HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO:	**2024-249**
ADDRESS:	515 RIVERSIDE DR
LEGAL DESCRIPTION:	NCB 7649 BLK LOT 25
ZONING:	MF-33, H
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Corbin Lomas
OWNER:	Hector Martinez/SAN ANTONIO HOUSING AUTHORITY
TYPE OF WORK:	New construction of a 1-story building and a pavilion
APPLICATION RECEIVED:	July 09, 2024
60-DAY REVIEW:	September 07, 2024
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a new 1-story maintenance building on the northwest side of the property.
2. Construct a new approximately 734-square-foot pavilion on the west side of the property.

APPLICABLE CITATIONS:

Mission Historic District Design Manual

1. Single-family Construction (8-units or less)
This section is intended to supplement the Historic Design Guidelines, Chapter 4, Guidelines for New Construction for various project types.
Projects that are residential in nature, having 8 units or less, should respond to the existing context established in both urban residential neighborhoods as well as rural residential contexts.

A. ROOF FORM
i. Multiple roof forms — Historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate.
ii. Ridge heights — The ridgelines of roofs with multiple gables should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.
iii. Contemporary roof forms — Contemporary flat roof or shed roof forms may be considered on a case by case basis where the special merits of the overall proposed design warrant a deviation from traditional roof forms.

B. FACADE DESIGN AND ARCHITECTURAL DETAILS
i. Architectural elements — The integration of traditional architectural elements on the front or primary facades of new buildings is encouraged. This may include porches, groupings of windows, or decorative elements.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found

along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS
i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. Transitions—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM
i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE
i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS
i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL
i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style

along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.
Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.
6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The

appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining
wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS
i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.
ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract
from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES
i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every

effort should be made to match existing sidewalk color and material.
iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION
i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN
i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.
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.

FINDINGS:

a. The property located at 515 Riverside is a multi-family residential complex consisting of twenty-three (23) 2-story multi-family buildings, an administration building, a playground, and resident amenities and parking. The complex was constructed circa 1980 and it first appears on the 1983 Historic Aerial Maps. The property is within the Mission Historic District and River Improvement Overlay – 5.
b. CONTEXT & DEVELOPMENT PATTERN – The property addressed at 515 Riverside consists of twenty-three (23) multi-family residential buildings, constructed in six (6) clusters. The site is bound by E Southcross to the north, Riverside Drive to the east, Oscar Drive to the south, and the San Antonio River to the west. The complex includes resident parking lots, greenspace, and resident amenities. Only the west side of Riverside Drive is within the Mission Historic District.
c. NEW CONSTRUCTION: SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. The applicant has proposed to construct the maintenance building to the rear of the northmost residential cluster, labeled "A" on the proposed site plan. The maintenance building will be set along the sidewalk, facing south to the parking lot. Staff finds the proposal generally appropriate.
d. NEW CONSTRUCTION: ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the proposed new construction and its entrance south toward the existing parking lot and toward a proposed dumpster location. As this structure is a utility building, staff finds the proposal appropriate.
e. NEW CONSTRUCTION: SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed for the new construction to feature one story in height, with a top-plate height of 15'-11." The existing residential buildings are two stories in height. The applicant has not provided the total square footage for the proposed building at this time. Staff finds the proposed scale and mass to be generally appropriate and consistent with the Guidelines but finds that the applicant should submit the total square footage to staff for review.
f. NEW CONSTRUCTION: ROOF FORM – The applicant has proposed a side gable roof form Guideline 1.A.i from the Mission Historic District Design Manual states that historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate. The existing residential buildings feature a side gable roof form. The proposal is consistent with the Guidelines.
g. NEW CONSTRUCTION: MATERIALS – The applicant has proposed to install a composition shingle roof, Hardie board siding and trim, one (1) solid pedestrian door, three (3) horizontal fixed windows, and one (1) garage door. The proposed materials will match the existing residential buildings. Guideline 3.A.i for New Construction states that new construction should feature materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. The fiber cement board siding should feature a reveal of no more than 6 inches and a smooth texture. A faux wood grain finish is not permitted. Staff finds the proposal generally appropriate but finds that the applicant should submit final material specifications to staff for review and approval.
h. NEW CONSTRUCTION: SITE WORK – The applicant has proposed to install a new sidewalk, a new curb cut, and a new garage entry ramp at the front of the structure. The new sidewalk will match the existing sidewalks in the complex and will include a walkway leading to the entry door and a ramp leading to the garage door opening. Staff finds the proposal appropriate.
i. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right-of-way.
j. PAVILION INSTALLATION – The applicant has proposed to construct an approximately 744-square-foot pavilion on the west side of the complex, adjacent to and north of the existing playground area, on a new concrete pad. The pavilion will be 15'-8 ¼" in height and will feature steel columns, steel beams, a standing

seam metal roof with an open cupola, and exposed wood rafters. Staff finds the proposal generally appropriate but finds that the standing seam metal roof should meet the standard specifications.

k. ADMINISTRATIVE APPROVAL – The applicant previously received administrative approval for a number of scopes of work, including repair and maintenance, and window replacement. These scopes of work included in the package do not require review by the Historic and Design Review Commission.

l. ARCHAEOLOGY – The project area is within the Mission Local Historic District, Mission Parkway National Register of Historic Places District, and River Improvement Overlay District. In addition, the property is adjacent to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. Furthermore, previously recorded archaeological site 41BX1935 is located in close proximity to the property. Therefore, an archaeological investigation is required. Work within public property is subject to the Texas Antiquities Code. An undertaking involving federal funding, licensing, permitting, or oversight is likely subject to Section 106 of the National Historic Preservation Act of 1966, as Amended. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

Item 1 and 2, staff recommends approval of the construction of the proposed maintenance building and pavilion based on findings a through l with the following stipulations:

i. That the applicant submits the total square footage for the proposed maintenance building to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding e.

ii. That the applicant submits final material specifications for the windows, door, garage door, and siding showing that the proposed fiber cement board siding will feature a reveal of no more than 6 inches and a smooth texture based on finding h. A faux wood grain finish is not permitted. Final specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

iii. That the applicant submits final material specifications for the proposed windows for staff to review that meet the standard windows specifications based on finding h. Windows should feature a one over one profile with sashes of equal size. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Wood or aluminum-clad wood windows would be most appropriate; however, an alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”.

iv. That the applicant installs a standing seam metal roof on the pavilion featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels must be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. No modifications to the roof pitch or roof form are requested or approved at this time. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

v. That all mechanical equipment be screened from view from the right of way based on finding i.

vi. ARCHAEOLOGY – An archaeological investigation is required. Work within public property is subject to the Texas Antiquities Code. An undertaking involving federal funding, licensing, permitting, or oversight is likely subject to Section 106 of the National Historic Preservation Act of 1966, as Amended. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop

July 12, 2024

User drawn lines

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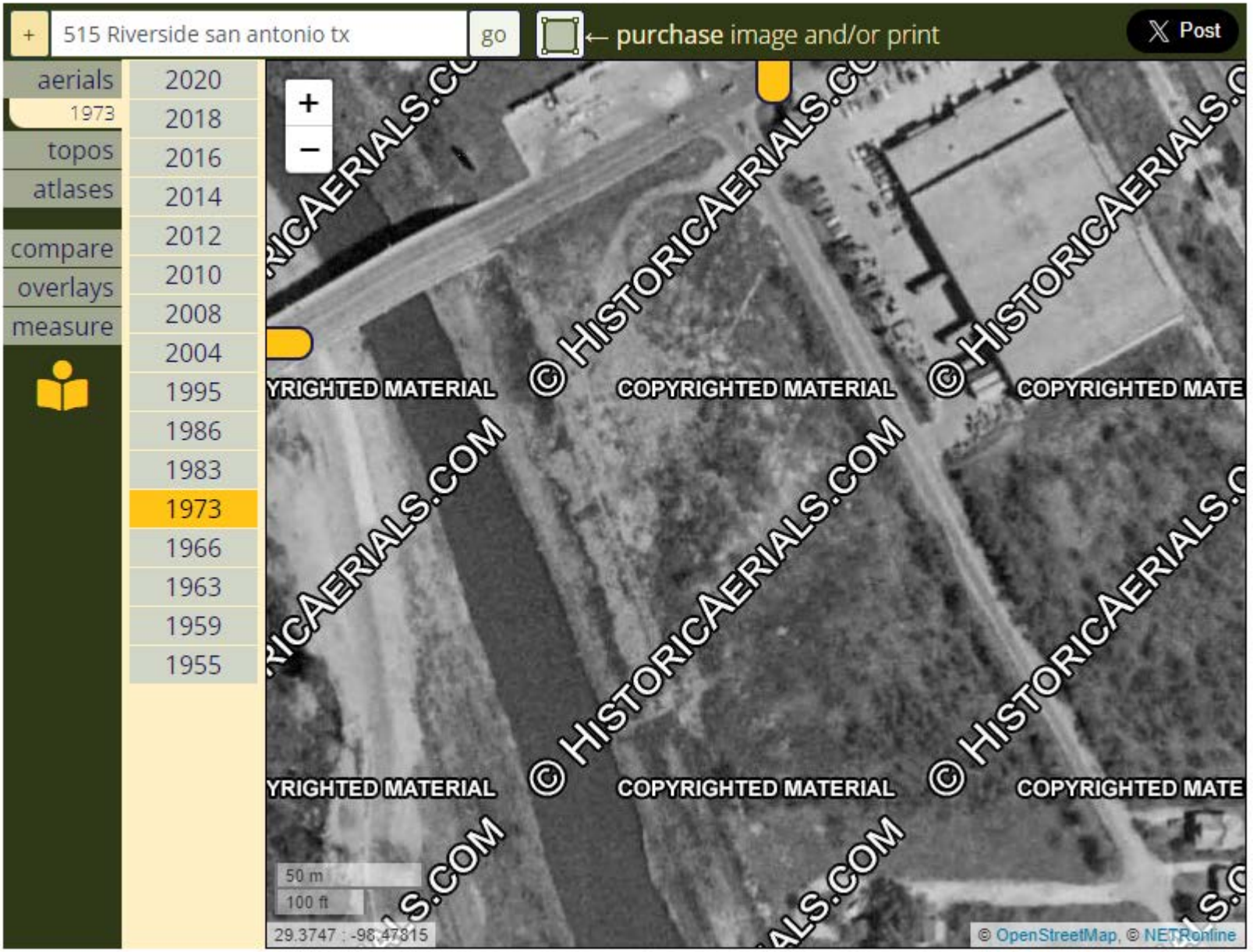
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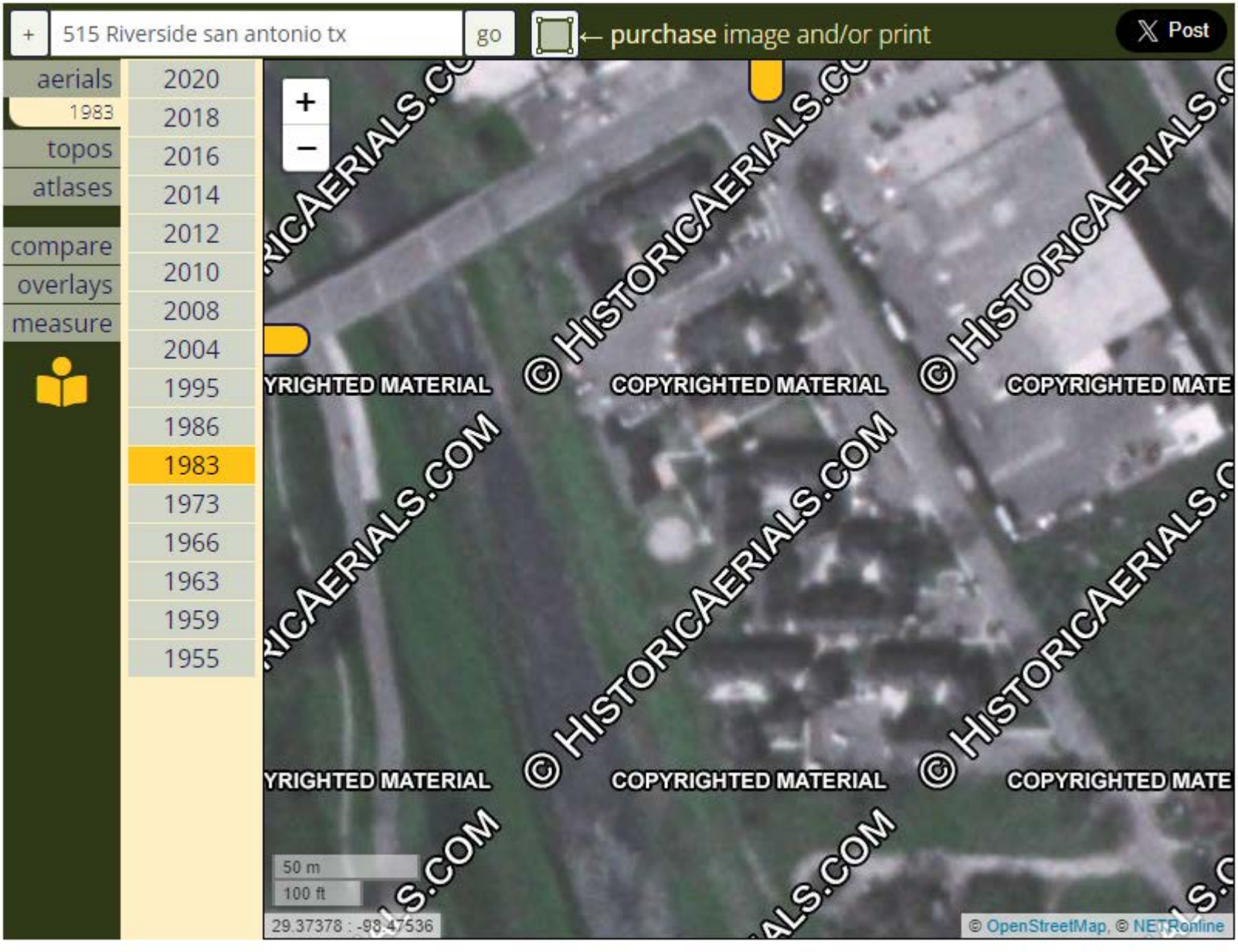
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RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS

515 RIVERSIDE DRIVE. SAN ANTONIO, TX. 78223

OPPORTUNITY™ HOME SAN ANTONIO

A COMMUNITY OF POSSIBILITIES

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EM: ZACHK@KRAFTSMENPLAY.COM

CODE SUMMARY

APPLICABLE BUILDING CODES	2021 INTERN. BUILDING CODE W/COSA AMEND'S. 2021 INTERN. FIRE CODE W/COSA AMEND'S. 2021 INTERN. MECHANICAL CODE W/COSA AMEND'S. 2021 INTERN. PLUMBING CODE W/COSA AMEND'S. 2020 NATIONAL ELECTRIC CODE W/COSA AMEND'S. 2021 INTERN. ENERGY CONSERV. CODE W/COSA AMEND'S			
OCCUPANCY CLASSIFICATION	RESIDENTIAL - GROUP R-2			
OCCUPANCY SEPERATION	N/A (EXTERIOR WORK ONLY & MINOR. INTERIOR.)			
BUILDING AREAS BY TYPE PER FLOOR	NUMBER OF BUILDINGS	1ST FLR.	2ND FLR.	
Y BUILDING	11	1,148 SF	1,067 SF	
X BUILDING	10	2,270 SF	2,109 SF	
W BUILDING	2	3,395 SF	3,154 SF	
TOTAL AREA OF TENANT BUILDINGS			84,511 SF	
24 ADMIN/COM	1	2,650 SF		
25 MAINTENANCE	1	960 SF		
26 PAVILION	1	600 SF		
TOTAL AREA ALL BUILDINGS			88,721 SF	
CONSTRUCTION TYPE	TYPE 5-B			
BLDG HEIGHT (APPOX.):	25'-0"			
FIRE SPRINKLER	N/A			
FIRE ALARM SYSTEM:	YES - (EXIST.) SM. DETECTORS			
TDLR #	TAB2024018498			

SCOPE OF WORK:

PROJECT CONSIST OF EXTERIOR RENOVATIONS FOR TWENTY THREE (23) MULTI-FAMILY RESIDENTIAL UNITS AND THE ONSITE ADMINISTRATION BUILDING FOR RIVERSIDE APARTMENTS. A RENOVATED TENANT MAIL AREA, PLAYGROUND, PAVILION, AND NEW MAINTENANCE BUILDING AND SHADE STRUCTURE WILL. NEW MECHANICAL EQUIPMENT & DUMPSTERS, DUMPSTER & MECHANICAL SCREENS AND SITE SIGNAGE.

ALL TWENTY THREE (23) BLDGS (71 UNITS) WILL RENOVATED AND OCCUPIED. ALL WOOD SIDING AND DAMAGED STUDS WILL BE REPLACED WITH NEW WOOD STUDS AND SIDING AS SCHEDULED THE EXISTING BRICK SHALL BE RECEIVING NEW PAINTED AND TRIM AS SPECIFIED. THE EXTERIOR FINISH MODIFICATIONS CONSIST OF NEW ROOFING, SHEATHING WHERE APPLICABLE, NEW WINDOWS, CEMENTITOUS SIDING AS SPECIFIED, AND REPAIR AND REPLACE EXISTING VENEER BRICK WITH NEW BRICK TO MATCH EXISTING AS SPELLED OUT IN DRAWINGS.

A NEW COMMUNITY ROOM WITHIN THE EXISTING ADMIN BUILDING WITH ADA ACCESS.

THE SCOPE OF WORK IS A GENERAL BRIEF DESCRIPTION. THE GENERAL CONTRACTOR SHALL PROVIDE ALL OF THE CONSTRUCTION AS DESCRIBED IN THE DRAWINGS & SPECIFICATIONS.

ARCHITECTURAL SYMBOL LEGEND

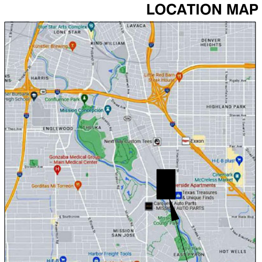
SECTION 0/A6
INTERIOR ELEVATION 0/A0
EXTERIOR ELEVATION 3 A-6
CALLOUT 0 A/0.0
WINDOW TAG C
ROOM TAG ROOM NAME 201
DOOR TAG 207
TEXT/LEADER

DRAWING INDEX

VICINITY MAPS

SCALE : NTS

LOCATION MAP



SCALE : NTS

GENERAL NOTES:

1. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE.
2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIP. IN ACCORDANCE WITH LOCAL & NATIONAL GOVERNING CODES.
3. THE GENERAL CONTRACTOR SHALL CHECK & FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
4. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUB-CONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
6. THE GENERAL CONTRACTOR SHALL FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE REQUIRED.
7. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDUMS, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES, IN ONE CENTRAL LOCATION FOR THE INSPECTOR
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL UTILITIES TO THE UNITS.
10. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO INSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
11. THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO INSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
12. SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH A SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
13. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
14. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS.
15. THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
16. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
17. REFER TO ADDITIONAL NOTES BY MEP/STRUCTURAL DISCIPLINE.
18. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WRITTEN CLARIFICATION PRIOR TO BID AWARD.
19. MATERIALS USED FOR NEW CONSTRUCTION SHALL MATCH EXISTING MATERIALS. IF SUCH MATERIALS ARE UNAVAILABLE THE CONTRACTOR WILL USE MATERIALS THAT BEST MATCH EXISTING ADJACENT SURFACES AS SPECIFIED BY ARCHITECT. ALL MATERIALS USED WILL MATCH OR EXCEED THE QUALITY OF PERFORMANCE CAPABILITIES OF EXISTING MATERIALS. MATERIAL APPROVAL BY ARCHITECT AND OWNER.
20. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL PHASES OF CONSTRUCTION AND FOR COORDINATION BETWEEN SUBCONTRACTORS MEANS AND METHOD OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY PRECAUTION REQUIRED TO PROTECT ALL WORK INCLUDING EXISTING WORK TO REMAIN DURING CONSTRUCTION IS PART OF THE SCOPE OF WORK AND SHALL BE INCLUDED IN THE BASE BID.
21. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING DURING CONSTRUCTION TO PROTECT VALUABLE, MATERIALS AND UNAUTHORIZED PEOPLE ENTERING THE SITE. THE OWNER/ ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES OF VALUABLES, MATERIALS OR LOST OF PROPERTY.
22. IF AN ITEM OR SPECIFICATION IS NOTED AT LEAST ONCE IN THE DOCUMENTS IT IS TO BE CONSIDERED PART OF THE BID.
23. CONTRACTOR IS TO ABIDE BY ALL DEMOLITION, NEW CONSTRUCTION, GENERAL, STRUCTURAL AND MECHAINCAL NOTES.
4. THESE NOTES ARE TO BE USED IN CONJUNCTION WITH AND/OR IN ADDITION TO THE REQUIREMENTS DESCRIBED IN THE DRAWINGS. ALL SPECIFICATIONS AND WILL BE INCLUDED AS PART OF THE BASE BID.

DEMOLITION NOTES:

1. ALL WINDOWS TO BE RENOVATED AND OR REPLACED AS SHOWN ON DOCUMENTS.
2. REMOVE ALL EXISTING WOOD SIDING, SOFFIT, FASICA, DRYWALL, LIGHTING, MECHANCIAL, FENCING, FLATWORK, TRIM MATERIALS, ETC.... AS MENTIONED IN DOCUMENTS. ALL BRICK SURFACES ARE TO REMAIN.
3. REMOVE ALL EXISTING ROOF SHINGLES/ METAL ROOF & EXISTING FLASHING AND UNDERLAYMENT AS SPECIFIED.
4. THESE NOTES ARE TO BE USED IN CONJUNCTION WITH AND/OR IN ADDITION TO THE REQUIREMENTS DESCRIBED IN THE DRAWINGS. ALL SPECIFICATIONS AND WILL BE INCLUDED AS PART OF THE BASE BID.
5. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN STABILITY AND TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREA TO BE SELECTIVELY DEMOLISHED. STRENGTHEN OR ADD SUPPORTS AS REQUIRED BY THESE DOCUMENTS DURING SELECTIVE DEMOLITION.
10. LOCATE, IDENTIFY, DISCONNECT, SEAL AND CAP ALL UTILITY LINES THAT ARE TO BE SELECTIVELY DEMOLISHED, RELOCATED OR REROUTED. COORDINATE WITH THE ARCHITECT AND OWNER TO ARRANGE SHUT OFF OF UTILITIES BEING AFFECTED. THE CONTRACTOR WILL PROVIDE BYPASS CONNECTIONS TO MAINTAIN SERVICE TO OTHER STRUCTURES PRIOR TO PROCEEDING WITH ANY WORK.
11. THE CONTRACTOR WILL SURVEY THE PROGRESS OF WORK TO DETECT HAZARDS RESULTING FROM DEMOLITION ACTIVITIES.
12. REMOVE, REPLACE, PATCH AND REPAIR MATERIALS FOR USE WITH EXISTING SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION ACTIVITIES WITH MATERIALS OF IDENTICAL OR GREATER QUALITY AS SPECIFIED BY ARCHITECT, REPLACED BY CONTRACTOR
13. CLEAN ADJACENT STRUCTURES, EXISTING FEATURES OF THE SITE OR IMPROVEMENTS OF DUST DIRT AND DEBRIS CAUSED BY DEMOLITION ACTIVITIES. RETURN ALL SUCH AREA AS TO CONDITIONS EXISTING PRIOR TO THE START OF DEMOLITION.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES, RETAINING BLOCK WALLS, BRICK WALKWAYS & CONCRETE WALKS, AND EXTERIOR BUILDING ELEMENTS.
15. GENERAL CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON PARKING LOT OBSTRUCTING FIRE LANES OR FIRE HYDRANTS.
16. IF THERE ARE ANY DISCREPANCIES IN DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL.
17. ANY DAMAGES TO EXISTING FACILITY DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BACK TO ORIGINAL CONDITION AT THE G.C.'S EXPENSE.
18. GENERAL CONTRACTOR SHALL SURVEY EXISTING CONDITIONS AND COORDINATE WITH THE DEMOLITION REQUIREMENTS INDICATED IN THE CONSTRUCTION DOCUMENTS WITH THE EXISTING CONDITIONS. ANY ERRORS RESULTING FROM G.C.'S LACK OF COORDINATION AND DIRECTION SHALL BE CORRECTED AT G.C.'S EXPENSE, AND WILL NOT BE CONSIDERED AS A BASIS FOR MONETARY CONSIDERATION.

NEW CONSTRUCTION NOTES:

1. CONTRACTOR IS TO FIELD VERIFY EVERYTHING INCLUDING ALL NOTES, DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. ENVELOPE - WINDOW OPENINGS ARE TO RECEIVE NEW WINDOW WRAP PRODUCT, WHERE APPLICABLE. ALL WINDOWS ARE TO BE REPLACED W/ NEW SPECIFICATION.
3. SITE -CONTRACTOR IS TO POWER WASH & SEAL ALL EXISTING CONCRETE SIDEWALKS & PORCHES OF EACH UNIT.
4. ENVELOPE - ANY BLDG. MISSING CMU / BRICK IS TO BE REPLACED WITH AS SPECIFIED WITH BRICK, BRICK IS TO BE DETAILED TO HAVE SIMILAR GROUT LINES AS EXISTING. PAINTED.
5. ENVELOPE - CONTRACTOR IS TO PROVIDE NEW WATERPROOFING OVER EXISTING SHEATHING/ WATERPROOFING. CONTRACTOR IS TO COORDINATE DETAILS OF MISSING WATERPROOFING WITH OWNER OR ARCHITECT UNLESS NOTED. CONTRACTOR TO MARK ON EXISTING WATERPOOFING THE LOCATION OF EXISTING STUDS TO ENSURE SIDING IS FASTENED TO STUDS.
6. ENVELOPE -REMOVE A EXISTING HEAVY DUTY SCREEN STORM DOORS.
7. ENVELOPE - ALL UNITS THAT MAY HAVE THE WALL FRAMING EXPOSED AND OR DAMAGED SHEATHING, CONTRACTOR IS TO APPLY R:19 INSULATION WITHIN THE WALL CAVITY.
8. ENVELOPE - ALL UNITS ARE TO HAVE NEW EXT. & INT. WINDOW TRIM, SEE DTLS.
9. ENVELOPE - ALL UNITS ARE TO HAVE NEW EXTERIOR LIGHT FIXTURES, WALL PACKS WITH DUSK TILL DAWN SENSORS AS PER SPECIFICATIONS.
10. ENVELOPE - ALL WINDOW FRAMES & DOOR FRAMES ARE TO BE LEVEL. PROFESSIONALLY SHIMMED. CONTACTOR IS TO ENSURE ALL FRAMES, DOORS, & WINDOWS ARE LEVEL & WORKING PROPERLY.
11. ALL WALL STUD SHOULD MATCH EXISTING WALL STUD DIMENSIONS. CONTRACTOR IS TO TAKE THIS COST OF CUTTING ANY MATERIAL TO SIZE INTO CONSIDERATION AND AS PART OF THE BID.
12. ENVELOPE - CONTRACTOR IS TO REMOVE EXISTING PEELING PAINT ON CMU & BRICK WALLS IN ALL UNITS ON EXTERIOR TO ACHIEVE A SMOOTH SURFACE CAPABLE OF ADHERING PRIMERE AND PAINT. CONTRACTOR IS TO POWER WASH ALL BRICK AND SIDING BEFORE PRIMER AND PAINT.
13. ALL UNITS ARE TO HAVE NEW GUTTERS W/ LEAF GUARDS & DOWNSPOUTS W/ DRAIN BOXES. MATCH EXIST. OWNER SPEC'D. ALLOWANCE OF $8,000 PER BUILDING. DOWNSPOUTS TO BE 15'0" -20'0" ON CENTER
14. ALL WILL HAVE NEW COMBO CARBON MONOXIDE & SMOKE DETECTORS IN ALL BEDROOMS & LIVING ROOMS IF NOT PRESENT.
15. ENVELOPE - ALL UNITS ARE TO RECEIVE NEW INTERIOR PAINTED WOOD SILLS. SUBMIT TO ARCHITECT FOR SPECIFICATIONS.
16. LIGHTING - CONTRACTOR IS TO PROVIDE NEW LIGHTING FIXTURES AS SPECIFIED ON THE LIGHTING PLANS (ARCH - MEP).
17. ENVELOPE - ALL WATER OR TERMITE DAMAGED WOOD MEMBERS MUST BE REPLACED.
18. ALL INTERIOR FRAMING IS TO BE PROTECTED DURING DEMOLITION - CONSTRUCTION. UNLESS SPECIFIED.
19. ENVELOPE - PROVIDE NEW EXTERIOR WALL 1/2" SHEATHING WHERE DAMAGED AS REQUIRED AND NEW CEMENTITIOUS SIDING AS SCHEDULED TO BE INSTALLED. PROVIDE NEW BUILDING WRAP/ WATERPROOFING PRODUCTS ON ALL WALLS RECEIVING NEW SHEATHING. ALL CORNERS SHALL BE TAPED. WHERE BLDG. WRAP JOINTS OCCUR, PROVIDE ZIP TAPE TO SEAL. ALL NEW BUILDING WRAP MUST OVERLAP AS PER MANUFACTURE GUIDELINES. IN ADDITION, CARE SHOULD BE TAKEN AT OVERLAP OF VAPOR BARRIER, PARTICULARLY BEHIND EXISTING BRICK THAT REMAINS.
20. ALL WALLS ARE TO HAVE NEW WATERPROOFING AS SPEC'D.
21. ALL EXISTING WIRING IS TO BE PROPERLY TIED DOWN ANY DAMAGE TO EXISTING WIRING IS TO BE REPLACED AT THE CONTRACTORS EXPENSE. ALL CABLING SHALL BE FASTENED IN AN ORDERLY MANNER. ALL PIPES AND WIRING LOCATED OUTSIDE WALL CAVITIES OR FLOOR CAVITIES NEED TO BE PROPERLY TIED DOWN.
22. ENVELOPE - PROVIDE NEW (R-19) INSULATION IN ALL EXTERIOR WALLS WHERE FRAMING IS EXPOSED.
23. ENVELOPE - ALL EXISTING HOSE BIBS ARE TO BE PROTECTED DURING CONSTRUCTION AND ARE TO BE REPLACED IF DAMAGED. HOSE BIBS TO BE BRASS & FREEZE PROOF.
24. ENVELOPE - ALL UNITS WILL HAVE NEW BUILDING IDENTIFICATION SIGNS & UNIT NUMBERS. ALL NEW UNIT NUMBERS & BUILDING NUMBERS ARE TO BE ATTACHED TO A PLAQUE & INSTALLED AS SPECIFIED BY THE OWNER. SEE OWNER FOR PLACEMENT. SEE ALLOWANCE
25. ENVELOPE - CONTRACTOR IS TO ENSURE THAT CAULKING MAY NOT BE USED ON GAPS LARGER THAN 1/4 INCH. IF LARGE GAPS ARISE DURING THE CONSTRUCTION PROCESS, PLEASE CONTACT THE ARCHITECT FOR SUGGESTIONS AND APPROVAL. SEE OWNER FOR PLACEMENT
26. ENVELOPE - ANY EXISTING CRACKS IN MORTAR OR SEPARATION THAT MAY HAVE OCCURRED ON BRICK WALLS IS TO BE RE-POINTED AND MATCHING EXISTING MORTAR COLOR. ALL EXISTING MASONRY ON ALL UNITS ARE TO HAVE A MASON REPOINT, AND CRACKS ARE TO BE ADDRESSED PROPERLY BY STONE MASON.
27. ENVELOPE - ALL EXISTING BRICK MORTAR THAT IS CRACKING AND IS LOCATED AT THE TOP 6 COURSES OF BRICK WILL HAVE A MASON TO COME AND RECOURSE THE BRICK AND APPLY MATCHING MORTAR AND BRICK TIES AS NECESSARY.
28. ENVELOPE - ALL EXISTING BRICK TO REMAIN IS TO BE PROTECTED DURING CONSTRUCTION AND IS TO BE REPLACED AT THE G.C'S EXPENSE IF DAMAGED.
29. ENVELOPE - ALL UNITS THAT HAVE ROOF EXHAUST VENTS ARE TO HAVE FLASHING BOOTS. REPLACE EXISTING VENTS WERE LOCATED. VERIFY WITH OWNER. ARCHITECT AND OWNER FOR SPECIFICATIONS FOR APPROVAL.
30. ENVELOPE - ANY EXTERIOR PENETRATIONS FROM GAS/ELECTRIC/WATER LINES OR WATER LINES MUST BE SEALED WITH SPRAY FOAM. PROVIDE ESCUTCHEON PLATES ON EXTERIOR.
31. WINDOWS - ALL EXIST. WNDW FRAMES WILL REMAIN FOR NEW INSTALL OF WINDOWS W/ Z-BAR FLASHING. (SEE JUSTIN HOWE FOR FURTHER INFORMATION REGARDING WINDOW SPECS & INSTALL)
32. WINDOWS - REPLACE ALL WINDOW FRAMES AS NECESS. & SHIM TO LVL. IF REPLACING WINDOW FRAMES PLEASE CONSULT WINDOW CONSULTANT OR OWNER BEFORE EXECUTING.
33. ALL EXISTING WINDOW AND DOOR FRAMES SHALL BE PROTECTED, LEVEL, AND REPLACED AS NECESSARY.
34. ROOF - ALL ROOF ARE TO HAVE NEW ROOF INSULATION (R-38) IN ALL ROOF AREAS THAT HAVE EXPOSED/ DAMAGED DECKING.
35. EXISTING METAL FENCE AROUND THE SITE IS TO BE PAINTED. AND HAVE & ALLOWANCE OF 60 LF FOR REPAIR
36. ROOF (BUILT-UP SYSTEM) - NEW ROOFING IS TO BE OWEN'S CORNING ASPHALT SHINGLES, "COLOR TO BE DETERMINED" AND MATCH EXISTING. APPLIED ONLY AFTER THE NEW UNDERLAYMENT HAS BEEN APPLIED. COORDINATE SPEC OF UNDERLAYMENT BEFORE INSTALLATION WITH OWNER & ARCHITECT. PROVIDE NEW METAL FLASHING AND METAL DRIP EDGES ALONG EAVES AS NECESSARY.(TAPE FLASHING TO ROOF UNDERLAYMENT)
37. ROOF - ALL DAMAGED ROOF DECKING (MATCH EXISTING TYPE & THICKNESS) & WATERPROOFING IS TO BE REPLACED. WHERE EXISTING ROOF PENETRATIONS HAVE OCCURRED THOUGHT THE SHEATHING. APPLY NEW EXTERIOR GRADE SHEATHING AND WATER-PROOFING UNDERLAYMENT AS NECESSARY.
38. SIDING - WHERE EXISTING CEDAR PLANK SIDING IS LOCATED REPLACED WITH NEW SMOOTH CEMENTITIOUS SIDING, PROVIDE CEMENTITIOUS TRIM AS SPEC'D; APPLY NEW BUILDING WRAP ON ALL BUILDINGS & EXTERIOR GRADE SHEATHING WHERE BROKEN OR MISSING. IF REPLACING THE SHEATHING IS NECESSARY, REMOVE OLD AND INSTALL NEW INSULATION. SEE SPECIFICATIONS FOR MORE DETAILS.
39. SIDING - PROVIDE NEW 1/2" THICK TO BE VENTED AND NON-VENTED THICK CEMENTITIOUS SOFFITS. NEW SOFFITS WILL MATCH EXISTING SIZE, PAINT AND PRIME SPECIFIED.
40. SIDING - PROVIDE NEW 1" THICK CEMENTITIOUS FASCIAS TO MATCH EXISTING, NEW FASCIAS, PAINT, AND PRIME AS SPECIFIED.
41. ENVELOPE/LIGHTING - ALL UNITS ARE TO HAVE NEW WALL MOUNTED EXTERIOR LIGHT FIXTURES, INCLUDING WALL PACKS WITH DUSK TILL DAWN SENSORS AS PER EXISTING. SEE SPECIFICATION ON A1 & MEP FOR FIXTURE LOCATIONS.
42. ENVELOPE/LIGHTING - REPLACE DAMAGED ELECTRICAL JUNCTION BOXES FOR EXTERIOR WALL LIGHTS AS NECESSARY. WHERE BRICK WALL HAVE BEEN REMOVED THAT HAVE WALL LIGHTS, JUNCTIONS BOXES ARE TO BE PUSHED BACK TO BE FLUSH WITH NEW SIDING OR BRICK. USE PANCAKE JUNCTION BOX/EXTENSION RINGS AS NECESSARY. SEE MEP.ALL EXTERIOR WALL RECEPTACLES ARE TO BE FLUSH WITH CLADDING SURFACE AND MEET CURRENT ELECTRICAL CODE.
43. ENVELOPE/LIGHTING - WIRING FOR NEW LIGHTS WILL BE LOCATED IN THE WALLS AND ATTICS AND ARE NOT TO HAVE ANY EXPOSED CONDUIT. ALL EXISTING EXPOSED CONDUIT IS TO BE RELOCATED INTO THE WALLS OR ATTICS. ALL NEW EXTERIOR LIGHTS WILL INCLUDE A NE W JUNCTION BOX OR A PANCAKE JUNCTION BOX.
44. SITE/ENVELOPE - ELECTRICAL METERS ARE TO BE PLACED ON TEMPORARY RACK TO ALLOW FOR COMPLETE REMOVAL OF SIDING MATERIALS. ASK CPS FOR PERMISSION TO PAINTING THE METERS. FOR METERS ON TOP OF BRICK, NO REMOVAL IS REQUIRED.
45. SITE - DO NOT DESTROY SHRUBS AND TREES CONTACT OWNER/ ARCH FOR APPROVAL BEFORE DESTROYING VEGETATION.
46. SITE - CONTRACTOR IS TO PROVIDE UNIT PRICING FOR ALL FLATWORK IN NEW OF REPAIR FOR CODE AND SAFETY REGULATIONS.
47. SITE - ALL EXISTING A/C CONDENSING UNITS TO HAVE NEW CONCRETE PADS/ SCREENS SINGLE OR DOUBLE. (SEE DETAIL: 1/A2) CONDENSING UNITS ARE TO BE CENTERED AND BOLTED TO PAD AS PER MANUFACTURES SPECIFICATIONS. INCLUDE UN HOOKING THE EXISTING CONDENSING UNITS AND REHOOKING THEM UP AFTER PADS ARE FINISHED. (MEET CODE REQUIREMENTS)
48. ALL WINDOWS ON THE SECOND FLOOR WINDOWS MUST HAVE CHILD-LOCK/ LIMITED ACCESS HARDWARE AND OR WINDOWS ABOVE 48" FROM EXTERIOR GROUND SURFACE. PROV. SLIDING WINDOW IN LIEU OF SING. HUNG WNDW, WHERE THE EGRESS WINDOW OPENING IS NOT TO CODE.
49. ENVELOPE - REPLACE ALL ROOF FLASHING WITH NEW ROOF FLASHING. ARCHITECTS APPROVAL.
FLASHING IS TO INCLUDE:
49.1. ROOF DRIPEDGE. SEE DETAIL 8/A5. MATCH EXISTING
49.2. ROOF TO WALL DRIPEDGE/FLAHSING AND KICKBACK. SEE DETAIL: (1/A6). MATCH EXISTING
49.3. Z FLASHING ABOVE WINDOW. SEE DETAIL: 9/A5. MATCH EXISTING
49.4. FOUNDATION/ WATERPROOFING TO FOUNDATION. SEE DETAIL: 16/A5. MATCH EXISTING
49.5. ROOF FLUE FLASHING. SEE DETAIL 7/A5. MATCH EXISTING
ROOF AT SHED PEAK TO WALL. SEE DETAIL: 1/A6. MATCH EXIST.
50. CONTRACTOR IS TO SEAL EACH OF THE BUILDINGS IN ITS ENTIRETY.
51. CONTRACTOR IS TO INCLUDE THE COST FOR REHOOKING AND UNHOOKING THE ELECTRICAL AND CONDENSING UNITS IN HIS BID. FOR SPECIFICATION ON THE ELECTRICAL PANEL AND CONDENSING PADS. ALL UNITS TO BE FASTENED AS SPEC'D
52. CONTRACTOR IS TO ENSURE ALL ELECTRICAL IS UP TO CODE.
53. SITE - CONTRACTOR IS TO PROVIDE AND INSTALL 5 CUBIC YARDS OF FILL FOR GRADING AT EACH BUILDING. CONTRACTOR MAY HAVE TO RE-GRADING AT SELECT AREAS BECAUSE OF WATER INFILTRATION.
54. CONTRACTOR WILL BE RESPONSIBLE FOR ALL UTILITIES AND SERVICE BREAKAGE THROUGHOUT THE PROJECT DURATION. ANY DAMAGE WILL BE AT THE EXPENSE OF THE CONTRACTOR.
55. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR AND/ OR RECONNECT ALL UTILITIES THAT ARE DISRUPTED DURING PROJECT WITHIN 8 HOURS OF SERVICE DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER/ OPPORTUNITY HOMES.
56. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER AND WATER FOR PROJECT DURATION.
57. MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE PROPER VENTILATION AND DRAINAGE, AND TO PROTECT AGAINST DAMAGE, WEATHERING, VANDALISM AND THEFT.SEE OWNERS FOR STAGING LOCATION.
58. ANY DAMAGE TO CURBS OR SIDEWALKS MUST BE REPLACED BY G.C. EXPENSE.
59. ALL CONDENSATE DRAINS ARE TO BE LOCATED PER ARCH/ OWNER.
60. ALL NEW PAVEMENT CONSTRUCTION MUST HAVE NEW SEAL AND STRIPPING ON ALL PARKING LOT SURFACES. SEE CIVIL.
61. CONTRACTOR IS TO TAKE ALL STRUCTURAL/ MECHANICAL, ELECTRICAL AND PLUMBING MODIFICATIONS TO CONSIDERATION.
62. SEE GENERAL NOTES ON DRAWINGS FOR ADDITIONAL INFORMATION.

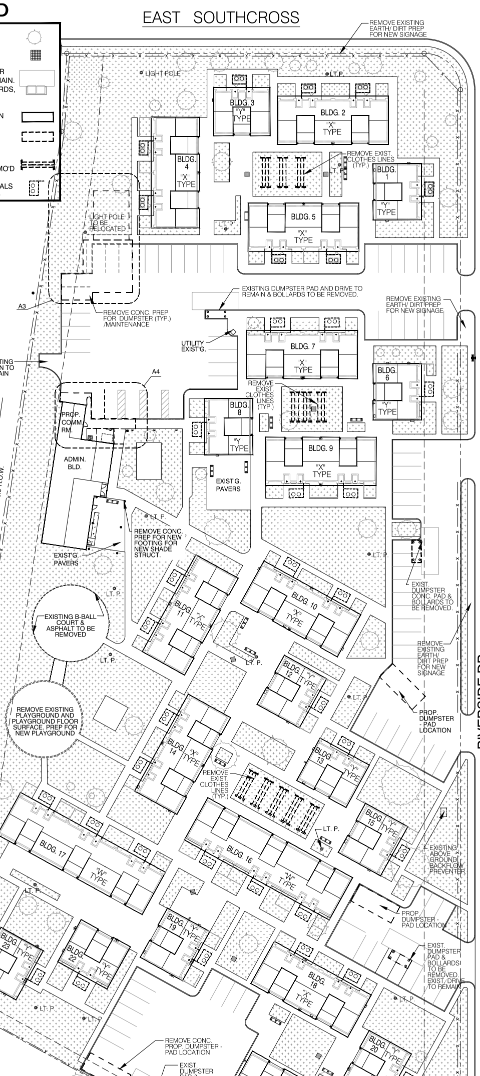
CONTRACTOR TO SUBMIT FINISH SPECIFICATIONS AND SAMPLES PRIOR TO ORDERING FOR FINAL APPROVAL. THIS INCLUDES SAMPLES OF SIDING, TRIM, FLASHING, CAULKING, LIGHTING, PAINT, JUNCTION BOXES, SOFFIT, FASCIA, ROOF VENTS, WALL VENTS, CONCRETE A/C SLABS, MEP EQUIPEMENT, WINDOWS, DOORS, WATERPROOFING, NEW WATERPROOFING UNDERLAYMENT, ROOFING ASSEMBLIES. SHOP DRAWING FOR MILLWORK, STEEL, AND TRUSSES AND OTHERS. PLEASE SEE ARCH FOR FULL LIST.

SITE DEMOLITION NOTES

1. CONTRACTOR IS TO PROVIDE EXCAVATION FOR NEW PROPOSED LIGHT POLES. SEE MEP AND ARCHITECTURAL FOR PROPOSED LOCATIONS
2. SEE PROPOSED SIGNS FOR LOCATIONS AND EXCAVATION FOR NEW FOOTINGS.
3. SEE GENERAL NOTES FOR PROPERTY LINE FENCING.
4. DEMOLISH ALL EXISTING DUMPSTER BOLLARDS, FENCING & CONC. UNLESS SPECIFIED.
5. AT PROPOSED DUMPSTER PAD LOCATIONS, REMOVE EXISTING CONC. SURFACES AND EXCAVATE PER STRUCTURAL RECOMMENDATIONS. SEE STRUCTURAL DRAWINGS.
6. THE ENTIRE SITE IS TO HAVE THE EXISTING PARKING AND LANES STRIPING TO BE REMOVED. PREP FOR NEW STRIPING AND REPAINTING OF FIRE LANES.
7. SEE SHEET A4 FOR ADA COMMUNITY CENTER/ PAVILIOIN (AS NEEDED) SIDEWALKS. REMOVE EXISTING SIDEWALKS AS NEEDED.
8. REMOVAL ALL EXISTING ROOFING, WATERPROOFING AND REPLACE SHEATHING IF DAMAGED ON EACH BUILDING. PREP FOR NEW ASPHALT SHINGLE ROOFS.
9. ALL DEMOLITION INCLUDING DEBRIS IS NOT TO BLOCK FIRELANES.
10. ALL EXISTING CONCRETE, ASPHALT, BRICK AND CURBS AND SIDEWALKS ARE TO BE PROTECTED AND REPLACED BY CONTRACTOR IF DAMAGED.
11. ALL EXISTING A/C MECHANICAL YARDS IN FRONT OF "BUILDINGS W,X,& Y" ARE TO BE DEMOLISHED. REMOVE ALL STRUCTURE & FENCING, GATES, CONDENSING PADS, COPPER PIPING AND ELECTRICAL SERVICES. EXISTING A/C UNITS ARE TO BE PROTECTED DURING DEMOLITION. PROVIDE UNITS FOR OWNERS FOR STORAGE.
12. ALL EXISTING WOOD FENCING ENCLOSURES WITHOUT A/C UNITS ARE TO REMOVED.
13. ENCLOSURES AROUND EXISTING ABOVE GROUND WATER PIPING AND GAS PIPING ARE TO REMAIN. (PROTECT PIPING)
14. ALL EXIST. CLOTHES LINES ARE TO BE REMOVED.
15. EXISTING PROPERTY LINE METAL FENCE IS TO REMAIN. REPAIR AS NECESSARY. PROVIDE AN ALLOWANCE TO FIX 90 LF OF FENCING AND UNIT PRICE.
16. REMOVE ALL EXIST. CLOTHES LINES STRUCT, FOOTINGS & WIRES.
17. REMOVE EXIST. BASKETBALL COURT PAVING, POLE/ FOOTING & PREP FOR NEW PAVILION.
18. SEE OTHER GENERAL NOTES / DEMOLITION PLANS FOR OTHER SELECT DEMOLITION.
19. SEE OTHER GENERAL NOTES / DEMOLITION PLANS FOR OTHER SELECT DEMOLITION.
20. COORDINATE TREES WITH LANDSCAPING. PROTECT TREES DURING DEMOLITION PROCESS IF TREES ARE SUBJUGATED TO DAMAGE AND OR ARE DAMAGED, CONTRACTOR IS REPLACE.
21. REMOVE ANY DIRT/ GROUND NECESSARY TO PLANT TREES, FOOTING & FOUNDATION. SEE STRUCT.
22. ALL LIGHT ON POLES LIGHTS ARE TO BE REPLACED UNLESS THE EXISTING FIXTURE ARE LED. PROV. SOLAR CELLS / SOLAR POWER FOR ALL LIGHT POLES.
23. CONTRACTOR IS TO CALCULATE & VERIFY ALL NECESSARY TRENCHING NEEDED TO BURY NEW POWER SUPPLY TO NEW LIGHT POLES, SIGNAGE, PAVILION, & PLAYGROUND. ALL BURIED POWER IS TO BE IBC/ NEC AND COSA COMPLIANT.

LEGEND

EXISTING TREE:
EXIST. DRAIN:
EXIST. DUMPSTER PADS TO BE REMAIN. (REMOVE BOLLARDS, SEE NOTE):
ITEMS TO REMAIN
ITEMS TO BE REMOVED
EXIST. CLOTHES LINES TO BE DEMO'D
EXIST. A/C CORRALS TO BE REMOVED



1 SITE DEMO PLAN
1" = 40'-0"

SPRINKLE & CO. ARCHITECTS
2209 N. ST. MARYS SAN ANTONIO, TX 78215
T: 210-227-7722 W: sprinkleco.com

EXPIRATION: 10/31/24
REGISTERED ARCHITECT DAVIS SPRINKLE 11142 STATE OF TEXAS
11/27/2024
DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT STATE OF TEXAS #11142

RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS
515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

ISSUE DATE:
05.21.2024 - BID ISSUE

REVISIONS:

SHEET:
CS

EXTERIOR FINISH LEGEND

BUILDING

DOORS
EXISTING DOOR ARE TO BE REPAIRED AS NEEDED, IF DOOR NEEDS TO BE COMPLETELY REPLACED SEE SPEC. MATCH EXISTING COLOR AND FINISH.

DOOR TRANSITIONS
M-D
36" x 5.625" ALUM./WD. DOOR THRESHOLD
MODEL #: 78691

BRICK FLASHING:
GIBRALTAR BUILDING PRODUCTS
1-$\frac{1}{4}$" x 1-$\frac{1}{2}$" X 10' GALV. STL. DRIP EDGE FLASHING
MODEL #: 15539
PRIME AND PAINT EXISTING MTL. LINTELS.
SEE ARCH OR OWNER FOR COLOR.

SIDING :
JAMES HARDIE
8" WIDE SMOOTH ARTISAN SIDING, SQUARE CHANNEL. PRIMED & PAINTED AS SCHED.

SOFFIT:
JAMES HARDIE
16" WIDE OR 24" 4/4 SMOOTH AND VENTED SOFFIT PRIMED AND PAINTED AS SCHED.

FASCIA:
JAMES HARDIE
5 $\frac{1}{2}$" WIDE 4/4 SMOOTH FASCIA, PRIMED & PTD. AS SCHED.

EXTERIOR SIDING, WINDOW AND DOOR TRIM:
JAMES HARDIE
3 $\frac{1}{2}$" WIDE 4/4 SMOOTH TRIM
CAULK AROUND NEW REPLACEMENT WINDOWS. ALL NEW FRAMES ARE TO MATCH EXISTING COLOR.

INTERIOR WINDOW AND DOOR TRIM:
1X4 HARD WD SMOOTH NO. 1 - PRIMED & PTD. AS SCHED.

GUTTER:
TEXAS GUTTER KING
6" SEAMLESSS ALUM. BOX GUTTER W/ GUTTER GLOVE PRO LEAF GUARD APPLIED ACROSS ENTIRE BOX GUTTER. COLOR OF GUTTER & DOWNSPOUT TO BE DETERMINED BY OWNER. STAND. FACTORY COLORS ONLY.

DOWNSPOUT
TEXAS GUTTER KING
3" x 4" RECTANGULAR DOWNSPOUT. DOWN SPOUT EVERY 20'0" OF SECTION. PROV. CONCRETE DRAIN BOX OR SPLASH BLOCK IN LOCATIONS OF LANDSCAPING.

SPLASH BLOCK
MASTER MARK
2" x 11 $\frac{1}{2}$" x 24 $\frac{1}{2}$" GRAY SPLASH BLOCK
MODEL #: 30324

GABLE VENT
FYPON
24" x 36" RENTANGULAR GABLE LOUVER VENT
MODEL #: FLV24X36

HOSE BIB
AMERICAN VALVE
$\frac{3}{4}$" STAINLES STL. QUARTER TURN HOSE BIB W/ SHUTOFF VALVE
MODEL #: 92S10401

WALL EXHAUST VENT FOR DRYERS
FAMCO
4" DIA. DUCT ROUND WALL VENT
SKU: SDWV4WH

WINDOW SCREENS
SEE WINDOW SCHEDULE.

ASPHALT ROOFING SHINGLES
OWENS CORNING
TRUDEFINITION ARCHITECTURAL ROOFING SHINGLES
MODEL #: TD30

ROOF UNDERLAYMENT
GRACE - WATER AND ICE SHEILD - HT
SELF-ADHERED ROOFING UNDERLAYMENT (225 sq. ft.)
MODEL #: 5003093

ROOFING BOOT
MASTER FLOW
1.5" 26 ga. PIVOT PIPE BOOT FLASHING GALVINIZED
MODEL #: PPBG1.5WW

ROOFING VENTS
MASTER FLOW
SLANT BACK ROOF LOUVER STATIC VENT
MODEL # SSB960ASMWW

ROOF TO WALL FLASHING
GIBRALTAR BUILDING PRODUCTS
4" x 8" GALV. X 10'-0" STL. FORMED FLASHING SHINGLE

ROOF DRIP EDGE
GIBRALTAR BUILDING PRODUCTS
2-3/8" x 1-$\frac{1}{2}$" X 10' GALV. STL. DRIP EDGE FLASHING
MODEL #: 15539. (INSTALL SECTION MORE THAN 5'-0" ONLY)

ROOF RIDGE CAPS
UNION CORRUGATING
10" x 120" STEEL ROOF PANEL RIDGE CAPS
MODEL #: GRR10

COMPOSITE WOOD
MARKSTAAR - 2"X8"X12" RECYCLED PLASTIC LUMBER
2" x 9" x 12' PREM. DECKING FENCE BOARD
CEDAR
STEEL TUBE USED FOR FENCE FRAME

INSULATION:
ROCKWOOL COMFORT BATT - R:38. W/ RAFTER VENTS.
RAFTER VENTS: proVENT 48" VENT.

SILL CLOSURE STRIPS:
PROVIDE A MASTIC B/W STRIP AND SILL PLATE

WOOD STUDS
ALL WALL STUDS ARE TO BE SOUTHERN YELLOW PINE #2 MINIMUM.(2X4)

CONC. VAPOR BARRIER
STEGO INDUSTIES, 20 MIL OR BETTER.

WALL WATERPROOFING -
TYVEK COMMERICAL WRAP 5

EXHAUST VENT - SEE MEP.

SITE LIGHTS AND POLES - SEE MEP. MATCH EXISTING. PROV. SOLAR CELL/ POWER.

FLATWORK
ALL NEW FLATWORK IS TO BE BY IBC/ COSA/ ADA COMPLIANCE.

PLAYGROUND
PLEASE SEE KRAFTMEN PLAYGROUNDS AND QOUTE FOR PRICING. PROVIDE AN ALLOWANCE OF $120,000 FOR NEW PLAYGROUND AND INCLUDE IN BID.

ALL MECHANEDICAL, ELECTRICAL, AND PLUMBING COMPONENTS SEE MEP.

CONTRACTOR IS TO CONTACT ARCHITECT AND OWNER FOR WHICH SUBMITTALS ARE NEEDED. PROV. MILLWORK AND STEEL SUBMITTALS / DRAWINGS FOR FOR ITEMS AS SPECIFIED/ SUB CONTRACTOR. PROVIDE SAMPLES AND DIMENSIONS OF WORK T BE CONSTRUCTED.

NOTE: ALL SIDING, TRIM, FASCIAS, SOFFITS AND BRICK IS TO BE PRIMED AND PAINTED PER PAINT SCHEDULE.
NOTE: CONTRACTOR TO SUBMIT FINISH SPECIFICATIONS AND SAMPLES INCLUDING HARDWARE PRIOR TO ORDERING FOR FINAL APPROVAL.
NOTE: CONTRACTOR IS TO REMOVE EXISTING PEELING PAINT ON CMU AND BRICK WALLS IN ALL UNITS (INTERIOR AND EXTERIOR) TO ACHIEVE A SMOOTH SURFACE CAPABLE OF ADHERING PREMIERE AND PAINT. PAINT 4X4 SAMPLE ON WALL FOR OWNER AND ARCHITECTURAL APPROVAL.

WINDOW SCHEDULE

CALL OUT	LOCATION	MATERIAL	ACTION	SIZE (WxH)	HEAD HT	DTLS HEAD	DTLS JAMB	DTLS SILL	TYPE	FINISH	NOTES
A	W, X, Y TYP. 1ST FLR WINDOW.	VINYL DBL PANE - LOW E	SINGLE HUNG	FIELD VERIFY	FIELD VERIFY				DAYTIME MAX SINGLE HUNG WINDOW (FV) REPLACEMENT WINDOW. Z-BAR & OR RETROFIT WITHIN FRAME	PRIME & PAINT. MATCH EXISTING	NEW WINDOW SCREENS FROM TAPCO ON 1ST FLOOR SEE GUIDO TO CONFIRM SPEC. REPLACE BRICK AS NECESSARY, VERIFY WITH ARCH PRIOR TO COMMENSING BRICK WORK COLOR: STANDARD BEIGE (NO CUSTOM COLORS)
B	W, X, Y TYP. 1ST - 2ND FLR WINDOW.	VINYL DBL PANE - LOW E	SLIDER VERIFY HANDLING	FIELD VERIFY	FIELD VERIFY				DAYTIME MAX SLIDER OR SINGLE HUNG WINDOW (FV) REPLACEMENT WINDOW. Z-BAR & OR RETROFIT WITHIN FRAME	PRIME & PAINT TRIM . MATCH EXIST.	NEW WINDOW SCREENS FROM TAPCO ON 1ST FLOOR SEE GUIDO TO CONFIRM SPEC. REPLACE BRICK AS NECESSARY, VERIFY WITH ARCH PRIOR TO COMMENCING BRICK WORK COLOR: STANDARD BEIGE (NO CUSTOM COLORS)
C	W, X, Y TYP. 2ND FLR WINDOW.	VINYL DBL PANE - LOW E	SLIDER VERIFY HANDLING	FIELD VERIFY	FIELD VERIFY				DAYTIME MAX SLIDER WINDOW ADD METAL HEADER AT EACH WINDOW/ REFRAME WINDOW - SEE DTLS.	PRIME & PAINT. MATCH EXISTING	PROVIDE NEW EXT. & INT. WOOD TRIM AROUND WINDOWS. WOOD TO BE GRADE A MIN. SEE GUIDO TO CONFIRM SPEC. COLOR: STANDARD BEIGE (NO CUSTOM COLORS)
D	NEW COMMUNITY ROOM	STOREFRONT (MATCH EXIST) / TEMP. SECURITY GLASS.	FIXED	FIELD VERIFY	FIELD VERIFY				NEW WINDOW & FRAME	MATCH EXISTING	STOREFRONT - TO MATCH EXISTING. ALL WINDOWS ARE TO BE TEMPERED. FINISH IS TO MATCH EXISTING. GLASS IS TO BE SAFETY GLASS: EITHER WIRE GLASS OR SOMETHING SIM. DBL PANE - LOW E
E	NEW MAINTENANCE BUILDING	VINYL DBL PANE - LOW E	FIXED	FIELD VERIFY	FIELD VERIFY				NEW WINDOW & FRAME	MATCH EXISTING	NEW WINDOW SCREENS FROM TAPCO. WINODWS &DOOR GLAZING IS TOHAVE SECURITY GLASS & OR WIRE GLASS.REPLACE BRICK AS NECESSARY, VERIFY WITH ARCH PRIOR TO COMMENCING BRICK WORK
F	EXISTING ADMIN. OFFICE	VINYL OR STOREFRONT DBL PANE - LOW E	SINGLE HUNG	FIELD VERIFY	FIELD VERIFY				REPLACEMENT WINDOW. Z-BAR & OR RETROFIT WITHIN FRAME	MATCH EXISTING	VERIFY WITH OWNER IF CONTRACTOR TO INSTALL NEW WINDOW SCREENS. SEE GUIDO TO CONFIRM SPEC

WINDOW NOTES:
1. ALL NEW WINDOWS ON SECOND FLOOR AND OR WINDOWS WITH SILL ABOVE 48" ON THE 1ST FLOOR ARE TO HAVE INTEGRATED CHILD-LOCK/ LIMITED ACCESS HARDWARE THAT WILL NOT IMPEDE ON FULL EGRESS ACCESS. VERIFY WITH ARCH AS NEEDED
2. CONTRACTOR IS TO SEAL AND WATERPROOF ALL WINDOWS, INCLUDING FLASHING.
3. ONE WINDOW IN ALL BEDROOM ARE TO HAVE FULL EGRESS ACCESS. VERIFY INT. CONDITIONS FOR EGRESS COMPLIANCE PRIOR TO ORDERING WINDOWS.
4. CASEMENT/ SLIDING WINDOWS ARE TO REPLACE SING. HUNG WDWS WHERE SING.HUNG WDWS DO NOT MEET EGRESS REQUIREMENTS. VERIFY SLIDING FUNCTION.
5. ALL NEW WINDOWS ARE TO BE DBL PANE, LOW-E .THIS SHALL INCLUDE REPLACEMENT GLASS IN BUILDING #11
6. CONTRACTOR AND SUB CONTRACTOR ARE TO ENSURE THAT ALL EGRESS REQUIREMENTS ARE MET, CONSULT WITH JUSTIN HOWE FROM GUIDO OR ARCH FOR FURTHER INFORMATION REGARDING EGRESS/ CODE REQUIREMENTS.
7. PRIOR TO ORDERING, THE CONTRACTOR IS TO SEND SUBMITTALS FOR ARCH. & OWNER FOR APPROVAL. IN ADDITION, THE CONTRACTOR IS TO VERIFY ALL NEW WINDOW DIMENSIONS.
8. WHEN INSTALL NEW Z-BAR AND OR RETROFIT WINDOWS, ALL WINDOWS FRAMES SHALL BE LEVEL.
9. CONTRACTOR IS TO VERIFY HANDLING ON ALL SLIDING AND CASEMENT WINDOWS. ENSURE PROPER EGRESS.
10. IF BRICK REMOVAL IS NECESSARY. FOR WINDOW REPLACEMENT, THEN SEE DTL FOR REMOVAL. VERIFY SHORING
11. ALL 1ST FLR. WINDOWS ARE TO RECEIVE WINDOWS SCREENS. REUSE EXISTING SCREEN IF PLAUSIBLE. IF NEW SCREENS ARE NEEDED, REFER TO WINDOW SPEC.
12. WINDOW SCREENS ARE TO BE FASTENED TO FRAMING, WIBDOW WITHOUT VOIDING WARRANTY. DISCUSS WITH WINDOW SCREEN MANUFACTURE FOR FURTHER DETAILS. WINDOW SCREENS CAN NOT BE FASTENED TO WINDOW FRAME, STASH OR RAILS. WINDOW SCREENS ARE TO COMPLY W/ EGRESS STANDARD INCLUDING HARDWARE.
13. ALL WINDOWS ARE TO HAVE AN INTERIOR WOOD SILL, SEE DETAILS.
14. EACH WINDOW IS TO HAVE NEW 1" VINYL (WHITE HORIZONTAL) MINI BLINDS PROV. PVC HEAD & BOTTOM RAIL.
15. CONTRACTOR TO SUBMIT A SUBMITTAL FOR ALL WINDOWS.

CONTACT INFORMATION: PLAYGROUND
KRAFTSMAN PLAYGROUND - ZACH KELLER
M.800-451-4869 D. 832..794.2528
A.19535 HAUDE RD. SPRING, TEXAS 78388
E. zachk@kraftsmanplay.com

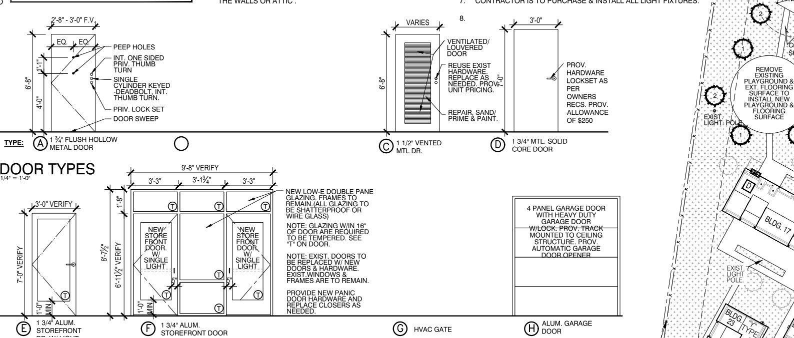
CONTACT INFORMATION: FOR WINDOW SCREENS.
TAPCO, INC.
800-737-8272
1815 McCULLOUGH BOULEVARD
TUPELO, MS. 38801
ATTN: kirk roberts (kirk@tapcoscreens.com)

WINDOW SCREEN NOTES
1. ALL WINDOW SCREENS ARE TO BE REPLACED AS NECESSARY. VERIFY WHICH ARE BROKEN AND OR NEEDED NEW MISSING. INCLUDE IN BID QUANTITY.
2. CONTRACTOR MUST ENSURE THE NEW SECURITY WINDOW SCREENS ARE INSTALLED PROPERLY AND DO NOT VOID THE WINDOW WARRANTY0. SEE MANUFACTURE FOR FURTHER INFORMATION.
3. GEN. CONTRACTOR SHALL PROVIDE SECURITY WINDOW SCREENS W/TWO SPRING LATCHES PER OPPORTUNITY HOMES' SPECS.
4. ALL NEW WINDOW SCREEN MATERIAL ARE TO BE CLEAR VIEW WINDOW SCREEN. SEE TAPCO FOR ADDITIONAL INFORMATION.

LUMINARIES SCHEDULE

MARK	SYMBOL	LOCATION	DESCRIP. - MOUNT	MANUFACTURE - MODEL	FINISH	COMMENTS
A		BACK DOOR OR TYP. W,X,Y BLDGS.	EXTERIOR SCONCE - SURFACE MOUNT.	ACCESS LIGHTING - CLIFTON SATIN LED OUTDOOR BULKHEAD LIGHT		OUTDOOR INTEGRATED LED WALL MOUNT LANTERN. LIGHT FIXTURE IS TO HAVE A DUST TO DAWN SENSOR.
B		EXTERIOR OF ALL BLDGS.	EXT. WALL PACK - SURFACE MOUNT	HALO OUTDOOR WXP WALL PACK HALO 5000 - WATT SELECT. CCT 3000/4000/5000K		PROVIDE A DUST/ DAWN MOTION SENSOR
C		ENTRY OF TYP. W,X,Y BLDG.	EXT. CEILING MOUNT	EDGELIT 5CCT SELECABLE LED FLUSH MOUNT		PROVIDE A DUST/ DAWN MOTION SENSOR FINISH - MATTE WHITE
D		MAINTENANCE	UTILITY LINEAR	UTILITECH COLOR CHANGING 48 IN. FLUSH MOUNT	WHITE LED	PROV. OCCUPANT SENSOR
E		MAIL STRUCTURE	EXT. RECESSED CAN	EDGELIT 5CCT SELECABLE LED FLUSH MOUNT		PROVIDE A DUST/ DAWN MOTION SENSOR
F		PAVILION	WATERPROOF EXT. PENDANT CAN	PROGRESS LIGHTING - 6" LED MINI PENDANT - 3000K		FINISH - COLOR BLACK. PROV. RIGID STEM. WATERPROOF PROV. DUST TO DAWN SENSOR
G		COMMUNITY ROOM	CEILING MOUNT STRIP LIGHTING	LITHONIA MNSS L96 110000LM MVOLT GZN 35K		PROV. DIMMER.
EX	EX	ADMIN FOYER, COMM RM. & MAINTEN. SHED	EXIT SIGN SURF. OR CEILING MOUNT W/ EMERGENCY	73336 MORRIS GREEN EXIT SIGN		IN CLUBHOUSE & MAINTENANCE ONLY

NOTE:
1. REPLACE ALL EXISTING DAMAGED ELECTRICAL JUNCTION BOXES FOR EXTERIOR LIGHT FIXTURES AS NECESSARY. USE PANCAKE JUNCTION BOX AS NECESSARY.
2. ALL NEW EXTERIOR LIGHTS WILL INCLUDE A NEW JUNCTION BOX. PROVIDE PANCAKE AS NECESSARY.
3. WIRING FOR NEW LIGHTS WILL BE LOCATED IN THE WALLS OR ATTICS. ALL NEW WIRING/CONDUIT IS NOT TO BE EXPOSED WIRING/ CONDUIT. ONLY WHEN WALL CAVITY IS EXPOSED; ALL EXISTING EXPOSED WIRING/CONDUIT IS TO BE RELOCATED INTO THE WALLS OR ATTIC .
4. ALL FIXTURES THAT ARE MOUNTED ARE NOT TO HAVE EXPOSED WALL CAVITY AROUND THE JUNCTION BOX/ ESCUTCHEON PLATE.
5. REPLACE OUTDOOR PORCH FIXTURE WITH L.E.D. OUTDOOR AREA LIGHT FIXTURE TO BE INSTALLED IN THE SAME PLACE OF EXISTING OLD FIXTURE. APPROX. 12' X 12' LIGHT COVERAGE
6. CONTRACTOR TO SUBMIT A SUBMITTAL FOR ALL LIGHT FIXTURES INCLUDING EQUALS & COMPONENTS NECESSARY TO COMPLETE LIGHTING PACKAGE.
7. CONTRACTOR IS TO PURCHASE & INSTALL ALL LIGHT FIXTURES.
8.



DOOR SCHEDULE

#	TYPE	LOCATION	HANDLING	DOOR WIDTH	DOOR HT.	DOOR FINISH	DOOR MAT'L	FRAME FINISH	FRAME TYPE	HARDWARE	NOTES
01A	A	TYP. UNIT ENTRY/ BACK DR.	FIELD VERIFY	2'-8" TO 3'-0" F.V.	6' - 8"	PRIMED AND PTD.	HOLLOW METAL STL.	PRIMED AND PTD.	STEEL	HARDWARE SET #1,2, 4, 5, 7, 9	ALL LOCKING HARDWARE MUST HAVE THE SMARTKEY FEATURE. COLOR OF ALL HARDWARE IS TO BE DETERMINED.
01B	B	TYP. UNIT ENTRY/ BACK DR.	FIELD VERIFY	2'-8" TO 3'-0" F.V.	6' - 8"	PTD.	STL.	PTD.	MTL	REMOVE EXISTING FRAME AND DOOR. DOORS ARE TO BE RETURNED TO OWNERS. (VERIFY WITH OWNERS WHERE TO PLACE)	
01C	C	EXT. MECH RM. CLOSET	FIELD VERIFY	2' - 6"	6' - 8"	PTD.	STL.	PTD.	MTL	DOOR IS TO BE SANDED, PRIMED & REPAINTED. REPAIR DOOR AS NECESS.. HARDWARE. REPLACE HARDWARE MATCH EXIST. SET #1, 7	
01D	D	NEW MAINTENAN. STORAGE	FIELD VERIFY	3' - 0"				PTD.		QUIKSET EXT. LOCKING AND DEADBOLT. UNIVERSAL HARDWARE ALL-IN -ONE DOOR CLOSER. COM. EXIT DEVICE SURF. W/ VERT. ROD FIRE EXIT DEVICE. GLOBAL DOOR CONTROLS ALUMIN KEYED ENTRY LEVER. COM. DOOR HINGES.	
01E	E	NEW COMM. ROOM	FIELD VERIFY	MATCH EXIST	MATCH EXIST	PTD.	STL.	----------	MTL	PANIC HARDWARE W/ EXT. LEVER, DOOR TO HAVE LIGHT, CLOSER, DEADLOCK, SWEEP AND TRANSITION.	
01F	F	ADMIN FOYER	FIELD VERIFY	2' - 6"	6' - 8"	PTD.	WD.	PTD.	MTL	KWIKSET ENT. KNOB FEAT. SMART KEY, PANIC HARDWARE W/ ENTRY LEVER, CLOSER, DOOR STOPS, WIRE SAFETY GLASS	
01G	H	NEW MAINTENAN. STORAGE	FIELD VERIFY	2' - 6"	6' - 8"	PTD.	WD.	PTD.	MTL	HARDWARE SET #1,2, 4, 8, 9	

NOTES:
1. CONTRACTOR IS TO SUBMIT A SUBMITTAL AND EXAMPLE OF DOORS AND HARDWARE BEFORE ORDERING DOORS AND HARDWARE.
2. CONTRACTOR IS TO VERIFY ALL DOOR AND WINDOW DIMENSIONS, SWING, HINGING BEFORE ORDERING DOORS AND WINDOWS.
3. WHEN INSTALLING AND REPLACING NEW DOORS CONTRACTOR IS TO PROVIDE NEW EXTERIOR AND INTERIOR TRIM. CONTRACTOR IS TO INCLUDE ANY NECESSARY INTERIOR AND EXTERIOR TRIM NEEDED FOR FINISHING THE DOORS. PAINTED AND INSTALLED.
4. DURING INSTALLATION CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO THE INTERIOR OR EXTERIOR TRIM, SHEATHING, WATERPROOFING, GYPSUM, & FLASHING. ANY DAMAGES WILL BE AT THE EXPENSE OF THE CONTRACTOR.
5. CONTRACTOR IS TO INSTALL & LVL NEW DOOR FRAMES AND DOORS AS NECESSARY.
6. ALL DRS ARE TO BE PAINTED W/ THE SPEC'D COLORS. (PRIMER & TWO COATS OF SPEC'D PAINT)
7. ALL DOOR THICKNESS ARE TO MATCH EXISTING.
8. ALL VOIDS BETWEEN DOOR FRAMES & WOOD FRAMING ARE TO BE FOAMED/TRIMMED.
9. **ALL NEW DOORS WILL BE PRE HUNG DOORS AND INCLUDE THE FRAME, DOOR, HINGES AND NECESSARY TRIM TO CONCEAL THE FRAME. NEW TRIM WILL BE ON BOTH EXTERIOR AND INTERIOR**

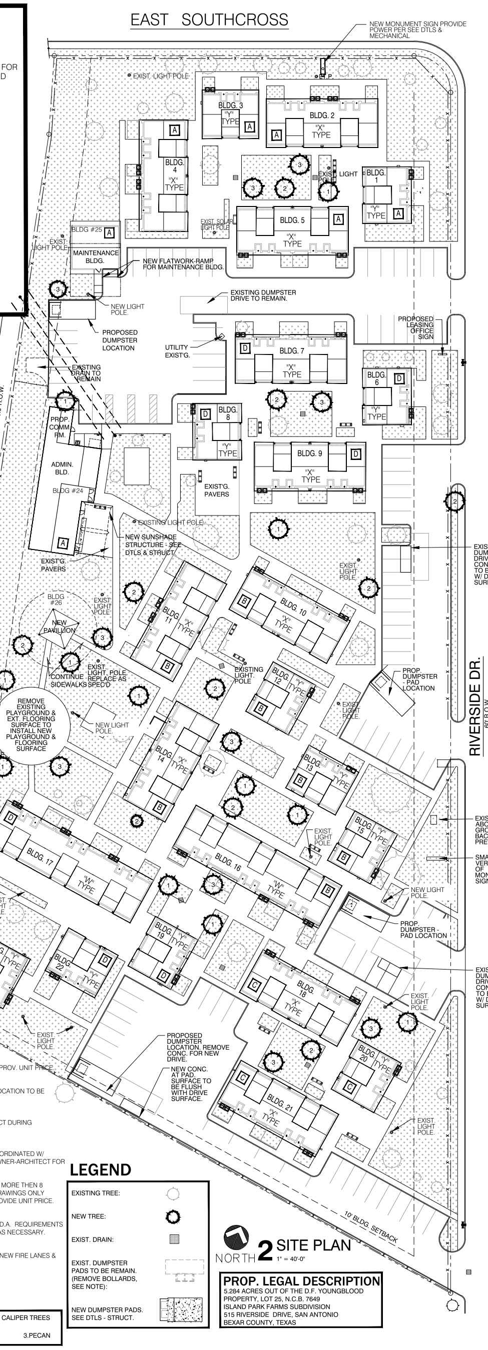
HARDWARE SET
1. EXT KWIKSET- PRIVACY LOCKSET / GRADE 3 - 2 WAY. EXTERIOR ENTRY KNOB AND SINGLE CYLINDER COMBO. JUNO - SATIN CHROME
2. EXT. KWIKSET - SINGLE SIDED DEADBOLT W/ THUMB TURN & BACK PLATE / GRADE 3 NON-COMMERCIAL MFG #667 / SATIN CHROME
3. SHIELD SECURITY - PASSAGE / GRADE 3 - 2 WAY LATCH / TULIP KNOB STYLE / SATIN CHROME FINISH
4. DOOR STOP - HINGE DOOR STOP / SATIN CHROME FINISH (EVERBUILT-HINGE PIN DOOR STOP SATIN CHROME)
5. EYE VIEWER - PRIMELINE 160 DEGREE DOOR VIEWER - SATIN CHROME
6. PANIC HARDWARE -
7. HINGES - MORTISED/ RECESS IN THE STEEL DOOR. 4-HOLE SCREW PATTERN, 5 KNUCKLE (FINISH 626 - SATIN CHROME) (HAGER 1279)
8. CLOSERS - YALE 5801 - FINISH 689 - ALUMINU.
9. DOOR SWEEPS - PEMKO 209 - 5 FINGER VINYL DOOR SWEEP.

1. CONTRACTOR TO SUBMIT FINISH SPECIFICATIONS AND SAMPLES PRIOR TO ORDERING FOR OWNER AND ARCHITECT FINAL APPROVAL.
2. ALL DOOR HARDWARE FINISH TO BE STAIN NICKEL - (626 OR US26D)
3. ALL LOCKING HARDWARE MUST HAVE A SMART KEY (RE-KEY) FEATURE UNLESS SPECIFIED.
4. ALL NEW HINGES ARE TO BE RECESSED/MORTISED HEAVY DUTY STAINLESS STEEL- COMMERCIAL GRADE HINGES.

EXTERIOR PAINT FINISH SCHEDULE

TYPE	SIDING/ BRICK	DOORS	WIN. TRIM	FASCIA	SOFFIT	DOOR TRIM	CORNER TRIM	COMPOSITE DECK	FLASHING	NP1 OR CAULKING	ELECTRICAL PANELS	NOTES
A	PGG1091-3 LIMITLESS	S510-6 DURANGO BLUE	BEHR SEMI GLOSS WHITE	BEHR SEMI GLOSS WHITE	PGG1091-3 LIMITLESS	BEHR SEMI GLOSS WHITE	BEHR SEMI GLOSS WHITE	PGG1091-3 LIMITLESS	SUBMIT FOR ARCHITECTS APPROVAL	SUBMIT FOR ARCHITECTS APPROVAL	SUBMIT FOR ARCHITECTS APPROVAL	BEFORE ORDERING PAINT, . A 4X4' SAMPLE FOR ARCH. & OWNER APPROVAL. PAINT ELECT. PANELS ONLY WHEN THEY'RE REMOVED.
B	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
C	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
D	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	

EXTERIOR PAINT NOTES:
1. CONTRACTOR TO SUBMIT FINISH SPECIFICATIONS AND SAMPLES PRIOR TO ORDERING FOR FINAL APPROVAL.
2. CONTRACTOR TO INCLUDE A MIN. OF FOUR DIFFERENT PAINTS FOR EACH BUILDING PAINT TYPES (W,X,Y) FOR FINAL BID.
3. ALL PAINT COLORS ARE TO HAVE 4'-0" X 4'-0" SAMPLES PAINTED ON WALL FOR OWNERS APPROVAL BEFORE CONTRACTOR ORDERS ALL PAINT.
4. CONTRACTOR IS TO PROVIDE A GALLON OF EACH COLOR TO THE OWNER WHEN CONSTRUCTION IS COMPLETE. PAINT.
5. ALL EXTERIOR SURFACES SPECIFIED TO BE PAINTED ARE TO HAVE PRIMER AND TWO COATS OF PAINT.
6. CONTRACTOR IS ONLY TO USE EXTERIOR GRADE PAINT ON ALL EXTERIOR RENOVATIONS.
7. CONTRACTOR IS TO SEAL THE BUILDING IN ITS ENTIRETY BEFORE PAINTING.
8. ALL BUILDINGS WITH THE TYPE "W,X,Y", ADMINISTRATION, PAVILION AND MAINTENANCE STORAGE DESIGNATION ON THE SITE PLAN ARE TO HAVE COLORS TO BE DETERMINED FOR THE EXTERIOR COMPONENTS. APPLY EITHER (A,B,C,D) COLOR SCHEME FOR BIDDING PURPOSES. SEE SITE PLAN AND LETTER DESIGNATION FOR LOCATION OF TYPE "A,B,C, AND D" PAINTING SCHED.
9. CONTRACTOR IS TO PRIME ALL SURFACES BEFORE PAINTING BUILDING SPEC'D COLORS TO ENSURE PAINT ADHERES TO THE SURFACE. A SPECIFICATION FOR BIDDING.
10. ALL PTD BRICK WALLS ARE TO HAVE THE MANUFACTS RECOMMENDED PREP TO WALL PRIOR TO PAINT APPLICATION.



2 SITE PLAN
1" = 40'-0"

SITE PLAN NOTES:

NEW TREES
THERE WILL BE 30 (5") NEW TREES PLANTED ON SITE.

REPAIR DRIVEWAYS
REPAIR & PATCH PARKING & DRIVING SURFACES AS NECESSARY. PROV. UNIT PRICE.

EXIST'G TREES
EXIST'G TREES ARE APPROX. LOCATIONS. SEE ARCH FOR FINAL LOCATION TO BE DESIGNATED ON SITE.

CLEAN EXISTING GRATES
CLEAN EXISTING GRATES, DRAINS ARE TO BE CLEANED, & PROTECT DURING CONSTRUCTION/ DEMOLITION. PRIME AND PAINT.

NEW DUMPSTER PADS
DUMPSTER PADS ARE TO BE AS SPEC'D. ALL PADS ARE TO BE COORDINATED W/ STRUCTURAL. LOCATIONS OF PADS ARE TO BE SUBMITTED TO OWNER-ARCHITECT FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION.

IN SOME CASES, THE TYPICAL DUMPSTER ENCLOSURE MAY NEED MORE THEN 8 BOLLARDS TO PROTECT FROM VEHICULAR DAMAGE. CURRENT DRAWINGS ONLY SHOW MINIMUM. FINAL BOLLARD COUNT TO BE DETERMINED. PROVIDE UNIT PRICE.

A.D.A. FLATWORK
REVIEW & REPLACE OR FIX ANY FLATWORK THAT DO NOT MEET A.D.A. REQUIREMENTS @ ADMIN/ PAVILIION/ PLAYGROUND AREA. VERIFY W/ ARCHITECT AS NECESSARY.

RESTRIPE PARKING LOT, FIRE LANES
ENTIRE PARKING LOT TO BE TO BE RESTRIPED. REPAINT EXIST. & NEW FIRE LANES & FIRE LANE CURBS.

PARKING LOT
PATCH ALL POT HOLES THAT ARE WITHIN THE PARKING LOT.

CONTRACTOR TO REMOVE EARTH & PLANT THIRTY NEW 5" CALIPER TREES ON SITE; THE TREE SPECIES & LEGEND LISTED:
1. LIVE OAK 2. CEDAR ELM 3.PECAN

LEGEND
EXISTING TREE:
NEW TREE:
EXIST. DRAIN:
EXIST. DUMPSTER PADS TO BE REMAIN. (REMOVE BOLLARDS, SEE NOTE):
NEW DUMPSTER PADS. SEE DTLS - STRUCT.

PROP. LEGAL DESCRIPTION
5.284 ACRES OUT OF THE D.F. YOUNGBLOOD PROPERTY, LOT 25, N.C.B. 7649
ISLAND PARK FARMS SUBDIVISION
515 RIVERSIDE DRIVE, SAN ANTONIO
BEXAR COUNTY, TEXAS

SPRINKLE & CO. ARCHITECTS
2209 N. ST. MARYS SAN ANTONIO, TX 78215
T: 210-227-7722 W: sprinkleco.com

EXPIRATION: 10/31/24
REGISTERED ARCHITECT DAVIS SPRINKLE 11142 STATE OF TEXAS
11/27/2024
DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS
515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

ISSUE DATE:
05.21.2024 - BID ISSUE

REVISIONS:

SHEET:
A1

NEW CONSTRUCTION GENERAL NOTES:

PROJECT LIMITED TO EXTERIOR WORK. NO INTERIOR WORK DONE UNLESS OTHERWISE SPECIFIED.

1. EXISTING AS BUILT PLANS - SEE OPPORTUNITY HOMES FOR EXIST PLANS
2. NEW ROOF - INSTALL NEW ROOFING PER MANUFAC'S INSTRUCTIONS. REMOVE ALL OF THE EXISTING ROOF, SOFFITS, WATERPROOFING, FLASHINGS, SIDING, FASCIA, & VENTS.
3. WINDOW SCREENS EXISTING WINDOW SCREENS MAY BE REUSED. REPLACE IF DAMAGED OR DOES NOT COMPLY WITH WINDOW SWING OR EGRESS STANDARDS
4. SCREENS & A/C RELOCATION - PROV. NEW FCUs & RELOCATE CDUS AS SPECD PER MEP. PROV. SCREEN AS SPECD. SEE SITE PLAN FOR LOCATIONS.
5. FASCIAS AND SOFFITS REPLACE FASCIAS & VENTED SOFFITS ON ALL BUILDINGS WITH HARDIE FASCIAS & SOFFITS OR AN APPROVED EQUAL.
6. BRICK VENEER BRICK VENEER TO BE CLEANED & POWER WASHED W/O 12. DAMAGING BRICK VENEER. POWERWASH, PRIME & PAINT. SEE SPEC.
7. VERIFY WHEN 'VERIFY' APPEARS ON THE PLANS, IT IS REQUIRED THAT CONTRACTOR RESPONSIBLE FOR A PARTICULAR ITEM TO VERIFY ALL ASPECTS OF THE ITEM. THE ITEM'S SIZE, COLOR, FEATURES, ETC. BEFORE ORDERING & INSTALLING.
8. NEW GUTTERS & DOWNSPOUTS ADD NEW GUTTERS AND DOWNSPOUT SYS. WITH LEAF GUARD AS SPECD ON EACH BLD. PROV. ONE DOWNSPOUT FOR EVERY 20'-0" RUN ON EA. BLD. PROV. CONC. SPLASH BLOCK AT LOCATIONS WHERE DOWNSPOUT IS LOCATED IN LANDSCAPING AREAS
9. GRAFFITI REMOVE GRAFFITI ON BRICK, CLEAN BRICK & PRIME & PTD.
10. ALL STORM DOORS - ALL EXIST. FRONT/BACK ENTRY DOORS - EXIST. STORMDOORS ARE TO BE REMOVED. REPLACE ENT./BACK DOORS W/ NEW STL. DOORS/ FRAME, & ALL NEW ENT./ BACK DOORS ARE TO HAVE17. NEW HARDWARE.
11. FLOOR PLANS & A/C RELOCATIONS FLOOR PLAN & A/C RELOCATIONS OF EACH UNIT IS REPRESENTED AS A TYPICAL ITEM BUT NOT AN EXACT COPY OF EACH UNIT. THE PLANS ARE OF A STANDARD FLOOR PLAN. THE CONTRACTOR IS TO VERIFY EACH UNITS ORIENTATION FOR THEMSELVES & THEIR COMPANY, "STANDARD OR MIRROR IMAGE" BEFORE WORK BEGINS.
12. ALL RELOCATED A/C - ARE TO HAVE A NEW CONDENSING PAD. SEE DETAIL.
13. INSTALLATION OF ALL MATERIALS INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
14. ALL RELOCATED ACS - ARE TO HAVE NW COMPOS. WD SCREENS AS SPCD.
15. ROOF OVERHANGS CONTRACTOR IS RESPONSIBLE TO VERIFY LENGTHS OF OVERHANGS ON SITE FOR ALL BLDS IN ORDER TO APPROPRIATELY REPAIR/REPLACE ITEMS AS SPECIFIED.
16. EXISTING LIGHTING TO BE REPLACED AS SPECD - ALL EXT. LIGHTING IS TO BE REPLACED WITHIN THE EXACT SAME LOCATION OF THE EXISTING JUNCTION BOX. VERIFY PER BUILDING. USE PANCAKE AS NEEDED. SEE SCHEDULE ON A1.
17. PROV. NEW WALL & ROOF INSULATION - WHERE FRAMING IS EXPOSED & SHEATHING IS DAMAGED. REPLACEMENT OF SHEATHING/ INSULATION TO BE UNIT PRICE.
18. ALL DAMAGED BRICK - IS TO BE REPLACED OR REPOINTED. BOTH ITEMS ARE TO HAVE A UNIT PRICE. AND ARE TO HAVE A SMALL ALLOW BEGINNING ALLOWANCE.
19. ALL EXTERIOR LIGHT FIXTURES -ON BLDG. ARE TO BE REPLACED AS SPECD. CONTRACTOR IS TO VERIFY THE AMOUNT OF FIXTURES PRIOR TO ORDERING. SEE SCHEDULE ON A1.
20. FOUNDATION - PROV. A MIN. 5 CUBIC YARD OF NEW GROUND COVER FOR EACH BUILDING.
21. ALL FLATWORK THAT DOES NOT COMPLY W/ ADA STANDARDS IS TO BE REPLACED BY A UNIT PRICING. ALL WORK MUST BE APPROVED PRIOR TO COMMENCING
22. CURBS, CONC. AND FLATWORK IS TO BE COORDINATED BETWEEN STRUCT. AND ARCH. SEE DETAILS.
23. ALL FLASHING PRODUCTS ARE NOT TO BE INSTALLED IF THE PIECE IS 5'0" OR SMALLER. DURING LONG RUNS, USE WHOLE PIECES ONLY. MANY CUT OFF SECTIONS WILL NOT BE ACCEPTED .
26. COMMUNITY WIFI WIRING, HARDWARE & DEVICES - "Community WiFi Removal and Re-Install of the WiFi infrastructure in place to provide Wi-Fi connectivity to residents of the property. This includes all wiring, Wi-Fi hardware and devices. The general contractor shall be responsible for notifying Opportunity Home SA Project Management a minimum of 1 week before any building envelope removal or demolition activities on any building exterior to provide sufficient notice to Opportunity Home SA's Community WiFi vendor to temporarily remove and relocate WiFi infrastructure wiring, hardware, and devices. Under no circumstance shall the general contractor remove, relocate, or disturb the WiFi infrastructure wiring, hardware and devices without express written approval by Opportunity Home SA Project Management.

If the general contractor damages or disturbs the WiFi infrastructure devices or the service is interrupted without notice, the contractor shall immediately notify Opportunity Home SA Project Management and shall be responsible for any restoration and repair with associated costs incurred by Opportunity Home SA required to restore Community WiFi service immediately. .
27. PROV. SMOKE ALARMS WITH CARBON MONOXIDE IN EVERY UNIT.
28. ALL ROOF FLASHING IS TO BE TAPED TO ROOF UNDERLAYMENT.

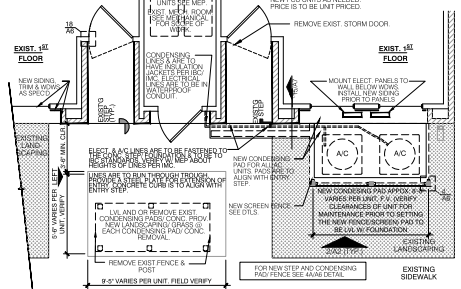
EXTERIOR WALL LEGEND

EXT. BRICK WALLS - REPOINT, REPAIR, CLEAN, PRIME, PAINT X2 & SEAL.

- EXIST. WOOD SIDING/ TRIM/ SOFFITS/ FASCIAS TO BE REMOVED & REPLACED W/ HARDIE SIDING/TRIM AS SPECD.
- WALLS ARE TO HAVE NEW WATERPROOFING AS SPECD.
- ANY SHEATHING & INSULATION THAT IS DAMAGED OR MISSING IS TO BE REPLACED. SEE UNIT PRICED ITEMS PROV. BY OWNER.

A/C & DUMPSTER SCREEN NOTES

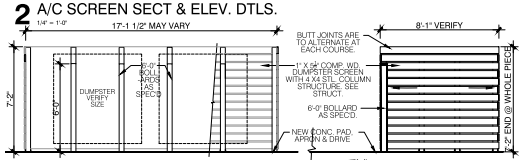
1. A/C SCREEN REPRESENTED ON DRAWING ARE NOT AN EXACT DIMENSIONS OR WIRING LOCATIONS OF THE A/C UNITS.
2. THE 'A/C RELOCATION/ REMOVAL PLAN' IS A STANDARD - TYPICAL A/C RELOCATION/ REMOVAL PLAN. THE CONTRACTOR WILL VERIFY EACH UNITS ORIENTATION AND SIZE PRIOR TO CONSTRUCTING. CONTRACTOR IS TO ALSO VERIFY THE A/C UNIT CLEARANCES W/ NEW FENCE-POSTS.
3. ALL STEEL WITHIN THE AC/ DUMPSTER SCREENS ARE TO BE PRIMED AND PAINTED.
4. CONTRACTOR IS TO USED S.S. FASTENERS FOR FASTENING COMPOSITE DECKING TO METAL POSTS-COLUMNS.
5. CONTRACTOR TO REPLACE THE ELECTRICAL WHIPS/ CONDUITS/ CONDENSATES TO AC UNITS
6. PRIOR TO CONSTRUCTING THE NEW AC SCREEN AND RELOCATIONS, CONTRACTOR MUST COORDINATE WITH MANAGEMENT AND TENANT PRIOR TO COMMENDING WORK.
7. CONTRACTOR IS NOT TO BLOCK A TENANTS MEANS OF EGRESS WHILE CONSTRUCTING A/C SCREENS/ RELOCATIONS.
8. CONTRACTOR IS NOT TO BLOCK THE FIRE LANES WHILE CONSTRUCTING NEW DUMPSTER PADS & SCREENS.
9. CONTRACTOR IS TO VERIFY A/C CLEARANCE PER MEP ENGINEER'S/ MANUFACTURE'S RECOMM'S.
10. ALL UNITS ARE TO HAVE NEW RELOCATED A/C UNITS.
11. IF EXISTING SIDEWALKS ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR IS TO FIX THE SIDEWALK AT CONTRACTOR'S EXPENSE.
12. ALL ELECT. & A/C LINES ARE TO BE FASTENED TO THE GROUND OR FENCE TO IBC, NEC STANDARDS.
13. ALL SIDEWALKS THAT ARE UNLEVEL MORE THAN 2% OR PORTIONS OF FLATWORK THAT HAS A ELEVATION DIFFERENCE OF OVER 1/4" IS TO BE REPLACED. PROV. UNIT PRICE FOR REPLACEMENT OF FLATWORK.



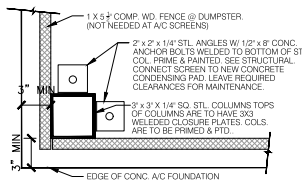
1 TYP. A/C PAD REMOVAL & RELOCATION

NOTE:
1. FASTEN WITH 2" DECK- DRIVE SS SCREW @ EACH VERTICAL MEMBER.
2. ALL JOINTS ARE TO BE FLUSH BUTT JOINTS. BUTT JOINTS ARE TO ALTERNATE AT CORNERS AT GARAGE SCREEN.
3. COLOR OF THE COMPOSITE DECKING IS TO BE BEIGE AND APPROVED BY THE OWNER.

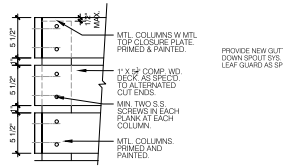
2 A/C SCREEN SECT & ELEV. DTLS.



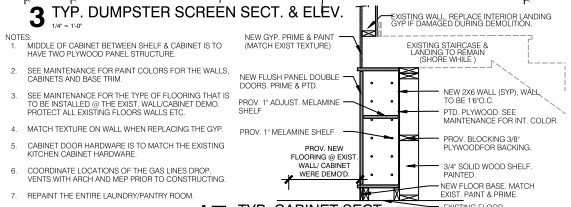
3 TYP. DUMPSTER SCREEN SECT. & ELEV.



4 TYP. COMPOSITE WD. SCREEN COL. DTL.

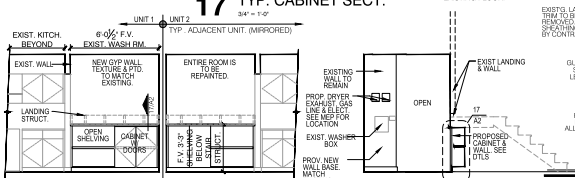


5 TYP. COMPOSITE WD. SCREEN CORNER



NOTES:
1. MIDDLE OF CABINET BETWEEN SHELF & CABINET IS TO HAVE TWO PLYWOOD PANEL STRUCTURE.
2. SEE MAINTENANCE FOR PAINT COLORS FOR THE WALLS, CABINETS AND BASE TRIM.
3. SEE MAINTENANCE FOR THE TYPE OF FLOORING THAT IS TO BE INSTALLED @ THE EXIST. WALL/CABINET DEMO. PROTECT ALL EXISTING FLOORS WALLS ETC.
4. MATCH TEXTURE ON WALL WHEN REPLACING THE GYP.
5. CABINET DOOR HARDWARE IS TO MATCH THE EXISTING KITCHEN CABINET HARDWARE.
6. COORDINATE LOCATIONS OF THE GAS LINES DROP, VENTS WITH ARCH AND MEP PRIOR TO CONSTRUCTING.
7. REPAINT THE ENTIRE LAUNDRY/PANTRY ROOM.

17 TYP. CABINET SECT.

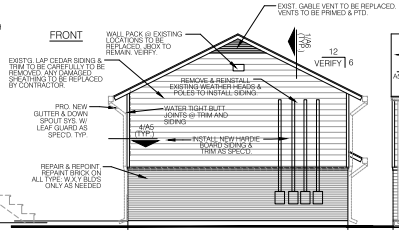


15 TYP. LAUNDRY CABINETS

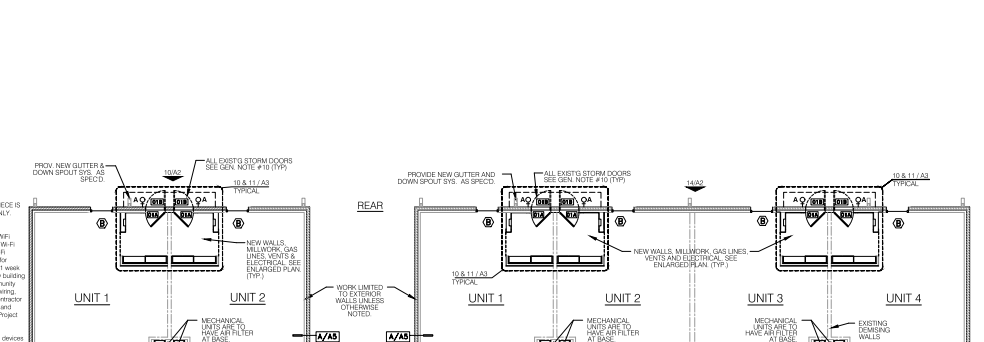
NOTE:
1. ALL DRYER BOXES ARE TO BE COORDINATED AS SAMPLE FIRST, COORDINATE DRYER CONNECTS & ELECT. PRIOR TO CONSTRUCTION. SEE MEP.
2. ALL LOCATIONS THAT HAVE BEEN DEMOLISHED AND THE WALL BASE HAS BEEN REMVED, CONTRACTOR IS TO PROV. NEW WALL & BASE. PRIMED & PTD.

16 TYP. LAUNDRY WALL

3. ALL DRYWALL IS TO MATCH EXISTING. PRIME AND PAINT.
4. COORDINATE WITH MEP.
5. PROV. HEADER AT NEW OPENING. SHORE AS NECESSARY SEE STRUCTURAL.



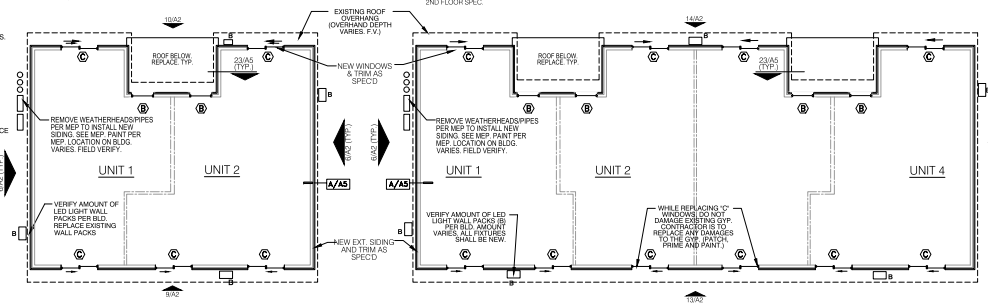
6 TYP. SIDE ELEV. - "X,Y,W"



7 TYPE "Y" - 1st FLOOR PLAN

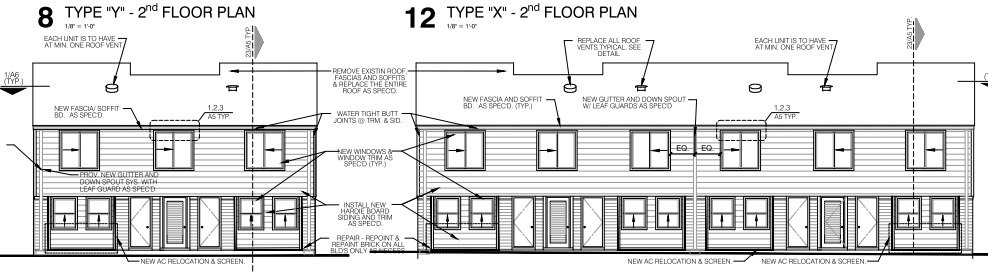
11 TYPE "X" - 1st FLOOR PLAN

NOTE:
1. BUILDING #11 IS A TYPE "X" BUILDING AND HAS EXISTING 2-3'X5' EGRESS WINDOWS AT ALL SECOND FLOOR BEDROOMS AS SHOWN IN PLAN HERE.
2. REPLACE EXIST. WDW. GLASS PANES & OR WINDOWS FOR 20 - 3' X 5' WDWS THAT EXIST IN THE BEDROOMS ON THE 2ND FLOOR OF BLDG #11. OR REPLACE WINDOW AS SIM TO TYP. 2ND FLOOR SPEC.



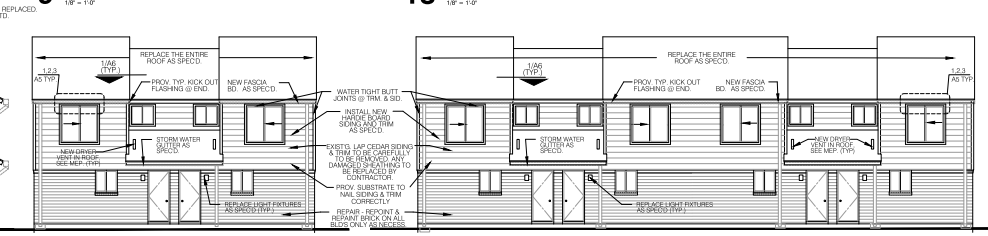
8 TYPE "Y" - 2nd FLOOR PLAN

12 TYPE "X" - 2nd FLOOR PLAN



9 TYPE "Y" - FRONT ELEV.

13 TYPE "X" - FRONT ELEV.



10 TYPE "Y" - REAR ELEV.

14 TYPE "X" - REAR ELEV.

SPRINKLE & GO ARCHITECTS
2911 S. FLORES, SUITE 1000, SAN ANTONIO, TX 78204
PH: 210-227-7722 WWW.SPRINKLEANDGO.COM

EXPIRATION: 02/28/25

REGISTERED ARCHITECT STATE OF TEXAS 11142

11/27/2024
DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS

515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

ISSUE DATE:
05.21.2024 - BID ISSUE

REVISIONS:

SHEET:
A2

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ROOF - INSTALL NEW ROOFING PER MANUFACS INSTRUCTIONS. REMOVE OF THE EXISTING ROOF, SOFFITS, WATERPROOFING, FLASHINGS, SIDING, DA, & VENTS.

DOW SCREENS EXISTING WINDOW SCREENS MAY BE REUSED. REPLACE IF AGED OR DOES NOT COMPLY WITH WINDOW SWING OR EGRESS IDARDS

TENS & A/C RELOCATION - PROV. NEW FCUS & RELOCATE CDUS AS SPEC'D MEP. PROV. SCREEN AS SPECD. SEE SITE PLAN FOR LOCATIONS.

DAS AND SOFFITS REPLACE FASCIAS & VENTED SOFFITS ON ALL BUILDINGS HARDIE FASCIAS & SOFFITS OR AN APPROVED EQUAL.

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GUTTERS & DOWNSPOUTS ADD NEW GUTTERS AND DOWNSPOUT SYS. LEAF GUARD AS SPECD ON EACH BLD. PROV. ONE DOWNSPOUT FOR ALL EXISTING STORM DOORS. SEE GEN NOTES

EVERY 20'-0" RUN ON EA. BLD. PROV. CONC. SPLASH BLOCK AT LOCATIONS WHERE DOWNSPOUT IS LOCATED IN LANDSCAPING AREAS

9. GRAFFITI REMOVE GRAFFITI ON BRICK, CLEAN BRICK & PRIME & PTD..

10. ALL STORM DOORS - ALL EXIST. FRONT/BACK ENTRY DOORS - EXIST. STORM DOORS ARE TO BE REMOVED. REPLACE ENT./BACK DOORS W/ NEW STL. DOORS/ FRAME, & ALL NEW ENT./ BACK DOORS ARE TO HAVE NEW HARDWARE.

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16. EXISTING LIGHTING TO BE REPLACED AS SPECD - ALL EXT. LIGHTING IS TO BE REPLACED WITHIN THE EXACT SAME LOCATION OF THE EXISTING JUNCTION BOX. VERIFY PER BUILDING. USE PANCAKE AS NEEDED. SEE SCHEDULE ON A1.

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18. ALL DAMAGED BRICK - IS TO BE REPLACED OR REPOINTED. BOTH ITEMS ARE TO HAVE A UNIT PRICE, AND ARE TO HAVE A SMALL ALLOW BEGINNING ALLOWANCE.

19. ALL EXTERIOR LIGHT FIXTURES - ON BLDG. ARE TO BE REPLACED AS SPECD. CONTRACTOR IS TO VERIFY THE AMOUNT OF FIXTURES PRIOR TO ORDERING. SEE SCHEDULE ON A1.

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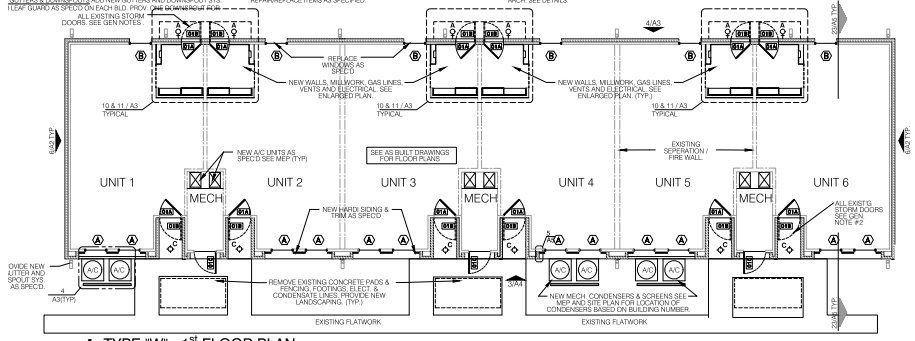
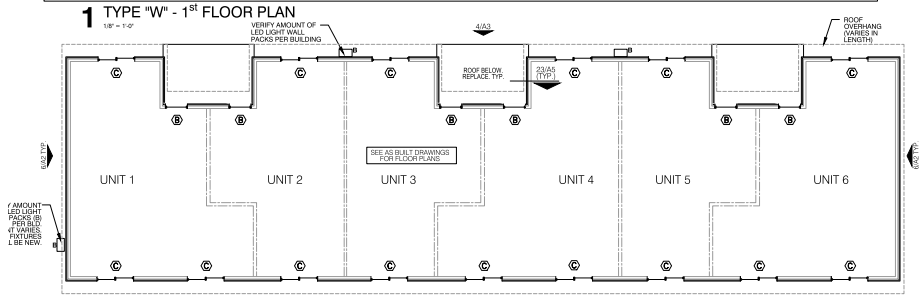
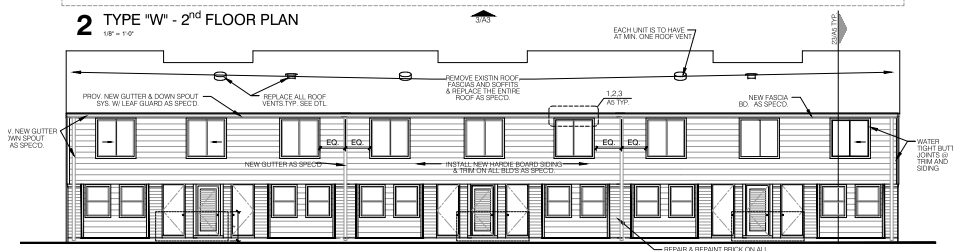


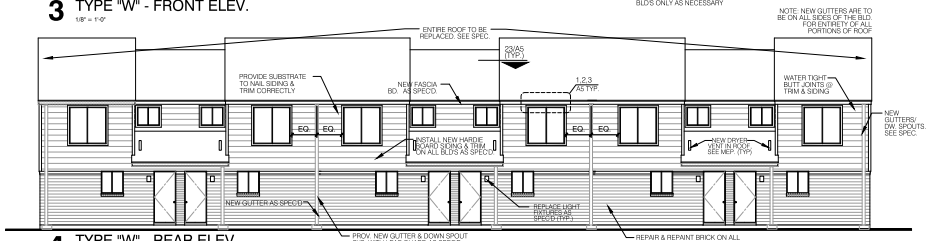
1 TYPE "W" - 1st FLOOR PLAN
1/8" = 1'-0"



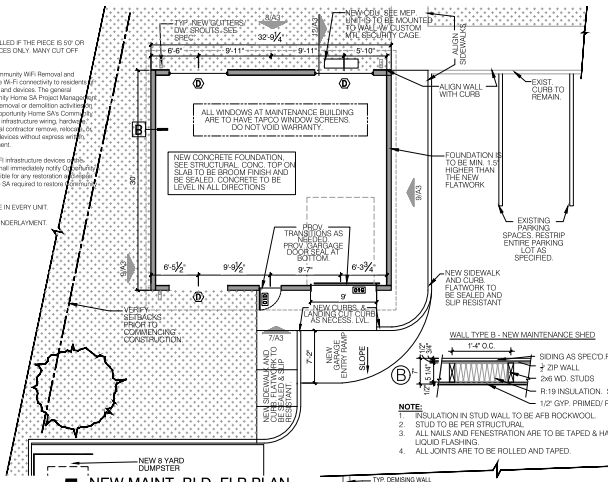
2 TYPE "W" - 2nd FLOOR PLAN
1/8" = 1'-0"



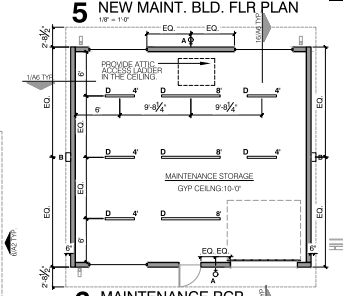
3 TYPE "W" - FRONT ELEV.
1/8" = 1'-0"



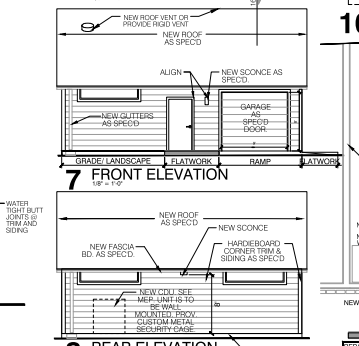
4 TYPE "W" - REAR ELEV.
1/8" = 1'-0"



5 NEW MAINT. BLD. FLR PLAN
1/8" = 1'-0"

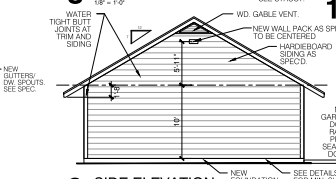


6 MAINTENANCE RCP
1/8" = 1'-0"



7 FRONT ELEVATION
1/8" = 1'-0"

8 REAR ELEVATION
1/8" = 1'-0"

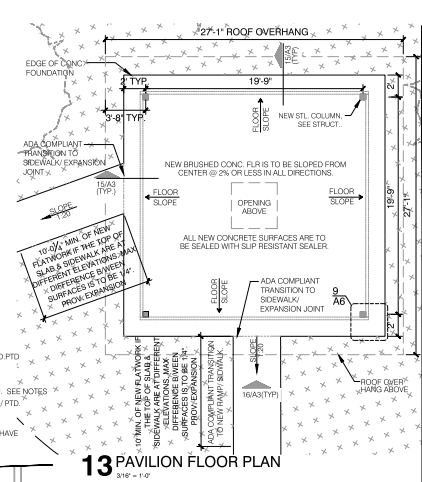


9 SIDE ELEVATION
1/8" = 1'-0"

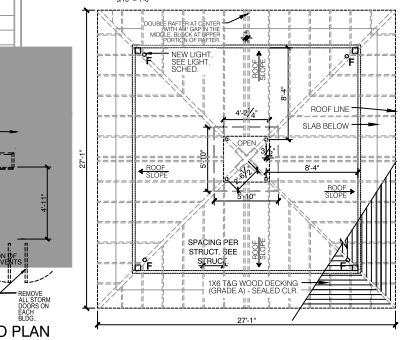
10 TYP. KITCHEN-LAUNDRY DEMO PLAN
1/4" = 1'-0"

11 PROP TYP. KITCHEN - LAUNDRY PLAN
1/4" = 1'-0"

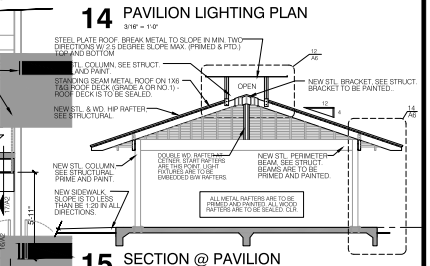
12 BLD. SECTION
1/8" = 1'-0"



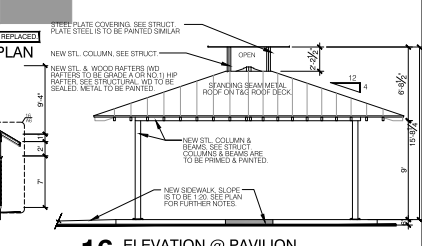
13 PAVILION FLOOR PLAN
3/16" = 1'-0"



14 PAVILION LIGHTING PLAN
3/16" = 1'-0"



15 SECTION @ PAVILION
3/16" = 1'-0"



16 ELEVATION @ PAVILION
3/16" = 1'-0"

SPRINKLE & CO. ARCHITECTS
2927 N. ST. MARYS, SAN ANTONIO, TX. 78212
210.227.7722 www.sprinkleandco.com
EXPIRATION: 12/31/24
DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS 21114

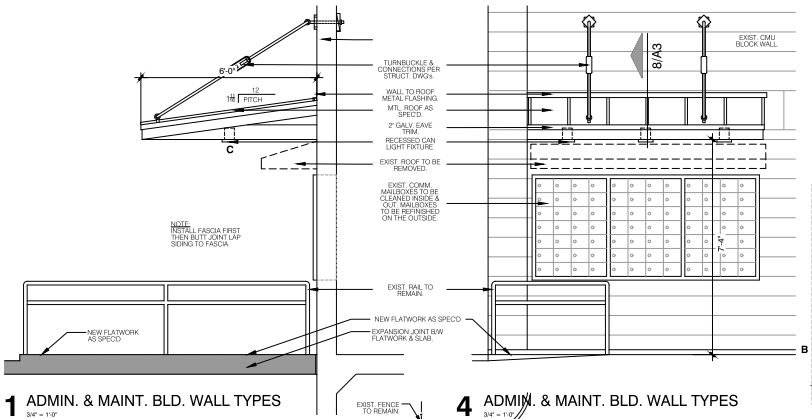
RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS

515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

ISSUE DATE: 05.21.2024 - BID ISSUE

REVISIONS:

SHEET: A3

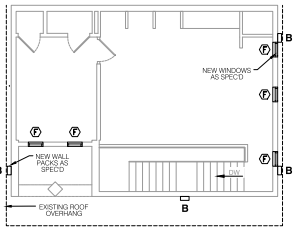


1 ADMIN. & MAINT. BLD. WALL TYPES

3/4" = 1'-0"

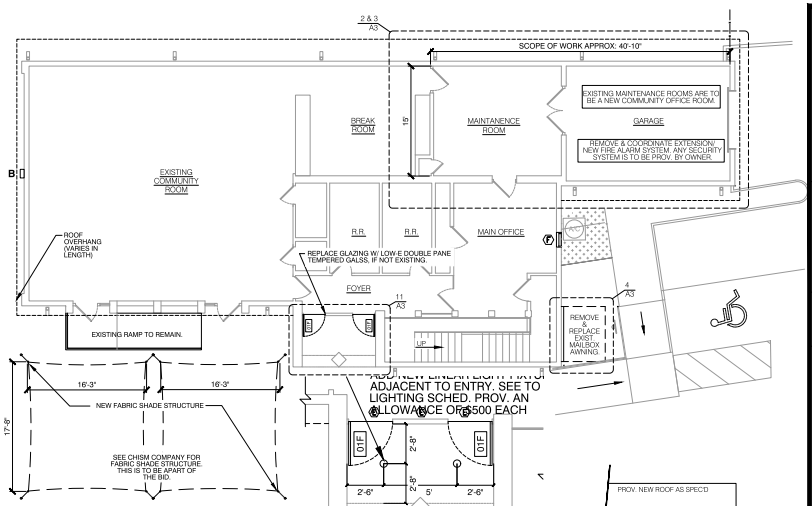
4 ADMIN. & MAINT. BLD. WALL TYPES

3/4" = 1'-0"



9 EXIST. ADMIN. BLD. - 2ND FLR.

1/8" = 1'-0"



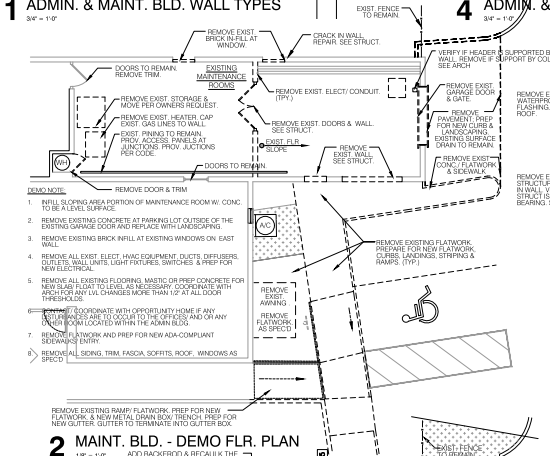
10 EXIST. ADMIN. BLD. - 1ST FLR.

1/8" = 1'-0"

NEW LIGHT FIXTURE TYP. ADJACENT TO ENTRY. SEE TO LIGHTING SCHED. PROV. AN ALLOWANCE OF $500 EACH

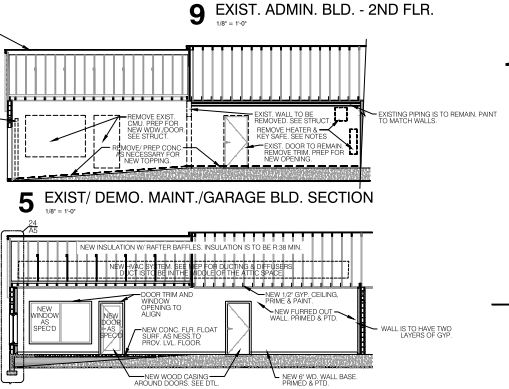
11 ADMIN.VESTIBULE RCP

1/4" = 1'-0"



2 MAINT. BLD. - DEMO FLR. PLAN

1/8" = 1'-0"

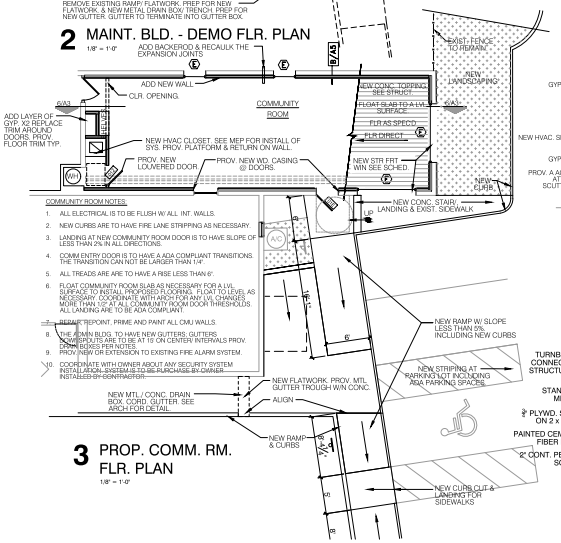


5 EXIST/ DEMO. MAINT./GARAGE BLD. SECTION

1/8" = 1'-0"

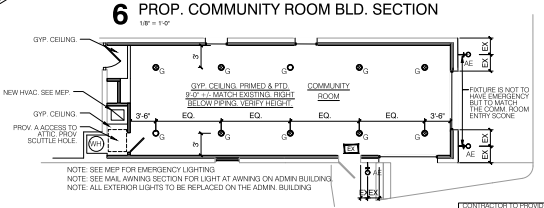
6 PROP. COMMUNITY ROOM BLD. SECTION

1/8" = 1'-0"



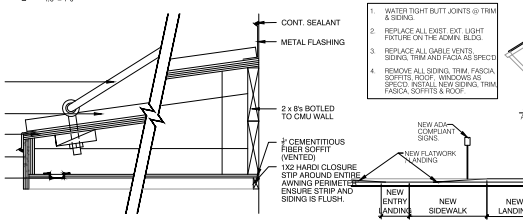
3 PROP. COMM. RM. FLR. PLAN

1/8" = 1'-0"



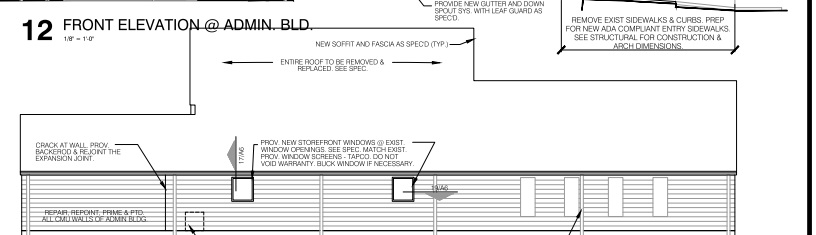
7 PROP. COMMUNITY RM INT LIGHTING

1/8" = 1'-0"



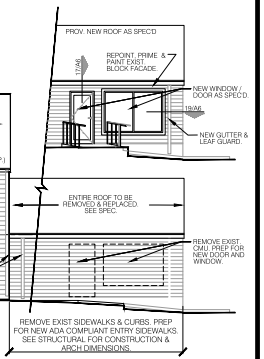
8 AWNING EAVE DTL. @ COMM. MAILBOX

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



12 FRONT ELEVATION @ ADMIN. BLD.

1/8" = 1'-0"

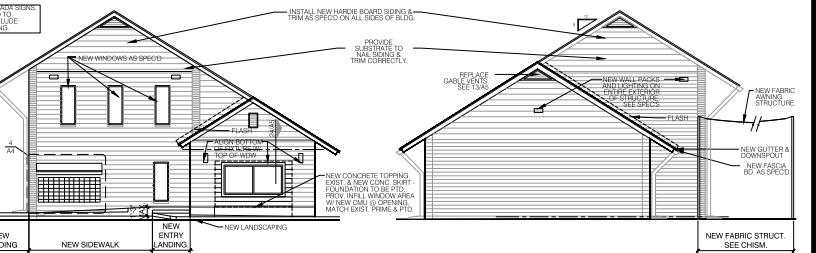


13 REAR ELEVATION @ ADMIN. BLD.

1/8" = 1'-0"

CONTRACTOR TO PROVIDE NEW COMPLIANT ADA SIGNS. ASK INSPECTOR AT TIME OF INSPECTION. BID TO INCLUDE ALLOWANCE FOR SIGNS. SIGNS INCLUDE PARKING SIGNS, MAILBOX SIGNS AND STRIPING.

1. WATER TIGHT BUTT JOINTS @ TRIM & SIDING.
2. REPLACE ALL EXIST. EXT. LIGHT FIXTURE ON THE ADMIN. BLDG.
3. REPLACE ALL GABLE VENTS, SIDING, TRIM AND FACIA AS SPECD.
4. REMOVE ALL SIDING, TRIM, FASCIA, SOFFITS, ROOF, WINDOWS AS SPECD. INSTALL NEW SIDING, TRIM, FASCIA, SOFFITS & ROOF.



15 RIGHT ELEVATION @ ADMIN. BLD.

1/8" = 1'-0"

14 LEFT ELEVATION @ ADMIN. BLD.

1/8" = 1'-0"

SPRINKLE & CO. ARCHITECTS
2202 N. St. Mary's, San Antonio, TX 78212
210.979.9191
TBPE Firm No. F-2966

EXPIRATION: 10/31/24

REGISTERED ARCHITECT STATE OF TEXAS

11/27/2024
DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS 21743

RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS

515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

ISSUE DATE:
05.21.2024 – BID ISSUE

REVISIONS:

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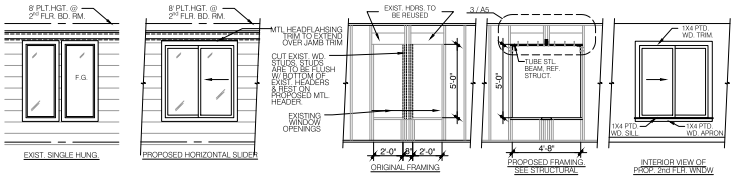
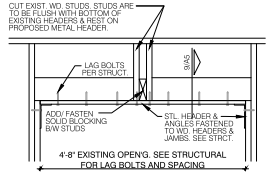
A4



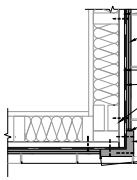
1 2ND FLR. SLIDING WDW. ELEVATION
1/4" = 1'-0"
TYPICAL WDW. REPLACEMENT DTL. EXCEPT BLD #11

2 2ND FLR. SLIDING FRAME REPLACEMENT
1/4" = 1'-0"
TYPICAL WDW. REPLACEMENT DTL. EXCEPT BLD #11

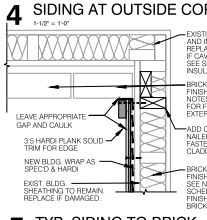


3 NEW STL HEADER/ SLIDING WIND. HEAD
3/4" = 1'-0"

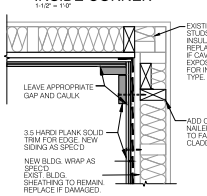
TYPICAL DETAILS AT BUILDING TYPES: W,X,Y



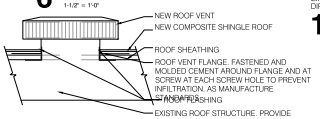
4 SIDING AT OUTSIDE CORNER DTL.
1-1/2" = 1'-0"



5 TYP. SIDING TO BRICK INSIDE CORNER
1-1/2" = 1'-0"



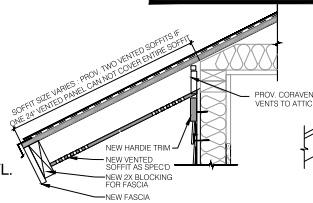
6 TYP. SIDING INSIDE CORNER
1-1/2" = 1'-0"



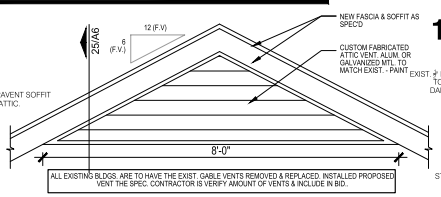
7 TYP. ROOF VENT DTL.
1-1/2" = 1'-0"

NOTES:

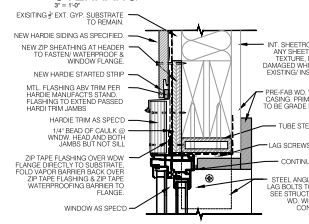
1. CONTRACTOR IS TO IDENTIFY THE LOCATION OF THE EXISTING WALL STUDS & PHYSICALLY MARK THE SHEATHING & WATER PROOFING TO FASTEN SIDING TO WALL STUDS. SIDING IS NOT TO BE FASTENED TO GYP.
2. ALL FASTENINGS ARE TO BE FLUSH WITH THE SIDING & TRIM. NAILS ARE NOT TO BE OVERDRIVEN OR UNDER DRIVEN. ANY FASTENINGS THAT ARE OVER/ UNDER DRIVEN ARE TO BE CORRECTED BY CONTRACTOR.
3. ALL WOOD IS TO BE S.Y.P NO. 2 OR BETTER FOR FRAMING AND OR 20 GAUGE MTL STUD OR THICKER.
4. ALL 'A' BLDGS. ARE TO HAVE ONE ROOF VENT FOR EACH UNIT AND ALL 'W' & 'W' BLDGS ARE TO HAVE TWO ROOF VENTS FOR EACH UNIT.
5. PROV. ADDITIONAL 5 YARDS OF GROUND COVER FOR EACH BUILDING TYPE W,X,Y.
6. ANY EXISTING DAMAGED SHEATHING IS TO BE REPLACED. ANY DAMAGED SHEATHING FROM DEMOLITION IS TO BE REPLACED BY CONTRACTOR EXPENSE.
7. ALL EXISTING BLDGS. ARE TO HAVE THE EXIST. GABLE VENTS REMOVED & REPLACED. INSTALLED PROPOSED VENT THE SPEC. CONTRACTOR IS VERIFY AMOUNT OF VENTS & INCLUDE IN BID. PRIME AND PAINT ALL VENTS. (COLOR TO BE DETERMINED.)
8. INSTALL NEW EXHAUST VENTS FOR DRYER.
9. WHEN USING ZIP SYSTEM SHEATHING, PROVIDE ZIP SYSTEM WATERPROOFING PRODUCTS AS PER MANUFACTURE'S RECOMMENDATIONS ALL OTHER WATERPROOFING PRODUCTS MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLION.
10. PLEASE SEE PAINT SCHEDULE FOR ALL ITEMS PERTAINING TO PRIME AND PAINTING.



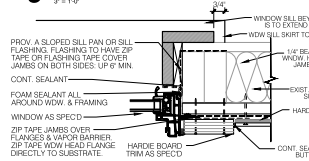
8 TYP. BLDG TYPE W, X, Y/ COMMUNITY RM. OVERHANG
3" = 1'-0"



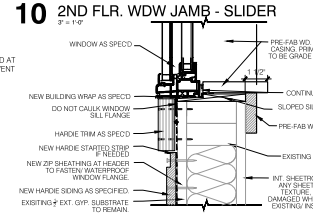
13 TYP. GABLE VENT DETAIL
1-1/2" = 1'-0"



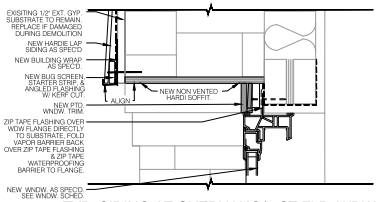
9 2ND FLR. TUBE BEAM WDW HEAD - SLIDER
3" = 1'-0"



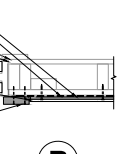
10 2ND FLR. WDW JAMB - SLIDER
3" = 1'-0"



11 2ND FLR. WDW SILL - SLIDER
3" = 1'-0"

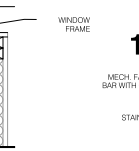


12 TYP. SIDING AT OVERHANG/ 1ST FLR. WDW
3" = 1'-0"

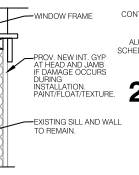


A **B**

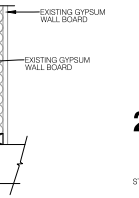
17 TYP. EXISTING DOOR HEAD & JAMB @ SIDING
1-1/2" = 1'-0"



14 TYP. SIDING AT 1ST FLR. WIND. JAMB
1-1/2" = 1'-0"

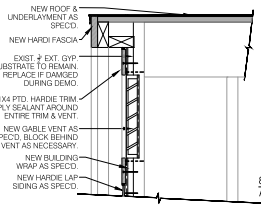


15 TYP. SIDING AT 1ST FLR. WIND. SILL
1-1/2" = 1'-0"

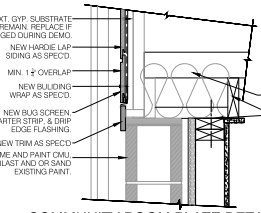


16 TYP. SIDING AT FOUNDATION
1-1/2" = 1'-0"

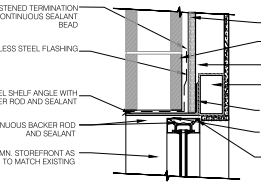
TYP. DETAILS AT COMMUN. ROOM



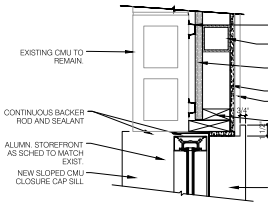
18 COMMUNITY RM ROOF EAVE DTL.
1" = 1'-0"



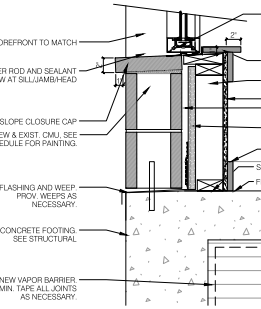
19 COMMUNITY ROOM PLATE DETAIL
1" = 1'-0"



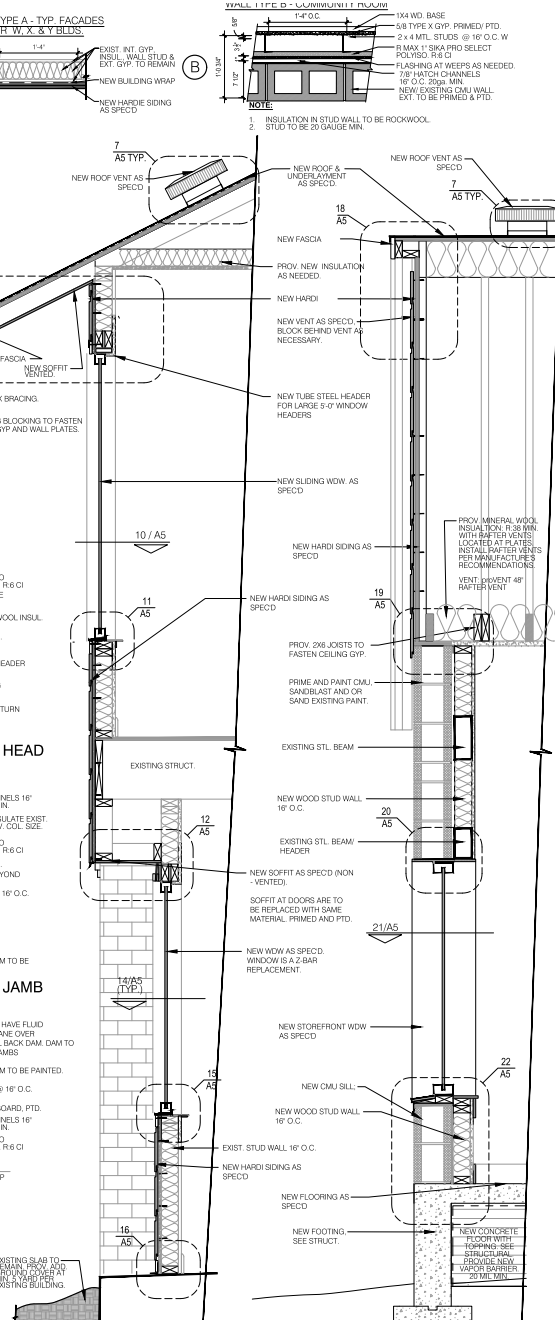
20 COMMUNITY ROOM STOREFRONT WIND. HEAD
1" = 1'-0"



21 COMMUNITY ROOM STOREFRONT WIND. JAMB
1" = 1'-0"



22 COMMUNITY ROOM SILL DTL./ FOUND DTL.
1" = 1'-0"



23 TYPE W, X, Y BLDG. WALL SECT.
1" = 1'-0"

24 COMMUNITY ROOM WALL SECT
1" = 1'-0"

SPRINKLE & CO. ARCHITECTS
2015 S. FM 1960 SAN ANTONIO, TX 78218
210-340-7722 www.sprinkleandco.com

EXPIRATION: 02/28/24
REGISTERED ARCHITECT
STATE OF TEXAS
11/27/2024
DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

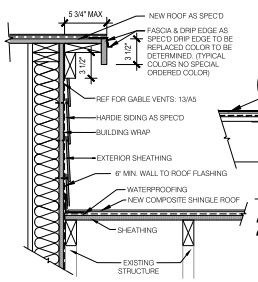
RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS

515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

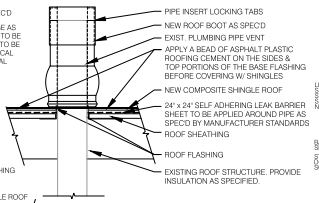
ISSUE DATE: 05.21.2024 – BID ISSUE

REVISIONS:

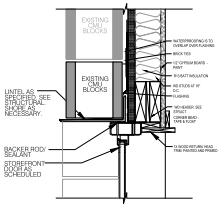
SHEET: A5



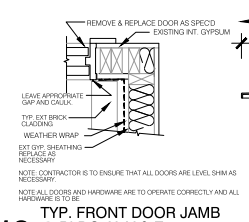
1 GABLE WALL SECT. @ TYPE W, X, Y BDLG.
1 1/2" = 1'-0"



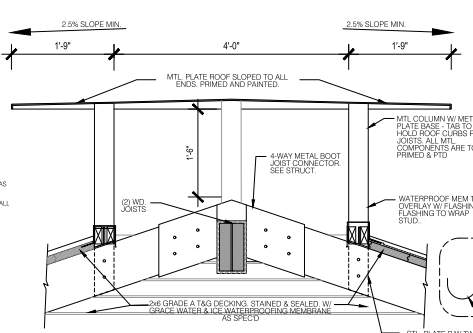
2 TYP. ROOF BOOT DTL.
1 1/2" = 1'-0"



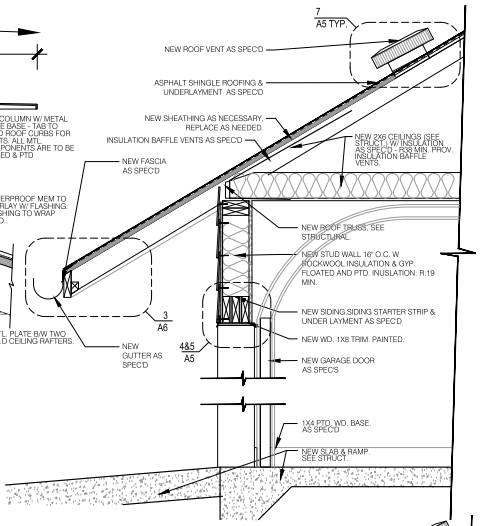
17 COMM RM. DOOR HEAD
1-1/2" = 1'-0"



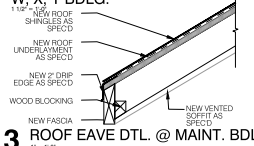
18 TYP. FRONT DOOR JAMB @ BLDG. X, Y & Z
1-1/2" = 1'-0"



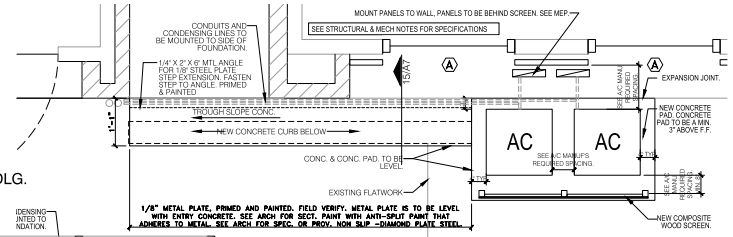
12 EAVE DETAIL @ PAVILION
3/4" = 1'-0"



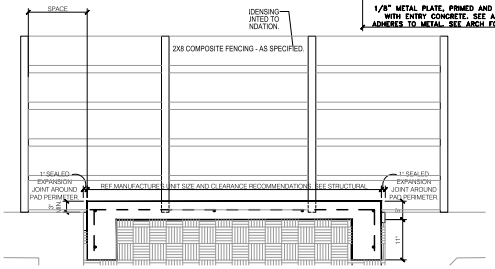
15 SECTION AT MAINT. BLDG. GARAGE DOOR
1" = 1'-0"



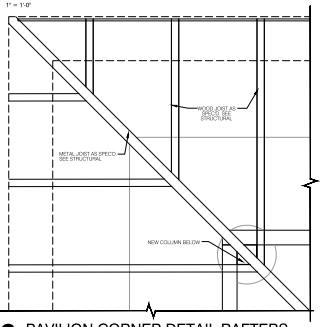
3 ROOF EAVE DTL. @ MAINT. BDLG.
1" = 1'-0"



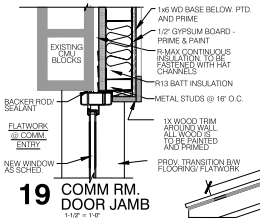
4A CONDENSINGS UNITS PAD & ENTRY STEP
1" = 1'-0"



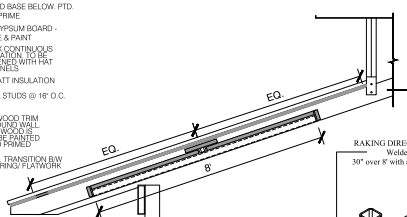
4B CONDENSING UNIT PAD
3/4" = 1'-0"



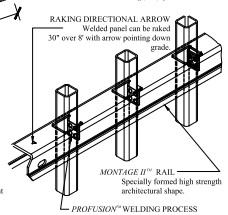
6 PAVILION CORNER DETAIL RAFTERS
3/4" = 1'-0"



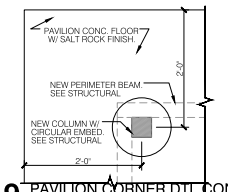
19 COMM RM. DOOR JAMB
1-1/2" = 1'-0"



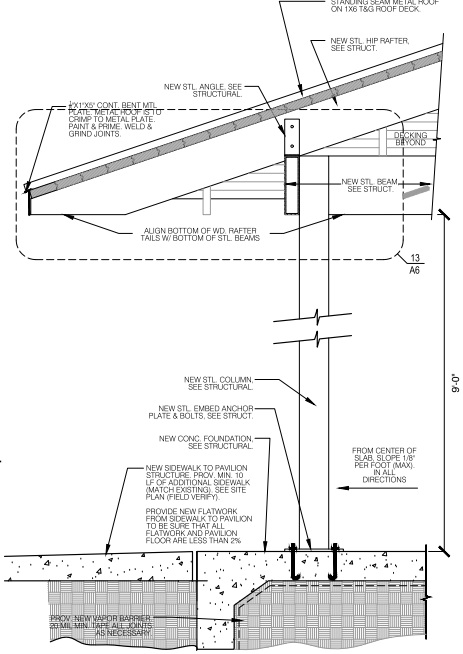
5 PAVILION LIGHT DETAIL
1/2" = 1'-0"



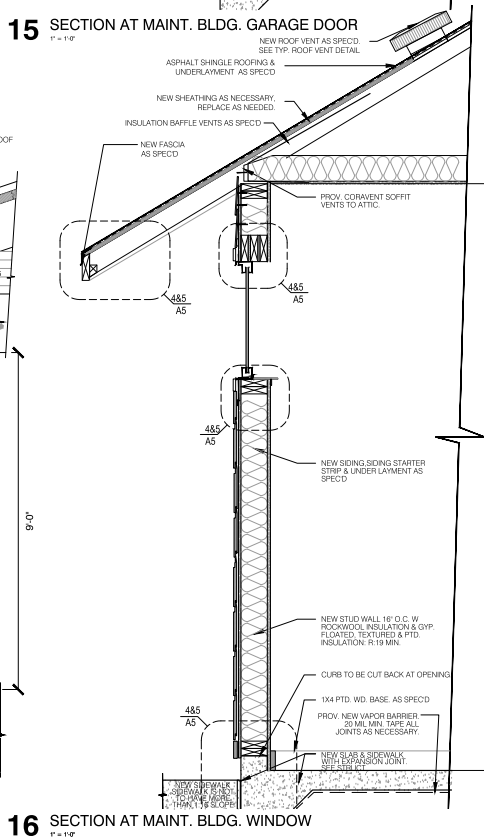
9 STL. FENCING DTL.
1/4" = 1'-0"



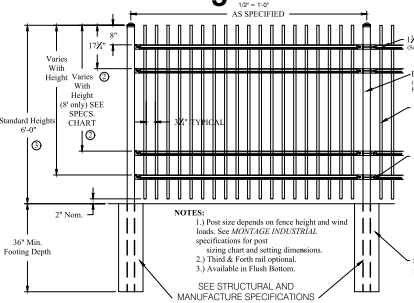
9 PAVILION CORNER DTL CONC.
1" = 1'-0"



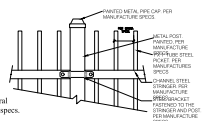
14 SECTION @ PAVILION
1" = 1'-0"



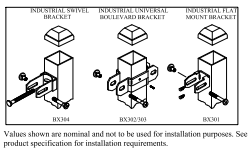
16 SECTION AT MAINT. BLDG. WINDOW
1" = 1'-0"



12 STL. FENCING DTL.
1/4" = 1'-0"



10 STL. FENCING DTL.
1/4" = 1'-0"



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

11 STL. FENCING DTL.
1/4" = 1'-0"

SPRINKLE & CO. ARCHITECTS
1145 N. McCarthy Blvd., Suite 1100, Milpitas, CA 95035
2929 N. IH-35, #900, Austin, TX 78705
ph: 512-687-7722 ph: 415-362-7722
www.sprinkleandco.com

EXPIRATION: 12/31/24
REGISTERED ARCHITECT
STATE OF TEXAS
11/27/2024
DAVID SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS

515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

ISSUE DATE:
05.21.2024 - BID ISSUE

REVISIONS:

SHEET:
A6

SPRINKLE & CO.
ARCHITECTS

RIVERSIDE APARTMENTS

515 Riverside, San Antonio, Texas 78223

Scope of work

PROJECT CONSIST OF EXTERIOR RENOVATIONS FOR TWENTY THREE (23) MULTI-FAMILY RESIDENTIAL BUILDINGS AND THE ONSITE ADMINISTRATION BUILDING FOR RIVERSIDE APARTMENTS. A RENOVATED TENANT MAIL AREA, PLAYGROUND, AND NEW MAINTENANCE BUILDING AND SHADE STRUCTURE & PAVILION. NEW MECHANICAL EQUIPMENT & DUMPSTERS, DUMPSTER & MECHANICAL SCREENS AND SITE SIGNAGE.

ALL TWENTY THREE (23) BLDGS (74 UNITS) ALL WILL RENOVATED AND OCCUPIED. ALL WOOD SIDING AND DAMAGED STUDS WILL BE REPLACED WITH NEW WOOD STUDS AND SIDING AS SCHEDULED. THE EXISTING BRICK SHALL BE RECEIVING NEW PAINTED AND TRIM AS SPECIFIED. THE EXTERIOR FINISH MODIFICATIONS CONSIST OF NEW ROOFING, NEW WINDOWS, CEMENTITOUS SIDING AS SPECIFIED, AND REPAIR AND REPLACE EXISTING VENEER BRICK WITH NEW BRICK TO MATCH EXISTING AS SPELLED OUT IN DRAWINGS.

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RIVERSIDE APARTMENTS

515 Riverside, San Antonio, Texas 78223

Existing Photos of Building Type W - Six Tenant Spaces

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515 Riverside, San Antonio, Texas 78223

Existing Photos of Building Type X - 4 Tenant Spaces

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515 Riverside, San Antonio, Texas 78223

Existing Photos of Building Type Y - Six Tenant Spaces

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RIVERSIDE APARTMENTS

515 Riverside, San Antonio, Texas 78223

Material Selection

Note: all material colors are to be determined by the owner.

This project only consist of replacing the existing exterior:

- cladding
- windows
- trim
- doors
- roofing
- all brick surfaces are to remain. repointed/ painted as needed.

Siding: color to be determined

Trim: Will be standard Hardi 0.75"x3.5" Trim

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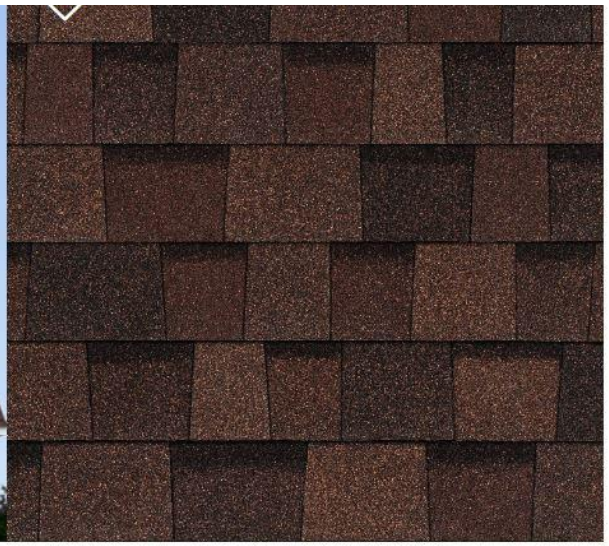
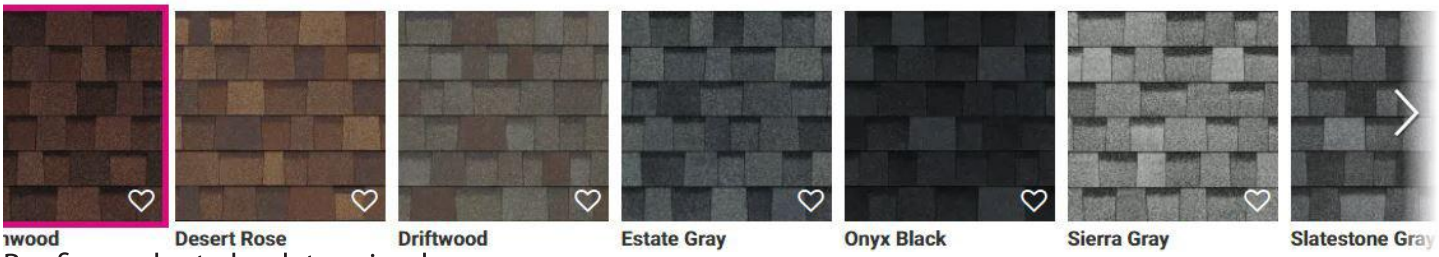
RIVERSIDE APARTMENTS

515 Riverside, San Antonio, Texas 78223



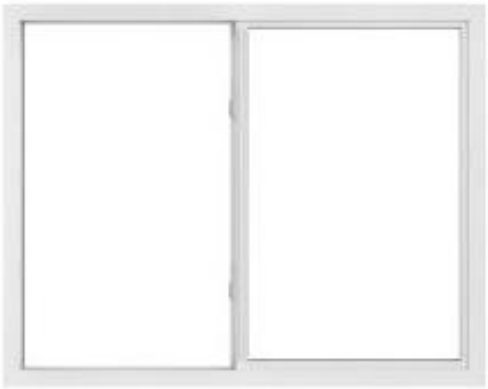


Roofing: color to be determined

SINGLE HUNG

Single Hung windows provide a timeless and classical aesthetic. The bottom sash slides vertically and tilts in for easy cleaning from inside the home.

Single hung window will be used on first floor only & on secnod floor when not in bedrooms.



SINGLE SLIDER

Single Sliders have one operable sash that glides horizontally to the left or right for increased ventilation.

Single Slider window will be used on second floor because of the egress requirement and existing openings. See construction documents 1/A5

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ARCHITECTS

RIVERSIDE APARTMENTS

515 Riverside, San Antonio, Texas 78223

Replacement of flat panel existing wood entry door with single panel steel clad.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 24, 2024

ADDRESS:	515 RIVERSIDE DR
LEGAL DESCRIPTION:	NCB 7649 BLK LOT 25
HISTORIC DISTRICT:	Mission
PUBLIC PROPERTY:	No
RIVER IMPROVEMENT OVERLAY:	RIO-5
APPLICANT:	Corbin Lomas - 2209 N. St. Mary's
OWNER:	Hector Martinez/SAN ANTONIO HOUSING AUTHORITY - 818 S FLORES ST
TYPE OF WORK:	Exterior alterations

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to complete repairs and modifications to 23 multi-family buildings at 515 Riverside including, (1)replacing the wood siding with Artisan square channel siding, (2)replacing the existing windows with aluminum one-over-one and slider windows, (3)replacing the existing composition shingle roofs with in-kind material, (4)replacing the existing wood entry doors with steel clad doors, (5)replacing the existing veneer brick with new brick to match existing, (6)repainting, (7)removal of the existing clothes lines, (8)removal of existing dumpster pads and bollards, (9)remove areas of concrete to prepare for new dumpster installation, (10)replace existing light poles with LED lighting, (11)install new concrete pads for dumpsters, and (12)install new flatwork and a ramp for the maintenance building.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 6/24/2024 1:53:12 PM

ADMINISTRATIVE APPROVAL TO:

1. Replace the wood siding with Artisan square channel siding.

2. Replace the existing windows with aluminum one-over-one and slider windows.

3. Replace the existing composition shingle roofs with in-kind material.

No modifications to the existing roof pitches or roof forms are requested or approved at this time.

4. Replace the existing wood entry doors with steel clad doors.

5. Replace the existing veneer brick with new brick to match existing.

6. Repaint the exterior.

Any unpainted masonry may not be painted.

7. Remove the existing clothes lines.

8. Remove the existing dumpster pads and bollards.

9. Remove areas of concrete to prepare for new dumpster installation.

10. Replace existing light poles with LED lighting.

All lighting must be steady and may not produce a glare.

11. Install new concrete pads for dumpsters.

12. Install new flatwork and a ramp for the maintenance building.

This Certificate of Appropriateness does not include approval for signage, playground replacement, or shade structure installation. This scopes of work require additional documentation to be submitted to OHP staff for review and approval.

APPROVED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that,all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with