#### HISTORIC AND DESIGN REVIEW COMMISSION

#### August 05, 2015 Agenda Item No: 1

HDRC CASE NO:	2015-190
ADDRESS:	125 BLUE STAR
LEGAL DESCRIPTION:	NCB A-14 BLK LOT 21 (BLUE STAR SUBD)
ZONING:	C2 HS RIO-4
CITY COUNCIL DIST.:	5
LANDMARK:	Blue Star Arts Complex
APPLICANT:	Jim Bailey/Alamo Architects
OWNER:	James Lifshutz
TYPE OF WORK:	Partial demolition and new construction

#### **REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to partially demolish a portion of building 125 at the Blue Star complex and construct a new 5 story mixed use development containing 25 studio, 1 bedroom and 2 bedroom units. The basement level, partially underground will consist of 19 parking spaces for tenant use. The first floor will contain 6,500 square feet of commercial space.

#### **APPLICABLE CITATIONS:**

#### UDC Section 35-672. – Neighborhood Wide Design Standards

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

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

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

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

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

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

(2) Link the various functions and spaces on a site with sidewalks in a coordinated system.

Provide pedestrian sidewalks between buildings, parking areas and built features such as outdoor plazas and courtyards.

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

A. Paving materials for pedestrian pathways shall be either:

i. Broom-finished, scored, sandblasted or dyed concrete;

ii. Rough or honed finished stone;

iii. Brick or concrete pavers; or

iv. Other materials that meet the performance standards of the above materials.

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

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

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

A. Queuing is prohibited on the Riverwalk pathway.

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

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

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

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

(1) Curb Cuts.

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

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

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

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

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

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

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

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

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

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

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

A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.

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

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

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

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

A. Additional height.

B. Creation of a tower.

- C. Variation in roof shape.
- D. Change of color or materials.
- E. Addition of a design enhancement feature such as:
  - i. Embellished entrance areas.

ii. Articulated corners, especially when entrance is at corner, rounded or chamfered corners ease the transitions from one street facade to the adjoining facade.

iii. Recessed or projecting balconies and entrances.

Billboards, advertising and signage are expressly prohibited as appropriate focal points.

#### UDC Section 35-673. – Site Design Standards

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

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

A. The area to be measured for solar access shall be a thirty-foot setback from the river's edge or from the river's edge to the building face, which ever is lesser, parallel to the river for the length of the property.

B. The solar calculations shall be measured exclusive to the applicant's property; that is, shades and shadows of other buildings shall not be included in the calculations. The solar calculations shall only measure the impact of new construction and additions. The shading impact of historic buildings on the site may be excluded from the calculations.

C. The defined area shall receive a minimum of 5.5 hours of direct sunlight, measured at the winter solstice, and 7.5 hours of direct sunlight, measured at the summer solstice.

D. Those properties located on the south side of the river (whose north face is adjacent to the river) shall only be required to measure the sunlight in the 30-foot setback on the opposite bank of the river.

E. Those properties within the river improvement overlay district not directly adjacent to the river are still subject to the provisions of this section. To determine the solar access effect of these buildings on the river the applicant must measure the nearest point to the river of an area defined by a thirty-foot setback from the river's edge, parallel to the river for the length of their property that would be affected by their building. For those buildings on the south side of the river, the 30-foot setback shall be measured only on the opposite bank.

F. However, in those cases where the above conditions cannot be met due to the natural configuration of the river, existing street patterns, or existing buildings, the HDRC may approve a buildings mass and height as allowed by table 674-2.

G. If there is a conflict with this section and another section of this chapter this section shall prevail.

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

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

(1) Two or More Buildings on a Site.

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

(2) Primary and Secondary Entrances

A. Orient a building's primary entrance toward the street with subordinate entrances located on the riverside and/or the interior of the property. On a major thoroughfare street it is acceptable to provide the primary entrance through a common courtyard and then to a street.

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has

fewer or simpler architectural elements.

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

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

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

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

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

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

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

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

(7) Roof Drainage into the River.

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

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

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

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

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

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

(2)Designation of a development node district provides for a minimum riverside setback of zero (0) feet.(e)Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River. These design

standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river and street edges.

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

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

A. Planting requirements in RIO-4, RIO-5, and RIO-6 should continue the restoration landscape efforts along the river banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river. B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

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

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

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

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

"RIO-3" the owner has the option of placing trees at the property line, or along the street edge.

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

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

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

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

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

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

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

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

landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage

receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

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

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

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

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

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

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

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

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

H. Speakers.

(2) Street Furnishing Materials.

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

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

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

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

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

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

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

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

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

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including

specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

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

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half  $(\frac{1}{2})$  of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

(2) Provide Lighting for Pedestrian Ways That is Low Scaled for Walking. The position of a lamp in a pedestrian-way light shall not exceed fifteen (15) feet in height above the ground.

(3) Light Temperature and Color.

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

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

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

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

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

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

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

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

F. Flood lamps.

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

#### (k) Curbs and Gutters.

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

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

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

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

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

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

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

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

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

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

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

C. Reciprocal access agreements between property owners are permitted.

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

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

(m) Buffering and Screening. The manner in which screening and buffering elements are designed on a site greatly affects the character of the river districts. In general, service areas shall be screened or buffered. "Buffers" are considered to be landscaped berms, planters or planting beds; whereas, more solid "screens" include fences and walls. When site development creates an unavoidable negative visual impact on abutting properties or to the public right-of-way, it shall be mitigated with a landscape design that will buffer or screen it.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Sec. 35-674. Building Design Principles

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

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street

and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

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

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

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

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

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

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

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

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

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

Table 674-1

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

- B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:
  - Change materials with each building module to reduce its perceived mass; or
  - Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
  - Change the roof form of each building module to help express the different modules of the building mass; or
  - Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

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

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

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

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

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

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

Table 674-2						
Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

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

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

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

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

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

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

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

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

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

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

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

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

(3) Paint or Finish Colors.

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

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

C. Bright colors may highlight entrances or architectural features.

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

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

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

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

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

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

iii. Changing the material of the cap.

B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure. C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

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

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

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

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

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

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

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

E. Entrances should not use excessive storefront systems.

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

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

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

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

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

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

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

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

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

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

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

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

(2) Materials and Color.

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

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

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

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

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

#### UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact

archaeological deposits utilizing the following documents/methods:

(1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
(2)USGS maps;
(3)Soil Survey maps;
(4)Distance to water;
(5)Topographical data;
(6)Predictive settlement patterns;
(7)Archival research and historic maps;
(8)Data on file at the office of historic preservation.

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

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

#### Sec. 35-630. - Designated Archaeological Sites.

(a)Designated archaeological sites shall be treated as any other exceptional or significant resource and shall be reviewed by the historic preservation office, in consultation with the city archaeologist and the historic and design review commission following the procedures set forth in sections 35-608 to 35-613 of this article.
(b)Owners of property containing designated archaeological sites are encouraged to educate the citizens of San Antonio regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

(Ord. No. 2010-06-24-0616, § 2, 6-24-10)

#### Sec. 35-634. - Cemeteries.

All applicants for permits, excluding burial permits, affecting cemeteries shall be referred to the city historic preservation officer for the purpose of determining whether or not the cemetery is historically, culturally, architecturally, or archaeologically exceptional or significant. If the cemetery is determined by the city historic preservation officer to be exceptional or significant, any proposed change, excluding burials, must be presented to the historic and design review commission for approval of planned work. If a court of competent jurisdiction has granted permission for cancellation or destruction of such cemetery, any plans for new construction must be approved thereafter by the historic and design review commission before construction commences. The historic and design review commission shall be governed in its recommendations by regulations set forth in Texas state law for cemeteries excluding burial permits.

#### FINDINGS:

- a. This request was heard by the Design Review Committee on May 11, 2015. At that meeting, the applicant received overall positive feedback including comments on the addition of density and site improvements.
- b. On May 20, 2015, this project received conceptual approval from the Historic and Design Review Commission with the stipulations that the applicant coordinate with the San Antonio River Authority regarding storm water control measures, access to parks, landscaping and maintenance boundaries, that the applicant provide a detailed landscaping plan noting all materials that are to be used in the proposed courtyards and that the applicant provide information regarding architectural site lighting prior to returning for final approval. The applicant has met each of these stipulations.
- c. The applicant has proposed to partially demolish Blue Star Building 125, which was constructed circa 1950. This structure is a part of the Blue Star National Register District, has fallen into disrepair and has become structurally unsound. Staff finds the applicant's proposal to partially demolish this section of building 125 appropriate given the proposed plans for new construction.

- d. The proposed development is consistent with the UDC Section 35-672 in regards to pedestrian circulation and automobile access as well as section 35-673 in regards to solar access, building orientation, topography and drainage, riverside setbacks, landscape design, plant materials, paving materials, site walls and fences, street furnishings, lighting, curbs and gutters, access to the public pathway along the river, buffering and screening, service areas and mechanical equipment and bicycle parking.
- e. The UDC Section 35-674 addresses Building Design Principles, specifically architectural character, mass and scale, height, materials and finishes, façade composition, staircases, awnings, canopies and arcades. The applicant has previously provided information noting that each of these requirements had been met and that the current proposal is consistent with the UDC.
- f. While the primary use of this structure will be residential, a commercial component has been proposed containing approximately 6,500 square feet. All signage, including signage for the residential development and commercial space must comply with UDC Section 35-678 and be approved by the HDRC.
- g. One stipulation of conceptual approval was for the applicant to coordinate with the San Antonio River Authority regarding storm water control measures, access to parks, landscaping and maintenance boundaries. San Antonio River Authority staff has noted that the applicant has actively coordinated with SARA staff and that coordination with SARA will continue throughout construction.
- h. The property is within the Blue Star Industrial National Register District and the River Improvement Overlay District, is along the San Antonio River, and is in close proximity to a previously recorded archaeological site, 41BX2017. Therefore, archaeological investigations shall be required for the project area.

#### **RECOMMENDATION:**

Staff recommends approval based on findings a through h with the following stipulation:

i. An archaeological investigation is required.

#### **CASE MANAGER:**

Edward Hall





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#### 201 Blue Star

**Project Narrative** 

Located on the South end of the existing Blue Star Arts Complex, 201 Blue Star will be a new 5 story multi-family complex containing 25 studio, 1-bedroom and 2-bedroom units. The basement level, partially underground, will consist of 19 parking spaces for exclusive use by the tenants with access through a controlled garage door. The first floor level will be 6,500 square feet of future commercial space. The 25 residential units will be located on the upper 3 floors of the building and will have access to a roof deck with a steel trellis.

The primary materials proposed for the building are stucco and deep reveal metal panel with aluminum storefront thermally broken aluminum awning and fixed windows. The balcony and roof deck railing will be steel frame with welded wire mesh panels.

Site work for the project will include a new steel structure with wire mesh and horizontal cedar slats to contain the existing and new dumpster and recycle bins. This will allow the unsightly and malodorous dumpsters to be moved away from their current location up against the hike and bike trail.

In addition to a landscape and planting plan, the updated site plan incorporates various low impact development features in coordination with the San Antonio River Authority. These proposed features include the following:

- 1. An upgrade to the existing storm drainage swale at the East side of the parking lot including a strip of gravel to prevent erosions.
- 2. Water treatment methods for the drainage of the dumpster area.
- 3. Routing the roof drains and basement parking lot run-off to planted areas where the water can be filtered prior to entering the storm system.

Finally, per staff stipulation, landscape and architectural lighting is described in this package.



CITY OF SAN ANTONIO OFFICE OF KISTORIC PRESERVATION Historic and Design Review Commission Design Review Committee Report & Recommendation

DATE: 5/12/2015

HDRC Case#\_ 2015 - 190

ADDRESS: 1414 S ALAMO - 125 BLVE STARMeeting Location: LONE STAR

APPLICANT: JIM BAILEY / ALAMO APCHITELTS

DRC Members present: MLHAEL GUALINO

Staff present: ENWARA HALL

Others present: JAMES LIFSHUTZ

REQUEST: PARTIAL DEMOLITION WITH NEW CONSTRUCTION

COMMENTS/CONCERNS:\_

MG: ADDITIONAL DENSITY IS EXCITING, INCLUSION OF COMMERCIAL

SPACE IS GOOD.

MG: MENTION PREVIOUS DEMOLITIONS IN REQUEST

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

Committee Chair Signature (or representative)



PERSPECTIVE FROM RIVER









SITE AERIAL + MASSING MODEL LOOKING WEST





PARKING EXISTING SPACES: 10 PROPOSED SPACES: 45

COMMERCIAL: 6,500 SQ. FT RESIDENTIAL: 25 UNITS





SITE PLAN

#### 201 BLUE STAR

BLUE STAR ARTS COMPLEX, SAN ANTONIO, TX JULY 17, 2015

RAILROAD



GARAGE AND FIRST FLOOR PLANS





FLOOR PLANS, ROOF PLAN

201 BLUE STAR

BLUE STAR ARTS COMPLEX, SAN ANTONIO, TX  $_{\rm JULY\;17,\;2015}$ 





Alamo

1 A4.10

1 A4.10



TRASH ENCLOSURE











2 A4.10 SOUTH ELEVATION **201 BLUE STAR** BLUE STAR ARTS COMPLEX, SAN ANTONIO, TX JULY 17, 2015

















#### PT-1 - SHOJI WHITE - SW7042

#### PT-2 - COLONIAL REVIVAL GREEN STONE - SW2826



PT-3 - ROBUST ORANGE - SW6628

PT-4 - CLASSIC FRENCH GRAY - SW0077

PT-5 - GRIZZLE GRAY - SW7068

EXTERIOR PAINT COLORS

201 BLUE STAR







PREFINISHED METAL PANEL MANUF.: METAL SALES PRODUCT: T-13 COLOR: SLATE GREY (W38)



SMOOTH FINISH HARDIE PANEL WITH WOOD TRIM



STUCCO - SAND TEXTURE (ACTUAL COLOR NOT REPRESENTED)



THERMAL BROKEN ALUMINUM WINDOWS WITH DARK BRONZE FINISH

ALUMINUM AWNING WINDOWS WITH DARK BRONZE FINISH



WELDED WIRE METAL RAILING

EXTERIOR MATERIALS

#### 201 BLUE STAR



ALUMINUM STOREFRONT SYSTEM WITH DARK BRONZE FINISH



HORIZONTAL WOOD AT DUMPSTER ENCLOSURE WITH SHERWIN WILLIAMS WOODSCAPE EXTERIOR STAIN - BLUE SHADOW (SW3531) SEMI-TRANSPARENT





#### 201 BLUE STAR





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

LANDSCAPE AT DUMPSTER AREA



BLUE STAR ARTS COMPLEX, SAN ANTONIO, TX JULY 17, 2015



Wisteria macrostachya

(Wisteria)



Quercus polymorpha 'Monterrey' (Monterey Oak)



Compacta' (Dwarf Queen Victoria Agave)



Rosa floribunda 'Nearly Wild' (Nearly Wild Rose)



Quercus virginiana (Live Oak )



Plumbago auriculata 'White' (White Cape Plumbago )



Yucca recurvifolia 'Banana Split' (Banana Split Yucca)

GRASSES



Bouteloua gracilis 'Blonde Ambition' (Blue Grama)

BLUE STAR ARTS COMPLEX, SAN ANTONIO, TX



Muhlenbergia capillaris 'Pink Flamingo' (Muhly Grass)



Massella tenuissima 'Pony Tails' (Mexican Feathergrass)



Muhlenbergia lindheimeri 'Autumn Glow (Lindheimer's Muhly)

LANDSCAPE PLANTING

**201 BLUE STAR** 

JULY 17, 2015



#### SHRUB AREAS



Salvia farinacea 'Harry Duelberg' (Harry Duelberg Sage)





Hemorocallis x 'Jean Senior' (Daylily)



Sunrise Coreop



Lantana montevidensis 'White Lightnin' (Trailing Lantana)



Gaura lindheimeri 'Karalee Petite Pink' (Pink Gaura )





Dianella tasmanica 'Variegata' (Flax Lily)



Equisetum hyemale (Horsetail Reed)

#### HARDSCAPE MATERIALS



Weathered Steel Planters (May be used at Ground Level/ Roof Top Deck)



Earthtone River Rock



Gray River Rock



LANDSCAPE PLANTING

**201 BLUE STAR** 

# 201 BLUE STAR MIXED-USE HOUSING SAN ANTONIO, TEXAS PERMIT SET





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S3.20	CONCRETE SLAB AND DETAILS	07/14/15
S3.21	CONCRETE SLAB DETAILS	07/14/15
S3.30	FOUNDATION DETAILS	07/14/15
S3.31	FOUNDATION DETAILS	07/14/15
S4.00	TYPICAL WOOD FRAMING DETAILS	07/14/15
S4.01	TYPICAL WOOD FRAMING DETAILS	07/14/15
S4.02	TYPICAL WOOD FRAMING DETAILS	07/14/15
S4.03	TYPICAL WOOD FRAMING DETAILS	07/14/15
S5.00	FRAMING ELEVATIONS	07/14/15

MECHANICAL SHEET INDEX		
#	SHEET NAME	DATE
M-1.1	MECHANICAL SITE PLAN	07/14/15
M-1.2	MECHANICAL SPECIFICATIONS	07/14/15
M-2	MECHANICAL PLANS - UNITS 201, 202, 203, 301, 302, 303, 403	07/14/15
M-3	MECHANICAL PLANS - UNITS 204, 205, 206, 305, 306, 405	07/14/15
M-4	MECHANICAL PLANS - UNITS 207, 208, 209, 308, 309	07/14/15
M-5	MECHANICAL PLANS - UNITS 304, 401, 402	07/14/15
M-6	MECHANICAL PLANS - UNITS 404, 406-1ST & 2ND FLR, 407	07/14/15
M-7	MECHANICAL PLANS - GARAGE	07/14/15
M-8	MECHANICAL PLANS - BLDG 1ST FLR	07/14/15
M-9	MECHANICAL PLANS - BLDG 2ND - 4TH FL	07/14/15

	ELECTRICAL SHEET INDEX	
#	SHEET NAME	DATE
E-1.1	ELECTRICAL SITE PLAN	07/14/15
E-1.2	ELECTRICAL SPECIFICATIONS	07/14/15
E-2	ELECTRICAL PLANS - UNITS 201, 202, 203, 301, 302, 303, 403	07/14/15
E-3	ELECTRICAL PLANS - UNITS 204, 205, 206, 305, 306, 405	07/14/15
E-4	ELECTRICAL PLANS - UNITS 207, 208, 209, 308, 309	07/14/15
E-5	ELECTRICAL PLANS - UNITS 304, 401, 402	07/14/15
E-6	ELECTRICAL PLANS - UNITS 404, 406-1ST & 2ND FLR, 407	07/14/15
E-7.1	ELECTRICAL PLANS - GARAGE	07/14/15
E-7.2	ELECTRICAL PLANS - CO DETECTOR SPECIFICATIONS	07/14/15
E-8	ELECTRICAL PLANS - BLDG 1ST FLR	07/14/15
E-9	ELECTRICAL PLANS - BLDG 2ND - 5TH FL	07/14/15
E-10	ELECTRICAL PLANS - ROOF LAYOUT	07/14/15
E-11	ELECTRICAL CALCS - UNIT LOAD ANALYSIS	07/14/15
E-12	ELECTRICAL CALCS - BLDG LOAD ANALYSIS AND ONE LINE	07/14/15
E-13	ELECTRICAL CALCS - RETAIL	07/14/15

	PLUMBING SHEET INDEX	
#	SHEET NAME	DATE
P-1.1	PLUMBING SITE PLAN	07/14/15
P-1.2	PLUMBING SPECIFICATIONS	07/14/15
P-2	PLUMBING PLANS - UNITS 201, 202, 203, 301, 302, 303, 403	07/14/15
P-3	PLUMBING PLANS - UNITS 204, 205, 206, 305, 306, 405	07/14/15
P-4	PLUMBING PLANS - UNITS 207, 208, 209, 308, 309	07/14/15
P-5	PLUMBING PLANS - UNITS 304, 401, 402	07/14/15
P-6	PLUMBING PLANS - UNITS 404, 406-1ST & 2ND FLR, 407	07/14/15
P-7	PLUMBING PLANS - GARAGE SEWER LAYOUT	07/14/15
P-8	PLUMBING PLANS - BLDG 1ST FLR SEWER LAYOUT	07/14/15
P-9.1	PLUMBING PLANS - BLDG 2ND - 5TH FL SEWER LAYOUT	07/14/15
P-9.2	PLUMBING PLANS - BLDG 2ND FL WATER LAYOUT	07/14/15
P-10	PLUMBING PLANS - ROOF LAYOUT	07/14/15
P-11	PLUMBING RISERS 1	07/14/15
P-12	PLUMBING RISERS 2	07/14/15
P-13	PLUMBING RISERS 3	07/14/15



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MEP ENGINEERS

RAYMOND ENGINEERING

32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211



PROJECT NAME

## 201 BLUE STAR

SAN ANTONIO, TX.



EAL

07/14/15

PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
Permit date:	
BID DATE:	
CONSTRUCTION DATE:	

SHEET TITLE

### COVER SHEET

A0.00

OCCUPANCY CLASSIFICATION AND CONSTRUCTION TYPES								
BUILDING TYPE			OCCUPA	IPANCY GROUP		CONSTRUCTION TYPE		
GARAGE + PODIUM					TYPE I-A	TYPE I-A (1HR) SPRINKLED		
- GARAGE			GROUP S	S2		. ,		
- COMMERCIAL		GROUP /	A-2					
APARTMENT BUILDING					TYPE V-A	4 (1HR)	SPRINKLED	
- APA	RTMENTS		GROUP I	R-2				
- ROC	DF DECK		GROUP /	A-3				
DUMPST	ER ENCLOSURE		GROUP /	A-3	TYPE II-E	NON-SPRINKLED		
GEN	ERAL BUILDING	CONSTRU	CTIO	N				
	<ul> <li>ALL UNITS SHALL BE SEPARATED FROM EACH OTHER BY A 1 HOUR FIRE RESISTANCE RATED TENANT DEMISING WALL.</li> <li>SPRINKLER CONTRACTOR SHALL PROVIDE A "WET" SYSTEM WITHIN ALL CONDITIONED SPACES AND A "DRY" SYSTEM IN ALL UNCONDITIONED SPACES.</li> <li>REFER TO CIVIL ENGINEER FIRE PROTECTION PLAN FOR FIRE DEPARTMENT ACCESS, SPRINKLER RISER ROOMS AND FIRE DEPARTMENT CONNECTIONS.</li> <li>SEE A0.50 FOR PARTITION, FLOOR &amp; ROOF ASSEMBLY TYPES AND FIRE RATINGS.</li> <li>FINISHES SHALL BE CLASS C MATERIALS.</li> <li>SEE MEP DWGS FOR SMOKE DETECTION, AND FIRE RADIATION DAMPER COMPONENTS &amp; LOCATIONS.</li> <li>PODIUM BUILDING TO BE FULLY SPRINKLED WITH A NFPA 13 (SECTION 903.3.1.1 IBC) SYSTEM INCLUDING OPEN CORRIDORS, BALCONIES, ATTIC SPACES &amp; STAIRWAYS.</li> <li>APARTMENT BUILDING TO BE FULLY SPRINKLED WITH AN NFPA 13 (SECTION 903.3.1.1 IBC).</li> </ul>							
		ALLOWABLE BUIL AREA PER FLOO	.DING OR	G ACTUAL BUILDING AREA PER FLOOR		ALLOW	/ABLE HEIGHT	ACTUAL HEIGHT
	PODIUM							
	GARAGE	UNLIMITED	SEE TABLE E		E BELOW			
	GRADE LEVEL FIRST FLOOR APARTMENT 25 UNITS TOTA			SEE TABLE	E BELOW			
				SEE TABLE	E BELOW			
			L					
	SECOND FLOOR	24.000 SF		SEE TABLE	E BELOW			
	THIRD FLOOR	24,000 SF		SEE TABLE	- BELOW			
	FOURTH FLOOR 24,000 SF		SEE TABLE BELOW					
	FIFTH FLOOR	24,000 SF						
	TOTAL SQUARE FEET			40,906 \$	S.F.		70'-0"	69'-11 3/8"
	<ul> <li>TYPE IA - PROVIDE A FIRE ALARM PER REQUIRED LOCAL CODES FOR AN ENCLOSED PARKING GARAGE.</li> <li>ALARM SYSTEM WILL BE DESIGNED BY OTHERS. REFER TO MEP DRAWINGS FOR MINIMUM FOR ALARM, SMOKE AND FIRE PROTECTION SYSTEM REQUIREMENTS. PER IBC 406.5.8 AN ENCLOSED PARKING GARAGE SHALL BE EQUIPPED W/ A DRY STANDPIPE SYSTEM.</li> <li>ALL FIRE RESISTANCE RATINGS OF ADJACENT BUILDING ARE ASSUMED PER EXISTING BUILDING CODE.</li> </ul>							
INTERIOR ENVIRONMENT NOTES:								
<ul> <li>WALLS, FARTHONS AND FLOON CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) RATING OF NOT LESS THAN 50 FOR AIR BORNE NOISE</li> <li>FLOOR/ CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREAS WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50 FOR STRUCTURE - BORNE SOUND</li> </ul>								
ELEVATOR AND CONVEYING NOTES:								
	<ul> <li>ELEVATOR SUPPLIER W WITH IBC CHAPTER 10, 0 BUILDING CODE INCLUD</li> </ul>	ILL BE SELECTED AT CHAPTER 30, THE IN ING ANY AMENDMEN	T A LATER TERNATIO NTS. SEE	R DATE TO PRO DNAL FIRE COL MECHANICAL	)vide and De and al And elec	INSTAL	L ELEVATOR WH R APPLICABLE SI DRAWINGS FOR	ICH SHALL COMPLY ECTIONS OF THE ADDITIONAL

GROSS AREA SCHEDULE - BUILDING				
NAME	AREA			
BUILDING - 00 - ELEVATOR	97 SF			
BUILDING - 00 - PARKING GARAGE	7,160 SF			
BUILDING - 00 - STAIR #1	146 SF			
BUILDING - 0.5 - FINISH GRADE	128 SF			
BUILDING - 01 - COMMERCIAL	6,538 SF			
BUILDING - 01 - STAIR #2	147 SF			
BUILDING - 02 - SECOND FLOOR	6,370 SF			
BUILDING - 03 - THIRD FLOOR	6,606 SF			
BUILDING - 04 - FOURTH FLOOR	6,623 SF			
BUILDING - 06 - ROOF @ 4TH FLR. T.O.P.	5,989 SF			
Building - 06 - Roof @ 5th Flr. T.O.P.	1,100 SF			
Grand total	40,906 SF			

INFORMATION.

NET RENTABLE - UNITS				
UNIT NAME	AREA			
UNIT - 201	578			
UNIT - 202	736			
UNIT - 203	447			
UNIT - 204	575			
UNIT - 205	471			
UNIT - 206	734			
UNIT - 207	461			
UNIT - 208	1030			
UNIT - 209	726			
UNIT - 301	578			
UNIT - 302	676			
UNIT - 303	462			
UNIT - 304	694			
UNIT - 305	487			
UNIT - 306	836			
UNIT - 307	461			
UNIT - 308	1030			
UNIT - 309	665			
UNIT - 401	613			
UNIT - 402	1050			
UNIT - 403	462			
UNIT - 404	1029			
UNIT - 405	487			
UNIT - 406 - 1ST FLR.	1102			
UNIT - 406 - 2ND FLR.	857			
UNIT - 407	1126			
Grand total	18373			

NET RENTABLE - COMMERCIAL				
Name	Area			
COMMERCIAL	4,551 S			

### APPLICABLE CODES, SAFE HARBOR & SUBMITTALS

CITY OF SAN ANTONIO APPLICABLE BUILDING CODES:

- IBC 2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- IMC 2015 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
- IPC 2015 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS IFC 2015 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
- IECC 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL
- AMENDMENTS
- NEC 2014 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
- IFGC 2015 INTERNATIONAL FUEL AND GAS CODE WITH LOCAL AMENDMENTS

•

### THIS PROJECT HAS BEEN DESIGNED TO THE FOLLOWING GUIDELINES: ADAG - AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES TAS - TEXAS ACCESSIBILITY STANDARDS UFAS- SECTION 504 - UNIFORM FEDERAL ACCESSIBILITY STANDARDS FHA - FAIR HOUSING ACCESSIBILITY GUIDELINES / ANSI A117.1-1986

DEFERRED SUBMITTALS:					
•	CAR PORTS	•	TRELLIS		
•	FIRE ALARM				
•	FIRE SPRINKLER				
•	POOL				
•	SIGNAGE				
•	CABLE TELEPHONE 8	SECURITY AL	ARM SYSTEM		
•	GAS & POWER TRANS	SFORMER DES	IGN		
•	REFER TO S0-0 FOR S	STRUCTURE R	ELATED		

- DEFERRED SUBMITTALS
- PREMANUFACTURED TRUSSES AND FABRICATED METAL STAIRS

OCCUPANT L	OAD CALCULA	TIONS				
	OCCUPANT TYPE TABLE 1004.1.1	Ē	FLOOR AREA S.F./PERSON	PEOPLE/UNIT	TOTAL PEOPLE	
	PARKING LEVEL		5972 S.F. / 200 S.F. = 29.86		29 PEOPLE	
PARKING	GARAGE RAMP		1175 S.F. / 200 S.F. = 5.86		5 PEOPLE	
GARAGE /	COMMERCIAL - INTERIOR		4551 S.F. / 15 S.F. = 303.4		303 PEOPLE	
COMMERCIAL	COMMERCIAL - EXTERIOR		1982 S.F. / 15 S.F. = 132.13		132 PEOPLE	
			TOTAL PARKING LEVEL / GARAGE RAMP		34 PEOPLE	
			TOTAL COMMERCIAL	435 PEOPLE		
	UNIT - 201, 301	RESIDENTIAL	578 S.F. / 200 S.F. = 2.89	2 PEOPLE	2 PEOPLE	
	UNIT - 202	RESIDENTIAL	736 S.F. / 200 S.F. = 3.68	3 PEOPLE	3 PEOPLE	
	UNIT - 203	RESIDENTIAL	447 S.F. / 200 S.F. = 2.24	2 PEOPLE	2 PEOPLE	
	UNIT - 204	RESIDENTIAL	575 S.F. / 200 S.F. = 2.88	2 PEOPLE	2 PEOPLE	
	UNIT - 205	RESIDENTIAL	471 S.F. / 200 S.F. = 2.36	2 PEOPLE	2 PEOPLE	
	UNIT - 206	RESIDENTIAL	734 S.F. / 200 S.F. = 3.67	3 PEOPLE	3 PEOPLE	
	UNIT - 207, 307	RESIDENTIAL	461 S.F. / 200 S.F. = 2.31	2 PEOPLE	2 PEOPLE	
RESIDENTIAL /	UNIT - 208, 308	RESIDENTIAL	1030 S.F. / 200 S.F. = 5.15	5 PEOPLE	5 PEOPLE	
ROOF DECK	UNIT - 209	RESIDENTIAL	726 S.F. / 200 S.F. = 3.63	3 PEOPLE	3 PEOPLE	
	UNIT - 302	RESIDENTIAL	676 S.F. / 200 S.F. = 3.38	3 PEOPLE	3 PEOPLE	
	UNIT - 303, 403	RESIDENTIAL	462 S.F. / 200 S.F. = 2.31	2 PEOPLE	2 PEOPLE	
	UNIT - 304	RESIDENTIAL	694 S.F. / 200 S.F. = 3.47	3 PEOPLE	3 PEOPLE	
	UNIT - 305, 405	RESIDENTIAL	487 S.F. / 200 S.F. = 2.44	2 PEOPLE	2 PEOPLE	
	UNIT - 306	RESIDENTIAL	836 S.F. / 200 S.F. = 4.18	4 PEOPLE	4 PEOPLE	
	UNIT - 309	RESIDENTIAL	665 S.F. / 200 S.F. = 3.33	3 PEOPLE	3 PEOPLE	
	UNIT - 401	RESIDENTIAL	613 S.F. / 200 S.F. = 3.065	3 PEOPLE	3 PEOPLE	
	UNIT - 402	RESIDENTIAL	1050 S.F. / 200 S.F. = 5.25	5 PEOPLE	5 PEOPLE	
	UNIT - 404	RESIDENTIAL	1029 S.F. / 200 S.F. = 5.15	5 PEOPLE	5 PEOPLE	
	UNIT - 406	RESIDENTIAL	1959 S.F. / 200 S.F. = 9.80	9 PEOPLE	9 PEOPLE	
	UNIT - 407	RESIDENTIAL	1126 S.F. / 200 S.F. = 5.63	5 PEOPLE	5 PEOPLE	
			TOTAL RESIDENTIAL UNITS		68 PEOPLE	
	COMMUNITY CENTER / RETAIL					
	ROOF DECK		541 S.F. / 15 S.F. = 36.17		36 PEOPLE	
			TOTAL ROOF DECK		36 PEOPLE	
			TOTAL RESIDENTIAL UNITS		68 PEOPLE	

# A0.11

### CODE SHEET

SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

SAN ANTONIO, TX.

### 201 BLUE STAR

PROJECT NAME



### RAYMOND ENGINEERING 32938 Tamina Rd. Suite 101

DATUM ENGINEERS, INC.

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P. 210.858.2880

MEP ENGINEERS

STRUCTURAL ENGINEER

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San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

**CIVIL ENGINEER** 

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1512 South Flores Street San Antonio, TX 78204

P. 210.227.2612 / F. 210.227.9457

LIFSHUTZ COMPANIES

CLIENT

BURY INC. 922 Isom Road, Suite 100

LANDSCAPE ARCHITECT

BURY INC.

922 Isom Road, Suite 100









TRAVEL DISTANCE:

FINISH GRADE

2 FLOOR PLAN - EXITING







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#### MEP ENGINEERS

RAYMOND ENGINEERING

# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211



## 201 BLUE STAR

07/14/15

2014-69

PROJECT NAME

SAN ANTONIO, TX.

SEAL

PROJECT NUMBER:

)RAWN B

APPROVED BY

PERMIT DATE:

CONSTRUCTION DATE

CODE SHEET

A0.12

BID DATE:

SHEET TITLE

FIRE SEPARATION LEGEND

**1/2 HOUR RATED** 

2 HOUR RATED

1 HOUR RATED



TRAVEL DISTANCE: 99' - 8"

pooood-




DESIGN #: UL# U341 FIRE RATING: 1 HOUR **STC RATING**: 56-59













### ROOFING AS SPECIFIED

### ROOF DECKING W/ RADIANT BARRIER, REF. STRUCT.

ROOF TRUSS SPAN DIRECTION VARIES RE: STRUCT. SPAN DIRECTION VARIES RE: STRUCT.

1 LAYER 5/8" GYP. BD., AS SPECIFIED DRAFTSTOPPING **BLOWN-IN INSULATION** 

- 2X FIRE BLOCKING AS REQD

1/2" RESILIENT CHANNELS @ 24" O.C.

5/8" GYP. BD., AS SPECIFIED 2X WOOD STUDS, RE: PLANS, RE: STRUCT.

BATT INSULATION BOTH SIDES 5/8" GYP. BD., AS SPECIFIED



WALL SECTION - TYP.

**1 HOUR DEMISING** 

5

3/8" = 1'-0"

# A0.15

TYPICAL 1 HR UNIT SEPERATION WALL

### SHEET TITLE

07/14/15 SEAL PROJECT NUMBER: 2014-69 DRAWN BY: AA APPROVED BY: AA PERMIT DATE: BID DATE: CONSTRUCTION DATE:



# 201 BLUE STAR

PROJECT NAME

SAN ANTONIO, TX.



DATUM ENGINEERS, INC.

# P. 210.858.2880

MEP ENGINEERS

# **RAYMOND ENGINEERING**

# 

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# P. 210.225.6742

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# LANDSCAPE ARCHITECT

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STRUCTURAL ENGINEER

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# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211





BATT INSULATION — WALL BASE AS SCHEDULED - CONT. FOAM INSULATION PAD - SEALANT, TYP. FLOOR FINISH AS SCHEDULED



- BATT INSULATION



3 DETAIL 1 1/2" = 1'-0"





BATT INSULATION

5/8" TYPE "X" GYP. BD.

HORIZONTAL, 1/2"
 RESILIENT MTL
 CHANNELS @ 24" O.C.

WOOD STUD FRAMING, RE: TO STRUCT.



<u>CORRIDOR</u>

DETAIL 1 1/2" = 1'-0"

-

2

<u>UNIT</u>

SEALANT

FLOOR FINISH AS -Scheduled



6 WALL SECTION - TYPICAL CORRIDOR



ROOFING AS SPECIFIED



ARCHITECTS

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### P. 210.858.2880

### MEP ENGINEERS

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# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211





201 BLUE

# STAR

07/14/15

2014-69

AA

AA

TYPICAL

CORRIDOR

SECTION

A0.16

SAN ANTONIO, TX.

SEAL

PROJECT NUMBER:

DRAWN BY:

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE:

BID DATE:

SHEET TITLE

PROJECT NAME



# A0.20



TE OF TELS				
SEAL	07/14/15			
PROJECT NUMBER:	2014-69			
DRAWN BY:	AA			
APPROVED BY:	AA			
PERMIT DATE:				
BID DATE:				
CONSTRUCTION DATE:				

# STAR



32938 Tamina Rd. Suite 101



DATUM ENGINEERS, INC.

# RAYMOND ENGINEERING



1512 South Flores Street San Antonio, TX 78204

THESE STANDARDS APPLY TO ALL
PUBLIC BUILDINGS AND PUBLIC AREA'S
THRU-OUT THE PROJECT SITE WHICH
ARE INTENDED TO BE USED AND/OR
ARE ACCESSIBLE TO THE BUILDINGS
RESIDENTS, IT'S STAFF AND/OR BY THE
GENERAL PUBLIC INCLUDING ROUTES
TO ALL INDIVIDUAL DWELLING UNITS.

302

303

305

306

turning space.

any obstructions.

2 FLOOR OR GROUND SURFACES	308 REACH RANGES
<b>302.1 GENERAL.</b> Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.	308.1 GENERAL. Reach ranges shall comply with 308.
<b>EXCEPTIONS:</b> 1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant. 2. areas of sport activity shall not be required to comply with 302.	<b>ADVISORY 308.1 GENERAL.</b> The following table provides guidance on reac lockers, or operable parts are designed for use Accessible elements and operable parts desig within the adult reach ranges required by 308.
ADVISORY 302.1 GENERAL. A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition, a firm surface resists deformation by either indentations or particles moving on its surface, a slip-	308.2 FORWARD REACH.
resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.	308.2.1 UNOBSTRUCTED. Where a forward reach is unobstructed, the high inches minimum above the finish floor or group
SOZ.2 CARPET. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.	308.2.2 OBSTRUCTED HIGH REA Where a high forward reach is over an obstruct the required reach depth over the obstruction. maximum. Where the reach depth exceeds 20 be 25 inches maximum.
ADVISORY 302.2 CARPET. Carpets and permanently affixed mats can significantly increase the amount of force (roll resistance) needed to propel a wheelchair over a surface. The firmer the carpeting and backing the lower the roll resistance. A pile thickness up to 1/2 inch. (measured to the backing	308.3 SIDE REACH.
cushion, or pad) is allowed, although a lower pile provides easier wheelchair maneuvering. If a backing, cushion or pad is used, it must be firm. Preferably, carpet pad should not be used because the soft padding increases roll resistance.	308.3.1 UNOBSTRUCTED. Where a clear floor or ground space allows a p shall be 48 inches maximum and the low side
<b>302.3 OPENINGS.</b> Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	<b>EXCEPTIONS:</b> 1. An obstruction shall be permitted between the inches maximum. 2. Operable parts of fuel dispensers shall be p
3 CHANGES IN LEVEL	tuel dispensers are installed on existing curbs.
303.1 GENERAL. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.	308.3.2 OBSTRUCTED HIGH REA Where a clear floor or ground space allows a p of the obstruction shall be 34 inches maximum be 48 inches maximum for a reach depth of 10 be 46 inches maximum for a reach depth of 20
EXCEPTIONS: 1. Animal containment areas shall not be required to comply with 303. 2. Areas of sport activity shall not be required to comply with 303.	
303.2 VERTICAL. Changes in level of 1/4 inch high maximum shall be permitted to be vertical	EXCEPTIONS: 1. The top of washing machines and clothes d 2. Operable parts of fuel dispensers shall be p fuel dispensers are installed on existing curbs.
<b>303.3 BEVELED.</b> Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2.	309 OPERABLE PARTS
<b>ADVISORY 303.3 BEVELED.</b> A change in level of 1/2 inch is permitted to be 1/4 inch vertical plus 1/4 inch beveled. However, in no case may the combined change in level exceed 1/2 inch. Changes in level exceeding 1/2 inch must comply with 405 (Ramps) or 406 (Curb Ramps).	<b><u>309.1 GENERAL.</u></b> Operable parts shall comply with 309.
<u>303.4 RAMPS.</u>	309.2 CLEAR FLOOR SPACE. A clear floor or ground space complying with 3
Changes in level greater than 1/2 inch high shall be ramped, and shall comply with 405 or 406.	309.3 HEIGHT. Operable parts shall be placed within one or m
<u>305.1 GENERAL</u> Clear floor or ground space shall comply with 305.	<b>309.4 OPERATION.</b> Operable parts shall be operable with one han to activate operable parts shall be 5 pounds (2)
<u>305.2 FLOOR OR GROUND SURFACES</u> Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.	<b>EXCEPTION:</b> Gas pump nozzles shall not be required to pro
EXCEPTION: Slopes not chapper than 1:49 shall be permitted	
305.3 SIZE.	402 ACCESSIBLE ROOT
The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.	402.2 COMPONENTS
<u>305.4 KNEE AND TOE CLEARANCE.</u> Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.	Accessible routes shall consist of one or more 1:20, doorways, ramps, curb ramps excluding comply with the applicable requirements of cha
<u>305.5 POSITION.</u> Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.	ADVISORY 402.2 COMPONENTS Walking surfaces must have running slopes no (405) and curb ramps (406), are permitted to b
<b>305.6 APPROACH.</b> One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.	403 WALKING SURFACE
305.7 MANEUVERING CLEARANCE.	<b>403.1 GENERAL.</b> Walking surfaces that are a part of an accessi
Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.	403.2 FLOOR OR GROUND SUR Floor or ground surfaces shall comply with 302
<b>305.7.1 FORWARD APPROACH.</b> Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.	<b>403.3 SLOPE.</b> The running slope of walking surfaces shall no
305.7.2 PARALLEL APPROACH.	1:40. 403.4 CHANGES IN LEVEL. Changes in level shall comply with 202
	403.5 CLEARANCES. Walking surfaces shall provide clearances con
	FXCEPTION
<b><u>SUD.I GENERAL</u></b> Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or	Within employee work areas, clearances on co provided that the decrease is essential to the f

ADVISORY 306.1 GENERAL. Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of

on reach ranges for children according to age where building elements such as coat hooks, d for use primarily by children. These dimensions apply to either forward or side reaches. ts designed for adult use or children over age 12 can be located outside these ranges but must be by 308.

I, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 or ground.

### H REACH

obstruction, the clear floor space shall extend beneath the element for a distance not less than truction. The high forward reach shall be 48 inches maximum where the reach depth is 20 inches eeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall

llows a parallel approach to an element and the side reach is unobstructed, the high side reach ow side reach shall be 15 inches minimum above the finish floor or ground.

etween the clear floor or ground space and the element where the depth of the obstruction is 10

nall be permitted to be 54 inches maximum measured from the surface of the vehicular way where

### H REACH.

llows a parallel approach to an element and the high side reach is over an obstruction, the height naximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall pth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall pth of 24 inches maximum.

lothes dryers shall be permitted to be 36 inches maximum above the finish floor. nall be permitted to be 54 inches maximum measured from the surface of the vehicular way where

with 305 shall be provided.

one or more of the reach ranges specified in 308.

one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required ounds (22.2 N) maximum.

ed to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.

# DUTES

or more of the following components: walking surfaces with a running slope not steeper than cluding the flared sides, elevators, and platform lifts. all components of an accessible route shall nts of chapter 4.

# IENTS.

opes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps itted to be more steeply sloped.

# ACES

accessible route shall comply with 403.

### SURFACE. with 302.

shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than

ces complying with 403.5.

es on common use circulation paths shall be permitted to be decreased by work area equipment I to the function of the work being performed.

### 403.5.1 CLEAR WIDTH.

EXCEPTION:

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches minimum.

The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

### 403.5.2 CLEAR WIDTH AT TURN.

Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches minimum leaving the turn.

### EXCEPTION:

Where the clear width at the turn is 60 inches minimum compliance with 403.5.2 shall not be required.

# 403.5.3 PASSING SPACES

An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be either: a space 60 inches minimum by 60 inches minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches minimum beyond the intersection.

# 403.6 HANDRAILS

Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

### ADVISORY 403.6 HANDRAILS.

Handrails provided in elevator cabs and platform lifts are not required to comply with the requirements for handrails on walking surfaces.

### 404 DOORS, DOORWAYS, AND GATES

### 404.1 GENERAL

Doors, doorways, and gates that are part of an accessible route shall comply with 404.

### EXCEPTION:

Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7.

### ADVISORY 404.1 GENERAL EXCEPTION.

Security personnel must have sole control of doors that are eligible for the exception at 404.1. It would not be acceptable for security personnel to operate the doors for people with disabilities while allowing others to have independent access.

### 404.2.3 CLEAR WIDTH

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.

### **EXCEPTION:**

1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

### 404.2.4 MANEUVERING CLEARANCES.

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

### EXCEPTION:

Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.

404.2.4.1 SWINGING DOORS AND GATES. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

404.2.4.2 DOORWAYS WITHOUT DOORS OR GATES, SLIDING DOORS, AND FOLDING DOORS. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances

### 404.2.4.3 RECESSED DOORS AND GATES.

Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side of a doorway projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate.

### ADVISORY 404.2.4.3 RECESSED DOORS AND GATES.

A door can be recessed due to wall thickness or because of the placement of casework and other fixed elements adjacent to the doorway. This provision must be applied wherever doors are recessed.

### 404.2.5 THRESHOLDS

complying with Table 404.2.4.2.

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

### EXCEPTION:

Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

### 404.2.6 DOORS IN SERIES AND GATES IN SERIES.

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

### 404.2.7 DOOR AND GATE HARDWARE

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

### **EXCEPTIONS:**

1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

### ADVISORY 404.2.7 DOOR AND GATE HARDWARE.

Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.

### 404.2.8 CLOSING SPEED. Door and gate closing speed shall comply with 404.2.8.

### 404.2.8.1 DOOR CLOSERS AND GATE CLOSERS.

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

### 404.2.8.2 SPRING HINGES.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

ALL STANDARDS REFERENCED BELOW ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND MAY OR MAY NOT BE APPLICABLE TO THIS PROJECT. THEY ARE INTENDED TO SERVE AS AN ABBREVIATED GUIDELINE FOR THE OWNER, BUILDER AND THERE SUB-CONTRACTOR'S USE. PLEASE VERIFY ALL CURRENT TEXAS ACCESSIBILITY STANDARDS WITH THE RESPECTIVE AGENCY AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF

### 404.2.9 DOOR AND GATE OPENING FORCE.

Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

ANY WORK

1. Interior hinged doors and gates: 5 pounds (22.2 n) maximum. 2. Sliding or folding doors: 5 pounds (22.2 n) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

### ADVISORY 404.2.9 DOOR AND GATE OPENING FORCE.

The maximum force pertains to the continuous application of force necessary to fully open a door, not the initial force needed to overcome the inertia of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in a closed position.

### 404.2.10 DOOR AND GATE SURFACES.

Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

### **EXCEPTIONS:**

1. Sliding doors shall not be required to comply with 404.2.10. 2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement. 3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with

404.2.10 4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

### 404.2.11 VISION LIGHTS.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

### EXCEPTIONS:

Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11

### **405 RAMPS**

**405.1 GENERAL** 

### Ramps on accessible routes shall comply with 405.

EXCEPTIONS:

In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

### 405.2 SLOPE.

Ramp runs shall have a running slope not steeper than 1:12.

### EXCEPTIONS:

In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

### ADVISORY 405.2 SLOPE.

To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.

### 405.3 CROSS SLOPE.

Cross slope of ramp runs shall not be steeper than 1:48.

ADVISORY 405.3 CROSS SLOPE. Cross slope is the slope of the surface perpendicular to the direction of travel. Cross slope is measured the same way as slope is measured (i.e., the rise over the run).

### 405.4 FLOOR OR GROUND SURFACES.

Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

### 405.5 CLEAR WIDTH.

The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches minimum.

### EXCEPTIONS:

Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

### 405.6 RISE.

The rise for any ramp run shall be 30 inches maximum.

### 405.7 LANDINGS.

Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

### ADVISORY 405.7 LANDINGS.

Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes. A level landing is needed at the accessible door to permit maneuvering and simultaneously door operation.

### 405.7.1 SLOPE.

Landings shall comply with 302. Changes in level are not permitted.

### EXCEPTIONS:

Slopes not steeper than 1:48 shall be permitted.

### 405.7.2 WIDTH

The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

### 405.7.3 LENGTH

The landing clear length shall be 60 inches long minimum.

### 405.7.4 CHANGE IN DIRECTION.

Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 60 inches minimum.

# 405.7.5 DOORWAYS.

Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

### 405.8 HANDRAILS.

Ramp runs with a rise greater than 6 inches shall have handrails complying with 505.

### EXCEPTION:

Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch minimum clear width when handrails are installed.



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PROJECT NAME

# 201 BLUE STAR

### SAN ANTONIO, TX.









07/14/15

2014-69



TEXAS

ACCESSIBILITY

STANDARDS

DRAWN BY:

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE

BID DATE:

SHEET TITLE

PROJECT NUMBER:

THESE STANDARDS APPLY TO ALL PUBLIC BUILDINGS AND PUBLIC AREA'S THRU-OUT THE PROJECT SITE WHICH ARE INTENDED TO BE USED AND/OR ARE ACCESSIBLE TO THE BUILDINGS RESIDENTS, IT'S STAFF AND/OR BY THE GENERAL PUBLIC INCLUDING ROUTES TO ALL INDIVIDUAL DWELLING UNITS.	
<u>405.9 EDGE PROTECTION.</u> Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.	505.3 CONTINUITY. Handrails shall be continuous ramps shall be continuous be
<b>EXCEPTION:</b> 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.	EXCEPTION:
<ol> <li>Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.</li> <li>Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of ½ inch maximum within 10 inches horizontally of the minimum landing area specified in 405.7.</li> </ol>	505.4 HEIGHT. Top of gripping surfaces of h
<b>405.9.1 EXTENDED FLOOR OR GROUND SURFACE.</b> The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail complying with 505.	ADVISORY 505.4 HE The requirements for stair ar facility (e.g., elementary scho maximum height of 28 inches
ADVISORY 405.9.1 EXTENDED FLOOR OR GROUND SURFACE. The extended surface prevents wheelchair casters and crutch tips from slipping off the ramp surface.	handrails designed for childre to help prevent entrapment.
405.9.2 CURB OR BARRIER. A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface.	505.5 CLEARANCE. Clearance between handrail
405.10 WET CONDITIONS. Landings subject to wet conditions shall be designed to prevent the accumulation of water.	Handrail gripping surfaces sh handrail gripping surfaces sh occur 1 1/2 inches minimum
06 CURB RAMPS	<b>EXCEPTION:</b> 1. Where handrails are provision shall be permitted to be obstructed to be obstructed to be obstructed by the distance between hor
406.1 GENERAL Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.	each 1/2 inch of additional h
406.2 COUNTER SLOPE. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.	People with disabilities, older outward or downward to gras
406.3 SIDES OF CURB RAMPS. Where provided, curb ramp flares shall not be steeper than 1:10.	505.7 CROSS SECTI Handrail gripping surfaces sh
406.4 LANDINGS. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.	505.7.1 CIRCULAR ( Handrail gripping surfaces w maximum. 505.7.2 NON-CIRCUI Handrail gripping surfaces w
<b>EXCEPTIONS:</b> In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.	maximum, and a cross-section 505.8 SURFACES.
<u>406.6 DIAGONAL CURB RAMPS.</u> Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings.	Handrail gripping surfaces ar edges. <u>505.9 FITTINGS.</u> Handrails shall not rotate witl
Diagonal curb ramps with flared sides shall have a segment of curb 24 inches long minimum located on each side of the curb ramp and within the marked crossing.	505.10 HANDRAIL E
<u>406.7 ISLANDS.</u> Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches long minimum by 36 inches wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch minimum by 36 inch minimum area shall be oriented so that the 48 inch minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch minimum by 36 inch minimum area shall be oriented so that the 48 inch minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch minimum by 36 inch minimum areas and the accessible route shall be permitted to overlap.	EXCEPTION: 1. Extensions shall not be re 2. In assembly areas, extens discontinuous to provide acc
04 STAIRWAYS	3. In alterations, full extensions 505.10.1 TOP AND E
504.1 GENERAL Stairs shall comply with 504.	Ramp handrails shall extend Extensions shall return to a v
504.2 TREADS AND RISERS. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.	505.10.2 TOP EXTEN At the top of a stair flight, han riser nosing. Extensions shal flight.
504.3 OPEN RISERS. Open risers are not permitted.	505.10.3 BOTTOM E At the bottom of a stair flight, depth beyond the last riser n
504.4 TREAD SURFACE. Stair treads shall comply with 302. Changes in level are not permitted.	of an adjacent stair flight.
<b>EXCEPTIONS:</b> Treads shall be permitted to have a slope not steeper than 1:48.	<u>604.1 GENERAL.</u>
ADVISORY 504.4 TREAD SURFACE. Consider providing visual contrast on tread nosings, or at the leading edges of treads without nosings, so that stair treads are more visible for people with low vision.	Water closets and toilet com EXCEPTION: Water closets and toilet com
504.5 NOSINGS. The radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches maximum over the tread below.	604.2 LOCATION. The water closet shall be posinches minimum to 18 inches inches maximum from the side arranged for a left-hand o
504.6 HANDRAILS. Stairs shall have handrails complying with 505.	604.3 CLEARANCE. Clearances around water clo
504.7 WET CONDITIONS. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.	604.3.1 SIZE. Clearance around a water cle
05 HANDRAILS	measured perpendicular from 604.3.2 OVERLAP.
505.1 GENERAL. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.	The required clearance aroun napkin disposal units, coat he space. No other fixtures or of
ADVISORY 505.1 GENERAL. Handrails are required on ramp runs with a rise greater than 6 inches (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to	<b>EXCEPTION:</b> In residential dwelling units, a centerline where the clearant
nandraits provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs. 505.2 WHERE REQUIRED. Handrails shall be provided on both sides of stairs and ramps.	ADVISORY 604.3.2 C When the door to the toilet ro clearance for the door inside

**EXCEPTION:** In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the

aisle width.

# TEXAS ACCESSIBILITY STANDARDS (TAS) (ABBREVIATED STANDARDS LIST)

Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

### ADVISORY 505.4 HEIGHT

The requirements for stair and ramp handrails in this document are for adults. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches minimum, should be provided

Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches minimum.

### 505.6 GRIPPING SURFACE.

Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches minimum below the bottom of the handrail gripping surface.

1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch for each 1/2 inch of additional handrail perimeter dimension that exceeds 4 inches.

### ADVISORY 505.6 GRIPPING SURFACE.

People with disabilities, older people, and others benefit from continuous gripping surfaces that permit users to reach the fingers outward or downward to grasp the handrail, particularly as the user senses a loss of equilibrium or begins to fall.

505.7 CROSS SECTION.

Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 CIRCULAR CROSS SECTION.

Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches minimum and 2 inches 505.7.2 NON-CIRCULAR CROSS SECTIONS.

Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum.

Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded

### Handrails shall not rotate within their fittings

505.10 HANDRAIL EXTENSIONS. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps. 2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.

3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS

Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

505.10.2 TOP EXTENSION AT STAIRS.

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair

### 505.10.3 BOTTOM EXTENSION AT STAIRS.

At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail

### 4 WATER CLOSETS AND TOILET COMPARTMENTS

Water closets and toilet compartments shall comply with 604.2 through 604.8.

Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition, except that the water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

Clearances around water closets and in toilet compartments shall comply with 604.3.

Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 18 inches minimum from the water closet centerline where the clearance at the water closet is 66 inches minimum measured perpendicular from the rear wall.

### ADVISORY 604.3.2 OVERLAP.

604.4 SEATS.

When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

### **EXCEPTION:**

1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4. 2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches minimum and 19 inches maximum above the finish floor measured to the top of the seat.

### 604.5 GRAB BARS.

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

### **EXCEPTION:**

1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5. 2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5. 3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

### ADVISORY 604.5 GRAB BARS EXCEPTION 2.

Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited to, required length, installation height, and structural strength.

### 604.5.1 SIDE WALL

The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall.

# 604.5.2 REAR WALL

The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side

### EXCEPTION:

1. The rear grab bar shall be permitted to be 24 inches long minimum, centered on the water closet, where wall space does not permit a length of 36 inches minimum due to the location of a recessed fixture adjacent to the water closet. 2. where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

### 604.6 FLUSH CONTROLS

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

### ADVISORY 604.6 FLUSH CONTROLS.

If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid.

### 604.7 DISPENSERS.

Toilet paper dispensers shall comply with 309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

### ADVISORY 604.7 DISPENSERS.

If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches minimum and 36 inches maximum above the finish floor.

604.8 TOILET COMPARTMENTS. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 WHEELCHAIR ACCESSIBLE COMPARTMENTS.

Wheelchair accessible compartments shall comply with 604.8.1.

### 604.8.1.1 SIZE.

Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches wide minimum measured perpendicular to the side wall, and 59 inches deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

### ADVISORY 604.8.1.1 SIZE.

The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.

### 604.8.1.2 DOORS.

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

### 604.8.1.3 APPROACH.

Compartments shall be arranged for left-hand or right-hand approach to the water closet.

### 604.8.1.4 TOE CLEARANCE

The front partition and at least one side partition shall provide a toe clearance of 9 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches minimum above the finish floor.

### **EXCEPTION:**

Toe clearance at the front partition is not required in a compartment greater than 62 inches deep with a wall-hung water closet or 65 inches deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches deep.

### 604.8.1.5 GRAB BARS.

Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

### 606 LAVATORIES AND SINKS

### 606.1 GENERAL.

# Lavatories and sinks shall comply with 606.

ADVISORY 606.1 GENERAL. If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.

### 606.2 CLEAR FLOOR SPACE.

A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

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### EXCEPTION:

1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars. 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or

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public use shall not be required to provide knee and toe clearance complying with 306. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met:

(a) the cabinetry can be removed without removal or replacement of the fixture;

(b) the finish floor extends under the cabinetry; and

(c) the walls behind and surrounding the cabinetry are finished.

4. A knee clearance of 24 inches minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches maximum above the finish floor or ground. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances.

7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

### 606.3 HEIGHT.

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.

### EXCEPTION:

1. a lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3. 2. in residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches minimum and 36 inches maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches.

### 606.4 FAUCETS

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

### 606.5 EXPOSED PIPES AND SURFACES.

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks

### 609 GRAB BARS

609.1 GENERAL

Grab bars in toilet facilities and bathing facilities shall comply with 609.

609.2 CROSS SECTION

Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

### 609.2.1 CIRCULAR CROSS SECTION.

Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum

### 609.2.2 NON-CIRCULAR CROSS SECTION.

Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.

### 609.3 SPACING.

The space between the wall and the grab bar shall be 1 1/2 inches. The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

### EXCEPTION:

The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches minimum.

### 609.4 POSITION OF GRAB BARS.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches minimum and 27 inches maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

### 609.5 SURFACE HAZARDS.

Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded

### 609.6 FITTINGS.

Grab bars shall not rotate within their fittings.

### 609.7 INSTALLATION

Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

### 609.8 STRUCTURAL STRENGTH

Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

### 703 SIGNS

<u>703.1 GENERAL</u>

Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

### 703.2 RAISED CHARACTERS.

Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

### ADVISORY 703.2 RAISED CHARACTERS.

Signs that are designed to be read by touch should not have sharp or abrasive edges.

### 703.2.1 DEPTH.

Raised characters shall be 1/32 inch minimum above their background.

### 703.2.2 CASE. Characters shall be uppercase

### 703.2.3 STYLE

Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

### 703.2.4 CHARACTER PROPORTIONS.

Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I"

### 703.2.5 CHARACTER HEIGHT.

Character height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".

### EXCEPTION:

Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2 inch minimum.

### 703.2.6 STROKE THICKNESS.

Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.



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PROJECT NAME

# 201 BLUE STAR

### SAN ANTONIO, TX.







07/14/15



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### 703.2.7 CHARACTER SPACING.

Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

### 703.2.8 LINE SPACING.

Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

### 703.3 BRAILLE.

Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

### 703.3.1 DIMENSIONS AND CAPITALIZATION.

### Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

### 703.3.2 POSITION.

Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch minimum from any other tactile characters and 3/8 inch minimum from raised borders and decorative elements.

### EXCEPTION:

Braille provided on elevator car controls shall be separated 3/16 inch minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.

### 703.4 INSTALLATION HEIGHT AND LOCATION. Signs with tactile characters shall comply with 703.4.

### 703.4.1 HEIGHT ABOVE FINISH FLOOR OR GROUND.

Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character

### EXCEPTION:

Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

### 703.4.2 LOCATION.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

### EXCEPTION:

Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

### 703.5 VISUAL CHARACTERS. Visual characters shall comply with 703.5

EXCEPTION:

Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9.

### 703.5.1 FINISH AND CONTRAST.

Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

### ADVISORY 703.5.1 FINISH AND CONTRAST.

Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and its background colors and textures.

### 703.5.2 CASE.

Characters shall be uppercase or lowercase or a combination of both.

### 703.5.3 STYLE.

Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

### 703.5.4 CHARACTER PROPORTIONS.

Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

### 703.5.5 CHARACTER HEIGHT.

Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

### 703.5.6 HEIGHT FROM FINISH FLOOR OR GROUND. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.

### EXCEPTION:

Visual characters indicating elevator car controls shall not be required to comply with 703.5.6.

703.5.7 STROKE THICKNESS. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

### 703.5.8 CHARACTER SPACING.

Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

### 703.5.9 LINE SPACING.

Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

### 703.6 PICTOGRAMS.

Pictograms shall comply with 703.6.

### 703.6.1 PICTOGRAM FIELD.

Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

### 703.6.2 FINISH AND CONTRAST.

Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

### ADVISORY 703.6.2 FINISH AND CONTRAST.

Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures.

### 703.6.3 TEXT DESCRIPTORS.

Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4

# 703.7.1 FINISH AND CONTRAST.

ADVISORY 703.7.1 FINISH AND CONTRAST.

### **705 DETECTABLE WARNINGS**

### 705.1 GENERAL.

705.1.1 DOME SIZE.

# 705.1.2 DOME SPACING.

### 705.1.3 CONTRAST.

705.2 PLATFORM EDGES. use areas of the platform.

### 811 STORAGE

811.1 GENERAL. Storage shall comply with 811.

### 811.2 CLEAR FLOOR OR GROUND SPACE.

811.3 HEIGHT.

### 811.4 OPERABLE PARTS. Operable parts shall comply with 309

### 229 WINDOWS

### 229.1 GENERAL

Where glazed openings are provided in accessible rooms or spaces for operation by occupants, at least one opening shall comply with 309. Each glazed opening required by an administrative authority to be operable shall comply with 309.

Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures.

Detectable warnings shall consist of a surface of truncated domes and shall comply with 705.

Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch minimum and 1.4 inches maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch.

Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches minimum and 2.4 inches maximum, and a base-to-base spacing of 0.65 inch minimum, measured between the most adjacent domes on a square grid.

Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

Detectable warning surfaces at platform boarding edges shall be 24 inches (610 mm) wide and shall extend the full length of the public

### A clear floor or ground space complying with 305 shall be provided.

Storage elements shall comply with at least one of the reach ranges specified in 308.

EXCEPTION: 1. Glazed openings in residential dwelling units required to comply with 809 shall not be required to comply with 229.

2. Glazed openings in guest rooms required to provide communication features and in guest rooms required to comply with 206.5.3 shall not be required to comply with 229





SHEET TITLE

SEAL	07/14/15
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DRAWN BY:	AA
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BID DATE:	
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SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME



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LIFSHUTZ COMPANIES

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INTENDED TO SERVE AS AN ABBREVIATED GUIDELINE

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# 201 BLUE STAR

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SAN ANTONIO, TX.

### SITE ACCESSIBILITY NOTES

AN ACCESSIBLE ROUTE SHALL BE PROVIDED THROUGH OUT THE PROJECT SITE WHERE PROPERTY MANAGEMENT EMPLOYEES OCCUPANTS OF THE BUILDING AND / OR GENERAL PUBLIC HAS ACCESS TO, INCLUDING ACCESS TO ALL UNITS, ALL AMENITIES, AND TO THE CITY STREET. THE ACCESSIBLE ROUTE TO AN AMENITY CANNOT BE MORE THAN 200 FEET MORE THAN WHAT A NON-HANDICAPPED PERSON WOULD TRAVEL.

2. TRANSITION FROM SIDEWALKS TO BUILDING SLABS OR FINISHES APPLIED TO THE SLABS MUST NOT EXCEED 1/4" DIFFERENCE.

3. AN ACCESSIBLE ROUTE CONSISTS OF A 3'-0" WIDE CLEAR PATH WITH NO STEPS OR OBSTRUCTIONS WITH NO MORE THAN A 2% CROSS SLOPE AND NO MORE THAN 5% RUNNING SLOPE UNLESS A RAMP IS PROVIDED. RAMPS LONGER THAN 6'-0" IN LENGTH MUST HAVE HANDRAILS WHICH WOULD INCLUDE EXTENSIONS AT TOP AND BOTTOM OF RAMP. RAMP MUST NOT BE MORE THAN 1:12 RUNNING SLOPE OR 8.3%.

4. IF RAMPS WITH HANDRAILS ARE SHOWN, RAMP SHOULD BE GREATER THAN 3'-0" IN WIDTH SO HANDRAIL CAN BE MOUNTED ON WALK AND PROVIDE 3'-0" CLEAR BETWEEN RAILS.

5. ALL PEDESTRIAN ACCESS GATES MUST HAVE 18" CLEAR ON THE PULL SIDE WITH CONCRETE WALK EXTENDING THE SAME. A 5'-0" RADIUS OR A "T"-TYPE TURNAROUND IS REQUIRED AT ANY GATE, DOOR OR END OF PATH.

6. ALL ACCESSIBLE PARKING SPACES MUST BE AS CLOSE AS POSSIBLE TO THE DESTINATION.

7. IF A SIDEWALK ACROSS THE FRONT OF THE GARAGE DOOR IS PROVIDED, NOT MORE THAN 2% CROSS SLOPE IS PERMITTED OR AN ALTERNATE ROUTE MUST BE PROVIDED.

8. ALL UNITS MUST HAVE A MAIL BOX WITHIN ACCESSIBLE REACH RANGES AND MEET USPS STANDARDS FOR PRIVATE DELIVERY.

9. OUTGOING MAIL DROP BOX MUST BE WITHIN ACCESSIBLE REACH RANGES.

### **EXTERIOR MATERIAL NOTES**

\*\* ALL MATERIALS SHALL BE FACTORY PRIMED AND FIELD PAINTED WHERE APPLICABLE. COORDINATE WITH PROJECT MANAGER\*

FASCIA: INDICATES NOMINAL 2" X 8" REAL TRIM BOARD OR APPROVED SUBSTITUTION.

PANEL SIDING: INDICATES 4'X8' 1/2" CEMENTITIOUS PANEL WITH SMOOTH FINISH UNLESS

NOTED OTHERWISE.

MATCH PANEL.

SOFFIT: INDICATES PAINTED 1/2" CEMENTITIOUS PANEL WITH ALUMINUM TRIM PRIMED AND PAINTED TO

TRIM: INDICATES 2x REAL TRIM BY WOODTONE OR APPROVED SUBSTITUTION. SIZE INDICATED ON PLANS IS Nominal Width.

EXTERIOR GYP. BD..: INDICATES 5/8" TYPE 'X' EXTERIOR GYPSUM SOFFIT BOARD. INSTALL AT WALLS AND UNDERSIDE OF ALL CORRIDOR CEILINGS, AND BREEZEWAYS THAT REQUIRE FIRE RATING AND ARE ADJACENT TO OR OVER NON-CONDITIONED SPACE.

STUCCO: INDICATES 3/4" THICK 3-COAT STUCCO WITH PAPER-BACKED GALVANIZED METAL LATH.

METAL WALL PANEL: INDICATES 24 GA PRE-FINISHED CORRUGATED METAL PANEL WITH EXPOSED FASTENERS, METAL SALES PRODUCT T13-A-WALL IN PREWEATHERED GALVALUME FINISH.

BUILDING WRAP: TYVEK BUILDING WRAP OR APPROVED SUBSTITUTION.

ALL INSIDE CORNER TRIM TO BE 2X2 WOOD TRIM. OUTSIDE CORNER TRIMS TO BE EXTRUDED ALUMINUM UNLESS NOTED OTHERWISE. OUTSIDE CORNERS @ BOARD & BATTEN TO BE 2X4 WOOD TRIM.

3. TRIM ADJACENT TO WINDOWS AND DOORS SHALL

AND ANY MASONRY PRODUCTS. PROVIDE SEALANT WITH

BACKER ROD AT JOINT. 5. MATERIAL JOINTS AND TRANSITIONS SHALL OCCUR ON LEAST VISIBLE SIDE AT ALL CORNER CONDITIONS.

WINDOWS INCLUDING THOSE ON BALCONIES AND IN BREEZEWAYS.

7

WHEN	INSTALLING
FOLLO	WING CLEA
а.	6" MINIM
	LANDSC
b.	1/2" BET\
	STEPS, [
	SURFAC
С.	1" BETW
	GUTTER
	AND KIC
d.	1/2" MINI

IMUM ABOVE ROOFS. DECKS. PATHS, STEPS, DRIVEWAYS OR ANY MASONRY PRODUCT. 1/4" BETWEEN HORIZONTAL FLASHING

VERIFY ANY ADDITIONAL CLEARANCE REQUIREMENTS WITH TRIM AND SIDING SUPPLIER. ALL CLEARANCES ARE TO BE LEFT CLEAR WITH NO OBSTRUCTIONS

9. ALL SIDING TO BE HELD 1/4" SHORT OF ADJACENT DISSIMILAR MATERIALS. SIMILAR MATERIALS TO BE BUTT JOINTED.

10. PROVIDE CONTINUOUS SEALANT JOINT AT ALL 'HEAD', 'JAMB' AND/OR BUTT JOINT CONDITIONS. PROVIDE FLASHING AT HORIZONTAL 'SILL' CONDITIONS BETWEEN DISSIMILAR MATERIALS AND ENSURE GAP IS MAINTAINED FREE OF ANY OBSTRUCTIONS.

11. WHERE SIDING IS ADJACENT TO OTHER BUILDING COMPONENTS, SAW CUT SO BOTTOM EDGE OF CUT IS PARALLEL TO ADJACENT SURFACE WHILE MAINTAINING CLEARANCE REQUIREMENTS.

ALL HORIZONTAL TRIM TO HAVE WEEPS.

2. VERTICAL EXPANSION JOINTS TO ALIGN WITH CONSTRUCTION JOINTS OR STEPS IN CONCRETE SLAB AND/OR STEPS IN WOOD FRAMING. HORIZONTALLY EXPANSION JOINTS TO ALIGN WITH TOP OF DECK AND TOP OF PLATE AT HIGHEST LEVEL. ALL OTHER JOINTS SHOWN ARE TO BE CONTROL JOINTS.

3. METAL LATH MAY BE CONTINUOUS BEHIND JOINTS BUT IS PREFERRED TO BE "BROKEN" AND LAPPED OVER CONTROL JOINT FOR JOINT UNIFORMITY.

METAL LATH MUST BE "BROKEN" AND OVERLAP EXPANSION JOINTS.

5. FOUNDATION WEEP SCREED MUST HAVE A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" AND BE INSTALLED A MINIMUM OF 1" BELOW TOP OF SLAB.

6. THE FOLLOWING CLEARANCES MUST BE MAINTAINED: -4" AT GRADE AND/OR LANDSCAPE BEDS -2" AT PAVED AREAS AND/OR ANY OTHER

7. BUILDING WRAP TO EXTEND FULL HEIGHT OF ENTIRE WALL AND 1" BEYOND BOTTOM OF SHEATHING. INSTALLER TO USE PAPER BACKED SELF FURRING (1/4") METAL LATH OR PROVIDE (1) LAYER #15 FELT PAPER AND 1/4" SELF FURRING METAL LATH OVER TOP OF BUILDING WRAP TO EFFECTIVELY CREATE A "DOUBLE" LAYER OF PROTECTION AT STUCCO AND/OR BRICK FINISH.

8. PROVIDE ALL TRIM AND ACCESSORIES AS

SURFACE.

THE FOLLOWING IS GENERAL GUIDELINE AND IS NOT INTENDED TO BE ALL INCLUSIVE:

> DOORS AND AS REQUIRED. FOUNDATIONS. UNLESS NOTED

EXPANSION JOINT AS INDICATED AND/OR REOUIRED

- <u>CONTROL JOINT</u> AS INDICATED AND/OR REOUIRED

EXTERNAL CORNER REINFORCEMENT AT ALL OUTSIDE CORNERS.

- <u>DRIP SCREEDS</u> HORIZONTALLY OVER OPENINGS

- DRIP EDGE AT MATERIAL TRANSITIONS.

### SIDING AND TRIM NOTES

BE 2X2 WOOD TRIM UNLESS NOTED OTHERWISE. 4. PROVIDE 3/8" VERTICAL GAP TRIM BETWEEN TRIM

PROVIDE 'Z' FLASHING ABOVE AND SEALANT BELOW TRIM PIECES AT ALL HORIZONTAL TRANSITIONS BETWEEN DISSIMILAR MATERIALS. PROVIDE 'Z' FLASHING ABOVE AND BELOW TRIM INSTALLED OVER TOP OF DOORS AND/OR

> LING TRIM AND SIDING, MAINTAIN THE ARANCES: /UM ABOVE GRADE OR CAPING BEDS.

WEEN ROOFS, DECKS, PATHS, DRIVEWAYS OR OTHER WALKING VEEN GUTTERS AND TRIM(HOLD) R OFF WALL, PROVIDE END CAP CK-OUT FLASHING.

STUCCO NOTES

REQUIRED FOR PROJECT REGARDLESS IF SHOWN OR NOT.

CONERITE AT ALL INSIDE CORNERS. - <u>STRIPRITE</u> DIAGONALLY AT WINDOWS AND

- OFFSET FOUNDATION WEEP SCREED AT ALL - CASING BEAD AS REQUIRED. USE 'J' TRIM

OTHERWISE. PROVIDE TRIM WITH WEEPS AT ALL HORIZONTAL CONDITIONS IN WHICH THE TRIM CREATES A 'SILL' CONDITION.

### CONSTRUCTION NOTES

ALL PLUMBING WALLS TO BE 2X6 STUDS. ALL OTHER WALLS TO BE 2X4 STUDS UNLESS OTHERWISE NOTED OR REQUIRED BY STRUCTURAL ENGINEER.

VERIFY VERTICAL HEAD AND THRESHOLD ROUGH-**OPENING LOCATIONS FOR EXTERIOR AND INTERIOR DOORS** WHERE CONCRETE TOPPING IS INDICATED (3RD THROUGH 5TH FLOORS ONLY). ALLOW FOR 1 1/4" THICKNESS AT HARD SURFACE FLOOR. VERIFY THICKNESS WITH DESIGNED FLOOR SYSTEMS AND ACTUAL FLOOR FINISHES.

ALL GYPSUM BOARD TO BE 5/8" THICK. USE TYPE 'X' AT TYPICAL LOCATIONS. USE MOISTURE RESISTANT GYP BOARD AT WET WALLS IN ALL BATHROOMS, KITCHEN, LAUNDRY AND/OR UTILITY AREAS WITHIN 2'- 0" OF SINK AND TILE BACKER BD. OR DENSGLASS BEHIND CERAMIC TILE.

INSTALL WATER RESISTANT GYPSUM BOARD AT ALL TUB AND SHOWER SURROUNDINGS.

INSULATE ALL WATER LINE PIPING IN EXTERIOR WALLS, GARAGE, AND/OR ATTIC SPACE.

PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL TOILETS AND BATHTUBS PER FHA GUIDELINES.

PROVIDE 5/8" GYPSUM BOARD PRE-ROCK ONLY AS REQUIRED FOR R/A PLENUM AT A.C. UNIT.

PROVIDE FOAM BACKER ROD AND SEALANT AT SHIM SPACE AROUND EXTERIOR DOORS AND WINDOWS PRIOR TO INSTALLATION OF CASINGS.

10. SEE SHEET A0.31 FOR PARTITION AND RATED ASSEMBLY TYPES

11. ALL METAL FASTENERS, BRACKETS, BRACING, SADDLES, FLASHING, CONNECTORS AND OTHER METAL MATERIALS EXPOSED TO EXTERIOR ELEMENTS OR IN A VENTILATED ENCLOSURE SHALL BE CONSTRUCTED OF RUST RESISTANT, STAINLESS STEEL OR GALVANIZED METAL.

2. EXTERIOR SHEATHING SHALL BE WOOD SHEATHING WITH INTEGRAL WEATHER BARRIER UNLESS INDICATED OTHERWISE ON STRUCTURAL DRAWINGS, TAPE AND FLOAT ALL JOINTS, CRACKS AND GAPS PER MANUFACTURER'S REQUIREMENTS TO ENSURE BUILDING ENVELOPE IS SEALED.

13. PROVIDE 12" HIGH, 1" WIDE MINIMUM, BUILDING ADDRESS NUMBER AS INDICATED ON ELEVATIONS. NUMBERS MUST BE VISIBLE FROM THE STREET AND/OR FIRE DEPARTMENT ACCESS LANE. VERIFY COLOR W/ ARCHITECT AND PLACEMENT W/ FIRE MARSHALL.

14. PROVIDE SIGNAGE AT EACH ACCESSIBLE PARKING SPACE, REFER TO CIVIL FOR DETAILS.

5. GC TO COORDINATE LOCATIONS OF TRANSFORMERS, ELECTRICAL METERS AND PANELS, GAS METERS, WATER METERS, CONDENSERS, CABLE TV AND TELEPHONE WITH CIVIL AND MEP DRAWINGS, SERVICE COMPANIES AND RESPECTIVE CONTRACTORS AND / OR SUB-CONTRACTORS.

6. PROVIDE ACCESSIBLE ROUTE THROUGHOUT THE SITE. MAXIMUM ACCESSIBLE PARKING AISLE SLOPE TO BE 1:50. MAXIMUM SIDEWALK SLOPE TO BE 1:20 WITH 1:50 MAXIMUM CROSS SLOPE. SIDEWALK SLOPE TO BE FLUSH WITH 1:50 SLOPE OF BUILDING ENTRY. (SEE CIVIL AND LANDSCAPE DRAWINGS). SEE STRUCTURAL FOR FOUNDATION SLOPES.

17. ACCURATELY LOCATE BUILDINGS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH THE RCHITECTURAL SITE PLAN PRIOR TO COMMENCING BUILDING PAD PREPARATION WORK.

8. METAL STUDS @ 1ST FLOOR AND BASEMENT. ALL NEW FRAMING IN TYPE 1A CONSTRUCTION TO BE COLD FORMED METAL STUDS. REFER TO STRUCTURAL.

### UNIT FINISH NOTES

SEE SHEET A0.33 FOR ROOM FINISH SCHEDULE. PROVIDE ADJUSTABLE MOUNT SHELVING

SYSTEMS AT CLOSETS AND STORAGE CLOSETS. PROVIDE BLOCKING PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE 12" DEEP SHELVING W/ INTEGRAL CLOTHES ROD AT BEDROOM AND COAT CLOSETS. SEE UNIT PLANS FOR QUANTITIES TO BE INSTALLED. PROVIDE MAXIMUM DEPTH POSSIBLE FOR STORAGE CLOSETS SHELVES. LINEN CLOSETS AND PANTRIES SHALL HAVE SHELF DEPTHS AS INDICATED ON UNIT PLANS.

FLOORING MATERIAL SHALL BE ORIENTED PARALLEL WITH LONG DIMENSION OF UNIT.

INSTALL CERAMIC TILE AND ACCENT BAND AT ALI UNIT TUB/SHOWER WALL SURROUNDS AND PROVIDE BLOCKING AT ALL UNITS PER FHA REQUIREMENTS.

ALL GYPSUM WALL BOARD OUTSIDE CORNERS SHALL HAVE SQUARE METAL CORNER BEAD.

PROVIDE BEAD OF CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

PROVIDE 2" FAUX WOOD BLINDS AT ALL UNIT WINDOWS AND GLASS DOORS.

ALL UNITS TO BE WIRED FOR POSSIBLE FUTURE INSTALLATION OF SIGHT AND HEARING DEVICES.

INSTALL FIRE EXTINGUISHER (FE) IN ALL UNITS. VERIFY WITH LOCAL JURISDICTION / FIRE MARSHALL FOR LOCATION.

10. LIVING ROOM AND ALL BEDROOMS TO HAVE A CEILING FAN AND SWITCHED OUTLET. ALL OTHER ROOMS TO HAVE EITHER CEILING OR WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

11. INSTALL ENERGY-STAR OR EQUIVALENTLY RATE APPLIANCES AND CEILING FANS. ALL LAMPS TO BE COMPACT FLORESCENT UNLESS NOTED OTHERWISE.

12. INSTALL DEHUMIDIFIER EXHAUST/VENT FANS IN ALL BATHROOMS.

PROVIDE AT LEAST (2) PHONE JACK AND (2) TV JACK IN EACH BEDROOM. PROVIDE (2) TV JACKS IN LIVING ROOM.

14. EXTEND FLOORING AND INSTALL WALL FINISHES UNDER ALL REMOVABLE CABINET CONDITIONS.

15. TOWEL BARS TO BE INSTALLED AT 54" AFF TO CENTERLINE OF BAR.

WINDOWS TO HAVE GWB RETURNS AT JAMB AND HEAD CONDITIONS. PROVIDE 1X SOLID WOOD STOOL W/ APRON TRIM TO MATCH DOOR TRIM.

### **GENERAL UNIT NOTES**

ALL PLUMBING WALLS TO BE 2X6 STUDS. ALL OTHER WALLS TO BE 2X4 STUDS UNLESS OTHERWISE NOTED OR REQUIRED BY STRUCTURAL ENGINEER.

ROUGH OPENING HEIGHTS FOR DOORS SHALL BE INCREASED AT 3RD THROUGH 5TH FLOORS. INCREASE ROUGH OPENING BY 1 1/4" TO ALLOW FOR GYPCRETE TOPPING.

PROVIDE BLOCKING AS REQUIRED TO PREPARE FOR ALL CABINETRY AND/OR SHELVING.

INTERIOR ELEVATION CLEARANCE DIMENSIONS ARE FROM WALL FINISHES.

### FHA ACCESSIBILITY NOTES FOR UNITS

FHA COVERS ALL FIRST FLOOR UNITS AS WELL AS ANY UNITS AND COMMON AREAS ACCESSIBLE BY ELEVATORS.

2. SEE SHEET A0.20 FOR FIGURES OF ABBREVIATED GUIDELINES.

CHANGES IN THE LEVELS AT ENTRANCES SHALL NOT EXCEED 3/4" FROM THE TOP OF THRESHOLD TO FLOOR OR SLAB FINISH ON EITHER SIDE.

4. SLOPE AT ENTRANCES SHALL NOT EXCEED 2%.

DOOR HARDWARE SHALL BE LEVER TYPE, 42" HIGH MAX.

REQUIRED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM LATCH, MEASURED FROM FRONT EDGE OF DOOR. DOOR OPENING FORCE SHALL BE LESS THAN 5

LBF.

8. ALL SWITCHES AND OUTLETS MUST BE IN AN ACCESSIBLE LOCATION. IF THE INSIDE CORNER OF A WALL HAS COUNTERTOP WHICH IS SERVED BY AN OUTLET, THEN AN ADDITIONAL OUTLET SERVING THE CORNER MUST BE PROVIDED AT LEAST 36" FROM THE INSIDE CORNER OF THE WALL.

9. TOILET PAPER DISPENSER SHALL NOT BE MORE THAN 36" FROM FIXTURE WALL.

10. TOILET FLUSH HANDLE SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA.

11. ALL LAVATORIES AND SINKS TO HAVE LEVER TYPE FAUCETS.

12. PROVIDE BLOCKING FOR FUTURE GRABS BARS AT ALL TOILETS AND BATHTUBS.

13. AN ACCESSIBLE ROUTE CONSISTS OF A 36" WIDE UNOBSTRUCTED PATH WITH CLEAR FLOOR SPACE PROVIDED AT EACH FIXTURE. DOORWAYS MUST BE 32" CLEAR MINIMUM. PUSH / PULL CLEARANCES ARE NOT REQUIRED SINCE LEVER HARDWARE IS PROVIDED.

14 REMOVABLE CABINETS MUST BE PROVIDED AT SINK AND VANITY LOCATIONS THAT DO NOT HAVE SIDE REACH CLEARANCE. SLOPED END PANELS MUST BE INSTALLED INSIDE CABINET FRAME SO REMOVABLE CABINET CAN BE EASILY REMOVED.

WASHER AND DRYER HOOK-UPS SHALL ALLOW THE ACCESSIBLE USER TO INSTALL FRONT LOADING WASHERS AND DRYERS.

16. CLEARANCE FROM FACE OF TUB TO CENTER LINE OF WATER CLOSET IS 18" MINIMUM. IN ADDITION, CLEARANCE FROM CENTERLINE OF TOILET TO VANITY IS 15" MINIMUM.

17. "B" TYPE BATHROOM (BY FHA DEFINITION) MUST HAVE A 30" X 48" CLEAR FLOOR SPACE BEYOND THE SWING OF THE DOOR.

18. 30"X48" CLEAR FLOOR SPACE AT SINK, FORWARD APPROACH CAN EXTEND UNDER SINK 19" MAX. OR SIDE APPROACH WOULD BE CENTERED ON SINK. EITHER CONDITION DOES NOT HAVE TO BE CLEAR OF THE DOOR SWING.

19. 30"X48" FORWARD APPROACH TO ACCESS TUB AND / OR SHOWER CONTROLS.

### **CASEWORK NOTES**

1. WALL CABINETS ARE 12" DEEP UNLESS NOTED OTHERWISE.

BASE CABINETS, PANTRY AND CABINET OVER REFRIGERATOR ARE 24" DEEP.

PROVIDE 24" DEEP END PANEL ADJACENT TO OPEN SIDE OF REFRIGERATOR FROM FLOOR TO TOP OF WALL CABINETS.

4. UNIT BATH VANITY TO BE 20" DEEP, WALL HUNG WITH 2 STORAGE DRAWERS.

(1) ADJUSTABLE SHELF IN 18" WALL CABINETS. (2) ADJUSTABLE SHELVES IN WALL CABINET UP TO 30" TALL AND (3) ADJUSTABLE SHELVES IN ALL OTHER CABINETS.

6. (1) ADJUSTABLE SHELF IN BASE CABINETS.

7. (4) ADJUSTABLE SHELVES IN FULL HEIGHT CABINETS.

8. 24" MAXIMUM DOOR WIDTH IN WALL AND BASE CABINETS.

9. 30" MAXIMUM BASE CABINET DRAWER WIDTH.

10. ALL CABINETS AND OPEN SHELVING TO BE PAINT GRADE PLYWOOD CABINETS WITH SOLID WOOD TRIM.

11. PROVIDE CLEAR CAULK AT ALL CORNER SEAMS.

12. ALL DIMENSIONS TO BE FIELD VERIFIED.

13. PROVIDE 3" FILLER PANEL AT ALL INSIDE

15. PROVIDE BLOCKING AT ALL WALL HUNG

18. ALL CASEWORK OPENINGS TO BE FIELD

SB

VB

VSB MB

= WALL CABINET

= BASE CABINET

= SINK BASE CABINET

CORNERS OF WALL AND BASE CABINETS.

CABINET IS ADJACENT TO WALL.

CABINETS.

WITH OWNER.

SINK

ADJUST SWEEP PERIOD OF DOOR CLOSER IF

14. PROVIDE 1" MINIMUM, 3" PREFERRED, FILLER PANEL AT ALL HORIZONTAL LOCATIONS WHERE FACE OF

17. KITCHEN TOPS TO BE QUARTZ OR GRANITE WITH NO SPLASH, MICRO-BEVELED EDGE AND UNDER MOUNT

VERIFIED. MODIFY UNIT SIZES AS REQUIRED, COORDINATE a. ABBREVIATIONS ON ELEVATIONS INDICATE:

> = VANITY BASE CABINET = VANITY SINK BASE CABINET = MICROWAVE BASE CABINET

### **DIMENSION NOTES**

EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION SLAB, FACE OF STEP IN SLAB OR SLOPE DIRECTION, FACE OF CMU AND/OR FACE OF FRAMING.

INTERIOR DIMENSIONS ARE TO FACE OF FRAMING. WINDOWS AND DOORS ARE DIMENSIONED TO CENTERLINE OF ROUGH OPENING.

ANGLED WALLS ARE ASSUMED TO BE AT 45 DEGREES UNLESS NOTED OTHERWISE.

DOORS NOT LOCATED BY DIMENSION ARE EITHER CENTERED ON SPACE OR 4" FROM SIDEWALL AS SHOWN.

UNIT PLAN DIMENSIONS DO NOT INCLUDE DIMENSION OF AIR SPACE AT PARTY WALLS. AIR SPACE DIMENSION SHALL BE 1" TYPICAL.

### DOOR NOTES

PROVIDE LEVER HANDLE HARDWARE AT ALL SWINGING DOORS. VERIFY HARDWARE WITH OWNER.

ALL DOORS TO BE PRE HUNG EXCEPT BIFOLD DOORS & SLIDERS. ALL DOOR FRAMES TO BE WOOD UNLESS OTHERWISE NOTED.

REFER TO HARDWARE GROUPS ON SHEET A0.40 FOR TYPICAL DOOR HARDWARE SETS

ALL ENTRY DOORS, DOORS TO PATIOS TO HAVE FULLY ACCESSIBLE THRESHOLD PER FHA STANDARDS.

PROVIDE VIEWER AT ALL EXTERIOR ENTRY DOORS.

PROVIDE KEYED DEAD BOLT AND KEYLESS DEAD BOLT AT ALL EXTERIOR DOORS.

ROUGH-INS AT DOOR HEAD AND THRESHOLD TO ACCOMMODATE 1 1/4" THICKNESS OF GYPCRETE PLUS SOUND MAT AT HARD SURFACE FLOOR CONDITIONS.

ALL GLAZING / DOOR ASSEMBLIES SHALL CONFORM TO SHGC & U FACTORS DEFINED IN DOOR SCHEDULE.

10. INTERIOR DOORS TO BE FLUSH-FINISH SOLID CORE WOOD.

12. ALL DOOR CASING WITH EASED EDGE ON BOTH SIDES.

13. ALL ENTRY AND EXTERIOR DOORS TO BE FLUSH

### **GLAZING NOTES**

INTERIOR GLAZING = 1/4" CLEAR GLASS. EXTERIOR GLAZING = 5/8" DOUBLE PANE, LOW-E CLEAR GLASS.

PROVIDE TEMPERED GLASS FOR ALL LOCATIONS AS FOLLOWS AND/OR AS REQUIRED BY SECTION 2406.4 OF 2015 IBC:

GLAZING LOCATED IN DOORS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED ABOVE WHICH MEETS ALL THE FOLLOWING CONDITIONS: EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.

ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

### WINDOW NOTES

. PROVIDE REMOVABLE INSECT SCREENS AT ALL OPERABLE WINDOWS.

2. ALL WINDOWS TO BE THERMALLY BROKEN ALUMINUM FRAME WITH INSULATED DOUBLE PANEL LOW-E GLASS. COLOR TO BE FROM STANDARD COLOR SELECTION, BLACK OR DARK BRONZE. GLAZING SHALL CONFORM TO SHGC AND U-FACTORS AS DEFINED IN IECC REPORTS LOCATED IN SPECIFICATION BOOKLET.

3. SUBMIT SHOP DRAWINGS AND COLOR SAMPLE TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING WINDOWS.

4. WINDOW SCHEDULE, FLOOR PLANS AND ELEVATIONS SHALL BE REVIEWED BEFORE BIDDING FOR COMPREHENSIVE NUMBER AND PLACEMENT. REFER TO REMARKS COLUMN FOR WINDOWS AND DOORS WHICH MAY HAVE TRANSOMS ABOVE, PER LOCATIONS AS SHOWN ON PLANS AND ELEVATIONS.

5. ALL STOREFRONT WINDOWS TO BE PREFINISHED ALUMINUM FRAME - BRONZE. PROVIDE COLOR SAMPLES FOR ARCHITECT APPROVAL.

6. FOR OPERABLE WINDOWS WITH SILL HEIGHTS BELOW 36" AFF AND 72" ABOVE GRADE, PROVIDE FALL PROTECTION DEVICE THAT COMPLIES WITH ASTM F 2090.

### **ROOF PLAN NOTES**

ALL ROOFING SHALL CONFORM TO SMACNA & NRCA REQUIREMENTS.

ALL ROOFS TO BE CONSTRUCTED WITH ROOF PITCHES AS NOTED ON ROOF PLANS. ANY DEVIATION FROM ARCHITECTURAL OR STRUCTURAL DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER PRIOR TO THE SUBMISSION OF SHOP DRAWINGS AND/OR FABRICATION.

4. FIFTH FLOOR TOP OF PLATE HEIGHT IS 64'-5 1/4" UNLESS NOTED OTHERWISE.

5. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH MEP DRAWINGS.

PROVIDE GALVANIZED METAL FLASHING IN ALL VALLEYS AND VERTICAL TRANSITIONS.

PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS, SUBMIT COLORS SAMPLES TO ARCHITECT FOR APPROVAL. INCREASE SIZE IF REQUIRED PER PLANS AND IPC.

8. ALL RESPECTIVE TRADES ARE RESPONSIBLE FOR PROVIDING PROPER FLASHING, CRICKETS AND TERMINATIONS AS REQUIRED PER EACH MANUFACTURERS' RECOMMENDATIONS AND ENSURING THERE PENETRATIONS ARE WATER TIGHT.

9. ATTIC SPACE SHALL BE SOLID FILLED WITH INSULATION. ATTIC IS NOT SPRINKLED.

10. ALL ROOF COVERINGS TO HAVE AT LEAST A CLASS 'B' RATING.

11. OPENINGS IN THE ROOF ARE NOT PERMITTED WITHIN 5'-0" OF INTERIOR FACE OF EXTERIOR WALLS.

12. EQUIPMENT: SIGNIFICANT EQUIPMENT AND PENETRATIONS SHOWN FOR CLARITY.

13. EQUIPMENT: COORDINATE LOCATIONS OF ROOF PENETRATIONS, ADJUST AT CRICKETS TO MAINTAIN ROOF DRAINAGE PATTERNS. DO NOT IMPEDE FREE FLOW TO DRAIN.

14. SPACING OF PENETRATIONS: 12 INCH MIN. CLEAR BETWEEN VERTICAL SURFACE AND INDIVIDUAL PENETRATIONS.

15. CRICKETS: PROVIDE CRICKETS AT ALL PENETRATIONS 12" WIDE OR GREATER, MEASURED PERPENDICULAR TO SLOPE, CRICKET SLOPE: 1/4":12" MIN.

16. FLASHING: EACH TRADE REQUIRING A ROOF PENETRATION SHALL PROVIDE FLASHING, WHERE NO SPECIFICATION OR DETAILS IS PROVIDED, COMPLY WITH NRCA RECOMMENDATIONS.

20. PRE-INSTALLATION CONFERENCE: COMPLETE ALL ROOF PENETRATION WORK OF ALL TRADES, ROOFING AND FLASHING SUBSTRATE WORK PRIOR TO CONFERENCE INCLUDING BUT NOT LIMITED TO CURBS, BLOCKING, NAILERS, CONDUIT AND PIPE PENETRATIONS.

21. PROVIDE VIBRATION ISOLATION AT ALL MOTORIZED ROOFTOP MECHANICAL UNITS.

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

CLIENT

LIFSHUTZ COMPANIES 215 W.Travis San Antonio, TX 78205

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CIVIL ENGINEER BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216

P. 210.525.9090 / F.210.525.0529 LANDSCAPE ARCHITECT

BURY INC. 922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC. 5021 Broadway

San Antonio, TX 78209 P. 210.858.2880

MEP ENGINEERS

RAYMOND ENGINEERING 32938 Tamina Rd. Suite 101





PROJECT NAME

# 201 BLUE STAR

SAN ANTONIO, TX.



07/14/15

PROJECT NUMBER:	2014-6
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

**GENERAL** 

SHEET TITLE

EXTERIOR WALL TYPES				
W1LDESIGN #:UL #U356ADDITIONAL REFERENCE:N/AFIRE RATING:1 HOURSTC RATING:N/AIIC RATING:N/ATYP. LOCATION(S):PERIMETER / BALCONY	SIDING / PANEL SIDING BUILDING WRAP EXTERIOR SHEATHING, SEE STRUCT. 2x WOOD STUDS SEE. STRUCT. 3 1/2", R-13 MIN. BATT INSULATION 5/8" TYPE "X" GYP. BD.			
W1PDESIGN #:UL #U356ADDITIONAL REFERENCE:N/AFIRE RATING:1 HOURSTC RATING:N/AIIC RATING:N/ATYP. LOCATION(S):PERIMETER / BALCONY	METAL PANEL BUILDING WRAP EXTERIOR SHEATHING, SEE STRUCT. 2x WOOD STUDS SEE. STRUCT. 3 1/2", R-13 MIN. BATT INSULATION 5/8" TYPE "X" GYP. BD.			
W1SDESIGN #:UL #U356ADDITIONAL REFERENCE:N/AFIRE RATING:1 HOURSTC RATING:N/AIIC RATING:N/ATYP. LOCATION(S):PERIMETER / BALCONY	STUCCO W/ METAL LATH BUILDING WRAP EXTERIOR SHEATHING, SEE STRUCT. 2x WOOD STUDS SEE. STRUCT. 3 1/2", R-13 MIN. BATT INSULATION 5/8" TYPE "X" GYP. BD.			
W2SDESIGN #:UL #U465ADDITIONAL REFERENCE:N/AFIRE RATING:1 HOURSTC RATING:N/AIIC RATING:N/ATYP. LOCATION(S):PERIMETER	STUCCO W/ METAL LATH BUILDING WRAP EXTERIOR SHEATHING, SEE STRUCT. METAL STUDS SEE. STRUCT. 3 1/2", R-13 MIN. BATT INSULATION 5/8" TYPE "X" GYP. BD.			
W3GDESIGN #:UL#305ADDITIONAL REFERENCE:NER-405FIRE RATING:30 MIN U.N.O.STC RATING:56IIC RATING:N/ATYP. LOCATION(S):CORRIDOR	5/8" TYPE GYP. BD. 3 1/2", R-13 MIN. BATT INSULATION 2x WOOD STUDS SEE. STRUCT. 1/2" TYPE 'X' GYP. BD. FIRE BLOCKING, HORIZ. AT 10'-0" O.C. MAX. 1/2" RESILIENT CHANNEL 5/8" TYPE "X" GYP. BD.			
W4SDESIGN #:UL#465ADDITIONAL REFERENCE:N/AFIRE RATING:30 MIN. U.N.O.STC RATING:50IIC RATING:N/ATYP. LOCATION(S):STAIR SHAFT	STUCCO W/ METAL LATH BUILDING WRAP EXTERIOR SHEATHING, SEE STRUCT. METAL STUDS SEE. STRUCT. 2-LAYERS OF 5/8" TYPE "X" GYP. BD.			
W5SDESIGN #:UL#465ADDITIONAL REFERENCE:N/AFIRE RATING:30 MIN. U.N.O.STC RATING:50IIC RATING:N/ATYP. LOCATION(S):STAIR SHAFT	STUCCO W/ METAL LATH BUILDING WRAP EXTERIOR SHEATHING, SEE STRUCT. WOOD STUDS, SEE STRUCT. 3 1/2", R-13 MIN. BATT INSULATION 2-LAYERS OF 5/8" TYPE "X" GYP. BD.			
W9SDESIGN #:UL#905ADDITIONAL REFERENCE:N/AFIRE RATING:2 HOURSTC RATING:N/AIIC RATING:N/ATYP. LOCATION(S):STAIR TOWER	STUCCO W/ METAL LATH BUILDING WRAP EXTERIOR SHEATHING, SEE STRUCT. METAL RESILIENT CHANNEL 8" CMU, SEE STRUCT. FOR REINFORCING			



FIRE RATED TYPES				
FB1.0 DESIGN #: ADDITIONAL REFERENCE: FIRE RATING: STC RATING: IIC RATING: TYP. LOCATION(S):	UL #U301 N/A 2 HOUR N/A N/A STAIR SHAFT	FINISH AS SPECI 2x WOOD STUDS 3 1/2", R-13 MIN. H (2) LAYERS 5/8" T "X" GYP. BD. EA.	IFIED S SEE. ST BATT INS FYPE SIDE	
FB1.1 DESIGN #: ADDITIONAL REFERENCE: FIRE RATING: STC RATING: IIC RATING: TYP. LOCATION(S):	UL #U301 N/A 2 HOUR N/A N/A STAIR SHAFT	FINISH AS SPECI METAL STUDS S 3 1/2", R-13 MIN. H (2) LAYERS 5/8" T "X" GYP. BD. EA.	ified iee. Stru Batt ins Type Side	
FB1.2 DESIGN #: ADDITIONAL REFERENCE: FIRE RATING: STC RATING: IIC RATING: TYP. LOCATION(S):	UL #U408 GA WA 1946 2 HOUR N/A N/A COMMERCIAL	(3) LAYERS 5/8" T "X" GYP. BD. 5/8" TYPE "X" GYI METAL STUDS S 3 1/2", R-13 MIN. H COMMERCIAL	lype P. Bd. Ee. Stru Batt Ins L Side	
FB2 Design #: Additional reference: Fire rating: STC rating: IIC rating: Typ. Location(s):	UL # N/A 2 HOUR N/A N/A CHASE	1" SHAFT LINER, CHASE SIDE 2X WOOD STUDS 3 1/2", R-13 MIN. F (2) LAYERS 5/8" TYPE "X" GYP. BI	S SEE ST BATT INS D.	
	FLC	OR TYPES	(	
FC1	# 546	VIN	yl floof	

FC1	VINYL FL
DESIGN #: UL #L546	
ADDITIONAL REFERENCE: ESR-2540	
FIRE RATING: 1 HOUR	GYPCRE
STC RATING: 61	
IIC RATING: 55	SUBFLO
TYP. LOCATION(S): DWELLING UNITS @ HARD	
SURFACE AREA	
	SEE STR
DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING LINIT	1/2" RES
SEPARATION WALLS AND SHALL EXTEND	
TO BOTTOM OF DECK ABOVE	5/8" TYP
FC2	
DESIGN #: UL #L546	DRAINAG
ADDITIONAL REFERENCE: ?	WATER
FIRE RATING: ?	
STC RATING: ?	
IIC RATING: ?	
TYP. LOCATION(S): BALCONY	
	WOOD T
DRAFTSTOPPING SHALL BE INSTALLED ABOVE	SEE STR
AND IN LINE WITH DWELLING UNIT	1/2" RES
FROM TOP OF PLATE FROM WALLS BELOW	
TO BOTTOM OF DECK ABOVE	5/8" TYP
EC3	
DESIGN #: UL #L546	
ADDITIONAL REFERENCE: -	
FIRE RATING: 1 HOUR	
STC RATING: 50	CONCRE
IIC RATING: 50	SUBFLO
TYP. LOCATION(S): CORRIDOR	31/2" BA
	SEE STR
DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNIT	5/8" TYP GYP RD
SEPARATION WALLS AND SHALL EXTEND FROM TOP OF PLATE FROM WALLS BFI OW	SHEATH
TO BOTTOM OF DECK ABOVE	
	GYPC.RFT
STC RATING: 59	
IIC RATING: N/A	
TYP. LOCATION(S): DWELLING UNIT ABOVE	1/2" RESIL
W/H	5/8" TYPE
1	





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PROJECT NAME

# 201 BLUE STAR

SAN ANTONIO, TX.



2014-69 AA

07/14/15

APPROVED BY: AA

**PARTITIONS &** RATED ASSEMBLY TYPES

# A0.31

FINISH SCHEDULE - COMMON AREA					
ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
GARAGE	CONCRETE	-	CONCRETE	EXPOSED CONCRETE	
ELEVATOR CONTROL	-	-	G.W.B. PAINT	GWB PAINT	EXT GRADE G.W.B.
MDF	CONCRETE	-	G.W.B. PAINT	EXPOSED CONCRETE	
ELECTRICAL METER	CONCRETE	-	CONCRETE	EXPOSED CONCRETE	
RISER ROOM	CONCRETE	1X6 WD TRIM	G.W.B. PAINT	G.W.B PAINT	
STAIR #1	CONCRETE	1X6 WD TRIM	CMU, PAINT	G.W.B PAINT	
STAIR #2	CONCRETE	1X6 WD TRIM	G.W.B. PAINT	G.W.B PAINT	
COMMERCIAL SPACE	CONCRETE	-	UNFINISHED GWB	BY TENANT	
CORRIDOR	LT. WT. CONCRETE	1X6 WD TRIM	GWB PAINT	G.W.B PAINT	EXT GRADE G.W.B.
AMENITY CENTER NOTES:					

A. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE LOCATIONS. B. 2" FAUX WOOD BLINDS AT WINDOW AND DOOR COVERINGS BY TENANT.

# FINISH SCHEDULE - DWELLING UNITS

ROOM	FLOOR	BASE	WALLS	TUB SURROUND	CEILING	REMARKS
ENTRY	SEALED CONC 2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	N/A	G.W.B. PAINT	
LIVING	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	N/A	G.W.B. PAINT	
DINING	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	N/A	G.W.B. PAINT	
KITCHEN	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT TILE BACKSPLASH	N/A	G.W.B. PAINT	
BEDROOM	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	N/A	G.W.B. PAINT	
BATHROOM	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	FIELD TILE W/ ACCENT BAND	G.W.B. PAINT	WALL TILE & TILE ACCENT @ SELECTED UNITS
LAUNDRY	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	N/A	G.W.B. PAINT	
OFFICE	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	N/A	G.W.B. PAINT	
WALK-IN CLOSET (W.I.C.)	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	N/A	G.W.B. PAINT	
CLOSET	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	N/A	G.W.B. PAINT	
AHU CLOSET	SEALED CONC 1&2 VINYL PLANK 3,4	1X3 WD TRIM	G.W.B. PAINT	N/A	G.W.B. PAINT	

APARTMENT NOTES:

A. SEALED CONCRETE FLOOR AT 2ND LEVEL UNITS UNLESS OTHERWISE NOTED.

B. PROVIDE COLOR, MATERIAL AND PROFILE OF SAMPLES OF APARTMENT FINISHES FOR ARCHITECTS SELECTION AND APPROVAL. C. ALL INTERIOR TRIM SHALL BE STANDARD PROFILES AND SIZES AS SHOWN ON DRAWINGS.

D. ALL LIGHT FIXTURES SHALL MEET MEP SPECIFICATIONS AND SHOULD BE SUBMITTED FOR ENGINEER/ARCHITECT APPROVAL.

E. PROVIDE 2" FAUX WOOD BLINDS AT ALL EXTERIOR WINDOWS SUBMITTED FOR ARCHITECT APPROVAL

CABINETS: ALL CABINET FRONTS AND END PANELS TO HAVE PAINT FINISH, HARDWARE TO BE LOW-PROFILE METAL PULLS. G. COUNTERS: ALL COUNTERS TO BE QUARTZ OR GRANITE OR APPROVED EQUAL H. WALL TILE IN BATHROOMS TO BE SUBWAY TILE-4X16- IN STACKED BOND, OR APPROVED EQUAL.

<ol> <li>PRODUCT MC INDICATED OF</li> <li>PROVIDE SOL INDICATED OF</li> </ol>	DEL NUMBERS ARE FROM BETTE R APPROVED EQUAL ID WOOD BLOCKING FOR GRAB E N SHEETS A0.20	ER HOME PRODUCTS (BHP), PROVIDE AS BARS IN ALL FHA DWELLING UNITS AS	
DESIGNATION	ITEM	DESCRIPTION	MODEL
TP	TOILET PAPER DISPENSER	PARK PRESIDIO EURO COLLECTION	9407CH
TB	TOWEL BAR	PARK PRESIDIO EURO COLLECTION	9424CH
RH	DOUBLE ROBE HOOK	PARK PRESIDIO EURO COLLECTION	9401CH
SR	SHOWER ROD W/ FLANGES	CWECO - 1" X .035 X 5' STAINLESS STEEL SHOWER ROD WITH FLANGES	113
	VANITY MIRROR	FRAMELESS, SIZE PER INTERIOR ELEVATIONS	N/A
MS	METAL SHELF	PETER PEPPER PRODUCTS PRESENTATION RAIL 2"H x 5"D, MATCH WIDTH OF MIRROR	PR SERIES
DWELLING UNIT - A	CCESSORIES		
DESIGNATION	ITEM	DESCRIPTION	MODEL
S/R	BEDROOM AND COAT CLOSET SHELVING	12" DEEP VINYL COATED WIRE SHELF WITH INTEGRATED ROD. SEE UNIT PLANS FOR QUANTITIES TO BE INSTALLED.	N/A
LC	PANTRY AND LINEN CLOSET SHELVING	PAINTED 3/4" THICK MDF WITH EASED EDGE, PROVIDE MAX. DEPTH POSSIBLE OR AS INDICATED ON PLANS.	N/A
FE	FIRE EXTINGUISHER	WALL MOUNT BRACKET 2 1/2 LB. 1A:10B:C, MULTI-PURPOSE DRY CHEMICAL	TBD

LIGHTING FIXTURE SCHEDULE									
DWELLING UNIT									
DESIGNATION	FIXTURE TYPE	MANUFACTURER							
- <b>(</b> -	SURFACE MOUNTED CEILING FIXTURE	TBD							
÷.	RECESSED CEILING FIXTURE	TBD							
	RECESSED EXHAUST FAN	TBD							
Π	CEILING FAN	TBD							

FINISH

WHITE TRIM & BAFFLE

WHITE

WHITE

LAMP

STD. BASE

STD. BASE

(NO LAMP)

(NO LAMP)

4 - HEADS w/ STD.

5 - HEADS w/ STD.

DARK BRONZE TRIM & STD. BASE BAFFLE

STANDARD BASE

REMARKS

TBD

TBD

TBD

TBD

TBD

TBD

TBD

TBD

REMARKS

TBD

TBD

	CEILING FAN	TBD	WHITE	(NO LAMF
$\checkmark$		TDD		<b>T</b> E
	FLOURESCENT FIXT.	IRD	WHILE	15
+	SURFACE MOUNTED TRACK FIXTURE	TBD	WHITE	4 - HEADS BASE
$\phi \phi \phi \phi \phi$	SURFACE MOUNTED TRACK FIXTURE	TBD	WHITE	5 - HEADS BASE
	WALL MOUNTED LINEAR FIXTURE	TBD	ANODIZED ALUMINUM	T-5
NOTE: TRACK OVER K	(ITCHEN PENINSULA TO HAVE	2 PENDANT FIXTURES AND 3	3 STANDARD HEADS. PENDAN	ITS: TBD
EXTERIOR				
DESIGNATION	FIXTURE TYPE	MANUFACTURER	FINISH	LAMP
ι <del>φ</del> -	UP/DOWN WALL SCONCE	TBD	BRONZE	STANDAR

### SIGNAGE SCHEDULE

 $\square$ 

ALL SIGNAGE SUBJECT TO JURISDICTION REQUIREMENTS. SIGNS: 1/8" THK HIGH PRESSURE PLAM. ENGRAVING STOCK W/ FACE + CORE CONTRASTING COLORS, UNLESS OTHERWISE NOTED CHARACTERS AND BACKGROUNDS SHALL HAVE A NON-GLARE FINISH CHARACTERS SHALL CONTRAST WITH BACKGROUNDS, LIGHT CHARACTERS ON LIGHT BACKGROUNDS

TBD

EXTERIOR RECESSED

CEILING FIXTURE

CERTIFY COMPLIANCE WITH GRADE 2 BRAILLE TO CONFIRM WITH ACCESSIBILITY REQUIREMENTS REFERENCED INSTALL LEVEL AND PLUMB AND AT PROPER HEIGHT TO COMPLY WITH AUTHORITIES HAVING JURISDICTION.

sign Type	sign size	FONT SIZE	NOMENCLATURE	LOCATION / NOTES
A	8" x 8"	2"	EXIT DOWN (WITH ARROW SYMBOL POINTING DOWN)	AT EACH MAIN FLOOR LANDING, POSITION APPROXIMATELY 4" FROM LEADING EDGE OF DOOR IN OPEN POSITION SUCH THAT TH SIGN IS VISIBLE WITH DOOR OPEN OR CLOSED, MOUNT AT 5'-0" AF FLOORS 2ND AND 3RD (IF REQUIRED BY JURISDICTION)
В		8" MIN.	301 (NUMERICAL BLDG. ADDRESS)	PIN MOUNT, MOLDED ON EXTERIOR PLASTIC, MOUNTED ON EXTERIOR FACE OF BUILDING. VERIFY FONT SIZE AND LOCATION WITH FIRE DEPARTMENT
С	30"W x 32"H	6" BLDG. 10" NUMB.	301 (NUMERICAL BLDG. ADDRESS)	PIN MOUNT, MOLDED ON EXTERIOR PLASTIC, MOUNTED ON EXTERIOR FACE OF BUILDING. VERIFY FONT SIZE AND LOCATION WITH FIRE DEPARTMENT
D	6"W x 4 1/4"H	2"	APARTMENT NUMBER (BRAILLE)	RAISED LETTERS, ADHESIVE TAPE
E	6"W x 4"H	1"	(COMMON AREA ROOM NAMES) (BRAILLE)	RAISED LETTERS, ADHESIVE TAPE

# STANDARD (FHA) DWELLING UNIT PACKAGE (STAINLESS)

ITEM	DESCRIPTION	MODEL	W x D x H (inches)
REFRIGERATOR W/ ICE MAKER	COUNTER DEPTH	TBD	36" x 26" x 68"
REFRIGERATOR W/ ICE MAKER	GE 24" TOP-FREEZER REFRIGERATOR	TBD	24" x 28-5/8" x 59-7/8"
4 BURNER ELECTRIC RANGE	ELECTRIC RANGE	TBD	29 7/8" x 27 1/8" x 46 7/8"
2 BURNER ELECTRIC RANGE	GE 21" ELECTRIC RADIANT COOKTOP	TBD	
DISPOSER	1/3 HP CONTINUOUS FEED W/ POWER CORD	TBD	6 5/16" x 5 15/16" x 11 3/8'
DISH WASHER	CORDED, 5CYC, 10PT, E-STAR	TBD	23 7/8" x 24 7/8" x 34 3/8"
DRYER	NOT PROVIDED	TBD	
WASHER	NOT PROVIDED	TBD	
MICROWAVE / HOOD	OVER-THE-RANGE MICROWAVE OVEN	TBD	29-7/8" x 15 1/2" x 15 3/4"

# EXTERIOR MATERIAL SCHEDULE

1. REFER TO EXTERIOR ELEVATIONS AND CORRIDOR ELEVATIONS FOR LOCATION OF MATERIALS

2. ALL TRIM TO MATCH	HADJACENT WALL COLOR
MATERIAL	COLOR
STUCCO	TBD
PANEL AND BATTEN	TBD
PANEL SIDING	TBD
METAL PANEL	TBD
EXPOSED STEEL	TBD
FASCIA	TBD
CEDAR SOFFITS	TBD
UNIT ENTRY DOORS	TBD
MAILBOXES	SUBMIT COLOR SAMPLES FROM FLORENCE STANDARD COLORS, TO BE APPROVED BY ARCHITECT.



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San Antonio, TX 78209 P. 210.858.2880

# MEP ENGINEERS

**RAYMOND ENGINEERING** 32938 Tamina Rd. Suite 101

### Magnolia, TX 77354 P. 281.440.7211



PROJECT NAME

# 201 BLUE STAR





07/14/15

2014-69

AA

FINISH

SCHEDULES

A0.33

PROJECT NUMBER:

DRAWN BY:

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE:

BID DATE:

SHEET TITLE

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

# CLIENT

DOOR SCHEDULE - DWELLING UNITS															
DOOR											FRAM	1E			
			SIZE			TYPE	<u> </u>		DOOR PERFORM	ACE STANDINGS	TYP	E	FIRE RATING	HARDWARE	
DWELLING UNITS LOCATION	MARK	WIDTH	HEIGHT	THICKNESS	ELEVATION	SURFACE	CORE	GLAZING	U FACTOR	SHGC	SURFACE	CORE	MIN.	GROUP	REMARKS
	01	2' 0"	<u>ە</u> י ∩"	1 2///"	Δ	ΜΕΤΛΙ	INCLI				ЦМ				
PORCH / BALCONY	01	3'-0"	8' - 0"	1 3/4"	E	METAL	INSUL.	TEMP	.32	.30	WOOD		20 IVIIIN.	HW 01	
PORCH / BALCONY	03	6' - 0"	8' - 0"	1 3/4"	С	FIBERGLASS		TEMP	.32	.30	FIBERGLASS			HW 06	
PORCH / BALCONY	04	9' - 2 1/2"	8' - 0"	1 3/4"	D	FIBERGLASS		TEMP	.32	.30	FIBERGLASS			HW 06	
BEDROOM / BATHROOM / LAUNDRY / OFFICE	05	2' - 10"	6' - 8"	1 1/2"	A	WOOD	SOLID				WOOD			HW 02, HW 09-LAUNDRY	
CLOSET / AHU / BATH	06	2' - 6"	6' - 8"	1 1/2"	A	WOOD	SOLID				WOOD			HW 03, HW	
BEDROOM	07	6' - 0"	8' - 0"	1 1/2"	G	WOOD	SOLID				WOOD			HW 02	
COAT CLOSET	08	2' - 0"	6' - 8"	1 1/2"	Α	WOOD	SOLID				WOOD			HW 03	
AUNDRY / CLOSET / OFFICE	09	5' - 0"	6' - 8"	1 1/2"	В	WOOD	SOLID				WOOD			HW 05	
PANTRY / OFFICE	10	4' - 0"	6' - 8"	1 1/2"	E	WOOD	SOLID				WOOD			HW 03, HW 02-OFF.	
CLOSET	11	3' - 0"	6' - 8"	1 1/2"	F	WOOD	SOLID				WOOD			HW 03	

### DOOR SCHEDULE - COMMON AREA / COMMERCIAL

				DOOR							FRAM	1E			
COMMON / COMMERCIAL AREA			SIZE			TYPE			DOOR PERF Standi	ORMACE NGS	TYPI	E	FIRE RATING	HARDWARE	
LOCATION	MARK	WIDTH	HEIGHT	THICKNESS	ELEVATION	SURFACE	CORE	GLAZING	<b>U FACTOR</b>	SHGC	SURFACE	CORE	MIN.	GROUP	REMARKS
			_												
COMMERCIAL ENTRY	20	3' - 4"	10' - 0"	1 3/4"	E	ALUM.		TEMP	.80	.70	ALUM.			HW 12	
STAIR	21	3' - 0"	6' - 8"	1 3/4"	А	METAL					H.M.			HW 13	
ELEVATOR	22	4' - 0"	6' - 8"		L						H.M.			MANUF.	
RISER RM. / ELEV. CONTROL	23	3' - 0"	6' - 8"	1 3/4"	А	METAL					H.M.			HW 10	
GARAGE OVERHEAD	24	16' - 0"	10' - 0"	8"	Н									MANUF.	OVERHEAD DOOR
ROOF DECK GATE	25	3' - 0"	3' - 0"	2"	L	STEEL					STEEL			HW 14	PANIC DEVICE W/ ALARM
MDF ROOM	26	3' - 0"	6' - 8"	1 3/4"	А	METAL					H.M.			HW 11	

UNITS							
HARDWARE	GROUPS						
NOTES:	1. VERIFY SPRING	GHINGES ARE SUPPLIED BY	DOOR MAN	NUFACTURER OR HARDWAR	e supplier		
	2. ALL DEADBOLT	S AND DOOR HANDLES SHA	LL BE MOU	NTED WITHIN ACCESSIBLE R	REACH RANGES		
	3. ALL THRESHOL	D AND WEATHER-STRIPPING	G COMPLY	WITH APPLICABLE ACCESSIE	BILITY GUIDELIN	IES	
	4. PROVIDE DOOF	R HARDWARE AS SPECIFIED	OR APPRC	VED SUBSTITUTION			
HARDWARE	DOOR NO.	DESCRIPTION	QTY.	MODEL	FINISH	Manuf.	NOTES
		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	
HW 01	ENTRY DOOR	Threshold	1 ea	by door supplier		вуо	Threshold to Comply W/ FHA Guildlines
		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	
		Privacy Set	1 ea	20226DC	Dull Chrome	BHP	
	HW 02 Ground	Door Stop - Flexible	1 ea	504 - 3 1/8"	Satin Nickel	BHP	Install per conditions
HW 02		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	
		Passage Set	1 ea	20126DC	Dull Chrome	BHP	
	Walk in Closet	Door Stop - Flexible	1 ea	504 - 3 1/8"	Satin Nickel	BHP	Install per conditions
1100 03	Floor Units	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	
		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	
HW 04	PORCH /	Door Stop - Hinge	1 ea	522	Satin Nickel	BHP	Alt. door stop if req'd
	BALCONY	Door Hinge	3 ea	by pre-hung door supplier		BYO	
		Threshold	1 ea	by pre-hung door supplier		BYO	
		Magnetic Weatherstrip		by door supplier		BYO	Treshold and seals to
		Door Bottom Sweep	1 ea	by door supplier		BYO	comply with UFAS guidlines
		Dummy Lever	2 Ea	20326 DC	Dull Chrome	BHP	
		Magnetic Catch	2 Ea	325	AL	IVES	
HW 05	Double Passage	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 06	Double Sliding Door	Sliding Bypass Door Hardware Set	1 ea	20060SD		JOHNSON	

HARDWARF	DOOR NO	DESCRIPTION	ΟΤΥ	MODEL	FINISH	MANUF	NOTES
		Crash Chain	1 ea		Vinvl	BHP	
		Passage Set	1 ea	20126DC	Dull Chrome	BHP	
		Lock Guard	1 ea	LG10	630	IVE	
111/1/10	Sprinkler Riser	Door Hinge	3 ea	5BB 4.5 X 4.5 NRP	Aluminum	IVE	
	Rooms	Weatherstrip	3 ea	162S - 1@36" 2@84"	Aluminum	NGP	
		Drip Cap	1 ea	16A	Aluminum	NGP	
		Threshold	1 ea	896S	Aluminum	BYO	
		Single Cylinder Deadbolt	1 ea	10626DC	Dull Chrome	BHP	
		Lock Guard	1 ea	LG10	630	IVE	
HW 11	MDF	Door Hinge	3 ea	5BB 4.5 X 4.5 NRP	Aluminum	IVE	
	MDF	Weatherstrip	3 ea	162S - 1@36" 2@84"	Aluminum	NGP	
		Drip Cap	1 ea	16A	Aluminum	NGP	
		Threshold	1 ea	896S	Aluminum	NGP	
		Hinges	4 Ea	5BB 4.5X4.5 NRP	652	IVE	
		Dead Bolt	1 Ea	B662P	626	SCH	Cylinder (Key latch ou thumb latch inside)
HW 12	Storefront Unit	Threshold	1 Ea	896S 36"	AL	NGP	
	Entry	Surface Closer	1 Ea	1261 PA SNB	689	LCN	
		Set Seals	1 Ea				By Manufacturer
		Keyless Deadbolt	1 Ea				
		Push / Pull	1 Ea	9103EZ-2-NO		IVES	
		Closer	1 Ea	900-PBF	ALUM.	CAL-ROY	
		Rim Fire Exit Device	1 Ea	F9800	ALUM.	CAL-ROY	
LI\\// 12	Stair / Roof	Exterior Rim Device Trim	1 Ea	PAS30L	626	CAL-ROY	
1100 15	Access	Door Hinges	3 Ea	5BB 4.5X4.5 NRP	652	IVE	
		Kick Plate	2 Ea	34" x 6"	ALUM.	CAL-ROY	
		Smoke Seals					
		Hinges	4 Ea	5BB 4.5X4.5 NRP	652	IVE	
H\\\/ 1 <i>1</i>	Roof Deck	Spring Hinge	2 Ea				
1100 14	Gate	Pull Bar	1 Ea				
		Exit Device Panic Bar	1 Ea	TBD	ZC/ALLOY	CAL-ROY	Alarm when open







# A0.40

# DOOR SCHEDULE

### SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	



SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME



### BURY INC. 922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

5021 Broadway San Antonio, TX 78209

P. 210.858.2880

### MEP ENGINEERS

RAYMOND ENGINEERING

# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211



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

LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

CIVIL ENGINEER

BURY INC.

CLIENT

-

TYPE L

TYPE H

TYPE M

WINDOW SCHEDULE											
	SI	ZE			TYPE			FIRE RATING	WINDOW PERFORM	ANCE (NOT TO EXCEED)	
MARK	WIDTH	HEIGHT	ELEV.	SURFACE	FRAME STYLE	GLAZING	HEAD HEIGHT (ABV. T.O. DECK) @ ROOM	MIN.	<b>U FACTOR</b>	SHGC	REMARKS
А	3' - 0"	6' - 0"	А	ALUM.	FIXED / AWNING	DBL. PANE INSUL.	8' - 0" @ 2ND FLR. T.O. PODIUM, 8' - 0" ABV TOD @ 3RD - 5TH				HORIZONTALLY GANG-MULLED
В	3' - 0"	6' - 0"	В	ALUM.	FIXED / AWNING	DBL. PANE INSUL.	8' - 0" @ 2ND FLR. T.O. PODIUM, 8' - 0" ABV TOD @ 3RD - 5TH				HORIZONTALLY GANG-MULLED
С	3' - 0"	7' - 6"	С	ALUM.	FIXED / AWNING	DBL. PANE INSUL.	9' - 6" @ 2ND FLR. T.O. PODIUM, 9' - 6" ABV TOD @ 3RD - 5TH				HORIZONTALLY GANG-MULLED
D	2' - 0"	2' - 0"	D	ALUM.	FIXED	DBL. PANE INSUL.	6' - 0" @ 2ND FLR. T.O. PODIUM, 6' - 0" ABV TOD @ 3RD - 5TH				
E	3' - 0"	6' - 0"	D	ALUM.	FIXED	DBL. PANE INSUL.	8' - 0" ABV TOD				







TYPE A

TYPE B

# A0.50

# WINDOW SCHEDULE

### SHEET TITLE

- UUGBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBB	100000
SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	



SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME



# 5021 Broadway San Antonio, TX 78209 P. 210.858.2880

# San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

RAYMOND ENGINEERING

CLIENT

P. 210.225.6742

# **CIVIL ENGINEER**

BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

LANDSCAPE ARCHITECT

BURY INC.

922 Isom Road, Suite 100

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

# MEP ENGINEERS

32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211





TYPE D

AWNING

TYPE C







# A1.10

# ARCHITECTURAL SITE PLAN

### SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	



SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME



# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211

# STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

### MEP ENGINEERS

RAYMOND ENGINEERING

# 5021 Broadway San Antonio, TX 78209 P. 210.858.2880



922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

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

LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

CIVIL ENGINEER

BURY INC.

LANDSCAPE ARCHITECT

CLIENT

ARCHITECTS

#	DESCRIPTION
1	PROPERTY LINE
2	IMAGINARY PROPERTY LINE
3	DUMPSTER ENCLOSURE, SEE SHEET A1.20
4	LOCATION OF FIRE RISER CLOSET WITH FIRE DEPARTMENT CONNECTION AT EXTERIOR OF WALL
5	ELECTRICAL METER LOCATION IN BASEMENT
6	EXISTING VEHICULAR AND PEDESTRIAN GATE RELOCATED
7	NEW SIDEWALK
8	FIRE LANE (REFER TO CIVIL)
9	PROPOSED TRANSFORMER LOCATION
10	BUILDING ENTRANCE
11	HANDICAPPED PARKING SPACE AND AISLE
12	PARALLEL PARKING SPACES (REFER TO CIVIL)
13	EXISTING SIDEWALK
14	VEHICULAR GARAGE ENTRY. OVERHEAD DOOR WITH KNOX BOX
15	BIKE RACK (3 STALL)









OF CONTRACTOR	100000000
SEAL	07/1
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	







# 





1 LEASING ROOF PLAN

# 2 ROOF PARAPET DETAIL



 MIN. 10' ROOF REPAIRS TO MATCH EXISTING CONDITIONS

- EXISTING SCUPPER TO

REMAIN

# A1.21

# EXISTING ROOF PLAN

### SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME



# RAYMOND ENGINEERING

5021 Broadway San Antonio, TX 78209 P. 210.858.2880 MEP ENGINEERS

DATUM ENGINEERS, INC.

STRUCTURAL ENGINEER

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

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

LIFSHUTZ COMPANIES

CLIENT

ARCHITECTS

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

CIVIL ENGINEER

BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

LANDSCAPE ARCHITECT BURY INC.

922 Isom Road, Suite 100





# ROOFTOP BALCONY



SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	



SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME



### CIVIL ENGINEER

BURY INC.

922 Isom Road, Suite 100

LANDSCAPE ARCHITECT

922 Isom Road, Suite 100

DATUM ENGINEERS, INC.

P. 210.858.2880

RAYMOND ENGINEERING

# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211

# 

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

CLIENT

LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

BURY INC.

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

STRUCTURAL ENGINEER

5021 Broadway San Antonio, TX 78209

# MEP ENGINEERS







6 ROOF DETAIL 1 1/2" = 1'-0"



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

CLIENT

# LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

### **CIVIL ENGINEER**

BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

# LANDSCAPE ARCHITECT

BURY INC. 922 Isom Road, Suite 100

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC. 5021 Broadway San Antonio, TX 78209

P. 210.858.2880

### MEP ENGINEERS

RAYMOND ENGINEERING

# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211



PROJECT NAME

# 201 BLUE STAR



07/14/15

2014-69

AA

AA

ROOFTOP

BALCONY

DETAILS

A1.31



# SAN ANTONIO, TX.

SEAL

PROJECT NUMBER:

DRAWN BY:

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE:

BID DATE:

SHEET TITLE





2 **ROOF DETAIL** 1 1/2" = 1'-0"





# FLOOR PLAN

### SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	



SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME



# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211

5021 Broadway San Antonio, TX 78209 P. 210.858.2880

### MEP ENGINEERS

RAYMOND ENGINEERING

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

BURY INC. 922 Isom Road, Suite 100

LANDSCAPE ARCHITECT

BURY INC.

215 W.Travis San Antonio, TX 78205

P. 210.225.6742

**CIVIL ENGINEER** 

ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC.

LOCATED IN RATED PARTITION.



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

LIFSHUTZ COMPANIES

CLIENT

**GENERAL NOTES - FLOOR PLAN** G1. DIMENSIONS ARE FROM COLUMN CENTERLINE, EDGE OF CONCRETE, FOR FACE OF GYPSUM BOARD WALLS, U.N.O.

G2. CONTRACTOR TO PROVIDE TREATED WOOD BLOCKING AS NECESSARY FOR ANY WALL MOUNTED ITEMS OR ACCESSORIES.

G3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION OR FABRICATION, AND NOTIFY ARCHITECT IN WRITING OF ANY DESCREPANCIES.

G4. ALL DOORS TO BE 4" FROM FACE OF ADJACENT GYPSUM BOARD OF PERPINDICULAR WALL TO EDGE OF DOOR, U.N.O. IF A DIMENSION IS SHOWN, THIS WILL NOT INDICATE DISTANCE

FROM FACE OF GYPSUM BOARD TO EDGE. G5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO ENSURE PROPER FIT PRIOR TO MANUFACTURING ANY MILLWORK OR

ORDERING ANY SPECIALTY ITEMS OR EQUIPMENT.

G6. REFER TO TEXAS ACCESSIBILITY STANDARDS (T.A.S.) FOR

G7. PROVIDE FIRE RATED EXTINGUISHER CABINET WHEN











MAIL CENTER ELEVATION 3

# A2.11

# FLOOR PLAN

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

SHEET TITLE



SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME



# **RAYMOND ENGINEERING** 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211

# - STUCCO 4CIT2-9 \_\_\_\_\_



A5.10

# MAIL CENTER ELEVATION



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

CLIENT

LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

CIVIL ENGINEER

BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

LANDSCAPE ARCHITECT

BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

DATUM ENGINEERS, INC.

5021 Broadway San Antonio, TX 78209 P. 210.858.2880

STRUCTURAL ENGINEER

MEP ENGINEERS





# A2.12

# FLOOR PLAN

### SHEET TITLE

-00000000000				
SEAL	07/14/15			
PROJECT NUMBER:	2014-69			
DRAWN BY:	AA			
APPROVED BY:	AA			
PERMIT DATE:				
BID DATE:				
CONSTRUCTION DATE:				



SAN ANTONIO, TX.

# STAR

PROJECT NAME

# 201 BLUE





# 5021 Broadway San Antonio, TX 78209 P. 210.858.2880 MEP ENGINEERS





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

LIFSHUTZ COMPANIES

CLIENT

**CIVIL ENGINEER** 

BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

LANDSCAPE ARCHITECT

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

STRUCTURAL ENGINEER

BURY INC.

5' - 5"

4

Δ5 10

(10) (A3.30)

(2) (A3.26)

A5.21

1 A4.10

**\$TAIR #2** 

2 A3.25

\_\_\_\_

┝╧╡╧╧╧╧╧╧┦

A5.20

30' - 10 1/2"

W1D

308

26' - 4 1/2"

309 (产

P1.0

4 A4.10

306

A5.20

15' - 11"

307 🤍

98' - 4"

215 W.Travis San Antonio, TX 78205 P. 210.225.6742





# A2.13

# FLOOR PLAN

# SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	



SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME



# RAYMOND ENGINEERING 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211

# MEP ENGINEERS

# 5021 Broadway San Antonio, TX 78209 P. 210.858.2880

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

LANDSCAPE ARCHITECT

BURY INC.

LIFSHUTZ COMPANIES

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

CLIENT

CIVIL ENGINEER

BURY INC.

ARCHITECTS







# ROOF PLAN



SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	:



SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME

A5.20

A5.10

└── TPO ROOF

A5.21

1/4" / 12" SLOPE

A4.10



RAYMOND ENGINEERING

# ARCHITECTS

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

# CLIENT

LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

# **CIVIL ENGINEER**

BURY INC. 922 Isom Road, Suite 100

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

LANDSCAPE ARCHITECT

BURY INC.

922 Isom Road, Suite 100

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

– 42" HIGH METAL GUARDRAIL

'4" / 12" SLOPE

X

GUTTER -

 $\rightarrow$   $\rightarrow$   $\rightarrow$   $\rightarrow$   $\rightarrow$   $\rightarrow$   $\rightarrow$   $\rightarrow$ 

MECHANICAL

ROOF DRAIN WITH
 OVERFLOW SCUPPER

WALL

5021 Broadway San Antonio, TX 78209 P. 210.858.2880

MEP ENGINEERS

32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211







# A2.31





2

>

> <

# ROOF DETAILS

SHEET TITLE

* 22012 * 22012 * Solution * Solution	
SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	



201 BLUE

PROJECT NAME



# RAYMOND ENGINEERING

DATUM ENGINEERS, INC.

STRUCTURAL ENGINEER

5021 Broadway San Antonio, TX 78209

P. 210.225.6742

BURY INC.

922 Isom Road, Suite 100

LANDSCAPE ARCHITECT

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

BURY INC.

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

CIVIL ENGINEER

P. 210.858.2880

MEP ENGINEERS

# 1512 South Flores Street San Antonio, TX 78204 P. 210.227.2612 / F. 210.227.9457 CLIENT LIFSHUTZ COMPANIES 215 W.Travis San Antonio, TX 78205



- CONDITION AT EQUIPMENT

MEMBRANE UNDER CAP

- SELF-ADHESIVE WATER PROOFING

- 24 GA. GALV. CAP W/ NEOPRENE

HEAD S.S. SCREWS AT 24" O.C.

- F.R. TREATED WD. 2x CURB

- BASE FLASHING

- RIGID INSULATION

- F.R. TREATED WOOD BLOCKING

- CAP SHEET

MOUNT



# A2.32

FASTENER W/ NEOPRENE WASHER AT 24" O.C. MAX. TYP.

CONT. SEALANT

PROJECT NAME

SAN ANTONIO, TX.

SEAL

PROJECT NUMBER:

DRAWN BY:

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE

BID DATE:

SHEET TITLE



201 BLUE

STAR

07/14/15

2014-69

AA

AA

# San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529 LANDSCAPE ARCHITECT

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

LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205

922 Isom Road, Suite 100

P. 210.225.6742

CIVIL ENGINEER

BURY INC.

CLIENT

BURY INC. 922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

STRUCTURAL ENGINEER

NO

DATUM ENGINEERS, INC.

5021 Broadway

San Antonio, TX 78209

# P. 210.858.2880

FRAMING HEADER REF. STRUCT.

5/8" GYP. BD.

METAL CORNER

BEAD

SEALANT

MEP ENGINEERS









Cont. Mtl. Edge Flashing -W/ Drip Edge

MEMBRANE FLASHING

BATT INSUL.

BUILDING WRAP EXTER. SHEATHING REF. STRUCT.

STUCCO -

WOOD BLOCKING

Cont. Mtl. Edge — Flashing W/ Drip Edge

CONT. MTL. CLEAT

MEMBRANE FLASHING

WD. ROOF DECKING REF. STRUCT.

TPO STRIPPING

3 EDGE DETAIL 3" = 1'-0"









SOFFIT PANEL



# **ROOF DETAILS**





# MEP ENGINEERS



# RAYMOND ENGINEERING 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211





CIVIL ENGINEER

BURY INC. 922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

LANDSCAPE ARCHITECT

BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

PROJECT NAME

SAN ANTONIO, TX.

SEAL

PROJECT NUMBER:

DRAWN BY:

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE:

BID DATE:

SHEET TITLE

201 BLUE

STAR

07/14/15

2014-69

AA

AA

# 5021 Broadway San Antonio, TX 78209 P. 210.858.2880



![](_page_61_Figure_2.jpeg)

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

# CLIENT

LIFSHUTZ COMPANIES 215 W.Travis San Antonio, TX 78205 P. 210.225.6742

# CIVIL ENGINEER

BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

# LANDSCAPE ARCHITECT

BURY INC. 922 Isom Road, Suite 100

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC. 5021 Broadway San Antonio, TX 78209

P. 210.858.2880

# MEP ENGINEERS

**RAYMOND ENGINEERING** 

# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354

![](_page_61_Figure_19.jpeg)

P. 281.440.7211

![](_page_61_Figure_22.jpeg)

![](_page_61_Figure_23.jpeg)

PROJECT NAME

![](_page_61_Figure_26.jpeg)

![](_page_61_Figure_27.jpeg)

A3.10

# UNITS

### SHEET TITLE

PROJECT NUMBER:	2014
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

07/14/15 4-69

# SAN ANTONIO, TX.

![](_page_62_Figure_0.jpeg)

![](_page_62_Figure_3.jpeg)

![](_page_62_Figure_4.jpeg)

![](_page_62_Picture_5.jpeg)

2 UNIT 205 - FLOOR PLAN 1/4" = 1'-0"

471 SF

![](_page_62_Picture_8.jpeg)

![](_page_62_Figure_9.jpeg)

![](_page_62_Picture_10.jpeg)

# UNITS

![](_page_62_Figure_12.jpeg)

12' - 8"

![](_page_62_Figure_13.jpeg)

![](_page_62_Figure_14.jpeg)

734 SF

![](_page_62_Figure_15.jpeg)

7' - 9"

5' - 2"

![](_page_62_Figure_16.jpeg)

20' - 5"

4' - 9"

# 215 W.Travis San Antonio, TX 78205 P. 210.225.6742 **CIVIL ENGINEER** BURY INC.

CLIENT

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

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

LIFSHUTZ COMPANIES

LANDSCAPE ARCHITECT

BURY INC.

922 Isom Road, Suite 100 San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

5021 Broadway San Antonio, TX 78209 P. 210.858.2880

MEP ENGINEERS

RAYMOND ENGINEERING

![](_page_62_Figure_29.jpeg)

201 BLUE

STAR

07/14/15

2014-69

AA

# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211

PROJECT NAME

SAN ANTONIO, TX.

PROJECT NUMBER:

DRAWN BY:

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE:

BID DATE:

SHEET TITLE

![](_page_63_Figure_0.jpeg)

![](_page_63_Figure_3.jpeg)

![](_page_63_Figure_4.jpeg)

![](_page_63_Figure_5.jpeg)

7 KITCHEN ELEVATION

![](_page_63_Figure_7.jpeg)

![](_page_63_Figure_8.jpeg)

![](_page_63_Figure_9.jpeg)

![](_page_63_Figure_10.jpeg)

![](_page_63_Figure_11.jpeg)

# 12 BATH ELEVATION

# 8 KITCHEN ELEVATION

![](_page_63_Figure_14.jpeg)

![](_page_63_Figure_15.jpeg)

# 3 UNIT 209 - FLOOR PLAN

# UNITS

SHEET	TITLE

SEAL	07/14/15
	2014 ( 0
PRUJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	
APPROVED BY: PERMIT DATE: BID DATE: CONSTRUCTION DATE:	AA

A3.12

![](_page_63_Picture_20.jpeg)

SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME

![](_page_63_Figure_24.jpeg)

# San Antonio, TX 78209 P. 210.858.2880 MEP ENGINEERS

![](_page_63_Figure_26.jpeg)

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215 W.Travis San Antonio, TX 78205

P. 210.225.6742

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BURY INC.

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LIFSHUTZ COMPANIES

CLIENT

ARCHITECTS

BURY INC. 922 Isom Road, Suite 100

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

![](_page_64_Figure_0.jpeg)

![](_page_64_Figure_2.jpeg)

![](_page_64_Figure_3.jpeg)

![](_page_64_Figure_4.jpeg)

![](_page_64_Figure_5.jpeg)

![](_page_64_Figure_6.jpeg)

![](_page_64_Figure_7.jpeg)

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LIFSHUTZ COMPANIES 215 W.Travis San Antonio, TX 78205 P. 210.225.6742

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STRUCTURAL ENGINEER

DATUM ENGINEERS, INC. 5021 Broadway San Antonio, TX 78209

P. 210.858.2880

# MEP ENGINEERS

RAYMOND ENGINEERING

# 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211

![](_page_64_Figure_23.jpeg)

![](_page_64_Figure_24.jpeg)

201 BLUE

![](_page_64_Figure_29.jpeg)

PROJECT NAME

![](_page_64_Figure_33.jpeg)

SAN ANTONIO, TX.

![](_page_64_Figure_34.jpeg)

![](_page_64_Figure_36.jpeg)

![](_page_64_Figure_37.jpeg)

![](_page_64_Figure_38.jpeg)

PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	
SHEET TITLE	

SEAL

A3.13

07/14/15

![](_page_65_Figure_0.jpeg)

![](_page_65_Figure_3.jpeg)

![](_page_65_Figure_4.jpeg)

![](_page_65_Figure_5.jpeg)

![](_page_65_Figure_6.jpeg)

![](_page_65_Picture_7.jpeg)

![](_page_65_Figure_8.jpeg)

CLIENT

![](_page_65_Figure_10.jpeg)

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P. 210.858.2880

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# RAYMOND ENGINEERING

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![](_page_65_Figure_24.jpeg)

PROJECT NAME

# 201 BLUE STAR

![](_page_65_Picture_27.jpeg)

BID DATE:

CONSTRUCTION DATE:

SHEET TITLE

![](_page_65_Figure_34.jpeg)

# 3 UNIT 306 - FLOOR PLAN

![](_page_65_Figure_36.jpeg)

![](_page_65_Figure_37.jpeg)

9 KITCHEN ELEVATION 1/4" = 1'-0"

10 BATH ELEVATION 1/4" = 1'-0"

UNITS

A3.14

![](_page_66_Picture_0.jpeg)

![](_page_66_Figure_1.jpeg)

![](_page_66_Figure_3.jpeg)

![](_page_66_Figure_4.jpeg)

26' - 4 1/2"

 $\left(\begin{array}{c} 06 \end{array}\right)$ 

LIVING ROOM

4'-6 5/8"

A3.15

A3.15

10' - 3 1/2"

, 2' - 5 1/2"

LAUNDRY

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AHU

17' - 9 3/4"

 $\langle A \rangle$ 

 $\langle A \rangle$ 

2' - 9"

665 SF

( 02 )

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3

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+

**KITCHEN / DINING** 

2 UNIT 308 - FLOOR PLAN 1/4" = 1'-0"

1,030 SF

![](_page_66_Figure_7.jpeg)

![](_page_66_Figure_8.jpeg)

![](_page_66_Figure_9.jpeg)

![](_page_66_Picture_10.jpeg)

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![](_page_66_Figure_27.jpeg)

![](_page_66_Figure_29.jpeg)

![](_page_66_Figure_30.jpeg)

# 201 BLUE STAR

SAN ANTONIO, TX.

![](_page_66_Figure_35.jpeg)

PROJECT NAME

![](_page_66_Figure_38.jpeg)

# UNITS

A3.15

SHEET TITLE

PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

![](_page_66_Figure_42.jpeg)

![](_page_67_Figure_0.jpeg)

![](_page_67_Figure_1.jpeg)

![](_page_67_Figure_2.jpeg)

-

— PAINTED

-0

![](_page_67_Figure_3.jpeg)

![](_page_67_Figure_4.jpeg)

![](_page_67_Figure_6.jpeg)

UNIT 402 - FLOOR PLAN 2

![](_page_67_Figure_8.jpeg)

![](_page_67_Figure_9.jpeg)

# A3.16

![](_page_67_Figure_12.jpeg)

![](_page_67_Picture_13.jpeg)

462 SF

![](_page_67_Picture_15.jpeg)

![](_page_67_Picture_16.jpeg)

UNITS

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

![](_page_67_Picture_18.jpeg)

# 201 BLUE STAR

PROJECT NAME

![](_page_67_Figure_21.jpeg)

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San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

LANDSCAPE ARCHITECT

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BURY INC.

922 Isom Road, Suite 100

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LIFSHUTZ COMPANIES

CLIENT

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CIVIL ENGINEER

BURY INC.

![](_page_68_Figure_1.jpeg)

![](_page_68_Figure_2.jpeg)

2 UNIT 405 - FLOOR PLAN

487 SF

![](_page_68_Picture_4.jpeg)

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P. 210.858.2880

MEP ENGINEERS

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![](_page_68_Figure_22.jpeg)

# 201 BLUE STAR

PROJECT NAME

07/14/15

2014-69

AA

AA

UNITS

A3.17

SEAL

PROJECT NUMBER:

DRAWN BY:

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE:

BID DATE:

SHEET TITLE

SAN ANTONIO, TX.

![](_page_69_Figure_0.jpeg)

![](_page_69_Figure_4.jpeg)

W3015 W1530 W3615

REF

MWH

RANGE

B12 30" SPACE B15 36" SPACE

14 KITCHEN ELEVATION

W2430

![](_page_69_Picture_5.jpeg)

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### MEP ENGINEERS

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![](_page_69_Figure_21.jpeg)

# 201 BLUE STAR

07/14/15

2014-69

PROJECT NAME

SAN ANTONIO, TX.

PROJECT NUMBER:

PPROVED B

PERMIT DATE

CONSTRUCTION DATE

UNITS

A3.18

BID DATE:

SHEET TITLE

![](_page_70_Figure_0.jpeg)

![](_page_70_Figure_4.jpeg)

![](_page_70_Figure_6.jpeg)

# A3.25

# BALCONY PLANS & ELEVATIONS

### SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

![](_page_70_Picture_11.jpeg)

SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME

![](_page_70_Figure_15.jpeg)

# MEP ENGINEERS RAYMOND ENGINEERING

P. 210.858.2880

5021 Broadway San Antonio, TX 78209

STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

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

LIFSHUTZ COMPANIES

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CIVIL ENGINEER

BURY INC.

922 Isom Road, Suite 100

LANDSCAPE ARCHITECT

BURY INC.

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

![](_page_70_Picture_49.jpeg)

![](_page_71_Figure_0.jpeg)

![](_page_71_Figure_3.jpeg)

![](_page_71_Figure_4.jpeg)

# A3.26

# BALCONY PLANS & ELEVATIONS

### SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

![](_page_71_Picture_12.jpeg)

SAN ANTONIO, TX.

# 201 BLUE STAR

PROJECT NAME

![](_page_71_Figure_16.jpeg)

# MEP ENGINEERS RAYMOND ENGINEERING

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DATUM ENGINEERS, INC.

STRUCTURAL ENGINEER

922 Isom Road, Suite 100

BURY INC.

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LANDSCAPE ARCHITECT

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BURY INC.

215 W.Travis San Antonio, TX 78205 P. 210.225.6742 **CIVIL ENGINEER** 

LIFSHUTZ COMPANIES

ARCHITECTS

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

CLIENT


//







\_ \_ \_ \_

### ARCHITECTS

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

CLIENT

LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

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LANDSCAPE ARCHITECT

BURY INC.

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STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

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### 201 BLUE STAR

07/14/15

2014-69

AA

AA

BALCONY

PLANS &

ELEVATIONS

A3.27

PROJECT NAME

SAN ANTONIO, TX.

SEAL

PROJECT NUMBER:

DRAWN BY

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE

BID DATE:

SHEET TITLE









8 STAIR 2 - 1ST FLOOR



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PROJECT NAME

### 201 BLUE STAR

SAN ANTONIO, TX.





07/14/15

2014-69





PROJECT NUMBER:

APPROVED BY

PERMIT DATE:

CONSTRUCTION DATE

STAIR PLANS

A3.30

BID DATE:

SHEET TITLE













### CLIENT

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201 BLUE STAR







07/14/15

2014-69









PROJECT NUMBER:

APPROVED BY

PERMIT DATE:

CONSTRUCTION DATE

BID DATE:

SHEET TITLE





ELEVATOR

PLANS AND

SECTION

A3.32





SAN ANTONIO, TX.





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THIN BURNISHED BLOCK VENEER, INSTALLED ON











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201 BLUE STAR

SAN ANTONIO, TX.







PROJECT NUMBER:

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CONSTRUCTION DATE

BID DATE:

SHEET TITLE

07/14/15







2014-69



ELEVATOR

DETAILS

A3.33















# PROJECT NAME









ROJECT NUMBER:	2014-69	
RAWN BY:	AA	
PPROVED BY:	AA	
ERMIT DATE:		
ID DATE:		



### A5.10

### BUILDING SECTIONS

### SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	



SAN ANTONIO, TX.

### 201 BLUE STAR

NUM:

PROJECT NAME

3 A5.	20			
				FIF <u>TH FL</u> OOR <u>T.O.</u> PLATE 63' - 6"
UNIT				TO <u>P OF</u> PARAPET 58' - 0"
		. <u> </u>	_ · _ · _	FIF <u>TH FLOOR T.O.</u> DECK 54' - 0"
UNIT				FOURTH FLOOR T.O. PLATE 52' - 5 1/4"
				F <u>OURT</u> H FL <u>OOR</u> T.Q. <u>DECK</u> 42' - 0"
UNIT				THIRD FLOOR T.O. DECK
UNIT				
	l	j · ·	SI	<u>ECOND FLOOR T.O</u> . PO <u>DIUM</u> 18' - 0"
				FI <u>RST FLOOR T.O. PODIUM</u>
PARKING GARAGE				0' - 0" ¥
				-4' - 6" • P <u>ARKING</u> G <u>ARAGE</u> -9' - 0" •

### DATUM ENGINEERS, INC. 5021 Broadway San Antonio, TX 78209 P. 210.858.2880 MEP ENGINEERS **RAYMOND ENGINEERING** 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211

ARCHITECTS

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

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PROJECT NUMBER:

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SHEET TITLE

07/14/15

2014-69

AA

STAIR DETAILS

A5.16

PROJECT NAME





### CLIENT

1 A2.32

SOFFIT

- STUCCO, PTD.

- MTL. GUARDRAIL

\_\_\_\_\_\_ <u>FIFTH</u> FLO<u>OR T.O.</u> DECK 54' - 0"

(14 (A9.03

<u>(14</u> (A9.03)

14 A9.03

<u>14</u> A9.03

THIRD FLOOR T.O. DECK

- EXTERIOR METAL PANEL

SECOND FLOOR T.O. PODIUM 18' - 0"

14 A9.03

(3) (A2.33)

- STUCCO

- ALUMINUM STOREFRONT

- MTL. GUARDRAIL

FIRST FLOOR T.O. PODIUM 0' - 0"

PARKING GARAGE

----- SOFFIT

FO<u>URTH</u> FLO<u>OR T</u>.O. D<u>ECK</u> 42' - 0"

FIFTH FLOOR T.O. PLATE

\_ \_ \_ \_ \_ \_

\_\_\_\_ · \_\_\_ · \_\_\_

(

5 A9.04

18 A9.04

RC1

FC1

FC1

FC1

/

LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

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### 201 BLUE STAR

PROJECT NAME





SAN ANTONIO, TX.











SEAL PROJECT NUMBER: DRAWN BY

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE

BID DATE:

SHEET TITLE





WALL

SECTIONS

A5.20







4 WALL SECTION 1/4" = 1'-0"

-----















### WALL SECTIONS



SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	



### 201 BLUE STAR

PROJECT NAME



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BURY INC.

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LANDSCAPE ARCHITECT

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STRUCTURAL ENGINEER

DATUM ENGINEERS, INC.

5021 Broadway San Antonio, TX 78209 P. 210.858.2880







 $\begin{pmatrix} 4 \\ A2.32 \end{pmatrix}$ 

RC1

FC1

FC1

\_\_\_\_

W2S-

FC5

\_\_\_\_\_

\_\_\_\_

\_\_\_\_\_

 $\begin{pmatrix} 1 \\ A2.33 \end{pmatrix}$ 

(2) (A2.33)

METAL PANEL

 $\begin{pmatrix} 3 \\ A2.32 \end{pmatrix}$ 

HARDIEPANEL

TRIM —

STUCCO —

METAL PANEL -

14 A9.03

14 A9.03

STUCCO SOFFIT

STUCCO

STUCCO -

FOU<u>RTH</u>FLOO<u>R T.O.</u> PLATE 52' - 5 1/4"

FOURTH FLOOR T.O. DECK 42' - 0"

\_ T<u>HIRD</u> FLO<u>OR T.</u>O. <u>DECK</u> 30' - 0"

SECOND FLOOR T.O. PODIUM 18' - 0"







CLIENT

LIFSHUTZ COMPANIES

215 W.Travis San Antonio, TX 78205 P. 210.225.6742

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MEP ENGINEERS

**RAYMOND ENGINEERING** 32938 Tamina Rd. Suite 101 Magnolia, TX 77354 P. 281.440.7211





PROJECT NAME







07/14/15



SHEET TITLE

\_ FIRST FLOOR T.O. PODIUM 0' - 0"

BID DATE: CONSTRUCTION DATE:



WALL SECTIONS



A5.22





### GUARDRAIL SECTION 6





# 5

PANEL SIDING BUILDING WRAP (2) LAYER 5/8" GYP. BD.

WOOD STUDS, -SEE STRUCT. 5/8" GYP. BD.



A7.16 BALCONY EDGE TRIM - PTD. METAL DRIP EDGE FLASHING MTL. PANEL - BUILDING WRAP - EXTERIOR SHEATHING

2 3/4"X 1 5/8" WD.

316L STAINLESS

SCREW @ 12" O.C.

STL. RAIL WD.

2"X2"X1/8" STL.

ANGLE FRAME

2x2 WELDED WIRE MESH, TACK

WELDED TO STL.

ANGLES @ 8" O.C

I || ||

TOP RAIL DETAIL

WELDED, REF.

STRUCT.

7

EIFS W/ INTEGRAL COLOR

SEE STRUCT.

TOP RAIL



### **BALCONY DETAIL** 2 3" = 1'-0'

SLIDING PATIO DOOR THRESHOLD WOOD BLOCKING **FINISH FLOOR** GYPCRETE ----FLOOR DECK, REF. STRUCT. DWGS

### PREFINISHED BREAK METAL FLASHING

CONCRETE TOPPING SLAB, REF. STRUCT. SLOPE FOR POSITIVE DRAINAGE TOWARDS SCUPPER OR OPEN EDGE OF BALCONY EXPANSION JOINT MATERIAL

DRAINAGE PANEL 60 MIL ELASTROMERIC WATER-PROOFING MEMBRANE. LAP ALL JOINTS. END LAP 4" MIN. SIDE LAP

SLOPE AWAY FROM WALLS

WD. DECKING REF: STRUCT.

3" MIN. TURN UP AT WALLS 8" MIN.

PROTECTION BOARD

REF. STRUCT. FINISH

FLOOR DECK, REF.

GYP. BD.

DRAINAGE PANEL -

PROTECTION BOARD

WD. DECKING REF: STRUCT.

### DETAIL 3" = 1'-0"



### BALCONY EDGE DETAIL 3" = 1'-0"





# EXPANSION JOINT MATERIAL

8" MIN. SLOPE AWAY FROM WALLS

DRAINAGE PANEL MEMBRANE. LAP ALL JOINTS. END LAP 4" MIN. SIDE LAP 3" MIN. TURN UP AT WALLS

60 MIL ELASTROMERIC WATER-PROOFING

SCUPPER OR OPEN EDGE OF BALCONY

CIVIL ENGINEER BURY INC.

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MEP ENGINEERS

RAYMOND ENGINEERING

### 32938 Tamina Rd. Suite 101 Magnolia, TX 77354



# STAR

PROJECT NAME

SAN ANTONIO, TX.

SEAL

PROJECT NUMBER:

DRAWN BY

APPROVED BY:

PERMIT DATE:

CONSTRUCTION DATE

EXTERIOR

WALL DETAILS

A7.16

BID DATE:

SHEET TITLE

07/14/15

2014-69

201 BLUE



LIFSHUTZ COMPANIES

215 W.Travis

P. 210.225.6742

San Antonio, TX 78205



### DOOR HEAD - GYP - CORRIDOR





### SHEATHING STARTER STRIP 6" MEMB FLASHING PREFINISHED SHT. MTL. FLASHING 2x4 WD TRIM, PTD. 6" MEMB FLASHING PREFINISHED SHT. MTL. FLASHING W/DRIP SEALANT SEALANT WDW W/ INTEGRAL NAILING FINS \_\_\_\_\_ SEALANT

PANEL SIDING

BLDG WRAP





WINDOW JAMB - PANEL SIDING (21) / 3" = 1'-0"

MTL CORNER BEAD

### 5/8" GYP. BD.

JAMB FRAMING REF STRUCT

BATT INSUL

SHEATHING

BLDG WRAP

- 6" MEMB FLASHING

SEALANT W/BACKER ROD PANEL SIDING

2x4 WD TRIM, PTD

WD APRON, VERIFY TYPE W/ OWNER SEALANT 5/8" GYP. BD. - 2X WD FRAMING REF. STRUCT.

/ 1X WD SILL

SEALANT

### MTL CORNER BEAD, TYP

WDW W/ INTEGRAL NAILING FINS

### REF. STRUCT.

5/8" GYP. BD. FRAMING HEADER

BATT INSUL



DOOR AND WINDOW DETAILS

SHEET TITLE

SEAL	07/14/15
PROJECT NUMBER:	2014-69
DRAWN BY:	AA
APPROVED BY:	AA
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	



SAN ANTONIO, TX.

### 201 BLUE STAR

PROJECT NAME



### 32938 Tamina Rd. Suite 101

RAYMOND ENGINEERING

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MEP ENGINEERS

San Antonio, TX 78209

DATUM ENGINEERS, INC.

STRUCTURAL ENGINEER

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CIVIL ENGINEER

San Antonio, TX 78205

CLIENT

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LIFSHUTZ COMPANIES











STUCCO W/ MTL

LATH

- PTD. MTL. DOOR

ALUM. THRESHOLD



P. 210.225.6742

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LANDSCAPE ARCHITECT

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BURY INC.

San Antonio, TX 78216 P. 210.525.9090 / F.210.525.0529

CIVIL ENGINEER

— 5/8" GYP. BD. PTD.

BATT INSULATION

MUN

07/14/15



1512 South Flores Street San Antonio, TX 78204 P. 210.227.2612 / F. 210.227.9457 CLIENT LIFSHUTZ COMPANIES 215 W.Travis San Antonio, TX 78205