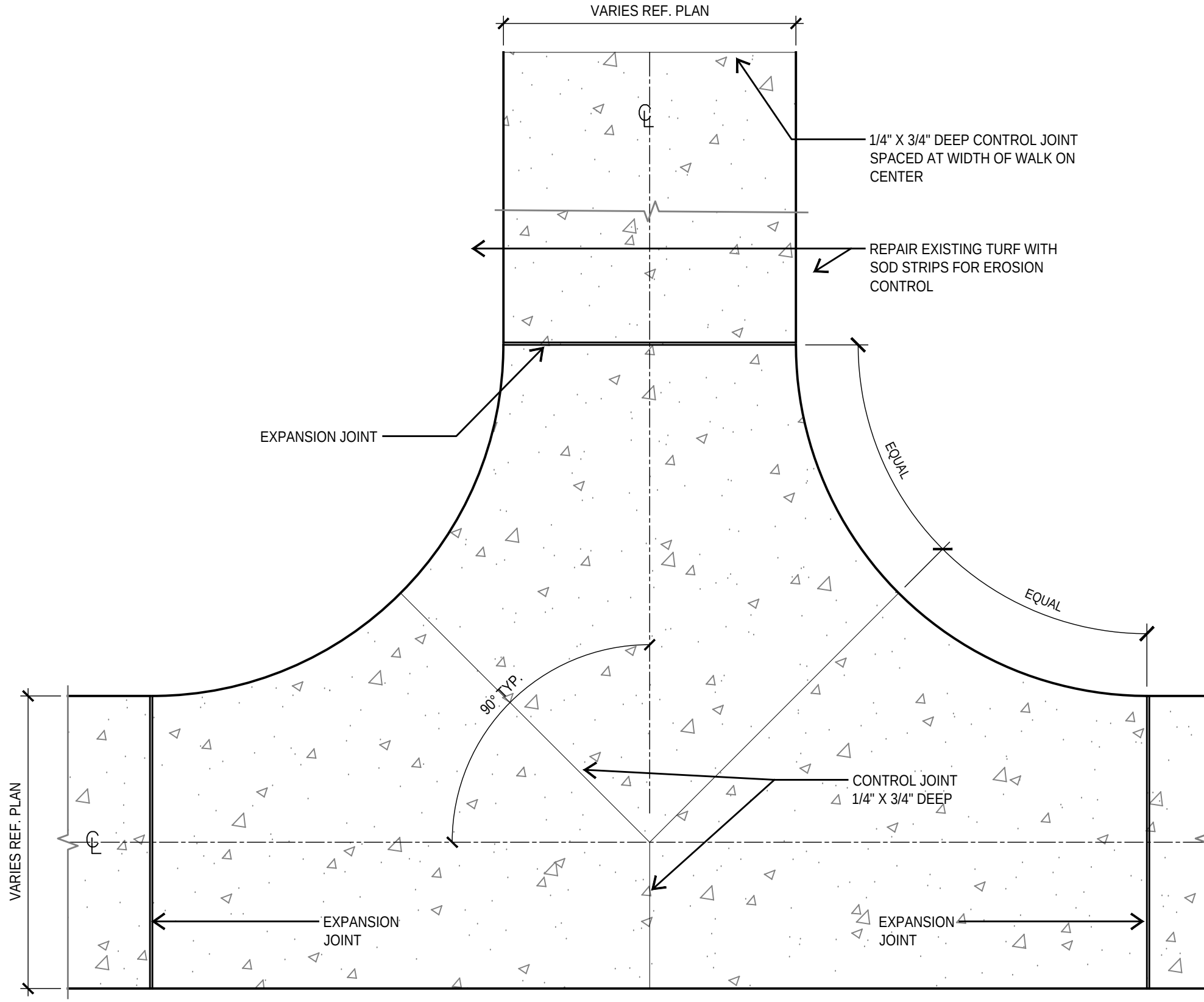
4 DECOMPOSED GRANITE/ SIDEWALK
SECTION SCALE: 1/2"=1'-0"



3 CONCRETE PAVER
SECTION SCALE: 1"=1'



2 SIDEWALK PLAN
PLAN SCALE: 3/8"=1'-0"



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

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SAN ANTONIO, TEXAS 78228

PROJECT TITLE

ALAMO
COMMUNITY GROUP

4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN

N

PLAN NORTH

DATE01 FEB. 2019

GRG PROJECT NO.18082

DRAWN BYGB

REVIEWED BYAG

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

LS 2.1

NO	DESCRIPTION	DATE
01	PH 1 – DESIGN PACKAGE	22 JAN 2019

MUSEUM REACH LOFTS

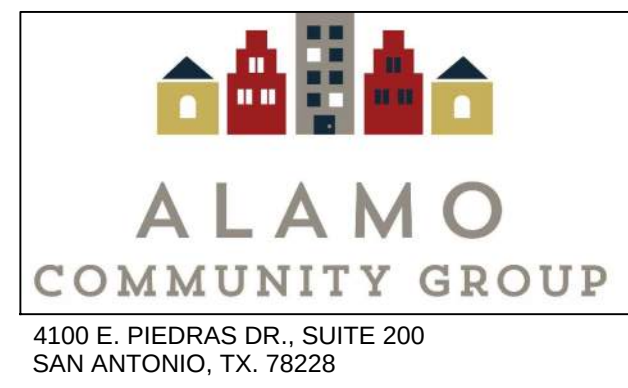
1500 N. ST. MARY'S ST.

SAN ANTONIO, TEXAS 78215

ALAMO COMMUNITY GROUP

4100 E. MEDIAS BLVD., SUITE 200
SAN ANTONIO, TEXAS 78228

PROJECT TITLE



KEY PLAN



PLAN NORTH

DATE 01 FEB. 2019

GRG PROJECT NO. 18082

DRAWN BY GE

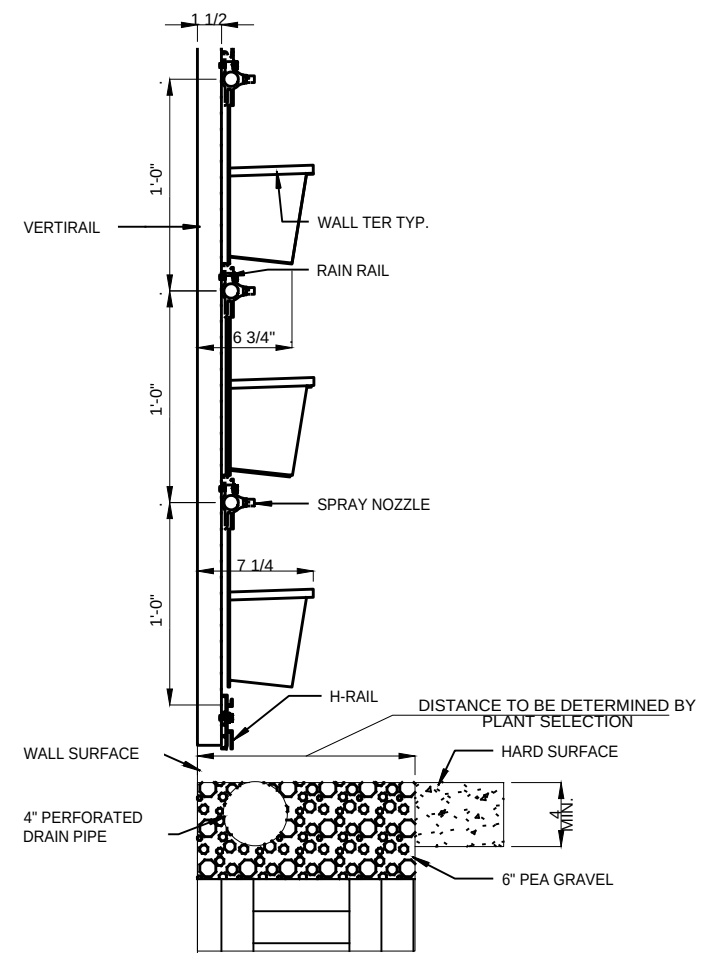
REVIEWED BY _____ AC _____

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

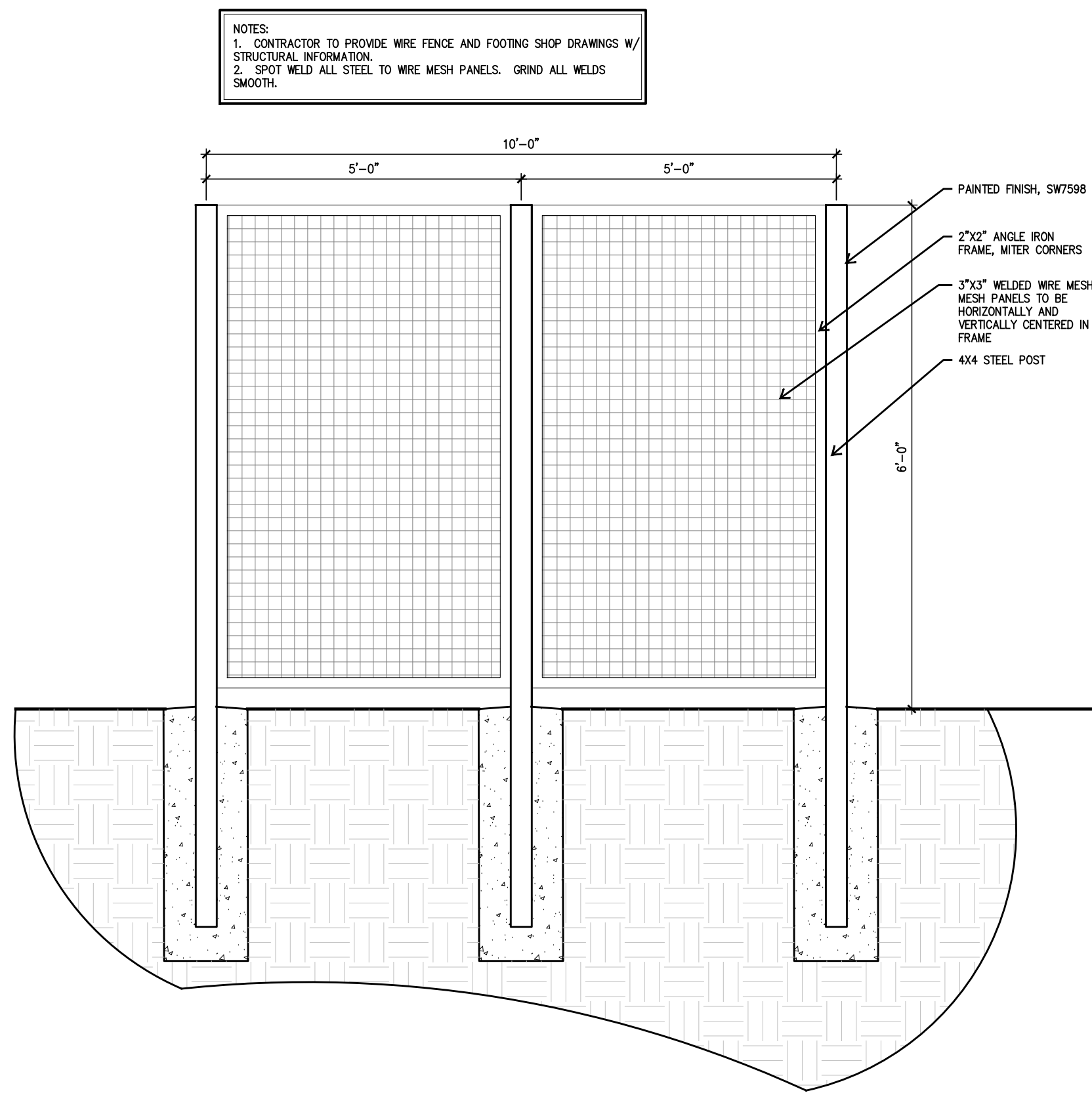
LS 2.2



GREEN WALL MODULAR SYSTEM

SECTION

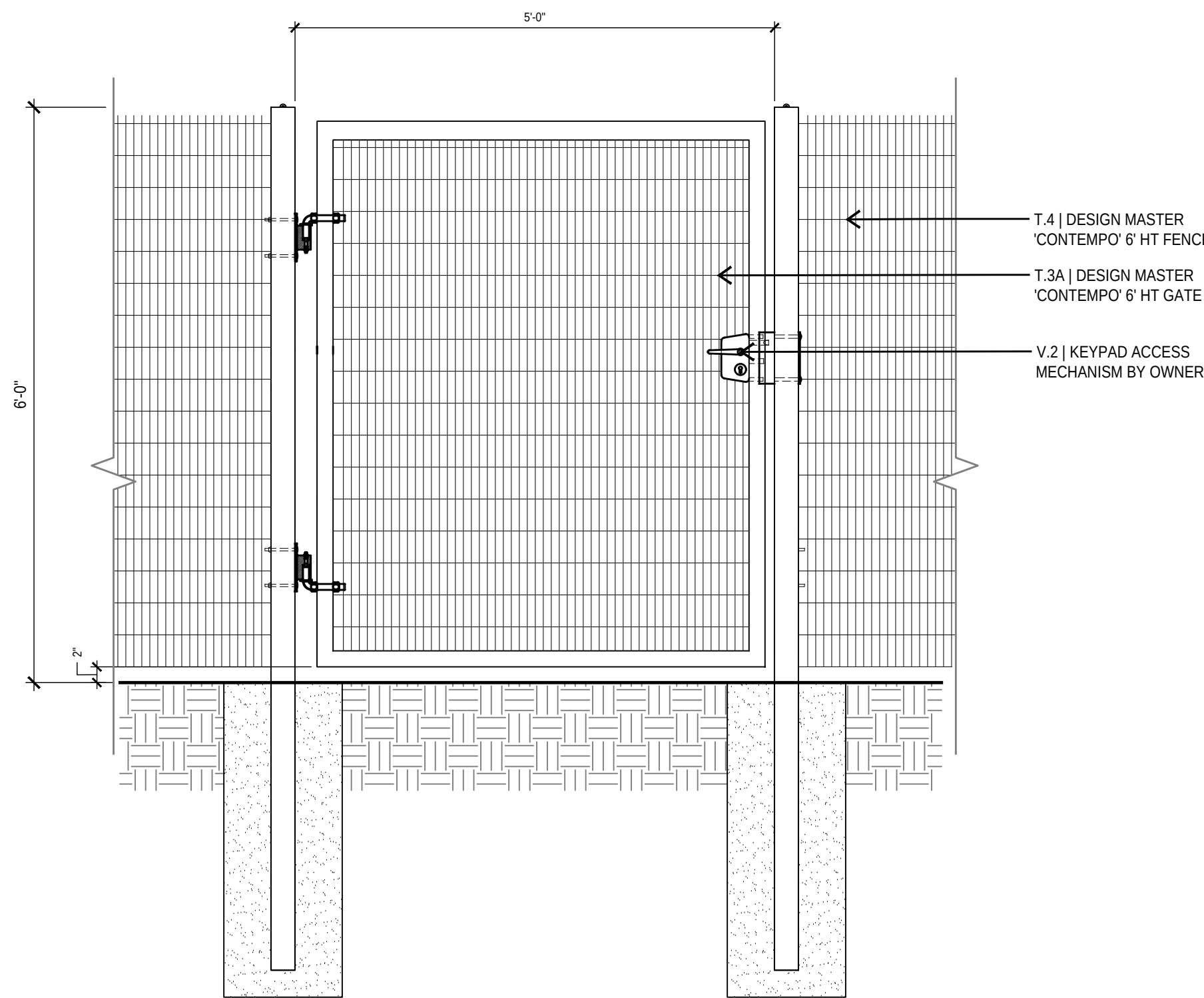
SCALE: 1"=1'



PERIMETER FENCE

SECTION

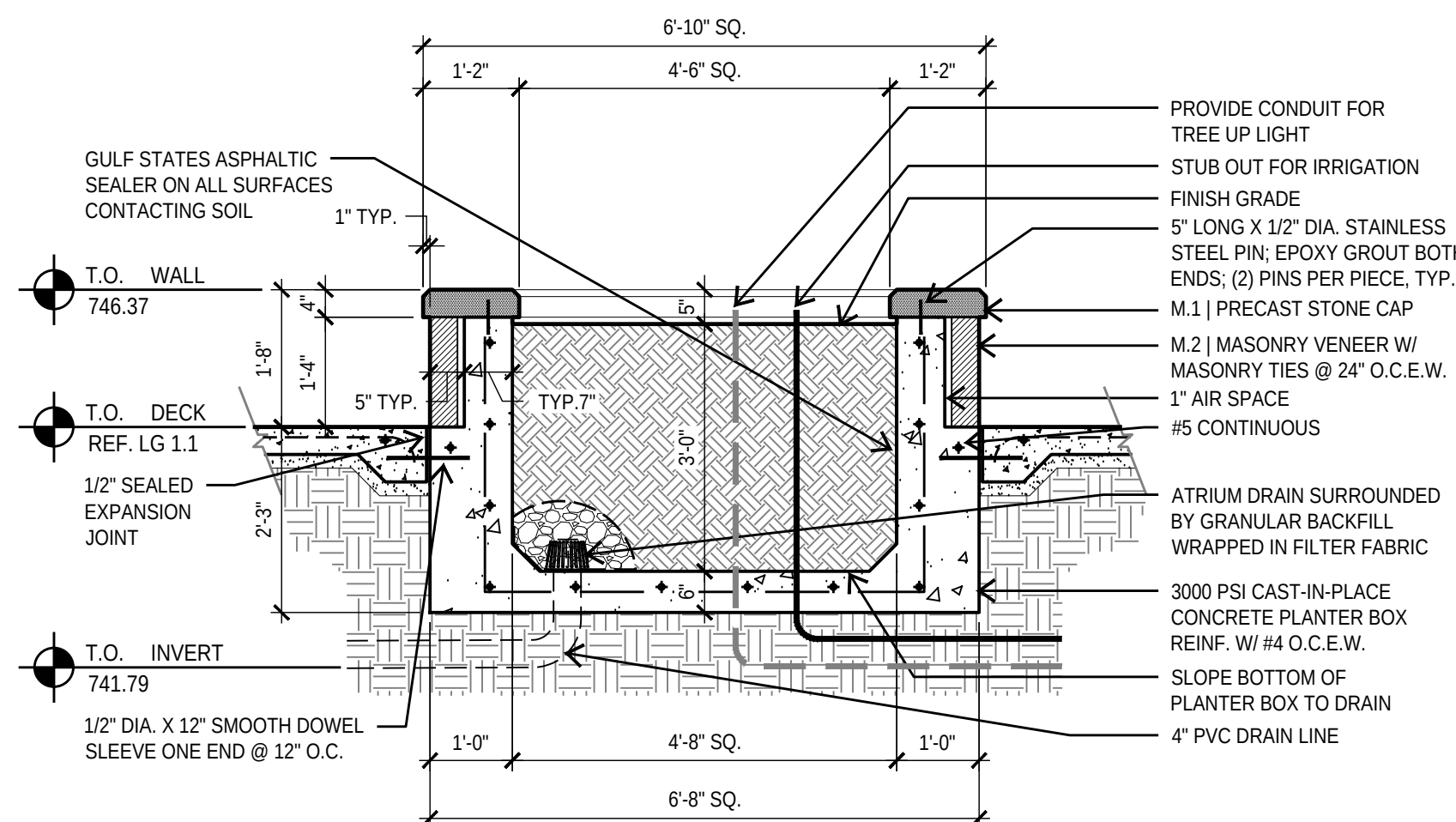
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PERIMETER GATE

SECTION

SCALE: 3/4"=1'-0"



4 PLANTER BOX SECTION

SECTION

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

NO	DESCRIPTION	DATE
01	PH 1 — DESIGN PACKAGE	22 JAN 2019

MUSEUM REACH LOFTS

1500 N. ST. MARY'S ST.

1500 N. ST. MARY'S ST.

ALAMO COMMUNITY GROUP

ALAMO COMMUNITY GROUP

PROJECT TITLE



4100 E. PIEDRAS DR., SUITE 200
SAN ANTONIO, TX. 78228

KEY PLAN



DATE 01 FEB. 2019

GRG PROJECT NO. 18082

DRAWN BY GE

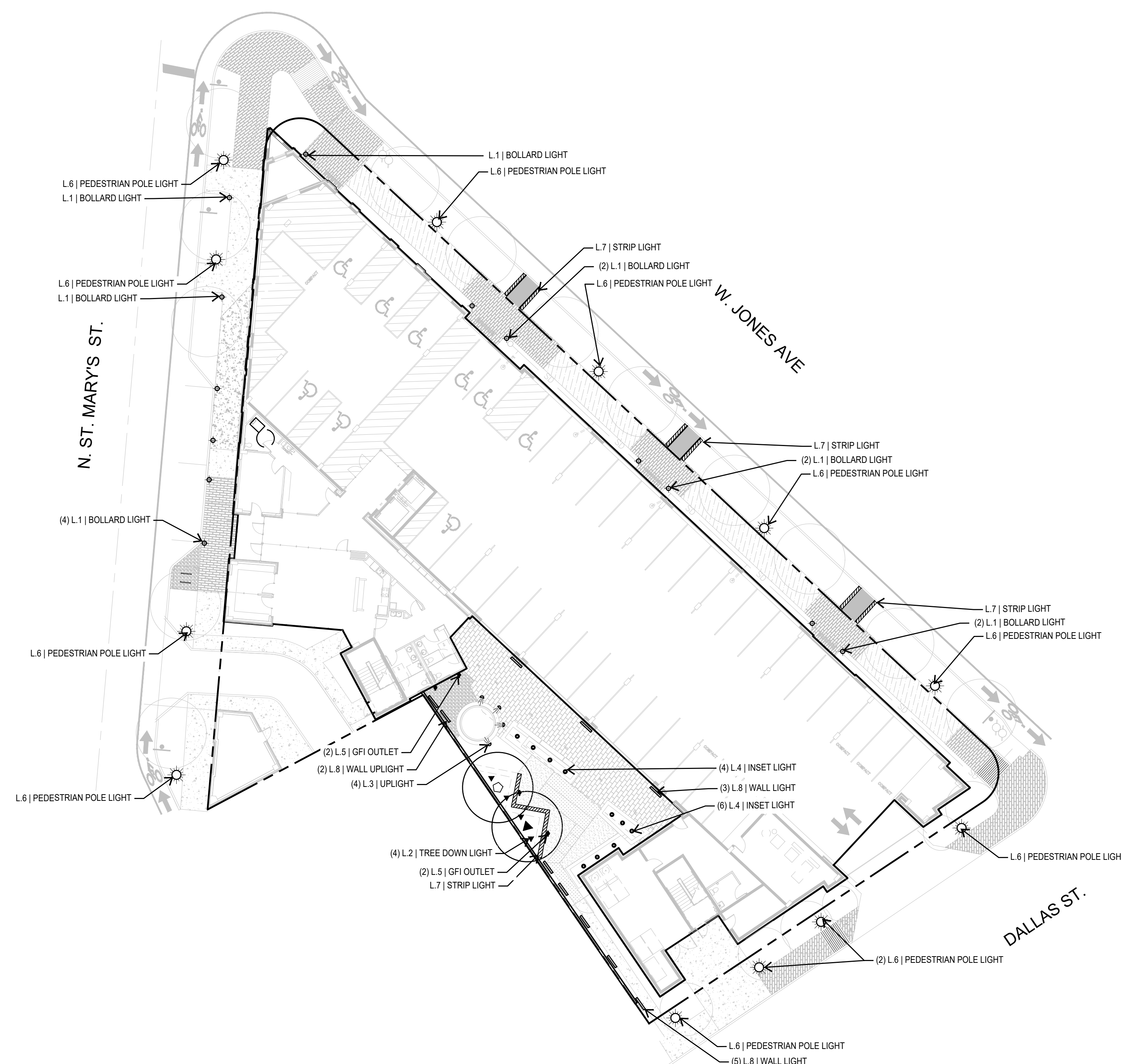
REVIEWED BY A.C.

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

LL 1.1



0 5' 10' 20' 40'

SCALE: 1"=20'

↑

1 LIGHTING PLAN