HISTORIC AND DESIGN REVIEW COMMISSION

September 17, 2014
Agenda Item No:

HDRC CASE NO:	**2014-305**
ADDRESS:	402 McCullough
LEGAL DESCRIPTION:	NCB 438 BLK 10 LOTS 8, 10 & 12 ARB A10& AB10
ZONING:	FBZ T6-1 RIO-2
CITY COUNCIL DIST.:	1
DISTRICT:	RIO-2
APPLICANT:	Nick Sirianni
OWNER:	606 Ave B, LP
TYPE OF WORK:	New construction of multi-family apartments

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a five-story, multi-family apartment complex with attached structured parking. Proposed materials consist of clay block, stucco fiber cement panels and some metal paneling. The design also includes a metal loggia along Ave B which will incorporate climbing vines.

APPLICABLE CITATIONS:

UDC Section 35-671. Neighborhood Wide Design Standards

(b)Automobile Access and Parking. Automobile circulation should be efficient, and conflicts with pedestrians minimized. Entry points for automobiles should be clearly defined and connections to auto circulation on adjoining properties are encouraged to facilitate access and reduce traffic on abutting public streets.
(c)Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

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

A.Additional height.
B.Creation of a tower.
C.Variation in roof shape.
D.Change of color or materials.
E.Addition of a design enhancement feature such as:

i.Embellished entrance areas.
ii.Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.
iii.Recessed or projecting balconies and entrances.

UDC Section 35-674. Building Design Principles

(a)Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.
When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

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

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

A.Treatment of architectural facades shall contain a discernable pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(3)Paint or Finish Colors.

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

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

C.Bright colors may highlight entrances or architectural features.

(e)Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged.
In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.
In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

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

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

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

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

iii.Changing the material of the cap.

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

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

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

A.Windows shall be recessed at least two (2) inches within solid walls (not part of a curtain wall system).

B.Windows should relate in design and scale to the spaces behind them.

C.Windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms.

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

FINDINGS:

a. This request was reviewed by the Design Review Commission on June 24, 2014. The committee noted that the massing of the elevations was successful, in particular with the creation of a corner element on the block face. The loggia detail allows for landscaping and adds a layer to buildings design. Overall, the committee found that the proposed new construction took advantage of the site and that it would reinforce the streetscape at this location.
b. There are two existing buildings at this location. The building at 209 E 6th Street will be reused as the proposed parking structure. The one-story building at 418 McCullough Ave was constructed circa 1957 and will be demolished. Staff has determined this building to be ineligible for historic landmark designation.
c. The proposed parking structure takes advantage of existing conditions and will not detract from the pedestrian experience consistent with UDC Section 35-671(b)(2).
d. The proposed corner element is articulated by a change in materials and height consistent with UDC Section 35-971(c).
e. The proposed height and scale of the proposed new construction is consistent with UDC Section 35-672(b).
f. The proposed materials, consisting of clay block, stucco fiber cement panels and limited metal panels are consistent with UDC Section 35-672(d).
g. UDC Section 35-672(e) provides guidance for the façade composition of new buildings in the RIO. New buildings should have an articulated base, middle and cap. These elements are clearly distinguishable in the proposed new construction consistent with this section.
h. The proposed fenestrations, although proposed in a variety of sizes, are recessed at least two inches within the exterior walls. Larger windows are divided vertically and horizontally by mullions consistent with UDC Section 35-672(e)(2).

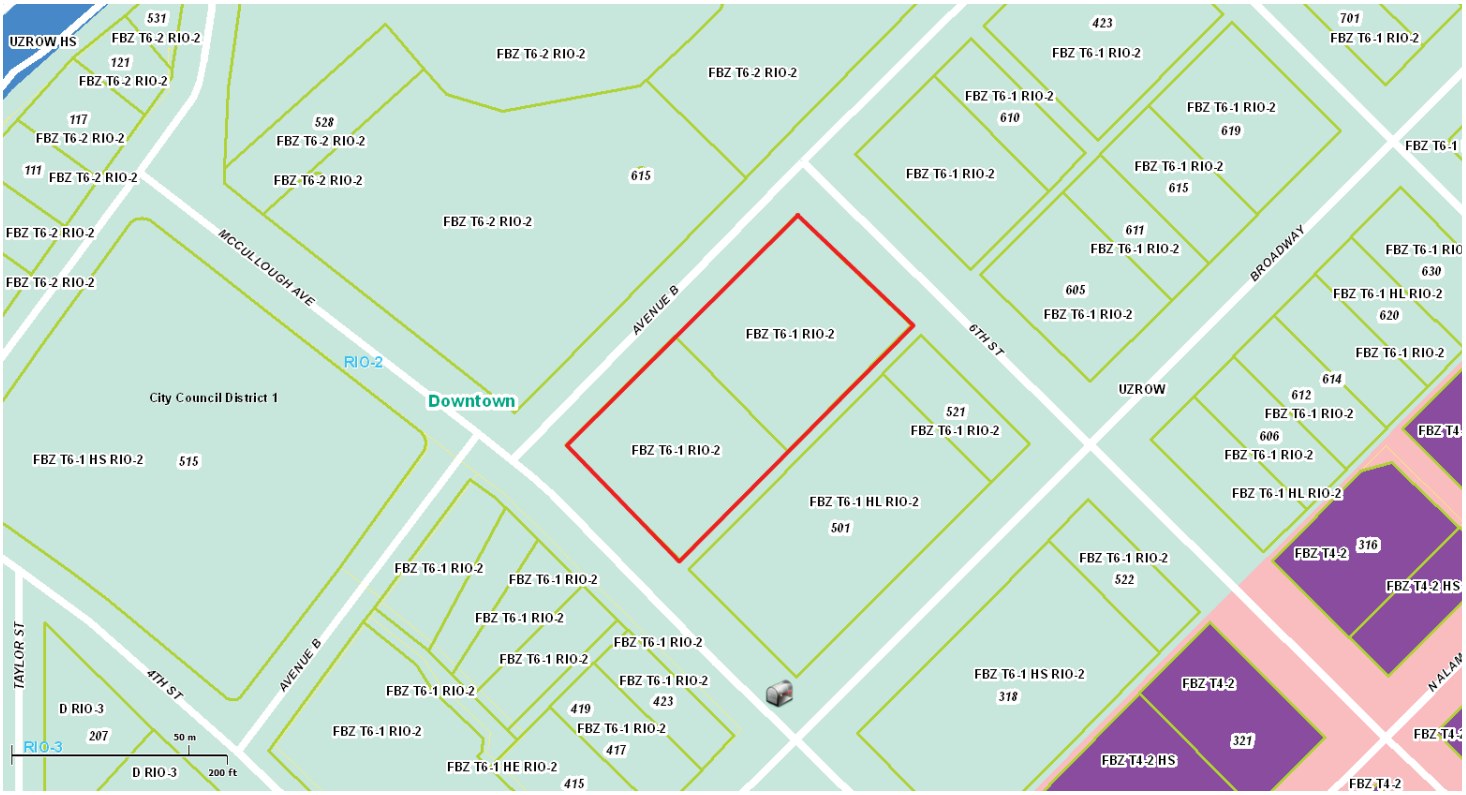
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through h.

CASE MANAGER:

Cory Edwards

402 McCullough



McCullough Lofts

(Previously known as 606 Avenue B)
Project Narrative

Located at the Northeast corner of McCullough and Avenue B, McCullough Lofts will be a new 5 story multi-family complex containing 107 studio, 1-bedroom and 2-bedroom units. Amenities for the apartments include a fitness center, a top floor lounge with downtown view, a pool courtyard with barbeque pavilion, and a leasing office with coffee lounge. The primary entrance to the building will be located at the corner of Avenue B and McCullough, while private tenant entrances will be located along McCullough and Avenue B. Additionally, first floor units will have the opportunity to access their units directly from the public sidewalk.

The primary materials proposed for the residential building are D'Hanis clay block and painted 3-coat stucco. Secondary materials include painted cement fiber panel and prefinished metal panel. Dark bronze painted steel balconies, canopies and awnings will compliment the materials. In addition, a steel framed "loggia" will extend from the building face to the curb line on Avenue B to meet the requirements of the variance in lieu of a 10' step back on the 5th floor. The change in finish materials from stucco to board & batten on the 5th floor of the Avenue B façade is also in response to the previously approved zoning variance requirements. The primary roofing material is TPO, however, the smaller canopies and awnings projecting from the building are proposed to be prefinished standing seam metal.

In addition to the new construction of the McCullough Lofts apartment building, the project also proposes to reuse the existing 2-story garage at the corner of Avenue B and Sixth streets to provide parking spaces for the new apartments. The re-purposed garage will also include private garages, a bike shop and storage, a maintenance room, a trash collection area, mail, and a room for the apartment water heater system and pool equipment room. Multiple fabric carports will be constructed on the top floor of the garage to provide shaded parking. The facades of the garage are proposed to be cleaned and painted and the majority of the security screens will be removed from the windows to create a more inviting facade. The bike shop on the interior of the garage is intended to provide the required permanent bike storage.

In addition to the previously mentioned "loggia", other streetscape elements are proposed to place the buildings context into its' urban environment. Along the McCullough Avenue sidewalk, concrete bollards of varying heights not only provide the feeling of a recessed entry for street level dwelling units, they activate the sidewalk and provide a place to sit or lean. The temporary storage bike racks will be located on the sidewalk at the two street corners. A long stoop on the Avenue B side of the building is proposed for the same reason. The stoop and the bollards can be seen on the attached Architectural Site Plan. The sidewalk and street trees are proposed to meet the River North guidelines as shown on the attached landscape plan. Additional parking for the tenants will be provided in the surface parking lot across Sixth Street from the garage.

The location and content of the signage for the development has not been determined and will be submitted for approval at a later date.

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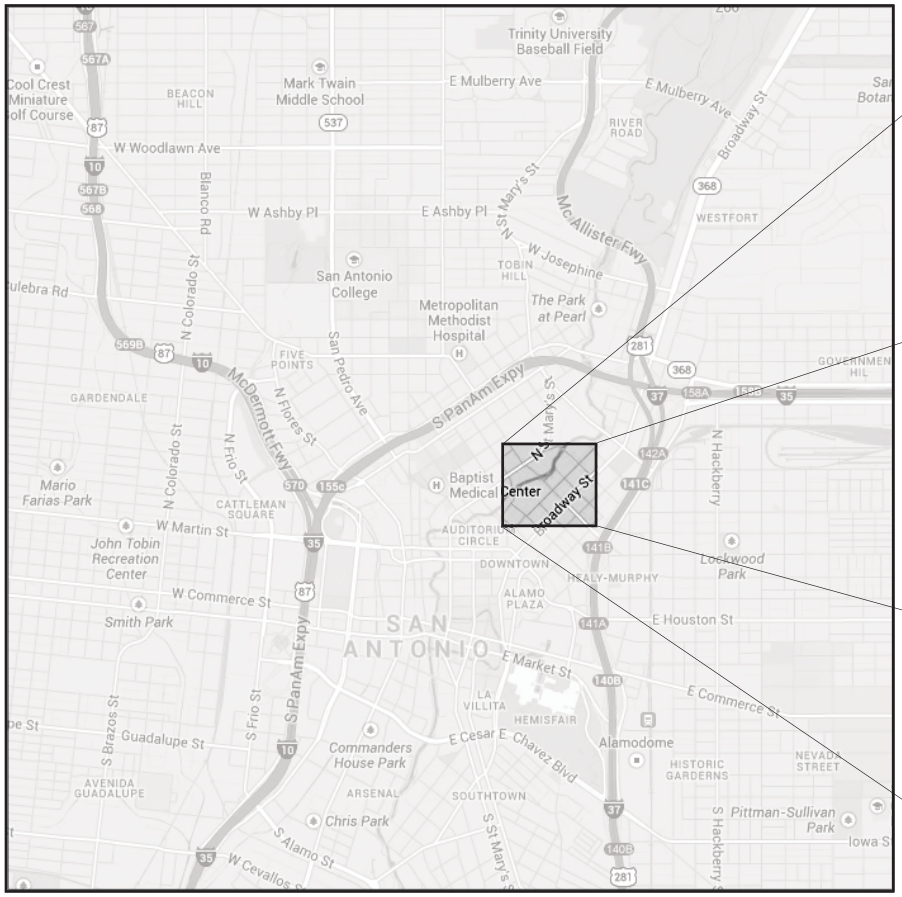
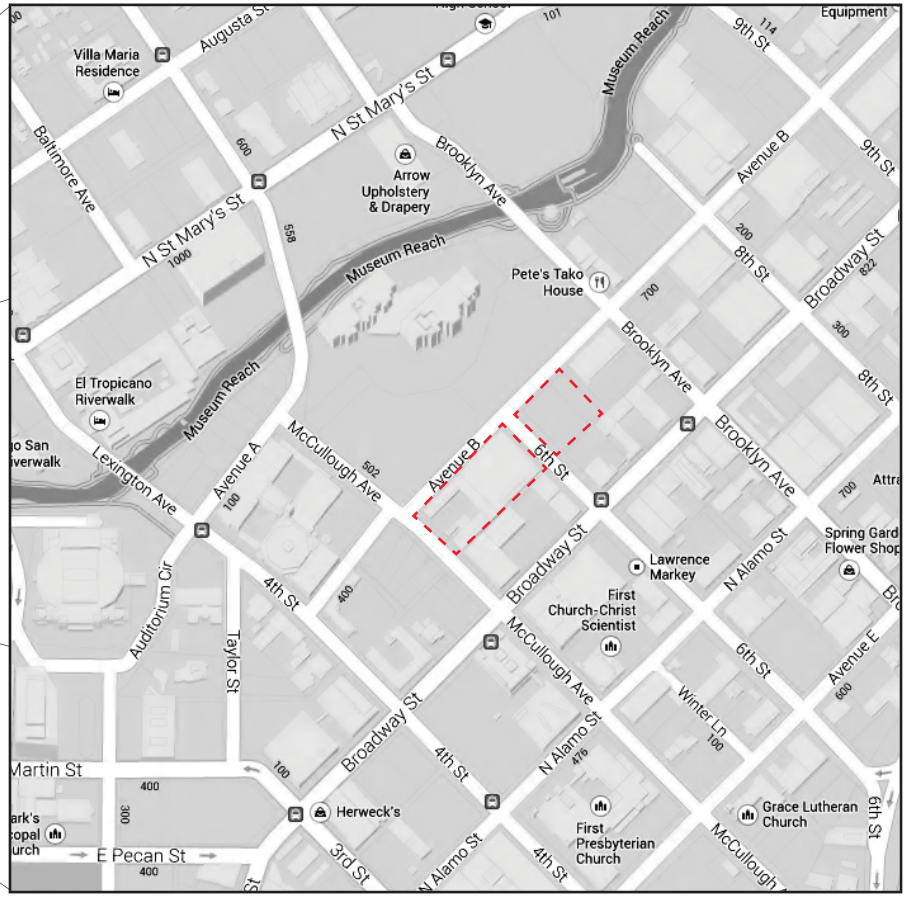
McCULLOUGH LOFTS

1512 SOUTH FLORES ST.
SAN ANTONIO, TX 78204

08.29.2014

SAN ANTONIO, TEXAS





PROPERTY LINE

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1512 SOUTH FLORES ST.
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EXISTING SITE

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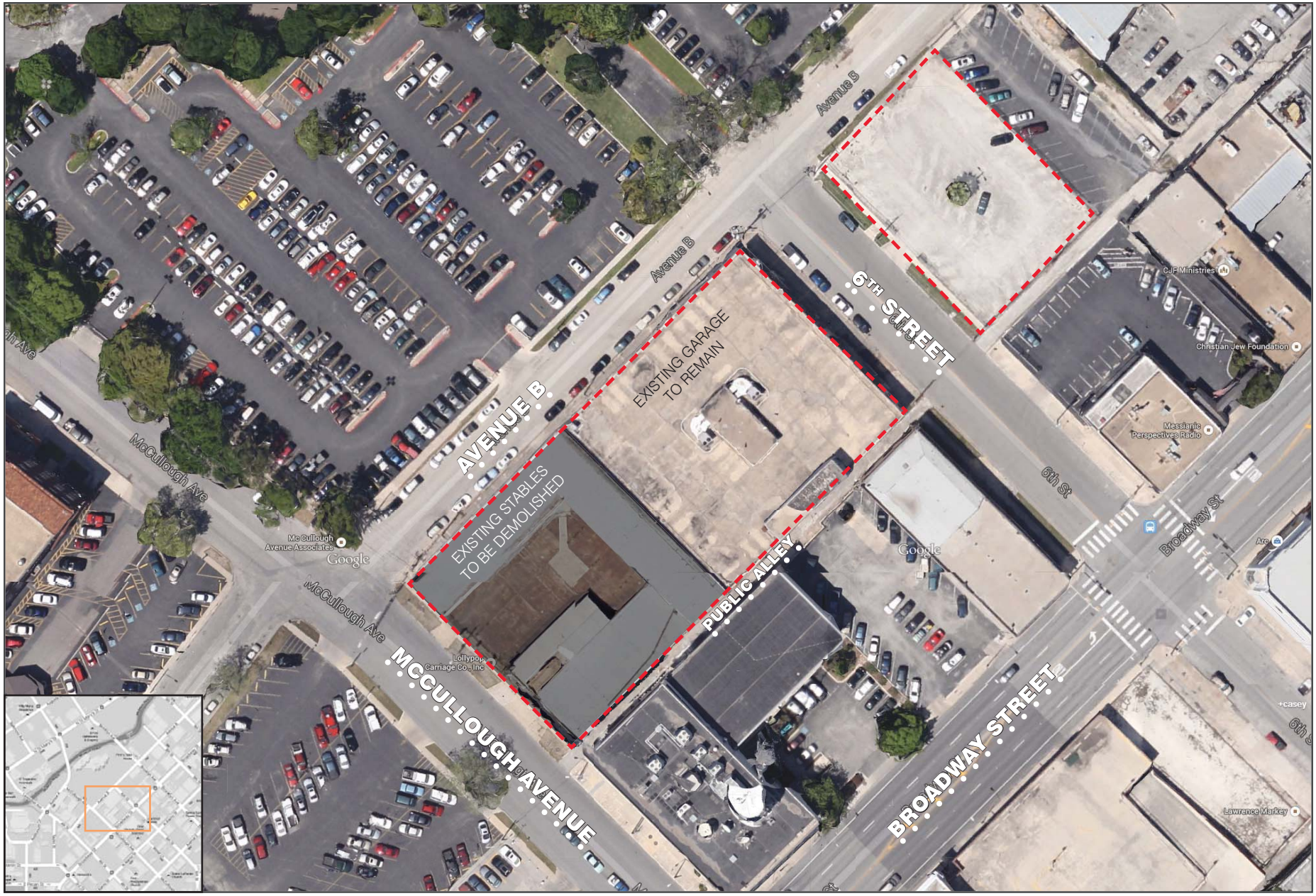

PROPERTY LINE

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EXISTING SITE

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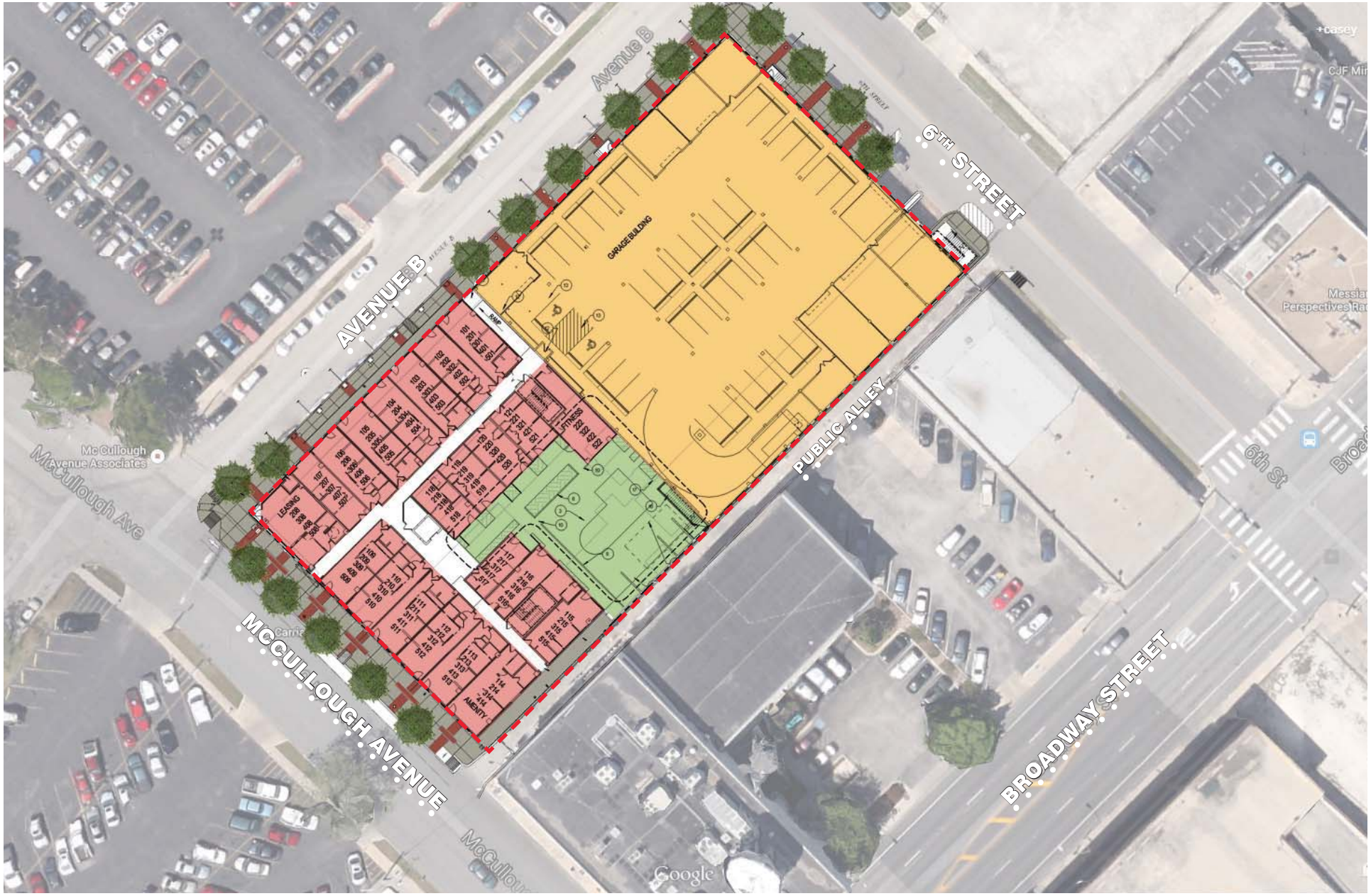
CORNER OF 6TH STREET AND AVENUE B

ELEVATION ALONG AVENUE B

CORNER OF AVENUE B AND McCULLOUGH AVENUE

ALONG McCULLOUGH AVENUE LOOKING TOWARDS AVENUE B



APARTMENTS COURTYARD PARKING GARAGE PROPERTY LINE

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NEW SITE PLAN

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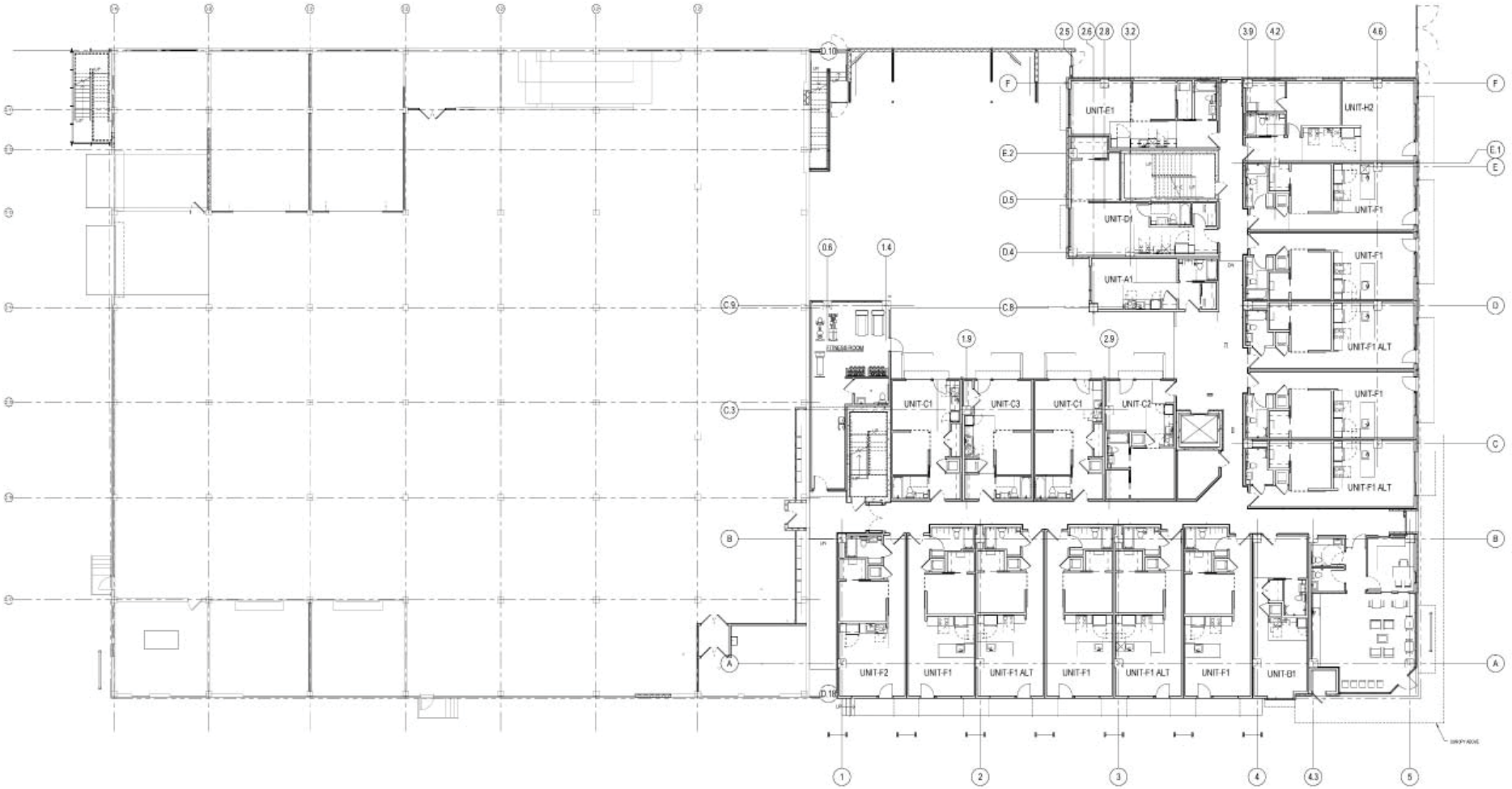

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FIRST FLOOR PLAN

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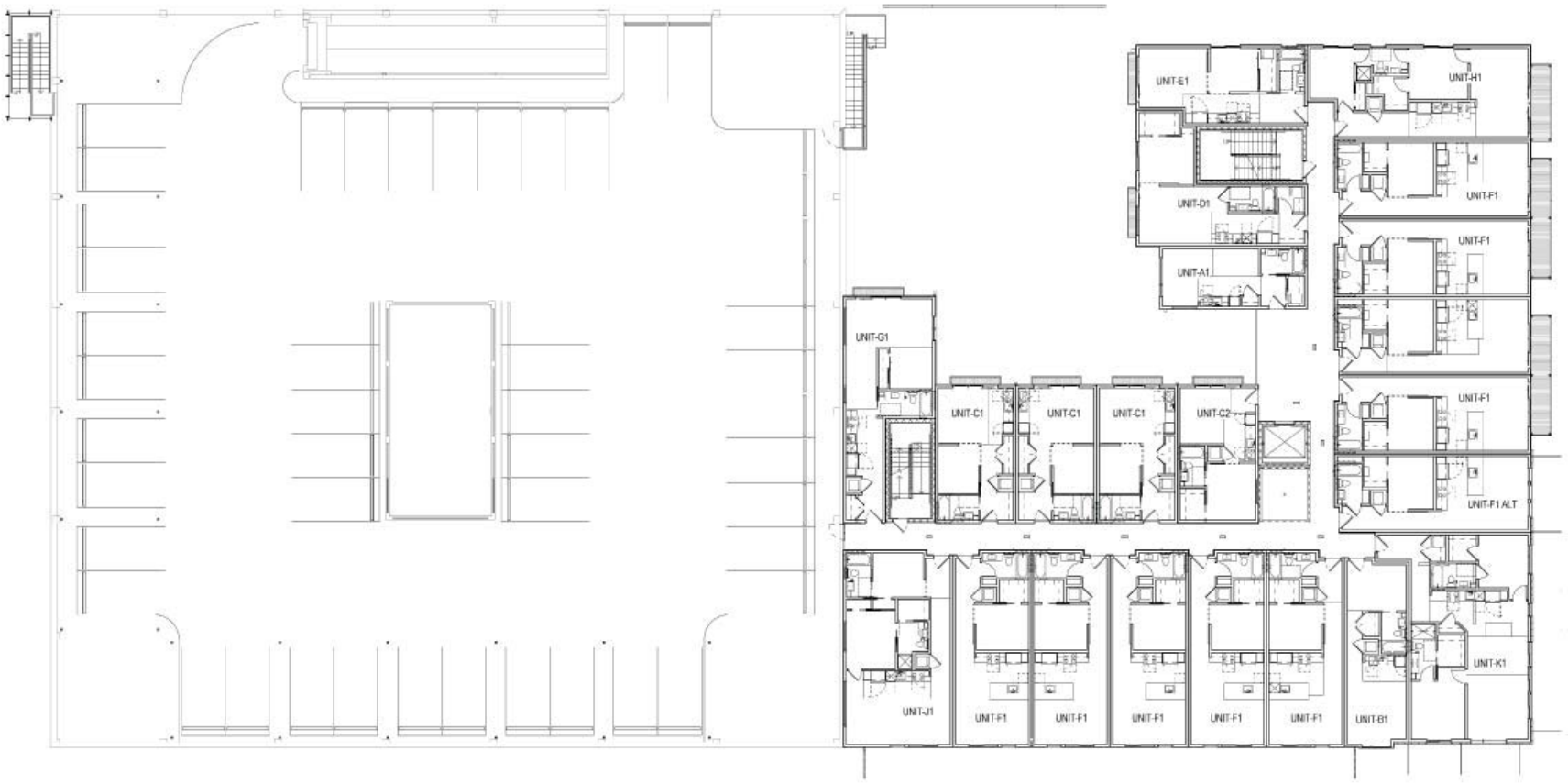

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SECOND FLOOR PLAN

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THIRD FLOOR PLAN

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FOURTH & FIFTH FLOOR PLANS

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ELEVATION ALONG AVENUE B

APARTMENT ELEVATION McCULLOUGH AVENUE

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BUILDING ELEVATIONS

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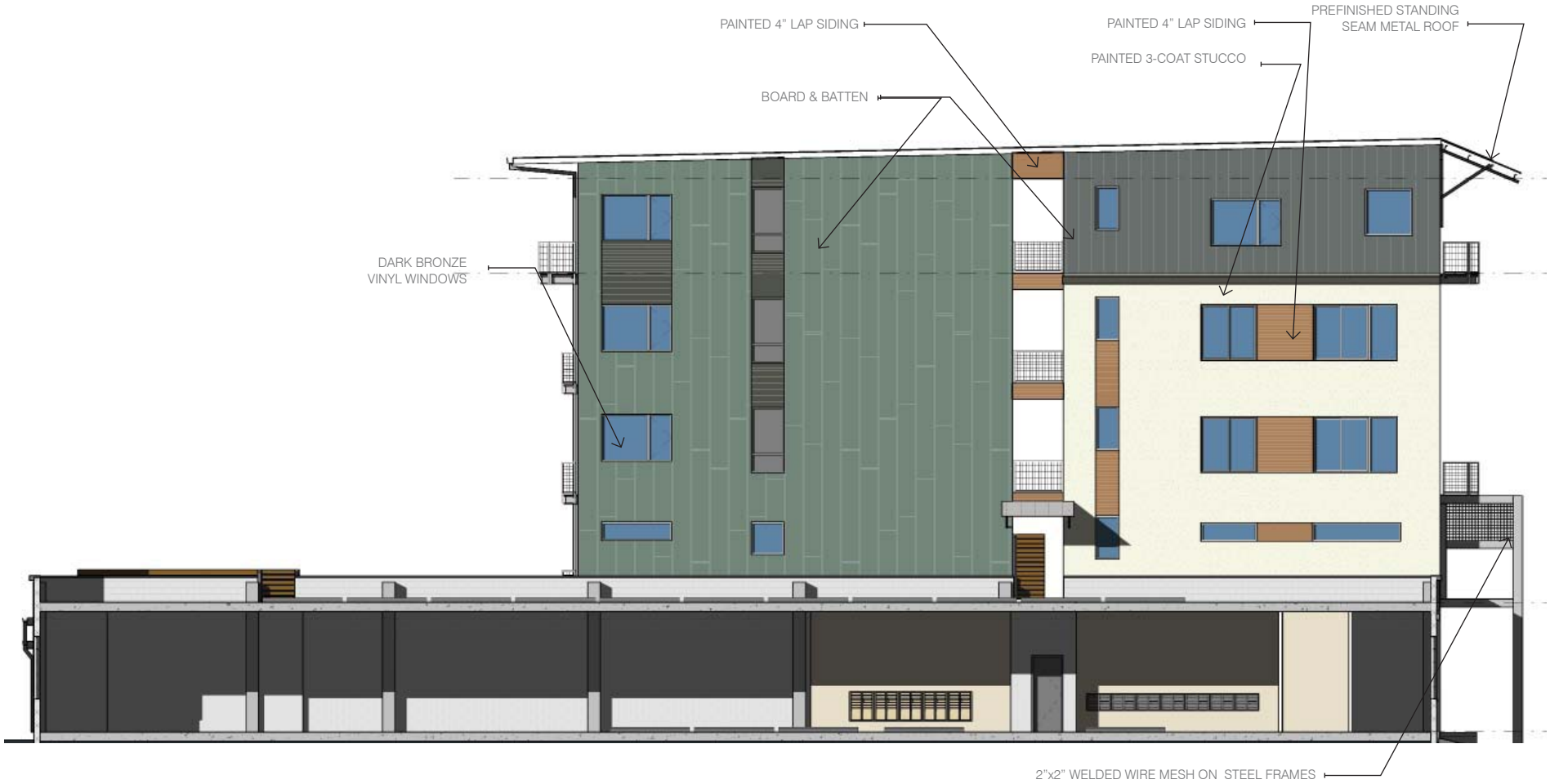
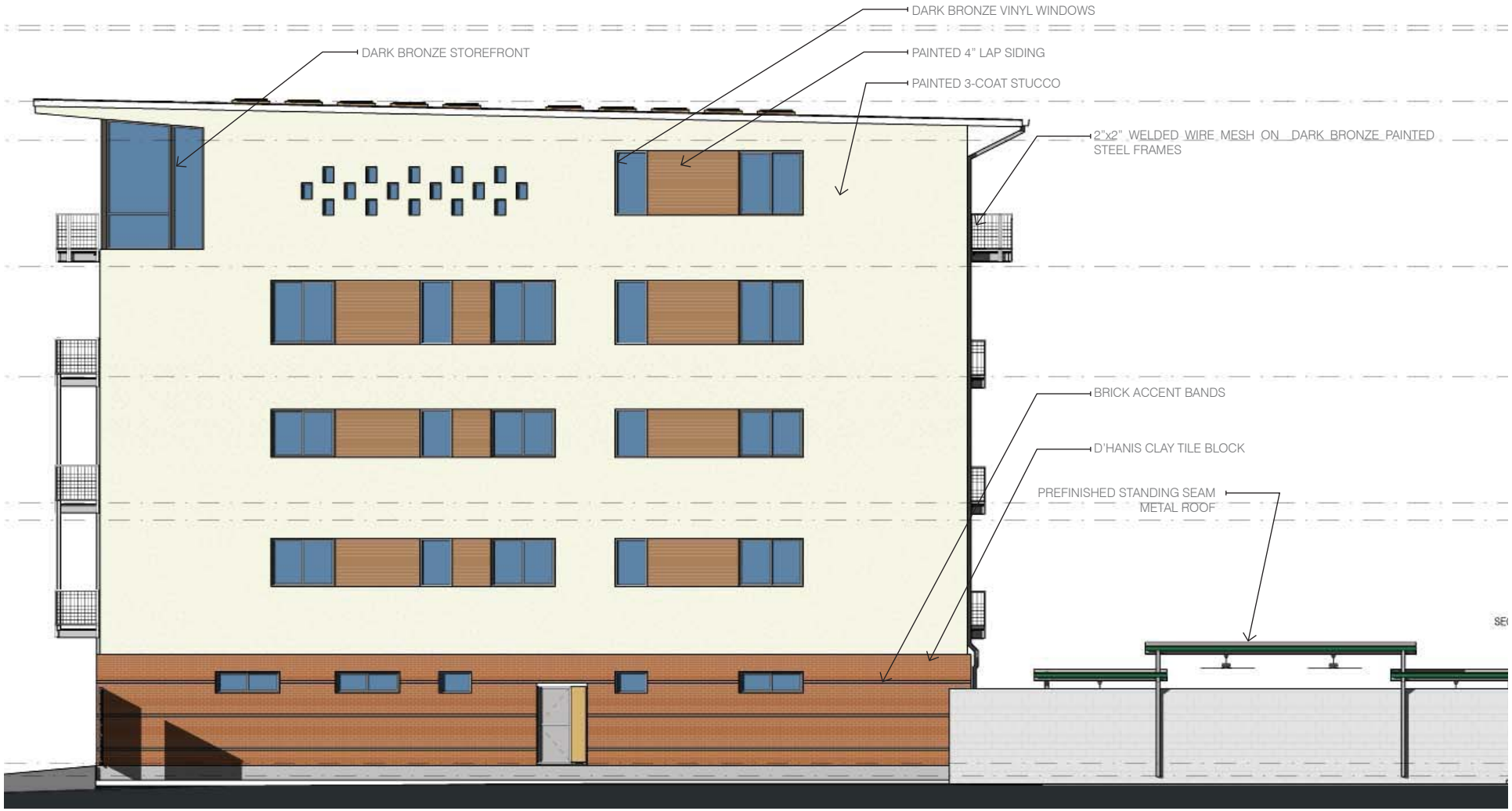


APARTMENT ELEVATION FROM SIXTH STREET



APARTMENT ALLEY ELEVATION

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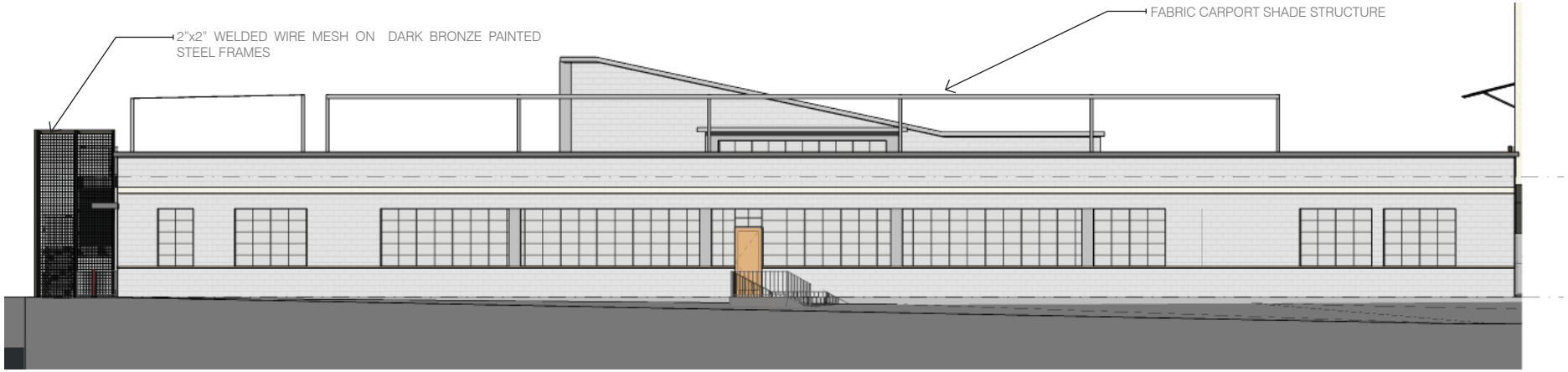
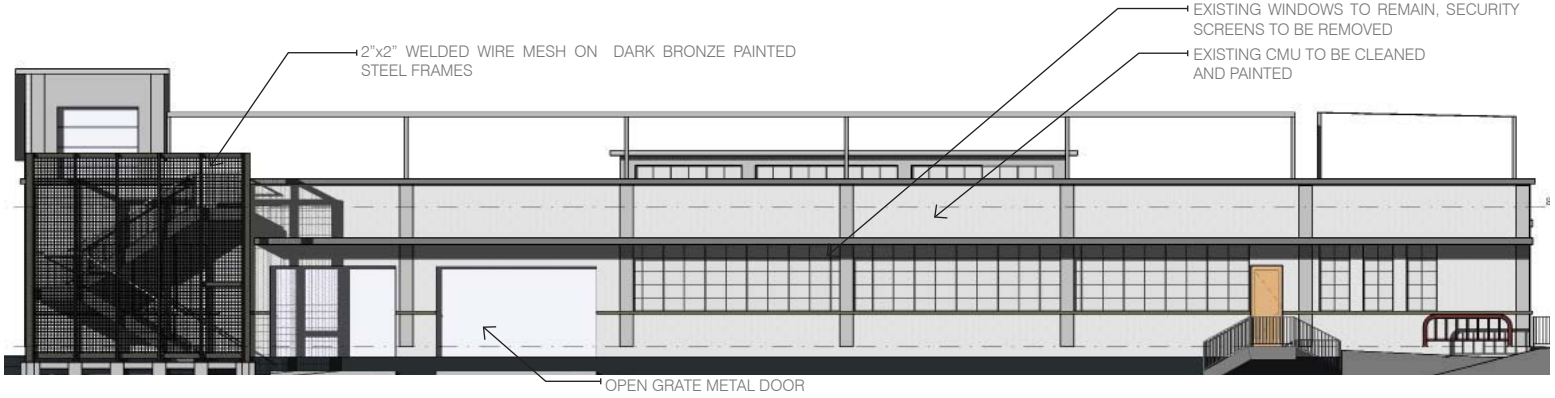
BUILDING ELEVATIONS

SAN ANTONIO, TEXAS



GARAGE AVENUE B ELEVATION



GARAGE SIXTH STREET ELEVATION

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STREET CORNER PERSPECTIVE

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AVENUE B PERSPECTIVE

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PERSPECTIVE FROM McCULLOUGH AVE.

SAN ANTONIO, TEXAS

ROOKWOOD BLUE GREEN
SW2811

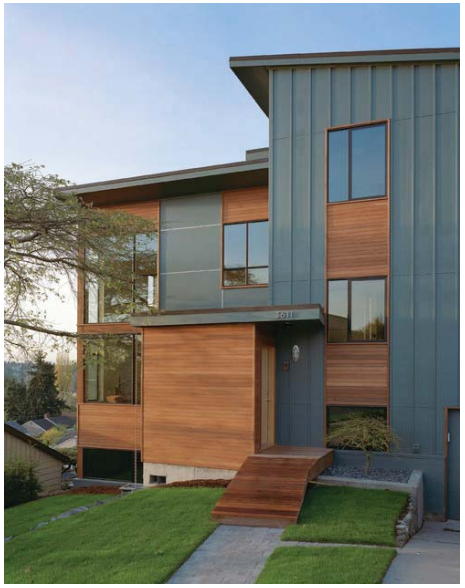
HOMBURG GRAY
SW7622

URBANE BRONZE
SW7048

INCREDIBLE WHITE
SW7028

<PAINTED 4” LAP SIDING, NICHIHA

BOARD AND BATTEN>

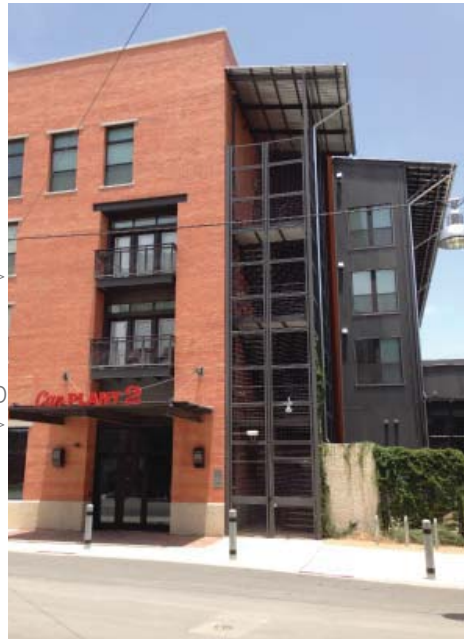


<D’HANIS CLAY TILE BLOCK

<DARK BRONZE STOREFRONT

D’HANIS CLAY TILE BLOCK>

WELDED WIRE MESH SET IN PAINTED STEEL FRAMES>



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MATERIAL IMAGES

SAN ANTONIO, TEXAS

PAINTED 3-COAT STUCCO

FABRIC CARPORT SHADE STRUCTURE

DWELLING UNITS - LOCATION

DWELLING UNITS LOCATION	MARK	DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	TYPE ELEVATION	TYPE SURFACE	TYPE CORE	TYPE GLAZING	DOOR PERFORMACE STANDINGS U FACTOR	DOOR PERFORMACE STANDINGS SHGC	FRAME TYPE SURFACE	FRAME TYPE CORE	FIRE RATING MIN.	HARDWARE GROUP	REMARKS
ENTRY - TYPICAL ENTRY FROM CORRIDOR / BREEZWAY	01	3' - 0"	8' - 0"	1 3/4"	A	MTL.	INSULATED				H.M.		20 MIN	01	
PORCH / BALCONY	02	9' - 2 1/2"	8' - 0"	1 3/4"	F	VINYL		TEMP	.32	.30	VINYL				HARDWARE BY DOOR SUPPLIER
PORCH / BALCONY	03	6' - 1 3/4"	8' - 0"	1 3/4"	B	VINYL		TEMP	.32	.30	VINYL				HARDWARE BY DOOR SUPPLIER
BEDROOM / BATHROOM / CLOSET	04	2' - 10"	8' - 0"	1 3/8"	A	WOOD	SOLID				WOOD			03	
BEDROOM	05	4' -0"	8' - 0"	2"	D	WOOD	SOLID				MTL.			05	
BEDROOM	06	3' - 0"	8' - 0"	2"	D	WOOD	SOLID				MTL.			05	
BEDROOM	07	3' - 6"	8' - 0"	2"	D	WOOD	SOLID				MTL.			03	
BATH / CLOSET	08	2' - 10"	8' - 0"	1 3/8"	C	WOOD	SOLID				WOOD			06	
CLOSET	09	4' -0"	8' - 0"	1 3/8"	B	WOOD	SOLID				WOOD			08	
LAUNDRY / CLOSET	10	5' -0"	8' - 0"	1 3/8"	C	WOOD	SOLID				WOOD			06	
ENTRY	12	3' - 0"	8' - 0"		H	ALUM.		TEMP	.80	.70	ALUM.			07	
LAUNDRY / CLOSET	13	5' - 1 3/4"	8' - 0"	1 3/4"	M	WOOD	SOLID				WOOD			09	
LAUNDRY / CLOSET	14	8' - 1 3/4"	8' - 0"	1 3/4"	M	WOOD	SOLID				WOOD			09	

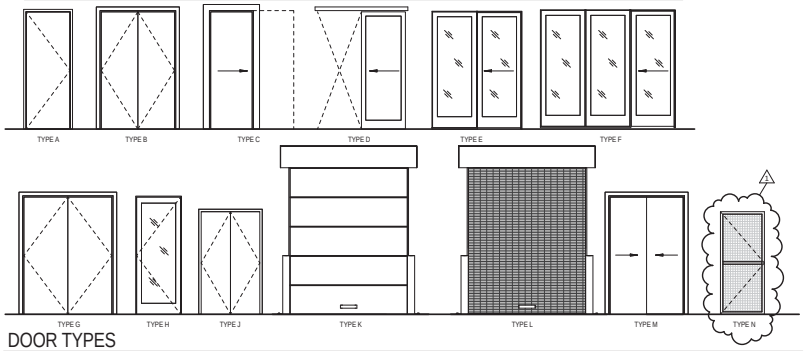
AMENITY / COMMON AREA - LOCATION

COMMUNITY CENTER / COMMON AREA LOCATION	MARK	DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	TYPE ELEVATION	TYPE SURFACE	TYPE CORE	TYPE GLAZING	DOOR PERFORMACE STANDINGS U FACTOR	DOOR PERFORMACE STANDINGS SHGC	FRAME TYPE SURFACE	FRAME TYPE CORE	FIRE RATING MIN.	HARDWARE GROUP	REMARKS
LEASING ENTRY	20	3' - 0"	8' - 0"	1 3/4"	H	ALUM.		TEMP	.80	.70	ALUM.			12	
LEASING / AMENITY RESTROOMS	21	3' - 0"	8' - 0"	1 3/4"	A	WOOD					H.M.			16	
LEASING OFFICE	22	3' - 0"	8' - 0"	1 3/4"	H	WOOD		TEMP			H.M.			17	
LEASING EXIT	23	3' - 0"	8' - 0"	1 3/4"	K	ALUM.		TEMP			ALUM.			13	
AMENITY FIFTH FLOOR	24	3' - 0"	6' - 8"	1 3/4"	A	ALUM.		TEMP			ALUM.			14	
COMMON AREA	25	3' - 0"	8' - 0"	1 3/4"	A	MTL.					H.M.		90	13	
COMMON AREA - FIRE RATED	26	6' - 0"	8' - 0"	1 3/8"	G	MTL.					H.M.		90	18	
COMMON AREA - ELEVATOR	27	4' - 0"	7' - 0"								H.M.				
MECHANICAL ROOM	29	3' - 0"	8' - 0"	1 3/4"	A	MTL.					H.M.			15	
STAIR	30	3' - 0"	8' - 0"	1 3/4"	A	MTL.					H.M.		90	13	
RISER ROOM	31	3' - 0"	8' - 0"	1 3/4"	A	MTL.					H.M.			10	
[illegible]	32	3' - 0"	8' - 0"	1 3/4"	A	MTL.					H.M.			15	
CORRIDOR GATE	33	3' - 0"	7' - 0"		N	MTL.					STL.			20	SEE DETAIL

GARAGE

GARAGE	MARK	DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	TYPE ELEVATION	TYPE SURFACE	TYPE CORE	TYPE GLAZING	DOOR PERFORMACE STANDINGS U FACTOR	DOOR PERFORMACE STANDINGS SHGC	FRAME TYPE SURFACE	FRAME TYPE CORE	FIRE RATING MIN.	HARDWARE GROUP	REMARKS
GARAGE - ENTRY	40	3' - 0"	8' - 0"	1 3/4"	A	MTL.					H.M.		90		
GARAGE - BIKE STORGE	41	3' - 0"	8' - 0"	1 3/4"	A	MTL.					H.M.			14	
GARAGE - TRASH ENCLOSURE	42	3' - 0"	8' - 0"	1 3/4"	A	MTL.					H.M.			19	
GARAGE - MAINTENANCE	43	6' - 0"	8' - 0"	1 3/8"	G	MTL.					H.M.			11	
GARAGE - OVERHEAD	44	8' - 0"	10' - 0"		K	MTL.									
GARAGE - OVERHEAD	45	12' - 6"	10' - 0"		K	MTL.									
GARAGE - OVERHEAD	46	12' - 6"	10' - 0"		L	MTL.									
GARAGE - OVERHEAD	47	16' - 0"	10' - 0"		L	MTL.									

NOTES:
1. PROVIDE LEVER HANDLE HARDWARE AT ALL DOORS.
2. VERIFY HARDWARE WITH OWNER.
3. ALL UNIT DOORS TO BE PRE HUNG EXCEPT BARN DOOR.
4. ALL UNIT ENTRY DOORS AND DOORS TO PATIOS TO HAVE ACCESSIBLE THRESHOLDS AS DEFINED IN FHA STANDARDS.
5. PROVIDE PEEPHOLE AT ALL EXTERIOR ENTRY DOORS.
6. PROVIDE KEYED DEAD BOLT AND KEYLESS DEAD BOLT AT ALL EXTERIOR ENTRY DOOR @ 48" A.F.F. MAX.
7. ROUGH-INS @ DOOR HEAD & THRESHOLD TO ACCOMMODATE A TOTAL OF 1 1/4" THICKNESS OF GYPCRETE AND SOUND MAT.
8. ALL GLAZING / DOOR ASSEMBLIES SHALL CONFORM TO SHGC & U FACTORS DEFINED IN DOOR SCHEDULE.
9. ALL DOOR CASING TO BE 1x4 TRIM PTD.



DOOR TYPES

1/4" = 1'-0"

UNITS
HARDWARE GROUPS

NOTES:
1. VERIFY SPRING HINGES ARE SUPPLIED BY DOOR MANUFACTURER OR HARDWARE SUPPLIER
2. ALL DEADBOLTS AND DOOR HANDLES SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGES
3. ALL THRESHOLD AND WEATHER-STRIPPING COMPLY WITH APPLICABLE ACCESSIBILITY GUIDELINES
4. PROVIDE DOOR HARDWARE AS SPECIFIED OR APPROVED SUBSTITUTION

HARDWARE	DOOR NO.	DESCRIPTION	QTY.	MODEL	FINISH	MANUF.	NOTES
HW 01	ENTRY DOOR	Passage Set	1 ea	20126DC	Dull Chrome	BHP	
		Single Cylinder Deadbolt	1 ea	10626DC	Dull Chrome	BHP	
		Keyless Deadbolt	1 ea	10826DC	Dull Chrome	BHP	
		Door Stop - Flexible	1 ea	504 - 3 1/8"	Satin Nickel	BHP	
		Viewer	2 ea	490	Satin Nickel	BHP	
		Threshold	1 ea	by door supplier		BYO	Threshold to Comply W/ FHA Guidlines
		Door Hinge	1 ea	by door supplier		BYO	
		Spring Hinge	2 ea	500 - 4" x 4"		SGS	
		Magnetic Weatherstrip		by door supplier		BYO	
		Door Bottom Sweep	1 ea	by door supplier		BYO	
HW 02	Bedroom & Bathroom Doors Ground	Privacy Set	1 ea	20226DC	Dull Chrome	BHP	
		Door Stop - Flexible	1 ea	504 - 3 1/8"	Satin Nickel	BHP	Install per conditions
		Door Stop - Hinge	1 ea	522	Satin Nickel	BHP	Alt. door stop if req'd
		Door Hinge	3 ea	by pre-hung door supplier		BYO	
HW 03	Walk in Closet Doors Ground Floor Units	Passage Set	1 ea	20126DC	Dull Chrome	BHP	
		Door Stop - Flexible	1 ea	504 - 3 1/8"	Satin Nickel	BHP	Install per conditions
		Door Stop - Hinge	1 ea	522	Satin Nickel	BHP	Alt. door stop if req'd
		Door Hinge	3 ea	by pre-hung door supplier		BYO	
HW 04	Exterior Storage Closet Ground Floor Units	Passage Set	1 ea	20126DC	Dull Chrome	BHP	
		Single Cylinder Deadbolt	1 ea	10626DC	Dull Chrome	BHP	
		Door Stop - Hinge	1 ea	522	Satin Nickel	BHP	Alt. door stop if req'd
		Door Hinge	3 ea	by pre-hung door supplier		BYO	
		Threshold	1 ea	by door supplier		BYO	
		Magnetic Weatherstrip		by door supplier		BYO	
		Door Bottom Sweep	1 ea	by door supplier		BYO	
HW 05	Barn Door	Door Wall Mounted Sliding Door Hardware Set	1 ea	200 WF72B	Bronze Anodized	JOHNSON	
HW 06	Pocket Door	Pocket Door Frame & Hardware Set	1 ea	1500 Series	N/A	JOHNSON	
HW 07	Storefront Unit Entry	Hinges	4 Ea	5BB 4.5X4.5 NRP	652	IVE	
		Dead Bolt	1 Ea	B662P	626	SCH	Cylinder (Key latch outside, thumb latch inside)
		Threshold	1 Ea	896S 36"	AL	NGP	
		Surface Closer	1 Ea	1261 PA SNB	689	LCN	
		Set Seals	1 Ea				By Manufacturer
		Keyless Deadbolt	1 Ea				
		Push / Pull	1 Ea	9103E2-2-NO		IVES	
HW 08	Double Passage	Dummy Lever	2 Ea	20326 DC	Dull Chrome	BHP	
		Magnetic Catch	2 Ea	325	AL	IVES	
		Door Stop - Flexible	2 Ea	504 - 3 1/8"	Satin Nickle	BHP	Installed unless conditions do not permit
		Door Stop - Hinge	2 Ea	522	Satin Nickle	BHP	Alternate door stop if req'd.
		Door Hinge	6 Ea	by pre-hung door supplier			
HW 09	Double Sliding Door	Sliding Bypass Door Hardware Set	1 ea	20060SD		JOHNSON	

COMMON AREA HARDWARE GROUP

(NOTE: ALL COMMON AREA HARDWARE TO BE FULLY ACCESSIBLE)

HARDWARE	DOOR NO.	DESCRIPTION	QTY	MODEL	FINISH	MANUF.	NOTES
HW 10	Sprinkler Riser Rooms	Crash Chain	1 ea		Vinyl	BHP	
		Passage Set	1 ea	20126DC	Dull Chrome	BHP	
		Lock Guard	1 ea	LG10	630	IVE	
		Door Hinge	3 ea	5BB 4.5 X 4.5 NRP	Aluminum	IVE	
		Weatherstrip	3 ea	162S - 1@36" 2@84"	Aluminum	NGP	
		Drip Cap	1 ea	16A	Aluminum	NGP	
		Threshold	1 ea	896S	Aluminum	BYO	
HW 11	Maintenance Room	Single Cylinder Deadbolt	1 ea	10626DC	Dull Chrome	BHP	
		Lock Guard	1 ea	LG10	630	IVE	
		Door Hinge	3 ea	5BB 4.5 X 4.5 NRP	Aluminum	IVE	
		Weatherstrip	3 ea	162S - 1@36" 2@84"	Aluminum	NGP	
		Drip Cap	1 ea	16A	Aluminum	NGP	
		Threshold	1 ea	896S	Aluminum	NGP	
HW 12	Leasing Entry	Hinges	4 Ea	5BB 4.5X4.5 NRP	652	IVE	
		Dead Bolt	1 Ea	B662P	626	SCH	Cylinder (Key latch outside, thumb latch inside)
		Threshold	1 Ea	896S 36"	AL	NGP	
		Surface Closer	1 Ea	1261 PA SNB	689	LCN	
		Set Seals	1 Ea				By Manufacturer
		Pull Bar	1 Ea				
		Exit Device Panic Bar	1 Ea	78D	ZC/ALLOY	CAL-ROY	
HW 13	Exit / Roof Access	Closer	1 Ea	603-PBF	ALUM.	CAL-ROY	
		Rim Fire Exit Device	1 Ea	P8900	ALUM.	CAL-ROY	
		Exterior Rim Device Trim	1 Ea	PAS30L	626	CAL-ROY	
		Door Hinges	3 Ea	5BB 4.5X4.5 NRP	652	IVE	
		Kick Plate	2 Ea	34" x 6"	ALUM.	CAL-ROY	
		Smoke Seals					
HW 14	Fitness & Amenity, Bike Stor.	Hinges	4 Ea	5BB 4.5X4.5 NRP	652	IVE	
		Mortise Hardware	1 Ea	20-001 1-1/4"	626	SCH	
		Dead Bolt	1 Ea	B662P	626	SCH	Double Cylinder (key latch both sides)
		Electronic Strike	1 Ea	8000 Series HES elect. strike	630	ASSA ABLOY	Note: Must be UL 294 listed & comply
		Magnetic Card Reader	1 Ea	Prox Point Plus-with 6008	----	ASSA ABLOY	with Section 1008.1.9.8 IBC 2012.
		Surface Closer	1 Ea	1261 PA SNB	689	LCN	
		Lock Guard	1 Ea	LG10	630	IVE	
		Silencer	1 Ea	SR64	GRY	IVE	
		Set Seal	1 Ea	162S 1/36" 2/96"	AL	NGP	
		Door Sweep	1 Ea	1015VA 36"	AL	NGP	
		Drip Cap	1 Ea	16A 40"	AL	NGP	
		Threshold	1 Ea	896S 36"	AL	NGP	3/8" MAX. DOOR UNDERCUT
HW 15	Storage & Mech	Hinges	4 Ea	5BB 4.5X4.5 NRP	652	IVE	
		Storeroom Lock	1 Ea	ND80PD SPA	626	SCH	
		Dead Bolt	1 Ea	B662P	626	SCH	Double Cylinder (key latch both sides)
		Dome Stop	1 Ea	FS438	626	IVE	
		Silencer	4 Ea	SR64	GRY	IVE	
HW 16	Restrooms	Hinges	4 Ea	5BB 4.5X4.5 NRP	652	IVE	Cylinder (key latch outside, thumb latch inside)
		Dead Bolt	1 Ea	B662P	626	SCH	
		Push Plates	1 Ea	8200 3.5"X15"	630	IVE	
		Pull Plates	1 Ea	8305-8 3.5"X15"	630	IVE	
		Surface Closer	1 Ea	1261 PA SNB	689	LCN	
		Kick Plate	1 Ea	8400 8"X2" LDW	630	IVE	
		Wall Stop	1 Ea	WS407CCV	630	IVE	
		Silencer	4 Ea	SR64	GRY	IVE	
HW 17	Office & Work Room	Hinges	4 Ea	5BB 4.5X4.5 NRP	652	IVE	
		Entrance Lock	1 Ea	ND63PD SPA	626	SCH	
		Dome Stop	1 Ea	FS438	626	IVE	
HW 18	Fire-Rated Corridor Doors	Hinges	6 Ea	5BB 4.5X4.5 NRP	ALUM.	IVE	
		Surface Closer	2 Ea	900-PBF	ALUM.	CAL-ROYAL	
		Magnetic Hold open	2 Ea	SEM7840	ALUM.	LCN	
		Vertical Rod Exit Device	2 Ea	LBR P8860	ALUM.	CAL-ROYAL	
		Armor Plate	2 Ea	8400 - 34" x 34"	630	IVE	
		Smoke Seals					
HW 19	Trash Rooms	Entry Set	1 Ea	25526DC	DULL CRM.	BHP	
		Hinges	1 Ea	5BB 4.5X4.5 NRP	ALUM.	IVE	
		Spring Hinges	2 Ea	500 - 4" x 4"	ALUM.	SGS	
		Weather Stripping	3 Ea	162s - 1@36" 2 @ 84"	ALUM.	NGP	
		Door Bottom Sweep	1 Ea	1020va 36"	ALUM.	NGP	
		Drip Cap	1 Ea	16A 36"	AL	NGP	
HW 20	Corridor Gate	Hinges	4 Ea	5BB 4.5X4.5 NRP	652	IVE	
		Magnetic Card Reader	1 Ea				
		Surface Closer	1 Ea	1261 PA SNB	689	LCN	
		Pull Bar	1 Ea				
		Exit Device Panic Bar	1 Ea	78D	ZC/ALLOY	CAL-ROY	

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NUM.	DATE:	DTY/COMMENTS	ISSUE DESCRIPTION:
1	08/29/2014		

PROJECT NAME

McCULLOUGH LOFTS

San Antonio, Texas

Albert Irby Hightower, Jr. TX: 19251
SEAL 08/29/14

PROJECT NUMBER:	2013-27
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	07/09/2014
BID DATE:	08/08/2014
CONSTRUCTION DATE:	

SHEET TITLE

DOOR SCHEDULE

A0.40

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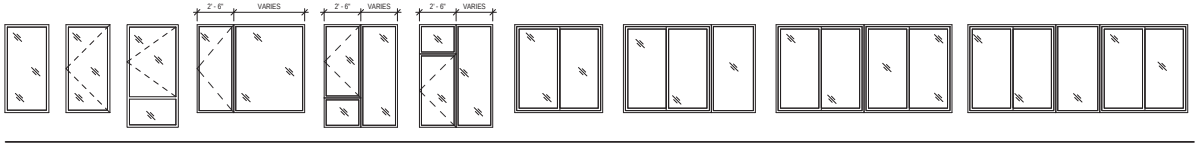
WINDOW SCHEDULE

MARK	SIZE		TYPE				HEAD HEIGHT	FIRE RATING MIN.	WINDOW PERFORMANCE (NOT TO EXCEED)		REMARKS
	WIDTH	HEIGHT	ELEV.	SURFACE	FRAME STYLE	GLAZING			U FACTOR	SHGC	
A	1' - 0"	1' - 6"	A	VINYL	FIXED	DBL. PANE INSUL.	4' - 9" ABV TOD, 6' - 3" ABV TOD, 7' - 9" ABV TOD		.30	.32	
B2	2' - 6"	4' - 8"	B	VINYL	CASEMENT	DBL. PANE INSUL.	9' - 3" ABV TOD, 9' - 4" ABV TOD		.30	.32	
B3	9' - 0"	6' - 0"	H	VINYL	SLIDER / FIXED	DBL. PANE INSUL.	6' - 3" ABV TOD, 8' - 6" ABV TOD		.30	.32	
B5	6' - 0"	4' - 6"	G	VINYL	SLIDER	DBL. PANE INSUL.	8' - 4" ABV TOD, 8' - 9" ABV TOD		.30	.32	
B6	3' - 0"	6' - 0"	B	VINYL	CASEMENT	DBL. PANE INSUL.	9' - 0" ABV TOD, 9' - 3" ABV TOD		.30	.32	
B7	3' - 0"	4' - 6"	B	VINYL	CASEMENT	DBL. PANE INSUL.	8' - 4" ABV TOD, 8' - 9" ABV TOD		.30	.32	
C1	5' - 0"	6' - 0"	G	VINYL	SLIDER	DBL. PANE INSUL.	9' - 2" ABV TOD, 8' - 7" ABV TOD, 8' - 10" ABV TOD, 9' - 1" ABV TOD		.30	.32	
C2	6' - 0"	2' - 10"	G	VINYL	SLIDER	DBL. PANE INSUL.	7' - 6" ABV TOD		.30	.32	
D	3' - 0"	2' - 0"	A	VINYL	FIXED	DBL. PANE INSUL.	8' - 7" ABV TOD		.30	.32	
F	3' - 0"	6' - 0"	A	VINYL	FIXED	DBL. PANE INSUL.	6' - 6" ABV TOD		.30	.32	
F1	6' - 0"	6' - 0"	G	VINYL	SLIDER	DBL. PANE INSUL.	9' - 3" ABV TOD, 8' - 6" ABV TOD, 8' - 10" ABV TOD, 9' - 0" ABV TOD, 9' - 3" ABV TOD		.30	.32	
F1A	15' - 0"	6' - 0"	K	VINYL	SLIDER / FIXED	DBL. PANE INSUL.	8' - 6" ABV TOD		.30	.32	
F2A	12' - 0"	6' - 0"	J	VINYL	SLIDER	DBL. PANE INSUL.	8' - 6" ABV TOD		.30	.32	
F3	10' - 0"	3' - 6"	J	VINYL	SLIDER	DBL. PANE INSUL.	11' - 2" ABV TOD		.30	.32	
H	3' - 6"	3' - 6"	A	VINYL	FIXED	DBL. PANE INSUL.	6' - 7" ABV TOD		.30	.32	
K1	7' - 4"	6' - 0"	D	VINYL	CASEMENT / FIXED	DBL. PANE INSUL.	8' - 2" ABV TOD, 8' - 7" ABV TOD, 8' - 10" ABV TOD		.30	.32	
K2	2' - 6"	5' - 8"	A	MTL	FIXED	DBL. PANE INSUL.	6' - 6" ABV TOD, 9' - 2" ABV TOD	20 MIN.	.30	.32	
K4	3' - 0"	5' - 8"	A	VINYL	FIXED	DBL. PANE INSUL.	7' - 10" ABV TOD		.30	.32	
K5	8' - 0"	7' - 0"	E	VINYL	CASEMENT / FIXED	DBL. PANE INSUL.	9' - 0" ABV TOD, 10' - 0" ABV TOD		.30	.32	
K6	5' - 0"	7' - 0"	F	VINYL	CASEMENT / FIXED	DBL. PANE INSUL.	10' - 0" ABV TOD		.30	.32	
K7	5' - 0"	7' - 0"	E	VINYL	CASEMENT / FIXED	DBL. PANE INSUL.	9' - 0" ABV TOD		.30	.32	
K10	6' - 0"	2' - 0"	G	VINYL	SLIDER	DBL. PANE INSUL.	8' - 7" ABV TOD		.30	.32	
L	5' - 0"	2' - 0"	A	MTL	FIXED	DBL. PANE INSUL.	8' - 0" ABV TOD, 9' - 3" ABV TOD, 10' - 9" ABV TOD	20 MIN.	.30	.32	
N	6' - 0"	2' - 0"	A	VINYL	FIXED	DBL. PANE INSUL.	6' - 6" ABV TOD		.30	.32	
Q	5' - 0"	5' - 0"	A	VINYL	FIXED	DBL. PANE INSUL.	9' - 1" ABV TOD		.30	.32	
R	7' - 6"	2' - 0"	A	VINYL	FIXED	DBL. PANE INSUL.	8' - 7" ABV TOD		.30	.32	
T	9' - 5"	2' - 0"	A	VINYL	FIXED	DBL. PANE INSUL.	8' - 6" ABV TOD, 11' - 0" ABV TOD		.30	.32	
U1	7' - 6"	5' - 0"	D	VINYL	CASEMENT / FIXED	DBL. PANE INSUL.	8' - 0" ABV TOD, 8' - 6" ABV TOD		.30	.32	
U2	3' - 6"	7' - 0"	C	VINYL	CASEMENT / FIXED	DBL. PANE INSUL.	9' - 3" ABV TOD		.30	.32	

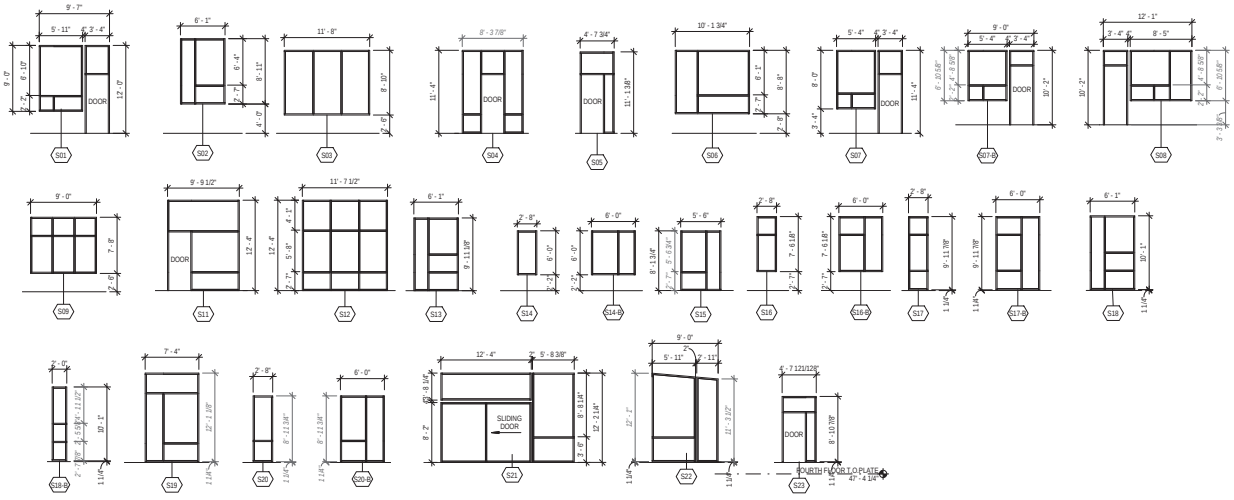
NOTES:

1. ALL WINDOWS SHALL CONFORM TO SHGC & U-FACTORS AS DEFINED ABOVE.
2. PROVIDE SAFETY GLASS AT ALL WINDOWS WITHIN 2'-0" OF DOORS, PER 2012 IBC, SECT. 2406
3. PROVIDE REMOVABLE INSECT SCREENS @ ALL OPERABLE WINDOWS.
4. PROVIDE FIXED AND/OR SINGLE HUNG INSULATED DOUBLE PANE WINDOWS, HIGH PERFORMANCE LOW-E, VINYL FRAME. SUBMIT MANUFACTURER'S STANDARD COLOR CHARTS/SAMPLES FOR ARCHITECT'S SELECTION.
5. ALL OPERABLE WINDOWS WITH SILL HEIGHTS BELOW 36" ABOVE FINISHED FLOOR MUST COMPLY WITH ASTM F 2090



WINDOW TYPES

1/4" = 1'-0"



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NUM.	DATE:	CITY COMMENTS
1	08/29/2014	SSUE DESCRIPTION:

PROJECT NAME

McCULLOUGH LOFTS

San Antonio, Texas

Albert Irby Hightower, Jr. SEAL — TX: 19251 — 08/29/14

PROJECT NUMBER:	2013-27
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	07/09/2014
BID DATE:	08/08/2014
CONSTRUCTION DATE:	

SHEET TITLE

WINDOW SCHEDULE

A0.50

1 OVERALL - ELEVATION
1/16" = 1'-0"

2 OVERALL - ELEVATION
1/16" = 1'-0"

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ISSUE DESCRIPTION:	DATE:	INITIAL

PROJECT NAME

McCULLOUGH LOFTS

San Antonio, Texas

Albert Irby Hightower, Jr. TX: 19251
SEAL 08/29/14

PROJECT NUMBER:	2013-27
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	07/09/2014
BID DATE:	08/08/2014
CONSTRUCTION DATE:	

SHEET TITLE

OVERALL ELEVATIONS

A5.10

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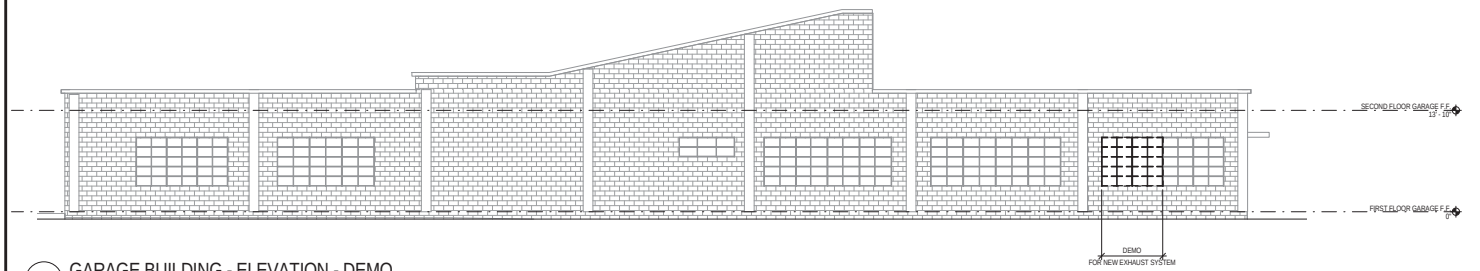
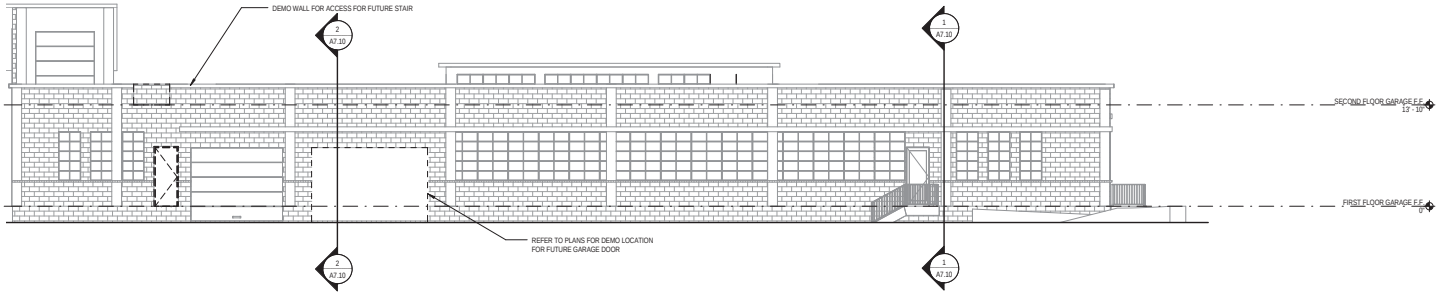
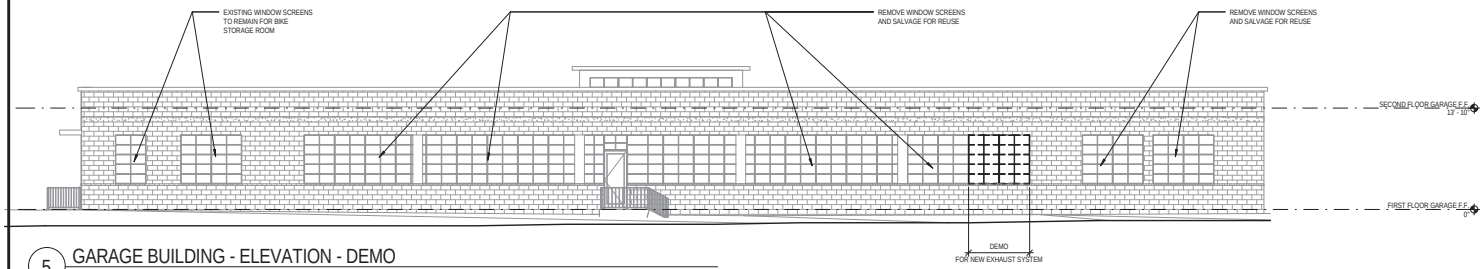


1 GARAGE BUILDING - ELEVATION - DEMO
1/8" = 1'-0"



3 GARAGE BUILDING - ELEVATION - DEMO
1/8" = 1'-0"

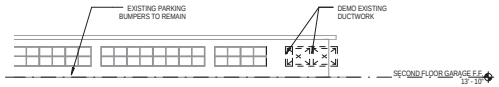


5 GARAGE BUILDING - ELEVATION - DEMO
1/8" = 1'-0"

11 CLERESTORY - ELEVATION - DEMO
1/8" = 1'-0"

07 CLERESTORY - ELEVATION - DEMO
1/8" = 1'-0"

12 CLERESTORY - ELEVATION - DEMO
1/8" = 1'-0"



8 CLERESTORY - ELEVATION - DEMO
1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

1. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND INFORMATION REGARDING EXISTING CONDITIONS PRIOR TO BEGINNING WORK.

2. WORK SHOWN ON DEMOLITION PLAN IS ONLY AN APPROXIMATE SUMMARY OF WORK. CONTRACTOR IS RESPONSIBLE FOR SCOPE DETERMINATION.

3. PROTECT FROM DAMAGE ALL EXISTING SURFACES THAT ARE TO REMAIN IN PLACE AND BECOME EXPOSED OR IMPACTED DURING DEMOLITION.

4. PROTECT ALL EXISTING WIRING, COMMUNICATION CABLES, DUCTWORK, GROUND UTILITIES, ETC., THAT ARE TO BE RETAINED DURING THE DEMOLITION PROCESS.

5. COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATIONS AND IDENTIFICATIONS OF ACTIVE/INACTIVE CABLES, CONDUITS, PANELS, ETC., PRIOR TO BEGINNING WORK.

6. SEE MEP DRAWINGS FOR PLUMBING, MECHANICAL, AND ELECTRICAL DEMOLITION INFORMATION.

7. IN AREAS NOT UNDER DEMOLITION, MAINTAIN ELECTRICAL SERVICE, HVAC, FIRE ALARM SYSTEM, AND ALL OTHER ITEMS TO MAINTAIN COMPLETE AND CONTINUOUS OPERATIONS DURING CONSTRUCTION.

8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING, LOADING, TRANSPORTING TO AND UNLOADING OF ITEMS DESIGNATED AS "OWNER RETAINED SALVAGE" AT DESIGNATED STORAGE SITE.

9. EXAMINE THE AREAS TO BE DEMOLISHED AND CONDITIONS UNDER WHICH THE WORK WOULD BE PERFORMED. THE CONTRACTOR SHALL REMEDY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

10. ALL EXISTING WORK WHICH IS SHOWN TO REMAIN THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER USING MATERIALS OF EQUAL OR BETTER QUALITY.

11. ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION.

12. CONDUCT OPERATION TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.

13. PROVIDE INTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT SETTLEMENT OR COLLAPSE OF EXISTING WALLS THAT ARE TO REMAIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THE STRUCTURAL INTEGRITY OF SUCH SHORING AND BRACING.

14. REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES CAUSED BY DEMOLITION.

15. MAINTAIN EXISTING SERVICES AND UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

16. DO NOT INTERRUPT EXISTING UTILITY SERVICING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER.

17. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO THE CLIENT.

18. NOTIFY UTILITY COMPANIES IN 24 HOURS BEFORE ANY SITE AND DEMOLISH OF GAS, SEWER AND WATER.

19. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK WITHIN PROPERTY.

20. EXCEPT FOR THE ITEMS INDICATED TO BE RETAINED FOR REUSE, ALL REMOVED AND SALVAGED MATERIALS SHALL BECOME THE OWNERS PROPERTY AND LEGALLY REMOVED FROM SITE WITH FURTHER DISPOSITION AT THE OWNERS OPTION.

21. STORAGE OR SALE OF REMOVED ITEMS IS NOT PERMITTED ON SITE.

22. REMOVE FROM SITE ACCUMULATED DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE.

23. DISCONNECT ALL SERVICE PIPING NECESSARY FOR THE COMPLETION OF OPERATIONS. CAP AND ABANDON SERVICE LINE NOT TO BE EXTENDED OR REUSED. RECRUTE SERVICES WHICH MUST BE MAINTAINED.

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ISSUE DESCRIPTION	DATE

PROJECT NAME

McCULLOUGH LOFTS

San Antonio, Texas

Albert Irby Hightower, Jr. TX: 19251
SEAL 08/29/14

PROJECT NUMBER:	2013-27
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	07/09/2014
BID DATE:	08/08/2014
CONSTRUCTION DATE:	

SHEET TITLE

GARAGE BUILDING DEMO ELEVATIONS

A5.20

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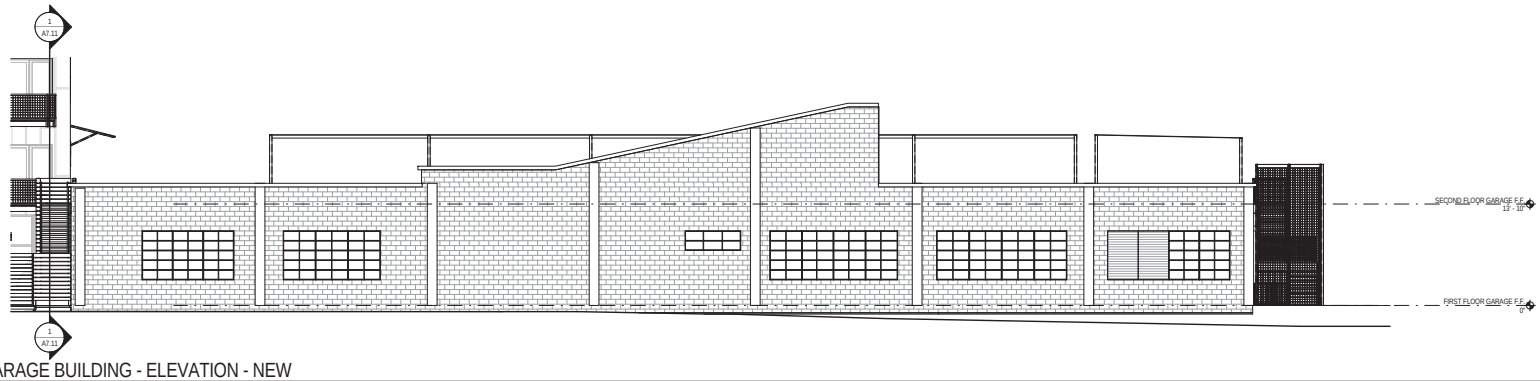
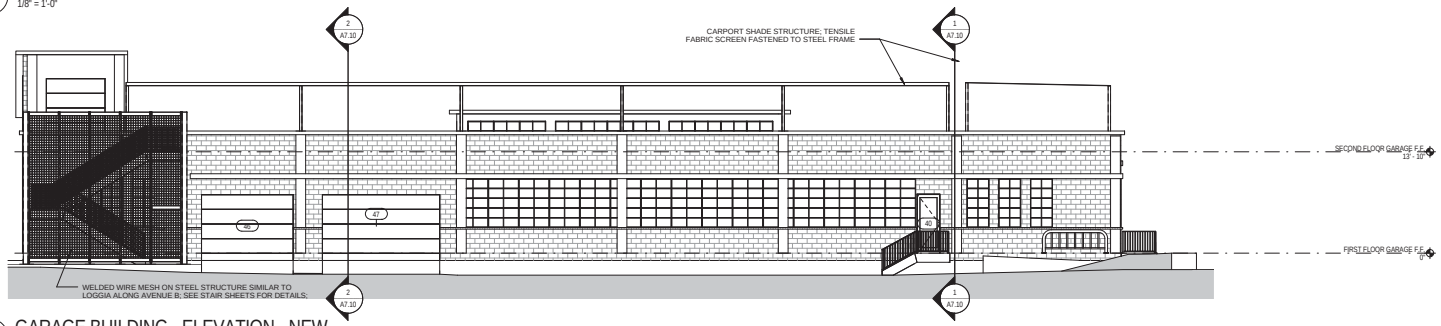


1 GARAGE BUILDING - ELEVATION - NEW
1/8" = 1'-0"



2 GARAGE BUILDING - ELEVATION - NEW
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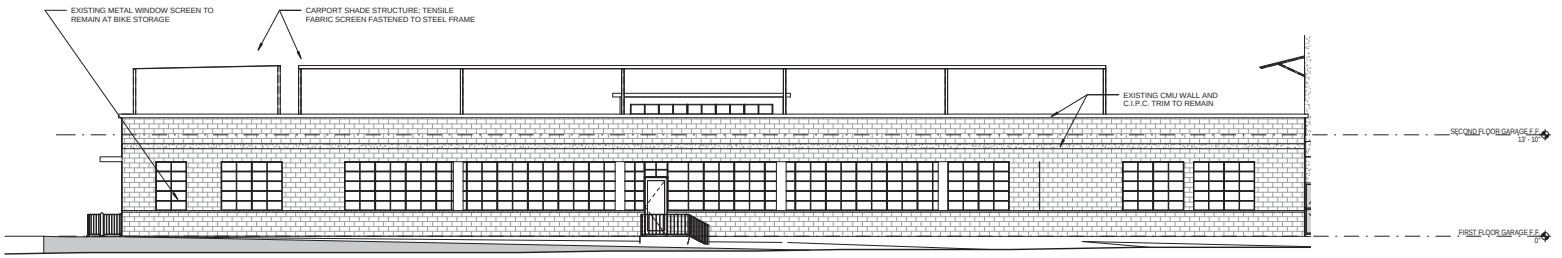

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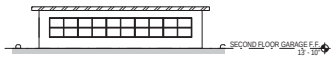
1/8" = 1'-0"



4 CLERESTORY - ELEVATION - NEW
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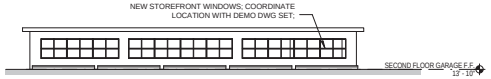
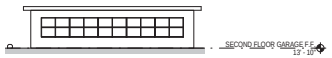
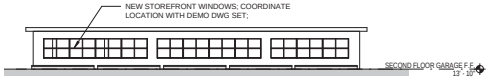


5 CLERESTORY - ELEVATION - NEW
1/8" = 1'-0"



6 CLERESTORY - ELEVATION - NEW
1/8" = 1'-0"



7 CLERESTORY - ELEVATION - NEW
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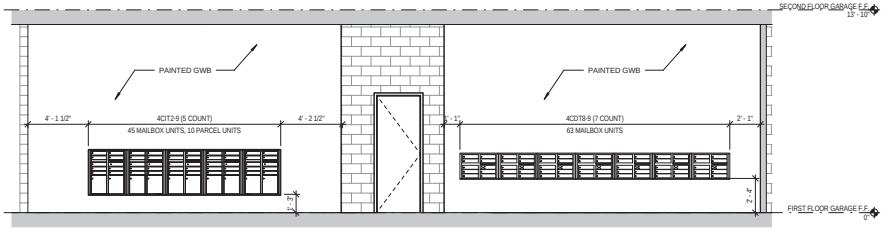

8 MAIL KIOSK INTERIOR ELEVATION
1/4" = 1'-0"

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ISSUE DESCRIPTION:	DATE:

PROJECT NAME

McCULLOUGH LOFTS

San Antonio, Texas

Albert Irby Hightower, Jr. TX: 19251
SEAL 08/29/14

PROJECT NUMBER:	2013-27
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	07/09/2014
BID DATE:	08/08/2014
CONSTRUCTION DATE:	

SHEET TITLE

GARAGE BUILDING ELEVATIONS

A5.21

1 APARTMENT BUILDING - ELEVATION
1/8" = 1'-0"

2 APARTMENT BUILDING - ELEVATION
1/8" = 1'-0"

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NUM.	DATE:	CITY COMMENTS	ISSUE DESCRIPTION:
1	08/29/2014		

PROJECT NAME

McCULLOUGH LOFTS

San Antonio, Texas

Albert Irby Hightower, Jr. TX: 19251
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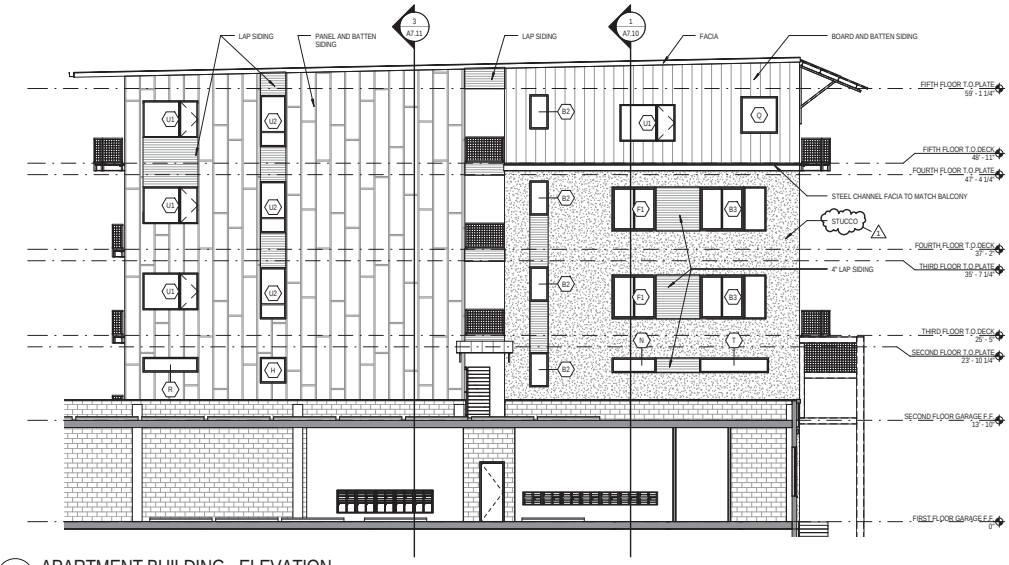
CONSTRUCTION DATE:	

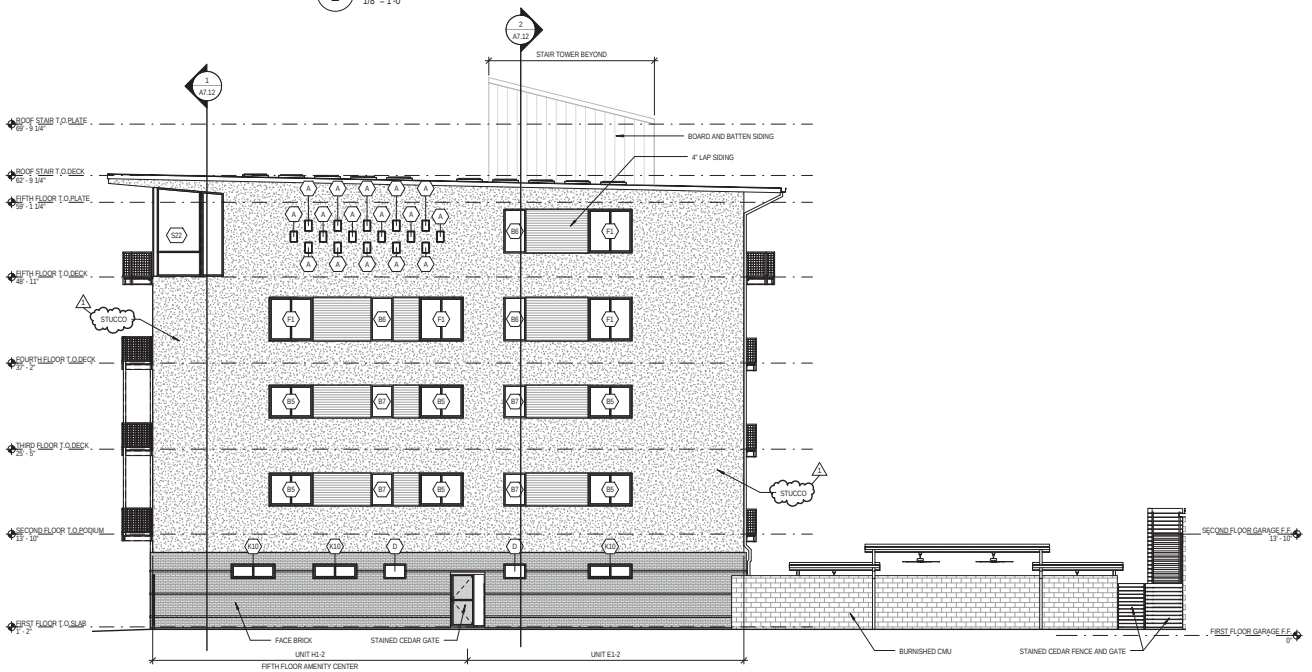
SHEET TITLE

APARTMENT BUILDING - ELEVATIONS

A5.30



1 APARTMENT BUILDING - ELEVATION
1/8" = 1'-0"



2 APARTMENT BUILDING - ELEVATION
1/8" = 1'-0"

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NUM	DATE	COMMENTS	ISSUE DESCRIPTION
1	08/29/2014	CITY COMMENTS	

PROJECT NAME

McCULLOUGH LOFTS

San Antonio, Texas

Albert Irby Hightower, Jr. SEAL — TX: 19251 — 08/29/14

PROJECT NUMBER:	2013-27
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PERMIT DATE:	07/09/2014
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CONSTRUCTION DATE:	

SHEET TITLE

APARTMENT BUILDING - ELEVATIONS

A5.31

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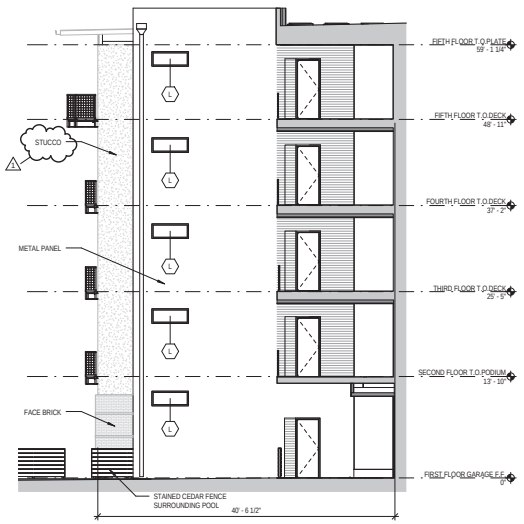
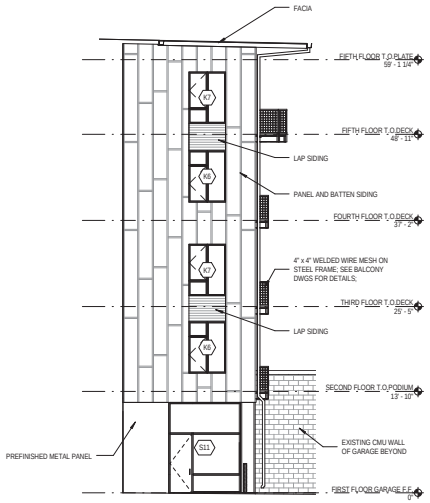


1 APARTMENT BUILDING - ELEVATION FROM COURTYARD
1/8" = 1'-0"

2 APARTMENT BUILDING - ELEVATION
1/8" = 1'-0"

3 APARTMENT BUILDING - ELEVATION FROM COURTYARD
1/8" = 1'-0"



4 APARTMENT BUILDING - ELEVATION FROM COURTYARD
1/8" = 1'-0"

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NUM.	DATE:	CITY COMMENTS
1	08/28/2014	ISSUE DESCRIPTION:

PROJECT NAME

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San Antonio, Texas

Albert Irby Hightower, Jr. TX: 19251
SEAL 08/29/14

PROJECT NUMBER:	2013-27
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PERMIT DATE:	07/09/2014
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CONSTRUCTION DATE:	

SHEET TITLE

APARTMENT BUILDING - ELEVATIONS

A5.32

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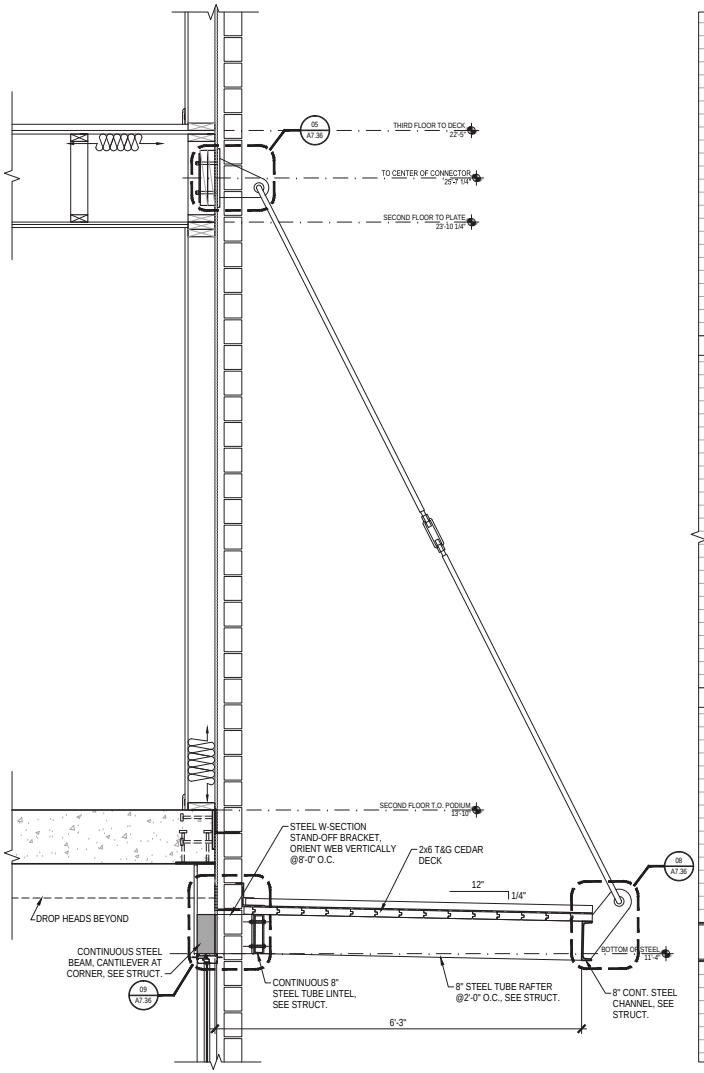
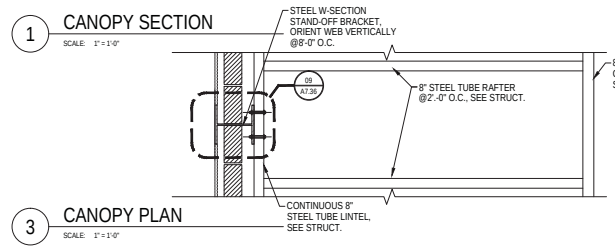
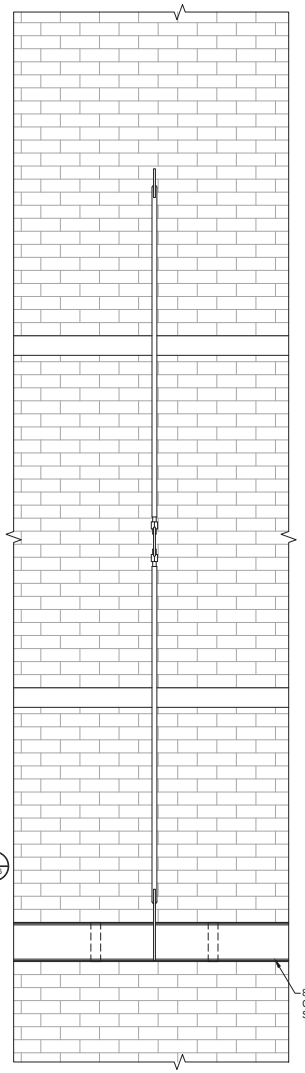


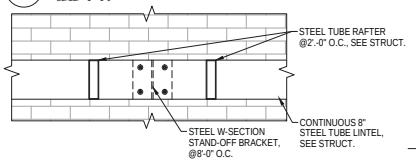
1 CANOPY SECTION
SCALE: 1" = 1'-0"



3 CANOPY PLAN
SCALE: 1" = 1'-0"



2 CANOPY ELEVATION
SCALE: 1" = 1'-0"



4 CANOPY SECTION
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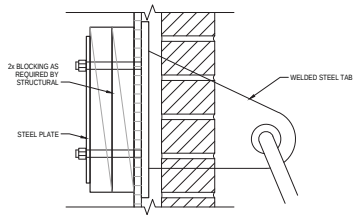

5 CANOPY SECTION DETAIL
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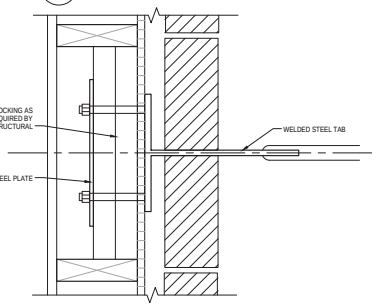
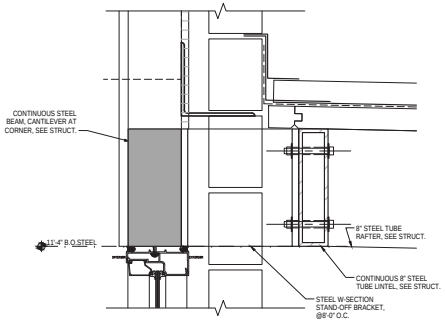


6 CANOPY PLAN DETAIL
SCALE: 3" = 1'-0"



7 CANOPY SECTION DETAIL
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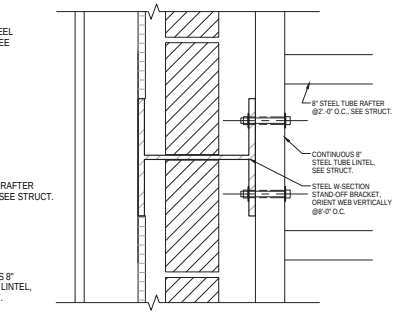

9 CANOPY PLAN DETAIL
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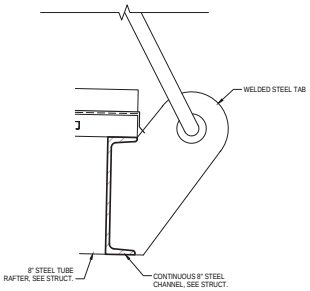

8 CANOPY SECTION DETAIL
SCALE: 3" = 1'-0"

VERIFY ALL STRUCTURAL STEEL MEMBERS AND CONNECTIONS WITH STRUCTURAL DRAWINGS

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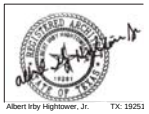
NO.	DATE	ISSUE

PROJECT NAME

McCULLOUGH LOFTS

San Antonio, Texas



Albert Irby Hightower, Jr. TX: 19251

PROJECT NUMBER:	2013-27
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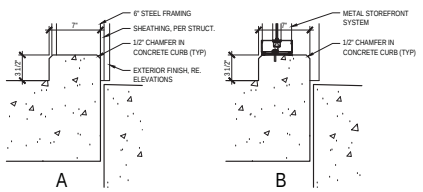
CONSTRUCTION DATE:	-/-/----

SHEET TITLE

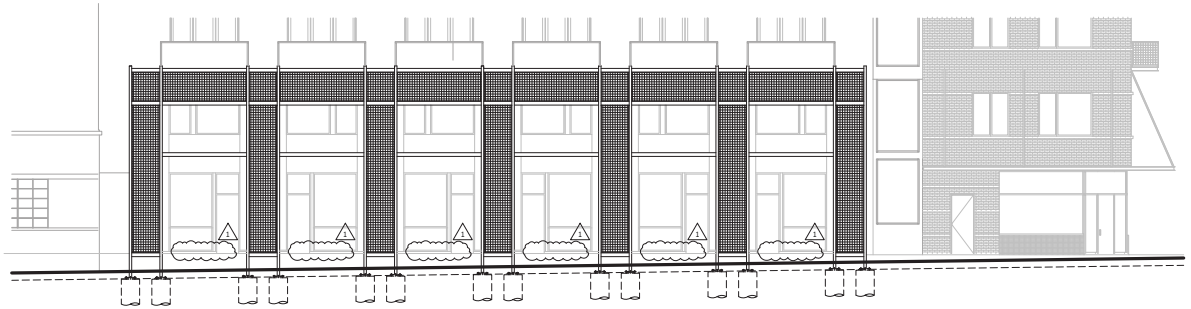
Canopy Details

A7.36



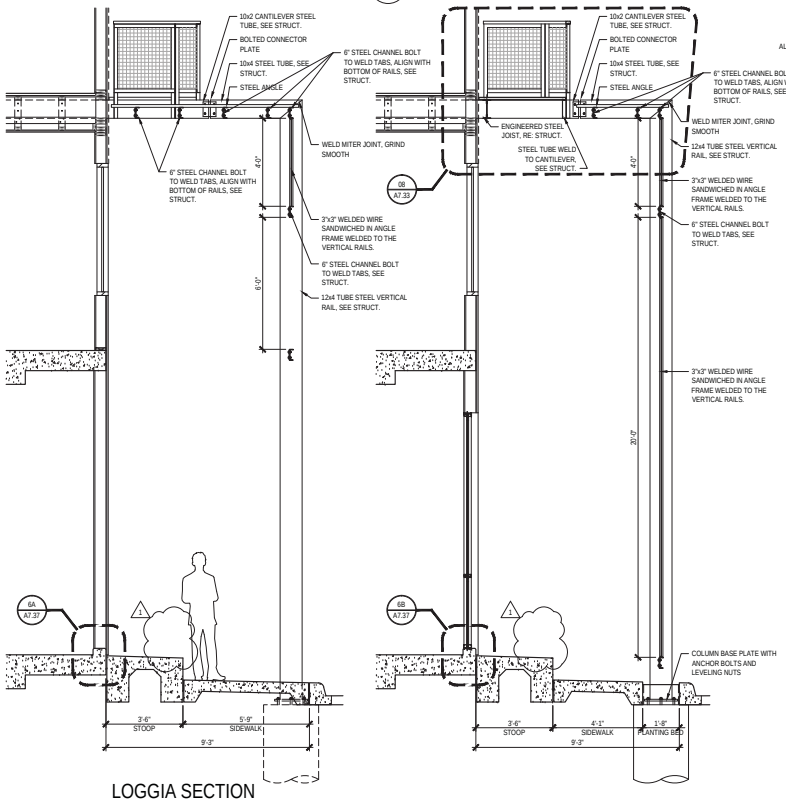
6 DETAIL SLAB CURB

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



1 TRELLIS ELEVATION

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

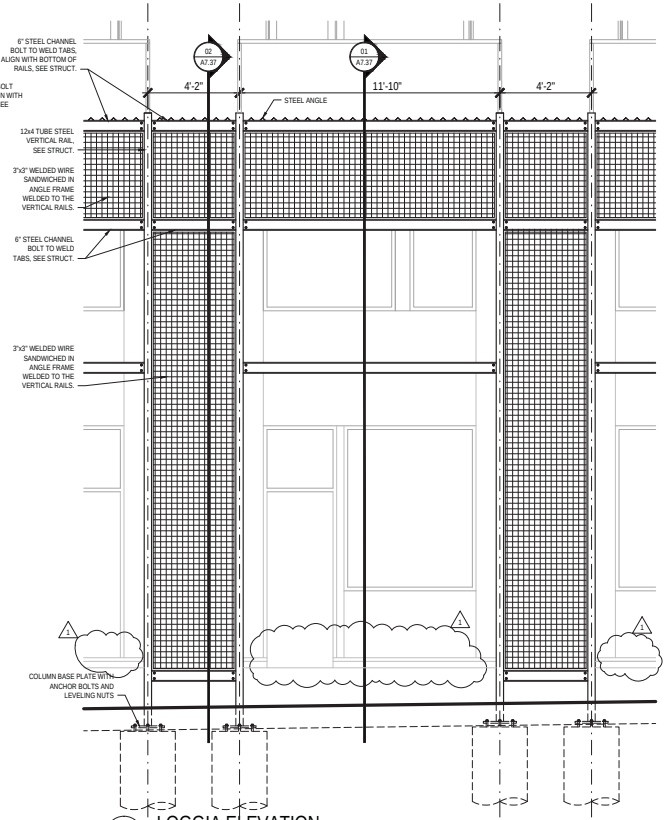


2 LOGGIA SECTION BETWEEN BALCONIES

SCALE: 3/8" = 1'-0"

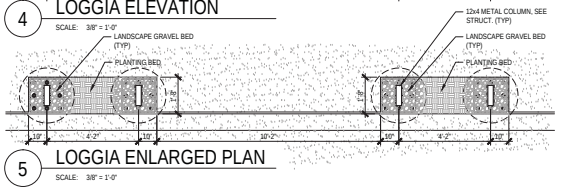
3 LOGGIA SECTION

SCALE: 3/8" = 1'-0"



4 LOGGIA ELEVATION

SCALE: 3/8" = 1'-0"



5 LOGGIA ENLARGED PLAN

SCALE: 3/8" = 1'-0"

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MEP ENGINEERS
RAYMOND ENGINEERING
32938 Tamina Road, Suite 101
Magnolia, TX 77354
P. 281.440.7211 / F. 281.766.1977

MARK	DATE	DESCRIPTION
1	08/18/2014	CITY COMMENTS ISSUE

PROJECT NAME

McCULLOUGH LOFTS

San Antonio, Texas

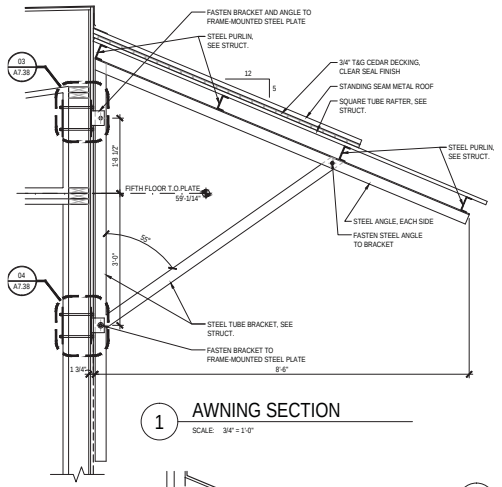
Albert Irby Hightower, Jr. TX: 19251 08/18/2014

PROJECT NUMBER:	2013-27
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	07/09/2014
BID DATE:	-/-/----
CONSTRUCTION DATE:	-/-/----

SHEET TITLE

Loggia Details

A7.37



1 AWNING SECTION

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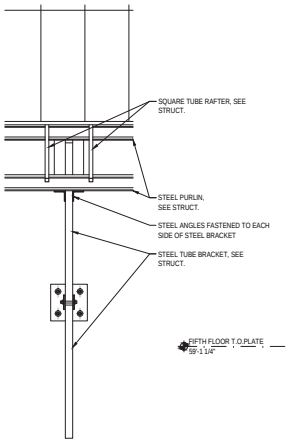
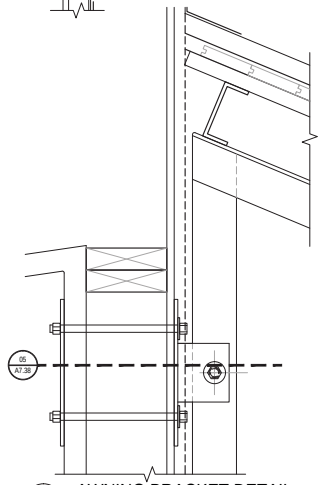


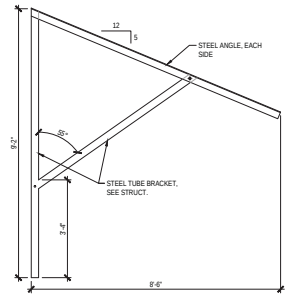
2 AWNING ELEVATION

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



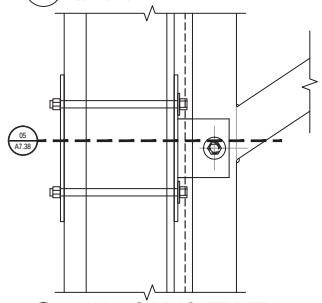
3 AWNING BRACKET DETAIL

SCALE: 3" = 1'-0"



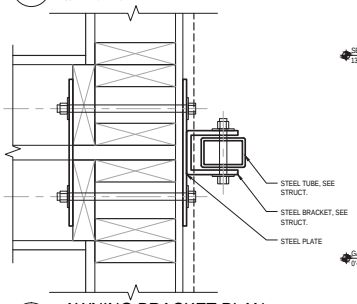
4 STEEL BRACKET DETAIL

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



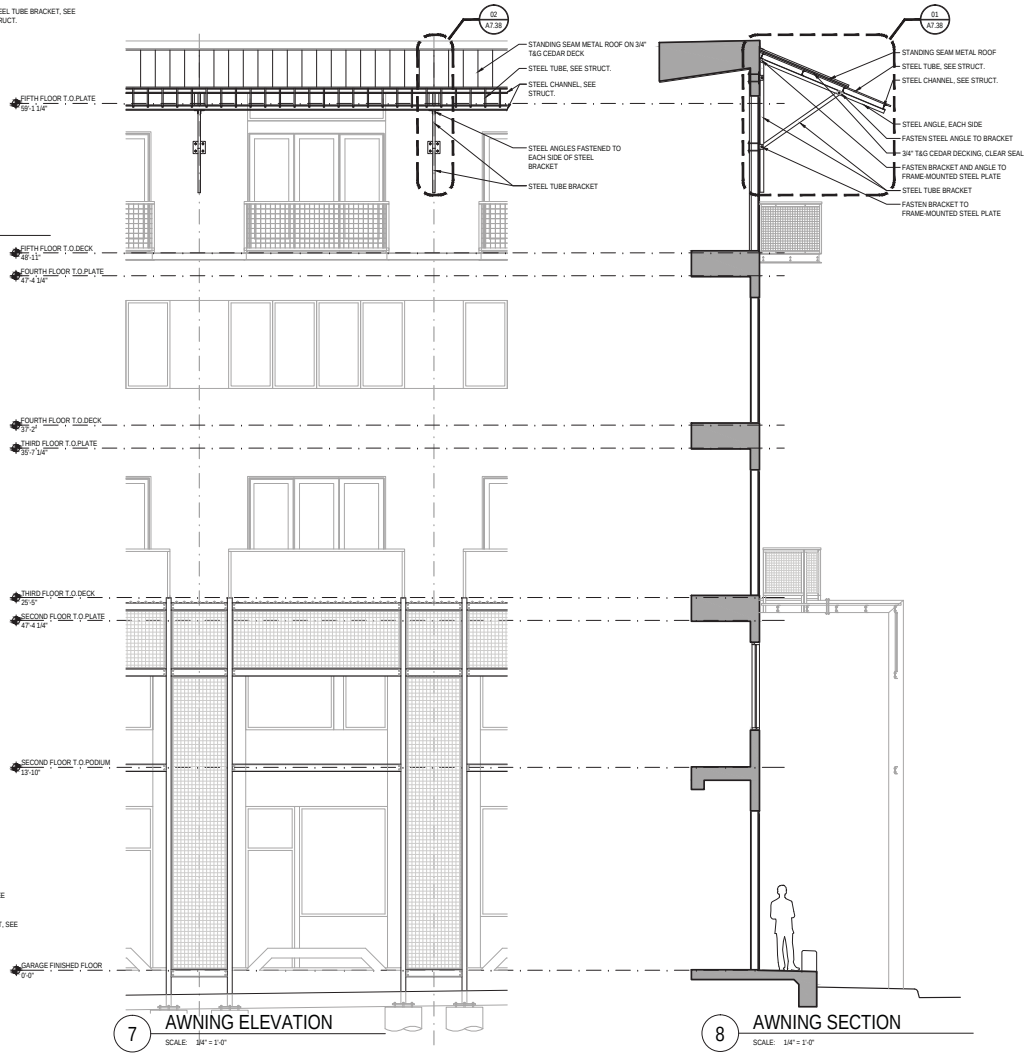
5 AWNING BRACKET DETAIL

SCALE: 3" = 1'-0"



6 AWNING BRACKET PLAN

SCALE: 3" = 1'-0"



7 AWNING ELEVATION

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

8 AWNING SECTION

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

1512 South Flores Street
San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT

AREA REAL ESTATE
2013 Broadway
San Antonio, TX 78215
P. 210.417.4311

CIVIL ENGINEER

KFW ENGINEERS
14603 Huebner Road, Bldg. 40
San Antonio, TX 78230
P. 210.979.844 / F. 210.979.8441

LANDSCAPE ARCHITECT

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1000 Central Parkway North, Suite 268
San Antonio, TX 78232
P: 210.349.3500

STRUCTURAL ENGINEER

INTEGRITY ENGINEERING
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Houston, TX 77070
P. 281.894.7099 / F. 281.894.8943

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McCULLOUGH LOFTS

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Albert Irby Hightower, Jr. TX: 19251

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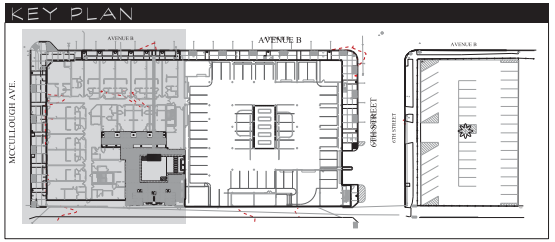
SHEET TITLE

Awning Details

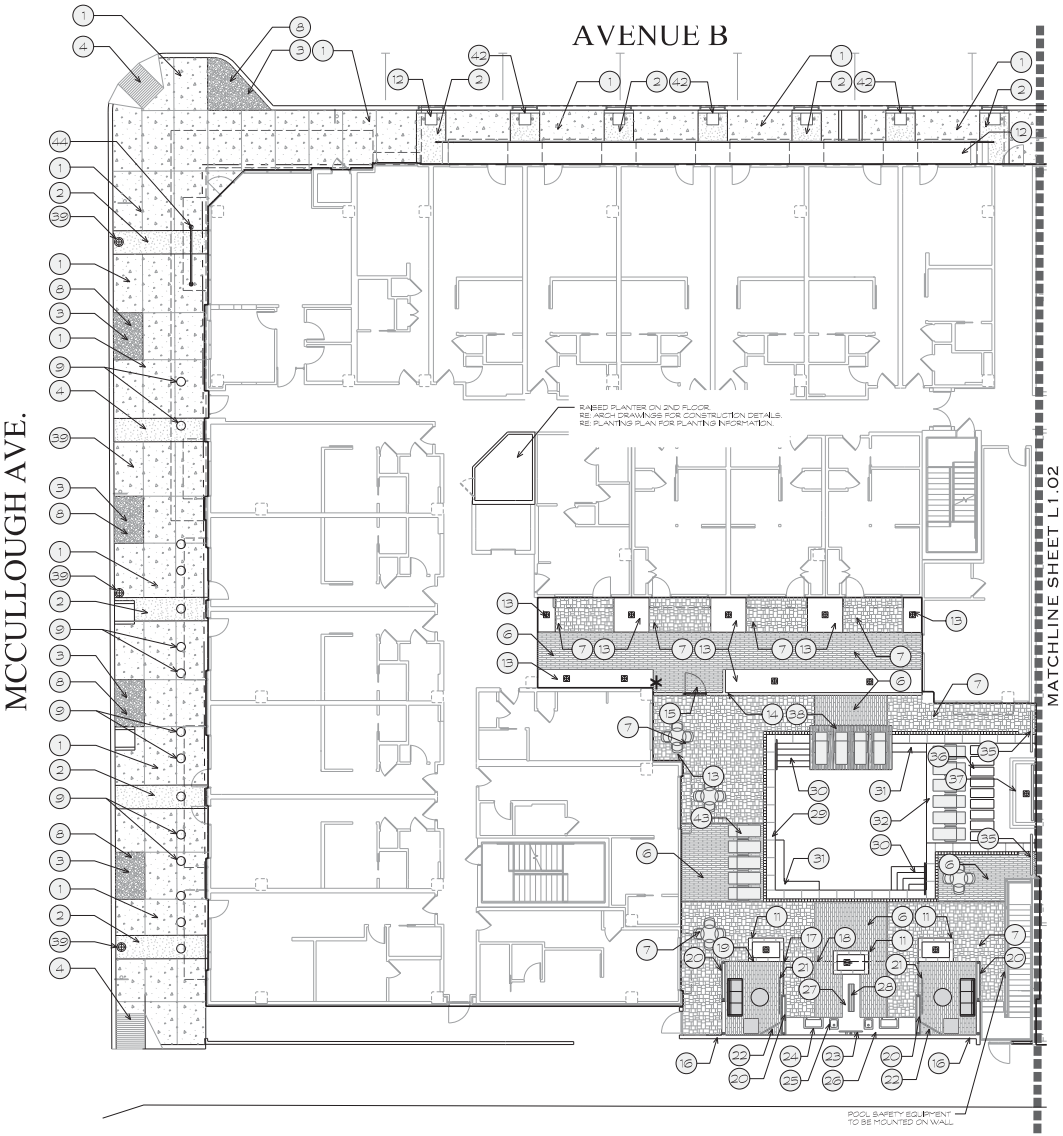
A7.38

KEY PLAN



LEGEND

1.	4 1/2" (N.) THICK SCORED GRAY CONCRETE SIDEWALK W/ SMOOTH TROWLED FINISH. REINFORCE WITH #3 REBAR 18" O.C.E.W. SCORING PATTERN TO FOLLOW AS INDICATED ON PLAN. RE: LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LXXX
2.	4 1/2" (N.) THICK INTEGRAL COLORED AND SAND BLASTED CONCRETE BAND, 4" WIDE WITH SAWCUT JOINTS. APPLY COLOR HARDENER AND COLOR SEALANT. REINFORCE W/ #3 REBAR 18" O.C.E.W. RE: TO LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LXXX
3.	4' x 8' STREETSCAPE PLANTING WELL W/ COMPACTED DECOMPOSED GRANITE. PLANTER TO BE FORMED AT BACK OF CURB, AS INDICATED ON PLAN. CONSTRUCT AND BACKFILL USING PREPARED STRUCTURAL SOILS. DEPTH TO BE MINIMUM 36". RE: LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LXXX
4.	ACCESSIBLE CURB RAMP WITH TRUNCATED DOME PAVERS. SEE CIVIL PLANS
5.	EXISTING CONCRETE SIDEWALK. CONCRETE TO BE SAW CUT FOR PROPOSED PLANTERS, AND RE-SCORED PER STREETSCAPE DESIGN.
6.	9" x 12" CONCRETE PAVER, MCCLURE SERIES, BY BELGARD SET ON 4 1/2" THICK CONCRETE SUBSLAB W/ " SAND BED. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. ALLOW $12.00 PER SQUARE FOOT.
7.	3-PIECE LAPITT GRANA CONCRETE UNIT PAVER PATTERN BY BELGARD. PAVERS TO BE SET ON 4 1/2" THICK CONCRETE SUBSLAB W/ " SAND BED. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. ALLOW $12.00 PER SQUARE FOOT.
8.	4" (N.) DEPTH DECOMPOSED GRANITE. GEOTEXTILE FABRIC TO BE PLACED UNDER DECOMPOSED GRANITE. SEE DETAIL LXXX
9.	PEDESTRIAN BOLLARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
10.	4' x 8' STREETSCAPE PLANTING WELL W/ DECOMPOSED GRANITE. WELL TO BE SAW CUT OUT OF EXISTING CONCRETE SIDEWALK. PLANTER TO BE SAW CUT AND FORMED AT BACK OF CURB, AS INDICATED ON PLAN. CONSTRUCT AND BACKFILL USING PREPARED STRUCTURAL SOILS. DEPTH TO BE MINIMUM 36". RE: LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LXXX
11.	SINGLE COURSE DHANIS BRICK RAISED PLANTER W/ CAST STONE CAP SECURED IN PLACE WITH MORTAR. SEE DETAIL XLXXX
12.	3' CONCRETE LOADING DOCK W/ HANDRAIL. SEE ARCHITECTURAL PLANS
13.	AT GRADE PLANTER FORMED OUT OF PROPOSED PAVING MATERIAL. CONSTRUCT AND BACKFILL USING PREPARED SOILS. SEE PLANTING PLAN FOR SOIL MIX. DEPTH TO BE MINIMUM 36". SEE DETAIL LXXX
14.	HORIZONTAL WOOD SLAT POOL FENCE, TO BE DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS
15.	HORIZONTAL WOOD SLAT POOL GATE TO BE DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS
16.	8' H.T. CHU MASONRY BACK WALL TO BE DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS
17.	4" x 4" STEEL STRUCTURAL POST FOR OUTDOOR KITCHEN CANOPY AND PRIVATE CABANAS. DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS.
18.	OUTDOOR KITCHEN CANOPY, DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS.
19.	PRIVATE CABANA CANOPY, DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS.
20.	8' H.T. STAINED CEDAR SLAT ORNAMENTAL WALL, DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS.
21.	DECORATIVE CEDAR DOOR ON SLIDE RAIL SYSTEM, DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS.
22.	32" MOUNTED OUTDOOR T.V. . SEE MEP FOR CONNECTION
23.	55" MOUNTED OUTDOOR T.V., SEE MEP FOR CONNECTION
24.	30" STAINLESS STEEL, NATURAL GAS BULL GRILL, W/ 4 BURNERS, INFARED BACK BURNER, AUTOMATIC SHUT-OFF GAS TIMER, AND BUILT IN ROTISSERIE. MODEL # 47629 ANSUS. SEE DETAIL XLXX. SEE MEP FOR CONNECTION.
25.	BLKAY GOURMET STAINLESS STEEL, TOP MOUNT, ADA COMPLIANT, SINGLE BOWL SINK W/ FAUCET KIT. MODEL # SINGLE BOWL. SEE DETAIL XLXX. SEE MEP FOR CONNECTION AND DRAIN
26.	34" (N.) H.T. STAINLESS STEEL CUSTOM FABRICATED, OUTDOOR KITCHEN COUNTER WITH OPEN AIR SHELVING. SECURE TO CONCRETE SUBSLAB. SEE DETAIL XLXX
27.	48" (N.) H.T. OPEN AIR STAINLESS STEEL, CUSTOM FABRICATED, BAR COUNTER W/ DROP IN BEVERAGE TROUGH. SECURE TO CONCRETE SUBSLAB. SEE DETAIL XLXXX
28.	12" X 60" STAINLESS STEEL, CUSTOM FABRICATED, BEVERAGE TROUGH W/ DRAIN ASSEMBLY
29.	9" x 18" CAST STONE POOL COPING. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. SEE DETAIL LXXX
30.	POOL STEPS W/ DOUBLE STACKED "A" TOE TILE AND BRUSHED ALUMINUM HANDRAIL. SEE DETAIL LXXX
31.	18" POOL BENCH. SEE DETAIL LXXX
32.	POOL SUNSHELF W/ ADJUSTABLE EYEBALL FITTING FOR SPRAY JET. SEE DETAIL LXXX
33.	NOT USED
34.	NOT USED
35.	STEEL LATTICE PANELING FOR GREEN WALL. APPROXIMATELY 350 SQ. FT. PANELING TO BE SECURED TO GARAGE WALL USING SLEEVE ANCHOR BOLTS, EVERY 2' O.C. PANELING TO BE FRAMED WITH 2" SQUARE TUBULAR STEEL, MITERED AND WELDED AT THE CORNERS. PANELING TO MATCH LOGGIA LATTICE IN FRONT. SEE DETAIL LXXX
36.	CAST IN PLACE CONCRETE POOL COPING PADS W/ SMOOTH TROWEL FINISH AND 3/4" CHAMFERED EDGE. TOP OF PAD TO BE LEVEL WITH COPING. SIDES OF POOLM TO BE TILED WITH WATERLINE TILE. SEE DETAIL LXXX
37.	CAST IN PLACE CONCRETE CANTILEVERED WATER FEATURE, W/ PLANTER BOX. SEE DETAIL XLXXX
38.	IPE WOOD SUNDECK. DECK TO BE ELEVATED 6" ABOVE POOL DECK. 2X8 DECKING. 2X8 PICTURE FRAME, AND 2X4 JOINTS. SCREWS TO BE REVERSE SUNK. SEAL WITH CLEAR COAT WATER-PROOF SEALANT.
39.	PROPOSED 14' H.T. ORNAMENTAL STREE LIGHT. SEE MEP FOR CONNECTION.
40.	24" (N.) RAISED ON-STRUCTURE COMMUNITY GARDEN. 4X4 CEDAR POST, 2X8 CEDAR SIDES. GARDEN TO BE FILLED WITH . SEE DETAIL LXXX
41.	ON-STRUCTURE GREEN ROOF. SEE DETAIL LXXX
42.	STEEL LATTICE PLANTER W/ DECOMPOSED GRANITE. PLANTER TO BE FORMED AT BACK OF CURB AS INDICATED ON PLAN. CONSTRUCT AND BACKFILL USING STRUCTURAL SOILS. DEPTH TO BE MINIMUM OF 30". SEE DETAIL XLXXX. COORDINATION WITH STRUCTURAL AND ARCHITECT NEEDED.
43.	POOL FURNITURE. ALLOW $750 PER LOUNGE, ALLOW $1000 PER TABLE, ALLOW $2500 PER COUCH. ALLOW $500 PER CHAIR.
44.	GALVANIZED STEEL, PARK-IT-2-BIKE RACK, MODEL 7YTT0S1, INSTALL PER MANUFACTURERS SPECIFICATIONS.
PA	PLANTING AREA
*	911 PHONE. PHONE MUST BE PLACED/MOUNTED SO THAT IT IS VISIBLE FROM INSIDE THE POOL ENCLOSURE.



McCULLOUGH LOFTS

DATE/ISSUE
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29 AUGUST 2014 ISSUED FOR HDRC

REGISTERED LANDSCAPE ARCHITECT — STATE OF TEXAS — 2484
08/29/14

KUDELA & WEINHEIMER

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
210-349-3500
210-349-3508 FAX
WWW.KWTEXAS.COM

PROJECT NUMBER
AAR-351

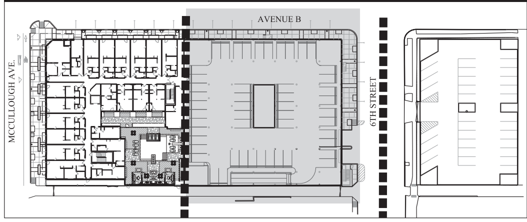
SCALE: 1" = 10' - 0"

NORTH

SHEET TITLE
LAYOUT & MATERIALS PLAN

SHEET NUMBER
L1.01

KEY PLAN



LEGEND

1.	4 1/2" (IN.) THICK SCORED GRAY CONCRETE SIDEWALK W/ SMOOTH TROWLED FINISH. REINFORCE WITH #3 REBAR 18" O.C.E.W. SCORING PATTERN TO FOLLOW AS INDICATED ON PLAN. RE: LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LX.XX
2.	4 1/2" (IN.) THICK INTEGRAL COLORED AND SAND BLASTED CONCRETE BAND, 4' WIDe WITH SAWCUT JOINTS. APPLY COLOR HARDENER AND COLOR SEALANT. REINFORCE W/ #3 REBAR 18" O.C.E.W. RE: TO LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LX.XX
3.	4' x 6' STREETSCAPE PLANTING WELL W/ COMPACTED DECOMPOSED GRANITE. PLANTER TO BE FORMED AT BACK OF CURB, AS INDICATED ON PLAN. CONSTRUCT AND BACKFILL USING PREPARED STRUCTURAL SOILS, DEPTH TO BE MINIMUM 36". RE: LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LX.XX
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7.	3-PIECE LAFITT GRANA CONCRETE UNIT PAVER PATTERN BY BELGARD. PAVERS TO BE SET ON 4 1/2" THICK CONCRETE SUBSLAB W/ 1" SAND BED. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. ALLOW $12.00 PER SQUARE FOOT.
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11.	SINGLE COURSE D'HANIS BRICK RAISED PLANTER W/ CAST STONE CAP SECURED IN PLACE WITH MORTAR. SEE DETAIL X/LX.XX
12.	3' CONCRETE LOADING DOCK W/ HANDRAIL. SEE ARCHITECTURAL PLANS
13.	AT GRADE PLANTER FORMED OUT OF PROPOSED PAVING MATERIAL. CONSTRUCT AND BACKFILL USING PREPARED SOILS, SEE PLANTING PLAN FOR SOIL MIX. DEPTH TO BE MINIMUM 30". SEE DETAIL LX.XX
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22.	32" MOUNTED OUTDOOR T.V. , SEE MEP FOR CONNECTION
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25.	ELKAY GOURMET STAINLESS STEEL TOP MOUNT, ADA COMPLIANT, SINGLE BOWL SINK W/ FAUCET KIT, MODEL # BPSRA15OC. SEE DETAIL LX.XX. SEE MEP FOR CONNECTION AND DRAIN
26.	34" (IN) H.T. STAINLESS STEEL, CUSTOM FABRICATED, OUTDOOR KITCHEN COUNTER WITH OPEN AIR SHELVING. SECURE TO CONCRETE SUBSLAB. SEE DETAIL X/LXX
27.	48" (IN) H.T. OPEN AIR STAINLESS STEEL, CUSTOM FABRICATED, BAR COUNTER W/ DROP IN BEVERAGE TROUGH. SECURE TO CONCRETE SUBSLAB. SEE DETAIL X/LX.XX
28.	12" X 60" STAINLESS STEEL, CUSTOM FABRICATED, BEVERAGE TROUGH W/ DRAIN ASSEMBLY
29.	3" X 18" CAST STONE POOL COPING. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. SEE DETAIL LX.XX
30.	POOL STEPS W/ DOUBLE STACKED 1"X1" TOE TILE AND BRUSHED ALUMINUM HANDRAIL. SEE DETAIL LX.XX
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32.	POOL SUNSHELF W/ ADJUSTABLE EYEBALL FITTING FOR SPRAY JET, SEE DETAIL LX.XX
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35.	STEEL LATTICE PANELING FOR GREEN WALL, APPROXIMATELY 350 SQ. FT. PANELING TO BE SECURED TO GARAGE WALL USING SLEEVE ANCHOR BOLTS, EVERY 3' O.C. PANELING TO BE FRAMED WITH 3" SQUARE TUBULAR STEEL, MITERED AND WELDED AT THE CORNERS. PANELING TO MATCH LOGGIA LATTICE IN FRONT. SEE DETAIL LX.XX
36.	CAST IN PLACE CONCRETE PODIUM STEPPING PADS W/ SMOOTH TROWEL FINISH AND 3/4" CHAMFERED EDGE. TOP OF PAD TO BE LEVEL WITH COPING. SIDES OF PODIUM TO BE TILED WITH WATERLINE TILE. SEE DETAIL LX.XX
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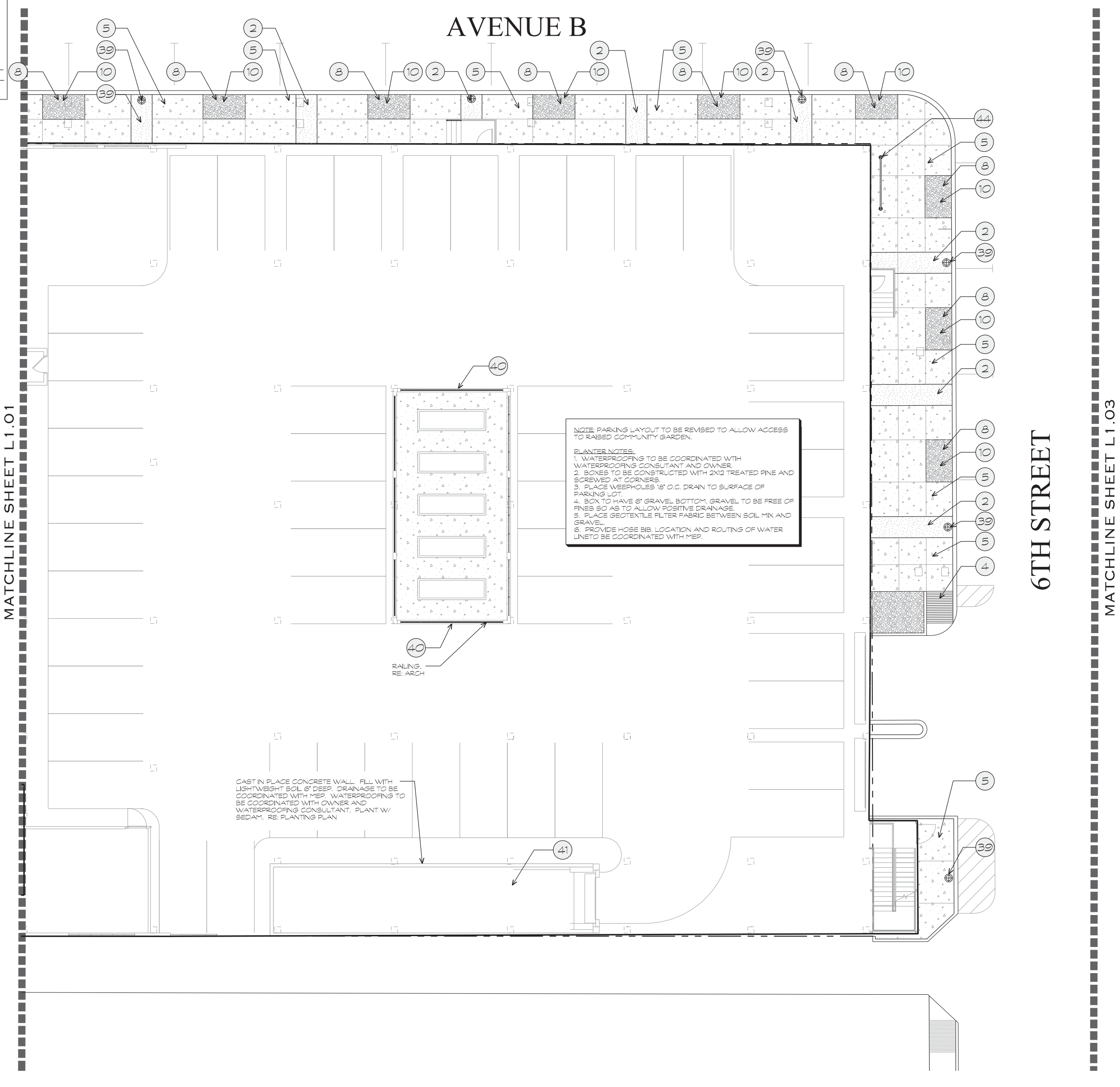
39.	PROPOSED 14' H.T. ORNAMENTAL STREE LIGHT, SEE MEP FOR CONNECTION
40.	24" (IN) RAISED ON-STRUCTURE COMMUNITY GARDEN. 4X4 CEDAR POST, 2X6 CEDAR SIDES. GARDEN TO BE FILLED WITH SEE DETAIL LX.XX
41.	ON-STRUCTURE GREEN ROOF, SEE DETAIL LX.XX
42.	STEEL LATTICE PLANTER W/ DECOMPOSED GRANITE. PLANTER TO BE FORMED AT BACK OF CURB AS INDICATED ON PLAN. CONSTRUCT AND BACKFILL USING STRUCTURAL SOILS. DEPTH TO BE MINIMUM OF 30". SEE DETAIL X/LX.XX. COORDINATION WITH STRUCTURAL AND ARCHITECT NEEDED.
43.	POOL FURNITURE, ALLOW $750 PER LOUNGE, ALLOW $1000 PER TABLE, ALLOW $2500 PER COUCH, ALLOW $500 PER CHAIR
44.	GALVANIZED STEEL PARK-IT-2-BIKE RACK, MODEL 7YT7061. INSTALL PER MANUFACTURERS SPECIFICATIONS.
PA	PLANTING AREA
*	911 PHONE. PHONE MUST BE PLACED/MOUNTED SO THAT IT IS VISIBLE FROM INSIDE THE POOL ENCLOSURE.



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KUDELA & WEINHEIMER

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
210-349-3500
210-349-3508 FAX
WWW.KWTEXAS.COM

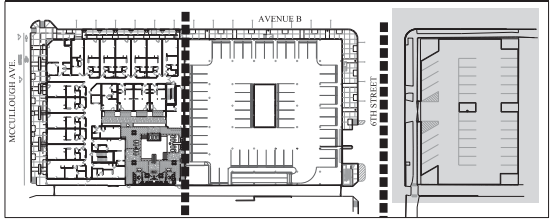
PROJECT NUMBER
AAR-351

SCALE:
1" = 10' - 0"
NORTH

SHEET TITLE
LAYOUT & MATERIALS PLAN

SHEET NUMBER
L1.02

KEY PLAN



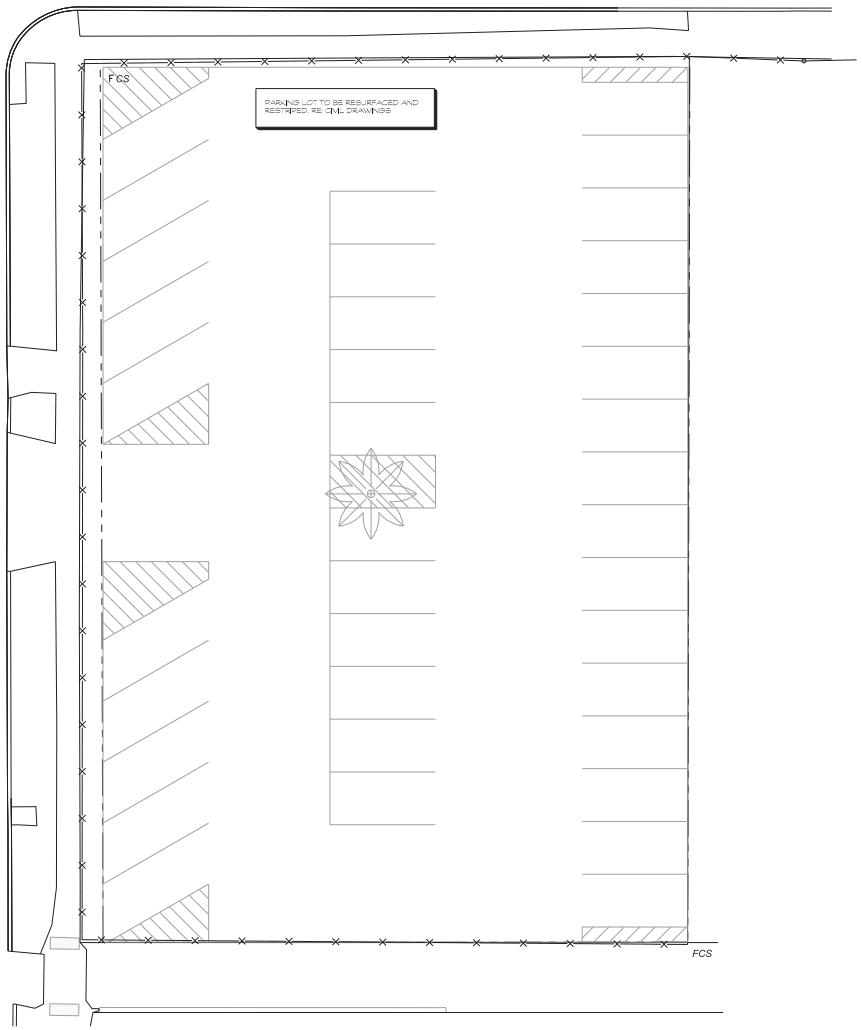
LEGEND

1	4 1/2" (N.) THICK SCORED BRAW CONCRETE SIDEWALK W/ SMOOTH TROWLED FINISH. REINFORCE WITH #3 REBAR @ O.C.E.W. SCORING PATTERN TO FOLLOW AS INDICATED ON PLAN. RE: LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LXXX
2	4 1/2" (N.) THICK INTEGRAL COLORED AND SAND BLASTED CONCRETE BAND, 4" WIDE WITH SAWCUT JOINTS. APPLY COLOR HARDENER AND COLOR SEALANT. REINFORCE W/ #3 REBAR 18" O.C.E.W. RE: TO LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LXXX
3	4'-0" x 8'-0" STREETSCAPE PLANTING WELL W/ COMPACTED DECOMPOSED GRANITE PLANTER TO BE FORMED AT BACK OF CURB, AS INDICATED ON PLAN. CONSTRUCT AND BACKFILL USING PREPARED STRUCTURAL SOILS, DEPTH TO BE MINIMUM 36". RE: LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LXXX
4	ACCESSIBLE CURB RAMP WITH TRUNCATED DOME PAVERS, SEE CIVIL PLANS
5	EXISTING CONCRETE SIDEWALK. CONCRETE TO BE SAW CUT FOR PROPOSED PLANTERS AND RE-SCORED PER STREETSCAPE DESIGN
6	3" x 12" CONCRETE PAVER, MODULINE SERIES, BY BELGARD SET ON 4 1/2" THICK CONCRETE SUBSLAB W/ 1" SAND BED, COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. ALLOW $12.00 PER SQUARE FOOT.
7	3-PIECE LAFITT GRANA CONCRETE UNIT PAVER PATTERN BY BELGARD. PAVERS TO BE SET ON 4 1/2" THICK CONCRETE SUBSLAB W/ 1" SAND BED. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. ALLOW $12.00 PER SQUARE FOOT.
8	4" (N.) DEPTH DECOMPOSED GRANITE. GEOTEXTILE FABRIC TO BE PLACED UNDER DECOMPOSED GRANITE. SEE DETAIL LXXX
9	PEDESTRIAN BOLLARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
10	4'-0" x 8'-0" STREETSCAPE PLANTING WELL W/ DECOMPOSED GRANITE. WELL TO BE SAW CUT OUT OF EXISTING CONCRETE SIDEWALK. PLANTER TO BE SAW CUT AND FORMED AT BACK OF CURB, AS INDICATED ON PLAN. CONSTRUCT AND BACKFILL USING PREPARED STRUCTURAL SOILS, DEPTH TO BE MINIMUM 36". RE: LAYOUT PLAN FOR DIMENSIONING. SEE DETAIL LXXX
11	SINGLE COURSE DIAMANS BRICK RAISED PLANTER W/ CAST STONE CAP SECURED IN PLACE WITH MORTAR. SEE DETAIL XLXXX
12	3' CONCRETE LOADING DOCK W/ HANDRAIL. SEE ARCHITECTURAL PLANS
13	AT GRADE PLANTER FORMED OUT OF PROPOSED PAVING MATERIAL. CONSTRUCT AND BACKFILL USING PREPARED SOILS. SEE PLANTING PLAN FOR SOIL MIN. DEPTH TO BE MINIMUM 30". SEE DETAIL LXXX
14	HORIZONTAL WOOD SLAT POOL FENCE, TO BE DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS
15	HORIZONTAL WOOD SLAT POOL GATE TO BE DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS
16	8' H.T. CMU MASONRY BACK WALL TO BE DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS
17	4" x 4" STEEL STRUCTURAL POST FOR OUTDOOR KITCHEN CANOPY AND PRIVATE CABANAS. DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS
18	OUTDOOR KITCHEN CANOPY, DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS.
19	PRIVATE CABANA CANOPY, DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS.
20	8' H.T. STAINED CEDAR SLAT ORNAMENTAL WALL, DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS
21	DECORATIVE CEDAR DOOR ON SLIDE RAIL SYSTEM, DETAILED BY ARCHITECT. SEE ARCHITECTURAL PLANS.
22	32" MOUNTED OUTDOOR T.V., SEE MEP FOR CONNECTION
23	55" MOUNTED OUTDOOR T.V., SEE MEP FOR CONNECTION
24	30" STAINLESS STEEL, NATURAL GAS BUILT GRILL, W/ 4 BURNERS, INFARED BACK BURNER, AUTOMATIC SHUT-OFF GAS TYPE, AND BUILT IN ROTISSERIE. MODEL # 47829 ANSUS. SEE DETAIL XLXXX. SEE MEP FOR CONNECTION.
25	ELKAY SOURVET STAINLESS STEEL TOP MOUNT, ADA COMPLIANT, SINGLE BOWL SINK W/ FAUCET KIT. MODEL # SPSR1830C. SEE DETAIL LXXX. SEE MEP FOR CONNECTION AND DRAIN
26	36" (N) H.T. STAINLESS STEEL, CUSTOM FABRICATED, OUTDOOR KITCHEN COUNTER WITH OPEN ABLE SHELVING. SECURE TO CONCRETE SUBSLAB. SEE DETAIL XLXXX
27	48" (N) H.T. OPEN AIR STAINLESS STEEL, CUSTOM FABRICATED, BAR COUNTER W/ DROP IN BEVERAGE TROUGH. SECURE TO CONCRETE SUBSLAB. SEE DETAIL XLXXX
28	12" X 60" STAINLESS STEEL, CUSTOM FABRICATED, BEVERAGE TROUGH W/ DRAIN ASSEMBLY
29	3" x 18" CAST STONE POOL COPING. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. SEE DETAIL LXXX
30	POOL STEPS W/ DOUBLE STACKED 4"x4" TILE AND BRUSHED ALUMINUM HANDRAIL. SEE DETAIL LXXX
31	18" POOL BENCH. SEE DETAIL LXXX.
32	POOL SUNSHELF W/ ADJUSTABLE EYEBALL FITTING FOR SPRAY JET, SEE DETAIL LXXX
33	NOT USED
34	NOT USED
35	STEEL LATTICE PANELING FOR GREEN WALL. APPROXIMATELY 350 SQ. FT. PANELING TO BE SECURED TO GARAGE WALL USING SLEEVE ANCHOR BOLTS, EVERY 3' O.C. PANELING TO BE FRAMED WITH 3" SQUARE TUBULAR STEEL, MITERED AND WELDED AT THE CORNERS. PANELING TO MATCH LOGGIA LATTICE IN FRONT. SEE DETAIL LXXX
36	CAST IN PLACE CONCRETE PODIUM STEPPING PADS W/ SMOOTH TROWEL FINISH AND 3/4" CHAMFERED EDGE. TOP OF PAD TO BE LEVEL WITH COPING. SIDES OF PODIUM TO BE TILED WITH WATERLINE TILE. SEE DETAIL LXXX
37	CAST IN PLACE CONCRETE CANTILEVERED WATER FEATURE, W/ PLANTER BOX. SEE DETAIL XLXXX
38	IPE WOOD SUNDECK. DECK TO BE ELEVATED 8" ABOVE POOL DECK. 2X8 DECKING, 2X8 PICTURE FRAME, AND 2X4 JOISTS. SCREWS TO BE REVERSE SUNK, SEAL WITH CLEAR COAT WATER-PROOF SEALANT
39	PROPOSED 14' H.T. ORNAMENTAL STREET LIGHT, SEE MEP FOR CONNECTION
40	24" (N) RAISED ON-STRUCTURE COMMUNITY GARDEN. 4X4 CEDAR POST, 2X8 CEDAR SIDES. GARDEN TO BE FILLED WITH SEE DETAIL LXXX
41	ON-STRUCTURE GREEN ROOF. SEE DETAIL LXXX
42	STEEL LATTICE PLANTER W/ DECOMPOSED GRANITE. PLANTER TO BE FORMED AT BACK OF CURB, AS INDICATED ON PLAN. CONSTRUCT AND BACKFILL USING STRUCTURAL SOILS. DEPTH TO BE MINIMUM OF 30". SEE DETAIL LXXX. COORDINATION WITH STRUCTURAL AND ARCHITECT NEEDED.
43	POOL FURNITURE. ALLOW $750 PER LOUNGE, ALLOW $1000 PER TABLE, ALLOW $2500 PER COUCH, ALLOW $600 PER CHAIR
44	GALVANIZED STEEL PARK-IT-3-BIKE RACK, MODEL "PYTHOS". INSTALL PER MANUFACTURERS SPECIFICATIONS.
PA	PLANTING AREA
*	911 PHONE. PHONE MUST BE PLACED/MOUNTED SO THAT IT IS VISIBLE FROM INSIDE THE POOL ENCLOSURE.

MATCHLINE SHEET L1.02

6TH STREET

AVENUE B



McCULLOUGH LOFTS

DATE/ISSUE
08 JULY 2014 PERMIT
08 AUGUST 2014 ISSUED FOR GMP
29 AUGUST 2014 ISSUED FOR HDRC

KUDELA & WEINHEIMER

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
210-349-3500
210-349-3508 FAX
WWW.KWTEXAS.COM

PROJECT NUMBER
AAR-351

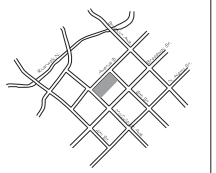
SCALE: 1" = 10'-0"

NORTH

SHEET TITLE
LAYOUT & MATERIALS PLAN

SHEET NUMBER
L1.03

VICINITY MAP



LEGEND

	SMALL NURSERY GROWN CONTAINERIZED TREE
	LARGE NURSERY GROWN CONTAINERIZED TREE
	3-5 GAL. NURSERY GROWN SHRUBS
	1 GAL. NURSERY GROWN GROUNDCOVER

GENERAL NOTES

1) Planting soil mixture shall be one of the following:

Landscape Mix
"PremiLum Bed Mix" by
The Ground Up. Contact
at 832-247-2574

or

"Ultra Soil" by LMG
Earth Technology Group.
Contact at 713-466-7360
or 281-342-813

Palm Mix
SoedHoerbn to meet Palm Soil
Mixture by Horticultural
Consultants. Contact at
713-665-7256

Lightweight Landscape Mix
LiteTop Extensive by
American Hydrotech, Inc.
Contact at 713-920-4545

2) Bidding contractors be advised that all new tree materials to be container-grown corresponding to stated root ball sizes as recognized by industry standards. This shall exclude all B&B, machine moved, or mono-planted trees from the bidding process unless otherwise indicated on the plan. The installation contractor shall be prepared to provide photographs of intended plant material along with signed identification that plant material meets these requirements and that no variations or substitutions have been made.

3) The Landscape Contractor doing the installation of this work shall submit to Kudela & Weinheimer information regarding sourcing of plant material. All plant material must be container grown and approved at the source of growth by Kudela & Weinheimer. Tree material meeting the specifications will be tagged with a serialized locking tag at the nursery by Kudela & Weinheimer. Plants arriving at the job site without these tags will be categorically rejected at contractor's expense.

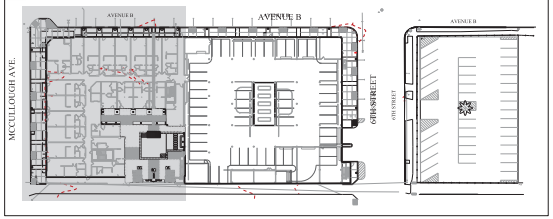
4) If the planting plan does not agree with the plant list the quantities indicated graphically on the planting plan shall govern.

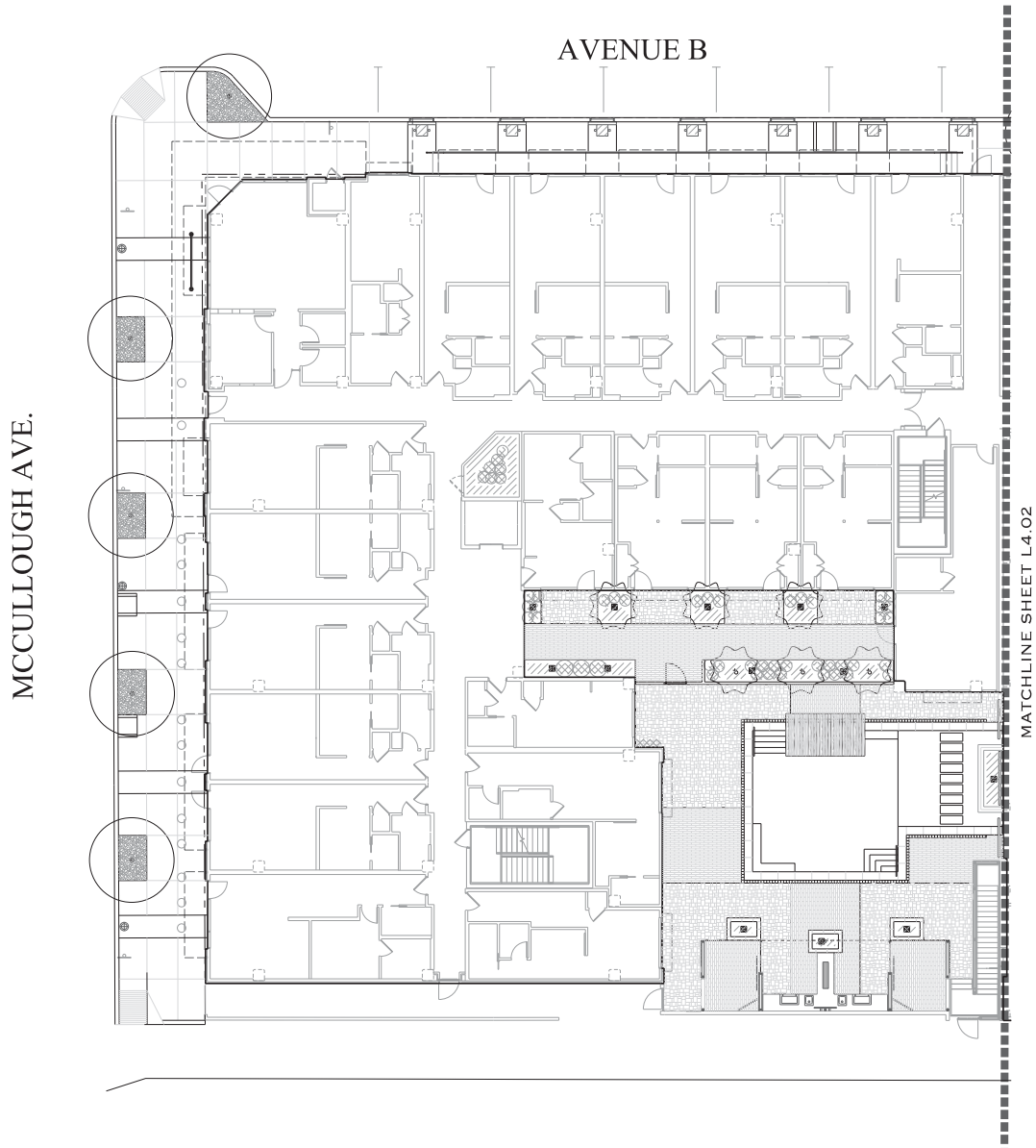
5) Contractor is responsible for the grading of parking lot islands and setbacks. Grade changes shall range from 6" to 12" above the curb depending on the size of the island. Select topsoil shall be used for these berms. See Parking Island Tree Detail.

6) All disturbed areas are to receive four inches of topsoil, mulch, sod or hydromulch (depending on the area), and watered until a healthy stand of grass is established.

7) All trees planted adjacent to accessible routes and accessible areas shall not have limbs below 80" AFF.

KEY PLAN





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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
08/29/14

K&W KUDELA & WEINHEIMER

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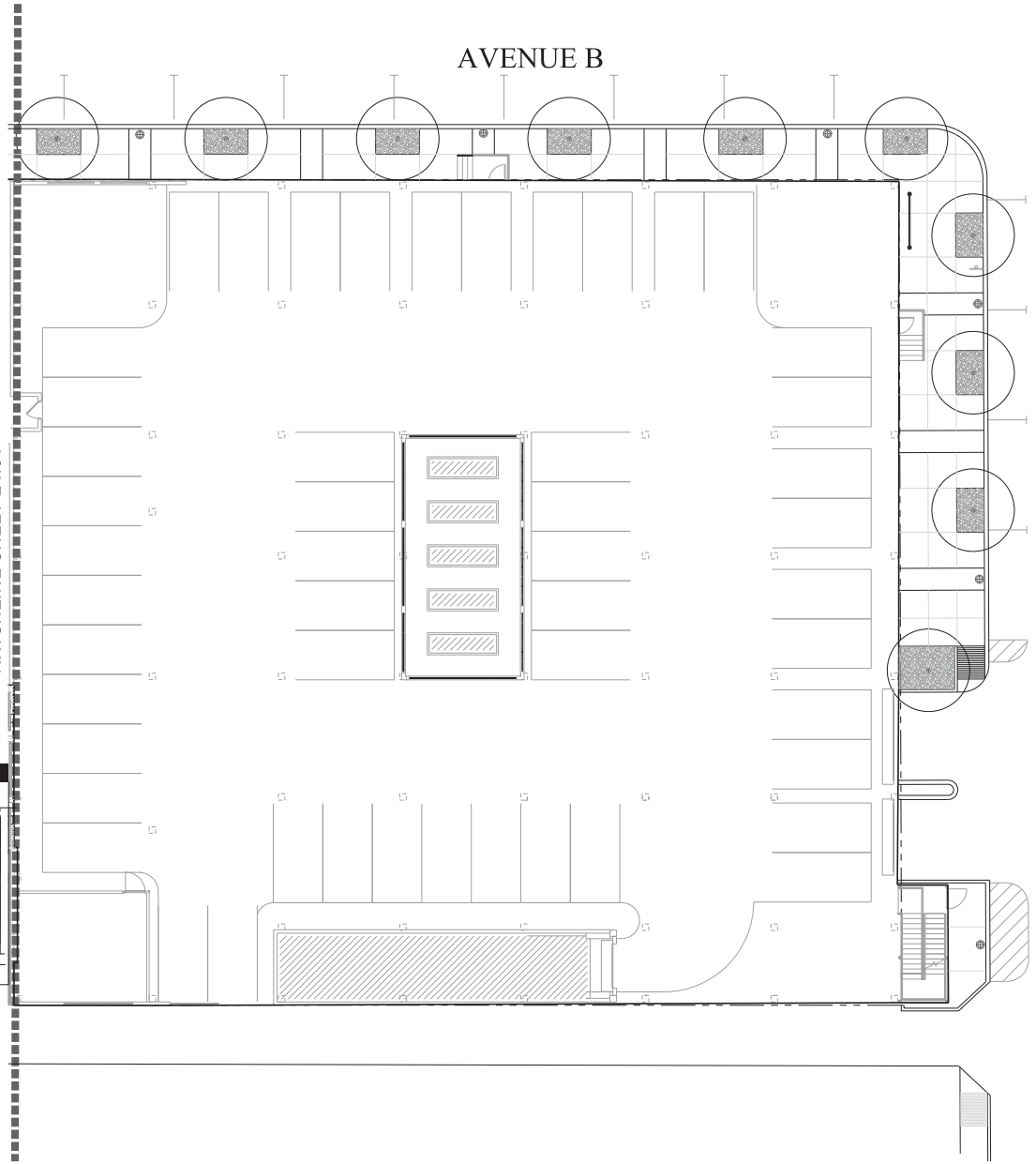
PROJECT NUMBER
AAR-351

SCALE: 1" = 10' - 0"

NORTH

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L4.01



LEGEND

	SMALL NURSERY GROWN CONTAINERIZED TREE
	LARGE NURSERY GROWN CONTAINERIZED TREE
	3-5 GAL. NURSERY GROWN SHRUBS
	1 GAL. NURSERY GROWN GROUNDCOVER

GENERAL NOTES

1) Planting soil mixture shall be one of the following:

Landscape Mix
"Premium Bed Mix" by
The Ground Up. Contact
at 832-247-2374

or

"Ultra Soil" by LiMing
Earth Technology Group.
Contact at 713-466-1360
or 281-342-813

Palm Mix
Specification to meet Palm Soil
Mixture by Horticultural
Consultants. Contact at
713-665-7256

Lightweight Landscape Mix
LiteTop Extensive by
American Hydrotech, Inc.
Contact at 713-920-4545

2) Bidding contractors be advised that all new tree materials to be container-grown corresponding to stated root ball sizes as recognized by industry standards. Mix shall exclude all B&B, machine moved, or mono-planted trees from the bidding process unless otherwise indicated on the plan. The installation contractor shall be prepared to provide photographs of intended plant material along with signed identification that plant material meets these requirements and that no variations or substitutions have been made.

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4) If the planting plan does not agree with the plant list the quantities indicated graphically on the planting plan shall govern.

5) Contractor is responsible for the grading of parking lot islands and setbacks. Grade changes shall range from 8" to 12" above the curb depending on the size of the island. Select topsoil shall be used for these berms. See Parking Island Tree Detail.

6) All disturbed areas are to receive four inches of topsoil, mulch, sod or hydromulch (depending on the area), and watered until a healthy stand of grass is established.

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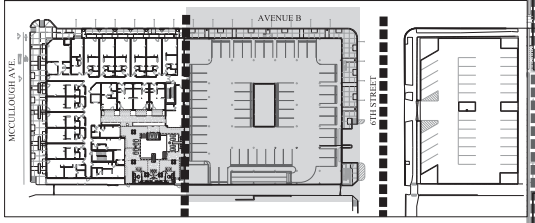
KEY PLAN



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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
08/29/14

KUDELA & WEINHEIMER

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
210-349-3500
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WWW.KWTEXAS.COM

PROJECT NUMBER
AAR-351

SCALE:

NORTH

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L4.02

LEGEND

	SMALL NURSERY GROWN CONTAINERIZED TREE
	LARGE NURSERY GROWN CONTAINERIZED TREE
	3-5 GAL. NURSERY GROWN SHRUBS
	1 GAL. NURSERY GROWN GROUNDCOVER

GENERAL NOTES

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or

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Contact at 713-468-7560
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Palm Mix
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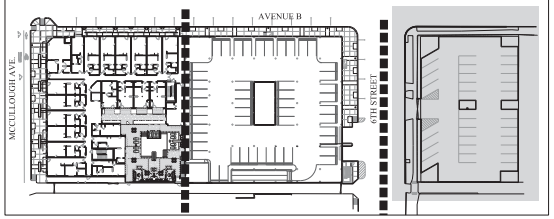
4) If the planting plan does not agree with the plant list the quantities indicated graphically on the planting plan shall govern.

5) Contractor is responsible for the grading of parking lot islands and setbacks. Grade changes shall range from 6" to 18" above the curb depending on the size of the island. Select topsoil shall be used for these berms. See Parking Island Tree Detail.

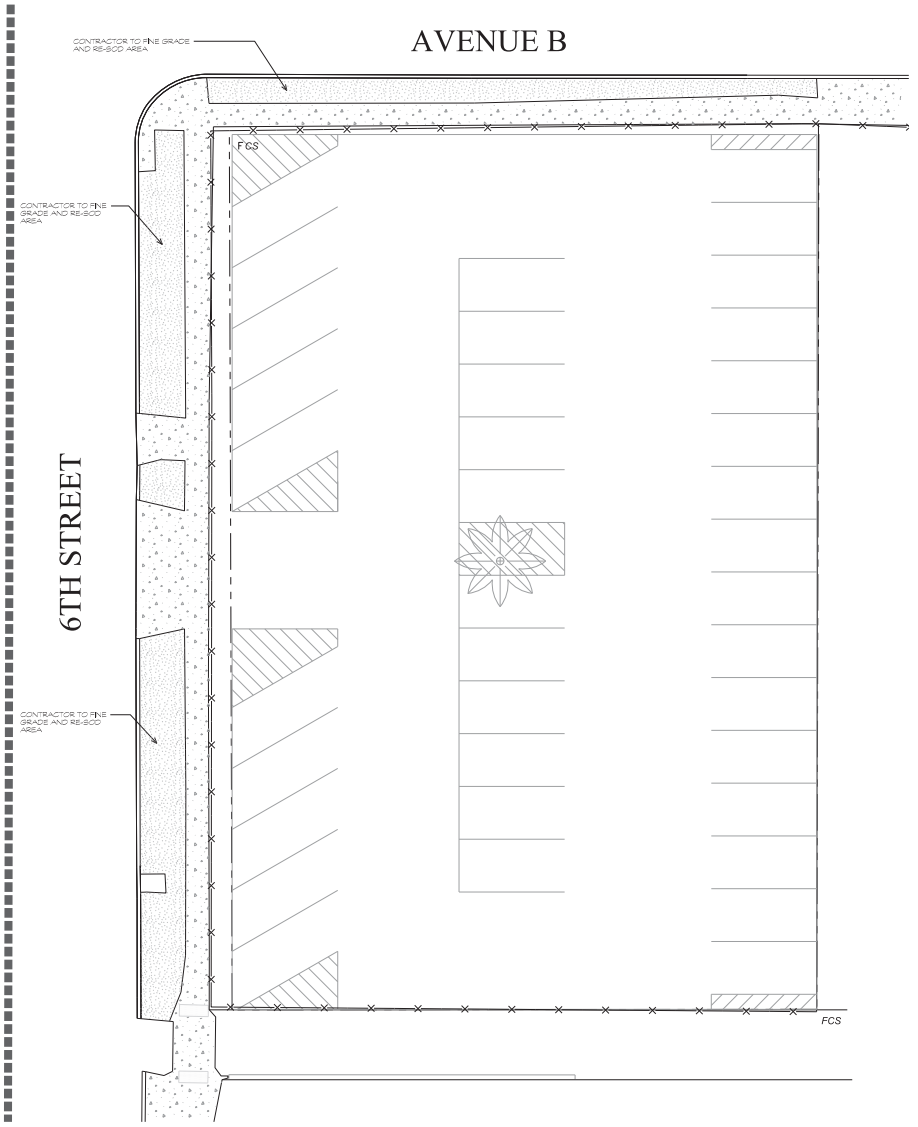
6) All disturbed areas are to receive four inches of topsoil, mulch, sod or hydromulch (depending on the area), and watered until a healthy stand of grass is established.

7) All trees planted adjacent to accessible routes and accessible areas shall not have limbs below 80" AFF

KEY PLAN



MATCHLINE SHEET L4.02



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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
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KUDELA & WEINHEIMER

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
210-349-3500
210-349-3508 FAX
WWW.KWTEXAS.COM

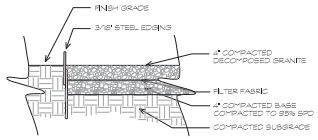
PROJECT NUMBER
AAR-351

SCALE: 1" = 10' - 0"

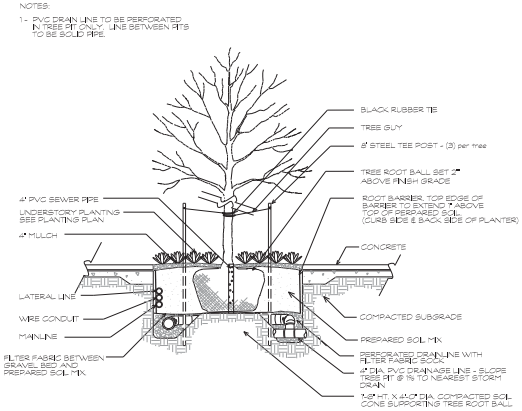
NORTH

SHEET TITLE
PLANTING PLAN

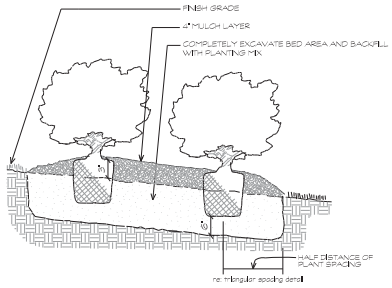
SHEET NUMBER
L4.03



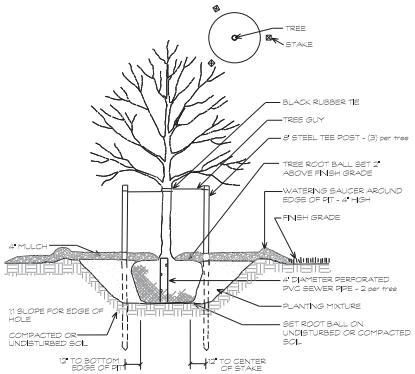
3 DECOMPOSED GRANITE DETAIL
NOT TO SCALE



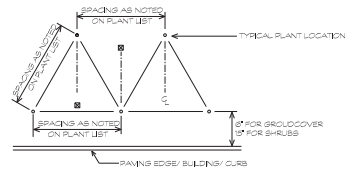
5 TREE WELL SECTION
NOT TO SCALE



2 SHRUB/ GROUNDCOVER PLANTING
NOT TO SCALE



4 STANDARD TREE PLANTING DETAIL
NOT TO SCALE



1 TRIANGULAR SPACING DIAGRAM
NOT TO SCALE

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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
08/29/14

KUDELA & WEINHEIMER

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SITE PLANNING
URBAN DESIGN

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SUITE 268
SAN ANTONIO, TEXAS 78232
210-349-3500
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WWW.KWTEXAS.COM

PROJECT NUMBER
AAR-351

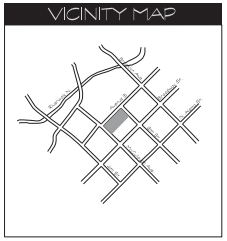
SCALE: AS SHOWN

NORTH

SHEET TITLE
PLANTING DETAILS

SHEET NUMBER
L4.04

VICINITY MAP

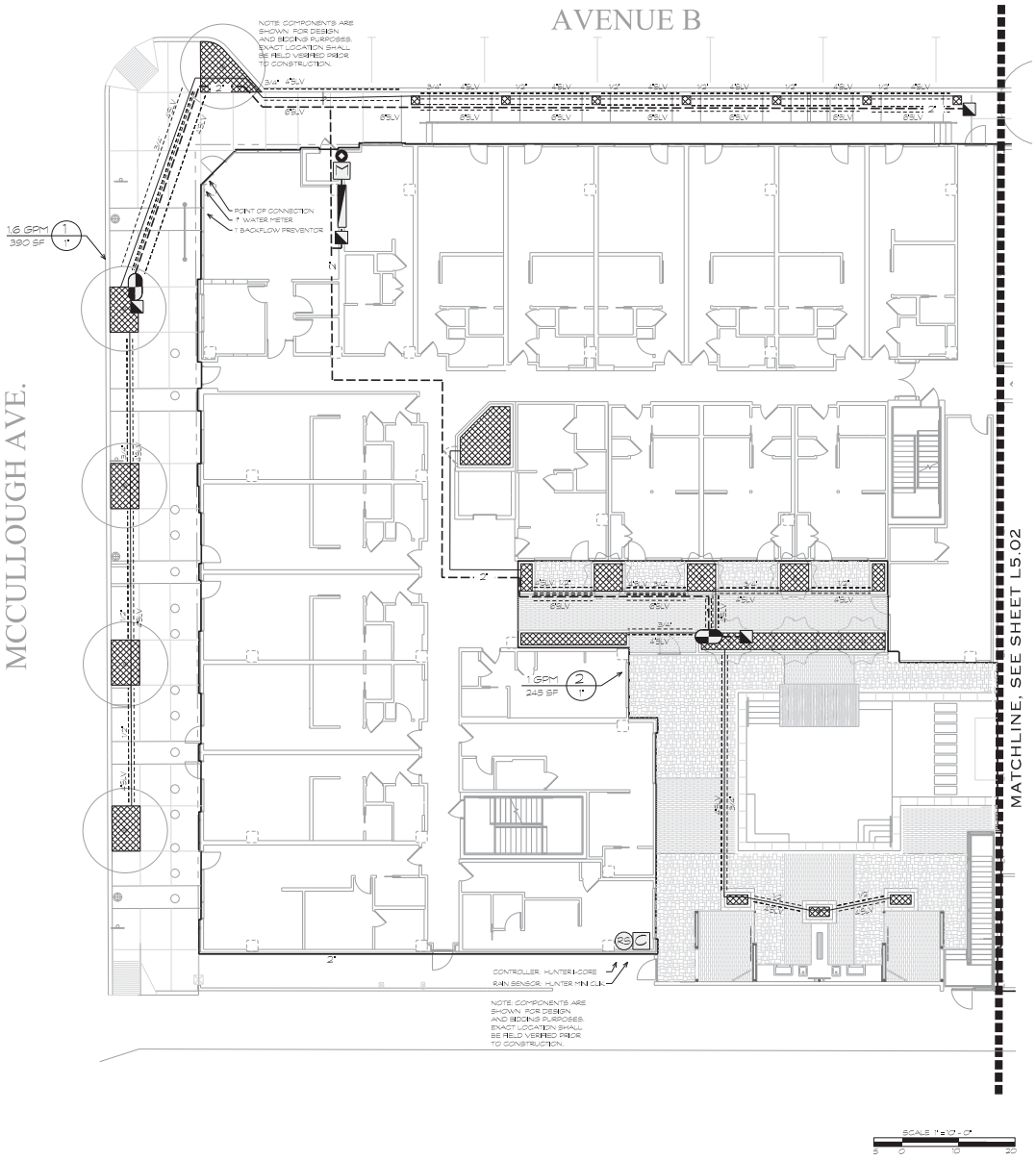


GENERAL NOTES

1) Install all irrigation components as per manufacturer's requirements.
2) Components are shown for design purposes. Exact location shall be field verified prior to construction.
3) Mainline and laterals may be shown diagrammatically. Contractor shall locate all mainline along sidewalks, within curblines, and inside property lines. Sleeves shall be provided by contractor wherever mainline or lateral lines cross under sidewalks or roadways even if not indicated on plan. Mainline and laterals may be shown diagrammatically near sleeves and should be located inside sleeve. Sleeve sizes are to be 6" for mainline and 4" for lateral lines unless otherwise indicated. Additional sleeves may be indicated on plans to carry Control wires.
4) Valve No. — GPM; Valve Size; Square Footage of Drip Irrigation coverage
5) Install ball valve before each valve. Group valves as much as possible. Place boxes parallel to curbs, buildings and each other. Provide 6" base of Pea Gravel for all valve boxes installed. Install a ball valve before each valve or group of valves.
6) All controller wires should be located underneath mainline piping inside trenches to avoid possible cutting of wires if lines are dug up in the future. Contractor shall also run spare control wires in each direction from controller to farthest valves to serve as backup wires.
7) All unsurfaced areas are to receive four inches of topsoil, seed, mulch, or sod and watered until a healthy stand of grass is obtained.
8) Contractor shall field verify best possible location to mount Rain Sensor within 25 feet of the Controller. Avoid interference from trees, buildings, and other structures for optimum accuracy.
9) All trenching within the dripline of existing trees is to be done by hand. No mechanical trencher shall be used in these areas and no roots larger than 1 1/2" in diameter shall be cut. Contact the Landscape Architect if a problem arises.
10) Irrigation heads and components shall be located a MINIMUM of 24 inches from all buildings to avoid adverse performance of foundations and slabs due to the shrinking and swelling of dry subsoils.
11) Installation Contractor and Maintenance Contractor shall closely monitor system to ensure that excessive irrigation moisture does not cause swelling of dry subsoil thereby causing harm to foundations and slabs.
12) Label valves in each valve box with livestock ear or neck tags numbered in correlation with controller assignments.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/ MODEL NUMBER
C	CONTROLLER, HUNTER I-CORE CONVENTIONAL WIRE SYSTEM WITH ET MANAGER.
RS	RAIN SENSOR - HUNTER MINI-CLIK CONTRACTOR TO INSTALL ALL WIRING IN HARD CONDUIT TO ROOF.
	POINT OF CONNECTION
M	" WATER METER -by IRRIGATION CONTRACTOR
	BACKFLOW PREVENTOR - FEBCO MODEL LF850U TWO INCH DOUBLE CHECK AS ALLOWABLE BY PREVAILING CODE TO BE PROVIDED AND INSTALLED BY IRRIGATION CONTRACTOR
	CONTROL ZONE KIT - RAINBIRD XCZ-100-B-COP OR NCZ-150-B-COM VALVE WITH FILTER AND PRESSURE REGULATOR
	QUICK COUPLING VALVE - LINE SIZE - SEE SPECIFICATIONS Provide 2 Keys and 2 Swivel Tails
	TREEGATOR ORIGINAL - INSTALL AND WATER AS PER MANUFACTURERS SPECIFICATIONS. FOR DOUBLE BAG SETUP.
	MAINLINE -SEE SPECIFICATIONS
	LATERAL LINE -SEE SPECIFICATIONS
	TREE DRIP LATERAL LINE -SEE SPECIFICATIONS
4"SLV and 6"SLV	SCHEDULE 40 PVC SLEEVES, 4" & 6"
	LANDSCAPE DRIPLINE TUBING - RAINBIRD XFD-0.6-12-500 PRESSURE COMPENSATING PRE- TUBING SPACED IN TWO OFFSET DOUBLE ROWS APPLICATION TO BE BURIED 2 TO 6 INCHES BELOW GROUND.
	TEMPORARY IRRIGATION SYSTEM AREAS SHOWN MUST BE SUCCESSFULLY AND PERMANENTLY REVEGETATED BEFORE TEMPORARY IRRIGATION AND IS SUSTAINABLE THROUGH AVERAGE LOCAL RAINFALL. WATER SOURCE IS NOT AVAILABLE ON SITE. MUST USE WATER TRUCK FOR IRRIGATION.



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STATE OF TEXAS — LUKE DU ANDERSON — 20825 — LICENSED IRRIGATOR — 08/29/2014

KUDELA & WEINHEIMER

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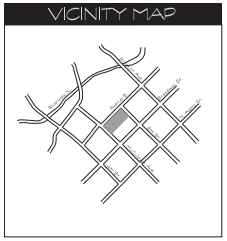
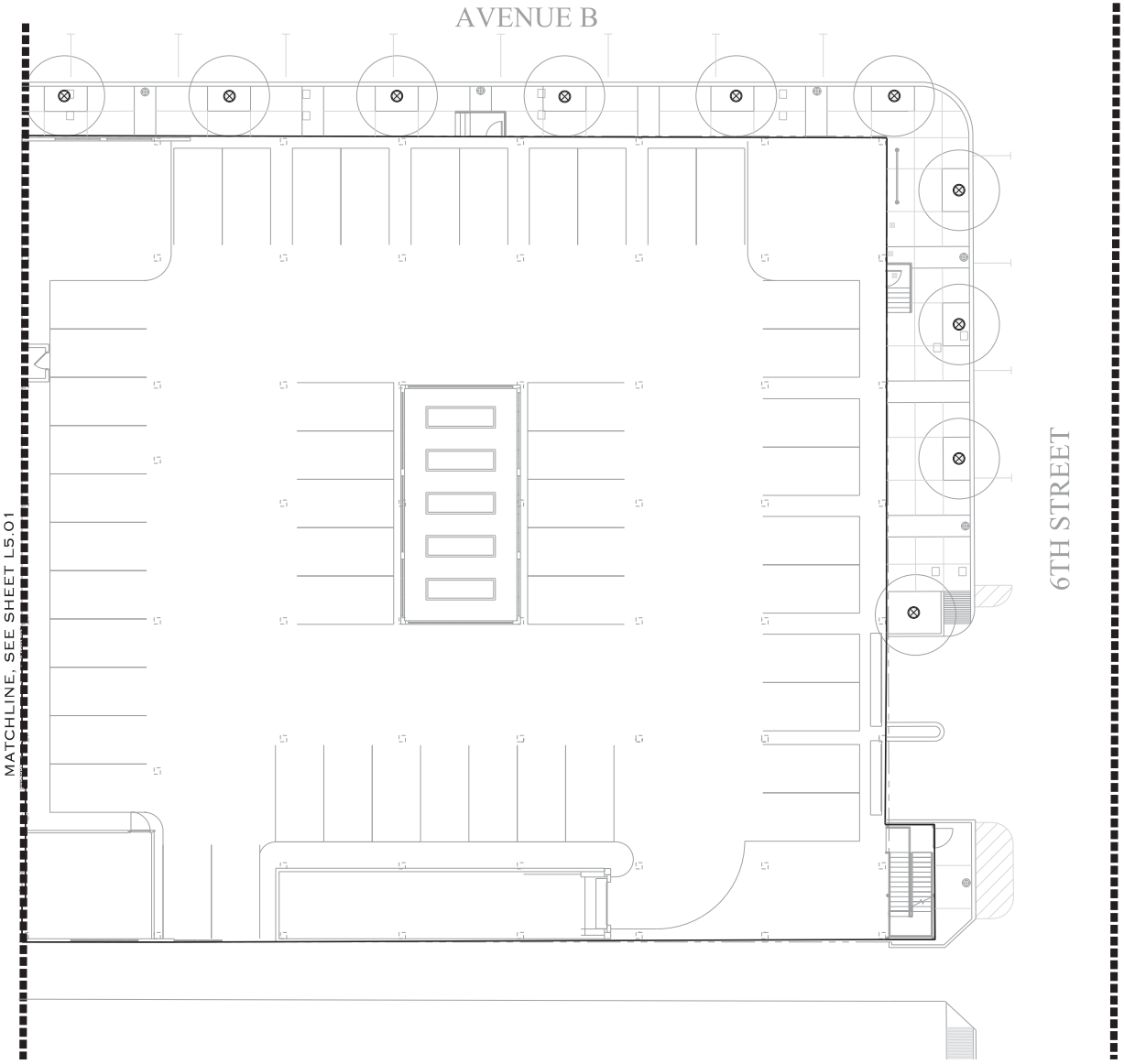
NORTH

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L5.01

VICINITY MAP





SCALE: 1" = 10' - 0"

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/ MODEL NUMBER
C	CONTROLLER: HUNTER I-CORE - CONVENTIONAL WIRE SYSTEM WITH ET MANAGER.
RS	RAIN SENSOR - HUNTER MINI-CLIK - CONTRACTOR TO INSTALL ALL WIRING IN HARD CONDUIT TO ROOF.
	POINT OF CONNECTION
M	1" WATER METER -by IRRIGATION CONTRACTOR
	BACKFLOW PREVENTER - FEBCO MODEL LF850U TWO INCH DOUBLE CHECK AS ALLOWABLE BY PREVAILING CODE TO BE PROVIDED AND INSTALLED BY IRRIGATION CONTRACTOR
	CONTROL ZONE KIT - RAINBIRD XCZ-100-B-COM OR XCZ-150-B-COM VALVE WITH FILTER AND PRESSURE REGULATOR
	QUICK COUPLING VALVE - LINE SIZE - SEE SPECIFICATIONS Provide 2 Keys and 2 Swivel Ells
	TREEGATOR ORIGINAL - INSTALL AND WATER AS PER MANUFACTURERS SPECIFICATIONS, FOR DOUBLE BAGS SETUP.
	MAINLINE -SEE SPECIFICATIONS
	LATERAL LINE -SEE SPECIFICATIONS
	TREE DRIP LATERAL LINE -SEE SPECIFICATIONS
	SCHEDULE 40 PVC SLEEVES, 4" & 6"
	LANDSCAPE DRIPLINE TUBING - RAINBIRD XFB-6-18-500 PRESSURE COMPENSATING DRIP EMITTER TUBING WITH 18" SPACING. FOR APPLICATION TO BE BURIED 4 TO 6 INCHES BELOW GROUND
	TEMPORARY IRRIGATION SYSTEM AREAS SHOWN MUST BE SODDED AND IRRIGATED UNTIL VEGETATION IS ESTABLISHED AND IS SUSTAINABLE THROUGH AVERAGE LOCAL RAINFALL WATER SOURCE UNAVAILABLE ON SITE, MUST USE WATER TRUCK FOR IRRIGATION.

McCULLOUGH LOFTS

DATE/ISSUE
08 JULY 2014 PERMIT
08 AUGUST 2014 ISSUED FOR GMP
29 AUGUST 2014 ISSUED FOR HDRC

STATE OF TEXAS
LANE D. ANDERSON
20825
LICENSED IRRIGATOR
09/29/2014

KUDELA & WEINHEIMER

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

1000 CENTRAL PARKWAY NORTH
SUITE 268
SAN ANTONIO, TEXAS 78232
210-349-3500
210-349-3508 FAX
WWW.KWTEXAS.COM

PROJECT NUMBER
AAR-351

SCALE: 1" = 10' - 0"

NORTH

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L5.02

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/ MODEL NUMBER
C	CONTROLLER: HUNTER I-CORE CONVENTIONAL WIRE SYSTEM WITH ET MANAGER.
RS	RAIN SENSOR - HUNTER MINI-CLIK CONTRACTOR TO INSTALL ALL WIRING IN HARD CONDUIT TO ROOF.
	POINT OF CONNECTION
M	1" WATER METER -by IRRIGATION CONTRACTOR
	BACKFLOW PREVENTOR - FEBCO MODEL 1/850U TWO INCH DOUBLE CHECK AS ALLOWABLE BY PREVAILING CODE TO BE PROVIDED AND INSTALLED BY IRRIGATION CONTRACTOR
	CONTROL ZONE KIT - RAINBIRD XCZ-100-B-COM OR XCZ-150-B-COM VALVE WITH FILTER AND PRESSURE REGULATOR
	QUICK COUPLING VALVE - LINE SIZE - SEE SPECIFICATIONS Provide 2 valve and 2 Swivel Hose
	TREEGATOR ORIGINAL - INSTALL AND WATER AS PER MANUFACTURERS SPECIFICATIONS, FOR DOUBLE BAG SETUP.
	MAINLINE -SEE SPECIFICATIONS
	LATERAL LINE -SEE SPECIFICATIONS
	TREE DRIP LATERAL LINE -SEE SPECIFICATIONS
SLEEVE	SCHEDULE 40 PVC SLEEVES, 4" & 6"
	LANDSCAPE DRIPLINE TUBING - RAINBIRD XFS-06-12-500 PRESSURE COMPENSATING DRIP TUBING SPACED 18" O.C. IN SHRUB BED LOCATION, TO BE BURIED 4 TO 6 INCHES BELOW GROUND
	TEMPORARY IRRIGATION SYSTEM AREAS SHOWN MUST BE SODDED AND IRRIGATED UNTIL VEGETATION IS ESTABLISHED AND IS SUSTAINABLE THROUGH AVERAGE LOCAL RAINFALL. WATER SOURCE UNAVAILABLE ON SITE, MUST USE WATER TRUCK FOR IRRIGATION.

WATER SCHEDULE FOR JULY

VALVE #	SIZE	GPM	HEAD TYPE	PRECIPT. RATE	PLANT TYPE	RUN TIME	FREQ. PER WEEK
1	1	1.5	DRIP	0.6 IN/HR	SHRUB	40 MIN	3
2	1	1	DRIP	0.6 IN/HR	SHRUB	40 MIN	3

Estimated Evapotranspiration Rates for sod have been calculated as follows.
Highest Monthly ET average for sodded areas in Central Texas equals 8 during July.
Maximum design to 80% equals 6.4 monthly as required by City of San Antonio.
Multiplied by 12 (months) divided by 52 (weeks) equals 1.47 inches of moisture lost per week.
ET of 1.47 is for sod only. Other plant material ET will vary.

Additional water savings may be implemented through the water budget feature of the automatic controllers. Based on the historical monthly ET averages the system can be set as follows.
100% during the months of June, July, and August.
50% during September, October, November.
35% during December, January, and February
50% during March, April, and May.
However, local weather patterns need to be monitored and adjustments may be required as these estimates are based on the historical averages for the Central Texas area.
Plant material shall be closely monitored and not allowed to suffer in dry conditions.
For best results, tree drip rings should be kept at 100 percent year round.

VALVE #1

ITEM	FLOW in GPM	SIZE INCHES	QTY in FEET	LOSS per 100 ft	NET LOSS
LATERAL	.07	1/2	10	.28	.02
LATERAL	.23	1/2	25	.94	.23
LATERAL	.3	1/2	25	.63	.15
LATERAL	.52	1/2	20	.55	.11
LATERAL	.6	1/2	6	.66	.04
LATERAL	1.56	1/2	1	.83	.01
VALVE	1.56	1	-	-	1.3
MAINLINE	1.56	2	5	0	0
MAINLINE	1.56	2	10	0	0
DOUBLE CHECK	1.56	1	-	-	5
MAINLINE	1.56	2	5	0	0
METER	1.56	1	-	-	0
COPPER SERVICE	1.56	1	5	.18	.06
PRESSURE LOSS/GAIN DUE TO ELEVATION					0
PRESSURE LOSS SUBTOTAL					6.92
MANUFACTURER REQUIRED PRESSURE					8.5
DESIGN PRESSURE					15.42
STATIC PRESSURE					Static Not Known
ACTUAL HEAD PRESSURE					Static Not Known
RESIDUAL PRESSURE					Static Not Known

July 8, 2014

City of San Antonio
Development Services
P.O. Box 839966
San Antonio, Texas 78283-3966

To Whom It May Concern:

I, Luke D. Anderson a licensed irrigator in the State of Texas do certify that any required irrigation plan submitted for the McCullough Lofts project will conform to the irrigation design and equipment standards set out in 35-510 (j) and 35-511 (c) (6) of the City of San Antonio Unified Development Code and will also comply with the requirements of Chapter 344, 344.72-344.77 of the Texas Administrative Code.

If further information is needed please contact me at 210-349-3500.

Yours truly,

Luke D. Anderson
Licensed Irrigator #20822

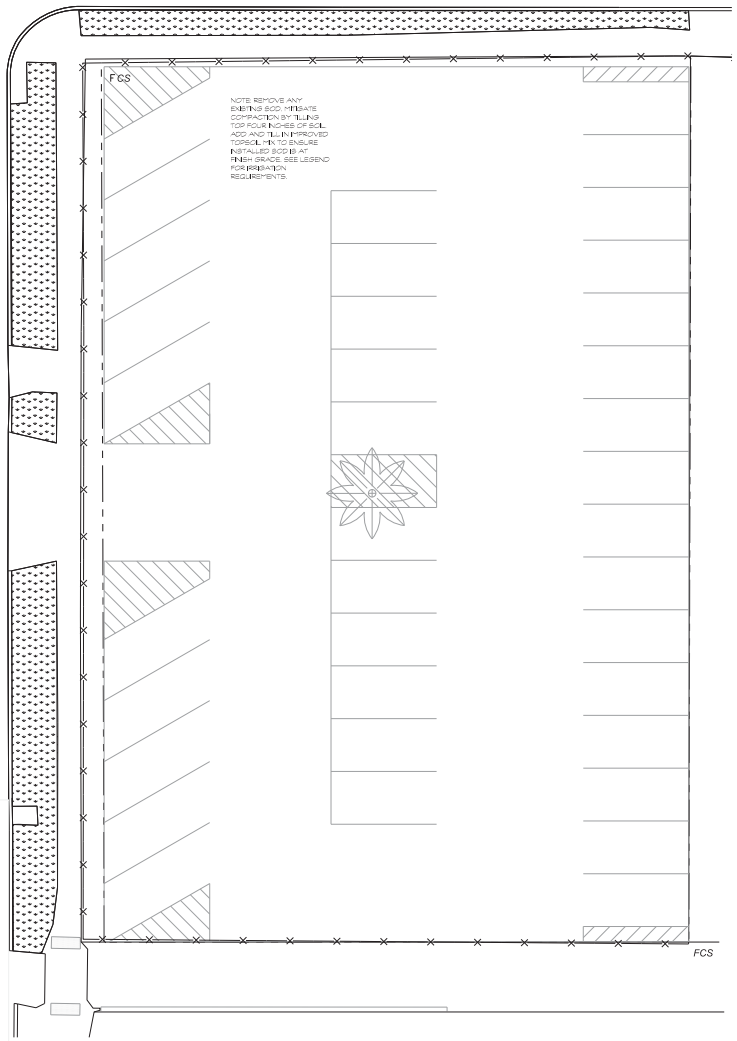
STATE OF TEXAS
LUKE D. ANDERSON
LIC. 20822
LICENSED IRRIGATOR

07/08/14

MATCHLINE, SEE SHEET L5.02

6TH STREET

AVENUE B



McCULLOUGH LOFTS

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STATE OF TEXAS
LUKE D. ANDERSON
LIC. 20822
LICENSED IRRIGATOR

08/29/2014

K&W KUDELA & WEINHEIMER

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SITE PLANNING
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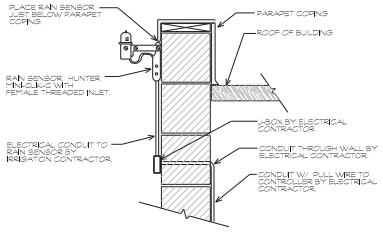
PROJECT NUMBER
AAR-351

SCALE: 1" = 10' - 0"

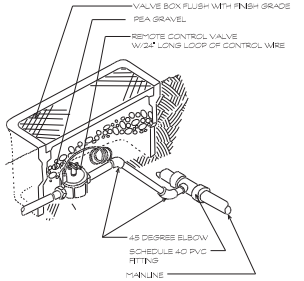
NORTH

SHEET TITLE
IRRIGATION PLAN

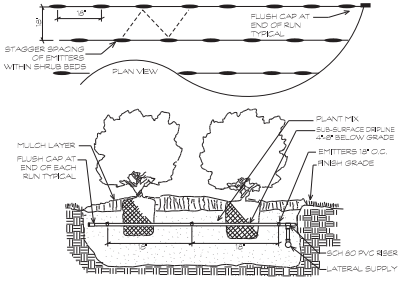
SHEET NUMBER
L5.03



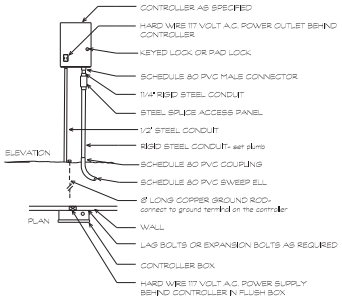
9 RAIN SENSOR
NO SCALE



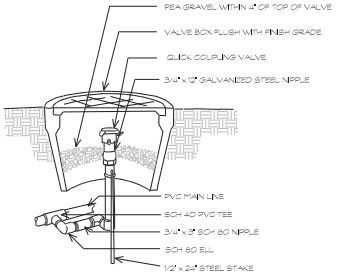
6 REMOTE CONTROL VALVE DETAIL
NO SCALE



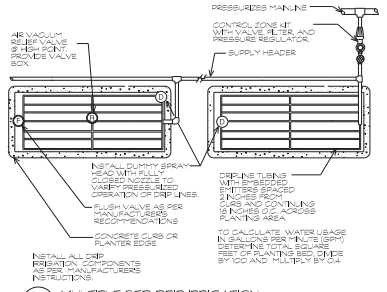
3 18" X 18" SUB-SURFACE DRIP IRRIGATION DETAIL
NO SCALE



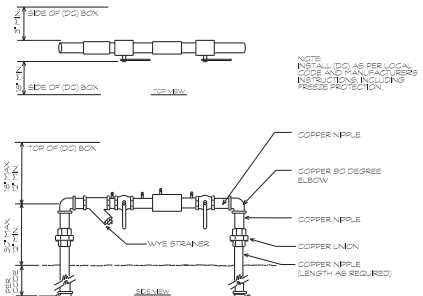
8 WALL MOUNTED CONTROLLER
NO SCALE



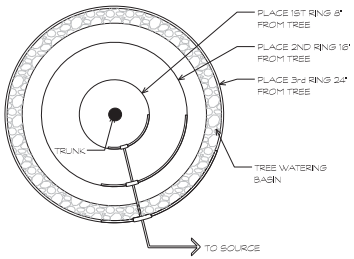
5 QUICK COUPLING VALVE DETAIL
NO SCALE



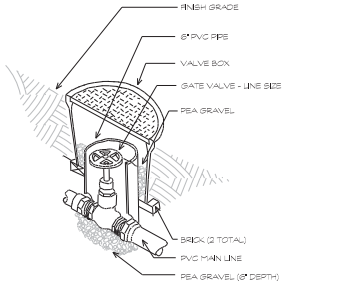
2 MULTIPLE BED DRIP IRRIGATION
NO SCALE



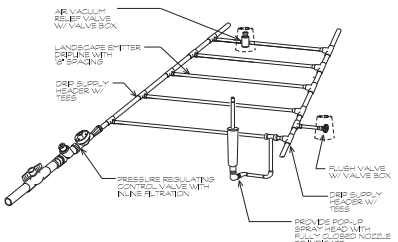
10 DOUBLE CHECK (DC) BACKFLOW PREVENTOR
NO SCALE



7 TREE RING IRRIGATION
NO SCALE



4 GATE VALVE DETAIL
NO SCALE



1 TYPICAL DRIP IRRIGATION
NO SCALE

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PROJECT NUMBER
AAR-351

SCALE: AS SHOWN

NORTH

SHEET TITLE
IRRIGATION DETAILS

SHEET NUMBER
L5.04