HISTORIC AND DESIGN REVIEW COMMISSION
March 02, 2018

HDRC CASE NO:	**2017-400**
ADDRESS:	319 W MITCHELL ST
LEGAL DESCRIPTION:	NCB 2852 BLK LOT 21 & 22 (LADD LITTLE SUBD UT-4)
ZONING:	IDZ CD RIO-4
CITY COUNCIL DIST.:	5
APPLICANT:	Mariela Valdivia
OWNER:	Little Lad Investments, LTD
TYPE OF WORK:	Final approval of a four story, multi-family structure
APPLICATION RECEIVED:	February 16, 2018
60-DAY REVIEW:	April 17, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a four story, multi-family structure to feature 81 units.

APPLICABLE CITATIONS:

UDC Section 35-672. – Neighborhood Wide Design Standards

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

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

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

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

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

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

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

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

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

A. Paving materials for pedestrian pathways shall be either:

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

ii. Rough or honed finished stone;

iii. Brick or concrete pavers; or

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

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

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

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

A. Queuing is prohibited on the Riverwalk pathway.

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

complete stop to avoid a patron engaged at the hostess stand.

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

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

(1) Curb Cuts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Additional height.

B. Creation of a tower.

C. Variation in roof shape.

D. Change of color or materials.

E. Addition of a design enhancement feature such as:

i. Embellished entrance areas.

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

iii. Recessed or projecting balconies and entrances.

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

UDC Section 35-673. – Site Design Standards

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

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

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

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

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

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

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

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

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

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

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

(1) Two or More Buildings on a Site.

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

(2) Primary and Secondary Entrances

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

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

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

(c) Topography and Drainage. The natural contours of occasional hillsides and riverbanks contribute to the distinct

character of the San Antonio River and shall be considered in site designs for new development. Site plans shall minimize the need for cut and fill. It should be considered as an opportunity for positive enhancements through the creative use of terraces and retaining walls.

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

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

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

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

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

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

(6) Walls and Fences at Detention Areas.

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

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

(7) Roof Drainage into the River.

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

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

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

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

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

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

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

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

(1)Provide Variety in Landscape Design. Provide variety in the landscape experience along the river by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including

plants, shall be the same as those on adjacent properties. (see Figure 673-4).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(2) Site Wall and Fence Materials.

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

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

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

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

A. Vending machines.

B. Automatic teller machines.

C. Pay phones.

D. Photo booths.

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

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

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

H. Speakers.

(2) Street Furnishing Materials.

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

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

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

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

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

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

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

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

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

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

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

D. Lighting spillover to the publicly owned areas of the river or across property lines shall not exceed one-half (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. The applicant is requesting a Certificate of Appropriateness to construct a four story, multi-family structure to feature 81 residential units at 319 W Mitchell Street, location in RIO-4. The property is bound by W Mitchell to the south, King Roger Street to the west and McKay Avenue to the north. The applicant has proposed surface parking on the eastern portion of the site.
b. CONCEPTUAL APPROVAL – The applicant received conceptual approval for this request at the August 16, 2017, Historic and Design Review Commission hearing. Stipulations of the conceptual approval included:
    i. That the proposed curb cuts do not exceed twenty-five (25) feet in width each.
    ii. That the applicant buffer all surface parking from the public right of way and provide a detailed landscaping plan.
    iii. That the applicant provide an architectural and site lighting plan.
    iv. That the applicant modify the proposed roof form to feature a flat or contemporary roof form that would be found historically on a structure of this mass and to eliminate the front facing gabled roof on the W Mitchell façade.
    v. That the applicant eliminate the proposed stone cladding beneath the front facing gabled roof on the W Mitchell façade.

vi. That the applicant introduce additional façade variation, separation of wall planes, deeper balconies and recessed fenestration.

vii. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

c. CONCEPTUAL APPROVAL – At this time, the applicant has addressed stipulations i, ii and iii.

d. DESIGN REVIEW COMMITTEE – The request for final approval was reviewed by the Design Review Committee on February 13, 2018. At that meeting, committee members noted concerns in the clash of proposed roof forms and that the proposed side gables and hipped roofs should feature a cleaner transition.

e. PEDESTRIAN CIRCULATION – 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 proposed to construct a pedestrian sidewalk across the site on along W Mitchell, King Roger Street and at the rear of the site on McKay Avenue. This is consistent with the Guidelines.

f. CURBCUTS – The applicant has proposed curb cuts on W Mitchell and King Roger Street. According to the UDC Section 35-672(b)(1)(B), curb cuts should not exceed more than twenty-five (25) feet in width. The applicant has noted that the drive widths for both curb cuts are twenty-five (25) feet in width. This is consistent with the UDC.

g. AUTOMOBILE ACCESS & PARKING – As noted in finding a, the applicant has proposed surface parking on the eastern portion of the site, utilizing an existing surface parking lot. Per the UDC Section 36-672(b)(2)(A), parking areas should be located toward the interior of the site. Additionally, per the UDC Section 35-672(b)(3), parking areas should be screened or buffered from view of public streets, the San Antonio River and adjacent residential uses. The applicant has proposed landscaping buffers around the proposed parking lot. On the southern, northern and western borders, the applicant has proposed shrubbery and other plantings. This is consistent with the UDC.

h. BUILDING ORIENTATION & ENTRANCE– Per the UDC Section 35-673(b), 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. Primary entrances should be oriented toward the street with secondary entrances located on the interior of the property. Primary entrances should be distinguishable by architectural features such as an entry portal, change in material or color, change in scale or the addition of columns, canopies or lintels. No real update other than the installation of an awning. The primary entrance, located on E Mitchell is distinguished by a change in façade material and an awning. Staff finds that additional distinguishing design elements should be incorporated into the design at the entrance on W Mitchell.

i. LANDSCAPE DESIGN – The applicant has provided staff with a landscaping plan noting various plant materials and their locations. This is consistent with the UDC.

j. SITE FURNISHINGS – The applicant has noted site furnishings to include a swimming pool and outdoor landscaped areas. The applicant is responsible for complying with the UDC Section 35-673(i) in regards to street furnishings and the standards for proper placement and materials.

k. LIGHTING – Site lighting should be considered an integral element of the landscape and architectural design of a property. The applicant has provided staff with a lighting plan noting the photo metrics of lighting on the site.

l. MECHANICAL EQUIPMENT – Per the UDC Section 35-673(m) and (n), buffering and screening should be used to screen mechanical and service equipment from view from the public right of way. The applicant has noted the installation of screening walls to screen ground mounted mechanical equipment from view. While the proposed screening walls block the view of mechanical equipment from E Mitchell and partially from King Rogers, the mechanical equipment will be seen if driving south on King Rogers and from the northern side of the lot. Staff finds that screening should surround mechanical equipment located at the street level, whether it be architectural or landscaping.

m. BICYCLE PARKING – 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. The applicant is responsible for complying with this section of the UDC.

n. HUMAN SCALE – 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 multiple components to achieve this which include recessed balconies and human scaled façade openings. This is consistent with the UDC.

o. FAÇADE SEPARATION – For proposed new construction in the RIO-4 where a façade is longer than seventy-

five (75) feet, additional steps must be taken to separate the façade. The applicant has proposed for the new construction to feature variations in wall planes and façade openings including fenestration and balcony openings. The proposed balconies feature depths of approximately five (5) feet. Other variations in façade depth include recessed wall planes for specific units, angled wall plans along E Mitchell, a recessed corridor entry way and a tapered northern façade. Generally, the proposed design elements to separate the façade are consistent with the UDC.

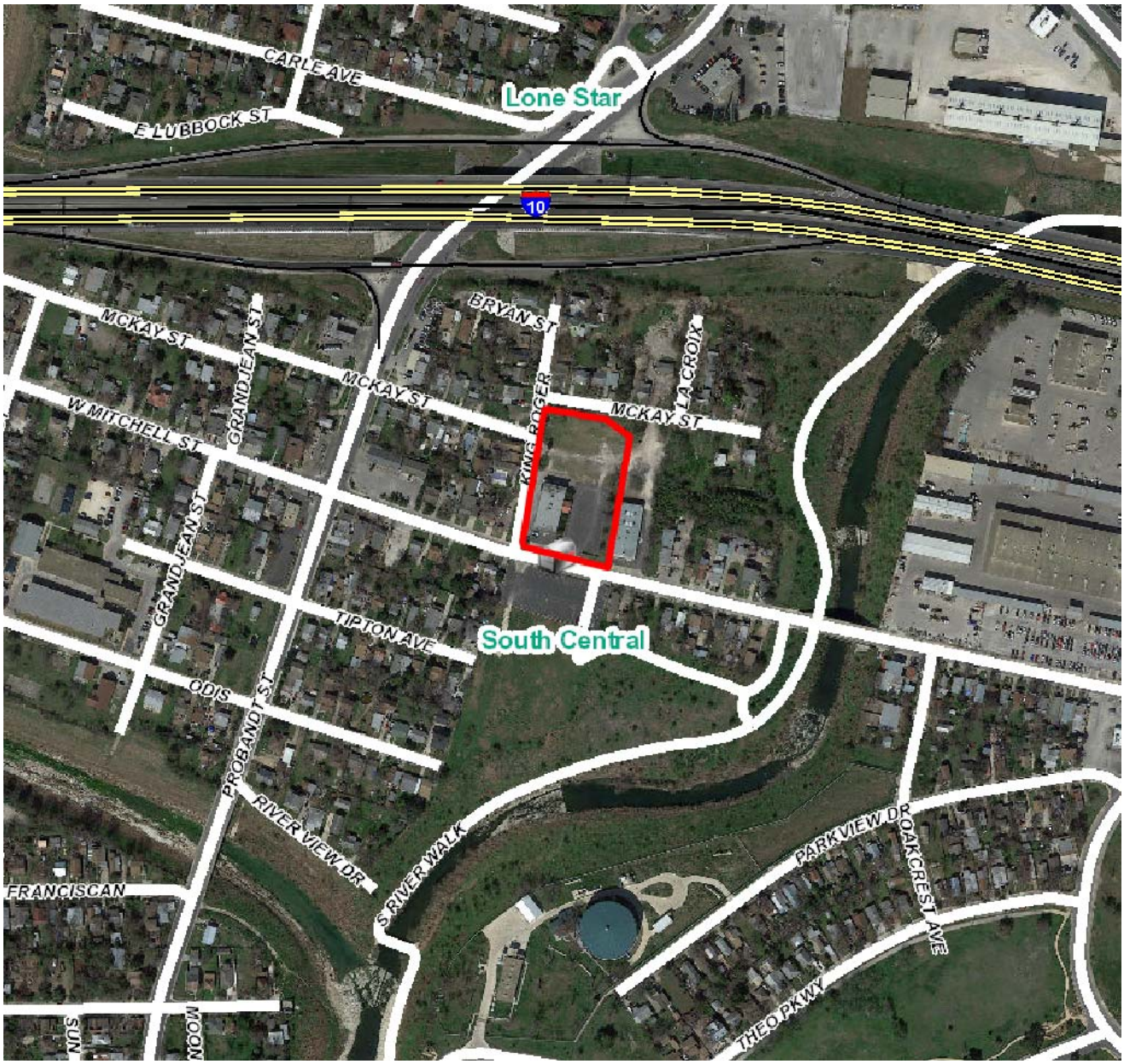
p. HEIGHT – The UDC Section 35-674(c) addresses height issues within the River Improvement Overlay District. The applicant has noted an overall height of approximately fifty (50) feet, appropriate for RIO-4, which allows up to eighty-four (84) feet in height.
q. MATERIALS – The applicant has proposed materials to include stucco, stone cladding and metal guardrails. The proposed materials are consistent with the UDC. Generally, the proposed materials are appropriate however, staff finds that the proposed stone cladding beneath the gabled roof on the W Mitchell façade should be eliminated to provide a uniform façade element at the building corner.
r. ROOF FORM – The applicant has proposed a flat roof and front facing gabled roof on the E Mitchell (southern) façade. On the King Rogers (western), McNay (northern) and eastern façades, the applicant has proposed gabled and hipped roofs. Staff finds the use of the proposed hipped and gabled roofs on the west, north and east facades appropriate. Staff finds that the gabled roof on the W Mitchell façade should be eliminated and a uniform, flat roof line be featured at this location. A gabled and flat roof are not historically found in combination, and the visibility of the hipped roof from Mitchell results in an incongruous façade and reads as the side of the building versus the primary façade.
s. WINDOW FENESTRATION – In regards to window fenestration, the UDC Section 35-674 (2) states that windows help provide a human scale to a façade and therefore should be recessed at least two (2) inches within solid walls, they should relate in design and scale to the spaces behind them, they shall be used in hierarchy to articulate important places on the façade and grouped to establish rhythms and that curtain wall systems should be designed with modulating features such as projecting horizontal and/or vertical mullions. The applicant is responsible for complying with this section of the UDC.
t. WINDOW DESIGN – The applicant has noted per rendered elevations that windows will feature a dark color. Staff finds this color to be appropriate. White manufacturer's color is not allowed. Window track components must be painted to match the window trim.
u. ARCHAEOLOGY- The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

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

i. That the applicant provide onsite bicycle parking as noted in finding m.
ii. That windows feature a dark color and not manufacture's white. Windows must also be installed two inches within walls.
iii. That the applicant eliminate the front facing gabled roof and that the W Mitchell façade feature a flat roof line.
iv. That the applicant continue to develop the entrance on the W Mitchell façade.
v. That all mechanical equipment be completely screened from view through architectural or landscaping screening elements.
vi. ARCHAEOLOGY - The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

Edward Hall



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Printed:Aug 07, 2017

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: FEBRUARY 13, 2018 HDRC Case# 2017-400

ADDRESS: 319 W MITCHELL Meeting Location: 1901 S ALAMO

APPLICANT: GEOF EDWARDS / MUNOZ + COMPANY

DRC Members present: JOEL GARCIA, [redacted] CURTIS FISH

Staff present: EDWARD HALL

Others present: MARIELA VALDIVIA

REQUEST: RIO LOFTS – CONSTRUCTION OF A FOUR STORY MULTI-FAMILY RESIDENTIAL STRUCTURE

COMMENTS/CONCERNS: GE: OVERVIEW OF PROJECT + UPDATES. JG: COMMENTS/ QUESTIONS REGARDING ROOF UPDATES. [UPDATES INCLUDE GABLES MIXED WITH HIPPED ROOFS INSTEAD OF ONLY HIPPED]. GE: STUCCOED WALLS WILL SCREEN GROUND LEVEL MECHANICAL EQUIPMENT. JG: NO MAJOR CONCERNS WITH PROPOSED ROOF FORM. CF: CONCERNS REGARDING CLASH IN ROOF FORMS – CLEAN LINE MEETING SIDE GABLES + HIPPED ROOFS. | OVERVIEW/ DISCUSSION OF PREVIOUS STIPULATIONS. GE: PLANS TO PROVIDE DIAGRAM NOTING FACADE VARIATIONS.

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**

APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

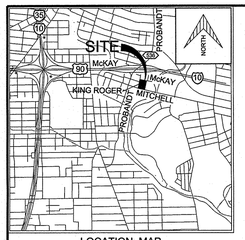
FEB 13-18
Date

[redacted]

MV: OVERVIEW OF MATERIALS.

JG: PROVIDE ADDITIONAL RENDERINGS NOTING ROOF PROFILES.

CF: OKAY WITH GABLES - THEY PROVIDE SEPARATION



LOCATION MAP
NOT TO SCALE

SITE CONCRETE DRAINAGE NOTES:

1. EXPOSED CONCRETE SURFACES SHALL BE BROOM FINISHED.
2. ANY IRREGULAR AREA SHALL BE HAND RUBBED TO A SMOOTH FINISH.
3. ALL EXPOSED EDGES SHALL RECEIVE A 3/4" CHAMFER.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE DONE IN ACCORDANCE WITH CITY OF SAN ANTONIO STANDARD SPECIFICATIONS, AS WELL AS ITEM 360 (TXDOT STD SPECS, LATEST ED.)
5. JOINTS TO BE COMPLETED PRIOR TO CONCRETE SHRINKAGE OCCURRING.

GENERAL SITE NOTES

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF SAN ANTONIO BUILDING CODE AND REGULATIONS AND APPLICABLE TECHNICAL SPECIFICATIONS IN THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF SAN ANTONIO," AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.

2. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.

3. LOCATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON A COMBINATION OF FIELD SURVEYING AND AVAILABLE UTILITY MAPS. CONTRACTOR TO DETERMINE VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES (WHETHER SHOWN ON PLANS OR NOT) BY COORDINATING WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO CONSTRUCTION. THE FOLLOWING ARE NUMBERS OF THE RESPECTIVE AGENCIES:

SAN ANTONIO WATER SYSTEM (WATER) 233-2009
SAN ANTONIO WATER SYSTEM (SEWER) 233-2009
CPS ENERGY (GAS & ELECTRIC) 978-3500
AT&T (TELEPHONE/INTERNET) 820-6229
SPECTRUM (TELEVISION/INTERNET) 675-4560
VALERO ENERGY CORP. 246-2394
TESS-STATEWIDE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. . . 1-800-DIG-TESS

IF ANY NUMBER HAVE CHANGED OR ARE INCORRECT, THE CONTRACTOR IS STILL RESPONSIBLE FOR CONTACTING THE AGENCIES.

4. REMOVE ALL ASPHALT AND CONCRETE WITH A SMOOTH SAW-CUT.

5. COMPACT ALL PAVEMENT SUBGRADE TO 95% MAXIMUM DRY DENSITY. COMPACT AREAS TO RECEIVE LANDSCAPING AND/OR GRASS TO 85%.

6. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT HIS WORK. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY IMPACT THE BID OR THE WORK.

7. CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE ALL ITEMS (ABOVE AND BELOW GROUND) AS REQUIRED TO CONSTRUCT THE PROJECTS AS SHOWN. ALL REMOVAL AND DISPOSAL ACTIVITIES MUST COMPLY WITH APPLICABLE CODES, LAWS AND ORDINANCES.

8. REMOVE AND DISPOSE OF ALL EXCESS EXCAVATION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL.

10. BASE MATERIAL AND INSTALLATION TO BE IN CONFORMANCE WITH ITEM 247 (TxDOT. STD. SPECS. LATEST ED.). TYPE A GRADE 2, COMPACT TO 95% MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR OR 98% MAXIMUM DRY DENSITY OF THE STANDARD PROCTOR.

11. LIME STABILIZED SUBGRADE SHALL BE COMPACTED WITHIN 3% OF OPTIMUM MOISTURE CONTENT TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR.

12. PRIME COAT MATERIAL AND INSTALLATION TO BE CUT-BACK ASPHALT TYPE IN ACCORDANCE WITH ITEM 310 (TxDOT. STD. SPECS. LATEST ED.) (0.2 GAL/S.Y.).

13. ALL ASPHALT MATERIAL AND INSTALLATION TO COMPLY WITH ITEM 340 TYPE "C" (TxDOT. STD. SPECS. LATEST ED.).

14. WHEELSTOPS SHALL BE OF PRE-CAST CONCRETE AND 6' IN LENGTH. DOWEL PRE-CAST CONCRETE WHEEL STOPS A MINIMUM OF 12" INTO BASE AND PAVEMENT.

15. CONTRACTOR TO FULLY COOPERATE WITH PARKING LOT LIGHT CONTRACTOR.

16. ALL SITE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED. ALL MATERIALS AND METHODOLOGIES USED SHALL CONFORM WITH ITEM 360 (TXDOT. STD. SPECS. LATEST ED.)

17. FOR ALL STRIPING AND TRAFFIC CONTROL MARKINGS, CONTRACTOR TO USE GLIDDEN TRAFFIC PAINT #63228 OR SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT (SERIES B29W1). COLOR IS WHITE. APPLY TWO COATS.

18. INSTALL "NO PARKING - FIRE LANE" SIGNS IN ACCORDANCE WITH THE FIRE MARSHALL'S REQUIREMENTS. PAINT CURBS AS REQUIRED BY FIRE MARSHALL.

19. DIMENSIONS ARE TO THE PAVEMENT EDGE OF THE CURB, FACE OF BUILDING OR PROPERTY LINE, OR STRIPING CENTERLINE.

20. THE CONCRETE DRIVE APPROACHES WITHIN CITY RIGHT-OF-WAY ARE SUBJECT TO CITY INSPECTION.

21. MAXIMUM SIDEWALK CURB CONTROL JOINT SPACING IS 5 FEET.

22. MAXIMUM SIDEWALK CURB EXPANSION JOINT SPACING IS 40 FEET.

23. CONTRACTOR MUST KEEP ALL PERMITS ON JOB SITE.

24. ALL EXISTING SIGNS AND BENCHES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH CONSTRUCTION SHALL BE RELOCATED.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING SPRINKLER SYSTEM COMPONENTS WHICH CONFLICT WITH CONSTRUCTION.

26. PROPOSED CURBING TO BE TRANSITIONED SMOOTHLY TO MATCH EXISTING.

27. THE CONSTRUCTION SITE IS TO BE THOROUGHLY CLEANED BY THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT BY THE OWNER.

28. CONTRACTOR SHALL INCLUDE ALL COSTS FOR ROUTING PEDESTRIAN AND VEHICULAR TRAFFIC IN THE BID AMOUNT. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CURRENT LEASE HOLDER IN ORDER TO INSURE CONVENIENT ACCESS.

29. DASHED LINES REPRESENT EXISTING IMPROVEMENTS.

30. P.C. = POINT OF CURVATURE, P.R.C. = POINT OF REVERSE CURVATURE, P.T. = POINT OF TANGENCY, P.C.C. = POINT OF COMPOUND CURVATURE.

31. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

32. REFERENCE DETAILS FOR HANDICAP SIGNAGE.

33. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.

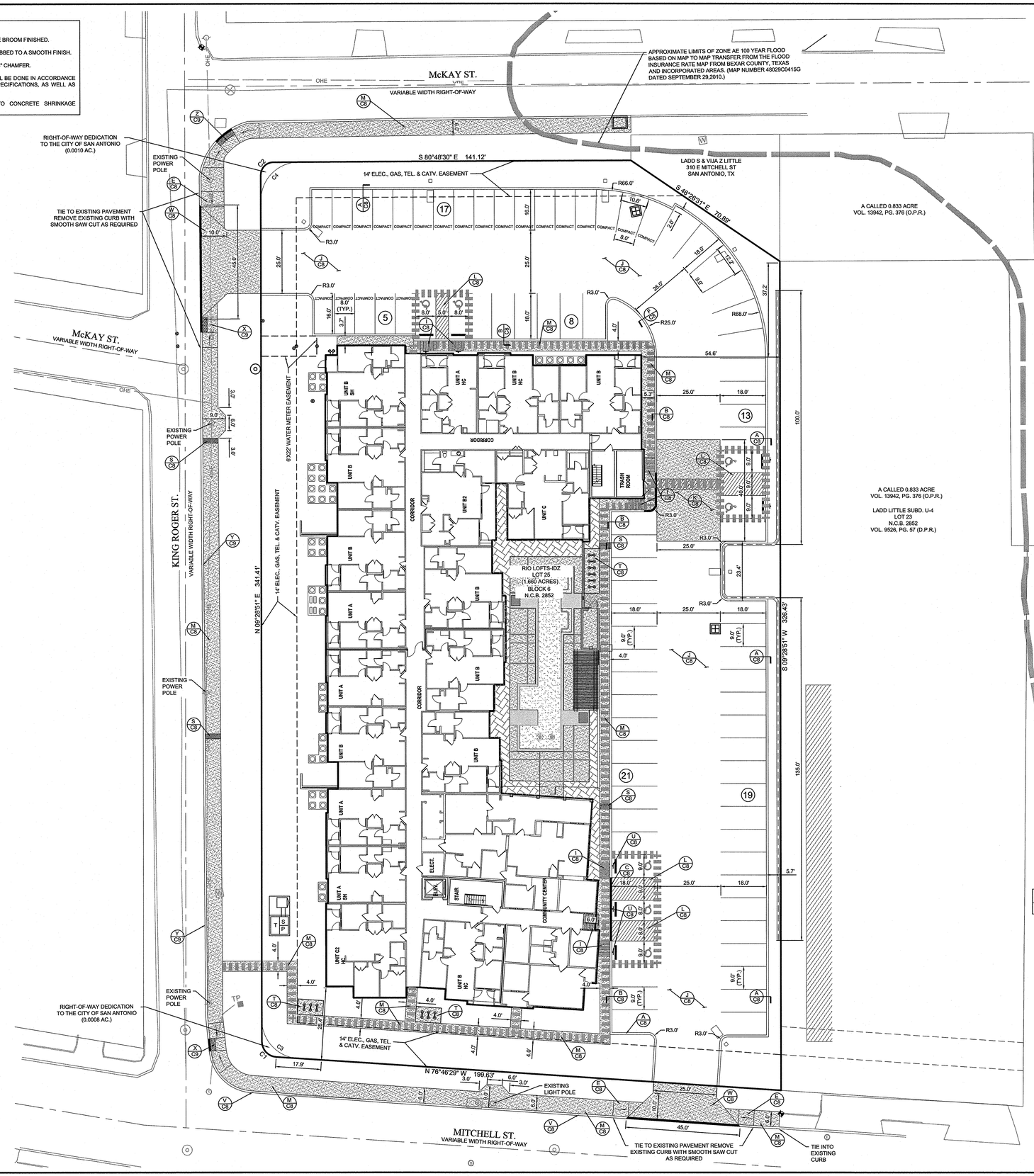
34. ITEMS OF WORK NOTED "BY OTHERS" SHALL BE CONSIDERED AS NOT PART OF THIS CONTRACT.

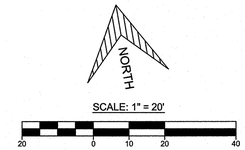
35. THE CONTRACTOR SHALL COORDINATE (WITH OWNER/ARCHITECT) WHICH TREES ARE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ACCORDINGLY AND PROVIDE WATER AS REQUIRED.

36. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.

37. IN CASES WHERE HYDROMULCH HAS BEEN PROPERLY APPLIED, CONTRACTOR TO PROVIDE WATER AS REQUIRED TO ACHIEVE A MINIMUM OF 75% GERMINATION TOWARDS SUBSTANTIAL GROWTH.

38. PEDESTRIAN RAILING OR FENCING SHALL BE INSTALLED ALONG ALL RETAINING WALLS OR VERTICAL DROPS GREATER THAN 30". ANY DROP GREATER THAN 24" CLOSER THAN 7' TO A DRIVE LANE OR PARKING SPACE IS REQUIRED TO BE A TRAFFIC BARRIER. CONTRACTOR SHALL COORDINATE WITH OWNER, ENGINEER AND LANDSCAPE ARCHITECT FOR DESIGN AND SPECIFICATIONS OF HAD RAILS AND GUARDRAILS.





NOTE: CONTRACTOR SHALL ADJUST EXISTING/PROPOSED UTILITIES AND IMPROVEMENTS TO MATCH FINISHED GRADE OF RIGHT OF WAY IMPROVEMENTS.

LEGEND

- PROPOSED CONCRETE HEADER CURB
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
- MISC. TRAFFIC SIGN
- GUARD POST
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- LIGHT POLE
- POWER POLE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- GRATE
- TRAFFIC LIGHT
- GUY WIRE ANCHOR
- ACCESSIBLE PARKING
- DETAIL REFERENCE — DETAIL / SHEET NUMBER
- EXISTING CONCRETE AREAS
- WHEELSTOP
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD ELECTRIC
- RETAINING WALL (REF. STRUCTURAL DWGS)
- SAWTOOTH CURB
- SINGLE LAMP LIGHT POLE
- DOUBLE LAMP LIGHT POLE
- ADA ROUTE

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	9.03'	6.00'	86°15'20"	5.62'	N 33°38'49" W	8.20'
C2	7.83'	5.00'	89°42'39"	4.97'	N 54°20'10" E	7.05'
C3	22.58'	15.00'	86°15'20"	14.05'	N 33°38'49" W	20.51'
C4	23.49'	15.00'	89°42'39"	14.92'	N 54°20'10" E	21.16'

NOTE: CONTRACTOR SHALL ADJUST EXISTING/PROPOSED UTILITIES TO MATCH FINISHED GRADE.

PARKING NOTE:
SITE IS ZONED: IDZ MIN./MAX. PARKING DOES NOT APPLY.

PROPOSED USE	UNITS	MINIMUM PARKING	MAXIMUM PARKING
APARTMENTS	81	*IDZ NO MIN.* (1.5/UNIT) = 122	*IDZ NO MAX* (2/UNIT) = 162

TABULATION	
REGULAR SPACES	54
VAN ACCESSIBLE SPACES	5
ACCESSIBLE SPACES	2
COMPACT SPACES	22
TOTAL PARKING PROVIDED	83
COMPACT SPACES ALLOWED 30%	25
BICYCLE PARKING REQUIRED (25% MIN IDZ 24 SPACES MAX)	24
BICYCLE PARKING PROVIDED	24

ISSUED FOR PERMIT
01-17-2018

STATE OF TEXAS
JUSTIN R. SHIPPEY
103767
LICENSED
PROFESSIONAL ENGINEER
2/13/2017

PRIMARY CONTACT:
JUSTIN SHIPPEY, P.E.

MACINA • BOSE • COPELAND & ASSOC., INC.
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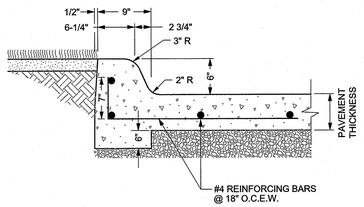
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbceengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

NRP RIO LOFTS
323 W. MITCHELL, SAN ANTONIO, TEXAS
SITE PLAN

REVISIONS: DATE	No.	DESCRIPTION	BY

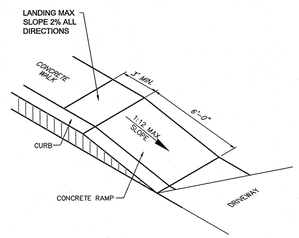
PLAT ID# 170597
A/P# -
DESIGN JRS
DRAWN ADG
CHECKED -
DATE 02-09-17
JOB NO. 31698/1269
SHT. C4 OF 9

Date: Jan 17, 2018, 7:00am, User ID: jshippey, Layout: SITE PLAN
File: P:\31269\1698-NRP Rio Lofts\Design\Design Civil\all-site plan-31698.dwg Layout name: SITE PLAN



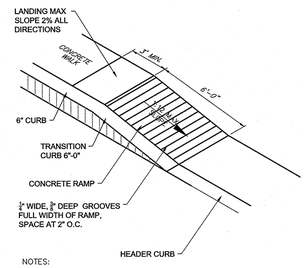
NOTE:
BACKFILL TO BE PLACED FLUSH WITH TOP OF CURB

A TYPICAL 6" CURB DETAIL
(APPLIES ADJACENT TO GRASS) N.T.S



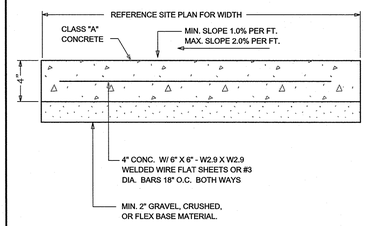
NOTES:
1.) RAMP SHALL BE IN ACCORDANCE WITH COSA STANDARDS.
2.) RAMP LANDING SHALL BE AS WIDE AS THE WIDEST RAMP RUN.
3.) COUNTER SLOPE SHALL NOT EXCEED 5%.

E ACCESSIBLE RAMP DETAIL
(PUBLIC NON-SIGNALIZED DRIVEWAY RAMP) N.T.S

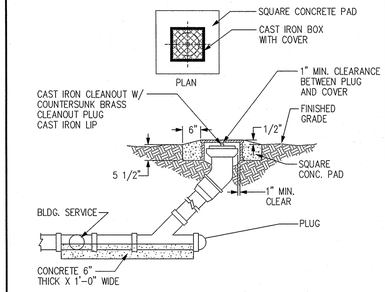


NOTES:
1.) CONSTRUCT RAMP IN ACCORDANCE WITH TAS/FHA REQUIREMENTS.
2.) RAMP LANDING SHALL BE AS WIDE AS THE WIDEST RAMP RUN.
3.) COUNTER SLOPE SHALL NOT EXCEED 5%.

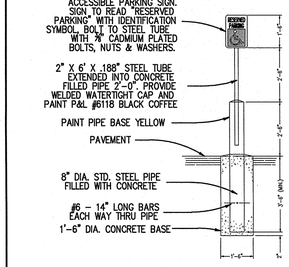
I ACCESSIBLE RAMP DETAIL
(PRIVATE ON-SITE RAMP) N.T.S



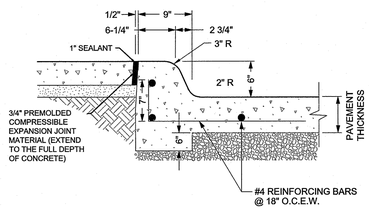
M CONCRETE SIDEWALK
N.T.S



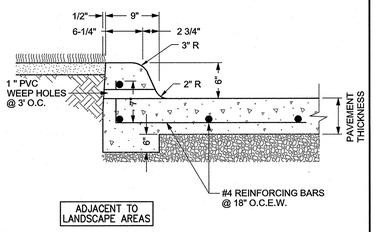
Q CLEANOUT DETAIL
N.T.S



U ACCESSIBLE SIGNAGE
N.T.S

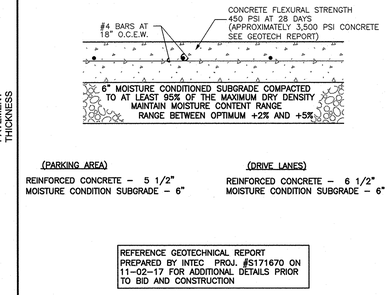


B TYPICAL 6" CURB DETAIL
(APPLIES ADJACENT TO SIDEWALKS) N.T.S



NOTE:
BACKFILL TO BE PLACED FLUSH WITH TOP OF CURB

F TYPICAL 6" CURB DETAIL
(APPLIES AT LANDSCAPED ISLANDS ONLY) N.T.S



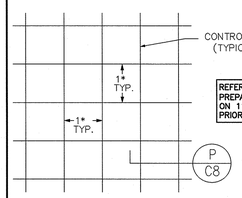
(PARKING AREA)
REINFORCED CONCRETE – 5 1/2"
MOISTURE CONDITION SUBGRADE – 6"

(DRIVE LANES)
REINFORCED CONCRETE – 6 1/2"
MOISTURE CONDITION SUBGRADE – 6"

REFERENCE GEOTECHNICAL REPORT PREPARED BY INTEC PROJ. #S171670 ON 11-02-17 FOR ADDITIONAL DETAILS PRIOR TO BID AND CONSTRUCTION

J CONCRETE PAVEMENT
N.T.S

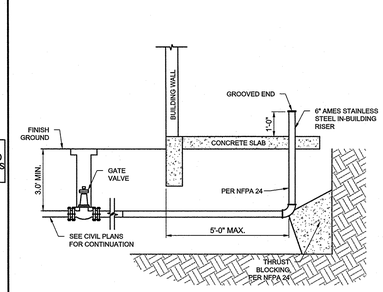
NOTE: EXPANSION JOINTS ARE NOT RECOMMENDED. CONSTRUCTION JOINTS SHALL BE ELIMINATED IF POSSIBLE. THEY SHALL ONLY BE INSTALLED AS REQUIRED BY CONSTRUCTION. FEATURES SUCH AS CONCRETE INLET STRUCTURES, MANHOLES AND VALVE COVERS SHALL BE ISOLATED USING ISOLATION JOINTS. THE SAW CUTS SHALL BE PLANNED BASED ON FEATURES SUCH AS INLETS, MANHOLES, VALVES, ETC. SAW CUTS SHALL BE MADE AS SOON AS POSSIBLE AND NO LATER THAN THE SAME DAY.



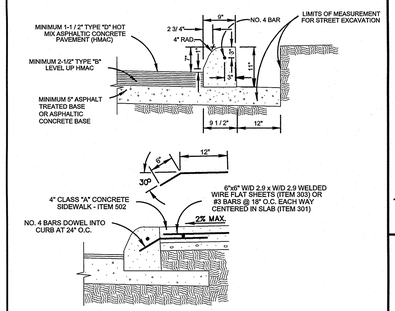
REFERENCE GEOTECHNICAL REPORT PREPARED BY INTEC PROJ. #S171670 ON 11-02-17 FOR ADDITIONAL DETAILS PRIOR TO BID AND CONSTRUCTION

NOTE 1*
FOR 8" CONCRETE CONTRACTION JOINT SPACING AT 15' EACH WAY
FOR 6 1/2" CONCRETE CONTRACTION JOINT SPACING AT 12' EACH WAY
FOR 5 1/2" CONCRETE CONTRACTION JOINT SPACING AT 10' EACH WAY

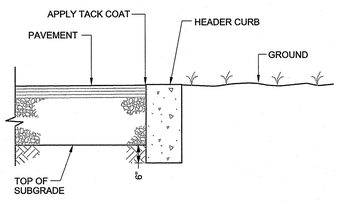
N TYPICAL JOINT LAYOUT
N.T.S



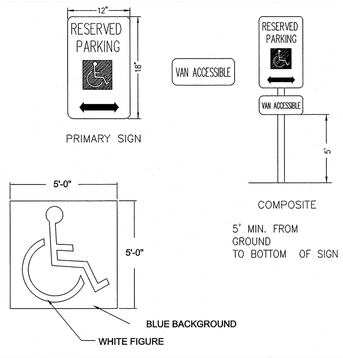
R RISER DETAIL
N.T.S



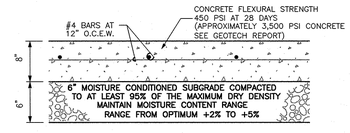
V COSA 7" CURB DETAIL & PAVEMENT REPLACEMENT
N.T.S



C HEADER CURB
N.T.S

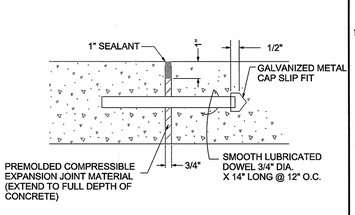


G ACCESSIBLE SIGNAGE/MARKING
N.T.S



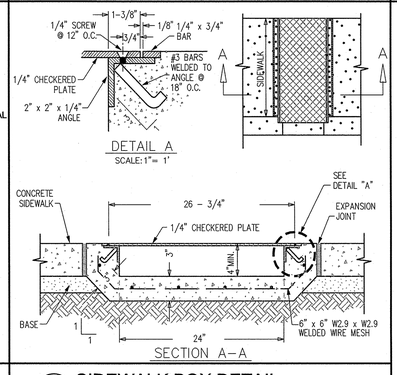
REFERENCE GEOTECHNICAL REPORT PREPARED BY INTEC PROJ. #S171670 ON 11-02-17 FOR ADDITIONAL DETAILS PRIOR TO BID AND CONSTRUCTION

K DUMPSTER PAD PAVEMENT
N.T.S

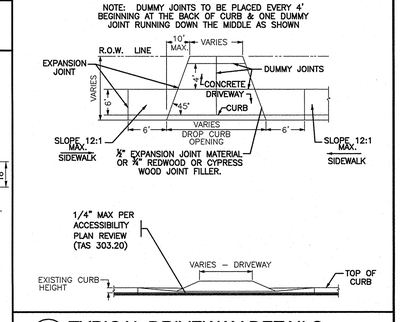


REFERENCE GEOTECHNICAL REPORT PREPARED BY INTEC PROJ. #S171670 ON 11-02-17 FOR ADDITIONAL DETAILS PRIOR TO BID AND CONSTRUCTION

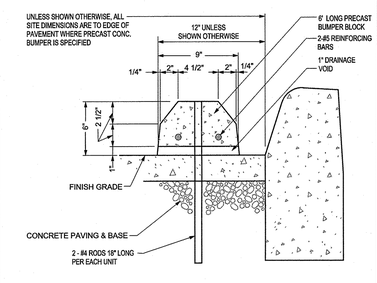
O CONSTRUCTION JOINT
N.T.S



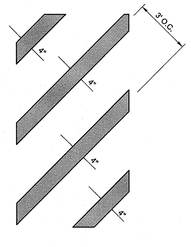
S SIDEWALK BOX DETAIL
N.T.S



W TYPICAL DRIVEWAY DETAILS
N.T.S

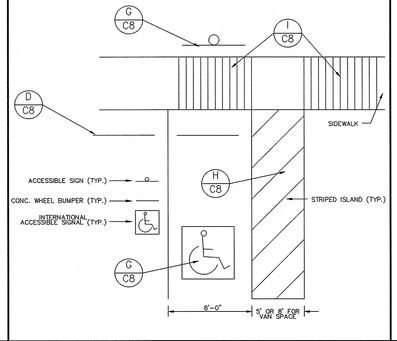


D PRECAST CONCRETE BUMPER
N.T.S

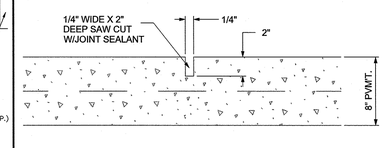


TRAFFIC CONTROL MARKINGS SHALL BE PAINTED WITH A WHITE TRAFFIC MARKING PAINT. PAINT SHALL BE SHERWIN-WILLIAMS "PRO-MAR" TRAFFIC MARKING PAINT, SERIES B29W1 OR APPROVED EQUAL. PAINT SHALL BE APPLIED IN TWO COATS WITH A 15 MIL MINIMUM DRY FILM THICKNESS.

H 4" STRIPING DETAIL
N.T.S

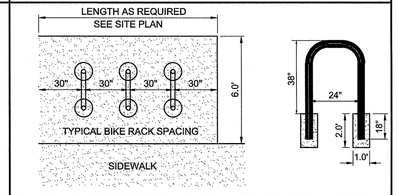


L ACCESSIBLE PARKING LAYOUT
N.T.S



REFERENCE GEOTECHNICAL REPORT PREPARED BY INTEC PROJ. #S171670 ON 11-02-17 FOR ADDITIONAL DETAILS PRIOR TO BID AND CONSTRUCTION

P CONTROL JOINT
N.T.S

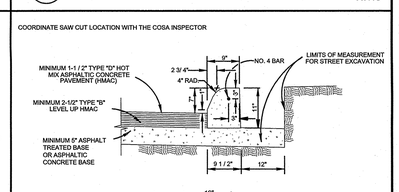


NOTE: THERE SHALL BE 30" X 48" CLEAR FLOOR SPACE ADJACENT TO 5% OF THE TOTAL BIKE RACKS OR A MINIMUM OF ONE, WHICHEVER IS GREATER. SEE SITE PLAN FOR THE NUMBER OF RACKS AND LOCATIONS.

SPECIFICATIONS:

1. HIGHLAND PRODUCTS GROUP MODEL 145-1438 STANDARD
2. STYLE BIKE RACK, INGROUND MOUNT.
3. 24 " CENTER TO CENTER OVERALL WIDTH WITH TOTAL OVERALL HEIGHT OF 38 "
4. MADE OF 2 1/2" 12 GAUGE GALVANIZED STEEL TUBING
5. COATED WITH THERMAL PLASTIC COATING TO PREVENT RUST AND SCRATCHES
6. COLOR: TOB BE SELECTED BY OWNER
7. NO ASSEMBLY REQUIRED
8. ALL HARDWARE IS NON-CORROSIVE.
9. WEIGHT FOR THE BIKELOOPS IS 25 LB.
10. CONCRETE PAD TO BE 4" THICK WITH #3 BARS SPACED 18" OCEW. CONCRETE TO HAVE A 2" GRAVEL, CRUSHED ROCK, OR FLEX BASE CUSHION.

T TYPICAL BIKE RACK
N.T.S



ISSUED FOR PERMIT
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2018.01.17
STATE OF TEXAS
JUSTIN R. SHIPPEY
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FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

NRP RIO LOFTS
323 W. MITCHELL, SAN ANTONIO, TEXAS
SITE DETAILS-1

REVISIONS: DATE	No.	DESCRIPTION	BY

PLAT ID#	170597
A/P#	-
DESIGN	JRS
DRAWN	ADG
CHECKED	-
DATE	02-09-17
JOB NO.	31698/1269
SHT.	C8 OF 9

Date: Jan 17, 2018, 7:29am User ID: jshippey Layout: SITE DETAILS-1
File: P:\31698\1269\CIVIL\PLAN SET\Plot Leads\Design\Design Counter and Leasing 31698.dwg Layout name: SITE DETAILS-1

* * * * I M P O R T A N T * * * *

GENERAL PLANTING PLAN NOTES:

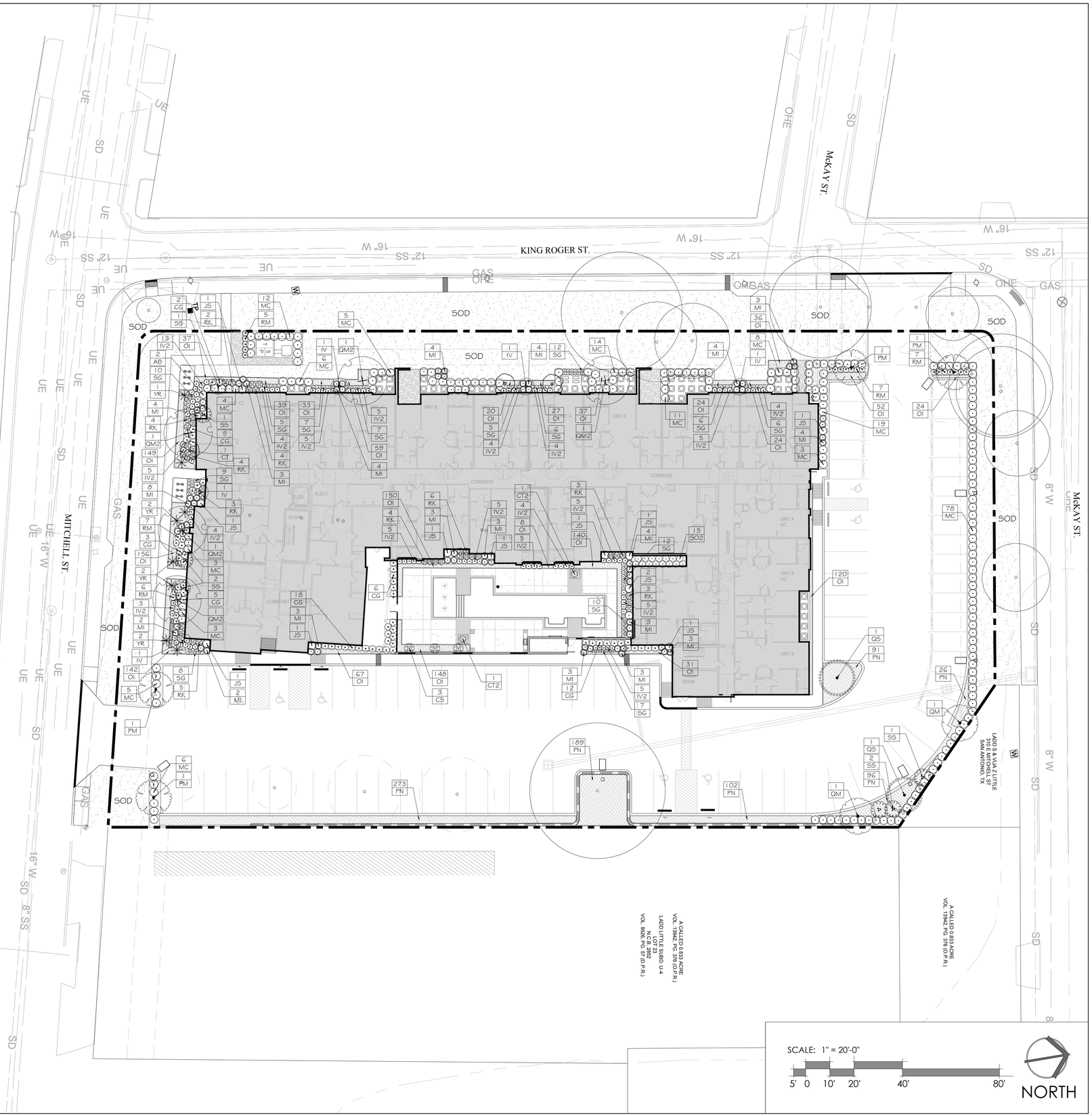
1. PLANT HEIGHTS, WIDTHS, AND CALIPERS HAVE BEEN SPECIFIED AND CONTAINER SIZES HAVE BEEN ESTIMATED. THE SPECIFIED HEIGHTS, WIDTHS, AND CALIPERS SHALL GOVERN. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION'S "AMERICAN STANDARDS FOR NURSERY STOCK, 2004". THIS PUBLICATION CAN BE FOUND AT WWW.ANLA.ORG
2. FOR EACH VARIETY OF TREE SPECIFIED ON THE PLANS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PHOTO FROM THE TREE SUPPLIER THAT REPRESENTS THE HEIGHT, WIDTH AND QUALITY OF THE TREES TO BE INSTALLED. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PHOTOS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
3. PRIOR TO THE DELIVERY AND INSTALLATION OF SHRUBS, PERENNIALS AND GROUNDCOVERS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PHOTO REPRESENTATIVE OF EACH PLANT SPECIES FOUND ON THE PLANT SCHEDULE AS WELL AS AN ON SITE SAMPLE FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
4. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN GRAVEL AND ANY CHANGE OF ADJACENT MATERIAL. STEEL EDGING SHALL ALSO BE PROVIDED BETWEEN ALL SOD AND PLANTING BEDS.
5. STABILIZATION MATS REQUIRED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1 FOR NATIVE PLANT MIXES AND HYDROMULCH
6. PER GENERAL LANDSCAPE PLANTING NOTES, CONTRACTOR TO INSTALL MULCH TO A MIN. 2" DEPTH, UNLESS NOTED ON THE PLANS TO BE COVERED BY OTHER MATERIAL (STONE, ROCK...ETC).

LANDSCAPE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	CT	3	Cercis canadensis texensis / Texas Redbud 10' Ht. Min., 5' Spread, 5' Clear Single Trunk	B & B	3"Cal.
	JS	12	Cupressus arizonica glabra `Blue Ice` / Arizona Blue Cypress 7' Ht. Min., 4' Spread, Full to Ground	30 gal	
	IV	5	Ilex vomitoria / Yaupon Holly 12' Ht. Min. Multi-Trunk	B & B	3"Cal.
	PM	4	Platanus mexicana / Mexican Sycamore 14' Ht. Min., 5' Spread, 6' Clear Trunk	B & B	3"Cal.
	QM2	5	Quercus macrocarpa / Bur Oak 14' Ht. Min., 6' Spread, 6' Clear Single Trunk	B & B	3"Cal.
	QM	2	Quercus muehlenbergii / Chinkapin Oak 14' Ht. Min., 6' Spread, 6' Clear Single Trunk	B & B	3"Cal.
	QS	2	Quercus shumardii / Shumard Oak 14' Ht. Min., 6' Spread, 6' Clear Trunk	B & B	3"Cal.
	SS	7	Sophora secundiflora / Texas Mountain Laurel 6' Ht. Min., Multi-Trunk	FIELD GROWN	3"Cal.

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	AB	2	Abelia x grandiflora / Glossy Abelia 24" Ht. Min., 24" Spread	5 gal
	CG	54	Cotoneaster glaucophyllus / Greyleaf Cotoneaster 30" Ht. Min., 24" Spread	5 gal
	CS	3	Cupressus sempervirens / Italian Cypress 9'-10' minimum	24" Box
	CT2	2	Cycas thouarsii / Sago Palm Maintained at 3' wide and 3' tall	24" Box
	IV2	95	Ilex vomitoria `Nana` / Dwarf Yaupon 18" Ht. Min., 18" Spread	5 gal
	MI	67	Muhlenbergia lindheimeri `Big` / Big Muhly 30" Ht. Min., 30" Spread	5 gal
	MC	193	Myrica cerifera `Dwarf` / Dwarf Wax Myrtle 30" Ht. Min., 30" Spread	5 gal
	RK	38	Rosa x `Knockout` TM / Rose 24" Ht. Min., 24" Spread	5 gal
	RM	32	Rosa x `Meidrifora` / Coral Drift Rose 12" Ht. Min., 12" Spread	3 gal
	SG	110	Salvia greggii / Autumn Sage 12" Ht. Min., 12" Spread	3 gal
	SO2	15	Symphoricarpos orbiculatus / Coralberry 20" Ht. Min., 20" Spread Min.	5 gal
	YR	8	Yucca rostrata / Beaked Yucca 30" Ht. Min., 30" Spread Min.	25 gal

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	GSD	16,490 sf	Cynodon dactylon `Tif 419` / Bermuda Grass-Sod Free of Weeds and Undesirable Native Grasses	Sq. Ft.
	OI	1,559	Ophiopogon intermedius `Aztec` / Aztec Grass 10" O.C. Triangular Spacing	1 gal
	PN	777	Phyla nodiflora / Texas Frogfruit 18" O.C.	1 gal
	AM	463 sf	Washed River Gravel 3" Depth Min.	SF



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Revisions			
No.	By	Date	Comments

DATE	JANUARY 17, 2018
PROJ. NO.	1952

RIO LOFTS
SAN ANTONIO, TEXAS
OVERALL LANDSCAPE PLANTING PLAN AND SCHEDULE

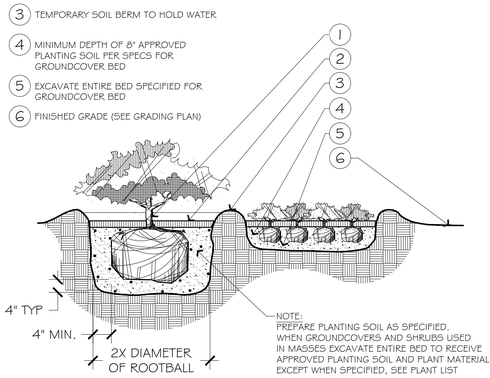
STATE OF TEXAS
RICHARD W. LEE
1730
REGISTERED
LANDSCAPE ARCHITECT
01/17/18

L51.00

CAD File: H:\1901-2000\1951-1975\1952 Rio Lofts Docs\CAD\Current\LP - 1952.dwg L51.00 Jan 17, 2018 9:54am Dylan

1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDS UP TO THE TOP OF THE ROOT BALL
2. 3" MINIMUM OF MULCH AS SPECIFIED
3. TEMPORARY SOIL BERM TO HOLD WATER
4. MINIMUM DEPTH OF 8" APPROVED PLANTING SOIL PER SPECS FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED
6. FINISHED GRADE (SEE GRADING PLAN)

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION
2. AZALEAS & GARDENIA SHALL BE PLANTED 2" HIGH ABOVE FINISH GRADE, DO NOT MOUND SOIL ON ROOTBALL

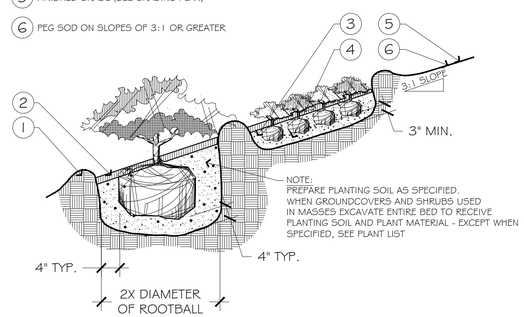


1 SHRUB AND GROUNDCOVER PLANTING DETAIL

3/4" = 1'-0" P-RE-1380-PLNT-01

1. TEMPORARY SOIL BERM TO HOLD WATER
2. 3" MINIMUM OF MULCH AS SPECIFIED
3. MINIMUM DEPTH OF 8" PLANTING SOIL PER SPECS FOR GROUNDCOVER BED
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED
5. FINISHED GRADE (SEE GRADING PLAN)
6. PEG SOD ON SLOPES OF 3:1 OR GREATER

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION
2. AZALEAS & GARDENIA SHALL BE PLANTED 2" HIGH ABOVE FINISH GRADE, DO NOT MOUND SOIL ON ROOTBALL

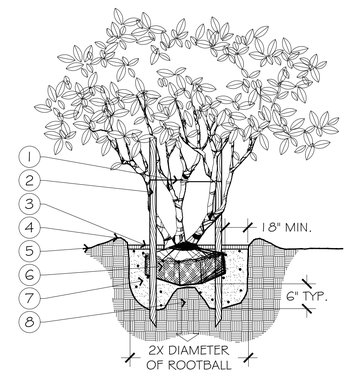


2 SHRUB AND GROUNDCOVER ON SLOPE PLANTING DETAIL

N.T.S. P-RE-1380-PLNT-02

1. 2" NYLON STRAPPING
2. THREE - 2" DIA. X 8' PRESSURE TREATED LODGE POLE PINE STAKES, PAINT BROWN
3. 3" MULCH AS SPECIFIED
4. TEMPORARY SOIL BERM TO HOLD WATER
5. FINISHED GRADE - (SEE GRADING PLAN)
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
7. PREPARED PLANTING SOIL AS SPECIFIED
8. AUGER PER SPECS FOR PERCOLATION

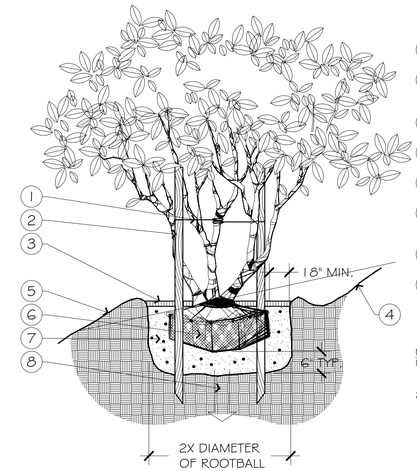
NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



3 MULTI-TRUNK TREE DETAIL

N.T.S. P-RE-1380-PLNT-03

1. 2" NYLON STRAPPING
2. THREE - 2" DIA. X 8' PRESSURE TREATED LODGE POLE PINE STAKES, PAINT BROWN
3. 3" MULCH AS SPECIFIED
4. PEG SOD ON SLOPES OF 3:1 OR GREATER
5. FINISHED GRADE - (SEE GRADING PLAN)
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
7. PREPARED PLANTING SOIL AS SPECIFIED
8. AUGER PER SPECS FOR PERCOLATION

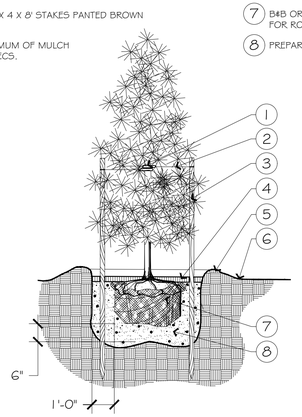


NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

4 MULTI-TRUNK TREE ON SLOPE PLANTING DETAIL

N.T.S. P-RE-1380-PLNT-04

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE
2. #10 GAUGE WIRE
3. TWO 2 X 4 X 8' STAKES PANTED BROWN
4. 3" MINIMUM OF MULCH PER SPECS.
5. TEMPORARY SOIL BERM TO HOLD WATER
6. FINISHED GRADE (SEE GRADING PLAN)
7. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
8. PREPARE PLANTING SOIL AS SPECIFIED

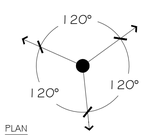


NOTE:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

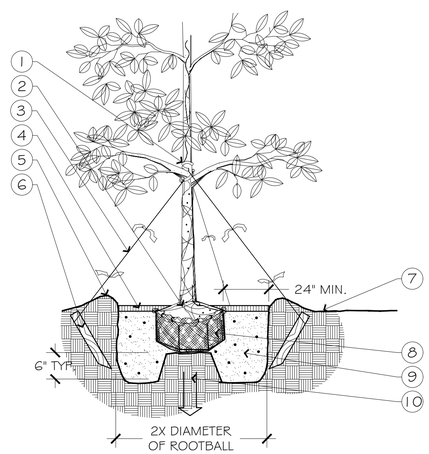
5 PINE TREE PLANTING DETAIL

3/4" = 1'-0" P-RE-1380-PLNT-05

1. BLACK RUBBER HOSE TO PROTECT TREE TRUNK - WRAPPED 360 AROUND TRUNK BEFORE TYING-WRAP @ ATERAL BRANCH @ MINIMUM 4'-6' HT.
2. TOP OF TREE ROOTBALL TO BE SET 3" ABOVE FINISH GRADE AFTER SETTING, REMOVE ANY WIRE CAGES IF PRESENT
3. #10 GAUGE WIRE W/ 2 GALV. CABLE CLAMPS & REFLECTIVE TAPE
4. 3" MULCH AS SPECIFIED MINIMUM 18" FROM TRUNK
5. TEMPORARY SOIL BERM TO HOLD WATER
6. 2 X 4 X 3' PRESSURE TREATED PINE STAKES BURIED 3" BELOW FINISHED GRADE
7. FINISH GRADE, SEE GRADING PLAN
8. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
9. PREPARE PLANTING SOIL AS SPECIFIED
10. AUGER PER SPECS FOR PERCOLATION



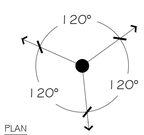
NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. 2.CONTRACTOR TO SET TREE PLUMB IN PLANTING PIT.



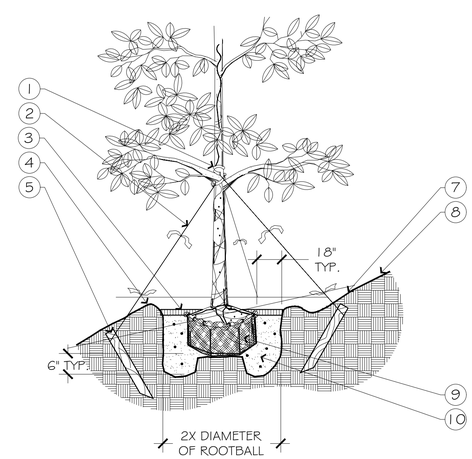
6 LARGE TREE PLANTING DETAIL

N.T.S. P-RE-1380-PLNT-06

1. BLACK RUBBER HOSE TO PROTECT TREE TRUNK - WRAPPED 360 AROUND TRUNK BEFORE TYING-WRAP @ ATERAL BRANCH @ MINIMUM 4'-6' HT.
2. TOP OF TREE ROOTBALL TO BE SET 3" ABOVE FINISH GRADE AFTER SETTING, REMOVE ANY WIRE CAGES IF PRESENT
3. #10 GAUGE WIRE W/ 2 GALV. CABLE CLAMPS & REFLECTIVE TAPE
4. 3" MULCH AS SPECIFIED MINIMUM 18" FROM TRUNK
5. TEMPORARY SOIL BERM TO HOLD WATER
6. 2 X 4 X 3' PRESSURE TREATED PINE STAKES BURIED 3" BELOW FINISHED GRADE
7. PEG SOIL ON SLOPES 3:1 OR GREATER
8. FINISHED GRADE- SEE GRADING PLAN
9. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
10. PREPARED PLANTING SOIL AS SPECIFIED



NOTE:
1. 1.CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. 2.CONTRACTOR TO SET TREE PLUMB IN PLANTING PIT.



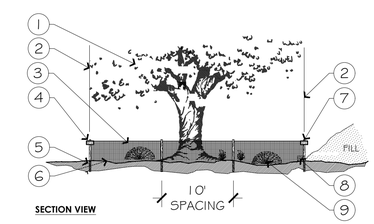
7 LARGE TREE PLANTING ON SLOPE DETAIL

N.T.S. P-RE-1380-PLNT-07

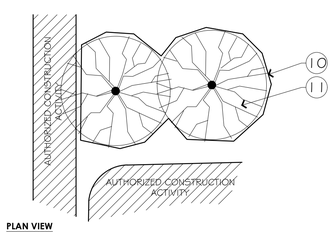
1. EXISTING TREE
2. DRIPLINE
3. VINAL ORANGE FENCE, TYP
4. "KEEP OUT" SIGNS LOCATED EVERY 50' AND/OR ON EACH CORNER POST
5. 18" MINIMUM PENETRATION BACKFILL HOLE AND COMPACT
6. EXISTING GRADE TO BE MAINTAINED
7. 3" ROUND POSTS, TYP
8. HAY BALE HELD IN PLACE WITH 2" X 2" STAKE HAY BALES TO BE PLACED ALONG WITH VEGETATION PROTECTION BARRIER WHEN SURROUNDING AREAS ARE TO RECEIVE 12" OR MORE FILL IN ORDER TO CONTROL EROSION WITHIN DRIPLINE OF TREE.
9. NATIVE SHRUBS AND GROUNDCOVERS TO REMAIN
11. VEGETATION PROTECTION ZONE, NO PARKING, GRADING, STORAGE OF MATERIALS OR OTHER ACTIVITIES WITHIN THESE AREAS SHALL BE ALLOWED

NOTES:

1. EXISTING TREES AND NATURAL AREAS PROTECTED TREES AND VEGETATION SHALL BE DEFINED AS ALL NATURALLY OCCURRING TREES AND SHRUBS NOT SPECIFICALLY DESIGNATED FOR REMOVAL BY CONSTRUCTION ACTIVITIES. SITE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO INSPECT ALL BARRICADES AND BARRIERS 48 HOURS PRIOR TO EARTHMOVING ACTIVITIES. NO ACTIVITY SHALL BE ALLOWED WITHIN AREAS SO MARKED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. SEE VEGETATION PROTECTION DETAIL. BARRICADES SHALL ONLY BE REQUIRED IN AREAS DESIGNATED ON THE PLANS, HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NON- DISTURBANCE OF ALL PROTECTED TREES AND VEGETATION. THIS INCLUDES ANY PARKING OF VEHICLES AND STORAGE OF MATERIALS. UNLESS OTHERWISE NOTED, AUTHORIZED CONSTRUCTION ACTIVITIES WITHIN THE DRIPLINE OF PROTECTED TREES SHALL BE PERFORMED IN COMPLIANCE WITH WITH ALL LOCAL AND STATE CODES AND REGULATIONS.
2. IMPACTS TO PROTECTED VEGETATION: THE CONTRACTOR IS HEREBY GIVEN NOTICE THAT ANY DAMAGE OR DEATH OF PROTECTED TREES OR NATURAL VEGETATION CAUSED BY UNAUTHORIZED CONSTRUCTION-RELATED ACTIVITIES WILL REQUIRE RESTORATION / REPLACEMENT ACCEPTABLE TO THE OWNER OR OWNER'S REPRESENTATIVE. COMPENSATION FOR TREES OVER 12" DBH SHALL BE DETERMINED UTILIZING METHODS OF APPRAISAL DEVELOPED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. IN THE EVENT THAT BARRICADES ARE NOT MAINTAINED AND DAMAGE FROM ROOT DISTURBANCE OR CHEMICAL LEACHING ARE NOT IMMEDIATELY APPARENT, THE OWNER RESERVES THE RIGHT TO RETAIN THAT PORTION OF SCHEDULED PAYMENTS TO THE CONTRACTOR EQUIVALENT TO THE ANTICIPATED LOSS OF VALUE IN THE EVENT OF DEATH OR DECLINE FOR A PERIOD OF 12 MONTHS AFTER THE DAMAGING ACTIVITY OCCURS. THE CONTRACTOR MAY ELECT TO BOND SAID VALUE IN LIEU OF RETAINAGE.



SECTION VIEW



PLAN VIEW

8 TREE PROTECTION BARRICADE DETAIL

N.T.S. P-RE-1380-PLNT-08

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Revisions			
No.	By	Date	Comments

DATE	JANUARY 17, 2018
PROJ. NO.	1952

RIO LOFTS
SAN ANTONIO, TEXAS
TYPICAL LANDSCAPE PLANTING DETAILS

STATE OF TEXAS
RICHARD W. LEE
1730
REGISTERED LANDSCAPE ARCHITECT
01/17/18

L53.01

LANDSCAPE CALCULATIONS

MANDATORY CRITERIA

PARKING LOT SHADING

APPLICABILITY. SHADING SHALL BE REQUIRED FOR PARKING LOTS THAT ARE LOCATED WITHIN THE PROJECT AREA, AND ANY PARKING AREAS (EXCLUDING DRIVEWAYS OR GARAGES). CANOPY TREES, AS DEFINED IN APPENDIX "A", SHALL BE PROVIDED TO SHADE A MINIMUM OF TWENTY-FIVE (25) PERCENT OF A PARKING LOT. MEDIUM OR LARGE TREES MAY BE USED.

	REQUIRED	PROVIDED
PARKING LOT AREA : ± 25,380 SF.	6,345 (25%) sf.	6,600 (26%) sf.

TREE SHADE PROVIDED ADJACENT TO A PARKING LOT FROM EXISTING TREES

TREE SPECIES	Qty. X Shade Area X Location Percentage	TOTAL
PECAN	1 X 1,200 X 100%=	1,200

TREE SHADE PROVIDED ADJACENT TO A PARKING LOT

TREE SPECIES	Qty. X Shade Area X Location Percentage	TOTAL
CHINKAPIN OAK	2 X 1,200 X 50%=	1,200
TEXAS RED OAK	1 X 1,200 X 50%=	600

TREE SHADE PROVIDED IN AN ISLAND OR PENINSULA

TREE SPECIES	Qty. X Shade Area X Location Percentage	TOTAL
MEXICAN SYCAMORE	3 X 1,200 X 75%=	2,700
TEXAS RED OAK	1 X 1,200 X 75%=	900

** NEWLY PLANTED TREES **PLANTED IN AN ISLAND OR PENINSULA** NOT LESS THAN NINE (9) FEET BY EIGHTEEN (18) FEET SHALL BE CALCULATED AT SEVENTY-FIVE (75) PERCENT OF THE SHADE COVERAGE SHOWN IN APPENDIX "E", UNDER "SHADE AREA."*

*NEWLY PLANTED TREES **PLANTED ADJACENT TO A PARKING LOT** WITHIN TWELVE (12) FEET OF ANY EDGE OF A PARKING LOT SHALL BE CALCULATED AT FIFTY (50) PERCENT OF THE SHADE COVERAGE SHOWN IN APPENDIX "E", UNDER "SHADE AREA."*

ELECTIVE CRITERIA

IN ADDITION TO THE MANDATORY REQUIREMENTS, LANDSCAPE PLANS FOR RESIDENTIAL PROJECTS IN INFILL SITES SHALL EARN A MINIMUM OF TWENTY FIVE (25) POINTS AWARDED FOR ELECTIVE REQUIREMENTS.

	REQUIRED	PROVIDED
ELECTIVE POINTS REQUIRED:	25 pts.	36 pts.
TREE PRESERVATION *FULL CREDIT EARNED FOR PRESERVED TREES WITHIN THE STREET YARD UP TO A MAXIMUM OF THIRTY (30) POINTS. HALF CREDIT EARNED FOR PRESERVED TREES WITHIN STREET YARD OVER 30 POINTS, FOR A TOTAL OF 40 POINTS. HALF CREDIT EARNED FOR PRESERVING TREES OUTSIDE STREETYARD UP TO 15 POINTS.*		16 pts.
PARKING LOT SHADING *TWENTY (20) POINTS ARE AWARDED FOR COMPLIANCE WITH MEETING THE MANDATORY CRITERIA OF 25% PARKING LOT SHADING.*		20 pts.

LEGEND

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	CT	3	Cercis canadensis texensis / Texas Redbud 10` Ht. Min., 5` Spread, 5` Clear Single Trunk	3" Cal.
	IV	5	Ilex vomitona / Yaupon Holly 12` Ht. Min. Multi-Trunk	3" Cal.
	PM	4	Platanus mexicana / Mexican Sycamore 14` Ht. Min., 5` Spread, 6` Clear Trunk	3" Cal.
	QM2	5	Quercus macrocarpa / Bur Oak 14` Ht. Min., 6` Spread, 6` Clear Single Trunk	3" Cal.
	QM	2	Quercus muehlenbergii / Chinkapin Oak 14` Ht. Min., 6` Spread, 6` Clear Single Trunk	3" Cal.
	QS	2	Quercus shumardii / Shumard Oak 14` Ht. Min., 6` Spread, 6` Clear Trunk	3" Cal.
	SS	7	Sophora secundiflora / Texas Mountain Laurel 6` Ht. Min., Multi-Trunk	3" Cal.
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**
	MC	175	Myrica cerifera `Pumila` / Dwarf Wax Myrtle 30" Ht. Min., 30" Spread Min.	5 gal
XXX			EXISTING TREE TO BE SAVED	
XXX			EXISTING TREE TO BE REMOVED	

ELECTIVE CRITERIA

TREE PRESERVATION CALCULATIONS

TREE NUMBER	INCHES SURVEYED	POINTS
515	16.5"	6
516	15.5"	6
526	28"	4

SURVEY

TREE NUMBER	INCHES SURVEYED
500	5" MOUNTAIN LAUREL (R.O.W.)
~~502~~	~~6" MOUNTAIN LAUREL~~
~~504~~	~~7" MOUNTAIN LAUREL~~
~~506~~	~~6" MOUNTAIN LAUREL~~
~~508~~	~~8" MOUNTAIN LAUREL~~
~~510~~	~~7.5" MOUNTAIN LAUREL~~
~~512~~	~~6" MOUNTAIN LAUREL~~
~~514~~	~~25" ELM (R.O.W.)~~
515	16.5" PALM
516	15.5" PALM
517	21" PALM (R.O.W.)
~~518~~	~~21.5" PALM (R.O.W.)~~
~~519~~	~~19.5" PALM (R.O.W.)~~
520	11" ELM (R.O.W.)
~~521~~	~~27" PINE (DEAD/DYING)~~
522	21.5" ELM (R.O.W.)
523	18.5" ELM (R.O.W.)
524	13.5" PECAN (R.O.W.)
525	14" ELM (R.O.W.)
526	28" PECAN
~~527~~	~~15.5" ELM~~
~~528~~	~~15" ELM~~
~~529~~	~~9" ELM~~
~~530~~	~~7.5" ELM~~

STATE OF TEXAS
RICHARD W. LEE
1730
REGISTERED
LANDSCAPE ARCHITECT

2/17/18

TREE MITIGATION

MITIGATION REQUIREMENTS

A MINIMUM OF 40% OF SPECIMEN TREES AND 100% OF HERITAGE TREES ON SITE SHALL BE PRESERVED. TREES THAT ARE UNABLE TO BE PRESERVED SHALL BE MITIGATED AT A RATE OF 1:1 FOR SPECIMEN TREES AND 3:1 FOR HERITAGE TREES. TREES WITHIN THE R.O.W. TO BE MITIGATED AT 1:1.

SPECIMEN TREES

INCHES ONSITE	119.5"
TOTAL INCHES REQUIRED TO BE SAVED	47.8" (40%)
TOTAL INCHES SAVED	32" (29%)
TOTAL INCHES REMOVED	87.5"
TOTAL MITIGATION REQUIRED	15.8" (1:1)
TOTAL MITIGATION PROVIDED	21"
TOTAL R.O.W. INCHES REMOVED	41"
TOTAL R.O.W. MITIGATION REQUIRED	41" (1:1)
TOTAL R.O.W. MITIGATION PROVIDED	42"

HERITAGE TREES

INCHES ONSITE	28"
TOTAL INCHES REQUIRED TO BE SAVED	28" (100%)
TOTAL INCHES SAVED	28" (100%)
TOTAL INCHES REMOVED	0"
TOTAL MITIGATION REQUIRED	0" (3:1)
TOTAL MITIGATION PROVIDED	0"

NOTES

1. GRADE CHANGES THAT DO NOT APPEAR ON SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.

2. THE OWNER RESERVES THE RIGHT TO MAKE REASONABLE SUBSTITUTIONS FOR THE PROPOSED PLANTINGS, UPON APPROVAL OF THE LANDSCAPE INSPECTOR AND THE CITY OF SAN ANTONIO ARBORIST.

3. SCREENING SHRUBS MUST ACHIEVE A MINIMUM HEIGHT OF 30" AT MATURITY.

4. REPLACEMENT TREES MUST HAVE A MINIMUM CALIPER OF 1.5" MEASURED AT 6" ABOVE GRADE AT THE TIME OF INSTALLATION.

5. PRESERVED TREES WILL MEET THE PROTECTED REQUIREMENTS OF 35-523 j-m.

LANDSCAPE CALCULATIONS

CANOPY PRESERVATION

A MINIMUM OF 25% OF THE SITE SHALL BE COVERED BY TREE CANOPY.

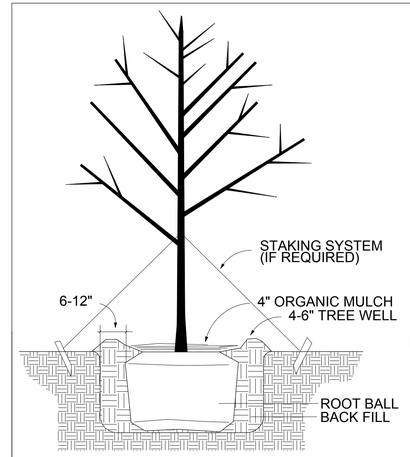
TOTAL LOT AREA	1.66 GROSS AC 72,310 SF
CANOPY COVER REQUIRED	0.42 AC (25%) 18,296 SF
PRESERVED CANOPY	0.028 AC (1.7%) 1,200 SF
PLANTED CANOPY	0.39 AC (23.5%) 17,168.5 SF

PROPOSED TREES

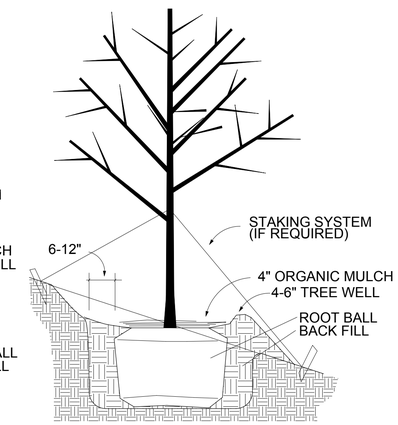
TREE SPECIES	Qty. X Shade Area X Location Percentage	TOTAL
CHINKAPIN OAK	2 X 875 X 90%=	1,575
SHUMARD OAK	2 X 1200 X 90%=	2,160
MEXICAN SYCAMORE	4 X 1200 X 90%=	4,320
BUR OAK	5 X 1200 X 90%=	5,400
YAUPON HOLLY	5 X 275 X 90%=	1,237.5
TEXAS REDBUD	3 X 275 X 90%=	743.5
TEX MOUNT. LAUREL	7 X 275 X 90%=	1,732.5

CANOPY COVER PROVIDED	0.42 AC (25%) 18,368.5 SF

TREE PLANTING DETAILS



TYPICAL PLANTING DETAIL



PLANTING DETAIL FOR STEEP SLOPES

TREE PLANTING NOTES

1. THE PLANTING HOLE SHOULD BE 12 TO 24 INCHES WIDER THAN THE ROOT BALL. TO MINIMIZE SETTLING, THE DEPTH OF THE PLANTING HOLE SHALL NOT EXCEED THE HEIGHT OF THE ROOT BALL.

2. REMOVE BURLAP FROM BALLED AND BURLAPPED TREES ONCE TREE HAS BEEN SET INTO THE PLANTING HOLE.

3. TO ENCOURAGE ROOT GROWTH BEYOND THE PLANTING HOLE, USE ONLY SOIL EXCAVATED FROM THE PLANTING HOLE FOR BACKFILL. DO NOT ADD ORGANIC MATTER OR OTHER SOIL AMENDMENTS. A ROOT STIMULATOR MAY BE USED IF DEEMED NECESSARY BY CONTRACTOR OR LANDSCAPE ARCHITECT.

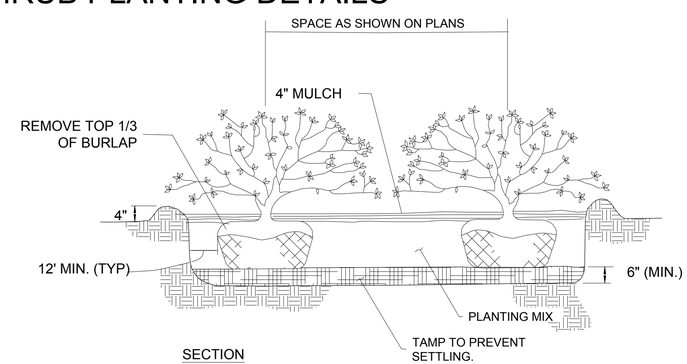
4. THE CONTRACTOR SHALL ASSESS EACH TREE TO DETERMINE IF TREE STAKING IS WARRANTED. TREES SHOULD BE STAKED IF THEY ARE TOP HEAVY AND ARE UNABLE TO SUPPORT THEMSELVES. IF A TREE IS TO BE STAKED, USE A TIE SYSTEM WHICH WILL NOT DAMAGE OR GIRDLE THE TRUNK. TREE STAKING SYSTEMS MUST BE REMOVED AFTER ONE YEAR.

5. DO NOT WRAP TRUNKS UNLESS THE TREE IS EXPOSED TO REFLECTED HEAT AND SUN FROM LARGE EXPANSES OF CONCRETE OR PAVING. WRAPPING MUST BE REMOVED AFTER ONE YEAR.

6. LIMIT PRUNING TO BROKEN OR WAYWARD BRANCHES ONLY.

7. TOPDRESS TREE WITH A MINIMUM 4" OF ORGANIC MULCH.

SHRUB PLANTING DETAILS



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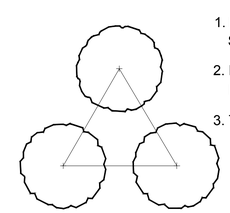

PLAN

1. LAYOUT PERIMETER PLANTING AS PER SPACING SHOWN ON PLANS.
2. FILL IN PLANTING BED WITH STAGGERED SPACED PLANTING.
3. TOPDRESS SHRUBS WITH A MINIMUM 4" OF ORGANIC MULCH.

L E E
AND ASSOCIATES
8601 RANCH ROAD 2222
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AUSTIN, TX 78730
(512) 345-8477
www.leeandassociates.net

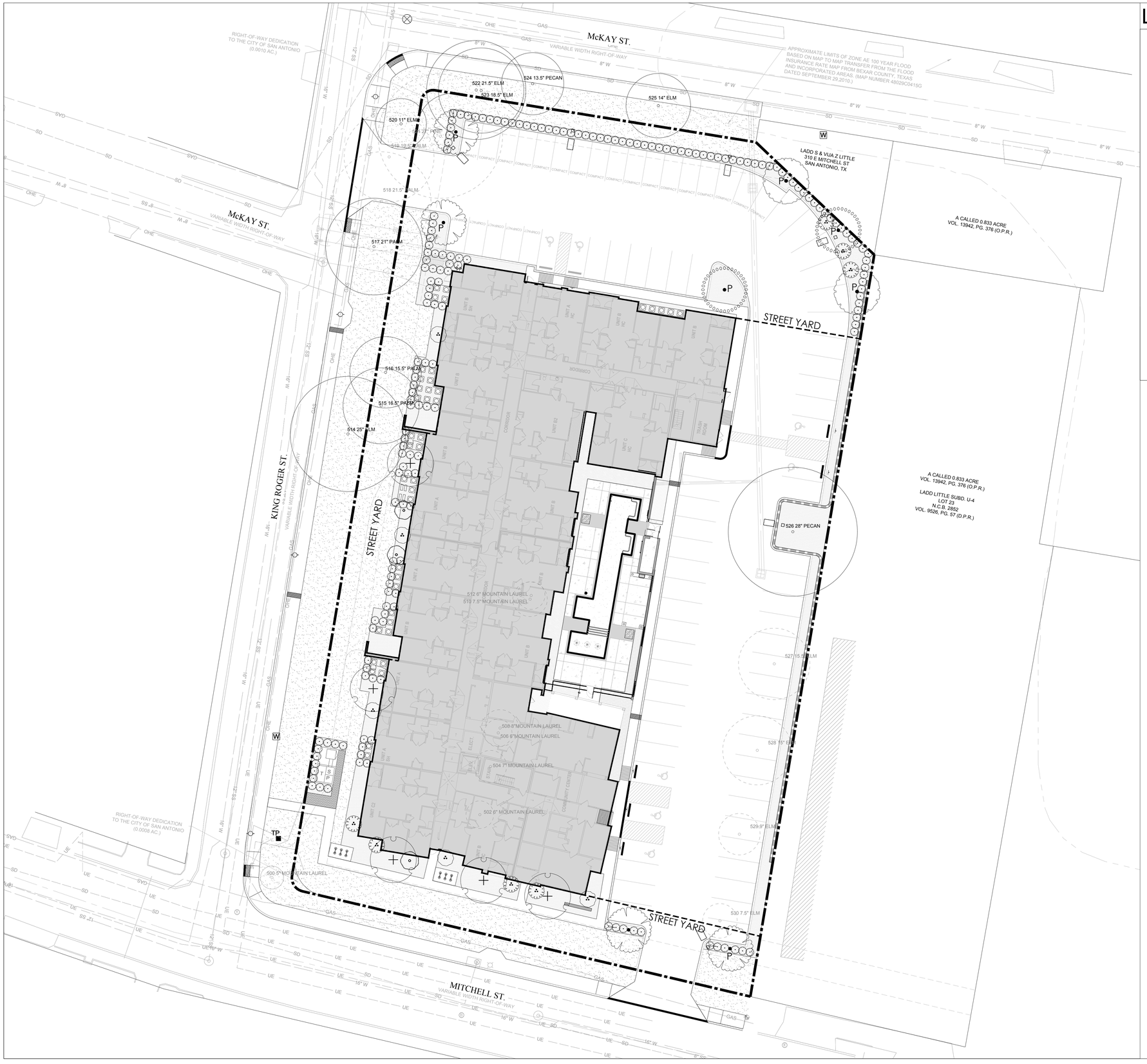
Revision Block

No.	By	Date	Comments

DATE 1/17/18
PROJ. NO. 1952
FILE NAME 1952 OCP 3
XREF
XREF

RIO LOFTS
SAN ANTONIO, TEXAS
LANDSCAPE ORDINANCE PLAN - CALCULATIONS

LP-1



LEGEND

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	CT	3	Cercis canadensis texensis / Texas Redbud 10` Ht. Min., 5` Spread, 5` Clear Single Trunk	3" Cal.	B & B
	IV	5	Ilex vomitoria / Yaupon Holly 12` Ht. Min. Multi-Trunk	3" Cal.	B & B
	PM	4	Platanus mexicana / Mexican Sycamore 14` Ht. Min., 5` Spread, 6` Clear Trunk	3" Cal.	B & B
	QM2	5	Quercus macrocarpa / Bur Oak 14` Ht. Min., 6` Spread, 6` Clear Single Trunk	3" Cal.	
	QM	2	Quercus muehlenbergii / Chinkapin Oak 14` Ht. Min., 6` Spread, 6` Clear Single Trunk	3" Cal.	B & B
	QS	2	Quercus shumardii / Shumard Oak 14` Ht. Min., 6` Spread, 6` Clear Trunk	3" Cal.	B & B
	SS	7	Sophora secundiflora / Texas Mountain Laurel 6` Ht. Min., Multi-Trunk	3" Cal.	Field Grown

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	MC	175	Myrica cenfera `Pumila` / Dwarf Wax Myrtle 30" Ht. Min., 30" Spread Min.	5 gal

XXX — EXISTING TREE TO BE SAVED

XXX — EXISTING TREE TO BE REMOVED

STATE OF TEXAS
RICHARD W. LEE
1730
REGISTERED
LANDSCAPE ARCHITECT
1/17/18

20 10 0 20 40 60

SCALE 1" = 20'-0"

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Revision Block

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PROJ. NO.	1952
FILE NAME	1952 OCP 3
XREF	
XREF	

RIO LOFTS
SAN ANTONIO, TEXAS

LANDSCAPE ORDINANCE PLAN

LP-2

KEYED NOTES

1. EXISTING 120/208 V. 3Ø PAD MOUNTED TRANSFORMER. MAINTAIN MINIMUM CLEARANCE PER CPS ENERGY DESIGN CRITERIA. 120"X120" CONCRETE TRANSFORMER PAD.
2. MODULAR METERING SYSTEM IN NEMA 3R ENCLOSURE. REFER TO SHEET E403 FOR RISER DIAGRAM. SYSTEM INCLUDES MAIN DISCONNECT AND METER STACKS.
3. SECONDARY UNDERGROUND LATERAL CONDUIT. EXTEND CONDUIT FROM TAP BOX TO 7'-HIGH WING WALL CONNECTED TO BUILDING EXTERIOR. ELECTRICAL SERVICE 'A1' IS LOCATED AT UNIT #1103 AND ELECTRICAL SERVICE 'A2' IS LOCATED AT UNIT #1109. REFER TO ELECTRICAL CALCULATIONS FOR WIRE AND CONDUIT SIZES.

GENERAL NOTES

A. REFER TO SHEET E000 FOR ADDITIONAL INFORMATION.

EXTERIOR LIGHTING NOTES

a. ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND FULL-CUTOFF PER DARK SKY REQUIREMENTS.

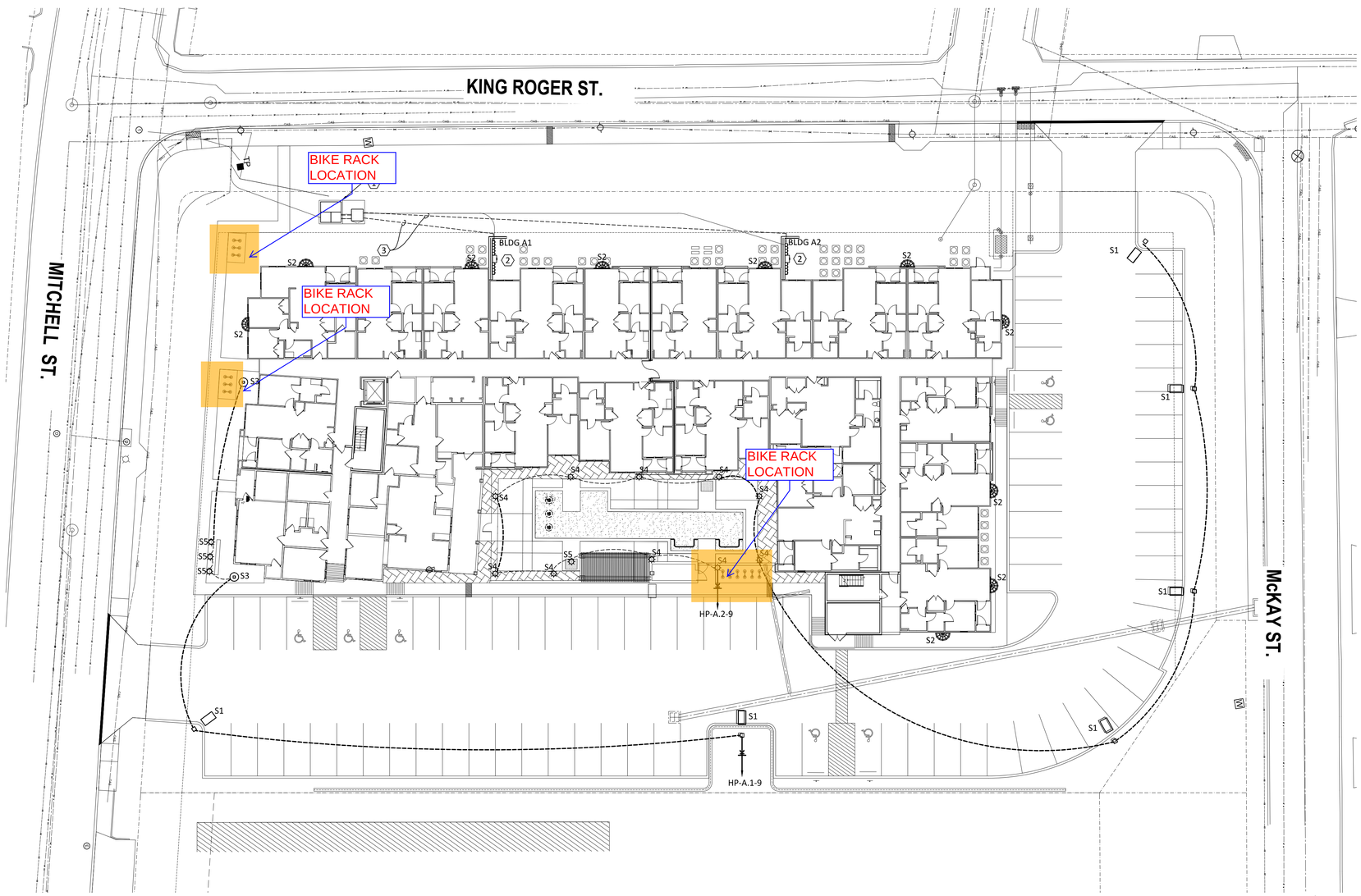
b. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY PHOTOCELL AND TIMER CLOCK.

c. CONTROL SHALL BE AS FOLLOWS:

TIME CLOCK SHALL ENERGIZE LIGHT FIXTURE CIRCUITS AT PRESCRIBED TIME, AS PER OWNER.

SOME FIXTURES MAY BE DESIGNATED AS SECURITY LIGHTING TO OPERATE FROM PHOTOCELL. COORDINATE WITH OWNER FOR EXACT REQUIREMENTS.

d. REFER TO ELECTRICAL BUILDING PLANS FOR WALL PACK CIRCUITING.



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

muñoz & company
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STATE OF TEXAS
AARON DENNINGTON
111364
LICENSED
PROFESSIONAL ENGINEER
01/17/2018

RIO LOFTS
SAN ANTONIO, TEXAS

Issue Revisions

	DESCRIPTION	DATE

Sheet Title
ELECTRICAL SITE PLAN

Date 01/17/2018

Project Number	Drawn by	Checked by
1705 M.AUS	TLR	EEC

Sheet Number
E003

ENCOTECH
ENGINEERING CONSULTANTS
TBPE Firm 1141
8500 Bluffstone Cove, Suite B-103
Austin, Texas 78759 | 512.338.1101
Project No.: 17056.MS.AUS

KEYED NOTES

1. EXISTING 120/208 V. 3Ø PAD MOUNTED TRANSFORMER. MAINTAIN MINIMUM CLEARANCE PER CPS ENERGY DESIGN CRITERIA. 120"X120" CONCRETE TRANSFORMER PAD.
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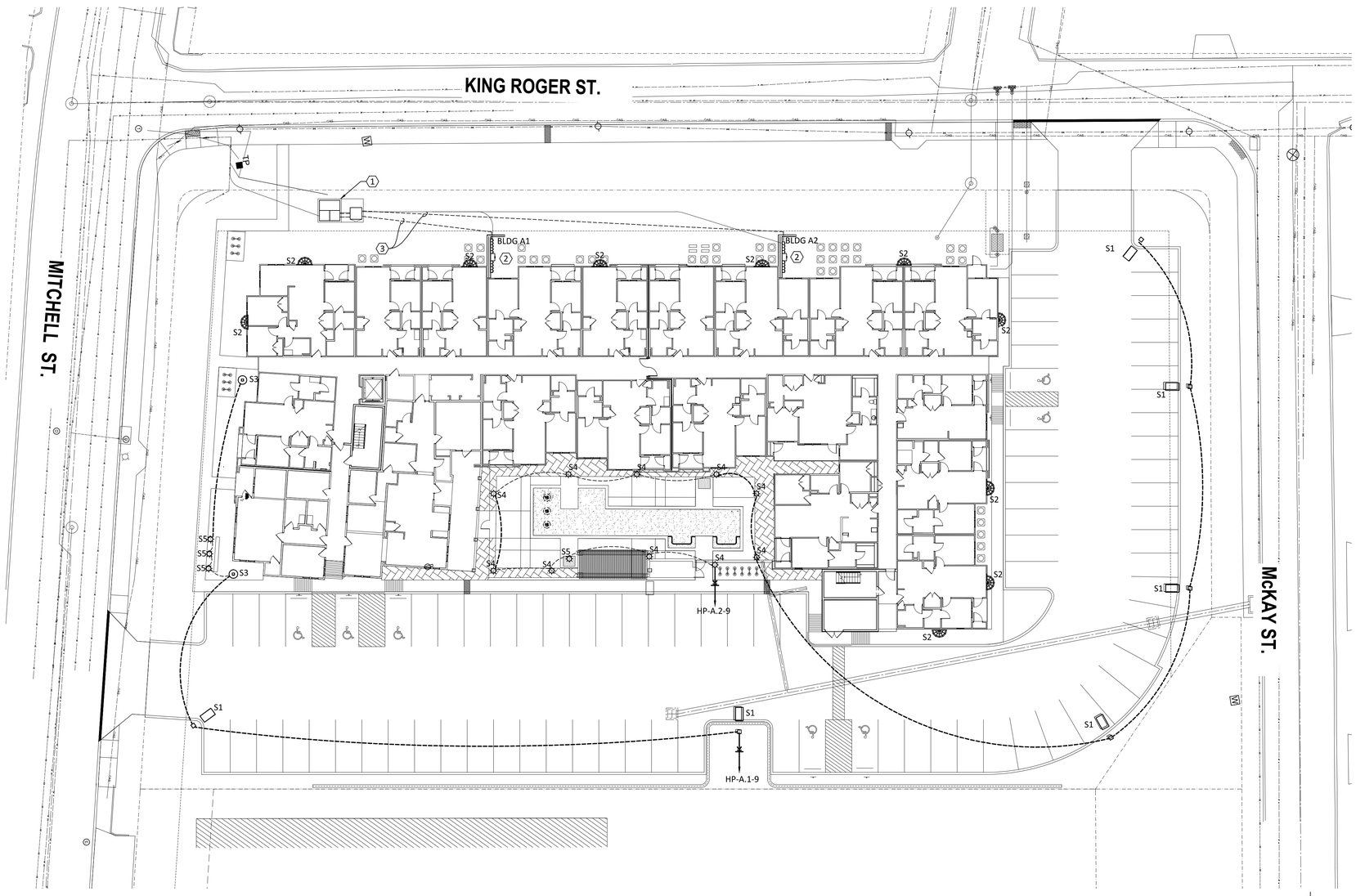
d. REFER TO ELECTRICAL BUILDING PLANS FOR WALL PACK CIRCUITING.



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

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01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

Issue/Revisions

	DESCRIPTION	DATE

Sheet Title
ELECTRICAL SITE PLAN

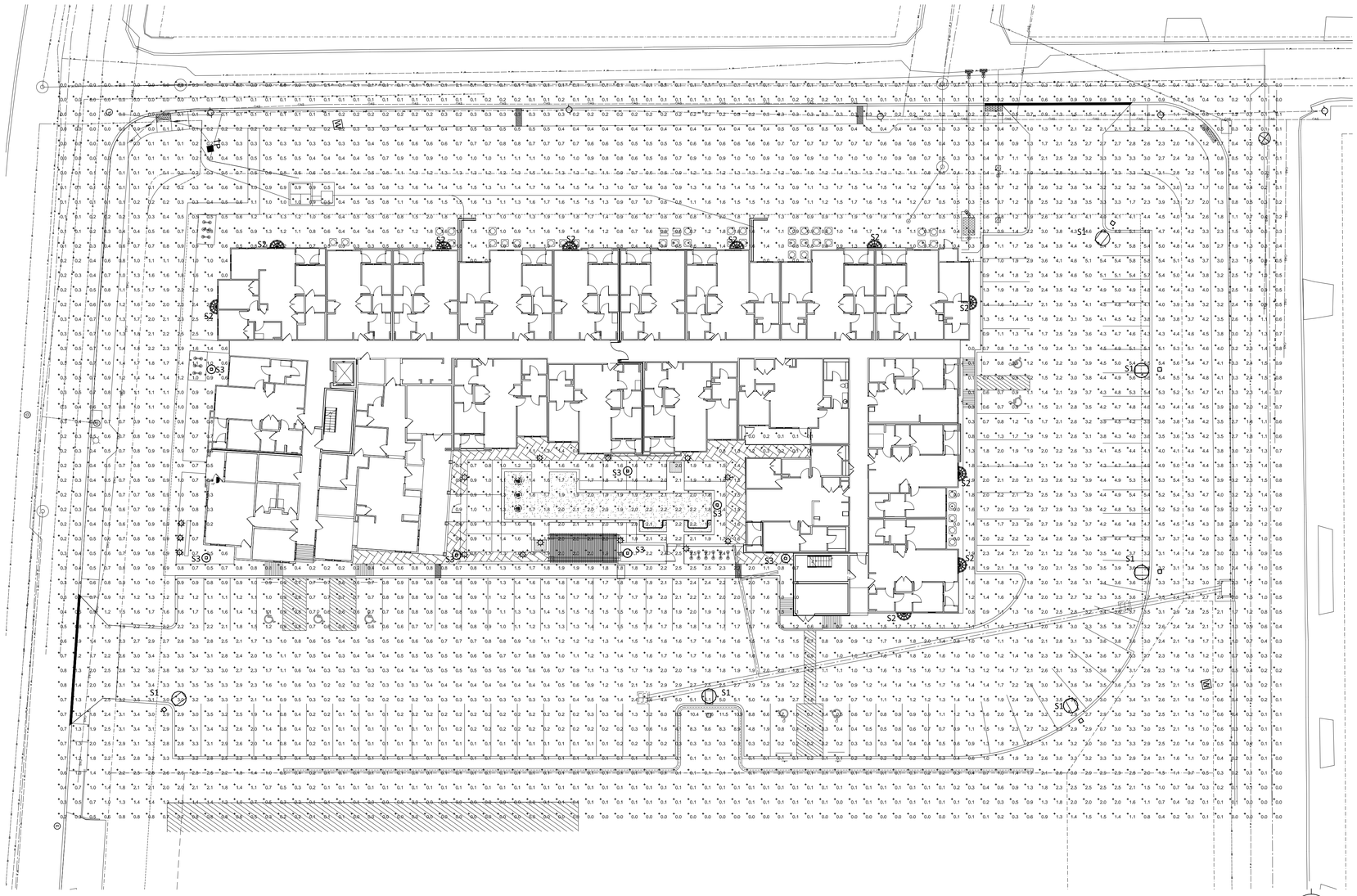
Date 01/17/2018

Project Number	Drawn By	Checked By
17056.M.AUS	TLR	EEC

Sheet Number
E003

ENCOTECH
ENGINEERING CONSULTANTS
TBPE Firm 1141
8500 Bluffstone Cove, Suite B-103
Austin, Texas 78759 | 512.338.1101
Project No.: 17056.MS.AUS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.4 fc	11.6 fc	0.0 fc	N/A	N/A



1 ELECTRICAL PHOTOMETRICS
SCALE: 1"=20'-0"

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STATE OF TEXAS
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PROFESSIONAL ENGINEER
01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

Issue/Revisions

	DESCRIPTION	DATE

Sheet Title
ELECTRICAL PHOTOMETRICS

Date 01/17/2018

Project Number	Drawn By	Checked By
17056.M.AUS	TLR	EEC

Sheet Number
E004

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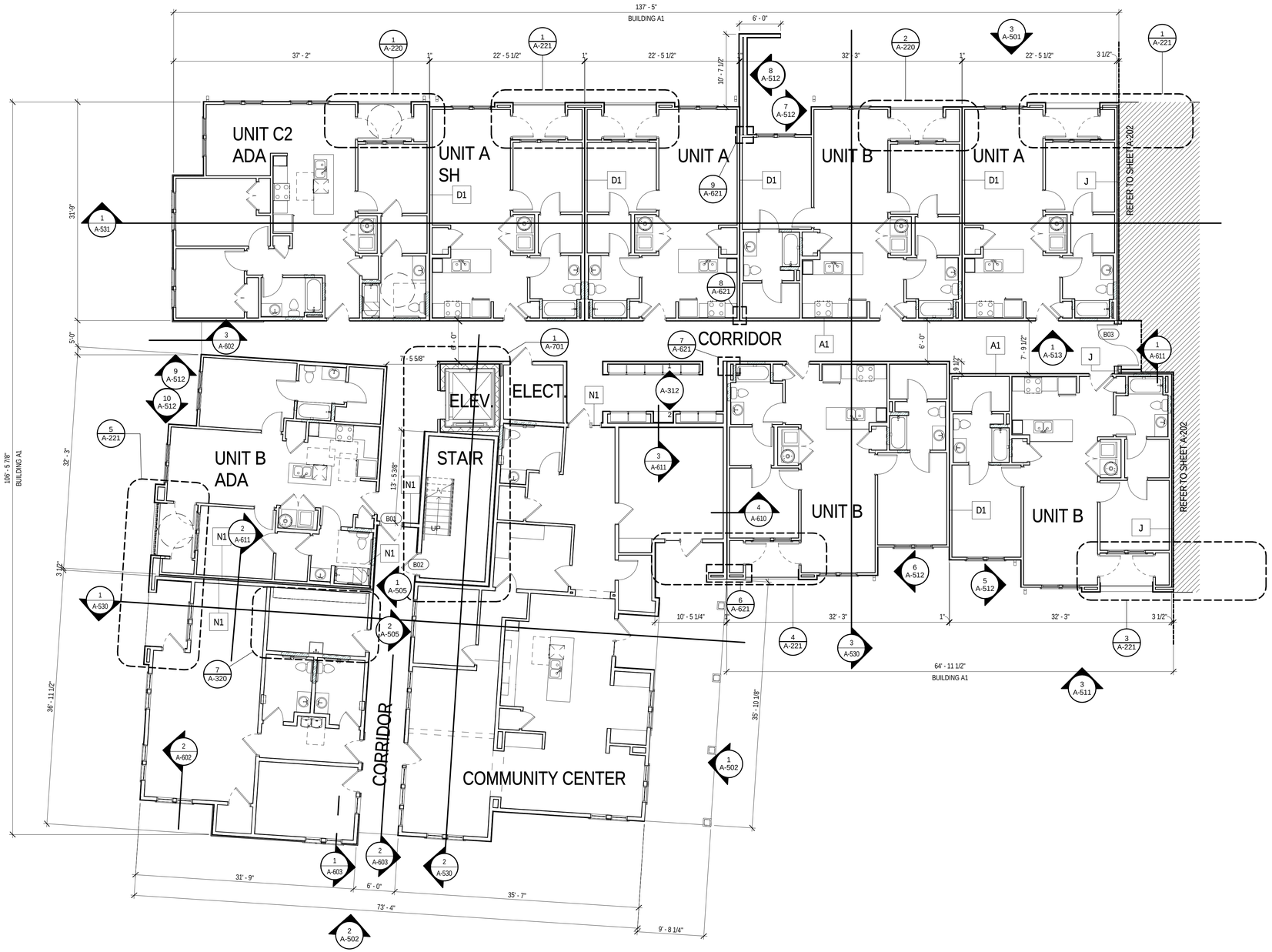
Project No.: 17056.MS.AUS

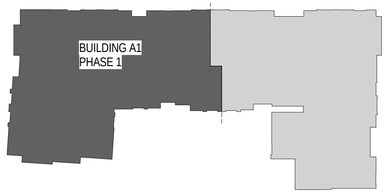


1 BUILDING A2 - FIRST FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES - BUILDING PLANS

1. REFER TO A-300 SERIES SHEETS FOR ALL ENLARGED UNIT PLANS, LEASING OFFICE, COMMUNITY CENTER AND ANCILLARY SPACES FOR TYPICAL NOTES AND DIMENSIONS.
2. REFER TO A310 TO A311 FOR ALL ENLARGED COMMUNITY CENTER & LEASING OFFICE SPACE FOR TYPICAL NOTES & DIMENSIONS.
3. REFER TO A-320 FOR ALL ANCILLARY SPACES FOR TYPICAL NOTES & DIMENSIONS.
4. NOTE: REFER TO SHEET A-200B FOR SPRINKLER RISER ROOM LOCATIONS.
5. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, FACE OF STEM WALL OR STEP IN SLAB OR SLOPE DIRECTION, FACE OF CMU AND/OR CENTERLINE OF PARTY WALL.
6. X DESIGNATES PARTITION/ASSEMBLY TYPES. REFER TO G-010 & G-011 FOR DETAILS.
7. ALL INTERIOR BEARING WALL PARTITION TYPES SHALL BE TYPE "E1". REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
8. ALL INTERIOR NON-BEARKING WALL PARTITION TYPES SHALL BE TYPE "E2" UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR WALL PARTITION TYPES SHALL BE TYPE "A1" OR "A2" PER APPLICABLE FINISH AS SHOWN ON EXTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS.
10. ALL DEMISING WALL PARTITIONS WHICH OCCUR BETWEEN DWELLING UNITS SHALL BE TYPE "D1" UNLESS OTHERWISE NOTED.
11. REFER TO STRUCTURAL PLANS FOR ALL SLAB TRANSITIONS AND SLOPES.
12. THE EXTERIOR FACE OF ALL BALCONY WALLS SHALL HAVE HORIZONTAL LAP SIDING AS SPECIFIED.
13. REFER TO SHEET A-621 FOR TYPICAL CORNER AND TRANSITION DETAILS.
14. ALL EXTERIOR LIGHTING, SPRINKLER HEADS AND EXIT LIGHTS, ETC. MOUNTED ON WALLS WHERE LAP SIDING OCCURS SHALL HAVE 2X WOOD TRIM SEE DETAIL ON SHEET A-631. REFER TO MEP DRAWINGS FOR LOCATIONS.
15. REFER TO BUILDING PLANS FOR TYPICAL KEYED ENLARGED PATIOS AND BALCONY PLAN LOCATIONS.
16. REFER TO FINISH SCHEDULE FOR INTERIOR FINISHES AT ALL CORRIDORS AND STAIR ENCLOSURES.
17. ALL DIMENSIONS SHOWN ON SHEET A-201- A-204 BETWEEN UNITS, STAIRS, AMENITY AND ANCILLARY SPACES SHALL HAVE A 1" AIR GAP AT RESPECTIVE DEMISING WALLS. ARCHITECT SHALL BE NOTIFIED IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS.
18. REFER TO SHEET A-102 FOR ADA AND S/H UNIT LOCATIONS.
19. BUILDINGS MUST BE MITIGATED BELOW 65 dB WHICH REQUIRES ADDITIONAL ACOUSTICAL PERFORMACE REQUIREMENTS. REFER TO THE SPECIFICATIONS BOOKLET WITH THE JEA ACOUSTICAL NOISE ASSESMENT FOR SPECIFIC GUIDELINES AND REQUIREMENTS.
20. THE OUTER FACE OF ALL EXTERIOR WALLS MUST BE FREE OF CRACKS GAPS AND SPACES. EACH LAYER OF GYPSUM WALL BOARD MUST BE TAPED AND FLOATED AT ALL JOINTS AND PERIMETER CORNERS STAGGER JOINTS IF USING MULTIPLE LAYERS OF GYP BD.
21. ALL PENETRATIONS INCLUDING ALL PLUMBING, ALL ELECTRICAL, ALL DUCTWORK AND ALL WINDOW FLANGES THROUGH THE EXTERIOR WALL ETC. MUST BE SEALED WITH ACOUSTICAL SEALANT AND GASKETS AS REFERENCED IN THE JEA ACOUSTICAL REPORT .
22. ALL WINDOWS TO BE CENTERED TO THE INTERIOR OF THE ROOM UNLESS DIMENSIONED.



BUILDING KEY PLAN

1" = 50'-0"

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REGISTERED ARCHITECT
JAMES OF EDWARDS
78803
STATE OF TEXAS

01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

PERMIT SET

Issue/Revisions

#	DESCRIPTION	DATE

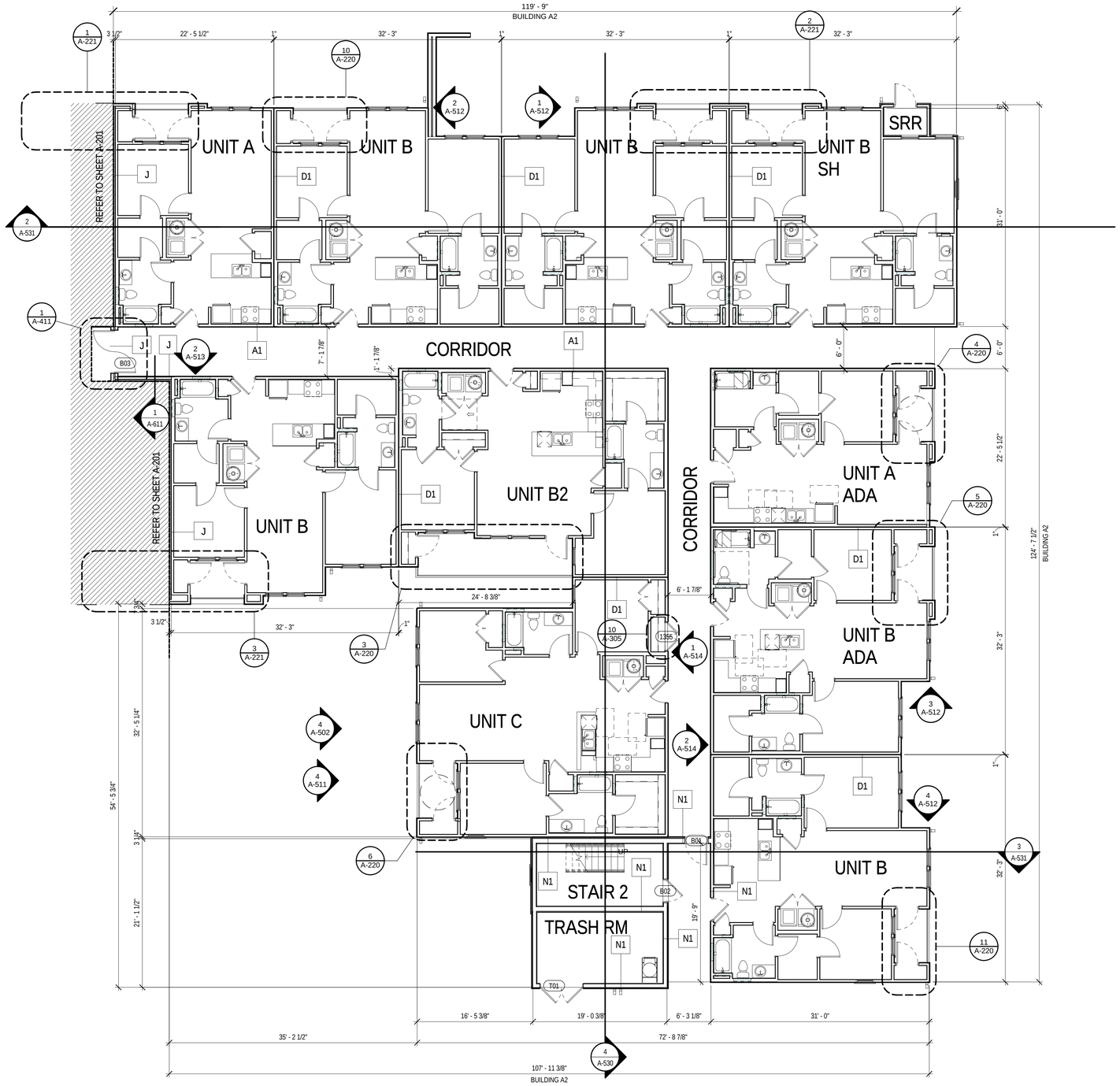
Sheet Title
BUILDING A1 - 1ST FLOOR PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Checker

Sheet Number

A-201

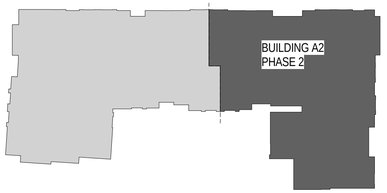


1 BUILDING A2 - FIRST FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES - BUILDING PLANS

1. REFER TO A-300 SERIES SHEETS FOR ALL ENLARGED UNIT PLANS, LEASING OFFICE, COMMUNITY CENTER AND ANCILLARY SPACES FOR TYPICAL NOTES AND DIMENSIONS.
2. REFER TO A310 TO A311 FOR ALL ENLARGED COMMUNITY CENTER & LEASING OFFICE SPACE FOR TYPICAL NOTES & DIMENSIONS.
3. REFER TO A-320 FOR ALL ANCILLARY SPACES FOR TYPICAL NOTES & DIMENSIONS.
4. NOTE: REFER TO SHEET A-200B FOR SPRINKLER RISER ROOM LOCATIONS.
5. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, FACE OF STEM WALL OR STEP IN SLAB OR SLOPE DIRECTION, FACE OF CMU AND/OR CENTERLINE OF PARTY WALL.
6. X.— DESIGNATES PARTITION/ASSEMBLY TYPES. REFER TO G-010 & G-011 FOR DETAILS.
7. ALL INTERIOR BEARING WALL PARTITION TYPES SHALL BE TYPE "E1". REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
8. ALL INTERIOR NON-BEARKING WALL PARTITION TYPES SHALL BE TYPE "E2" UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR WALL PARTITION TYPES SHALL BE TYPE "A1" OR "A2" PER APPLICABLE FINISH AS SHOWN ON EXTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS.
10. ALL DEMISING WALL PARTITIONS WHICH OCCUR BETWEEN DWELLING UNITS SHALL BE TYPE "D1" UNLESS OTHERWISE NOTED.
11. REFER TO STRUCTURAL PLANS FOR ALL SLAB TRANSITIONS AND SLOPES.
12. THE EXTERIOR FACE OF ALL BALCONY WALLS SHALL HAVE HORIZONTAL LAP SIDING AS SPECIFIED.
13. REFER TO SHEET A-621 FOR TYPICAL CORNER AND TRANSITION DETAILS.
14. ALL EXTERIOR LIGHTING, SPRINKLER HEADS AND EXIT LIGHTS, ETC. MOUNTED ON WALLS WHERE LAP SIDING OCCURS SHALL HAVE 2X WOOD TRIM SEE DETAIL ON SHEET A-631. REFER TO MEP DRAWINGS FOR LOCATIONS.
15. REFER TO BUILDING PLANS FOR TYPICAL KEYED ENLARGED PATIOS AND BALCONY PLAN LOCATIONS.
16. REFER TO FINISH SCHEDULE FOR INTERIOR FINISHES AT ALL CORRIDORS AND STAIR ENCLOSURES.
17. ALL DIMENSIONS SHOWN ON SHEET A-201- A-204 BETWEEN UNITS, STAIRS, AMENITY AND ANCILLARY SPACES SHALL HAVE A 1" AIR GAP AT RESPECTIVE DEMISING WALLS. ARCHITECT SHALL BE NOTIFIED IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS.
18. REFER TO SHEET A-102 FOR ADA AND S/H UNIT LOCATIONS.
19. BUILDINGS MUST BE MITIGATED BELOW 65 dB WHICH REQUIRES ADDITIONAL ACOUSTICAL PERFORMACE REQUIREMENTS. REFER TO THE SPECIFICATIONS BOOKLET WITH THE JEA ACOUSTICAL NOISE ASSESMENT FOR SPECIFIC GUIDELINES AND REQUIREMENTS.
20. THE OUTER FACE OF ALL EXTERIOR WALLS MUST BE FREE OF CRACKS GAPS AND SPACES. EACH LAYER OF GYPSUM WALL BOARD MUST BE TAPED AND FLOATED AT ALL JOINTS AND PERIMETER CORNERS STAGGER JOINTS IF USING MULTIPLE LAYERS OF GYP BD.
21. ALL PENETRATIONS INCLUDING ALL PLUMBING, ALL ELECTRICAL, ALL DUCTWORK AND ALL WINDOW FLANGES THROUGH THE EXTERIOR WALL ETC. MUST BE SEALED WITH ACOUSTICAL SEALANT AND GASKETS AS REFERENCED IN THE JEA ACOUSTICAL REPORT .
22. ALL WINDOWS TO BE CENTERED TO THE INTERIOR OF THE ROOM UNLESS DIMENSIONED.



BUILDING KEY PLAN

1" = 50'-0"

muñoz & company
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REGISTERED ARCHITECT
JOSEPH EDWARDS
18803
STATE OF TEXAS

01/17/2018

RIO LOFTS
SAN ANTONIO, TEXAS

PERMIT SET

Issue/Revisions

#	DESCRIPTION	DATE

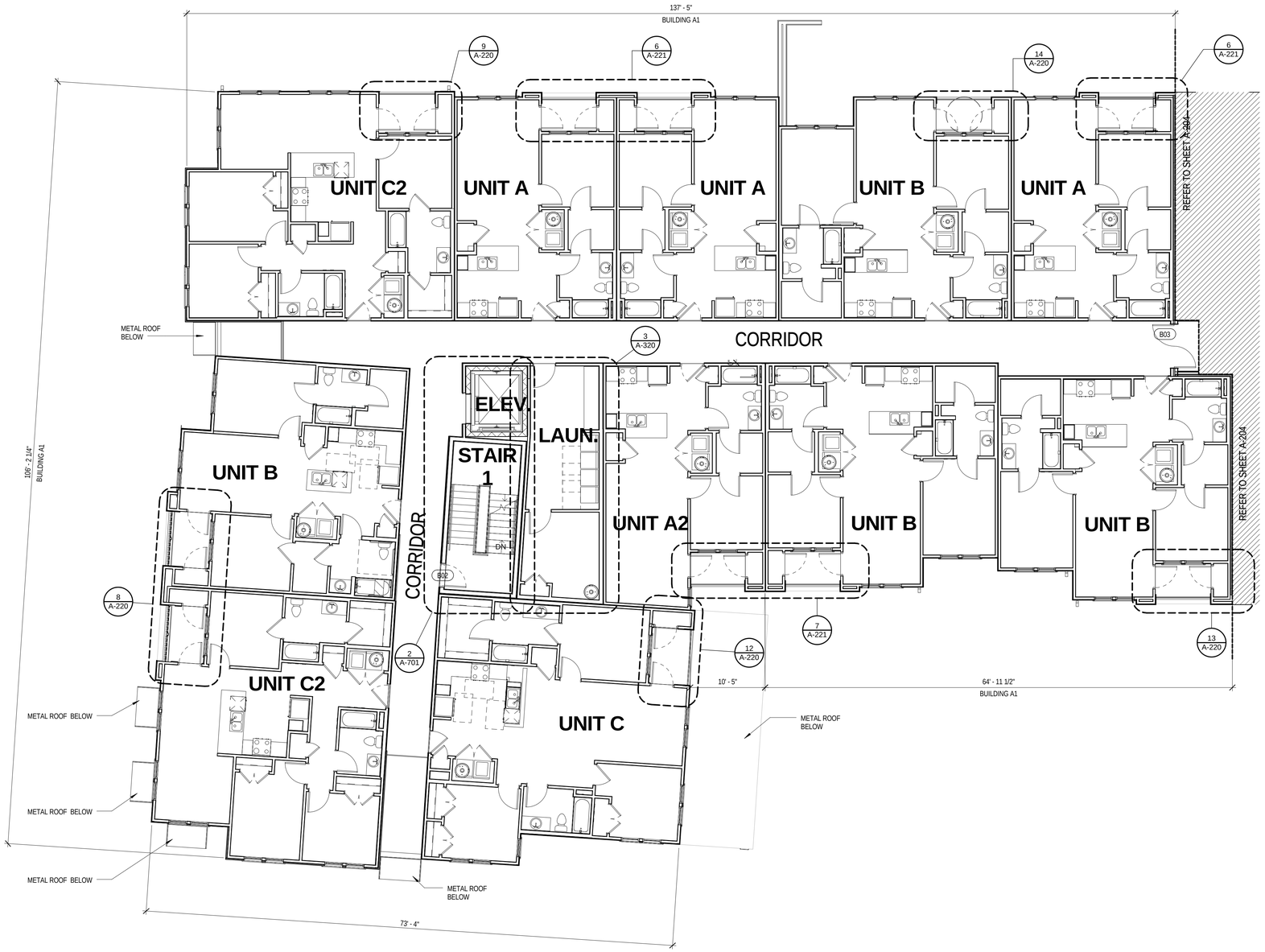
Sheet Title
BUILDING A2 - 1ST FLOOR PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Checker

Sheet Number

A-202



1 BUILDING A1 -SECOND FLOOR PLAN

1/8" = 1'-0"

REFER TO SHEET A-201 FOR DIMENSIONS

GENERAL NOTES - BUILDING PLANS

1. REFER TO A-300 SERIES SHEETS FOR ALL ENLARGED UNIT PLANS, LEASING OFFICE, COMMUNITY CENTER AND ANCILLARY SPACES FOR TYPICAL NOTES AND DIMENSIONS.
2. REFER TO A310 TO A311 FOR ALL ENLARGED COMMUNITY CENTER & LEASING OFFICE SPACE FOR TYPICAL NOTES & DIMENSIONS.
3. REFER TO A-320 FOR ALL ANCILLARY SPACES FOR TYPICAL NOTES & DIMENSIONS.
4. NOTE: REFER TO SHEET A-200B FOR SPRINKLER RISER ROOM LOCATIONS.
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13. REFER TO SHEET A-621 FOR TYPICAL CORNER AND TRANSITION DETAILS.
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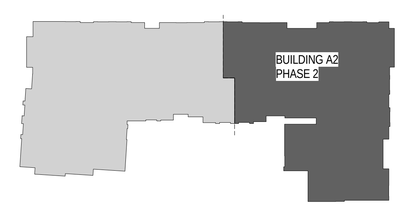
17. ALL DIMENSIONS SHOWN ON SHEET A-201- A-204 BETWEEN UNITS, STAIRS, AMENITY AND ANCILLARY SPACES SHALL HAVE A 1" AIR GAP AT RESPECTIVE DEMISING WALLS. ARCHITECT SHALL BE NOTIFIED IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS.
18. REFER TO SHEET A-102 FOR ADA AND S/H UNIT LOCATIONS.
19. BUILDINGS MUST BE MITIGATED BELOW 65 dB WHICH REQUIRES ADDITIONAL ACOUSTICAL PERFORMACE REQUIREMENTS. REFER TO THE SPECIFICATIONS BOOKLET WITH THE JEA ACOUSTICAL NOISE ASSESMENT FOR SPECIFIC GUIDELINES AND REQUIREMENTS.
20. THE OUTER FACE OF ALL EXTERIOR WALLS MUST BE FREE OF CRACKS GAPS AND SPACES. EACH LAYER OF GYPSUM WALL BOARD MUST BE TAPED AND FLOATED AT ALL JOINTS AND PERIMETER CORNERS STAGGER JOINTS IF USING MULTIPLE LAYERS OF GYP BD.
21. ALL PENETRATIONS INCLUDING ALL PLUMBING, ALL ELECTRICAL, ALL DUCTWORK AND ALL WINDOW FLANGES THROUGH THE EXTERIOR WALL ETC. MUST BE SEALED WITH ACOUSTICAL SEALANT AND GASKETS AS REFERENCED IN THE JEA ACOUSTICAL REPORT .
22. ALL WINDOWS TO BE CENTERED TO THE INTERIOR OF THE ROOM UNLESS DIMENSIONED.



BUILDING KEY PLAN

1" = 50'-0"

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REGISTERED ARCHITECT
GREGORY OF EDWARDS
18803
STATE OF TEXAS

01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

PERMIT SET

Issue/Revisions

#	DESCRIPTION	DATE

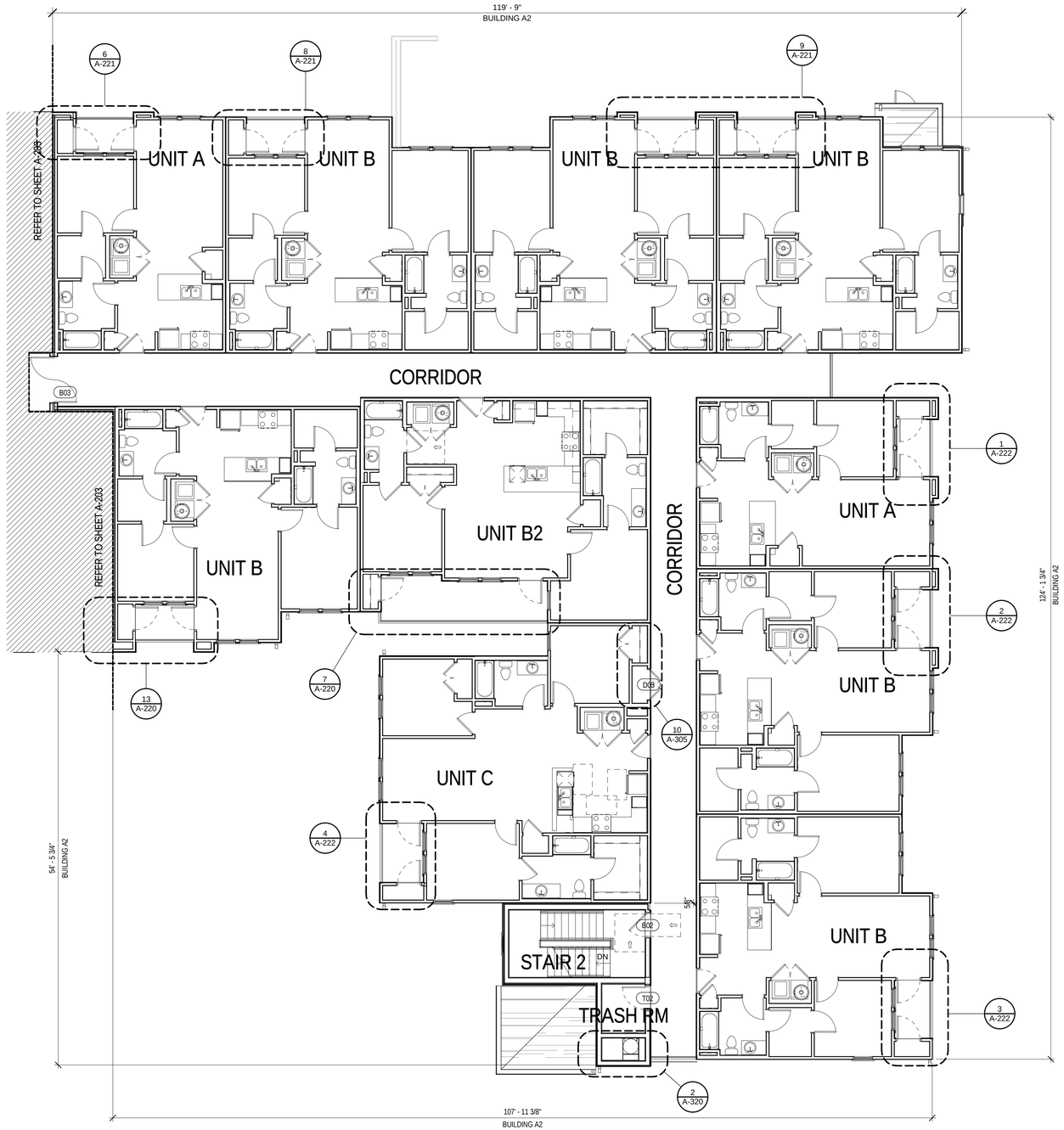
Sheet Title
BUILDING A1 - 2ND FLOOR PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Checker

Sheet Number

A-203

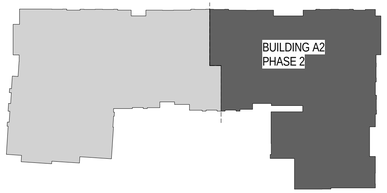


1 BUILDING A2 -SECOND FLOOR PLAN
1/8" = 1'-0"

REFER TO SHEET A-202 FOR DIMENSIONS

GENERAL NOTES - BUILDING PLANS

1. REFER TO A-300 SERIES SHEETS FOR ALL ENLARGED UNIT PLANS, LEASING OFFICE, COMMUNITY CENTER AND ANCILLARY SPACES FOR TYPICAL NOTES AND DIMENSIONS.
2. REFER TO A310 TO A311 FOR ALL ENLARGED COMMUNITY CENTER & LEASING OFFICE SPACE FOR TYPICAL NOTES & DIMENSIONS.
3. REFER TO A-320 FOR ALL ANCILLARY SPACES FOR TYPICAL NOTES & DIMENSIONS.
4. NOTE: REFER TO SHEET A-200B FOR SPRINKLER RISER ROOM LOCATIONS.
5. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, FACE OF STEM WALL OR STEP IN SLAB OR SLOPE DIRECTION, FACE OF CMU AND/OR CENTERLINE OF PARTY WALL.
6. X DESIGNATES PARTITION/ASSEMBLY TYPES. REFER TO G-010 & G-011 FOR DETAILS.
7. ALL INTERIOR BEARING WALL PARTITION TYPES SHALL BE TYPE "E1". REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
8. ALL INTERIOR NON-BEARKING WALL PARTITION TYPES SHALL BE TYPE "E2" UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR WALL PARTITION TYPES SHALL BE TYPE "A1" OR "A2" PER APPLICABLE FINISH AS SHOWN ON EXTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS.
10. ALL DEMISING WALL PARTITIONS WHICH OCCUR BETWEEN DWELLING UNITS SHALL BE TYPE "D1" UNLESS OTHERWISE NOTED.
11. REFER TO STRUCTURAL PLANS FOR ALL SLAB TRANSITIONS AND SLOPES.
12. THE EXTERIOR FACE OF ALL BALCONY WALLS SHALL HAVE HORIZONTAL LAP SIDING AS SPECIFIED.
13. REFER TO SHEET A-621 FOR TYPICAL CORNER AND TRANSITION DETAILS.
14. ALL EXTERIOR LIGHTING, SPRINKLER HEADS AND EXIT LIGHTS, ETC. MOUNTED ON WALLS WHERE LAP SIDING OCCURS SHALL HAVE 2X WOOD TRIM SEE DETAIL ON SHEET A-631. REFER TO MEP DRAWINGS FOR LOCATIONS.
15. REFER TO BUILDING PLANS FOR TYPICAL KEYED ENLARGED PATIOS AND BALCONY PLAN LOCATIONS.
16. REFER TO FINISH SCHEDULE FOR INTERIOR FINISHES AT ALL CORRIDORS AND STAIR ENCLOSURES.
17. ALL DIMENSIONS SHOWN ON SHEET A-201- A-204 BETWEEN UNITS, STAIRS, AMENITY AND ANCILLARY SPACES SHALL HAVE A 1" AIR GAP AT RESPECTIVE DEMISING WALLS. ARCHITECT SHALL BE NOTIFIED IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS.
18. REFER TO SHEET A-102 FOR ADA AND S/H UNIT LOCATIONS.
19. BUILDINGS MUST BE MITIGATED BELOW 65 dB WHICH REQUIRES ADDITIONAL ACOUSTICAL PERFORMACE REQUIREMENTS. REFER TO THE SPECIFICATIONS BOOKLET WITH THE JEA ACOUSTICAL NOISE ASSESMENT FOR SPECIFIC GUIDELINES AND REQUIREMENTS.
20. THE OUTER FACE OF ALL EXTERIOR WALLS MUST BE FREE OF CRACKS GAPS AND SPACES. EACH LAYER OF GYPSUM WALL BOARD MUST BE TAPED AND FLOATED AT ALL JOINTS AND PERIMETER CORNERS STAGGER JOINTS IF USING MULTIPLE LAYERS OF GYP BD.
21. ALL PENETRATIONS INCLUDING ALL PLUMBING, ALL ELECTRICAL, ALL DUCTWORK AND ALL WINDOW FLANGES THROUGH THE EXTERIOR WALL ETC. MUST BE SEALED WITH ACOUSTICAL SEALANT AND GASKETS AS REFERENCED IN THE JEA ACOUSTICAL REPORT .
22. ALL WINDOWS TO BE CENTERED TO THE INTERIOR OF THE ROOM UNLESS DIMENSIONED.



BUILDING KEY PLAN
1" = 50'-0"

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STATE OF TEXAS
01/17/2018

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Issue/Revisions

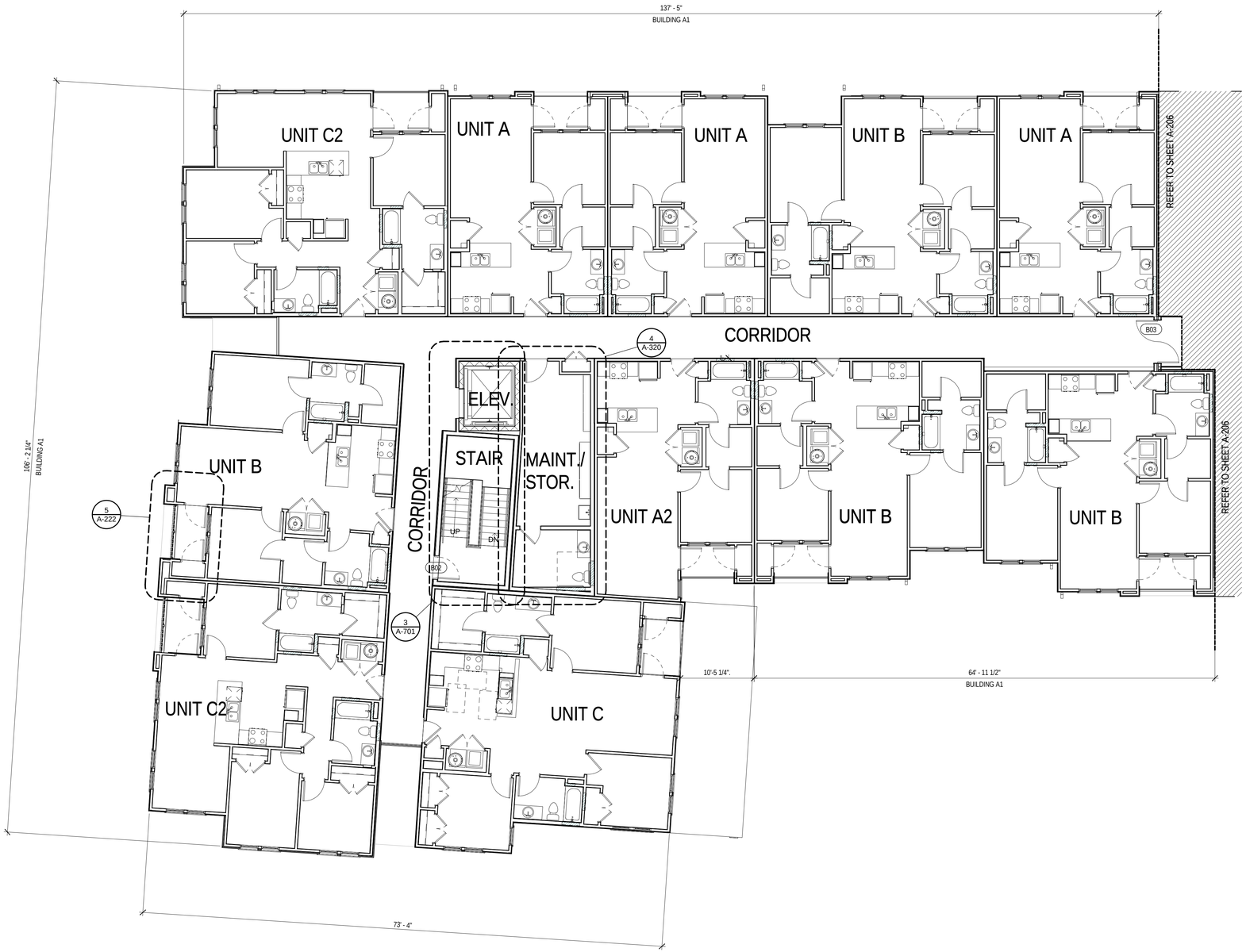
#	DESCRIPTION	DATE

Sheet Title
BUILDING A2 - 2ND FLOOR PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Checker

Sheet Number
A-204



1 BUILDING A1 - THIRD FLOOR PLAN
1/8" = 1'-0"

REFER TO SHEET A-201 FOR ADDITIONAL DIMENSIONS

GENERAL NOTES - BUILDING PLANS

1. REFER TO A-300 SERIES SHEETS FOR ALL ENLARGED UNIT PLANS, LEASING OFFICE, COMMUNITY CENTER AND ANCILLARY SPACES FOR TYPICAL NOTES AND DIMENSIONS.
2. REFER TO A310 TO A311 FOR ALL ENLARGED COMMUNITY CENTER & LEASING OFFICE SPACE FOR TYPICAL NOTES & DIMENSIONS.
3. REFER TO A-320 FOR ALL ANCILLARY SPACES FOR TYPICAL NOTES & DIMENSIONS.
4. NOTE: REFER TO SHEET A-200B FOR SPRINKLER RISER ROOM LOCATIONS.
5. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, FACE OF STEM WALL OR STEP IN SLAB OR SLOPE DIRECTION, FACE OF CMU AND/OR CENTERLINE OF PARTY WALL.
6. X DESIGNATES PARTITION/ASSEMBLY TYPES. REFER TO G-010 & G-011 FOR DETAILS.
7. ALL INTERIOR BEARING WALL PARTITION TYPES SHALL BE TYPE "E1". REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
8. ALL INTERIOR NON-BEARKING WALL PARTITION TYPES SHALL BE TYPE "E2" UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR WALL PARTITION TYPES SHALL BE TYPE "A1" OR "A2" PER APPLICABLE FINISH AS SHOWN ON EXTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS.
10. ALL DEMISING WALL PARTITIONS WHICH OCCUR BETWEEN DWELLING UNITS SHALL BE TYPE "D1" UNLESS OTHERWISE NOTED.
11. REFER TO STRUCTURAL PLANS FOR ALL SLAB TRANSITIONS AND SLOPES.
12. THE EXTERIOR FACE OF ALL BALCONY WALLS SHALL HAVE HORIZONTAL LAP SIDING AS SPECIFIED.
13. REFER TO SHEET A-621 FOR TYPICAL CORNER AND TRANSITION DETAILS.
14. ALL EXTERIOR LIGHTING, SPRINKLER HEADS AND EXIT LIGHTS, ETC. MOUNTED ON WALLS WHERE LAP SIDING OCCURS SHALL HAVE 2X WOOD TRIM SEE DETAIL ON SHEET A-631. REFER TO MEP DRAWINGS FOR LOCATIONS.
15. REFER TO BUILDING PLANS FOR TYPICAL KEYED ENLARGED PATIOS AND BALCONY PLAN LOCATIONS.
16. REFER TO FINISH SCHEDULE FOR INTERIOR FINISHES AT ALL CORRIDORS AND STAIR ENCLOSURES.
17. ALL DIMENSIONS SHOWN ON SHEET A-201- A-204 BETWEEN UNITS, STAIRS, AMENITY AND ANCILLARY SPACES SHALL HAVE A 1" AIR GAP AT RESPECTIVE DEMISING WALLS. ARCHITECT SHALL BE NOTIFIED IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS.
18. REFER TO SHEET A-102 FOR ADA AND S/H UNIT LOCATIONS.
19. BUILDINGS MUST BE MITIGATED BELOW 65 dB WHICH REQUIRES ADDITIONAL ACOUSTICAL PERFORMACE REQUIREMENTS. REFER TO THE SPECIFICATIONS BOOKLET WITH THE JEA ACOUSTICAL NOISE ASSESMENT FOR SPECIFIC GUIDELINES AND REQUIREMENTS.
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21. ALL PENETRATIONS INCLUDING ALL PLUMBING, ALL ELECTRICAL, ALL DUCTWORK AND ALL WINDOW FLANGES THROUGH THE EXTERIOR WALL ETC. MUST BE SEALED WITH ACOUSTICAL SEALANT AND GASKETS AS REFERENCED IN THE JEA ACOUSTICAL REPORT .
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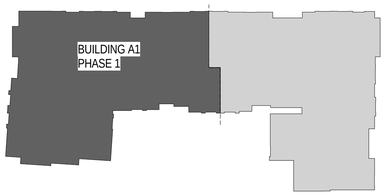

BUILDING KEY PLAN
1" = 50'-0"

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REGISTERED ARCHITECT
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STATE OF TEXAS
01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

PERMIT SET

Issue/Revisions

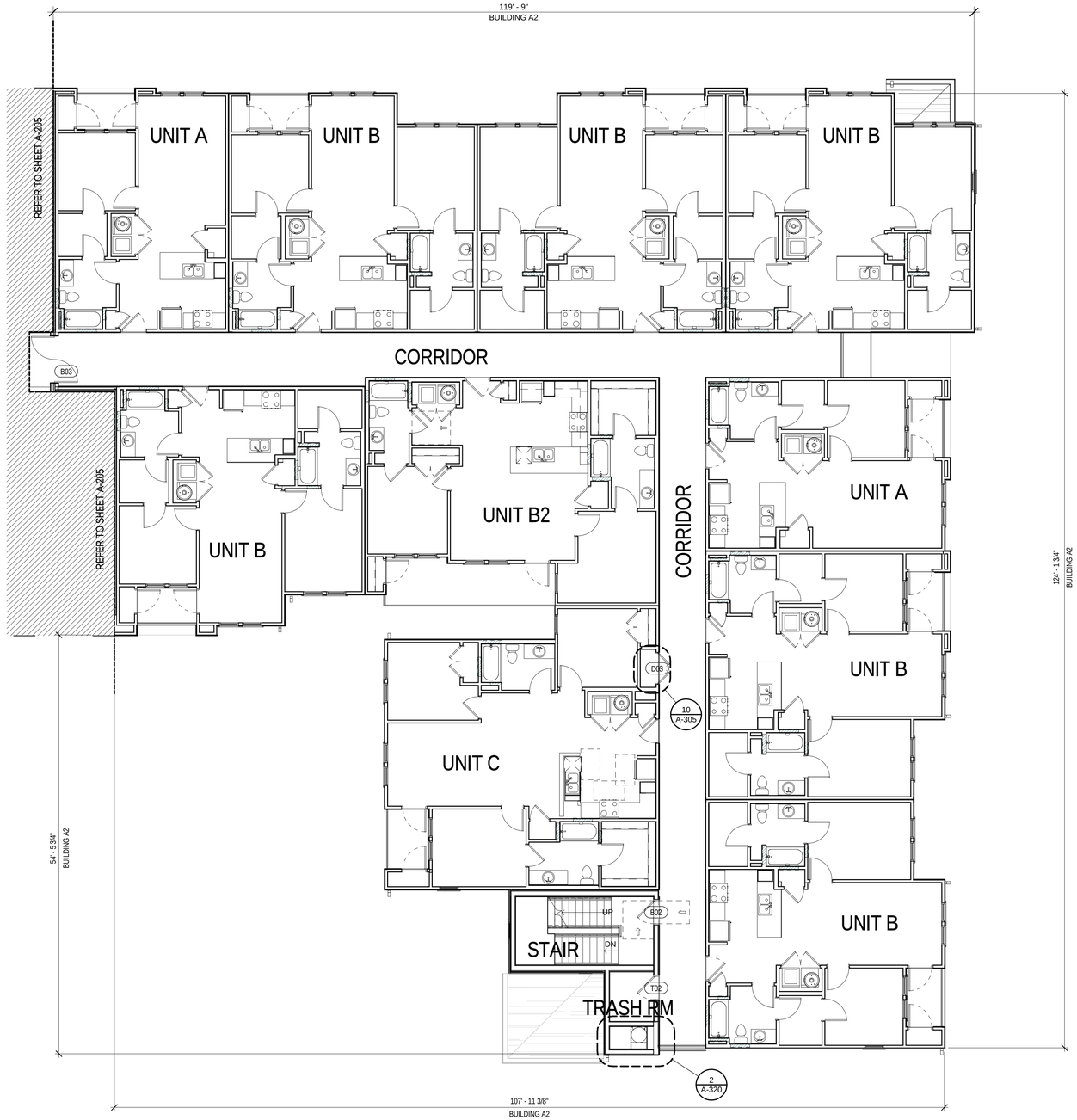
#	DESCRIPTION	DATE

Sheet Title
BUILDING A1 - 3RD FLOOR PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Checker

Sheet Number
A-205



1 BUILDING A2 - THIRD FLOOR PLAN
1/8" = 1'-0"

REFER TO SHEET A-202 FOR ADDITIONAL DIMENSIONS

GENERAL NOTES - BUILDING PLANS

1. REFER TO A-300 SERIES SHEETS FOR ALL ENLARGED UNIT PLANS, LEASING OFFICE, COMMUNITY CENTER AND ANCILLARY SPACES FOR TYPICAL NOTES AND DIMENSIONS.
2. REFER TO A310 TO A311 FOR ALL ENLARGED COMMUNITY CENTER & LEASING OFFICE SPACE FOR TYPICAL NOTES & DIMENSIONS.
3. REFER TO A-320 FOR ALL ANCILLARY SPACES FOR TYPICAL NOTES & DIMENSIONS.
4. NOTE: REFER TO SHEET A-200B FOR SPRINKLER RISER ROOM LOCATIONS.
5. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, FACE OF STEM WALL OR STEP IN SLAB OR SLOPE DIRECTION, FACE OF CMU AND/OR CENTERLINE OF PARTY WALL.
6. X-┼ DESIGNATES PARTITION/ASSEMBLY TYPES. REFER TO G-010 & G-011 FOR DETAILS.
7. ALL INTERIOR BEARING WALL PARTITION TYPES SHALL BE TYPE "E1". REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
8. ALL INTERIOR NON-BEARKING WALL PARTITION TYPES SHALL BE TYPE "E2" UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR WALL PARTITION TYPES SHALL BE TYPE "A1" OR "A2" PER APPLICABLE FINISH AS SHOWN ON EXTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS.
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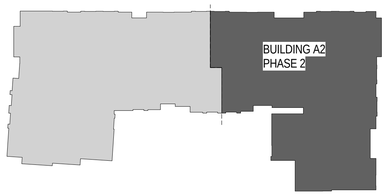
11. REFER TO STRUCTURAL PLANS FOR ALL SLAB TRANSITIONS AND SLOPES.
12. THE EXTERIOR FACE OF ALL BALCONY WALLS SHALL HAVE HORIZONTAL LAP SIDING AS SPECIFIED.
13. REFER TO SHEET A-621 FOR TYPICAL CORNER AND TRANSITION DETAILS.
14. ALL EXTERIOR LIGHTING, SPRINKLER HEADS AND EXIT LIGHTS, ETC. MOUNTED ON WALLS WHERE LAP SIDING OCCURS SHALL HAVE 2X WOOD TRIM SEE DETAIL ON SHEET A-631. REFER TO MEP DRAWINGS FOR LOCATIONS.
15. REFER TO BUILDING PLANS FOR TYPICAL KEYED ENLARGED PATIOS AND BALCONY PLAN LOCATIONS.
16. REFER TO FINISH SCHEDULE FOR INTERIOR FINISHES AT ALL CORRIDORS AND STAIR ENCLOSURES.
17. ALL DIMENSIONS SHOWN ON SHEET A-201- A-204 BETWEEN UNITS, STAIRS, AMENITY AND ANCILLARY SPACES SHALL HAVE A 1" AIR GAP AT RESPECTIVE DEMISING WALLS. ARCHITECT SHALL BE NOTIFIED IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS.
18. REFER TO SHEET A-102 FOR ADA AND S/H UNIT LOCATIONS.
19. BUILDINGS MUST BE MITIGATED BELOW 65 dB WHICH REQUIRES ADDITIONAL ACOUSTICAL PERFORMACE REQUIREMENTS. REFER TO THE SPECIFICATIONS BOOKLET WITH THE JEA ACOUSTICAL NOISE ASSESMENT FOR SPECIFIC GUIDELINES AND REQUIREMENTS.
20. THE OUTER FACE OF ALL EXTERIOR WALLS MUST BE FREE OF CRACKS GAPS AND SPACES. EACH LAYER OF GYPSUM WALL BOARD MUST BE TAPED AND FLOATED AT ALL JOINTS AND PERIMETER CORNERS STAGGER JOINTS IF USING MULTIPLE LAYERS OF GYP BD.
21. ALL PENETRATIONS INCLUDING ALL PLUMBING, ALL ELECTRICAL, ALL DUCTWORK AND ALL WINDOW FLANGES THROUGH THE EXTERIOR WALL ETC. MUST BE SEALED WITH ACOUSTICAL SEALANT AND GASKETS AS REFERENCED IN THE JEA ACOUSTICAL REPORT .
22. ALL WINDOWS TO BE CENTERED TO THE INTERIOR OF THE ROOM UNLESS DIMENSIONED.



BUILDING KEY PLAN
1" = 50'-0"

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REGISTERED ARCHITECT
EDWARD
18803
STATE OF TEXAS
01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

PERMIT SET

Issue/Revisions

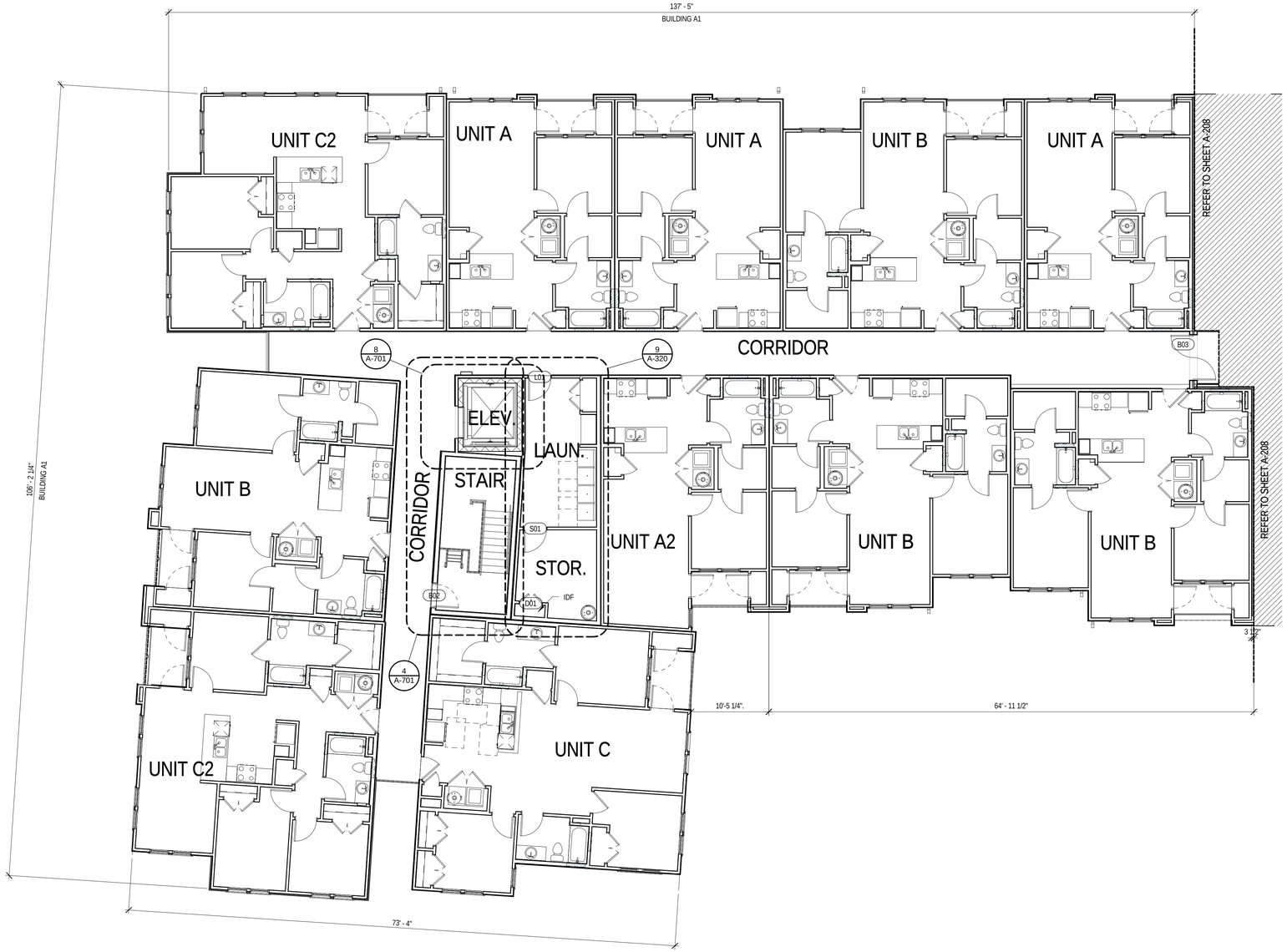
#	DESCRIPTION	DATE

Sheet Title
BUILDING A2 - 3RD FLOOR PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Checker

Sheet Number
A-206



1 BUILDING A1 - FOURTH FLOOR PLAN
1/8" = 1'-0"

REFER TO SHEET A-201 FOR DIMENSIONS

GENERAL NOTES - BUILDING PLANS

1. REFER TO A-300 SERIES SHEETS FOR ALL ENLARGED UNIT PLANS, LEASING OFFICE, COMMUNITY CENTER AND ANCILLARY SPACES FOR TYPICAL NOTES AND DIMENSIONS.
2. REFER TO A310 TO A311 FOR ALL ENLARGED COMMUNITY CENTER & LEASING OFFICE SPACE FOR TYPICAL NOTES & DIMENSIONS.
3. REFER TO A-320 FOR ALL ANCILLARY SPACES FOR TYPICAL NOTES & DIMENSIONS.
4. NOTE: REFER TO SHEET A-200B FOR SPRINKLER RISER ROOM LOCATIONS.
5. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, FACE OF STEM WALL OR STEP IN SLAB OR SLOPE DIRECTION, FACE OF CMU AND/OR CENTERLINE OF PARTY WALL.
6. X DESIGNATES PARTITION/ASSEMBLY TYPES. REFER TO G-010 & G-011 FOR DETAILS.
7. ALL INTERIOR BEARING WALL PARTITION TYPES SHALL BE TYPE "E1". REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.
8. ALL INTERIOR NON-BEARKING WALL PARTITION TYPES SHALL BE TYPE "E2" UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR WALL PARTITION TYPES SHALL BE TYPE "A1" OR "A2" PER APPLICABLE FINISH AS SHOWN ON EXTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS.
10. ALL DEMISING WALL PARTITIONS WHICH OCCUR BETWEEN DWELLING UNITS SHALL BE TYPE "D1" UNLESS OTHERWISE NOTED.
11. REFER TO STRUCTURAL PLANS FOR ALL SLAB TRANSITIONS AND SLOPES.
12. THE EXTERIOR FACE OF ALL BALCONY WALLS SHALL HAVE HORIZONTAL LAP SIDING AS SPECIFIED.
13. REFER TO SHEET A-621 FOR TYPICAL CORNER AND TRANSITION DETAILS.
14. ALL EXTERIOR LIGHTING, SPRINKLER HEADS AND EXIT LIGHTS, ETC. MOUNTED ON WALLS WHERE LAP SIDING OCCURS SHALL HAVE 2X WOOD TRIM SEE DETAIL ON SHEET A-631. REFER TO MEP DRAWINGS FOR LOCATIONS.
15. REFER TO BUILDING PLANS FOR TYPICAL KEYED ENLARGED PATIOS AND BALCONY PLAN LOCATIONS.
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18. REFER TO SHEET A-102 FOR ADA AND S/H UNIT LOCATIONS.
19. BUILDINGS MUST BE MITIGATED BELOW 65 dB WHICH REQUIRES ADDITIONAL ACOUSTICAL PERFORMACE REQUIREMENTS. REFER TO THE SPECIFICATIONS BOOKLET WITH THE JEA ACOUSTICAL NOISE ASSESMENT FOR SPECIFIC GUIDELINES AND REQUIREMENTS.
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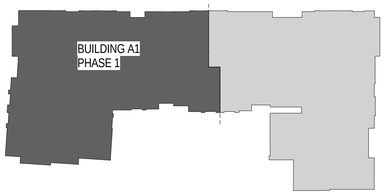

BUILDING KEY PLAN
1" = 50'-0"

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01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

PERMIT SET

Issue/Revisions

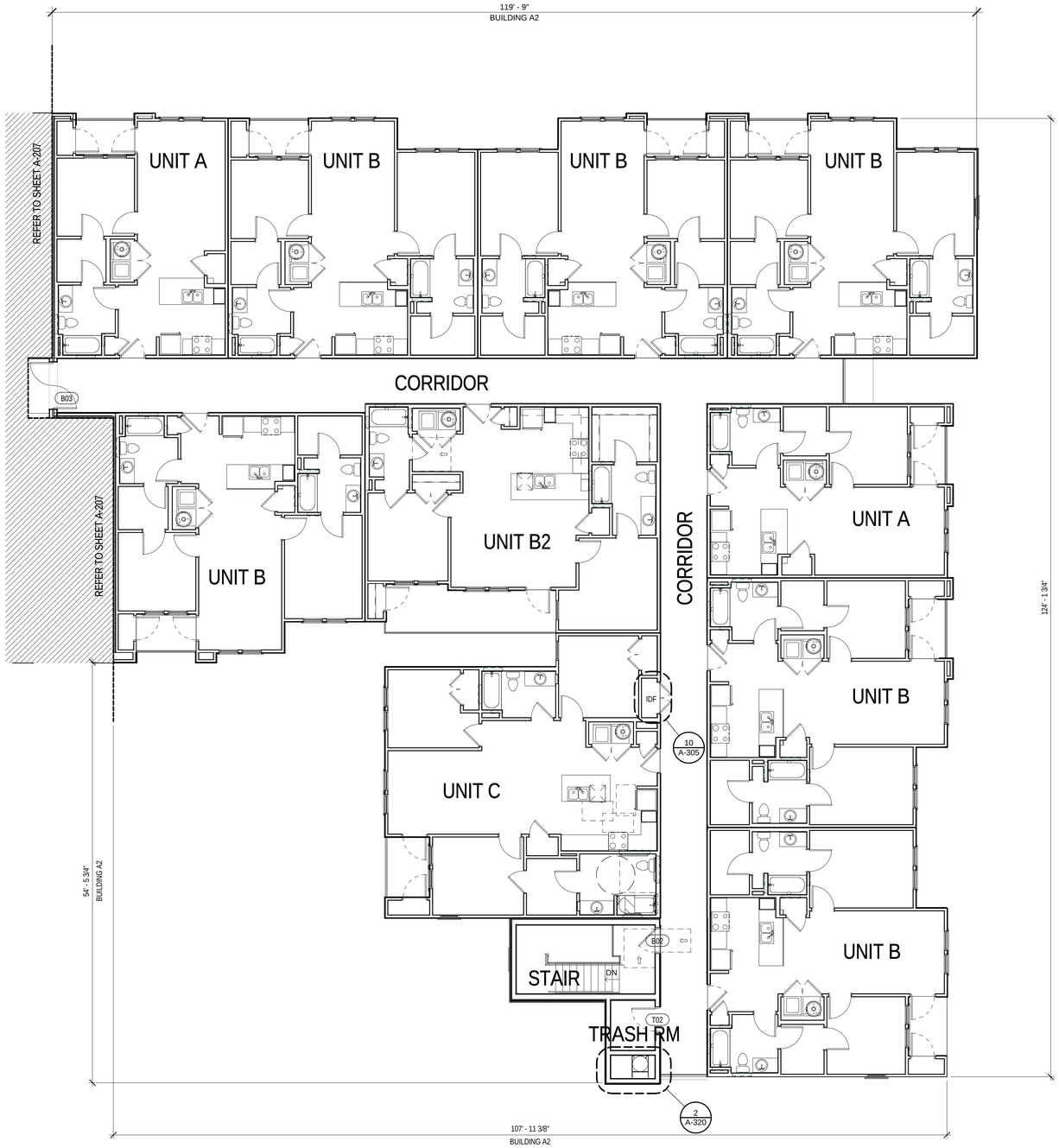
#	DESCRIPTION	DATE

Sheet Title
BUILDING A1 - 4TH FLOOR PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Checker

Sheet Number
A-207



1 BUILDING A2 - FOURTH FLOOR PLAN
1/8" = 1'-0"

REFER TO SHEET A-202 FOR DIMENSIONS

GENERAL NOTES - BUILDING PLANS

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11. REFER TO STRUCTURAL PLANS FOR ALL SLAB TRANSITIONS AND SLOPES.
12. THE EXTERIOR FACE OF ALL BALCONY WALLS SHALL HAVE HORIZONTAL LAP SIDING AS SPECIFIED.
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14. ALL EXTERIOR LIGHTING, SPRINKLER HEADS AND EXIT LIGHTS, ETC. MOUNTED ON WALLS WHERE LAP SIDING OCCURS SHALL HAVE 2X WOOD TRIM SEE DETAIL ON SHEET A-631. REFER TO MEP DRAWINGS FOR LOCATIONS.
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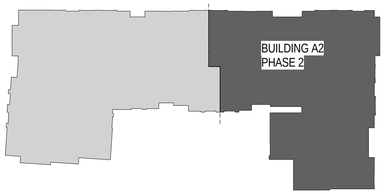
21. ALL PENETRATIONS INCLUDING ALL PLUMBING, ALL ELECTRICAL, ALL DUCTWORK AND ALL WINDOW FLANGES THROUGH THE EXTERIOR WALL ETC. MUST BE SEALED WITH ACOUSTICAL SEALANT AND GASKETS AS REFERENCED IN THE JEA ACOUSTICAL REPORT .
22. ALL WINDOWS TO BE CENTERED TO THE INTERIOR OF THE ROOM UNLESS DIMENSIONED.



BUILDING KEY PLAN
1" = 50'-0"

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18803
STATE OF TEXAS
01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

PERMIT SET

Issue/Revisions

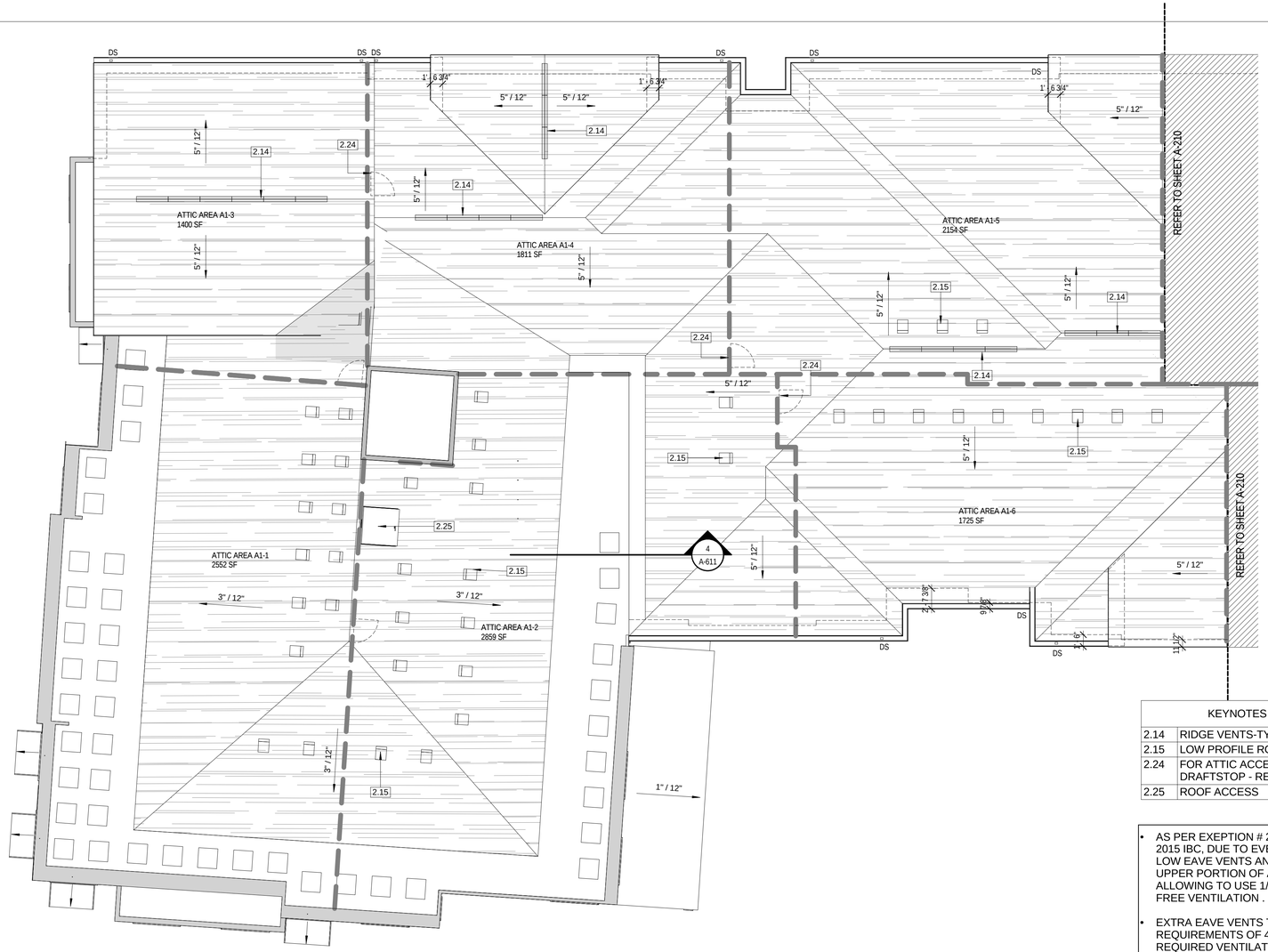
#	DESCRIPTION	DATE

Sheet Title
BUILDING A2 - 4TH FLOOR PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Checker

Sheet Number
A-208



1 BUILDING - ROOF PLAN

1/8" = 1'-0"

ROOF PLAN GENERAL NOTES

1) REFER TO A-201 THROUGH A-206 FOR ROOF VENT LOCATIONS.
2) REFER TO ROOF PLANS, SECTIONS AND EXTERIOR ELEVATIONS FOR ALL SOFFIT, RAKE AND EAVE DESIGNS RELATED TO THIS PROJECT. ANY DEVIATION MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE SUBMISSION OF THE SHOP DRAWINGS.
3) REFER TO SECTION DETAILS AND BUILDING SECTIONS FOR TYPICAL ROOF DETAILS.
4) THIRD FLOOR TOP OF PLATE HEIGHT IS 30'-4 7/8" UNLESS NOTED OTHERWISE.
5) ALL RAKES SHALL TO BE FRAMED ON SITE AS ALLOWED BY STRUCTURAL DRAWINGS. SCAB 2X6 EXTENSIONS TO TRUSS ONLY IF REQUIRED.
6) VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH MEP DRAWINGS.
7) PROVIDE SELF ADHERED WATERPROOF ICE AND DAM MEMBRANE AS FOLLOWS:
   -FROM 4' IN THE DIRECTION OF EXTERIOR WALL LINE TOWARDS 1/4" : 12 / 3" / 12 ROOF TRANSITION TO 2'-0" IN THE DIRECTION OF THE ROOF RIDGE
   -18" ON EACH SIDE OF ROOF VALLEYS.
   -18" VERTICALLY AND HORIZONTALLY FOR TRANSITIONS OF ROOFS TO VERTICAL WALL.
8) PROVIDE GALVANIZED METAL FLASHING AT ALL HORIZONTAL AND VERTICAL TRANSITIONS.
9) PROVIDE METAL DRIP FLASHING AT ALL FASCIAS
10) PROVIDE A MINIMUM OF A 6" PRE-FINISHED K-STYLE GUTTER, AS SPECIFIED, AT ALL EAVES INCREASE SIZE IF REQUIRED BY IPC FOR DOWNSPOUT AND GUTTER SIZE REQUIREMENTS BY CODE.
11) PROVIDE PRE-FINISHED DOWNSPOUTS, AS SPECIFIED, AT EXTERIOR WALL AS SHOWN. ADD ADDITIONAL DOWNSPOUTS AS REQUIRED BY CODE (VERIFY ALL MODIFICATIONS WITH ARCHITECT PRIOR TO INSTALLATION)
12) ALL RESPECTIVE TRADES ARE RESPONSIBLE FOR PROVIDING PROPER FLASHING, CRICKETS AND TERMINATIONS AS REQUIRED PER EACH MANUFACTURERS' RECOMMENDATIONS AND ENSURING THAT PENETRATIONS ARE WATER TIGHT. COORDINATE WITH G.C.
13) ALL OVERHANGS SHADES TO BE 2'-0" U.N.O.
14) ALL ROOF COVERINGS TO HAVE AT LEAST A CLASS 'B' RATING.
15) ALL DOWNSPOUTS TO CONNECT TO UNDERGROUND DRAINAGE SYSTEM, REFER TO LANDSCAPE.
16) PROVIDE ACCESS DOOR IN ATTIC DRAFT-STOPPING WALLS FOR HORIZONTAL ACCESS THROUGHOUT ATTIC AREAS, REF. TO DETAIL 11/A-610 .
17) EACH LAYER OF INTERIOR GYP WALL BOARD MUST BE TAPED AND FLOATED AT THE ROOF/CEILING ASSEMBLY TO ENSURE ALL JOINTS AND PERIMETERS ARE SEALED
18) BACKDRAFT DAMPERS ARE REQUIRED AT FAN POWERED KITCHEN AND BATH EXHAUST VENTS (EXCLUDING DRYER VENTS) TO ENSURE ACOUSTICAL PERFORMANCES ARE MET BY JEA ACOUSTICAL REPORT.
19) ALL ROOFS WITH SLOPE 3:12 TO HAVE 2 LAYERS OF UNDERLAYMENT AS PER MANUFACTURER'S RECOMMENDATION.

KEYNOTES - ROOF PLAN

2.14	RIDGE VENTS-TYPICAL
2.15	LOW PROFILE ROOF VENT-TYPICAL
2.24	FOR ATTIC ACCESS THROUGH DRAFTSTOP - REFER TO DETAIL
2.25	ROOF ACCESS

- AS PER EXEPTION # 2 SECTION R806.2 IN 2015 IBC, DUE TO EVEN DISTRIBUTION OF LOW EAVE VENTS AND RIDGE VENTS IN UPPER PORTION OF ATTIC SPACE, ALLOWING TO USE 1/300TH RULE OF NET FREE VENTILATION .
- EXTRA EAVE VENTS TO SATISFY IBC REQUIREMENTS OF 40% -50% OF REQUIRED VENTILATING AREA PROVIDED BY UPPER VENTS.

ROOF VENTING & DRAFT STOPPING LEGEND

	DRAFTSTOP DOOR
	12" X 12" LOW-PROFILE HI-EFFICIENCY ROOF VENT
	RIDGE VENT
	TRIPLE 2" SCREENED SOFFIT VENT
	LOWER WALL VENT
	ATTIC DRAFTSTOPPING
	1 HOUR RATED ATTIC ACCESS PANEL

ATTIC AREA A1-1

TOTAL ATTIC AREA = 2552 SF
TOTAL VENTING REQUIRED = 1225 SI
- EAVE/CORNICE VENTING = 613 SI
- UPPER ROOF VENTING = 613 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING =74 LF X 9 SI/LF = 666 SI
5 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (0) X 64 SI = 0 SI
= (13) X 50 SI = 650 SI
650 SI

(0) RIDGE AND (13) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A1-3

TOTAL ATTIC AREA = 1400 SF
TOTAL VENTING REQUIRED = 672 SI
- EAVE/CORNICE VENTING = 336 SI
- UPPER ROOF VENTING = 336 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 44 LF X 9 SI/LF = 386 SI
6 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (6) X 64 SI = 384 SI
= (0) X 50 SI = 0 SI
384 SI

(6) RIDGE AND (0) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A1-5

TOTAL ATTIC AREA = 2154 SF
TOTAL VENTING REQUIRED = 1034 SI
- EAVE/CORNICE VENTING = 517 SI
- UPPER ROOF VENTING = 517 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 67 LF X 9 SI/LF = 603 SI
8 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (7) X 64 SI = 448 SI
= (3) X 50 SI = 150 SI
598 **SI**

(7) RIDGE AND (3) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A1-2

TOTAL ATTIC AREA = 2859 SF
TOTAL VENTING REQUIRED = 1373 SI
- EAVE/CORNICE VENTING = 687 SI
- UPPER ROOF VENTING = 687 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 84 LF X 9 SI/LF = 756 SI
7 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (0) X 64 SI = 0 SI
= (15) X 50 SI = 750 SI
750SI

(0) RIDGE AND (15) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A1-4

TOTAL ATTIC AREA = 1811 SF
TOTAL VENTING REQUIRED = 870 SI
- EAVE/CORNICE VENTING = 435 SI
- UPPER ROOF VENTING = 435 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 51 LF X 9 SI/LF = 459 SI
2 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (7) X 64 SI = 448 SI
= (0) X 50 SI = 0 SI
448 SI

(7) RIDGE AND (0) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A1-6

TOTAL ATTIC AREA = 1725SF
TOTAL VENTING REQUIRED = 828 SI
- EAVE/CORNICE VENTING = 414 SI
- UPPER ROOF VENTING = 414 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 50 LF X 9 SI/LF = 450 SI
4 EXTRA EAVE VENTS

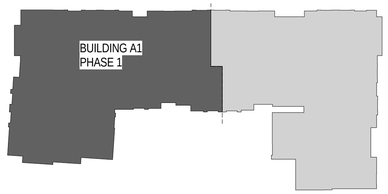
- UPPER ROOF VENTING = (0) X 64 SI = 0 SI
= (9) X 50 SI = 450 SI
450 **SI**

(0) RIDGE AND (9) LOW-PROFILE VENTS PROVIDED

ROOF LEGEND

ROOF OVERHANG DIMENSION IS MEASURED FROM EXTERIOR FACE OF STUD TO END OF TRUSS EXTENSION.
ROOF OVERHANG TO BE 2'-0" U.N.O.
OVERHANG AT GABLE ENDS ON FRONT AND BACK ELEVATION TO BE 1'-5"
OVERHANG AT GABLE ENDS ON SIDE ELEVATIONS TO BE 2'-0"

5":12"	ROOF SLOPE AS NOTED
	LOW-PROFILE HI-EFFIECIENCY ROOF VENT
(# LF)	RIDGE VENT - (4'-0" LINEAR FEET OF VENT)
DS	DOWNSPOUT
	GUTTER



BUILDING KEY PLAN

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REGISTERED ARCHITECT
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18803
STATE OF TEXAS

01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

PERMIT SET

Issue/Revisions

#	DESCRIPTION	DATE

Sheet Title
BUILDING A1 - ROOF VENTING PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
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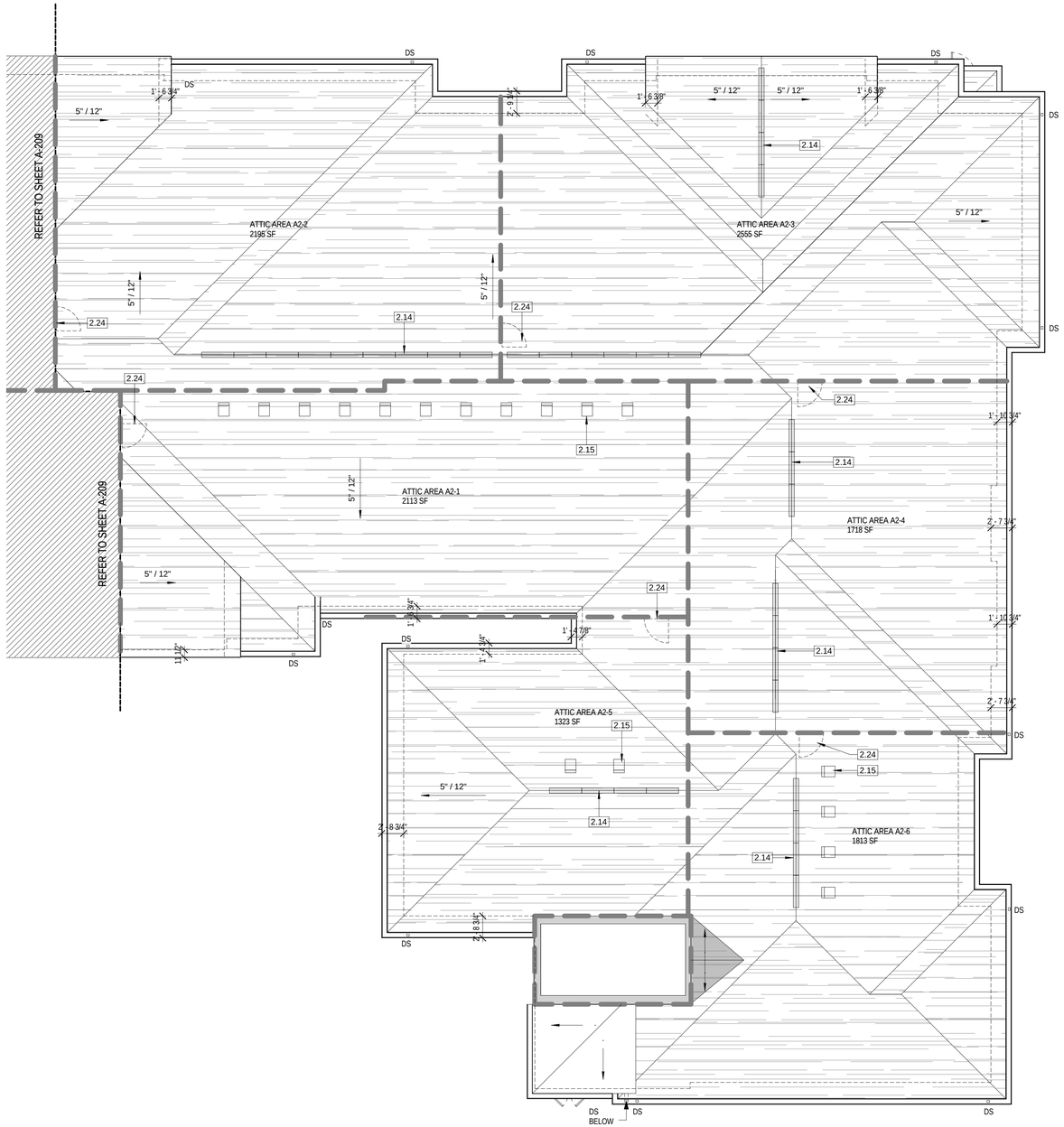
Sheet Number
A-209



1 BUILDING - ROOF PLAN

1/8" = 1'-0"

ATTIC AREA A2-1

TOTAL ATTIC AREA = 2113 SF
TOTAL VENTING REQUIRED = 1015 SI
- EAVE/CORNICE VENTING = 508 SI
- UPPER ROOF VENTING = 508 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 62 LF X 9 SI/LF = 558 SI
5 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (0) X 64 SI = 0 SI
= (11) X 50 SI = 550 SI
550 SI

(0) RIDGE AND (11) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A2-2

TOTAL ATTIC AREA = 2195 SF
TOTAL VENTING REQUIRED = 1054 SI
- EAVE/CORNICE VENTING = 527 SI
- UPPER ROOF VENTING = 527 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 66 LF X 9 SI/LF = 594 SI
7 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (9) X 64 SI = 576 SI
= (0) X 50 SI = 0 SI
576 **SI**

(9) RIDGE AND (0) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A2-3

TOTAL ATTIC AREA = 2555 SF
TOTAL VENTING REQUIRED = 1227 SI
- EAVE/CORNICE VENTING = 614 SI
- UPPER ROOF VENTING = 614 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 72 LF X 9 SI/LF = 640 SI
3 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (10) X 64 SI = 640 SI
= (0) X 50 SI = 0 SI
640 **SI**

(10) RIDGE AND (0) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A2-4

TOTAL ATTIC AREA = 1718 SF
TOTAL VENTING REQUIRED = 825 SI
- EAVE/CORNICE VENTING = 413 SI
- UPPER ROOF VENTING = 413 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 50 LF X 9 SI/LF = 450 SI
4 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (7) X 64 SI = 448 SI
= (0) X 50 SI = 0 SI
448 **SI**

(7) RIDGE AND (0) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A2-5

TOTAL ATTIC AREA = 1323 SF
TOTAL VENTING REQUIRED = 636 SI
- EAVE/CORNICE VENTING = 318 SI
- UPPER ROOF VENTING = 318 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 40 LF X 9 SI/LF = 360 SI
4 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (4) X 64 SI = 256 SI
= (2) X 50 SI = 100 SI
356 SI

(4) RIDGE AND (2) LOW-PROFILE VENTS PROVIDED

ATTIC AREA A2-6

TOTAL ATTIC AREA = 1813 SF
TOTAL VENTING REQUIRED = 871 SI
- EAVE/CORNICE VENTING = 436 SI
- UPPER ROOF VENTING = 436 SI

TOTAL VENTING PROVIDED:
- HORIZONTAL EAVE VENTING = 54 LF X 9 SI/LF = 486 SI
5 EXTRA EAVE VENTS

- UPPER ROOF VENTING = (4) X 64 SI = 256 SI
= (4) X 50 SI = 200 SI
456 SI

(4) RIDGE AND (4) LOW-PROFILE VENTS PROVIDED

ROOF PLAN GENERAL NOTES

1) REFER TO A-201 THROUGH A-206 FOR ROOF VENT LOCATIONS.
2) REFER TO ROOF PLANS, SECTIONS AND EXTERIOR ELEVATIONS FOR ALL SOFFIT, RAKE AND EAVE DESIGNS RELATED TO THIS PROJECT. ANY DEVIATION MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE SUBMISSION OF THE SHOP DRAWINGS.
3) REFER TO SECTION DETAILS AND BUILDING SECTIONS FOR TYPICAL ROOF DETAILS.
4) THIRD FLOOR TOP OF PLATE HEIGHT IS 30'-4 7/8" UNLESS NOTED OTHERWISE.
5) ALL RAKES SHALL TO BE FRAMED ON SITE AS ALLOWED BY STRUCTURAL DRAWINGS. SCAB 2X6 EXTENSIONS TO TRUSS ONLY IF REQUIRED.
6) VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH MEP DRAWINGS.
7) PROVIDE SELF ADHERED WATERPROOF ICE AND DAM MEMBRANE AS FOLLOWS:
   -FROM 4' IN THE DIRECTION OF EXTERIOR WALL LINE TOWARDS 1/4" : 12 / 3" / 12 ROOF TRANSITION TO 2'-0" IN THE DIRECTION OF THE ROOF RIDGE.
   -18" ON EACH SIDE OF ROOF VALLEYS.
   -18" VERTICALLY AND HORIZONTALLY FOR TRANSITIONS OF ROOFS TO VERTICAL WALL.
8) PROVIDE GALVANIZED METAL FLASHING AT ALL HORIZONTAL AND VERTICAL TRANSITIONS.
9) PROVIDE METAL DRIP FLASHING AT ALL FASCIAS
10) PROVIDE A MINIMUM OF A 6" PRE-FINISHED K-STYLE GUTTER, AS SPECIFIED, AT ALL EAVES INCREASE SIZE IF REQUIRED BY IPC FOR DOWNSPOUT AND GUTTER SIZE REQUIREMENTS BY CODE.
11) PROVIDE PRE-FINISHED DOWNSPOUTS, AS SPECIFIED, AT EXTERIOR WALL AS SHOWN. ADD ADDITIONAL DOWNSPOUTS AS REQUIRED BY CODE (VERIFY ALL MODIFICATIONS WITH ARCHITECT PRIOR TO INSTALLATION)
12) ALL RESPECTIVE TRADES ARE RESPONSIBLE FOR PROVIDING PROPER FLASHING, CRICKETS AND TERMINATIONS AS REQUIRED PER EACH MANUFACTURERS' RECOMMENDATIONS AND ENSURING THAT PENETRATIONS ARE WATER TIGHT. COORDINATE WITH G.C.
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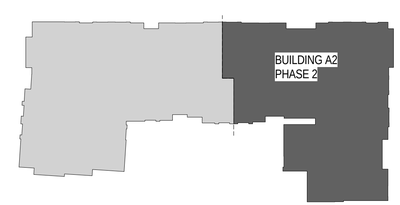
15) ALL DOWNSPOUTS TO CONNECT TO UNDERGROUND DRAINAGE SYSTEM, REFER TO LANDSCAPE.
16) PROVIDE ACCESS DOOR IN ATTIC DRAFT-STOPPING WALLS FOR HORIZONTAL ACCESS THROUGHOUT ATTIC AREAS, REF. TO DETAIL 11/A-610 .
17) EACH LAYER OF INTERIOR GYP WALL BOARD MUST BE TAPED AND FLOATED AT THE ROOF/CEILING ASSEMBLY TO ENSURE ALL JOINTS AND PERIMETERS ARE SEALED
18) BACKDRAFT DAMPERS ARE REQUIRED AT FAN POWERED KITCHEN AND BATH EXHAUST VENTS (EXCLUDING DRYER VENTS) TO ENSURE ACOUSTICAL PERFORMANCES ARE MET BY JEA ACOUSTICAL REPORT.
19) ALL ROOFS WITH SLOPE 3:12 TO HAVE 2 LAYERS OF UNDERLAYMENT AS PER MANUFACTURER'S RECOMMENDATION.

KEYNOTES - ROOF PLAN	
2.14	RIDGE VENTS-TYPICAL
2.15	LOW PROFILE ROOF VENT-TYPICAL
2.24	FOR ATTIC ACCESS THROUGH DRAFTSTOP - REFER TO DETAIL
2.25	ROOF ACCESS



BUILDING KEY PLAN

1" = 50'-0"

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REGISTERED ARCHITECT JOSEPH OF EDWARDS 18803 STATE OF TEXAS

01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

PERMIT SET

Issue/Revisions

#	DESCRIPTION	DATE

Sheet Title
BUILDING A2 - ROOF VENTING PLAN

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Checker

Sheet Number

A-210

1 SOUTH BUILDING ELEVATION
3/32" = 1'-0"

2 NORTH BUILDING ELEVATION
3/32" = 1'-0"

3 WEST BUILDING ELEVATION
3/32" = 1'-0"

GENERAL NOTES:

- ALL COLOR CHANGES OCCUR AT INSIDE CORNERS OR AT MATERIAL TRANSITIONS
- PAINT ALL WALL PENETRATIONS (DRYER VENTS, ETC.) TO MATCH WALL COLOR. SUBMIT COLOR MATCH SAMPLE FOR PENETRATIONS IN MASONRY WALL.

METAL NOTES:

1. PAINT ALL GUARDRAILS, HANDRAILS, STAIR STRINGERS AND ALL OTHER METAL - P-4.
2. PAINT METAL PERIMETER FENCE - COLOR TBD.

WOOD NOTES:

1. STAIN & SEAL ALL CEDAR T&G BOARD SOFFIT AT LEASING OFFICE / COMMUNITY CENTER - COLOR TBD.
2. PAINT EXTERIOR FINISHED WOOD - TBD.
3. CLEAR COAT ALL PERIMETER WOOD FENCING

ROOF NOTES:

1. PAINT ALL APT. BUILDING ROOF FASCIAS, SOFFITS & EAVES - P-5.
2. PAINT ALL PENETRATIONS (PLUMBING VENTS, ETC.)
   - GAF SHINGLE MATCH - BARKWOOD

WINDOW NOTES:

1. PAINT ALL WINDOW TRIM @ STUCCO LOCATIONS P-1
2. PAINT ALL WOOD WINDOW TRIM @ BALCONIES TO MATCH FIELD WALL COLOR
3. ALL WINDOW LINTEL TRIM IN MASONRY WALL AND STUCCO - W-1.

DOOR NOTES:

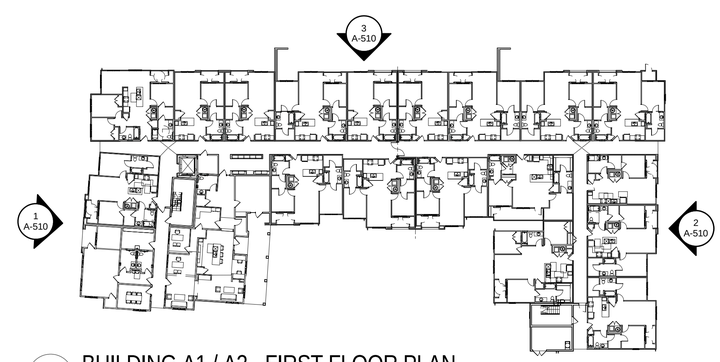
1. PAINT ALL APARTMENT ENTRY DOORS & DOOR MTL FRAME - P-2
2. PAINT ALL BALCONY ENTRY DOOR & DOOR FRAME THE SAME COLOR AS FIELD WALL COLOR. IF DOOR IS LOCATED IN MASONRY WALL, PAINT DOOR &TRIM TO MATCH MASONRY. SUBMIT SAMPLE TO ARCH.
3. PAINT ALL BALCONY STORAGE DOORS, UTILITY DOORS & RISER ROOM DOORS THE SAME COLOR AS FIELD WALL COLOR. IF DOOR IS LOCATED IN A MASONRY WALL, PAINT DOOR &TRIM P-2.

BALCONY NOTE:

1. AT ALL BALCONY OPENINGS PAINT SIDING WALL RETURN TO MATCH OUTSIDE WALL COLOR. STOP COLOR AT LAP SIDING TRANSITION.
2. PAINT ALL LAP SIDING AND WOOD TRIM IN BALCONY THE SPECIFIED COLOR FROM COLOR SHEETS.
3. AT DROPPED BEAMS AT BALCONIES, PAINT UNDERSIDE AND BACK SIDE TO MATCH COLOR SPECIFIED FOR EXTERIOR SIDE
4. PAINT ALL BALCONY CEILINGS - P1.

STAIRWELL NOTES:

1. PAINT ALL LAP SIDING, GYP. BOARD & WOOD TRIM IN CORRIDORS - P-2.
2. PAINT ALL LANDING FASCIAS BOARD - P-1.
3. PAINT ALL CORRIDORS CEILINGS - P1.



4 BUILDING A1 / A2 - FIRST FLOOR PLAN
1/32" = 1'-0"

COLOR LEGEND

P-1		SW-STEAMED MILK 7554
P-2		SW -ROW HOUSE TAN 7689
P-3		MATCH WINDOWS
P-4		SW-URBANE BRONZE 7048 - RAILINGS
P-5		SW-ROOKWOOD TERRA COTTA 2803 - PTD METAL COPINGS/FASCIA
S		MANUFACTURED STONE
W-1		WARM EXPRESSO - ALLURA RUSTIC SERIES
MT		MISSION TILE
SH		SHINGLES
MR		METAL ROOF
MR		METAL ROOF

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01/17/2018

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Issue/Revisions

#	DESCRIPTION	DATE

Sheet Title
EXTERIOR ELEVATIONS - COLOR

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Author

Sheet Number
A-510

1 BUILDING ELEVATION
3/32" = 1'-0"

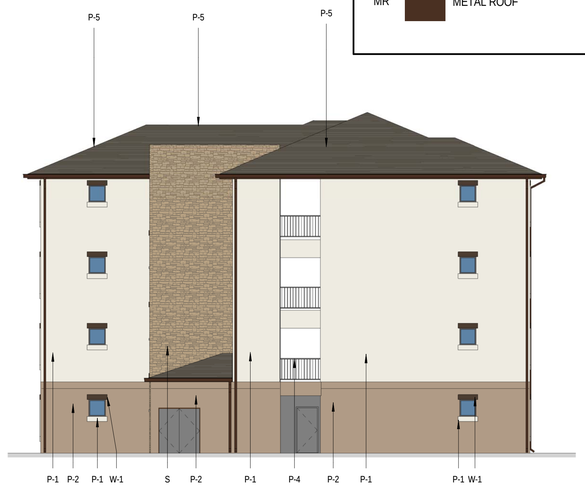
2 EAST BUILDING ELEVATION
3/32" = 1'-0"

COLOR LEGEND

P-1		SW-STEAMED MILK 7554
P-2		SW -ROW HOUSE TAN 7689
P-3		MATCH WINDOWS
P-4		SW-URBANE BRONZE 7048 - RAILINGS
P-5		SW-ROOKWOOD TERRA COTTA 2803 - PTD METAL COPINGS/FASCIA
S		MANUFACTURED STONE
W-1		WARM EXPRESSO - ALLURA RUSTIC SERIES
MT		MISSION TILE
SH		SHINGLES
MR		METAL ROOF
MR		METAL ROOF

3 EAST BUILDING ELEVATION
3/32" = 1'-0"

4 BUILDING ELEVATION
3/32" = 1'-0"



5 BUILDING ELEVATION
3/32" = 1'-0"

GENERAL NOTES:

- ALL COLOR CHANGES OCCUR AT INSIDE CORNERS OR AT MATERIAL TRANSITIONS
- PAINT ALL WALL PENETRATIONS (DRYER VENTS, ETC.) TO MATCH WALL COLOR. SUBMIT COLOR MATCH SAMPLE FOR PENETRATIONS IN MASONRY WALL.

METAL NOTES:
1. PAINT ALL GUARDRAILS, HANDRAILS, STAIR STRINGERS AND ALL OTHER METAL - P-4.
2. PAINT METAL PERIMETER FENCE - COLOR TBD.

WOOD NOTES:
1. STAIN & SEAL ALL CEDAR T&G BOARD SOFFIT AT LEASING OFFICE / COMMUNITY CENTER - COLOR TBD.
2. PAINT EXTERIOR FINISHED WOOD - TBD.
3. CLEAR COAT ALL PERIMETER WOOD FENCING

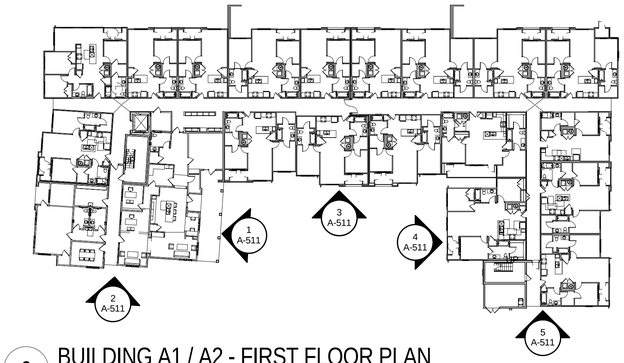
ROOF NOTES:
1. PAINT ALL APT. BUILDING ROOF FASCIAS, SOFFITS & EAVES - P-5.
2. PAINT ALL PENETRATIONS (PLUMBING VENTS, ETC.)
   - GAF SHINGLE MATCH - BARKWOOD

WINDOW NOTES:
1. PAINT ALL WINDOW TRIM @ STUCCO LOCATIONS P-1
2. PAINT ALL WOOD WINDOW TRIM @ BALCONIES TO MATCH FIELD WALL COLOR
3. ALL WINDOW LINTEL TRIM IN MASONRY WALL AND STUCCO - W-1.

DOOR NOTES:
1. PAINT ALL APARTMENT ENTRY DOORS & DOOR MTL FRAME - P-2
2. PAINT ALL BALCONY ENTRY DOOR & DOOR FRAME THE SAME COLOR AS FIELD WALL COLOR. IF DOOR IS LOCATED IN MASONRY WALL, PAINT DOOR &TRIM TO MATCH MASONRY. SUBMIT SAMPLE TO ARCH.
3. PAINT ALL BALCONY STORAGE DOORS, UTILITY DOORS & RISER ROOM DOORS THE SAME COLOR AS FIELD WALL COLOR. IF DOOR IS LOCATED IN A MASONRY WALL, PAINT DOOR &TRIM P-2.

BALCONY NOTE:
1. AT ALL BALCONY OPENINGS PAINT SIDING WALL RETURN TO MATCH OUTSIDE WALL COLOR. STOP COLOR AT LAP SIDING TRANSITION.
2. PAINT ALL LAP SIDING AND WOOD TRIM IN BALCONY THE SPECIFIED COLOR FROM COLOR SHEETS.
3. AT DROPPED BEAMS AT BALCONIES, PAINT UNDERSIDE AND BACK SIDE TO MATCH COLOR SPECIFIED FOR EXTERIOR SIDE
4. PAINT ALL BALCONY CEILINGS - P1.

STAIRWELL NOTES:
1. PAINT ALL LAP SIDING, GYP. BOARD & WOOD TRIM IN CORRIDORS - P-2.
2. PAINT ALL LANDING FASCIAS BOARD - P-1.
3. PAINT ALL CORRIDORS CEILINGS - P1.



6 BUILDING A1 / A2 - FIRST FLOOR PLAN
1/32" = 1'-0"

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REGISTERED ARCHITECT
JOSEPH EDWARD
78803
STATE OF TEXAS
01/17/2018

RIO LOFTS
SAN ANTONIO , TEXAS

PERMIT SET

Issue/Revisions

#	DESCRIPTION	DATE

Sheet Title
EXTERIOR ELEVATIONS - COLOR

Date **01/17/2018**

Project Number	Drawn By	Checked By
A17002.00	Author	Author

Sheet Number
A-511


Ply Gem