HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 2

HDRC CASE NO:	**2015-303**
ADDRESS:	310 W MITCHELL ST
LEGAL DESCRIPTION:	NCB A-9 BLK E 1/2 LOT W IRRG 275' OF A-6 OR 6A
ZONING:	C2 RIO-4
CITY COUNCIL DIST.:	3
APPLICANT:	Melissa Rodriguez
OWNER:	San Antonio River Authority
TYPE OF WORK:	Final approval for Confluence Park

REQUEST:

The applicant is requesting a Certificate of Appropriateness for final approval for Confluence Park to include:

1. Gathering education pavilion of concrete form
2. 3 small pavilions
3. large water catchment system
4. Surface parking
5. Paved walkways
6. Multi-purpose building with solar panels and green roof
7. Five planting ecotype demonstrations
8. 67' x 7'-6" sign with reverse channel letters on corten steel flanked by concrete walls

APPLICABLE CITATIONS:

UDC Section 35-670 – Criteria for Certificate of Appropriateness- Generally

(b)Design Objectives for River Improvement Overlay Districts.

(1)Enhance the pedestrian experience with high quality streetscape designs.

(2)Design buildings to relate to the pedestrian scale.

(3)Low impact development (LID) features such as engineered swales, engineered infiltration storm sewer systems, bio-retention, and engineered wetlands are encouraged in all RIO districts. These features may be considered on-site detention features to the extent that they reduce the stormwater runoff expected downstream as a result of such developments.

(4)Encourage neighborhood and cultural tourism uses as well as infill housing and rehabilitation of existing structures.

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.

(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. 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.
(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.

UDC Section 35-673 - Site Design Standard

(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.

(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.

(3) RetainingWalls. 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).

(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. (see Figure 67 - 3).

(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.

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.

(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)

(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 onetenth- mile markers.

(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.

(i) Street Furnishing. 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, digital displays, and video boards) except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

H. Speakers, except those permitted as part of a performing arts center digital display monitor pursuant to a specific use authorization.

(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.

(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.

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

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

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

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

C. Where the pedestrian pathway in the Riverwalk area is located at the top of bank and there is a twofoot 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.

(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.

UDC Sec. 35-678. - Signs and Billboards in the RIO.

(c) Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application to construct or alter signage on a building, object, site, or structure in a river improvement overlay district, review shall be guided by the following standards in addition to any specific design guidelines approved by city council.

(1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign materials shall be compatible with that of the building facade. Highly reflective materials that will be difficult to read are not permitted.

(2) Signs which describe, point, or direct the reader to a specific place or along a specific course, such as "entrance," "exit," and "disabled persons access," as well as government signs, shall be reviewed but shall not be included in total allowable signage area. Emergency signs shall be exempt from historic and design review commission approval.

(3) All graphic elements shall reinforce the architectural integrity of any building. Signs shall not disfigure, damage, mar, alter, or conceal architectural features or details and shall be limited to sizes that are in scale with the architecture and the streetscape. Emblems and symbols of identification used as principal structural or architectural design elements on a facade shall not be included in the total allowable signage per facade per structure when approved. Review shall be guided by the building's proportion and scale when such elements are incorporated.

(4) Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal

glass or other translucent material or with an equal or smaller light transmission factor. All illumination shall be steady and stationary. Neon lighting shall be permitted when used as an integral architectural element or artwork appropriate to the site. For purposes of this subsection, "Glare" shall mean an illumination level of six (6) Lux or greater at the property boundary. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures should reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.

(5) Signage requests for multi-tenant buildings must complement existing signage with regards to size, number, placement and design, unless such existing signage is not in conformity with regulations in this article. It is recommended that the building owner or their agent develop a master signage plan or signage guidelines for the total building or property. If a property has an approved master signage plan on file with the historic preservation officer, then applications for signage may be approved administratively at the discretion of the historic preservation officer provided that they comply with such master signage plan. Notwithstanding the above, signs may not exceed the maximum size and height limitation of signage contained in chapter 28, article 9.

(d) Proportion of Signs. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.

(e)Number and Size of Signs.

(1)Number and Size. The historic and design review commission shall be guided in its decisions by the total number of businesses or services per building and the percentage of visible storefront occupied by each business or service. Applicants may apply for up to three (3) signs total. Total signage for all applicants shall not exceed fifty (50) square feet unless additional signs and/or additional total footage is approved. Additional square footage may be approved provided that the additional signage is in conformity with, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and scope of the site. Signs should reflect the type and speed of traffic they are meant to attract. Signs designed for pedestrians and drivers of slow moving cars should not be the same size as signs designed for highway traffic.

(2)Sign Area. The sign area shall be determined in the following manner:

A. Sign Areas. The area of a sign shall be computed on the actual area of the sign. Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure including all letters, figures, graphics or other elements of the sign, together with the framework or background of the sign. The supporting framework of the sign shall not be included in determining sign area unless such supporting framework forms an integral part of the sign display, as determined by the historic preservation officer. If the sign is located on a decorative fence or wall, when such fence or wall otherwise meets these or other ordinances or regulations and is clearly incidental to the display itself, the fence or wall shall not be included in the sign area. In the cases of signs with more than one (1) sign face, including but not restricted to double-faced signs, back-to-back signs, overhanging signs, and projecting signs, each side of the sign shall be included in total allowable signage area.

B.Channel Letter Signs. For channel letter signs, the sign area shall be the smallest rectangle that will encompass the limits of the writing, including spaces between the letters. Each advertising message shall be considered separately.

FINDINGS:

a. This request received conceptual approval by the HDRC on August 5, 2015, with the stipulations that an archeology investigation be required and that the applicant coordinate with the San Antonio River Authority regarding storm water control measures, access to parks, landscaping and maintenance boundaries.
b. The park's primary mission of environmental education, interactive learning and recreation, serve to promote and encourage neighborhood and cultural tourism. The park will be constructed on currently vacant land located at 310 W. Mitchell Street, with views and direct pedestrian connections to the river.
c. The main gathering pavilion, three smaller pavilions, and the multi-purpose room relate to the pedestrian scale as required by UDC Section 35-670(b). The pavilions are made of exposed concrete petals that create the support and coverings. The multi-purpose room is a one story building with concrete siding with four 2' x 2' red cedar slats on the front façade near the pedestrian entrance, with a green roof , four skylights, and solar panels to be

installed on the roof. The south and east elevations of the building will be hidden from view as the landscaping will be on these sides growing up to the roof to create a vegetated roof.

d. Per UDC Section 35-672(c), an architectural focal point shall be incorporated in to the design of a structure located at a prominent curve in the river or at a prominent intersection where the street appears to terminate. The applicant has proposed a main gathering pavilion which serves as an architectural focal point for the proposed park. This is consistent with the UDC.
e. These proposed walkways, materials, and site plan are consistent UDC Section 35-672, as they relate to general pedestrian circulation, use of appropriate paving materials, maintaining street connections to the river, providing unobstructed pedestrian access along the Riverwalk, creating automobile access and parking, maintaining prominent views and in providing an architectural focal point. The proposed paving materials include a combination of clay unit pavers with custom concrete pavers requiring four different fabricated molds. This is consistent with UDC 35-673 (g).
f. The park's primary pedestrian and automobile access is located off Mitchell Street with connecting walkways to the Riverwalk. The parking surface will be composed of a combination of brick pavers and gravel, accessed by a curb cut fronting Mitchell Street. This is consistent with the UDC regarding pedestrian circulation, access to the Riverwalk, and parking areas made with pervious materials.
g. The UDC Section 35-673(c) provides guidelines regarding the preservation of the existing natural contours and distinct character of the San Antonio River. Staff finds the proposal is consistent with this section. The applicant is responsible for complying with this section of the UDC as well as additional coordination with the San Antonio River Authority.
h. Generally the proposed park is consistent with the Site Design Standards described in UDC Section 35-673, as they relate to appropriate building orientation, topography and draining, retaining walls, riverside setbacks, landscape design and plant materials, paving materials, street furnishings, lighting, access to public pathway along the river and bicycle parking.
i. The applicant is proposing to install a 67' x 7'-6" sign with reverse channel letters on corten steel flanked by concrete walls. The proposed sign area is 107.5 square feet. The UDC Sec 35-678 (e) states that applicants may have up to fifty (50) square feet total unless additional total footage is approved by the HDRC; the additional footage shall be based upon the size and scope of the site. Staff finds the large lot size and the use of the space warrant additional square footage based on the large size of the lot.
j. The property is within the River Improvement Overlay District and is in close proximity to previously recorded archaeological sites 41BX257 and 41BX12. Therefore, archaeological investigations shall be required for the project area. Furthermore, this project falls under the Texas Antiquities Code and will require an Antiquities Permit with the Texas Historical Commission prior to the commencement of construction efforts.
k. This address falls within the buffer zone of the designated World Heritage areas as well as the Mission Protection Overlay. The applicant is responsible for complying with all regulations and meeting any design standards associated with these designations and zonings.

RECOMMENDATION:

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

1. An archaeological investigation is required.

CASE MANAGER:

Lauren Sage

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Flex Viewer

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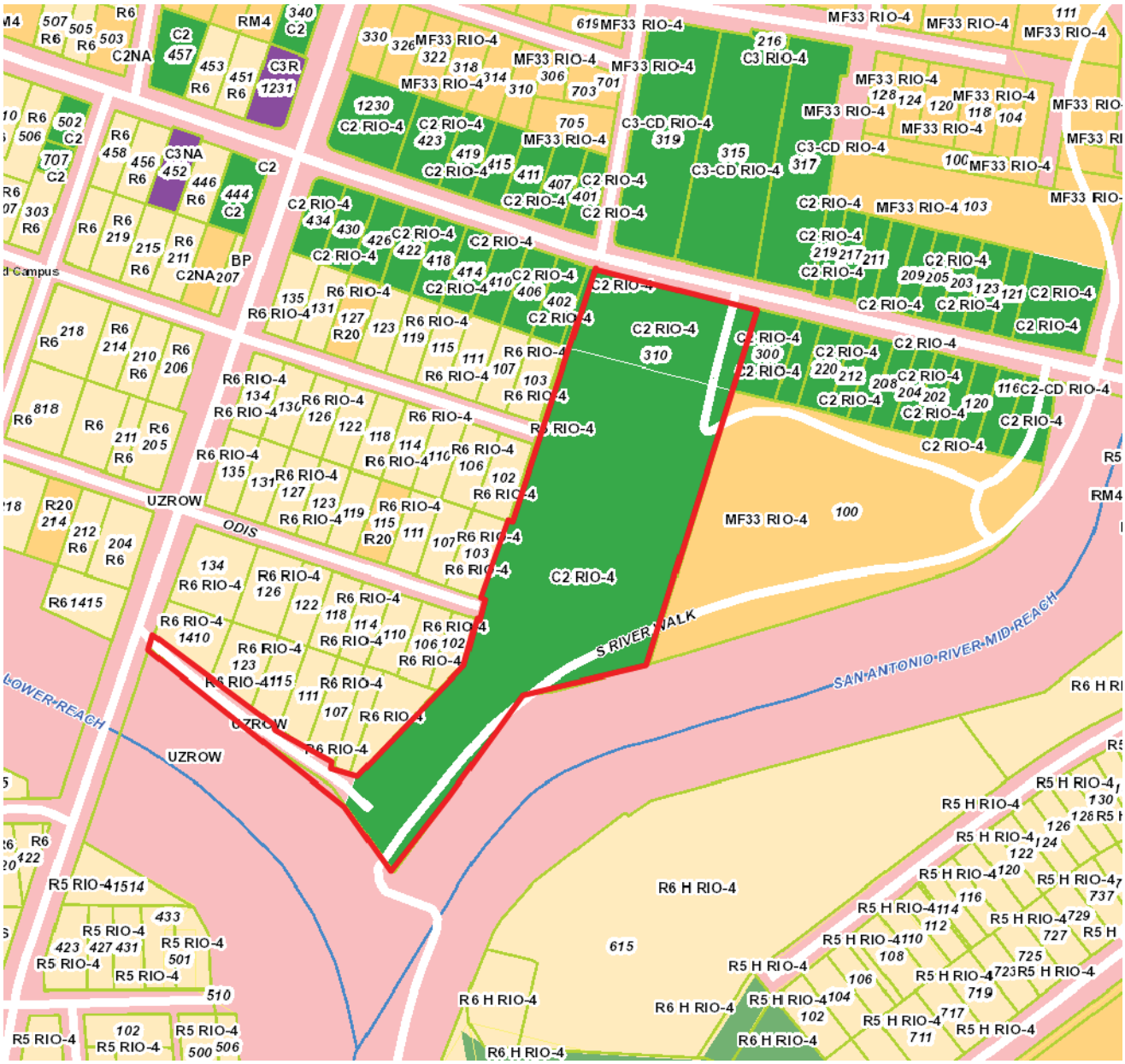
Printed:Jun 03, 2016



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Flex Viewer

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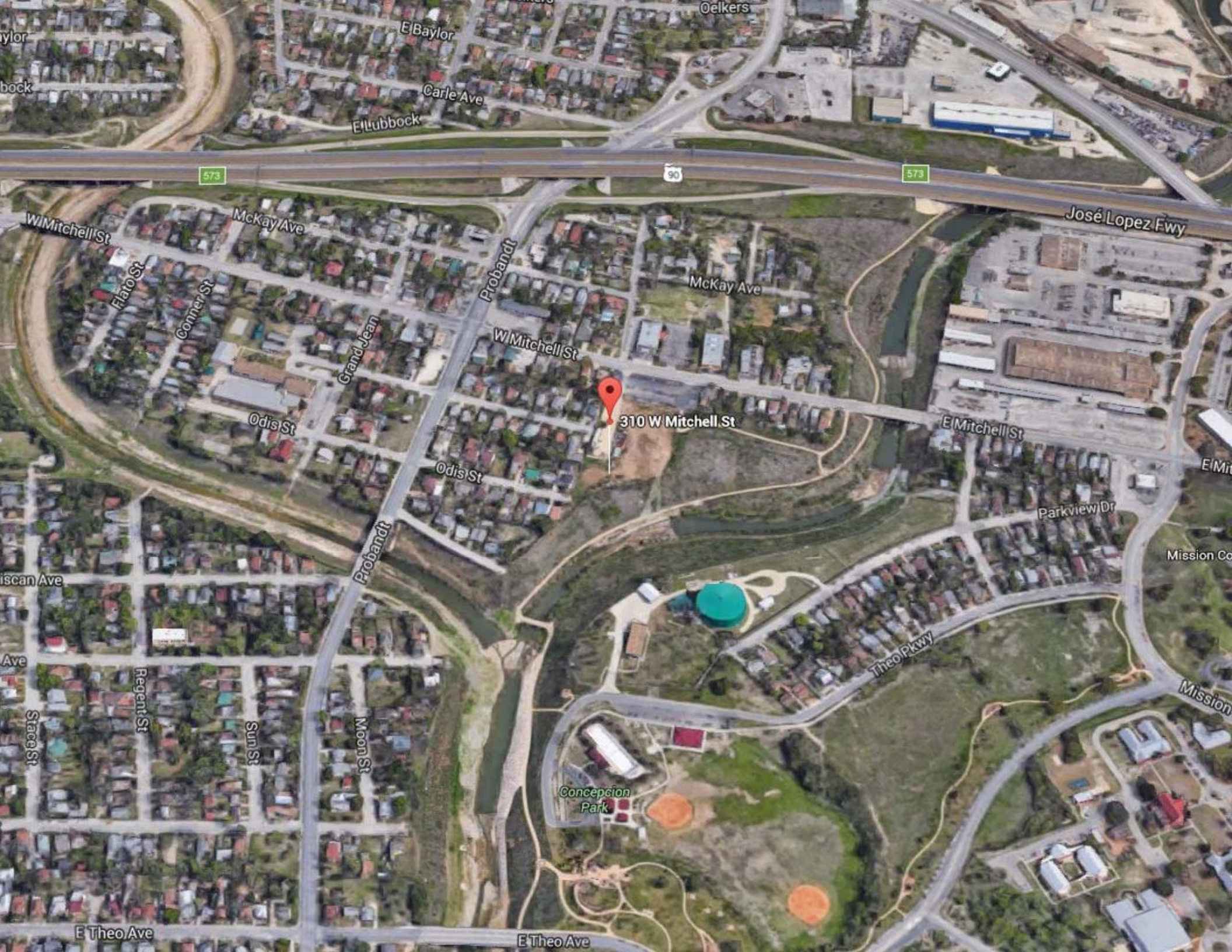
Printed:Jun 03, 2016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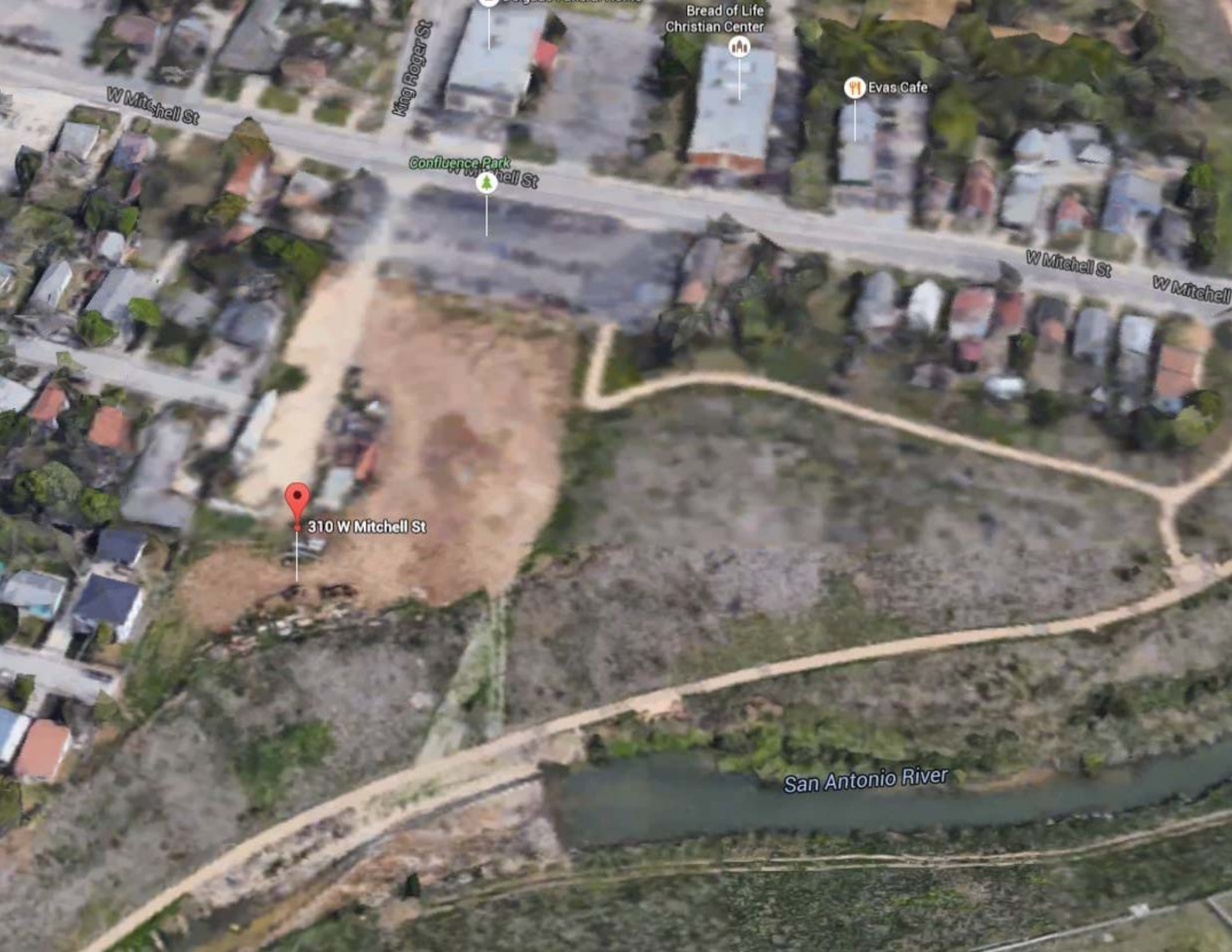

Bread of Life
Christian Center
Evas Cafe
King Roger St
W Mitchell St
Confluence Park
W Mitchell St
W Mitchell St
310 W Mitchell St
San Antonio River


CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 510 W MITCHELL
REQUEST: CONFORM FINAL
HEARING DATE: 6/15
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO


CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 310 W MITCHELL
REQUEST: CONFLUENCE PARK

Confluence Park
HDRC Submittal
April 18, 2016

Located at 310 W. Mitchell Street, near the convergence of the San Antonio River and San Pedro Creek, Confluence Park is a destination for learning and recreation, inspiring visitors while teaching environmental science and sustainability. A landmark project where art and science meet, the park will be a living example of the promise of our river and what the future will be if we act as stewards of our river and all of our water sources.

Confluence Park will transform a former Southside industrial laydown yard into a unique, interactive learning and recreational space. The park will include an educational pavilion, a large scale water catchment system, ecotype demonstration quadrants and an inviting gateway to hiking and biking trails along the Historic Mission Reach portion of the San Antonio River. The entire park is envisioned as an interactive teaching tool that will inspire a greater understanding of Texas ecotypes and watershed dynamics, encouraging students and adults alike to become more involved with the preservation and stewardship of our waterways.

The San Antonio River Foundation's (SARF) investment in Confluence Park will provide a state-of-the-art outdoor classroom to accommodate the San Antonio River Authority's (SARA) well-established educational outreach program; an effort that reached 22,000 students in the 2013-2014 school year. The SARA educational programming will be supported in part via an already secured $1 million SARF Educational Endowment. Programs will be offered to public school systems free of charge, including transportation to and from the Park for schools that otherwise could not afford to participate in these classes. This convergence of resources will provide critical, hands-on environmental educational experiences to San Antonio area students.

Designed by a highly acclaimed team comprised of Rialto Studio, Lake | Flato Architects and Matsys Design, Confluence Park's programmatic elements and educational features will include:

- Opportunities to experience and learn more about five ecotypes that occur in our region:
- A site-wide water catchment system which collects all the rainwater that falls on the site and feeds this water into an underground water storage tank
- Play areas are designed for learning and exploration
- A primary pavilion constructed of large concrete forms that together create a geometry that collects and funnels rainwater; this lofty pavilion will provide shade and shelter while at the same time allowing visitors to understand the cycle of water at Confluence Park and how this cycle relates directly to the San Antonio River watershed. The pavilion will speak to the confluence of

water systems and is oriented to point directly toward the confluence of the San Antonio River and San Pedro Creek.
- Satellite pavilions that create distinct gathering nodes throughout the site and are derived from the same form as the primary pavilion.
- A multi-purpose space that has a green roof providing thermal mass for passive heating and cooling; this space will be used for classroom and meeting space as well as pre-function space for the primary pavilion; a supporting actor to the pavilion structure, the building's lowered elevation will make it appear to emerge from the ground and gradually grow out of the earth, becoming a fluid part of the landscape
- The landscape will be allocated in five distinct ecotypes. The ecotype of the San Antonio River Improvement Projects – Mission Reach will be the first ecotype that will transition from the river into the site and up to Mitchell Street. The second ecotype will be a contrasting Trans-Pecos landscape that will complete the Mitchell Street frontage and will flow into the parking lot. The third ecotype will be a Texas Oak Conservatory showcasing the wide variety of that tree species. The fourth ecotype will a Live Oak Savannah that will encompass the main pavilion area and the subterranean storm water collection cistern. The fifth ecotype is the centrally located Texas Grassland Prairie.
- Board form natural finish concrete walls will hold stair stepping rusted steel wall segments that will be used to segregate plant species for use in education settings for plant identification. The goal is that students (and park visitors) become able to identify the trees, shrubs, grasses, forage plants, etc. when the leave the park and venture along the Mission Reach.
- A photovoltaic array, connected to the City Public Service power grid, will provide 100% of the energy use for the project on a yearly basis.

With environmental education as its core purpose, Confluence Park is designed to inspire students and visitors to become more involved with the river, practice environmental stewardship and gain a greater understanding of Texas ecology.

PHOTOGRAPHS OF EXISTING SITE

NE corner of Confluence Park at Mitchell Street

View from across Mitchell Street looking south west

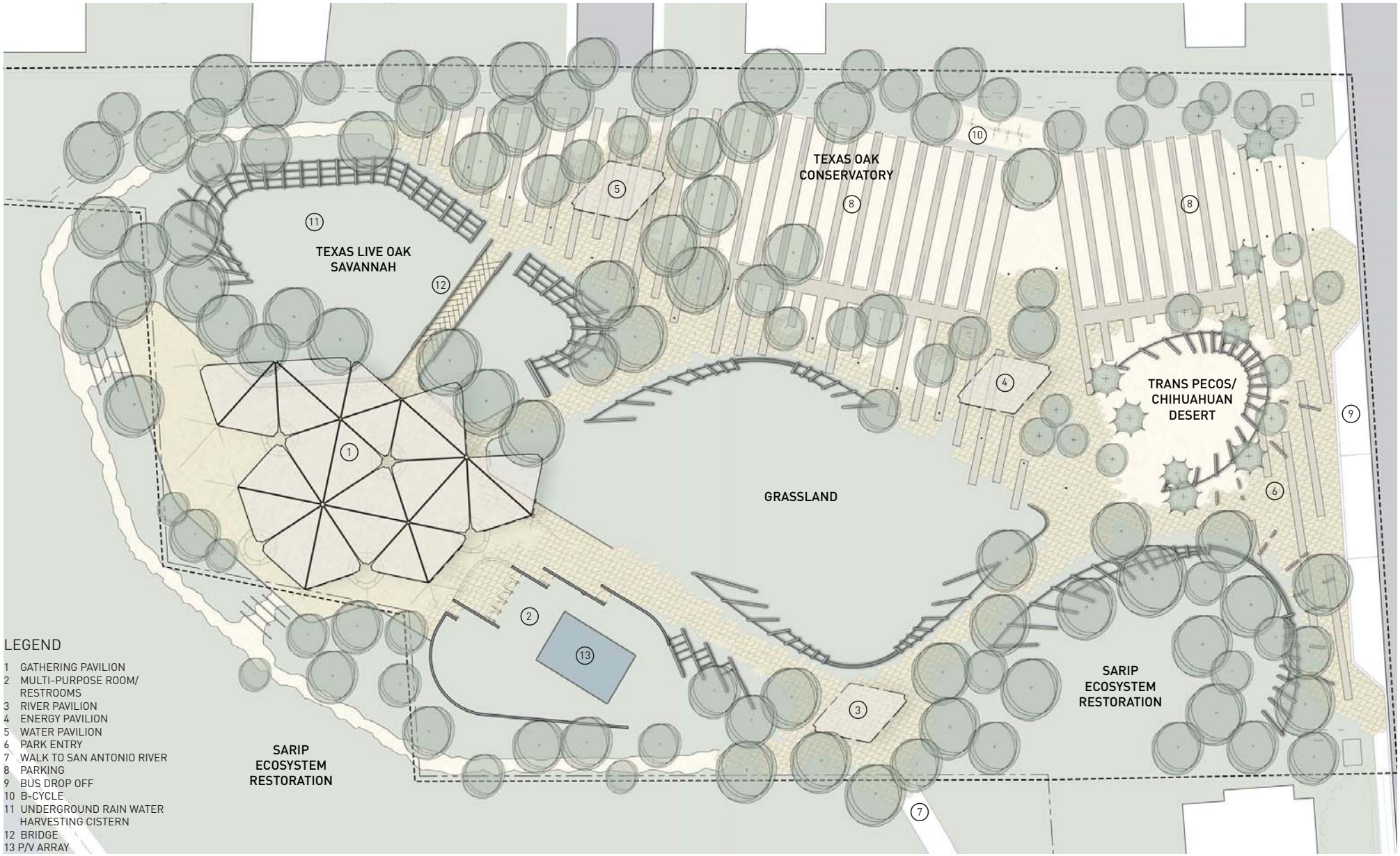
CONFLUENCE PARK
San Antonio, Texas

PHOTOGRAPHS OF EXISTING SITE

Access from Confluence Park to Mission Reach Trails

View from top-of-bank to the north west.

CONFLUENCE PARK
San Antonio, Texas



SITE PLAN

0 15 30 60FT
Scale: 1"=30'-0"

Confluence Park River Pavilion

LAKE|FLATO + matsys + RIALTO STUDIO

April 15th, 2015

View of Support Building from Pavilion

CONFLUENCE PARK

310 W. MITCHELL ST., SAN ANTONIO, TX

SAN ANTONIO RIVER FOUNDATION

02 .11 . 2016

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TBPE REGISTRATION No. F-7964

matsys

aec
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ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
ANOD	ANODIZED
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ADA	AMERICANS WITH DISABILITIES ACT
A.B.	ANCHOR BOLT
ARCH	ARCHITECT (URAL)
AD	AREA DRAIN
ASPH	ASPHALT
BRG	BEARING
BM	BEAM
B.M.	BENCH MARK
BTWN	BETWEEN
BIT	BITUMINOUS
BLK (G)	BLOCK (ING)
BD	BOARD
B.S.	BOTH SIDES
B.W.	BOTH WAYS
BOT	BOTTOM
B.O.B.	BOTTOM OF BEAM
B.O.D.	BOTTOM OF DECK
B.O.S.	BOTTOM OF STEEL
BLDG	BUILDING
BU	BUILT UP
CAB	CABINET
C.I.	CAST IRON
C.B.	CATCH BASiN
CLG	CEILING
CEM	CEMENT
CER TILE	CERAMIC TILE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CLR	CLEAR
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CTR	CONTRACTOR
C.J.	CONTROL JOINT
CNTR	COUNTERTOP
D.	DEEP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
D.H.	DOUBLE HUNG
DBL	DOUBLE
DS	DOWNSPOUT
DISP	DISPENSER
DWR	DRAWER
DWG	DRAWING
E	EAST
ERC	EASTERN RED CEDAR
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
ELV	ELEVATOR
EXIST	EXISTING
EPS	EXPANDED (EXTRUDED) POLYSTYRENE BOARD
EQ	EQUAL
EMERG	EMERGENCY
EX	EXHAUST
EXP	EXPOSED
EXP JT	EXPANSION JOINT
EIFS	EXTERIOR INSULATING FINISH SYSTEM
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH (ED)
FIN FLR	FINISHED FLOOR
FP	FIREPLACE
FLR	FLOOR (ING)
F.D.	FINISHED DIMENSION
FD	FLOOR DRAIN
FLUOR	FLUORESCENT
FRP	FIBERGLASS PEINFORCED PANEL
FRZR	FREEZER
FT	FOOT (FEET)
FTG	FOOTING
FOUND	FOUNDATION
GA	GAGE, GAUGE
GALV	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL	GLASS
GYP BD	GYPSUM WALL BOARD
GYP	GYPSUM
H/C	HANDICAPPED
HDWE	HARDWARE
HDR	HEADER
HVAC	HEATING / VENTILATING / AIR CONDITIONING
H.D.	HEAVY DUTY
HGT	HEIGHT
H.	HIGH
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
INCAND	INCANDESCENT
IN	INCHES
INCL	INCLUDE (D), (ING)
ID	INSIDE DIAMETER
INSUL	INSULATION, INSULATING
INT	INTERIOR
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH, LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MSRY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
M.C.	MEDICINE CABINET
MED	MEDIUM
MBR	MEMBER
MEMB	MEMBRANE
MTL	METAL
M.	METER (S)
MIN	MINIMUM
MISC	MISCELLANEOUS
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER (S)
O.H.	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
PTD	PAINTED
PANEL	ELECTRICAL PANELBOARD
PERF	PERFORATED
PLAS	PLASTER
P LAM	PLASTIC LAMINATE
PNL	PANEL
PL	PLATE
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
POLYISO	POLYISOCYANURATE BOARD
PSI	POUNDS PER SQUARE INCH
PROP	PROPERTY LINE

ABBREVIATIONS (CONT.)

R.	RADIUS
REF	REFER (ENCE)
REFL	REFLECTED
REFG	REFRIGERATOR
RAG	RETURN AIR GRILLE
REQ'D	REQUIRED
RH	RIGHT HAND
RD	ROOF DRAIN
RO	ROUGH OPENING
SCHED.	SCHEDULE
SEC	SECTION
SHT	SHEET
SHLV	SHELVING
SIM	SIMILAR
SC	SOLID CORE
S	SOUTH
SP	SPACE (S)
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR, STRINGER
SD	STORM DRAIN
STRUCT	STRUCTURAL
TAS	TEXAS ACCESSIBILITY STANDARDS
TEL	TELEPHONE
TV	TELEVISION
THK	THICK (NESS)
T&G	TONGUE AND GROOVE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T	TREAD, TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WSCT	WAINSCOT
WH	WATER HEATER
W/C	WATER CLOSET
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC
W	WEST
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

ABBREVIATION SYMBOLS

- **ANGLE**
- **CENTERLINES**
- **CHANNEL**
- **PENNY**
- **PLATE**
- **DIAMETER**
- W **WIDE FLANGE BEAM**

DRAWING SYMBOLS

100A	DOOR NUMBER
2.02	WINDOW NUMBER
	ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")
1	REVISION NUMBER
ROOM 212	ROOM NAME & NUMBER
1 / 4 A700 2 / 3	INTERIOR ELEVATION NUMBER & SHEET NUMBER
1 / A900	DETAIL NUMBER SHEET NUMBER
A400 3	SHEET NUMBER EXTERIOR ELEVATION NUMBER
2 / A900	SECTION NUMBER SHEET NUMBER

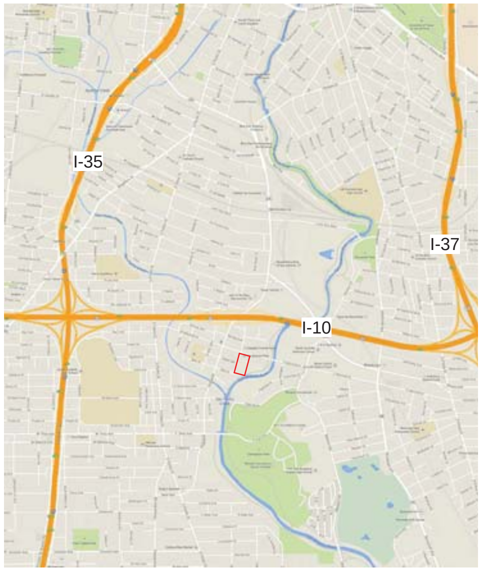
PROJECT DATA

PROJECT: CONFLUENCE PARK

PROJECT ADDRESS: 310 W MITCHELL STREET, SAN ANTONIO, TX 78204

DRAWING INDEX

VICINITY MAP



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02-11-2016

CONFLUENCE PARK

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INDEX SHEET

A000

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APPLICABLE CODES

CODE*	REFERENCE	WEB
Building Code	2015 International Building Code	http://www.sanantonio.gov/DSD/Resources/Codes.aspx
Mechanical Code	2015 International Mechanical Code	http://www.sanantonio.gov/DSD/Resources/Codes.aspx
Plumbing Code	2015 International Plumbing Code	http://www.sanantonio.gov/DSD/Resources/Codes.aspx
Fire Code	2015 International Fire Code	http://www.sanantonio.gov/DSD/Resources/Codes.aspx
Energy Conservation Code	2015 International Energy Conservation Code	http://www.sanantonio.gov/DSD/Resources/Codes.aspx
Electric Code	2014 National Electric Code	http://www.sanantonio.gov/DSD/Resources/Codes.aspx
Accessibility Code	Texas Accessibility Standards and Americans with Disabilities Act	http://www.tdlr.texas.gov/ab/abtas.htm

** with COSA Amendments*

OCCUPANCY

Assembly Occupancy [Type A-3] (IBC Section 302)

Building Occupancy Load		Occupants
Classroom or	*898 net sf @ 20 net sf/occupant*	*45 Occupants or*
All other Occupancies	*(IBC 1004.1.2) + COSA IB 127*	*Less Than or Equal to 49*
Accessary Storage Areas, Electrical Room	*425 gross sf @ 300 gross sf/occupant*	*2 Occupants*
Restrooms	*Included as part of building gross occupant load*	

51 Max Total Occupants

CONSTRUCTION TYPE	II-B (non-sprinkled) - Main Pavilion (7,000 sf) and Support Building (2,125 sf) are governed as buildings on the same lot - combined area, use group and construction type.	(IBC Table 503)

Max Building Height Above Grade	55'	26' Provided
Maximum Number of Stories	2	1 Provided
Maximum Area	9,500 SF	9,125 SF Provided

FIRE RESISTANCE & PROTECTION OF STRUCTURAL MEMBERS / PARTITIONS IN HOURS

Element	Rating (IBC Table 601)
Primary Structure Frame	0 Hours
Exterior Bearing Walls	0 Hours
Interior Bearing Walls	0 Hours
Exterior Non-Bearing Walls	0 Hours
Interior Non-Bearing Walls	0 Hours
Floor Construction & Secondary Members	0 Hours
Roof Construction & Secondary Members	0 Hours

PLUMBING FIXTURE COUNTS

(IBC Table 403.1)

Occupancy Type A-3	51 Total Occupants	Required	Provided
Water Closets (Men)	1 per 125 Occupants	1	3
Water Closets (Women)	1 per 65 Occupants	1	3
Lavatories	1 per 200 Occupants	1	3
Drinking Fountain	1 per 500 Occupants	1	1

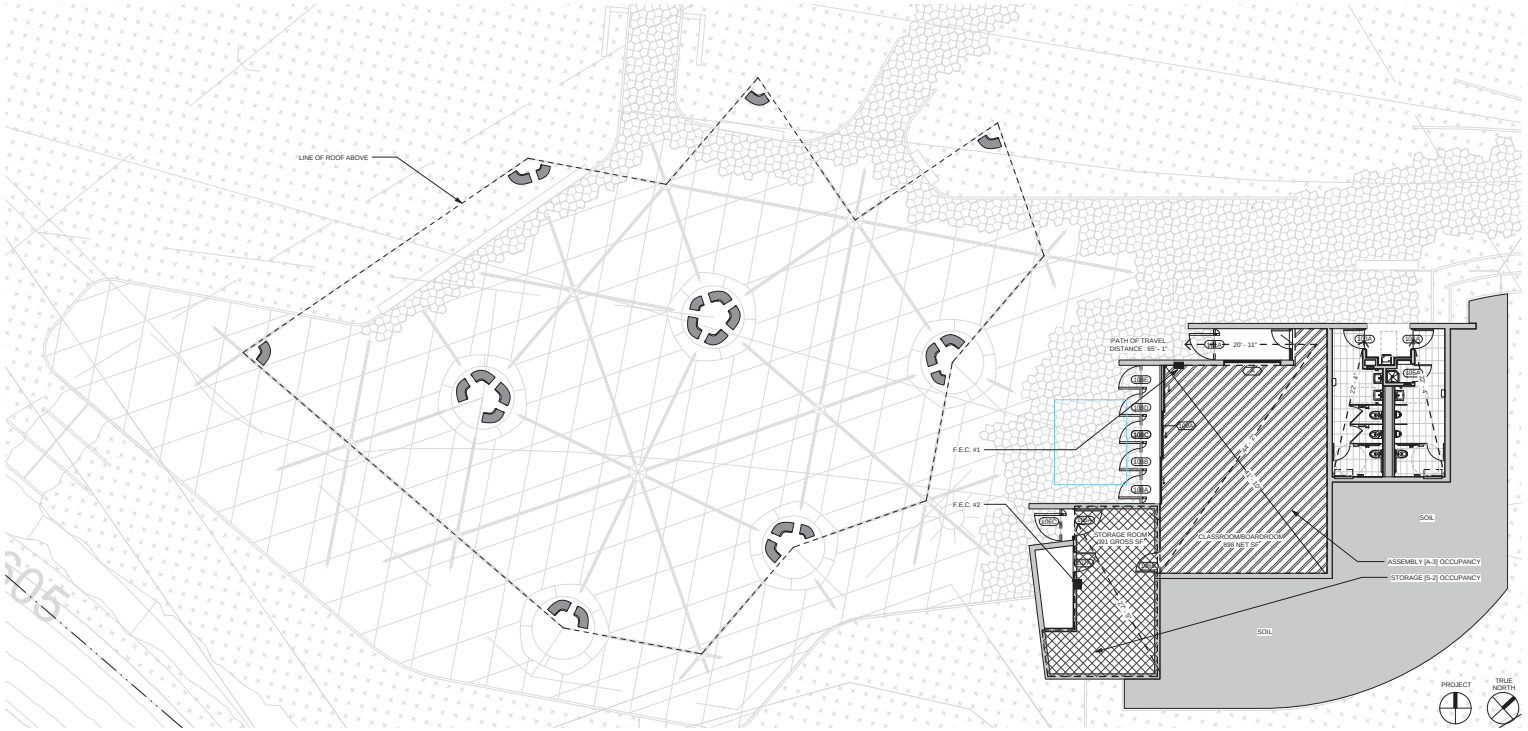
Note: Provided Fixture count based on site occupant load based on students and visitors in outdoor learning areas.

MEANS OF EGRESS CRITERIA

1. Exit access travel distance to exit		**(IBC Table 1006.2.1)**
Assembly	Max Allowed 75'	REF. LIFE SAFETY PLAN
Storage	Max Allowed 100'	REF. LIFE SAFETY PLAN
2. Maximum Common Path of Egress Travel		**(IBC Table 1006.2.1)**
Assembly	Max Allowed 75'	REF. LIFE SAFETY PLAN
3. Maximum Dead End Corridor Length		
Unsprinklered Assembly	Max Allowed 20'	REF. LIFE SAFTEY PLAN
4. Exit Door Configuration (Storage or Classroom/Boardroom)		**(IBC Table 1010.1.1)**
Min. Clear Opening Width	Min. Allowed 32"	Min. Provided: 34"
Number of Exits		1
5. Egress Width per Occupant Served		**(IBC Table 1009.3.2)**
	Min. Allowed 0.2 inches/occupant	REF. LIFE SAFETY PLAN

FIRE PROTECTION FEATURES

1. Sprinkler System	**(IFC 903 and COSA AMD.)**
Support Building	Not required based on area and construction type.
Combined Pavilion/Support Building	Complies with COSA Amendment 903.2.1 1. Detached Group A-3 2. Combined area of Pavilion and Support Building is not provided. 3. Seperation distance to Support Building is not provided. Building(s) treated as one building for area determination as allowed for "building for area determination as allowed for "buildings on the same lot." 4. Open on more than 3 sides. 5. Full perimeter available for exiting from Pavilion. Exiting from unsprinklered Support Buiding is not dependant on Pavilion exiting (and vice-versa).
2. Fire Alarm System	**(IFC 907.2.1)**
Assembly	Not provided. Open structure with < 300 occupants.
3. Portable Fire Extinguishers	**(IFC TABLE 906.3(1))**
Support Building	Single Type 2A-10B:C Extinquisher required for < 6,000 sf. Provide 2A-10B:C Extinguisher in Meeting Room.
4. Required Fire Flow	**(IFC TABLE B105.1(2) and C102.1)**
9,125 sf (Combined) / Type II-B Building	2,000 gpm Served by 2 hydrants



1 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

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MEP ENGINEER

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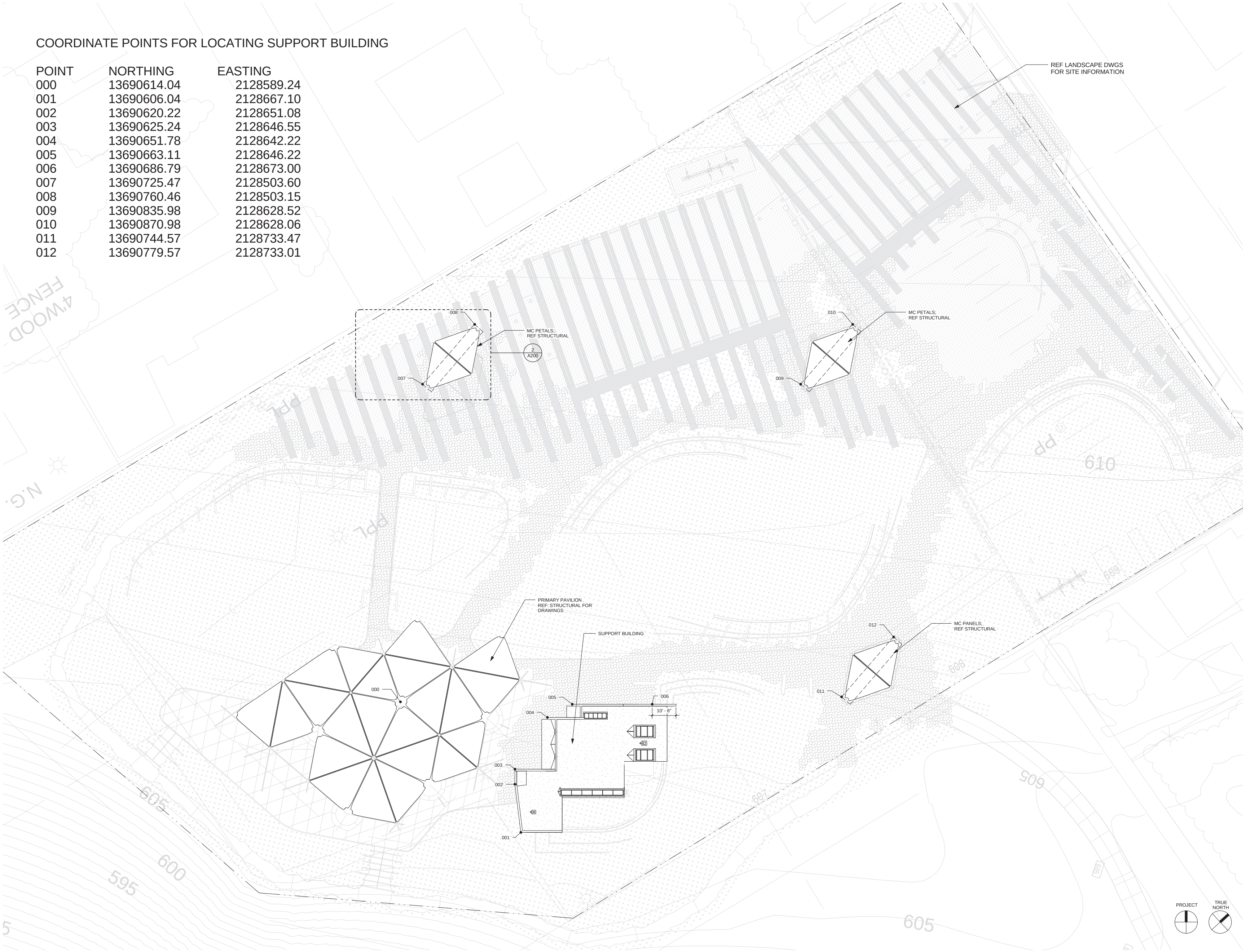
CODE REVIEW

A001

2/12/2016 11:01:56 AM

COORDINATE POINTS FOR LOCATING SUPPORT BUILDING

POINT	NORTHING	EASTING
000	13690614.04	2128589.24
001	13690606.04	2128667.10
002	13690620.22	2128651.08
003	13690625.24	2128646.55
004	13690651.78	2128642.22
005	13690663.11	2128646.22
006	13690686.79	2128673.00
007	13690725.47	2128503.60
008	13690760.46	2128503.15
009	13690835.98	2128628.52
010	13690870.98	2128628.06
011	13690744.57	2128733.47
012	13690779.57	2128733.01



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

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SITE PLAN

A100

1 — 10" EXPOSED BOARD FORMED CONCRETE WALL (WATERPROOFING ON OUTSIDE FACE WHEN BELOW GRADE)

2 — 10" EXPOSED BOARD FORMED CONCRETE WALL W/ TILE IN RESTROOMS (WATERPROOFING ON OUTSIDE FACE WHEN BELOW GRADE)

3 — 5 1/2" MTL STUD WALL W/ 5/8" GYP ON BOTH SIDES

4 — 3/4" WOOD SIDING, 3/4" WOOD NAILER, 1/2" PLYWOOD SHEATHING, 3-1/2" MTL STUD, 5/8" GYP

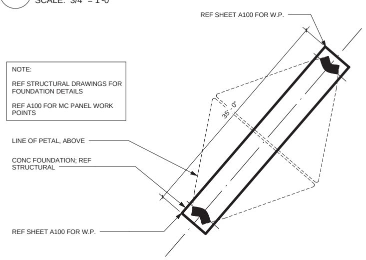
5 — 3/4" WOOD SIDING, 3/4" WOOD NAILER, 1/2" PLYWOOD SHEATHING, 5-1/2" MTL STUD, 5/8" GYP

6 — 5/8 " GYP, 3-1/2" MTL STUD, 14" AIR GAP, 3-1/2" MTL STUD, 5/8" GYP

NOTE: REF ELEVATIONS FOR CONCRETE AND TILE FINISHES

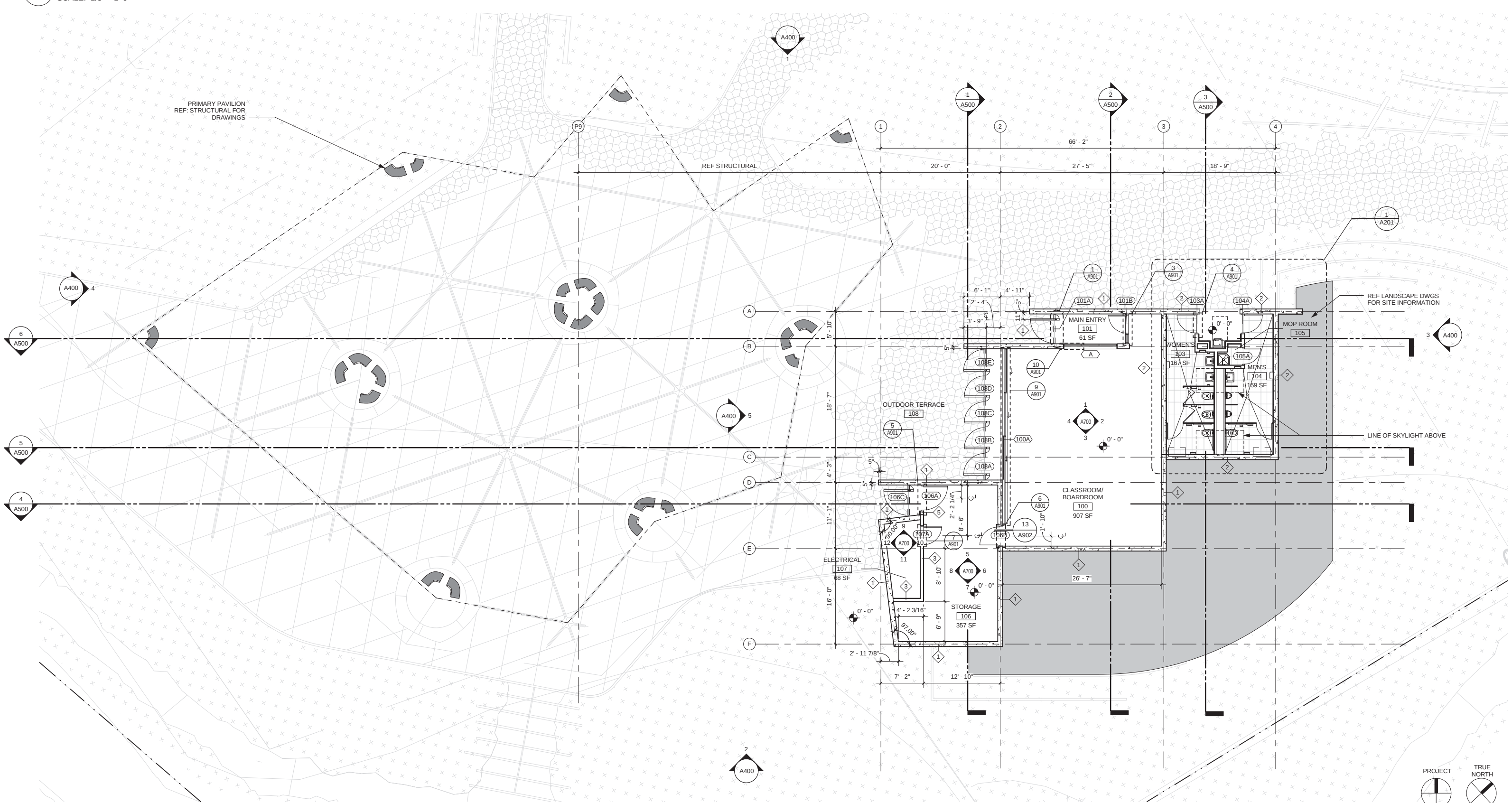
WALL TYPE LEGEND

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



2 PLAN - SATELLITE PAVILION

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



1 PLAN

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

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FLOOR PLAN

A200

2/12/2016 11:42:04 AM

NOTE: PETAL PENETRATIONS NOT SHOWN IN DRAWING.
REF SCHEDULE BELOW:

PETAL A

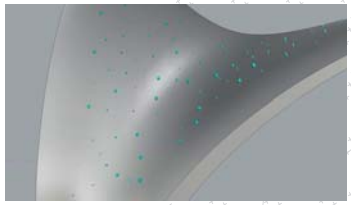
Total Number of Petals	Hole Diamter (in)	Total Rods per Petal	Total Rod Length (in) per Petal	Total Rod Length (rounded up ft) per Petal	Total Rod Length All A Petals (ft)	Cost/ft [2]	Total Rod Cost All A Petals
9	0.500	34	284.000	24.00	216.00	$3.02	$652.32
	1.000	31	253.000	22.00	198.00	$4.64	$918.72
	2.000	40	330.000	28.00	252.00	$15.63	$3,938.76
							$5,509.80

PETAL B

Total Number of Petals	Hole Diamter (in)	Total Rods per Petal	Total Rod Length (in) per Petal	Total Rod Length (rounded up ft) per Petal	Total Rod Length All B Petals (ft)	Cost/ft [3]	Total Rod Cost All B Petals
9	0.500	38	309.000	26.00	234.00	$3.02	$706.68
	1.000	39	327.000	28.00	252.00	$4.64	$1,169.28
	2.000	28	229.000	20.00	180.00	$15.63	$2,813.40
							$4,689.36

PETAL C

Total Number of Petals	Hole Diamter (in)	Total Rods per Petal	Total Rod Length (in) per Petal	Total Rod Length (rounded up ft) per Petal	Total Rod Length All C Petals (ft)	Cost/ft [4]	Total Rod Cost All C Petals
10	0.500	25	200.000	17.00	170.00	$3.02	$513.40
	1.000	31	254.000	22.00	220.00	$4.64	$1,020.80
	2.000	24	196.000	17.00	170.00	$15.63	$2,657.10
							$4,191.30



PERSPECTIVE OF ROD PENETRATIONS

1 PAVILION AND SUPPORT BUILDING ROOF PLAN
SCALE: 1/8" = 1'-0"

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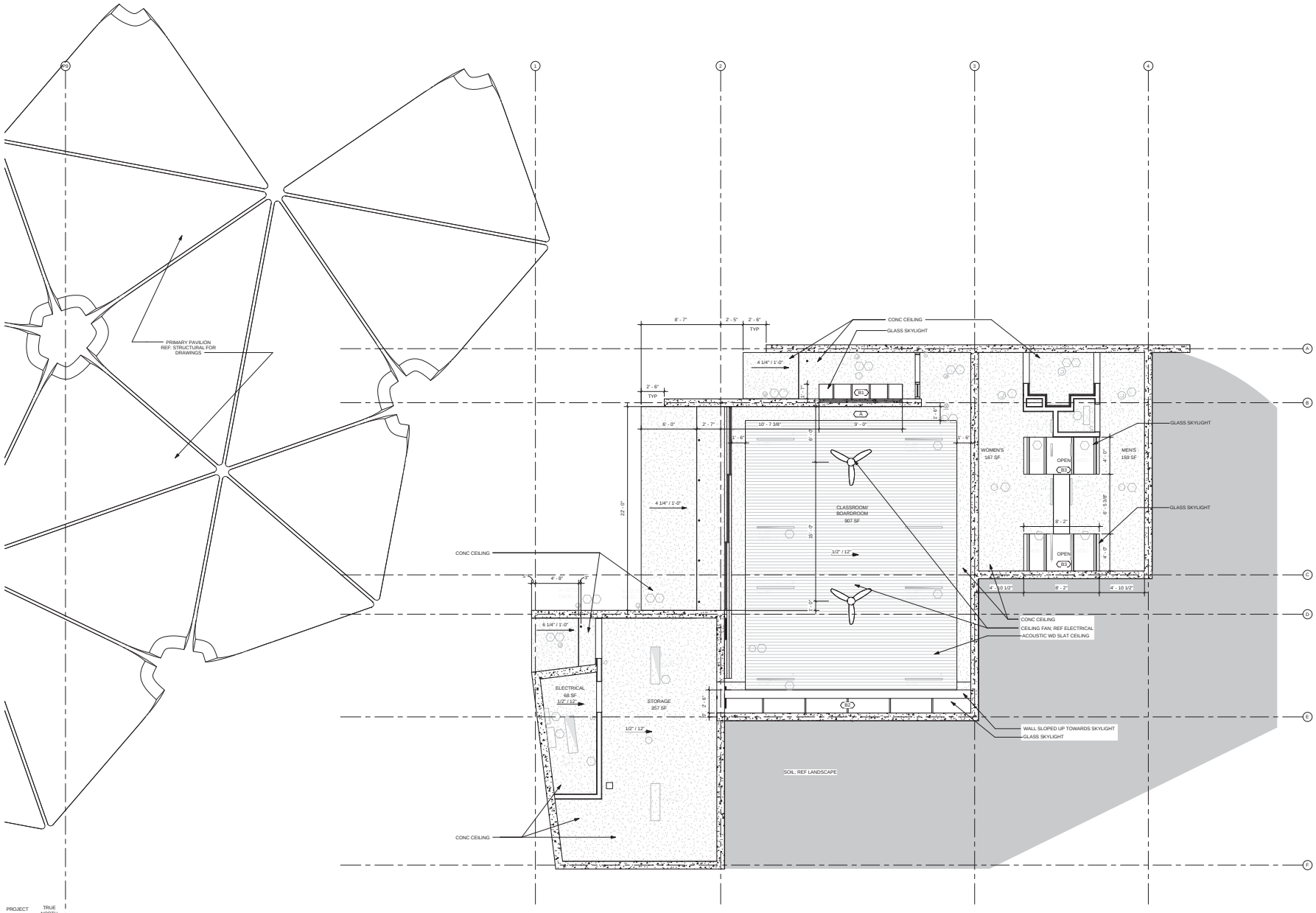
ROOF PLAN

A240



PROJECT NORTH / TRUE NORTH

1 REFLECTED CEILING PLAN

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

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02-11-2016

CONFLUENCE PARK

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ARCHITECT

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REFLECTED CEILING PLAN

A300

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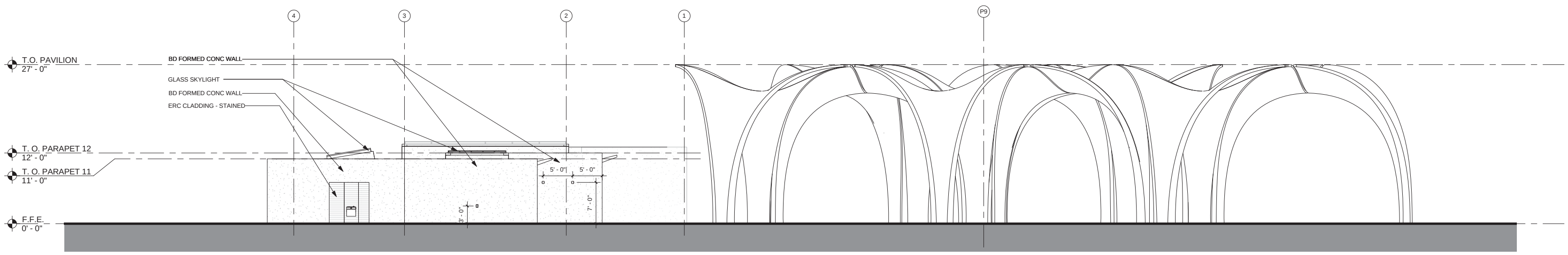
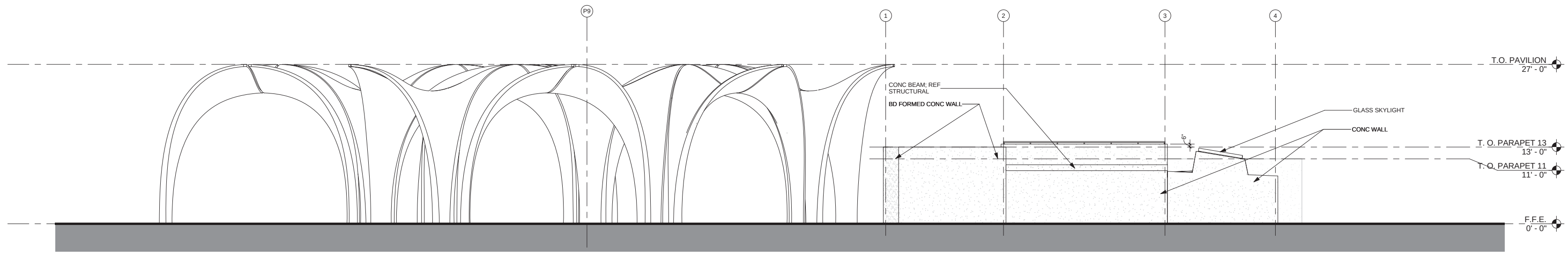
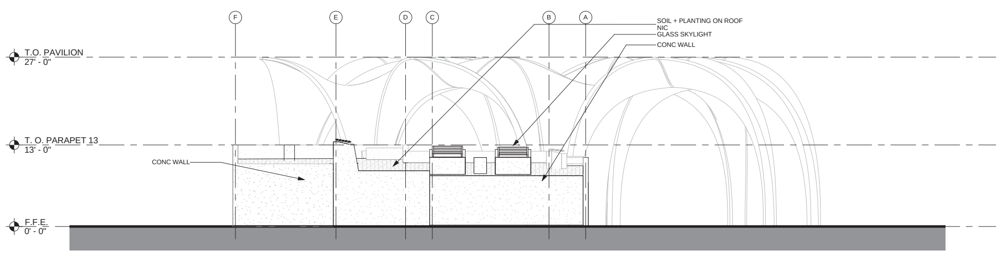


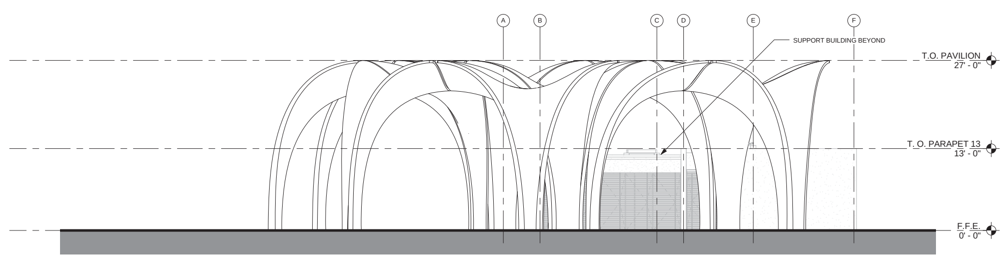
1 OVERALL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



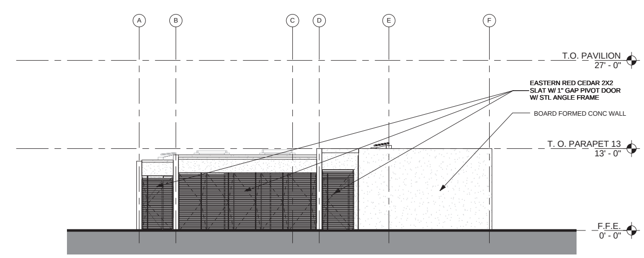
2 OVERALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 OVERALL EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 OVERALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 SUPPORT BUILDING WEST ELEVATION
SCALE: 1/8" = 1'-0"

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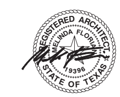

02-11-2016

CONFLUENCE PARK

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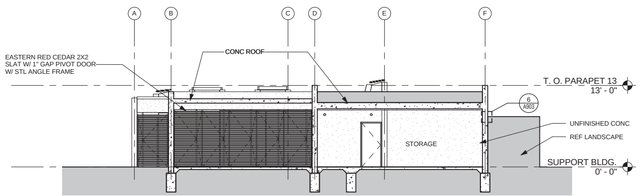
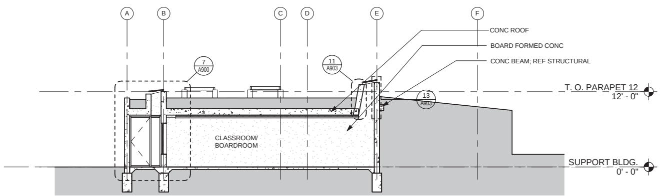
EXTERIOR ELEVATIONS

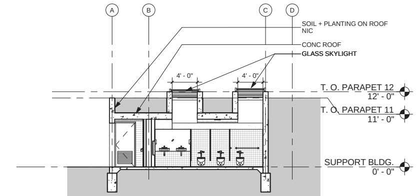
A400



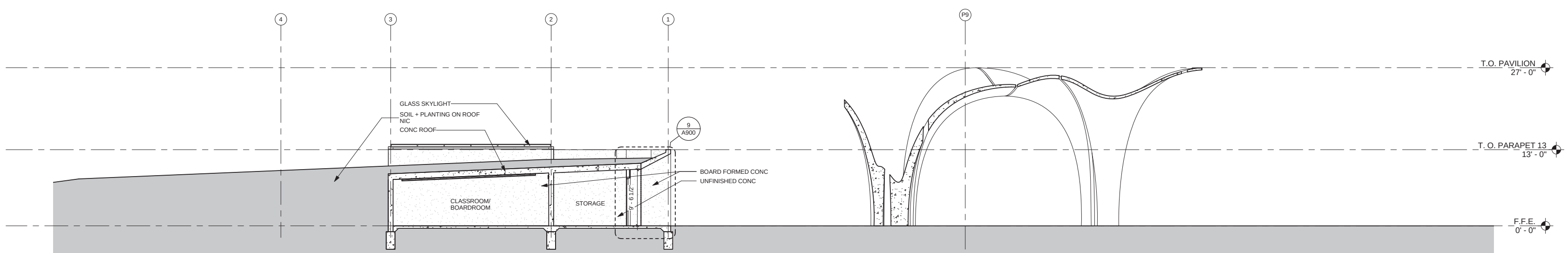
1 SECTION THRU STOARGE AND OUTDOOR TERRACE
SCALE: 1/8" = 1'-0"



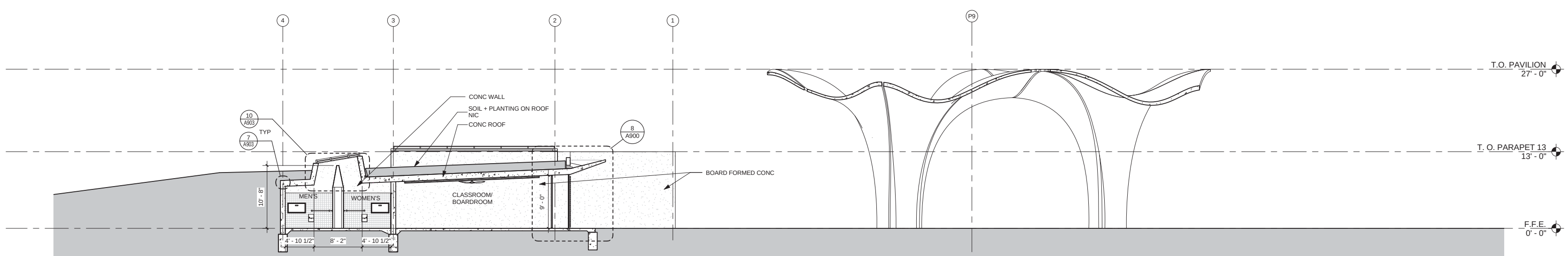
2 SECTION THRU MULTIPURPOSE
SCALE: 1/8" = 1'-0"



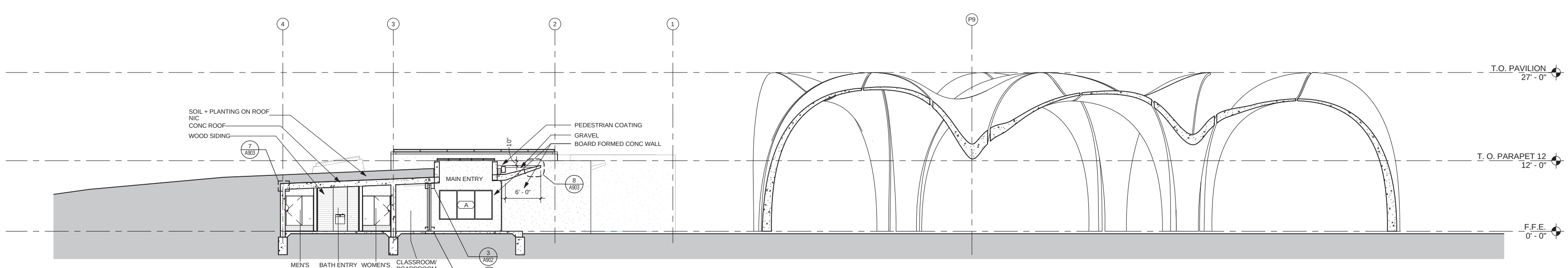
3 SECTION THRU RESTROOM
SCALE: 1/8" = 1'-0"



4 SECTION THRU STORAGE AND MULTIPURPOSE
SCALE: 1/8" = 1'-0"



5 SECTION THRU BATHROOOMS AND MULTIPURPOSE
SCALE: 1/8" = 1'-0"



6 SECTION THRU MULTIPURPOSE ENTRY
SCALE: 1/8" = 1'-0"

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STATE OF TEXAS
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ARCHITECT

PAVILION DESIGN

STRUCTURAL ENGINEER

MEP ENGINEER

PRECONSTRUCTION SERVICES

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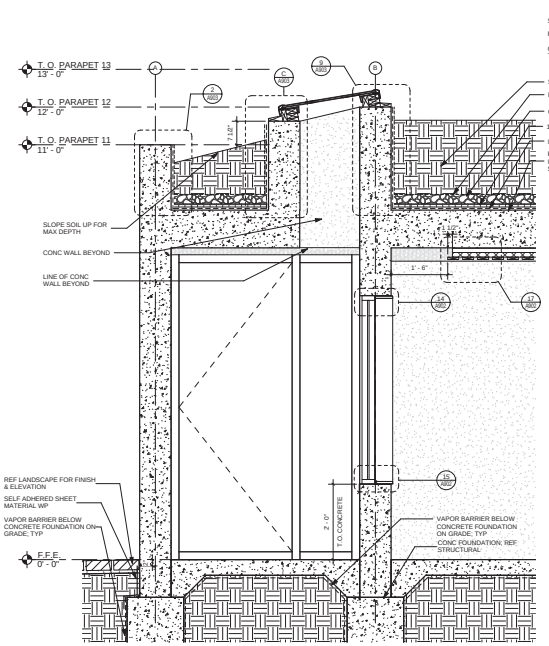
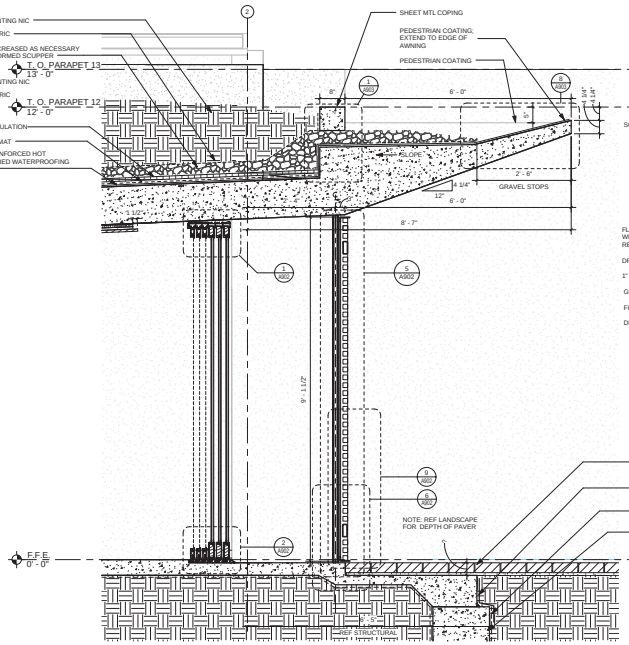
BUILDING SECTIONS

A500

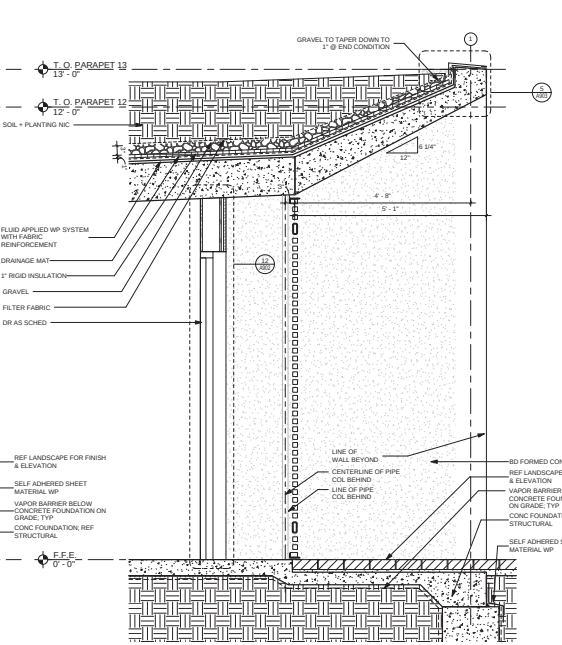
2/12/2016 11:43:57 AM



7 DETAIL @ MULTI-PURPOSE ENTRY
SCALE: 3/4" = 1'-0"



8 DETAIL @ MULTI-PURPOSE / OUTDOOR TERRACE
SCALE: 3/4" = 1'-0"



9 DETAIL OF STORAGE ENTRY
SCALE: 3/4" = 1'-0"

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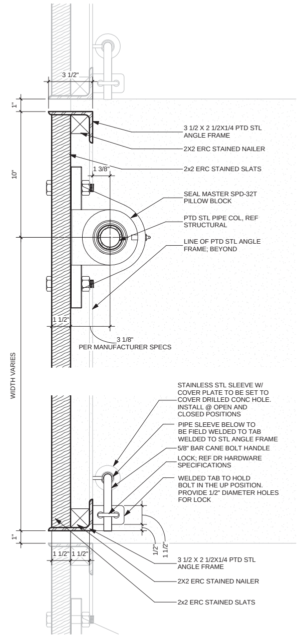
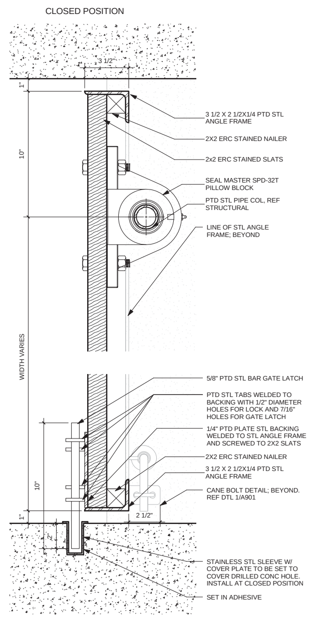
WALL SECTIONS

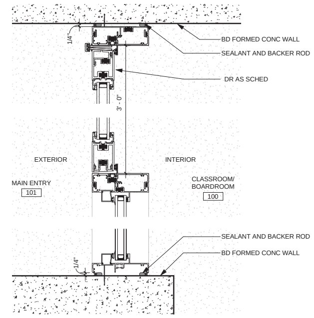
A900



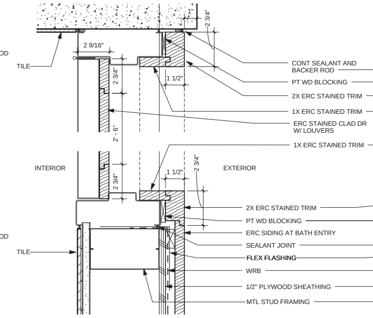
1 JAMB DETAIL @ DR 108A-E
SCALE: 3" = 1'-0" 1/ A200



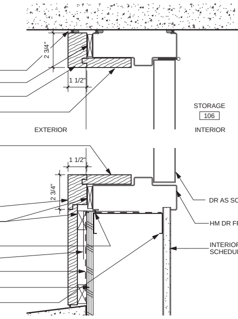
2 JAMB DETAIL @ DR 101A + 106C
SCALE: 3" = 1'-0" 1/ A200



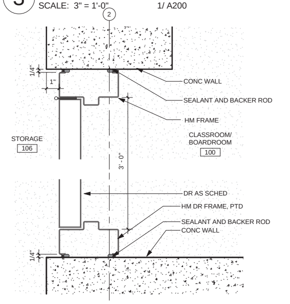
3 JAMB DETAIL @ TYPE A
SCALE: 3" = 1'-0" 1/ A200



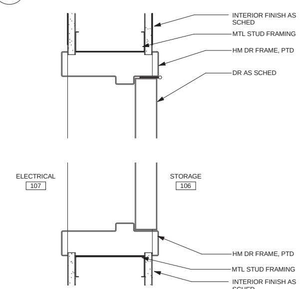
4 JAMB DETAIL @ TYPE C, TYP
SCALE: 3" = 1'-0" 1/ A200



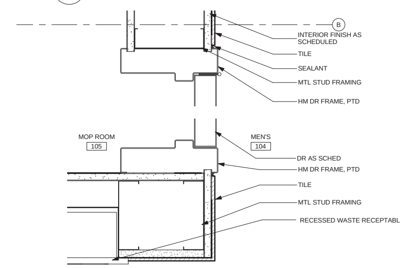
5 JAMB DETAIL 1 @ DR 106A
SCALE: 3" = 1'-0" 1/ A200



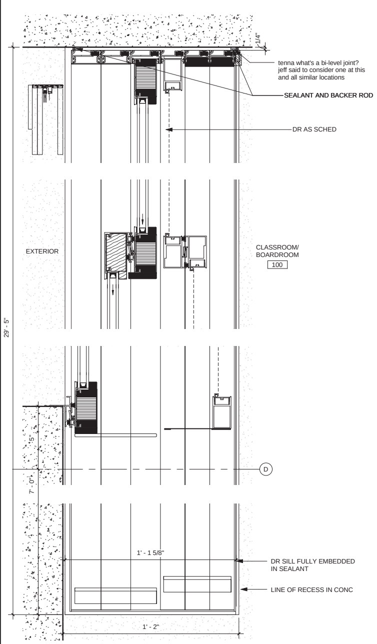
6 JAMB DETAIL @ DR 106B
SCALE: 3" = 1'-0" 1/ A200



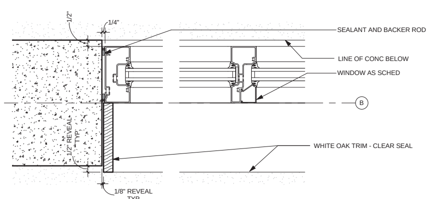
7 JAMB DETAIL @ DR 107A
SCALE: 3" = 1'-0"



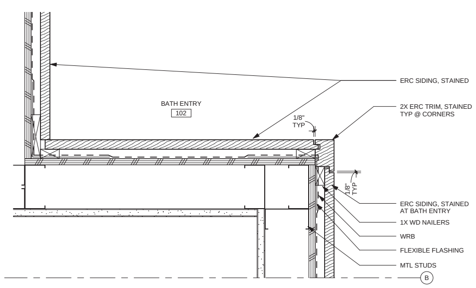
8 JAMB DETAIL @ DR 105A
SCALE: 3" = 1'-0"



9 JAMB DETAIL @ 100A
SCALE: 3" = 1'-0" 1/ A200



10 JAMB DETAIL @ WINDOW A
SCALE: 3" = 1'-0" 1/ A200



11 PLAN DETAIL @ CORNER W/ WD SIDING
SCALE: 3" = 1'-0" 1/ A201

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PAVILION DESIGN

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MEP ENGINEER

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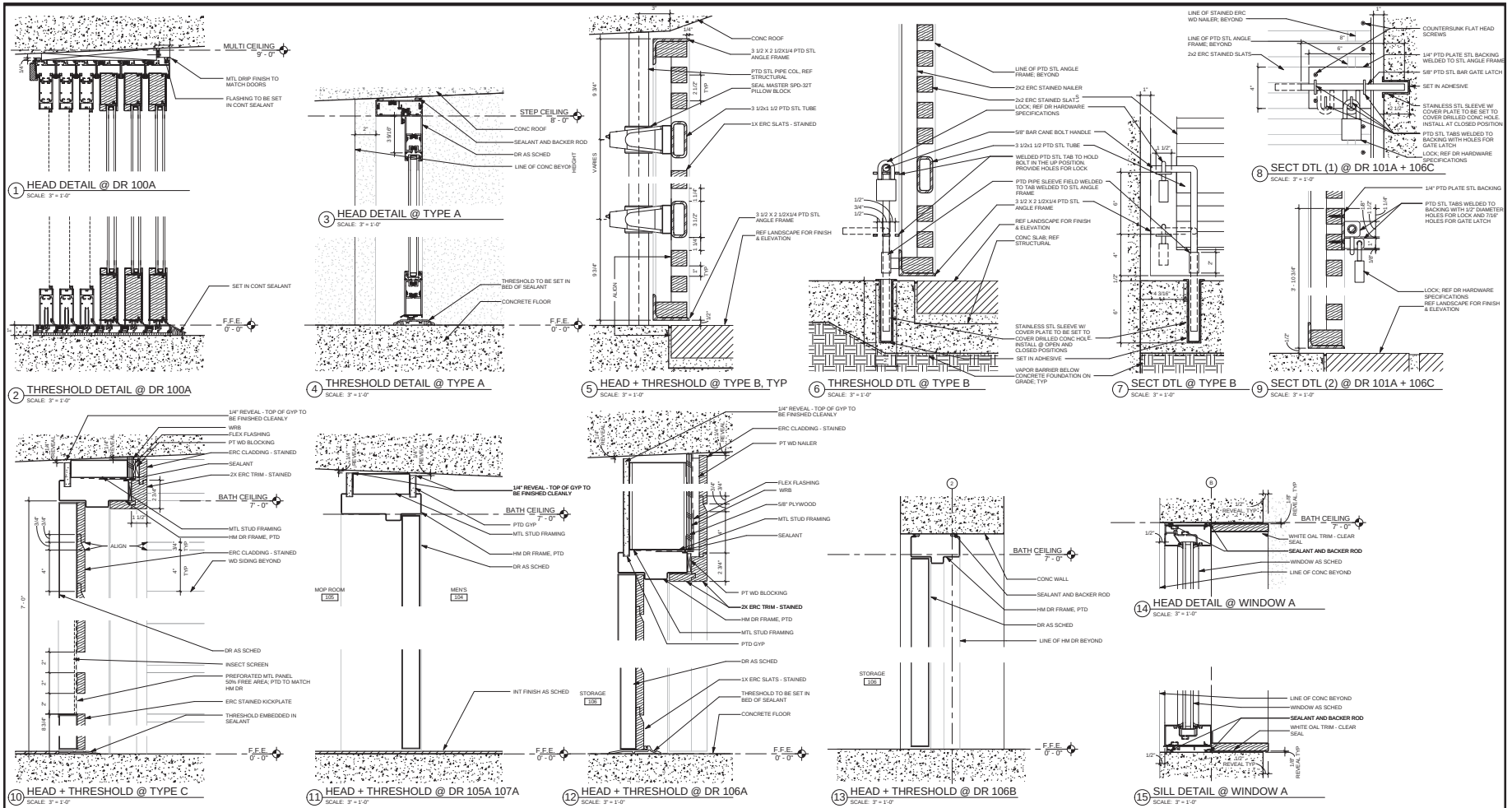
PLAN DETAILS

A901

2/12/2016 11:44:46 AM



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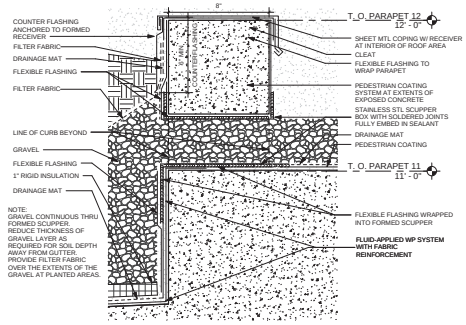
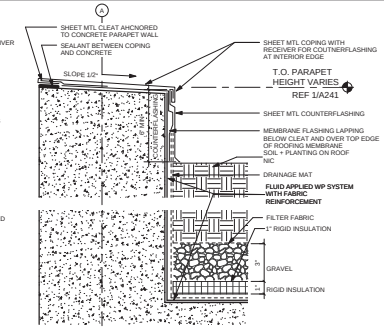
SECTION DETAILS

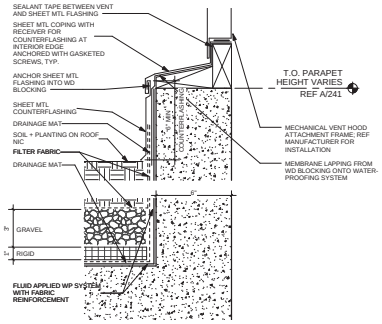
A902



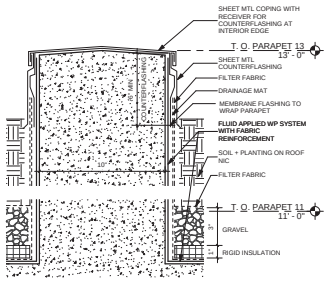
1 TYP SCUPPER DTL
SCALE: 3" = 1'-0"



2 TYP PARAPET DTL
SCALE: 3" = 1'-0"

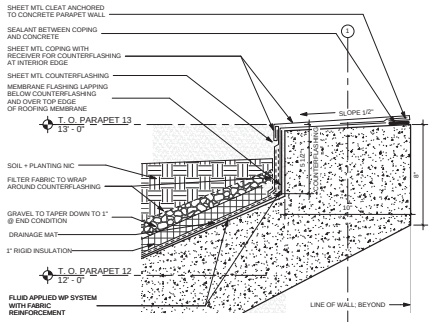


3 TYP PARAPET DTL @ MECH CHASE
SCALE: 3" = 1'-0"

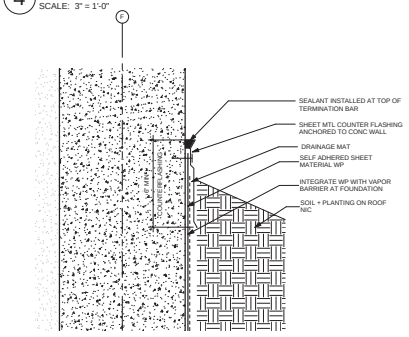


NOTE: THIS DETAIL FOR FENCING, REF LANDSCAPE DRAWINGS FOR LOCATIONS. WIDTH AND LENGTH TBD BASED ON LANDSCAPE FENCE DRAWINGS.

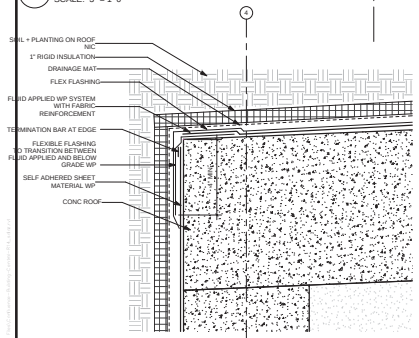
4 PARAPET DETAIL @ STORAGE AWNING
SCALE: 3" = 1'-0"



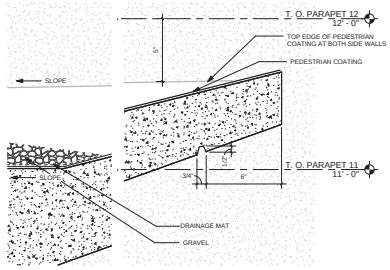
5 PARAPET DETAIL @ STORAGE ENTRY
SCALE: 3" = 1'-0"



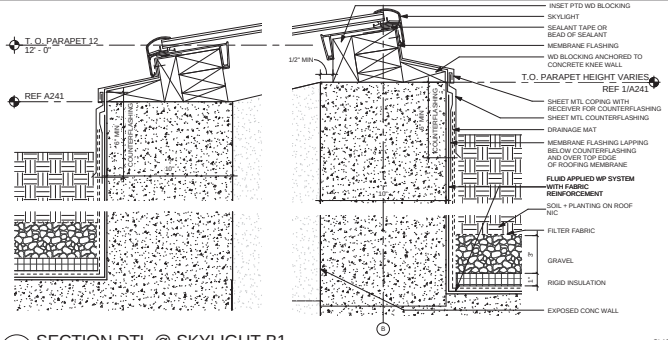
6 EXTERIOR WALL @ VARYING SOIL LEVEL
SCALE: 3" = 1'-0"



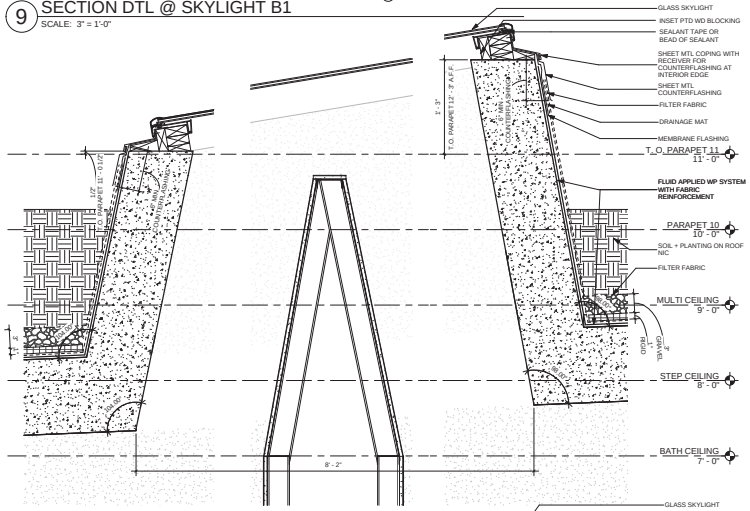
7 TYP HORIZ TO VERT WP TRANSITION
SCALE: 3" = 1'-0"



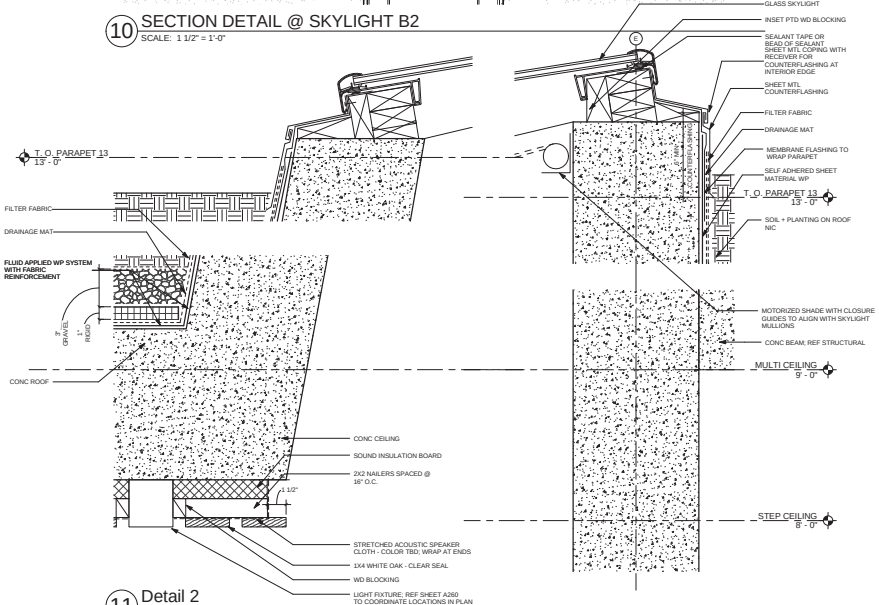
8 EDGE OF CONC SLAB
SCALE: 3" = 1'-0"



9 SECTION DTL @ SKYLIGHT B1
SCALE: 3" = 1'-0"



10 SECTION DETAIL @ SKYLIGHT B2
SCALE: 1 1/2" = 1'-0"



11 Detail 2
SCALE: 3" = 1'-0"

ARCHITECTS INC.
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CONFLUENCE PARK

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SAN ANTONIO, TX

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SECTION DETAILS

A903

COORDINATION

1. Only large openings in structural framing members are shown on the structural drawings. However, all sleeves, embeds, inserts, openings and frames that are necessary for the work shall be provided. The Contractor shall coordinate with all trades sizes, locations and placement. All openings and embedded items which have an effect on the structure shall be submitted to the Engineer for review.
2. Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, location of depressed or elevated floor areas, slopes and drains.
3. Contractor shall coordinate the requirements for building equipment supported on or from the structure. Submittals identify all equipment including size, dimensions, clearances, accessibility, weights and reactions. Any deviations from specified equipment shall be noted on the submittals.
4. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be noted.
5. The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.
7. The design and provision of all temporary supports required for the execution of the contract such as guys, braces, shores, reshores, falsework, supports and anchors are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage to the structure.

CODES

1. IBC 2012 International Building Code with City of San Antonio Amendments.
2. Wind and Earthquake Loads: Minimum Design Loads for Building and Other Structures, American Society of Civil Engineers, ASCE 7-10
3. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-11.
4. Structural Steel: Steel Construction Manual, American Institute of Steel Construction, Thirteenth Edition. Specification for Structural Steel Buildings, AISC 360-10.

DESIGN LOADS

1. Live Loads
   a. Mechanical Rooms — 150 psf
   b. Storage (minimum) — 125 psf
   c. Green Roof — 100 psf
   d. Restrooms — 50 psf
   e. Soil on green roof — 170 psf
2. Dead Loads include the self weight of the structural elements and the following superimposed loads:
   a. Ceiling and Mechanical at roof — 10 psf
   b. Roofing and rigid insulation — 15 psf
3. Wind Loads
   a. Wind Lateral Load on Structural Frame is based on the following:
      i) Basic Wind Speed (3-sec. gust) — 115 mph
      ii) Wind Importance Factor — 1
      iii) Wind Exposure — C
      iv) Internal Pressure Coefficient — ±0.18
      v) Component & Cladding Design Pressures:

Effective Area:	$10ft^2$	$50ft^2$	$100ft^2$
Zone 1	+12 psf; -29 psf	+10 psf; -27 psf	+10 psf; -26 psf
Zone 2	+12 psf; -48 psf	+10 psf; -37 psf	+10 psf; -31 psf
Zone 3	+12 psf; -73 psf	+10 psf; -44 psf	+10 psf; -31 psf
Zone 4	+26 psf; -29 psf	+24 psf; -26 psf	+23 psf; -25 psf
Zone 5	+26 psf; -35 psf	+24 psf; -30 psf	+23 psf; -27 psf

NOTE:
Zone 1 = Interior roof area not in Zones 2 or 3.
Zone 2 = Perimeter roof area not in Zone 3 (3'-0" strips).
Zone 3 = Corner roof areas where Zone 2 strips intersect.
Zone 4 = Wall areas not in Zone 5.
Zone 5 = Wall corner areas (3'-0" strips).

   b. Calculate the effective area for each component & cladding element, as defined by ASCE 7, depending on length and location. Effective area shall be the maximum of the following:

      Effective Area = Length x Tributary Width (OR) Length x (Length/3)

   c. Interpolation of uplift pressures is allowed between effective areas.
4. Roof Snow Loads
   a. Ground Snow Load — 5 psf
5. Earthquake Loads
   a. Seismic Lateral Load on Structural Frame is based on the following:
      i) Seismic Importance Factor, I — 1.00
         Risk Category — II
      ii) Mapped Spectral Response Accelerations
         S_S — .082
         S_1 — .029
      iii) Site Class — D
      iv) Spectral Response Coefficients
         S_{DS} — .088
         S_{D1} — .047
      v) Seismic Design Category — A
      vi) Basic Seismic-Force-Resisting System: — Ordinary Reinforced Concrete; Pavilion - Moment Frames; Building - Shear Walls
      vii) Design Base Shear — Pavilion - 2 kips; Building -15 kips
      viii) Seismic Response Coefficient, C_S — Pavilion - 0.029; Building - 0.022
      ix) Response Modification Factor, R — Pavilion - 3.00; Building - 4.00
      x) Analysis Procedure — Equivalent Lateral Force Procedure
6. Floor and roof live loads have not been reduced.

BUILDING MOVEMENTS

1. The building movements specified herein are anticipated to occur and shall be taken into account by the Contractor in the design, detailing, and installation of the building elements.
2. Spandrel beam deflections: Provisions shall be made in the building cladding for relative floor to floor vertical deflections of ½".
3. Interior floor/roof deflections: Provisions shall be made in interior partitions and other elements supported by or attached to the floors or roofs for relative floor to floor vertical deflections of 1".
4. Lateral building drift: Provisions shall be made in building cladding and other architectural finishes for relative floor to floor lateral deflections of story height/400.

TESTING LABORATORY SERVICES

1. Work specified herein shall be performed by a qualified independent Testing Laboratory, selected and paid by the Owner.
2. Filling and Backfilling operation:
   a. Analyze backfill samples delivered by the contractor to determine compliance with gradation and quality requirements of the geotechnical report.
   b. Make in place compaction tests for moisture content, moisture density relationship, and density of materials in place. Perform test once for each lift.
3. Footing excavation: Inspect the excavations to determine that the proper bearing stratum is obtained and utilized for bearing and that excavations are properly clean and dry before concrete is placed.
4. Concrete inspection and testing:
   a. Secure composite samples of concrete at the jobsite in accordance with ASTM C172.
   b. Mold and cure three specimens from each sample in accordance with ASTM C31. Test specimens in accordance with ASTM C39. Two specimens shall be tested at 28 days for acceptance and one shall be tested at seven days for information.
   c. Perform one strength test (three cylinders) for each pour.
   d. Make one slump test for each set of cylinders following the procedural requirements of ASTM C143 and C172.
   e. Determine total air content of air entrained concrete in accordance with ASTM C231. Perform one test for each strength test.
5. Concrete Reinforcement: Inspect all concrete reinforcing steel and embedded metal assemblies prior to placement of concrete for compliance with Contract Documents and shop drawings. All instances of non-compliance shall be immediately brought to the attention of the contractor for correction, and if uncorrected, reported to the engineer.
6. Expansion Anchors: Provide continuous inspection of expansion bolt installation to ensure that holes are of the specified size, and that bolts are properly installed including application of minimum installation torques.

EXCAVATION PROTECTION

1. The sides of all excavations greater than 5'-0" in depth shall be laid back to a slope of 3 horizontal to 1 vertical, unless the following applies:
   a. A steeper slope is allowed by the geotechnical engineer for the particular location and site conditions in question.
   b. A retention system is indicated on the Contract Drawings.
   c. An alternative protective system is submitted by the Contractor and allowed by the Owner.
2. Contractor shall comply with all Occupational Safety and Health Administration standards and all other regulatory agency standards regarding excavation safety.

BUILDING PAD PREPARATION

1. Structural fill material shall have a plasticity index between 7 and 15. Gradation of material shall be as follows:

Retained on 2½" screen	0%
Retained on 1½" screen	0% - 25%
Retained on ¾" screen	25% - 55%
Retained on ⅜" screen	45% - 75%
Retained on No. 40 mesh sieve	60% - 90%

2. Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for a distance of 5'-0" beyond building line. All exposed surfaces shall then be scarified to a depth of 6", watered as required and recompacted to a minimum of 95 percent of the maximum dry density as defined by ASTM D 698 (Standard Proctor Test) at a moisture content within 4 percent of the optimum moisture content.
3. Structural fill shall be placed in 8 inch loose lifts, watered as required and compacted to a minimum of 95 percent of the maximum dry density as defined in ASTM D 698 at a moisture content within 3 percent of the optimum moisture content.
4. Compaction and moisture content of subgrade and each lift of structural fill shall be inspected and approved by a qualified engineering technician, supervised by a Geotechnical Engineer.
5. Provide a 1 foot thick clay cap at perimeter of building to protect pad from moisture intrusion. Cap can be formed of on-site clays, placed in 6" lifts, and compacted to 90 percent of the maximum dry density as defined by ASTM D 698 (Standard Proctor Test). Cap shall slope away from building.
6. Slab on grade shall be placed over 3 ft. structural fill at the building and 4 ft. structural fill at the pavilion.
7. Provide a 15 mil polyolefin vapor barrier. Place vapor barrier in accordance with manufacturer's recommendation on top of structural fill for the building and pavilion areas.
8. Building pad preparation information is based on a geotechnical report provided by Burge-Martinez Consulting Inc. dated April 8, 2015.

SLAB ON GRADE (BUILDING)

1. Slab on grade shall be poured in strips not to exceed 30'-0".
2. Provide control joints or construction joints at the centerlines of all columns and at 15 feet on center maximum in both directions. Provide additional joints such that the resulting aspect ratio does not exceed 1:1.5
3. Tooled or sawcut joints shall be ¼ the depth of the slab. Sawcut joints shall be made using a "Soff-Cut" brand concrete saw within 4 hours after the completion of the finishing operation.
4. Metal keyway forms or bulkheads shall be removed prior to placement of adjacent pours.
5. Refer to "Building Pad Preparation" section for fill requirements.
6. Erection equipment that imposes any concentrated load in excess of 2,000 lbs acting over a 2'-6"x2'-6" area may not be used on the slab-on-grade. Equipment used that will exceed this loading shall be staged away from the building slab and means for doing so shall be included in base bids.

CONCRETE REINFORCING

1. Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
2. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
3. All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
4. Provide reinforcing bars in accordance with the bar bending diagram if bar types are specified. In unscheduled beams, slabs, columns and walls detail reinforcing as follows:
   a. Lap top reinforcing bars at mid span.
   b. Lap bottom reinforcing bars at the supports.
   c. Lap vertical bars in columns and walls only at floor lines, unless noted otherwise.
   d. Refer to lap splice schedule for splice length requirement.
   e. Reinforcement labeled as continuous shall be lap spliced 38 bar diameters as a minimum, unless otherwise noted.
   f. Provide standard hooks in top bars at cantilever and discontinuous ends of beams, walls and slabs.
   g. Provide corner bars for all horizontal bars at the inside and outside faces of intersecting beams or walls. Corner bars are not required if top, bottom, or horizontal bars are hooked.
5. Welding of reinforcing steel will not be permitted.
6. Heat shall not be used in the fabrication or installation of reinforcement.
7. Reinforcing steel clear cover shall be as follows:

a. Grade beams -	1½" top, 3" bottom, 2" side (formed), 3" side (placed against earth)
b. Walls -	2"
c. Slabs above grade -	1"
d. Beams above grade -	1½"
e. Pavilion Columns -	1½"
f. Pavilion Plates -	1"

CAST IN PLACE CONCRETE

1. Cast in place concrete shall meet the following requirements:

Class	28 Day Strength	Aggregate Type	Aggregate Size	Slump	Use
A	5000 psi	NW C33	1"	4"-6"	PETAL STRUCTURES
B	4000 psi	NW C33	1"	4"-6"	ALL U.O.N.

2. Horizontal construction joints in concrete pours shall be permitted only where indicated on the drawings. All vertical construction joints shall be made in the center of spans in accordance with the typical details. Contractor shall submit proposed locations for construction joints not shown on drawings for review by the Architect and Structural Engineer. Additional construction joints may require additional reinforcing as specified by the Engineer which shall be provided by the contractor at no additional cost to the owner.
3. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-11 Section 6.3, including the following:
   a. Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than ⅓ the overall thickness of the slab, wall or beam in which they are embedded.
   b. Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.
   c. Pavilion penetrations shall be placed 1½" clear from reinforcing bars.
4. Concrete pours shall not exceed 5000 square feet or 100 linear feet on each side without prior approval by the Architect for each pour.

TILT-UP CONCRETE PETAL WALL PANELS

1. Concrete for tilt-up wall panels shall be stone aggregate concrete with a minimum compressive strength of 5000 psi at 28 days. Concrete strength at lifting shall be as determined by lifting analysis, but shall not be less than 75 percent of the specified 28 day strength.
2. Wall panels are shown on the Drawings as viewed from perpendicular elevations. Actual shapes of panels and form work shall agree with three dimensional parametric shapes, defined by the architectural BIM model.
3. Reinforce the panels as noted on drawings.
4. Inserts, braces, and other accessories required to lift and erect the wall panels shall be designed and provided by the Contractor. Lifting arrangement shall be so devised as to prevent cracking of the concrete due to erection stresses including a 50 percent increase in forces due to impact. Contractor shall provide any additional panel reinforcing steel required for lifting and bracing stresses. Lifting locations shall be patched to agree with architectural finishes.
5. Hot dip galvanize all panel base connections. All galvanized surfaces affected by welding shall be touched up with a cold galvanizing compound. Hinged connections at top of panels shall be stainless steel.
6. Provide and coordinate all cast in place elements such as finishes, reveals, rustications, chamfers, sleeves, plates, conduits, openings and other accessories as required with the architectural, mechanical, and electrical drawings.
7. Brace wall panels until permanent connections at base and roof have been connected.

EXPANSION ANCHORS

1. Expansion anchors shall only be used where specified on the drawings. The contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors. Expansion anchors used in connections for the Pavilion Structure shall be stainless steel.
2. Unless otherwise noted, size and depth of the expansion anchors specified in the drawings are based on the Hilti Fastening System products - Hilti Kwik Bolt 3 for general applications, and Kwik Bolt TZ for overhead applications.
3. Substitution of expansion anchor products with similar capacities shall be submitted to the engineer of record for approval.
4. Expansion anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.
5. The Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1½" from detailed locations to avoid conflicts, unless noted otherwise.
6. Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.
7. Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.
8. All abandoned holes shall be filled with non-shrink grout.
9. Holes in connection plates shall be no more than $\frac{1}{16}$" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide ¼" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
10. Installation of expansion anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed including application of minimum installation torques.

ADHESIVE ANCHORS

1. Adhesive anchors shall only be used where specified on the drawings. The contractor shall obtain approval from the engineer of record prior to using the anchors for missing or misplaced cast-in-place anchors. Adhesive anchors used in connections for the Pavilion Structure shall be stainless steel.
2. Unless otherwise noted, size and depth of the adhesive anchors specified in the drawings are based on HAS rods epoxy doweled with HY-200, Hilti Fastening Systems.
3. Substitution of expansion anchor products with similar capacities shall be submitted to the engineer of record for approval.
4. Adhesive anchors of the size and embedment shown on the Drawings shall be installed in accordance with the Contract Documents, the manufacturer's recommendations, and the manufacturer's current ICBO report for the anchor. If conflicts exist between these referenced documents, the most stringent requirements shall govern.
5. The Contractor shall locate all existing reinforcing steel and other embedded items contained in the concrete using non-destructive methods and shall position anchor locations to avoid conflicts with existing embedded items. Anchor locations can be adjusted by a maximum of 1 inch from detailed locations to avoid conflicts, unless noted otherwise.
6. Based on field verified locations of reinforcing steel and embedded items, the Contractor shall create templates for each anchor group. Submit template dimensions for review prior to fabrication of connection plates.
7. Holes for anchors shall be drilled in a continuous operation using the bit type and size recommended by the anchor manufacturer. Holes shall be drilled perpendicular to the concrete surface and shall not be enlarged or redirected at any point along its length. All debris shall be blown out of the holes with compressed air after drilling.
8. All abandoned holes shall be filled with non-shrink grout.
9. Holes in connection plates shall be no more than $\frac{1}{16}$" larger than the anchor diameter. If larger holes are required for erection purposes, Contractor shall provide ¼" x 3" x 3" plate washers sufficiently welded to the connection plate to transfer the specified load.
10. Installation of adhesive anchors shall be continuously inspected by the testing agency to ensure that holes are of specified size, and that bolts are properly installed.

ADHESIVE DOWELS

1. Adhesive dowelling system shall be one of the following products: Hilti "HY-200". Install dowels in accordance with the manufacturer's instructions.
2. Clean out holes with compressed air after drilling holes.
3.

Rebar Size	Hole Diameter	Embedment Depth
#4	⅝"	4½"
#5	¾"	6"
#6	⅞"	8"

4. Prior to drilling holes for dowels, locate existing reinforcing steel with a Pachometer (R-Meter) or by drilling ¼" diameter pilot holes. Relocate bolt holes as required to avoid existing reinforcement.
5. Abandoned holes shall be completely filled with adhesive dowelling compound.

ARCHITECTURALLY EXPOSED CONCRETE

1. FORMS (Exposed building walls and roofs)
   a. Unless otherwise specified, construct architectural form work with 2 layers of 3/4" minimum thick plywood. Face layer for walls shall be set vertically. Back-up layer shall be staggered minimum of 2" to provide solid plywood back up at all butted form joints. Face layer and back-up shall be bonded together with contact glue and/or screwed from the back side so as not to penetrate the finish face. Design forming system to be completely rigid and strong enough to withstand without deflection, movement or leakage, the high hydraulic pressures which result from rapid placement and high frequency vibration.
      i.) Form faces for walls and columns shall be Finnform "Wisa Form" HDO plywood. Form for exposed faces for roof slabs shall be "Wisa-Form" HDO plywood.
      ii.) Back up shall be BB Plyform Class I ext-DFPA grade, American Plywood Association.
      iii.) Deflection in form work shall not exceed 1/360 of each component span.
      iv.) Water Tightness: Design and construct form work to be watertight under the full head hydrostatic pressures of the section to be placed as well as the action of the specified concrete consolidation equipment and techniques.
      v.) Set rustication strips in silicon caulk bed to the form surface to prohibit loss of paste or water beneath strips. Excess caulking materials shall be fully removed when strips are planted. Set holes or screw heads shall be caulked to blend in adjacent surface with body putty and sealed.
      vi.) Special butted form joints shall be located as detailed. Joints shall have 3/16" x 1/2" gasket to back up the silicon sealant which shall be fully applied and struck flush.
      vii.) Tie System: Locate form ties in a uniform pattern as reviewed by the Architect with 1 row of ties located immediately above and below construction joints. Tie system shall not leak. Tie holes shall be patched to match adjacent finished surfaces.
2. Petals
   a. Formwork for the petals to be built with custom smooth finished fiberglass reinforced plastic form molds. Molds to be designed and built by an experienced manufacturer with recent successful project/s of geometric shapes similar in size and complexity to the petals.
      Manufacturer shall have the ability to produce the geometric form by importing coordinates directly from a 3-dimensional modeling software such as Rhino.
      Anticipated mold construction will be a 2 step process with the first step to produce a smooth finished fiberglass shell. The shell will be construted of a negative shape for each of the molds. Each fiberglass shell will be withdrawn from the negative form, inverted and supported from below on a conventional formwork and shoring in order to receive the concrete and enable a smooth finished interior surface to the concrete.
   b. Formwork manufacturer shall coordinate with the shoring engineer and concrete contractor to provide a safe casting surface and limit form deflections to L/600 under the wet weight of the concrete plus 20 psf of construction live load and take into account unbalanced loads during concrete placing. Additionally, formwork manufacturer shall coordinate with the concrete contractor regarding pour slopes and requirements for formwork on both faces.
3. SHOP DRAWINGS, FORM WORK
   a. Submit shop drawings for fabrication and erection. Show general construction of forms, including joint, special form joint or reveals, location and pattern or form tie placement, and other items which visually affect architectural concrete.
   b. Architect's review is for general architectural applications and features only. Design of form work for structural stability and efficiency is contractor's responsibility to meet special architectural concrete requirements.
4. PREPARATION OF FORM SURFACES
   a. Apply form sealer to all wood form surfaces to prevent absorption of moisture.
   b. Coat contact surfaces of forms with a light uniform coat of Crete-Lease 880 before reinforcement is placed.
   c. Do not allow excess form-coating materials to accumulate in forms or to come in contact with concrete surfaces against which fresh concrete will be placed. Apply in compliance with manufacturer's instruction.

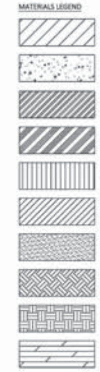
ARCHITECTURALLY EXPOSED CONCRETE TOLERANCES

1. Exposed building walls and slabs:
   a. Follow ACI 117-10 tolerances.
2. Pavilion:
   a. Concrete thickness: maximum of -1/4" to +1/2" from designed thickness.
   b. Geometry:
      i. Control points shall be defined at approximately on a 4'x4' grid.
      ii. Maximum deviation of 1/2" at control points defined to be measured via 3 dimensional laser scanning or surveying via total stations.
      iii. The maximum difference in deviations between any two adjacent control points shall be 1/4".
         For Instance:
         - If point A has a deviation of +1/2", adjacent point B shall be located at +1/4" to +1/2" from control point.
         - If point C has a deviation of -1/8", adjacent point D shall be located at -1/8" to -1/2".
         - If point F has no deviation, adjacent point G shall be located at -1/4" to +1/4".
3. Erection of Petals
   a. Petal erection shall follow the basic procedures for standard tilt up precast erection.
      i. Cast companion petals concurrently.
      ii. Remove one petal and set on anchor bolts. Plumb petal and stabilize petal with tilt wall braces below plate zone of petal.
      iii. Remove companion petal and set on anchor bolts. Plumb petal and complete pin connection to companion petal.
      iiii. Individual arches formed of 2 companion petals are stable structures.
      v. Complete pavilion casting and erection by repeating the process described above.

STRUCTURAL ABBREVIATIONS

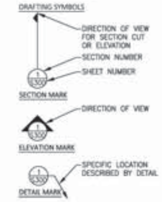
ADDITIONAL	ADD'L.
ADJACENT	ADJ.
AGGREGATE	AGGR.
ALTERNATE	ALT.
ANCHOR ROD	A.R.
ARCHITECT(URAL)	ARCH('L).
AIR CONDITIONER	A/C
AIR HANDLING UNIT	AHU
APPROXIMATE(LY)	APPORX.
AXIAL LOAD	P
BACK FACE	B.F.
BEAM	BM.
BEARING	BRG.
BETWEEN	BTWN.
BLOCKING	BLKG.
BLOCK-OUT	B.O.
BOTTOM	BOT.
BOTTOM OF STEEL	B.O.S.
BRICK LEDGE	BR.L.
BRIDGING	BRDG.
BUILDING	BLDG.
BUILDING LINE	B.L.
CAST-IN-PLACE	C.I.P.
CENTER LINE	C.L. OR ℄
CENTER LINE OF STEEL	C.L.S.
CENTER OF GRAVITY	C.G.
CLEAR(ANCE)	CLR.
COLUMN	COL.
COMPRESSION	C OR COMP.
CONCRETE	CONC.
CONCRETE MASONRY UNIT	C.M.U.
CONNECTIONS	CONX(S).
CONTINUOUS	CONT.
CONTRACTOR	CONTR.
CONTROL JOINT	CT.J.
CONSTRUCTION	CONST.
CONSTRUCTION JOINT	C.J.
COVER PLATE	COV. PL.
DEFORMED BAR ANCHOR(S)	DBA('S).
DETAIL	DET.
DEAD LOAD	D.L.
DIAGONAL	DIAG.
DIAMETER	DIA.
DIMENSION(S)	DIM(S).
DRAWING(S)	DWG(S).
DOUBLE	DBL.
DOUBLE EXTRA STRONG	XXS
DOWEL(S)	DWL(S).
EACH	EA.
EACH FACE	E.F.
EACH WAY	E.W.
ELECTRICAL	ELEC.
ELEVATION	EL.
ELEVATOR	ELEV.
EMBEDMENT	EMBED.
ENGINEER	ENGR.
EQUAL	EQ.
EQUIPMENT	EQUIP.
EXPANSION	EXP.
EXPANSION JOINT	E.J.
EXISTING	EXIST.
EXTERIOR	EXT.
EXTRA STRONG	XS
FACE TO FACE	F. TO F.
FABRICATE(ION)(OR)	FAB.
FAR SIDE	F.S.
FINISH(ED)	FIN(D')
FINISHED FLOOR	F.F.
FIREPROOF	F.P.
FLANGE	FLG.
FLOOR	FL.
FLOOR DRAIN	F.D.
FOOTING	FTG.
FOUNDATION	FDN.
GALVANIZED	GALV.
GENERAL	GEN.
GLUE LAMINATED TIMBER	GLULAM
GRADE	GR.
GRADE BEAM	GR.BM.
HOT DIP(PED)	H.D.
HEADED STUD(S)	H.S.
HEADER	HDR.
HEIGHT	HT.
HORIZONTAL	HORIZ.
HOOK	HK.
INSIDE DIAMETER	I.D.
INSIDE FACE	I.F.
INTERIOR	INT.
INTERMEDIATE	INTERM.
JOINT	JT.
JOIST(S)	JST(S).
LAMINATED VENEER LUMBER	LVL
LIGHTWEIGHT	LWT.
LIVE LOAD	L.L.
LONGITUDINAL	LONG.
LONG LEG HORIZONTAL	LLH.
LONG LEG VERTICAL	LLV.
LONG SIDE HORIZONTAL	LSH.
LONG SIDE VERTICAL	LSV.
MANUFACTURE(R)	MFR.
MASONRY	MAS.
MATERIAL	MAT'L.
MECHANICAL	MECH('L).
METAL	MTL.
MEZZANINE	MEZZ.
MIDDLE	MID.
MISCELLANEOUS	MISC.
MOMENT	M.
MOMENT CONNECTION(S)	M.C.
NEAR FACE	N.F.
NOMINAL	NOM.
NON-SHRINK	N.S.
NORMAL WEIGHT	N.W.
NOT IN CONTRACT	N.I.C.
NOT TO SCALE	N.T.S.
ON CENTER	O.C.
OPENING(S)	OPNG(S).
OPPOSITE	OPP.
OPPOSITE HAND	O.H.
ORIENTED STRAND BOARD	OSB
OUTSIDE FACE	O.F.
OUTSIDE DIAMETER	O.D.
PARALLEL	PAR.
PARALLEL STRAND LUMBER	PSL
PENETRATION	PEN.
PERPENDICULAR	PERP.
PIECE	PC.
PLATE	PL. OR ⅊
PLYWOOD	PLYWD.
POINT	PT.
POST-TENSION(ED)	P.T.
POUND(S) X1000	KIP(S)
POUNDS PER LINEAR FOOT	PLF
POUNDS PER SQUARE FOOT	PSF
POUNDS PER CUBIC FOOT	PCF
POUNDS PER CUBIC YARD	PCY
PRECAST CONCRETE	P/C
PREFABRICATED	PREFAB.
PRELIMINARY	PRELIM.
PRESSURE	PRESS.
PROJECT(ION)	PROJ.
RADIUS	R.
REFER TO / REFERENCE	REF.
REINFORCED CONCRETE PIPE	RCP.
REINFORCE(ING)(ED)(MENT)	REINF.
REMAINDER	REM.
REQUIRE	REQ.
REQUIRED	REQ'D
RETURN	RET.
ROOF DRAIN	R.D.
ROUGH OPENING	R.O.
ROUND	RND.
SCHEDULE(D)	SCHED.
SECTION	SECT.
SHEAR FORCE	V
SHEET	SHT.
SIMILAR	SIM.
SPACE(S)(ING)	SPA.
SPECIFICATION(S)	SPEC(S).
SPECIFIED	SPEC'D
SQUARE	SQ.
STAINLESS STEEL	S.S.
STANDARD	STD.
STEEL	STL.
STIFFENER	STIFF
STRAIGHT	STR.
STIRRUPS	STIR
STRUCTURE OR STRUCTURAL	STRUCT.
SUPPORT(S)	SUPT(S)
TENSION	T
THICK(NESS)	THK.
TONGUE AND GROOVE	T&G
TOP AND BOTTOM	T&B
TOP OF BEAM	T.O.BM.
TOP OF FOOTING	T.O.FTG.
TOP OF PIER	T.O.PIER
TOP OF PIER CAP	T.O.P.C.
TOP OF STEEL	T.O.S.
TOP OF STRUCTURAL CONCRETE	T.O.S.C.
TOP OF WALL	T.O.W.
TREATED	TRTD.
TYPICAL	TYP.
UNLESS OTHERWISE NOTED	U.O.N.
VERTICAL	VERT.
VOLUME	VOL.
WATER STOP	W.S.
WELDED WIRE MESH	W.W.M.
WIND BRACE	WB
WIND LOAD	W.L.
WITH	W/
WITHOUT	W/O
WATER PROOFING	W.P.
WORK POINT	W.P.
WOOD	WD.

MATERIALS LEGEND



EXISTING CONSTRUCTION
CONCRETE
STEEL IN SECTION
PLYWOOD IN SECTION
CMU
BRICK OR STONE IN SECTION
GROUT/SAND
EARTH (UNDISTURBED)
EARTH/FILL (COMPACTED)
ROCK
MECH. UNIT OR ZONE

DRAFTING SYMBOLS



PLAN/DETAIL DESIGNATION
PLAN NAME/DETAIL TITLE
SCALE:

STRUCTURAL DRAWING TYPES
S1 . . . . GENERAL NOTES & PIER PLAN
S2 . . . . PLANS/FOUNDATION CONSTRUCTION
S3 . . . . CONCRETE CONSTRUCTION
S4 . . . . MASONRY CONSTRUCTION
S5 . . . . STEEL CONSTRUCTION
S6 . . . . WOOD CONSTRUCTION

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02.11.2016 LF PROJ. NO. 14023
DRAWN BY: Author

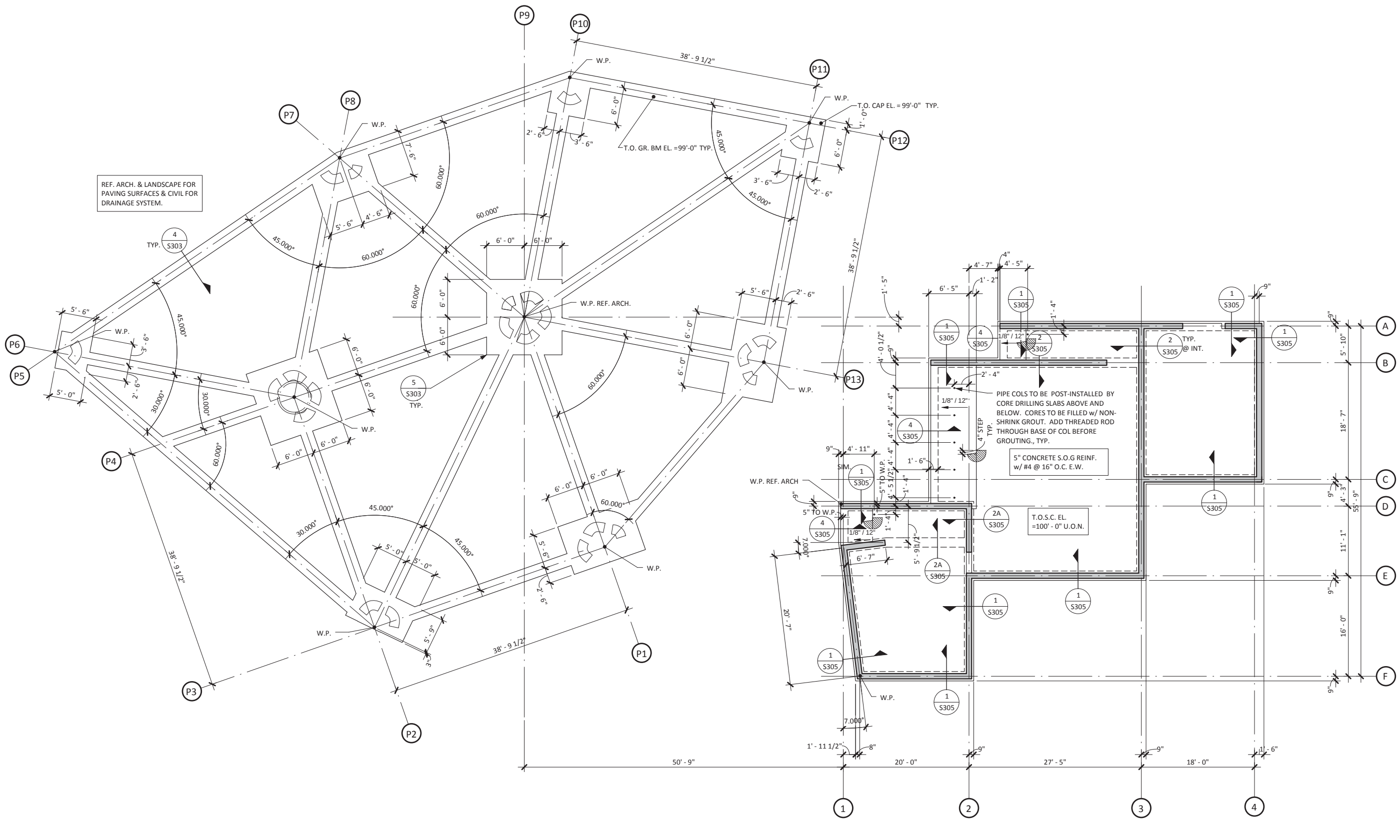
REVISIONS

NO.	DATE	DESCRIPTION

PERMIT DOCUMENTS

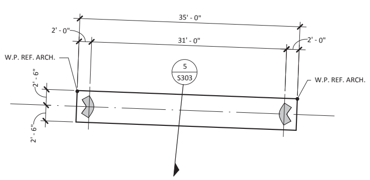
GENERAL NOTES

S100



NORTH

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



NORTH

2 PLAN REGION - MC - SOUTHWEST/SOUTHEAST
NO SCALE

PLAN LEGEND:

- INDICATES CONCRETE COLUMN OR WALL
- INDICATES STRUCTURAL CONCRETE SLAB STEP
- INDICATES STRUCTURAL CONCRETE SLOPE CHANGE
- INDICATES TOPPING CONCRETE SLAB STEP
- INDICATES TOPPING CONCRETE SLAB SLOPE CHANGE
- DOWN — INDICATES STRUCTURAL CONCRETE SLOPE EXTENTS

FOUNDATION PLAN NOTES:

1. TOP OF STRUCTURAL CONCRETE ELEVATION IS DENOTED AS FOLLOWS UNLESS OTHERWISE NOTED: T.O.S.C. EL= 0'-0" EQUALS DATUM ELEVATION = 609'-9"

   T.O.S.C. EL.=XXX'-XX" (AREA ELEVATION) — T.O.S.C. EL.=XXX'-XX" (SPOT ELEVATION)

2. FOR FINISH FLOOR ELEVATIONS (F.F. EL.), REFER TO ARCHITECTURAL DRAWINGS. ELEVATIONS NOTED ON PLAN ARE FOR REFERENCE ONLY. REFER TO AND VERIFY ALL DIMENSIONS AND ELEVATIONS w/ ARCHITECTURAL DRAWINGS.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FLOOR RECESSES, DROPS AND SLOPES NOT DIMENSIONED ON PLAN.
4. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS AND DIMENSIONS OF PENETRATIONS NOT SHOWN OR DIMENSIONED ON PLAN.

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AEC JOB#: 14065

02.11.2016 — LF PROJ. NO. 14023
PROJ. ARCHITECT — DRAWN BY: Author

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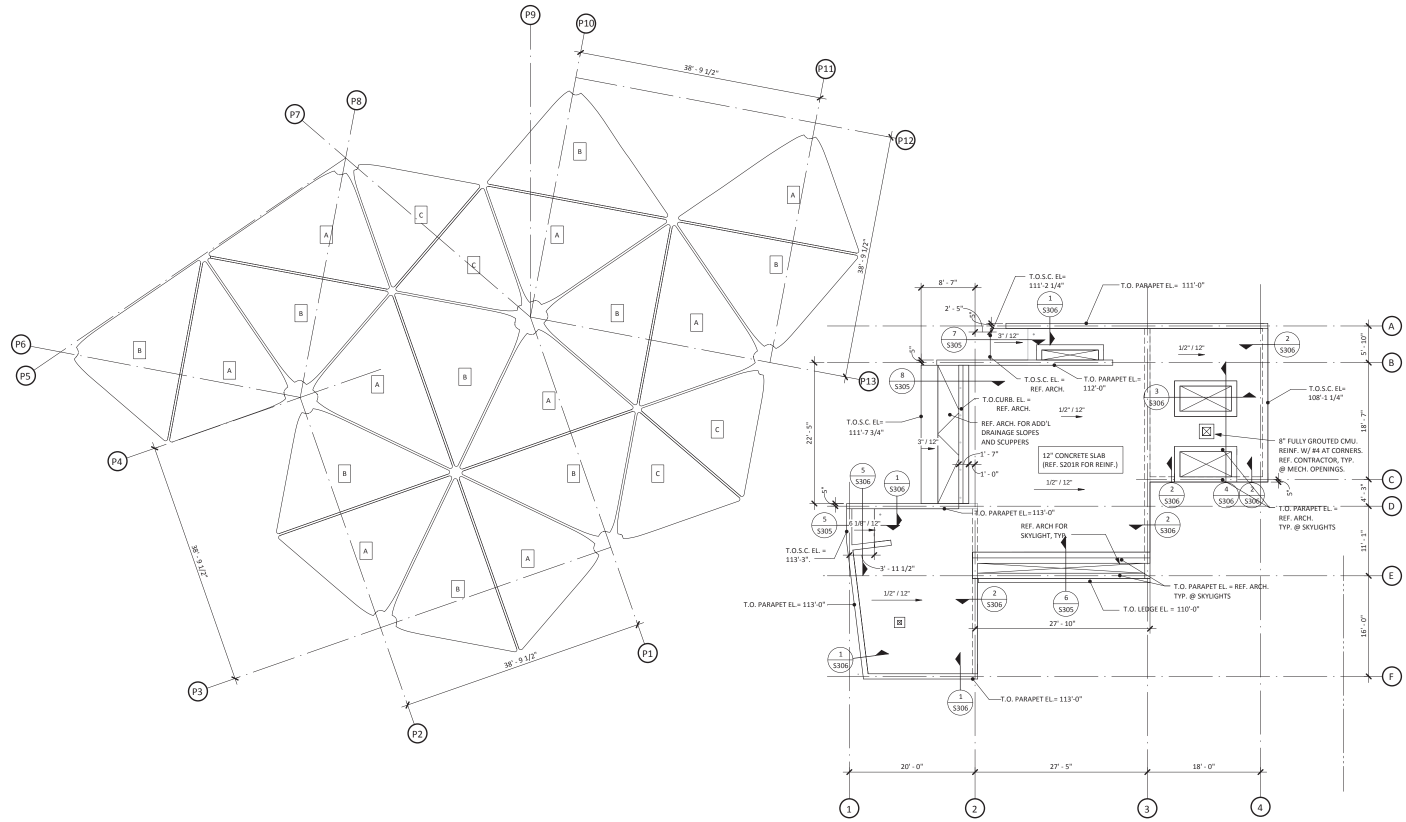
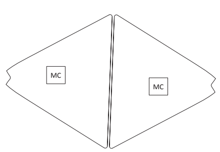
FOUNDATION PLAN

S200



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



2 ROOF PLAN
NOT TO SCALE

PLAN LEGEND:

	INDICATES CONCRETE COLUMN OR WALL
	INDICATES STRUCTURAL CONCRETE SLAB STEP
	INDICATES STRUCTURAL CONCRETE SLOPE CHANGE
	INDICATES TOPPING CONCRETE SLAB STEP
	INDICATES TOPPING CONCRETE SLAB SLOPE CHANGE
DOWN	INDICATES STRUCTURAL CONCRETE SLOPE EXTENTS

FRAMING PLAN NOTES:

1. TOP OF STRUCTURAL CONCRETE ELEVATION IS DENOTED AS FOLLOWS UNLESS OTHERWISE NOTED: T.O.S.C. EL=0'-0" EQUALS DATUM ELEVATION=609'-9"

   T.O.S.C. EL.=XXX'-XX" (AREA ELEVATION) — T.O.S.C. EL.=XXX'-XX" (SPOT ELEVATION)

2. FOR FINISH FLOOR ELEVATIONS (F.F. EL.), REFER TO ARCHITECTURAL DRAWINGS. ELEVATIONS NOTED ON PLAN ARE FOR REFERENCE ONLY. REFER TO AND VERIFY ALL DIMENSIONS AND ELEVATIONS w/ ARCHITECTURAL DRAWINGS.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FLOOR RECESSES, DROPS AND SLOPES NOT DIMENSIONED ON PLAN.
4. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS AND DIMENSIONS OF PENETRATIONS NOT SHOWN OR DIMENSIONED ON PLAN.

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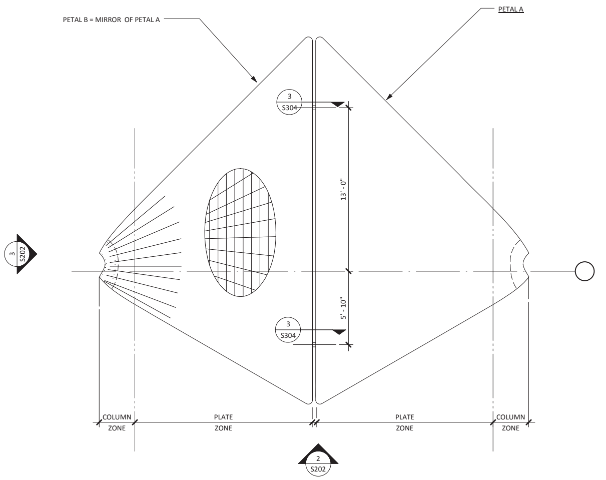
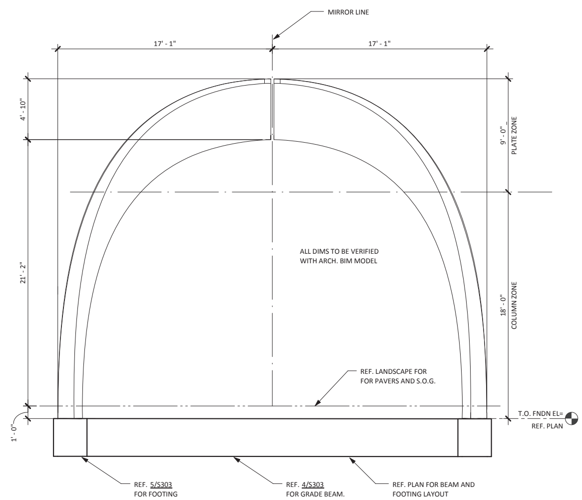
ROOF PLAN

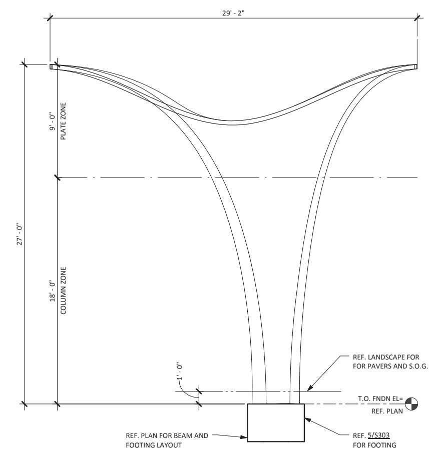
S201



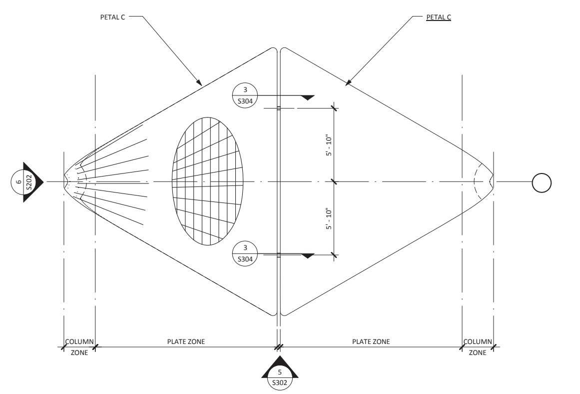
1 PLAN VIEW PETAL "A" TO PETAL "B"
SCALE: 1/4" = 1'-0"



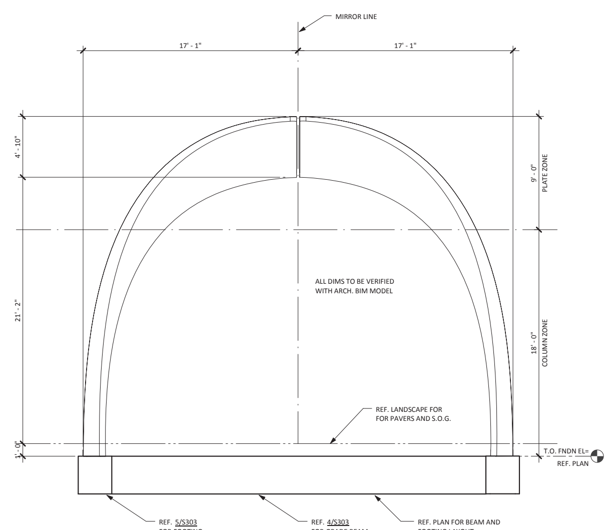
2 ELEVATION OF PETAL "A" TO PETAL "B"
SCALE: 1/4" = 1'-0"



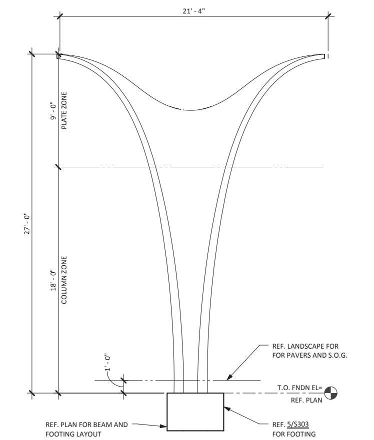
3 ELEVATION OF PETAL "A" TO PETAL "B"
SCALE: 1/4" = 1'-0"



4 PLAN VIEW PETAL "C" TO PETAL "C"
SCALE: 1/4" = 1'-0"



5 ELEVATION OF PETAL "C" TO PETAL "C"
SCALE: 1/4" = 1'-0"



6 ELEVATION OF PETAL "C" TO PETAL "C"
SCALE: 1/4" = 1'-0"

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PAVILION STRUCTURE DETAILS

S302

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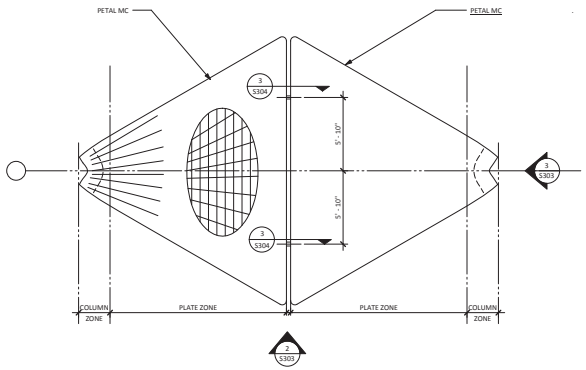
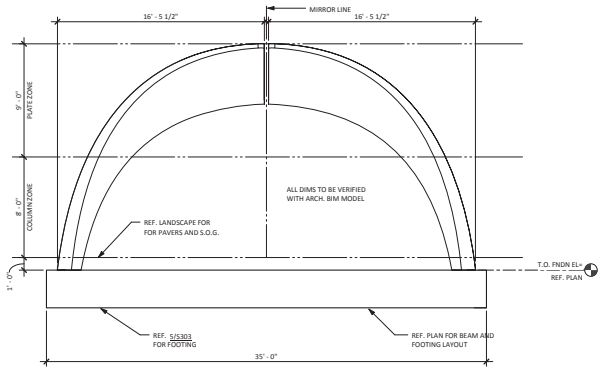
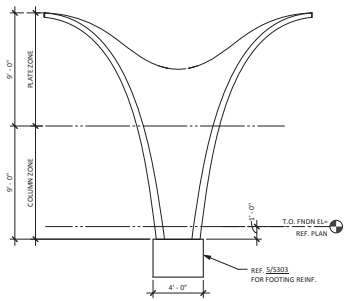


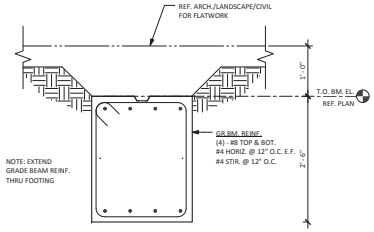
1 PLAN VIEW PETAL "MC" TO PETAL "MC"
SCALE: 1/4" = 1'-0"



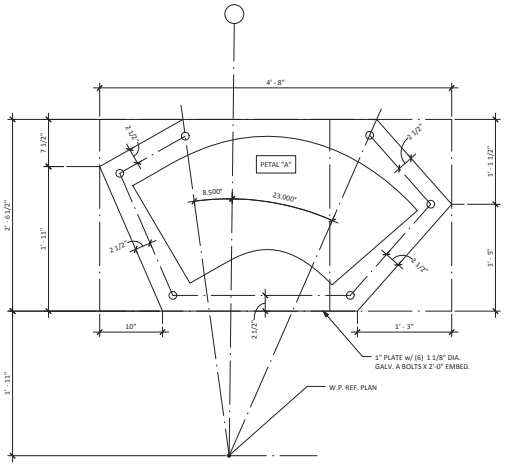
2 ELEVATION OF PETAL "MC" TO PETAL "MC"
SCALE: 1/4" = 1'-0"

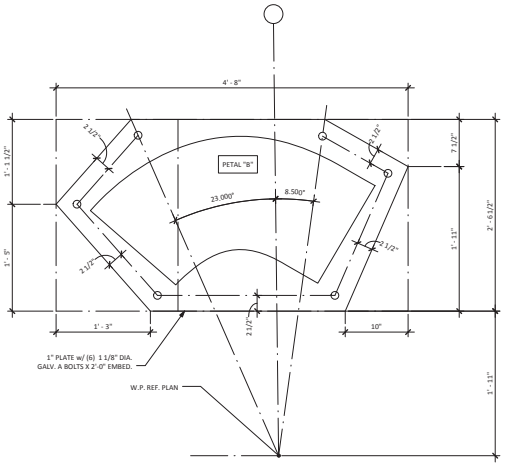


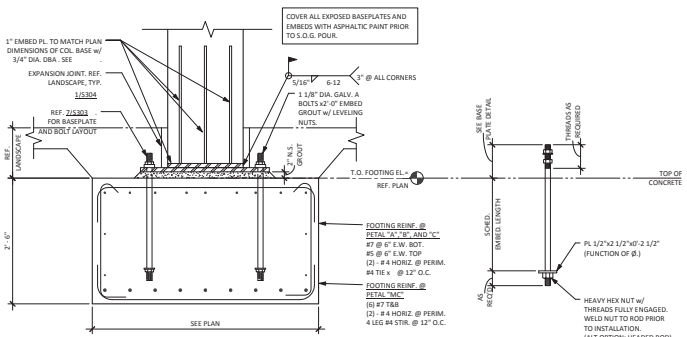
3 ELEVATION OF PETAL "MC" TO PETAL "MC"
SCALE: 1/4" = 1'-0"



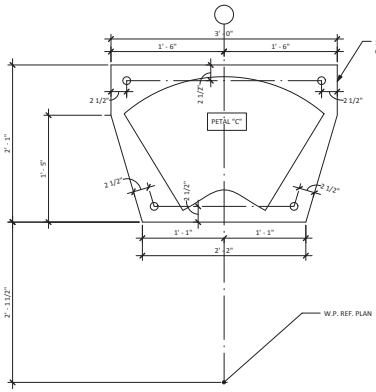
4 PAVILION GRADE BEAM DETAIL
SCALE: 1" = 1'-0"

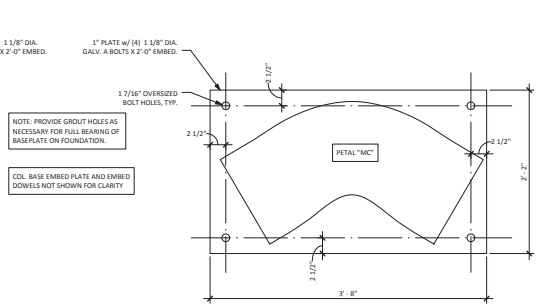






5 PAVILION BASE CONNECTION
SCALE: 1" = 1'-0"





NOTE: PROVIDE GROUT HOLES AS NECESSARY FOR FULL BEARING OF BASEPLATE ON FOUNDATION.

COL. BASE EMBED PLATE AND EMBED DOWELS NOT SHOWN FOR CLARITY

7 PETAL BASEPLATE DETAIL
SCALE: 1 1/2" = 1'-0"

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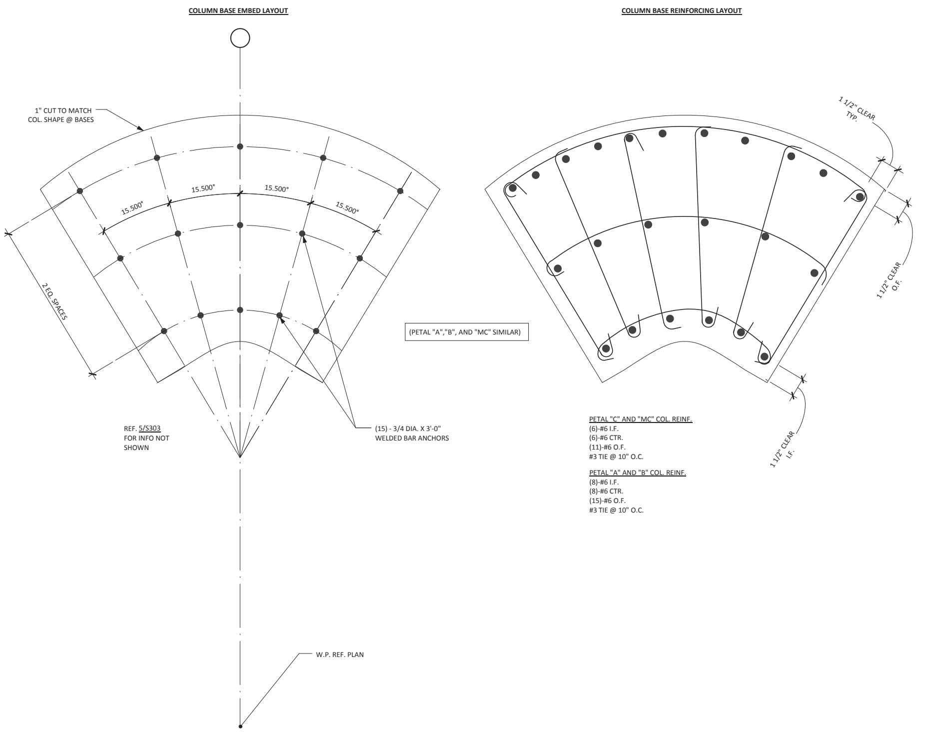
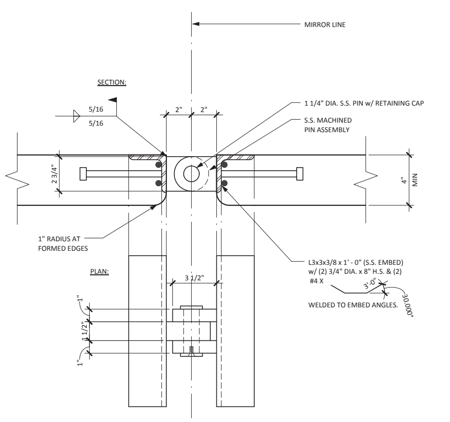
PAVILION STRUCTURE DETAILS

S303

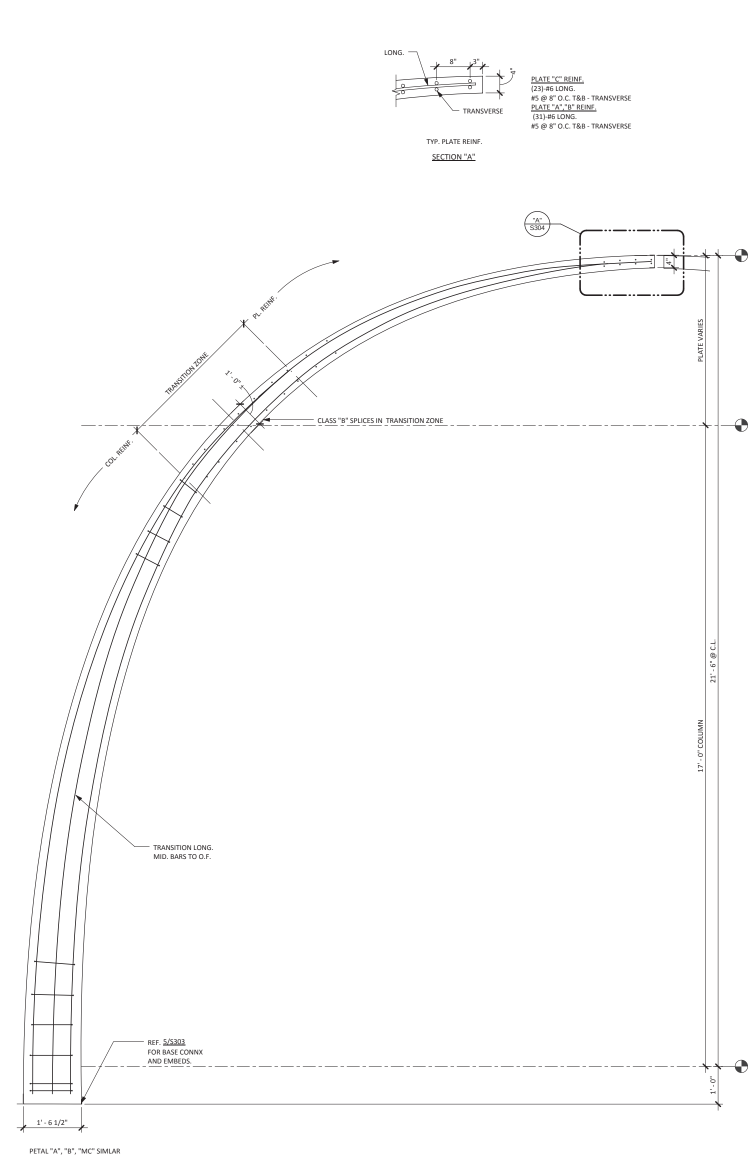
2/11/2016 11:56:32 AM



1 PETAL "C" COLUMN BASE REINFORCING
SCALE: 3" = 1'-0"



3 TYPICAL CONNECTION AT TOP OF PEDALS
SCALE: 3" = 1'-0"



2 PETAL "C" FULL SECTION
SCALE: 3/4" = 1'-0"

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PAVILION DETAILS

S304

GENERAL NOTES: (THIS SHEET ONLY)

A. CONDUIT LINES SHOWN ON DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND CHOOSE APPROPRIATE CONDUIT ROUTING. CONDUIT ROUTING IN GENERAL IS TO BE LOCATED IN THE SAME TRENCH WITH THE IT EMPTY CONDUITS. IN THE EVENT THAT THE APPROXIMATE CONDUIT ROUTING SHOWN ON PLAN IS NOT FEASIBLE, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.

B. LOCATIONS OF CONDUIT TERMINATIONS ARE DIAGRAMMATICAL. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO ROUGH-IN.

C. ANY EXISTING FINISHED AREAS DISTURBED BY NEW INSTALLATION SHALL BE BROUGHT BACK TO AS-IS CONDITIONS.

D. ALL UNDERGROUND EMPTY CONDUITS SHALL BE TERMINATED 12" ABOVE GRADE AND CAPPED. CONDUIT STUB UPS ARE FOR FURTHER EXTENSION.

GENERAL LIGHTING NOTES: (THIS SHEET ONLY)

A. ELECTRICAL DRAWINGS SHOW GENERAL LOCATIONS OF LIGHTING FIXTURES ONLY. FOR EXACT LOCATIONS AND SPACING, SEE ARCHITECTURAL DRAWINGS. IF CONTRACTOR DETERMINES THAT THERE IS A DIFFERENCE IN QUANTITY OF FIXTURES SHOWN ON THE ARCHITECTURAL AND ELECTRICAL DRAWINGS, HE SHALL USE THE HIGHER NUMBER OF THE TWO QUANTITIES FOR BIDDING, THEN CONTACT THE DESIGN TEAM FOR FINAL RESOLUTION.

B. PROVIDE LIGHTING CONTROL SYSTEM WITH ALL NECESSARY ACCESSORIES FOR A COMPLETE INSTALLATION. LIGHTING CONTROL SYSTEM SHALL INCLUDE ASTRONOMICAL TIMECLOCK SYSTEM, HOUSEKEEPING OVERRIDE "ON" SWITCH CONTROL. PROVIDE THE FOLLOWING LIGHTING CONTROL SCHEME:

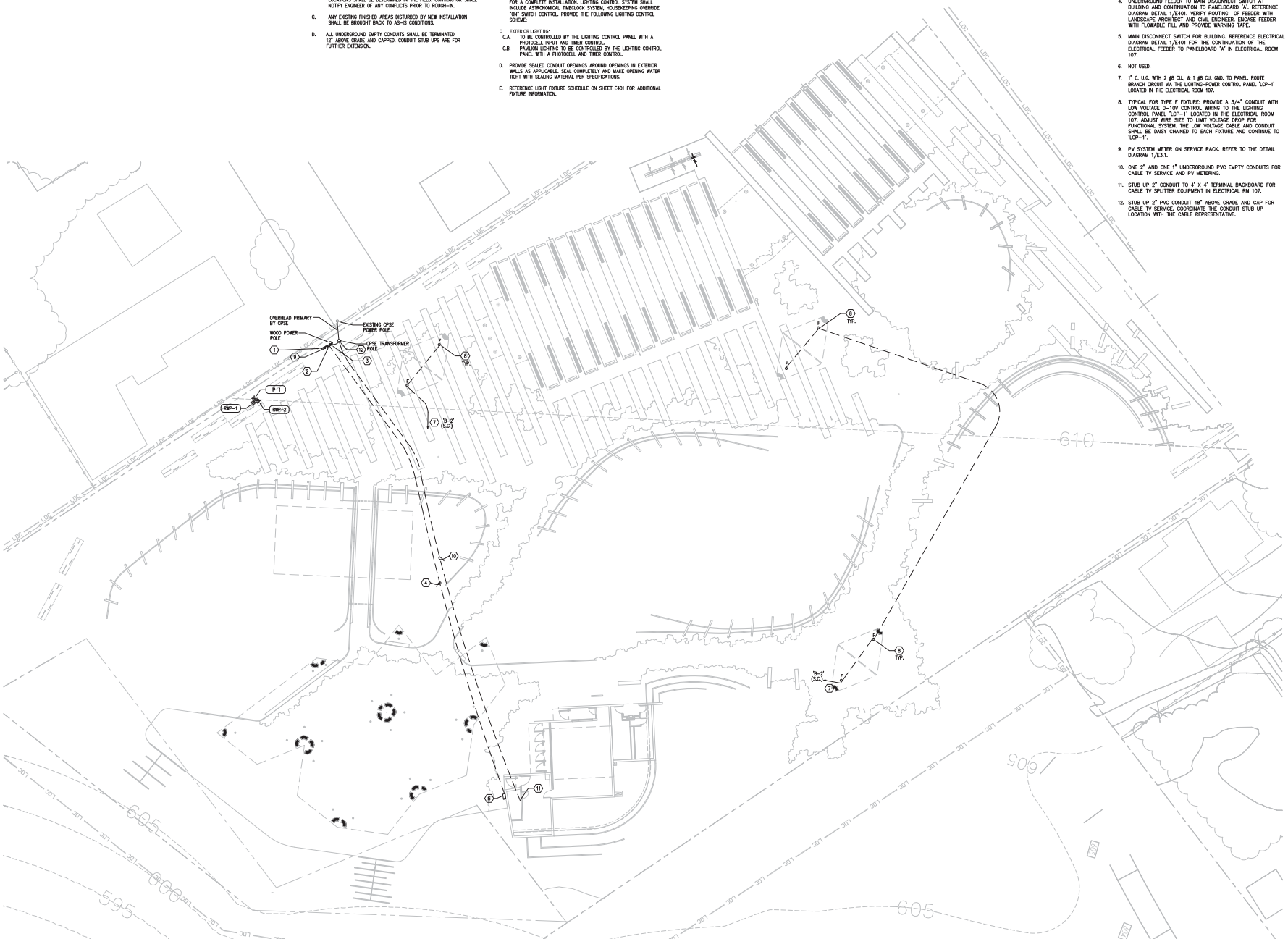
C. EXTERIOR LIGHTING:
- C.A. TO BE CONTROLLED BY THE LIGHTING CONTROL PANEL WITH A PHOTOCELL INPUT AND TIMER CONTROL.
- C.B. PAVILION LIGHTING TO BE CONTROLLED BY THE LIGHTING CONTROL PANEL WITH A PHOTOCELL AND TIMER CONTROL.

D. PROVIDE SEALED CONDUIT OPENINGS AROUND OPENINGS IN EXTERIOR WALLS AS APPLICABLE. SEAL COMPLETELY AND MAKE OPENING WATER TIGHT WITH SEALING MATERIAL PER SPECIFICATIONS.

E. REFERENCE LIGHT FIXTURE SCHEDULE ON SHEET E401 FOR ADDITIONAL FIXTURE INFORMATION.

KEYED NOTES: (THIS SHEET ONLY)

1. ELECTRICAL EQUIPMENT SERVICE AND METER ON A SUPPORT STRUCTURE RACK. REF. DETAIL 1/E401.
2. MAIN SERVICE DISCONNECT SWITCH. REF. DETAIL 1/E401.
3. CT ENCLOSURE AND CPSE METER MOUNTED ON THE SUPPORT STRUCTURE RACK. REFERENCE DETAIL DIAGRAM 1/E401.
4. UNDERGROUND FEEDER TO MAIN DISCONNECT SWITCH AT BUILDING AND CONTINUATION TO PANELBOARD 'A'. REFERENCE DIAGRAM DETAIL 1/E401. VERIFY ROUTING OF FEEDER WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER. ENCASE FEEDER WITH FLOWABLE FILL AND PROVIDE WARNING TAPE.
5. MAIN DISCONNECT SWITCH FOR BUILDING. REFERENCE ELECTRICAL DIAGRAM DETAIL 1/E401 FOR THE CONTINUATION OF THE ELECTRICAL FEEDER TO PANELBOARD 'A' IN ELECTRICAL ROOM 107.
6. NOT USED.
7. 1" C. U.G. WITH 2 #8 CU., & 1 #8 CU. GND. TO PANEL. ROUTE BRANCH CIRCUIT VIA THE LIGHTING-POWER CONTROL PANEL 'LCP-1' LOCATED IN THE ELECTRICAL ROOM 107.
8. TYPICAL FOR TYPE F FIXTURE: PROVIDE A 3/4" CONDUIT WITH LOW VOLTAGE 0-10V CONTROL WIRING TO THE LIGHTING CONTROL PANEL 'LCP-1' LOCATED IN THE ELECTRICAL ROOM 107. ADJUST WIRE SIZE TO LIMIT VOLTAGE DROP FOR FUNCTIONAL SYSTEM. THE LOW VOLTAGE CABLE AND CONDUIT SHALL BE DAISY CHAINED TO EACH FIXTURE AND CONTINUE TO 'LCP-1'.
9. PV SYSTEM METER ON SERVICE RACK. REFER TO THE DETAIL DIAGRAM 1/E3.1.
10. ONE 2" AND ONE 1" UNDERGROUND PVC EMPTY CONDUITS FOR CABLE TV SERVICE AND PV METERING.
11. STUB UP 2" CONDUIT TO 4' X 4' TERMINAL BACKBOARD FOR CABLE TV SPLITTER EQUIPMENT IN ELECTRICAL RM 107.
12. STUB UP 2" PVC CONDUIT 48" ABOVE GRADE AND CAP FOR CABLE TV SERVICE. COORDINATE THE CONDUIT STUB UP LOCATION WITH THE CABLE REPRESENTATIVE.



1 ELECTRICAL SITE PLAN
1/16"=1'-0"

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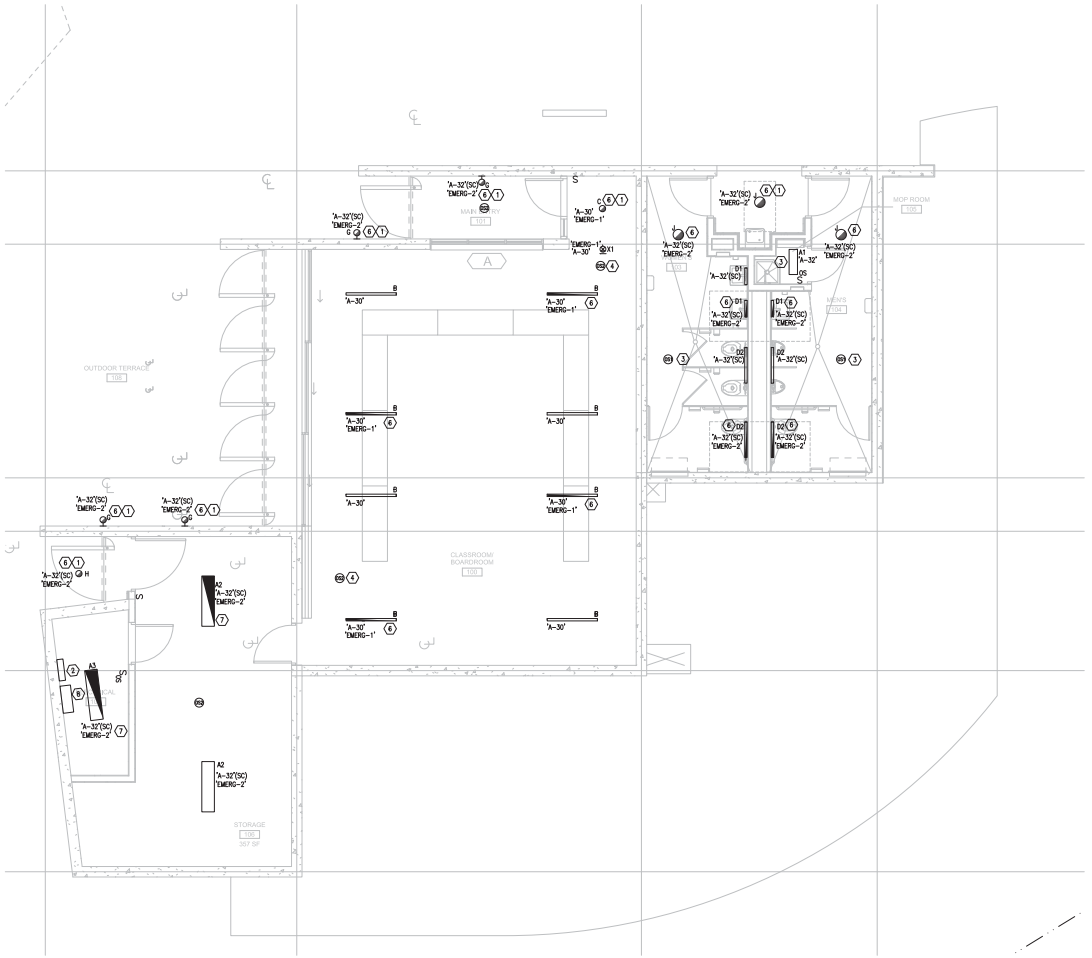
ELECTRICAL SITE PLAN

E101

2/10/2016 2:51:51 PM

SECTION C408 - SYSTEM COMMISSIONING		
PROJECT:	CONFLUENCE PARK	
PROJECT NO:	0331-15	
PROJECT TYPE:	New Construction	
TYPE OF BUILDING:	RESTROOM/MULTIPURPOSE ROOM	
C408.3	LIGHTING SYSTEM FUNCTIONING TESTING:	
	CONTROLS FOR AUTOMATIC LIGHTING SYSTEMS SHALL COMPLY WITH SECTION C408.3	
C408.3.1	FUNCTIONAL TESTING:	
	TESTING SHALL ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN	
	ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.	
	THE CONTRACTOR SHALL HIRE A CERTIFIED COMMISSIONING AGENT TO PERFORM THE COMMISSIONING AND PROVIDE THE	
	PRELIMINARY REPORT OF COMMISSIONING TO THE CITY OF SAN ANTONIO.	
	WHERE OCCUPANT SENSORS, TIME SWITCHES, PROGRAMMABLE SCHEDULE CONTROLS, PHOTOSENSORS OR DAYLIGHTING CONTROLS ARE INSTALLED, THE	
	FOLLOWING PROCEDURE SHALL BE PERFORMED:	
	1. CONFIRM THAT THE PLACEMENT, SENSITIVITY AND TIMEOUT ADJUSTMENTS FOR OCCUPANT SENSORS YIELD ACCEPTABLE PERFORMANCE.	
	2. CONFIRM THAT THE TIME SWITCHES AND PROGRAMMABLE SCHEDULE CONTROLS ARE PROGRAMMED TO TURN THE LIGHTS OFF.	
	3. CONFIRM THAT THE PLACEMENT AND SENSITIVITY ADJUSTMENTS FOR PHOTOSENSOR CONTROLS REDUCE ELECTRIC LIGHT BASED ON THE AMOUNT OF	
	USABLE DAYLIGHT IN THE SPACE SPECIFIED.	



1 LIGHTING FLOOR PLAN - MULTI-PURPOSE BLDG
1/4"=1'-0"

GENERAL NOTES: (THIS SHEET ONLY)

A. PROVIDE UNSWITCHED CONDUCTORS IN CIRCUITS SERVING BATTERY POWERED EXIT SIGNS.

B. ELECTRICAL DRAWINGS SHOW GENERAL LOCATIONS OF LIGHTING FIXTURES ONLY. FOR EXACT LOCATIONS AND SPACING, SEE ARCHITECTURAL DRAWINGS. IF CONTRACTOR DETERMINES THAT THERE IS A DIFFERENCE IN QUANTITY OF FIXTURES SHOWN ON THE ARCHITECTURAL AND ELECTRICAL DRAWINGS, HE SHALL USE THE HIGHER NUMBER OF THE TWO QUANTITIES FOR BIDDING, THEN CONTACT THE DESIGN TEAM FOR FINAL RESOLUTION.

C. COORDINATE LIGHTING FIXTURE LOCATIONS IN STORAGE AND ELECTRICAL EQUIPMENT ROOMS BASED ON ACTUAL EQUIPMENT LAYOUT. REVIEW LAYOUT WITH MECHANICAL AND LOW VOLTAGE CABLING CONTRACTORS PRIOR TO ROUGH-IN.

D. PROVIDE LIGHTING CONTROL SYSTEM WITH ALL NECESSARY ACCESSORIES FOR A COMPLETE INSTALLATION. LIGHTING CONTROL SYSTEM SHALL INCLUDE ASTRONOMICAL TIMECLOCK SYSTEM, HOUSEKEEPING OVERRIDE "ON" SWITCH CONTROL, AND EMCS CONNECTIVITY. PROVIDE THE FOLLOWING LIGHTING CONTROL SCHEME:

E. TYPICAL MEETING - MULTI-PURPOSE ROOM
E.A. LIGHTING SHALL BE CONTROLLED BY THREE WALL MOUNTED DIMMER SWITCHES WITH CEILING MOUNTED OVERRIDE "OFF" MOTION SENSORS.

F. TYPICAL STORAGE RM/CLOSET:
F.A. LIGHTING SHALL BE CONTROLLED BY A LOCAL WALL MOUNTED OCCUPANCY SENSOR WITH MANUAL OVERRIDE "OFF" CAPABILITY.

G. TYPICAL RESTROOMS:
G.A. LIGHTING TO BE CONTROLLED BY THE LIGHTING CONTROL PANEL, DAYLIGHT HARVESTING AND FIXTURE MOUNTED OCCUPANCY.

H. CORRIDOR AND PUBLIC SPACES:
H.A. LIGHTING TO BE CONTROLLED BY THE LIGHTING CONTROL PANEL.

I. EXTERIOR LIGHTING:
I.A. TO BE CONTROLLED BY THE LIGHTING CONTROL PANEL WITH A PHOTOCELL INPUT AND TIMER CONTROL.
I.B. PAVILION LIGHTING TO BE CONTROLLED BY THE LIGHTING CONTROL PANEL WITH A PHOTOCELL AND TIMER CONTROL. THE LIGHTING CONTROL PANEL SHALL PROVIDE 0-10V DIMMING CONTROL TO ALL TYPE 'F' LED GROUND MOUNTED FIXTURE.

J. NO CONDUIT SHALL BE RUN EXPOSED AND ALL JUNCTION BOXES SHALL BE RECESSED WITHIN CONCRETE WALLS AND CEILING.

K. PROVIDE SEALED CONDUIT OPENINGS AROUND OPENINGS IN EXTERIOR WALLS AS APPLICABLE. SEAL COMPLETELY AND MAKE OPENING WATER TIGHT WITH SEALING MATERIAL PER SPECIFICATIONS.

L. REFERENCE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION.

M. PROVIDE ADDITIONAL RACEWAY TO EACH FIXTURE WITH LIGHTING CONTROL DEVICE. COORDINATE WITH VENDORS LIGHTING CONTROL SHOP DRAWINGS PRIOR TO ROUGH-IN.

N. PLACE NLIGHT POWER PACKS IN ADJACENT STORAGE OR UTILITY SPACES.

KEYED NOTES: (THIS SHEET ONLY)

1. 3/4" C. WITH 2 #10 CU., & 1 #10 CU. GND. TO PANEL. ROUTE BRANCH CIRCUIT VIA THE LIGHTING-POWER CONTROL PANEL "LCP-1" PROVIDE PHOTOCELL CONTROL.
2. "LCP-1" – PROVIDE PROGRAMMABLE LIGHTING CONTROL SYSTEM GATEWAY NLIGHT NGWY2 KIT WITH POWER SUPPLY UNITS, GRAPHIC CONTROL SYSTEM, RELAY PANELS (NPANEL 4) AND REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION. PROVIDE ADDITIONAL 0-10V DIMMING TO SMALL PAVILIONS AND LARGE PAVILION. REFER TO THE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. PROVIDE LOW VOLTAGE WIRING AND CONDUIT FOR DAISY CHAINED LIGHTING FIXTURES.
3. PROVIDE CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR WITH INTEGRAL PHOTOCELL CONTROL FOR DAYLIGHT HARVESTING CONTROL OF FIXTURES WITHIN THIS ROOM. PROVIDE N-LIGHT SENSOR SWITCH Nom PDT 9-HPC. PHOTOCELL SHALL OVERRIDE MOTION SENSOR. PROVIDE RECESSED MOUNT JUNCTION BOX.
4. PROVIDE CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR FOR OVERRIDE "OFF" FIXTURES WITHIN THIS ROOM. PROVIDE N-LIGHT SENSOR SWITCH Nom PDT 9. CONNECT TO ROOM N LIGHT SYSTEM. PHOTOCELL SHALL OVERRIDE MOTION SENSOR. PROVIDE RECESSED MOUNT JUNCTION BOX.
5. PROVIDE TOUCH SCREEN LIGHTING CONTROL N LIGHT N POD-GFX. PROVIDE REQUIRED POWER SUPPLY AND ACCESSORIES FOR A COMPLETE INSTALLATION.
6. PROVIDE FIXTURES WITH NLIGHT nPP16-D-ER POWER/RELAY PACK LT. FOR EGRESS LIGHTING. PROVIDE ADDITIONAL EMERGENCY CIRCUIT TO FIXTURE AS NOTED (EMERG-#). SEPARATE DEVICES PER ROOM OR AREA.
7. AUXILIARY TRANSFER SWITCH EQUAL TO DUAL-LITE ATSD. EXTEND AUXILIARY CIRCUIT FROM TRANSFER SWITCH TO BATTERY INVERTER FOR EGRESS LIGHTING
8. CENTRAL BATTERY INVERTER FOR EGRESS LIGHTING. PROVIDE 1000 WATT, 120V, UNINTERRUPTIBLE EMERGENCY LIGHTING INVERTER SYSTEM EQUAL TO EMERG-LITE EMERG-POWER SYSTEMS COMPACT SERIES MODEL 120-SQ-1000-FTCM-120-90-ICB-OCB2.

EMERGENCY BATTERY INVERTER 'EMERG' LOAD INFORMATION						
CKT	AMPS	POLE	CIRCUIT DESCRIPTION	LOAD	TYPE	PH
1	20	1	BOARD ROOM EGREES LIGHTING	139	1	A
2	20	1	RESTROOM/EXTERIOR EGRESS LIGHTING	373	1	A

LAKE | FLATO ARCHITECTS INC.

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LIGHTING FLOOR PLAN - MULTI-PURPOSE BUILDING

E201

(#) KEYED NOTES: (THIS SHEET ONLY)

1. 1" U.G. CONDUIT WITH BRANCH CIRCUITRY: 2 # 10 CU., & 1 #10 CU GND. ROUTE VIA THE LIGHTING–POWER CONTROL PANEL 'LCP–1' LOCATED IN THE ELECTRICAL ROOM 107.
2. TYPICAL FOR TYPE F FIXTURE: PROVIDE A 3/4" CONDUIT WITH LOW VOLTAGE 0–10V CONTROL WIRING TO THE LIGHTING CONTROL PANEL 'LCP–1' LOCATED IN THE ELECTRICAL ROOM 107. ADJUST WIRE SIZE TO LIMIT VOLTAGE DROP FOR FUNCTIONAL SYSTEM. THE LOW VOLTAGE CABLE AND CONDUIT SHALL BE DAISY CHAINED TO EACH FIXTURE AND CONTINUE TO 'LCP–1' .
3. 3/4" C. U.G. WITH 2 #10 CU., & 1 #10 CU. GND. TO PANEL. ROUTE BRANCH CIRCUIT VIA THE LIGHTING–POWER CONTROL PANEL 'LCP–1'.
4. 3/4" C. U.G. WITH 2 #10 CU., & 1 #10 CU. GND. TO PANEL. ROUTE BRANCH CIRCUIT VIA THE LIGHTING–POWER CONTROL PANEL 'LCP–1'.
5. PROVIDE RECEPTACLE PEDESTAL. PEDESTAL SHALL BE PEDOC 1P18C–HT–BLACK OR APPROVED EQUAL. PROVIDE 12" DIAMETER X 18" CONCRETE BASE FOR EACH PEDESTAL. WITH TOP OF BASE SET FLUSH WITH FINISHED ELEVATION OF ADJACENT SURFACE.

GENERAL LIGHTING NOTES: (THIS SHEET ONLY)

A. ELECTRICAL DRAWINGS SHOW GENERAL LOCATIONS OF LIGHTING FIXTURES ONLY. FOR EXACT LOCATIONS AND SPACING, SEE ARCHITECTURAL DRAWINGS. IF CONTRACTOR DETERMINES THAT THERE IS A DIFFERENCE IN QUANTITY OF FIXTURES SHOWN ON THE ARCHITECTURAL AND ELECTRICAL DRAWINGS, HE SHALL USE THE HIGHER NUMBER OF THE TWO QUANTITIES FOR BIDDING, THEN CONTACT THE DESIGN TEAM FOR FINAL RESOLUTION.

B. PROVIDE LIGHTING CONTROL SYSTEM WITH ALL NECESSARY ACCESSORIES FOR A COMPLETE INSTALLATION. LIGHTING CONTROL SYSTEM SHALL INCLUDE ASTRONOMICAL TIMECLOCK SYSTEM, HOUSEKEEPING OVERRIDE "ON" SWITCH CONTROL. PROVIDE THE FOLLOWING LIGHTING CONTROL SCHEME:

C. **EXTERIOR LIGHTING:**

C.A. TO BE CONTROLLED BY THE LIGHTING CONTROL PANEL WITH A PHOTOCELL INPUT AND TIMER CONTROL.

C.B. PAVILION LIGHTING TO BE CONTROLLED BY THE LIGHTING CONTROL PANEL WITH A PHOTOCELL AND TIMER CONTROL. THE DMX CONTROLLER IS TO INDIVIDUALLY CONTROL COLOR CHANGING OF EACH LED GROUND MOUNTED FIXTURE.

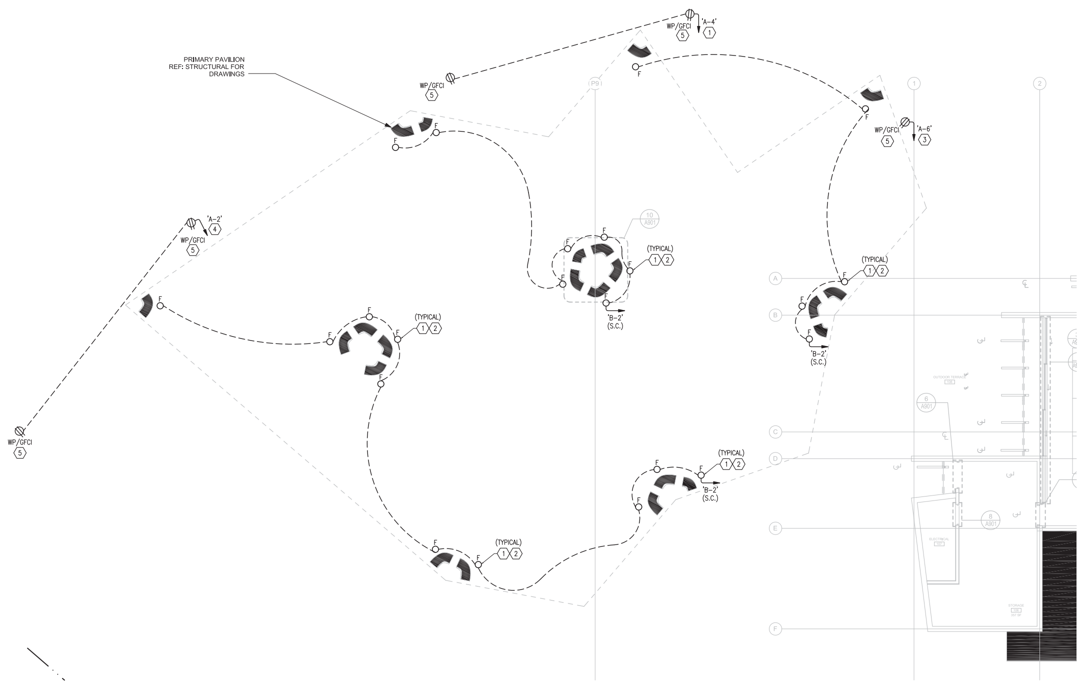
D. PROVIDE SEALED CONDUIT OPENINGS AROUND OPENINGS IN EXTERIOR WALLS AS APPLICABLE. SEAL COMPLETELY AND MAKE OPENING WATER TIGHT WITH SEALING MATERIAL PER SPECIFICATIONS.

E. REFERENCE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION.

F. THE EXACT LOCATIONS OF LED UP LIGHTING FIXTURE SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.

G. ALL RECEPTACLES SHALL BE COMMERCIAL SPECIFICATION GRADE UNLESS NOTED OTHERWISE.

H. REFERENCE THE ELECTRICAL POWER PLAN SHEET E2.1 FOR THE LOCATION OF THE LIGHTING & POWER CONTROL PANEL 'LCP–1'



1 LIGHTING FLOOR PLAN - LARGE PAVILION
1/8"=1'-0"

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LIGHTING/POWER FLOOR PLAN LARGE PAVILION

E202

⟨#⟩ KEYED NOTES: (THIS SHEET ONLY)

1. 1" U.G. CONDUIT WITH BRANCH CIRCUITRY: 2 # 8 CU., & 1 #8 CU GND. ROUTE VIA THE LIGHTING-POWER CONTROL PANEL LOCATED IN THE ELECTRICAL ROOM 107.
2. EXTERIOR SIGN 1" U.G. CONDUIT WITH BRANCH CIRCUITRY: 2 # 8 CU., & 1 #8 CU GND. ROUTE VIA THE LIGHTING-POWER CONTROL PANEL LOCATED IN THE ELECTRICAL ROOM 107. PROVIDE 240V, 30A, 2P, NJR LOCKABLE DISCONNECT SWITCH. COORDINATE LOCATION DISCONNECT FOR SIGN WITH APPROVED SHOP DRAWINGS AND LANDSCAPE ARCHITET.

GENERAL LIGHTING NOTES: (THIS SHEET ONLY)

A. ELECTRICAL DRAWINGS SHOW GENERAL LOCATIONS OF LIGHTING FIXTURES ONLY. FOR EXACT LOCATIONS AND SPACING, SEE ARCHITECTURAL DRAWINGS. IF CONTRACTOR DETERMINES THAT THERE IS A DIFFERENCE IN QUANTITY OF FIXTURES SHOWN ON THE ARCHITECTURAL AND ELECTRICAL DRAWINGS, HE SHALL USE THE HIGHER NUMBER OF THE TWO QUANTITIES FOR BIDDING, THEN CONTACT THE DESIGN TEAM FOR FINAL RESOLUTION.

B. EXTERIOR LIGHTING:

B.A. TO BE CONTROLLED BY THE LIGHTING CONTROL PANEL WITH A PHOTOCELL INPUT AND TIMER CONTROL.

C. REFERENCE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION.

D. THE EXACT LOCATIONS OF LED UPLIGHTING FIXTURE SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.

E. ALL RECEPTACLES SHALL BE COMMERCIAL SPECIFICATION GRADE UNLESS NOTED OTHERWISE.

F. REFERENCE THE ELECTRICAL POWER PLAN SHEET E2.1 FOR THE LOCATION OF THE LIGHTING & POWER CONTROL PANEL "LCP-1"

1 ELECTRICAL SITE PLAN
1/16"=1'-0"

LAKE | FLATO ARCHITECTS INC.

DOUGLAS W. SCHULTZ 80707 LICENSED PROFESSIONAL ENGINEER

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ELECTRICAL SITE LIGHTING PLAN

LE101

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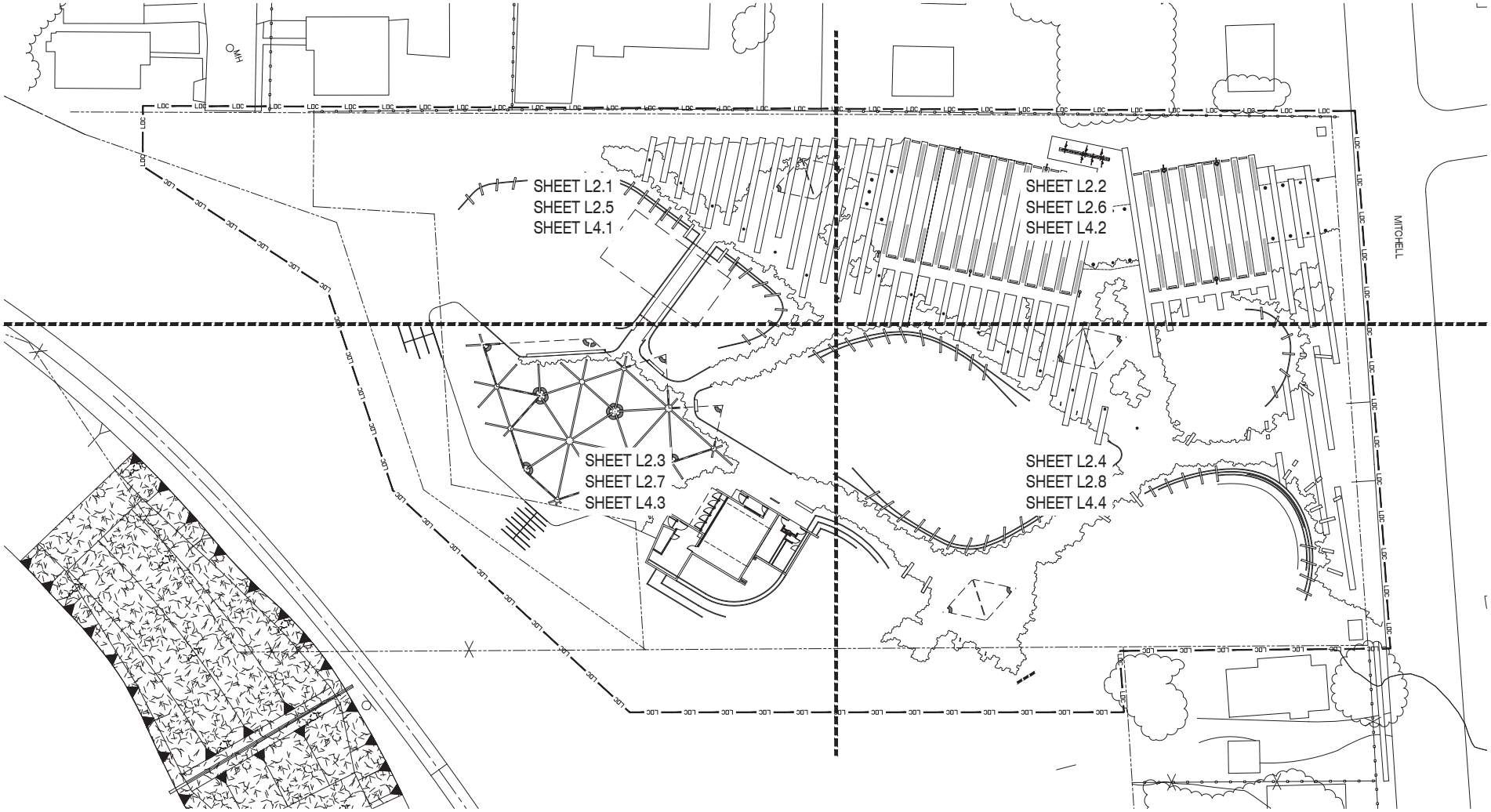

GENERAL CONSTRUCTION NOTES:

1. THE GENERAL CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY EXISTING CONDITIONS THAT PREVENT CONSTRUCTION AS DETAILED.
2. ALL DIMENSIONS MUST BE VERIFIED ON SITE. NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING SUBGRADE FOR ALL HARDSCAPE AND PLANTING AREAS. SUBGRADE FOR PLANTING AREAS SHALL BE 12" BELOW LABELED FINISH GRADE TO RECEIVE 12" SOIL MIX BY LANDSCAPE CONTRACTOR. DO NOT EXCAVATE IN THE ROOT PROTECTION ZONE OF EXISTING TREES. THOSE AREAS ARE TO RECEIVE 2" OF COMPOST MIXED INTO THE SOIL BY HAND AT TIME OF PLANTING.
5. SUBGRADE FOR TURF AREAS SHALL BE ESTABLISHED 6" BELOW LABELED FINISH GRADE TO RECEIVE 6" TURF SOIL MIX BY LANDSCAPE CONTRACTOR.
6. CONTRACTOR SHALL ALERT LANDSCAPE ARCHITECT WHEN SUBGRADE HAS BEEN ESTABLISHED FOR REVIEW PRIOR TO BACKFILLING WITH SOIL MIX.

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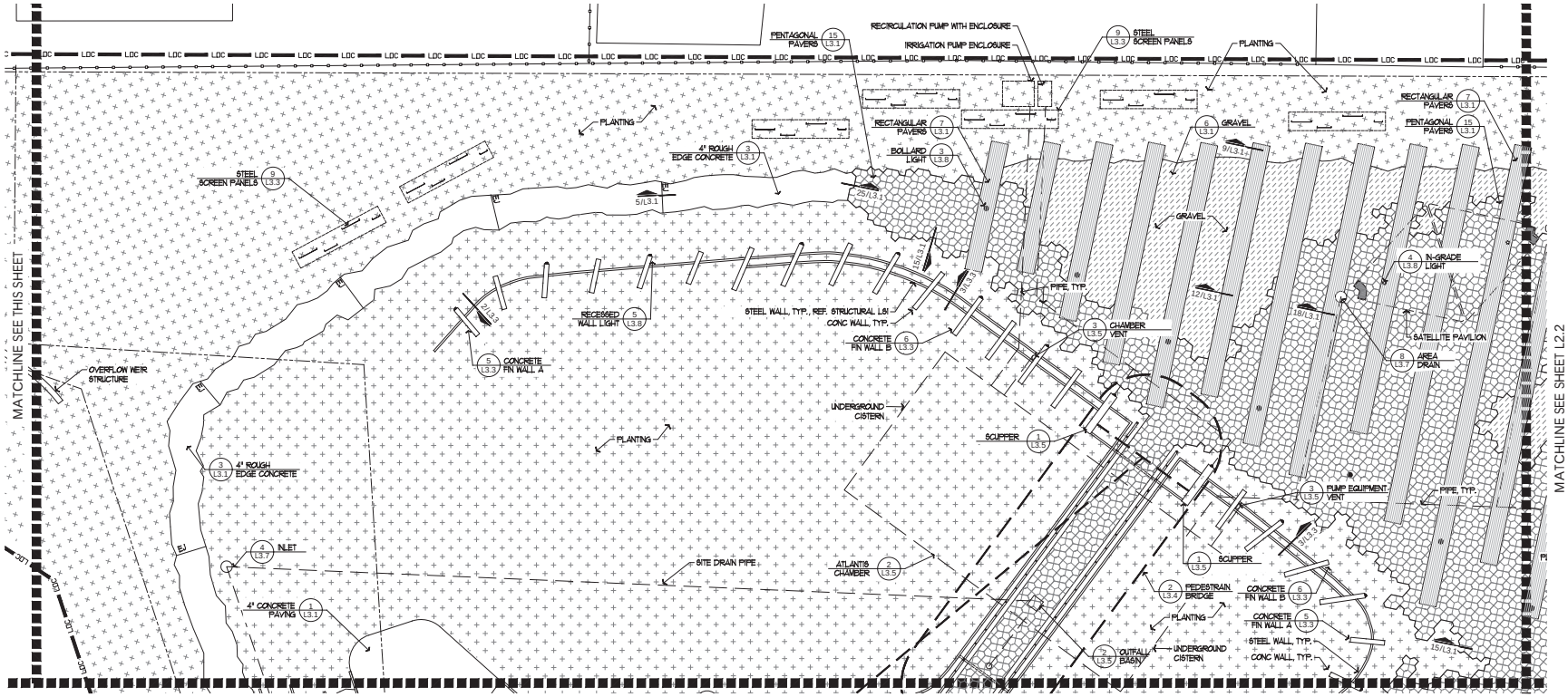
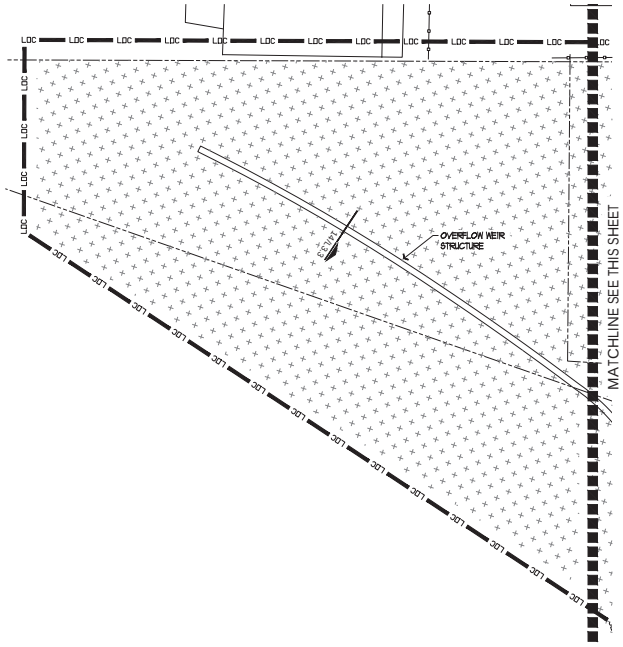
Sheet Title

REFERENCE PLAN

Sheet Number

L2.0





SYMBOL LEGEND:

LIMIT OF CONTRACT LDC
EXPANSION JOINT EJ
DETAIL KEYS
DETAIL NUMBER
DETAIL SHEET
SECTION SYMBOL
DETAIL SHEET
DETAIL NUMBER
ELEVATION SYMBOL

NORTH

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

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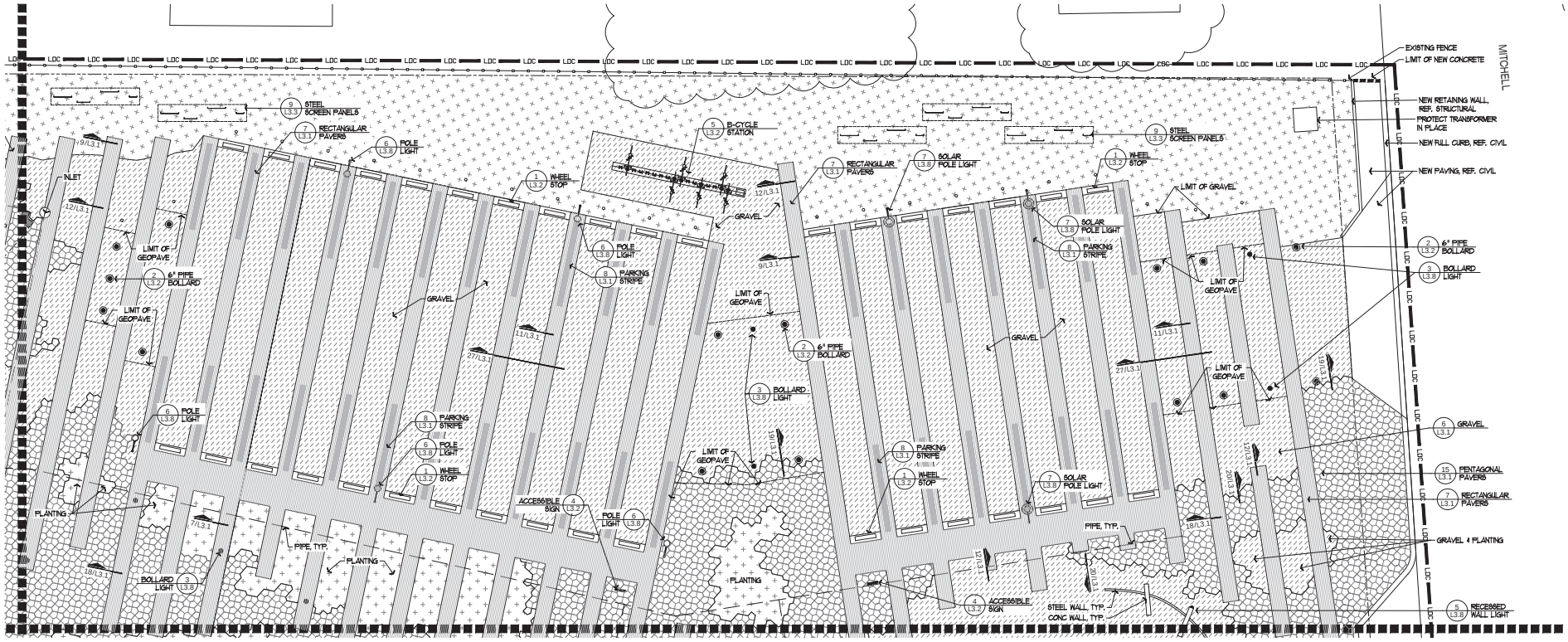
Sheet Title

SITE PLAN

Sheet Number

L2.1



NOTE: SEE 1/L3.6 FOR PARKING LOT DRAIN LAYOUT DETAIL

SYMBOL LEGEND:

LIMIT OF CONTRACT LDC
EXPANSION JOINT EJ
DETAIL KEYS
DETAIL NUMBER
DETAIL SHEET
SECTION SYMBOL
ELEVATION SYMBOL

NORTH

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

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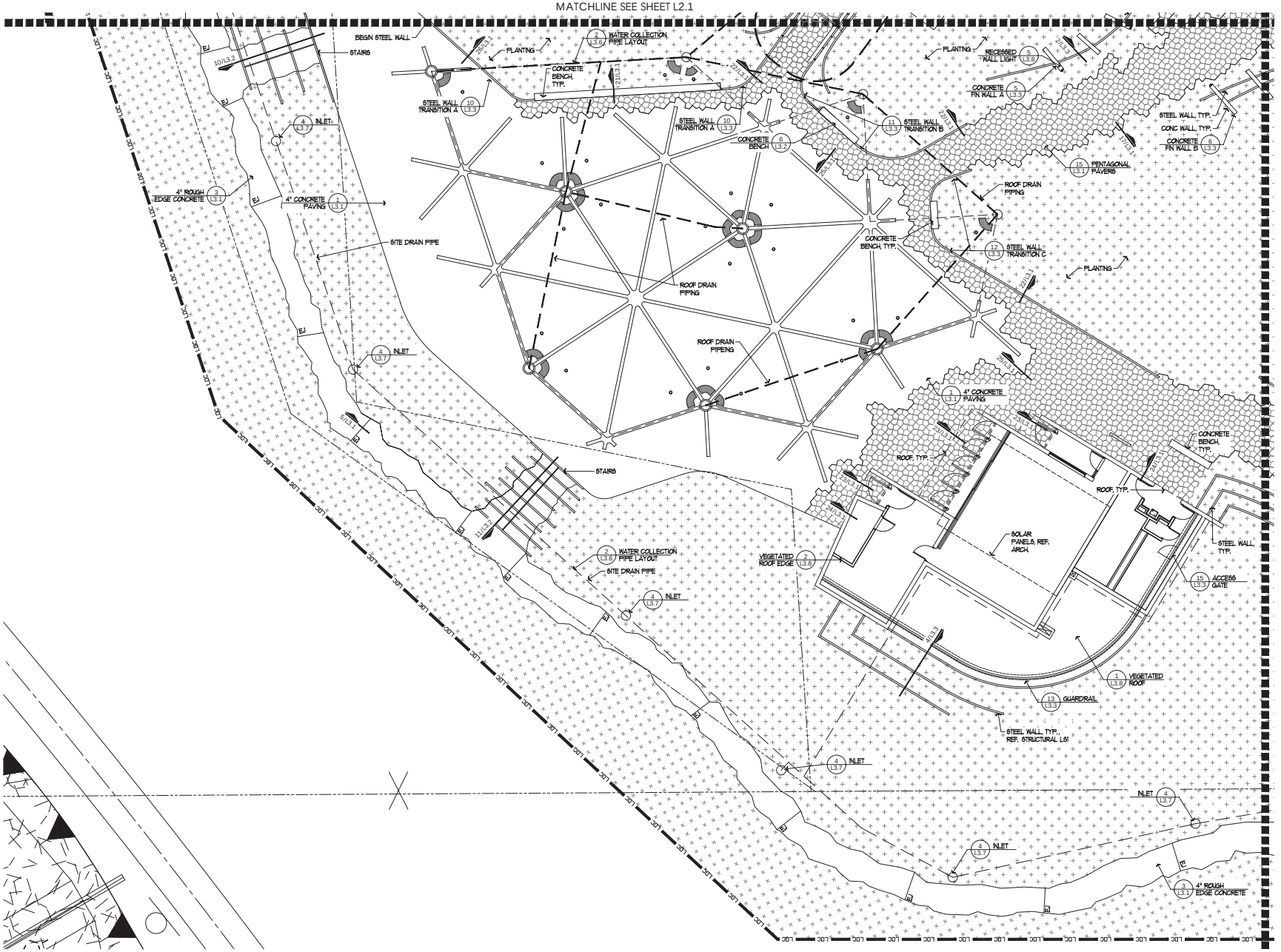
Sheet Title
SITE PLAN

Sheet Number
L2.2



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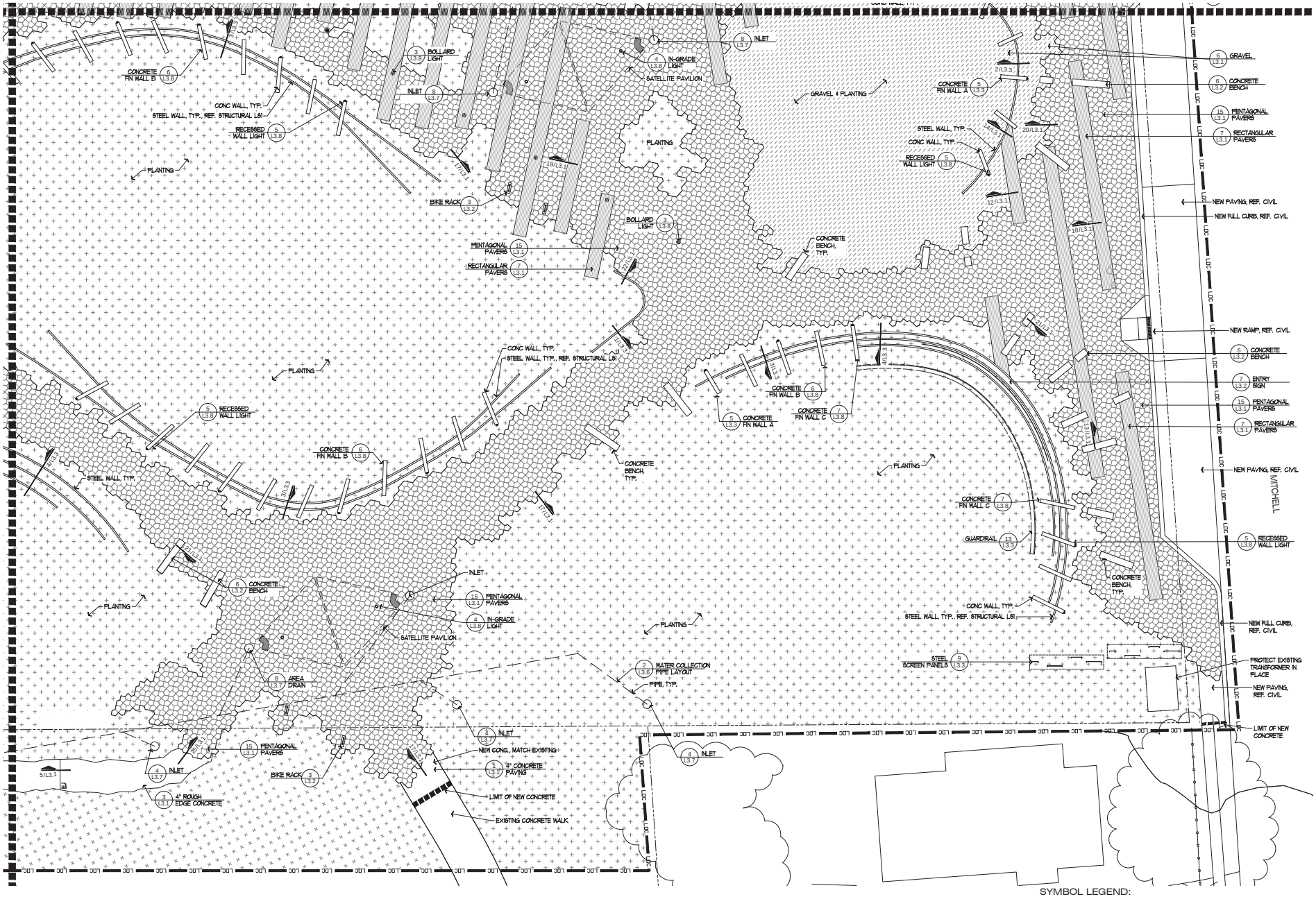
Sheet Title

SITE PLAN

Sheet Number

L2.3



SYMBOL LEGEND:

LIMIT OF CONTRACT — LDC — LDC

EXPANSION JOINT — EJ

DETAIL KEYS: 4 / L3.6 — DETAIL NUMBER / DETAIL SHEET

SECTION SYMBOL: L3.0 — DETAIL SHEET / DETAIL NUMBER

ELEVATION SYMBOL: L3.0

NORTH

0 4 8 16 FT

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

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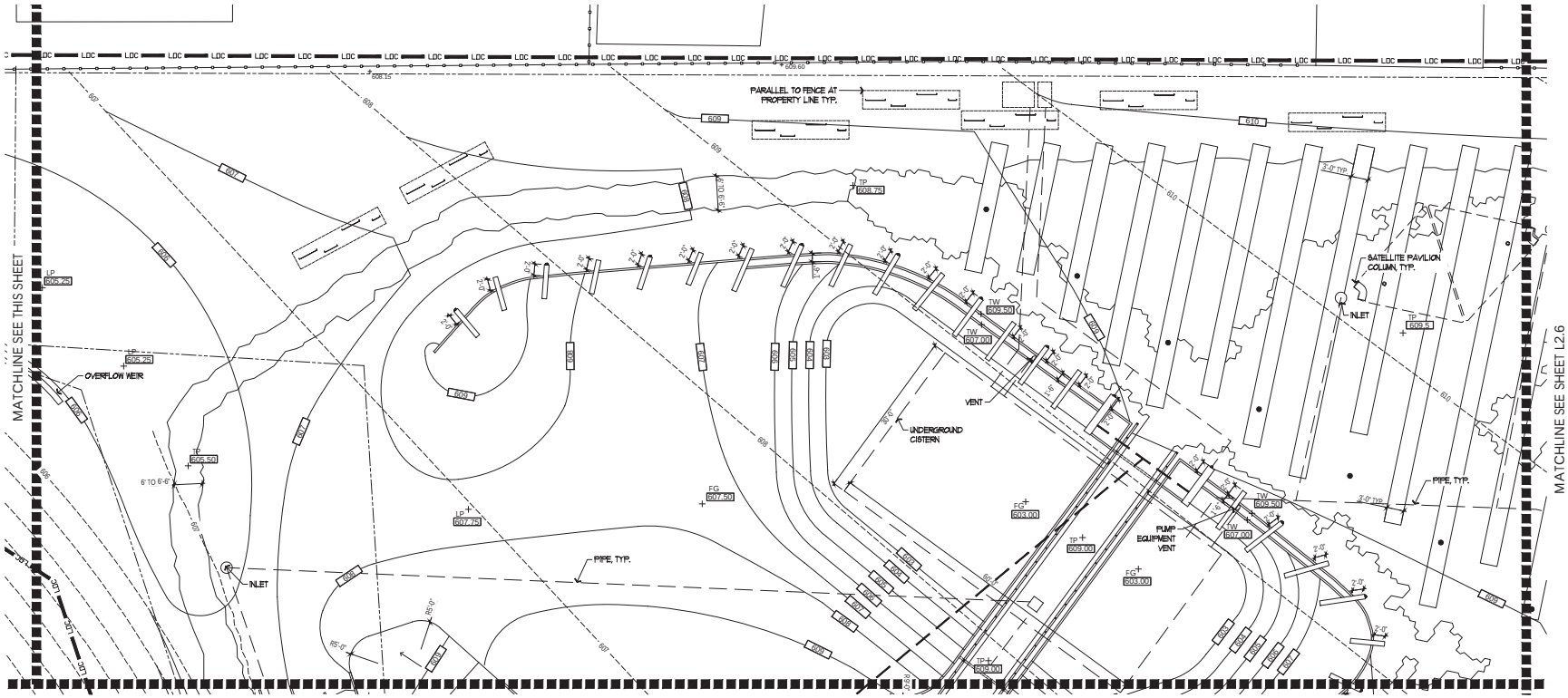
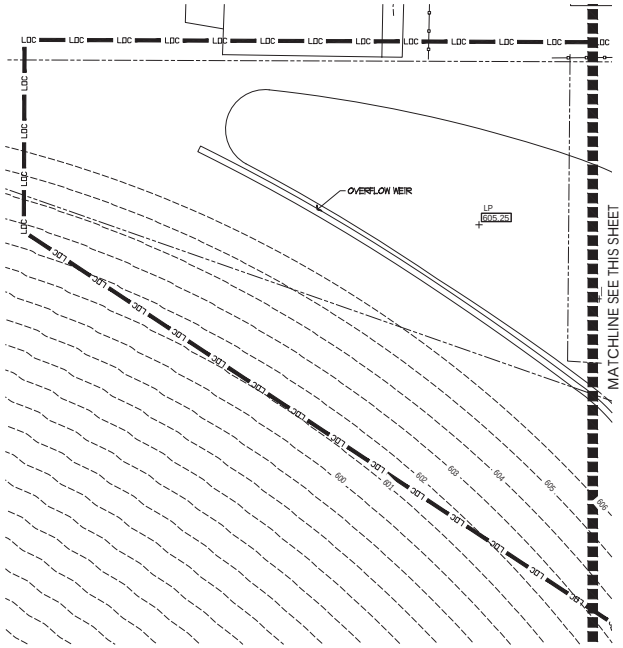
Sheet Title

SITE PLAN

Sheet Number

L2.4





NOTE: LOCATION OF STORM DRAIN SHALL BE CONSTRUCTED PER L2.5, SEE C4.0 FOR PIPING SIZE

SYMBOL LEGEND

ABBREVIATIONS

FG	FINISH GRADE
TS	TOP OF STEP
BS	BOTTOM OF STEP
TP	TOP OF PAVING
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TB	TOP OF BENCH
TD	TOP OF DRAIN
TG	TOP OF GRATE
TW	TOP OF WALL
BW	BOTTOM OF WALL
000	COORDINATE POINT
+100.00	EXISTING/ CIVIL ELEVATION
+ 100	PROPOSED ELEVATION
100	PROPOSED CONTOUR LABEL
	PROPOSED CONTOUR
	EXISTING CONTOUR

NORTH

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

0 4 8 16 FT

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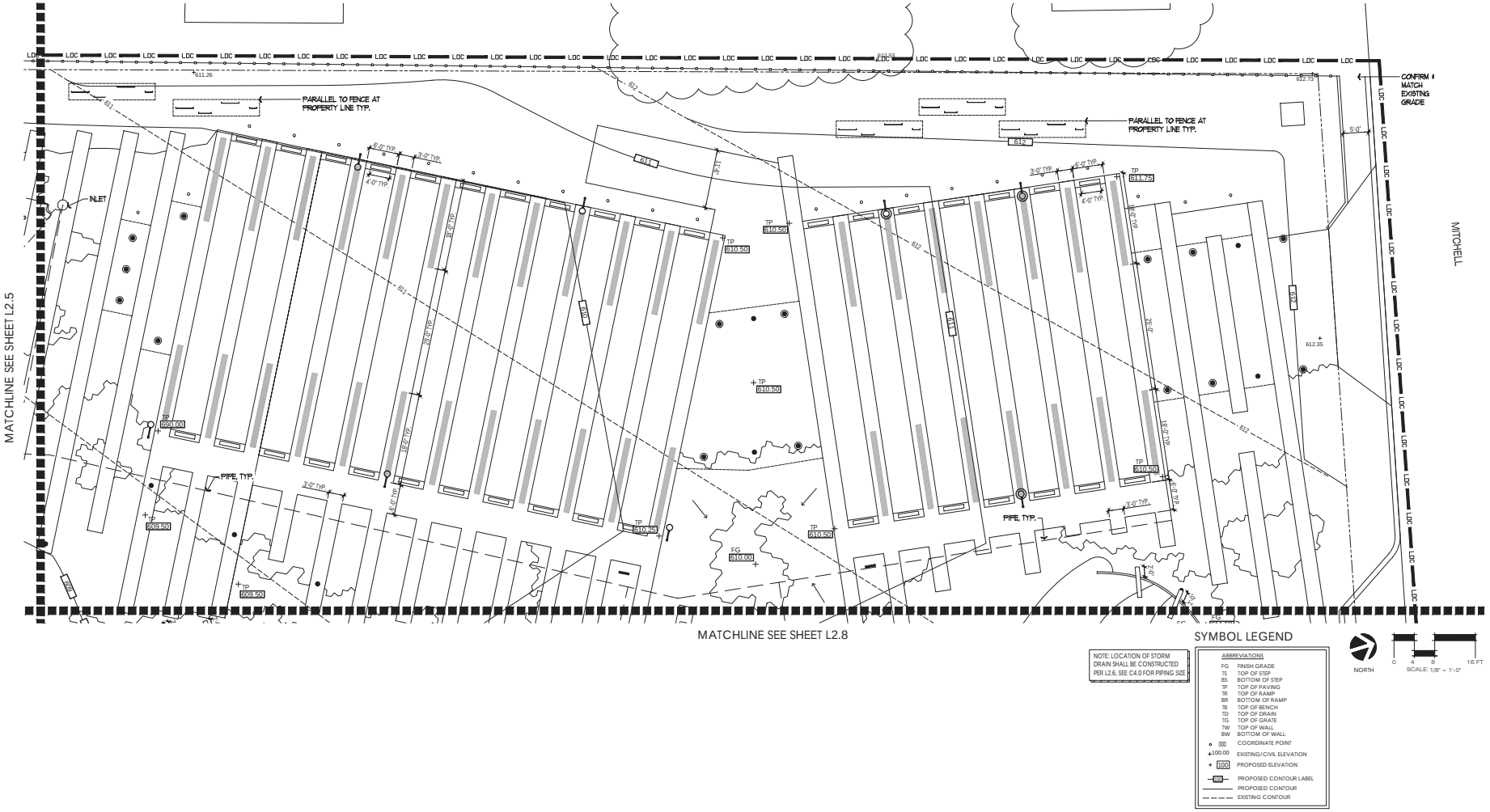
LAYOUT & GRADING PLAN

Sheet Number

L2.5



NOTE: LOCATION OF STORM DRAIN SHALL BE CONSTRUCTED PER L2.6, SEE C4.0 FOR PIPING SIZE

SYMBOL LEGEND

ABBREVIATIONS

FG	FINISH GRADE
TS	TOP OF STEP
BS	BOTTOM OF STEP
TP	TOP OF PAVING
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
TB	TOP OF BENCH
TD	TOP OF DRAIN
TG	TOP OF GRATE
TW	TOP OF WALL
BW	BOTTOM OF WALL
000	COORDINATE POINT
+100.00	EXISTING/CIVIL ELEVATION
+ 100	PROPOSED ELEVATION
100	PROPOSED CONTOUR LABEL
	PROPOSED CONTOUR
	EXISTING CONTOUR

NORTH

0 4 8 16 FT

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

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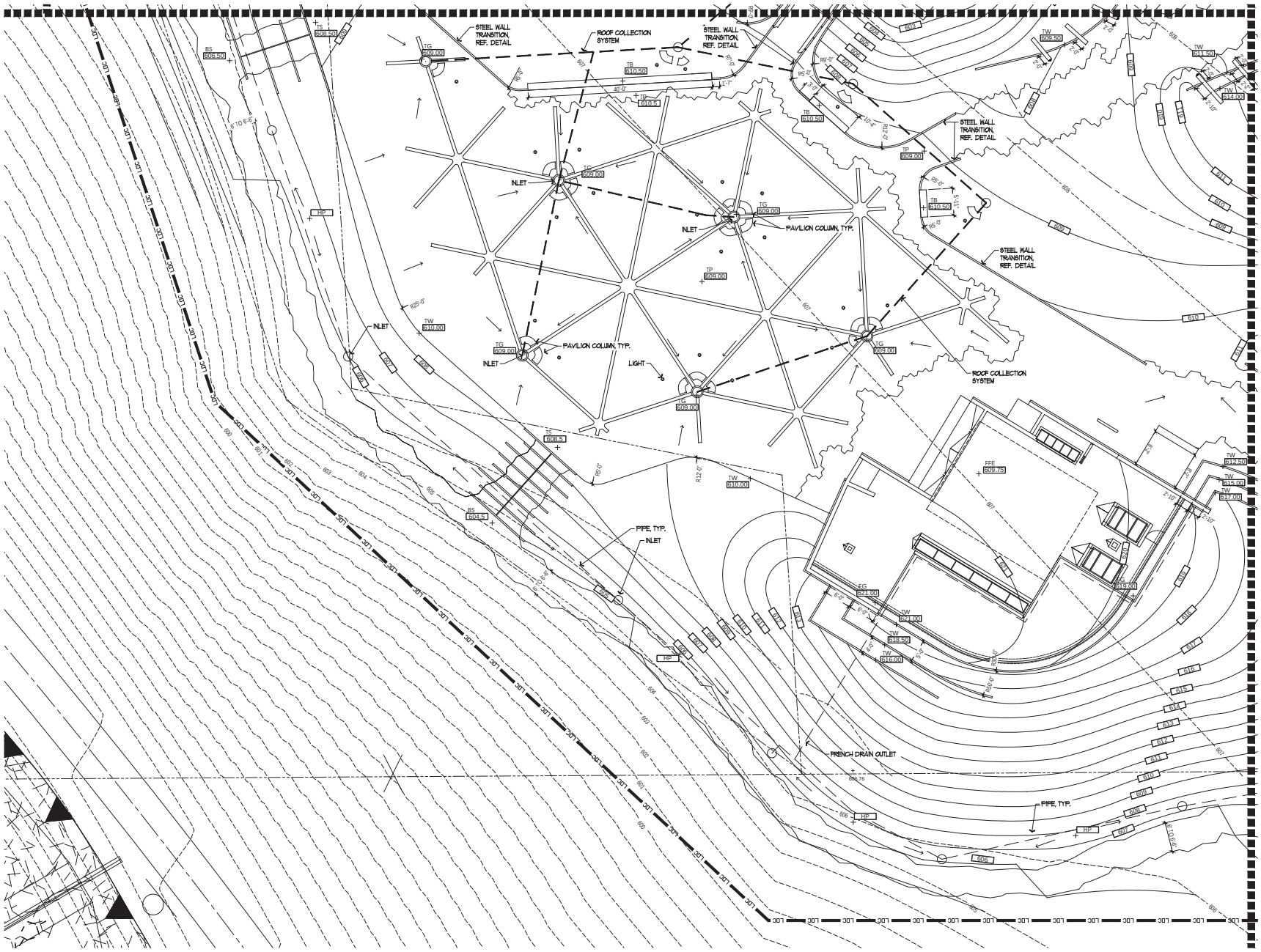
Sheet Title

LAYOUT & GRADING PLAN

Sheet Number

L2.6

MATCHLINE SEE SHEET L2.5



MATCHLINE SEE SHEET L2.8

SYMBOL LEGEND

NOTE: LOCATION OF STORM DRAIN SHALL BE CONSTRUCTED PER L2.7 SEE C4.0 FOR PIPING SIZE

ABBREVIATIONS

FG	FINISH GRADE	000	COORDINATE POINT
TS	TOP OF STEP	+100.00	EXISTING / CIVIL ELEVATION
BS	BOTTOM OF STEP	100	PROPOSED ELEVATION
TP	TOP OF PAVING	600	PROPOSED CONTOUR LABEL
TR	TOP OF RAMP		PROPOSED CONTOUR
BR	BOTTOM OF RAMP		EXISTING CONTOUR
TB	TOP OF BENCH		
TD	TOP OF DRAIN		
TG	TOP OF GRATE		
TW	TOP OF WALL		
BW	BOTTOM OF WALL		

NORTH

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

0 4 8 16 FT

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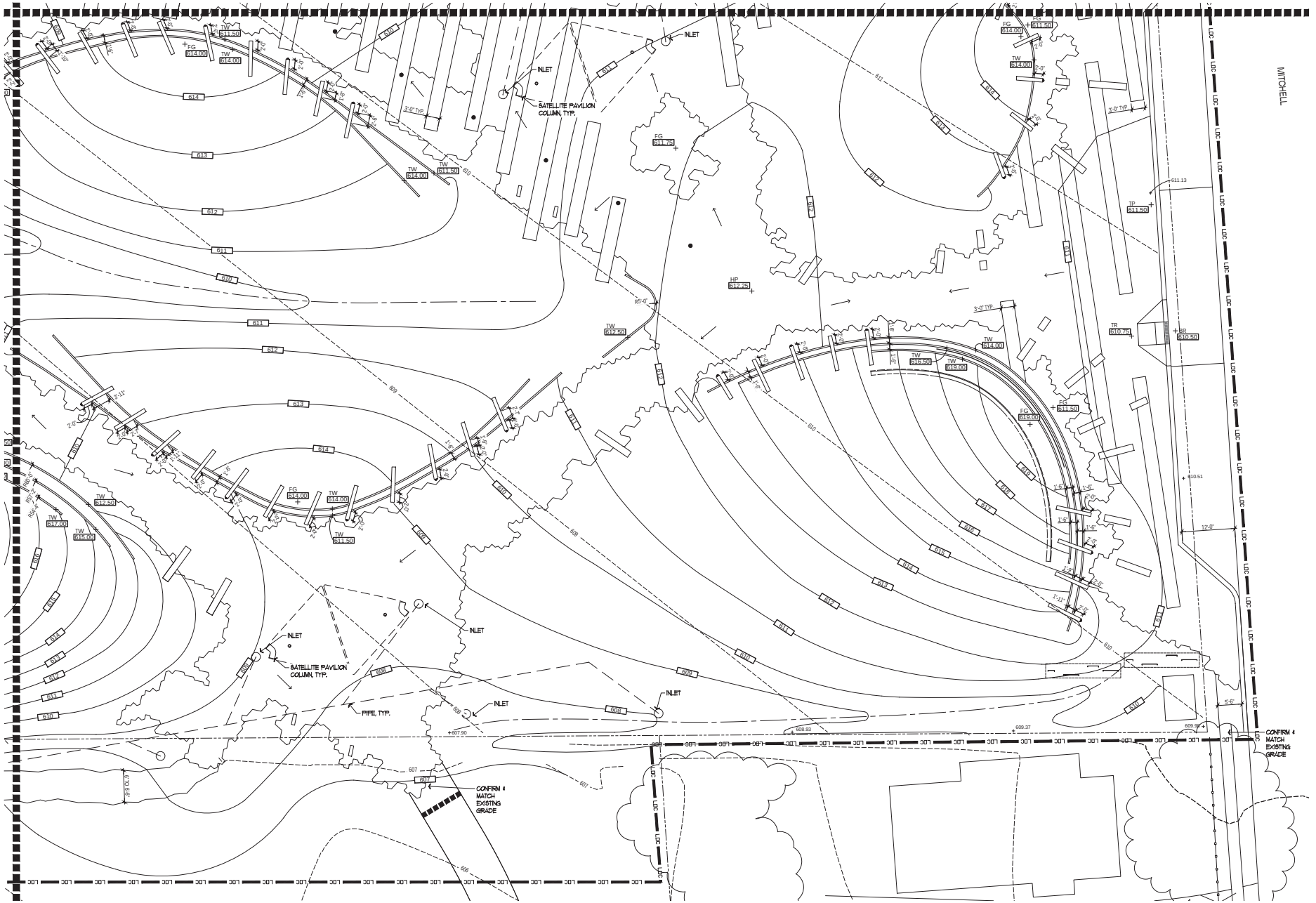
Sheet Number

L2.7



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LAYOUT & GRADING PLAN

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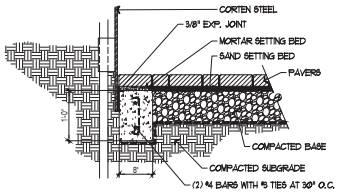
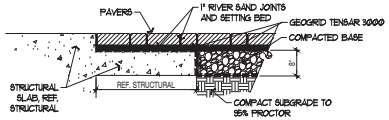
L2.8

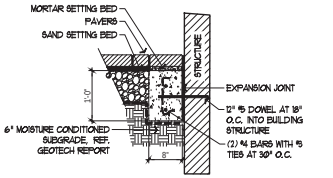


22 SECTION: PENTAGONAL PAVERS AT STEEL WALL
SCALE: 1"= 1'-0"

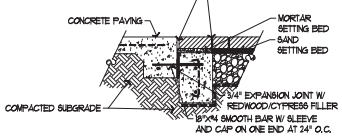
NOTE:
1. PROVIDE 1% (1/8" PER FOOT) CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED.
2. PAVERS TO BE SELECTED BY LANDSCAPE ARCHITECT
3. COLORADO RIVER SAND SHALL BE USED UNDER AND BETWEEN PAVERS AND SHALL HAVE AN ACID INSOLUBLE RESIDUE OF AT LEAST 90% BY WEIGHT WHEN TESTED IN ACCORDANCE W/ TXDOT SPEC. (TEX-612-J).
4. CUT PAVERS LESS THAN 1/3 OF THEIR ORIGINAL SIZE WILL NOT BE ACCEPTED



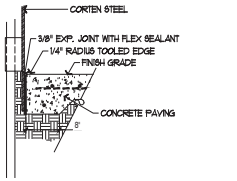
23 SECTION: PENTAGONAL PAVERS ON STRUCTURAL SLAB
SCALE: 1"= 1'-0"



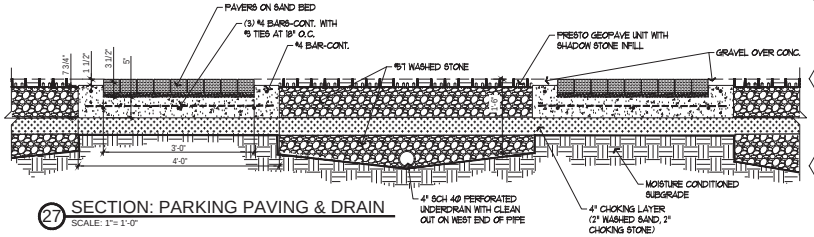
24 SECTION: PENTAGONAL PAVERS AT STRUCTURE
SCALE: 1"= 1'-0"



25 SECTION: PENTAGONAL PAVERS AT CONCRETE
SCALE: 1"= 1'-0"

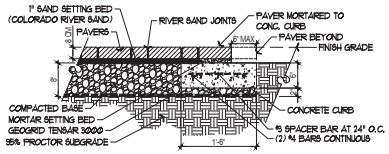


26 SECTION: CONCRETE AT STEEL WALL
SCALE: 1"= 1'-0"

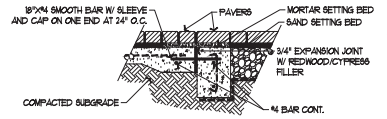


27 SECTION: PARKING PAVING & DRAIN
SCALE: 1"= 1'-0"

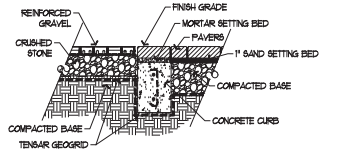
NOTE:
1. PAVERS TO BE SELECTED BY LANDSCAPE ARCHITECT
2. PROVIDE 1% (1/8" PER FOOT) CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED.
3. PROVIDE 3000# PSI CONCRETE AT 28 DAYS.
4. COLORADO RIVER SAND SHALL BE USED UNDER AND BETWEEN PAVERS AND SHALL HAVE AN ACID INSOLUBLE RESIDUE OF AT LEAST 90% BY WEIGHT WHEN TESTED IN ACCORDANCE W/ TXDOT SPEC. (TEX-612-J). SUBMIT SAND SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE
5. CUT PAVERS LESS THAN 1/3 OF THE OVERALL SIZE OF THE PAVER WILL NOT BE ACCEPTED.



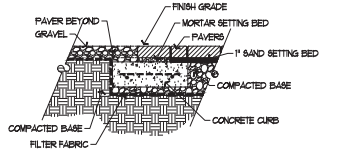
17 SECTION: PENTAGONAL PAVER
SCALE: 1"= 1'-0"



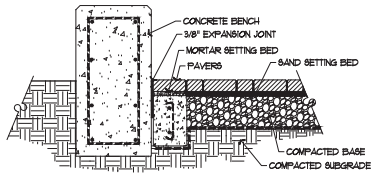
18 SECTION: PAVER INTERSECTION
SCALE: 1"= 1'-0"



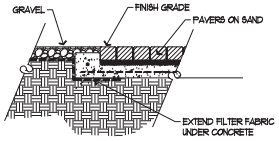
19 SECTION: PENTAGONAL PAVERS AT PARKING GRAVEL
SCALE: 1"= 1'-0"



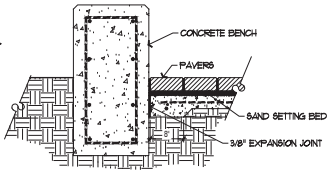
20 SECTION: PENTAGONAL PAVERS AT GRAVEL
SCALE: 1"= 1'-0"



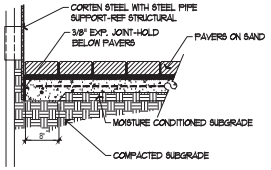
21 SECTION: PENTAGONAL PAVERS AT CONC. BENCH
SCALE: 1"= 1'-0"



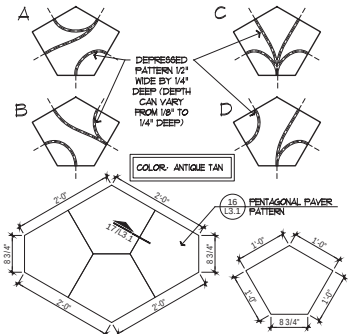
12 SECTION: RECTANGULAR PAVERS AT GRAVEL
SCALE: 1"= 1'-0"



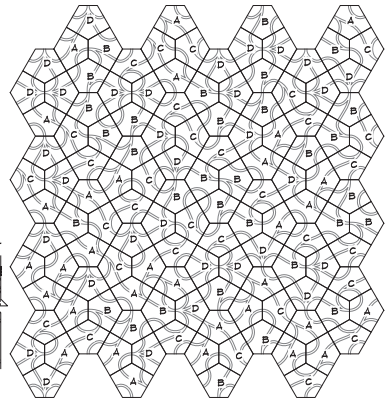
13 SECTION: RECTANGULAR PAVERS AT CONC. BENCH
SCALE: 1"= 1'-0"



14 SECTION: RECTANGULAR PAVERS AT STEEL WALL
SCALE: 1"= 1'-0"

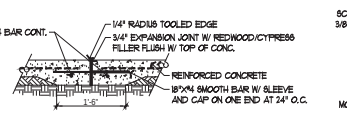


15 PLAN: PENTAGONAL PAVERS
SCALE: 1"= 1'-0"

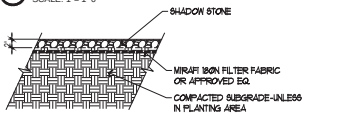


16 PLAN: PENTAGONAL PAVERS PATTERN
SCALE: 1/2"= 1'-0"

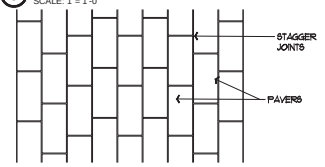
NOTE:
AT EXPANSION JOINT, INCREASE DEPTH OF SLAB 2" TO ACCOMMODATE DOWEL. FOR 4" CONC. THICKNESS SHALL BE 6" AND FOR 6" CONC. THICKNESS SHALL BE 8" DEEP AT EXP. JOINT



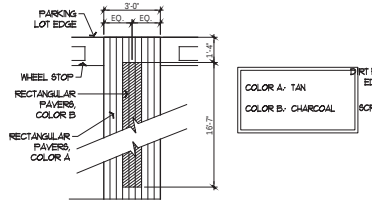
5 SECTION: EXPANSION JOINT
SCALE: 1"= 1'-0"



6 DETAIL: GRAVEL
SCALE: 1"= 1'-0"

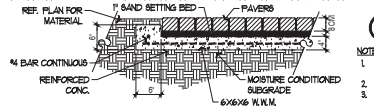


7 PLAN: RECTANGULAR PAVERS
SCALE: 1 1/2"= 1'-0"



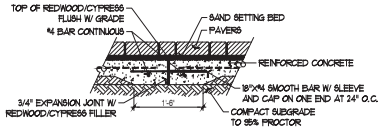
8 PLAN: PARKING STRIPE
SCALE: 3/8"= 1'-0"

NOTE:
1. PROVIDE 1% (1/8" PER FOOT) CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED.
2. PROVIDE 3000# PSI CONCRETE AT 28 DAYS.
3. COLORADO RIVER SAND SHALL BE USED UNDER AND BETWEEN PAVERS AND SHALL HAVE AN ACID INSOLUBLE RESIDUE OF AT LEAST 90% BY WEIGHT WHEN TESTED IN ACCORDANCE W/ TXDOT SPEC. (TEX-612-J). SUBMIT SAND SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE
4. CUT PAVERS LESS THAN 1/3 OF THE OVERALL SIZE OF THE PAVER WILL NOT BE ACCEPTED.

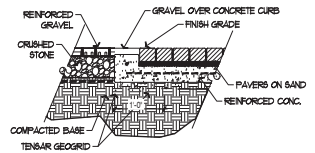


9 SECTION: RECTANGULAR PAVERS
SCALE: 1"= 1'-0"

NOTE:
AT EXPANSION JOINT, INCREASE DEPTH OF SLAB 2" TO ACCOMMODATE DOWEL. FOR 4" CONC. THICKNESS SHALL BE 6" AND FOR 6" CONC. THICKNESS SHALL BE 8" DEEP AT EXP. JOINT

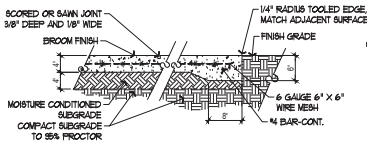


10 SECTION: EXP. JOINT UNDER PAVERS
SCALE: 1"= 1'-0"



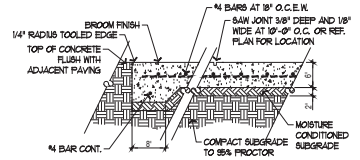
11 SECTION: RECTANGULAR PAVERS AT PARKING GRAVEL
SCALE: 1"= 1'-0"

NOTE:
1. PROVIDE 1% (1/8" PER FOOT) CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED.
2. PROVIDE 3000# PSI CONCRETE AT 28 DAYS.



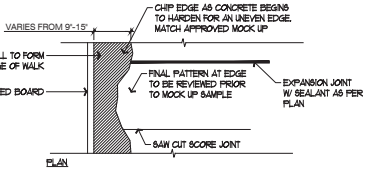
1 SECTION: 4" CONCRETE PAVING
SCALE: 1"= 1'-0"

NOTES:
1. PROVIDE 1% (1/8" PER FOOT CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED).
2. PROVIDE 3000# PSI CONCRETE AT 28 DAYS.



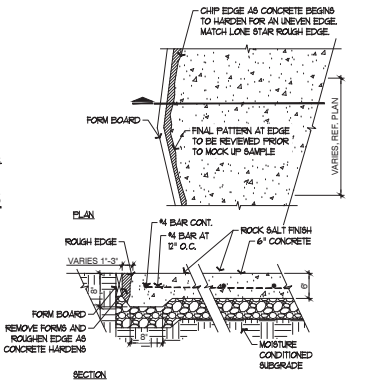
2 SECTION: 6" CONCRETE PAVING
SCALE: 1"= 1'-0"

NOTE:
1. PROVIDE 1% (1/8" PER FOOT) CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED.
2. INTEGRAL COLOR CONCRETE - SARA STANDARD COLOR
3. CONTRACTOR TO PROVIDE MOCKUP FOR CONCRETE COLOR, FINISH AND EDGE
4. PROVIDE 3000# PSI CONCRETE AT 28 DAYS.



3 DETAIL: 4" ROUGH EDGE CONCRETE
SCALE: 1"= 1'-0"

NOTE:
1. PROVIDE 1% (1/8" PER FOOT) CROSS SLOPE FOR POSITIVE DRAINAGE UNLESS OTHERWISE INDICATED.
2. CONCRETE TO CONTAIN INTEGRAL COLOR. REFERENCE SPECIFICATIONS FOR COLOR.
3. CONTRACTOR TO PROVIDE MOCKUP FOR CONCRETE COLOR AND FINISH. REFERENCE SPECIFICATIONS.
4. PROVIDE 3000# PSI CONCRETE AT 28 DAYS.



4 DETAIL: 6" ROUGH EDGE CONCRETE
SCALE: 1"= 1'-0"

SAN ANTONIO RIVER FOUNDATION

RIALTO STUDIO

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San Antonio, Texas 78215
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INTERIM REVIEW DOCUMENTS
THE DESIGN DOCUMENTS ATTACHED HERETO ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
RIALTO STUDIO, INC.

CONFLUENCE PARK

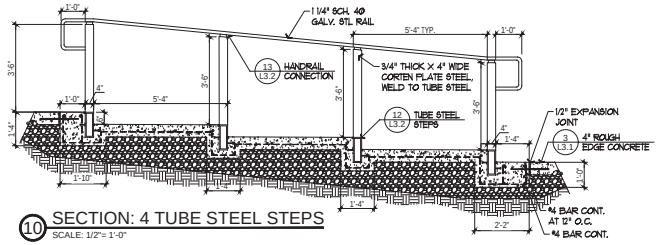
GMP SET
03/25/2016

Issue Date
Revisions

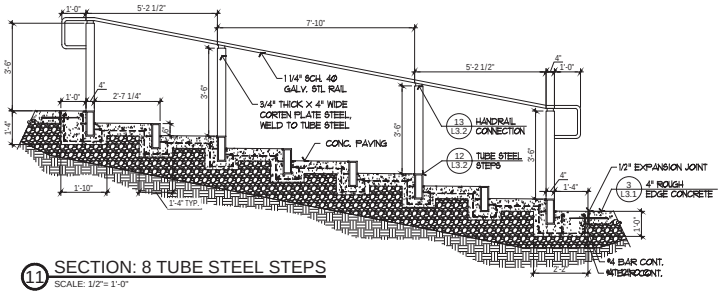
Project Number:	1158
Drawn By	VS
Checked By	BE
Scale:	as noted

Sheet Title
LANDSCAPE DETAILS

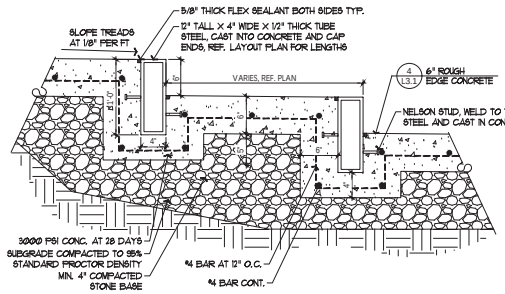
Sheet Number
L3.1



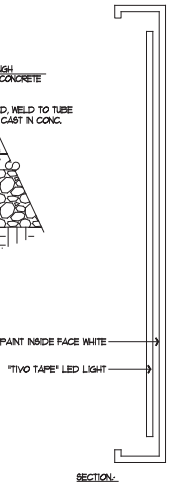
10 SECTION: 4 TUBE STEEL STEPS
SCALE: 1/2"= 1'-0"

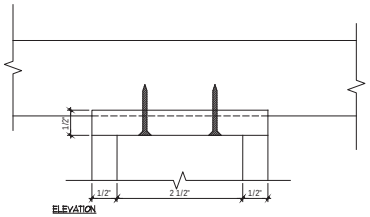


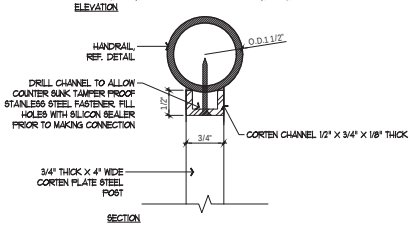
11 SECTION: 8 TUBE STEEL STEPS
SCALE: 1/2"= 1'-0"



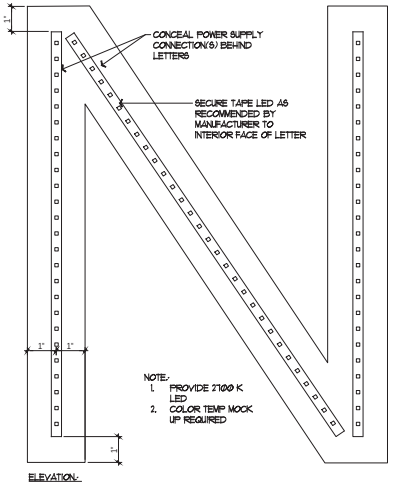
12 SECTION: TUBE STEEL STEPS
SCALE: 1-1/2"= 1'-0"



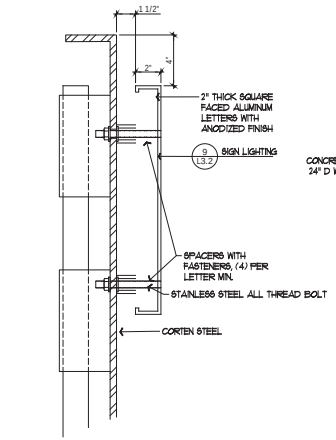




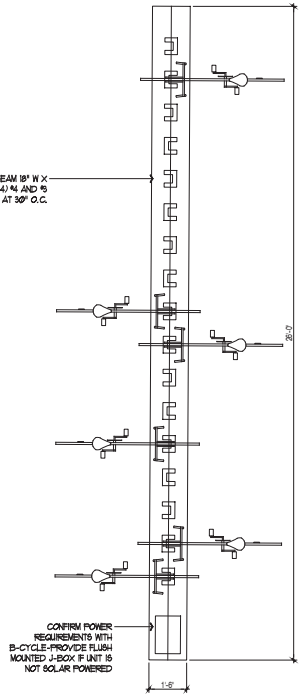
13 DETAIL: HANDRAIL CONNECTION
FULL SCALE



9 DETAIL: SIGN LIGHTING
SCALE: 6"= 1'-0"

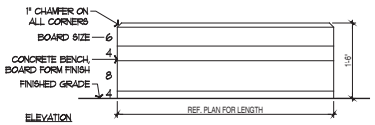


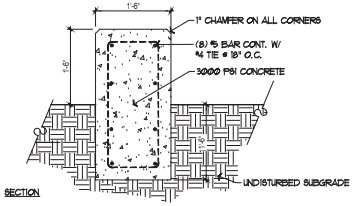
8 SECTION: SIGN LETTERS
SCALE: 3"= 1'-0"



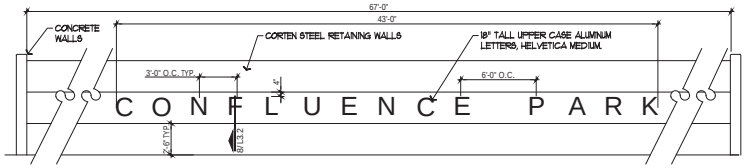
5 PLAN: B-CYCLE STATION
SCALE: 1/2"= 1'-0"

NOTE:-
1. CONCRETE SHALL HAVE BOARD FORM FINISH
2. MEET STRUCTURAL SPECIFICATIONS FOR FLY ASH CONTENT
3. BOARD FORM CONC. W/ YELLOW PINE BOARDS. BOARDS TO BE RANDOM MIX OF 25% 2X6, 40% 2X4, AND 35% 2X8.
4. SLOPE FLATWORK AWAY FROM BASE

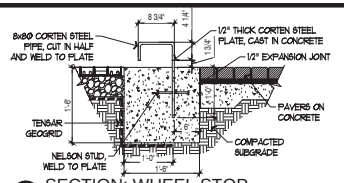




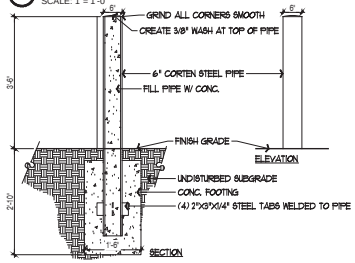
6 DETAIL: CONCRETE BENCH
SCALE: 1"= 1'-0"



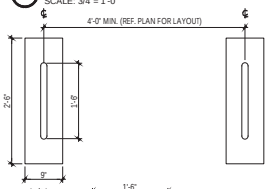
7 ELEVATION: ENTRY SIGN
SCALE: 1/4"= 1'-0"

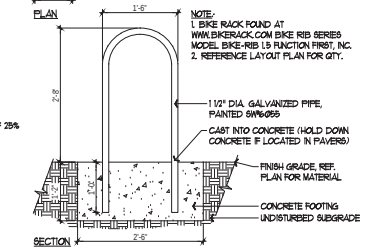


1 SECTION: WHEEL STOP
SCALE: 1"= 1'-0"



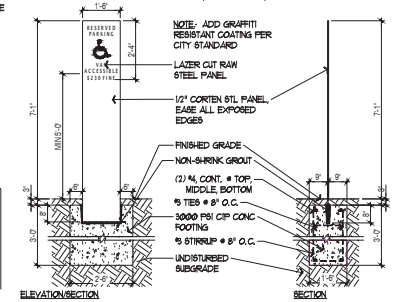
2 DETAIL: 6" PIPE BOLLARD
SCALE: 3/4"= 1'-0"





3 DETAIL: BIKE RACK
SCALE: 1"= 1'-0"

NOTES:
1. LETTERING TO BE GOTHAM NARROW FONT, 2" LETTER HEIGHT. TEXT TO BE CENTERED ON STEEL PANEL (FONT SHOWN IN THIS DETAIL IS NOT GOTHAM, BUT REPRESENTS THE PROPER LOCATION).
2. USE COBA AND APPROVED ACCESSIBLE SYMBOL.
3. REF SITE PLAN FOR LOCATION OF VAN ACCESSIBLE PARKING STALL. ALL OTHER ACCESSIBLE STALLS TO BE IDENTIFIED AS "ACCESSIBLE"
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.
5. SURFACES TO RECEIVE "cie Si gnar" HIGH PERFORMANCE PAINTED FINISH SHALL FIRST BE PRIMED W/ MATTHEWS RUST INHIBITING WHITE EPOXY PRIMER IN STRICT COMPLIANCE W/ COATING SYSTEM MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS FOR SURFACE PREPARATION, MIL THICKNESS, CURING & OTHER REQUIREMENTS.
6. HIGH PERFORMANCE FLUROPOLYMER FINISH: FOR SURFACES INDICATED TO BE PAINTED W/ A HIGH PERFORMANCE FINISH, PROVIDE MATTHEWS "cie Si gnar" HIGH PERFORMANCE FINISH BASED ON A FLUOROPOLYMER RESIN SYSTEM MANUFACTURED BY MATTHEWS PAINT COMPANY, WHEELING, IL 60090, IN STRICT COMPLIANCE W/ COATING SYSTEM MAINFACTURER'S INSTRUCTIONS & RECOMMENDATIONS FOR SURFACE PREPARATION, MIL THICKNESS, CURING & OTHER REQUIREMENTS.



4 DETAIL: ACCESSIBLE SIGNAGE
SCALE: 1/2"= 1'-0"

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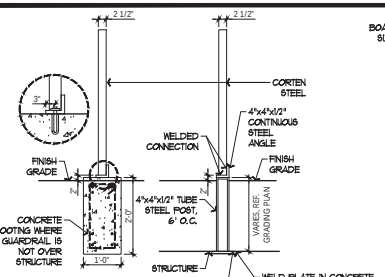
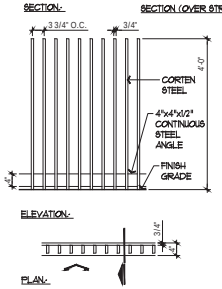
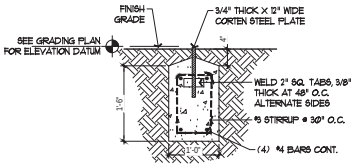
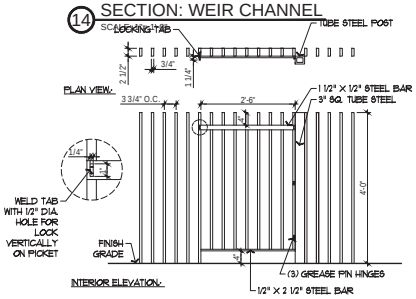




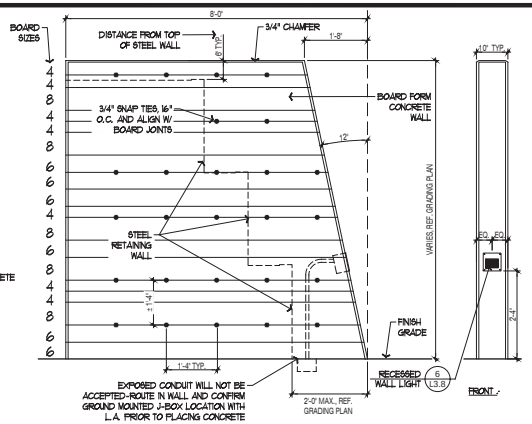
13 DETAIL: GUARDRAIL
SCALE: 3/4"= 1'-0"



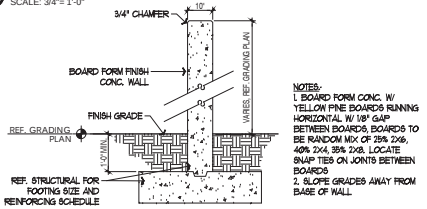
14 SECTION: WEIR CHANNEL
SCALE: 3/4"= 1'-0"



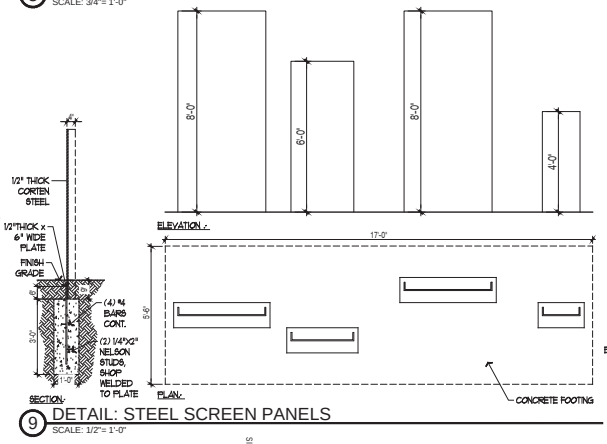
15 DETAIL: GUARDRAIL GATE
SCALE: 3/4"= 1'-0"



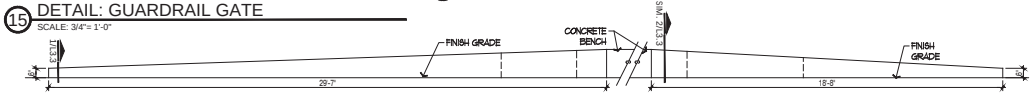
7 ELEVATION: CONCRETE FIN WALL C
SCALE: 3/4"= 1'-0"



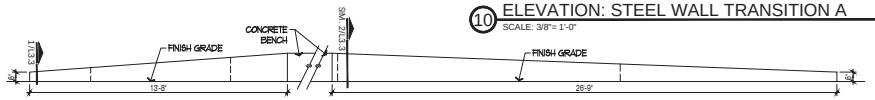
8 SECTION: CONCRETE FIN WALL
SCALE: 3/4"= 1'-0"



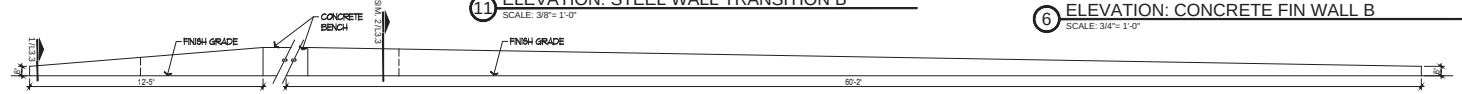
9 DETAIL: STEEL SCREEN PANELS
SCALE: 1/2"= 1'-0"



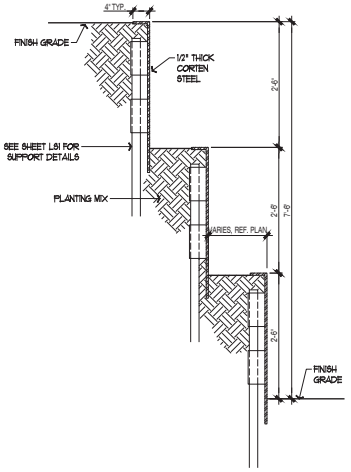
10 ELEVATION: STEEL WALL TRANSITION A
SCALE: 3/8"= 1'-0"



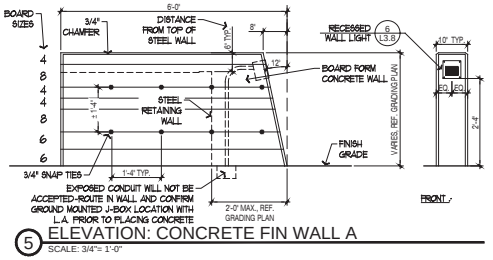
11 ELEVATION: STEEL WALL TRANSITION B
SCALE: 3/8"= 1'-0"



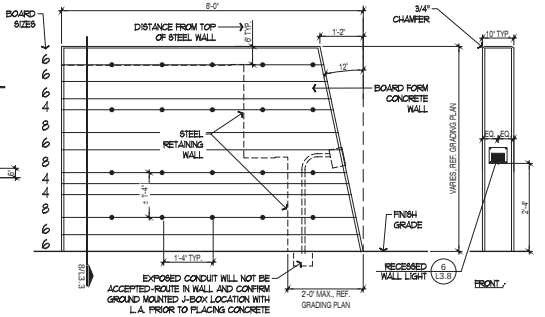
12 ELEVATION: STEEL WALL TRANSITION C
SCALE: 3/8"= 1'-0"



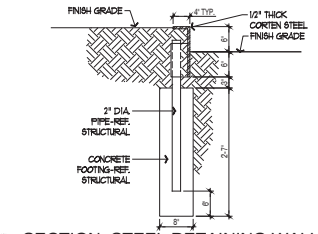
4 DETAIL: STEEL RETAINING WALL
SCALE: 1"= 1'-0"



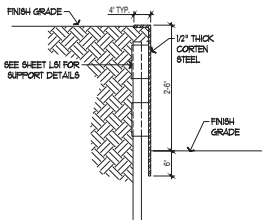
5 ELEVATION: CONCRETE FIN WALL A
SCALE: 3/4"= 1'-0"



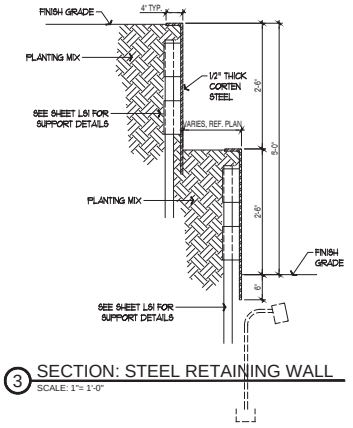
6 ELEVATION: CONCRETE FIN WALL B
SCALE: 3/4"= 1'-0"



1 SECTION: STEEL RETAINING WALL
SCALE: 1"= 1'-0"



2 SECTION: STEEL RETAINING WALL
SCALE: 1"= 1'-0"



3 SECTION: STEEL RETAINING WALL
SCALE: 1"= 1'-0"

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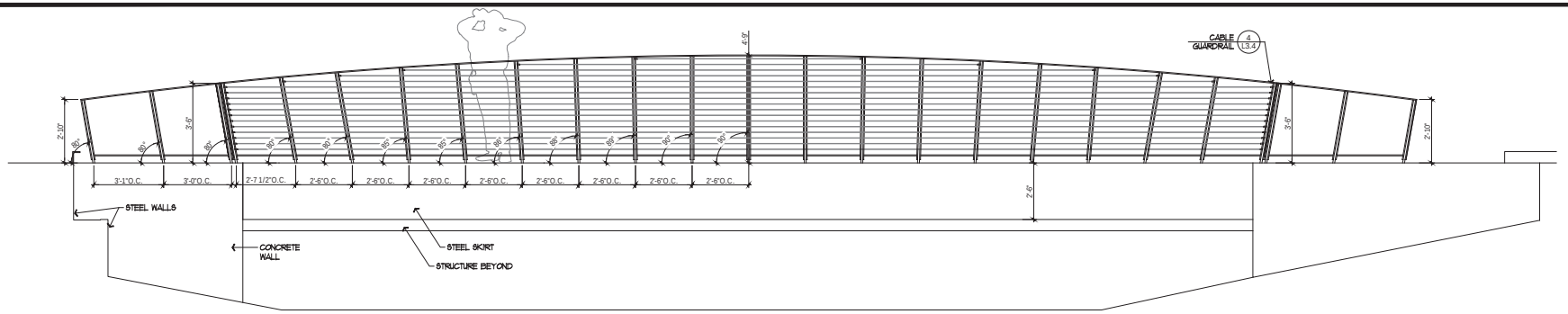
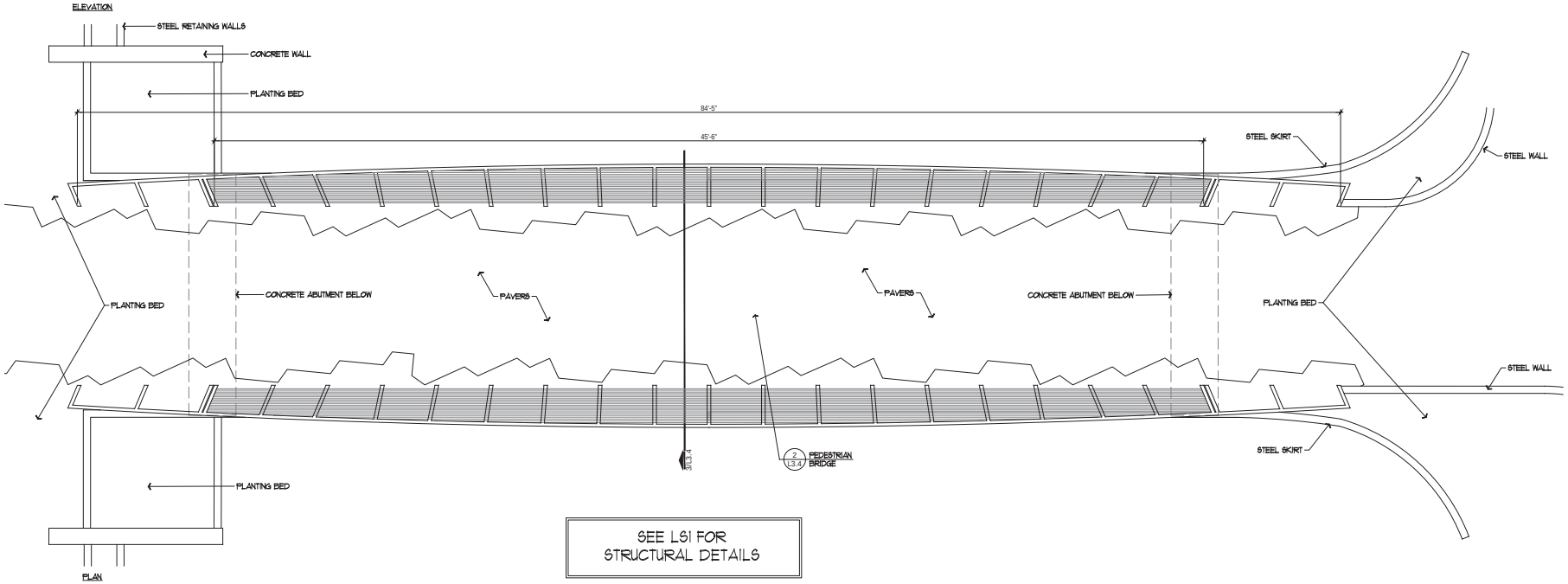
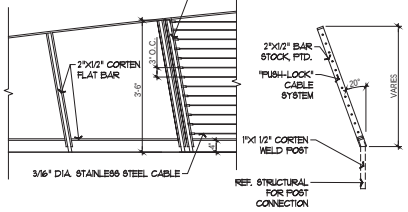




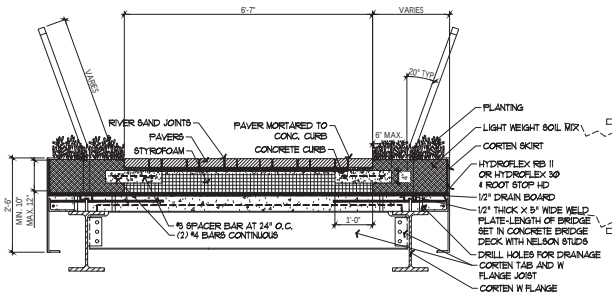
SEE LS1 FOR STRUCTURAL DETAILS

1 DETAIL: PEDESTRIAN BRIDGE
SCALE: 1/2"=1'-0"

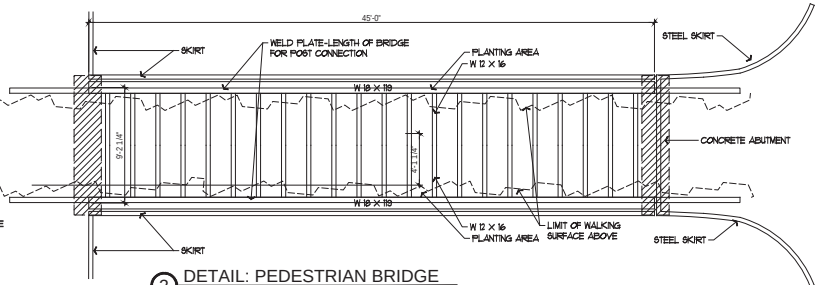
NOTES:
1. TOP OF THE GUARDRAIL PANELS SHALL SMOOTHLY TRANSITION AND BE EVEN ACROSS POSTS.
2. CONTRACTOR SHALL PROVIDE A MOCK UP GUARDRAIL PANEL FOR APPROVAL BY PRIOR TO INSTALLATION.



4 DETAIL: CABLE GUARDRAIL
SCALE: 3/4"= 1'-0"



3 SECTION: BRIDGE STRUCTURE
SCALE: 3/4"= 1'-0"



2 DETAIL: PEDESTRIAN BRIDGE
SCALE: 1/4"=1'-0"

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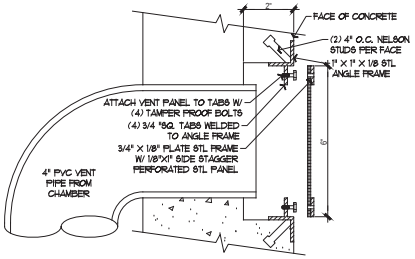
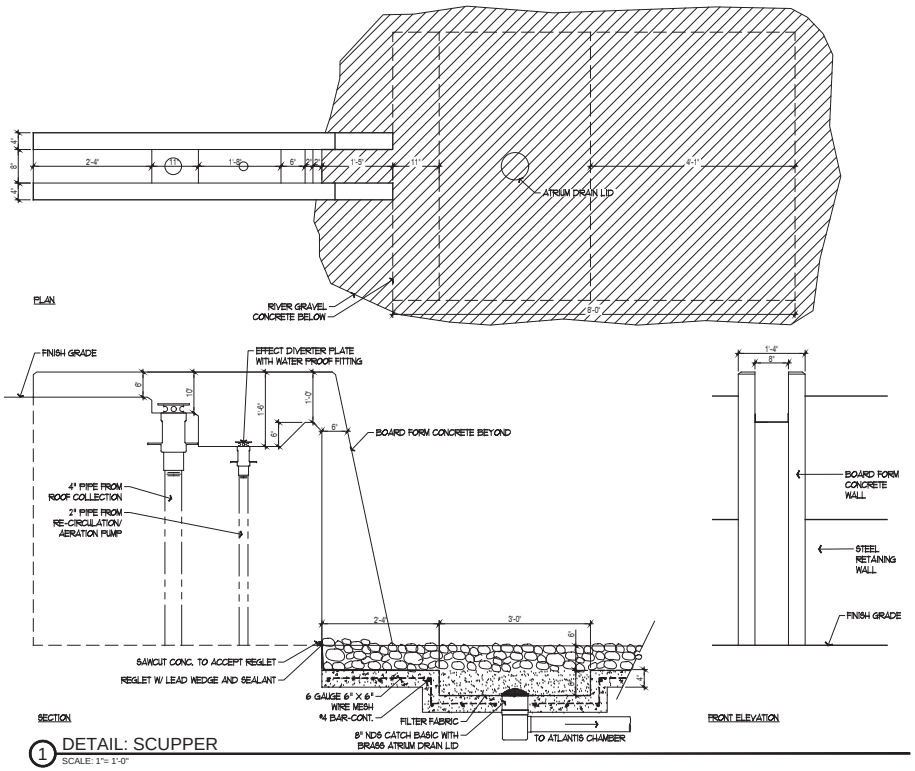
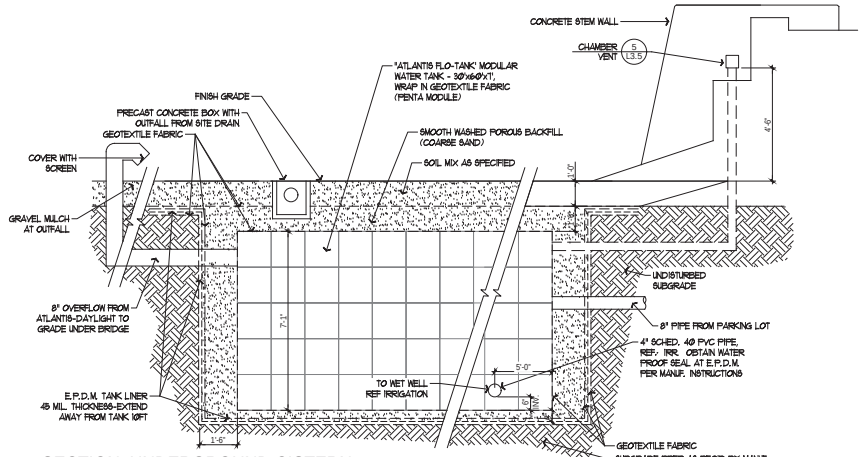


3 DETAIL: WALL VENT COVER
SCALE: 1'-0"= 1'-0"



1 DETAIL: SCUPPER
SCALE: 1"= 1'-0"



2 SECTION: UNDERGROUND CISTERN
SCALE: 1/2"= 1'-0"

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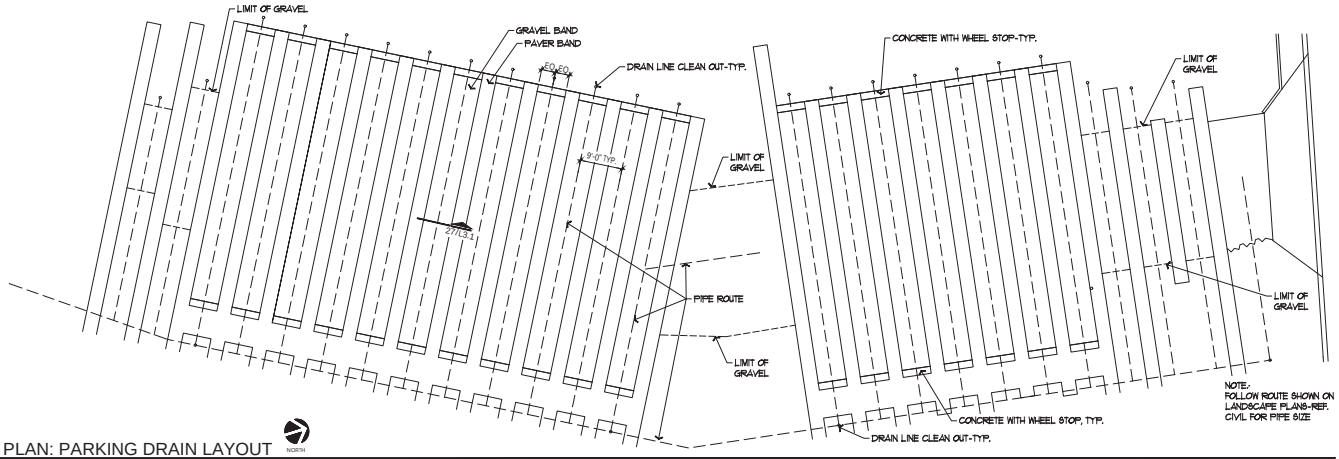
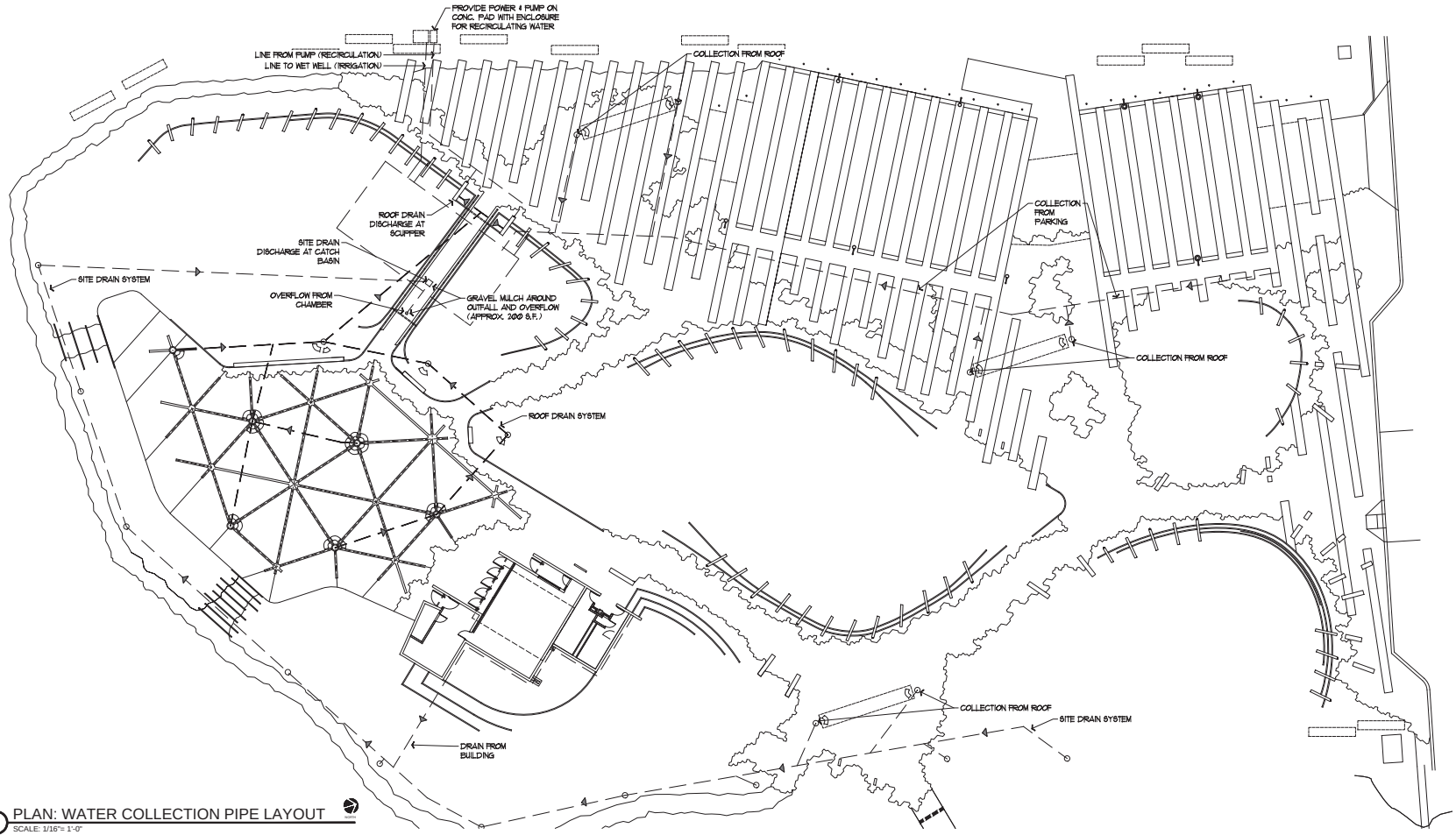


1 PLAN: PARKING DRAIN LAYOUT
SCALE: 3/32"= 1'-0"



2 PLAN: WATER COLLECTION PIPE LAYOUT
SCALE: 1/16"= 1'-0"

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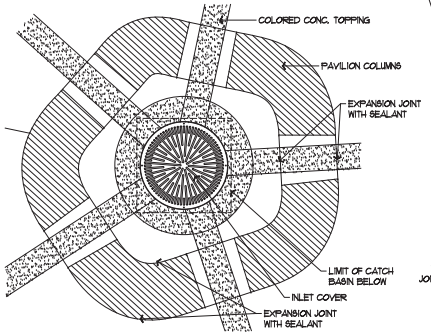
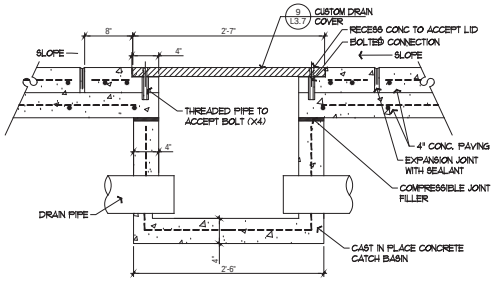
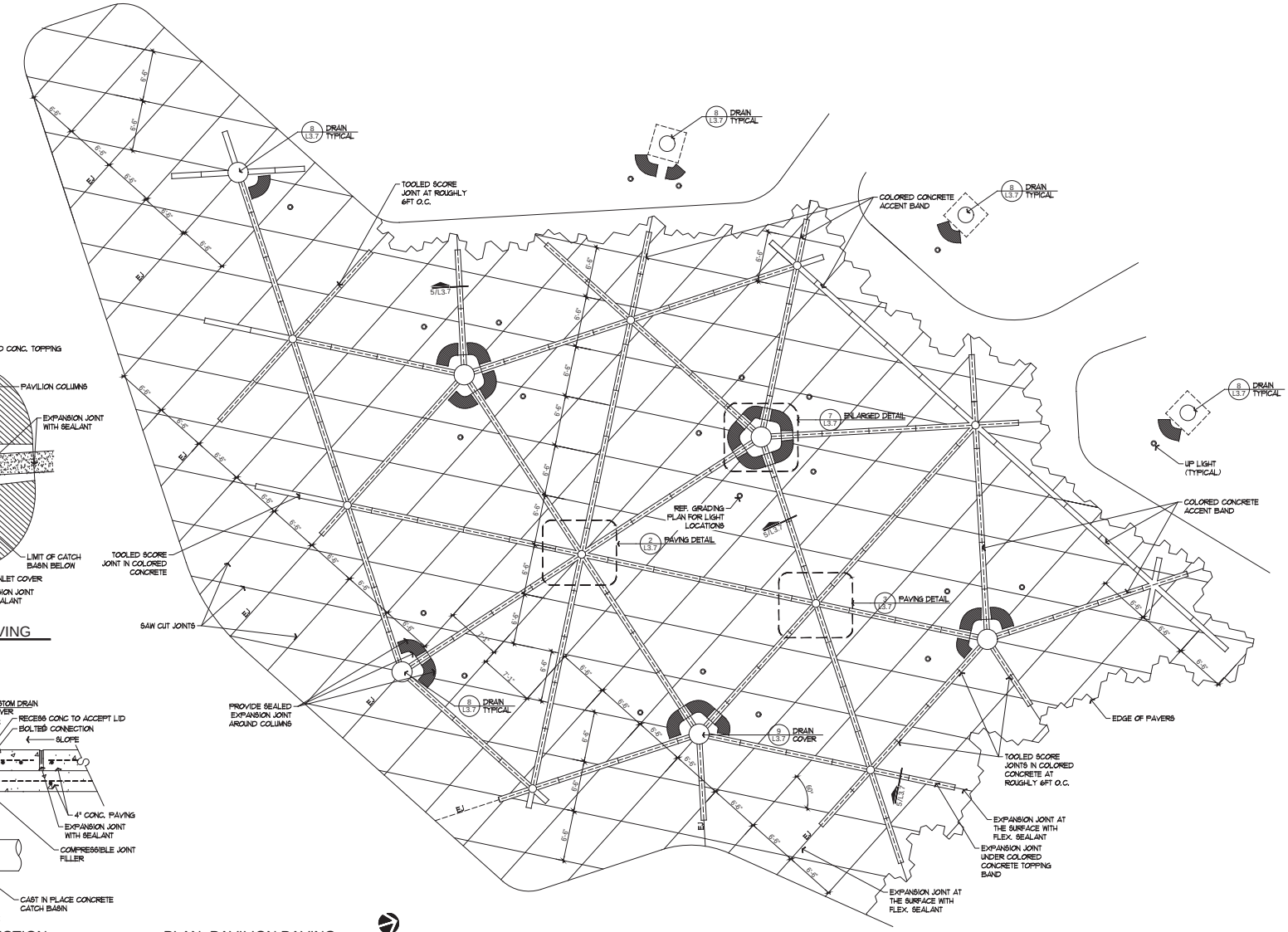


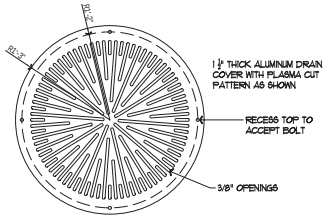
7 PLAN: ENLARGED PAVILION PAVING
SCALE: 3/4"= 1'-0"



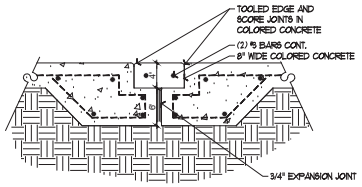
8 PLAN: CUSTOM DRAIN CONNECTION
SCALE: 1 1/2"= 1'-0"



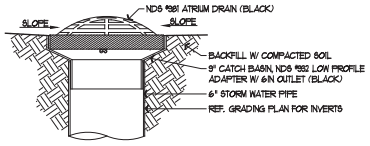
1 PLAN: PAVILION PAVING
SCALE: 3/16"= 1'-0"



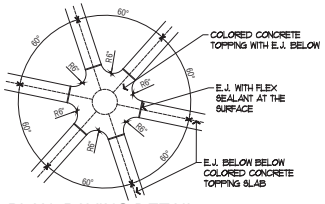
9 PLAN: CUSTOM DRAIN COVER
SCALE: 1 1/2"= 1'-0"



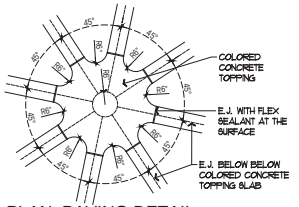
5 SECTION: COLORED CONC EXPANSION JOINT
SCALE: 1"= 1'-0"



4 DETAIL: NDS 9X9 DRAIN @ PLANTING
SCALE: N.T.S.



3 PLAN: PAVING DETAIL
SCALE: 1/2"= 1'-0"



2 PLAN: PAVING DETAIL
SCALE: 1/2"= 1'-0"

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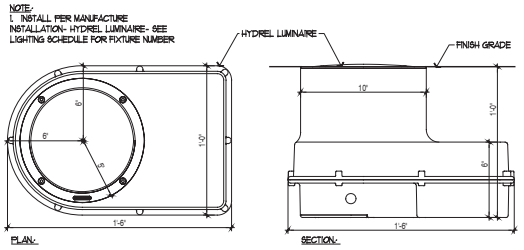
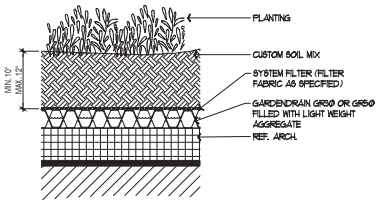
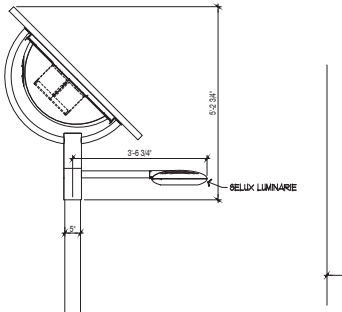


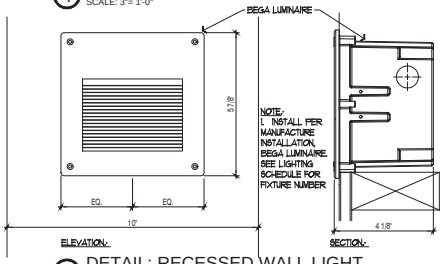
4 DETAIL: IN-GRADE LIGHT
SCALE: 3"= 1'-0"



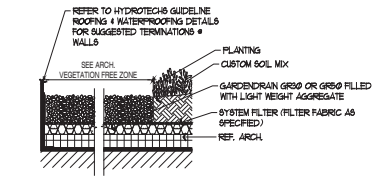
1 SECTION: VEGETATED ROOF
SCALE: NTS



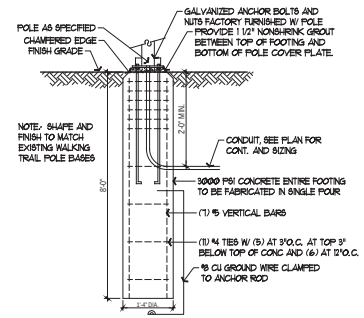
7 DETAIL: SOLAR POLE LIGHT
SCALE: 3/4"= 1'-0"



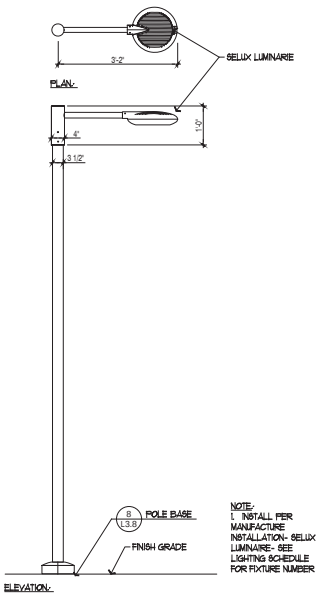
5 DETAIL: RECESSED WALL LIGHT
SCALE: 6"= 1'-0"



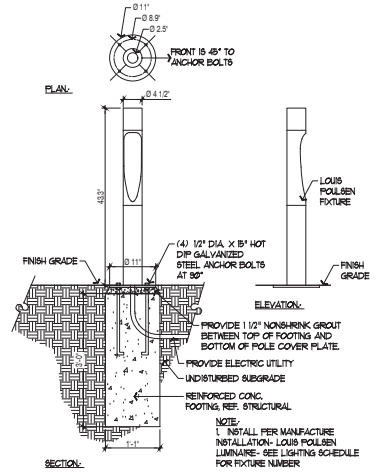
2 SECTION: VEGETATED ROOF EDGE
SCALE: NTS



8 SECTION: POLE BASE
SCALE: 3/4"= 1'-0"



6 DETAIL: POLE LIGHT
SCALE: 3/4"= 1'-0"



3 ELEVATION: BOLLARD LIGHT
SCALE: 1"= 1'-0"

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INTERIM REVIEW DOCUMENTS
THE DESIGN DOCUMENTS ARE PRELIMINARY AND INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
RIALTO STUDIO, INC.

CONFLUENCE PARK

GMP SET
03/25/2016

Issue Date
Revisions

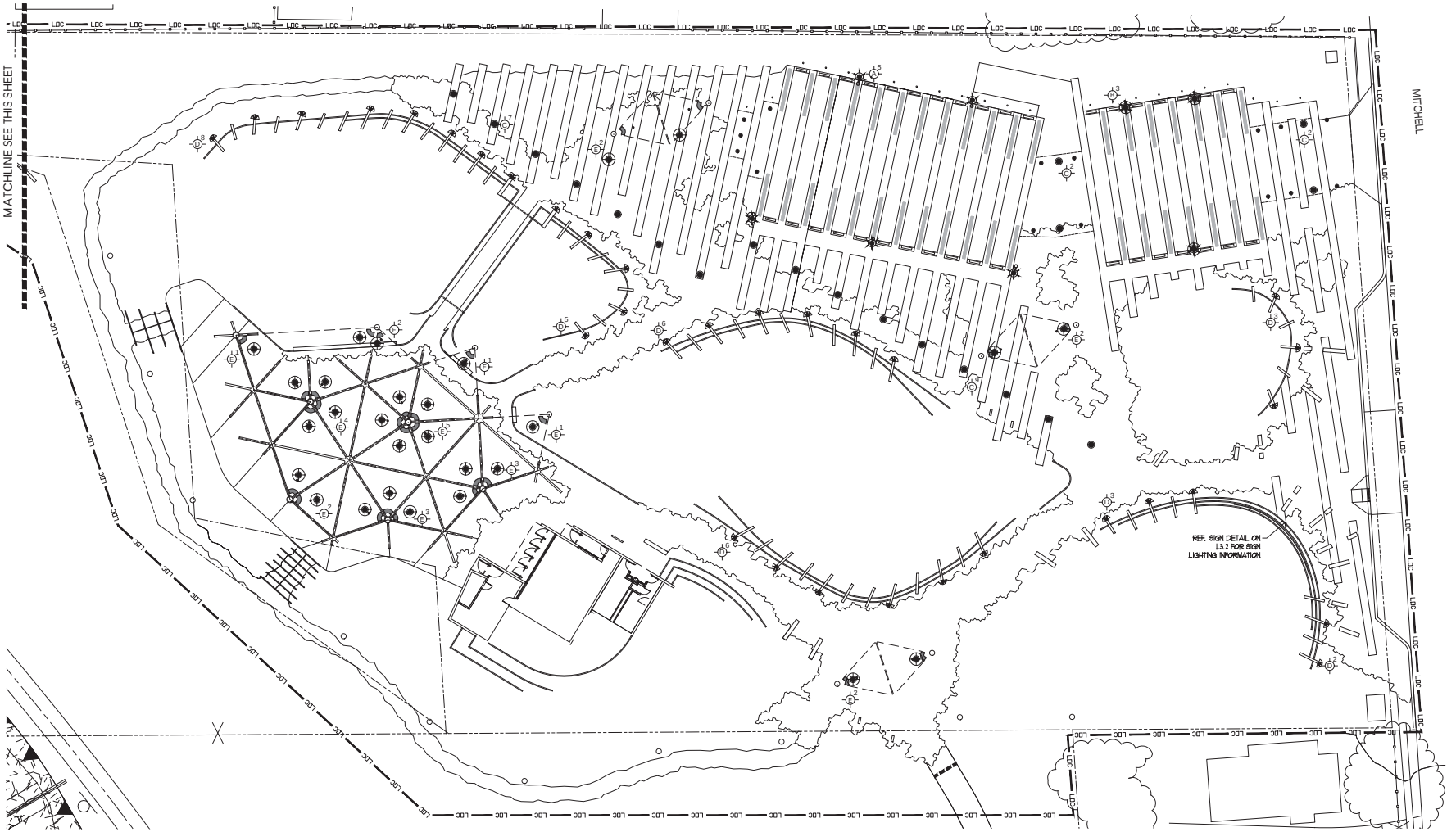
Project Number:	1158
Drawn By	VS
Checked By	BE
Scale:	as noted

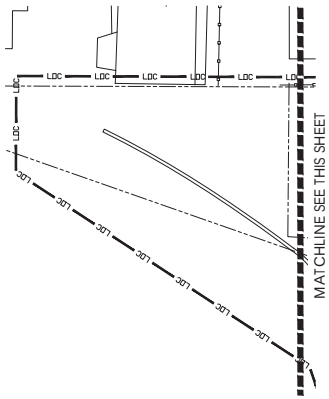
Sheet Title

LANDSCAPE DETAILS

Sheet Number

L3.8

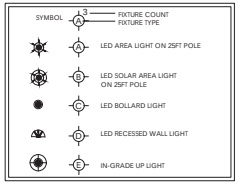




Landscape Lighting Notes:

1. ALL SITE UNDERGROUND CONDUIT SHALL BE BURIED A MINIMUM OF 24 INCHES DEEP BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
2. COORDINATE ALL REMOTE TRANSFORMER LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. WIRE SIZE SHALL BE SUFFICIENT TO LIMIT VOLTAGE DROP TO THE FIXTURE.
3. ALL EXCAVATION WITHIN THE RPZ OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE TO PRESERVE TREE ROOTS. DO NOT CUT ANY STRUCTURAL ROOTS. AVOID OR CUT CLEANLY ALL NON STRUCTURAL FEEDER ROOTS ENCOUNTERED.
4. PAINT ALL CONDUIT AND JUNCTION BOXES DARK BRONZE. SUPPLY COLOR TO LANDSCAPE ARCHITECT FOR APPROVAL. SEE TREE LIGHTING DETAIL.
5. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING TO IDENTIFY AND ESTABLISH APPROPRIATE CONDUIT ROUTES FOR LANDSCAPE LIGHTING.
6. ELECTRICAL CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING THE LOCATION OF PROPOSED LIGHT FIXTURES PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
7. REFERENCE SPECIFICATIONS FOR ADDITIONAL NOTES.
8. SUBSTITUTIONS OR FIXTURES PROVIDED BY MANUFACTURERS NOT LISTED IN THE SCHEDULE ARE NOT ACCEPTABLE.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE LABOR AND EQUIPMENT TO CONDUCT AIMING TO SATISFY LANDSCAPE ARCHITECT OF ALL TREE MOUNTED FIXTURES.

Landscape Lighting Legend



Landscape Lighting Schedule

QTY	SYMBOL	MANUFACTURER	FIXTURE	CATALOG NUMBER	VOLTAGE	LAMPS	MOUNTING	COLOR	NOTES
5	A	SELUX	PARKING LOT LIGHT	DSC4L, L1, LG3700, R3		LED	POST	BRONZE	
			POLE					BRONZE	INCLUDE ANCHOR BOLT COVER
3	B	SELUX	PARKING LOT LIGHT	DSOLS, R3, 1, L65		LED	POST	BRONZE	
			POLE					BRONZE	INCLUDE ANCHOR BOLT COVER
20	C	LOUIS POULSEN	BOLLARD LIGHT	FLINOT-B	277	15W LED	POST	BRONZE	
33	D	BEGA-US	RECESSED SHIELDED WALL LIGHT	2272 LED	277	10.5W LED	WALL MOUNTED	BRONZE	
28	E	HYDREL	IN-GRADE UP LIGHT	PARADOX PDX10	277	LED	IN-GRADE	BRONZE	
** CONTACT JOE ARIZOLA AT SPECTRUM LIGHTING SAN ANTONIO (210) 822-6140									

NORTH

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

0 8 16 32 FT

SAN ANTONIO RIVER FOUNDATION

RIALTO STUDIO, INC.
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San Antonio, Texas 78215
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INTERIM REVIEW DOCUMENTS

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RIALTO STUDIO, INC.

CONFLUENCE PARK

GMP SET
03/25/2016

Issue Date

Revisions

Project Number: 1158
Drawn By: VS
Checked By: BE
Scale: 1/16" - 1'-0"

Sheet Title

Lighting Plan

Sheet Number

L6.1

Plant List by Type and Container Size:

3 gallon plant material

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
95	AMF	EA	Dwarf Anisacanthus	*Anisacanthus linearis*	#3 cont.	2	1		
75	DMG	EA	El Toro Muhly Grass	*Muhlenbergia emersleyi 'El Toro'*	#3 cont.	2	1	3	Full and symmetrical, available from Mountain States
180	GMG	EA	Gulf Muhly Grass	*Muhlenbergia capillaris*	#3 cont.	1.5	1	2	
150	IND	EA	Indigo spires	*Salvia 'Indigo Spires'*	#3 cont.	2.5	2	3	Full and symmetrical
175	LMG	EA	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	#3 cont.	2.5	Full	5	
125	NOL	EA	Sacahuista (Nolina)	*Nolina lindheimeriana*	#3 cont.	2	2		
45	TLY	EA	Twist-Leaf Yucca	*Yucca rupicola*	#3 cont.	2	1		
75	TUR	EA	Turk's Cap	*Malvaviscus arboreus 'drummondii'*	#3 cont.	2	1	3	

1 gallon plant material

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
30	ABF	EA	American Basket Flower	*Centaurea americana*	#1 cont	1	1		
200	BDA	EA	Blackfoot Daisy	*Melampodium leucanthum*	#1 cont.	1	1		
75	BGR	EA	Beargrass	*Xerophyllum tenax*	#1 cont.	1	1		
75	BMF	EA	Mist Flower	*Conoclinium coelestinum*	#1 cont.	1	1		Purple colored blooms
75	CAD	EA	Candelilla	*Candelilla antisyphilitica*	#1 cont.	1	1		
45	DAL	EA	Black Dalea	*Dalea frutescens*	#1 cont.	1	1		
60	DAM	EA	Damianita	Chrysactinia mexicana	#1 cont.	1	1		Full and symmetrical, available from Mountain States
150	DMG	EA	El Toro Muhly Grass	*Muhlenbergia emersleyi 'El Toro'*	#1 cont.	1	1		Full and symmetrical, available from Mountain States
70	GAY	EA	Gayfeather	*Liatris mucronata*	#1 cont	1	1		
25	LAC	EA	Lantana, Native (Ham & Eggs)	*Lantana camara*	#1 cont	1	1		
35	PAV	EA	Rose Mallow	*Pavonia lasiopetala*	#1 cont	1	1		
75	PGB	EA	Pigeonberry	*Rivina humilis*	#1 cont	1	1		
75	PTA	EA	Purple Three-awn	*Aristida purpurea*	#1 cont	1	1		
75	SAL	EA	Salvia	*Salvia greggii*	#1 cont	2	1		Pink colored blooms
50	SAT	EA	Salvia Texas Violet	*Salvia farinacea 'Texas Violet'*	#1 cont	1	1		
45	SDV	EA	Snap Dragon Vine	*Maurandella antirrhiniflora*	#1 cont	1	1		
60	SKU	EA	Pink Skullcap	*Scutellaria suffrutescens*	#1 cont.	1	1		Full and symmetrical
100	SPF	EA	Silver Ponyfoot	*Dichondra argentea*	#1 cont.	0.25	1		Full groundcover with multiple runners
90	TLA	EA	Lantana	*Lantana sp. 'New Gold'*	#1 cont	1	1		Yellow colored blooms
75	TLP	EA	Lantana, Purple Trailing	*Lantana montevidens*	#1 cont	1	1		Purple colored blooms
65	TLY	EA	Twist-Leaf Yucca	*Yucca rupicola*	#1 cont	1	1		
35	TYS	EA	Texas Yellow Star	*Lindheimera texana*	#1 cont.	1	1		
70	VER	EA	Prairie Verbena	*Glandularia bipinnatifida*	#1 cont.	1	1		
45	ZEX	EA	Zexmenia	*Wedelia hispida*	#1 cont.	1	1		
6000	CAR	EA	Hill Country Sedge	*Carex perdentata*	#4 pots				

1 gallon plants for grass display

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
45	BBS	EA	Big Bluestem	*Andropogon gerardi*	#1 cont.	1	1		
45	BGG	EA	Blue Grama	*Bouteloua gracilis*	#1 cont.	1	1		
35	BGR	EA	Beargrass	*Xerophyllum tenax*	#1 cont.	1	1		
45	CUR	EA	Curly Mesquite	*Hilaria belangeri*	#1 cont.	1	1		
35	DMG	EA	El Toro Muhly Grass	*Muhlenbergia emersleyi 'El Toro'*	#1 cont.	1	1		Full and symmetrical, available from Mountain States
35	EGG	EA	Eastern Gamagrass	*Tripsacum dactyloides*	#1 cont.	1	1		
35	GMG	EA	Gulf Muhly Grass	*Muhlenbergia capillaris*	#1 cont.	1	1		
65	ING	EA	Indiangrass	*Sorghastrum nutan*	#1 cont.	1	1		
75	LBS	EA	Little Bluestem	*Schizachyrium scoparium*	#1 cont.	1	1		
75	LMG	EA	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	#1 cont.	1	1		
35	PTA	EA	Purple Three-awn	*Aristida purpurea*	#1 cont.	1	1		
75	SOG	EA	Sideoats Grama	*Bouteloua curtipendula*	#1 cont.	1	1		

liner plants for grass display

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
50	BBS*	EA	Big Bluestem	*Andropogon gerardi*	liner				
50	BGG*	EA	Blue Grama	*Bouteloua gracilis*	liner				
50	BGR*	EA	Beargrass	*Xerophyllum tenax*	liner				
50	CUR*	EA	Curly Mesquite	*Hilaria belangeri*	liner				
50	DMG	EA	El Toro Muhly Grass	*Muhlenbergia emersleyi 'El Toro'*	liner				
50	EGG*	EA	Eastern Gamagrass	*Tripsacum dactyloides*	liner				
50	GMG	EA	Gulf Muhly Grass	*Muhlenbergia capillaris*	liner				
50	ING*	EA	Indiangrass	*Sorghastrum nutan*	liner				
50	LBS*	EA	Little Bluestem	*Schizachyrium scoparium*	liner				
50	LMG*	EA	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	liner				
50	PTA	EA	Purple Three-awn	*Aristida purpurea*	liner				
50	SOG*	EA	Sideoats Grama	*Bouteloua curtipendula*	liner				

Native seed mix may contain the following plants

	BBS	EA	Big Bluestem	*Andropogon gerardi*	seed
	BGG	EA	Blue Grama	*Bouteloua gracilis*	seed
	BGR	EA	Beargrass	*Xerophyllum tenax*	seed
	CUD	EA	Cutleaf Daisy	*Engelmannia peristenia*	seed
	CUR	EA	Curly Mesquite	*Hilaria belangeri*	seed
	EGG	EA	Eastern Gamagrass	*Tripsacum dactyloides*	seed
	EPR	EA	Evening Primrose	*Oenothera biennis*	seed
	FRW	EA	Frostweed	*Verbesina virginica*	seed
	HWG	EA	Hooded Windmill Grass	*Chloris cucullata Bisch.*	seed
	ING	EA	Indiangrass	*Sorghastrum nutan*	seed
	LBS	EA	Little Bluestem	*Schizachyrium scoparium*	seed
	LMG	EA	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	seed
	PTG	EA	Purple Top Grass	*Tridens flavus (L.) Hitchc.*	seed
	PWR	EA	Prairie Wildrye	*Elymus canadensis*	seed
	SBS	EA	Silverbluestem	*Bothriochloa saccharoides*	seed
	SCL	EA	Showy Cloris	*Chloris virgata Sw.*	seed
	SGR	EA	Greenthread	*Thelesperma filifolium*	seed
	SLG	EA	Mountain Sage	*Salvia regla*	seed
	SNM	EA	Snow on the Mountain	*Euphorbia marginata*	seed
	SOG	EA	Sideoats Grama	*Bouteloua curtipendula*	seed
	SUN	EA	Maximilian Sunflower	*Helianthus maximiliani*	seed
	TAD	EA	Tahoka Daisy	*Machaeranthera tanacetifolia*	seed
	TBB	EA	Texas Bluebonnets	*Lupinus texensis*	seed
	TCG	EA	Texas Cupgrass	*Eriochloa sericea Munro ex Vasey*	seed

Trees

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
6	ACA	EA	Huisache (Multi-Trunk)	*Acacia farnesiana*	24" box	8	6		Multi-trunk specimen with full canopy and symmetrical growth
2	BAL	EA	Bald Cypress	*Taxodium distichum*	14" caliper	24	12		Single trunk, strong central leader, full canopy, symmetrical growth
3	BAL	EA	Bald Cypress	*Taxodium distichum*	10" caliper	18	8		Single trunk, strong central leader, full canopy, symmetrical growth
2	BAL	EA	Bald Cypress	*Taxodium distichum*	8" caliper	18	10		Single trunk, strong central leader, full canopy, symmetrical growth
3	BAL	EA	Bald Cypress	*Taxodium distichum*	6" caliper	16	6		Single trunk, strong central leader, full canopy, symmetrical growth
3	BOK	EA	Bur Oak	*Quercus macrocarpa*	6" caliper	16	12		Single trunk, full canopy and symmetrical growth
2	BOK	EA	Bur Oak	*Quercus macrocarpa*	4" caliper	12	6		Single trunk, full canopy and symmetrical growth
2	COK	EA	Chinkapin Oak	*Quercus muehlenbergii*	6" caliper	14	8		Single trunk, full canopy and symmetrical growth
2	COK	EA	Chinkapin Oak	*Quercus muehlenbergii*	4" caliper	12	6		Single trunk, full canopy and symmetrical growth
2	ELM	EA	Cedar Elm	*Ulmus crassifolia*	8" caliper	20	12		Single trunk, strong central leader, full canopy, symmetrical growth
5	ELM	EA	Cedar Elm	*Ulmus crassifolia*	6" caliper	16	10		Single trunk, strong central leader, full canopy, symmetrical growth
14	ELM	EA	Cedar Elm	*Ulmus crassifolia*	4" caliper	12	6		Single trunk, strong central leader, full canopy, symmetrical growth
3	LOK	EA	Lacey Oak	*Quercus glaucoides*	4" caliper	12	6		Single trunk, full canopy and symmetrical growth
2	MES	EA	Mesquite (Multi-Trunk)	*Prosopis glandulosa*	24" box.	8	8		Multi-trunk specimen with full canopy and symmetrical growth
2	MOK	EA	Monterrey Oak	*Quercus polymorpha*	6" caliper	18	8		Single trunk, full canopy and symmetrical growth
7	MOK	EA	Monterrey Oak	*Quercus polymorpha*	4" caliper	14	6		Single trunk, full canopy and symmetrical growth
7	OAK	EA	Live Oak (Multi-Trunk)	*Quercus virginiana*	18" caliper	20	20		Multi-trunk specimen with full canopy and symmetrical growth
3	OAK	EA	Live Oak	*Quercus virginiana*	12" caliper	26	16		Single trunk, full canopy and symmetrical growth
4	OAK	EA	Live Oak	*Quercus virginiana*	10" caliper	24	12		Single trunk, full canopy and symmetrical growth
1	OAK	EA	Live Oak	*Quercus virginiana*	8" caliper	20	12		Single trunk, full canopy and symmetrical growth
9	OAK	EA	Live Oak	*Quercus virginiana*	6" caliper	16	10		Single trunk, full canopy and symmetrical growth
13	OAK	EA	Live Oak	*Quercus virginiana*	4" caliper	10	6		Single trunk, full canopy and symmetrical growth
12	RET	EA	Retama (Multi-Trunk)	*Parkinsonia aculeata*	24" box	8	6		Multi-trunk specimen with full canopy and symmetrical growth
2	ROK	EA	Texas Red Oak	*Quercus texana*	8" caliper	22	12		Strong central leader, symmetrical growth
3	ROK	EA	Texas Red Oak	*Quercus texana*	4" caliper	12	5		Strong central leader, symmetrical growth
1	SYC	EA	Mexican Sycamore	*Plantanus mexicana*	4" caliper	16	6		Strong central leader, symmetrical growth

45 gallon

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
12	ACA	EA	Huisache (Multi-Trunk)	*Acacia farnesiana*	#45 cont.	6	5		Multi-trunk specimen with full canopy and symmetrical growth
12	ELM	EA	Cedar Elm	*Ulmus crassifolia*	#45 cont.	10	4		Single trunk, strong central leader, full canopy, symmetrical growth
6	LOK	EA	Lacey Oak	*Quercus glaucoides*	#45 cont.	6	4		Single trunk, full canopy and symmetrical growth
12	MES	EA	Mesquite (Multi-Trunk)	*Prosopis glandulosa*	#45 cont.	6	6		Multi-trunk specimen with full canopy and symmetrical growth
12	MTL	EA	Mountain Laurel	*Sophora secundiflora*	#45 cont.	4	3		Multi-trunk, branching to root ball, full and symmetrical
12	OAK	EA	Live Oak	*Quercus virginiana*	#45 cont.	12	5		Single trunk, full canopy and symmetrical growth
12	PER	EA	Texas Persimmon (Multi-Trunk)	*Diospyros texana*	#45 cont.	6	3		Multi-trunk specimen with full canopy and symmetrical growth
71	POS	EA	Possum Haw Holly	*Ilex decidua*	#45 cont.	4	2.5		Full and symmetrical, branching to ground
30	RBT	EA	Redbud (Texas)	*Cercis texensis*	#45 cont.	6	4		Multi-trunk specimen with full canopy and symmetrical growth
15	RET	EA	Retama (Multi-Trunk)	*Parkinsonia aculeata*	#45 cont.	8	6		Multi-trunk specimen with full canopy and symmetrical growth
6	SYC	EA	Mexican Sycamore	*Plantanus mexicana*	#45 cont.	14	6		Single trunk, strong central leader, full canopy, symmetrical growth
45	WAX	EA	Southern Wax Myrtle	*Myrica cerifera*	#45 cont.	5	3.5		Full canopy, symmetrical growth
60	YAU	EA	Pride of Houston Yaupon	*Ilex vomitoria 'Pride of Houston'*	#45 cont.	5	3.5	5	Full and symmetrical-branching to ground

30 gallon shrubs

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
375	WAX	EA	Southern Wax Myrtle	*Myrica cerifera*	#30 cont.	4	3	5	Multi-trunk with branches to the ground
137	YAU	EA	Pride of Houston Yaupon	*Ilex vomitoria 'Pride of Houston'*	#30 cont.	4	2	5	Full and symmetrical-branching to ground
15	RBT	EA	Redbud (Texas)	*Cercis texensis*	#30 cont.	5	2.5		Full canopy, symmetrical growth
27	MTL	EA	Mountain Laurel	*Sophora secundiflora*	#30 cont.	3	2.5		Multi-trunk, branching to root ball, full and symmetrical
71	POS	EA	Possum Haw Holly	*Ilex decidua*	#30 cont.	2.5	2.5		Full and symmetrical, branching to ground
30	FSU	EA	Flame Leaf Sumac	*Rhus glabra*	#30 cont.	4	3		Multi-trunk, full canopy
45	PER	EA	Texas Persimmon	*Diospyrus texana*	#30 cont.	4	3		Multi-trunk, branching to root ball

30 gallon trees

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
15	RBT	EA	Redbud (Texas)	*Cercis texensis*	#30 cont.	5	2.5		Full canopy, symmetrical growth
15	MTL	EA	Mountain Laurel	*Sophora secundiflora*	#30 cont.	3	2.5		Multi-trunk, branching to root ball, full and symmetrical
2	ELM	EA	Cedar Elm	*Ulmus crassifolia*	#30 cont.	8	4		Single trunk, strong central leader, full canopy, symmetrical growth
8	FSU	EA	Flame Leaf Sumac	*Rhus glabra*	#30 cont.	5	3		Multi-trunk, full canopy
10	YAU	EA	Pride of Houston Yaupon	*Ilex vomitoria 'Pride of Houston'*	#30 cont.	4	2	5	Full and symmetrical-branching to ground

15 gallon shrubs

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
30	AAR	EA	Artichoke Agave	*Agave parryi var. truncata*	#15 cont.	2	2		
15	ACH	EA	Chahuiqui Agave	*Agave multifilifera*	#15 cont.	2	2		
20	ADD	EA	Durango Delight Agave	*Agave schidigera 'Durango Delight'*	#15 cont.	2	2		
5	AGS	EA	Green Spider Agave	*Agave bracteosa*	#15 cont.	2	2		
5	AHV	EA	Harvard Agave	*Agave harvardiana*	#15 cont.	2	2		
5	AQV	EA	Queen Victoria Agave	*Agave victoriae-reginae*	#15 cont.	2	2		
15	BBU	EA	Buttonbush	*Cephalanthus occidentalis*	#15 cont.	3	2		Full and symmetrical
12	BBY	EA	Big Bend Yucca	*Yucca rostrata*	#15 cont.	2	2		
12	BUY	EA	Buckley Yucca	*Yucca constricta*	#15 cont.	2	2		
17	DAF	EA	Spanish Dagger	*Yucca gloriosa*	#15 cont.	3	2		
75	DAG	EA	Banana Yucca	*Yucca baccata*	#15 cont.	3	2		
165	ESU	EA	Evergreen Sumac	*Rhus virens*	#15 cont.	3	2.5		
34	FSU	EA	Flame Leaf Sumac	*Rhus glabra*	#15 cont.	3	2.5		Multi-trunk, full canopy
65	OCO	EA	Ocotillo	*Fouquieria splendens*	#15 cont.	4	1.5		
70	POS	EA	Possum Haw Holly	*Ilex decidua*	#15 cont.	3	1.5		Full and symmetrical, branching to ground
65	STO	EA	Toothless Sotol	*Dasylirion Quadrangulatum (longissimum)*	#15 cont.	2.5	2	5	Full and symmetrical
275	WAX	EA	Southern Wax Myrtle	*Myrica cerifera*	#15 cont.	3.5	2	5	Multi-trunk with branches to the ground
140	YAU	EA	Pride of Houston Yaupon	*Ilex vomitoria 'Pride of Houston'*	#15 cont.	3.5	2	5	Full and symmetrical-branching to ground

5 gallon plant material

QTY	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT (ft)	SPREAD (ft)	SPACING (ft)	REMARKS
20	ABB	EA	American Beautyberry	*Callicarpa americana*	#5 cont.	3	2		Full and symmetrical
20	ACH	EA	Chahuiqui Agave	*Agave multifilifera*	#5 cont.	1.5	1.5		
20	ADD	EA	Durango Delight Agave	*Agave schidigera 'Durango Delight'*	#5 cont.	1.5	1.5		
60	AGR	EA	Agarita	*Mahonia trifoliolata*	#5 cont.	2	2		
20	AGS	EA	Green Spider Agave	*Agave bracteosa*	#5 cont.	2	2		
20	AHV	EA	Harvard Agave	*Agave harvardiana*	#5 cont.	2	2		
20	AQV	EA	Queen Victoria Agave	*Agave victoriae-reginae*	#5 cont.	2	2		
20	BBY	EA	Big Bend Yucca	*Yucca rostrata*	#5 cont.	2	2		
20	BUY	EA	Buckley Yucca	*Yucca constricta*	#5 cont.	2	2		
10	CRV	EA	Cross Vine	*Bignonia capreolata*	#5 cont.	4	1.5		Multiple runners; train to fence
225	FCB	EA	Firecracker Bush	*Russelia equisetiformis*	#5 cont.	1.5	1.5		
15	GGA	EA	Soapbush	*Guaiacum angustifolium Engelm.*	#5 cont.	1.5	1.5		
325	HER	EA	Red Yucca	*Hesperaloe parviflora*	#5 cont.	2	2.5		
150	LRB	EA	Cenizo	*Leucophyllum langmaniae 'Rio Bravo'*	#5 cont.	3	2		
60	LRB	EA	Texas Sage 'Rio Bravo'	*Leucophyllum langmaniae 'Rio Bravo'*	#5 cont.	2.5	2		Full and symmetrical, available from Mountain States
60	MHO	EA	Mexican Honeysuckle	*Justicia spicigera*	#5 cont.	2	2		Full and symmetrical
65	PPR	EA	Texas Prickly Pear	*Opuntia engelmannii var. lindeimeri*	#5 cont.	2	2		
65	SOT	EA	Texas Sotol	*Dasylirion texanum*	#5 cont.	3	2		
30	SPL	EA	Spider Lily	*Hymenocallis liriosme*	#5 cont.	2	1.5		Full and symmetrical
25	TEC	EA	Esperanza	*Tecoma x alams apricot*	#5 cont.	3	2		Orange blooms- available from Mountain States
35	TLS	EA	Desert Sumac	*Rhus microphylla Engelm.*	#5 cont.	3	2		
65	TLY	EA	Twist-Leaf Yucca	*Yucca rupicola*	#5 cont.	2	2		

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CONFLUENCE PARK

GMP SET
03/25/2016

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1	04/14/16	ADDENDUM 1

Project Number: 1158
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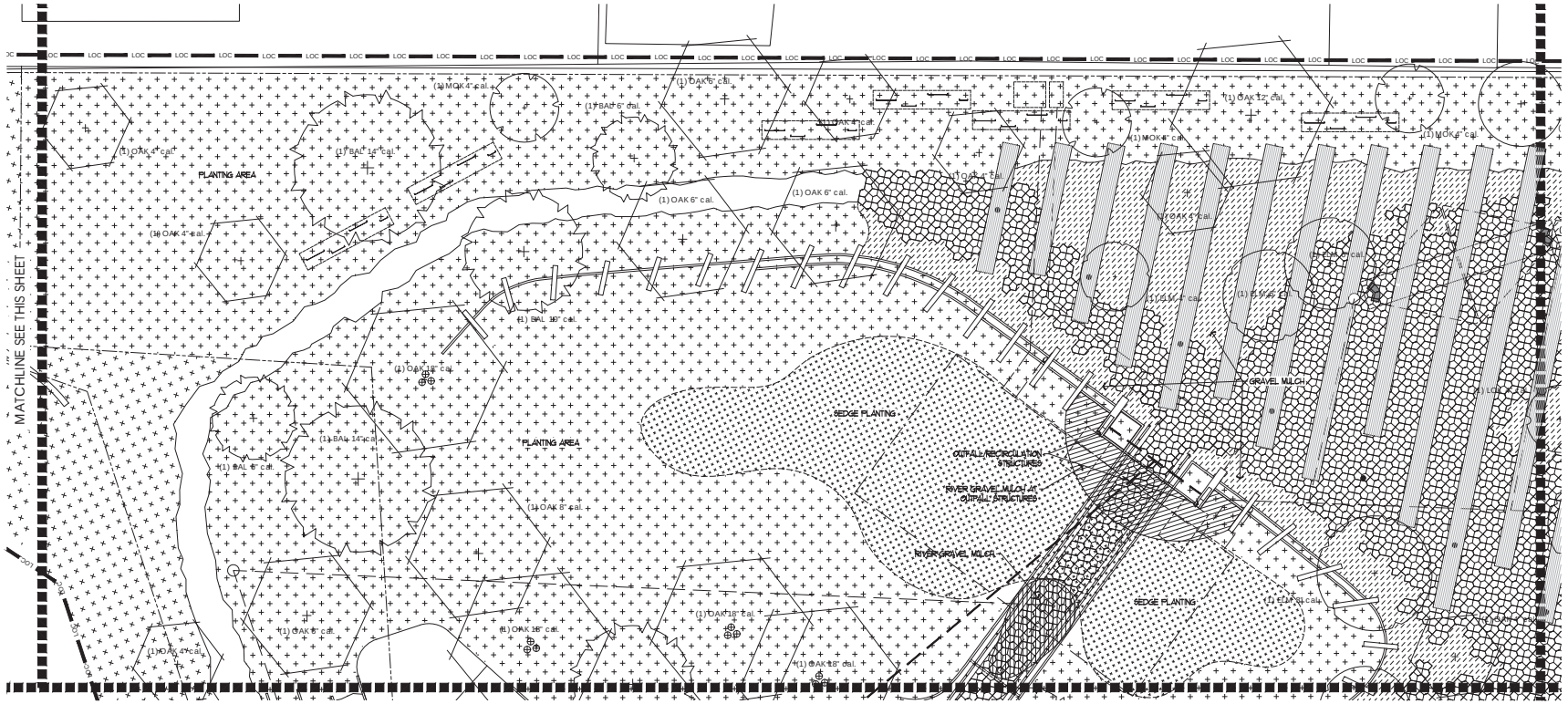
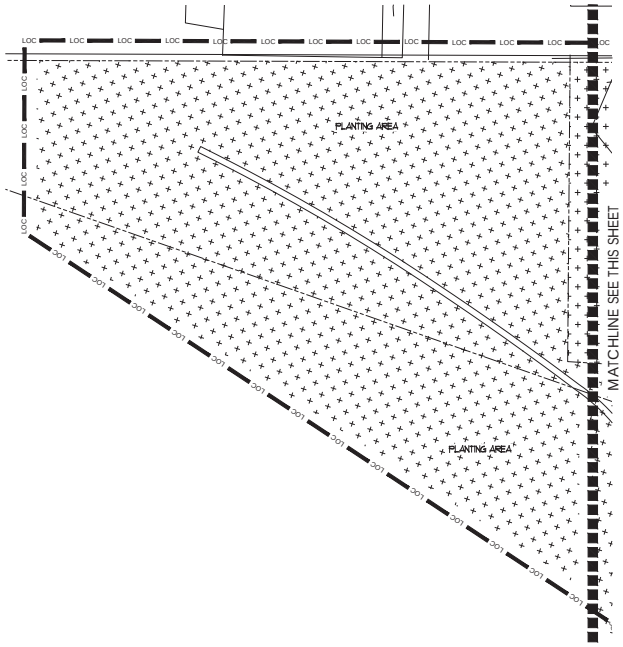
Scale:

Sheet Title

Planting Plan

Sheet Number





Landscape Contractor Notes:

1. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS (NOT TABULATION)
2. LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LANDSCAPE PLAN AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR THE REQUIREMENTS CONTAINED HEREIN.
3. ALL PLANTS MUST COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1-2004, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND MEET OR EXCEED HEIGHT AND SPREAD REQUIREMENTS LISTED ON THE PLANT SCHEDULE.
4. PLANTING MEDIA SHALL BE RAKED SMOOTH TO GRADE 1" BELOW CURBS, SIDEWALKS, OR EDGING UNLESS OTHERWISE SHOWN.
5. WHEN IMPORTING FILL, THE LANDSCAPE CONTRACTOR SHALL INSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS TO ELIMINATE PONDING BETWEEN EXISTING WALLS AND CURB ELEVATIONS.
6. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
7. COORDINATE WITH LIGHTING CONTRACTOR PRIOR TO INSTALLATION OF IRRIGATION AND PLANT MATERIAL FOR CONDUIT ROUTES AND JUNCTION/PULL BOX LOCATIONS.
8. CONTRACTOR SHALL TAKE STEPS NECESSARY TO PROTECT EXISTING UTILITIES, FENCING, WALLS AND SIDEWALKS AT ALL TIMES.
9. PRIOR TO STARTING WORK, CONTACT ALL NECESSARY UTILITY LOCATES.
10. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS AND GROUNDCOVER IN A HEALTHY STATE UNDER THE CONTRACT UNTIL FINAL ACCEPTANCE BY THE OWNER.
11. NO STEEL EDGER IS REQUIRED FOR THIS PROJECT-DASHED LINE ON DRAWING INDICATES BED SHAPE.
12. MAINTAIN A 1' CLEAR AREA AT THE BASE OF EACH TREE TO ALLOW OXYGEN EXCHANGE.
13. ALL PLANTING AREAS SHALL BE EXCAVATED TO 12" BELOW FINISH GRADE ELEVATIONS. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 8" OF SOIL MIX AND 4" OF MULCH BY LANDSCAPE CONTRACTOR.
14. ALL TURF AND SEEDED AREAS SHALL BE EXCAVATED TO A DEPTH OF 4" BELOW FINISH GRADE ELEVATIONS TO RECEIVE SOIL MIX BY LANDSCAPE CONTRACTOR

Material Notes:

1. PLANTING MULCH SHALL BE FREE OF NON ORGANIC MATERIAL AND STONES LARGER THAN 1 INCH IN DIAMETER. IT SHALL BE COMPOSED OF DOUBLE SHREDDED CEDAR MULCH AVAILABLE FROM NEW EARTH (SUBMIT 1 GALLON BAG SAMPLE TO LA PRIOR TO DELIVERY).
2. RIVER GRAVEL SHALL BE COMPOSED OF A BLEND OF BROWN AND LIGHT TAN ROUND ROCKS WITH AN AVERAGE NOMINAL 2" DIAMETER. COMMONLY USED PRODUCTS TEXAS BLEND OR HICKORY CREEK ARE ACCEPTABLE. (SUBMIT A 1 GALLON BAG SAMPLE TO LA PRIOR TO DELIVERY.) REMOVE CONSTRUCTION DEBRIS AND WEEDS. APPLY PRE-EMERGENT HERBICIDE TO SOIL BEFORE AND AFTER IT HAS BEEN PLACED.
3. GRAVEL MULCH (SHADOW STONE) SHALL BE WASHED ANGULAR STONES GRAY IN COLOR, 3/4" IN DIAMETER. UTILIZE A SLED VIBRATOR TO COMPACT WET MATERIAL AT TIME OF INSTALLATION.
4. MULCH WITH COMPOST SHALL BE FREE OF NON ORGANIC MATERIAL AND STONES LARGER THAN 1 INCH IN DIAMETER. IT SHALL CONTAIN ROUGHLY 30% COMPOST AND 70% DOUBLE SHREDDED NATIVE HARDWOOD MULCH AVAILABLE FROM NEW EARTH. SUBMIT 1 GALLON BAG SAMPLE TO LA PRIOR TO DELIVERY.
5. SOIL MIX SHALL BE FREE OF WEEDS AND NUT GRASS AND CONTAIN THE FOLLOWING MATERIALS WITH 13-13-13 FERTILIZER APPLIED AFTER MATERIAL IS PLACED AT A RATE OF 3LBS / 1000SF. PREMIXED ENRICHED TOPSOIL FROM NEW EARTH OR APPROVED EQUAL IS ACCEPTABLE.
   1/3 CUBIC YARD TOPSOIL
   1/3 CUBIC YARD COMPOSTED MANURE
   1/3 CUBIC YARD ORANGE SAND
   (SUBMIT 1 GALLON BAG SAMPLE TO LA PRIOR TO DELIVERY).

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1	04/14/16 ADDENDUM 1

Project Number:	1158
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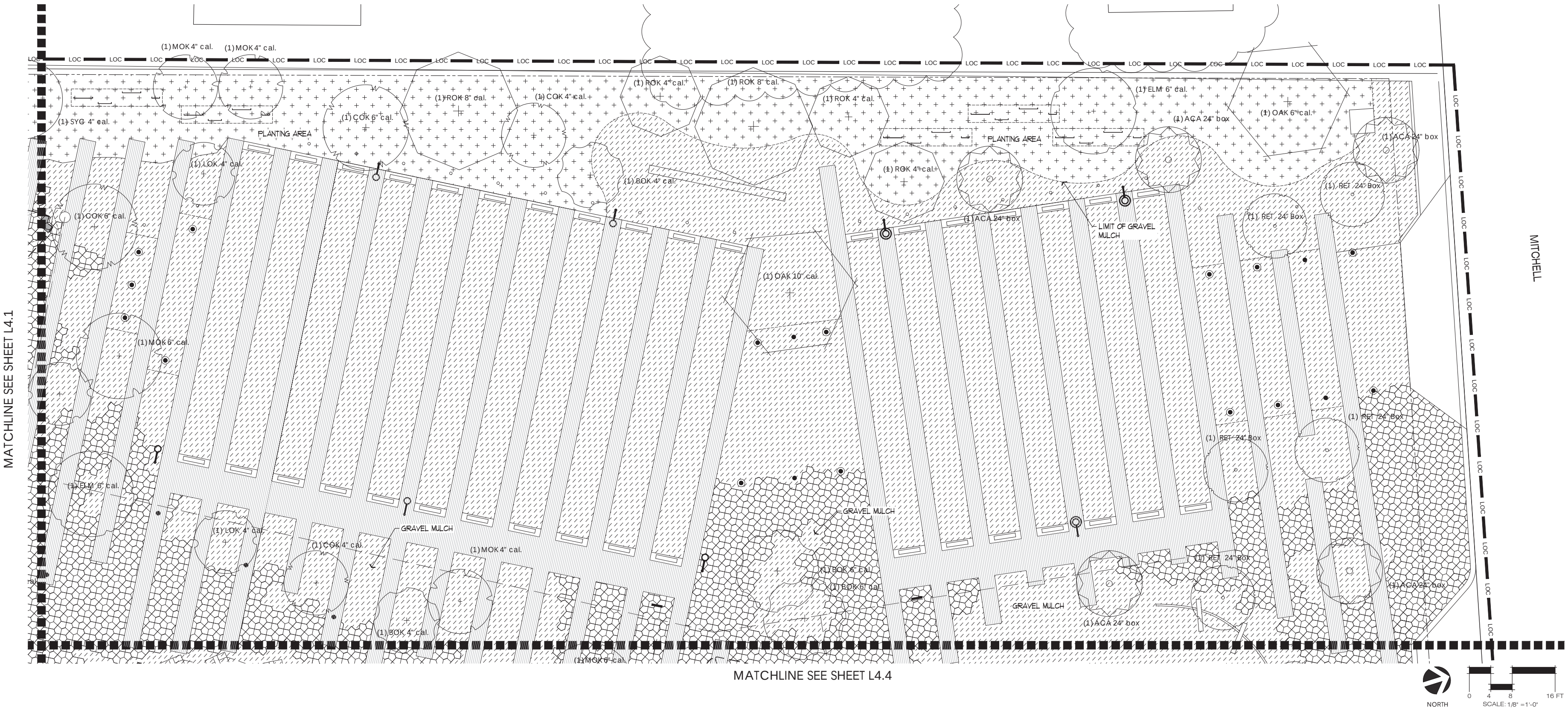
Scale:	1/8" = 1'-0"

Sheet Title

Planting Plan

Sheet Number

L4.1



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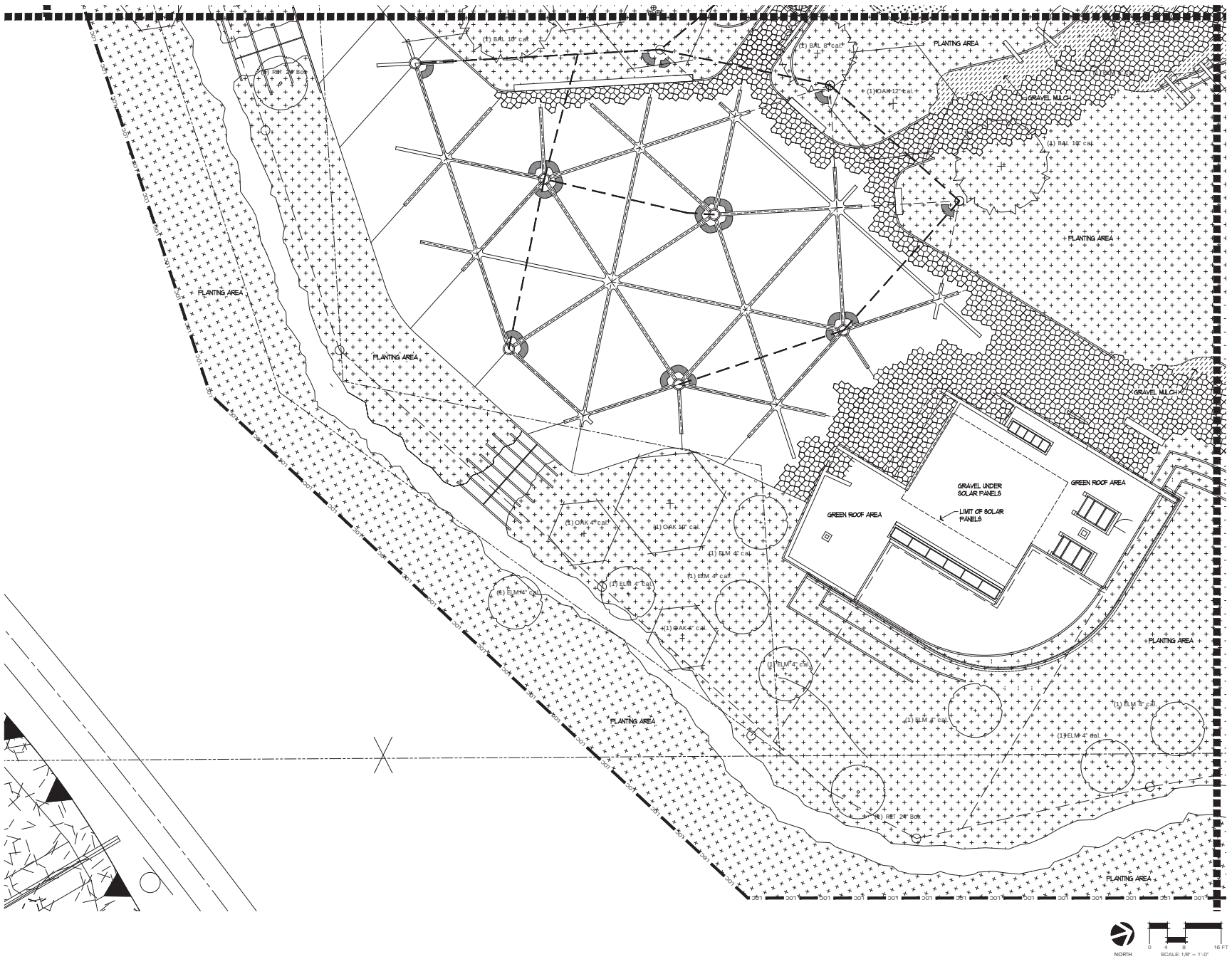
L4.2



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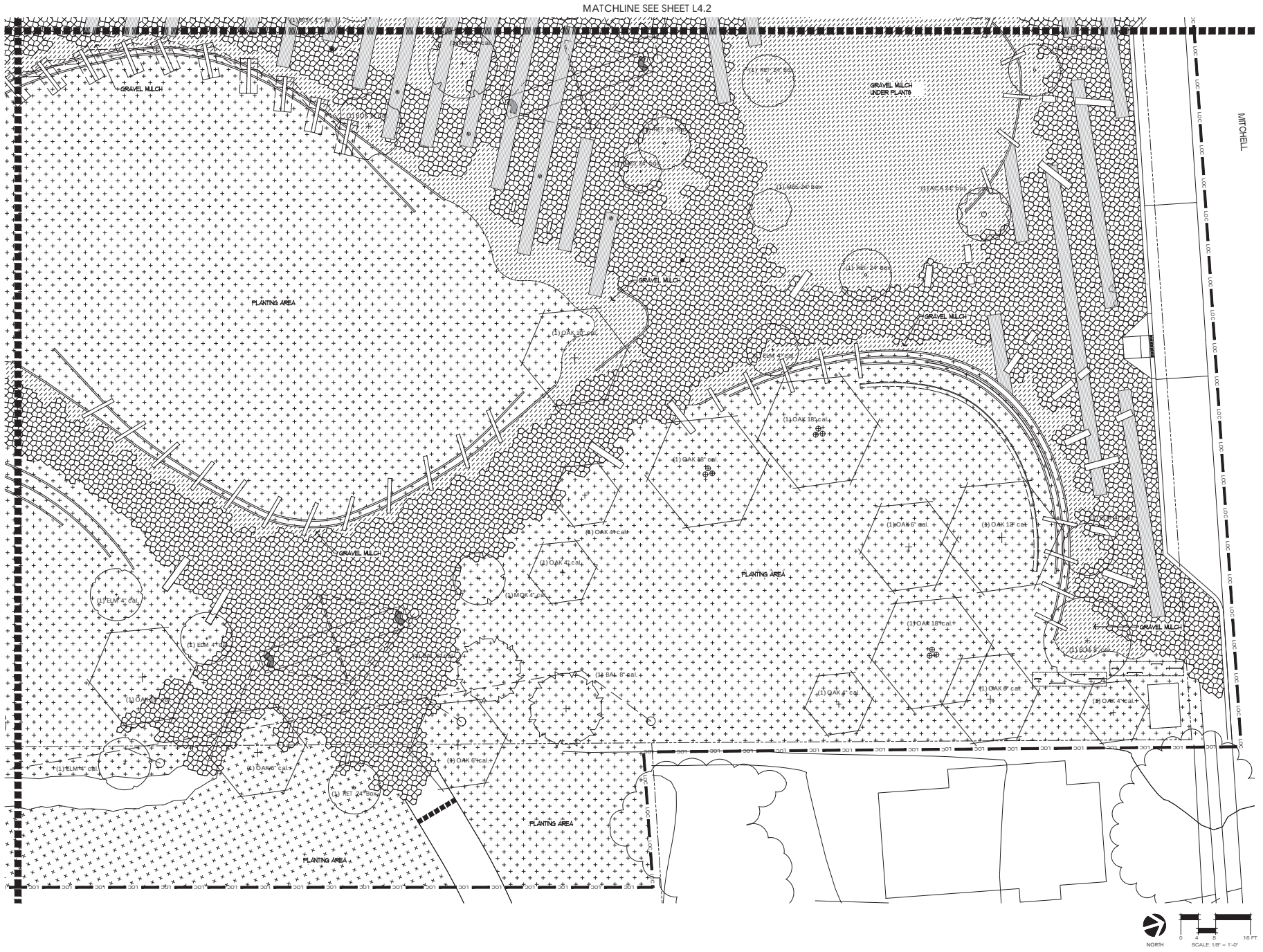
L4.3



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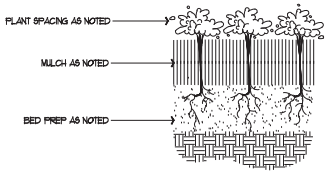
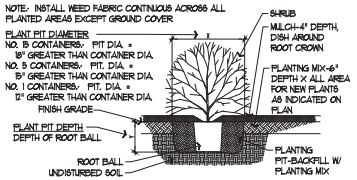
Sheet Number

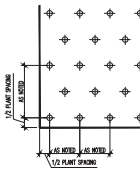
L4.4



4 DETAIL: GROUNDCOVER PLANTING
N.T.S.



1 SHRUB / GROUNDCOVER PLANTING
NOT TO SCALE



5 PLAN: GROUNDCOVER SPACING TYP.
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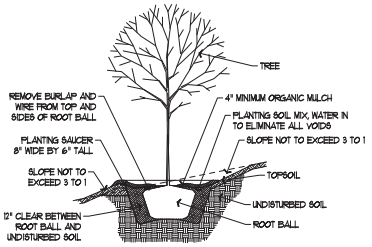

2 SECTION: TREE PLANTING ON SLOPE
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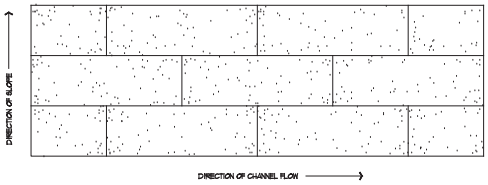

6 DETAIL: SOD INSTALLATION
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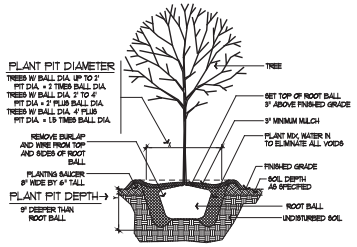

3 SECTION: TREE PLANTING
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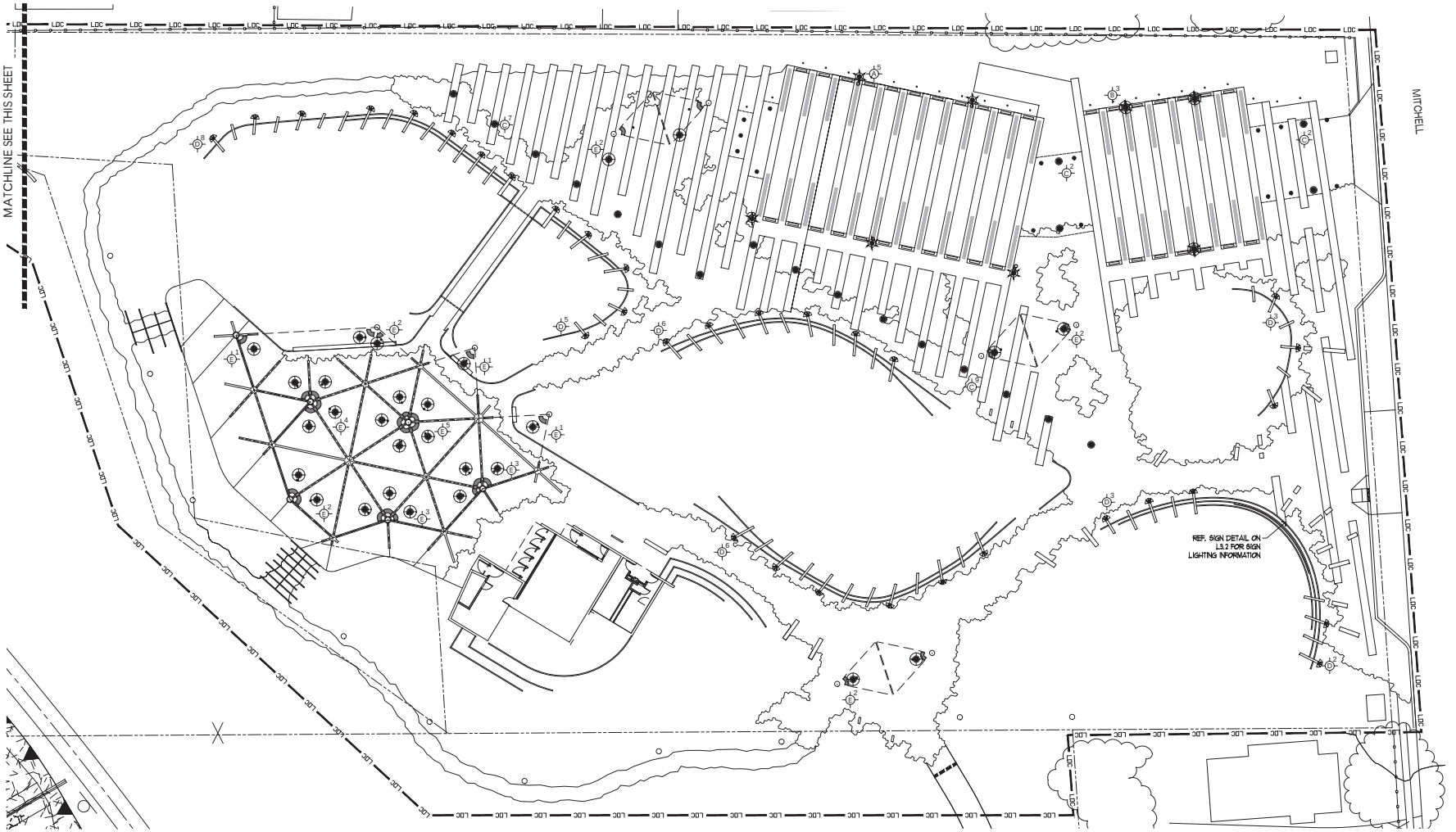
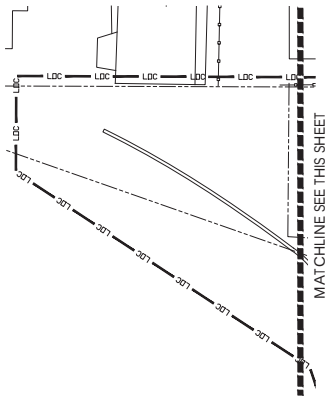
LANDSCAPE DETAILS

Sheet Number

L4.5

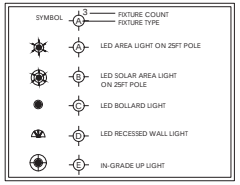




Landscape Lighting Notes:

1. ALL SITE UNDERGROUND CONDUIT SHALL BE BURIED A MINIMUM OF 24 INCHES DEEP BELOW FINISH GRADE UNLESS OTHERWISE NOTED.
2. COORDINATE ALL REMOTE TRANSFORMER LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. WIRE SIZE SHALL BE SUFFICIENT TO LIMIT VOLTAGE DROP TO THE FIXTURE.
3. ALL EXCAVATION WITHIN THE RPZ OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE TO PRESERVE TREE ROOTS. DO NOT CUT ANY STRUCTURAL ROOTS. AVOID OR CUT CLEANLY ALL NON STRUCTURAL FEEDER ROOTS ENCOUNTERED.
4. PAINT ALL CONDUIT AND JUNCTION BOXES DARK BRONZE. SUPPLY COLOR TO LANDSCAPE ARCHITECT FOR APPROVAL. SEE TREE LIGHTING DETAIL.
5. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING TO IDENTIFY AND ESTABLISH APPROPRIATE CONDUIT ROUTES FOR LANDSCAPE LIGHTING.
6. ELECTRICAL CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING THE LOCATION OF PROPOSED LIGHT FIXTURES PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
7. REFERENCE SPECIFICATIONS FOR ADDITIONAL NOTES.
8. SUBSTITUTIONS OR FIXTURES PROVIDED BY MANUFACTURERS NOT LISTED IN THE SCHEDULE ARE NOT ACCEPTABLE.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE LABOR AND EQUIPMENT TO CONDUCT AIMING TO SATISFY LANDSCAPE ARCHITECT OF ALL TREE MOUNTED FIXTURES.

Landscape Lighting Legend



Landscape Lighting Schedule

QTY	SYMBOL	MANUFACTURER	FIXTURE	CATALOG NUMBER	VOLTAGE	LAMPS	MOUNTING	COLOR	NOTES
5	A	SELUX	PARKING LOT LIGHT	DSC4L, L1, LG3700, R3		LED	POST	BRONZE	
			POLE					BRONZE	INCLUDE ANCHOR BOLT COVER
3	B	SELUX	PARKING LOT LIGHT	DSOLS, R3, 1, L65		LED	POST	BRONZE	
			POLE					BRONZE	INCLUDE ANCHOR BOLT COVER
20	C	LOUIS POULSEN	BOLLARD LIGHT	FLINOT-B	277	15W LED	POST	BRONZE	
33	D	BEGA-US	RECESSED SHIELDED WALL LIGHT	2272 LED	277	10.5W LED	WALL MOUNTED	BRONZE	
28	E	HYDREL	IN-GRADE UP LIGHT	PARADOX PDX10	277	LED	IN-GRADE	BRONZE	
** CONTACT JOE ARIZOLA AT SPECTRUM LIGHTING SAN ANTONIO (210) 822-6140									

NORTH

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

0 8 16 32 FT

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Lighting Plan

Sheet Number

L6.1