

MONTANA STREET



DATE: 6 June 2018 EXP. DATE: June 2019
 1718 ARCHITECTURE, L.L.C.
 1718 NORTH ALAMO STREET
 SAN ANTONIO, TEXAS 78215
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PROJECT
Tower View Townhomes
 910 Montana Street
 San Antonio, TX 78203

OWNER
Gerardo Ituarte
 701 Montana Street
 San Antonio, TX 78203

PROJECT NUMBER
18TowerView
 DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION OF ISSUE

CONSULTANT

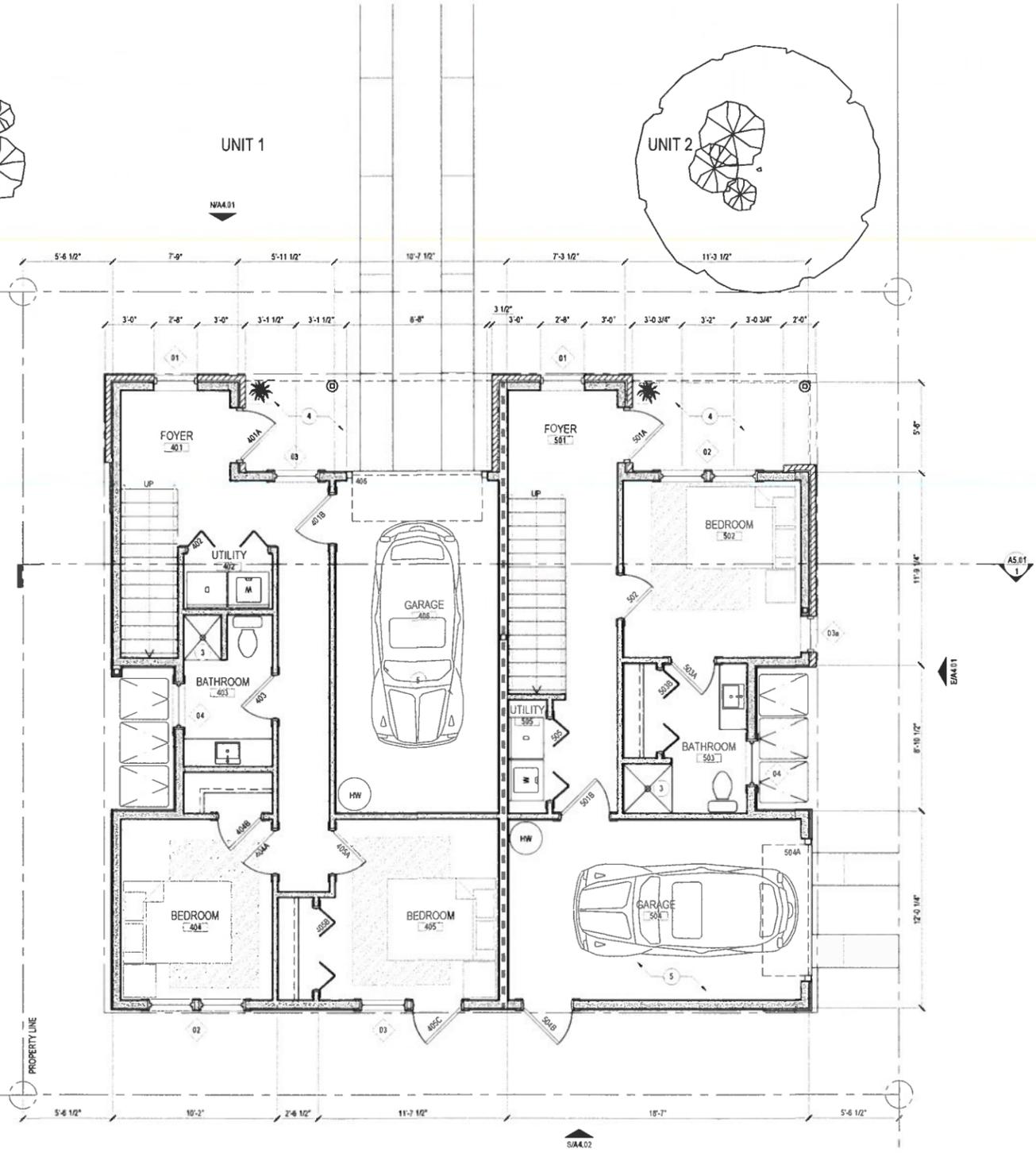
SHEET TITLE
First Floor Plan

DATE
 6 June 2018

SHEET NUMBER

A2.01

SQUARE FOOTAGES	UNIT 1	UNIT 2
LEVEL 1:	521 SF	370 SF
LEVEL 2:	673 SF	542 SF
LEVEL 3:	484 SF	408 SF
TOTAL:	1,678 SF	1,320 SF
	NOT INCL. TERRACES OR GARAGE	NOT INCL. TERRACES OR GARAGE



Z2018287

I, Group Aura Imaginarie LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits

GENERAL NOTES

- FIRST FLOOR: 10'-0" PLATE HEIGHT U.N.O.
- FIRST FLOOR: 7'-0" HEADER HEIGHT U.N.O.
- ESCAPE / RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MINIMUM 5.7 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20" / FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FINISH FLOOR
- PROVIDE FOR CROSS VENTILATION AT ENCLOSED ATTICS
- ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR
- BALUSTERS AT 4" ON CENTER MAX SPACING
- INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER I.R.C. SEC. R317
- PROVIDE HANDRAILS ON ALL STAIRS / STEPS WITH AT LEAST 2 RISERS PER I.R.C. SEC. R315
- INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES
- EACH ELECTRICAL PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" AFF. EACH ELECTRICAL OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" AFF.
- EXTERIOR ELECTRICAL PANELS MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE

KEYNOTES

- VENT HOOD ABOVE STOVE TO MEET CODE
- VENT DRYER THROUGH BACK WALL / PROVIDE VENT CAP
- TILED SHOWER
- SLOPE PORCH AWAY FROM THRESHOLD NOT TO EXCEED 1/4" RISE PER 12" RUN
- TWO LAYERS OF GWB AT INSIDE OF GARAGE WALLS AND CEILING TO MEET CODE
- THIS WINDOW SILL TO BE 2" ABOVE LANDING HEIGHT

WALL LEGEND

- EXTERIOR WALL WITH BRICK VENEER
- EXTERIOR WALL / REFER TO ELEVATIONS
- INTERIOR PARTITION WALL
- 2-HOUR FIRE RATED PARTITION / UL DES U581

