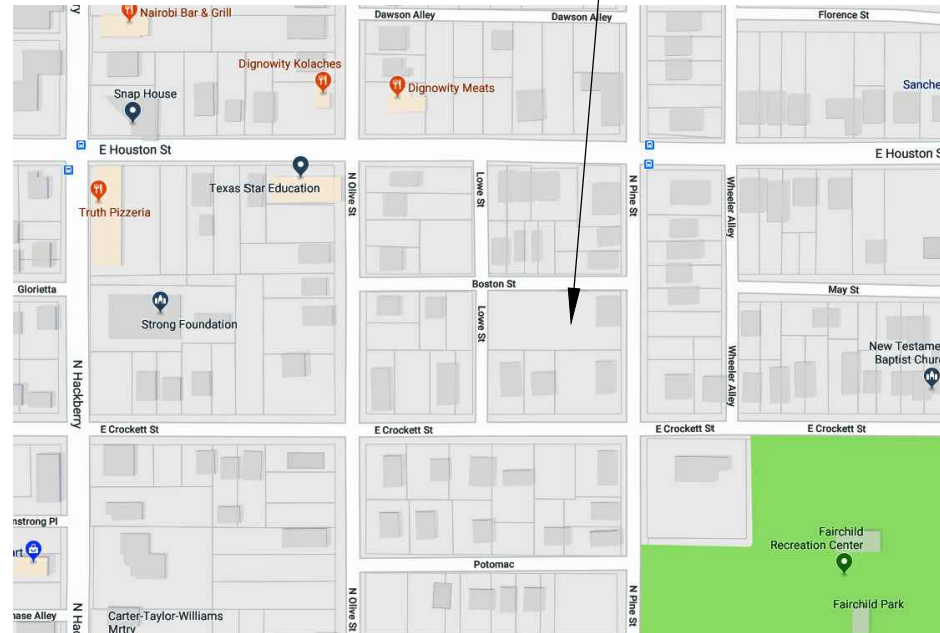


PROJECT LOCATION



- G1. All work is to be done by the General Contractor, except as noted otherwise.
- G2. The General Contractor shall execute all work, supply all materials, and equip, in accordance with local and national governing codes.
- G3. The General Contractor shall check and field verify all dimensions and conditions, reporting any discrepancies in writing, to the Architect before beginning any phase of construction.
- G4. Dimensions are typically to a finished surface or to an assembly, fixture, centerline, etc. Report all discrepancies in dimensions to the Architect prior to beginning any phase of construction. Work shall be true and level as indicated. All work shall result in an orderly and workman-like appearance. Where figures or dimensions have been omitted from the drawings, the drawings shall not be scaled. The Contractor shall immediately request dimensions from the Architect.
- G5. The General Contractor is responsible for having the sub-contractors coordinate their work with the other trades including work not in contract.
- G6. The General Contractor is to file for and secure all approvals, permits, tests, inspections and certificates of compliance as required.
- G7. The General Contractor is to keep a full set of up-to-date construction documents including addenda, field sketches, clarifications and supplements available at the job site at all times.
- G8. The General Contractor is responsible for initiating, maintaining and supervising all safety programs and precautions necessary for completion of work and for protection of workers, visitors and the public.

G10. Specified items have been selected because they reflect the standards of quality desired, or possess features required to preserve the Design Concept. The Architect, therefore, reserves the right to require the use of the specified items. Any requests for substitutions for the specified items must be submitted to the Architect, in writing, along with sample and proof of equality of such items. In all cases, the burden of proof of equality shall be with the bidder and the decision of the Architect shall be final.

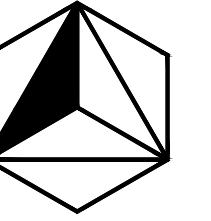
G12. The adjacent properties shall in no way be inconvenienced or disturbed by vehicles, debris, signs, odors, unsightly conditions, or non-construction noise. The General Contractor shall be responsible for the conduct of all persons on site at all times and for the behavior of individuals with respect to the adjacent areas. The project site shall be drug free.

G14. Every drawing detail and specification item is to be utilized in this project. If it is not clear where a specific detail is to be utilized, or a required quantity, it is the contractor's responsibility to obtain a clarification prior to bid award.

A hand-drawn site plan for a residential development. The plan shows six buildings arranged in a U-shape around a central courtyard. The buildings are labeled: BUILDING 1 (COMPLETE), BUILDING 2, BUILDING 3, BUILDING 4, BUILDING 5, and BUILDING 6. Building 1 is on the left, Building 2 is in the center, Building 3 is on the right, and Buildings 4, 5, and 6 complete the U-shape. The central courtyard is landscaped with various trees, shrubs, and a paved area. A dashed line indicates a boundary or path. The plan also shows a street labeled '413 N. PINE ST.' on the left. The drawing is done in a sketchy, hand-drawn style with green hatching for landscaping and black outlines for buildings and paths.

SHEET INDEX		
NUMBER	NAME	UPDATED
G0.00	COVER SHEET	11/11/2019
G0.02	BUILDING 2 ENERGY CONSERVATION PLAN	11/11/2019
G0.03	BUILDING 3 ENERGY CONSERVATION PLAN	11/11/2019
G0.04	BUILDING 4 ENERGY CONSERVATION PLAN	11/11/2019
G0.05	BUILDING 5 ENERGY CONSERVATION PLAN	11/11/2019
G0.06	BUILDING 6 ENERGY CONSERVATION PLAN	11/11/2019
G0.10	PDFR & PPR MEETING NOTES	11/11/2019
C2.0	BOUNDARY AND TOPO SURVEY	11/11/2019
C3.0	SITE PLAN	11/11/2019
C4.0	GRADING PLAN	11/11/2019
C5.0	UTILITY PLAN	11/11/2019
C6.0	FIRE PROTECTION PLAN	11/11/2019
C7.0	CIVIL DETAILS	11/11/2019
C8.0	DRIVEWAY DETAILS	11/11/2019
S0.0	GENERAL NOTES AND SPECIAL INSPECTIONS	11/11/2019
S0.1	STRUCTURAL SITE PLAN	11/11/2019
S0.2	TYPICAL STRUCTURAL DETAILS	11/11/2019
S1.0	BUILDING 2 FOUNDATION AND FRAMING PLANS	11/11/2019

S1.1	BUILDING 2 + 4 BRACE WALL PLANS	11/1/2019
S1.2	BUILDING 3 FOUNDATION AND FRAMING PLANS	11/1/2019
S1.3	BUILDING 3 BRACE WALL PLANS	11/1/2019
S1.4	BUILDING 4 FOUNDATION AND FRAMING PLANS	11/1/2019
S1.5	BUILDING 5 FOUNDATION AND FRAMING PLANS	11/1/2019
S1.6	BUILDING 5 BRACE WALL PLANS	11/1/2019
S1.7	BUILDING 6 FOUNDATION, FRAMING, BRACE WALL	11/1/2019
A1.00	SITE PLAN	11/1/2019
A2.21	BUILDING 2 PLANS	11/1/2019
A2.31	BUILDING 3 PLANS	11/1/2019
A2.41	BUILDING 4 PLANS	11/1/2019
A2.51	BUILDING 5 PLANS	11/1/2019
A2.61	BUILDING 6 PLANS	11/1/2019
A5.00	PROJECT ELEVATIONS	11/1/2019
A5.21	BUILDING 2 ELEVATIONS	11/1/2019
A5.31	BUILDING 3 ELEVATIONS	11/1/2019
A5.41	BUILDING 4 ELEVATIONS	11/1/2019
A5.51	BUILDING 5 ELEVATIONS	11/1/2019
A5.61	BUILDING 6 ELEVATIONS	11/1/2019
A7.02	CONSTRUCTION DETAILS	11/1/2019



NO.	DATE	DESCRIPTION OF ISSUE
	2019.10.01	PERMIT SET

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SAN ANTONIO TX 78202

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BEN@ASSETSANDARCHITECTS.COM
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SHEET NUMBER

G0.00

ENERGY CONSERVATION SPECIFICATIONS

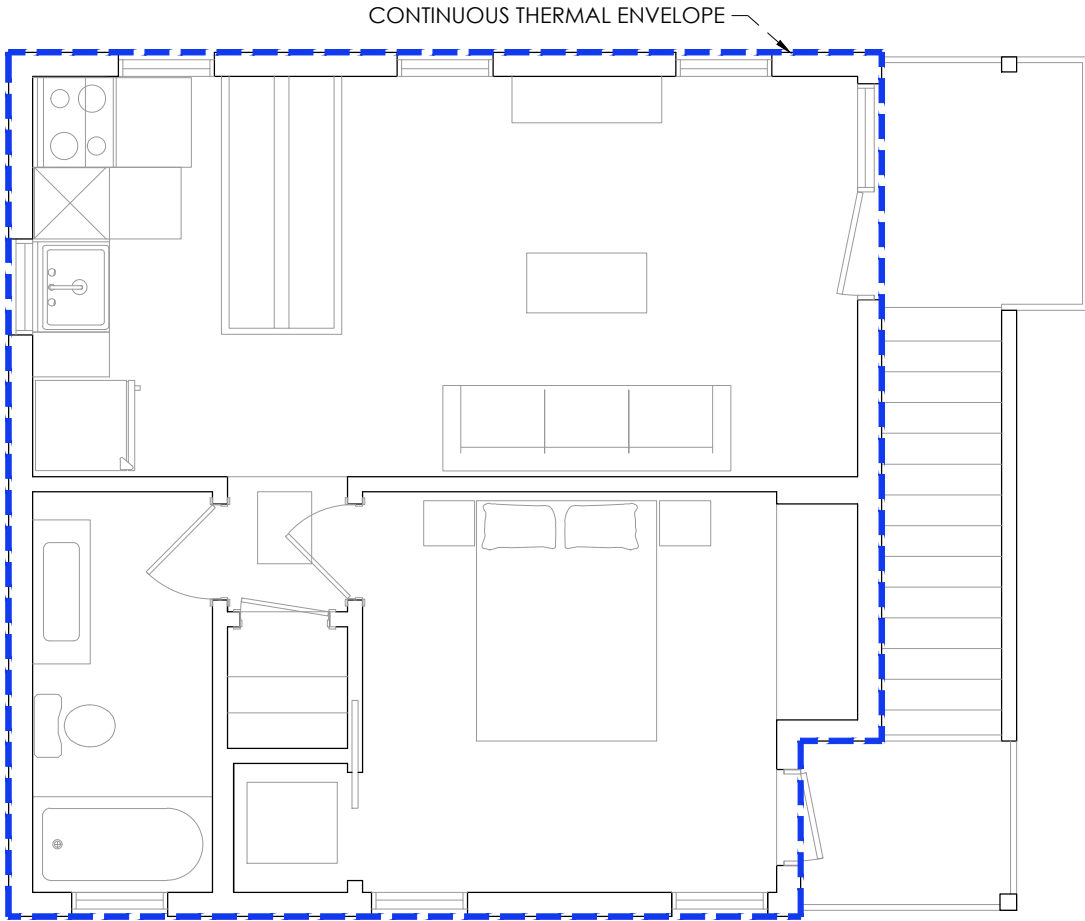
The Contractor is hereby obligated to construct the building specified here in accordance with all requirements of the 2018 IECC for residential construction. This includes but is not limited to all requirements of Table 402.4.1.1 with respect to AIR BARRIER INSTALLATION CRITERIA and INSULATION INSTALLATION CRITERIA:

AIR BARRIER PREFORMANCE SPECIFICATIONS:

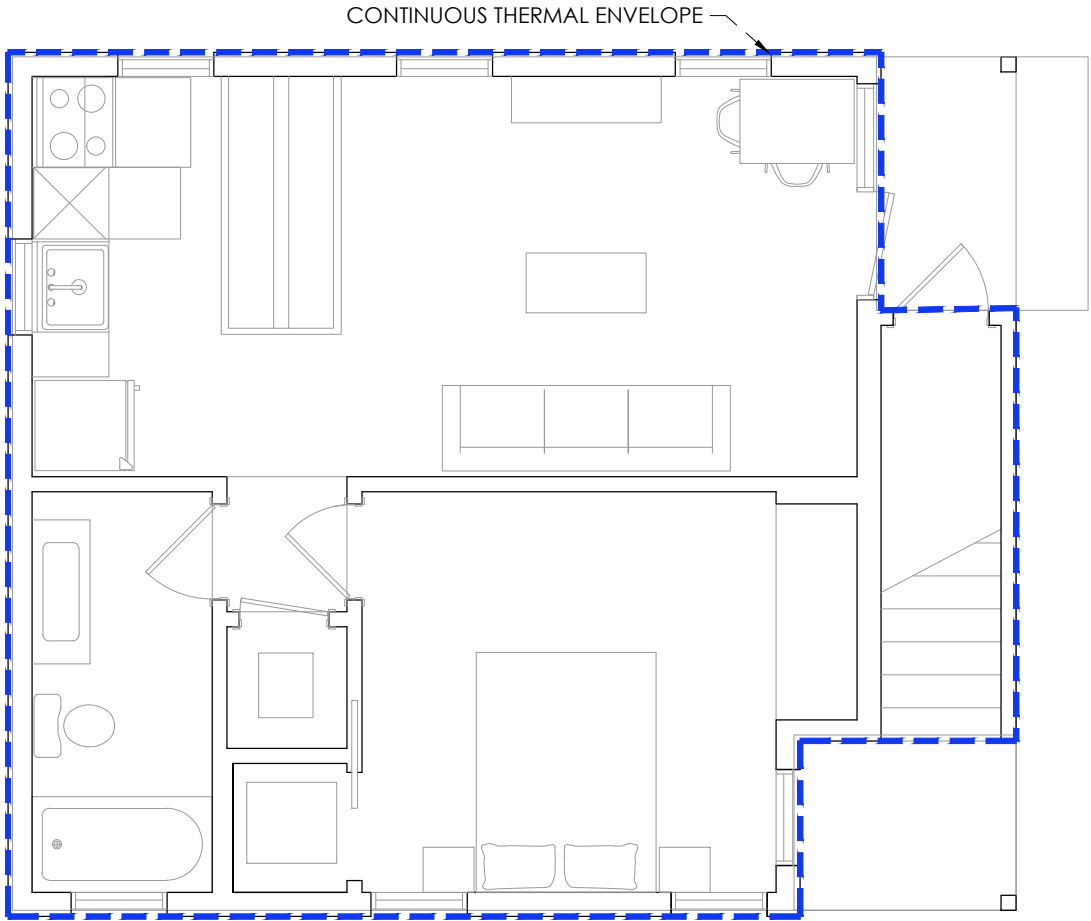
- A1- A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.
- A2- The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
- A3- The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.
- A4- The space between window/door jambs and framing and skylights and framing shall be sealed.
- A5- Rim joists shall include the air barrier.
- A6- The air barrier shall be installed at any exposed edge of insulation.
- A7- Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
- A8- Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
- A9- Air sealing shall be provided between the garage and conditioned spaces.
- A10- Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.
- A11- The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.
- A12- The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
- A13- HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
- A14- When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.

INSULATION PREFORMANCE SPECIFICATIONS:

- I1- Air-permeable insulation shall not be used as a sealing material.
- I2- The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
- I3- Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
- I4- All Rim Joists shall be insulated.
- I5- Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
- I6- Where provided, instead of floor insulation, insulation shall be permanently attached to the crawspace walls.
- I7- Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
- I8- Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
- I9- Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
- I10- Exterior walls adjacent to showers and tubs shall be insulated.



LEVEL 2



LEVEL 1

1 CONTINUOUS THERMAL ENVELOPE
SCALE: NTS



Project 126 Boston Building 2

Energy Code: 2018 IECC
Location: San Antonio, Texas
Construction Type: Single-family
Project Type: New Construction
Orientation: Bldg. faces 0 deg. from North
Conditioned Floor Area: 1,150 ft2
Glazing Area: 8%
Climate Zone: 2 (1644 HDD)
Permit Date:
Permit Number:

Construction Site: 126 Boston St.
Building 2
San Antonio, Texas 78202
Owner/Agent:
Designer/Contractor:

Compliance: Passes using performance alternative
Compliance: 7.0% Better Than Code

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Cathedral Ceiling (no attic)	575	38.0	0.0	0.027	16
Wall- North: Wood Frame, 16" o.c. Orientation: Front	447	20.4	0.0	0.058	24
Window: Wood Frame SHGC: 0.21 Orientation: Front	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Front	13			0.290	4
Window copy copy: Wood Frame SHGC: 0.21 Orientation: Front	6			0.290	2
Window copy copy copy: Wood Frame SHGC: 0.21 Orientation: Front	6			0.290	2
Wall- East: Wood Frame, 16" o.c. Orientation: Left side	571	20.4	0.0	0.058	32
Window copy copy copy copy: Wood Frame SHGC: 0.21 Orientation: Left side	11			0.290	3
Window copy copy copy copy: Wood Frame SHGC: 0.21 Orientation: Left side	11			0.290	3
Wall- South: Wood Frame, 16" o.c. Orientation: Back	447	20.4	0.0	0.058	23

Project Title: 126 Boston Building 2
Data filename:
Report date: 09/10/19
Page 1 of 9

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Window: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy copy copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Wall- West: Wood Frame, 16" o.c. Orientation: Right side	571	20.4	0.0	0.058	31
Door: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Right side	40			0.290	12
Floor: Slab-On-Grade (Unheated) Insulation depth: 0.0'	96		0.0	0.730	70

Mechanical Equipment

Description	Fuel type	Efficiency
Heat Pump	10 HSPF, 16 SEER	

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: 126 Boston Building 2
Data filename:
Report date: 09/10/19
Page 2 of 9

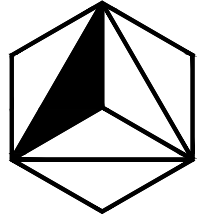


Insulation Rating	R-Value
Above-Grade Wall	20.40
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	38.00
Ductwork (unconditioned spaces):	

Glass & Door Rating	U-Factor	SHGC
Window	0.29	0.21
Door	0.29	0.21

Heating & Cooling Equipment	Efficiency
Heat Pump	10 HSPF, 16
Water Heater:	

Name: Date:
Comments



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
	2019.10.01	PERMIT SET

BOSTON COMMONS

122-130 BOSTON ST
SAN ANTONIO TX 78202

OWNER

AMIBO MICROESTATES, LLC

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210.332.8193

CIVIL ENGINEER

DYE DEVELOPMENT

DAVID3@DYEDVPT.COM
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TEXAS FIRM REGISTRATION # F-9539

STRUCTURAL ENGINEER

13TH LV STR. ENGINEERS

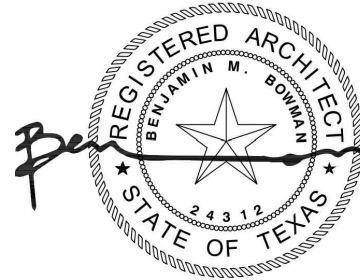
STEPHEN@13THLVSTRUCTURAL.COM
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TEXAS FIRM REGISTRATION # F-17272

ARCHITECT

ASSETS & ARCHITECTS, LLC

BEN@ASSETSANDARCHITECTS.COM
210.332.8193

PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS

DATE
NOVEMBER 1, 2019

SHEET TITLE

BUILDING 2
ENERGY CONSERVATION

SHEET NUMBER

G0.02

ENERGY CONSERVATION SPECIFICATIONS

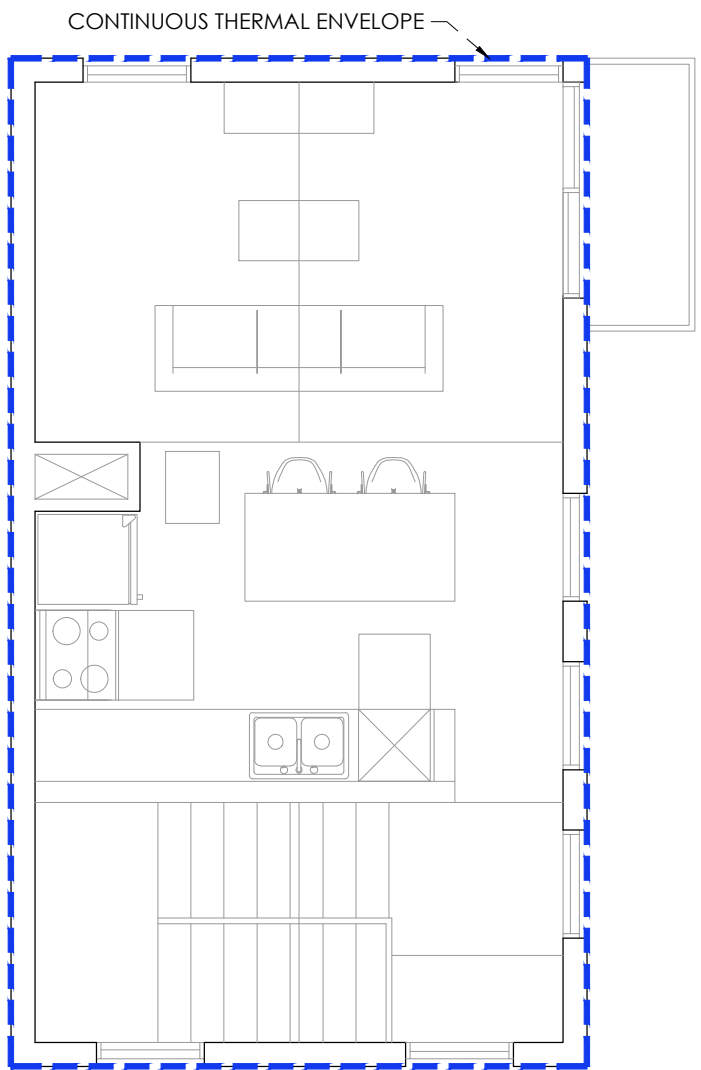
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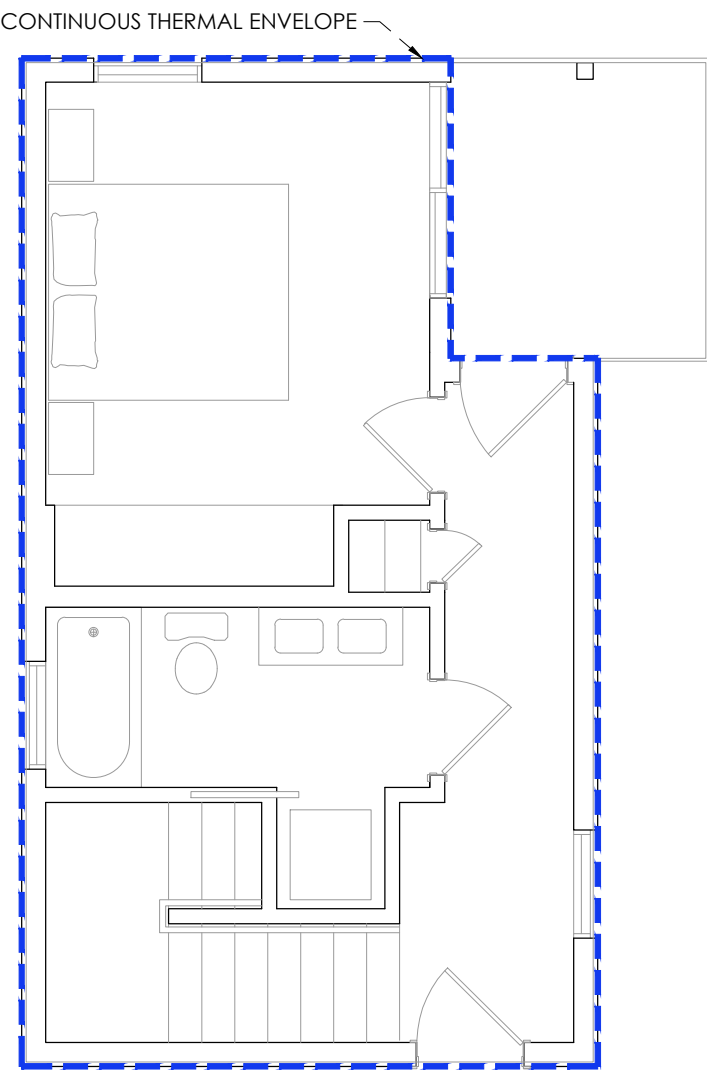
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- I10- Exterior walls adjacent to showers and tubs shall be insulated.



LEVEL 2



LEVEL 1

1 CONTINUOUS THERMAL ENVELOPE

SCALE: NTS



Project 126 Boston Building 3

Energy Code: 2018 IECC
Location: San Antonio, Texas
Construction Type: Single-family
Project Type: New Construction
Orientation: Bldg. faces 0 deg. from North
Conditioned Floor Area: 1,313 sq ft
Glazing Area: 14%
Climate Zone: 2 (1644 HDD)
Permit Date:
Permit Number:

Construction Site: 126 Boston Building 3 San Antonio, Texas 78202
Owner/Agent:
Designer/Contractor:

Compliance: Passes using performance alternative
Compliance: 3.0% Better Than Code

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Cathedral Ceiling (no attic)	448	34.2	0.0	0.030	13
Wall- North: Wood Frame, 16" o.c. Orientation: Front	352	20.4	0.0	0.058	18
Door: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Front	20			0.290	6
Window: Wood Frame SHGC: 0.21 Orientation: Front	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Front	13			0.290	4
Wall- South: Wood Frame, 16" o.c. Orientation: Back	352	20.4	0.0	0.058	17
Door: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Back	20			0.290	6
Window: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4

Project Title: 126 Boston Building 3
Data filename:
Report date: 09/10/19
Page 1 of 9

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Window copy copy: Wood Frame SHGC: 0.21 Orientation: Back	20			0.290	6
Wall- East: Wood Frame, 16" o.c. Orientation: Left side	517	20.4	0.0	0.058	29
Window copy: Wood Frame SHGC: 0.21 Orientation: Left side	6			0.290	2
Window copy copy: Wood Frame SHGC: 0.21 Orientation: Left side	6			0.290	2
Window copy copy copy: Wood Frame SHGC: 0.21 Orientation: Left side	6			0.290	2
Wall- West: Wood Frame, 16" o.c. Orientation: Right side	517	20.4	0.0	0.058	23
Door copy: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Right side	40			0.290	12
Door copy copy: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Right side	40			0.290	12
Window copy: Wood Frame SHGC: 0.21 Orientation: Right side	13			0.290	4
Window copy copy: Wood Frame SHGC: 0.21 Orientation: Right side	13			0.290	4
Window copy copy copy: Wood Frame SHGC: 0.21 Orientation: Right side	13			0.290	4
Floor: Slab-On-Grade (Unheated) Insulation depth: 0.0'	406		0.0	0.730	296

Mechanical Equipment

Description	Fuel type	Efficiency
Heat Pump		10 HSPF, 16 SEER

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: 126 Boston Building 3
Data filename:
Report date: 09/10/19
Page 2 of 9

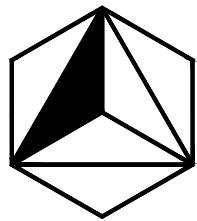


Insulation Rating	R-Value
Above-Grade Wall	20.40
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	34.20
Ductwork (unconditioned spaces):	

Glass & Door Rating	U-Factor	SHGC
Window	0.29	0.21
Door	0.29	0.21

Heating & Cooling Equipment	Efficiency
Heat Pump	10 HSPF, 16
Water Heater:	

Name: Date:
Comments



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
	2019.10.01	PERMIT SET

BOSTON COMMONS

122-130 BOSTON ST
SAN ANTONIO TX 78202

OWNER

AMIBO MICROESTATES, LLC

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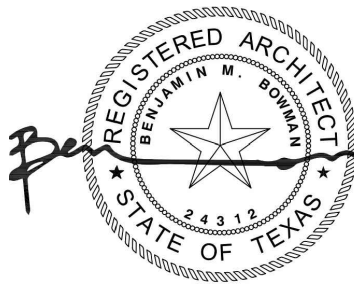
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ARCHITECT

ASSETS & ARCHITECTS, LLC

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210.332.8193

PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 3
ENERGY CONSERVATION

SHEET NUMBER

G0.03

ENERGY CONSERVATION SPECIFICATIONS

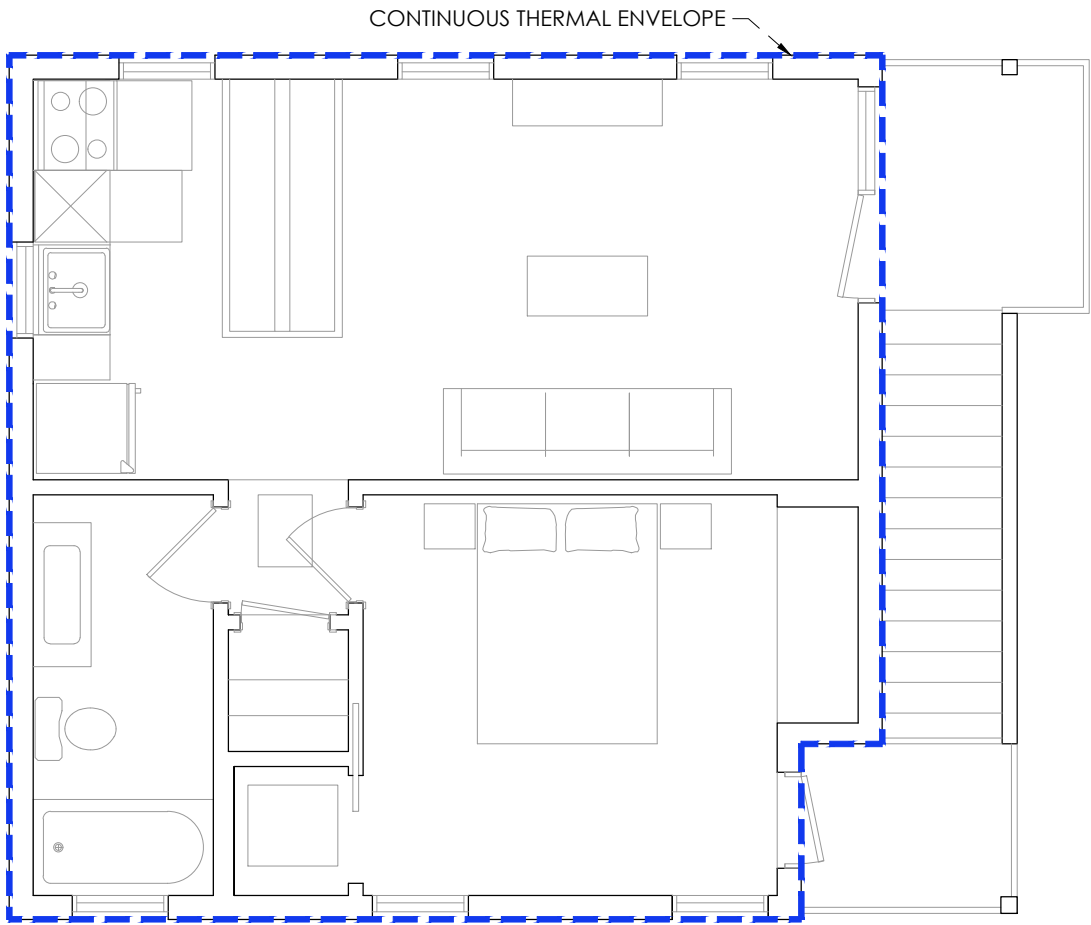
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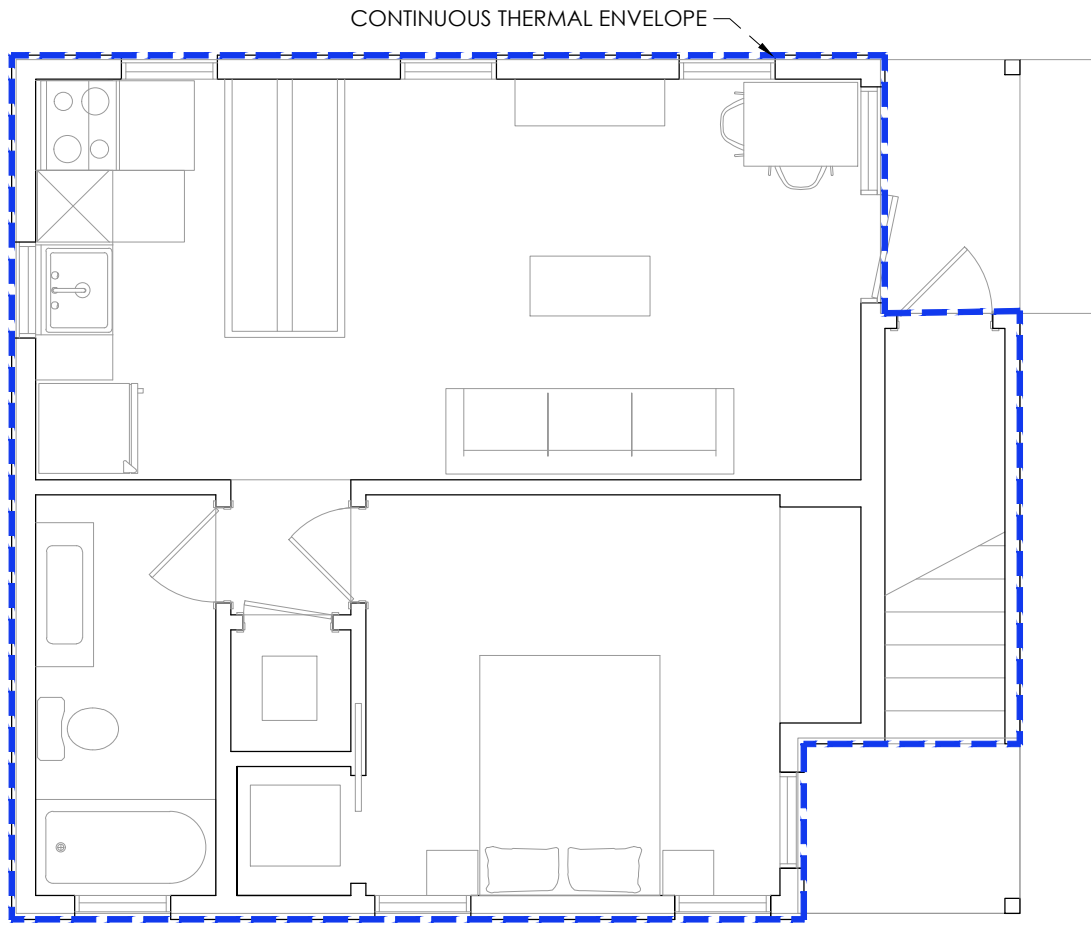
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I8- Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
I9- Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
I10- Exterior walls adjacent to showers and tubs shall be insulated.



LEVEL 2



LEVEL 1

1 CONTINUOUS THERMAL ENVELOPE
SCALE: NTS



Project 122 Boston Building 4

Energy Code: 2018 IECC
Location: San Antonio, Texas
Construction Type: Single-family
Project Type: New Construction
Orientation: Bldg. faces 0 deg. from North
Conditioned Floor Area: 1,150 ft2
Glazing Area: 8%
Climate Zone: 2 (1644 HDD)
Permit Date:
Permit Number:

Construction Site: 122 Boston St.
Building 4
San Antonio, Texas 78202

Owner/Agent:
Designer/Contractor:

Compliance: Passes using performance alternative
Compliance: 7.0% Better Than Code

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Cathedral Ceiling (no attic)	575	38.0	0.0	0.027	16
Wall- North: Wood Frame, 16" o.c. Orientation: Front	447	20.4	0.0	0.058	24
Window: Wood Frame SHGC: 0.21 Orientation: Front	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Front	13			0.290	4
Window copy copy: Wood Frame SHGC: 0.21 Orientation: Front	6			0.290	2
Window copy copy copy: Wood Frame SHGC: 0.21 Orientation: Front	6			0.290	2
Wall- East: Wood Frame, 16" o.c. Orientation: Left side	571	20.4	0.0	0.058	32
Window copy copy copy: Wood Frame SHGC: 0.21 Orientation: Left side	11			0.290	3
Window copy copy copy copy: Wood Frame SHGC: 0.21 Orientation: Left side	11			0.290	3
Wall- South: Wood Frame, 16" o.c. Orientation: Back	447	20.4	0.0	0.058	23

Project Title: 122 Boston Building 4
Data filename: Report date: 09/10/19
Page 1 of 9

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Window: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy copy copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Wall- West: Wood Frame, 16" o.c. Orientation: Right side	571	20.4	0.0	0.058	31
Door: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Right side	40			0.290	12
Floor: Slab-On-Grade (Unheated) Insulation depth: 0.0'	96		0.0	0.730	70

Mechanical Equipment

Description	Fuel type	Efficiency
Heat Pump	10 HSPF, 16 SEER	

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

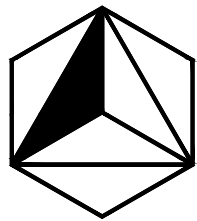
Name - Title Signature Date

Project Title: 122 Boston Building 4
Data filename: Report date: 09/10/19
Page 2 of 9



Insulation Rating	R-Value	
Above-Grade Wall	20.40	
Below-Grade Wall	0.00	
Floor	0.00	
Ceiling / Roof	38.00	
Ductwork (unconditioned spaces):	_____	
Glass & Door Rating	U-Factor	SHGC
Window	0.29	0.21
Door	0.29	0.21
Heating & Cooling Equipment	Efficiency	
Heat Pump	10 HSPF, 16	
Water Heater:	_____	

Name: Date:
Comments



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
2019.10.01	PERMIT SET	

BOSTON COMMONS

122-130 BOSTON ST
SAN ANTONIO TX 78202

OWNER

AMIBO MICROESTATES, LLC

BEN@ASSETSANDARCHITECTS.COM
210.332.8193

CIVIL ENGINEER

DYE DEVELOPMENT

DAVID3@DYEDVPT.COM
210.685.9193
TEXAS FIRM REGISTRATION # F-9539

STRUCTURAL ENGINEER

13TH LV STR. ENGINEERS

STEPHEN@13THLVSTRUCTURAL.COM
210.241.8164
TEXAS FIRM REGISTRATION # F-17272

ARCHITECT

ASSETS & ARCHITECTS, LLC

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PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 4
ENERGY CONSERVATION

SHEET NUMBER

G0.04

ENERGY CONSERVATION SPECIFICATIONS

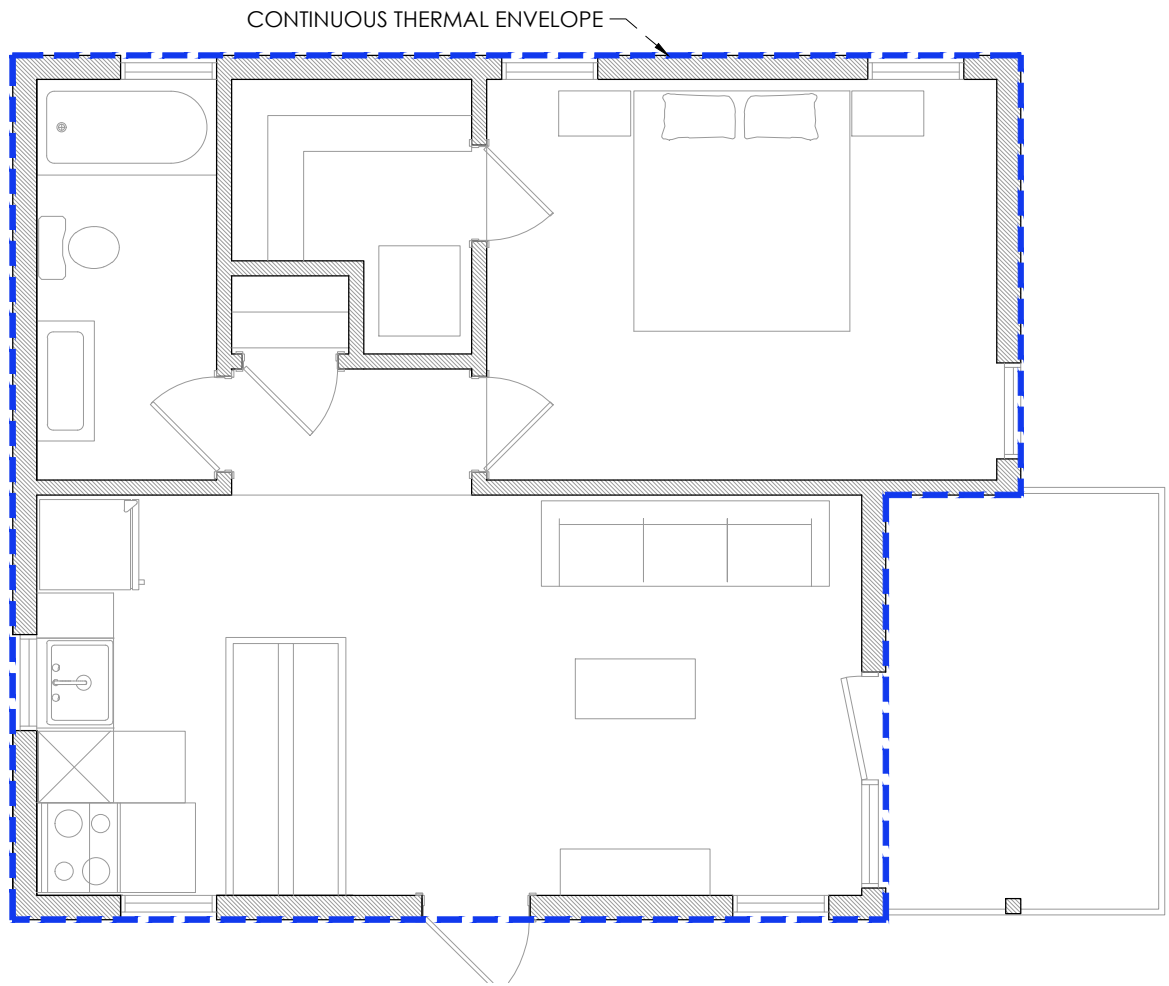
The Contractor is hereby obligated to construct the building specified here in accordance with all requirements of the 2018 IECC for residential construction. This includes but is not limited to all requirements of Table 402.4.1.1 with respect to AIR BARRIER INSTALLATION CRITERIA and INSULATION INSTALLATION CRITERIA:

AIR BARRIER PREFORMANCE SPECIFICATIONS:

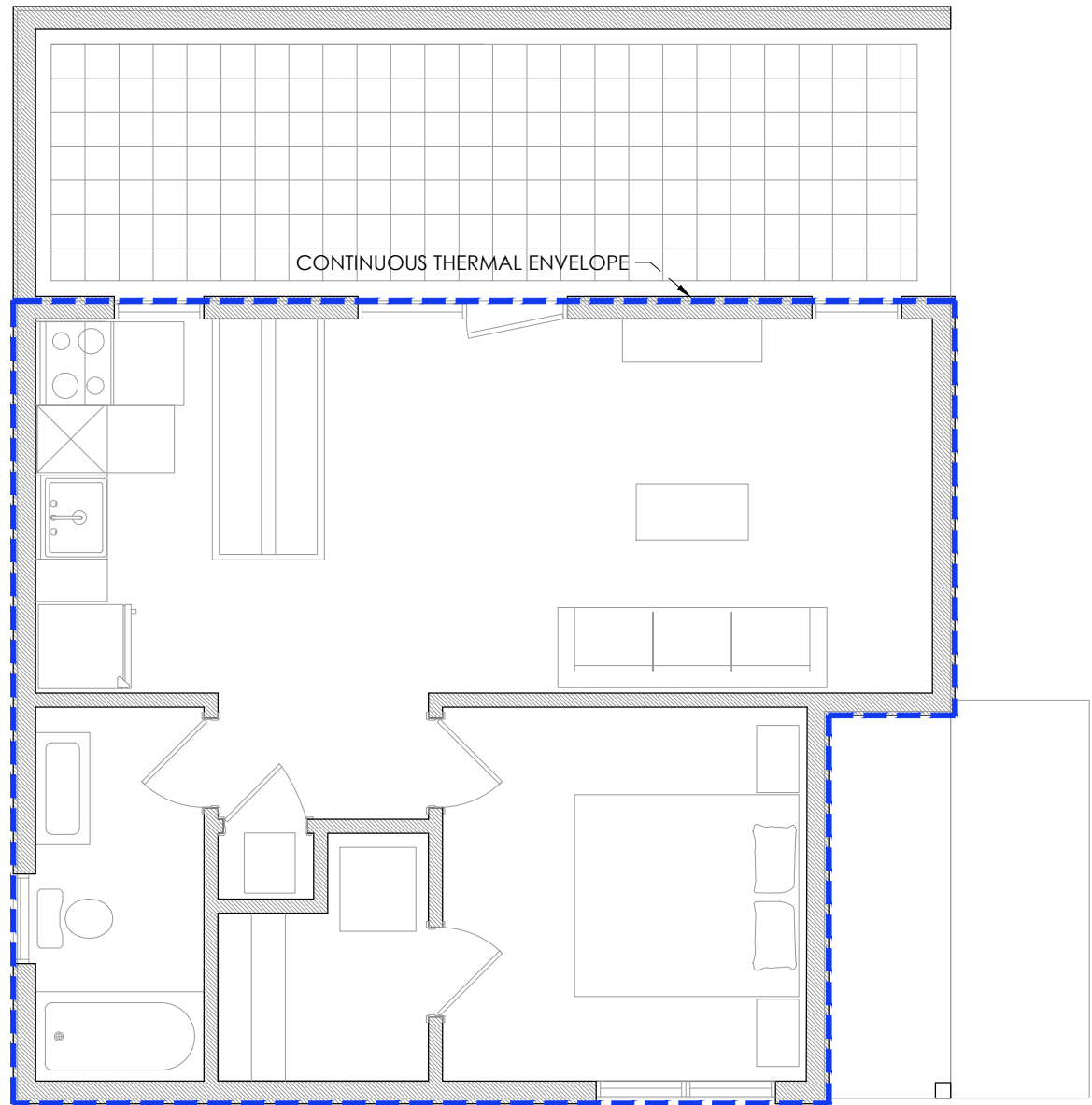
- A1- A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.
- A2- The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
- A3- The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.
- A4- The space between window/door jambs and framing and skylights and framing shall be sealed.
- A5- Rim joists shall include the air barrier.
- A6- The air barrier shall be installed at any exposed edge of insulation.
- A7- Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
- A8- Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
- A9- Air sealing shall be provided between the garage and conditioned spaces.
- A10- Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.
- A11- The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.
- A12- The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.
- A13- HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.
- A14- When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.

INSULATION PREFORMANCE SPECIFICATIONS:

- I1- Air-permeable insulation shall not be used as a sealing material.
- I2- The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
- I3- Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
- I4- All Rim Joists shall be insulated.
- I5- Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
- I6- Where provided, instead of floor insulation, insulation shall be permanently attached to the crawspace walls.
- I7- Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
- I8- Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
- I9- Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
- I10- Exterior walls adjacent to showers and tubs shall be insulated.



LEVEL 2



LEVEL 1

1 CONTINUOUS THERMAL ENVELOPE

SCALE: NTS



Project 122 Boston Building 5

Energy Code: 2018 IECC
Location: San Antonio, Texas
Construction Type: Single-family
Project Type: New Construction
Orientation: Bldg. faces 0 deg. from North
Conditioned Floor Area: 1,124 ft2
Glazing Area: 11%
Climate Zone: 2 (1644 HDD)
Permit Date:
Permit Number:

Construction Site: 122 Boston Building 5 San Antonio, TX 78202
Owner/Agent:
Designer/Contractor:

Compliance: Passes using performance alternative
Compliance: 3.2% Better Than Code

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Cathedral Ceiling (no attic)	562	38.0	0.0	0.027	15
Wall- North: Wood Frame, 16" o.c. Orientation: Front	285	20.4	0.0	0.058	15
Window: Wood Frame SHGC: 0.21 Orientation: Front	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Front	6			0.290	2
Wall- East: Wood Frame, 16" o.c. Orientation: Left side	285	20.4	0.0	0.058	15
Door: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Left side	20			0.290	6
Window copy: Wood Frame SHGC: 0.21 Orientation: Left side	4			0.290	1
Wall- South: Wood Frame, 16" o.c. Orientation: Right side	600	20.4	0.0	0.058	30
Door: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Right side	40			0.290	12
Door copy: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Right side	40			0.290	12

Project Title: 122 Boston Building 5
Data filename:
Report date: 09/10/19
Page 1 of10

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Wall- South: Wood Frame, 16" o.c. Orientation: Back	448	20.4	0.0	0.058	21
Window: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy copy copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy copy copy copy: Wood Frame SHGC: 0.21 Orientation: Back	20			0.290	6
Window copy copy copy copy copy: Wood Frame SHGC: 0.21 Orientation: Back	20			0.290	6
Wall- North Lower: Solid Concrete or Masonry Orientation: Front	146	0.0	3.0	0.167	24
Wall- East Lower: Solid Concrete or Masonry Orientation: Left side	161	0.0	3.0	0.167	27
Floor: Slab-On-Grade (Unheated) Insulation depth: 0.0'	96		0.0	0.730	70

Mechanical Equipment

Description	Fuel type	Efficiency
Heat Pump		10 HSPF, 16 SEER

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

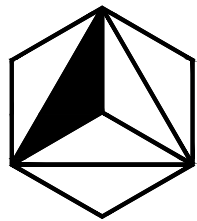
Name - Title Signature Date

Project Title: 122 Boston Building 5
Data filename:
Report date: 09/10/19
Page 2 of10



Insulation Rating		R-Value	
Above-Grade Wall		20.40	
Below-Grade Wall		0.00	
Floor		0.00	
Ceiling / Roof		38.00	
Ductwork (unconditioned spaces): _____			
Glass & Door Rating		U-Factor	SHGC
Window		0.29	0.21
Door		0.29	0.21
Heating & Cooling Equipment		Efficiency	
Heat Pump		10 HSPF, 16	
Water Heater:_____		_____	

Name: Date:
Comments



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
	2019.10.01	PERMIT SET

BOSTON COMMONS

122-130 BOSTON ST
SAN ANTONIO TX 78202

OWNER

AMIBO MICROESTATES, LLC

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210.332.8193

CIVIL ENGINEER

DYE DEVELOPMENT

DAVID3@DYEDVPT.COM
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TEXAS FIRM REGISTRATION # F-9539

STRUCTURAL ENGINEER

13TH LV STR. ENGINEERS

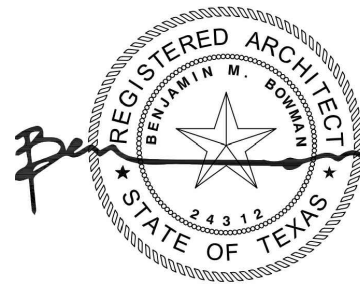
STEPHEN@13THLVSTRUCTURAL.COM
210.241.8164
TEXAS FIRM REGISTRATION # F-17272

ARCHITECT

ASSETS & ARCHITECTS, LLC

BEN@ASSETSANDARCHITECTS.COM
210.332.8193

PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 5
ENERGY CONSERVATION

SHEET NUMBER

G0.05

ENERGY CONSERVATION SPECIFICATIONS

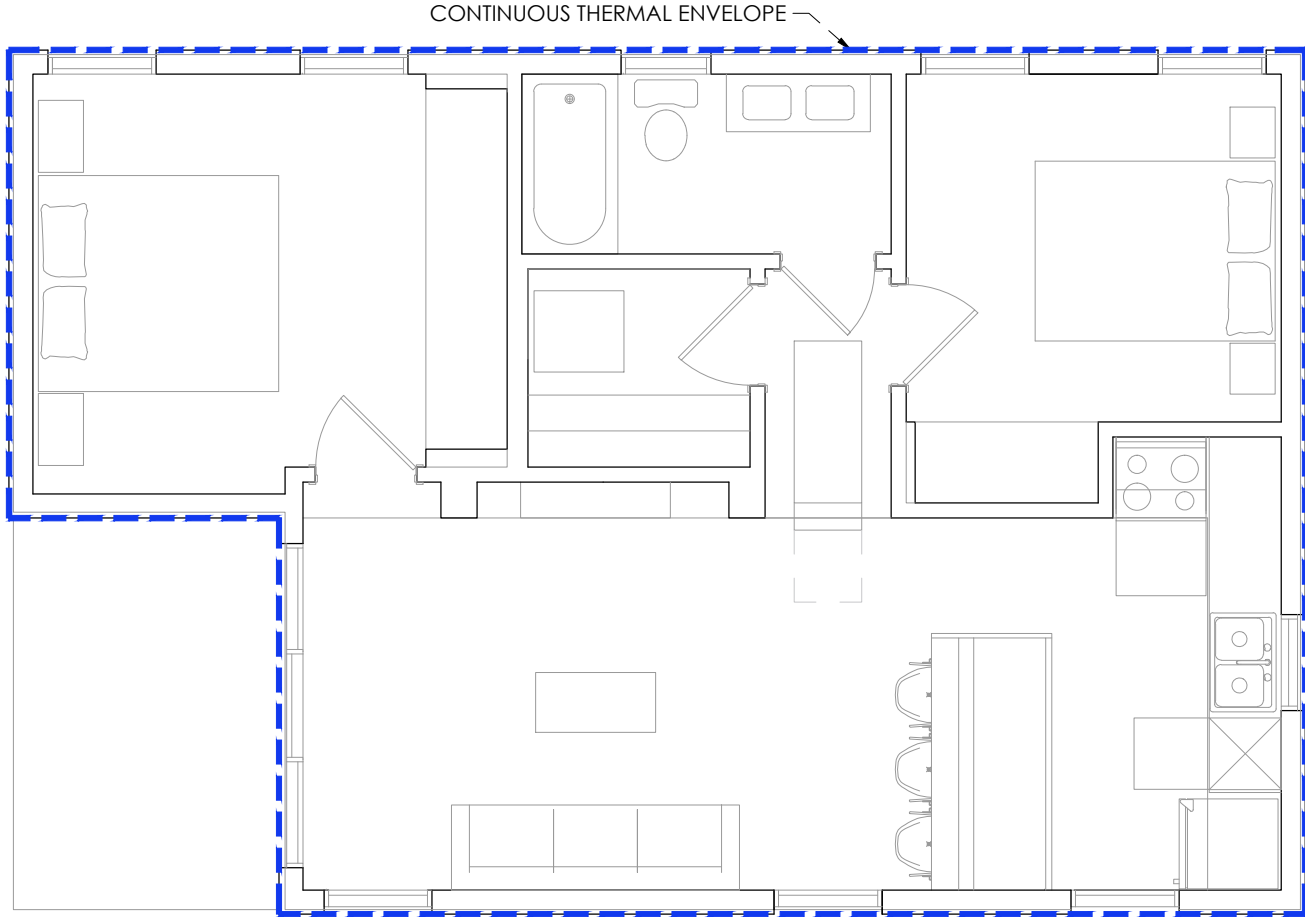
The Contractor is hereby obligated to construct the building specified here in accordance with all requirements of the 2018 IECC for residential construction. This includes but is not limited to all requirements of Table 402.4.1.1 with respect to AIR BARRIER INSTALLATION CRITERIA and INSULATION INSTALLATION CRITERIA:

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- A3- The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.
- A4- The space between window/door jambs and framing and skylights and framing shall be sealed.
- A5- Rim joists shall include the air barrier.
- A6- The air barrier shall be installed at any exposed edge of insulation.
- A7- Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
- A8- Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.
- A9- Air sealing shall be provided between the garage and conditioned spaces.
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INSULATION PREFORMANCE SPECIFICATIONS:

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- I2- The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
- I3- Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
- I4- All Rim Joists shall be insulated.
- I5- Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
- I6- Where provided, instead of floor insulation, insulation shall be permanently attached to the crawspace walls.
- I7- Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
- I8- Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
- I9- Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
- I10- Exterior walls adjacent to showers and tubs shall be insulated.



LEVEL 1

1 CONTINUOUS THERMAL ENVELOPE

SCALE: NTS



Project 126 Boston Building 6

Energy Code: 2018 IECC
Location: San Antonio, Texas
Construction Type: Single-family
Project Type: New Construction
Orientation: Bldg. faces 0 deg. from North
Conditioned Floor Area: 766 ft2
Glazing Area: 15%
Climate Zone: 2 (1644 HDD)
Permit Date:
Permit Number:

Construction Site: 126 Boston Building 6 San Antonio, Texas 78202

Owner/Agent:

Designer/Contractor:

Compliance: Passes using performance alternative
Compliance: 1.1% Better Than Code

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Cathedral Ceiling (no attic)	766	34.2	0.0	0.030	23
Wall- North: Wood Frame, 16" o.c. Orientation: Front	291	20.4	0.0	0.058	14
Door: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Front	20			0.290	6
Window: Wood Frame SHGC: 0.21 Orientation: Front	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Front	11			0.290	3
Wall- South: Wood Frame, 16" o.c. Orientation: Back	291	20.4	0.0	0.058	13
Door: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Back	20			0.290	6
Window: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy: Wood Frame SHGC: 0.21 Orientation: Back	6			0.290	2

Project Title: 126 Boston Building 6 Report date: 09/10/19
Data filename: Page 1 of 9

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Window copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Window copy copy: Wood Frame SHGC: 0.21 Orientation: Back	13			0.290	4
Wall- East: Wood Frame, 16" o.c. Orientation: Right side	302	20.4	0.0	0.058	17
Window: Wood Frame SHGC: 0.21 Orientation: Right side	11			0.290	3
Wall- West: Wood Frame, 16" o.c. Orientation: Left side	302	20.4	0.0	0.058	14
Door copy: Glass Door (over 50% glazing) SHGC: 0.21 Orientation: Left side	60			0.290	17
Floor: Slab-On-Grade (Unheated) Insulation depth: 0.0	767		0.0	0.730	560

Mechanical Equipment

Description	Fuel type	Efficiency
Heat Pump		10 HSPF, 16 SEER

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: 126 Boston Building 6 Report date: 09/10/19
Data filename: Page 2 of 9



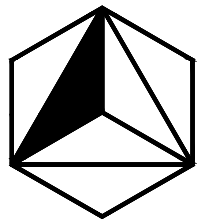
2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	20.40
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	34.20
Ductwork (unconditioned spaces):	

Glass & Door Rating	U-Factor	SHGC
Window	0.29	0.21
Door	0.29	0.21

Heating & Cooling Equipment	Efficiency
Heat Pump	10 HSPF, 16
Water Heater:	

Name: Date:
Comments



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
	2019.10.01	PERMIT SET

BOSTON COMMONS

122-130 BOSTON ST
SAN ANTONIO TX 78202

OWNER

AMIBO MICROESTATES, LLC

BEN@ASSETSANDARCHITECTS.COM
210.332.8193

CIVIL ENGINEER

DYE DEVELOPMENT

DAVID3@DYEDVPT.COM
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TEXAS FIRM REGISTRATION # F-9539

STRUCTURAL ENGINEER

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TEXAS FIRM REGISTRATION # F-17272

ARCHITECT

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210.332.8193

PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 6
ENERGY CONSERVATION

SHEET NUMBER

G0.06

Meeting Notes- Preliminary Development Plan Review

Project: 413.N, New
Meeting Date: Thursday 12/02/2016

ASSETS & ARCHITECTS

120 N. Woodward Ave. 3rd
Baltimore, MD 21202

TD-BOW	Anthony Centenocho	Anthony.Centenocho@assetsandarch.com
TD-TM	Victoria Martinez	Victoria.Martinez@assetsandarch.com
Stromwater	AM, Senior Manager	am@stromwater.com
DDO Traffic	Rachel Kovals	Rachel.Kovals@ddo.com
DDO Planning	Richard Camarillo	Richard.Camarillo@ddo.com
DDO Design	John Omeri	John.Omeri@ddo.com
DDO Title	Joseph Swartz	Joseph.Swartz@ddo.com
SAWA	Kyle Kriestender	kyle.kriestender@kyle.com
DDO	David Dye	David.Dye@ddo.com
Danner	Sam Danner	Sam.Danner@stromwater.com

These meeting notes are represented to the best of my knowledge. Should you find any discrepancies, please notify me in writing within (3) seven days of receipt. These minutes submitted only for record.

Next Meeting: December agency issue.

Next Date: December meeting exchange

Project Title: Decentralized Urban Community

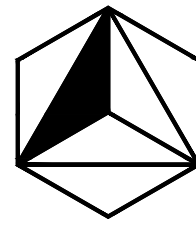
Item	Notes	Action	Date
A.	<p>ADDP/ PAIS</p> <p>The existing ADDP of A. K. Inc. is acceptable to the City given the street and neighborhood is considered to be fully developed, improved and established. However, we still need to conduct more research on the street (based from changes for the property owner in the 2011 1/2 mile plan will be required.) Staff was not certain of the location requirements for the signage. It was noted that signage, traffic calming, or other measures would not be required. Also, between 5 and 6 AM, it will be considered a minor plan. I'm including an adjacent lot, it will become a major project. The only significant difference between a minor and major plan are the bus involved: the public process will not be required unless address can be shown if 2011 1/2 mile plan has been extended 1/2 mile(s).</p> <p>The effect of increased Presentation City unimproved, doing planning comments during a planning application. Matthew Swartz's role as the city architect is to review the project from an architectural standpoint.</p> <p>3. Planning on Nearby Sites: Would it be possible to include additional adjacent or nearby sites in our new planning process? Are there any inherent risks in doing so?</p> <p>Yes, see above.</p> <p>4. Landmark Submissions: The intention is to subsidize the existing lot into four totally separate, adjacent development sites. Does this happen in the planning process?</p> <p>Yes or no based Day.</p>		

Assets and Architects | 121 N. Woodward Ave. 3rd | P 212.322.8330 | David@stromwater.com

1 of 4

[illegible][illegible][illegible]

	Name	Email or Phone Number	Thursday, December 1, 2016 1:00pm
1	Arturo Casanvelob	arturo@casanvelob.com	TC - T-1817 24 Nov. Y
2	Kyle Kischewer	KKischewer@Rock-TX.org	SARL (Hypocenters)
3	Mike Squire, Madrigal	msquire@madrigal.org	TC1 (Hypocenters)
4	William J. Mathews, Jr.	WJMathews@mathews-gov.org	TC1 (Hypocenters)
5	Kevin Collins	kevin@collins-silicon.com	TC1 (Hypocenters)
6	Benjamin Casanvelob	benjamin@casanvelob.com	TC1 (Hypocenters)
7	John Osten	john@osten.com	TC1 (Hypocenters)
8	Steve Sanders	steve@sanders.com	TC1 (Hypocenters)
9	Ben Bowman	ben@bowman.com	TC1 (Hypocenters)
10	Dave Dye	dave@dye.com	TC1 (Hypocenters)
11			TC1 (Hypocenters)
12			TC1 (Hypocenters)
13			TC1 (Hypocenters)
14			TC1 (Hypocenters)
15			TC1 (Hypocenters)
16			TC1 (Hypocenters)
17			TC1 (Hypocenters)
18			TC1 (Hypocenters)
19			TC1 (Hypocenters)
20			TC1 (Hypocenters)



NO.	DATE	DESCRIPTION OF ISSUE
	2019.10.01	PERMIT SET

122-130 BOSTON ST
SAN ANTONIO TX 78202

OWNER

AMIBO MICROESTATES, LLC

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DYE DEVELOPMENT

DAVID3@DYEDVPT.COM

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STEPHEN@13THLVSTRUCTURAL.COM

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TEXAS FIRM REGISTRATION # F-17272

ARCHITECT

ASSETS & ARCHITECTS, LLC

BEN@ASSETSANDARCHITECTS.COM

210.332.8193

PERMIT DRAWINGS

PROJECT NUMBER
18-01 BOSTON COMMONS

DAT


NOVEMBER 1, 2019

SHEET TITLE


PDPR # 17-004 NOTES
PPR# P8617 NOTES

SHEET NUMBER

G0.10



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
 1901 S. ALAMO | SAN ANTONIO, TEXAS 78204
 Ph: 210.207-1111 www.sanantonio.gov/development



PRELIMINARY PLAN REVIEW MEETING MINUTES



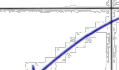






REVIEW AND ROUTING SLIP

Preliminary Plan Review P8617

Project Name: Boston Commons

Meeting Date & Time: 5/15/2018 @ 1:30 PM

Date Received: 5/23/2018

Division	Reviewer	Approved	Approved w/Comments	Denied	Signature	Date
Fire	Marcus Armstrong					5.24
Zoning/Overlay Districts	John R. Osten					5/24/18
Traffic Sidewalk	Johnny Aguilar					5/24/18
Plating	Richard Carrizales					5/24/18
Addressing	Reid Cussidy	N/A				

Each reviewer to check one, sign, date, and return to the Plans Management staff

[illegible]

C.	<p>Fire</p> <p>1. Existing Structures: <i>(existing buildings and structures are not subject to fire code and fire department)</i> <i>(if present, fire code may be applicable to structures and structures are not subject to fire code and fire department)</i></p> <p>2. Access to Fire Hydrants: <i>(Hydrants are located in the vicinity of the existing structures and are not subject to fire code and fire department)</i> <i>(if present, fire code may be applicable to structures and structures are not subject to fire code and fire department)</i></p> <p>3. Separation of Structures: <i>(The separation of structures is not subject to fire code and fire department)</i> <i>(if present, fire code may be applicable to structures and structures are not subject to fire code and fire department)</i></p> <p>4. Egress: <i>(The egress of structures is not subject to fire code and fire department)</i> <i>(if present, fire code may be applicable to structures and structures are not subject to fire code and fire department)</i></p> <p>5. Fire Department: <i>(The fire department is not subject to fire code and fire department)</i> <i>(if present, fire code may be applicable to structures and structures are not subject to fire code and fire department)</i></p>	<p><i>(If the fire department is not subject to fire code and fire department)</i> <i>(if present, fire code may be applicable to structures and structures are not subject to fire code and fire department)</i></p> <p><i>(If the fire department is not subject to fire code and fire department)</i> <i>(if present, fire code may be applicable to structures and structures are not subject to fire code and fire department)</i></p>
D.	<p>Traffic/Street/Highway</p> <p>1. Revised Parking/Street: <i>(The revised parking/street is not subject to traffic/street/highway code and fire department)</i> <i>(if present, traffic/street/highway code may be applicable to structures and structures are not subject to traffic/street/highway code and fire department)</i></p> <p>2. Revised Parking Agreement: <i>(The revised parking agreement is not subject to traffic/street/highway code and fire department)</i> <i>(if present, traffic/street/highway code may be applicable to structures and structures are not subject to traffic/street/highway code and fire department)</i></p> <p>3. Revised Access to Fire Hydrants: <i>(The revised access to fire hydrants is not subject to traffic/street/highway code and fire department)</i> <i>(if present, traffic/street/highway code may be applicable to structures and structures are not subject to traffic/street/highway code and fire department)</i></p> <p>4. Revised Egress: <i>(The revised egress is not subject to traffic/street/highway code and fire department)</i> <i>(if present, traffic/street/highway code may be applicable to structures and structures are not subject to traffic/street/highway code and fire department)</i></p>	<p><i>(If the traffic/street/highway code is not subject to traffic/street/highway code and fire department)</i> <i>(if present, traffic/street/highway code may be applicable to structures and structures are not subject to traffic/street/highway code and fire department)</i></p> <p><i>(If the traffic/street/highway code is not subject to traffic/street/highway code and fire department)</i> <i>(if present, traffic/street/highway code may be applicable to structures and structures are not subject to traffic/street/highway code and fire department)</i></p>

***: All pages of the report are subject to fire code and fire department.**

2 of 3

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PDPR # 17-004 NOTES
PPR# P8617 NOTES

SHEET NUMBER

G0.10

SITE DEVELOPMENT PLANS FOR BOSTON COMMONS 122, 126 AND 130 BOSTON ST. SAN ANTONIO, TEXAS 78205

GENERAL NOTES:

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO (COSA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- THE GEOTECHNICAL REPORT SHALL BE THE GOVERNING DOCUMENT WHERE DISCREPANCIES EXIST BETWEEN IT AND COSA AND SAWS SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS AND PROPERLY NOTIFY ALL APPLICABLE GOVERNMENTAL AND UTILITY AGENCIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY AND MAKE ARRANGEMENTS WITH THE CITY OF SAN ANTONIO BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURES REQUIRED BY UTILITY COMPANY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE ALIGNMENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS, AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, WHO SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER CONDITION, ANY DAMAGE DONE TO EXISTING FENCES, UTILITIES, PAVEMENT, CURBS, SHRUBS, BUSHES, DRIVEWAYS, ETC. THAT ARE SHOWN TO REMAIN AT NO COST TO THE OWNER.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- ALL FILL MATERIAL USED FOR THIS PROJECT SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE. FILL MATERIAL SHALL NOT CONTAIN ANY VEGETATIVE MATTER, LARGE ROCKS OR TRASH.
- EXCESS EXCAVATED MATERIAL BECOMES PROPERTY OF THE CONTRACTOR TO BE DISPOSED OF OFFSITE IN ACCORDANCE WITH APPROPRIATE REGULATIONS.
- THE OWNER SHALL PROVIDE AN INDEPENDENT LABORATORY FOR ALL TESTING. THE CONTRACTOR SHALL PAY FOR ANY RETESTING.
- THE CONTRACTOR SHALL NOTIFY ENGINEER UPON COMPLETION OF EXCAVATION, PRIOR TO SUBGRADE MOISTURE CONDITIONING, FOR SUBGRADE INSPECTION BY TESTING LABORATORY.
- PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW. COLOR FOR PAINTED HANDICAP ACCESSIBLE PARKING SPACE STRIPES, ACCESS ISLE OR ISLAND STRIPES, AND HANDICAP SYMBOLS SHALL BE "HANDICAP" BLUE COLOR. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
- PRIOR TO FINAL ACCEPTANCE OF THE FACILITY BY THE OWNER, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.
- TRENCH EXCAVATION PROTECTION – CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S REQUIRED TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES, SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY PROTECTION THAT COMPLY WITH, AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. 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. THE TRENCH EXCAVATION PROTECTION PLAN MUST BE SUBMITTED TO THE PROPER GOVERNING AUTHORITIES BEFORE BEGINNING CONSTRUCTION.

GRADING AND DRAINAGE:

- CONTRACTOR SHALL USE ADEQUATE EROSION AND SEDIMENTATION CONTROLS TO PREVENT TRANSPORT OF SEDIMENT FROM SITE.
- ALL DISTURBED AREAS SHALL BE REVEGETATED PER LANDSCAPE PLANS OR AS OTHERWISE APPROVED BY OWNER.
- POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL FOUNDATIONS.

LOCATES AND EXISTING UTILITIES:

- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ONSITE LOCATE SERVICES AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, WHO SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION. REPAIRS TO ANY UNDERGROUND UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT CONTRACTOR'S EXPENSE, EVEN IF THEY ARE NOT SHOWN ON THE PLANS.

SAWS CONSTRUCTION NOTES COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

General Section

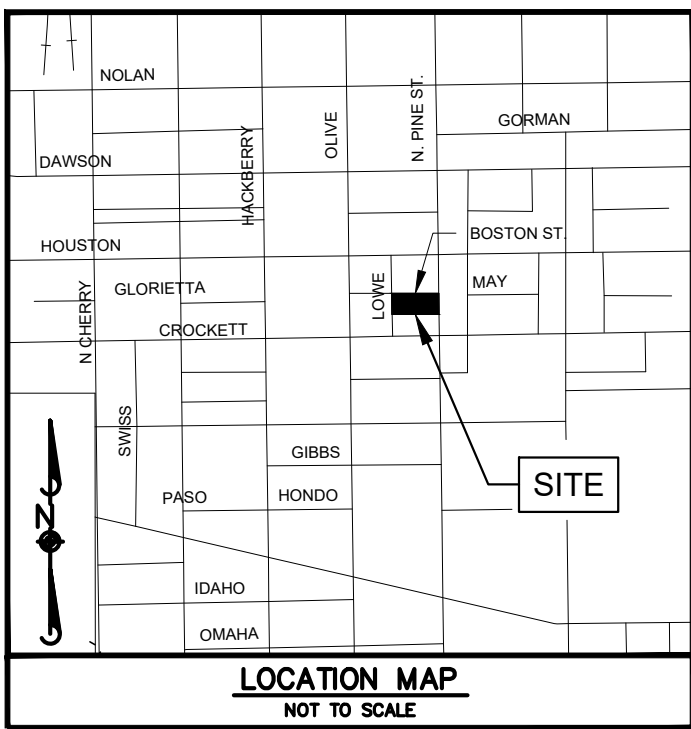
- All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:
 - A. Current Texas Commission on Environmental Quality (TCEQ) "Design Criteria for Domestic Wastewater System", Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 and "Public Drinking Water", TAC Title 30 Part 1 Chapter 290.
 - B. Current TxDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
 - C. Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
 - D. Current City of San Antonio "Standard Specifications for Public Works Construction".
 - E. Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
 - The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement at the expense of the contractors and/or the developer.
 - The Contractor shall obtain the SAWS Standard Details from the SAWS website, http://www.saws.org/business_center/specs. Unless otherwise noted within the design plans.
 - The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210) 233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48 hours prior to beginning any work.
 - Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor at least 1 week prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to SAWS.
 - The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:
 - SAWS Utility Locates: <http://www.saws.org/Service/Locates>
 - COSA Drainage (210) 207-0724 or (210) 207-6026
 - COSA Traffic Signal Operations (210) 206-8480
 - COSA Traffic Signal Damages (210) 207-3951
 - Texas State Wide One Call Locator 1-800-545-6005 or 811
 - The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction.
 - All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
 - The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
 - The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
 - Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to costworkreq@saws.org.
- Weekend Work: Contractors are required to notify the SAWS Inspection Construction Department 48 hours in advance to request weekend work. Request should be sent to costworkreq@saws.org.
- Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection.
- Compaction note (Item 804): The Contractor shall be responsible for meeting the compaction requirements on all trench backfill and for paying for the tests performed by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the SAWS Inspector and/or the test administrator, per each 12-inch loose lift per 400 linear feet at a minimum. This project will not be accepted and finalized by SAWS without this requirement being met and verified by providing all necessary documented test results.
 - A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Water Section

- Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Construction Inspection Division at least one week in advance of the shutdowns. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.
 - For water mains 12" or higher: SAWS Emergency Operations Center (210) 233-2014
- Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos-containing material (ACM), may be located within the project limits. Special waste management procedures and health and safety requirements will be applicable when removal and/or disturbance of this pipe occurs. Such work is to be made under Special Specification Item No. _____, "Specification for Handling Asbestos Cement Pipe".
- Valve removal: Where the contractor is to abandon a water main, the control valve located on the abandoning branch will be removed and replaced with a cap/plug. (NSPI)
- Suitable anchorage/thrust blocking or joint restraint shall be provided at all of the following main locations: dead ends, plugs, caps, tees, crosses, valves, and bends, in accordance with the Standard Drawings DD-839 Series and Item No. 839, in the SAWS Standard Specifications for Construction.
- All valves shall read "open right".
- PRVs Required: Contractor to verify that no portion of the tract is below ground elevation of 643 feet where the static pressure will normally exceed 80 PSI. At all such locations where the ground level is below feet, the Developer or Builder shall install at each lot, on the customer's side of the meter, an approved type pressure regulator in conformance with the Plumbing Code of the City of San Antonio. No dual services allowed for any lots) if "PRV" is required for such lots), only single service connections shall be allowed. *Note: A pressure regulator is also known as a pressure reducing valve (PRV).
- Pipe Disinfection with Dry HTH for Projects less than 800 linear feet. (Item No. 847.3): Mains shall be disinfected with dry HTH where shown in the contract documents or as directed by the Inspector, and shall not exceed a total length of 800 feet. This method of disinfection will also be followed for main repairs. The Contractor shall utilize all appropriate safety measure to protect his personnel during disinfection operations.
- Backflow Prevention Devices:
 - All irrigation services within residential areas are required to have backflow prevention devices.
 - All commercial backflow prevention devices must be approved by SAWS prior to installation.
- Final connection to the existing water main shall not be made until the water main has been pressure tested, chlorinated, and SAWS has released the main for tie-in and use.

REVISED JULY 2017

LEGAL DESCRIPTION
THE AREA BEING AMENDED IS LOTS 7 AND 8, BLOCK C, N.C.B. 578, 120 BOSTON ST. SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 9721, PAGE 135, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, PLAT #19-1020040.



Sewer Notes

- The Contractor is responsible for ensuring that no Sanitary Sewer Overflow (SSO) occurs as a result of their work. All contractor personnel responsible for SSO prevention and control shall be trained on proper response. Should an SSO occur, the contractor shall:
 - A. Identify the source of the SSO and notify SAWS Emergency Operations Center (EOC) immediately at (210) 233-2014. Provide the address of the spill and an estimated volume or flow.
 - B. Attempt to eliminate the source of the SSO.
 - C. Contain sewage from the SSO to the extent of preventing a possible contamination of waterways.
 - D. Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of contaminated soil/materials.
 - E. Clean the affected sewer mains and remove any debris.
 - F. Meet all post-SSO requirements as per the EPA Consent Decree, including line cleaning and televising the affected sewer mains (at SAWS direction) within 24 hours.
- Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs incurred by SAWS, including any fines from EPA, TCEQ and/or any other Federal, State or Local Agencies.
- No separate measurement or payment shall be made for this work. All work shall be done according to guidelines set by the TCEQ and SAWS.
- If bypass pumping is required, the Contractor shall perform such work in accordance with SAWS Standard Specification for Water and Sanitary Sewer Construction, Item No. 864, "Bypass Pumping".
- Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the SAWS Construction Inspection Division at (210) 233-2973 at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.
- Sewer pipe where water line crosses shall be 160 psi and meet the requirements of ASTM D2241, TAC 217.53 and TCEQ 290.44(c)(4)(B). Contractor shall center a 20" joint of 160 psi pressure rated PVC at the proposed water crossing.
- ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: It shall be the responsibility of the Contractor to make allowances and adjustments for top of manholes to match the finished grade of the project's improvements. (NSPI)
- Spills, Overflows, or Discharges of Wastewater: All spills, overflows, or discharges of wastewater, recycled water, petroleum products, or chemicals must be reported immediately to the SAWS Inspector assigned to the Counter Permit or General Construction Permit (GCP). This requirement applies to every spill, overflow, or discharge regardless of size.
- Manhole and all pipe testing (including the TV inspection) must be performed and passed prior to Final Field Acceptance by SAWS Construction Inspection Division, as per the SAWS Specifications for Water and Sanitary Sewer Construction.
- All PVC pipe over 14 feet of cover shall be extra strength with minimum pipe stiffness of 115 psi.

INDEX OF CIVIL SHEETS

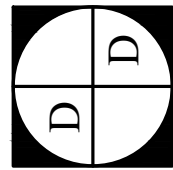
- SHEET C1.0 INDEX & COVER SHEET
SHEET C2.0 BOUNDARY & TOPOGRAPHICAL SURVEY
SHEET C3.0 SITE PLAN
SHEET C4.0 GRADING PLAN
SHEET C5.0 UTILITY PLAN
SHEET C6.0 FIRE PROTECTION PLAN
SHEET C7.0 DETAIL SHEET
SHEET C8.0 DRIVEWAY DETAIL SHEET

10-02-19



DYE DEVELOPMENT, INC.

TBPE: F-9539 – TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL. (210) 685-9193
FAX (210) 598-9758



BOSTON COMMONS

INDEX & COVER SHEET

PROPOSED RESIDENTIAL DEVELOPMENT

122, 126 AND 130 BOSTON ST., SAN ANTONIO, TEXAS 78205

CA:\Business Files\01 Current Projects\DD Projects\Bexar St. Drive Plans\XX-Bexar Commons.dwg

DRAWN BY: DWD

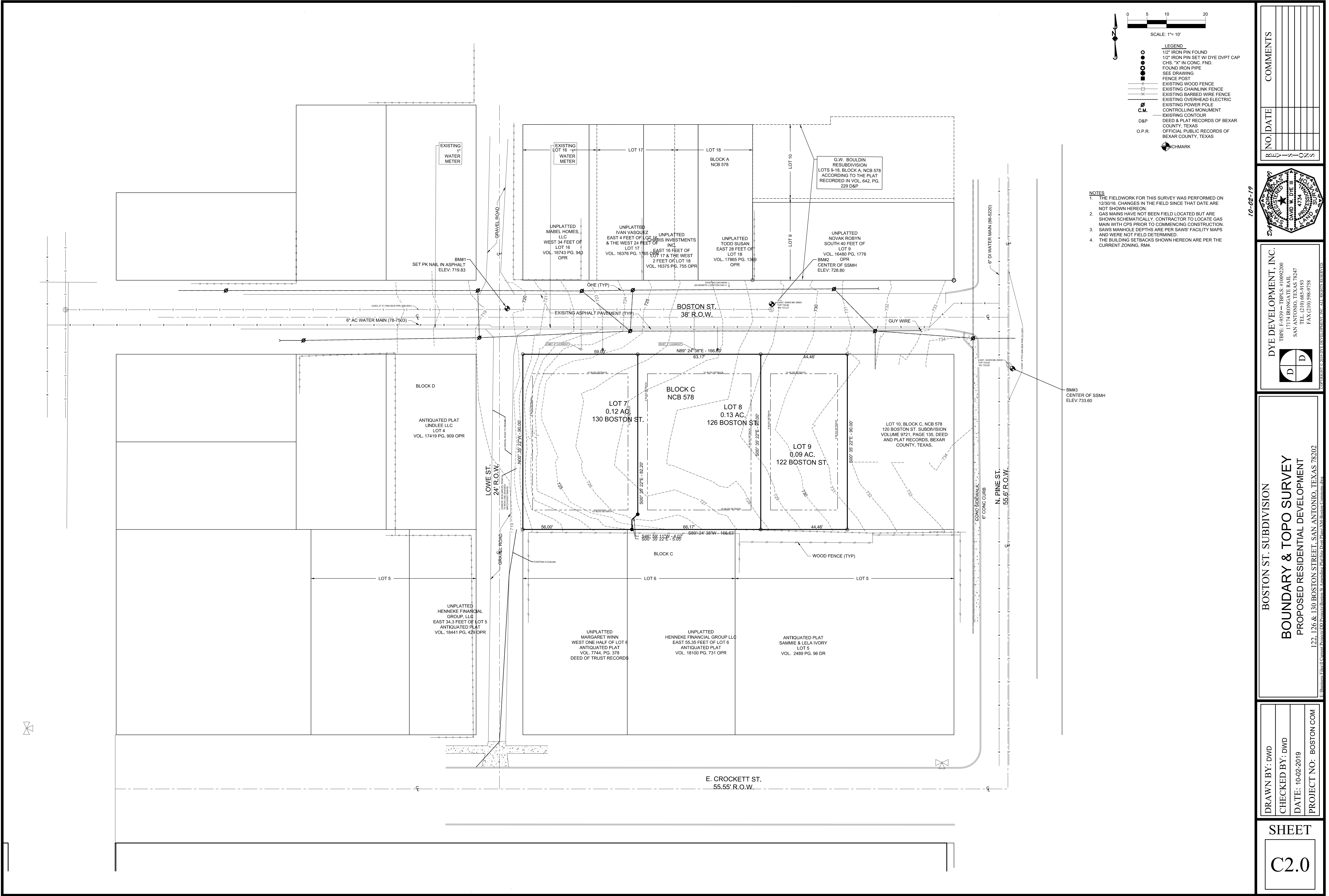
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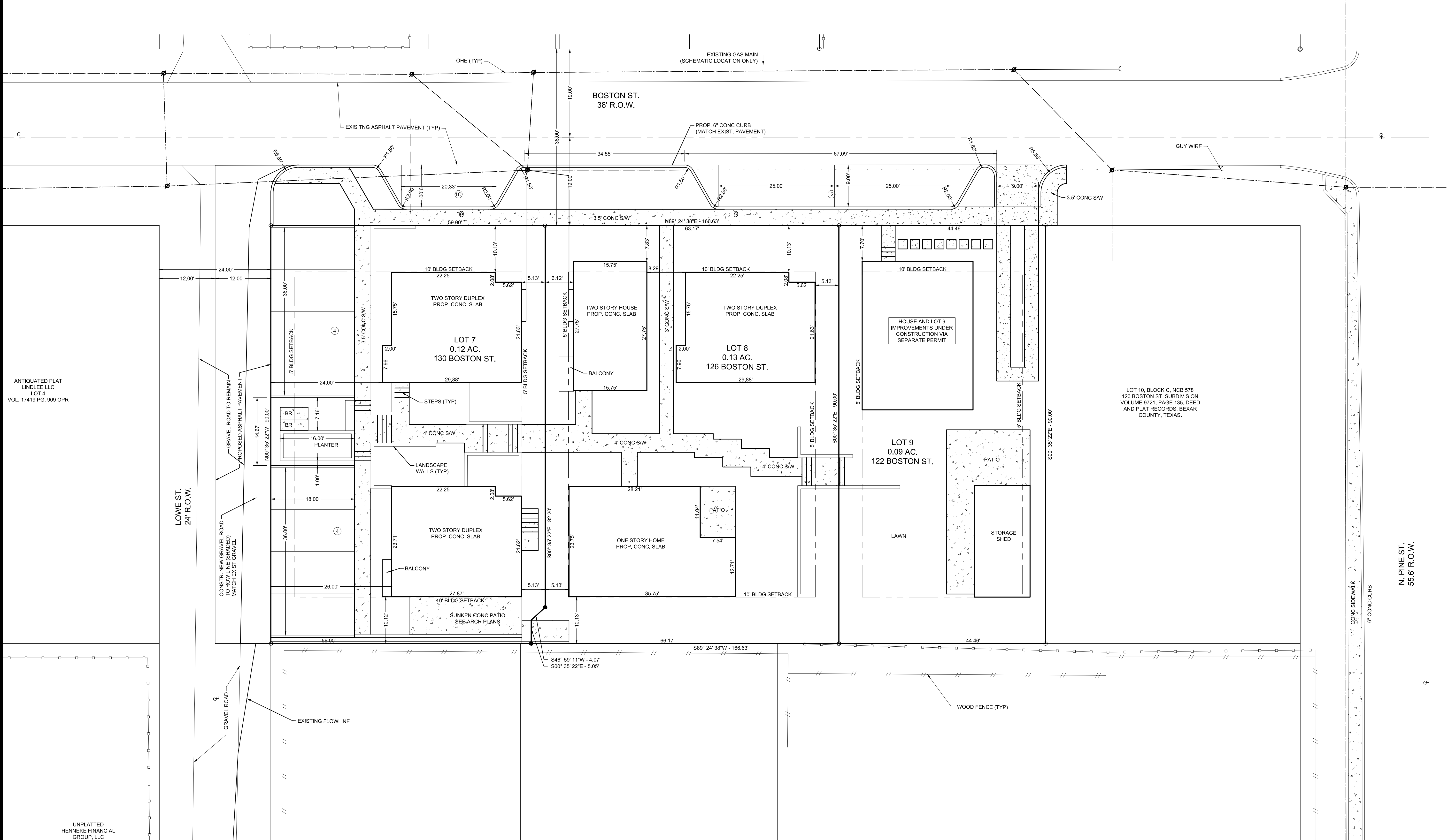
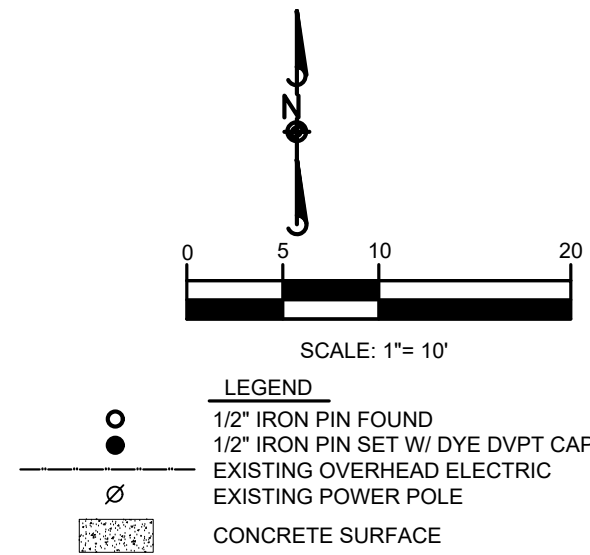
PROJECT NO: BOSTON COM

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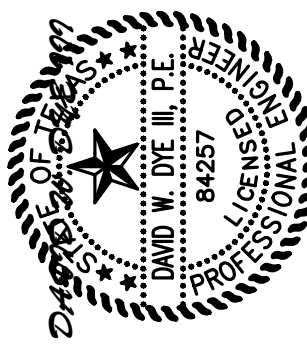
- GENERAL NOTES
1. SEE ARCHITECTURAL PLANS FOR PARKING REQUIREMENTS, BUILDING AND FLATWORK DIMENSIONS AND ARCHITECTURAL DETAILS. GROSS BUILDING SLAB DIMENSIONS ARE SHOWN HEREON.
 2. STANDARD PARKING SPACES ARE 9.0' X 18.0', 9.0' X 25.0' FOR PARALLEL PARKING SPACE, AND 9.0' X 20.33' FOR PARALLEL COMPACT PARKING SPACE.
 3. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED. WHERE INTEGRAL CURB IS SHOWN, DIMENSIONS ARE TO FACE OF INTEGRAL CURB.



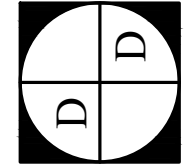
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GROUP, LLC

10-02-19



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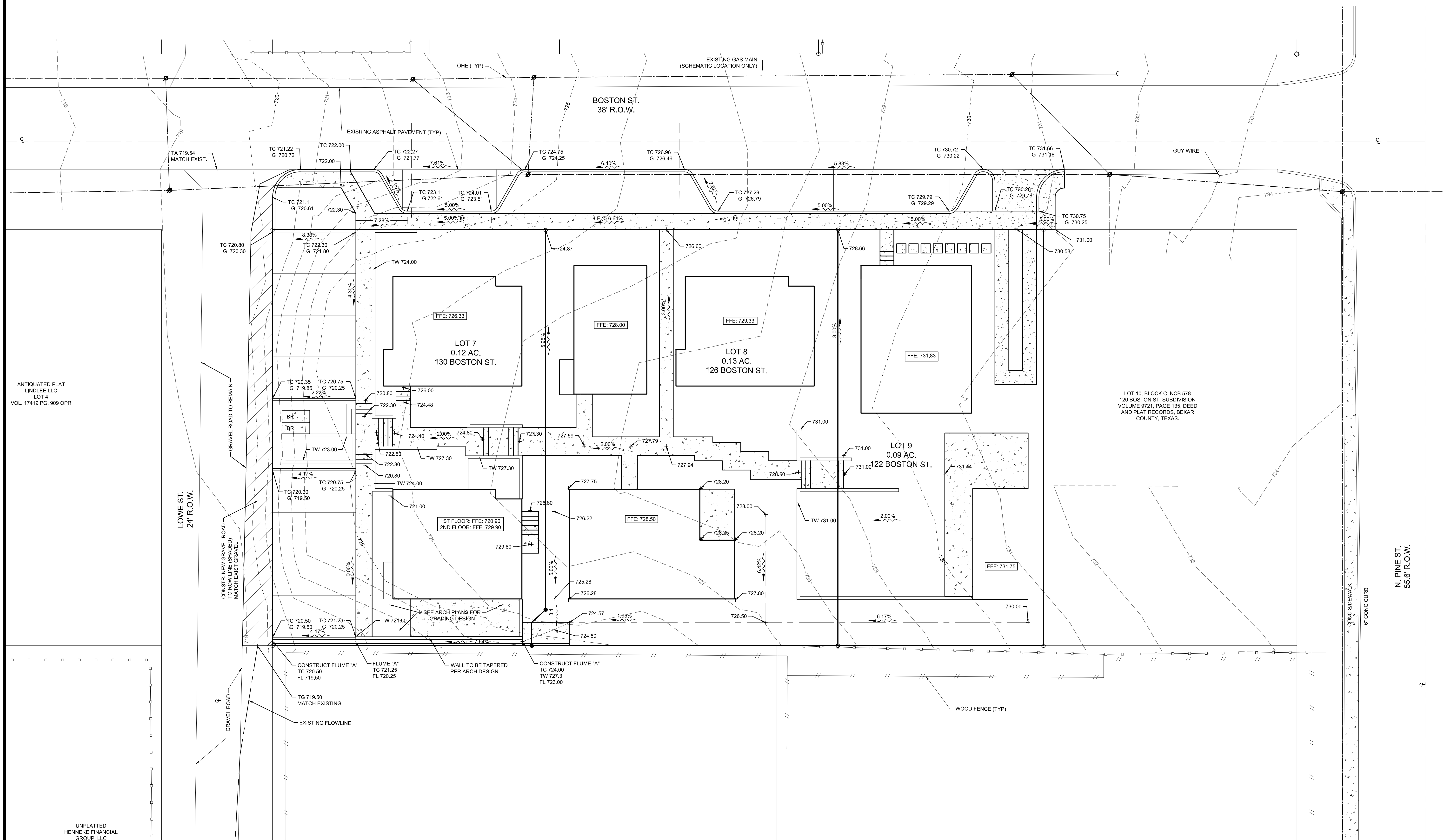
BOSTON ST. SUBDIVISION
SITE PLAN
PROPOSED RESIDENTIAL DEVELOPMENT
122, 126 AND 130 BOSTON ST., SAN ANTONIO, TEXAS 78205

DRAWN BY: DWD
CHECKED BY: DWD
DATE: 10-02-2019
PROJECT NO: BOSTON COM.

SHEET

C3.0

1. EXISTING GRAVEL ROAD ON LOWE ST. AND EXISTING ASPHALT PAVEMENT ON BOSTON ST. TO REMAIN AS-IS, BASED ON ROUGH PROPORTIONALITY.



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PURPOSE OF INTERIM
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DAVID W.
DYE III, P.E. 84257 AND IS
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BOSTON ST. SUBDIVISION

GRADING PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

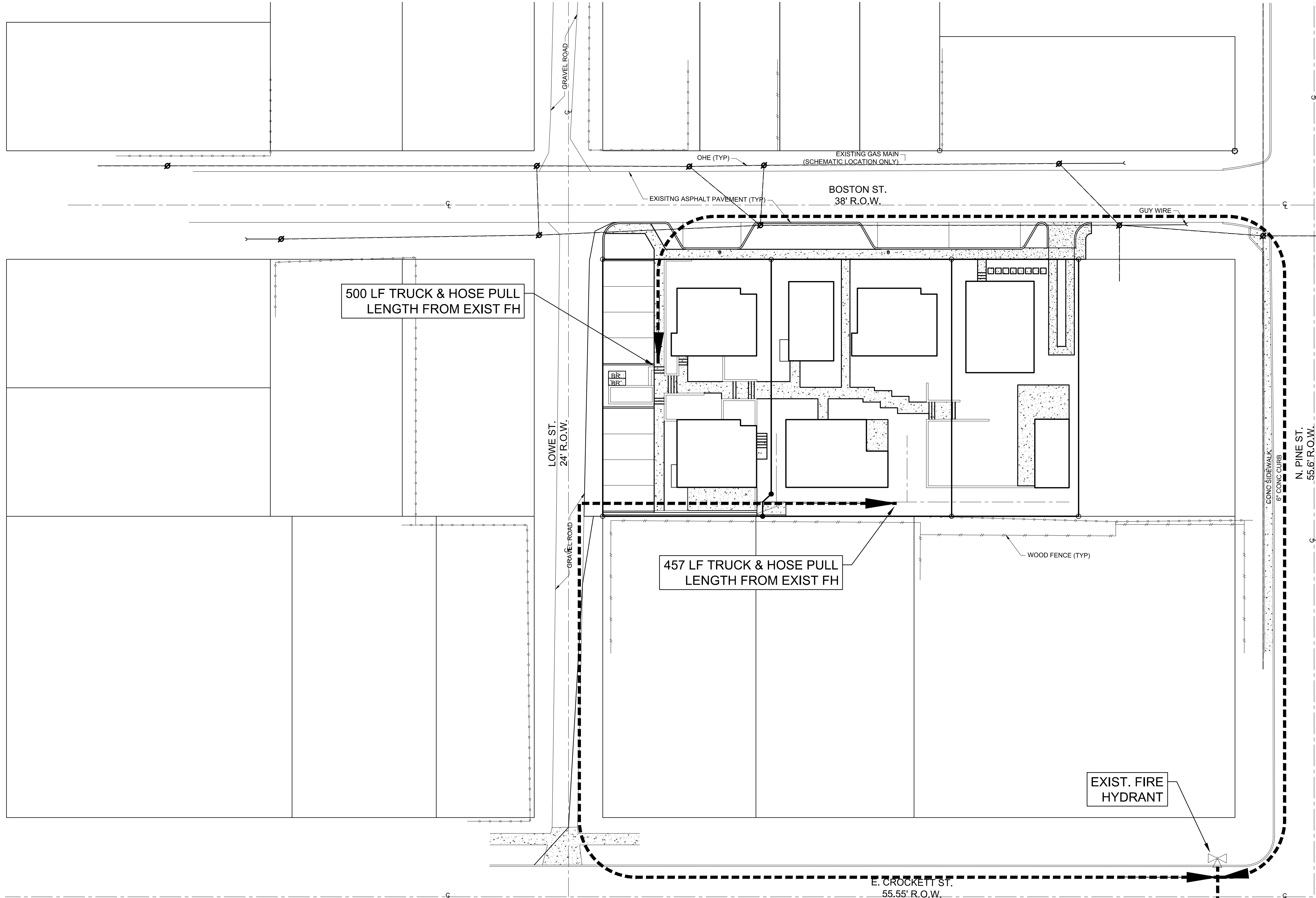
22. 126 AND 130 BOSTON ST., SAN ANTONIO, TEXAS 78205

177, 126 AND 130 BOSTON ST., SAN ANTONIO, TEXAS

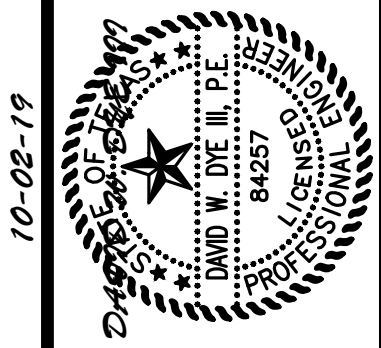
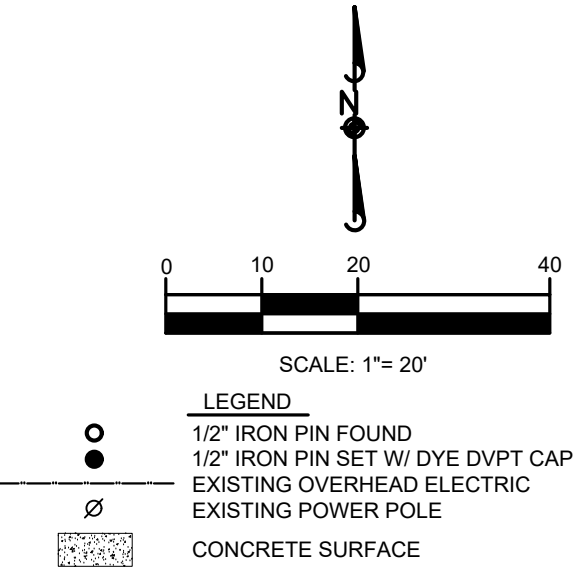
DRAWN BY: DWD
CHECKED BY: DWD
DATE: 10-2-19
PROJECT NO: BOSTON COM.

SHEET

C4.0



- NOTES:
1. NONE OF THE BUILDINGS SHALL BE SPRINKLERED AS A PART OF THIS PROJECT, AS THEY ARE TYPE V-B CONSTRUCTION WITH R-3 OCCUPANCY.
 2. PER THE 2015 IFC COSA AMENDMENTS' APPENDIX B 105.2 AND TABLE B105.1, FOR TYPE V-B CONSTRUCTION WITH R-3 OCCUPANCY, THE MINIMUM FIRE FLOW REQUIRED PER BUILDING IS 1,500 GPM. PER APPENDIX C, FIRE HYDRANT LOCATIONS AND DISTRIBUTION, TABLE C102.1, ONE HYDRANT IS REQUIRED FOR ALL BUILDINGS WITH A FIRE FLOW REQUIREMENT OF 1,750 GPM OR LESS. THEREFORE, ONE HYDRANT IS REQUIRED TO COVER EACH BUILDING. THE PROJECT CURRENTLY HAS ONE HYDRANT THAT CAN SERVE THE PROJECT.
 3. PER THE FIRE FLOW TEST PERFORMED ON THE SUBJECT HYDRANT BY AFPO, INC. SA, DATED 1-11-17, THE HYDRANT PRODUCED 4,650 GPM AT 25 PSI, WHICH EXCEEDS THE REQUIRED FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI.
 4. THE MAXIMUM HOSE PULL LENGTH FROM A HYDRANT TO ALL EXTERIOR PORTIONS OF THE FIRST FLOOR OF THE BUILDING IS 500 FEET. THIS PLAN MEETS THIS REQUIREMENT.
 5. THE MAXIMUM TRUCK HOSE PULL LENGTH FROM A HYDRANT IS 350 FEET AND AN ADDITIONAL 150 FEET HOSE PULL BY HAND TO ALL EXTERIOR PORTIONS OF THE FIRST FLOOR OF THE BUILDINGS. THIS PLAN MEETS THIS REQUIREMENT.

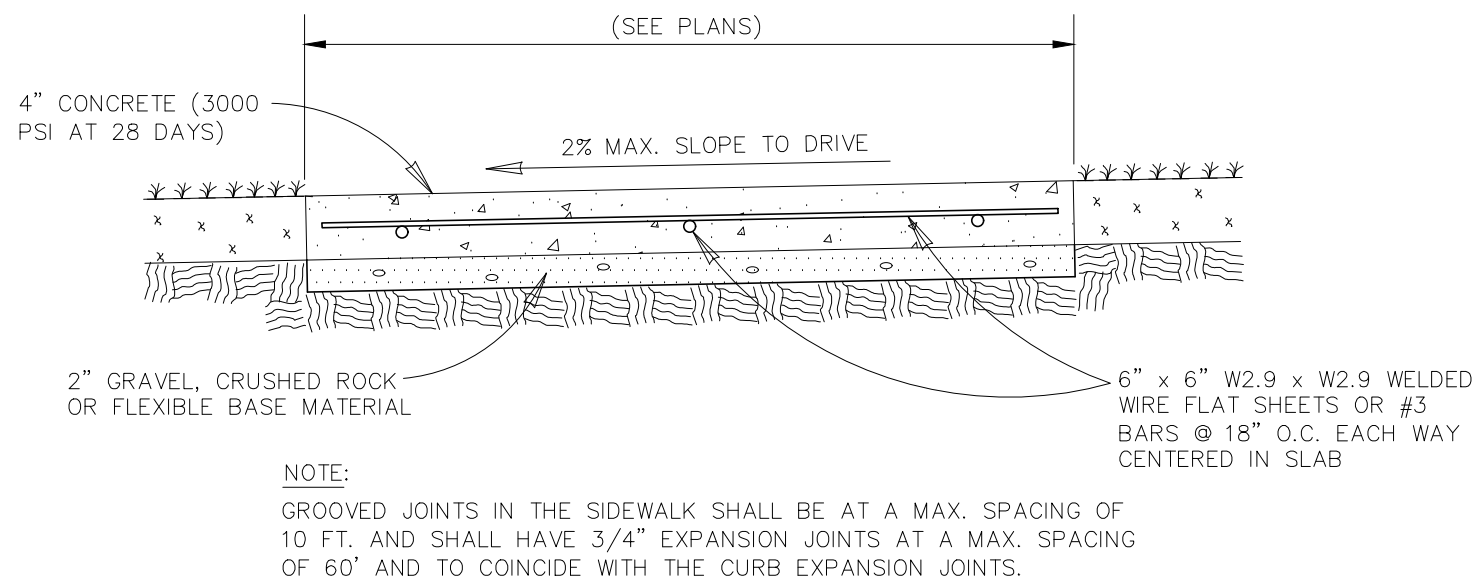


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 17174 IRONGATE RAIL
 SAN ANTONIO, TEXAS 78247
 TEL (210) 685-9193
 FAX (210) 598-9758

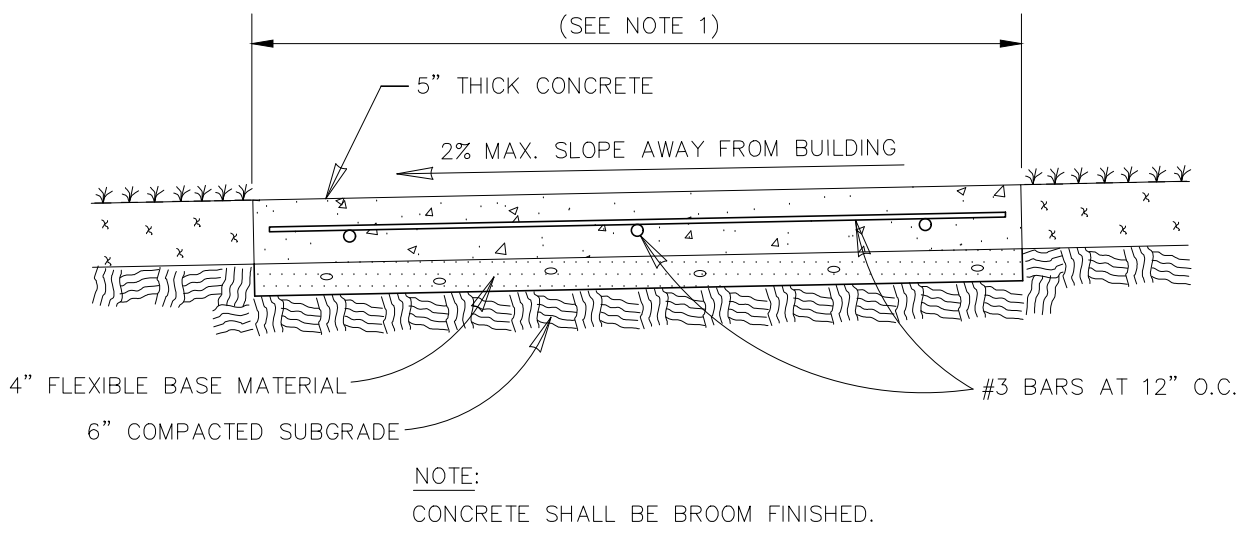
BOSTON ST. SUBDIVISION
FIRE PROTECTION PLAN
 PROPOSED RESIDENTIAL DEVELOPMENT
 122, 126 AND 130 BOSTON ST., SAN ANTONIO, TEXAS 78205

DRAWN BY: DWD
 CHECKED BY: DWD
 DATE: 10-02-2019
 PROJECT NO: BOSTON COM.

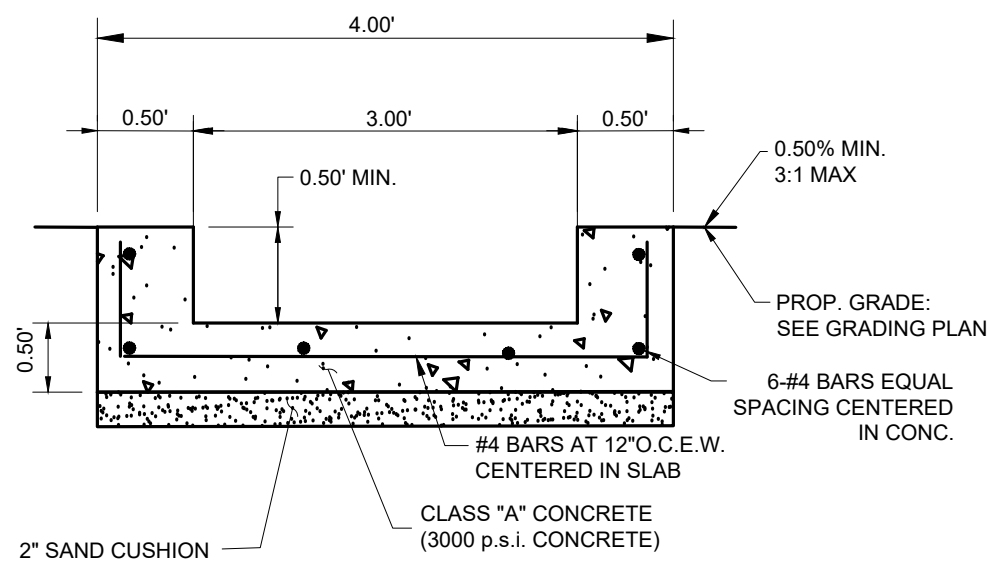
- DETAIL NOTES:
1. SEE SITE AND DIMENSIONAL CONTROL PLAN(S) FOR SIDEWALK LOCATIONS AND WIDTHS.
 2. 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 3" IN PLANTING AREAS.
 3. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
 4. CONCRETE RIPRAP SHALL BE 6" THICK WITH 4X4 WVM.
 5. CONTRACTOR SHALL INSTALL CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS. ALL CONCRETE JOINTS SHALL BE CLEANED AND SEALED. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS.
 6. WHEELSTOPS SHALL BE INSTALLED IN ALL PARKING SPACES UNLESS OTHERWISE DIRECTED BY OWNER.



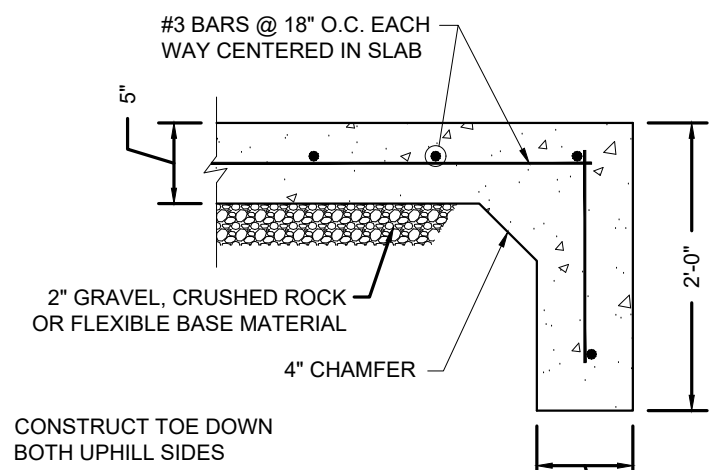
CONCRETE SIDEWALK SECTION
N.T.S.



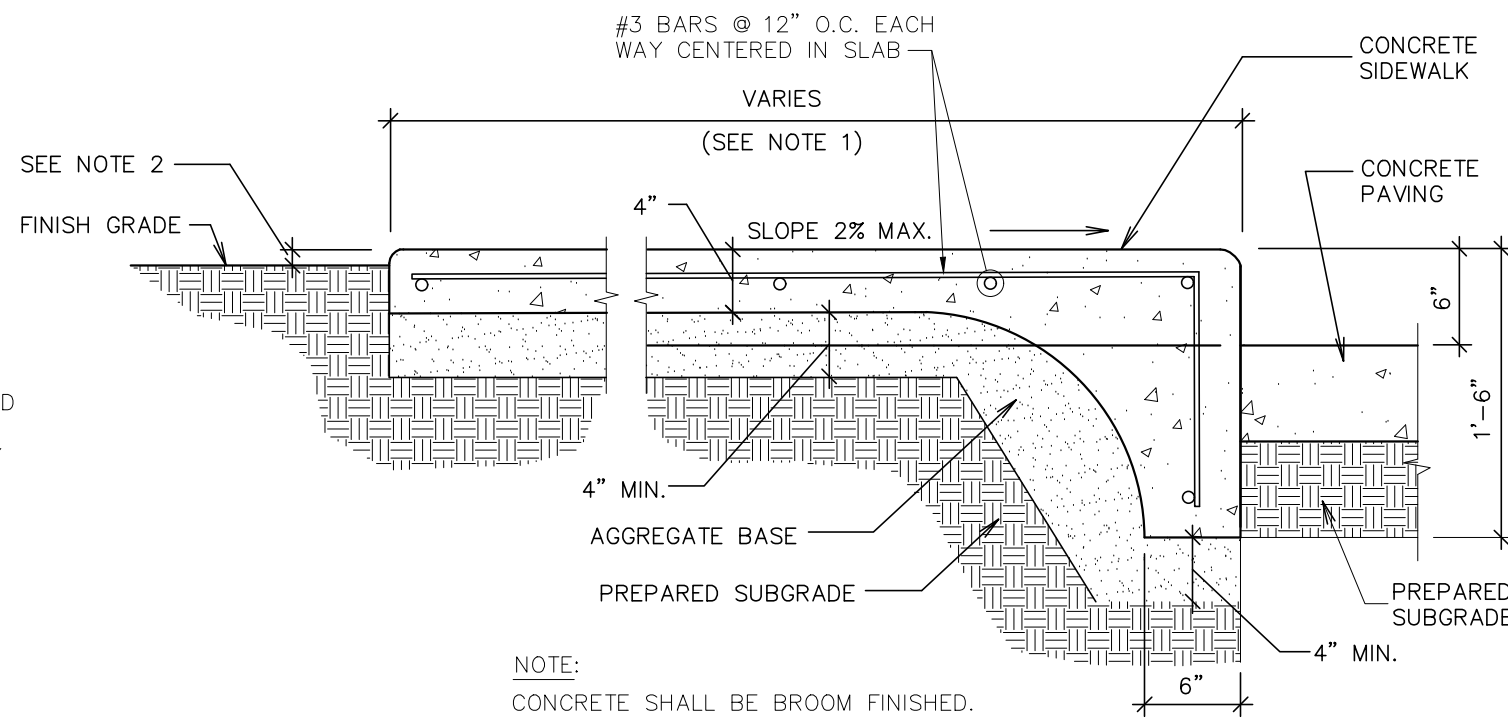
HVAC PAD SECTION
N.T.S.



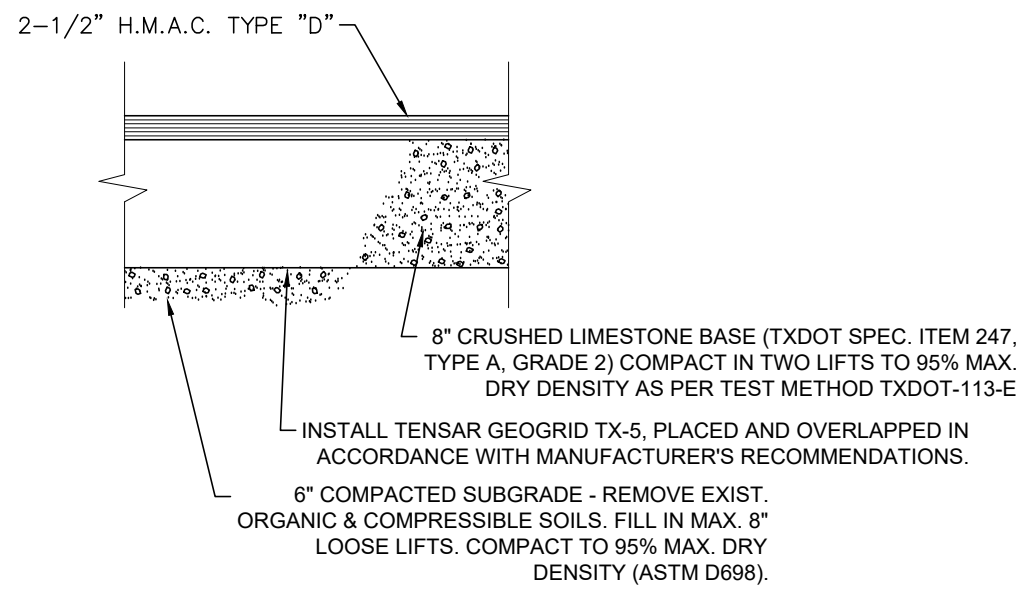
OFFSITE CONCRETE FLUME
NTS



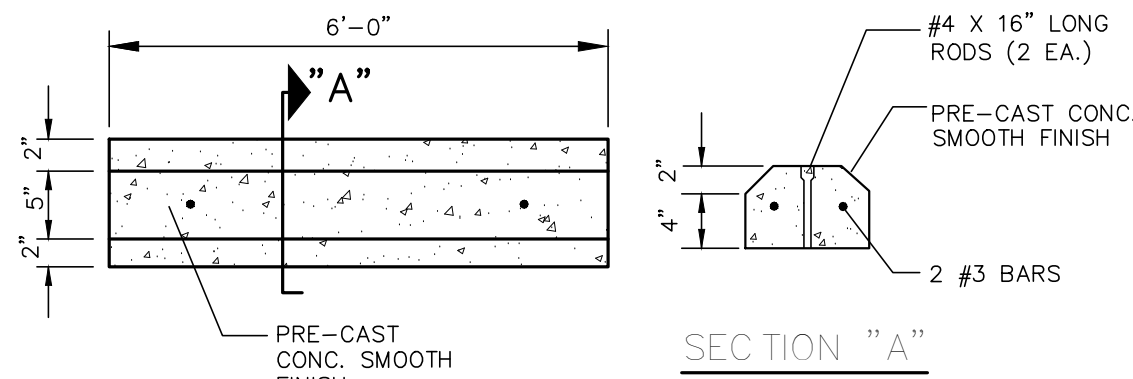
RIPRAP TOE DOWN DETAIL
NTS



INTEGRAL SIDEWALK CURB
N.T.S.



TYPICAL ASPHALT PAVEMENT SECTION
N.T.S.



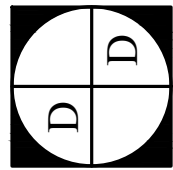
WHEELSTOP DETAIL
N.T.S.

10-02-19



DYE DEVELOPMENT, INC.

TBPE: E-9539 - TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL: (210) 685-9193
FAX: (210) 598-9758



BOSTON COMMONS

DETAIL SHEET

PROPOSED RESIDENTIAL DEVELOPMENT

122, 126 AND 130 BOSTON ST., SAN ANTONIO, TEXAS 78205

DRAWN BY: DWD

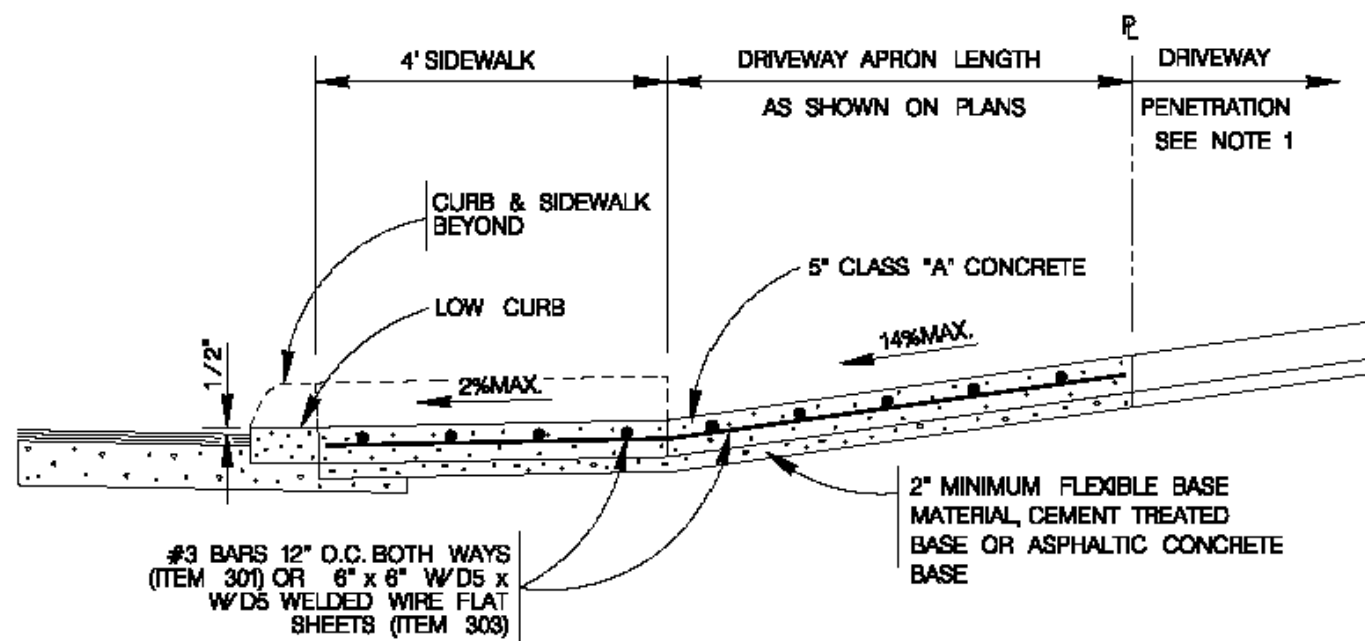
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DATE: 10-2-2019

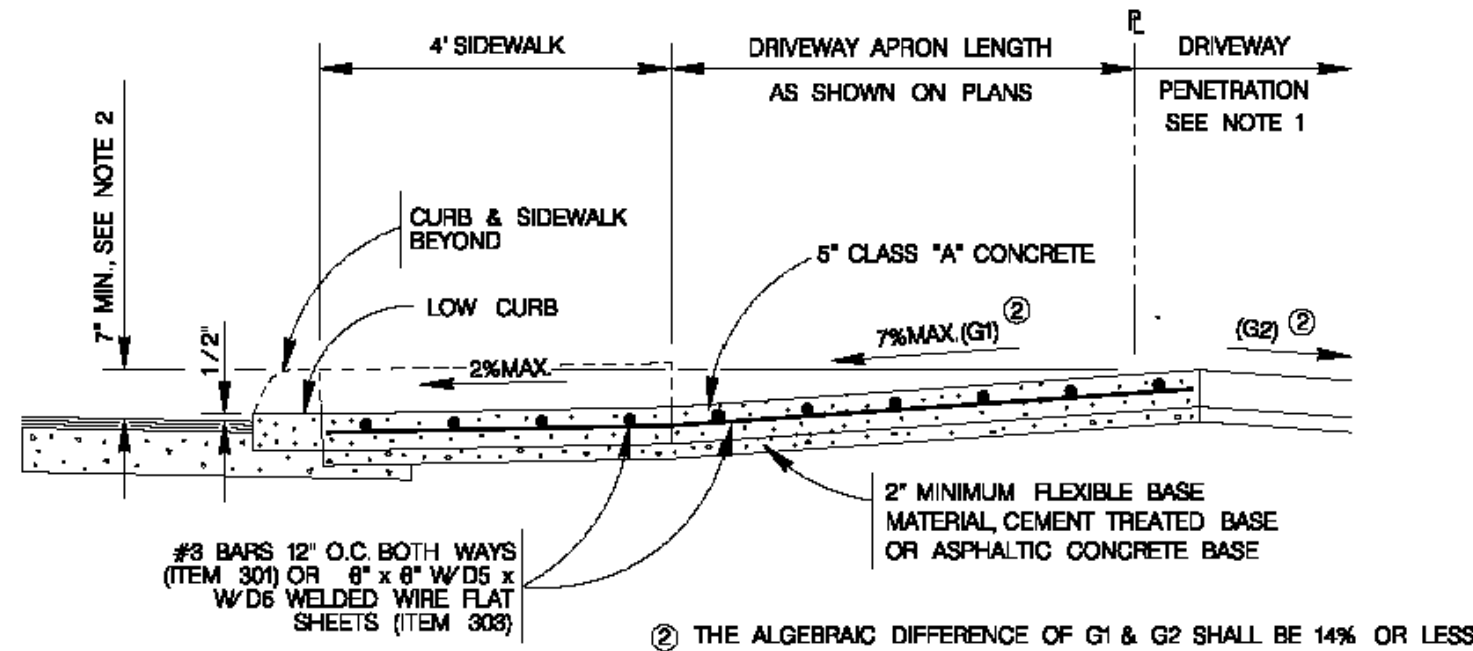
PROJECT NO: BOSTON COMM

SHEET

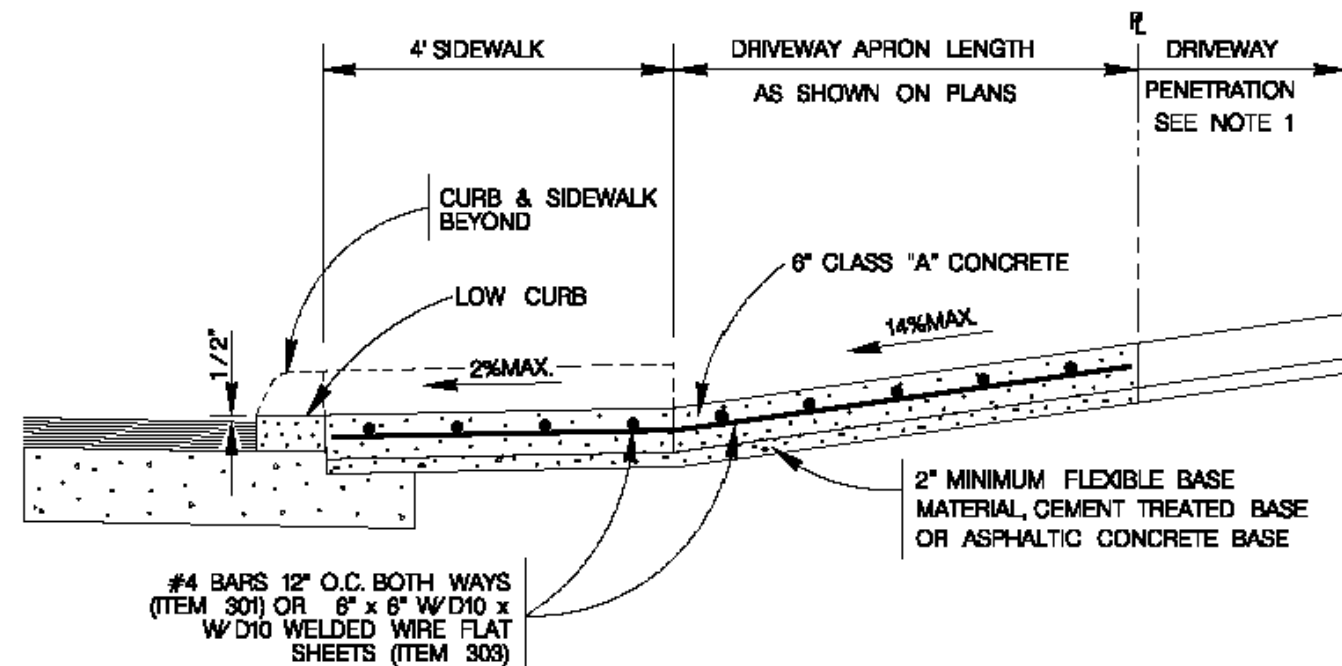
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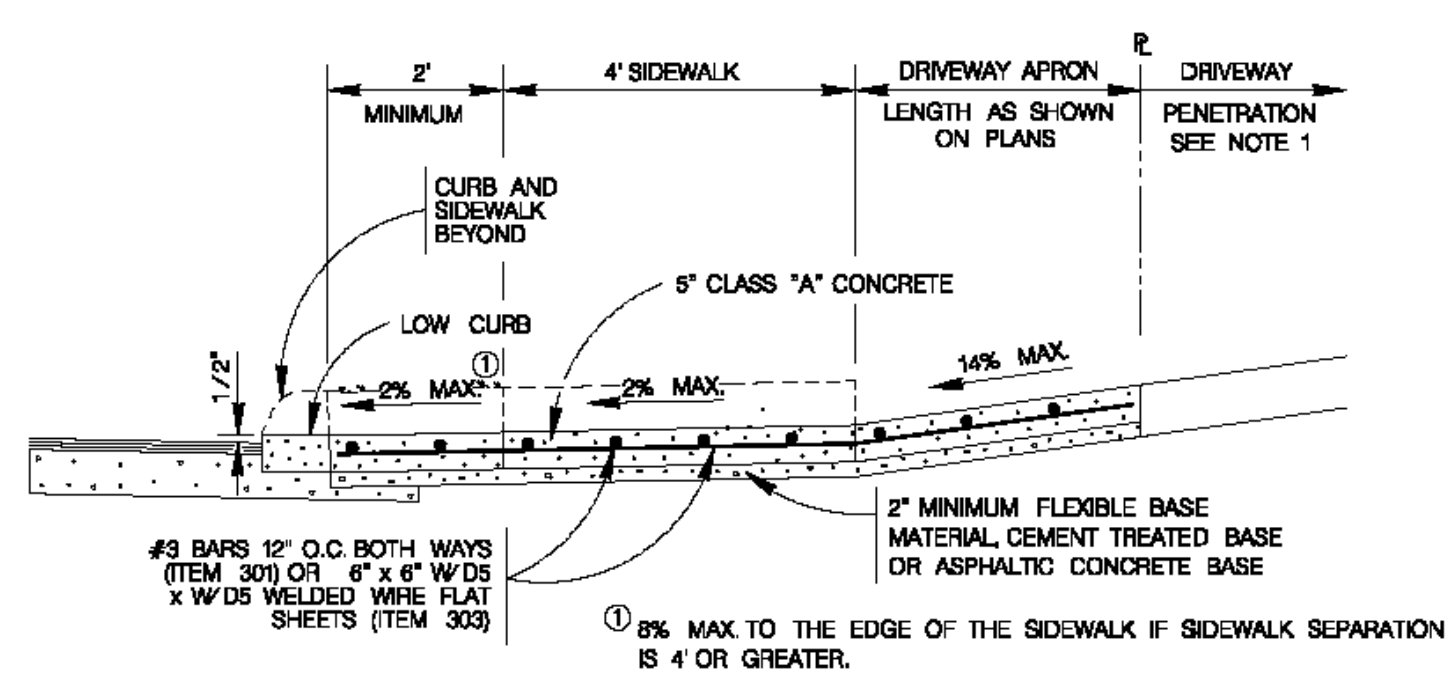
TYPICAL RESIDENTIAL DRIVEWAY SECTION
WITH SIDEWALK ABUTTING CURB
ITEM 503.1



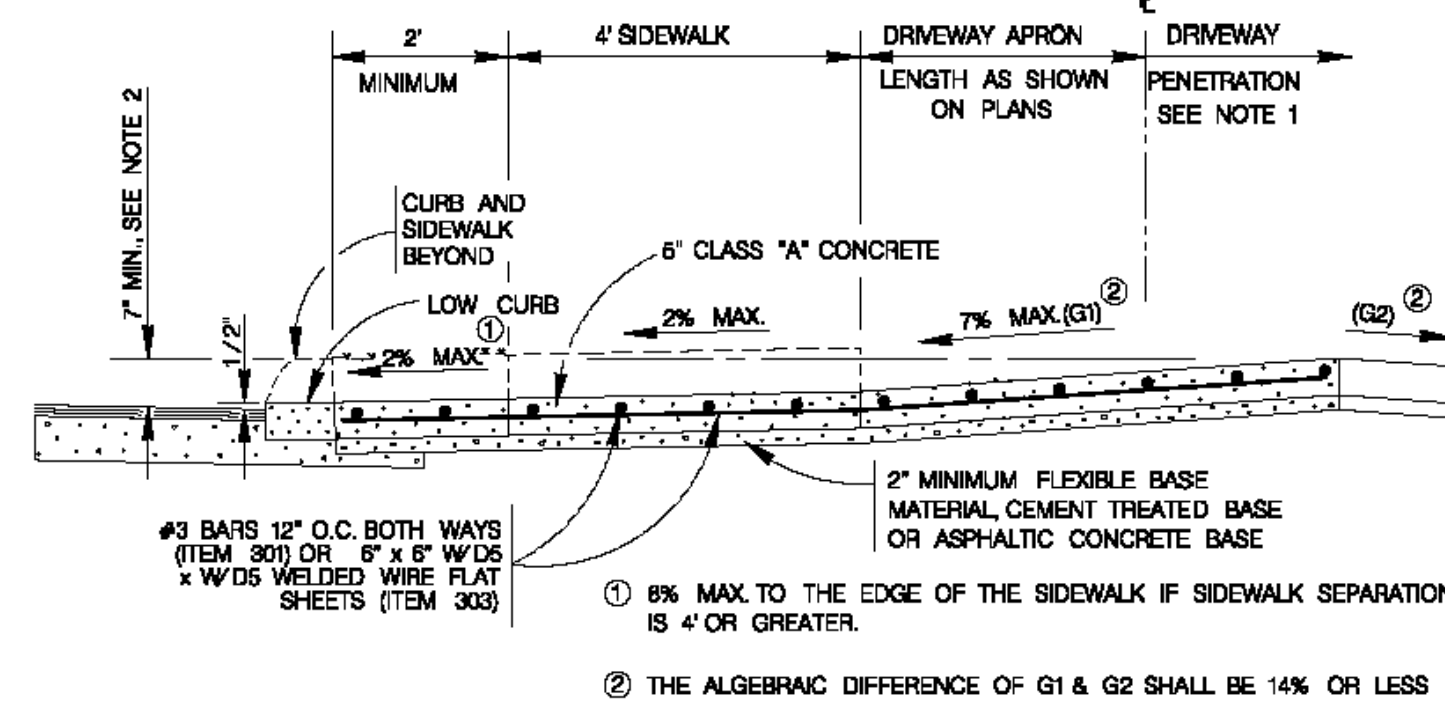
TYPICAL RESIDENTIAL DRIVEWAY SECTION
WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS ABUTTING CURB
ITEM 503.1



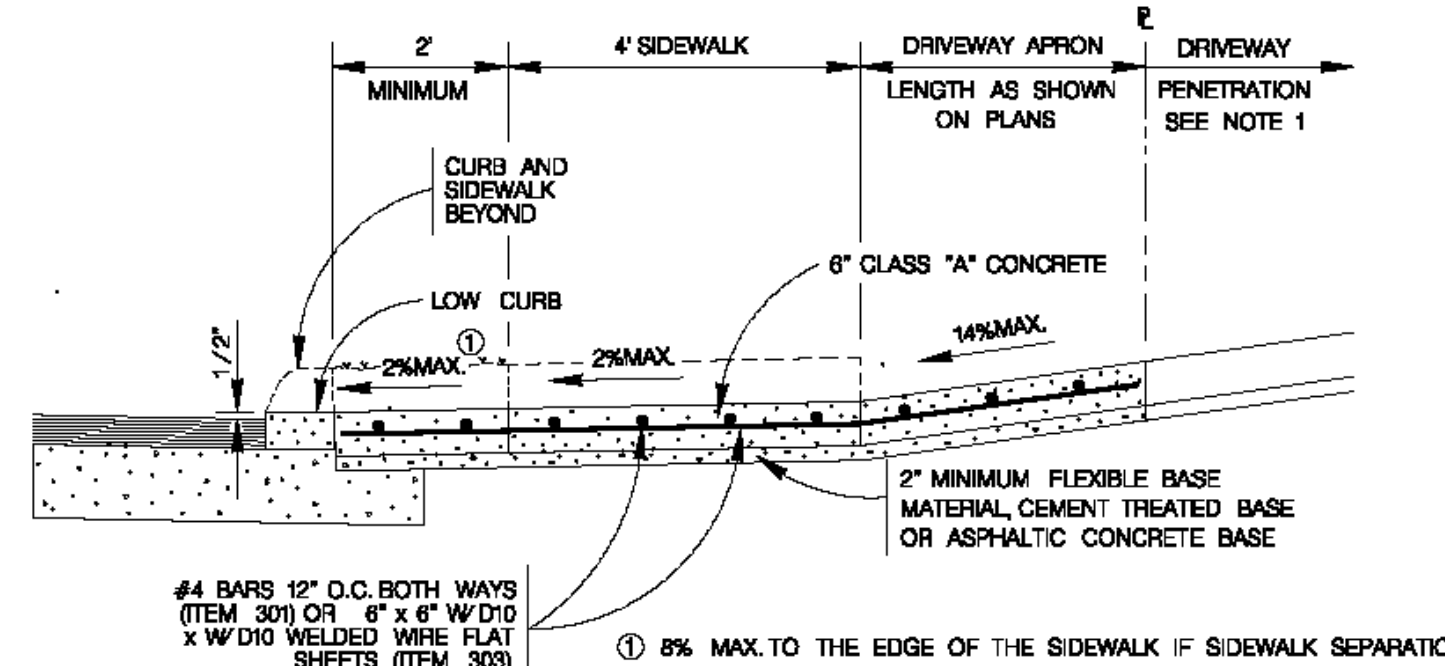
TYPICAL COMMERCIAL DRIVEWAY SECTION
WITH SIDEWALK ABUTTING CURB
ITEM 503.2



TYPICAL RESIDENTIAL DRIVEWAY SECTION
WITH SIDEWALK SEPARATED FROM CURB
ITEM 503.1



TYPICAL RESIDENTIAL DRIVEWAY SECTION
WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS SEPARATED FROM CURB
ITEM 503.1

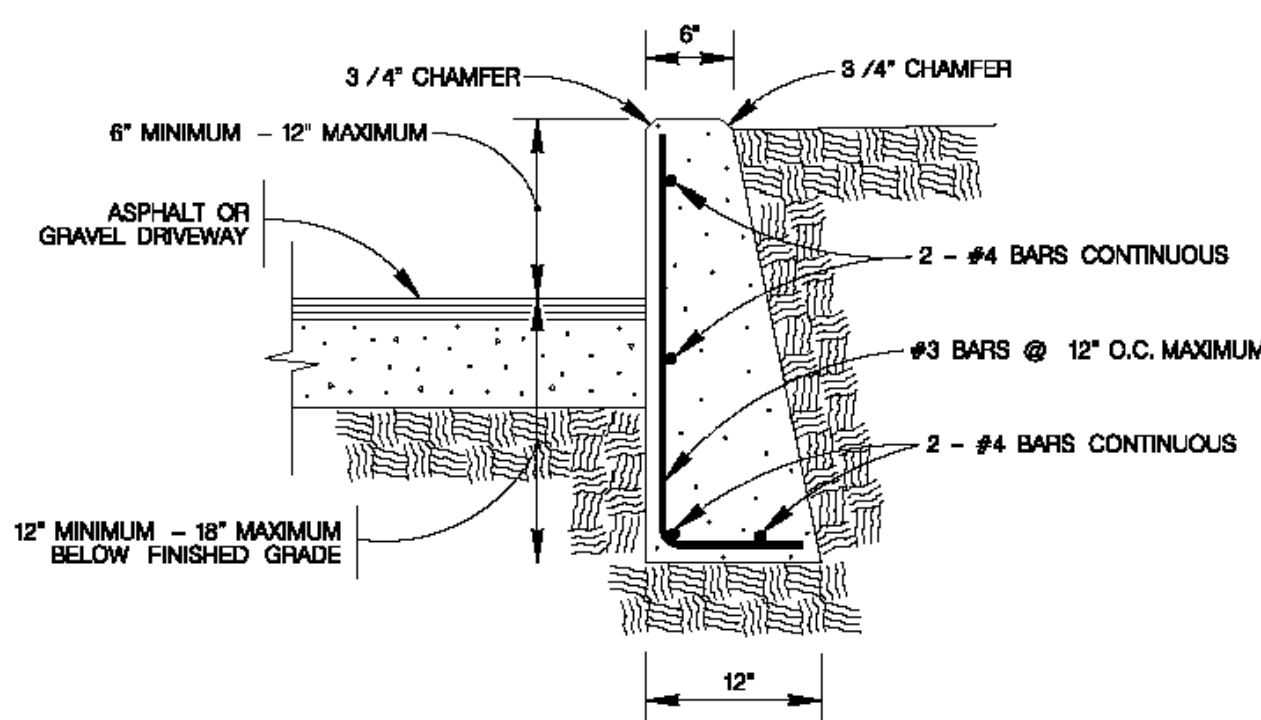


TYPICAL COMMERCIAL DRIVEWAY SECTION
WITH SIDEWALK SEPARATED FROM CURB
ITEM 503.2

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
A) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.1 OR 503.2.
B) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.4 AND SHALL INCLUDE A MINIMUM OF 1\"/>

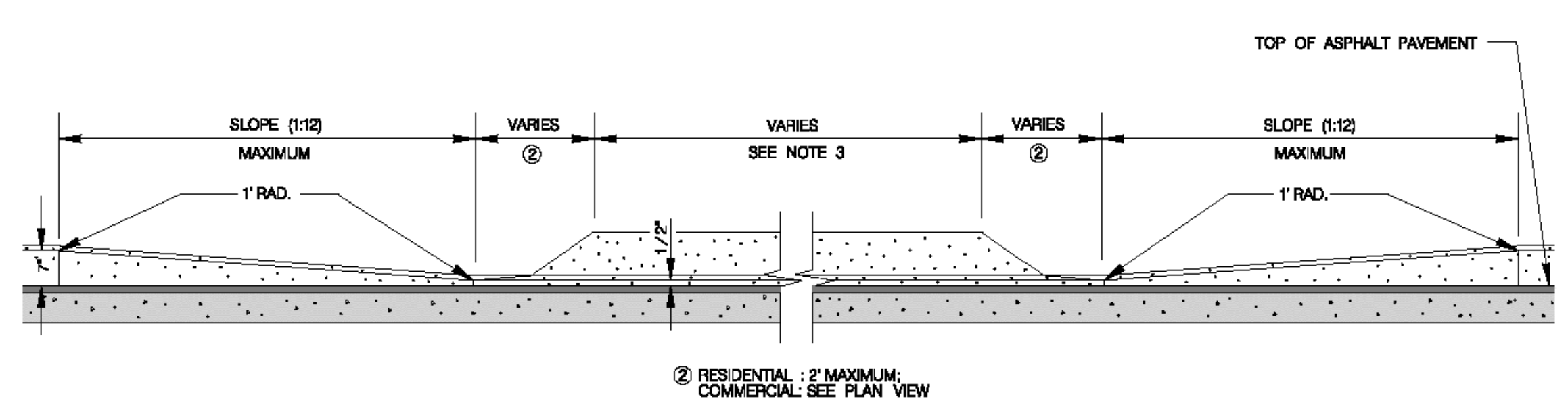
TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL - ONE WAY	12'	20'
COMMERCIAL - TWO WAY	24'	30'

4. FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
5. FOR OTHER THAN LOCAL TYPE "A" STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR, AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
6. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
7. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8\"/>

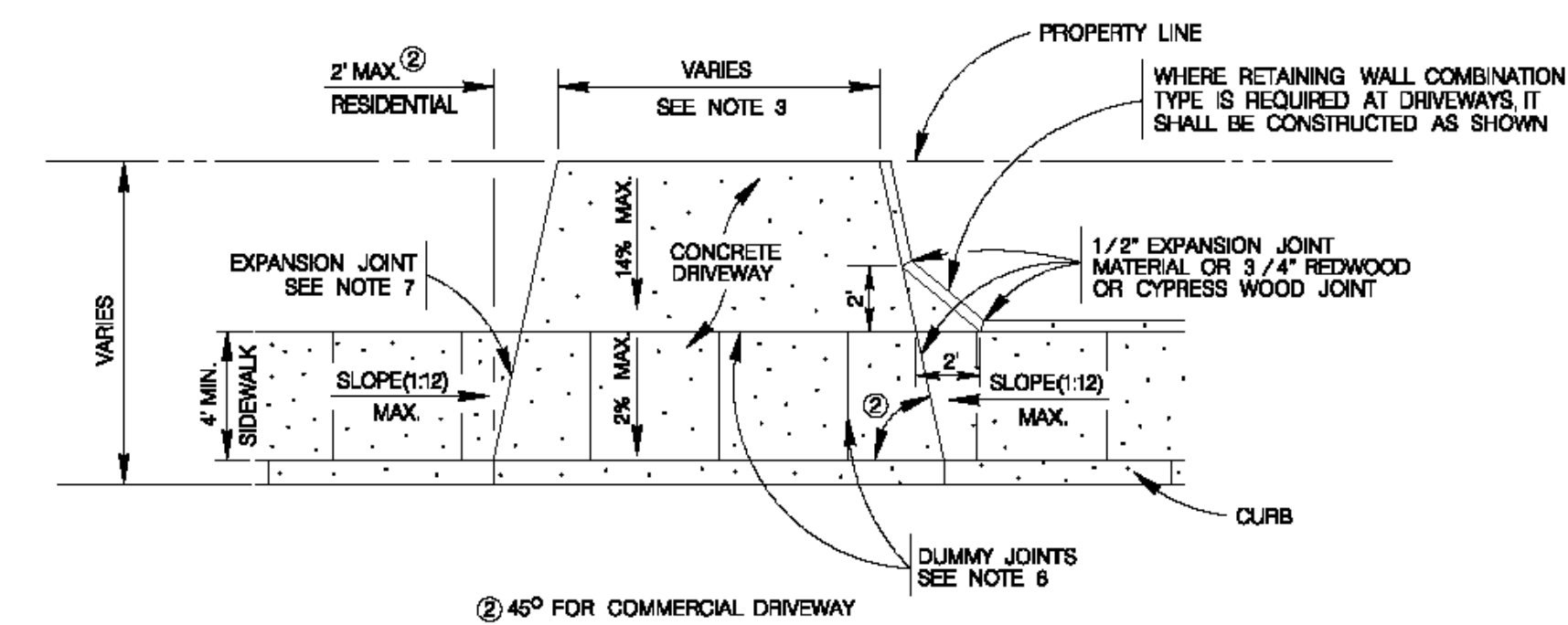


- NOTE:
1. COST OF REINFORCEMENT TO BE INCLUDED IN UNIT COST OF ITEM 307.1.
 2. CONCRETE RETAINING WALL COMBINATION TYPE SHALL BE USED FOR CONCRETE DRIVEWAYS.

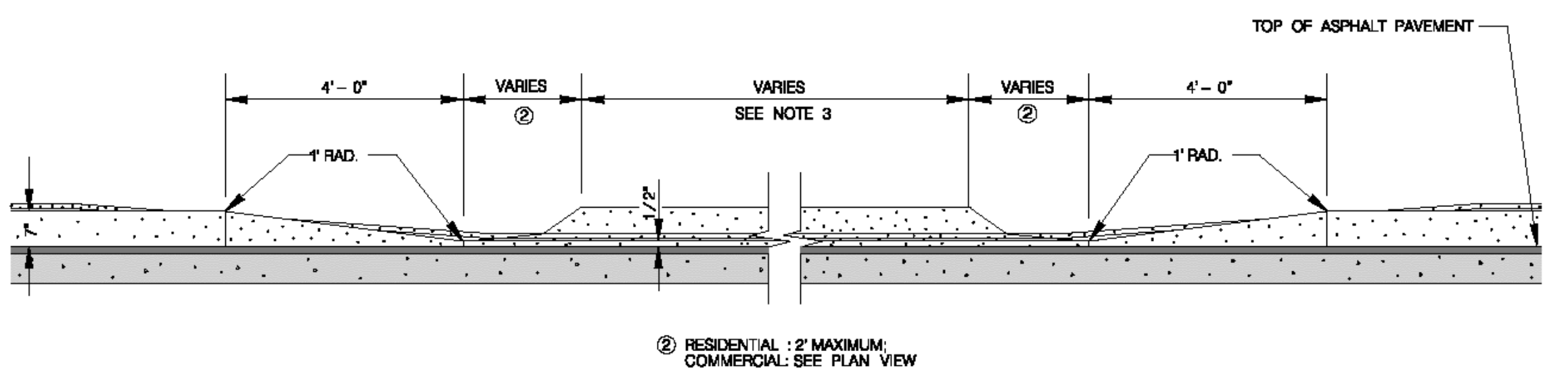
DRIVEWAY - CONCRETE RETAINING WALL
ON COMPACTED SUBGRADE
ITEM 307.1



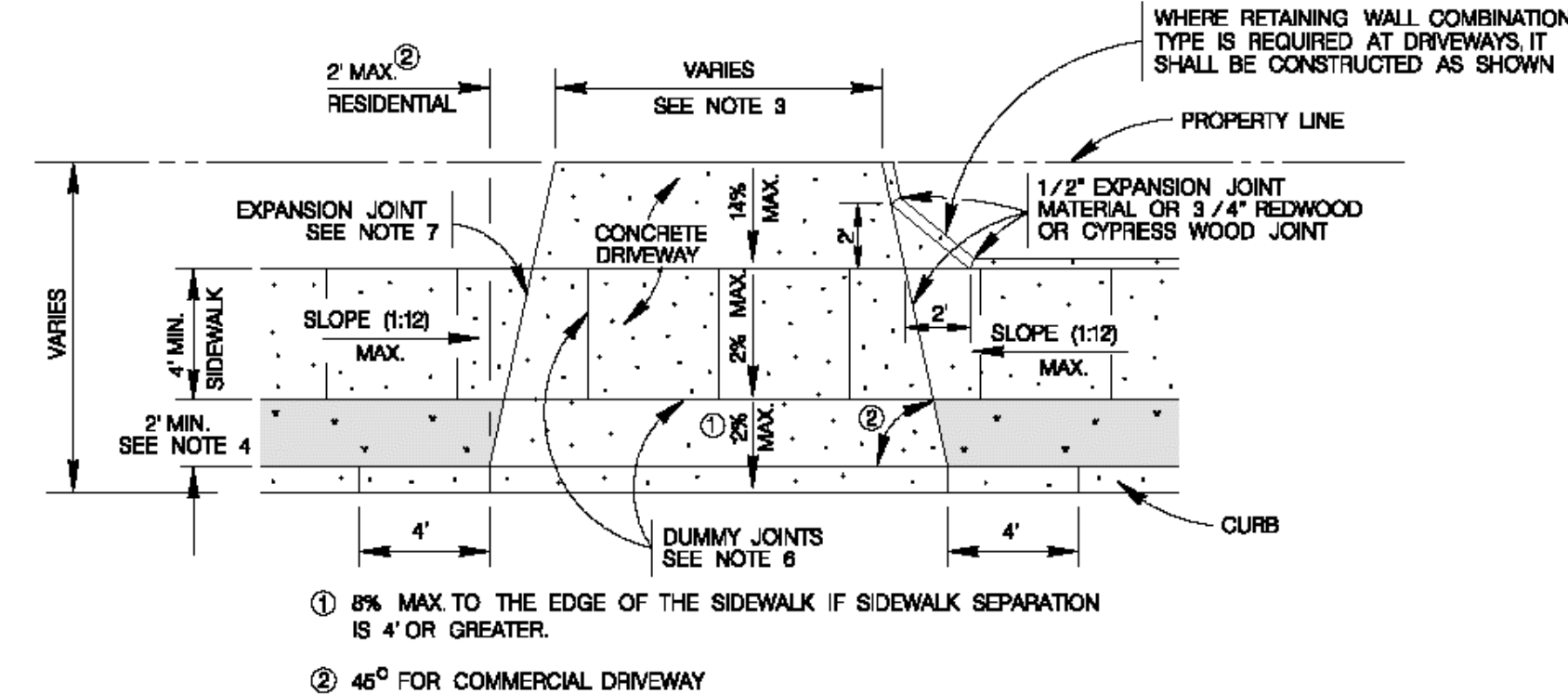
CURB PROFILE AT DRIVEWAY
WITH SIDEWALK ABUTTING CURB



TYPICAL DRIVEWAY PLAN VIEW
WITH SIDEWALK ABUTTING CURB



CURB PROFILE AT DRIVEWAY
WITH SIDEWALK SEPARATED FROM CURB



TYPICAL DRIVEWAY PLAN VIEW
WITH SIDEWALK SEPARATED FROM CURB

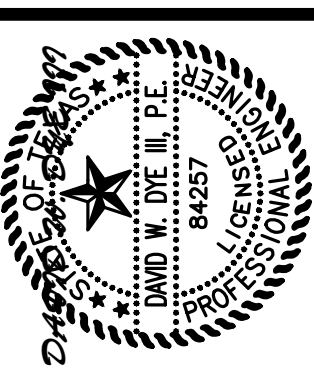
MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

CONCRETE DRIVEWAY STANDARDS

% SUBMITTAL PROJECT NO. DATE:
DRWN. BY: V. VASQUEZ DSGN. BY: CHKD. BY: R.S. HOSEINI, P.E. SHEET NO. OF

NO.	DATE	COMMENTS



DYE DEVELOPMENT, INC.
TBP: E-9539 - TBP: E-9539
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL (210) 685-9193
FAX (210) 598-9758

DPC INDUSTRIES SAN ANTONIO WAREHOUSE SUBDIVISION
DRIVEWAY DETAIL SHEET
PROPOSED COMMERCIAL DEVELOPMENT
11177 S. US HWY. 181, SAN ANTONIO, TEXAS 78223

DRAWN BY: DWD
CHECKED BY: DWD
DATE: 10-14-2016
PROJECT NO: DPCWSA

SHEET
C8.0

STRUCTURAL NOTES

GENERAL

1. TEMPORARY BRACING AND SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, AND LOCAL CITY AMENDMENTS.
3. THE DESIGN GRAVITY LOADS ARE AS FOLLOWS:
- SUPERIMPOSED DEAD LOAD (NOT LIMITED TO BELOW):
- STRUCTURE..... SELF WEIGHT (15 PSF)
MECHANICAL AND CEILING5 PSF
FINISHES.....AS REQUIRED
- LIVE LOADS
FLOOR RESIDENTIAL40 PSF
ROOF.....20/16/12 PSF
4. THE LIVE LOADS ARE NOT PERMITTED TO BE REDUCED.
5. THE STRUCTURE HEREIN HAVE BEEN DESIGNED AND DETAILED TO RESIST THE WIND PRESSURES CALCULATED FROM CHAPTER 26 OF THE ASCE07-10 "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" AS REFERENCED IN THE IBC FOR AN ULTIMATE WIND SPEED OF 115 MILES PER HOUR, RISK CATEGORY II, EXPOSURE 'B' AT A MEAN ROOF HEIGHT OF 33 FEET ABOVE THE FINISHED GRADE.
6. THE COMPONENTS AND CLADDING SYSTEMS AND THEIR ATTACHMENTS TO THE STRUCTURE SHALL BE DESIGNED AND DETAILED TO RESIST WIND FORCES DESCRIBED ABOVE.
7. THE SEISMIC FORCES HAVE BEEN REVIEWED AND IS DETERMINED TO BE EXEMPT FROM SECTION 1613, OF THE INTERNATIONAL BUILDING CODE:
- SITE CLASS.....D
SEISMIC DESIGN CATEGORY.....A "EXEMPT"
8. STRUCTURAL MEMBERS HAVE BEEN LOCATED AND DESIGNED TO ACCOMMODATE THE MECHANICAL EQUIPMENT AND OPENINGS SPECIFIED BY THE MECHANICAL CONSULTANT. ANY SUBSTITUTIONS RESULTING IN REVISIONS TO THE STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH 13TH LEVEL.
9. THE USE OF THE CONTRACT DOCUMENTS AND/OR ELECTRONIC FILES AS STRUCTURAL SHOP DRAWING DOCUMENTS BY THE CONTRACTOR OR SUB-CONTRACTORS IS TO BE USED AT THEIR OWN RISK. 13TH LEVEL ASSUMES NO LIABILITY AS THE RESULT OF THE REPRODUCTIVE USE OF THE STRUCTURAL CONTRACT DOCUMENTS FOR SHOP DRAWINGS.
- 10.SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.
- 11.THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM OR OTHER TRADES AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE PRESUMPTIVE ALLOWABLE LOAD BEARING VALUES PER THE IRC SECTION R401.4.1 TABLE R401.4.1. THE ADDRESS WAS MAPPED BY THE USDA SOIL SURVERY WEBSITE. CLAY (CH) SOILS ARE PRESENT AT THE SITE.
2. THE FOUNDATION HAS BEEN PROPORTIONED USING THE FOLLOWING NET ALLOWABLE SOIL BEARING PRESSURES:
- ALLOWABLE BEARING PRESSURE 1,500 PSF
3. THE BUILDING PAD AREA SHALL BE STRIPPED OF ALL VEGETATION AND SOFT SOIL TO PROVIDE A MINIMUM OF 24 INCHES OF SELECT FILL BELOW THE SLAB
4. COMPACT SUBGRADE AND SELECT FILL TO 95% OF STANDARD PROCTOR AT OPTIMUM MOISTURE CONTENT.
5. SLOPE THE EXTERIOR GRADE AWAY FROM THE EXCAVATIONS.
6. FOOTING SHALL BE NEATLY EXCAVATED AND BE FREE OF LOOSE MATERIAL AND STANDING WATER.
7. CONTRACTOR SHALL REMOVE AND OVER EXCAVATE ALL TREE ROOT BALLS AND FILL WITH LEAN CONCRETE OR SPECIFIED SELECT STRUCTURAL FILL.

RETAINING WALLS AND FOOTINGS

1. THE RETAINING WALL FOOTINGS HAVE BEEN PROPORTIONED USING THE PRESUMPTIVE BEARING VALUES AS DENOTED IN THE IBC 2012 SECTION 1804, TABLE 1804.2, CLAY (CH) MATERIALS.
- ALLOWABLE BEARING PRESSURES1,500 PSF
2. THE EXCAVATION FOR THE FOOTING SHALL BE COMPLETED WITH A SMOOTH TOOTH BUCKETS. THE EXCAVATION SHALL BE LINED WITH A 6 MIL VISQUEEN IF CONCRETE PLACEMENT DOES NOT OCCUR WITHIN 24 HOURS OF THE FOOTING EXCAVATION.
3. THE EXCAVATION SHALL BE FREE OF MUD AND STANDING WATER.
4. WEEPS SHALL BE INSTALLED IN THE BACK OF THE WALL TO PREVENT THE BUILD UP OF HYDROSTATIC PRESSURE BEHIND THE WALL.
5. THE GENERAL CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND GENERAL CONDITIONS DURING EXCAVATION OPERATIONS. REPORT ANY ABNORMAL CONDITIONS TO THE DESIGN TEAM FOR REVIEW PRIOR TO CONTINUING FURTHER WORK.
6. WALLS RETAINING SOIL HAVE BEEN DESIGNED TO RESIST THE FOLLOWING LATERAL EARTH PRESSURES:
- LATERAL EARTH PRESSURE (ACTIVE).....30 PCF (WELL GRADED CLEAN GRAVEL)
FACTORY OF SAFETY OVERTURNING 1.5 F.S.
FACTORY OF SAFETY SLIDING 1.5 F.S.

STRUCTURAL CONCRETE

1. CONCRETE SPECIFIED IN THESE PLANS SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR AGGREGATES AND ASTM C150 FOR TYPE I PORTLAND CEMENT AND SHALL BE PROPORTIONED TO ACHIEVE A COMPRESSIVE STRENGTH (F'c) OF AT 28 DAYS:
- SLAB ON GRADE FOUNDATIONS 3,000 PSI (NORMAL WEIGHT)
2. FLY ASH, WHEN USED, SHALL CONFORM TO ASTM C618, TYPE C OR F. THE RATIO OF THE FLY ASH IN THE MIX SHALL NOT EXCEED 25 PERCENT AND SHALL TAKE INTO ACCOUNT THE SPECIFIC PROPERTIES.
3. WATER USED IN THE MIXING CONCRETE SHALL CONFORM TO ASTM C1602.
4. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE LATEST EDITION OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R AND CRSI.
5. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 304R.
6. CURING OF CONCRETE SHALL BE PER THE RECOMMENDATIONS OF ACI 308R.
7. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS PER ACI 7.7:
- CONCRETE EXPOSED TO WEATHER
- #5 BARS AND SMALLER.....1 - 1/2 INCHES
ALL OTHER BARS.....2 INCHES
- CONCRETE CAST AGAINST EARTH
- GRADE BEAMS AND SLABS:
TOP.....1 - 1/2 INCHES
BOARD FORMED SIDES.....2 INCHES
EARTH FORMED SIDES.....3 INCHES
BOTTOM.....3 INCHES
- THE CONTRACTOR SHALL PROVIDE STANDARD BAR CHAIRS, SPACERS AND/OR INDUSTRY STANDARD SUPPORT MECHANISMS AS REQUIRED TO MAINTAIN CONCRETE COVER SPECIFIED ABOVE FOR EACH CONDITION.
8. STEEL DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO FULL MESHES AT SPLICES.
10. REINFORCING SHALL NOT BE WELDED OR COLD BENT IN THE FIELD UNLESS APPROVED BY THE ENGINEER.
11. ALL REINFORCING SHALL BE CONTINUOUS THROUGH ALL MEMBERS AND MAY BE SPLICED USING 40 BAR DIAMETERS AND STAGGERED ALONG THE BEAM.
12. HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION UNLESS SPECIFICALLY SHOWN IN THE CONTRACT DOCUMENTS. ALL OTHER JOINTS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.
13. CONDUIT, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, CHAPTER 6.3.

STRUCTURAL WOOD

1. DESIGN AND DETAILING SHALL MEET THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION, NDS 2012.
2. ALL MEMBERS SHALL HAVE A MOISTURE CONTENT LESS THAN 19% AT TIME OF INSTALLATION.
3. ALL SAWN TIMBER FOR JOISTS, WALL AND BEAMS SHALL BE VISUALLY GRADED SOUTHERN PINE DIMENSIONAL LUMBER, GRADE NO. 2 OR BETTER, UNLESS NOTED OTHERWISE. THE MINIMUM DESIGN VALUES SHALL BE AS SPECIFIED BY THE NDS.
4. SPECIFIED LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL MEET THE FOLLOWING MINIMUM DESIGN VALUES:
- Fb= 2,900 PSI (NOT ADJUSTED FOR SIZE)
Fv= 285 PSI
Fv PERP= 845 PSI
Fv PARALLEL= 2,600 PSI
MODULUS OF E= 2,000,000 PSI
5. ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F 1667.
6. ALL NAILS SHALL BE INSTALLED PER THE FASTENING SCHEDULE TABLE R602.3(1) OF THE IRC.
7. ALL MISC STRAPS, CLIPS AND HANGERS SHALL BE SIMPSON OR EQUAL.
8. SPLIT OR DAMAGED MEMBERS SHALL BE REMOVED AND REPLACED.
9. MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
10. BUILT UP MEMBERS OF MULTIPLE PLIES SHALL BE GANG NAILED PER THE MANUFACTURER'S SPECIFICATIONS OR THE IRC TABLE R602.3(1).
11. ALL POSTS AND BEAM REACTIONS SHALL HAVE CONTINUOUS SUPPORT TO THE FOUNDATION.
12. DOUBLE TOP PLATES SHALL BE PROVIDED AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. LAP AT CORNERS. ALL DISCONTINUOUS PLATES SHALL BE STRAPPED WITH A 20 GA STRAP x 24" LONG CENTERED ON JOINT.
13. CORNER STUDS SHALL BE DETAILED PER THE IRC.
14. ALL HEADERS NOT SHOWN SHALL BE PER THE IRC TABLE 502.5 (1) & (2).
15. BOLTS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1 AND BE PRE DRILLED TO A MINIMUM OF 1/32 INCH TO A MAXIMUM OF 1/16 INCH LARGER THAN THE BOLT DIAMETER. HOLES SHALL ALIGN AND NOT BE FORCEFULLY DRIVEN THROUGH.
16. ROOF DECKING SHALL BE A MINIMUM OF 15/32 APA RATED SHEATHING 32/16 EXTERIOR GRADE PLYWOOD OR OSB. NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6" O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKED AT ALL EDGES.
17. CONTINUOUS WALL SHEATHING SHALL BE A MINIMUM OF 7/16" APA RATED SHEATHING 24/16, EXTERIOR EXPOSURE 1 PLYWOOD OR OSB. NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6" O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKING.
18. FLOOR DECKING SHALL BE 23/32" T & G APA RATED STURD-I FLOOR WITH A 24" SPAN RATING EXPOSURE 1. MINIMUM WIDTH INSTALLED SHALL BE 24" WIDE AND PANEL JOINTS STAGGERED INSTALLED PERPENDICULAR TO THE SUPPORTS.
19. INTERIOR GYPSUM WALLS SHALL BE SHEATHED WITH 1/2" THICK GYPSUM CONFORMING TO THE REQUIREMENTS OF ASTM C36 AND INSTALLED PER GA-216. 5/8" THICK TYPE X AT GARAGES CEILINGS BELOW HABITABLE AREAS.
- PREMANUFACTURED TRUSSES
1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THIS SPECIFICATION AND WHERE ANY APPLICABLE FEATURE IS NOT SPECIFICALLY COVERED HEREIN, DESIGN SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE AFAPA'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", ANSI/TPI AND ALL APPLICABLE LEGAL REQUIREMENTS.
2. TRUSS MANUFACTURER SHALL FURNISH TRUSS DESIGN DRAWINGS PREPARED UNDER THE DIRECT SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER IN THAT STATE OF THE PROJECT LOCATION.
3. THE TRUSS MANUFACTURER SHALL SUBMIT THE TRUSS SUBMITTALS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE MANUFACTURING OF TRUSSES.
4. THE TRUSS DESIGN DRAWINGS SHALL INCLUDE AS A MINIMUM:
- A. SLOPE OR DEPTH, SPAN, AND SPACING.
B. LOCATION OF ALL JOINTS
C. REQUIRED BEARING WIDTHS
D. DESIGN LOADS AS APPLICABLE:
I. TOP CHORD LIVE LOAD
II. TOP CHORD DEAD LOAD
III. BOTTOM CHORD LIVE LOAD
IV. BOTTOM CHORD DEAD LOAD
V. CONCENTRATED LOADS
E. ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE DESIGN VALUES
F. EACH REACTION FORCE AND DIRECTION
G. METAL CONNECTOR PLATE SIZES
H. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER
I. CONNECTION REQUIREMENTS, HANGERS, ETC.
J. CALCULATED DEFLECTIONS AND/OR RATIOS FOR LIVE AND TOTAL LOAD COMBINATIONS
K. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBER
5. LUMBER USED SHALL BE IDENTIFIED BY GRADE AND MARK.
6. FULL DEPTH BLOCKING PANELS SHALL BE PROVIDED AT ALL BRACED WALL LINES.
7. THE MANUFACTURER SHALL PROVIDE ALL TEMPORARY STABILITY BRACING AND SHOWN IN DETAIL ITS PLACEMENT AND ATTACHMENT REQUIREMENTS.

SPECIAL INSPECTIONS

1. THE OWNER OR THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED TESTING AGENCIES TO PERFORM INSPECTIONS DURING THE CONSTRUCTION OF TYPES LISTED IN SECTION 1704. THE APPROVED AGENCIES SHALL PROVIDE QUALIFIED SPECIAL INSPECTORS TO PERFORM THE REQUIRED INSPECTIONS.
2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE INSPECTIONS. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THEIR COMPETENCE AND EXPERIENCE AND/OR TRAINING TO PERFORM SUCH INSPECTIONS.
3. THE PURPOSE OF THE INSPECTIONS SHALL BE TO ENFORCE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, REFERENCED CODES, GEOTECHNICAL REPORT, AND THE INTERNATIONAL BUILDING CODE SECTION 1704.
4. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH TO THE BUILDING OFFICIAL, ARCHITECT AND ENGINEER OF RECORD. REPORTS SHALL INDICATE WORK INSPECTED WAS IN CONFORMANCE OR NONCONFORMANCE IN REGARDS TO THE APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND EOR PRIOR TO COMPLETING WORK IN THAT PHASE. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTION AND CORRECTION OF DISCREPANCIES NOTED IN THE INSPECTION REPORT SHALL BE SUBMITTED IN A AGREEABLE TIME FRAME.
5. THE ENGINEER OF RECORD SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS WITH THE PERMIT APPLICATION, REFERENCE TABLE 1704.3 OF THE IBC.

STRUCTURAL CONCRETE

1. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY TABLE 1704.4 AND THE STATEMENT OF SPECIAL INSPECTIONS.

FRAMING INSPECTION

1. ALL FRAMING SHALL BE INSPECTED FOR SIZE, SPACING, GRADE STAMPS, AND GENERAL PLACEMENT PER THE ISSUED DRAWINGS. ALL JOIST HANGERS SHALL BE REVIEWED FOR TYPE AND COMPLETE NAILING PATTERNS PER THE MANUFACTURER SPECIFICATIONS.

BOSTON COMMONS
122-130 BOSTON ST
SAN ANTONIO, TX 78202



343 Camahan Street
San Antonio, Texas 78209
p. 210.241.8164
Texas Firm Registration No. F-17272
13th Lv Project No. 1018-19



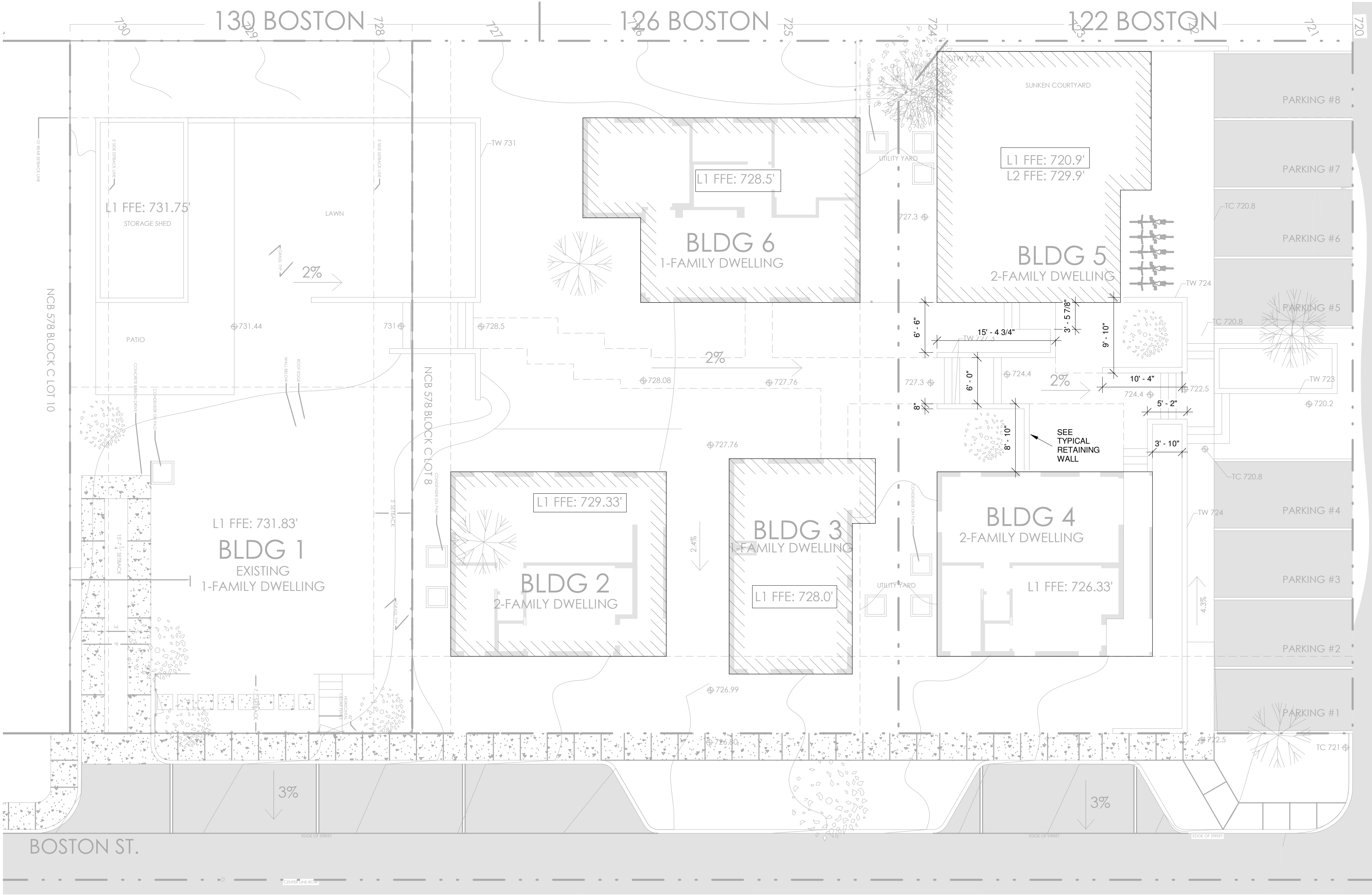
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#	DATE	DESCRIPTION

GENERAL NOTES AND
SPECIAL INSPECTIONS

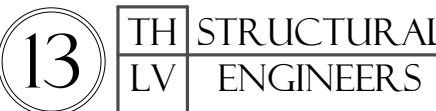
PROJECT NO.	
DATE:	10/01/2019
DRAWN BY:	SGU
REVIEWED BY:	SGU

SHEET NO.

S0.0



BOSTON COMMONS
122-130 BOSTON ST
SAN ANTONIO, TX 78202



343 Camahan Street
San Antonio, Texas 78209
p. 210.241.8164
Texas Firm Registration No. F-17272
13th Lv Project No. 1018-19



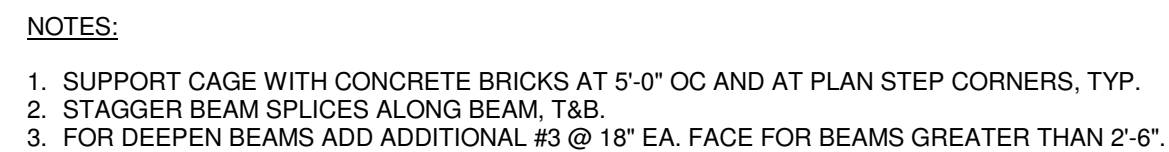
ISSUE		
#	DATE	DESCRIPTION

SITE PLAN

PROJECT NO.	
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SHEET NO.

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NOTES:

1. SUPPORT CAGE WITH CONCRETE BRICKS AT 5'-0" OC AND AT PLAN STEP CORNERS, TYP.

NOTE:
DRAPE MAIN REINFORCING OF BEAM IF
DROP IS LESS OR EQUAL THAN 1 1/2",
SEE PLAN. PROVIDE Z-BARS IF GREATER

PLACING AT CORNERS

PLACING AT INTERSECTIONS

WALL CORNER

TYPICAL RAFTER TO PLATE
3/4" = 1'-0"

5 JOIST PARALLEL TO WALL

6 TYPICAL FLUSH BEAM

7 TYPICAL FRAMED WALL OPENING

WALL CORNER

TYPICAL RAFTER TO PLATE
3/4" = 1'-0"

10 FLOOR JOIST TO WALL

10 FLOOR JOIST TO WALL

11 STAIR SHAFT

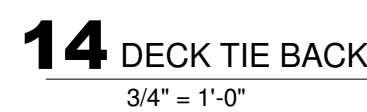
11 STAIR SHAFT

12 STAIRS ON GRADE

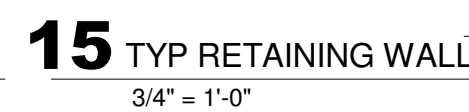
12 STAIRS ON GRADE

13 TYPICAL GABLE END

13 TYPICAL GABLE END



14 DECK TIE BACK



15 TYP RETAINING WALL
3/4" = 1'-0"



2 SECOND FLOOR FRAMING - BLDG 2



NOTES:

1. DOUBLE STUD AT ENDS OF ALL SHEAR WALL/BRACED WALL PANELS, SEE SHEAR WALL PLANS FOR HOLD DOWN LOCATIONS, IF REQUIRED.
2. ALL SHEAR AND LOAD BEARING WALLS SHALL RECEIVE A DOUBLE TOP PLATE MATCH SIZE AND GRADE.
3. ALL STUDS SHALL BE FULLY SHEATHED ON BOTH SIDES PER THE DRAWINGS.

NOTES:

1. DOUBLE STUD AT ENDS OF ALL SHEAR WALL/BRACED WALL PANELS, SEE SHEAR WALL PLANS FOR HOLD DOWN LOCATIONS, IF REQUIRED.
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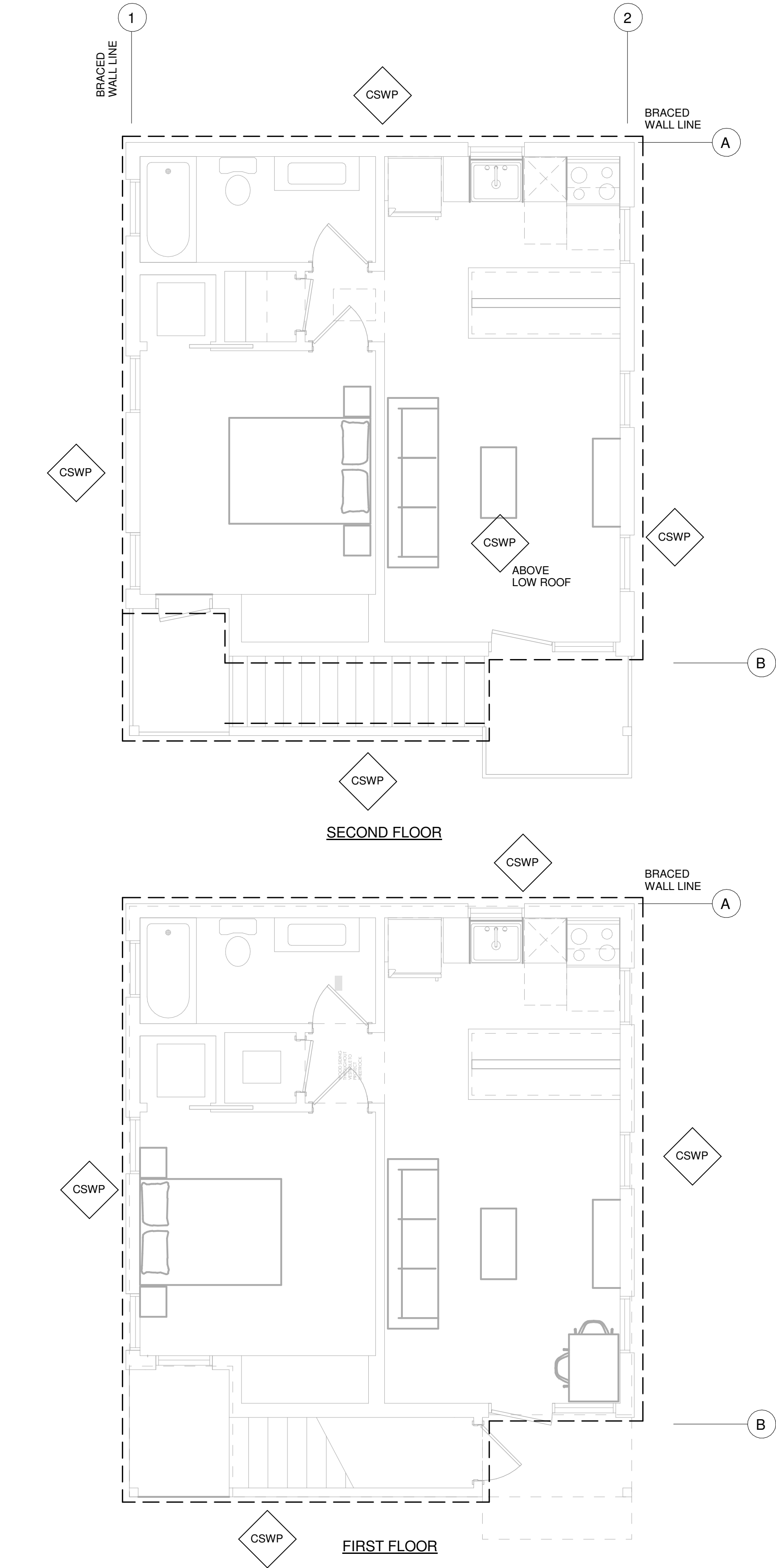


1/4" = 1'-0"

1. T/SLAB ELEVATION REFERENCE 0'-0" = REF CIVIL, MAINTAIN 18" TO 24" ABOVE FINISHED GRADE MINIMUM.
2. REFER TO ARCH FOR PLUMBING LOCATIONS. UTILITIES SHALL BE INSTALLED AFTER BUILDING PAD HAS BEEN PREPARED.
3. REF TO TYPICAL DETAILS FOR THOSE NOT SHOWN ON PLAN.
4. REF TO BRACED WALL PLAN FOR HOLD DOWN REQUIREMENTS AND LOCATIONS.

1. T/SLAB ELEVATION REFERENCE 0'-0" = REF CIVIL, MAINTAIN 18" TO 24" ABOVE FINISHED GRADE MINIMUM.
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3. REF TO TYPICAL DETAILS FOR THOSE NOT SHOWN ON PLAN.
4. REF TO BRACED WALL PLAN FOR HOLD DOWN REQUIREMENTS AND LOCATIONS.

S1.0



1 FIRST AND SECOND LEVEL BRACING PLAN- BLDG 2
1/4" = 1'-0"

2018 INTERNATIONAL RESIDENTIAL CODE BRACING METHOD:

1. CONTINUOUSLY SHEATED WALL PANELS WITH INTERMITTENT WALL FRAMING AS REQUIRED. WALLS HAVE BEEN DESIGNED PER ENGINEERING ANALYSIS USING THE SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (ANSI/AP & P/A SDPWS).
2. SEE SHEAR WALL SCHEDULE ON 2/S2.0 FOR PANEL DESIGNATION AND NAILING REQUIREMENTS.
3. ALL SHEAR WALLS SHALL HAVE A DOUBLE TOP PLATE AND ENDS OF THE TOP PLATES SHALL STAGGERED 48" MIN AND SHALL BE NAILED WITH EIGHT 16d FACE NAILED ON EACH SIDE OF THE JOINT.
4. ALL TOP PLATES AT CORNERS AND INTERSECTIONS SHALL BE LAPPED AND FACE NAILED WITH TWO 16d NAILS.
5. ENDS OF SHEAR WALL PANELS SHALL BE TERMINATED WITH (2) 2x CHORD MEMBERS. CONTRACTOR TO COORDINATE AN ANCHOR BOLT AT AT LEAST 6 INCHES FROM EACH END OF THE SHEAR WALL PANELS.
6. ALL DISCONTINUOUS TOP PLATES SHALL BE SPICED WITH A CS20 x 2'-0" EA SIDE OF DISCONTINUITY.
7. ALL NAILING NOT SHOWN SHALL BE COMPLETED PER THE GENERAL NOTES.

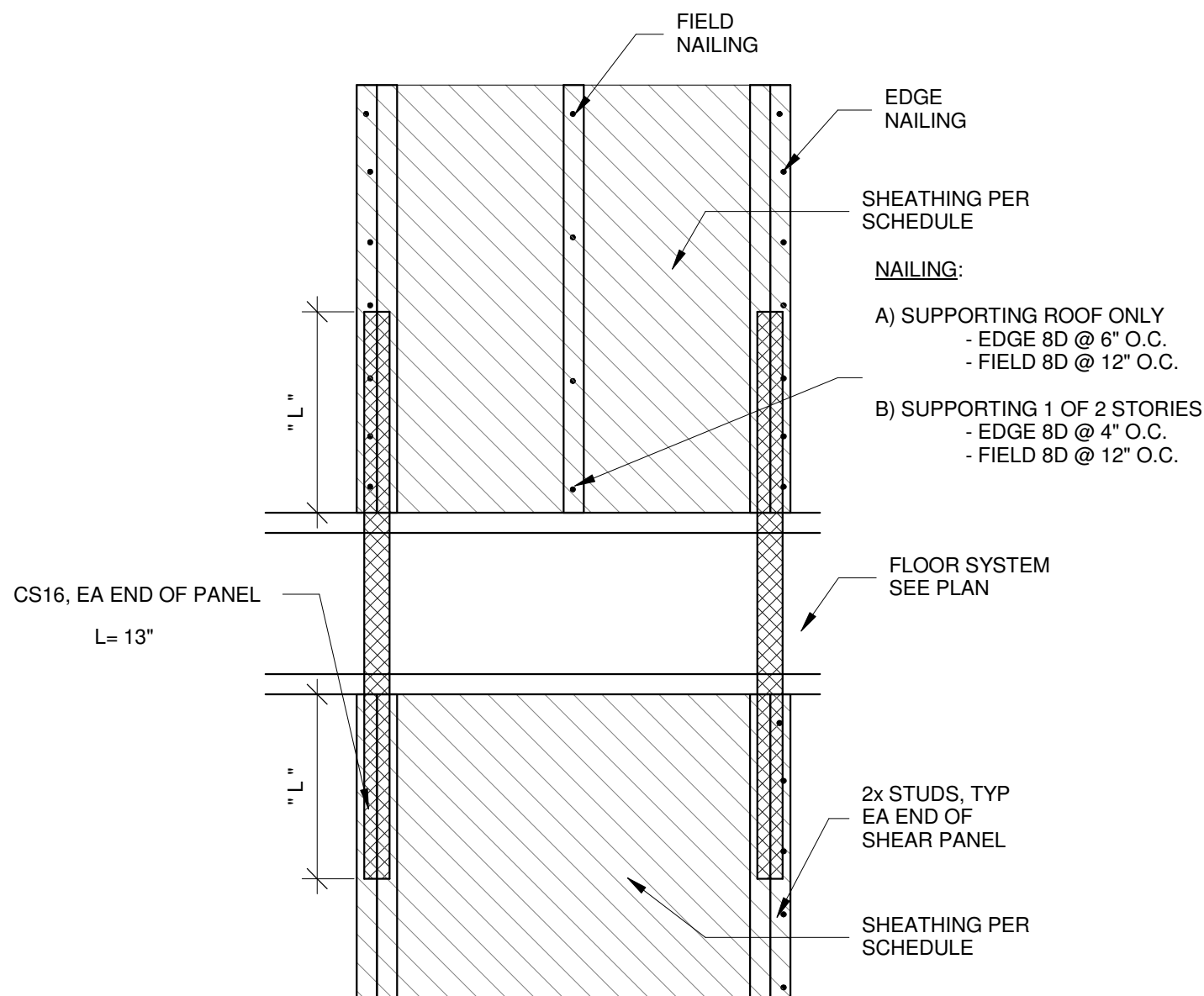
SHEAR WALL SCHEDULE

PANEL DESIGNATION	SHEATHING MATERIAL	THICKNESS	EDGE NAILING PATTERN/ FIELD NAILING PATTERN
GP1	GYPSUM INTERIOR WALL BOARD	5/8"	6d COOLER NAIL @ 7" O.C./ 6d COOLER NAIL @ 7" O.C.
GP2	GYPSUM EXTERIOR WALL BOARD	5/8"	6d COOLER NAIL @ 7" O.C./ 6d COOLER NAIL @ 7" O.C.
CSWP	WOOD EXTERIOR	7/16"	8d COMMON NAIL @ 6" O.C. 8d COMMON NAIL @ 12" O.C.
PFH	WOOD EXTERIOR	7/16"	SEE DETAIL 3/S2.0
ABW	WOOD EXTERIOR	7/16"	SEE DETAIL 4/S2.0

NOTES:

1. SEE BRACED WALL PLAN 1/S2.0 FOR PANEL APPLICATION.
2. SEE GENERAL NOTES FOR PANEL SPECIFICATIONS AND OTHER REQUIREMENTS.
3. PANELS SHALL BE INSTALLED PARALLEL TO WALL STUDS.
4. GYPSUM PANELS SHALL NOT BE LESS THAN 2'-0" WIDE.
5. 6d COOLER NAIL (0.092" x 1 7/8" LONG, 1/4" HEAD) OR WALLBOARD NAIL (0.086" x 1 7/8" LONG, 9/32" HEAD) OR 0.120" NAIL x 1 1/2" LONG, MIN. 3/8" HEAD.
6. 8d COMMON NAIL (2 1/2" L x 0.131" D x 0.281" H) OR GALVANIZED BOX NAIL 2 1/2" L x 0.113" D x 0.297" H).
7. DO NOT OVERDRIVE NAILS. NAILS SHALL BE FLUSH TO THE SURFACE. ADJUST GUN PRESSURE AS REQUIRED, TEST PRIOR TO INSTALLATION TO ACHIEVE ADEQUATE NAILING.
8. LOCATE NAILS AT LEAST 3/8" FROM EDGES AND ENDS OF PANELS.
9. GYPSUM PANELS ALTERNATE FASTENERS: #6 TYPE W OR S x 1 5/8" SCREWS.
10. BLOCKING IS REQUIRED AT ALL PANEL EDGES IF NOT LOCATED ALONG COMMON FRAMING.

2 SHEAR WALL SCHEDULE
NTS



4 ALTERNATE BRACED WALL
3/4" = 1'-0"

HOLD DOWN SCHEDULE			
HOLD DOWN MARK	HOLD DOWN TYPE	ANCHOR BOLT / EMBEDMENT	NAILING: SIZE & QUANTITY
1	STHD8	--	(24) - 16d SINKERS
2	HTT4	5/8" / 0'-6"	(18) - 16d x 2 1/2"
3	HTT5	5/8" / 0'-6"	(26) - 16d x 2 1/2"
4	LTT19	5/8" / 0'-6"	(8) - 10d x 3"
5	STHD14	--	(38) - 16d SINKERS

NOTES:

1. SEE BRACED WALL PLAN 1/S2.0 FOR HOLD DOWN LOCATIONS APPLICATION.
2. SEE GENERAL NOTES FOR PANEL SPECIFICATIONS AND OTHER REQUIREMENTS.
3. ALL HOLD DOWN LOCATIONS SHALL HAVE A BUILT UP (2) 2x4 CHORD MEMBER AT EACH END.
4. STHD CAN BE INSTALLED OVER WOOD SHEATHING.
5. ALL HOLD DOWNS ARE BASED ON SIMPSON DESIGN VALUES SUBSTITUTES SHALL MEET EQUIVALENT OR GREATER. INSTALL PER SIMPSON MINIMUM SPECIFICATIONS.
6. NAILS SHALL BE HAND INSTALLED AND NOT WITH A NAIL GUN.

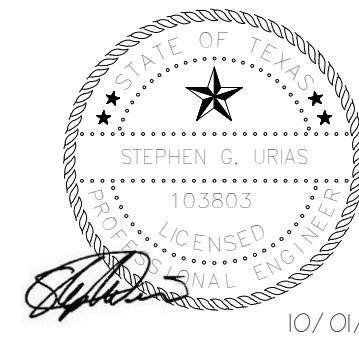
5 HOLD DOWN SCHEDULE
3/4" = 1'-0"

BOSTON COMMONS
122-130 BOSTON ST
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13TH STRUCTURAL
LV ENGINEERS

343 Camahan Street
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p. 210.241.8164

Texas Firm Registration No. F-17272
13th Lv Project No. 1018-19



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DATE DESCRIPTION

BLDG 2 & 4 BRACED
WALL PLANS AND TYP
DETAILS

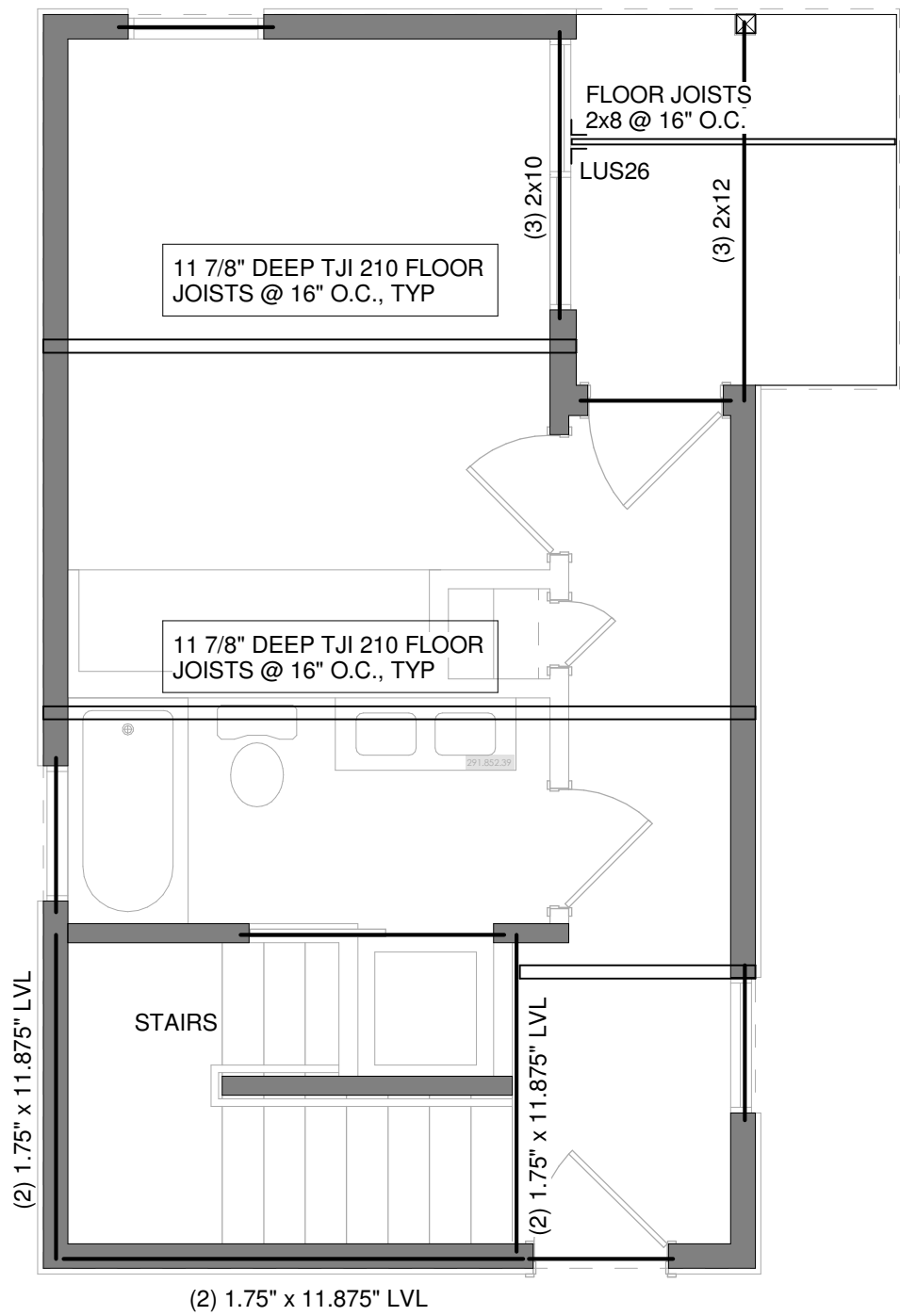
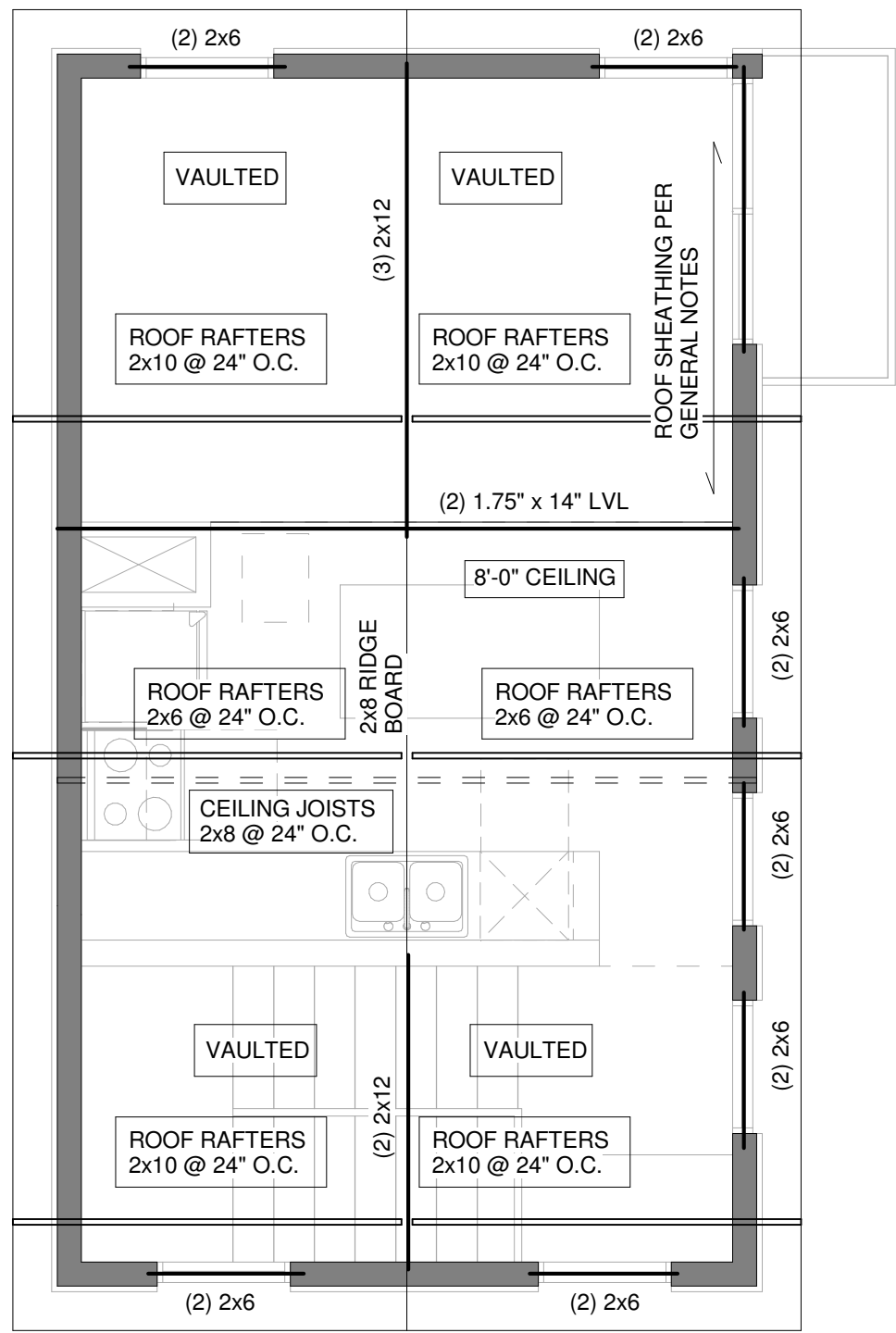
PROJECT NO.
DATE: 10/01/2019
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2 SECOND FLOOR & ROOF FRAMING - BLDG 3

1/4" = 1'-0"

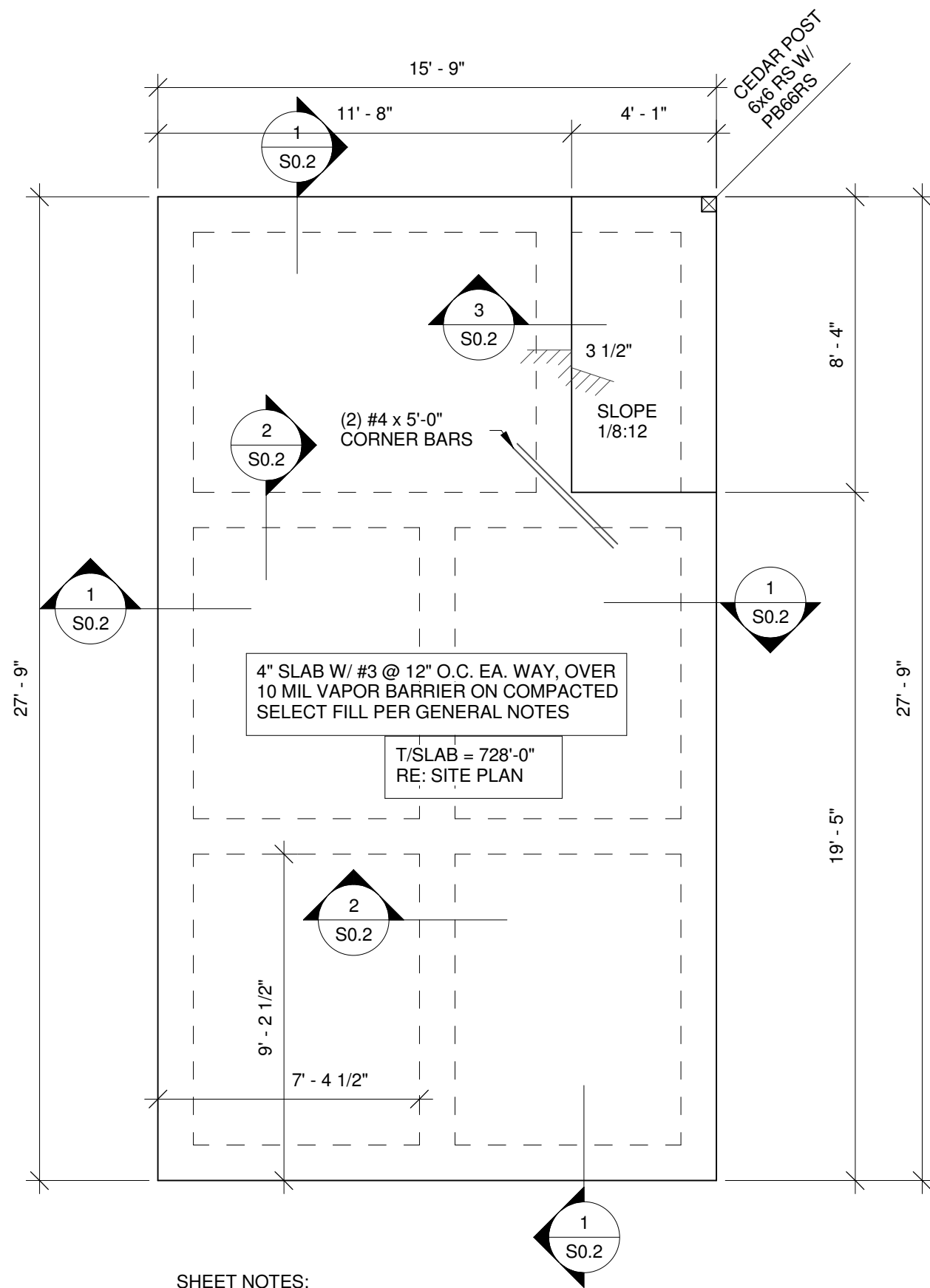


LOAD BEARING STUD WALL SCHEDULE	
LOCATION	GRADE AND SPACING
EXTERIOR SUPPORTING ROOF AND CEILING ONLY	SP No. 2 - 2x6 @ 24" O.C.
EXTERIOR SUPPORTING FLOOR, ROOF AND CEILING	SP No. 2 - 2x6 @ 16" O.C.
INTERIOR	SP No. 2 - 2x4 @ 24" O.C.

- NOTES:
- DOUBLE STUD AT ENDS OF ALL SHEAR WALL/BRACED WALL PANELS. SEE SHEAR WALL PLANS FOR HOLD DOWN LOCATIONS, IF REQUIRED.
 - ALL SHEAR AND LOAD BEARING WALLS SHALL RECEIVE A DOUBLE TOP PLATE MATCH SIZE AND GRADE.
 - ALL STUDS SHALL BE FULLY SHEATHED ON BOTH SIDES PER THE DRAWINGS.

1 FOUNDATION PLAN - BLDG 3

1/4" = 1'-0"



SHEET NOTES:

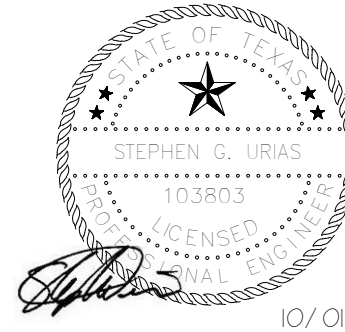
- T/SLAB ELEVATION REFERENCE 0'-0" = REF CIVIL, MAINTAIN 18" TO 24" ABOVE FINISHED GRADE MINIMUM.
- REFER TO ARCH FOR PLUMBING LOCATIONS. UTILITIES SHALL BE INSTALLED AFTER BUILDING PAD HAS BEEN PREPARED.
- REF TO TYPICAL DETAILS FOR THOSE NOT SHOWN ON PLAN.
- REF TO BRACED WALL PLAN FOR HOLD DOWN REQUIREMENTS AND LOCATIONS.

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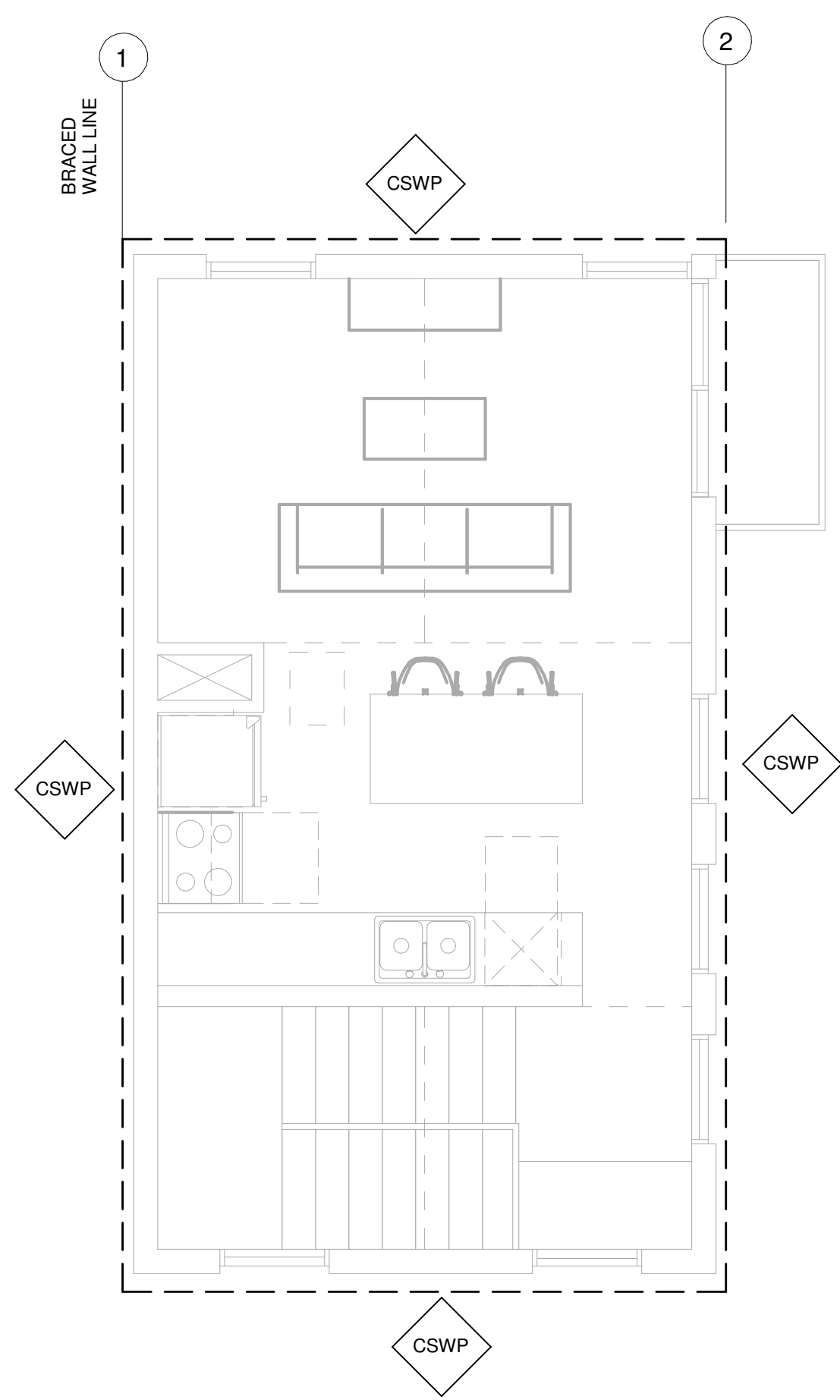
ISSUE		
#	DATE	DESCRIPTION

BLDG. 3 - FOUNDATION,
SECOND LEVEL, AND
ROOF FRAMING PLANS

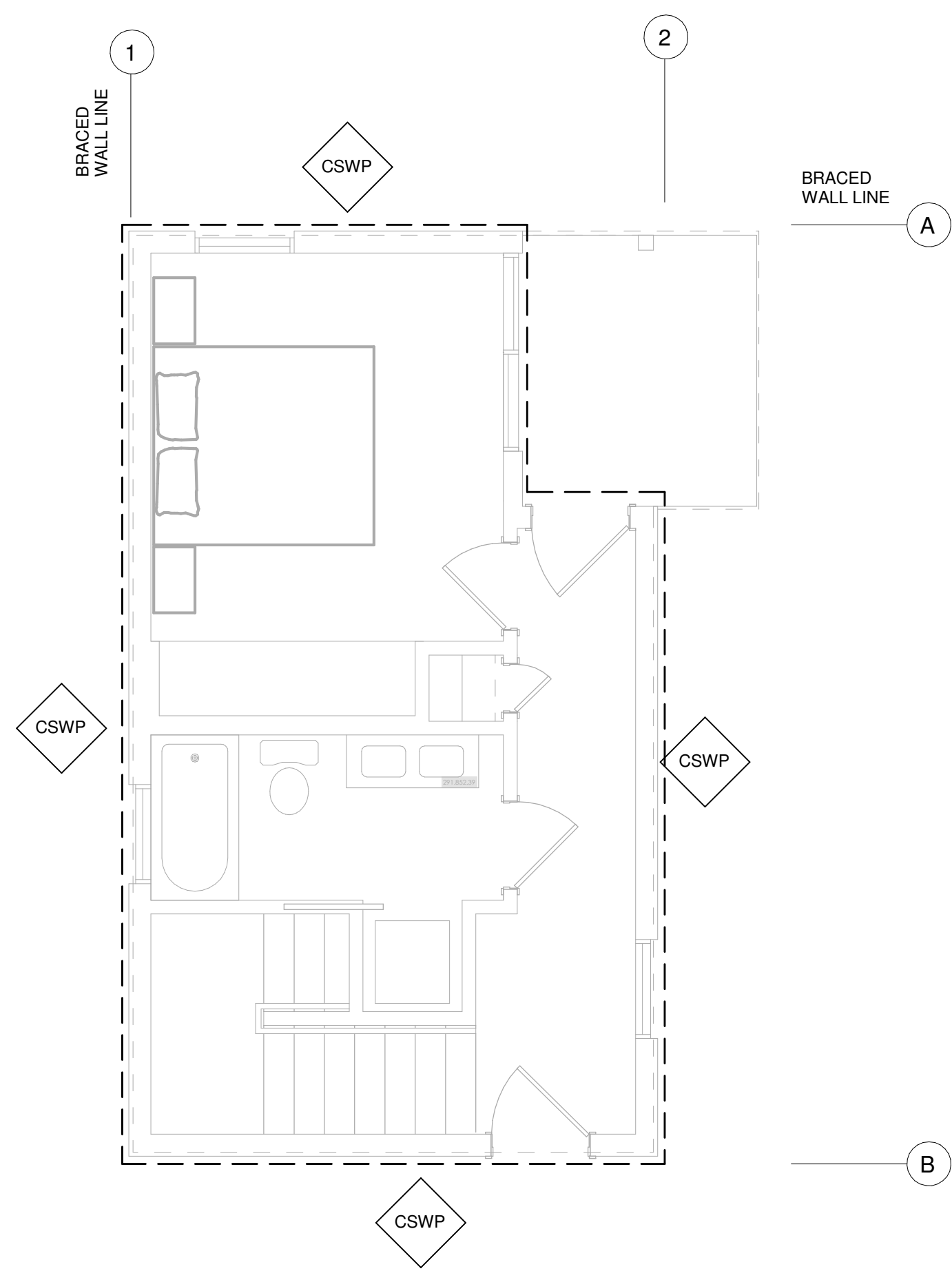
PROJECT NO.	
DATE:	10/01/2019
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REVIEWED BY:	SGU

SHEET NO.

S1.2



1 SECOND FLOOR
 FIRST AND SECOND LEVEL BRACING PLAN- BLDG 3
 1/4" = 1'-0"



FIRST FLOOR

BOSTON COMMONS
 122-130 BOSTON ST
 SAN ANTONIO, TX 78202

13TH LEVEL STRUCTURAL ENGINEERS
 343 Camahan Street
 San Antonio, Texas 78209
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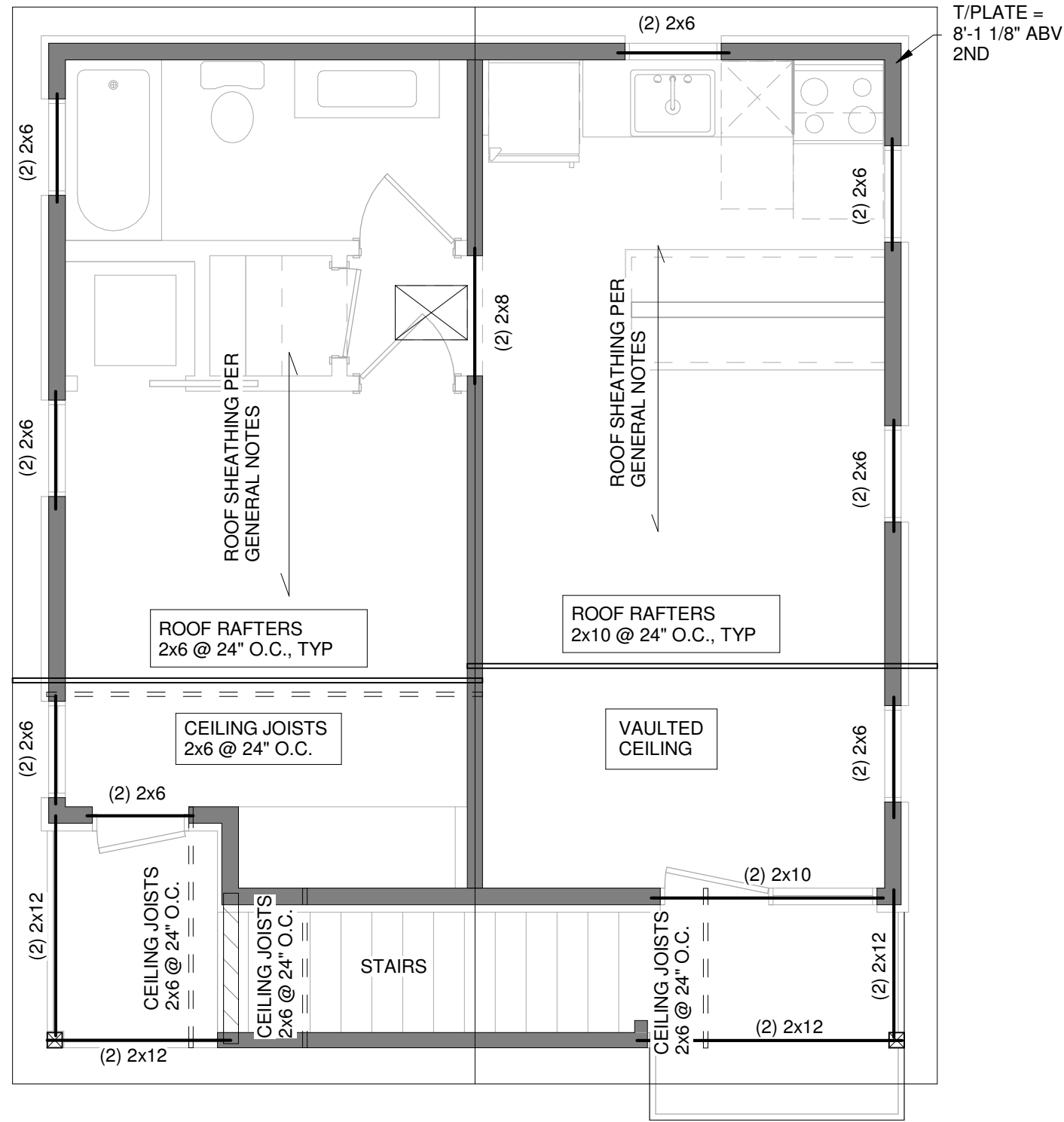
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#	DATE	DESCRIPTION

BLDG 3 BRACED WALL
 PLAN

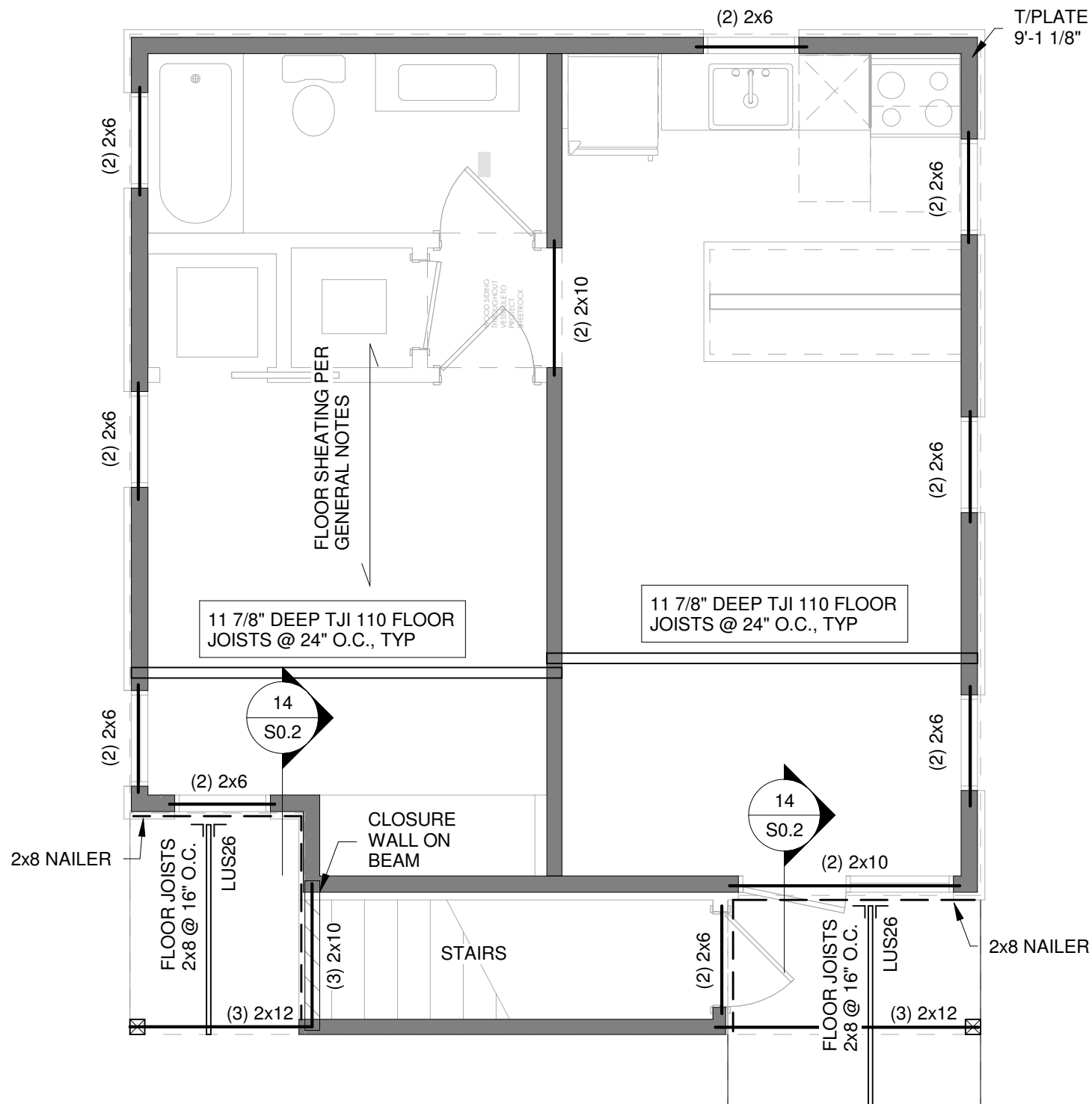
PROJECT NO.
 DATE: 10/01/2019
 DRAWN BY: SGU
 REVIEWED BY: SGU

SHEET NO.

S1.3



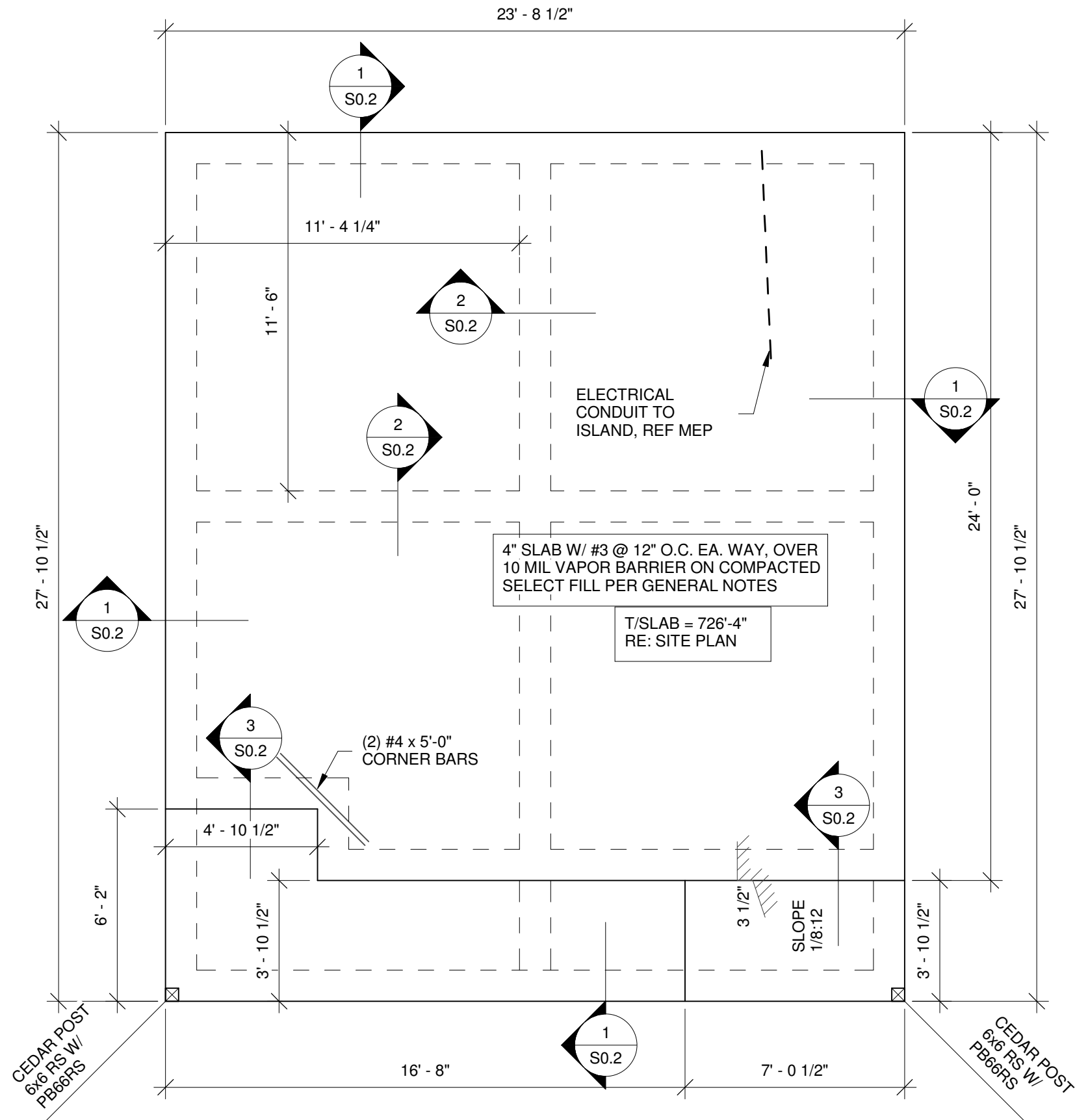
3 ROOF & CEILING FRAMING - BLDG 4
1/4" = 1'-0"



2 SECOND FLOOR FRAMING - BLDG 4
1/4" = 1'-0"

LOAD BEARING STUD WALL SCHEDULE	
LOCATION	GRADE AND SPACING
EXTERIOR SUPPORTING ROOF AND CEILING ONLY	SP No. 2 - 2x6 @ 24" O.C.
EXTERIOR SUPPORTING FLOOR, ROOF AND CEILING	SP No. 2 - 2x6 @ 16" O.C.
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NOTES:
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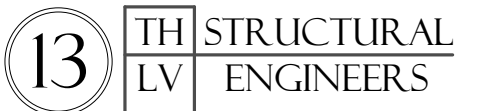


SHEET NOTES:

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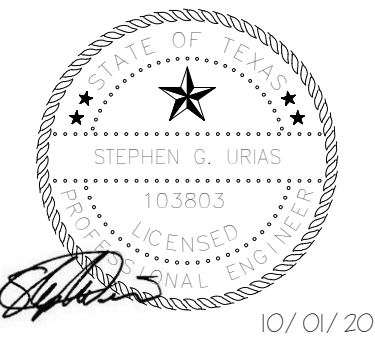
1 FOUNDATION PLAN - BLDG 4
1/4" = 1'-0"

BOSTON COMMONS
122-130 BOSTON ST
SAN ANTONIO, TX 78202



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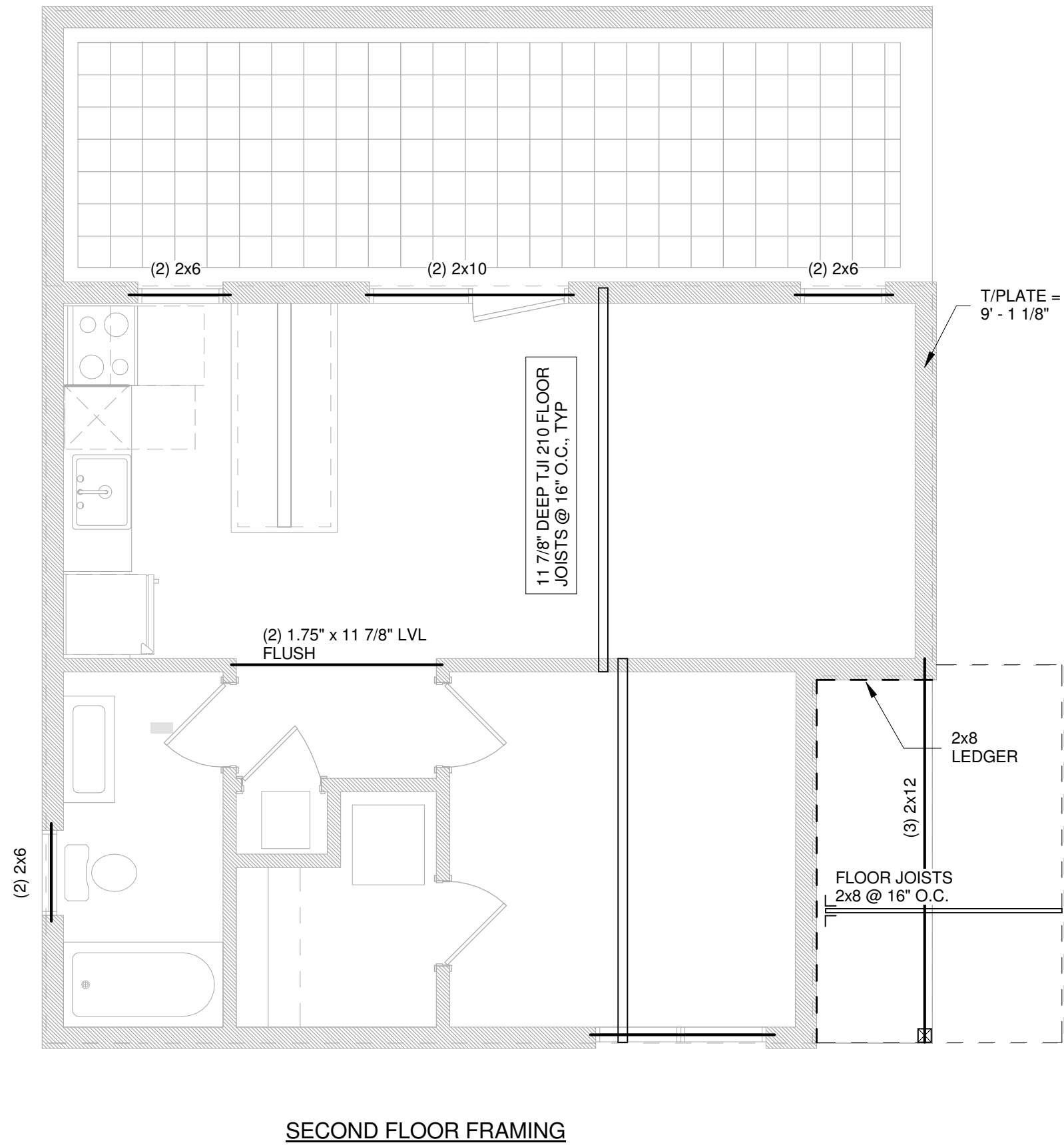
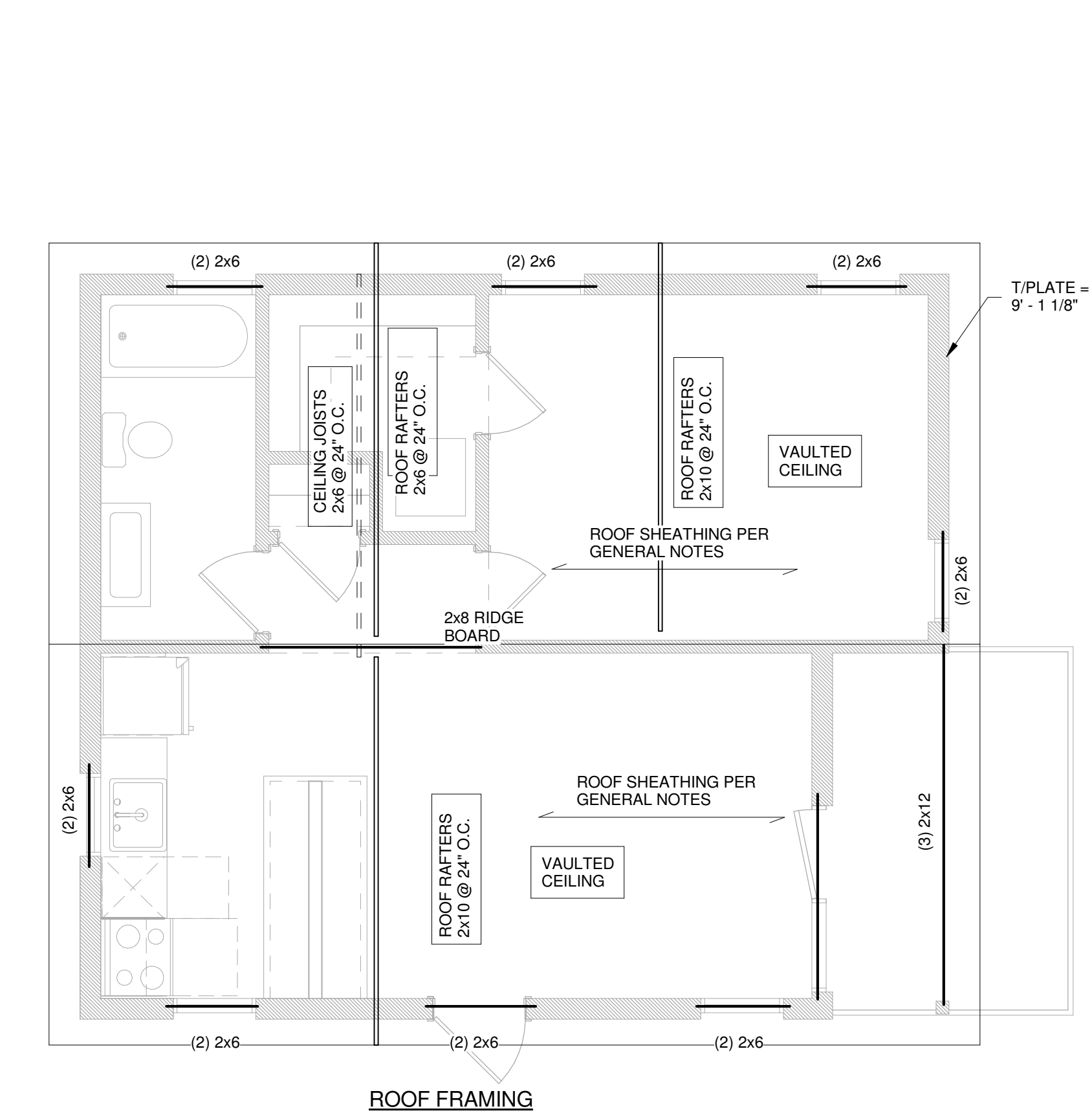
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#	DATE	DESCRIPTION

BLDG. 4 - FOUNDATION,
SECOND LEVEL, AND
ROOF FRAMING PLANS

PROJECT NO. _____
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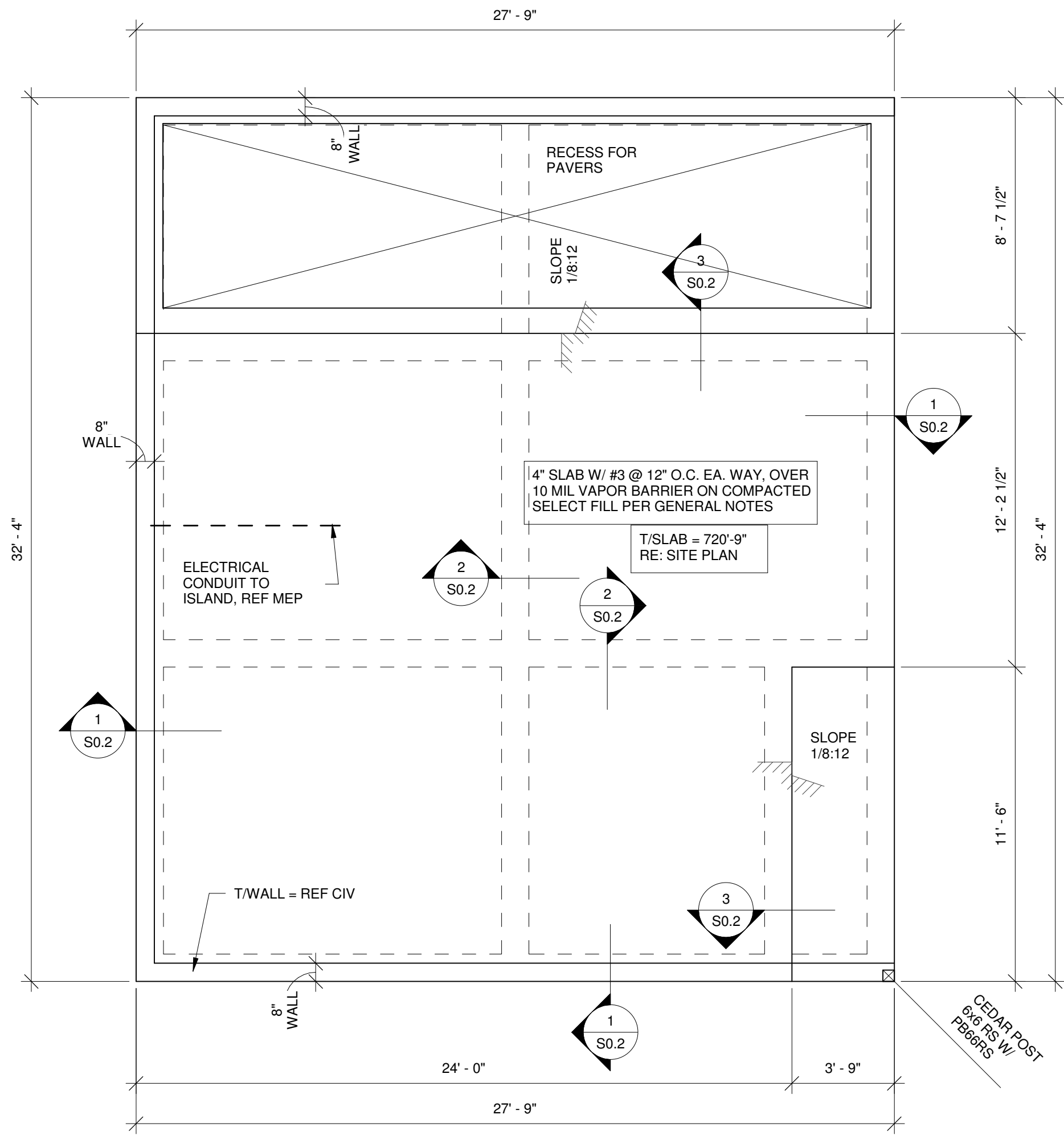
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S1.4

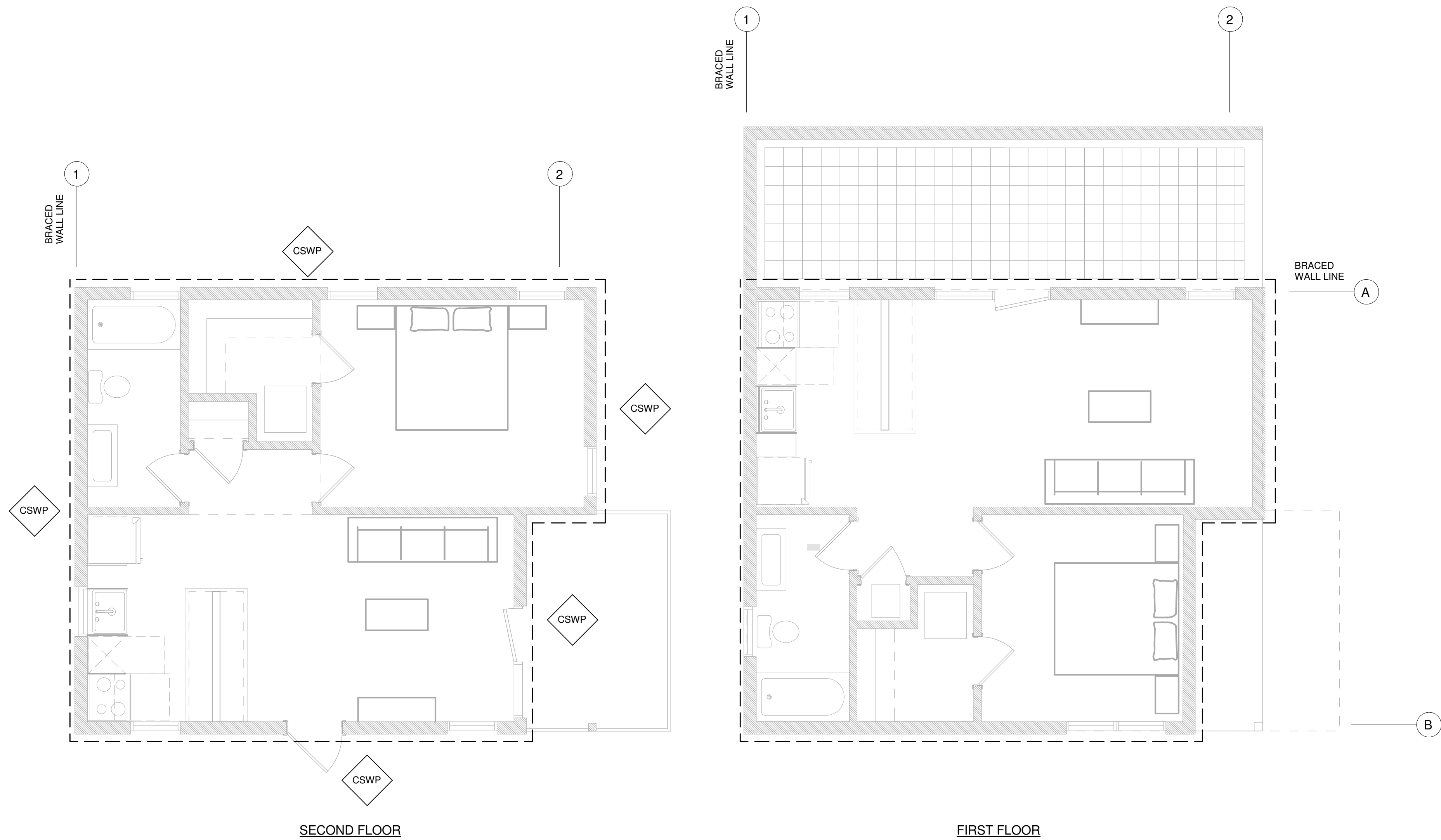


LOAD BEARING STUD WALL SCHEDULE	
LOCATION	GRADE AND SPACING
EXTERIOR SUPPORTING ROOF AND CEILING ONLY	SP No. 2 - 2x6 @ 24\" O.C.
EXTERIOR SUPPORTING FLOOR, ROOF AND CEILING	SP No. 2 - 2x6 @ 16\" O.C.
INTERIOR	SP No. 2 - 2x4 @ 24\" O.C.

NOTES:
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SHEET NOTES:
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4. REF TO BRACED WALL PLAN FOR HOLD DOWN REQUIREMENTS AND LOCATIONS.



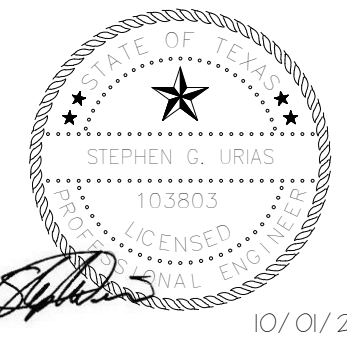
1 FIRST AND SECOND LEVEL BRACING PLAN- BLDG 5
1/4" = 1'-0"

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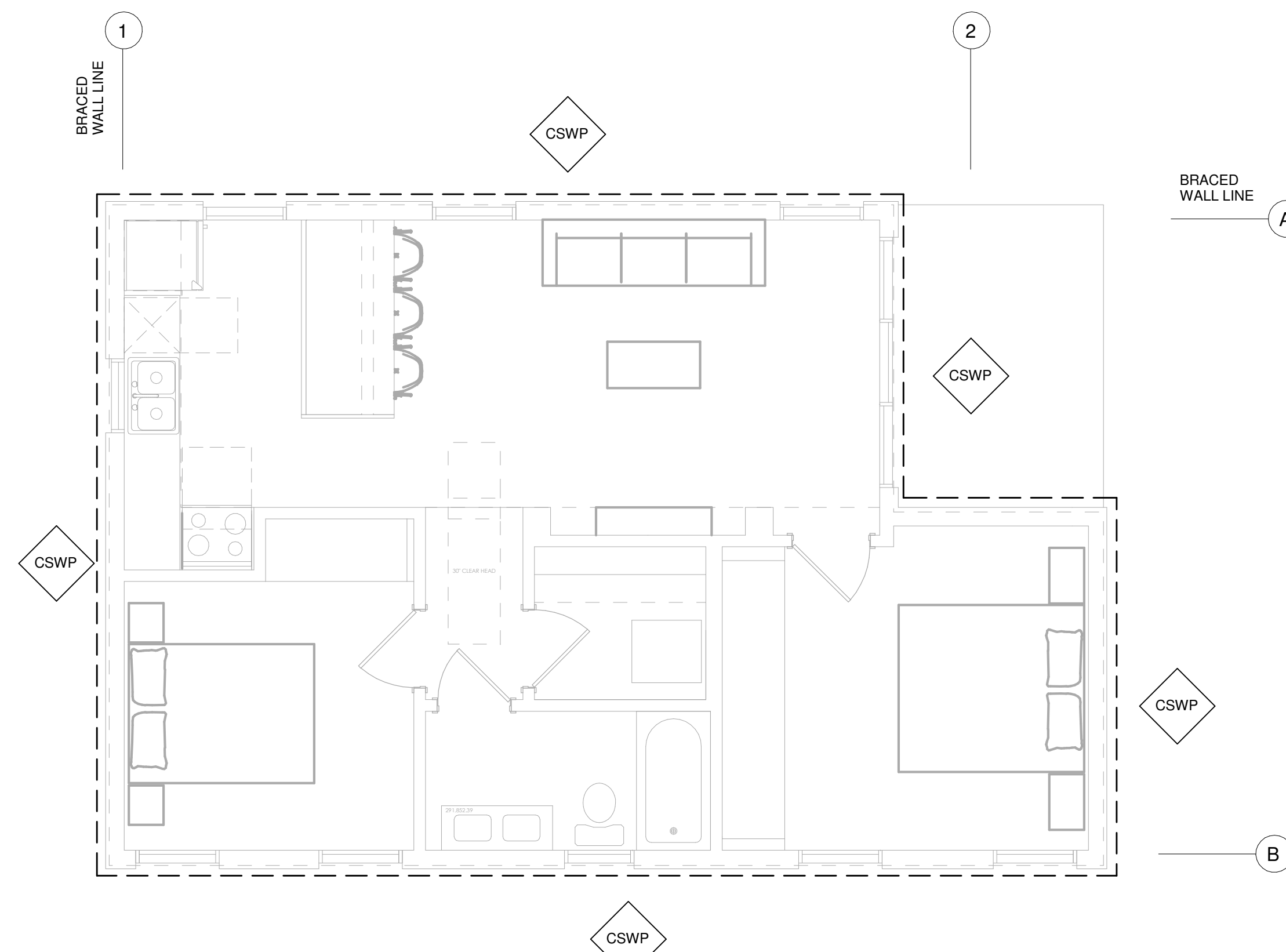
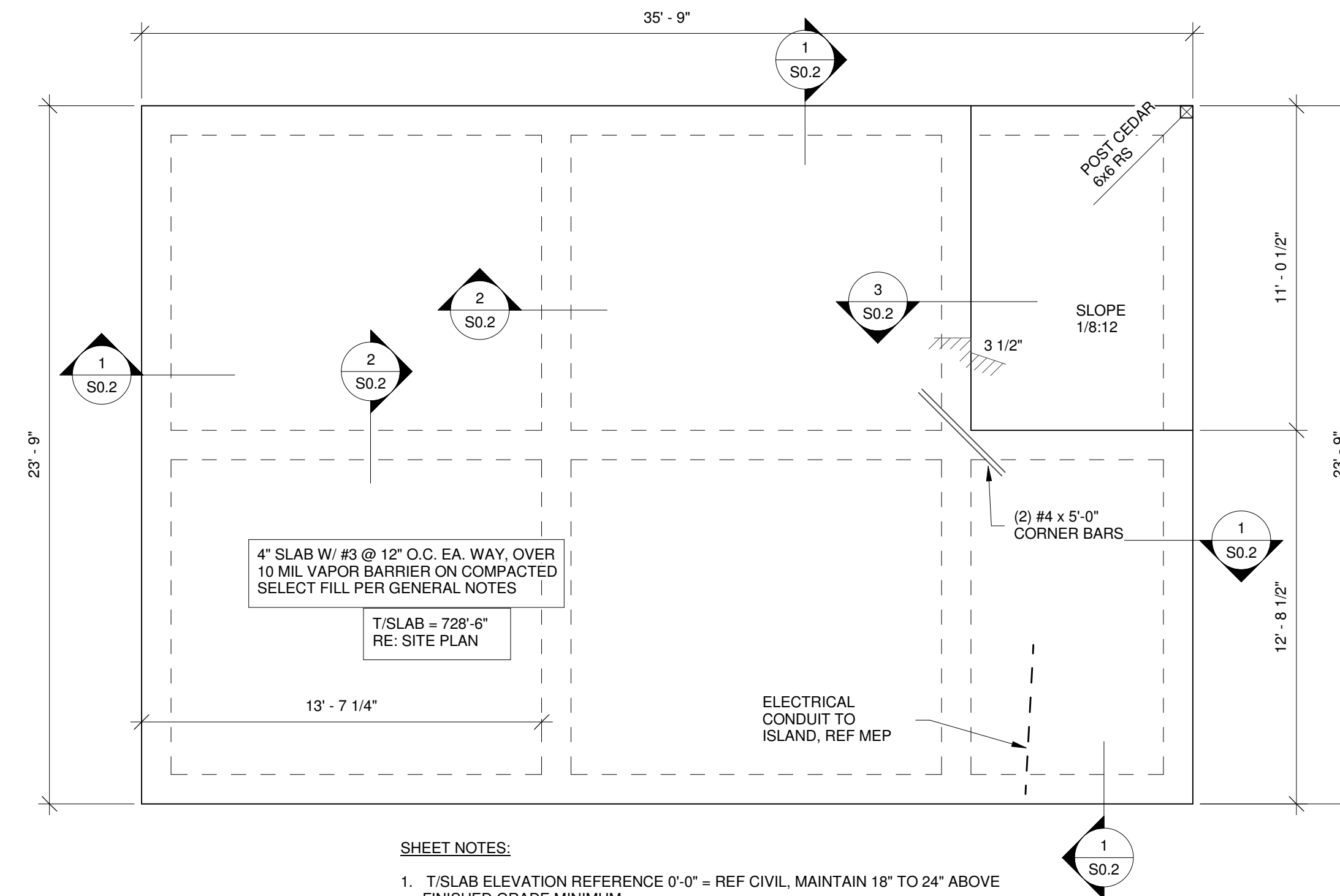
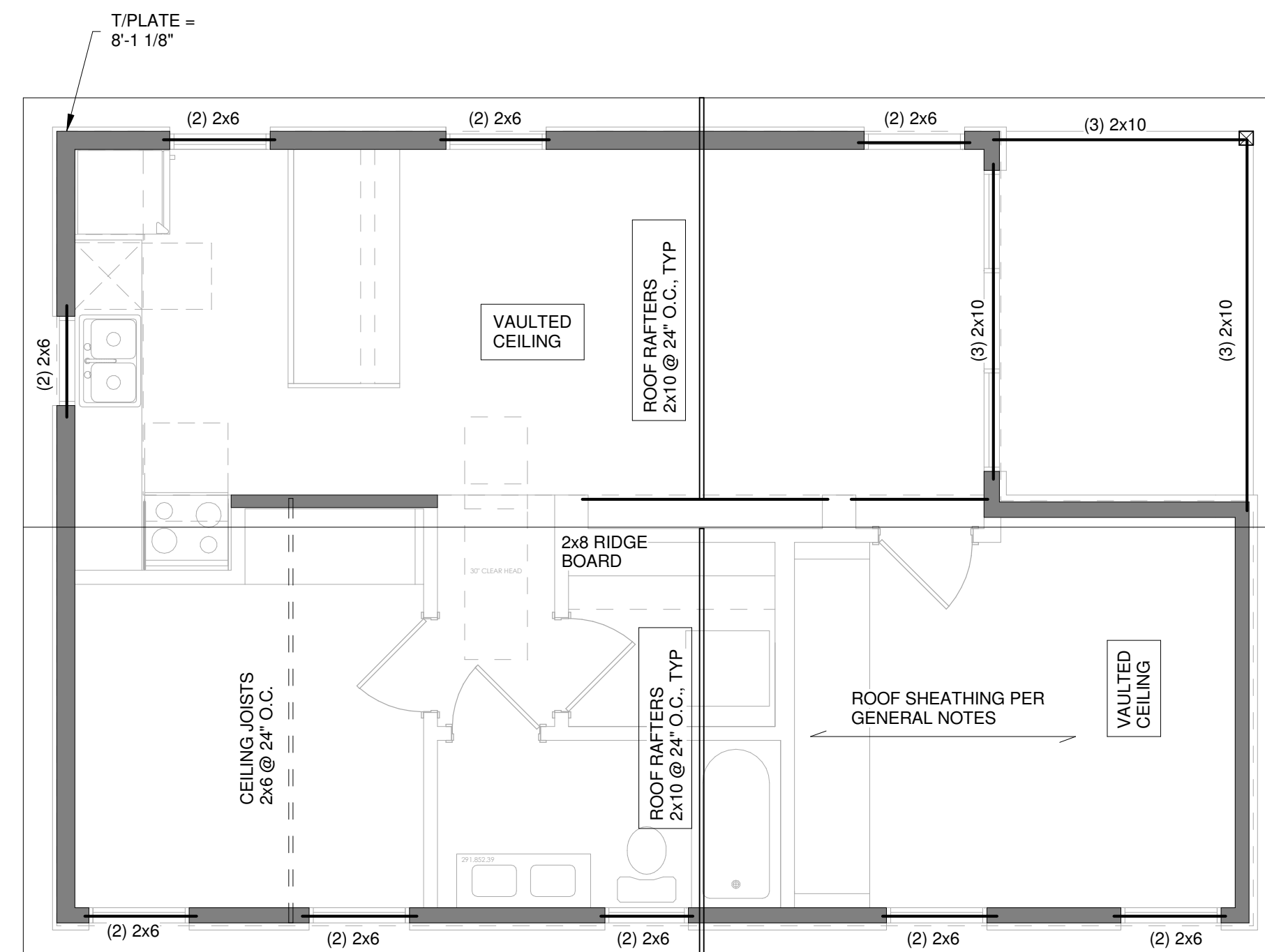
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#	DATE	DESCRIPTION

BLDG 5 BRACED WALL
PLAN

PROJECT NO.
DATE: 10/01/2019
DRAWN BY: SGU
REVIEWED BY: SGU

SHEET NO.

S1.6

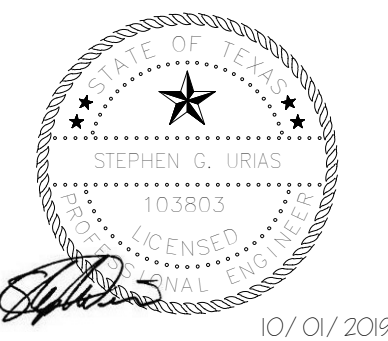


BOSTON COMMONS
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LV ENGINEERS

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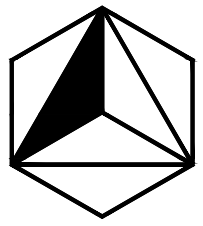
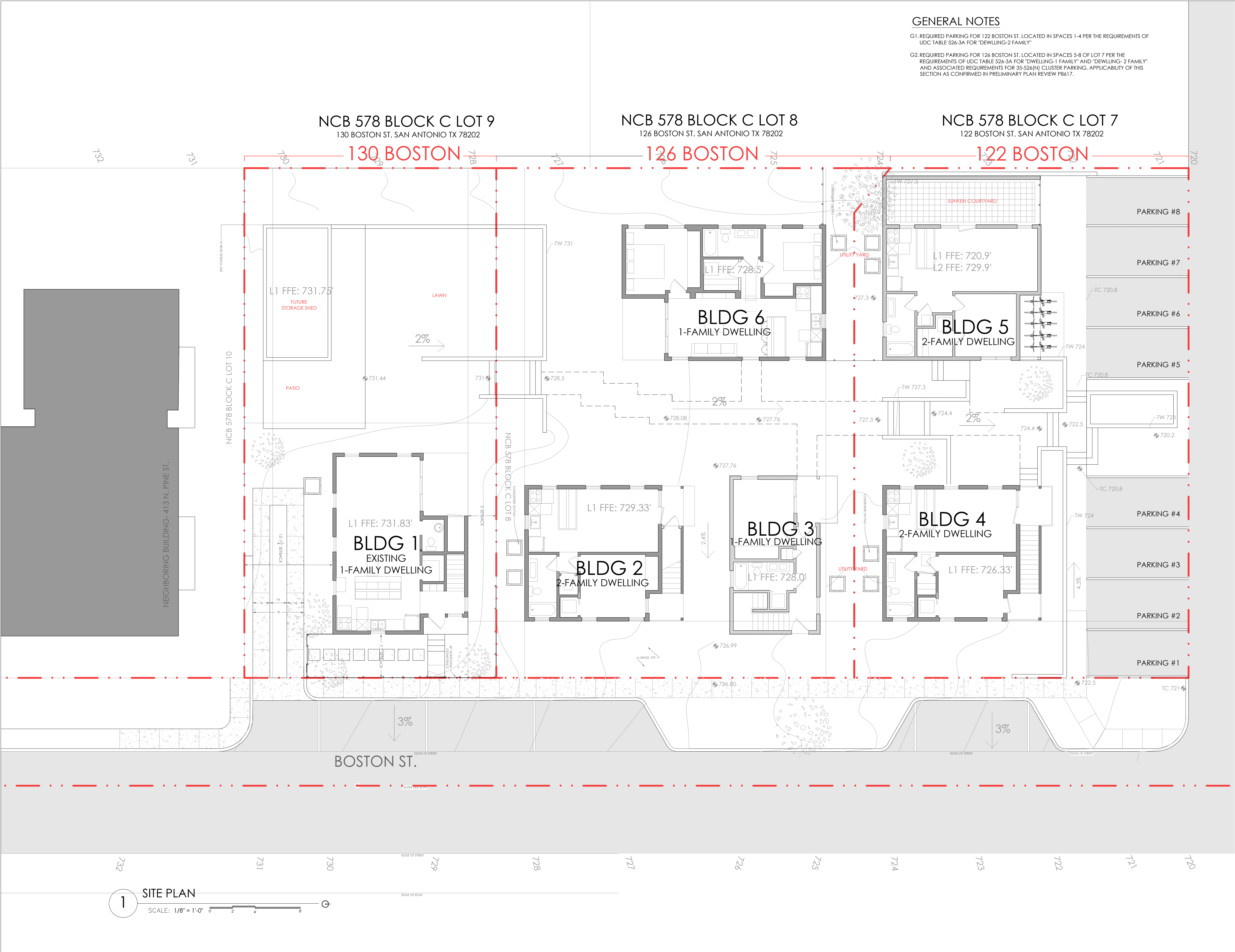
ISSUE		
#	DATE	DESCRIPTION

BLDG. 6 - FOUNDATION,
ROOF AND BRACED
WALL FRAMING PLANS

PROJECT NO.	
DATE:	10/01/2019
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REVIEWED BY:	SGU

SHEET NO.

S1.7



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
	2019.10.01	PERMIT SET

BOSTON COMMONS

122-130 BOSTON ST
SAN ANTONIO TX 78202

OWNER

AMIBO MICROESTATES, LLC

BEN@ASSETSANDARCHITECTS.COM
210.332.8193

CIVIL ENGINEER

DYE DEVELOPMENT

DAVID3@DYEDVPT.COM
210.685.9193
TEXAS FIRM REGISTRATION # F-9539

STRUCTURAL ENGINEER

13TH LV STR. ENGINEERS

STEPHEN@13THLVSTRUCTURAL.COM
210.241.8164
TEXAS FIRM REGISTRATION # F-17272

ARCHITECT

ASSETS & ARCHITECTS, LLC

BEN@ASSETSANDARCHITECTS.COM
210.332.8193

PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS

DATE
NOVEMBER 1, 2019

SHEET TITLE
SITE PLAN +
ROOF PLAN

SHEET NUMBER

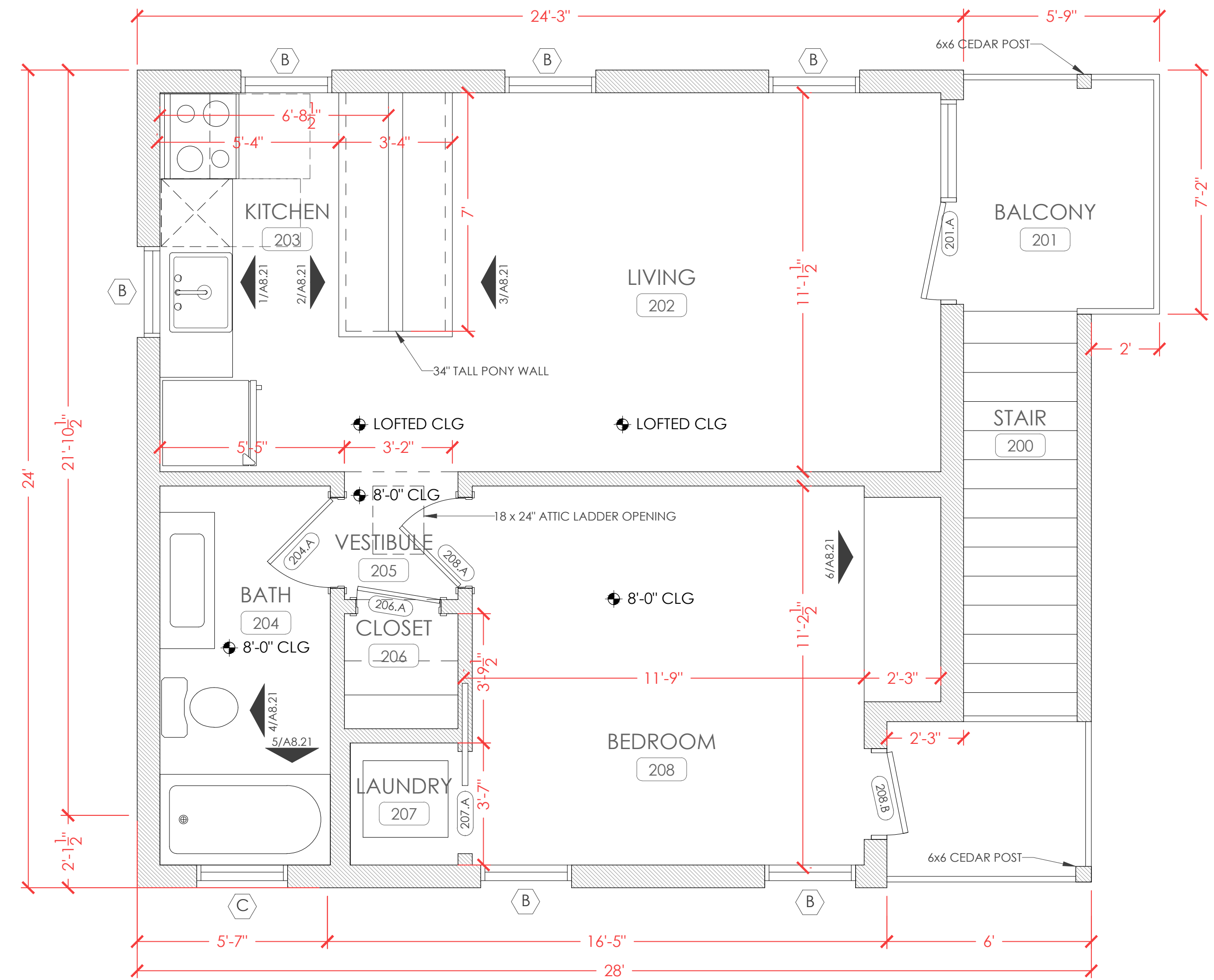
A1.00

WINDOW SCHEDULE															
ID	QTY	TYPE	BRAND	OPERATION	NOMINAL SIZE		EXTERIOR TRIM	SCREEN	HARDWARE TYPE	HARDWARE FINISH	INTERIOR FINISH	EXTERIOR FINISH	MAX U-FACTOR	MAX SHGC	COMMENTS
					WIDTH	HEIGHT									
A	8	CLAD WOOD	ANDERSON A200	DOUBLE HUNG	31-1/2"	59-1/2"	STUCCO TO JAMB	NA	LOCK: NO LIFT HARDWARE	STONE	FACTORY FINE	SANDSTONE	0.40	0.25	
B	2	CLAD WOOD	ANDERSON A400	CASEMENT	31-1/2"	48"	STUCCO TO JAMB	NA	CONTEMPORARY FOLDING	STONE	FACTORY FINE	SANDSTONE	0.40	0.25	
C	2	CLAD WOOD	ANDERSON A400	AWNING	31-1/2"	28-3/8"	STUCCO TO JAMB	NA	CONTEMPORARY FOLDING	STONE	FACTORY FINE	SANDSTONE	0.40	0.25	(2) TEMPERED

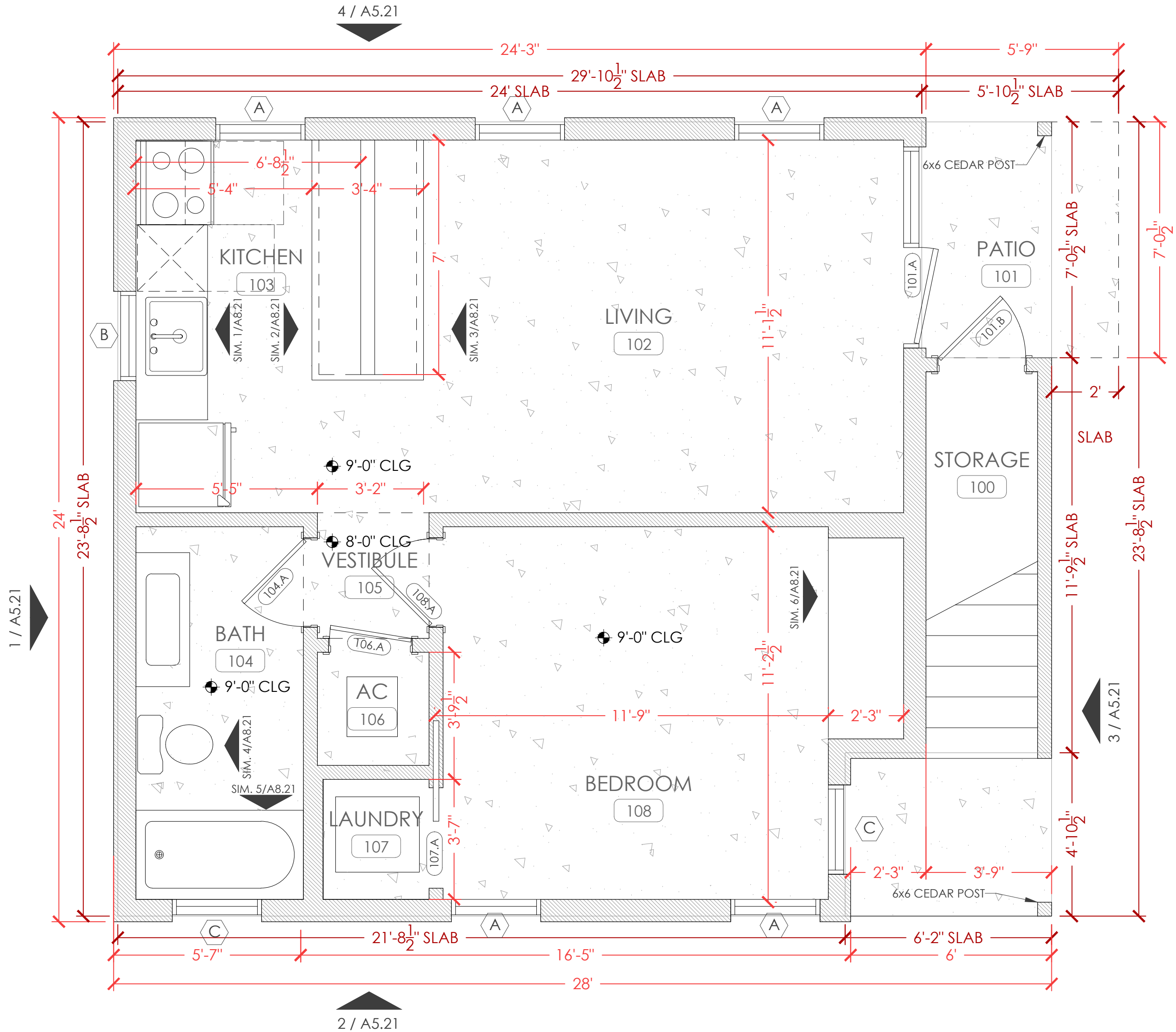
DOOR SCHEDULE										
NUMBER	NOMINAL OPENING		OPERATION	TYPE	MANUFACTURER	MODEL	INT. FINISH	EXT. FINISH	HARDWARE SET	NOTES
	WIDTH	HEIGHT								
101.A	6'-0"	8'-0"	RH OUTSWING	C	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS- OIL RUBBED BRONZE	
101.B	32"	6'-8"	LH OUTSWING	A	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	KWIKSET SMARTKEY	
104.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
106.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE	RETURN LOUVRES REQUIRED BELOW
107.A	3'-6"	6'-8"	POCKET	-	CUSTOM	-	-	-	TRACK KIT + HANDLES	
108.A	32"	6'-8"	LEFT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
201.A	6'-0"	7'-0"	RH INSWING	C	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS- OIL RUBBED BRONZE	
204.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
206.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE	
207.A	3'-6"	6'-8"	POCKET	-	CUSTOM	-	-	-	TRACK KIT + HANDLES	
208.A	32"	6'-8"	LEFT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
208.B	32"	7'-0"	LH OUTSWING	B	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	PRIVACY	

AREA SCHEDULE	
1ST FLOOR CONDITIONED	616
2ND FLOOR CONDITIONED	571
TOTAL CONDITIONED	1187

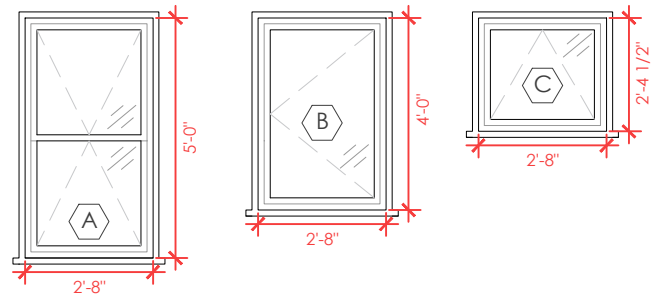
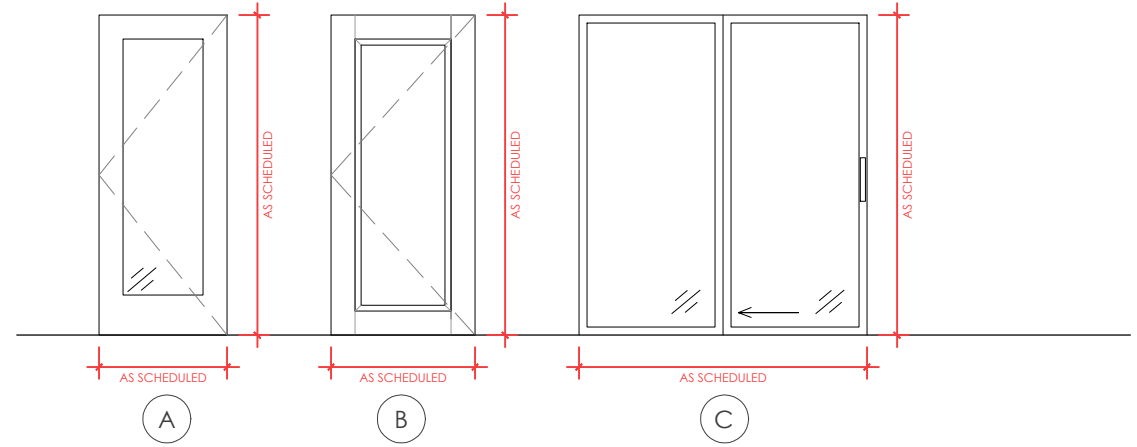
PATIO 101	40
STORAGE 100	26
BALCONY 201	40
TOTAL UNCONDITIONED	106
GRAND TOTAL	1293



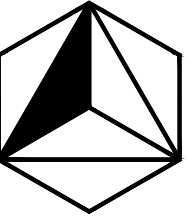
1 LEVEL 2 - FLOOR PLAN
SCALE: 3/8" = 1'-0"



2 LEVEL 1 - FLOOR PLAN
SCALE: 3/8" = 1'-0"



FINISH FLOOR



ASSETS & ARCHITECTS

NO. | DATE | DESCRIPTION OF ISSUE
2019.10.01 PERMIT SET

BOSTON COMMONS

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PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 2
FLOOR PLANS

SHEET NUMBER

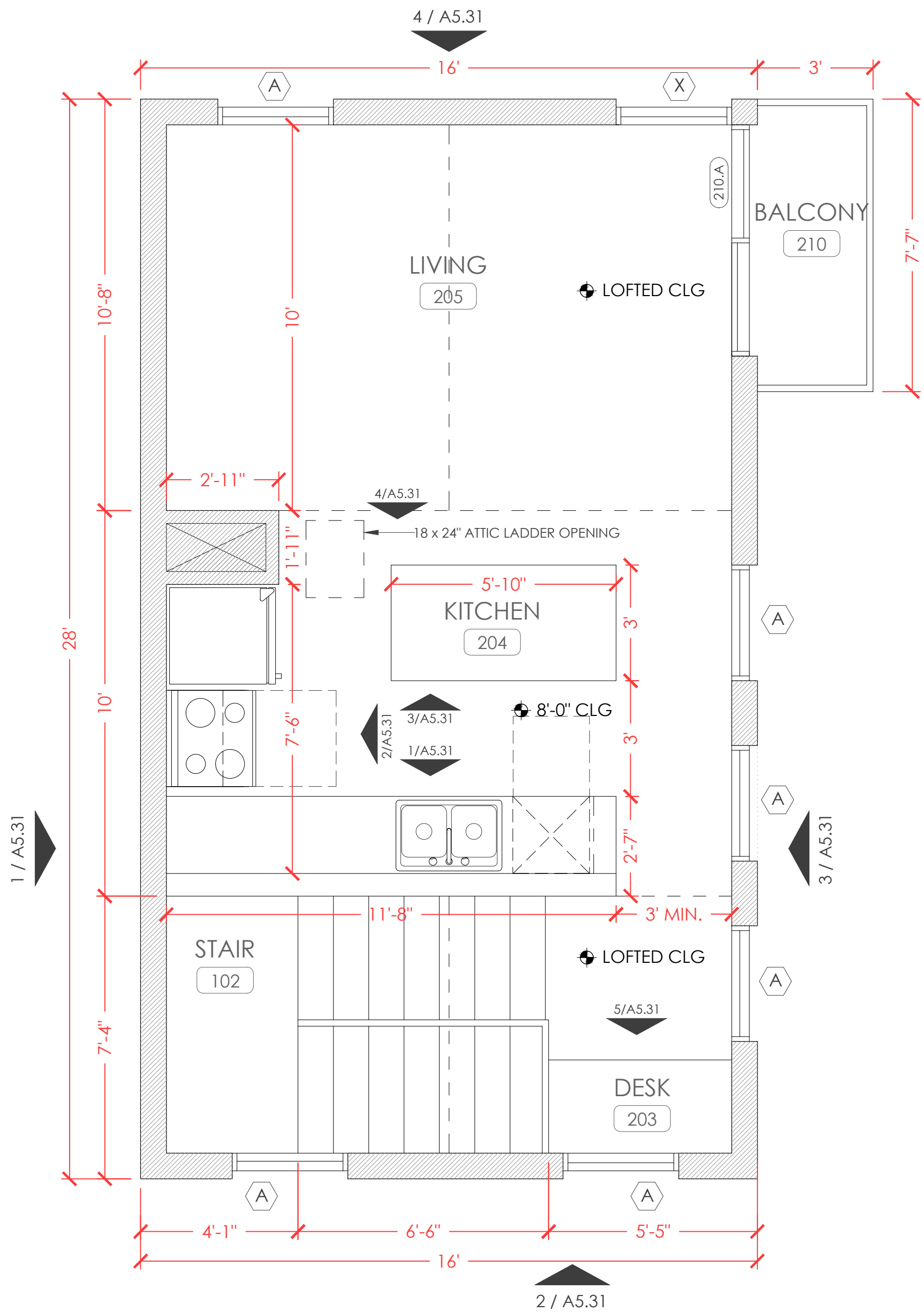
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WINDOW SCHEDULE															
ID	QTY	TYPE	BRAND	OPERATION	NOMINAL SIZE		EXTERIOR TRIM	SCREEN	HARDWARE TYPE	HARDWARE FINISH	INTERIOR FINISH	EXTERIOR FINISH	MAX U-FACTOR	MAX SHGC	COMMENTS
					WIDTH	HEIGHT									
A	8	CLAD WOOD	ANDERSON A200	DOUBLE HUNG	31-1/2"	59-1/2"	STUCCO TO JAMB	NA	LOCK: NO LIFT HARDWARE	STONE	FACTORY PINE	SANDSTONE	0.40	0.25	
C	1	CLAD WOOD	ANDERSON A400	AWNING	31-1/2"	28-3/8"	STUCCO TO JAMB	NA	CONTEMPORARY FOLDING	STONE	FACTORY PINE	SANDSTONE	0.40	0.25	(1) TEMPERED
X	1	CLAD WOOD	ANDERSON A200	FIXED	36"	80"	STUCCO TO JAMB	NA	NONE	STONE	FACTORY PINE	SANDSTONE	0.40	0.25	(1) TEMPERED

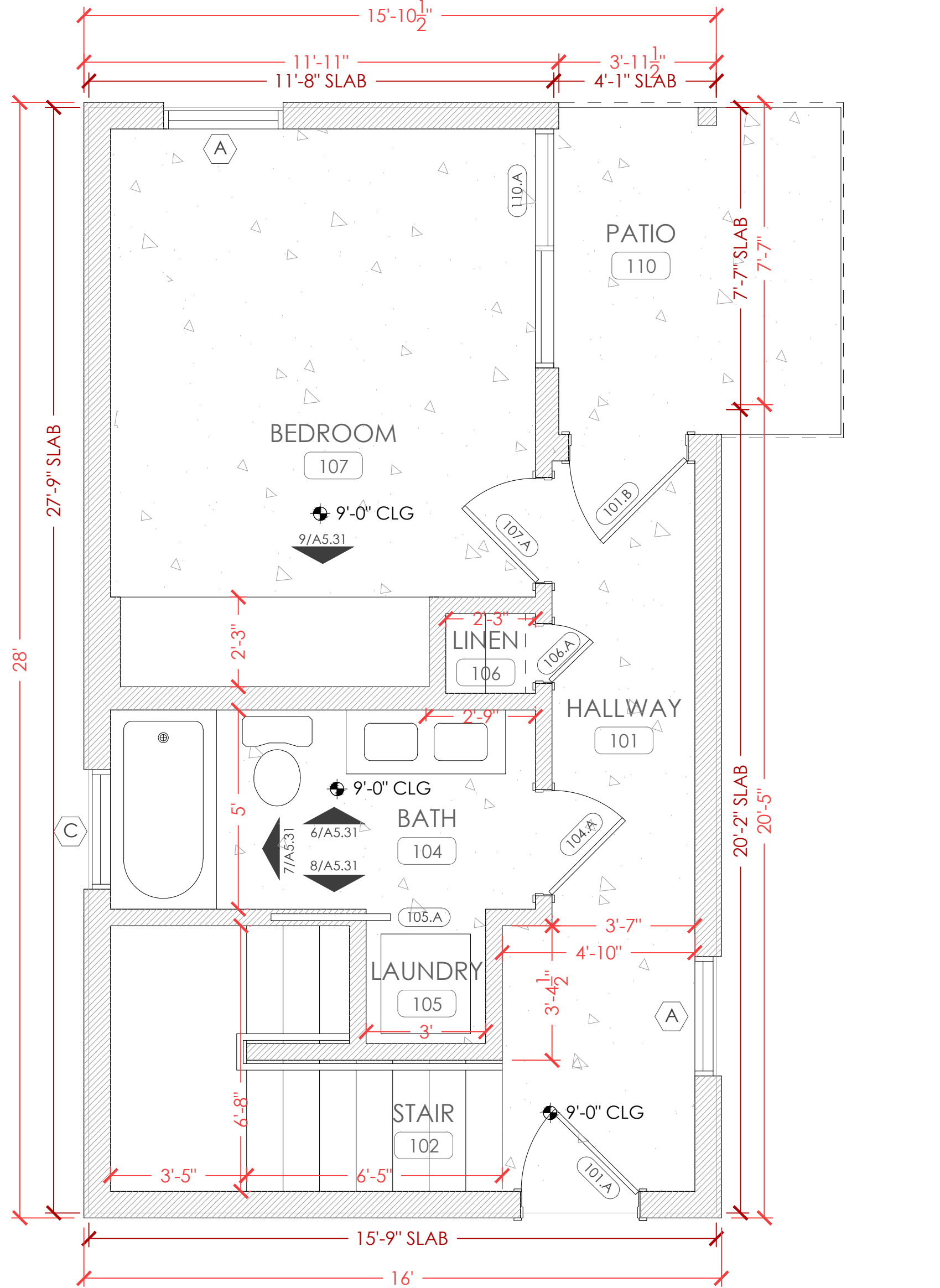
DOOR SCHEDULE									
NUMBER	NOMINAL OPENING		OPERATION	TYPE	MANUFACTURER	MODEL	INTL. FINISH	EXT. FINISH	HARDWARE SET
	WIDTH	HEIGHT							
101.A	3'-0"	6'-8"	LH OUTSWING	A	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS- OIL RUBBED BRONZE
101.B	3'-0"	6'-8"	RH OUTSWING	A	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS- OIL RUBBED BRONZE
104.A	32"	6'-8"	RIGHT HAND	B	JELD-WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY
105.A	3'-0"	6'-8"	POCKET DOOR	-	JELD-WEN	1-PANEL SOLID CORE	PAINT	PAINT	POCKET DOOR PASSAGE
106.A	24"	6'-8"	RIGHT HAND	B	JELD-WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE
107.A	32"	6'-8"	LEFT HAND	B	JELD-WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY
110.A	6'-0"	6'-8"	SLIDING	C	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS- OIL RUBBED BRONZE
210.A	6'-0"	6'-8"	SLIDING	C	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS- OIL RUBBED BRONZE

AREA SCHEDULE	
1ST FLOOR CONDITIONED	414
2ND FLOOR CONDITIONED	448
TOTAL CONDITIONED	862

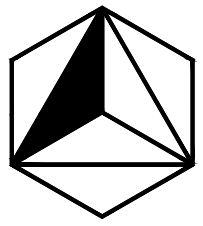
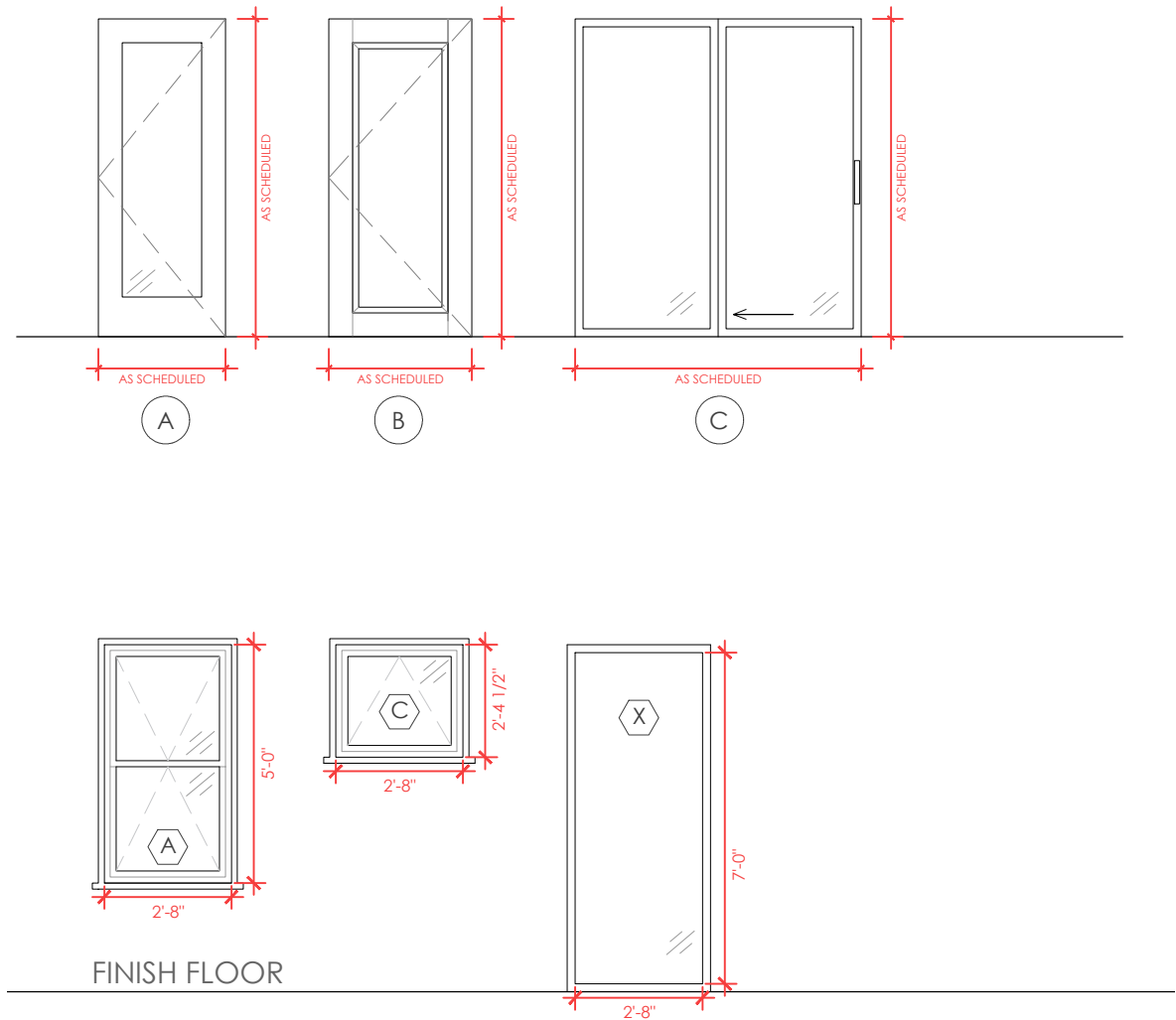
PATIO 110	58
BALCONY 210	23
TOTAL UNCONDITIONED	81
GRAND TOTAL	943



1 LEVEL 2 - FLOOR PLAN
SCALE: 3/8" = 1'-0"



2 LEVEL 1 - FLOOR PLAN
SCALE: 3/8" = 1'-0"



ASSETS & ARCHITECTS

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PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 3
FLOOR PLANS

SHEET NUMBER

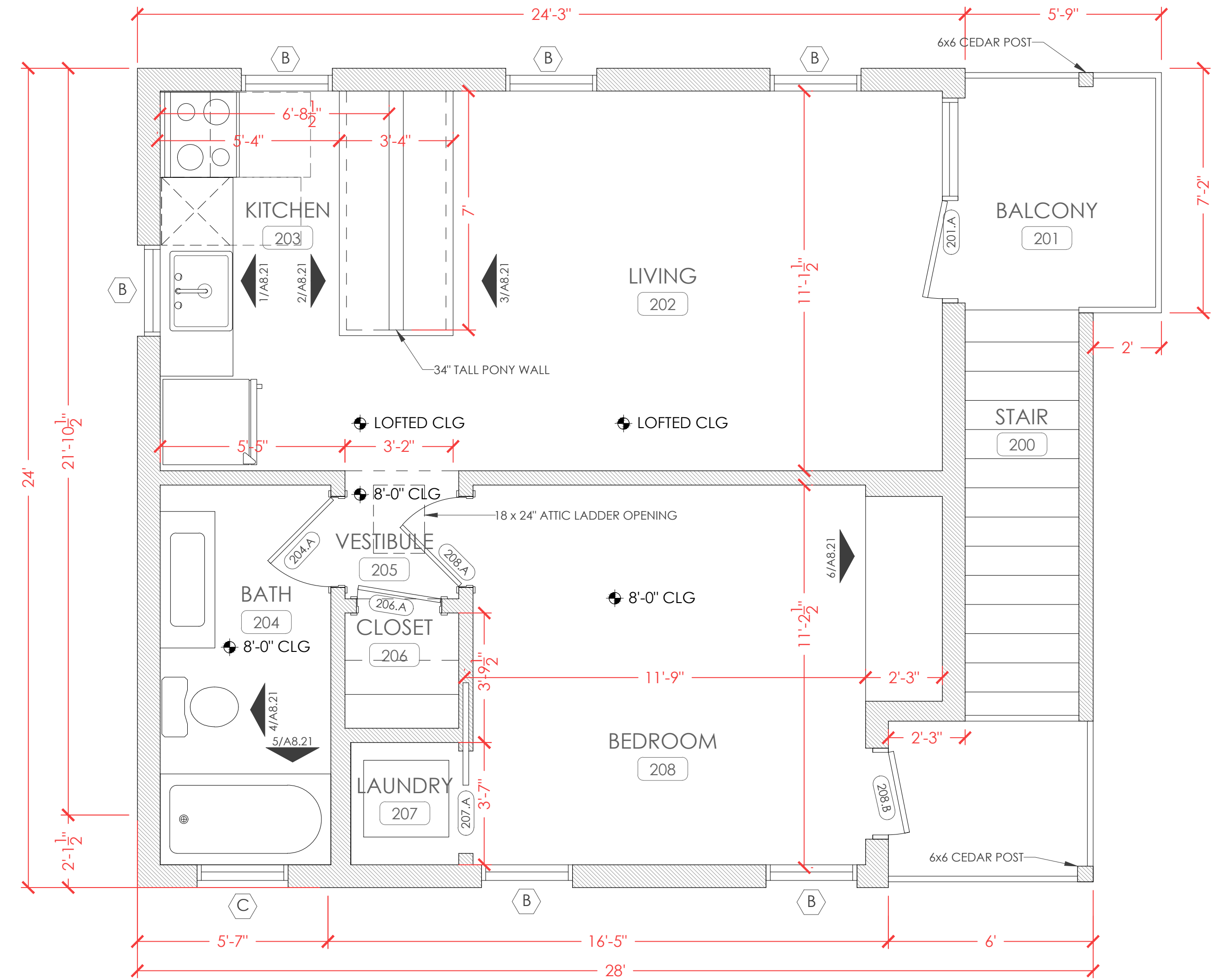
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WINDOW SCHEDULE													
ID	QTY	TYPE	BRAND	OPERATION	NOMINAL SIZE		EXTERIOR TRIM	SCREEN	HARDWARE TYPE	HARDWARE FINISH	INTERIOR FINISH	EXTERIOR FINISH	COMMENTS
					WIDTH	HEIGHT							
A	5	CLAD WOOD	ANDERSON A200	DOUBLE HUNG	31-1/2"	59-1/2"	STUCCO TO JAMB	NA	LOCK, NO LIFT HARDWARE	STONE	FACTORY PINE	SANDSTONE	0.40 0.25
B	7	CLAD WOOD	ANDERSON A400	CASEMENT	31-1/2"	48"	STUCCO TO JAMB	NA	CONTEMPORARY FOLDING	STONE	FACTORY PINE	SANDSTONE	0.40 0.25
C	3	CLAD WOOD	ANDERSON A400	AWNING	31-1/2"	28-3/8"	STUCCO TO JAMB	NA	CONTEMPORARY FOLDING	STONE	FACTORY PINE	SANDSTONE	0.40 0.25 (2) TEMPERED

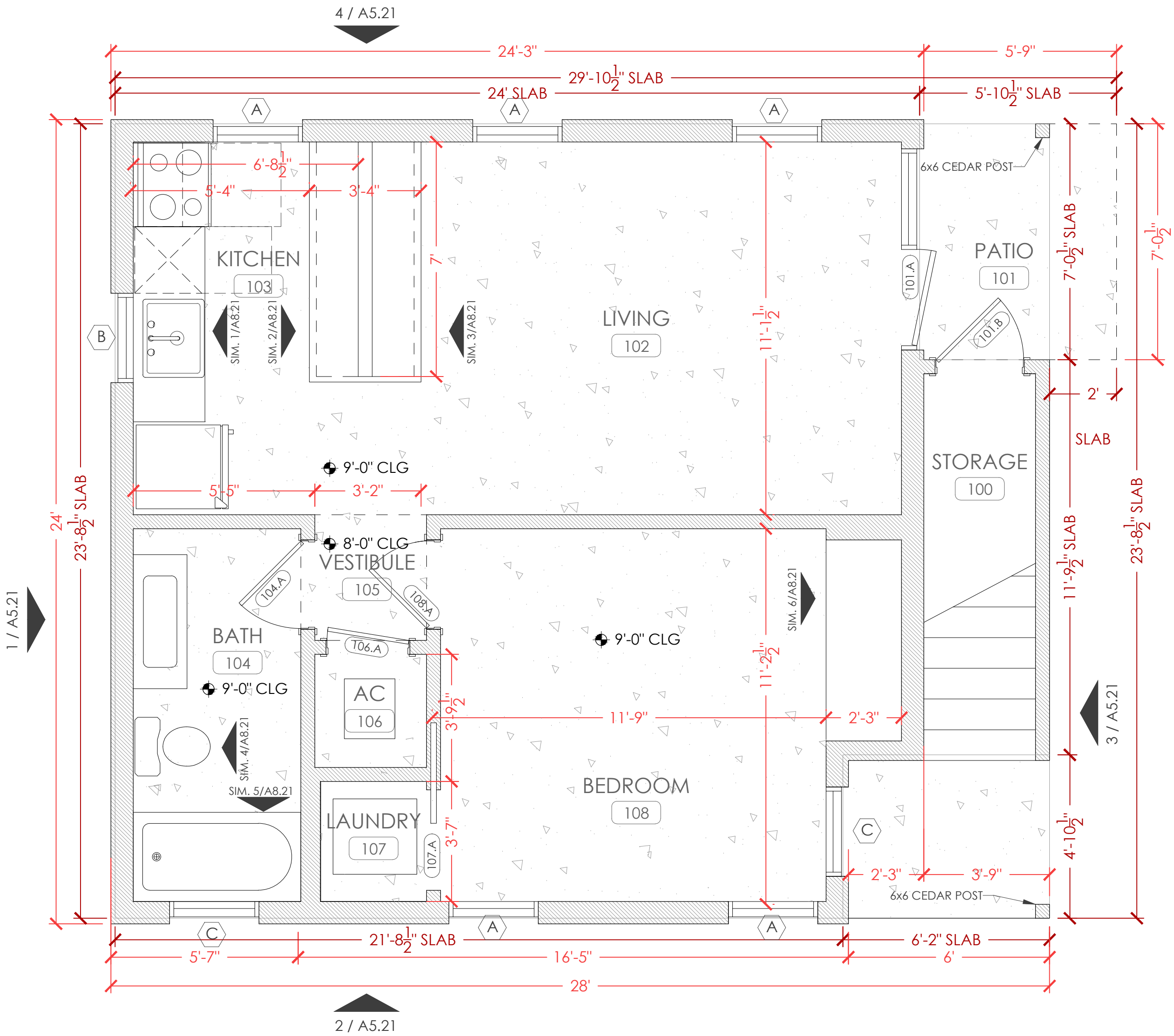
NUMBER	DOOR SCHEDULE								HARDWARE	NOTES
	NOMINAL OPENING		OPERATION	TYPE	MANUFACTURER	MODEL	INT. FINISH	EXT. FINISH		
101.A	6'-0"	8'-0"	RH OUTSWING	C	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS- OIL RUBBED BRONZE	RETURN LOUVRES REQUIRED BELOW
101.B	32"	6'-8"	LH OUTSWING	A	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	KWIKSET SMARTKEY	
104.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
106.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE	
107.A	3'-6"	6'-8"	POCKET	-	CUSTOM	-	-	-	TRACK KIT + HANDLES	
108.A	32"	6'-8"	LEFT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
201.A	6'-0"	7'-0"	RH INSWING	C	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS- OIL RUBBED BRONZE	
204.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
206.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE	
207.A	3'-6"	6'-8"	POCKET	-	CUSTOM	-	-	-	TRACK KIT + HANDLES	
208.A	32"	6'-8"	LEFT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
208.B	32"	7'-0"	LH OUTSWING	B	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	PRIVACY	

AREA SCHEDULE	
1ST FLOOR CONDITIONED	616
2ND FLOOR CONDITIONED	571
TOTAL CONDITIONED	1187

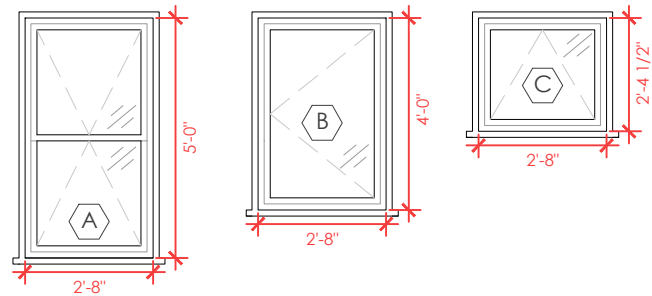
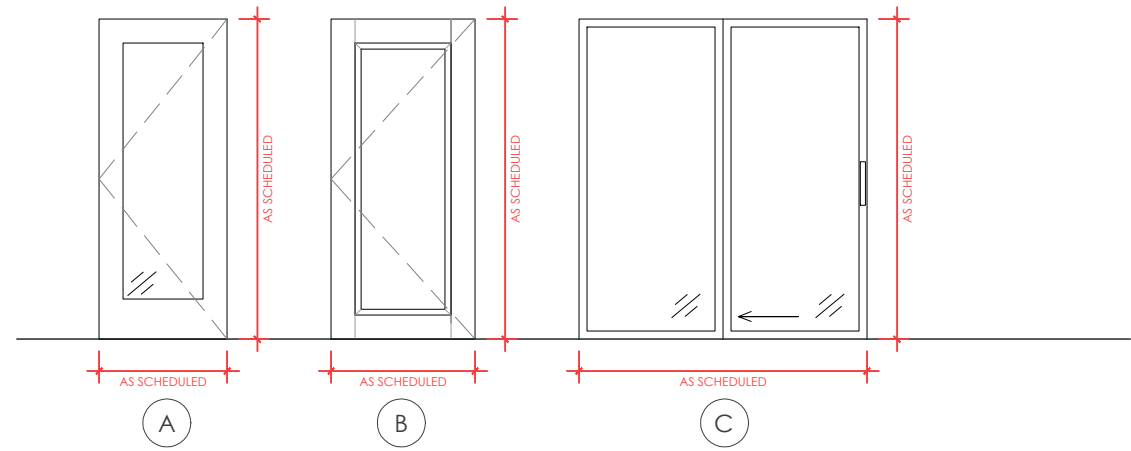
PATIO 101	40
STORAGE 100	26
BALCONY 201	40
TOTAL UNCONDITIONED	106
GRAND TOTAL	1293



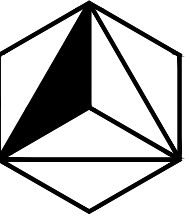
1 LEVEL 2 - FLOOR PLAN
SCALE: 3/8" = 1'-0"



2 LEVEL 1 - FLOOR PLAN
SCALE: 3/8" = 1'-0"



FINISH FLOOR



ASSETS & ARCHITECTS

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2019.10.01 PERMIT SET

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PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 4
FLOOR PLANS

SHEET NUMBER

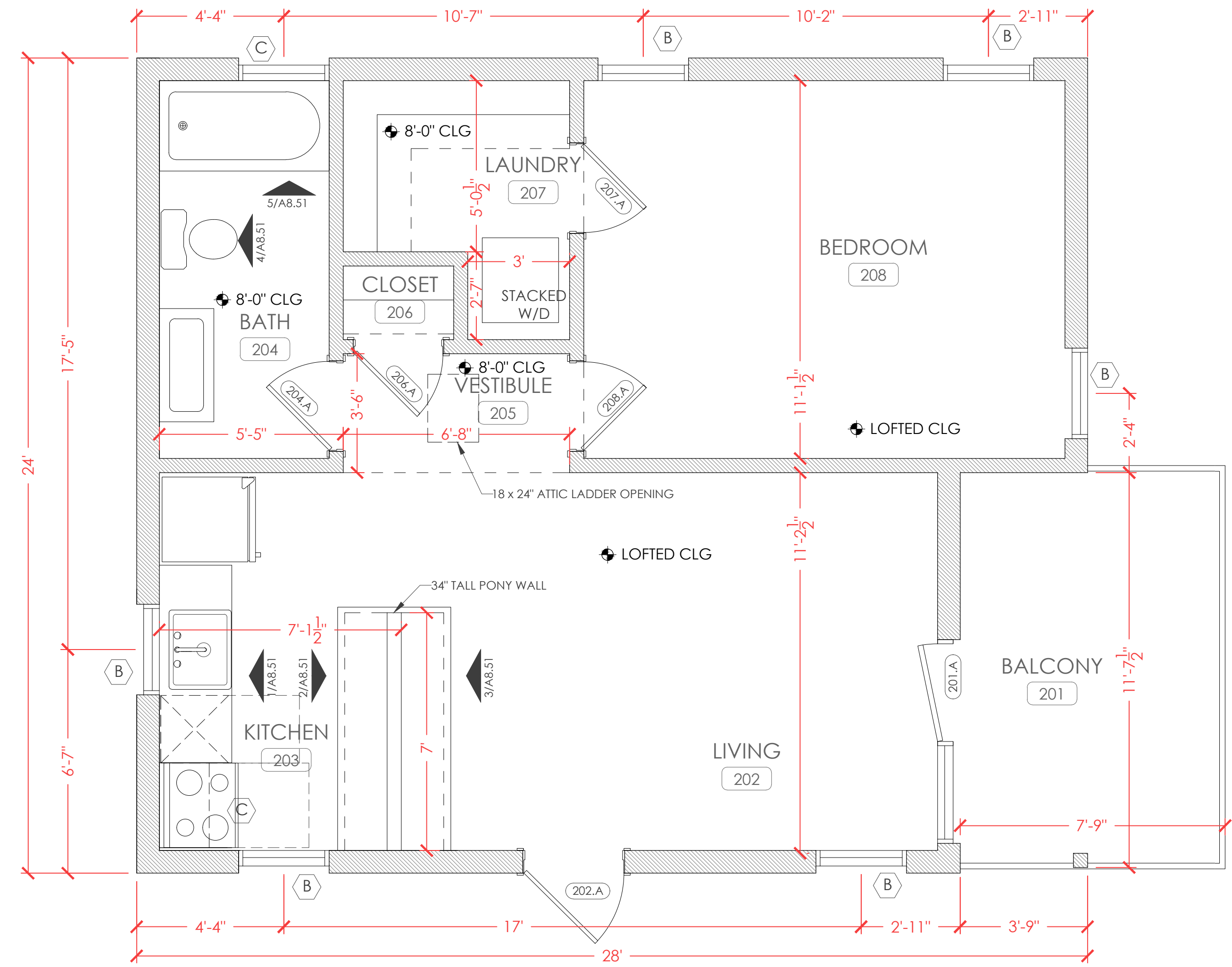
A2.41

WINDOW SCHEDULE													
ID	QTY	TYPE	BRAND	OPERATION	NOMINAL SIZE		EXTERIOR TRIM	SCREEN	HARDWARE TYPE	HARDWARE FINISH	INTERIOR FINISH	EXTERIOR FINISH	COMMENTS
					WIDTH	HEIGHT							
A	3	CLAD WOOD	ANDERSON A200	DOUBLE HUNG	31-1/2"	59-1/2"	STUCCO TO JAMB	NA	LOCK, NO LIFT HARDWARE	STONE	FACTORY PINE	SANDSTONE	0.40 0.25
B	6	CLAD WOOD	ANDERSON A400	CASEMENT	31-1/2"	48"	STUCCO TO JAMB	NA	CONTEMPORARY FOLDING	STONE	FACTORY PINE	SANDSTONE	0.40 0.25
C	4	CLAD WOOD	ANDERSON A400	AWNING	31-1/2"	28-3/8"	STUCCO TO JAMB	NA	CONTEMPORARY FOLDING	STONE	FACTORY PINE	SANDSTONE	0.40 0.25 (1) TEMPERED

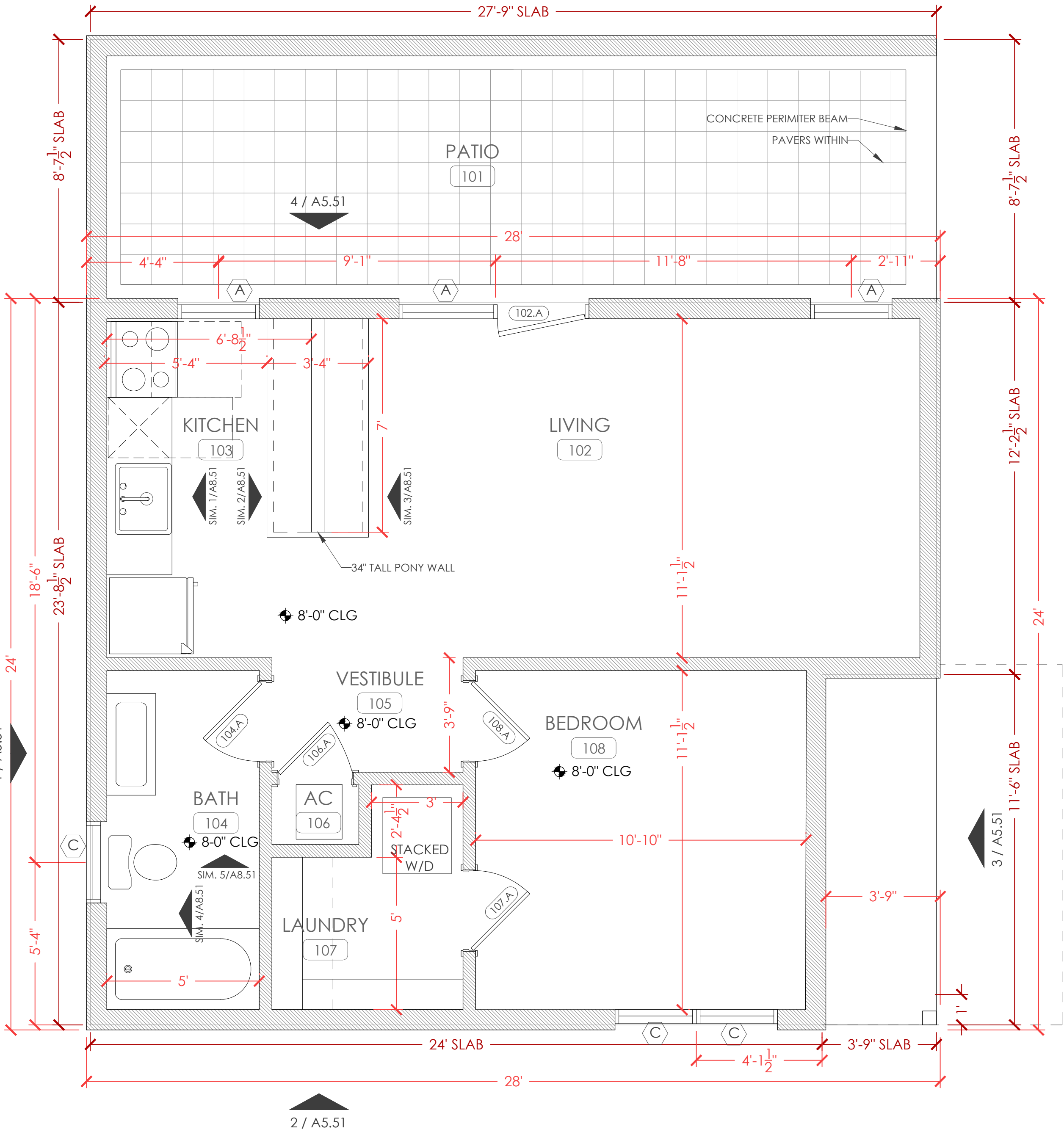
DOOR SCHEDULE									
NUMBER	NOMINAL OPENING		OPERATION	TYPE	MANUFACTURER	MODEL	INTL. FINISH	EXT. FINISH	HARDWARE SET
	WIDTH	HEIGHT							
102.A	6'-0"	7'-0"	LH INSWING	C	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS - OIL RUBBED BRONZE
104.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY
106.A	30"	6'-8"	LEFT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE
107.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE
108.A	32"	6'-8"	LEFT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY
201.A	6'-0"	7'-0"	LH INSWING	C	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS - OIL RUBBED BRONZE
204.A	32"	6'-8"	LEFT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY
206.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE
207.A	3'-4"	6'-8"	LEFT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE
208.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY

AREA SCHEDULE	
1ST FLOOR CONDITIONED	628
2ND FLOOR CONDITIONED	628
TOTAL CONDITIONED	1256

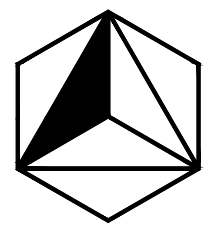
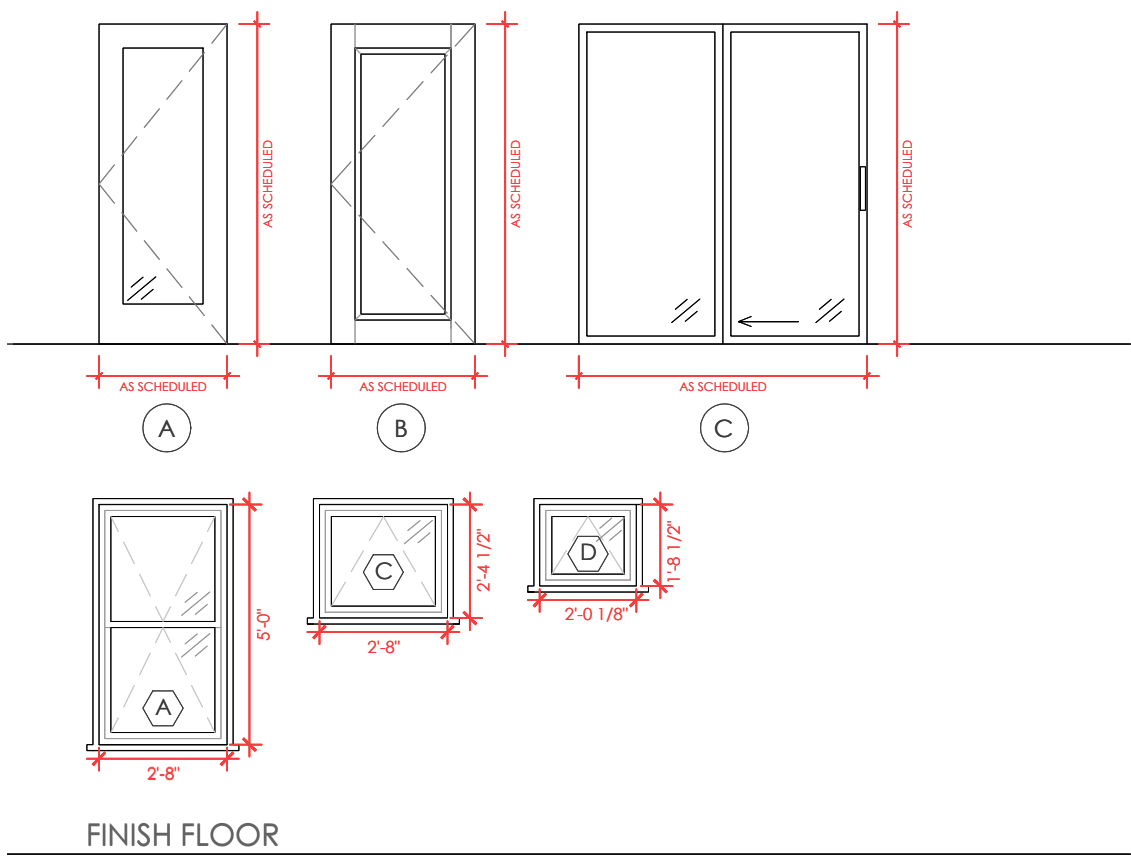
LOWER LEVEL PATIO	91
BALCONY 201	91
TOTAL UNCONDITIONED	182
GRAND TOTAL	1438



1 LEVEL 2 - FLOOR PLAN
SCALE: 3/8" = 1'-0"



2 LEVEL 1 - FLOOR PLAN
SCALE: 3/8" = 1'-0"



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PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 5
FLOOR PLANS

SHEET NUMBER

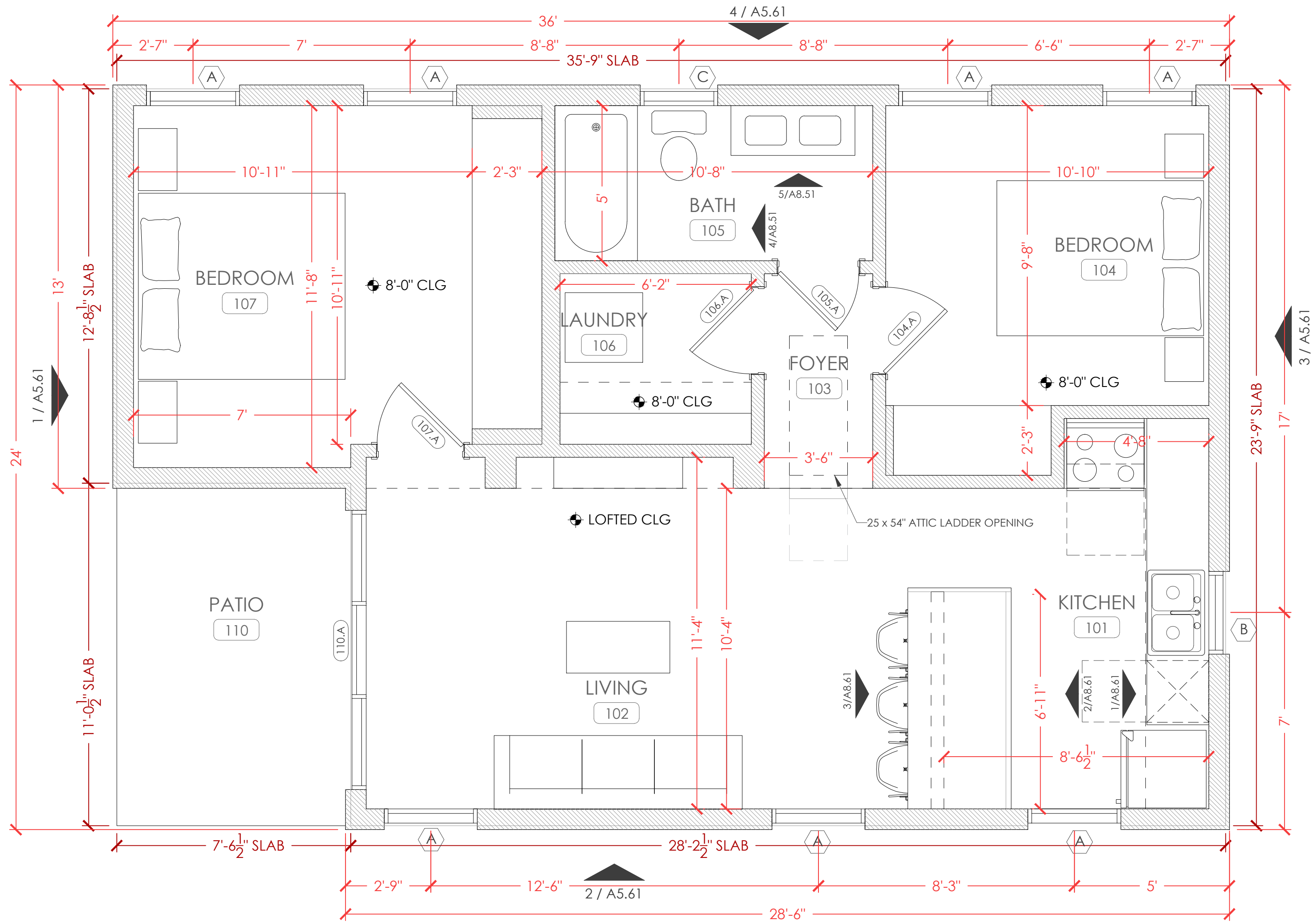
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WINDOW SCHEDULE															
ID	QTY	TYPE	BRAND	OPERATION	NOMINAL SIZE		EXTERIOR TRIM	SCREEN	HARDWARE TYPE	HARDWARE FINISH	INTERIOR FINISH	EXTERIOR FINISH	MAX U-FACTOR	MAX SHGC	COMMENTS
					WIDTH	HEIGHT									
A	7	CLAD WOOD	ANDERSON A200	DOUBLE HUNG	31-1/2"	59-1/2"	STUCCO TO JAMB	NA	LOCK, NO LIFT HARDWARE	STONE	FACTORY PINE	SANDSTONE	0.40	0.25	
B	1	CLAD WOOD	ANDERSON A400	CASEMENT	31-1/2"	48"	STUCCO TO JAMB	NA	CONTEMPORARY FOLDING	STONE	FACTORY PINE	SANDSTONE	0.40	0.25	
C	1	CLAD WOOD	ANDERSON A400	AWNING	31-1/2"	28-3/8"	STUCCO TO JAMB	NA	CONTEMPORARY FOLDING	STONE	FACTORY PINE	SANDSTONE	0.40	0.25	

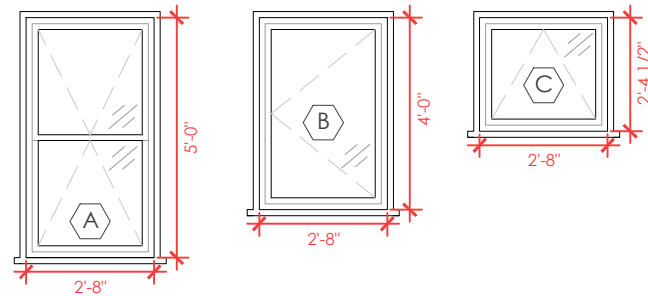
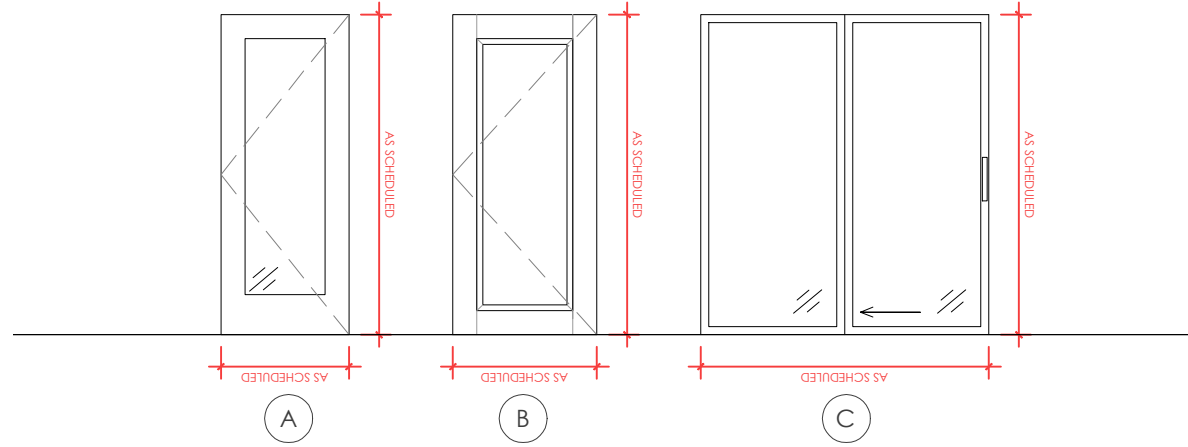
DOOR SCHEDULE										
NUMBER	DOOR						HARDWARE	NOTES		
	NOMINAL OPENING		OPERATION	TYPE	MANUFACTURER	MODEL	INT. FINISH		EXT. FINISH	HARDWARE SET
	WIDTH	HEIGHT								
104.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
105.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
106.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PASSAGE	
107.A	32"	6'-8"	RIGHT HAND	B	JELD WEN	1-PANEL SOLID CORE	PAINT	PAINT	PRIVACY	
110.A	6'-0"	6'-8"	SLIDING CENTER	C	ANDERSON	A-200 PERMASHIELD	PINE	SANDSTONE	ANVERS- OIL RUBBED BRONZE	

AREA SCHEDULE	
1ST FLOOR CONDITIONED	782
TOTAL CONDITIONED	782

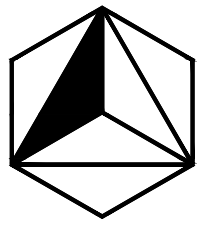
PATIO 110	80
TOTAL UNCONDITIONED	80
GRAND TOTAL	862



1 LEVEL 1 - FLOOR PLAN
SCALE: 3/8" = 1'-0"



FINISH FLOOR



ASSETS & ARCHITECTS

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BOSTON COMMONS

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PERMIT DRAWINGS

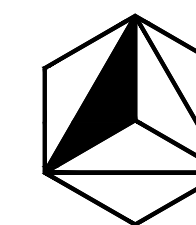


PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 6
FLOOR PLANS

SHEET NUMBER

A2.61



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
2019.10.01		PERMIT SET

BOSTON COMMONS

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PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS

DATE
NOVEMBER 1, 2019

SHEET TITLE
PROJECT ELEVATIONS

SHEET NUMBER

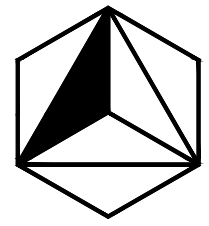
A5.00



1 ELEVATION FROM LOWE
SCALE: 3/16" = 1'-0"



2 ELEVATION FROM BOSTON
SCALE: 3/16" = 1'-0"



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
2019.10.01	PERMIT SET	

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SAN ANTONIO TX 78202

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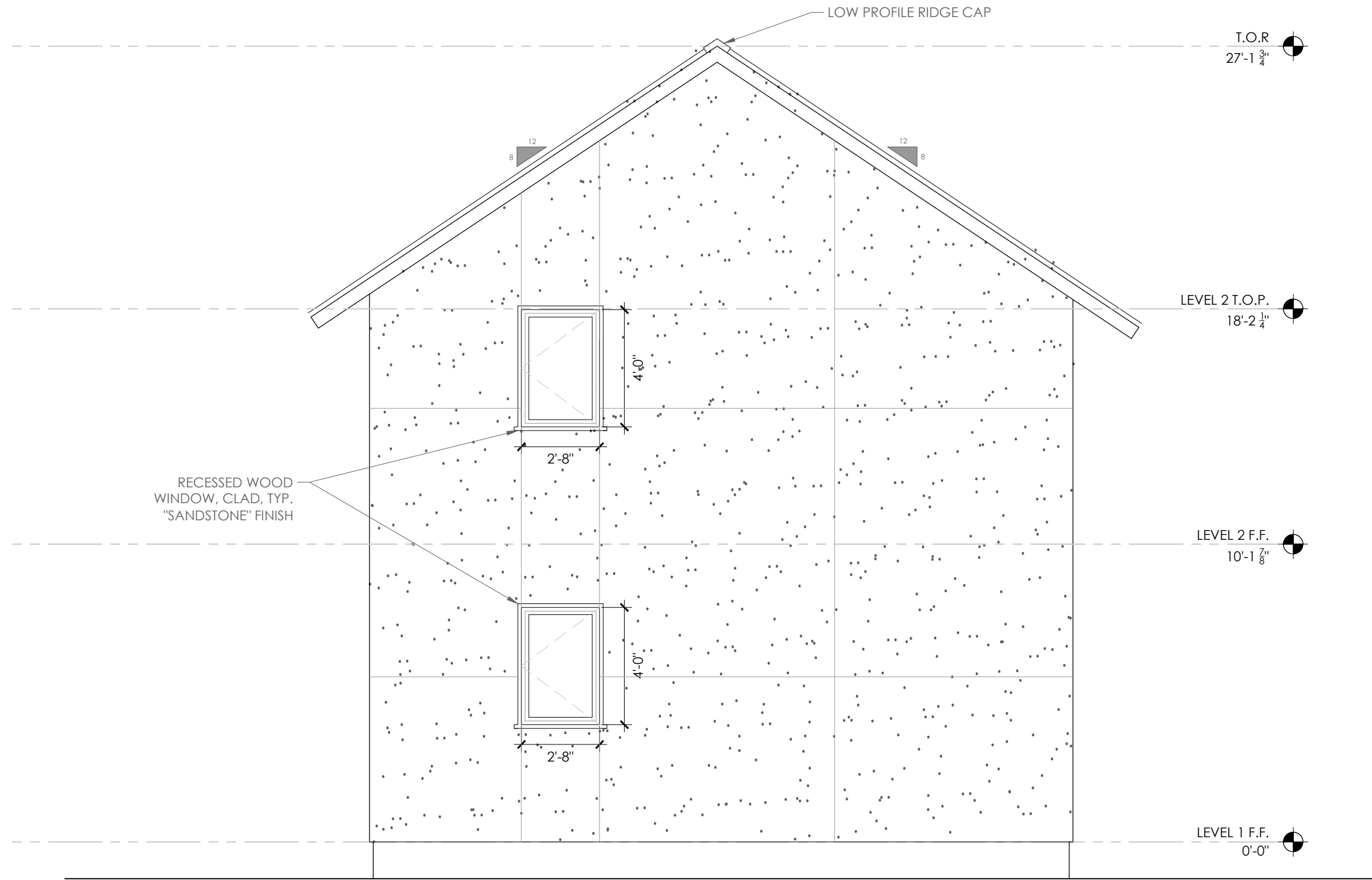
PROJECT NUMBER
18-01 BOSTON COMMONS

DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 2
EXTERIOR ELEVATIONS

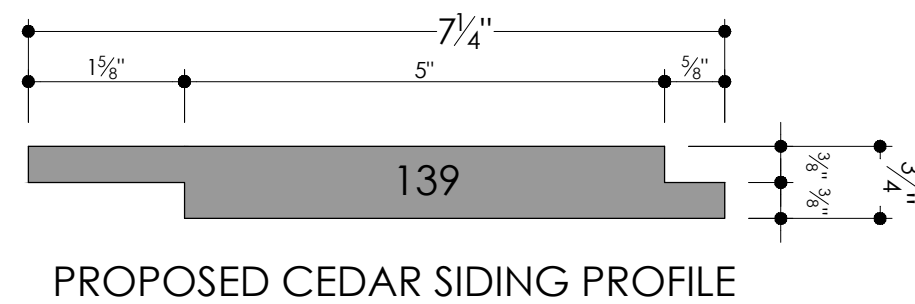
SHEET NUMBER

A5.21

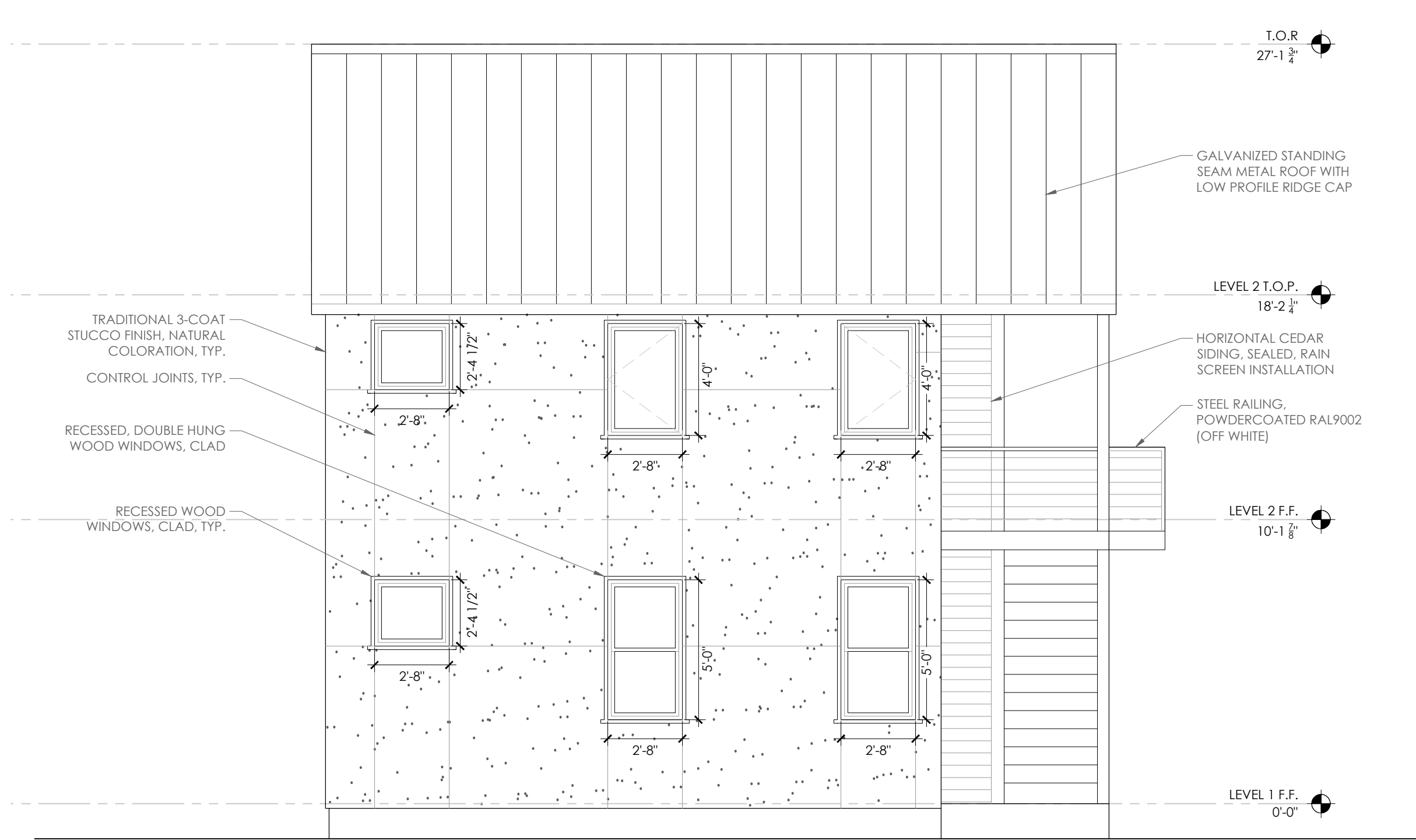


1 EXTERIOR ELEVATION- WEST

SCALE 1/4" = 1'-0" 0 2 4 8

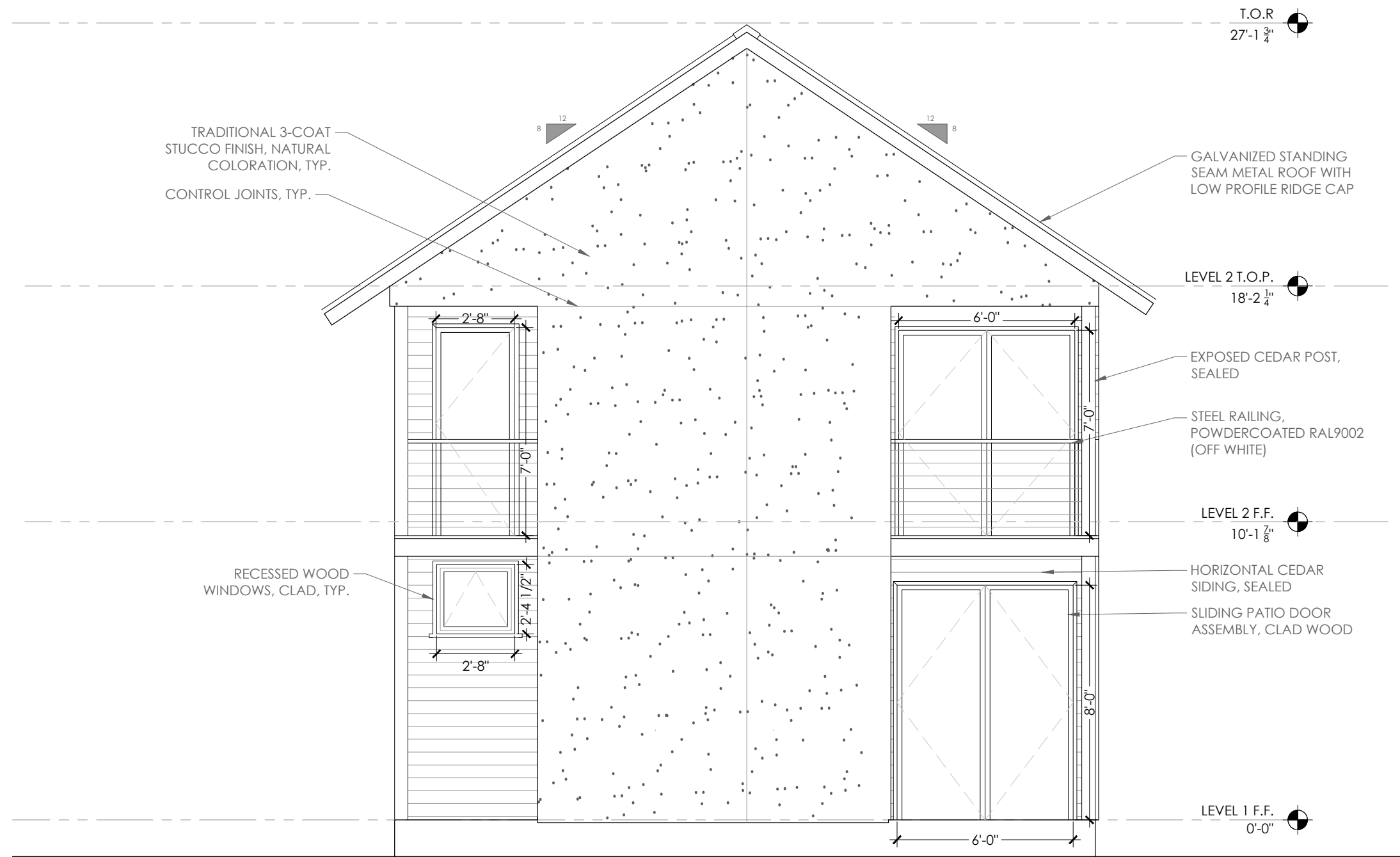


PROPOSED CEDAR SIDING PROFILE



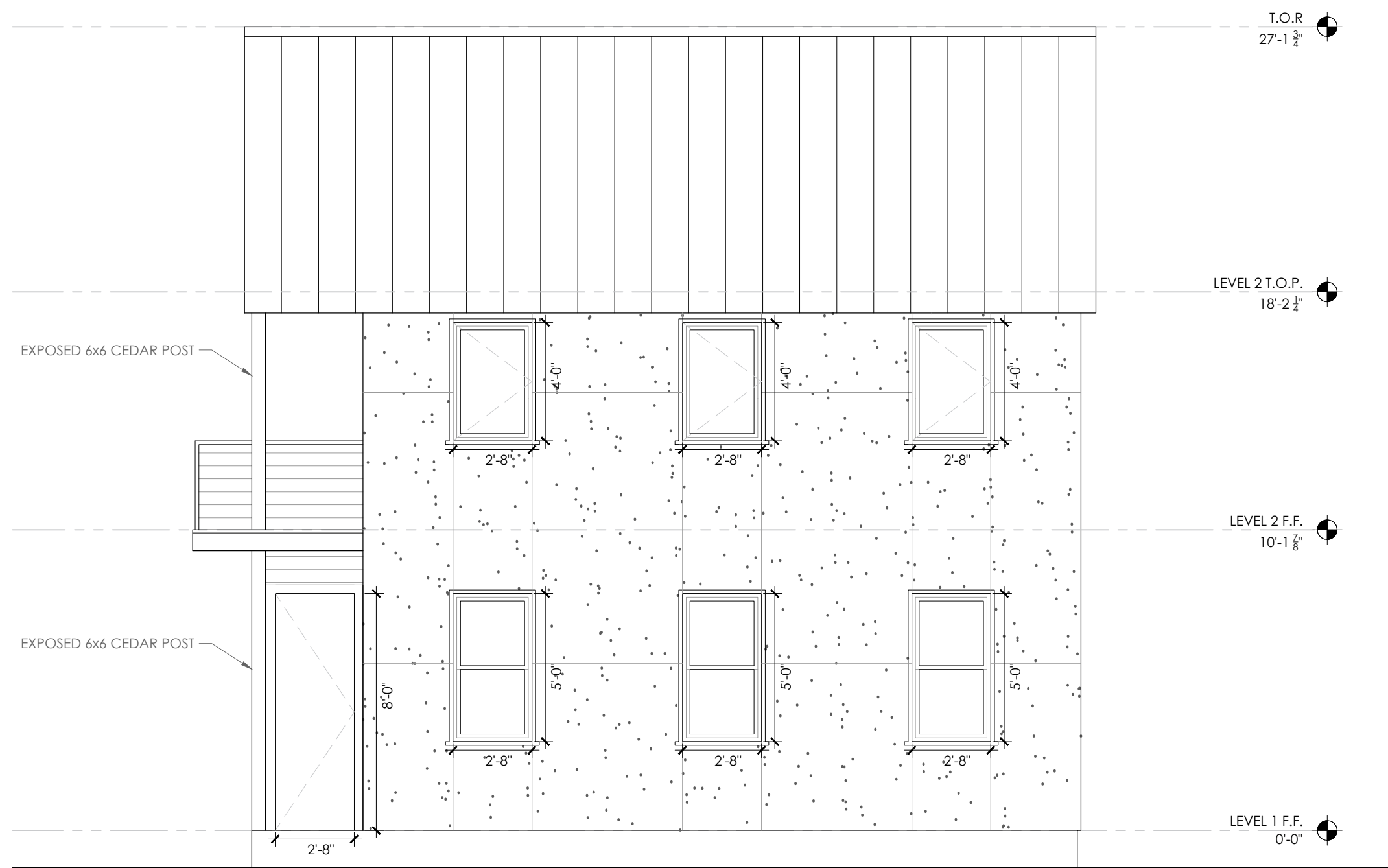
2 EXTERIOR ELEVATION- FACING STREET

SCALE 1/4" = 1'-0" 0 2 4 8



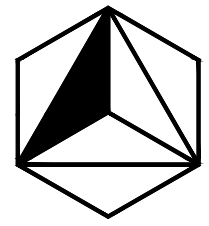
3 EXTERIOR ELEVATION- EAST

SCALE 1/4" = 1'-0" 0 2 4 8



4 EXTERIOR ELEVATION- SOUTH

SCALE 1/4" = 1'-0" 0 2 4 8



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
2019.10.01	PERMIT SET	

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13TH LV STR. ENGINEERS

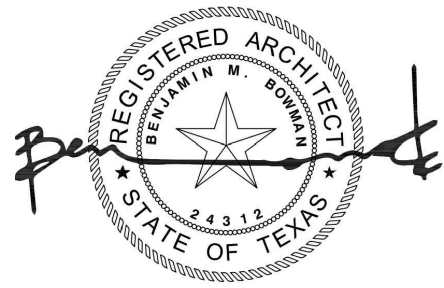
STEPHEN@13THLVSTRUCTURAL.COM
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BEN@ASSETSANDARCHITECTS.COM
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PERMIT DRAWINGS



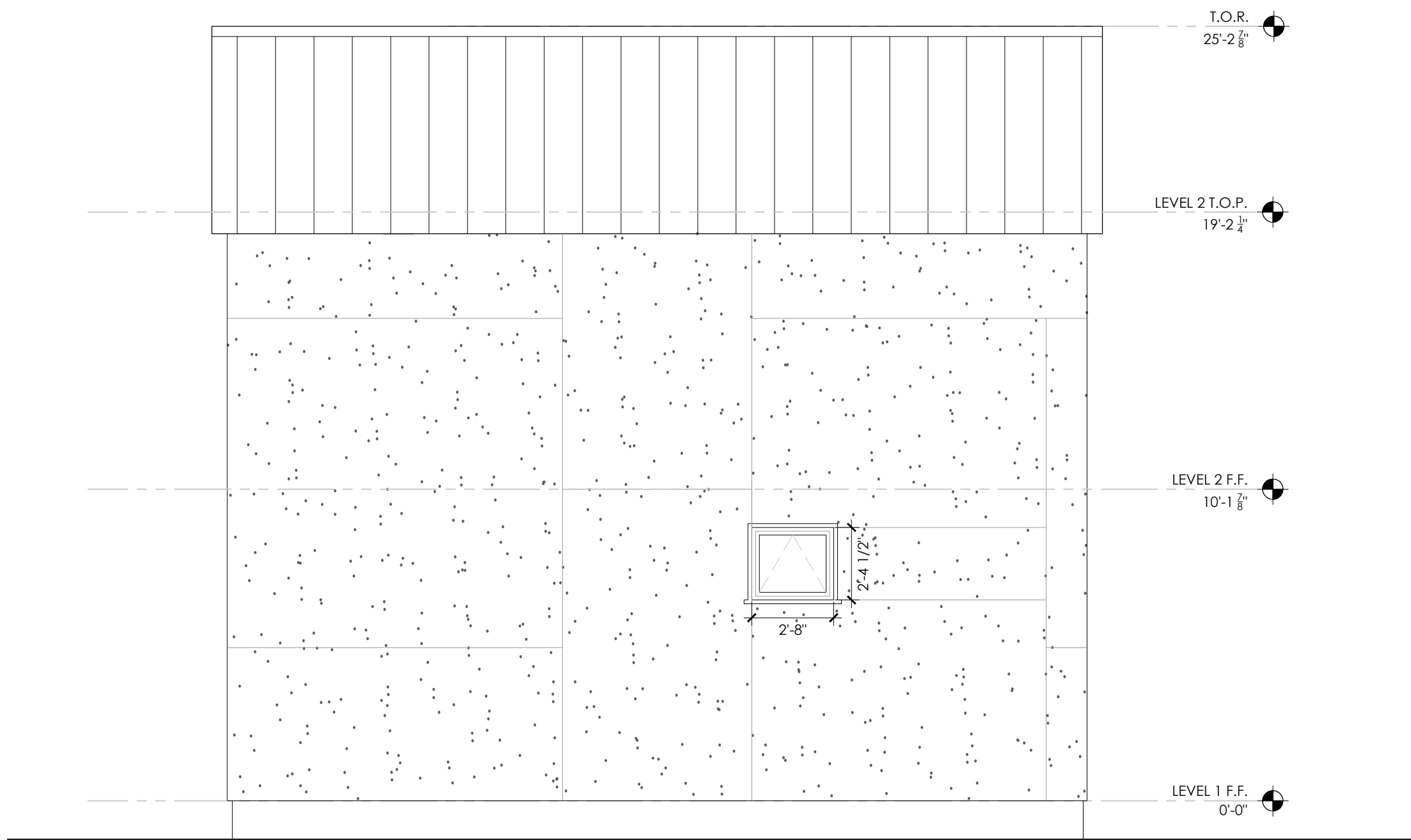
PROJECT NUMBER
18-01 BOSTON COMMONS

DATE
OCTOBER 1, 2019

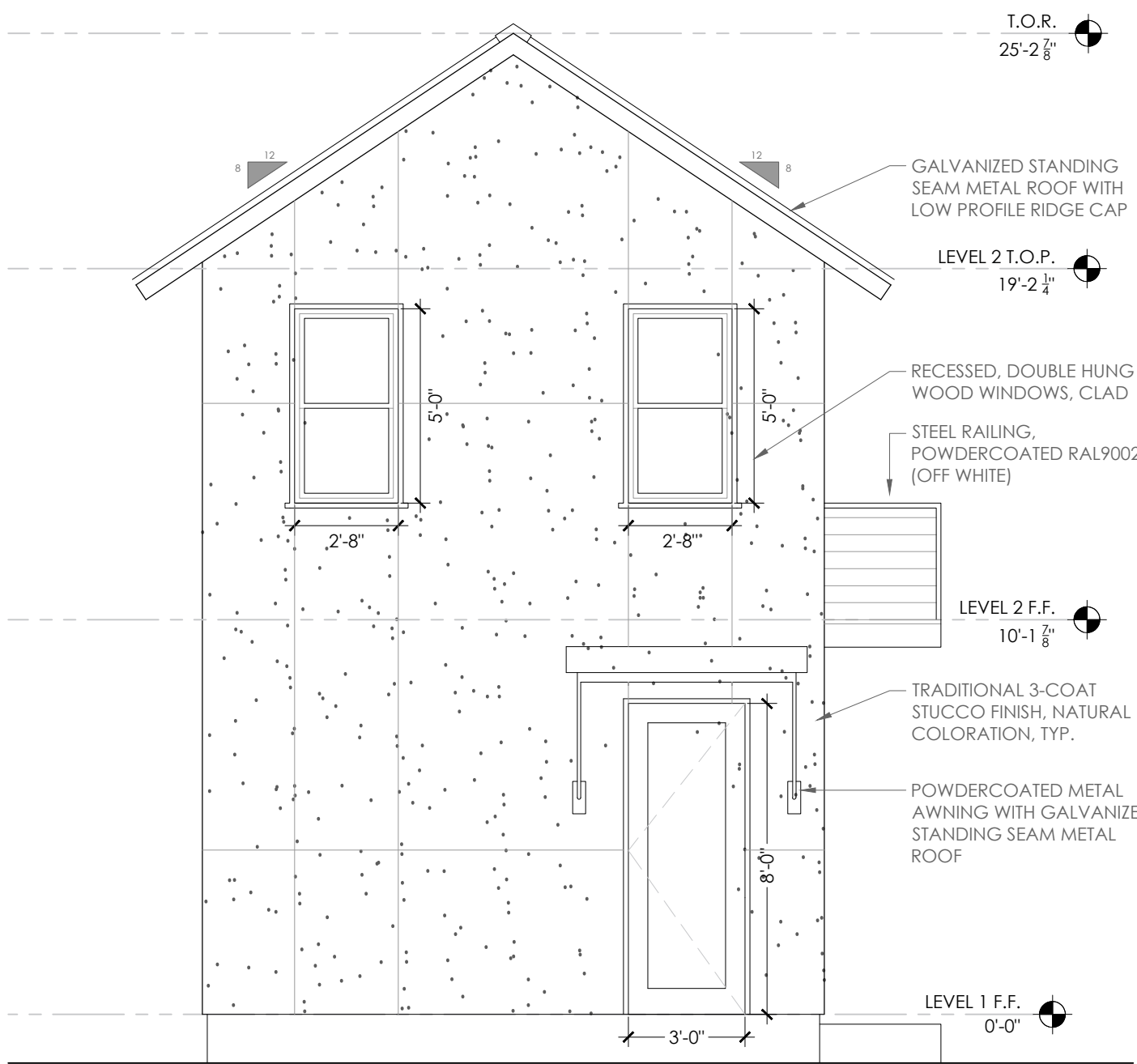
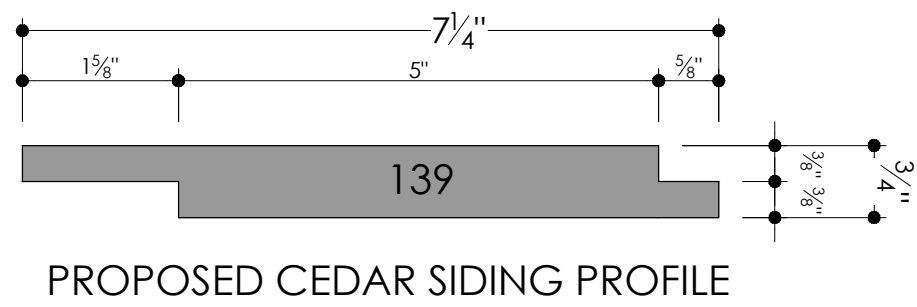
SHEET TITLE
BUILDING 3
EXTERIOR ELEVATIONS

SHEET NUMBER

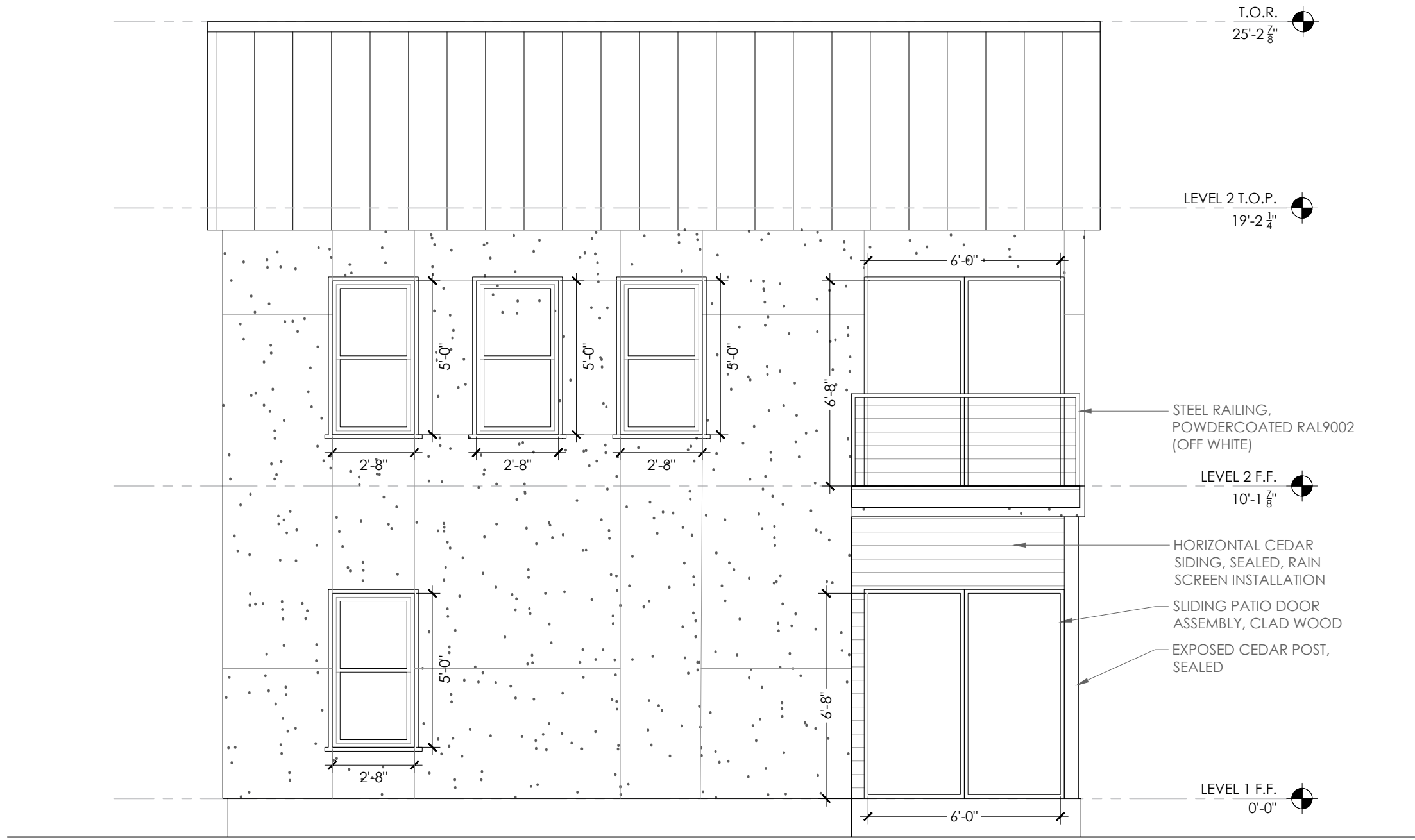
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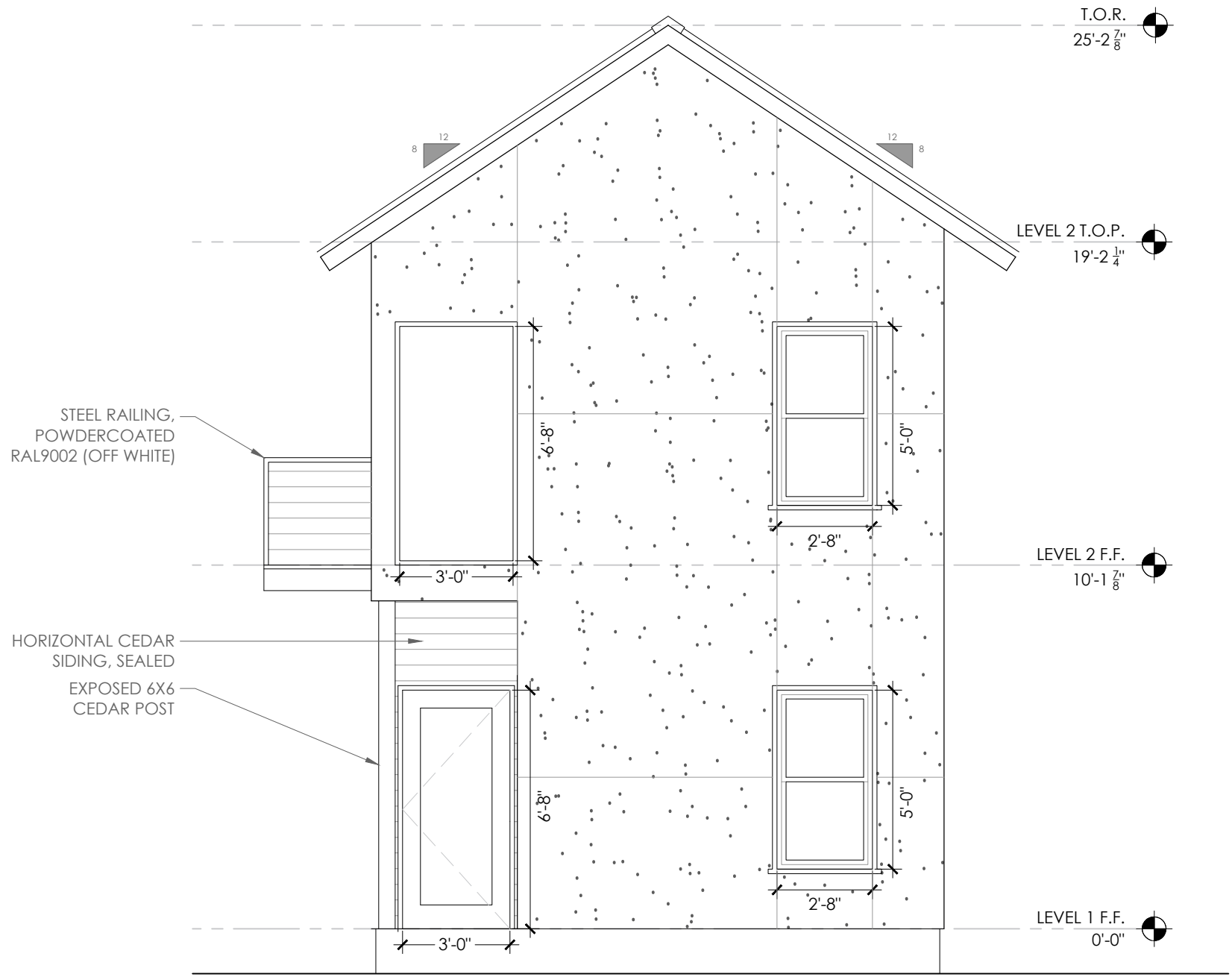
1 EXTERIOR ELEVATION- WEST
SCALE 1/4" = 1'-0"



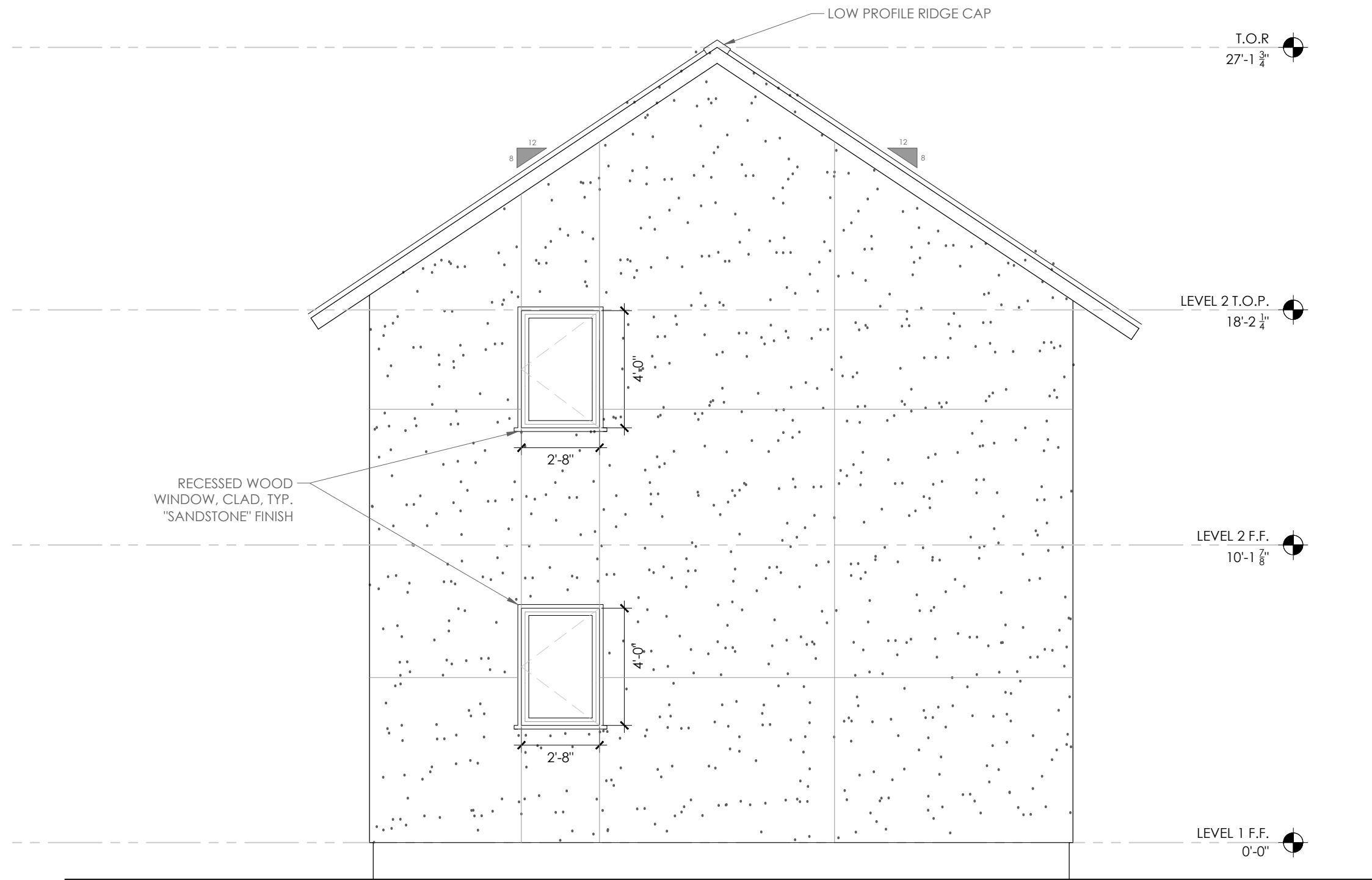
2 EXTERIOR ELEVATION- FACING STREET
SCALE 1/4" = 1'-0"



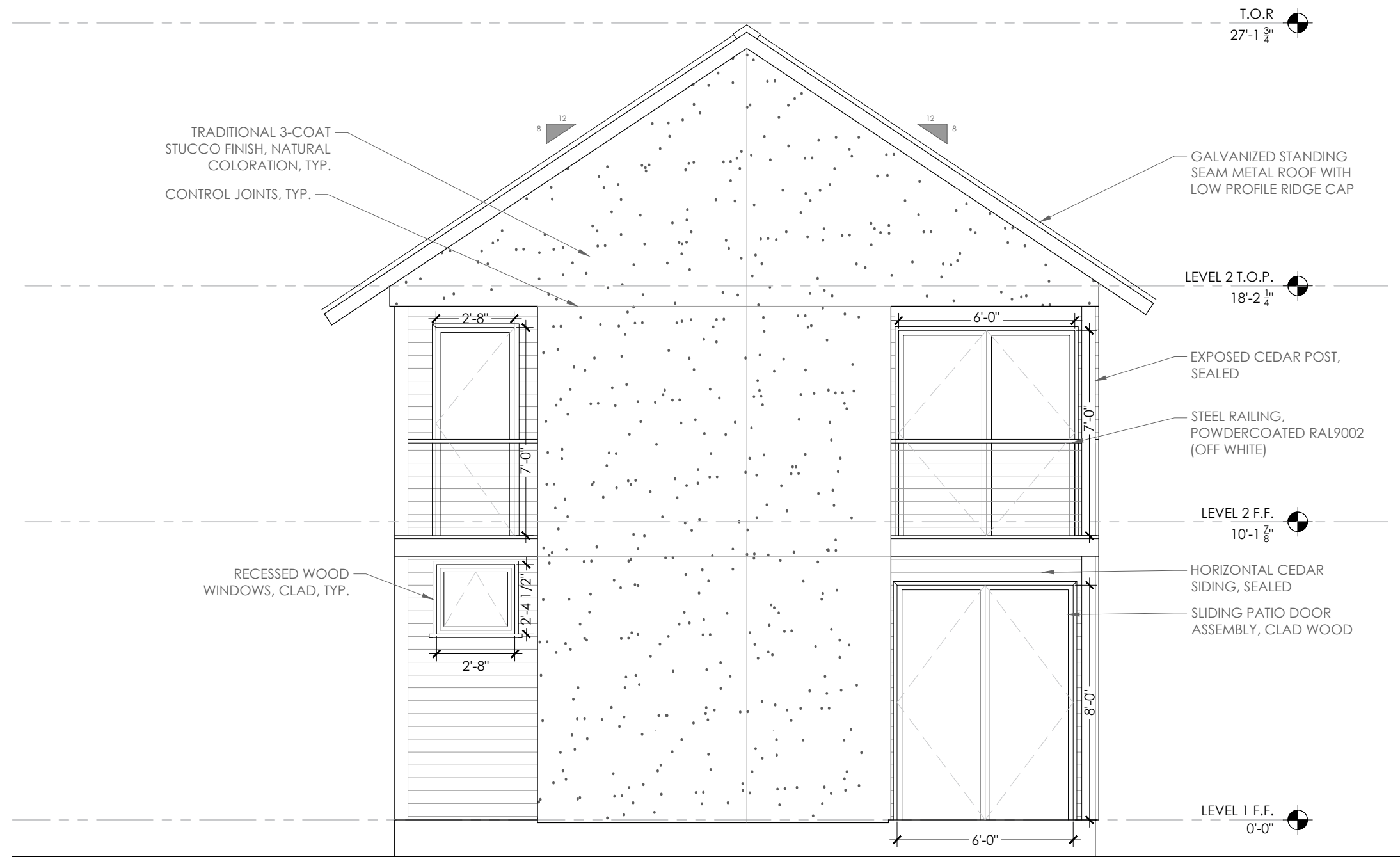
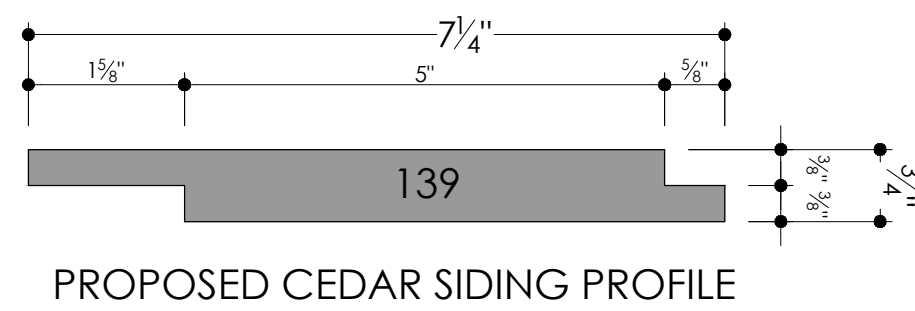
3 EXTERIOR ELEVATION- EAST
SCALE 1/4" = 1'-0"



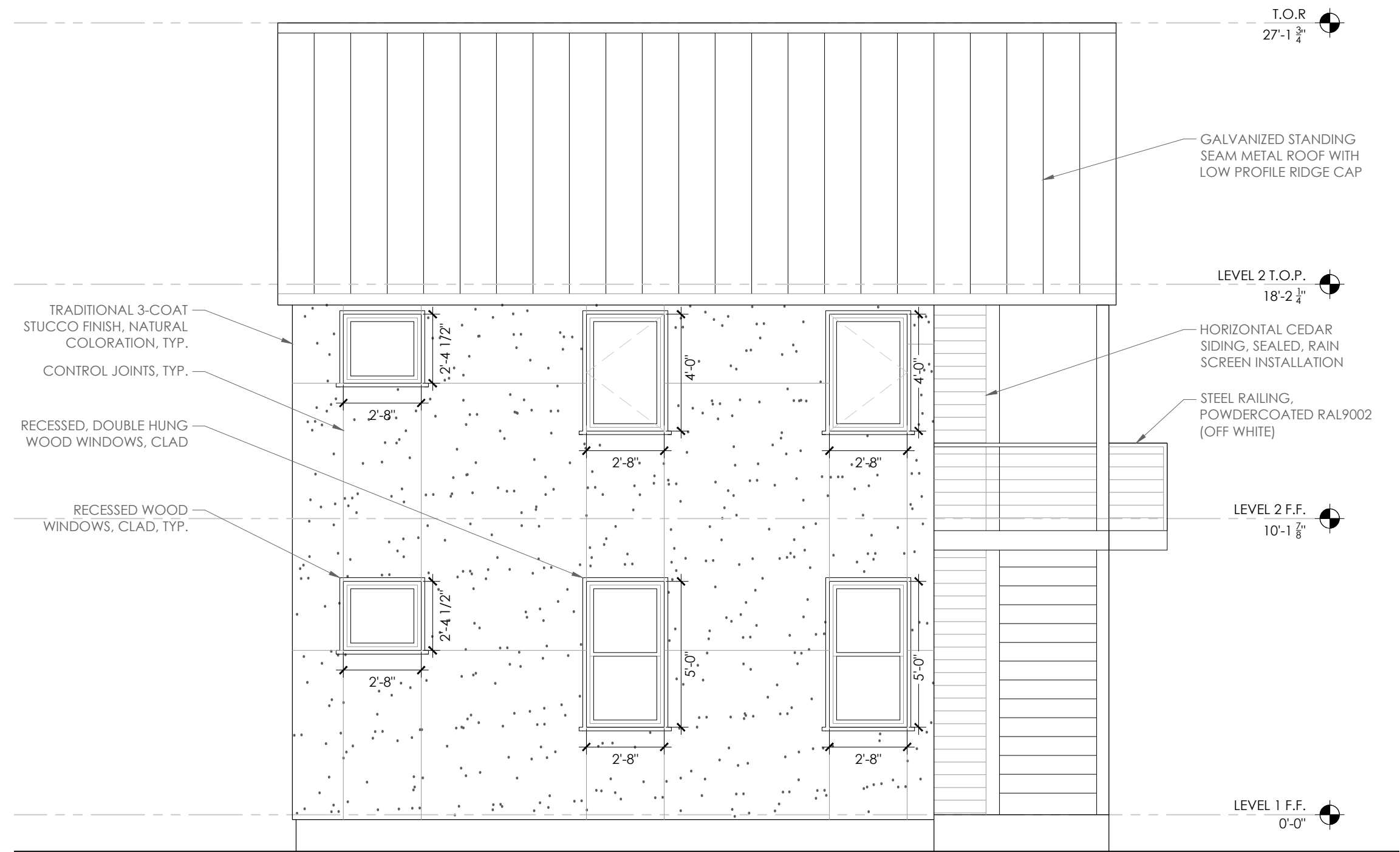
4 EXTERIOR ELEVATION- SOUTH
SCALE 1/4" = 1'-0"



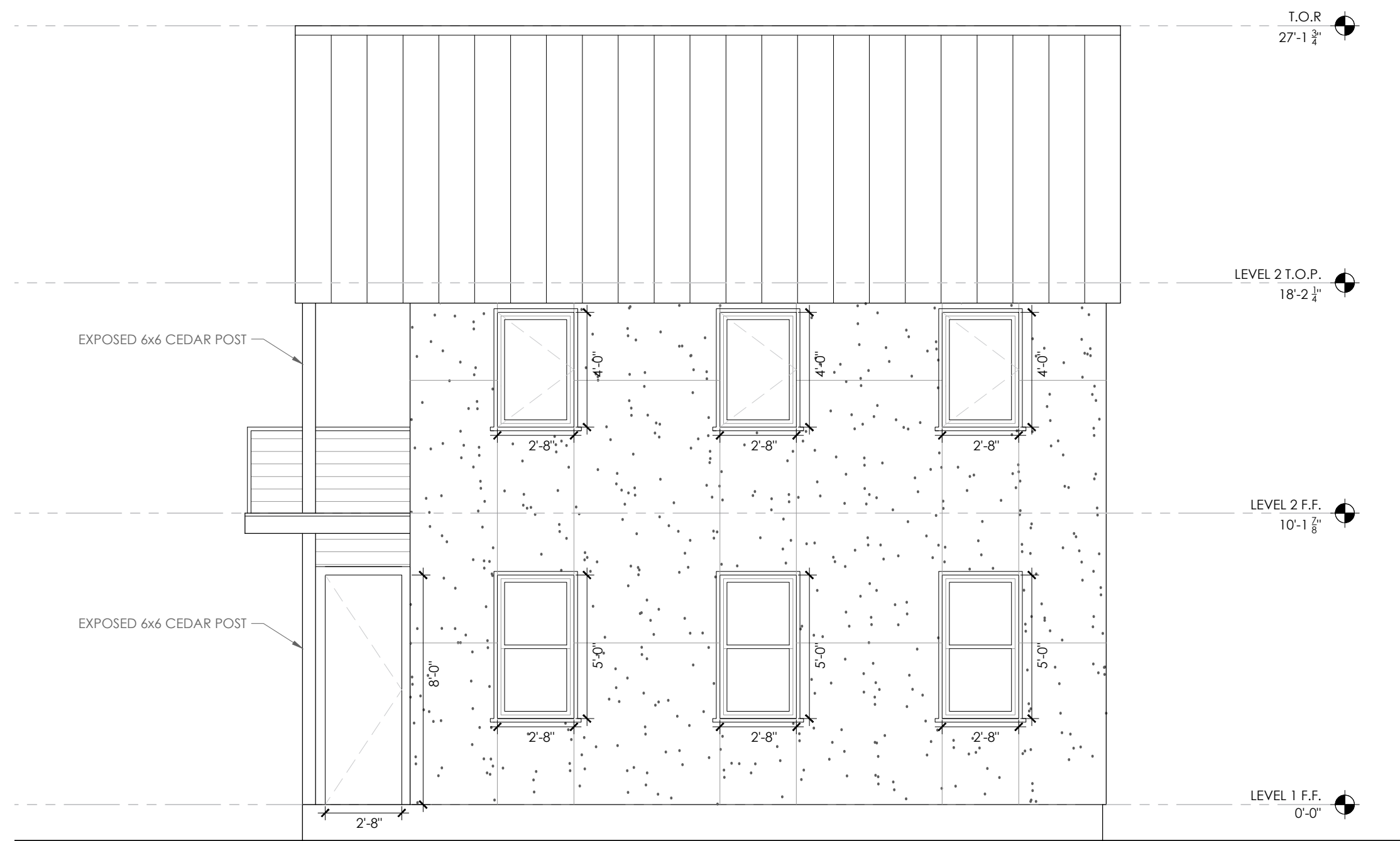
1 EXTERIOR ELEVATION- WEST
SCALE 1/4" = 1'-0"



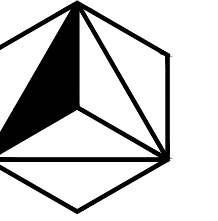
3 EXTERIOR ELEVATION- EAST
SCALE 1/4" = 1'-0"



2 EXTERIOR ELEVATION- FACING STREET
SCALE 1/4" = 1'-0"



4 EXTERIOR ELEVATION- SOUTH
SCALE 1/4" = 1'-0"



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PERMIT DRAWINGS



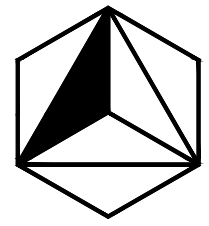
PROJECT NUMBER
18-01 BOSTON COMMONS

DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 4
EXTERIOR ELEVATIONS

SHEET NUMBER

A5.41



ASSETS & ARCHITECTS

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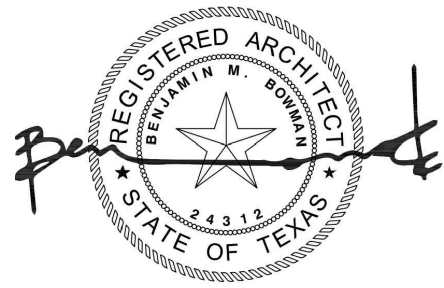
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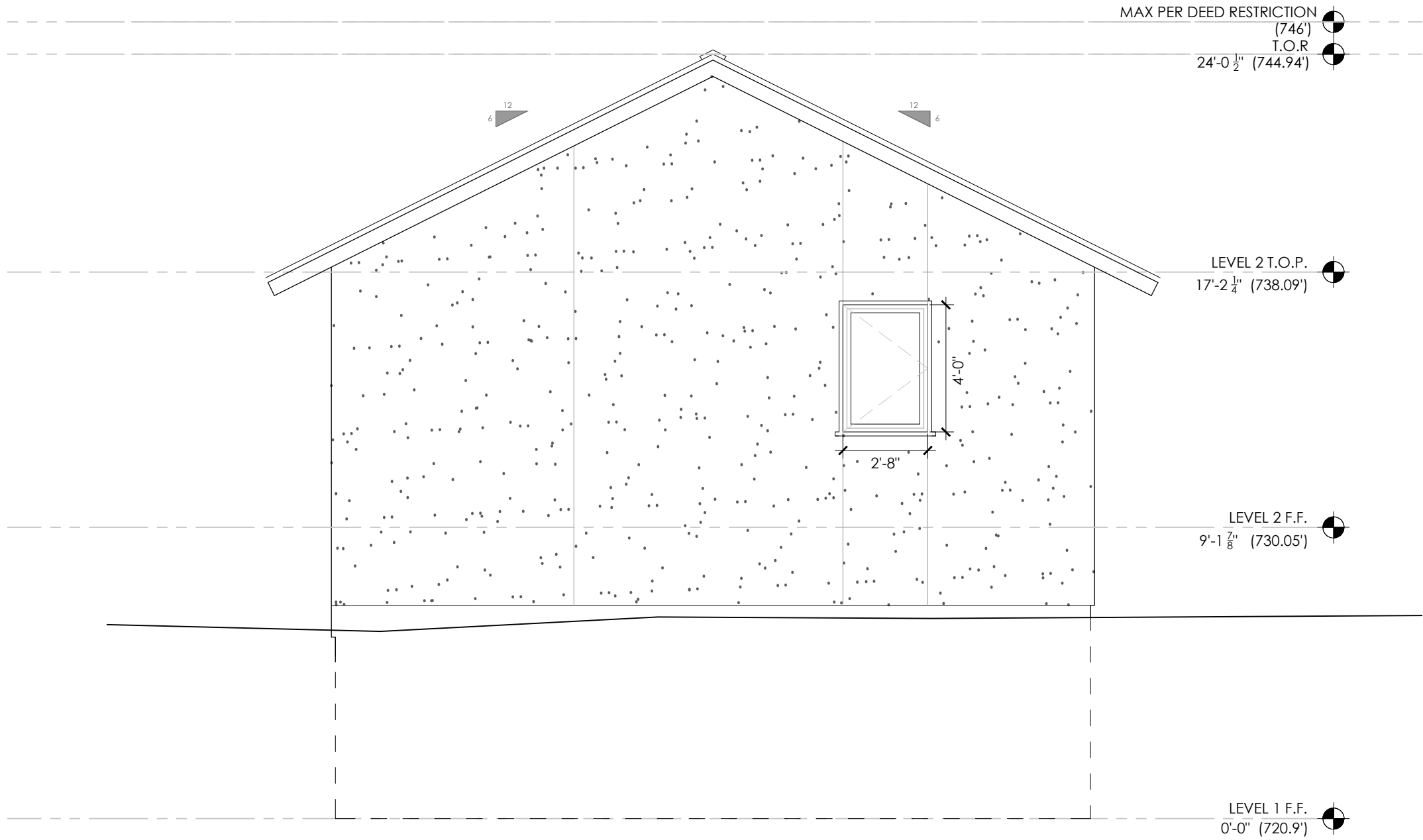


PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
OCTOBER 1, 2019

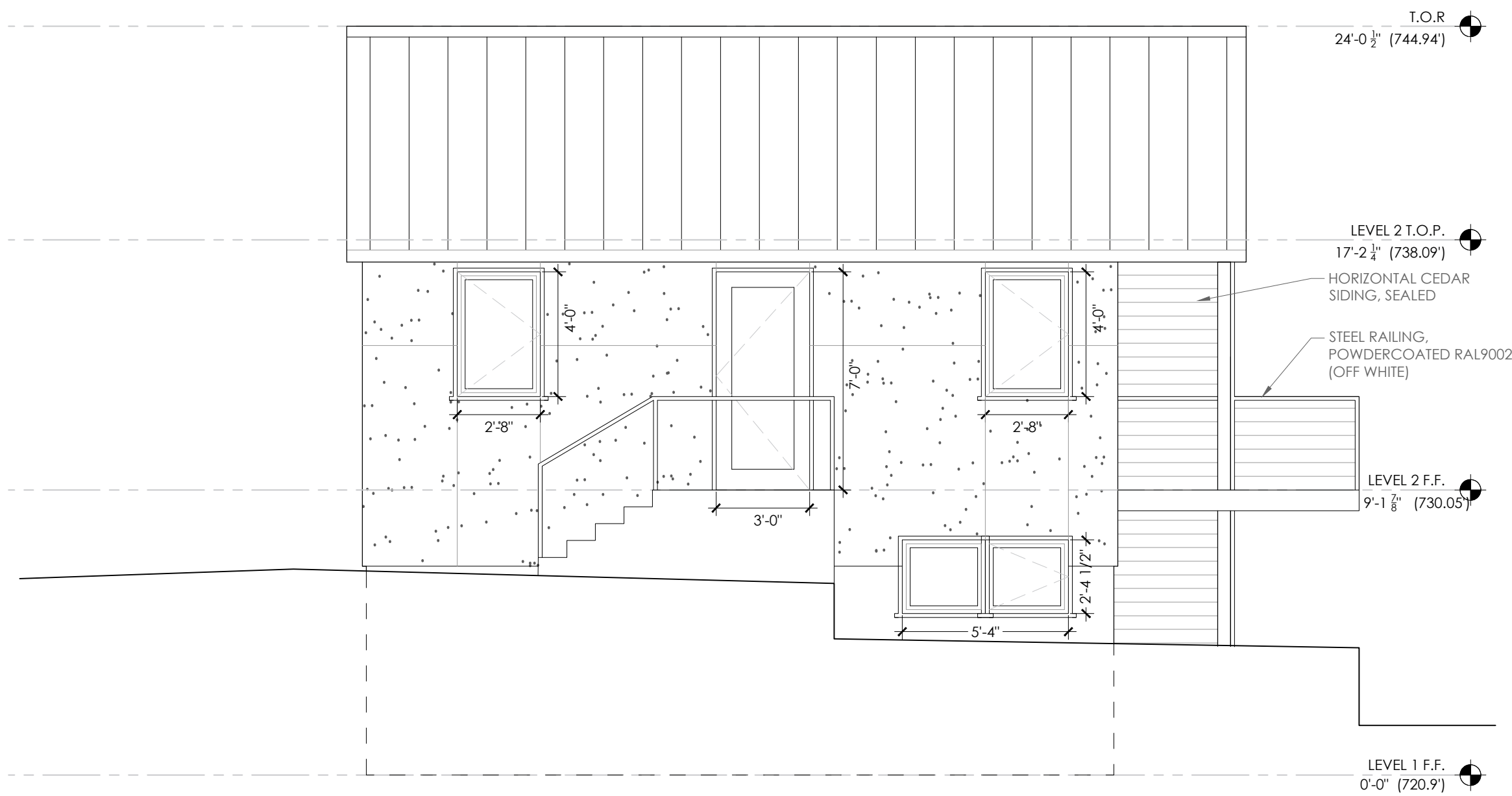
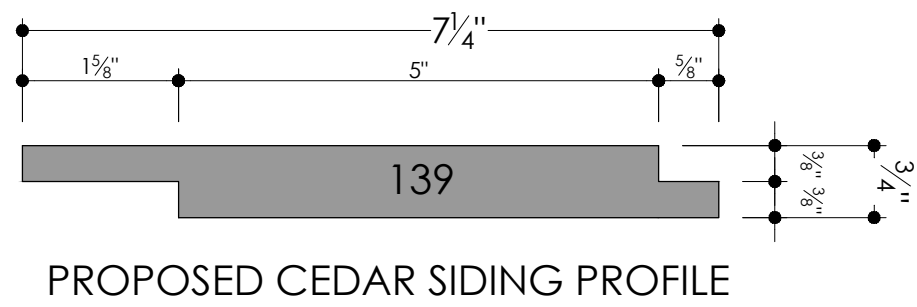
SHEET TITLE
BUILDING 5
EXTERIOR ELEVATIONS

SHEET NUMBER

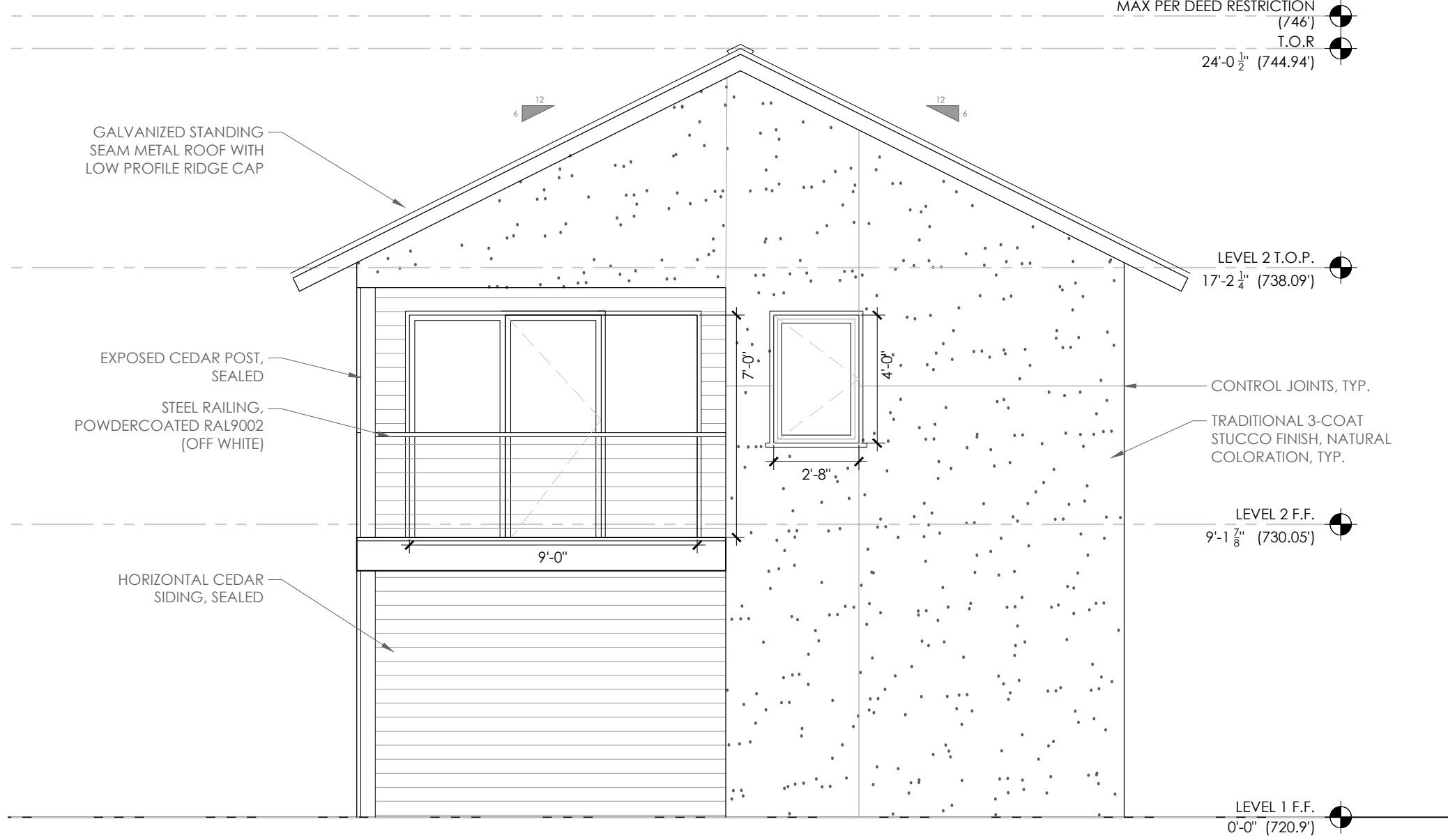
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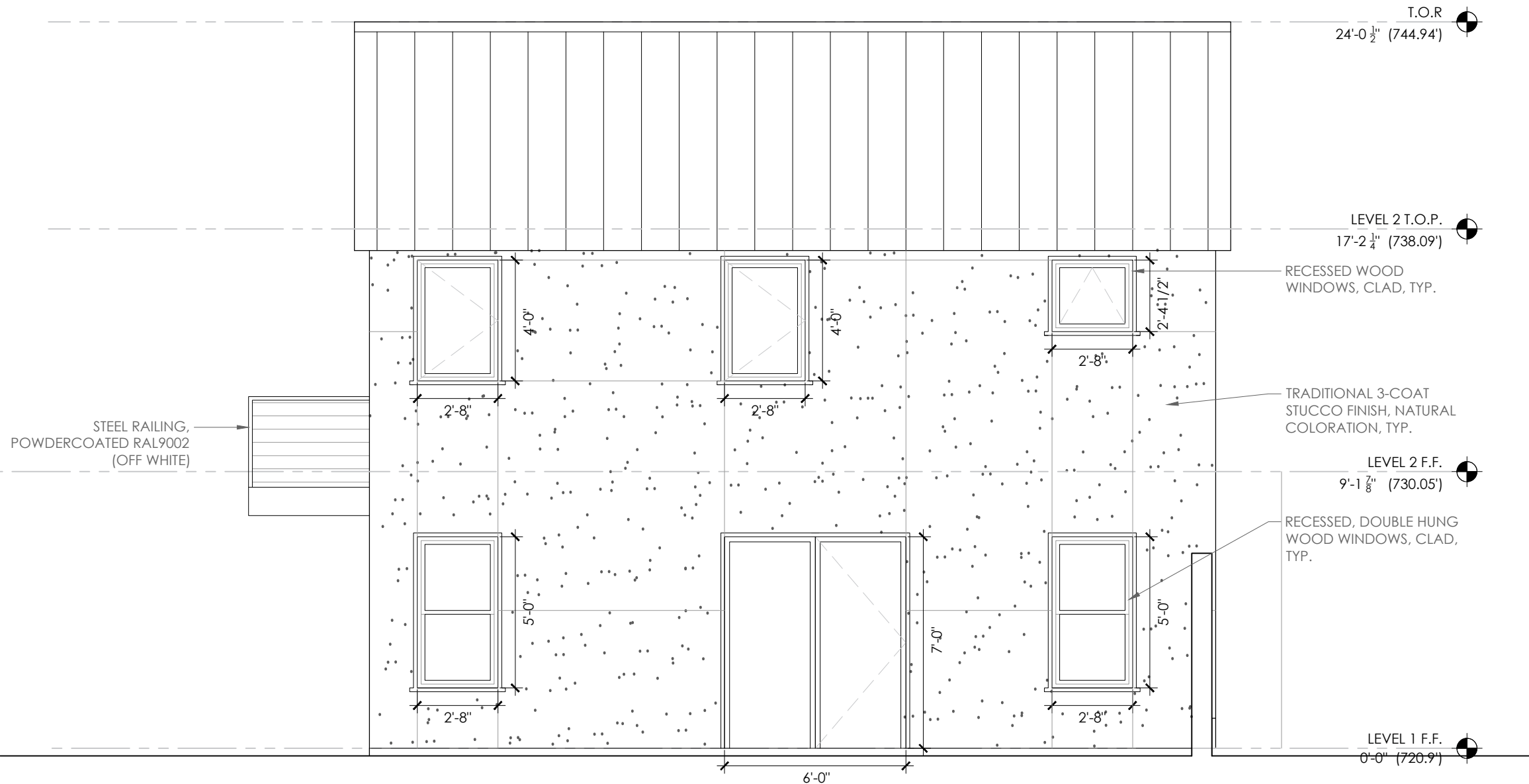
1 EXTERIOR ELEVATION- WEST
SCALE 1/4" = 1'-0"



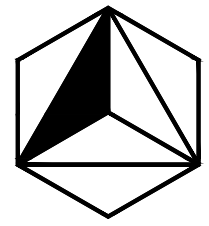
2 EXTERIOR ELEVATION- NORTH
SCALE 1/4" = 1'-0"



3 EXTERIOR ELEVATION- FACING LOWE
SCALE 1/4" = 1'-0"



4 EXTERIOR ELEVATION- SOUTH
SCALE 1/4" = 1'-0"



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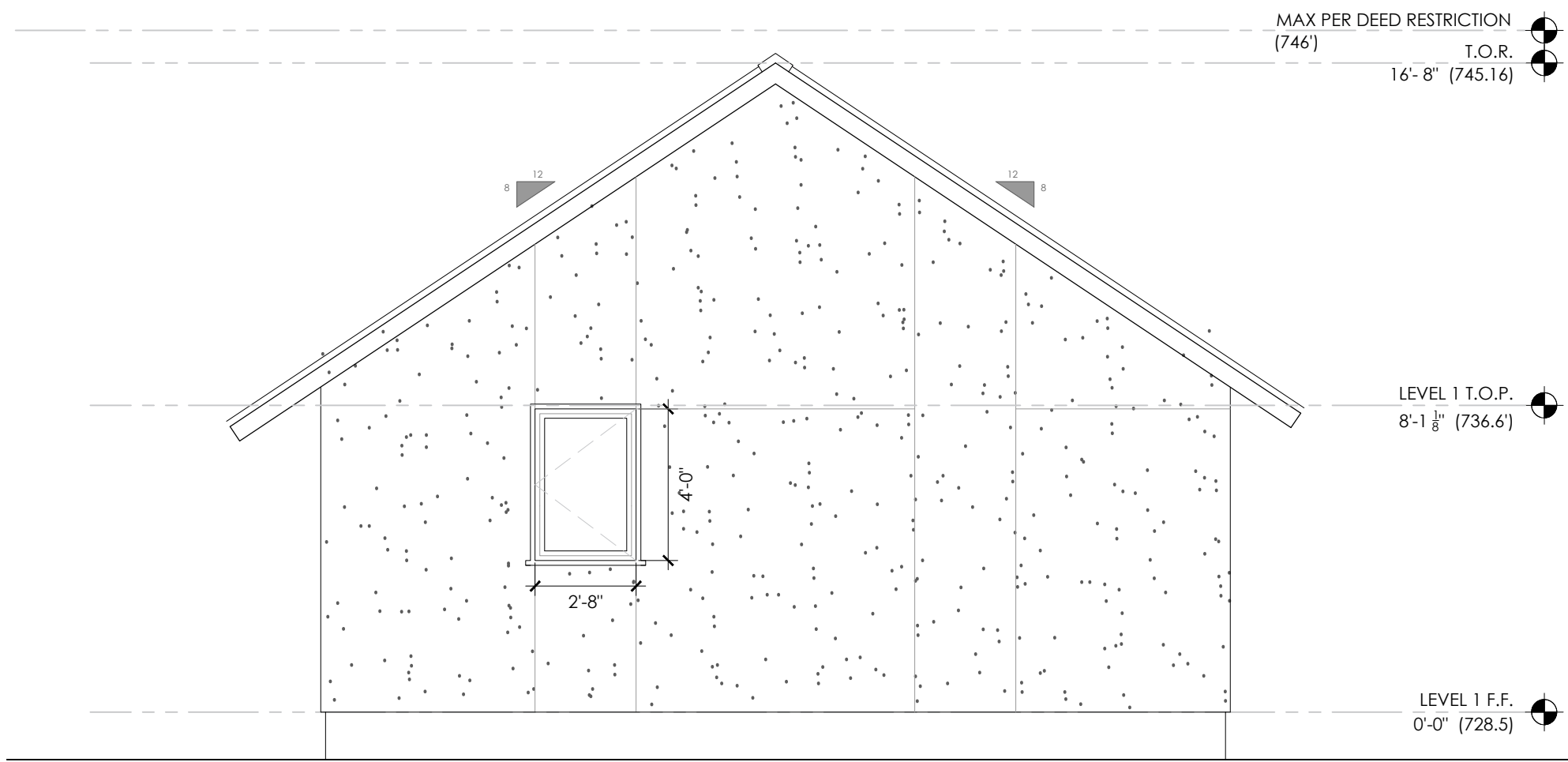


PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
BUILDING 6
EXTERIOR ELEVATIONS

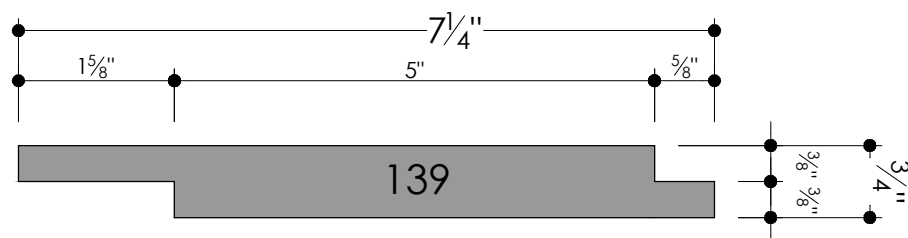
SHEET NUMBER

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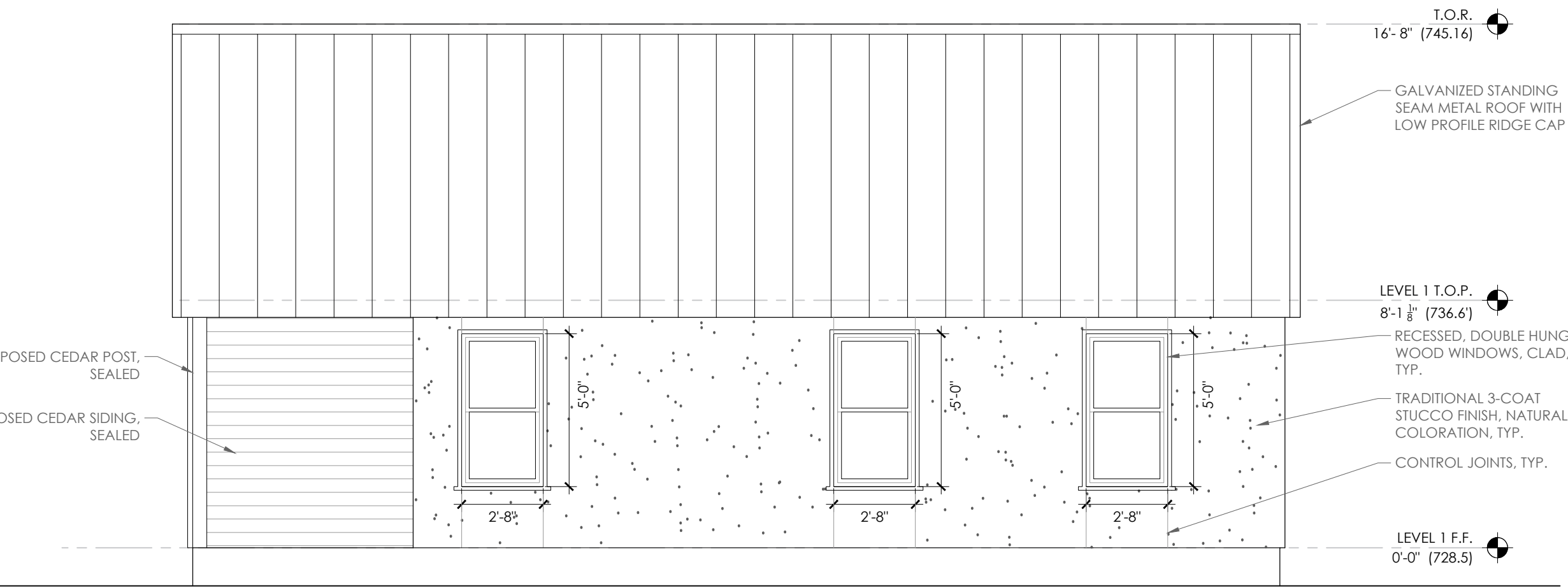


1 EXTERIOR ELEVATION- WEST

SCALE 1/4" = 1'-0"

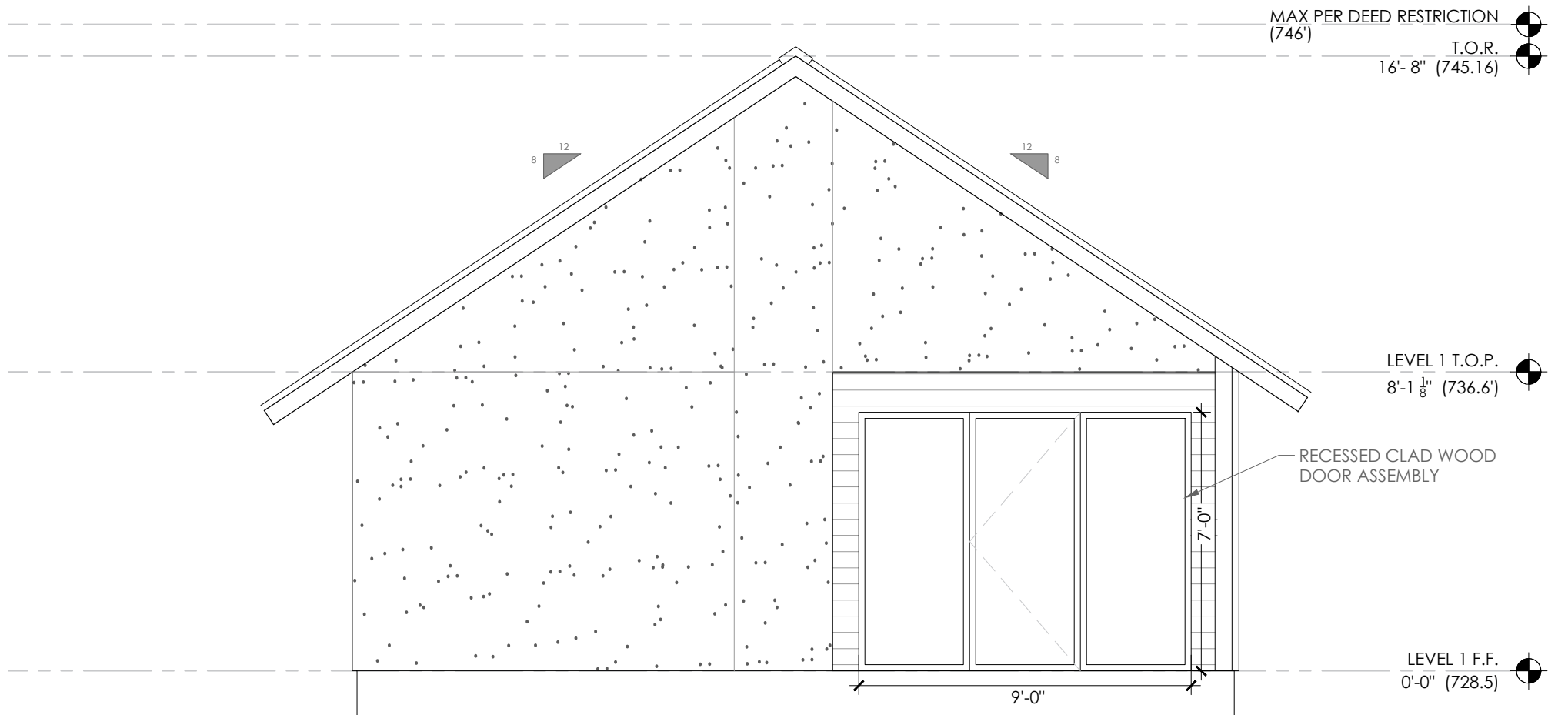


PROPOSED CEDAR SIDING PROFILE



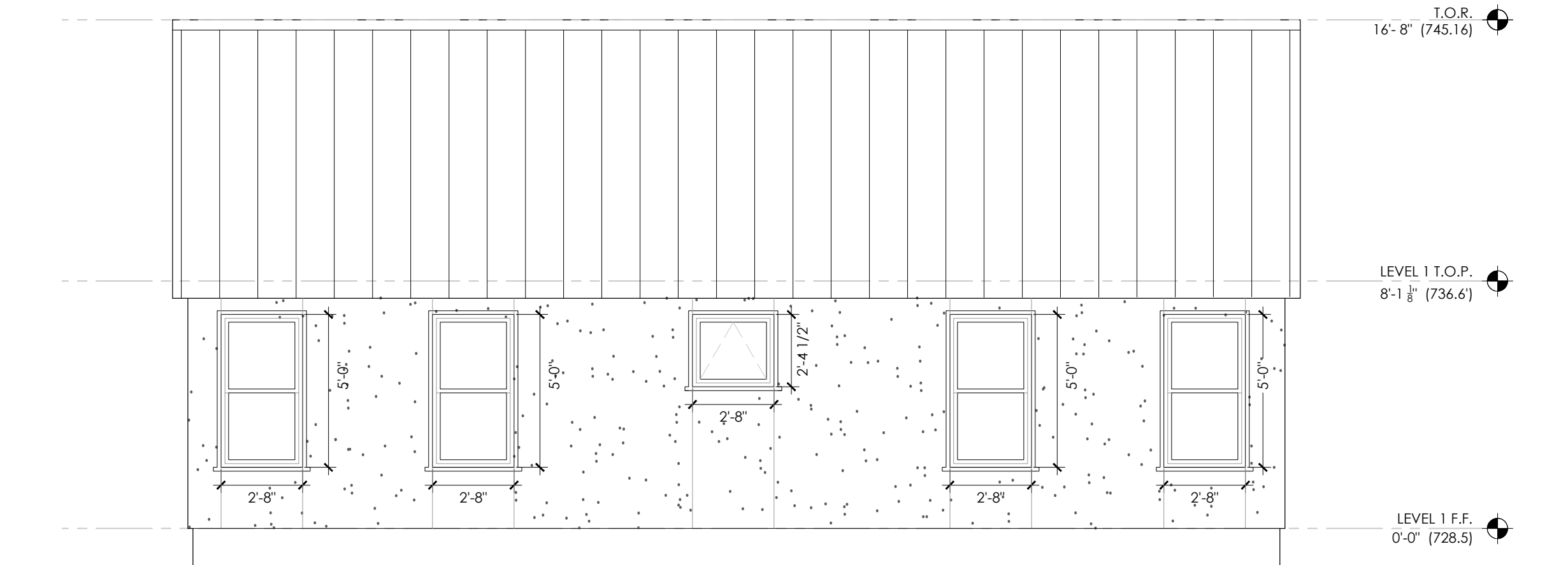
2 EXTERIOR ELEVATION- NORTH

SCALE 1/4" = 1'-0"



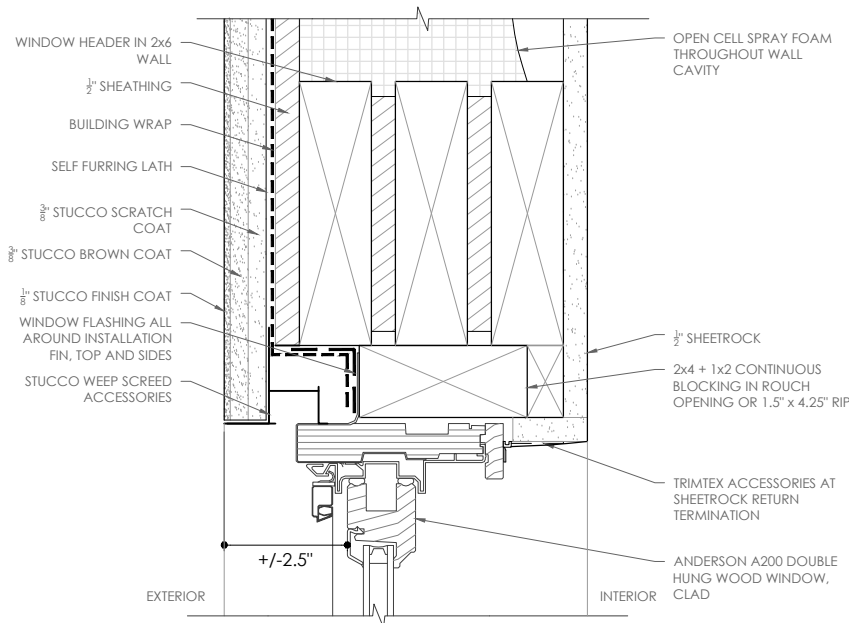
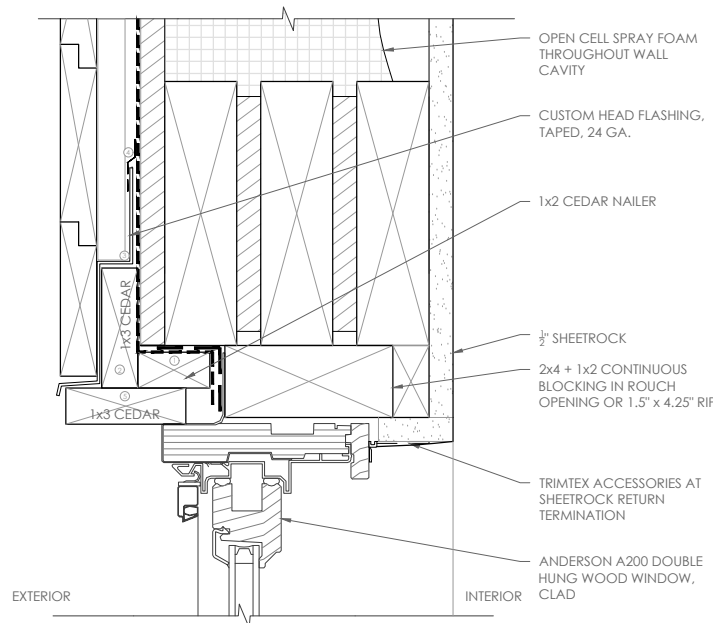
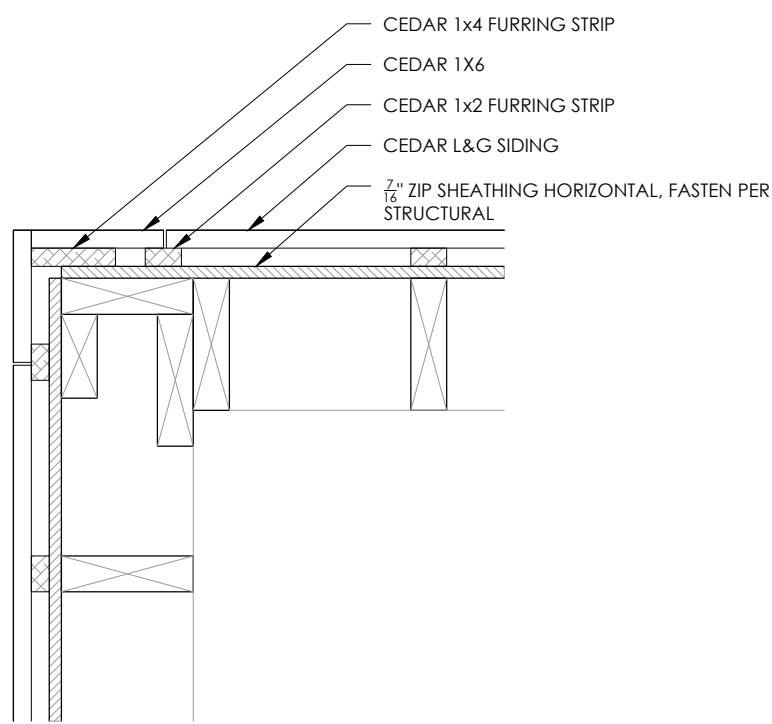
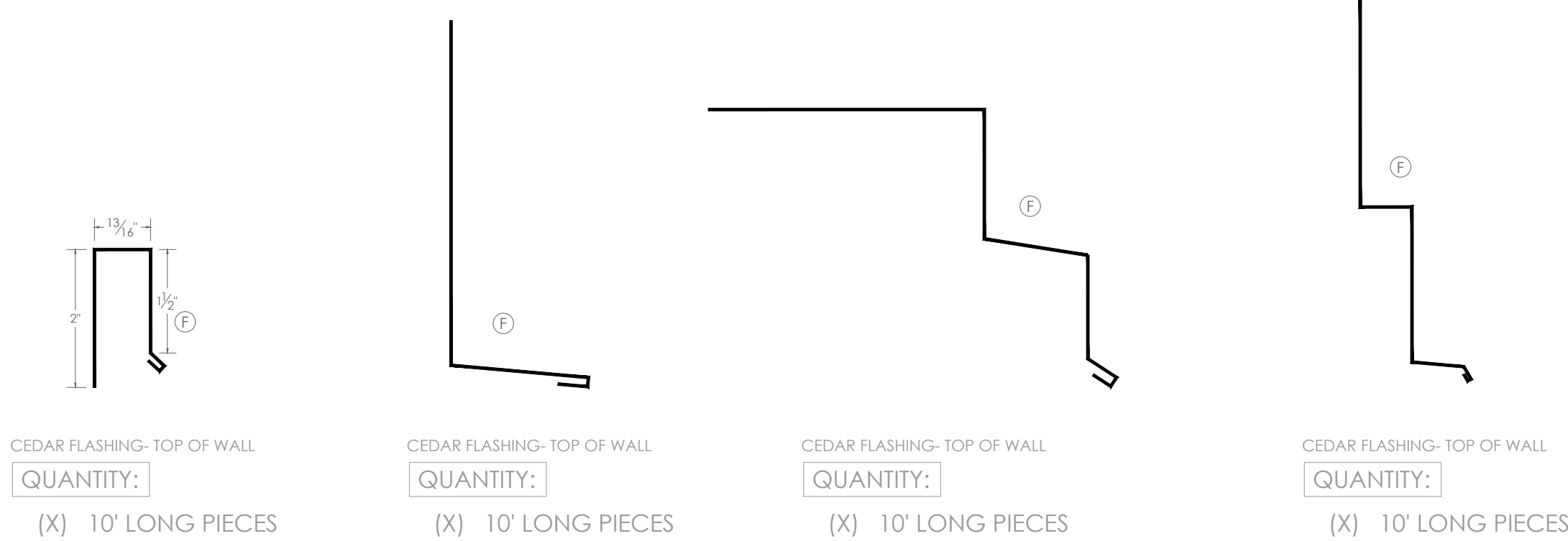
3 EXTERIOR ELEVATION- EAST

SCALE 1/4" = 1'-0"



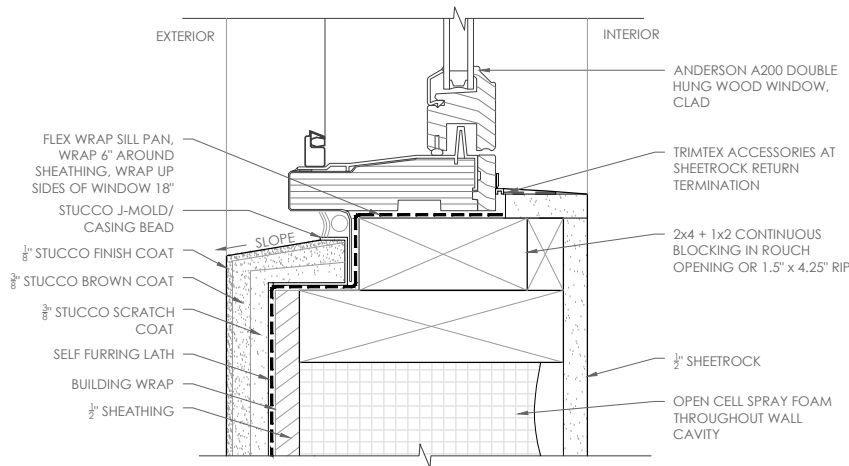
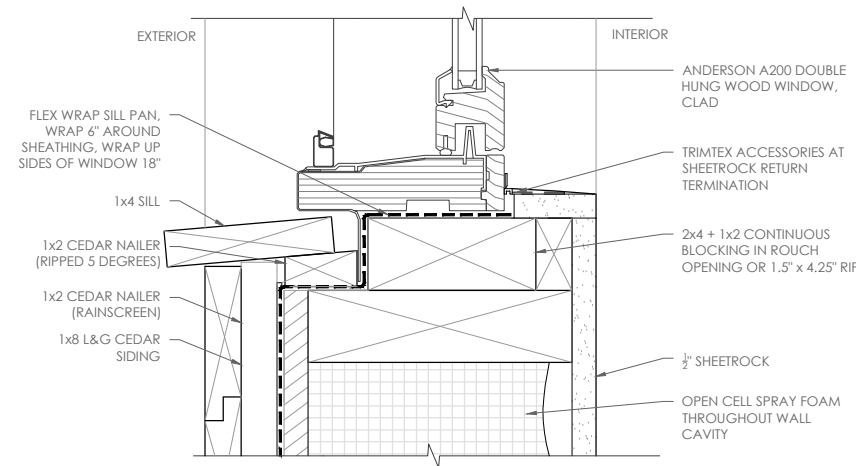
4 EXTERIOR ELEVATION- SOUTH

SCALE 1/4" = 1'-0"



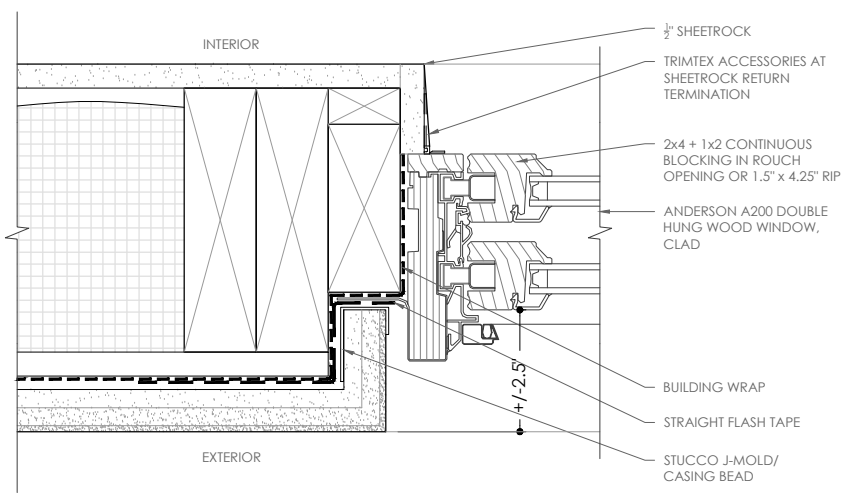
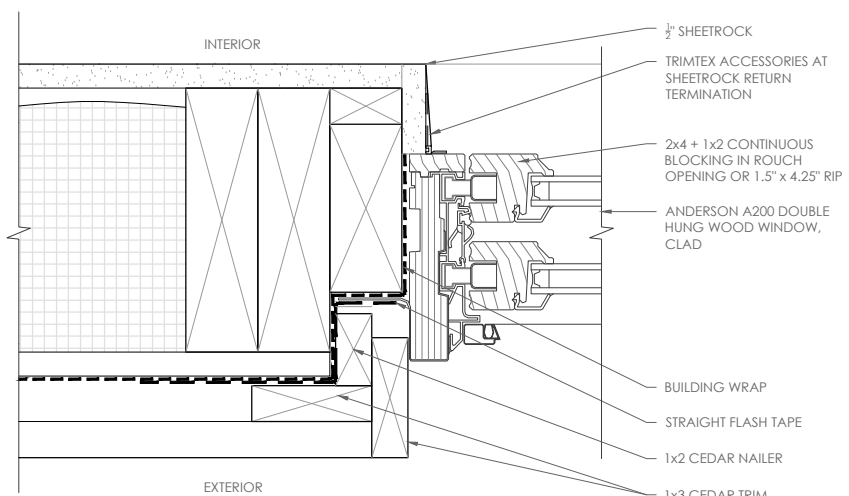
1 TYPICAL WINDOW HEAD- WOOD
SCALE 3" = 1'-0"

2 TYPICAL WINDOW HEAD- STUCCO
SCALE 3" = 1'-0"



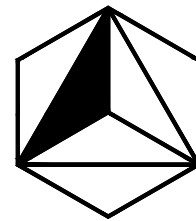
4 TYPICAL WINDOW SILL- WOOD
SCALE 3" = 1'-0"

5 TYPICAL WINDOW SILL- STUCCO
SCALE 3" = 1'-0"



6 TYPICAL WINDOW JAMB- WOOD
SCALE 3" = 1'-0"

7 TYPICAL WINDOW JAMB- STUCCO
SCALE 3" = 1'-0"



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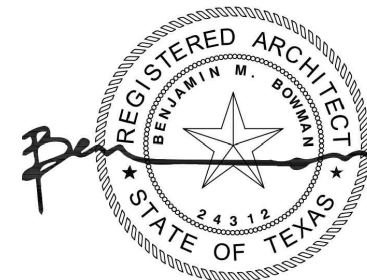
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PERMIT DRAWINGS



PROJECT NUMBER
18-01 BOSTON COMMONS
DATE
NOVEMBER 1, 2019

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER

A7.02