HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2016

Agenda Item No: 23

HDRC CASE NO:	**2016-167**
ADDRESS:	1441 SE MILITARY DR
LEGAL DESCRIPTION:	NCB 7657 BLK LOT W IRR 447.39 FT OF P
ZONING:	C3NA H RIO-5
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Jason Feuge/MDN Architects, Inc
OWNER:	Security Service Federal Credit Union
TYPE OF WORK:	New Construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for final approval to construct a new commercial structure at 1441 SE Military Drive that will include drive through teller lanes, landscaping, surface parking and exterior lighting.

APPLICABLE CITATIONS:

UDC Section 35-672. – Neighborhood Wide Design Standards

STATEMENT OF PURPOSE

This section focuses on the urban design concepts that connect individual properties and help knit them together into the fabric of the community. These concepts include the basic arrangement of streets and lots, view corridors and circulation patterns. The standards apply to all development in the six (6) river Improvement overlay districts.

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

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

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

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

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

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

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

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

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

A. Paving materials for pedestrian pathways shall be either:

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

ii. Rough or honed finished stone;

iii. Brick or concrete pavers; or

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

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

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

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

A. Queuing is prohibited on the Riverwalk pathway.

B. Hostess stations shall be located away from the Riverwalk pathway so as to not inhibit pedestrian flow on the Riverwalk pathway. That is, the hostess station shall not be located in such a manner to cause a patron who has stopped at the hostess stand to be standing on the Riverwalk pathway. Pedestrian flow shall be considered "inhibited" if a pedestrian walking along the pathway has to swerve, dodge, change direction or come to a complete stop to avoid a patron engaged at the hostess stand.

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

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

(1) Curb Cuts.

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

B. Curb cuts may be no larger than twenty-five (25) feet zero (0) inches. Continuous curb cuts are prohibited.

C. Sharing curb cuts between adjacent properties, such as providing cross property access easements, is permitted.

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

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

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

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

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

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

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

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

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

A. It does not vary in height by more than thirty (30) percent from another building on the same block face; and

B. It uses materials that can be found on other buildings within the block face, or in the block face across the street.

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

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

(c) Views. The river's course (both natural and manmade), and San Antonio's street pattern, creates unique views of

certain properties from the public ROW. These properties often occur at prominent curves in the river or where a street changes direction and a property appears to be a terminus at the end of a street.

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

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

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

iii. Recessed or projecting balconies and entrances.

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

UDC Section 35-673. – Site Design Standards

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

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

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

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

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

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

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

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

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

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

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

(1) Two or More Buildings on a Site.

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

(2) Primary and Secondary Entrances

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

B. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.

C. Secondary entrances shall have architectural features that are subordinate to the primary entrance in scale and detail. For purposes of this division subordinate means that the entrance is smaller in height and width, and has fewer or simpler architectural elements.

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

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

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

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

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

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

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

(6) Walls and Fences at Detention Areas.

A. When the topography of the site exceeds a four to one (4:1) slope and it becomes necessary to use a masonry wall as part of the detention area, use a textured surface and incorporate plant materials, from the plant list maintained by the parks department, that will drape over the edge to soften the appearance of the structure.

B. The use of solid board or chain link fence with or without slats is prohibited. A welded wire, tubular steel, wrought iron or garden loop is permitted.

(7) Roof Drainage into the River.

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

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

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

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

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

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

(2)Designation of a development node district provides for a minimum riverside setback of zero (0) feet.

(e)Landscape Design. Lush and varied landscapes are part of the tradition of the San Antonio River. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river and street edges.

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

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

A. Planting requirements in RIO-4, RIO-5, and RIO-6 should continue the restoration landscape efforts along the river banks. Planting in these RIO districts is to be less formal so as to maintain the rural setting of the river.

B. In "RIO-3," if existing conditions don't meet the standards as set out in Table 673-2, the owner or lessee will not have to remove paving to add landscaping in order to meet the standards until there is a substantial remodeling of the outdoor area. Substantial remodeling will include replacement of seventy-five (75) percent of the paving materials, or replacement of balcony and stair structures.

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

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

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

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

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

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

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

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

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

width and pattern on the site, that paving pattern and material shall be replicated.

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

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

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

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

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

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

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

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

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

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

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

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

H. Speakers.

(2) Street Furnishing Materials.

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

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

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

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

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

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

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

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

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

B. Outdoor spaces adjoining and visible from the river right-of-way shall have average ambient light levels of between one (1) and three (3) foot-candles with a minimum of 0.5-foot candles and a maximum of six (6) foot-candles at any point measured on the ground plane. Interior spaces visible from the river right-of-way on the river level and ground floor level shall use light sources with no more than the equivalent lumens of a one hundred-watt incandescent bulb. Exterior balconies, porches and canopies adjoining and visible from the river right-of-way shall use light sources with the equivalent lumens of a sixty-watt incandescent bulb with average ambient light levels no greater than the lumen out put of a one hundred-watt incandescent light bulb as long as average foot candle standards are not exceeded. Accent lighting of landscape or building features including specimen plants, gates, entries, water features, art work, stairs, and ramps may exceed these standards by a multiple of 2.5. Recreational fields and activity areas that require higher light levels shall be screened from the river hike and bike pathways with a landscape buffer.

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

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (½) of one (1) foot-candle measured at any point ten (10) feet beyond the property line.

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

(3) Light Temperature and Color.

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

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

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

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

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

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

A. Flashing lights.

B. Rotating lights.

C. Chaser lights.

D. Exposed neon.

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

F. Flood lamps.

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

(k) Curbs and Gutters.

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

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

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

(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 two-foot or less grade change between the private property and the pathway.

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

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

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

C. Reciprocal access agreements between property owners are permitted.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 35-674. Building Design Principles

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

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

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

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

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

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

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

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

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

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

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

Table 674-1

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

B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:

- Change materials with each building module to reduce its perceived mass; or
- Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
- Change the roof form of each building module to help express the different modules of the building mass; or
- Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.

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

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

B. Another method is to set the building back from the river a distance sufficient to meet the solar access

requirements of subsection 35-673(a).

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

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

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

Table 674-2

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

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

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

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

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

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

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

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

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

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

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

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

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

(3) Paint or Finish Colors.

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

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

C. Bright colors may highlight entrances or architectural features.

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

In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

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

than those facing the street.

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

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

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

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

iii. Changing the material of the cap.

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

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

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

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

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

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

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

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

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

E. Entrances should not use excessive storefront systems.

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

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

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

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

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

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

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

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

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

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

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

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

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the

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

(3) Incorporating lighting into the design of a canopy is appropriate.
A. Lights that illuminate the pedestrian way beneath the awning are appropriate.
B. Lights that illuminate the storefront are appropriate.
C. Internally illuminated awnings that glow are prohibited.

FINDINGS:

a. Conceptual approval of the proposed massing, materials, setbacks and façade arrangement was approved by the Historic and Design Review Commission at the May 18, 2016, hearing. At that time, staff recommended the applicant address a number of items before returning to the HDRC. These items included: coordination with the World Heritage Director, reduction of proposed curb cuts from five to three, coordination with Transportation and Capital Improvements, the location and screening of mechanical equipment, bicycle parking, information on window installation and materials, information on landscaping, site and architectural lighting, the removal of the eastern ATM and the redesign of the western ATM shelter and to perform an archaeological investigation. The applicant has satisfied the previously mentioned stipulations with the exception of the elimination of the eastern ATM and the reduction of curb cuts from five to three.
b. This case was reviewed by the Design Review Committee on June 22, 2016, where committee members noted that a total of five curb cuts was excessive. Staff performed a site visit on June 21, 2016.
c. This address falls within the buffer zone of the San Antonio Missions World Heritage sites. The applicant is responsible for complying with all regulations and meeting any design standards associated with the inscription.
d. The applicant has proposed to construct a commercial structure on the vacant lot at 1441 SE Military Drive. The lot is currently bounded by SE Military to the south, Mission Road to the west and Padre Drive to the East and will contain parking for approximately fifty automobiles, drive through teller lanes and vehicular access to and from SE Military, Mission Road and Padre Drive.
e. DESIGN OBJECTIVES – According to the UDC Section 35-670(B)(4)(f), the design objectives for RIO-5 are to maintain the residential character of the area while encouraging the development of mixed use nodes that offer neighborhood shopping and services and to respect established neighborhoods in new top-of-bank riverscape designs, particularly recreational opportunities that require parking or transport of recreational equipment.
f. PEDESTRIAN ACCESS – Per the UDC Section 35-672(a) in regards to pedestrian circulation, an applicant shall provide pedestrian access among properties to integrate neighborhoods. The applicant has provided a site plan that has noted a way of pedestrian access across the property connecting SE Military Drive to Padre Drive. Additionally, the applicant has proposed sidewalks along SE Military Drive, Mission Road and Padre Drive as well as sidewalks within to site connecting various functions of the site. This is consistent with the UDC.
g. CURB CUTS – The applicant has noted five curb cuts on the provided site plan; three are to serve Padre Drive, one is to serve SE Military Drive and one is to serve Mission Road. Per the UDC Section 35-672(b)(1)(B), curb cuts may be no larger than twenty-five (25) feet. Staff noted at conceptual approval that the use of five curb cuts, with three serving Padre Drive was excessive and inconsistent with the UDC and included the stipulation that these curb cuts be removed at the time of approval by the HDRC. The HDRC issued conceptual approval with staff's stipulations. Staff maintains the recommendation that the applicant reduce the amount of proposed curb cuts to three, discarding two of the three proposed curb cuts on Padre Drive.
h. TRAFFIC STUDY – At the time of conceptual approval, staff recommended the applicant coordinate with transportation and capital improvements regarding the proposed new construction's impact on pedestrian, bicycle and vehicular traffic on Padre Drive and Mission Rd. The applicant has noted that the traffic study is incomplete, but is anticipated to be complete by the July 6, HDRC Hearing.
i. PARKING – Regarding onsite parking, surface parking areas are to be located toward the interior of the site or the side or rear of a buildings and shall be screened or buffered from view of public streets and the San Antonio River if they are located within a fifty foot setback from the edge of the river ROW use and within a twenty foot setback from a property line adjacent to street use. The applicant has proposed surface parking adjacent to a street

use and has noted a landscape buffer to separate the public right of way and pedestrian paths from surface parking. This is consistent with the UDC.

j. BUILDING ORIENTATION – The UDC Section 35-673(b)(1)(A) both state that a building's orientation as well as primary entrance should be toward the street. The site features frontage to SE Military, Mission Road and Padre Drive, however, SE Military is the only of these streets that features a commercial setting. The applicant has proposed to orient the primary entrance toward SE Military. Staff finds this orientation appropriate.

k. BUFFERING & SCREENING – Per the UDC Section 35-673(m) and (n), Buffering and Screening should be used to screen mechanical and service equipment from the public right of way. The applicant has provided building sections noting the location of mechanical equipment on the roof and its screening from the public right of way by parapet walls. This is consistent with the UDC.

l. BICYCLE PARKING – Bicycle parking helps promote a long term sustainable strategy for development in RIO Districts. The applicant has noted the placement of bicycle racks. This is consistent with the UDC Section 35-673(o) and 35-526.

m. FAÇADE ARRANGEMENT – According to the UDC Section 35-674 (b), a building shall appear to have a "human scale" which can be achieved by the expression of façade components, the aligning of horizontal building elements with others in the block face, the distinction between upper and lower floors and the division of the façade into modules that express traditional dimensions. The applicant has proposed a base of stone veneer, a mid-section featuring a textured stucco façade and a cap featuring parapet walls and cornice lines. This is consistent with the UDC.

n. FAÇADE ARRANGMENT – In RIO-5, where a building façade facing the street or river exceeds that maximum façade length allowed (seventy-five feet), the building façade must be divided into modules that express traditional dimensions. The applicant has proposed various façade elements that separate the proposed facade. This is consistent with the UDC Section 35-674(b)(4)(A).

o. MATERIALS – The applicant has proposed materials of stone veneer, textured stucco, cast stone and earth toned paints. These materials are consistent with the UDC.

p. WINDOWS – According to the UDC Section 35-674(e)(2), windows help provide a human scale and should be recessed at least two (2) inches within solid walls, windows should relate in design and scale to the spaces behind them and that windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms. The applicant has arranged window openings to establish a rhythm and has inset windows two (2) inches within the façade. The applicant has proposed anodized aluminum storefront windows. This is consistent with the UDC.

q. AWNINGS & CANOPIES – According to the UDC Section 35-674(g), awnings and canopies are to be used to accentuate the character defining features of the building. The applicant has applied the proposed awnings and an arcade to mark entrances to the building. This is consistent with the UDC.

r. ARCHITECTURAL & SITE LIGHTING – The applicant has provided a site plan noting the installation of site lighting throughout the site as well as elevations noting the placement of architectural lighting on each façade. This is consistent with the UDC.

s. LANDSCAPING – The applicant has provided a detailed site plan noting landscaping buffers between the public right of way and all parking locations, parking locations and the proposed new construction and landscaping of the various parking islands on the site. Staff finds the applicant's proposed landscaping plan appropriate.

t. ATM SHELTERS – At conceptual approval, staff recommended the applicant remove the eastern ATM and shelter and incorporate the colors and materials of the new construction into the proposed western ATM. The applicant has incorporated the colors and materials of the proposed new construction in to the western ATM, however, the eastern ATM has not been eliminated from the proposed scope of work. Staff's concerns at conceptual approval was that the introduction of the eastern ATM shelter interrupted the landscape buffer and increased the amount of impervious paving on the site. While the applicant has provided more landscaping elements around the eastern ATM, staff finds that the elimination of the additional ATM would facilitate the increase of naturally landscaped areas.

u. ARCHAEOLOGY – The property is within the River Improvement Overlay District, the Mission Parkway National Register of Historic Places District, the Missions Local Historic District, and is in close proximity to the San Antonio River. In Addition, the project area contains previously recorded archaeological site 41BX279 and is

traversed by 41BX267, the San Jose Acequia. Therefore, archaeological investigations are required. The applicant should coordinate the archaeology scope of work with the OHP archaeology staff prior to the commencement of construction activities. Additionally, development within the River Improvement Overlay Districts contains stipulations regarding the incorporation of acequias into the design of the project. Division 6, Section 35-673, (c)(4) of the Unified Development Code states that "where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design."

RECOMMENDATION:

Staff recommends approval based on findings a through u with the following stipulations:

i. That the applicant reduce the amount of proposed curb cuts from five to three, one for each Padre Drive, Mission Road and SE Military Drive as noted in finding g.
ii. That the applicant remove the eastern ATM from the scope of work.
iii. Archeological investigations are required.

CASE MANAGER:

Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:May 10, 2016


Mission Rd
Mission Road
Mini-Storage
Mission Pkwy
Symphony Ln
Mission Rd
13
Mission Pkwy
Mission Pkwy
Firstmark Credit Union
- Mission Branch
SE Military Dr
E Harding Blvd
E Harding Blvd
Mission Park Funeral
Chapels and Cemeteries


CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 1441 SE Military DR
REQUEST: Final approval of new construction of a Commercial structure
HEARING DATE: July 6th 2016
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

June 10, 2016

To: San Antonio Development Services
1901 S. Alamo
San Antonio, Texas 78204

Cc: File

RE: HDRC Response to Recommendation
SSFCU
1441 SE Military Dr.
San Antonio, TX
Mdn Project No. 2015075

HDRC Recommendations

1. That the applicant coordinate with the World Heritage Director regarding the proposed new construction.

Response: ***The Owner has met with the World Heritage director, and discussed the possibility of having a future connection between Mission Rd. and Padre Dr. located in the portion of the site that is not being developed. This will be further discussed in the future.***

2. That the applicant provide reduce the amount of proposed curb cuts from five to three and as noted in finding f.

Response: ***The applicant feels that we meet the City of San Antonio UDC requirements with the amount and spacing of drives shown on the site plan along Parde Dr., and would like to have all of the curb cuts shown on the site plan. This will help maximize the function of the site for the owner and their future customers.***

3. That the applicant coordinate with Transportation and Capital Improvements as noted in finding g.

Response: ***The applicant has coordinated with the Transportation and Capital improvements, through the current City of San Antonio permitting process, this will be complete 06.13.16.***

Mdn ARCHITECTS
9639 McCULLOUGH AVE
SAN ANTONIO
TEXAS 78216
T: 210.340.2400
F: 210.340.2449
www.mdnarchitects.com

4. That the applicant provide information in regards to the location and screening of all mechanical and service equipment as noted in finding j.

Response: ***Please see the building sections provided on sheet A500, which shown the roof top units, and the parapet that completely screens the units.***

5. That the applicant provide bicycle parking on site as noted in finding k.

Response: ***Please see the site plan and site plan detail sheet included that indicates the location and amount of bike racks per the City of San Antonio UDC. (Sheet C1.0 & C7.0)***

6. That the applicant provide information regarding window materials and a detailed wall section noting that all windows have been inset in walls at least two (2) inches as noted in finding o.

Response: ***Please see the window detail sheet as well as the elevation sheet regarding the window details and the required 2" recess. (Sheet A201 & A602)***

7. That the applicant provide a landscaping and site and architectural lighting plan as noted in finding q.

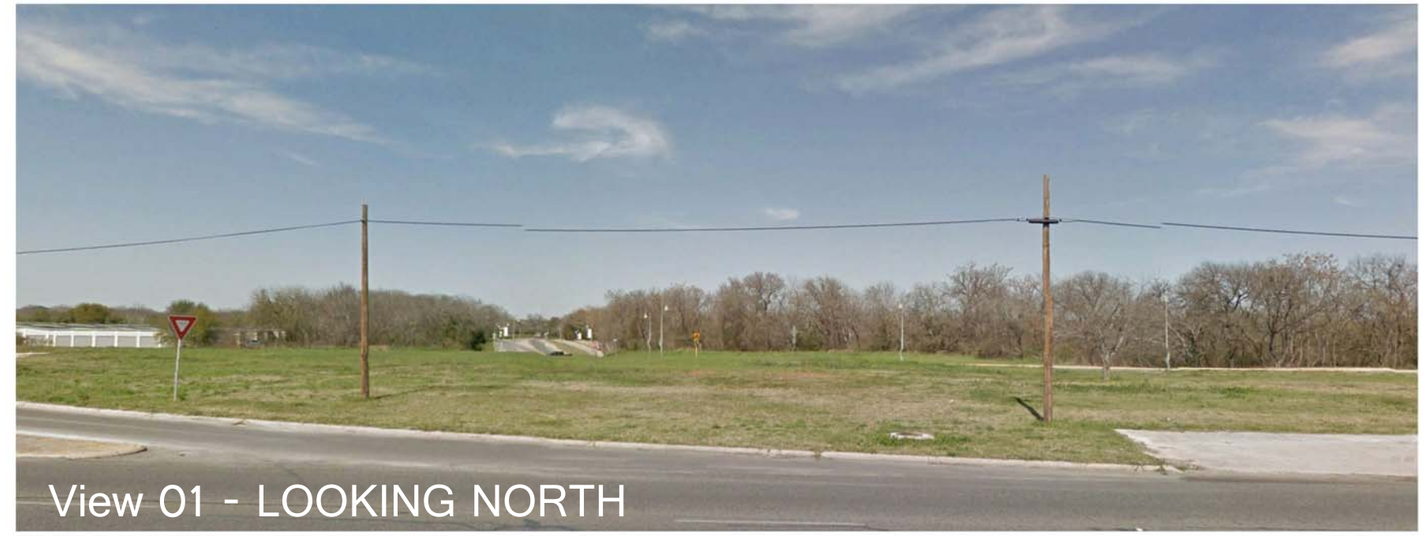
Response: ***We have provided the City of San Antonio approved Landscape plan with details, as well as the site lighting plan for the overall site. (Sheet L1-L4 & Sheet E101)***

8. That the applicant remove the eastern most ATM and address the inconsistencies with the proposed western ATM shelter as noted in findings r.

Response: ***The applicant has addressed the inconsistencies with the ATM shelters; please refer to the revised renderings. The applicant would like to keep both ATM's as designed, as we meet all of the landscaping buffer requirements per the City of San Antonio UDC. We have also enhanced the landscaping around the eastern ATM location. (Sheet L1 & Revised ATM shelter rendering)***

9. Archaeological investigations are required.

Response: ***Archaeological investigation has been done.***



SECURITY SERVICE
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Building, landscape, and site furnishing images are a graphic representation of the design intent. This may not reflect all variations in colors, materials, construction that may occur due to local material differences, and final design detailing. Landscaping shown is preliminary and does not reflect the final landscaping design that conforms with local code.

SE MILITARY & MISSION RD.
SAN ANTONIO, TEXAS 78214

9639 McCULLOUGH Ave. Ph. 210.340.2400
San Antonio, Texas 78216 Fax. 210.340.2449
Project No. 2015075 Date: 04/27/2016
Mdn ARCHITECTS

EXTERIOR COLORS AND MATERIALS

Sherwin - Williams
SW 7571 - CASA BLANCA

P-1

Sherwin - Williams
SW 7513 - SANDERLING

HMD
P-2

Sherwin - Williams
SW 7529 - SAND BEACH

P-3

EXTERIOR COLOR AND MATERIALS KEY

CF	CAP FLASHING TO MATCH SW 7571 CASA BLANCA
RP	PRE-FINISHED ROOF PANELS TO MATCH SW 2060 CASA BLANCA
P-1	SHERWIN WILLIAMS SW 7571 CASA BLANCA
P-2	SHERWIN WILLIAMS SW 7513 SANDERLING
P-3	SHERWIN WILLIAMS SW 7529 SAND BEACH
SC	SCONCE LIGHT: CYPRESS-CASCADE; MODEL OW1200 BRZ, SIZE 18" x 8"
DS	OVERFLOW SCUPPER SW 7513 SANDERLING
HMD	SHERWIN WILLIAMS SW 2030 SANDERLING
CS	CAST STONE
SF	CLEAR ANODIZED ALUMINUM AND GLASS STOREFRONT SYSTEM "BRONZE" GLAZING
STN	STONE VENEER AS LISTED BELOW

GENERAL NOTE: PAINT ELEC. EQUIPMENT, CONDUITS & PIPES TO MATCH ADJACENT COLORS.

CONTRACTOR TO COORDINATE MAIN DISCONNECT SIZE AND PLACEMENT. THE WAINSCOT IS TO RUN UP AND BEHIND EQUIPMENT TO MAINTAIN LEVELSURFACE BEHIND THE EQUIPMENT.

Berridge Manufacturing Co.
PARCHMENT
PAINT TO MATCH SW 2060 - CASA BLANCA

CF
RP

Christopher Stuart
CAST STONE - CREAM

CS

Stone Quarry
LUEDER LIMESTONE

STN

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SAN ANTONIO, TEXAS 78070

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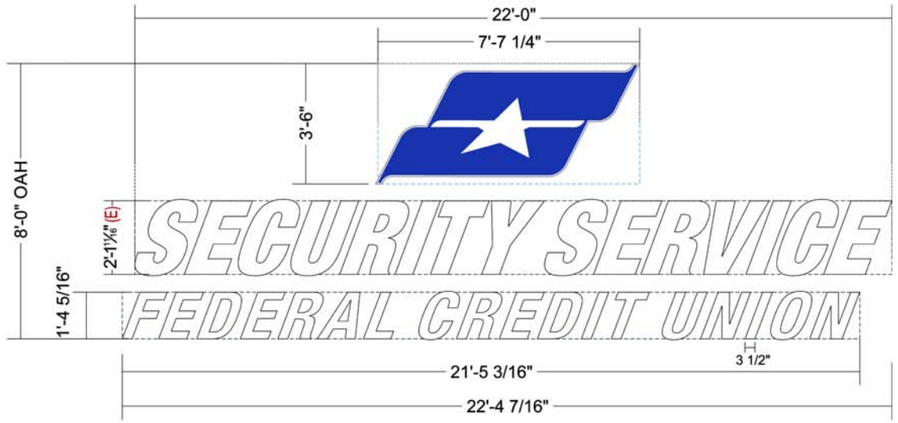
9639 McCULLOUGH Ave. Ph. 210.340.2400
San Antonio, Texas 78216 Fax. 210.340.2449
Project No. 2015075 Date: 04/27/2016
Mdn ARCHITECTS



ENTRY SIGNAGE

102.7 SQ./FT.

PART# 31628

MFG:
FLUSH MOUNTED INTERN. ILLUM. LED LOGO,
CHANNEL LETTERS

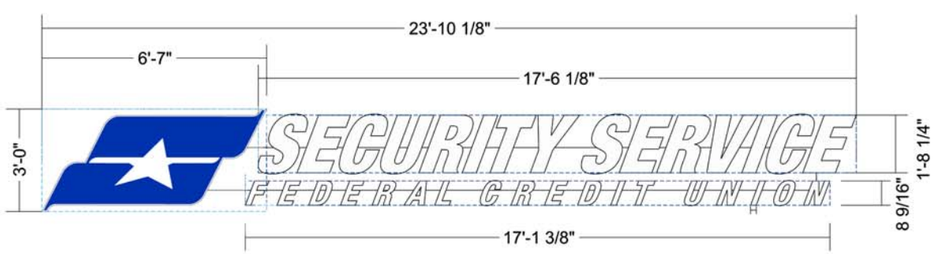
LOGO: #7328 WHITE PLEXI FACE W/ CALON #36 BLUE VINYL OVERLAY W/ WHITE OUTLINE / ALUM. RETURNS PTM PMS #286C BLUE / 2" BLUETRIM-CAP / ALUM. BACK / ILLUM. W/ WHITE LEDS / FLUSH MOUNTED

CHNL LTRS: #7328 WHITE PLEXI FACES / ALUM. RETURNS PTM #313 BRONZE / 1" #313 BRONZE TRIM-CAP / ALUM. BACK / ILLUM. W/ WHITE LEDS FLUSH MOUNTED

COLOR SPECS

- ■ ARLON 36 DRK BLUE PMS 281c - BACKGROUND
- □ WHITE - *COPY/OUTLINE*

PERPECTIVE



SIDE SIGNAGE

61.5 SQ./FT.

PART# 31661

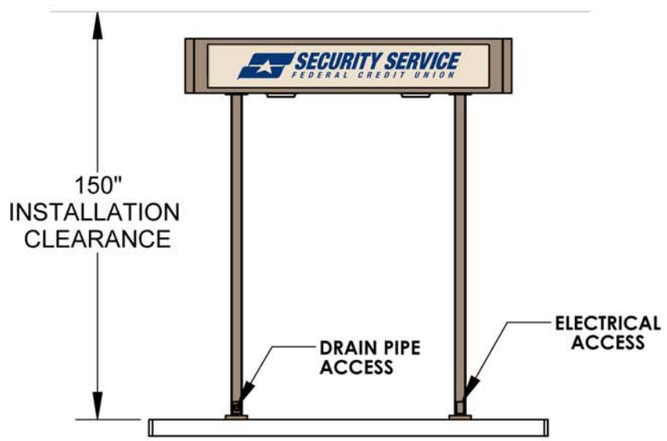
36" LINEAR LAYOUT

MFG:
FLUSH MOUNTED INTERN. ILLUM. LED LOGO,
CHANNEL LETTERS

LOGO: #7328 WHITE PLEXI FACE W/ CALON #36 BLUE VINYL OVERLAY W/ WHITE OUTLINE / ALUM. RETURNS PTM PMS #286C BLUE / 2" BLUETRIM-CAP / ALUM. BACK / ILLUM. W/ WHITE LEDS / FLUSH MOUNTED

CHNL LTRS: #7328 WHITE PLEXI FACES / ALUM. RETURNS PTM #313 BRONZE / 1" #313 BRONZE TRIM-CAP / ALUM. BACK / ILLUM. W/ WHITE LEDS FLUSH MOUNTED

WIREWAYS LOCATED ON ROOF BEHIND PARAPET WALL TO HOUSE ELECTRICAL w/ TWO (2) WIREWAY COVERS



REMOTE ATM CANOPY WITH SIGNAGE

SECURITY SERVICE
FEDERAL CREDIT UNION

GRAPHIC REPRESENTAION ONLY/NOT FOR CONSTRUCTION
Building, landscape, and site furnishing images are a graphic representation of the design intent. This may not reflect all variations in colors, materials, construction that may occur due to local material differences, and final design detailing. Landscaping shown is preliminary and does not reflect the final landscaping design that conforms with local code.

SE MILITARY & MISSION RD.
SAN ANTONIO, TEXAS 78214

9639 McCULLOUGH Ave. Ph. 210.340.2400
San Antonio, Texas 78216 Fax. 210.340.2449
Project No. 2015075 Date: 04/27/2016
Mdn ARCHITECTS

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCHMARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
6. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(96) DISPLAYED IN SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR EACH COUNTY.
(THE SURFACE ADJUSTMENT FACTOR FOR BEXAR COUNTY IS 1.00017. OTHER COUNTIES WILL HAVE A DIFFERENT FACTOR. CHECK WITH THE SURVEYOR TO OBTAIN THE CORRECT SURFACE ADJUSTMENT FACTOR FOR PROJECTS LOCATED OUTSIDE OF BEXAR COUNTY.)
7. BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.
8. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
9. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
10. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PAVEMENT NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STORM DRAIN SYSTEMS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
4. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
7. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
8. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVING, CURB, AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION. NO JAGGED OR IRREGULAR EDGES WILL BE ALLOWED.

PARKING SUMMARY

USE	SIZE	MIN. PARKING (REQUIRED)	MAX. PARKING (REQUIRED)
COMMERCIAL	5,177 SF	1/200 SF	1/100 SF
MINIMUM REQUIRED PARKING = 26			
MAXIMUM REQUIRED PARKING = 52			
STANDARD PARKING PROVIDED (9'X18') = 49			
ACCESSIBLE PARKING PROVIDED (9'X18') = 2			
TOTAL PARKING PROVIDED		**= 49**	

ACCESSIBLE PARKING SUMMARY

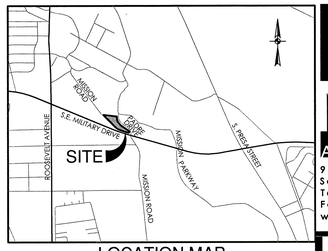
ACCESSIBLE SPACES REQUIRED = 2
ACCESSIBLE SPACES PROVIDED = 2

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	230.13'	036°45'00"	S18°12'46"E	145.09'	147.61'
C2	230.13'	020°00'00"	S46°35'16"E	79.92'	80.33'
C3	120.92'	023°30'31"	S44°50'01"E	49.27'	49.61'
C4	30.00'	106°29'45"	S20°10'07"W	48.07'	55.76'
C5	585.00'	029°39'51"	N59°08'11"W	299.51'	302.88'

KEYED NOTES

1. PROPOSED STANDARD 6" CURB (TYP.) (SEE CIVIL DETAIL SHEETS)
2. PROPOSED STANDARD 2' CURB TRANSITION (SEE CIVIL DETAIL SHEETS)
3. PROPOSED CONCRETE SIDEWALK (SEE CIVIL DETAIL SHEETS)
4. REFER TO ARCHITECTURAL PLANS FOR SIDEWALKS ADJACENT TO BUILDING
5. PROPOSED WHEEL CHAIR RAMP (SEE CIVIL DETAIL SHEETS)
6. CONCRETE/ASPHALT PAVEMENT JUNCTURE (SEE CIVIL DETAIL SHEETS)
7. PROPOSED WHEEL STOP (SEE CIVIL DETAIL SHEETS)
8. PROPOSED BIKE RACK (SEE CIVIL DETAIL SHEETS)
9. PROPOSED ACCESSIBLE PARKING SYMBOL (TYP.) (PAINT BLUE)
10. PROPOSED ACCESSIBLE PARKING SIGN (TYP.) (SEE CIVIL DETAIL SHEETS)
11. PROPOSED ACCESSIBLE STRIPING ISLAND (SEE CIVIL DETAIL SHEETS)
12. PROPOSED 4" WIDE SOLID WHITE STRIPE (TYP.) (SEE CIVIL DETAIL SHEETS)
13. PROPOSED PEDESTRIAN CROSSWALK (SEE CIVIL DETAIL SHEETS)
14. PROPOSED "STOP" SIGN (SEE CIVIL DETAIL SHEETS)
15. PROPOSED 1' CONCRETE FLUME AND SIDEWALK BOX DRAIN (SEE ARCHITECT PLANS FOR DETAILS)
16. PROPOSED REMOVABLE BOLLARD (SEE CIVIL DETAIL SHEETS)
17. TRANSITION TO 18" CURB IN 18 LF
18. PROPOSED 18" CURB
19. TRANSITION TO 18" CURB IN 31 LF
20. PROPOSED "STOP" SIGN (SEE CIVIL DETAIL SHEETS)
21. PROPOSED "NO THRU TRAFFIC" SIGN (SEE CIVIL DETAIL SHEETS)
22. PROPOSED "DO NOT ENTER" SIGN (SEE CIVIL DETAIL SHEETS)
23. CONCRETE/CONCRETE PAVEMENT JUNCTURE (SEE CIVIL DETAIL SHEETS)



LOCATION MAP

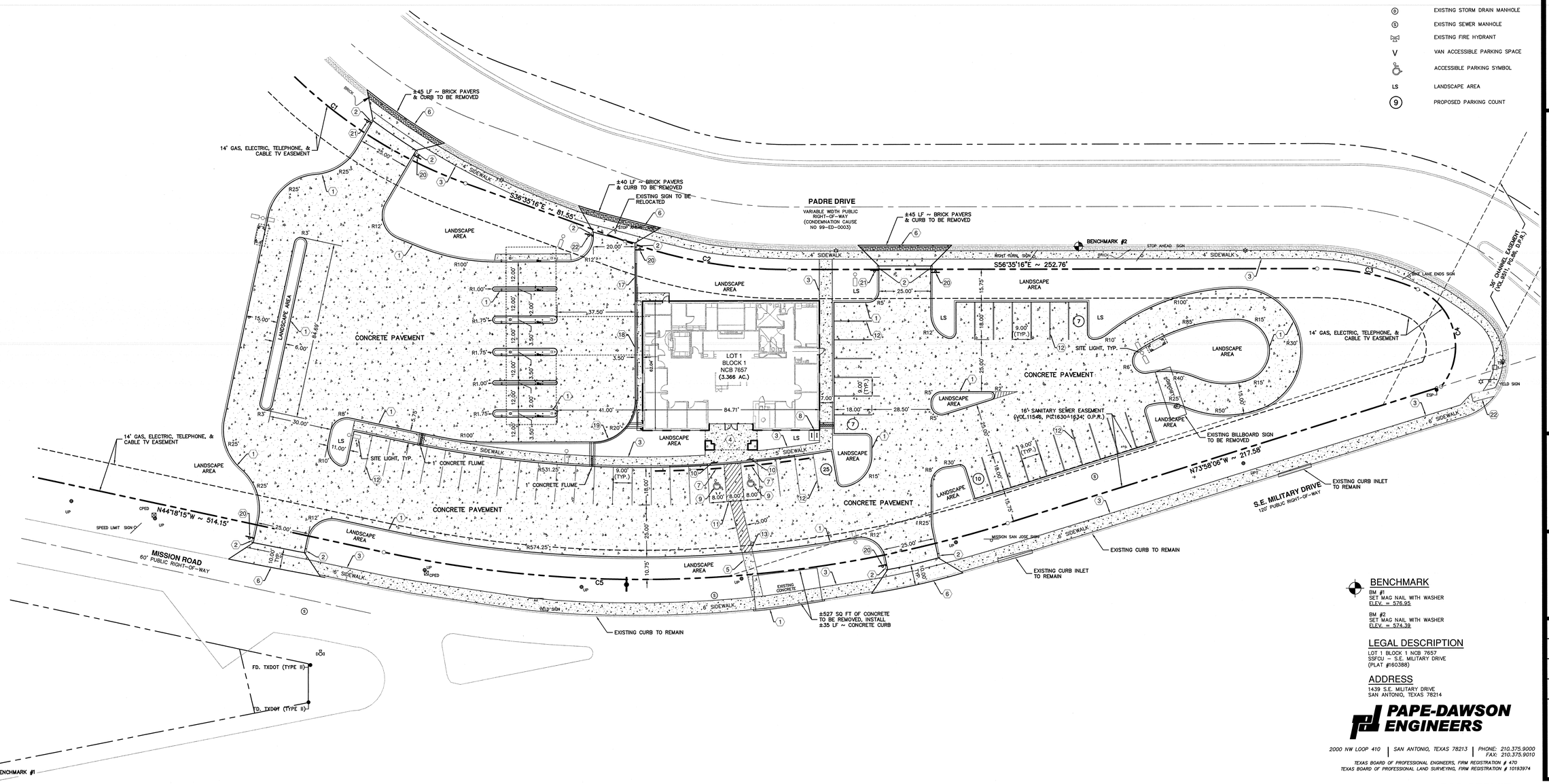
NOT-TO-SCALE

SCALE: 1"= 20'

0' 20' 40' 60'

LEGEND

- PROPERTY LINE
- EXISTING CURB TO REMAIN
- PROPOSED CURB
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- EXISTING STORM DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- V — VAN ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SYMBOL
- LS — LANDSCAPE AREA
- (9) — PROPOSED PARKING COUNT



BENCHMARK

BM #1
SET MAG NAIL WITH WASHER
ELEV. = 576.95

BM #2
SET MAG NAIL WITH WASHER
ELEV. = 574.39

LEGAL DESCRIPTION

LOT 1 BLOCK 1 NCB 7657
SSFCU – S.E. MILITARY DRIVE
(PLAT #160388)

ADDRESS

1439 S.E. MILITARY DRIVE
SAN ANTONIO, TEXAS 78214

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

FOR PERMIT

Mdn ARCHITECTS
9639 McCullough Ave.
San Antonio, Texas 78216
Tel. 210.340.2400
Fax. 210.340.2449
www.mdnarchitects.com

REVISIONS:

NO.	DESCRIPTION	DATE

SECURITY SERVICE FEDERAL CREDIT UNION

SSFCU - S.E. MILITARY DRIVE

1439 S.E. MILITARY DRIVE
SAN ANTONIO, TEXAS 78214

STATE OF TEXAS — SONG LIM TAN — 79798 — LICENSED PROFESSIONAL ENGINEER — 5/19/16

project #: 11052-00

date: MAY 2016

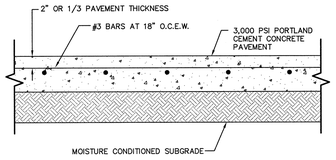
reviewed by

drawn by: D.D.

drawing title: DIMENSIONAL CONTROL & PAVING PLAN

drawn number: C1.00

Date: May 19, 2016, 11:23am User ID: ddavila
File: P:\110\52\00\Design\Civil\C1.00 DIMENSIONAL CONTROL & PAVING PLAN.dwg

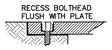


PAVEMENT MATERIALS	CONCRETE (IN)
PORTLAND CEMENT CONCRETE	6
MOISTURE CONDITIONED SUBGRADE	6

CONCRETE PAVEMENT SECTION

REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY RABA KISTNER CONSULTANTS, INC., PROJECT NO. ASA15-082-00, DATED MAY 12, 2016 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.

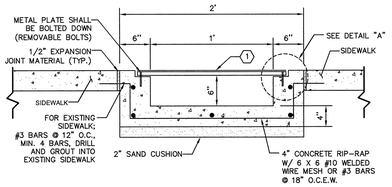
1



DETAIL "A"

NOT-TO-SCALE

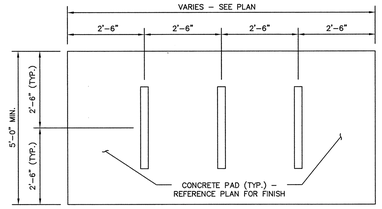
1 CONTRACTOR SHALL INSTALL 1/4" THICK BY THE WIDTH OF SIDEWALK, PAINTED SILVER AND SCORED METAL DIAMOND PLATE WHERE SHOWN ON PLANS. SUBMIT SHOP DRAWING FOR APPROVAL



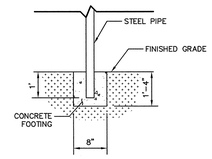
SIDEWALK BOX DRAIN DETAIL

NOT-TO-SCALE

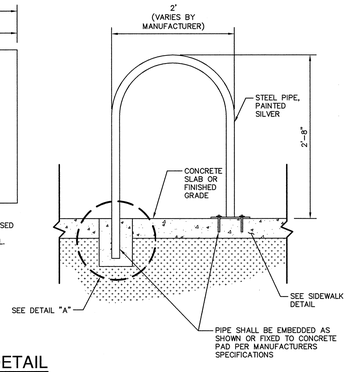
2



NOTE:
ACTUAL DIMENSIONS WILL VARY BASED ON NUMBER OF BIKE RACKS. REFERENCE PLAN FOR MORE DETAIL.



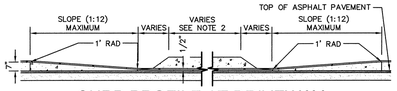
DETAIL "A"



BIKE RACK DETAIL

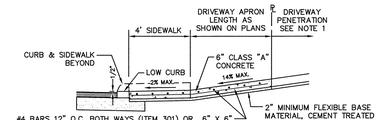
NOT-TO-SCALE

3



CURB PROFILE AT DRIVEWAY

WITH SIDEWALK ABUTTING CURB



1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY
   A.) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.1 OR 503.2.
   B.) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.4 AND SHALL INCLUDE A MINIMUM OF 1" ASPHALT TYPE "D" & 6" FLEXIBLE BASE
   C.) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503.5 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE
2. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
COMMERCIAL – ONE WAY	12'	20'
COMMERCIAL – TWO WAY	24'	30'

TYPICAL COMMERCIAL DRIVEWAY SECTION

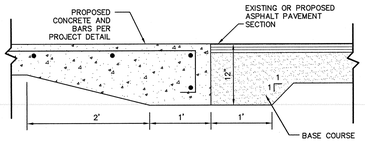
WITH SIDEWALK ABUTTING CURB
ITEM 503.2

4

Mdn ARCHITECTS
9639 McCullough Ave.
San Antonio, Texas 78216
Tel. 210.340.2400
Fax. 210.340.2449
www.mdnarchitects.com

REVISIONS:

NO.	DESCRIPTION	DATE

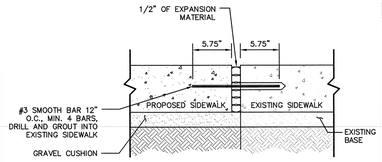


CONCRETE/ASPHALT JUNCTURE DETAIL

NOT-TO-SCALE

5

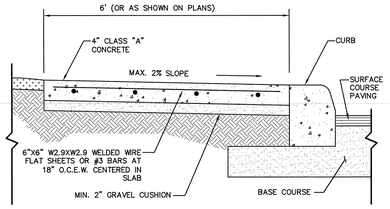
6



SIDEWALK JUNCTURE DETAIL

NOT-TO-SCALE

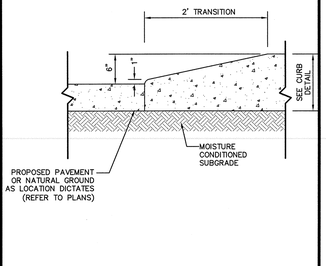
7



SIDEWALK DETAIL

NOT-TO-SCALE

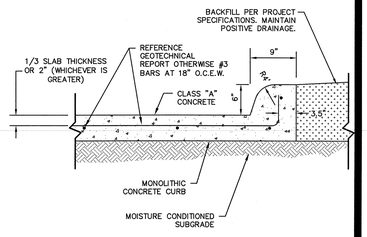
8



CURB TRANSITION DETAIL

NOT-TO-SCALE

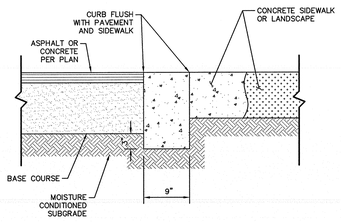
9



CONCRETE PAVEMENT AND MONOLITHIC CURB DETAIL

NOT-TO-SCALE

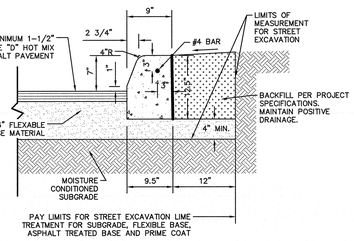
10



HEADER CURB DETAIL

NOT-TO-SCALE

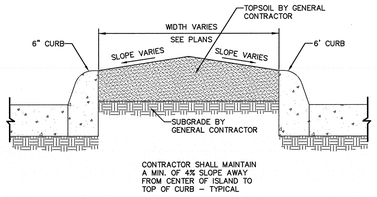
11



COSA
7" CONCRETE CURB DETAIL

NOT-TO-SCALE

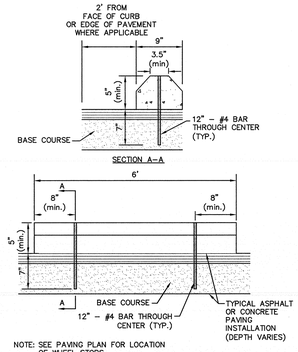
12



TYPICAL LANDSCAPE ISLAND GRADING DETAIL

NOT-TO-SCALE

13

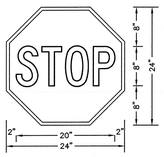


NOTE: SEE PAVING PLAN FOR LOCATION OF WHEEL STOPS.

WHEEL STOP DETAIL

NOT-TO-SCALE

14

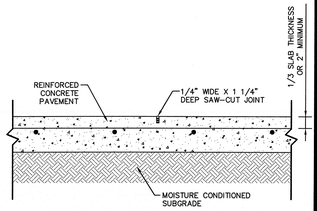


R1-1 24
0.6" BORDER, WHITE ON RED; "STOP" 60% SPACING

STOP SIGN

NOT-TO-SCALE

15

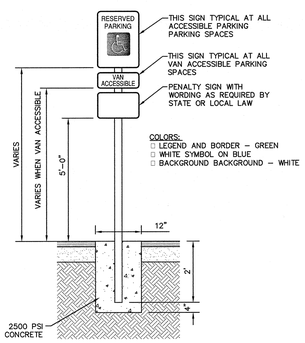


SAWED CONTROL JOINTS SHALL BE CUT PER THE GEOTECHNICAL REPORT OTHERWISE IN A 15' X 15' GRID PATTERN

SAWCUT CONTROL JOINT DETAIL

NOT-TO-SCALE

16

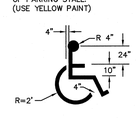


ACCESSIBLE PARKING SIGNAGE DETAIL

NOT-TO-SCALE

17

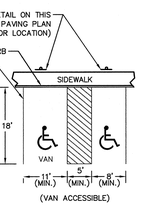
NOTE: SYMBOL SHALL BE PAINTED IN CENTER OF PARKING STALL. (USE YELLOW PAINT)



ACCESSIBLE PARKING STALL SYMBOL

STRIPING DETAIL

(SEE SIGN DETAIL ON THIS SHEET) (SEE PAVING PLAN FOR LOCATION)



(VAN ACCESSIBLE)

ACCESSIBLE PARKING AREA DETAIL

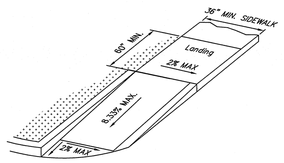
NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE OF ACCESSIBLE PARKING AREAS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ACCESSIBILITY MANUAL.

AS AN EXCEPTION, VAN PARKING SPACES MAY BE A MINIMUM OF 8' WIDE WHEN THE ACCESS AISLE IS A MINIMUM OF 8'.

ACCESSIBLE PARKING DETAILS

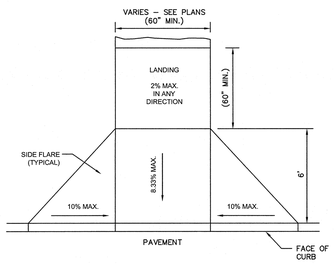
NOT-TO-SCALE

18



CURB RAMP TYPE "B"

NOT-TO-SCALE



CURB RAMP TYPE "C"

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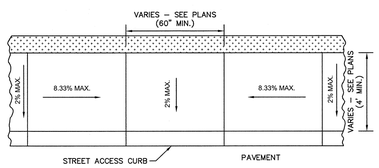
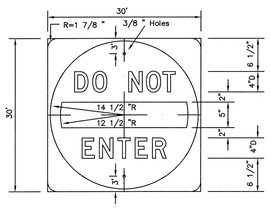


CURB RAMP TYPE "A"

NOT-TO-SCALE

19



R5-1 30" X 30"

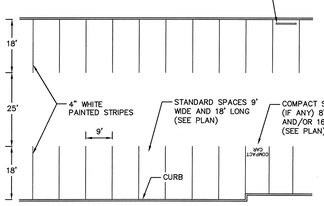
Letters	–	White Reflective
Bar	–	White Reflective
Background	–	Red Reflective

"DO NOT ENTER" SIGN

NOT-TO-SCALE

20

CONTRACTOR TO PLACE WHEEL STOPS 2' FROM CURB AND CENTERED WITHIN PARKING STALL. SEE THIS SHEET FOR WHEEL STOP LOCATIONS.



NOTE: ALL SPACES SHOWN ON PLAN STD. (9x18) UNLESS OTHERWISE NOTED

STRIPING FOR 90-DEGREE PARKING

NOT-TO-SCALE

21

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

FOR PERMIT

SECURITY SERVICE FEDERAL CREDIT UNION

SSFCU - S.E. MILITARY DRIVE

1439 S.E. MILITARY DRIVE
SAN ANTONIO, TEXAS 78214

STATE OF TEXAS
SONG LIM TAN
79798
LICENSED PROFESSIONAL ENGINEER
5/19/16

project #: 11052-00
date: MAY 2016
reviewed by
drawn by: D.D.
drawing title: CIVIL DETAILS SHEET 1 OF 2
drawn number: C7.00

Date: May 19, 2016, 11:20am User ID: ddavila
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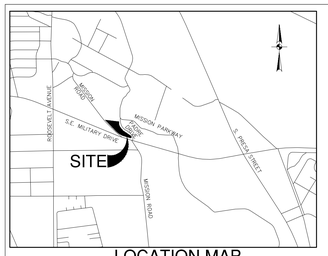


LOCATION MAP
NOT-TO-SCALE

NOTE:THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. THE LANDSCAPE IRRIGATOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	SIZE/ CONDITION
	BLD	BOULDERS LIMESTONE	36"L X 30"W X 24" H REFERENCE DETAIL 10/ SHT.L2
*	GRA	TEXAS BLEND RIVER GRAVEL ON 5oz. WEED BARRIER FABRIC	4" DEPTH, 2"-4" DIA., WASHED, WELL SORTED, AS SHOWN REFERENCE DETAIL 08/ SHT.L2
*	DG	DECOMPOSED GRANITE TEXAS PINK CRUSHED GRANITE	4" DEPTH COMPACTED ON FILTER FABRIC REFERENCE DETAIL 09/ SHT.L2
	EDG	EDGER STEEL EDGER	1/8" X 4" STAKED; PAINTED GREEN REFERENCE DETAIL 07/ SHT.L2

* INSTALL FLUSH WITH TOP OF CURB/SIDEWALK. SLOPE TOWARD CURB TO DRAIN

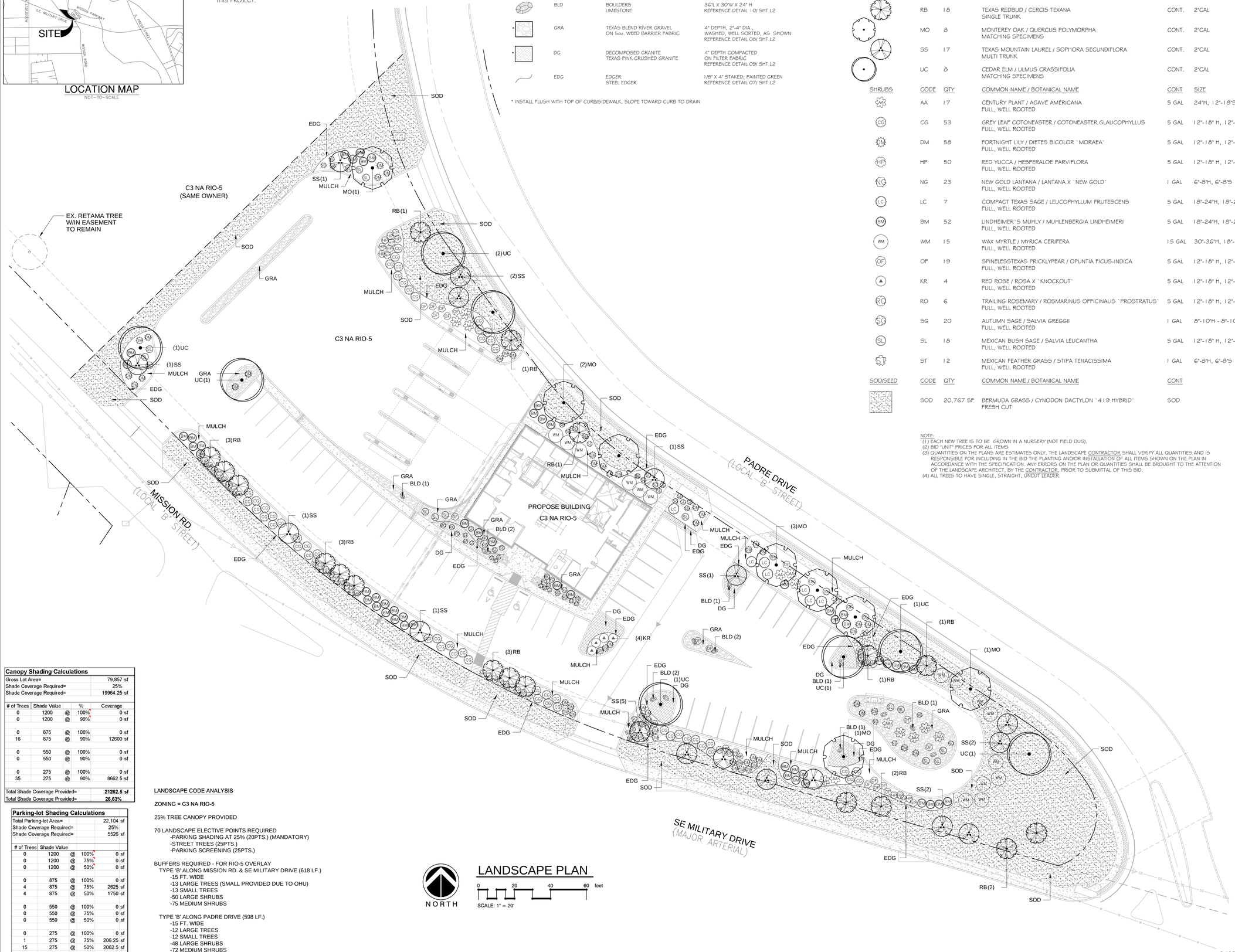
PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	RB	18	TEXAS REDBUD / CERCIS TEXANA SINGLE TRUNK	CONT.	2"CAL	6`-8`H, 3`-4`S
	MO	8	MONTEREY OAK / QUERCUS POLYMORPHA MATCHING SPECIMENS	CONT.	2"CAL	8`-10`H, 3`-4`S
	SS	17	TEXAS MOUNTAIN LAUREL / SOPHORA SECUNDIFLORA MULTI TRUNK	CONT.	2"CAL	6`-8`H, 3`-4`S
	UC	8	CEDAR ELM / ULMUS CRASSIFOLIA MATCHING SPECIMENS	CONT.	2"CAL	8`-10`H, 3`-4`S

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	SIZE
AA	AA	17	CENTURY PLANT / AGAVE AMERICANA FULL, WELL ROOTED	5 GAL	24"H, 12"-18"S
CG	CG	53	GREY LEAF COTONEASTER / COTONEASTER GLAUCOPHYLLUS FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
DM	DM	58	FORTNIGHT LILY / DIETES BICOLOR `MORAEA` FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
HP	HP	50	RED YUCCA / HESPERALOE PARVIFLORA FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
NG	NG	23	NEW GOLD LANTANA / LANTANA X `NEW GOLD` FULL, WELL ROOTED	1 GAL	6"-8"H, 6"-8"S
LC	LC	7	COMPACT TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S
BM	BM	52	LINDHEIMER`S MUHLY / MUHLENBERGIA LINDHEIMERI FULL, WELL ROOTED	5 GAL	18"-24"H, 18"-24"S
WM	WM	15	WAX MYRTLE / MYRICA CERIFERA FULL, WELL ROOTED	15 GAL	30"-36"H, 18"-24"S
OF	OF	19	SPINELESSTEXAS PRICKLYPEAR / OPUNTIA FICUS-INDICA FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
KR	KR	4	RED ROSE / ROSA X `KNOCKOUT` FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
RO	RO	6	TRAILING ROSEMARY / ROSMARINUS OFFICINALIS `PROSTRATUS` FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
SG	SG	20	AUTUMN SAGE / SALVIA GREGGII FULL, WELL ROOTED	1 GAL	8"-10"H - 8"-10"S
SL	SL	18	MEXICAN BUSH SAGE / SALVIA LEUCANTHA FULL, WELL ROOTED	5 GAL	12"-18" H, 12"-18" S
ST	ST	12	MEXICAN FEATHER GRASS / STIPA TENACISSIMA FULL, WELL ROOTED	1 GAL	6"-8"H, 6"-8"S

SOD/SEED	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	SOD	20,767 SF	BERMUDA GRASS / CYNODON DACTYLON `419 HYBRID` FRESH CUT	SOD

NOTE:
(1) EACH NEW TREE IS TO BE GROWN IN A NURSERY (NOT FIELD DUG).
(2) BID "UNIT" PRICES FOR ALL ITEMS
(3) QUANTITIES ON THE PLANS ARE ESTIMATES ONLY. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND IS RESPONSIBLE FOR INCLUDING IN THE BID THE PLANTING AND/OR INSTALLATION OF ALL ITEMS SHOWN ON THE PLAN IN ACCORDANCE WITH THE SPECIFICATION. ANY ERRORS ON THE PLAN OR QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, BY THE CONTRACTOR, PRIOR TO SUBMITTAL OF THIS BID.
(4) ALL TREES TO HAVE SINGLE, STRAIGHT, UNCUT LEADER.



Canopy Shading Calculations				
Gross Lot Area=				79,857 sf
Shade Coverage Required=				25%
Shade Coverage Required=				19964.25 sf
# of Trees	Shade Value		%	Coverage
0	1200	@	100%	0 sf
0	1200	@	90%	0 sf
0	875	@	100%	0 sf
16	875	@	90%	12600 sf
0	550	@	100%	0 sf
0	550	@	90%	0 sf
0	275	@	100%	0 sf
35	275	@	90%	8662.5 sf
Total Shade Coverage Provided=				**21262.5 sf**
Total Shade Coverage Provided=				**26.63%**

Parking-lot Shading Calculations				
Total Parking-lot Area=				22,104 sf
Shade Coverage Required=				25%
Shade Coverage Required=				5526 sf
# of Trees	Shade Value			
0	1200	@	100%	0 sf
0	1200	@	75%	0 sf
0	1200	@	50%	0 sf
0	875	@	100%	0 sf
4	875	@	75%	2625 sf
4	875	@	50%	1750 sf
0	550	@	100%	0 sf
0	550	@	75%	0 sf
0	550	@	50%	0 sf
0	275	@	100%	0 sf
1	275	@	75%	206.25 sf
15	275	@	50%	2062.5 sf
Total Shade Coverage Provided=				**6643.75 sf**
Total Shade Coverage Provided=				**30.06%**

LANDSCAPE CODE ANALYSIS

ZONING = C3 NA RIO-5

25% TREE CANOPY PROVIDED

70 LANDSCAPE ELECTIVE POINTS REQUIRED
-PARKING SHADING AT 25% (20PTS.) (MANDATORY)
-STREET TREES (25PTS.)
-PARKING SCREENING (25PTS.)

BUFFERS REQUIRED - FOR RIO-5 OVERLAY
TYPE 'B' ALONG MISSION RD. & SE MILITARY DRIVE (618 LF.)
-15 FT. WIDE
-13 LARGE TREES (SMALL PROVIDED DUE TO OHU)
-13 SMALL TREES
-50 LARGE SHRUBS
-75 MEDIUM SHRUBS

TYPE 'B' ALONG PADRE DRIVE (598 LF.)
-15 FT. WIDE
-12 LARGE TREES
-12 SMALL TREES
-48 LARGE SHRUBS
-72 MEDIUM SHRUBS

IRRIGATION SYSTEM REQUIRED FOR SHRUBS & TREES ONLY.

NORTH

LANDSCAPE PLAN

0 20 40 60 feet
SCALE: 1" = 20'

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REVISIONS:

NO.	DESCRIPTION	DATE

SECURITY SERVICE
FEDERAL CREDIT UNION

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REGISTERED LANDSCAPE ARCHITECT
JASON S. LOCHTE
2516
STATE OF TEXAS
5/19/16

project #: 2015075 (MDN)
16-141 (CLLA)

date: 05/19/2016

reviewed by JSL

drawn by: JSL

drawing title: LANDSCAPE PLAN

drawn number: L1

LANDSCAPE NOTES

SCOPE OF WORK - THE CONTRACTOR IS RESPONSIBLE FOR PLANTING AND INSTALLING ALL ITEMS SHOWN ON THE PLANS.

EXISTING UTILITIES - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATION SERVICE TO IDENTIFY ANY UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF POTENTIAL DISCREPANCIES OR OBSTACLES. REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES. CALL 1-800-DIG-TESS FOR UNDERGROUND UTILITY LOCATION TWO DAYS (2) PRIOR TO EXCAVATION.

PLANTING MIX - PLANTING MIX SHALL BE A BLEND OF: TOPSOIL, COMPOST, RED SAND, AND AGED RICE HULLS, WITH AN OVERALL pH BETWEEN 6.0 AND 7.5. PREFERRED VENDORS: GARDENVILLE AND NEW EARTH.

PLANTING BED - REMOVE EXISTING MATERIAL TO A DEPTH OF 6" AND REPLACE WITH THE SPECIFIED PLANTING MIX. ROTOTILL AREA TO A MINIMUM DEPTH OF 8". DISPOSE OF EXCAVATED MATERIAL OFF SITE. ALLOW FOR SPECIFIED MULCH DEPTH. DO NOT "ROTOTILL AROUND EXISTING TREES, TURN SOIL AND MIX BY HAND SHOVEL.

WEED FABRIC - INSTALL 5 OZ. WEED BARRIER FABRIC OVER ALL PLANTING BEDS AFTER SOIL PREPARATION. FABRIC SHALL BE EQUAL TO DEWITT WEED BARRIER 12 YR. SECURE WITH ANCHOR PINS AND OVERLAP EDGES BY 12". AFTER PLANTING, COVER ALL FABRIC WITH SPECIFIED DEPTH OF MULCH.

TREE PLANTING - EXCAVATE PIT SLIGHTLY SHALLOWER AND 2 TO 3 TIMES THE WIDTH OF THE ROOTBALL OR CONTAINER. FILL PIT WITH WATER AND ENSURE DRAINAGE WITHIN 24 HOURS. PRIOR TO PLANTING REMOVE CONTAINER AND/OR WIRE BASKET AND/OR LOOSEN NYLON STRINGS AND BURLAP FROM TOP 1/3 OF ROOT BALL. CENTER TREE WITHIN PIT. BACKFILL WITH A BLEND OF EXCAVATED SOIL (FREE OF FIST SIZED STONES & LARGER) AND PLANTING MIX. WATER AND TAMP SOIL IN 6" LIFTS. INSERT ONE AGRIFORM FERTILIZER TABLET PER CALIPER INCH OF TREE. BACKFILL WITH SOIL UNTIL THE SURFACE IS LEVEL WITH THE SURROUNDING SURFACE AND THE CROWN OF THE PLANT IS AT FINISHED GRADE. BUILD-UP A UNIFORM 5" WATERING BASIN AROUND TREE WITH SOIL NOT MULCH.

SHRUB PLANTING - SPACE PLANT MATERIAL AS SHOWN ON DRAWINGS AND ADJUST AS NEEDED PRIOR TO DIGGING OPERATION. DIG SHRUB PIT TO THE SAME DEPTH AS ROOTBALL AND TWO TIMES (2X) LARGER THAN THE DIAMETER OF THE ROOT BALL. BACKFILL WITH APPROPRIATE PLANTING MIX AND WATER THOROUGHLY AFTER PLANTING. INSERT TWO (2) AGRIFORM TABLETS PER SHRUB PIT. CROWN OF ROOT BALL TO MATCH FINISHED GRADE.

SHRUB & GROUNDCOVER PLANTING - SEE PLANTING BED PREPARATION. LAYOUT PLANT MATERIAL UNIFORMLY AND USE TRIANGLE SPACING FOR MASS PLANTINGS. BACKFILL PLANT MATERIAL WITH PLANTING MIX. FERTILIZE AND WATER THOROUGHLY AFTER PLANTING.

FERTILIZER - APPLY ONE APPLICATION OF MEDINA ROOT STIMULATOR PER MANUFACTURER'S RECOMMENDATIONS AFTER INITIAL PLANTING. APPLY A NATURAL ORGANIC SLOW RELEASE GRANULE NITROGEN FERTILIZER AS FOLLOWS: 3 LBS. PER TREE, 25 LBS/1000 S.F. IN TOP 5" OF PLANTING SOIL IN SHRUB AND GROUNDCOVER BEDS.

MULCH - AFTER PLANTING, MULCH ALL PLANTING BEDS AND TREES WITH 4" MINIMUM DEPTH OF COMPOSTED MULCH UNLESS NOTED OTHERWISE. ALLOW FOR 25% TO 30% COMPACTION. INSTALL MULCH FLUSH WITH TOP OF CURB, SIDEWALK, OR EDGER.

GUARANTEE - GUARANTEE ALL LABOR, MATERIAL, AND TREES FOR ONE YEAR AND OTHER PLANT MATERIAL FOR 90 DAYS UPON COMPLETION AND FINAL ACCEPTANCE OF ALL WORK BY OWNER FOR THAT PARTICULAR BUILDING OR PHASE. REPLACE ALL DEAD AND UNHEALTHY PLANT MATERIALS AND PLANT MATERIALS THAT HAVE PARTIALLY DIED WHERE SHAPE, SIZE OR SYMMETRY HAS BEEN DAMAGED. THIS GUARANTEE DOES NOT APPLY WHERE PLANT MATERIAL DIES, AFTER ACCEPTANCE OF WORK, DUE TO IMPROPER MAINTENANCE, HAIL, WIND, LIGHTNING, FIRE, FREEZE, DROUGHT, INSECT, DISEASE DAMAGE, THEFT, FLOOD, OR VANDALISM.

TURF SOIL MIX - MINIMUM 5" DEPTH OF A 80% TOPSOIL AND 20% COMPOST BLEND WILL BE REQUIRED IN ALL AREAS RECEIVING SOLID-SOD AND/OR GRASS SEED, WHERE TURF IS TO BE ESTABLISHED. SOIL TO BE FERTILE, SANDY LOAM TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM A DRAINED SITE; FREE OF SUBSOIL, CLAY, OR IMPURITIES, PLANTS, WEEDS, AND ROOTS. SOIL SHALL BE BROWN IN COLOR, FREE OF ANY MATERIAL LARGER THAN 1" IN DIAMETER WITH A PH BETWEEN 6.0 AND 7.5. INSTALL WITHIN 1" OF TOP OF CURB, SIDEWALK, OR EDGER WHERE SOD OR SEED IS TO BE INSTALLED.

HOT WEATHER PLANTING - NEWLY PLANTED SHRUBS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY-FOUR (24) HOURS AFTER PLANTING WHEN PLANTING OPERATION TEMPERATURES REACH 99 DEGREES OR GREATER. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPRUF".

CLEAN-UP - ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR AND CLEAN OF MUD AND DEBRIS AT ALL TIMES. AT COMPLETION OF WORK REMOVE ALL TRASH, WASTE, AND EQUIPMENT. LEAVE THE SITE CLEAN.

TEMPORARY IRRIGATION - CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION AT ALL TURF AND LANDSCAPED AREAS NOT IRRIGATED WITH THE PERMANENT IRRIGATION SYSTEM. THE TEMPORARY SYSTEM SHALL REMAIN IN OPERATION FOR NO LESS THAN 90 DAYS AND UNTIL TURF IS FULLY ESTABLISHED. ALL TEMPORARY COMPONENTS SHALL BE REMOVED NO MORE 7 DAYS AFTER WRITTEN NOTICE FROM THE OWNER.

MAINTENANCE - CONTRACTOR SHALL CONTINUE TO MAINTAIN ALL LANDSCAPE AREAS UNTIL FINAL ACCEPTANCE BY OWNER. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: REPLACING DEAD OR UNHEALTHY PLANTS, MOWING, WATERING, WEEDING, CULTIVATING, AND MULCHING TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.

SOLID SOD NOTES

1. TURF SOIL MIX WILL BE REQUIRED IN ALL AREAS RECEIVING SOLID SOD AND/OR GRASS SEED, WHERE TURF IS TO BE ESTABLISHED. TURF SOIL MIX TO BE FERTILE, SANDY LOAM TYPICAL FOR LOCALITY, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TAKEN FROM A DRAINED SITE; FREE OF SUBSOIL, CLAY, VEGETATION, TOXIC SUBSTANCES, STONES, AND ROOTS, BLENDED WITH 25% COMPOST. SOIL SHALL BE BLACK TO BROWN IN COLOR AND FREE OF ANY MATERIAL LARGER THAN 1" IN DIAMETER WITH A pH BETWEEN 6.0 AND 7.8.

2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDING. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

3. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS. RAKE SOIL SMOOTH, FREE FROM VARIATIONS, BUMPS, AND DEPRESSIONS TO FINISH GRADE (1" BELOW TOPS OF WALKS AND CURBS AFTER COMPACTION.)

4. ALL LAWN AREAS TO BE FINE GRADED;IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO GRASS INSTALLATION.

5. ALL ROCK 1" DIAMETER AND LARGER, DIRT CLOD, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY GRASS INSTALLATION.

6. SOD AREAS TO BE SODDED WITH WORKABLE SIZE ROLLS OR PIECE UNITS THAT ARE NOT BROKEN OR STRETCHED. SOD SHALL BE FREE OF THATCH. SOD SHALL BE INSTALLED WITHIN 24 HOURS OF ARRIVAL AT THE SITE AND WITHIN 48 HOURS OF STRIPPING. REMOVE ALL PLASTIC MESH FROM SOD ROLLS PRIOR TO INSTALLATION.

7. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES GREATER THAN 2:1 OR ON SLOPES WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE PINNED OR STAKED WITH WOODEN DOWELS 2' ON CENTER.

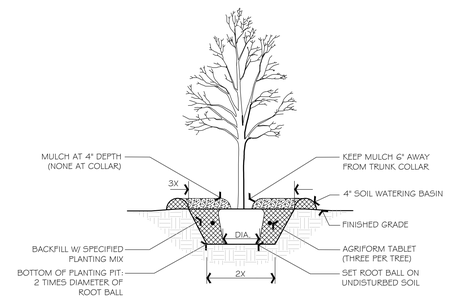
8. WITHIN ONE (1) HOUR OF SOD INSTALLATION WATER THOROUGHLY AND CONTINUE TO WATER DAILY TO ENSURE 5" TO 7" PENETRATION OF WATER INTO SOIL. ROLL SOD WITH ROLLER ENSURE GOOD CONTACT WITH SOIL.

9. FERTILIZE SOD WITH 12-12-12 STARTER FERTILIZER PER RATE RECOMMENDED BY MANUFACTURER OR SOIL TEST ANALYSIS. TYPICAL 12-12-12 FERTILIZER RATE IS 8.3 LBS. PER 1000 SF. OR 362 LBS. PER ACRE.

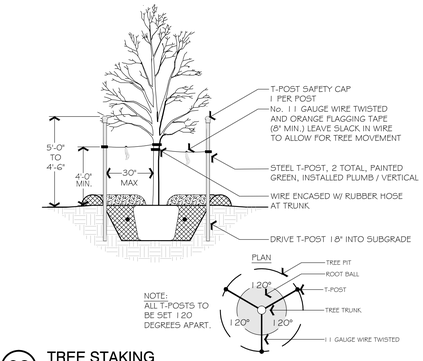
10. CONTRACTOR SHALL CONTINUE TO MAINTAIN ALL SODDED AREAS IN A HEALTHY LIVING CONDITION UNTIL FINAL ACCEPTANCE BY OWNER. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, EDGING, WATERING, WEEDING, CULTIVATING, FERTILIZING, AND REPLACING DEAD OR BARE AREAS.

11. WARRANTY OF THE TURF MATERIAL AND INSTALLATION SHALL REMAIN IN EFFECT FOR A PERIOD OF 90 DAYS FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR WILL NOT BE LIABLE FOR DAMAGE DUE TO VANDALISM, USE, OR NATURAL DISASTERS.

12. NO SOD SHALL BE PLACED WITHIN A 3' TO 5' RADIUS AROUND THE BASE OF EXISTING TREE(S). INSTALL A 6" LAYER OF MULCH WITHIN THE 3' TO 5' RADIUS OF EXISTING TREE(S).



01 TREE PLANTING
N.T.S.



02 TREE STAKING
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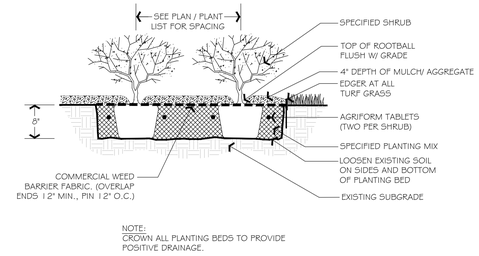

03 SHRUB AND GROUNDCOVER PLANTING
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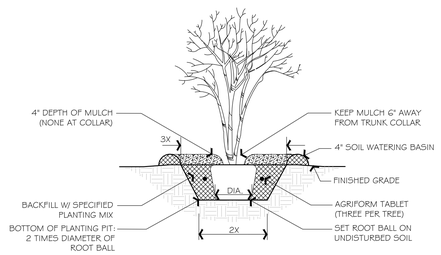

04 MULTI-TRUNK TREE PLANTING
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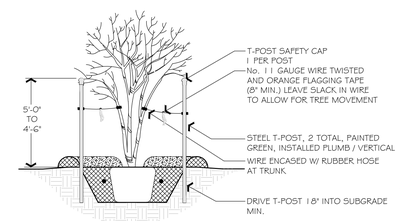

05 MULTI-TRUNK TREE STAKING
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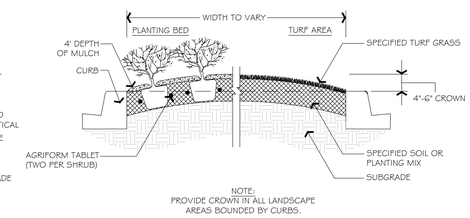
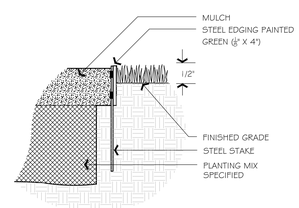


06 LANDSCAPE MEDIANS AND PARKING ISLANDS
N.T.S.



07 STEEL EDGING
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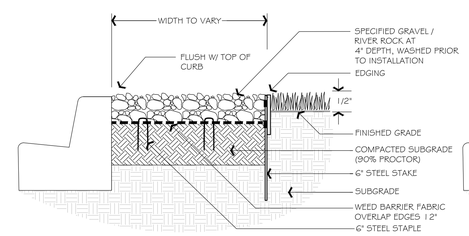
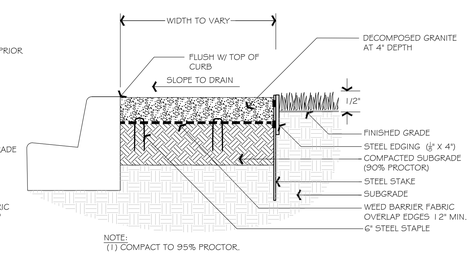
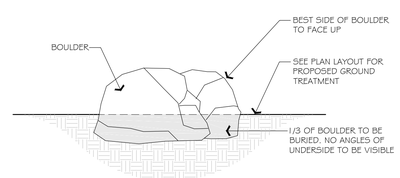


08 GRAVEL / RIVER ROCK AT CURB/ EDGER
N.T.S.



09 DECOMPOSED GRANITE AT CURB/ EDGER
N.T.S.



10 LANDSCAPE BOULDERS
N.T.S.

DETAIL-FILE

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REVISIONS:

NO.	DESCRIPTION	DATE

SECURITY SERVICE FEDERAL CREDIT UNION

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REGISTERED LANDSCAPE ARCHITECT
JASON S. LOCHTE
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project #: 2015075 (MDN)
16-141 (CLLA)

date: 05/19/2016

reviewed by: JSL

drawn by: JSL

drawing title: LANDSCAPE DETAILS AND NOTES

drawn number: L2

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
Q T H TQ F	RAIN BIRD RD-04-S-P30 12 SERIES MPR TURF SPRAY, 4.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE.	30
Q T H TQ F	RAIN BIRD RD-04-S-P30 15 SERIES MPR TURF SPRAY, 4.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE.	30
4V 6V 18V	RAIN BIRD RD-04-S-P30 ADJ TURF SPRAY, 4.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE.	30
8 8HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD RD-04-S-P30 ADJ TURF SPRAY, 4.0" POP-UP, WITH 30 PSI IN-STEM PRESSURE REGULATION, AND SEAL-A-MATIC CHECK VALVE.	30
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
T	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	40
25 50 18 20	HUNTER PROS-PRS30-06-CV-PCN FLOOD BUBBLER, 6.0" POP-UP, FACTORY INSTALLED DRAIN CHECK VALVE.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 3GPM TO 20GPM.
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-06-12 (18) XFS SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6GPH EMITTERS AT 12.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.
Mv	HUNTER ICV-G 1" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.
BF	FEBCO 850 1" DOUBLE CHECK BACKFLOW PREVENTION DEVICE.
C	CONTROLLER SIGNITURE EZ PRO SHARE 8600 SERIES 20 STATION CONTROLLER WITH INTEGRATED CELLULAR DATA MODEM. PROVIDE SHARE COMMUNICATION CARTRIDGE AND MAKE ALL NECESSARY CONNECTIONS. 110VAC PLUG IN AND 24VAC OUTPUT.
R	HUNTER RFC RAIN AND FREEZE SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.
M	WATER METER 1" IRR WATER METER
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 3/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1/2" IN SIZE.
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

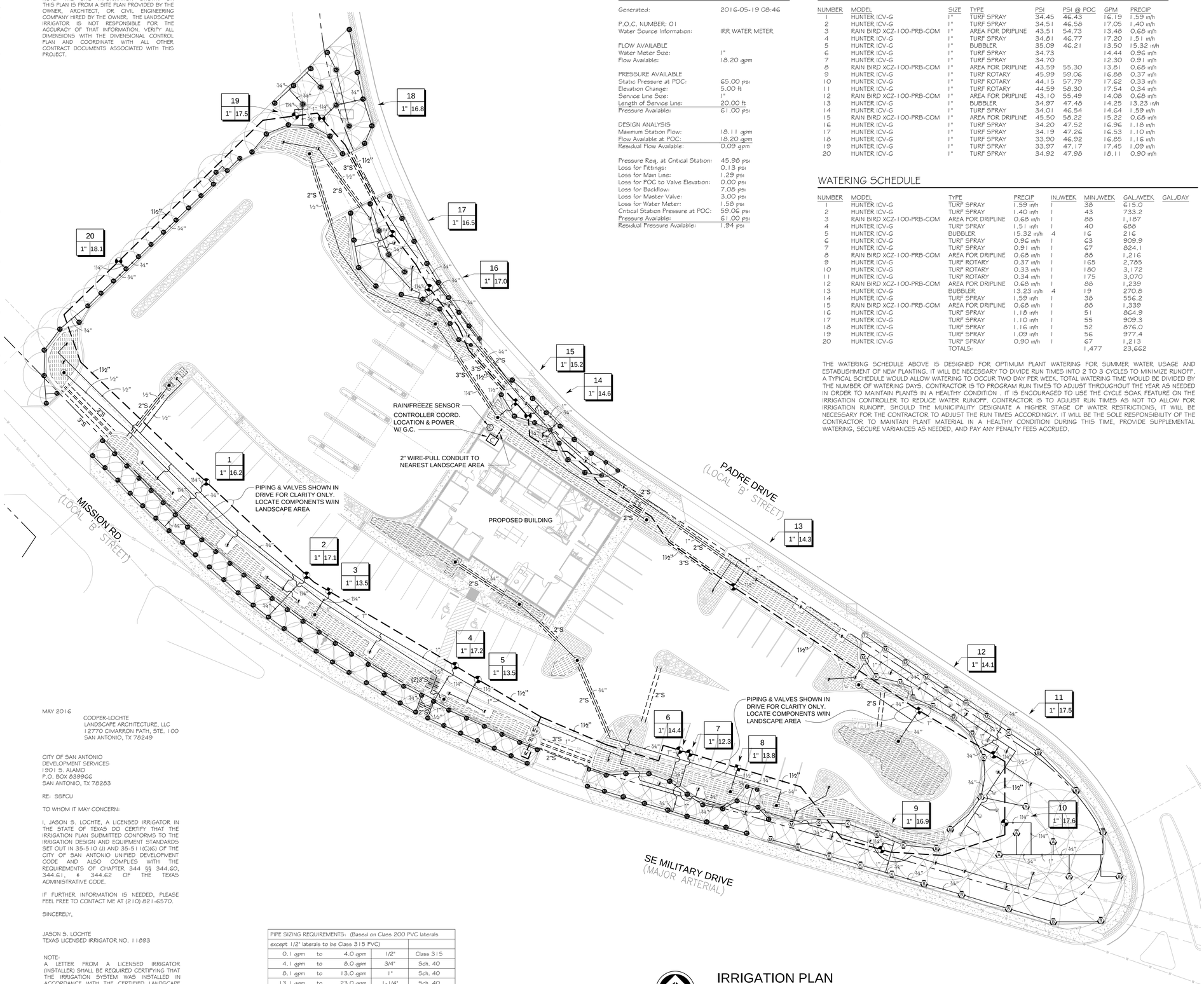
Valve Callout

Valve Number

Valve Flow

Valve Size

NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. THE LANDSCAPE IRRIGATOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.



MAY 2016

COOPER-LOCHTE
LANDSCAPE ARCHITECTURE, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TX 78249

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
1901 S. ALAMO
P.O. BOX 839966
SAN ANTONIO, TX 78283

RE: SSFCU

TO WHOM IT MAY CONCERN:

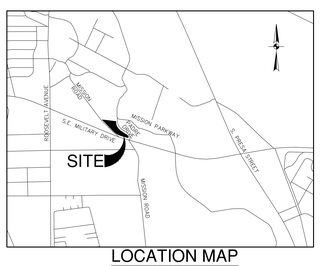
I, JASON S. LOCHTE, A LICENSED IRRIGATOR IN THE STATE OF TEXAS DO CERTIFY THAT THE IRRIGATION PLAN SUBMITTED CONFORMS TO THE IRRIGATION DESIGN AND EQUIPMENT STANDARDS SET OUT IN 35-510 (J) AND 35-511(C)(G) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE AND ALSO COMPLIES WITH THE REQUIREMENTS OF CHAPTER 344 §§ 344.60, 344.61, & 344.62 OF THE TEXAS ADMINISTRATIVE CODE.

IF FURTHER INFORMATION IS NEEDED, PLEASE FEEL FREE TO CONTACT ME AT (210) 821-6570.

SINCERELY,

JASON S. LOCHTE
TEXAS LICENSED IRRIGATOR NO. 11893

NOTE:
A LETTER FROM A LICENSED IRRIGATOR (INSTALLER) SHALL BE REQUIRED CERTIFYING THAT THE IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE CERTIFIED LANDSCAPE PLAN. THE IRRIGATION LETTER REQUIRED FOR THE CERTIFICATE OF OCCUPANCY CAN BE LEFT WITH THE TEST AND MEASURE (T&M) REPORT IN A WEATHERPROOF, WATER TIGHT BAG WHICH WILL BE COLLECTED UPON REQUEST BY THE PLUMBING INSPECTOR. THE LETTER MAY ALSO BE SUBMITTED AT THE DEPARTMENT OF DEVELOPMENT SERVICES BUILDING WHEN APPLYING FOR THE CERTIFICATE OF OCCUPANCY FOR NEW CONSTRUCTION.



LOCATION MAP
NOT-TO-SCALE

PIPE SIZING REQUIREMENTS: (Based on Class 200 PVC laterals except 1/2" laterals to be Class 315 PVC)				
0.1 gpm	to	4.0 gpm	1/2"	Class 315
4.1 gpm	to	8.0 gpm	3/4"	Sch. 40
8.1 gpm	to	13.0 gpm	1"	Sch. 40
13.1 gpm	to	23.0 gpm	1-1/4"	Sch. 40
23.1 gpm	to	32.0 gpm	1-1/2"	Sch. 40
32.1 gpm	to	53.0 gpm	2"	Sch. 40
53.1 gpm	to	74.0 gpm	2-1/2"	Sch. 40

NOTE: SIZE LATERAL PIPE SUCH THAT NO TWO SPRAY HEADS WITHIN THE SAME ZONE MAY VARY BY MORE THAN 10% IN PSI. RULE-OF-THUMB PIPE SIZING IS NOT ACCEPTABLE NOR PERMITTED IN RUNS LONGER THAN 100'.

CRITICAL ANALYSIS

Generated:	2016-05-19 08:46
P.O.C. NUMBER: 01	
Water Source Information:	IRR WATER METER
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	18.20 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	65.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20.00 ft
Pressure Available:	61.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	18.11 gpm
Flow Available at POC:	18.20 gpm
Residual Flow Available:	0.09 gpm
Pressure Req. at Critical Station:	45.98 psi
Loss for Fittings:	0.13 psi
Loss for Main Line:	1.29 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	7.08 psi
Loss for Master Valve:	3.00 psi
Loss for Water Meter:	1.58 psi
Critical Station Pressure at POC:	59.06 psi
Pressure Available:	61.00 psi
Residual Pressure Available:	1.94 psi

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	HUNTER ICV-G	1"	TURF SPRAY	34.45	46.43	16.19	1.59 in/h
2	HUNTER ICV-G	1"	TURF SPRAY	34.51	46.58	17.05	1.40 in/h
3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	43.51	54.73	13.48	0.68 in/h
4	HUNTER ICV-G	1"	TURF SPRAY	34.61	46.77	17.20	1.51 in/h
5	HUNTER ICV-G	1"	BUBBLER	35.09	46.21	13.50	15.32 in/h
6	HUNTER ICV-G	1"	TURF SPRAY	34.73		14.44	0.96 in/h
7	HUNTER ICV-G	1"	TURF SPRAY	34.70		12.30	0.91 in/h
8	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	43.59	55.30	13.81	0.68 in/h
9	HUNTER ICV-G	1"	TURF ROTARY	45.99	59.06	16.88	0.37 in/h
10	HUNTER ICV-G	1"	TURF ROTARY	44.15	57.79	17.62	0.33 in/h
11	HUNTER ICV-G	1"	TURF ROTARY	44.59	58.30	17.54	0.34 in/h
12	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	43.10	55.49	14.08	0.68 in/h
13	HUNTER ICV-G	1"	BUBBLER	34.97	47.48	14.25	13.23 in/h
14	HUNTER ICV-G	1"	TURF SPRAY	34.01	46.54	14.64	1.59 in/h
15	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	45.50	58.22	15.22	0.68 in/h
16	HUNTER ICV-G	1"	TURF SPRAY	34.20	47.52	16.96	1.18 in/h
17	HUNTER ICV-G	1"	TURF SPRAY	34.19	47.26	16.53	1.10 in/h
18	HUNTER ICV-G	1"	TURF SPRAY	33.90	46.92	16.85	1.16 in/h
19	HUNTER ICV-G	1"	TURF SPRAY	33.97	47.17	17.45	1.09 in/h
20	HUNTER ICV-G	1"	TURF SPRAY	34.92	47.98	18.11	0.90 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	HUNTER ICV-G	TURF SPRAY	1.59 in/h	1	38	615.0	
2	HUNTER ICV-G	TURF SPRAY	1.40 in/h	1	43	733.2	
3	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIPLINE	0.68 in/h	1	88	1,187	
4	HUNTER ICV-G	TURF SPRAY	1.51 in/h	1	40	688	
5	HUNTER ICV-G	BUBBLER	15.32 in/h	4	16	216	
6	HUNTER ICV-G	TURF SPRAY	0.96 in/h	1	63	909.9	
7	HUNTER ICV-G	TURF SPRAY	0.91 in/h	1	67	824.1	
8	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIPLINE	0.68 in/h	1	88	1,216	
9	HUNTER ICV-G	TURF ROTARY	0.37 in/h	1	165	2,785	
10	HUNTER ICV-G	TURF ROTARY	0.33 in/h	1	180	3,172	
11	HUNTER ICV-G	TURF ROTARY	0.34 in/h	1	175	3,070	
12	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIPLINE	0.68 in/h	1	88	1,239	
13	HUNTER ICV-G	BUBBLER	13.23 in/h	4	19	270.8	
14	HUNTER ICV-G	TURF SPRAY	1.59 in/h	1	38	556.2	
15	RAIN BIRD XCZ-100-PRB-COM	AREA FOR DRIPLINE	0.68 in/h	1	88	1,339	
16	HUNTER ICV-G	TURF SPRAY	1.18 in/h	1	51	864.9	
17	HUNTER ICV-G	TURF SPRAY	1.10 in/h	1	55	909.3	
18	HUNTER ICV-G	TURF SPRAY	1.16 in/h	1	52	876.0	
19	HUNTER ICV-G	TURF SPRAY	1.09 in/h	1	56	977.4	
20	HUNTER ICV-G	TURF SPRAY	0.90 in/h	1	67	1,213	
		TOTALS:			1,477	23,662	

THE WATERING SCHEDULE ABOVE IS DESIGNED FOR OPTIMUM PLANT WATERING FOR SUMMER WATER USAGE AND ESTABLISHMENT OF NEW PLANTING. IT WILL BE NECESSARY TO DIVIDE RUN TIMES INTO 2 TO 3 CYCLES TO MINIMIZE RUNOFF. A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO DAY PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. CONTRACTOR IS TO PROGRAM RUN TIMES TO ADJUST THROUGHOUT THE YEAR AS NEEDED IN ORDER TO MAINTAIN PLANTS IN A HEALTHY CONDITION . IT IS ENCOURAGED TO USE THE CYCLE SOAK FEATURE ON THE IRRIGATION CONTROLLER TO REDUCE WATER RUNOFF. CONTRACTOR IS TO ADJUST RUN TIMES AS NOT TO ALLOW FOR IRRIGATION RUNOFF. SHOULD THE MUNICIPALITY DESIGNATE A HIGHER STAGE OF WATER RESTRICTIONS, IT WILL BE NECESSARY FOR THE CONTRACTOR TO ADJUST THE RUN TIMES ACCORDINGLY. IT WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PLANT MATERIAL IN A HEALTHY CONDITION DURING THIS TIME, PROVIDE SUPPLEMENTAL WATERING, SECURE VARIANCES AS NEEDED, AND PAY ANY PENALTY FEES ACCRUED.

NORTH

IRRIGATION PLAN

0 20 40 60 feet

SCALE: 1" = 20'

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Fax. 210.340.2449
www.mdnarchitects.com

REVISIONS:

NO.	DESCRIPTION	DATE

SECURITY SERVICE FEDERAL CREDIT UNION

SSFCU - SE MILITARY
1439 SE MILITARY DRIVE
SAN ANTONIO, TEXAS 78214

STATE OF TEXAS
JASON SCOTT LOCHTE
11893
LICENSED IRRIGATOR
5/19/16

project #: 2015075 (MDN)
16-141 (CLLA)

date: 05/19/2016

reviewed by: JSL

drawn by: JSL

drawing title: IRRIGATION PLAN

drawn number: L3

IRRIGATION NOTES

1. POINT OF CONNECTION - CONNECT DOWNSTREAM FROM AN IRRIGATION ONLY WATER METER. REFERENCE CIVIL DRAWINGS FOR LOCATION.

2. STATIC PRESSURE - CONFIRM STATIC WATER PRESSURE OF 65 PSI AT LEAST SEVEN DAYS BEFORE BEGINNING WORK. IF STATIC PRESSURE IS LESS THAN STATED ABOVE, NOTIFY LANDSCAPE ARCHITECT IN WRITING AT LEAST SEVEN DAYS PRIOR TO COMMENCING WITH WORK. IF STATIC PRESSURE EXCEEDS 80 PSI, INSTALL A PRESSURE REDUCING DEVICE UPSTREAM FROM BACKFLOW DEVICE AT NO ADDITIONAL COST TO THE OWNER.

3. SYSTEM LAYOUT - COORDINATE IRRIGATION LAYOUT WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH NO OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER. PRIOR TO SUBMISSION OF THE BID CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CONDITIONS THEREOF.

4. CONTRACTOR QUALIFICATIONS - INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE UNDER THE SUPERVISION OF A SUPERINTENDENT CURRENTLY LICENSED AS A LANDSCAPE IRRIGATOR IN THE STATE OF TEXAS.

5. GUARANTEE - GUARANTEE THE UNDERGROUND SPRINKLER SYSTEM AGAINST DEFECTS IN THE MATERIALS AND WORKMANSHIP FOR ONE YEAR AFTER FINAL ACCEPTANCE.

6. EXISTING UTILITIES - CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION.

7. CODES AND PERMITS - CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE AND ALL OTHER APPLICABLE CODES AS THEY SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN. IRRIGATION CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS, WATERING VARIANCES, AND PAY ALL ASSOCIATED FEES & PENALTIES UNLESS OTHERWISE DIRECTED. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH MUNICIPAL DROUGHT/WATERING RESTRICTIONS.

8. TRENCHING - PROTECT EXISTING PLANT MATERIAL. ROUTE EXCAVATION TRENCHES TO AVOID DAMAGE TO EXISTING TREES. COORDINATE CONFIGURATION OF PLANTING BEDS WITH LANDSCAPE CONTRACTOR TO ENSURE PROPER LOCATION OF TURF AND SHRUB IRRIGATION HEADS. STAKE ALL SPRINKLER HEAD LOCATIONS AND TRENCH TO A MINIMUM WIDTH OF 4" AND PROVIDE 16" OF COVER FOR MAIN SUPPLY LINE AND 10" OF COVER OVER ALL LATERALS AND WIRING.

9. PIPING - ALL PIPING IS TO BE SIZED FOR A MAXIMUM WATER VELOCITY OF 5 FEET PER SECOND. SIZE LATERAL PIPE SUCH THAT NO TWO SPRAY HEADS WITHIN THE SAME ZONE MAY VARY BY MORE THAN 10% IN PSI. RULE-OF-THUMB PIPE SIZING IS NOT ACCEPTABLE NOR PERMITTED IN RUNS LONGER THAN 100'. LAY PIPE ON A 2" SAND CUSHION SUBBASE, UNIFORMLY SLOPED WITHOUT HUMPS AND DEPRESSIONS. KEEP PIPE INTERIOR CLEAN AT ALL TIMES.

10. BACKFLOW PREVENTER - INSTALL BACKFLOW PREVENTER AS PER CITY CODES AND STANDARDS. INSTALL 17" X 30" PLASTIC ACCESS BOX FLUSH WITH GRADE AND BACKFILL WITH 3" OF GRAVEL IN BOTTOM OF BOX. PROVIDE WYE STRAINER AND SHUT-OFF VALVE UPSTREAM OF BACKFLOW DEVICE.

11. VALVES - CLEAN AND TEST PRIOR TO INSTALLATION. INSTALL PLUMB AND STRAIGHT. INSTALL SAME SIZE BALL VALVE PRECEDING EACH VALVE. SET PLASTIC VALVE BOX FLUSH WITH GRADE ON MASONRY BRICKS WITH 3" GRAVEL SUMP AND STABILIZE WITH COMPACTED SOIL. USE 11" X 16" PLASTIC ACCESS VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES UNLESS OTHERWISE NOTED.

12. BACKFILL - USE BACKFILL FREE FROM ROCKS AND OTHER UNSUITABLE MATERIALS WHICH COULD DAMAGE PIPE OR CREATE SETTLING PROBLEMS. APPLY BACKFILL MATERIAL IN 6" LAYERS AND TAMP EACH LAYER TO PREVENT SETTLING. USE TOPSOIL (NOT SUBSOIL) WITHIN THE TOP 6" OF BACKFILL. ACHIEVE FINISH GRADE AND REPAIR ALL DAMAGED EXISTING TURF AND PLANTINGS. REMOVE EXCESS EXCAVATION AND BACKFILL MATERIAL FROM THE SITE IMMEDIATELY. PROVIDE A 2" SAND CUSHION BELOW AND ABOVE ALL PIPE.

13. SPRINKLER HEADS - FLUSH LATERAL LINES WITH FULL HEAD OF WATER AND INSTALL HEADS. LOCATE SPRINKLER HEADS TO MAINTAIN A DISTANCE OF 6" FROM WALLS AND 4" FROM OTHER BOUNDARIES. HEADS TO BE INSTALLED WITH IPS FLEX PIPE OR SCH. 80 SWING JOINTS. USE IN-HEAD CHECK VALVES TO ELIMINATE LOW HEAD DRAINAGE. AT LOCATIONS OF EXCESSIVE LOW HEAD DRAINAGE, INSTALL HUNTER HCV CHECK VALVES BETWEEN HEAD AND SWING-JOINT. NO OVERSPRAY WILL BE ALLOWED ONTO IMPERVIOUS SURFACES SUCH AS DRIVES, WALKS, BUILDINGS, ROADS, ETC.

14. WIRING - 14 AWG RATED FOR DIRECT BURIAL. LAY WIRING BESIDE PIPE IN TRENCHES. PROVIDE A MINIMUM COVERING OF 12" FOR WIRING LAID IN SEPARATE TRENCHES. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. BUNDLE AND TAPE MULTIPLE WIRES AT A MAXIMUM OF 10 FOOT INTERVALS. PROVIDE A 30" EXPANSION LOOP AT EACH ELECTRIC REMOTE CONTROL VALVE AND AT EVERY 100' INTERVAL. ALL FIELD SPLICES SHALL BE LOCATED IN A 10" ROUND VALVE BOX TO ALLOW FOR INSPECTION.

15. AUTOMATIC CONTROLLER - PROVIDE 120 VOLT ELECTRICAL CURRENT TO THE CONTROLLER IN CONDUIT IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. SUPPLY THE SHARE COMMUNICATION CARTRIDGE AND ALL NECESSARY CONNECTIONS.

16. CLEAN-UP - KEEP THE PREMISES AND PUBLIC STREETS FREE FROM ACCUMULATION OF WASTE MATERIAL AT THE COMPLETION OF THE WORK. REMOVE ALL WASTE, EXCESS MATERIAL, RUBBISH AND EQUIPMENT. LEAVE THE SITE CLEAN.

17. FINAL ACCEPTANCE - PERFORM OPERATIONAL TEST WITH THE OWNER PRESENT AFTER SYSTEM IS COMPLETE AND IRRIGATION HEADS ADJUSTED TO FINAL POSITION. DEMONSTRATE TO OWNER THAT ENTIRE SYSTEM MEETS COVERAGE REQUIREMENTS AND FUNCTIONS PROPERLY. PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE SPRINKLER SYSTEM.

18. UNSLEEVED PIPES AND VALVES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPE AREAS.

19. AS BUILTS - PROVIDE OWNER WITH A COMPLETE SET OF AS-BUILTS DRAWINGS AT FINAL ACCEPTANCE.

20. SENSORS - INSTALL FREEZE AND RAIN SHUT-OFF SENSORS IN ELEVATED AND EXPOSED EXTERIOR LOCATIONS CLEAR OF TREES AND OTHER OBSTRUCTIONS.

21. IRRIGATION COVERAGE STATEMENT -100% IRRIGATION COVERAGE HAS NOT BEEN PROVIDED FOR. REFERENCE IRRIGATION PLAN FOR AREAS OF COVERAGE.

22. IRRIGATION EQUIPMENT - IRRIGATION COMPONENTS SHALL BE AS SPECIFIED OR APPROVED EQUAL MANUFACTURED BY HUNTER, RAIN BIRD, TORO, IRRITROL, OR WEATHERMATIC.

DRIP IRRIGATION NOTES

1. LANDSCAPE IRRIGATION CONTRACTOR (L.I.C.) TO PROVIDE DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE BEDS. ALL PVC HEADER PIPING TO BE 1-1/4" PVC PIPE.

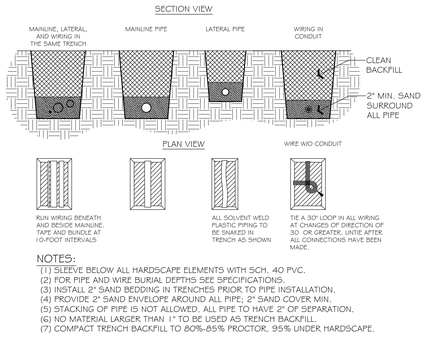
2. LANDSCAPE IRRIGATION CONTRACTOR (L.I.C.) TO INSERT ALL COMPRESSION FITTING 1-3/8" PER MANUFACTURER'S RECOMMENDATIONS. FITTINGS AND DRIPLINE TUBING TO BE OF THE SAME MANUFACTURER.

3. ALL DRIPLINE AND DISTRIBUTION TUBING TO BE INSTALLED AT FINISH GRADE AND BELOW MULCH LAYER. ALL DRIPLINE TO BE INSTALLED ON ONE FOOT ROW SPACING UNLESS OTHERWISE NOTED. TUBING TO BE STAKED WITH GALVANIZED TIE DOWN STAKES INSTALL STAKES AT 3'-0" ON CENTER ALONG LENGTH OF TUBING AND A MINIMUM OF 36" FROM ANY FITTING.

4. AIR RELIEF VALVE TO BE RAIN BIRD AR VALVE KIT INSTALLED IN 6" ROUND VALVE BOX AND GRAVEL SUMP. INSTALL AT HIGHEST POINT WITHIN ZONE.

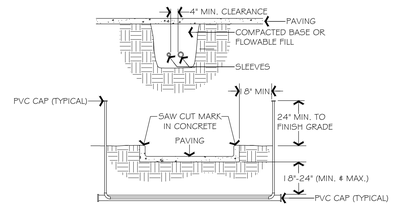
5. FLUSH VALVES TO BE RAIN BIRD EASY FIT FLUSH CAPS INSTALLED IN A 6" ROUND VALVE BOX AND GRAVEL SUMP. INSTALL AT LOWEST POINT WITHIN ZONE.

6. INSTALL DRIPLINE TUBING ON TWO SIDES OF EACH PLANT MINIMUM. INSTALL DRIPLINE ON TOP OF FILTER FABRIC.



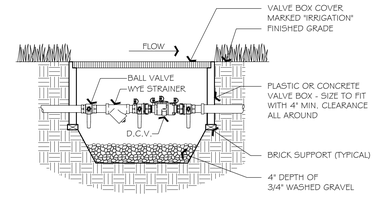
NOTES:
(1) SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC.
(2) FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
(3) INSTALL 2" SAND BEDDING IN TRENCHES PRIOR TO PIPE INSTALLATION.
(4) PROVIDE 2" SAND ENVELOPE AROUND ALL PIPE; 2" SAND COVER MIN.
(5) STACKING OF PIPE IS NOT ALLOWED. ALL PIPE TO HAVE 2" OF SEPARATION.
(6) NO MATERIAL LARGER THAN 1" TO BE USED AS TRENCH BACKFILL.
(7) COMPACT TRENCH BACKFILL TO 80%-85% PROCTOR. 95% UNDER HARDSCAPE.

01 TRENCH DETAIL
N.T.S.



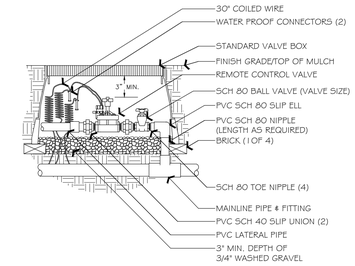
NOTES:
(1) ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
(2) ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
(3) WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
(4) MECHANICALLY TAMP TO 95% PROCTOR.

02 SLEEVING
N.T.S.

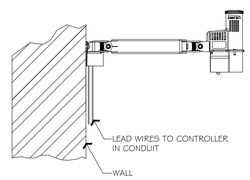


*DOUBLE CHECK ASSEMBLY (SIZE AS SPECIFIED)

03 BACKFLOW PREVENTER
N.T.S.

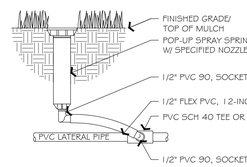


04 CONTROL VALVE
N.T.S.

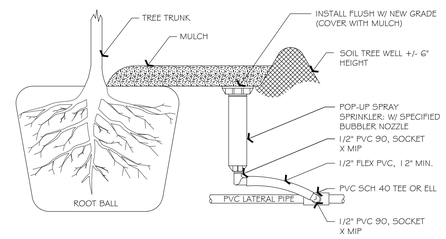


NOTE:
MOUNT RAIN-CLIK ON ANY SURFACE WHERE IT WILL BE EXSPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

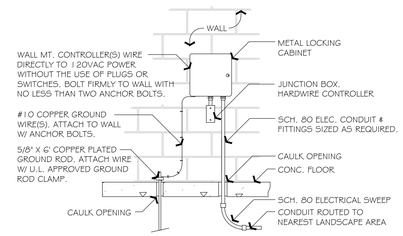
05 RAIN/FREEZE-CLIK COMBO
N.T.S.



06 POP-UP SPRAY HEAD
N.T.S.



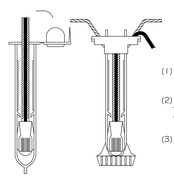
07 TREE BUBBLER
N.T.S.



ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN. ALL WORK SHALL CONFORM TO ALL APPLICABLE ELECTRICAL CODES.

FOR INTERIOR INSTALLATIONS, INSTALL CONDUITS AND GROUND RODS PRIOR TO POURING FLOOR, OR DRILL CONCRETE FOR CONDUITS AND GROUND RODS AND CAULK HOLES WITH AN APPROVED MATERIAL AFTER INSTALLING.

08 CONTROLLER
N.T.S.



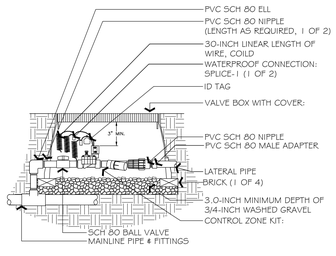
(1) STRIP WIRES, APPLY THE ELECTRICAL SPRING CONNECTOR AND TWIST IN A CLOCKWISE DIRECTION.

(2) INSERT THE SPLICE INTO THE GEL-FILLED INSULATOR TUBE, PUSH PAST THE LOCKING FINGERS TO HOLD THE CONNECTOR IN PLACE.

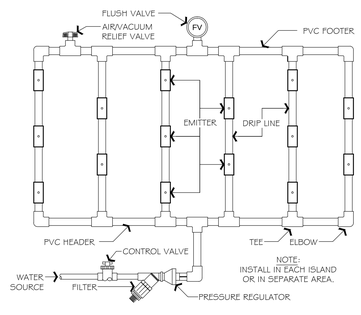
(3) POSITION WIRES IN THE WIRE CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.

NOTE:
DBY WIRE RANGE: 2-5 #18'S AWG THROUGH 2 #12's AWG
DBY WIRE RANGE: 5 #16'S AWG THROUGH 3 #10'S AWG

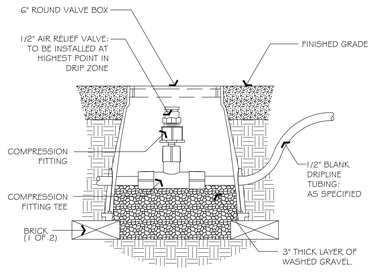
09 DIRECT BURY SPLICE KIT
N.T.S.



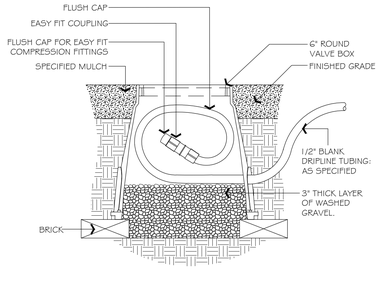
10 DRIP CONTROL ZONE KIT
NTS



11 DRIP IRRIGATION SYSTEM LAYOUT
N.T.S.



12 DRIP AIR RELIEF VALVE IN BOX (COMPRESSION)
N.T.S.



13 DRIP FLUSH VALVE
N.T.S.

COOPER LOCHTE
LANDSCAPE ARCHITECTURE, LLC
12770 CIMARRON PATH, SUITE. 100
SAN ANTONIO, TEXAS 78249
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REVISIONS:

NO.	DESCRIPTION	DATE

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STATE OF TEXAS
JASON SCOTT LOCHTE
11893
LICENSED LANDSCAPE ARCHITECT
5/19/16

project #: 2015075 (MDN)
16-141 (CLLA)

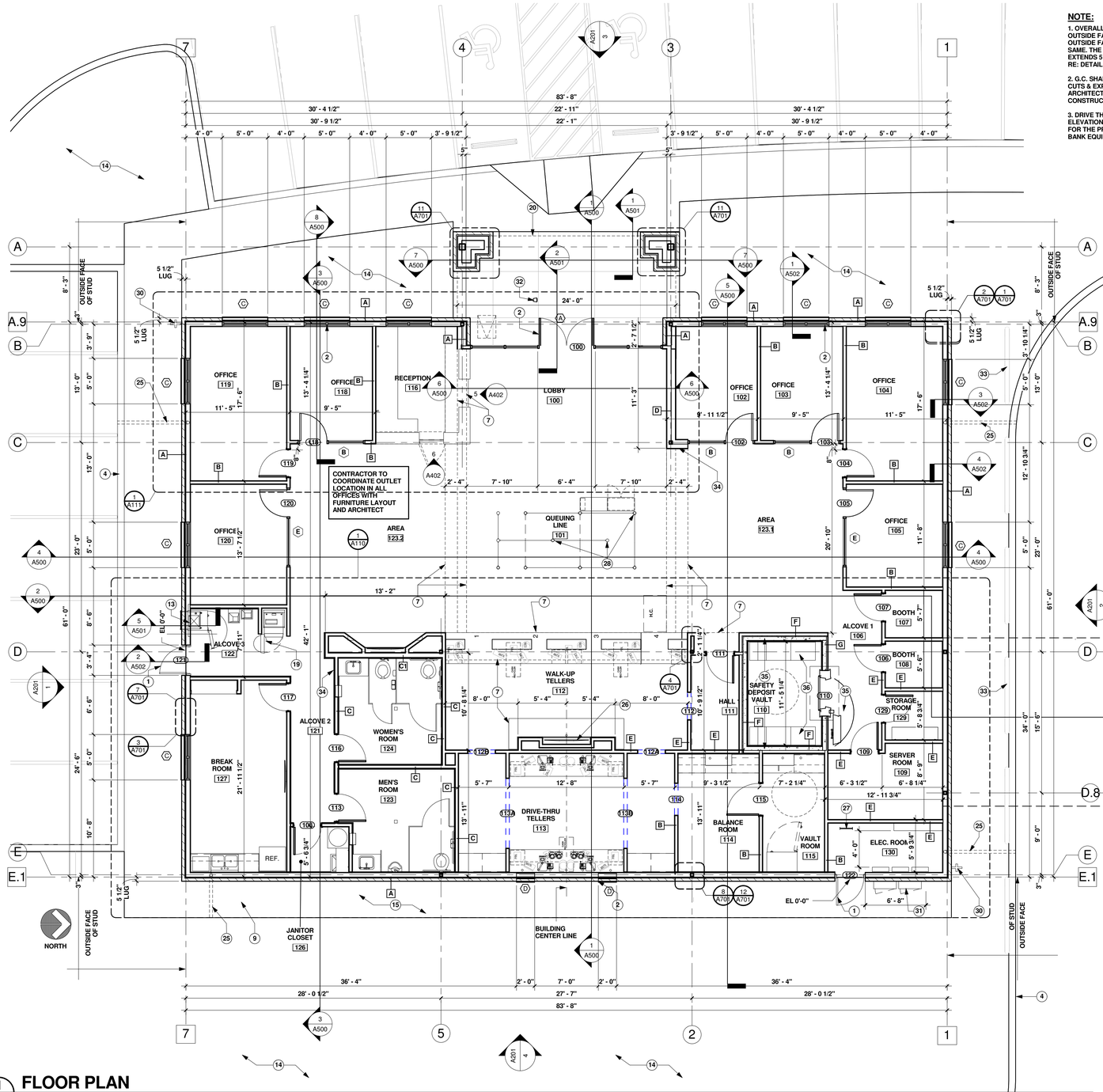
date: 05/19/2016

reviewed by: JSL

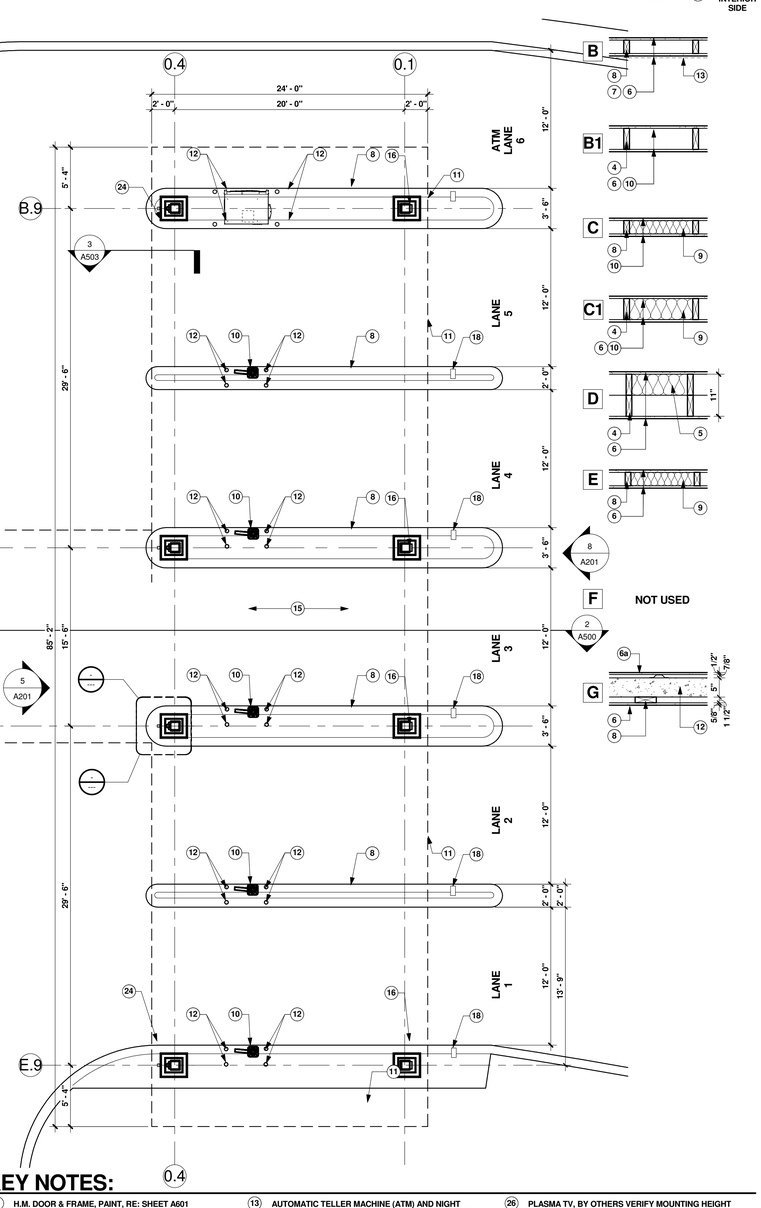
drawn by: JSL

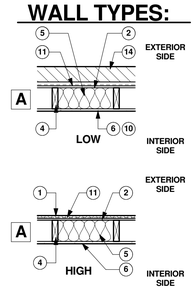
drawing title: IRRIGATION DETAILS AND NOTES

drawn number: L4



1 A101 FLOOR PLAN
SCALE: 3/16" = 1'-0"





WALL TYPES:

WALL TYPE NOTES:

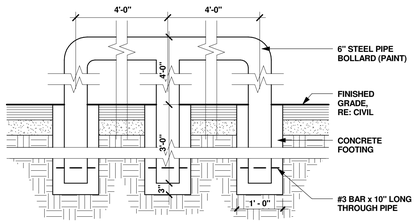
1. ACRYLIC ELASTOMERIC FINISH COAT ON LATH & PLASTER
2. 1/2" EXTERIOR GRADE SHEATHING
3. NOT USED
4. 2x6 WOOD STUDS @ 16" O.C.
5. R-15.6 BATT INSULATION TO UNDERSIDE OF ROOF DECKING
6. 5/8" GYPSUM BOARD, PAINT
6a. 1/2" GYP. BD. ON 7/8" HAT CHANNELS FASTENED TO CONC. VAULT WALL PANELS
7. TILE WAINSCOT TO 4'-0" A.F.F. @ E.D.F.
8. 2x4 WOOD STUDS @ 16" O.C.
9. SOUND ATTENUATION BATT INSULATION TO UNDERSIDE OF ROOF DECKING
10. 5/8" MOISTURE RESISTANT GYPSUM BOARD, PAINT (@ RESTROOM, E.D.F., & JANITOR WALLS)
11. VAPOR BARRIER OVER EXT. SHEATHING
12. 5" CLASS I CONC. VAULT WALLS BY VENDOR - RE: DIEBOLD DWGS.
13. 3/4" F.R.T. PLYWOOD 8'-0" A.F.F. @ SERVER EQUIP. RM #118
14. STONE VENEER WAINSCOT WITH MASONRY TIES, TYP

NOTE:

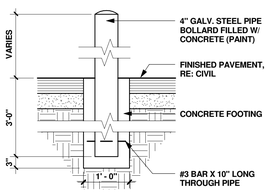
1. OVERALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUDS, DIMENSIONS TO OUTSIDE FACE OF GRADE BEAM ARE NOT THE SAME. THE OUTSIDE FACE OF GRADE BEAM EXTENDS 5 1/2" BEYOND FACE OF STUDS. RE: DETAIL 9/A501

2. G.C. SHALL COORDINATE ALL SIDEWALK SAW CUTS & EXPANSION JOINT PLACEMENTS WITH ARCHITECT PRIOR TO START OF SIDEWALK CONSTRUCTION.

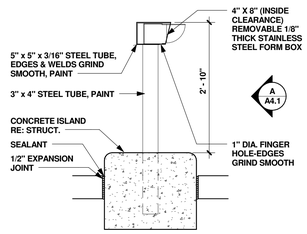
3. DRIVE THRU ISLANDS ARE TO MAINTAIN LEVEL ELEVATION AT THE CUSTOMER UNITS AND ATM FOR THE PROPER INSTALLATION OF ATM AND VAT BANK EQUIPMENT.



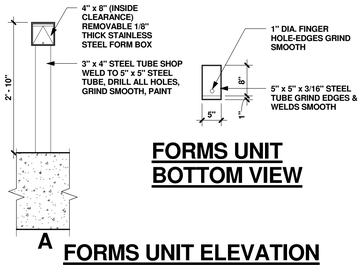
2 A101 PIPE BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



3 A101 PIPE BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



4 A101 FORMS UNIT SECTION
SCALE: 3/4" = 1'-0"



FORMS UNIT BOTTOM VIEW

A FORMS UNIT ELEVATION

KEY NOTES:

1. H.M. DOOR & FRAME, PAINT, RE: SHEET A601
2. ALUMINUM STOREFRONT SYSTEM AND GLASS STOREFRONT DOORS RE: SHEET A601
3. CONCRETE SIDEWALK, RE: CIVIL DRAWINGS
4. CONCRETE CURB, RE: CIVIL DRAWINGS
5. FLUSH CURB, RE: CIVIL DRAWINGS
6. TRAFFIC STRIPES, RE: CIVIL DRAWINGS
7. LINE OF FURRDOWN ABOVE
8. CONCRETE ISLAND, RE: STRUCT. DRAWINGS
9. 6" DIAMETER WELDED STEEL TUBE BOLLARD, PAINT, RE: 3/A101
10. VACUUM AIR TUBE SYSTEM (VAT), BY BANK EQUIPMENT SUPPLIER & U.G. TUBES TO D/T TELLERS
11. LINE OF DRIVE-THRU ROOF ABOVE
12. 3 1/2" GALV. STEEL PIPE (4" O.D.) 51" TALL ABOVE CONCRETE ISLAND @ VAT UNITS, 47" TALL ABOVE CONCRETE ISLAND @ ATMS FILLED W/ CONCRETE BY GENERAL CONTRACTOR, W/ RUBBER SLEEVE BY BANK EQUIPMENT SUPPLIER, TYP.
13. AUTOMATIC TELLER MACHINE (ATM) AND NIGHT DEPOSIT, BY BANK EQUIPMENT SUPPLIER, SLAB BY CONTRACTOR
14. PLANTING, RE: LANDSCAPING DRAWINGS
15. CONCRETE PAVING, RE: CIVIL DRAWINGS FOR LIMITS
16. STEEL TUBE COLUMN, STUCCO ON MTL. STUDS W/ STONE BASE, RE: STRUCT.
17. CONTROL JOINTS, 5'-0" x 5'-0" MAX O.C.E.W. TYP. RE: CIVIL FOR EXPANSION JOINTS
18. FORM UNITS, RE: 5/A101
19. COIN COUNTER BY BANK EQUIPMENT CONTRACTOR
20. LINE OF TOWER CANOPY ABOVE
21. HANDICAPPED PARKING SIGNAGE, RE: CIVIL
22. PAINTED HANDICAPPED SYMBOL, RE: CIVIL
23. PAINTED HANDICAPPED STRIPING, RE: CIVIL
24. BRONZE LAMBS TONGUE D.S. NOZZLE
25. RUN DOWNSPOUT THROUGH FACE OF CURB, RE: PLUMBING
26. PLASMA TV, BY OTHERS VERIFY MOUNTING HEIGHT
27. 1'-6" WIDE STEEL ROOF LADDER W/ 3" x 3/4" STEEL RAILS & 3/4" DIA. STEEL RUNGS @ 12" O.C. TYP. LET INTO AND WELDED TO STRINGER, BY G.C., RE: 8/A301
28. CROWD CONTROL POSTS & TAPE LAWRENCE TENSATOR BARRIER REMOVABLE POSTS 89R-IS/IS-36, 421-3S-F FLUSH MTD. MINI SOCKET & CAP - (800)441-0019
29. WHEEL STOPS, RE: CIVIL
30. HOSE BIBB, RE: PLUMBING/STRUCTURAL
31. DISCONNECT, METER, ETC, RE: ELEC.
32. BOLLARD POST MOUNTED AUTOMATIC ACCESSIBLE DOOR OPERATOR RE: ELEC. MOUNTED PLUMB AND LEVEL, PAINTED TO MATCH BUILDING, RE: 13/A111
33. 6" DIAMETER WELDED STEEL TUBE BOLLARD, PAINT, RE: 2/A101
34. FIRE EXTINGUISHER
35. 12'-6"W x 9'-2"D x 9'-0"H PREFAB VAULT & DOOR BY OTHERS
36. SAFE DEPOSIT BOXES BY OTHERS

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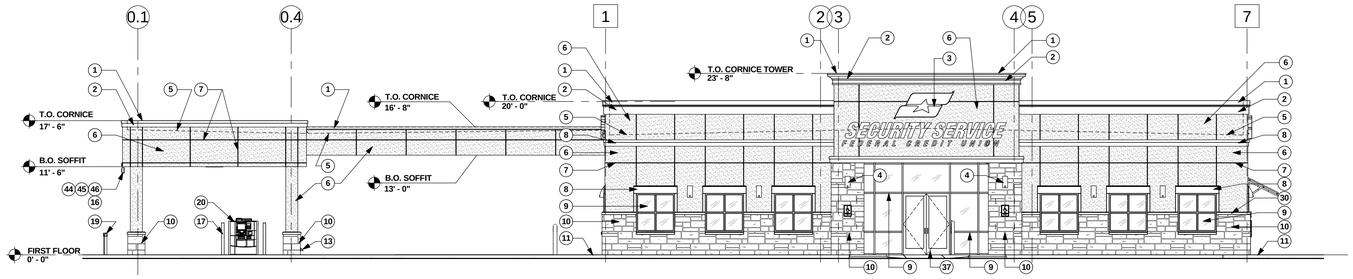
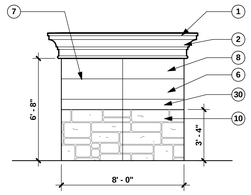
05/19/16

project #: 2015075
date: 05/19/2016
reviewed by: JF
drawn by: KB / JAP
drawing title: FLOOR PLAN & DETAILS
drawn number: A101



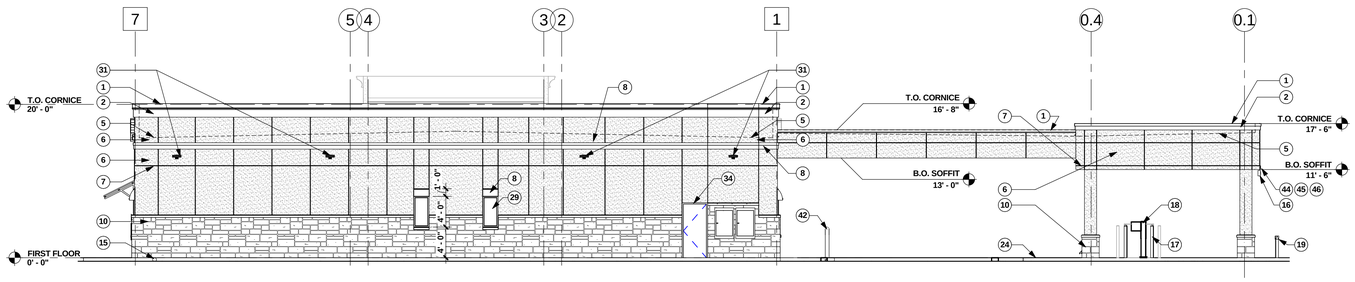
3 A201 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



-MOCK WALL CONSTRUCTED ON 5/8" PLYWOOD AND 2X WOOD FRAMING IN AN UNOBTRUSIVE AREA
-EXTERIOR FINISH COLOR, STONE, AND CORNICE TO BE APPLIED FOR SSFCU APPROVAL

6 A201 MOCK UP WALL
SCALE: 1/4" = 1'-0"

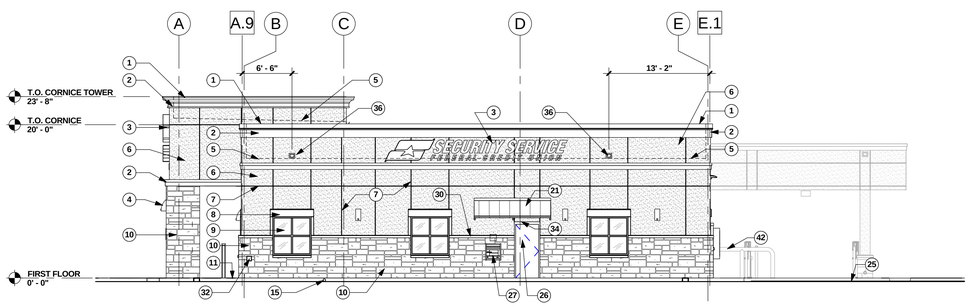
7 A201 NOT USED
SCALE: 1/4" = 1'-0"



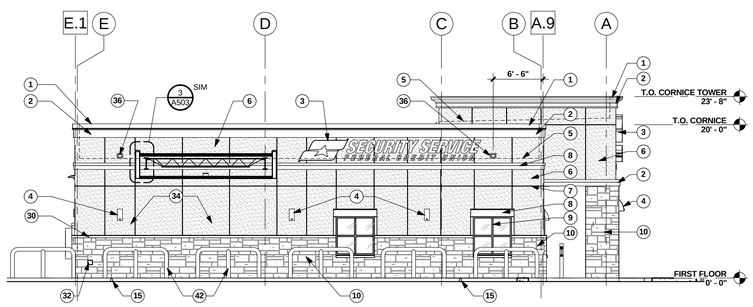
4 A201 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES:

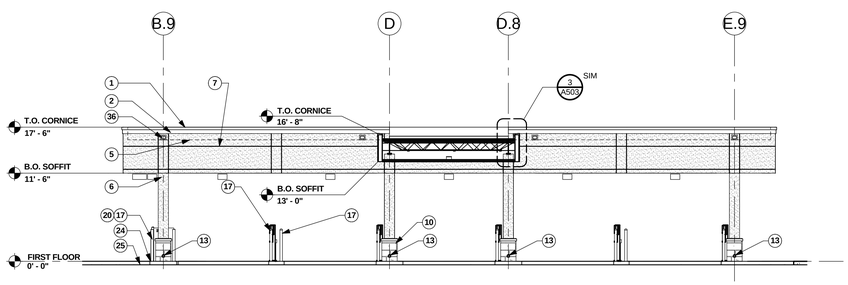
1. PREFINISHED METAL CAP FLASHING (CF)
2. E.I.F.S. CORNICE (P-1)
3. SIGNAGE, PROVIDE WOOD BLOCKING AS REQ'D., RE: ELEC.
4. WALL MOUNTED SCONCE, RE: ELEC. (SC)
5. LINE OF ROOF BEYOND
6. FINISH COAT ON LATH & PLASTER (P-2)
7. CONTROL JOINT, RE: 9/A502
8. FINISH COAT ON LATH & PLASTER (P-1)
9. CLEAR ANODIZED ALUMINUM & GLASS STOREFRONT "BRONZE GLAZING (SF)
10. STONE VENEER (STN)
11. CONCRETE WALK, RE: CIVIL
12. 8" x 8" SCUPPER OPENING, RE: 6/A301 (DS)
13. BRASS LAMBS TONGUE D.S. NOZZLE
14. PREFINISHED METAL HANGERS 1/16" x 1", (3) PER DOWNSPOUT MIN. (DS)
15. RUN DOWNSPOUT THRU FACE OF CURB, RE: PLUMBING
16. LANE CONTROL LIGHTS, RE: ELEC.
17. 3 1/2" GALV. STEEL PIPE (4" O.D.), 51" TALL ABOVE CONCRETE ISLAND @ VAT UNITS, 47" TALL ABOVE CONCRETE ISLAND @ ATMS. FILLED W/ CONCRETE BY GENERAL CONTRACTOR, W/ RUBBER SLEEVE BY BANK EQUIPMENT SUPPLIER, TYP.
18. VACUUM AIR TUBE SYSTEM (VAT) BY BANK EQUIPMENT SUPPLIER
19. FORMS UNIT, RE: 4/A101
20. AUTOMATIC TELLER MACHINE (ATM), BY BANK EQUIPMENT SUPPLIER
21. PREFINISHED STANDING SEAM METAL ROOF (RP)
22. NOT USED
23. NOT USED
24. CONCRETE ISLAND, RE: STRUCT.
25. PAVING, RE: CIVIL
26. HOLLOW METAL DOOR & FRAME, PAINT (HMD)
27. NIGHT DEPOSIT BOX BY BANK EQUIPMENT SUPPLIER
28. DISCONNECT & METER ETC, RE: ELEC., PAINT TO MATCH ADJACENT
29. CLEAR ANODIZED WINDOW UNIT W/ BULLET RESISTANT GLASS, BY CONTRACTOR
30. CAST STONE CAP
31. WALL PACK, RE: ELEC.
32. NON FREEZE HOSE BIBB, RE: PLUMBING
33. NOT USED
34. DRIP EDGE (HMD)
35. NOT USED
36. 8"x8" OVER FLOW SCUPPER, RE: 6/A3.1 (DS)
37. FLUSH CURB RAMP, RE: CIVIL
38. TRENCH DRAIN RE: 4/A1.1 AND OR SPLASH BLOCK RE: 5/A1.1
39. NOT USED
40. NOT USED
41. NOT USED
42. 6" DIAMETER STEEL TUBE CONCRETE FILLED BOLLARD, PAINT (P-3)
43. NOT USED
44. ATM LIGHT BY SIGN COMPANY, RE: ELEC.
45. "CLEARANCE" SIGNAGE BY SIGN COMPANY
46. "TRUCK LANE" SIGNAGE BY SIGN COMPANY
47. "NIGHT DEPOSIT" SIGNAGE BY SIGN COMPANY



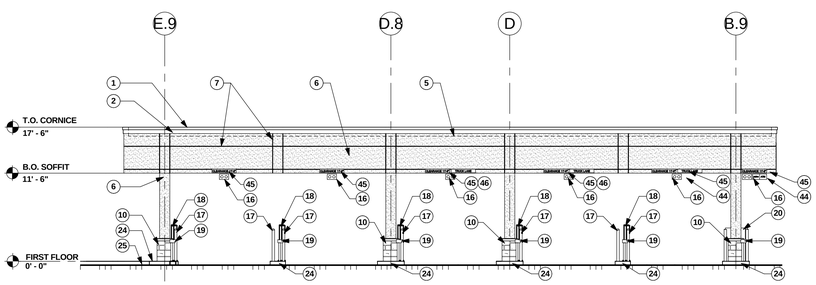
1 A201 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A201 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 A201 SOUTH DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"



8 A201 NORTH DRIVE-THRU ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR COLOR AND MATERIALS KEY

CF	CAP FLASHING TO MATCH SW 7571 CASA BLANCA
RP	PRE-FINISHED ROOF PANELS TO MATCH SW 2060 CASA BLANCA
P-1	SHERWIN WILLIAMS SW 7571 CASA BLANCA
P-2	SHERWIN WILLIAMS SW 7513 SANDERLING
P-3	SHERWIN WILLIAMS SW 7529 SAND BEACH
SC	SCONCE LIGHT: CYPRESS-CASCADE; MODEL OW1200 BRZ, SIZE 18" x 8"
DS	OVERFLOW SCUPPER SW 7513 SANDERLING
HMD	SHERWIN WILLIAMS SW 2030 SANDERLING
SF	CLEAR ANODIZED ALUMINUM AND GLASS STOREFRONT SYSTEM "BRONZE" GLAZING
STN	STONE VENEER AS LISTED BELOW

GENERAL NOTE: PAINT ELEC. EQUIPMENT, CONDUITS & PIPES TO MATCH ADJACENT COLORS.

CONTRACTOR TO COORDINATE MAIN DISCONNECT SIZE AND PLACEMENT. THE WAINSCOT IS TO RUN UP AND BEHIND EQUIPMENT TO MAINTAIN LEVELSURFACE BEHIND THE EQUIPMENT.

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Fax. 210.340.2449
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REVISIONS:

NO.	DESCRIPTION	DATE

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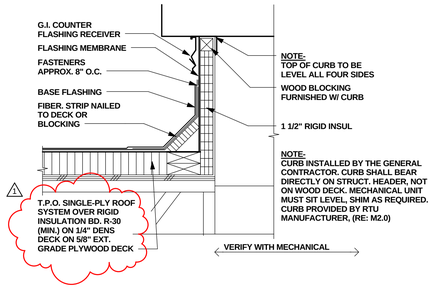
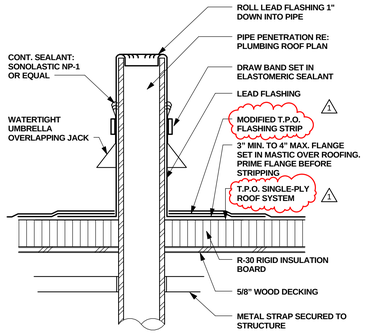
05/19/16

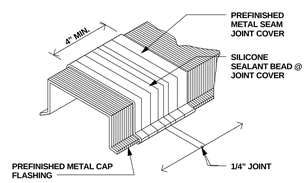
project #: 2015075
date: 05/19/2016
reviewed by: JF
drawn by: KB / JAP
drawing title: EXTERIOR ELEVATIONS
drawn number: A201



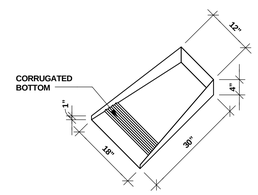
2 A301 ROOF CURB (ROOF TOP HVAC)
SCALE: 1 1/2" = 1'-0"



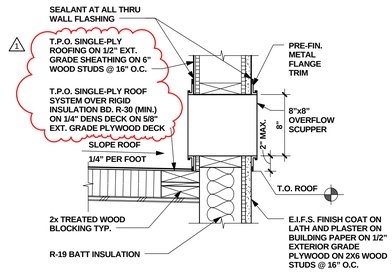
3 A301 VENT FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



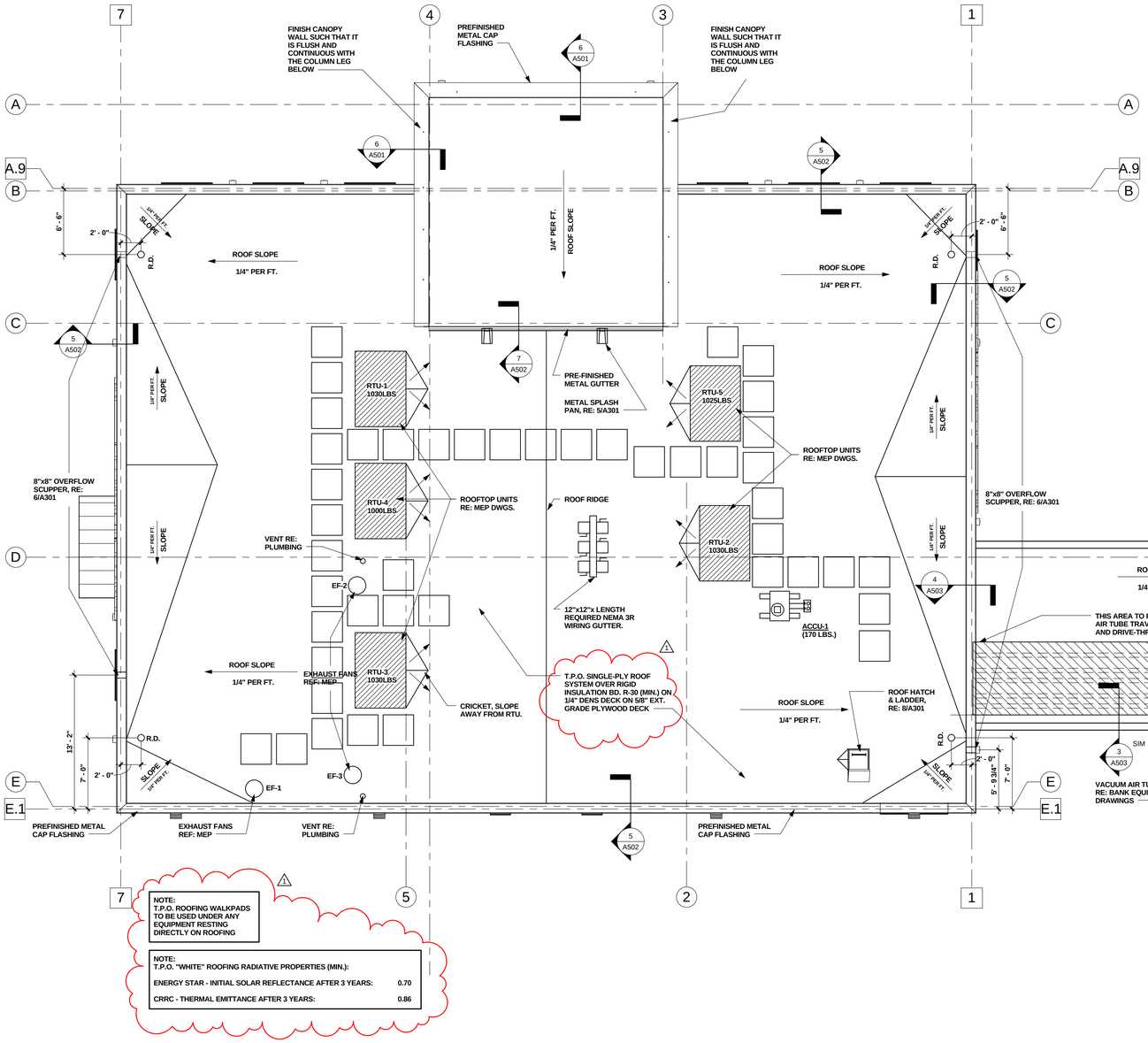
4 A301 SEAM JT. COVER AT CAP FLASHING
SCALE: 1 1/2" = 1'-0"



5 A301 METAL SPLASH PAN
SCALE: 1 1/2" = 1'-0"



6 A301 OVERFLOW SCUPPER DETAIL
SCALE: 1 1/2" = 1'-0"

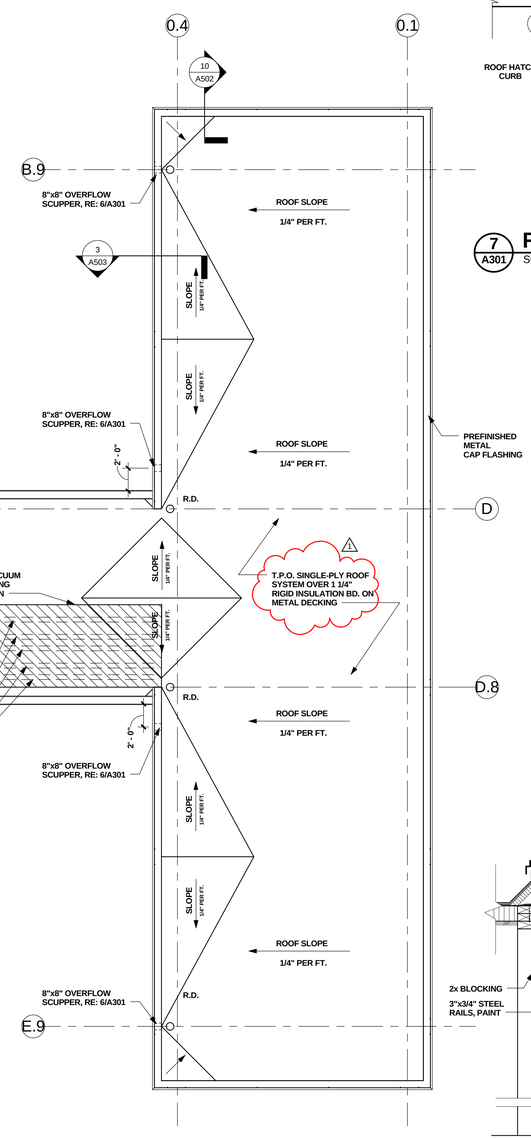


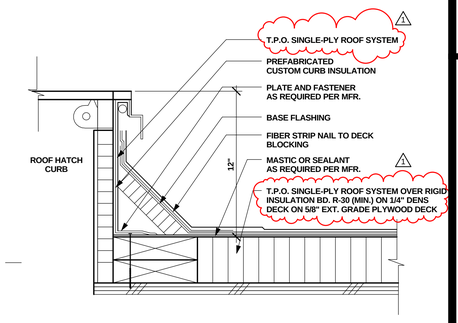
NOTE:
T.P.O. ROOFING WALKPADS TO BE USED UNDER ANY EQUIPMENT RESTING DIRECTLY ON ROOFING

NOTE:
T.P.O. "WHITE" ROOFING RADIATIVE PROPERTIES (MIN.):

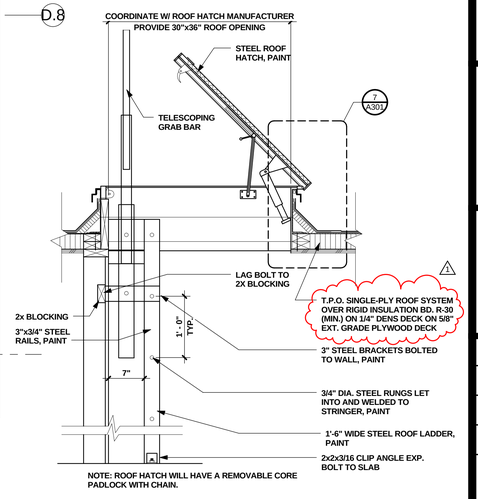
ENERGY STAR - INITIAL SOLAR REFLECTANCE AFTER 3 YEARS:	0.70
CRRC - THERMAL EMITTANCE AFTER 3 YEARS:	0.86

1 A301 ROOF PLAN
SCALE: 3/16" = 1'-0"





7 A301 ROOF HATCH DETAIL
SCALE: 3" = 1'-0"



NOTE: ROOF HATCH WILL HAVE A REMOVABLE CORE PADLOCK WITH CHAIN.

8 A301 ROOF ACCESS DETAIL
SCALE: 1" = 1'-0"

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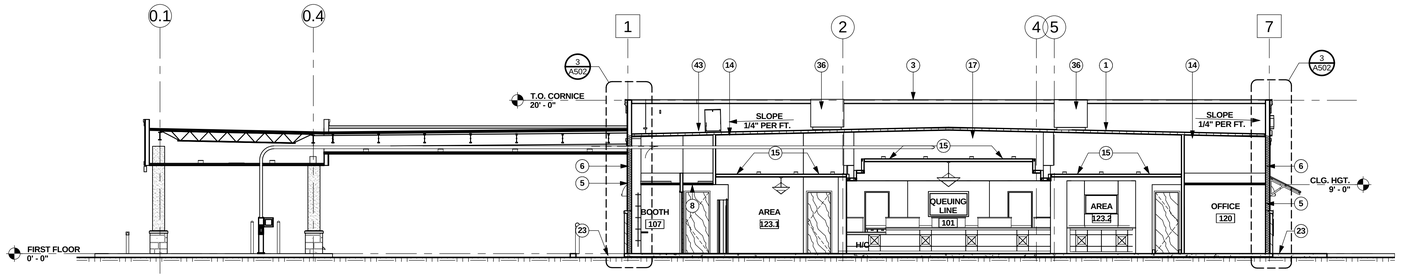
NO.	DESCRIPTION	DATE
1	City Comments 1	06/02/2016

SECURITY SERVICE FEDERAL CREDIT UNION

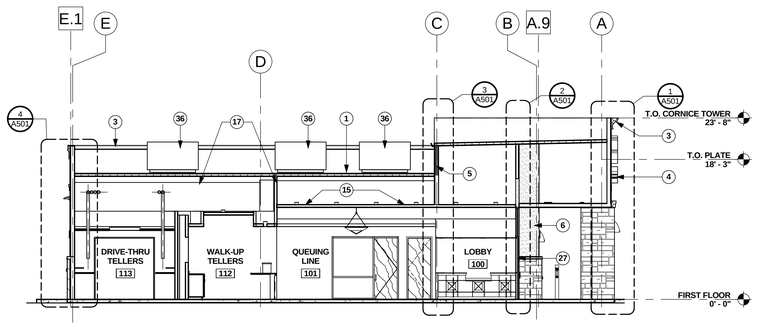
SSFCU - SE MILITARY
1439 S.E. MILITARY DRIVE
SAN ANTONIO, TEXAS 78214

05/19/16

project #: 2015075
date: 05/19/2016
reviewed by: JF
drawn by: KB / JAP
drawing title: ROOF PLAN & DETAILS
drawn number: A301



2 A500 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 A500 BUILDING SECTION
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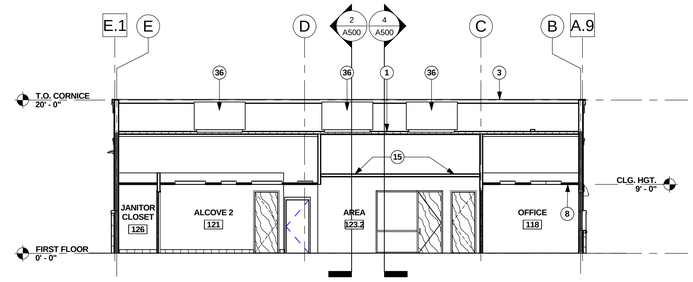

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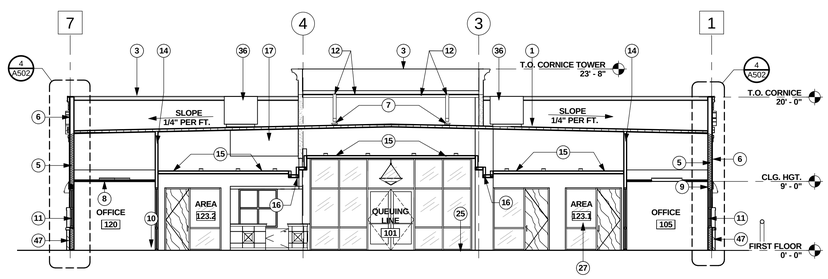

4 A500 BUILDING SECTION
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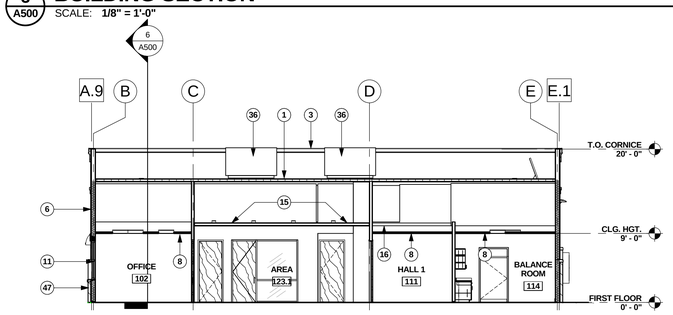

5 A500 BUILDING SECTION
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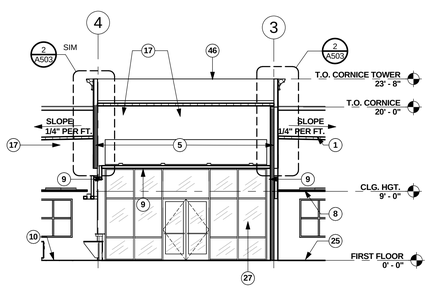

6 A500 BUILDING SECTION
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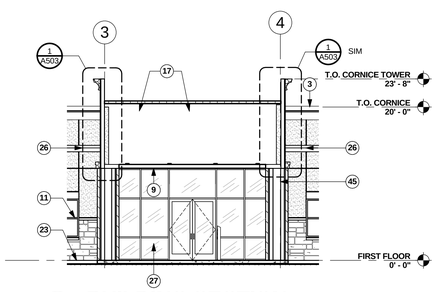

7 A500 BUILDING SECTION
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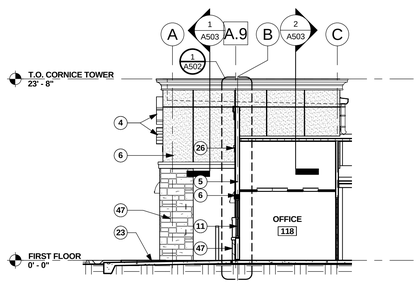

8 A500 BUILDING SECTION
SCALE: 1/8" = 1'-0"

KEY NOTES:

1. T.P.O. SINGLE-PLY ROOF SYSTEM OVER RIGID INSULATION BD. R-30 (MIN.) ON 1/4" DENS DECK ON 5/8" EXT. GRADE PLYWOOD DECK
2. U.L. CLASS "A" MODIFIED BITUMEN ROOF SYSTEM ON 1 1/4" RIGID INSULATION BD. ON METAL DECKING
3. PREFINISHED METAL CAP FLASHING
4. SIGNAGE BY OTHERS G.C. PROVIDE PLYWOOD BACKING AS REQ'D
5. R-19 BATT INSULATION
6. E.I.F.S. FINISH COAT ON LATH AND PLASTER ON BUILDING PAPER ON 1/2" EXTERIOR GRADE SHEATHING ON 2X6 WOOD STUDS @ 16" O.C.
7. METAL SPLASH PAN RE:DETAIL SHEET 5/A301
8. SUSPENDED LAY-IN CEILING TILE, RE: SPECS.
9. 5/8" GYPSUM BOARD, PAINT.
10. BASE, RE: ROOM FINISH SCHEDULE SHT. A102
11. CLEAR ANOD. ALUMINUM & GLASS STOREFRONT SYSTEM WINDOW, RE: WINDOW TYPES.
12. PREFINISHED METAL GUTTER & DOWNSPOUT
13. PREFINISHED METAL HANGERS 1/16" x 1", 3 PER DOWNSPOUT, MIN.
14. 5/8" TYPE 'X' GYP. BD. TO UNDERSIDE OF DECK
15. 2x6 WOOD STUD FRAMING @ 16" O.C.
16. 5/8" GYPSUM BOARD FURR DOWN, RE: REFLECTED CEILING PLAN, PAINT.
17. PRE-ENGINEERED WOOD TRUSSES, RE: STRUCT.
18. 2x WOOD BLOCKING
19. 2x6 WOOD BLOCKING
20. H.M. DOOR & FRAME, PAINT
21. WINDOW UNIT WITH BULLET RESISTANT GLASS, BY CONTRACTOR
22. VACUUM AIR TUBE SYSTEM (VAT-21) - TELLER UNIT. BY BANK EQUIPMENT VENDOR - PAINT
23. CONCRETE SIDEWALK, RE: CIVIL
24. PAVING, RE: CIVIL.
25. CONCRETE SLAB, RE: STRUCT.
26. DECORATIVE E.I.F.S. BAND
27. CLEAR ANOD. ALUMINUM & GLASS STOREFRONT SYSTEM DOORS, RE: SCHEDULE
28. WOOD DOOR, P-LAM, RE: SCHED.
29. NOT USED
30. GRADE BEAM, RE: STRUCT.
31. STEEL JOIST, RE: STRUCT.
32. STEEL TUBE COLUMN, RE: STRUCT., PAINT.
33. STEEL BEAM, RE: STRUCT.
34. ATM MACHINE BY BANK EQUIPMENT VENDOR
35. RED / GREEN LANE CONTROL LIGHTS
36. MECHANICAL EQUIPMENT, RE: MECH.
37. CONTROL JOINT
38. 3-1/2" GALV. STEEL PIPE (4" O.D.), 51" TALL ABOVE CONCRETE ISLAND @ VAT UNITS, 47" TALL ABOVE CONCRETE ISLAND @ ATMS. FILLED W/ CONCRETE BY GENERAL LINE OF ROOF BEYOND
39. EXTERIOR DRIVE THRU LIGHTING, RE: MEP DRAWINGS
40. AIR DUCT. RE: MECHANICAL
41. CONCRETE CURB, SLOPE AWAY FROM BUILDING.
42. METAL RIDGE FLASHING
43. ROOF ACCESS RE: 8/A301
44. 1'-6" WIDE STEEL ROOF LADDER W/ 3" x 3/4" STEEL RAILS & 3/4" DIA. STEEL RUNGS @ 12" O.C. TYP. LET INTO AND WELDED TO STRINGER, BY G.C., RE: 8/A301
45. LINE OF TOWER COLUMN @ FOREGROUND
46. PARAPET BEYOND
47. STONE VENEER

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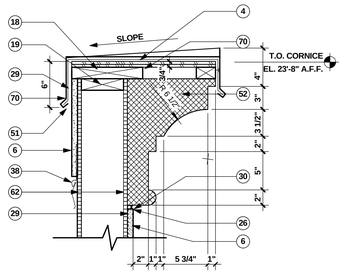
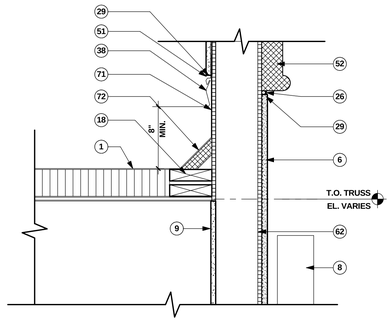
05/19/16

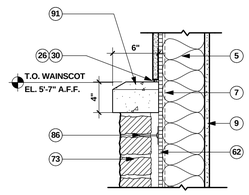
project #: 2015075
date: 05/19/2016
reviewed by: JF
drawn by: KB / JAP
drawing title: BUILDING CROSS SECTIONS
drawn number: A500



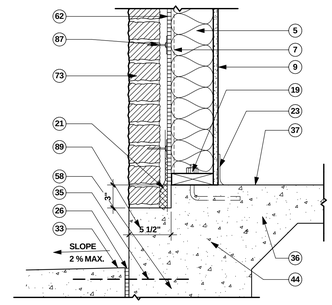
6 / A501 CAP FLASHING / CORNICE
SCALE: 1 1/2" = 1'-0"



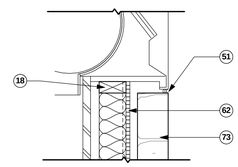
7 / A501 FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



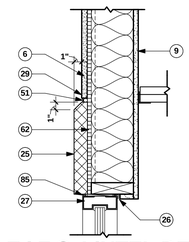
8 / A501 WAINSCOT DETAIL
SCALE: 1 1/2" = 1'-0"



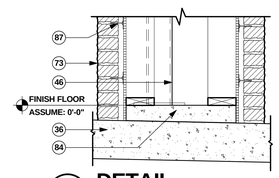
9 / A501 SILL DETAIL
SCALE: 1 1/2" = 1'-0"



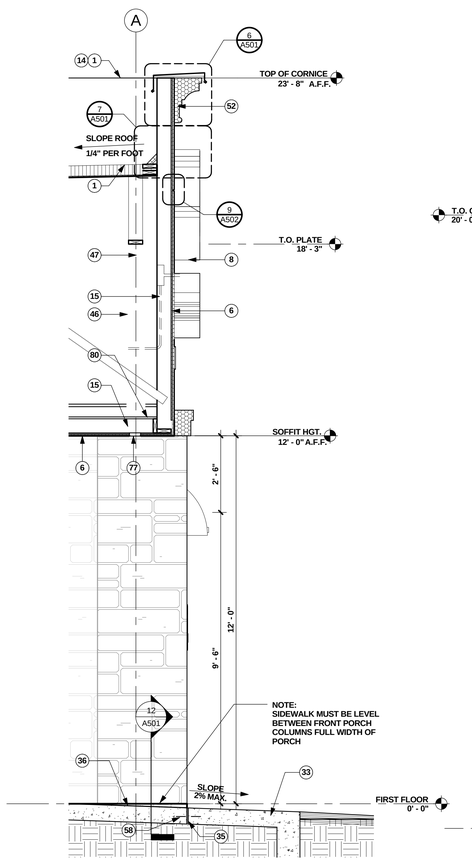
10 / A501 DETAIL
SCALE: 1 1/2" = 1'-0"



11 / A501 E.I.F.S. LINTEL DETAIL
SCALE: 1 1/2" = 1'-0"

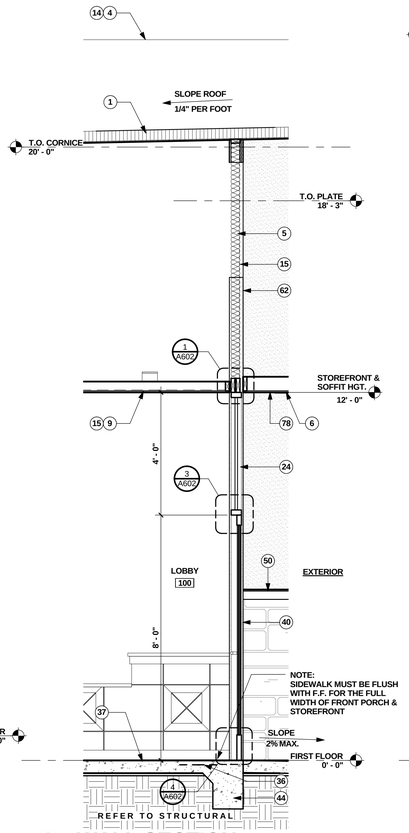


12 / A501 DETAIL
SCALE: 1" = 1'-0"



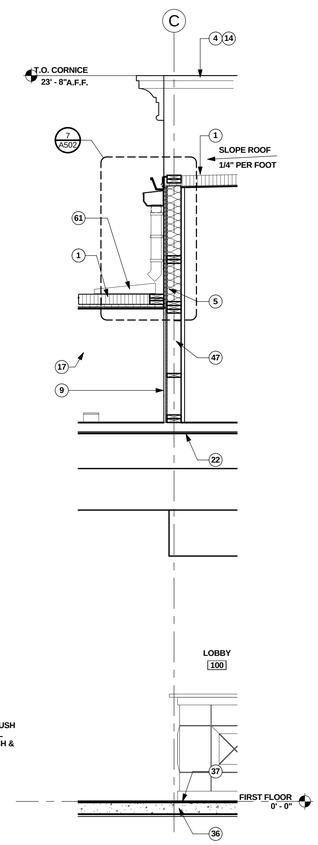
REFER TO STRUCTURAL

1 / A501 WALL SECTION
SCALE: 1/2" = 1'-0"



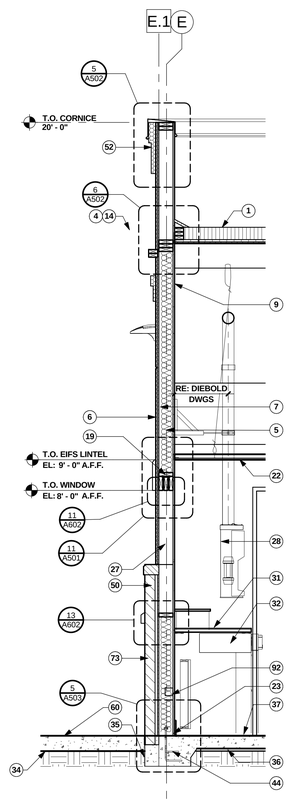
REFER TO STRUCTURAL

2 / A501 WALL SECTION
SCALE: 1/2" = 1'-0"



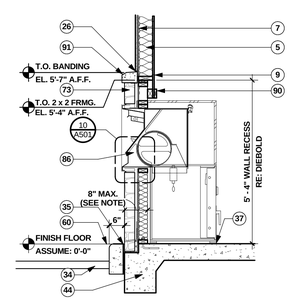
REFER TO STRUCTURAL

3 / A501 WALL SECTION
SCALE: 1/2" = 1'-0"



REFER TO STRUCTURAL

4 / A501 WALL SECTION
SCALE: 1/2" = 1'-0"



5 / A501 NIGHT DEPOSIT SECTION
SCALE: 1/2" = 1'-0"

KEY NOTES:

1. T.P.O. SINGLE-PLY ROOF SYSTEM OVER RIGID INSULATION BD. R-30 (MIN.) ON 1/4" DENS DECK ON 5/8" EXT. GRADE PLYWOOD DECK
2. NOT USED
3. DRIP EDGE
4. 24GA. PREFINISHED METAL CAP FLASHING
5. R-19 BATT INSULATION
6. ELASTOMERIC ACRYLIC FINISH-COAT ON 3/4" LATH AND PLASTER ON BUILDING PAPER ON 1/2" EXTERIOR GRADE SHEATHING ON 2x6 WOOD STUDS @ 16" O.C.
7. PROVIDE VAPOR BARRIER ON OUTSIDE FACE OF EXT. SHEATHING FULL HEIGHT OF EXTERIOR WALLS, SEAL ALL JOINTS AND PENETRATIONS AS REQUIRED FOR AIR TIGHT INSTALLATION.
8. SIGNAGE BY OTHERS, RE: ELEC. FOR POWER G.C. TO PROVIDE WOOD BLKS. FOR SUPPORT, COORD. WITH SIGN CO.
9. 5/8" GYPSUM BOARD, PAINT.
10. PREFINISHED RIDGE VENT
11. PREFINISHED MTL. EDGE TRIM, SET IN BED OF SEALANT AND CAULK EDGE.
12. PREFINISHED METAL DOWNSPOUT
13. PREFINISHED METALHANGERS 1/16" x 1", 3 PER DOWNSPOUT MIN.
14. PARAPET BEYOND
15. 2x6 WOOD STUD FRAMING @ 16" O.C.
16. MICRO-LAMS, RE: STRUCT.
17. PRE-ENGINEERED WOOD TRUSSES, RE: STRUCT.
18. 2x WOOD BLOCKING
19. 2x6 WOOD BLOCKING
20. H.M. DOOR & FRAME, PAINT
21. METAL FLASHING AND ROPE WEEPS @ 16" O.C.
22. SUSPENDED LAY-IN CEILING, RE: SPECS.
23. BASE; RE: FLOOR FINISH PLAN
24. CLEAR ANOD. ALUMINUM & GLASS STOREFRONT WINDOW, RE: WINDOW TYPES.
25. E.I.F.S. LINTEL
26. BACKER ROD & SEALANT, (TYP.)
27. CLEAR ANOD. WINDOW UNIT WITH BULLET RESISTANT BRONZED TINTED GLASS
28. VACUUM AIR TUBE SYSTEM VAT, BY BANK EQUIPMENT SUPPLIER.
29. CASING BEAD (TYP.)
30. CORNER BEAD (TYP.)
31. PLASTIC LAMINATE COUNTERTOP.
32. EXPRESS DELIVERY MACHINES, BY BANK EQUIPMENT SUPPLIER.
33. CONCRETE SIDEWALK, RE: CIVIL
34. PAVING, RE: CIVIL
35. 1/2" COMPRESSIBLE FILLER AND SEALANT
36. CONCRETE SLAB, RE: STRUCT.
37. FLOOR FINISH, RE: FLOOR FINISH PLAN
38. COUNTER FLASHING
39. RECESSED LIGHT FIXTURE, RE: ELECT.
40. CLEAR ANOD. ALUMINUM AND GLASS STOREFRONT DOORS, RE: SCHEDULE
41. PREFINISHED METAL FLASHING AND COUNTER FLASHING WITH 2" CLOSURE
42. WOOD DOOR, STAIN, RE: SCHEDULE
43. E.I.F.S. FINISH COAT ON LATH AND PLASTER COLUMN BEYOND
44. CONCRETE GRADE BEAM, RE: STRUCT.
45. STEEL CHANNEL, RE: STRUCT., PAINT
46. STEEL TUBE COLUMN, RE: STRUCT.
47. STEEL BEAM, RE: STRUCT.
48. (ATM) AUTOMATIC TELLER MACHINE BY BANK EQUIPMENT SUPPLIER
49. LANE CONTROL LIGHTS, RE: ELEC.
50. WAINSCOT BEYOND
51. SEALANT
52. E.I.F.S. CORNICE
53. TERMINATION BAR
54. SILL FLASHING
55. CONTROL JOINT, RE: 9/A5.2
56. 3 1/2" GALV. STEEL PIPE (4" O.D.), 51" TALL ABOVE CONCRETE ISLAND @ VAT UNITS, 47" TALL ABOVE CONCRETE ISLAND @ ATMS. FILLED W/ CONCRETE BY GENERAL CONTRACTOR, W/ RUBBER SLEEVE BY BANK EQUIPMENT SUPPLIER, TYP.
57. LINE OF ROOF BEYOND
58. DOWELS, RE: STRUCT
59. DOUBLE STEEL ANGLE CONNECTION, RE: STRUCT.
60. CONCRETE CURB, SLOPE AWAY FROM BUILDING, RE: CIVIL
61. METAL SPLASH PAN RE: 5/A301
62. VAPOR BARRIER OVER 1/2" EXTERIOR GRADE SHEATHING
63. 2 x 4 WOOD STUDS @ 16" O.C. HORIZ.
64. EXTEND T.P.O. SINGLE-PLY SHEET FROM UNDERSIDE OF METAL CAP FLASHING TO 3" BEYOND TERMINATION BAR, (TYP.)
65. CONT. 1/4" BENT STEEL PLATE WELDED TO END OF CHANNEL, RE: STRUCT., PAINT EXPOSED TYP.
66. 1x WOOD BLOCKING
67. BANK EQUIPMENT TUBES, SEAL AS REQUIRED
68. PREFINISHED METAL RIDGE FLASHING
69. SUSPENDED GYPBOARD CEILING SYSTEM
70. CONT. CLEAT
71. T.P.O. SINGLE-PLY FLASHING STRIP
72. FIBER CANT STRIP NAILED TO DECK OR BLOCKING
73. STONE VENEER
74. PREFINISHED METAL STRAPS @ 24" O.C.
75. PREFINISHED METAL GUTTER
76. 26 GAUGE GALVANIZED CONTROL JOINT
77. SOFFIT VENT, FRYREGLET DCS-75-V-300
78. PROVIDE LOCKABLE METAL PANEL DOOR AND HARDWARE PAINTED TO MATCH SOFFIT
79. DRIP FLASHING, 4" END LAPS W/ CONT. CAULK @ LAPS
80. PROVIDE 2'-0" WIDE BY 3/4" THICK FIRE RETARDANT PLYWOOD DECK FROM SOFFIT ACCESS DOOR TO TOWER SIGNAGE
81. BENT STEEL PLATE, RE: STRUCT.
82. STEEL PIPE BASE, PAINT
83. LINE OF TOWER COLUMN @ FOREGROUND
84. CONCRETE PLINTH, RE: STRUCTURAL DRAWINGS
85. METAL FLASHING, PAINT
86. NIGHT DEPOSIT BOX BY BANK EQUIPMENT SUPPLIER
87. STONE VENEER ANCHOR
88. 2 X WOOD BRACING REF: STRUCTURAL DRAWINGS
89. SKIM COAT EXPOSED GRADE BEAM
90. 1X WOOD TRIM TO MATCH WALL BASE WOOD TRIM
91. CAST STONE CAP - SLOPE TOP TO DRAIN
92. 3" PVC CHASE & "J" BOX, RE: DIEBOLD DWGS.

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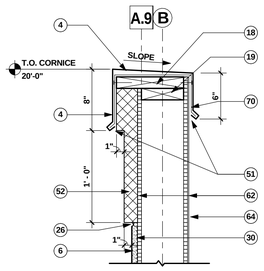
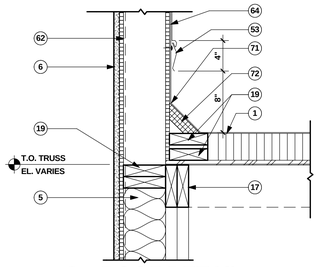
05/19/16

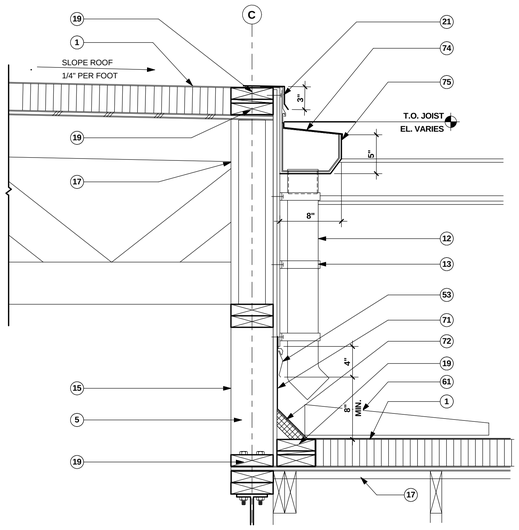
project #: 2015075
date: 05/19/2016
reviewed by: JF
drawn by: KB / JAP
drawing title: **WALL SECTIONS & DETAILS**
drawn number: **A501**



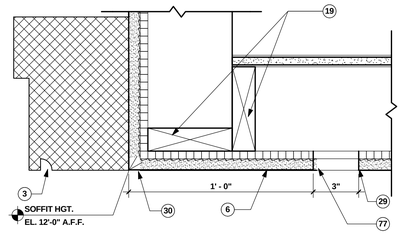
5 A502 **ROOF DETAIL**
SCALE: 1 1/2" = 1'-0"



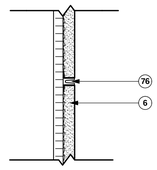
6 A502 **ROOF DETAIL**
SCALE: 1 1/2" = 1'-0"



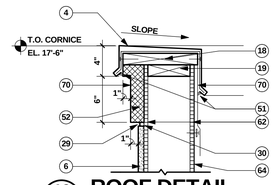
7 A502 **ROOF/GUTTER DETAIL**
SCALE: 1 1/2" = 1'-0"



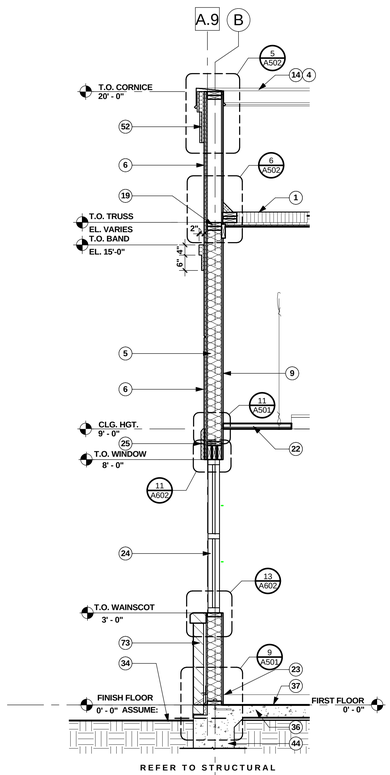
8 A502 **SCREED VENT DETAIL**
SCALE: 3" = 1'-0"



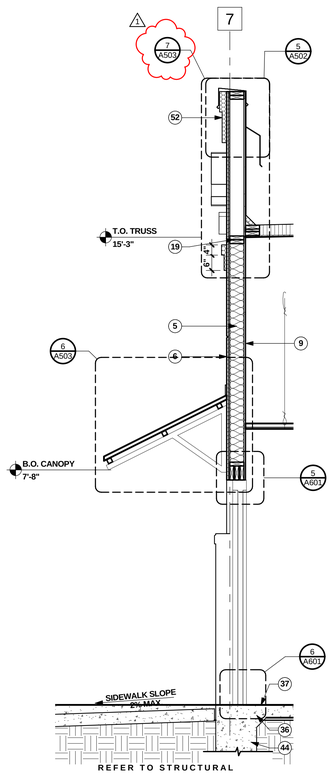
9 A502 **C.J. DETAIL**
SCALE: 3" = 1'-0"



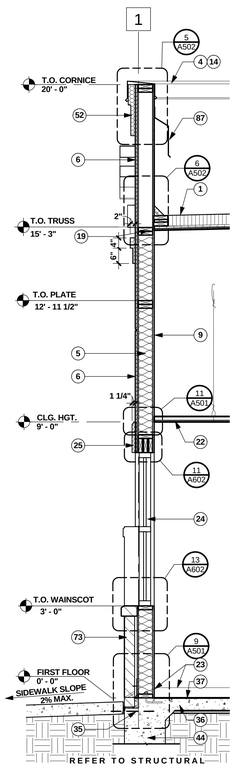
10 A502 **ROOF DETAIL**
SCALE: 1 1/2" = 1'-0"



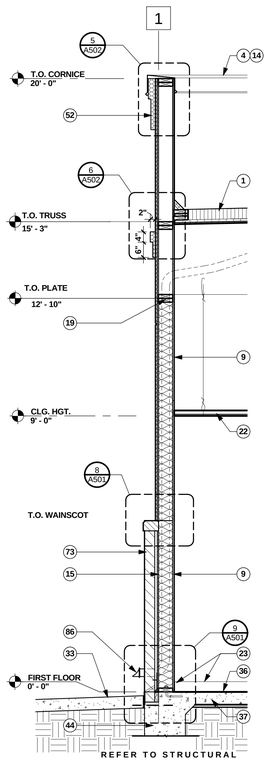
1 A502 **WALL SECTION**
SCALE: 1/2" = 1'-0"



2 A502 **WALL SECTION**
SCALE: 1/2" = 1'-0"



3 A502 **WALL SECTION**
SCALE: 1/2" = 1'-0"



4 A502 **WALL SECTION**
SCALE: 1/2" = 1'-0"

KEY NOTES:

1. T.P.O. SINGLE-PLY ROOF SYSTEM OVER RIGID INSULATION BD. R-30 (MIN.) ON 1/4" DENS DECK ON 5/8" EXT. GRADE PLYWOOD DECK
2. NOT USED
3. DRIP EDGE
4. 24 GA. PREFINISHED METAL CAP FLASHING
5. R-19 BATT INSULATION
6. ELASTOMERIC ACRYLIC FINISH-COAT ON 3/4" LATH AND PLASTER ON BUILDING PAPER ON 1/2" EXTERIOR GRADE SHEATHING ON 2x6 WOOD STUDS @ 16" O.C.
7. PROVIDE VAPOR BARRIER ON OUTSIDE FACE OVER EXT. SHEATHING FULL HEIGHT OF EXTERIOR WALL. SEAL ALL JOINTS AND PENETRATIONS AS REQUIRED FOR AIR TIGHT INSTALLATION.
8. SIGNAGE BY OTHERS, RE: ELEC. FOR POWER G.C. TO PROVIDE WOOD BLKS. FOR SUPPORT, COORD. WITH SIGN CO.
9. 5/8" GYPSUM BOARD, PAINT.
10. PREFINISHED RIDGE VENT
11. PREFINISHED MTL. EDGE TRIM, SET IN BED OF SEALANT AND CAULK EDGE.
12. PREFINISHED METAL DOWNSPOUT
13. PREFINISHED METALHANGERS 1/16" x 1", 3 PER DOWNSPOUT MIN.
14. PARAPET BEYOND
15. 2x6 WOOD STUD FRAMING @ 16" O.C.
16. MICRO-LAMS, RE: STRUCT.
17. PRE-ENGINEERED WOOD TRUSSES, RE: STRUCT.
18. 2x WOOD BLOCKING
19. 2x6 WOOD BLOCKING
20. H.M. DOOR & FRAME, PAINT
21. METAL FLASHING
22. SUSPENDED LAY-IN CEILING, RE: SPECS.
23. BASE; RE: FLOOR FINISH PLAN
24. CLEAR ANOD. ALUMINUM & GLASS STOREFRONT WINDOW, RE: WINDOW TYPES.
25. E.I.F.S. LINTEL
26. BACKER ROD & SEALANT, (TYP.)
27. CLEAR ANOD. WINDOW UNIT WITH BULLET RESISTANT BRONZED TINTED GLASS
28. VACUUM AIR TUBE SYSTEM VAT, BY BANK EQUIPMENT SUPPLIER.
29. CASING BEAD (TYP.)
30. CORNER BEAD (TYP.)
31. PLASTIC LAMINATE COUNTERTOP.
32. EXPRESS DELIVERY MACHINES, BY BANK EQUIPMENT SUPPLIER.
33. CONCRETE SIDEWALK, RE: CIVIL
34. PAVING, CONC. CURB OR LANDSCAPE, RE: CIVIL
35. 1/2" COMPRESSIBLE FILLER AND SEALANT
36. CONCRETE SLAB, RE: STRUCT.
37. FLOOR FINISH, RE: FLOOR FINISH PLAN
38. COUNTER FLASHING
39. RECESSED LIGHT FIXTURE, RE: ELECT.
40. CLEAR ANOD. ALUMINUM AND GLASS STOREFRONT DOORS, RE: SCHEDULE
41. PREFINISHED METAL FLASHING AND COUNTER FLASHING WITH 'Z' CLOSURE
42. WOOD DOOR, STAIN, RE: SCHEDULE
43. E.I.F.S. FINISH COAT ON LATH AND PLASTER COLUMN BEYOND
44. CONCRETE GRADE BEAM, RE: STRUCT.
45. STEEL CHANNEL, RE: STRUCT., PAINT
46. STEEL TUBE COLUMN, RE: STRUCT.
47. STEEL BEAM, RE: STRUCT.
48. (ATM) AUTOMATIC TELLER MACHINE BY BANK EQUIPMENT SUPPLIER
49. LANE CONTROL LIGHTS, RE: ELEC.
50. WAINSCOT BEYOND
51. SEALANT
52. E.I.F.S. CORNICE
53. TERMINATION BAR
54. SILL FLASHING
55. CONTROL JOINT, RE: 9/A502
56. 3 1/2" GALV. STEEL PIPE (4" O.D.), 51" TALL ABOVE CONCRETE ISLAND @ VAT UNITS, 47" TALL ABOVE CONCRETE ISLAND @ ATMS. FILLED W/ CONCRETE BY GENERAL CONTRACTOR, W/ RUBBER SLEEVE BY BANK EQUIPMENT SUPPLIER, TYP.
57. LINE OF ROOF BEYOND
58. DOWELS, RE: STRUCT
59. DOUBLE STEEL ANGLE CONNECTION, RE: STRUCT.
60. CONCRETE CURB, SLOPE AWAY FROM BUILDING, RE: CIVIL
61. METAL SPLASH PAN RE: 5/A301
62. 1/2" EXTERIOR GRADE SHEATHING
63. 2 x 4 WOOD STUDS @ 16" O.C. HORIZ.
64. EXTEND T.P.O. SINGLE-PLY SHEET FROM UNDERSIDE OF METAL CAP FLASHING TO 3" BEYOND TERMINATION BAR, (TYP.)
65. CONT. 1/4" BENT STEEL PLATE WELDED TO END OF CHANNEL, RE: STRUCT., PAINT EXPOSED TYP.
66. 1x WOOD BLOCKING
67. BANK EQUIPMENT TUBES, SEAL AS REQUIRED
68. PREFINISHED METAL RIDGE FLASHING
69. SUSPENDED GYPBOARD CEILING SYSTEM
70. CONT. CLEAT
71. T.P.O. SINGLE-PLY FLASHING STRIP
72. FIBER CANT STRIP NAILED TO DECK OR BLOCKING
73. STONE VENEER
74. PREFINISHED METAL STRAPS @ 24" O.C.
75. PREFINISHED METAL GUTTER
76. 26 GAUGE GALVANIZED CONTROL JOINT
77. SOFFIT VENT, FRYREGLET DCS-75-V-300
78. PROVIDE LOCKABLE METAL PANEL DOOR AND HARDWARE PAINTED TO MATCH BUILDING SOFFIT
79. DRIP FLASHING, 4" END LAPS W/ CONT. CAULK @ LAPS
80. PROVIDE 2'-0" WIDE BY 3/4" THICK FIRE RETARDANT PLYWOOD DECK FROM SOFFIT ACCESS DOOR TO TOWER SIGNAGE
81. BENT STEEL PLATE, RE: STRUCT.
82. STEEL PIPE BASE, PAINT
83. LINE OF TOWER COLUMN @ FOREGROUND
84. T.P.O. SINGLE-PLY ROOF SYSTEM ON 1 1/4" RIGID INSULATION BD. ON METAL DECKING
85. ELASTOMERIC ACRYLIC FINISH-COAT ON 3/4" LATH AND PLASTER ON 3/4" FURRING CHANNELS @ 16" O.C. TIED TO 1 1/2" CARRYING CHANNELS @ 24" O.C. SUSPENDED FROM STRUCTURE
86. LAMBS TONGUE D.S. NOZZLE 6" ABOVE F.F.
87. METAL COVER OVER SIGN PENETRATIONS FURNISHED & INSTALLED BY SIGN CO. & ROOFER TO SEAL WITH FLASHING STRIPS @ (2) LOCATIONS

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REVISIONS:

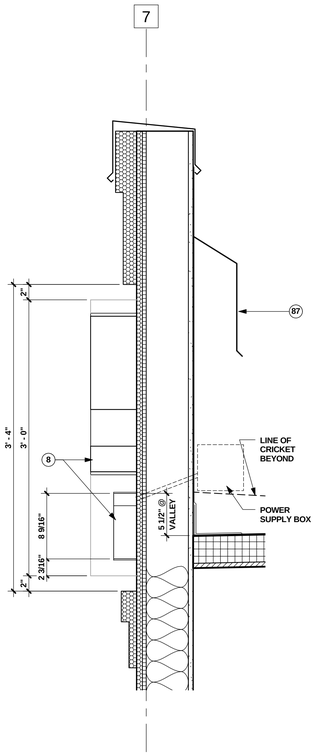
NO.	DESCRIPTION	DATE
1	City Comments 1	06/02/2016

SECURITY SERVICE FEDERAL CREDIT UNION

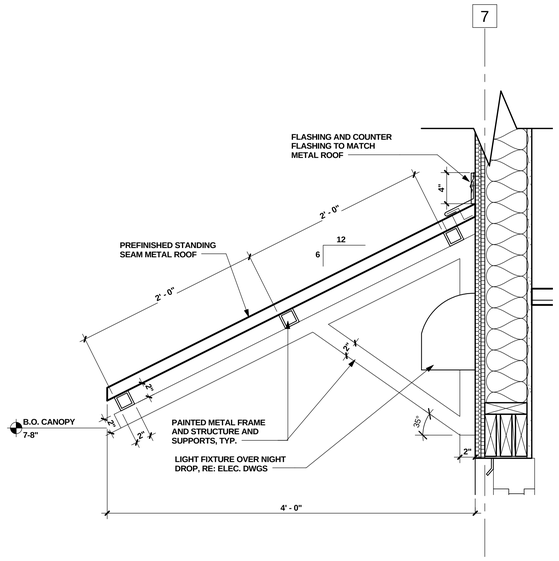
SSFCU - SE MILITARY
1439 S.E. MILITARY DRIVE
SAN ANTONIO, TEXAS 78214

05/19/16

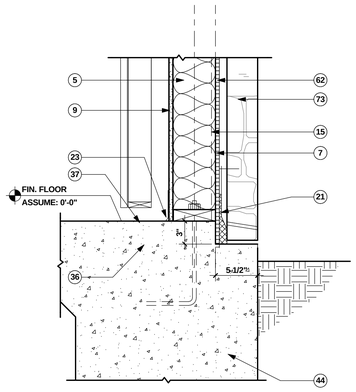
project #: 2015075
date: 05/19/2016
reviewed by: JF
drawn by: KB / JAP
drawing title: **WALL SECTIONS & DETAILS**
drawn number: **A502**



7 / A503 SIDE SIGNAGE SECTION
SCALE: 1 1/2" = 1'-0"



6 / A503 ENLARGED CANOPY DETAIL
SCALE: 1 1/2" = 1'-0"



5 / A503 WALL DETAIL
SCALE: 1 1/2" = 1'-0"

KEY NOTES:

1. T.P.O. SINGLE-PLY ROOF SYSTEM OVER RIGID INSULATION BD. R-30 (MIN.) ON 1/4" DENS DECK ON 5/8" EXT. GRADE PLYWOOD DECK
2. NOT USED
3. DRIP EDGE
4. 24 GA. PREFINISHED METAL CAP FLASHING
5. R-19 BATT INSULATION
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18. 2x WOOD BLOCKING
19. 2x6 WOOD BLOCKING
20. H.M. DOOR & FRAME, PAINT
21. METAL FLASHING AND ROPE WEEPS @ 32" O.C.
22. SUSPENDED LAY-IN CEILING, RE: SPECS.
23. BASE; RE: FLOOR FINISH PLAN
24. CLEAR ANOD. ALUMINUM & GLASS STOREFRONT WINDOW, RE: WINDOW TYPES.
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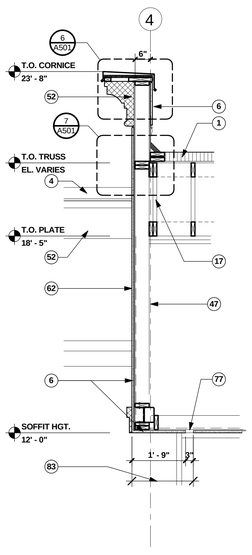
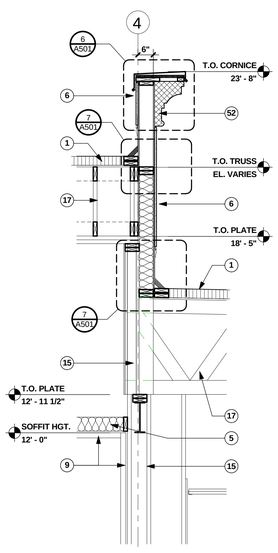
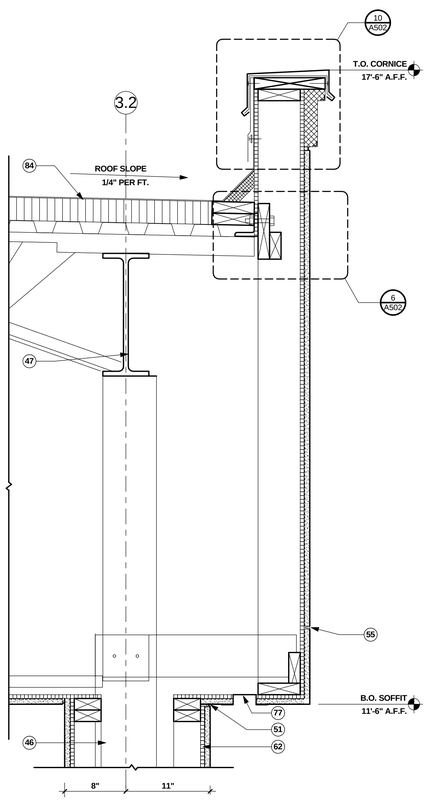
86. CONCRETE ISLAND, RE: CIVIL
87. "CLEARANCE" BARRIER POST & SIGN FURN., INSTALLED BY OTHERS
88. STEEL / ALUM. FLAT TOP CANOPY WITH (4) POST SUPPORTS FURN. & INSTALLED BY OTHERS



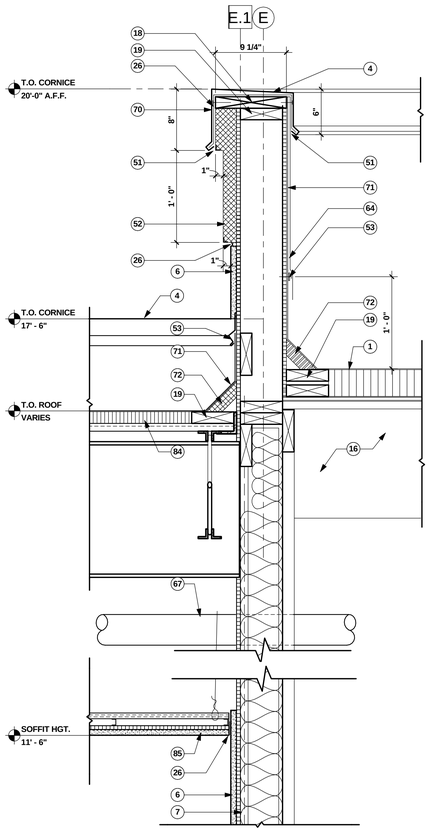
1 / A503 WALL SECTION
SCALE: 1/2" = 1'-0"



2 / A503 WALL SECTION
SCALE: 1/2" = 1'-0"



3 / A503 ROOF DETAIL
SCALE: 1 1/2" = 1'-0"



4 / A503 WALL SECTION
SCALE: 1 1/2" = 1'-0"

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SECURITY SERVICE FEDERAL CREDIT UNION

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05/19/16

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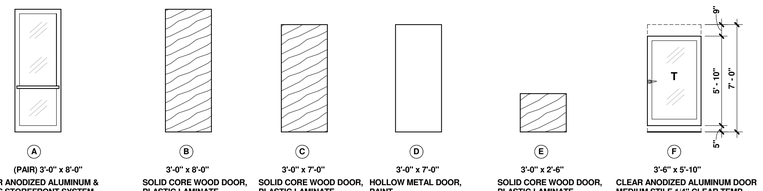


1 / A601 DOOR TYPES

T=TEMPERED GLASS

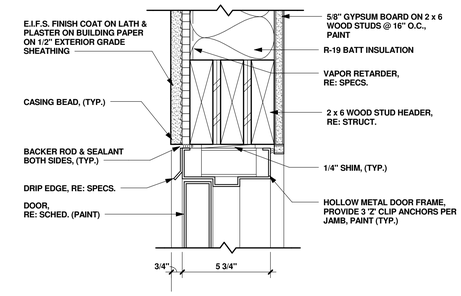
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DOOR NO.	ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARDWARE	NOTES
100	LOBBY	6' - 0"	8' - 0"	A	ALUM.	ANOD.	A	ALUM.	1	STOREFRONT SYSTEM TEMPERED GLASS
102	OFFICE	3' - 0"	8' - 0"	B	SC	PL	B	ALUM.	03	DOOR & SIDELITE FRAME
103	OFFICE	3' - 0"	8' - 0"	B	SC	PL	B	ALUM.	03	DOOR & SIDELITE FRAME
104	OFFICE	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	03D	MANAGER'S OFFICE
105	OFFICE	3' - 0"	8' - 0"	B	SC	PL	E	ALUM.	03	DOOR & SIDELITE FRAME
106	BOOTH	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	03B	W/ LOCKSET
107	BOOTH	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	03B	W/ LOCKSET
108	JANITOR CLOSET	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	05	
109	SERVER ROOM	3' - 0"	8' - 0"	C	SC	PL	3	ALUM.	03A	CARD READER
110	SAFETY DEPOSIT VAULT	3' - 0"	7' - 0"	---	---	---	---	---	---	RE: DIEBOLD DRAWINGS
111	HALL	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	09	CARD READER - DOOR VIEWER
112	WALK-UP TELLERS	3' - 0"	8' - 0"	---	---	---	2	ALUM.	---	CASED OPENING
112A	WALK-UP TELLERS	3' - 0"	8' - 0"	---	---	---	2	ALUM.	---	CASED OPENING
112B	WALK-UP TELLERS	3' - 0"	8' - 0"	---	---	---	2	ALUM.	---	CASED OPENING
113	MEN'S ROOM	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	03C	
113A	DRIVE-THRU TELLERS	7' - 8"	8' - 0"	---	---	---	5	ALUM.	---	CASED OPENING
113B	DRIVE-THRU TELLERS	7' - 8"	8' - 0"	---	---	---	5	ALUM.	---	CASED OPENING
114	BALANCE ROOM	3' - 6"	8' - 0"	---	---	---	2A	ALUM.	---	CASED OPENING
115	VAULT ROOM	3' - 6"	5' - 10"	F	ALUM.	ANOD.	4	ALUM.	03A	TEMPERED GLASS - CARD READER
116	WOMEN'S ROOM	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	03C	
117	BREAK ROOM	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	03A	CARD READER
118	OFFICE	3' - 0"	8' - 0"	B	SC	PL	B	ALUM.	03	DOOR & SIDELITE FRAME
119	OFFICE	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	03D	
120	OFFICE	3' - 0"	8' - 0"	B	SC	PL	E	ALUM.	03	DOOR & SIDELITE FRAME
121	ALCOVE 2	3' - 0"	7' - 0"	D	HM	PAINT	1	HM.	07	CARD READER
122	ELEC. ROOM	3' - 0"	7' - 0"	D	HM	PAINT	1	HM.	08	CARD READER
129	STORAGE	3' - 0"	8' - 0"	B	SC	PL	2	ALUM.	03A	W/ LOCKSET

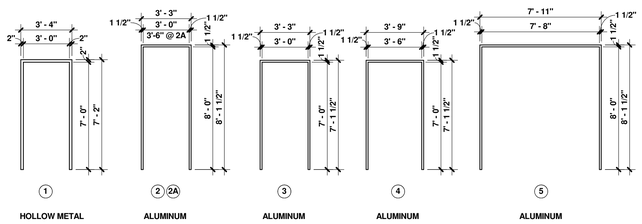
SC - SOLID CORE WOOD ALUM. - ALUMINUM PL - PLASTIC LAMINATE (PL-4) RE: A102 HM - HOLLOW METAL

NOTE: DOOR 116 IS TYPE 'E' DOOR, RE; SPECS FOR HARDWARE



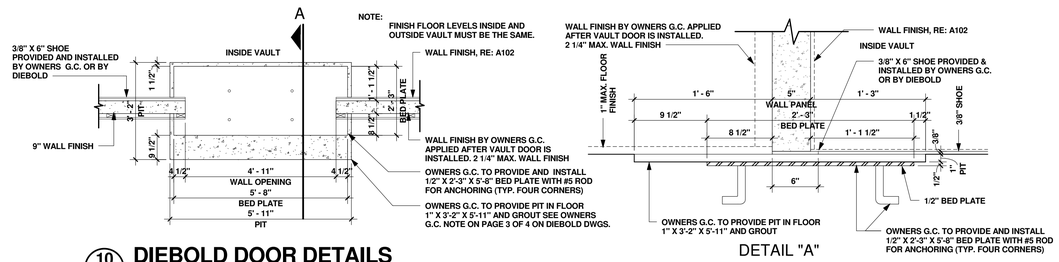
5 / A601 H.M. DOOR HEAD / JAMB DETAIL

SCALE: 3" = 1'-0"



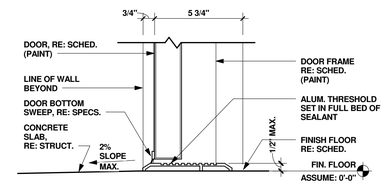
2 / A601 DOOR FRAME TYPES

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



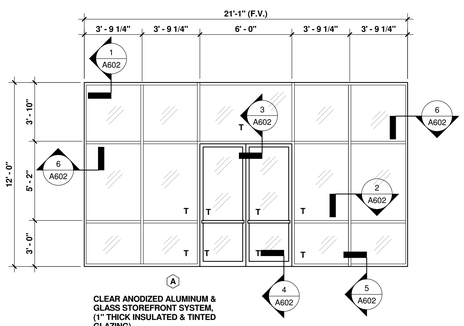
10 / A601 DIEBOLD DOOR DETAILS

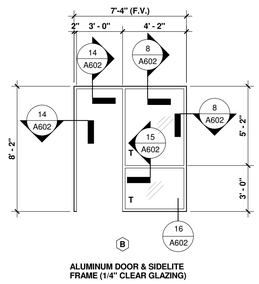
SCALE: 1/2" = 1'-0"

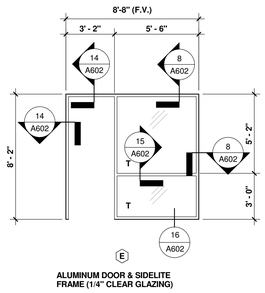


6 / A601 H.M. DOOR SILL DETAIL

SCALE: 3" = 1'-0"



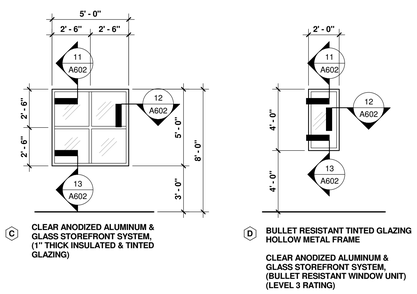




3 / A601 STOREFRONT & DOOR / SIDELITE TYPES

T = TEMPERED GLASS NOTE: EXTERIOR LOW-E GLASS : SOLARBAN 70XL (2) SOLARBRONZE + CLEAR

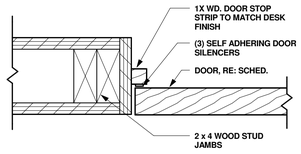
SCALE: 1/4" = 1'-0"



4 / A601 WINDOW TYPES

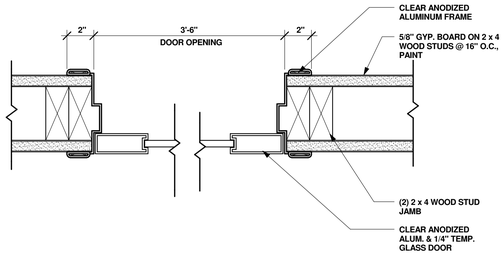
* MINI BLINDS @ ALL "C" AND "D" WINDOWS

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



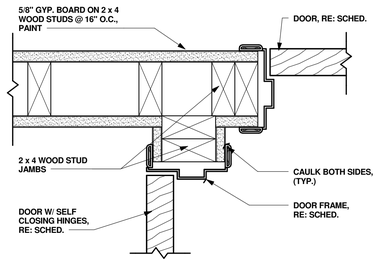
7 / A601 RECEPTION DESK DOOR DETAIL

SCALE: 3" = 1'-0"



9 / A601 VAULT JAMB DETAIL

SCALE: 3" = 1'-0"



8 / A601 INTERIOR JAMB DETAIL

SCALE: 3" = 1'-0"

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REVISIONS

NO.	DESCRIPTION	DATE
1	Revision 1	03/21/2016

SECURITY SERVICE FEDERAL CREDIT UNION

SSFCU - SE MILITARY
1439 S.E. MILITARY DRIVE
SAN ANTONIO, TEXAS 78214

05/19/16

project #: 2015075

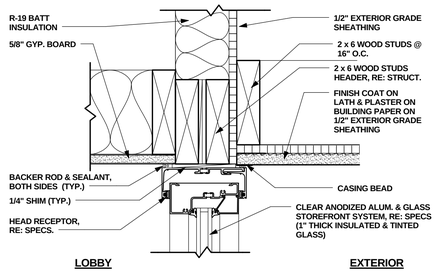
date: 05/19/2016

reviewed by: JF

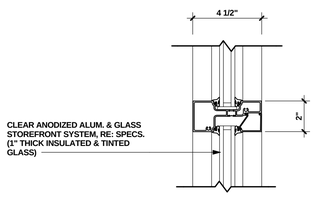
drawn by: KB / JAP

drawing title: **DOOR SCHEDULE & DETAILS**

drawn number: **A601**



1 A602 STOREFRONT HEAD DETAIL
SCALE: 3" = 1'-0"



2 A602 STOREFRONT DETAIL
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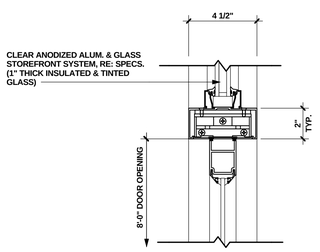
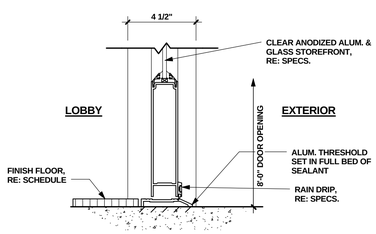
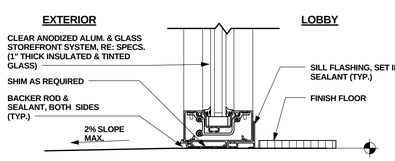


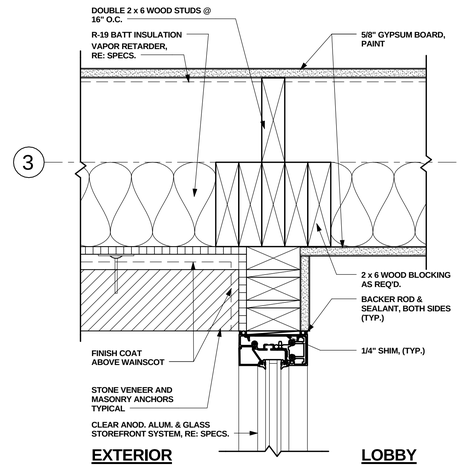
3 A602 STOREFRONT TRANSOM DETAIL (TYP.)
SCALE: 3" = 1'-0"



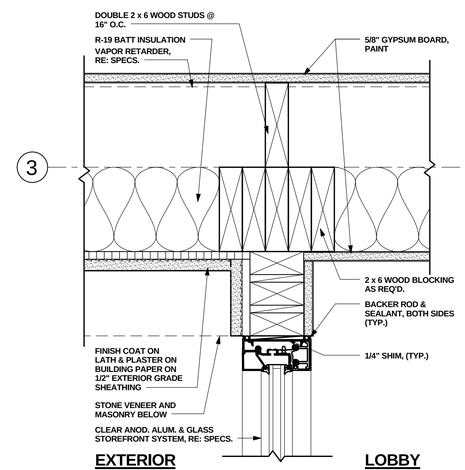
4 A602 STOREFRONT THRESHOLD DETAIL
SCALE: 3" = 1'-0"



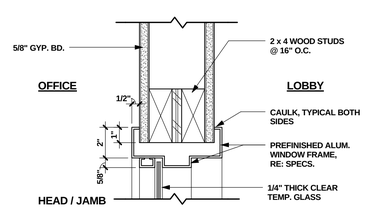
5 A602 STOREFRONT SILL DETAIL
SCALE: 3" = 1'-0"



6 A602 STOREFRONT JAMB DETAIL (LOW)
SCALE: 3" = 1'-0"



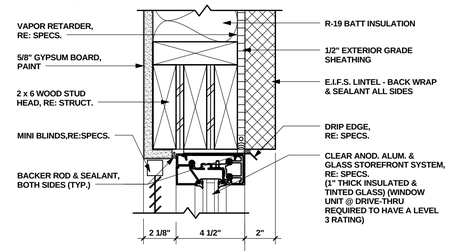
7 A602 STOREFRONT JAMB DETAIL (HIGH)
SCALE: 3" = 1'-0"



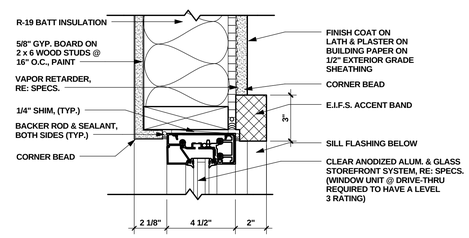
8 A602 INT. WINDOW DETAIL
SCALE: 3" = 1'-0"

9 A602 NOT USED
SCALE: 3" = 1'-0"

10 A602 NOT USED
SCALE: 3" = 1'-0"



11 A602 WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



12 A602 WINDOW JAMB DETAIL
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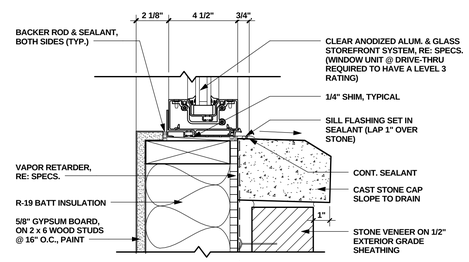
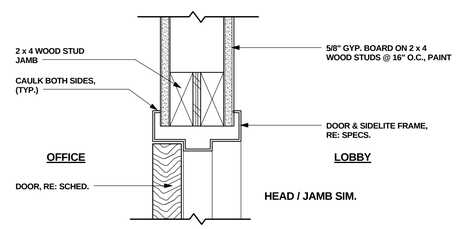
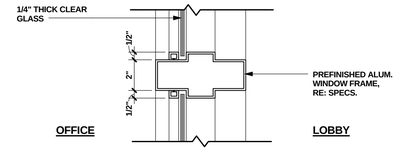


13 A602 WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



14 A602 DOOR FRAME HEAD & JAMB DETAIL
SCALE: 3" = 1'-0"



15 A602 INT. WINDOW DETAIL
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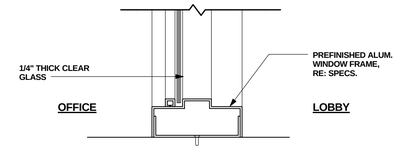

16 A602 INT. WINDOW DETAIL
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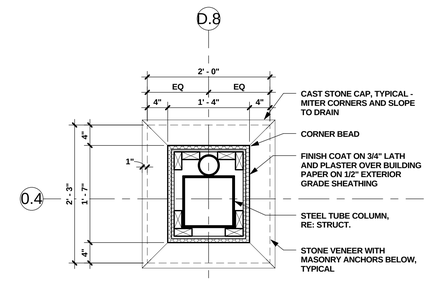
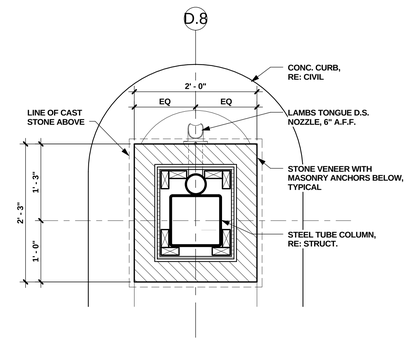


17 A602 DRIVE THRU CANOPY COLUMN DETAIL (HIGH)
SCALE: 1" = 1'-0"



18 A602 DRIVE THRU CANOPY COLUMN DETAIL (LOW)
SCALE: 1" = 1'-0"

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NO.	DESCRIPTION	DATE

SECURITY SERVICE FEDERAL CREDIT UNION

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SAN ANTONIO, TEXAS 78214

05/19/16

project #: 2015075
date: 05/19/2016
reviewed by: JF
drawn by: KB / JAP
drawing title: **DOOR & WINDOW DETAIL**
drawn number: **A602**

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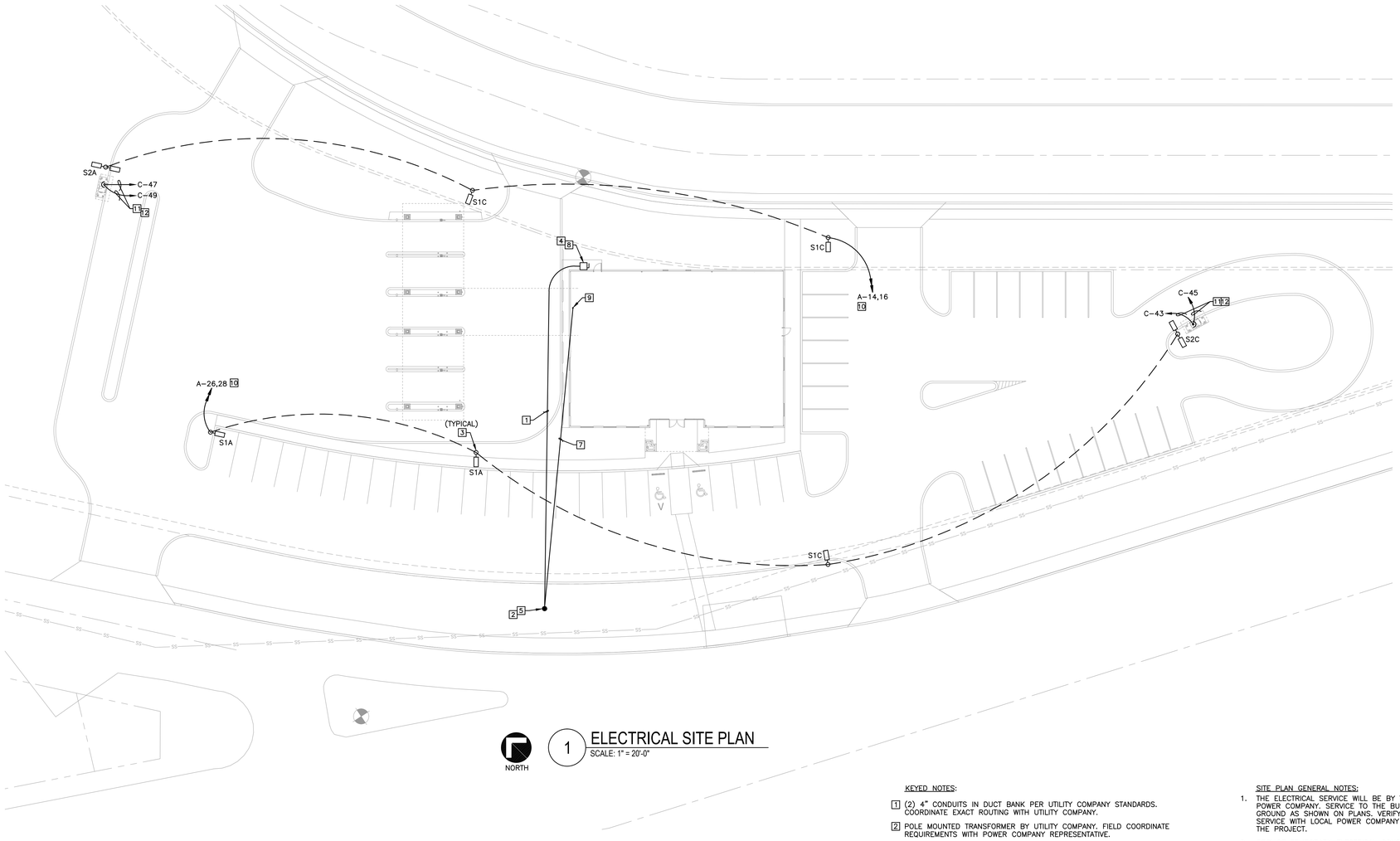

NORTH

1 ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"

KEYED NOTES:

1. (2) 4" CONDUITS IN DUCT BANK PER UTILITY COMPANY STANDARDS. COORDINATE EXACT ROUTING WITH UTILITY COMPANY.
2. POLE MOUNTED TRANSFORMER BY UTILITY COMPANY. FIELD COORDINATE REQUIREMENTS WITH POWER COMPANY REPRESENTATIVE.
3. POLE MOUNTED FIXTURE ON CONCRETE BASE. SEE BASE DETAIL ON SHEET E501.
4. PROVIDE SCHEDULE 40 PVC WITH MINIMUM 3" CONCRETE SURROUNDING, FOR PORTION UNDER BUILDING. MINIMUM DEPTH TO CONCRETE SHALL BE 24". PROVIDE RIGID CONDUIT EXPOSED TO DISCONNECT SWITCH/METER.
5. COORDINATE EXACT LOCATION OF EXISTING UTILITY POLES AND TERMINATION REQUIREMENTS WITH UTILITY COMPANY.
6. NOT USED
7. PROVIDE 3-4" EMPTY UG CONDUITS WITH PULLSTRING STUBBED UP IN DATA/COMM ROOM FOR TELEPHONE AND CABLE TELEVISION SERVICE. COORDINATE EXACT REQUIREMENTS AND ROUTING WITH CATV AND TELEPHONE SERVICE PROVIDERS.
8. ELECTRICAL SERVICE ENTRANCE. REFER TO RISER DIAGRAM, DETAIL 1, SHEET E501.
9. STUB UP AT TELEPHONE BACKBOARD, COORDINATE LOCATION WITH DETAIL 3/E302.
10. ROUTE HOMERUN THROUGH LIGHTING CONTACTOR. SEE DETAIL 2, SHEET E501.
11. ROUTE (2) EMPTY 3/4" CONDUITS FOR REMOTE ATM POWER. ROUTE LIGHTING CIRCUIT VIA CONTACTOR.
12. ROUTE (1) 2" CONDUIT FROM REMOTE ATM TO ELECTRICAL ROOM AND (1) 2" CONDUIT TO DATA ROOM.

SITE PLAN GENERAL NOTES:

1. THE ELECTRICAL SERVICE WILL BE BY THE LOCAL ELECTRICAL POWER COMPANY. SERVICE TO THE BUILDING WILL BE UNDER GROUND AS SHOWN ON PLANS. VERIFY AND COORDINATE THE SERVICE WITH LOCAL POWER COMPANY AT THE BEGINNING OF THE PROJECT.
2. PROVIDE TEMPORARY ELECTRICAL CONSTRUCTION POWER TO THE PROJECT DURING CONSTRUCTION SEPARATE FROM THE PERMANENT BUILDING SERVICE AND REMOVE ENTIRELY PRIOR TO REQUESTING THE ARCHITECT'S FINAL INSPECTION FOR ACCEPTANCE OF THE PROJECT. PAY ANY FEES REQUIRED BY THE POWER COMPANY.
3. TELEPHONE SERVICE: PROVIDE A CONDUIT FROM THE UTILITY EASEMENT TO TELEPHONE EQUIPMENT BACKBOARD AS SHOWN ON THE PLANS WITH PULL WIRE. VERIFY EXACT LOCATION W/ TELEPHONE COMPANY BEFORE INSTALLATION.
4. MAKE EXCAVATIONS AND DO BACKFILLING REQUIRED TO COMPLETE THIS WORK. COOR. EXCAVATION WITH THE WORK OF OTHER TRADES TO AVOID DELAY. WHERE TRENCHING OR EXCAVATION IS REQUIRED, COMPACT BACKFILL TO CONDITION EQUAL TO ADJACENT UNDISTURBED EARTH, AS APPROVED BY ARCHITECT.
5. BEFORE ANY CUTTING OR TRENCHING OPERATING IS BEGUN, VERIFY WITH OWNER'S REPRESENTATIVE, UTILITY COMPANIES, MUNICIPALITIES, AND OTHER INTERESTED PARTIES THAT ALL
6. DO CUTTING, BORING, CHASING AND PATCHING AS REQUIRED TO ACCOMPLISH THIS WORK. NO CUTTING OR NOTCHING OF STRUCTURAL MEMBERS SHALL BE DONE W/ OUT EXPRESS PERMISSION OF THE ARCHITECT.
7. PROVIDE EXPANSION FITTINGS FOR ALL RACEWAYS CROSSING EXPANSION JOINTS.
8. TELEPHONE CONDUIT MAY BE IN THE SAME TRENCH AS THE ELECTRICAL CONDUIT WITH A 12" SEPARATION AND 24" COVERAGE.
9. PVC CONDUIT STUBUPS IN SLAB SHALL NOT EXTEND MORE THAN 18" ABOVE FINISHED SLAB AND THEN MUST CHANGE TO STEEL CONDUIT.INSTALLATION MUST CONFORM TO N.E.C. AND LOCAL CODES.

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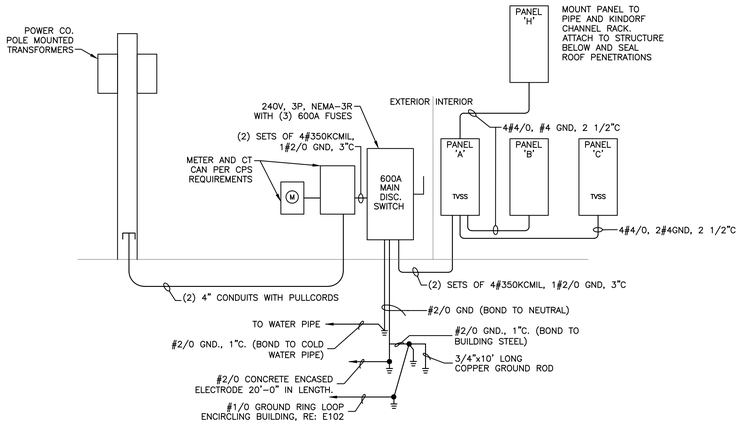
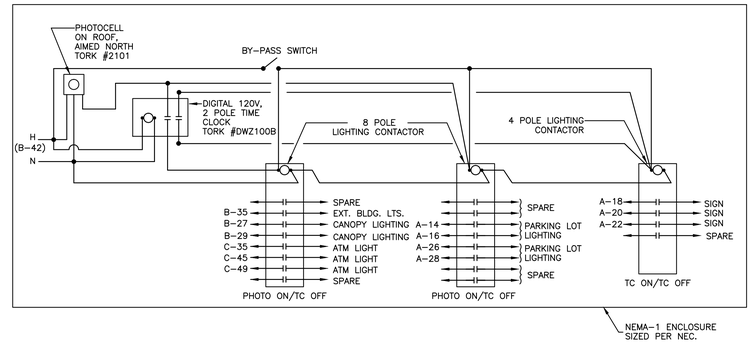
SE MILITARY & MISSION RD.
SAN ANTONIO, TEXAS 78070

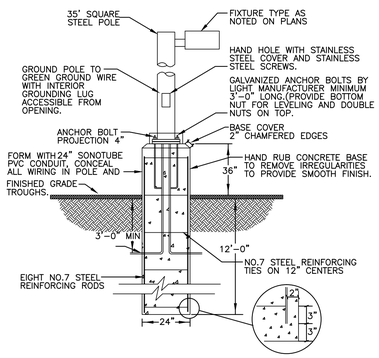
project #: 16-0041-01
date: 05/18/16
reviewed by: CT/SR
drawn by: E2
drawing title: **ELECTRICAL SITE PLAN**
drawing number: **E101**



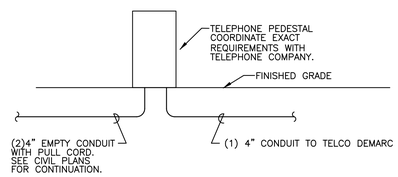
1 / E501 RISER DIAGRAM
SCALE: N.T.S.



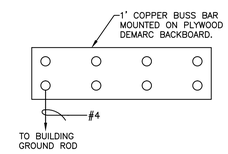
2 / E501 LIGHTING CONTROL (LCP)
SCALE: N.T.S.



3 / E501 POLE BASE DETAIL
SCALE: N.T.S.



4 / E501 TELEPHONE PEDESTAL DETAIL
SCALE: N.T.S.



5 / E501 TELEPHONE GROUNDING DETAIL
SCALE: N.T.S.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
B-2	HOMERUN TO CIRCUIT AND PANEL INDICATED
	NEUTRAL CONDUCTOR
	HOT CONDUCTOR
	GROUNDING CONDUCTOR
	TRAVELER
	SWITCH LEG
(2)	NUMBER IN PARENTHESIS INDICATES CIRCUIT TO WHICH DEVICE IS CONNECTED
$	TOGGLE SWITCH – 120/277V, 20A
$3	THREEWAY SWITCH – 120/277V, 20A
$4	FOURWAY SWITCH – 120/277V, 20A
$D	DIMMER SWITCH
$K	KEY SWITCH – 120/277V, 20A
$M	MANUAL MOTOR STARTER
	DUPLEX RECEPTACLE – 125V,20A,1P
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE 125V,20A,1P
	ISOLATED GROUND RECEPTACLE – 125V,20A,1P
	SINGLE RECEPTACLE – 250V, AMPS PER PANEL SCHEDULE
	QUADRAPLEX RECEPTACLE – 125V,20A,1P
	ISOLATED GROUND QUADRAPLEX RECEPTACLE – 125V,20A,1P
	SINGLE RECEPTACLE – 125V,20A,1P
	ISOLATED GROUND SINGLE RECEPTACLE – 125V,20A,1P
	DUPLEX RECEPTACLE – 125V,20A,1P (FLOOR MOUNTED)
J	JUNCTION BOX, SIZED PER N.E.C.
S	SPEAKER
T	THERMOSTAT OUTLET BOX WITH 3/4"C. TO ACCESSIBLE LOCATION ABOVE CEILING
▼	TELEPHONE OUTLET BOX WITH 3/4"C. TO ACCESSIBLE LOCATION ABOVE CEILING
▼	DATA/TELEPHONE OUTLET BOX WITH 3/4"C. TO ACCESSIBLE LOCATION ABOVE CEILING
▽	DATA OUTLET BOX WITH 3/4"C. TO ACCESSIBLE LOCATION ABOVE CEILING
TV	TELEVISION OUTLET BOX WITH 3/4"C. TO ACCESSIBLE LOCATION ABOVE CEILING
	PUSHBUTTON
HB	HOLD UP BUTTON
DR	FIRE ALARM DOOR RELEASE
DC	DOOR CONTACTOR ROUGH-IN WITH 3/4" C TO ACCESSIBLE LOCATIONS ABOVE CEILING.
WP	WEATHER PROOF
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
E.C.	ELECTRICAL CONTRACTOR
NL	NIGHT LIGHT – ON 24 HOURS
	120V, 1P EQUIPMENT CONNECTION
	240V, 1P EQUIPMENT CONNECTION
	240V, 3P EQUIPMENT CONNECTION
	208V, 1P EQUIPMENT CONNECTION
	208V, 3P EQUIPMENT CONNECTION
	277V, 1P EQUIPMENT CONNECTION
	480V, 3P EQUIPMENT CONNECTION
	480V, 1P EQUIPMENT CONNECTION
	DISCONNECT SWITCH – SIZE AND POLE AS NOTED
	COMBINATION STARTER/DISCONNECT SWITCH
	STARTER
	PANELBOARD AS SPECIFIED
FACP	FIRE ALARM CONTROL PANEL
	EXHAUST FAN
	CAMERA
IZP	INDEPENDENT ZONE KEY PAD
SL	STROBE LIGHT
DCHT	SAFE DOOR CONTACT/ HEAT THERMAL
360	CEILING MOUNTED INFRARED
IR	WALL MOUNTED INFRARED

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