CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
Tuesday, December 20, 2016 – 5:30 P.M.
6116 Broadway St – City Council Chambers

Case No. 653 F – 127 Marcia Pl

Request of Jose Quintero, owner, represented by AG Associates Architects, for the final design review of the proposed replacement structure at the property located at 127 Marcia Pl.

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Any recommendation will be forwarded to the City Council for final review. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online* (http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/), at the Community Development Services Department (6116 Broadway St), or you may contact Lety Hernandez (lhernandez@alamoheightstx.gov), Eli J Briseno (ebriseno@alamoheightstx.gov), Jason B Lutz (jlutz@alamoheightstx.gov), or our office at (210) 826-0516 for additional information.

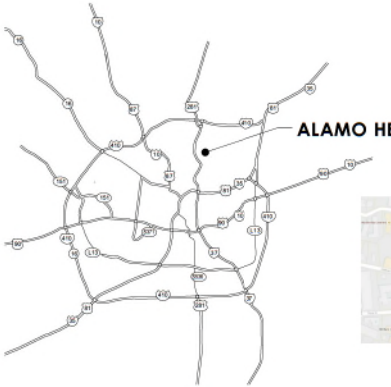
***Plans will not be available online for all case types and floor plans will not be available online.**

MARCIA PLACE TOWNHOMES

127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS

FOR:

QF PROPERTIES
SAN ANTONIO, TEXAS



PROJECT MAP LOCATION

VICINITY MAP

PERMIT SET : 11.15.2016

CONSULTANTS:

CIVIL ENIGNNEER:

WARD GETZ & ASSOCIATES LLP
CONSULTING ENGINEER

STRUCTURAL ENGINEER:

JAMES RYAN ENGINEERING
CONSULTING ENGINEER

CONTRACTOR:

AMERICAN CONCRETE

AG ASSOCIATES
ARCHITECTS

NOVEMBER, 2016

PROJECT INFORMATION

CODES: CITY OF SAN ANTONIO, TEXAS

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE
PLUMBING CODE:	2015 INTERNATIONAL PLUMBING CODE
ELECTRIC CODE:	2015 NATIONAL ELECTRICAL CODE
RESIDENTIAL CODE:	2015 INTERNATIONAL RESIDENTIAL CODE

CODES:

BUILDING CRITERIA	CODE PROVISIONS
OCCUPANCY (TOWNHOMES)	RESIDENTIAL (MF-D)
TYPE OF CONSTRUCTION	TYPE 5A, 1 HOUR PROTECTED SPRINKLED NFPA 13 AS PER 903.3.1 (2003 IBC)
NUMBER OF STORIES	3 STORIES - ALLOWED 3 STORIES - PROVIDED
BUILDING HEIGHT - TOWNHOMES	3 STORIES - ALLOWED (1-STORY INCREASE FOR SPRINKLED BLDG.) 3 STORIES - PROVIDED
APARTMENTS: ALLOWABLE BUILDING AREA	ALLOWABLE AREA: SQ. FT. 3 STORIES
PARKING (AS PER CITY OF ALAMO HEIGHTS)	1 TO 2 PER UNIT. ACTUAL = 6 = 2 PER UNIT

BUILDING DESCRIPTION:

A THREE STORY WOOD FRAME STRUCTURE WITH WOOD TRUSS - TPO ROOF. STUCCO, METAL PANEL AND WOOD SIDING EXTERIOR. BUILDING TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND SMOKE DETECTORS.

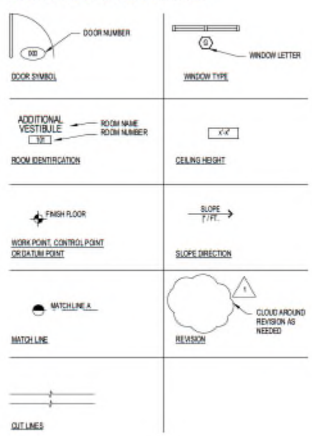
FIRE PROTECTION REQUIREMENTS:

NOTE:
AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 OF THE 2003 IBC SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP 'R' FIRE AREA

BUILDING ELEMENT	FIRE RATING/ ACCESS OPENING
EXTERIOR BEARING WALLS	1 HOUR
EXTERIOR NON-BEARING WALLS	1 HOUR
INTERIOR BEARING WALLS	1 HOUR
FLOORS AND FLOOR/CEILING	1 HOUR
ROOF AND ROOF/CEILING	1 HOUR

NOTE:
FIRE SPRINKLER, FIRE ALARM, & SIGNAGE UNDER SEPARATE PERMIT.

ADDITIONAL SYMBOLS CONTINUED:



DOCUMENT ORGANIZATION

This set of CONSTRUCTION DOCUMENTS is presented in two parts - a set of technical SPECIFICATIONS and a set of DRAWINGS on 24" x 36" sheets.

SPECIFICATIONS:

Specifications are organized according to the 16 divisions of the UNIFORM CONSTRUCTION INDEX. Some divisions may not apply to this project. The specifications are organized as follows:

Division	1	General Requirements
Division	2	Site Construction
Division	3	Concrete
Division	4	Masonry
Division	5	Metals
Division	6	Wood & Plastics
Division	7	Thermal & Moisture Protection
Division	8	Doors & Windows (This section contains hardware schedule)
Division	9	Finishes
Division	10	Specialties
Division	11	Equipment
Division	12	Furnishings
Division	13	Special Construction
Division	14	Conveying Systems
Division	15	Mechanical
Division	16	Electrical

DRAWINGS:

DRAWINGS are organized according to disciplines, with each discipline describing a specific aspect of the construction. Disciplines are defined as follows:

C - CIVIL:
Work identifying and describing civil systems

A - ARCHITECTURAL:
Work identifying the basic building elements and components, including but not limited to: floor plan(s), roof plan(s), exterior elevations, building sections, wall sections, exterior enclosure details, etc.

S - STRUCTURAL:
Work identifying and describing the structural systems.

MEP - MECHANICAL, ELECTRICAL, PLUMBING:
Work identifying and describing the mechanical, electrical, and plumbing systems.

L - LANDSCAPE:
Work identifying and describing the vegetation and planting drawings.

SHEET NUMBERING:

Each sheet of drawings is numbered in the lower right hand corner of the title block. Sheets are numbered in sequential order with a prefix letter related to the discipline proceeding the sheet number.

DRAWING IDENTIFICATION:

Each drawing is identified first by the number it has been assigned based upon its placement on the sheet, followed by the number of the sheet in which the drawing is located. Refer to "SHEET NUMBERING" above.

KEYNOTES:

A system of KEY NOTES containing written descriptions and notations is used for all architectural site plans and floor plans. KEY NOTES are typically located in a column along the right side of each sheet. If the drawing size on that sheet prohibits such placement, then the KEYNOTES will be located elsewhere on that sheet. Each note is numbered and keyed to a corresponding circled number on the plans. For descriptions and notations of demolition work, KEYNOTES will be numbered and keyed to a corresponding square number on the plans.

DRAWING NOTES

REFER TO SHEET

A system of DRAWING NOTES containing written descriptions and notations is used for all wall sections and detail drawings. DRAWING NOTES are located adjacent to each drawing on the sheet.

DIMENSIONS

2 5/16"

All plan dimensions are to the face of wood, metal studs or masonry surfaces unless otherwise noted. All vertical dimensions are nominal and assume a level finish floor condition. Field verify exact vertical dimensions.

DRAWING SYMBOLS

This symbol represents the actual northerly direction in relationship to the project site.

This symbol is a key to an enlarged plan or section detail drawing. The area within the circle identifies the approximate area of the drawing that is being enlarged. A similar symbol in the form of a square or rectangle is used for referencing an enlarged floor plan view of an area. The number is an identification for locating the detailed drawing within the set. Refer to "DRAWING IDENTIFICATION" above.

01 / A3.2 / SIM. OH.

This symbol is a key to a building section drawing. The line represents location of the plane at which the building is being dissected. The arrow points in the direction of the dissected view. The number is an identification for locating the section drawing within the set. (Refer to "DRAWING IDENTIFICATION" above.) The number below the identification number, indicates weather that cut section is a similar "SIM." or opposite hand "OH." cut.

01 / A3.2

This symbol is a key to a wall section or detail section drawing. The line represents location of the plane at which the wall or detail is being dissected. The arrow points in the direction of the dissected view. The number is an identification for locating the section drawing within the set. Refer to "DRAWING IDENTIFICATION" above.

A3.2

This symbol is a key to an interior or exterior elevation drawing. The arrow points in the direction of the view being elevated. The number is an identification for locating the elevation drawing within the set. Refer to "DRAWING IDENTIFICATION" above.

01/A3.2

This symbol is a key to an interior or exterior photograph. The arrow points in the direction of the view being photographed. The number is an identification for locating the photograph within the set. Refer to "DRAWING IDENTIFICATION" above.

This symbol is a key to represent a column grid. The letter identifies the horizontal grid guidelines (top to bottom) and the number identifies the vertical grid guidelines (left to right). If the floor plan does not indicate or show any columns and a column grid is used, then column gridlines will be aligned to the outside of core wall material (outside of framing). Contractor shall verify and coordinate with structural drawings.

A

This symbol is a key to an interior wall/partition section. The letter identifies the partition type and each partition type is distinguished by the materials that make up its construction. The line represents location of the plane at which the wall/partition is being dissected. The dissected view occurs in either direction.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ACOUST	ACOUSTICAL
AC	AIR CONDITIONING
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BLKG	BLOCKING
BD	BOARD
BLDG	BUILDING
CAB	CABINET
CPT	CARPET
CLG	CEILING
CEM	CEMENT
CL	CENTERLINE
CT	CERAMIC TILE
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS OR CONTINUE
CORR	CORRUGATED
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
DF	DRINKING FOUNTAIN
DW	DISHWASHER
EA	EACH
ELEC	ELECTRIC or ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FIN	FINISH
FEC	FIRE EXTINGUISHER CABINET
FLR	FLOOR(ING)
FD	FLOOR DRAIN
GA	GAGE, GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HD	HEAD
HDW	HARDWARE
HVAC	HEATING/VENTILATION/AIR COND.
HB	HOSE BIBB
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
INCL	INCLUDE/INCLUDING
ID	INSIDE DIAMETER
INT	INTERIOR
JT	JOINT
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MULL	MULLION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OH	OVERHEAD
PTD	PAINTED
P LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
QT	QUARRY TILE
REF	REFERENCE
REF'G	REFRIGERATOR
RA	RETURN AIR
REV	REVISION(S) REVISED
ROW	RIGHT OF WAY
RD	ROOF DRAIN
RM	ROOM
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
TEL	TELEPHONE
T & G	TONGUE AND GROOVE
T.O.A.	TOP OF APRON
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATFORM
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.S.	TOP OF SEAT
TYP	TYPICAL
VEST	VESTIBULE
VERT	VERTICAL
WC	WATER CLOSET
WWF	WELDED WIRE FABRIC
WDW	WINDOW
W/O	WITHOUT
WD	WOOD
WH	WATER HEATER

SHEET INDEX LIST

SHEET NUMBER	SHEET NAME
ARCHITECTURE	
COVER	.
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C1.2	EX. DRAINAGE PLAN
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A1.1	FLOOR PLAN - LEVEL 02
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S-6	SECOND FLOOR FRAMING PLAN
S-7	THIRD FLOOR FRAMING PLAN
S-8	ROOF FRAMING PLAN

ARCHITECTS:
AG ASSOCIATES ARCHITECTS
6806 PARK TEN BLVD. SUITE 216 N.
SAN ANTONIO, TEXAS 78082
TEL: (210) 734-6885 FAX: (210) 734-7506
REGISTERED ARCHITECT LEO A. GUZMAN STATE OF TEXAS
EXP. 10/2017 11/2016

PROJECT:
MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

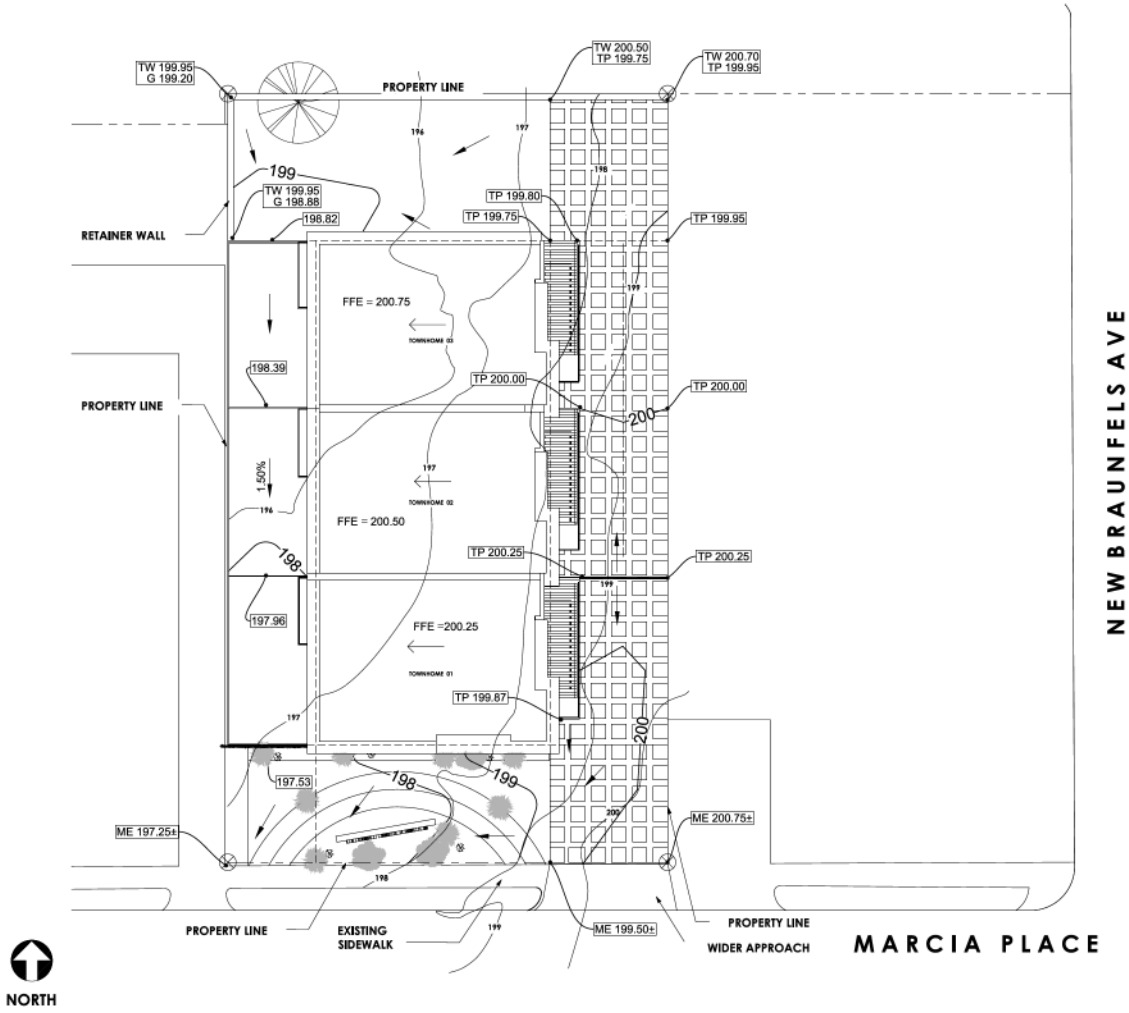
DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

SHEET TITLE
INDEX SHEET, CODE INFO & DOCUMENT ORGANIZATION

DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
SHEET NO:	

INDEX

DESIGN DEVELOPMENT



0 20
SCALE: 1" = 10'

GRADING NOTES:

1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS AND THE TEXAS ACCESSIBILITY STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
3. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOT EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% CROSS SLOPE (1:50).
4. THE ACCESSIBLE PARKING AND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION.
5. ALL EXISTING APPURTENANCES ON SITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
6. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT AND ALL ADDENDA FOR BUILDING PAD LIMITS AND PREPARATION REQUIREMENTS.
7. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

GRADING LEGEND:

79.50	*EXISTING GRADE*
TC 79.50	TOP OF CURB
G 79.50	GUTTER
TP 79.50	TOP OF PAVEMENT
TG 79.50	TOP OF GRATE
79.50	PROPOSED NATURAL GROUND
ME 79.50	MATCH EXISTING
HP 79.50	HIGH POINT
TW 79.50	TOP OF WALL
BW 79.50	BASE OF WALL
TS 79.50	TOP OF STAIR
BS 79.50	BOTTOM OF STAIR
(1)	TRANSITION CURB 0"-6" WITHIN 5 FEET
	SWALE
	HIGH POINT
130	EXISTING CONTOUR
130	PROPOSED CONTOUR

INTERIM REVIEW ONLY
Document incomplete; not intended for regulatory approval, permit or construction.
JAMES PATRICK ECKART
Engineer
108562
Registration Number
11/15/16

ARCHITECTS:

ARCHITECTS
6406 PARK TEN BLVD. SUITE 216-N.
SAN ANTONIO, TEXAS 78232
TEL: (210) 734-6085 Fax (210) 734-7504

WGA
WARD, GETZ & ASSOCIATES, LLP
CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-1776
8500 BROADWAY, Suite 207
San Antonio, Texas 78230
210.737.8375

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE

SHEET TITLE

GRADING PLAN

DATE:	11/15/2016
PROJECT NUMBER:	70002-001
DRAWN BY:	ME
CHECKED BY:	JPE
SHEET NO:	

C1.0

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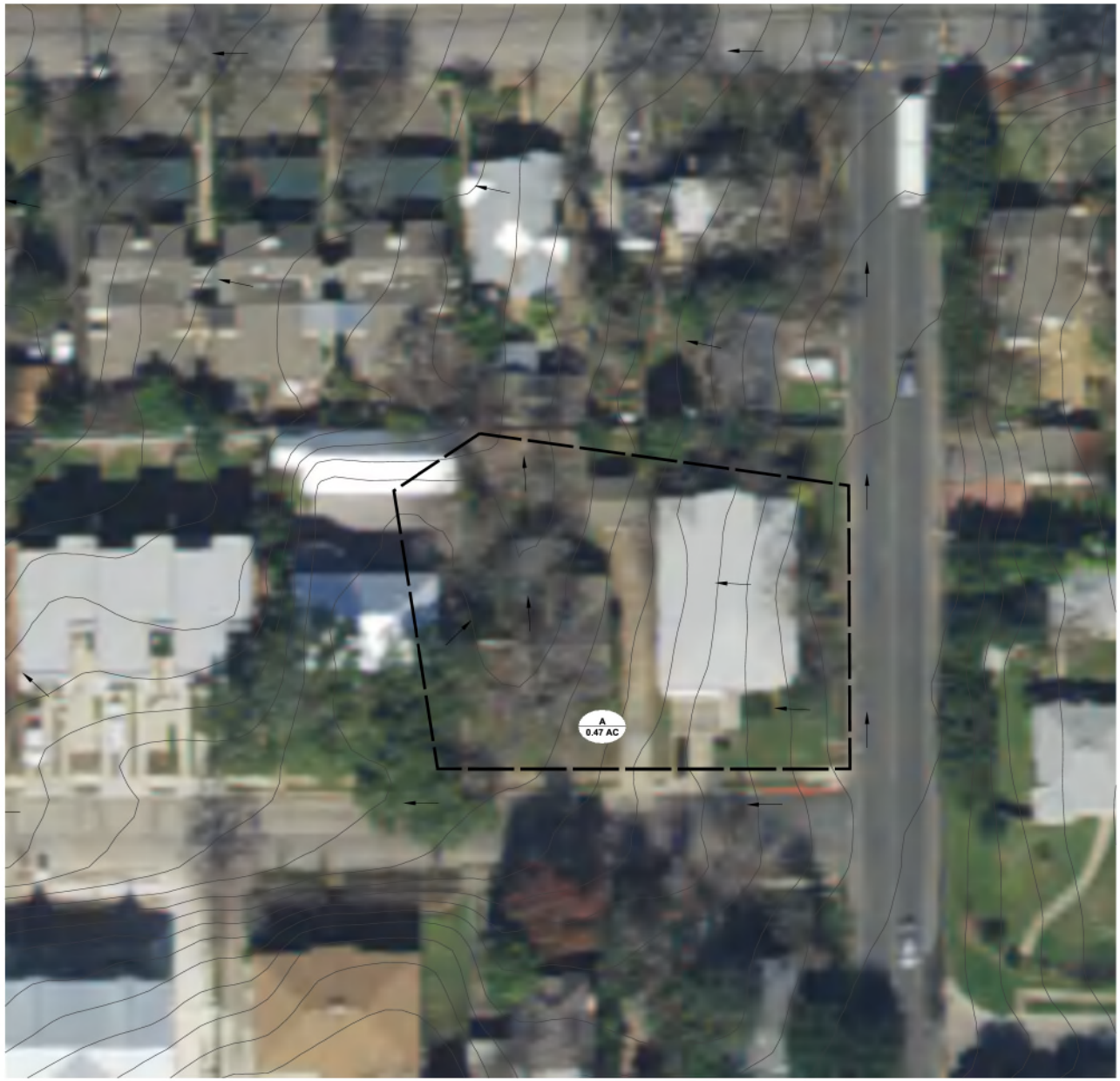

0 80
SCALE: 1" = 40'

DRAINAGE AREA MAP LEGEND:	
A / 1.52 AC	DRAINAGE AREA AREA IN ACRES
	DRAINAGE BOUNDARY
	2-YEAR SHEET FLOW
100	100-YEAR SHEET FLOW

INTERIM REVIEW ONLY

Document incomplete: not intended for regulatory approval, permit or construction.

JAMES PATRICK ECKART
Engineer
108562
Registration Number
11/15/16

ARCHITECTS:

6800 PARK TEN BLVD. SUITE 216 N.
SAN ANTONIO, TEXAS 78602
TEL: (210) 734-6885 Fax (210) 734-7504

WGA
WARD, GETZ & ASSOCIATES, LLP
CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-9756
9901 I.H. 10 West, Suite 800
San Antonio, Texas 78230
210.737.6875

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE

70002-001

SHEET TITLE ISSUE DATE

EX.DRAINAGE AREA MAP

DATE:	11/15/2016
PROJECT NUMBER:	70002-001
DRAWN BY:	ME
CHECKED BY:	JPE
SHEET NO:	

C2.0

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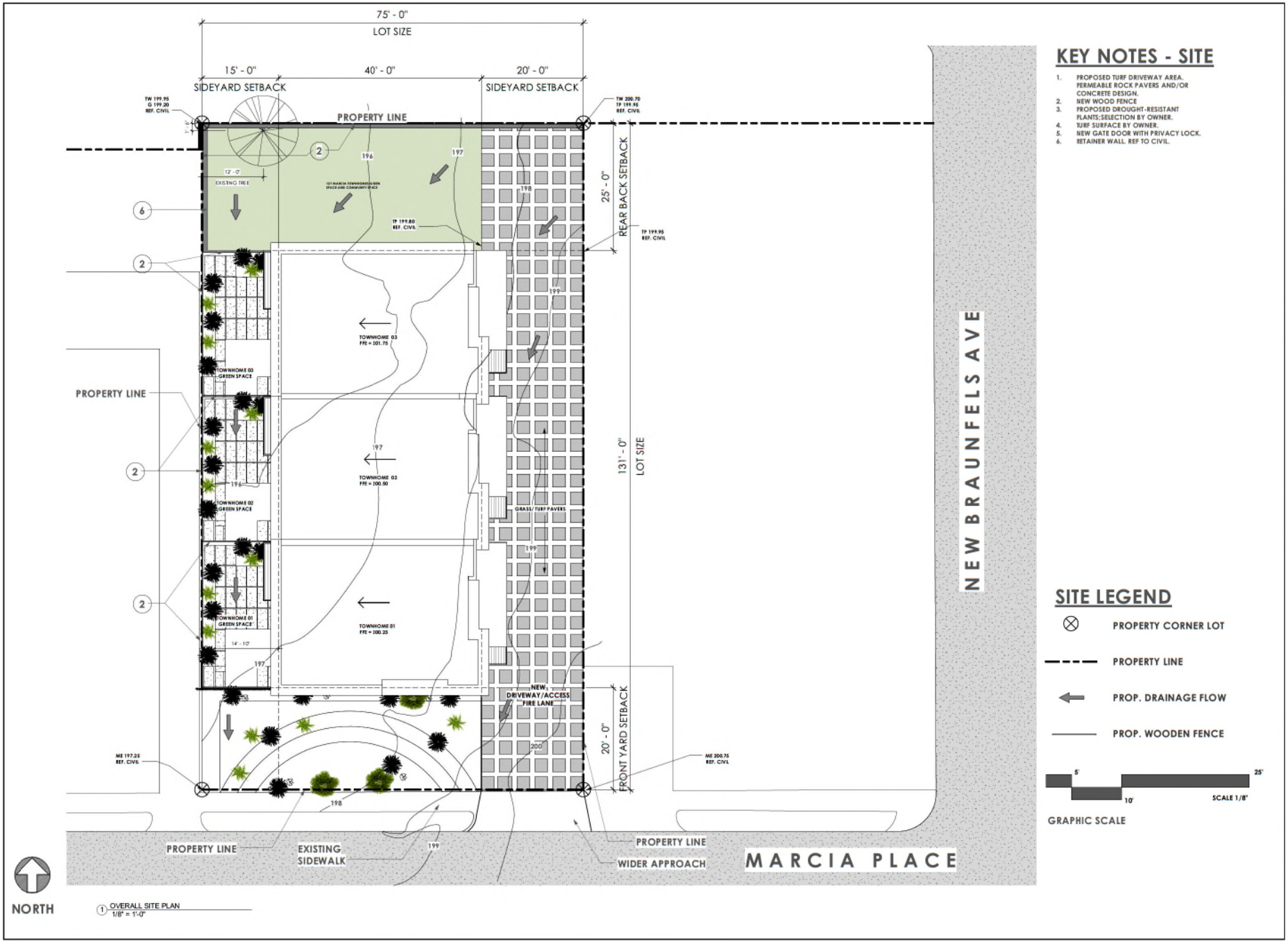

1 OVERALL SITE PLAN
1/8" = 1'-0"

KEY NOTES - SITE

1. PROPOSED TURF DRIVEWAY AREA. PERMEABLE ROCK PAVERS AND/OR CONCRETE DESIGN.
2. NEW WOOD FENCE
3. PROPOSED DROUGHT-RESISTANT PLANTS; SELECTION BY OWNER.
4. TURF SURFACE BY OWNER.
5. NEW GATE DOOR WITH PRIVACY LOCK.
6. RETAINER WALL. REF TO CIVIL.

SITE LEGEND

- PROPERTY CORNER LOT
- PROPERTY LINE
- PROP. DRAINAGE FLOW
- PROP. WOODEN FENCE

5' 10' 25'
SCALE 1/8"
GRAPHIC SCALE

ARCHITECTS:
AG ASSOCIATES ARCHITECTS
6406 PARK TEN BLVD. SUITE 216-N
SAN ANTONIO, TEXAS 78202
TEL. (210) 736-6885 FAX (210) 736-7506
EXP. 10/2017
11/2016

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
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SHEET TITLE

OVERALL SITE PLAN

DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER

SHEET NO:

A0.1

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GENERAL PROJECT NOTES

THESE PROJECT NOTES ARE IN ADDITION TO THE GENERAL AND SUPPLEMENTARY CONDITIONS AND REQUIREMENTS DESCRIBED IN THE SPECIFICATIONS. THESE NOTES DESCRIBE SOME OF THE GENERAL CONTRACTOR'S OVERALL PROJECT RESPONSIBILITIES AND WILL BE INCLUDED AS PART OF THE BASE BID.

EXISTING CONDITIONS:

1. THE CONTRACTOR WILL FIELD VERIFY AND INVESTIGATE ALL EXISTING SITE AND BUILDING CONDITIONS TO FAMILIARIZE HIMSELF WITH THE EXTENT OF DEMOLITION AND CONSTRUCTION AS REQUIRED AND DESCRIBED IN THESE DOCUMENTS PRIOR TO THE SUBMITTAL OF BASE BID. THE CONTRACTOR WILL REASONABLY DETERMINE THE IMPACT AND EXTENT OF DEMOLITION AND CONSTRUCTION ON SITE UTILITIES, BUILDING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND ALL OTHER FACTORS THAT WILL AFFECT BASE BID. FAILURE TO DO SO WILL NOT BE GROUNDS FOR ADDITIONAL COSTS TO THE OWNER.
2. FIELD VERIFICATION AND INVESTIGATION WILL INCLUDE BUT NOT BE LIMITED TO WALK-THRUS WITH OWNER'S REPRESENTATIVE, PROCUREMENT OF PERTINENT AS-BUILT INFORMATION FROM THE OWNER. FIELD INVESTIGATIONS OF EXISTING UTILITIES AS CAN BEST BE DETERMINED BY VISUALLY LOCATING EXISTING METER BOXES, VALVE BOXES, CLEAN OUTS, CONDUITS OR ANY OTHER EXISTING EXPOSED CONDITION ON THE SITE OR IN THE BUILDING.
3. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND WILL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS PRIOR TO PROCEEDING WITH WORK.
4. THE CONTRACTOR WILL COORDINATE AND CONFIRM WITH THE OWNER AND ARCHITECT THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITY LINES PRIOR TO PROCEEDING WITH WORK IF TRENCHING AND DIGGING IS REQUIRED AS PART OF THE SCOPE OF WORK. IF DAMAGE OCCURS WITHOUT SUCH PRIOR COORDINATION EFFORTS THE CONTRACTOR WILL REPLACE OR REPAIR ANY RUPTURED LINES AT NO ADDITIONAL COST TO THE OWNER. REFER ALSO TO NOTES NO. 1 & 2 ABOVE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF EXISTING CONSTRUCTION DAMAGED BY CONTRACTOR'S OPERATIONS AND NOT INDICATED TO BE REMOVED. EXISTING CONSTRUCTION IS DEFINED TO INCLUDE BUT NOT BE LIMITED TO UTILITIES ABOVE AND BELOW GROUND, ADJACENT STRUCTURES, WALLS, FENCES, CURBS, SIDEWALKS, LANDSCAPING, ETC. AT NO ADDITIONAL COST TO THE OWNER.

SAFETY:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE, PROPER AND LAWFUL REMOVAL AND OFF SITE DISPOSAL OF ALL TRASH AND DEBRIS IN ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING CITY OF CORPUS CHRISTI AND STATE REGULATIONS THE PROJECT SITE SHALL BE CONTINUOUSLY CLEANED ON A DAILY BASIS OR AS DIRECTED BY OWNER DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.

2. THE CONTRACTOR SHALL CONFINE OPERATIONS WITHIN A DESIGNATED AREA AS TO PREVENT WORKERS, MATERIALS OR EQUIPMENT INTO OTHER AREAS OCCUPIED BY RESIDENTS OR IN AREAS OCCUPIED OR USED BY THE GENERAL PUBLIC.

3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND, REGULATIONS FOR CONSTRUCTION, SAFETY AND INSPECTIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SECURITY MEASURES AS REQUIRED FOR PROTECTION FROM VANDALISM, THEFT DAMAGE TO CONSTRUCTION SITE AND PROTECTION OF PUBLIC FROM HAZARDOUS OR DANGEROUS CONDITIONS AT ALL TIMES.

COORDINATION:

1. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THOSE ITEMS THE OWNER WISHES TO KEEP AND THOSE ITEMS THE OWNER WISHES TO BE REMOVED AND DISCARDED. FOR ALL ITEMS THE OWNER CHOOSES TO KEEP, THE CONTRACTOR WILL REMOVE AND COORDINATE PICK UP AND REMOVAL FROM THE JOB SITE BY OWNER'S REPRESENTATIVES. FOR THOSE ITEMS TO BE DISCARDED THE CONTRACTOR WILL REMOVE AND DISPOSE OF IN ACCORDANCE WITH ALL CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL INSURE THAT UTILITY SERVICES TO ADJACENT AREAS AFFECTED BY CONSTRUCTION SHALL REMAIN FULLY OPERATIONAL DURING CONSTRUCTION. IF ANY DISRUPTION OF SERVICES TO ADJACENT AREAS OR PROPERTIES IS NECESSARY, THE CONTRACTOR SHALL NOTIFY THE OWNER AND USER 48 HOURS IN ADVANCE PRIOR TO SUCH DISRUPTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING PLANS AND SPECIFICATIONS WITH THE OVERALL SCOPE OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ARCHITECTS ATTENTION FOR CORRECTIVE MEASURES. IN ANY CASE, THE CONTRACTOR SHALL PRICE THE WORK OR ITEMS OF GREATEST VALUE.

4. THE CONTRACTOR SHALL MAINTAIN ALL PERMITS ON SITE AS REQUIRED FOR INSPECTION BY GOVERNING AGENCIES HAVING JURISDICTION AND SHALL COORDINATE AND ARRANGE FOR ALL SUCH INSPECTIONS.

5. THE CONTRACTOR SHALL COORDINATE WITH LOCAL BUILDING OFFICIALS FOR OBTAINING ALL BUILDING, MEP, STRUCTURAL AND ANY OTHER RELATED PERMITS FOR CONSTRUCTION AND WILL INCLUDE ALL SUCH COORDINATION EFFORTS IN THE BASE BID.

6. THE CONTRACTOR SHALL VERIFY ELEVATIONS INCLUDING FLOOR TO CEILING HEIGHTS, SPOT GRADES AND GENERAL SITE GRADING CONDITIONS PRIOR TO PROCEEDING WITH WORK. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT IMMEDIATELY TO THE ARCHITECTS' ATTENTION.

7. IN ALL AREAS WHERE MODIFICATIONS CAN ONLY OCCUR BY ACCESSING THROUGH ANOTHER UNIT(S), THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL WORK ASSOCIATED WITH THE REPAIR OF CEILINGS, WALLS, MEP SYSTEMS, ETC. DISRUPTED, DISREPAIRED, DAMAGED OR DEMOLISHED AS A RESULT OF THIS ACCESS. IF DISRUPTION OF SERVICES OR INCONVENIENCE TO THE OWNER OR USER IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND OR USER 72 HOURS IN ADVANCE.

SHOP DRAWINGS:

1. ALL SHOP DRAWINGS WILL BE REVIEWED AND STAMPED BY THE ARCHITECT FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT AS DESCRIBED IN THESE DOCUMENTS. THEY ARE NOT INTENDED TO SUPERSEDE OR REPLACE CONTRACT DOCUMENT INFORMATION, DESIGN OR QUALITY. THE CONTRACTOR IS RESPONSIBLE FOR FULL COMPLIANCE WITH CONTRACT DOCUMENTS AS DESCRIBED.

PERMITS:

1. THE CONTRACTOR WILL SECURE ALL APPLICABLE PERMITS FOR CONSTRUCTION AND PAY ALL REQUIRED FEES. THE CONTRACTOR SHALL INCLUDE ALL SUCH WORK IN THE BASE BID. REFER TO GENERAL CONDITIONS.

MISCELLANEOUS:

1. ALL CORRESPONDENCE TO AND FROM THE OWNER AND CONTRACTOR SHALL BE DIRECTED TO THE ARCHITECT ONLY. ALL DIRECTIONS, INSTRUCTIONS, APPROVALS, ETC. TO THE CONTRACTOR SHALL COME THROUGH THE ARCHITECT AND NEVER THROUGH THE OWNER OR OWNER'S REPRESENTATIVES AT ANY TIME. ANY INSPECTIONS BY THE OWNER OR OWNER'S REPRESENTATIVES ARE SOLELY FOR THE BENEFIT OF THE OWNER. THE CONTRACTOR SHALL NOT, UNDER ANY CIRCUMSTANCES, PROCEED WITH ANY CHANGES OR MODIFICATIONS IN THE ORIGINAL SCOPE OF WORK BASED UPON ANY DISCUSSIONS WITH OWNER'S REPRESENTATIVES WITHOUT THE KNOWLEDGE AND WRITTEN APPROVAL OF THE ARCHITECT. IF CONTRACTOR PROCEEDS WITHOUT ARCHITECT'S WRITTEN AUTHORIZATION, THE CONTRACTOR SHALL DO SO AT HIS OWN EXPENSE AND WILL BE REQUIRED TO RESTORE MODIFIED AREA TO ITS ORIGINAL CONDITION ALSO AT HIS OWN EXPENSE.

SITE

GENERAL:

1. THE CONTRACTOR WILL VERIFY WITH OWNER AND ARCHITECT ALL RAMP SLOPES, FORMS AND HANDRAIL LOCATIONS FOR CONFORMANCE WITH ALL APPLICABLE STANDARDS PRIOR TO POURING CONCRETE.

2. CONCRETE WALKS AND PAVEMENT SHALL BE MINIMUM 3000 PSI CONCRETE WITH NO. 3 BARS AT 18" O.C. EACH WAY OR AS INDICATED ELSEWHERE IN THESE DOCUMENTS.

3. SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON THE CONCRETE SURFACE. SLOPE WALKS AT A MAXIMUM 5 % SLOPE. WALKS SHALL SLOPE AWAY FROM BUILDING OR MASONRY WALLS AT A MAXIMUM 2 % CROSS SLOPE.

4. PROVIDE A 1/2" ELASTOMERIC EXPANSION JOINT BETWEEN EXTERIOR BUILDING WALL AND CONCRETE WALKS OR RAMPS.
4. CONTROL JOINTS SHALL BE SAW CUT AND SHALL BE SPACED AT 5'-0" O.C. EXPANSION JOINTS SHALL BE SPACED AT 15'-0" O.C.

5. NO SIDEWALKS OR WALKWAYS ON AN ACCESSIBLE ROUTE SHALL HAVE A VERTICAL CHANGE IN LEVEL GREATER THAN 1/2" WITHOUT THE USE OF A RAMP. IF A RAMP IS REQUIRED, SLOPE SHALL NOT EXCEED 8.3 % AND SHALL BE CONSTRUCTED SO THAT WATER DOES NOT ACCUMULATE ON THE SURFACE OF THE RAMP AND LANDINGS.

6. CHANGES IN LEVEL FROM SIDEWALKS OR WALKWAYS TO SURROUNDING FINISH GRADES UP TO A MAX OF 1/4" SHALL NOT REQUIRE EDGE TREATMENT.

7. CHANGES IN LEVEL ALONG SIDEWALKS, WALKWAYS OR TRANSITIONS INTO A BUILDING BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2(50).

8. GRADES SURROUNDING SIDEWALKS, WALKWAYS OR RAMPS SHALL BE BROUGHT EVEN WITH THE PAVED SURFACE WHERE NO EDGE, CURB OR RAILING IS INDICATED.

9. CONTRACTOR SHALL PROVIDE A SILT FENCE OF POLYPROPYLENE OR POLYETHYLENE NONWOVEN GEOTEXTILE FABRIC ON STEEL FENCE POSTS SPACED AT A MAXIMUM OF 5'-0" O.C. AND EMBEDDED AT A MINIMUM OF 1'-0". LOCATION OF FENCE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

10. THE SILT FENCE SHALL BE PLACED AND CONSTRUCTED IN SUCH A MANNER THAT SEDIMENT INCLUDING SOIL AND DEBRIS FROM A DISTURBED AREA IS TRAPPED AND SURFACE RUNOFF IS ALLOWED TO PERCOLATE THROUGH TO AN UNDISTURBED SURFACE AREA.

11. ALL DISTURBED AREAS SHALL BE RESTORED TO A MINIMUM OF 4" OF TOPSOIL. THE CONTRACTOR SHALL SOD 1'-0" PAST CONST. AREA, ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF BUILDING CONSTRUCTION IN AREAS NOT CALLED OUT TO BE PAVED.

12. SILT FENCE AND OTHER EROSION/SEDIMENTATION CONTROLS THAT ARE REQUIRED SHALL BE INSTALLED OR IMPLEMENTED PRIOR TO SITE GRADING AND SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT CONSTRUCTION.

13. SIDEWALKS, WALKWAYS, RAMPS, CURB RAMPS AND ALL ROUTES ON AN ACCESSIBLE PATH SHALL HAVE A LIGHT BROOM CONCRETE FINISH.

14. ALL FINISH GRADING AROUND BUILDING PERIMETER SHALL BE SLOPED FOR POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION. SOD ALL DISTURBED AREAS 24" PAST NEW WORK.

15. REMOVE ALL EXISTING CONSTRUCTION INCLUDING BUT NOT LIMITED TO OLD ASPHALT PAVEMENT, TREES THAT ENCROACH ON NEW CONSTRUCTION ETC. (VERIFY WITH ARCHITECT BEFORE PROCEEDING)

BUILDING:

TOILET ROOMS:

1. CLEAR FLOOR SPACE AT WATER CLOSETS SHALL BE PROVIDED PER FLOOR CLEARANCE DIAGRAMS ON SHEET TAS1.

2. THE WATER CLOSET SHALL BE INSTALLED SO THAT THE TOP OF THE SEAT IS 18" A.F.F.

3. CONTROL VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44" ABOVE THE FLOOR.

4. TOILET PAPER DISPENSERS SHALL BE MOUNTED AT 1'-6" A.F.F. TO THE CENTERLINE OF THE DISPENSER AND 30" FROM THE BACK WALL TO THE CENTERLINE OF DISPENSER.

5. MIRRORS SHALL BE INSTALLED SO THAT THE BOTTOM EDGE OF THE REFLECTING SURFACE IS 40" MAXIMUM A.F.F.

6. ALL DISPENSERS INCLUDING TOOTH BRUSH HOLDERS, SOAP DISHES, ETC. SHALL BE MOUNTED AT 48" A.F.F. TO TOP OF THE ACCESSORY SURFACE.

7. REINFORCING WITHIN THE WALL CAVITY WILL BE PROVIDED FOR THE INSTALLATION OF GRAB BARS. REINFORCING TO BE INSTALLED IN THE WALL AT THE BACK AND SIDE WALLS OF WATER CLOSETS. REFER TO INTERIOR ELEVATIONS FOR DIMENSIONAL REQUIREMENTS. REINFORCING SHALL BE 2X8 MINIMUM TREATED WOLMANIZED LUMBER SECURELY ANCHORED BETWEEN WOOD OR METAL STUDS.

8. NOT IN USE.

9. ALL GRAB BARS SHALL NOT ROTATE ON THEIR FITTINGS. THE NOMINAL DIAMETER OR WIDTH OF THE GRIPPING SURFACE OF THE GRAB BAR SHALL BE 1 1/4"-1 1/2". GRAB BARS MOUNTED ADJACENT TO A WALL OR HARD SURFACE SHALL HAVE A SPACE BETWEEN THE WALL AND GRAB BAR OF 1 1/2". A GRAB BAR AND ANY WALL SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

10. CERAMIC TILE SHALL BE INSTALLED TO 8'-0" A.F.F. IN ALL BATHROOM WALLS. REFER TO INTERIOR ELEVATIONS.

11. ALL BATHROOM FLOORS TO BE SLIP RESISTANT MOSAIC FLOOR TILE AS SPECIFIED WITH MOSAIC COVE TILE BASE UP TO 4" HIGH. REFER TO SPECIFICATIONS.

DOORS AND WINDOWS:

1. REFER TO DOOR CLEARANCES NOTES ON SHEET TAS1 FOR REQUIRED MANEUVERING CLEARANCES AT DOORWAYS BASED UPON DIRECTION OF APPROACH TO BOTH SIDES OF THE DOOR. IF THESE CLEARANCES ARE NOT MET OR IF A DIMENSIONAL DISCREPANCY BETWEEN THESE CLEARANCES AND DIMENSIONS INDICATED ON FLOOR PLANS OCCUR, THEN THE DIMENSION SHOWN ON THESE DIAGRAMS TAKE PRECEDENCE OVER ALL OTHER DIMENSIONS. CONTRACTOR SHALL COORDINATE WITH ARCHITECT ALL CLEARANCES AND DIMENSIONS SO THAT CORRECTIVE MEASURES (IF NECESSARY) CAN BE PROVIDED.

2. ALL DOORS WILL HAVE A MINIMUM 32" WIDE CLEAR OPENING EXCLUSIVE OF DOOR STOPS WHEN THE DOOR IS OPEN 90 DEGREES. ALL OTHER DOORS INCLUDING SLIDING, POCKET, BI-FOLD OR ACCORDION DOORS WILL ALSO PROVIDE A MINIMUM OF 32" WIDE CLEAR OPENING WHEN DOORS ARE FULLY OPEN. REPLACEMENT AND/ OR MODIFICATIONS WILL BE REQUIRED IF THESE CLEARANCES ARE NOT MET. ALL EXISTING DOORS THAT ARE INDICATED TO REMAIN SHALL BE MODIFIED AS REQUIRED FOR THE INSTALLATION OF NEW HARDWARE AT REQUIRED HEIGHTS PER NOTE NO. 3 BELOW.

KITCHEN & CABINETS:

1. ALL CONTROLS IN KITCHEN AREA (EXCLUSIVE OF ABOVE THE COUNTER OUTLETS) INCLUDING THOSE FOR ALL APPLIANCES SHALL BE INSTALLED SO THAT THE HIGHEST OPERABLE PART IS 48" A.F.F., MAXIMUM, TO THE CENTERLINE OF CONTROL. REFER TO SHEET TAS 2.

2. CLEARANCES BETWEEN ALL BASE CABINETS, COUNTERTOPS, APPLIANCES OR WALLS SHALL BE 40" MINIMUM (EXCLUSIVE OF U-SHAPED KITCHENS). THIS DIMENSION SHALL BE TAKEN FROM ANY COUNTERTOP OR APPLIANCE PROJECTION AND SHALL BE A CLEAR DIMENSION.

3. CLEARANCES IN U-SHAPED KITCHENS SHALL BE 60" MINIMUM FROM ANY COUNTERTOP OR APPLIANCE PROJECTION, WHICHEVER IS GREATER.

4. A CLEAR FLOOR SPACE AT LEAST 30"X48" (SEE CLEAR FLOOR SPACE DIAGRAM NO. 1 ON SHEET A0) THAT ALLOWS EITHER A FORWARD OR PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT ALL APPLIANCES IN THE KITCHEN INCLUDING THE RANGE, REFRIGERATOR AND SINK. THE CENTERLINE OF THE FIXTURE OR APPLIANCE MUST BE ALIGNED WITH THE CENTERLINE OF THE CLEAR FLOOR SPACE. REFER TO ENLARGED KITCHEN PLANS.

5. AT LEAST ONE 30" SECTION OF COUNTER SPACE SHALL HAVE A KNEE SPACE THAT PROVIDES A 30"X48" CLEAR FLOOR SPACE FOR A FORWARD APPROACH TO THE COUNTER. 19" MAXIMUM TO THE CLEAR FLOOR SPACE MAY EXTEND UNDERNEATH THE COUNTER. THE KNEE SPACE SHALL HAVE A MINIMUM CLEAR WIDTH OF 30" AND THE COUNTER SHALL BE MOUNTED AT 34" A.F.F. MAXIMUM TO THE TOP OF THE FINISHED COUNTER SURFACE.

6. A KNEE SPACE THAT PROVIDES A 30"X48" CLEAR FLOOR SPACE FOR A FORWARD APPROACH TO THE SINK SHALL BE PROVIDED. 19" MAXIMUM CLEAR FLOOR SPACE MAY EXTEND UNDERNEATH THE SINK. THE KNEE SPACE SHALL HAVE A MINIMUM CLEAR WIDTH OF 30" AND THE SINK SHALL BE MOUNTED AT 34" A.F.F. MAXIMUM TO THE TOP OF THE SINK RIM.

7. THE DEPTH OF THE SINK BOWL SHALL BE NO GREATER THAN 6 1/2".

8. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDERNEATH THE SINK OR COUNTER WHERE A KNEE SPACE IS PROVIDED.

9. WHERE THE KNEE SPACE IS PROVIDED BELOW A SINK OR LAVATORY, THE SUPPLY AND DRAIN LINES WILL BE ENTIRELY INSULATED WITH FLEXIBLE FOAM, PLASTIC PIPE INSULATION OR WITH A PROTECTIVE COVERING.

10. ALL KITCHEN BASE AND UPPER CABINETS TO BE CONSTRUCTED PER THE DIMENSIONS INDICATED ON INTERIOR ELEVATIONS AND CABINET SECTIONS. ALL COUNTERS TO BE INSTALLED AT 34" A.F.F. TO TOP OF FINISHED COUNTER SURFACE WITH A 4" TOE SPACE. AT LEAST ONE SHELF OF ALL UPPER CABINETS OR STORAGE SHELVES MOUNTED ABOVE WORK COUNTERS, SHALL BE INSTALLED AT 48" MAXIMUM A.F.F. TO TOP OF THE LOWER UPPER SHELF.

11. A FINISHED CLEAR WIDTH OF 32" BETWEEN COUNTERTOP EDGES OR BETWEEN COUNTERTOP EDGE AND WALLS WILL BE PROVIDED TO ALLOW FOR REFRIGERATOR INSTALLATION.

12. A FINISHED CLEAR WIDTH OF 31" BETWEEN COUNTERTOP EDGES OR BETWEEN COUNTERTOP EDGES AND WALLS WILL BE PROVIDED TO ALLOW FOR RANGE INSTALLATION.

13. NOT IN USE.
14. NOT IN USE.
15. NOT IN USE.
16. THE BOTTOM OF THE UPPER CABINET SHALL BE INSTALLED PER NOTE NO. 10. REFER TO INTERIOR ELEVATIONS.

17. NOT IN USE.
18. ALL VENT HOODS TO BE PROVIDED BY CONTRACTOR AS SPECIFIED. CONTRACTOR SHALL MODIFY ELECTRICAL WIRING SO THAT FAN AND LIGHT CONTROLS ARE LOCATED ON THE FACE OF A FALSE DRAWER FRONT OF A BASE CABINET ADJACENT TO THE RANGE. REFER TO INTERIOR ELEVATIONS AT ADA UNITS ONLY.

19. CONTRACTOR SHALL PROVIDE 2 EXTRA FILTERS FOR THE VENT HOODS AS ATTIC STOCK.

20. ALL FAUCETS FOR SINKS SHALL BE LARGE LEVER TYPE MECHANISMS OPERABLE WITHOUT GRASPING, TWISTING OR PINCHING. REFER TO SPECIFICATIONS.

ACCESSABILITY NOTES

GENERAL

1. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED WITH FLEXIBLE FOAM PLASTIC PIPE INSULATION OR WITH OTHER MATERIAL AS SPECIFIED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDERNEATH LAVATORIES.

2. ALL FAUCETS SHALL BE LEVER TYPE HANDLES, OPERABLE WITHOUT GRASPING OR TWISTING. REFER TO MEP.

3. MIRRORS SHALL BE MOUNTED SO THAT THE BOTTOM EDGE OF THE REFLECTING SURFACE IS NO HIGHER THAN 40" A.F.F.

4. LAVATORIES SHALL BE MOUNTED SO THAT THE RIM OR COUNTER SURFACE IS 34" A.F.F. WITH A KNEE SPACE CLEARANCE OF 29" MIN. BETWEEN FINISHED FLOOR AND BOTTOM OF LAVATORY APRON.

5. WATER CLOSETS SHALL HAVE A HEIGHT OF 18" A.F.F. TO THE TOP OF TOILET SEAT. SUCH SEATS SHALL NOT BE SPRING TO RETURN TO A LIFTED POSITION. REFER TO MEP.

6. FLUSH CONTROLS @ WATER CLOSET SHALL BE LEVER TYPE OPERABLE WITHOUT GRASPING OR TWISTING. REFER TO MEP. CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS AT 42" A.F.F.

7. TOILET PAPER DISPENSERS SHALL BE MOUNTED AT 1'-9" A.F.F. TO THE BOTTOM OF DISPENSER OPENING. DISPENSERS THAT CONTROL DELIVERY OR DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

8. THE NOMINAL DIAMETER OR WIDTH OF THE GRIPPING SURFACE OF A GRAB BAR SHALL BE 1 1/4"-1 1/2". GRAB BARS MOUNTED ADJACENT TO A WALL OR HARD SURFACE SHALL HAVE A SPACE BETWEEN THE WALL AND GRAB BAR OF 1 1/2".

9. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

10. A GRAB BAR AND ANY WALL SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MIN RADIUS OF 1/8".

11. THE HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS, SWITCHES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED AT 48" A.F.F. ELECTRICAL RECEPTACLES ON WALLS SHALL BE MOUNTED AT 15" A.F.F. TO LOWEST OUTLET.

12. ALL CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST.

13. ALL DOORS WILL HAVE A MINIMUM 32" WIDE CLEAR OPENING EXCLUSIVE OF DOOR STOPS WHEN THE DOOR IS OPEN 90 DEGREES.

14. ALL DOORS WILL HAVE ACCESSIBLE HARDWARE INCLUDING LEVER TYPE DOOR HANDLES OPERABLE WITHOUT GRASPING, PINCHING OR TWISTING AND MOUNTED AT 48" A.F.F.

15. THRESHOLDS AT EXTERIOR DOORS WILL BE NO HIGHER THAN 1/2" BEVELED WITH A SLOPE NO GREATER THAN 1:2.

16. ALL BASE AND UPPER CABINETS TO BE NEW CONSTRUCTION PER INTERIOR ELEVATIONS AND TYPICAL CABINET SECTION. ALL COUNTERS TO BE INSTALLED AT 34" AFF WITH 4" TOE SPACE. THE TOP OF THE LOWER SHELF OF UPPER CABINETS TO BE INSTALLED AT 48" A.F.F. ALL CABINETS WILL MADE OF 1/2" STAIN GRADE PLYWOOD. NO PARTICLE BOARD AND STAPLES ARE PERMITTED.

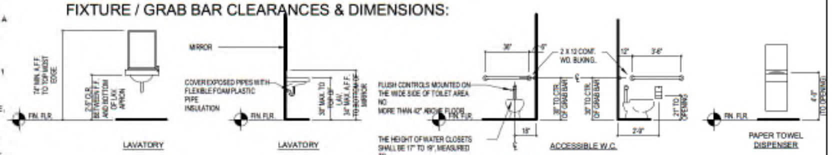
17. ANCHORS FOR SECURING GRAB BARS SHALL BE THROUGH THE WALL TYPE ANCHORS OR OTHER TYPES CAPABLE OF MEETING 4-2A FORCE REQUIREMENTS OR AN EQUIVALENT OR STRICTER STANDARD. ANCHORS SHALL BE SECURED TO WD BLOCKING AS DESCRIBED IN TOILETS ROOM SECTION NOTE #7.

18. REFER TO DOOR CLEARANCE NOTES ON SHEET TAS 1 FOR REQUIRED MANEUVERING CLEARANCES AT DOORWAYS BASED UPON DIRECTION OF APPROACH TO BOTH SIDES OF THE DOOR. IF THESE CLEARANCES ARE NOT MET, OR IF A DIMENSIONAL DISCREPANCY BETWEEN THESE CLEARANCES AND DIMENSIONS INDICATED ON FLOOR PLANS OCCUR, THEN THE DIMENSIONS SHOWN ON THESE DIAGRAMS TAKE PRECEDENCE OVER ALL OTHER DIMENSIONS.

ACCESSIBILITY STANDARDS

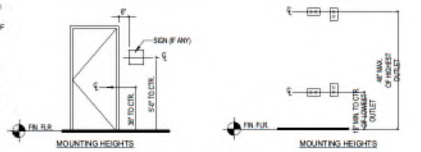
All aspects of this project shall comply with the TEXAS ACCESSIBILITY STANDARDS of the Architectural Barriers Act, Article 9102, Texas Civil Statutes Effective April 1, 1994, including but not limited to the following:

FIXTURE / GRAB BAR CLEARANCES & DIMENSIONS:

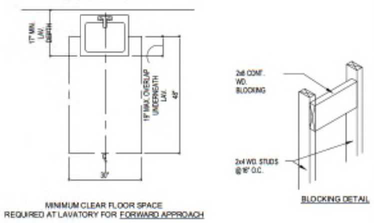


DOOR SIGNAGE AND HARDWARE:

ELECTRICAL OUTLETS:

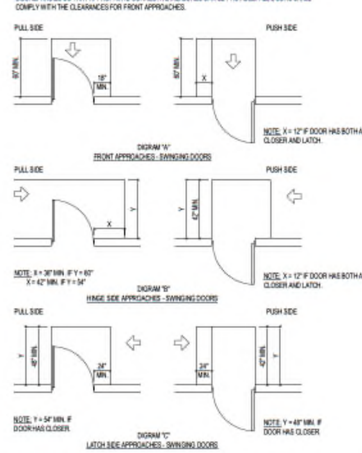


CLEAR FLOOR SPACE DIAGRAMS:

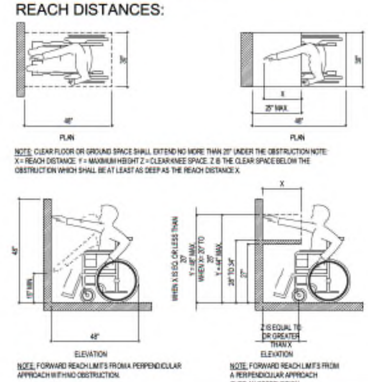


DOOR MANEUVERING CLEARANCES:

NOTE: CONTRACTOR WILL VERIFY AND CONFIRM THAT ALL EXISTING AND NEW DOORS INDICATED IN THESE PLANS SHALL HAVE THE FLOOR MANEUVERING CLEARANCES AS INDICATED IN THE DIAGRAMS BELOW, ALTHOUGH NOT ALL CONDITIONS SHOWN MAY APPLY TO THIS JOB. THESE DIAGRAMS SHALL TAKE PRECEDENCE OVER ANY OTHER DETAILS AND THE CONTRACTOR WILL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES SO THAT APPROPRIATE CORRECTIVE MEASURES CAN BE PROVIDED. ALL DOORS SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES.



REACH DISTANCES:



ARCHITECTS:
AG ASSOCIATES ARCHITECTS
6800 PARK TEN BLVD. SUITE 216 N. SAN ANTONIO, TEXAS 78082
TEL: (210) 736-6885 FAX: (210) 736-7506
EXP. 10/2017 11/2016

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:	
DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

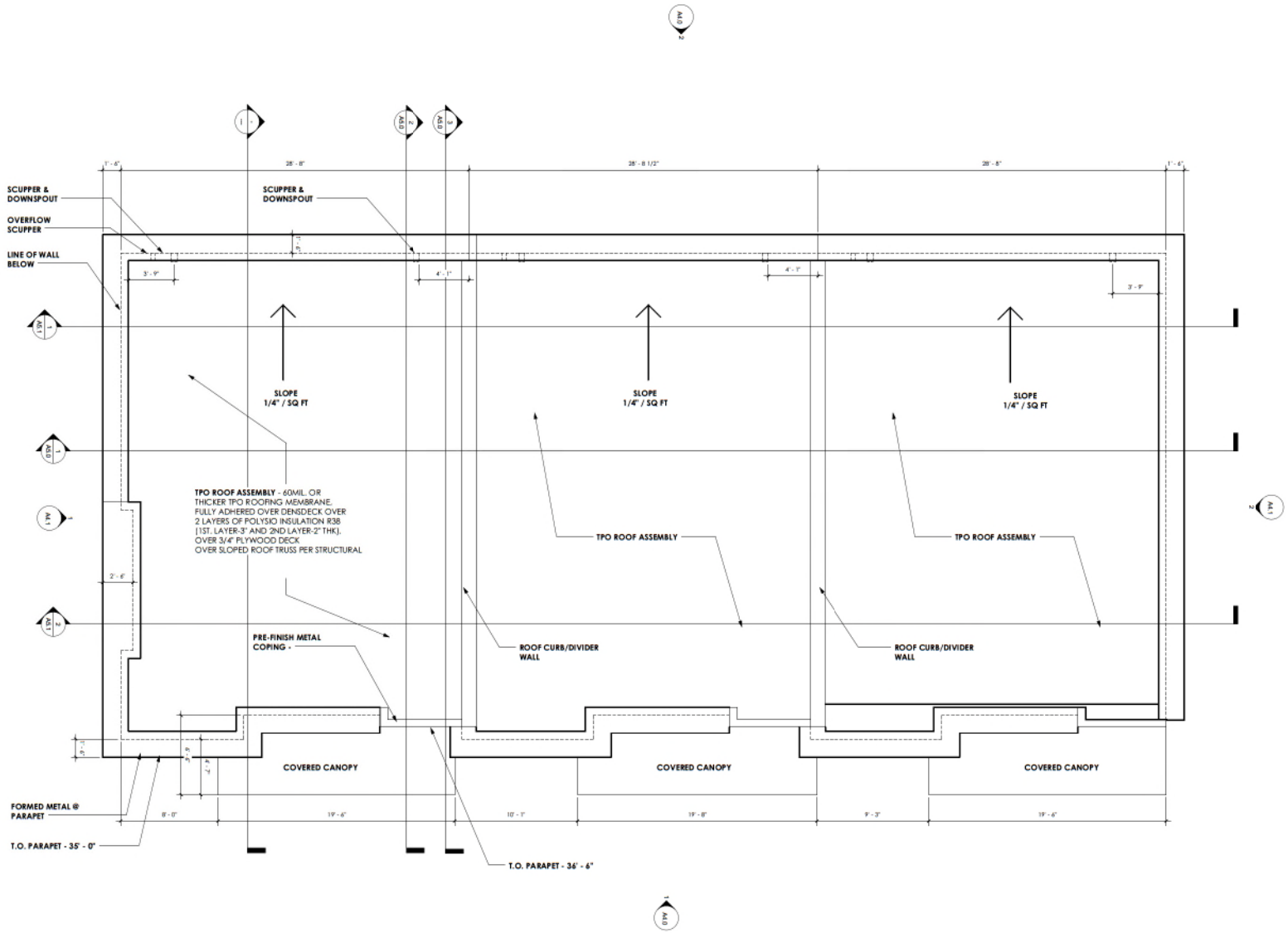
SHEET TITLE

PROJECT NOTES

DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER
SHEET NO:	

A0.0

DESIGN DEVELOPMENT



ARCHITECTS:

ASSOCIATES ARCHITECTS

6836 PARK TEN BLVD. SUITE 216-N
SAN ANTONIO, TEXAS 78202
TEL. (210) 734-6885 FAX (210) 734-7506

EXP. 10/2017
11/2016

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
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ROOF PLAN

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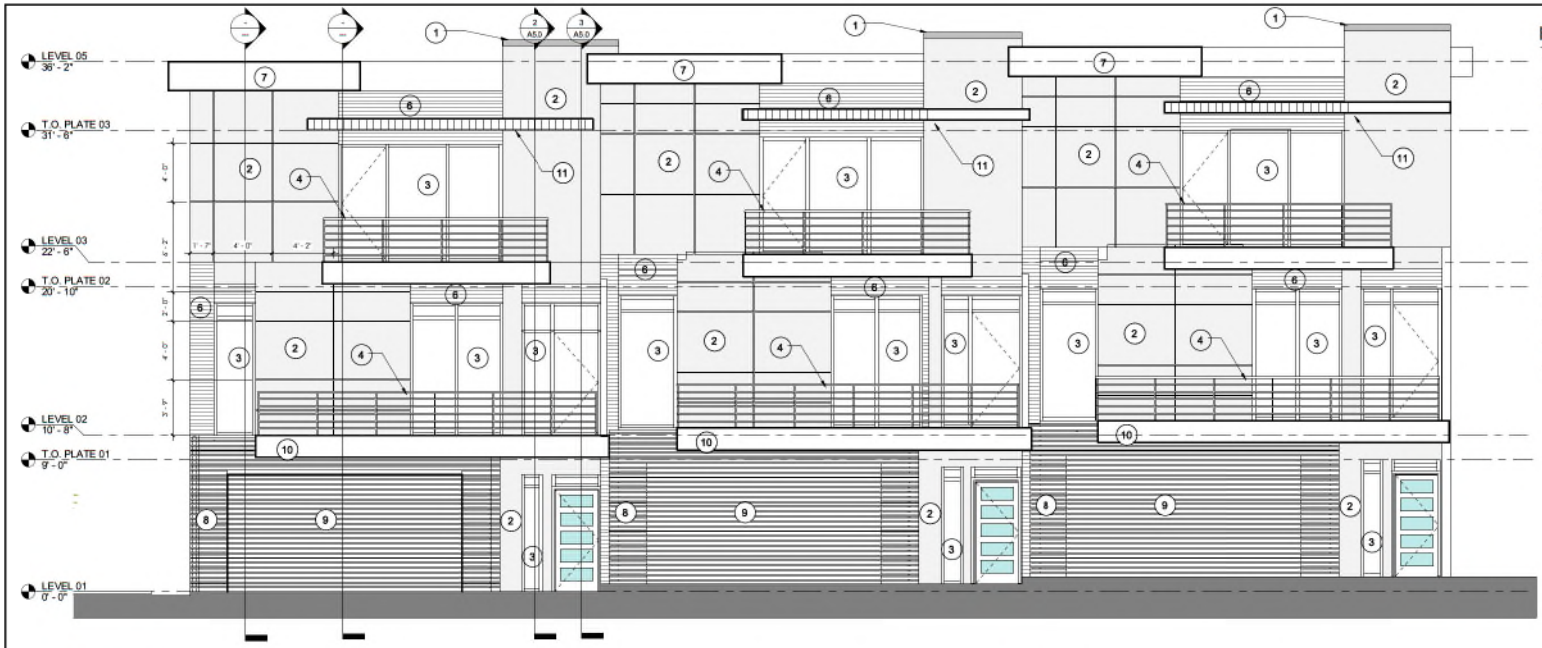

1 EAST ELEVATION - 01
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

ELEVATION KEYNOTES

1. GALVANIZED METAL COPING AT PARAPET WALL.
2. 3/4" THREE STEP PAINTED STUCCO ON GALVANIZED METAL LATH / ALUCOBOND METAL PANELS. COLOR AS SELECTED BY ARCHITECT.
3. WINDOW AS SCHEDULED.
4. PAINTED STEEL RAILING. COLOR AS SELECTED BY ARCHITECT.
5. GALVANIZED METAL SCUPPER AND DOWNSPOUT.
6. HARD WOOD SIDING.
7. FORMED METAL PANEL AT PARAPET
8. 2X4 WOOD FURRING
9. GARAGE DOOR
10. METAL FACIA @ BALCONY
11. CANOPY
12. GLASS STORE FRONT WINDOW AS SCHEDULED.
13. WOOD FENCE

ARCHITECTS:
AG ASSOCIATES
ARCHITECTS
6406 PARK TEN BLVD. SUITE 216-N
SAN ANTONIO, TEXAS 78202
TEL. (210) 734-6885 FAX (210) 734-7506

EXP. 10/20/17
11/2016

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

SHEET TITLE

ELEVATIONS

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CHECKED BY:	CHECKER

SHEET NO:

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DESIGN DEVELOPMENT

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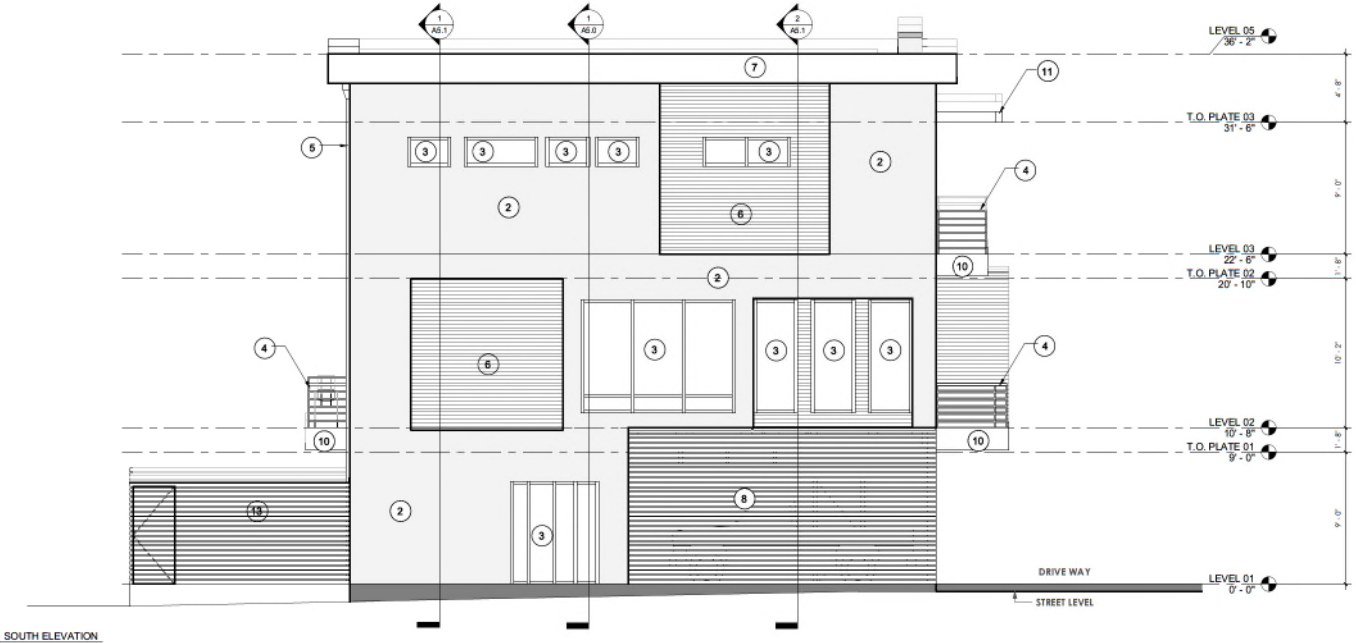

1 SOUTH ELEVATION
1/4" = 1'-0"

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

ELEVATION KEYNOTES

1. GALVANIZED METAL COPING AT PARAPET WALL.
2. 3/4" THREE STEP PAINTED STUCCO ON GALVANIZED METAL LATH / ALUCOBOND METAL PANELS. COLOR AS SELECTED BY ARCHITECT.
3. WINDOW AS SCHEDULED.
4. PAINTED STEEL RAILING. COLOR AS SELECTED BY ARCHITECT.
5. GALVANIZED METAL SCUPPER AND DOWNSPOUT.
6. HARD WOOD SIDING.
7. FORMED METAL PANEL AT PARAPET
8. 2X4 WOOD FURRING
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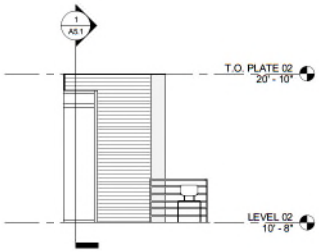

3 Elevation 1 - a
1/4" = 1'-0"

ARCHITECTS:
AG ASSOCIATES
ARCHITECTS
6406 PARK TEN BLVD. SUITE 216-N
SAN ANTONIO, TEXAS 78202
TEL. (210) 734-6885 FAX (210) 734-7506

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DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

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DATE:	PROJECT NUMBER
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DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER

SHEET NO:

A4.1

DESIGN DEVELOPMENT

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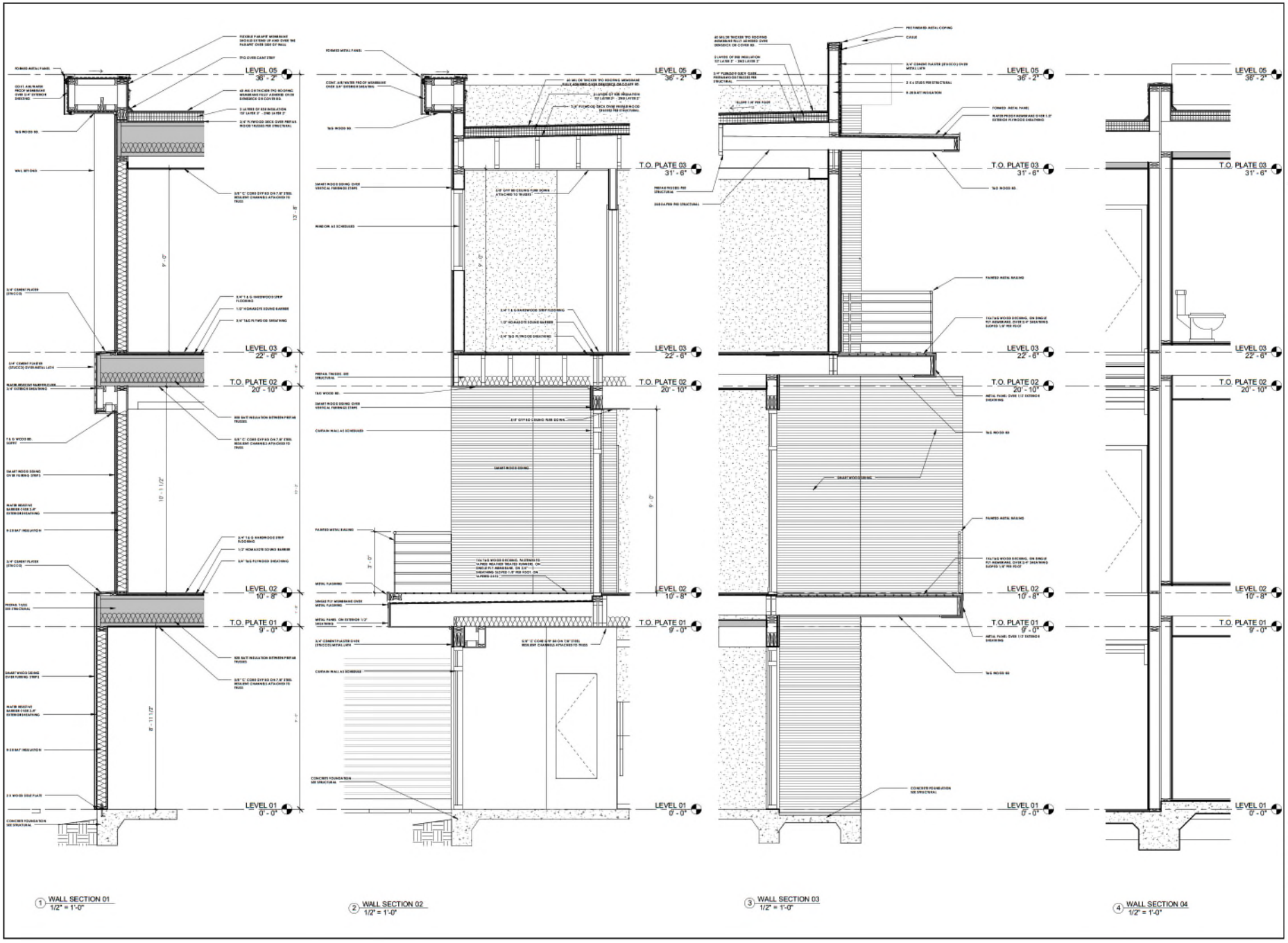


ARCHITECTS:

AG ASSOCIATES
ARCHITECTS
6800 PARK TEN BLVD. SUITE 216 N.
SAN ANTONIO, TEXAS 78062
TEL. (210) 735-6485 FAX (210) 735-7505

EXP.
10/2017
11/2016

PROJECT:

MARCIA TOWNHOMES

127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

SHEET TITLE

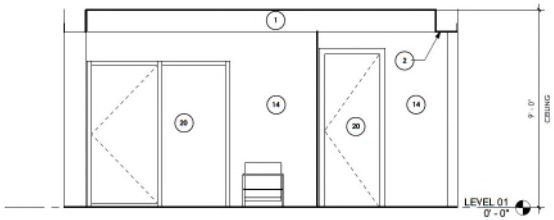
WALL SECTIONS

DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER

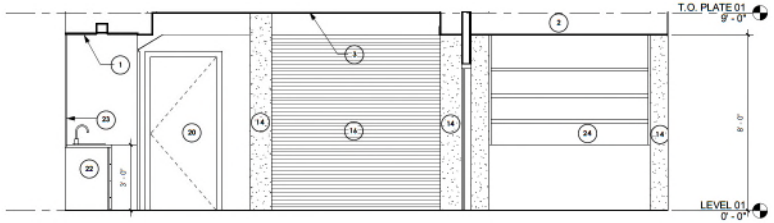
SHEET NO:

A6.0

DESIGN DEVELOPMENT



1 STUDIO/SECOND LIVING 01
3/8" = 1'-0"



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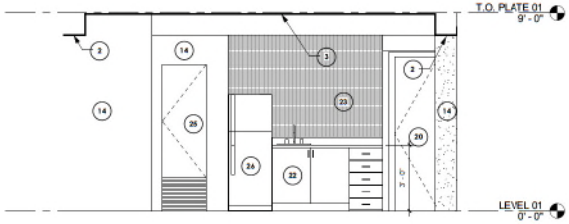
3/8" = 1'-0"



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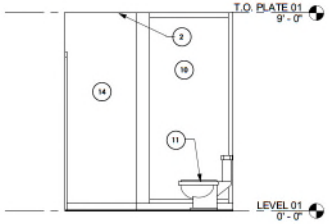
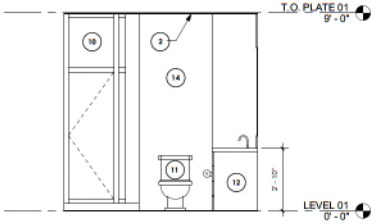
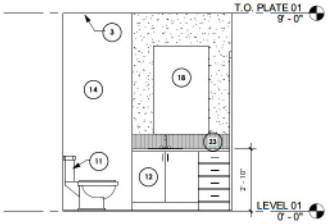


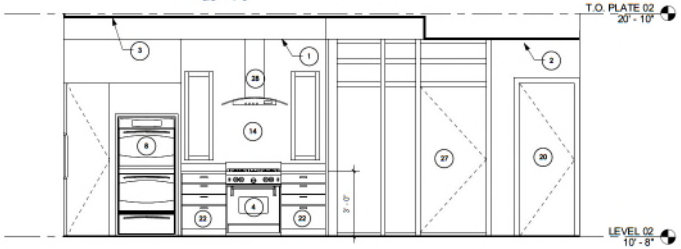
4 FULL BATH 01
3/8" = 1'-0"



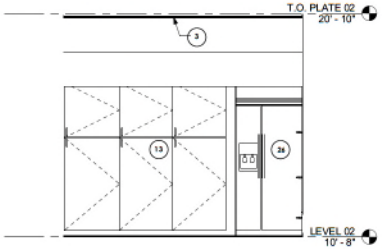
5 FULL BATH 02
3/8" = 1'-0"



6 FULL BATH 03
3/8" = 1'-0"



7 KITCHEN 01
3/8" = 1'-0"



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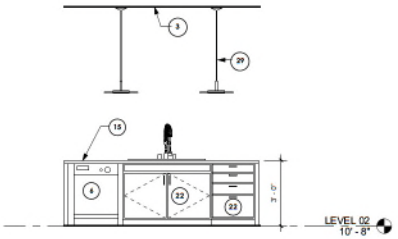
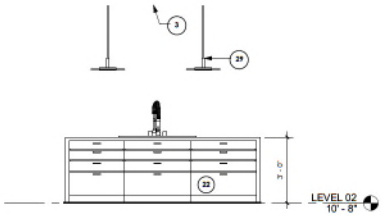
3/8" = 1'-0"



9 KITCHEN 03
3/8" = 1'-0"



10 KITCHEN 04
3/8" = 1'-0"

KEYNOTES

1. FURRDOWN. T&G WOOD BD.
2. FURRDOWN CEILING. PAINTED GYP.
3. CEILING AS SCHEDULED
4. RANGE PROVIDED AND INSTALLED BY CONTRACTOR.
5. DOUBLE SINK WITH DISPOSAL UNIT.
6. DISHWASHER. PROVIDED AND INSTALLED BY CONTRACTOR.
7. WASHER & DRYER CONNECTIONS (SEE MEP) WASHER & DRYER BY OTHERS
8. BUILT IN - OVEN & MICROWAVE.
9. SHELF/HANGER ROD.
10. TUB/SHOWER.
11. WATER CLOSET.
12. LAVATORY WITH CUSTOM BASE CABINET.
13. WALL BUILT IN CABINETS. FINISH AS PER ARCHITECT
14. PAINTED GYP BD.
15. QUARTZ COUNTER TOP
16. T&G WOOD BD.
17. FLOOR BASE AS SCHEDULE
18. RECESSED FRAMED MIRROR.
19. BUILT IN LINEN CABINET.
20. DOOR AS SCHEDULED
21. LOUVER.
22. CUSTOM BASE CABINET
23. WALL TILE. AS PER ARCHITECT.
24. BUILT IN BOOK SHELVES
25. MEP
26. REFRIGERATOR. PROVIDED AND INSTALLED BY CONTRACTOR
27. WINDOW AS SCHEDULED
28. VENT HOOD. PROVIDED AND INSTALLED BY CONTRACTOR
29. LIGHTING FIXTURES. PROVIDED AND INSTALLED BY CONTRACTOR.

ARCHITECTS:

AG ASSOCIATES
ARCHITECTS
6800 PARK TEN BLVD. SUITE 210-N
SAN ANTONIO, TEXAS 78062
TEL. (210) 736-6880 FAX (210) 736-7506

REGISTERED ARCHITECT
EXP. 10/2017
11/2016

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

SHEET TITLE

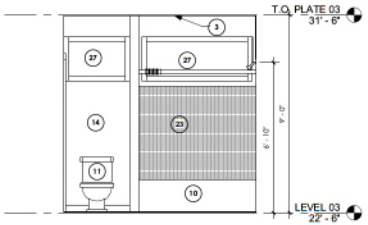
INTERIOR ELEVATIONS

DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER

SHEET NO:

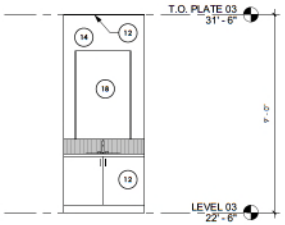
A7.0

DESIGN DEVELOPMENT

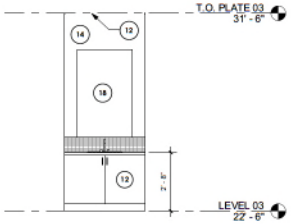


1 FULL BATH 04
3/8" = 1'-0"

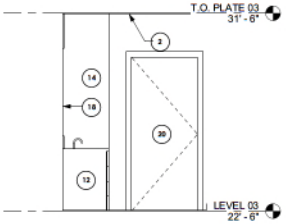
2 FULL BATH 05
3/8" = 1'-0"



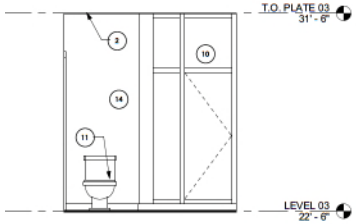
3 BATH 01
3/8" = 1'-0"



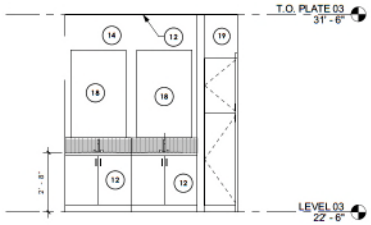
4 BATH 02
3/8" = 1'-0"



5 MASTER BATH 01
3/8" = 1'-0"



6 MASTER BATH 02
3/8" = 1'-0"



7 MASTER BATH 03
3/8" = 1'-0"

KEYNOTES

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27. WINDOW AS SCHEDULED
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29. LIGHTING FIXTURES. PROVIDED AND INSTALLED BY CONTRACTOR.

ARCHITECTS:

AG ASSOCIATES
ARCHITECTS
6800 PARK TEN BLVD. SUITE 216 N.
SAN ANTONIO, TEXAS 78062
TEL. (210) 736-6880 FAX (210) 736-7506

REGISTERED ARCHITECT
ALEX GUZMAN
TEXAS
EXP. 10/2017
11/2016

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

SHEET TITLE

INTERIOR ELEVATIONS

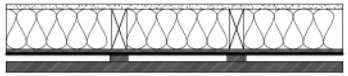
DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER

SHEET NO:

A7.1

DESIGN DEVELOPMENT

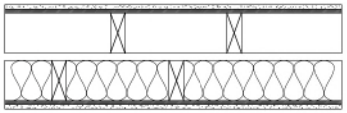
5 EXT. STUD WALL @ STUCCO
1 1/2" = 1'-0"



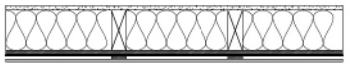
6 EXT. STUD WALL @ HORIZONTAL WD FURRING
1 1/2" = 1'-0"

1 TYPICAL INTERIOR STUD WALL
1 1/2" = 1'-0"

2 TYPICAL PLUMBING WALL
1 1/2" = 1'-0"



3 TYPICAL PARTY WALL
1 1/2" = 1'-0"



4 EXT. STUD WALL @ SMART WOOD SIDING
1 1/2" = 1'-0"

ARCHITECTS:

AG ASSOCIATES
ARCHITECTS
6836 PARK TEN BLVD. SUITE 216-N
SAN ANTONIO, TEXAS 78202
TEL. (210) 734-6885 FAX (210) 734-7506

EXP. 10/20/17
11/2016

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

SHEET TITLE

WALL TYPES

DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER

SHEET NO:

A8.0

DESIGN DEVELOPMENT

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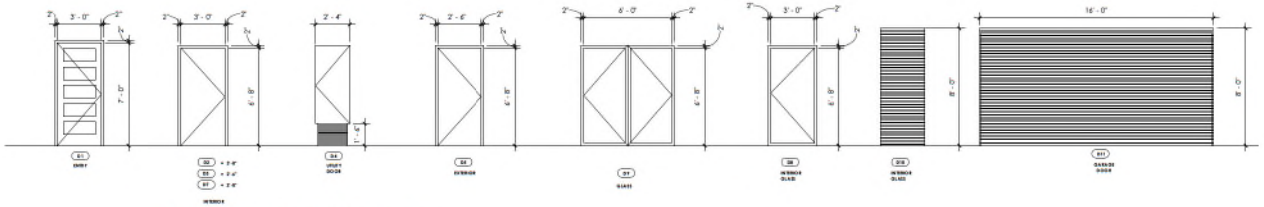
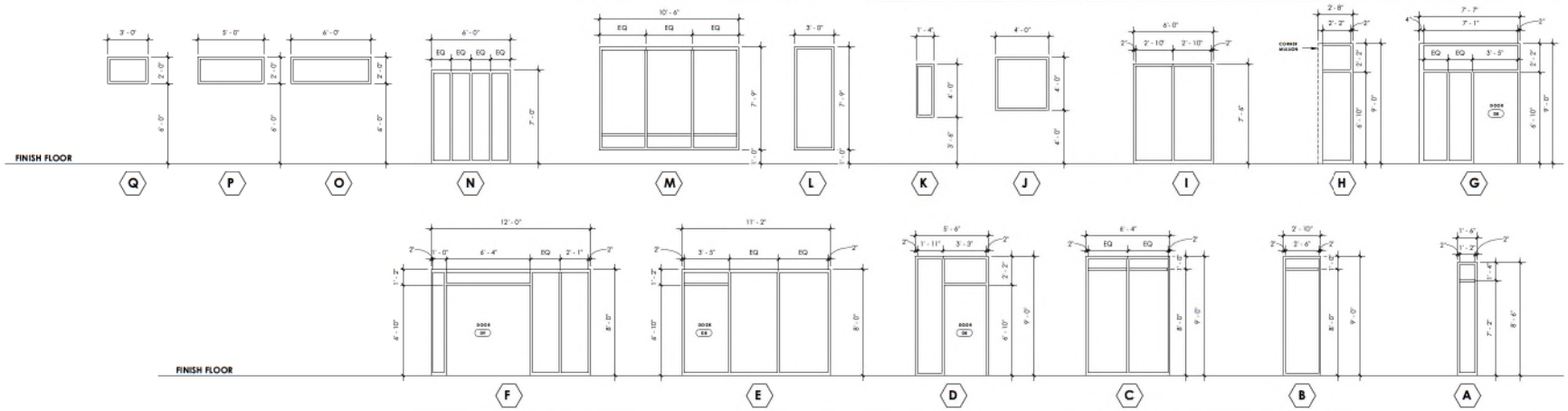
DOOR SCHEDULE

DOOR TYPE	DESCRIPTION	SIZE	MATERIAL	FRAME	FIRE RATING	FRAME HEAD DETAIL	FRAME JAMB DETAIL	FRAME HEAD AT GYP	FRAME JAMB GYP		
D1	ENTRY DOOR	3'-0" X 6'-8"	SOLID CORE	WD	—						
D2	INTERIOR DOOR	3'-0" X 6'-8"	HOLLOW CORE	WD	—			4/A10.0	4/A10.0		
D3	INTERIOR DOOR	2'-6" X 6'-8"	HOLLOW CORE	WD	—			5/A10.0	10/A10.0		
D4	UTILITY DOOR	2'-6" X 6'-8"	HOLLOW CORE	WD	—			5/A10.0	10/A10.0		
D5	EXTERIOR UTILITY DOOR	2'-6" X 6'-8"	HOLLOW CORE	WD	—						
D6	DOUBLE INTERIOR DOORS	6'-0" X 6'-8"	GLASS	ALUM.	—						
D7	INTERIOR CLOSET/PANTRY DOOR	2'-0" X 6'-8"	HOLLOW CORE	WD	—			5/A10.0	10/A10.0		
D8	INTERIOR DOOR	3'-0" X 6'-8"	GLASS	ALUM.	—						
D9	DOUBLE DOORS	6'-0" X 6'-8"	GLASS	ALUM.	—						
D10	WOOD FENCE DOOR	3'-0" X 7'-0"	WD	WD	—						
D11	GARAGE DOOR	16'-0" X 8'-0"	WD	WD	—						



WINDOW SCHEDULE

DOOR TYPE	DESCRIPTION	SIZE	FRAME MATERIAL		FIRE RATING	HEAD @ STUCCO	JAMB @ STUCCO	FRAME HEAD AT GYP	FRAME JAMB GYP		
A	FIXED ALUM.	1'-6" X 8'-6"	ALUM.		—						
B	FIXED ALUM.	2'-10" X 9'-0"	ALUM.		—						
C	FIXED ALUM.	6'-4" X 9'-0"	ALUM.		—						
D	FIXED ALUM.	5'-6" X 9'-0"	ALUM.		—						
E	FIXED ALUM.	11'-2" X 8'-0"	ALUM.		—						
F	FIXED ALUM.	12'-0" X 8'-0"	ALUM.		—						
G	FIXED ALUM.	7'-7" X 9'-0"	ALUM.		—						
H	FIXED ALUM.	2'-8" X 9'-0"	ALUM.		—						
E	FIXED ALUM.	6'-0" X 7'-6"	ALUM.		—						
J	SINGLE HUNG ALUM.	4'-0" X 4'-0"	ALUM.		—						
K	FIXED ALUM.	1'-4" X 4'-0"	ALUM.		—						
F	FIXED ALUM.	3'-0" X 7'-9"	ALUM.								
G	FIXED ALUM.	10'-6" X 7'-9"	ALUM.								
H	FIXED ALUM.	6'-0" X 7'-0"	ALUM.								
E	FIXED ALUM.	6'-0" X 2'-0"	ALUM.								
J	FIXED ALUM.	5'-0" X 2'-0"	ALUM.								
K	FIXED ALUM.	3'-0" X 2'-0"	ALUM.								



ARCHITECTS:

AG ASSOCIATES ARCHITECTS

6406 PARK TEN BLVD. SUITE 216-N
SAN ANTONIO, TEXAS 78202
TEL. (210) 734-6885 FAX (210) 734-7506

EXP. 10/2017
11/2016

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

SHEET TITLE

DOOR & WINDOW SCHEDULE

DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER

SHEET NO:

A9.0

DESIGN DEVELOPMENT

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AG ASSOCIATES ARCHITECTS

MARCIA PLACE

1 LANDSCAPE PLAN
1/8" = 1'-0"

1

TURF PAVERS

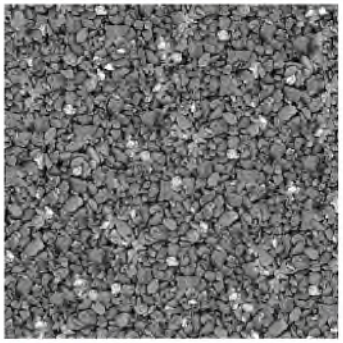
2

CONCRETE PAVERS

3

MULCH

4



LOOSE GRAVEL

5

BERMUDA GRASS

6

LOOSE LIMESTONE

7

GREEN WALL

8

ORNAMENTAL GRASSES

GEOMETRIC SUCCULENTS

VERTICAL PLANTS

DROUGHT RESISTANT PLANTS

9

WOOD FENCE

ARCHITECTS:

AG ASSOCIATES
ARCHITECTS

EXP. 10/2017 11/2018

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

SHEET TITLE

LANDSCAPE PLAN

DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER

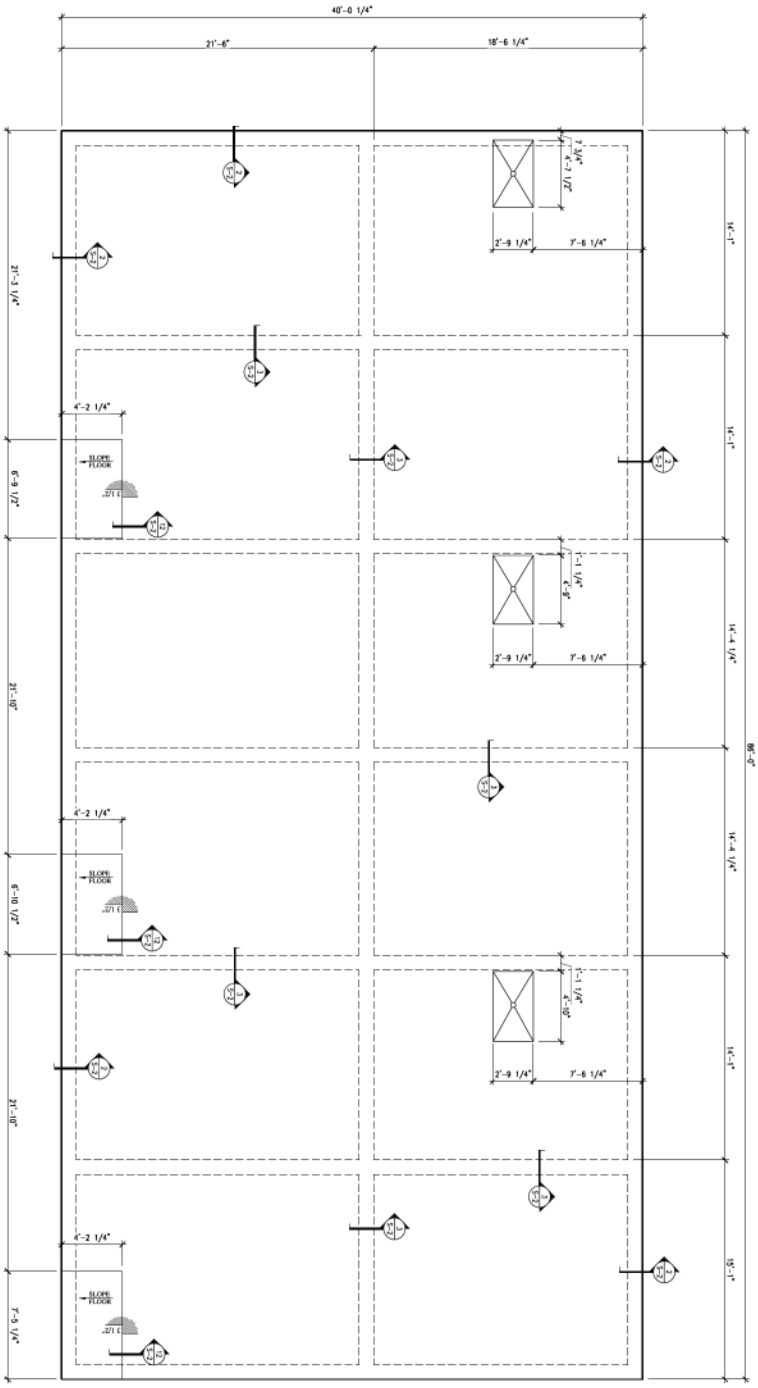
SHEET NO:

L1

DESIGN DEVELOPMENT

FOUNDATION PLAN

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



SEE FRM F-1750

STATE OF TEXAS
JAMES VINCENT RYAN JR.
90354
PROFESSIONAL ENGINEER

10/31/16

SHEET: S-1 OF 8	JOB NO: 16-???	SHEET TITLE: FOUNDATION PLAN	James V. Ryan, P.E, Structural Engineering
	DATE: 10/14/16	MARCIA TOWNHOMES 127 MARCIA PLACE ALAMO HEIGHTS, TEXAS 78209	5428 Schertz Rd. San Antonio, TX 78233 (210) 599-7484 Fax (210) 599-7492 WWW.JVRYANPE.COM
	DESIGNER:		SEAL:
	CHECKED:		
	DRAWN: JVR		

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REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

FOUNDATION GENERAL NOTES:

1. GENERAL:
A. THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
C. CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH JAMES V. RYAN, P.E..
D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL JAMES V. RYAN, P.E., HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
E. CONTRACTOR IS TO CALL JAMES V. RYAN, P.E., IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
G. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

2. FOUNDATION SITE PREPARATION & FINISH:
A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
C. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5-FEET.
D. ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
E. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.

3. CONCRETE:
A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDE SHALL BE USED. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR ITS INTENDED PURPOSE.
B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
C. PLACE 1/2" X 7" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT FARTHER THAN 12-INCHES FROM WALL ENDS.

4. GRADE BEAMS:
A. ALL GRADE BEAM DEPTHS MAY BE REDUCED TO A MINIMUM OF 14-INCHES IF THE BEAM IS BEARING ON SOLID ROCK.
B. FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO- #4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL. IF THE EXTERIOR GRADE BEAMS EXCEED 8-FEET IN DEPTH, SEE DETAIL 19 PER THIS DRAWING.

5. REINFORCING STEEL:
A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
B. LAPS AND SPLICES: MINIMUM 40 BAR DIAMETERS.
C. ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
E. CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 14, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 13.

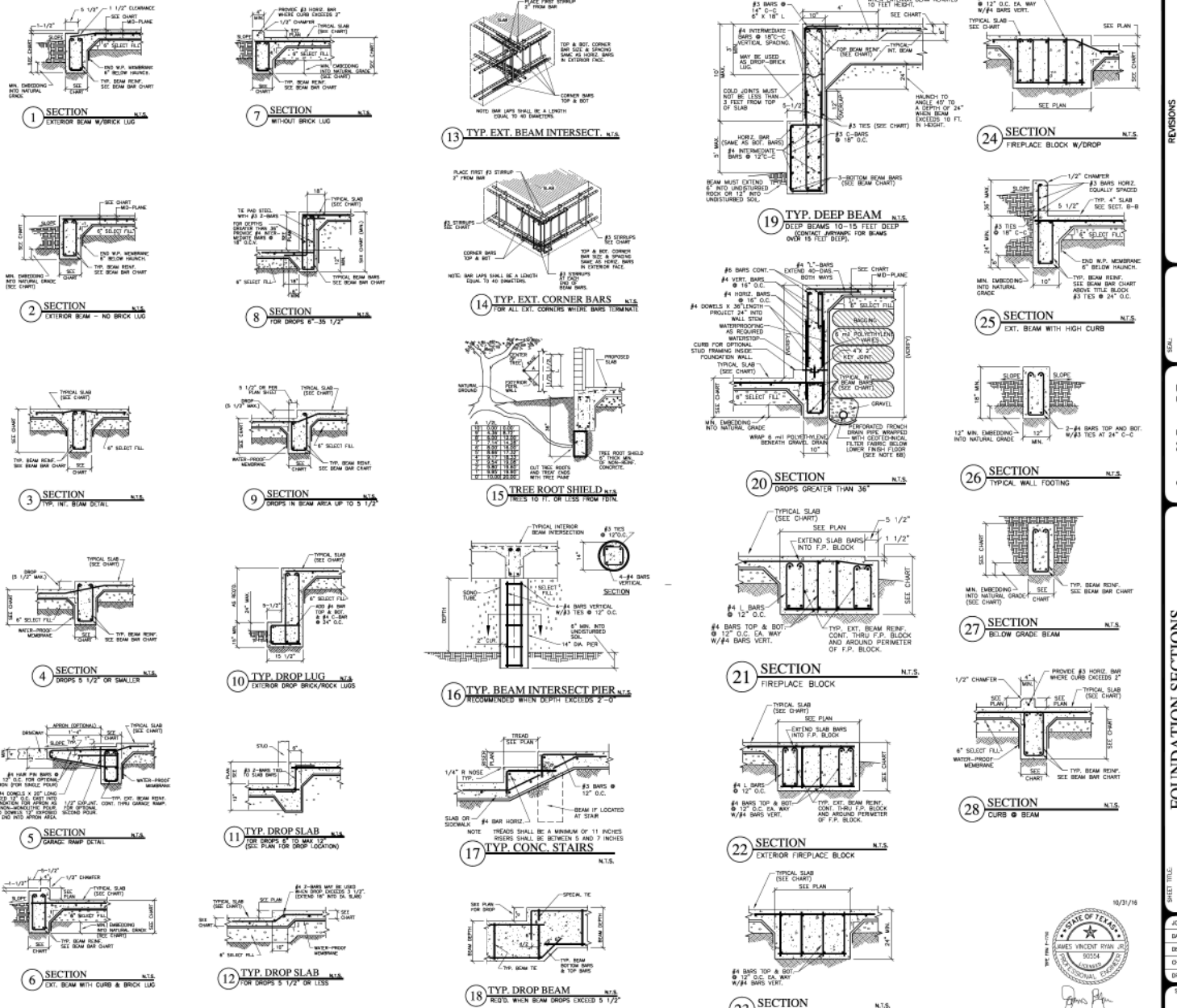
6. CONSTRUCTION:
A. FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5-FEET AWAY FROM FOUNDATION. SOLID WALL PIPE MAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC. REFER TO DETAIL 20.
B. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2-FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING:
1. INTERIOR GRADE BEAMS MAY BE DEEPENED TO MAINTAIN 2-FEET MINIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
2. IF BEARING ON SOLID ROCK - 14-INCHES DIA. PIERS, FORMED WITH SONO-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY. REFER TO DETAIL 13.
3. IF EARTH SUPPORTED - SELECT FILL EQUAL TO TXDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
4. ALTERNATIVELY, IF EARTH SUPPORTED - CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND ONE PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION, BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
C. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
D. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
E. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

SOILS INFORMATION

DESIGN LEVEL	SOIL TYPE	P.I.	BY	DATE
B	PREPARED PAD	----	ALPHA TESTING	9/16/16

BEAM AND SLAB INFORMATION

BEAM WIDTH	EXT. BEAM DEPTH	EXT.BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12"MIN.	27"MIN.	12"MIN.	26"MIN.	2-#6 TOP 2-#6 BOT.	#3 @21"O.C.	#3 @21"O.C.	#3 @14"O.C.	4"



NO.	DESCRIPTION	DATE	APPR.

REVISIONS

SEAL

James V. Ryan, P.E.
Structural Engineering
5428 Schertz Rd.
San Antonio, TX 78233
(210) 599-7484
Fax (210) 557-7492
WWW.JAMESVRYANPE.COM
F-7750

SHEET TITLE: FOUNDATION SECTIONS

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

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10/31/16

STATE OF TEXAS
JAMES VINCENT RYAN JR.
90554
LICENSED
PROFESSIONAL ENGINEER

JOB NO:	16-???
DATE:	10/14/16
DESIGNER:	
CHECKED:	
DRAWN:	JVR

SHEET: S-2 OF 8

MARCIA PLACE

1 LANDSCAPE PLAN
1/8" = 1'-0"

1

TURF PAVERS

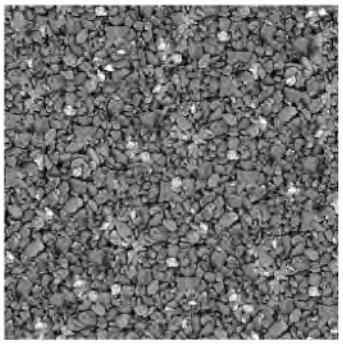
2

CONCRETE PAVERS

3

MULCH

4



LOOSE GRAVEL

5

BERMUDA GRASS

6

LOOSE LIMESTONE

7

GREEN WALL

8

ORNAMENTAL GRASSES

GEOMETRIC SUCCULENTS

VERTICAL PLANTS

DROUGHT RESISTANT PLANTS

9

WOOD FENCE

ARCHITECTS:

AG ASSOCIATES
ARCHITECTS

EXP. 10/2017 11/2018

PROJECT:

MARCIA TOWNHOMES
127 MARCIA PLACE
ALAMO HEIGHTS, TEXAS 78209

REVISIONS:

DESCRIPTION	DATE
PERMIT SET ONLY	11/15/2016

SHEET TITLE

LANDSCAPE PLAN

DATE:	PROJECT NUMBER
PROJECT NUMBER:	ISSUE DATE
DRAWN BY:	AUTHOR
CHECKED BY:	CHECKER

SHEET NO:

L1

DESIGN DEVELOPMENT