

# HISTORIC AND DESIGN REVIEW COMMISSION

June 04, 2025

**HDRC CASE NO:** 2025-141  
**ADDRESS:** 9427 SE 410 (Previously reviewed as Approx. 9501 SE Loop 410)  
**LEGAL DESCRIPTION:** NCB 10917 P-205 (18.90 AC)  
**ZONING:** IDZ-2, H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Daniel Loss  
**OWNER:** Jim Young/SABOT DEVELOPMENT LTD  
**TYPE OF WORK:** Construction of two, 3-story, multi-family residential structures; construction of enclosed parking accessory structures; site and landscaping work  
**APPLICATION RECEIVED:** May 20, 2025  
**60-DAY REVIEW:** July 19, 2025  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct two, 3-story, multi-family residential structures on the vacant lot at 9427 SE Loop 410. These buildings are identified as buildings 4 and 5 in the construction documents. This request also includes the installation of surface parking, enclosed parking structures, landscaping, and low-impact development features.

The application documents include three additional multi-story, multi-family residential structures for context; however, these structures are not located within the Mission Historic District and are not within the Commission's purview.

## APPLICABLE CITATIONS:

*Mission Historic District Design Manual, Section 3, Guidelines for New Construction*

3. Commercial Construction (Commercial, Institutional, and Multifamily projects consisting of 8 units or more)

### A. BUILDING ORIENTATION AND SITE DEVELOPMENT

*i. Division of structures* — Multifamily residential or mixed used developments consisting of multiple buildings should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. For instance, sites that are located adjacent to single-family residential areas should incorporate multiple, smaller buildings instead of larger buildings that are out of scale with the surrounding context. A site analysis of the surrounding context should be included in schematic design development. Site constraints or other limitations may be demonstrated and submitted as part of the application to explain the logistical and programmatic requirements for a single structure.

*ii. Site configuration* — Multifamily residential or mixed used developments consisting of multiple buildings should be organized in a campus-like configuration with primary facades that address external views from the public right-of-way as well as create comfortable interior spaces such as courtyards and circulation spaces.

*iii. Building spacing* — Buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Single story buildings should be sited to include a minimum separation of 10 feet between buildings. Multi-story buildings should maintain a minimum separation of 50% of the adjacent building heights. For spaces between two buildings of differing heights, 50% of the average of the two heights shall be used.

*iv. Transitions* — Sites that are located adjacent to single-family residential areas or context areas consisting of predominantly single-story, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. New buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%.

*v. Setbacks* — In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks

vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Military.

*vi. Location of parking areas along corridors* — Rear / side parking is encouraged north of SE Military Drive. Front parking with landscape buffers are encouraged south of SE Military Drive.

*vii. Vehicular access and driveways along corridors* — In general, driveway widths should not exceed 24'. Shared driveways are allowed and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a pedestrian island. In order to accommodate functions requiring access by heavy trucks (Min SU 30), request for driveways wider than what is recommended by the guidelines should be coordinated with TCI for an alternative to be considered by the HDRC.

## B. BUILDING MASS, SCALE AND FORM

*i. Monolithic elements and fenestrations* — Historic masonry construction in the Missions lack numerous voids in the wall plane resulting in a monolithic aesthetic that is appropriate to reference in new construction. Wall planes and fenestration patterns should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type.

*ii. Maximum facade length* — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should not include uninterrupted wall planes of more than 50 feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes.

*iii. Height* — Notwithstanding the provisions of RIO, commercial structures in the Mission Historic District should be a maximum of three stories in height. Sites located within a Mission Protection Overlay District may be subject to more restrictive height regulations. Height variability between buildings within complexes is encouraged. Additional height may be considered on a case by case basis depending on historic structures of comparable height in the immediate vicinity.

## C. ROOF FORM

*i. Primary roof forms* — A flat roof with a parapet wall is recommended as a primary roof form for all commercial buildings. Parapets may vary in height to articulate individual wall planes or programmatic elements such as entrances. Complex roof designs that integrate multiple roof forms and types are strongly discouraged.

*ii. Secondary roof forms* — Secondary roofs should utilize traditional forms such as a hip or gable and should establish a uniform language that is subordinate to the primary roof form. Contemporary shed roofs may be considered on a case by case basis as a secondary roof form based on the design merit of the overall proposal and the context of the site. Conjectural forms such as domes, cupolas, or turrets that convey a false sense of history should be avoided.

*iii. Ridge heights* — The ridgelines of roofs with multiple gables or similar roof forms should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

## D. MATERIALS

*i. Traditional materials* — Predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio such as regionally-sourced stone, wood, and stucco. Artificial or composite materials are discouraged, especially on primary facades or as a predominate exterior cladding material. The use of traditional materials is also encouraged for durability at the ground level and in site features such as planters and walls.

*ii. Traditional stucco* — Stucco, when correctly detailed, is a historically and aesthetically appropriate material selection within the Mission Historic District. Artificial or imitation stucco, such as EIFS or stucco-finish composition panels should be avoided. Applied stucco should be done by hand and feature traditional finishes. Control joints should be limited to locations where there is a change in materials or change in wall plane to create a continuous, monolithic appearance.

*iii. Primary materials* — The use of traditional materials that are characteristic of the Missions is strongly encouraged throughout the historic district as primary materials on all building facades. For all new buildings, a minimum of 75% of the exterior facades should consist of these materials. Glass curtain walls or uninterrupted expanses of glass may be counted toward the minimum requirement.

*iv. Secondary materials* — Non-traditional materials, such as metal, tile, or composition siding may be incorporated into a building façade as a secondary or accent material. For all new buildings, a maximum of 25% of the exterior facades should consist of these nontraditional materials.

*v. Visual interest* — A variety and well-proportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. No single material or color should excessively dominate a



building or multiple buildings within a complex unless the approved architectural concept, theme, or idea depends upon such uniformity. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged.

*vi. Decorative patterns and color* — The use of decorative patterns and color is encouraged any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.

*vii. Massing and structural elements* — The use of materials and textures should bear a direct relationship to the building's organization, massing, and structural elements. Structural bays should be articulated wherever possible through material selection.

## E. FACADE ARRANGEMENT AND ARCHITECTURAL DETAILS

*i. Human scaled elements* — Porches, balconies, and additional human-scaled elements should be integrated wherever possible.

*ii. Entrances* — The primary entrance to a commercial and mixed used structures, such as a lobby, should be clearly defined by an architectural element or design gesture. Entrances may be recessed with a canopy, defined by an architectural element such as a prominent trim piece or door surround, or projecting mass to engage the pedestrian streetscape.

*iii. Windows* — Windows should be recessed into the façade by a minimum of 2 inches and should feature profiles that are found historically within the immediate vicinity. Wood or aluminum clad wood windows are recommended.

*iv. Architectural elements* — Façade designs should be inspired by the San Antonio Missions and regional architectural styles. Contemporary interpretations of buttresses, colonnades, arcades, and similar architectural features associated with the Missions are encouraged. Historicized elements or ornamentation with false historical appearances should be avoided.

*v. Corporate architecture and branding* — Formula businesses, retail chains, and franchises are encouraged to seek creative and responsive alternatives to corporate architecture that respect the historic context of the Mission Historic District. The use of corporate image materials, colors, and designs should be significantly minimized or eliminated based on proximity to the Missions or location on a primary corridor.

### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## *Section 4: Guidelines for Landscape and Site Elements*

### A. LANDSCAPE, BUFFER YARDS, AND SITE DESIGN

- i. Preserve existing and native vegetation* — Preserve existing and native vegetation to the fullest extent possible and protect existing vegetation, trees, and their root systems throughout the construction process. All healthy or non-diseased existing vegetation within the bufferyard shall be preserved, unless the removal of vegetation is necessary to provide utilities or to provide pedestrian and/or vehicular access to the site.
- ii. Landscape buffers* — A landscape bufferyard is required. Where lot depth allows, 20-foot landscape buffer between parking areas and the street as stipulated in the RIO design standards should be incorporated. Where lot depth does not allow, or the immediate historic context requires a minimal front yard building setback, provide the maximum landscape buffer area that the site can reasonably accommodate.
- iii. Landscape planting palette* — Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List found in the UDC Appendix E. Use plant communities representative of the Northern Blackland Prairie riparian and Tallgrass ecosystems for landscaping on sites adjacent to the Mission Reach.
- iv. Archaeological features* — Where archaeological evidence indicates a site contains or has contained a Spanish colonial acequia, the original path of the acequia shall be incorporated as a landscape feature of the site by including it as part of the landscape design.
- v. Utilities* — On-site utilities, when introduced, shall be located underground unless required by the utility company, upon approval of the city, to be otherwise located.

## B. STREETSCAPE AND AMENITIES

- i. Streetscape* — Enhance the streetscape in new development with street infrastructure, planting areas, walkways, and landscaping. Provide visual, functional, and aesthetic continuity along the street corridor, designing improvements to meet long term community design objectives.
- ii. Amenities* — Incorporate amenities that facilitate outdoor activities appropriate to the site, including seating for comfort and landscaping for shade and aesthetics. Trails and public open spaces should feature wayfinding and interpretive signage, benches, bicycle racks, trash cans, art work, and landscaping that enhance site usage and pedestrian experience.
- iii. Water features* — Water features such as fountains are encouraged. If water features are included, site design details shall include a maintenance plan and use recycled water.
- iv. Pedestrian and Bicycle Circulation Systems* — Provide complete, efficient, and aesthetically pleasing pedestrian and bicycle circulation systems within the site. Coordinate and connect with pedestrian walks and bicycle ways along the street and at abutting lots. For additional guidance, please see the City of San Antonio's Bike Master Plan.
- v. Sidewalk-Trail Connectivity* — Connect new mixed-use, commercial, and residential development to adjacent public walk and trail networks. Provide through-passage for walks and trails as part of the public network.

## C. OFF-STREET PARKING AND HARDSCAPES

- i. Parking Areas* — In general, parking areas should be located beside and/or behind buildings within urban historic contexts and on primary corridors north of SE Military. Parking areas within the front yard are discouraged. Where permitted, they should be limited to a single drive and a single row of parking.
- ii. Cooperative Parking Agreements* — Utilize cooperative parking agreements where possible to reduce the number of unused or seldom used parking spaces.
- iii. Driveway Access-Driveway Reductions* — Wherever possible, establish a single driveway access point to a site for automobiles. The establishment of shared driveways serving adjacent sites is strongly encouraged and may be required. In addition, reduce the number of driveways and driveway widths on existing developed properties to minimize the conflicts between pedestrians, bicyclists, and vehicles. Individual driveways should be no wider than 24 feet, but shared driveways may be 30 feet wide and incorporate a pedestrian median
- iv. Parking Stalls and Pavement Areas* — The redesign of parking stalls and paving areas in a private development to provide defined entrances, access lanes, parking spaces, pedestrian walks, and landscape areas is strongly encouraged.
- v. Pavement Area Reduction* — Reduce the amount of existing paving on a site to the minimum needed to accommodate circulation needs. Replace unnecessary paved areas with landscape areas that provide shade and enhance the character of the site, or permeable pavement surfaces for reduce ponding and facilitate stormwater drainage. Parking areas with ten (10) or more spaces located in the side and rear yards shall be interrupted with landscaped areas (pods) at a ratio of sixteen point two (16.2) square feet landscaped area for every one (1) vehicle parking spot. Pods may be used to meet the requirement for tree and understory preservation, parking lot canopy trees and/or pedestrian circulation system.
- vi. Tree Canopy* — Canopy trees shall be integrated into the design of surface parking lots to provide shade for a minimum of 25 percent of any individual parking lot.

- vii. *Pavement Treatments* — Where possible, reduce the extent of existing impervious cover on existing developed properties undergoing redevelopment. In high traffic areas replace impervious cover with crushed granite, pervious pavers, pervious asphalt or other pervious materials. Impervious areas with no or only occasional traffic are recommended to be replaced with drought tolerant and heat resistant vegetation.
- viii. *Screening for Parking Areas* — Where possible, screen parking areas from the sidewalk and street with landscaping that allows a filtered view of the parking area but reduces its overall visual impact. Notwithstanding the Metropolitan Corridor requirements, new masonry walls or earthen berms are discouraged in the Mission Historic District as a method for screening parking.
- ix. *Pedestrian Routes* — Provide a minimum 4-foot-wide continuous pedestrian route connecting the primary building entrance to the street sidewalk, parking areas, and any existing or planning pedestrian circulation systems abutting the site. Coordinate pedestrian routes with landscape areas and enhancements. Pedestrian routes shall be separated from parking stalls and vehicular drives with vegetation and/or landscaping material. Pedestrian routes may cross loading areas or vehicular drives but in such cases shall include high visibility pavement markings.
- x. *Pedestrian Lighting* — Provide adequate onsite lighting for pedestrian walks and entrances that enhance the visual character of the streetscape experience. Like parking areas, lighting should pointed down on the sidewalk.

#### D. LOW IMPACT DESIGN STRATEGIES

- i. *Low-Impact Development Techniques* — Low Impact Development (LID) strategies for managing stormwater throughout the district. In consultation with SARA and City staff (Transportation & Capital Improvements), determine how a property under development fits conceptually within the regional strategy for stormwater management and ecological design. Coordinate designs with the approaches implemented or envisioned for adjacent sites within the vicinity.
- ii. *Plantings for Low-Impact Development* — Incorporate native plant communities into design solutions for Low Impact Development (LID) to the maximum extent possible. Stormwater retention and detention facilities can double as attractive and ecologically valuable natural areas. Plants can slow the flow of water, aid in the breakdown of pollutants, and reduce the holding time for stormwater.
- iii. *Stormwater Runoff* — Grade or re-grade the site being developed to reduce or eliminate stormwater runoff to street right-of-ways. Hold water on the property for landscape irrigation and groundwater recharge when possible. Landscaped detention ponds and bioswales are encouraged.
- iv. *Landscape Amenities-Irrigation* — To the extent possible, design stormwater management facilities as landscape amenities incorporated into the site's overall landscape plan or as part of the required bufferyard. Utilize rain gardens and natural retention/detention ponds to capture and store runoff for groundwater recharge. Capture and store rainwater that falls on rooftops and condensation from air conditioners for landscape irrigation.

#### FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct two, 3-story, multi-family residential structures on the vacant lot at 9427 SE Loop 410. These buildings are identified as buildings 4 and 5 in the construction documents. This request also includes the installation of surface parking, enclosed parking structures, landscaping, and low-impact development features. The application documents include three additional multi-story, multi-family residential structures for context; however, these structures are not located within the Mission Historic District and are not within the Commission's purview.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval at the November 6, 2024, Historic and Design Review Commission hearing with the following stipulations:
  - i. That total driveway width not exceed thirty (30) feet. ***This stipulation has been met.***
  - ii. That all building spacing principles and requirements of the Mission Historic District Design Manual be followed. ***This stipulation has been met.***
  - iii. That the applicant explore the expansion of parapet walls. ***This stipulation has been met.***
  - iv. That all lap siding feature smooth finishes with no faux wood grain texture. ***This stipulation has been met.***
  - v. That windows should be recessed into the façade by a minimum of two (2) inches and should feature profiles that are found historically within the Mission Historic District. Additionally, wood or aluminum clad wood windows are recommended. Other window materials may be appropriate provided they show consistency with staff's standard specifications for windows in new construction.

- vi. That final construction documents for the proposed carports be submitted along with complete construction document sets for the primary residential structures when returning to the Commission for final approval. *This stipulation has been met.*
- vii. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- c. EXISTING SITE – The existing site is currently void of structures. The property is bounded by vacant lots to the north, west and south. To the east is a single-family residential development. SE Loop 410 is south of the adjacent property to the immediate south of the project site.
- d. ACEQUIA / SAN ANTONIO RIVER AUTHORITY COORDINATION – Given the proximity of this project to the San Juan Ditch, stormwater management within the site is critical to ensuring that the feature does not experience increased flow from site runoff. The ditch is owned by the San Antonio River Authority who has provided a letter of agreement which outlines the requirements to safeguard the feature during and after construction.
- e. VEHICULAR ACCESS – The applicant has proposed two vehicular entrances to the project; one from Natchez Trail and one from SE Loop 410 Access Road, through the adjacent lot, mentioned in finding c. The Mission Historic District Design Manual section 2.A.vii. notes that in general, driveway widths should not exceed twenty-four (24) feet in width; however, shared driveways are allowed and can have a maximum width of thirty (30) feet. Generally, staff finds the proposed driveway width to be appropriate.
- f. DIVISION OF STRUCTURES – The Mission Historic District Design Manual section 2.A.i. notes that multi-family or mixed-use developments should be divided, scaled, and arranged in a manner that is respectful of the surrounding context. The applicant has divided structures on site to provide building footprints and organization that is generally consistent with the footprints of existing and historic mixed-use, commercial and multi-family residential structures within the district.
- g. SITE CONFIGURATION – The Mission Historic Design Manual section 2.A.ii. notes that multi-family and mixed-use developments consisting of multiple buildings should be organized in a campus-like configuration with primary façade that address external views from the public right of way as well as create comfortable interior spaces such as courtyards and circulation spaces.
- h. BUILDING SPACING – Regarding building spacing, the Mission Historic District Design Manual notes that buildings should be arranged to include interstitial spaces between structures that maintain a comfortable pedestrian scale. Multi-story buildings should maintain a minimum separation of fifty (50) percent of the adjacent building heights. For spaces between two buildings of differing heights, fifty (50) percent of the average of the two height shall be used. Generally, it appears that the applicant has proposed building spacing that is consistent with the Mission Manual.
- i. TRANSITIONS – The Mission Historic District Design Manual section 2.A.iv. notes that sites that are located adjacent to single-family residential areas or context areas consisting of predominantly single-story, contributing buildings should utilize transitions in building scale and height along the edge conditions of the site to improve compatibility with the surrounding context. Additionally, the Mission Manual notes that new buildings sited at these edge conditions should not exceed the height of adjacent contributing buildings by more than 40%. The width of the primary, street-facing façade of new buildings should not exceed the width of adjacent contributing buildings by more than 60%. Given the site configuration and the portion of the site that is within the Mission Historic District being separated from adjacent, single-family structures, staff finds this section of the Mission Design Manual has been met.
- j. SETBACKS – Regarding setbacks, the Mission Historic District Design Manual notes that in general, new buildings should the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 35' for properties south of SE Military. There is neither an established setback on SE Loop 410 or on S Presa. Staff finds that proposed lot layout and building setbacks from property lines to be appropriate.
- k. MONOLITHIC ELEMENTS & FENESTRATION – The Mission Historic District Design Manual 2.B.i. notes that wall planes and fenestration patterns for new construction should be organized to yield facades that appear monolithic and enduring while still allowing for visual interest through breaks in scale and pattern. Traditional punched window openings with uniform spacing throughout the building facade is discouraged. Glass curtain walls or uninterrupted expanses of glass may also be grouped and used to create uniform building mass as a contemporary alternative to the historic construction type. Generally, staff finds that the applicant has proposed façade arrangement that is consistent with the Mission Manual.

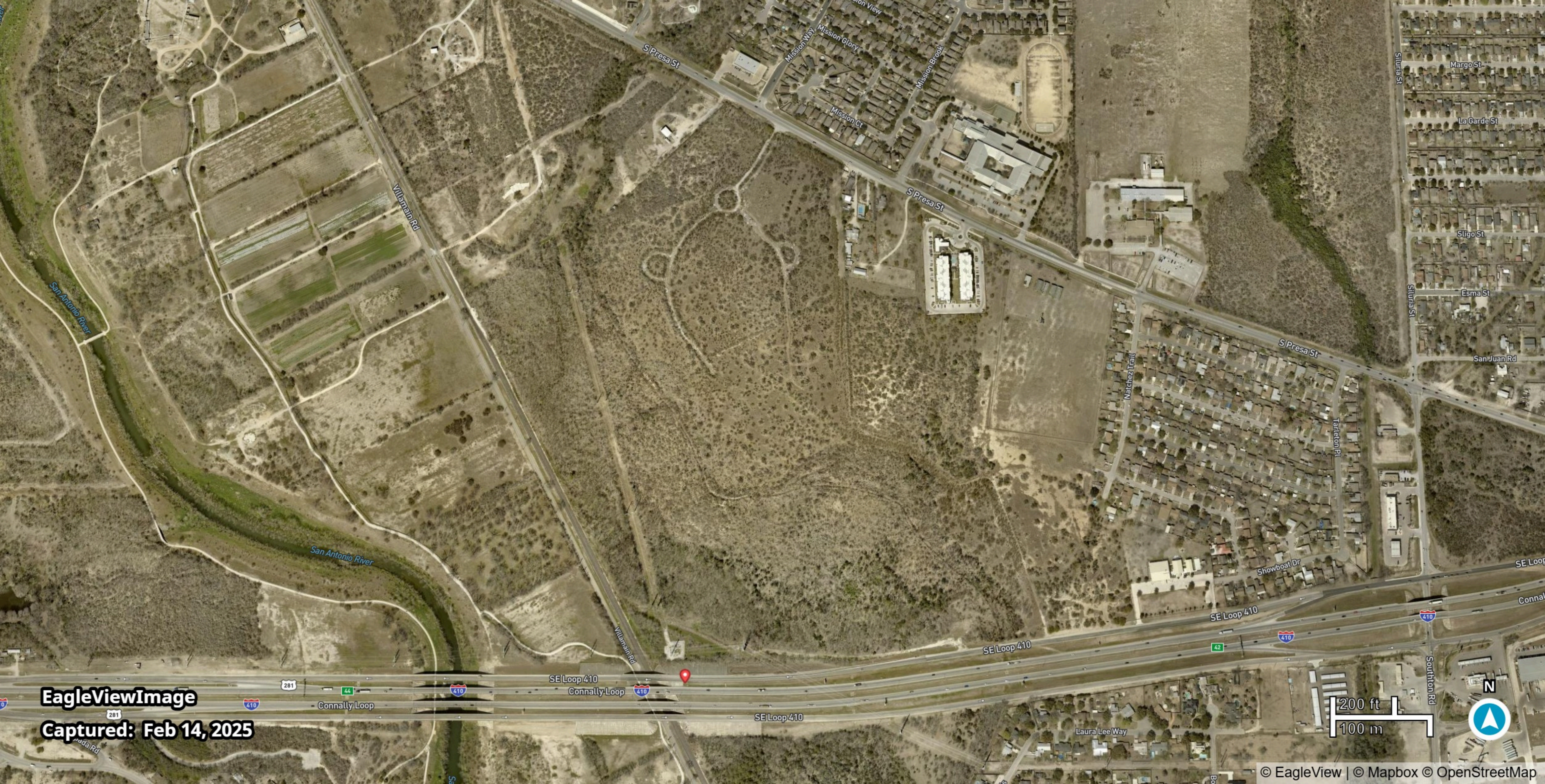
- l. FAÇADE LENGTH – The Mission Historic District Design Manual 2.B.ii. notes that commercial structures should not include uninterrupted wall planes of more than fifty (50) feet in length. Building facades may utilize an offset, substantial change in materials, or change in building height in order to articulate individual wall planes. Staff finds that the applicant has demonstrated compliance with the Mission Manual requirements for façade separation.
- m. HEIGHT – The applicant has proposed for both structures to feature three stories in height and overall heights of approximately forty-one (41) feet. Generally, staff finds the proposed heights to be appropriate as distances between three story structures and distances from adjacent property lines will result in reduced perceived massing.
- n. ROOF FORMS – The Mission Historic District Design Manual 2.C. notes that flat roofs with parapet walls is recommended as a primary roof form for all commercial buildings. The Mission Manual notes that secondary roof forms should utilize traditional forms such as hipped or gabled roof forms and should establish a uniform language that is subordinate to the primary roof form. The applicant has proposed for primary roofs to feature hipped elements with parapet walls simulating flat roof elements. While the proposed parapet walls do not extend the length of each façade, staff finds that they generally address the intent of the Mission Design Manual. Generally, staff finds the proposed roof forms to be appropriate.
- o. MATERIALS – The Mission Historic District Design Manual 2.D. notes that predominant façade materials should be those that are durable, high-quality, and vernacular to San Antonio. Artificial or composite materials are discouraged, especially on primary facades or as a predominant exterior cladding material. For all new buildings, a minimum of seventy-five (75) percent of all exterior walls should consist of traditional materials that are characteristic of the Missions. Non-traditional materials, such as metal, tile or composition siding may be incorporated into a building façade as a secondary or accent material. No more than twenty-five (25) percent of exterior facades should consist of these non-traditional materials. The applicant has proposed for exterior facades to feature fiber cement lap siding, stucco, and shingle roofs. The applicant has noted façade material percentages, all of which are consistent with the Mission Design Manual. Additionally, the applicant has noted that siding will feature smooth finishes.
- p. FAÇADE ARRANGEMENT – The Mission Historic District Design Manual 2.E. provided guidance on façade arrangement and architectural details, specifically regarding the incorporation of human scaled elements, entrances, windows, architectural elements and corporate architectural and branding. Generally, per the submitted application documents, it appears that the applicant has incorporated human scaled elements, architecturally defined entrances, and façade elements that reflect on the traditional architecture of the San Antonio Missions.
- q. WINDOWS – The Mission Historic District Design Manual 2.E.iii. notes that windows should be recessed into the façade by a minimum of two (2) inches and should feature profiles that are found historically within the Mission Historic District. Additionally, wood or aluminum clad wood windows are recommended. Other window materials may be appropriate provided they show consistency with staff's standard specifications for windows in new construction. The applicant has proposed to install vinyl windows and has provided detailed wall sections noting window installation at various conditions. Generally, staff finds the proposed window installation to be appropriate; however, staff finds that windows should be supplied in a dark color.
- r. ENCLOSED PARKING – The applicant has proposed a number of enclosed parking structures throughout the site. These feature enclosed parking for six (6) automobiles each with facades consisting of lap siding and hollow metal garage doors. Generally, staff finds these structures and their materials to be appropriate. Staff finds that all lap siding should feature smooth finishes with no faux wood grain texture.
- s. PARKING LOTS – The applicant has proposed to perform site modifications to include the construction of surface parking lots, site paving and various landscaped areas. The proposed parking lots are buffered by landscaping elements from both buildings and adjacent property lines. Staff finds the proposed parking configuration to be appropriate.
- t. LANDSCAPE DESIGN – Section 4 of the Mission Historic District Design Manual provides the Guidelines for landscaping, buffer yard and site design, streetscape and amenity design, off-street parking and hardscapes, and low impact design strategies.. Staff finds the proposed landscape design and landscape material palette to be appropriate and consistent with the Mission Design Manual.
- u. ARCHAEOLOGY – Impacts to the acequia should be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

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

- i. That all windows feature dark colored frames.
- ii. ARCHAEOLOGY – The project area is partially located within the Mission Local Historic District and Mission Parkway National Register of Historic Places District. In addition, it is bounded by the San Juan Acequia, a previously recorded archaeological site and designated National Historic Civil Engineering Landmark. Impacts to the acequia should be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.





**EagleViewImage**  
**Captured: Feb 14, 2025**

200 ft

100 m

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May 20, 2025

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ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

5.20.2025

architect seal 23752

a multifamily project for  
the NRP group



## HAYNES LOFTS

9427 SE 410  
SAN ANTONIO, TX. 78223

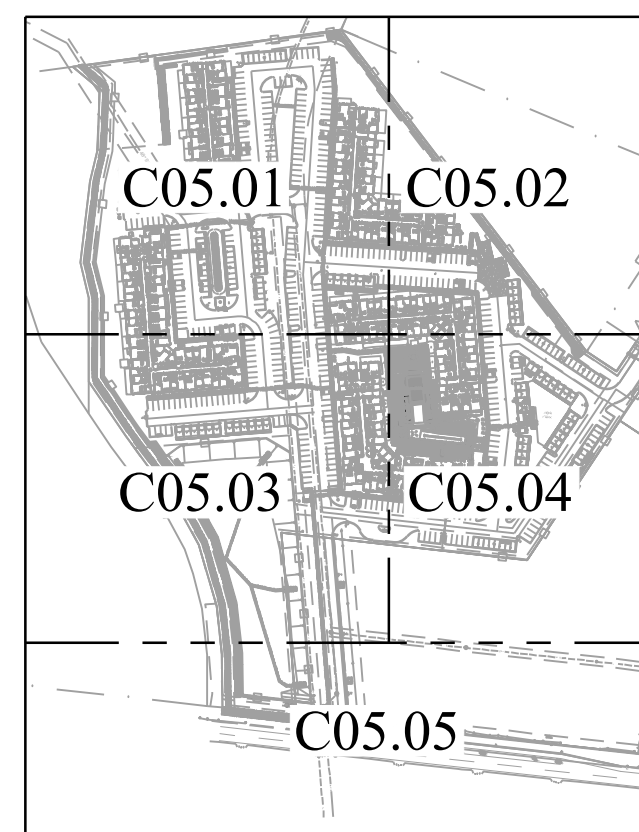
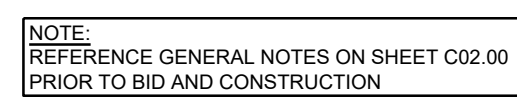
Cover

Project Number	24019
Date	May 20, 2025
Drawn By	OM
Checked By	EYH

A000

Scale





Accessible FHA calculations	Spaces
Parking	5
Accessible Required 2%	1
Accessible Provided	1
Van Spaces Required	0
Van Spaces Provided	0

NOTE: SITE IS ZONED IDZ-2 SO MIN. PARKING MAY BE REDUCED BY 50%

Bike Parking	Maximum Required	24 Spaces	Provided	24 Spaces
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PRIMARY CONTACT:  
JUSTIN SHIPPEY, P.E.

[illegible]

Justin R. Shippey  
04/02/2025

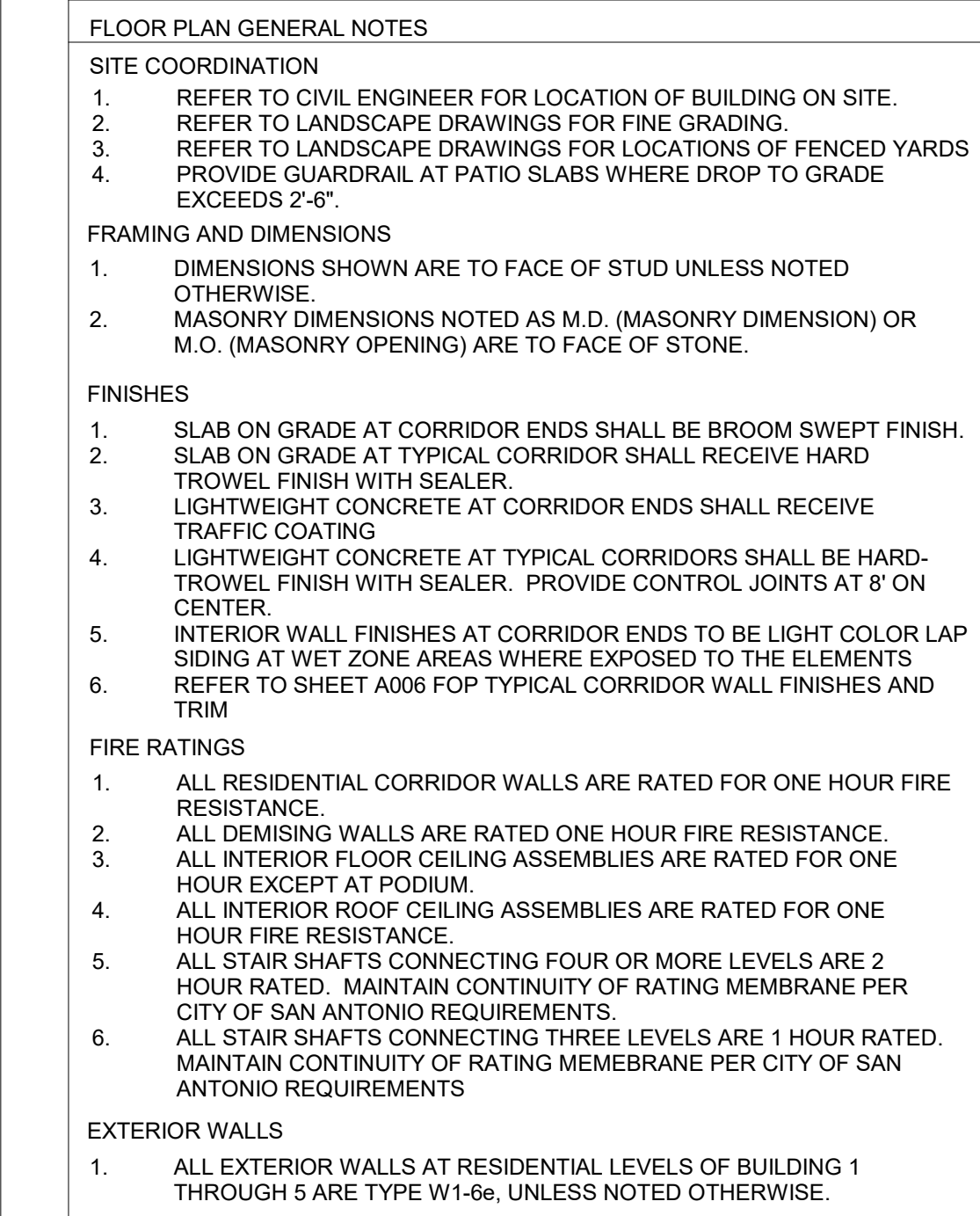
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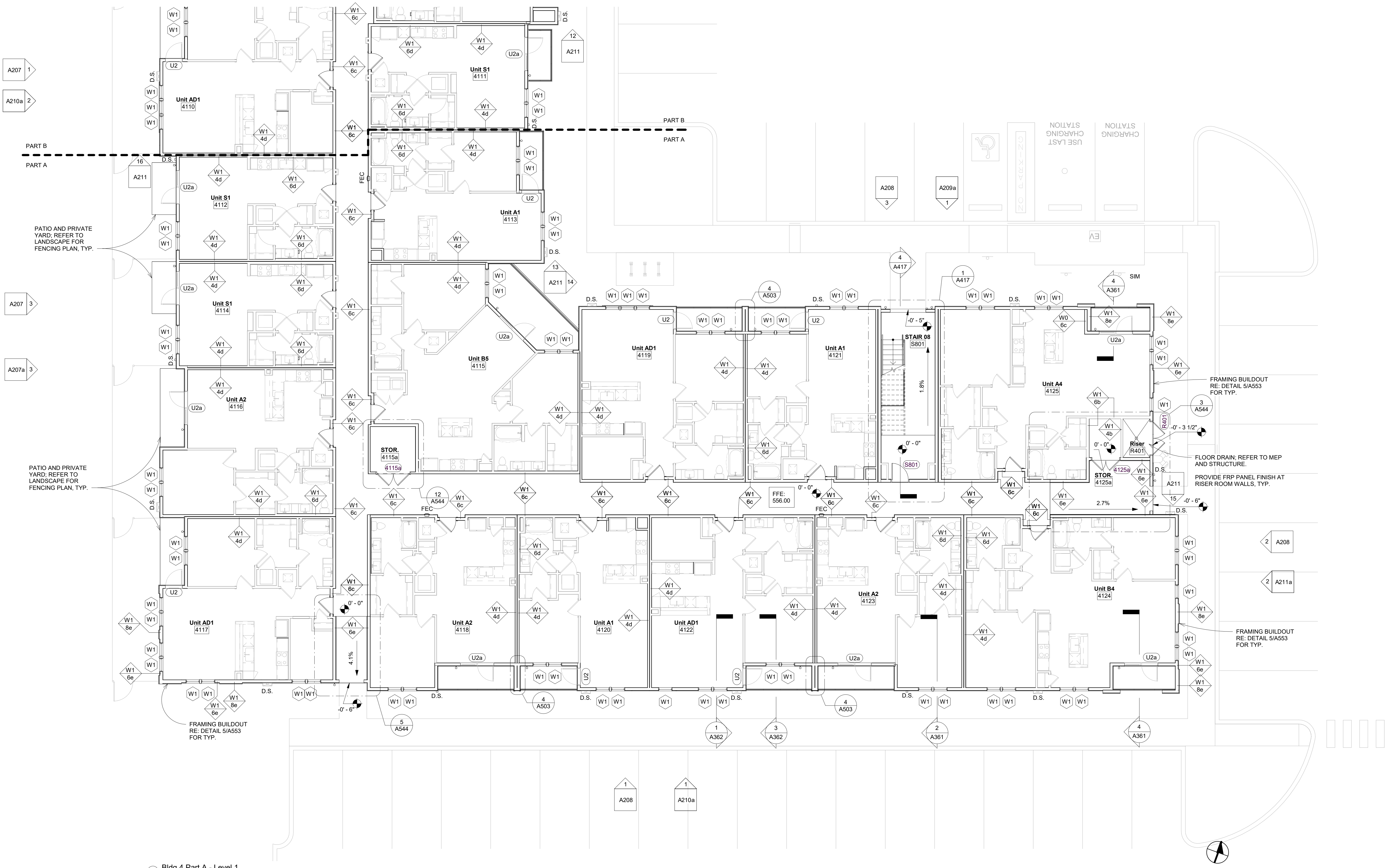
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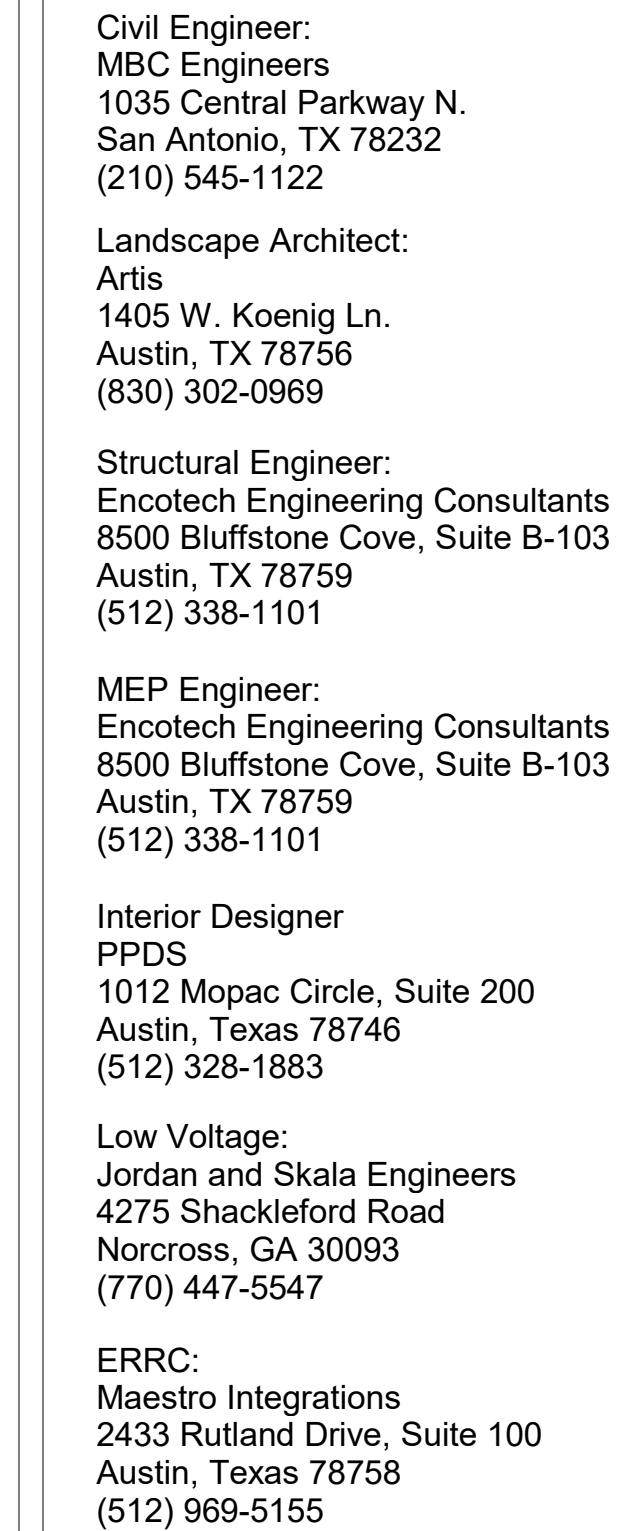


SITE COORDINATION	FIRE RATINGS
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE. 2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADINGS. 3. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FENCED YARDS. 4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GROUND EXCEEDS 2'-6".	1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE. 2. ALL DEMISING WALLS ARE RATED ONE HOUR FIRE RESISTANCE. 3. INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR EXCEPT AT PODIUM.
FRAMING AND DIMENSIONS	4. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE.
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.	5. ALL STAIR SHAFTS CONNECTING FOUR OR MORE FLOORS SHALL MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS.
2. DIMENSIONS NOTED AS I.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF STONE.	6. ALL STAIR SHAFTS CONNECTING THREE LEVELS ARE 1 HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS.
FINISHES	
1. SLAB ON GRADE AT CORRIDOR ENDS SHALL BE BROOM SWEEP FINISH.	
2. SLAB ON GRADE AT TYPICAL CORRIDOR SHALL RECEIVE HARD TROWEL FINISH WITH SEALER.	EXTERIOR WALLS
3. LIGHTWEIGHT CONCRETE AT CORRIDOR ENDS SHALL RECEIVE TRAFFIC COATING.	1. ALL EXTERIOR WALLS AT RESIDENTIAL LEVELS OF BUILDING 1 THROUGH 5 ARE TYPE W-16, UNLESS NOTED OTHERWISE.
4. LIGHTWEIGHT CONCRETE AT TYPICAL CORRIDOR SHALL BE HARD-TROWEL FINISH WITH SEALER. PROVIDE CONTROL JOINTS AT 8' ON CENTER.	
5. INTERIOR WALL FINISHES AT CORRIDOR ENDS TO BE LIGHT COLOR LAP SIDING AT WET ZONE AREAS WHERE EXPOSED TO THE ELEMENTS.	
6. REFER TO SHEET A006 FOP TYPICAL CORRIDOR WALL FINISHES AND TRIM	



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ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

5.20.2025

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a multifamily project for  
the NRP group



## HAYNES LOFTS

9427 SE 410  
SAN ANTONIO, TX. 78223

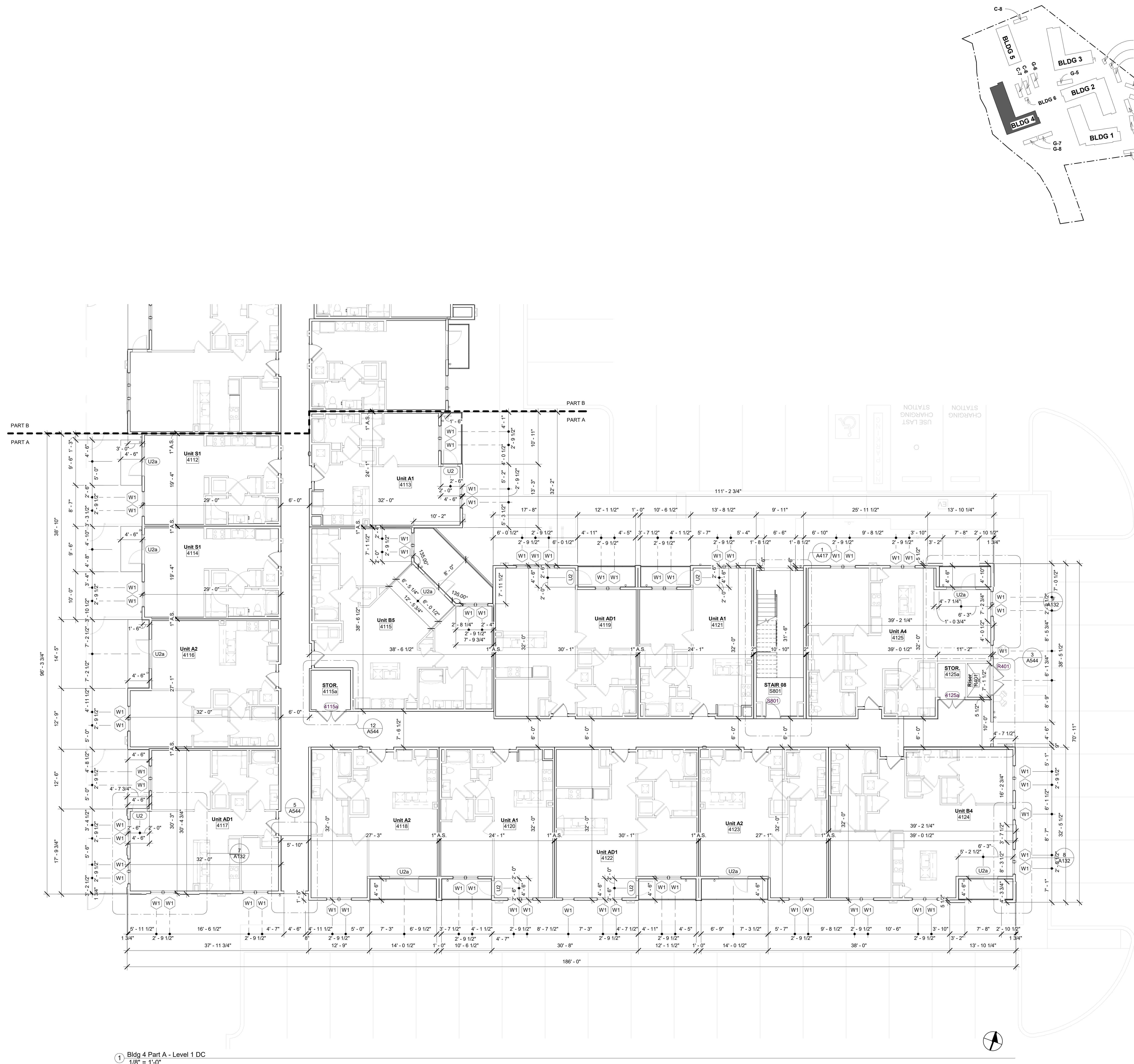
Bldg 4 Part A - Level 1 DC

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

A116a-DC

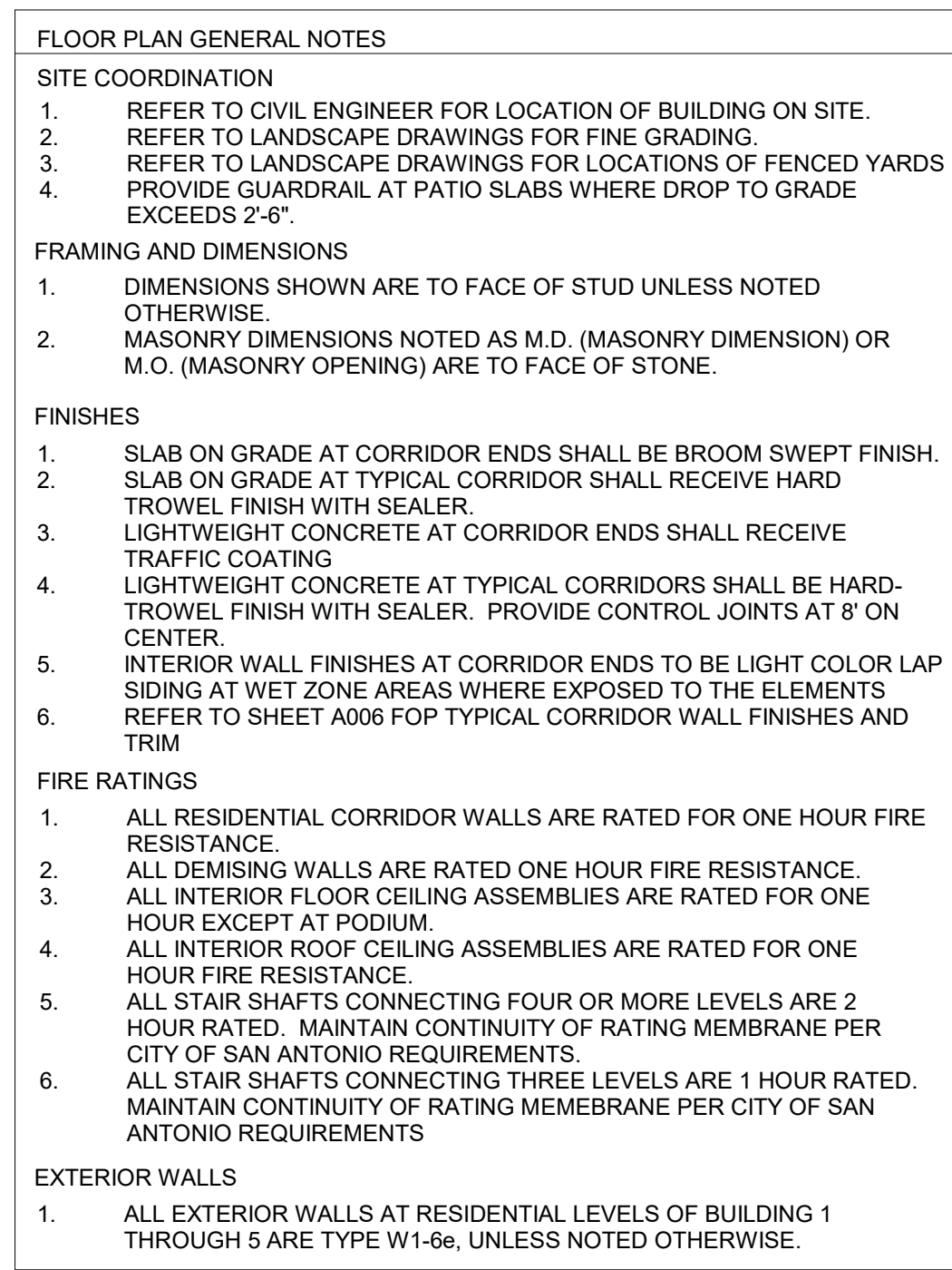
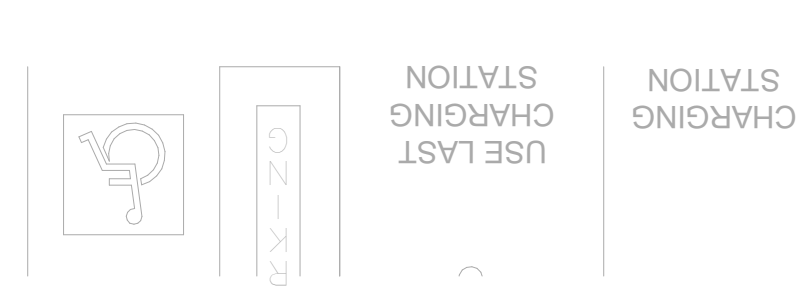
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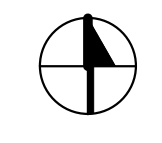
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A116b	
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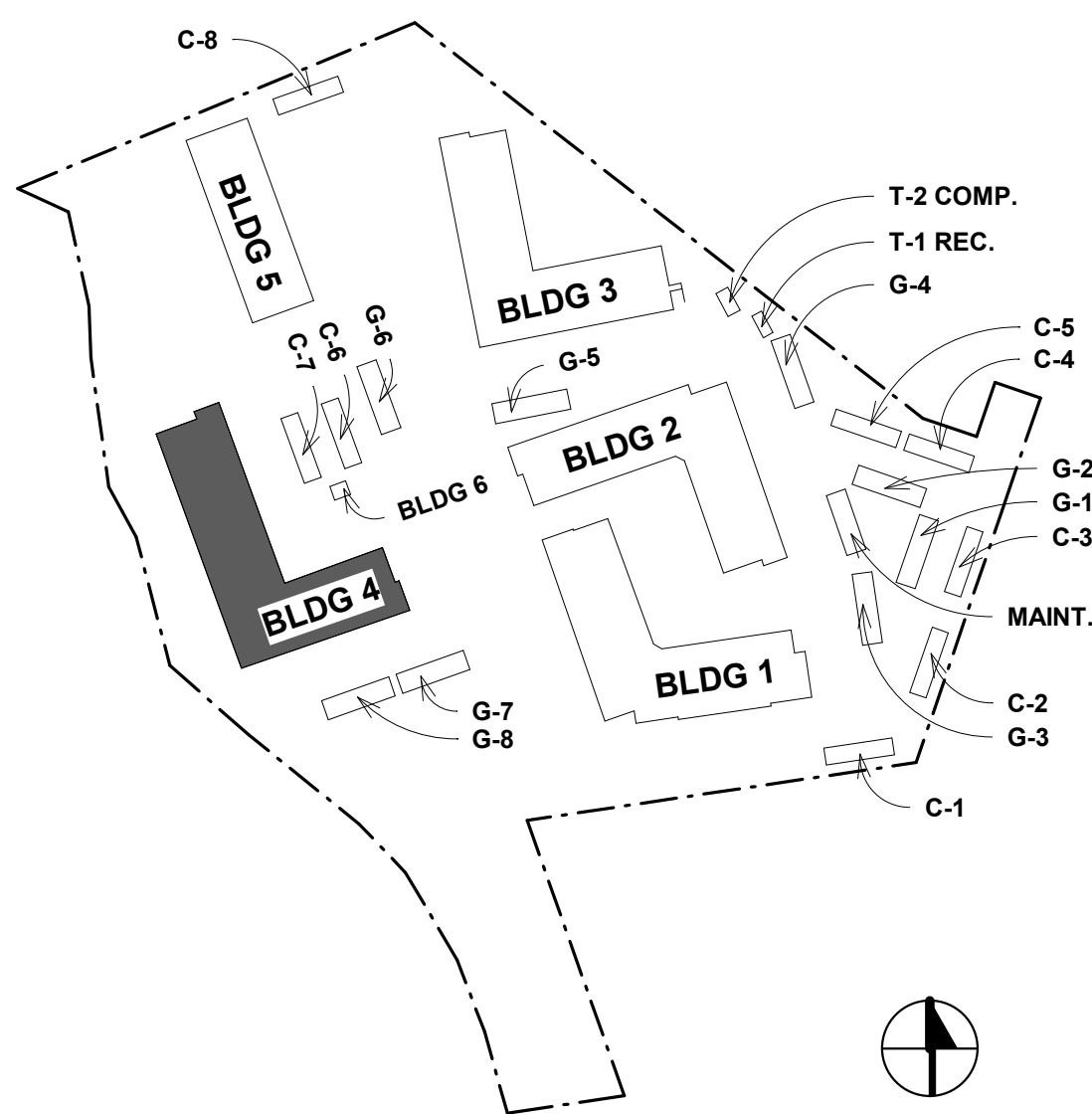
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9427 SE 410  
SAN ANTONIO, TX. 78223

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

Scale	As indicated
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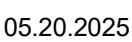




**DAVIES**  
COLLABORATIVE

107 Leland Street, Suite      Austin, Texas 78704      512.852.4310

ERRC:  
Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
(512) 969-5155

[illegible]

Scale	As indicated
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5/15/2025 3:31:58 PM



**SITE COORDINATION**

1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FENCED YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6".

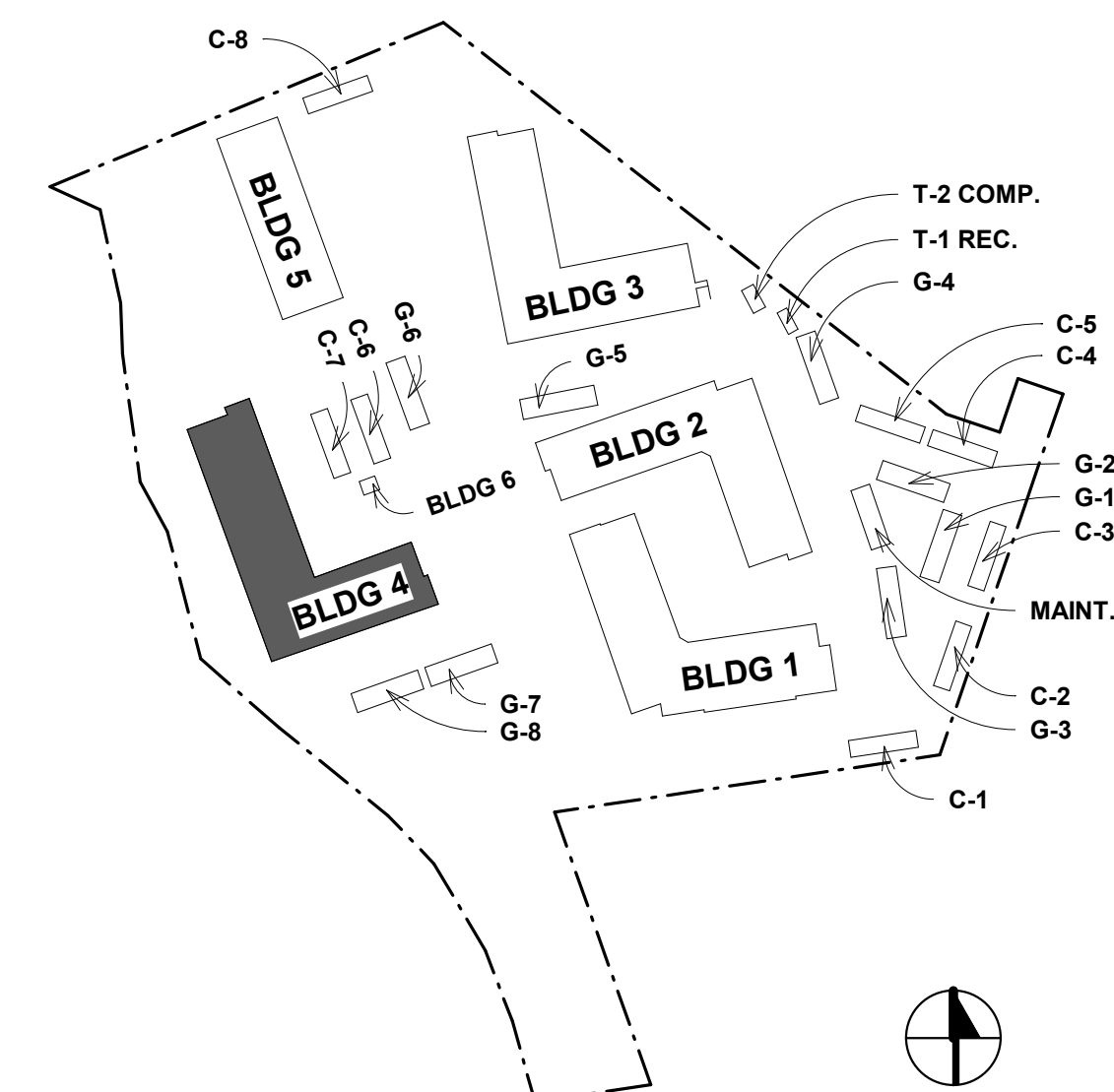
**FRAMING AND DIMENSIONS**

1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED BY M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF STONE.

**FINISHES**

1. SLAB ON GRADE AT CORRIDOR ENDS SHALL BE BROOM SWEEP FINISH.
2. SLAB ON GRADE AT TYPICAL CORRIDOR SHALL RECEIVE HARD TROWEL FINISH SEALER.
3. LIGHTWEIGHT CONCRETE AT CORRIDOR ENDS SHALL RECEIVE TRAFFIC COATING.
4. CONCRETE AT CORRIDOR ENDS SHALL RECEIVE TRAFFIC COATING AND HARD-TROWEL FINISH SEALER. PROVIDE CONTROL JOINTS AT 8' ON CENTER.
5. INTERIOR WALL FINISHES AT CORRIDOR ENDS TO BE LIGHT COLOR LAP SIDING.
6. INTERIOR WALLS WHERE EXPOSED TO THE ELEMENTS.
7. REFER TO SHEET A006 FOR TYPICAL CORRIDOR WALL FINISHES AND TRIM.

1.	ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2.	ALL CORRIDOR WALLS ARE RATED ONE HOUR FIRE RESISTANCE.
3.	ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR EXCEPT AT PODIUM.
4.	ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE.
5.	ALL STAIR SHAFTS CONNECTING FOUR OR MORE LEVELS ARE 2 HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS
6.	ALL STAIR SHAFTS CONNECTING THREE LEVELS ARE 1 HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS
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Civil Engineer:  
MBC Engineers  
1035 Central Parkway N.  
San Antonio, TX 78232  
(210) 545-1122

Landscape Architect:  
Artis  
1405 W. Koenig Ln.  
Austin, TX 78756  
(830) 302-0969

Structural Engineer:  
Enotech Engineering Consultants  
8500 Bluffstone Cove, Suite B-103  
Austin, TX 78759  
(512) 338-1101

MEP Engineer:  
Enotech Engineering Consultants  
8500 Bluffstone Cove, Suite B-103  
Austin, TX 78759  
(512) 338-1101

Interior Designer  
PPDS  
1012 Mopac Circle, Suite 200  
Austin, Texas 78746  
(512) 328-1883

Low Voltage:  
Jordan and Skala Engineers  
4275 Shackelford Road  
Norcross, GA 30093  
(770) 447-5547

ERRC:  
Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
(512) 969-5155

ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

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the  
**NRP**  
group

## HAYNES LOFTS

9427 SE 410  
SAN ANTONIO, TX. 78223

Bldg 4 Part A - Level 2

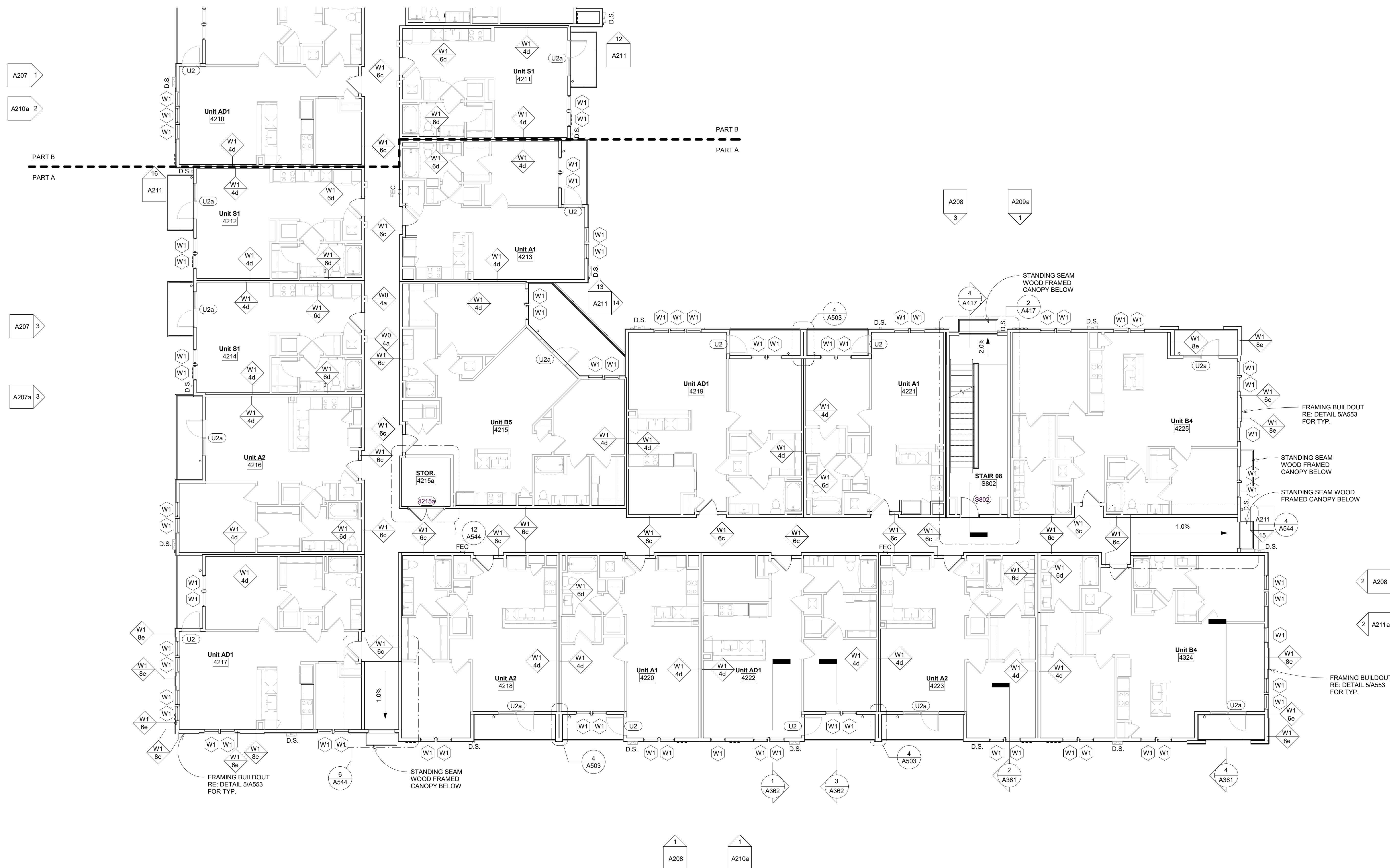
Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

A117a

Scale	As indicated
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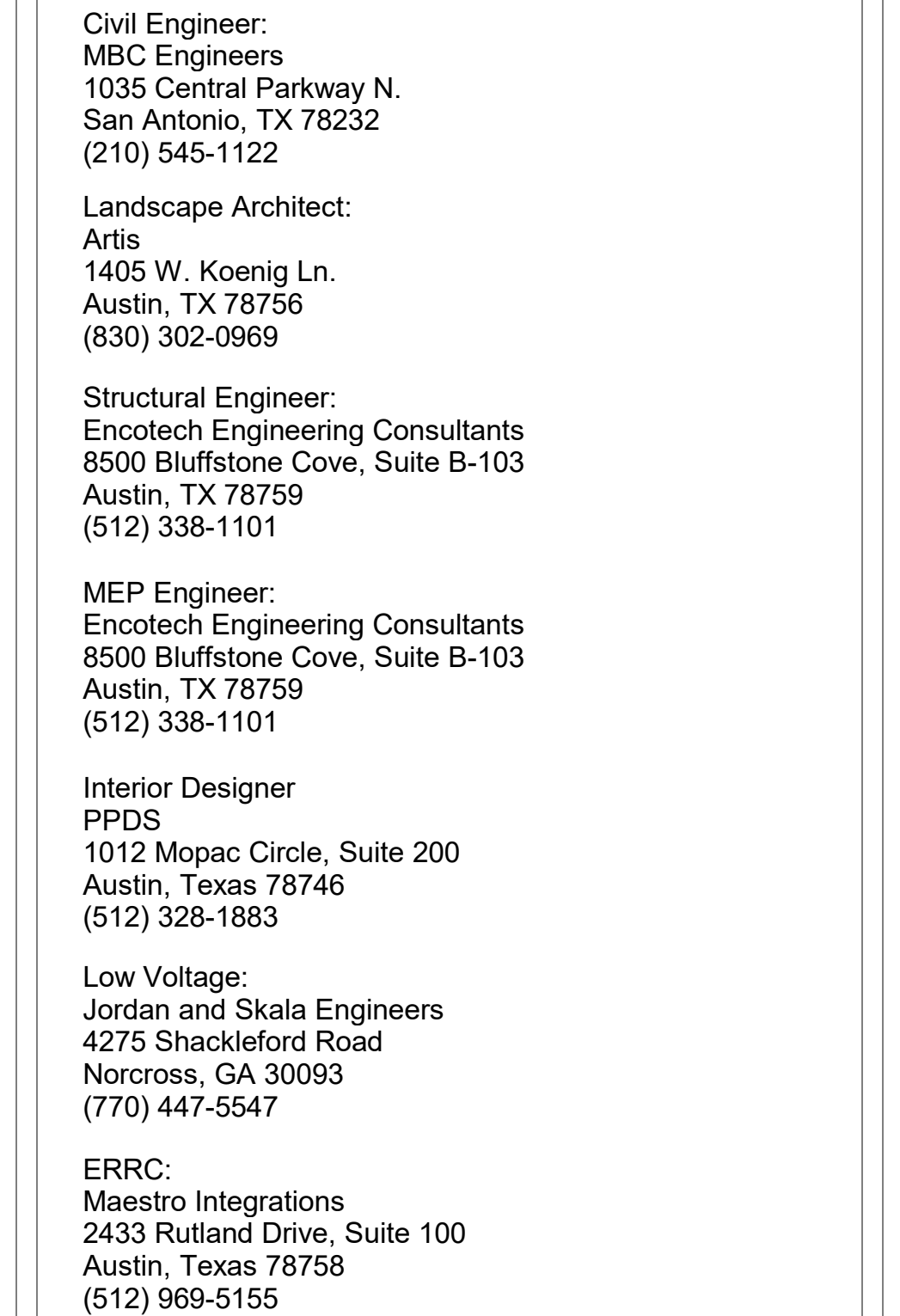
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1 Bldg 4 Part A - Level 2  
1/8" = 1'-0"





ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

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HAYNES LOFTS

9427 SE 410  
SAN ANTONIO, TX. 78223

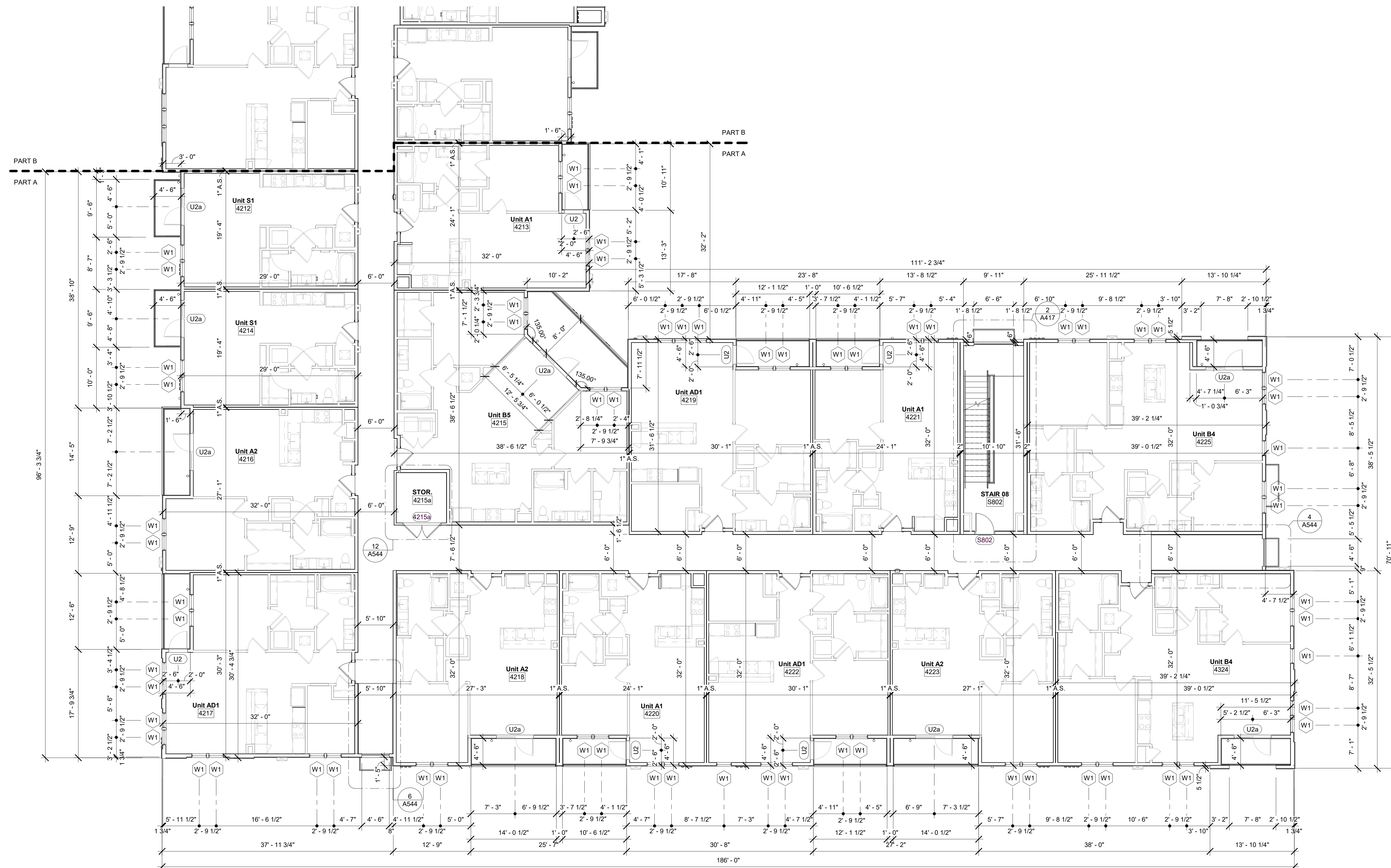
Bldg 4 Part A - Level 2 DC

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

A117a-DC

Scale	As indicated
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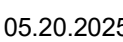
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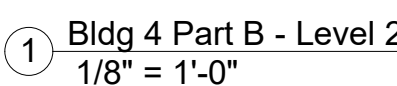
ERRC:  
Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
(512) 969-5155

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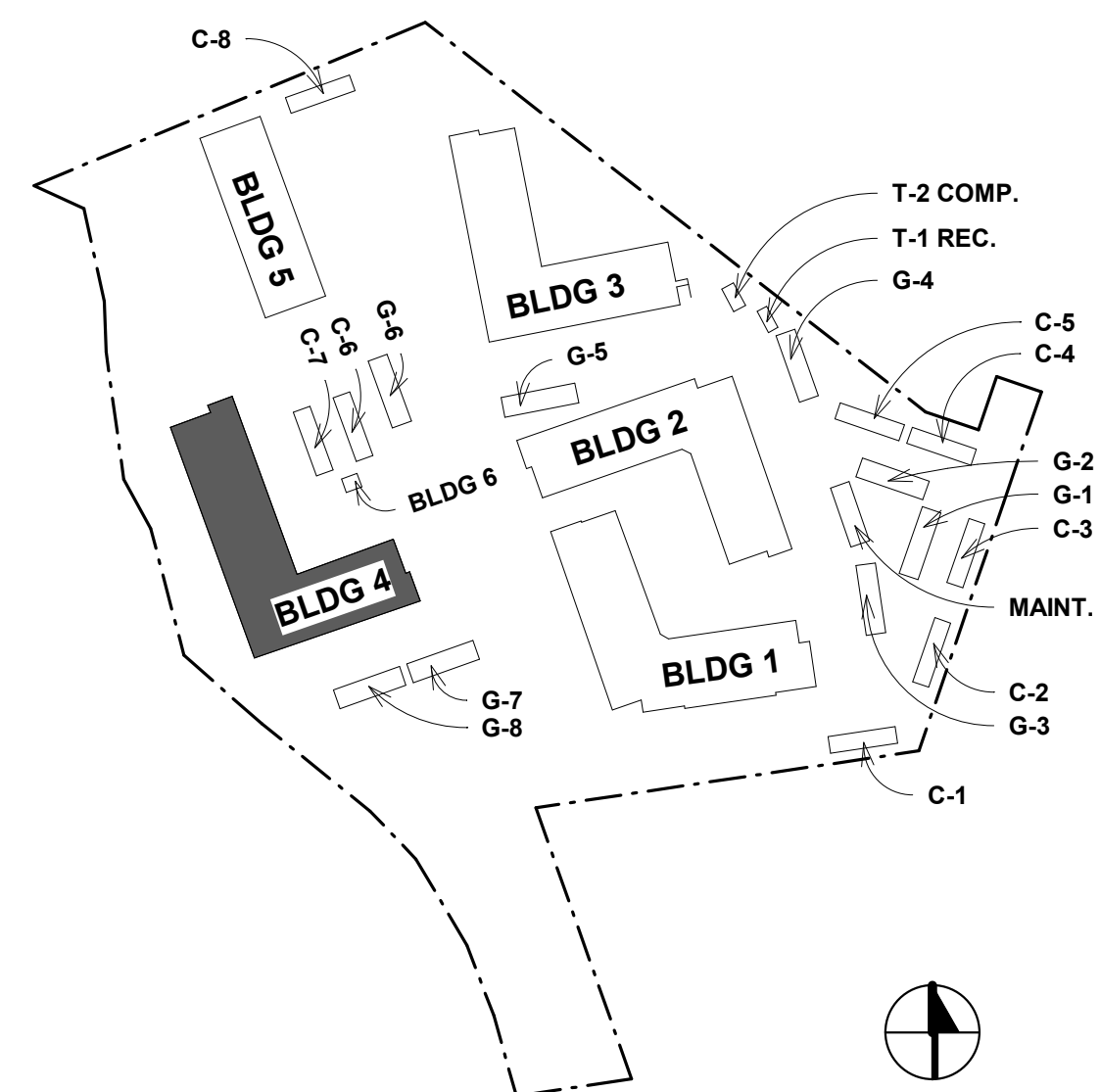
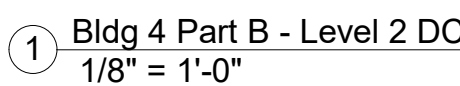
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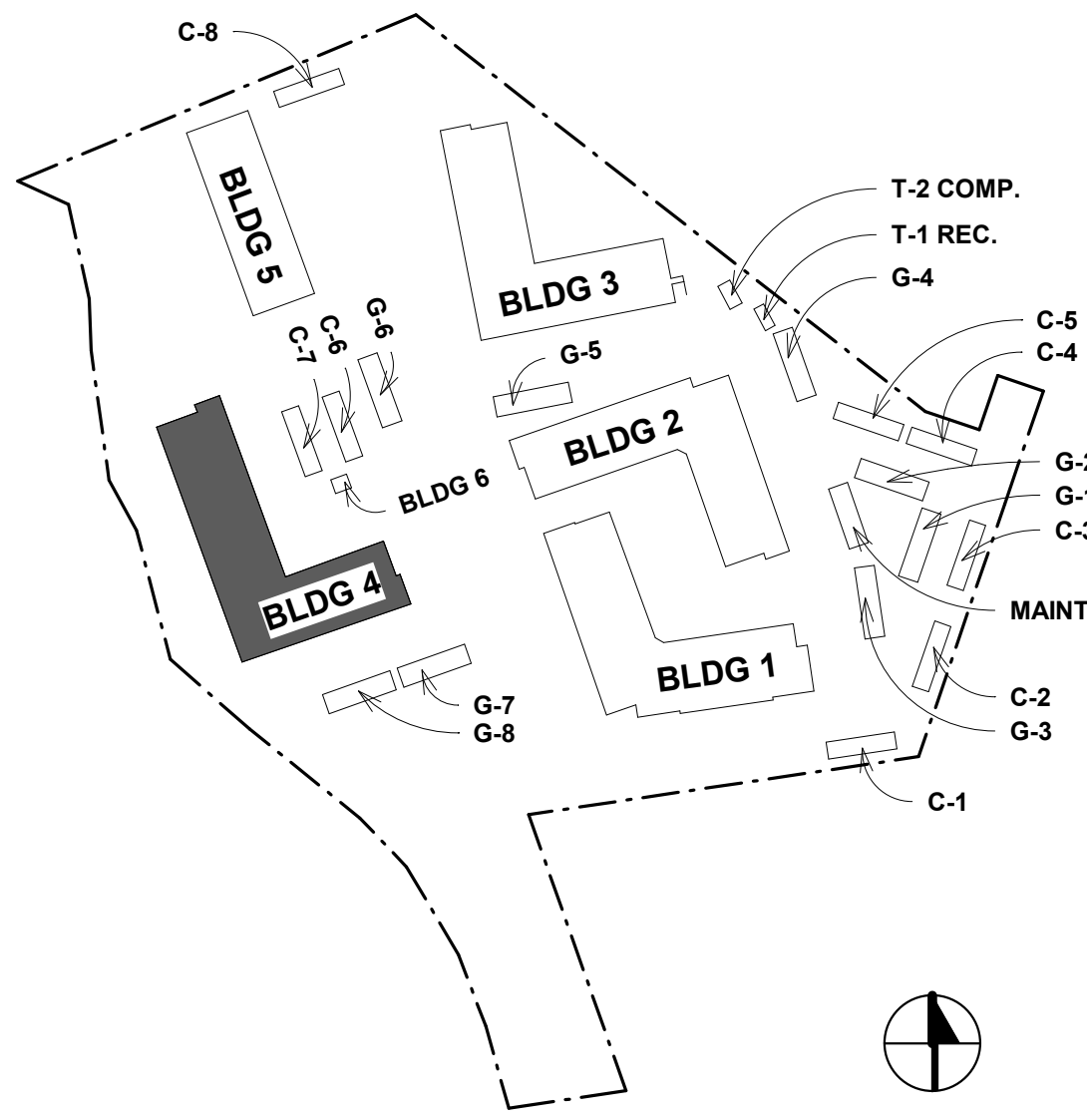


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(512) 969-5155

[illegible]

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**DAVIES**  
COLLABORATIVE

107 Leland Street, Suite Austin, Texas 78704 512.852.4310

ERRC:  
Maestro Integrations  
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Austin, Texas 78758  
(512) 969-5155

[illegible]

the  
**NRP**  
group

# A118

Scale	As indicated
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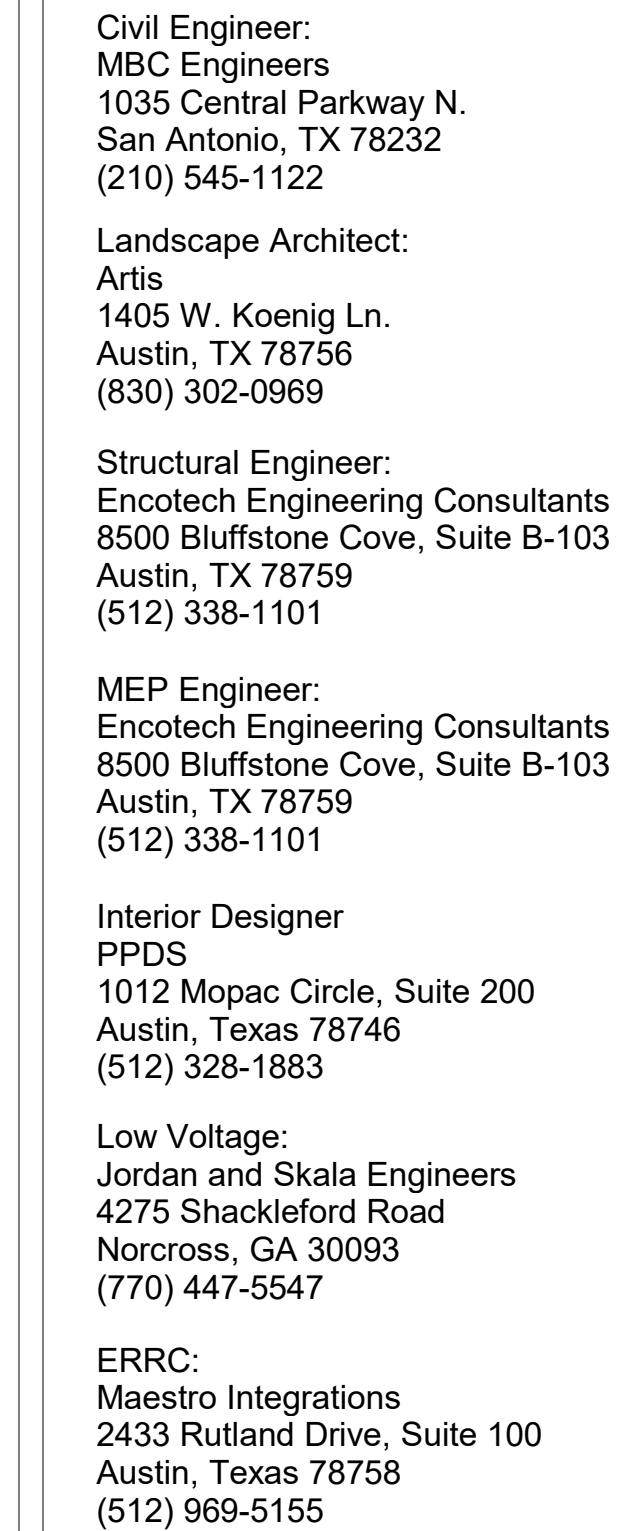
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ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

05.20.2025

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HAYNES LOFTS

9427 SE 410  
SAN ANTONIO, TX. 78223

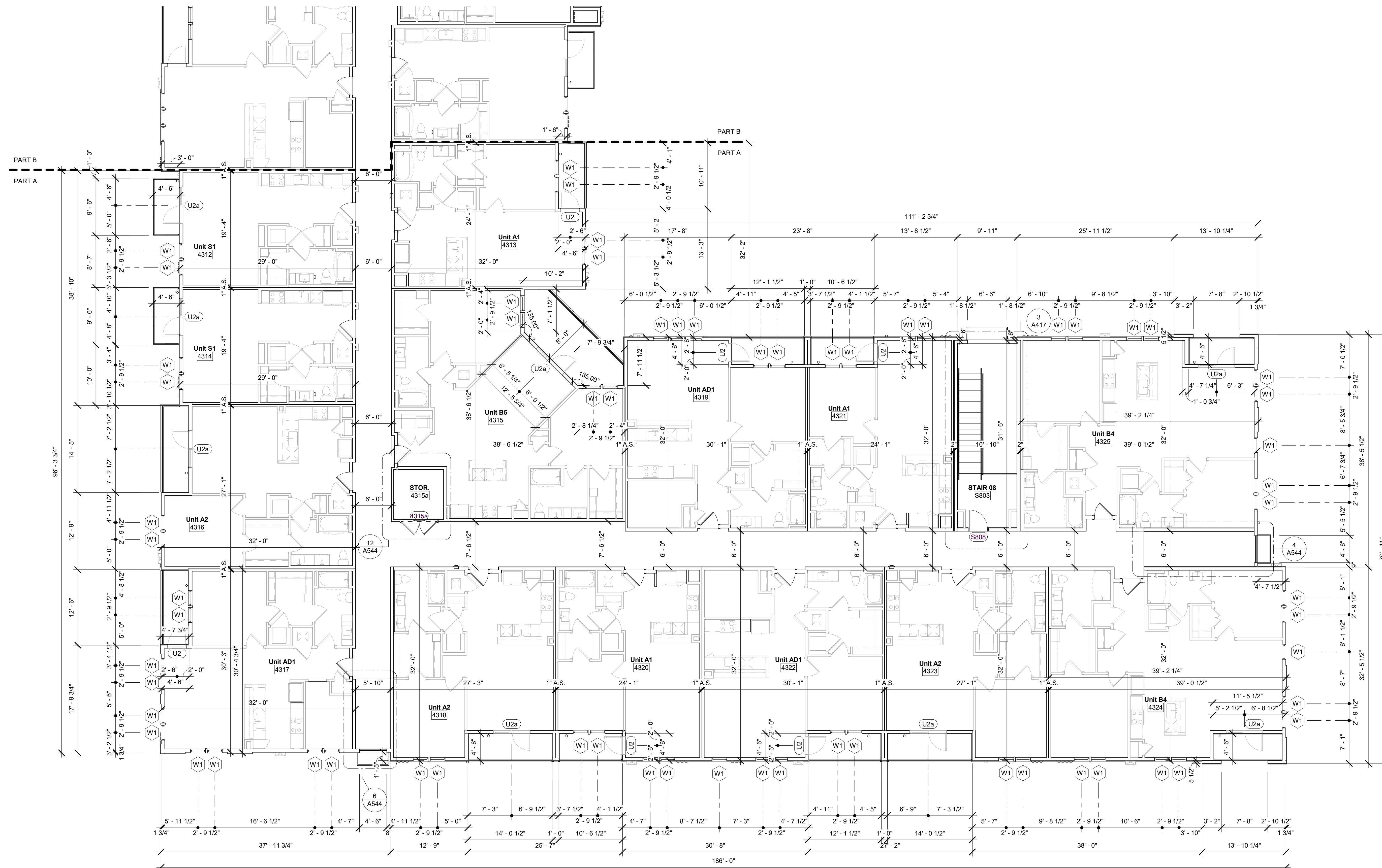
Bldg 4 Part A - Level 3 DC

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

# A118a-DC

Scale	As indicated
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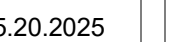
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5/15/2025 3:33:09 PM





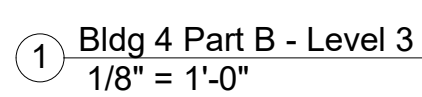
ERRC:  
Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
(512) 969-5155

[illegible]

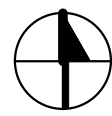
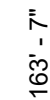
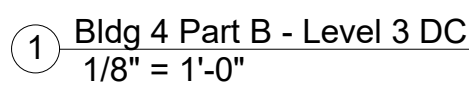
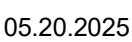
the  
**NRP**  
group

Scale	As indicated
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5/15/2025 3:33:18 PM





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the NRP group



9427 SE 410  
SAN ANTONIO, TX. 78223

Bldg 4 Part B - Level 3 DC

# A118b-DC

Scale As indicated



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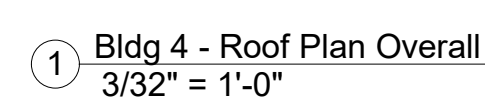
the  
**NRP**  
group

9427 SE 410  
SAN ANTONIO, TX. 78223

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

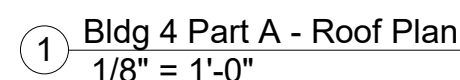
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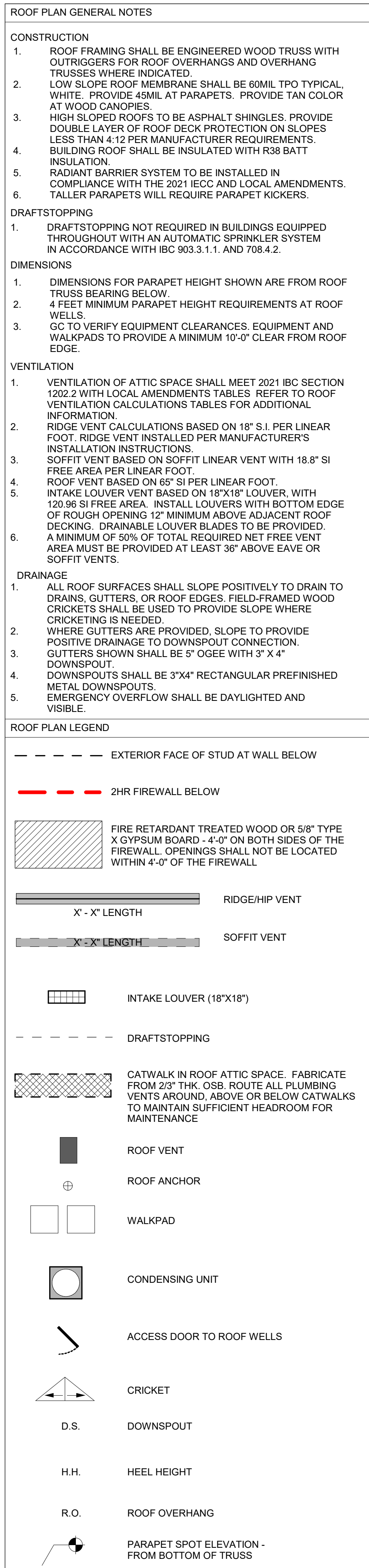
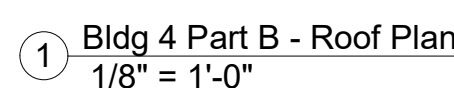
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AREA 4	17,967	2,587,248	17248	8624	288.0	5184	76.0	684	42	2730	0	0	0	0	50	3250	288	5414	17262



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			TOTAL MIN. REQUIRED NET AREA (SQ IN)	ROOF/HIP ROOF VENT/LOUVER OR SOFFIT VENT REQUIRED	RIDGE VENT PROVIDED (SQ IN)	HIP VENT LENGTH (FT)	HIP VENT PROVIDED (SQ IN)	# ROOFS VENTS PROVIDED	ROOF VENT PROVIDED (SQ IN)	# LOUVERS PROVIDED (48"x12")	LOUVER VENT PROVIDED (SQ IN)	# INTAKE VENTS PROVIDED (SQ IN)	INTAKE VENT PROVIDED (SQ IN)	# ROOFS VENTS PROVIDED	LOUVER VENT LOW PROVIDED (SQ IN)	SOFFIT VENT PROVIDED (SQ IN PER FT)	FREE VENT AREA PROVIDED (SQ IN)	
BUILDING 4	TOTAL AREA (SF) NFPA 13	TOTAL AREA (SQ IN)																
AREA 4	17,967	2,587,248	17248	8624	288.0	5184	76.0	684	42	2730	0	0	0	0	3250	288	5434	17262





**SITE COORDINATION**

1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FENCED YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6".

**FRAMING AND DIMENSIONS**

1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED BY M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF STONE.

**FINISHES**

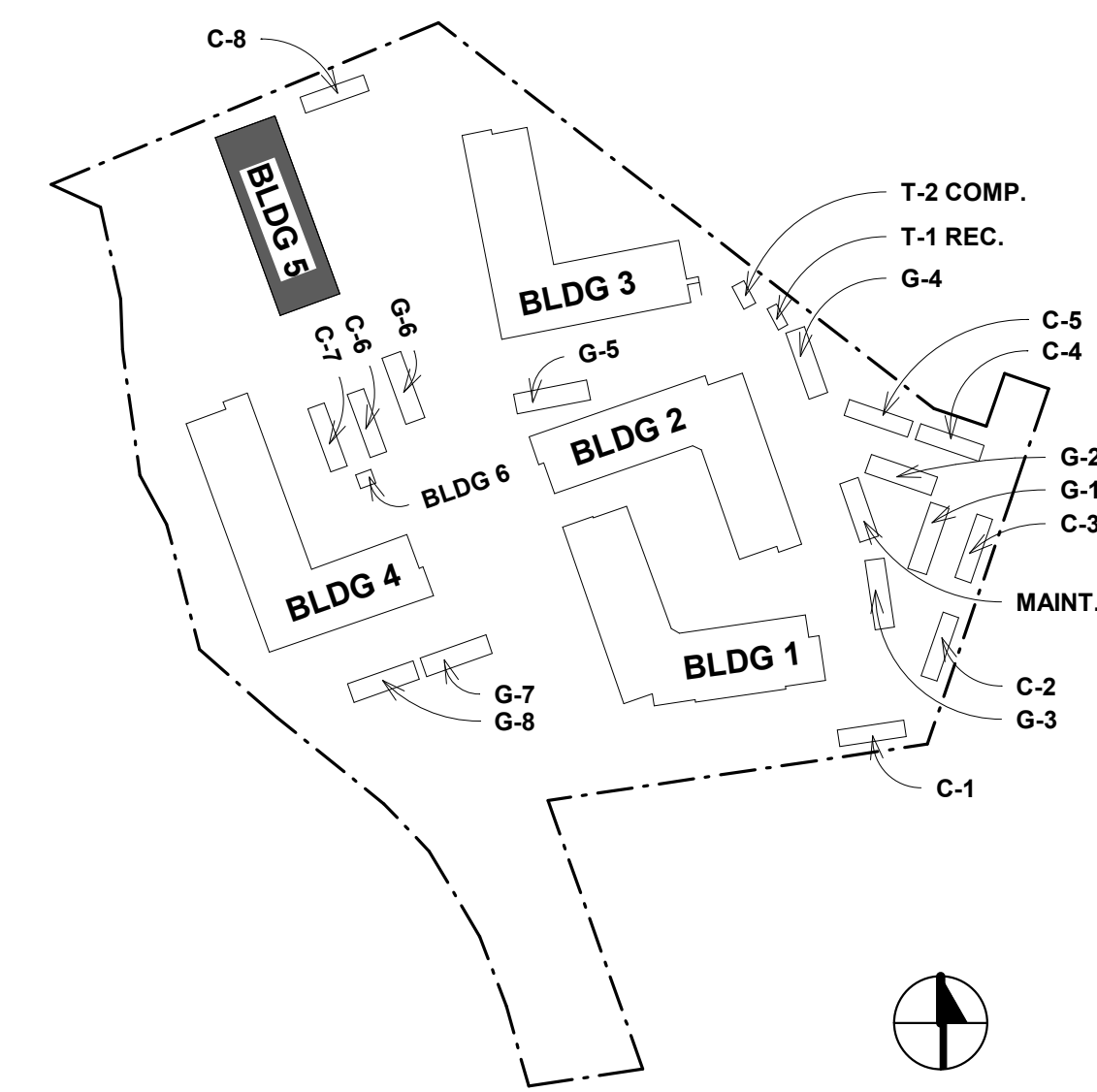
1. SLAB ON GRADE AT CORRIDOR ENDS SHALL BE BROOM SWEEP FINISH.
2. SLAB ON GRADE AT TYPICAL CORRIDOR SHALL RECEIVE HARD TROWEL FINISH SEALER.
3. LIGHTWEIGHT CONCRETE AT CORRIDOR ENDS SHALL RECEIVE TRAFFIC COATING.
4. CONCRETE AT CORRIDOR ENDS SHALL RECEIVE TRAFFIC COATING AND HARD-TROWEL FINISH SEALER. PROVIDE CONTROL JOINTS AT 8' ON CENTER.
5. INTERIOR WALL FINISHES AT CORRIDOR ENDS TO BE LIGHT COLOR LAP SIDING.
6. INTERIOR WALLS WHERE EXPOSED TO THE ELEMENTS.
7. REFER TO SHEET A006 FOR TYPICAL CORRIDOR WALL FINISHES AND TRIM.

**FIRE RATINGS**

1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DOING WALLS ARE RATED ONE HOUR FIRE RESISTANCE.
3. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR EXCEPT AT PODIUM.
4. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE.
5. ALL STAIR SHAFTS CONNECTING FOUR OR MORE LEVELS ARE 2 HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS.
6. ALL STAIR SHAFTS CONNECTING THREE LEVELS ARE 1 HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS

**EXTERIOR WALLS**

1. ALL EXTERIOR WALLS AT RESIDENTIAL LEVELS OF BUILDING 1 THROUGH 5 ARE TYPE W1-66, UNLESS NOTED OTHERWISE.



Civil Engineer:  
MBC Engineers  
1035 Central Parkway N.  
San Antonio, TX 78232  
(210) 545-1122

andscape Architect:  
Artis  
1405 W. Koenig Ln.  
Austin, TX 78756  
(830) 302-0969

Structural Engineer:  
Enrotech Engineering Consultants  
8500 Bluffstone Cove, Suite B-103  
Austin, TX 78759  
(512) 338-1101

MEP Engineer:  
Enrotech Engineering Consultants  
8500 Bluffstone Cove, Suite B-103  
Austin, TX 78759  
(512) 338-1101

Interior Designer  
PPDS  
1012 Mopac Circle, Suite 200  
Austin, Texas 78746  
(512) 328-1883

Low Voltage:  
Jordan and Skala Engineers  
4275 Shackelford Road  
Norrcross, SA 30093  
(770) 447-5547

ERRC:  
Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
(512) 969-5155

ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

5.20.2025

architect seal 23752

a multifamily project for  
the NRP group

the  
**NRP**  
group

## HAYNES LOFTS

9427 SE 410  
SAN ANTONIO, TX. 78223

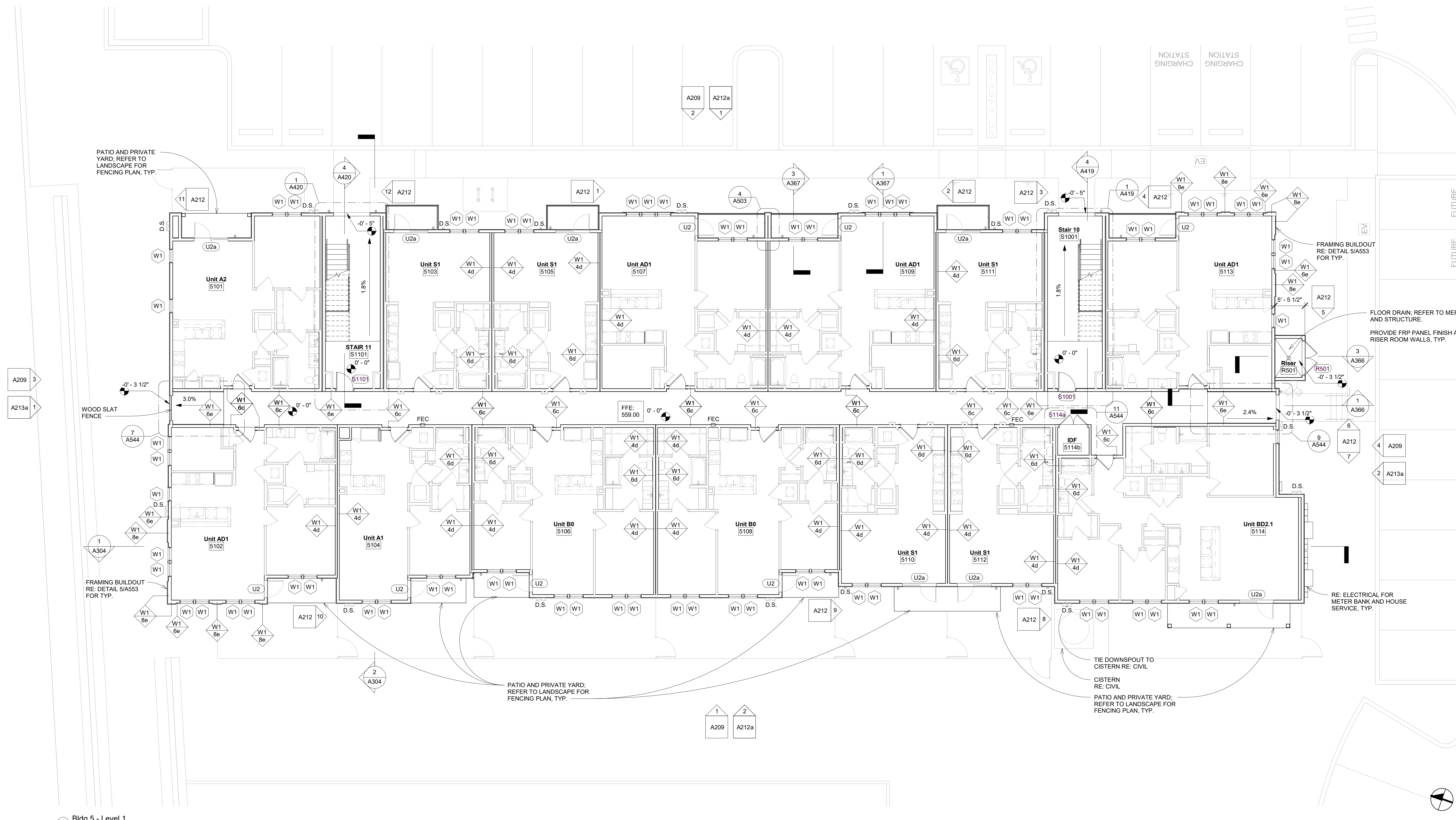
Bldg 5 - Level 1 Plan

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

# A120

Scale	As indicated
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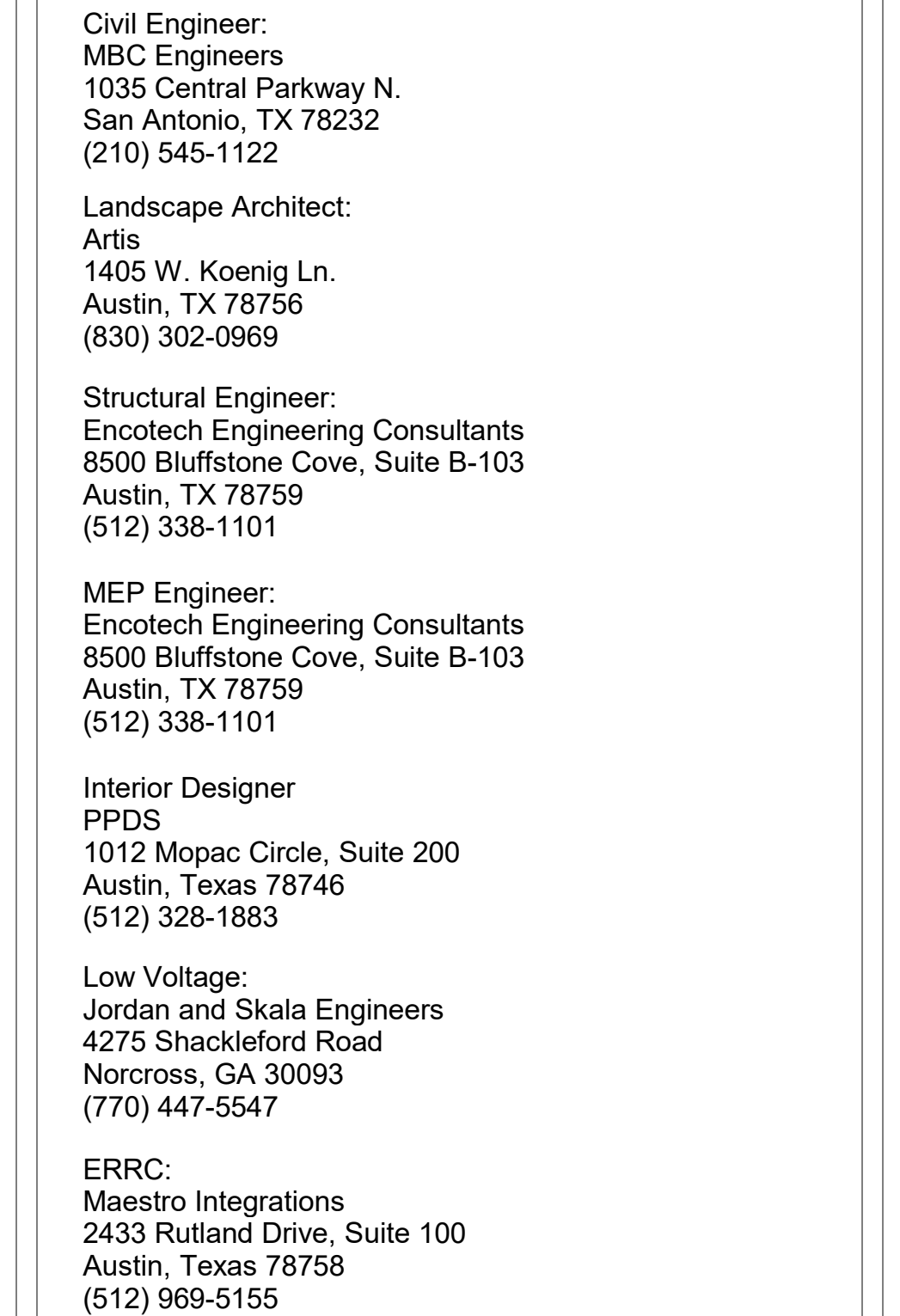
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1 Bldg 5 - Level 1  
1/8" = 1'-0"

5/15/2025 3:34:09 PM





ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

05.20.2025

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the NRP group

the  
**NRP**  
group

9427 SE 410  
SAN ANTONIO, TX. 78223

Bldg 5 - Level 1 DC Plan

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

A120-DC

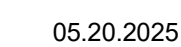
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SITE COORDINATION	FIRE RATINGS
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.	1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADINGS.	2. ALL DEMISING WALLS ARE RATED ONE HOUR FIRE RESISTANCE.
3. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FENCED YARDS.	3. INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR EXCEPT AT PODIUM.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GROUND EXCEEDS 2'-6".	4. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE.
FRAMING AND DIMENSIONS	5. ALL STAIR SHAFTS CONNECTING FOUR OR MORE FLOORS ARE RATED FOR ONE HOUR CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS.
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.	6. ALL STAIR SHAFTS CONNECTING THREE LEVELS ARE 1 HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS.
2. DIMENSIONS NOTED AS I.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF STONE.	
FINISHES	
1. SLAB ON GRADE AT CORRIDOR ENDS SHALL BE BROOM SWEEP FINISH.	EXTERIOR WALLS
2. SLAB ON GRADE AT TYPICAL CORRIDOR SHALL RECEIVE HARD TROWEL FINISH WITH SEALER.	1. ALL EXTERIOR WALLS AT RESIDENTIAL LEVELS OF BUILDING 1 THROUGH 5 ARE TYPE W-16, UNLESS NOTED OTHERWISE.
3. LIGHTWEIGHT CONCRETE AT CORRIDOR ENDS SHALL RECEIVE TRAFFIC COATING.	
4. LIGHTWEIGHT CONCRETE AT TYPICAL CORRIDOR ENDS SHALL BE HARD-TROWEL FINISH WITH SEALER. PROVIDE CONTROL JOINTS AT 8' ON CENTER.	
5. INTERIOR WALL FINISHES AT CORRIDOR ENDS TO BE LIGHT COLOR LAP SIDING AT WET ZONE AREAS WHERE EXPOSED TO THE ELEMENTS.	
6. REFER TO SHEET A06 FOP TYPICAL CORRIDOR WALL FINISHES AND TRIM	

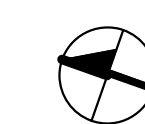


ERRC:  
Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
(512) 969-5155

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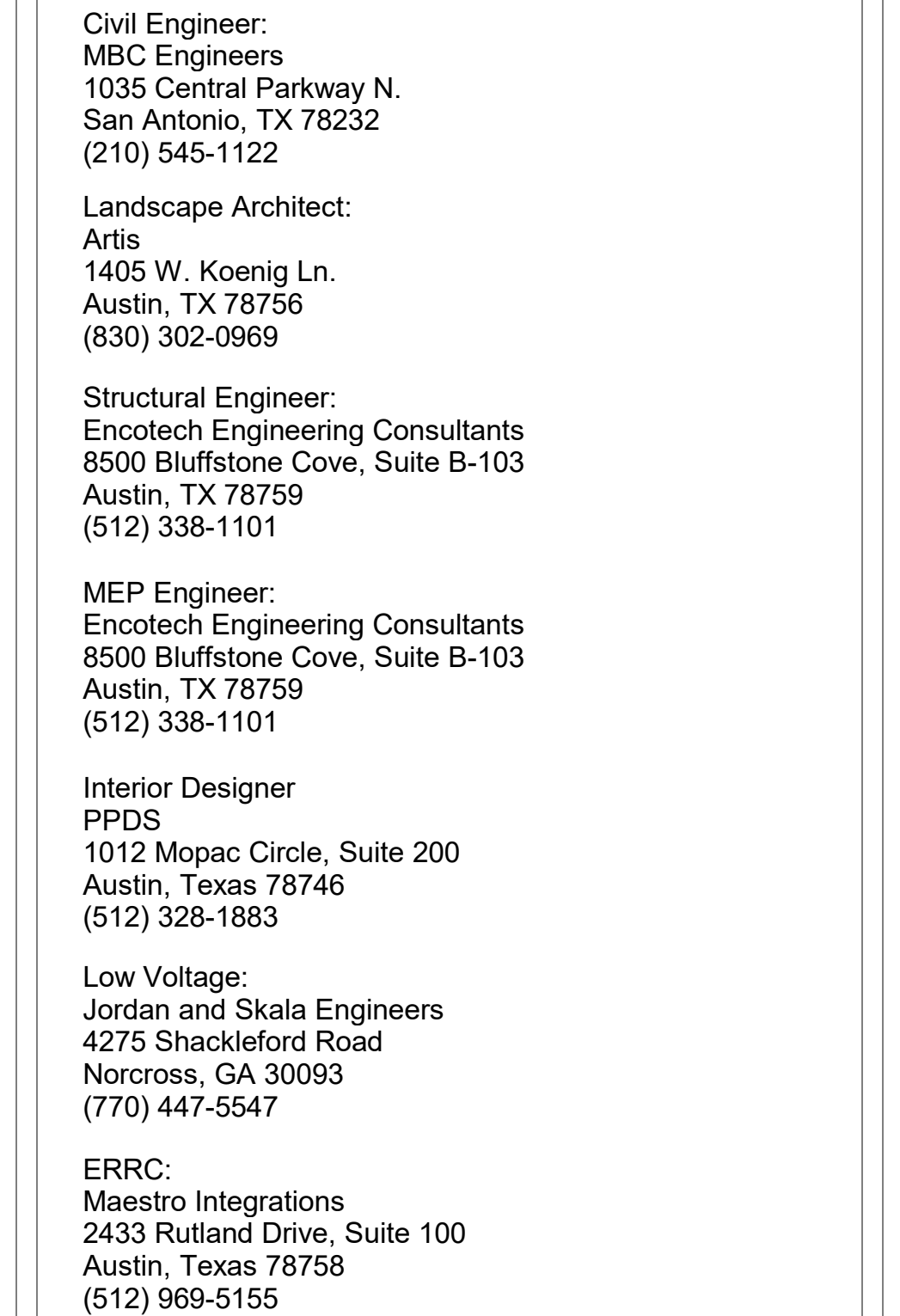
9427 SE 410  
SAN ANTONIO, TX. 78223

Scale	As indicated
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ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

05.20.2025

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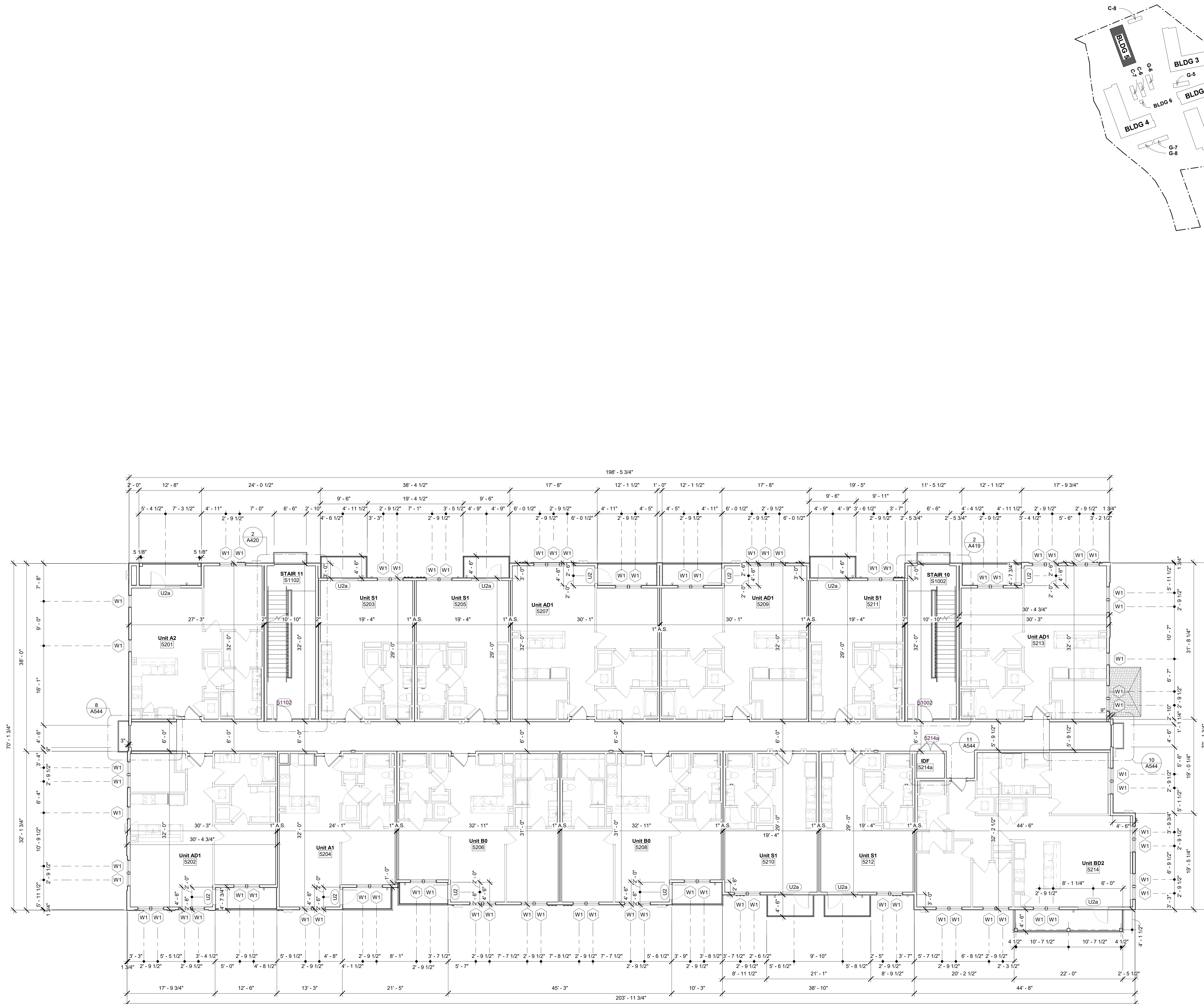
Bldg 5 - Level 2 DC Plan

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

A121-DC

Scale	As indicated
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1 Bldg 5 - Level 2 DC  
1/8" = 1'-0"

5/15/2025 3:34:34 PM



**SITE COORDINATION**

1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FENCED YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6".

**FRAMING AND DIMENSIONS**

1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED BY M.O. (MASONRY DIMENSION) OR R.O. (MASONRY OPENING) ARE TO FACE OF STONE.

**FINISHES**

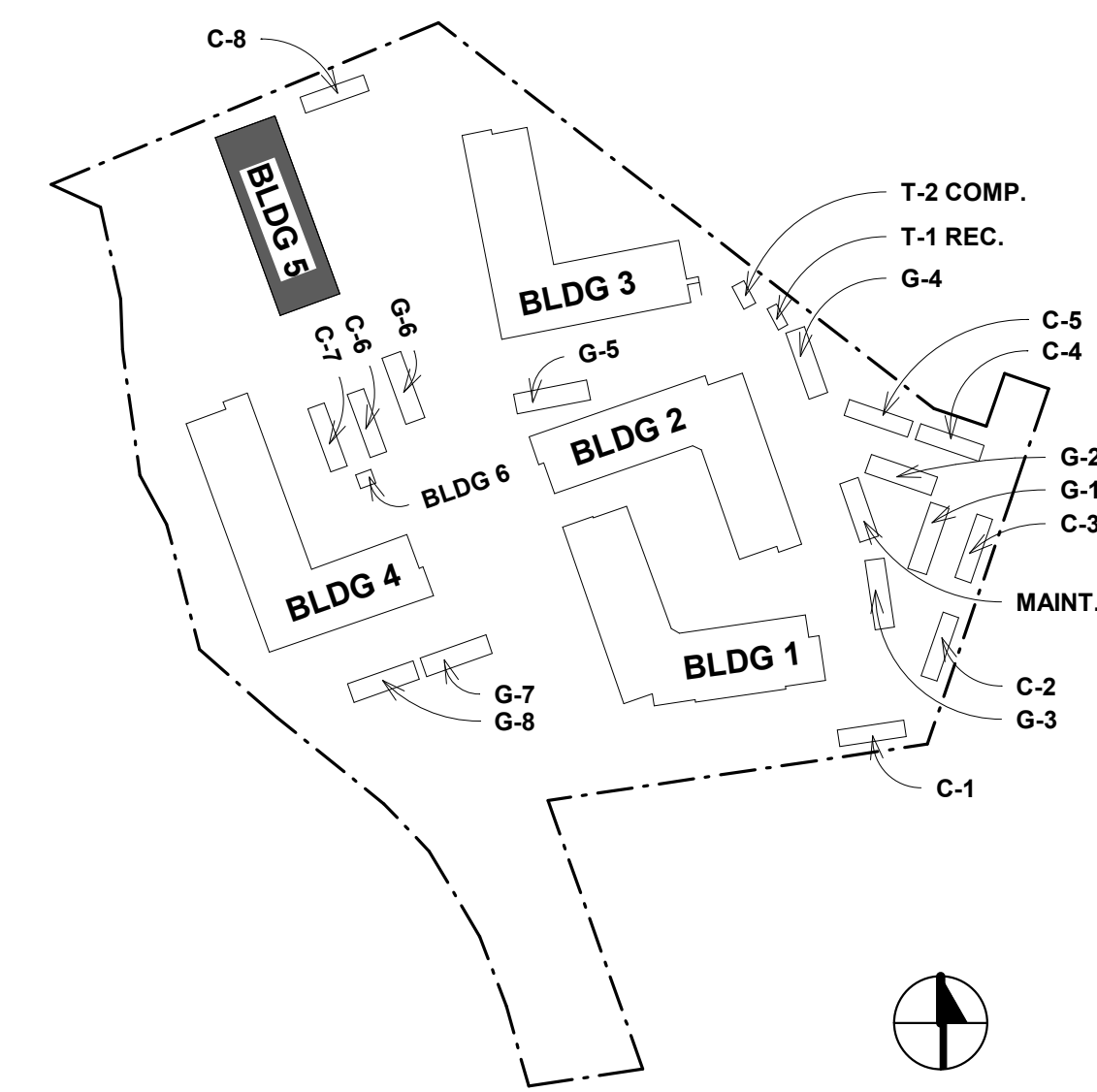
1. SLAB ON GRADE AT CORRIDOR ENDS SHALL BE BROOM SWEEP FINISH.
2. SLAB ON GRADE AT TYPICAL CORRIDOR SHALL RECEIVE HARD TROWEL FINISH SEALER.
3. LIGHTWEIGHT CONCRETE AT CORRIDOR ENDS SHALL RECEIVE TRAFFIC COATING.
4. CONCRETE AT CORRIDOR ENDS SHALL RECEIVE TRAFFIC COATING AND HARD TROWEL FINISH SEALER. PROVIDE CONTROL JOINTS AT 8' ON CENTER.
5. INTERIOR WALL FINISHES AT CORRIDOR ENDS TO BE LIGHT COLOR LAP SIDING.
6. INTERIOR WALLS WHERE EXPOSED TO THE ELEMENTS.
7. REFER TO SHEET A006 FOR TYPICAL CORRIDOR WALL FINISHES AND TRIM.

**FIRE RATINGS**

1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DOING WALLS ARE RATED ONE HOUR FIRE RESISTANCE.
3. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR EXCEPT AT PODIUM.
4. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE.
5. ALL STAIR SHAFTS CONNECTING FOUR OR MORE LEVELS ARE 2 HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS.
6. ALL STAIR SHAFTS CONNECTING THREE LEVELS ARE 1 HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS

**EXTERIOR WALLS**

1. ALL EXTERIOR WALLS AT RESIDENTIAL LEVELS OF BUILDING 1 THROUGH 5 ARE TYPE W1-66, UNLESS NOTED OTHERWISE.



Civil Engineer:  
MBC Engineers  
1035 Central Parkway N.  
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(210) 545-1122

Landscape Architect:  
Artis  
1405 W. Koenig Ln.  
Austin, TX 78756  
(830) 302-0969

Structural Engineer:  
Encotech Engineering Consultants  
8500 Bluffstone Cove, Suite B-103  
Austin, TX 78759  
(512) 338-1101

MEP Engineer:  
Encotech Engineering Consultants  
8500 Bluffstone Cove, Suite B-103  
Austin, TX 78759  
(512) 338-1101

Interior Designer  
PPDS  
1012 Mopac Circle, Suite 200  
Austin, Texas 78746  
(512) 328-1883

Low Voltage:  
Jordan and Skala Engineers  
4275 Shackelford Road  
Norcross, GA 30093  
(770) 447-5547

ERRC:  
Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
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01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

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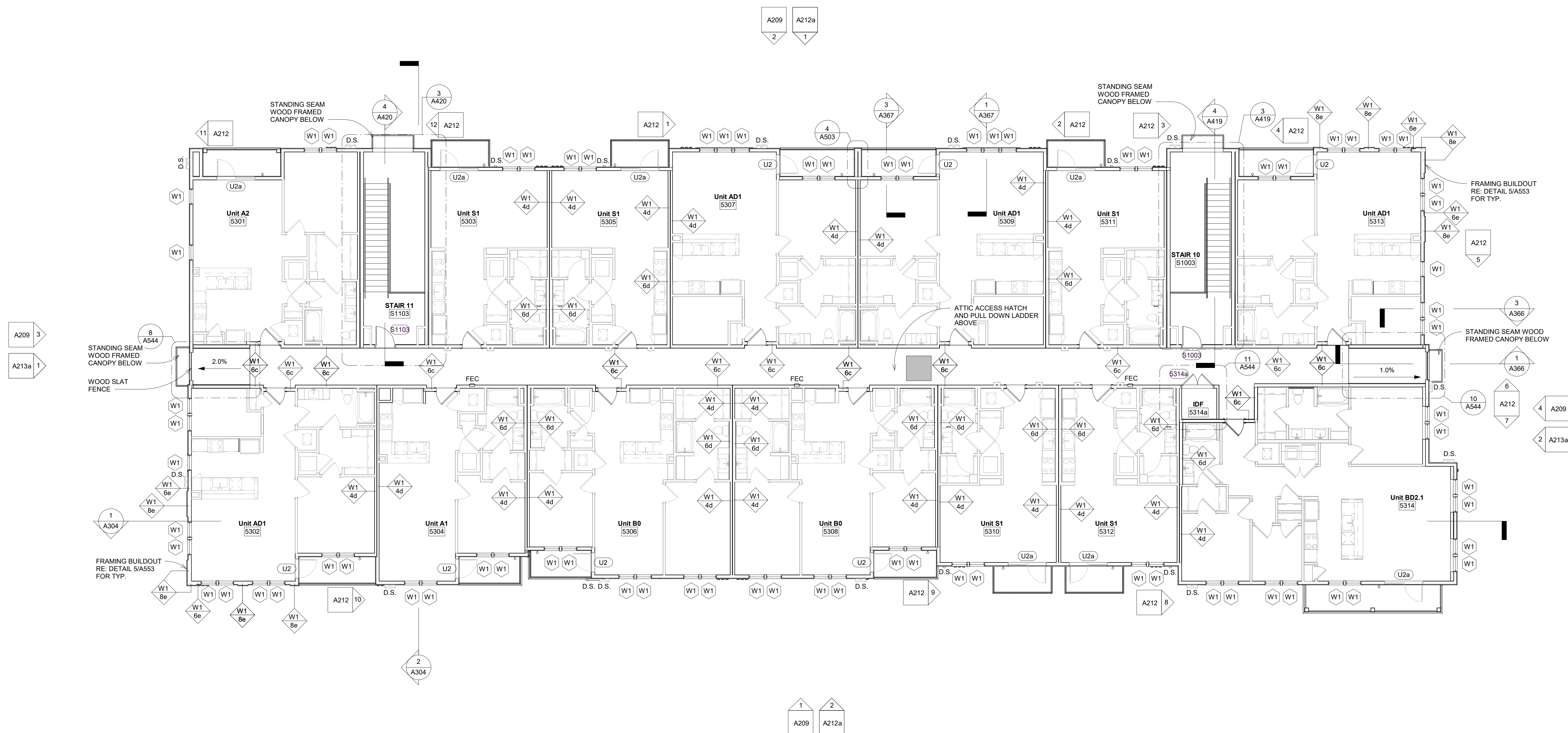
Bldg 5 - Level 3 Plan

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH

A122

Scale	As indicated
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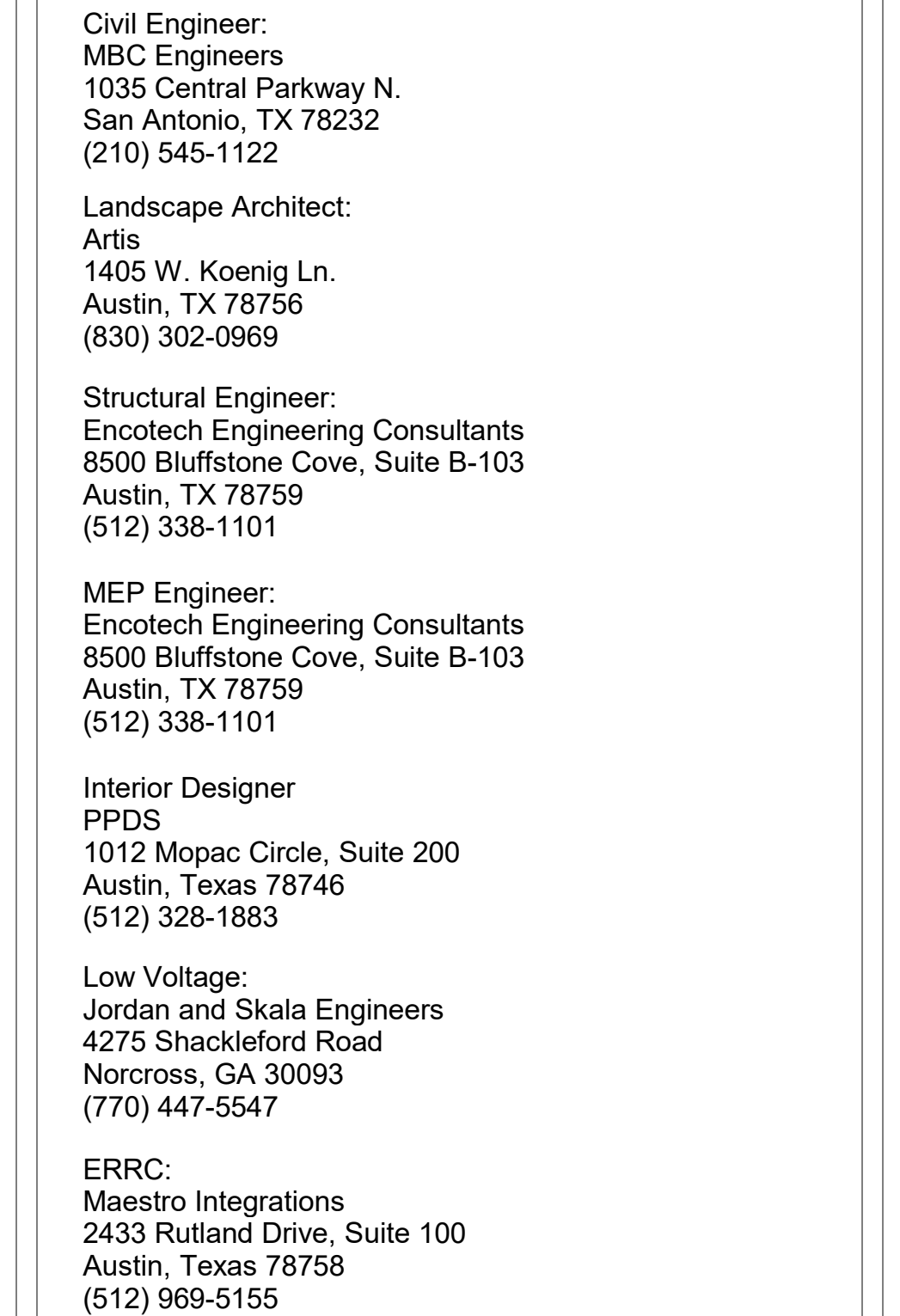
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① Bldg 5 - Level 3  
1/8" = 1'-0"

5/15/2025 3:34:45 PM





ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

[illegible]

05.20.2025

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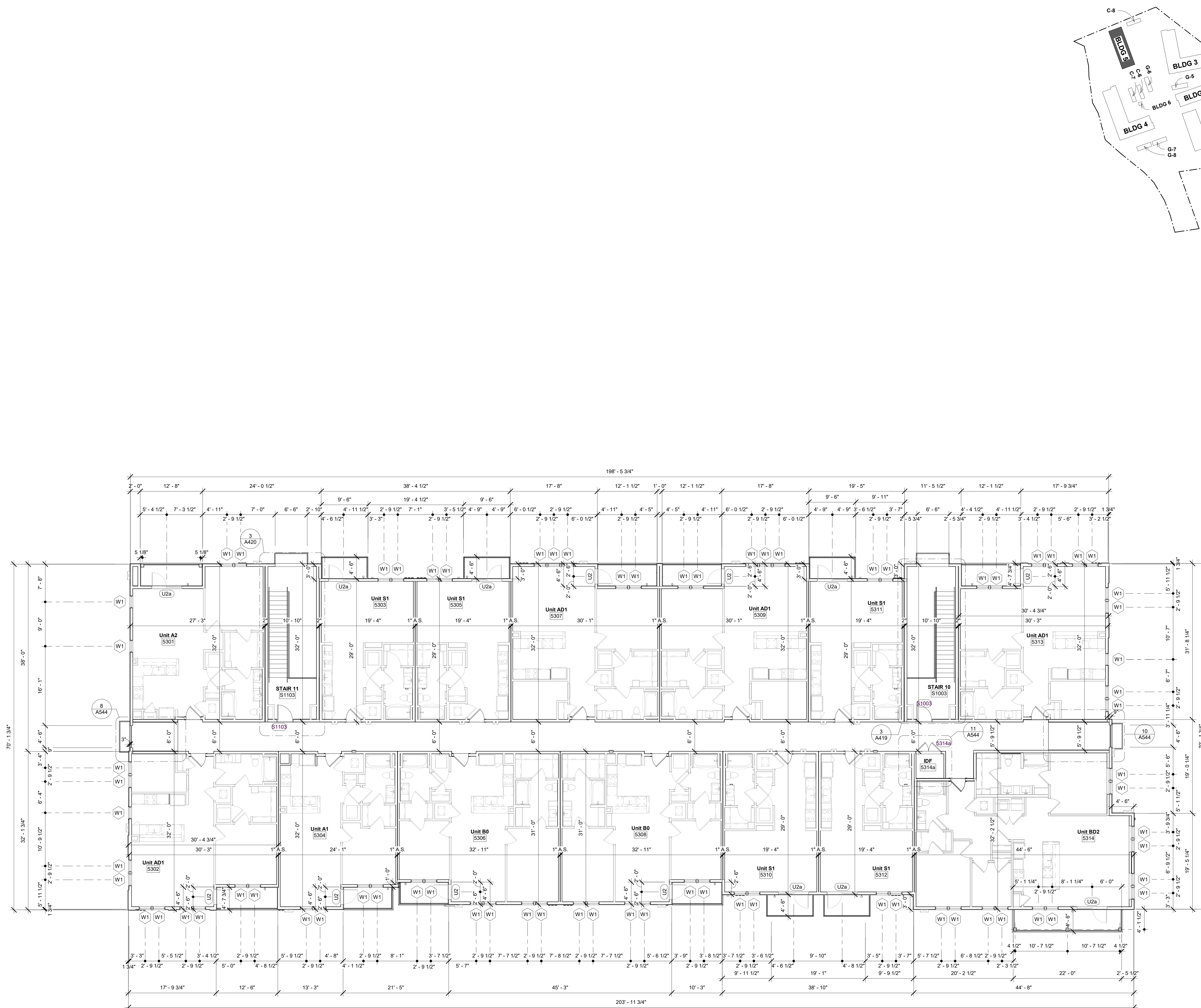
9427 SE 410  
SAN ANTONIO, TX. 78223

Bldg 5 - Level 3 DC Plan

Project Number	24019
Date	May 20, 2025
Drawn By	OM & MT
Checked By	EYH




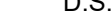















A122-DC

Scale	As indicated
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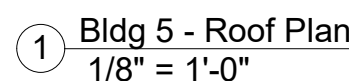


① Bldg 5 - Level 3 DC  
1/8" = 1'-0"



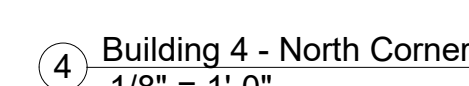
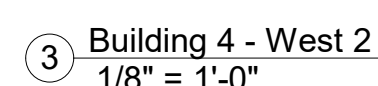
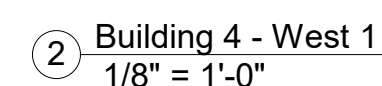
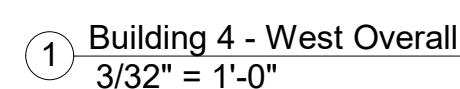
ROOF PLAN LEGEND			
	EDGE OF BUILDING BELOW		D.S.
	2HR FIREWALL BELOW		DOWNSPOUT
	FIRE RETARDANT TREATED WOOD OR 5/8" TYPE X GYPSUM BOARD - 4'-0" ON BOTH SIDES OF THE FIREWALL. OPENINGS SHALL NOT BE LOCATED WITHIN 4'-0" OF THE FIREWALL.		CRICKET
	CATWALK IN ROOF SPACE. FABRICATE FROM 2"x3" THK. OSB. ROUTE ALL PLUMBING VENTS AROUND, ABOVE OR BELOW CATWALKS TO MAINTAIN SUFFICIENT HEADROOM FOR MAINTENANCE		CONDENSING UNIT - REFER TO MECHANICAL
	WALKPAD		ACCESS DOOR TO ROOF WELLS
			CONDENSING UNIT
			PARAPET SPOT ELEVATION - FROM BOTTOM OF TRUSS
			ROOF ANCHOR
			ROOF VENT
			RIDGE VENT
			SOFFIT VENT
			LOUVER (18x18)
			HEEL HEIGHT
			ROOF OVERHANG

The site map shows the layout of the FBI Laboratory. Buildings are labeled BLDG 1 through BLDG 6. BLDG 1 is a large L-shaped building at the bottom. BLDG 2 is a large L-shaped building in the center. BLDG 3 is a large L-shaped building at the top. BLDG 4 is a large L-shaped building on the left. BLDG 5 is a small rectangular building at the top left. BLDG 6 is a small rectangular building in the center. Parking lots are labeled G-1 through G-8. G-1 is a large parking lot on the right. G-2 is a small parking lot on the right. G-3 is a small parking lot on the right. G-4 is a small parking lot on the right. G-5 is a small parking lot in the center. G-6 is a small parking lot in the center. G-7 is a small parking lot at the bottom. G-8 is a small parking lot at the bottom. Support structures are labeled T-1 REC., T-2 COMP., MAINT., C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8. A north arrow is located in the bottom right corner.



Scale As indicated



[illegible]

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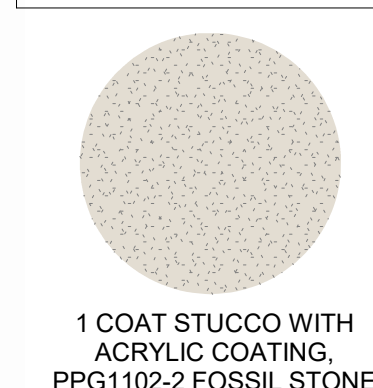
## Building 4 - Elevations

Project Number	24019
Date	May 20, 2025
Drawn By	RM
Checked By	FYH

A207

Scale	As indicated
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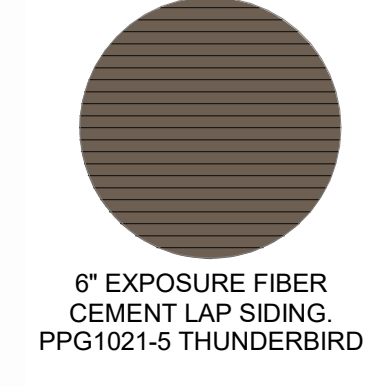




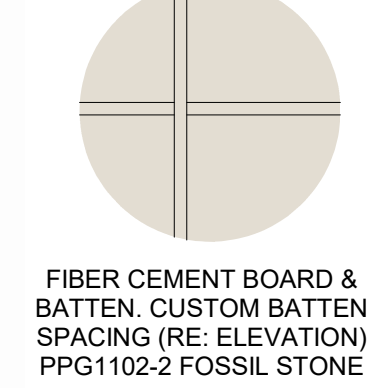
1 COAT STUCCO WITH  
ACRYLIC COATING,  
PPG1102-2 FOSSIL STONE



1 COAT STUCCO WITH  
ACRYLIC COATING,  
PPG1097-6 RAIN BARREL



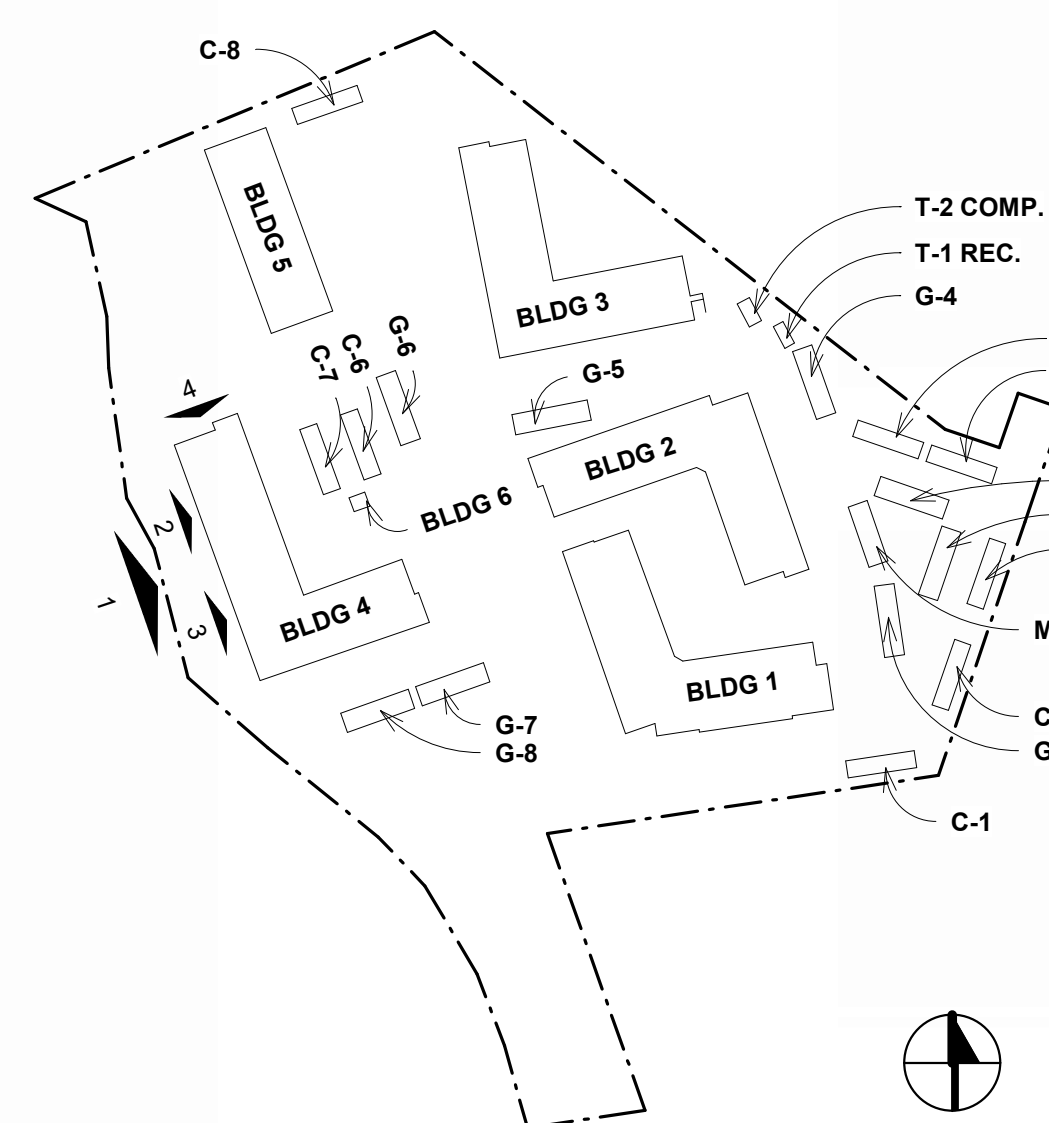
6 EXPOSURE FIBER  
CEMENT LAP SIDING,  
PPG1021-5 THUNDERBIRD



FIBER CEMENT BOARDS &  
BATTEN. CUSTOM BATTEN  
SPACING (RE: ELEVATION)  
PPG1102-2 FOSSIL STONE



RAILING / DOWNSPOUTS -  
PPG1008-7 STONE'S THROW

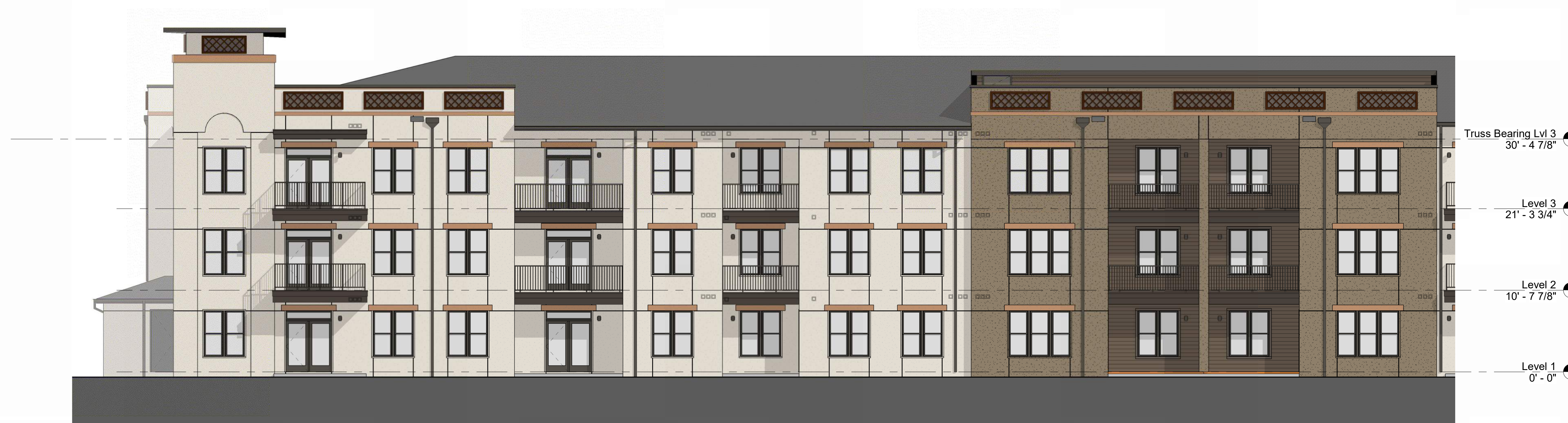


1 Building 4 - West Overall Color  
3/32" = 1'-0"

BLDG 4 - Wall Material Takeoff	
Material: Name	Percentage

Fiber Cement Lap Siding - Homestead Brown FNSH	21%
Stucco - Quiver Tan FNSH	15%
Stucco -Naturel FNSH	64%

NOTE: MATERIAL PERCENTAGES ARE PROVIDED FOR OWNER INFORMATION ONLY. GENERAL CONTRACTOR SHALL CONDUCT SEPARATE ANALYSIS



② Building 4 - West Color Elev. 1  
1/8" = 1'-0"



③ Building 4 - West Color Elev. 2  
1/8" = 1'-0"



4 Building 4 - North Corner Color Elev.  
1/8" = 1'-0"



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## Building 4 - Color Elevations

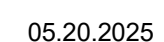
Project Number	24019
Date	May 20, 2023
Drawn By	RM
Checked By	FYH

A207a

Scale	As indicated
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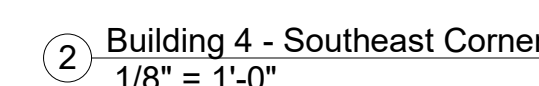
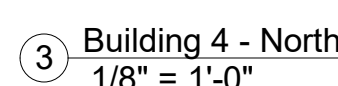
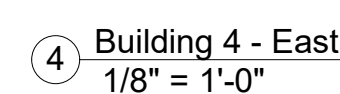
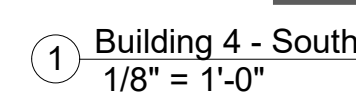
ERRC:  
Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
(512) 969-5155

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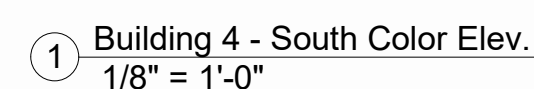
Scale	As indicated
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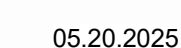
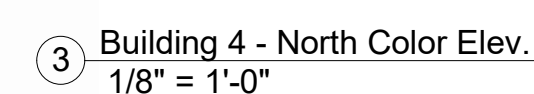
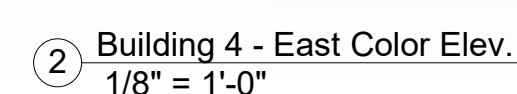
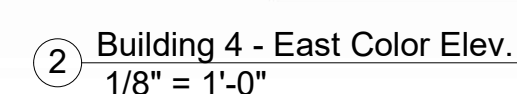






NOTE: MATERIAL PERCENTAGES ARE PROVIDED FOR OWNER INFORMATION ONLY. GENERAL CONTRACTOR SHALL CONDUCT SEPARATE ANALYSIS

Fiber Cement Lap Siding - Homestead Brown FNSH	21%
Stucco - Quiver Tan FNSH	15%
Stucco -Naturel FNSH	64%



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## Building 4 - Color Elevations

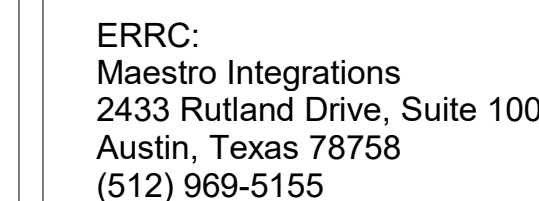
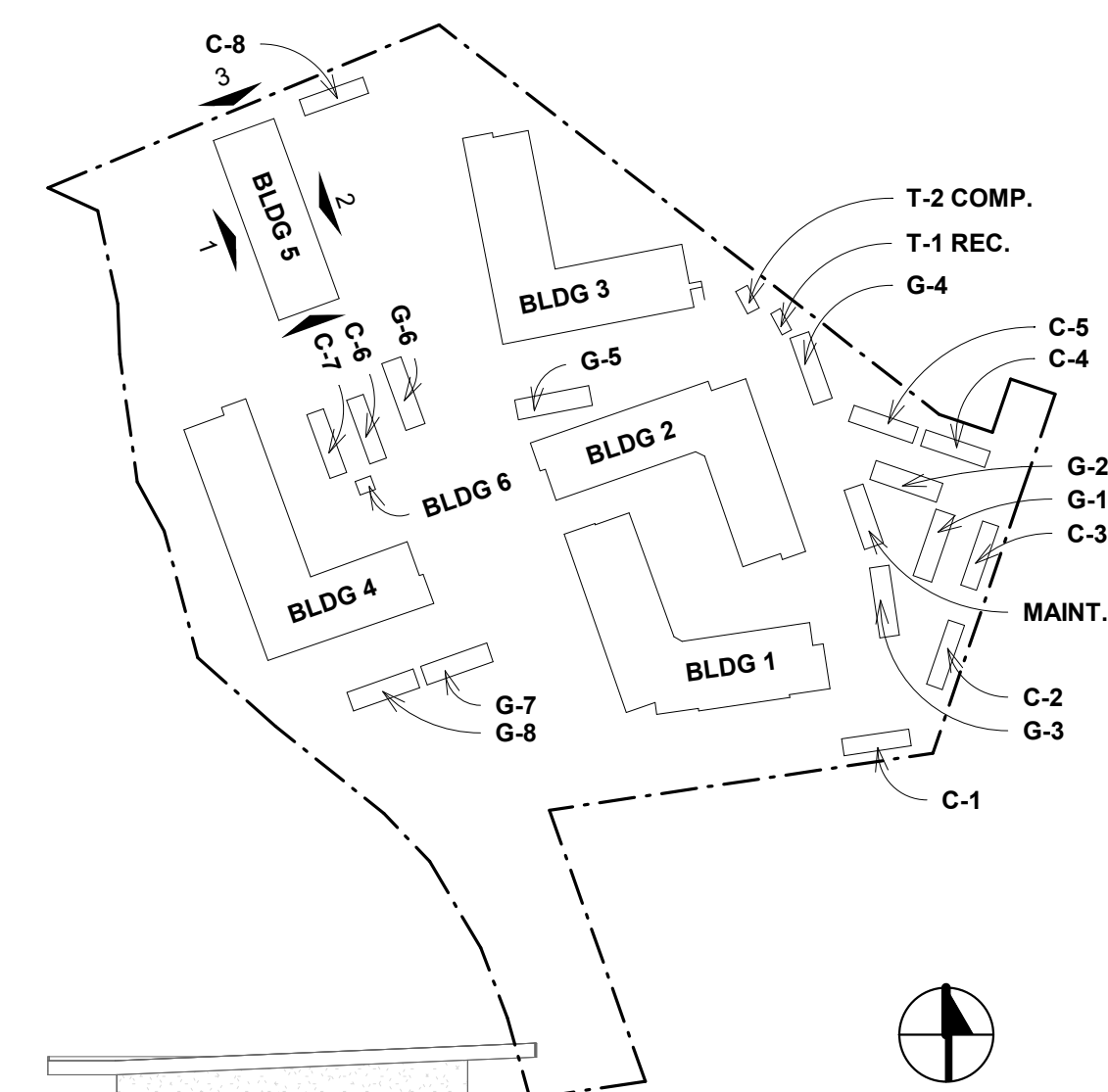
Project Number	24019
Date	May 20, 2023
Drawn By	RM
Checked By	FYH

A208a

Scale	As indicated
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MISSION HISTORIC DISTRICT REQUIREMENTS	
1.	MISSION HISTORIC DISTRICT REQUIREMENTS SHALL APPLY TO BUILDING 4 & BUILDING 5
2.	MINIMUM 75% OF ELEVATION MATERIALS SHALL BE STUCCO
3.	STUCCO SHALL BE A 1-COAT SYSTEM. REFER TO EXTERIOR COLOR GUIDE, SHEET A200.
4.	WINDOWS SHALL BE INSET BY 2 INCHES. REFER TO DETAIL 4/A623
5.	FIBER CEMENT LAP SIDING SHALL BE SMOOTH FINISHED. NO FAUX WOOD GRAIN TEXTURE WILL BE ALLOWED.

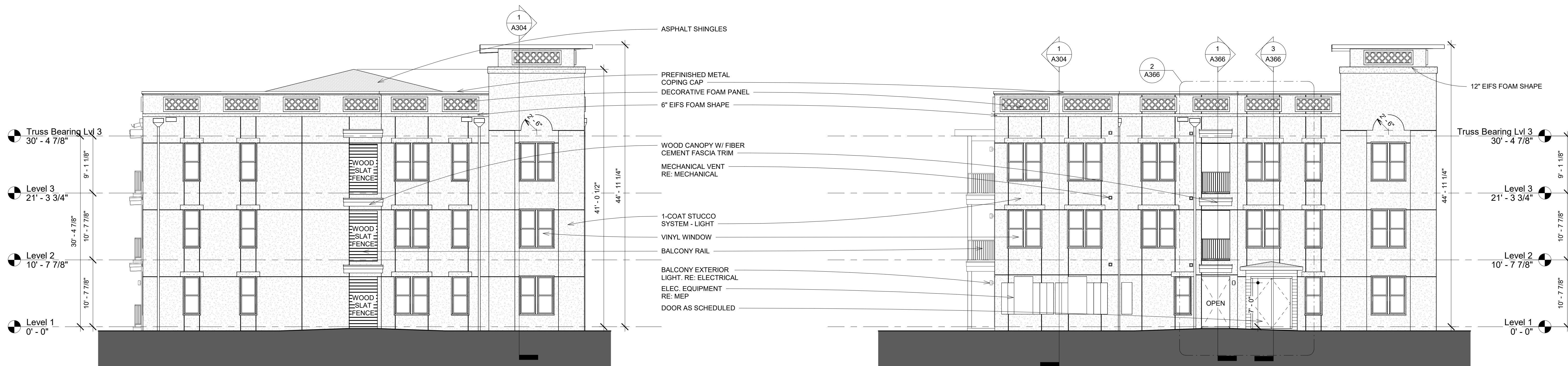
[illegible]

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5/15/2025 4:21:08 PM



① Building 5 - West  
1/8" = 1'-0"






④ Building 5 - South  
1/8" = 1'-0"



② Building 5 - East  
1/8" = 1'-0"





1 Building 5 - West Color Elev  
1/8" = 1'-0"

Fiber Cement Lap Siding - Homestead Brown FNSH	18%
Stucco - Quiver Tan FNSH	20%
Stucco -Naturel FNSH	61%

NOTE: MATERIAL PERCENTAGES  
ARE PROVIDED FOR OWNER  
INFORMATION ONLY. GENERAL  
CONTRACTOR SHALL CONDUCT  
SEPARATE ANALYSIS



1 Building 5 - West Color Elev  
1/8" = 1'-0"



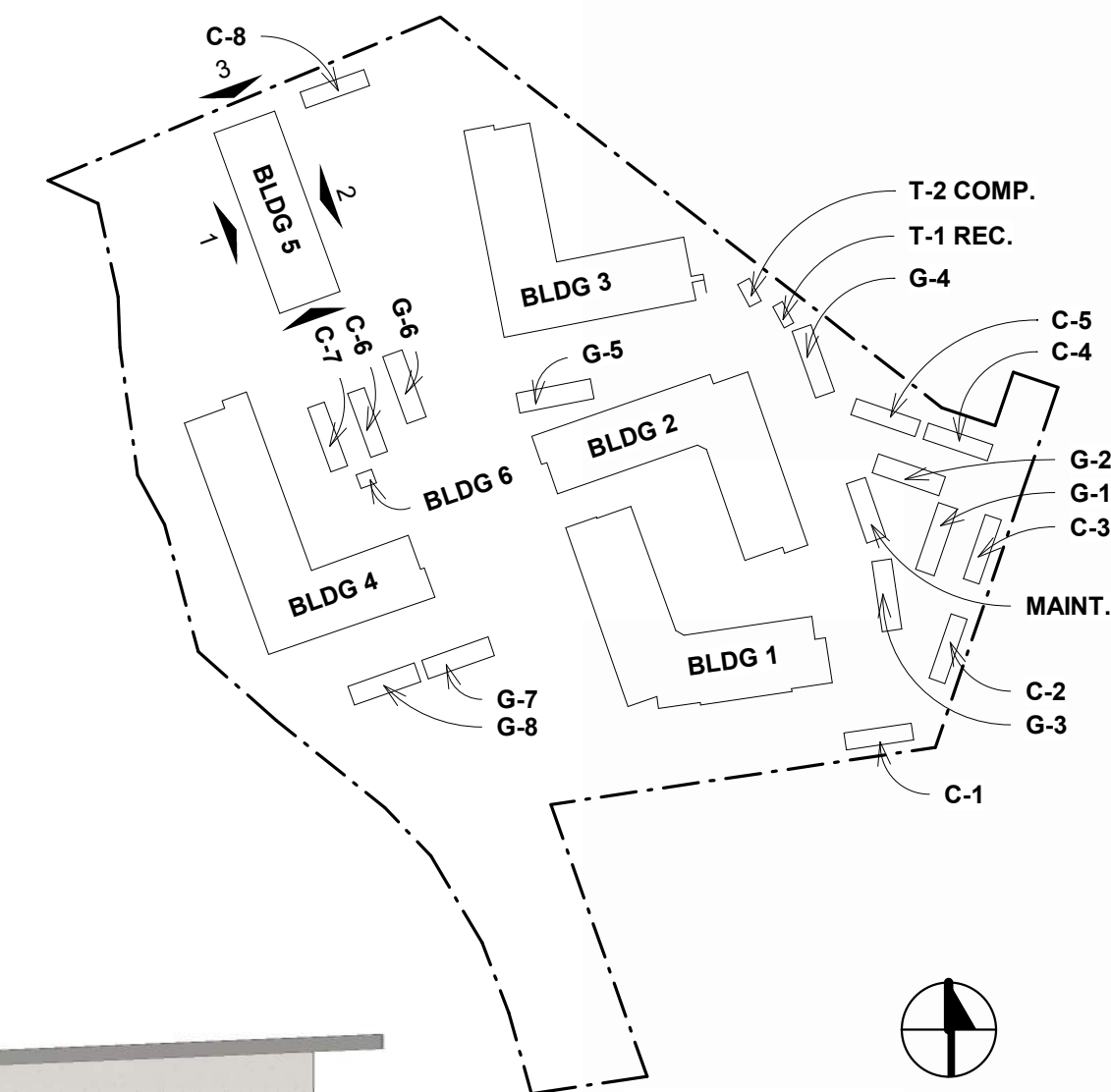
③ Building 5 - North Color Elev  
1/8" = 1'-0"



④ Building 5 - South Color Elev.  
1/8" = 1'-0"



② Building 5 - East Color Elev.  
1/8" = 1'-0"



**DAVIES**  
COLLABORATIVE

107 Leland Street, Suite      Austin, Texas 78704      512.852.4310

Civil Engineer:  
MBC Engineers  
1035 Central Parkway N.  
San Antonio, TX 78232  
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Landscape Architect:  
Artis  
1405 W. Koenig Ln.  
Austin, TX 78756  
(830) 302-0969

Structural Engineer:  
Encotech Engineering Consultants  
8500 Bluffstone Cove, Suite B-103  
Austin, TX 78759  
(512) 338-1101

MEP Engineer:  
Encotech Engineering Consultants  
8500 Bluffstone Cove, Suite B-103  
Austin, TX 78759  
(512) 338-1101

Interior Designer  
PPDS  
1012 Mopac Circle, Suite 200  
Austin, Texas 78746  
(512) 328-1883

Low Voltage:  
Jordan and Skala Engineers  
4275 Shackleford Road  
Norcross, GA 30093  
(770) 447-5547

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Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
(512) 969-5155

ISSUANCES		
01	SCHEMATIC DESIGN SET	01.28.2025
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03	PERMIT SET	05.20.2025

[illegible]

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HAYNES LOFTS

9427 SE 410  
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## Building 5 - Color Elevations

Project Number	24019
Date	May 20, 2025
Drawn By	RM
Checked By	EYH

A209a

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### EXTERIOR CLADDING DETAIL NOTES

1. ALL VISIBLE METAL FLASHING TO BE FIELD PRIMED AND PAINTED, UNLESS NOTED OTHERWISE.
2. ROOF PARAPET COPING TO BE PREFINISHED.
3. STEEL WINDOW FLASHING TO BE PREFINISHED.
4. EXTERIOR SHEATHING WITH INTEGRAL WEATHER BARRIER TO BE TAPED AT TOP AND BOTTOM OF WALL WITH SELF-ADHERED FLASHING TO MAINTAIN CONTINUITY OF AIR BARRIER.
5. REFERENCE ELEVATIONS AND WALL SECTIONS FOR FIBER CEMENT LAP SIDING EXPOSURE PATTERNS AND FIBER CEMENT REVEAL PANEL PATTERNS.
6. REFER TO SHEET A553 FOR FOAM TRIM SIZES.



RAILING / DOWNSPOUTS -  
PPG1008-7 STONE'S THROW



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The image displays 20 architectural drawings of various door types, labeled A through W. Each drawing shows the door's dimensions (width W, height H, and swing radius 10'-0") and its specific configuration. The drawings include:

- A) METAL TWO PANEL DOOR**: Standard two-panel door.
- B) HCWD TWO PANEL DOOR**: Hollow Core Wood Two Panel Door.
- C) HCWD TWO PANEL DOOR**: Hollow Core Wood Two Panel Door.
- D) TEMPERED GLASS, "FRENCH DOOR" WITH TRANSOM AT BALCONIES**: French door with a transom window.
- E) TEMPERED GLASS, "FRENCH DOOR" WITH TRANSOM AT BALCONIES**: French door with a transom window.
- F) HOLLOW METAL FLUSH PANEL DOOR**: Hollow metal door with a flush panel.
- G) HOLLOW METAL FLUSH PANEL DOOR**: Hollow metal door with a flush panel.
- H) HOLLOW METAL FLUSH PANEL DOOR DOUBLE EGRESS**: Hollow metal door with a flush panel for double egress.
- I) TEMPERED GLASS, "FRENCH DOOR" WITH TRANSOM NON-OPERABLE AT JULIET BALCONIES**: French door with a non-operable transom window.
- J) METAL GATE CORRUGATED SHEET METAL**: Metal gate with corrugated sheet metal.
- K) WOOD SLAT GATE**: Gate with horizontal wood slats.
- L) METAL GATE CORRUGATED SHEET METAL**: Metal gate with corrugated sheet metal.
- M) OVERHEAD SECTIONAL DOOR**: Overhead sectional door.
- N) SCWD DOOR TEMPERED GLAZING REFER TO ID**: Single Core Wood Door with tempered glazing.
- O) SCWD DOOR WITH ARCHED & FLUTED TEMPERED GLAZING REFER TO ID**: Single Core Wood Door with arched and fluted tempered glazing.
- P) SCWD DOOR SINGLE PANEL TEMPERED GLASS REFER TO ID**: Single Core Wood Door with single panel tempered glass.
- Q) SCWD DOOR SINGLE PANEL TEMPERED GLASS REFER TO ID**: Single Core Wood Door with single panel tempered glass.
- R) SCWD DOOR SINGLE PANEL TEMPERED GLASS REFER TO ID**: Single Core Wood Door with single panel tempered glass.
- S) SCWD DOOR SINGLE PANEL TEMPERED GLASS REFER TO ID**: Single Core Wood Door with single panel tempered glass.
- T) ALUMINUM STOREFRONT DOOR TEMPERED GLASS REFER TO INTERIORS**: Aluminum storefront door with tempered glass.
- U) ALUMINUM STOREFRONT DOOR TEMPERED GLASS REFER TO INTERIORS**: Aluminum storefront door with tempered glass.
- V) STEEL DOOR TEMPERED GLASS, CANTER "LUX" FLAT BLACK FINISH**: Steel door with tempered glass, Canter "LUX" flat black finish.

The image displays ten technical drawings of window and door frame profiles, labeled F1 through F10. Each drawing shows the cross-section of the frame with dimensions and material specifications.

- F1 PREHUNG WOOD CASING:** A simple rectangular frame with a height dimension of 2" and a width dimension of 2".
- F2 HOLLOW METAL:** A rectangular frame with a height dimension of 2" and a width dimension of 2".
- F3 HOLLOW METAL DOUBLE EGRESS:** A rectangular frame with a height dimension of 2" and a width dimension of 2".
- F4 ALUMINUM STOREFRONT:** A rectangular frame with a height dimension of 2" and a width dimension of 2".
- F5 WOOD FRAME:** A rectangular frame with a height dimension of 2" and a width dimension of 2".
- F6 ALUMINUM STOREFRONT WITH GLAZING (TEMPERED):** A rectangular frame with a height dimension of 2" and a width dimension of 2".
- F7 ALUMINUM STOREFRONT WITH GLAZING (TEMPERED):** A rectangular frame with a height dimension of 2" and a width dimension of 2".
- F8 HOLLOW METAL OVERHEAD DOOR FRAME:** A rectangular frame with a height dimension of 2" and a width dimension of 2".
- F9 STEEL:** A rectangular frame with a height dimension of 2" and a width dimension of 2".
- F10 STEEL ARCHED DOOR FRAME:** A rectangular frame with a height dimension of 2" and a width dimension of 2".

REFER TO WALL SECTIONS FOR WINDOW SILL HEIGHT INFORMATION

**WINDOW SCHEDULE**

MARK	WINDOW					STC	FRAME MAT'L	REMARKS
	WIDTH	HEIGHT	ELEV.	DEPTH	RATING			
W1	2' - 6"	6' - 0"	A	0' - 1 3/4"		27	VINYL	SEE GENERAL WINDOW NOTES
W2	3' - 0"	6' - 0"	A	0' - 1 3/4"			VINYL	SEE GENERAL WINDOW NOTES
W3	6' - 0"	9' - 0"	B	0' - 1 3/4"			STEEL	SEE GENERAL WINDOW NOTES

**GENERAL WINDOW NOTES:**

- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND DETAILS.
- ALL WINDOWS SHALL HAVE OPENING CONTROL DEVICES AS REQUIRED BY IBC CODE SECTION 1015.8.1 - OPENING OF WINDOW SHALL REQUIRE TWO SIMULTANEOUS ACTIONS
- OPERABLE WINDOW AT APARTMENT UNITS TO HAVE OPERABLE PARTS IN COMPLIANCE WITH ANSI A117.1 SECTION 309.
- CLEAR GLASS. VINYL FRAME COLOR TO BE DARK BRONZE EXTERIOR AND WHITE INTERIOR.
- STEEL WINDOW COLOR TO BE FLAT BLACK
- PROVIDE STC-27 AT WINDOWS.
- REFER TO THE SCHEDULES FOR ACTUAL WINDOW SIZES.
- REFER TO SHEET A150 FOR TRIM DETAILS AROUND WINDOWS.
- PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- WINDOWS AT FIRST FLOOR POOL ENCLOSURE LOCATIONS SHALL BE FIXED.

UNIT DOOR SCHEDULE										
DESCRIPTION	TYPE	DOORS					FRAME		REMARKS	
		WIDTH	HEIGHT	THICK	MAT'L	ELEV	RATING	ELEV		MAT'L
ENTRY	U11	3'-0"	6'-8"	0'-1-3/4"	HM	A	20 MIN	F2	WD	PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS
BALCONY	U2a	3'-0"	6'-8"	0'-1-3/4"	HM	E	-	F5	WD	WITH TRANSOM, 8'-0" TALL ROUGH OPENING
BALCONY PR (DIVIDED LIGHTS)	U2b	2'-11"	6'-8"	0'-1-3/4"	HM	D	-	F5	WD	WITH TRANSOM, 8'-0" TALL ROUGH OPENING
BALCONY PR JULIET	U2b	2'-11"	6'-8"	0'-1-3/4"	HM	I	-	F5	WD	WITH TRANSOM, 8'-0" TALL ROUGH OPENING
BED	U3	2'-10"	6'-8"	0'-1-3/4"	HCWD	B	-	F1	WD	PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS.
BATH	U4	2'-10"	6'-8"	0'-1-3/4"	HCWD	B	-	F1	WD	PROVIDE 1-5" UNDERCUT REFER TO MECHANICAL
CLOSET	U5	2'-10"	6'-8"	0'-1-3/4"	HCWD	B	-	F1	WD	PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS
CLOSET	U5a	2'-0"	6'-8"	0'-1-3/4"	HCWD	B	-	F1	WD	PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS
CLOSET	U5b	1'-6"	6'-8"	0'-1-3/4"	HCWD	B	-	F1	WD	PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS
CLOSET PR	U5c	1'-6"	6'-8"	0'-1-3/4"	HCWD	C	-	F1	WD	PAIRED DOORS, PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS
CLOSET PR	U5d	2'-6"	6'-8"	0'-1-3/4"	HCWD	C	-	F1	WD	PAIRED DOORS, PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS
LAUNDRY	U6	3'-0"	6'-8"	0'-1-3/4"	HCWD	B	-	F1	WD	PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS
LAUNDRY PR	U6a	2'-6"	6'-8"	0'-1-3/4"	HCWD	C	-	F1	WD	PAIRED DOORS, PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS
MECH	U7	2'-6"	6'-8"	0'-1-3/4"	HCWD	B	-	F1	WD	PROVIDE 8'-0" HEIGHT DOORS AT UNITS WITH HIGHER THAN 9'-0" CEILINGS

**DAVIES**  
COLLABORATIVE

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Austin, Texas 78758  
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## ISSUANCES

01	SCHEMATIC DESIGN SET	01.28.2025
02	DESIGN DEVELOPMENT SET	03.11.2025
03	PERMIT SET	05.20.2025

## REVISIONS

[illegible]

05.20.2025

architect seal 23752

a multifamily project for  
the NRP group

the  
**NRP**  
group

## HAYNES LOFTS

9427 SE 410  
SAN ANTONIO, TX. 78223

## Window and Unit Door Schedule

Project Number	24019
----------------	-------

Date May 20, 2025

Drawn By MT

Checked By EYH

# A610

Scale As indicated

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7 Window Details - Intermediate Jamb  
6" = 1'-0"

Window Details - Fiber Cement Lap Siding  
 6 Head  
 6" = 1'-0"

Window Details - Fiber Cement Lap Siding  
Jamb  
5 6" = 1'-0"

Window Details - Fiber Cement Lap Siding  
Sill  
4 6" = 1'-0"

3 Window Details - Fiber Cement Panel Head  
6" = 1'-0"

Window Details - Fiber Cement Board and  
Batten and Panel Jamb

① Window Details - Fiber Cement Panel Sill  
6" = 1'-0"



Landscape Architect:  
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Low Voltage:  
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Norcross, GA 30093  
(770) 447-5547

ISSUANCES	
01	SCHEMATIC DESIGN SET
02	DESIGN DEVELOPMENT SET
03	PERMIT SET

REVISIONS			
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No.	Description	Date
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05.20.2025

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group

9427 SE 410  
SAN ANTONIO, TX. 78223

Project Number	24010
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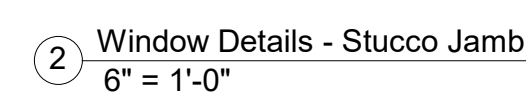
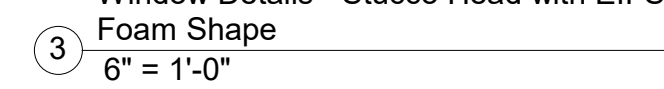
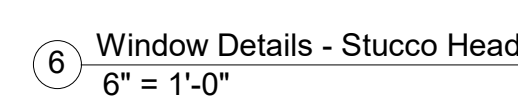
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Date May 20, 2025

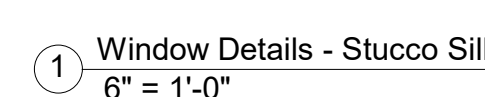
Drawn By RM

Checked By	EYH
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Scale  $6'' = 1'-0''$



DO NOT TAPE THE BOTTOM FLANGE TO THE WEATHER BARRIER





[illegible]

8 Garage Type 1 - Section 1  
1/8" = 1'-0"

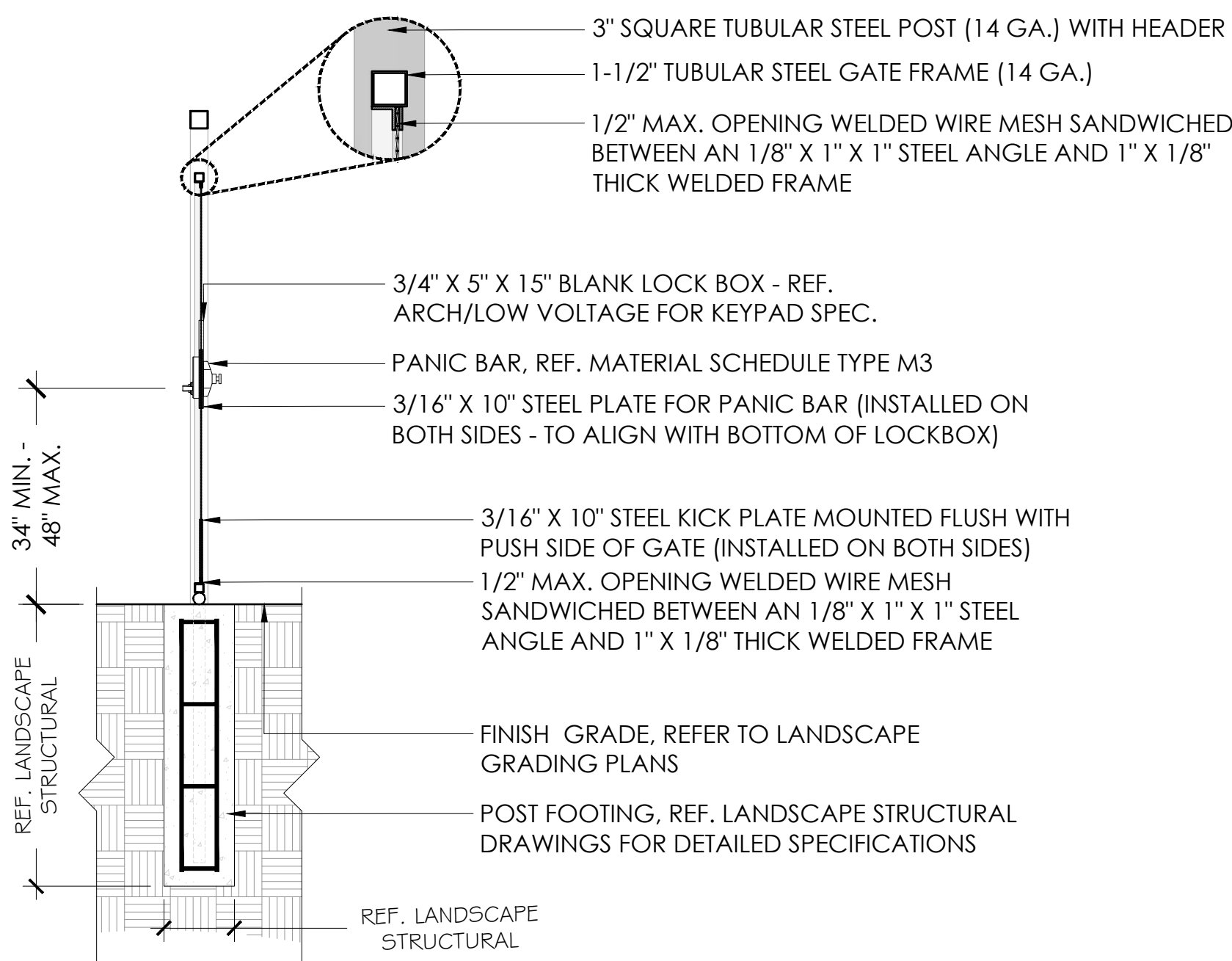
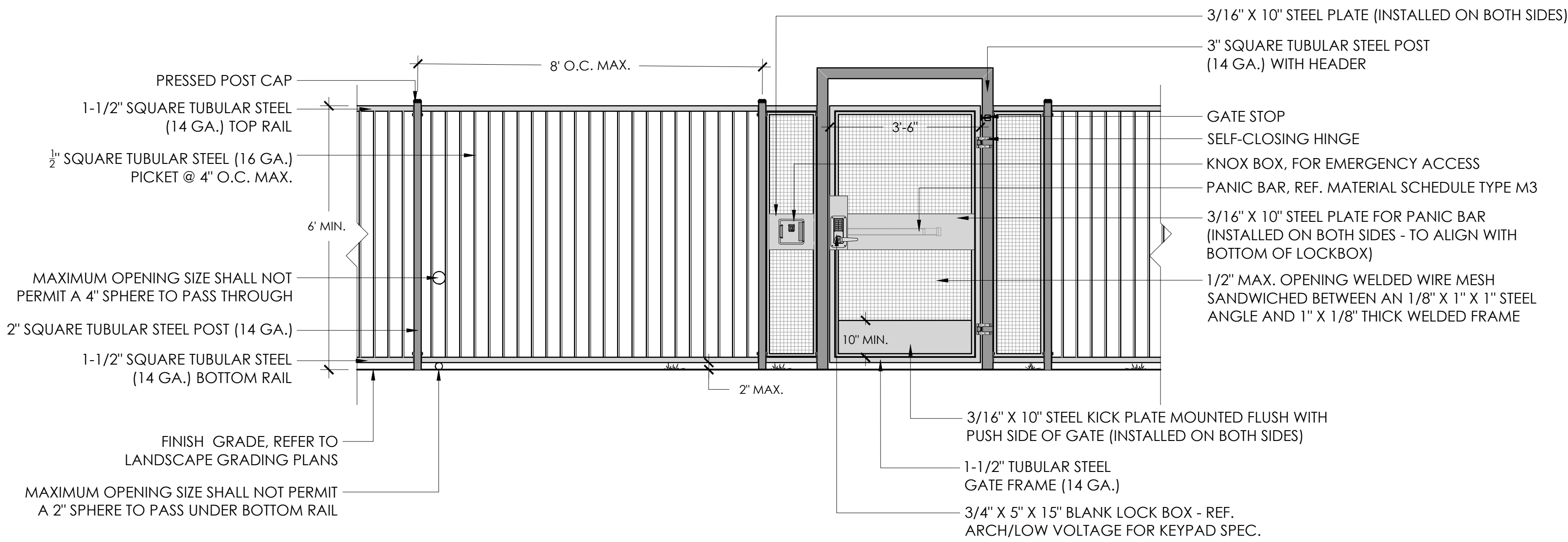


The site map shows the layout of the FBI Laboratory. Buildings are labeled BLDG 1 through BLDG 6. Courtyards and other areas are labeled C-1 through C-8, T-1 REC., and T-2 COMP. A compass rose is located in the bottom right corner.

ERRC:  
Maestro Integrations  
2433 Rutland Drive, Suite 100  
Austin, Texas 78758  
(512) 969-5155

GARAGE TYPE I	TOTAL AREA (SF) NPA 13	TOTAL AREA (SQ IN)	TOTAL VENT REQUIRED <b>NET FEA AREA (SQ IN)</b>	ROOF / HIP VENT / LOUVER OR SOFFIT VENT REQUIRED	RIDGE VENT LENGTH (FT)	RIDGE VENT PROVIDED (SQ IN)	HIP VENT LENGTH (FT)	HIP VENT PROVIDED (SQ IN)	# ROOF VENTS PROVIDED	ROOF VENT PROVIDED (SQ IN)	# LOUVERS PROVIDED (48"x12")	LOUVER VENT PROVIDED (SQ IN)	# INTAKE VENT PROVIDED (8"x8")	INTAKE VENT PROVIDED (SQ IN)	# ROOF VENTS PROVIDED	LOUVER VENT PROVIDED LOW (SQ IN)	SOFFIT VENT LENGTH (FT)	SOFFIT VENT PROVIDED (SQ IN PER FT)	TOTAL VENT FREE VENT AREA PROVIDED (SQ IN)
AREA 6	1,575	226,800	1512	756	42.0	756	0.0	0	0	0	0	0	0	0	0	0	42	790	1546





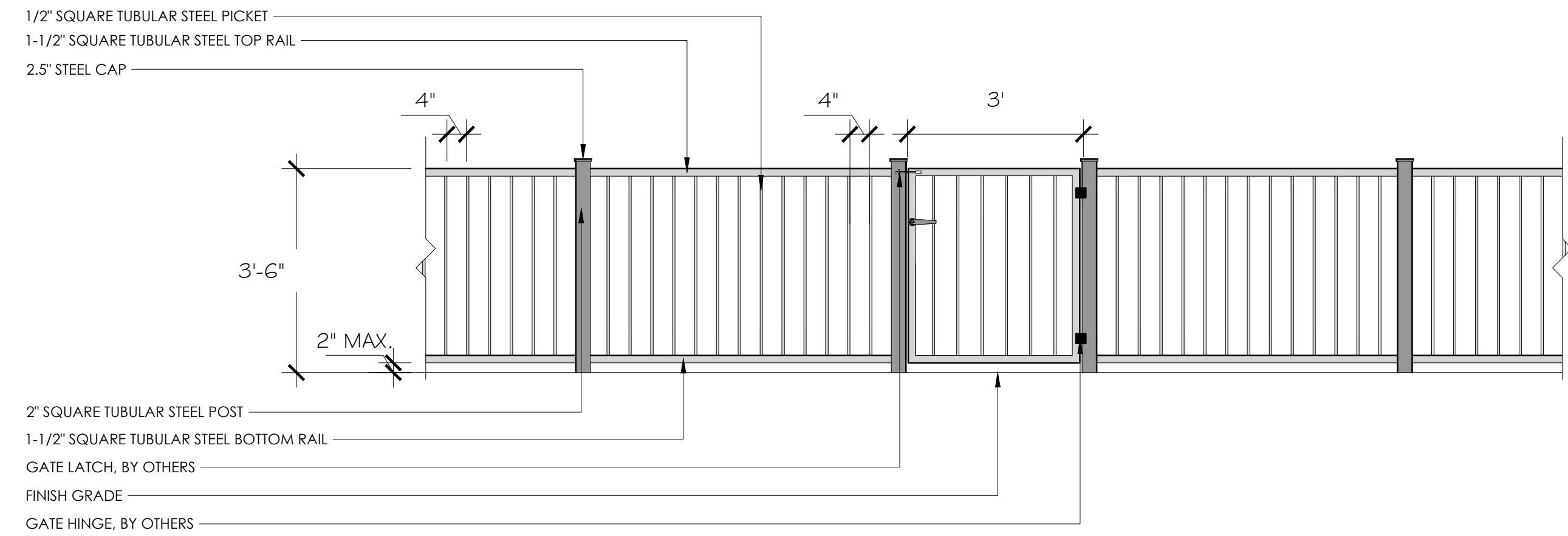
- GENERAL NOTES:**
- SECTION AND/OR ELEVATION SHOWN FOR DESIGN INTENT ONLY. REFER TO SHOP DRAWINGS, REFER TO LANDSCAPE STRUCTURAL DRAWINGS FOR FOOTINGS/REINFORCEMENT.
  - FENCING TO BE COMMERCIAL GRADE FENCING. SHOP DRAWINGS TO APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
  - ALL PERIMETER FENCING TO HAVE A MINIMUM 6'-0" HEIGHT FROM FINISH SURFACE
  - ALL FENCING PICKETS AND POSTS NOT TO ALLOW PASSAGE OF A SPHERE 4" OR GREATER THROUGH OR 2" OR GREATER BELOW THE BOTTOM RAIL, TYP.
  - REF. LANDSCAPE MATERIAL SCHEDULE TYPE F2 FOR FINISH ON ALL METAL COMPONENTS.
  - CONTRACTOR TO VERIFY HARDWARE, CLOSING SPEED, AND DOOR OPENING FORCE COMPLY WITH ADA 2010 SECTION 404 AND ANSI 2003/2009 SECTIONS 404.2.6, 404.2.7, AND 404.2.8
  - ON PUSH SIDE OF GATE, CONTRACTOR TO ENSURE ANY GAPS CREATED BY APPLIED KICK PLATES ARE CAPPED, AND ANY PARTS CREATING HORIZONTAL OR VERTICAL JOINTS ARE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER.

1 TYPICAL 6' HT. DECORATIVE METAL PERIMETER FENCE & GATE

1/2" = 1'-0"

P-RE-3122-TYP-50

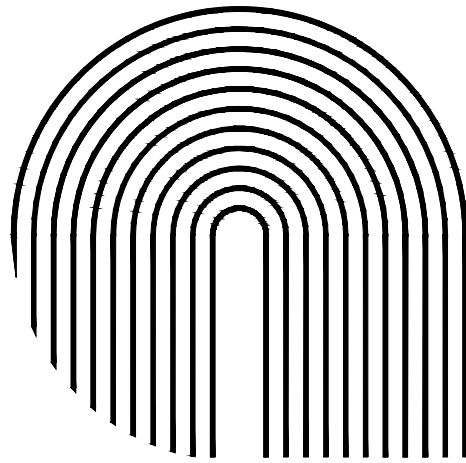
- NOTES:
- SECTION / ELEVATION SHOWN FOR DESIGN INTENT ONLY. REFER TO FENCE SHOP DRAWINGS AND STRUCTURAL DRAWINGS.
  - REFER TO MATERIAL SCHEDULE TYPE F2 FOR FENCE FINISH.
  - REFER TO LANDSCAPE DIM. CONTROL PLANS FOR EXACT LOCATIONS AND SPACING



2 TYPICAL PRIVATE YARD FENCE AND GATE

1/2" = 1'-0"

P-RE-3122-TYP-09



1405 W KOENIG LN  
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512.689.0627



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HAYNES  
LOFTS

SAN ANTONIO,  
TEXAS

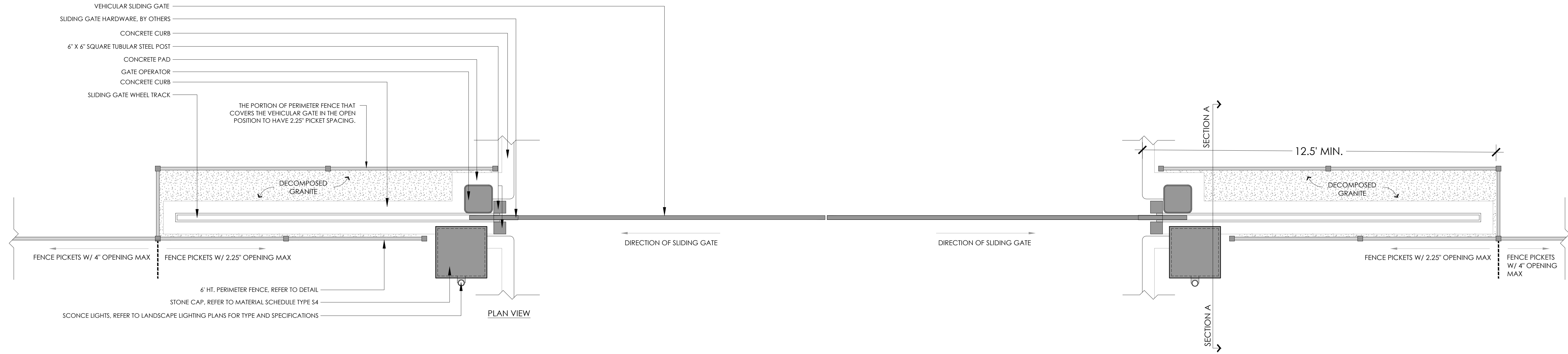
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NO.	DESCRIPTION	DATE

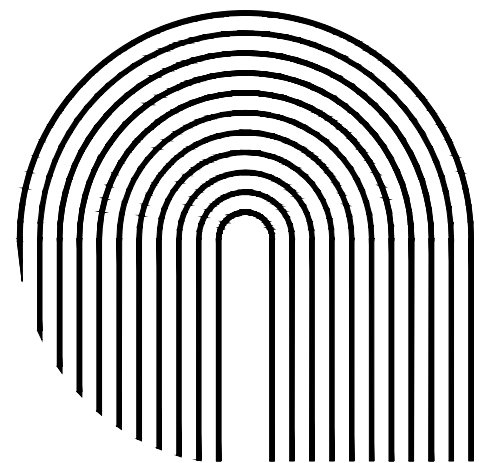
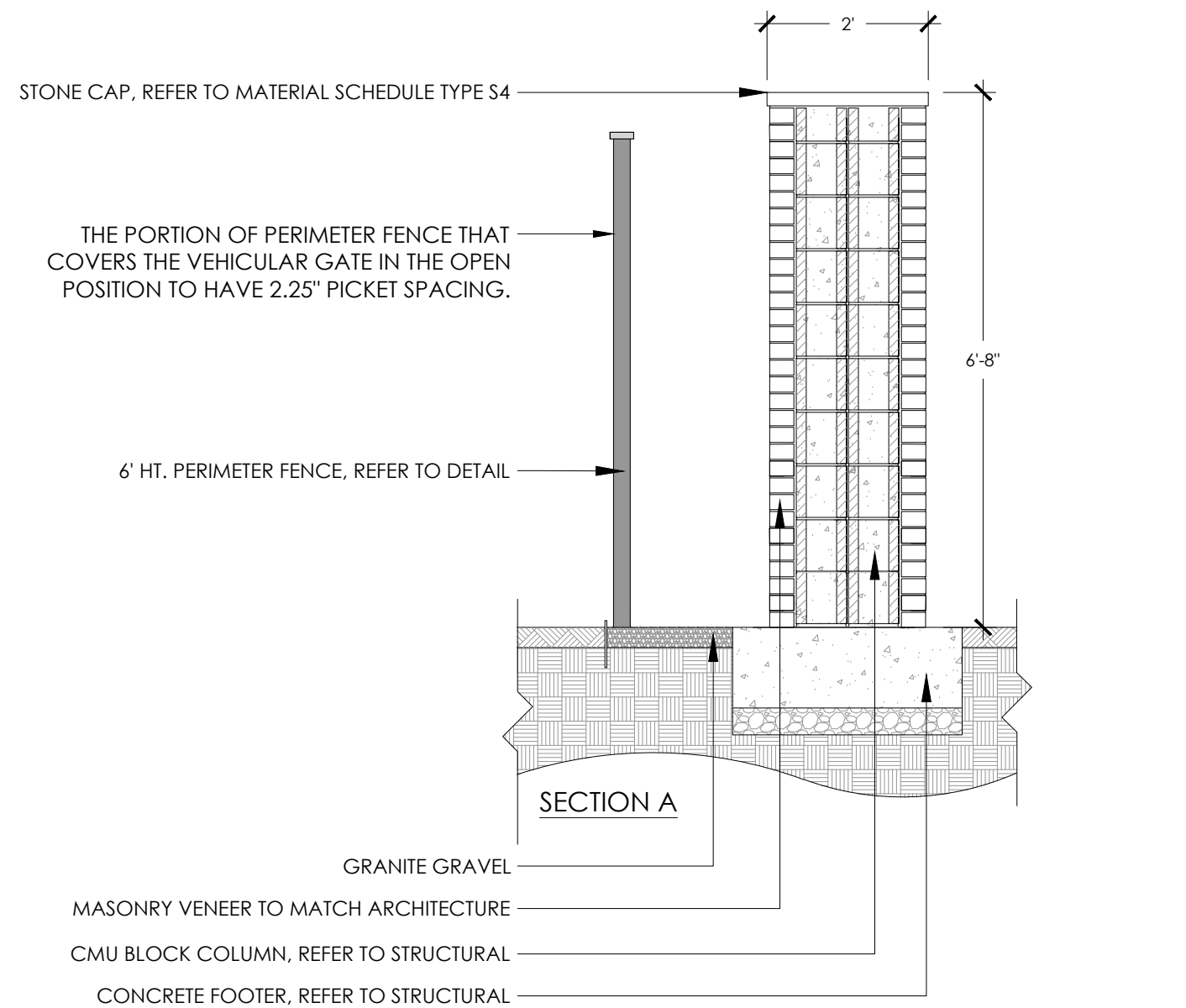
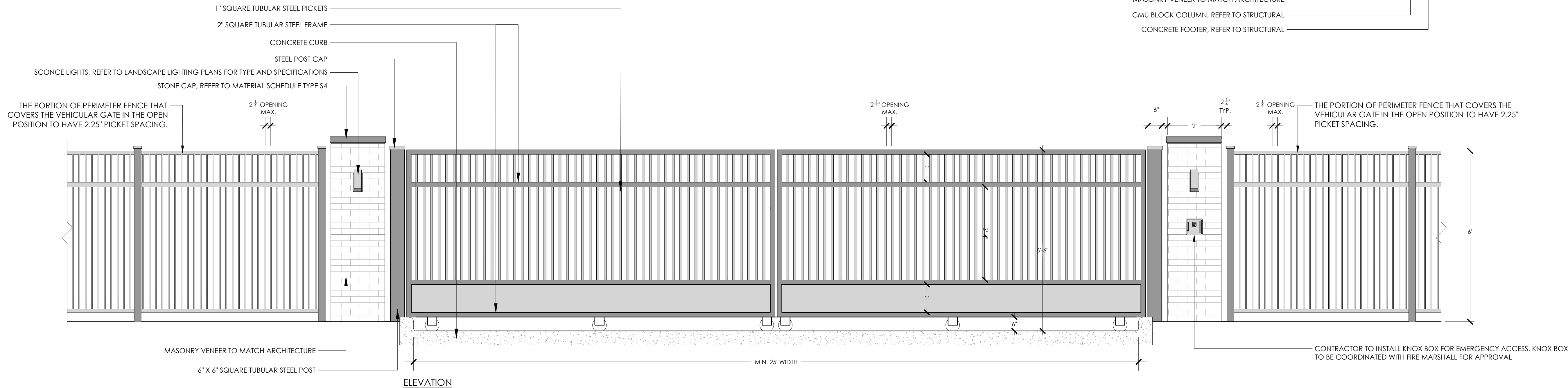
LANDSCAPE  
ORDINANCE  
COMPLIANCE -  
DETAILS - 1

L544





- GENERAL NOTE:
1. GATE CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR MECHANICAL GATE INCLUDING THE GATE, GATE MOTOR, SENSORS, ETC.
  2. DRAWINGS ARE FOR DESIGN INTENT ONLY, REFER TO GATE CONTRACTOR FOR DETAILED SPECIFICATIONS
  3. ACCESS GATE SENSOR LOOPS (ENTRANCE AND EXIT) MUST BE INSTALLED PRIOR TO FINAL PAVING. PER OWNER, NO SAW CUTS ARE ACCEPTABLE IN FINAL/FINISHED PAVEMENT
  4. GENERAL CONTRACTOR TO COORDINATE EMERGENCY ACCESS FOR FIRE DEPARTMENT
  5. GATE OPERATOR TO INCLUDE BATTERY BACK UP AND 2 PHOTO CELL INFRARED BEAMS
  6. PER DEVELOPMENT CODE SEC. 19.7.5.K.2, FENCE AND WALL COLUMNS/PILASTERS NOT TO EXCEED 6'-0" IN HEIGHT ABOVE FINISH GRADE.
  7. ALL WEIGHT-BEARING EXPOSED ROLLERS LESS THAN 8' ABOVE GRADE MUST BE GUARDED OR COVERED.
  8. ANY OPENINGS IN THE GATE (OR THAT PORTION OF THE FENCE LINE THAT THE GATE COVERS IN THE OPEN POSITION) MUST BE GUARDED OR SCREENED TO A HEIGHT OF 48" ABOVE GRADE SO THAT A 2'-25" SPHERE WILL NOT PASS THROUGH. THIS SECTION IS IN HARMONY WITH UL 325 AND IS DESIGNED TO PREVENT REACH-THROUGH ACCIDENTS.
  9. ALL OPENINGS BETWEEN 48" AND 72" ABOVE GRADE MUST BE GUARDED OR SCREENED TO PREVENT A 4' SPHERE FROM PASSING THROUGH.
  10. ALL GAPS OR OPENINGS BETWEEN THE GATE PANEL AND A SUPPORT STRUCTURE (SUCH AS A GATE POST) MUST NOT EXCEED 2.25".
  11. POSITIVE STOPS ARE REQUIRED TO LIMIT TRAVEL TO THE FULLY OPEN AND FULLY CLOSED POSITIONS. THIS PREVENTS A GATE FROM TRAVELING BEYOND ITS INTENDED LIMITS AND FALLING OFF THE SUPPORTING HARDWARE.
  12. HORIZONTAL SLIDE GATES MUST BE DESIGNED WITH SUFFICIENT LATERAL STABILITY. THIS ENSURES THAT THE GATE WILL ENTER A RECEIVER GUIDE THAT MUST BE RECESSED BEHIND THE LEADING EDGE OF THE RECEIVER POST OR MOUNTED AT LEAST 8' ABOVE GRADE.
  13. DUAL PANEL SLIDING GATE RECEIVER GUIDES MAY BE MOUNTED ON EITHER PANEL, BUT MUST HAVE A CROSS-SECTIONAL SURFACE AREA OF AT LEAST 9 SQ. IN.
  14. FOR CLASS IV SLIDE GATE APPLICATIONS, ONLY THE EXPOSED ROLLER AND POSITIVE STOP REQUIREMENTS ARE APPLICABLE.



**artis**

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05/20/2025

## HAYNES LOFTS

SAN ANTONIO,  
TEXAS

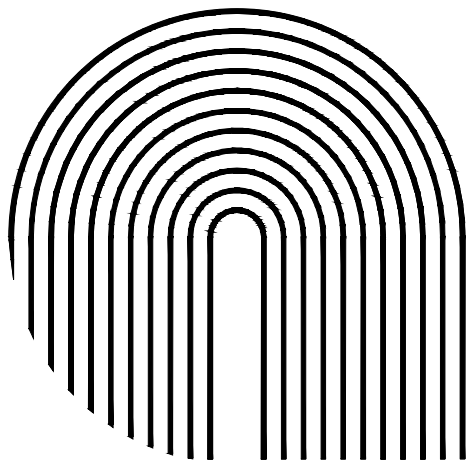
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NO.	DESCRIPTION	DATE
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LANDSCAPE  
ORDINANCE  
COMPLIANCE -  
DETAILS - 2

L545





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THIS DRAWING IS FOR  
BIDDING, PERMITTING,  
& REGULATORY  
APPROVAL  
PURPOSES ONLY.  
NOT FOR  
CONSTRUCTION.

HAYNES  
LOFTS

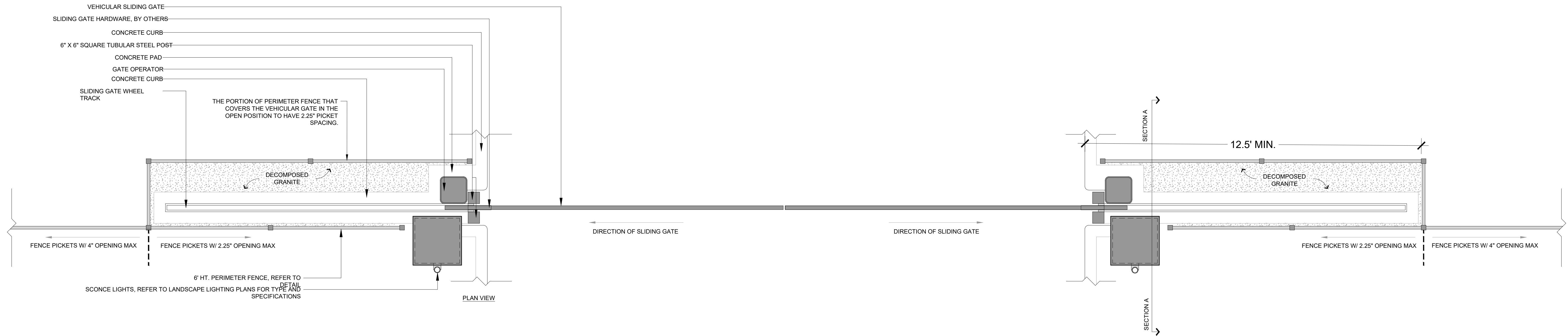
SAN ANTONIO, TEXAS  
PROJ. 3474

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05.20.2025

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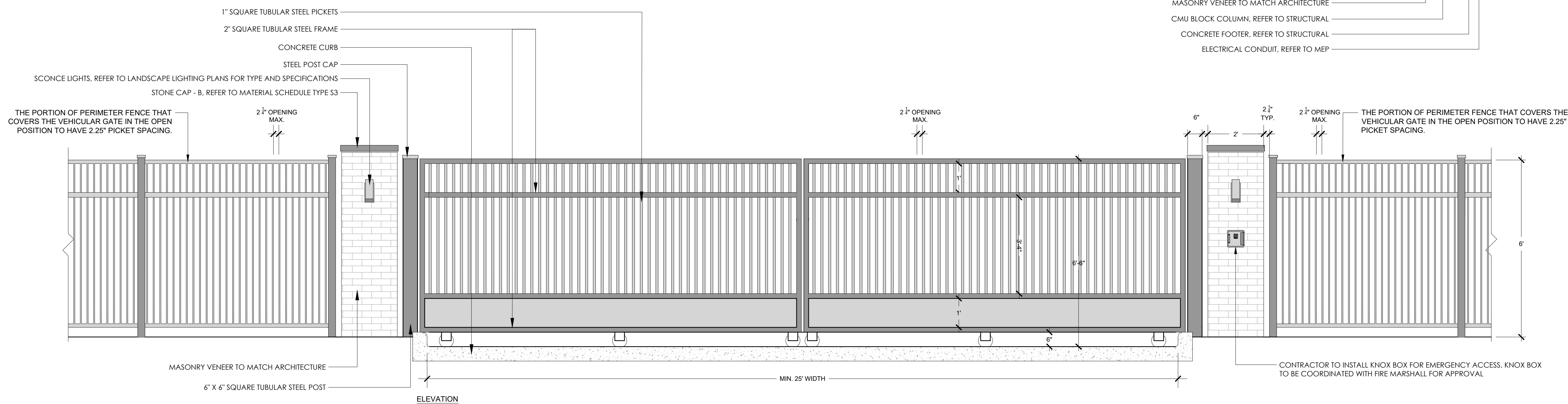
LANDSCAPE  
DETAILS - 5

L235



GENERAL NOTE:

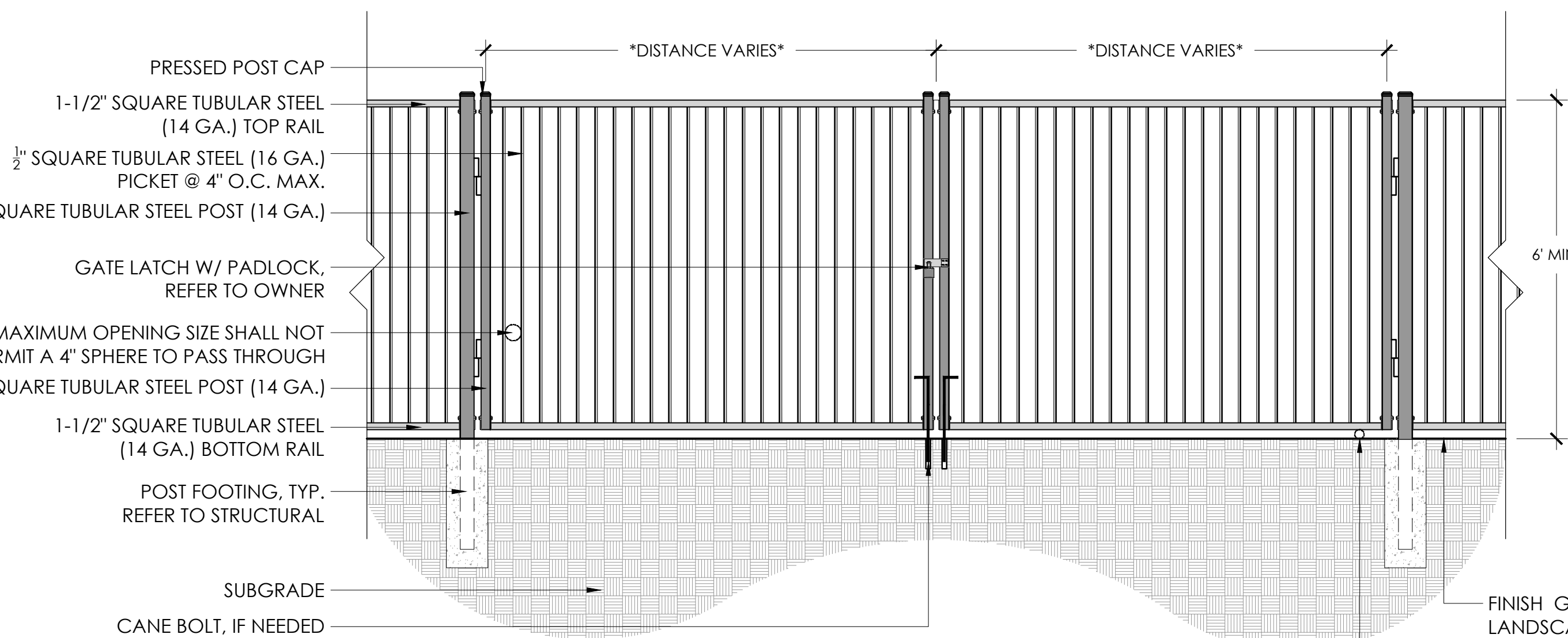
1. GATE CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR MECHANICAL GATE INCLUDING THE GATE, GATE MOTOR, SENSORS, ETC.
2. DRAWINGS ARE FOR DESIGN INTENT ONLY. REFER TO GATE CONTRACTOR FOR DETAILED SPECIFICATIONS.
3. ACCESS GATE SENSOR LOOPS (ENTRANCE AND EXIT) MUST BE INSTALLED PRIOR TO FINAL PAVING. PER OWNER, NO SAW CUTS ARE ACCEPTABLE IN FINAL/FINISHED PAVEMENT
4. GENERAL CONTRACTOR TO COORDINATE EMERGENCY ACCESS FOR FIRE DEPARTMENT
5. GATE OPERATOR TO INCLUDE BATTERY BACK UP AND 2 PHOTO CELL INFRARED BEAMS
6. PER DEVELOPMENT CODE SEC. 19.7.5 K.2, FENCE AND WALL COLUMNS/PLASTERS NOT TO EXCEED 6'-6" IN HEIGHT ABOVE FINISH GRADE.
7. ALL WEIGHT-BEARING EXPOSED ROLLERS LESS THAN 8" ABOVE GRADE MUST BE GUARDED OR COVERED.
8. ANY OPENINGS IN THE GATE (OR THAT PORTION OF THE FENCE LINE THAT THE GATE COVERS IN THE OPEN POSITION) MUST BE GUARDED OR SCREENED TO A HEIGHT OF 48" ABOVE GRADE SO THAT A 2.25' SPHERE WILL NOT PASS THROUGH. THIS SECTION IS IN HARMONY WITH UL 325 AND IS DESIGNED TO PREVENT REACH-THROUGH ACCIDENTS.
9. ALL OPENINGS BETWEEN 48" AND 72" ABOVE GRADE MUST BE GUARDED OR SCREENED TO PREVENT A 4" SPHERE FROM PASSING THROUGH.
10. ALL GAPS OR OPENINGS BETWEEN THE GATE PANEL AND A SUPPORT STRUCTURE (SUCH AS A GATE POST) MUST NOT EXCEED 2.25".
11. POSITIVE STOPS ARE REQUIRED TO LIMIT TRAVEL TO THE FULLY OPEN AND FULLY CLOSED POSITIONS. THIS PREVENTS A GATE FROM TRAVELING BEYOND ITS INTENDED LIMITS AND FALLING OFF THE SUPPORTING HARDWARE.
12. HORIZONTAL SLIDE GATES MUST BE DESIGNED WITH SUFFICIENT LATERAL STABILITY. THIS ENSURES THAT THE GATE WILL ENTER A RECEIVER GUIDE THAT MUST BE RECESSED BEHIND THE LEADING EDGE OF THE RECEIVER POST OR MOUNTED AT LEAST 8" ABOVE GRADE.
13. DUAL PANEL SLIDING GATE RECEIVER GUIDES MAY BE MOUNTED ON EITHER PANEL, BUT MUST HAVE A CROSS-SECTIONAL SURFACE AREA OF AT LEAST 9 SQ. IN.
14. FOR CLASS IV SLIDE GATE APPLICATIONS, ONLY THE EXPOSED ROLLER AND POSITIVE STOP REQUIREMENTS ARE APPLICABLE.



1 VEHICULAR ENTRY SLIDING GATE

1/2" = 1'-0"

P-RE-3474-TYP-20



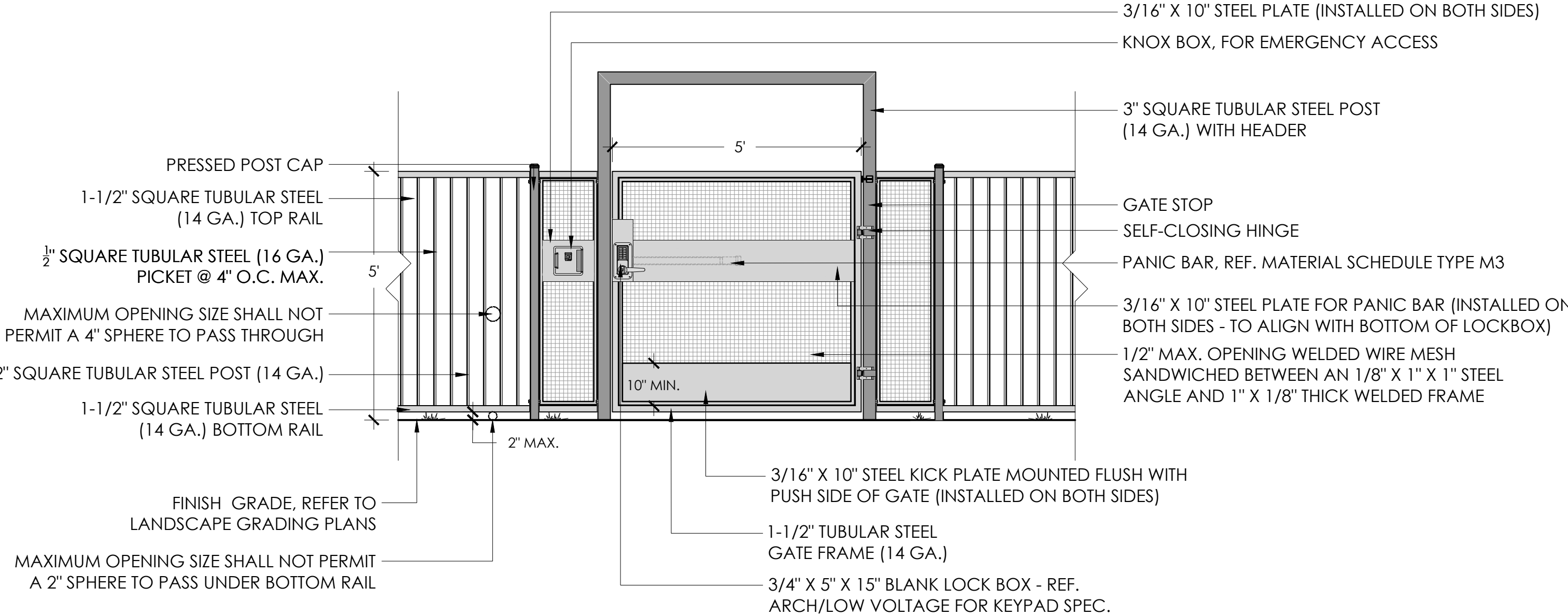
NOTES:

1. CONTRACTOR TO VERIFY GATE WIDTHS IN FIELD
2. GATE MUST BE EASILY OPENED BY ONE PERSON
3. ELEVATION SHOWN FOR DESIGN INTENT ONLY. REFER TO FENCE SHOP DRAWINGS FOR DETAILED SPECIFICATIONS
4. SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
5. ALL METAL COMPONENTS TO BE POWDERCOATED. REFER TO MATERIAL SCHEDULE TYPE F2 FOR FINISH

3 5' WIDE FIRE ACCESS GATE @ POOL FENCE

1/2" = 1'-0"

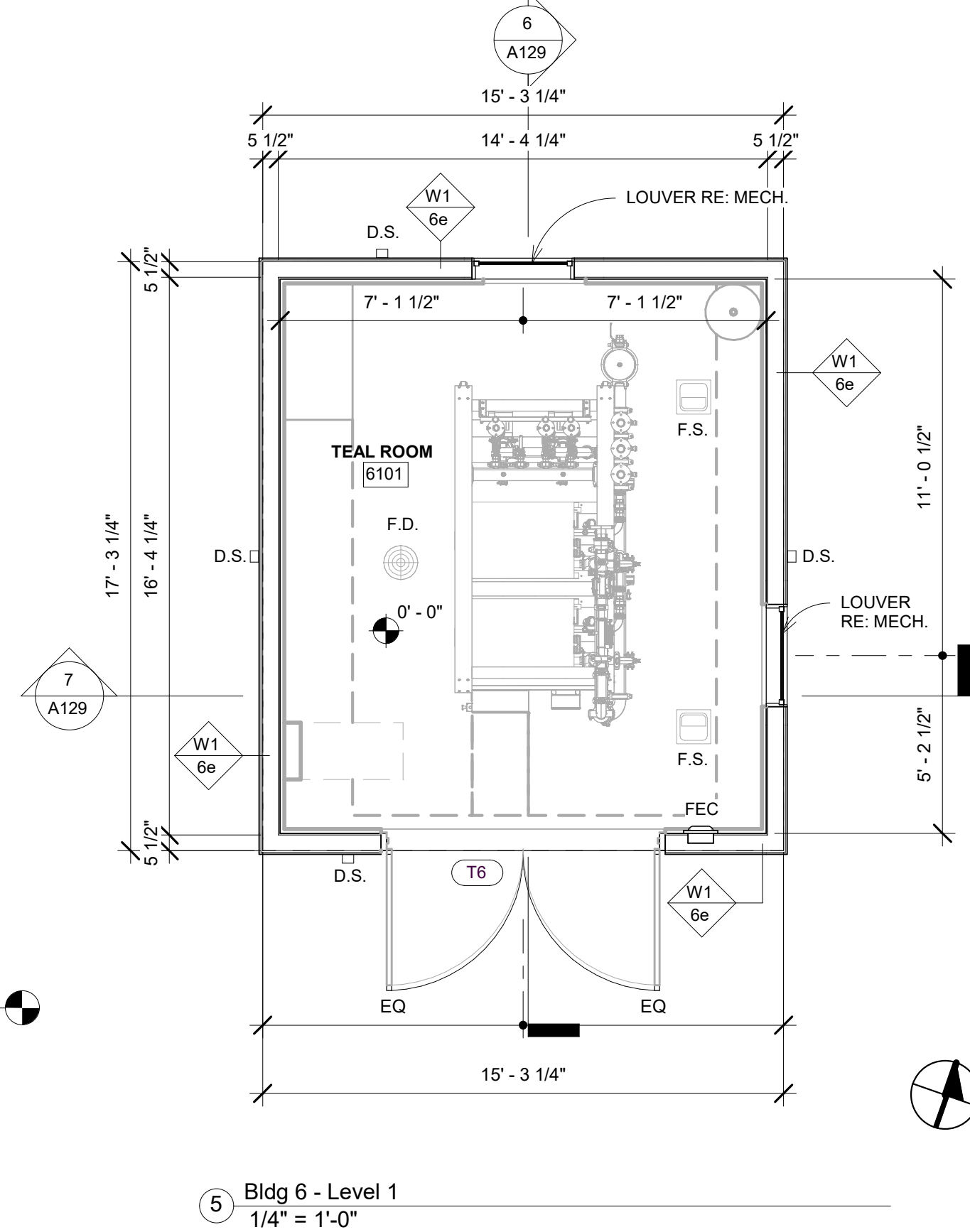
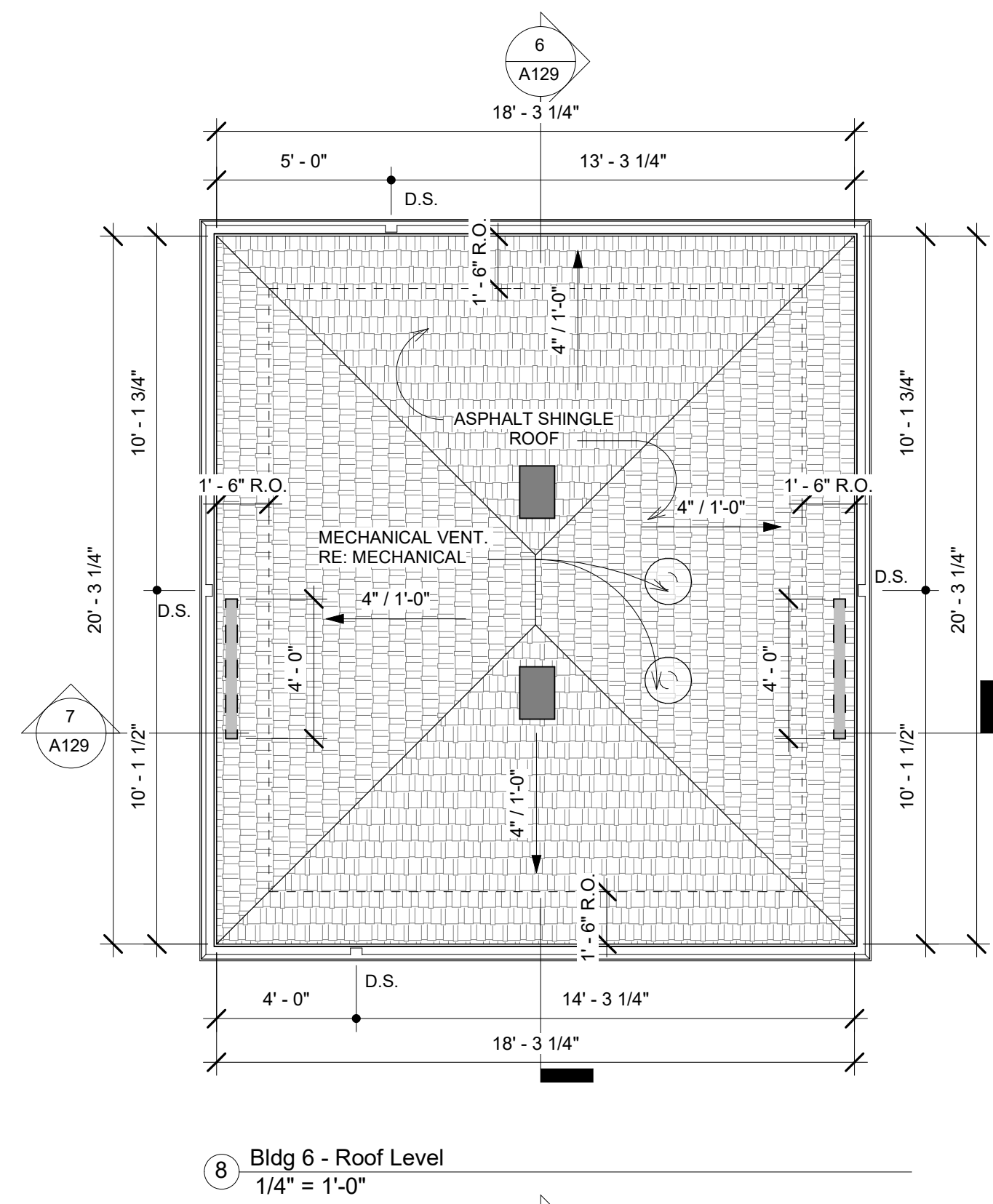
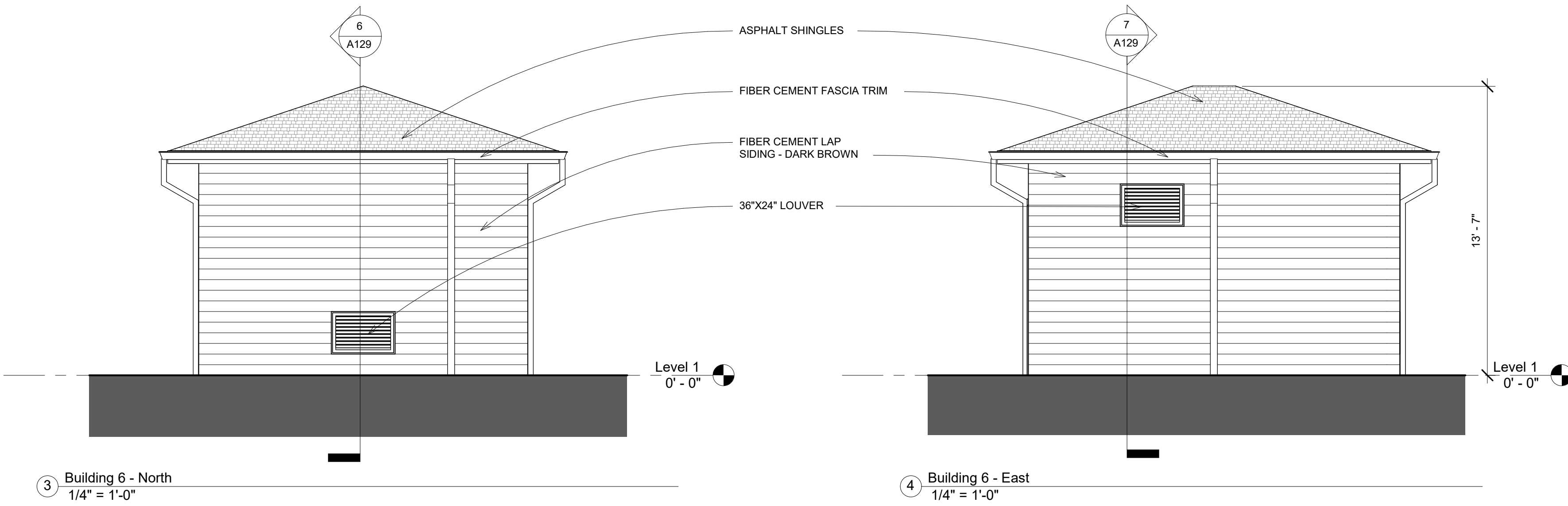
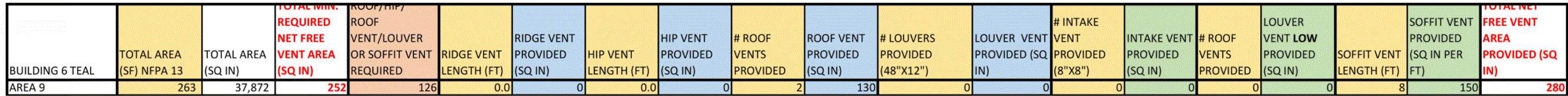
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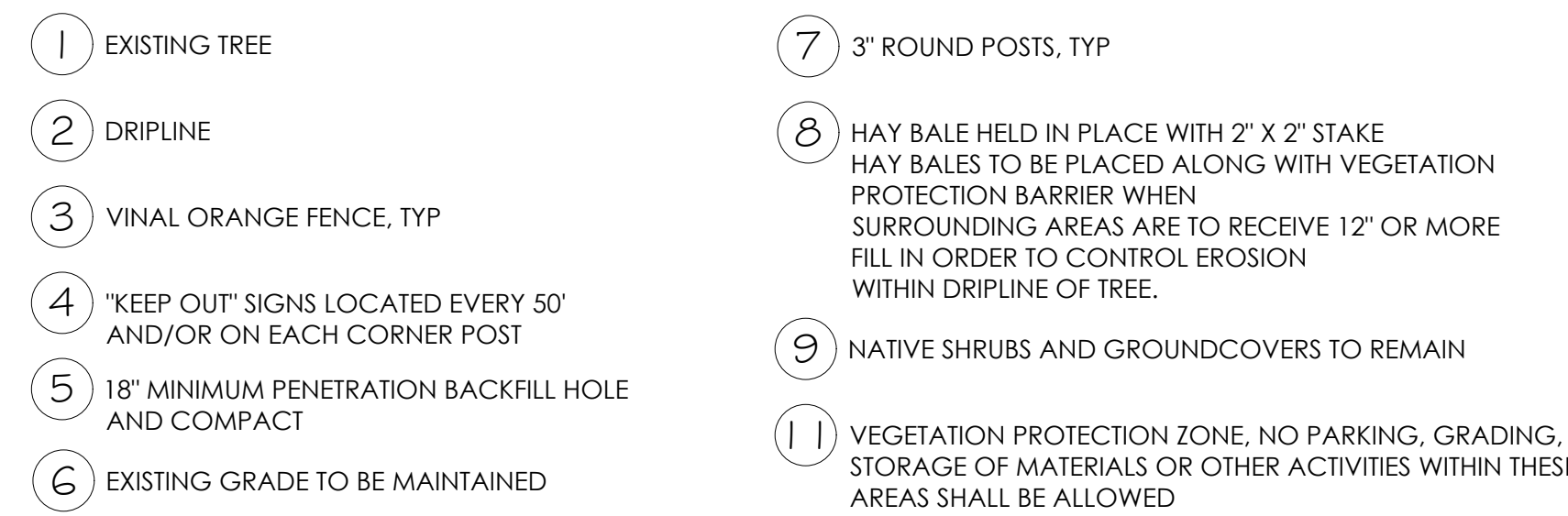
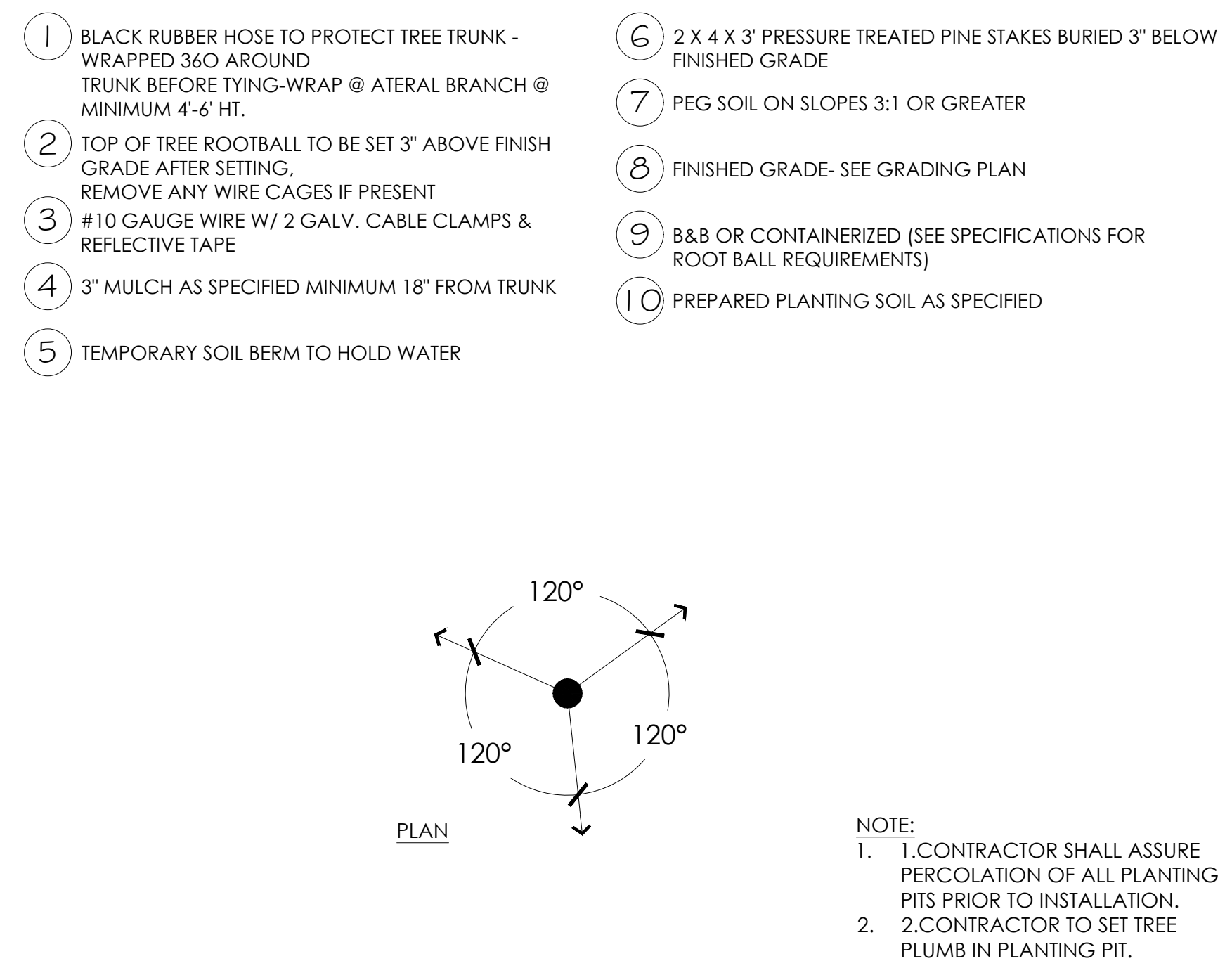
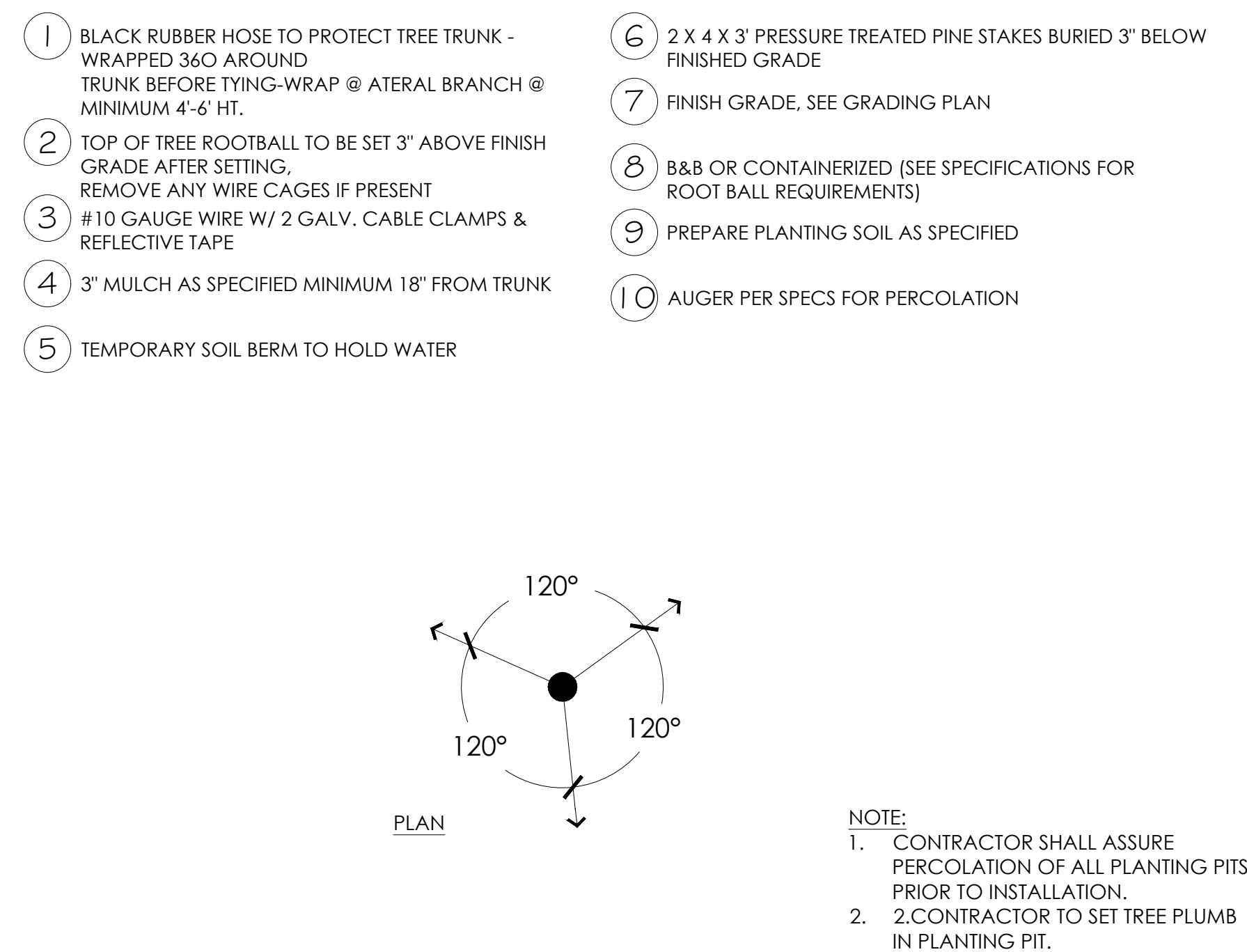
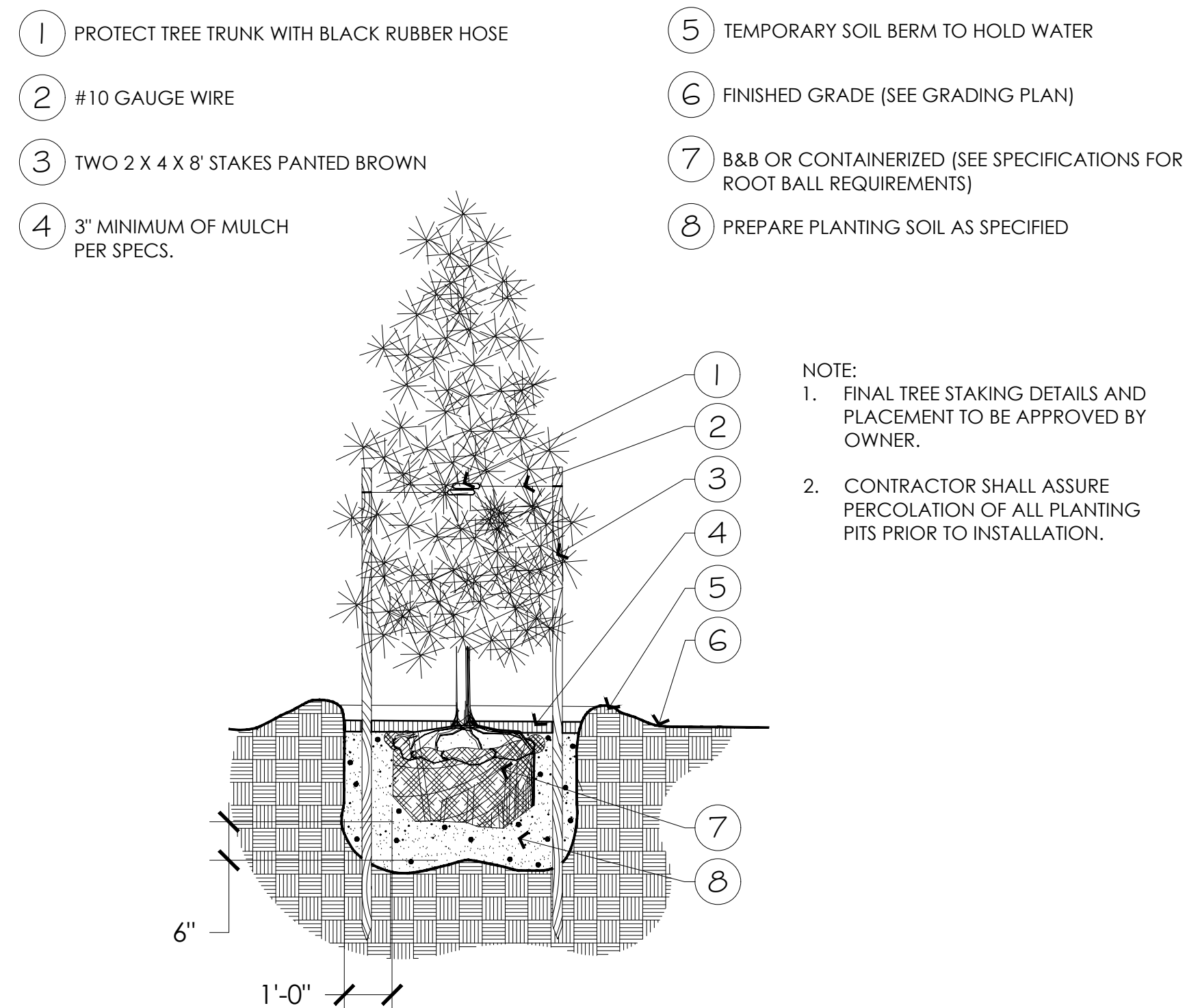
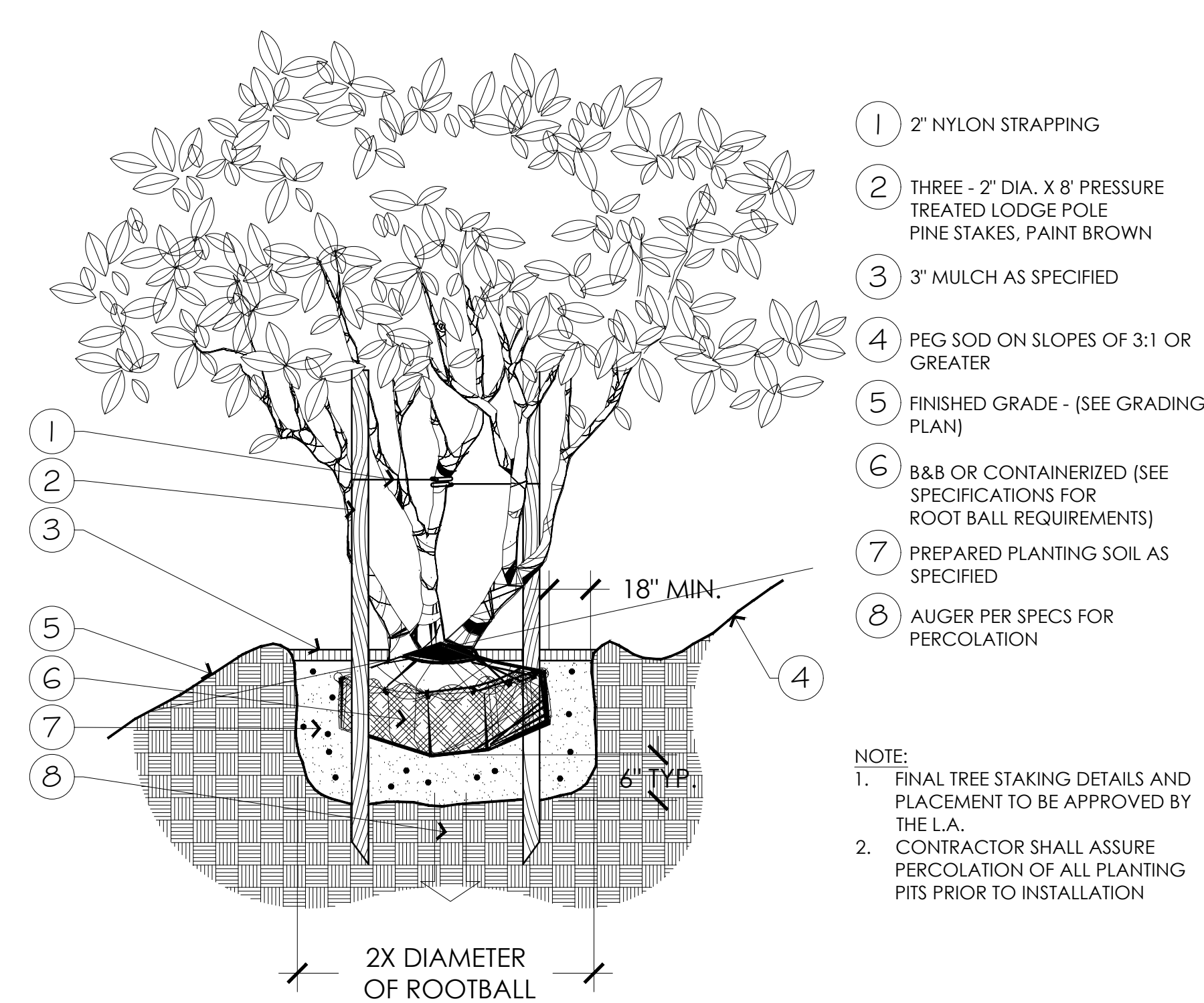
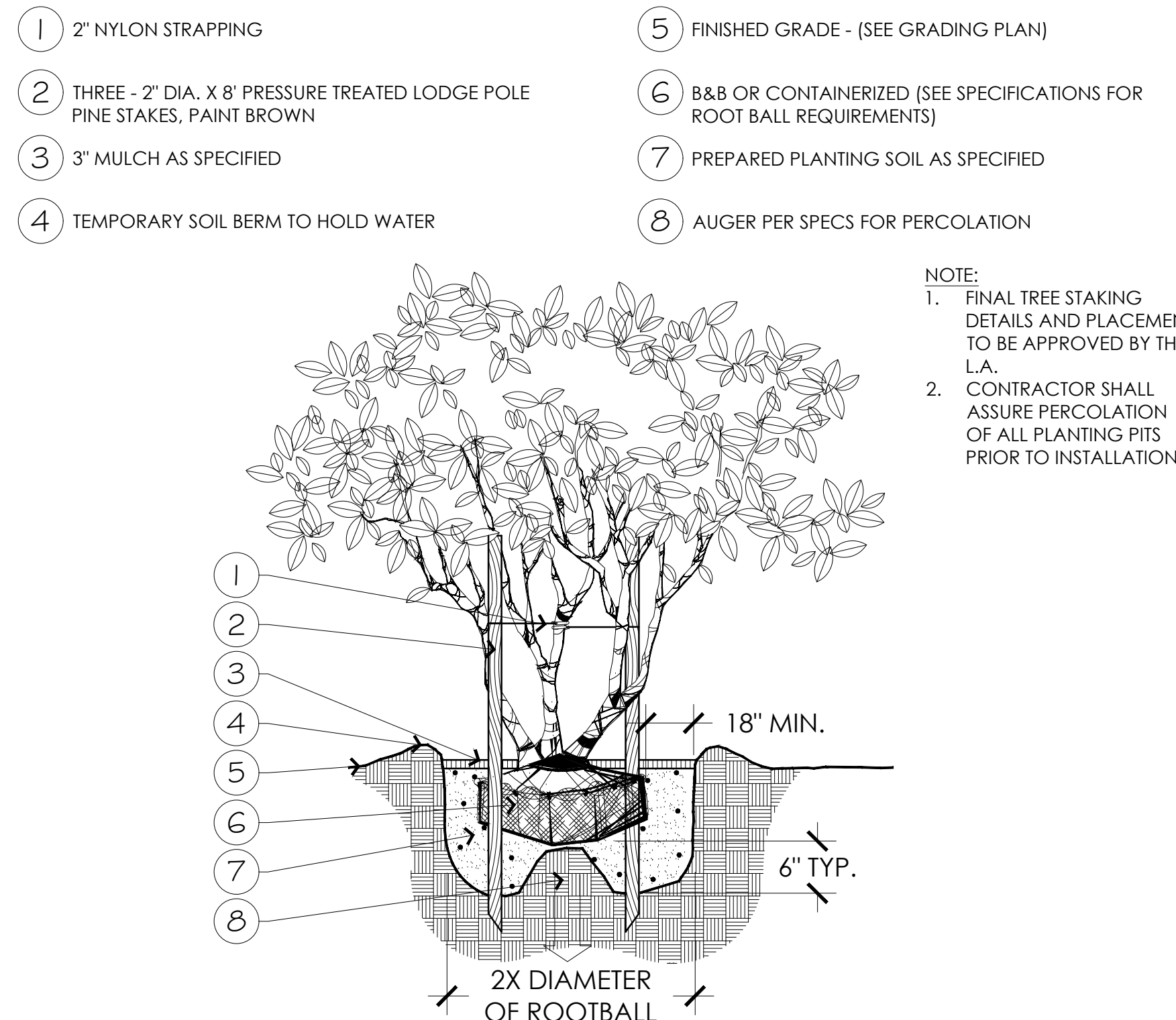
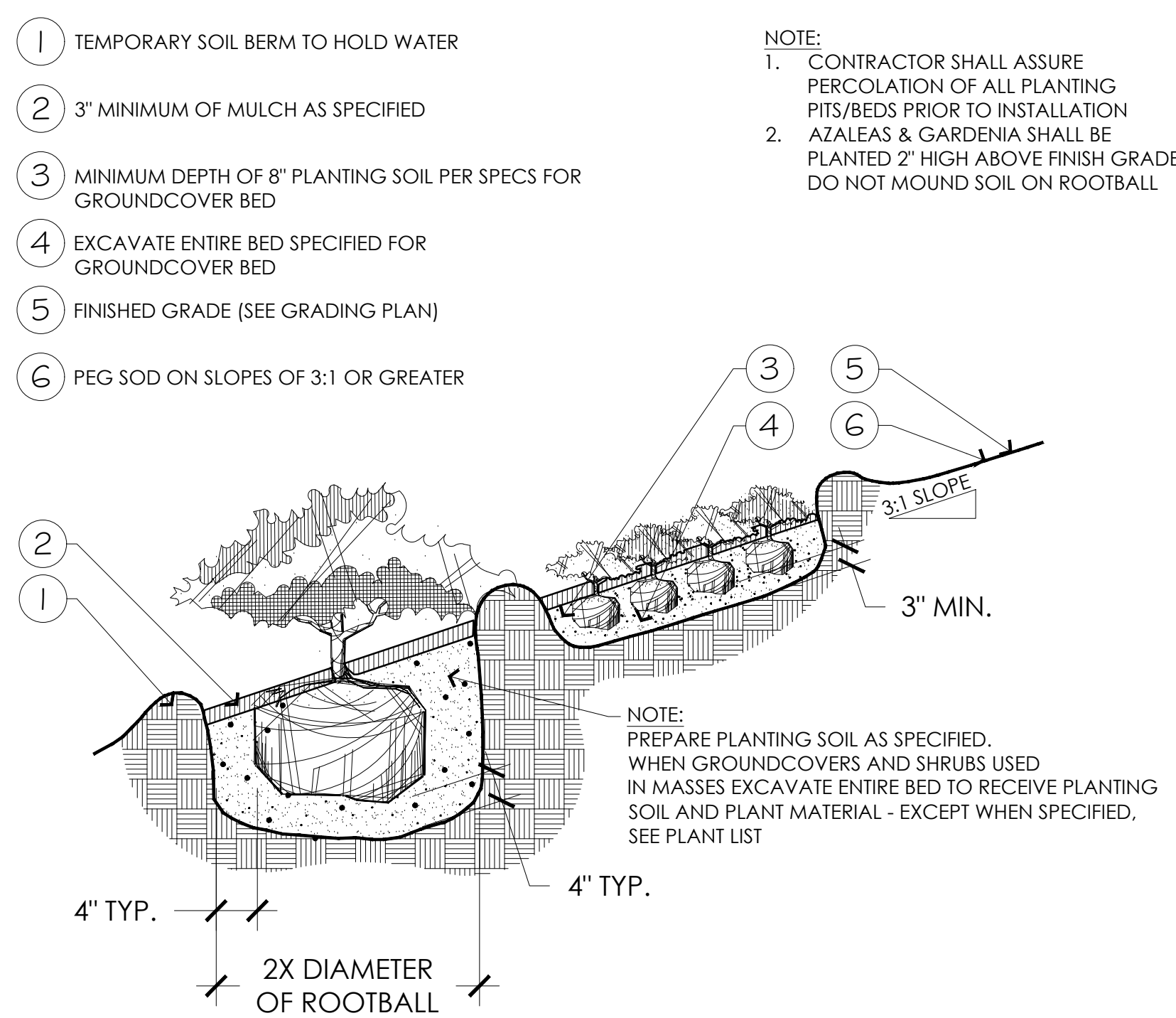
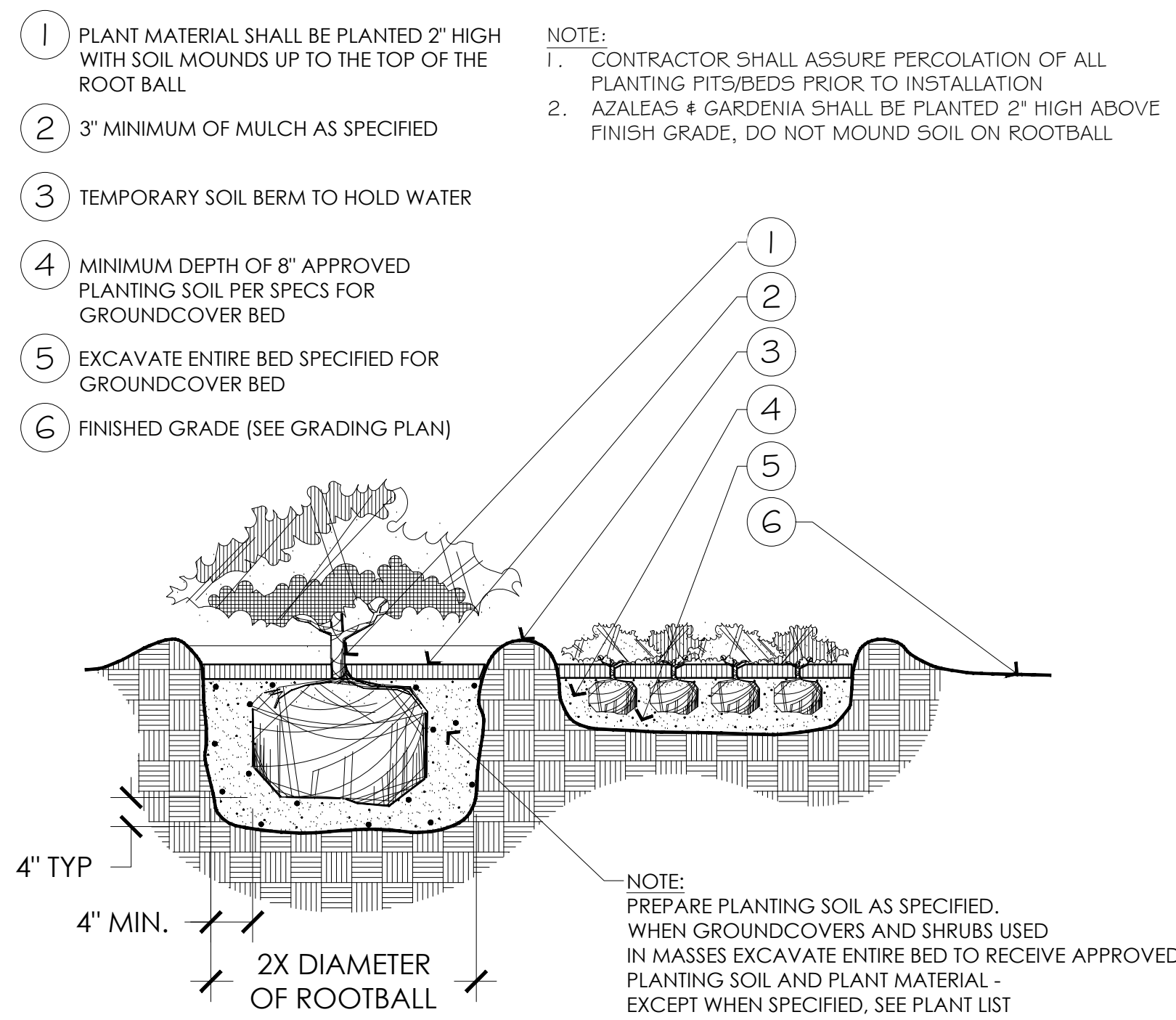
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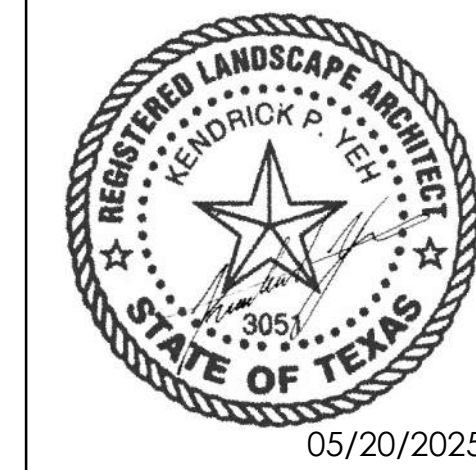
FLOOR PLAN GENERAL NOTES		FIRE RATINGS	
<b>SITE COORDINATION</b>		1.	ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
1.	REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.	2.	ALL DEMISING WALLS ARE RATED ONE HOUR FIRE RESISTANCE.
2.	REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.	3.	ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR EXCEPT AT POOLUM.
REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FENCED YARDS		4.	ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE.
4.	PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6".	5.	ALL STAIR SHAFTS CONNECTING FOUR OR MORE LEVELS ARE RATED TO MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS.
<b>FRAMING AND DIMENSIONS</b>		6.	ALL STAIR SHAFTS CONNECTING THREE LEVELS ARE 1 HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE PER CITY OF SAN ANTONIO REQUIREMENTS.
1.	DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.		
2.	MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF STONE.		
<b>FINISHES</b>			
1.	SLAB ON GRADE AT CORRIDOR ENDS SHALL BE BROOM SWEEP FINISH.	<b>EXTERIOR WALLS</b>	
2.	SLAB ON GRADE AT TYPICAL CORRIDOR SHALL RECEIVE HARD TROWEL FINISH WITH SEALER.	1.	ALL EXTERIOR WALLS AT RESIDENTIAL LEVELS OF BUILDING 1 THROUGH 5 ARE TYPE W1-6a, UNLESS NOTED OTHERWISE.
3.	LIGHTWEIGHT CONCRETE AT CORRIDOR ENDS SHALL RECEIVE FAIRFAC COATING.		
4.	LIGHTWEIGHT CONCRETE AT TYPICAL CORRIDORS SHALL BE HARD-TROWEL FINISH WITH SEALER. PROVIDE CONTROL JOINTS AT 8' ON CENTER.		
5.	INTERIOR WALL FINISHES AT CORRIDOR ENDS TO BE LIGHT COLOR LAP SIDING AT WET ZONE AREAS WHERE EXPOSED TO THE ELEMENTS.		
6.	REFER TO SHEET A006 FPD TYPICAL CORRIDOR WALL FINISHES AND TRIM		







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THIS DRAWING IS FOR  
BIDDING, PERMITTING,  
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APPROVAL  
PURPOSES ONLY.  
NOT FOR  
CONSTRUCTION.

HAYNES  
LOFTS

SAN ANTONIO, TEXAS  
PROJ. 3474

PERMIT SET  
05.20.2025

[illegible]

TYPICAL  
LANDSCAPE  
PLANTING  
DETAILS - 1

L531



LANDSCAPE CALCULATIONS

MANDATORY CRITERIA

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

	REQUIRED	PROVIDED
PARKING LOT AREA : ± 185,211 SF	<u>46,302.75 (25%)</u> sf.	<u>46,406.25 (25%)</u> sf.

TREE SHADE PROVIDED IN AN ISLAND OR PENINSULA

TREE SPECIES	Qty. X Shade Area X Location Percentage	TOTAL
CEDAR ELM	30 X 875 X 75%=	19,687.50 SF
LIVE OAK	25 X 875 X 75%=	16,406.25 SF
TEXAS RED OAK	25 X 550 X 75%=	10,312.50 SF

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

ELECTIVE CRITERIA

IN ADDITION TO THE MANDATORY LANDSCAPING REQUIREMENTS ESTABLISHED BY SEC 35-511, LANDSCAPE PLANS IN THE HILL COUNTRY GATEWAY CORRIDOR SHALL BE REQUIRED TO EARN A MINIMUM OF 85 POINTS AS AWARDS FOR ELECTIVE REQUIREMENTS.

	REQUIRED	PROVIDED
ELECTIVE POINTS REQUIRED:	<u>70</u> pts.	<u>70</u> pts.

SCREENING OF SURFACE PARKING

TWENTY-FIVE (25) POINTS ARE AWARDED FOR SCREENING A SURFACE PARKING LOT WITHIN THE STREET YARD IN ACCORDANCE WITH THE FOLLOWING SUBSECTIONS:

A: THE SCREENING MUST EXTEND ALONG THE ENTIRE STREET FRONTAGE OF THE SURFACE PARKING LOT, EXCLUSIVE OF DRIVEWAYS.  
B: THE SCREENING MUST BE AT LEAST THIRTY (30) INCHES IN HEIGHT. IF PLANTS ARE USED, THEY MUST ACHIEVE THE MINIMUM HEIGHT AND FORM AN OPAQUE VISUAL BARRIER AT MATURITY. IF NON-LIVING MATERIALS ARE USED TO SATISFY THE SCREENING REQUIREMENT, THE PLANTS MUST BE PROVIDED ALONG A MINIMUM OF TWENTY-FIVE (25) PERCENT OF THE SCREENS FRONTAGE.  
C: ANY SCREENING PLACED IN A CLEAR VISION AREA MUST COMPLY WITH THE RESTRICTIONS CONTAINED IN SECTION 35-506 OF THIS CHAPTER

PARKING LOT SHADING

TWENTY (20) POINTS ARE AWARDED FOR COMPLIANCE WITH SUBSECTION (C)(7),. FURTHER, AN ADDITIONAL:  
A.FIVE (5) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A," WHICH SHADE A MINIMUM OF THIRTY-FIVE (35) PERCENT OF ANY INDIVIDUAL PARKING LOT  
B.FIFTEEN (15) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A," WHICH SHADE A MINIMUM OF FIFTY (50) PERCENT OF ANY INDIVIDUAL PARKING LOT.

	REQUIRED	PROVIDED
	<u>20</u> pts.	<u>25</u> pts.

STREET TREES

TWENTY-FIVE (25) POINTS ARE AWARDED FOR THE INSTALLATION OF LARGE TREES THAT MEET THE FOLLOWING REQUIREMENTS:  
A.THE TREES EXTEND ALONG A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE TOTAL FRONTAGE OF THE STREET YARD OF THE PARCEL;  
B.THE TREES SHALL BE SPACED ON AVERAGE NO MORE THAN FIFTY (50) FEET APART MEASURED FROM TRUNK TO TRUNK PROVIDED THE DISTANCE BETWEEN TREES DOES NOT EXCEED ONE HUNDRED (100) FEET; AND  
C.THE TREES SHALL BE LOCATED NO MORE THAN SEVENTEEN (17) FEET FROM THE STREET RIGHT-OF-WAY LINE.

STREET FRONTAGE LENGTH: 682 LF  
682 LF \* 0.75 = 511.5 LF  
511.5 LF/ 50 = 11 TREES

TREE QUANTITY BREAKDOWN

INCHES REQUIRED FOR MITIGATION:  
76.4" TOTAL (LARGE SIGNIFICANT + ROW) = 51 TREES @ 1.5" CALIPER

TREES REQUIRED FOR LANDSCAPE ELECTIVES:  
136.5" TOTAL (80 PARKING LOT TREES + 11 STREET TREES) = 91 TREES @ 1.5" CALIPER

TOTAL TREES NEEDED FOR MITIGATION AND LANDSCAPE ELECTIVES:  
51 TREES (MITIGATION) + 91 TREES (LANDSCAPE ELECTIVES) = 142 TREES @ 1.5" CALIPER (213")

TOTAL TREES PLANTED ON-SITE:  
269 TREES @ 1.5" CALIPER = 403.5"

CONTACT INFORMATION:  
LANDSCAPE ARCHITECT: SARAH WOODSON  
ADDRESS: 1405 W. KOENIG LANE, AUSTIN, TX 78756  
PHONE: (571) 251 - 1069

TREE MITIGATION - SITE

MITIGATION REQUIREMENTS

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

SMALL SIGNIFICANT TREES

INCHES ONSITE	0"
TOTAL INCHES REQUIRED TO BE SAVED	0"
TOTAL INCHES SAVED	0"
TOTAL MITIGATION REQUIRED	0" (1:1)
TOTAL MITIGATION PROVIDED	0"

LARGE SIGNIFICANT TREES

INCHES ONSITE	136"
TOTAL INCHES REQUIRED TO BE SAVED	54.4" (40%)
TOTAL INCHES SAVED	0" (0%)
TOTAL MITIGATION REQUIRED	54.4" (1:1)
TOTAL MITIGATION PROVIDED	55.5"

HERITAGE TREES

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

ROW SIGNIFICANT TREES

INCHES ONSITE	32"
TOTAL INCHES REQUIRED TO BE SAVED	32" (100%)
TOTAL INCHES SAVED	10" (31.2%)
TOTAL MITIGATION REQUIRED	22" (1:1)
TOTAL MITIGATION PROVIDED	22.5"

\*NOTE\* ALL MITIGATION CALCULATIONS EXCLUDE TREES THAT ARE DEAD, IN POOR CONDITION, ARE OUT OF BOUNDS, OR ARE LOCATED WITHIN IN EASEMENTS.

LANDSCAPE CALCULATIONS

CANOPY PRESERVATION

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

TOTAL LOT AREA 14.40 GROSS AC  
627,291 SF

CANOPY COVER REQUIRED 3.60 AC (25.0%)  
156,822.75 SF

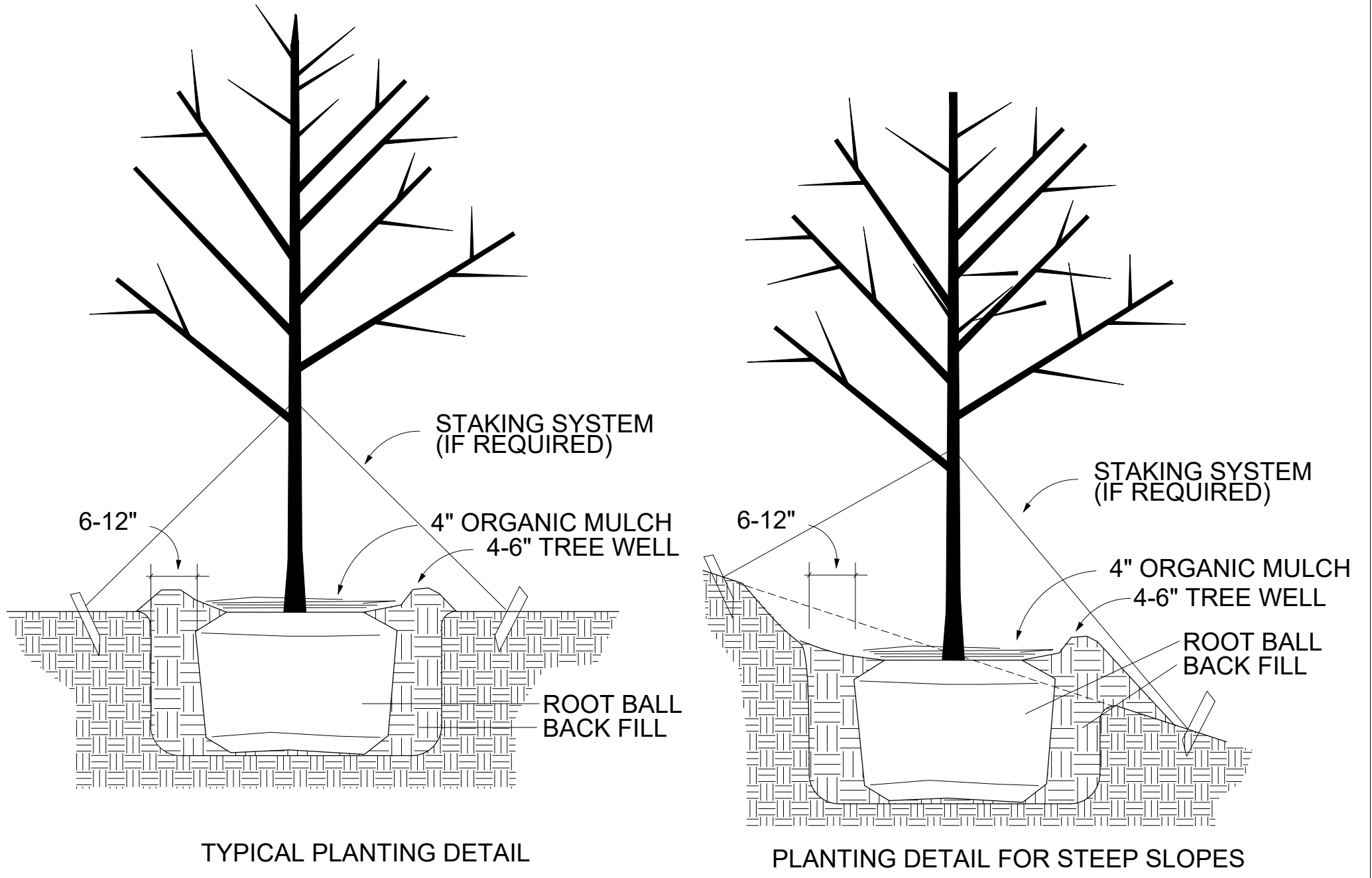
PRESERVED CANOPY 0.00 AC (0.0%)  
0 SF

PLANTED CANOPY 3.60 AC (25%)  
156,915 SF

PROPOSED TREES	Qty. X Shade Area X Location Percentage	TOTAL
TREE SPECIES		
MEXICAN SYCAMORE	30 X 1200 X 90%=	32,400
CHINKAPIN OAK	30 X 875 X 90%=	23,625
CEDAR ELM	40 X 875 X 90%=	31,500
LIVE OAK	35 X 875 X 90%=	27,562.50
TEXAS RED OAK	35 X 550 X 90%=	17,325
YAUPON HOLLY	49 X 275 X 90%=	12,127.50
TEXAS REDBUD	50 X 275 X 90%=	12,355

CANOPY COVER PROVIDED 3.60 AC (25%)  
156,915 SF

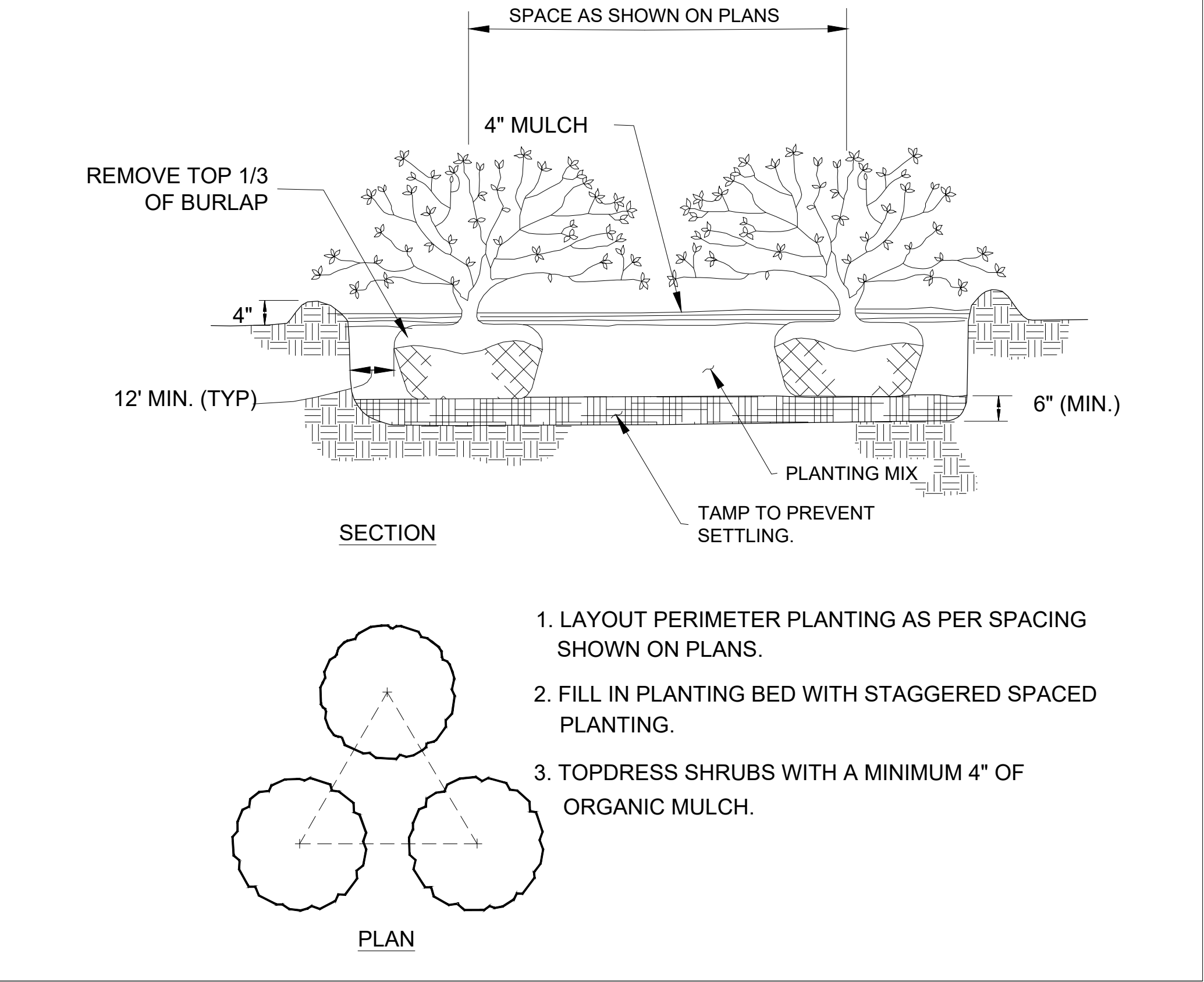
TREE PLANTING DETAILS



TREE PLANTING NOTES

1. THE PLANTING HOLE SHOULD BE 12 TO 24 INCHES WIDER THAN THE ROOT BALL. TO MINIMIZE SETTLING, THE DEPTH OF THE PLANTING HOLE SHALL NOT EXCEED THE HEIGHT OF THE ROOT BALL.
2. REMOVE BURLAP FROM BALLED AND BURLAPPED TREES ONCE TREE HAS BEEN SET INTO THE PLANTING HOLE.
3. TO ENCOURAGE ROOT GROWTH BEYOND THE PLANTING HOLE, USE ONLY SOIL EXCAVATED FROM THE PLANTING HOLE FOR BACKFILL. DO NOT ADD ORGANIC MATTER OR OTHER SOIL AMENDMENTS. A ROOT STIMULATOR MAY BE USED IF DEEMED NECESSARY BY CONTRACTOR OR LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL ASSESS EACH TREE TO DETERMINE IF TREE STAKING IS WARRANTED. TREES SHOULD BE STAKED IF THEY ARE TOP HEAVY AND ARE UNABLE TO SUPPORT THEMSELVES. IF A TREE IS TO BE STAKED, USE A TIE SYSTEM WHICH WILL NOT DAMAGE OR GIRDLE THE TRUNK. TREE STAKING SYSTEMS MUST BE REMOVED AFTER ONE YEAR.
5. DO NOT WRAP TRUNKS UNLESS THE TREE IS EXPOSED TO REFLECTED HEAT AND SUN FROM LARGE EXPANSES OF CONCRETE OR PAVING. WRAPPING MUST BE REMOVED AFTER ONE YEAR.
6. LIMIT PRUNING TO BROKEN OR WAYWARD BRANCHES ONLY.
7. TOPDRESS TREE WITH A MINIMUM 4" OF ORGANIC MULCH.

SHRUB PLANTING DETAILS



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



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05/20/2025

HAYNES LOFTS

SAN ANTONIO,  
TEXAS

PERMIT SET  
05.20.25

NO. DESCRIPTION DATE


LANDSCAPE  
ORDINANCE  
COMPLIANCE - NOTES  
& CALCULATIONS

L540

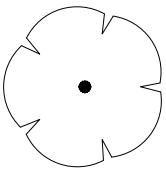
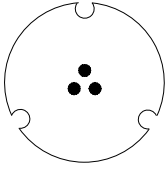
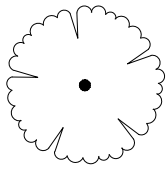
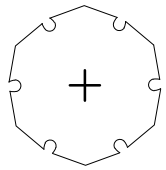
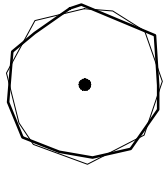
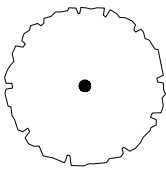
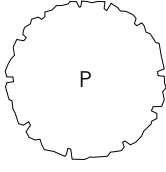
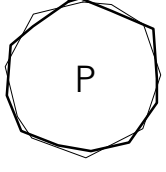
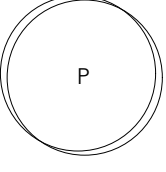
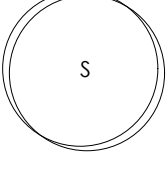
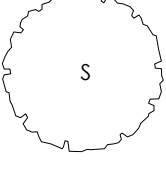
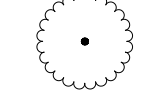


TREE LIST

HAYNES LOFTS - TREE INVENTORY TEMPLATE														
Tag #	Species	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***	Dead/ Poor Condition or Undersized, In Easement (No Mitigation Required)	Out of Bounds (OOB)
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved			
1000	GREEN ASH			11.5										
1001	GREEN ASH			9										
2979	HUISACHE													10
2980	HACKBERRY													9.5
2981	HUISACHE													10.5
2982	HUISACHE													10.5
2983	HACKBERRY					13								
2984	HUISACHE												16.5	
2985	HUISACHE												12	
2986	HUISACHE													10
2987	HUISACHE													11
2988	HUISACHE												16	
2989	HACKBERRY												13.5	
2990	HUISACHE												10	
2991	CEDAR ELM			13										
4002	CEDAR ELM												15	
4003	HACKBERRY												11.5	
4004	HACKBERRY												10.5	
4005	HACKBERRY												12	
4006	MESQUITE												9	
4007	HACKBERRY												11	
4008	HACKBERRY												10	
4010	HACKBERRY												18	
4012	HACKBERRY												9.5	
4013	HACKBERRY												14	
4014	HACKBERRY												13	
4015	HUISACHE					15								
4016	HACKBERRY												11	
4017	HACKBERRY					11								
4018	HUISACHE					13								
4019	HUISACHE					13								
8468	HACKBERRY												11.5	
8469	GREEN ASH			14										
8470	CEDAR ELM			23.5										
Sub. Tot. Inches=		0	0	71	0	65	0	0	0	0	0	0	224	61.5
Total inches by category=		0		71		65		0		0		0	224	61.5
Preservation percentage=		#DIV/0!		Significant Preservation		0%		Heritage Preservation		#DIV/0!		0	224	61.5
Mitigation required (Commercial) =		0		Commercial (inches)		54.4								
Mitigation required (Residential) =		0		Residential (inches)		47.6		Heritage Mitigation (inches)		0				
No category to fall below 10% preservation;														
Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.														
Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.														
* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw- these are mitigated at 1:1 for Heritage Trees														
** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees														
*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed														

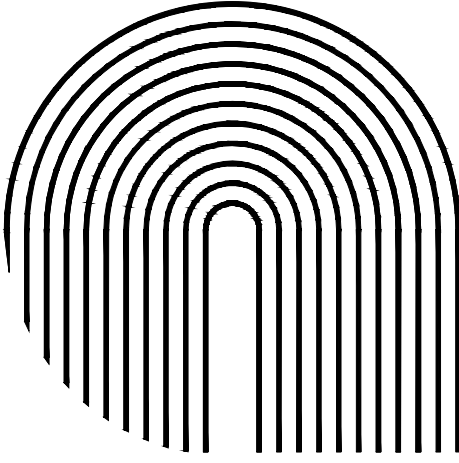
HAYNES LOFTS - TREE INVENTORY TEMPLATE - ROW												
Tag #	Species	Understory Species* 5.0" - 11.5"		Significant ROW Tree 6" - 23.5"		Significant ROW Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
2978	HUISACHE						10					
4009	HACKBERRY					12						
4011	HACKBERRY					10						
Sub. Tot. Inches=		0	0	0	0	22	10	0	0	0	0	0
Total inches by category=		0		0		32		0		0		0
Preservation percentage=		#DIV/0!		Significant Preservation		31%		Heritage Preservation		#DIV/0!		0
Mitigation required (Commercial) =		0		Commercial (inches)		2.8						
Mitigation required (Residential) =		0		Residential (inches)		1.2		Heritage Mitigation (inches)		0		
No category to fall below 10% preservation;												
Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.												
Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.												
* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw- these are mitigated at 1:1 for Heritage Trees												
** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees												
*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed												

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	CC	50	Cercis canadensis 'Texensis' / Texas Redbud 6' Ht. Min., 4' Spread Min.	.	1.5" Cal.
	IL	49	Ilex vomitoria / Yaupon Holly 6' Ht. Min., 4' Spread., Multi-Trunk	.	1.5" Cal.
	PM	30	Platanus mexicana / Mexican Sycamore 12' Ht. Min., 5' Spread Min., Single Leader, Full	.	1.5" Cal.
	QM	30	Quercus muehlenbergii / Chinquapin Oak 12' Ht. Min, 5' Spread Min.	.	1.5" Cal.
	QT	10	Quercus texana / Texas Red Oak 12' Ht. Min., 5' Spread Min.	.	1.5" Cal.
	UC	8	Ulmus crassifolia / Cedar Elm 12' Ht. Min., 5' Spread Min.	.	1.5" Cal.
PARKING TREES					
	UC2	30	Cedar Elm / Ulmus crassifolia 12' Ht. Min, 5' Spread Min.	.	1.5" Cal.
	QT2	25	Quercus texana / Texas Red Oak 12' Ht. Min., 5' Spread Min.	.	1.5" Cal.
	QV2	25	Quercus virginiana / Southern Live Oak 12' Ht. Min., 5' Spread Min.	.	1.5" Cal.
STREET TREES					
	QV3	10	Quercus virginiana / Southern Live Oak 12' Ht. Min., 5' Spread Min.	.	1.5" Cal.
	UC3	2	Ulmus crassifolia / Cedar Elm 12' Ht. Min., 5' Spread Min.	.	1.5" Cal.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
SHRUBS					
	LF	73	Leucophyllum frutescens / Texas Sage 24" Ht. Min., 24" Spread Min.	5 gal	

NOTES

1. GRADE CHANGES THAT DO NOT APPEAR ON SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
2. SCREENING SHRUBS MUST ACHIEVE A MINIMUM HEIGHT OF 30" AT MATURITY.
3. REPLACEMENT TREES MUST HAVE A MINIMUM CALIPER OF 1.5" MEASURED AT 6" ABOVE GRADE AT THE TIME OF INSTALLATION.
4. PRESERVED TREES WILL MEET THE PROTECTED REQUIREMENTS OF 35-523 j-m.
5. PER 35-523(M)(7), ALL TREE PLANTING SUBJECT TO SECTION 35-523(M) SHALL BE REQUIRED TO BE PLANTED IN SOIL THAT IS SUITABLE FOR ESTABLISHING AND SUSTAINING THE PLANTINGS. IN ADDITION TO CONTAINING SUITABLE SOIL PARTICLE SIZE AND DEPTH OF SOIL ZONE, THE SOIL MUST CONTAIN SUFFICIENT ORGANIC MATTER AND NUTRIENTS. TESTING AND CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM SHALL BE COMPLETED TO ENSURE THE SOILS ARE SUITABLE. IN LIEU OF CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM, SOIL MAY BE AMENDED WITH COMPOST BY ADDING THREE (3) INCHES OF COMPOST BLENDED INTO EVERYONE (1) FOOT OF SOIL. FOR COMPLETE SOIL REPLACEMENT, SUCH AS TREE PLANTINGS, AN AMOUNT OF TWENTY-FIVE (25) PERCENT COMPOST MAY BE ADDED TO SEVENTY-FIVE (75) PERCENT NATIVE SOIL.



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05/20/2025

HAYNES  
LOFTS

SAN ANTONIO,  
TEXAS

PERMIT SET  
05.20.25

NO.	DESCRIPTION	DATE
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NO.	DESCRIPTION	DATE

LANDSCAPE  
ORDINANCE  
COMPLIANCE - TREE  
LIST & SCHEDULE

L541

CONTACT INFORMATION:  
LANDSCAPE ARCHITECT: SARAH WOODSON  
ADDRESS: 1405 W. KOENIG LANE, AUSTIN, TX 78756  
PHONE: (571) 251 - 1069





HAYNES  
LOFTS

PERMIT SET  
05.20.2025

LANDSCAPE  
PLANTING  
PLAN - 1

L511





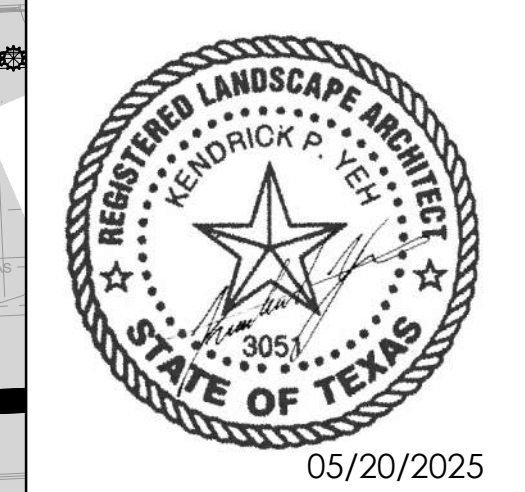
CAD File: C:\Users\SarahGorney\Artis Dropbox\LEA - Master\3401-3500\3461-3470\3474 Haynes Lofts.docx, TXCAD\Current\LP - 3474.dwg, L512, May 14, 2025, 1:38am, SarahGorney

PORTION OF A 48.888 ACRE TRACT  
DEED OF GIFT  
(VOL. 1068, PG. 1003, O.P.R.)  
OWNER: GONZALEZ ESTATE & ESTATE  
TRUST & GONZALEZ JULIO

5' BUILDING  
SETBACK (DZ-2)  
SITE PLAN



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## HAYNES LOFTS

SAN ANTONIO, TEXAS  
PROJ. 3474

PERMIT SET  
05.20.2025

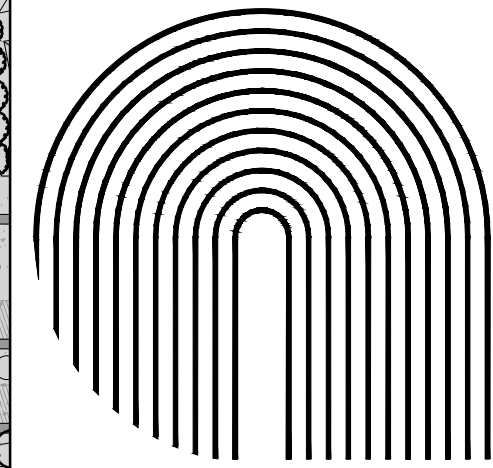
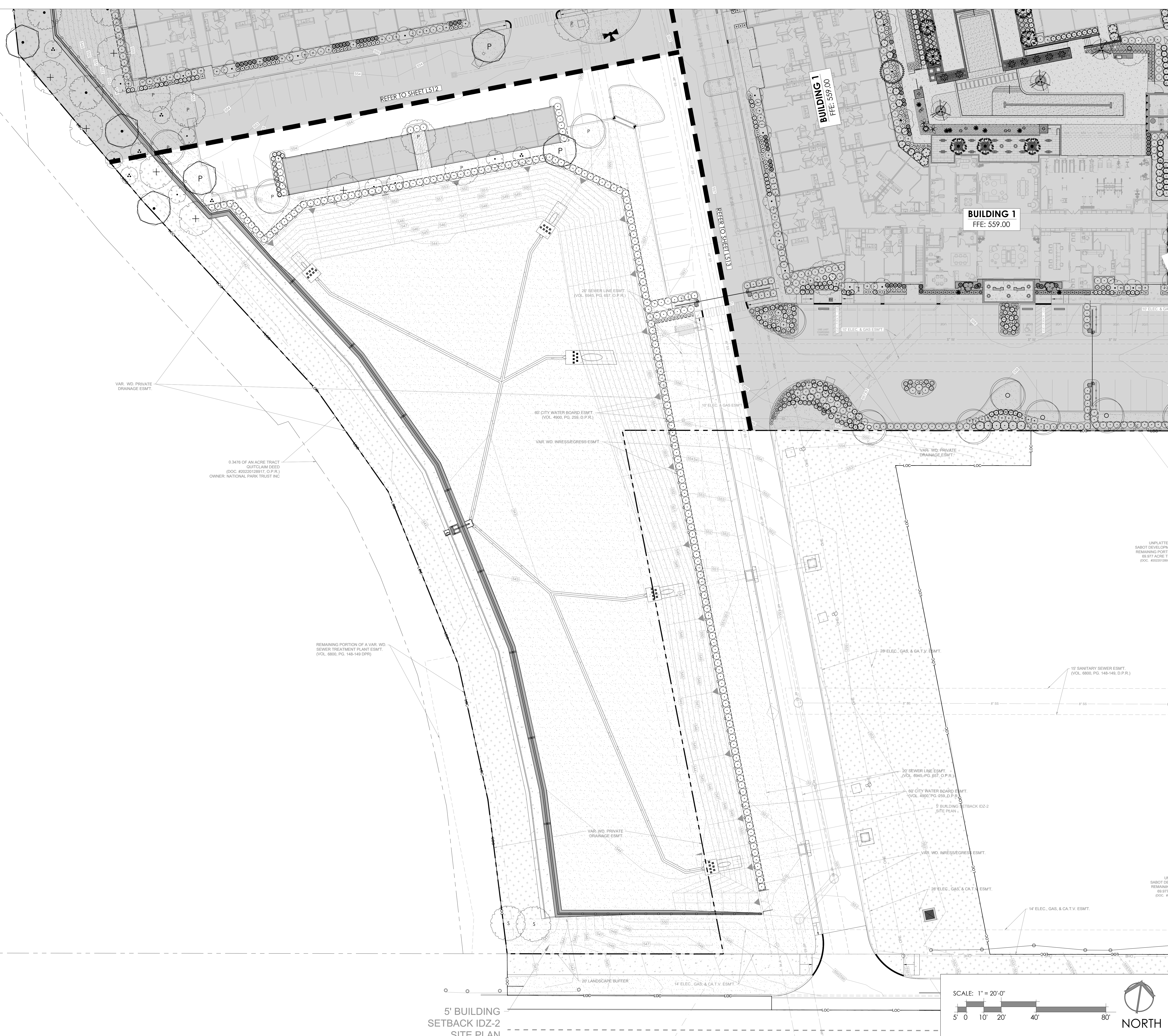
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LANDSCAPE  
PLANTING  
PLAN - 2

# L512



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## HAYNES LOFTS

SAN ANTONIO, TEXAS  
PROJ. 3474

PERMIT SET  
05.20.2025

NO.	DESCRIPTION	DATE
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LANDSCAPE  
PLANTING  
PLAN - 4

# L514