

HISTORIC AND DESIGN REVIEW COMMISSION

June 28, 2024

HDRC CASE NO: 2024-223
ADDRESS: 310 S ST MARYS ST
LEGAL DESCRIPTION: NCB 986 BLK LOT 6 7, 8 & 9 EXC E 10.93 FT OF 8 & 9
ZONING: D, HS
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Daniela Cantu
OWNER: SA Tower Life LP
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: June 19, 2024
60-DAY REVIEW: August 18, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 310 S St Mary's.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

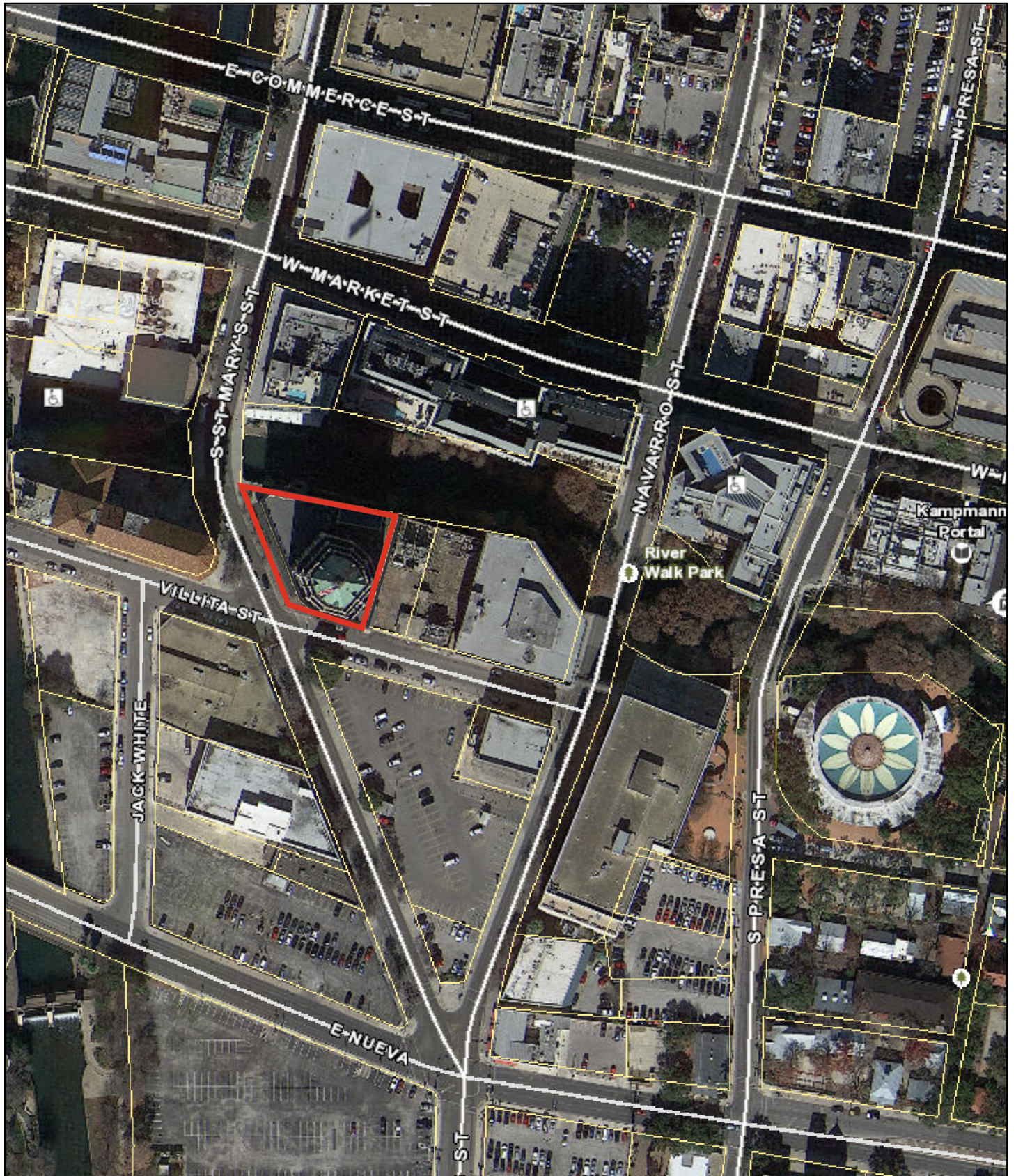
FINDINGS:

- a. The historic structure at 310 S St Mary's was constructed as an office tower in 1928, designed by architects Atlee B. and Robert M. Ayres and is commonly known as the Tower Life Building, previously the Smith-Young Tower or the Transit Tower. The structure is an individually designated landmark. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes exterior repairs, a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades. Certificates of Appropriateness are required for all exterior scopes of work.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

RECOMMENDATION:

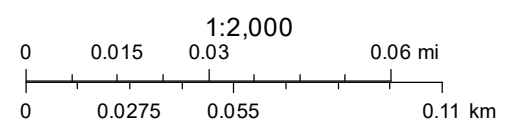
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



June 24, 2024

— User drawn lines





June 13, 2024

SA Tower Life, LP
755 E Mulberry, Suite 600
San Antonio, TX, 78212

Re: **Tower Life Historic Rehabilitation: Multifamily**
Alamo Architects Job No. 2023-33
HDRC: Cost and Schedule

Cost:

Total Projected Development Costs [REDACTED]

Project Schedule:

Projected time schedule – 20 Months

Projected start date – September 15, 2024



June 13, 2024

SA Tower Life, LP
755 E Mulberry, Suite 600
San Antonio, TX, 78212

Re: **Tower Life Historic Rehabilitation: Multifamily**
Alamo Architects Job No. 2023-33
HDRC: Itemized list

Exterior Work: Repairs/Cleaning – No alterations to existing historic features.

- Exterior masonry: cleaned/ repaired as determined by the envelope assessment report.
- Selective window restoration:
 - Exist. aluminum windows
 - Original historic steel windows
 - Original fire-rated windows
- 7th Floor Roof:
 - Repair/retain existing roof and drain locations.
- Roof:
 - Existing green, Ludowici tile to remain in place.

Exterior Work: Alterations required to support new residential use.

New Openings:

- Doors:
 - Ground Floor: New egress doors for stair #3
 - 7th, 22nd, and 27th floors: New aluminum storefront/ balcony doors
- Windows (North Elevation):
 - 2nd-7th Floors: 36 aluminum windows to match existing
- New Intake Louvers at basement and ground floor (North Elevation)
- New roof overflow (2) downspout nozzle “cow’s tongue locations” on the 6th floor

New Light Well (Extends from 2nd-7th Floor):

- Exterior stucco wall finish
- New Aluminum Windows (35 total)

Roof/Deck at 7th, 22nd, and 27th floors:

- New TPO Roof system and roof drains.
- New roofing paver system on floors 7th, 22nd, 27th

Balconies (22nd, 27th Floors):

- New Transparent Guard Railing System

Exterior Infill Locations:

- Openings adjoining parking garage:
 - Ground Floor: Nonoriginal storefront doors demolished/ infilled
 - Incapsulate all exposed existing windows on the unit side
 - Demo of exhaust fan vents/ infilled with refurbished brick

Interior Work: Repairs/cleaning - No alterations to historic/original features.

Flooring:

- Original terrazzo floors to be retained/repared
- Patch/repair existing concrete floors where exposed.

Elevators/Lobby:

- Clean and protect original doors at basement, ground floor, and 11th floor

Interior Window Trim:

- Repair/repaint original window sills/apron trim piece.

Interior Doors/Hardware:

- Original doors at main entry and lobby retained/ protected
- Refurbish historic fire-rated metal doors/frames, located at the original stair #1 and exist stair to be demolished
- Original wood doors/hardware throughout to be salvaged and reused.

Ceilings:

- Exposed ceiling at units to remain exposed, locations noted in plans.
- New painted gyp. board ceilings where not noted to be exposed.
- No work proposed at the main entry/ lobby area. Historic finishes to be retained and protected.

Interior Work: Alterations required to support new residential use.

Proposed Demolition:

- Existing elevator cabs. #4-6 on floor plans to accommodate new egress stair.
- Existing elevator cab and equipment
- Existing freight to be converted to two stop
- Existing north egress stairs (2nd through 6th)
- Concrete slab at new light well
- Typ. Upper office floors: Non—original partitions and doors
 - Floor Finish: Interior non-original carpet to be removed

New egress stairs: #2& #3

- Stair pressurization
- New standpipe in stair
- Floor finish: Rubber flooring and wall base at stair landings and treads.
- Interior walls to be a painted gyp finish

Elevator Lobby Finish (2-29):

- Flooring: Restored Terrazzo/ Carpet Tile (Only on floors where terrazzo does not remain intact)
- Wall Finish: accent wallcovering
- Ceilings: New painted gypsum board ceilings at elevator lobbies. Ceiling heights in reflected ceiling plans.

Elevator Cab Finish:

- Flooring: Hard Surface/tile
- Walls and elevator doors: wood stain

New partitions

- Metal stud and painted gypsum board finish. Fire ratings and construction details are noted in architectural drawings.

New Unit Finishes:

- Floors: Exposed concrete floors where conditions allow. New LVT flooring in areas not exposed.
- Walls: Metal studs/painted Gypsum board
 - Bathroom: Ceramic tile
 - Ceilings: Exposed in specified units on 2nd and 3rd floors / painted gypsum board ceilings

Structural- improvements/Alterations:

- Lightweight concrete slab infill proposed on levels 2nd- 6th
- New Slab-cut openings and structural steel framing at new light well and MEP penetrations
- Improvements and modifications related to new egress stair.

MEP- Improvements/Alterations for New Use:

- Demolition and replacement of existing mechanical equipment.
- Cooling towers retained.
- New systems and associated alterations to interior slab penetrations to accommodate the new equipment are proposed.

Other:

- NFPA-13: Fire protection system
- ERRC: Emergency radio responder communication system



June 13, 2024

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San Antonio, TX, 78212

Re: **Tower Life Historic Rehabilitation: Multifamily**
Alamo Architects Job No. 2023-33
HDRC: Scope of Work; Narrative

The following scope is proposed for the property located at 310 S. St. Mary's Street. The alterations outlined are carefully planned to retain the historic integrity and meet functional requirements for the change of use from office to multi-family residential.

Proposed Exterior Repairs:

The exterior masonry repairs will be addressed per the envelope assessment report. All cleaning and mortar repointing will adhere to the following National Park Service Preservation Briefs: #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings and #2: Repointing Mortar Joints in Historic Masonry Buildings.

The existing main entry doors into the vestibule, as well as the secondary entry doors (#105.1), along Villita Street, will remain in place and be cleaned using appropriate methods to avoid damage.

All existing aluminum windows, including the original steel sash windows located on floors 2nd-7th, along the northeast elevation, will be retained and cleaned using appropriate methods to avoid damage and will not undergo any alterations.

The existing roof on the 7th floor, including the existing roof drains will be repaired and maintained in their current locations. No alterations are proposed for the primary green Ludowici tile roof.

Proposed Exterior Alterations:

The proposed alterations involve the introduction of new openings and the removal of non-historic renovations, all of which will support the building's new residential use.

On the ground floor, located along Villita Street, the addition of a pair of new egress doors is required for the proposed egress stair #3. These doors will be painted to match the color of the existing glazed terracotta, ensuring visual consistency with the building's historic cladding. On the 7th, 22nd, and 27th Floors, new aluminum doors will be installed to accommodate balcony access from new units and support residential amenity areas. The doors will match the color of the existing aluminum windows and have a similar profile, maintaining a cohesive exterior appearance throughout.

Thirty-six new aluminum windows on floors 2nd-7th will be installed along the north elevation to accommodate new residential units. Refer to exterior elevations provided for exact location and details. These windows will match the existing ones in material, proportion, profile, and color, and will also be installed in the same plane as the existing windows. All masonry removed at new openings will be refurbished and reused to infill where the existing exhaust fans will be demolished. Also proposed at the north elevation are new roof overflow

downspouts which will be added on the 6th floor to accommodate new drainage requirements. New intake louvers are proposed on the basement and ground floor, refer to specified locations detailed in both the mechanical and architectural sheets. This includes the removal and replacement of two existing basement windows and a single transom window. Openings will remain and be replaced by new intake louvers, sized to the existing opening. In addition, a new opening on this same façade located at the third bay is proposed for the installation of an approximately 82" x 82" exhaust louver. The exact dimensions of the louver have not been finalized.

Nonoriginal storefront doors providing direct access to the parking garage on the ground floor will be removed, and the openings will be enclosed. All exposed existing windows also adjoining the parking garage will be encapsulated on the unit side.

A new light well, extending from the 2nd to the 6th floors is proposed along the southeast elevation, facing the parking garage. However, only masonry repairs and restoration of the existing historic steel windows are proposed along this elevation. Within the stucco-clad light well, thirty-six new interior aluminum windows will be installed to match the existing dark bronze, aluminum sash windows.

At the balconies located on the 22nd and 27th floors, a new TPO (thermoplastic polyolefin) roof system will be installed, along with the installation of new roof drains and leaders. Also proposed is a new roofing paver system which will enhance the durability and usability of the roof spaces at the new unit locations. In addition to the roof modifications, a new transparent railing system will be installed at the 22nd and 27th-floor balconies, maintaining an unobtrusive appearance.

These exterior alterations are intended to seamlessly integrate new functional elements into the building's historic exterior, ensuring that the new residential use is supported while preserving the architectural character and integrity of the structure.

Proposed Interior Repairs:

The interior work focuses on preserving and retaining historical features while modernizing certain aspects to support the new residential use. All historic finishes and features located at the existing entry, elevator lobby, basement, and existing stairs will be retained, protected, and repaired in kind, as needed.

Where original terrazzo flooring remains intact or is uncovered during demolition, it will be retained and repaired, particularly in corridors and elevator lobbies. Existing conditions and known locations are noted in the plans. Existing concrete floors will be patched and repaired to ensure a level surface throughout. It is also important to note that some areas originally featured scored and painted concrete floors.

Where the original window sills remain intact, they will be repaired and repainted as needed to maintain their historical appearance.

Elevators located at the original historic elevator doors located in the basement, ground floor, and 11th floor will be retained and cleaned to preserve their historical value.

Original doors in the main entry and lobby space will be retained and protected during construction to prevent any damage. Historic fire-rated metal doors and frames located at the original stair #1 will be repaired and reused, maintaining their functional and historical significance. In addition, existing fire-rated doors located at the secondary stair, which is scheduled to be demolished, will be refurbished and reused. Original wood doors and hardware throughout the building will be salvaged and reused where possible.

Most ceilings on the upper floors have been significantly altered or are missing, exposing the structure beneath. In the elevator lobbies and corridors, new gypsum ceilings will be installed and accommodate the proposed MEP work, refer to reflected ceiling plans for locations and details.

Proposed Interior Alterations:

The existing elevator cabs labeled #4-6 in architectural sheets, to be demolished to accommodate the new egress stairs. The existing freight elevator from the basement to the 6th floor will be modified to serve the basement and first floor only. The existing egress stairs, located on the north end of the building, 2nd through the 6th floors will be entirely removed, along with their supporting concrete slab, to make way for new construction.

New egress stairs (#2 and #3) are proposed with a new stair pressurization system. Refer to architectural plans for details and extent of scope. These new stairs will meet modern safety and building code requirements, enhancing the building's functionality and safety.

New Partitions (Upper Floors):

On all typical unit floors, existing non-original partition walls will be demolished, as outlined in the demolition sheets. New unit partitions will be constructed using metal studs and gypsum board. The fire ratings and construction details for these partitions are noted in the architectural drawings, ensuring compliance with safety standards.

Structural Improvements/Alterations:

Lightweight concrete slab infill is proposed on levels 2 through 6 where the existing stair, freight elevators, and back-of-house mechanical service areas will be demolished. Detailed locations and specifications for these infill areas are provided in the architectural and structural drawings. Also proposed on levels 2 through 6, slab cut openings and structural steel framing will be installed to support the new light well opening.

Below 2nd floor, new storage and mechanical loft framing will be installed to optimize space usage and support the building's mechanical systems.

MEP

All new systems are proposed, refer to MEP sheets and specifications. Cooling towers are to remain in the existing location, on the upper floor of the adjacent parking garage.

Other systems

A 2nd standpipe will be added at the new egress stair and fire sprinkler system modified to meet NFPA 13 requirements for the new multifamily use. A new Emergency Radio Responder Communication system will be installed.

Project: Tower Life – Exterior Photographs
Alamo Architects Job Number: 2023-33



1. River Walk - Northwest Elevation



2. Northwest Elevation



3. Villita Street - Southeast Elevation



4. River Walk North Elevation



5. Southwest Elevation

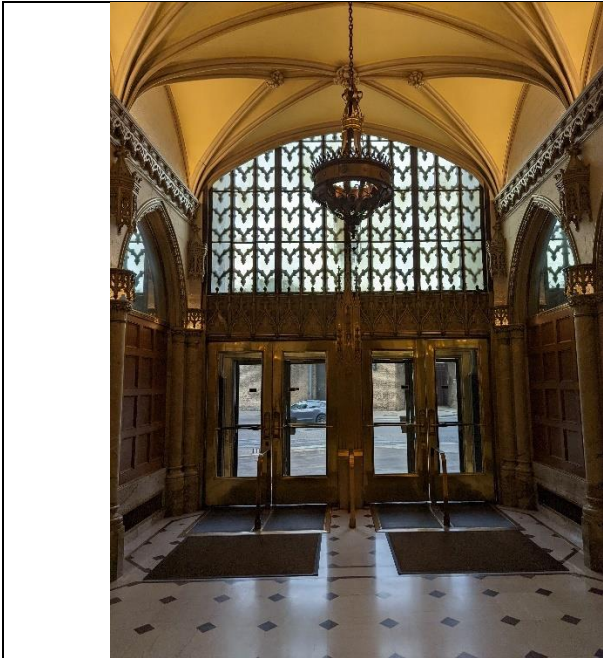


6. River Walk - North Elevation 1st-7th floors

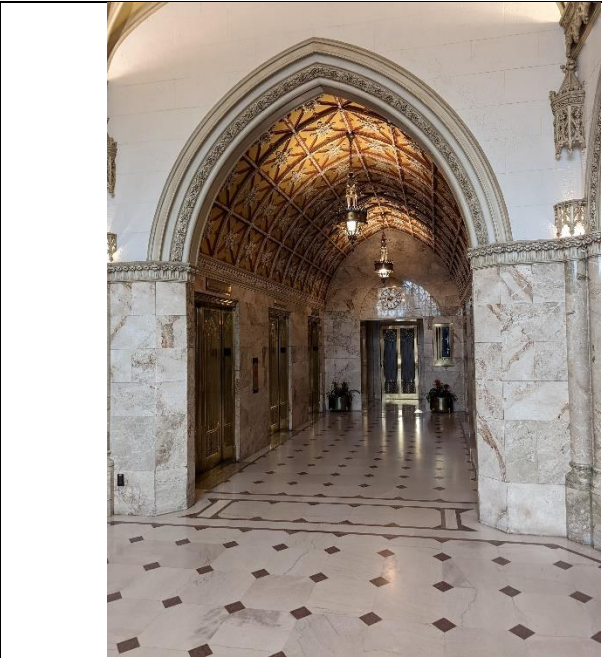


7. Southwest Elevation – Villita Street Elevation

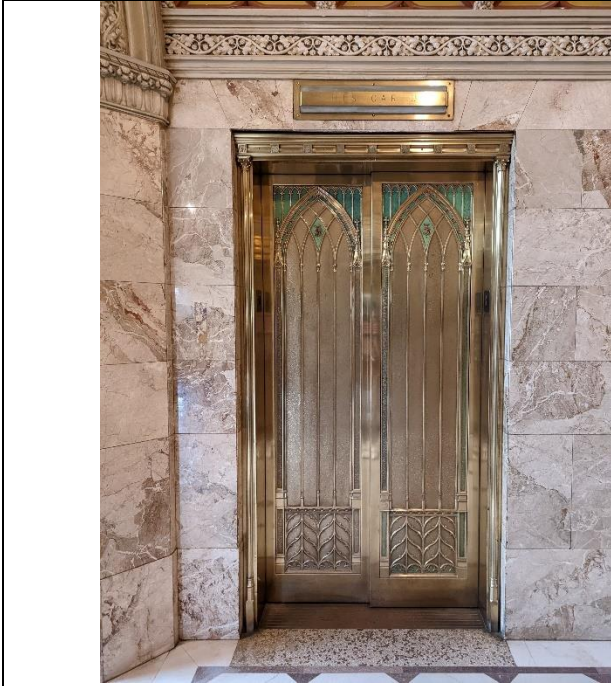
Project: Tower Life – Interior Photographs
Alamo Architects Job Number: 2023-33



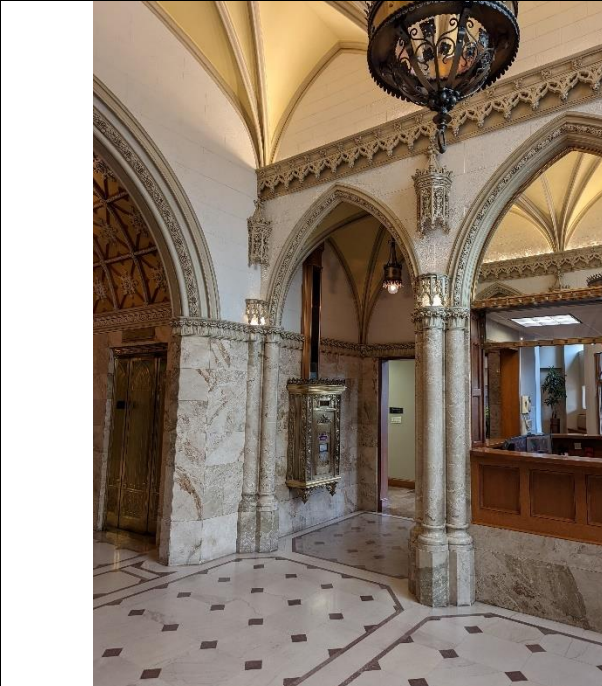
8. Existing Lobby – Vestibule/ Main Entry



9. Existing Lobby – Elevator Lobby



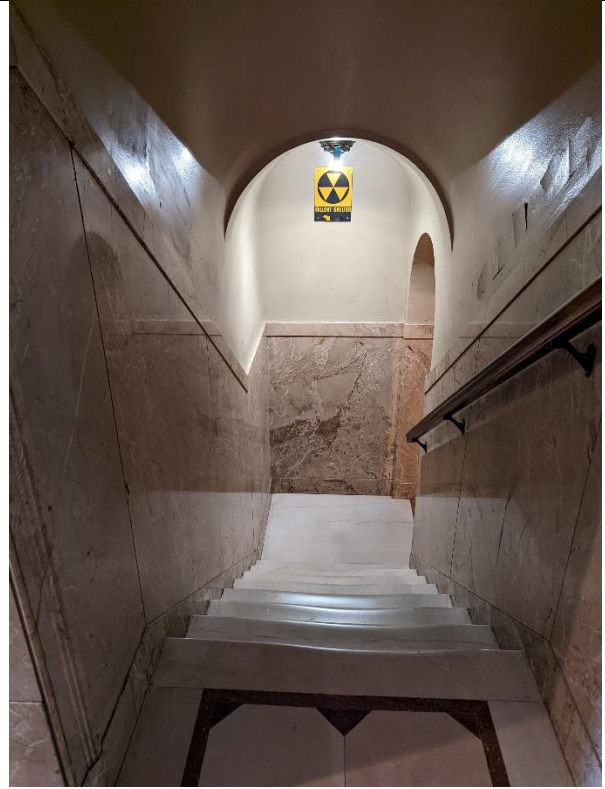
10. Existing Lobby – Elevator Doors



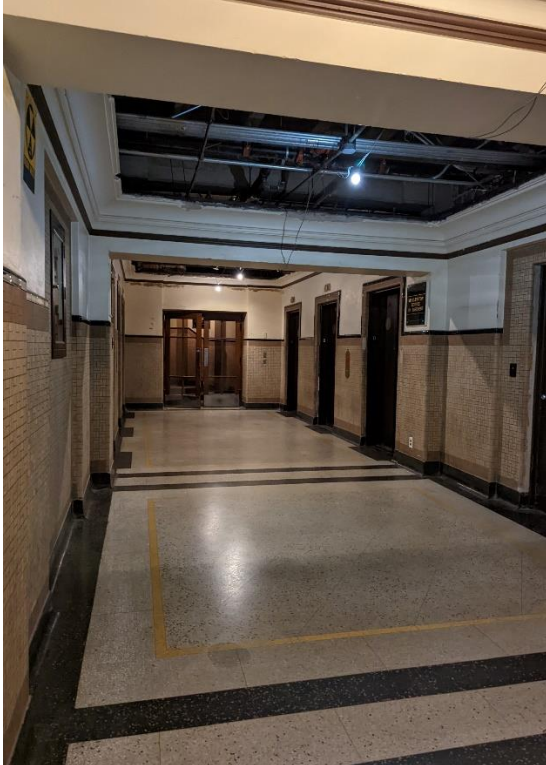
11. Existing Lobby



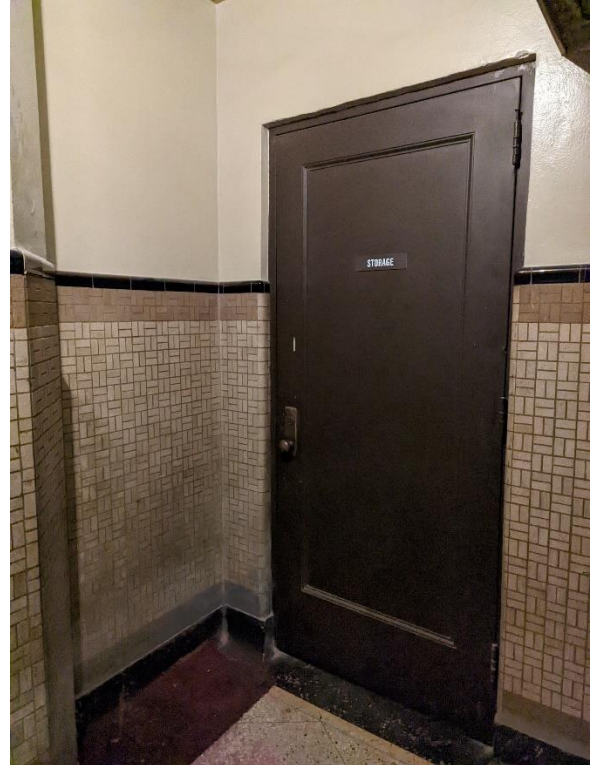
12. Existing Lobby



13. Existing Stair/ Historic Finishes



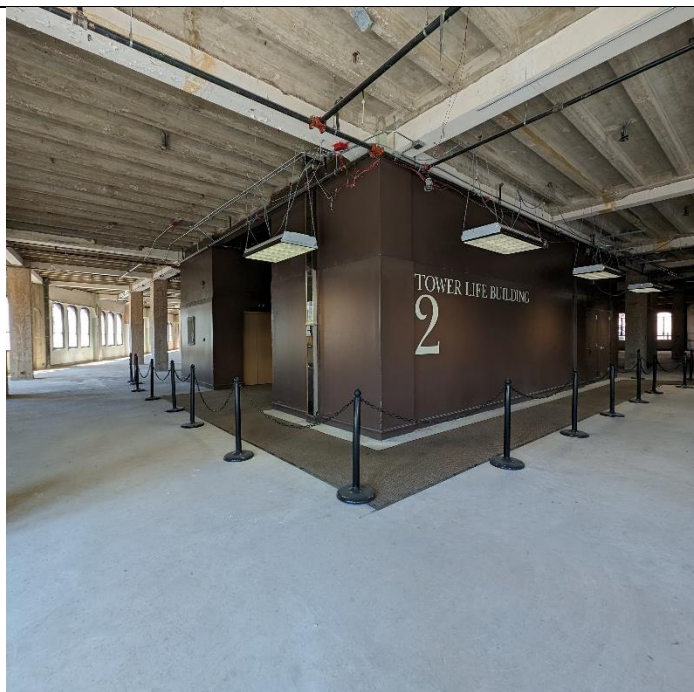
14. Basement – Elevator Lobby



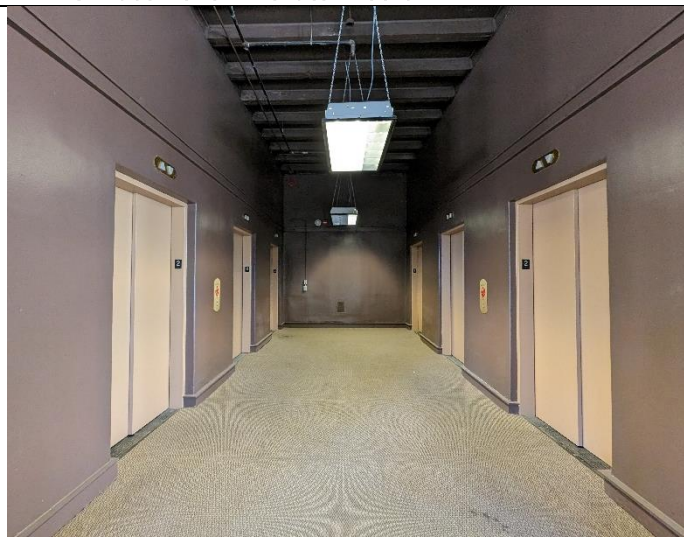
15. Existing Lobby – Existing Historic Doors



16. Basement – Elevator Doors



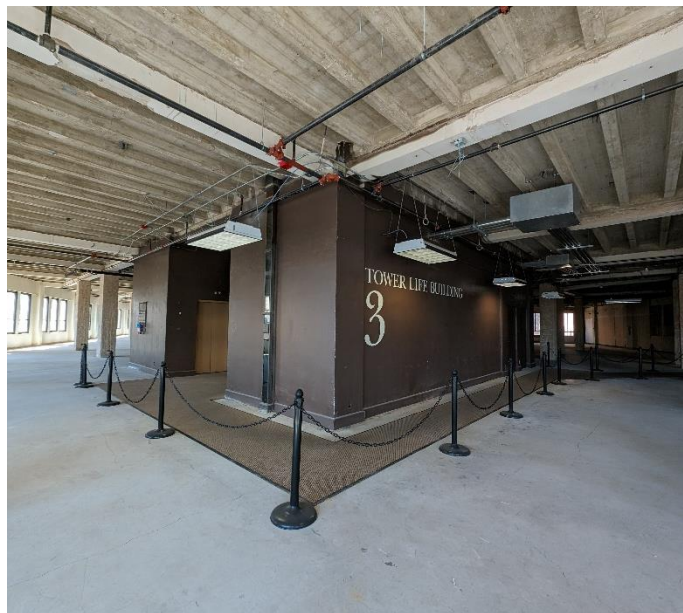
17. 2nd Floor



18. 2nd Floor – Elevator Lobby



19. 2nd Floor – Parking Garage Adj. Windows to be encapsulated



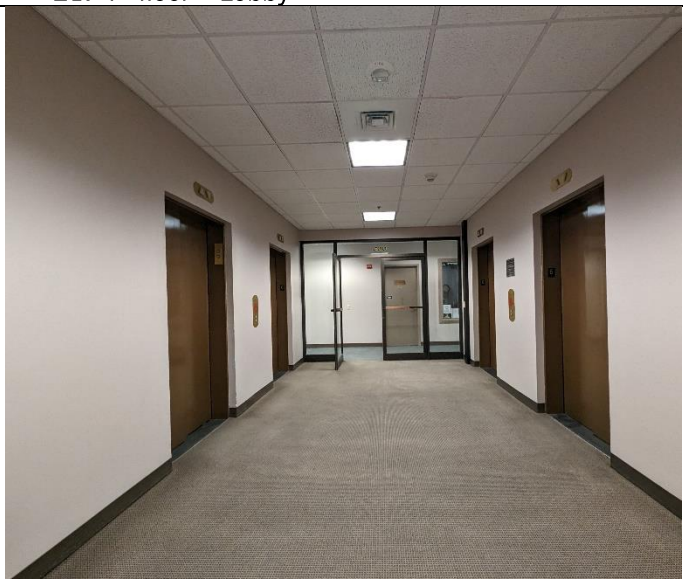
20. 3rd floor – Core/Corridor



21. 4th floor – Lobby



22. 6th floor - Corridor



23. 7th floor – Elevator Lobby



24. 7th Floor – Existing Core/Terrazzo Corridors



25. 10th Floor - Elevator Lobby



26. 13th Floor – Existing Hardware



27. 14th Floor – Core/ Existing Terrazzo



28. 16th Floor – Elevator Lobby



29. 19th Floor – Elevator Lobby



30. 21st Floor - Elevator Lobby



31. 23rd Floor - Elevator Lobby / Terrazzo



32. 23rd Floor - Elevator / stair core, Existing terrazzo



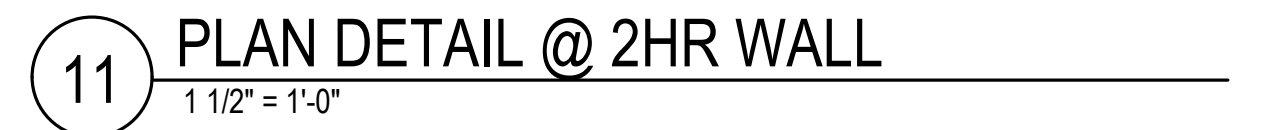
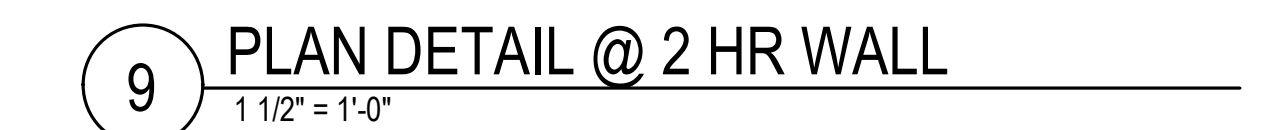
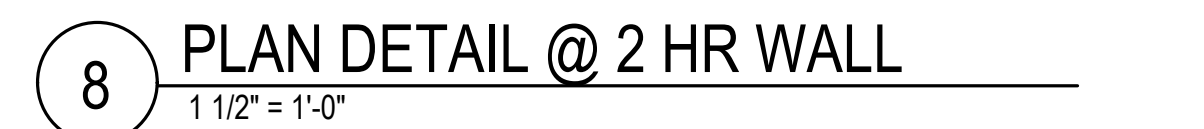
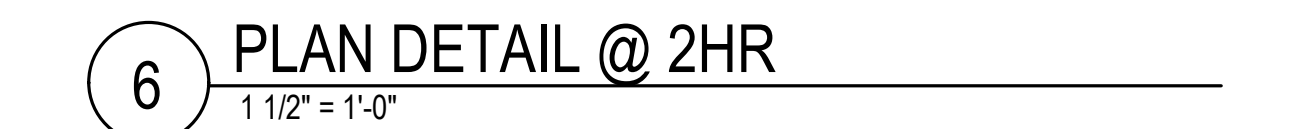
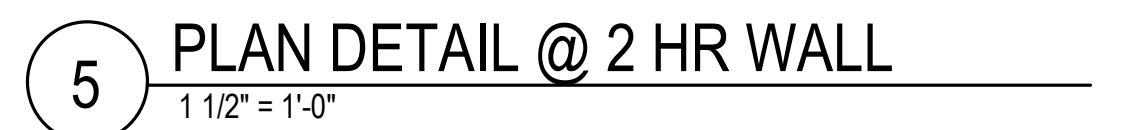
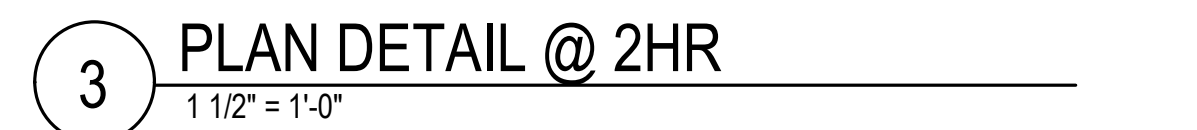
33. 24th Floor - Elevator Lobby

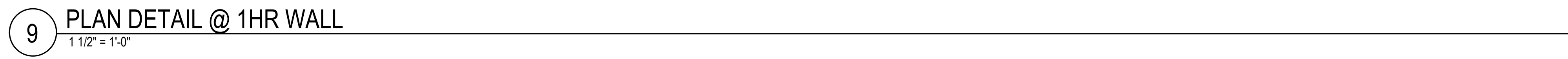
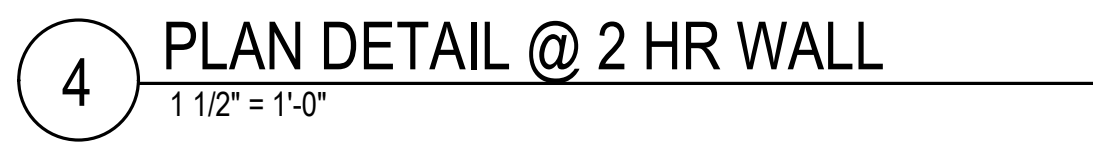
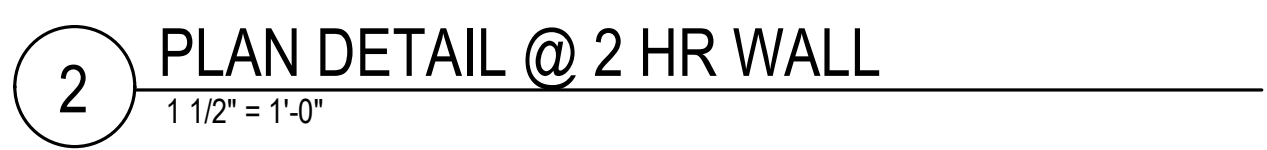
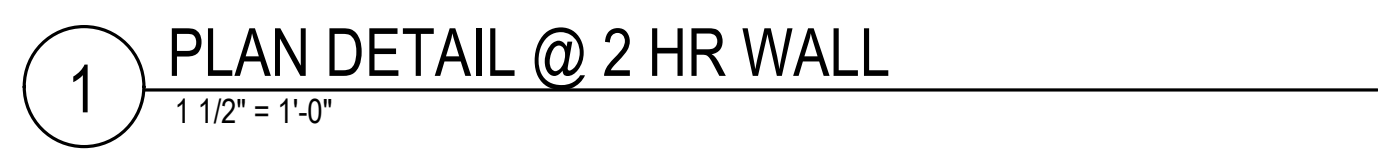


34. 28th Floor – Elevator Lobby/ Terrazzo



35. 28th Floor – Example/ Original Fire-Rated Door at Existing Stair











DOOR SCHEDULE - COMMON - BASEMENT																	
DOOR NUMBER	LOCATION	SIZE			DOOR			PERFORMANCE RATINGS		FRAME MATERIAL	DETAILS			FIRE RATING	HARDWARE SET	COMMENTS	
		WIDTH	HEIGHT	THICKNESS	MARK	MATERIAL	GLAZING	U-FACTOR	SHGC		HEAD	JAMB	THRESHOLD				
007.1	NEW ELECT/MDF ROOM	3'-0"	7'-0"	1 3/4"	A	METAL	--	---	---	METAL	2/A7.20	6/A7.20	4/A7.21	90 MIN.	9.0		
012.1	MECHANICAL ROOM	10'-0"	11'-0"	3/4"	G	METAL	--	---	---	METAL	1/A7.21	2/A7.21	3/A7.21				

DOOR SCHEDULE - COMMON - GROUND FLOOR																	
DOOR NUMBER	LOCATION	SIZE			DOOR			PERFORMANCE RATINGS		FRAME MATERIAL	DETAILS			FIRE RATING	HARDWARE SET	COMMENTS	
		WIDTH	HEIGHT	THICKNESS	MARK	MATERIAL	GLAZING	U-FACTOR	SHGC		HEAD	JAMB	THRESHOLD				
100.1	EXIST. MAIN ENTRY	6'-1"	7'-1"			EXIST.				EXIST.							
100.3	EXIST. MAIN ENTRY	6'-1 1/4"	7'-5 1/4"			EXIST.				EXIST.							
100.4	EXIST. MAIN ENTRY	6'-1 1/4"	7'-5 1/4"			EXIST.				EXIST.							
100.5	EXIST. MAIN ENTRY	6'-1"	7'-1"			EXIST.				EXIST.							
101.1	EXIST. ELEV. LOBBY	5'-0"	7'-0"	1 3/8"		EXIST.				EXIST.							
102.1	EXIST. STAIR	3'-6"	7'-0"	2"		EXIST.				EXIST.							
103.1	EXIST. DOOR OPNG	0"	0"	1"		EXIST.				EXIST.							
104.1	EXIST. STORAGE	3'-0"	7'-0"	1 3/4"		EXIST.				EXIST.							
105.1	EXIST. SECONDARY ENTRY	5'-10 1/2"	7'-3 3/4"			EXIST.				EXIST.							
106.1	NEW STAIR	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	3/A7.20	8/A7.20			2.0		
107.1	FIRE COMMAND CENTER	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	7/A7.20		90 MIN.	8.0		
108.1	STORAGE	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20	4/A7.21		6.0		
109.1	CORRIDOR	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	1/A7.20	6/A7.20			11.0	CA	
110.1	STAGING	3'-6"	7'-0"			METAL		---	---	METAL					24.0		SEE NOTE G1. IN DOOR GENERAL NOTES
111.1	EXIST. ELEV. LOBBY	2'-8"	6'-0"	1 3/8"		EXIST.				EXIST.							
112.1	EXIST. ELECTRICAL	3'-0"	7'-0"	1 3/4"	A	EXIST.		---	---	METAL	2/A7.20	7/A7.20		90 MIN.	5.0		
113.1	TRASH ROOM	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	2/A7.20	7/A7.20		90 MIN.	4.0		
114.1	JANITOR	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	1/A7.20	6/A7.20			15.0		
116.1	STORAGE	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20			16.0		
117.1	STORAGE	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	1/A7.20	6/A7.20			15.0		
118.1	STORAGE	5'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	1/A7.20	6/A7.20			15.0		
119.1	BIKE STORAGE	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20			18.0		
120.1	NEW MEZZANINE ENTRY	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20		45 MIN.	9.0		
121.1	EXIST. BOH	3'-0"	6'-10"	1 3/4"		EXIST.				EXIST.							
122.1	EXIST. BOH	6'-4"	7'-0"	2"		EXIST.				EXIST.							
123.1	EXIST. BOH	6'-4"	7'-2"	2"		EXIST.				EXIST.							
124.1	EXIST. BOH	6'-0"	7'-0"	1 3/4"		EXIST.				EXIST.							
125.1	EXIST. STORAGE	3'-0"	7'-0"	2"		EXIST.				EXIST.							
126.1	EXIST. BOH OVERHEAD DOOR	8'-6"	8'-4"	1 1/2"		EXIST.				EXIST.							

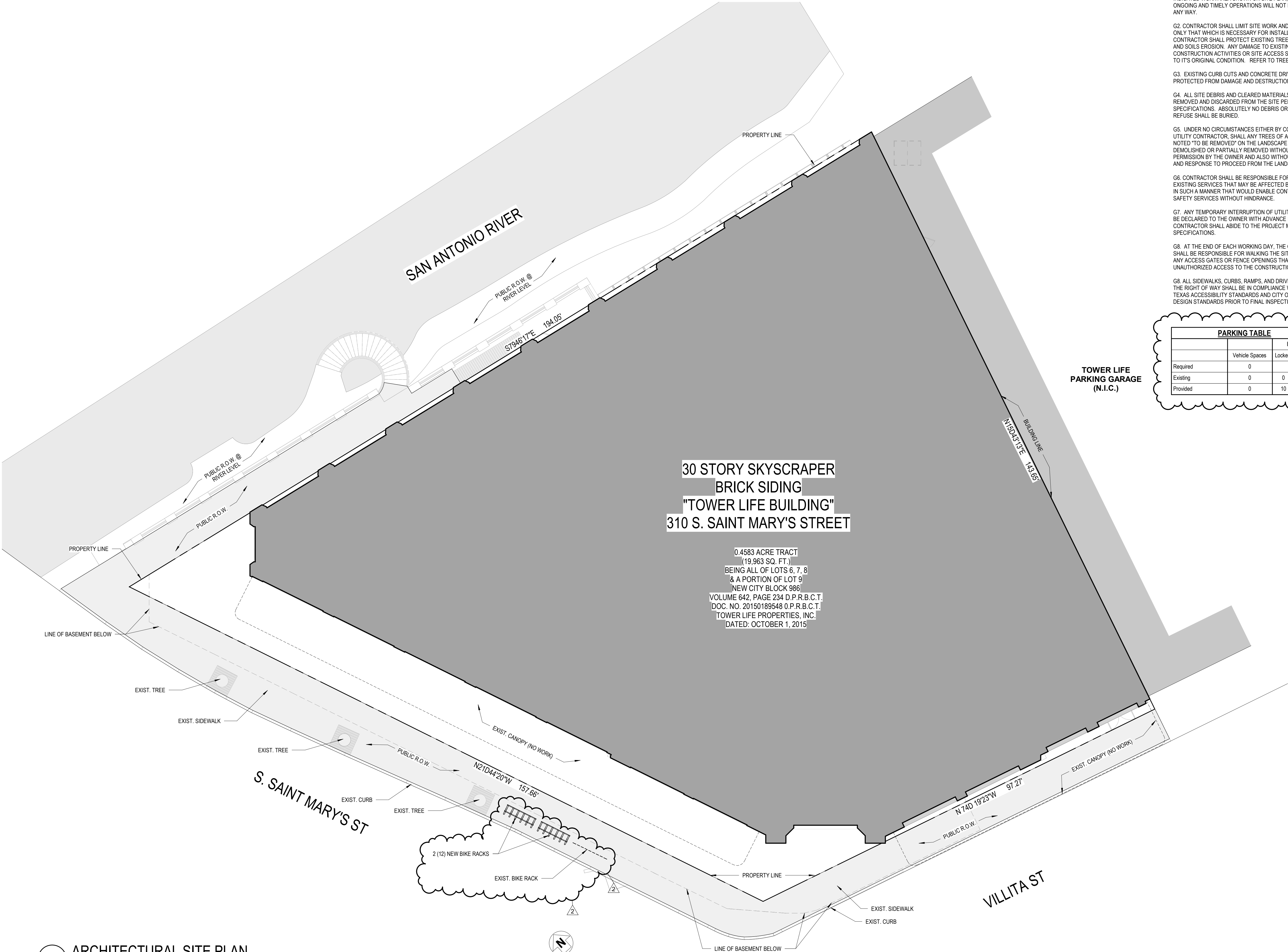
DOOR SCHEDULE - COMMON - 2ND - 6TH FLOOR - TYP.																	
DOOR NUMBER	LOCATION	SIZE			DOORS			PERFORMANCE RATINGS		FRAME MATERIAL	DETAILS			FIRE RATING	HARDWARE SET	COMMENTS	
		WIDTH	HEIGHT	THICKNESS	MARK	MATERIAL	GLAZING	U-FACTOR	SHGC		HEAD	JAMB	THRESHOLD				
201.1	CORRIDOR	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	2/A7.20	7/A7.20	5/A7.21	90 MIN.	12.0		SMOKE DOOR
202.1	EXIST. STAIR	2'-6"	6'-6"	1 3/8"		EXIST.				EXIST.							
203.1	STAIR #2	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	7/A7.20		90 MIN.	10.0		
204.1	TRASH CHUTE ROOM	5'-0"	7'-0"	1 3/4"	F	METAL		---	---	METAL	2/A7.20	7/A7.20		90 Minute	4.0		5'0" DOOR W/ UNEQUAL LEAF / PANIC HARDWARE/ACCESS CONTROLLED
205.1	ELECTRICAL / IDF ROOM	5'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	2/A7.20	7/A7.20		90 MIN.	3.0		PANIC HARDWARE
206.1	NEW STORAGE	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	7/A7.20		45 MIN.	7.0		
209.1	CORRIDOR	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	7/A7.20		90 Minute	14.0		

DOOR SCHEDULE - COMMON - 7TH FLOOR																	
DOOR NUMBER	LOCATION	SIZE			DOOR			PERFORMANCE RATING		FRAME MATERIAL	DETAILS			FIRE RATING	HARDWARE SET	COMMENTS	
		WIDTH	HEIGHT	THICKNESS	MARK	MATERIAL	GLAZING	U-FACTOR	SHGC		HEAD	JAMB	THRESHOLD				
701.1	CORRIDOR	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	2/A7.20	6/A7.20	5/A7.21	90 MIN.	12.0		
702.1	EXIST. STAIR	3'-0"	7'-0"	1 3/8"		EXIST.				EXIST.				90 MIN.			
703.1	STAIR #2	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	7/A7.20		90 Minute	10.0		
704.1	TRASH CHUTE ROOM	5'-0"	7'-0"	1 3/4"	F	METAL		---	---	METAL	2/A7.20	7/A7.20		90 Minute	4.0		5'0" DOOR W/ UNEQUAL LEAF / PANIC HARDWARE/ACCESS CONTROLLED
705.1	ELECTRICAL / IDF ROOM	5'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	2/A7.20	7/A7.20		90 MIN.	3.0		PANIC HARDWARE
708.1	FUTURE AMENITY SPACE	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20		45 MIN.	21.0		
708.2	FUTURE AMENITY SPACE	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20		45 MIN.	21.0		
708.3	FUTURE AMENITY SPACE	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20		45 MIN.	21.0		
709.1	MENS RESTROOM	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20			17.0		
710.1	WOMENS RESTROOM	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20			17.0		
711.1	VESTIBULE	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	1/A7.20	6/A7.20		45 MIN.	13.0		
712.1	FUTURE AMENITY SPACE	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20		45 MIN.	21.0		
713.1	MOP CLOSET	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	1/A7.20	6/A7.20		45 MIN.	7.0		
714.1	CORRIDOR	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	11/A7.20	12/A7.20		45 MIN.	19.0		
714.2	CORRIDOR	3'-0"	7'-0"	1 3/4"	C	METAL		---	---	METAL	5/A7.20	10/A7.20			1.0		AUTOMATIC

DOOR SCHEDULE - COMMON - 8TH FLOOR (9TH - 21ST SIM.)																	
DOOR NUMBER	LOCATION	SIZE			DOORS			PERFORMANCE RATINGS		FRAME MATERIAL	DETAILS			FIRE RATING	HARDWARE SET	COMMENTS	
		WIDTH	HEIGHT	THICKNESS	MARK	MATERIAL	GLAZING	U-FACTOR	SHGC		HEAD	JAMB	THRESHOLD				
801.1	CORRIDOR	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	2/A7.20	7/A7.20	5/A7.21	90 MIN.	12.0		
802.1	EXIST. STAIR	3'-0"	7'-0"	1 3/8"		EXIST.				EXIST.				90 MIN.			
803.1	STAIR #2	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	7/A7.20		90 Minute	10.0		
804.1	TRASH CHUTE ROOM	5'-0"	7'-0"	1 3/4"	F	METAL		---	---	METAL	2/A7.20	7/A7.20		90 Minute	4.0		5'0" DOOR W/ UNEQUAL LEAF / PANIC HARDWARE/ACCESS CONTROLLED
805.1	ELECTRICAL / IDF ROOM	5'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	2/A7.20	7/A7.20		90 MIN.	3.0		PANIC HARDWARE
806.1	JANITOR STORAGE	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	7/A7.20		45 MIN.			

DOOR SCHEDULE - COMMON - 22ND FLOOR (23RD - 26TH SIM.)																	
DOOR NUMBER	LOCATION	SIZE			DOOR			PERFORMANCE RATINGS		FRAME MATERIAL	DETAILS			FIRE RATING	HARDWARE SET	COMMENTS	
		WIDTH	HEIGHT	THICKNESS	MARK	MATERIAL	GLAZING	U-FACTOR	SHGC		HEAD	JAMB	THRESHOLD				
2201.1	CORRIDOR	6'-0"	7'-0"	1 3/4"	B	METAL		---	---	METAL	2/A7.20	6/A7.20		90 MIN.	12.0		
2202.1	EXIST. STAIR	3'-0"	7'-0"	1 3/8"		EXIST.				EXIST.				90 MIN.			
2203.1	STAIR #2	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	6/A7.20		90 Minute	10.0		
2204.1	TRASH CHUTE ROOM	5'-0"	7'-0"	1 3/4"	F	METAL		---	---	METAL	2/A7.20	7/A7.20		90 Minute	4.0		5'0" DOOR W/ UNEQUAL LEAF / PANIC HARDWARE/ACCESS CONTROLLED

DOOR SCHEDULE - COMMON - 27TH FLOOR (28TH SIM.)																	
DOOR NUMBER	LOCATION	SIZE			DOOR TYPE			PERFORMANCE RATINGS		FRAME MATERIAL	DETAILS			FIRE RATING	HARDWARE SET	COMMENTS	
		WIDTH	HEIGHT	THICKNESS	MARK	MATERIAL	GLAZING	U-FACTOR	SHGC		HEAD	JAMB	THRESHOLD				
2701.1	CORRIDOR	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	6/A7.20		90 Minute	14.0		
2702.1	EXIST. STAIR	3'-0"	7'-0"	1 3/8"		EXIST.				EXIST.				90 MIN.			
2703.1	STAIR #2	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	6/A7.20		90 MIN.	10.0		
2704.1	TRASH CHUTE ROOM	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	6/A7.20		90 MIN.	20.0	NOT RATED @ 29TH FLOOR.	
2705.1	ELECTRICAL / IDF ROOM	3'-0"	7'-0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	6/A7.20		90 MIN.	5.0		



GENERAL NOTES - SITE PLAN

G1. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL WALK THROUGH THE STAGING AREA(S) AND THE ENTIRE SITE WITH OWNER. CONTRACTOR SHALL OUTLINE SEQUENCE OF WORK AND SPECIAL ACCESS REQUIRED OUTSIDE OF THE INDICATED WORK AREA SHOWN ON SITE PLAN, TO INSURE THAT ONGOING AND TIMELY OPERATIONS WILL NOT BE HINDERED IN ANY WAY.

G2. CONTRACTOR SHALL LIMIT SITE WORK AND STAGING AREAS ONLY THAT WHICH IS NECESSARY FOR INSTALLING OF NEW WORK. CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE AND SOILS EROSION. ANY DAMAGE TO EXISTING SITE DUE TO CONSTRUCTION ACTIVITIES OR SITE ACCESS SHALL BE RESTORED TO ITS ORIGINAL CONDITION. REFER TO TREE PROTECTION PLAN.

G3. EXISTING CURB CUTS AND CONCRETE DRIVEWAYS SHALL BE PROTECTED FROM DAMAGE AND DESTRUCTION.

G4. ALL SITE DEBRIS AND CLEARED MATERIALS SHALL BE REMOVED AND DISCARDED FROM THE SITE PER PROJECT MANUAL SPECIFICATIONS. ABSOLUTELY NO DEBRIS OR CLEARED SITE REFUSE SHALL BE BURIED.

G5. UNDER NO CIRCUMSTANCES EITHER BY CONTRACTOR OR UTILITY CONTRACTOR, SHALL ANY TREES OF ANY SIZE WHICH ARE NOTED 'TO BE REMOVED' ON THE LANDSCAPE PLANS BE DEMOLISHED OR PARTIALLY REMOVED WITHOUT FIRST OBTAINING PERMISSION BY THE OWNER AND ALSO WITHOUT NOTIFICATION AND RESPONSE TO PROCEED FROM THE LANDSCAPE ARCHITECT.

G6. CONTRACTOR SHALL BE RESPONSIBLE FOR REROUTING ANY EXISTING SERVICES THAT MAY BE AFFECTED BY CONSTRUCTION IN SUCH A MANNER THAT WOULD ENABLE CONTINUATION OF LIFE SAFETY SERVICES WITHOUT HINDRANCE.

G7. ANY TEMPORARY INTERRUPTION OF UTILITY SERVICES SHALL BE DECLARED TO THE OWNER WITH ADVANCE NOTIFICATION. CONTRACTOR SHALL ABIDE TO THE PROJECT MANUAL SPECIFICATIONS.

G8. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WALKING THE SITE AND SECURING ANY ACCESS GATES OR FENCE OPENINGS THAT MAY ALLOW UNAUTHORIZED ACCESS TO THE CONSTRUCTION SITE.

G8. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL

PARKING TABLE			
	Vehicle Spaces	Bicycle	
		Lockers	Racks
Required	0	91	
Existing	0	0	8
Provided	0	10	24

ALAMO
ARCHITECTS

1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457

MEP Engineer

EEA CONSULTING
ENGINEERS
6615 Vaughn Ranch Road #100
Austin, Texas 78730-2314 USA
512.744.4400 main - 512.744.4444 fax
www.eea.com
State of registration TX
Firm Registration No. F-2497

Structural Engineer

Intelligent Engineering Services, LLP

1045 Central Parkway North, Suite 200
San Antonio, Texas 78232
P. 210.349.9098

CIVIL ENGINEER

Pape-Dawson Engineers

2000 Northwest Loop 410,
San Antonio, TX 78213
P. 210.375.9000

Fire Protection Engineer

Fire Protection Consulting Group, LLC

14439 NW Military Highway, Suite 108 #30
San Antonio, TX 78231
P. 210.858.2389

Landscape Architect

-

-

-

P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER

-

-

-

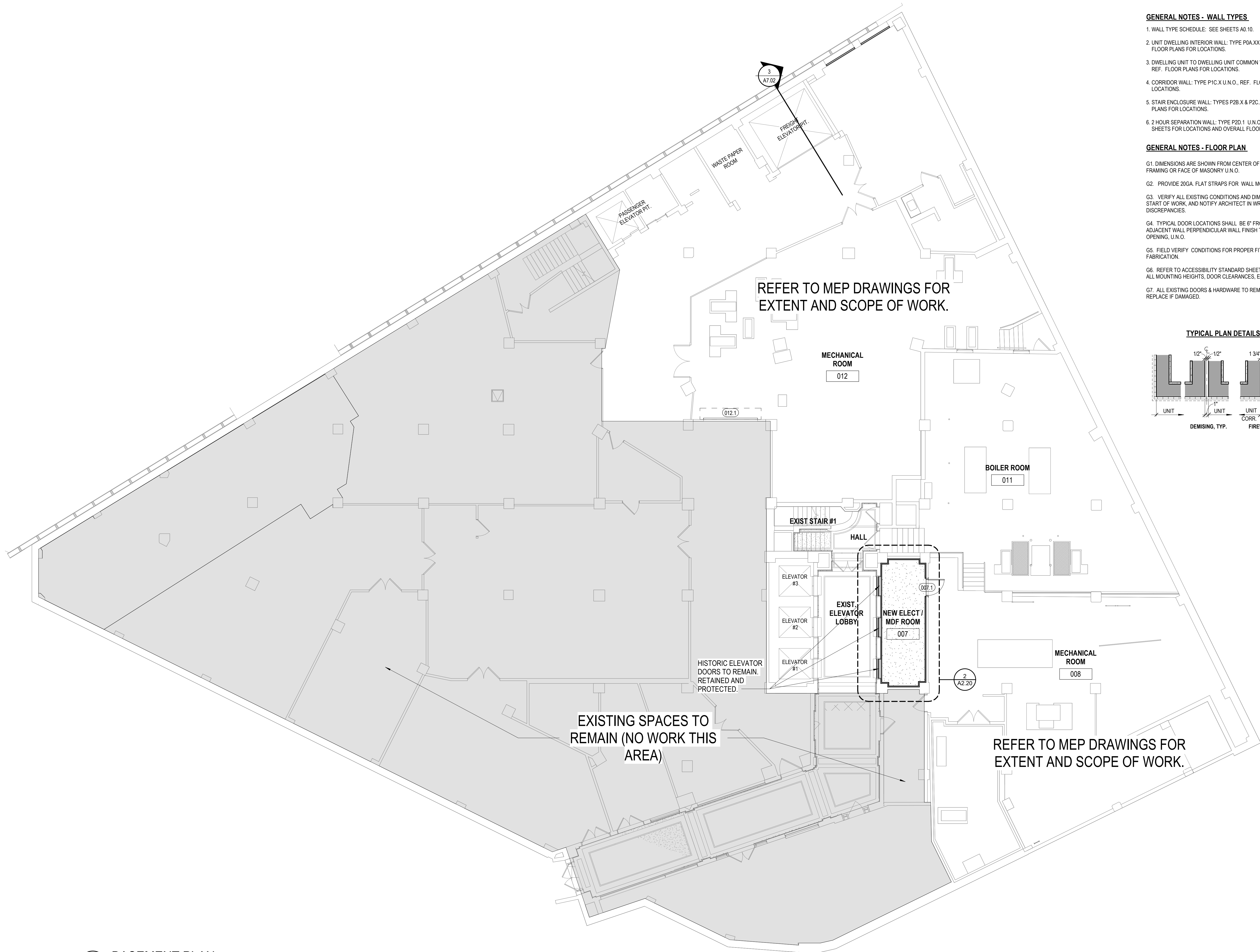
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NUM:	DATE:	ISSUE DESCRIPTION:
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1	03/19/24	CoSA Review Comments
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2	04/29/2024	AEVR - Bicycle Spaces
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1 BASEMENT PLAN
1/8" = 1'-0"



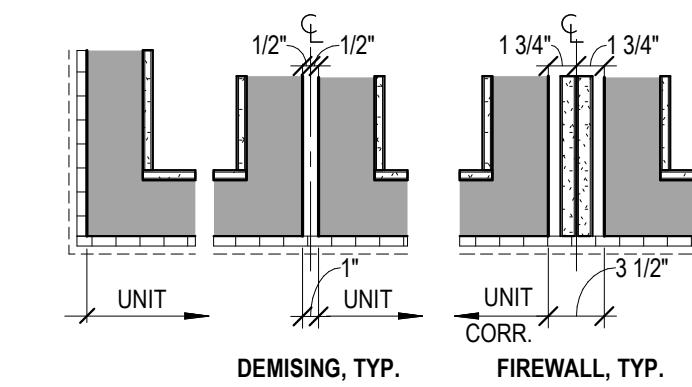
GENERAL NOTES - WALL TYPES

1. WALL TYPE SCHEDULE: SEE SHEETS AD 10.
2. UNIT DWELLING INTERIOR WALL: TYPE P0A.XX U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
3. DWELLING UNIT TO DWELLINGS UNIT COMMON WALL: P1D.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
4. CORRIDOR WALL: TYPE P1C.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
5. STAIR ENCLOSURE WALL: TYPES P2B.X & P2C.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
6. 2 HOUR SEPARATION WALL: TYPE P2D.1 U.N.O., REF. LIFE SAFETY SHEETS FOR LOCATIONS AND OVERALL FLOOR PLANS.

GENERAL NOTES - FLOOR PLAN

- G1. DIMENSIONS ARE SHOWN FROM CENTER OF COLUMN TO FACE OF FRAMING OR FACE OF MASONRY U.N.O.
- G2. PROVIDE 20GA. FLAT STRAPS FOR WALL MOUNTED ITEMS.
- G3. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK, AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- G4. TYPICAL DOOR LOCATIONS SHALL BE 6" FROM FACE OF ADJACENT WALL PERPENDICULAR WALL FINISH TO DOOR ROUGH OPENING, U.N.O.
- G5. FIELD VERIFY CONDITIONS FOR PROPER FIT PRIOR TO MILLWORK FABRICATION.
- G6. REFER TO ACCESSIBILITY STANDARD SHEETS G1.00 - G1.04 FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC.
- G7. ALL EXISTING DOORS & HARDWARE TO REMAIN AS IS. REPAIR OR REPLACE IF DAMAGED.

TYPICAL PLAN DETAILS

[illegible]

CLIENT
ALAMO CAPITAL
ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME

TOWER LIFE
MULTIFAMILY

310 S. ST. MARY'S
SAN ANTONIO, TX 78205



SEAL 05/13/2024

CONSTRUCTION
SET

BASEMENT
PLAN

A2.00



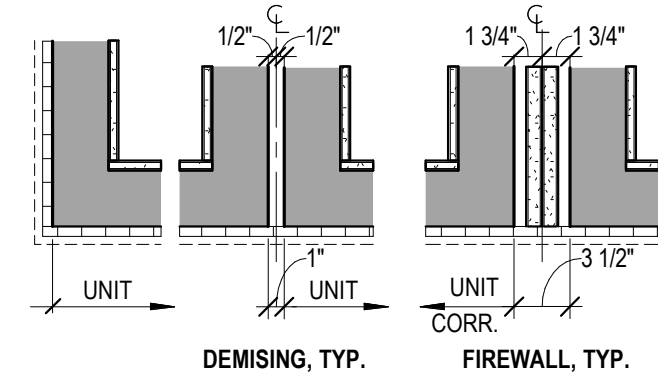
GENERAL NOTES - WALL TYPES

1. WALL TYPE SCHEDULE: SEE SHEETS A0.10.
2. UNIT DWELLING INTERIOR WALL: TYPE P0A.XX U.N.O. REF. UNIT FLOOR PLANS FOR LOCATIONS.
3. DWELLING UNIT TO DWELLING UNIT COMMON WALL: P1D.X U.N.O. REF. FLOOR PLANS FOR LOCATIONS.
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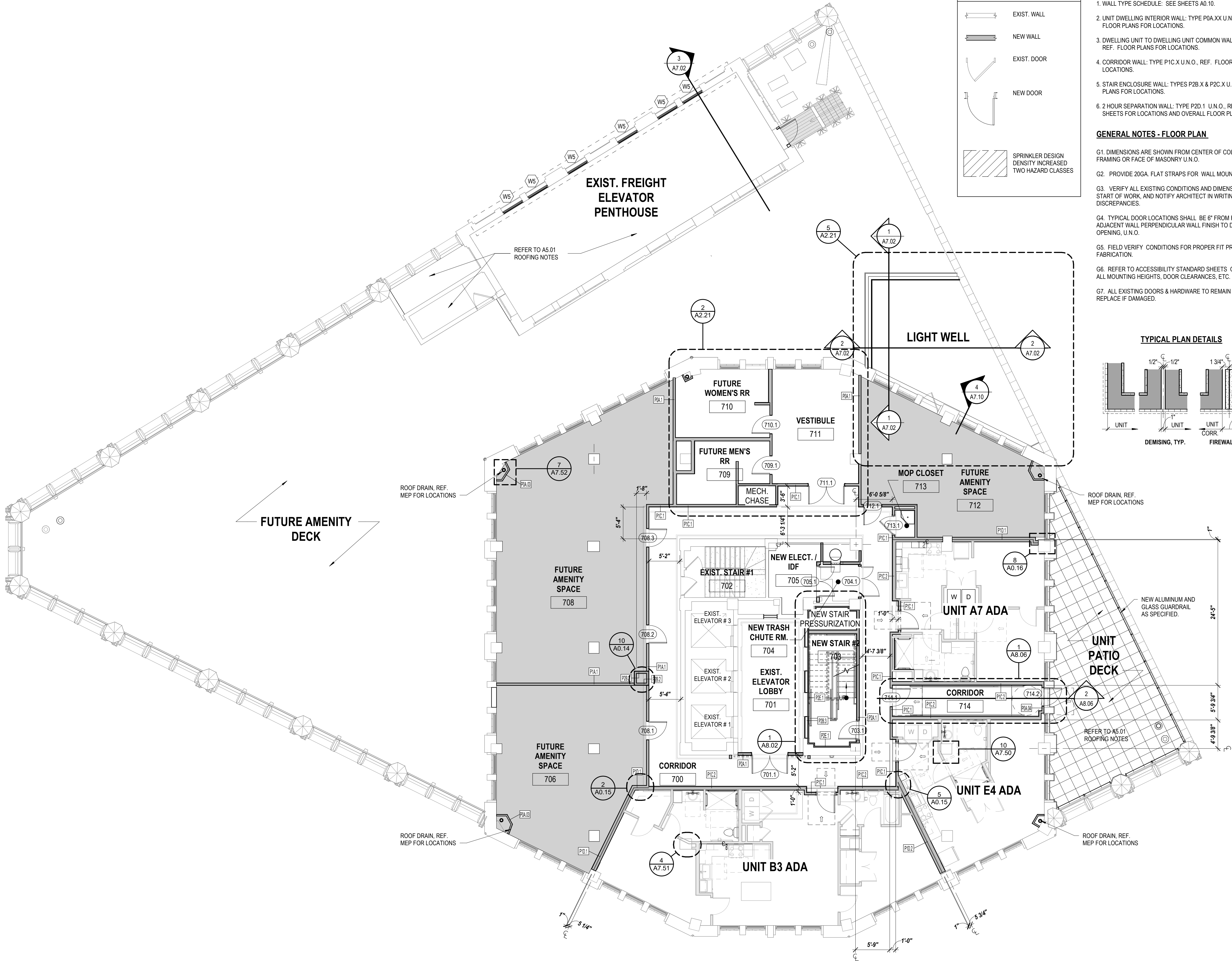
GENERAL NOTES - FLOOR PLAN

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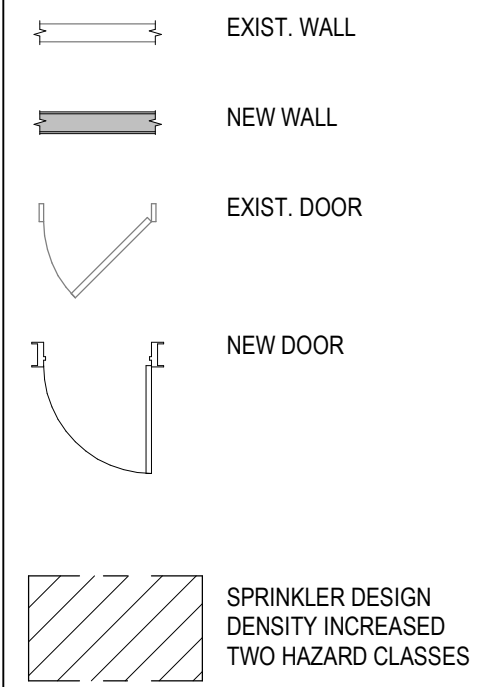
TYPICAL PLAN DETAILS



LEGEND - EXIST. / NEW	
	EXIST. WALL
	NEW WALL
	EXIST. DOOR
	NEW DOOR
	SPRINKLER DESIGN DENSITY INCREASED TWO HAZARD CLASSES



LEGEND - EXIST. / NEW



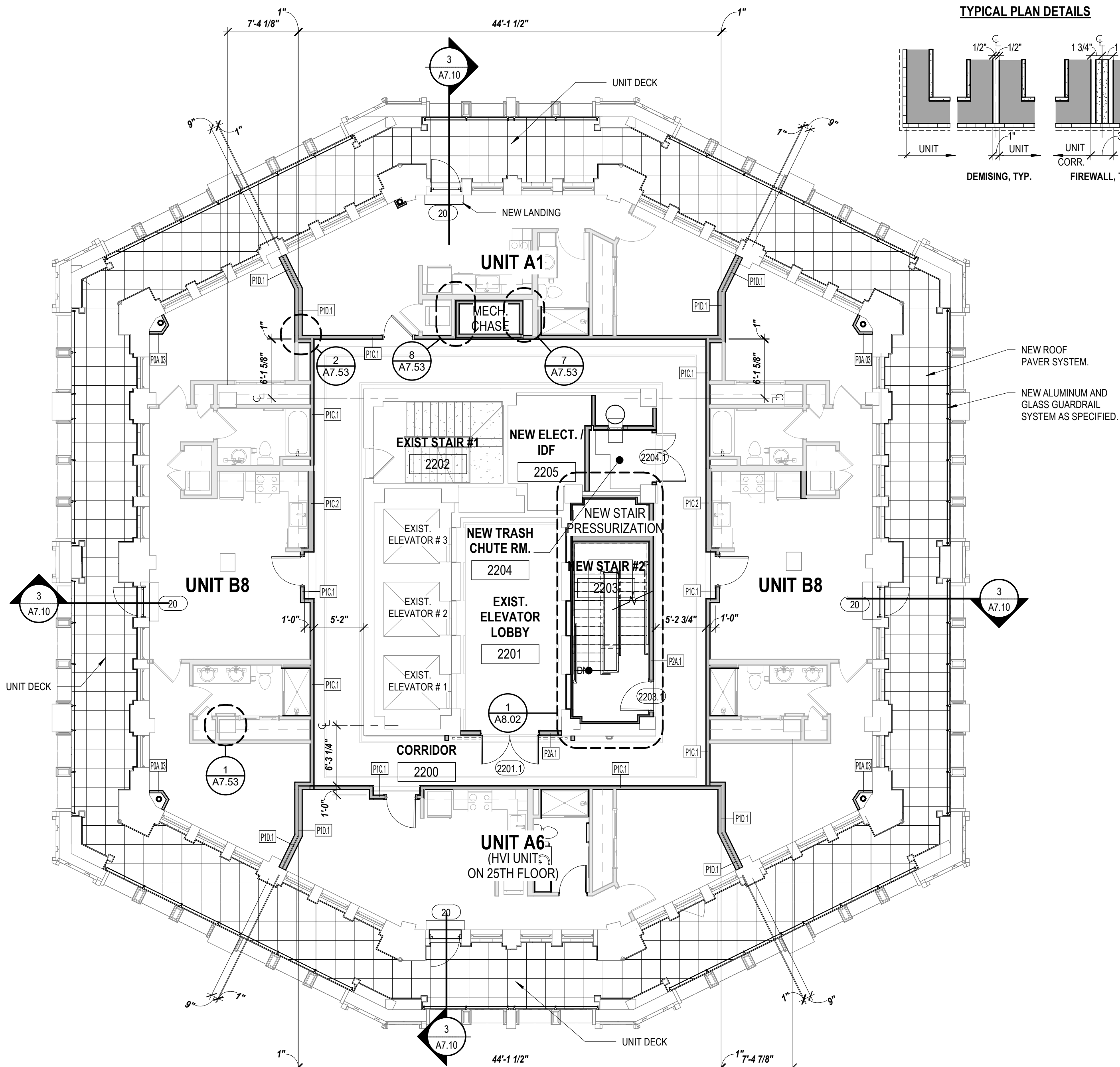
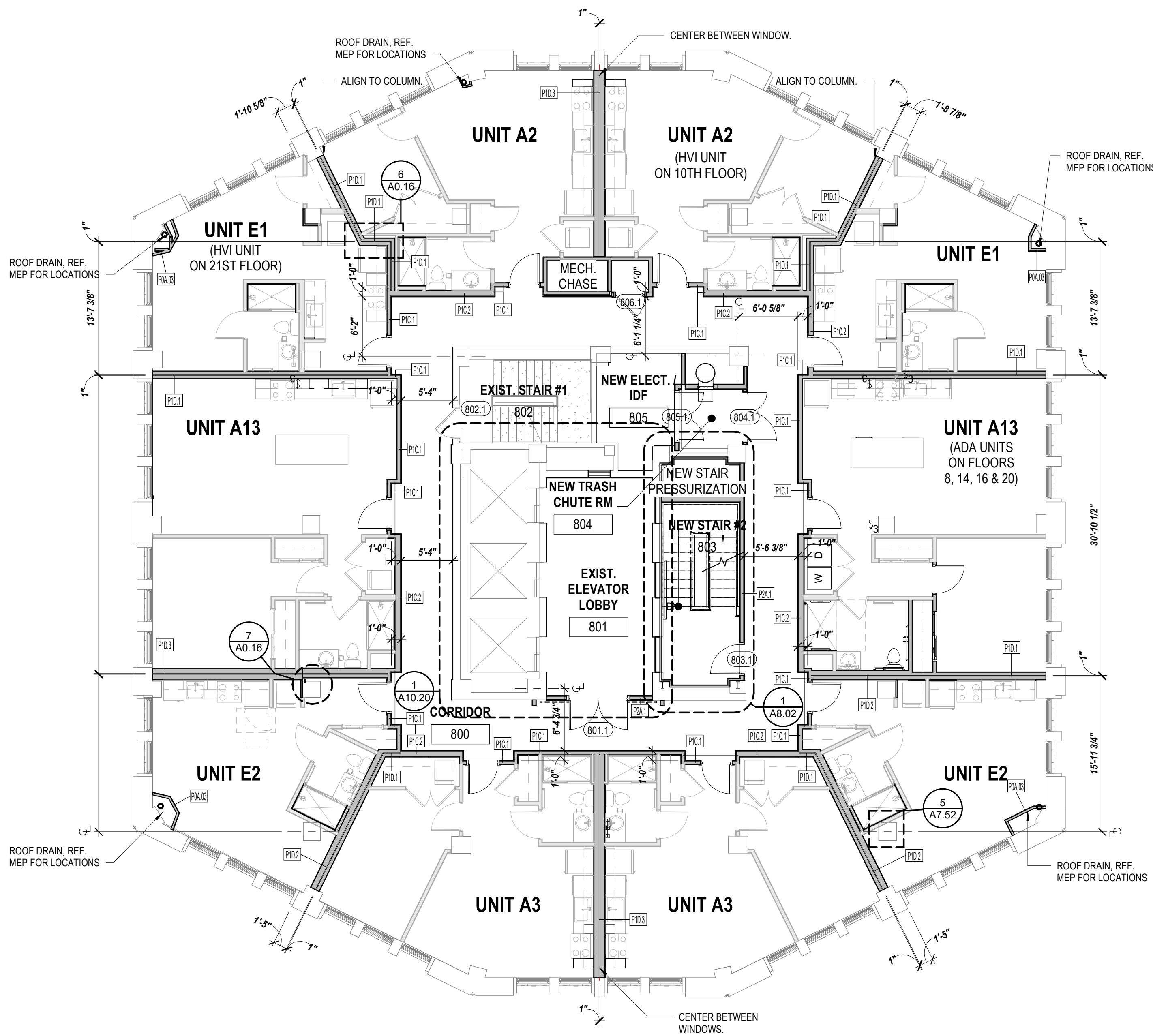
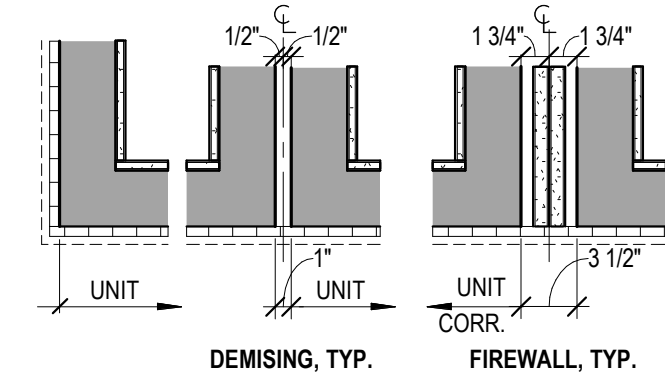
GENERAL NOTES - WALL TYPES

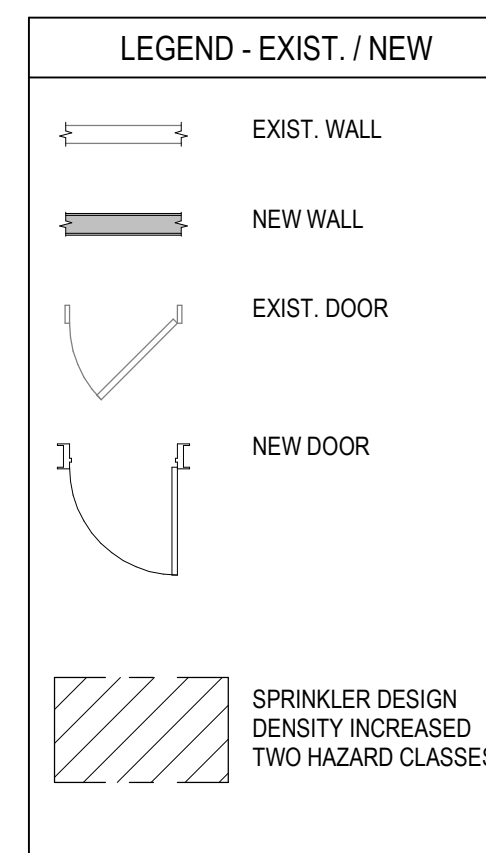
1. WALL TYPE SCHEDULE: SEE SHEETS A0.10.
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3. DWELLING UNIT TO DWELLING UNIT COMMON WALL: P1D.X U.N.O. REF. FLOOR PLANS FOR LOCATIONS.
4. CORRIDOR WALL: TYPE P1C.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
5. STAIR ENCLOSURE WALL: TYPES P2B.X & P2C.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
6. 2 HOUR SEPARATION WALL: TYPE P2D.1 U.N.O., REF. LIFE SAFETY SHEETS FOR LOCATIONS AND OVERALL FLOOR PLANS.

GENERAL NOTES - FLOOR PLAN

- G1. DIMENSIONS ARE SHOWN FROM CENTER OF COLUMN TO FACE OF FRAMING OR FACE OF MASONRY U.N.O.
- G2. PROVIDE 20GA. FLAT STRAPS FOR WALL MOUNTED ITEMS.
- G3. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK, AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- G4. TYPICAL DOOR LOCATIONS SHALL BE 6" FROM FACE OF ADJACENT WALL PERPENDICULAR WALL FINISH TO DOOR ROUGH OPENING, U.N.O.
- G5. FIELD VERIFY CONDITIONS FOR PROPER FIT PRIOR TO MILLWORK FABRICATION.
- G6. REFER TO ACCESSIBILITY STANDARD SHEETS G1.00 - G1.04 FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC.
- G7. ALL EXISTING DOORS & HARDWARE TO REMAIN AS IS. REPAIR OR REPLACE IF DAMAGED.

TYPICAL PLAN DETAILS





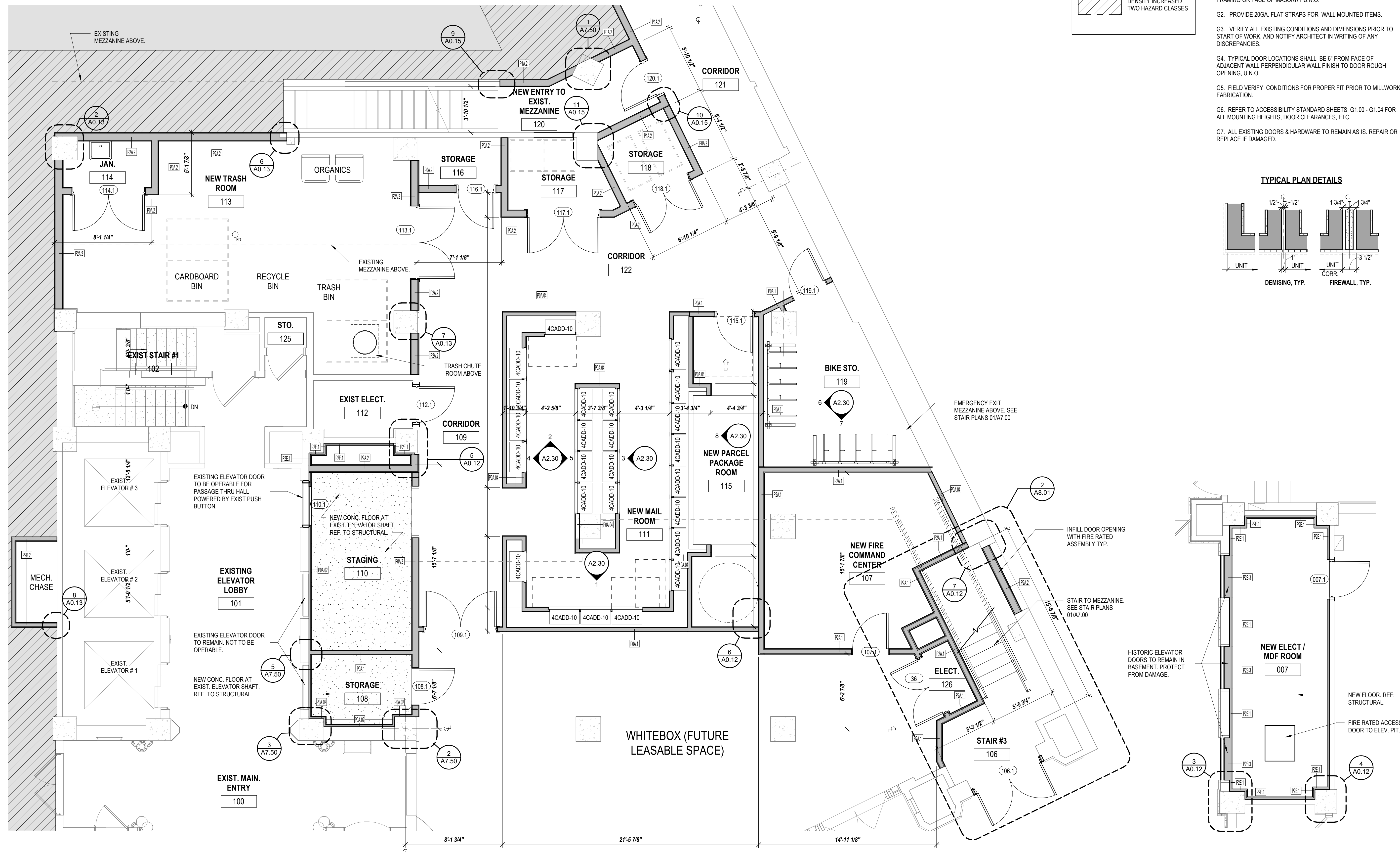
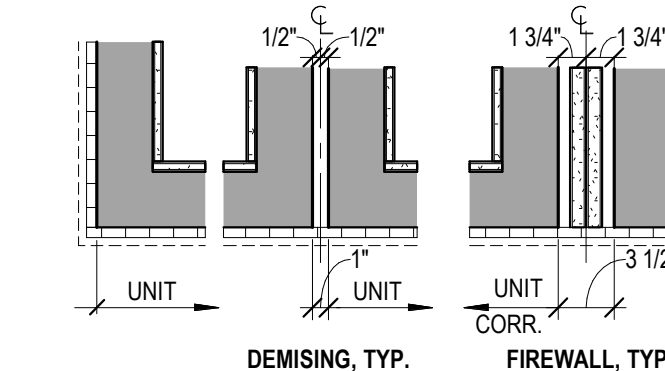
GENERAL NOTES - WALL TYPES

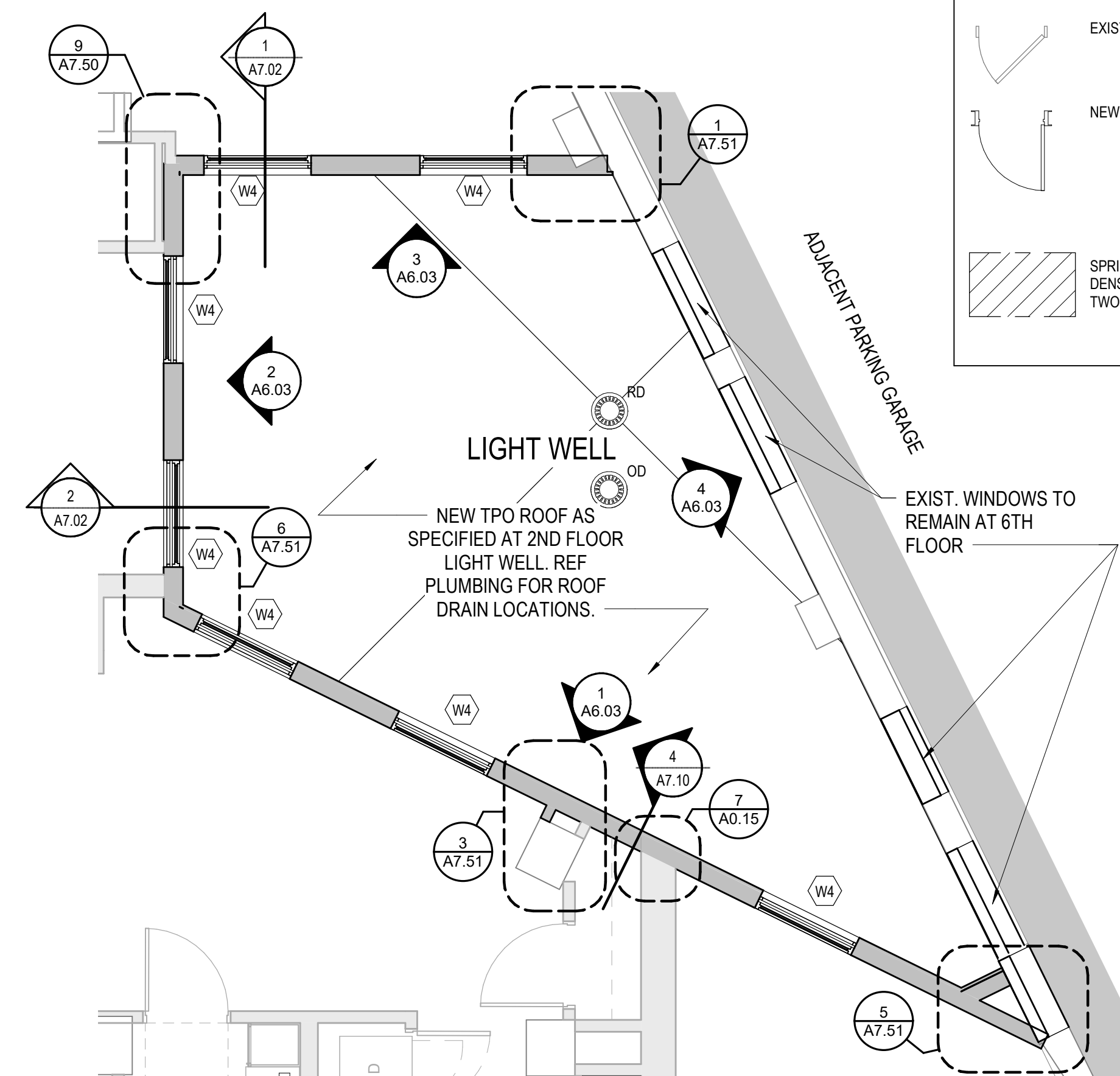
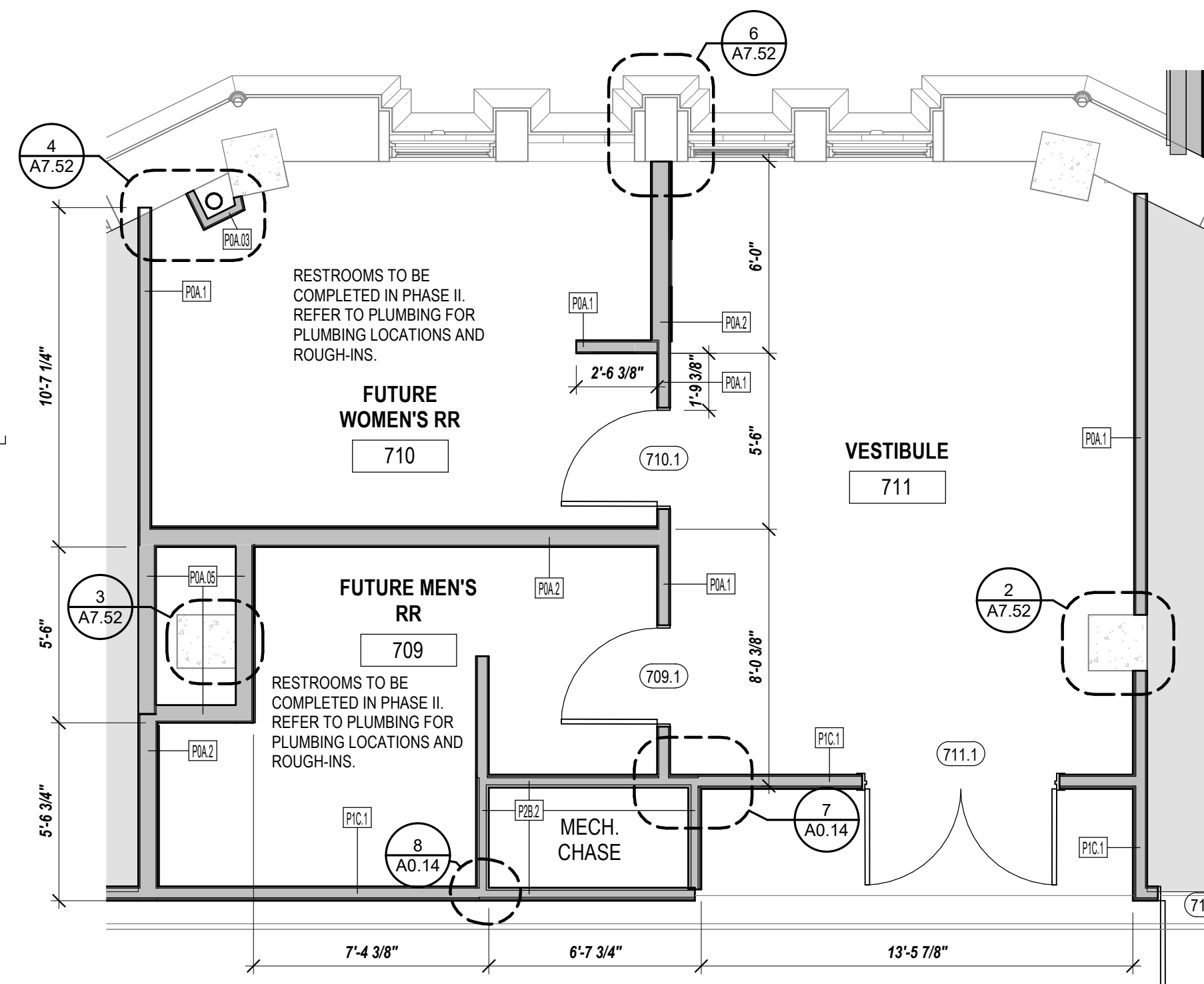
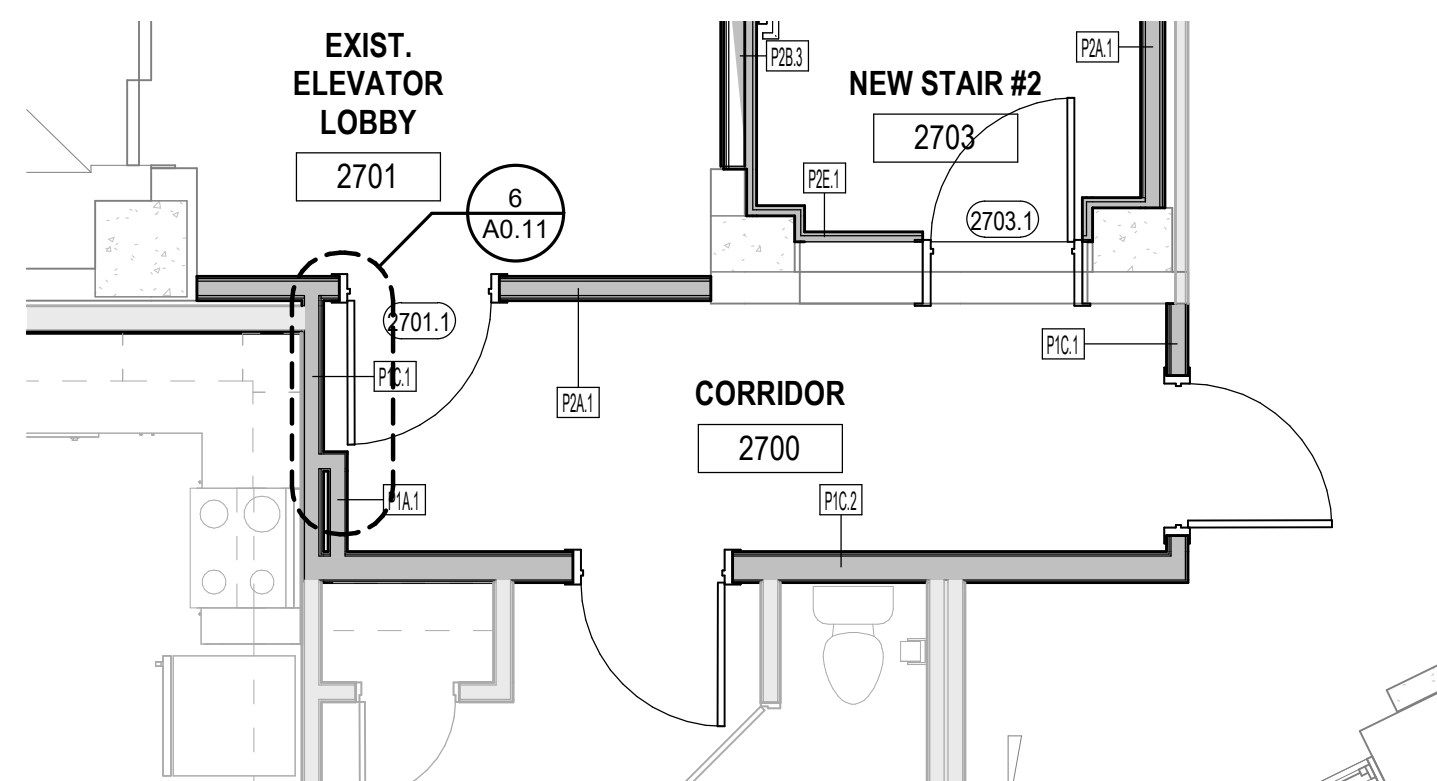
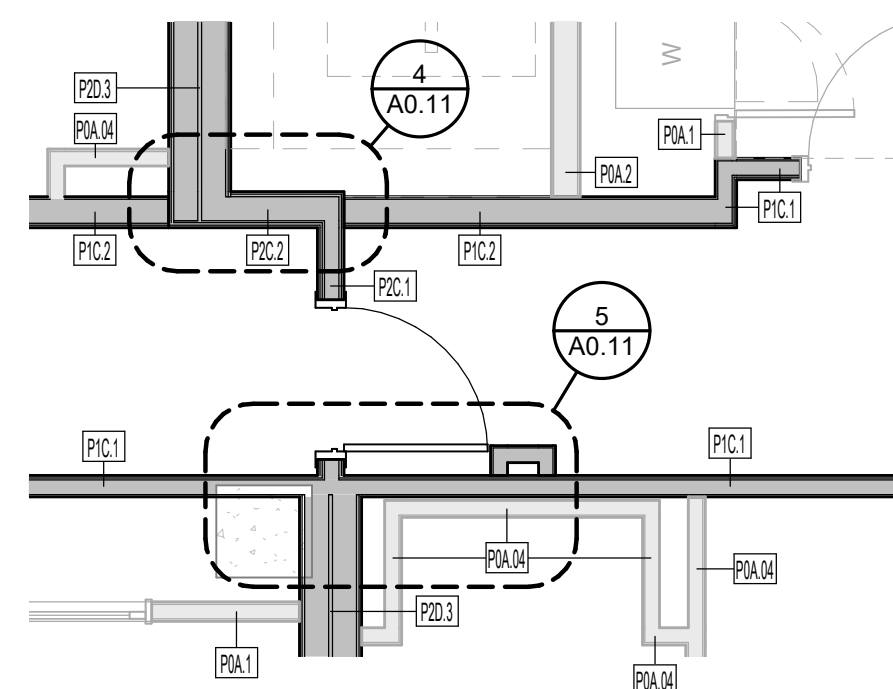
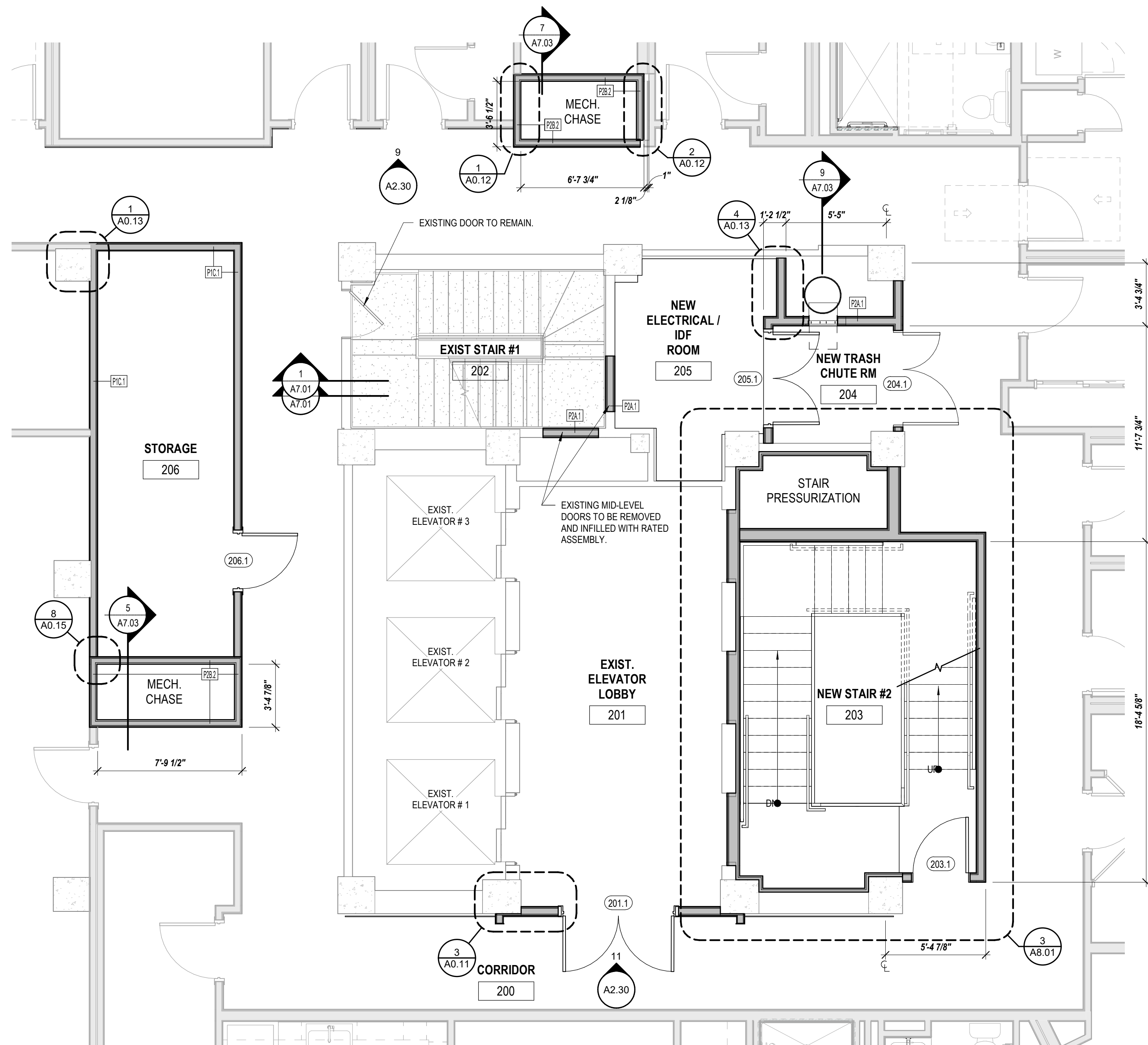
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3. DWELLING UNIT TO DWELLING UNIT COMMON WALL: P1D.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
4. CORRIDOR WALL: TYPE P1C.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
5. STAIR ENCLOSURE WALL: TYPES P2B.X & P2C.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
6. 2 HOUR SEPARATION WALL: TYPE P2D.1 U.N.O., REF. LIFE SAFETY SHEETS FOR LOCATIONS AND OVERALL FLOOR PLANS.

GENERAL NOTES - FLOOR PLAN

- G1. DIMENSIONS ARE SHOWN FROM CENTER OF COLUMN TO FACE OF FRAMING OR FACE OF U.N.O.
- G2. PROVIDE 20GA. FLAT STRAPS FOR WALL MOUNTED ITEMS.
- G3. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK, AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- G4. TYPICAL DOOR LOCATIONS SHALL BE 6" FROM FACE OF ADJACENT WALL PERPENDICULAR WALL FINISH TO DOOR ROUGH OPENING, U.N.O.
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- G7. ALL EXISTING DOORS & HARDWARE TO REMAIN AS IS. REPAIR OR REPLACE IF DAMAGED.

TYPICAL PLAN DETAILS





GENERAL NOTES - WALL TYPES

1. WALL TYPE SCHEDULE: SEE SHEETS A0.10.

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3. DWELLING UNIT TO DWELLING UNIT COMMON WALL: P1D.X U.N.O.
REF. FLOOR PLANS FOR LOCATIONS.

4. CORRIDOR WALL: TYPE P1C.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.

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6. 2 HOUR SEPARATION WALL: TYPE P2D.1 U.N.O., REF. LIFE SAFETY SHEETS FOR LOCATIONS AND OVERALL FLOOR PLANS.

GENERAL NOTES - FLOOR PLAN

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G2. PROVIDE 20GA. FLAT STRAPS FOR WALL MOUNTED ITEMS.

G3. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK, AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.

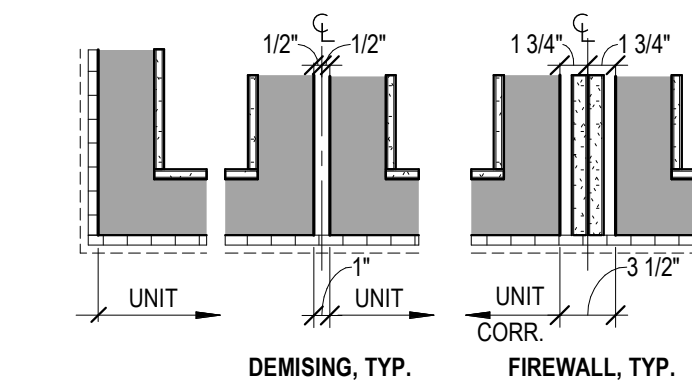
G4. TYPICAL DOOR LOCATIONS SHALL BE 6" FROM FACE OF ADJACENT WALL PERPENDICULAR WALL FINISH TO DOOR ROUGH OPENING, U.N.O.

G5. FIELD VERIFY CONDITIONS FOR PROPER FIT PRIOR TO MILLWORK FABRICATION.

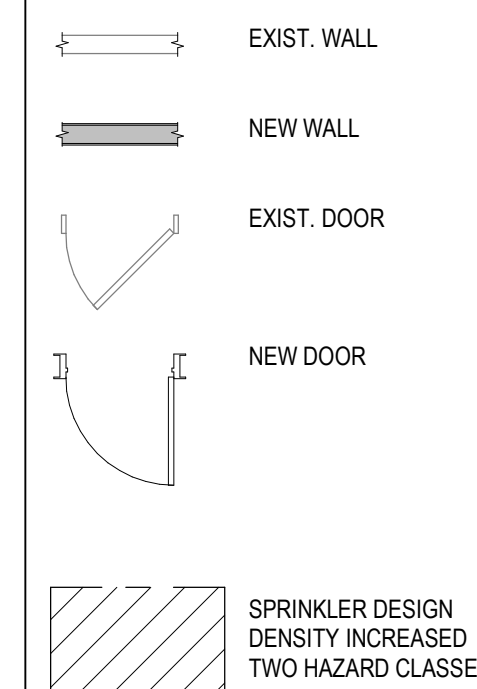
G6. REFER TO ACCESSIBILITY STANDARD SHEETS G1.00 - G1.04 FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC.

G7. ALL EXISTING DOORS & HARDWARE TO REMAIN AS IS. REPAIR OR REPLACE IF DAMAGED.

TYPICAL PLAN DETAILS



LEGEND - EXIST. / NEW

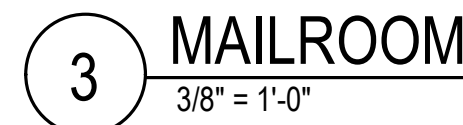
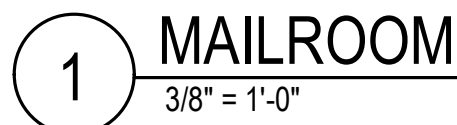
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SEAL 05/13/2024

CONSTRUCTION
SET

ENLARGED
CORE,
AMENITY,
LIGHTWELL,
DETAILS

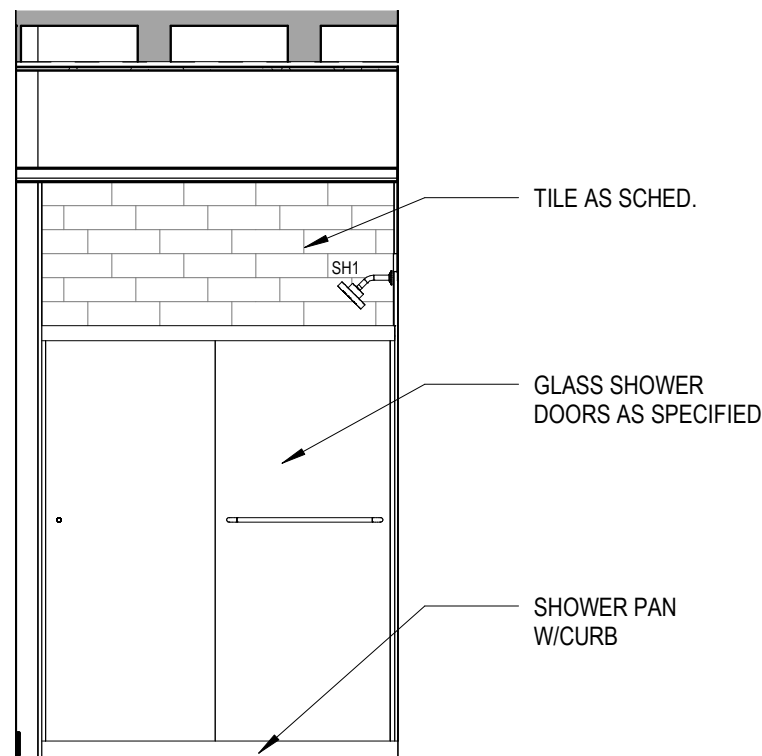
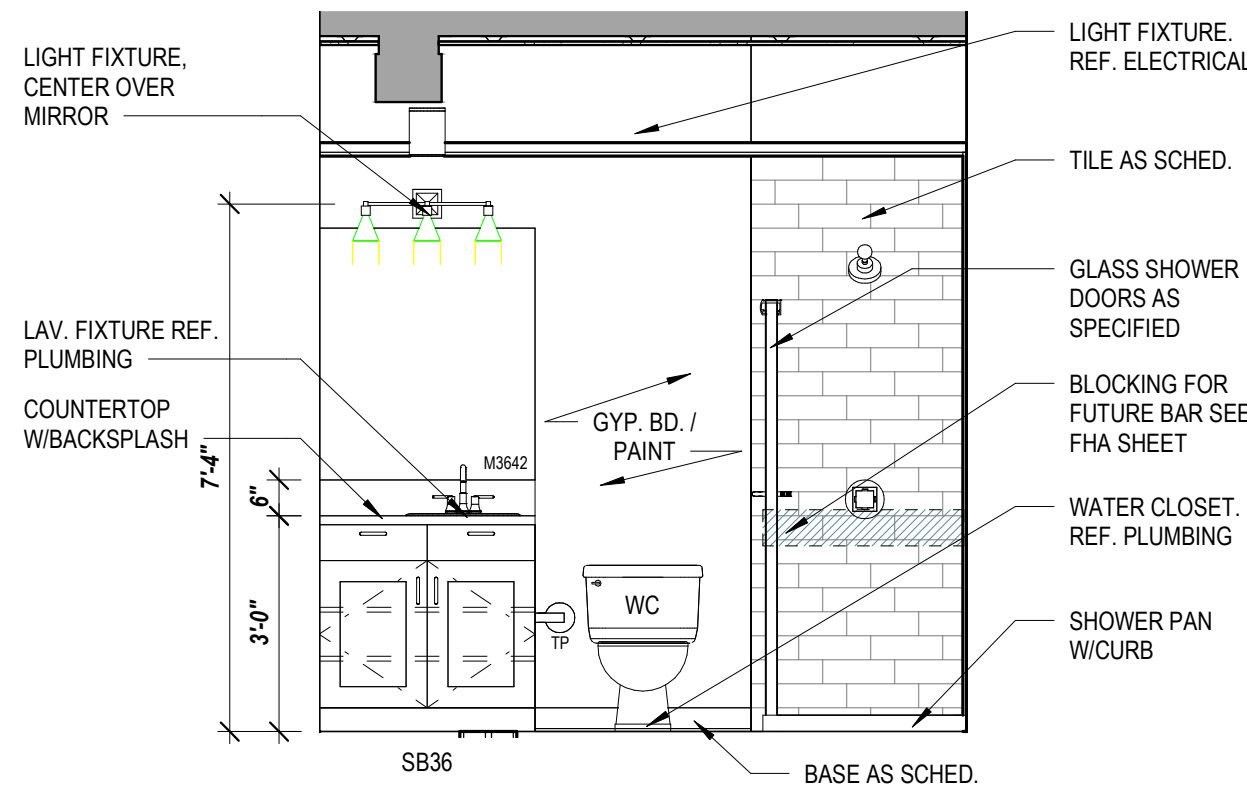
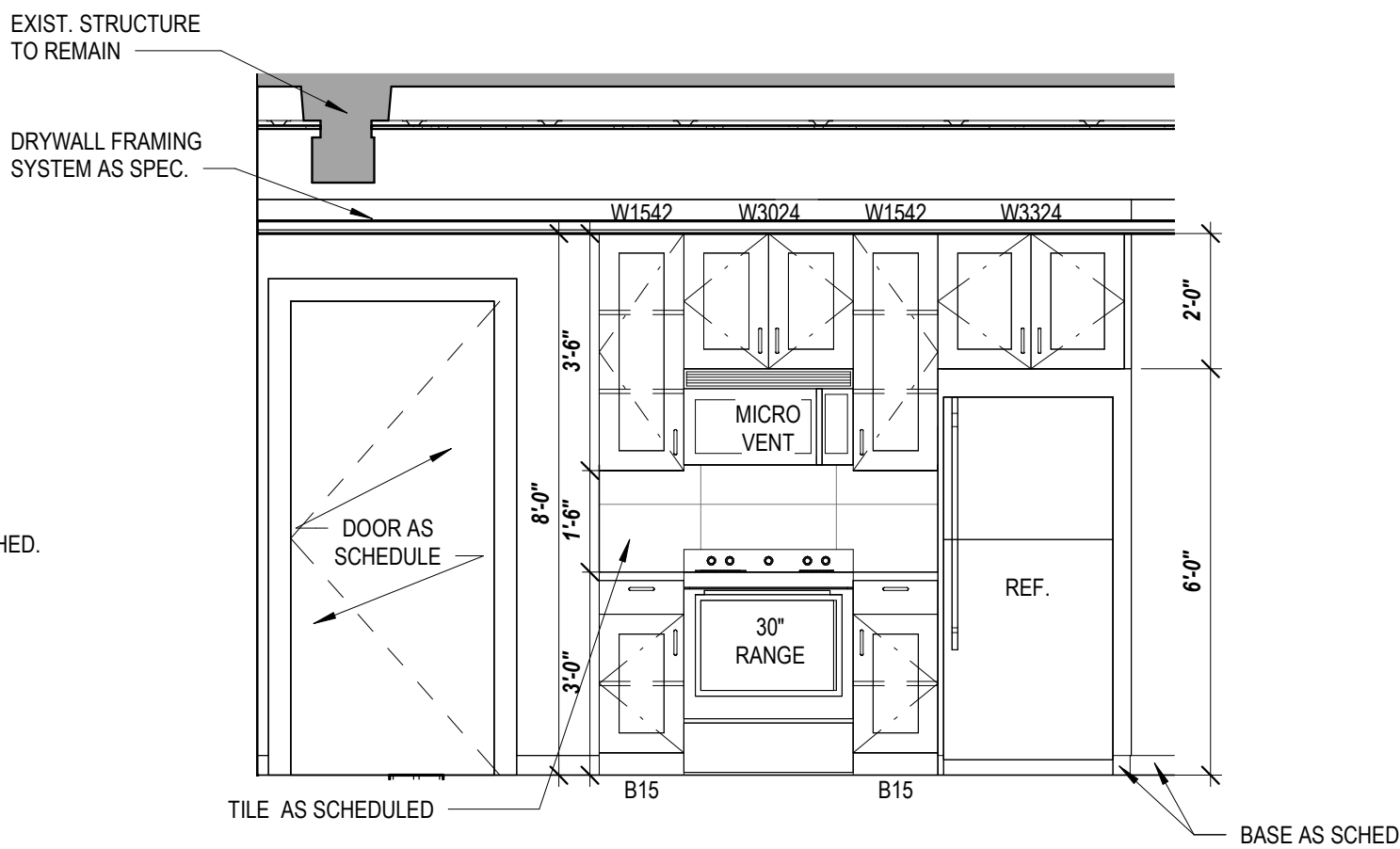
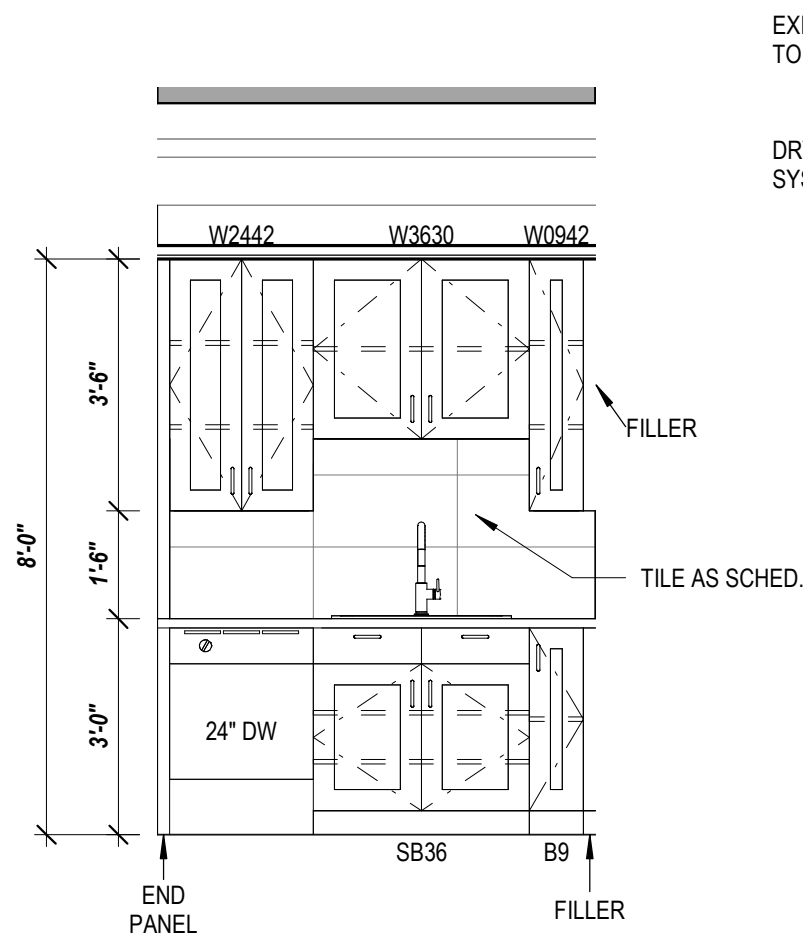
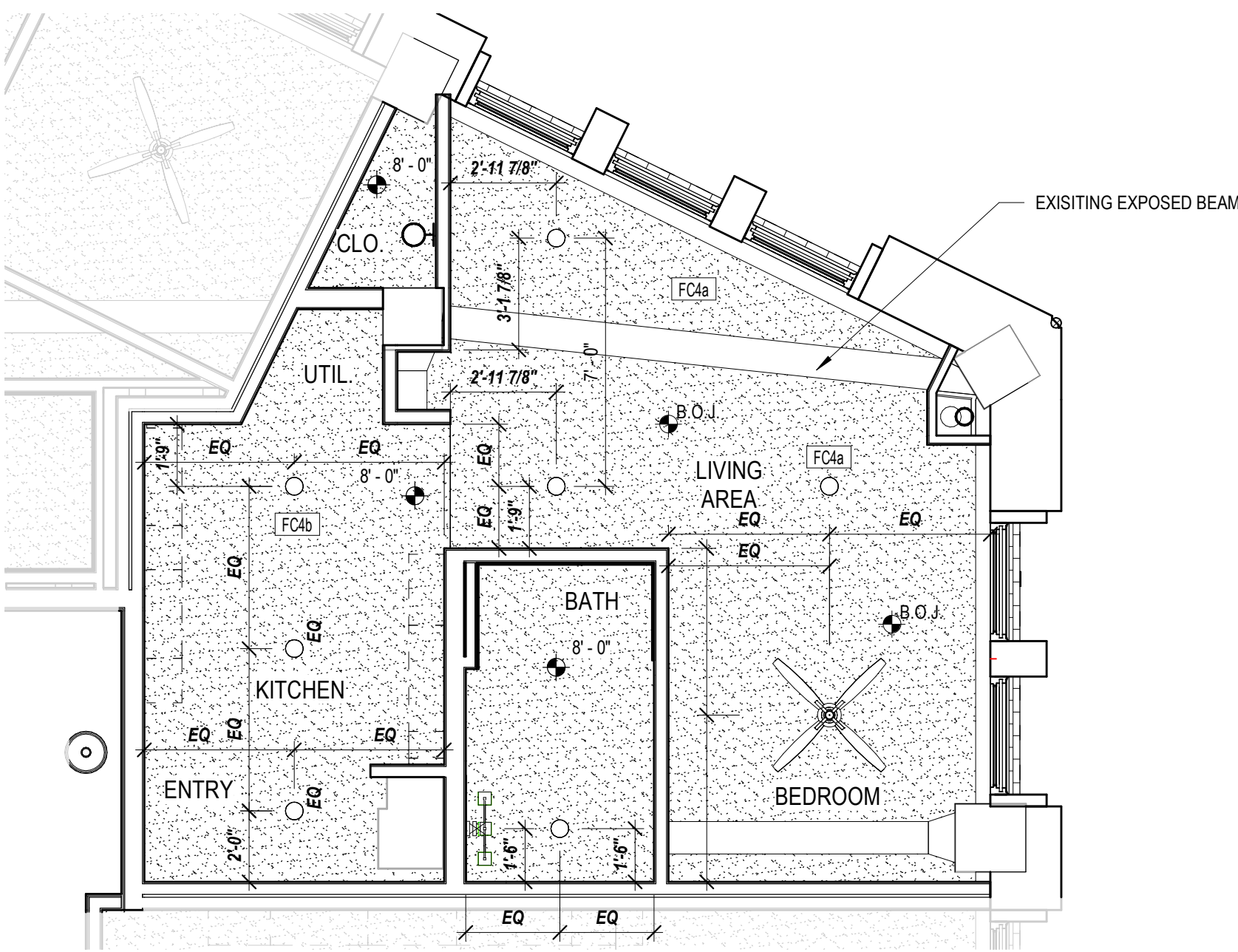
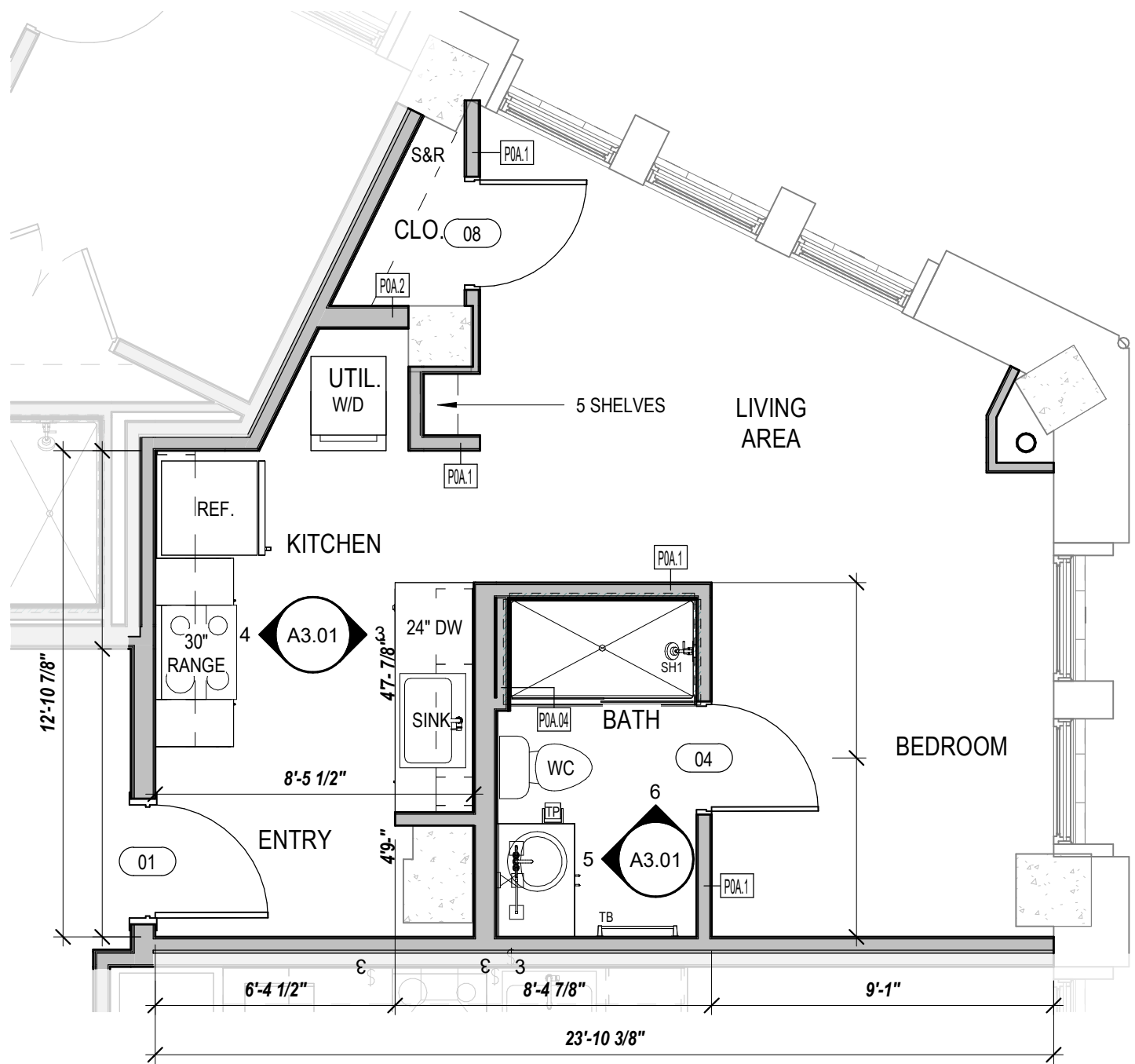
A2.21



4 MAILROOM
3/8" = 1'-0"



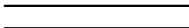

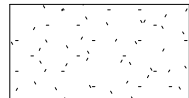
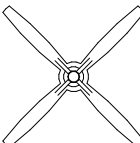






53'-10"
77'-3/4"

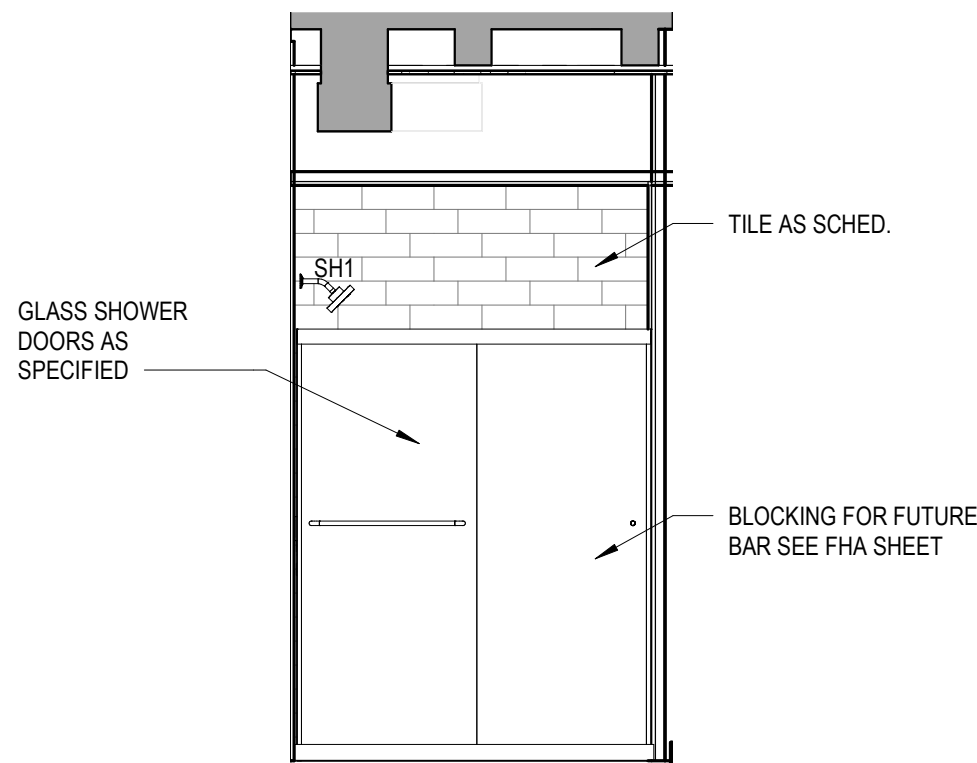
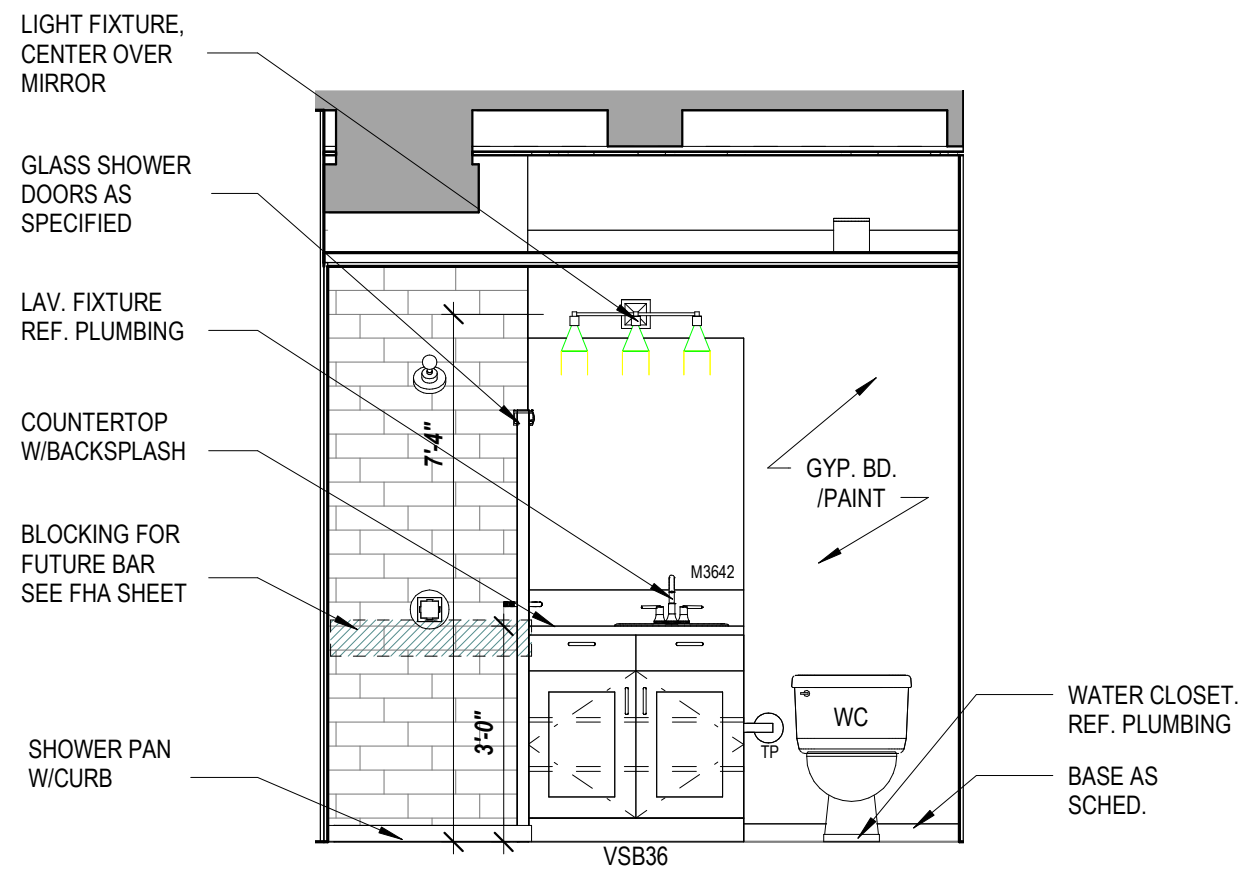
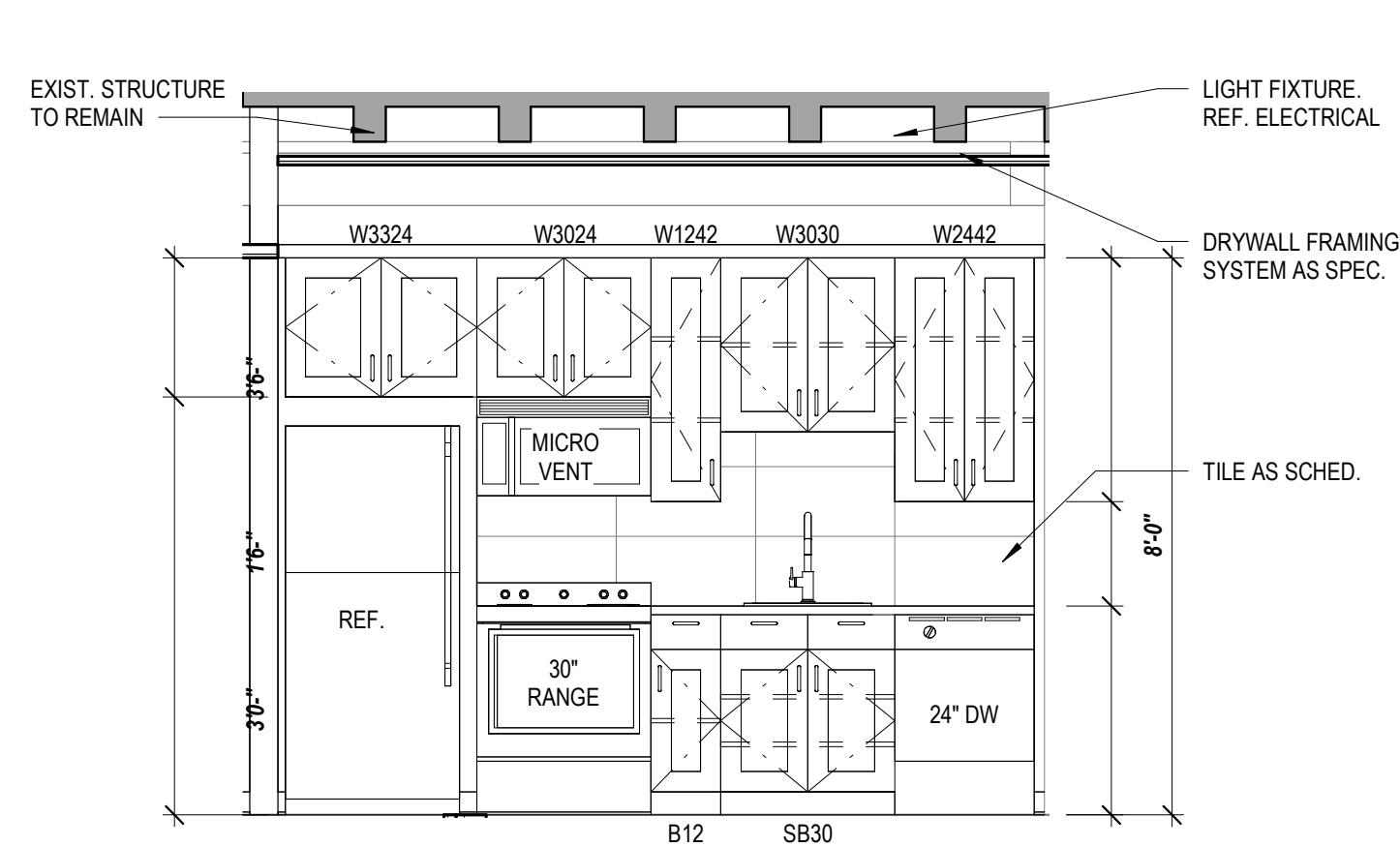
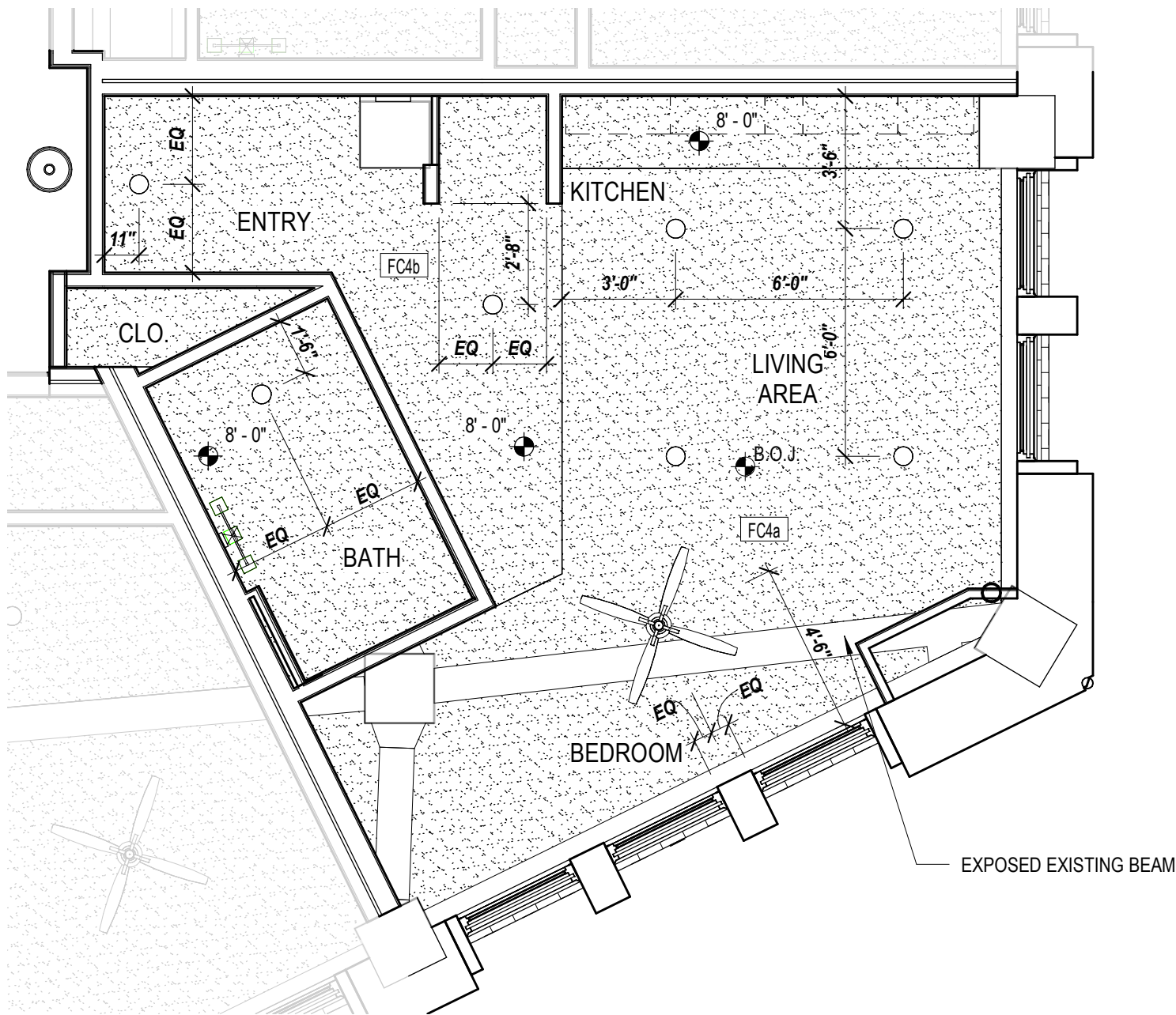
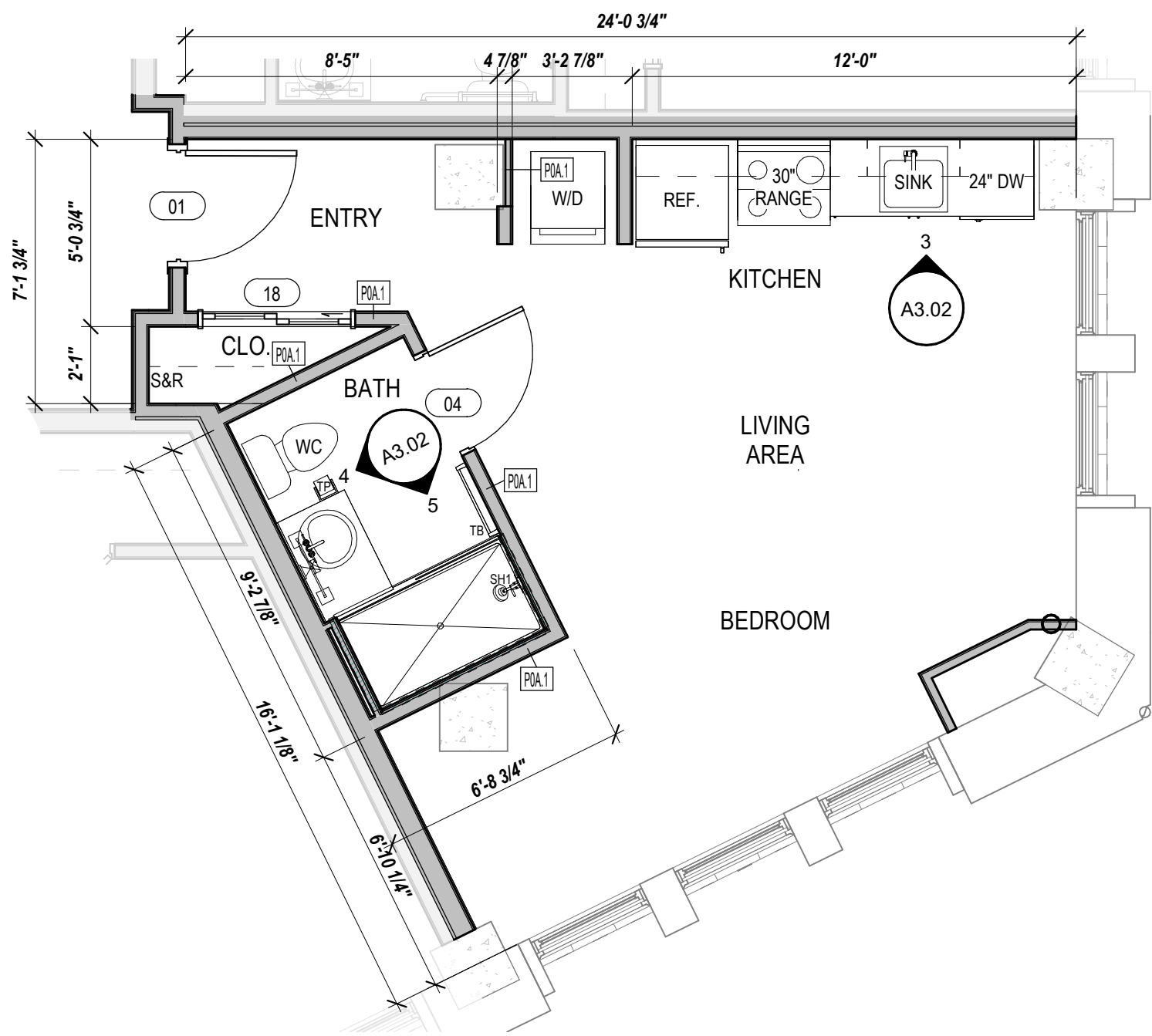


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C. ALL DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINES OF STRUCTURAL WALL COLUMNS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL GYP. BD. SHEATHING.
D. SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.

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NEW PLAN / RCP LEGEND	
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	NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL.
	NEW LIGHT FIXTURE. REF ELECTRICAL.
	NEW LIGHT FIXTURE. REF ELECTRICAL.
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	NEW SURFACE MOUNTED LIGHT FIXTURE ON 2ND AND 6TH FLOORS. CAN LIGHT FIXTURE ON 3RD THRU 5TH FLOORS. REF ELECTRICAL.
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	CEILING HEIGHT A.F.F.



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ARCHITECTS

LEGEND

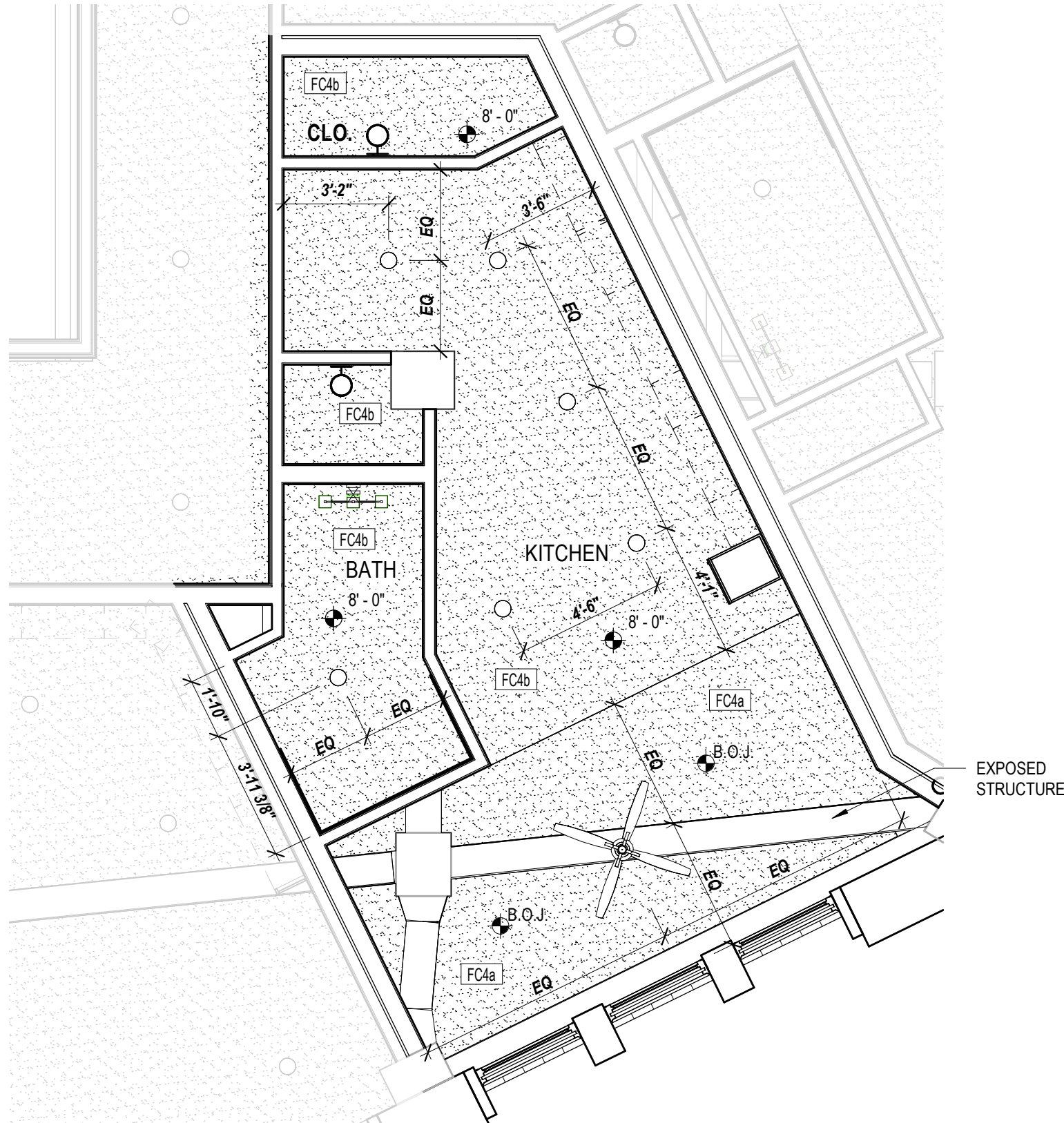
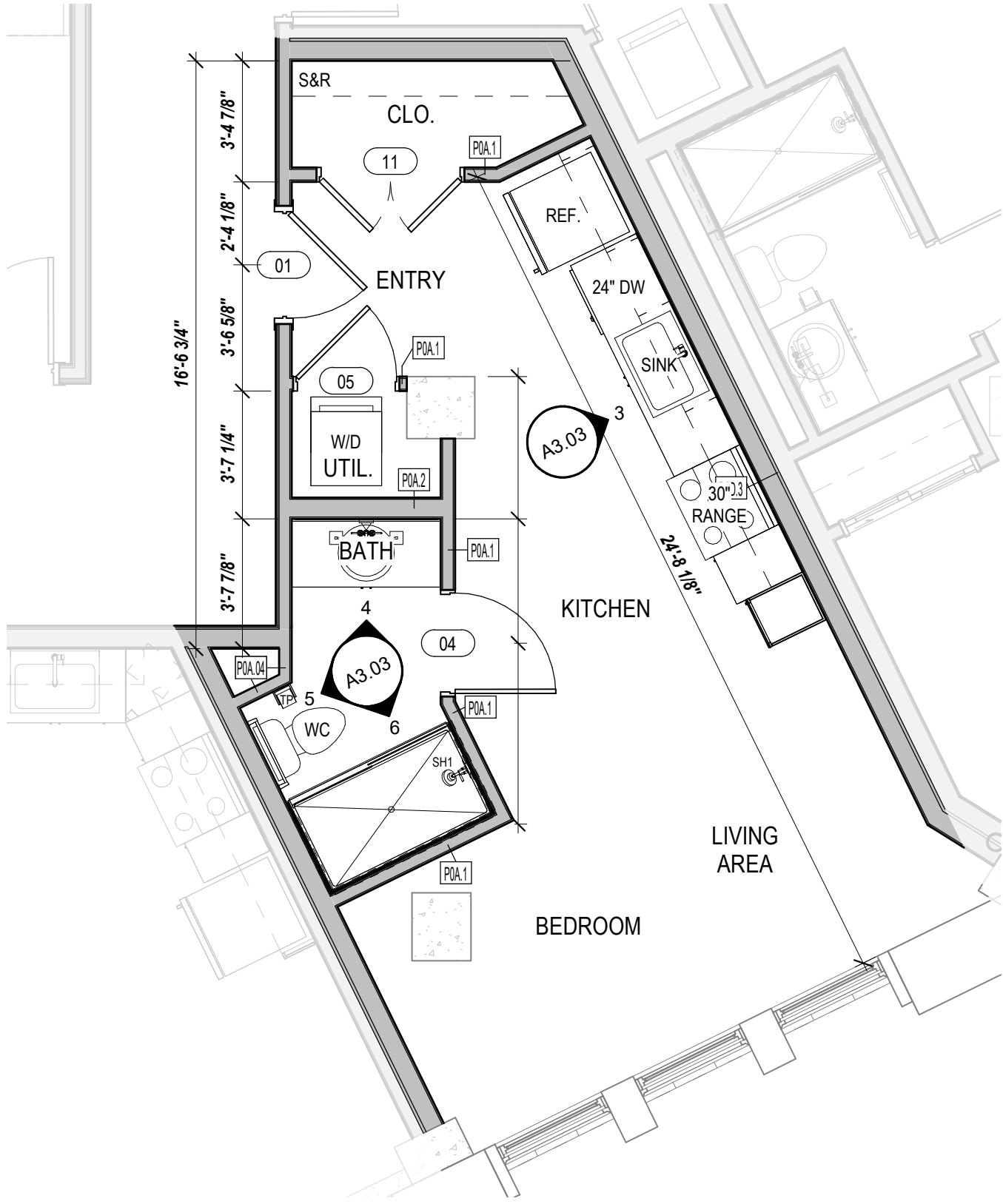
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5'-1/4" 36" 4'-10" 18"



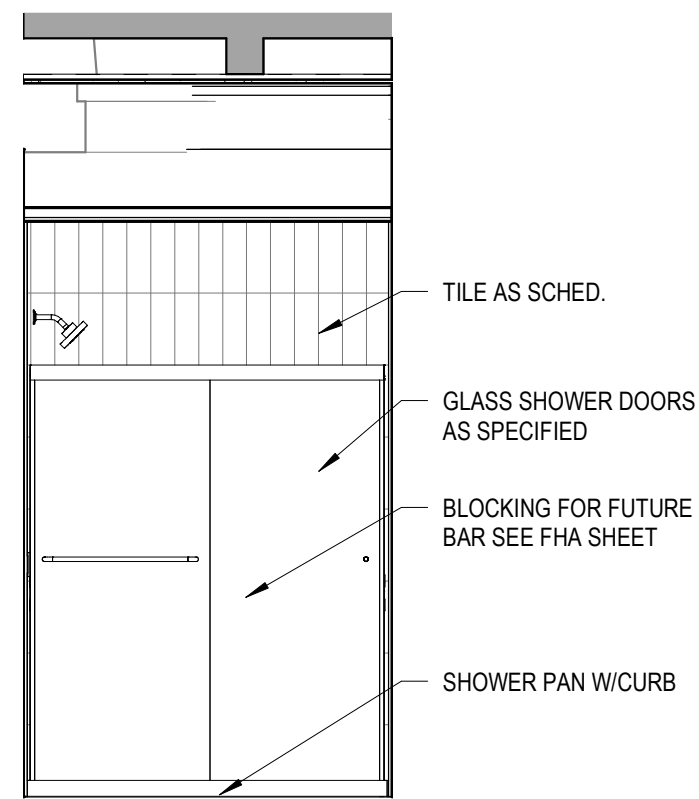
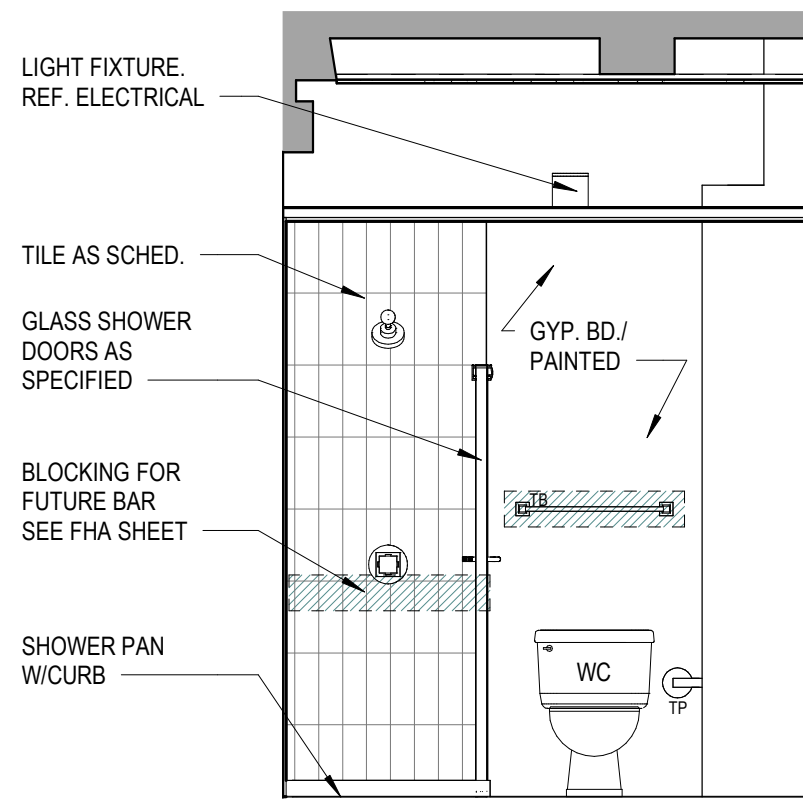
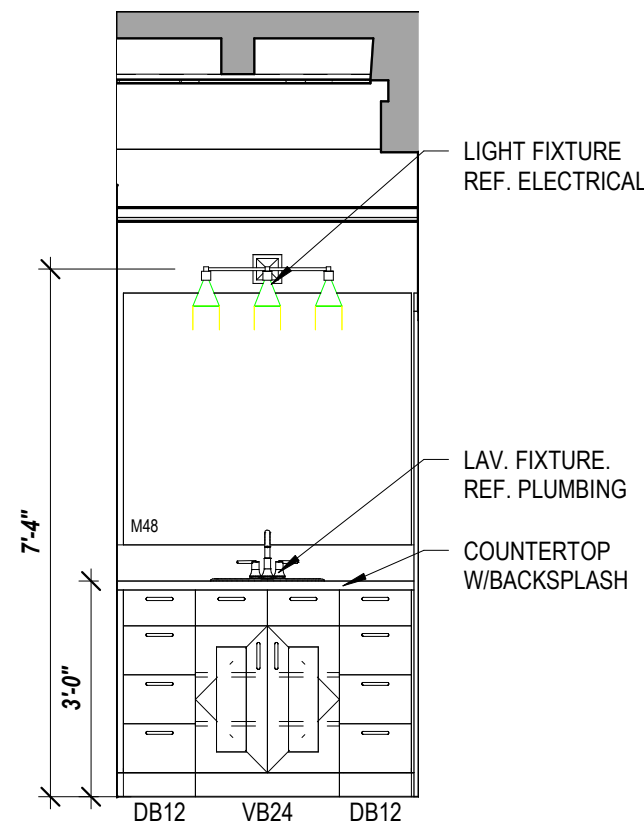
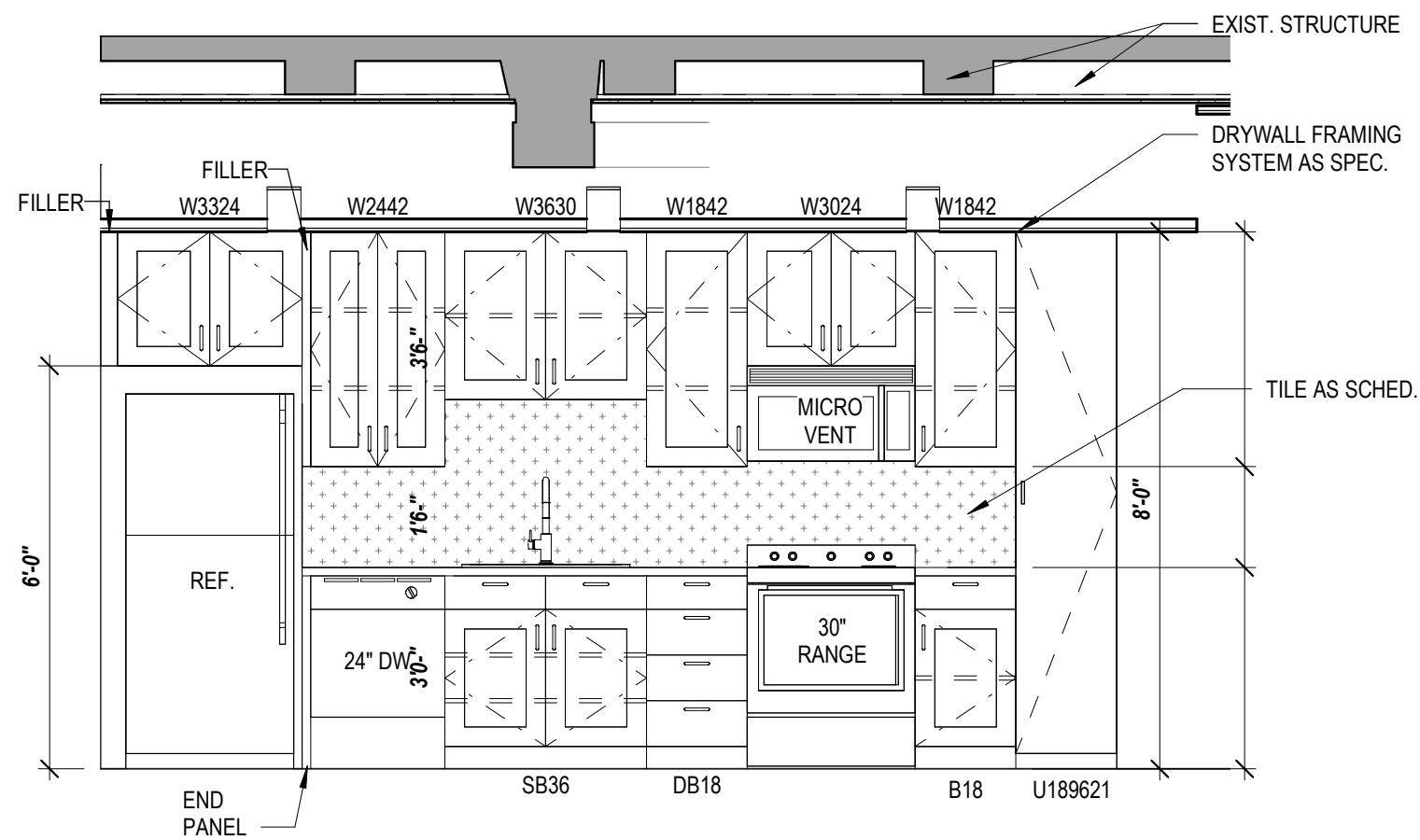
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NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

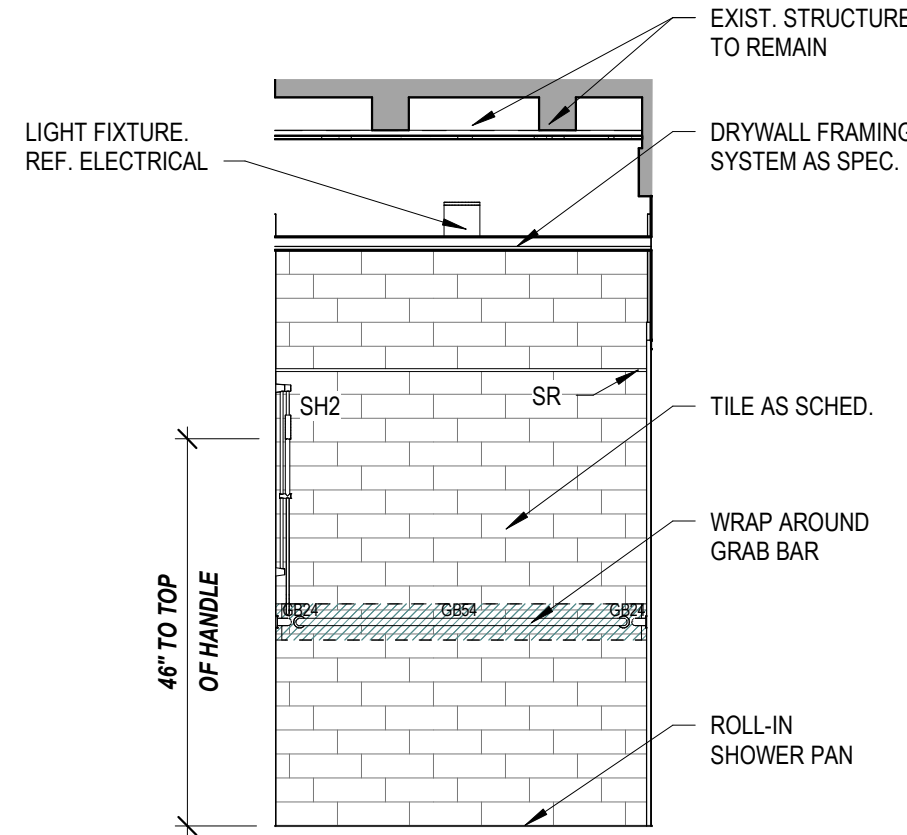
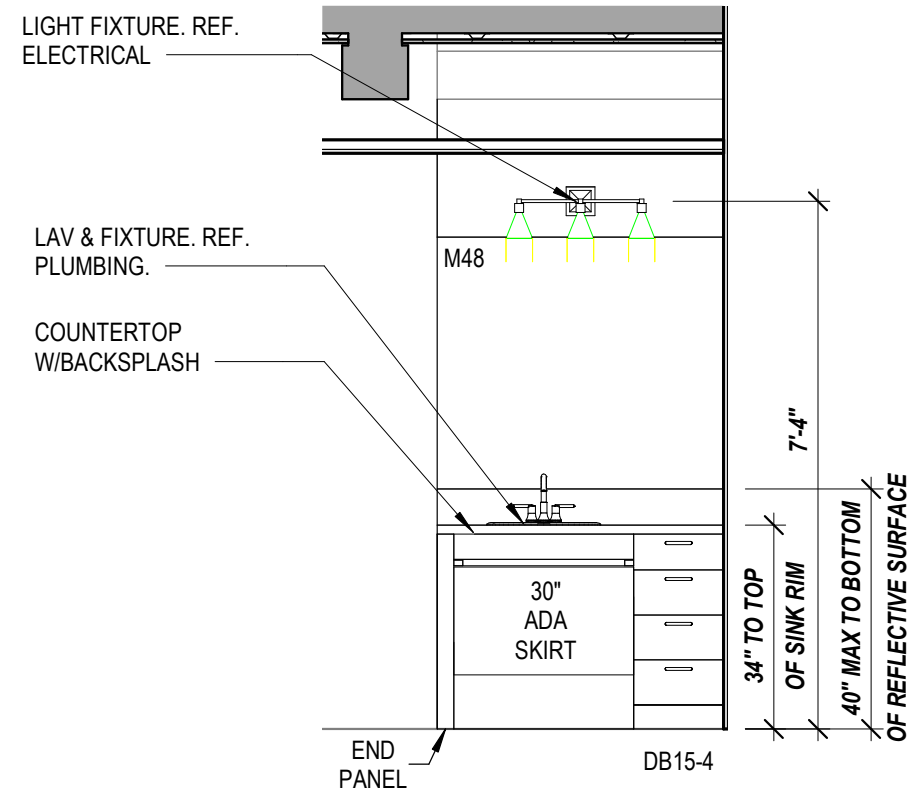
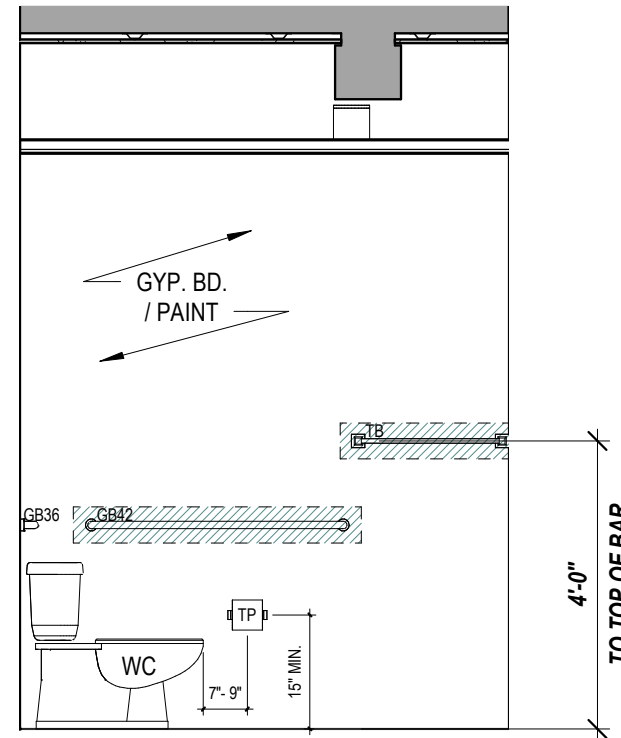
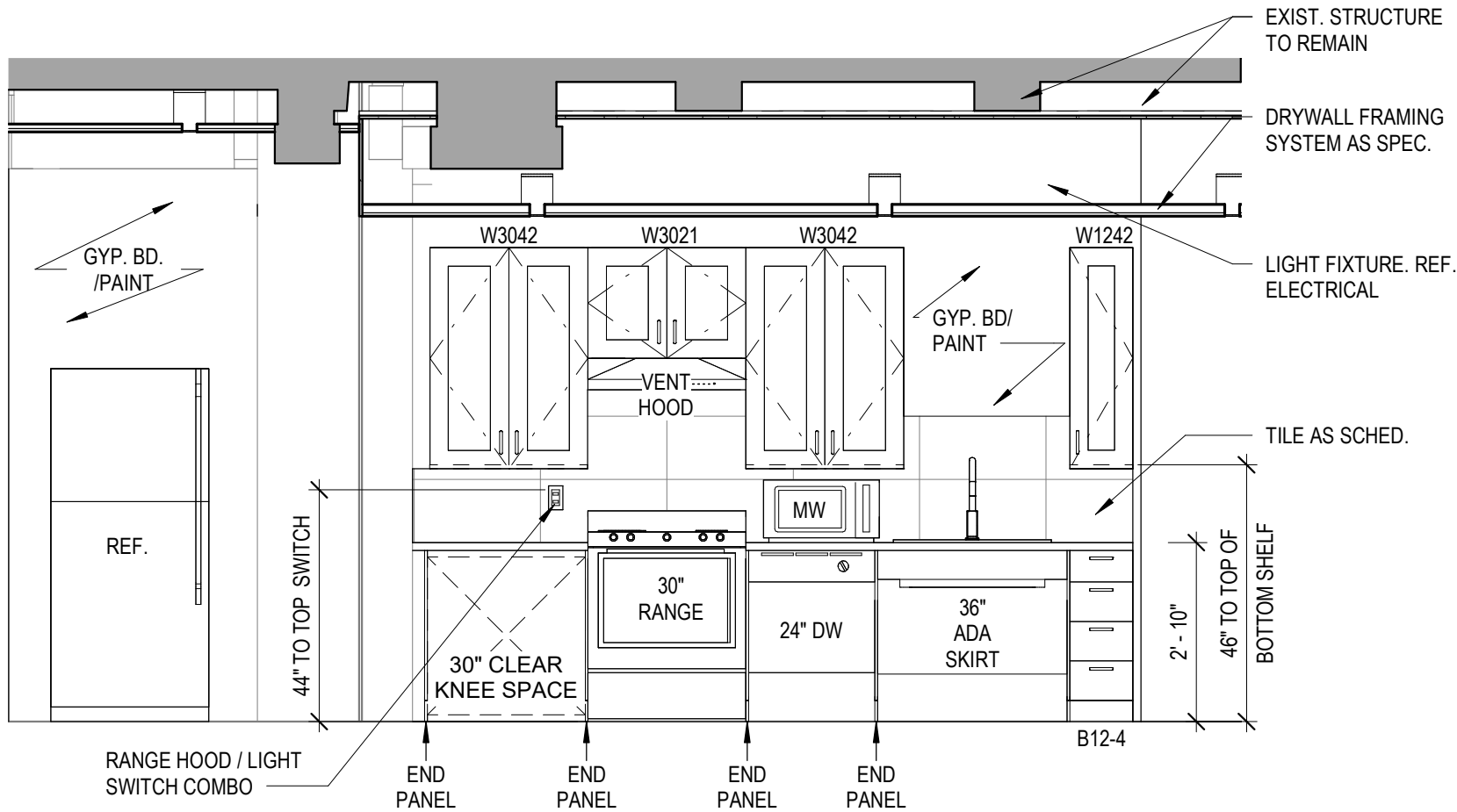
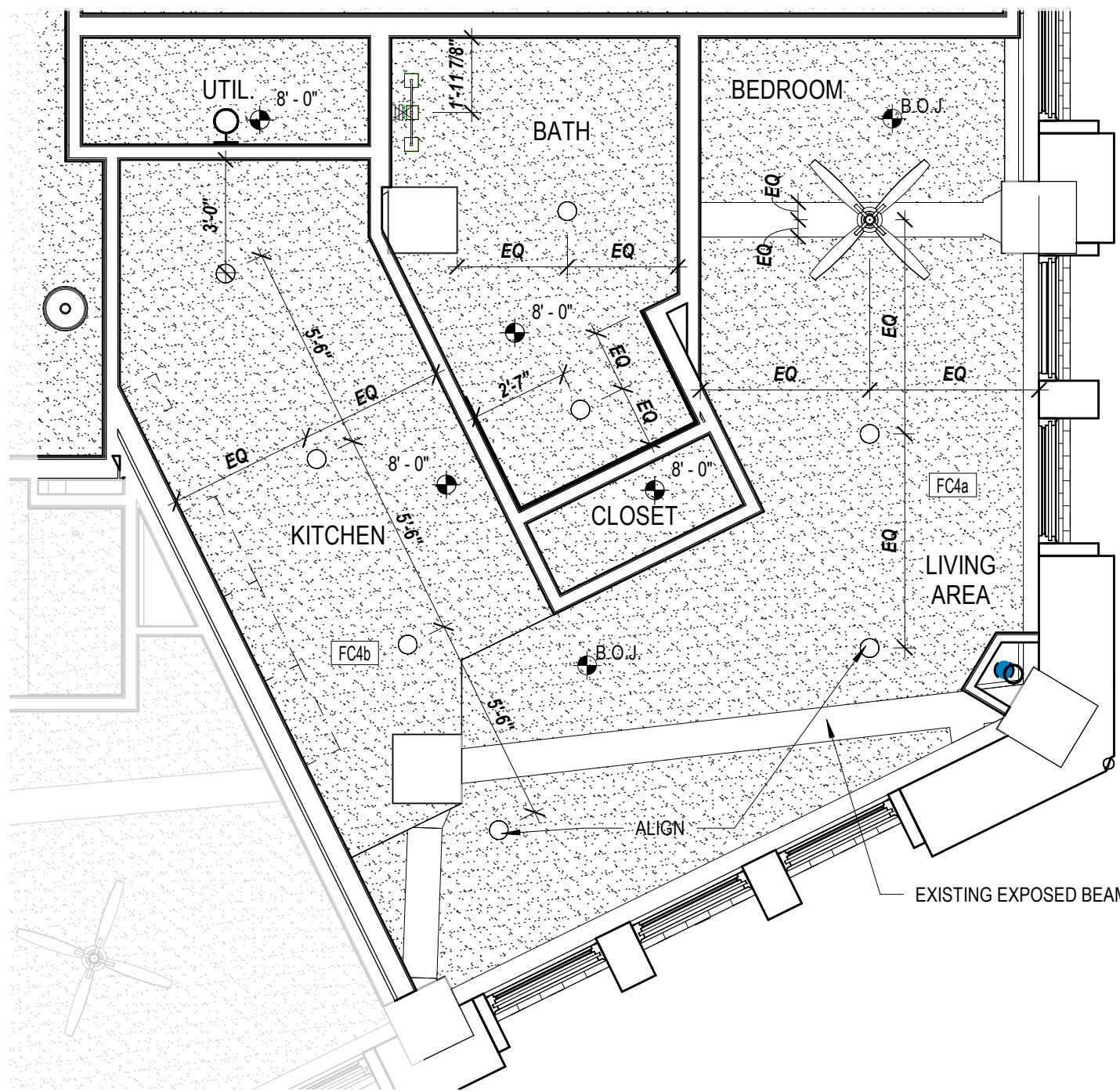
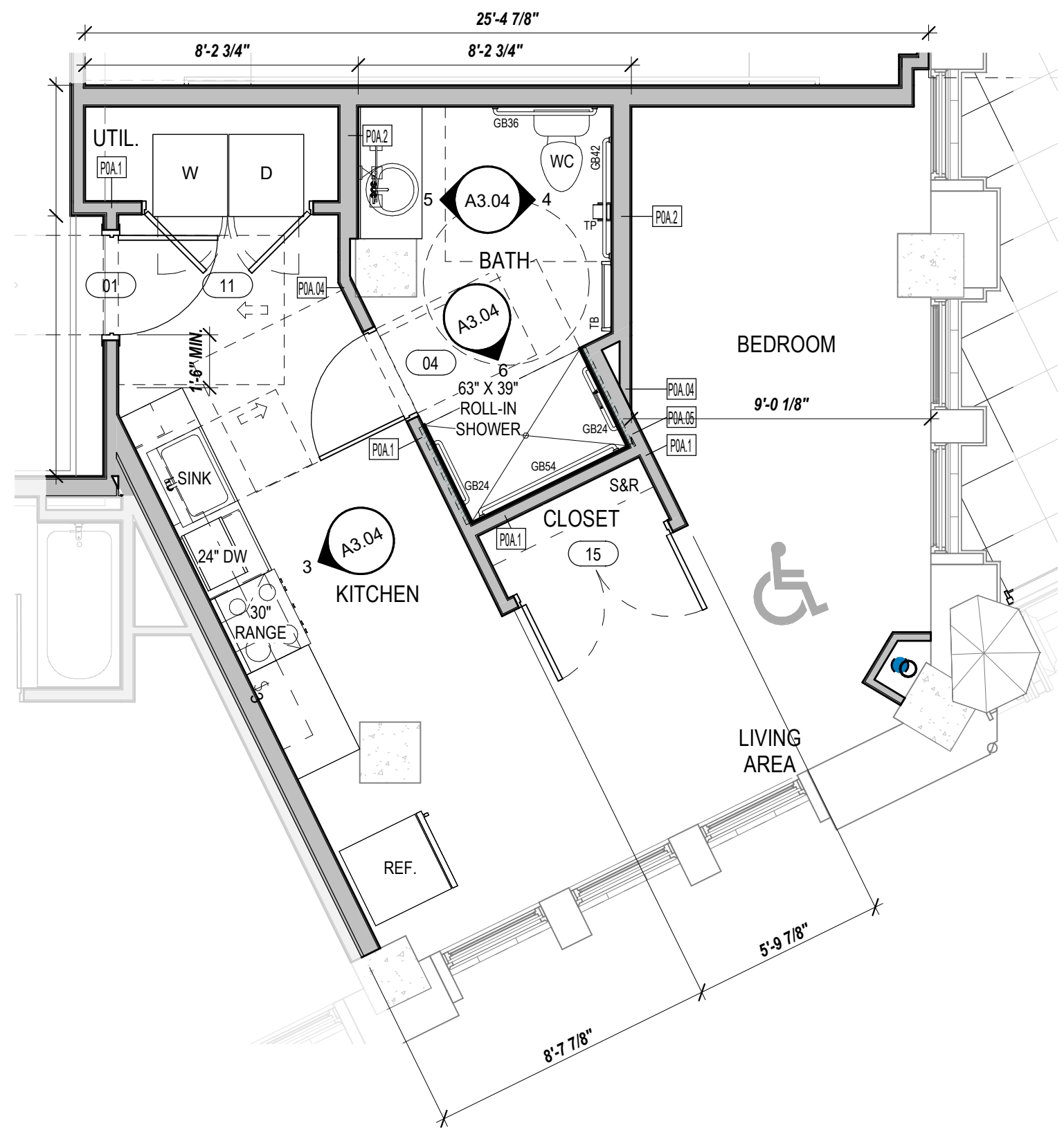
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0'-0" CEILING HEIGHT A.F.F.

*NOTE:

- 2ND FLOOR - EXPOSED - FC3
- 3RD FLOOR - B.O.J. - FC4a / FC4b
- 4TH FLOOR - B.O.J. - FC4a / FC4b
- 5TH FLOOR - B.O.J. - FC4a / FC4b
- 6TH FLOOR - EXPOSED - FC3 / FC4a

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D. SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.

LEGEND

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3. EACH INDIVIDUAL APARTMENT UNIT TO BE PROVIDED WITH ONE 1A-10-B-C FIRE EXTINGUISHER MOUNTED INSIDE THE CABINET UNDER THE KITCHEN SINK, UNLESS NOTED OTHERWISE.
4. FLOORING TO EXTEND BEHIND RANGE AND REFRIGERATOR.
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DESIGNATION	DESCRIPTION	NOTES
REF	REFRIGERATOR	AS SPECIFIED
RANGE	ELECTRIC RANGE	AS SPECIFIED
DW	DISH WASHER	AS SPECIFIED
W	WASHING MACHINE	AS SPECIFIED
D	DRYER	AS SPECIFIED
MW	MICROWAVE COUNTERTOP	ADA UNITS ONLY
MWH	MICROWAVE / HOOD	AS SPECIFIED
UFAS HOOD	RANGE HOOD	ADA UNITS ONLY
SR	SHOWER ROD W/ FLANGES	MOUNT AT 78" A.F.F.
SH1	SHOWER HEAD	MOUNTED AT 80" A.F.F.
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RH	ROBE HOOK	MOUNTED 12" MIN FROM TOP OF DOOR
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GB#	GRAB BAR (# = LENGTH) X 1 1/2"DIA	REF ADA SHEET G1.03 FOR REQ'S
M#	MIRROR (# = W) X 42"H	EX. M36 = MIRROR 36"W X 42"H
FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE

NEW PLAN / RCP LEGEND

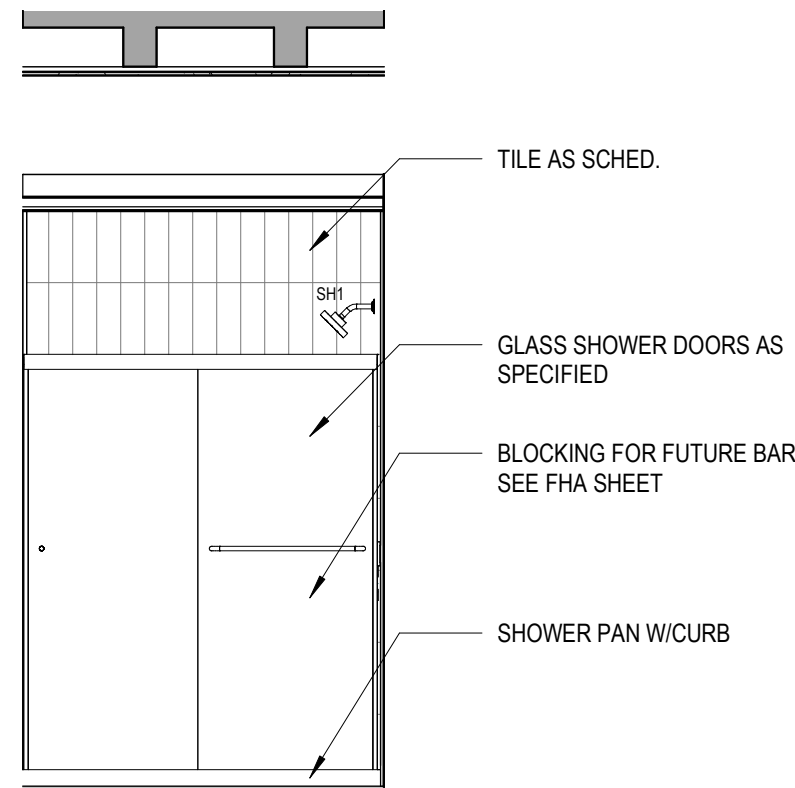
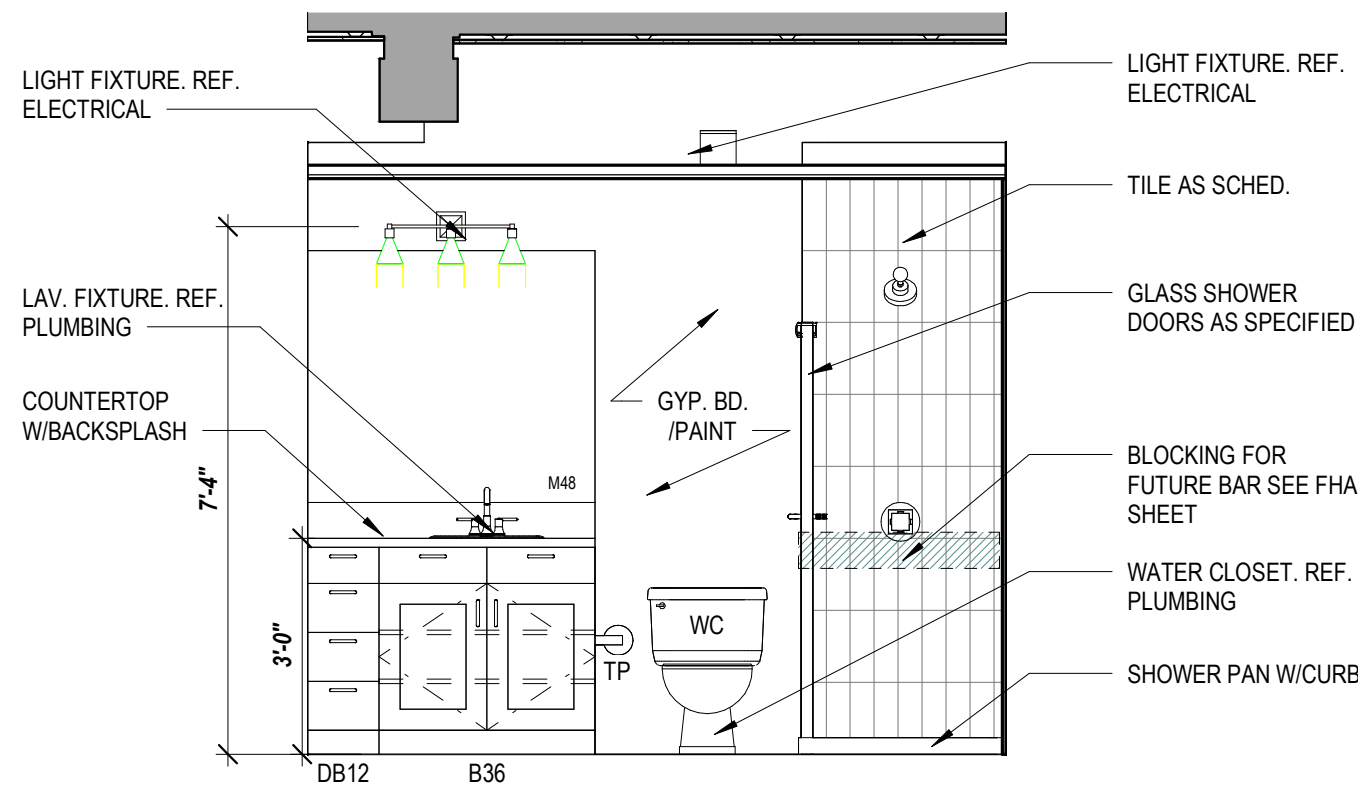
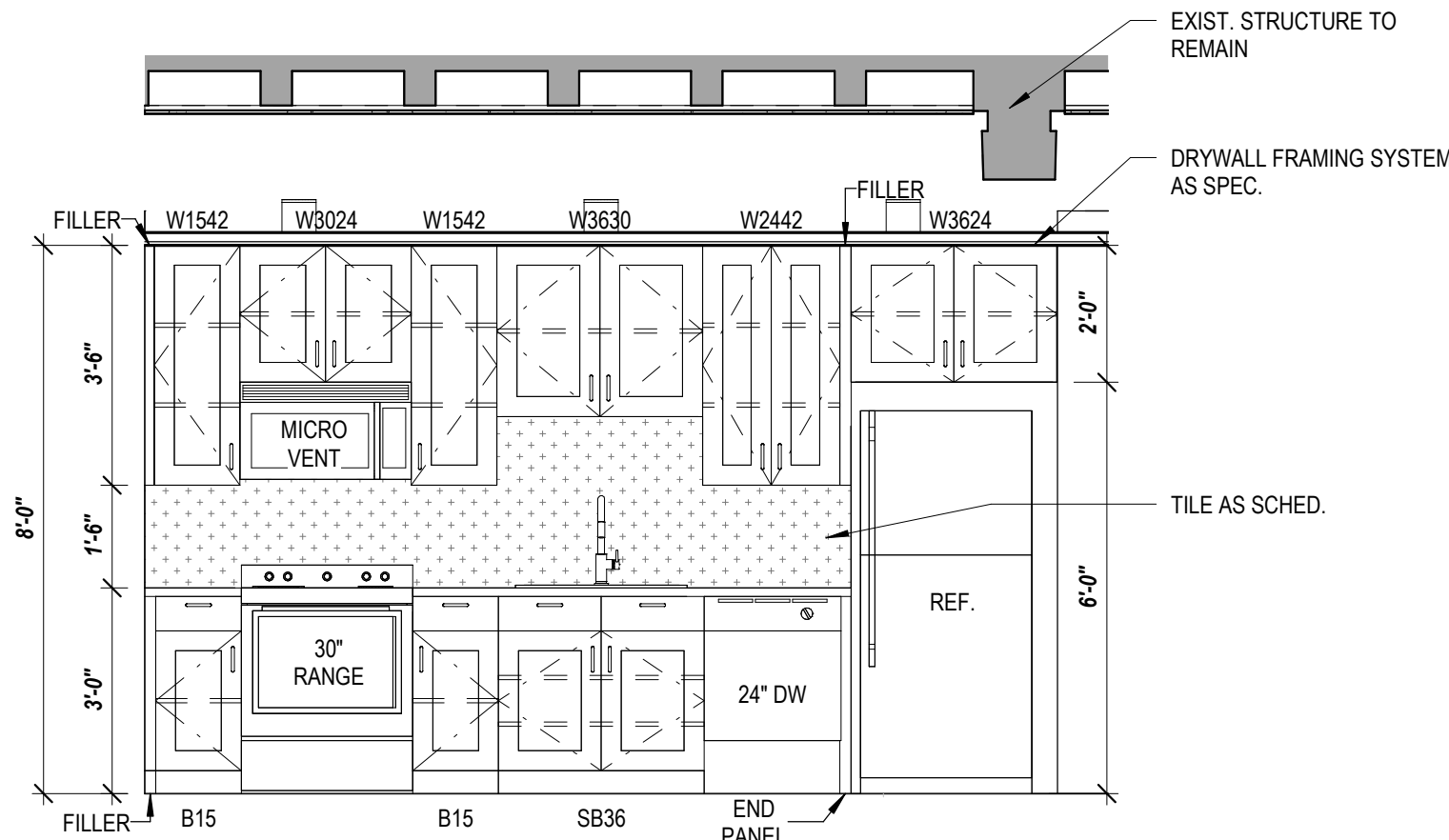
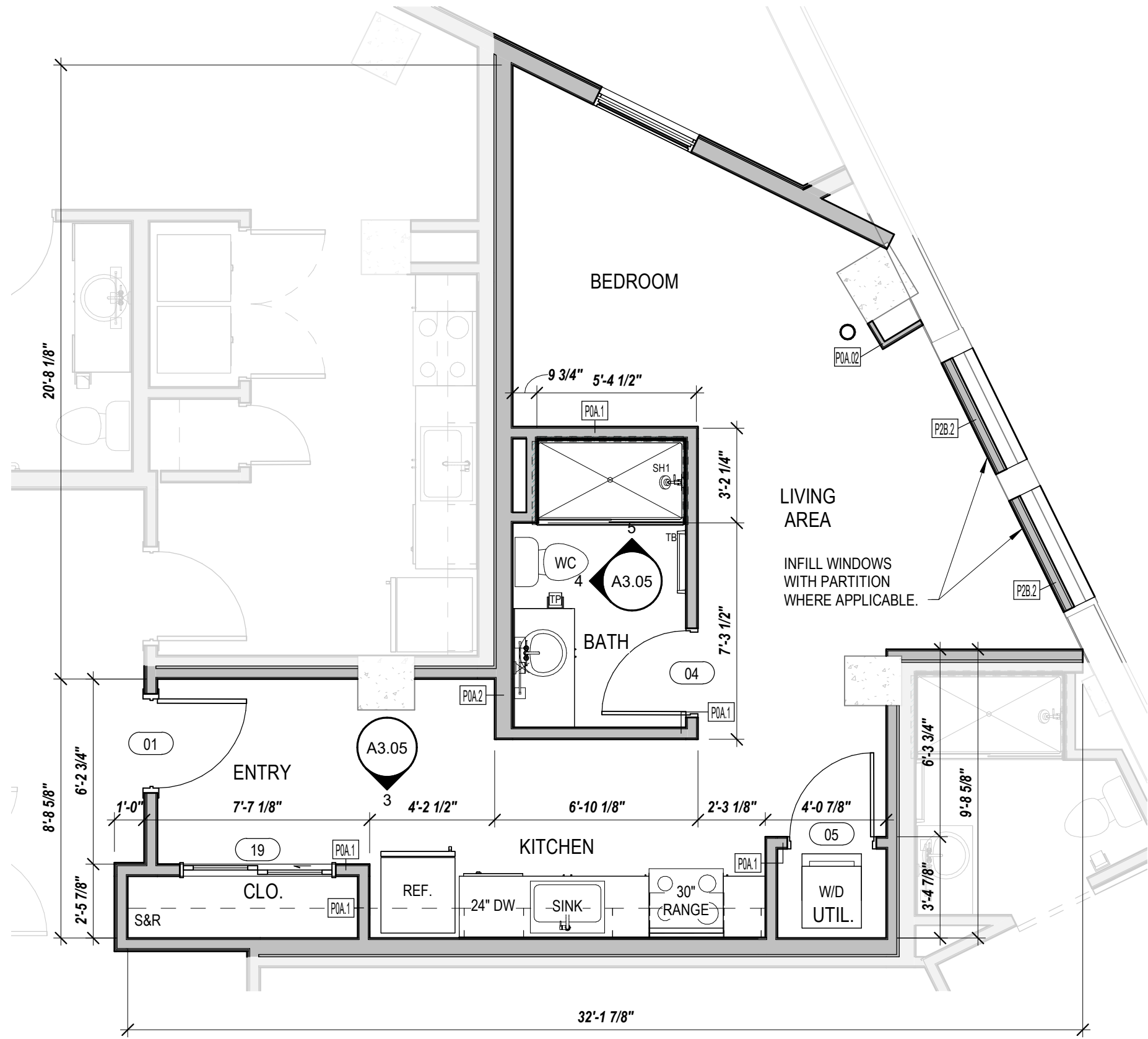
2ND - 6TH FLOOR

- EXISTING WALLS TO REMAIN.
NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
NEW GYPSUM BOARD CEILING
NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL.
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CEILING HEIGHT A.F.F.

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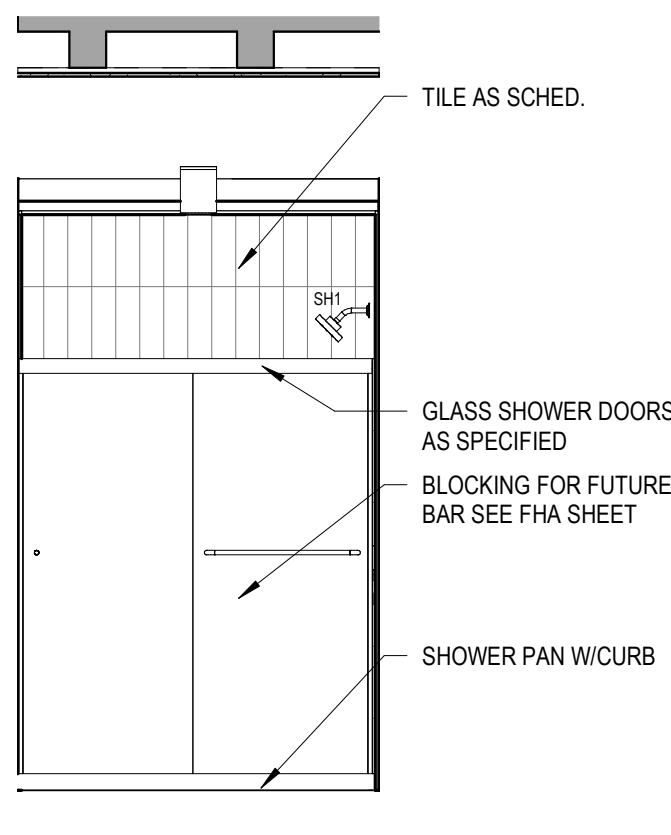
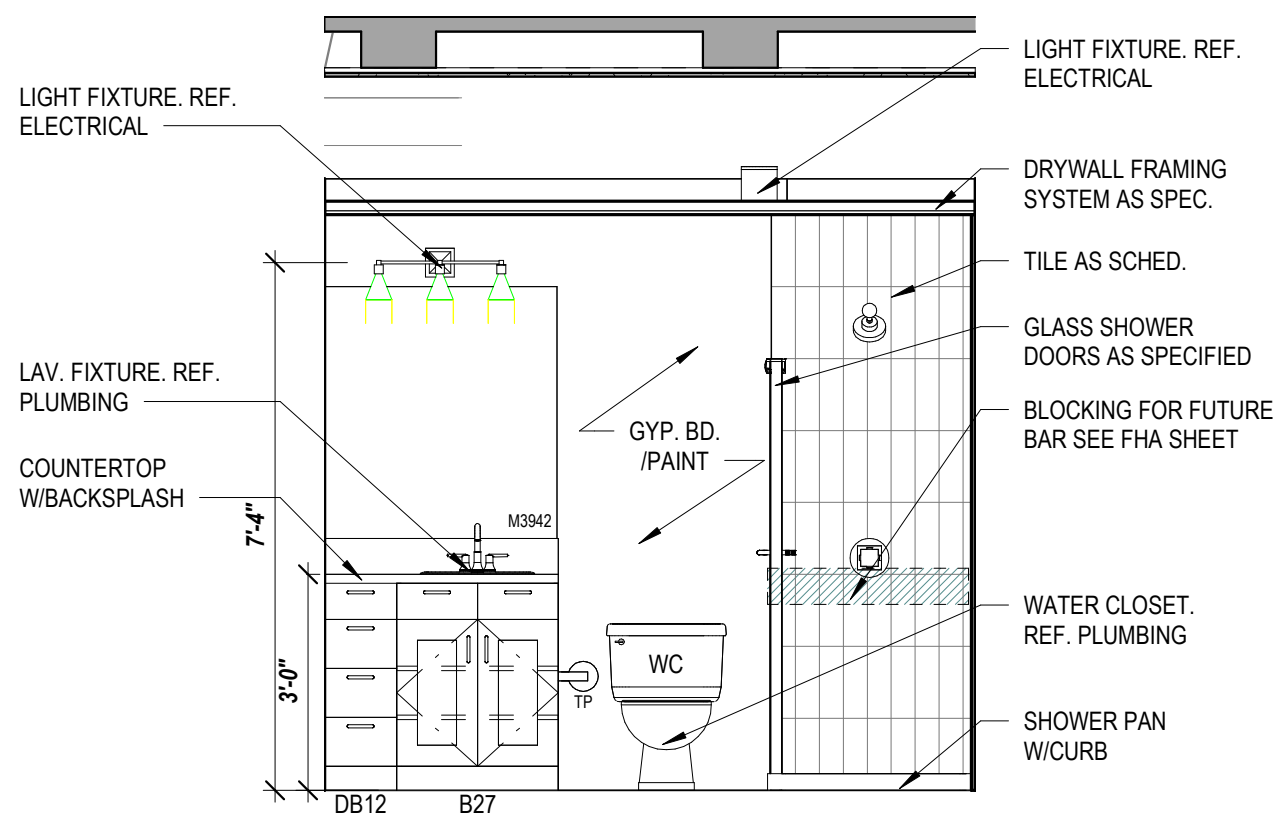
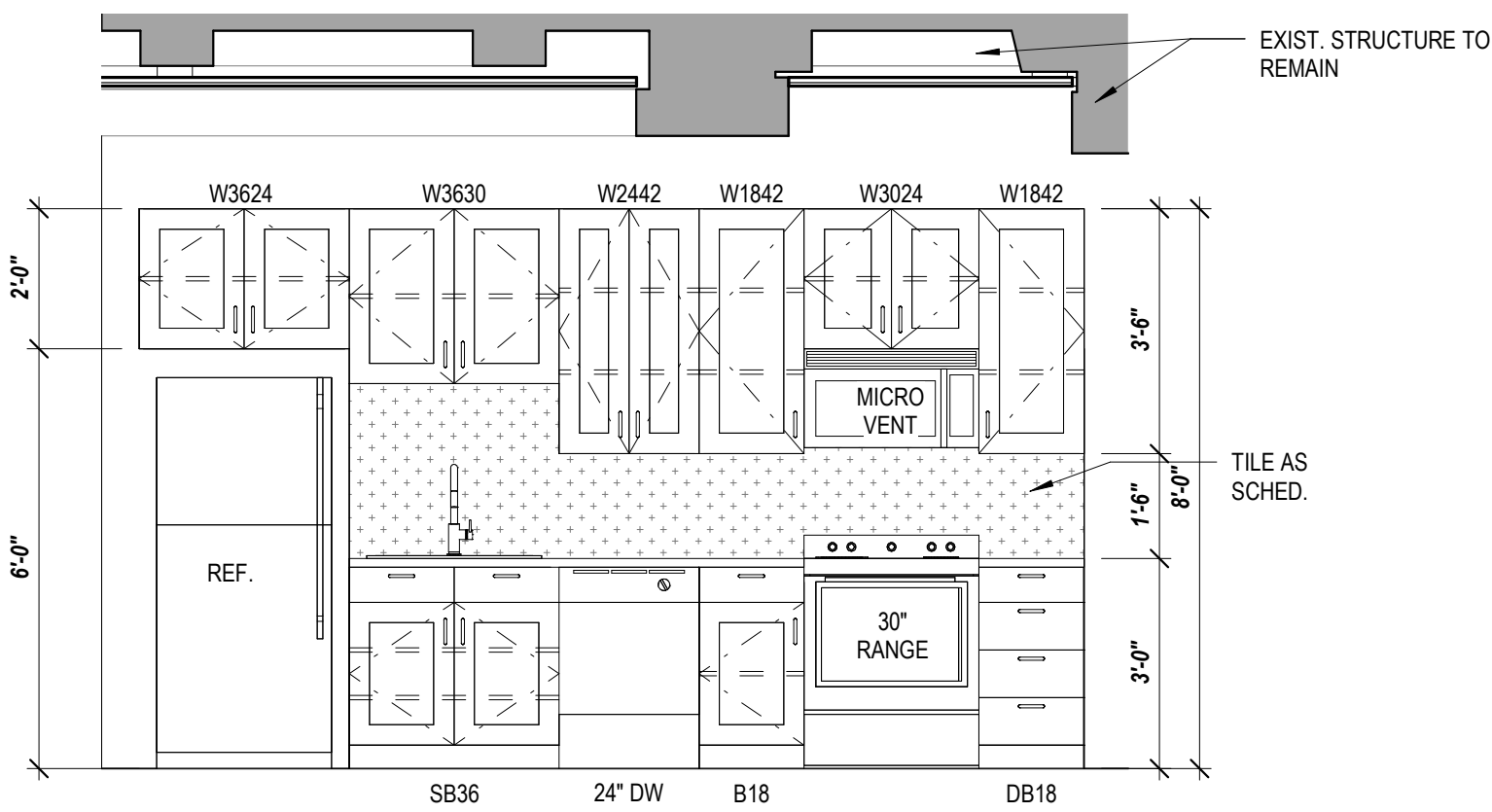
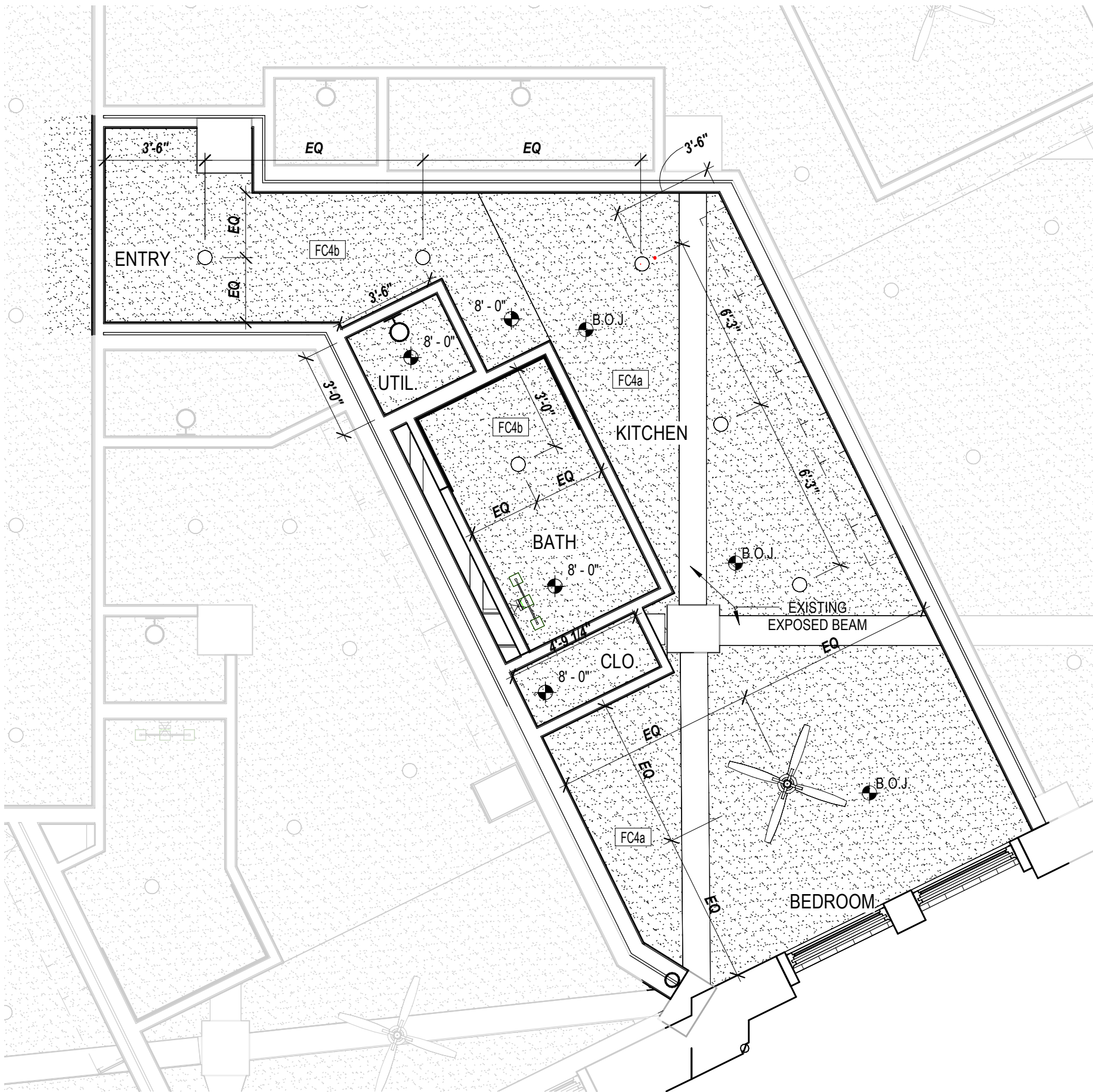
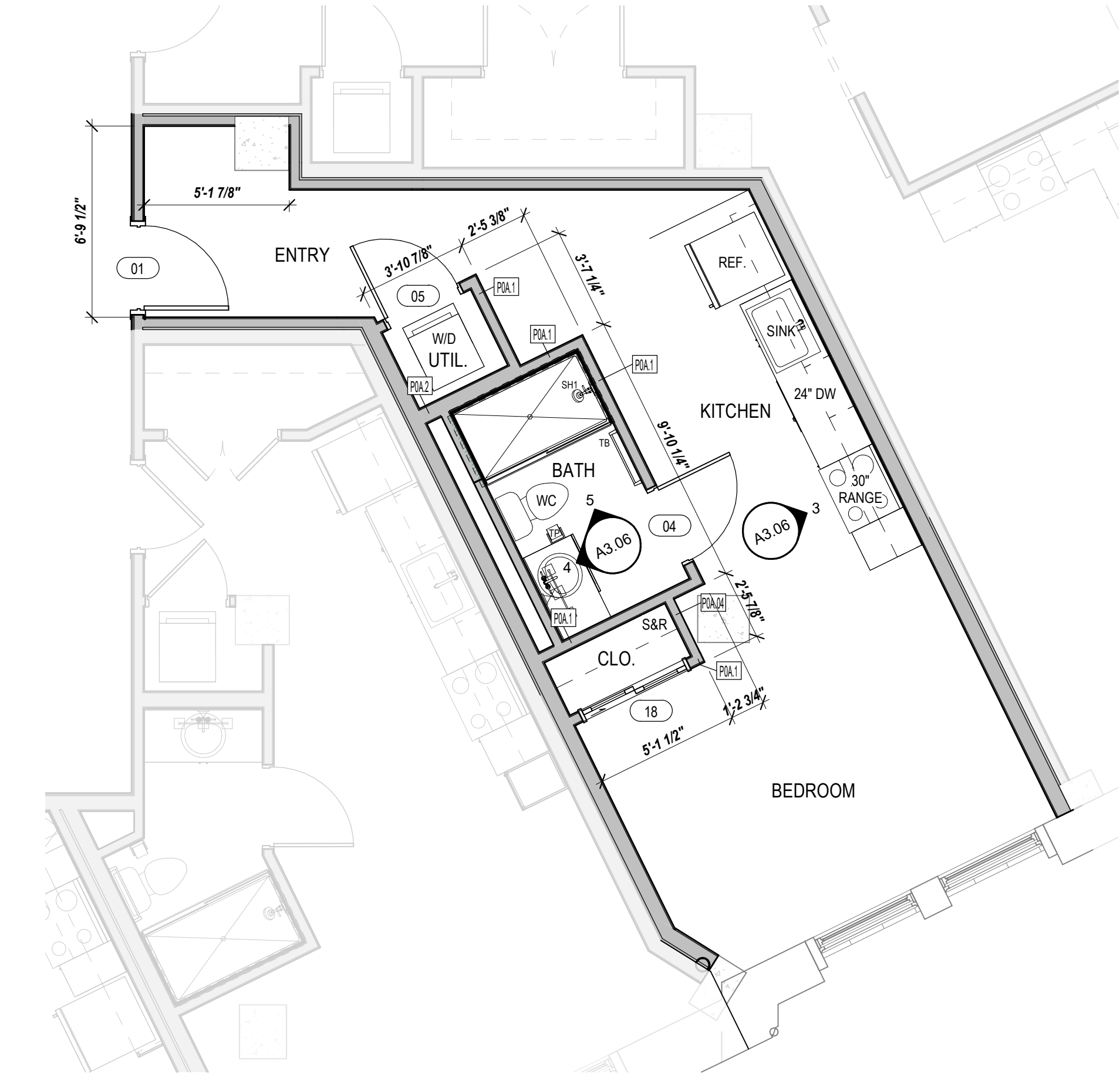
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NEW PLAN / RCP LEGEND

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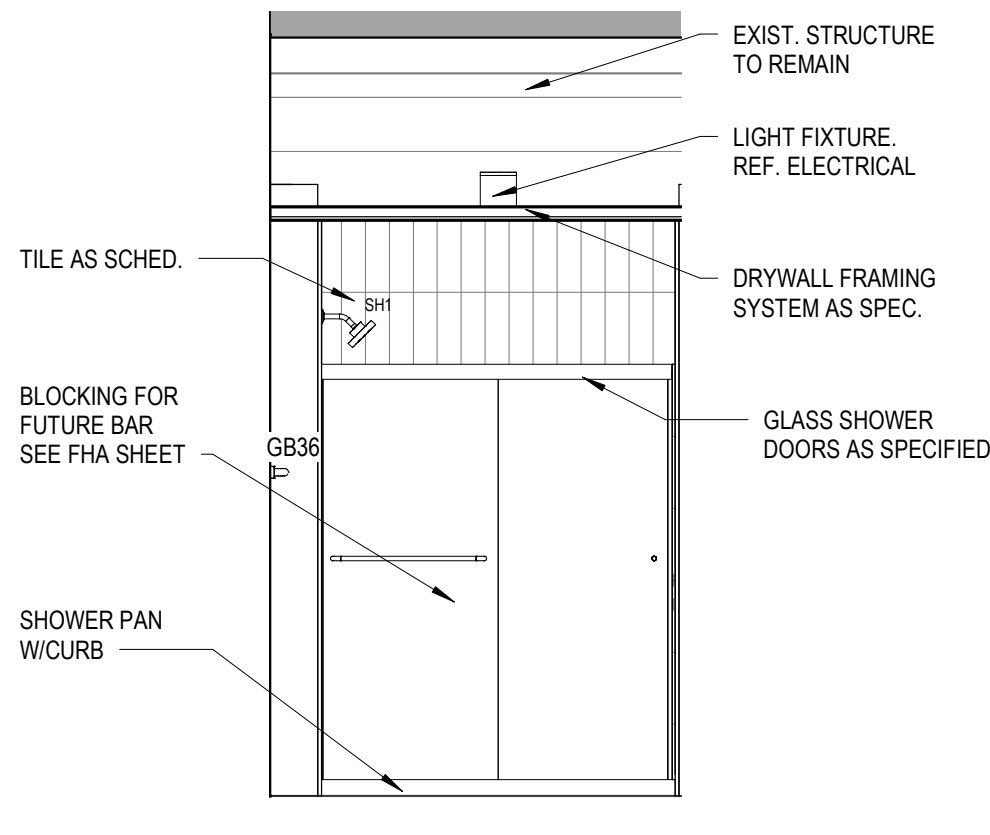
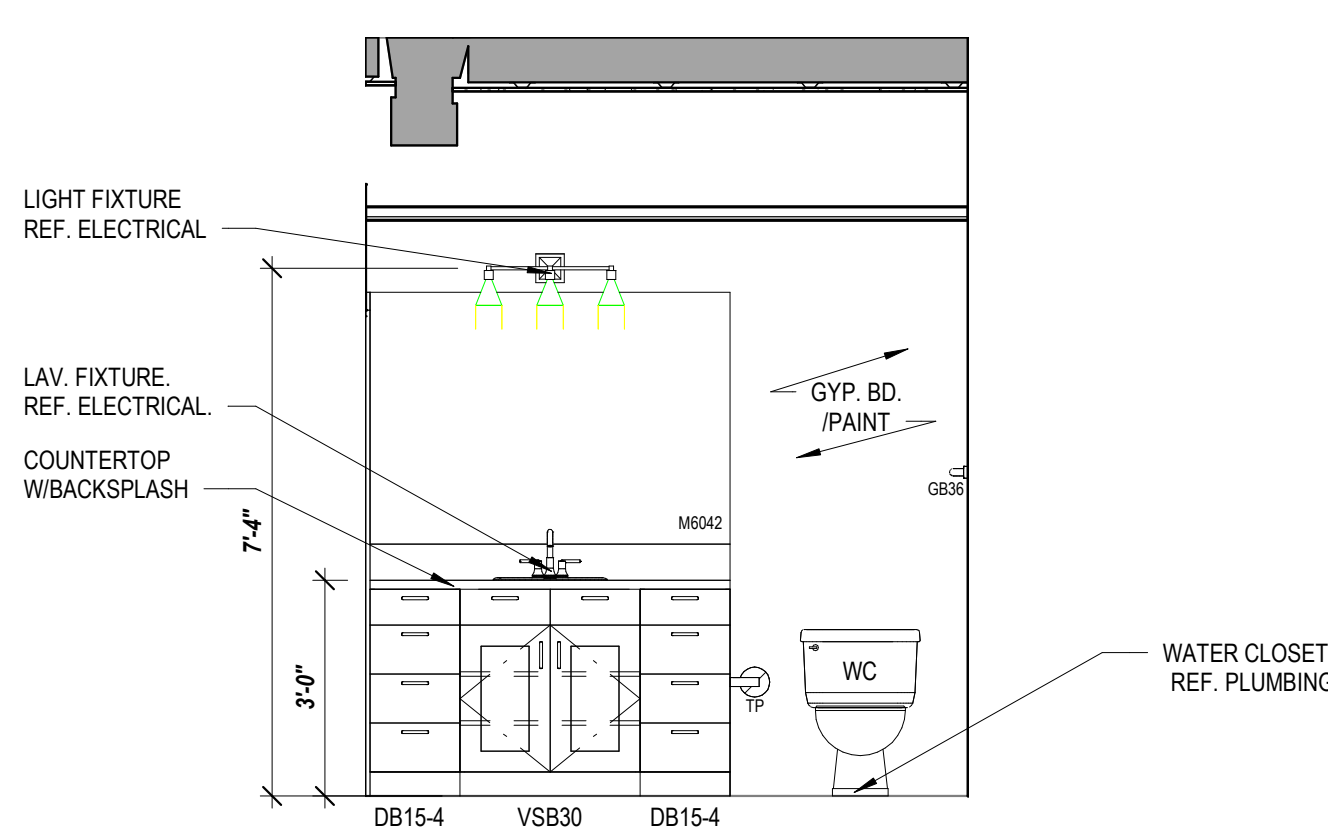
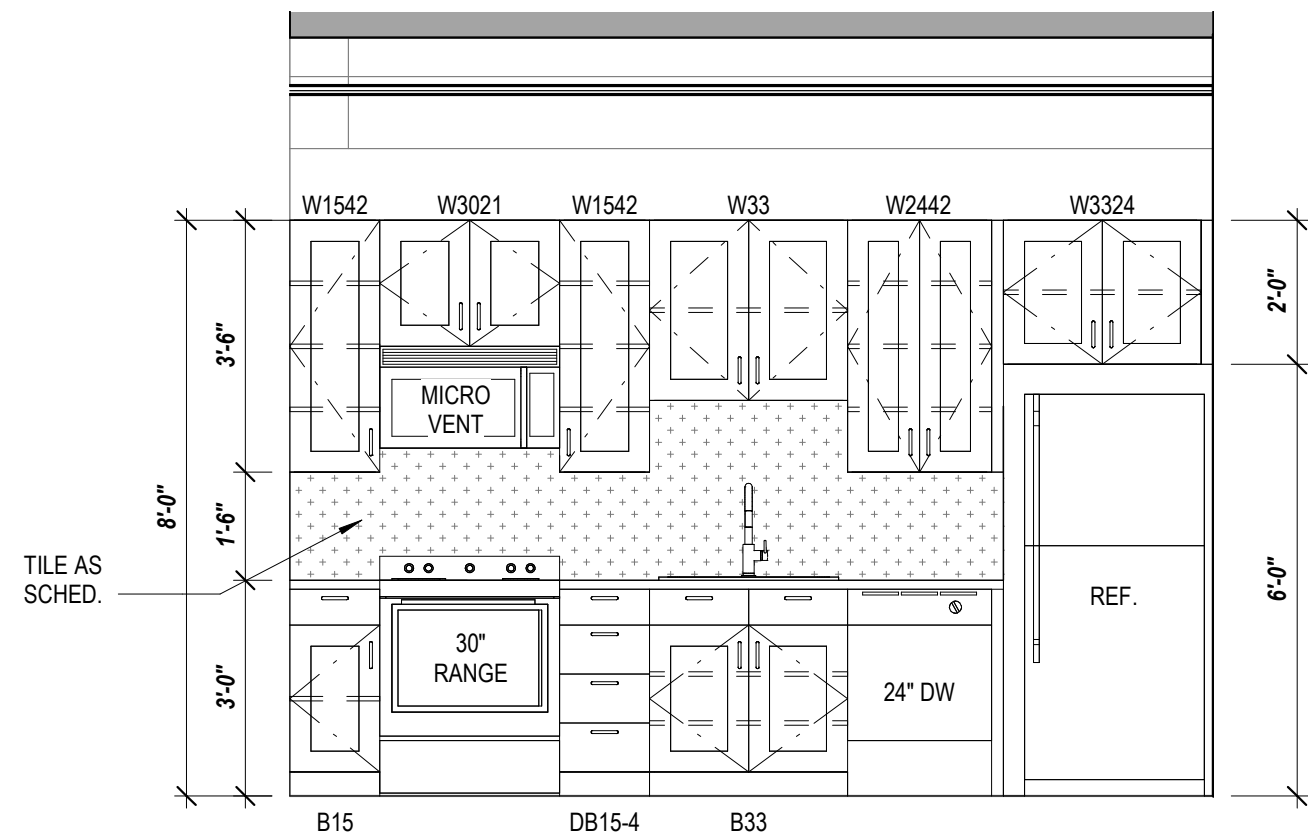
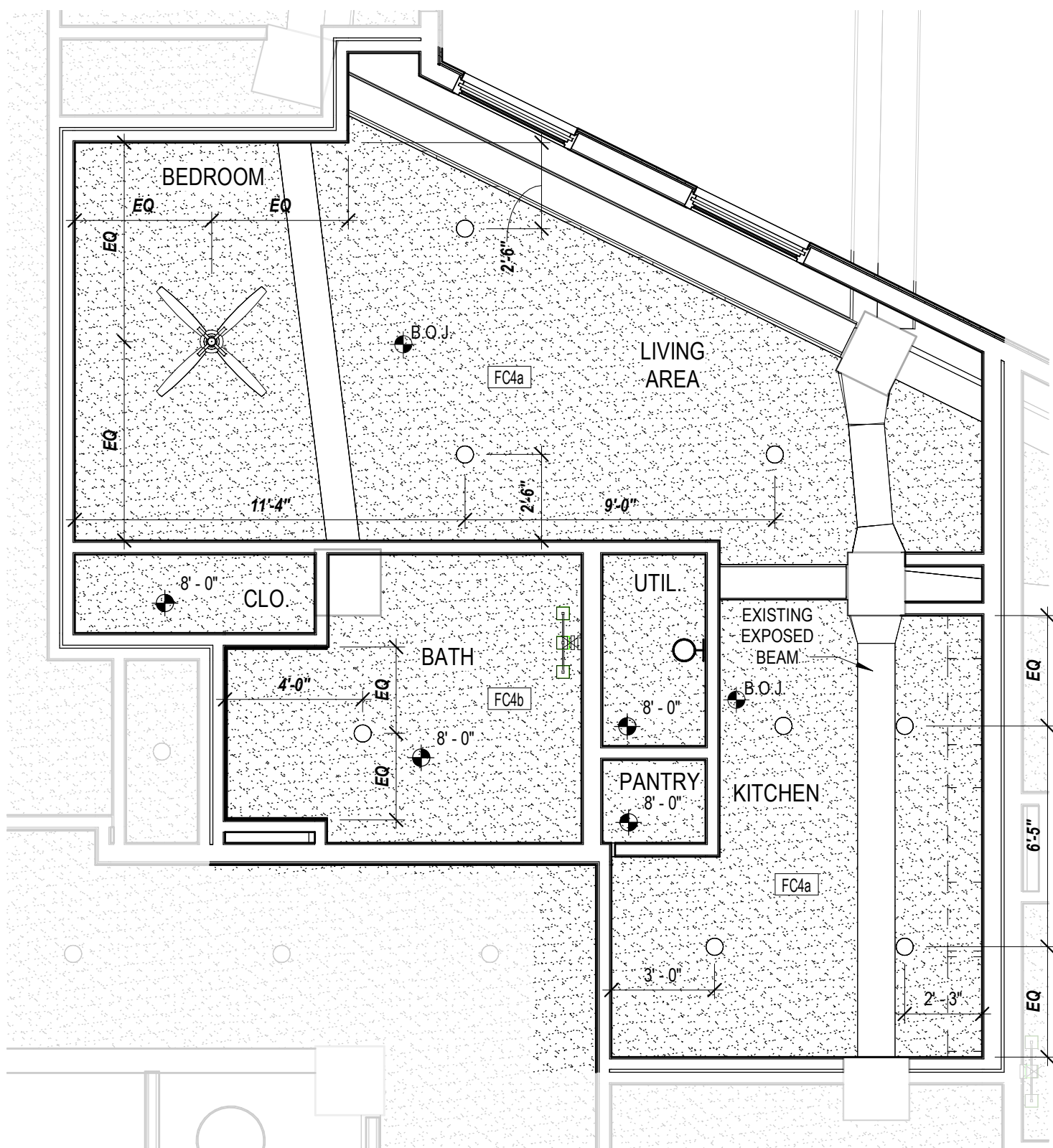
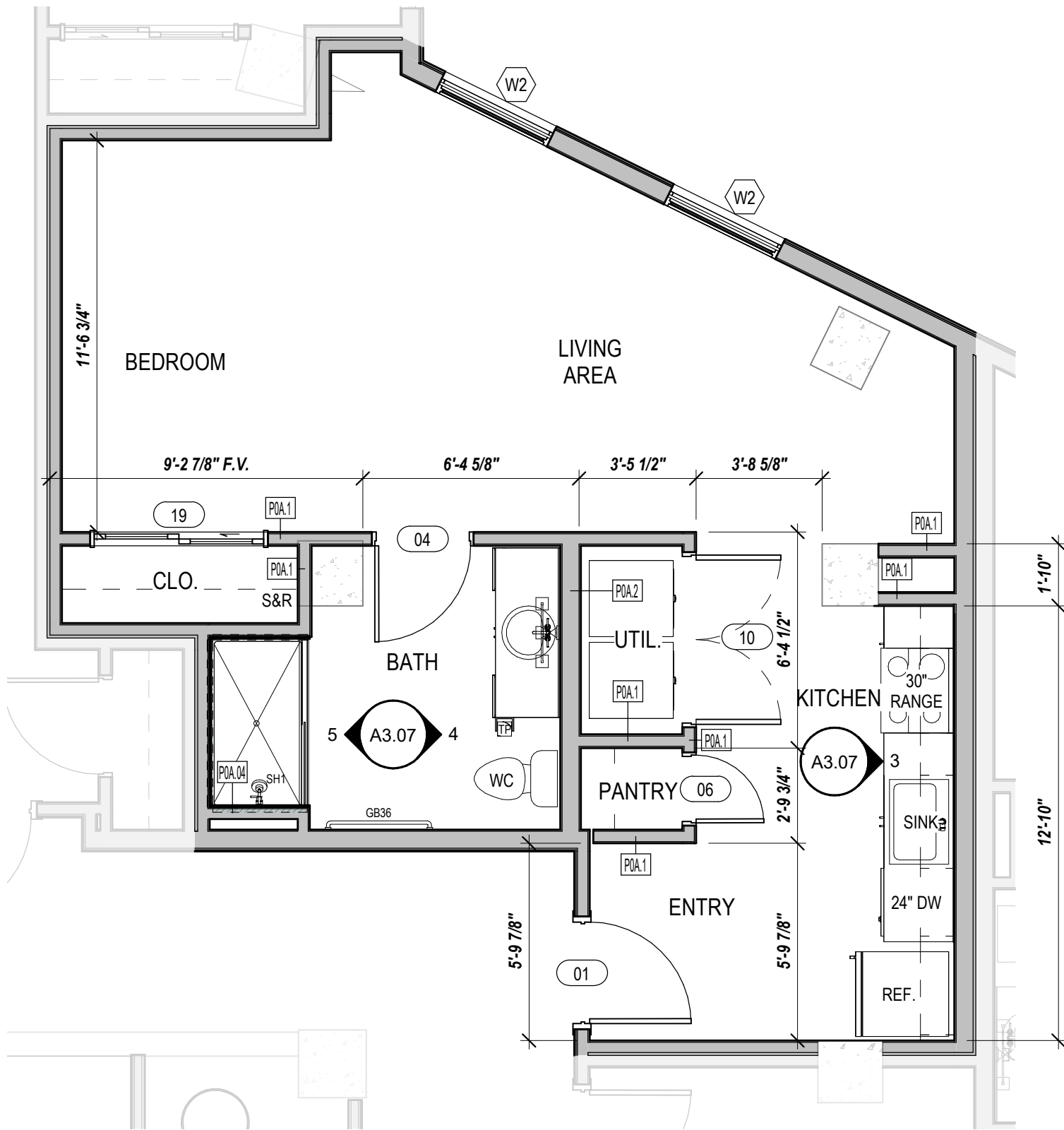
2ND - 6TH FLOOR

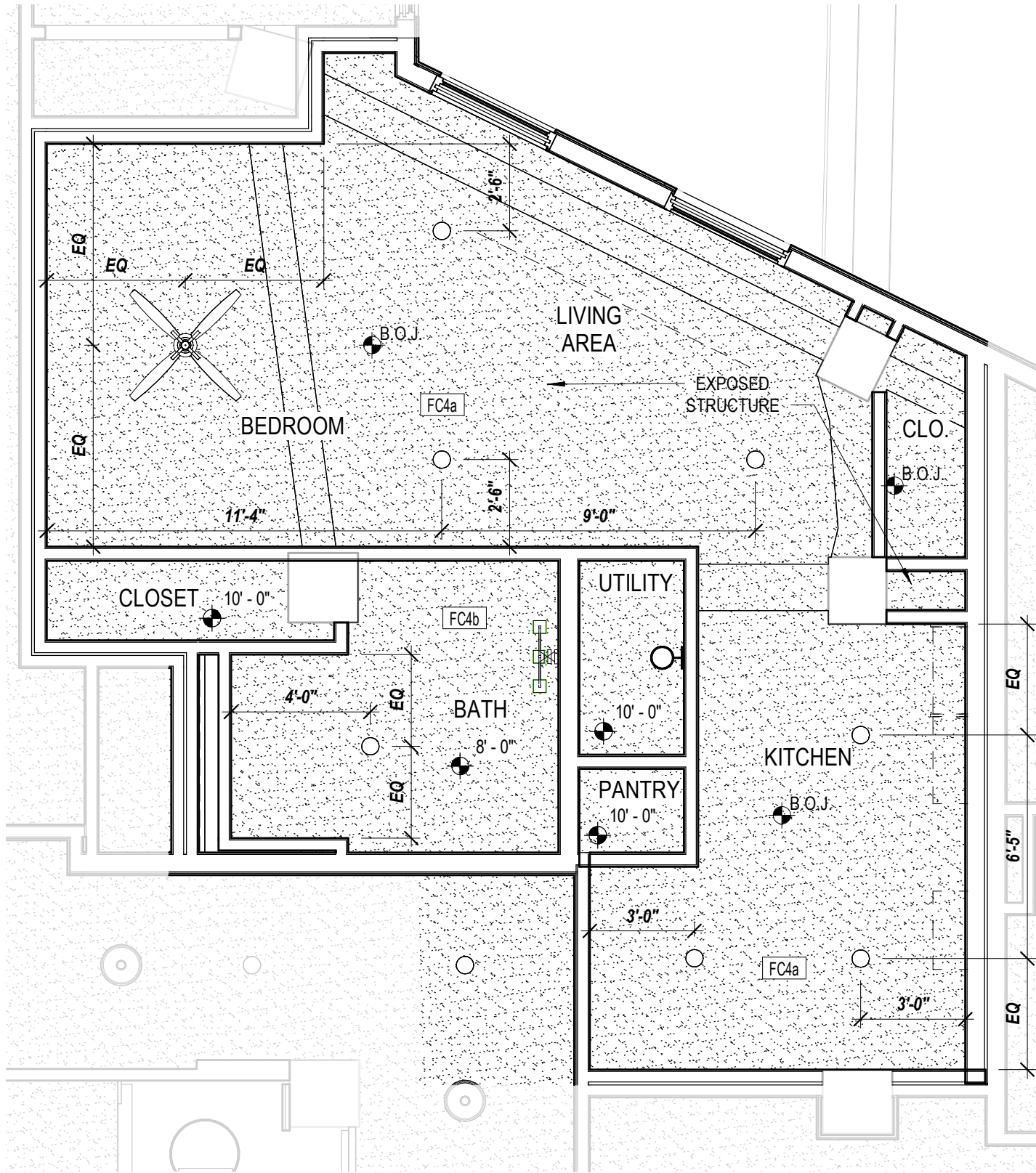
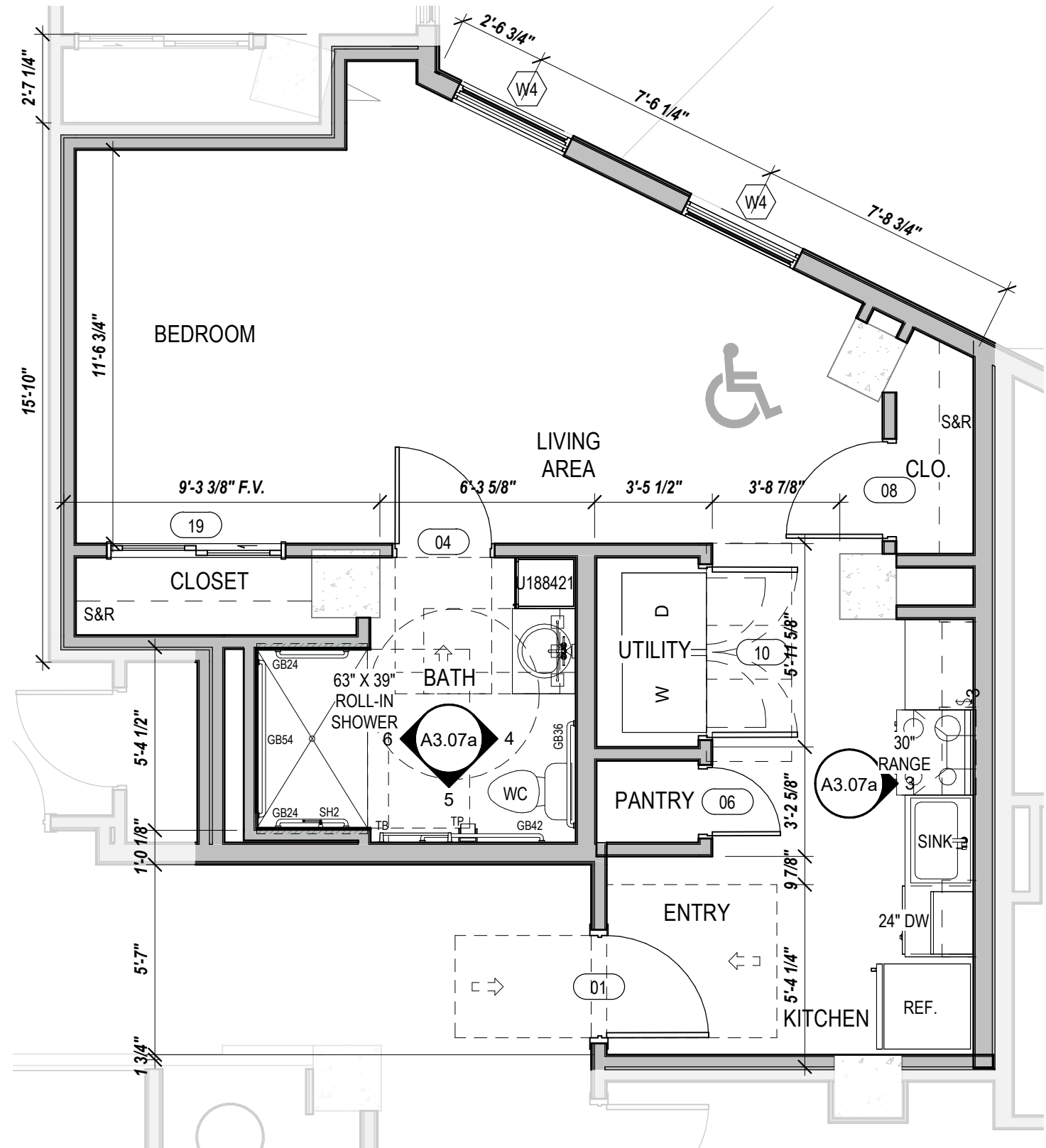
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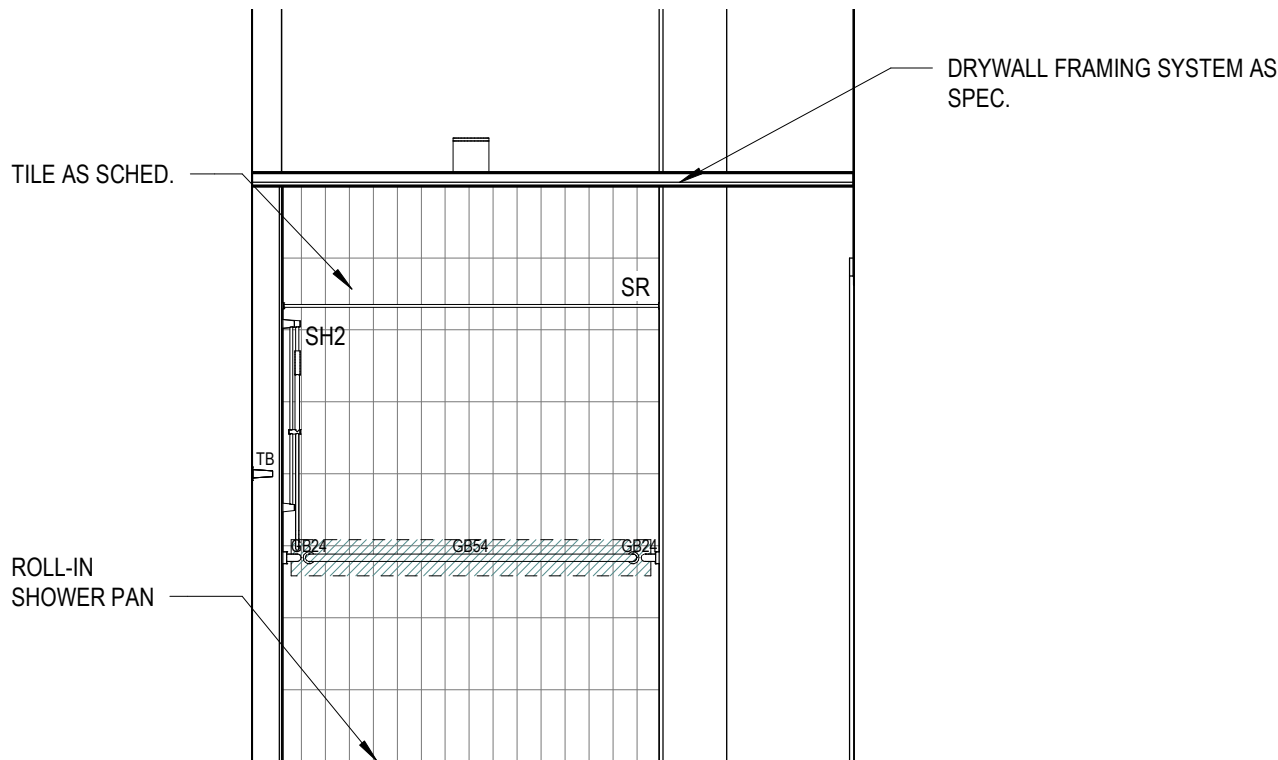
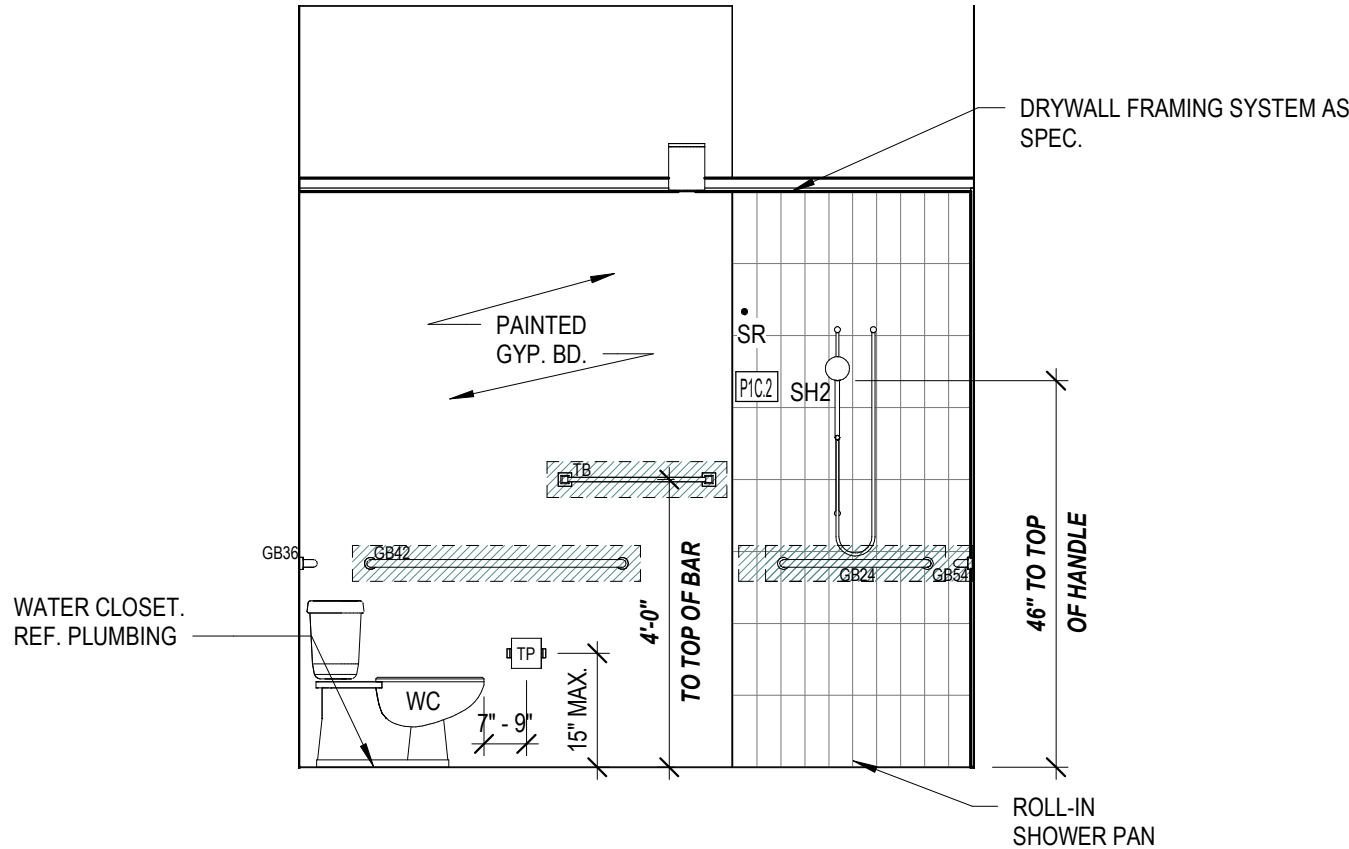
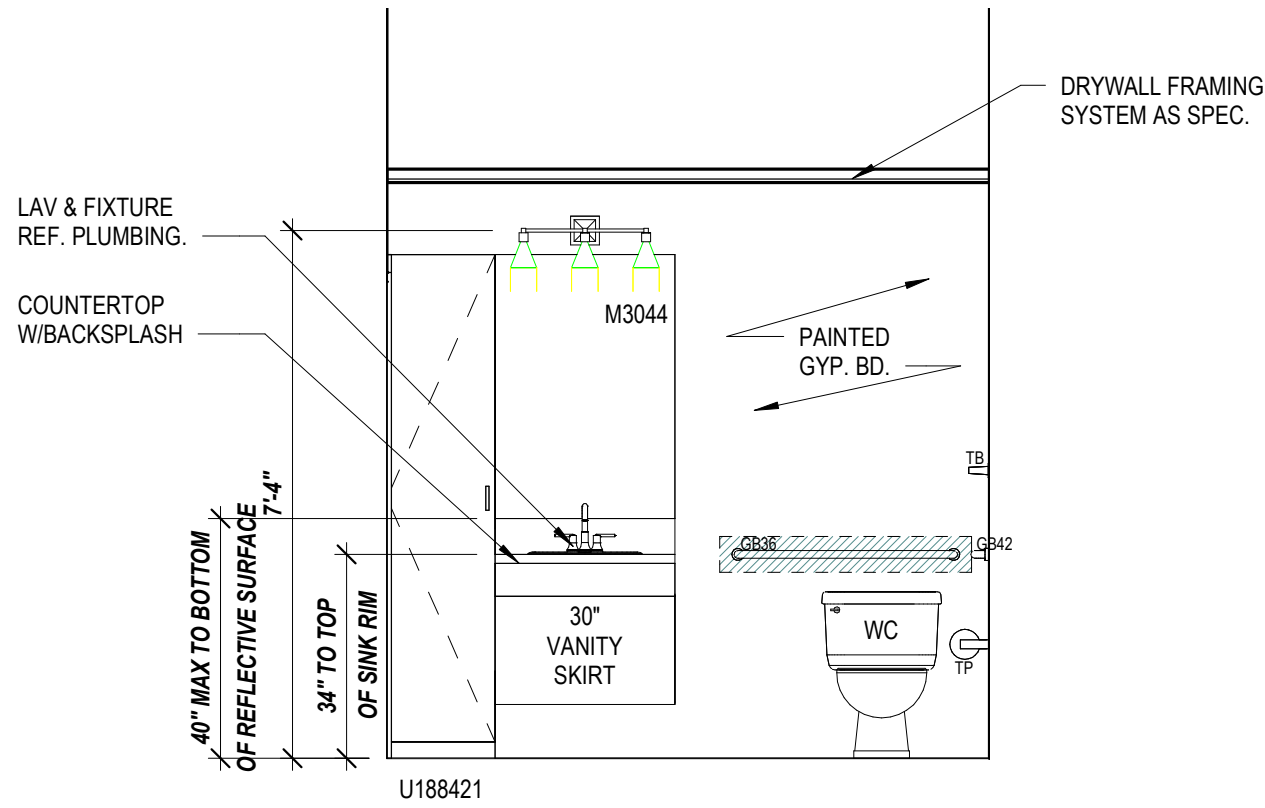
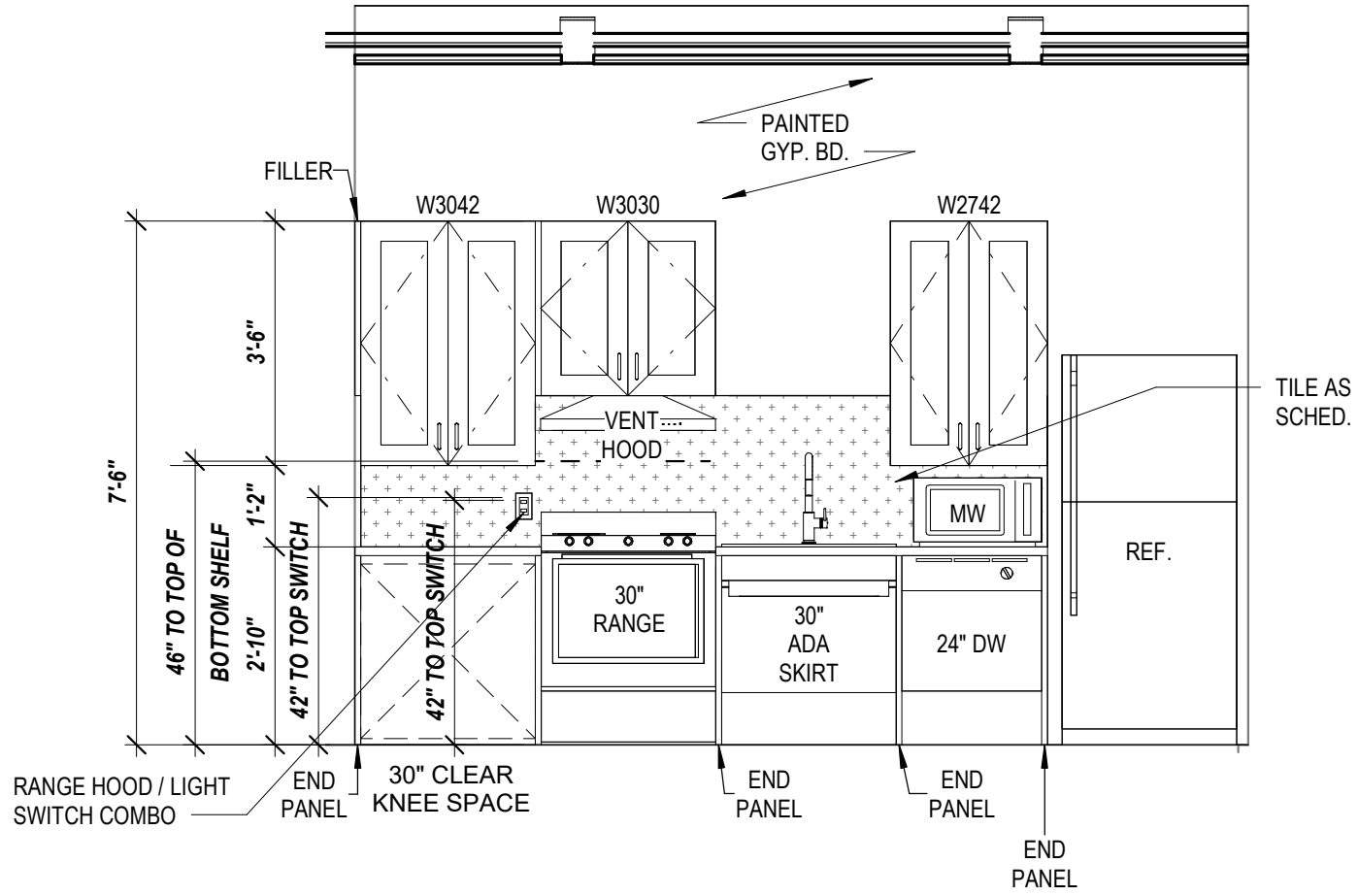


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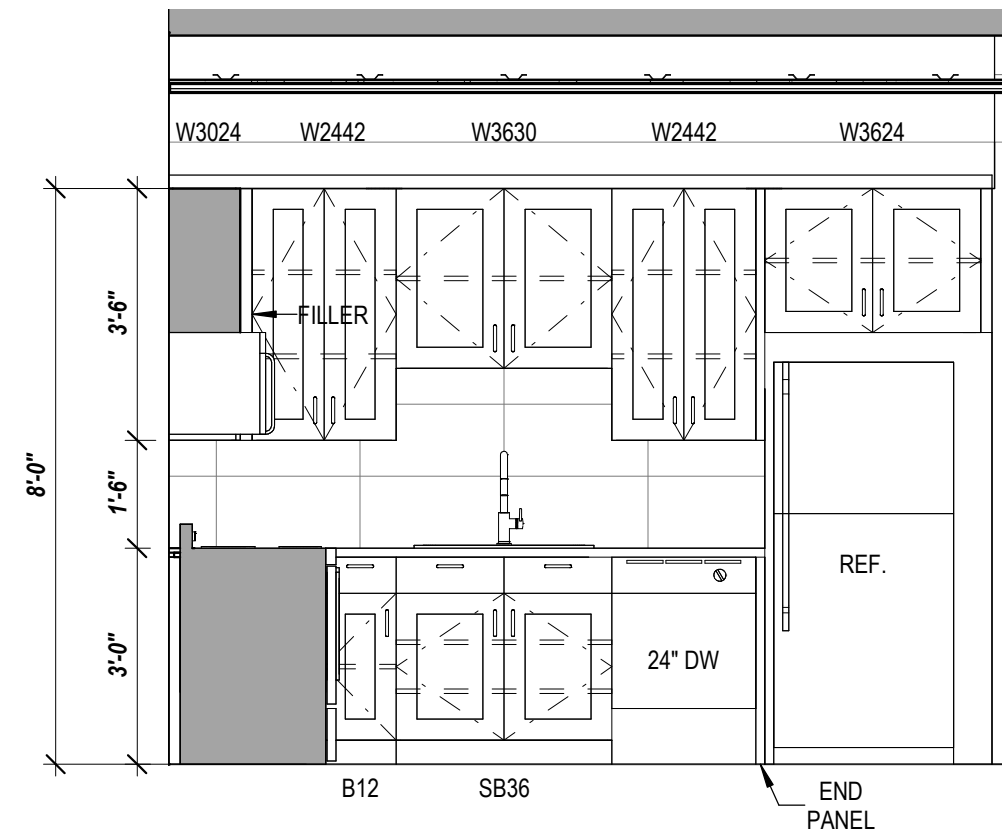
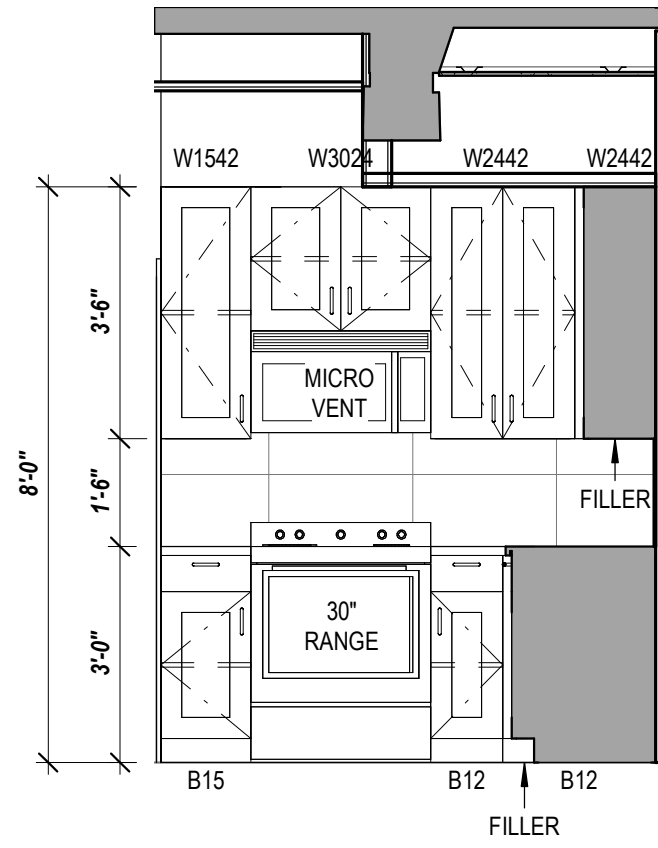
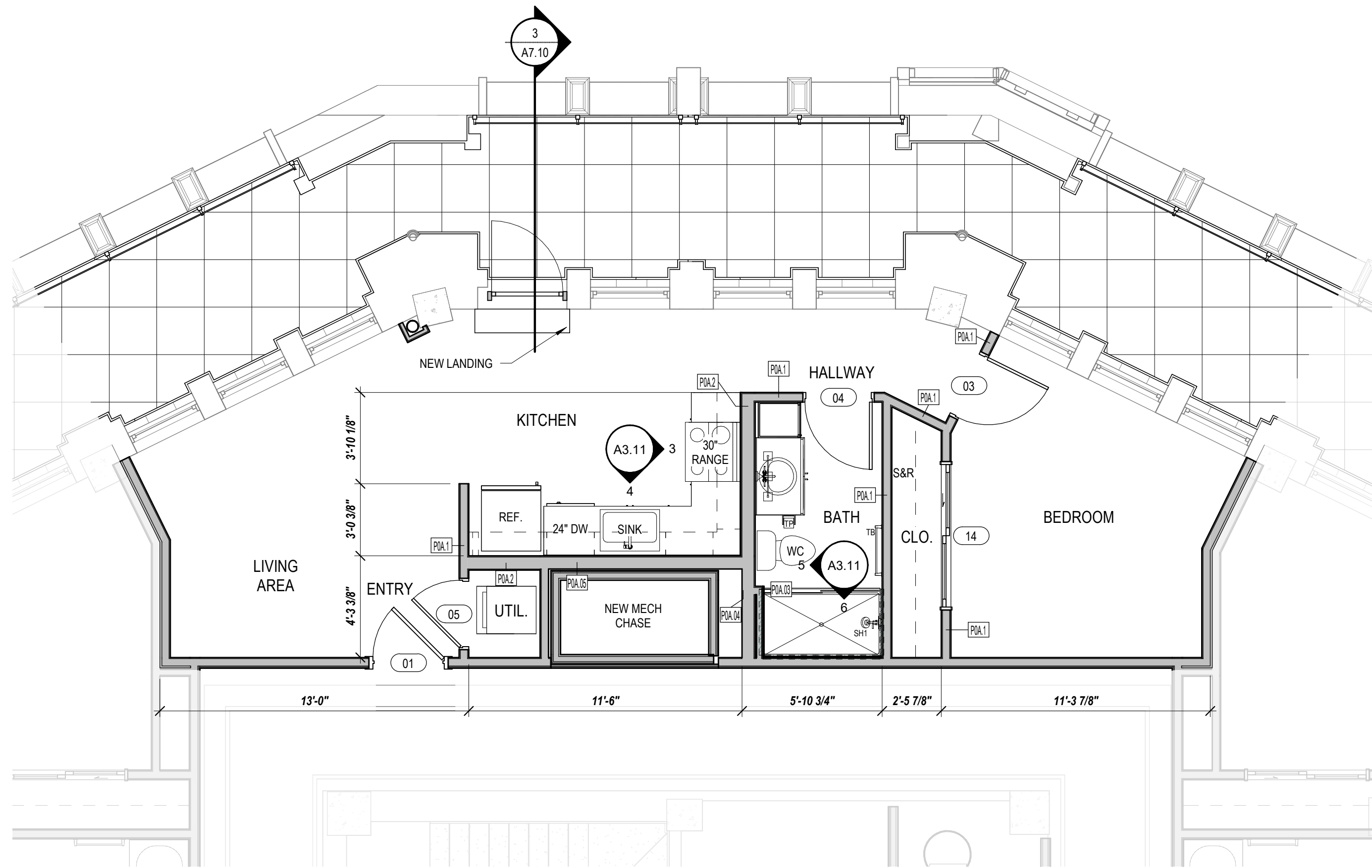
ARCHITECTS

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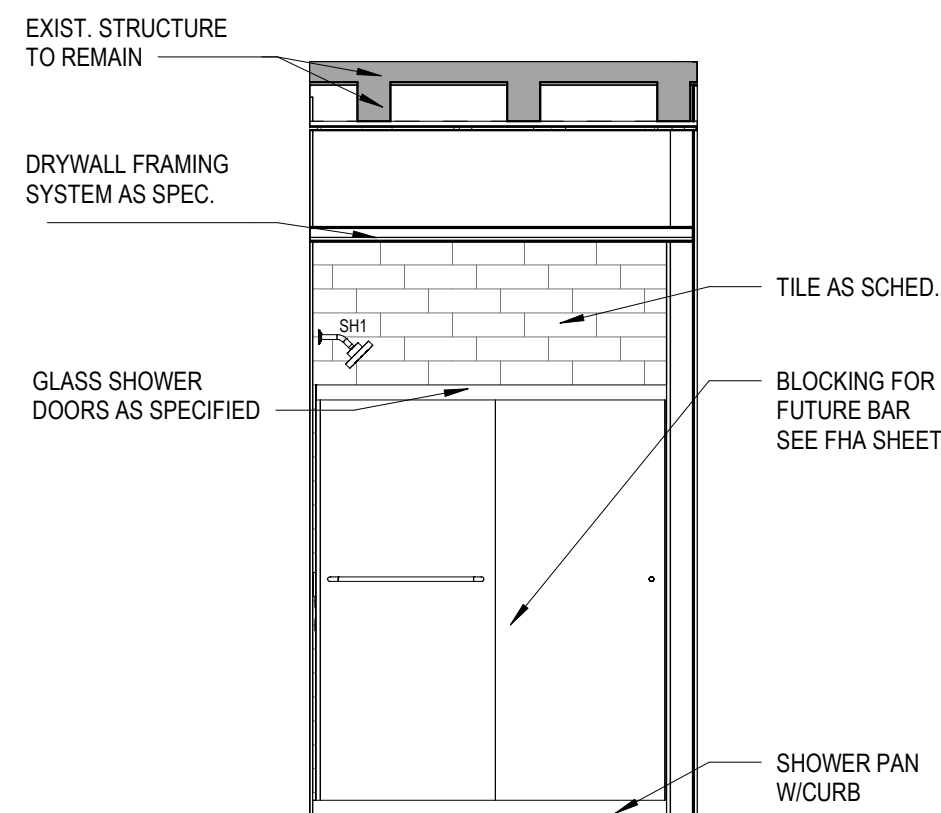
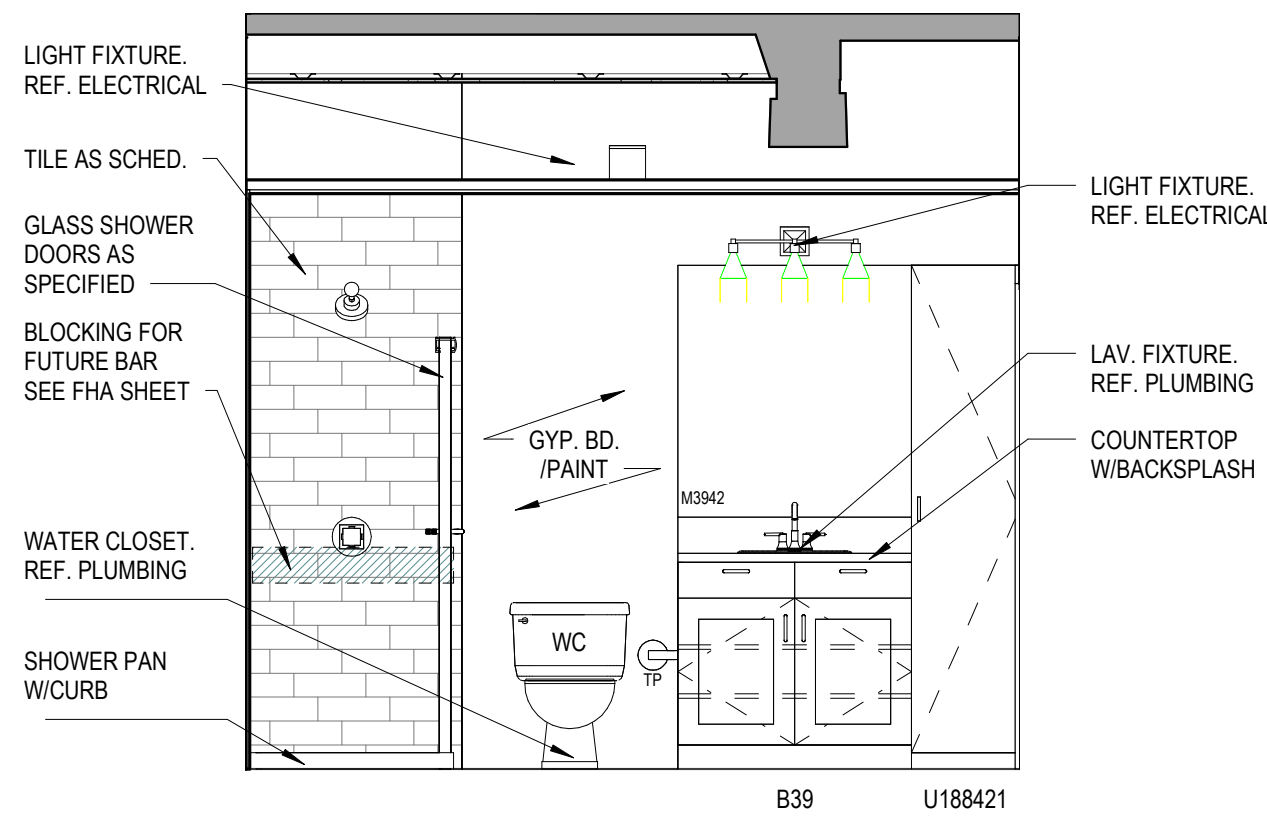
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W	WASHING MACHINE	AS SPECIFIED
D	DRYER	AS SPECIFIED
MW	MICROWAVE COUNTERTOP	ADA UNITS ONLY
MWH	MICROWAVE / HOOD	AS SPECIFIED
UFAS HOOD	RANGE HOOD	ADA UNITS ONLY
SR	SHOWER ROD W/ FLANGES	MOUNT AT 78" A.F.F.
SH1	SHOWER HEAD	MOUNTED AT 80" A.F.F.
SH2	HAND HELD SHOWER HEAD	MOUNTED PER ADA HEIGHT
TP	TOILET PAPER DISPENSER	17"-19" A.F.F. (17"-9" CENTERED FROM FACE OF WC)
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M#	MIRROR (# = W) X 42"H	EX. M36 = MIRROR 36"W X 42"H
FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE

NEW PLAN / RCP LEGEND

- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
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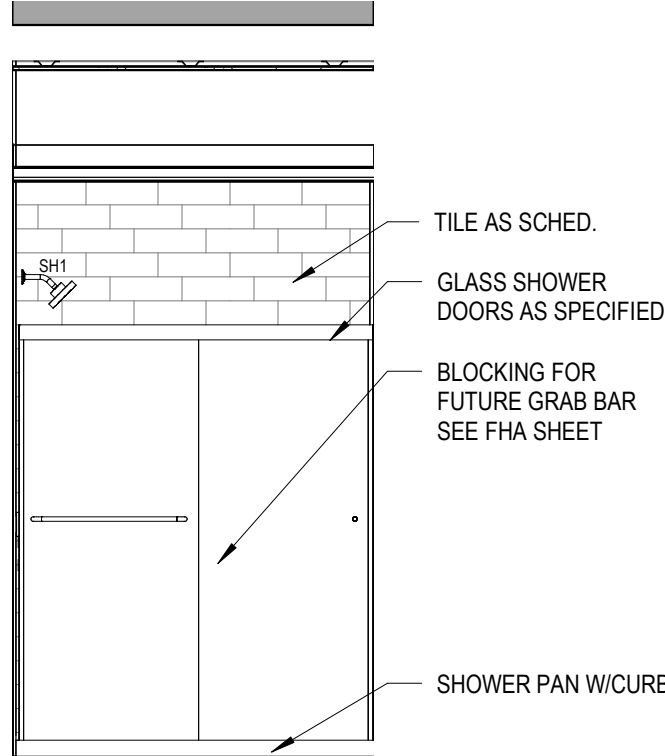
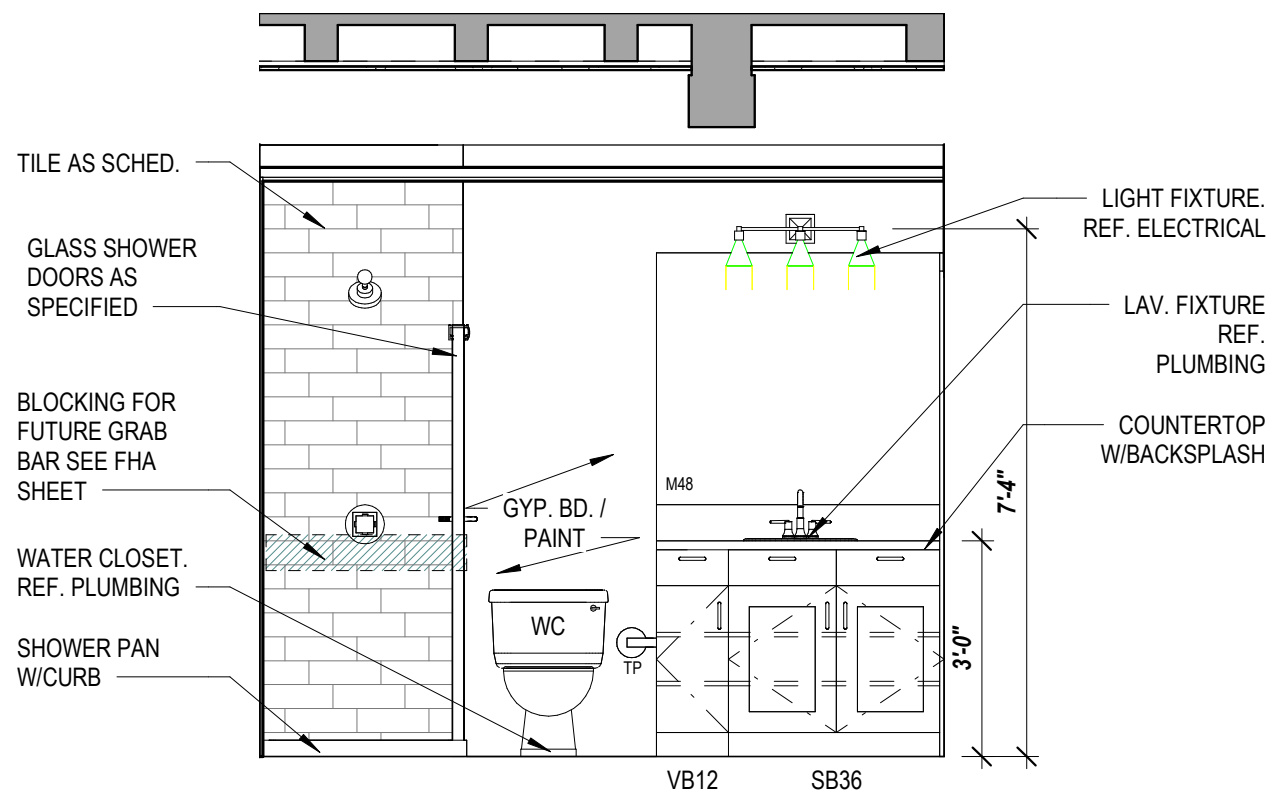
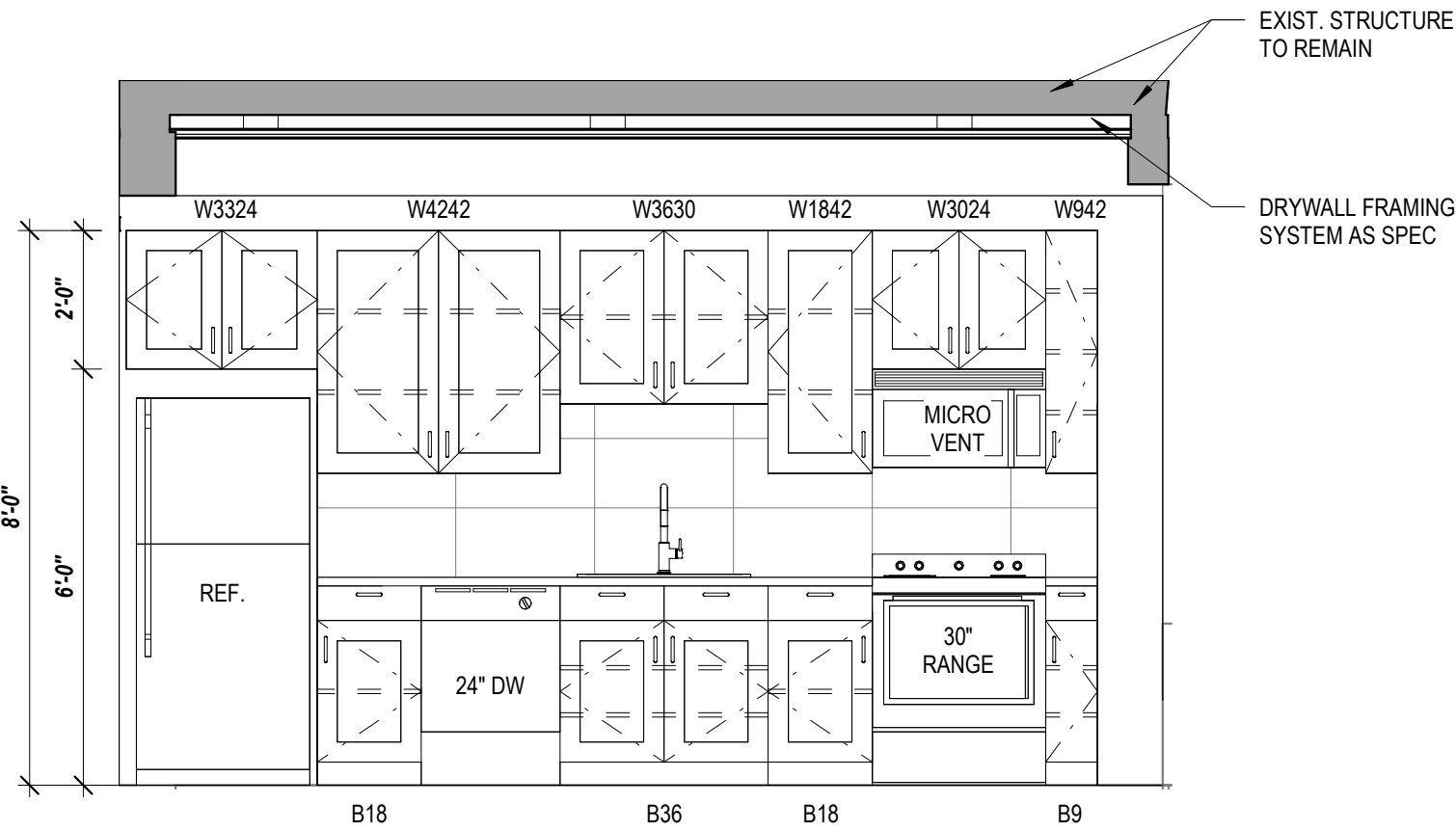
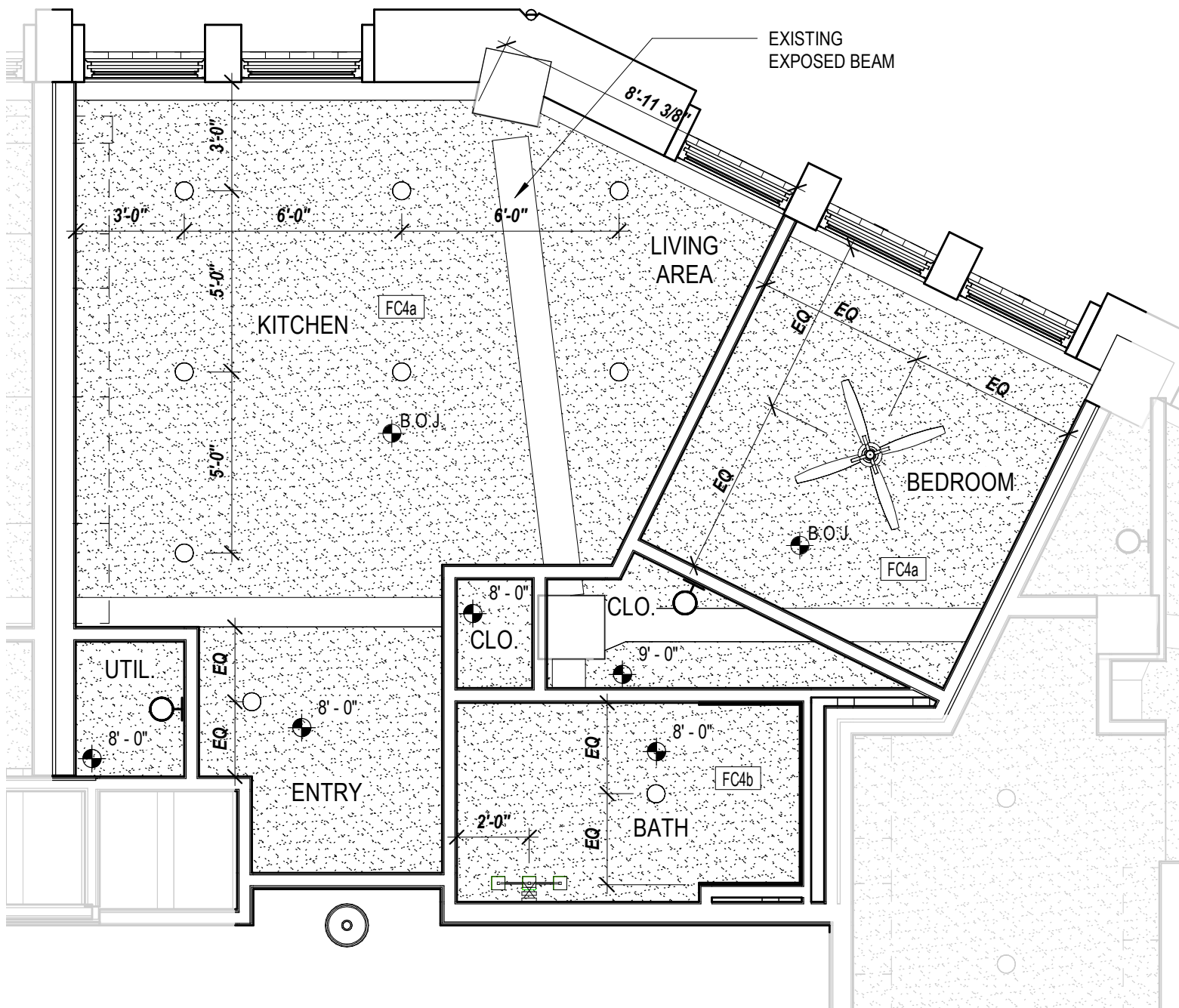
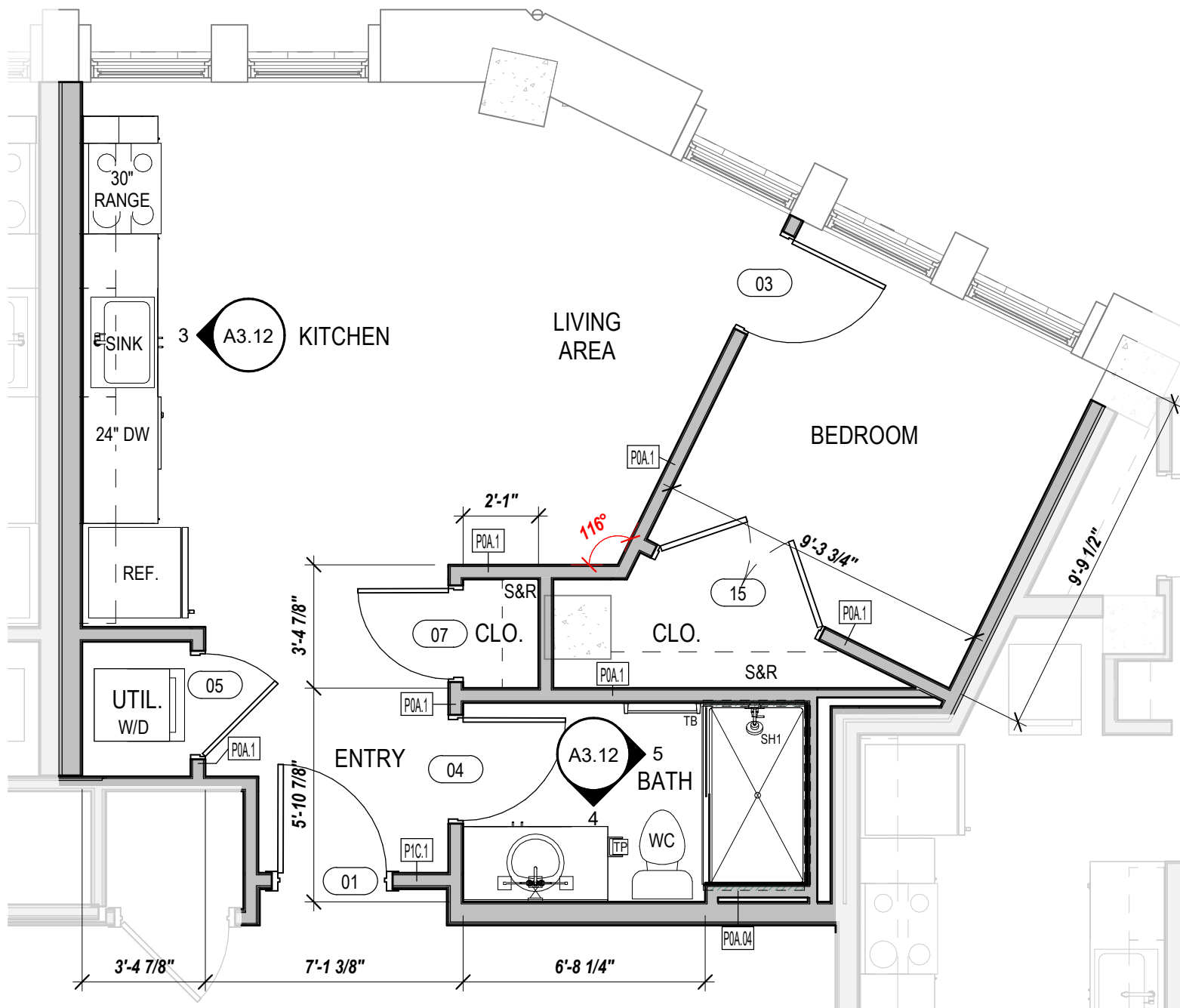
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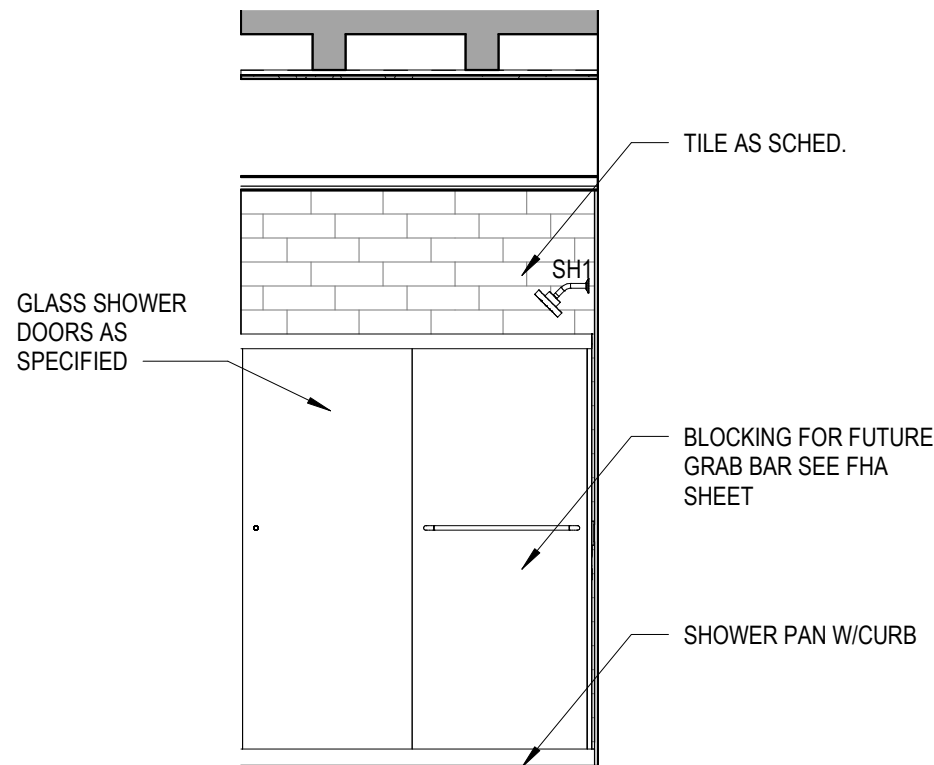
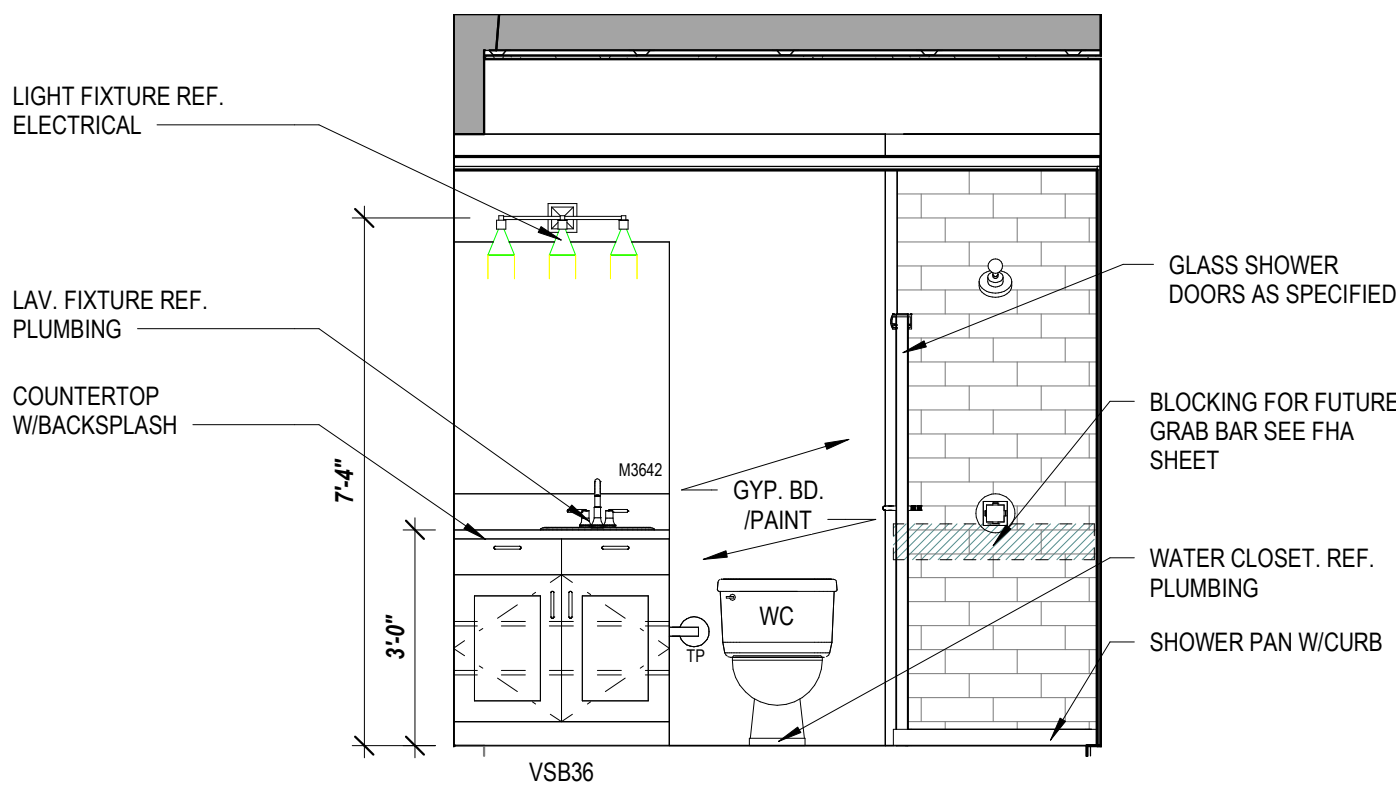
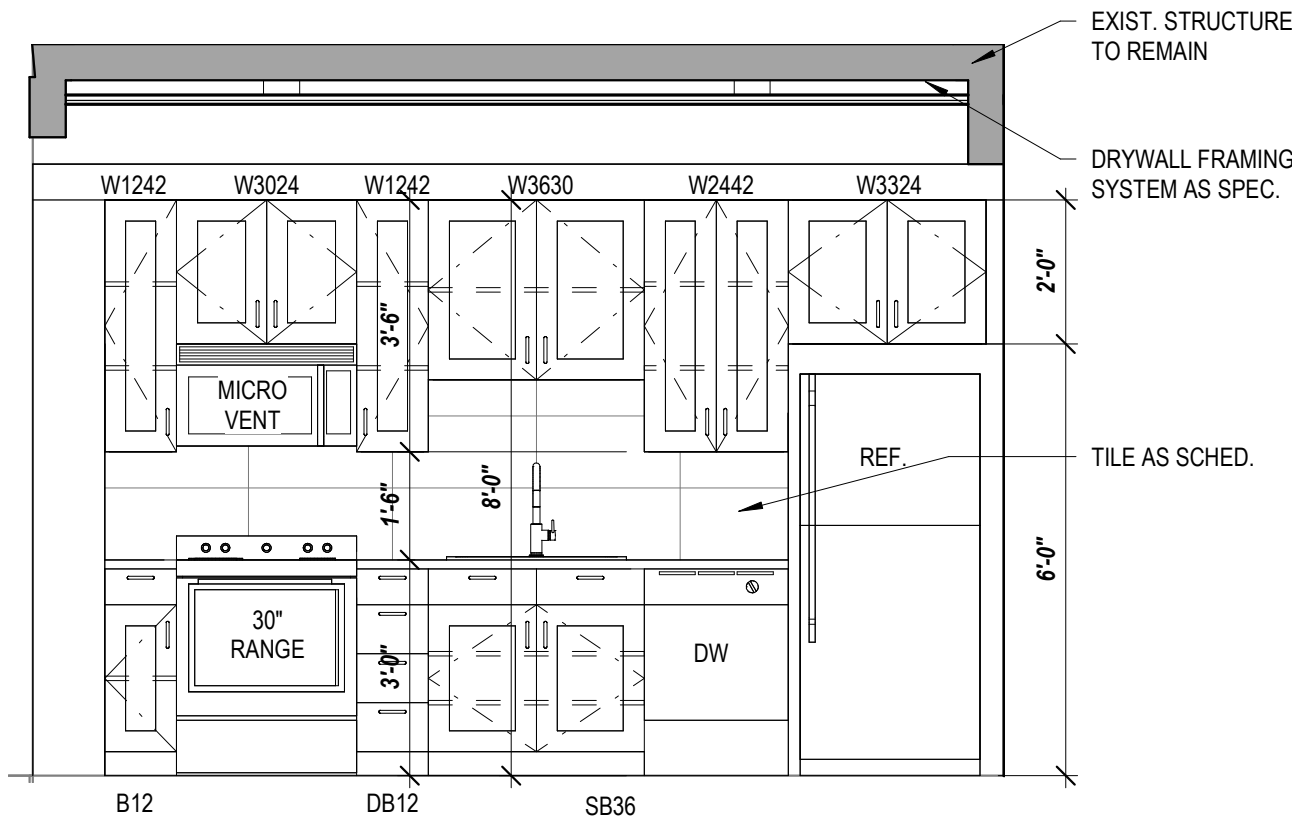
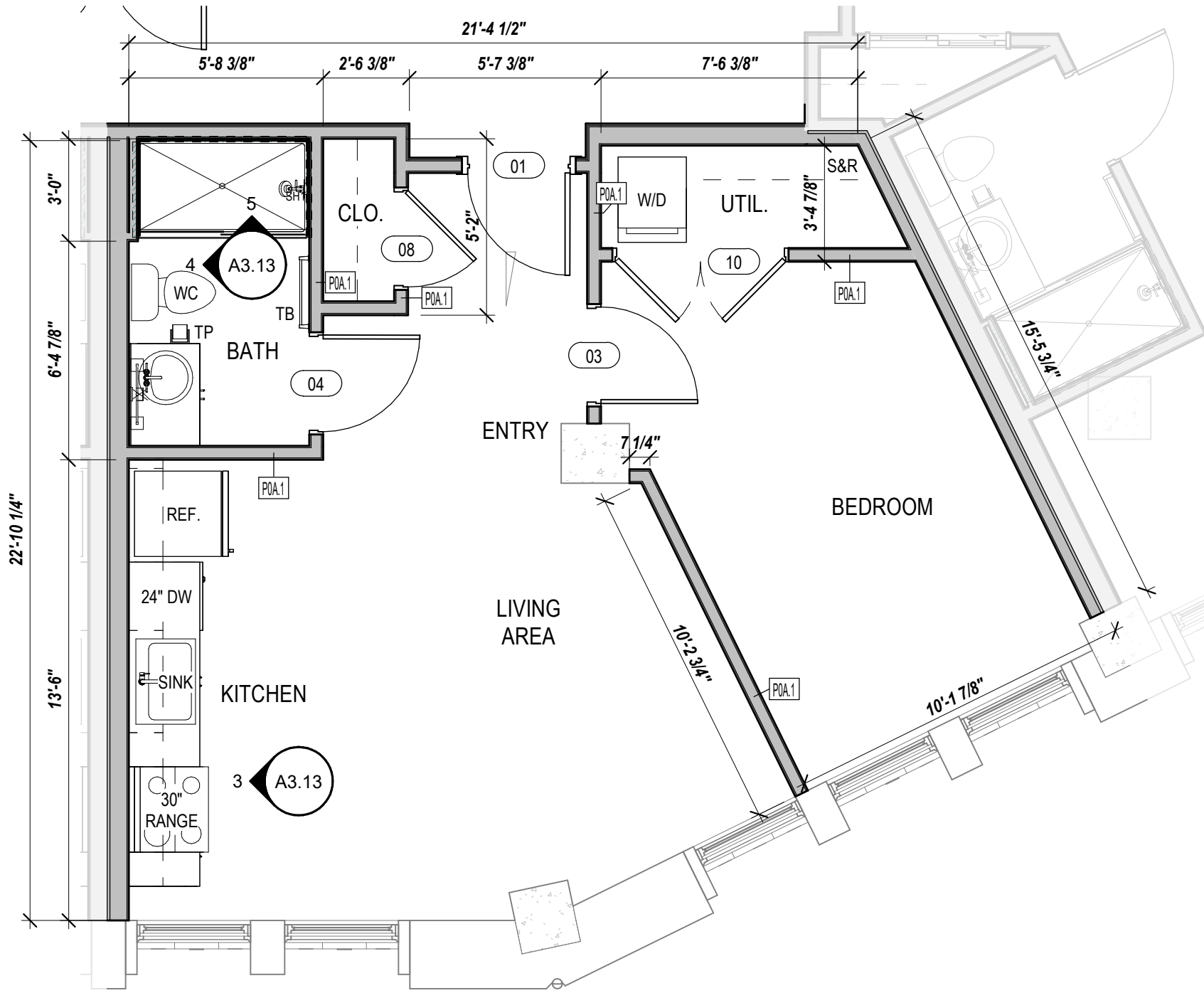
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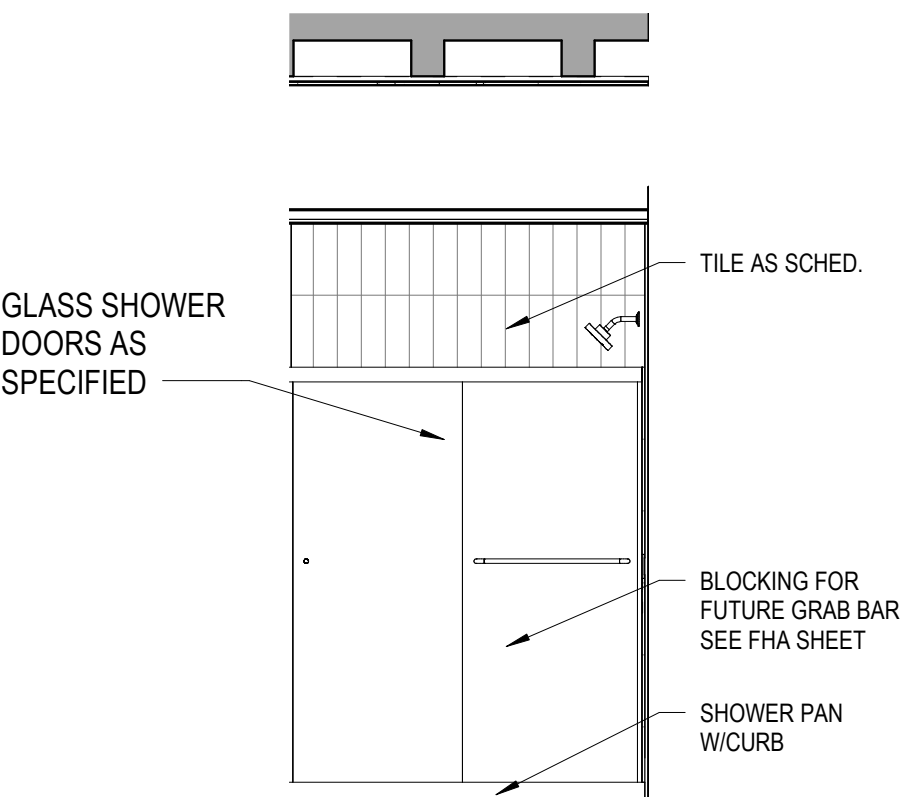
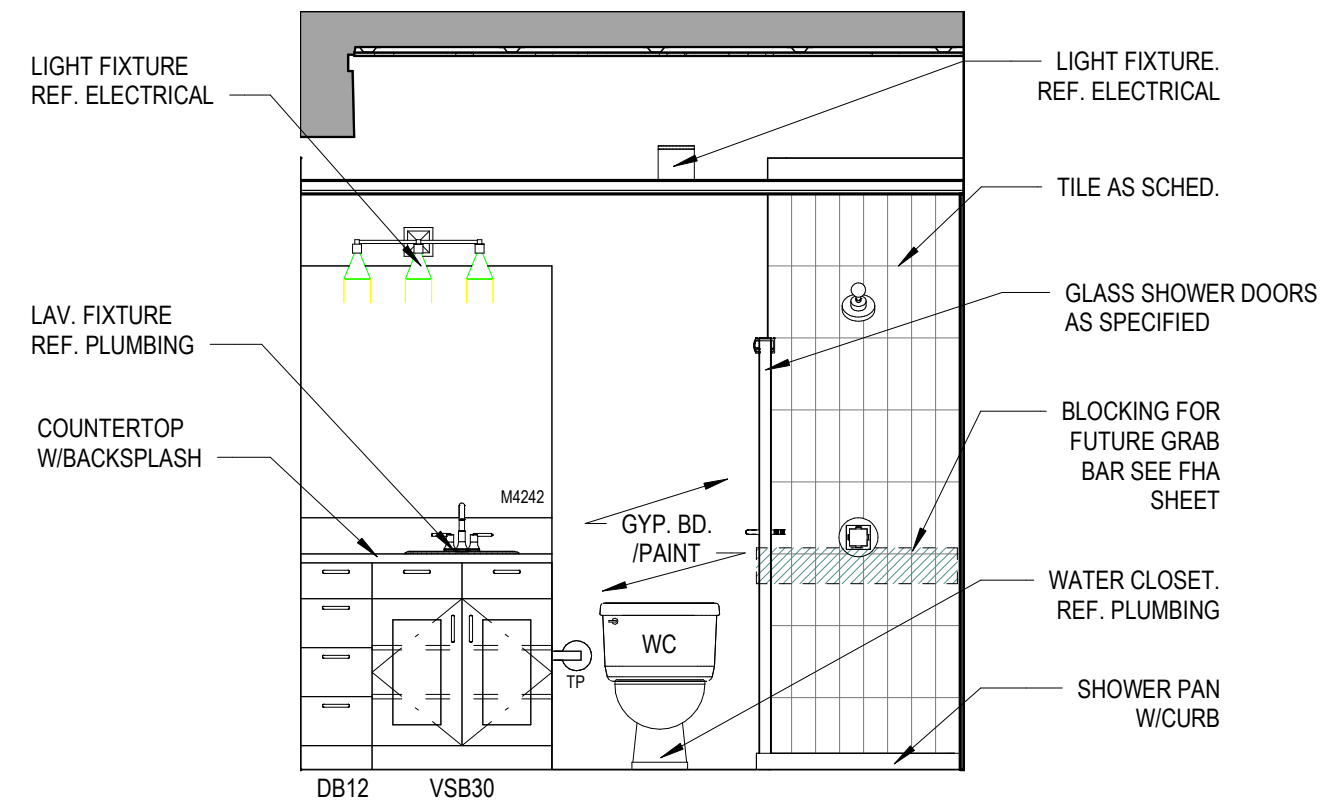
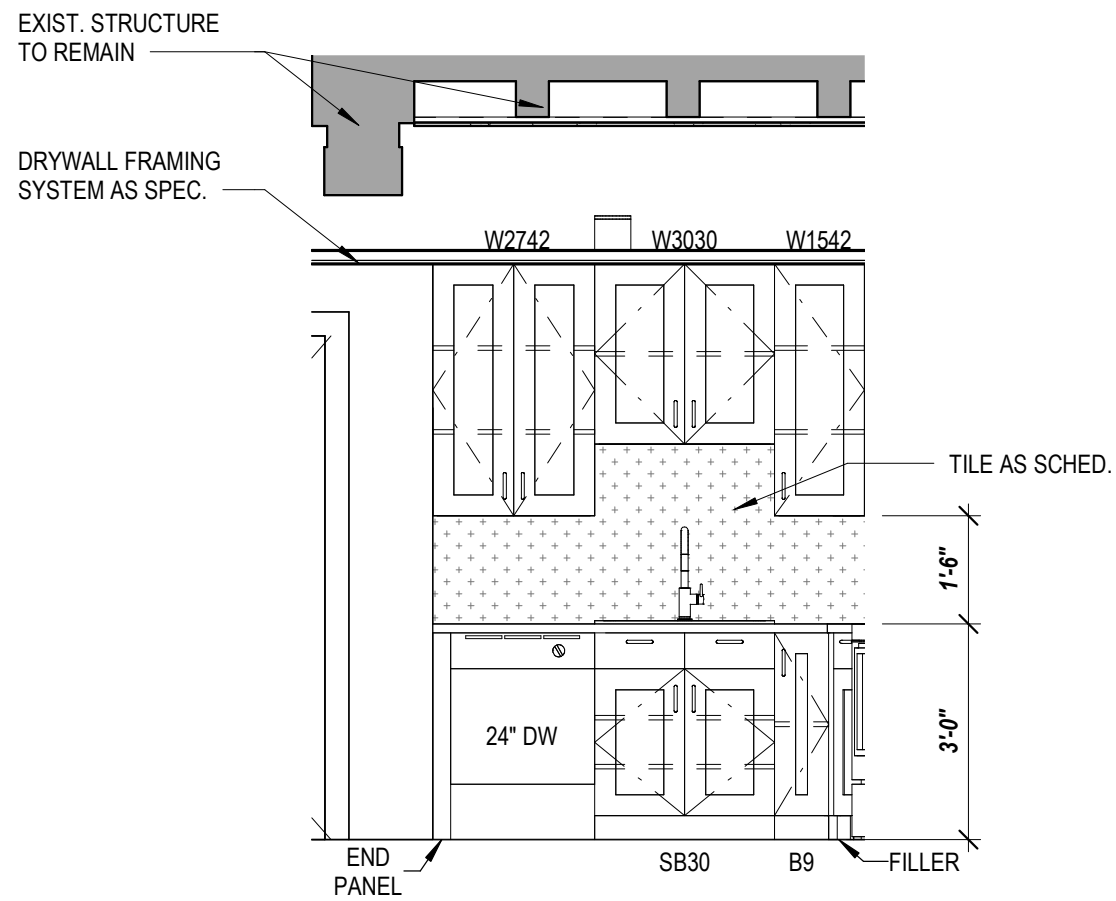
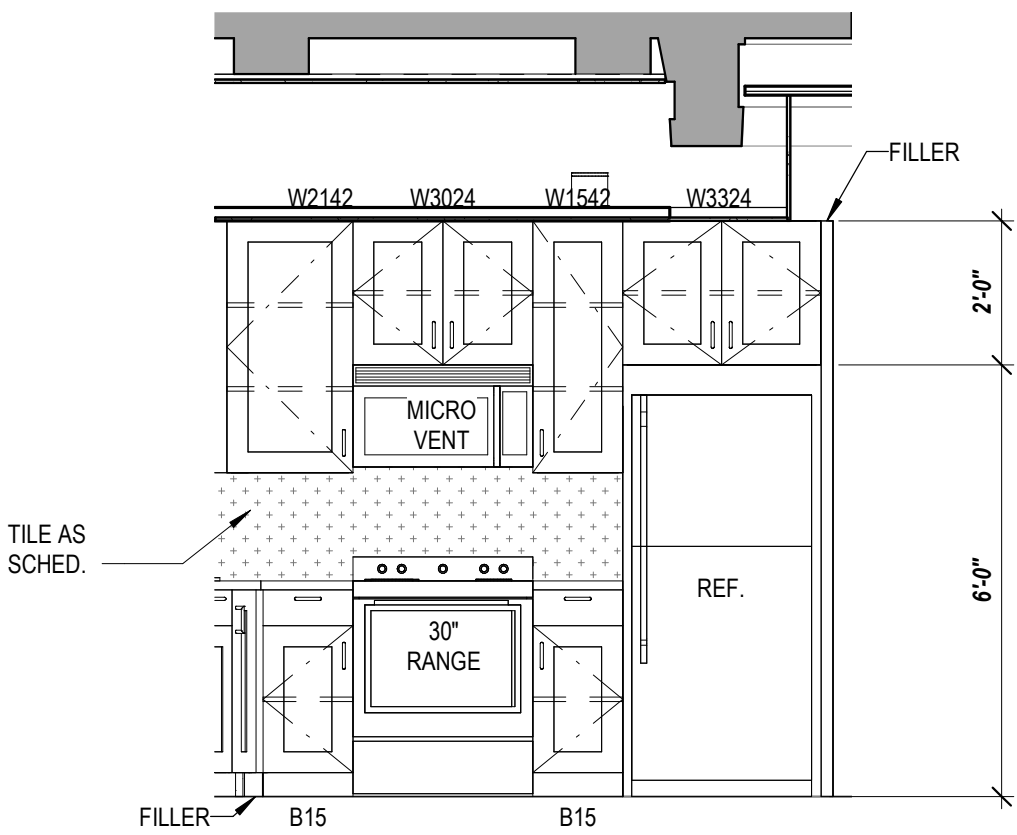
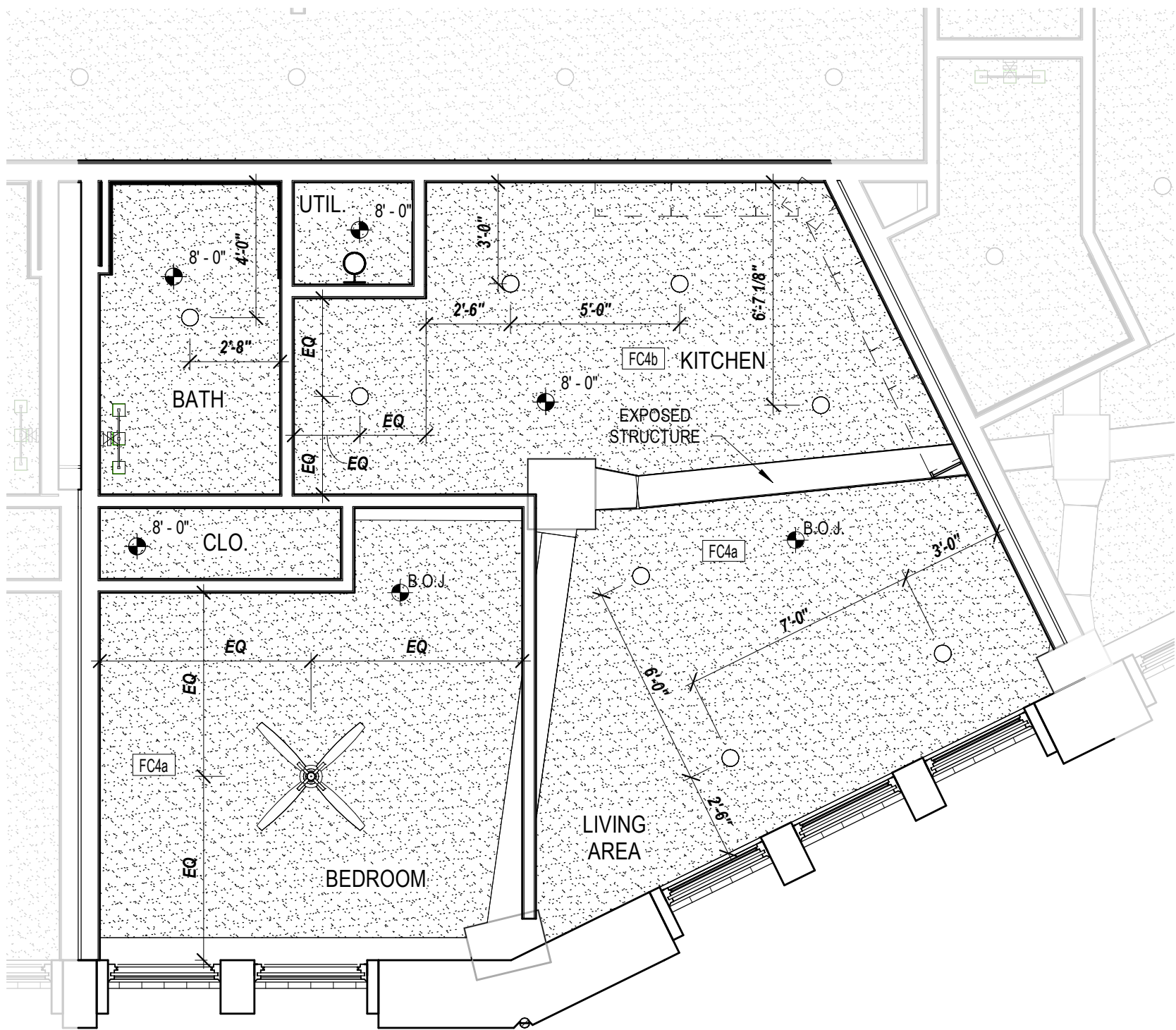
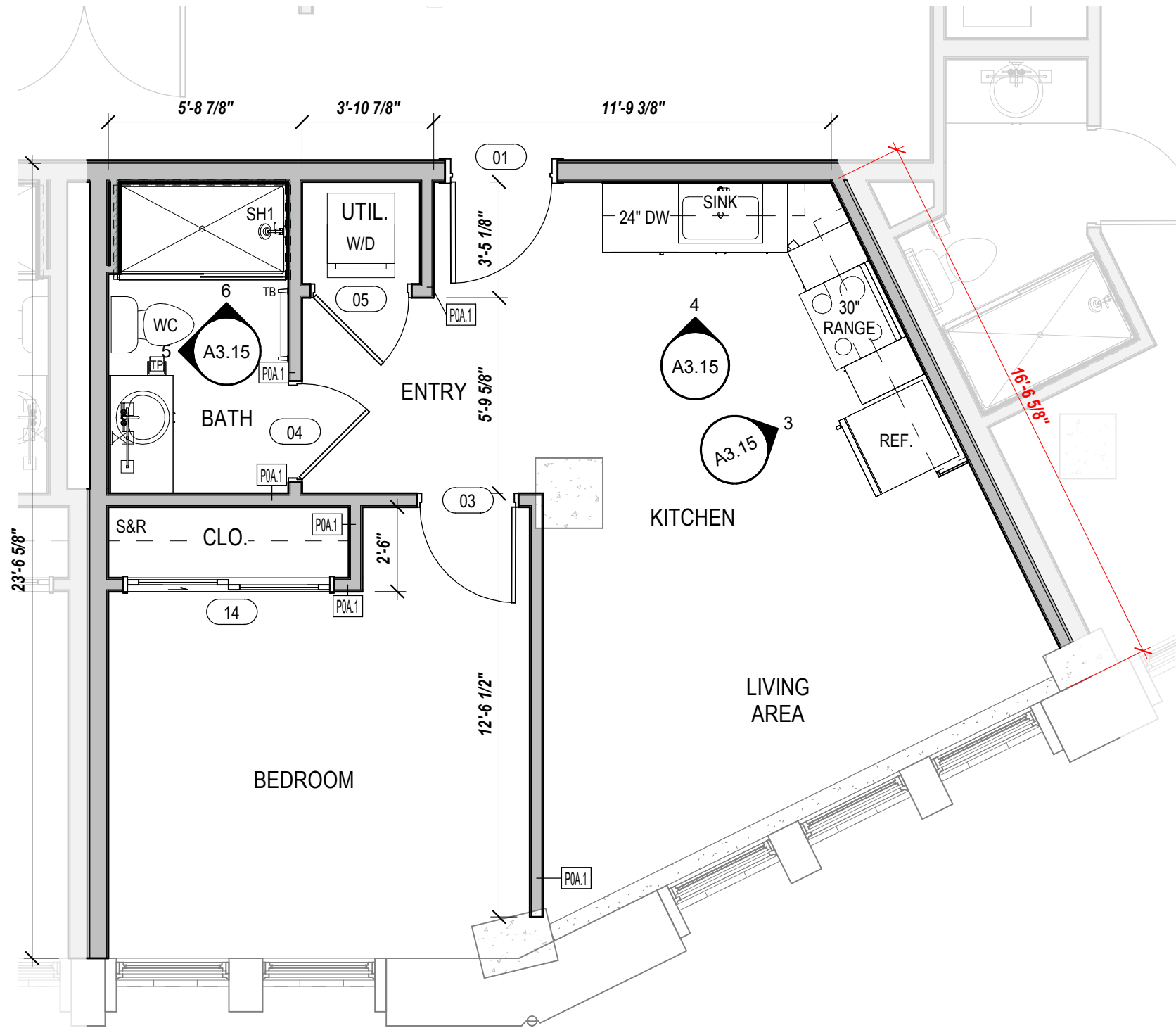
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2ND - 6TH FLOOR

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*NOTE:

- 2ND FLOOR - EXPOSED - FC3
3RD FLOOR - B.O.J. - FC4a / FC4b
4TH FLOOR - B.O.J. - FC4a / FC4b
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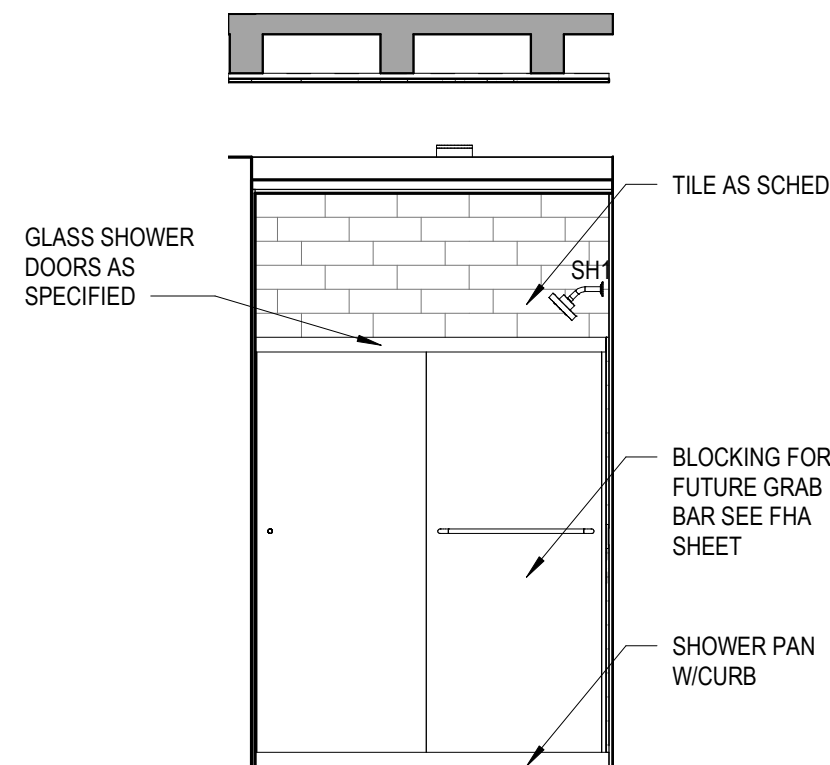
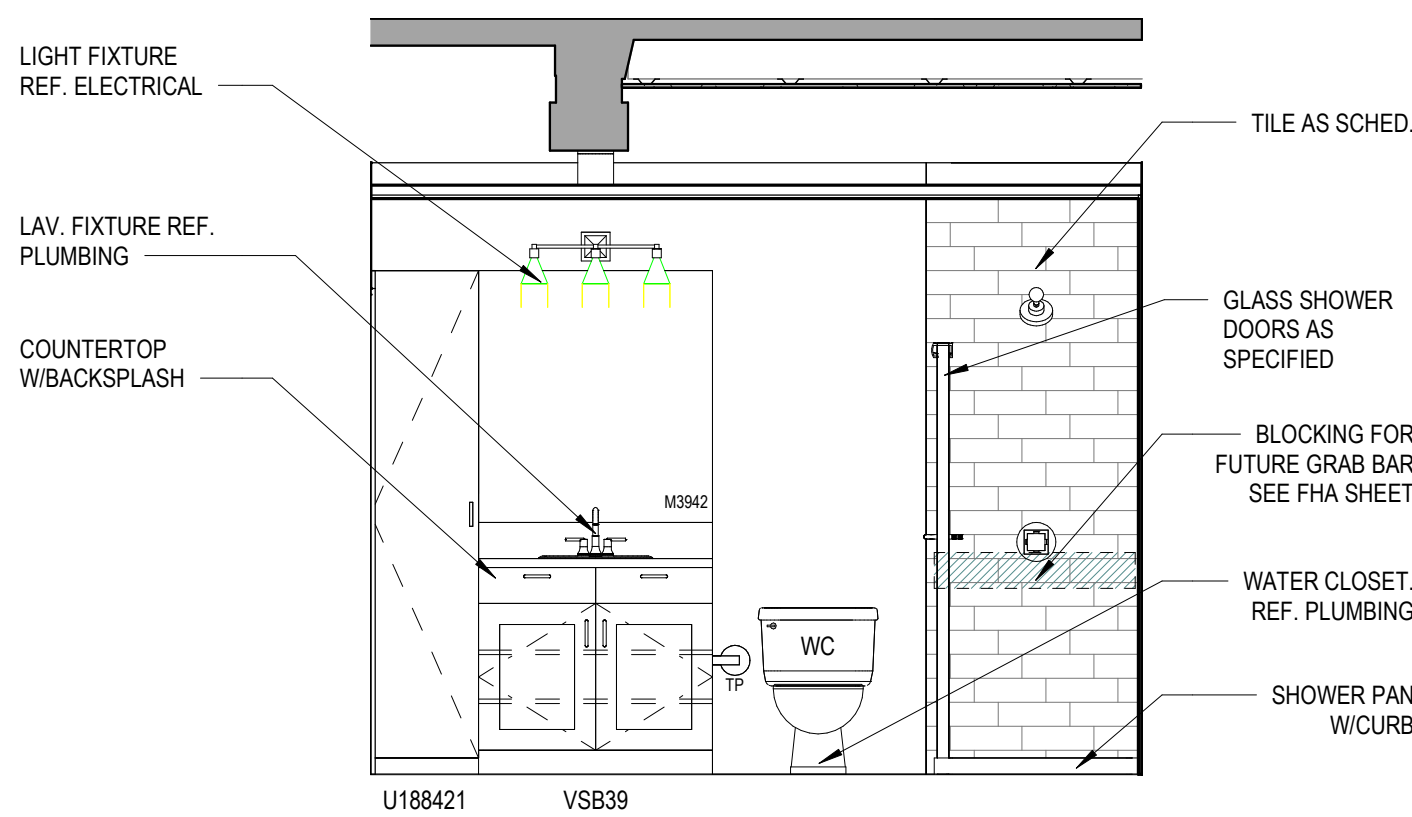
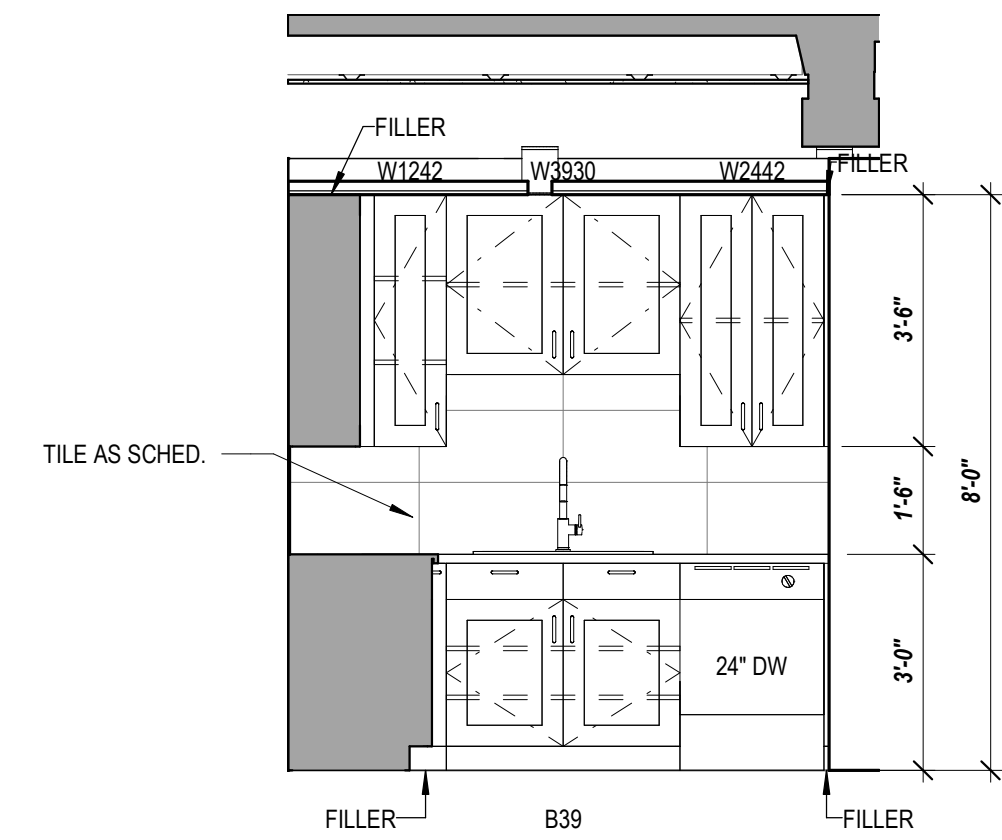
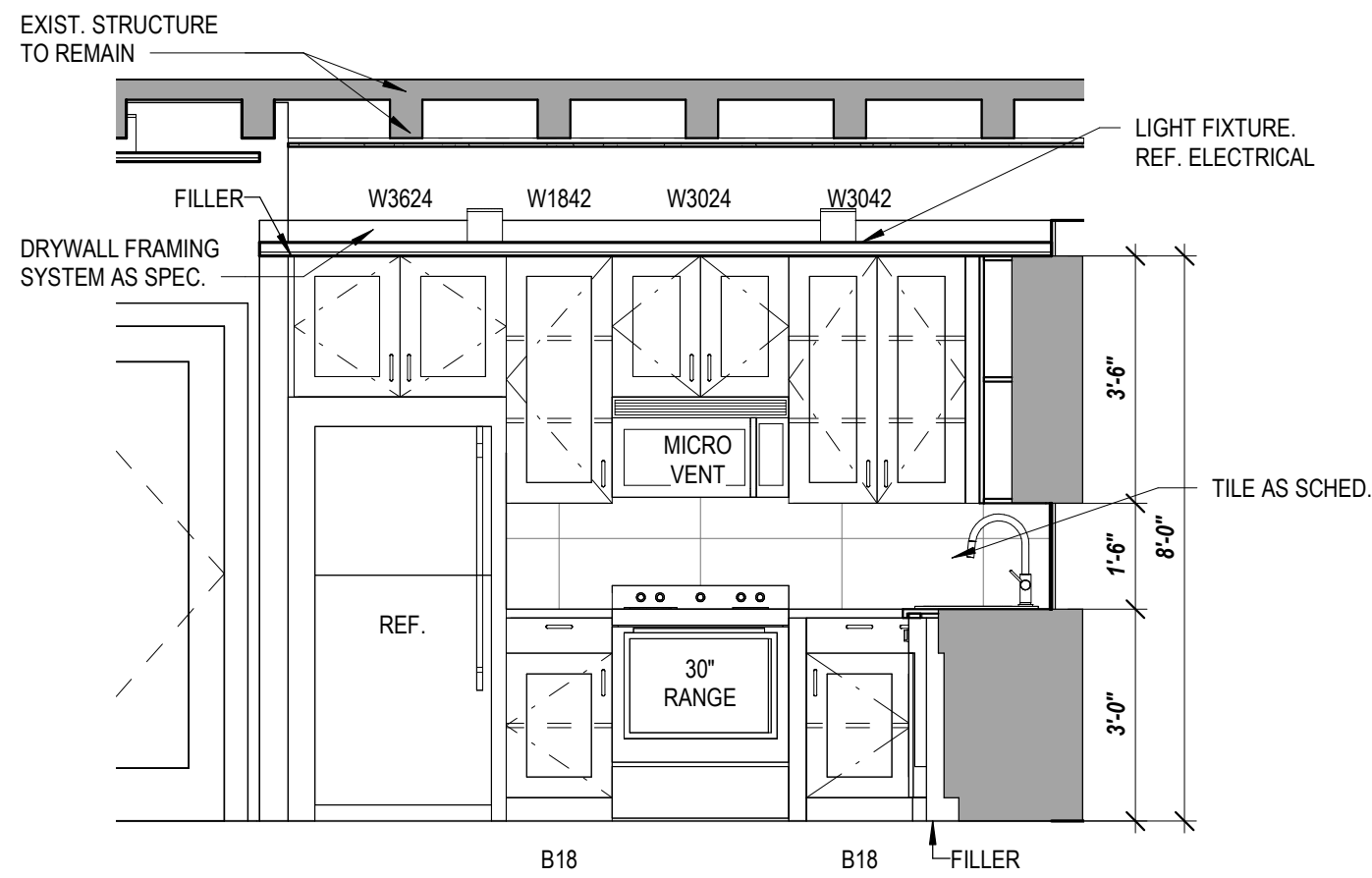
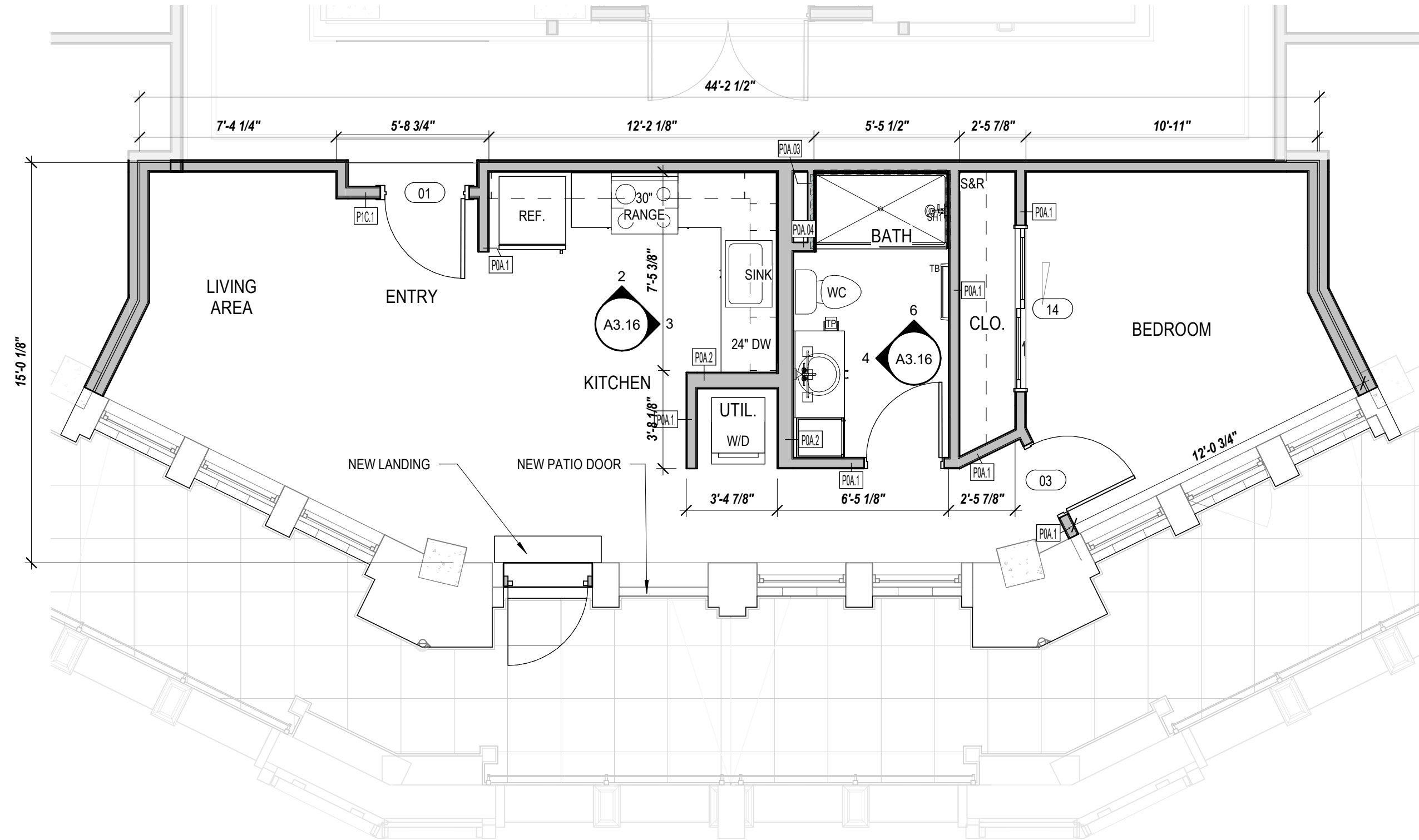
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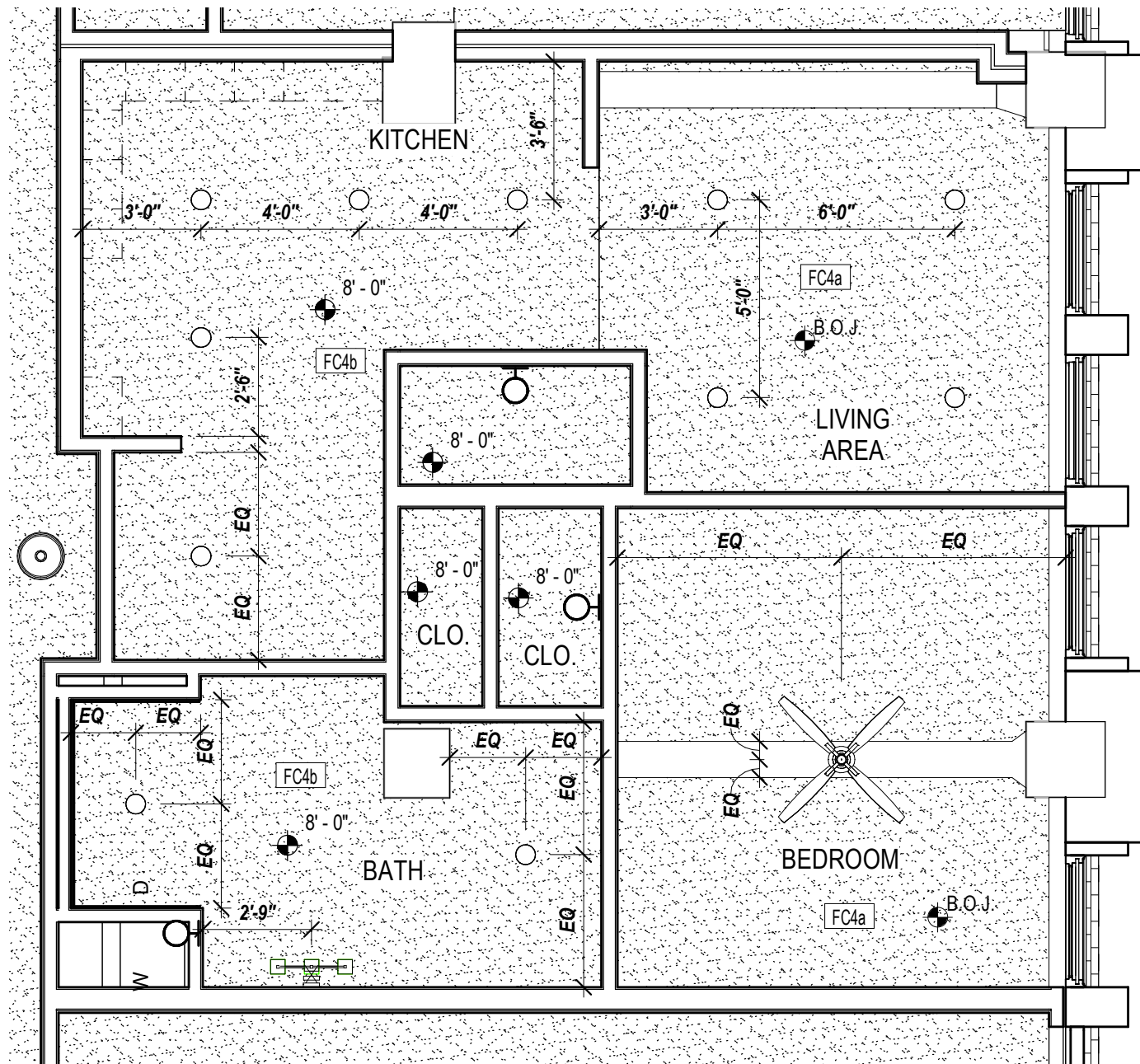
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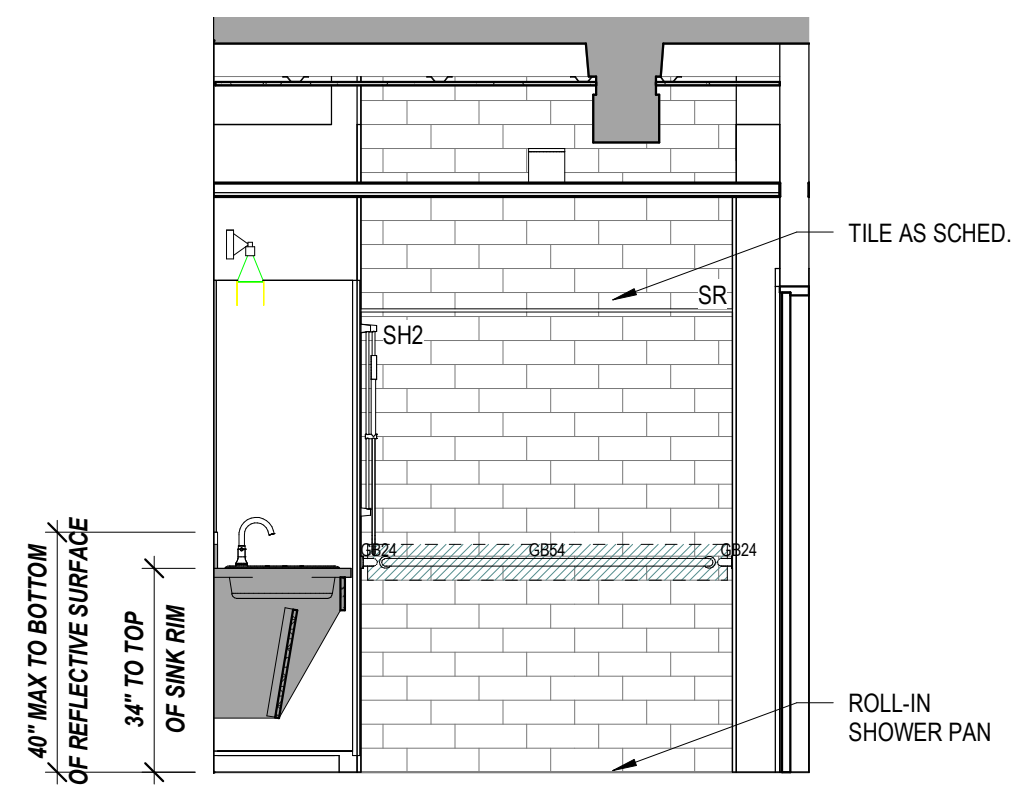
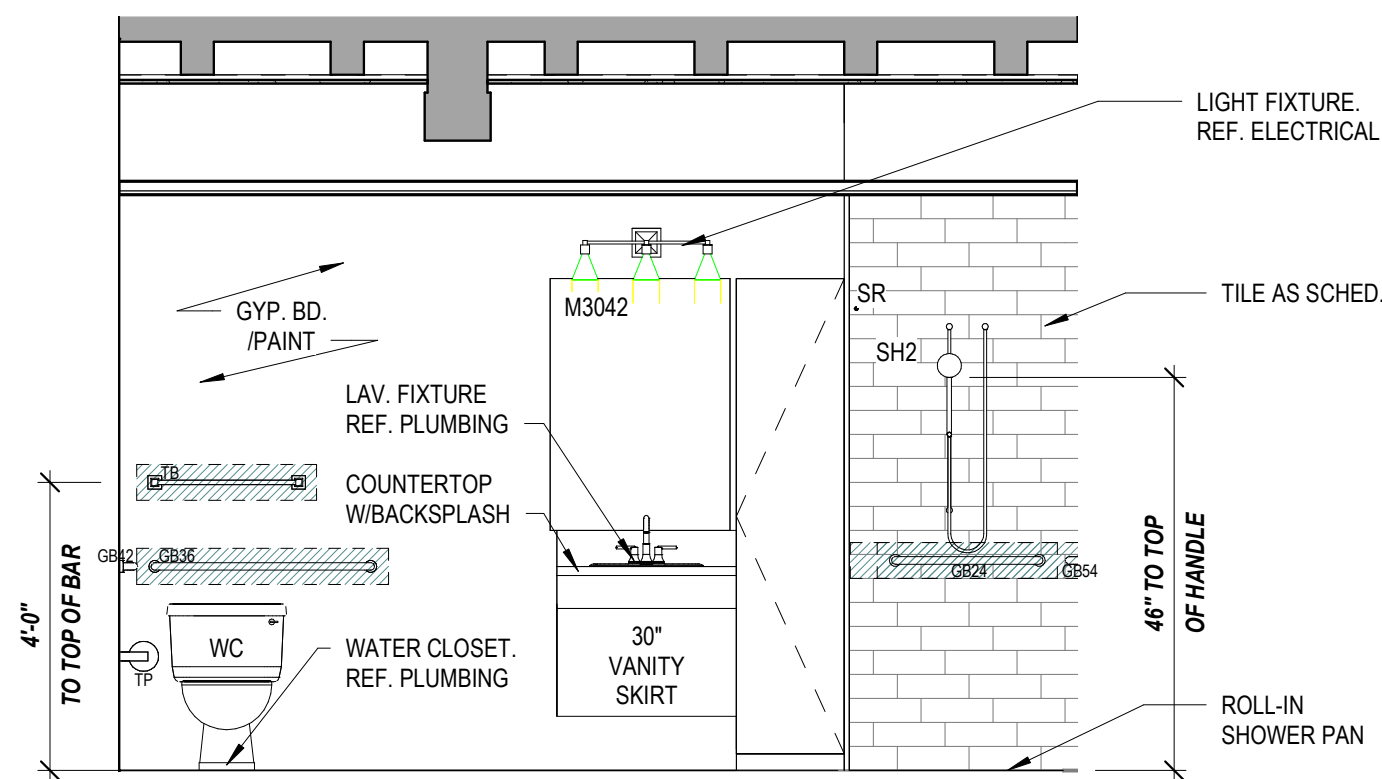
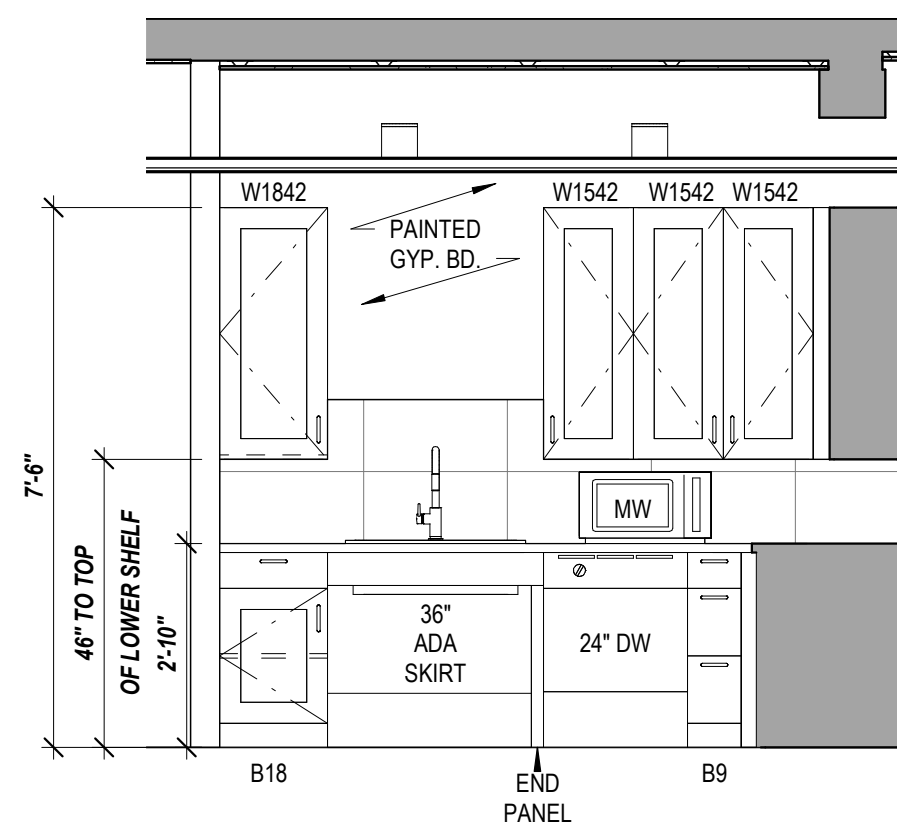
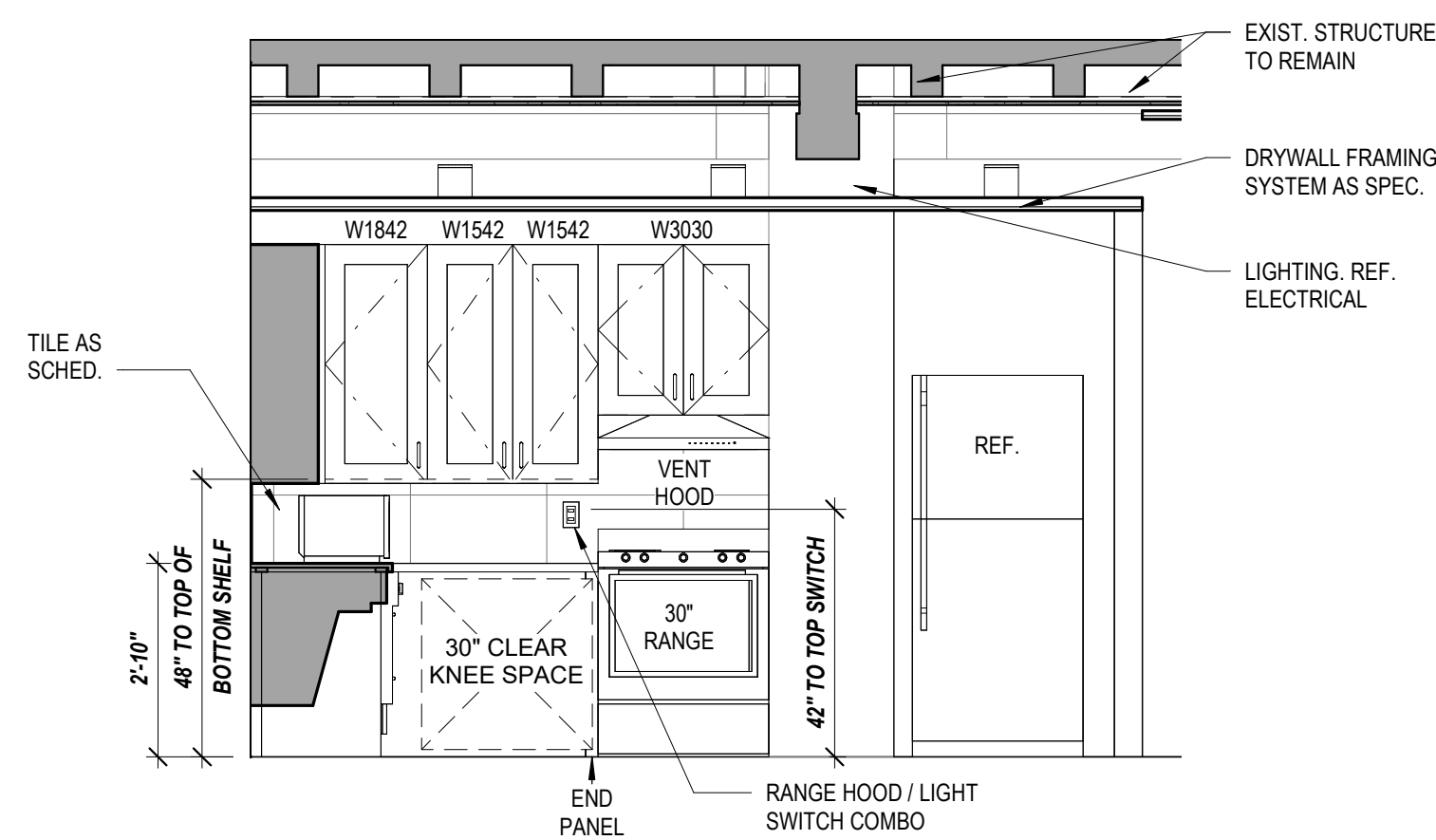
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DESIGNATION	DESCRIPTION	NOTES
REF	REFRIGERATOR	AS SPECIFIED
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DW	DISH WASHER	AS SPECIFIED
W	WASHING MACHINE	AS SPECIFIED
D	DRYER	AS SPECIFIED
MW	MICROWAVE COUNTERTOP	ADA UNITS ONLY
MWH	MICROWAVE / HOOD	AS SPECIFIED
UFAS HOOD	RANGE HOOD	ADA UNITS ONLY
SR	SHOWER ROD W/ FLANGES	MOUNT AT 78" A.F.F.
SH1	SHOWER HEAD	MOUNTED AT 80" A.F.F.
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FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE



NEW PLAN / RCP LEGEND

- | | |
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| EXISTING WALLS TO REMAIN. | |
| NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT | |
| NEW GYPSUM BOARD CEILING | |
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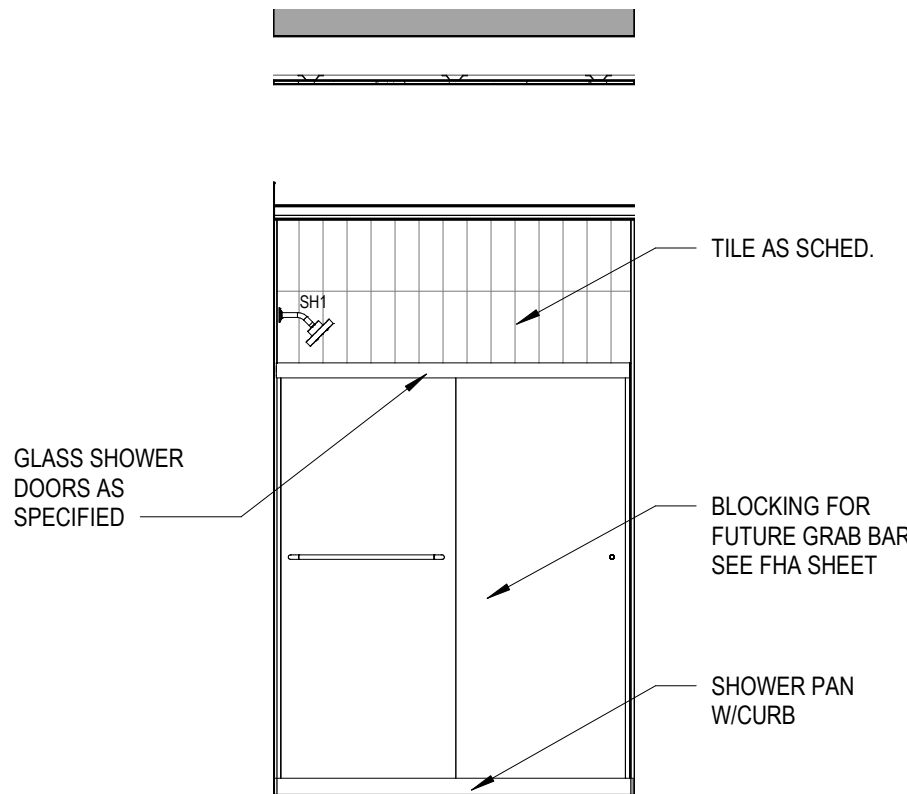
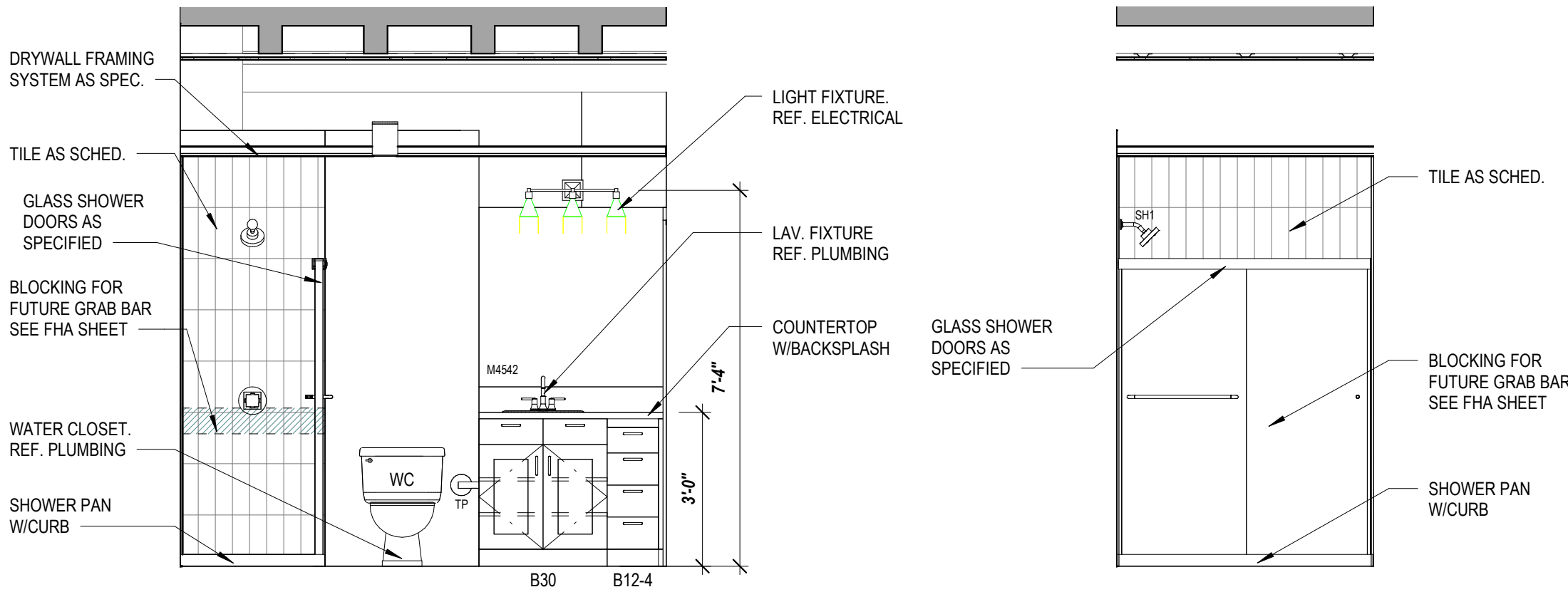
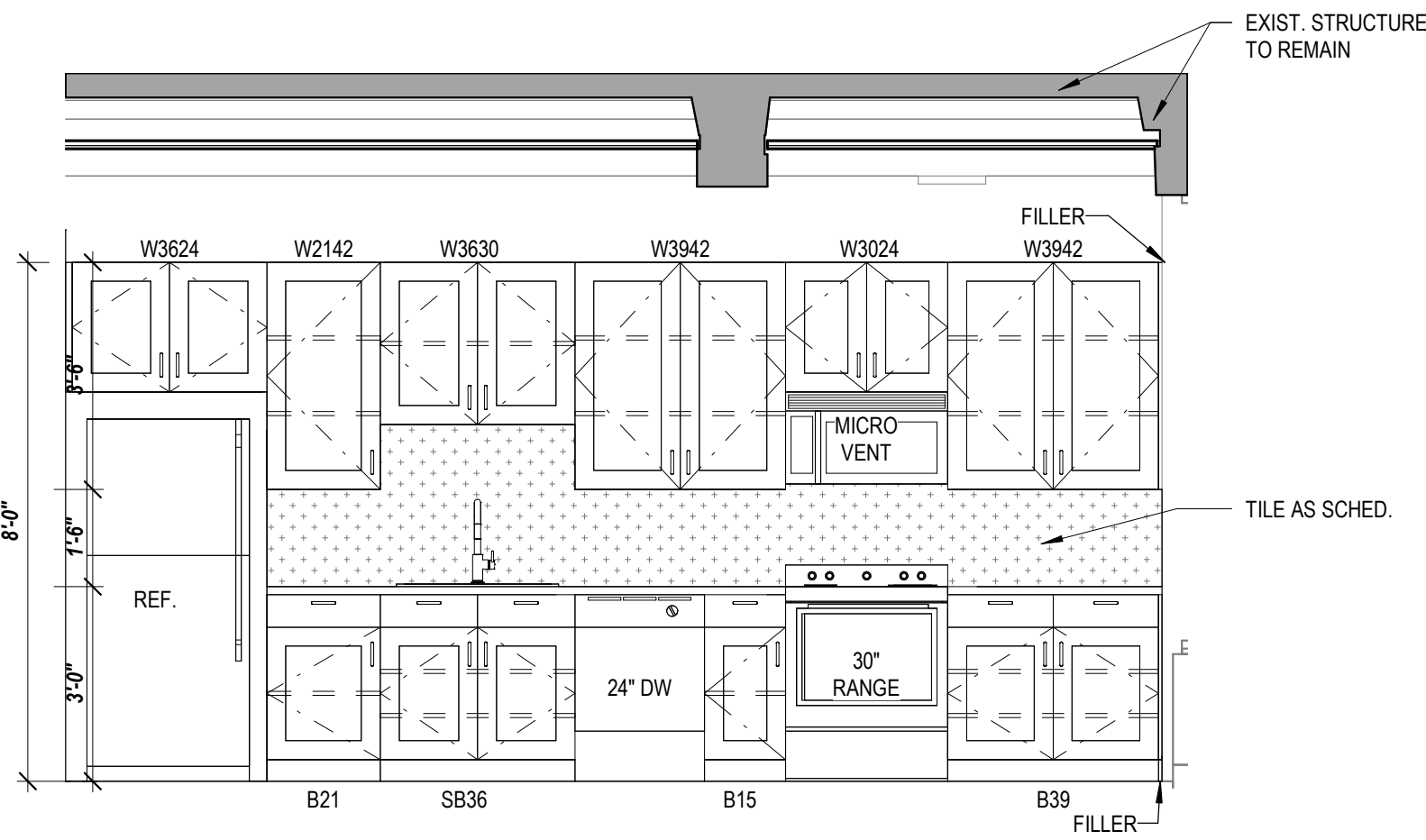
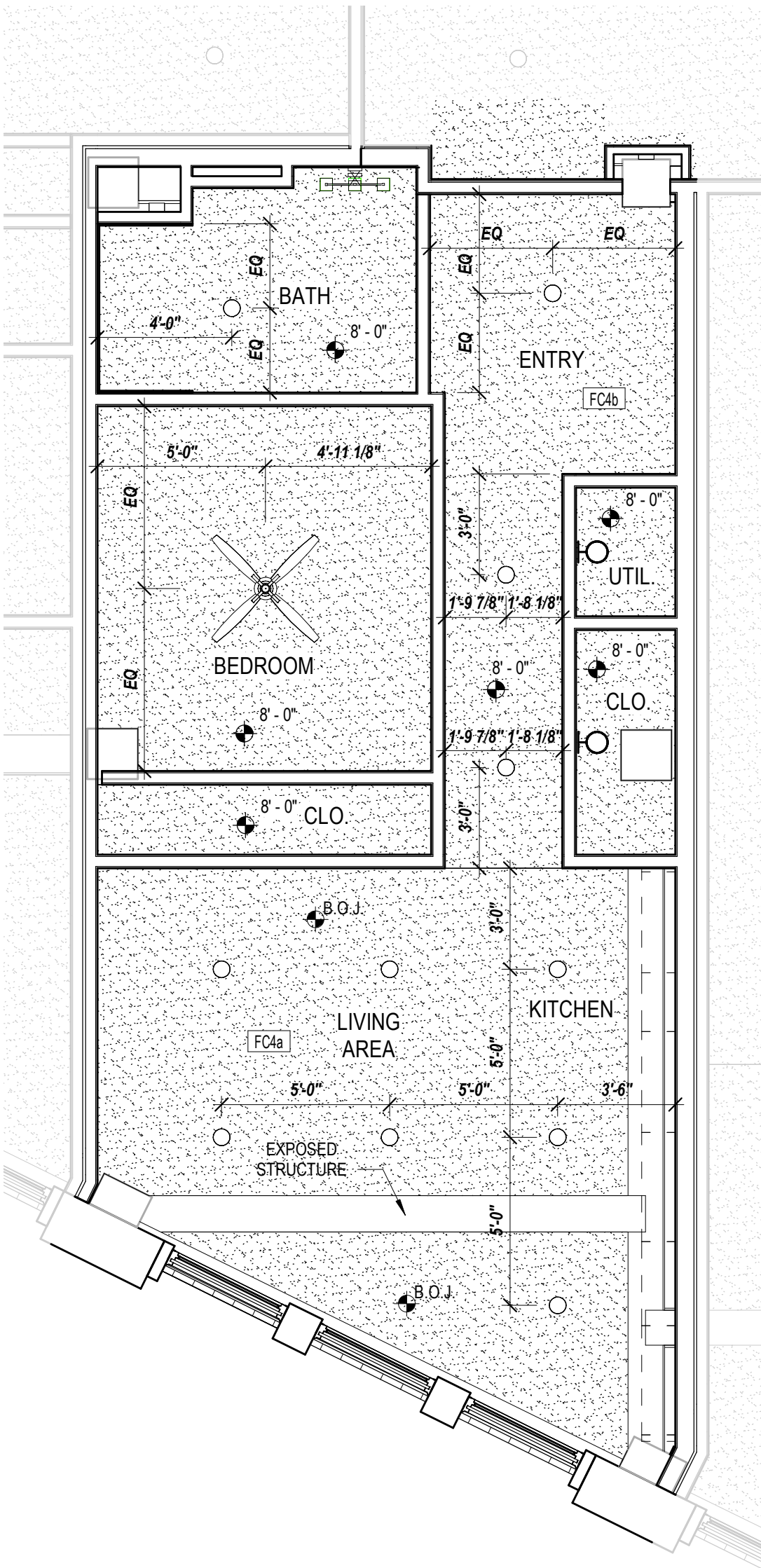
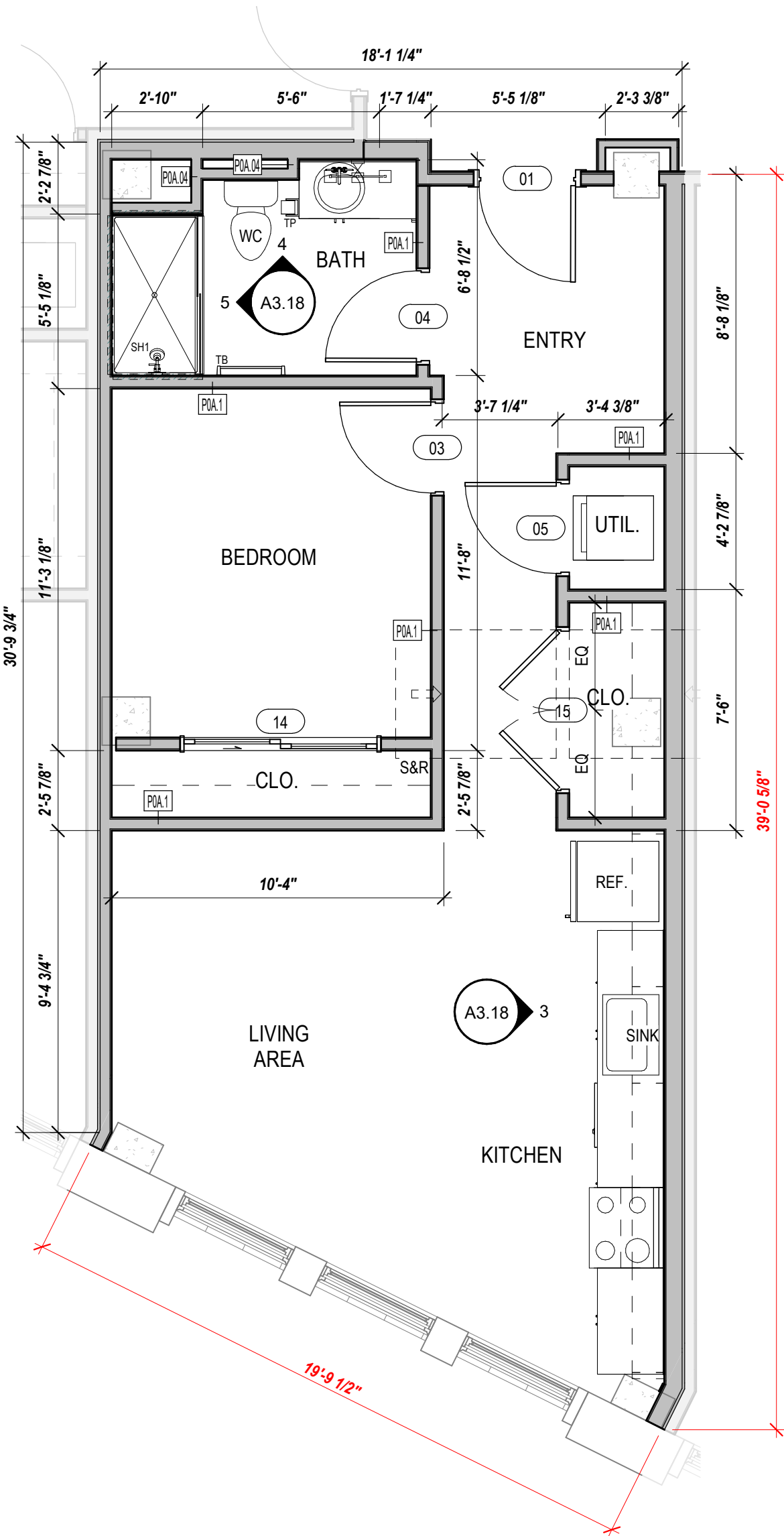
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NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

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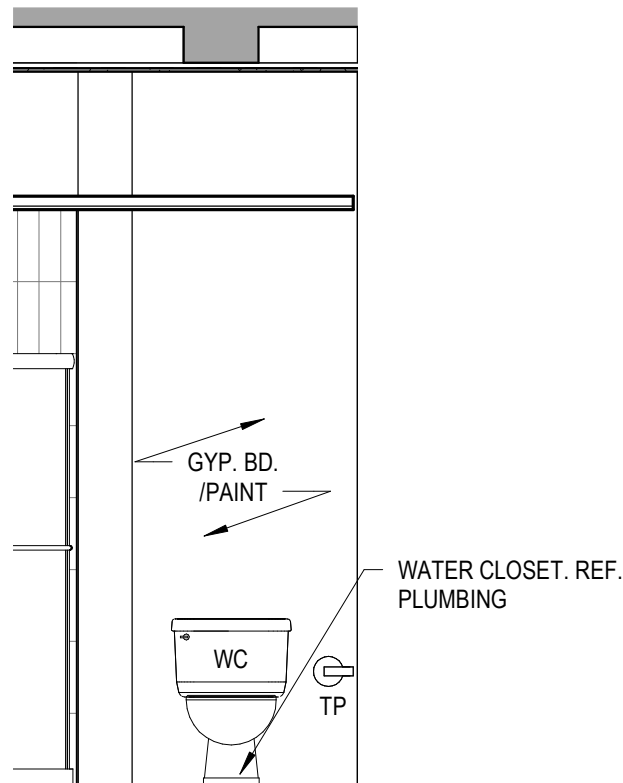
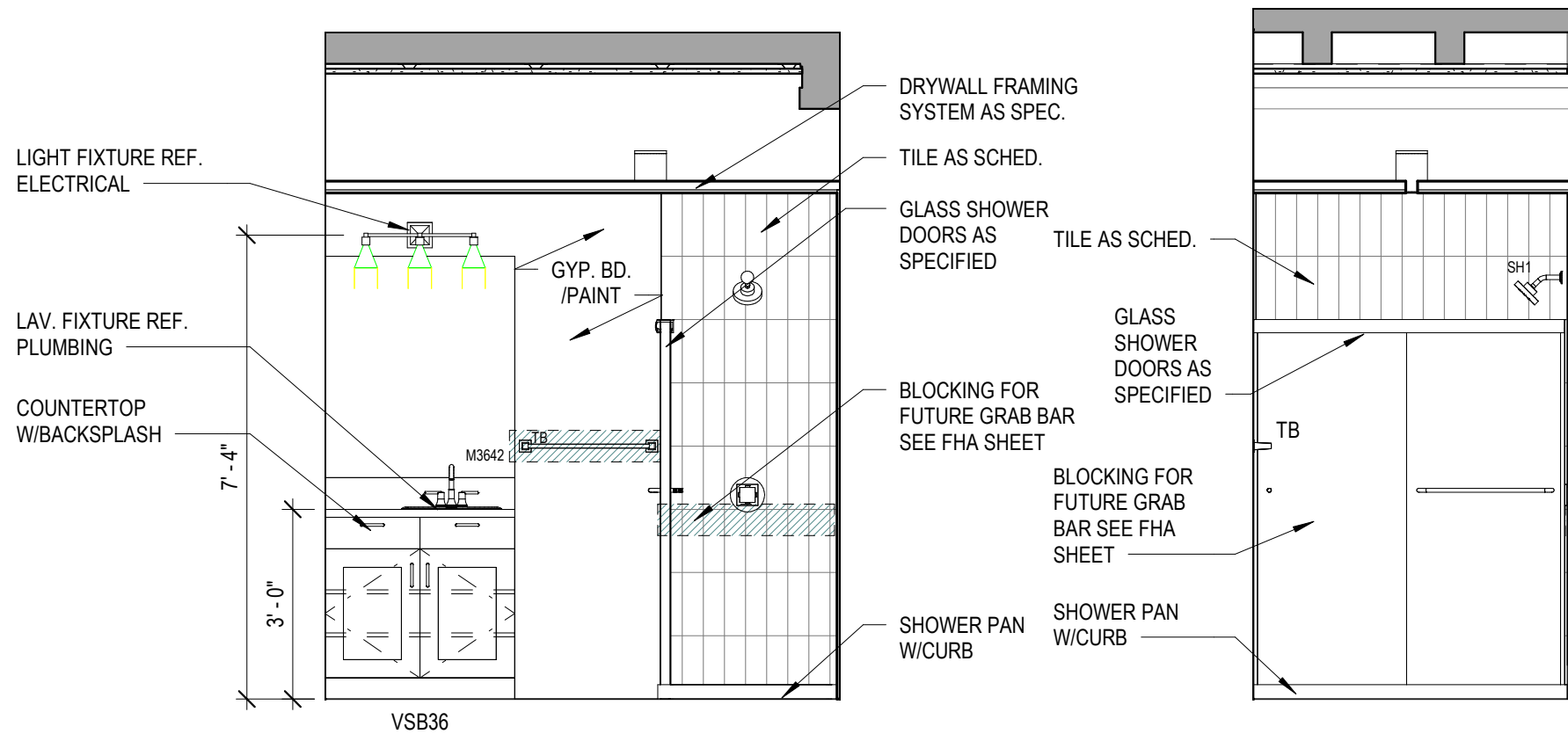
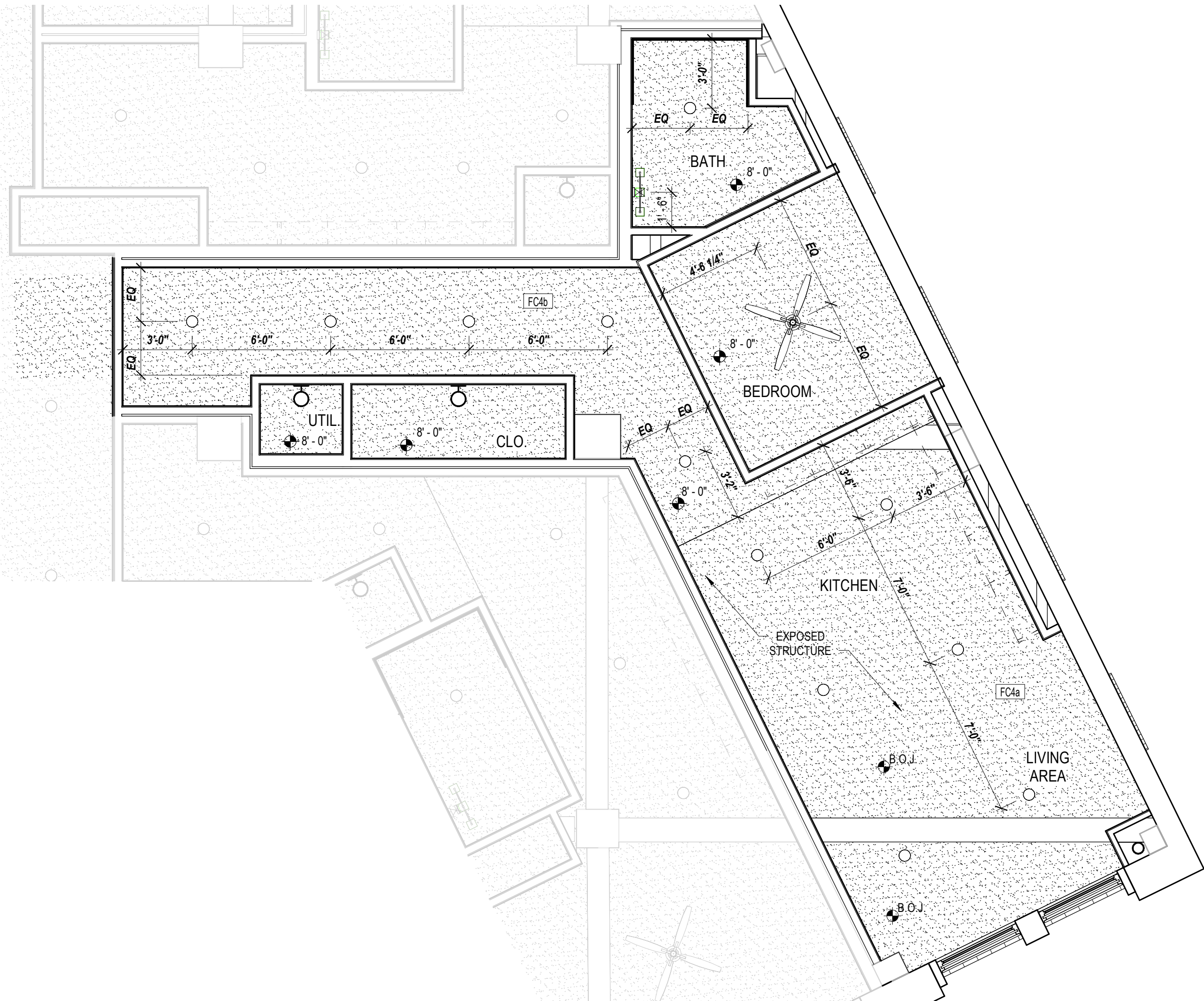
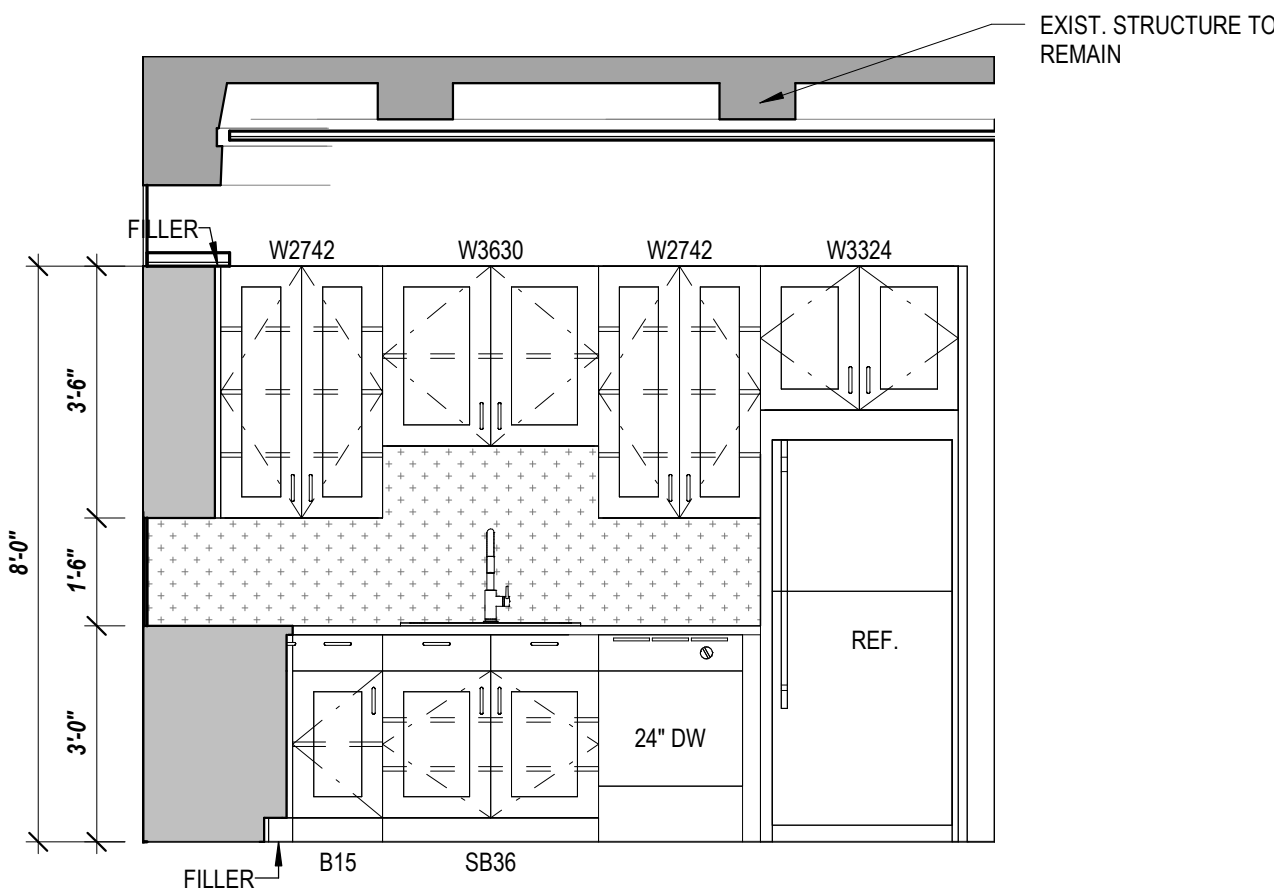
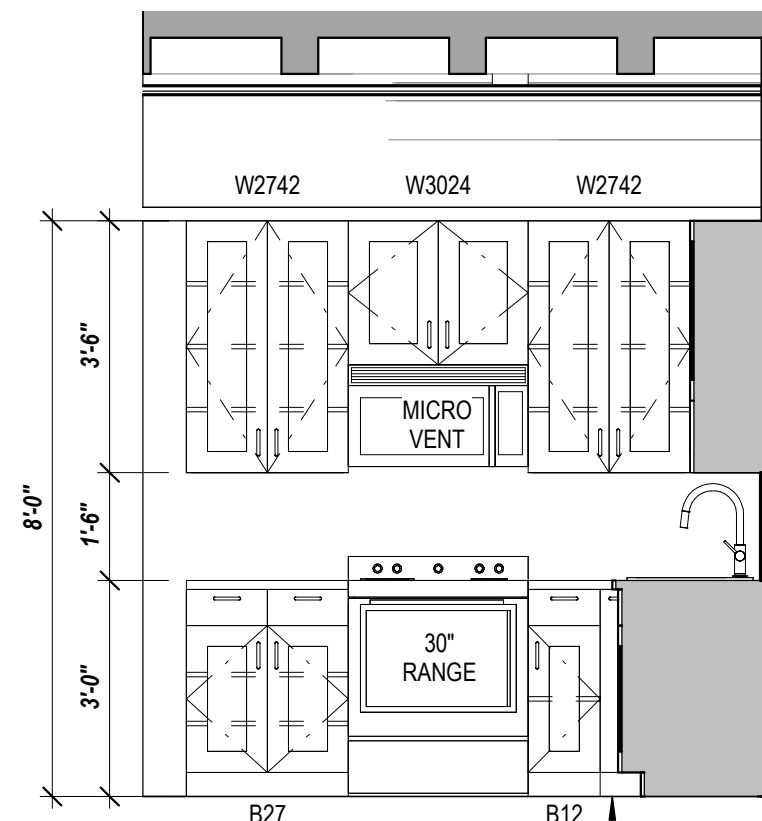
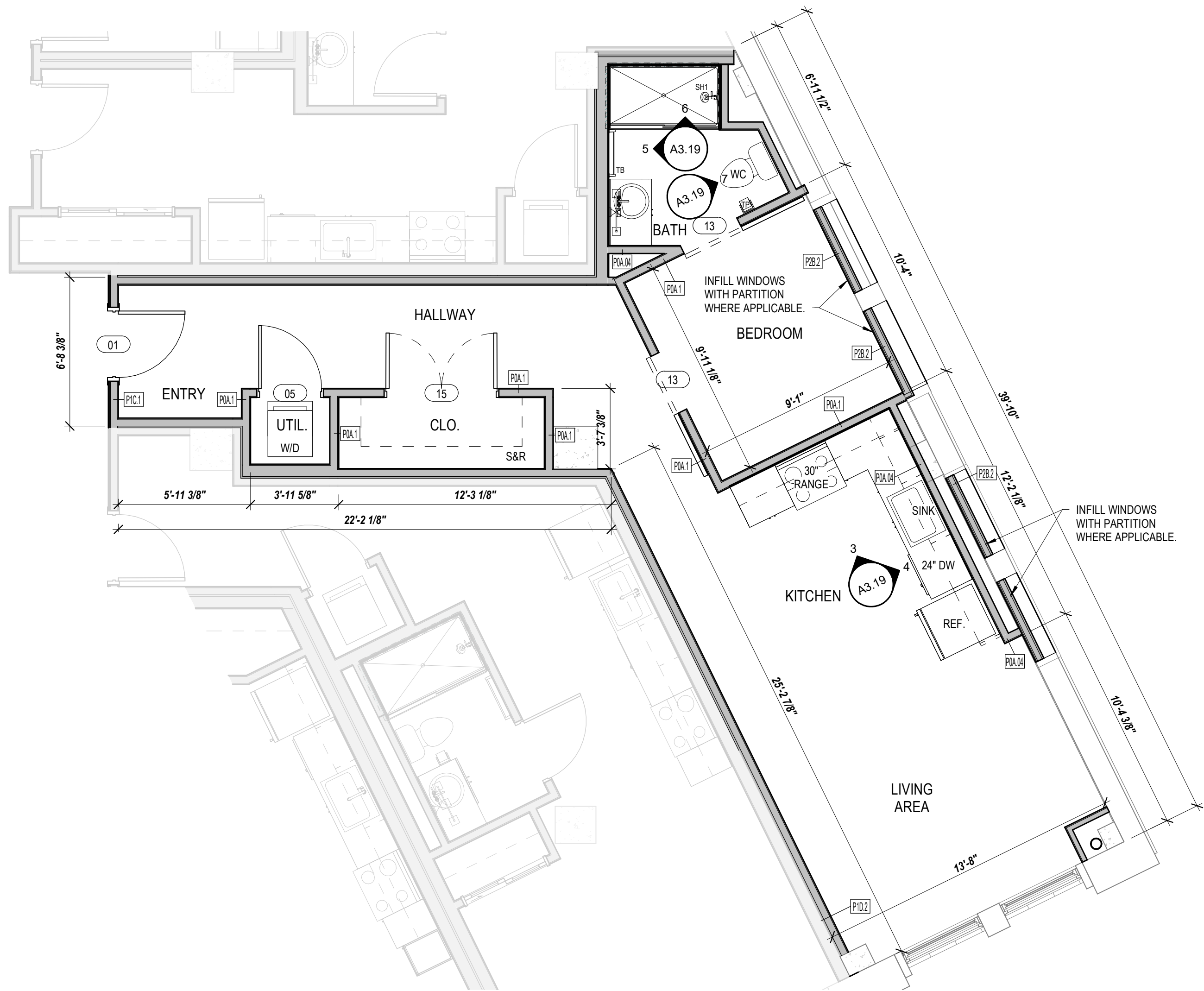
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NEW PLAN / RCP LEGEND

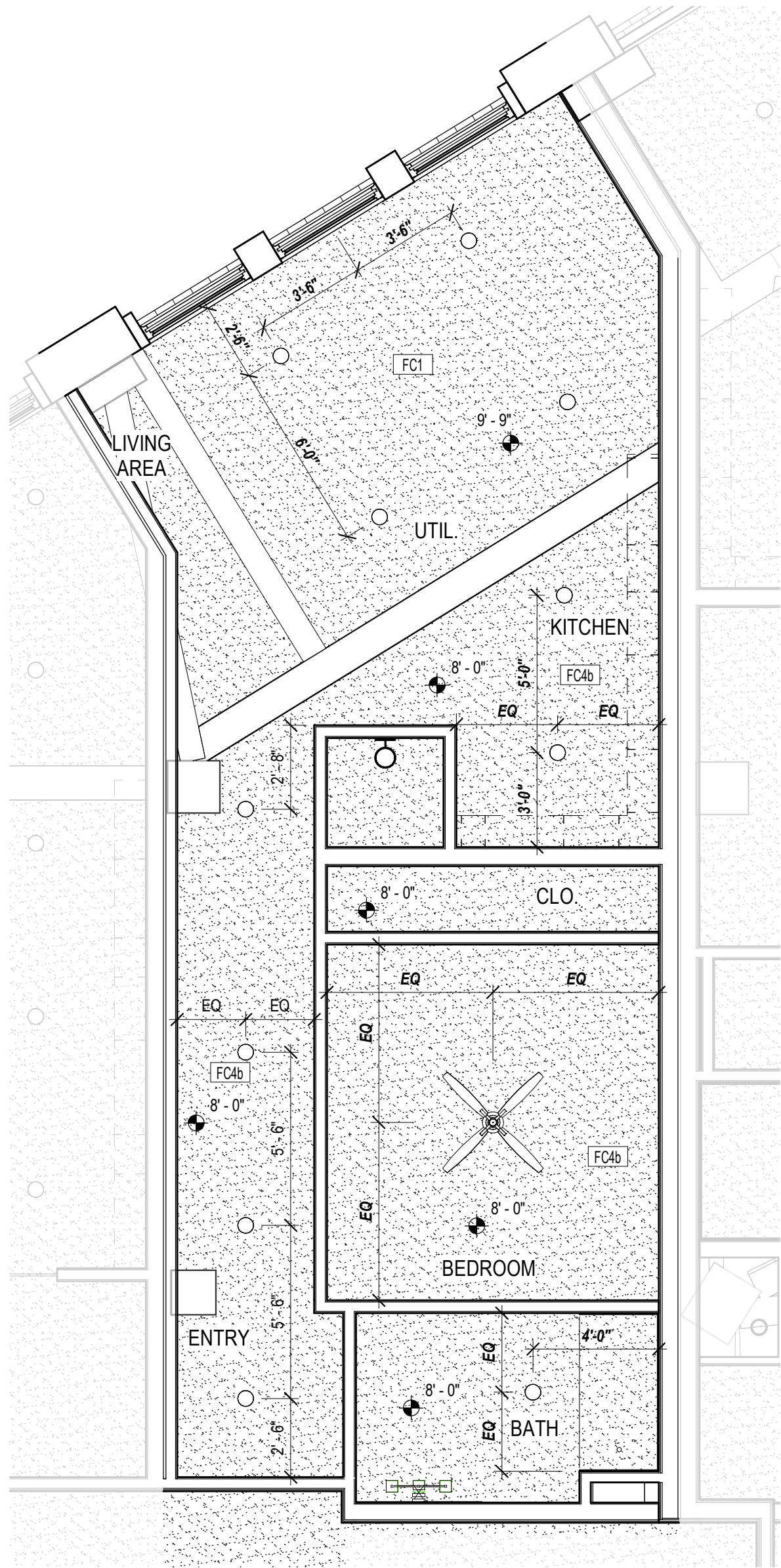
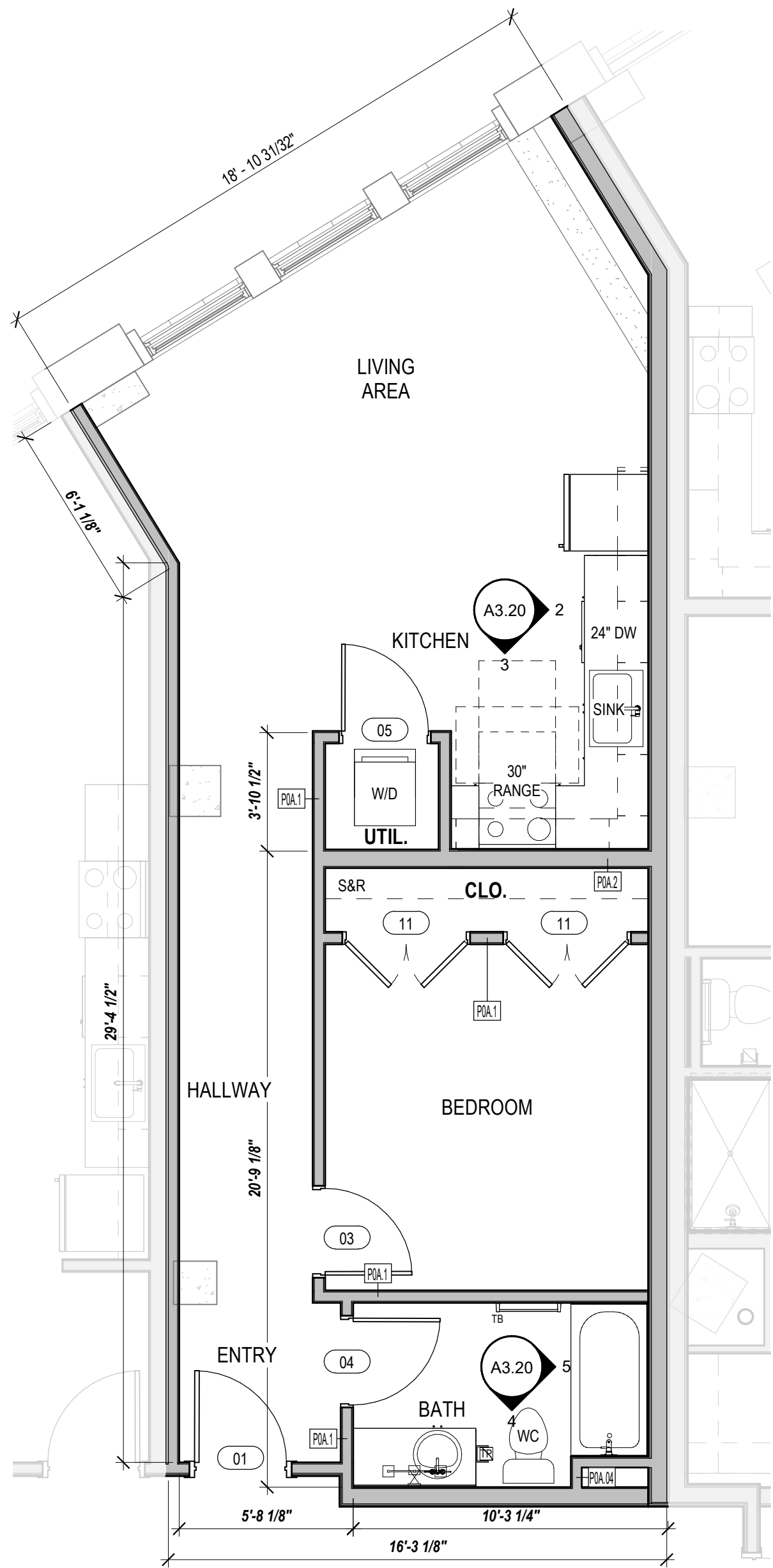
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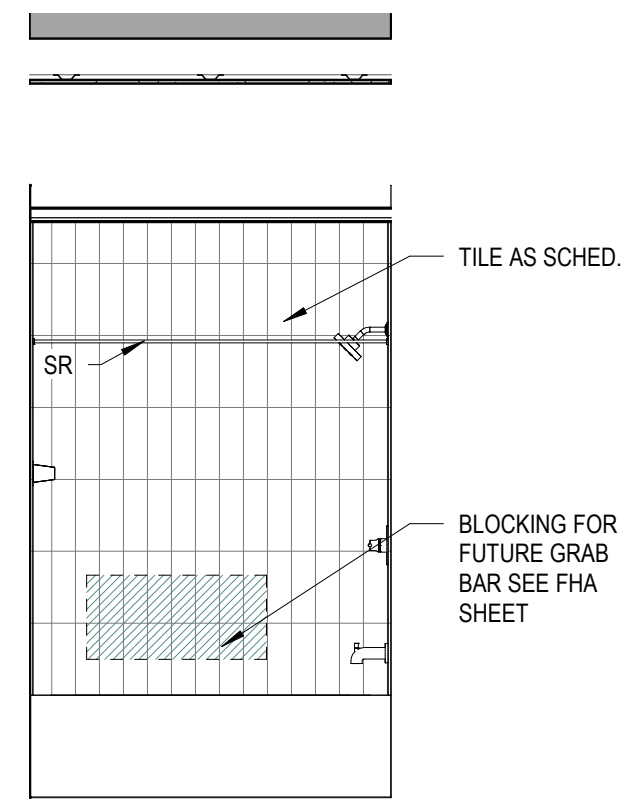
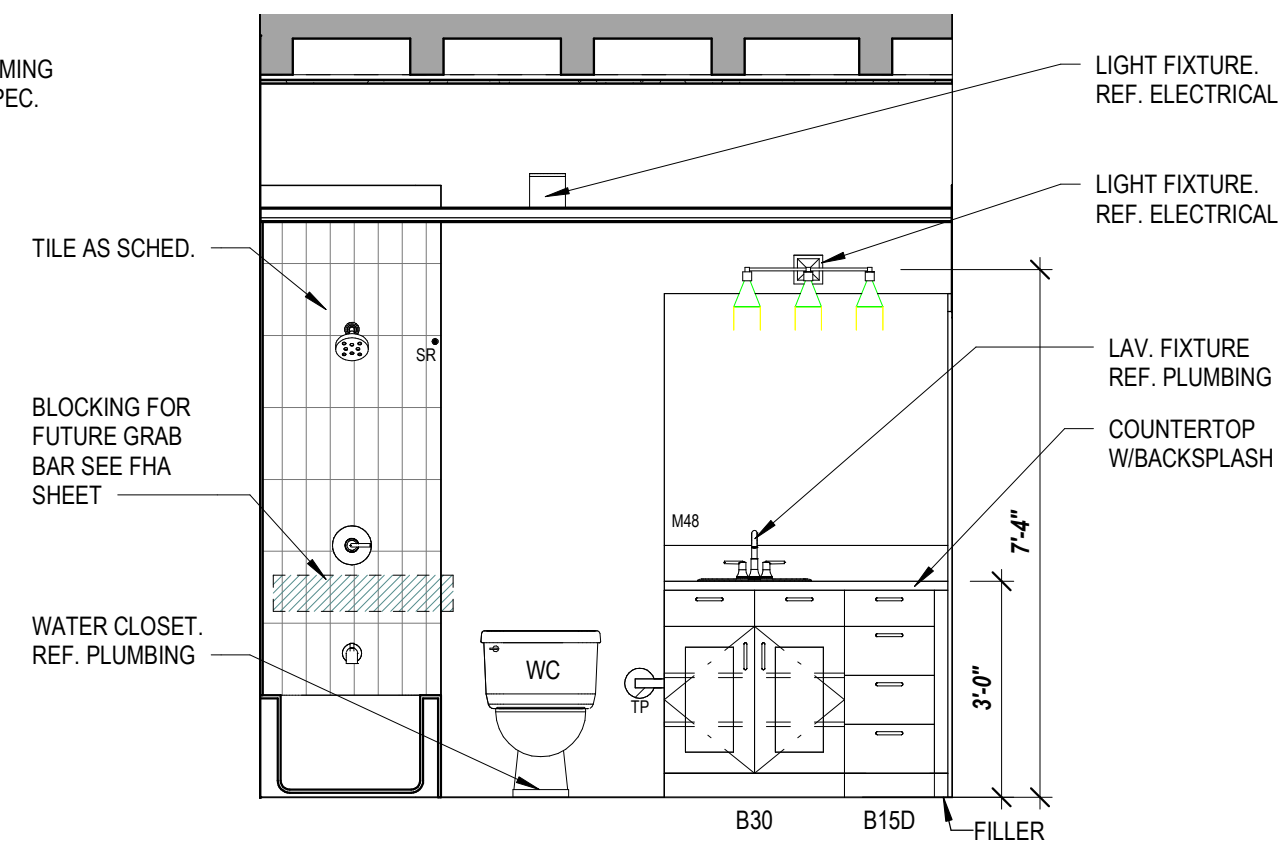
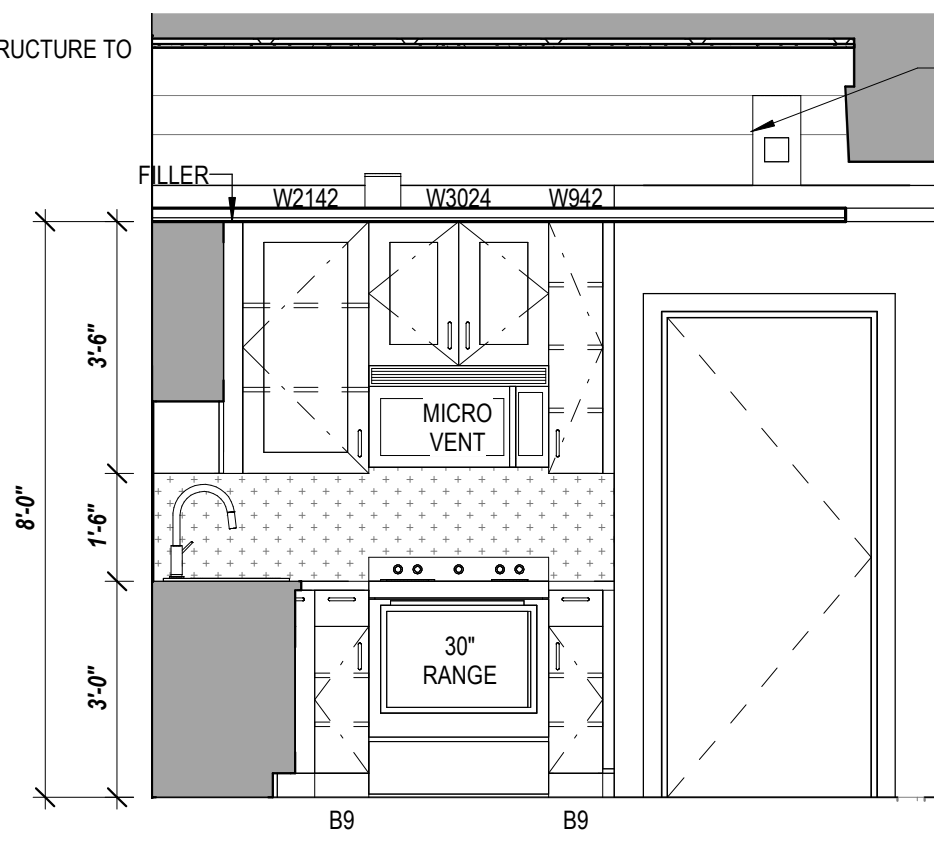
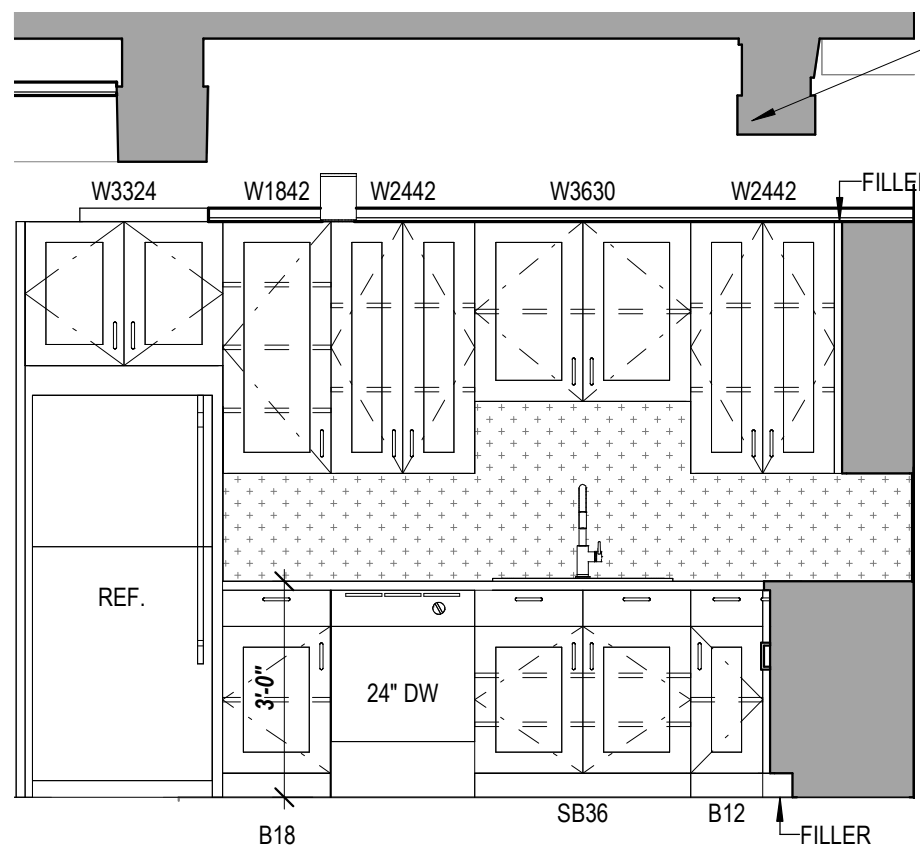


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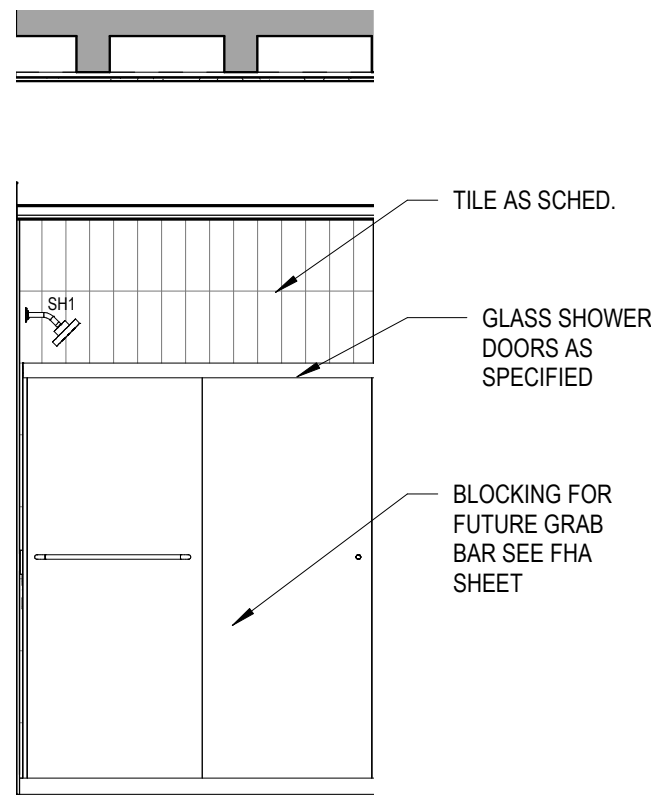
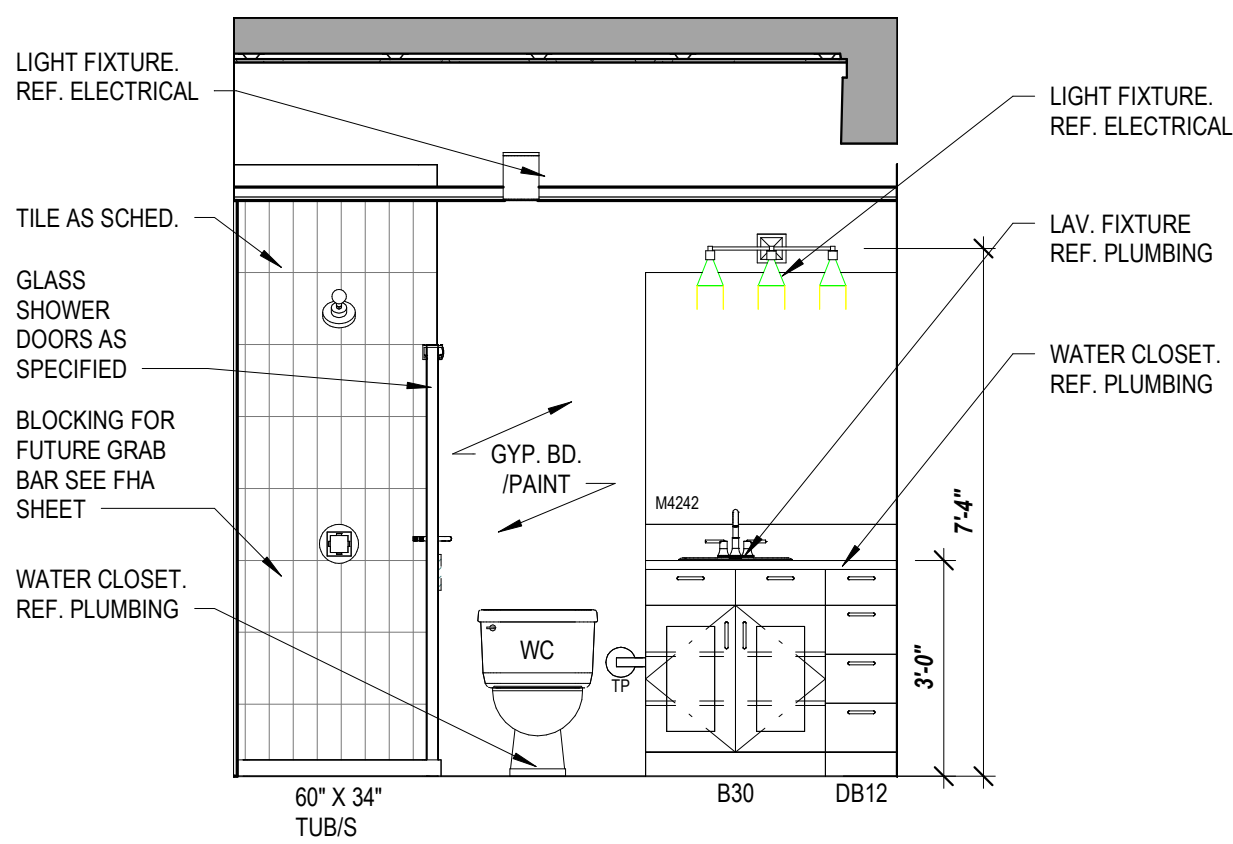
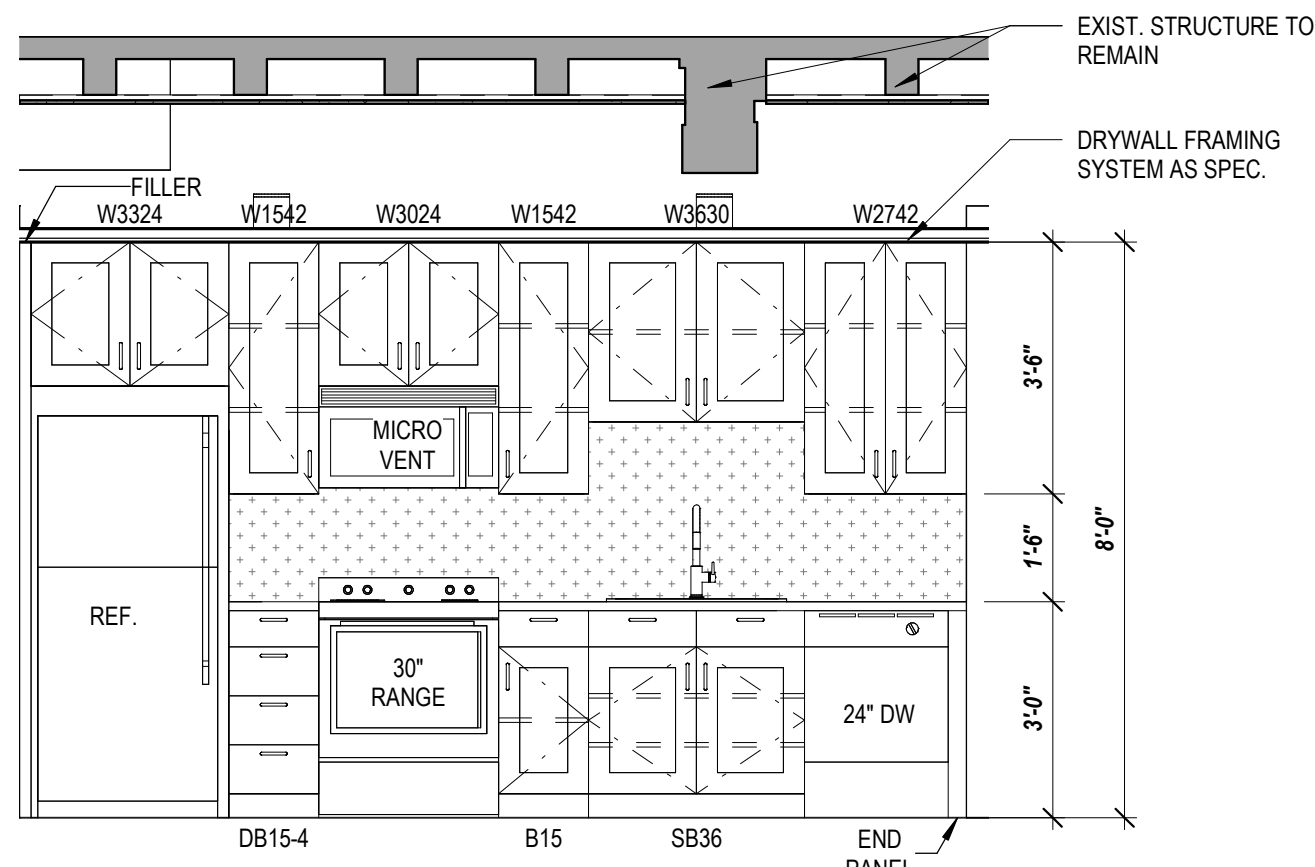
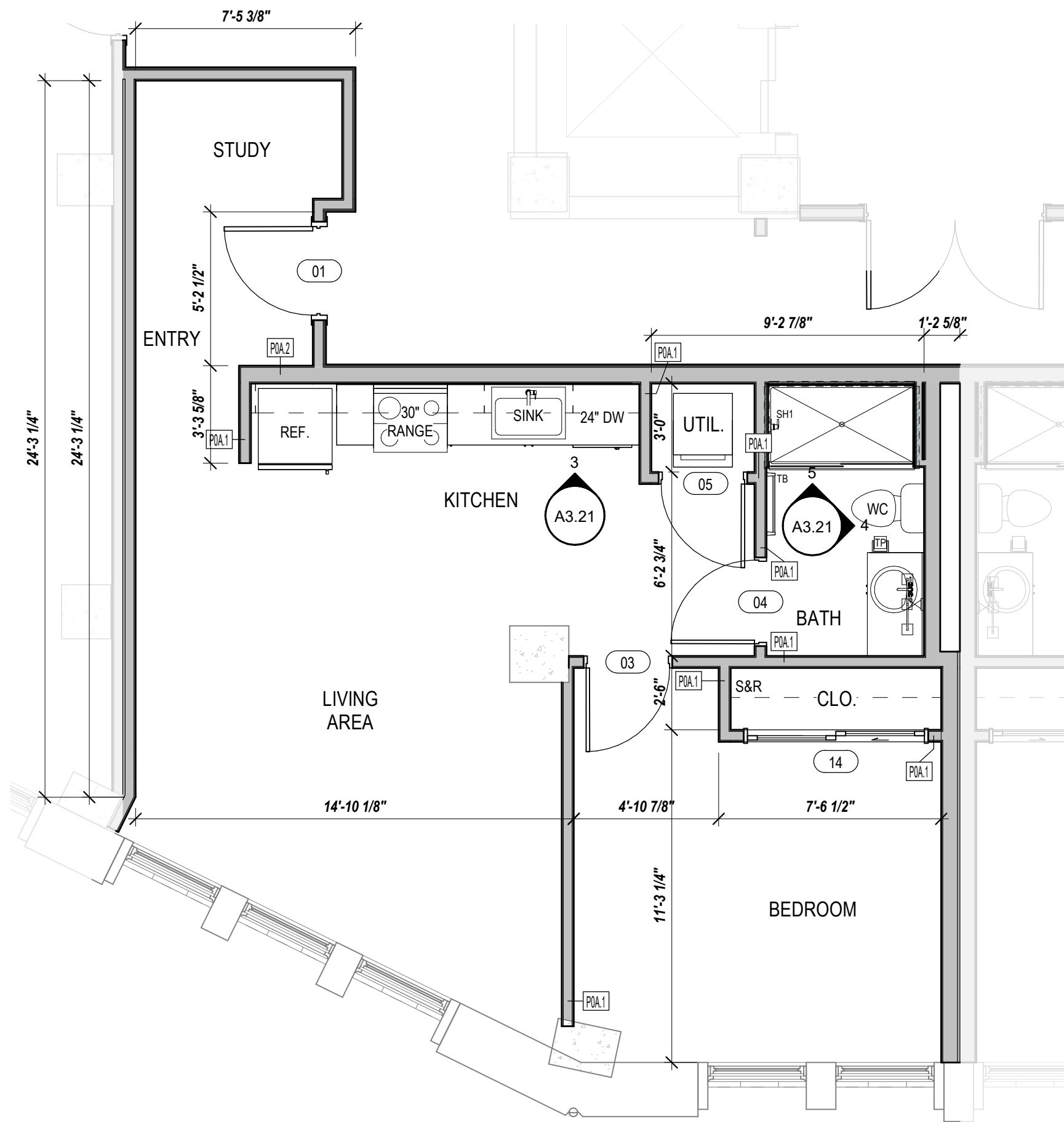
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10. ACCESSIBLE UNITS TO BE PROVIDED WITH FRONT LOADING WASHER AND DRYER AND SHALL HAVE THE BOTTOM OF THE OPENING OF THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE FINISH FLOOR.

DESIGNATION	DESCRIPTION	NOTES
REF	REFRIGERATOR	AS SPECIFIED
RANGE	ELECTRIC RANGE	AS SPECIFIED
DW	DISH WASHER	AS SPECIFIED
W	WASHING MACHINE	AS SPECIFIED
D	DRYER	AS SPECIFIED
MW	MICROWAVE COUNTERTOP	ADA UNITS ONLY
MWH	MICROWAVE / HOOD	AS SPECIFIED
UFAS HOOD	RANGE HOOD	ADA UNITS ONLY
SR	SHOWER ROD W/ FLANGES	MOUNT AT 78" A.F.F.
SH1	SHOWER HEAD	MOUNTED AT 80" A.F.F.
SH2	HAND HELD SHOWER HEAD	MOUNTED PER ADA HEIGHT
TP	TOILET PAPER DISPENSER	17"-19"A.F.F. (17"-9" CENTERED FROM FACE OF WC)
TB	24" TOWEL BAR W/ BLOCKING	PROVIDE 1 PER BATH. MOUNT AT 54" / 48" AT HC UNIT
RH	ROBE HOOK	MOUNTED 12" MIN FROM TOP OF DOOR
BL	BLOCKING FOR FUTURE	REF ADA SHEET G1.03 AND FHA G1.04 FOR REQ'S
GB#	GRAB BAR (# = LENGTH) X 1 1/2"DIA	REF ADA SHEET G1.03 FOR REQ'S
M#	MIRROR (# = W) X 42"H	EX. M36 = MIRROR 36"W X 42"H
FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE

NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
- NEW GYPSUM BOARD CEILING
- NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW PENDANT LIGHT FIXTURE. REF ELECTRICAL.
- NEW SURFACE MOUNTED LIGHT FIXTURE ON 2ND AND 6TH FLOORS. CAN LIGHT FIXTURE ON 3RD THRU 5TH FLOORS. REF ELECTRICAL.
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- *NOTE:
2ND FLOOR - EXPOSED - FC3
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6TH FLOOR - EXPOSED - FC3 / FC4a



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NEW PLAN / RCP LEGEND

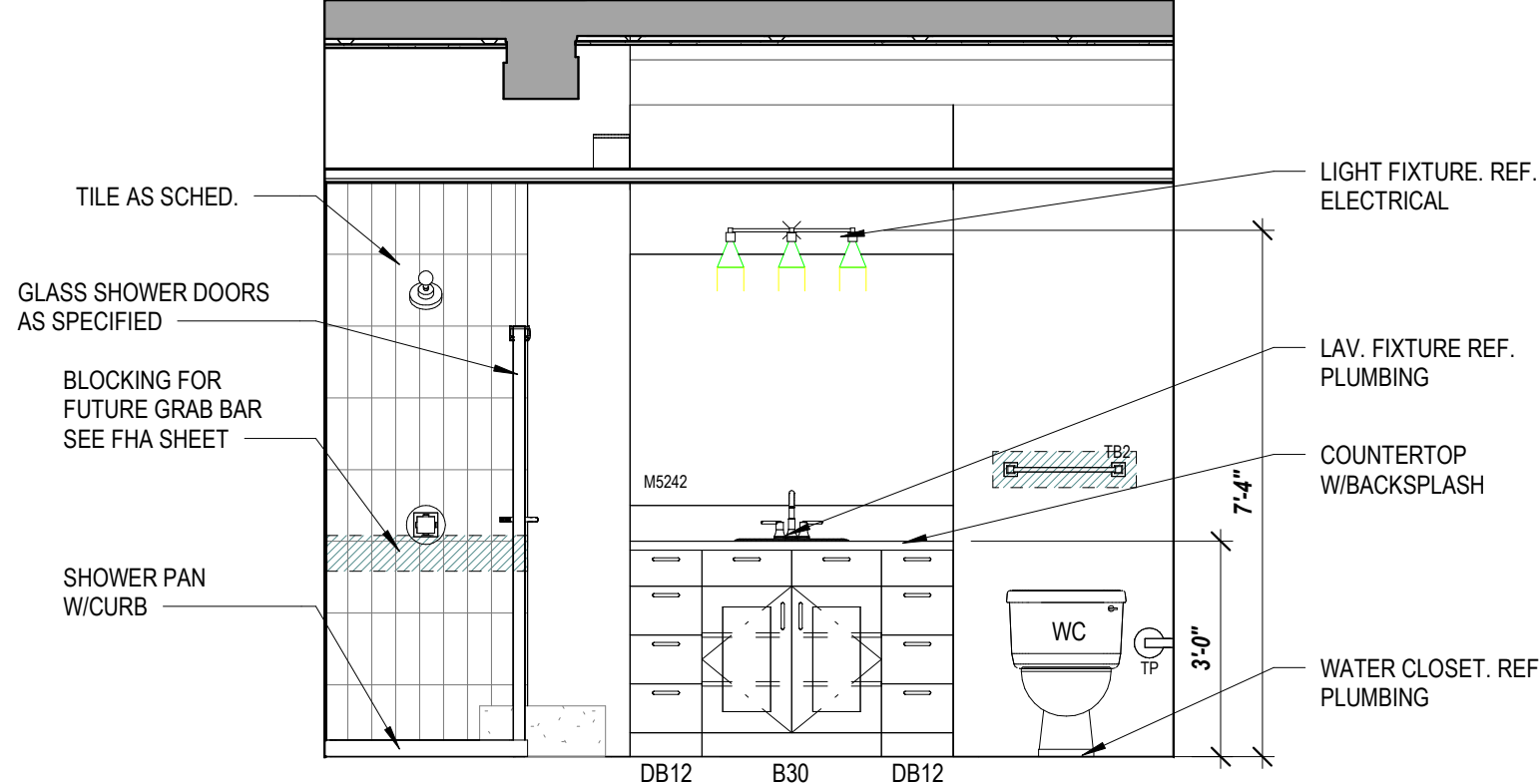
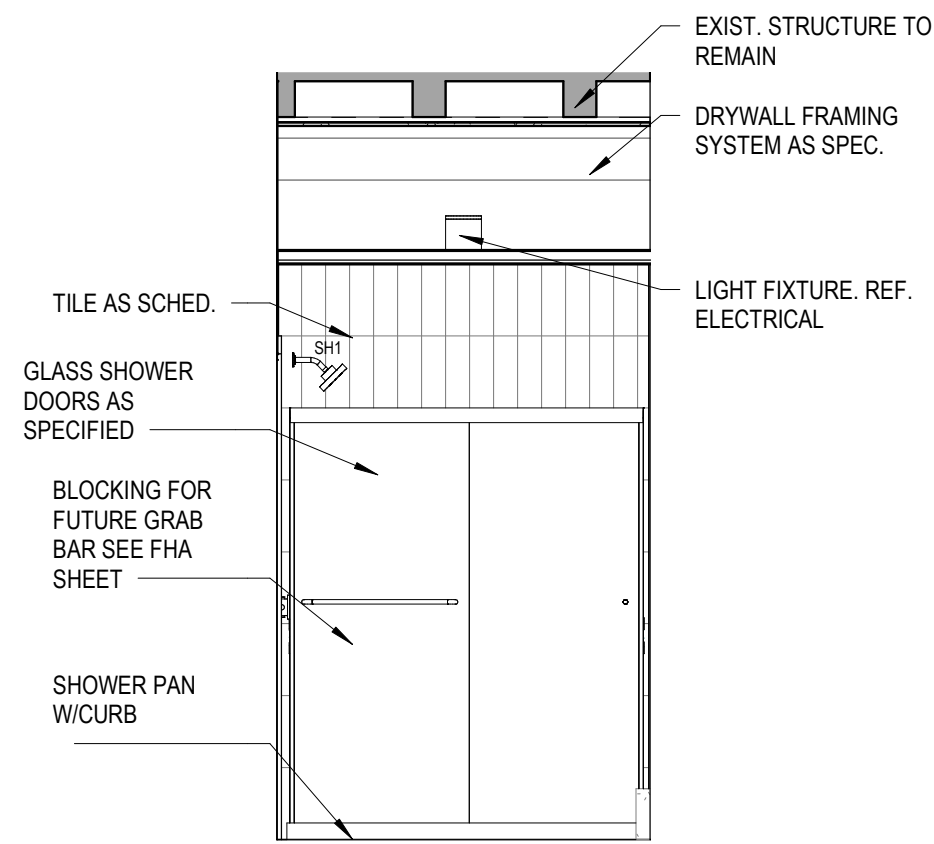
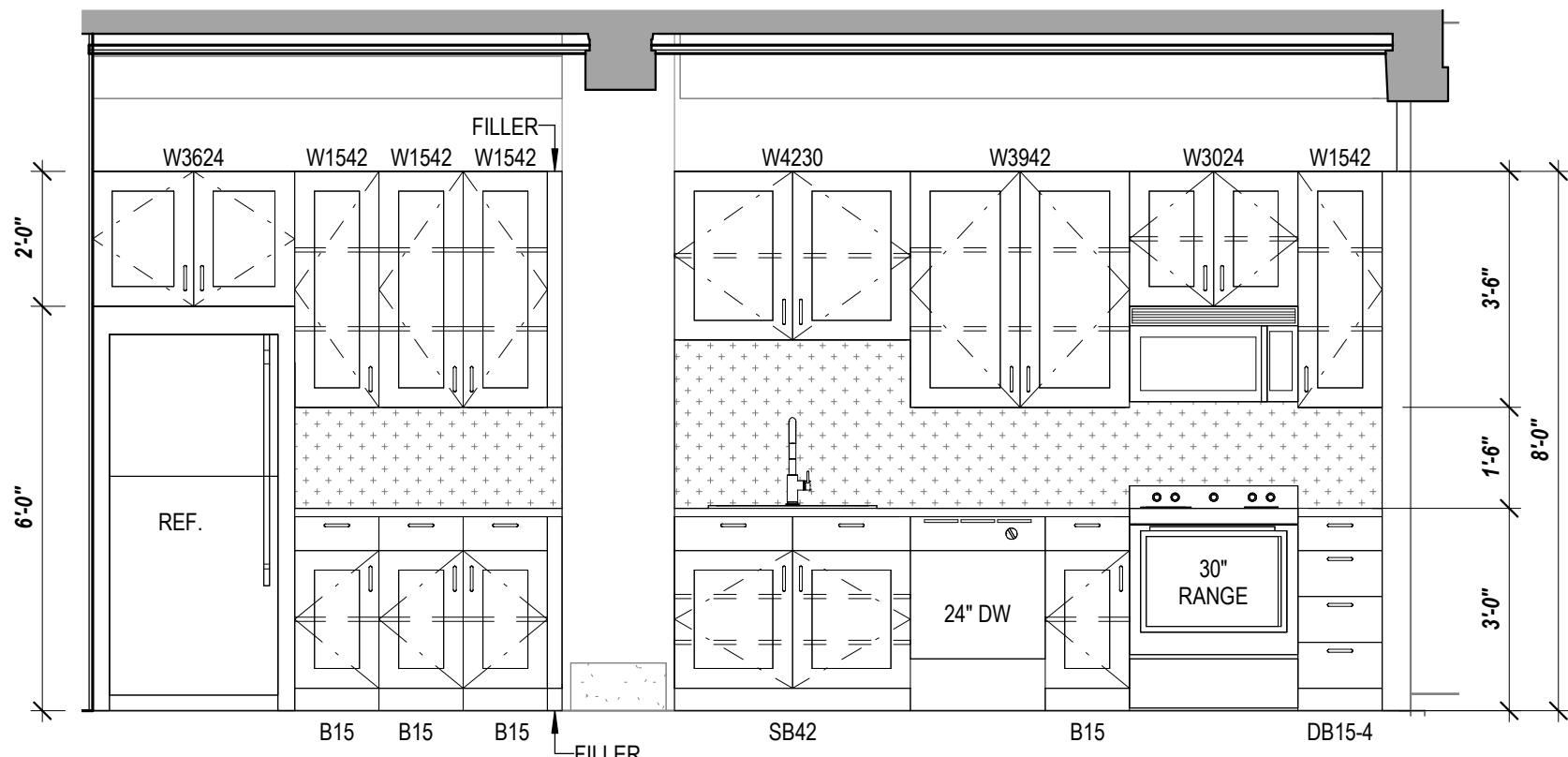
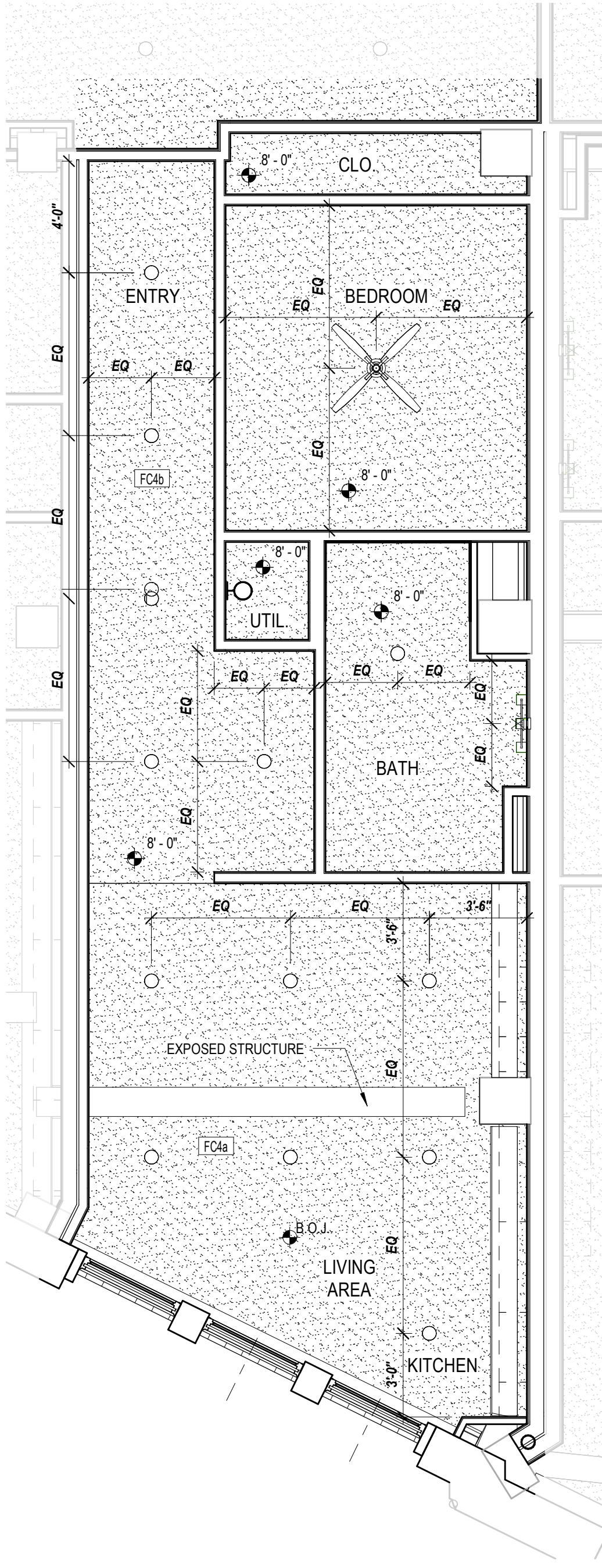
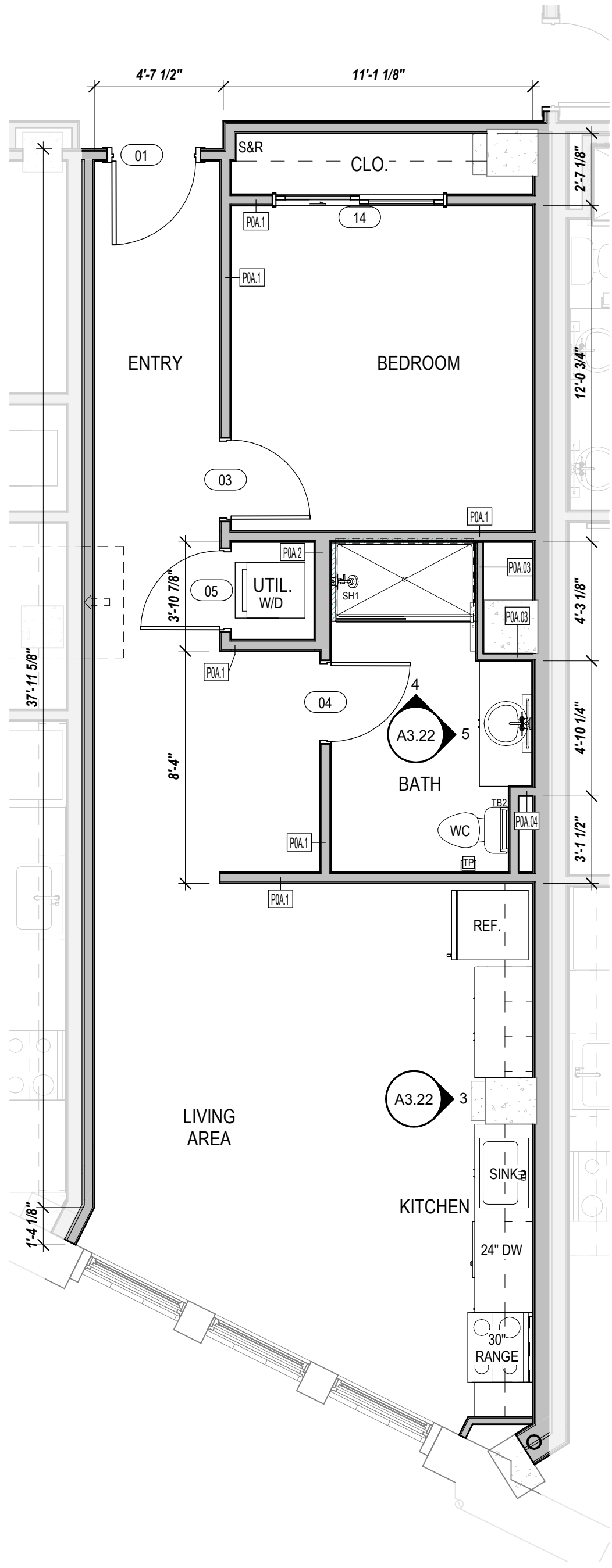
2ND - 6TH FLOOR

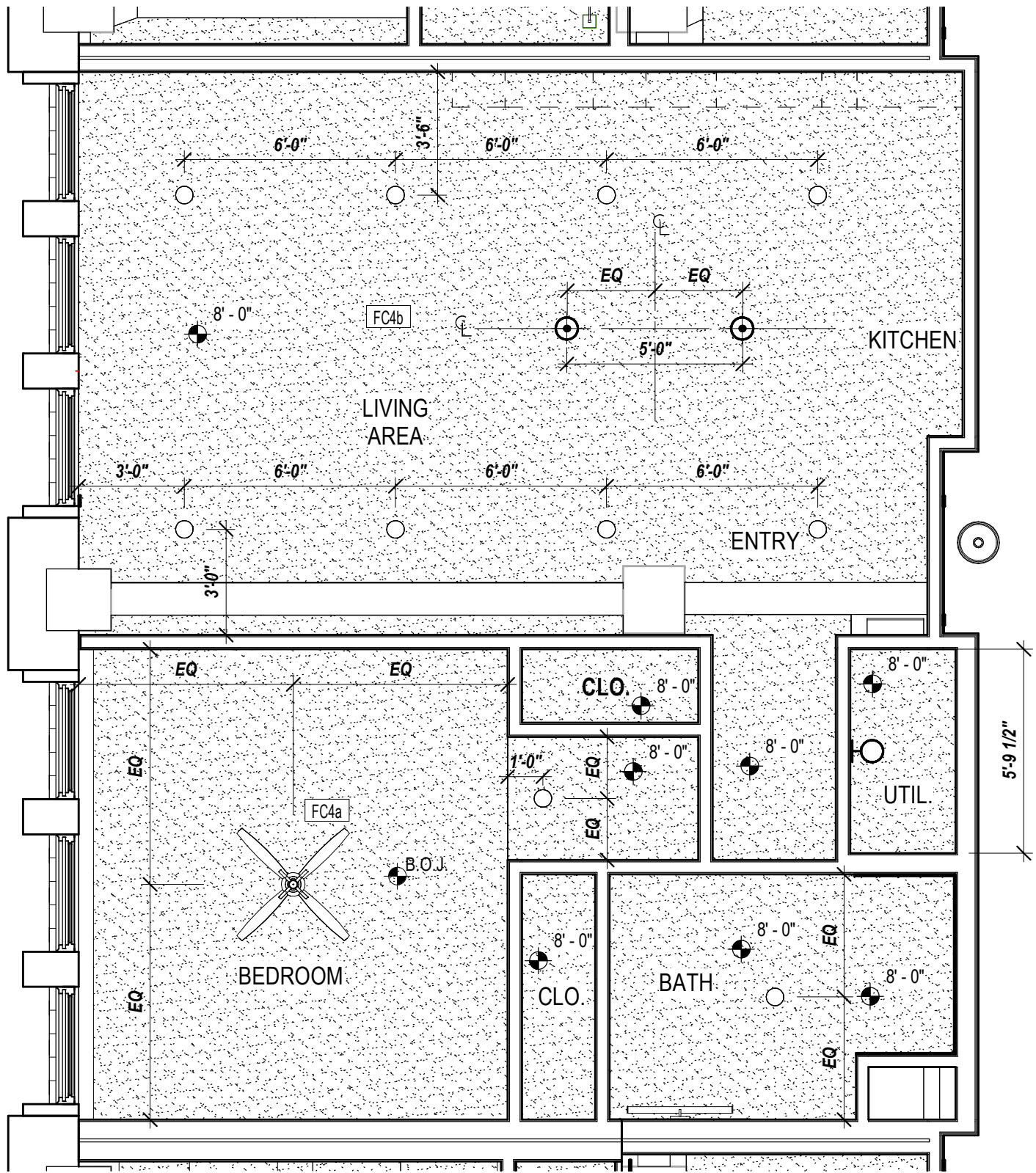
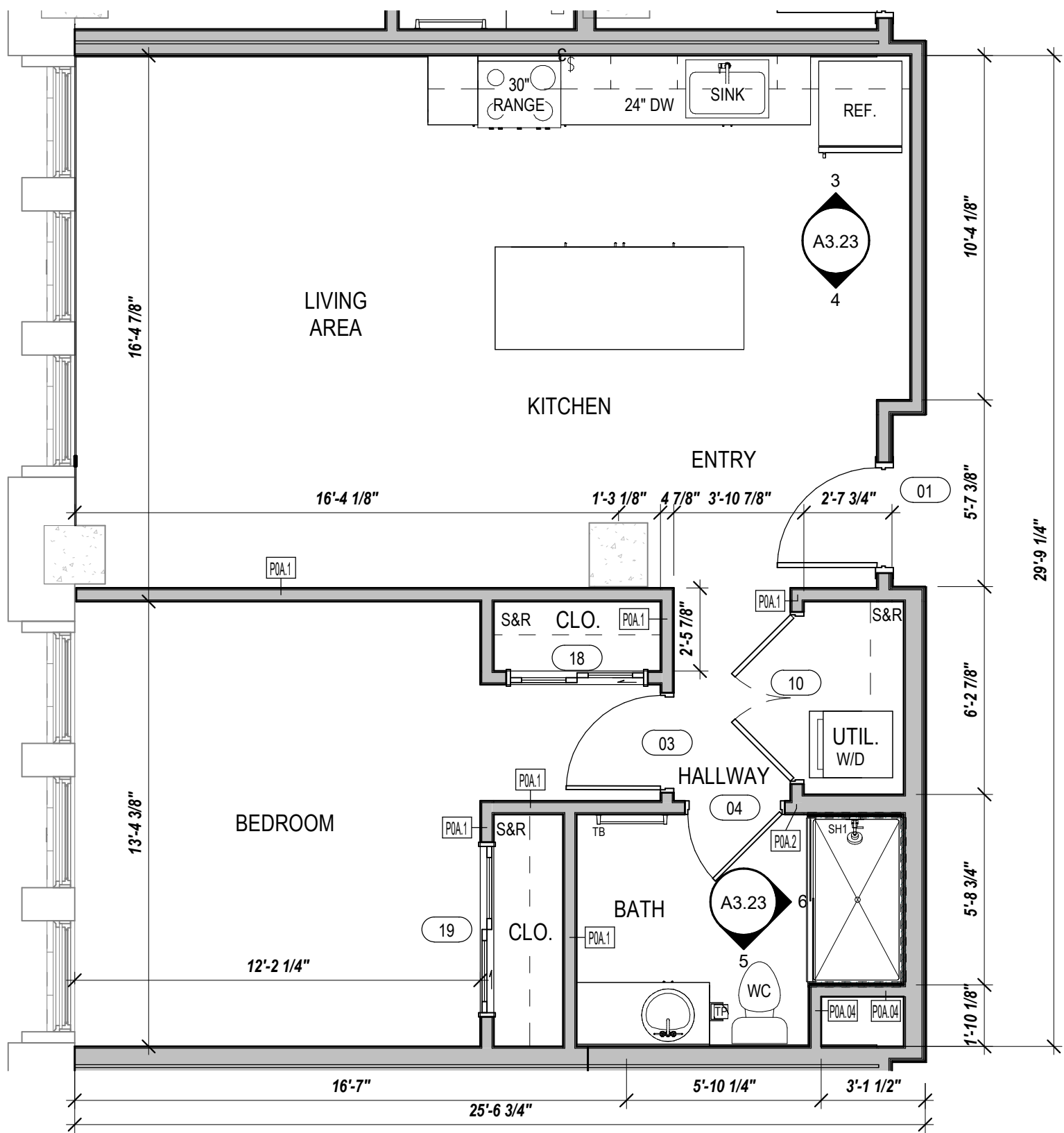
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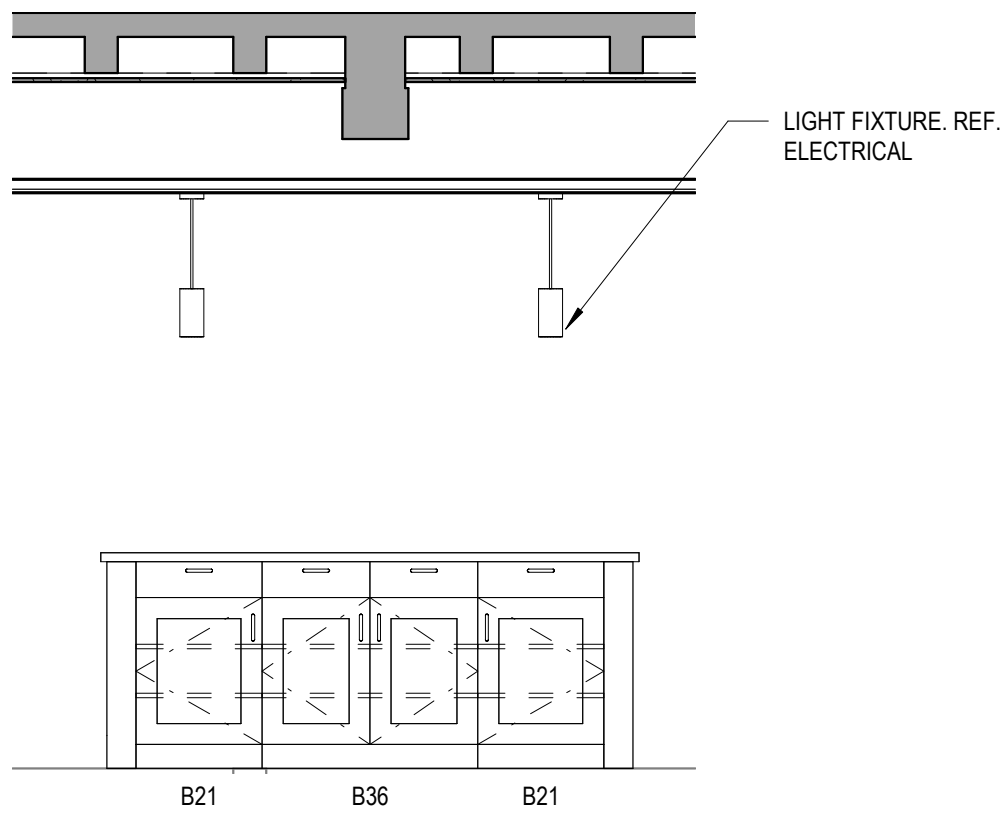
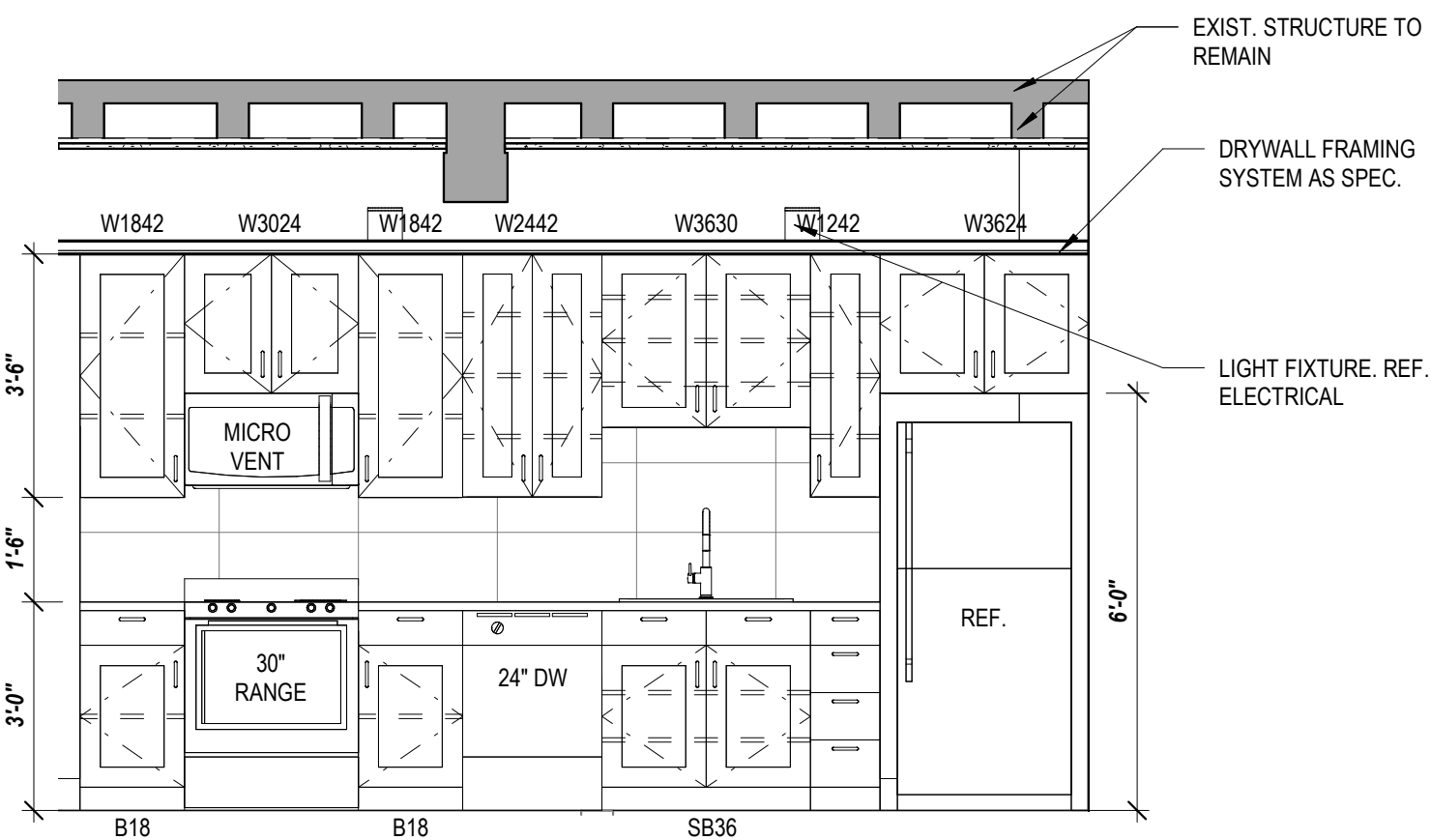




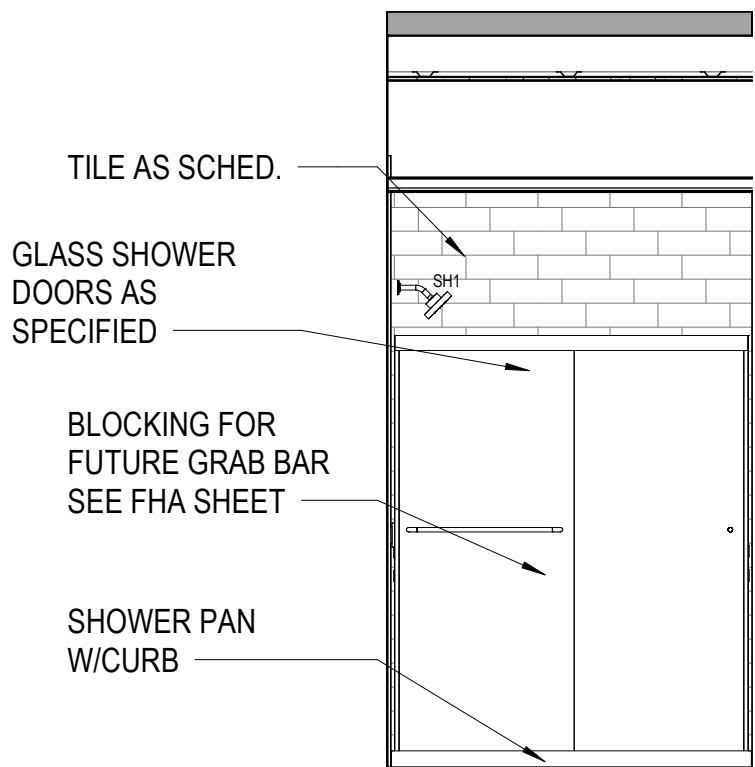
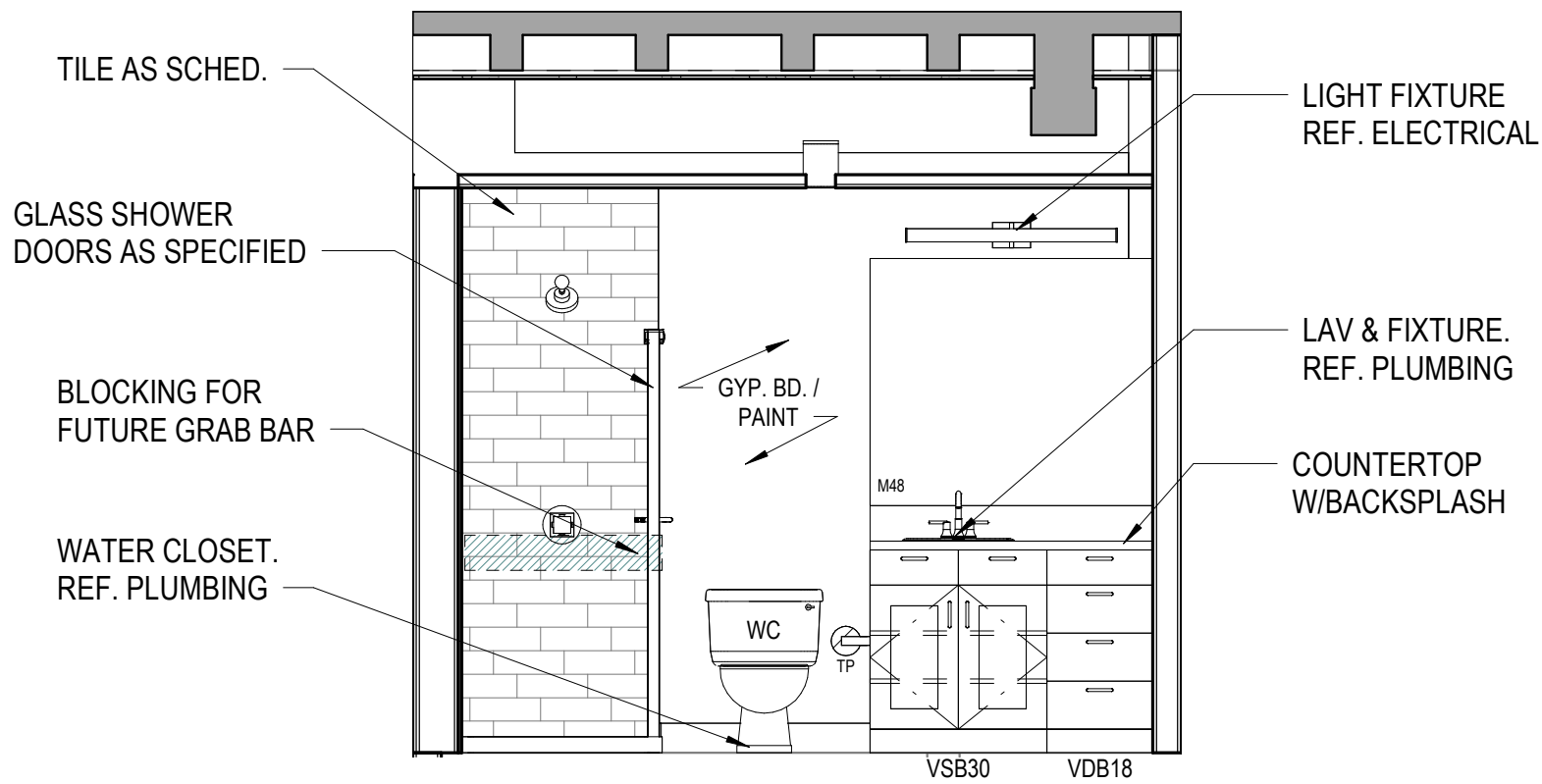
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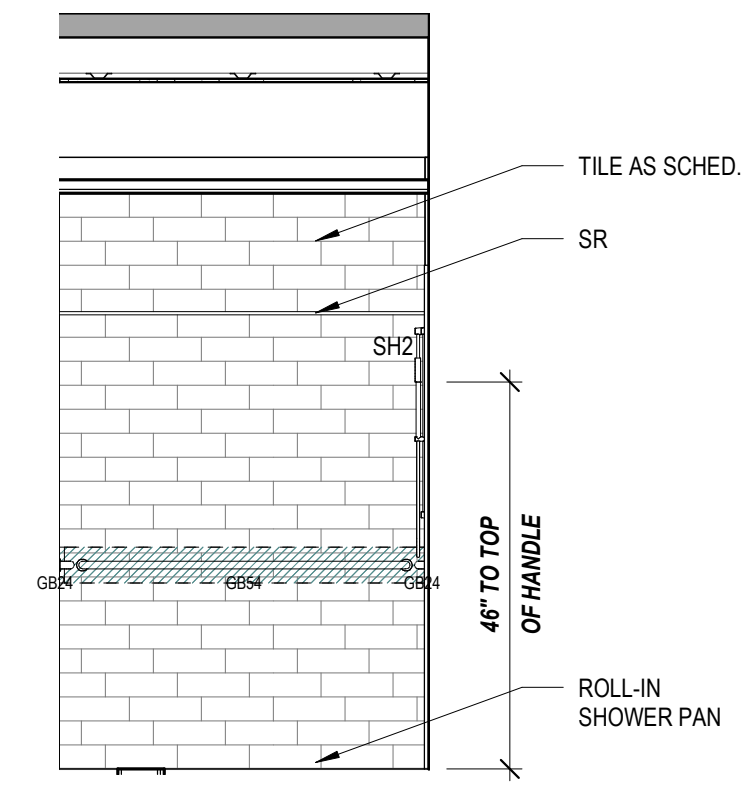
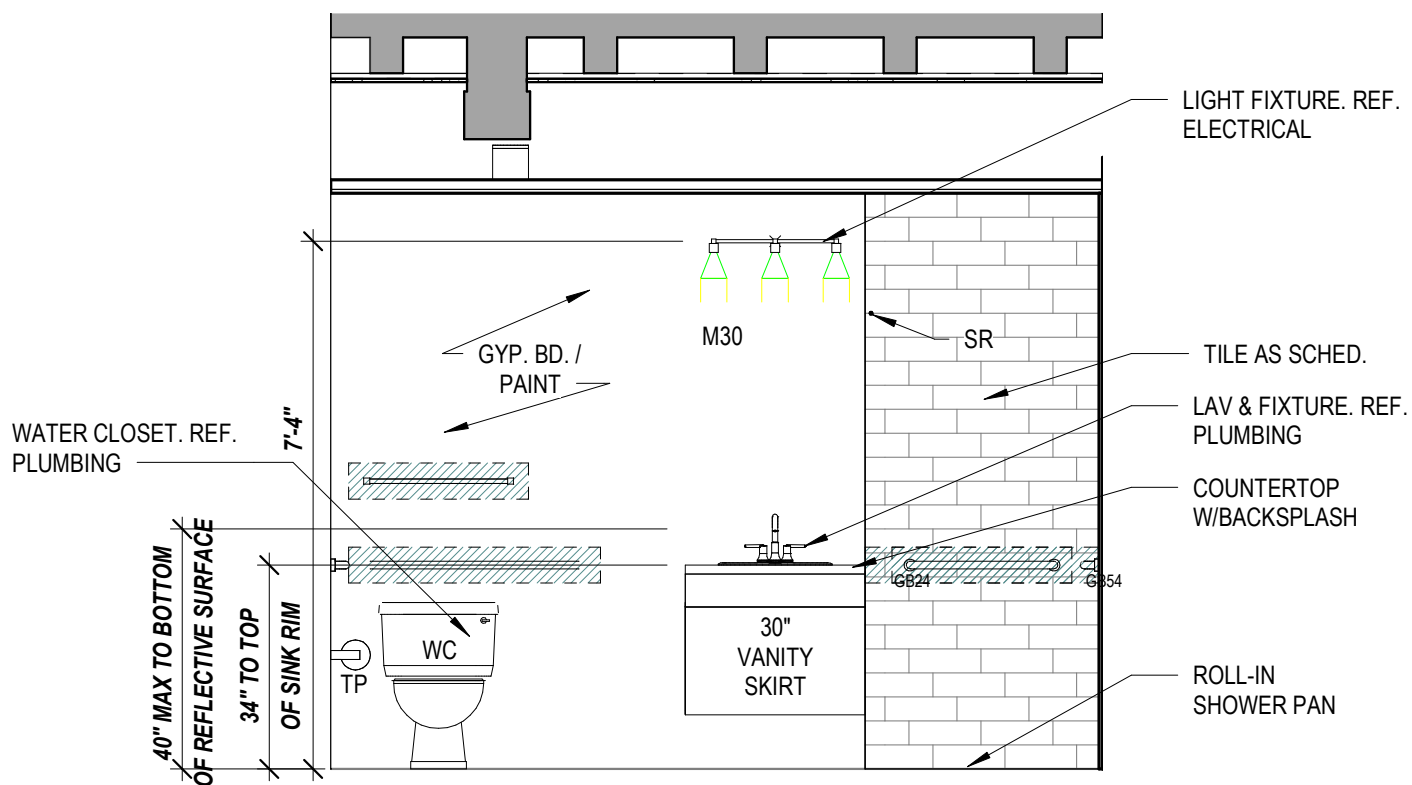
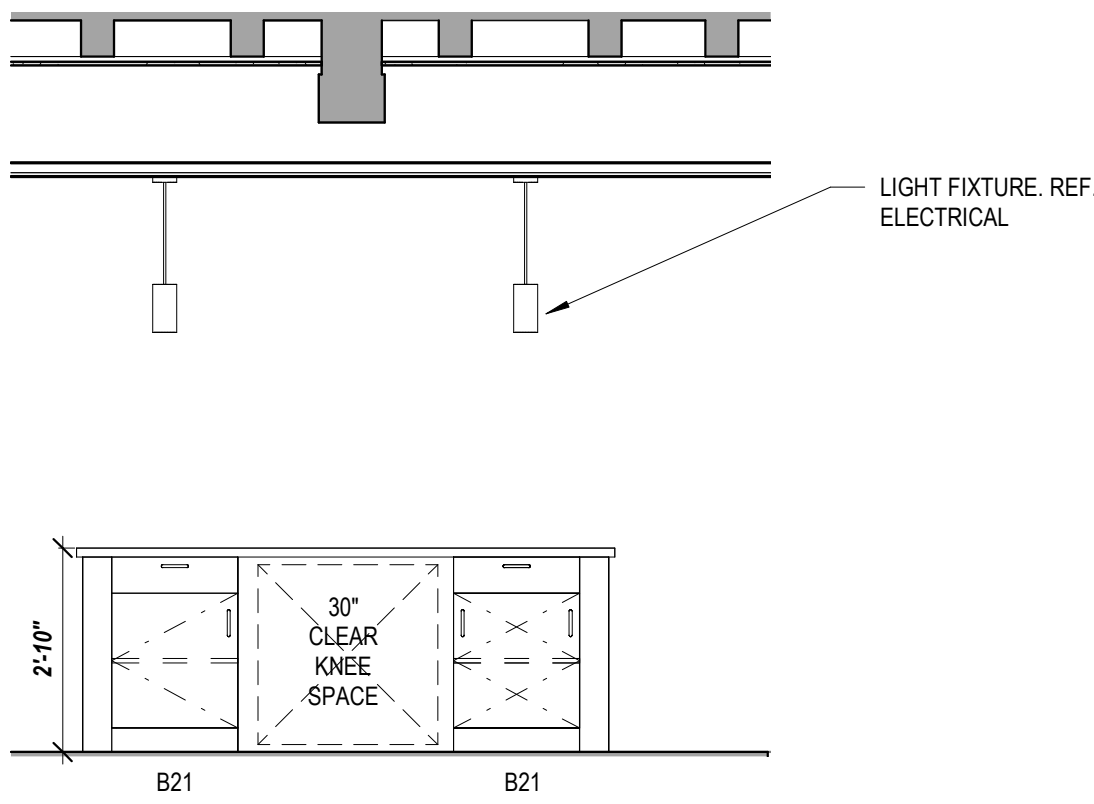
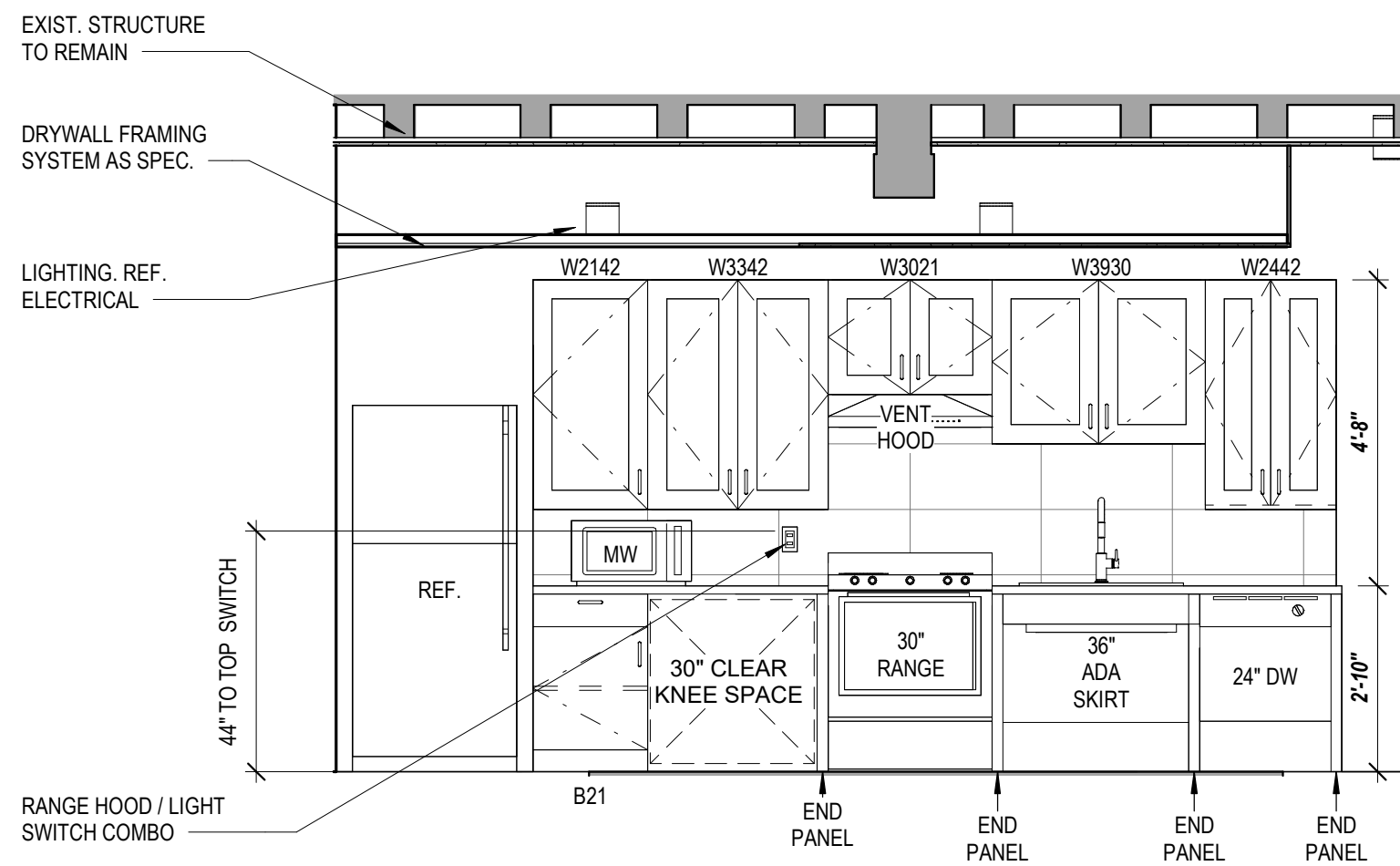
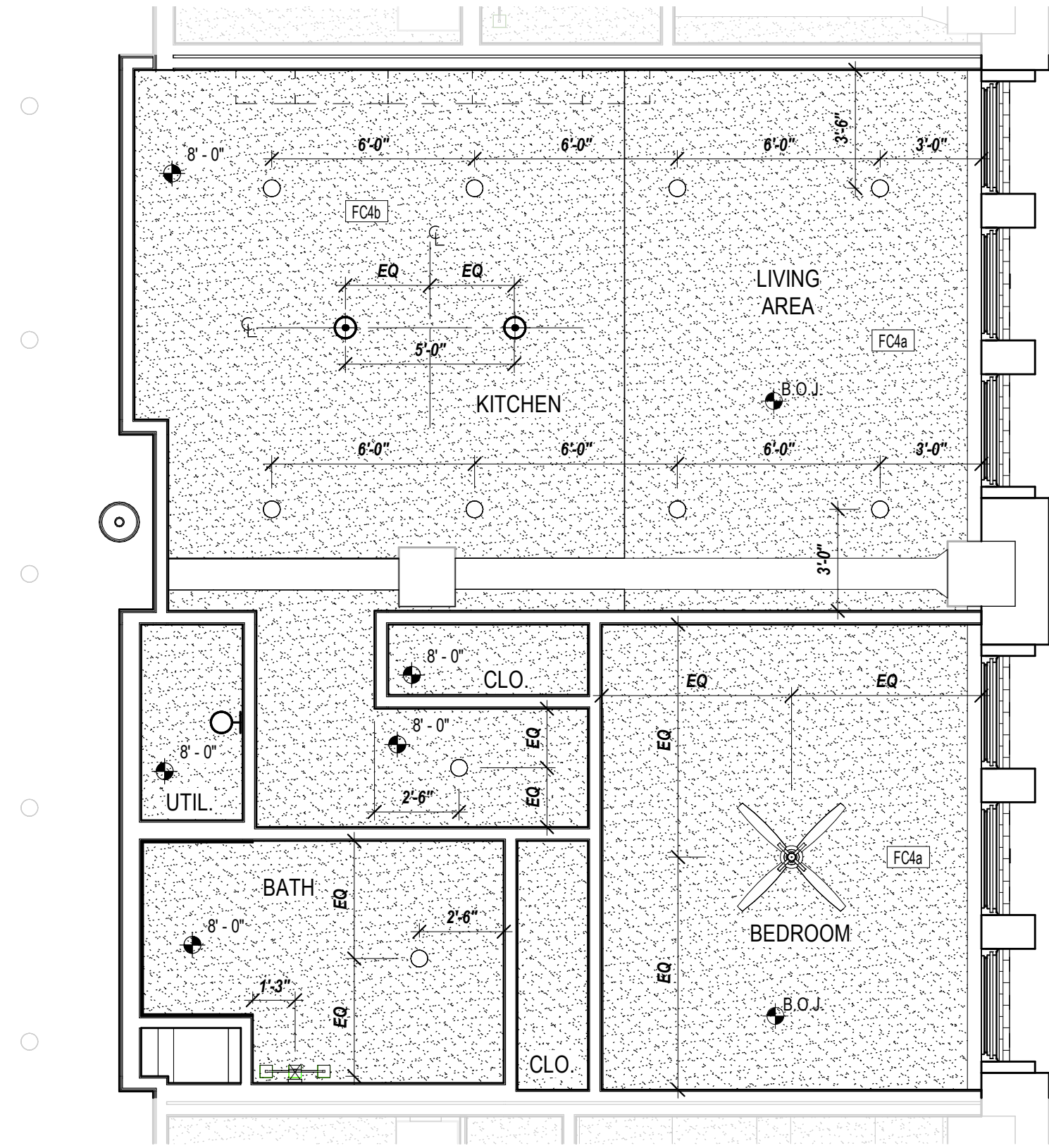
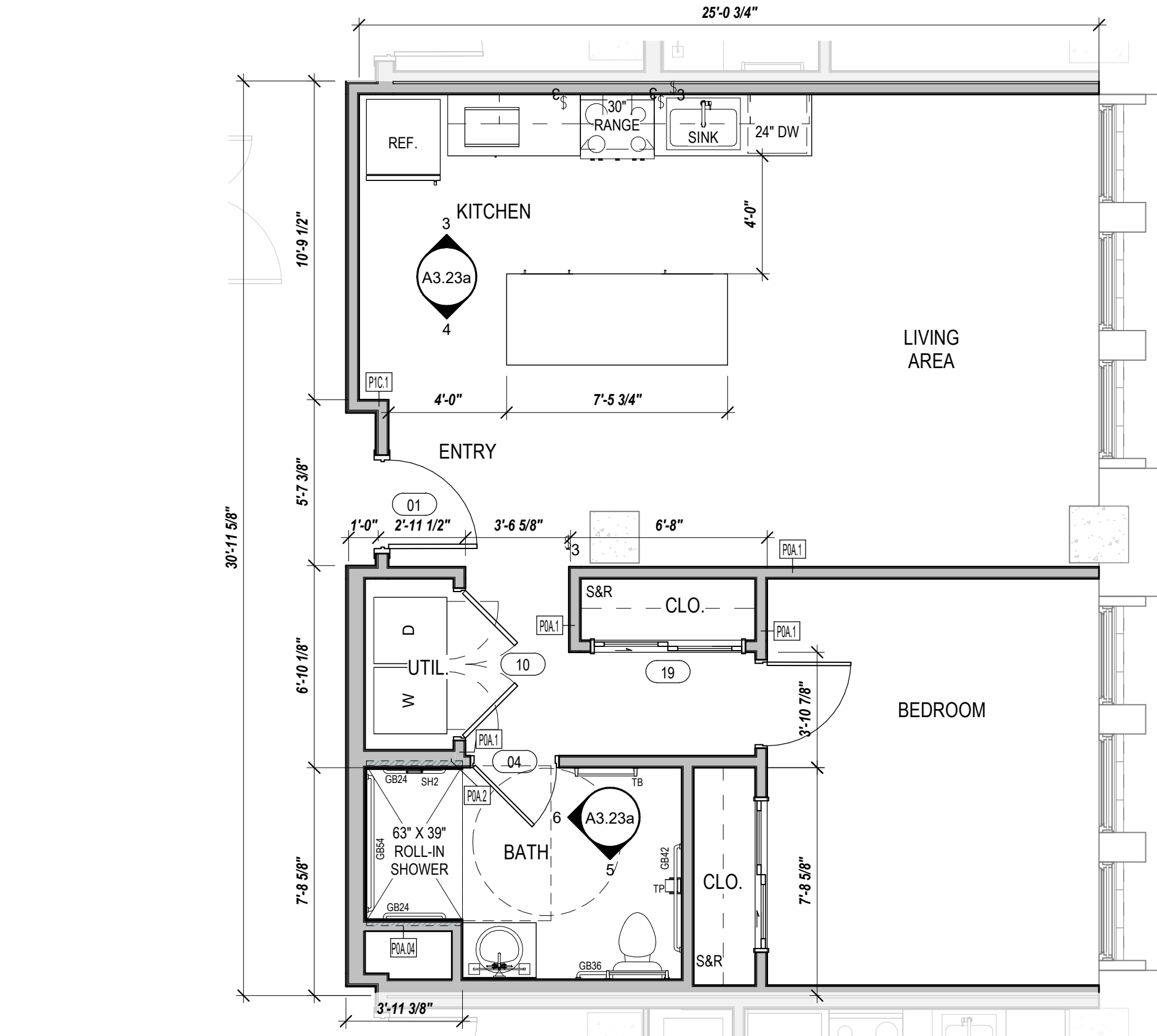
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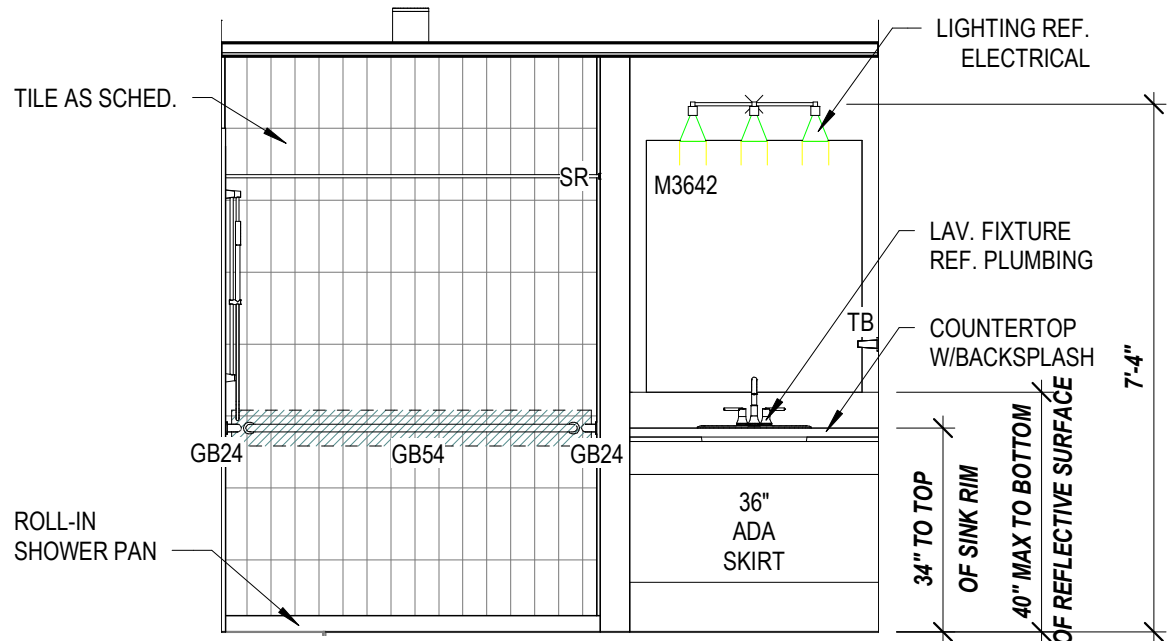
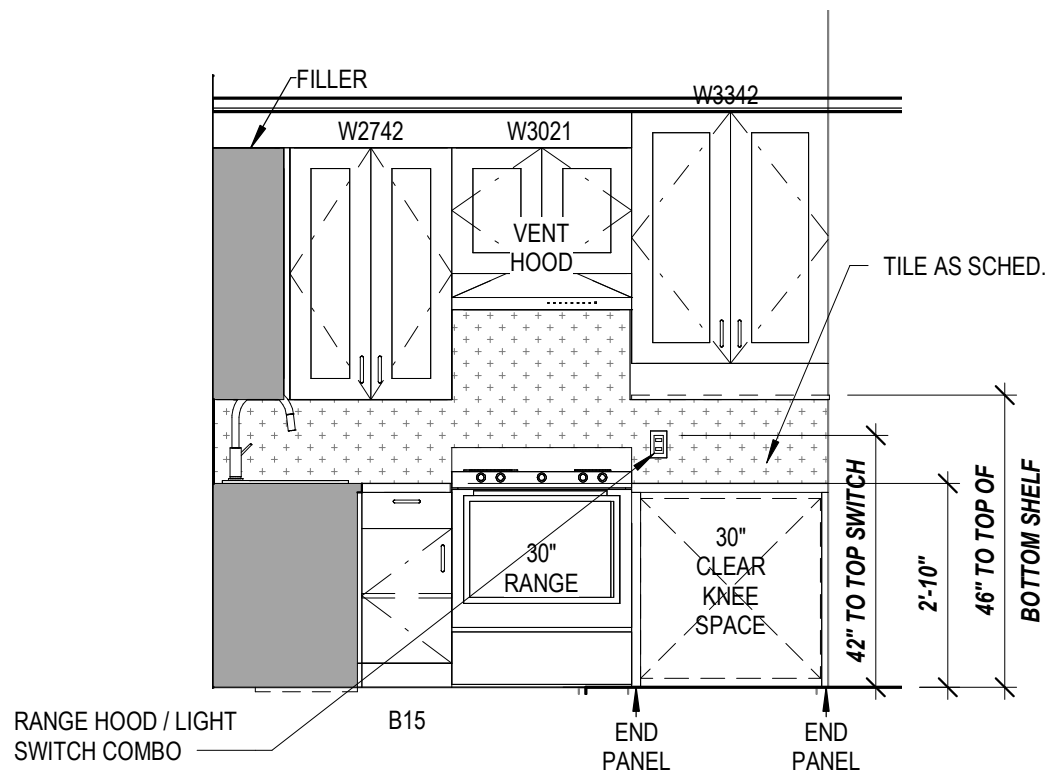
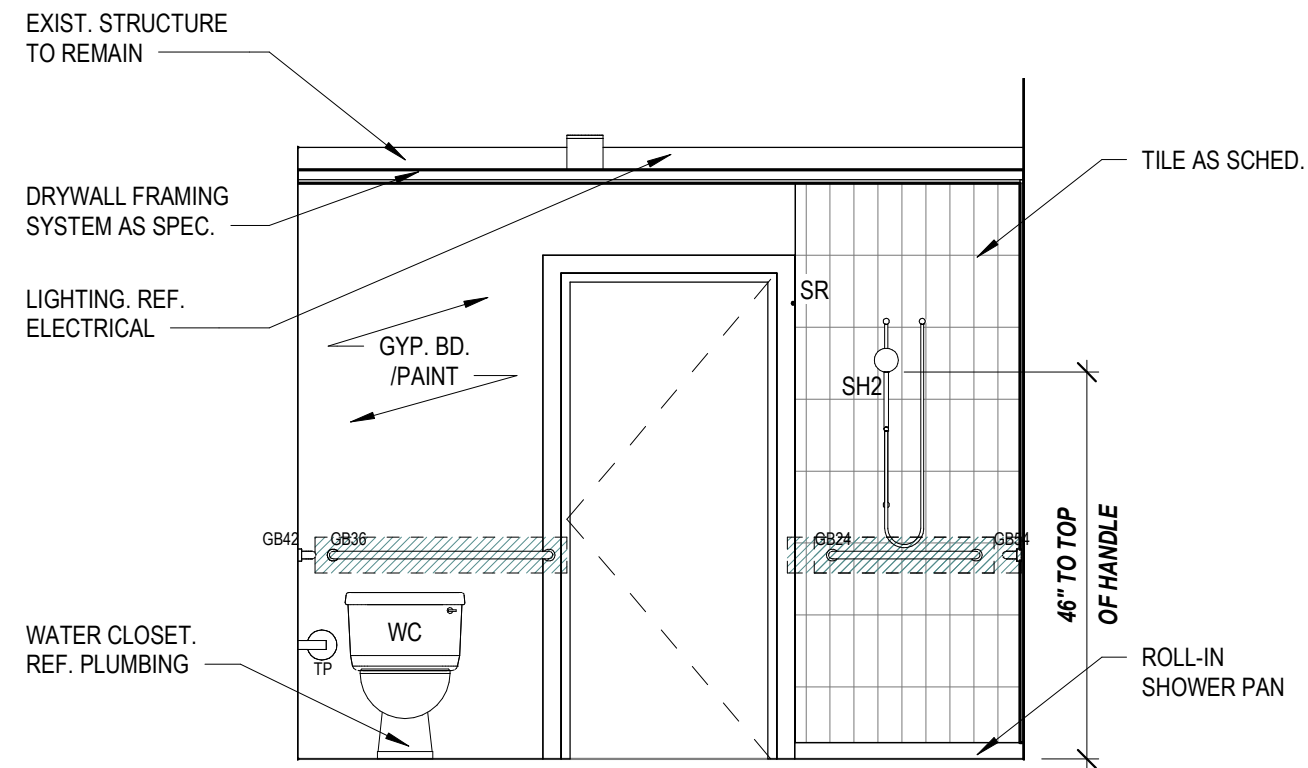
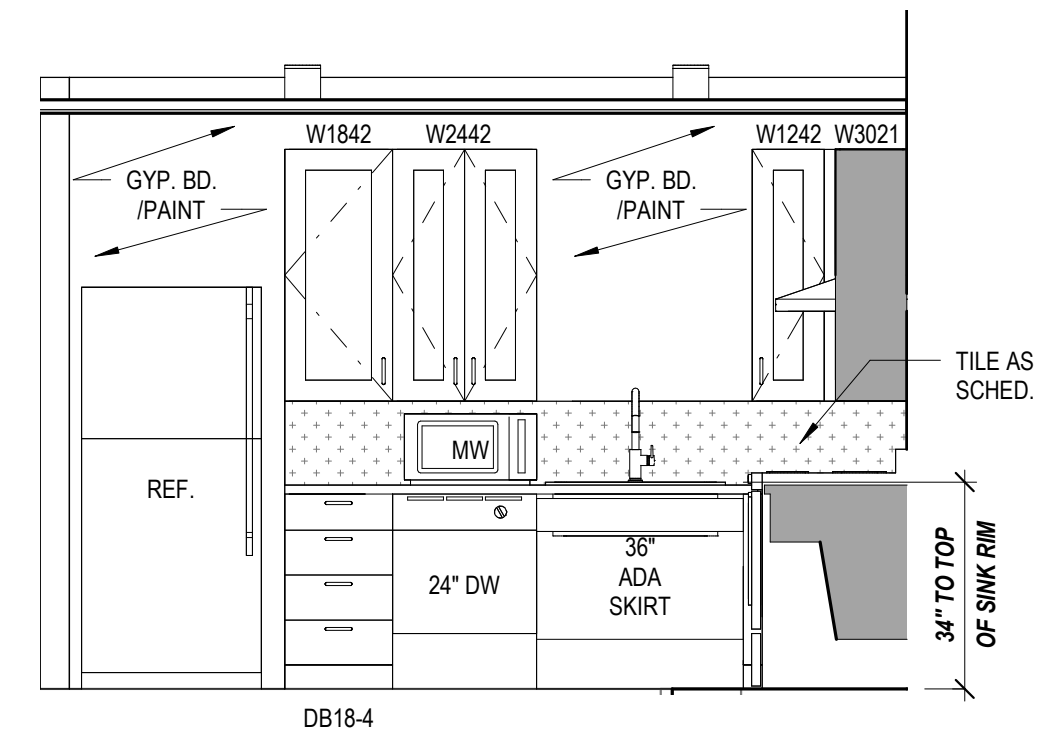
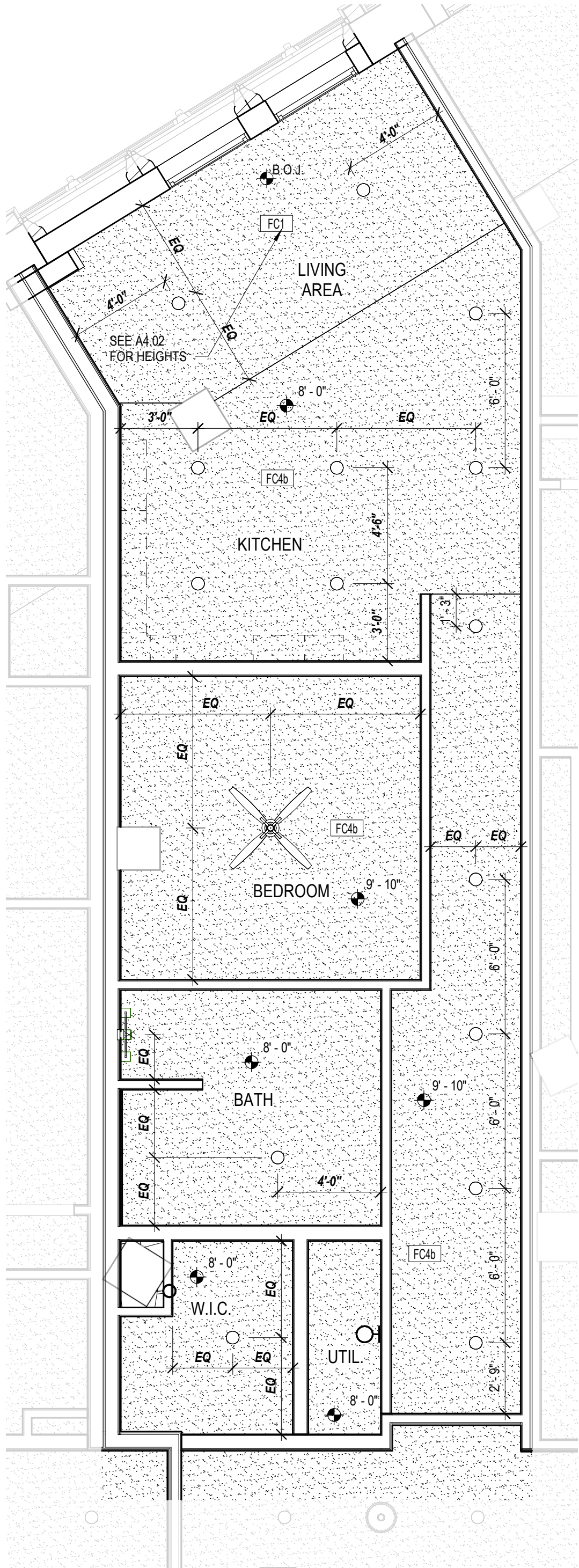
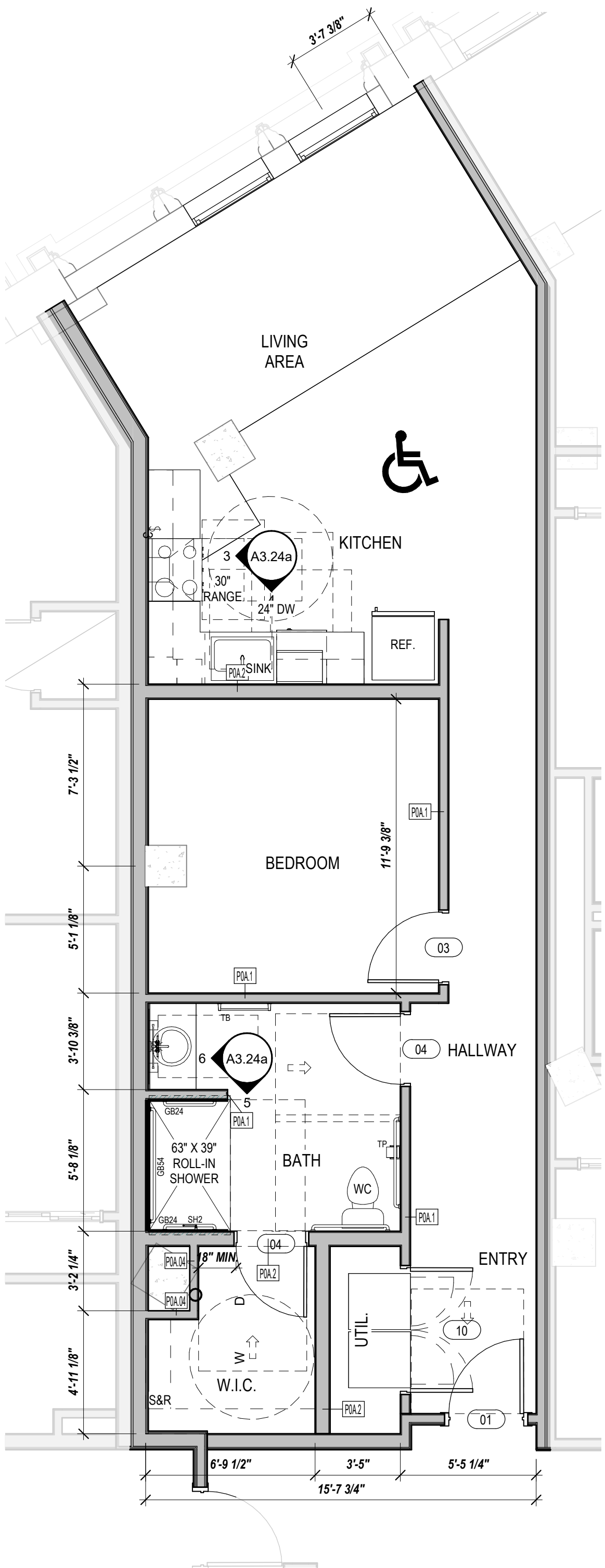
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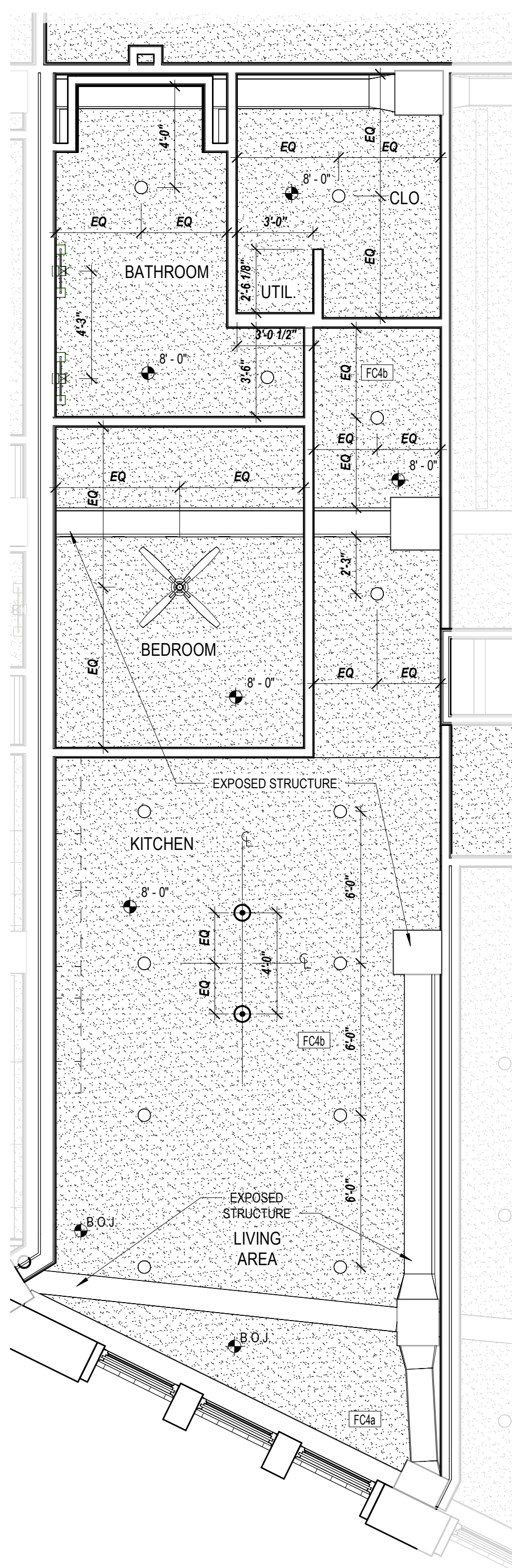
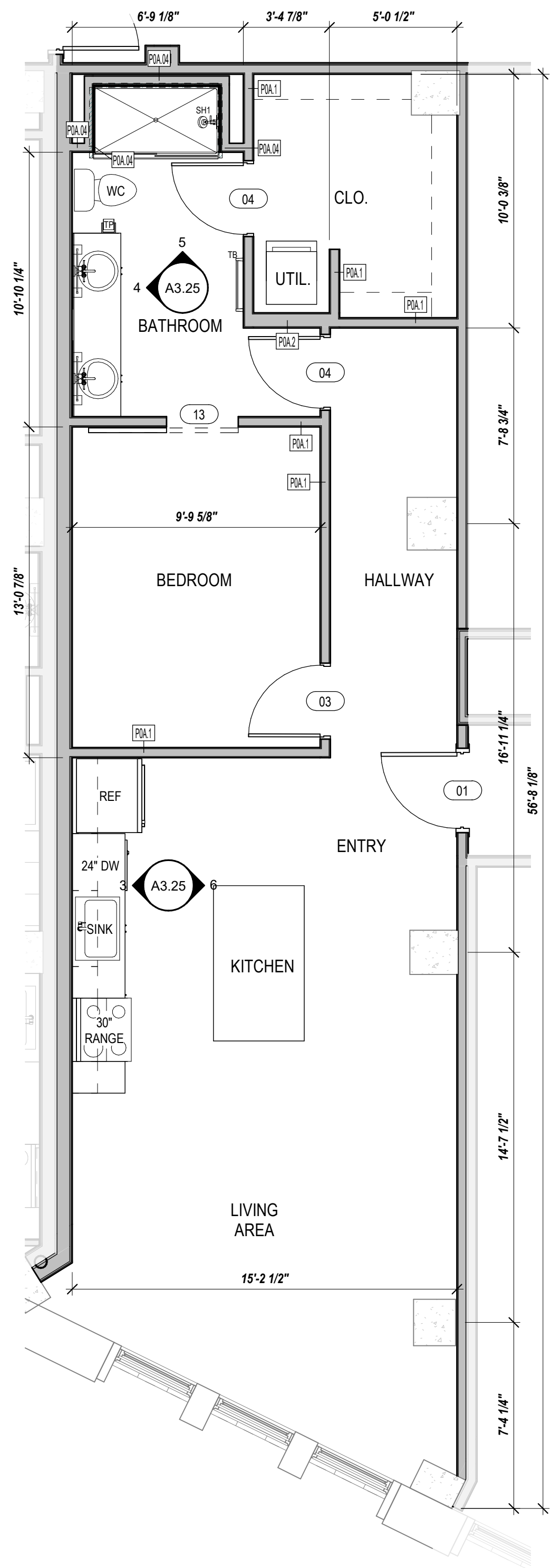


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*NOTE: 2ND FLOOR - EXPOSED - FC3 3RD FLOOR - B.O.J. - FC4a / FC4b 4TH FLOOR - B.O.J. - FC4a / FC4b 5TH FLOOR - B.O.J. - FC4a / FC4b 6TH FLOOR - EXPOSED - FC3 / FC4a	

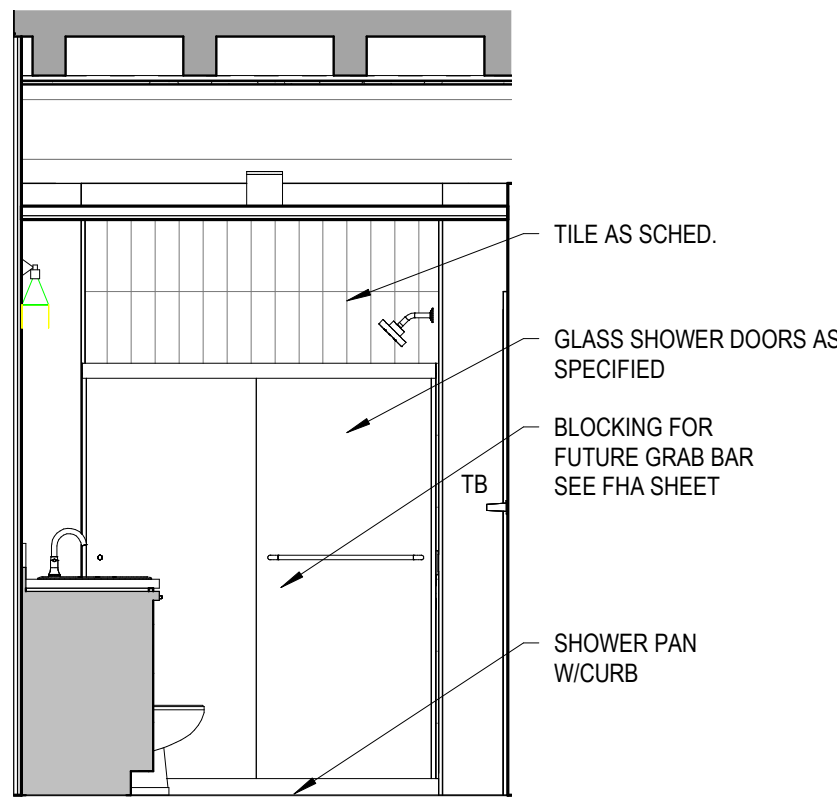


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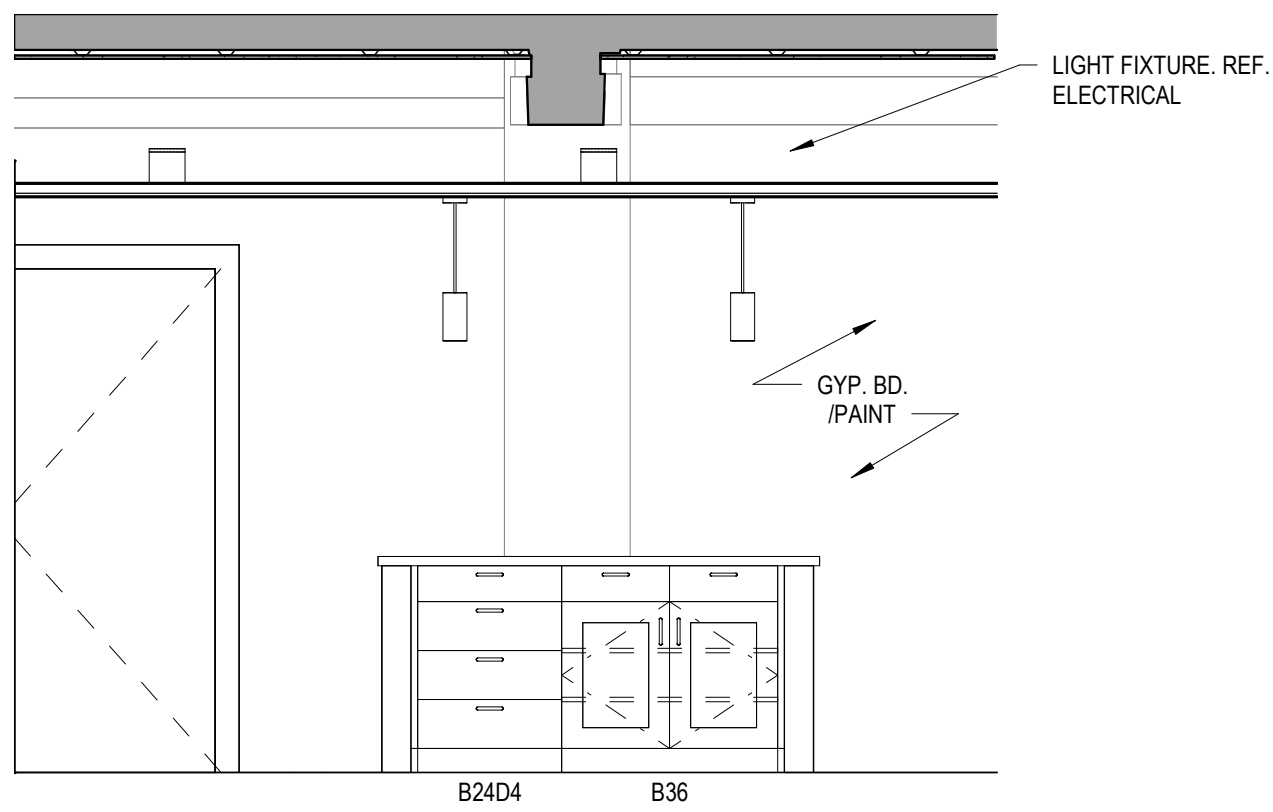
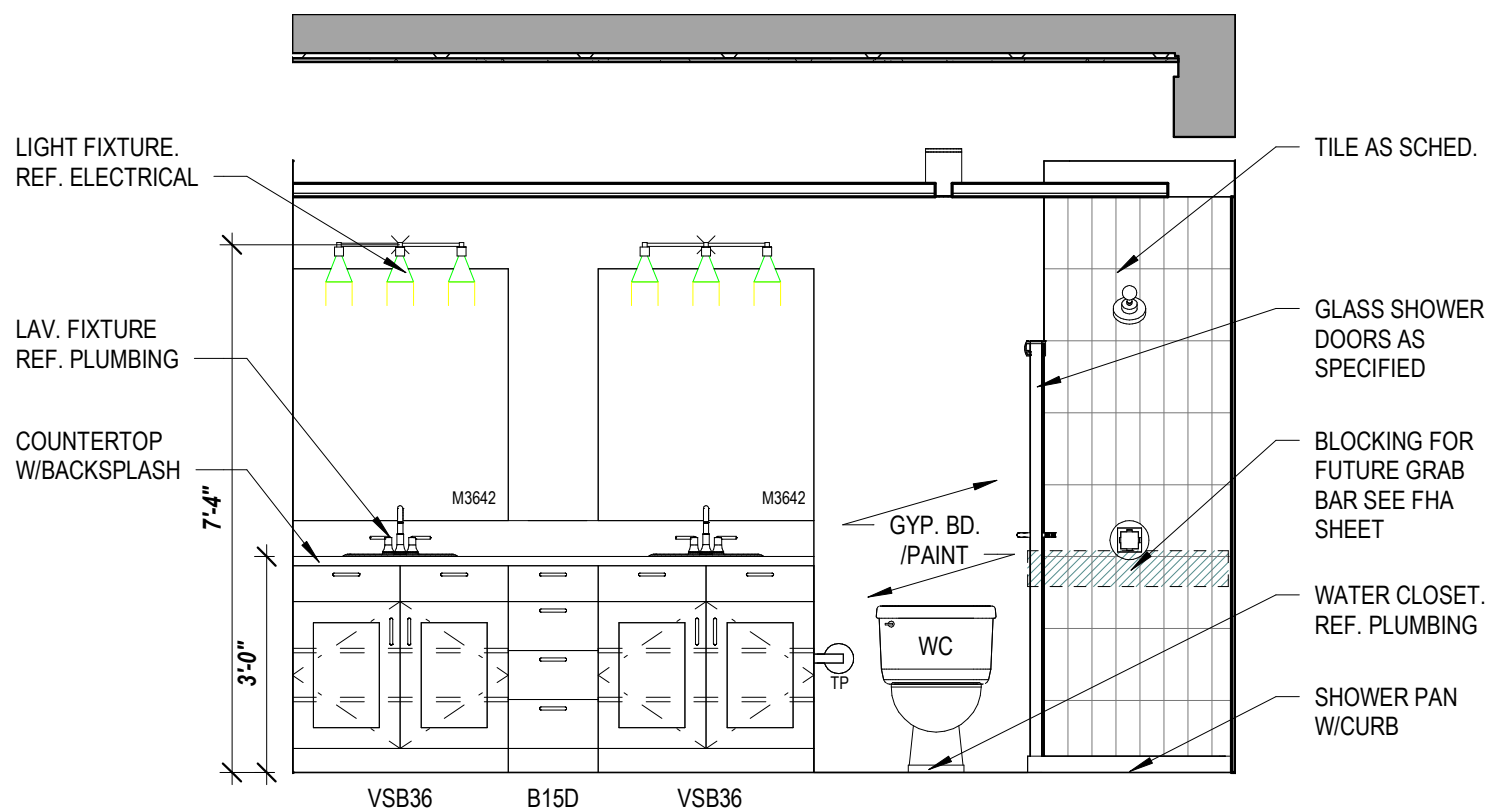
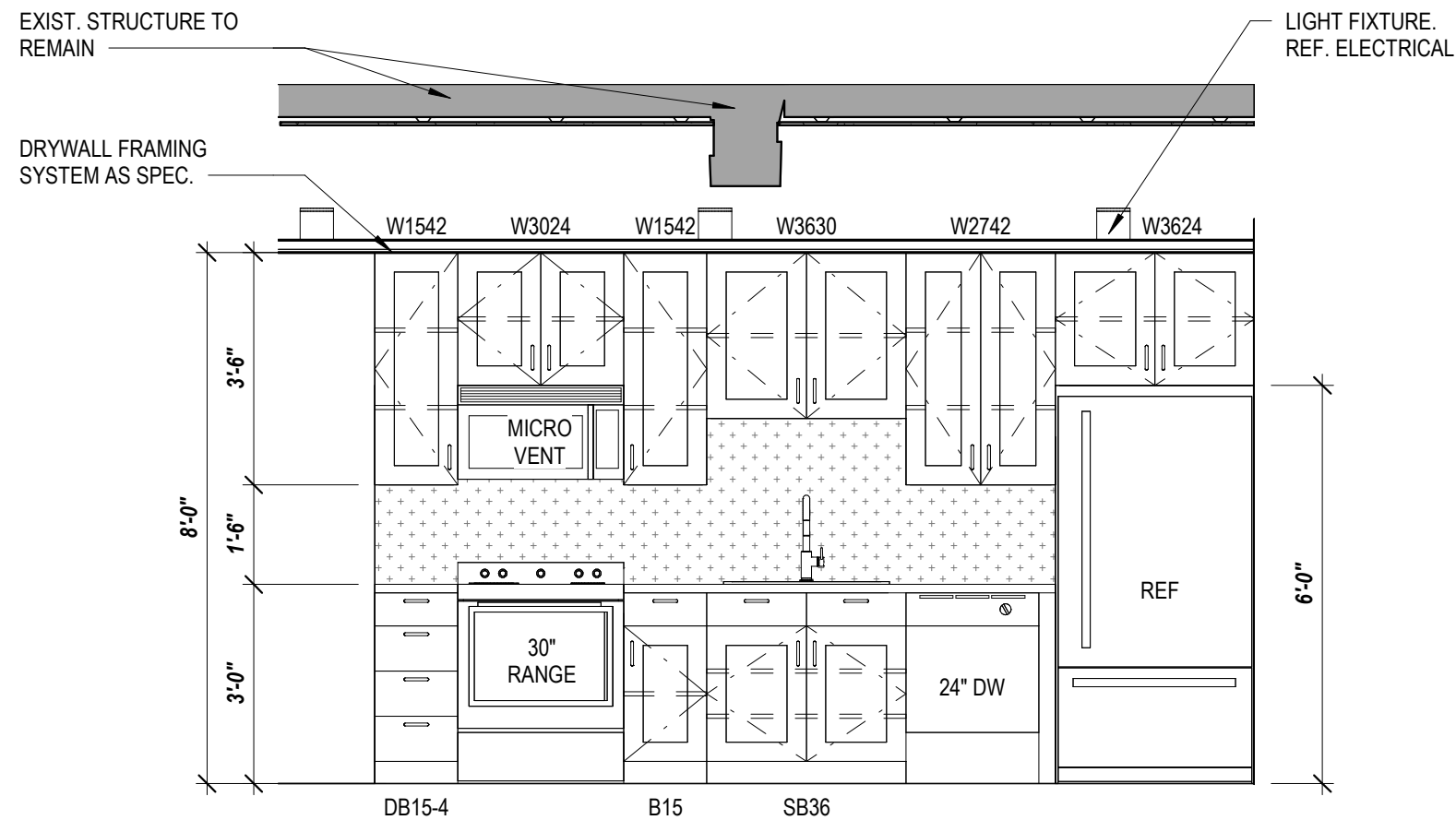
ARCHITECTS

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3. EACH INDIVIDUAL APARTMENT UNIT TO BE PROVIDED WITH ONE 1A-10-B-C FIRE EXTINGUISHER MOUNTED INSIDE THE CABINET UNDER THE KITCHEN SINK, UNLESS NOTED OTHERWISE.
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MWH	MICROWAVE / HOOD	AS SPECIFIED
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SH1	SHOWER HEAD	MOUNTED AT 80" A.F.F.
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NEW PLAN / RCP LEGEND	2ND - 6TH FLOOR
EXISTING WALLS TO REMAIN.	
NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT	
NEW GYPSUM BOARD CEILING	
NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL.	
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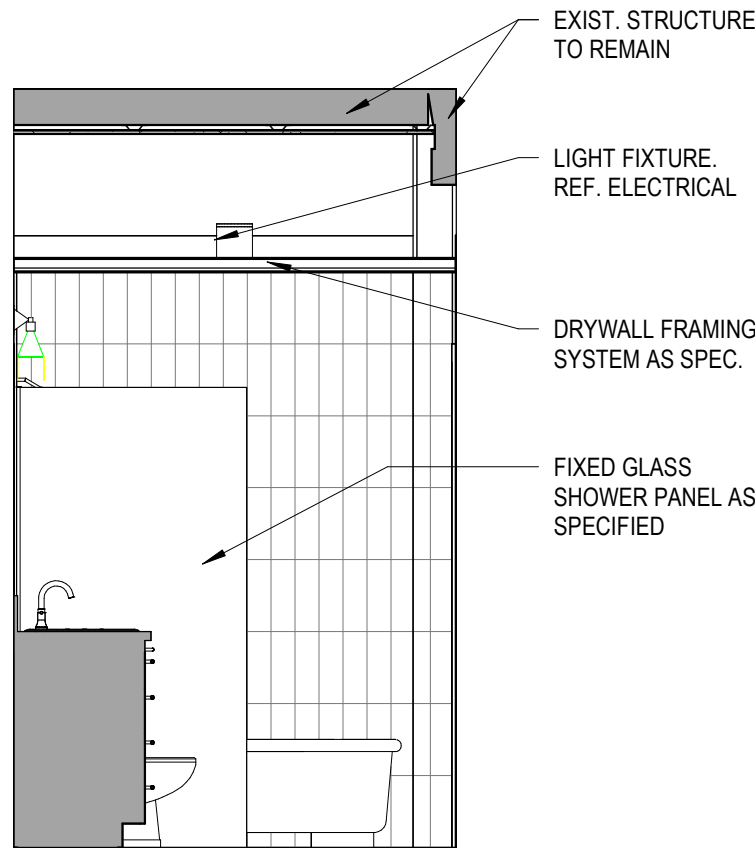
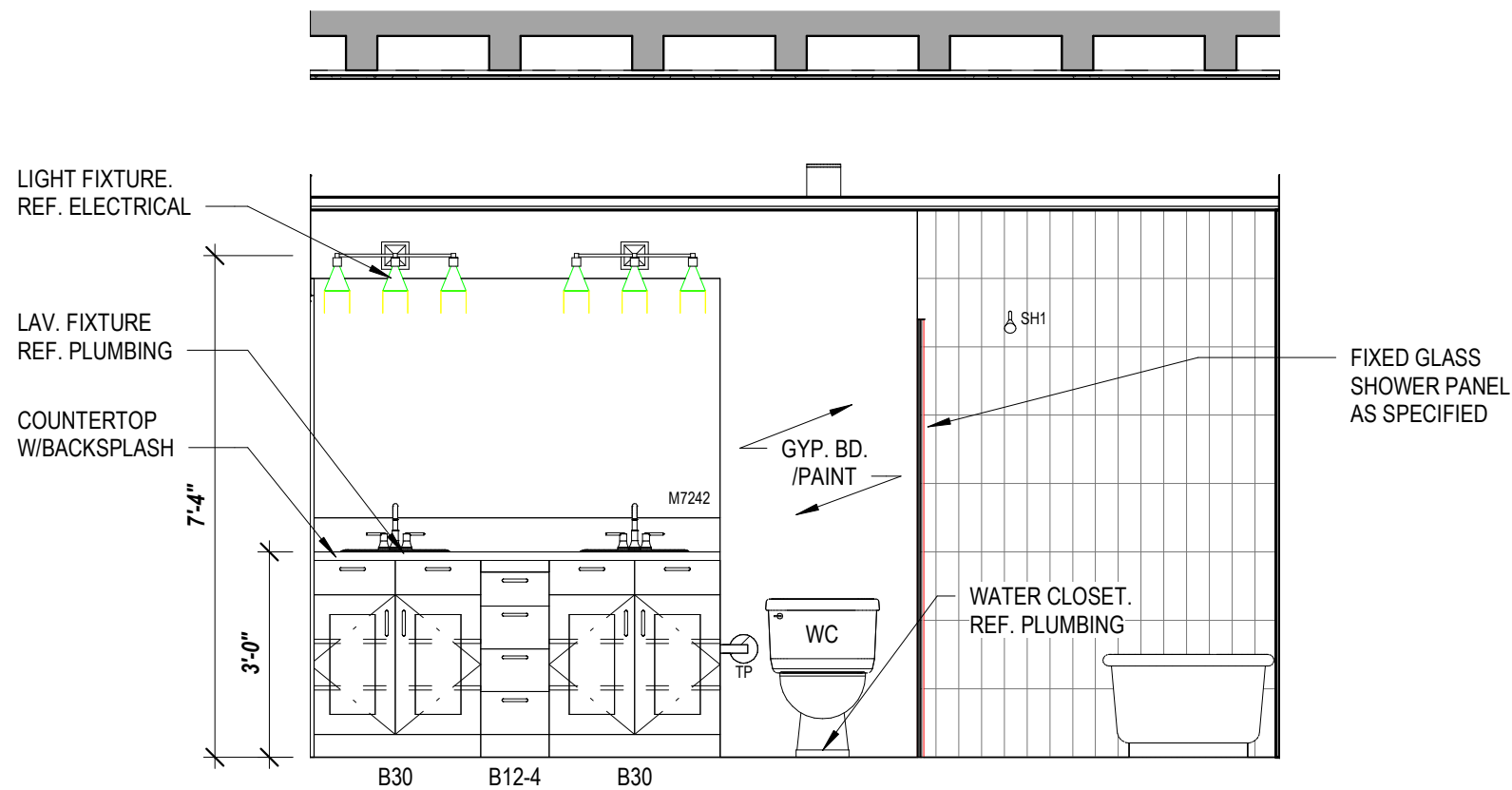
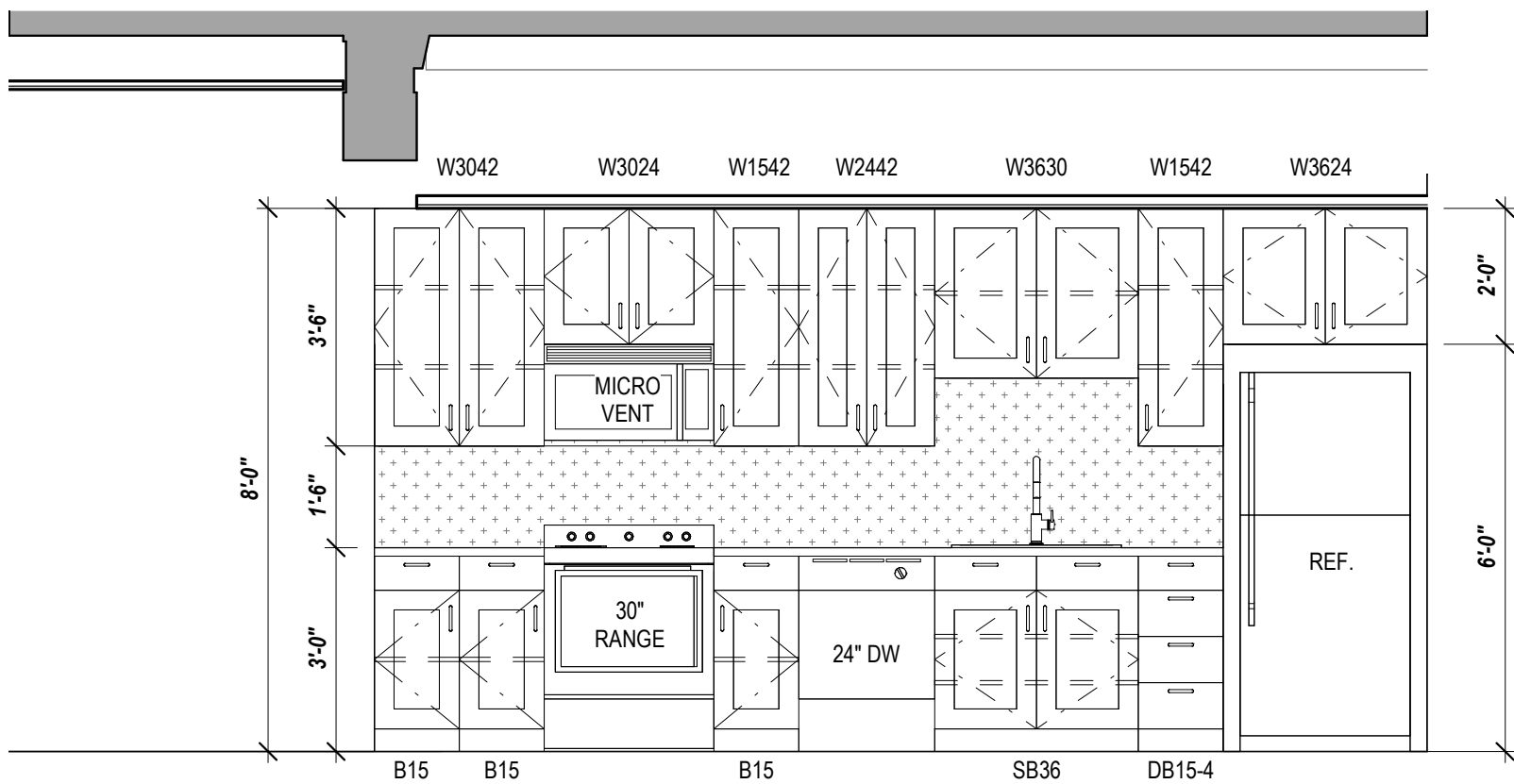
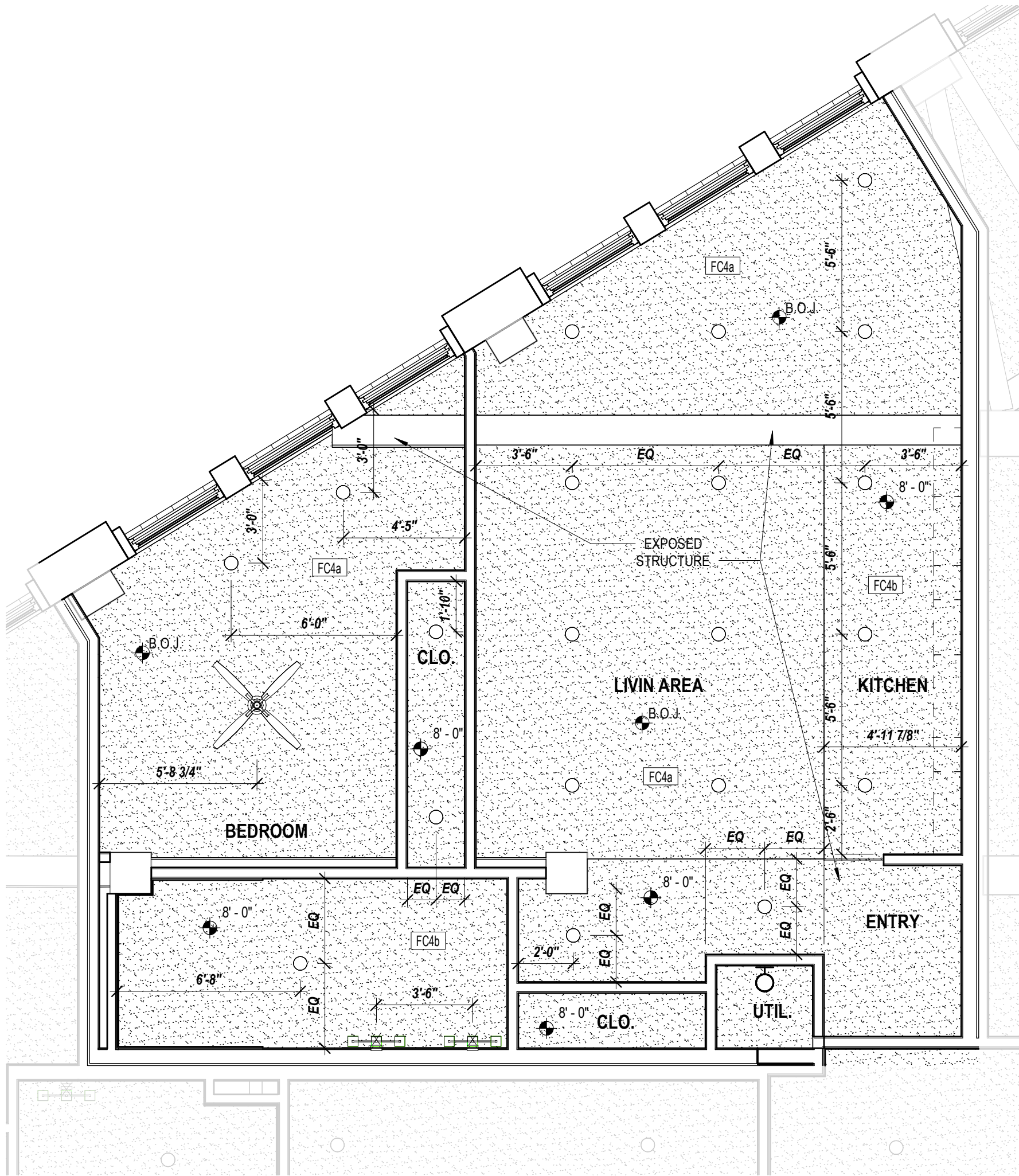
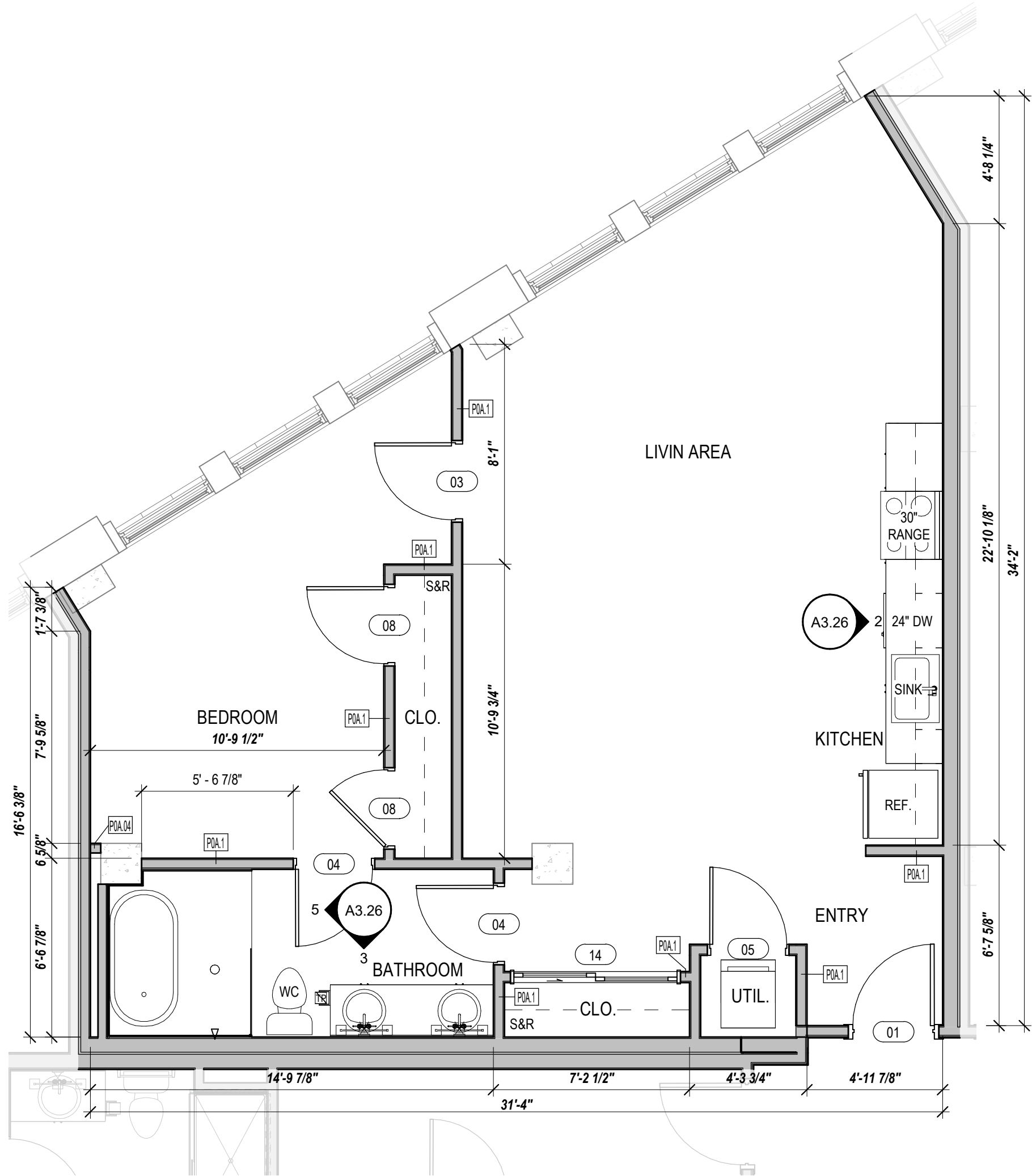
2ND - 6TH FLOOR

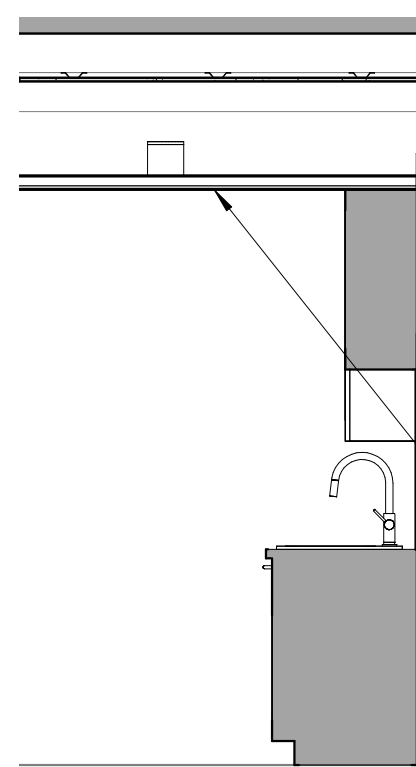
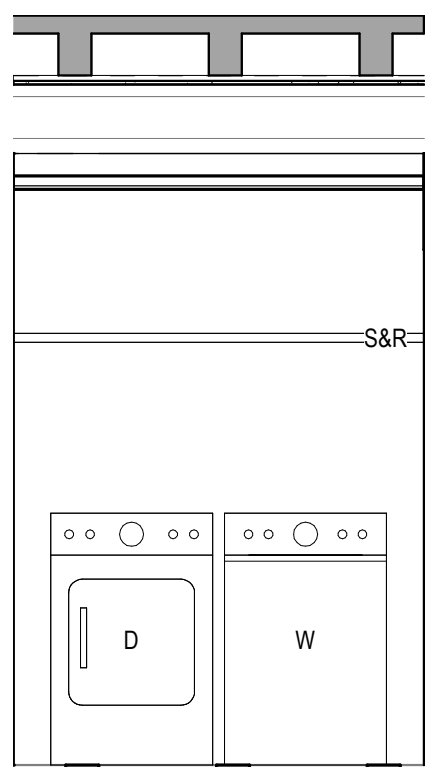
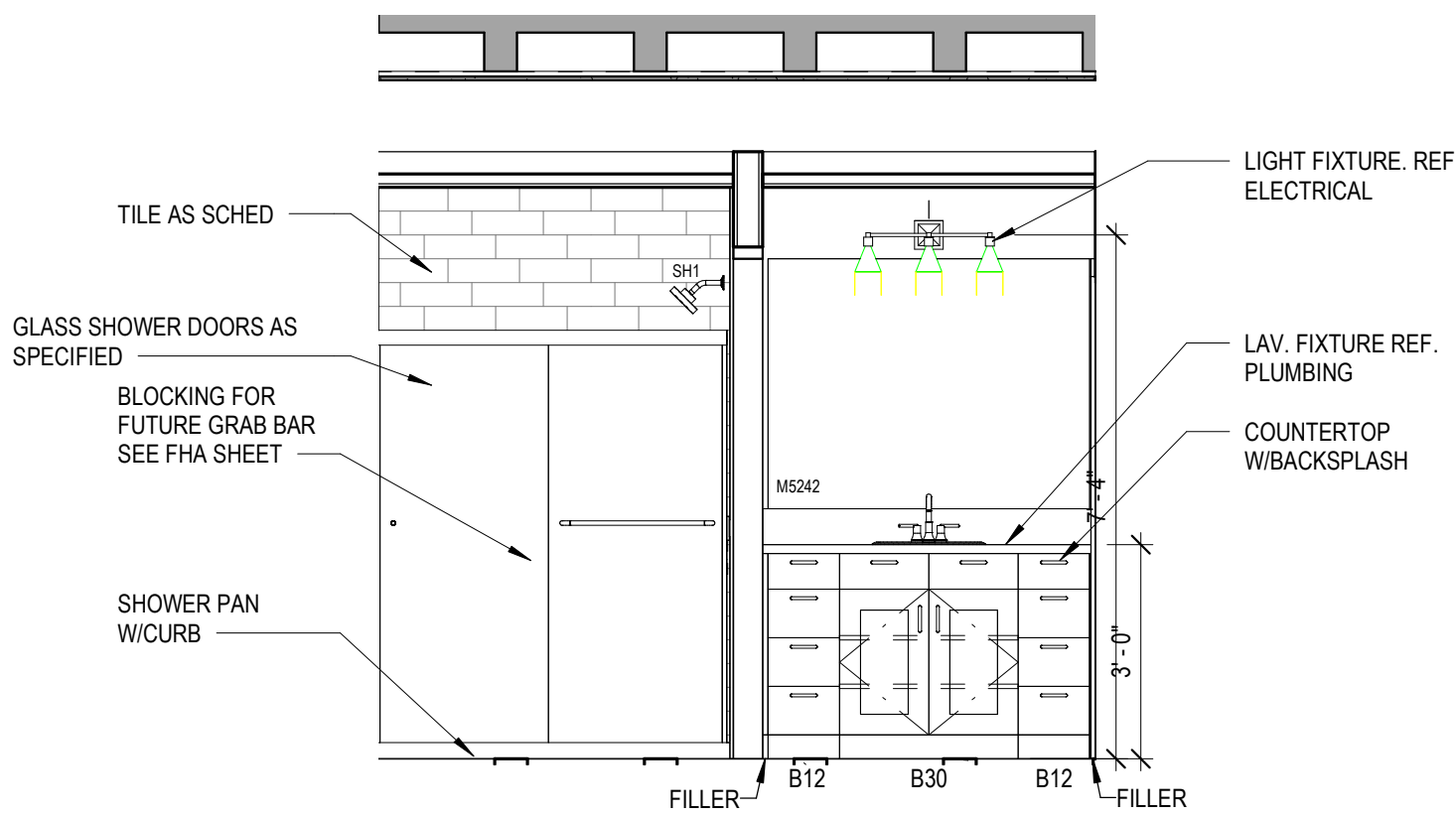
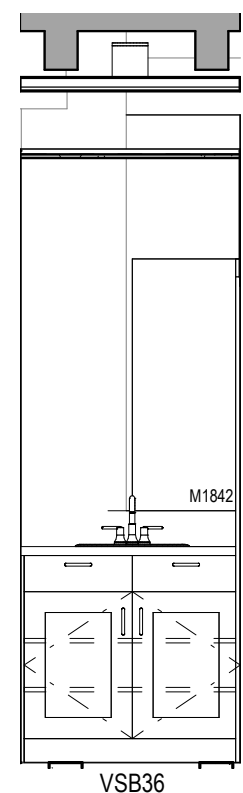
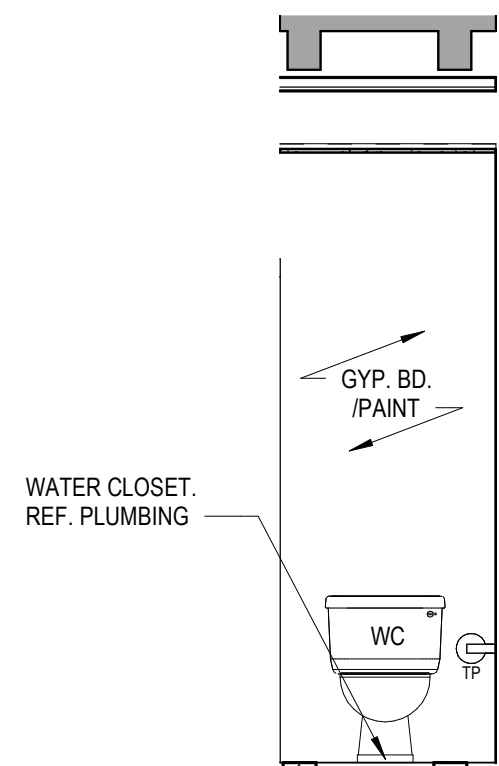
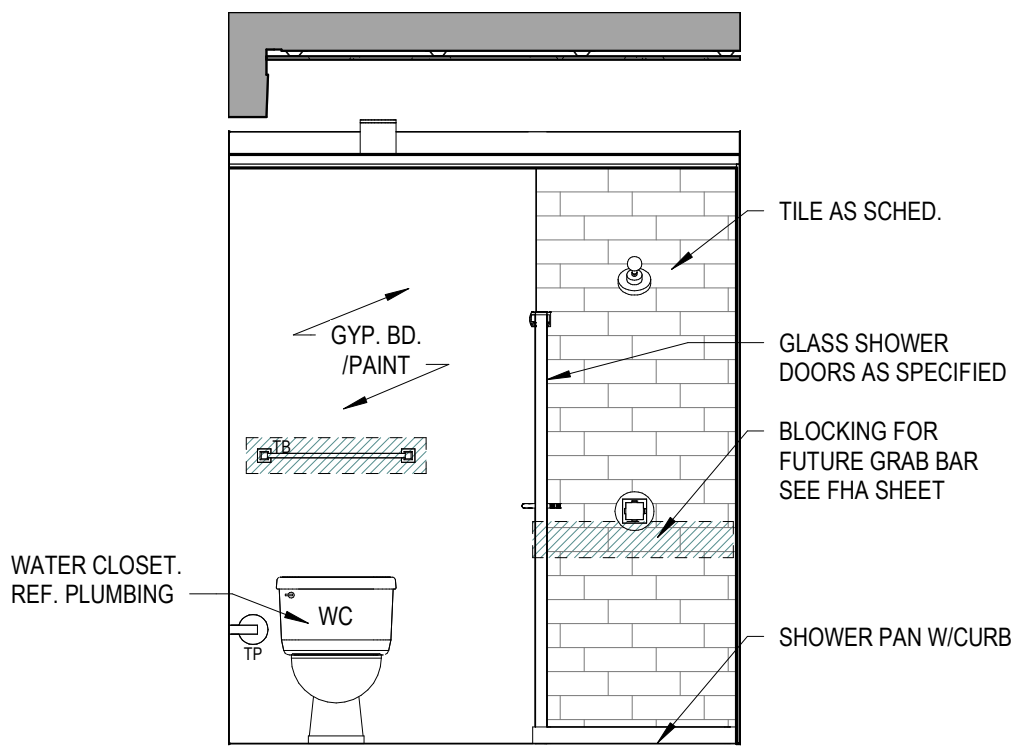
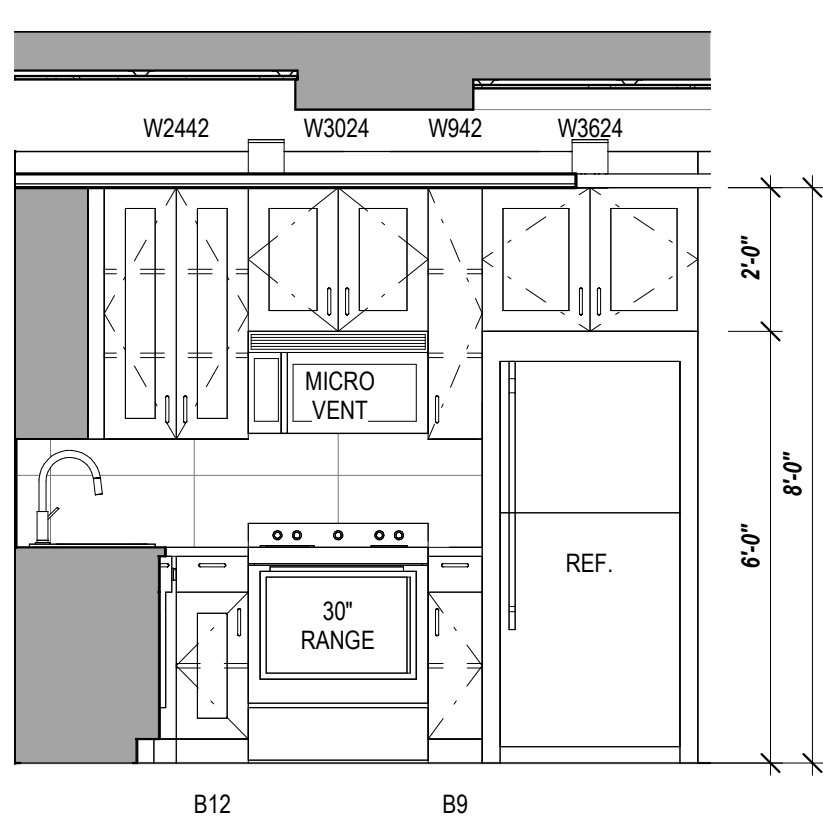
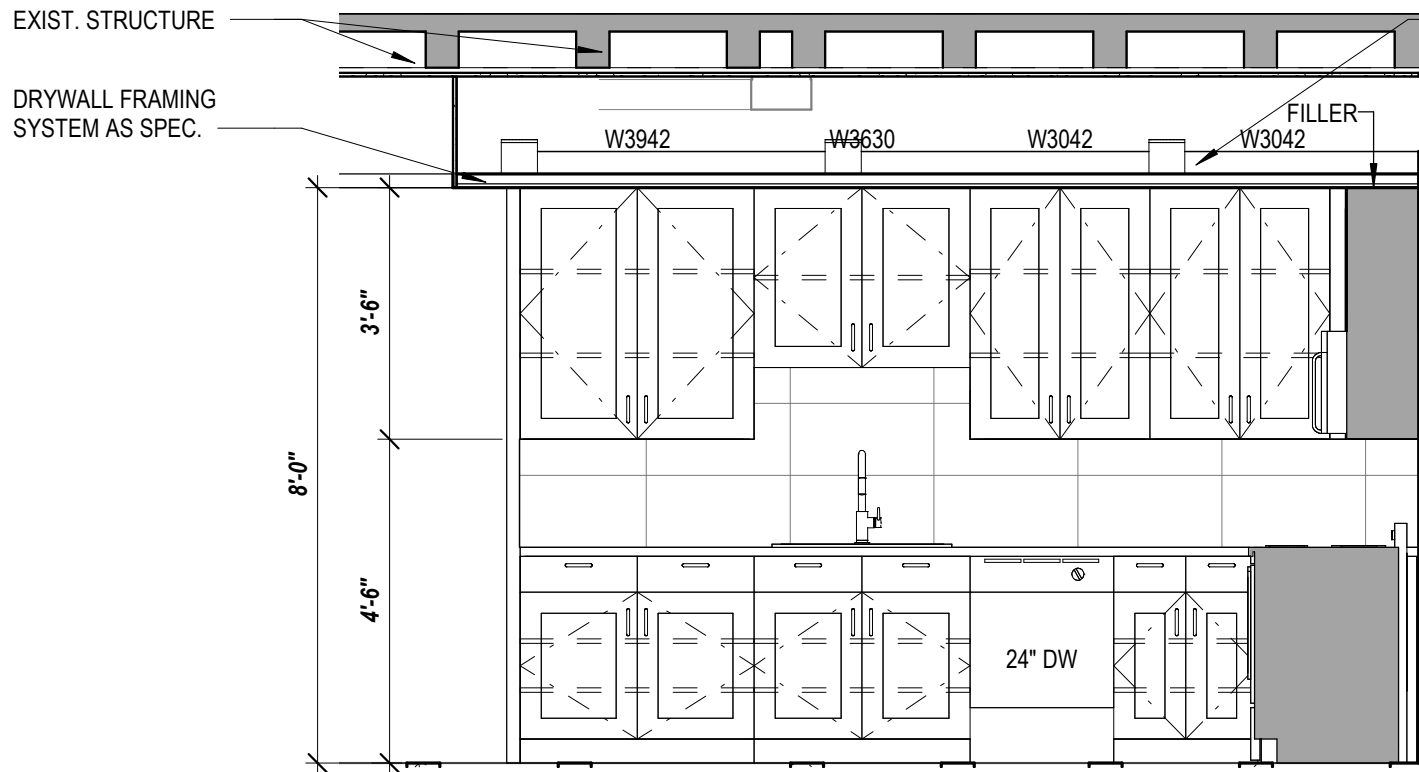
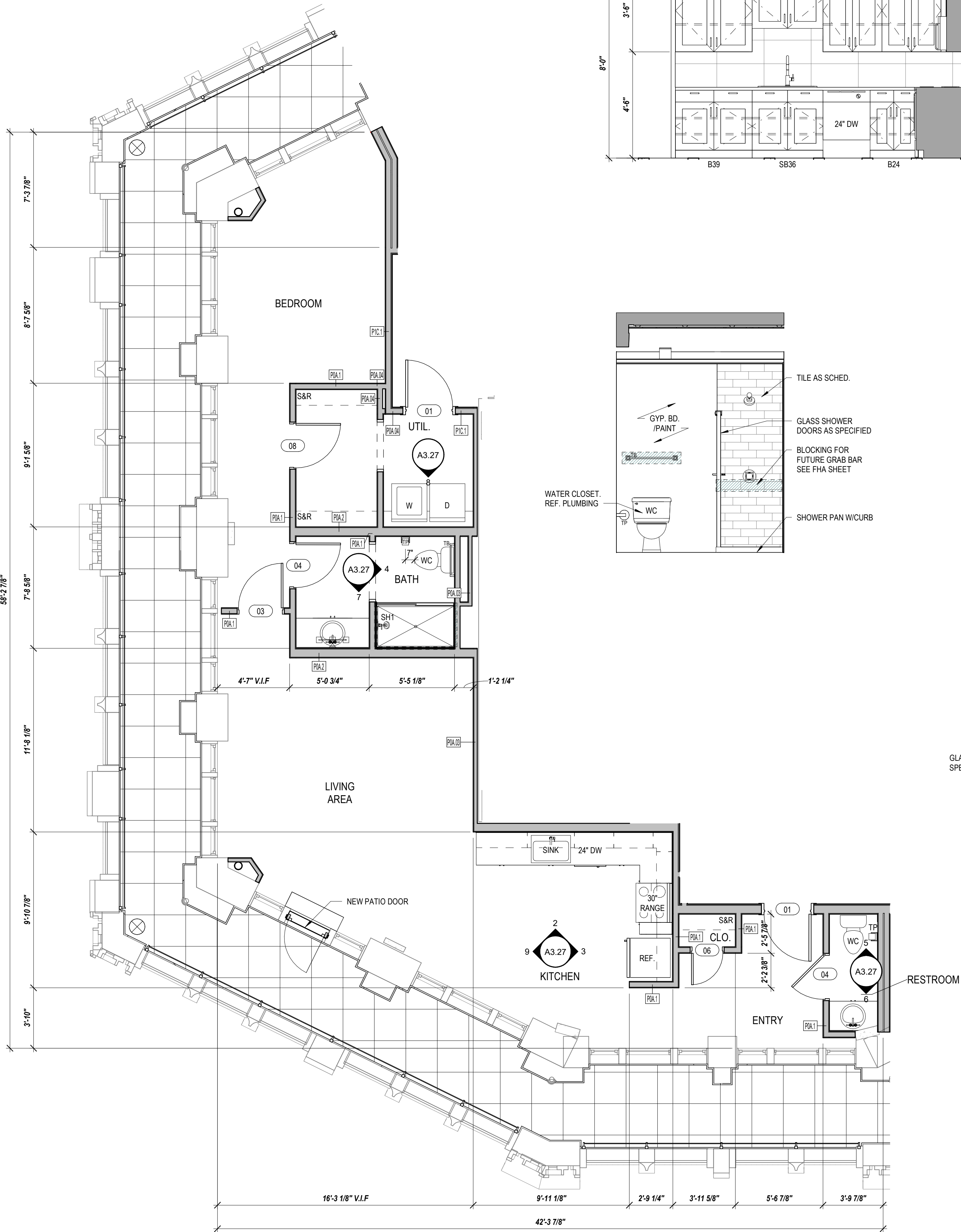
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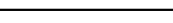

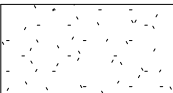
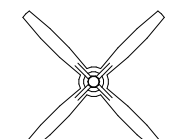






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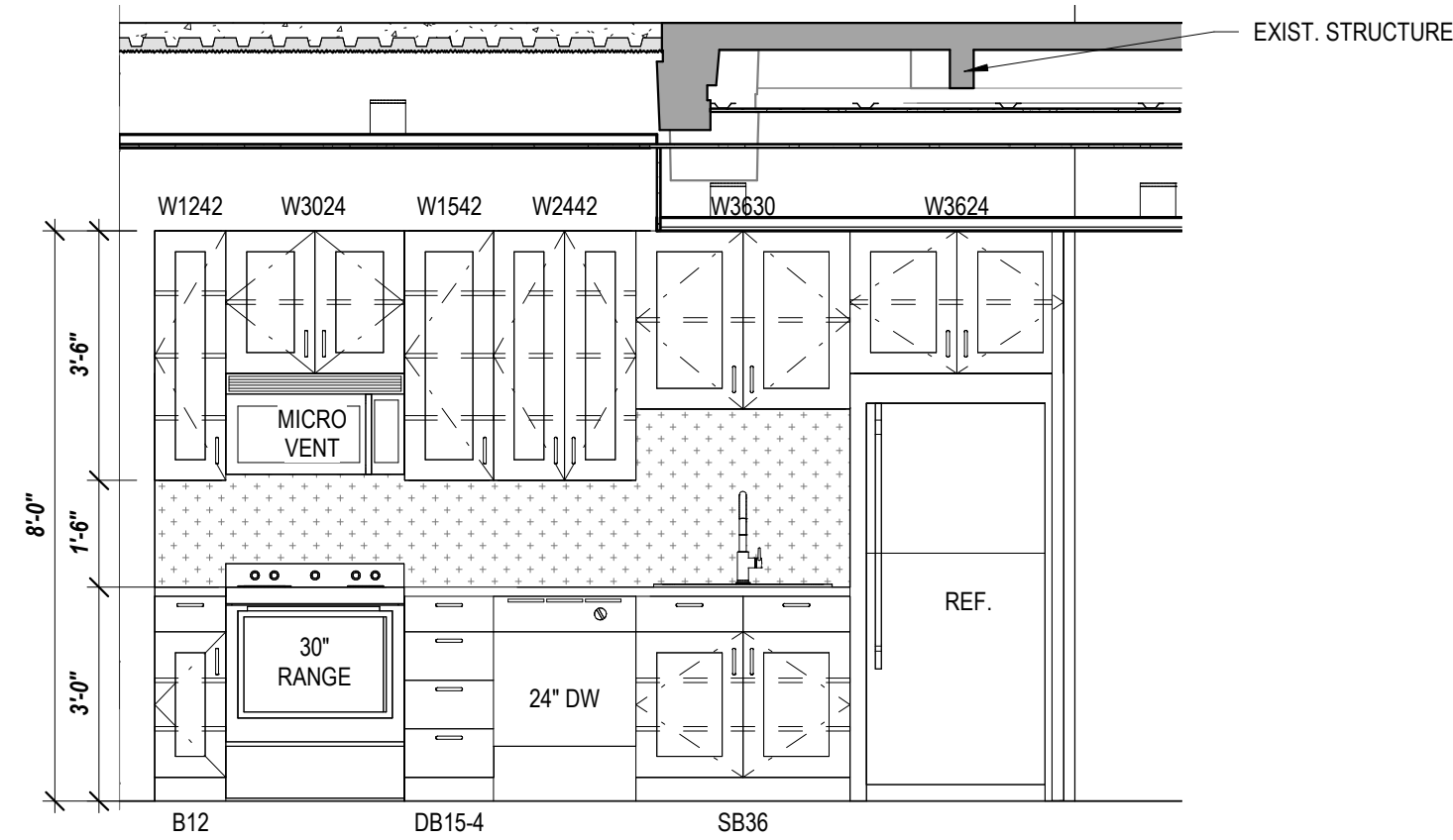
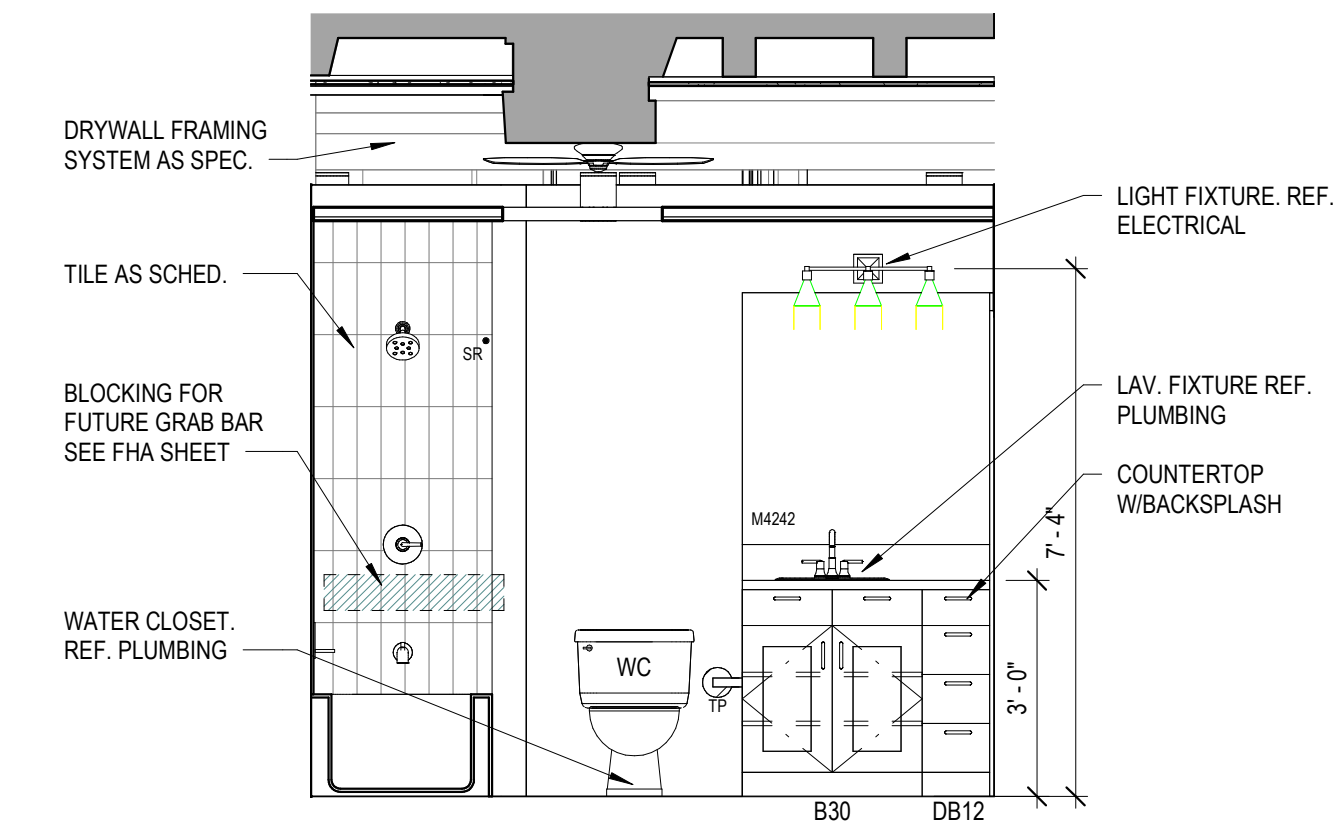
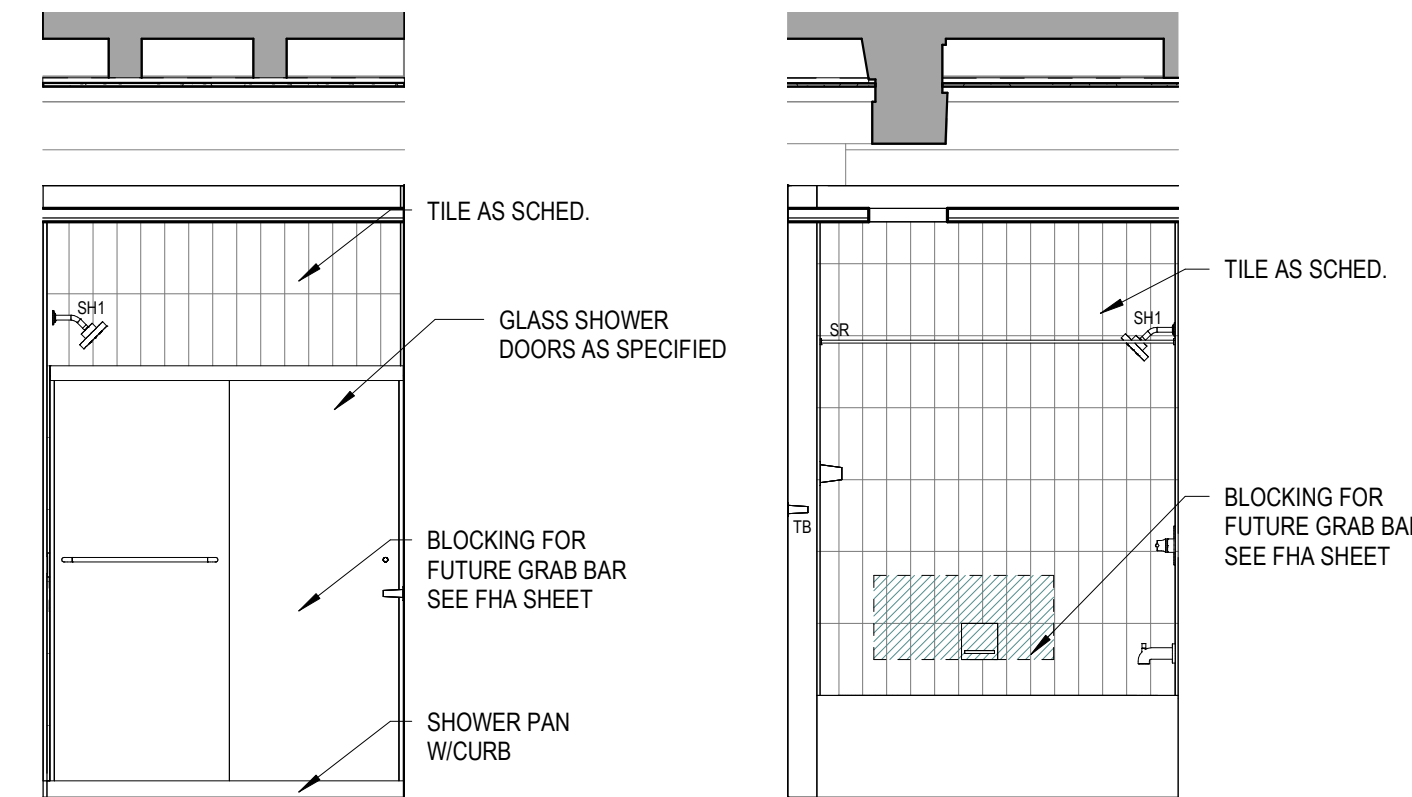
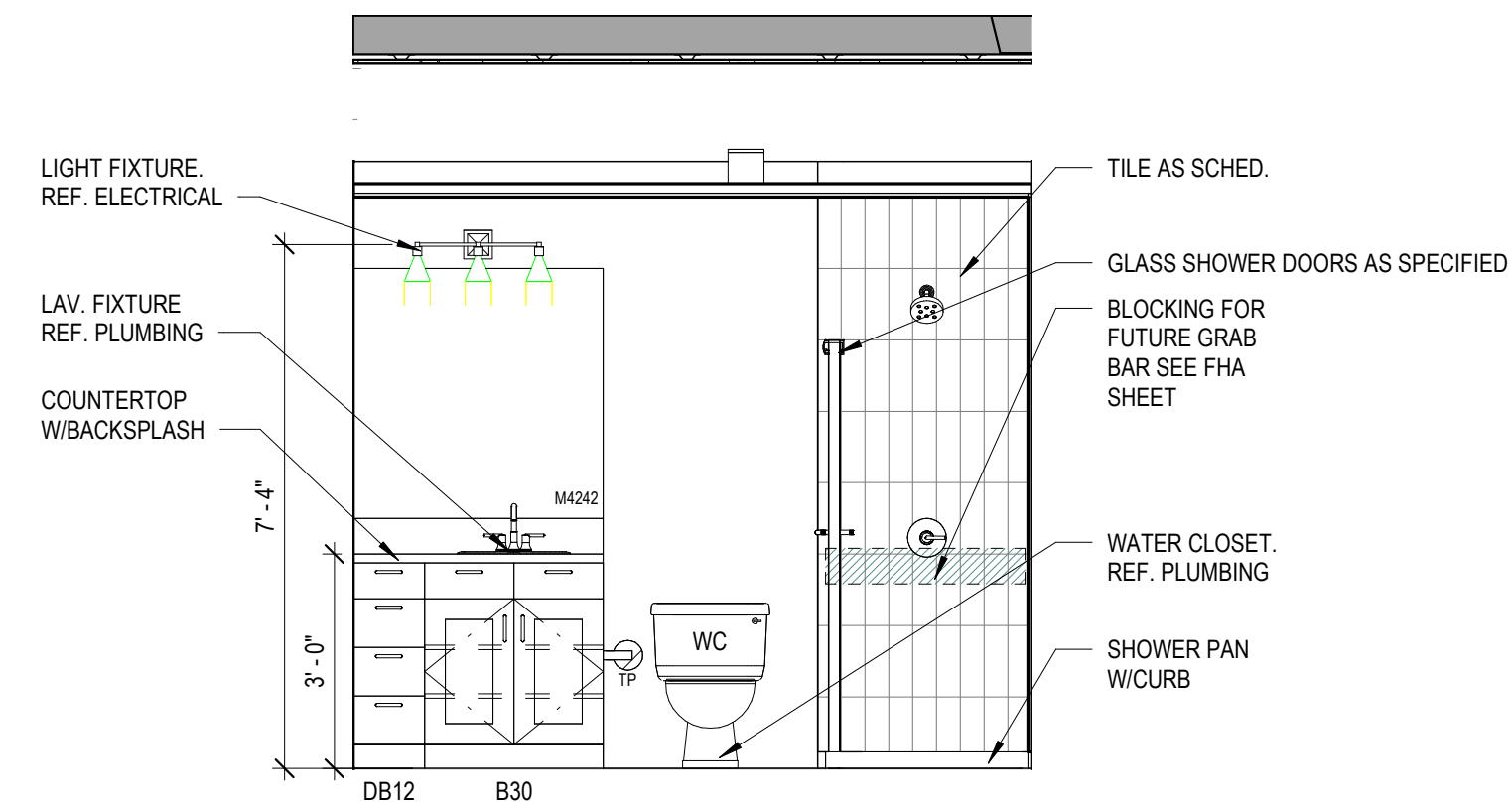
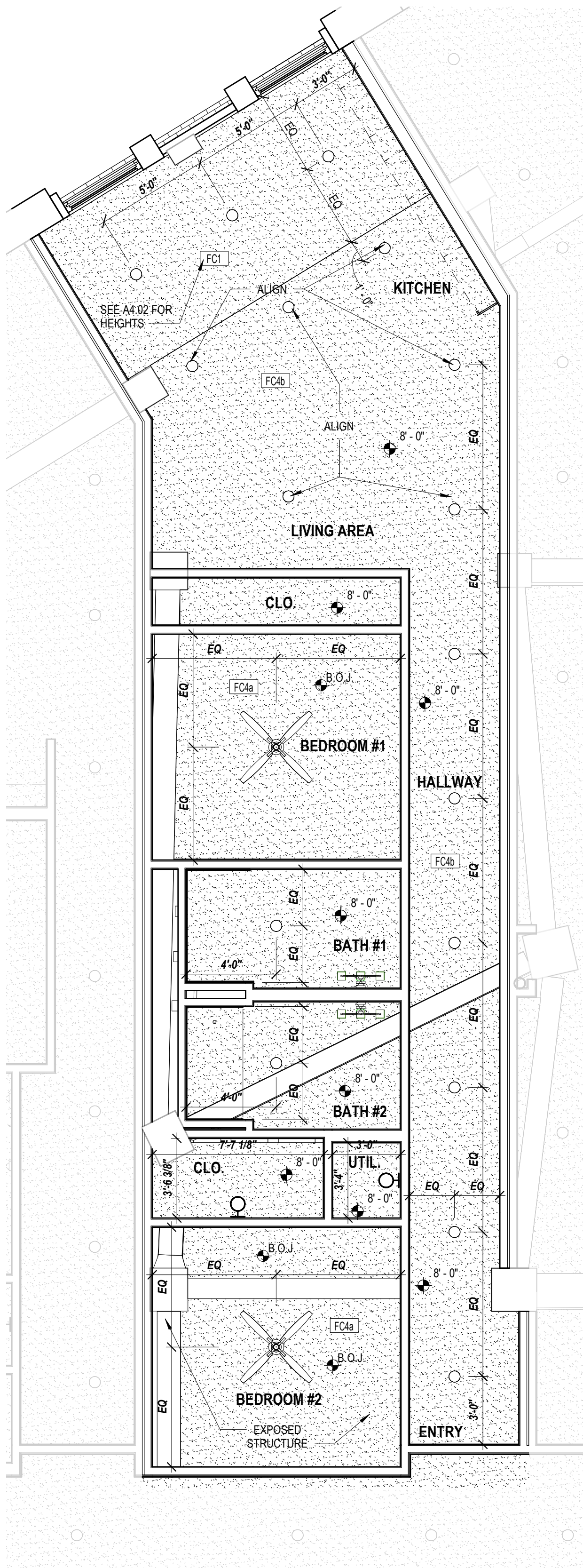
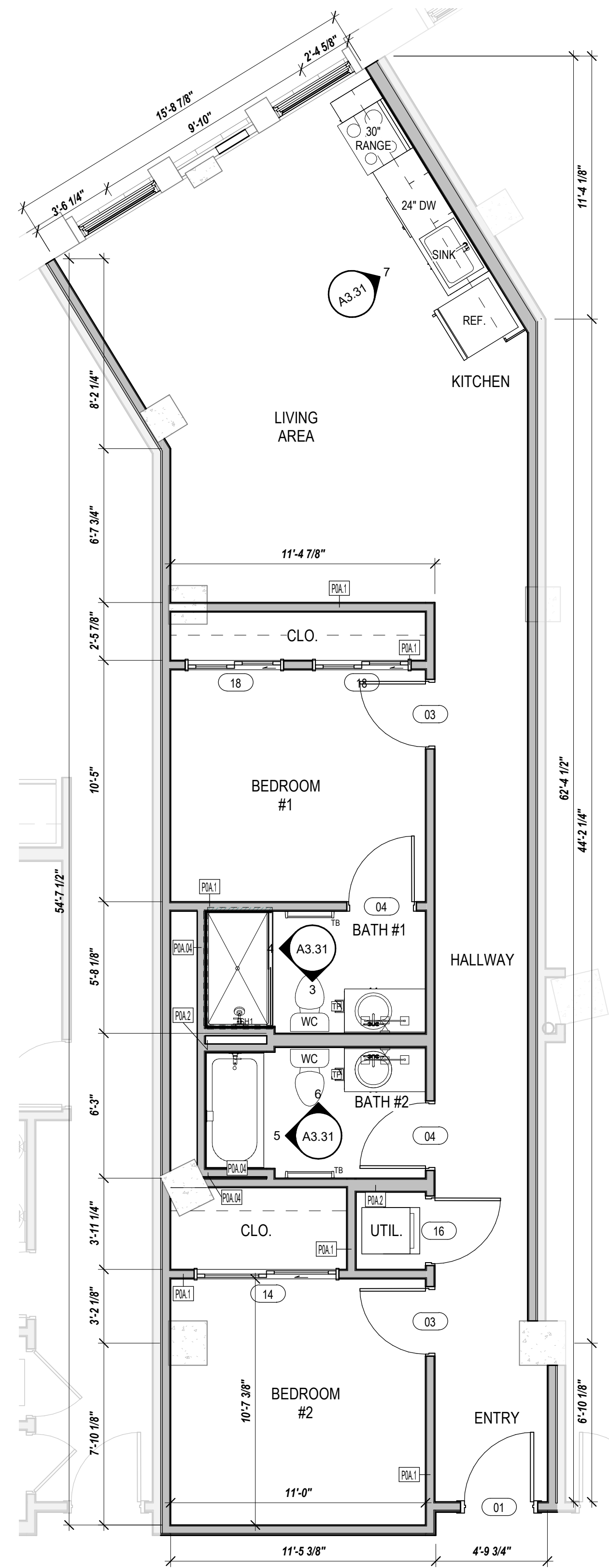


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DESIGNATION	DESCRIPTION	NOTES
REF	REFRIGERATOR	AS SPECIFIED
RANGE	ELECTRIC RANGE	AS SPECIFIED
DW	DISH WASHER	AS SPECIFIED
W	WASHING MACHINE	AS SPECIFIED
D	DRYER	AS SPECIFIED
MW	MICROWAVE COUNTERTOP	ADA UNITS ONLY
MWH	MICROWAVE / HOOD	AS SPECIFIED
UFAS HOOD	RANGE HOOD	ADA UNITS ONLY
SR	SHOWER ROD W/ FLANGES	MOUNT AT 78" A.F.F.
SH1	SHOWER HEAD	MOUNTED AT 80" A.F.F.
SH2	HAND HELD SHOWER HEAD	MOUNTED PER ADA HEIGHT
TP	TOILET PAPER DISPENSER	17"-19" A.F.F. (17"-9" CENTERED FROM FACE OF WC)
TB	24" TOWEL BAR W/ BLOCKING	PROVIDE 1 PER BATH. MOUNT AT 54" / 48" AT HC UNIT
RH	ROBE HOOK	MOUNTED 12" MIN FROM TOP OF DOOR
BL	BLOCKING FOR FUTURE	REF ADA SHEET G1.03 AND FHA G1.04 FOR REQ'S
GB#	GRAB BAR (# = LENGTH) X 1 1/2" DIA	REF ADA SHEET G1.03 FOR REQ'S
M#	MIRROR (# = W) X 42"H	EX. M36 = MIRROR 36"W X 42"H
FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE

NEW PLAN / RCP LEGEND		2ND - 6TH FLOOR
	EXISTING WALLS TO REMAIN.	
	NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT	
	NEW GYPSUM BOARD CEILING	
	NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL.	
	NEW LIGHT FIXTURE. REF ELECTRICAL.	
	NEW LIGHT FIXTURE. REF ELECTRICAL.	
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	NEW SURFACE MOUNTED LIGHT FIXTURE ON 2ND AND 6TH FLOORS. CAN LIGHT FIXTURE ON 3RD THRU 5TH FLOORS. REF ELECTRICAL.	
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	CEILING HEIGHT A.F.F.	
*NOTE:		
2ND FLOOR - EXPOSED - FC3		
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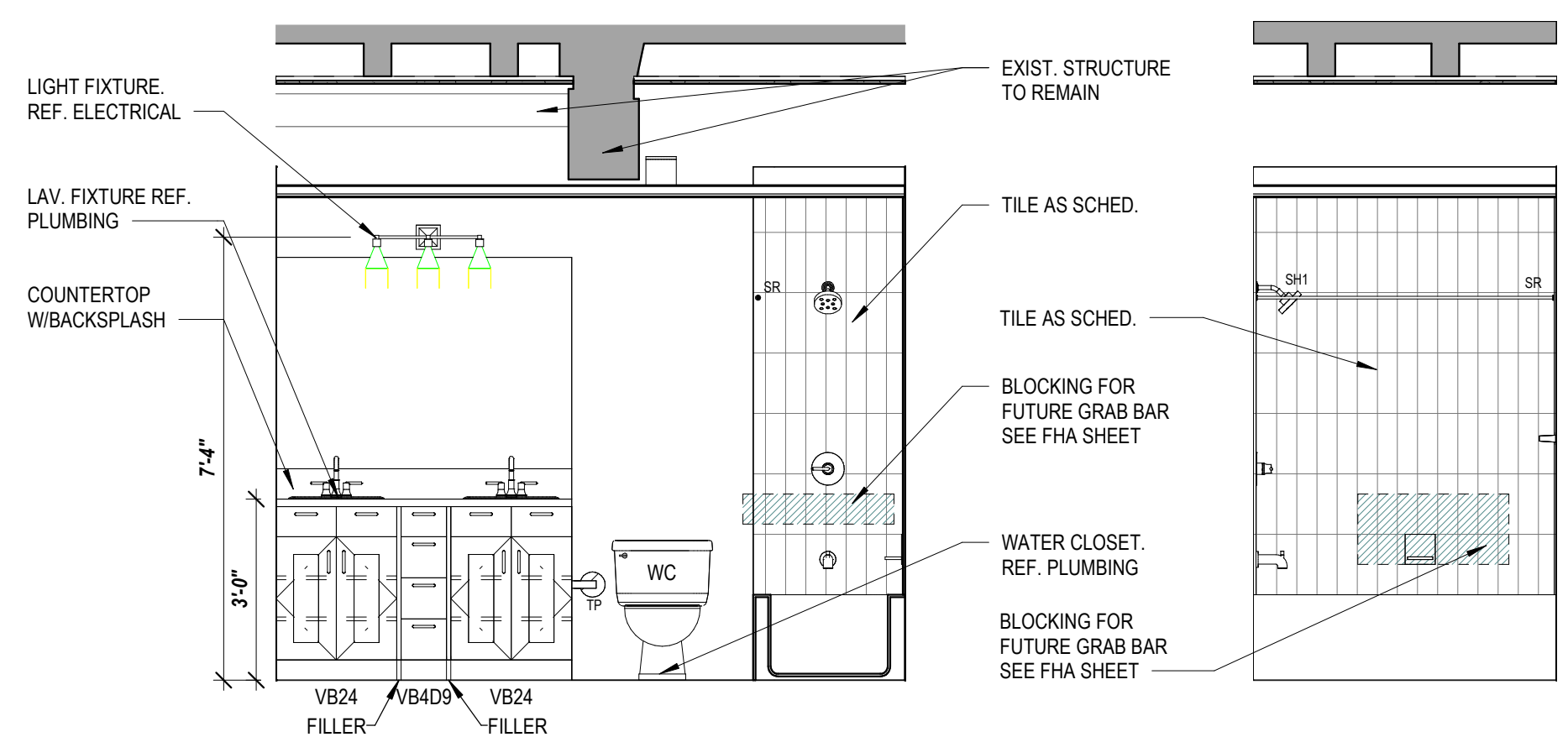
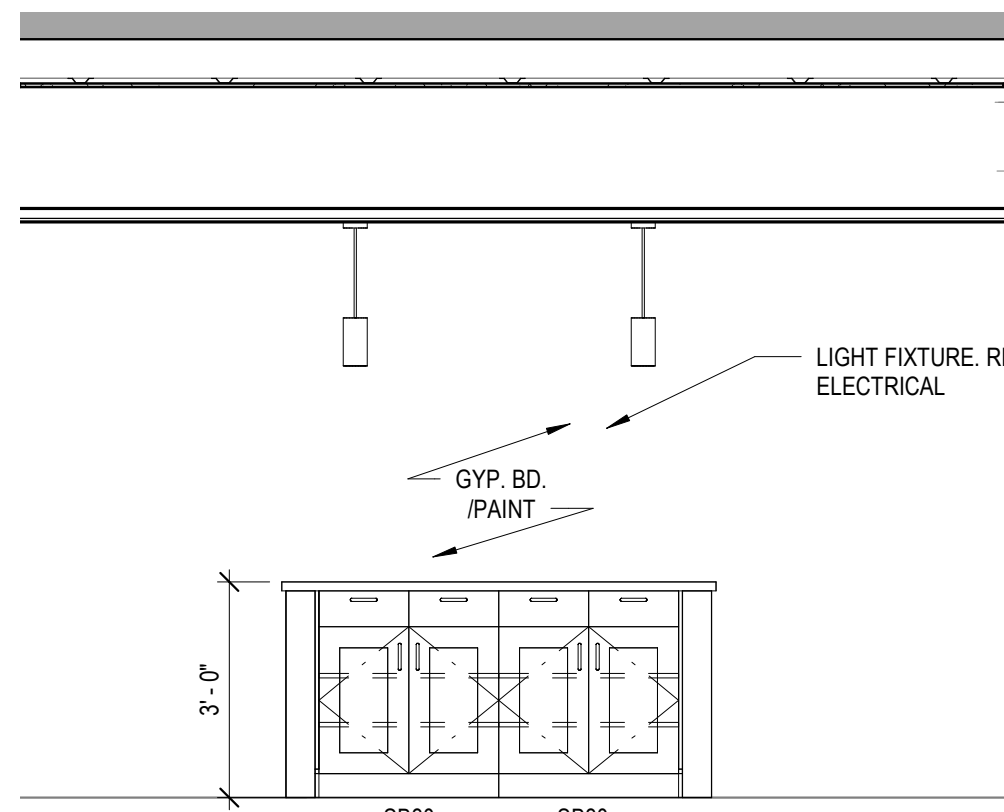
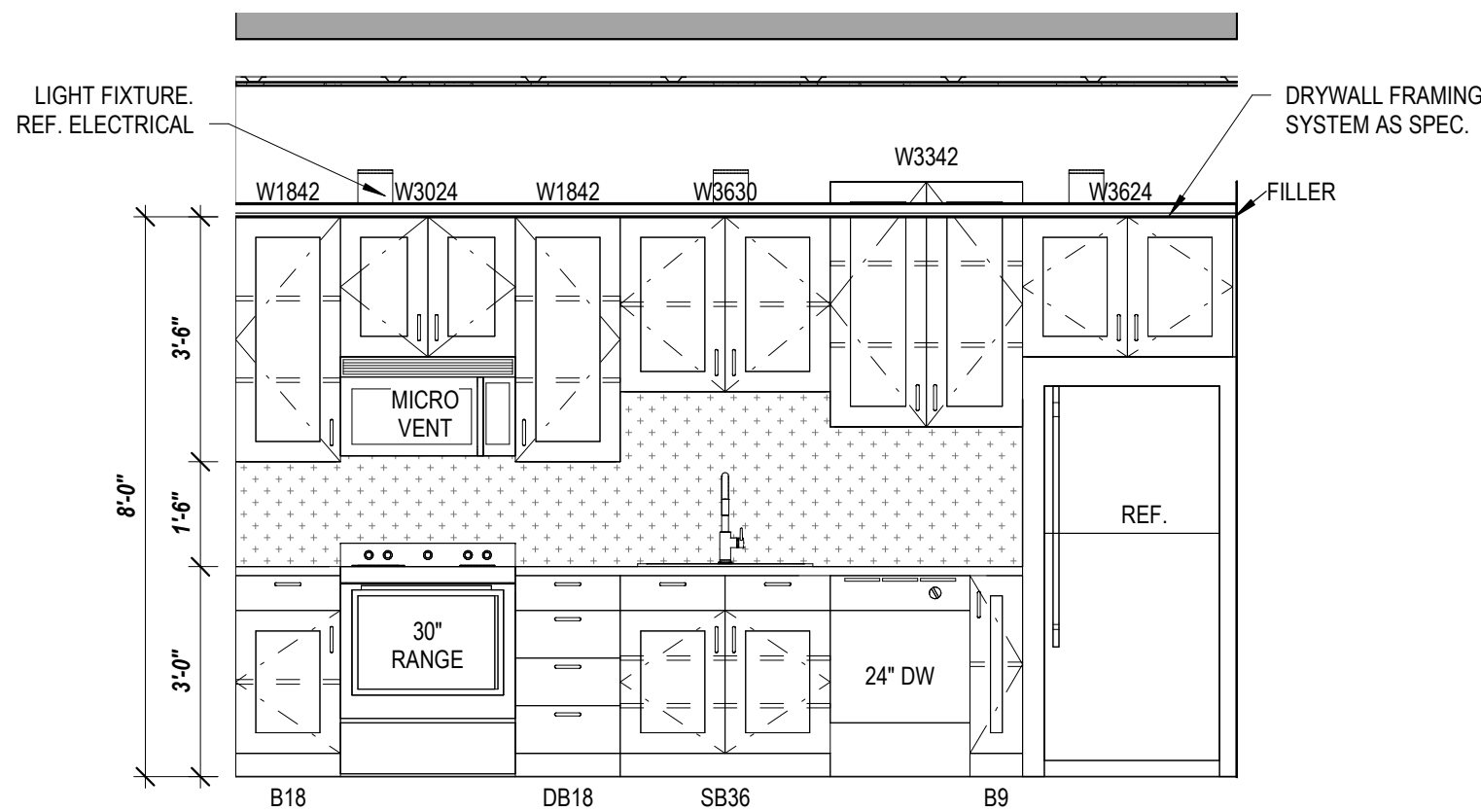
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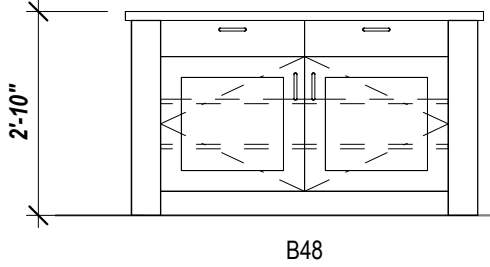
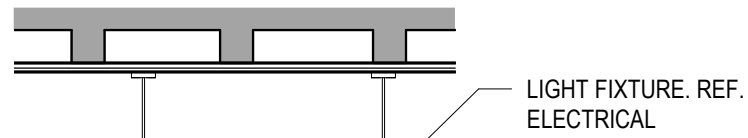
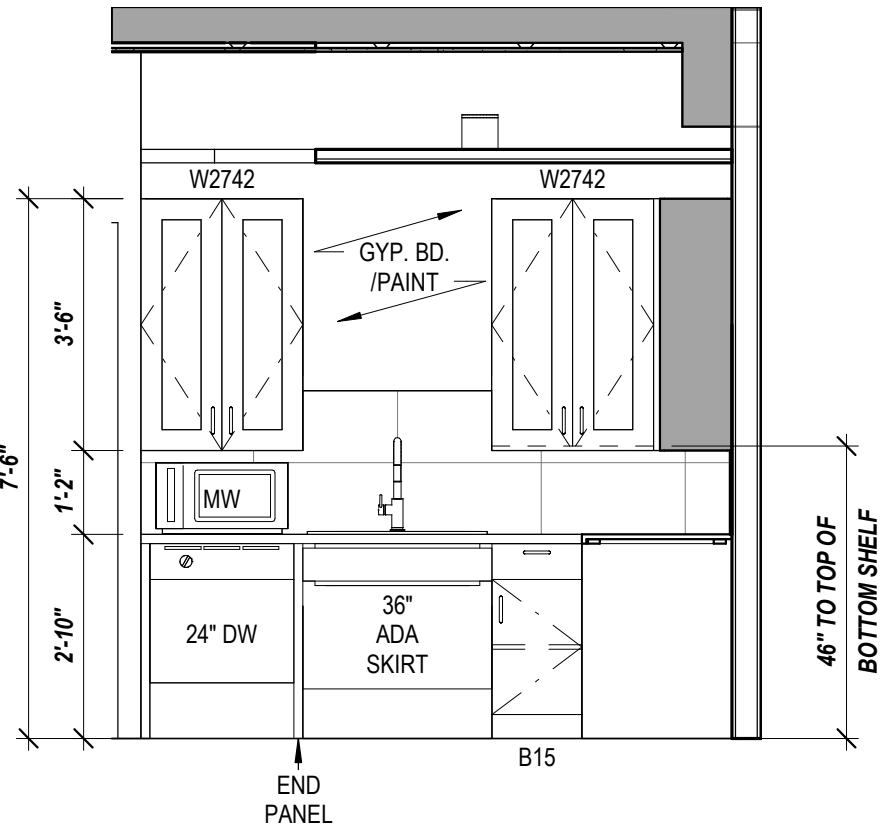
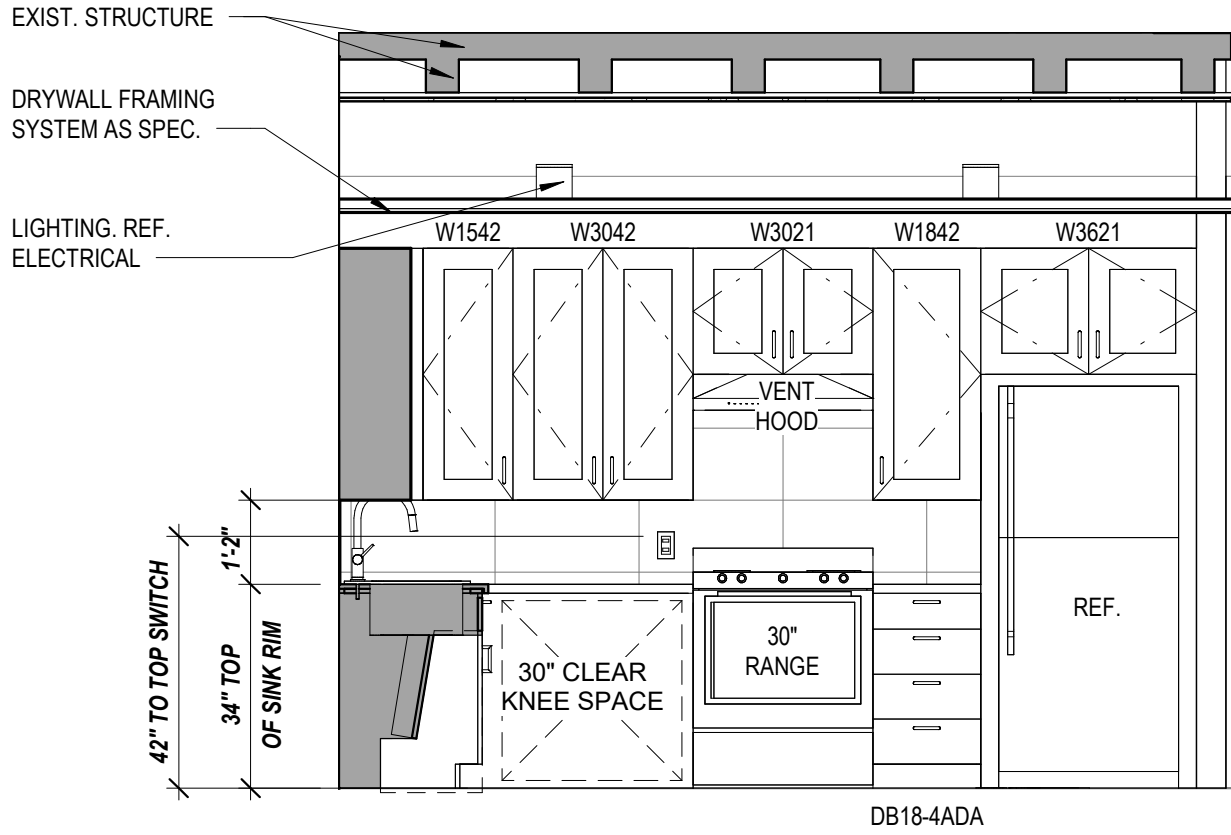
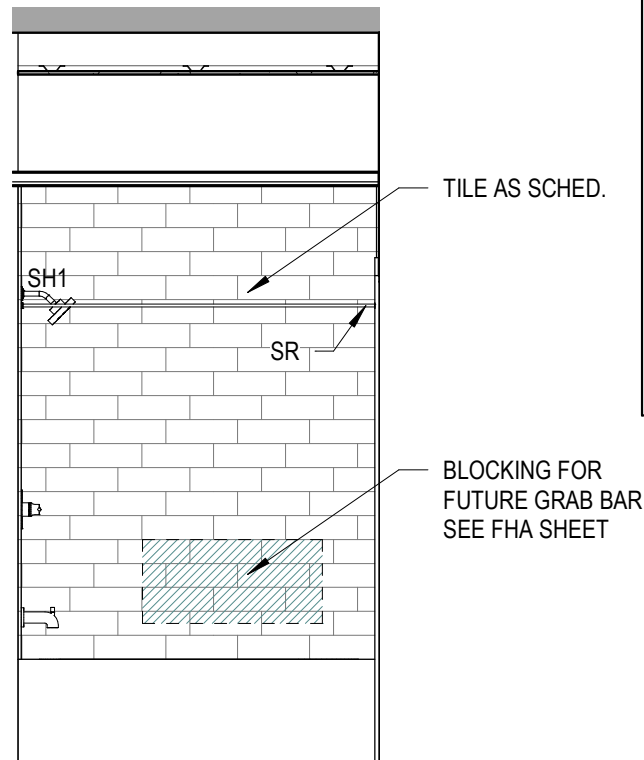
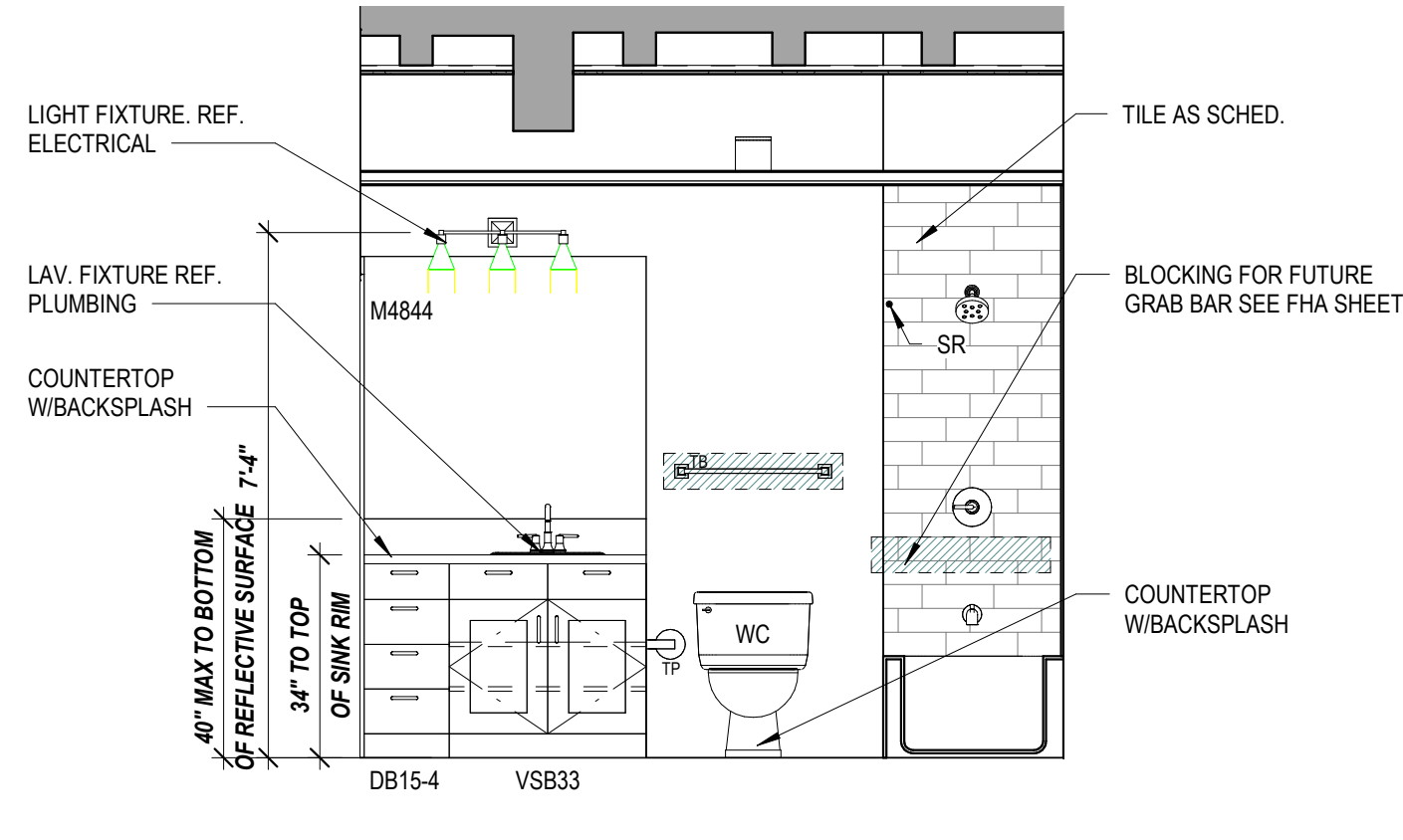
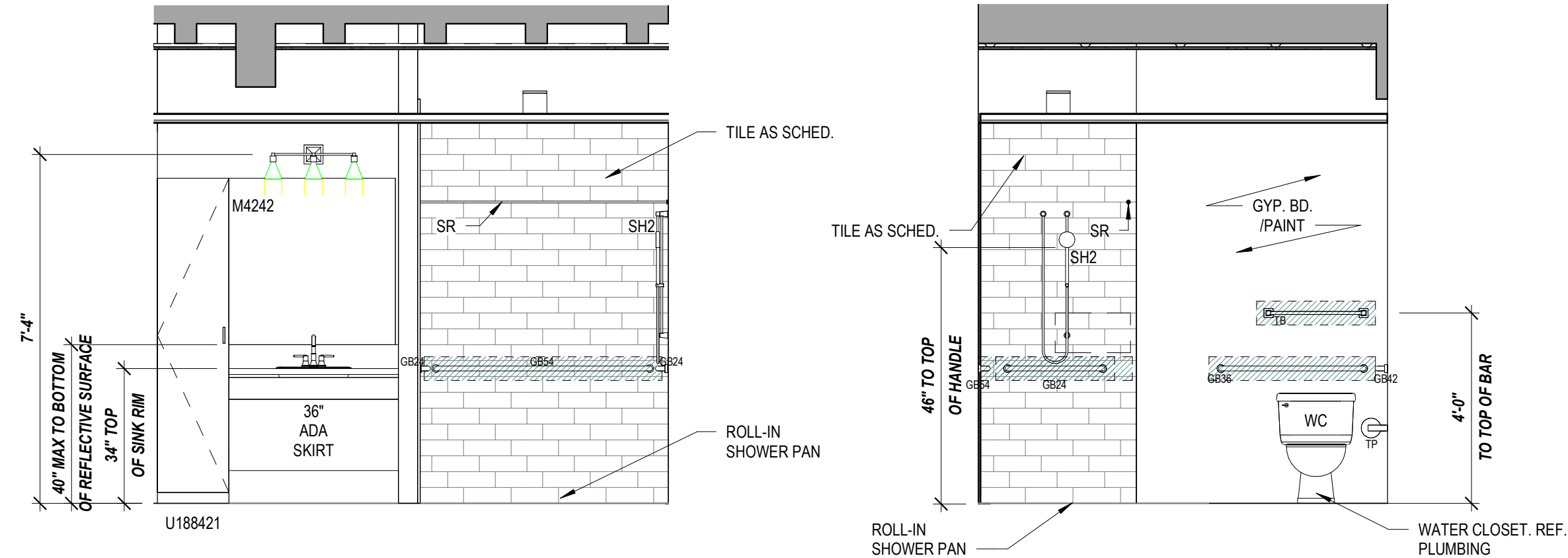
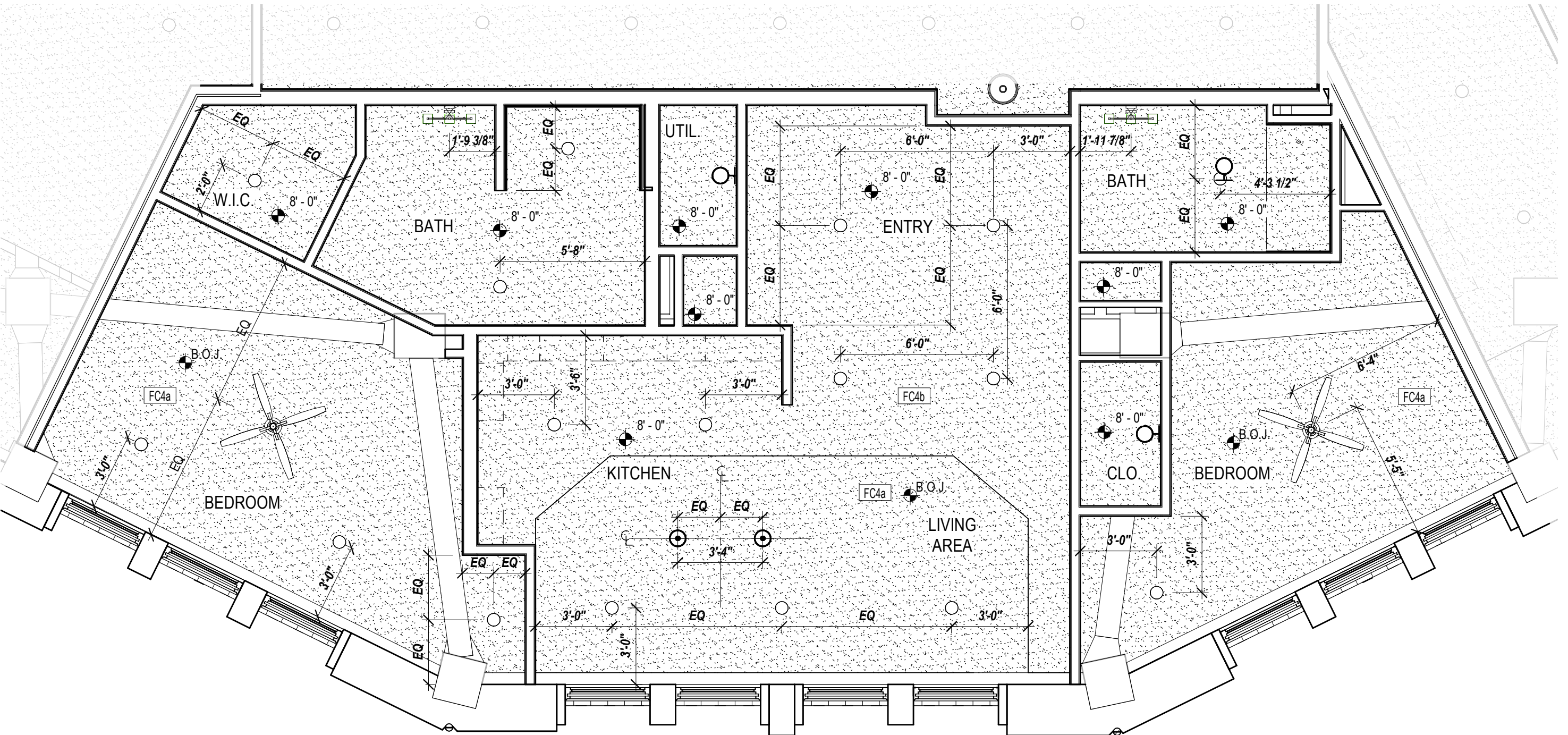
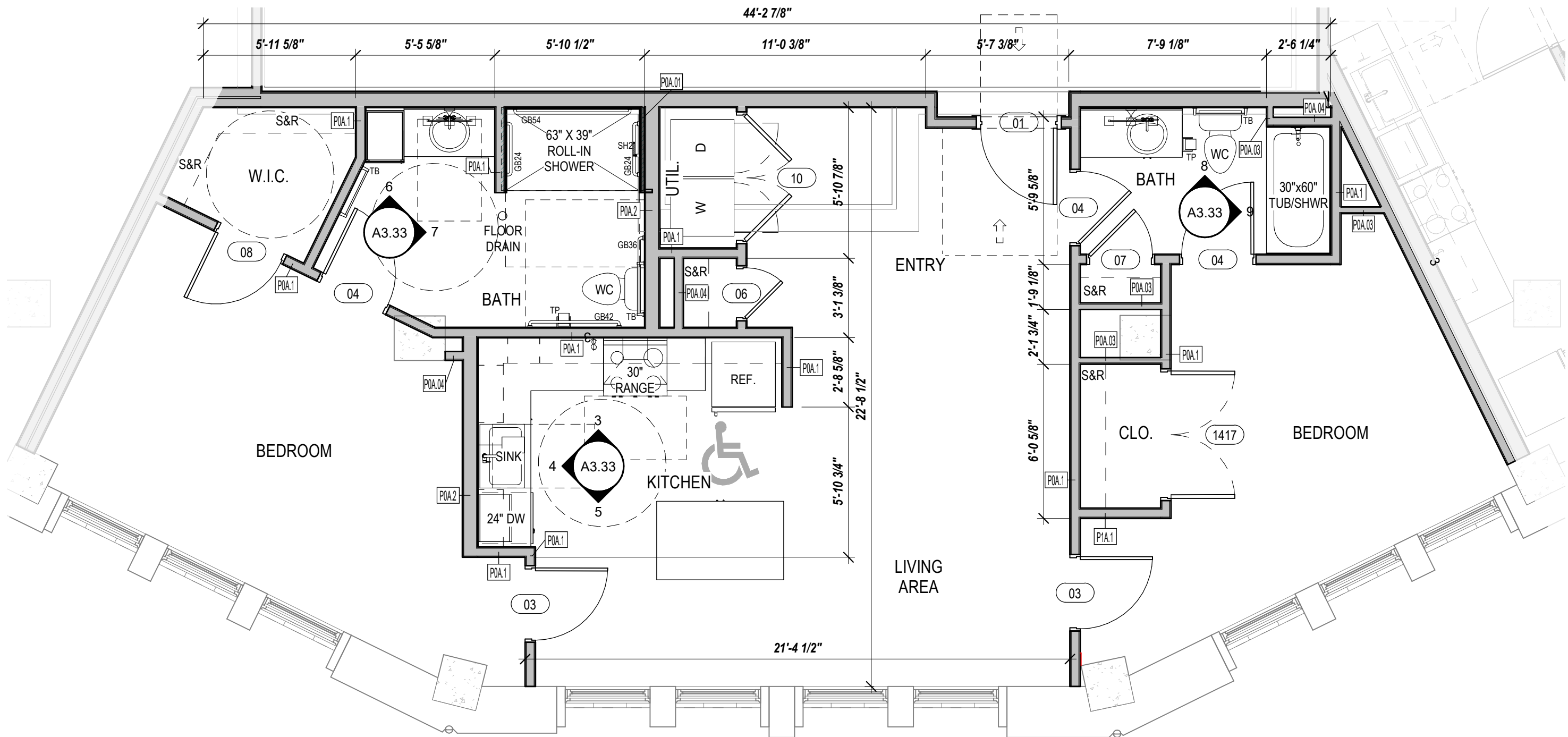
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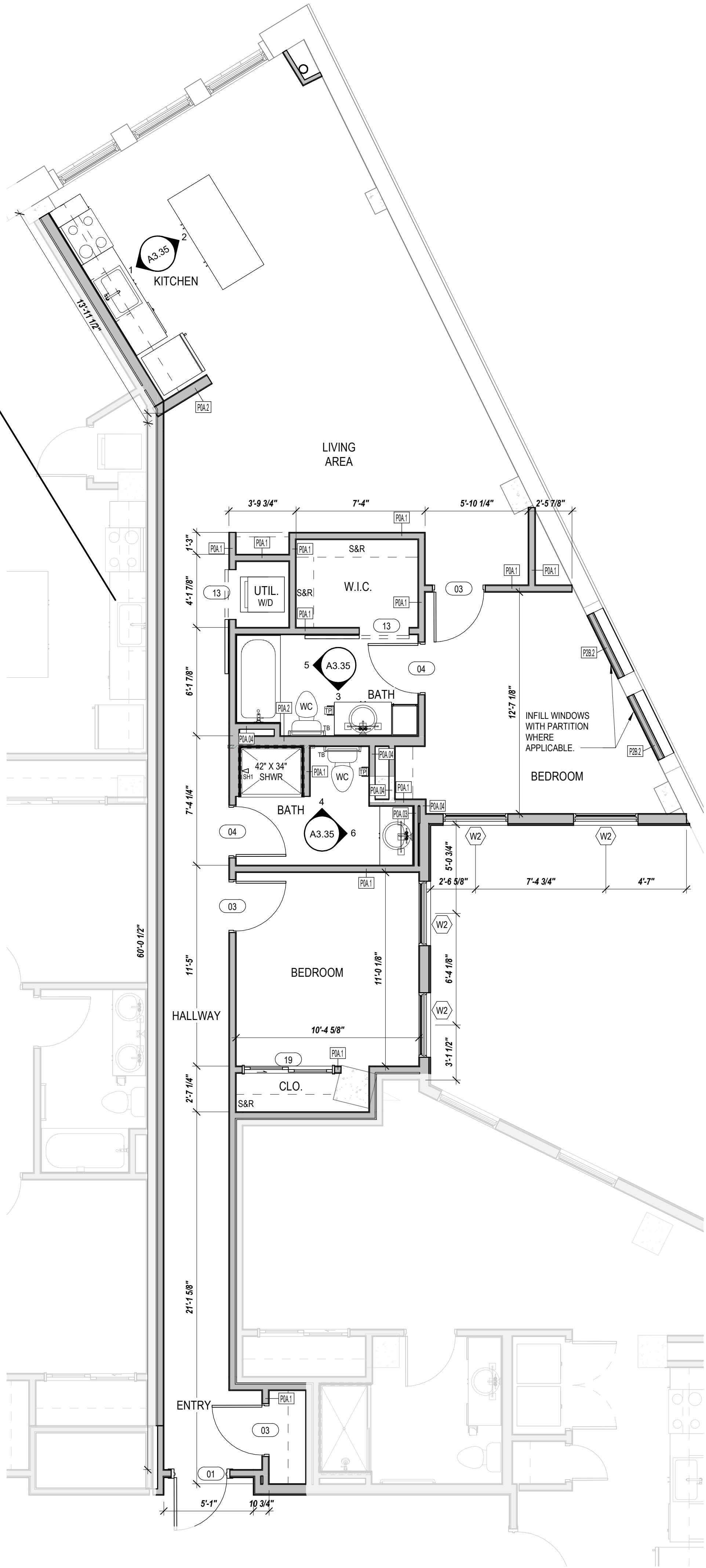
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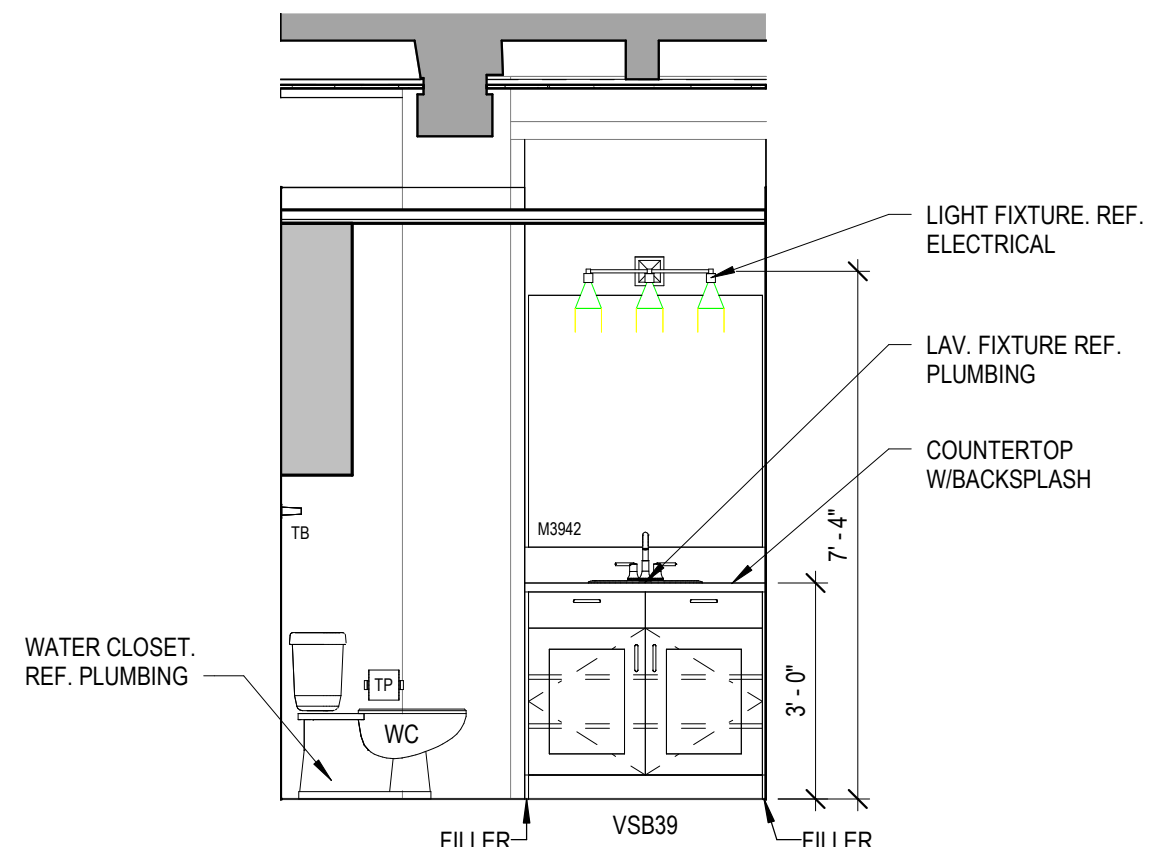
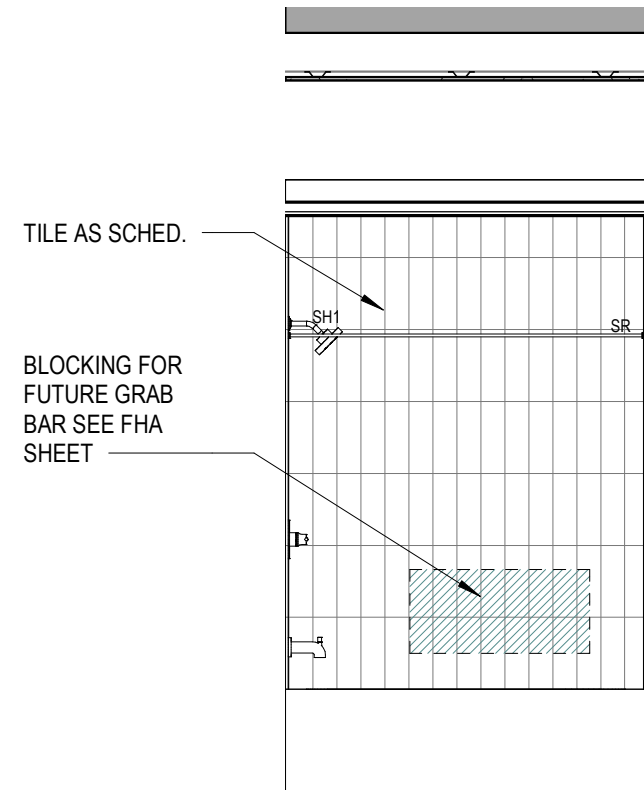
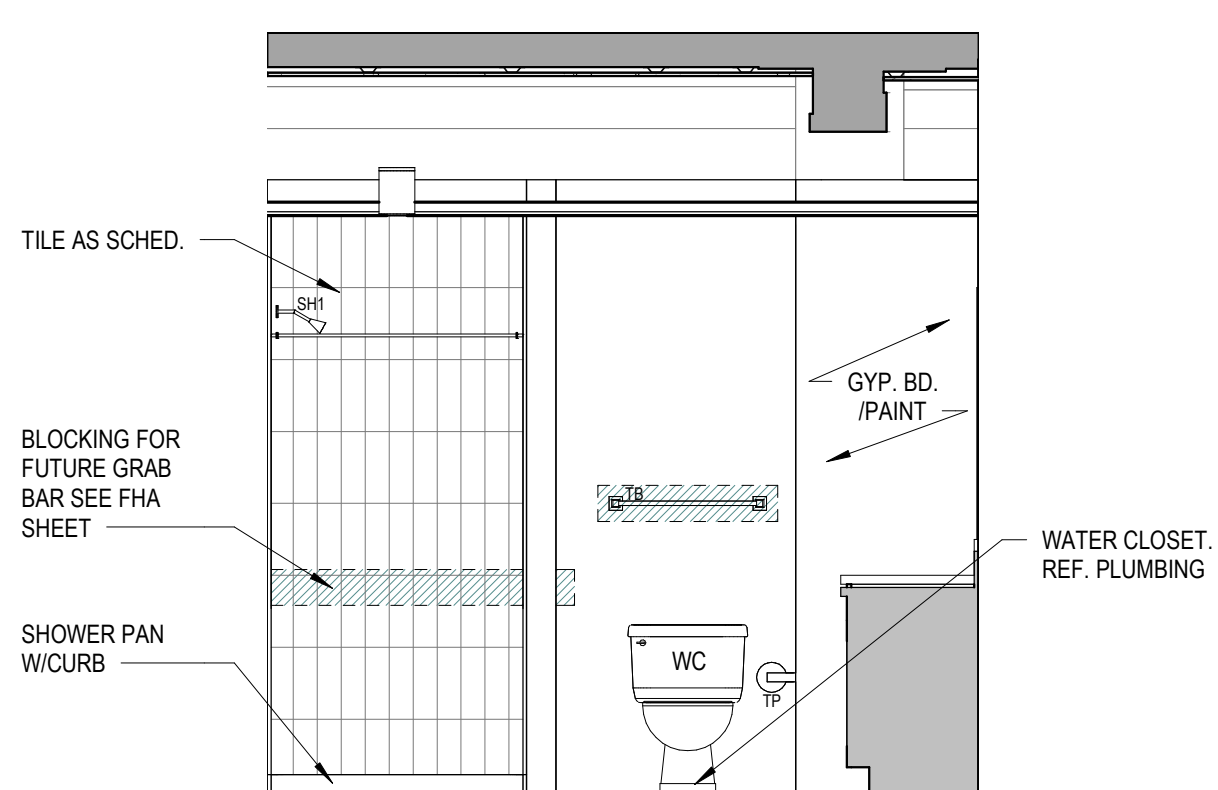
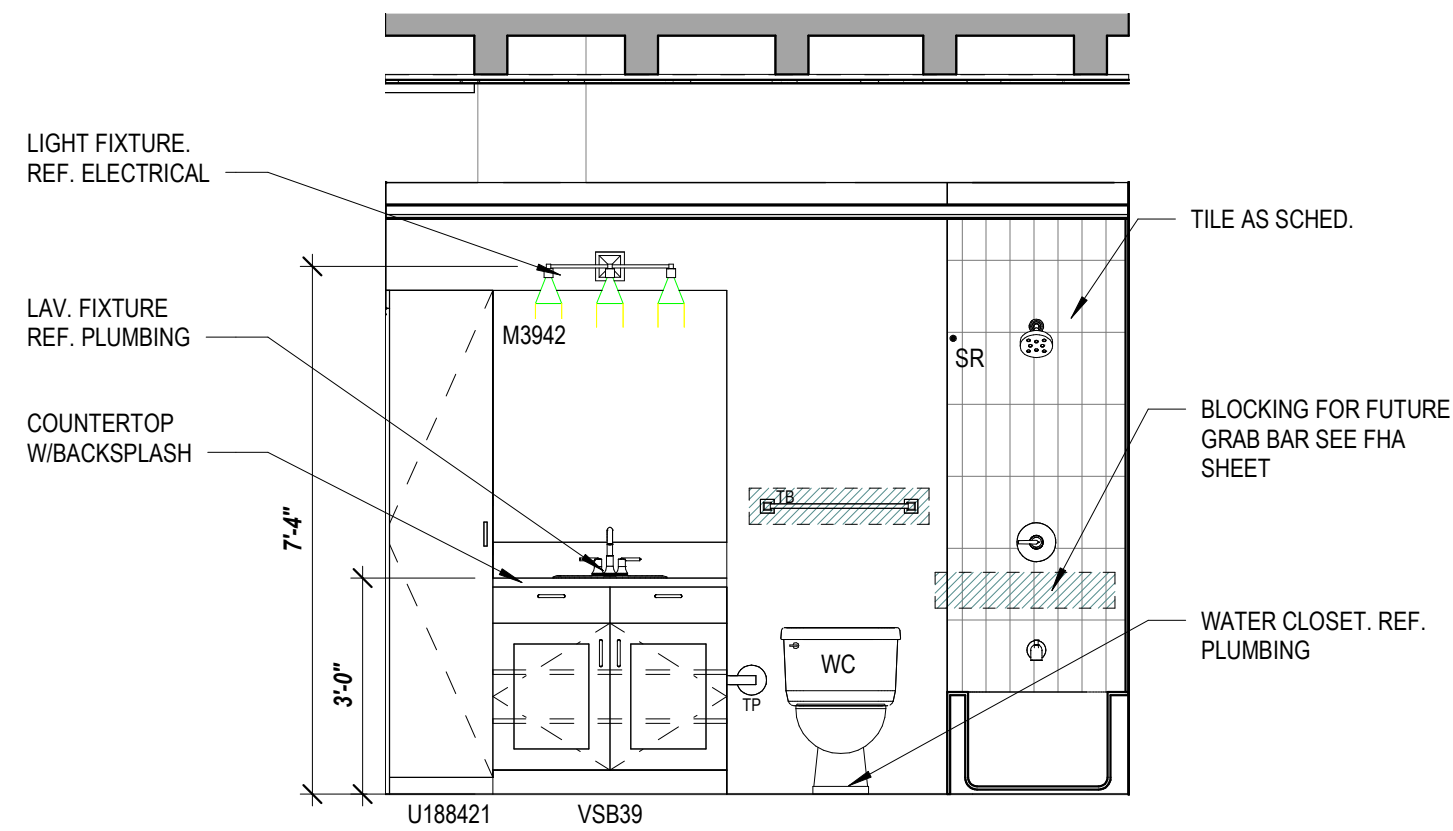
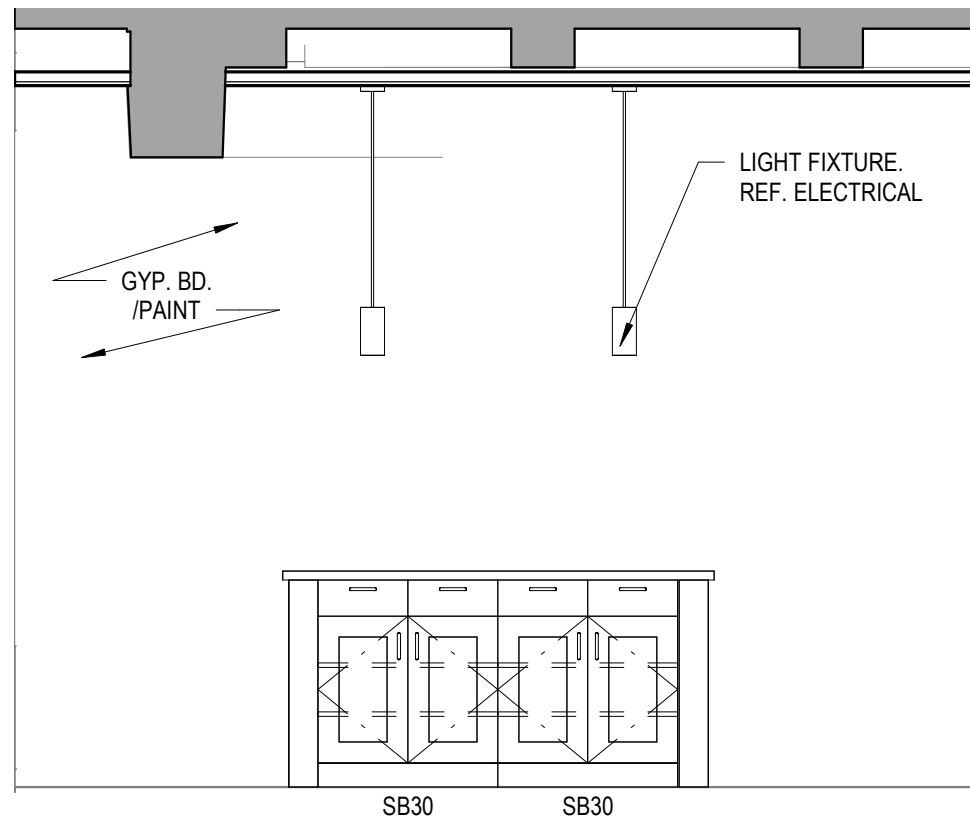
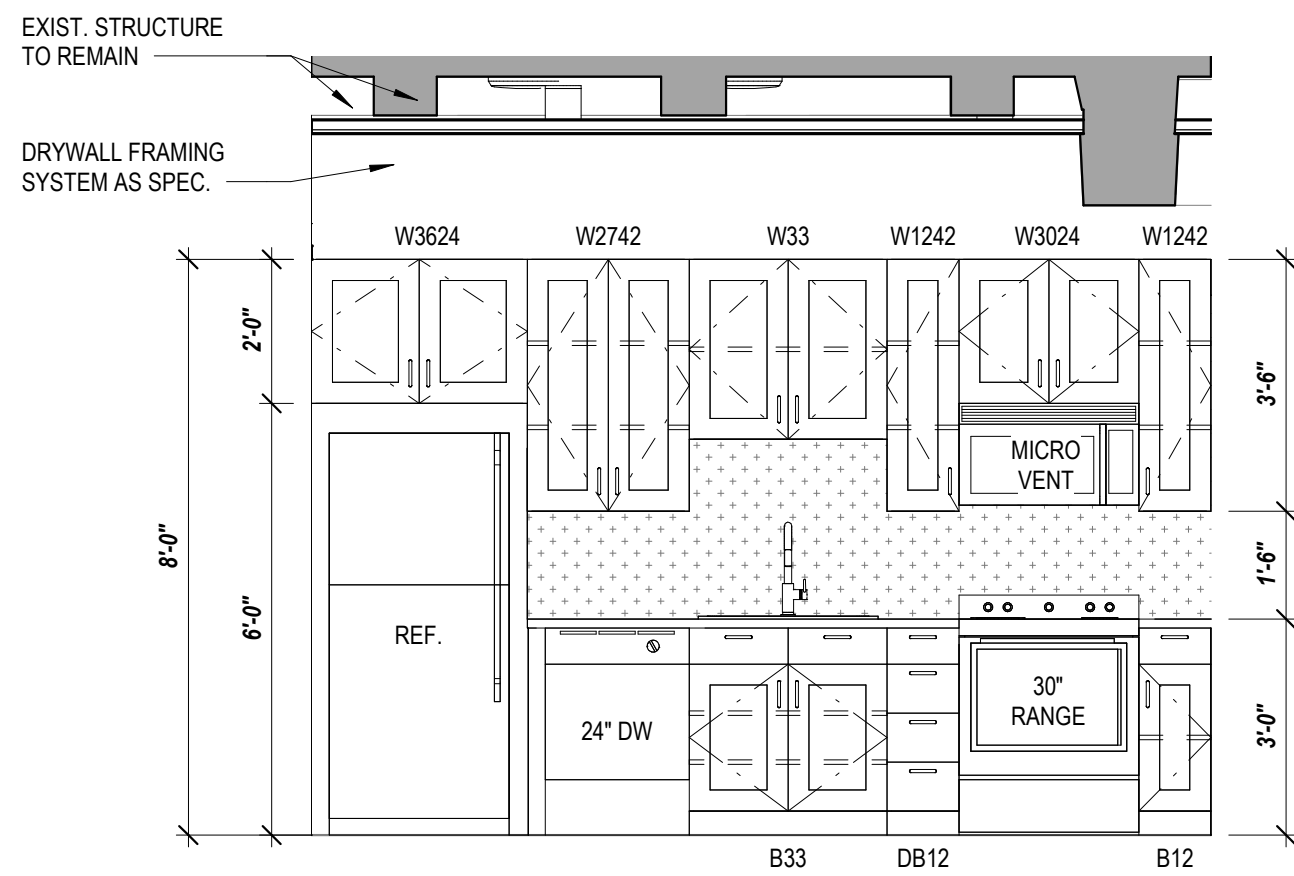
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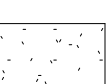
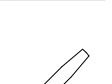
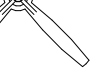



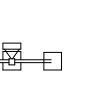
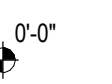


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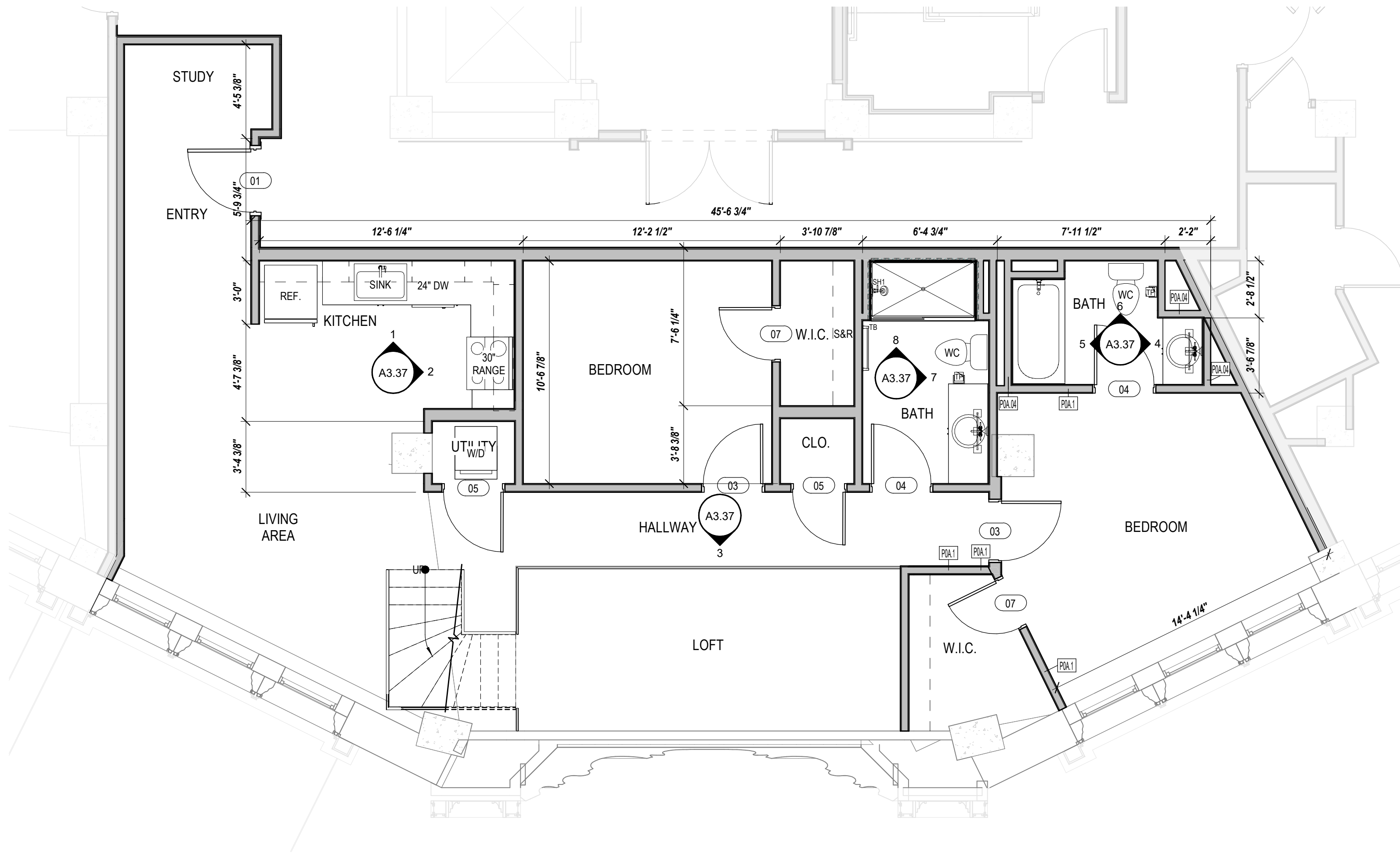
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MWH	MICROWAVE / HOOD	AS SPECIFIED
UFAS HOOD	RANGE HOOD	ADA UNITS ONLY
SR	SHOWER ROD W/ FLANGES	MOUNT AT 78" A.F.F.
SH1	SHOWER HEAD	MOUNTED AT 80" A.F.F.
SH2	HAND HELD SHOWER HEAD	MOUNTED PER ADA HEIGHT
TP	TOILET PAPER DISPENSER	17"-19"A.F.F. (7"-9" CENTERED FROM FACE OF WC)
TB	24" TOWEL BAR W/ BLOCKING	PROVIDE 1 PER BATH. MOUNT AT 54" / 48" AT HC UN
RH	ROBE HOOK	MOUNTED 12" MIN FROM TOP OF DOOR
BL	BLOCKING FOR FUTURE	REF ADA SHEET G1.03 AND FHA G1.04 FOR REQ'S
GB#	GRAB BAR (# = LENGTH) X 1 1/2"DIA	REF ADA SHEET G1.03 FOR REQ'S
M#	MIRROR (# = W) X 42"H	EX. M36 = MIRROR 36"W X 42"H
FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE

NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

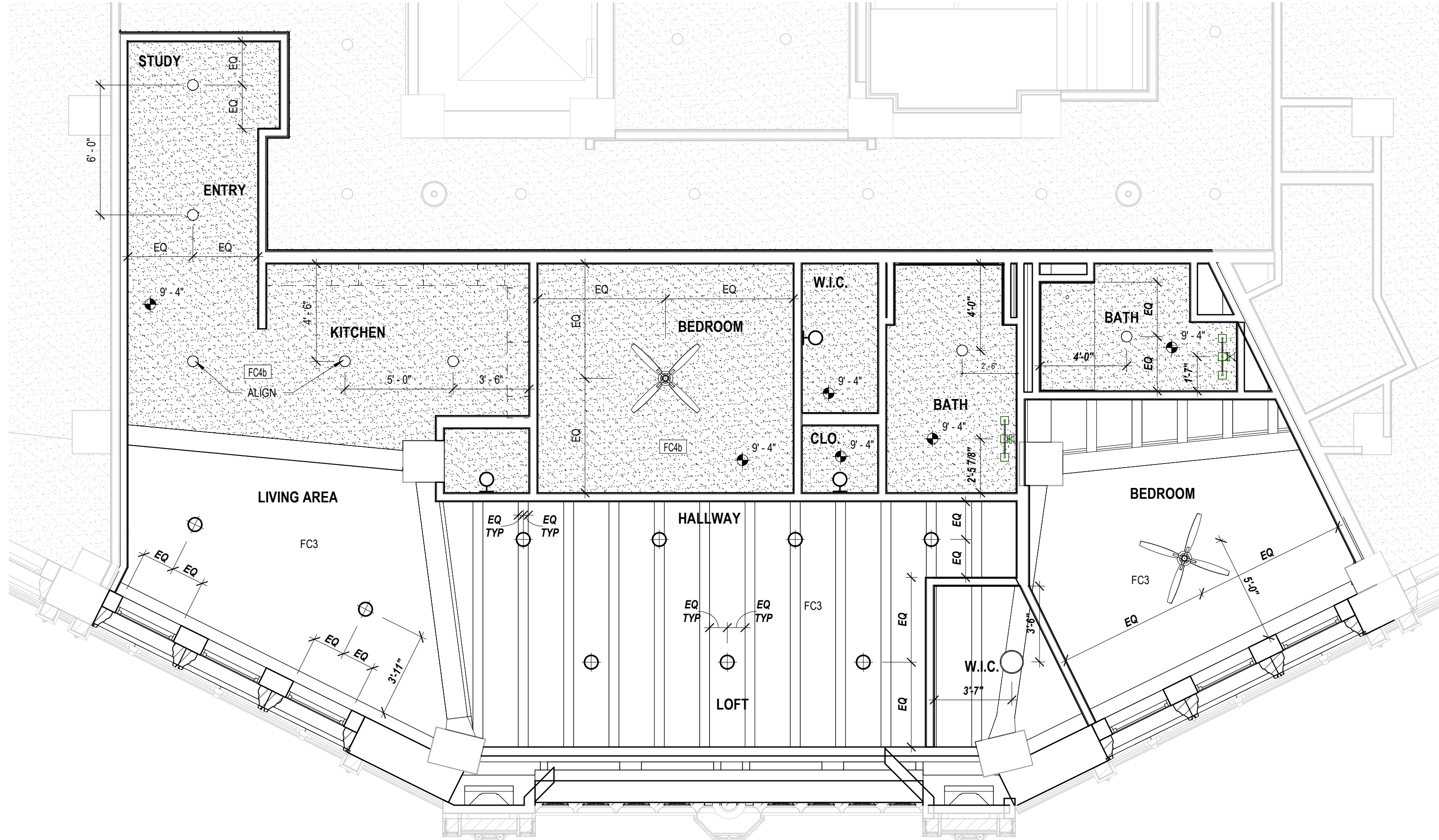
- | | |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  | EXISTING WALLS TO REMAIN. |
|  | NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT |
|  | NEW GYPSUM BOARD CEILING |
|  | NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL. |
|  | NEW LIGHT FIXTURE. REF ELECTRICAL. |
|  | NEW LIGHT FIXTURE. REF ELECTRICAL. |
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3. EACH INDIVIDUAL APARTMENT UNIT TO BE PROVIDED WITH ONE 1A-10-B-C FIRE EXTINGUISHER MOUNTED INSIDE THE CABINET UNDER THE KITCHEN SINK, UNLESS NOTED OTHERWISE.
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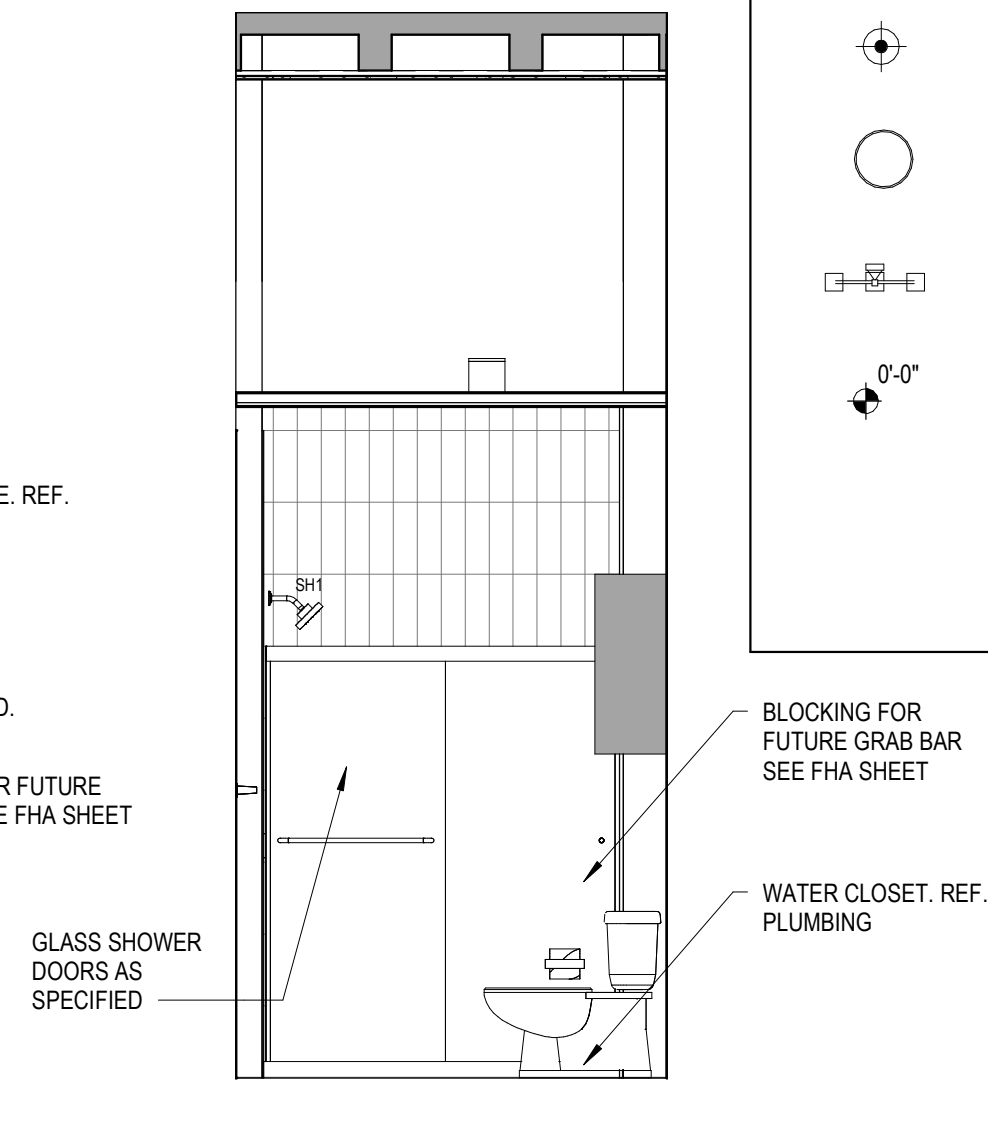
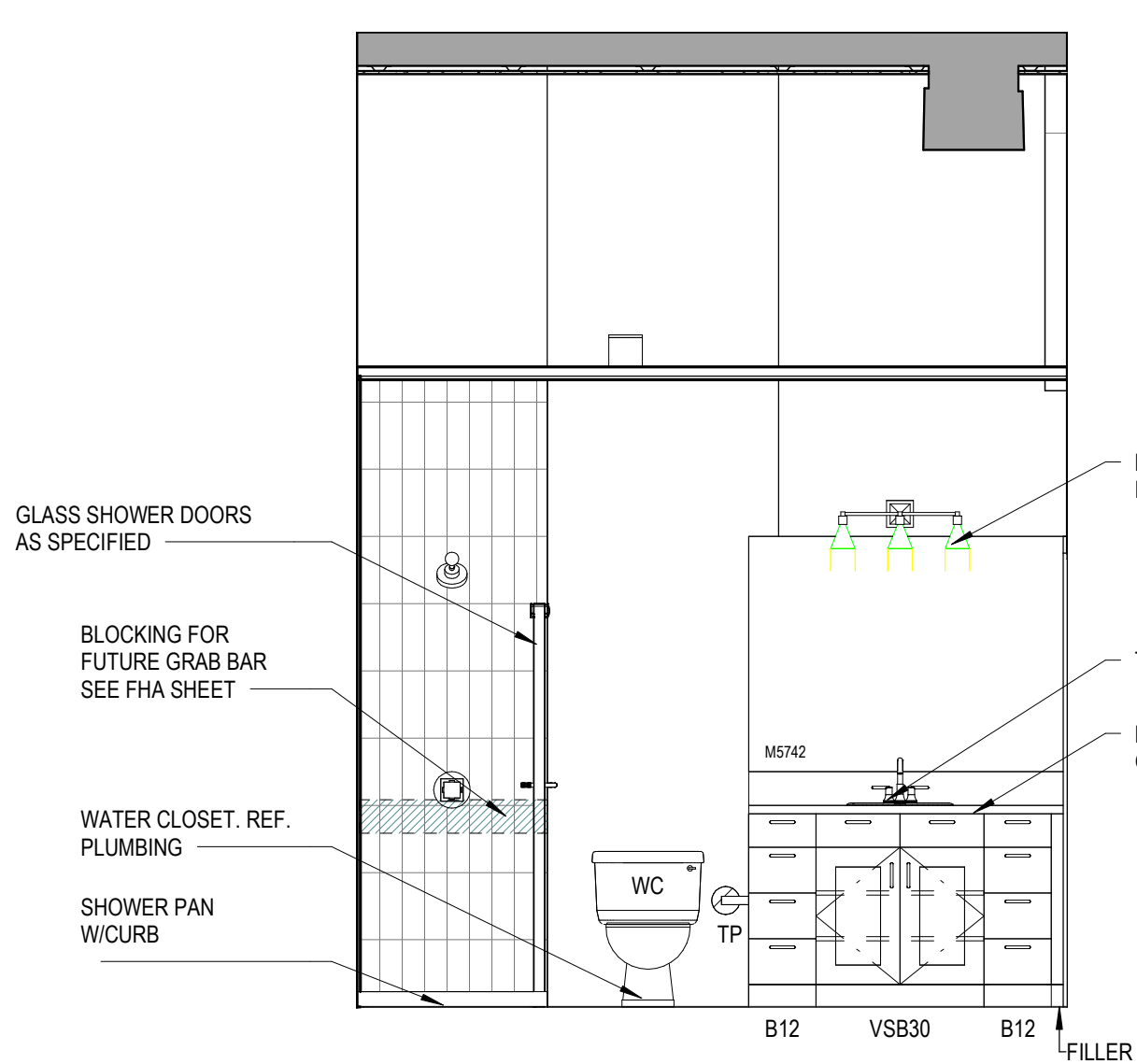
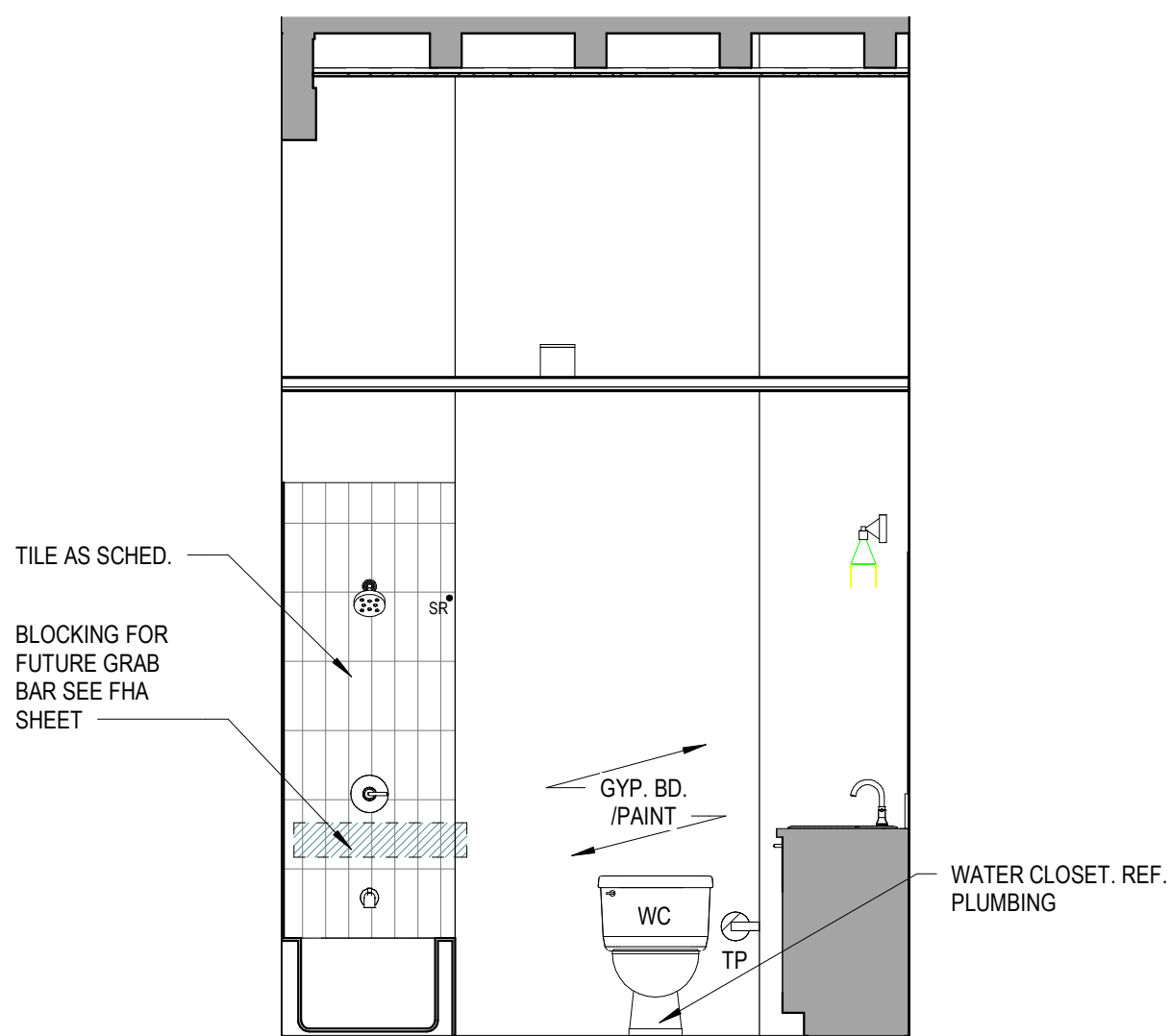
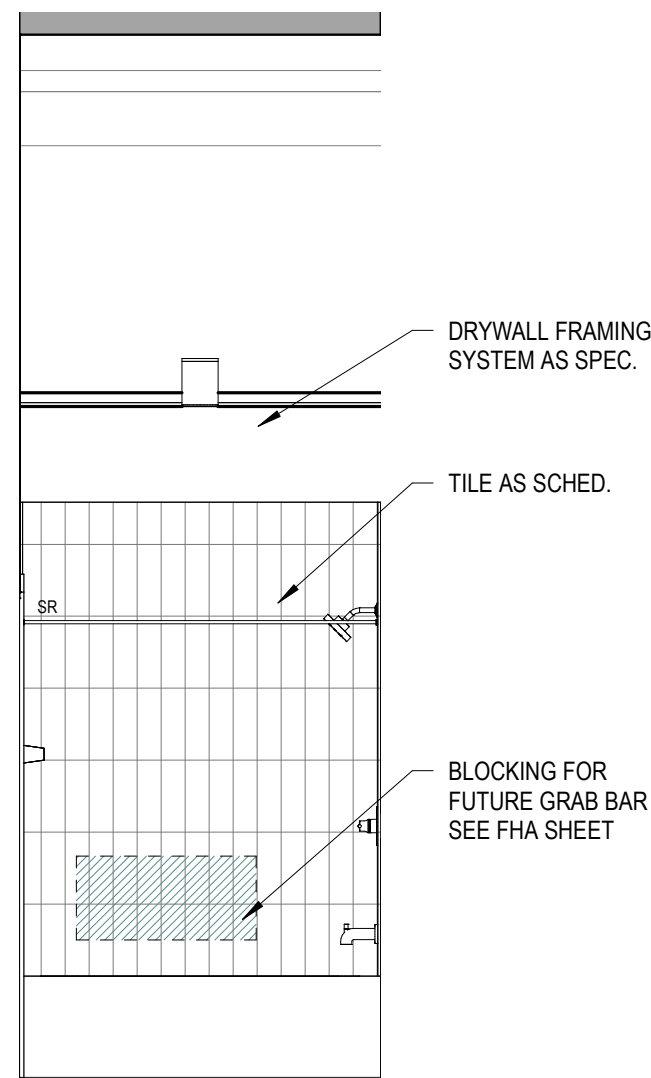
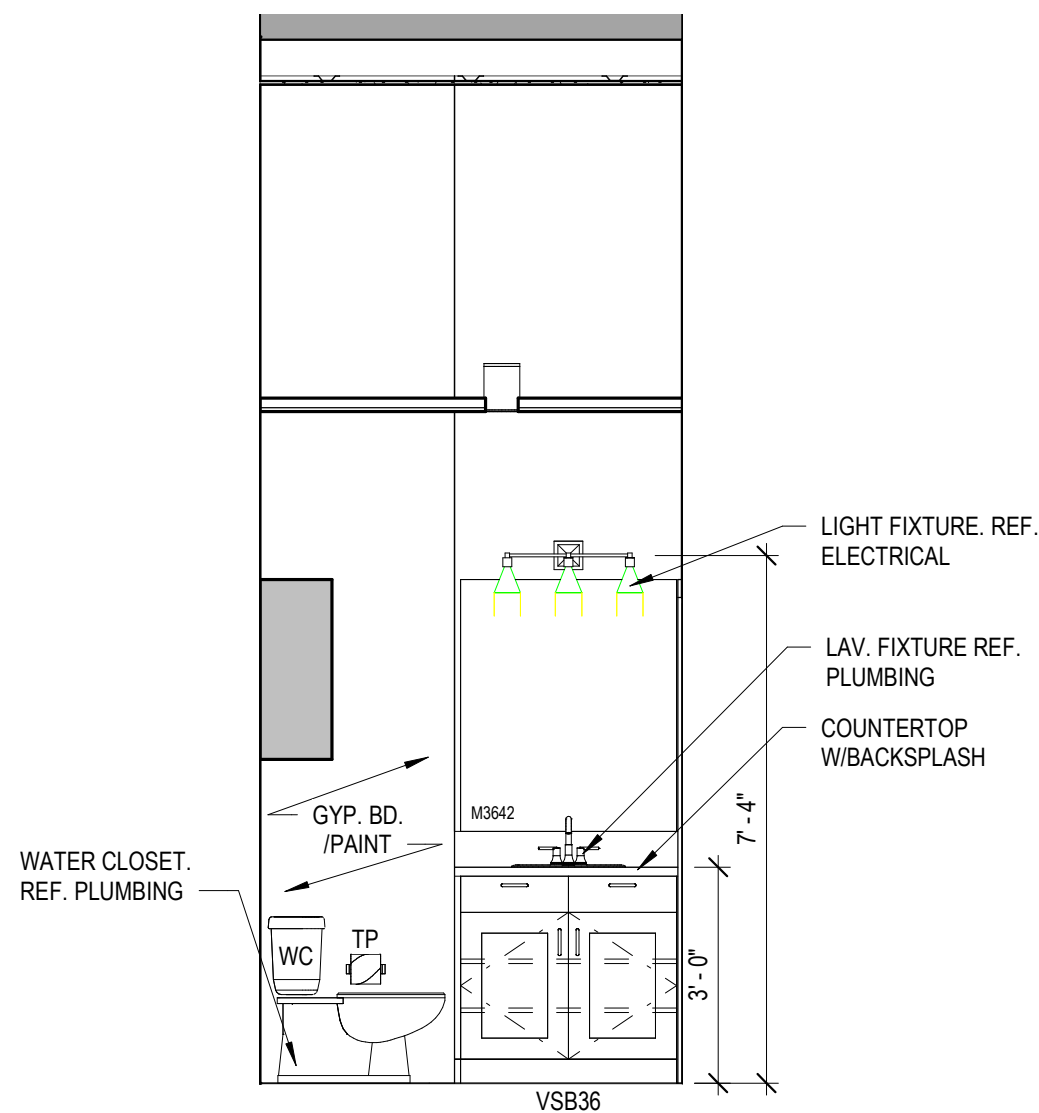
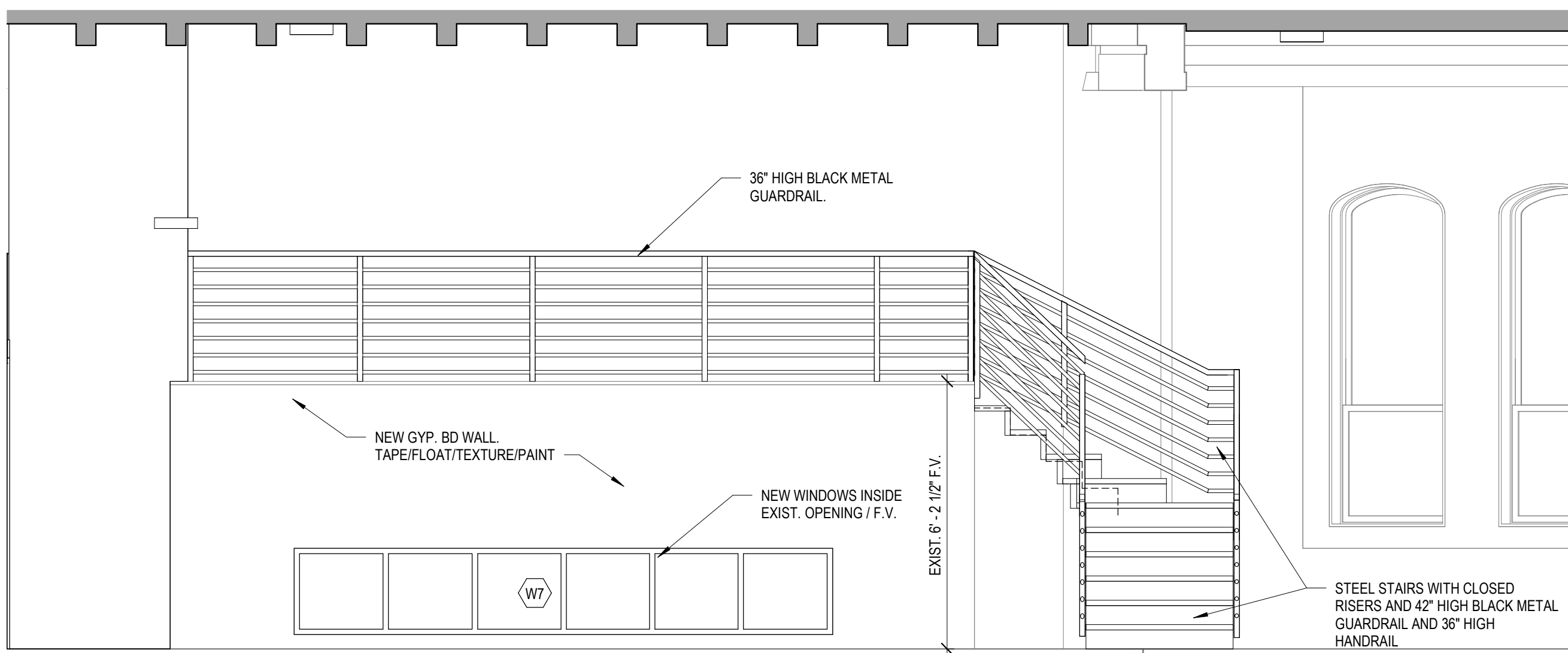
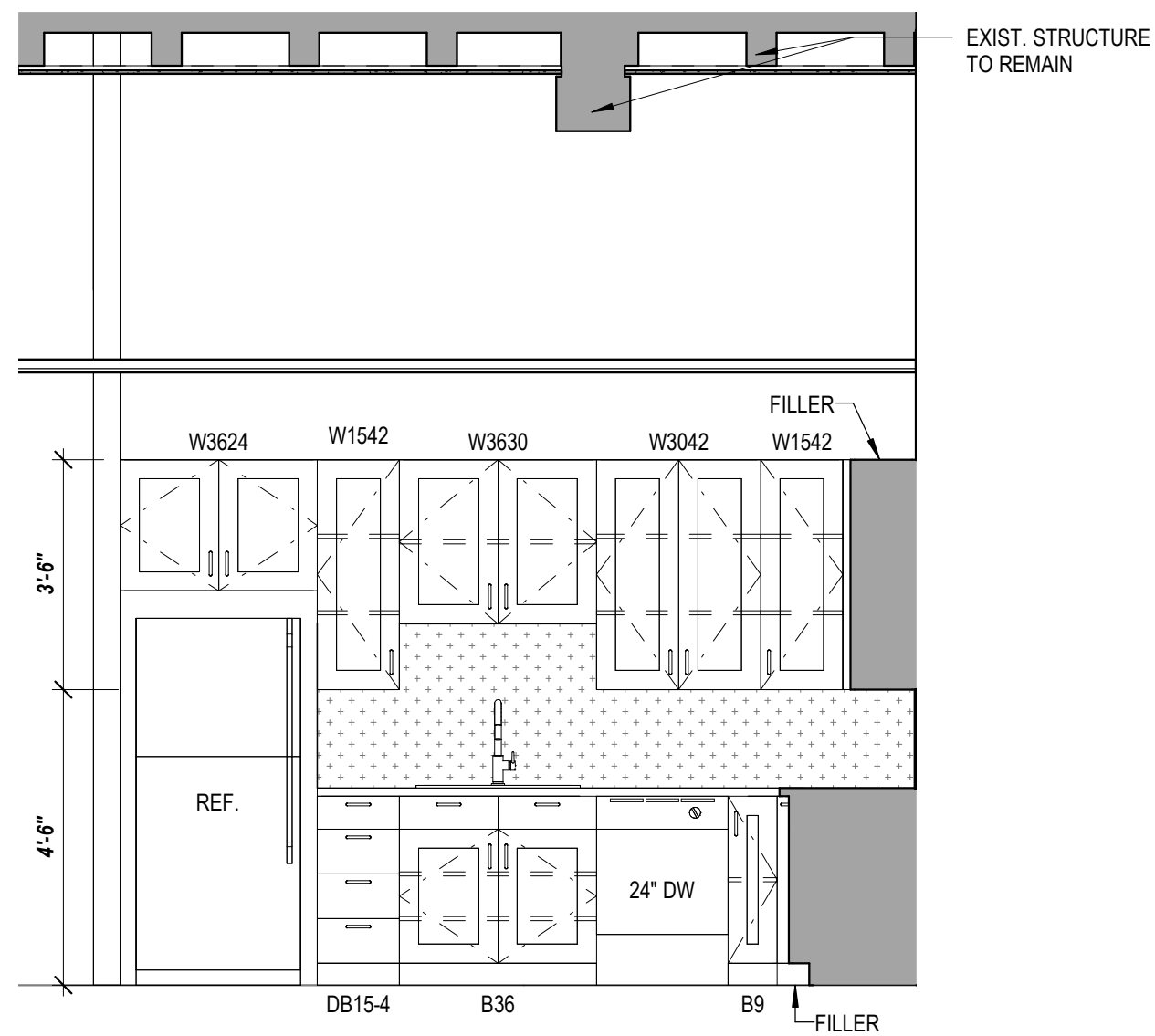
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NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

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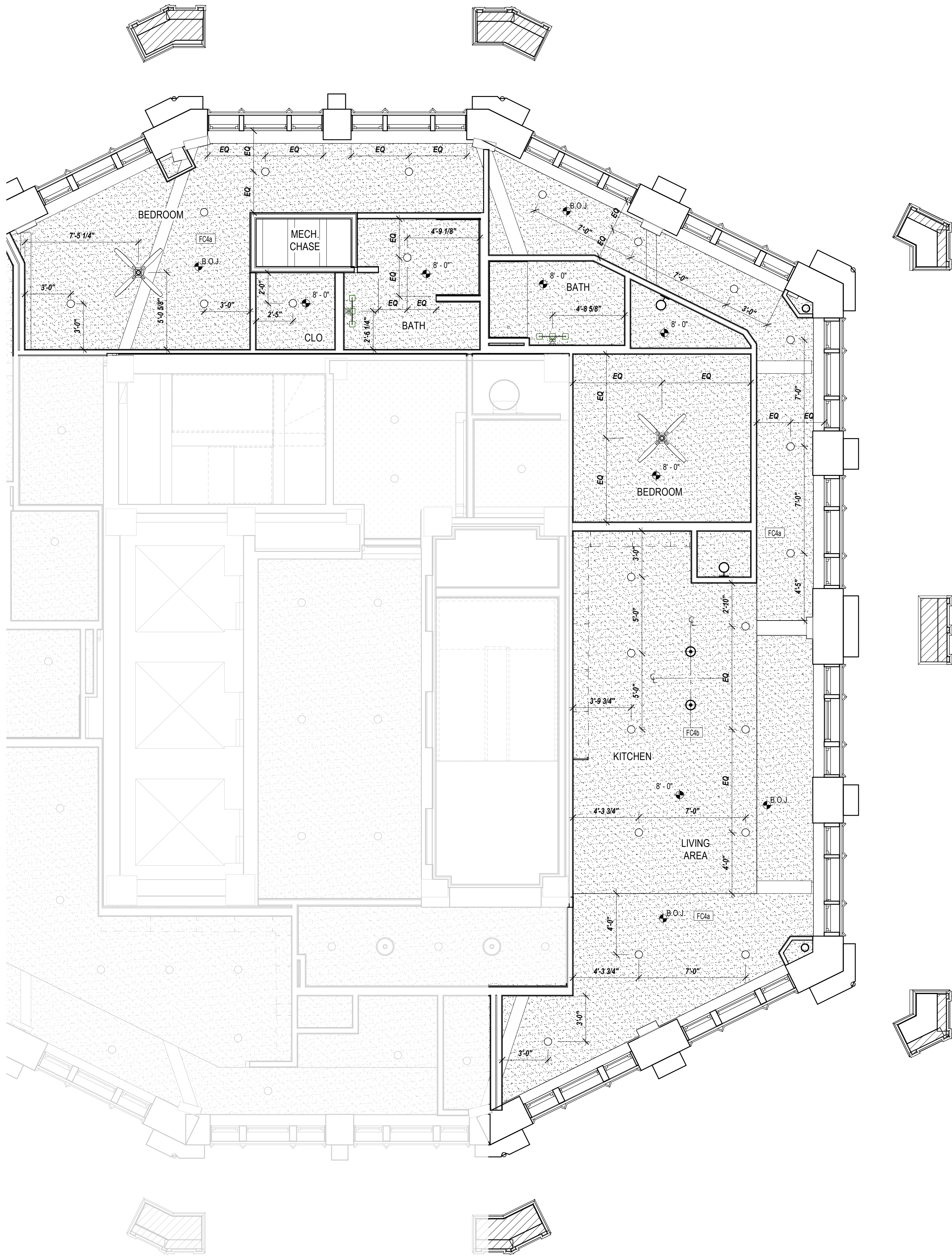
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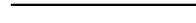

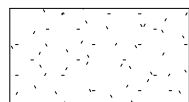
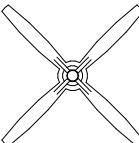






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M#	MIRROR (# = W) X 42"H	EX. M36 = MIRROR 36"W X 42"H
FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE

NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

EXISTING WALLS TO REMAIN.

NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT

NEW GYPSUM BOARD CEILING

NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL.

NEW LIGHT FIXTURE. REF ELECTRICAL.

NEW LIGHT FIXTURE. REF ELECTRICAL.

NEW PENDANT LIGHT FIXTURE. REF ELECTRICAL.

NEW SURFACE MOUNTED LIGHT FIXTURE ON 2ND AND 6TH FLOORS. CAN LIGHT FIXTURE ON 3RD THRU 5TH FLOORS. REF ELECTRICAL.

NEW WALL SCONCE LIGHT FIXTURE. REF ELECTRICAL.

CEILING HEIGHT A.F.F.

*NOTE:

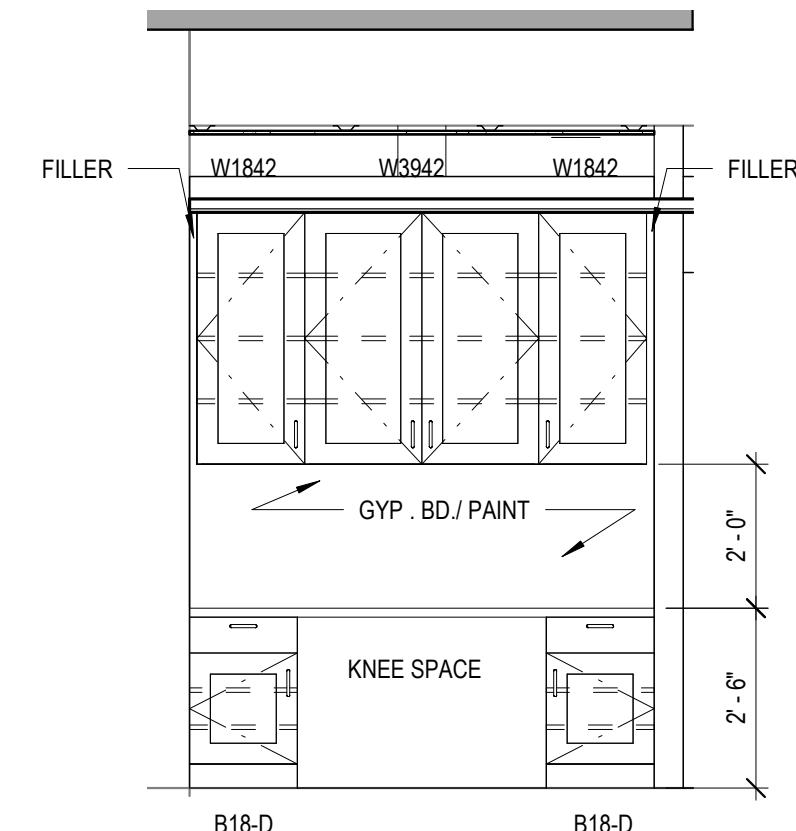
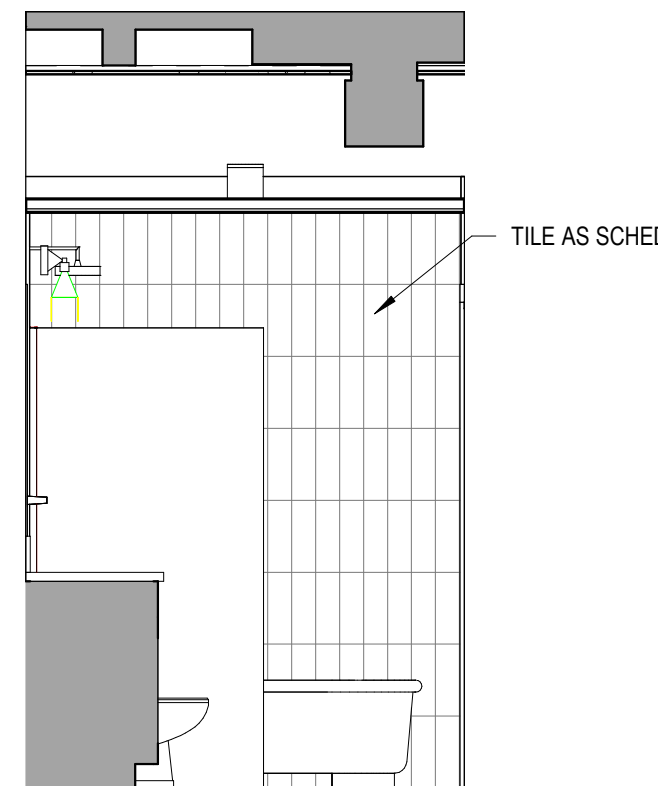
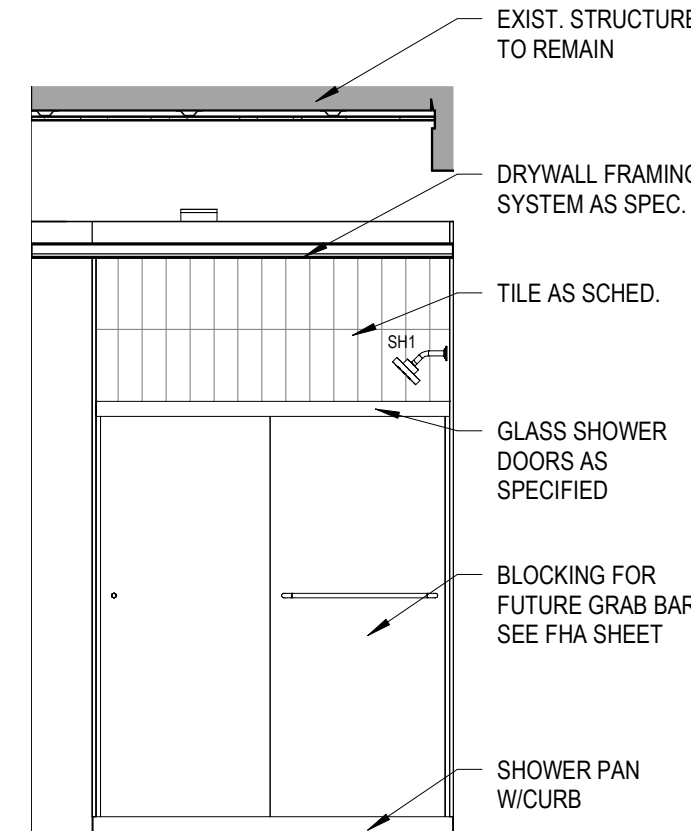
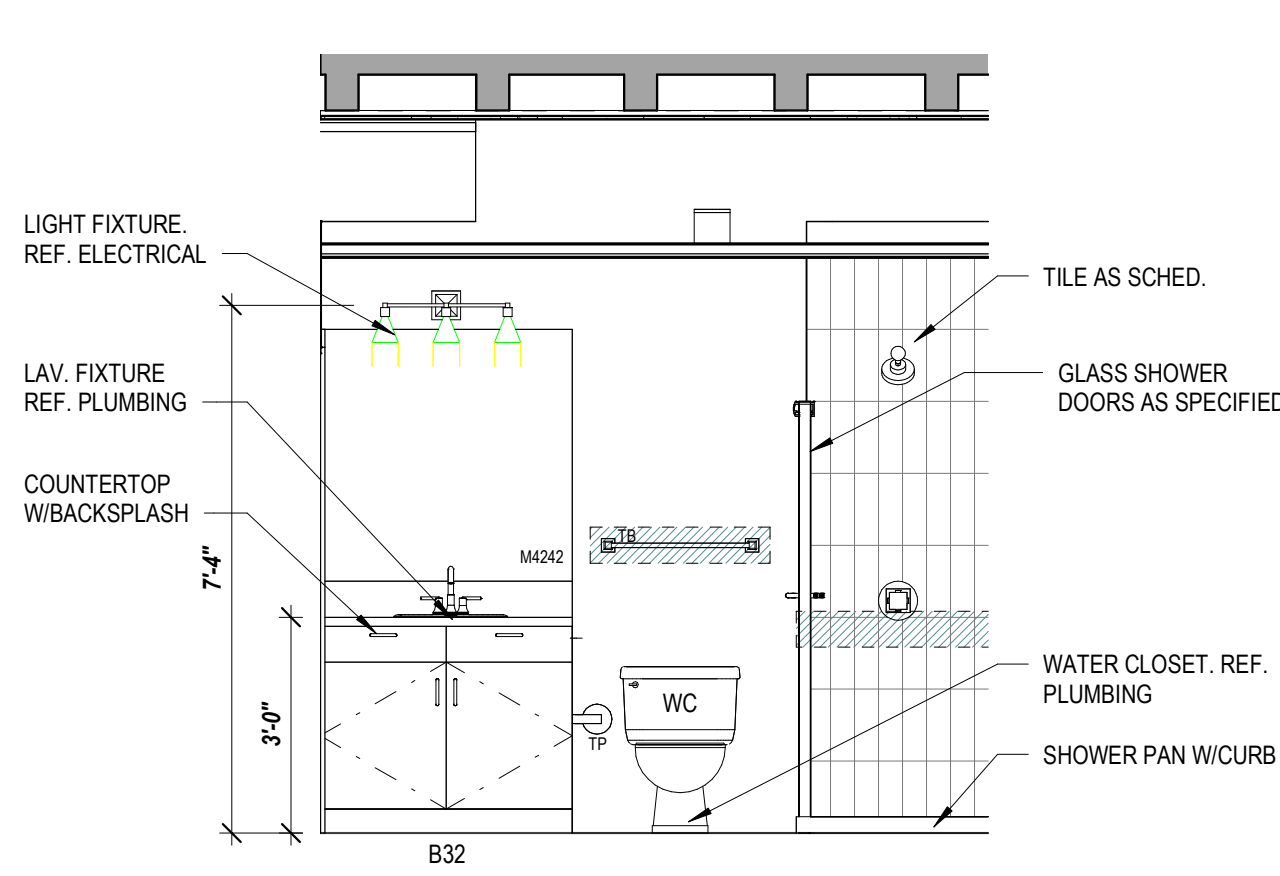
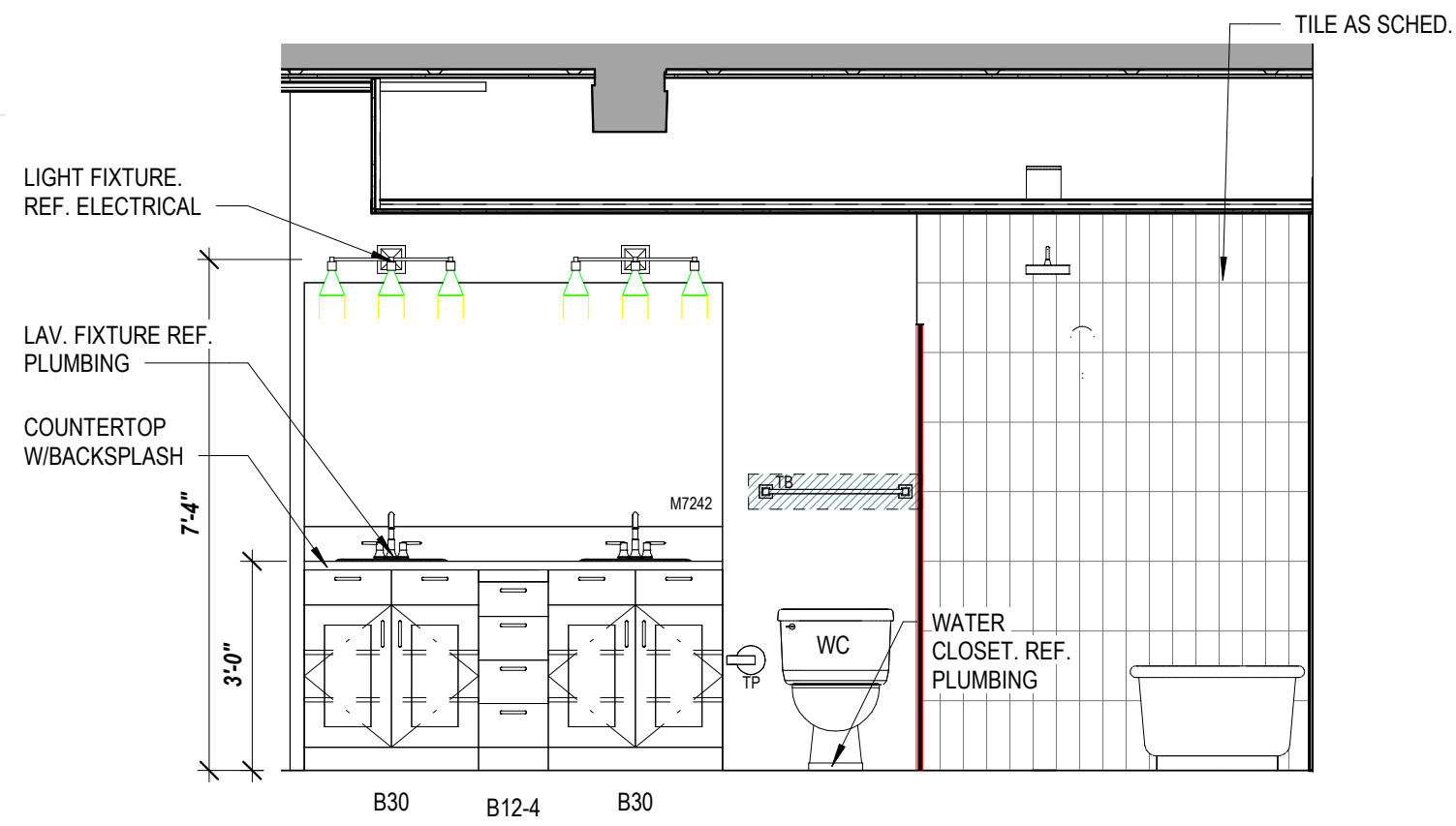
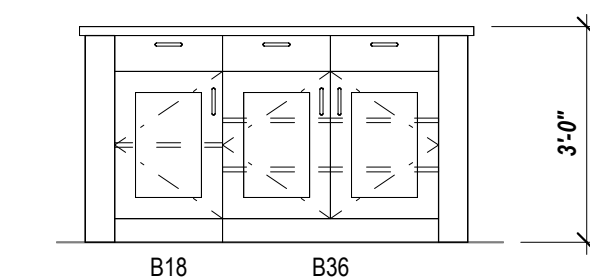
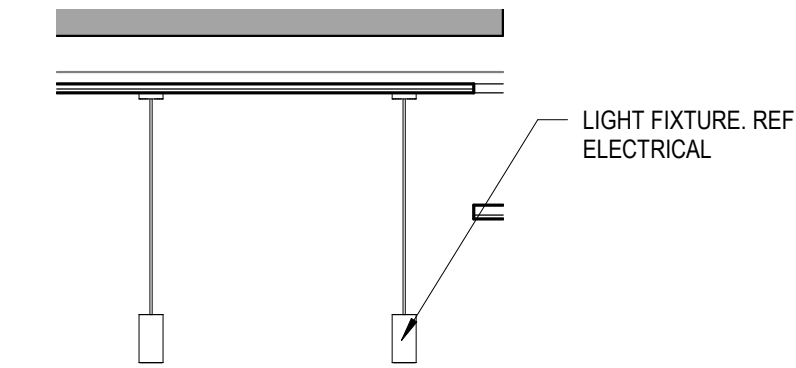
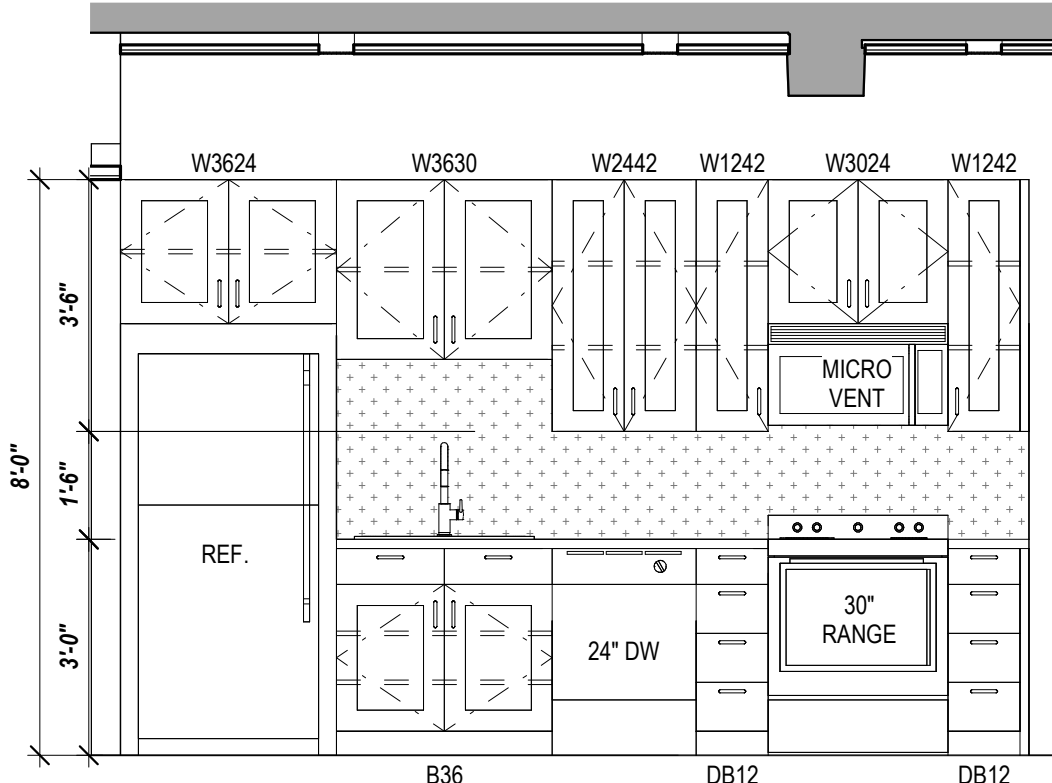
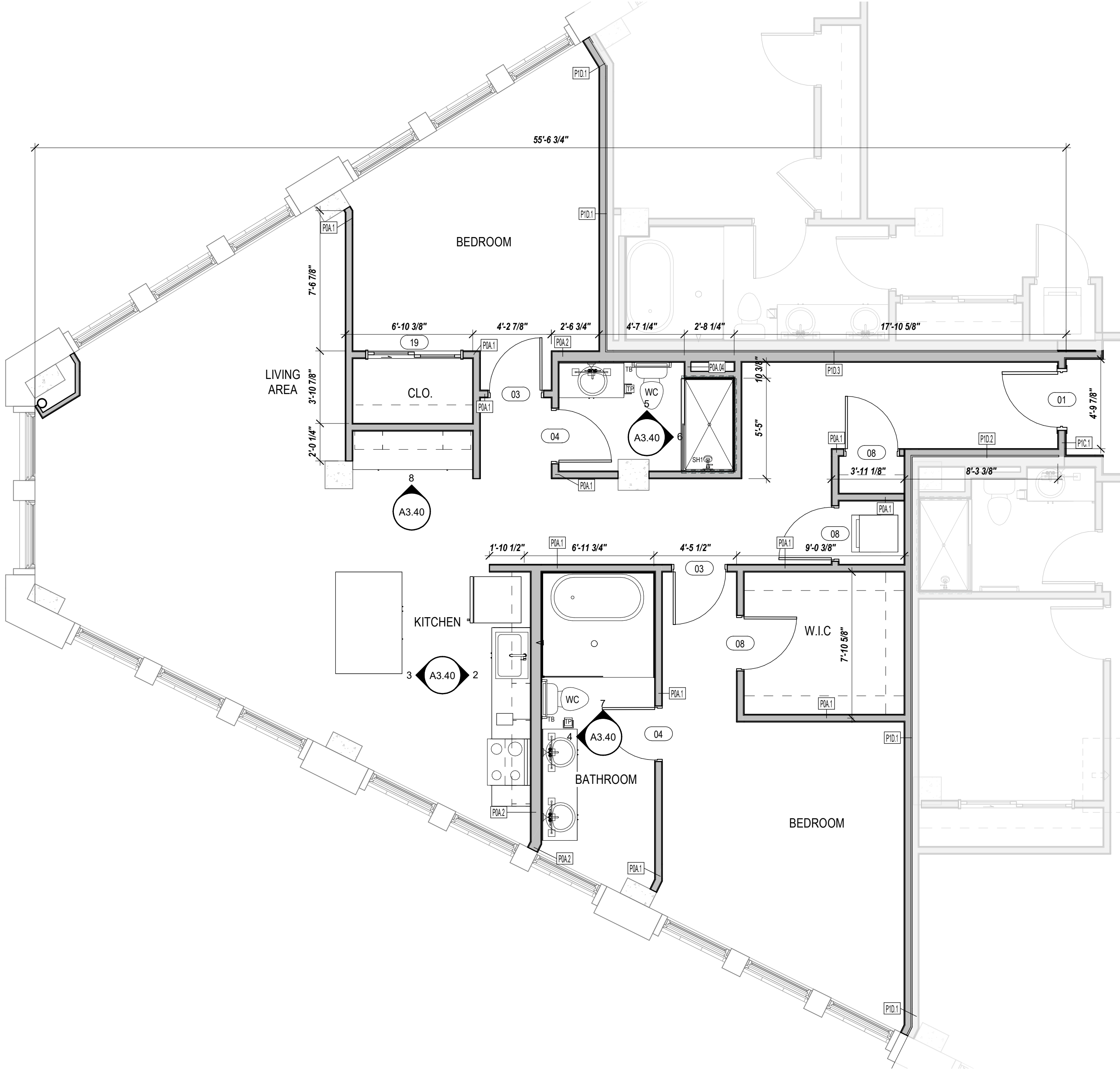
2ND FLOOR - EXPOSED - FC3

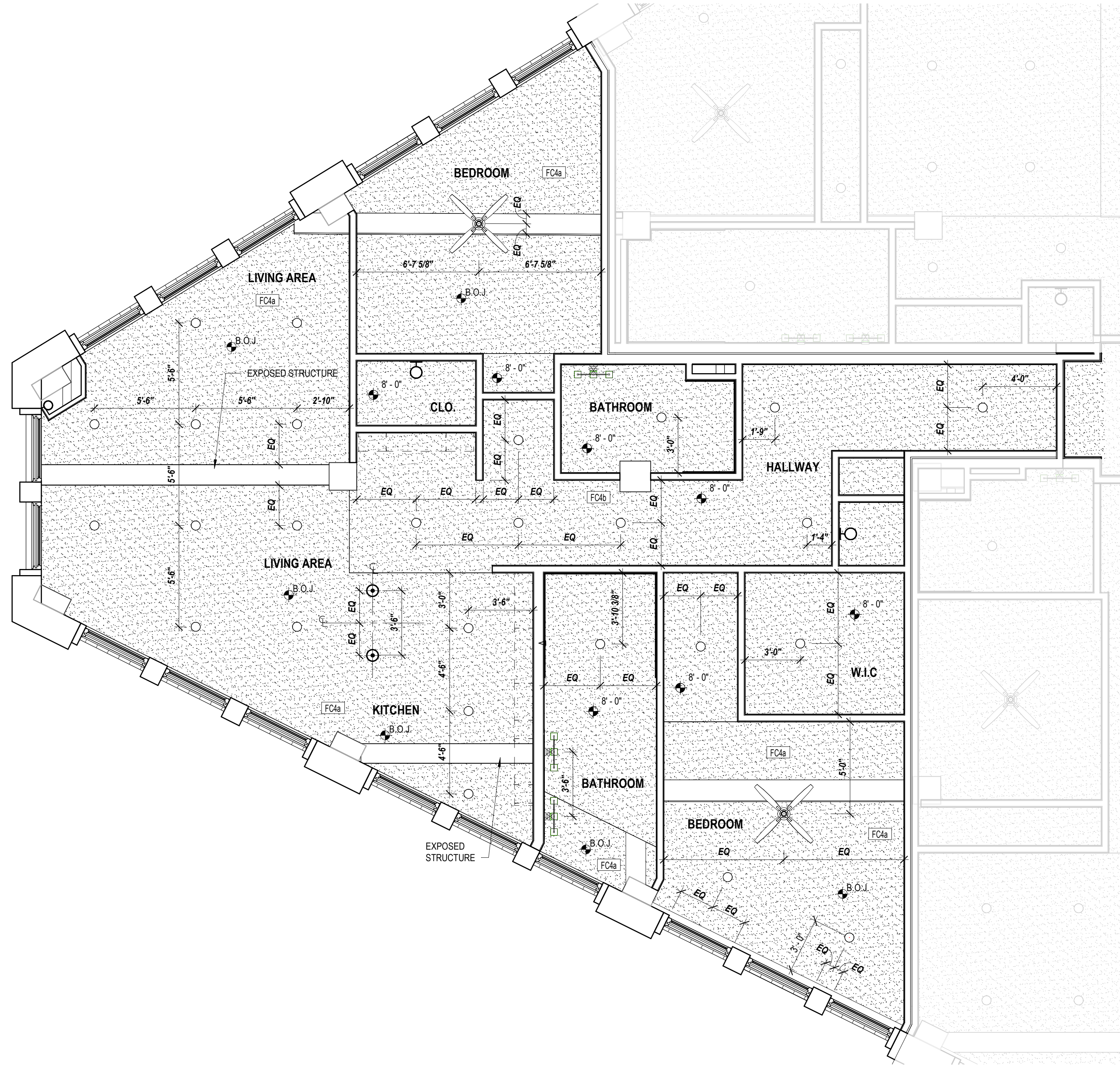
3RD FLOOR - B.O.J. - FC4a / FC4b

4TH FLOOR - B.O.J. - FC4a / FC4b

5TH FLOOR - B.O.J. - FC4a / FC4b

6TH FLOOR - EXPOSED - FC3 / FC4a





GENERAL NOTES

- IF THIS SHEET IS NOT 24" x 36" IN SIZE THEN IT IS A REDUCED SIZE PLOT. DO NOT SCALE OFF OF DRAWING.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.
- ALL DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINES OF STRUCTURAL WALL COLUMNS. CONTRACTORS ARE REQUIRED TO ACCOUNT FOR EXTERNAL GYP. BD. SHEATHING.
- SEE SPECIFICATIONS FOR COMMON WORK RESULTS AS IT PERTAINS TO CLEANING AND REPAIRING EXISTING FINISH MATERIALS TO REMAIN. WHERE DEEMED HISTORIC, SPECIAL CARE MUST BE EXERCISED IN PROTECTING UNTIL CLEANING PROCEDURES ARE REQUIRED.

LEGEND

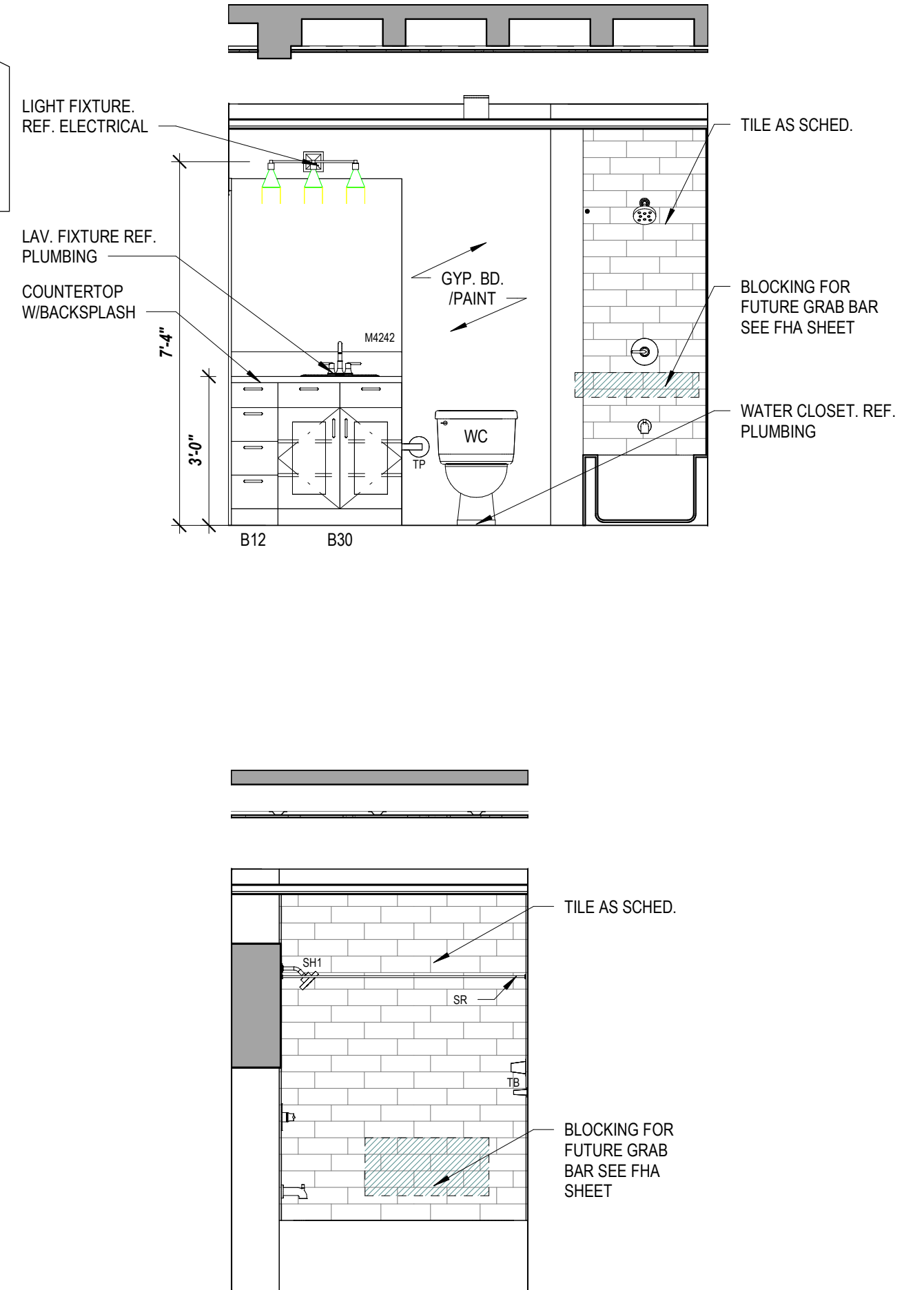
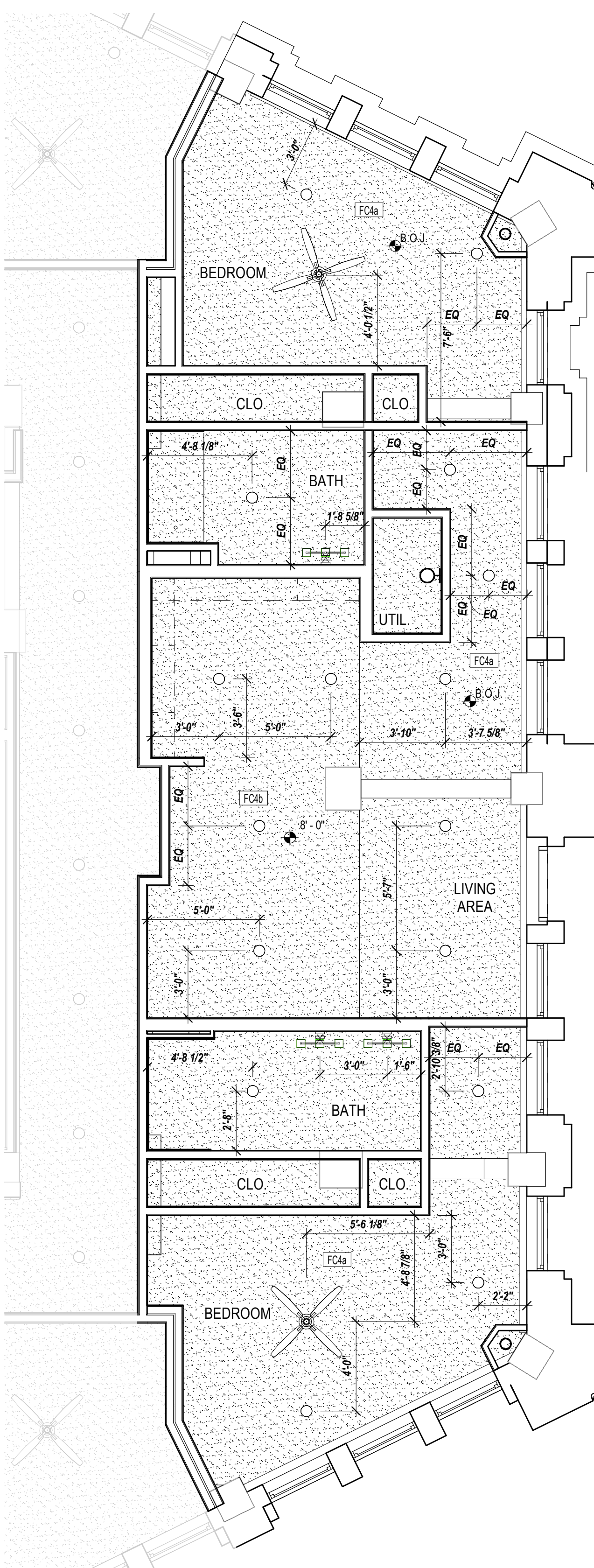
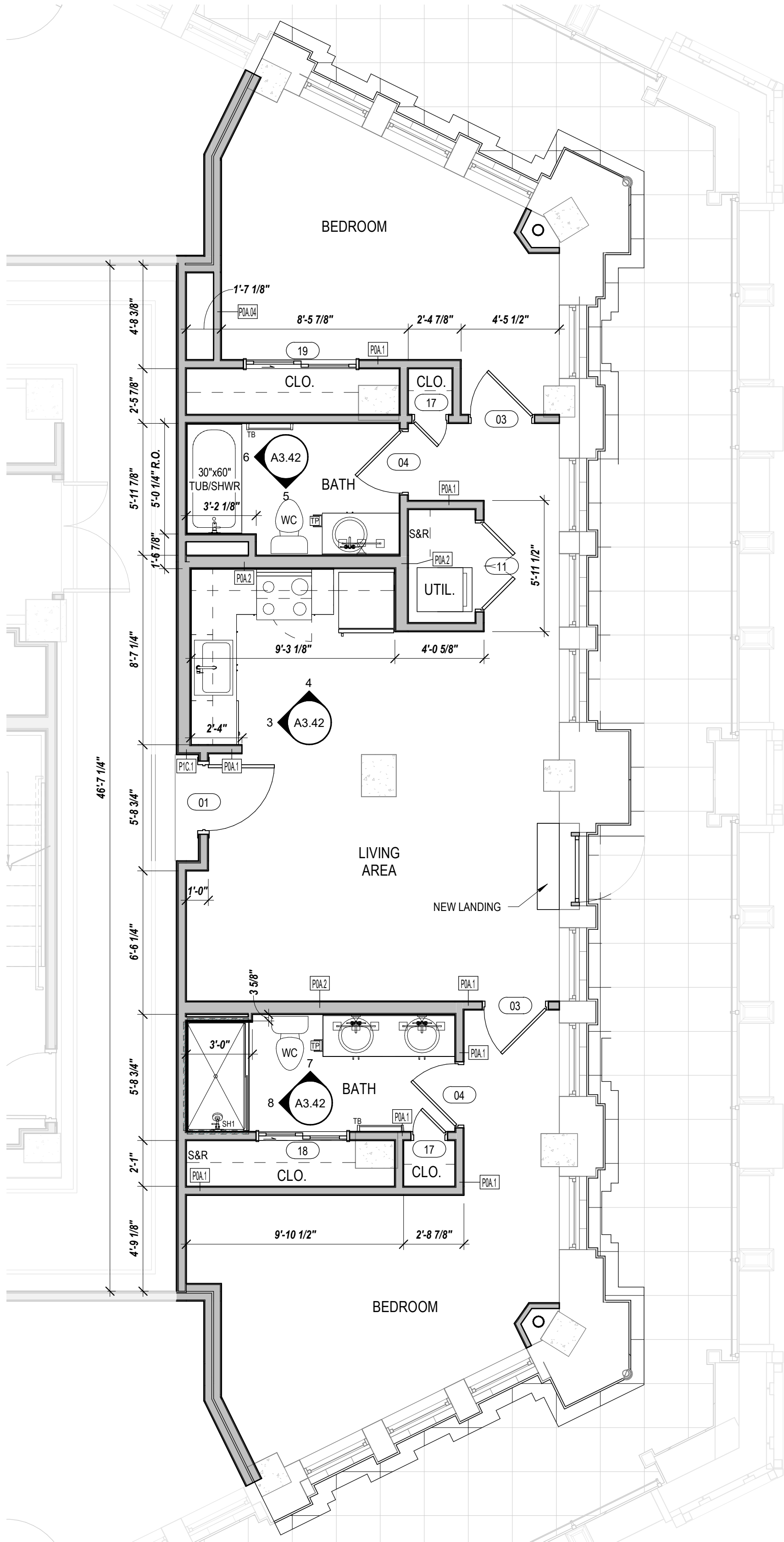
- REFER TO SPECIFICATIONS FOR ALL APPLIANCES.
- INSTALL WOOD BLOCKING (OR 16GA MIN. STEEL FRAMING) FOR WALL CABINETS AND AT ALL FHA UNITS FOR FUTURE INSTALLATION OF GRAB BARS, AND OTHER WALL MOUNTED ITEMS AS REQUIRED BY CODE AND AS INDICATED ON ACCESSIBILITY SHEETS.
- EACH INDIVIDUAL APARTMENT UNIT TO BE PROVIDED WITH ONE 1A-10-B-C FIRE EXTINGUISHER MOUNTED INSIDE THE CABINET UNDER THE KITCHEN SINK, UNLESS NOTED OTHERWISE.
- FLOORING TO EXTEND BEHIND RANGE AND REFRIGERATOR.
- MATERIALS DRAWN IN ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. REF FINISH SCHEDULES FOR MATERIALS, PATTERNS, AND COLORS.
- ALL CABINETS TO HAVE ADJUSTABLE SHELVING.
- FIELD VERIFY CONDITIONS FOR PROPER FIT PRIOR TO MILLWORK FABRICATION.
- ALL CABINETS TO HAVE UNDER CABINET LIGHTING. REF. ELECTRICAL.
- TO COMPLY WITH ACCESSIBILITY (ADA) DOORS TO UTILITY ROOM TO BE REMOVED BY MANAGEMENT AND WASHER/DRYER TO ALIGN WITH OUTSIDE EDGE OF WALL FOR CLEAR FLOOR SPACE REQUIREMENTS.
- ACCESSIBLE UNITS TO BE PROVIDED WITH FRONT LOADING WASHER AND DRYER AND SHALL HAVE THE BOTTOM OF THE OPENING OF THE LAUNDRY COMPARTMENT LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE FINISH FLOOR.

DESIGNATION	DESCRIPTION	NOTES
REF	REFRIGERATOR	AS SPECIFIED
RANGE	ELECTRIC RANGE	AS SPECIFIED
DW	DISH WASHER	AS SPECIFIED
W	WASHING MACHINE	AS SPECIFIED
D	DRYER	AS SPECIFIED
MW	MICROWAVE COUNTERTOP	ADA UNITS ONLY
MWH	MICROWAVE / HOOD	AS SPECIFIED
UFAS HOOD	RANGE HOOD	ADA UNITS ONLY
SR	SHOWER ROD W/ FLANGES	MOUNT AT 78" A.F.F.
SH1	SHOWER HEAD	MOUNTED AT 80" A.F.F.
SH2	HAND HELD SHOWER HEAD	MOUNTED PER ADA HEIGHT
TP	TOILET PAPER DISPENSER	17"-19"A.F.F. (17"-9" CENTERED FROM FACE OF WC)
TB	24" TOWEL BAR W/ BLOCKING	PROVIDE 1 PER BATH. MOUNT AT 54" / 48" AT HC UNIT
RH	ROBE HOOK	MOUNTED 12" MIN FROM TOP OF DOOR
BL	BLOCKING FOR FUTURE	REF ADA SHEET G1.03 AND FHA G1.04 FOR REQ'S
GB#	GRAB BAR (# = LENGTH) X 1 1/2"DIA	REF ADA SHEET G1.03 FOR REQ'S
M#	MIRROR (# = W) X 42"H	EX. M36 = MIRROR 36"W X 42"H
FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE

NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
- NEW GYPSUM BOARD CEILING
- NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW PENDANT LIGHT FIXTURE. REF ELECTRICAL.
- NEW SURFACE MOUNTED LIGHT FIXTURE ON 2ND AND 6TH FLOORS. CAN LIGHT FIXTURE ON 3RD THRU 5TH FLOORS. REF ELECTRICAL.
- NEW WALL SCONCE LIGHT FIXTURE. REF ELECTRICAL.
- CEILING HEIGHT A.F.F.
*NOTE:
2ND FLOOR - EXPOSED - FC3
3RD FLOOR - B.O.J. - FC4a / FC4b
4TH FLOOR - B.O.J. - FC4a / FC4b
5TH FLOOR - B.O.J. - FC4a / FC4b
6TH FLOOR - EXPOSED - FC3 / FC4a



GENERAL NOTES

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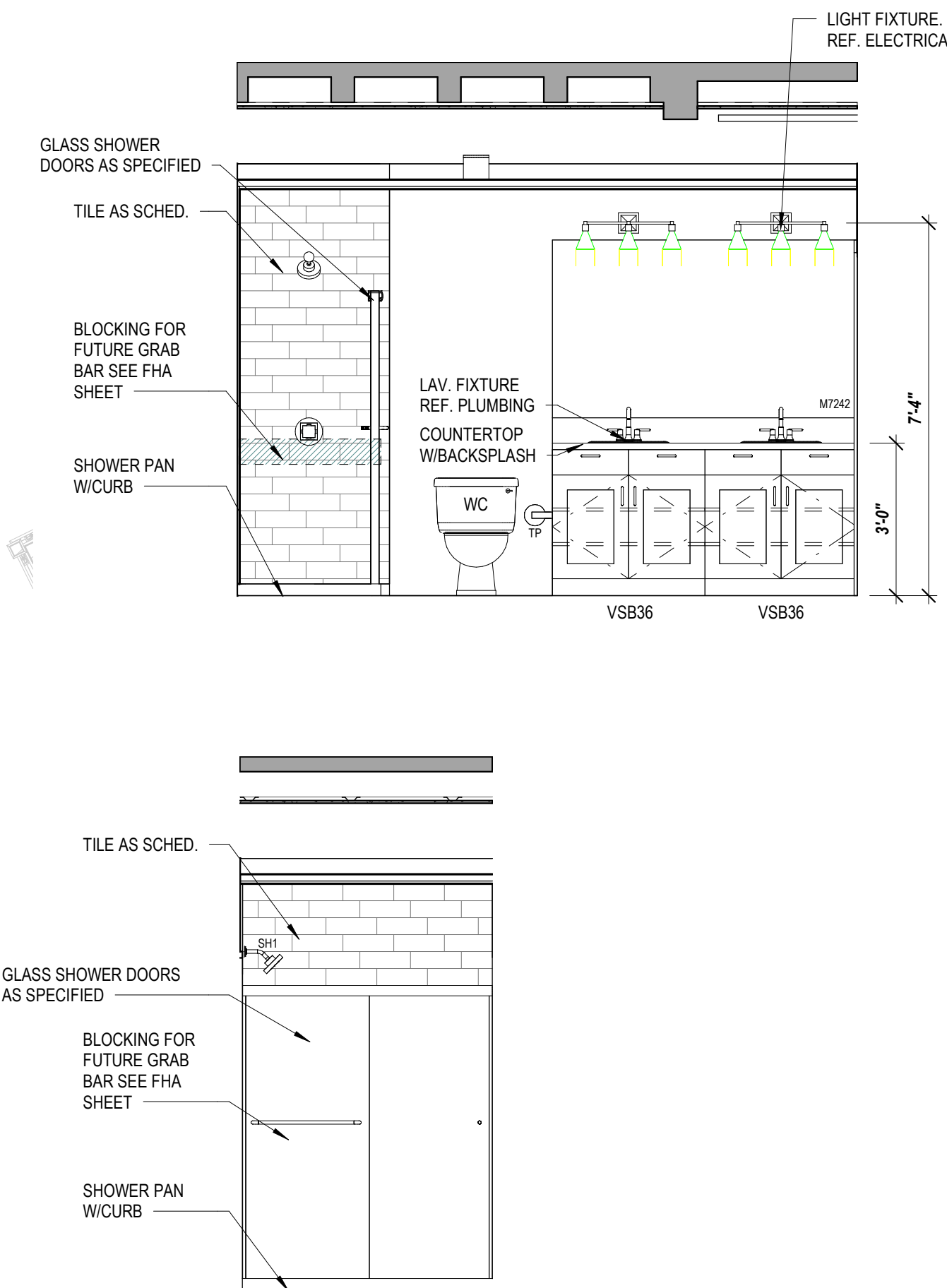
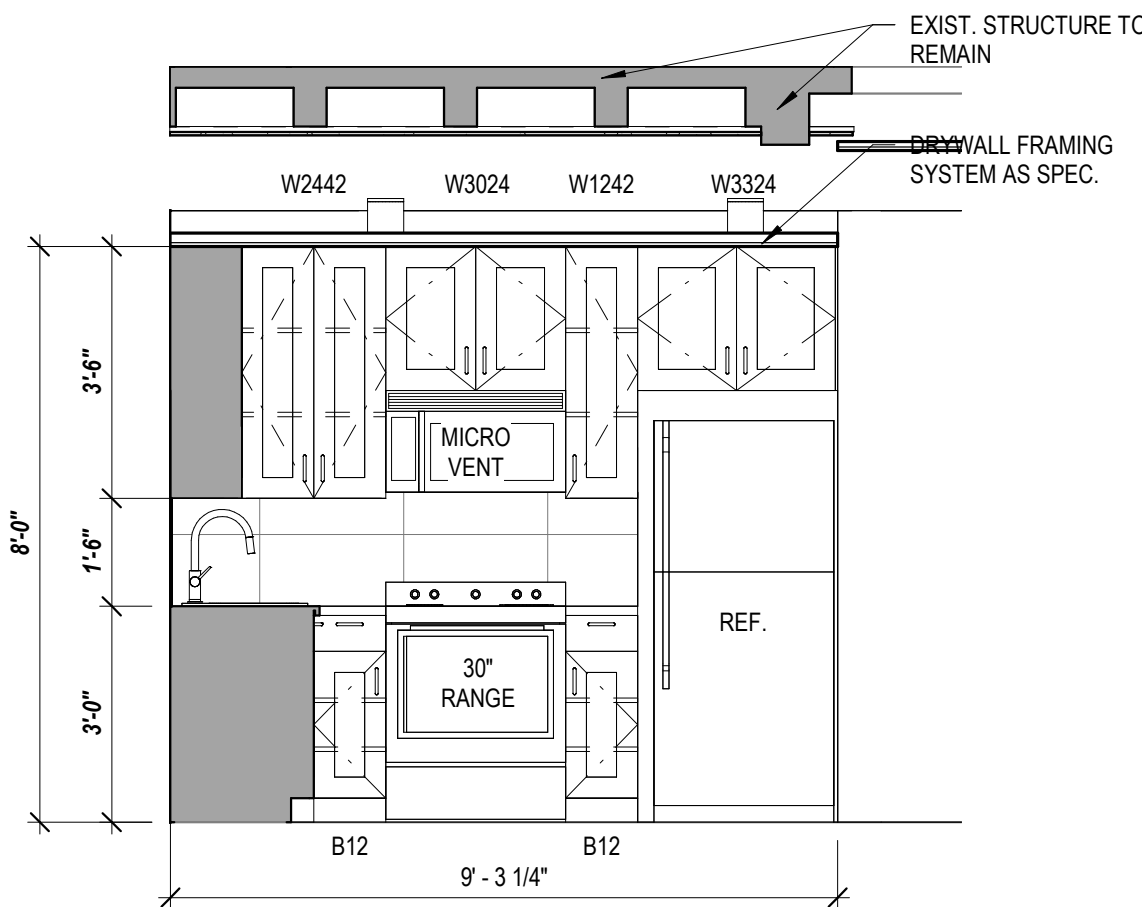
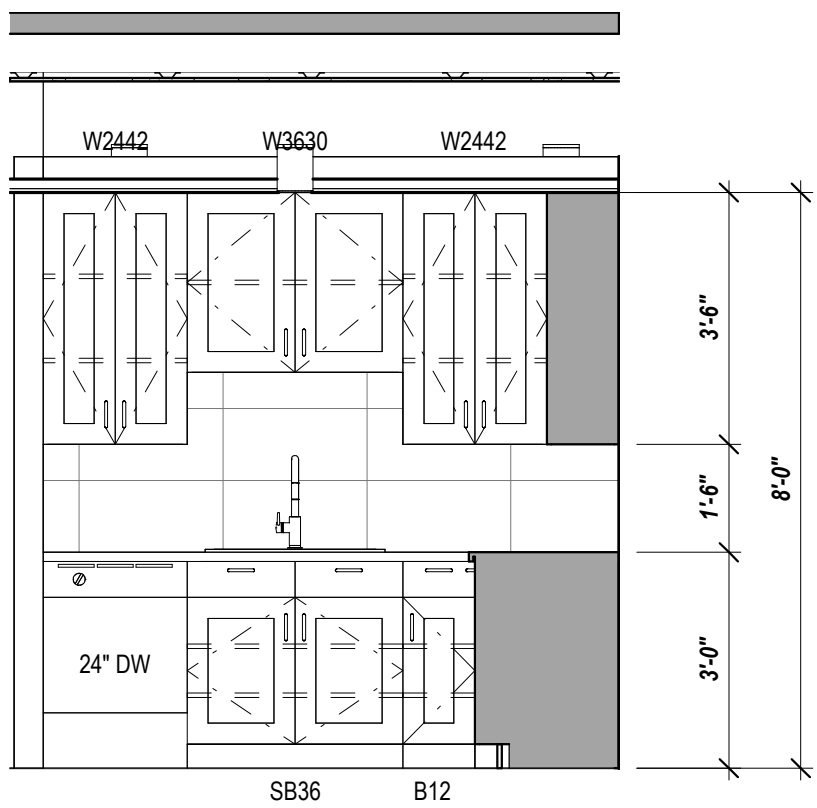
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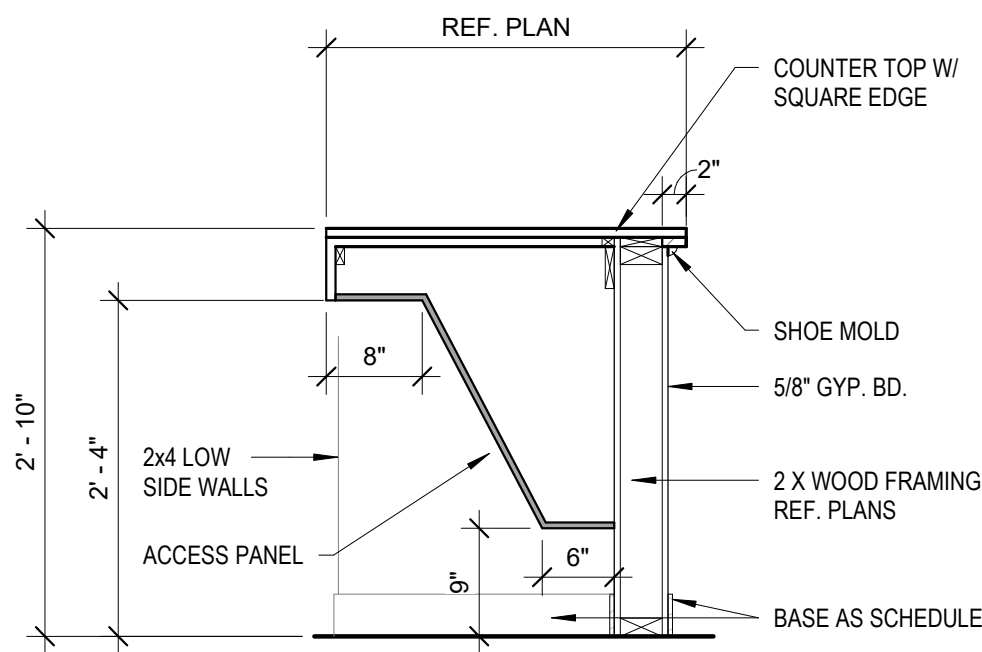
LEGEND

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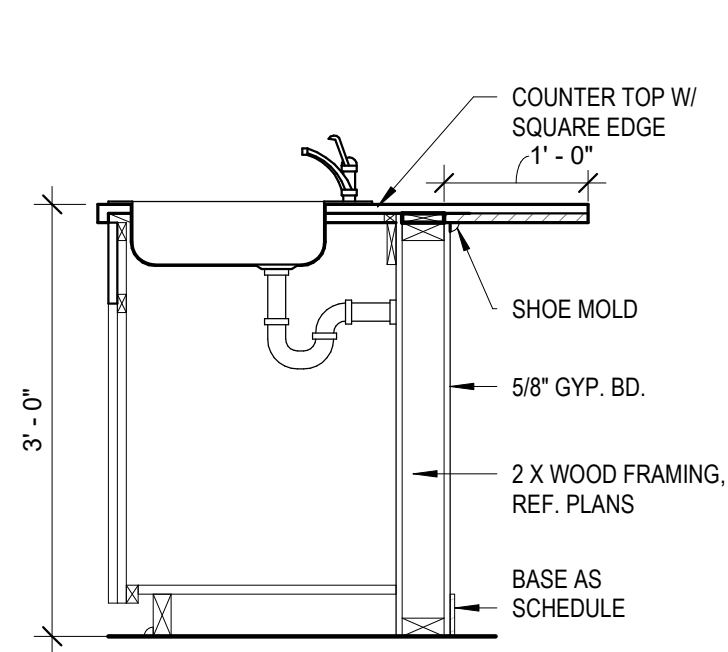
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	NEW GYPSUM BOARD CEILING
	NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL.
	NEW LIGHT FIXTURE. REF ELECTRICAL.
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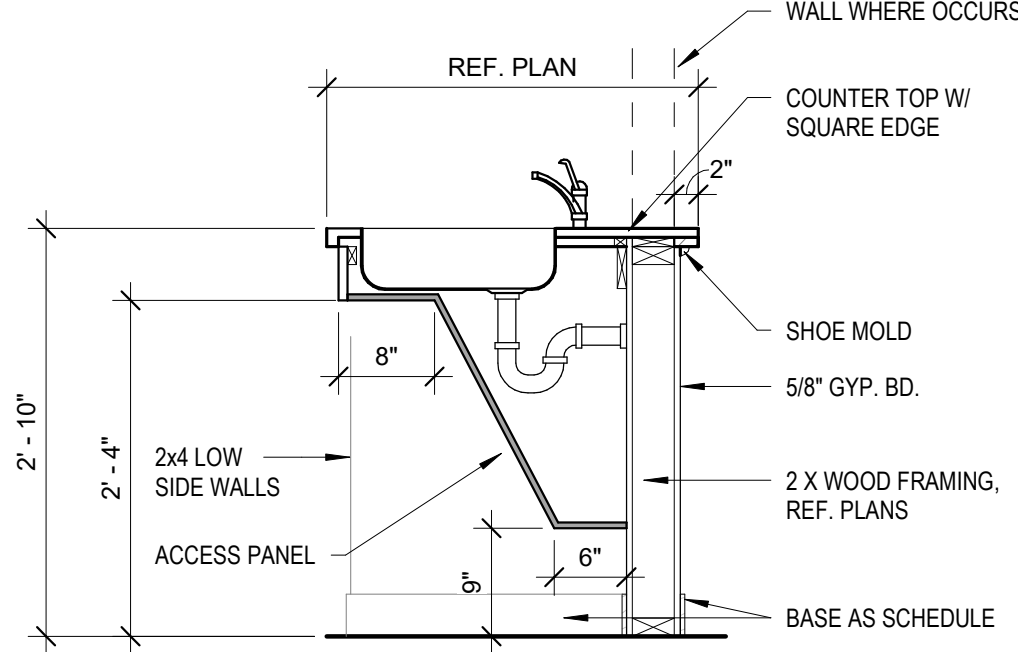




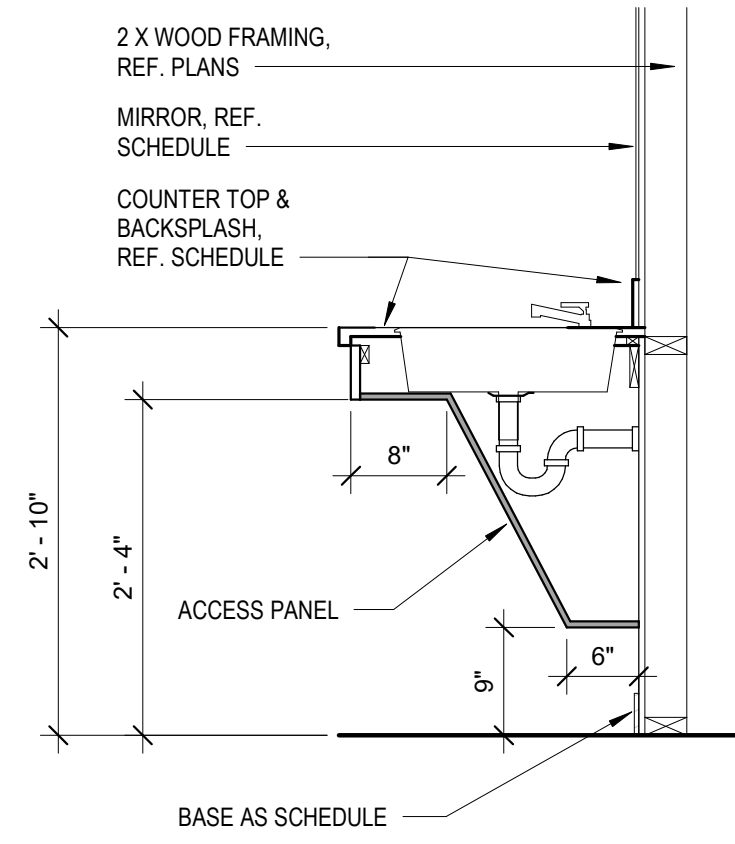
1 COUNTER TOP SECTION - ADA
3/4" = 1'-0"



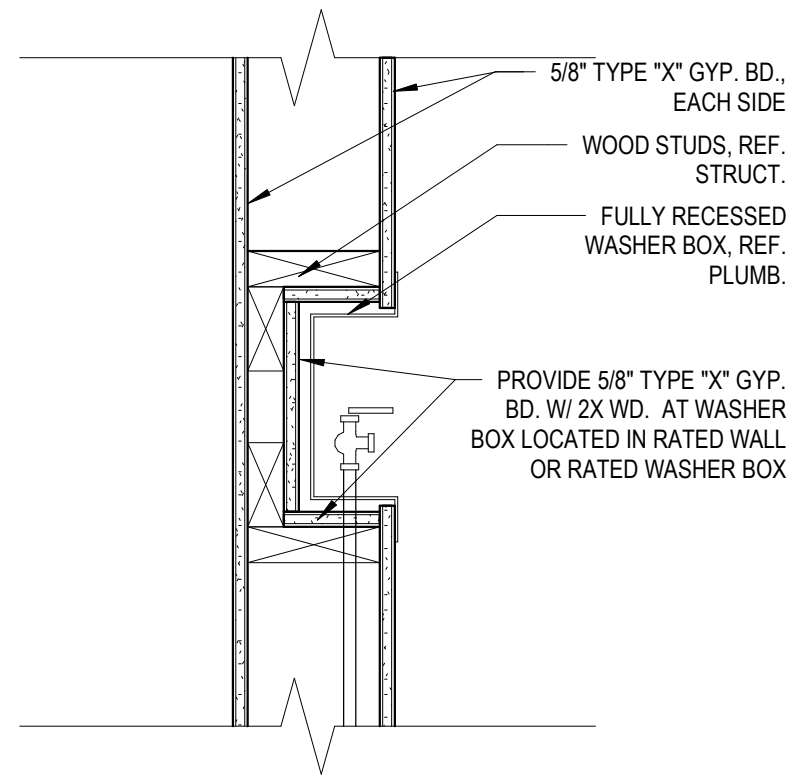
2 SINK SECTION
3/4" = 1'-0"



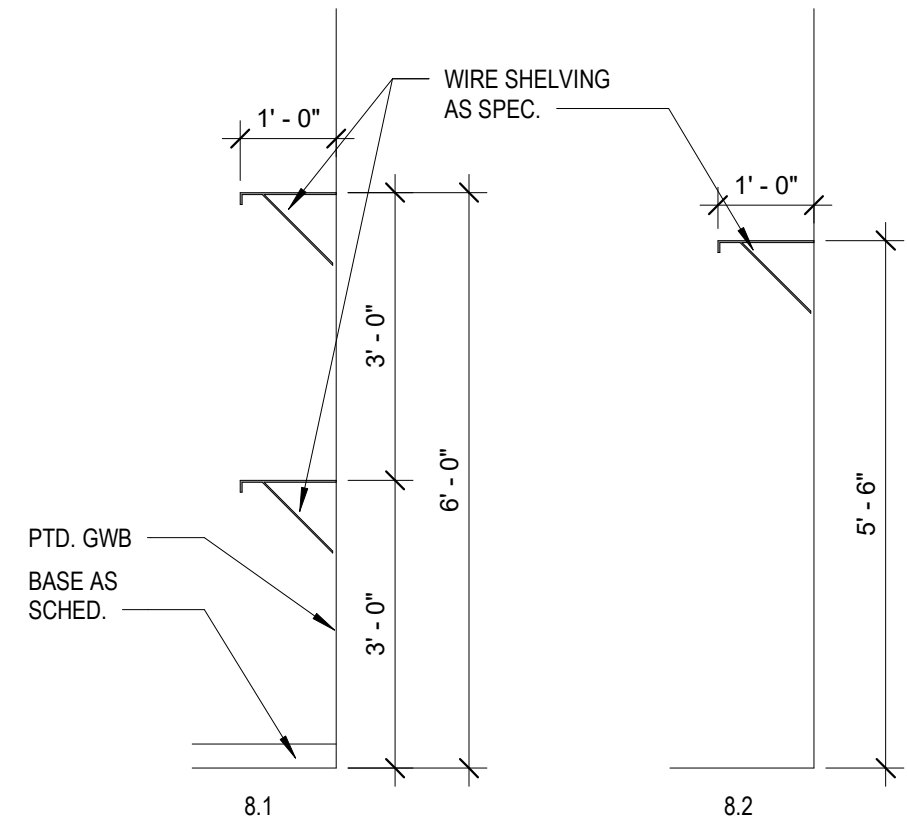
3 SINK SECTION - ADA
3/4" = 1'-0"



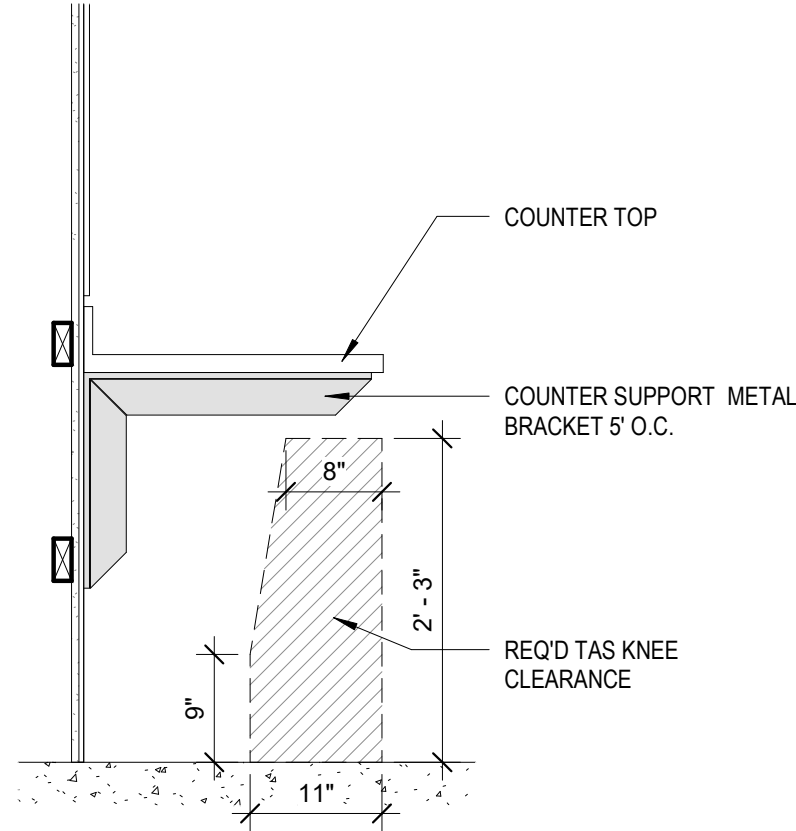
4 UNIT RR SINK SECTION - ADA
3/4" = 1'-0"



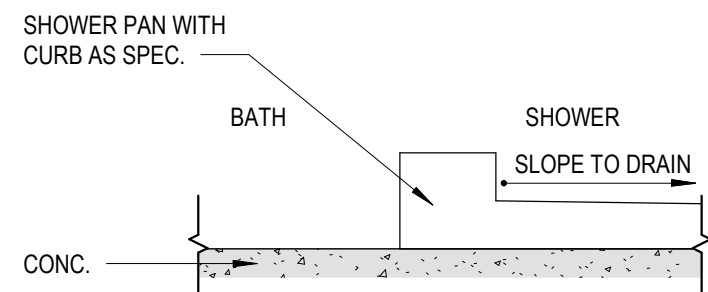
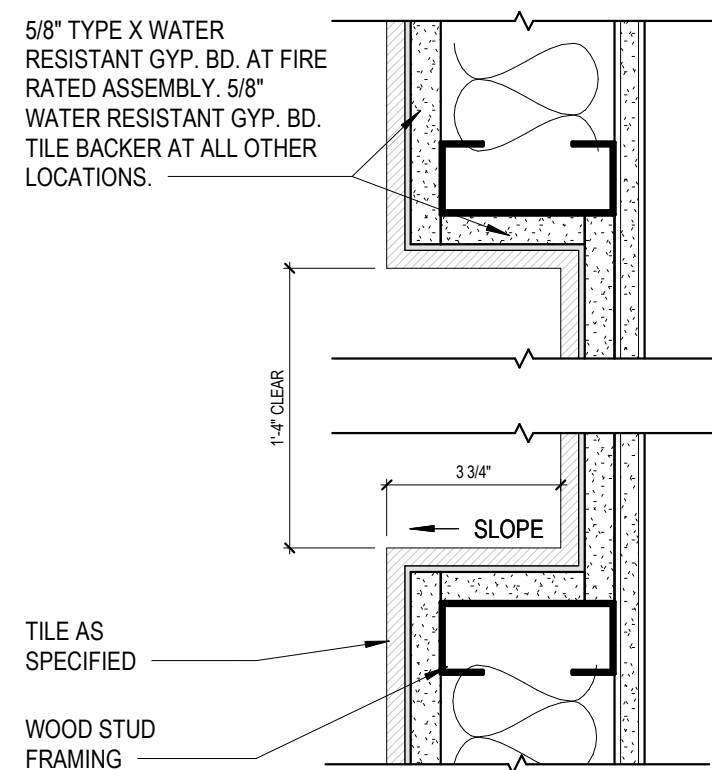
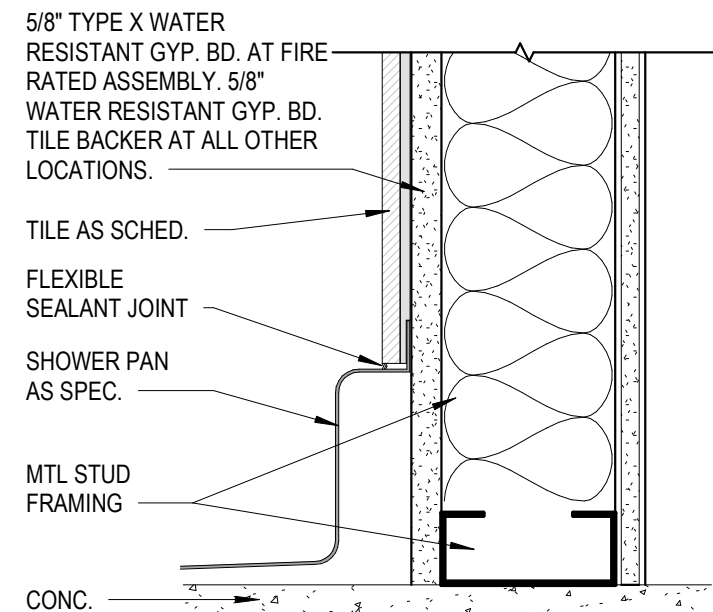
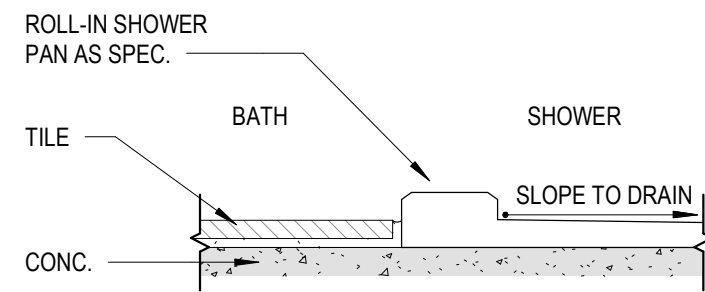
5 WASHER HOOKUP
1 1/2" = 1'-0"

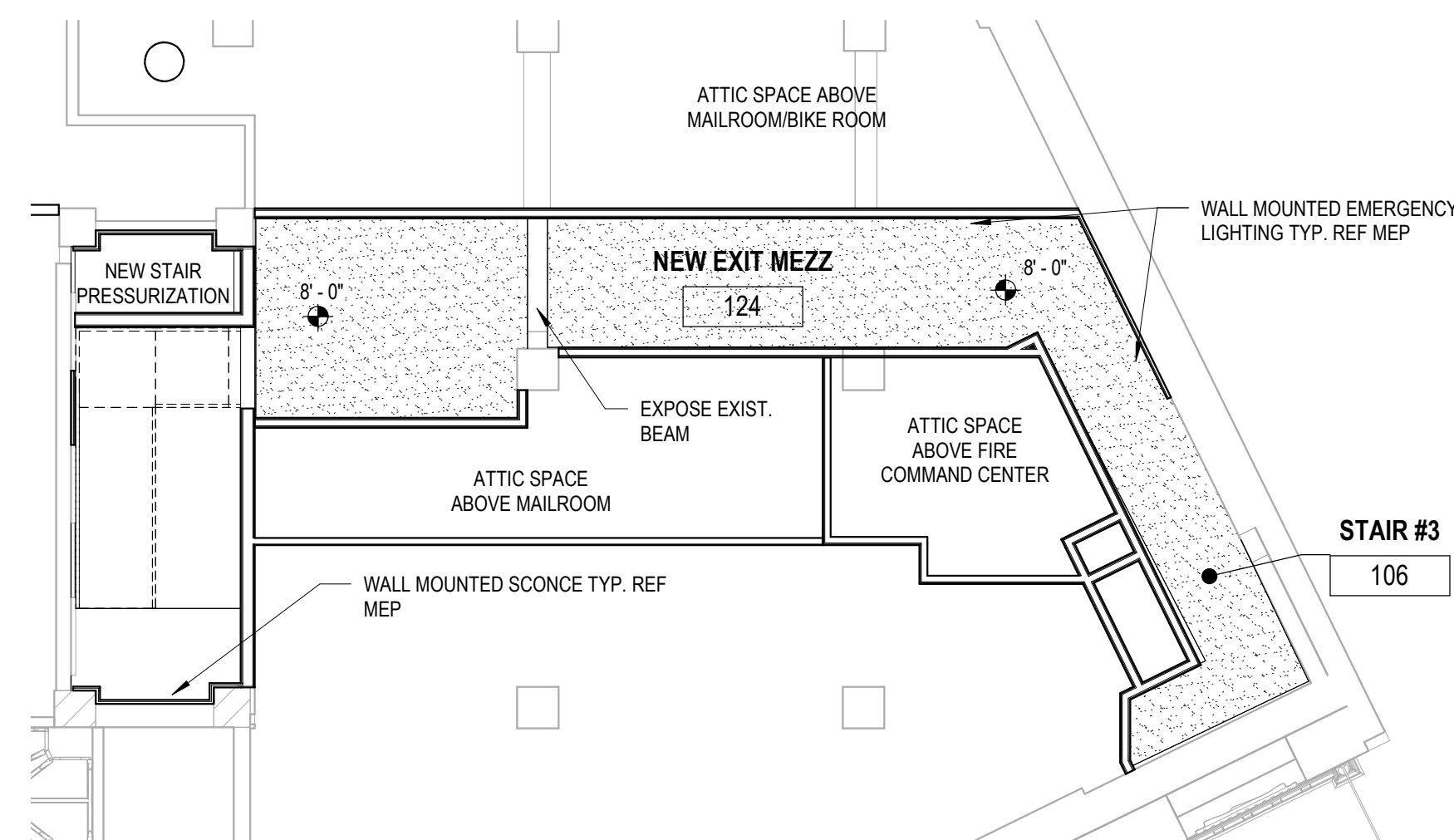


6 TYP. CLOSET SHELVES SECTION
1/2" = 1'-0"

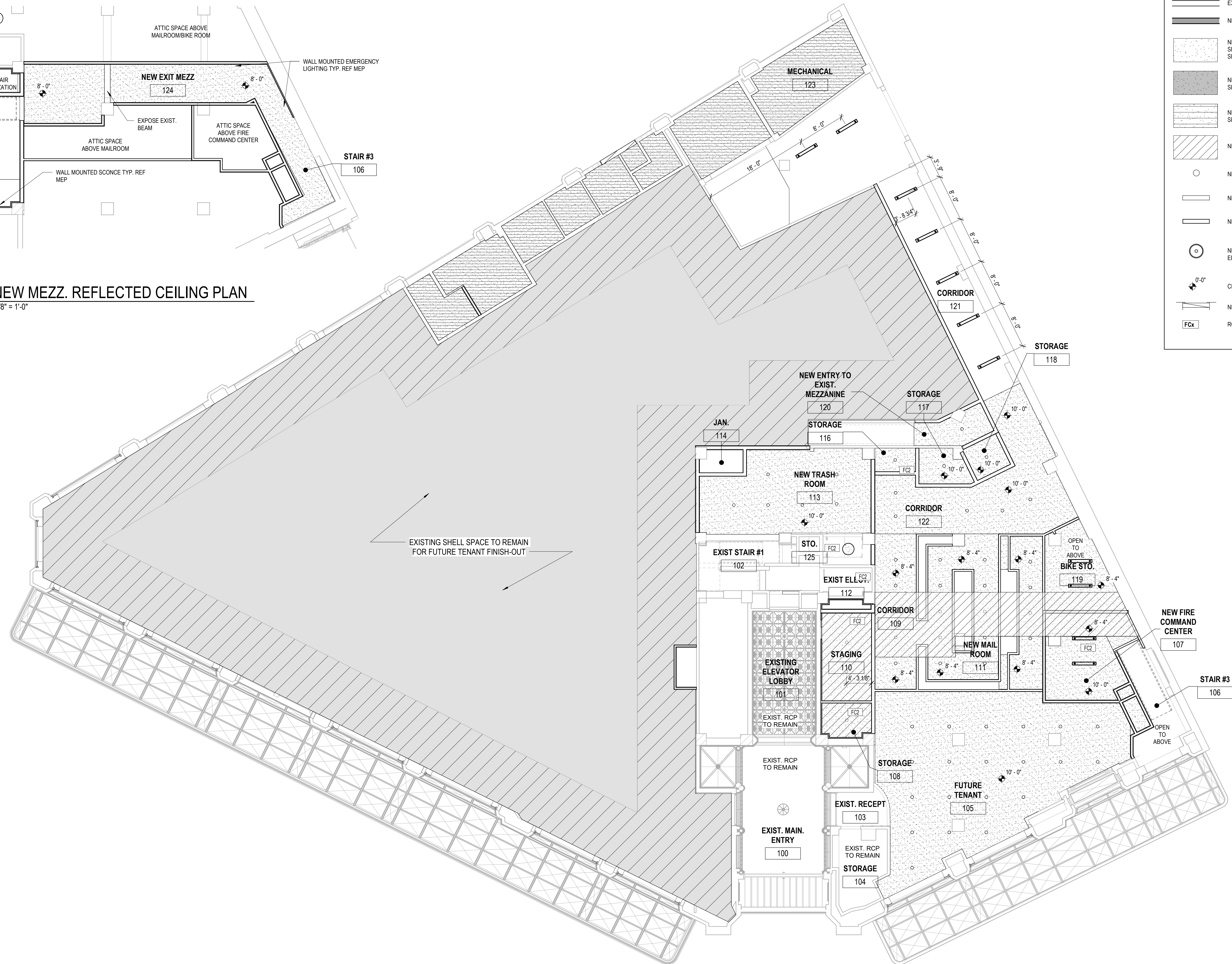


7 SECTION AT COUNTERTOP
3/4" = 1'-0"



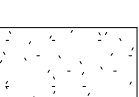

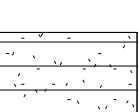
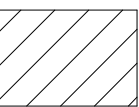
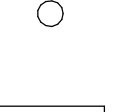



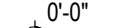
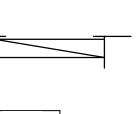
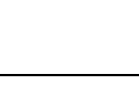




2 NEW MEZZ. REFLECTED CEILING PLAN
1/8" = 1'-0"



1 1ST FLOOR OVERALL REFLECTED CEILING PLAN
1/8" = 1'-0"

NEW PLAN / RCP LEGEND

	EXISTING WALLS TO REMAIN.
	NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
	NEW GYP. BD. CEILING. TYPE FC4b. SEE NOTE 3 BELOW. SEE UNIT PLANS FOR ADD. RCP FIXTURES.
	NEW GYP. BD. CEILING. TYPE FC4a. SEE NOTE 2 BELOW.
	NEW GYP. BD. CEILING. TYPE FC1. SEE NOTE 1 BELOW.
	NEW GYP. BD. CEILING. TYPE FC2.
	NEW LIGHT FIXTURE. REF ELECTRICAL.
	NEW WALL FIXTURE. REF ELECTRICAL.
	NEW 48X12 CEILING FIXTURE. REF ELECTRICAL.
	NEW SURFACE MOUNTED FIXTURE. REF ELECTRICAL.
	CEILING HEIGHT A.F.F.
	NEW WALL MOUNTED FIXTURE. REF ELECTRICAL.
	RCP TAG, RE-A0.13



1512 South Flores Street
San Antonio, Texas 78204
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EP Engineer

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State of registration TX
Firm Registration No. F-2497

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Services, LLP**
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CIVIL ENGINEER
Pape-Dawson Engineers

2000 Northwest Loop 410,
San Antonio, TX 78213
P. 210.375.9000

**Fire Protection Consulting
Group, LLC**
14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78231
2.210.858.2389

Landscape Architect

P. xxx.xxx.xxx / F. xxx.xxx.xxx

ENGINEER

[illegible]

CLIENT

ALAMO CAPITAL
ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME

TOWER LIFE
MULTIFAMILY

10 S. ST. MARY'S
SAN ANTONIO, TX 78205

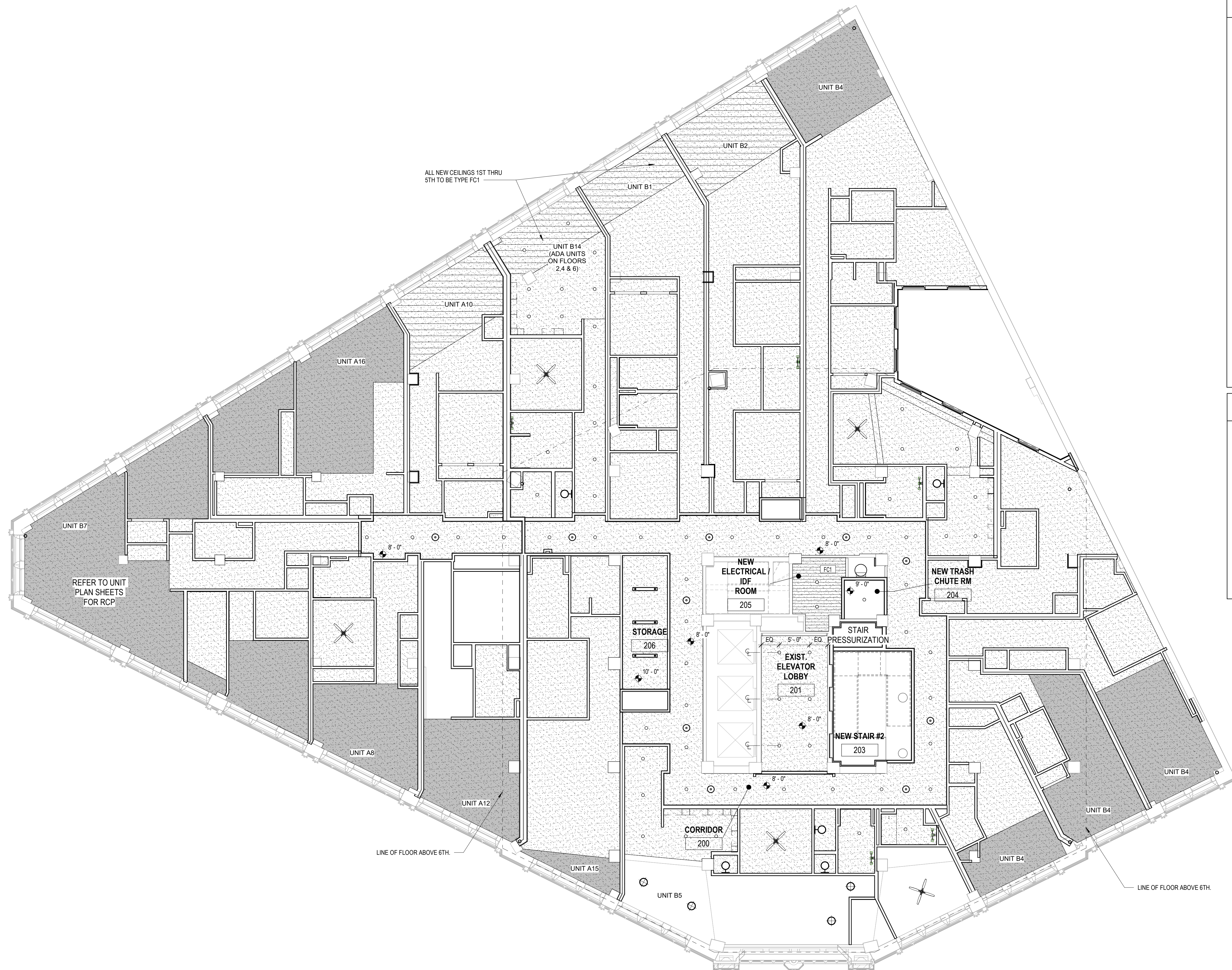


REAL 05/13/2024



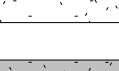

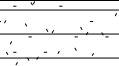
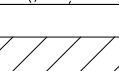







CONSTRUCTION SET

1ST FLOOR
OVERALL RCP

A4.01



NEW PLAN / RCP LEGEND

- | | |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|  | EXISTING WALLS TO REMAIN. |
|  | NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT |
|  | NEW GYP. BD. CEILING. TYPE FC4b.
SEE NOTE 3 BELOW.
SEE UNIT PLANS FOR ADD. RCP HEIGHTS. |
|  | NEW GYP. BD. CEILING. TYPE FC4a.
SEE NOTE 2 BELOW. |
|  | NEW GYP. BD. CEILING. TYPE FC1.
SEE NOTE 1 BELOW. |
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|  | NEW LIGHT FIXTURE. REF ELECTRICAL. |
|  | NEW WALL FIXTURE. REF ELECTRICAL. |
|  | NEW 48X12 CEILING FIXTURE. REF ELECTRICAL. |
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|  | CEILING HEIGHT A.F.F. |
|  | NEW WALL MOUNTED FIXTURE. REF ELECTRICAL. |
|  | RCP TAG, REF A0.13 |

RCP NOTES

U.N.O. CEILING HEIGHTS TO BE AS SCHED. BELOW FOR FLOORS 2 - 6

1. FC1
2nd Floor = 13' - 1 1/2"
3rd Floor = 12' - 1"
4th Floor = 11' - 2 1/2"
5th Floor = 9' - 1 1/2"
6th Floor = 9' - 3"
2. FC4a
2nd Floor = EXPOSED
3rd Floor = 13' - 0"
4th Floor = 11' - 11 1/2"
5th Floor = 9' - 10 1/2"
6th Floor = 13' - 0"
3. FC4b
2nd Floor = 11' - 11 1/2"
3rd Floor = 10' - 11 1/2"
4th Floor = 10' - 1"
5th Floor = 8' - 0"
6th Floor = 8' - 0"



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MEP Engineer

 **EEA CONSULTING ENGINEERS**

6615 Vaught Ranch Road #100
Austin, Texas 78730-2314 USA
512.744.4400 main - 512.744.4444 fax
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State of registration TX
Firm Registration No. F-2497

Structural Engineer
Intelligent Engineering
Services, LLP

1045 Central Parkway North, Suite 200
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P. 210.349.9098

CIVIL ENGINEER

Pape-Dawson Engineers

2000 Northwest Loop 410,
San Antonio, TX 78213
P. 210.375.9000

Fire Protection Engineer

**Fire Protection Consulting
Group, LLC**

14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78231
P.210.858.2389

Landscape Architect

■

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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER

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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

[illegible]

CLIENT

ALAMO CAPITAL
ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME

TOWER LIFE
MULTIFAMILY

310 S. ST. MARY'S
SAN ANTONIO, TX 78205



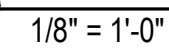
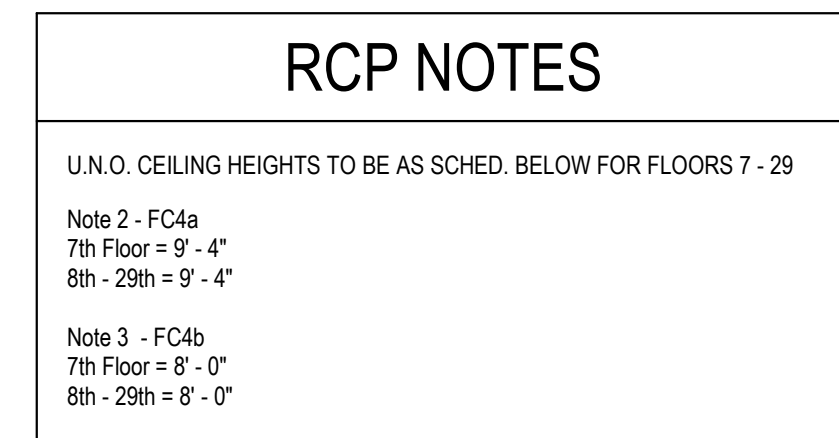
SEAL

05/13/2024

CONSTRUCTION
SET

2ND - 6TH
FLOOR
OVERALL RCP

A4.02



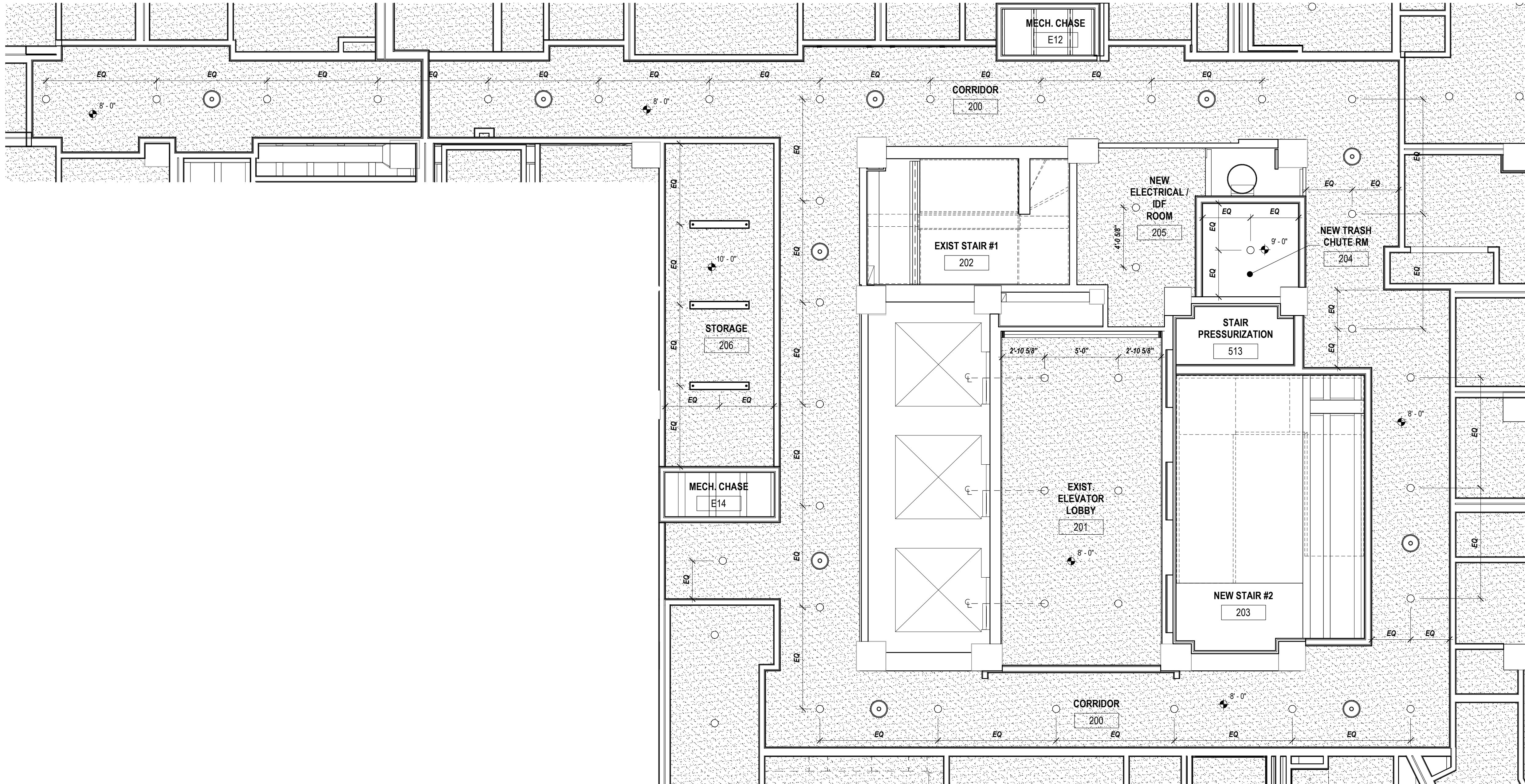
1) $\frac{7}{8}'' = 1'-0''$

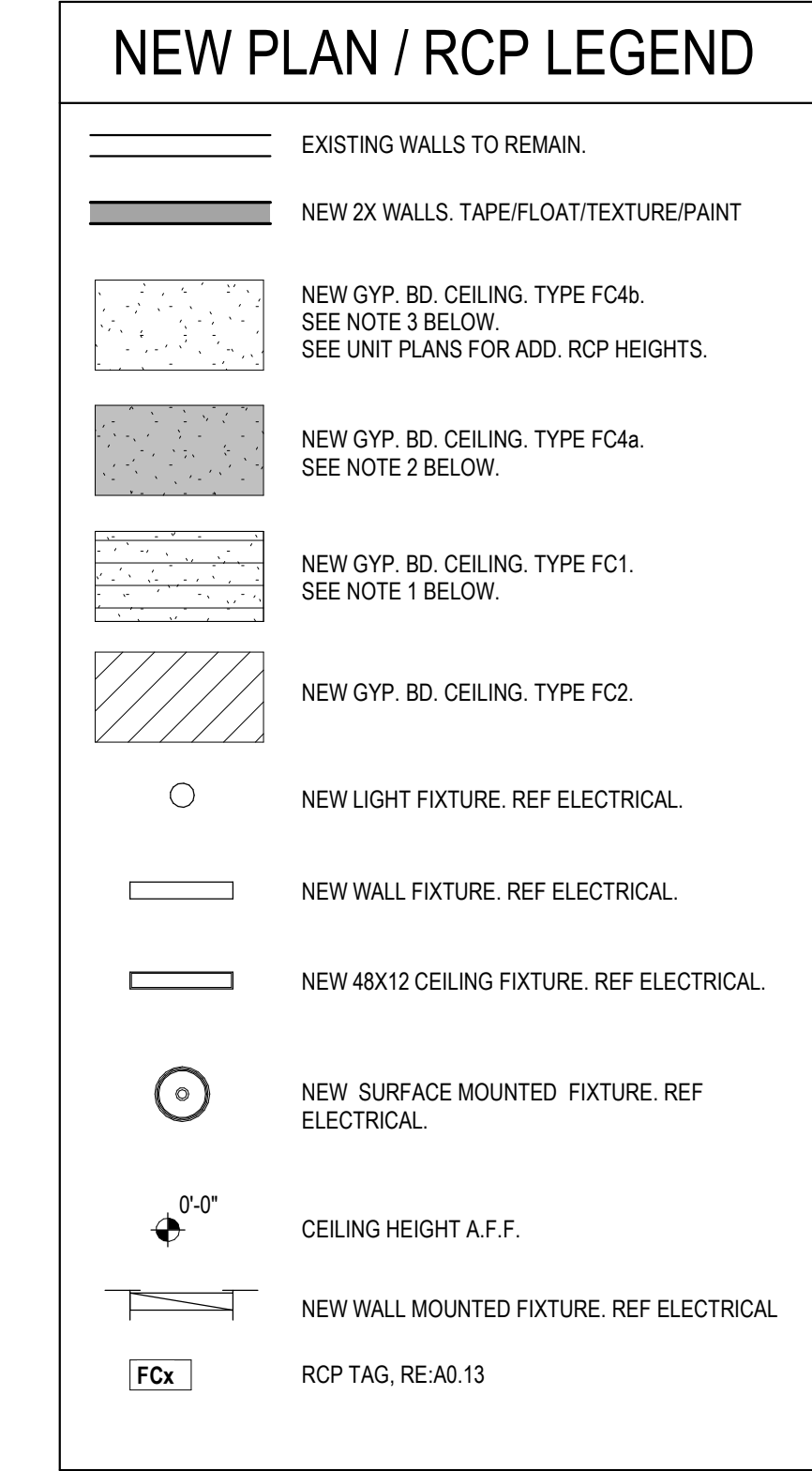
5/14/2024 2:53:24 PM

	EXISTING WALLS TO REMAIN.
	NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
	NEW GYP. BD. CEILING. TYPE FC4b. SEE NOTE 3 BELOW. SEE UNIT PLANS FOR ADD. RCP HEIGHTS.
	NEW GYP. BD. CEILING. TYPE FC4a. SEE NOTE 2 BELOW.
	NEW GYP. BD. CEILING. TYPE FC1. SEE NOTE 1 BELOW.
	NEW GYP. BD. CEILING. TYPE FC2.
	NEW LIGHT FIXTURE. REF ELECTRICAL.
	NEW WALL FIXTURE. REF ELECTRICAL.
	NEW 48X12 CEILING FIXTURE. REF ELECTRICAL.
	NEW SURFACE MOUNTED FIXTURE. REF ELECTRICAL.
	CEILING HEIGHT A.F.F.
	NEW WALL MOUNTED FIXTURE. REF ELECTRICAL.
	

ENGINEER

A4.21





[illegible]

PROJECT NUMBER: 2023-33

PROJECT NAME

TOWER LIFE
MULTIFAMILY

310 S. ST. MARY'S
SAN ANTONIO, TX 78205



8TH - 29TH -
ENLARGED -
RCP

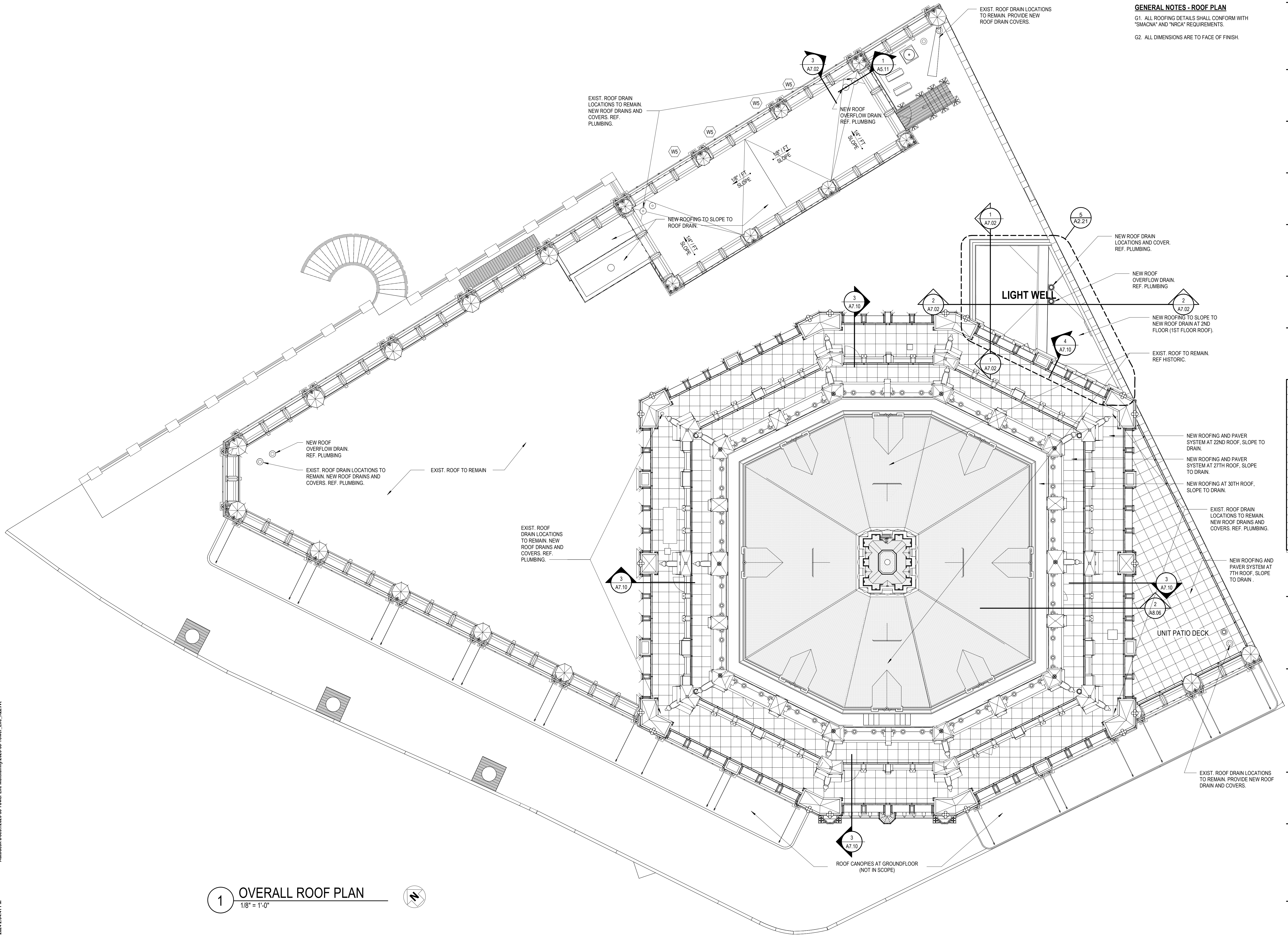
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GENERAL NOTES - ROOF PLAN

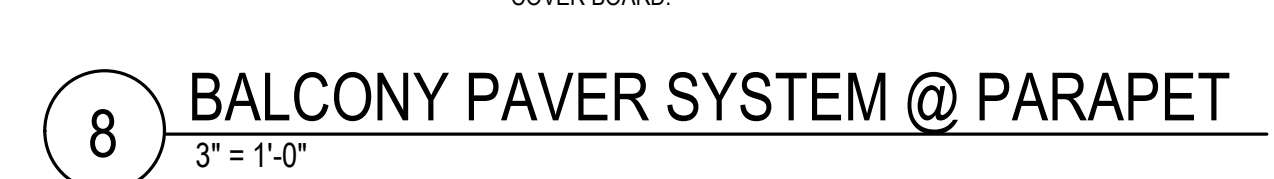
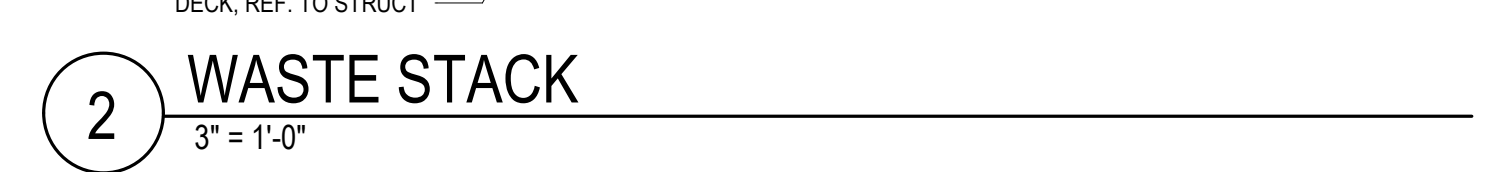
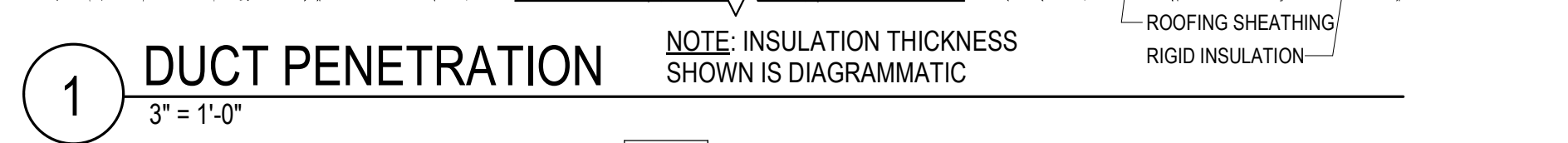
G1. ALL ROOFING DETAILS SHALL CONFORM WITH "SMACNA" AND "NRCA" REQUIREMENTS.

G2. ALL DIMENSIONS ARE TO FACE OF FINISH.



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







EXTERIOR MASONRY IS TO BE CLEANED, REPAIRED AS DETERMINED BY ENVELOPE ASSESSMENT REPORT, AND SPOT REPOINTED. CLEANING SHALL BE IN ACCORDANCE WITH PRESERVATION BRIEF #1; ASSESSING CLEANING TREATMENT FOR HISTORIC MASONRY BUILDINGS. BRICK SHALL BE SPOT REPOINTED IN ACCORDANCE WITH PRESERVATION BRIEF #2; REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS. IT IS ANTICIPATED THAT SPOT REPOINTING WILL BE UNDERTAKEN IN LIMITED AREAS. NEW MORTAR SHALL MATCH IN COLOR, TEXTURE, STRENGTH, JOINT WIDTH, AND JOINT PROFILE OF THE EXISTING HISTORIC MASONRY. ANY REPAIRS TO THE EXTERIOR SHALL BE DONE WITH IN-KIND MATERIALS TO MATCH THE EXISTING. ADDITIONALLY, ANY ORNAMENTATION SHALL BE RETAINED AND REPAIRED.

1512 South Flores Street
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[illegible]ALAMO CAPITAL
ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME

TOWER LIFE MULTIFAMILY

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SAN ANTONIO, TX 78205



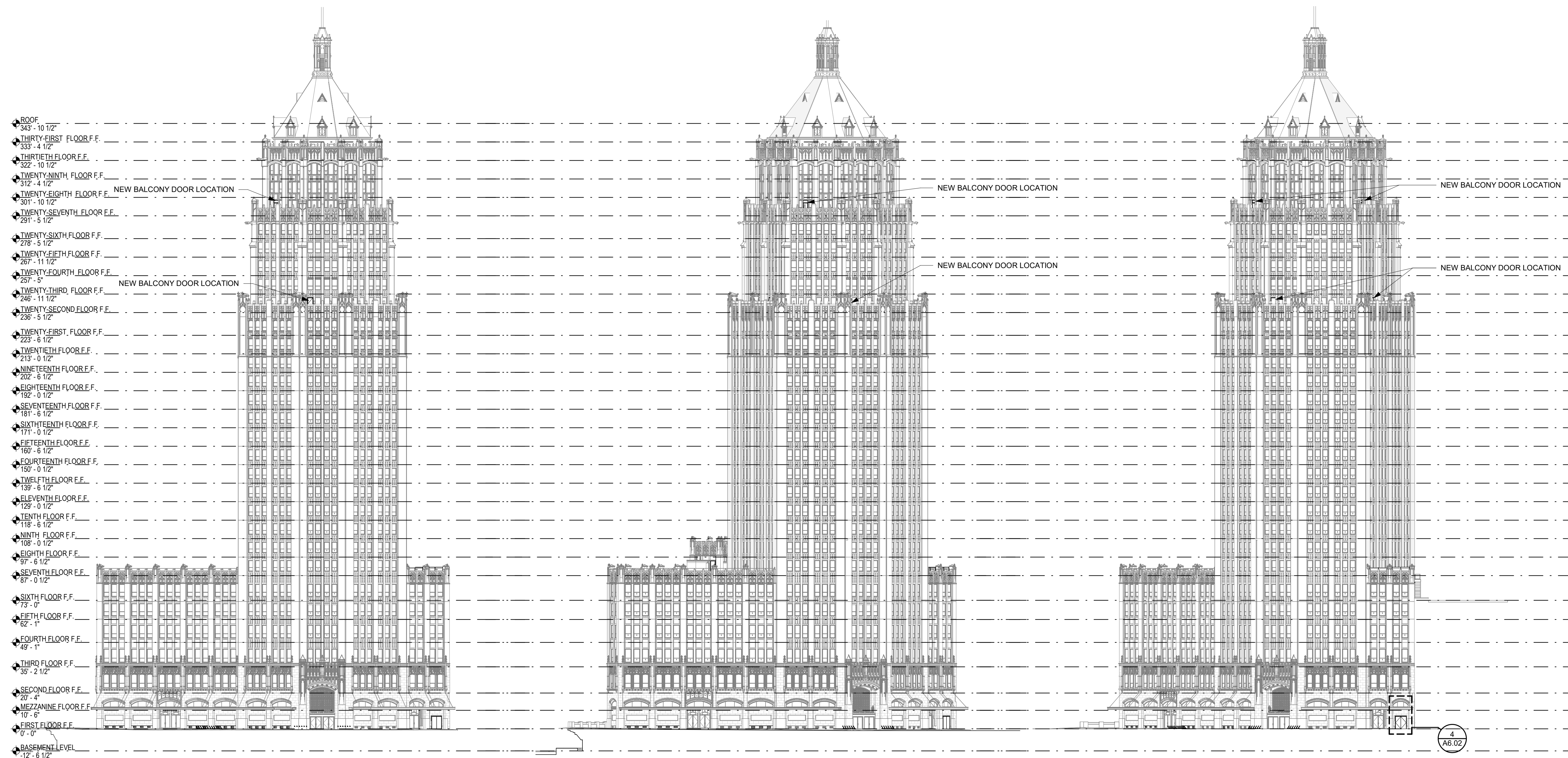
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05/13/2024

CONSTRUCTION
SET

EXTERIOR ELEVATIONS

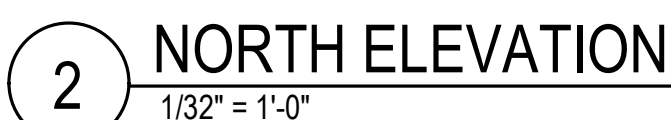
A6.01



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

2 WEST ELEVATION
1/32" = 1'-0"

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

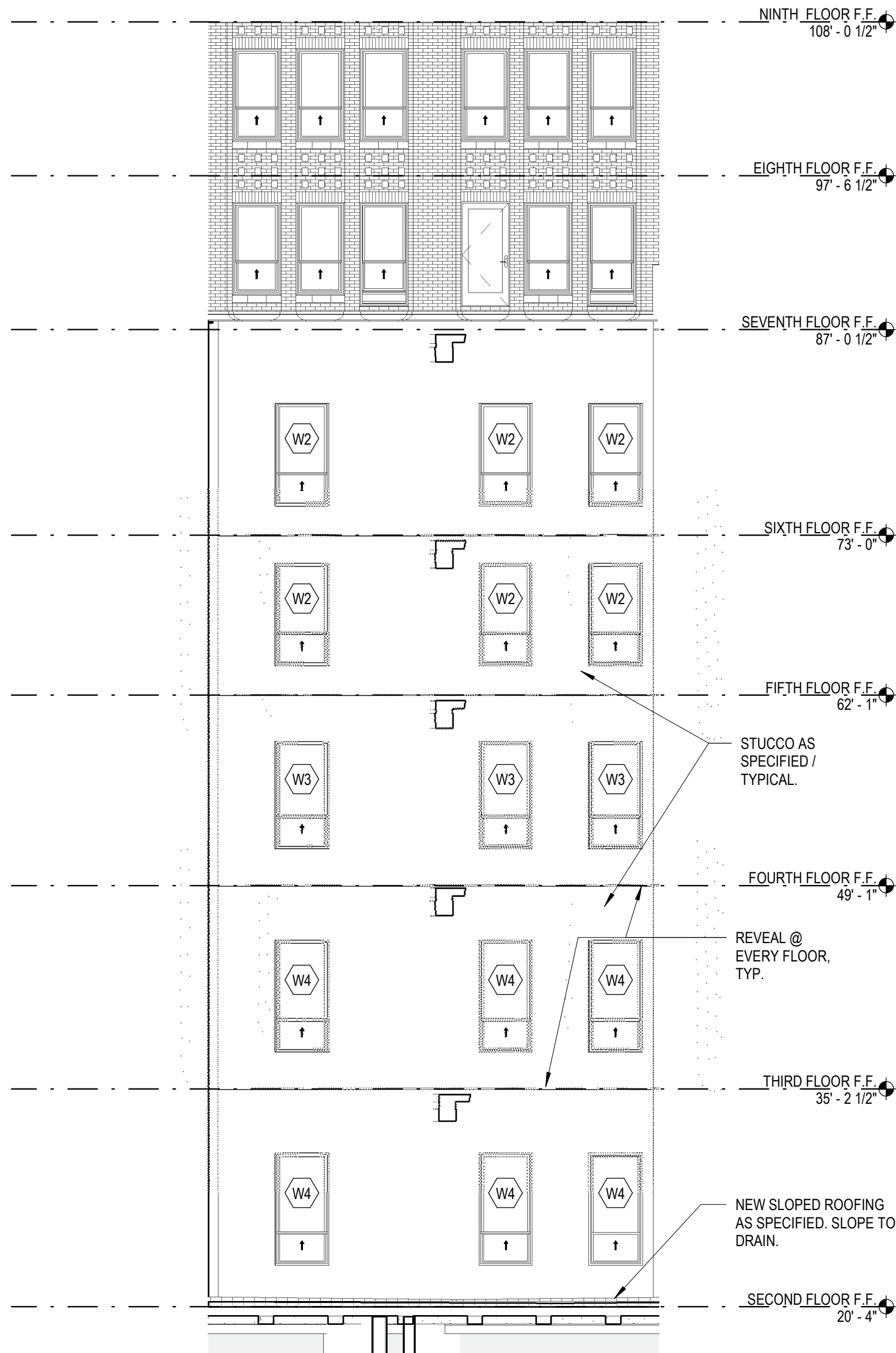


EXTERIOR MASONRY IS TO BE CLEANED, REPAIRED AS DETERMINED BY ENVELOPE ASSESSMENT REPORT, AND SPOT REPOINTED. CLEANING SHALL BE IN ACCORDANCE WITH PRESERVATION BRIEF #1: ASSESSING CLEANING TREATMENTS FOR HISTORIC MASONRY BUILDINGS. BRICK SHALL BE SPOT REPOINTED IN ACCORDANCE WITH PRESERVATION BRIEF #2: REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS. IT IS ANTICIPATED THAT SPOT REPOINTING WILL BE LIMITED TO REPAIRING LIMITED CRACKING, DISINTEGRATION, CHIPPING, OR TEXTURE STRENGTH LOSS. REPAIRS SHALL BE LIMITED TO MATCHING THE EXISTING MASONRY JOINT WIDTH, JOINT PROFILE, AND JOINT PROFILE OF THE EXISTING HISTORIC MASONRY, ANY REPAIRS TO THE EXTERIOR SHALL BE DONE WITH IN-KIND MATERIALS TO MATCH THE EXISTING. ADDITIONALLY, ANY ORNAMENTATION SHALL BE RETAINED AND REPAIRED.

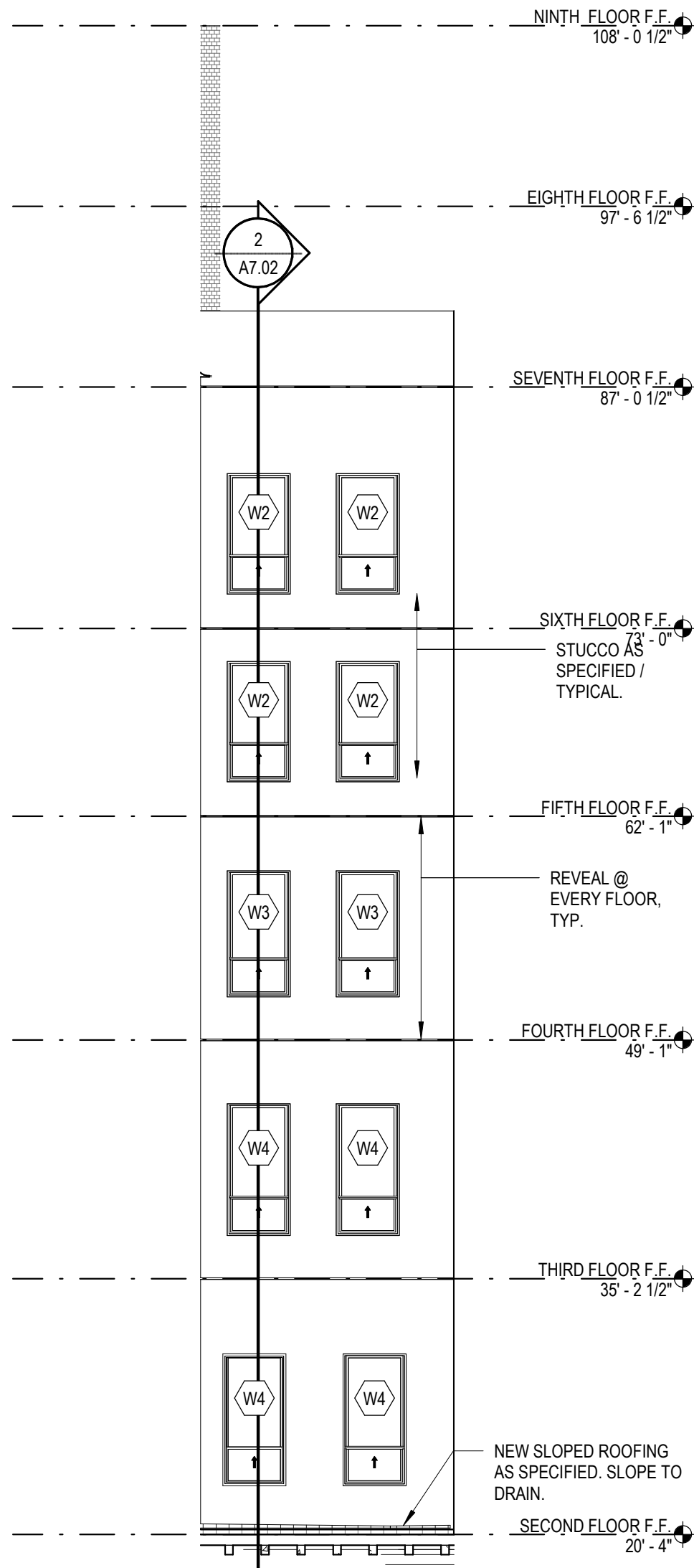


Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower Life_R22.rvt

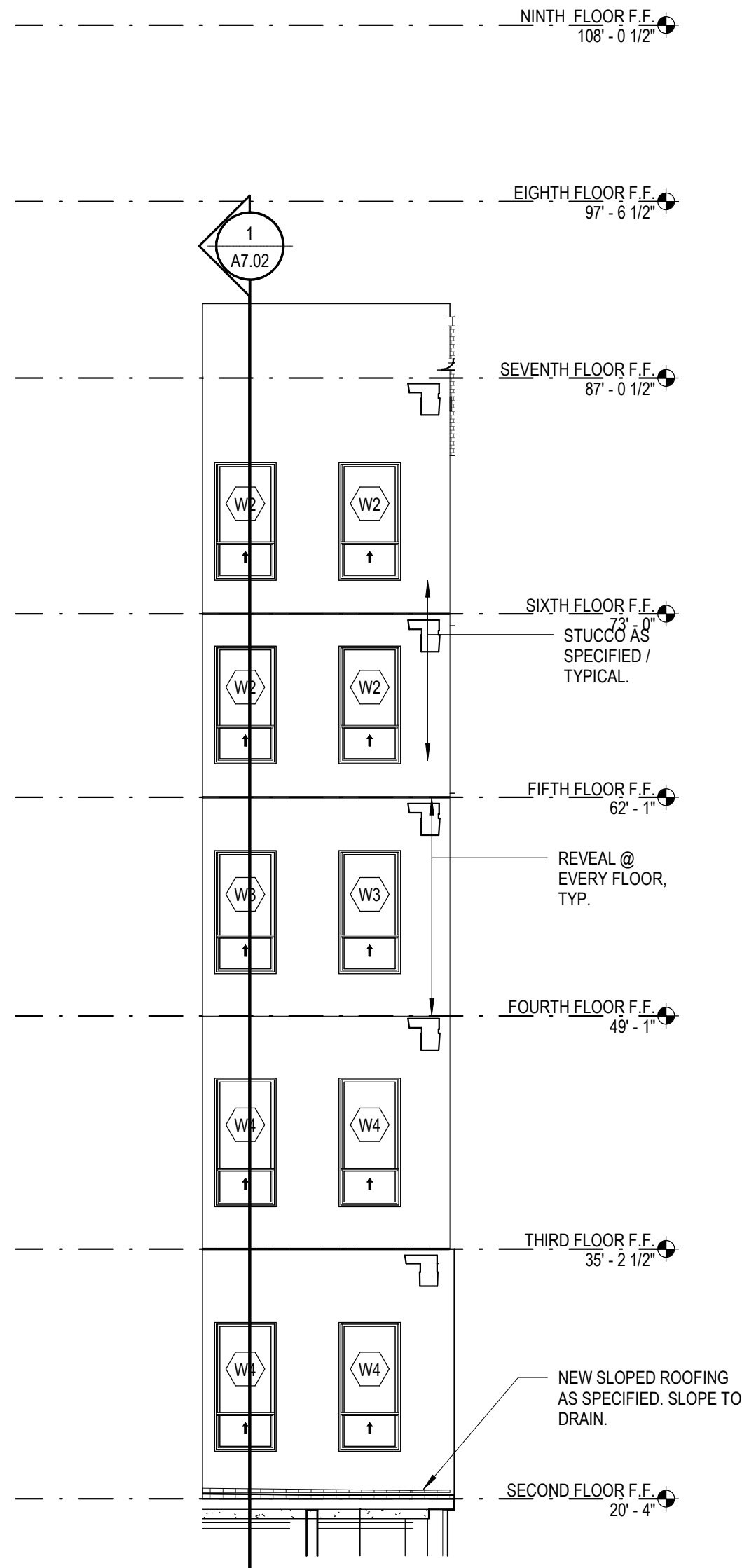
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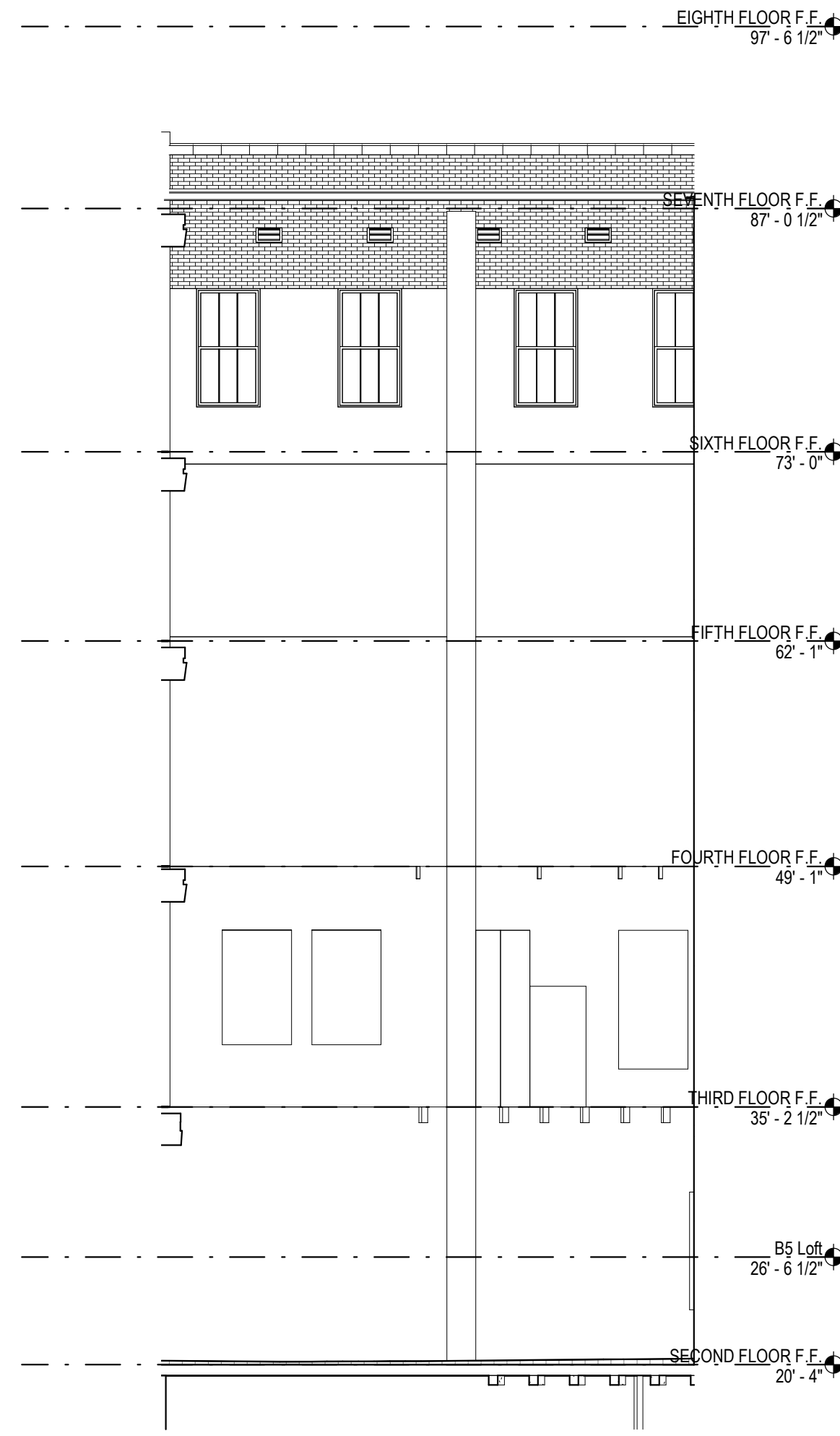
1 LIGHT WELL EXTERIOR ELEV.
1/8" = 1'-0"



2 LIGHT WELL EXTERIOR ELEV.
1/8" = 1'-0"



3 LIGHT WELL EXTERIOR ELEV.
1/8" = 1'-0"



4 LIGHT WELL EXTERIOR ELEV.
1/8" = 1'-0"

ALAMO
ARCHITECTS

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Landscape Architect

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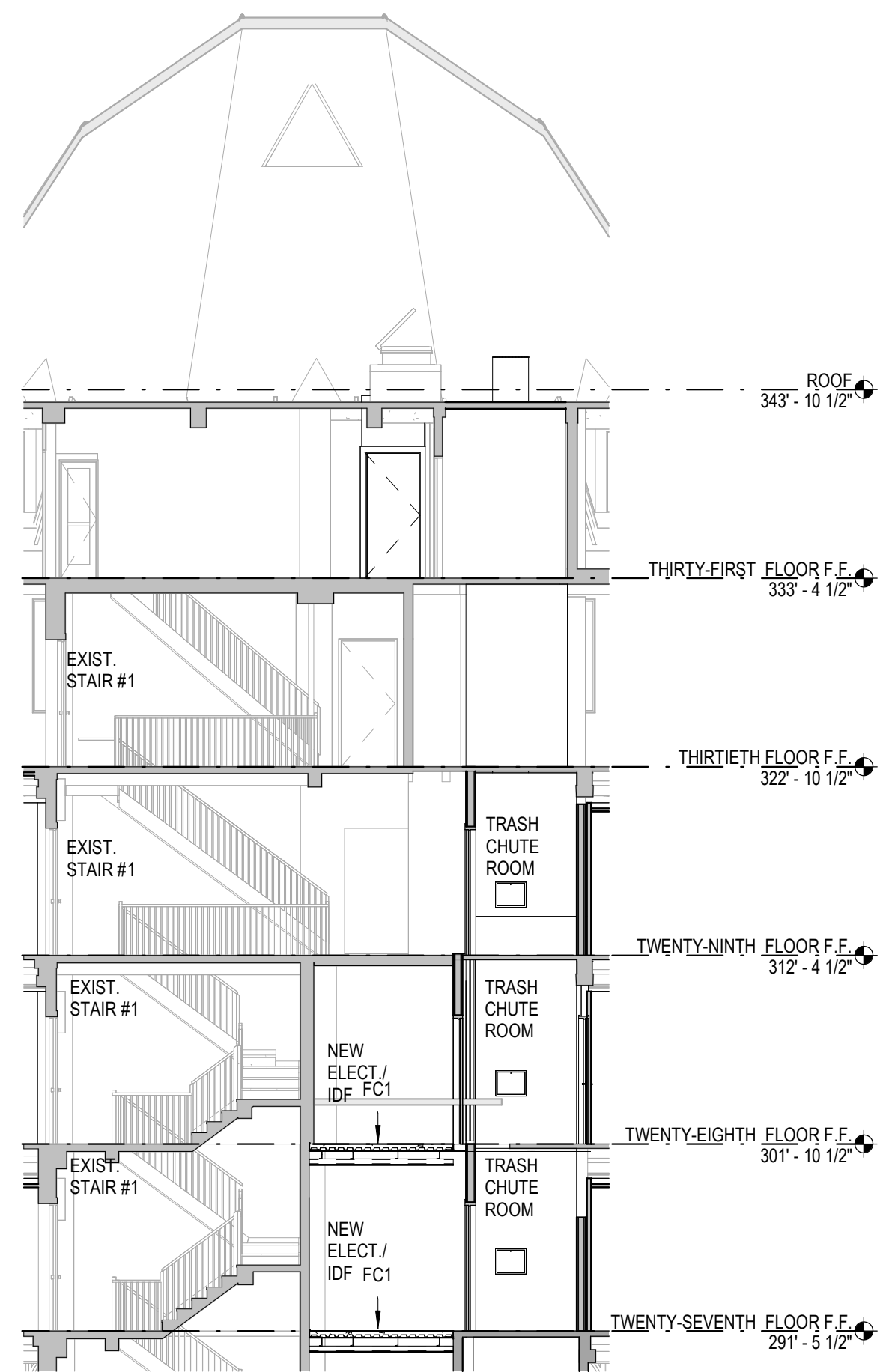
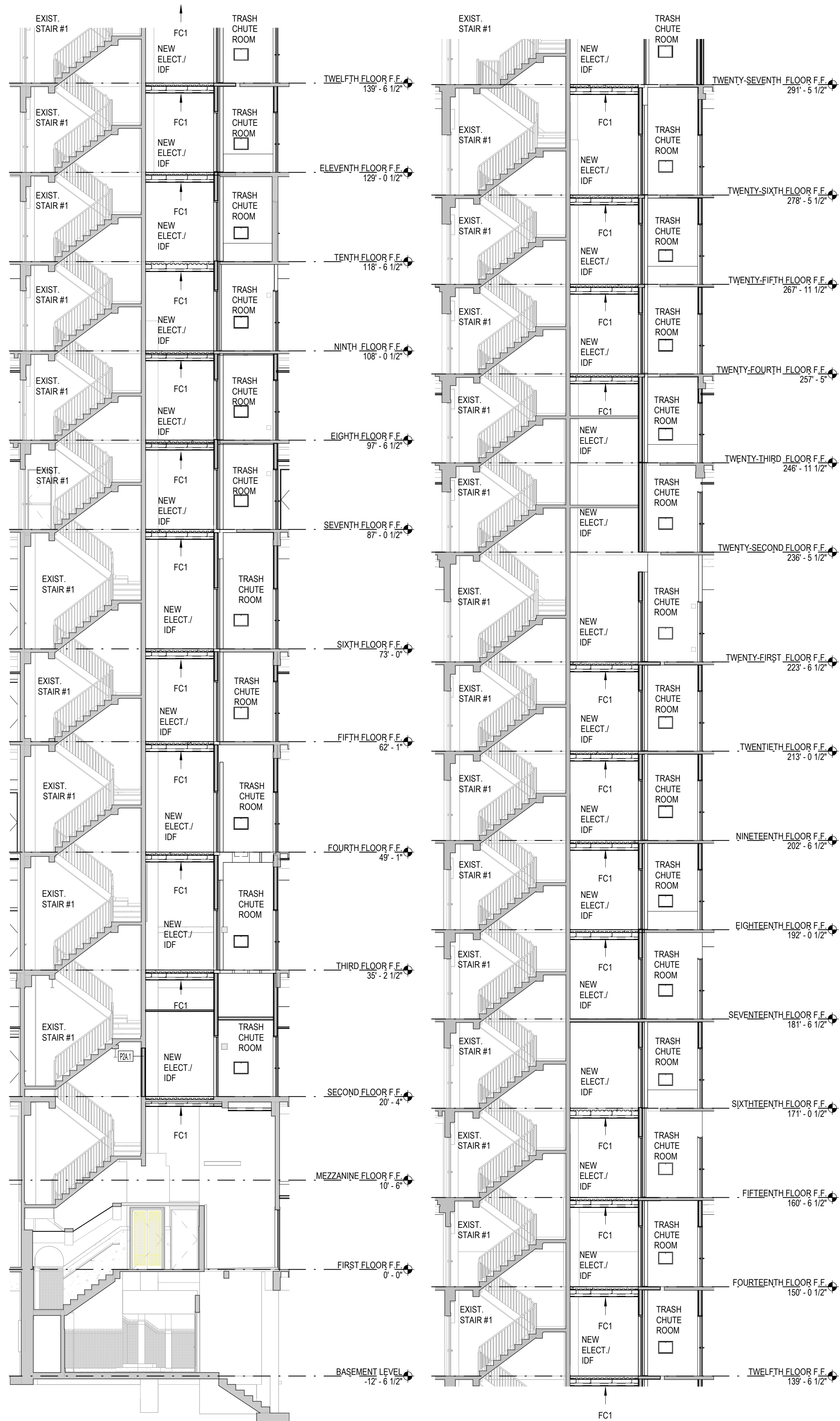
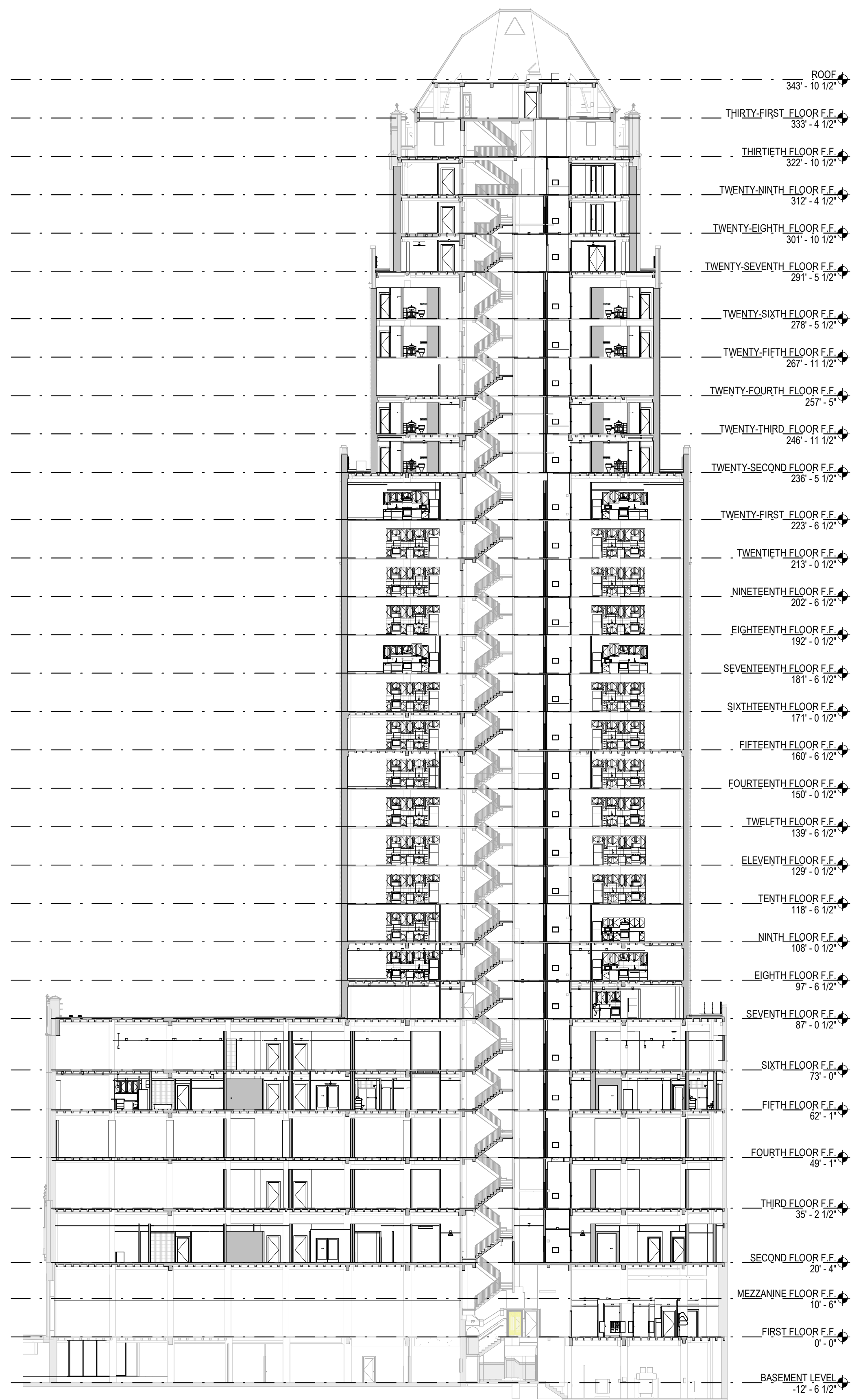
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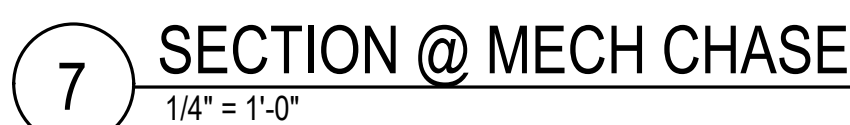
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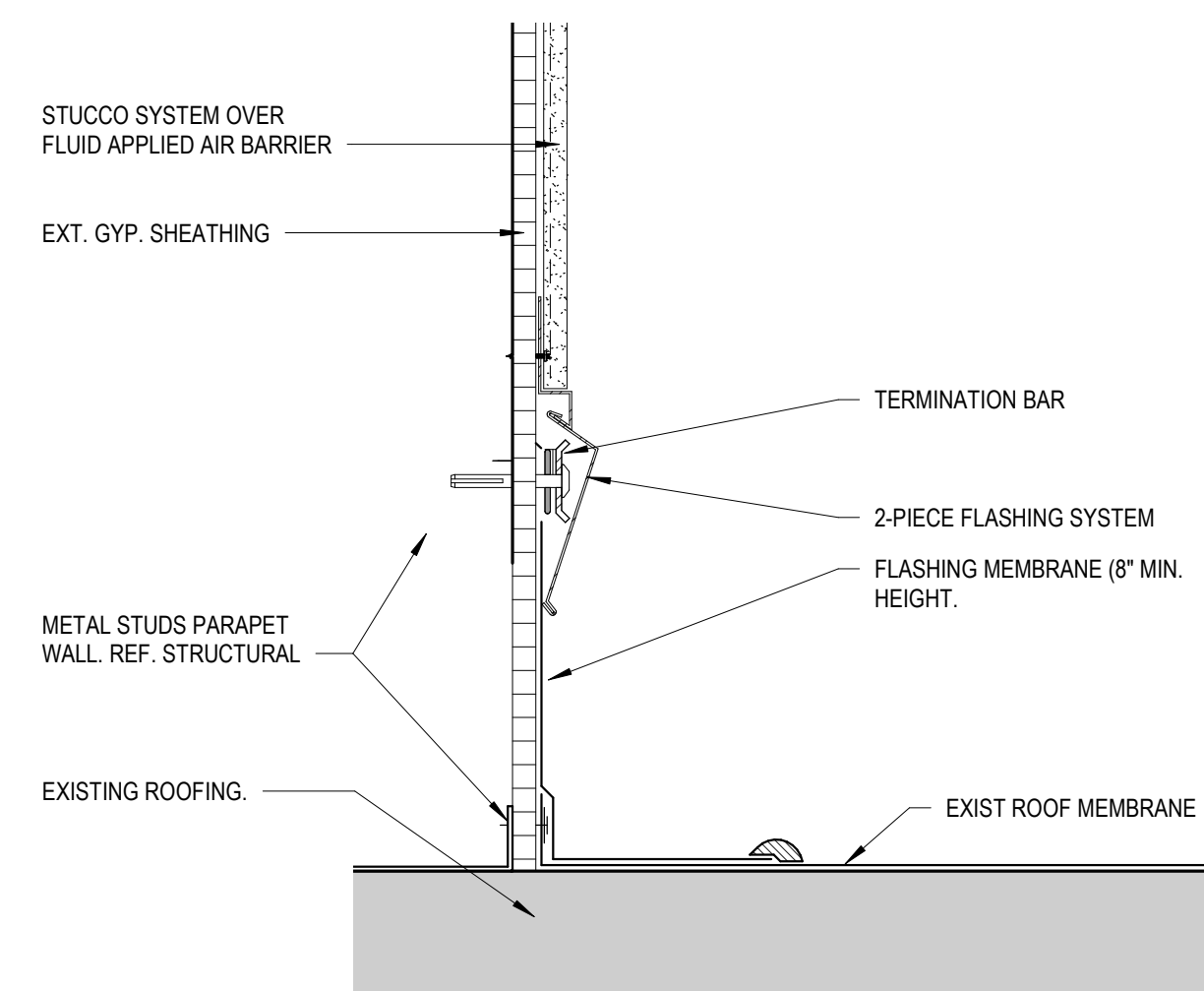
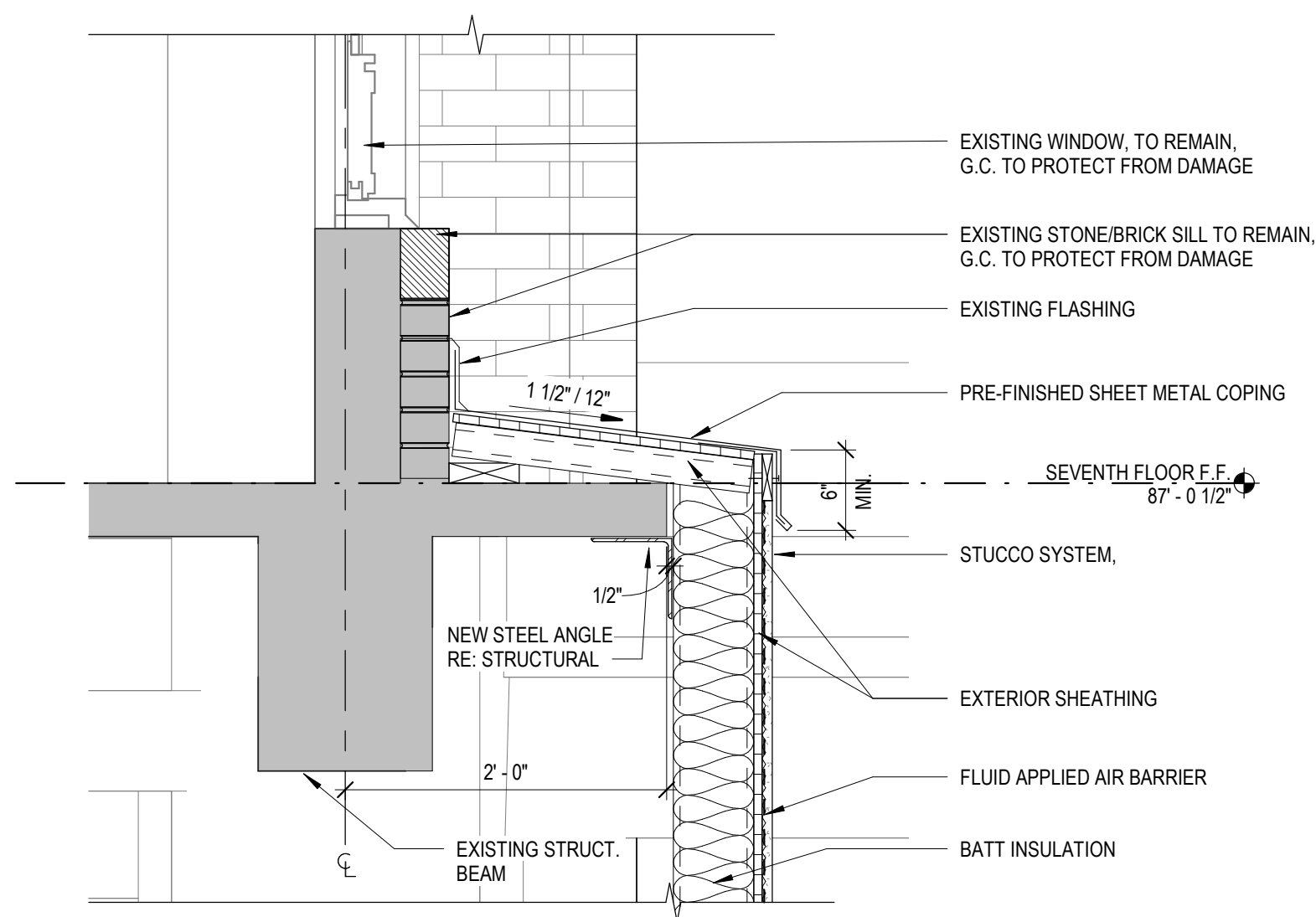
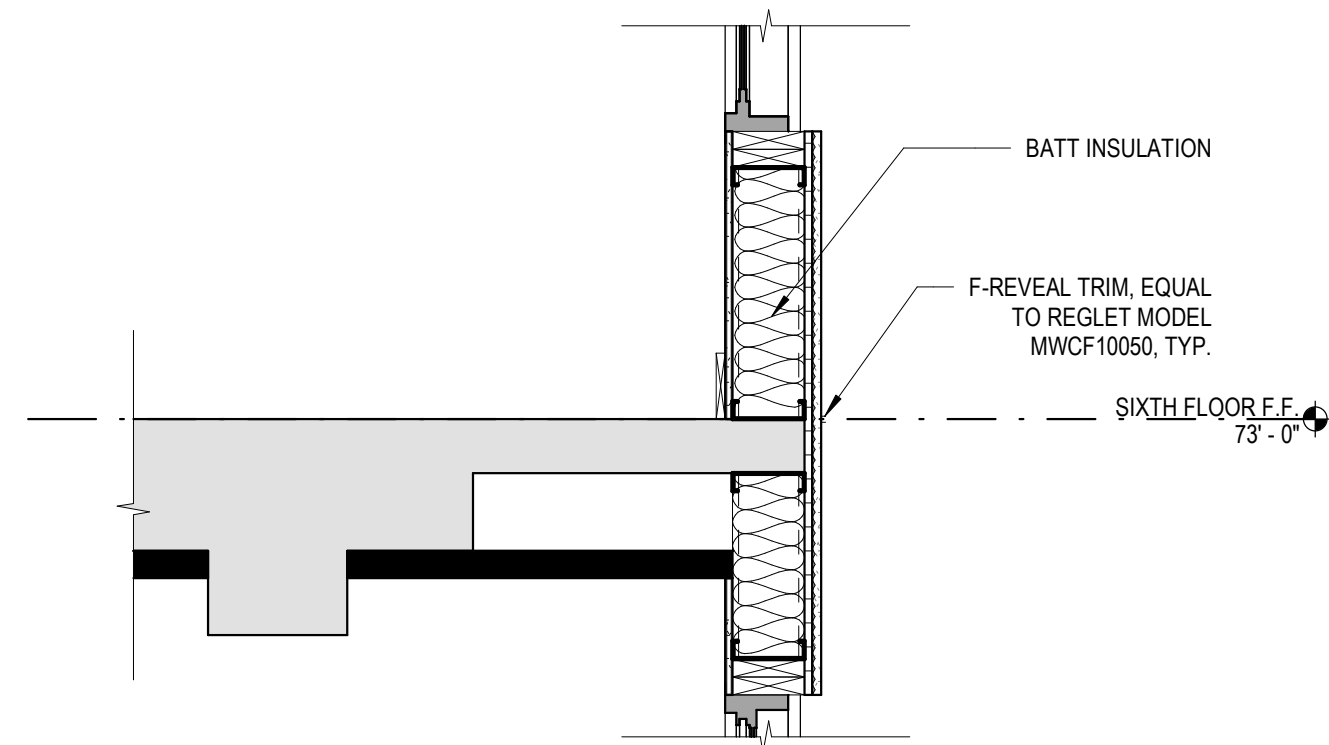
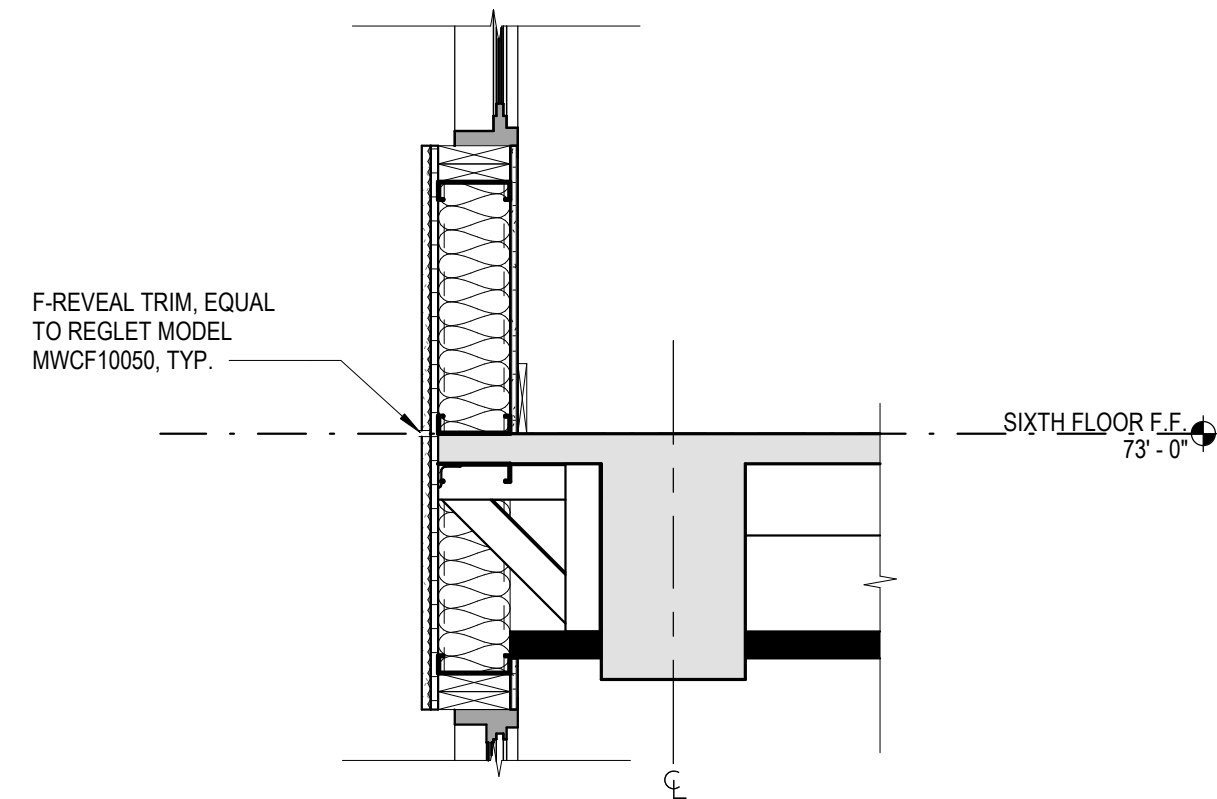
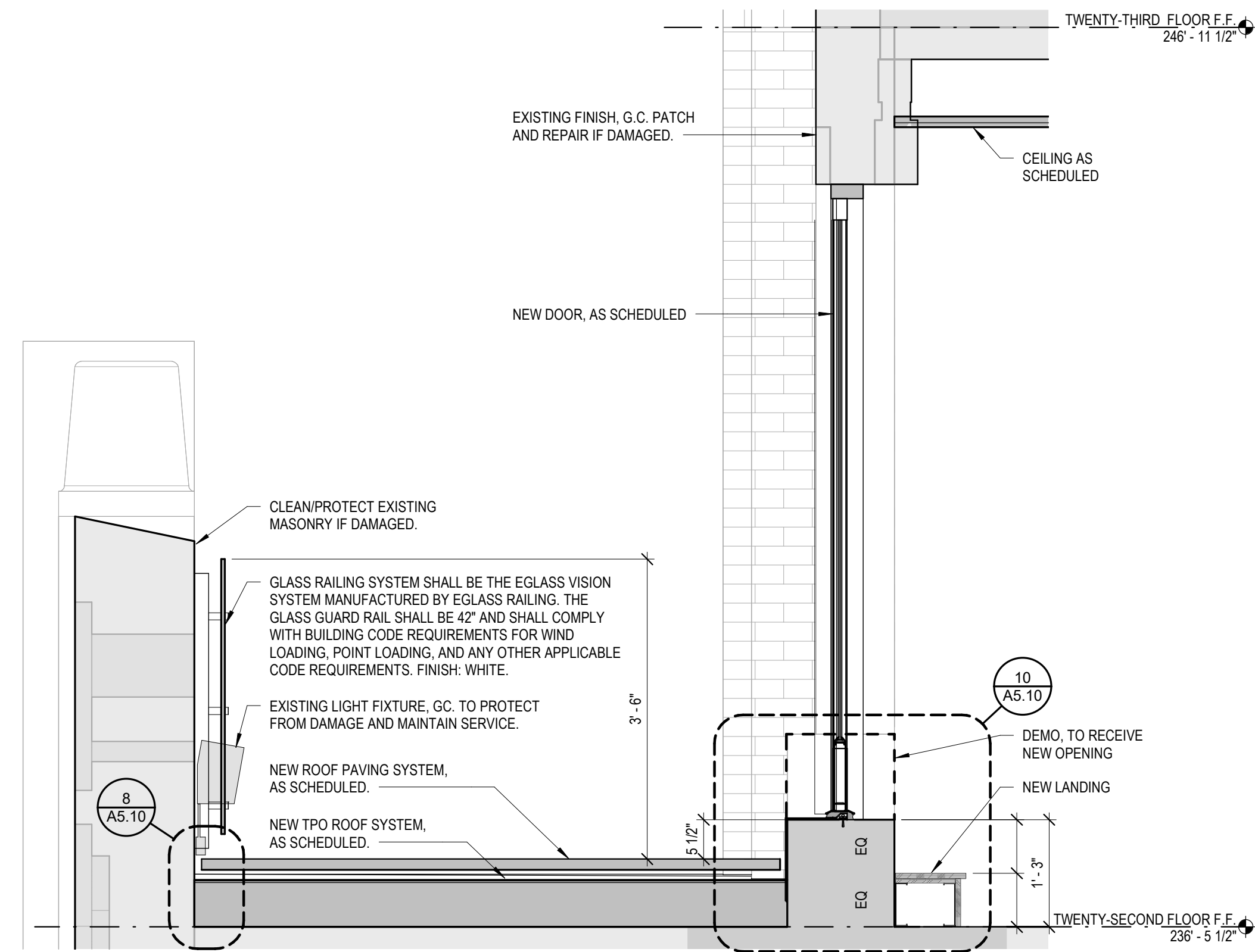
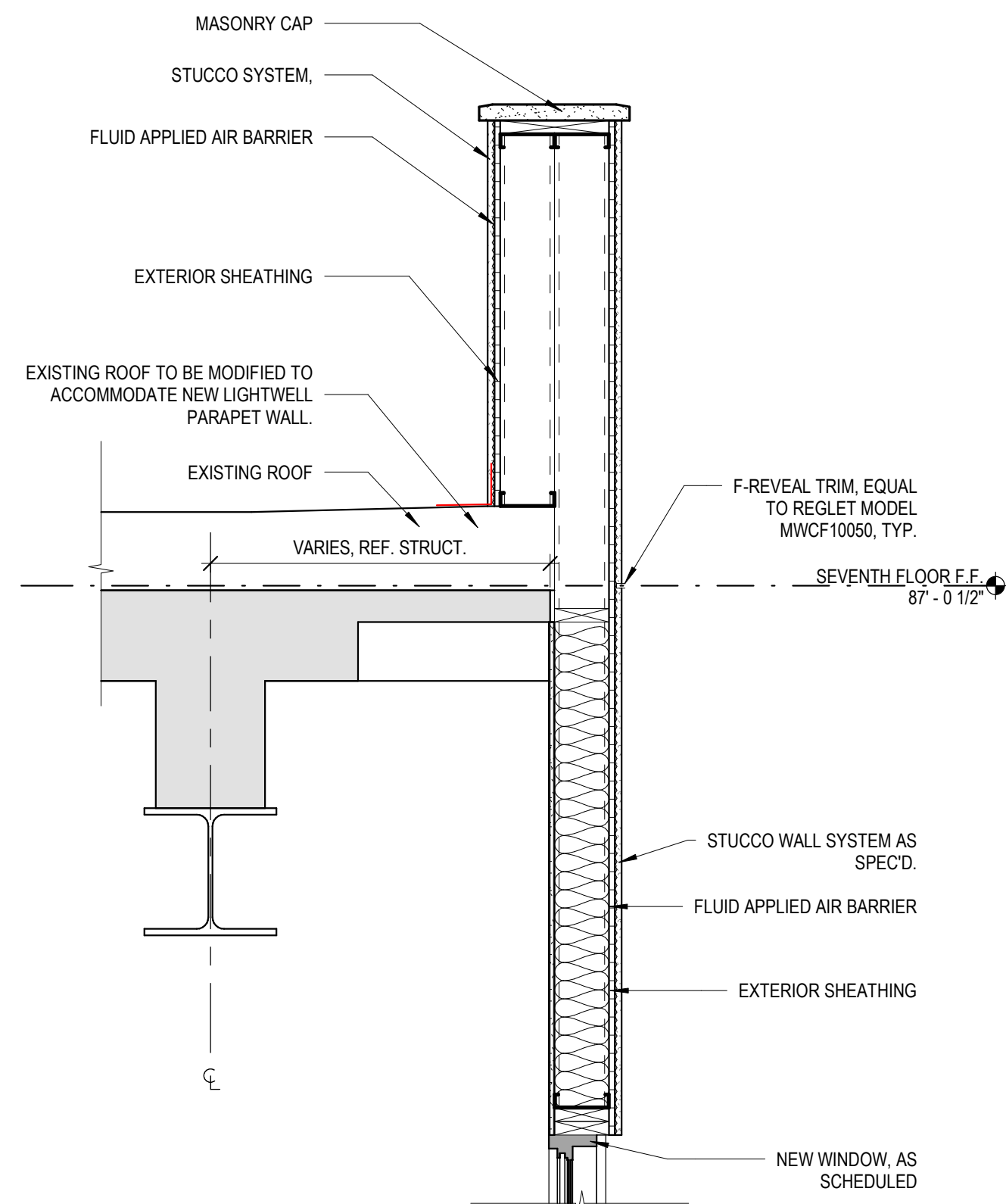
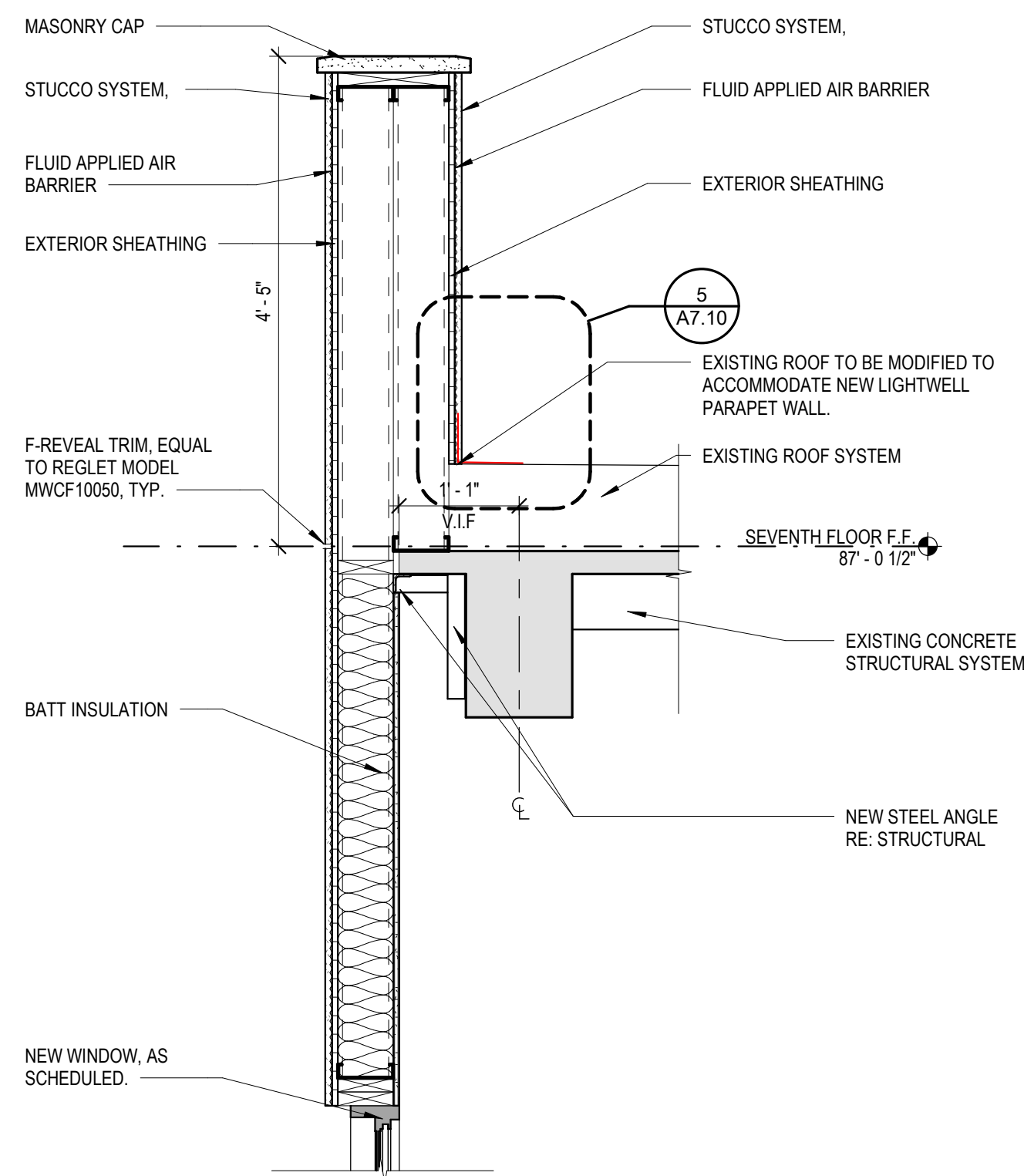
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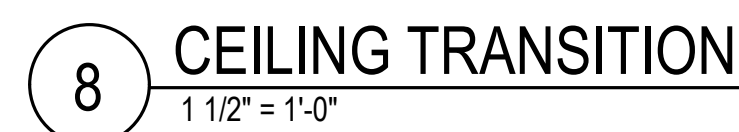
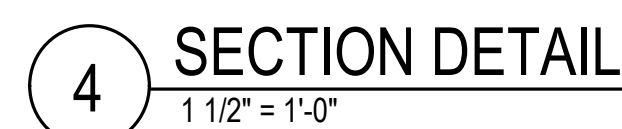
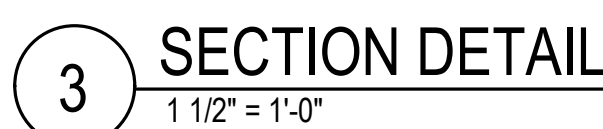
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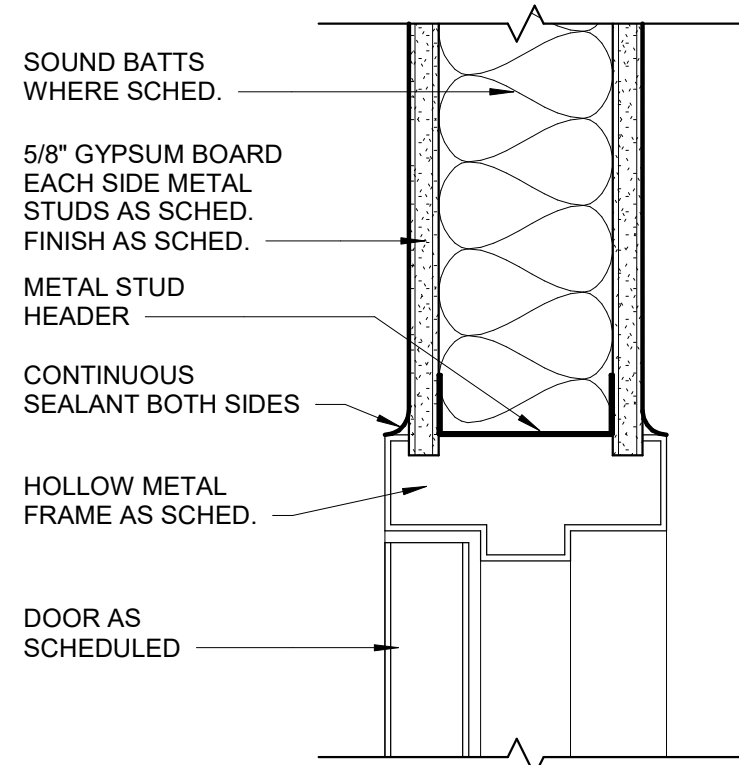
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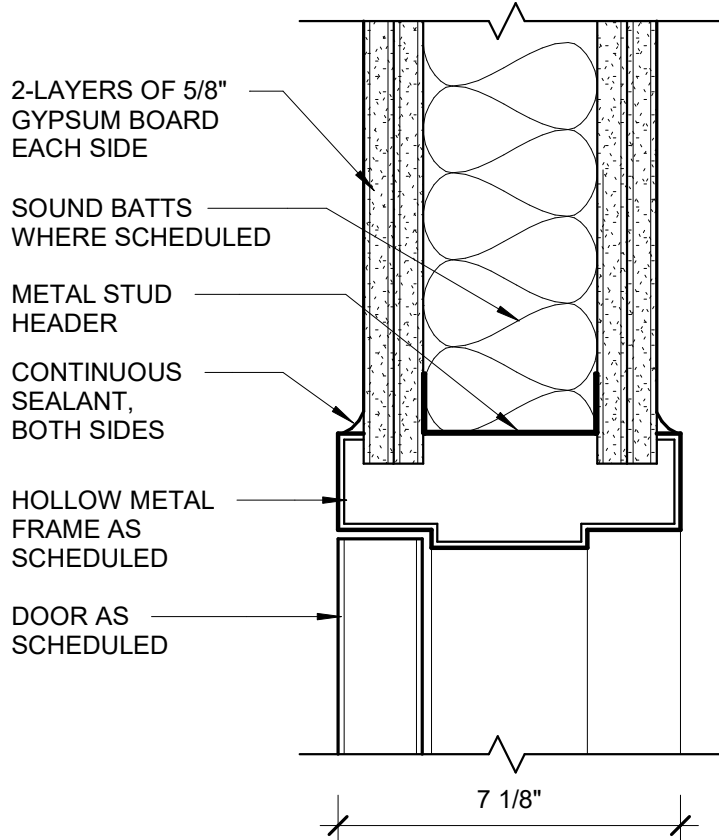




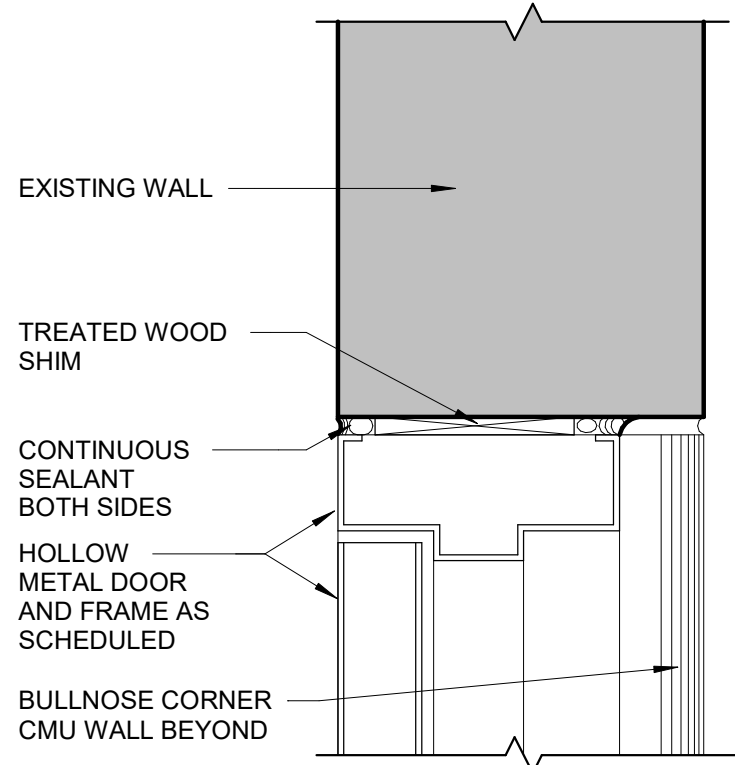




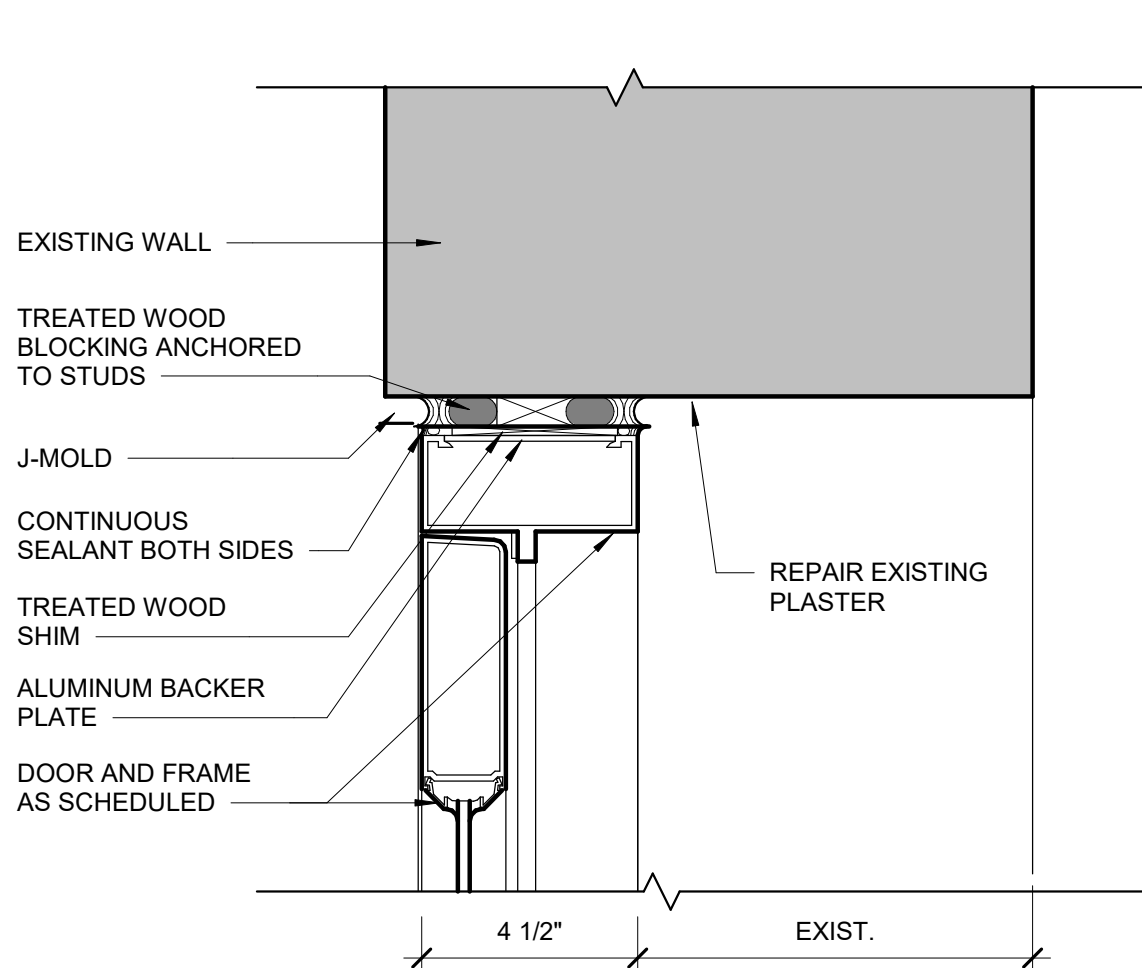
1 H.M. - DOOR HEAD
3" = 1'-0"



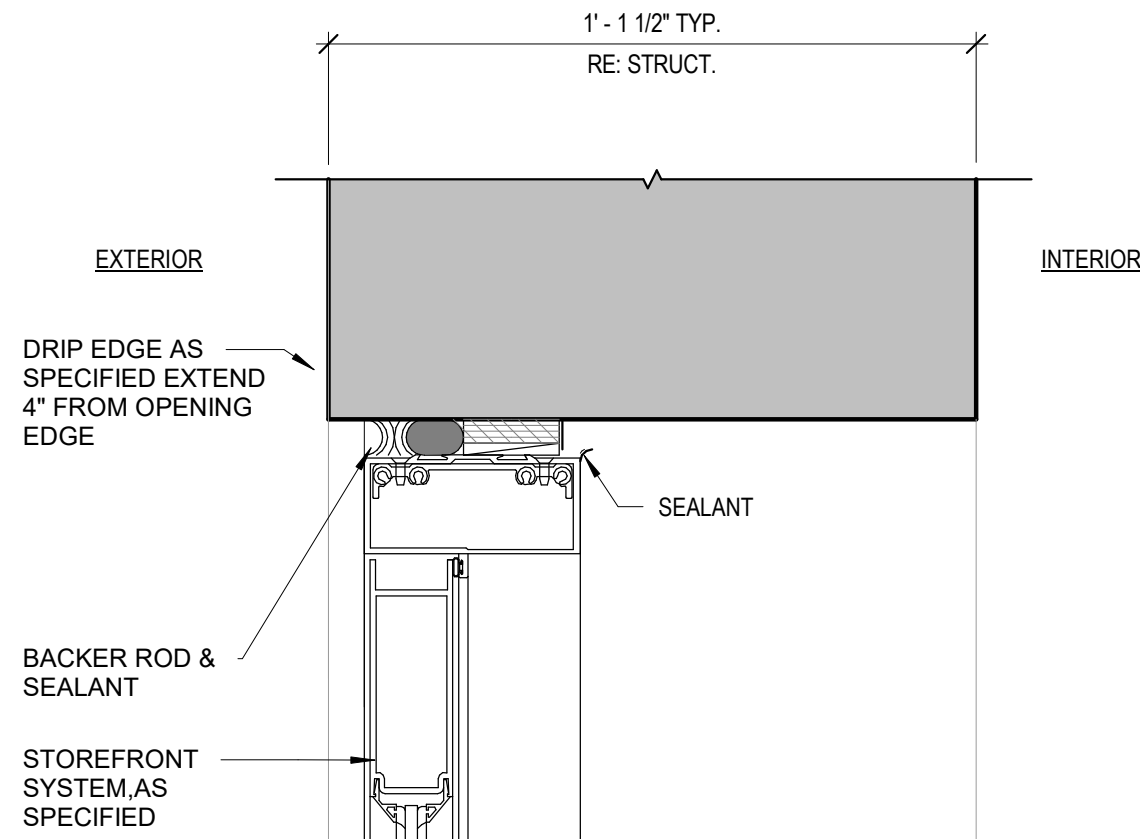
2 H.M. - DOOR HEAD - 2HR
3" = 1'-0"



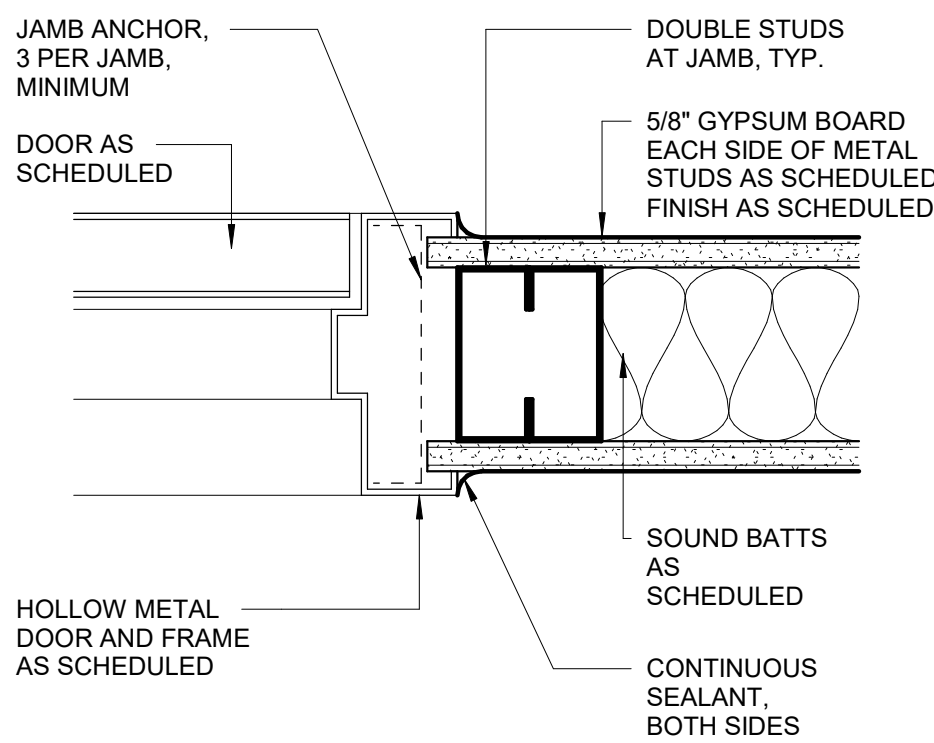
3 5 7/8 H.M. - DOOR HEAD
3" = 1'-0"



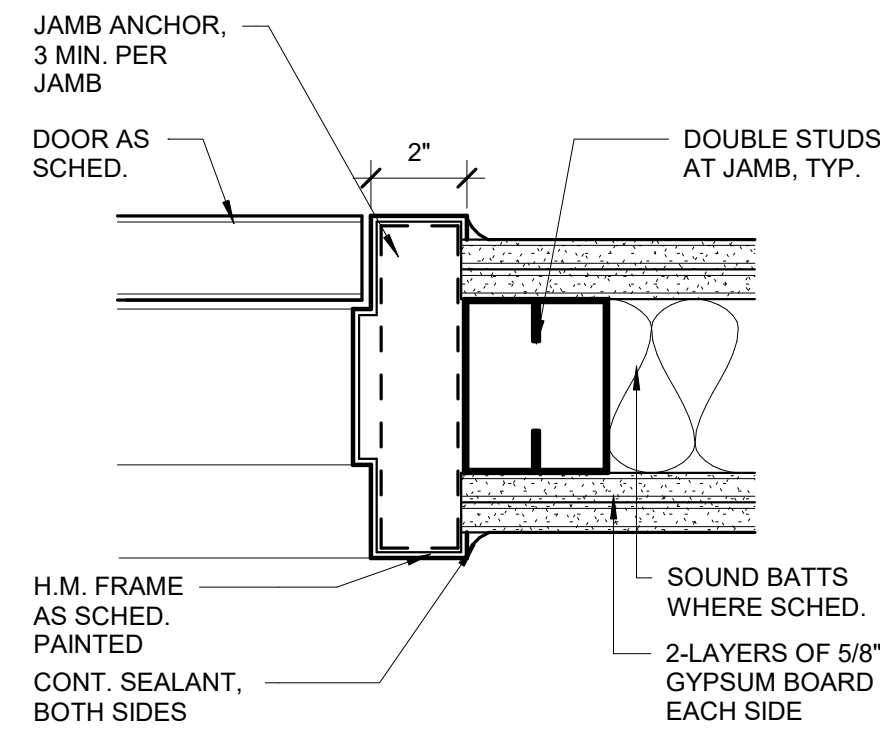
4 STOREFRONT PATIO DOOR HEAD
3" = 1'-0"



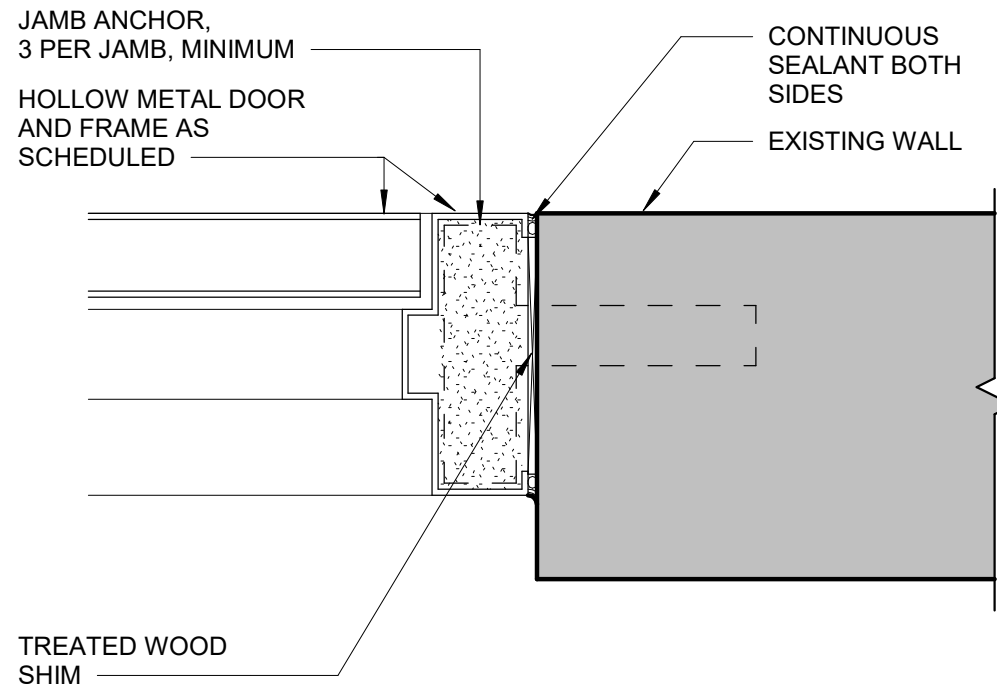
5 TYP. STOREFRONT DOOR AT EXIST MASONRY 27TH - HEAD
3" = 1'-0"



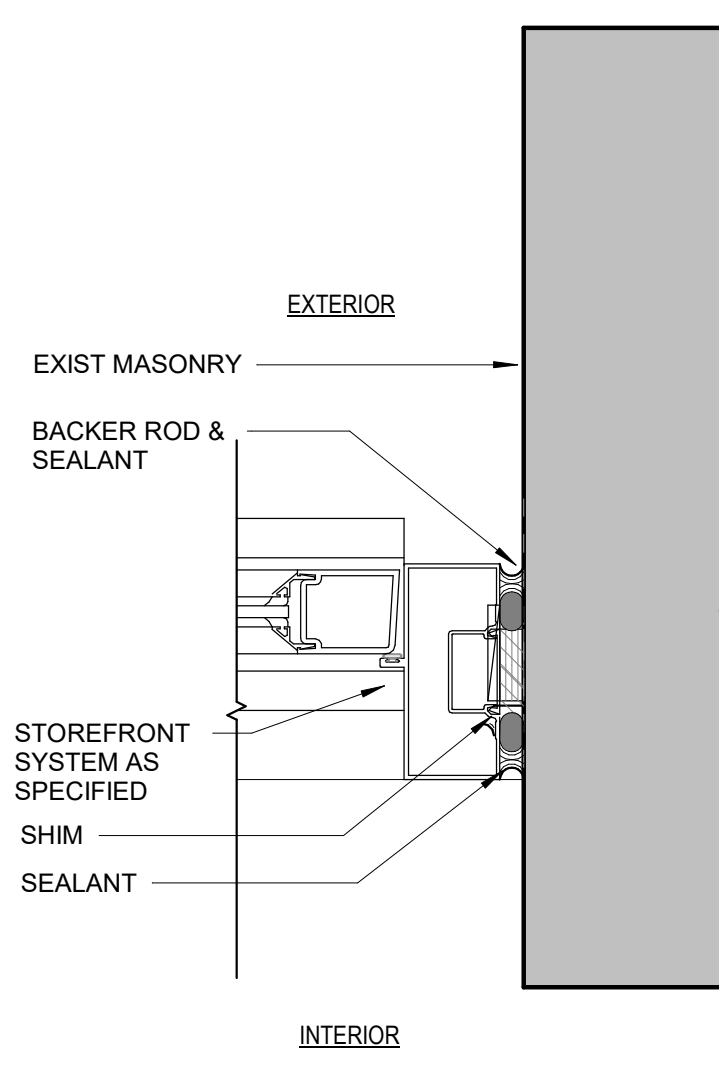
6 H.M. DOOR JAMB
3" = 1'-0"



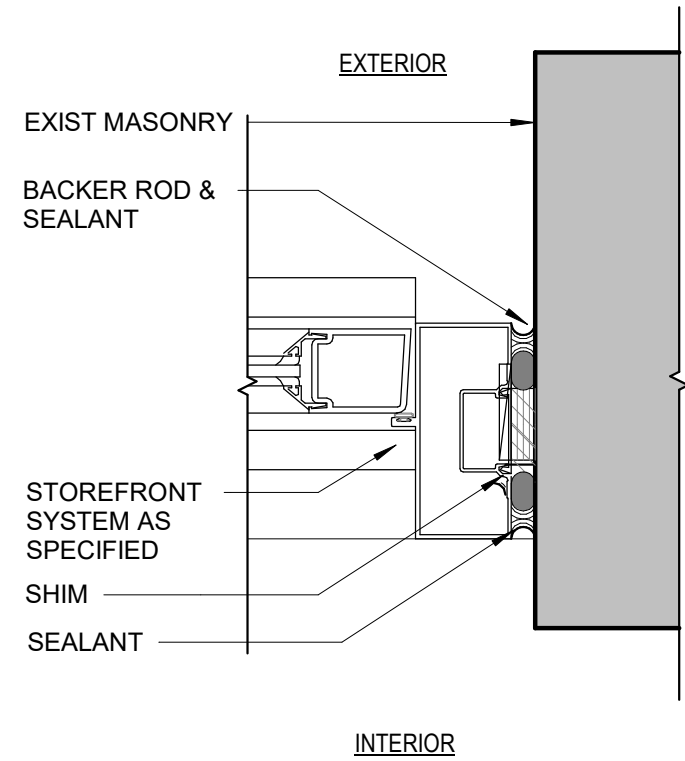
7 H.M. - DOOR JAMB - 2HR
3" = 1'-0"



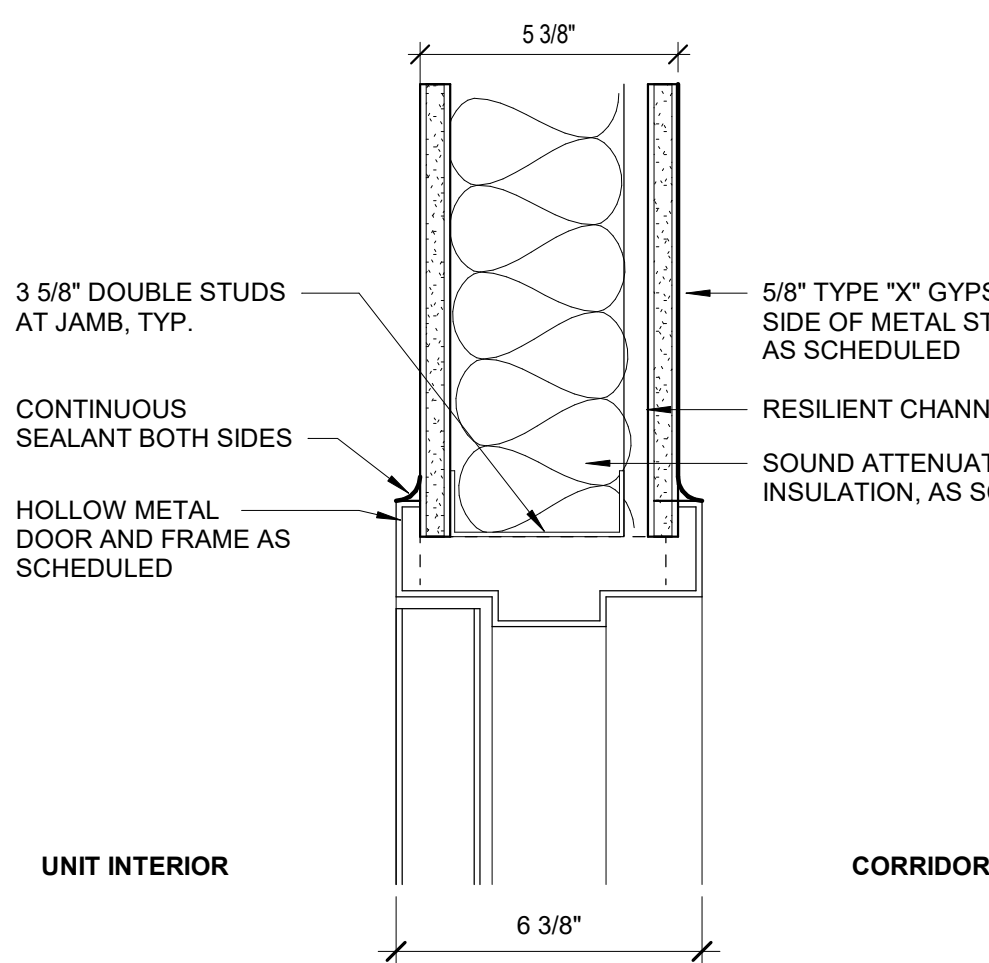
8 5 7/8 H.M. - DOOR JAMB
3" = 1'-0"



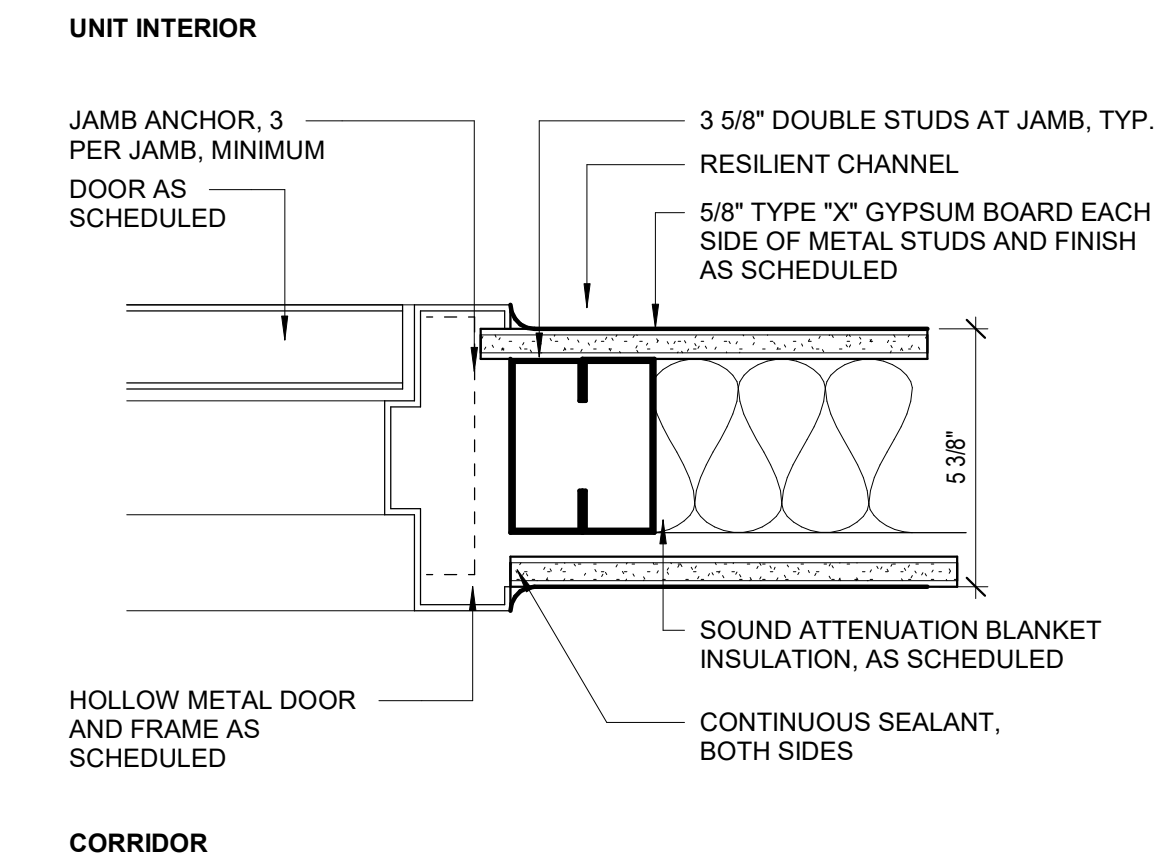
9 STOREFRONT PATIO DOOR JAMB
3" = 1'-0"



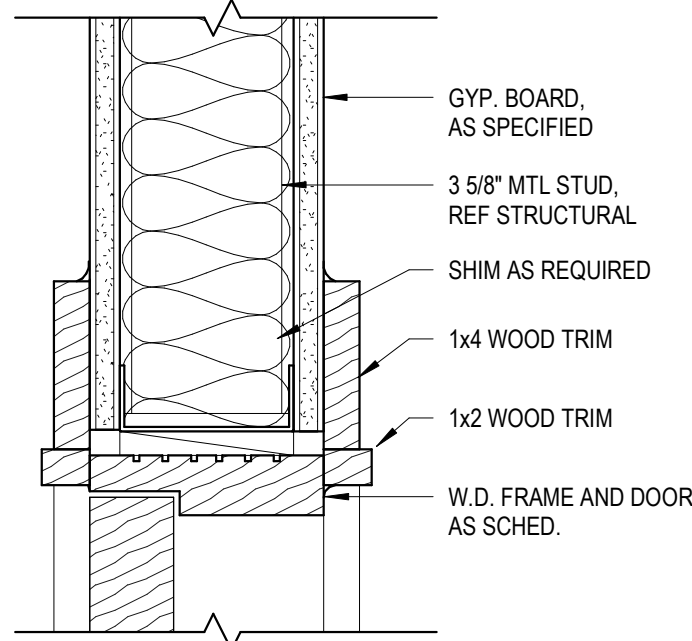
10 STOREFRONT PATIO DOOR JAMB
3" = 1'-0"



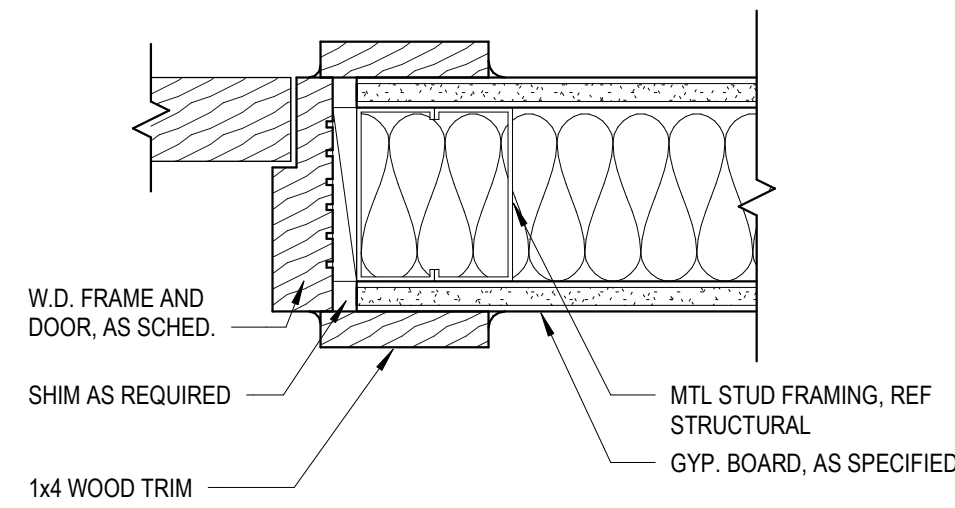
11 5 7/8 H.M. DOOR HEAD - 1 HR
3" = 1'-0"



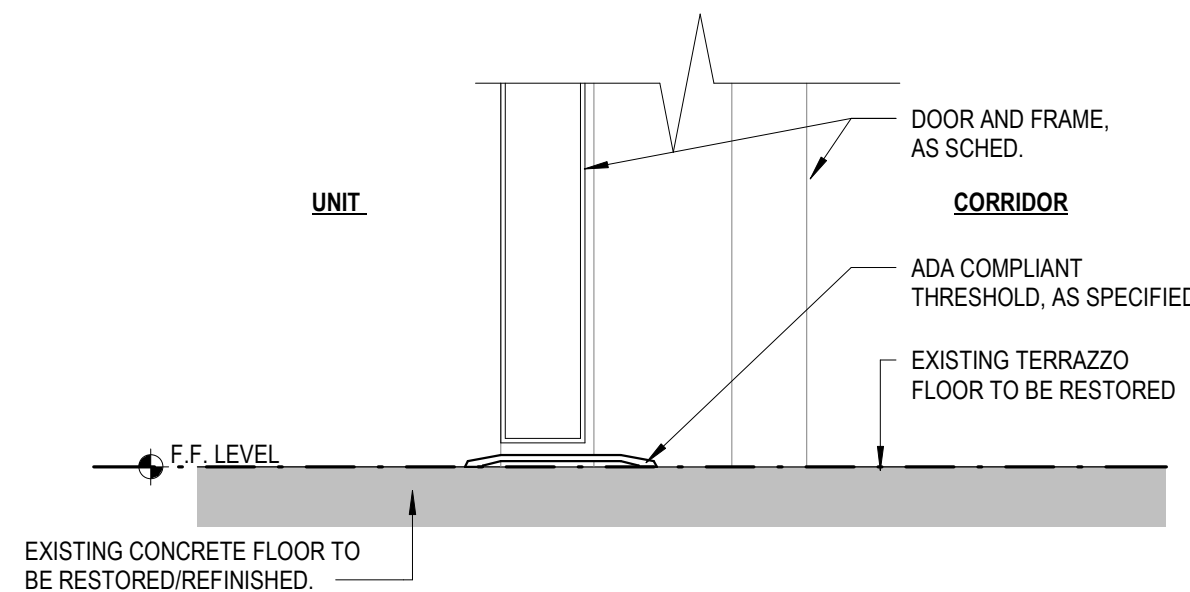
12 5 7/8 H.M. DOOR JAMB - 1HR
3" = 1'-0"



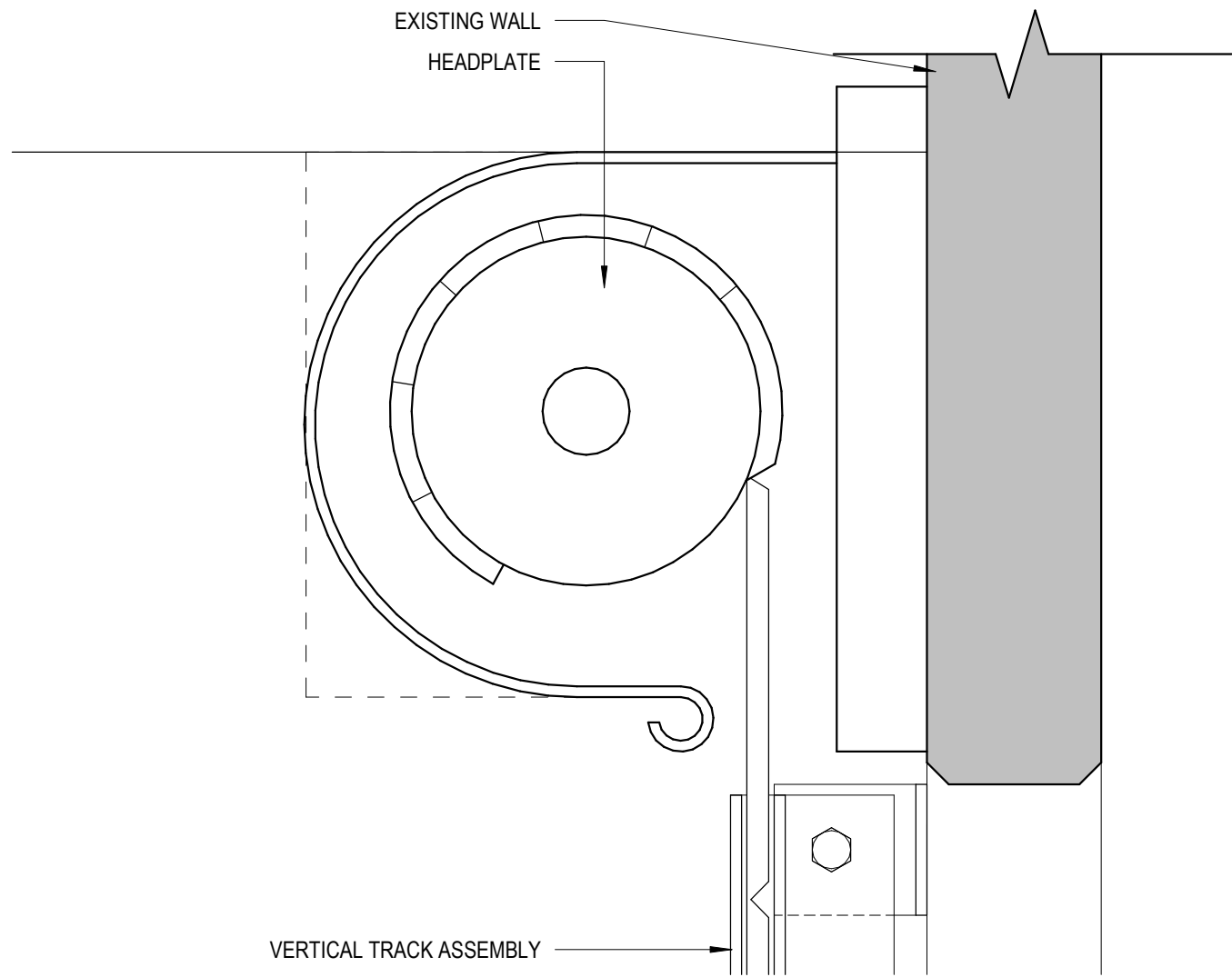
13 WOOD DOOR HEAD DETAIL
3" = 1'-0"



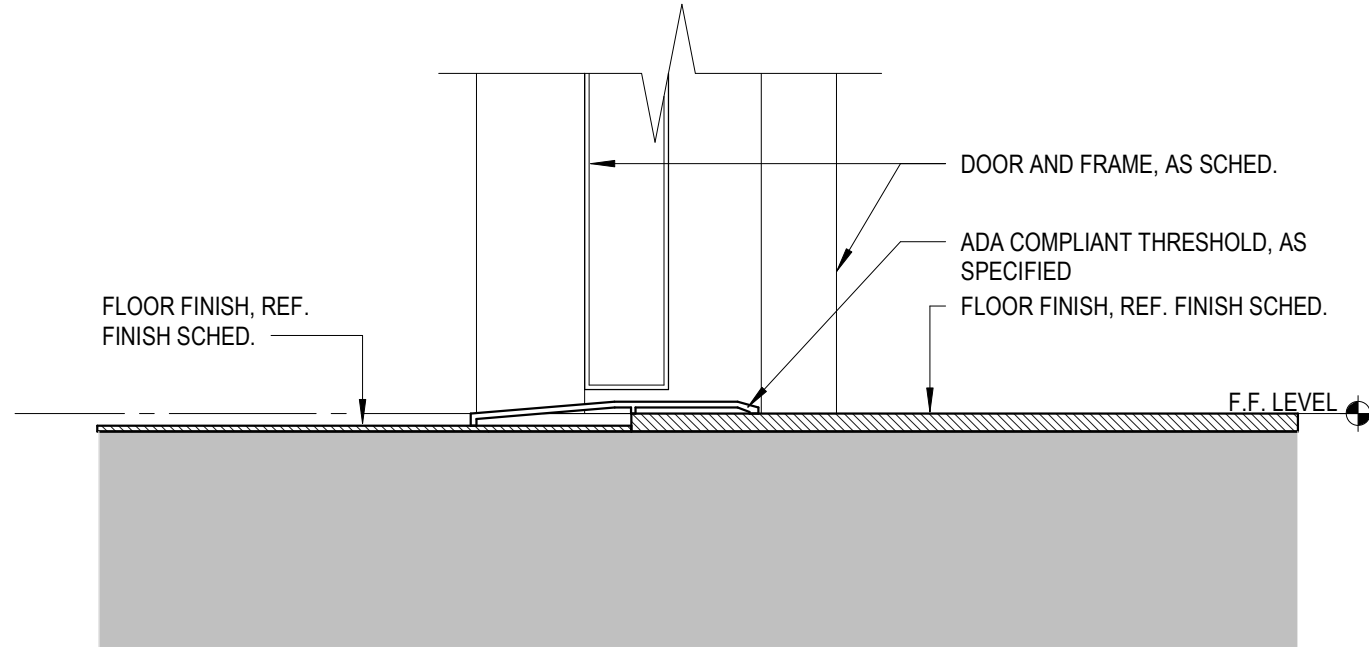
14 WOOD DOOR JAMB DETAIL
3" = 1'-0"



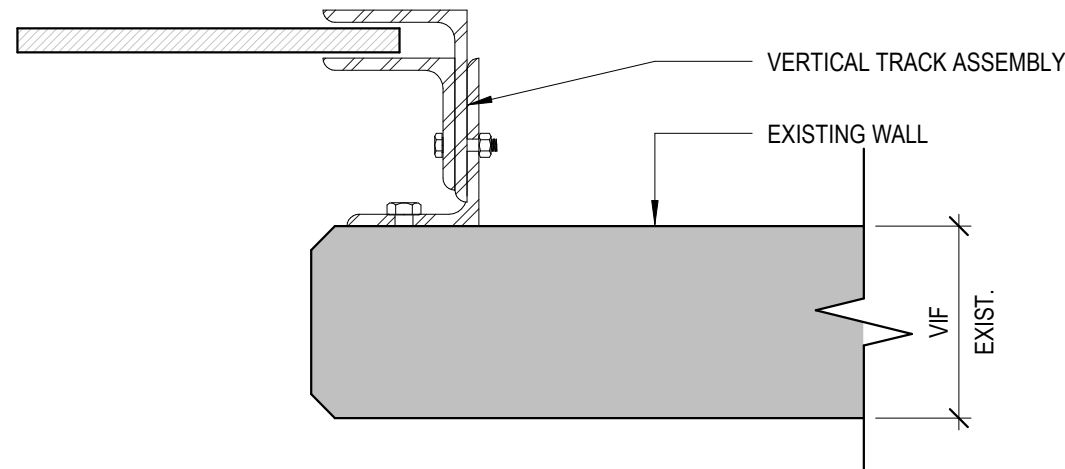
15 HM THRESHOLD DETAIL - UNIT
3" = 1'-0"



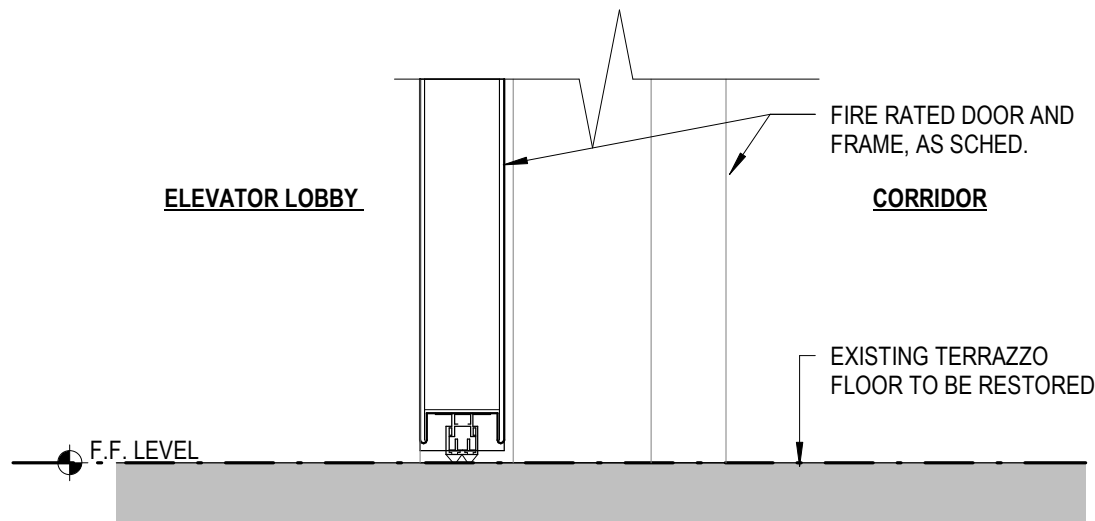
1 OVERHEAD DOOR - HEAD DETAIL
3" = 1'-0"



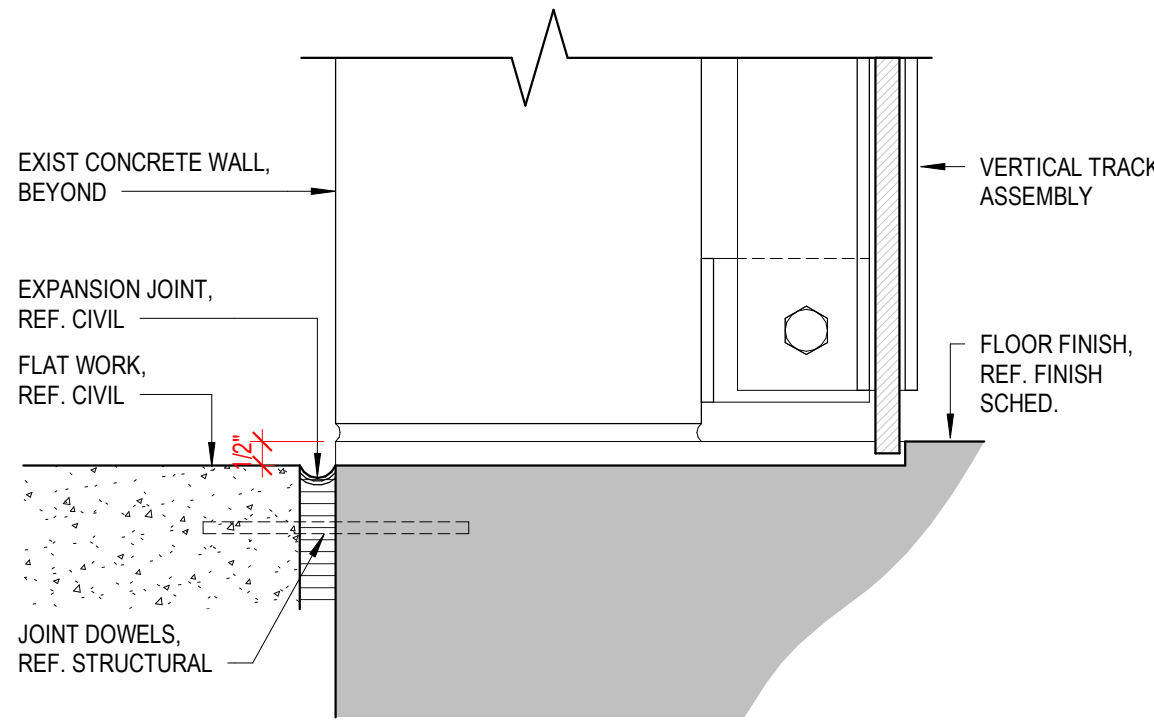
4 H.M. DOOR THRESHOLD DETAIL
3" = 1'-0"



2 OVERHEAD DOOR - JAMB DETAIL
3" = 1'-0"

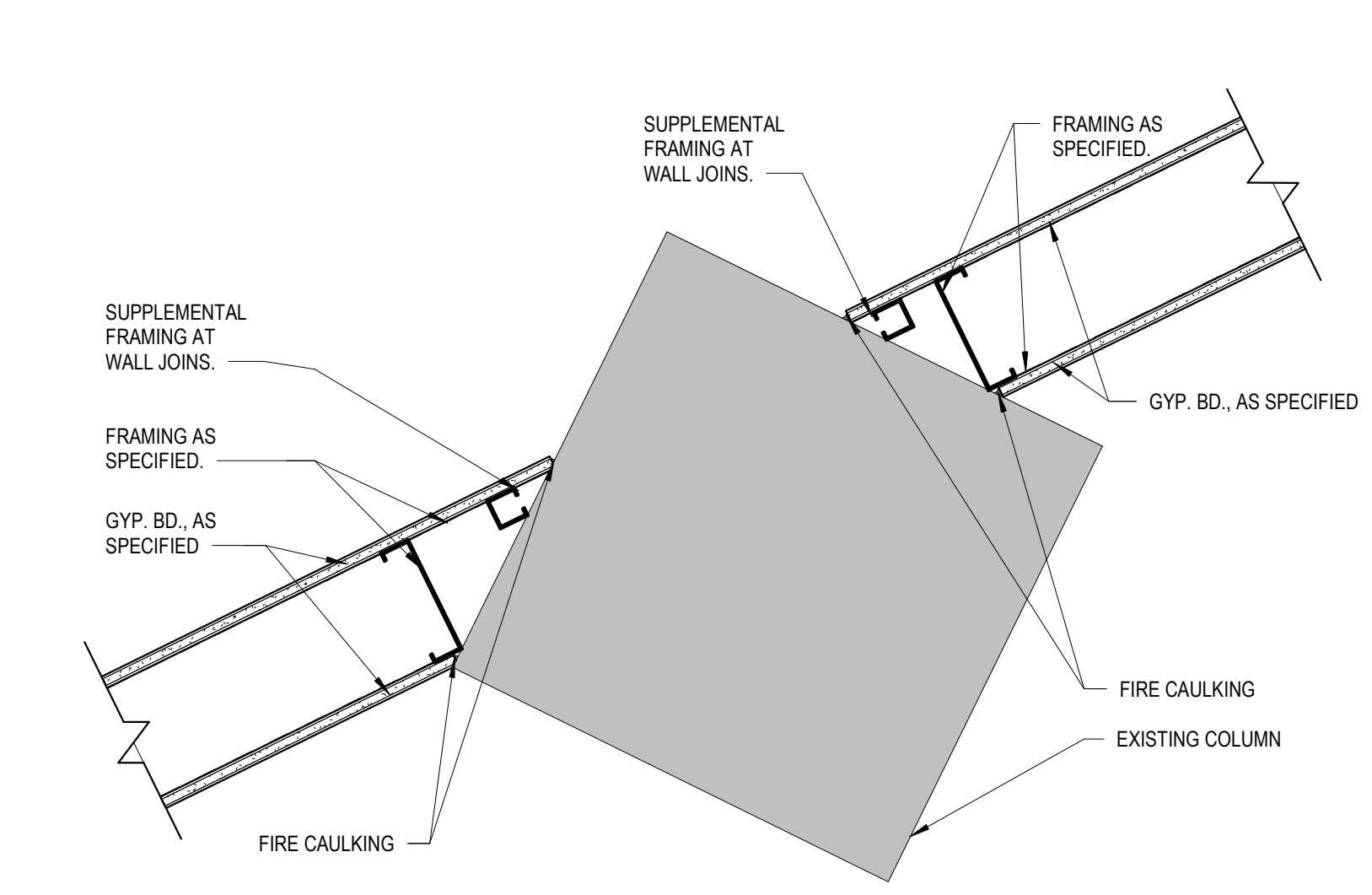


5 H.M. DOOR THRESHOLD DETAIL
3" = 1'-0"

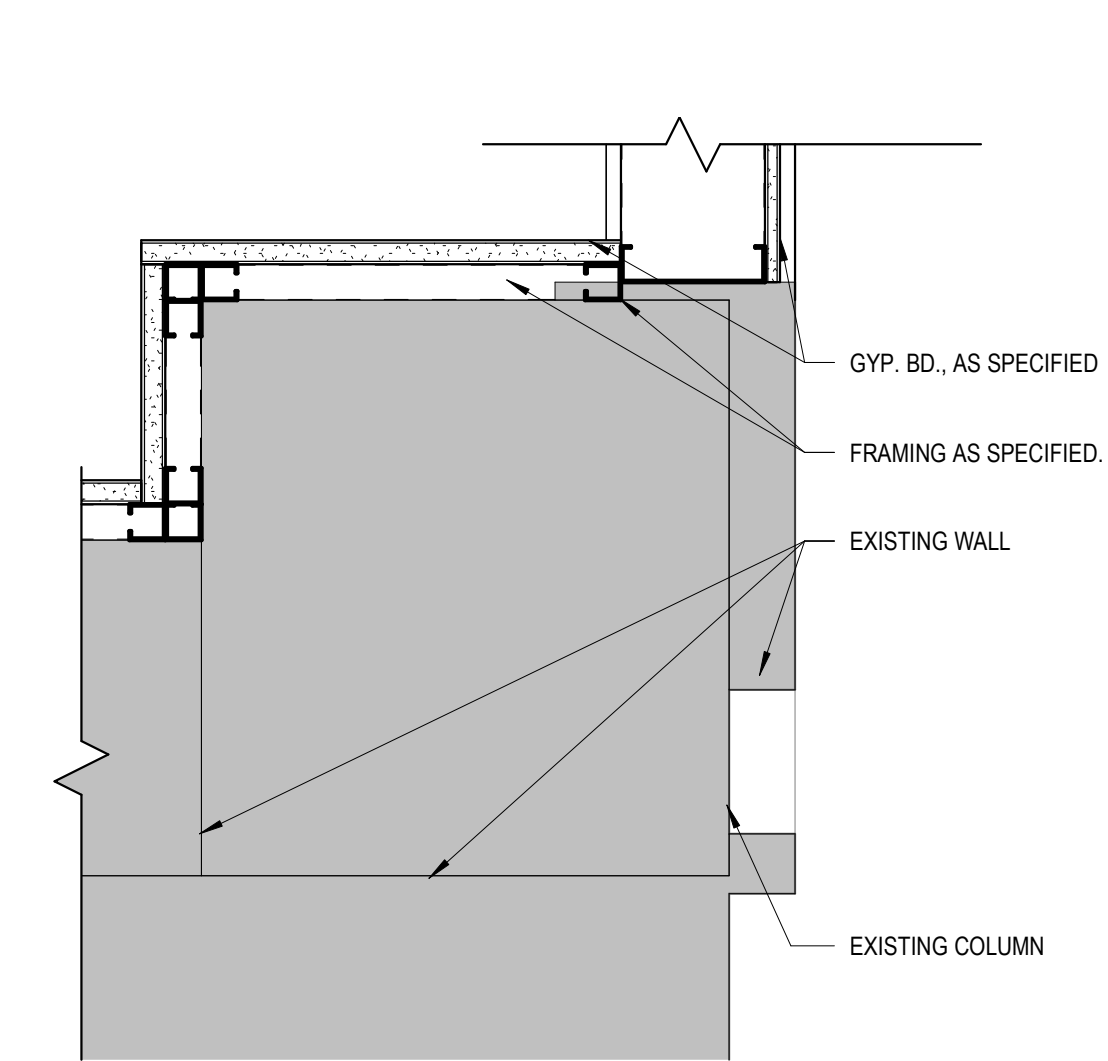


3 OVERHEAD DOOR - THRESHOLD DETAIL
3" = 1'-0"

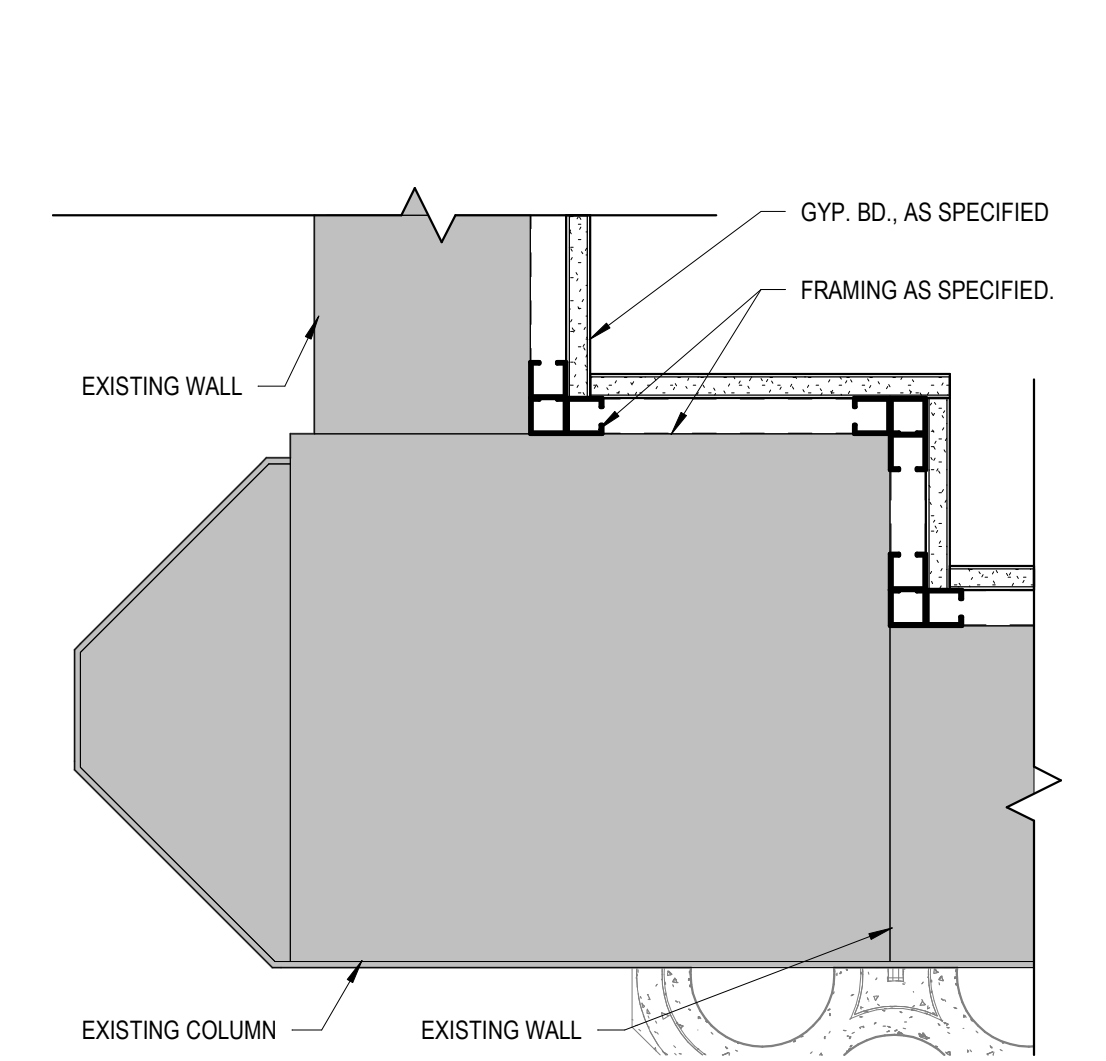




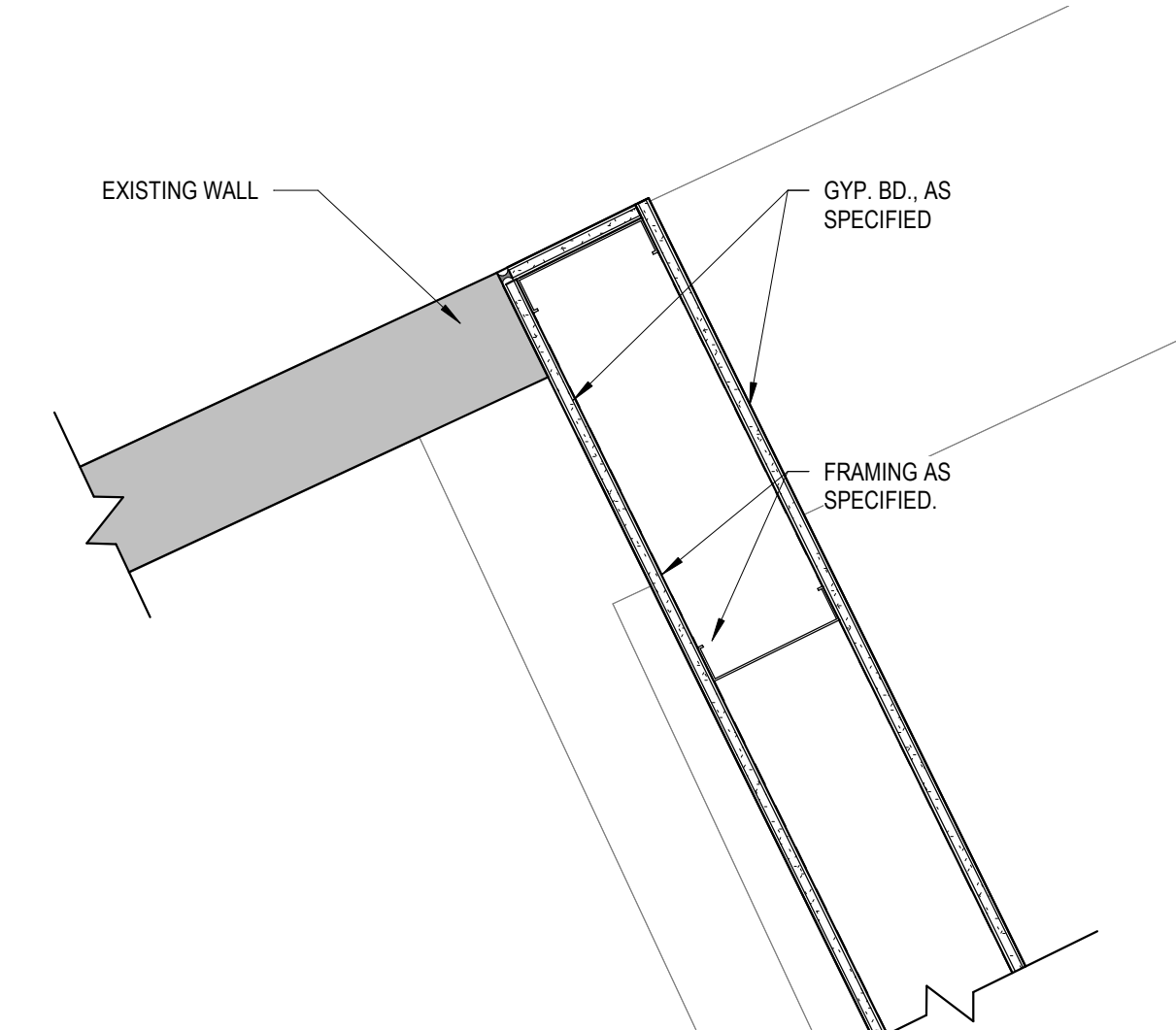
1 PLAN DETAIL
1 1/2" = 1'-0"



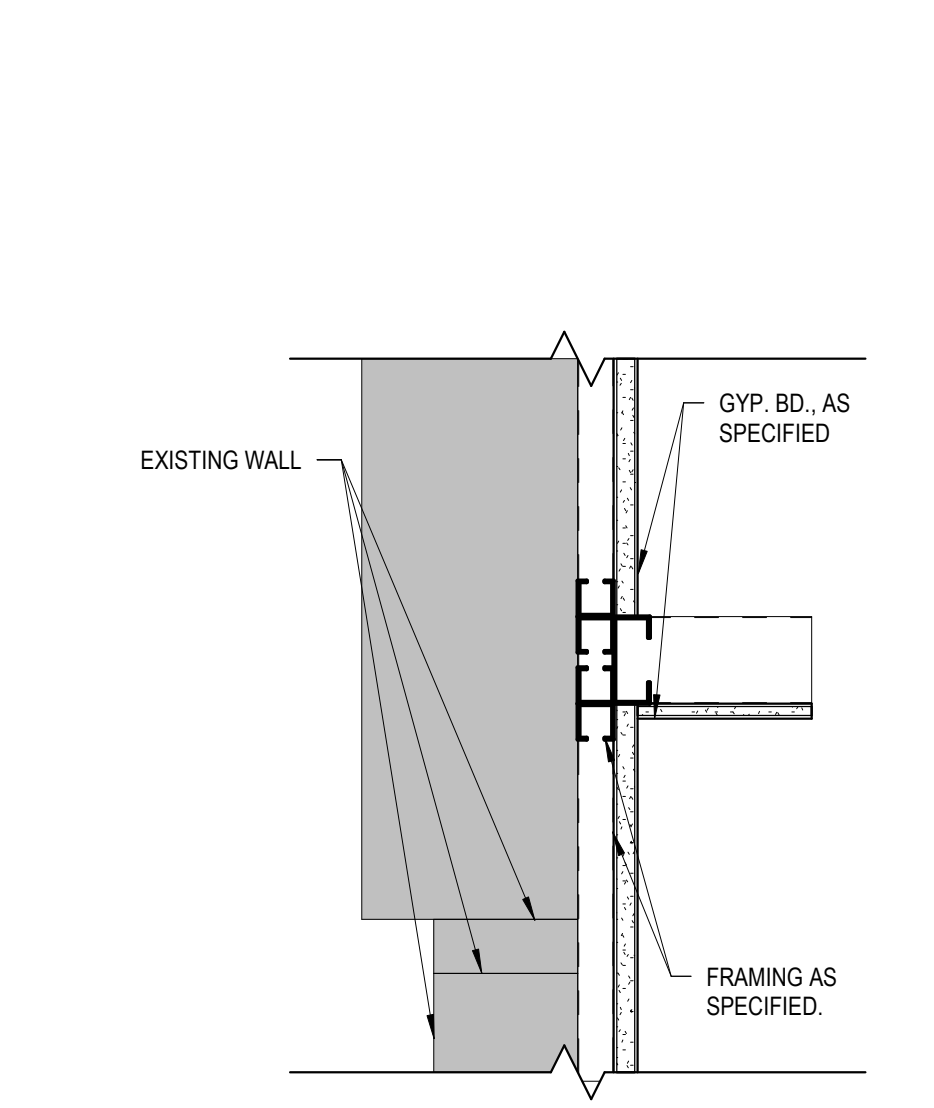
2 PLAN DETAIL
1 1/2" = 1'-0"



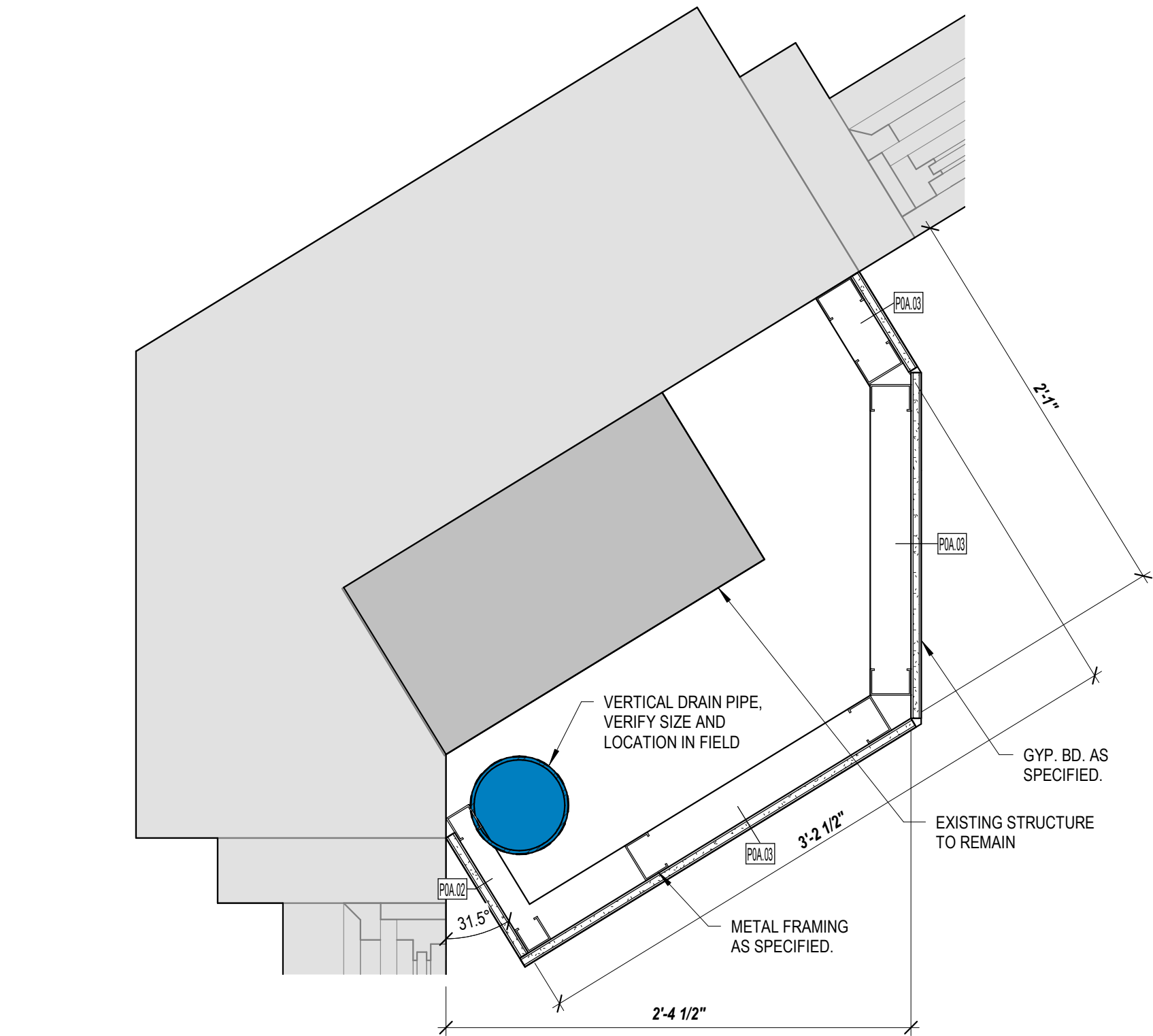
3 PLAN DETAIL
1 1/2" = 1'-0"



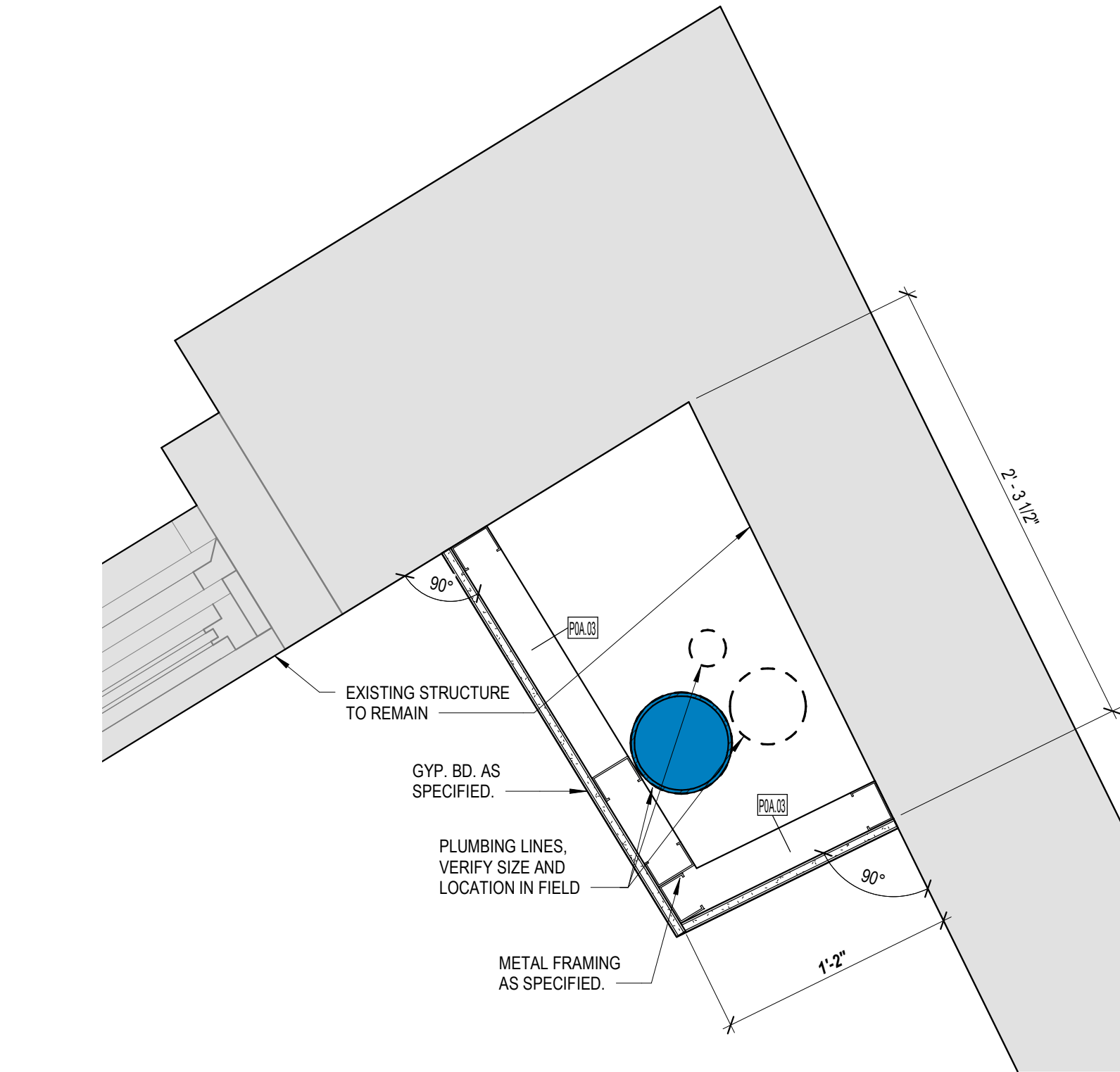
4 PLAN DETAIL
1 1/2" = 1'-0"



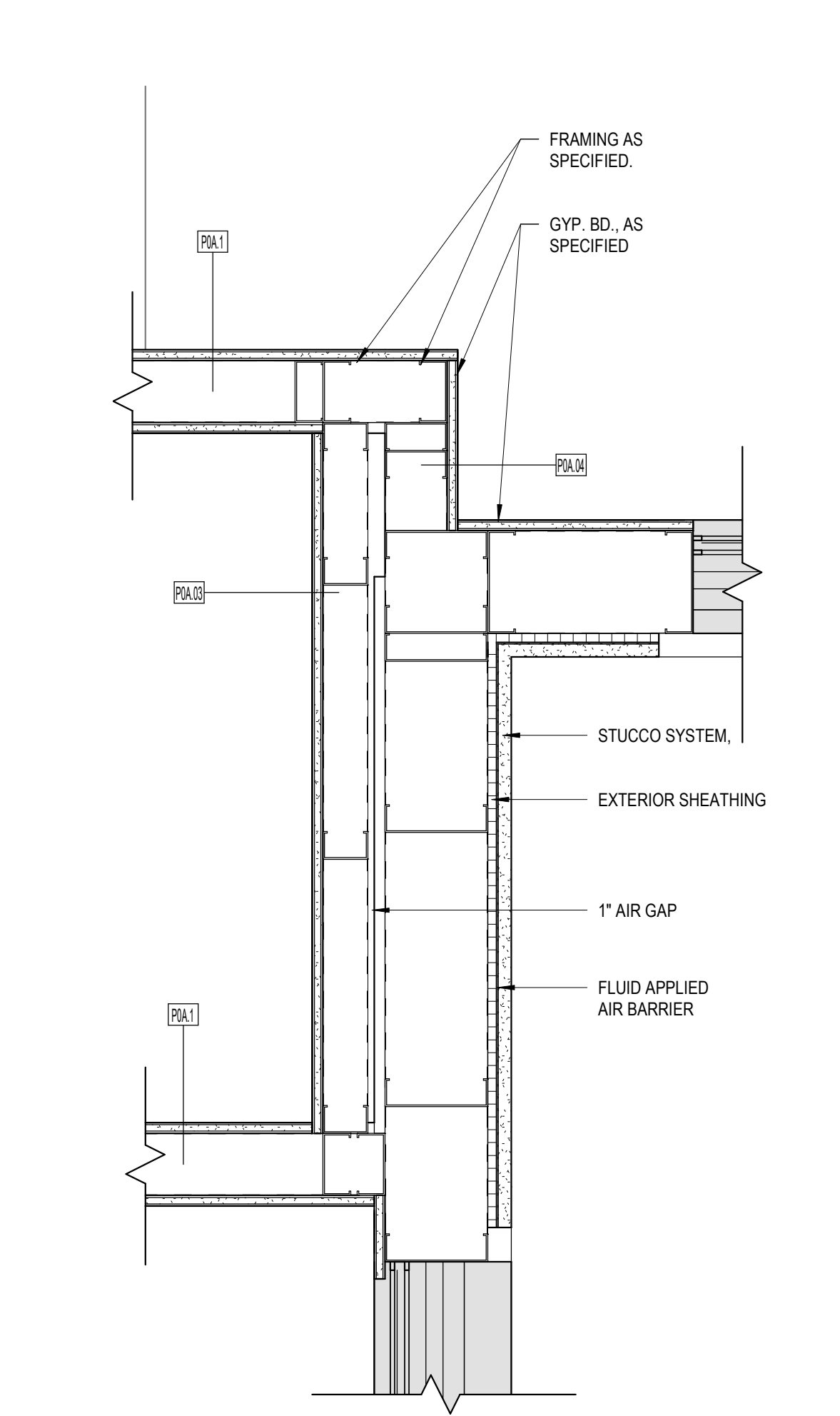
5 PLAN DETAIL
1 1/2" = 1'-0"



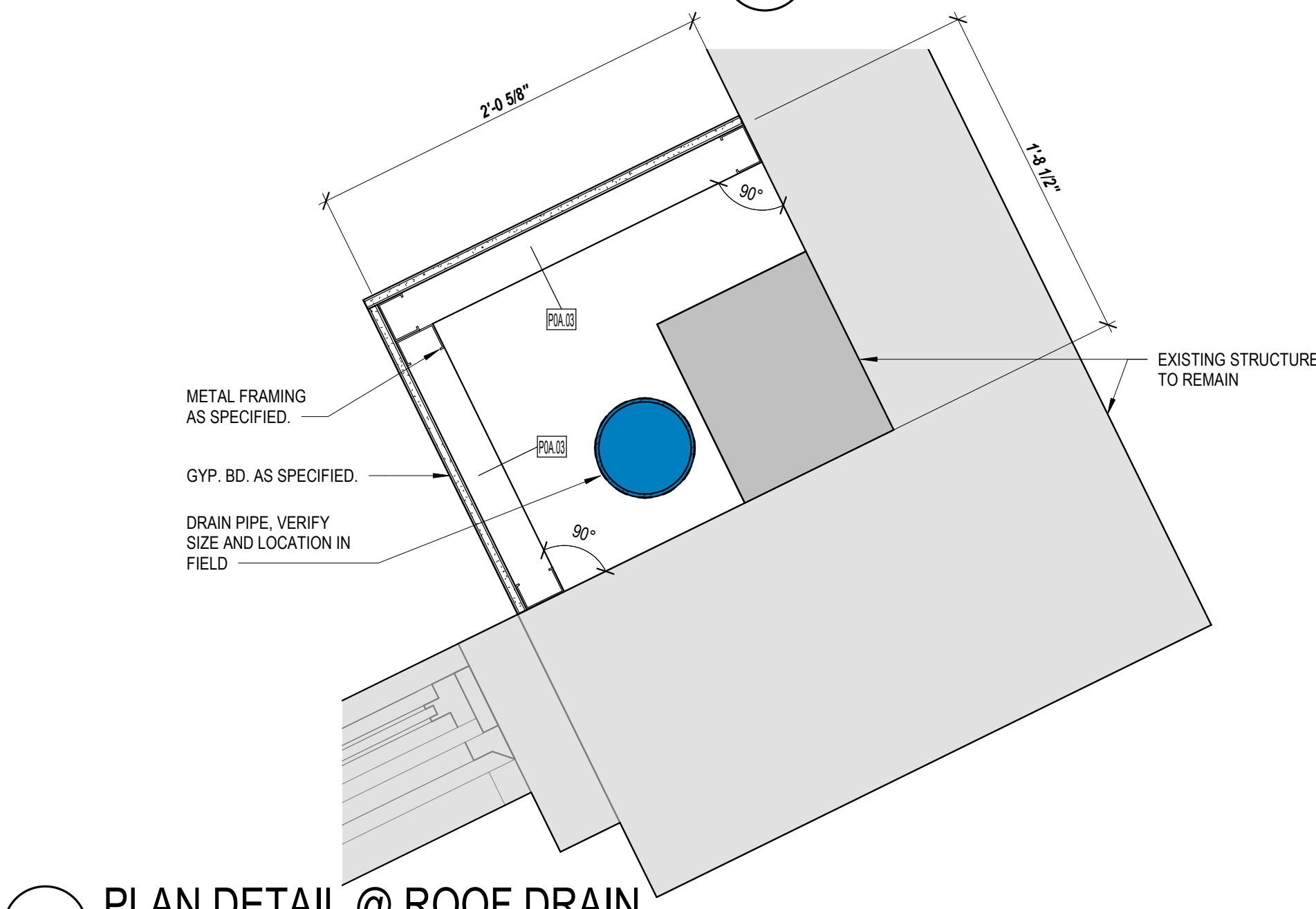
6 PLAN DETAIL @ ROOF DRAIN
1 1/2" = 1'-0"



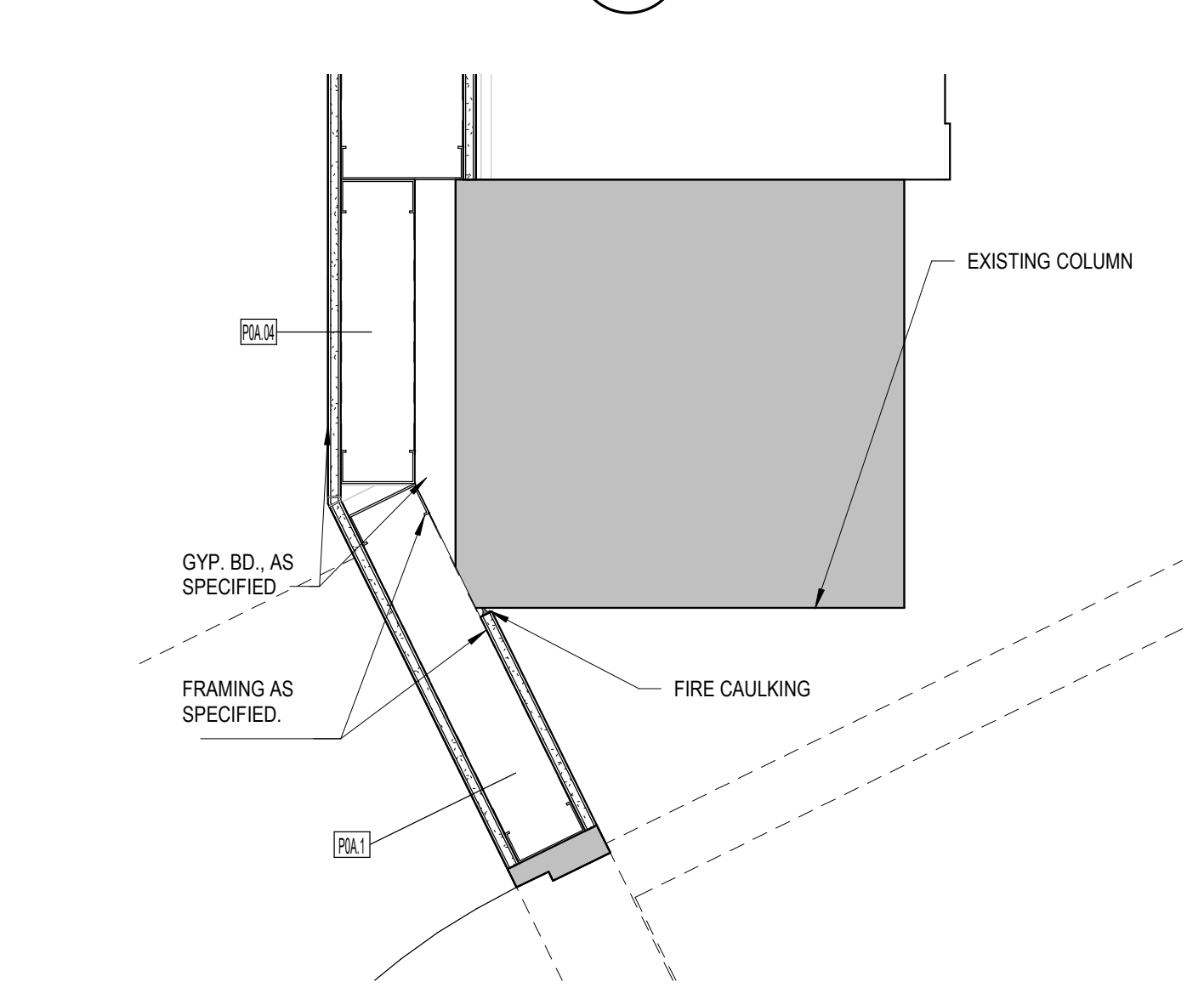
7 PLAN DETAIL @ ROOF DRAIN
1 1/2" = 1'-0"



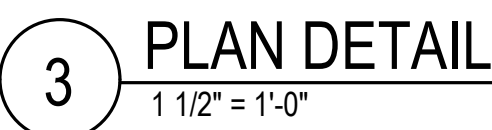
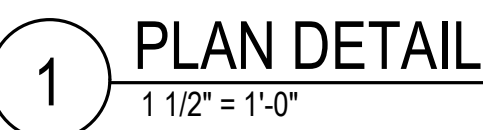
9 PLAN DETAIL
1 1/2" = 1'-0"

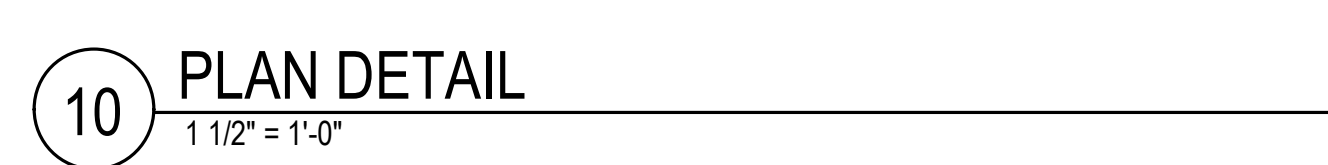
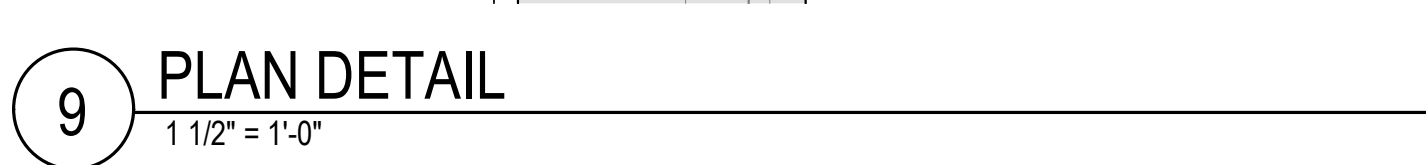
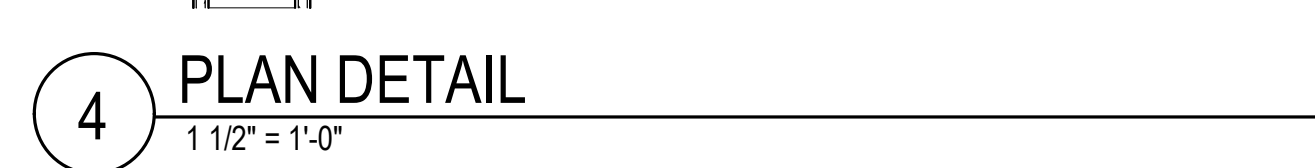


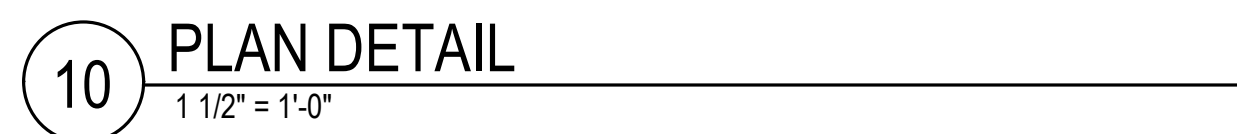
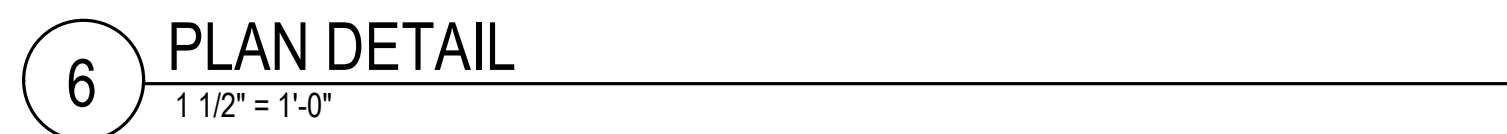
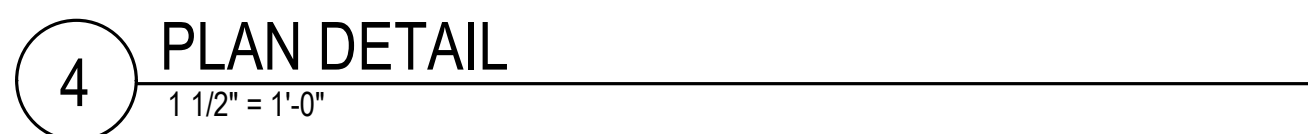
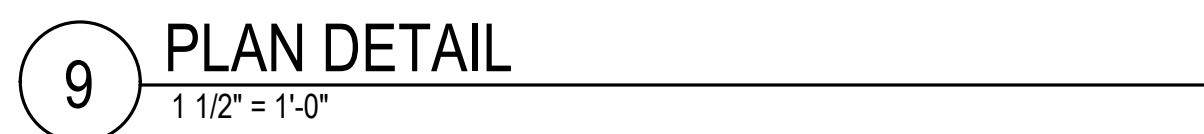
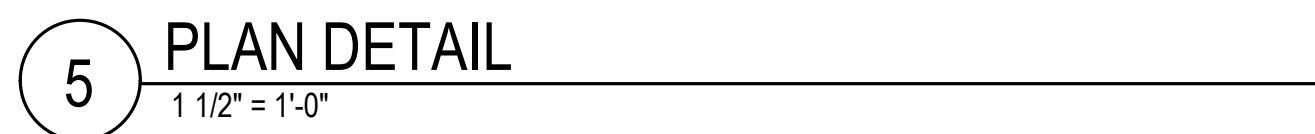
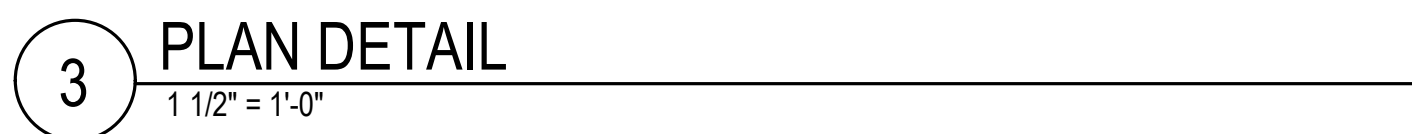
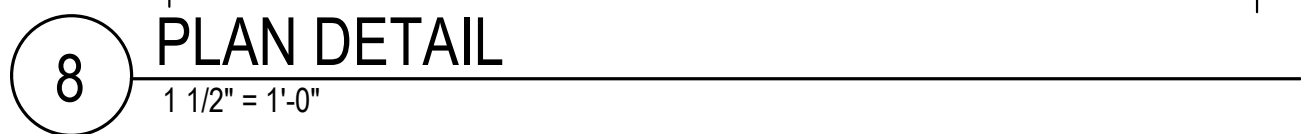
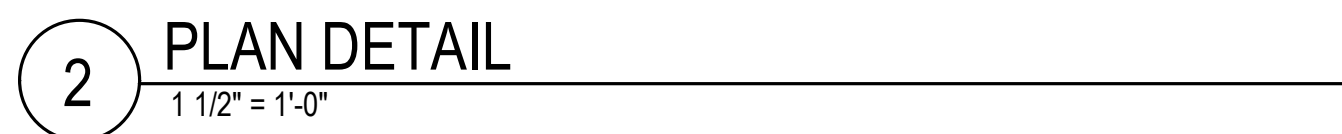
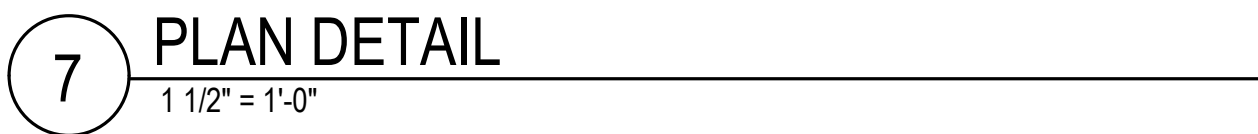
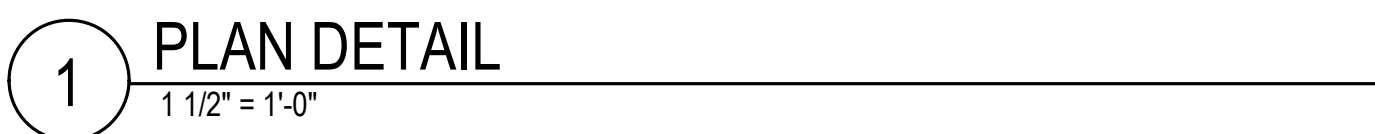
8 PLAN DETAIL @ ROOF DRAIN
1 1/2" = 1'-0"



10 PLAN DETAIL
1 1/2" = 1'-0"





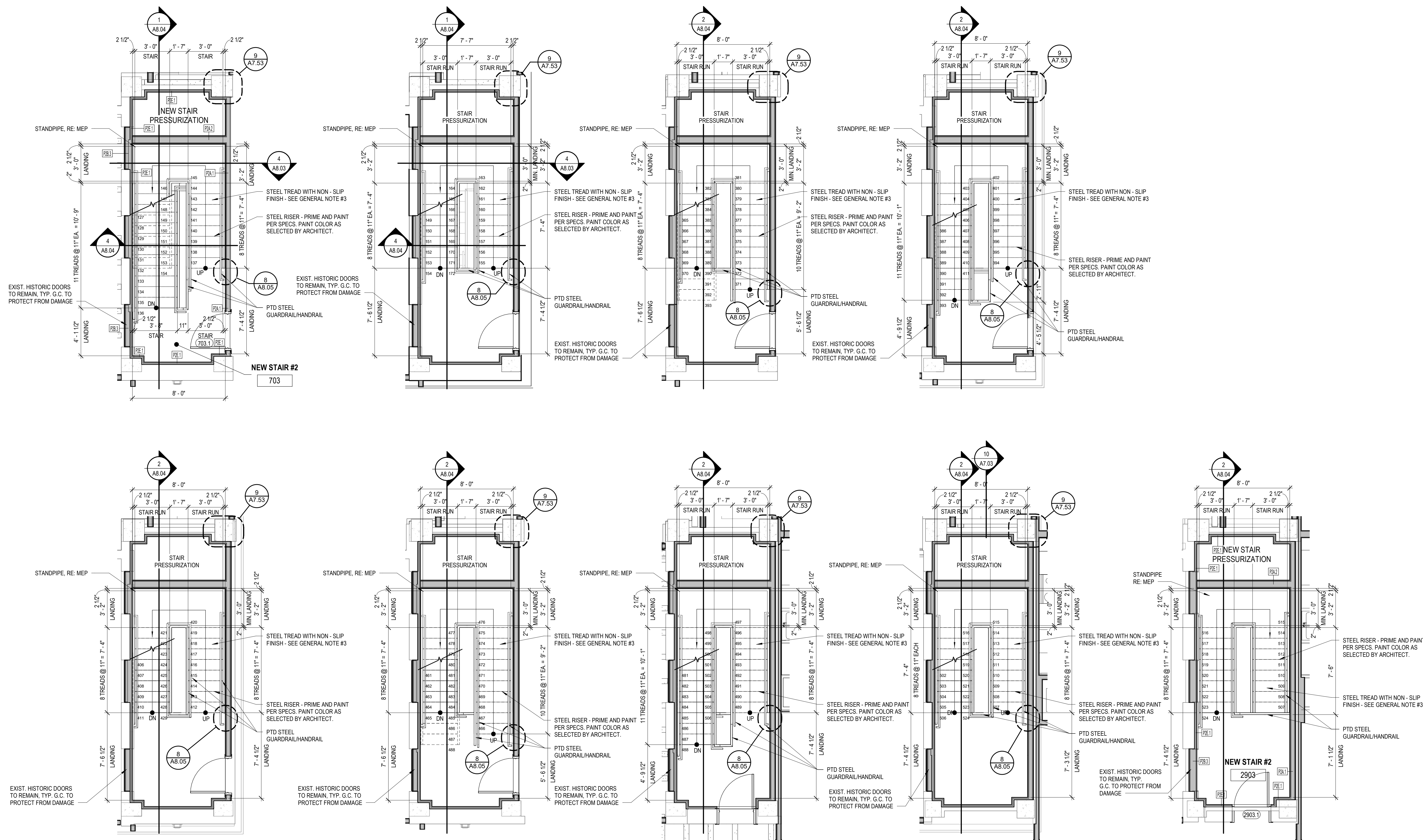


GENERAL NOTES

G1. STEEL STAIRS AND INTERMEDIATE LANDINGS TO BE ENGINEERED AND PREFABRICATED IN STEEL MANUFACTURER'S SHOP. STEEL MANUFACTURER TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO BEGINNING SHOP DRAWINGS. SEE SPECIFICATIONS FOR SUBMITTAL AND SAMPLE REQUIREMENTS.

G2. RUBBER LANDING TILE SHALL BE "RAISED DISC TILE #782" BY FSI INDUSTRIES. COLOR AS SELECTED BY ARCHITECT FROM AVAILABLE SOLID OR MARBLEIZED COLORS.

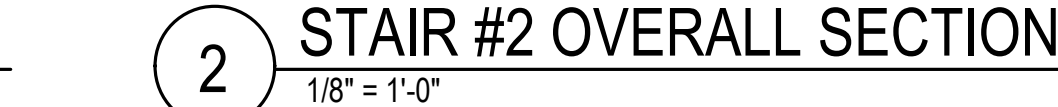
G3. STAIR TREAD COVER SHALL BE "GRIT STRIP HIGH PROFILE RAISED DISC NOS. GS780R & GS780RVI" BY FSI INDUSTRIES. TREAD COLOR AND "GRIT STRIP" COLOR AS SELECTED BY ARCHITECT FROM AVAILABLE SOLID OR MARBLEIZED COLORS.



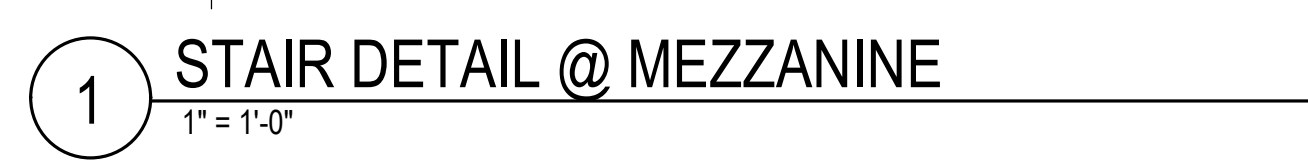
G3. STAIR TREAD COVER SHALL BE "GRIT STRIP HIGH PROFILE RAISED DISC NOS. GS780R & GS780RVI" BY FSI INDUSTRIES. TREAD COLOR AND "GRIT STRIP" COLOR AS SELECTED BY ARCHITECT FROM AVAILABLE SOLID OR MARBLEIZED COLORS.



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A8.04





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ENGINEER

[illegible]

CLIENT
ALAMO CAPITAL
ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME

**TOWER LIFE
MULTIFAMILY**
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SAN ANTONIO, TX 78205

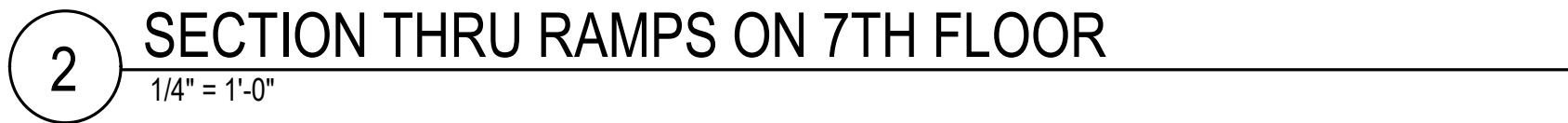
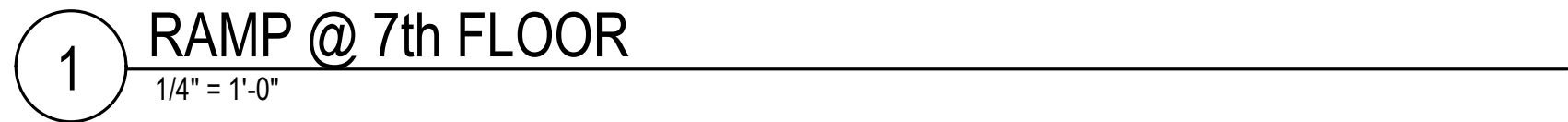


05/13/2024

CONSTRUCTION SET

NEW RAMP PLANS, SECTIONS, DETAILS

A8.06



UNIT FINISHES LEVELS 2-6								
ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	ENTRY	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION.
	KITCHEN	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	CAB1	QZ1	FULL HEIGHT TILE BACKSPLASH IN KITCHEN, PT3. REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION.
	LIVING	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	HALL	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	BATH	EXIST/SC1	WB1, P3	PTD GWB, P1; PT1	EXIST. EXPOSED; PTD GWB, P2	CAB1	QZ1	FULL HEIGHT TILE AT TUB/SHOWER SURROUND. REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	CLOSET (TYP)	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	UTILITY	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	BEDROOM	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
UNIT FINISHES LEVELS 7-29								
ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	ENTRY	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	KITCHEN	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	CAB1	QZ1	FULL HEIGHT TILE BACKSPLASH IN KITCHEN, PT4. REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	LIVING	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	HALL	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	BATH	EXIST/SC2	WB1, P3	PTD GWB, P1; PT2	PTD GWB, P2; EXIST. EXPOSED BEAMS	CAB1	QZ1	FULL HEIGHT TILE AT TUB/SHOWER SURROUND. REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	CLOSET (TYP)	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	UTILITY	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	BEDROOM	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
COMMON AREAS								
L1								
ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
100	EXIST. MAIN. ENTRY	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
101	EXIST. ELEVATOR LOBBY	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
102	EXIST STAIR #1	EXIST	EXIST	EXIST/PTD GWB	EXIST/PTD GWB	-	-	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
103	EXIST. RECEPT.	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
104	STORAGE	VCT1	RB1	P1	P2	-	-	
105	FUTURE TENANT	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	MATERIALS TO BE ISSUED IN FUTURE (PHASED) FINISH OUT
106	STAIR #3	RF1, RF2	RB2	PTD GWB, P1	EXPOSED, PTD, P2	-	-	
107	NEW FIRE COMMAND CENTER	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
108	STORAGE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
109	CORRIDOR	ST1	WB1, P4	PTD GWB, P1, P5, P6; WC1	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
110	STAGING	ST1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
111	NEW MAIL/PARCEL	ST1	WB1, P4	PTD GWB, P6, WC2	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
112	EXIST ELECT.	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
113	NEW TRASH ROOM	SEALED CONC.	RB1	FRP1, PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0" AFF
114	JAN.	SEALED CONC.	RB1	FRP1, PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0" AFF
115	NEW PARCEL PACKAGE ROOM	ST1	WB1, P4	PTD GWB, P1	PTD GWB, P2	-	-	
116	STORAGE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
117	STORAGE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
118	STORAGE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
119	BIKE STORAGE	VCT1	RB1	PTD GWB, P9	PTD GWB, P2	-	-	
120	NEW ENTRY TO EXIST. MEZZANINE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
121	CORRIDOR	ST1	WB1, P4	PTD GWB, P1, P5, P6	PTD GWB, P2	-	-	
115	CORRIDOR	ST1	WB1, P4	PTD GWB, P1, P5, P6; WC1	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
123	MECHANICAL	SEALED CONC.	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
124	NEW EXIT MEZ ELEVATOR 1	VCT1 CPT2	RB1 MET1	PTD GWB, P1 PL2, GL1	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	ELEVATOR 2	CPT2	MET1	PL2, GL1		-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	ELEVATOR 3	CPT2	MET1	PL2, GL1		-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.

L2 - L6								
ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	EXIST ELEVATOR LOBBY	EXIST./SC1	WB1, P4	WC2; PTD GWB P1, P6	PTD GWB	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	CORRIDOR	EXIST./SC1	WB1, P3, P4	WC1; PTD GWB, P1, P5, P6	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	EXIST STAIR #1	EXIST	EXIST	EXIST/PTD GWB	EXIST/PTD GWB	-	-	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
	NEW STAIR #2	RF1; RF2	RB2	PTD GWB	PTD GWB, P2	-	-	
	NEW TRASH ROOM	SC1	RB1	FRP1; PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0" AFF
	NEW ELECT./IDF	SC1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
	NEW STORAGE	SC1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
L7								
ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	EXIST ELEVATOR LOBBY	EXIST TZ	WB1, P4	WC2; PTD GWB P1, P6	PTD GWB	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	CORRIDOR	EXIST TZ	WB1, P3, P4	WC1; PTD GWB, P1, P5, P6	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	EXIST STAIR #1	EXIST	EXIST	EXIST/PTD GWB	EXIST/PTD GWB	-	-	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
	NEW STAIR #2	RF1; RF2	RB2	PTD GWB	PTD GWB, P2	-	-	
	NEW TRASH ROOM	SC2	RB1	FRP1; PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0" AFF
	NEW ELECT./IDF	SC2	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
	CORRIDOR 714	RF2	WB1, P4	PTD GWB, P1	PTD GWB, P2	-	-	
	UNIT PATIO DECK	FUTURE	FUTURE	FUTURE	FUTURE	-	-	MATERIALS TO BE ISSUED IN FUTURE (PHASED) FINISH OUT
	VESTIBULE 711	FUTURE	FUTURE	FUTURE	FUTURE	-	-	MATERIALS TO BE ISSUED IN FUTURE (PHASED) FINISH OUT
	WOMEN'S RR	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	MATERIALS TO BE ISSUED IN FUTURE (PHASED) FINISH OUT
	MEN'S RR	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	MATERIALS TO BE ISSUED IN FUTURE (PHASED) FINISH OUT
	FUTURE AMENITY SPACE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	MATERIALS TO BE ISSUED IN FUTURE (PHASED) FINISH OUT
	FUTURE AMENITY DECK	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	MATERIALS TO BE ISSUED IN FUTURE (PHASED) FINISH OUT
L8 - L26								
ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	EXIST ELEVATOR LOBBY	EXIST TZ	WB1, P4	WC2; PTD GWB P1, P6	PTD GWB	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	CORRIDOR	EXIST TZ	WB1, P3, P4	WC1; PTD GWB, P1, P5, P6	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	EXIST STAIR #1	EXIST	EXIST	EXIST/PTD GWB	EXIST/PTD GWB	-	-	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
	NEW STAIR #2	RF1; RF2	RB2	PTD GWB	PTD GWB, P2	-	-	
	NEW TRASH ROOM	SC2	RB1	FRP1; PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0" AFF
	NEW ELECT./IDF	SC2	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
L27 - L29								
ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	EXIST ELEVATOR LOBBY	EXIST TZ	WB1, P4	WC2; PTD GWB P1, P6	PTD GWB	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	CORRIDOR	EXIST TZ	WB1, P3, P4	WC1; PTD GWB, P1, P5, P6	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	EXIST STAIR #1	EXIST	EXIST	EXIST/PTD GWB	EXIST/PTD GWB	-	-	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
	NEW STAIR #2	RF1; RF2	RB2	PTD GWB	PTD GWB, P2	-	-	
	NEW TRASH ROOM	SC2	RB1	FRP1; PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0" AFF
	NEW ELECT./IDF	SC2	RB1	PTD GWB, P1	PTD GWB, P2	-	-	

- GENERAL NOTES
- REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
 - WHERE EXISTING FINISHES ARE TO REMAIN, FINISHES TO BE CLEANED AND REPAIRED WHERE REQUIRED. WHERE FINISHES ARE MISSING OR SEVERLY DETERIORATED BEYOND REPAIR, MATERIALS TO BE REPLACED IN KIND OR WITH A COMPATIBLE SUBSTITUTE THAT IS PHYSICALLY AND VISUALLY COMPATIBLE

TOILET AND MISC. ACCESSORIES SCHEDULE			
UNIT - BATHROOM			
TAG	ITEM	MFG/MODEL	NOTES:
GB36	36" GRAB BAR	41836-BL	12", 24", 36", 42", AND 54" CONCEALED SCREW GRAB BARS AS SHOWN IN DRAWINGS.
GB42	42" GRAB BAR	41842-BL	
GB12	12" GRAB BAR	41812-BL	
GB24	24" GRAB BAR	41824-BL	
GB54	54" GRAB BAR	41854-BL	
TB	TOWEL BAR W/ BLOCKING	759240-BL	PROVIDE CONTINUOUS BLOCKING
TR	TOWEL RING	759460-BL	
RH	ROBE HOOK	75935-BL	MOUNTED 12" MIN. FROM TOP OF DOOR. ROBE HOOK TO BE INSTALLED 46" AFF TO TOP FLANGE IN ADA BATHROOMS
TP	TOILET PAPER HOLDER	75950-BL	FORWARD EDGE TO BE NO MORE THAN 3'-0" FROM BACK BUT HAVE VERTICAL CENTERLINE OF DISPENSER 7"-9" IN FRONT OF TOILET SEAT AND HORIZONTAL CENTERLINE 19" AFF. PROVIDE 1-1/2" CLEARANCE MIN. BETWEEN TOP OF ROLL AND BOTTOM OF GRAB BAR
SR	SHOWER ROD W/ FLANGES		TO BE USED IN BATHROOMS W/O GLASS SHOWER DOORS ONLY, FINISH: MATTE BLACK
FTS	FOLDING TUB SEAT		
----	FRAMELESS GLASS SHOWER DOOR		
M####	VANITY MIRROR		#### = WIDTH & HEIGHT. REFER TO INTERIOR ELEVATIONS FOR SIZE

- GENERAL NOTES
- PROVIDE SOLID WOOD BLOCKING FOR GRAB BARS IN ALL ADA AND FHA DWELLING UNITS AS INDICATED ON SHEET G1.03
 - INSTALL GRAB BARS IN ALL ADA DWELLING UNITS AS INDICATED ON SHEET G1.03
 - MOUNTING HEIGHTS AS INDICATED SHOULD BE VERIFIED WITH LOCAL JURISDICTION, MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ACCESSIBILITY STANDARS PRIOR TO INSTALLING
 - ALL TOILET ROOM ACCESSORIES TO BE DELTA TRINSIC, FINISH: MATTE BLACK IF APPLICABLE
 - ALL TOILET ROOM GRAB BARS TO BE DELTA CONTEMORARY DECORATIVE ADA GRAB BAR, MATTE BLACK

ALAMO

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Landscape Architect

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ENGINEER

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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

CLIENT

ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME

TOWER LIFE MULTIFAMILY

310 S. ST. MARY'S

SAN ANTONIO, TX 78205

REGISTERED ARCHITECT

24668

STATE OF TEXAS

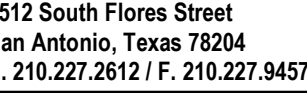
SEAL

05/13/2024

CONSTRUCTION SET

FINISH SCHEDULES

A9.01



EEA CONSULTING ENGINEERS
15 Vaught Ranch Road #100
Austin, Texas 78730-2314 USA
2.744.4400 main - 512.744.4444 fax
www.eeacorp.com
State of registration TX
Firm Registration No. F-2497

**Intelligent Engineering
Services, LLP**

045 Central Parkway North, Suite 200
San Antonio, Texas 78232
. 210.349.9098

Pape-Dawson Engineers

000 Northwest Loop 410,
San Antonio, TX 78213
. 210.375.9000

**Fire Protection Consulting
Group, LLC**

4439 NW Military Highway, Suite 108 #430
San Antonio, TX 78231
.210.858.2389

. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER

. xxx.xxx.xxxx / F. xxx.xxx.xxxx

[illegible]

CLIENT

ALAMO CAPITAL
ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME

TOWER LIFE
MULTIFAMILY

10 S. ST. MARY'S
SAN ANTONIO, TX 78204



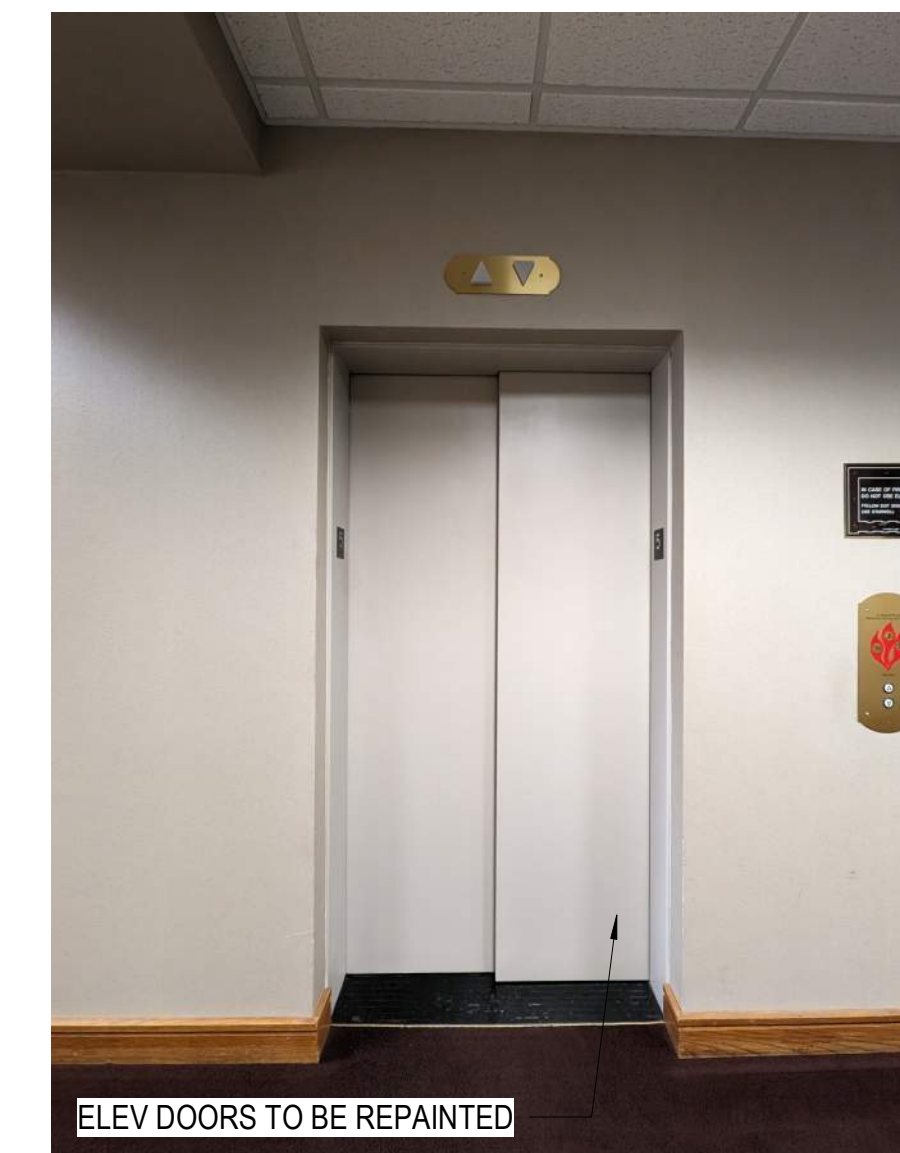
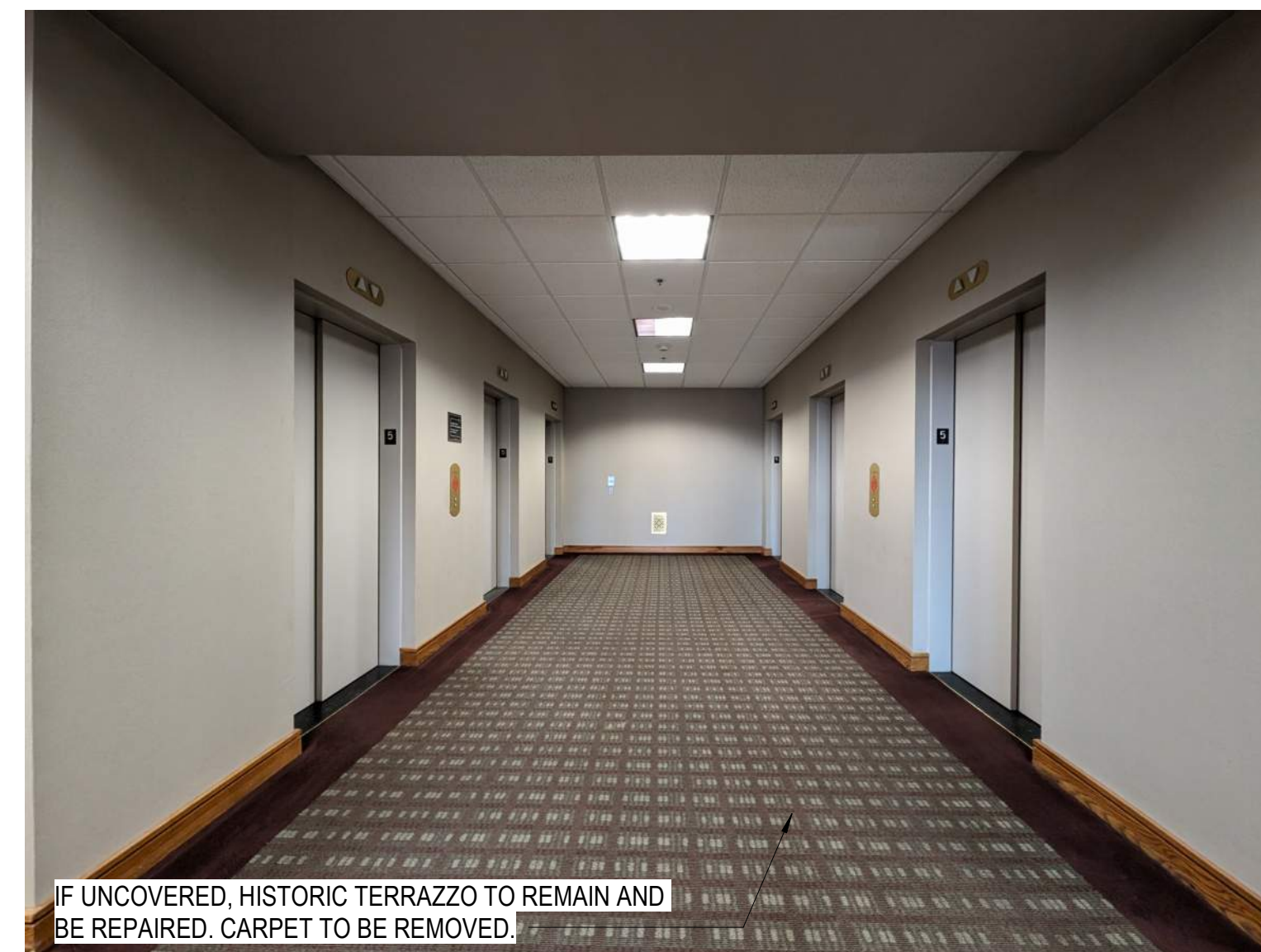
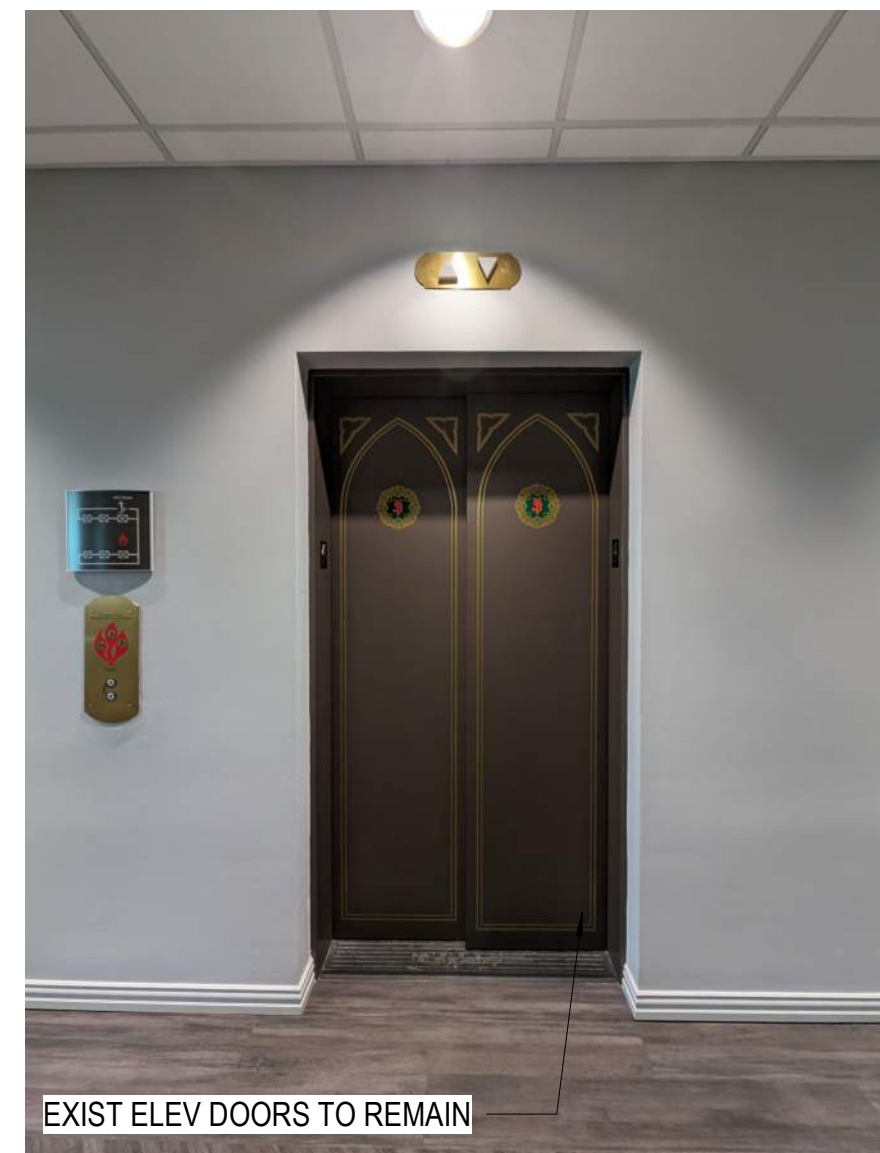
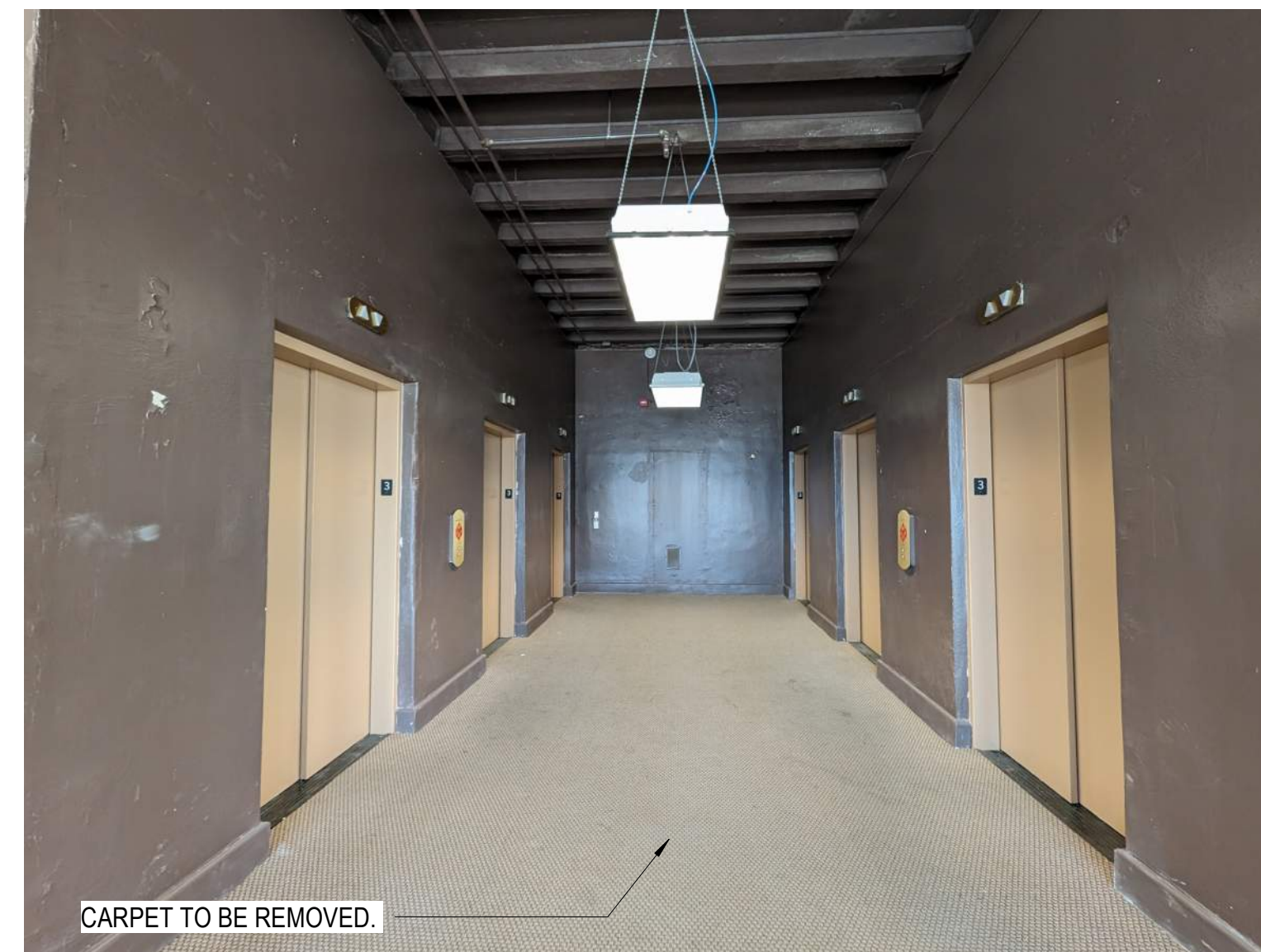
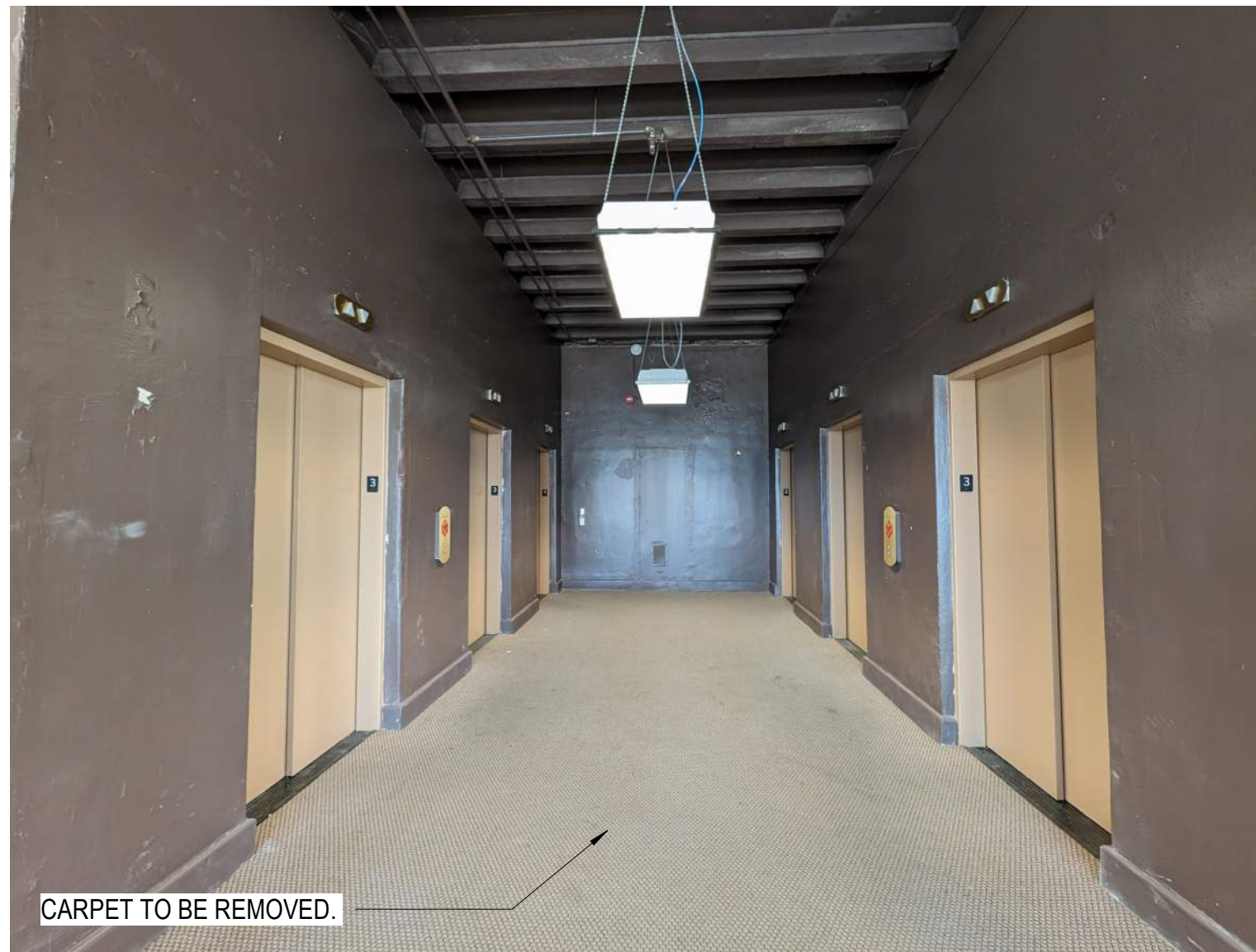
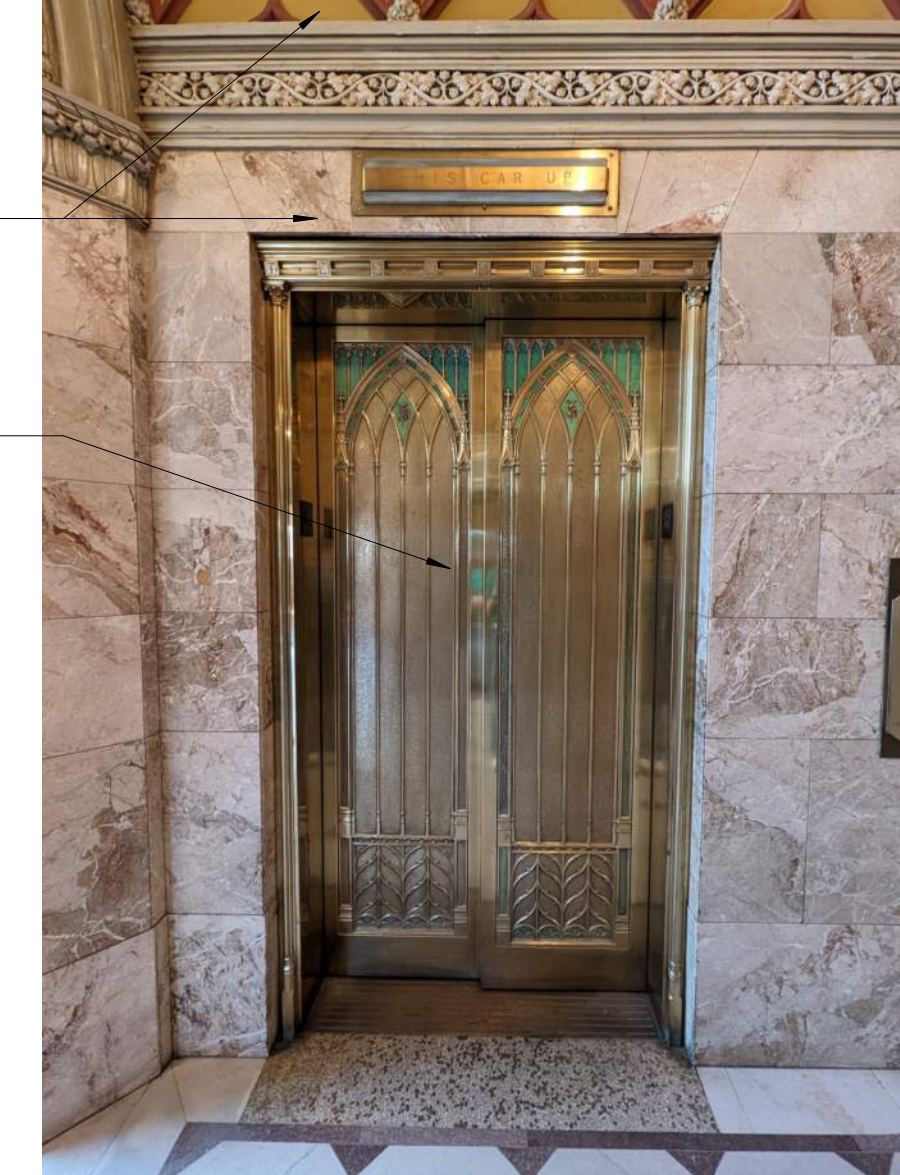
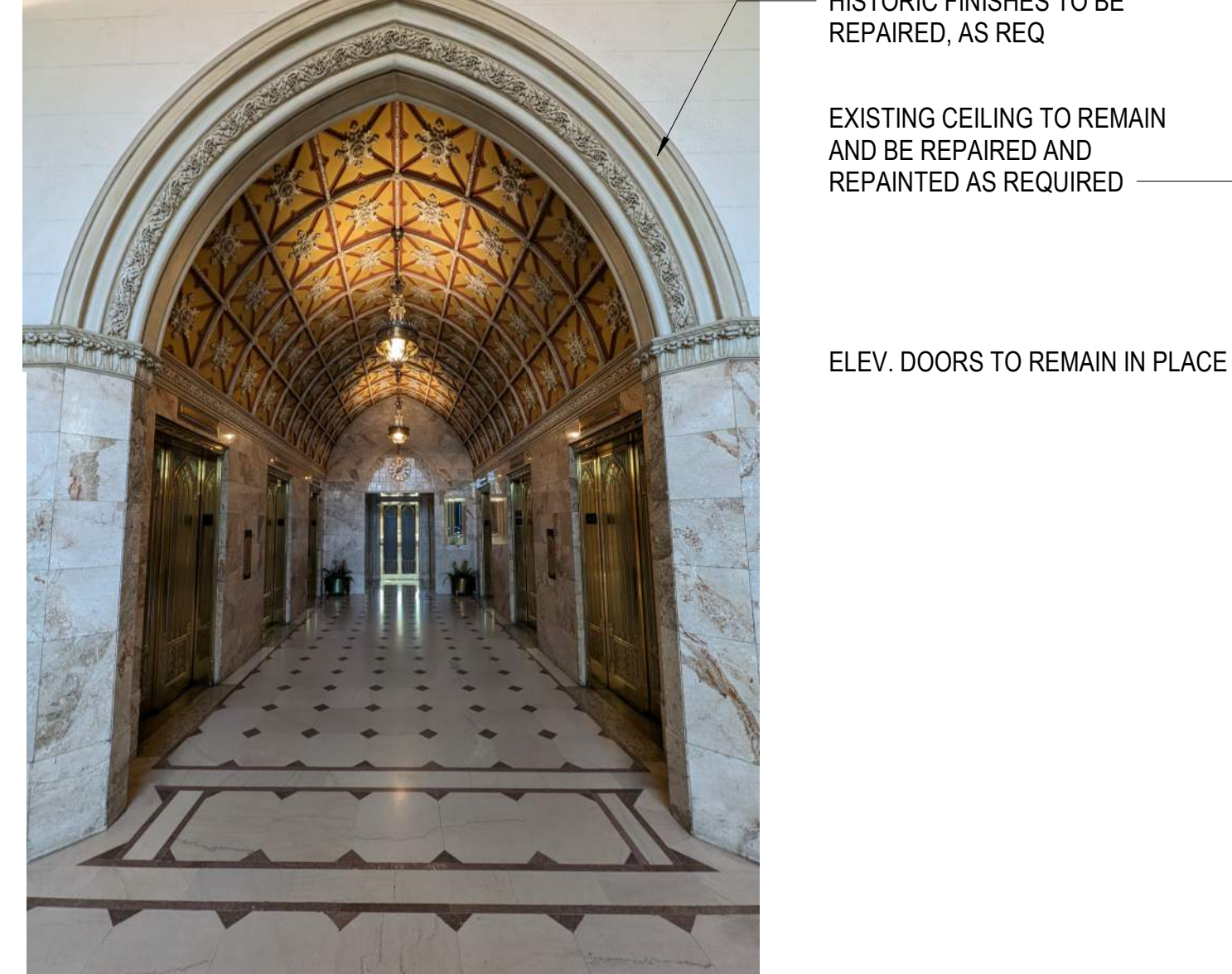
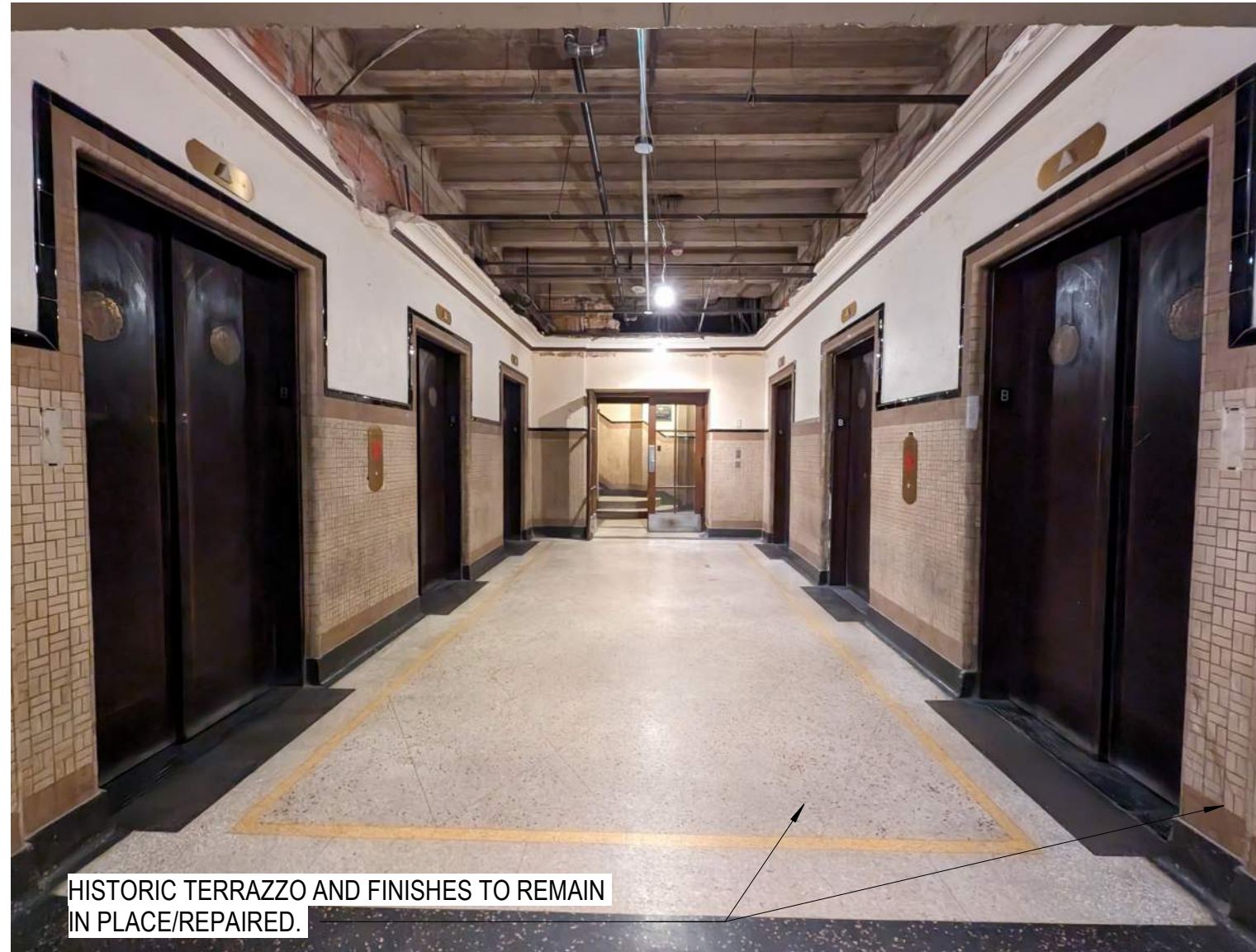
05/13/2024

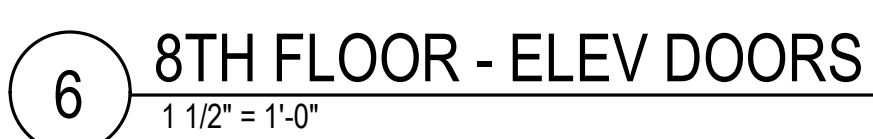
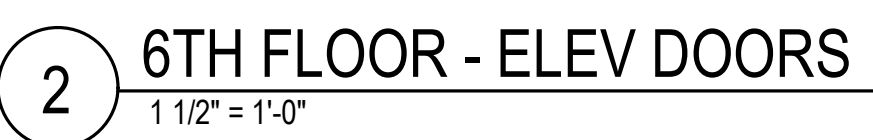
CONSTRUCTION SET

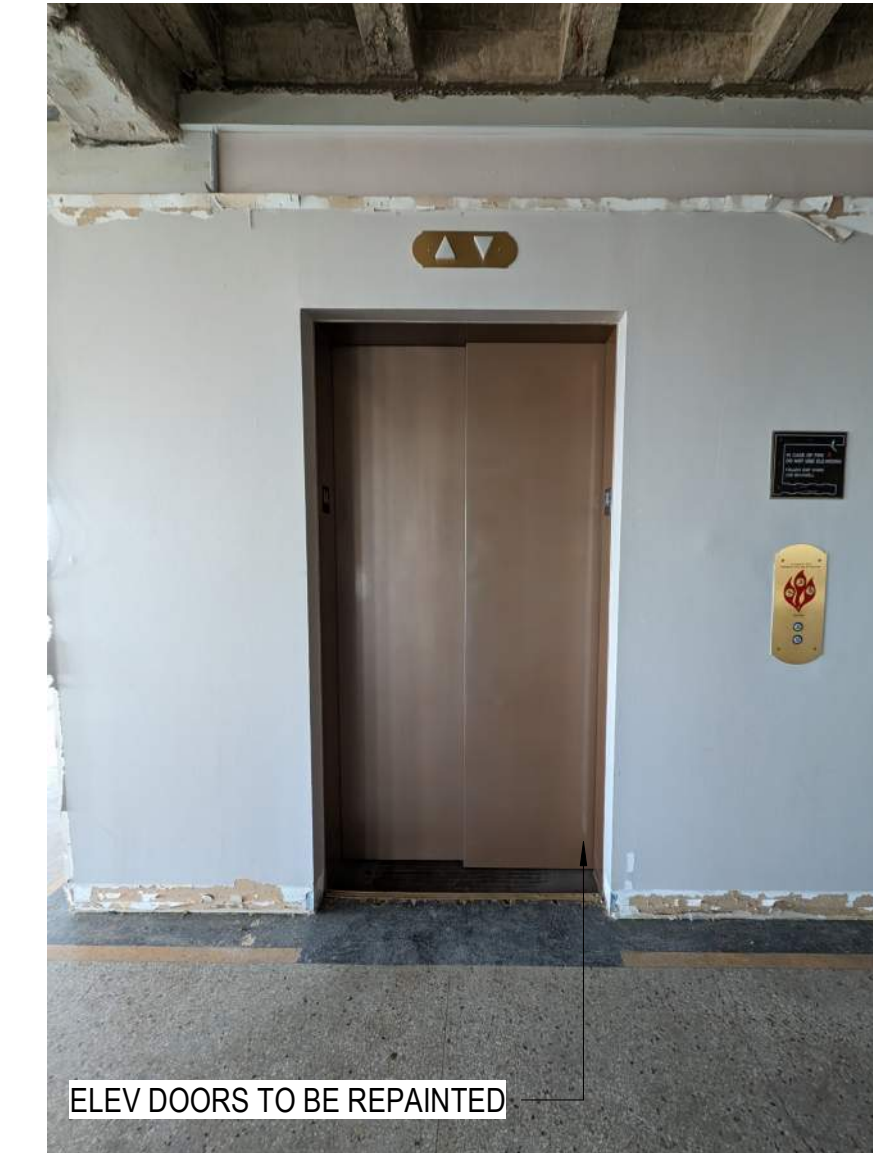
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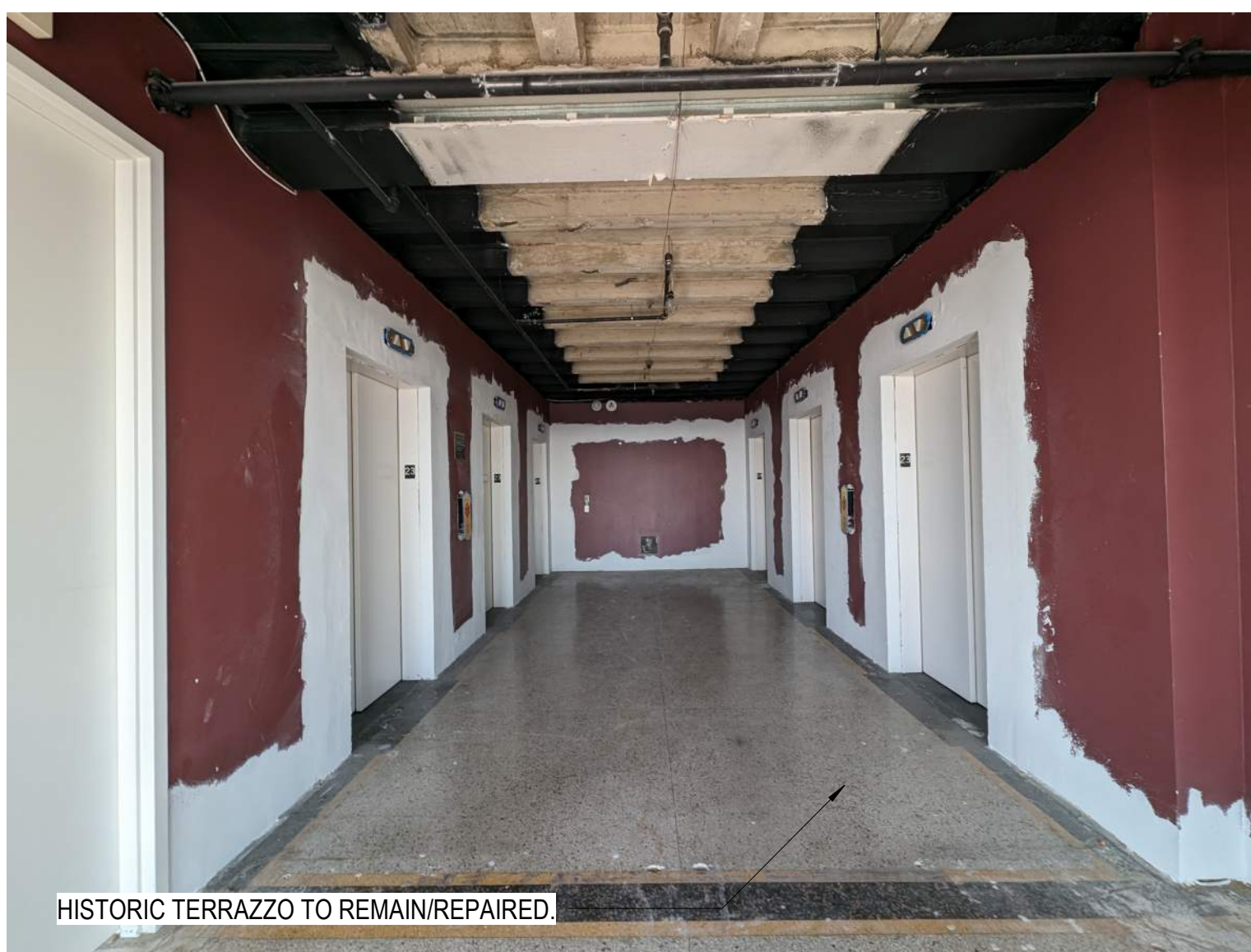
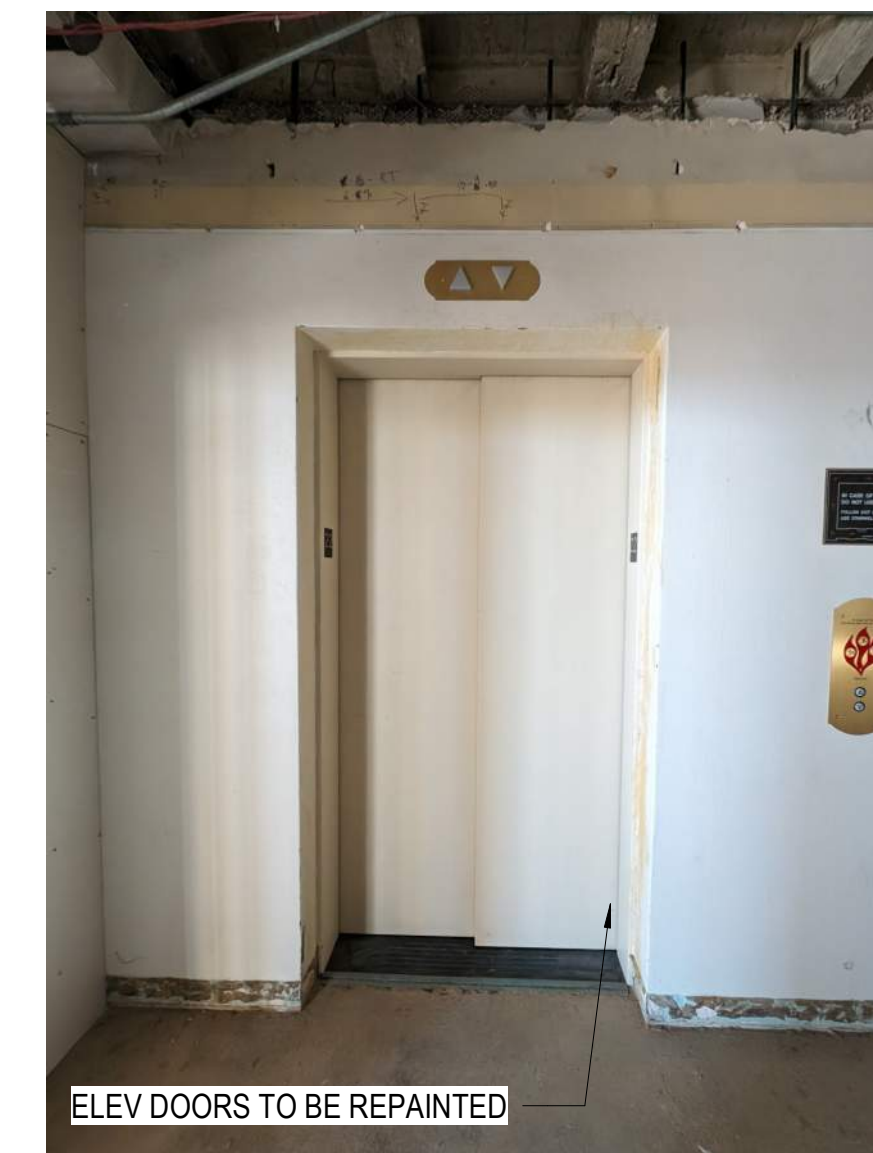
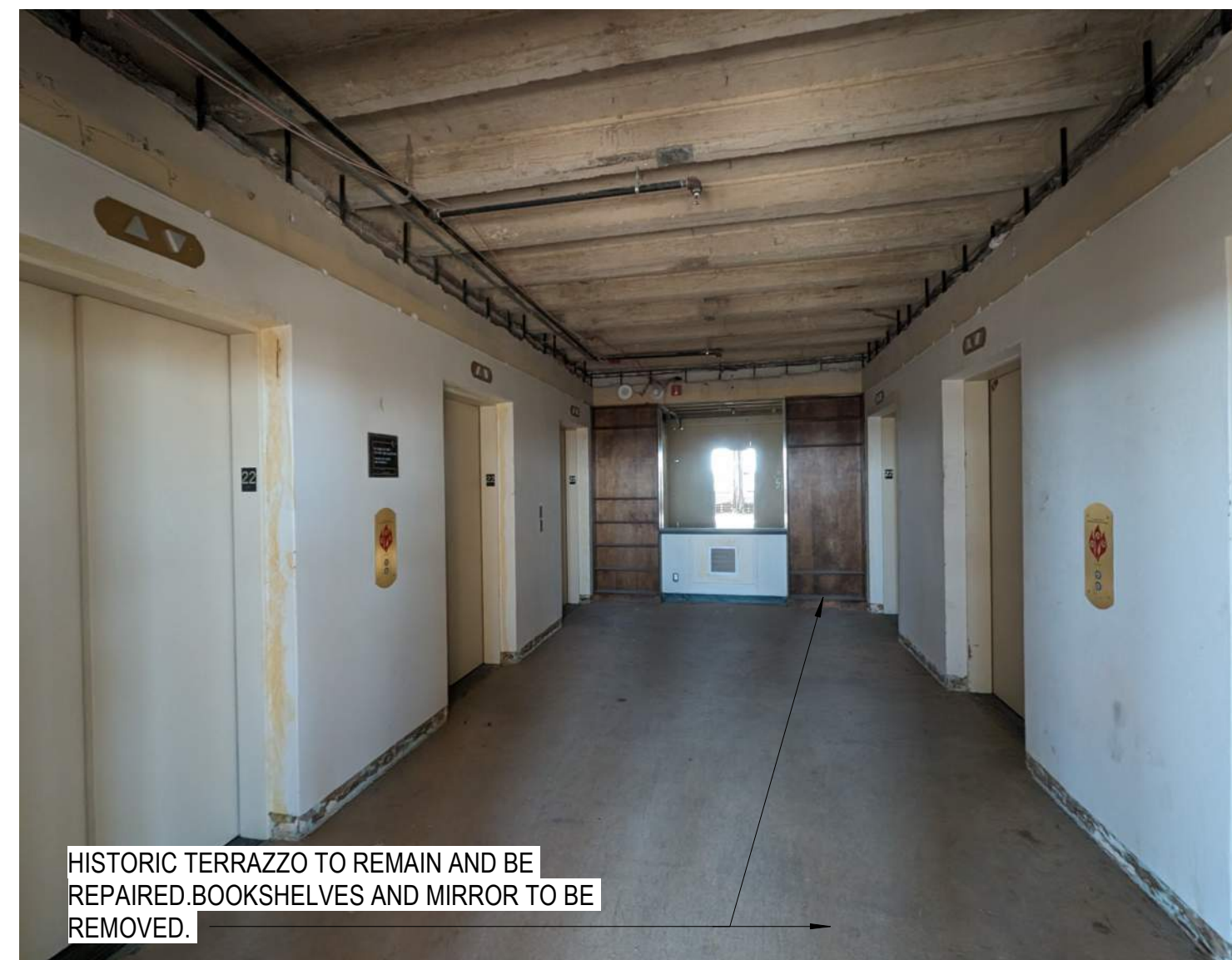
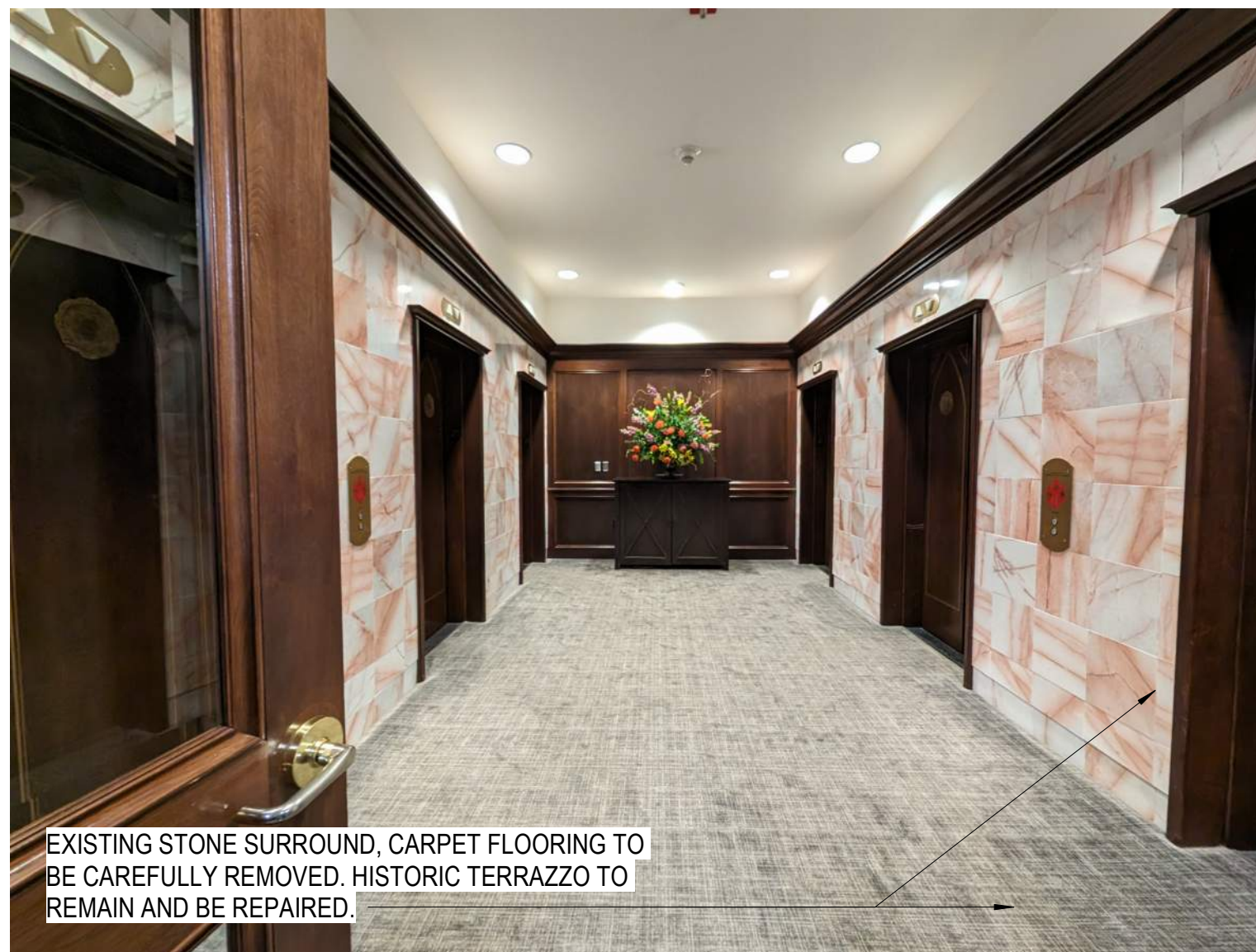
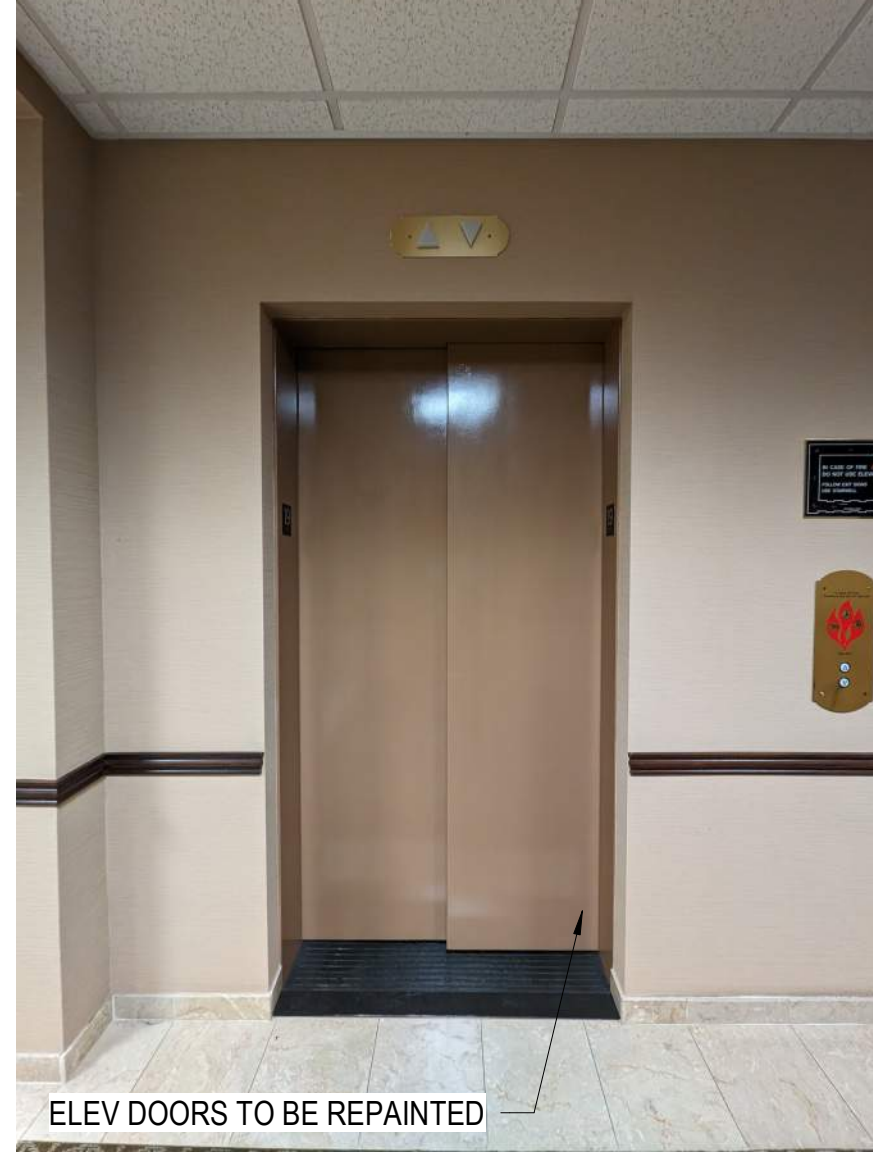
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