HISTORIC AND DESIGN REVIEW COMMISSION
July 17, 2024

HDRC CASE NO:	**2024-223**
ADDRESS:	310 S ST MARYS ST
LEGAL DESCRIPTION:	NCB 986 BLK LOT 6 7, 8 & 9 EXC E 10.93 FT OF 8 & 9
ZONING:	D, HS
CITY COUNCIL DIST.:	1
LANDMARK:	Individual Landmark
APPLICANT:	Beverly Baldwin
OWNER:	SA Tower Life LP
TYPE OF WORK:	Fenestration modifications
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. Install thirty-six (36) one-over-one bronze aluminum windows in the existing blind windows on the north elevation.
2. Remove the four (4) existing exhaust fan vents on the north elevation and infill the openings with bricks salvaged from the blind windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*— Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

a. The historic structure at 310 S St Mary's was constructed as an office tower in 1928, designed by architects Atlee B. and Robert M. Ayres and is commonly known as the Tower Life Building, previously the Smith-Young Tower or the Transit Tower. The structure is an individually designated landmark.
b. FENESTRATION MODIFICATIONS – The applicant has proposed to install thirty-six (36) one-over-one bronze aluminum windows in the existing blind windows on the north elevation. The applicant has proposed to install windows that match the existing windows on the structure and has proposed to install arched windows on the third story of the north elevation to match the form of the existing arched blind windows. The applicant has proposed to salvage all bricks removed from the blind window openings and to retain all ornamental features. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should match the historic or existing windows in terms of size, type, configuration, material, form appearance, and detail. The north elevation is highly visible from the public right-of-way along the River Walk and from S St Mary's Street. The north elevation was likely designed to originally feature the blind windows. Staff finds the installation of windows in the existing blind windows to match the existing windows on the structure to be appropriate, provided that the existing height and width of the insets are not modified and that all ornamental features are preserved.
c. VENT OPENING INFILL – The applicant has proposed to remove the four (4) existing exhaust fan vents on the north elevation and infill the openings with brick salvaged from the blind window removal. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings.

Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Staff finds the infill of the exhaust fan vents with the salvaged brick to be appropriate.

d. ADMINISTRATIVE APPROVAL – The applicant has proposed additional exterior scopes of work that are eligible for administrative approval, including window repair, in-kind door and window replacement, roof repair, new balcony roof installation, downspout installation, exhaust louver installation, balcony door and egress door installation, light well installation, and masonry repair and maintenance. The applicant has proposed to clean the exterior masonry and repair and repoint as needed. Any repairs to the exterior will be completed with in-kind materials to match existing and any new mortar will match the existing in color, texture, strength, joint width, and joint profile. This scope of work is eligible for administrative approval and does not require review by the Historic and Design Review Commission.

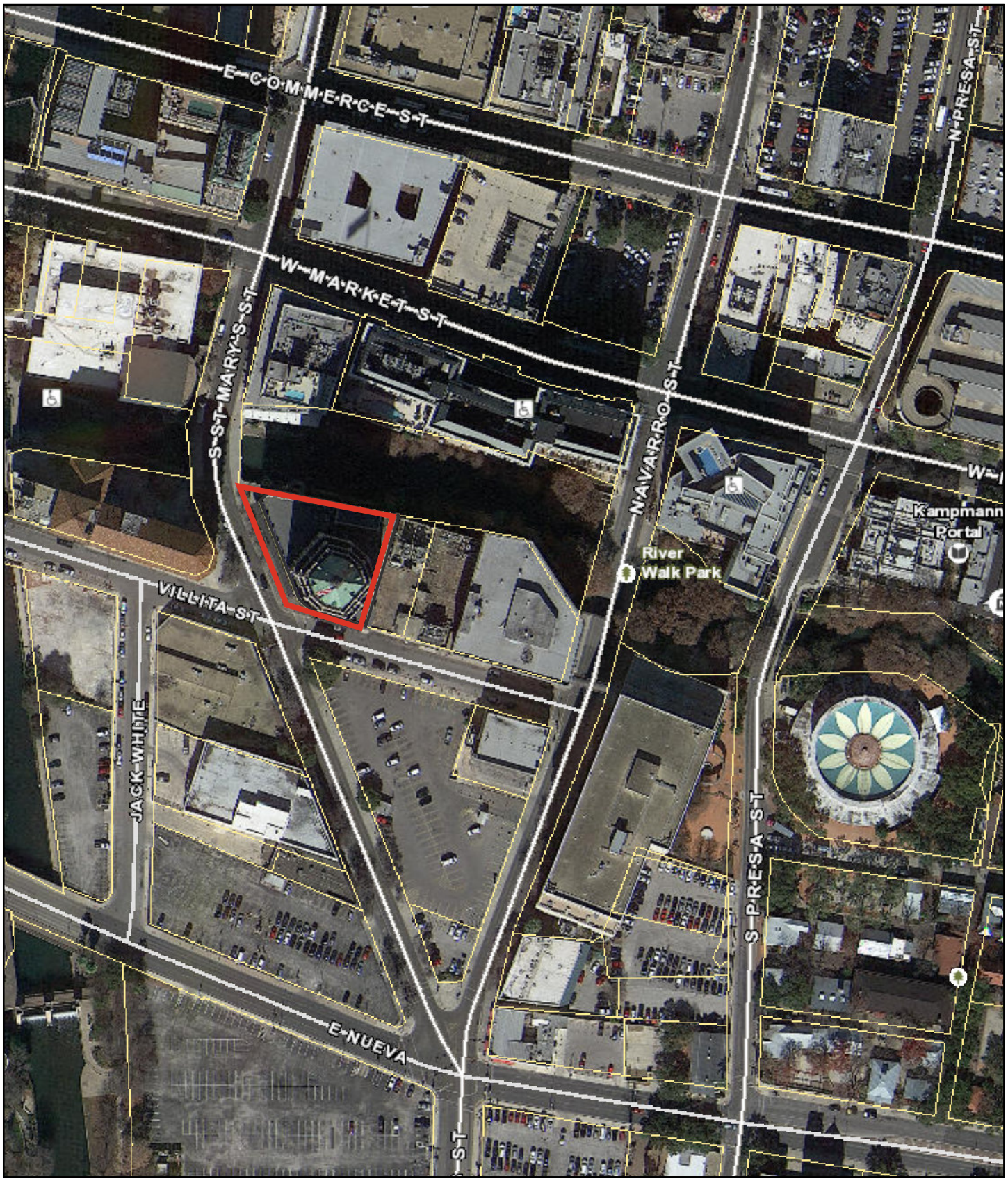
RECOMMENDATION:

Items 1 and 2, staff recommends approval based on findings a through c with the following stipulations:

i. That the new windows installed match the existing aluminum windows in material, style, profile, dimension, finish, and installation depth. The final material specifications must be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.

ii. That any brick removed from the existing blind windows is salvaged and re-used on site or is otherwise stored on site for future use.

City of San Antonio One Stop



June 24, 2024

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User drawn lines

City of San Antonio GIS
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SEARS ROEBUCK AND CO

ALAMO
ARCHITECTS

June 13, 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Proposed Interior Alterations:

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

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

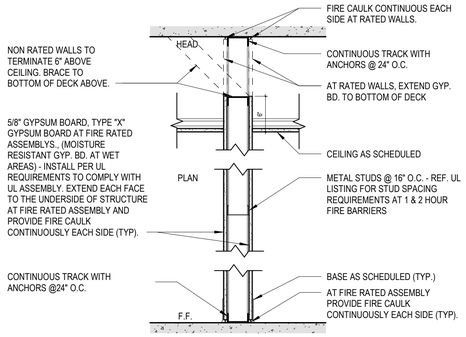
New Partitions (Upper Floors):
On all typical unit floors, existing non-original partition walls will be demolished, as outlined in the demolition sheets. New unit partitions will be constructed using metal studs and gypsum board. The fire ratings and construction details for these partitions are noted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

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

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

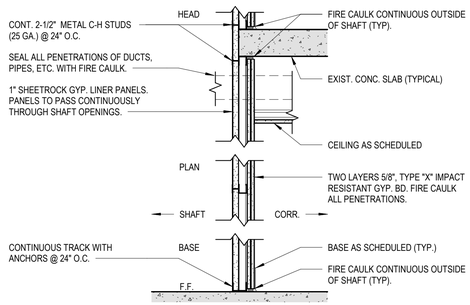
MEP
All new systems are proposed, refer to MEP sheets and specifications. Cooling towers are to remain in the existing location, on the upper floor of the adjacent parking garage.

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



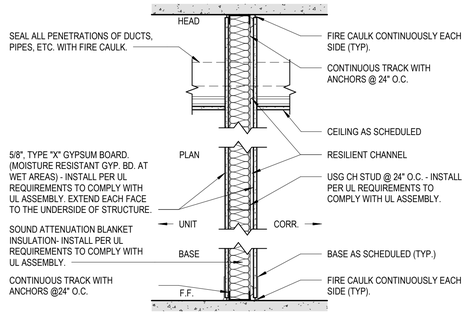
PARTITION TYPE A

TYPE	STUD SIZE	STUD GAUGE	STUD SPACING	WALL THICKNESS	BATT INSUL.	FIRE RATING	STC RATING	U.L. LISTING	REMARKS
P0A.01	7/8"	20GA	16" O.C.	1 1/2"	N/A	N/A	N/A	N/A	GYP. BD. ON ONE SIDE
P0A.02	1 5/8"	20GA	16" O.C.	2 1/4"	N/A	N/A	N/A	N/A	GYP. BD. ON ONE SIDE
P0A.03	2 1/2"	20GA	16" O.C.	3 1/8"	N/A	N/A	N/A	N/A	GYP. BD. ON ONE SIDE
P0A.04	3 5/8"	20GA	16" O.C.	4 1/4"	N/A	N/A	N/A	N/A	GYP. BD. ON ONE SIDE
P0A.05	6"	20GA	16" O.C.	6 5/8"	N/A	N/A	N/A	N/A	GYP. BD. ON ONE SIDE
P0A.06	3 5/8"	20GA	16" O.C.	4 7/8"	N/A	N/A	N/A	N/A	2 LAYERS GYP. BD. ON ONE SIDE
P0A.1	3 5/8"	20GA	16" O.C.	4 7/8"	N/A	N/A	N/A	N/A	GYP.BD TO TERMINATE 6" ABOVE CEILING
P0A.2	6"	20GA	16" O.C.	7 1/4"	N/A	N/A	N/A	N/A	GYP.BD TO TERMINATE 6" ABOVE CEILING
P1A.1	3 5/8"	20GA	16" O.C.	4 7/8"	N/A	1HR	N/A	U419	TYPE 'X' GYP. BD.
P1A.2	6"	20GA	16" O.C.	7 1/4"	N/A	1HR	N/A	U419	TYPE 'X' GYP. BD.
P2A.1	3 5/8"	20GA	16" O.C.	6 1/8"	N/A	2HR	N/A	U419	2 LAYERS TYPE 'X' GYP. BD. EACH SIDE
P2A.2	6"	20GA	16" O.C.	8 1/2"	N/A	2HR	N/A	U419	2 LAYERS TYPE 'X' GYP. BD. EACH SIDE



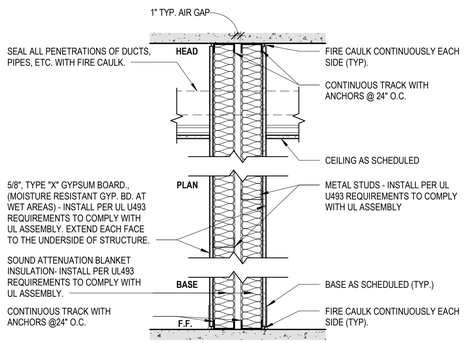
PARTITION TYPE B

TYPE	STUD SIZE	STUD GAUGE	STUD SPACING	WALL THICKNESS	BATT INSUL.	FIRE RATING	STC RATING	U.L. LISTING	REMARKS
P1B.1	2 1/2"	25GA	24" O.C.	2 1/2"	-	1HR	N/A	U415	BD. ON STAIR & CORR. SIDE
P2B.1	2 1/2"	25GA	24" O.C.	3 3/4"	-	2HR	N/A	U415	2 LAYERS TYPE 'X' GYP. BD. CORR. SIDE
P2B.2	3 5/8"	25GA	24" O.C.	4 7/8"	-	2HR	N/A	U415	2 LAYERS TYPE 'X' GYP. BD. CORR. SIDE
P2B.3	6"	25GA	24" O.C.	4 7/8"	-	2HR	N/A	U415	2 LAYERS TYPE 'X' GYP. BD. CORR. SIDE



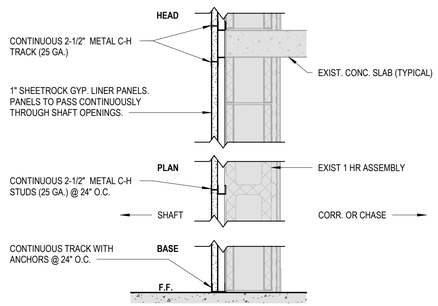
PARTITION TYPE C

TYPE	STUD SIZE	STUD GAUGE	STUD SPACING	WALL THICKNESS	BATT INSUL.	FIRE RATING	STC RATING	U.L. LISTING	REMARKS
P1C.1	3 5/8"	25GA	24" O.C.	5 3/8"	3 1/2"	1HR	52	U419	
P1C.2	6"	25GA	24" O.C.	7 3/4"	3 1/2"	1HR	52	U419	
P2C.1	3 5/8"	25GA	24" O.C.	6 5/8"	3 1/2"	2HR	52	U419	2 LAYERS TYPE 'X' GYP. BD. EACH SIDE
P2C.2	6"	25GA	24" O.C.	9"	3 1/2"	2HR	52	U419	2 LAYERS TYPE 'X' GYP. BD. EACH SIDE



PARTITION TYPE D

TYPE	STUD SIZE	STUD GAUGE	STUD SPACING	WALL THICKNESS	BATT INSUL.	FIRE RATING	STC RATING	U.L. LISTING	REMARKS
P1D.1	3 5/8"	25GA	16" O.C.	9 1/2"	3 1/2"	1HR	61	U493	TENANT DEMISING WALL
P1D.2	3 5/8"&6"	25GA	16" O.C.	11 7/8"	3 1/2"	1HR	61	U493	TENANT DEMISING WALL
P1D.3	6"	25GA	16" O.C.	1' - 2 1/4"	3 1/2"	1HR	61	U493	TENANT DEMISING WALL
P2D.1	3 5/8"	25GA	16" O.C.	10 3/4"	3 1/2"	2HR	61	U493	TENANT DEMISING WALL
P2D.2	3 5/8"&6"	25GA	16" O.C.	1' - 1 1/8"	3 1/2"	2HR	61	U493	2 LAYERS TYPE 'X' GYP. BD. EACH SIDE
P2D.3	6"	25GA	16" O.C.	1' - 3 1/2"	3 1/2"	2HR	61	U493	2 LAYERS TYPE 'X' GYP. BD. EACH SIDE



PARTITION TYPE E

TYPE	STUD SIZE	STUD GAUGE	STUD SPACING	WALL THICKNESS	BATT INSUL.	FIRE RATING	STC RATING	U.L. LISTING	REMARKS
P2E.1	2 1/2"	25GA	24" O.C.	2 1/2" - VARIES	-	2HR	N/A	U415 B	BD. ON STAIR SIDE

PARTITION TYPE F

TYPE	F-TYPE	WALL THICKNESS	FIRE RATING	STC RATING	IBC TABLE 721.1(2) RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS	REMARKS
P1F.1	A	5"	4HR	N/A	1-1.1	"A" - @ EXIST. MEZZANINE STAIR
P1F.2	B	5 1/2"	4HR		1-1.1	"B" - ELEV. SHAFT / CORRIDOR
P2F.3	B	9"	4HR		1-1.1	"B" - ELEV. LOBBY / ELEVATOR SHAFT
P2F.4	C	15 1/2"	4HR		1-1.1	"C" - @ EXIST. STAIR / CORRIDOR

IBC 721.1(1) (ITEM # 1-1.1 @ 2")
FIRE RATED: 3HR

GENERAL NOTES - PARTITION TYPES

G1. REFER TO PLANS FOR LOCATION OF PARTITION TYPES; REFER TO WALL PRIORITY LEGEND BELOW FOR CONDITIONS WHERE RATED PARTITIONS INTERSECT NON-RATED PARTITIONS.

G2. "UNDERSIDE OF STRUCTURE" INDICATED AT THE HEAD CONDITIONS FOR EACH PARTITION TYPE IS DIAGRAMMATIC ONLY AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITION.

A. TERMINATE FIRE RATED PARTITIONS AT STRUCTURAL MEMBERS WITH A RATING GREATER THAN OR EQUAL TO THE PARTITION.

B. INSTALL FRAMING AND GYPSUM BOARD TO OFFSET AROUND STRUCTURAL MEMBERS OR OTHER OBSTRUCTIONS TO MAINTAIN THE FIRE RESISTANCE RATING.

C. TERMINATE NON-RATED PARTITIONS AT STRUCTURAL MEMBERS WITH A CONTINUOUS LAYER OF GYPSUM BOARD TO MAINTAIN ACOUSTICAL, SMOKE, OR OTHER BARRIERS.

G3. STOP STUDS AND GYPSUM BOARD 1/2" BELOW LINE OF STRUCTURE AND SEAL.

A. FIRE RESISTANCE RATED PARTITIONS SHALL BE INSTALLED WITH FIRE STOP SEALANT ALONG PERIMETER UNLESS NOTED OTHERWISE.

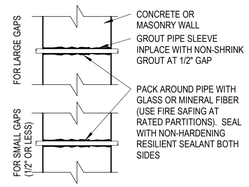
B. NON-RATED PARTITIONS SHALL BE INSTALLED WITH ACOUSTICAL SEALANT UNLESS NOTED OTHERWISE.

C. ALL OTHER PARTITIONS SHALL BE INSTALLED WITH SEALANT AS SCHEDULED.

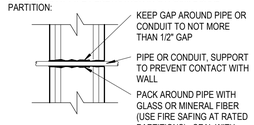
G4. ACOUSTICAL NOTES:

A. PROVIDE TWO (2) STUDS BETWEEN PENETRATIONS (OUTLETS) ON OPPOSITE SIDES OF ACOUSTICALLY IMPROVED WALLS. SEAL PERIMETER OF EACH OUTLET WITH ACOUSTICAL SEALANT AND SEAL BACK OF OUTLET WITH OUTLET BOX PADS.

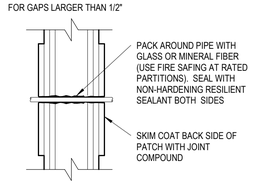
B. SEALING AT THE PIPE PENETRATION IN MASONRY WALL:



D. SEALING AT PIPE PENETRATION IN GYPSUM BOARD PARTITION:



FOR GAPS LARGER THAN 1/2"



G5. INSTALL BRACING AND FIRE RETARDANT TREATED WOOD BLOCKING FOR CASEWORK IS LOCATED.

G6. PROVIDE SLOTTED DEFLECTION TRACK SYSTEM WITH FASTENERS BETWEEN METAL STUDS AND UNDERSIDE OF STRUCTURE.

G7. REFER TO FINISH SCHEDULE FOR ALL CEILING AND WALL FINISHES.

G8. ALL GYPSUM WALL BOARD TO BE TYPE "X".

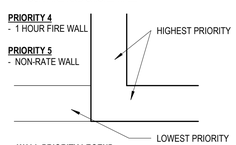
PRIORITY 1
- 2 HOUR FIRE AND SMOKE WALL

PRIORITY 2
- 2 HOUR FIRE WALL
- 2 HOUR SHAFT WALL

PRIORITY 3
- 1 HOUR FIRE AND SMOKE WALL

PRIORITY 4
- 1 HOUR FIRE WALL

PRIORITY 5
- NON-RATE WALL



WALL PRIORITY LEGEND

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Landscape Architect
-
-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
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-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:
1	03/19/24	CoSA Review Comments

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT · BRADLEY RUTH HOLLAND · 24568 · STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

PARTITION SCHEDULE

A0.10

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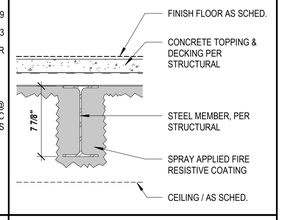
FLOOR TYPES

(SECTION VIEW)

FC1

DESIGN #: BXUV.D859
ADDITIONAL REFERENCE: ANSI/UL 263
FIRE RATING: 2 HOUR
STC RATING:
IIC RATING:
TYP. LOCATION(S): DWELLING UNITS @ INFILL AREAS, ELECTRIC & TRASH ROOMS

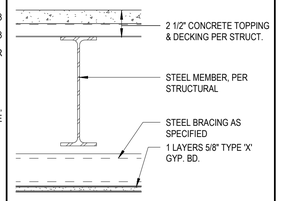
PENETRATIONS THROUGH ASSEMBLY TO BE FIRE RATED.



FC2

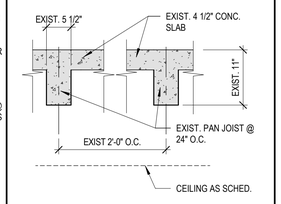
DESIGN #: BXUV.D503
ADDITIONAL REFERENCE: ANSI/UL 263
FIRE RATING: 2 HOUR
STC RATING:
IIC RATING:
TYP. LOCATION(S): UNITS, STAIRWELL, MEZZANINE

PENETRATIONS THROUGH ASSEMBLY TO BE FIRE RATED.



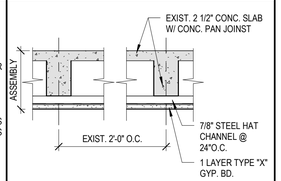
FC3

DESIGN #: IBC 721.1(3) (ITEM # 4-1.1)
ADDITIONAL REFERENCE:
FIRE RATING: 2 HOUR
STC RATING:
IIC RATING:
TYP. LOCATION(S): 2ND & 3RD FLOORS @ UNITS/CORRIDORS



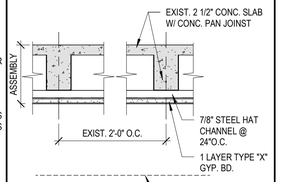
FC4a

DESIGN #: IBC 721.1(3) (ITEM # 5-2.1)
ADDITIONAL REFERENCE:
FIRE RATING: 2 HOUR
STC RATING:
IIC RATING:
TYP. LOCATION(S): 4TH THRU 29TH FLOORS @ CORRIDORS / UNITS



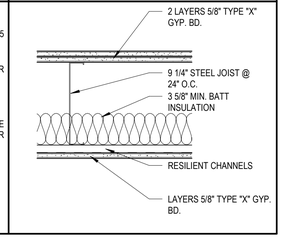
FC4b

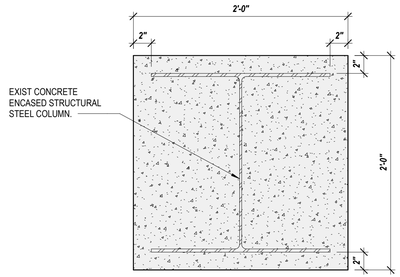
DESIGN #: IBC 721.1(3) (ITEM # 5-2.1)
ADDITIONAL REFERENCE:
FIRE RATING: 2 HOUR
STC RATING:
IIC RATING:
TYP. LOCATION(S): 4TH THRU 29TH FLOORS @ CORRIDORS / UNITS



FC6

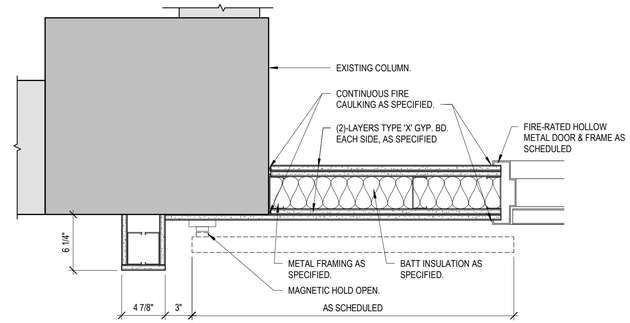
DESIGN #: G535
ADDITIONAL REFERENCE:
FIRE RATING: 2 HOUR
STC RATING:
IIC RATING:
TYP. LOCATION(S): CEILING AT FIRE COMMAND CENTER





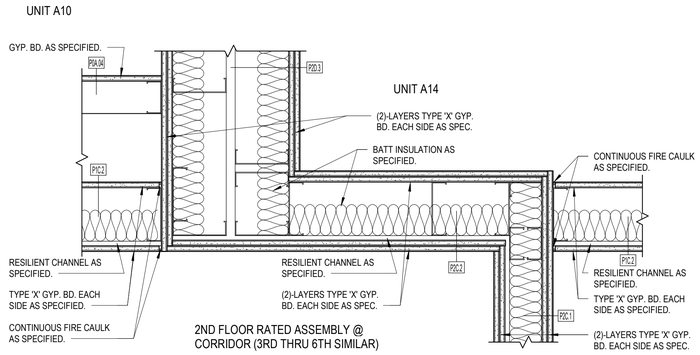
2 TYPICAL COLUMN PLAN DETAIL

1 1/2" = 1'-0"



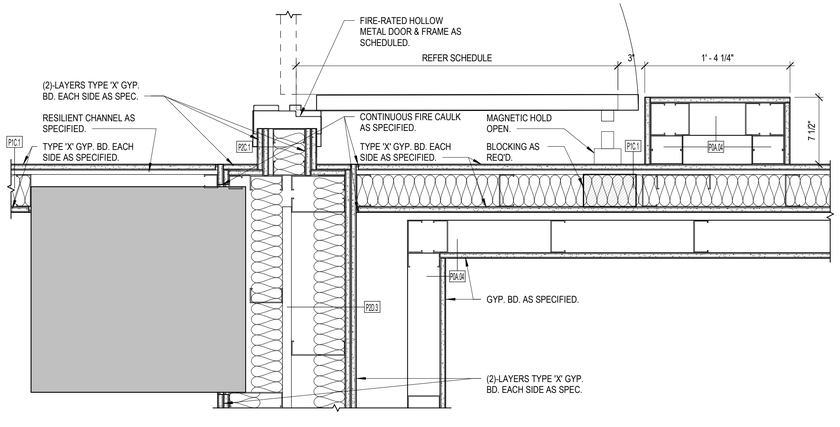
3 PLAN DETAIL @ ELEVATOR LOBBY DOORS

1 1/2" = 1'-0"



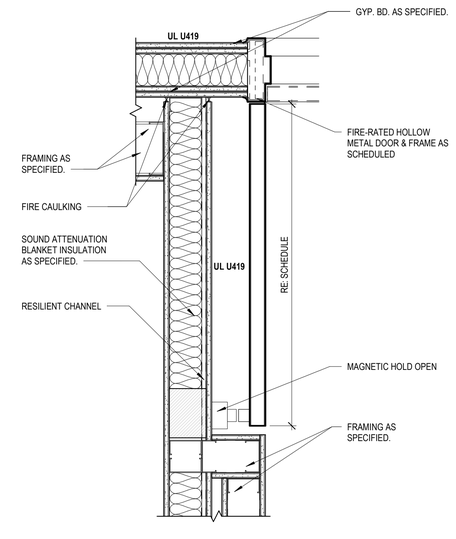
4 PLAN DETAIL @ 2HR FIRE SEPARATION UNIT/CORRIDORS

1 1/2" = 1'-0"



5 PLAN DETAIL @ 2HR

1 1/2" = 1'-0"



6 PLAN DETAIL @ 2HR FIRE DOOR (27TH - 29TH)

1 1/2" = 1'-0"

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ENGINEER
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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT BENJAMIN RUTH 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

FIRE RATED VERTICAL ASSEMBLY / PLAN DETAILS

A0.11

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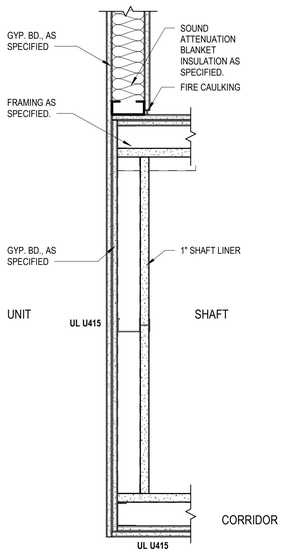
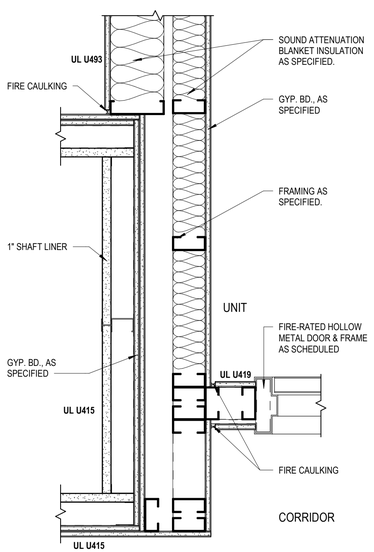
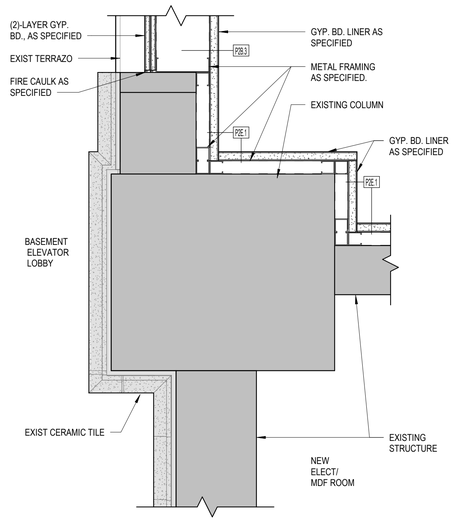


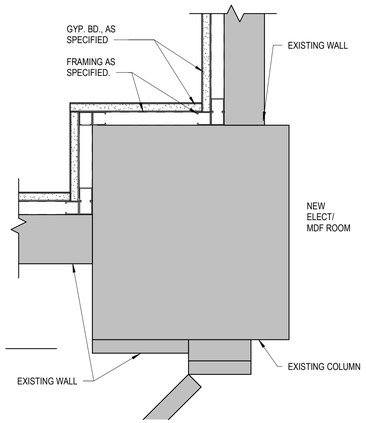
1 PLAN DETAIL @ 2HR SHAFT/1HR UNIT DEMISING
1 1/2" = 1'-0"



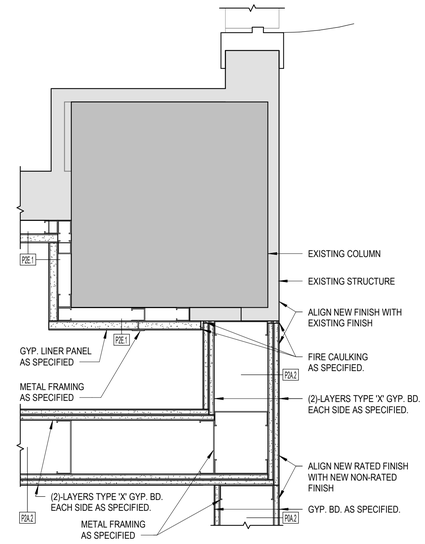
2 PLAN DETAIL @ 2HR SHAFT/1HR UNIT DEMISING
1 1/2" = 1'-0"



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



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



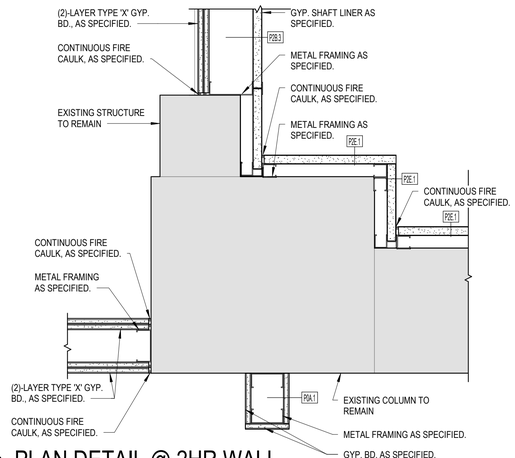
5 PLAN DETAIL @ 2 HR WALL
1 1/2" = 1'-0"

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

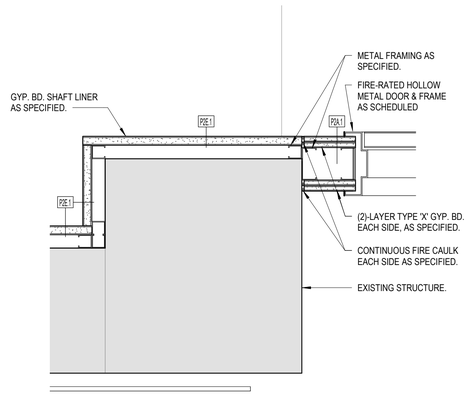
7 PLAN DETAIL @ 2HR
1 1/2" = 1'-0"

8 PLAN DETAIL @ 2 HR WALL
1 1/2" = 1'-0"

9 PLAN DETAIL @ 2 HR WALL
1 1/2" = 1'-0"



10 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"



11 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

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Landscape Architect
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ENGINEER
-
-
-
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NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

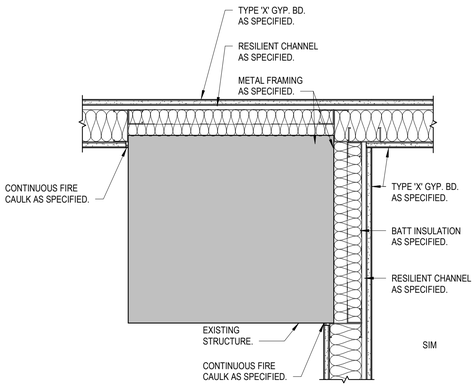
REGISTERED ARCHITECT · KENNETH RUTH · 24568 · STATE OF TEXAS

SEAL 05/13/2024

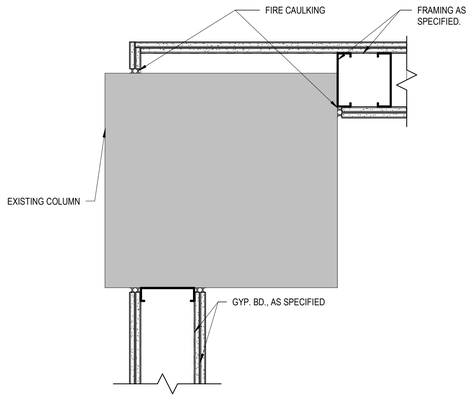
CONSTRUCTION SET

FIRE RATED PLAN DETAILS

A0.12



1 PLAN DETAIL @ 2 HR WALL
1 1/2" = 1'-0"



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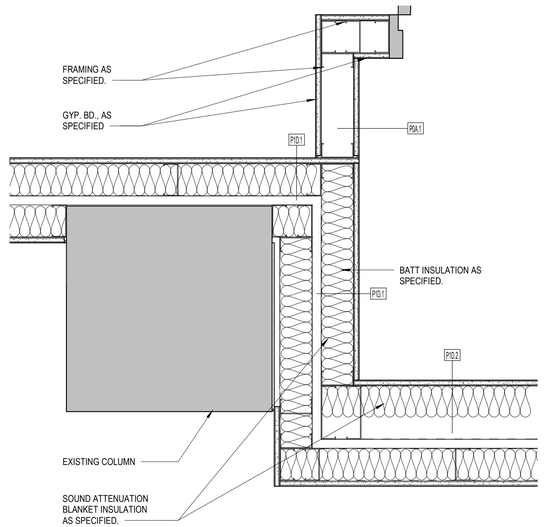

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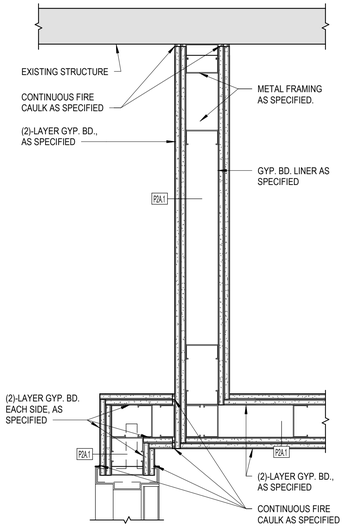

4 PLAN DETAIL @ 2 HR WALL
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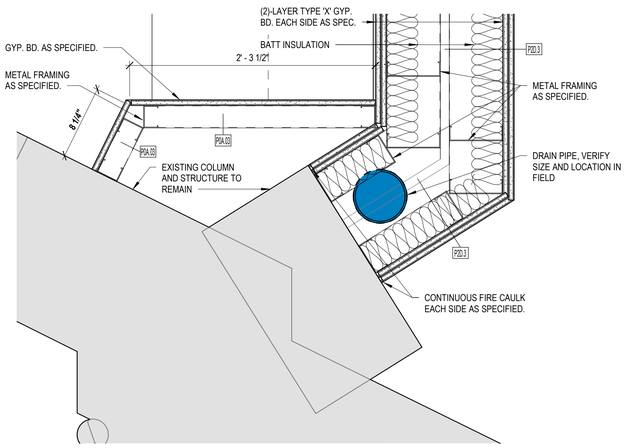
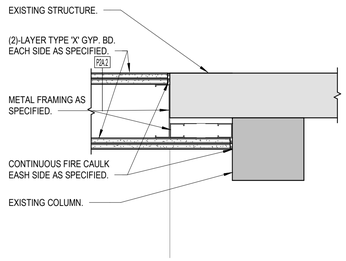
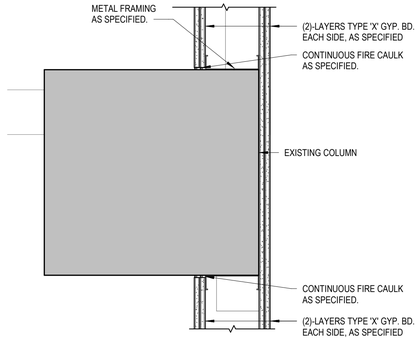


5 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

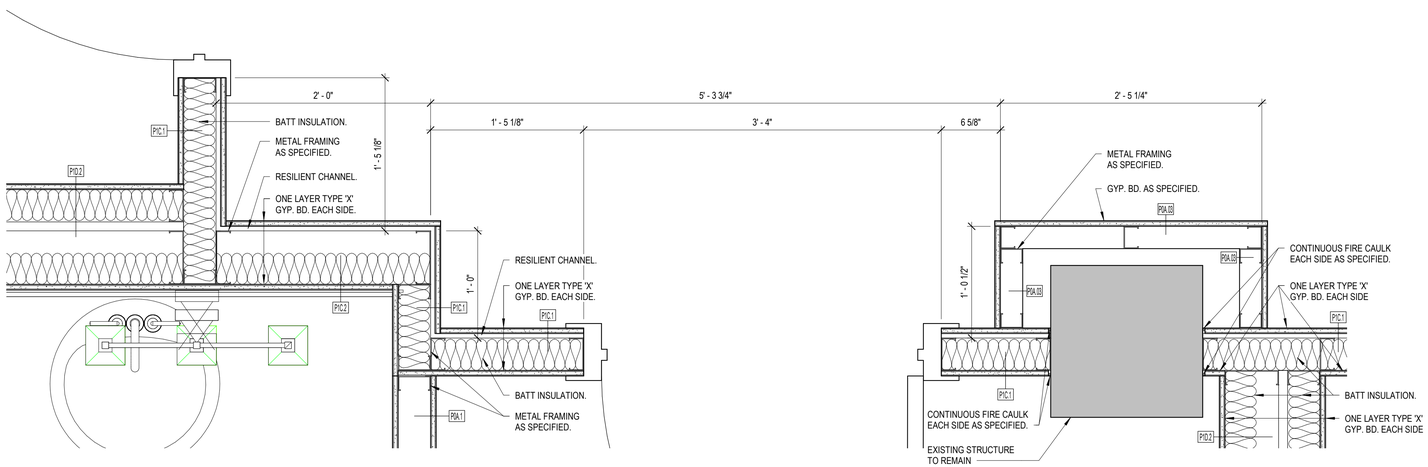


6 PLAN DETAIL @ 2 HR WALL
1 1/2" = 1'-0"



7 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

8 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"



9 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"

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Landscape Architect
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ENGINEER
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NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

FIRE RATED PLAN DETAILS

A0.13

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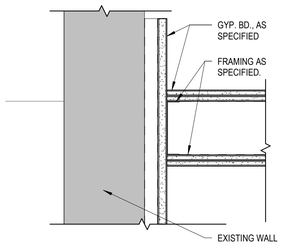
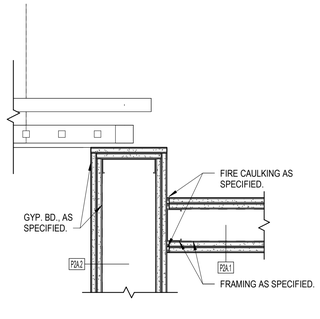


1 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"



2 PLAN DETAIL @ 2HR WALL
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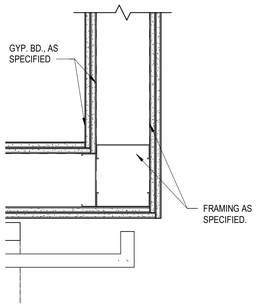
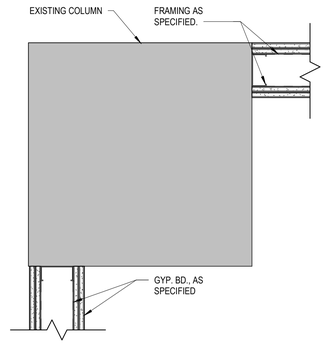
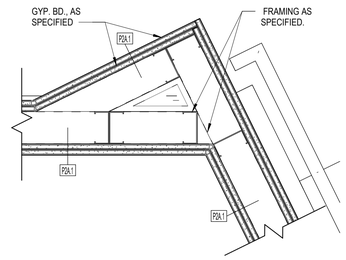


3 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"



4 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"



5 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

6 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

7 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

8 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

9 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

10 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

11 PLAN DETAIL @ 2HR WALL
1 1/2" = 1'-0"

12 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"

13 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"

14 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"

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ENGINEER
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-
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NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

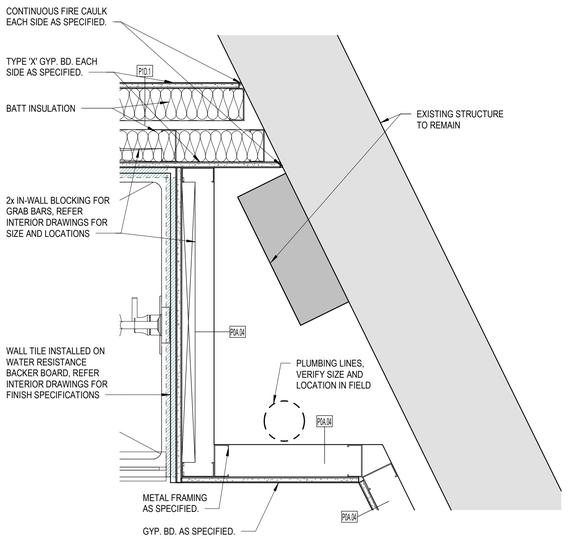
REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

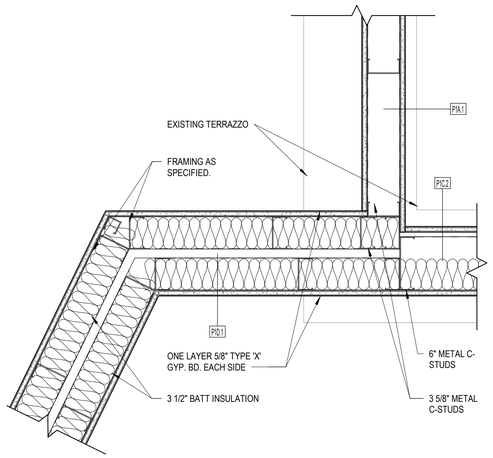
CONSTRUCTION SET

FIRE RATED PLAN DETAILS

A0.14



1 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"



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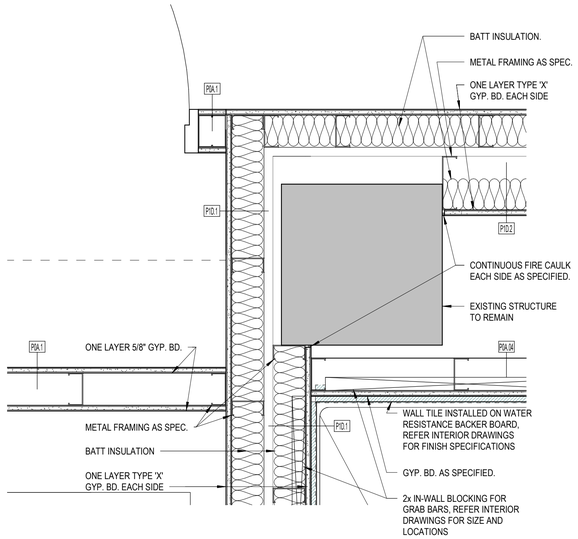
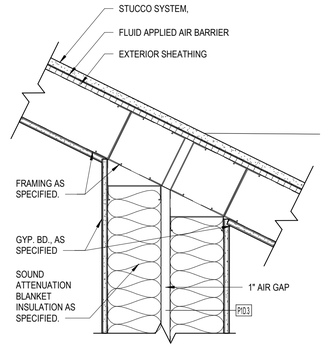


3 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"

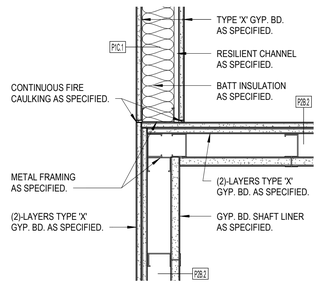
4 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"

5 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"

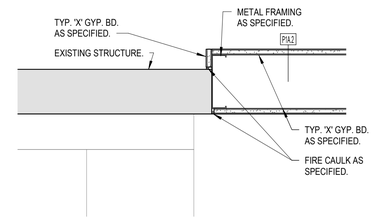
6 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"



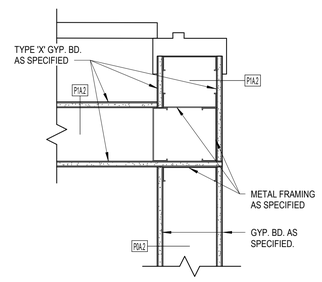
7 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"



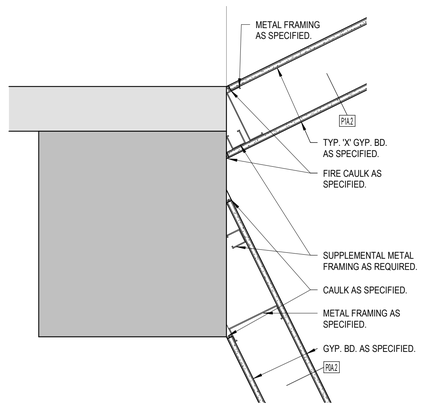
8 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"



9 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"



10 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"



11 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"

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TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

FIRE RATED PLAN DETAILS

A0.15

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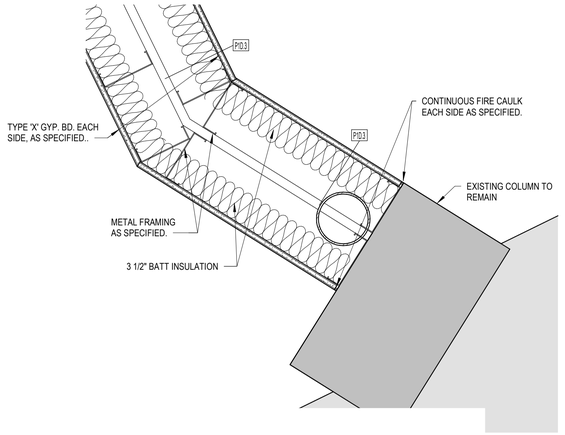
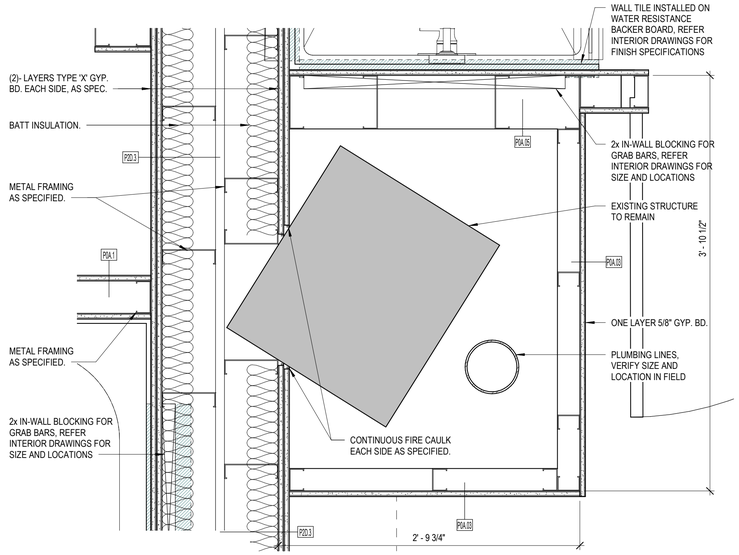
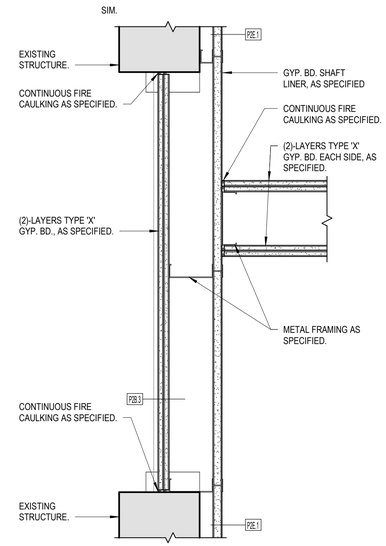


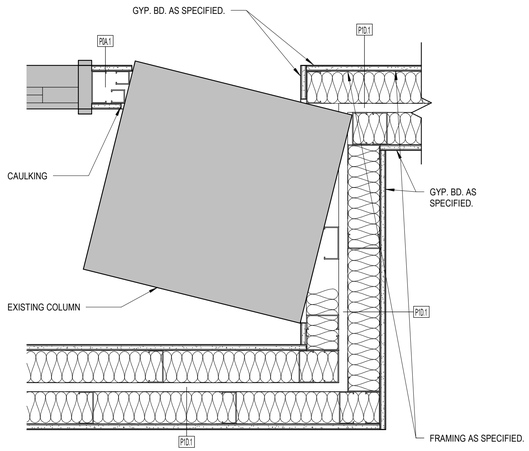
1 PLAN DETAIL @ 1HR WALL AND ROOF DRAIN
1 1/2" = 1'-0"



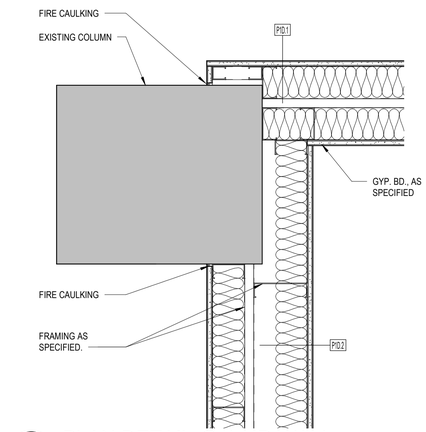
2 PLAN DETAIL @ 1HR WALL AND ROOF DRAIN
1 1/2" = 1'-0"



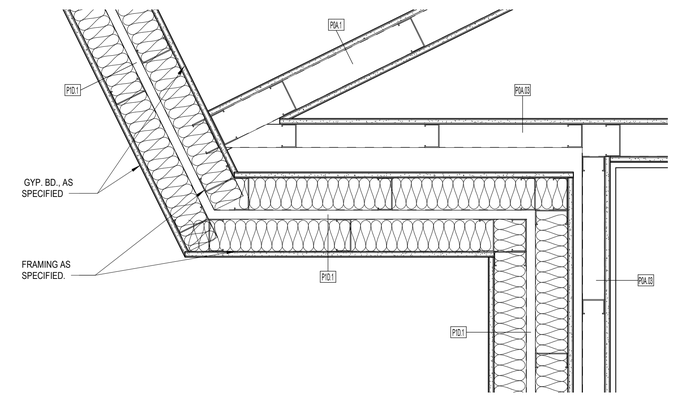
3 PLAN DETAIL @ 1HR WALL
1 1/2" = 1'-0"



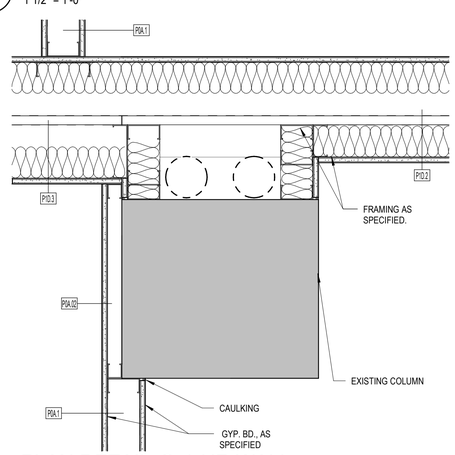
4 PLAN DETAIL @ 1-HR WALL
1 1/2" = 1'-0"



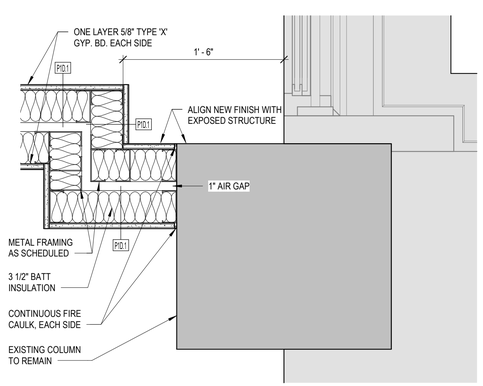
5 PLAN DETAIL @ 1-HR WALL
1 1/2" = 1'-0"



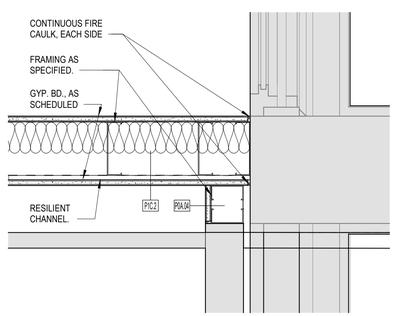
6 PLAN DETAIL @ 1-HR WALL
1 1/2" = 1'-0"



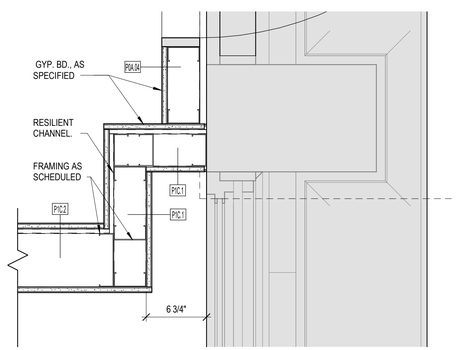
7 PLAN DETAIL @ 1-HR WALL
1 1/2" = 1'-0"



8 PLAN DETAIL @ 1-HR WALL
1 1/2" = 1'-0"



9 PLAN DETAIL @ 1-HR WALL
1 1/2" = 1'-0"



10 PLAN DETAIL @ 1-HR WALL
1 1/2" = 1'-0"

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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT JEFFREY RUTHERFORD 24566 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

FIRE RATED PLAN DETAILS

A0.16

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DOOR SCHEDULE - COMMON - BASEMENT

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

DOOR SCHEDULE - COMMON - GROUND FLOOR

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

DOOR SCHEDULE - COMMON - 2ND - 6TH FLOOR - TYP.

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

DOOR SCHEDULE - COMMON - 7TH FLOOR

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

DOOR SCHEDULE - COMMON - 8TH FLOOR (9TH - 21ST SIM.)

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

DOOR SCHEDULE - COMMON - 22ND FLOOR (23RD - 26TH SIM.)

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

DOOR SCHEDULE - COMMON - 27TH FLOOR (28TH SIM.)

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

DOOR SCHEDULE - 31ST FLOOR

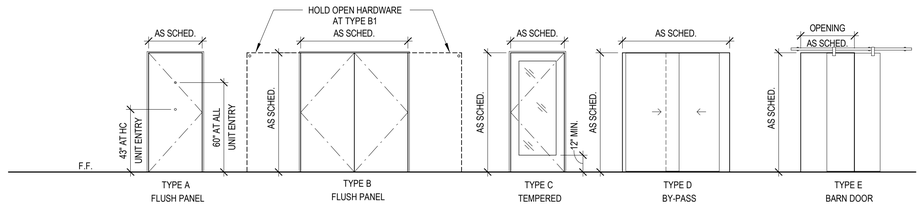
DOOR NUMBER	LOCATION	DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	TYPE MARK	TYPE MATERIAL	TYPE GLAZING	PERFORMANCE RATINGS U-FACTOR	PERFORMANCE RATINGS SHGC	FRAME MATERIAL	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	FIRE RATING	HARDWARE SET	COMMENTS
3100.1	EXIST. ELEV MACHINE ROOM	3' - 0"	7' - 0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	7/A7.20		90 MIN.		
3103.1	EXIST. ELEV MACHINE ROOM	6' - 0"	7' - 0"	1 3/4"	B	METAL		---	---	METAL	2/A7.20	6/A7.20		90 MIN.		

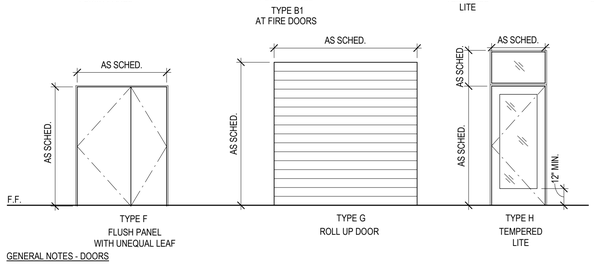
DOOR SCHEDULE - 29TH FLOOR

DOOR NUMBER	LOCATION	DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	TYPE MARK	TYPE MATERIAL	TYPE GLAZING	PERFORMANCE RATINGS U-FACTOR	PERFORMANCE RATINGS SHGC	FRAME MATERIAL	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	FIRE RATING	HARDWARE SET	COMMENTS
2901.1	CORRIDOR	3' - 0"	7' - 0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	6/A7.20	4/A7.21	90 Minute		
2902.1	EXIST. STAIR	3' - 0"	7' - 0"	1 3/8"		EXIST.				EXIST.				90 MIN.		
2903.1	NEW STAIR	3' - 0"	7' - 0"	1 3/4"	A	METAL		---	---	METAL	3/A7.20	6/A7.20		90 MIN.	10.0	
2904.1	TRASH CHUTE ROOM	3' - 0"	7' - 0"	1 3/4"	A	METAL		---	---	METAL	2/A7.20	6/A7.20			20.0	
2905.1	EXIST. ELEV. LOBBY	3' - 2"	7' - 2"	1 3/8"		EXIST.				EXIST.						

DOOR SCHEDULE - (UNITS) 2

DOOR NUMBER	LOCATION	DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	TYPE MARK	TYPE MATERIAL	TYPE CORE	PERFORMANCE RATINGS U-FACTOR	PERFORMANCE RATINGS SHGC	FRAME MATERIAL	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	FIRE RATING	HARDWARE SET	COMMENTS
01	ENTRY	3' - 0"	7' - 0"	1 3/4"	A	METAL	INSUL.	---	---	H.M.	11/A7.20	12/A7.20	15/A7.20	45 MIN.	SET #22	ACCESS CONTROLLED DEVICE/CUSTOM MTL PLATE INSTALLED OVER DOOR LEVER, MATCH HISTORIC
03	BEDROOM	2' - 10"	6' - 8"	1 3/8"	A	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---		SET #26	
04	BATHROOM	2' - 10"	6' - 8"	1 3/8"	A	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---		SET #26	
05	LAUNDRY - STACK	2' - 10"	6' - 8"	1 3/8"	A	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---		SET #25	
06	COAT CLOSET	2' - 0"	6' - 8"	1 3/8"	A	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---		SET #25	
07	CLOSET	2' - 6"	6' - 8"	1 3/8"	A	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---		SET #25	
08	CLOSET	2' - 10"	6' - 8"	1 3/8"	A	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---		SET #25	
10	LAUNDRY - PAIR	5' - 0"	6' - 8"	1 3/8"	B	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20			SET #27	
11	CLOSET/LAUNDRY - PAIR	4' - 0"	6' - 8"	1 3/8"	B	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---		SET #27	
13	BATHROOM - BARN	2' - 10"	7' - 0"	2 1/4"	E	WD		---	---	MTL				---	SET #29	
14	CLOSET - SLIDING	6' - 0"	6' - 8"	1 3/8"	D	WD	HOLLOW	---	---	-				---	SET #28	
15	CLOSET - PAIR	5' - 0"	6' - 8"	1 3/8"	B	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---	---	SET #27	
16	CLOSET	2' - 10"	6' - 8"	1 3/8"	A	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---	---	SET #25	
17	COAT CLOSET	1' - 6"	6' - 8"	1 3/8"	A	WD	HOLLOW	---	---	WOOD	13/A7.20	12/A7.20	---	---	SET #25	
18	CLOSET - SLIDING	4' - 0"	6' - 8"	1 3/8"	D	WD	HOLLOW	---	---	-				---	SET #28	
19	CLOSET - SLIDING	5' - 0"	6' - 8"	1 3/8"	D	WD	HOLLOW	---	---	-				---	SET #28	
20	PATIO DOOR	3' - 0"	7' - 3"	1 3/4"	C	ALUM.	INSUL. GLASS	0.36	0.25	ALUM	5/A7.20	10/A7.20	9/A5.10		By door manuf	Threshold-NGP #896 - Finish - DKB, dk bronze
21	PATIO DOOR	2' - 6"	6' - 8"	1 3/4"	H	ALUM.	INSUL. GLASS	0.36	0.25	ALUM	5/A7.20	10/A7.20	9/A5.10		By door manuf	Threshold-NGP #896 - Finish - DKB, dk bronze





UNIT ENTRY DOORS TO HAVE CUSTOM PLATE INSTALLED OVER DOOR LEVER. MATCH HISTORIC, AS SHOWN

UNIT TERRACE DOORS TO MATCH EXISTING ALUMINUM DOORS

GENERAL NOTES - DOORS

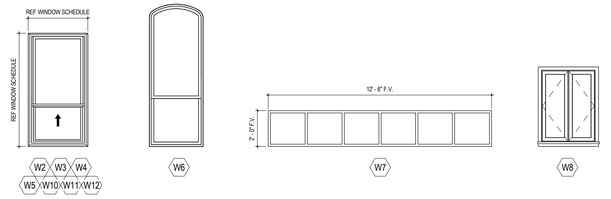
G1. EXISTING ELEVATOR DOOR AT GROUND FLOOR TO BE CONVERTED AND MADE OPERABLE FOR PASSAGE THRU AND POWERED TO OPEN/CLOSE USING THE EXISTING PUSH BUTTON TO ACTIVATE AND ADD AN ADDITIONAL PUSH BUTTON INSIDE FOR ACTIVATION FROM OPPOSITE SIDE. SEE OVERALL 1ST FLOOR PLAN FOR LOCATION.

DOOR TYPES

1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW TYPE	SIZE WIDTH	SIZE HEIGHT	FRAME FINISH	FRAME MATERIAL	GLAZING TYPE	GLAZING THICKNESS	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	MEETING RAIL	WINDOW PERFORMANCE SHGC	WINDOW PERFORMANCE U. FACTOR	WINDOW PERFORMANCE FIRE RATING	COMMENTS
W2	3' - 8"	7' - 0"	ANODIZED/MATCH EXIST	ALUM.	SOLAR BRONZE ANNEALED	3/16"	01/A7.21, 05/A7.22	04/A7.21, 06/A7.22	03/A7.21, 07/A7.22	02/A7.21	0.23	0.60	--	
W3	3' - 8"	7' - 4"	ANODIZED/MATCH EXIST	ALUM.	SOLAR BRONZE ANNEALED	3/16"	01/A7.21, 05/A7.22	04/A7.21, 06/A7.22	03/A7.21, 07/A7.22	02/A7.21	0.23	0.60	--	
W4	3' - 8"	7' - 8"	ANODIZED/MATCH EXIST	ALUM.	SOLAR BRONZE ANNEALED	3/16"	01/A7.21, 05/A7.22	04/A7.21, 06/A7.22	03/A7.21, 07/A7.22	02/A7.21	0.23	0.60	--	
W5	3' - 10"	7' - 0"	ANODIZED/MATCH EXIST	ALUM.	SOLAR BRONZE ANNEALED	3/16"	01/A7.21	04/A7.21	03/A7.21		0.23	0.60	--	
W6	3' - 8"	7' - 11 1/2"	ANODIZED/MATCH EXIST	ALUM.	SOLAR BRONZE ANNEALED	3/16"	05/A7.21	06/A7.21	07/A7.21	04/A7.22	0.23	0.60	--	
W7	12' - 6"	2' - 0"	EXIST/WOOD REPAIR	WOOD	TEMPERED IGU	1"					0.23	0.60		TEMPERED GLAZING



GENERAL NOTES - WINDOWS

G1. HARDWARE, AS SPECIFIED

G2. NEW WINDOW BASIS OF DESIGN:

G3. FOR ALL OPERABLE WINDOWS WITH A SILL HEIGHT BELOW 36"A.F.F. AND 72" ABOVE GRADE, PROVIDE A WINDOW FALL PREVENTION DEVICE WITH EMERGENCY ESCAPE (EGRESS) RELEASE MECHANISMS IN COMPLIANCE WITH ASTM F2090-10

G4 REF. EXTERIOR ELEVATIONS , A6.01-A6.03 AND SPECIFICATIONS FOR REGLAZING, REPAIRING, AND CLEANING.

WINDOW TYPE LEGEND

1/4" = 1'-0"

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P. 210.349.9098

CIVIL ENGINEER
Pape-Dawson Engineers
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San Antonio, TX 78213
P. 210.375.9000

Fire Protection Engineer
Fire Protection Consulting Group, LLC
14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78231
P.210.858.2389

Landscape Architect
-
-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
-
-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT - 24568 - STATE OF TEXAS - ASSEMBLY RULES

SEAL 05/13/2024

CONSTRUCTION SET

DOOR / WINDOW SCHEDULE

A0.20

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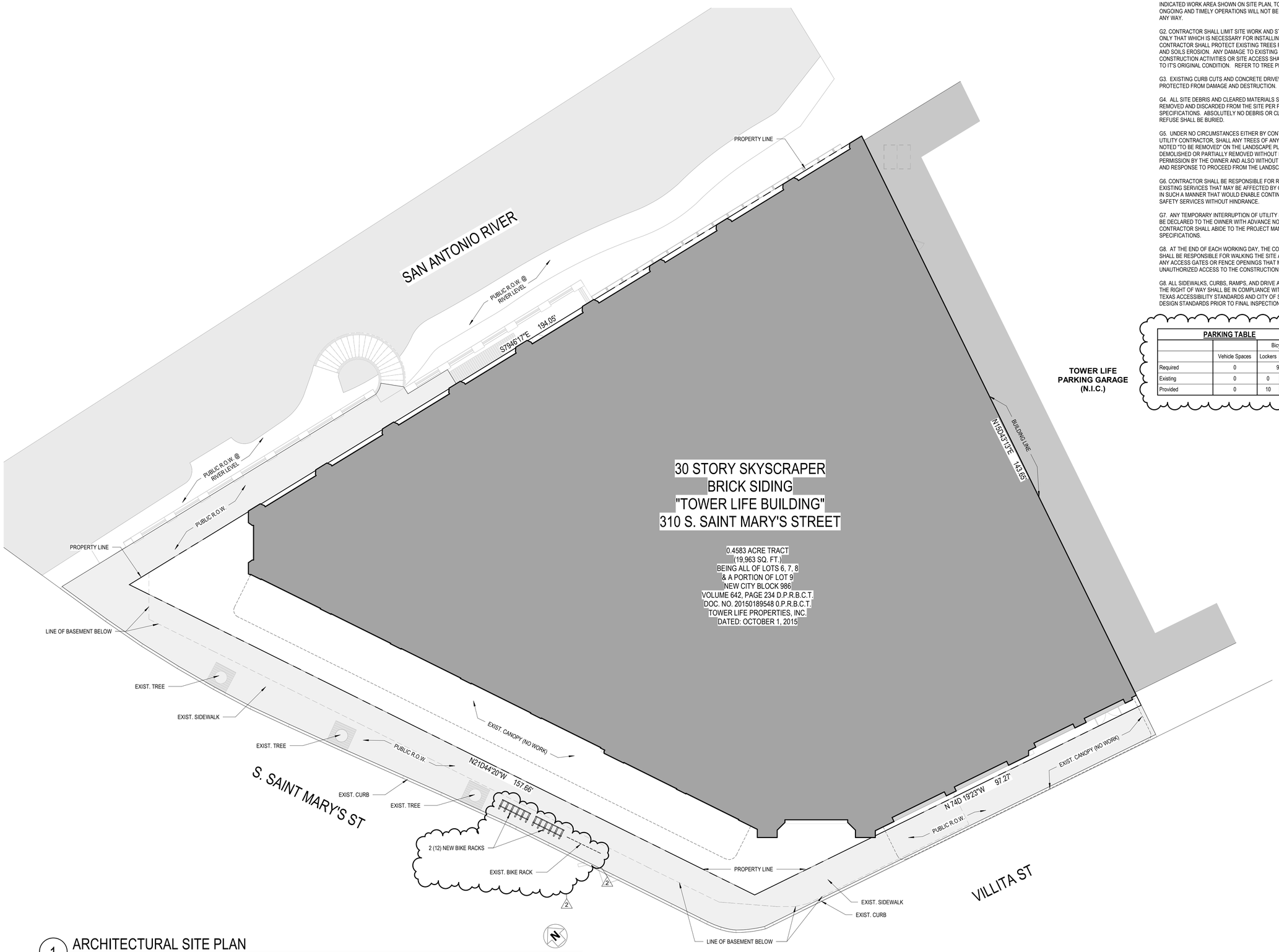

1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

TOWER LIFE
PARKING GARAGE
(N.I.C.)

GENERAL NOTES - SITE PLAN

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

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

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

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

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

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

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

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

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

PARKING TABLE

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

2

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Landscape Architect
-
-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
-
-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:
1	03/19/24	CoSA Review Comments
2	04/29/2024	AEVR - Bicycle Spaces

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT
KIMBERLY RUTTMAN
24568
STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

ARCHITECTURAL SITE PLAN

A1.01

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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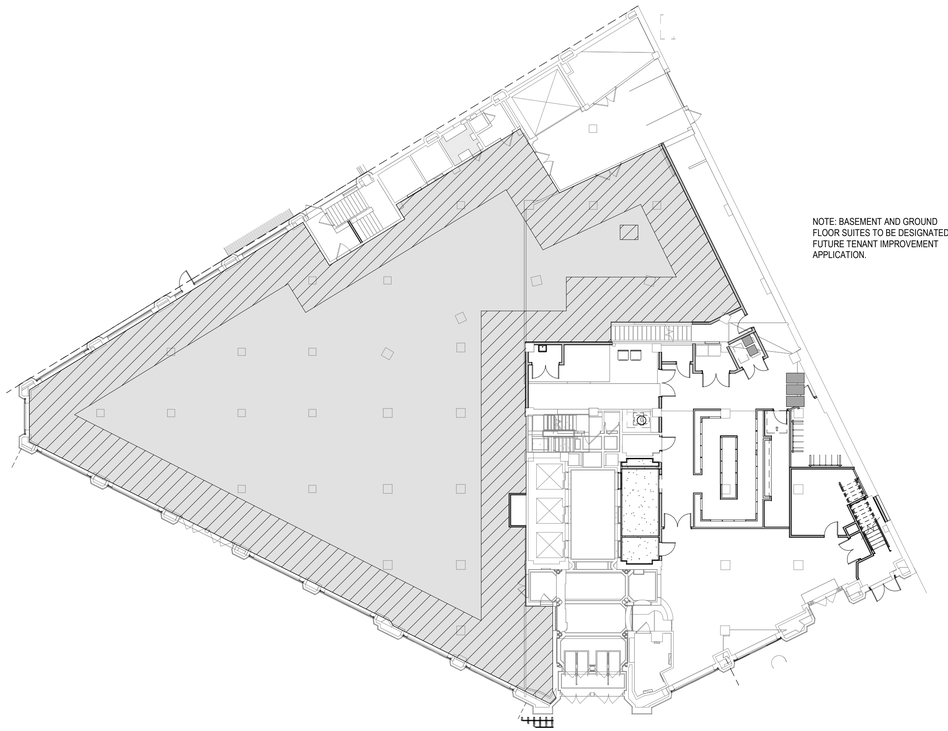
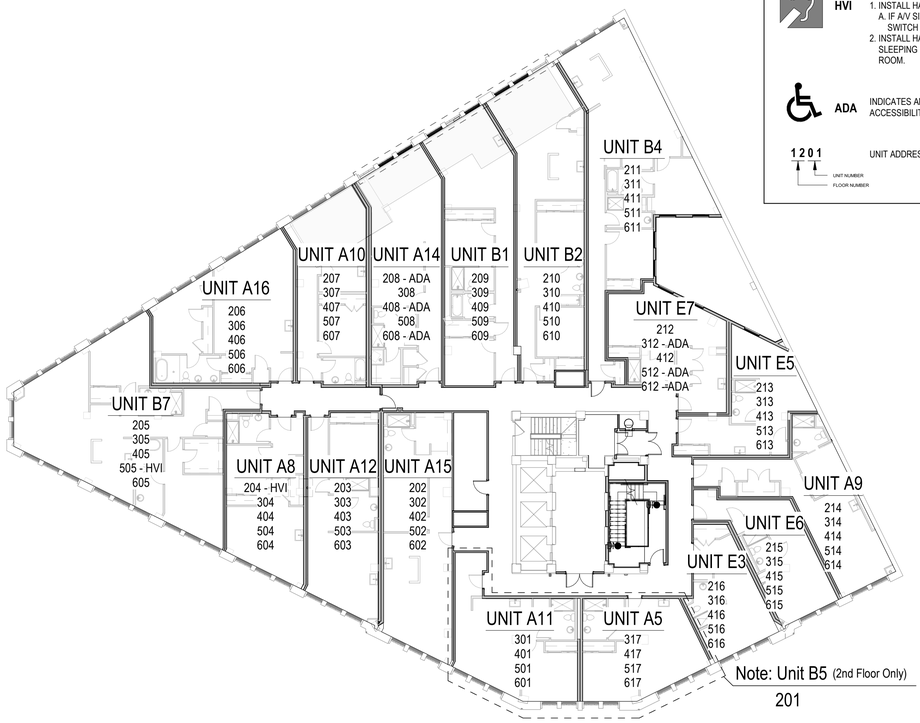


NOTE: BASEMENT AND GROUND FLOOR SUITES TO BE DESIGNATED IN FUTURE TENANT IMPROVEMENT APPLICATION.

3 1ST FLOOR ADDRESS PLAN
1/16" = 1'-0"



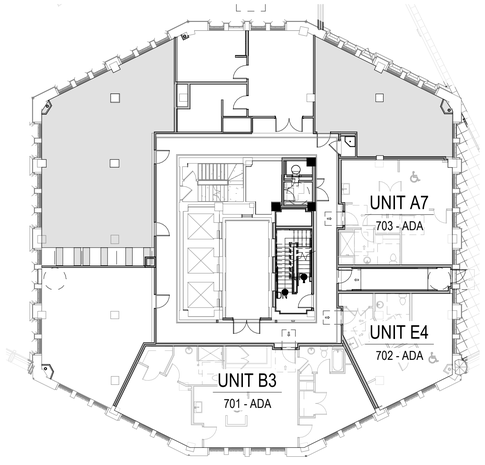
1 ADDRESS PLAN (FLOORS 2ND THRU 6TH)
1/16" = 1'-0"

ADDRESS PLAN NOTES

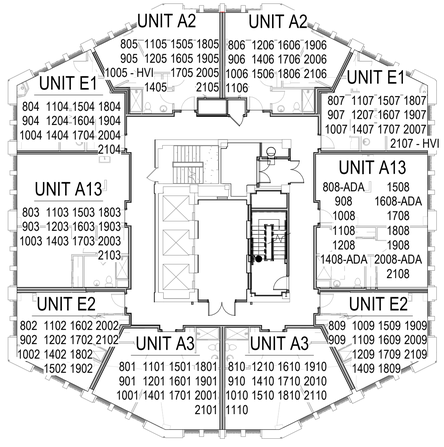
HVI — INDICATES AN APARTMENT UNIT WITH SIGHT AND HEARING IMPAIRED VISUAL AND AUDIBLE DEVICES. REFER TO NOTES ON M.E.P. DRAWINGS FOR REQUIREMENTS.
1. INSTALL HARDWIRED A/V DOORBELL WITH AUDIBLE/VISUAL SIGNALING DEVICE.
   A. IF A/V SIGNALING DEVICE IS LOCATED IN SLEEPING ROOM, PROVIDE ON/OFF SWITCH FOR THIS DEVICE.
2. INSTALL HARDWIRED AUDIBLE/VISUAL SIGNALING DEVICE FIRE ALARM IN ALL SLEEPING ROOMS, AND OUTSIDE THE IMMEDIATE VICINITY OF THE SLEEPING ROOM.

ADA — INDICATES AN APARTMENT UNIT THAT ARE TO BE FULLY ACCESSIBLE UNDER UFAS ACCESSIBILITY STANDARDS AND ADA 2010.

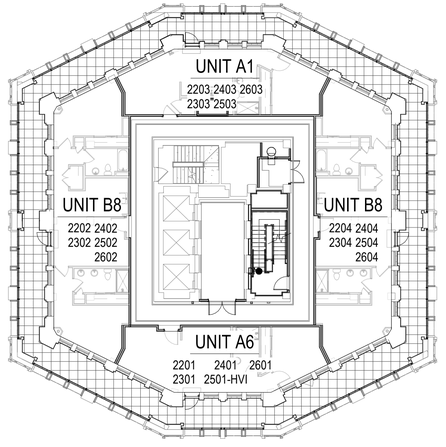
1201 — UNIT ADDRESSING SYSTEM (1 = UNIT NUMBER, 201 = FLOOR NUMBER)



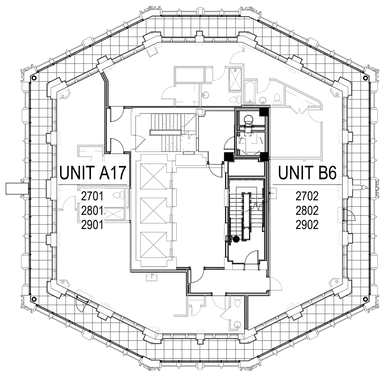
2 7TH FLOOR ADDRESS PLAN
1/16" = 1'-0"



4 ADDRESS PLAN (FLOORS 8TH - 21ST)
1/16" = 1'-0"



5 ADDRESS PLAN (22ND - 26TH)
1/16" = 1'-0"



6 ADDRESS PLAN (27TH - 29TH)
1/16" = 1'-0"

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Firm Registration No. F-2497

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P. 210.375.9000

Fire Protection Engineer
Fire Protection Consulting Group, LLC
14439 NW Military Highway, Suite 108 #430
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P.210.858.2389

Landscape Architect
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-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
-
-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT ☆ 24568 ☆ STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

ADDRESS PLAN

A1.02

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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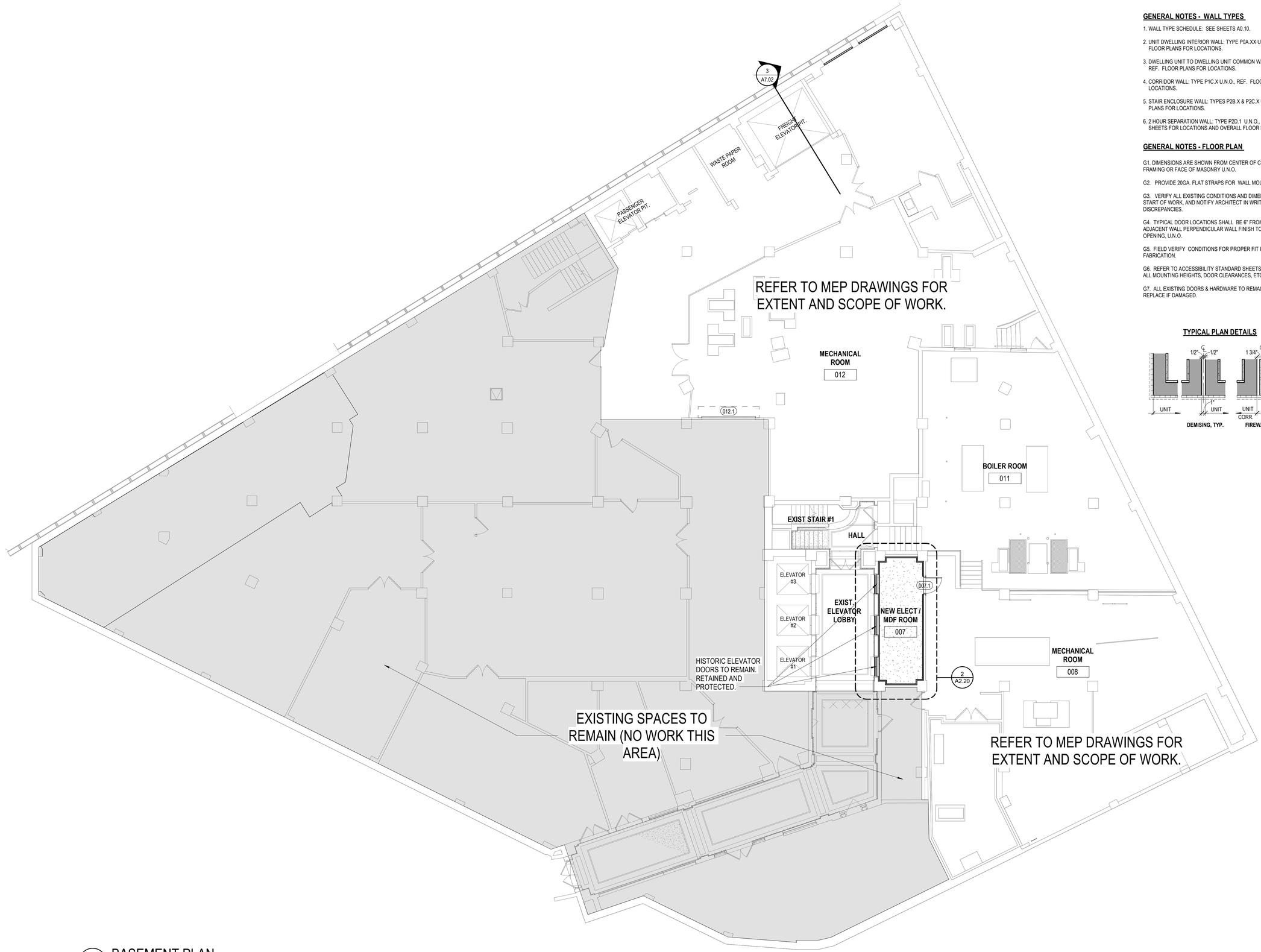

1 BASEMENT PLAN
1/8" = 1'-0"

GENERAL NOTES - WALL TYPES

1. WALL TYPE SCHEDULE: SEE SHEETS A0.10.
2. UNIT DWELLING INTERIOR WALL: TYPE P0A.XX U.N.O. REF. UNIT FLOOR PLANS FOR LOCATIONS.
3. DWELLING UNIT TO DWELLING UNIT COMMON WALL: P1D.X U.N.O. REF. FLOOR PLANS FOR LOCATIONS.
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6. 2 HOUR SEPARATION WALL: TYPE P2D.1 U.N.O., REF. LIFE SAFETY SHEETS FOR LOCATIONS AND OVERALL FLOOR PLANS.

GENERAL NOTES - FLOOR PLAN

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

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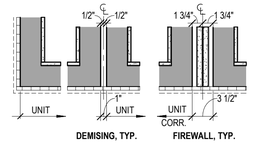
G6. REFER TO ACCESSIBILITY STANDARD SHEETS G1.00 - G1.04 FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC.

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

TYPICAL PLAN DETAILS



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ENGINEER
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-
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PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT JEFFREY RUTHERFORD 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

BASEMENT PLAN

A2.00

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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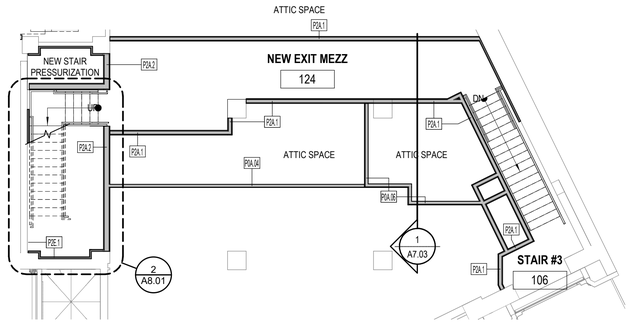
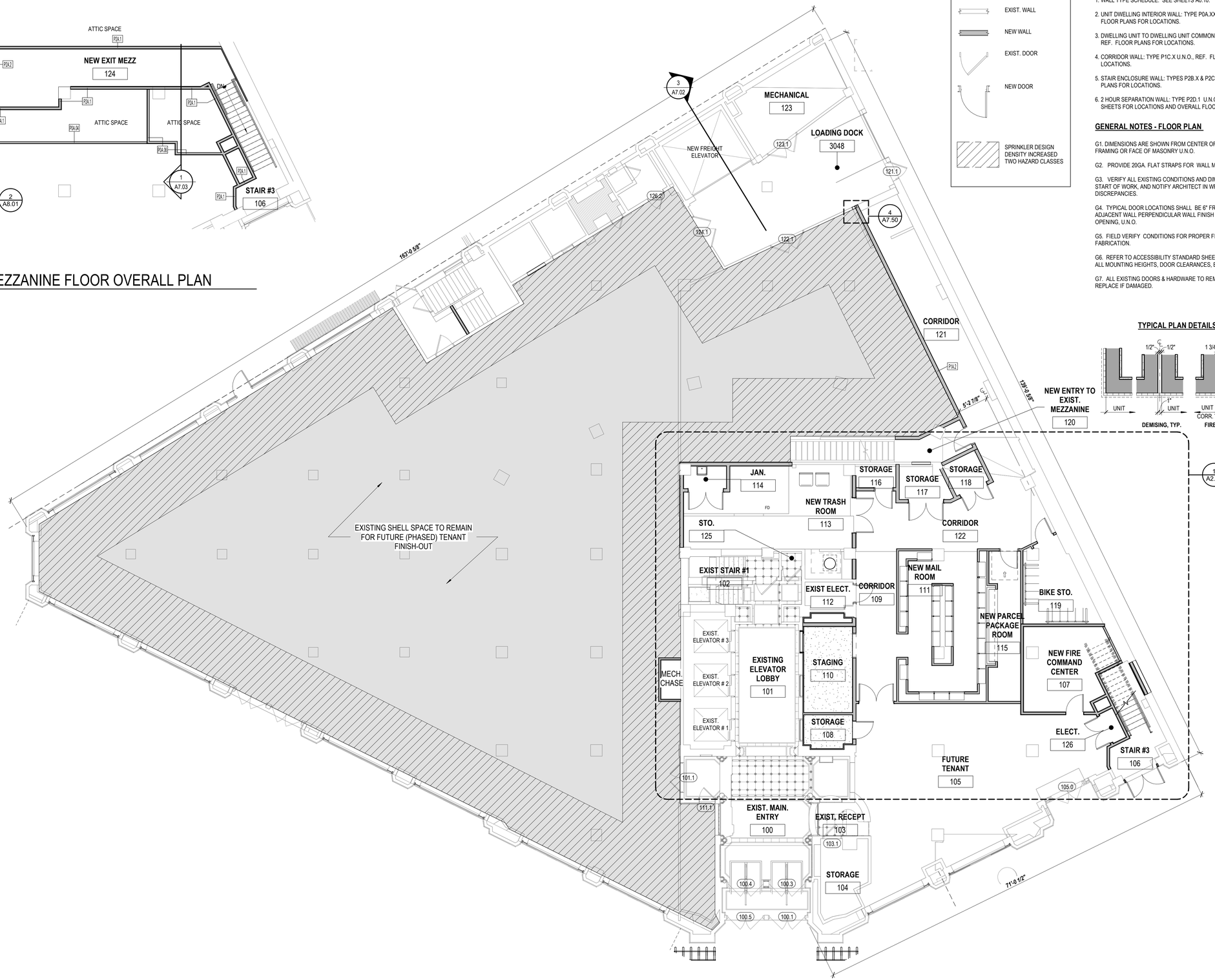


2 NEW MEZZANINE FLOOR OVERALL PLAN
1/8" = 1'-0"



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

LEGEND - EXIST. / NEW

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

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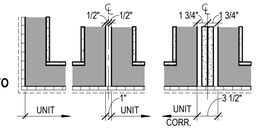
G7. ALL EXISTING DOORS & HARDWARE TO REMAIN AS IS. REPAIR OR REPLACE IF DAMAGED.

TYPICAL PLAN DETAILS



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1	03/19/24	CoSA Review Comments

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TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT ☆ 24568 ☆ STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

1ST FLOOR OVERALL PLAN

A2.01

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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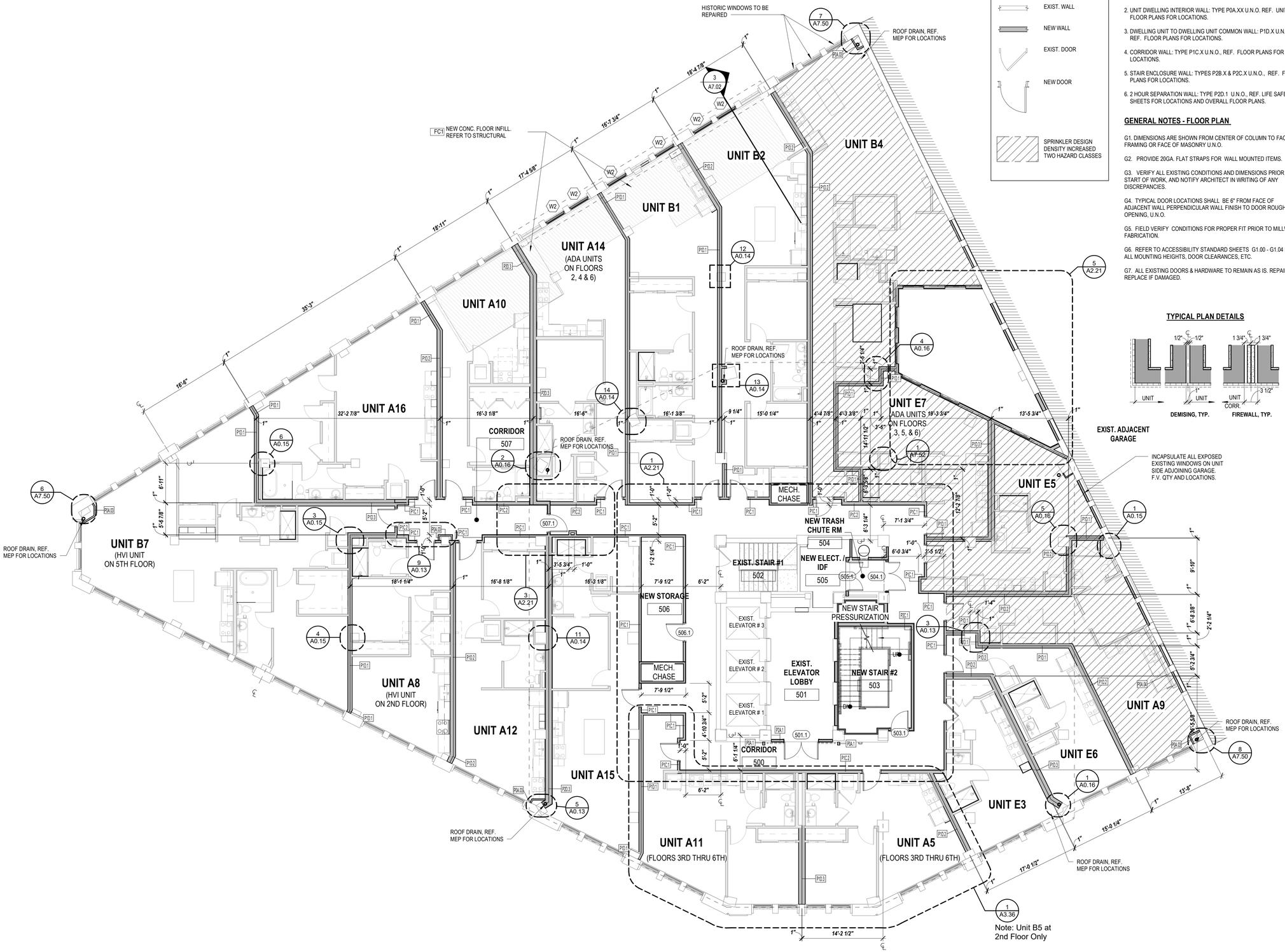

2 2ND - 6TH OVERALL PLAN - TYP.

1/8" = 1'-0"

LEGEND - EXIST. / NEW

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

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TYPICAL PLAN DETAILS

DEMISING, TYP. FIREWALL, TYP.

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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT BRADLEY RUTH HOLLAND 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

2ND - 6TH FLOOR OVERALL PLAN

A2.02

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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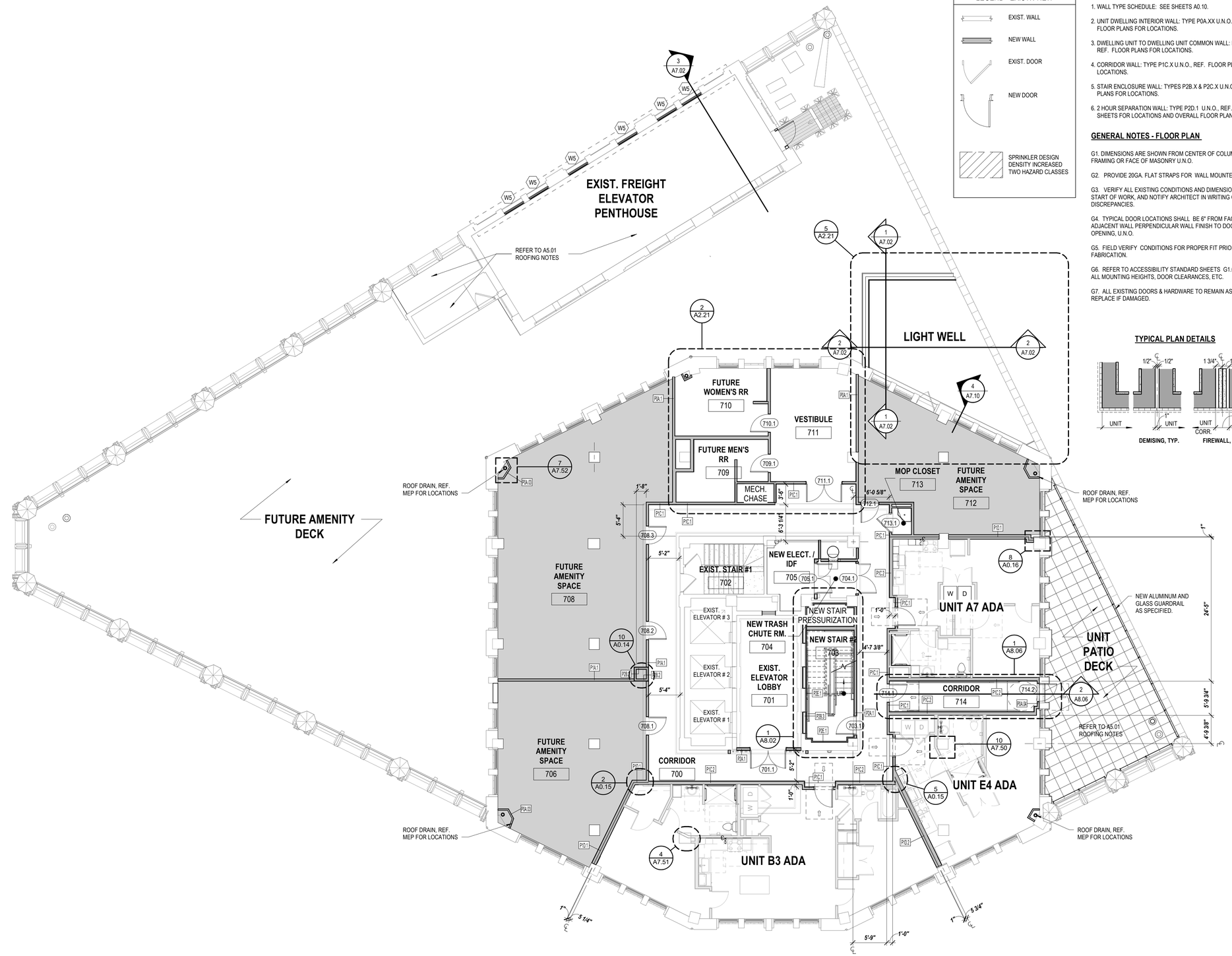

LEGEND - EXIST. / NEW

- EXIST. WALL
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- EXIST. DOOR
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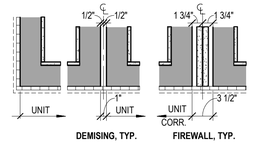

ARCHITECTS

ARCHITECTS

LEGEND - EXIST. / NEW

- EXIST. WALL
- NEW WALL
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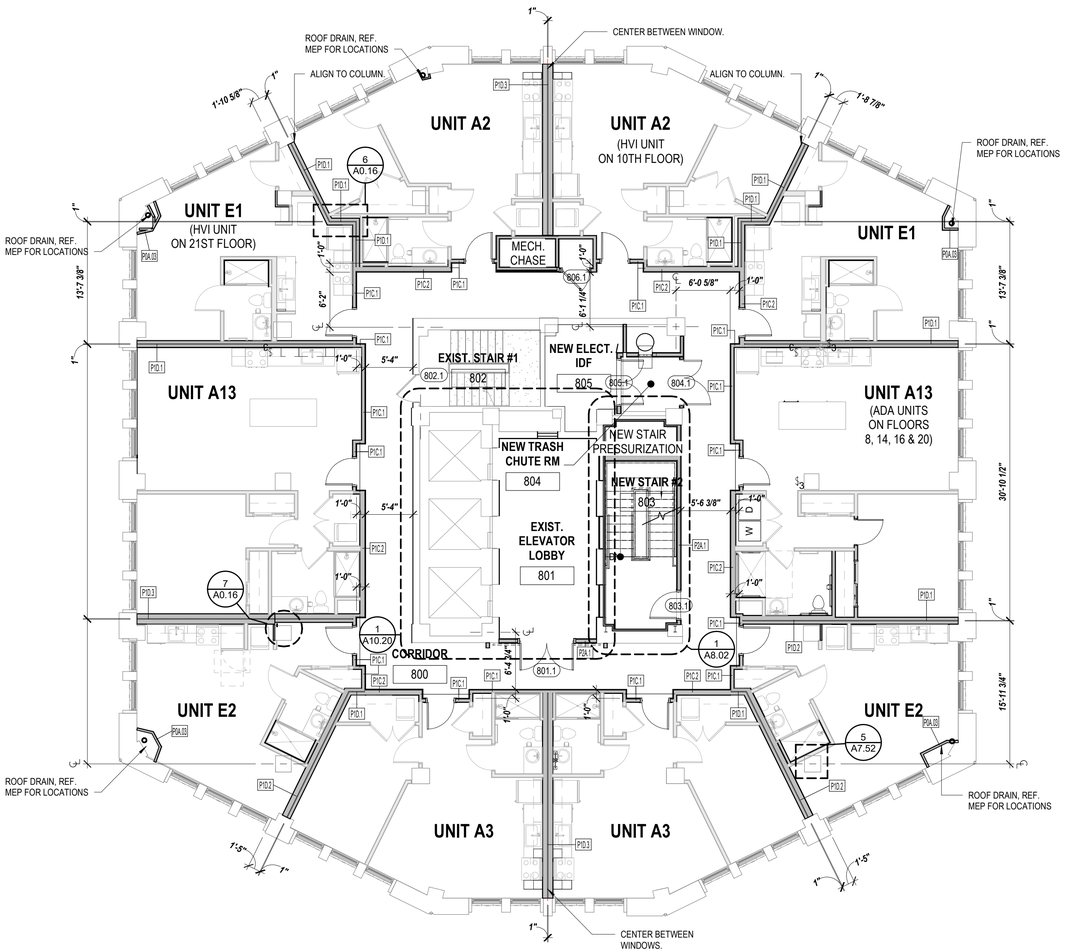
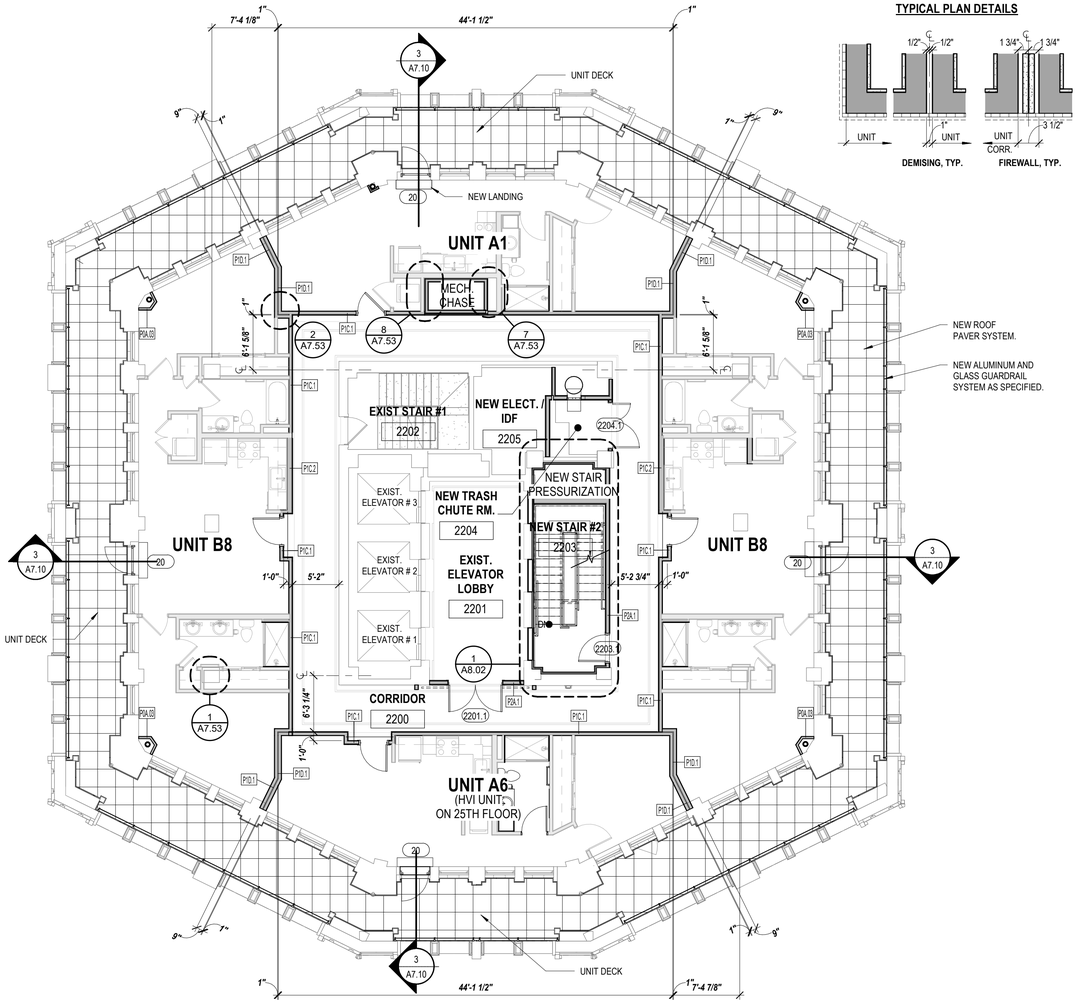
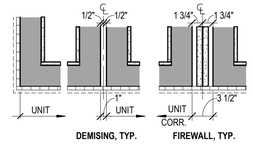
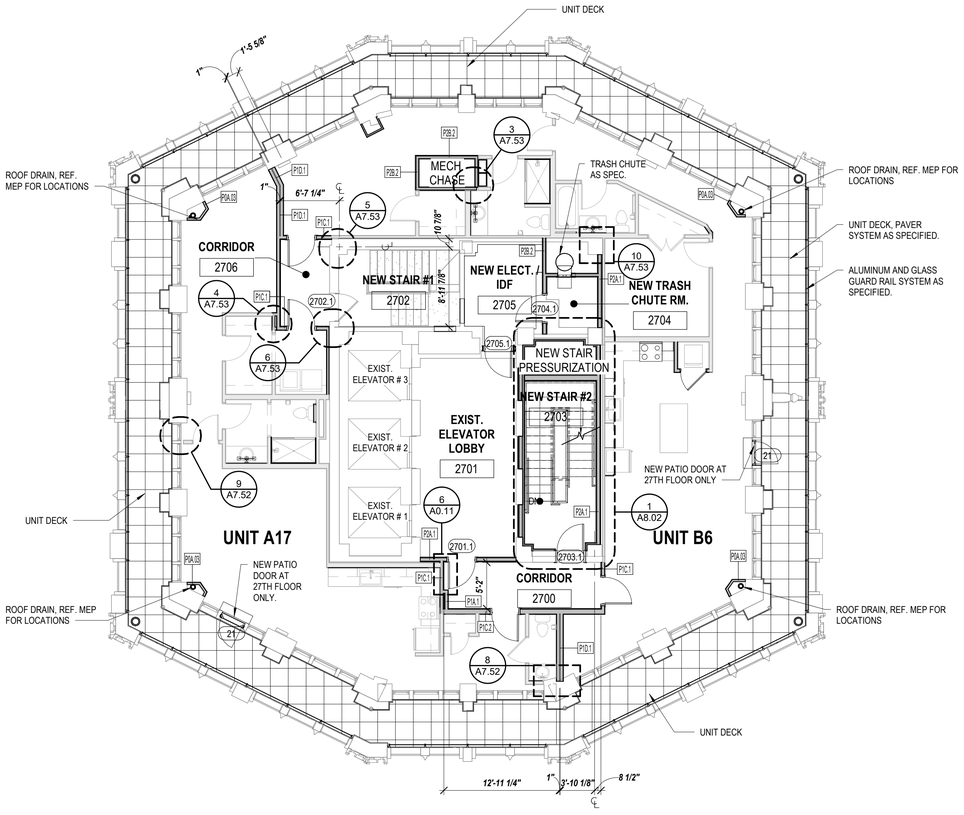


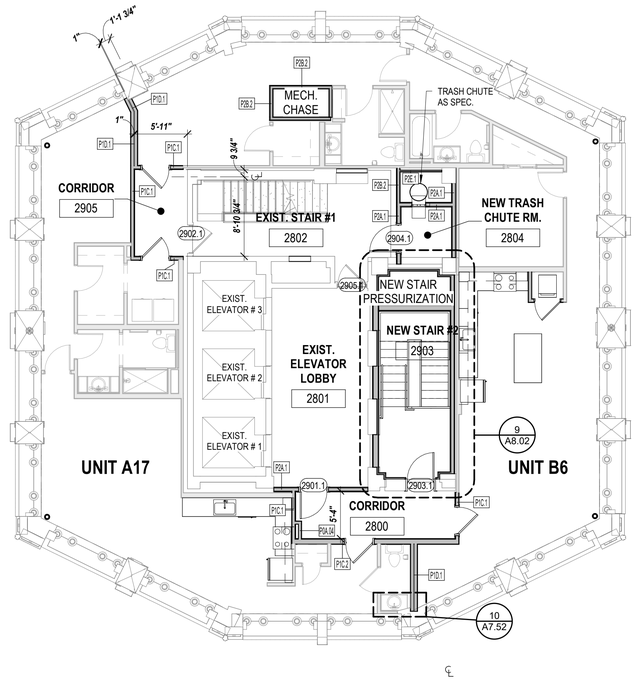


TYPICAL PLAN DETAILS

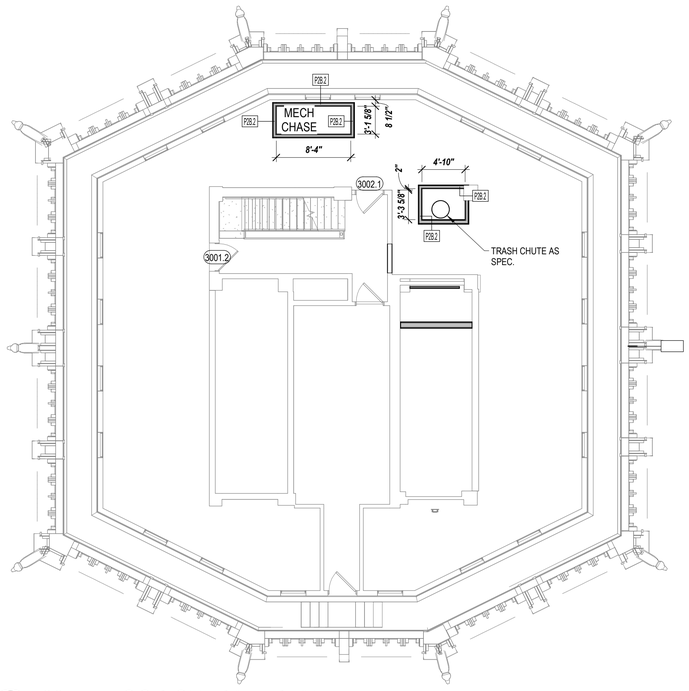




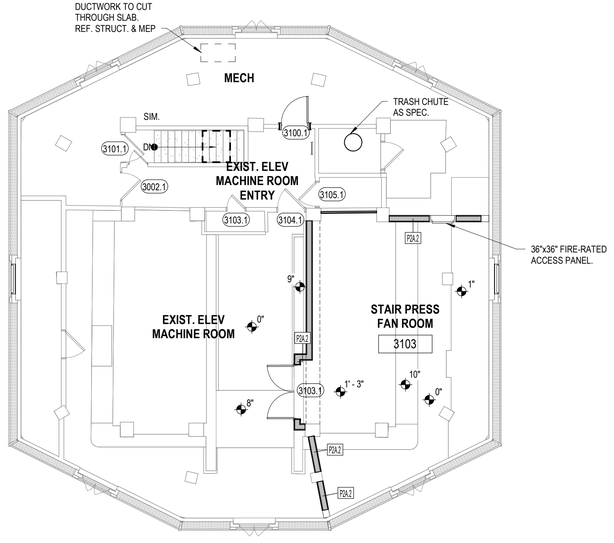
1 27TH FLOOR OVERALL PLAN (28TH SIM)
1/8" = 1'-0"



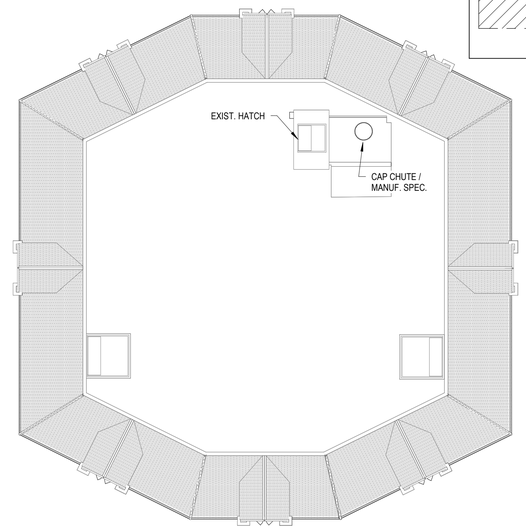
2 29TH FLOOR OVERALL PLAN
1/8" = 1'-0"



3 30TH FLOOR OVERALL PLAN
1/8" = 1'-0"



4 31ST FLOOR OVERALL PLAN
1/8" = 1'-0"



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

GENERAL NOTES - WALL TYPES

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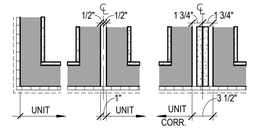

LEGEND - EXIST. / NEW

- EXIST. WALL
- NEW WALL
- EXIST. DOOR
- NEW DOOR
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Landscape Architect
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-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
-
-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT BENJAMIN RUTH 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

27TH - 31ST FLOOR OVERALL PLANS

A2.05

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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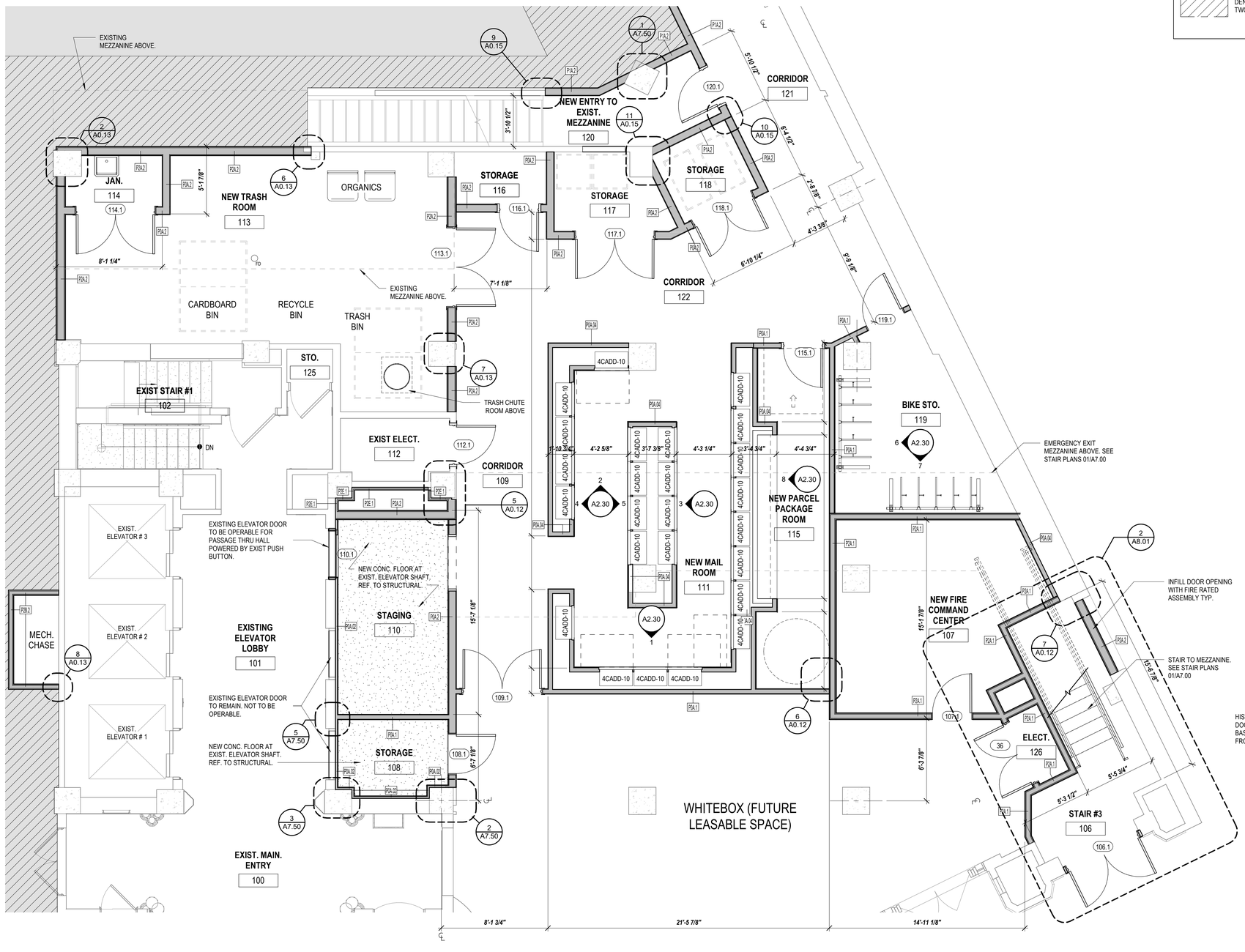
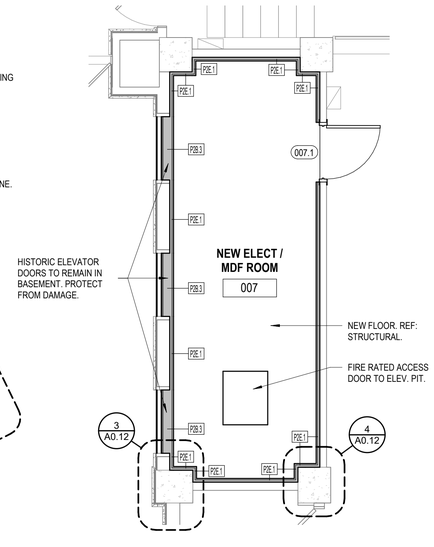




LEGEND - EXIST. / NEW

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

GENERAL NOTES - WALL TYPES

1. WALL TYPE SCHEDULE: SEE SHEETS A0.10.
2. UNIT DWELLING INTERIOR WALL: TYPE P0A.XX U.N.O. REF. UNIT FLOOR PLANS FOR LOCATIONS.
3. DWELLING UNIT TO DWELLING UNIT COMMON WALL: P1D.X U.N.O. REF. FLOOR PLANS FOR LOCATIONS.
4. CORRIDOR WALL: TYPE P1C.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
5. STAIR ENCLOSURE WALL: TYPES P2B.X & P2C.X U.N.O., REF. FLOOR PLANS FOR LOCATIONS.
6. 2 HOUR SEPARATION WALL: TYPE P2D.1 U.N.O., REF. LIFE SAFETY SHEETS FOR LOCATIONS AND OVERALL FLOOR PLANS.

GENERAL NOTES - FLOOR PLAN

G1. DIMENSIONS ARE SHOWN FROM CENTER OF COLUMN TO FACE OF FRAMING OR FACE OF MASONRY U.N.O.

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

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

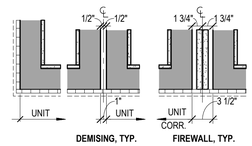
G4. TYPICAL DOOR LOCATIONS SHALL BE 6" FROM FACE OF ADJACENT WALL PERPENDICULAR WALL FINISH TO DOOR ROUGH OPENING, U.N.O.

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

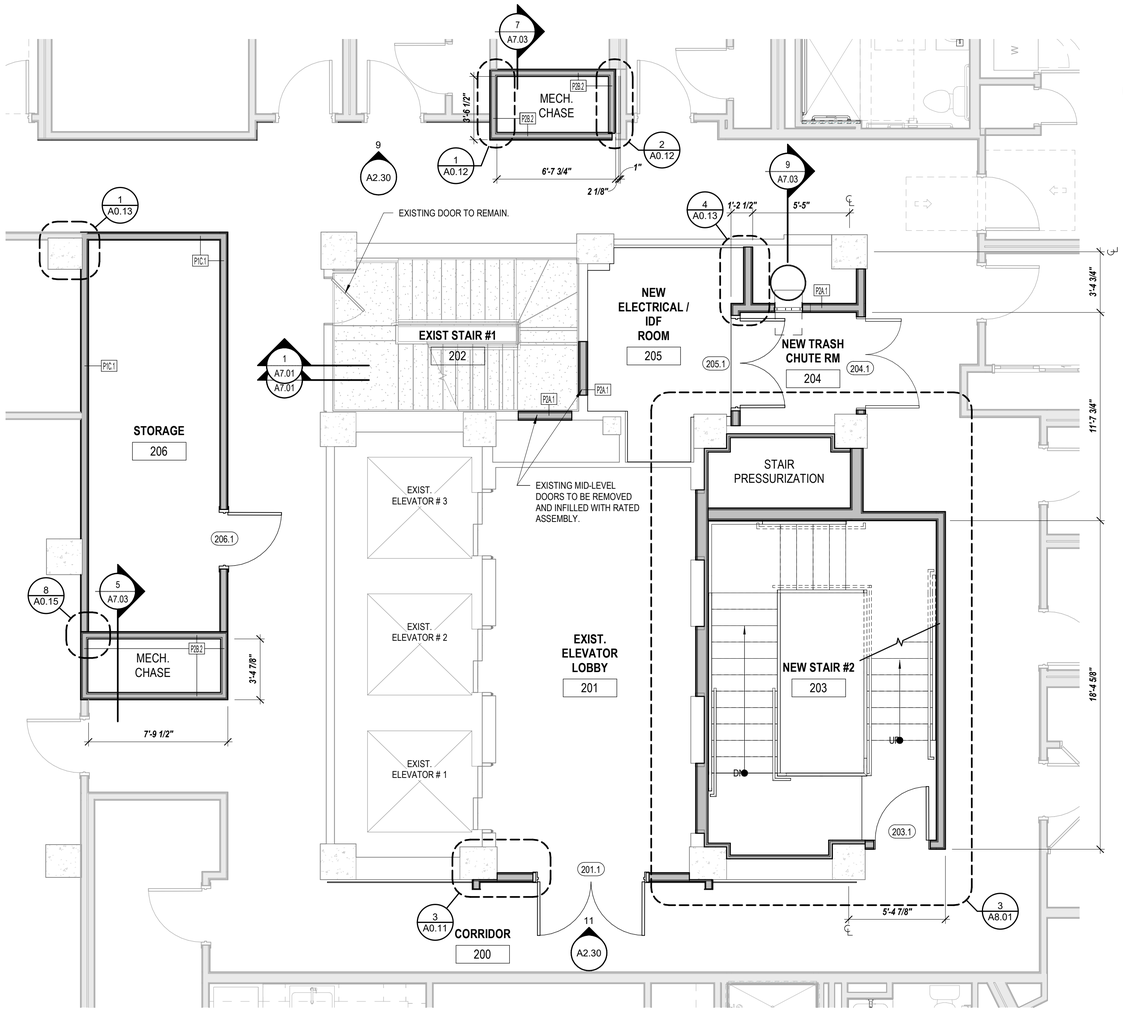
G6. REFER TO ACCESSIBILITY STANDARD SHEETS G1.00 - G1.04 FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC.

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

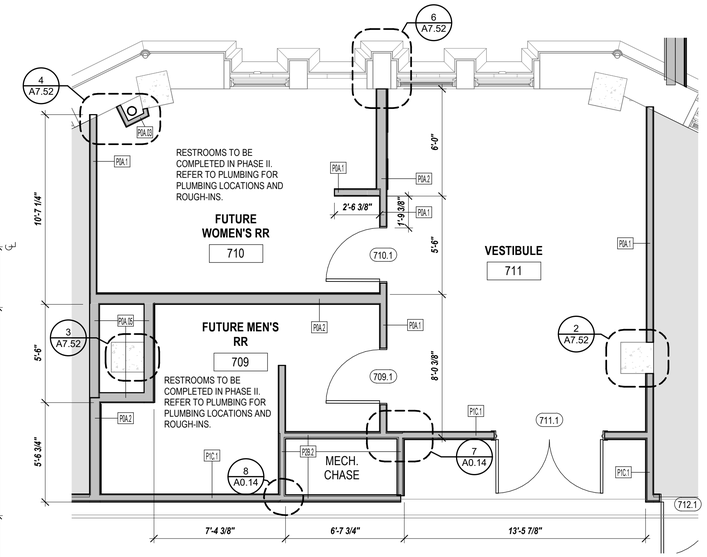
TYPICAL PLAN DETAILS



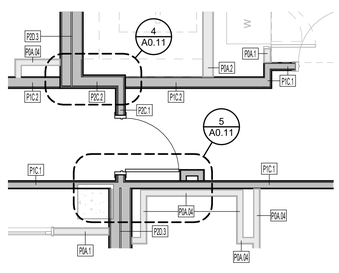
ARCHITECTS



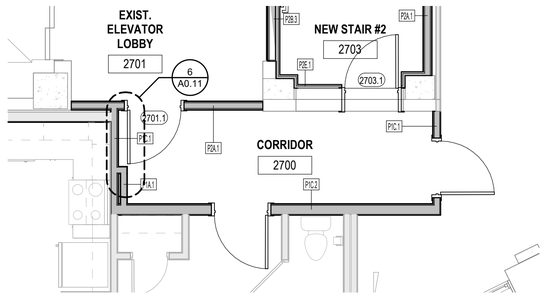
1 2ND - 6TH FLOOR CORE
1/4" = 1'-0"



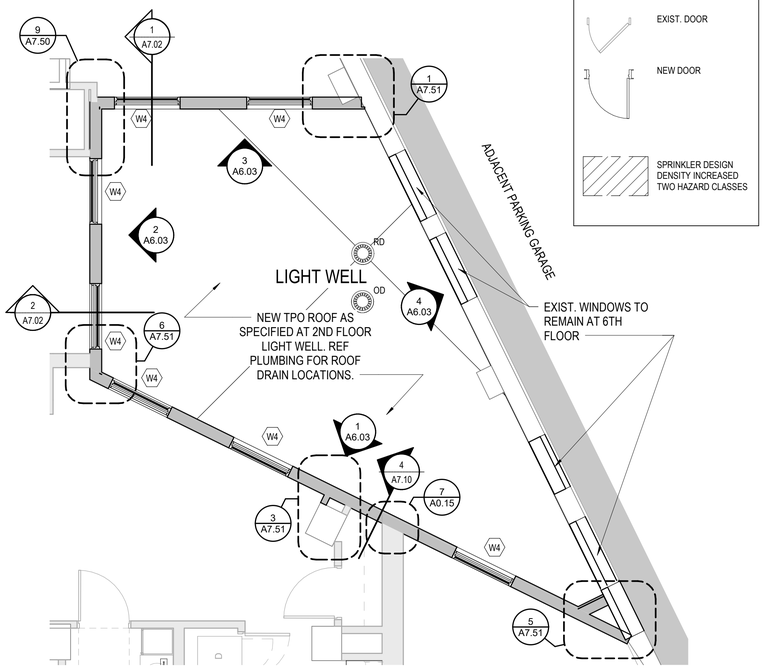
2 7TH FLOOR ENLARGED PLAN
1/4" = 1'-0"



3 2ND - 6TH FLOOR @ 2 HR SEPARATION
1/4" = 1'-0"



4 27TH - 29TH FLOOR ENLARGED PLAN
1/4" = 1'-0"



5 2ND - 6TH FLOOR ENLARGED LIGHT WELL PLAN
1/4" = 1'-0"

GENERAL NOTES - WALL TYPES

1. WALL TYPE SCHEDULE: SEE SHEETS A0.10.
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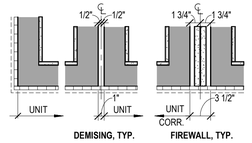
G5. FIELD VERIFY CONDITIONS FOR PROPER FIT PRIOR TO MILLWORK FABRICATION.

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

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

TYPICAL PLAN DETAILS



LEGEND - EXIST. / NEW

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

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Landscape Architect
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ENGINEER
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

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TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

ENLARGED CORE, AMENITY, LIGHTWELL, DETAILS

A2.21

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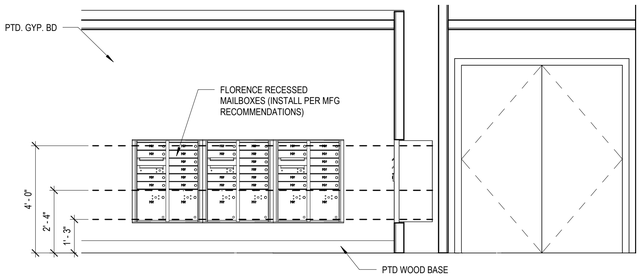
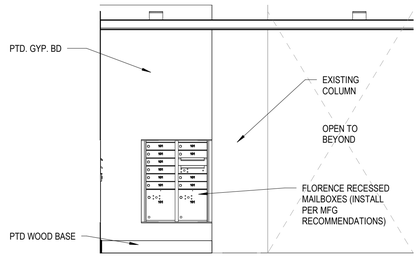
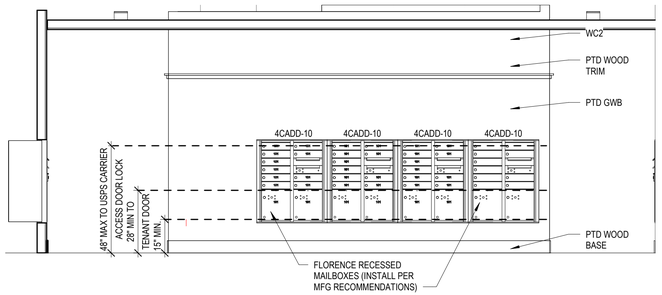


1 MAILROOM
3/8" = 1'-0"



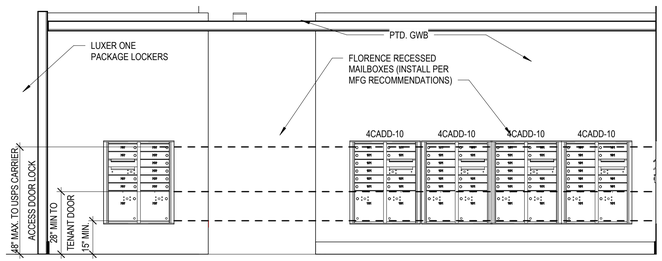
2 MAILROOM
3/8" = 1'-0"



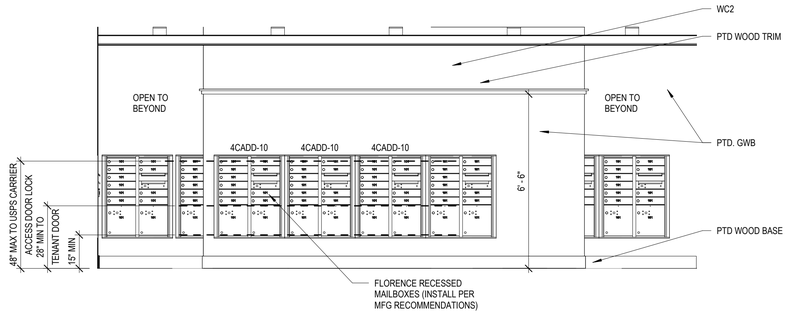
3 MAILROOM
3/8" = 1'-0"

GENERAL NOTES:

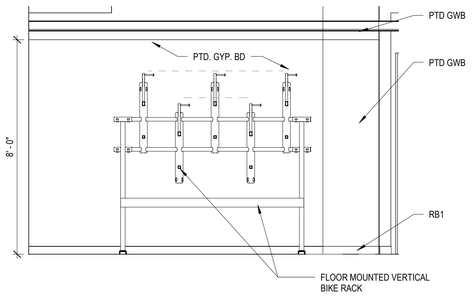
1. MATERIALS DRAWN IN ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. REF INTERIOR DESIGN PACKAGE FOR MATERIALS AND COLORS.
2. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHT FIXTURES.



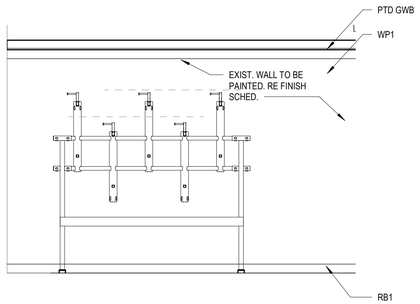
4 MAILROOM
3/8" = 1'-0"



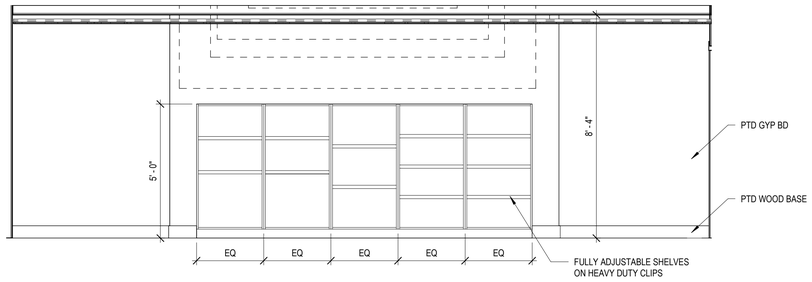
5 MAILROOM
3/8" = 1'-0"



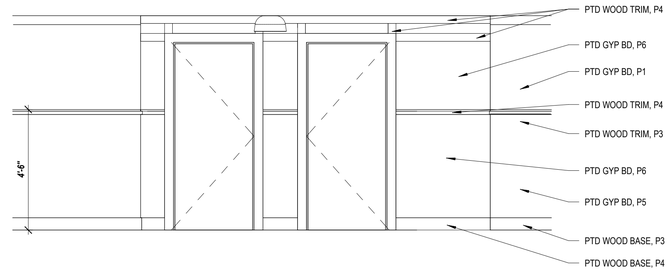
6 BIKE STORAGE
3/8" = 1'-0"



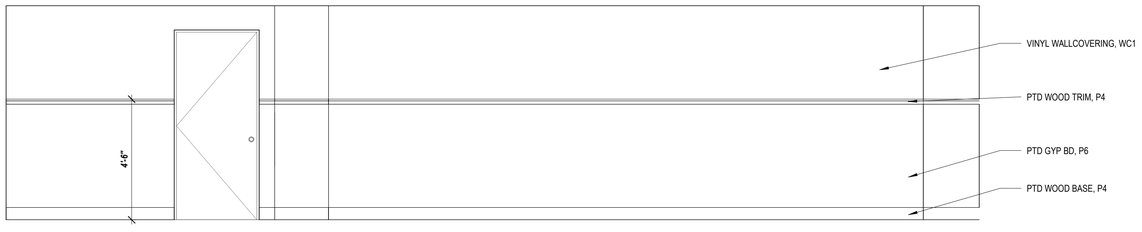
7 BIKE STORAGE
3/8" = 1'-0"



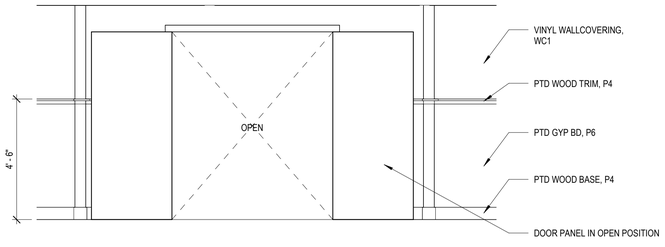
8 PARCEL PACKAGE ROOM
3/8" = 1'-0"



9 TYP. UNIT CORRIDOR ENTRY ELEVATION
3/8" = 1'-0"



10 TYP. UNIT CORRIDOR CORE ELEVATION
3/8" = 1'-0"



11 TYP. UNIT CORRIDOR ELEVATION ELEV. LOBBY
3/8" = 1'-0"

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

REGISTERED ARCHITECT ☆ 24568 ☆ STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

INTERIOR ELEVATIONS

A2.30

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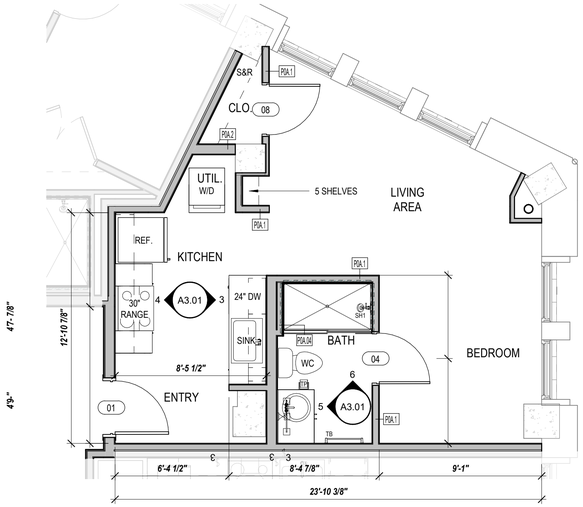
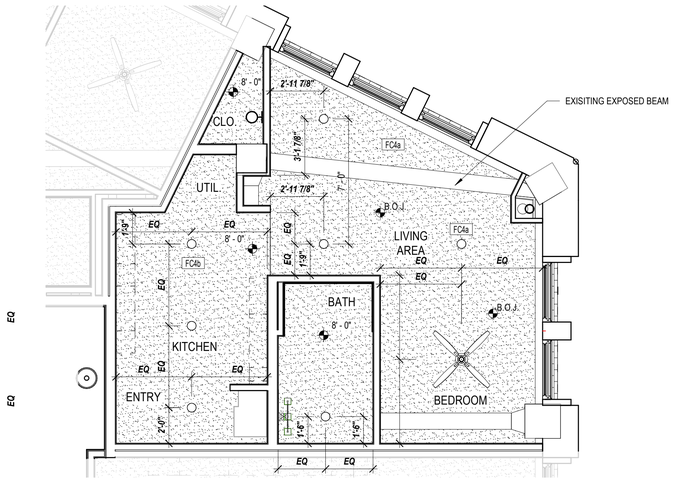
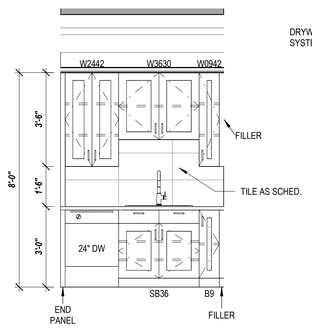
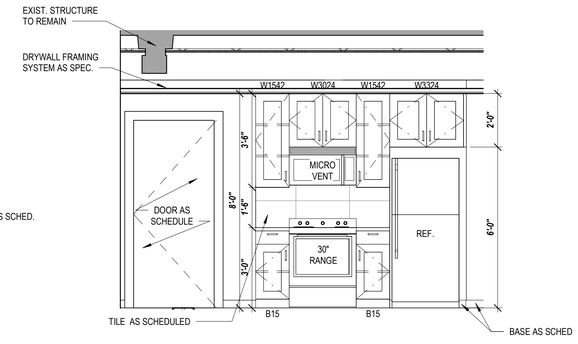
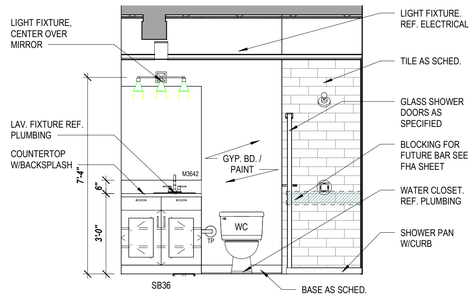
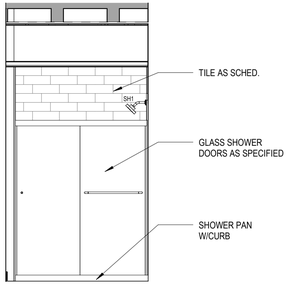












GENERAL NOTES

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

LEGEND

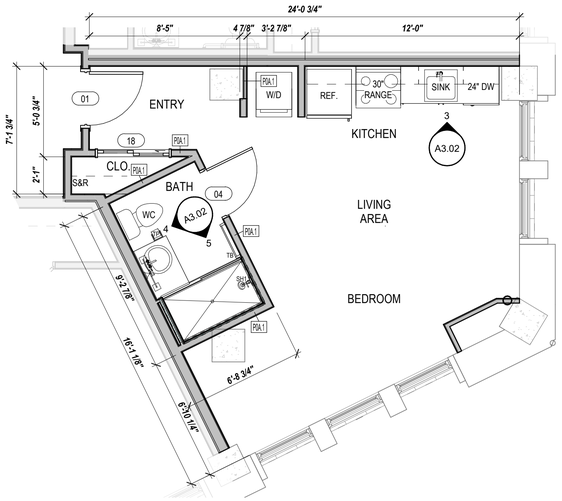
1. REFER TO SPECIFICATIONS FOR ALL APPLIANCES.
2. INSTALL WOOD BLOCKING (OR 16GA MIN. STEEL FRAMING) FOR WALL CABINETS AND AT ALL FHA UNITS FOR FUTURE INSTALLATION OF GRAB BARS, AND OTHER WALL MOUNTED ITEMS AS REQUIRED BY CODE AND AS INDICATED ON ACCESSIBILITY SHEETS.
3. EACH INDIVIDUAL APARTMENT UNIT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

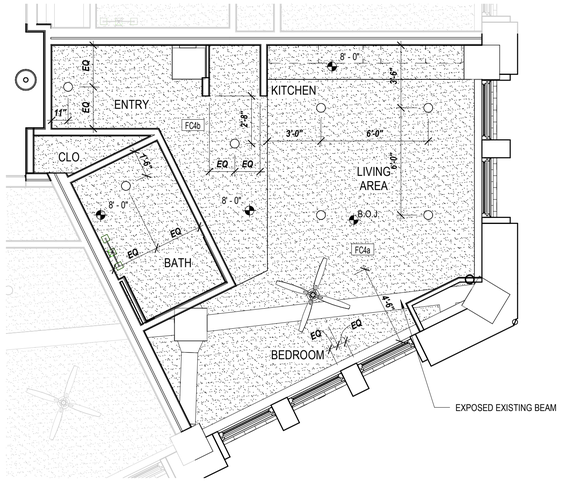
DESIGNATION	DESCRIPTION	NOTES
REF	REFRIGERATOR	AS SPECIFIED
RANGE	ELECTRIC RANGE	AS SPECIFIED
DW	DISH WASHER	AS SPECIFIED
W	WASHING MACHINE	AS SPECIFIED
D	DRYER	AS SPECIFIED
MW	MICROWAVE COUNTERTOP	ADA UNITS ONLY
MWH	MICROWAVE / HOOD	AS SPECIFIED
UFAS HOOD	RANGE HOOD	ADA UNITS ONLY
SR	SHOWER ROD W/ FLANGES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

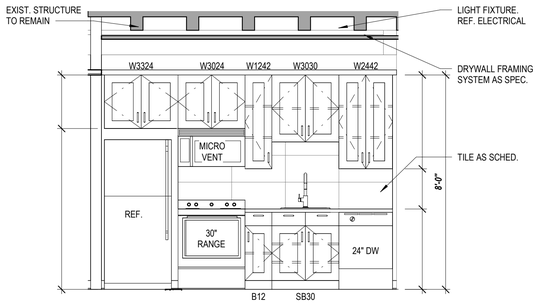
NEW PLAN / RCP LEGEND

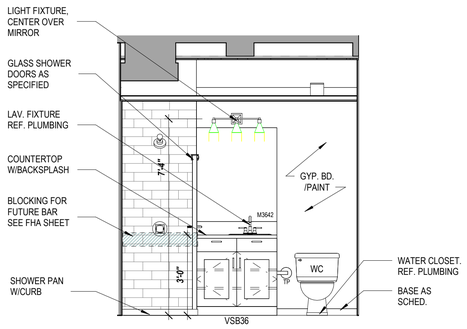
- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
- NEW GYPSUM BOARD CEILING
- NEW ENERGY STAR CEILING FAN WITH LIGHT. REF ELECTRICAL.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW PENDANT LIGHT FIXTURE. REF ELECTRICAL.
- NEW SURFACE MOUNTED LIGHT FIXTURE ON 2ND AND 6TH FLOORS. CAN LIGHT FIXTURE ON 3RD THRU 5TH FLOORS. REF ELECTRICAL.
- NEW WALL SCONCE LIGHT FIXTURE. REF ELECTRICAL.
- 0'-0" CEILING HEIGHT A.F.F.

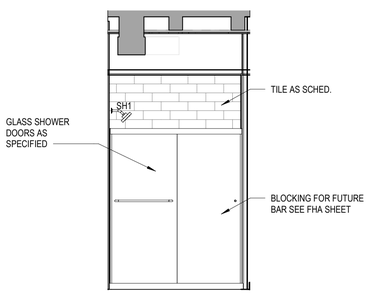
ARCHITECTS











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MWH	MICROWAVE / HOOD	AS SPECIFIED
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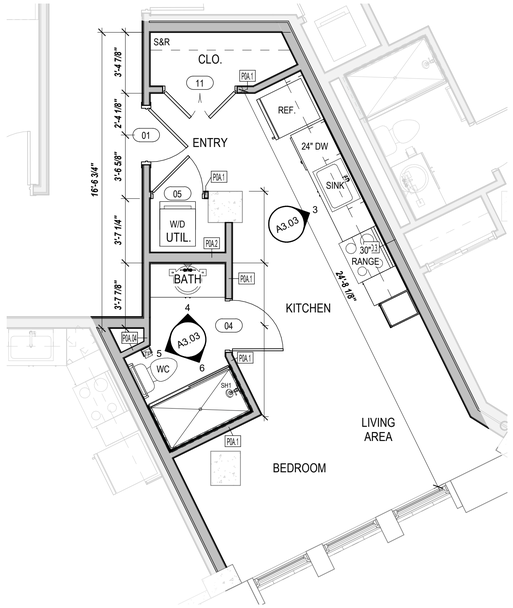

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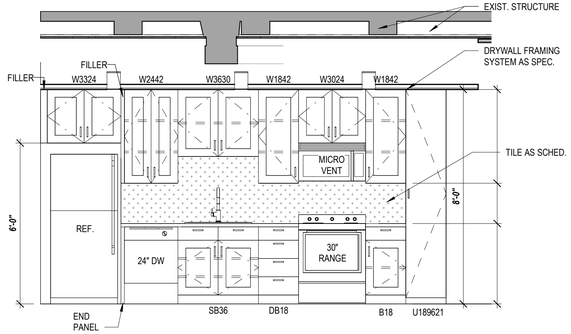

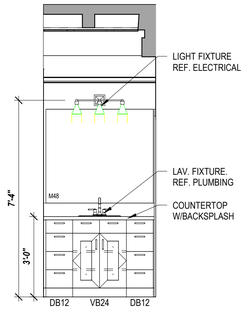

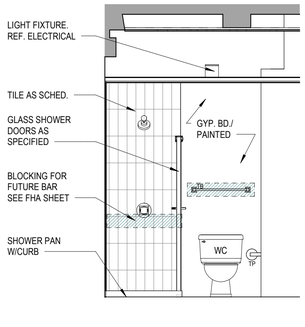

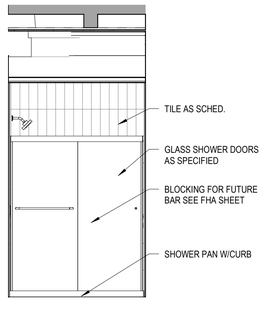

NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

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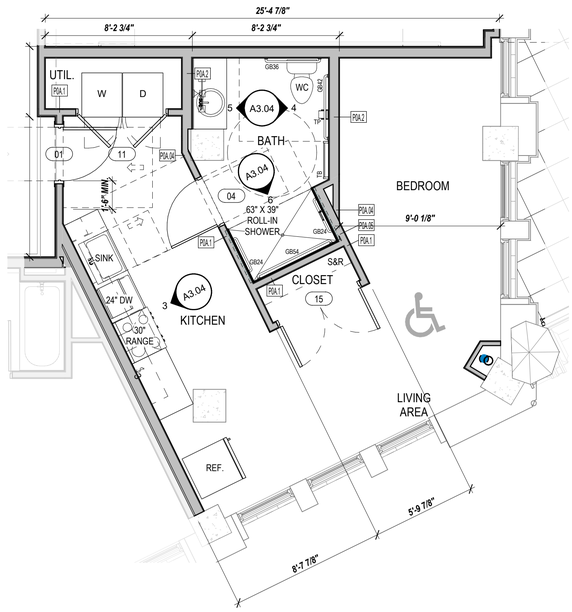
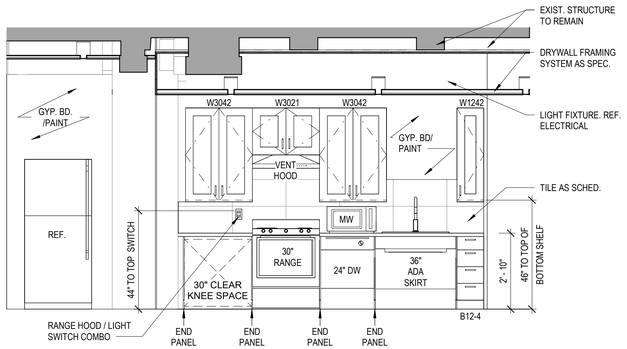
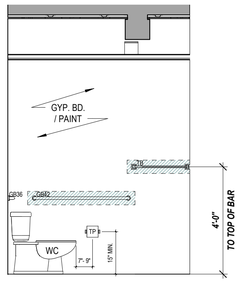
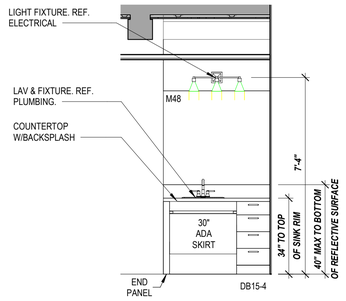
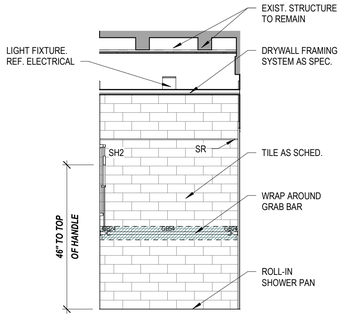
ARCHITECTS











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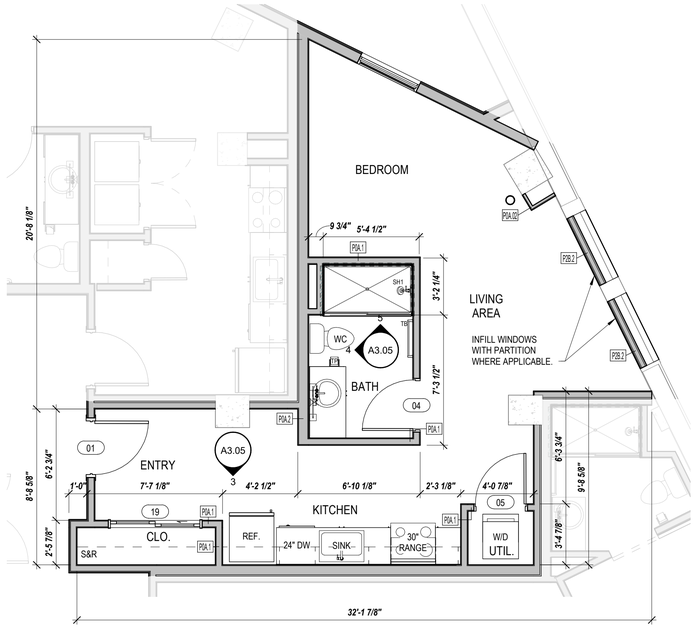

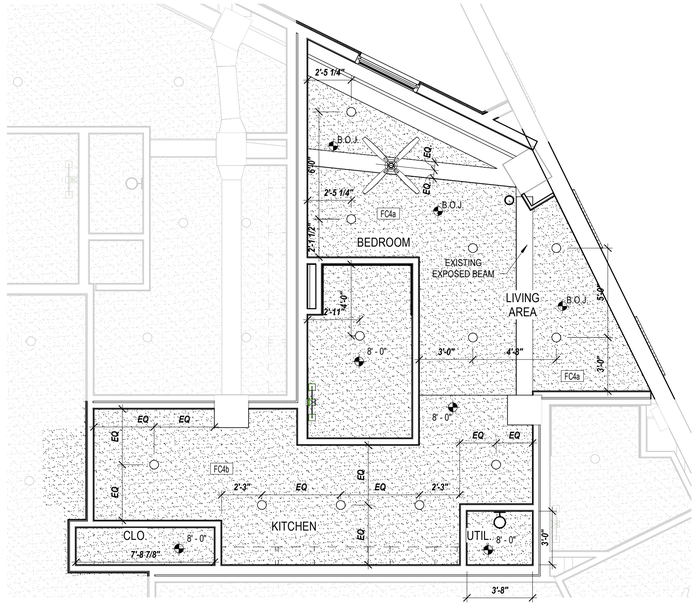

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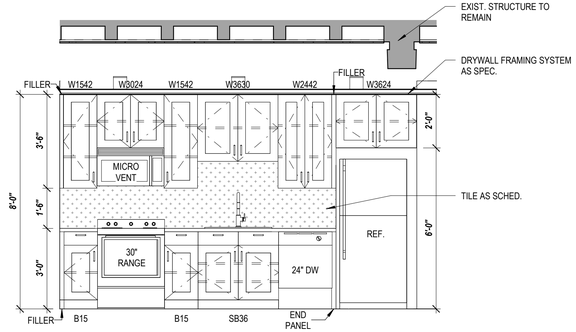

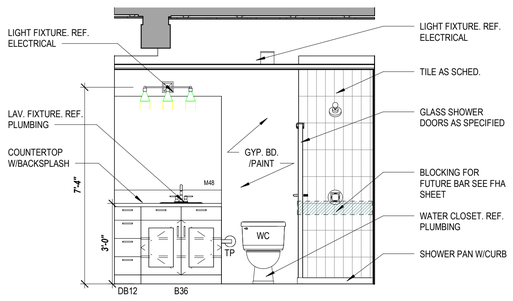

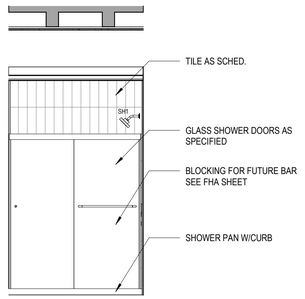

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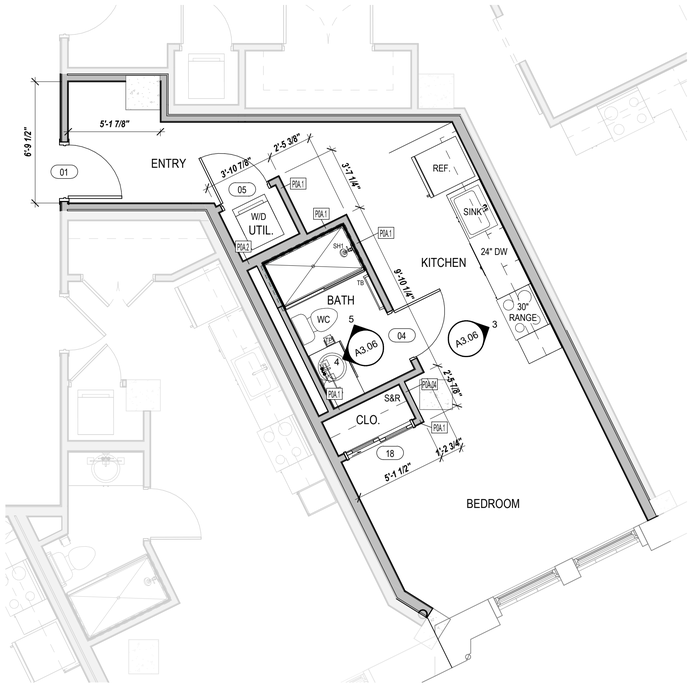

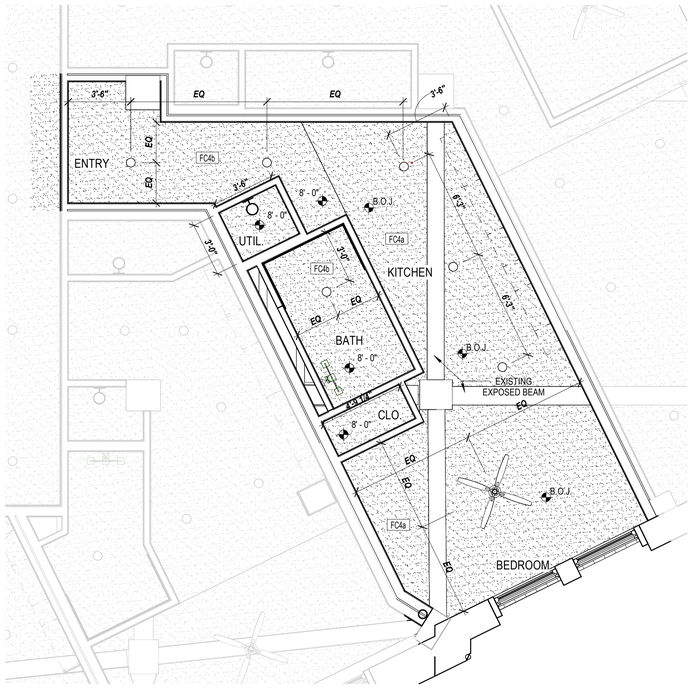

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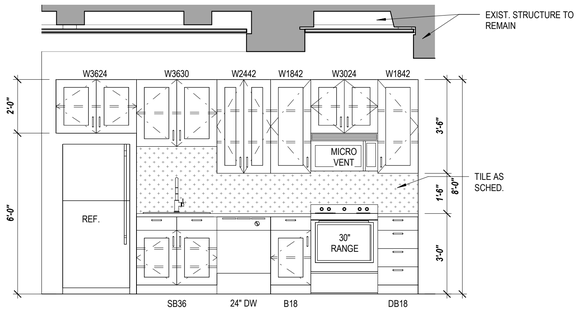

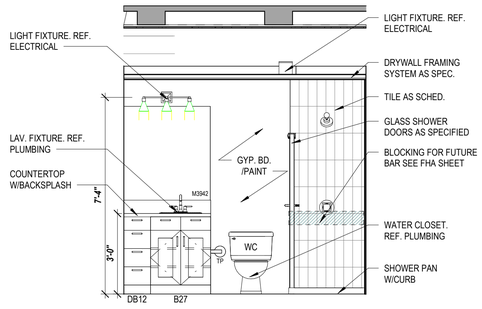

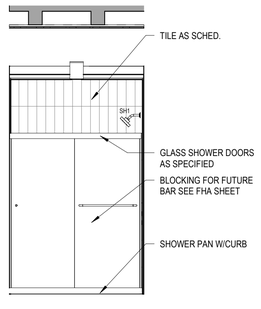

NEW PLAN / RCP LEGEND

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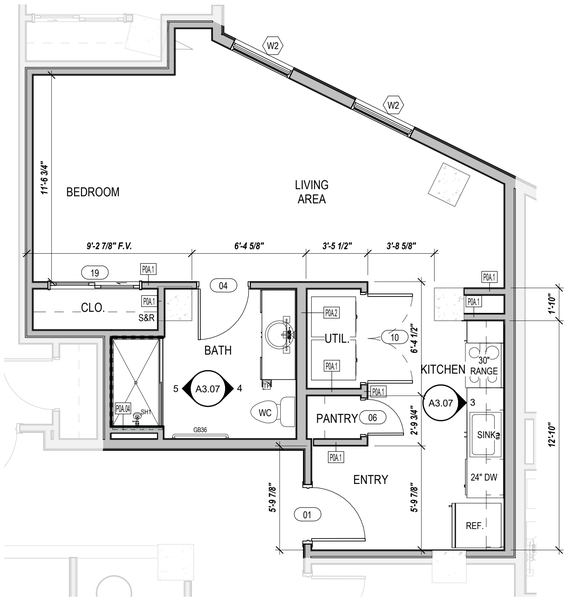

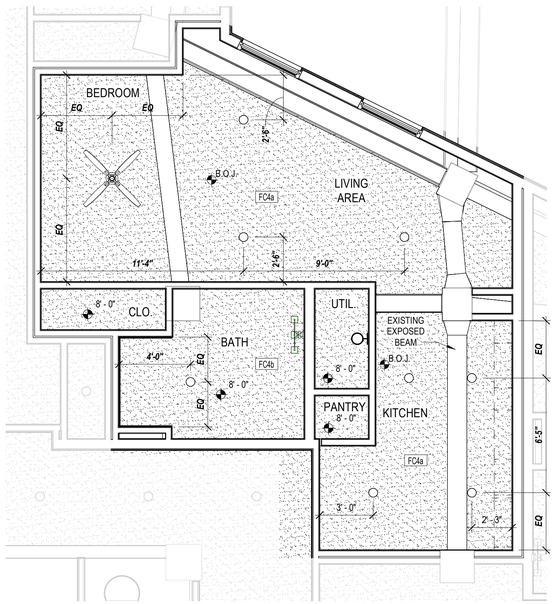

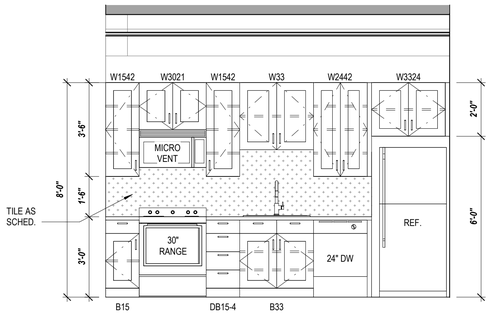

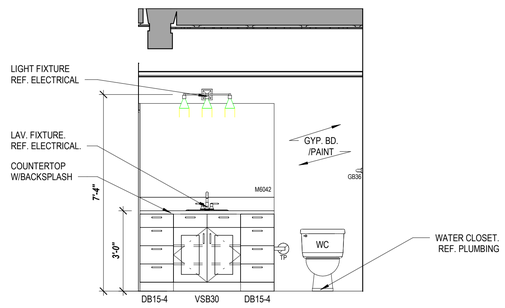

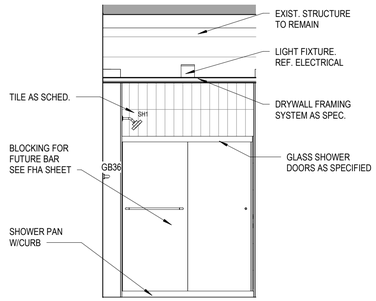

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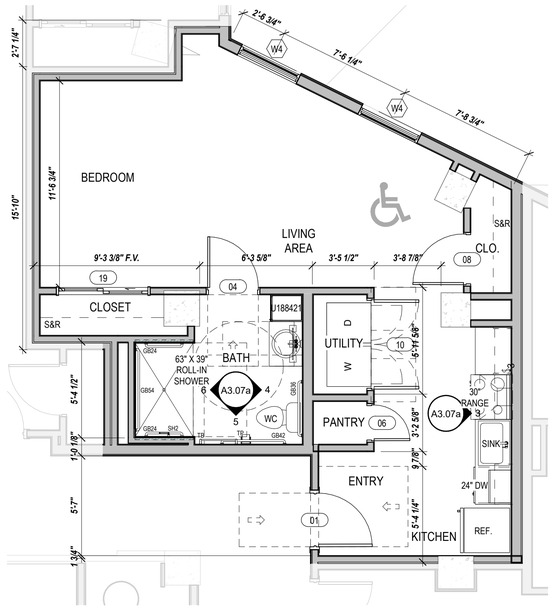

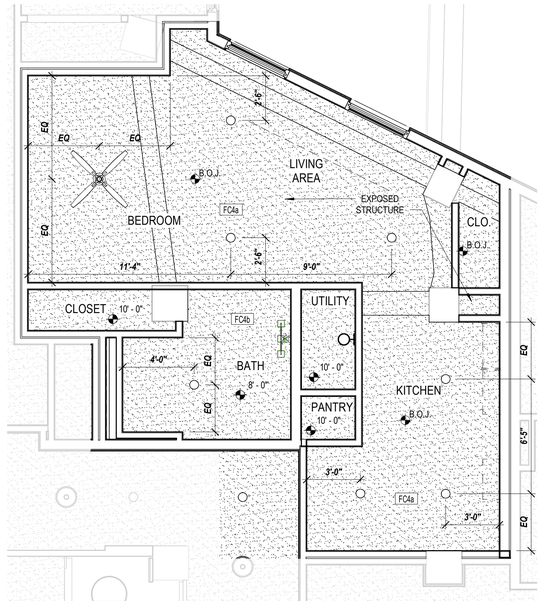

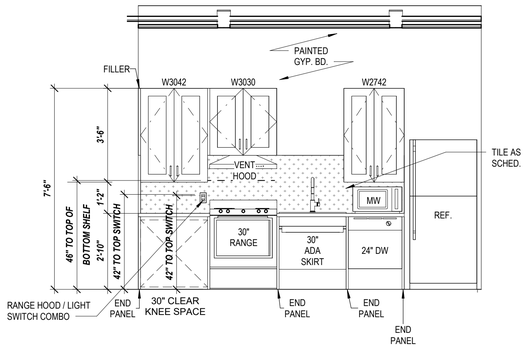

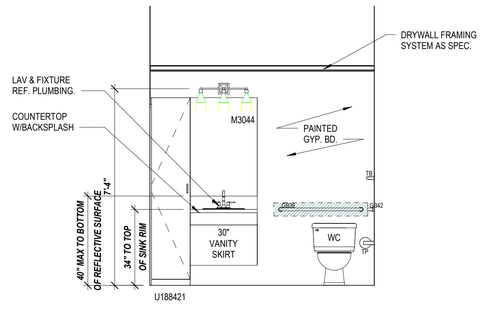

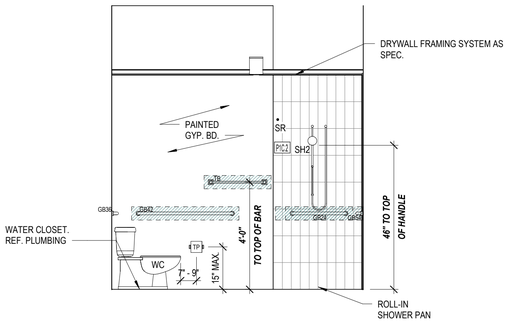

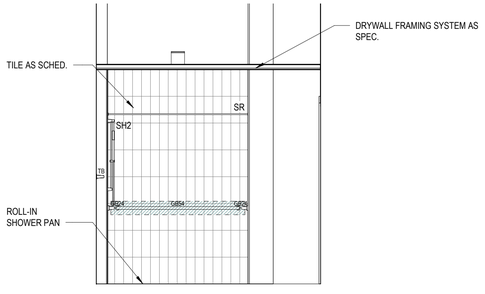

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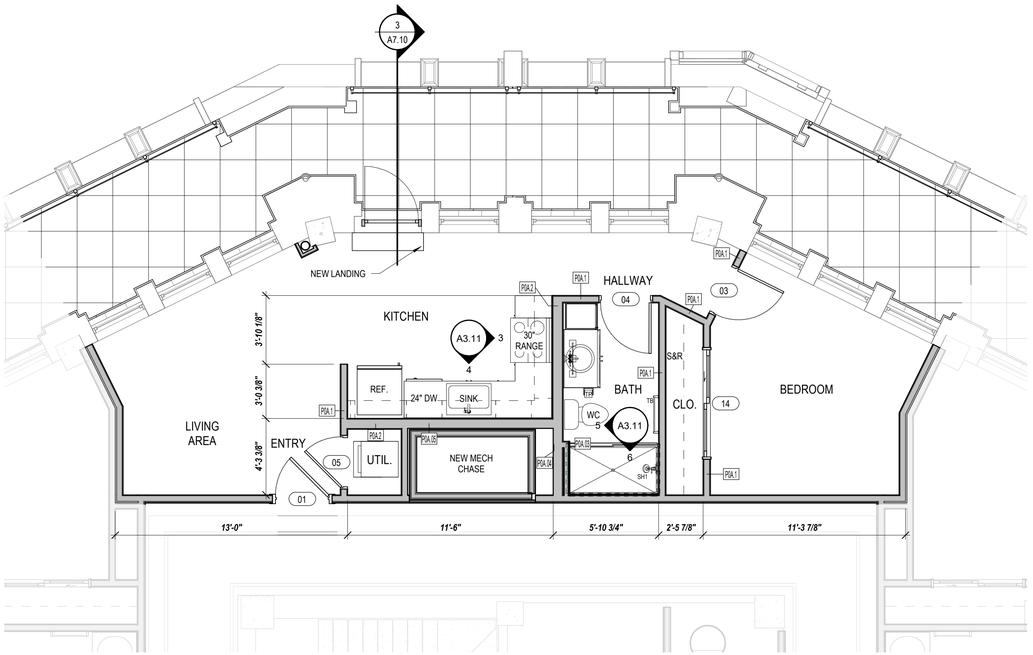

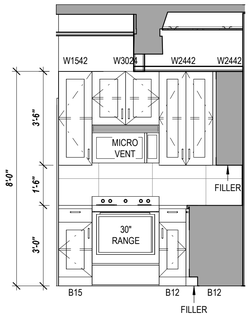

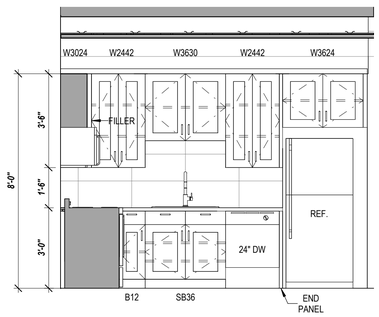

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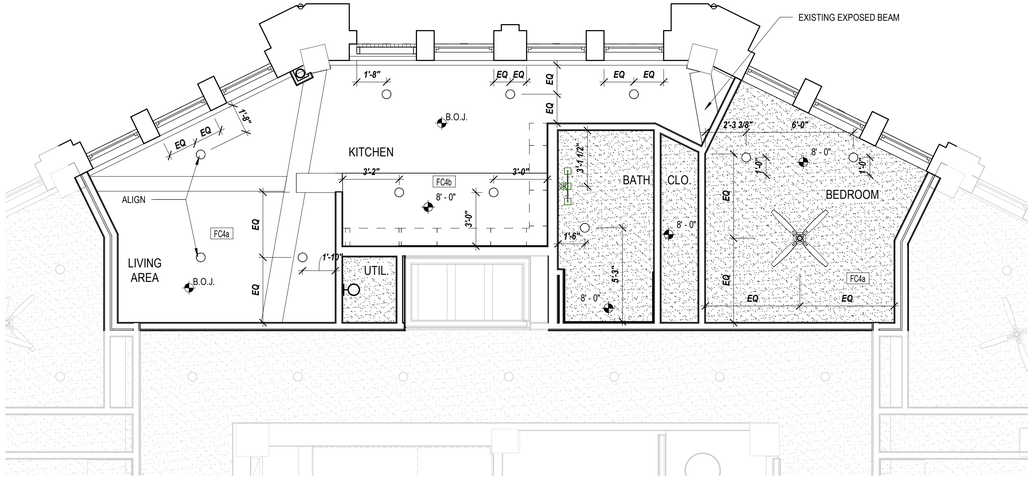

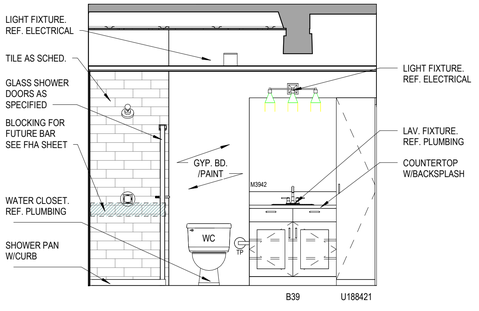

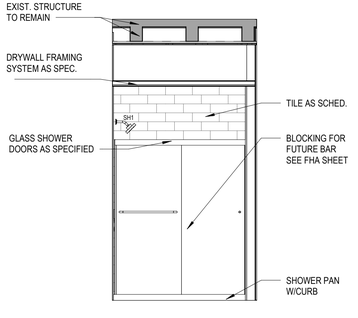

NEW PLAN / RCP LEGEND

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- NEW GYPSUM BOARD CEILING
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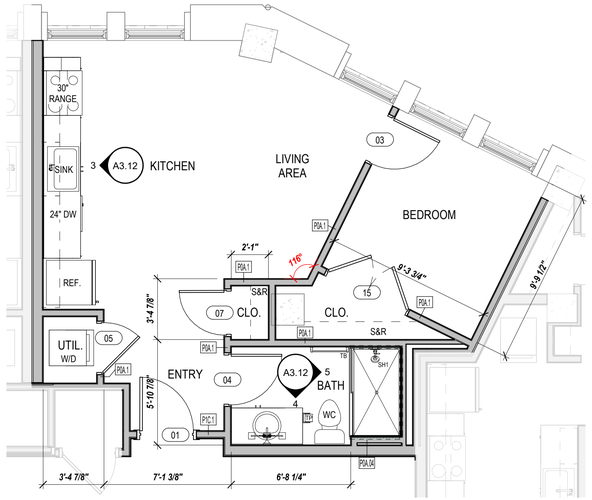

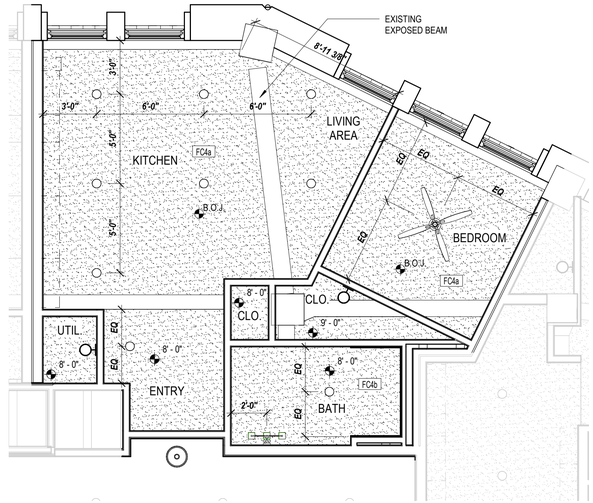

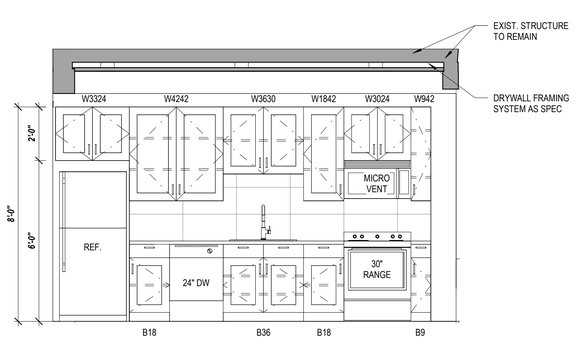

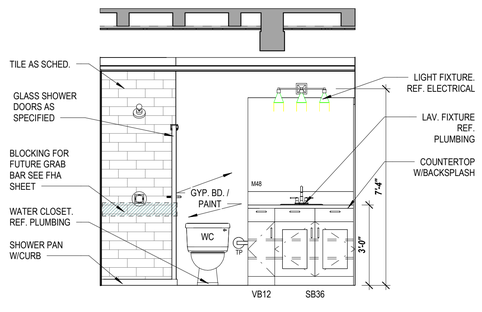

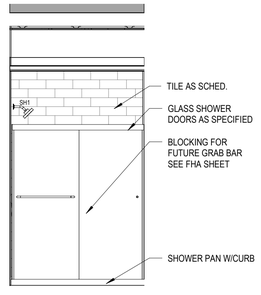

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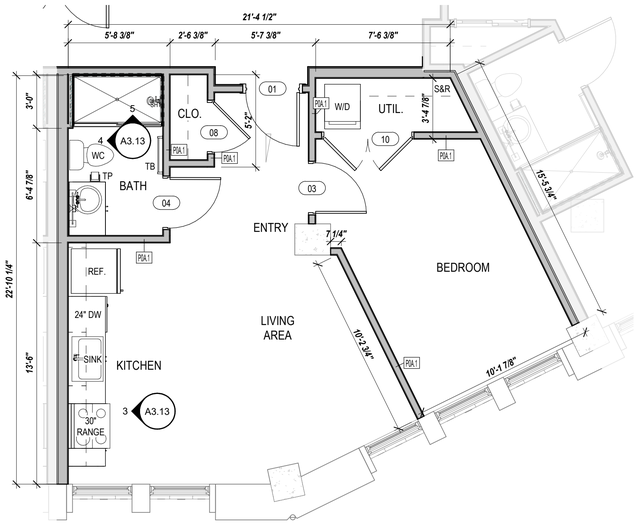

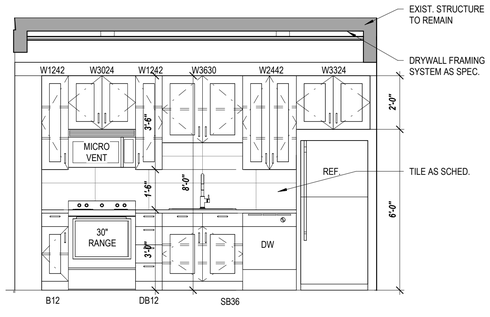

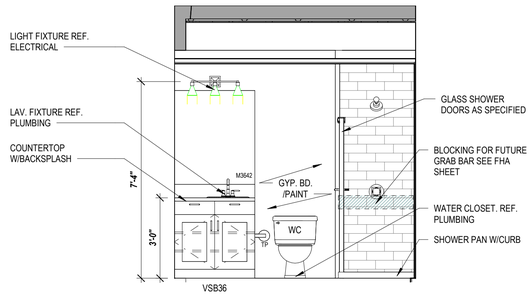

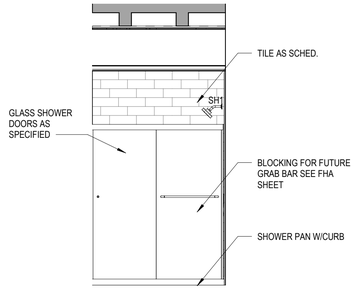

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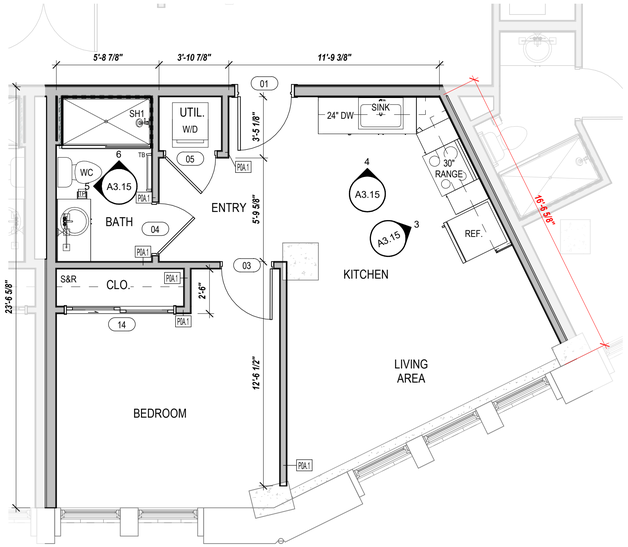
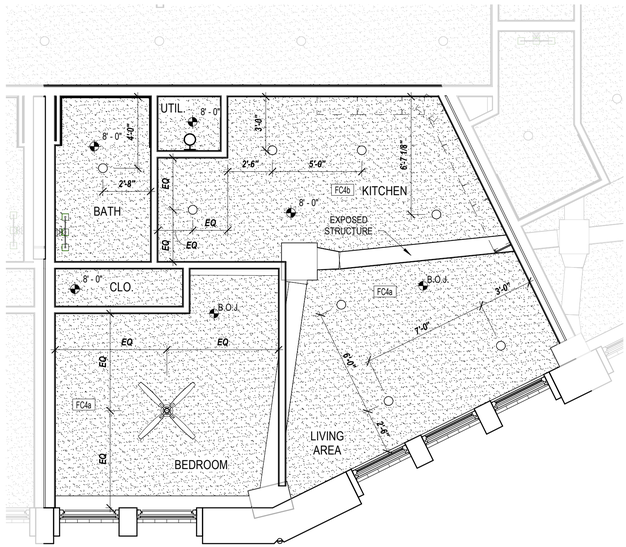
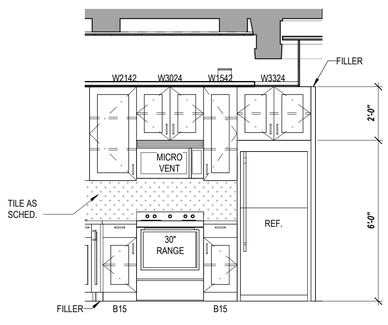
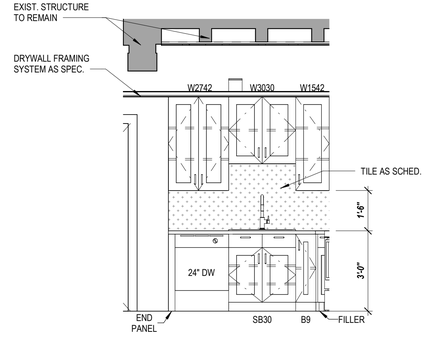
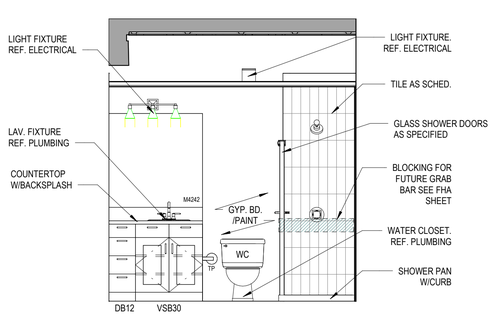


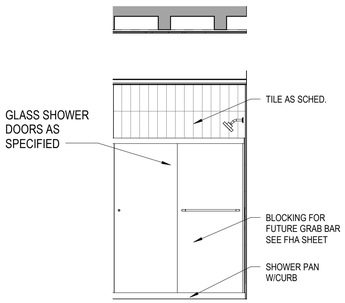


EXIST. STRUCTURE









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*NOTE:
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3RD FLOOR - B.O.J. - FC4a / FC4b
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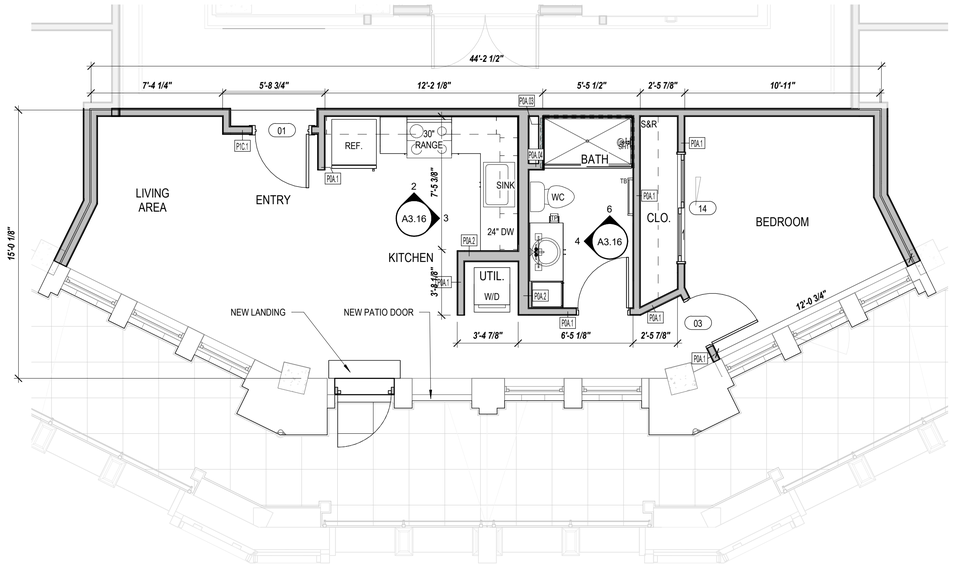

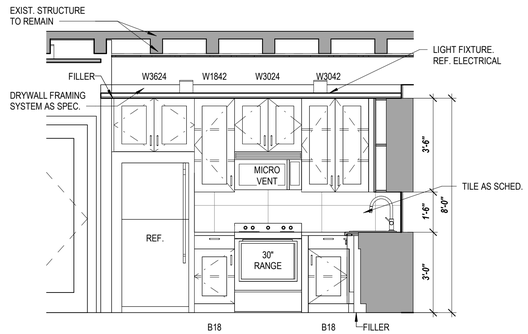

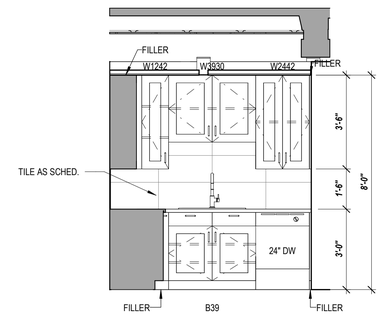

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GB#	GRAB BAR (# = LENGTH) X 1 1/2"DIA	REF ADA SHEET G1.03 FOR REQ'S
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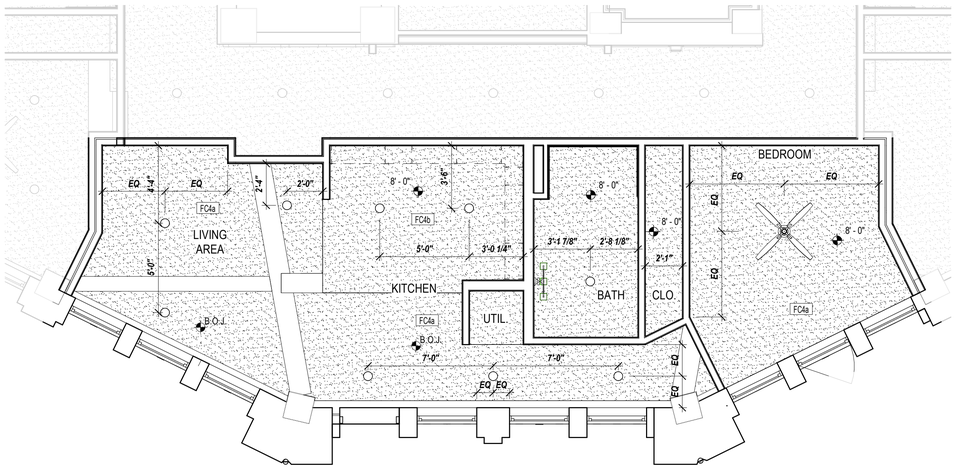

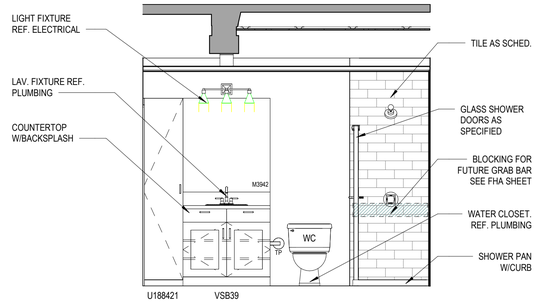

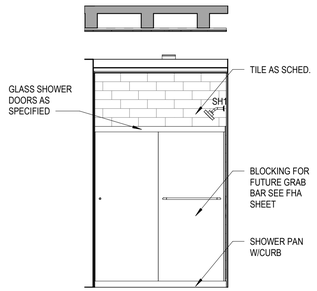

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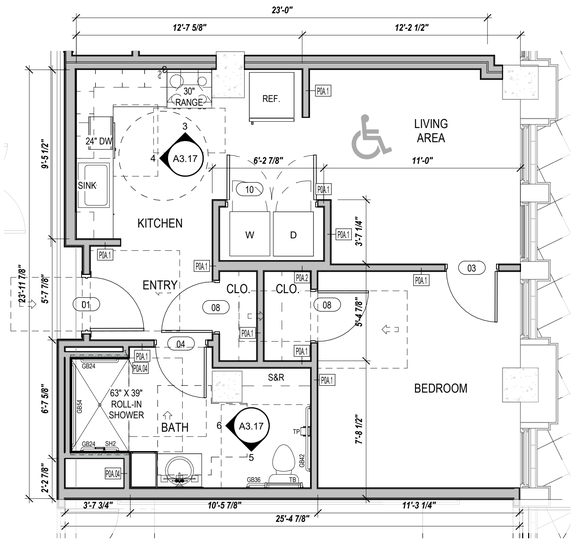

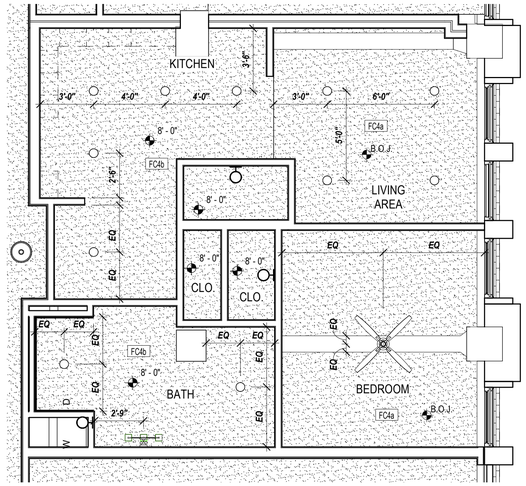

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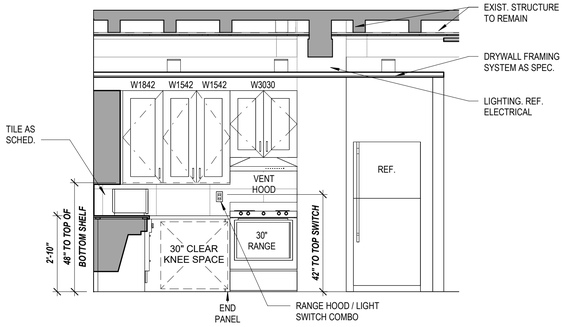

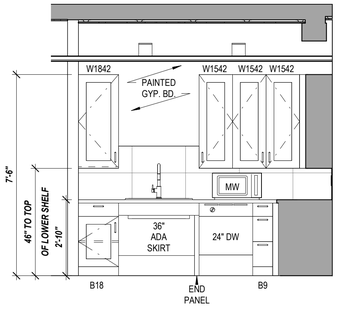

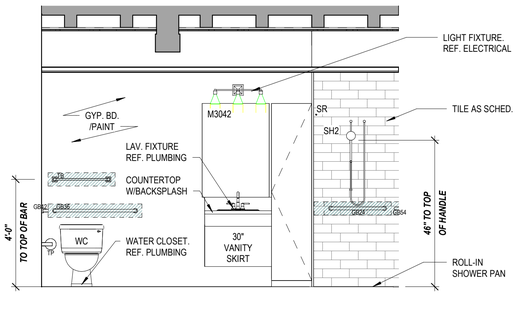

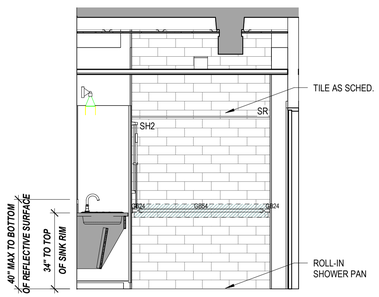

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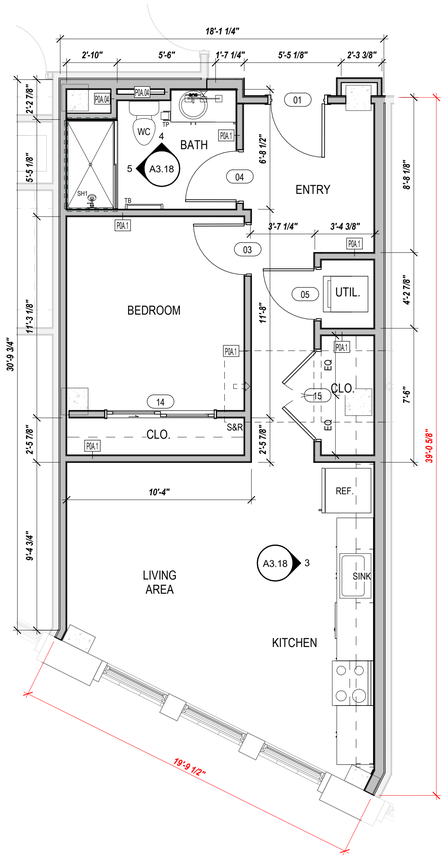

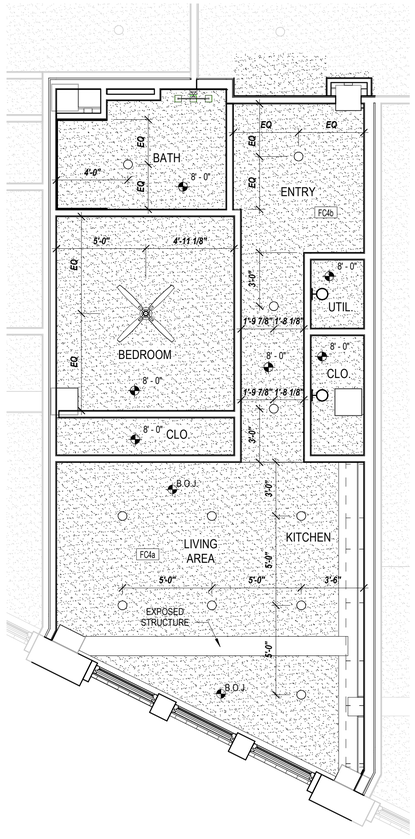

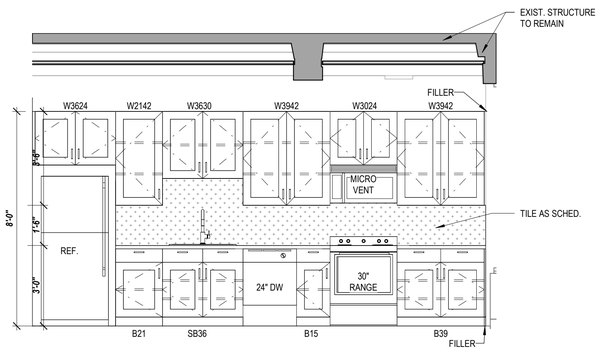

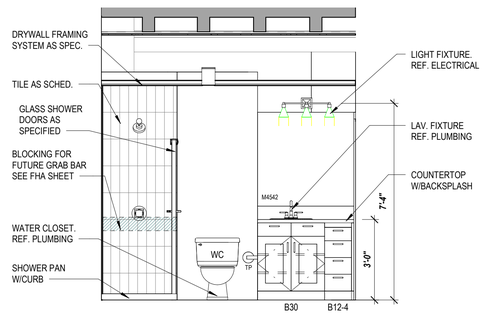

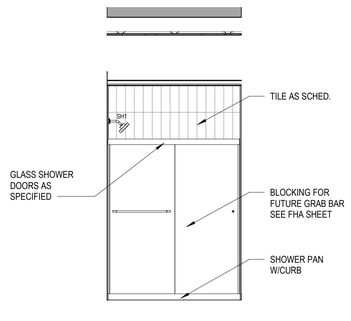

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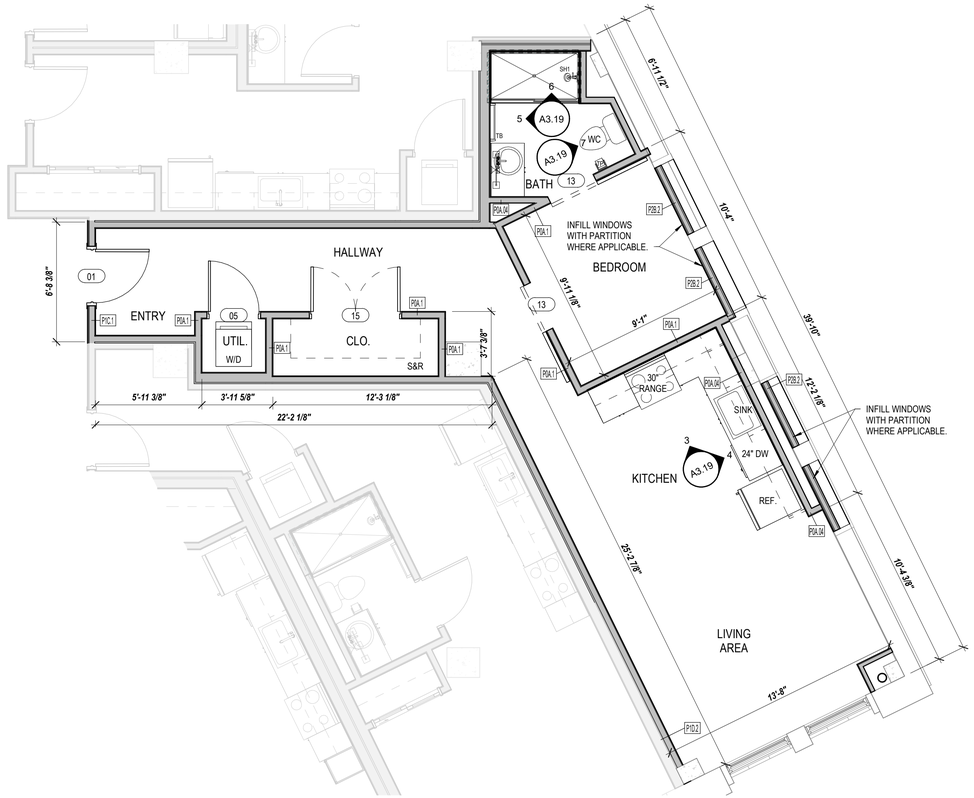
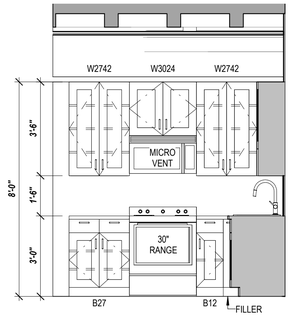
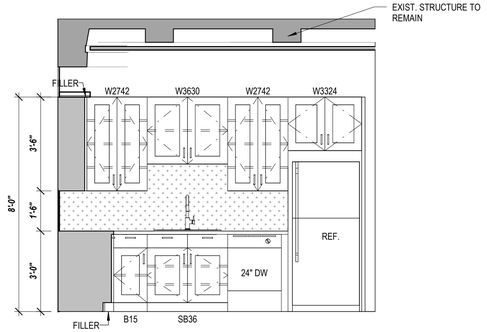
ARCHITECTS







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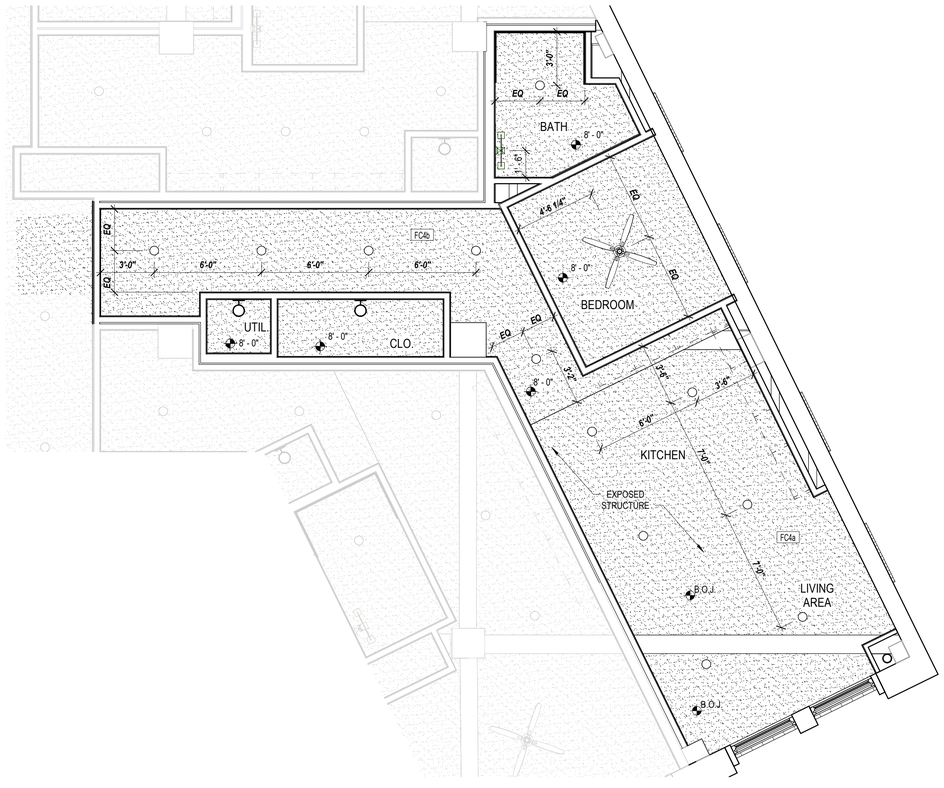

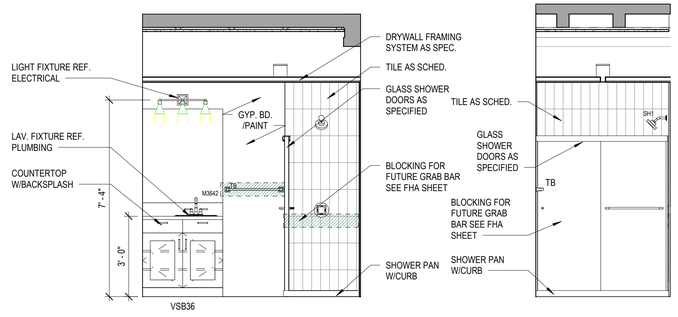

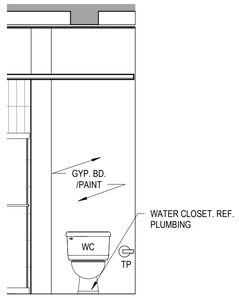

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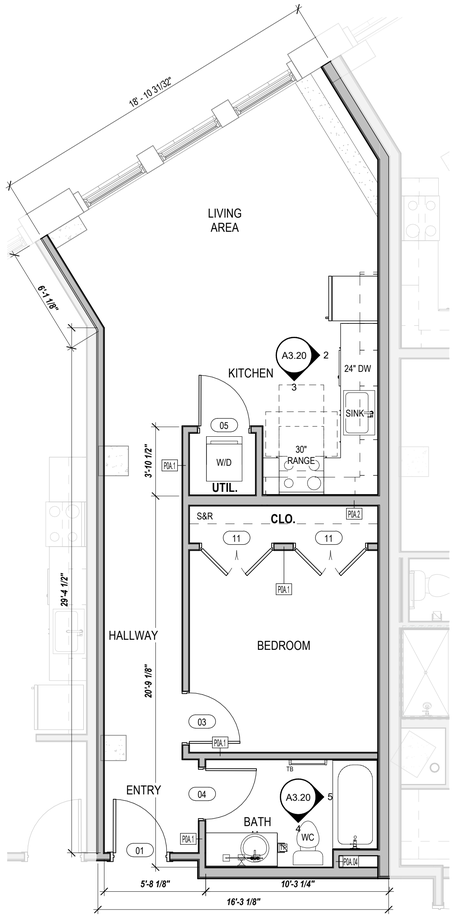
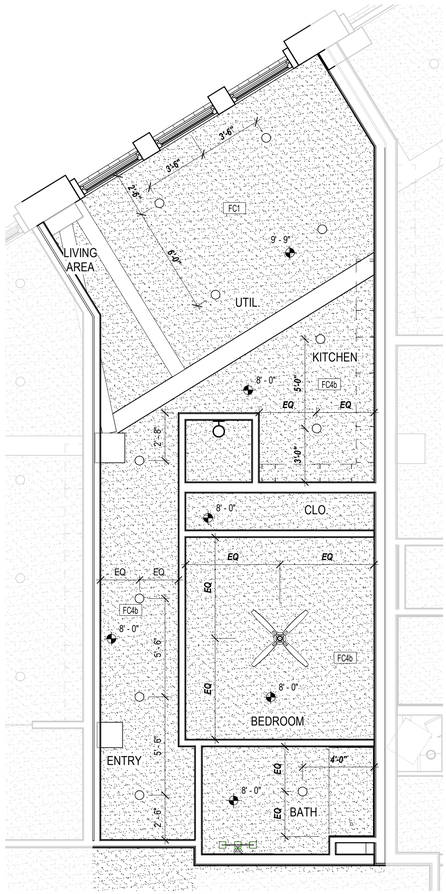
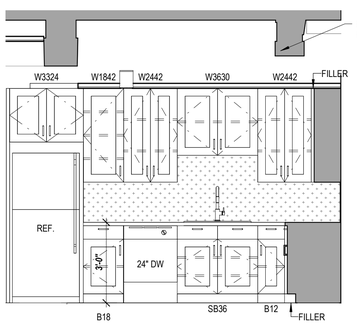
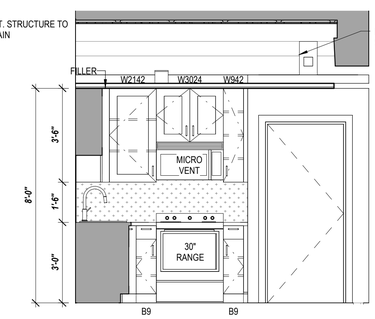
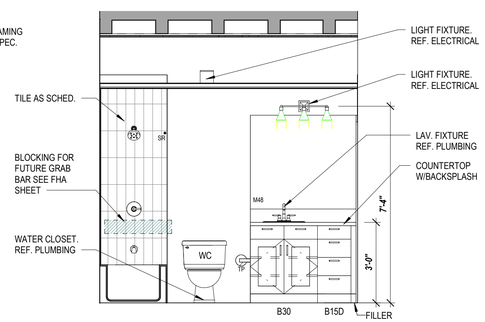
ARCHITECTS

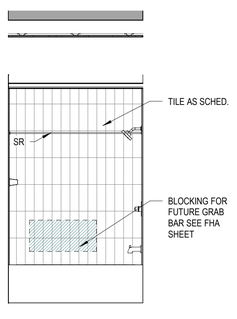












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FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE

NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

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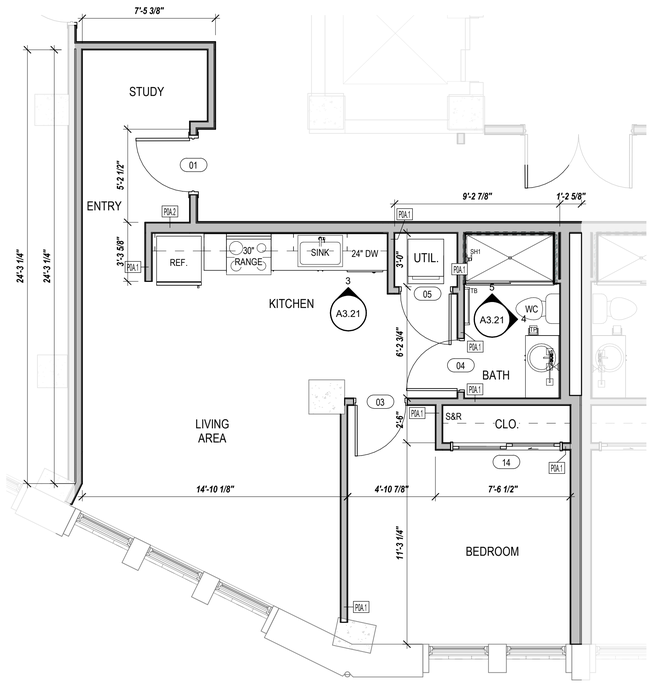

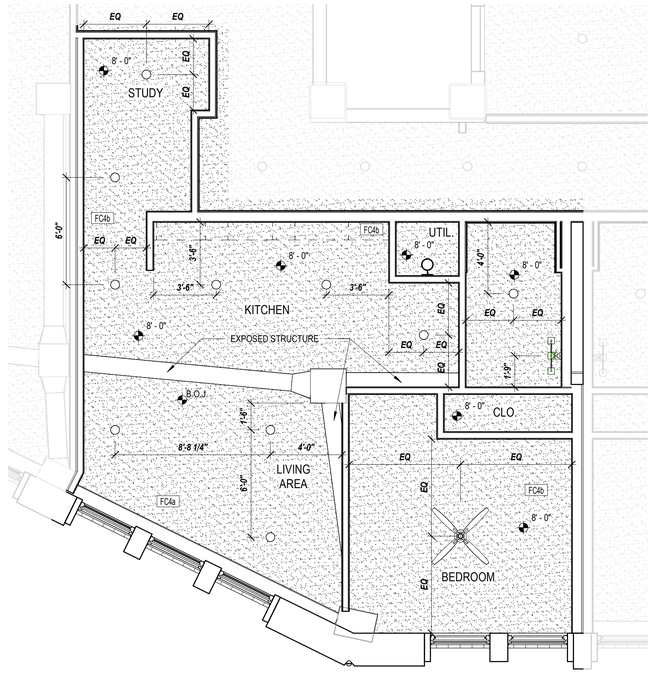

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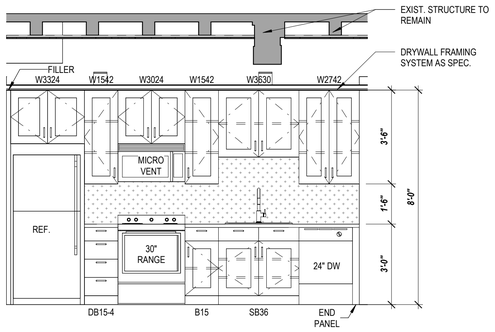

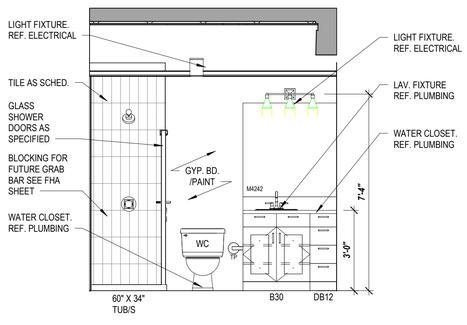

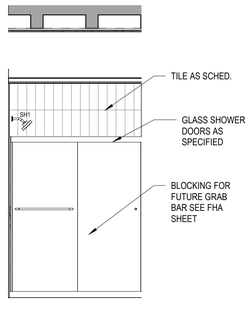

NEW PLAN / RCP LEGEND

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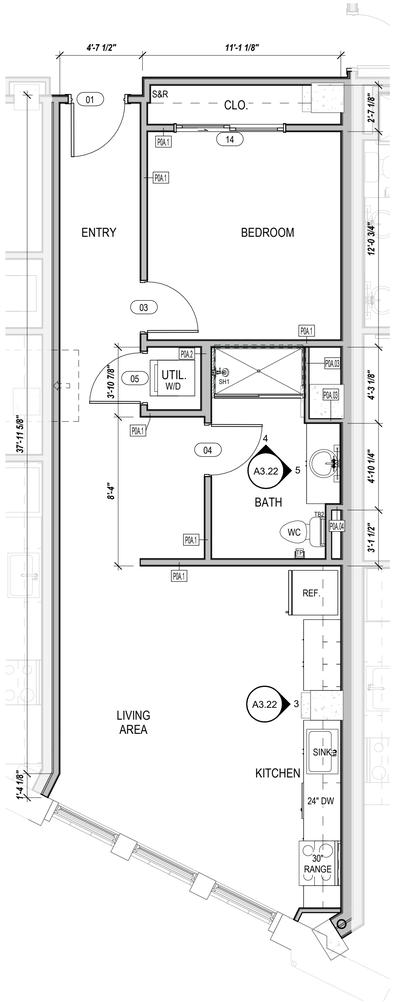

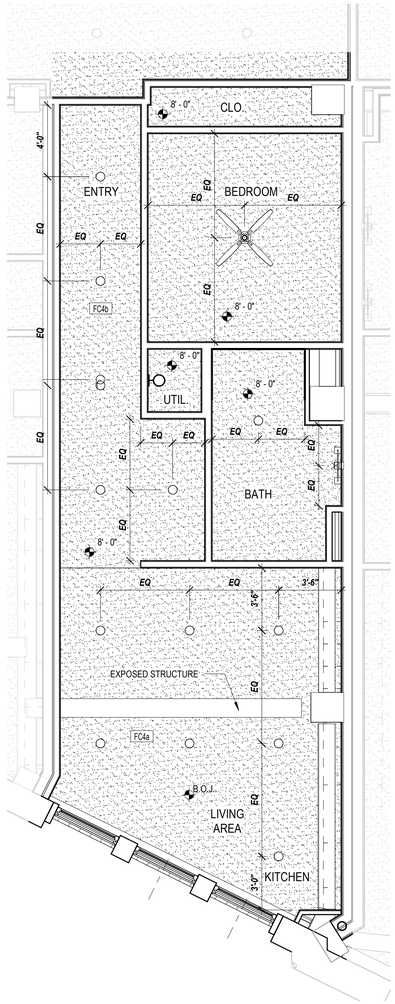

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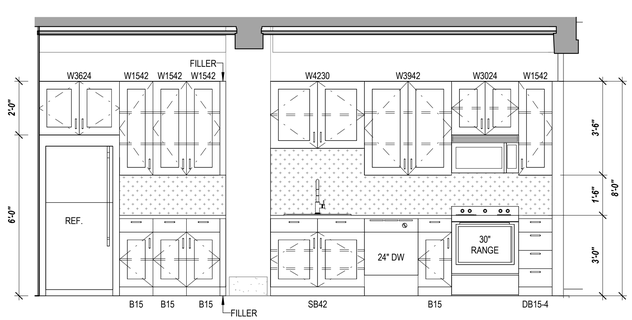

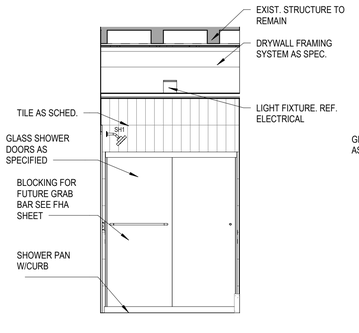

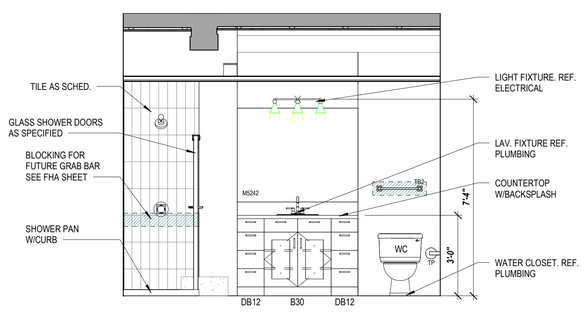

NEW PLAN / RCP LEGEND

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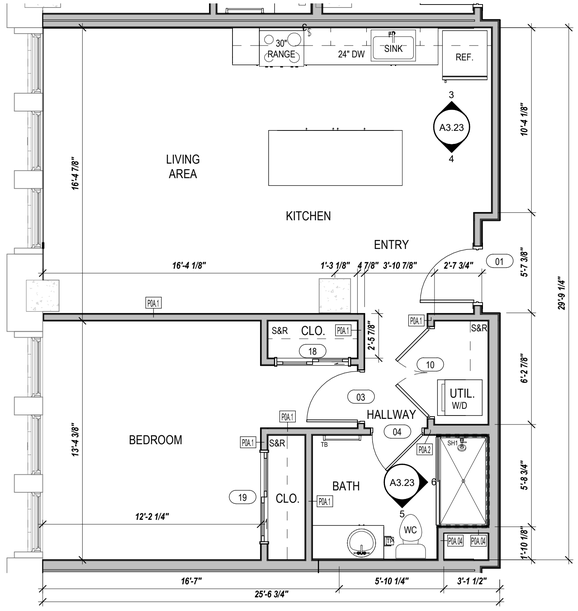

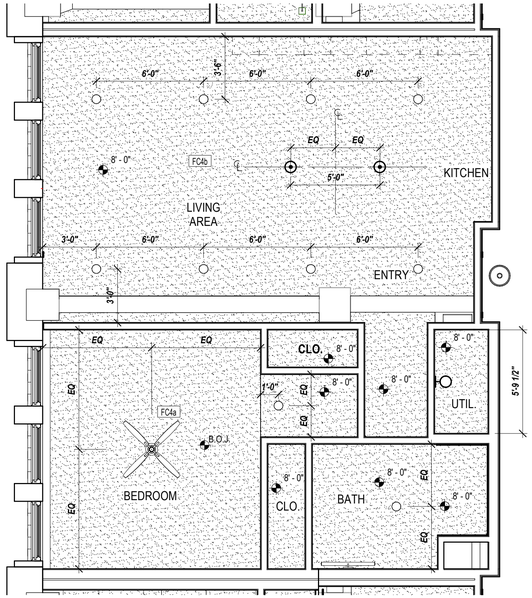

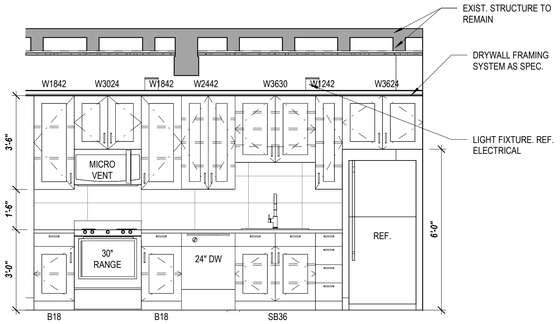

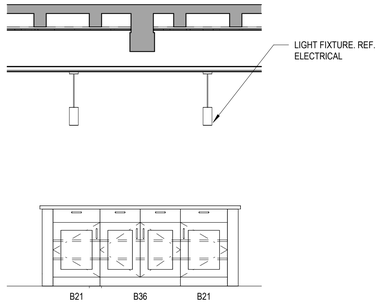

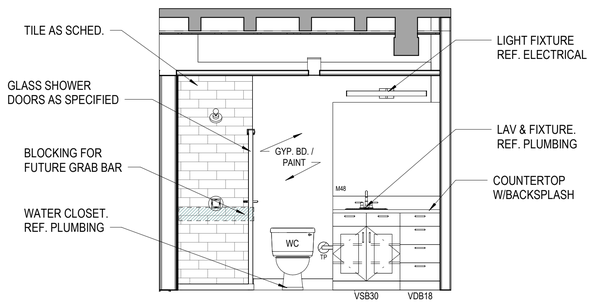

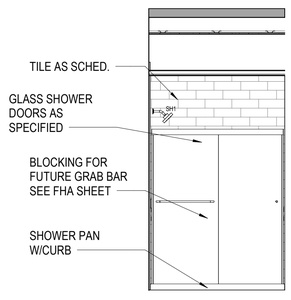

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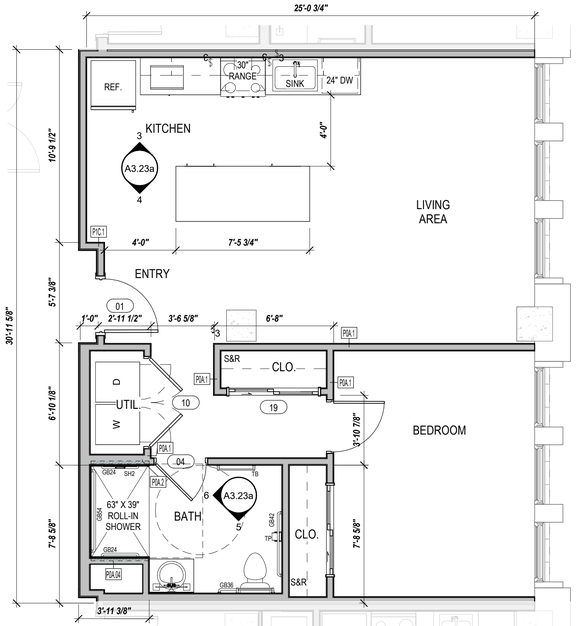

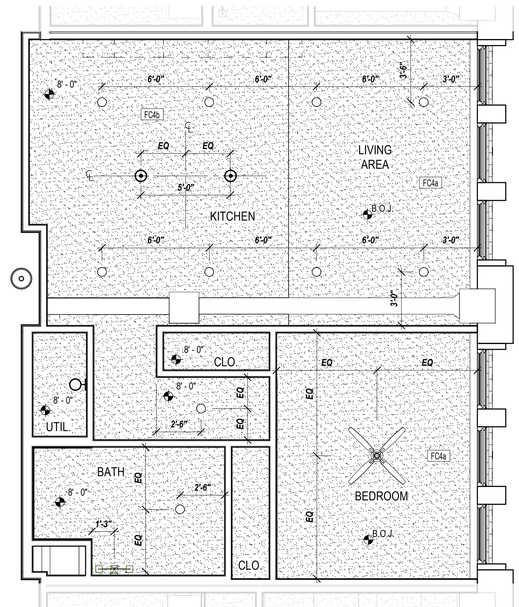

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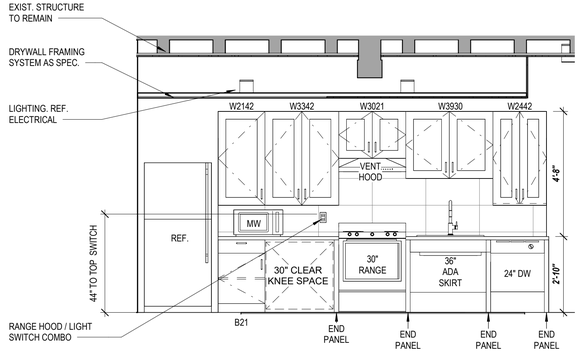

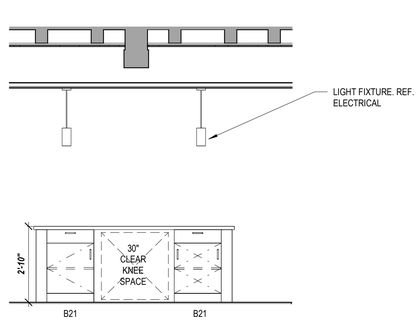

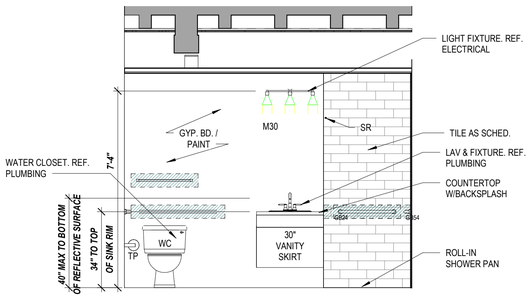

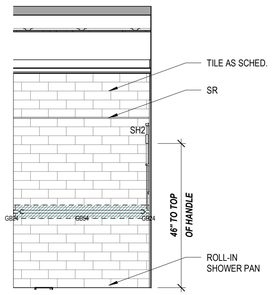

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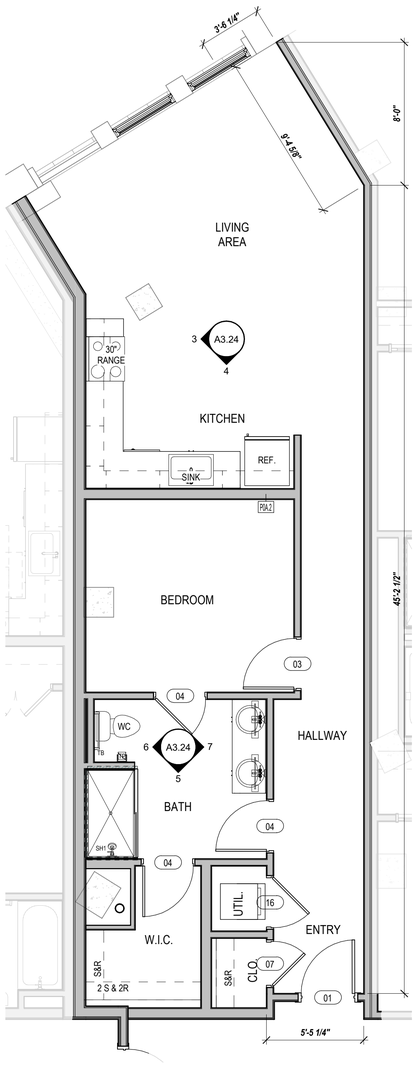

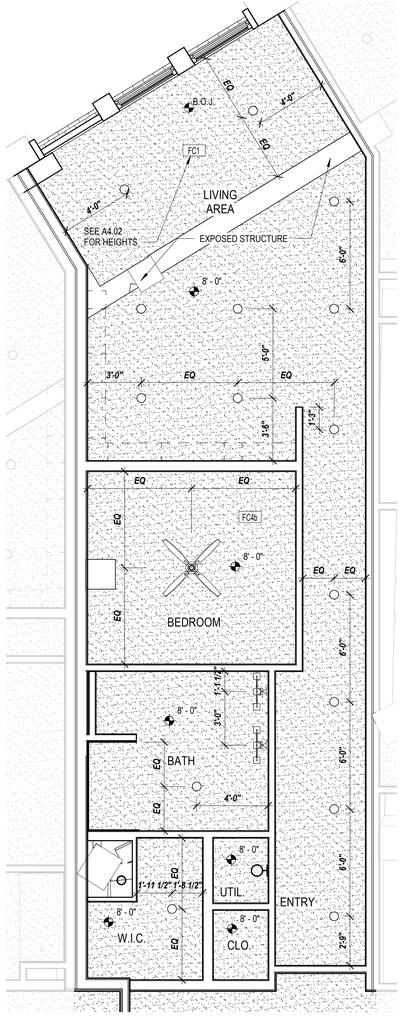

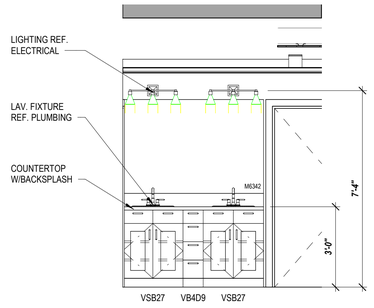

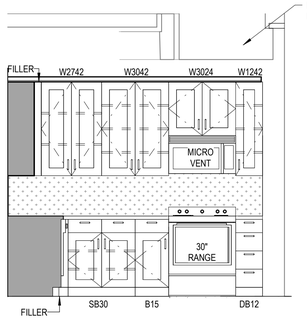

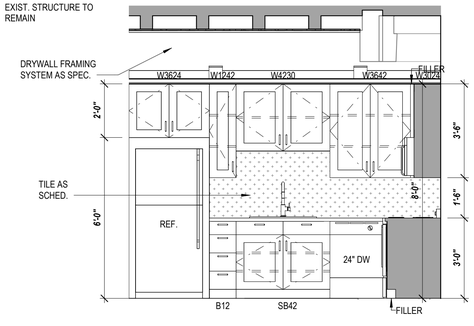

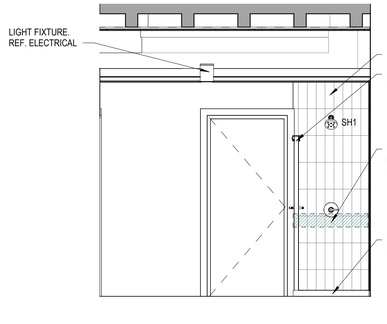

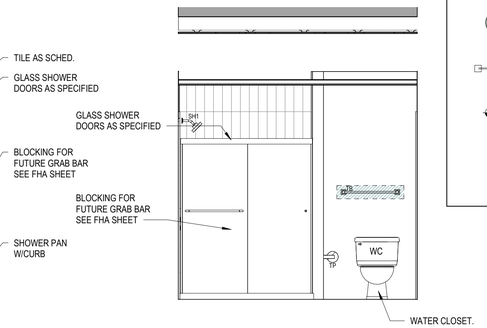

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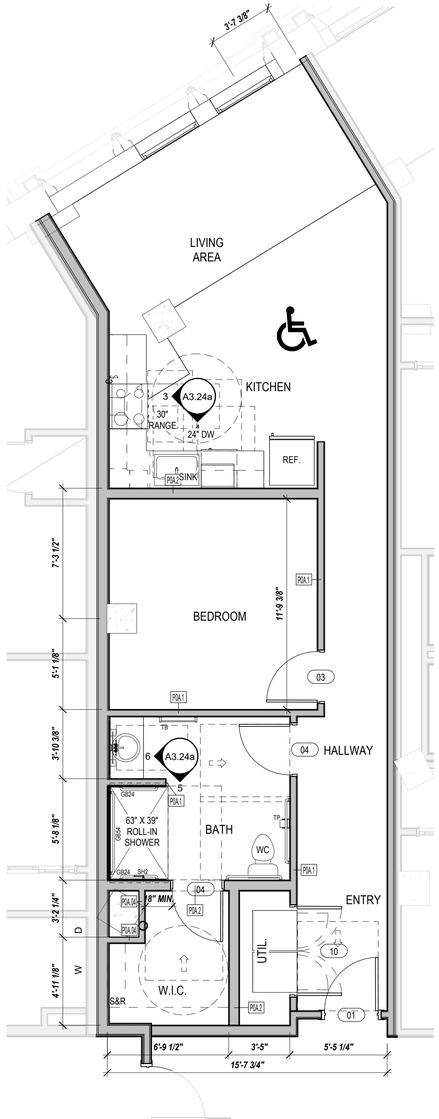

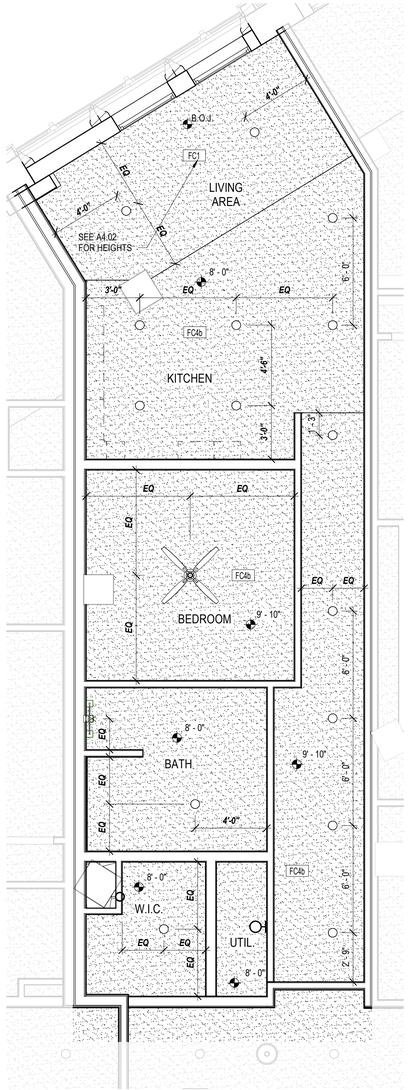

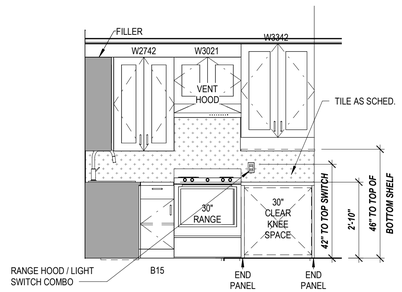

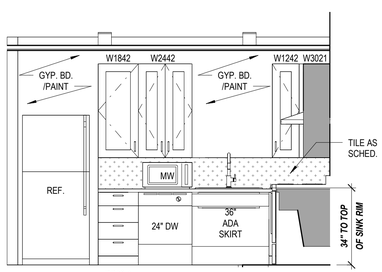

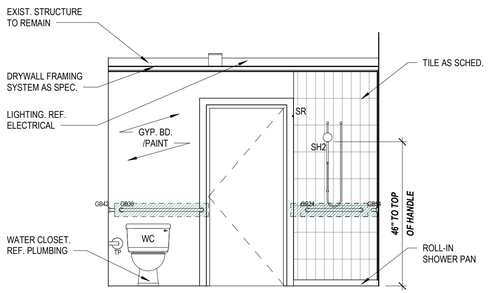

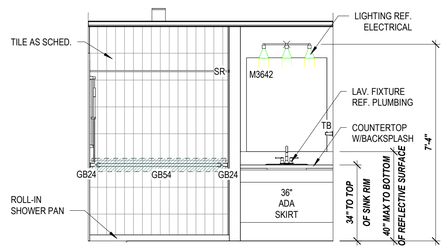

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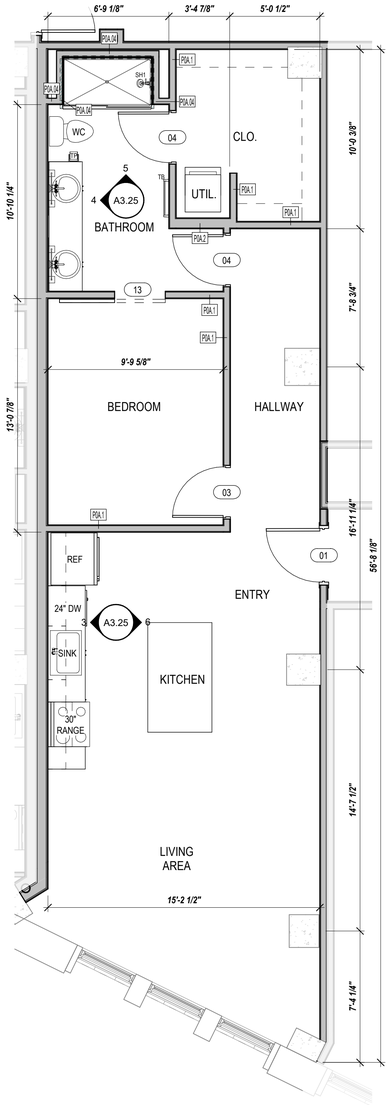

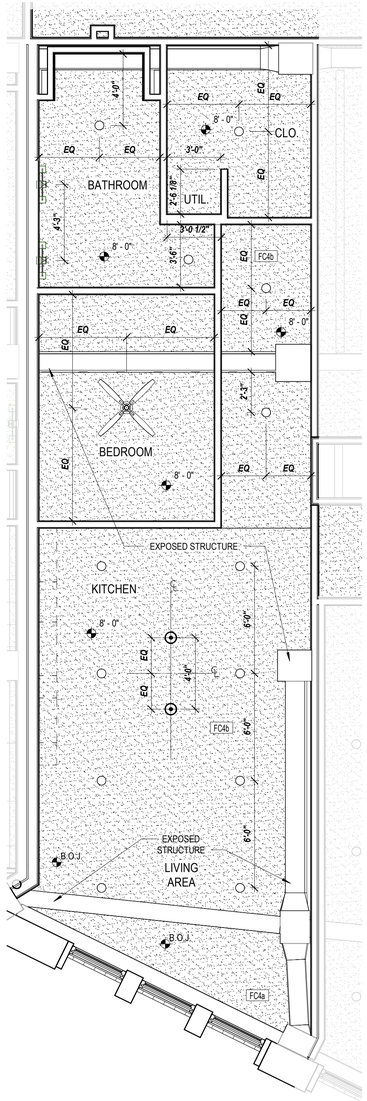

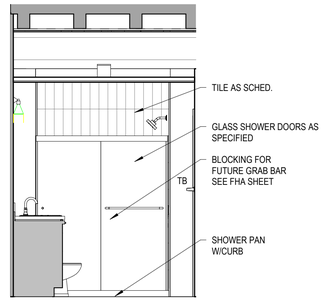

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TP	TOILET PAPER DISPENSER	17"-19"A.F.F. (7"-9" CENTERED FROM FACE OF WC)
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RH	ROBE HOOK	MOUNTED 12" MIN FROM TOP OF DOOR
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M#	MIRROR (# = W) X 42"H	EX. M36 = MIRROR 36"W X 42"H
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2ND - 6TH FLOOR

- EXISTING WALLS TO REMAIN.
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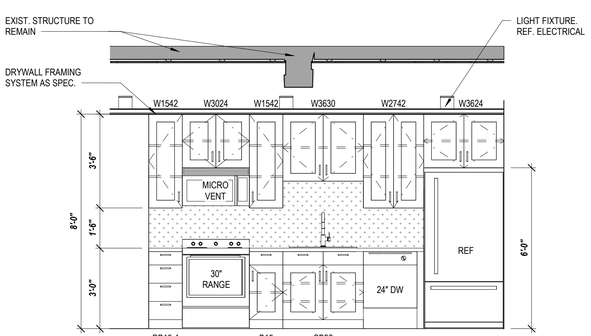

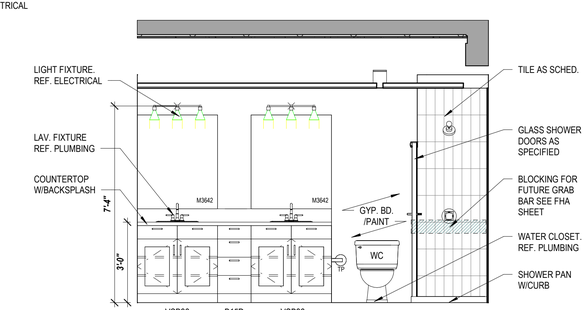

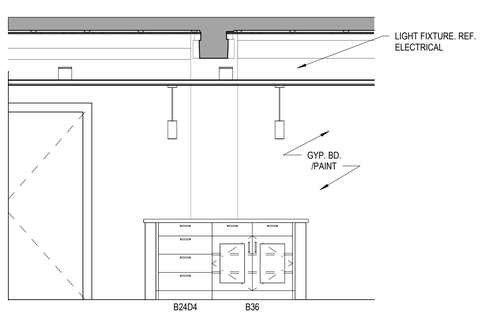

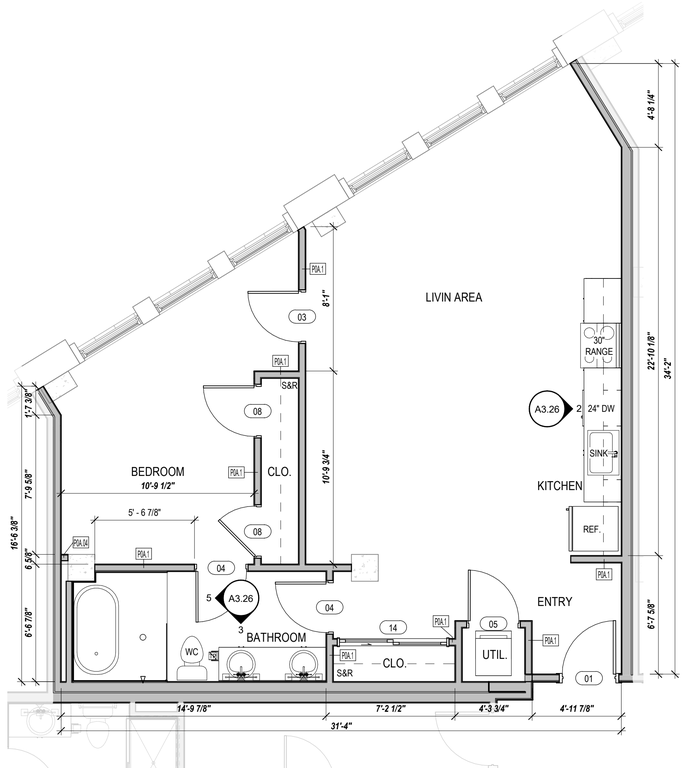

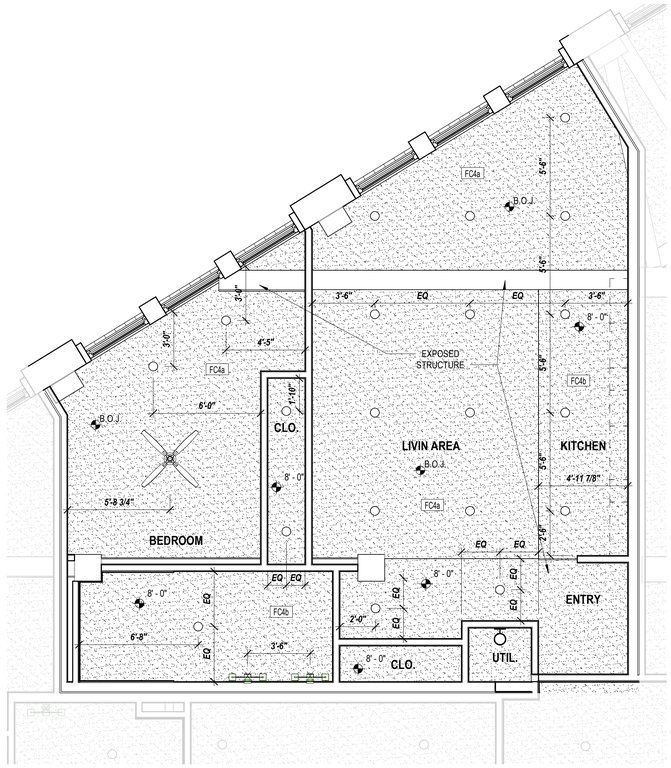

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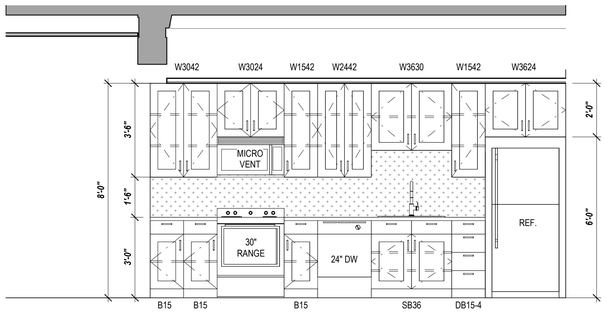

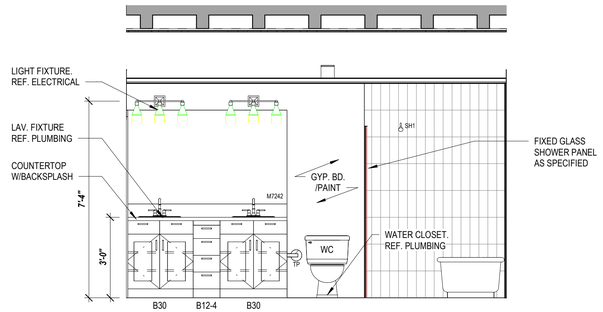

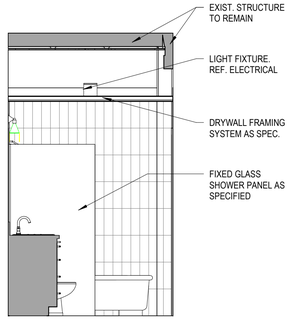

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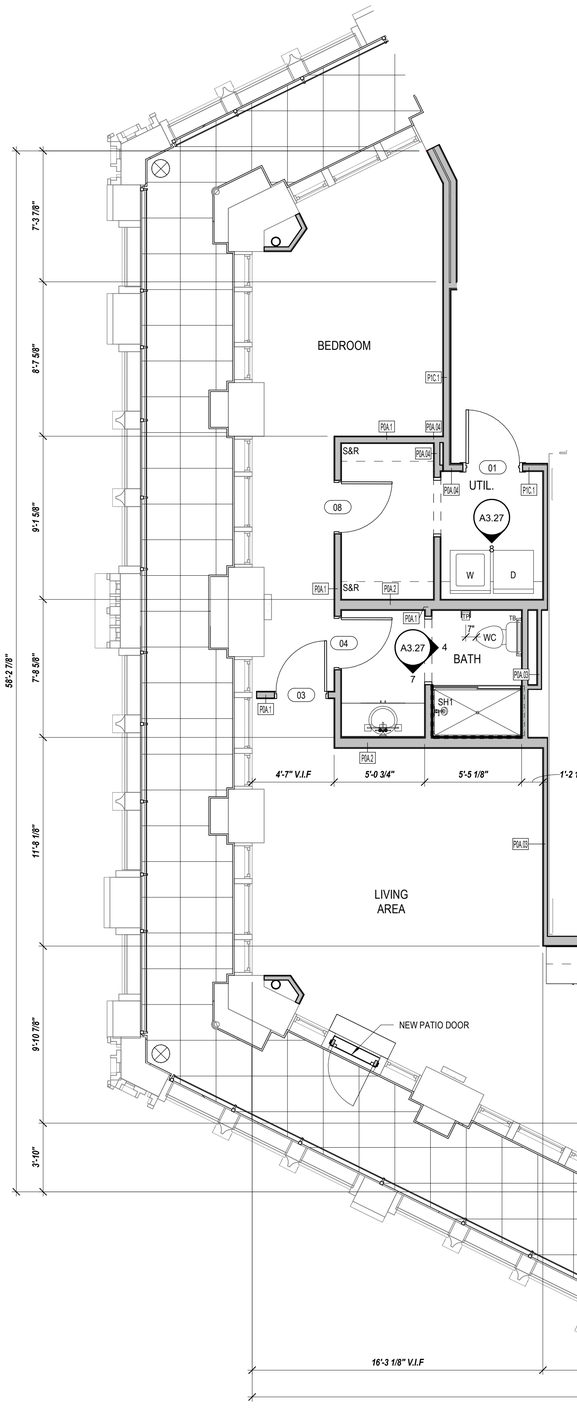

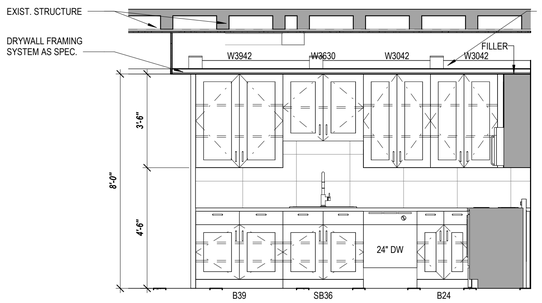

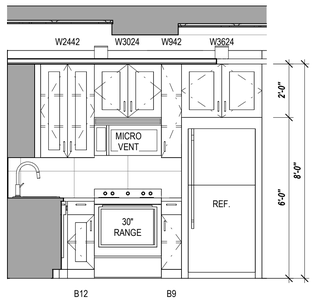

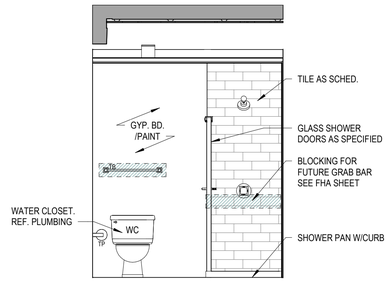

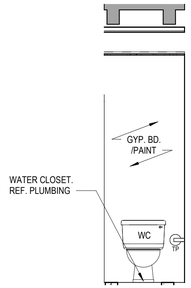

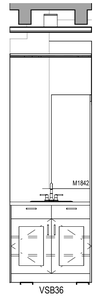

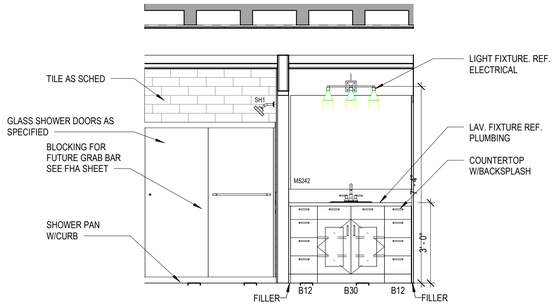

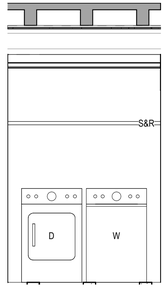

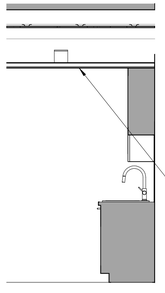

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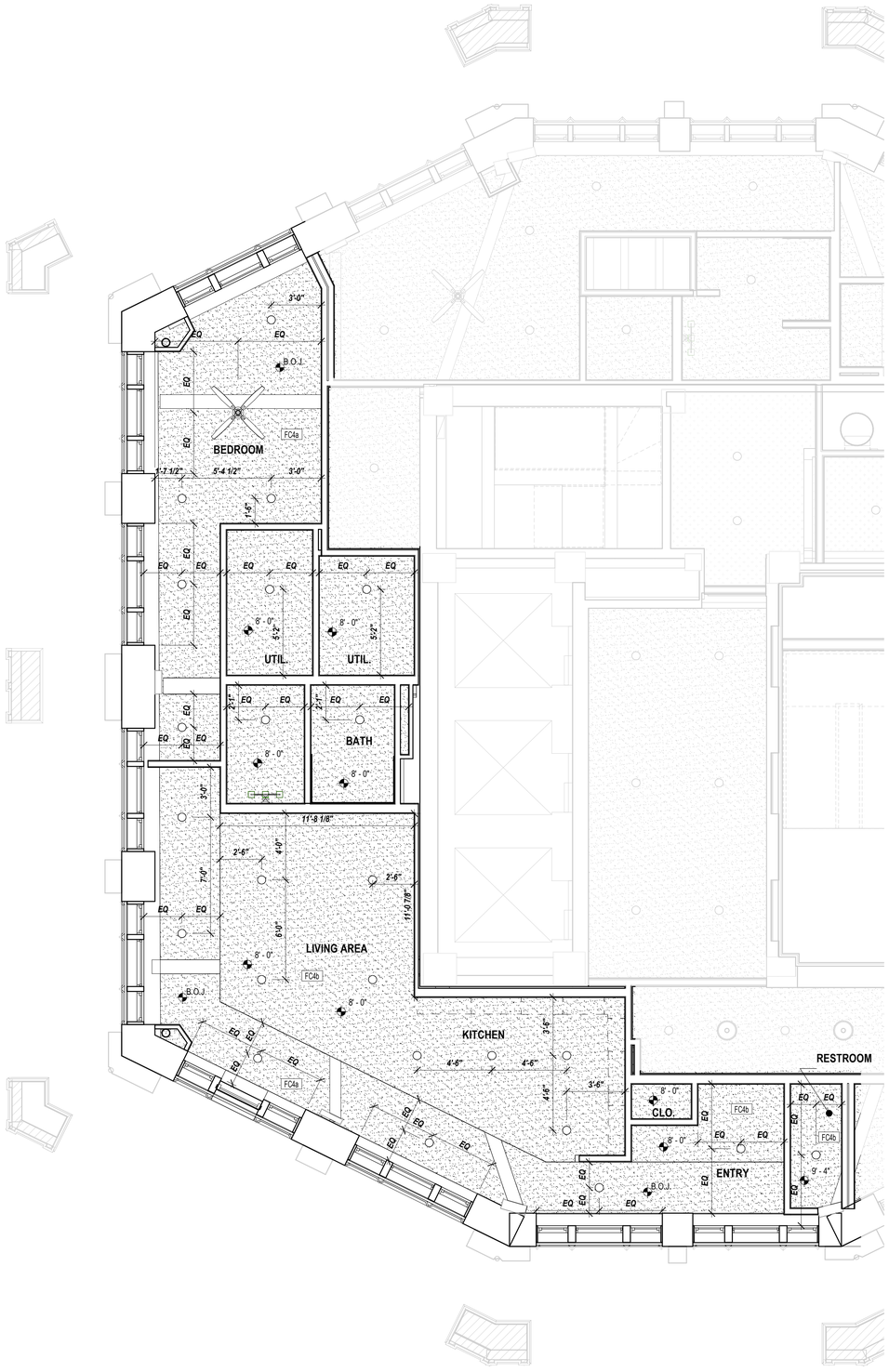

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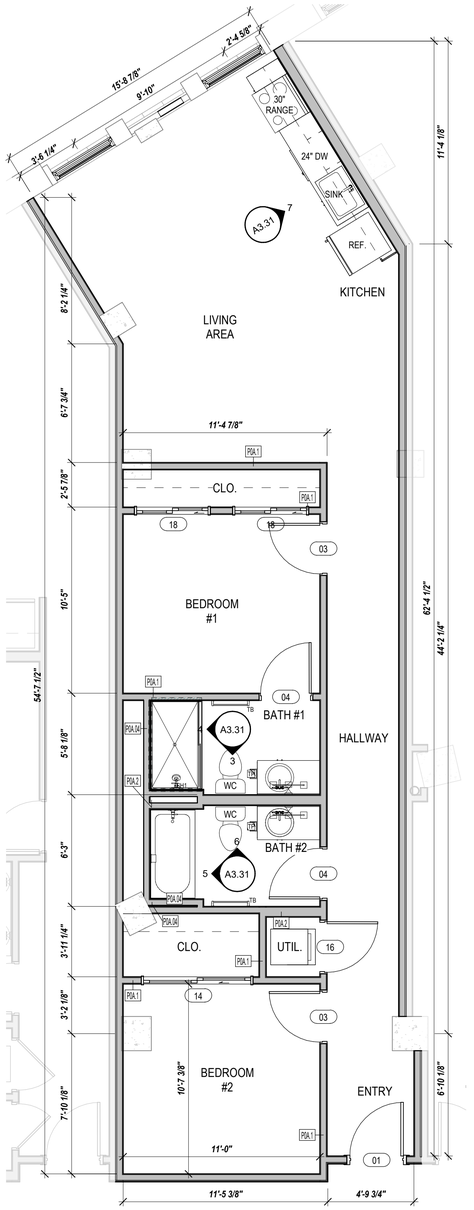

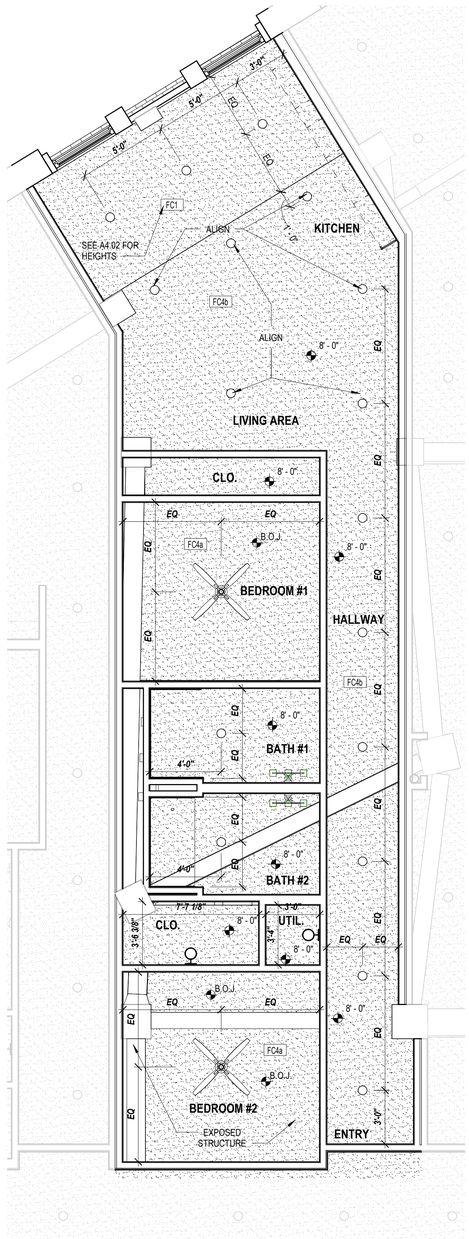

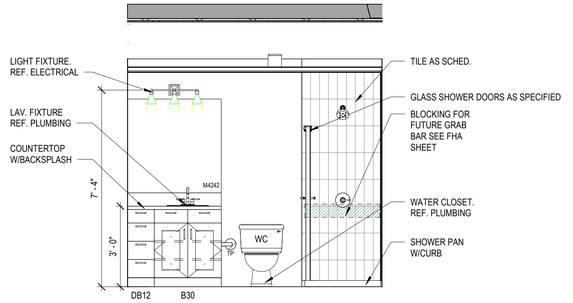

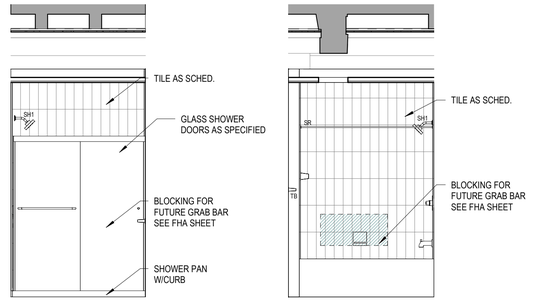

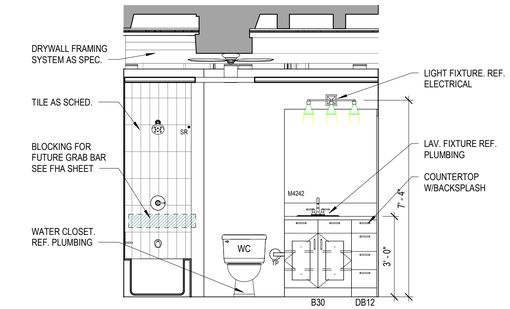

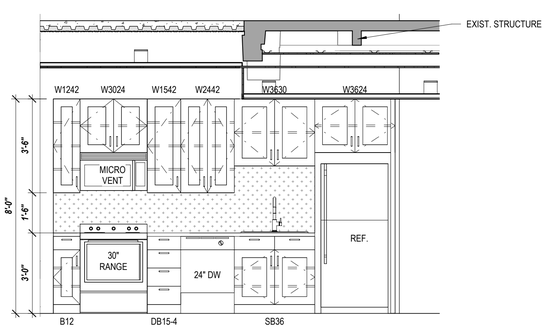

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NEW PLAN / RCP LEGEND

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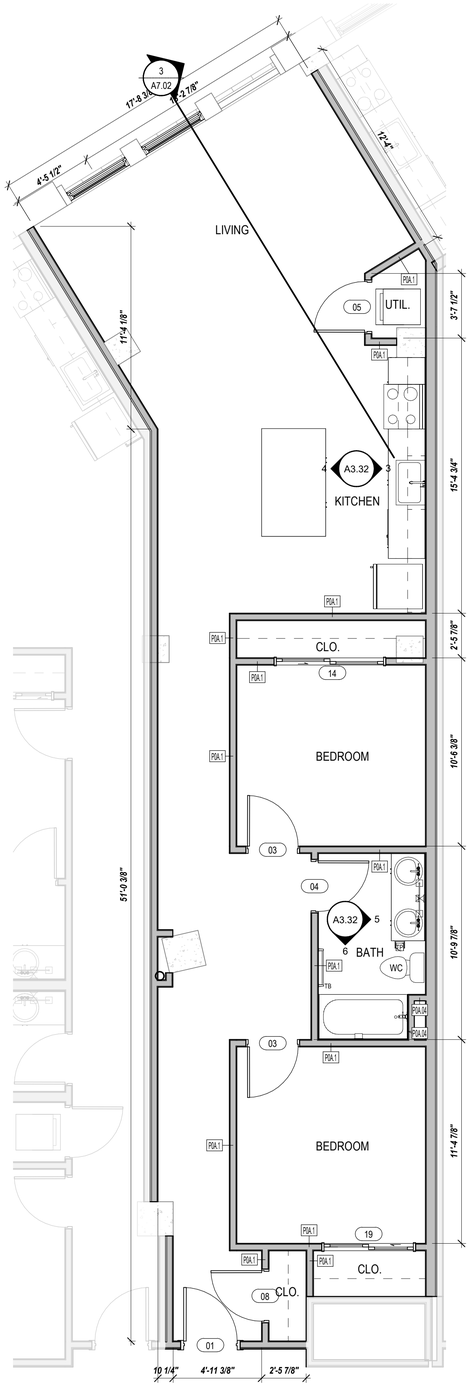

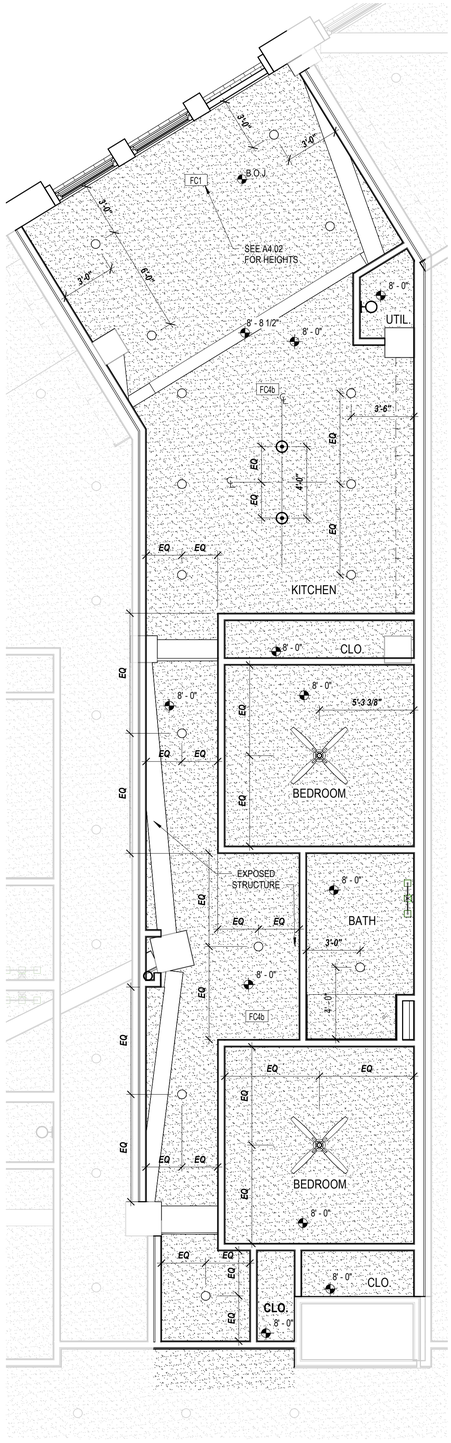

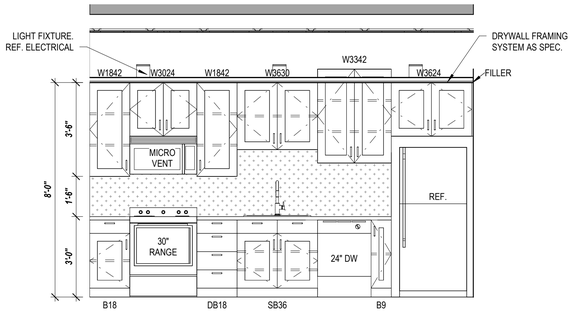

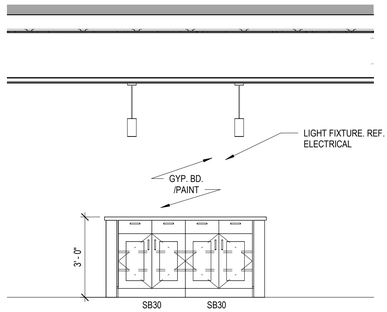

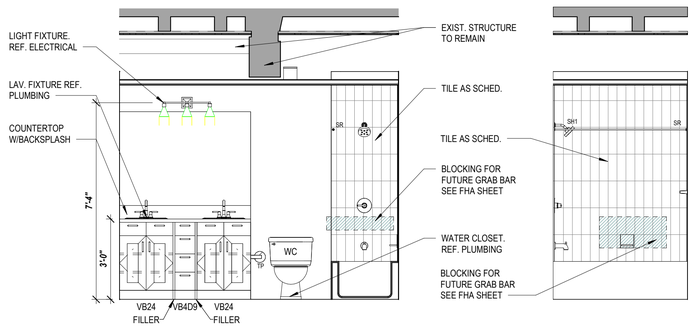

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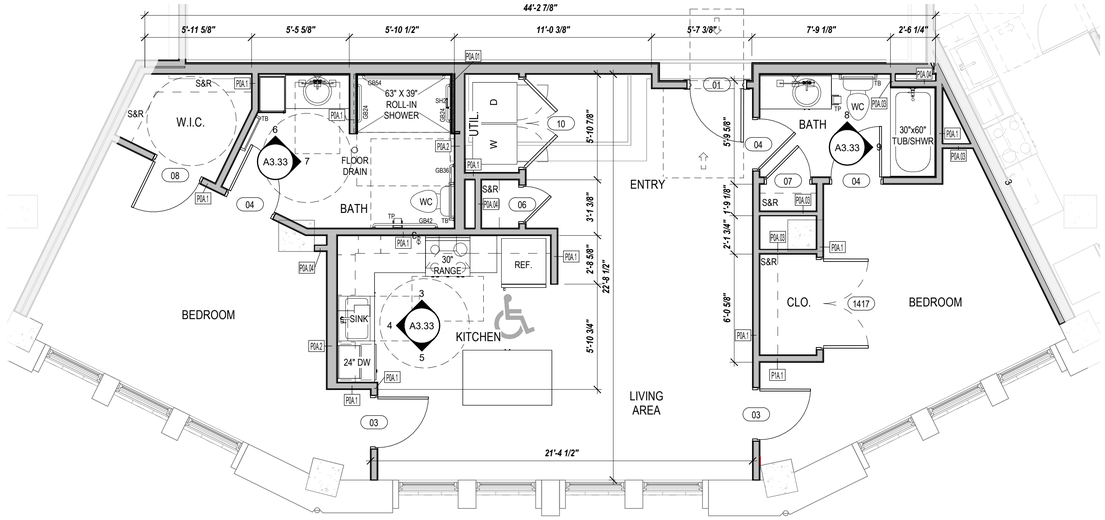

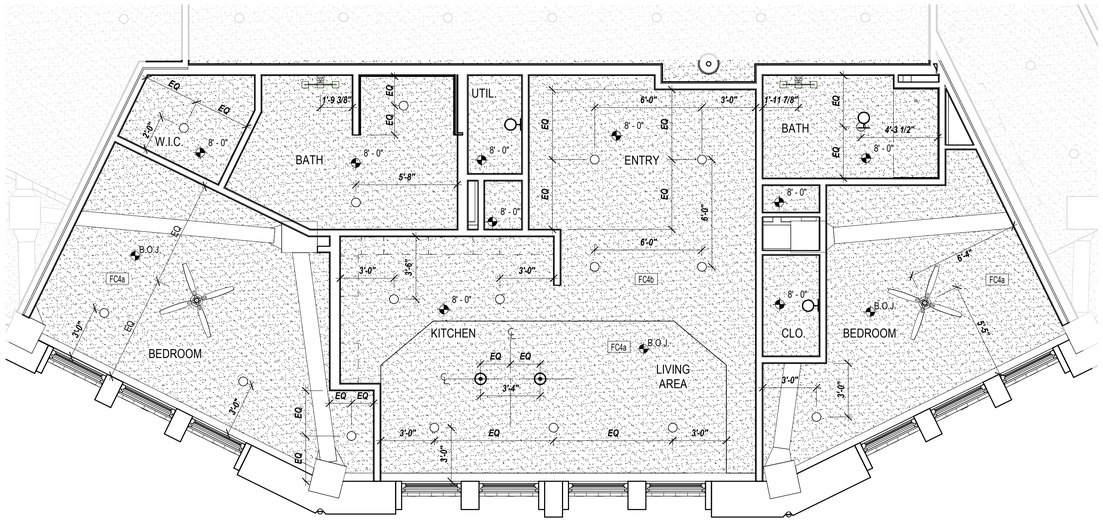

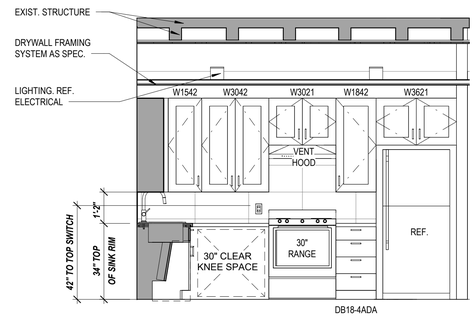

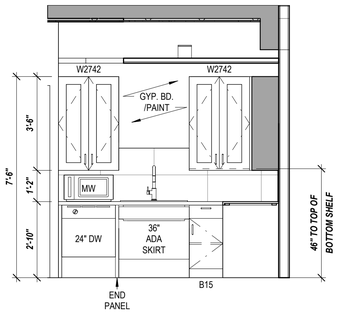

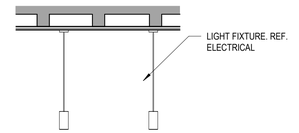

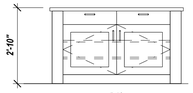

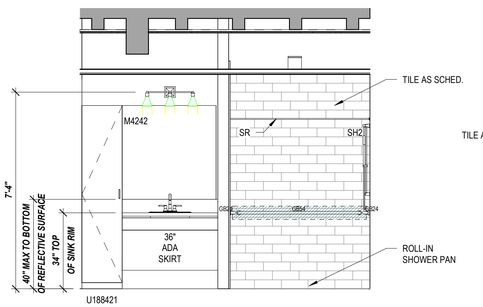

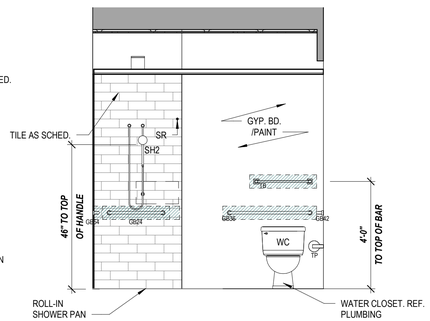

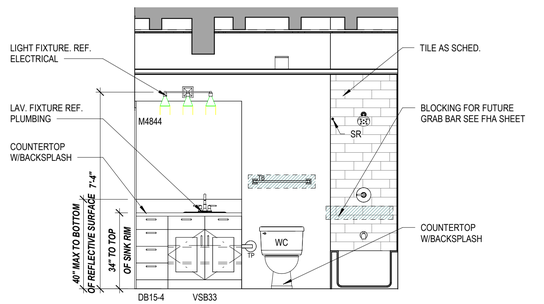

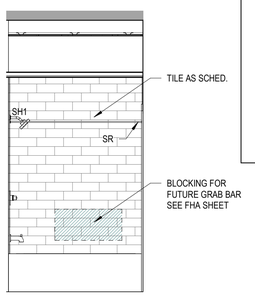

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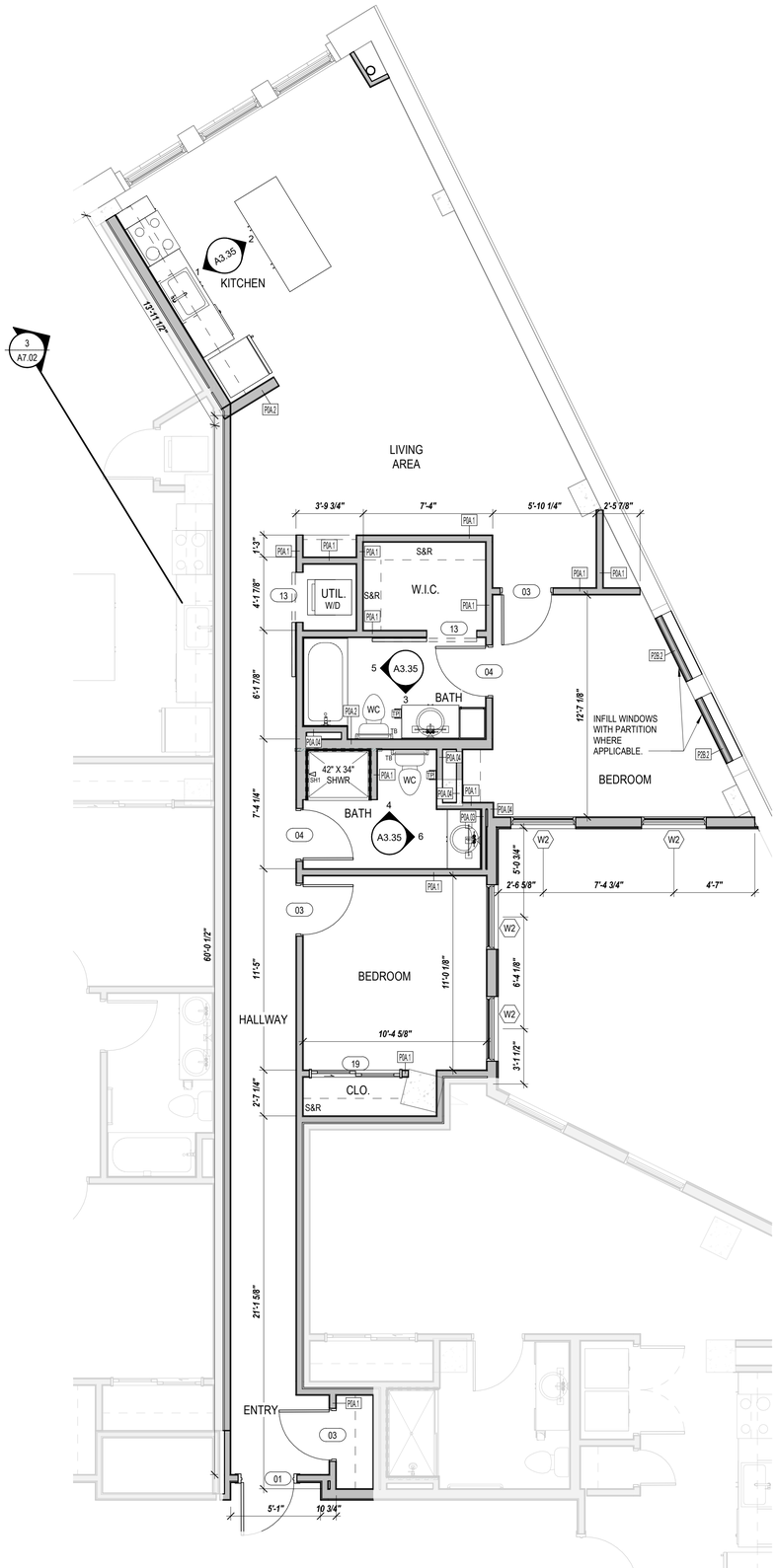

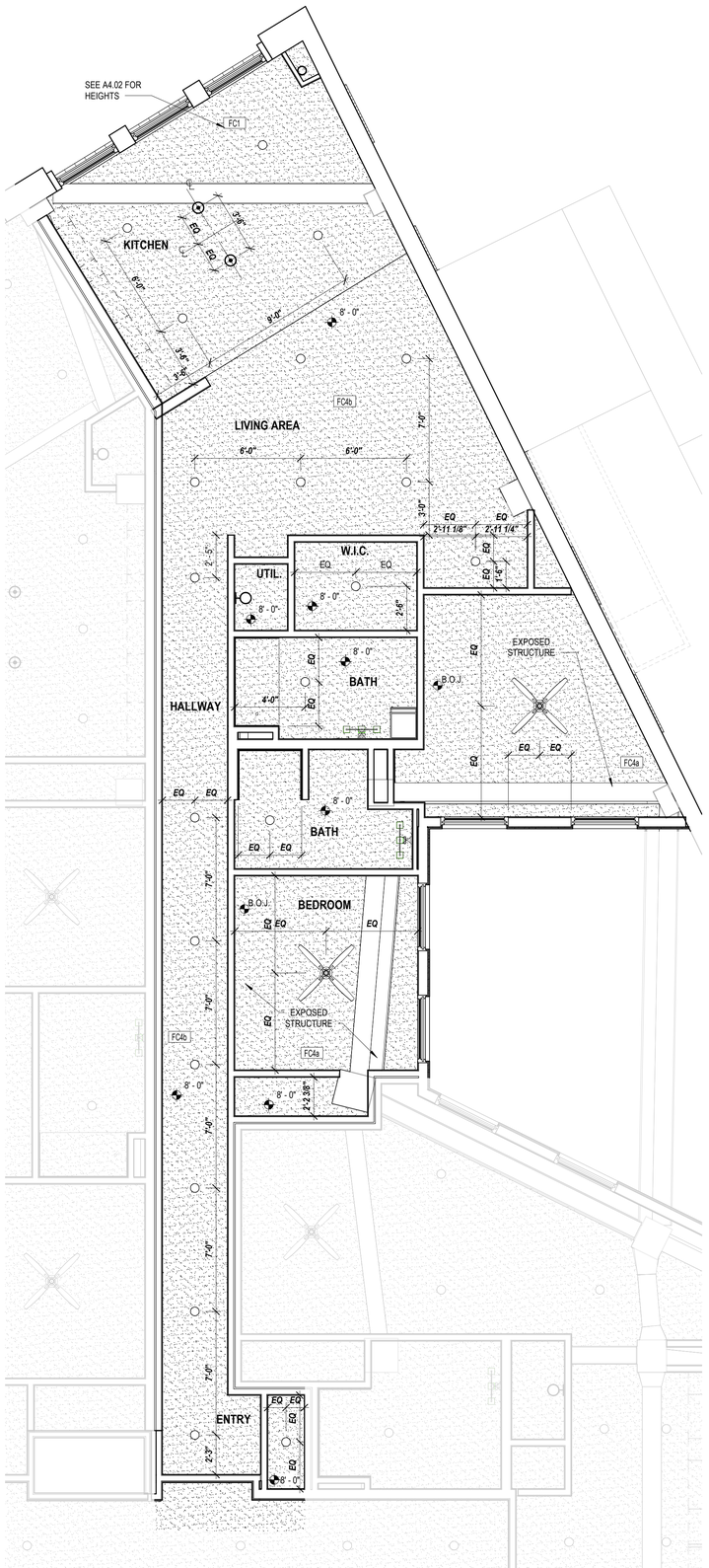

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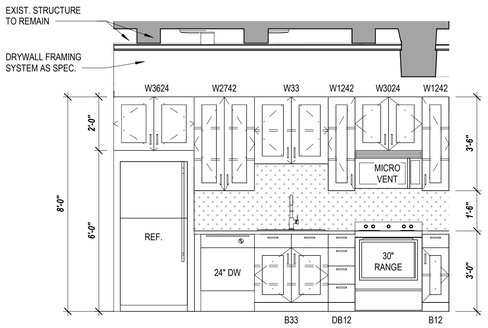

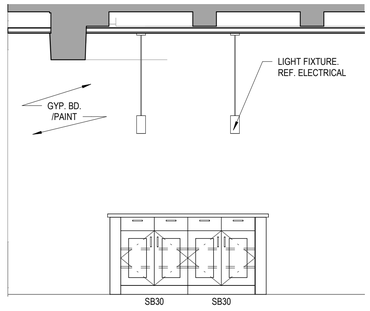

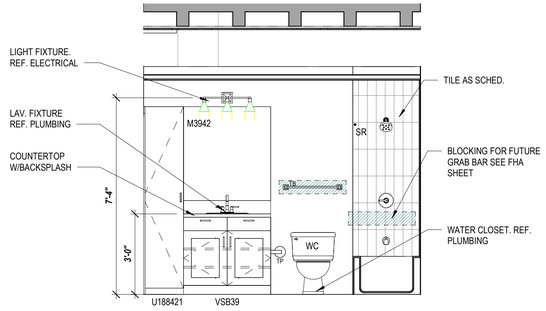

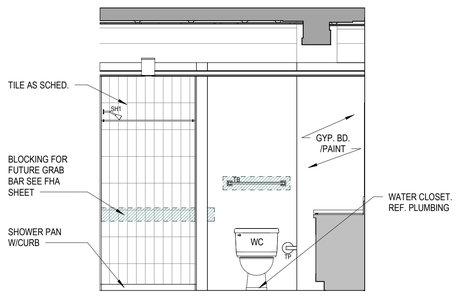

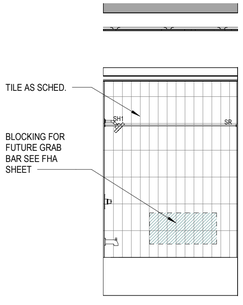

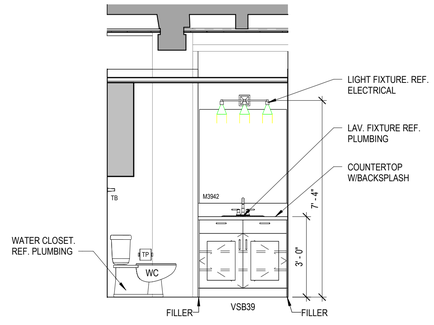

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NEW PLAN / RCP LEGEND

2ND - 6TH FLOOR

EXISTING WALLS TO REMAIN.

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

NEW GYPSUM BOARD CEILING

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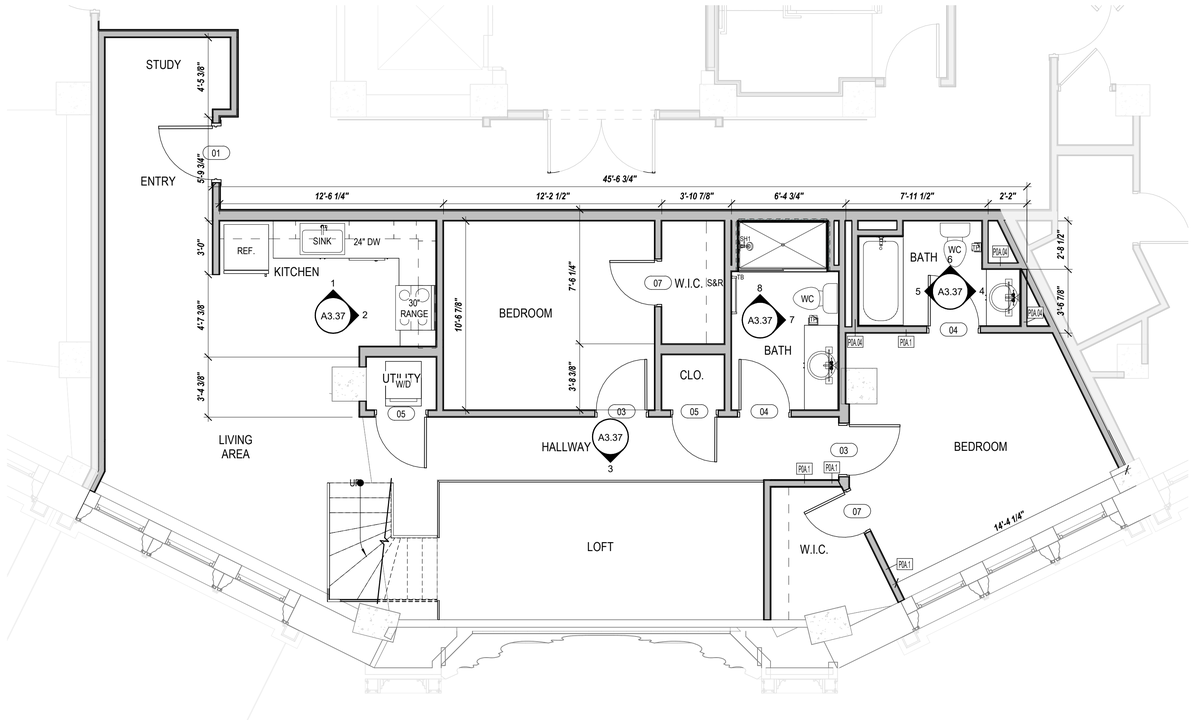

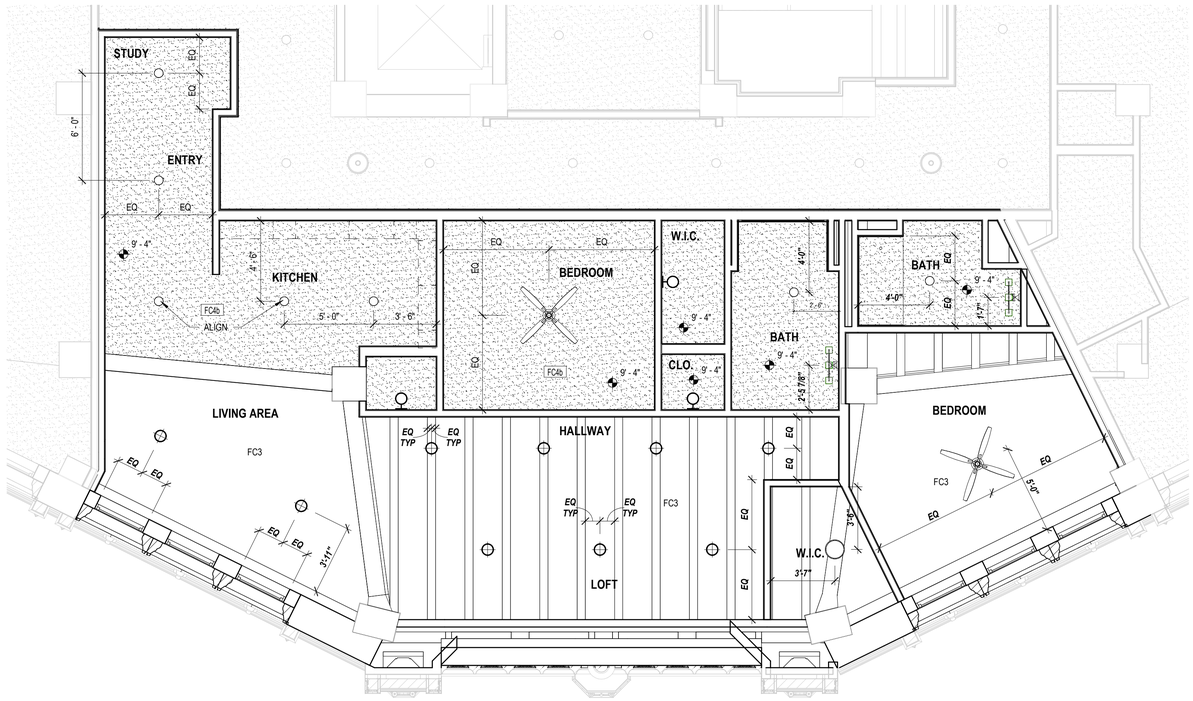

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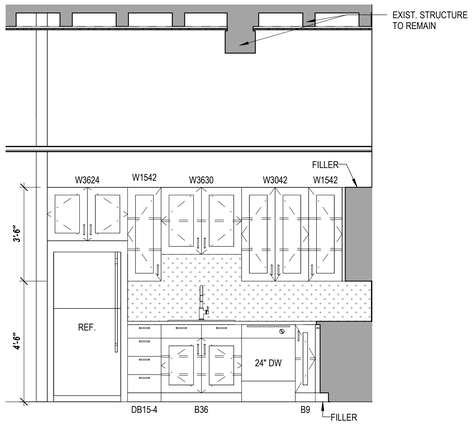
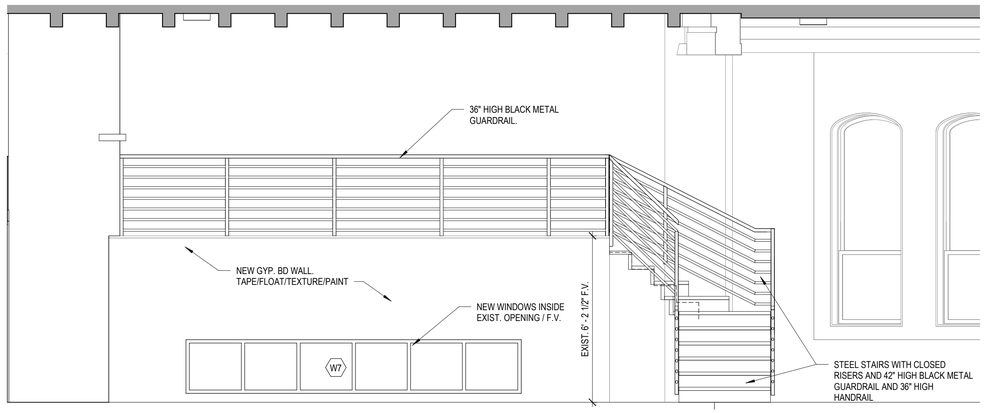
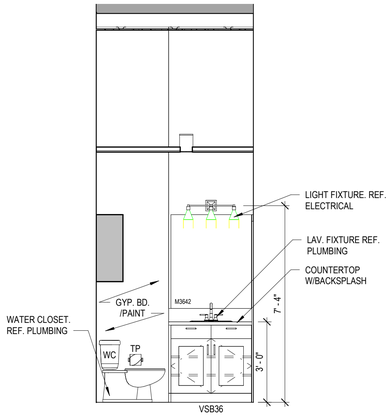
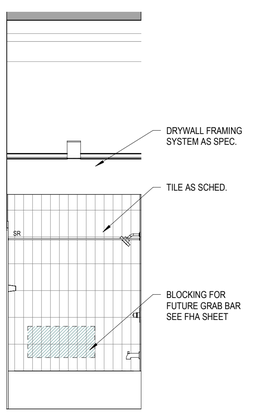
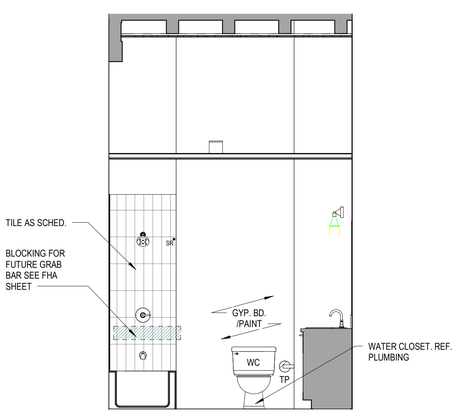
ARCHITECTS

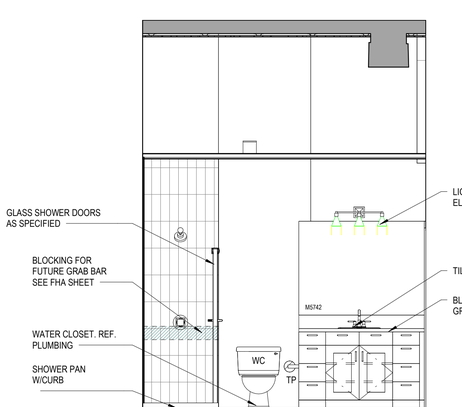


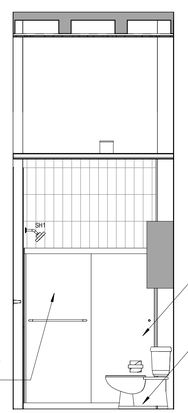












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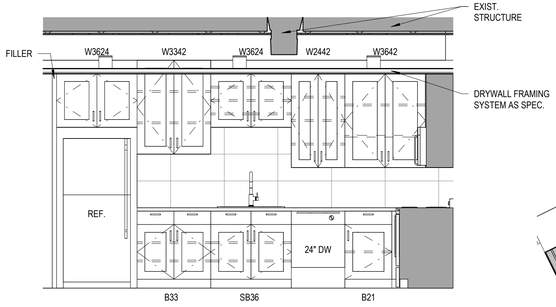

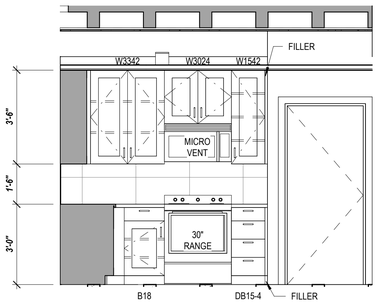

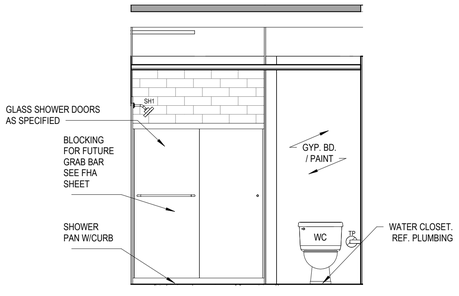

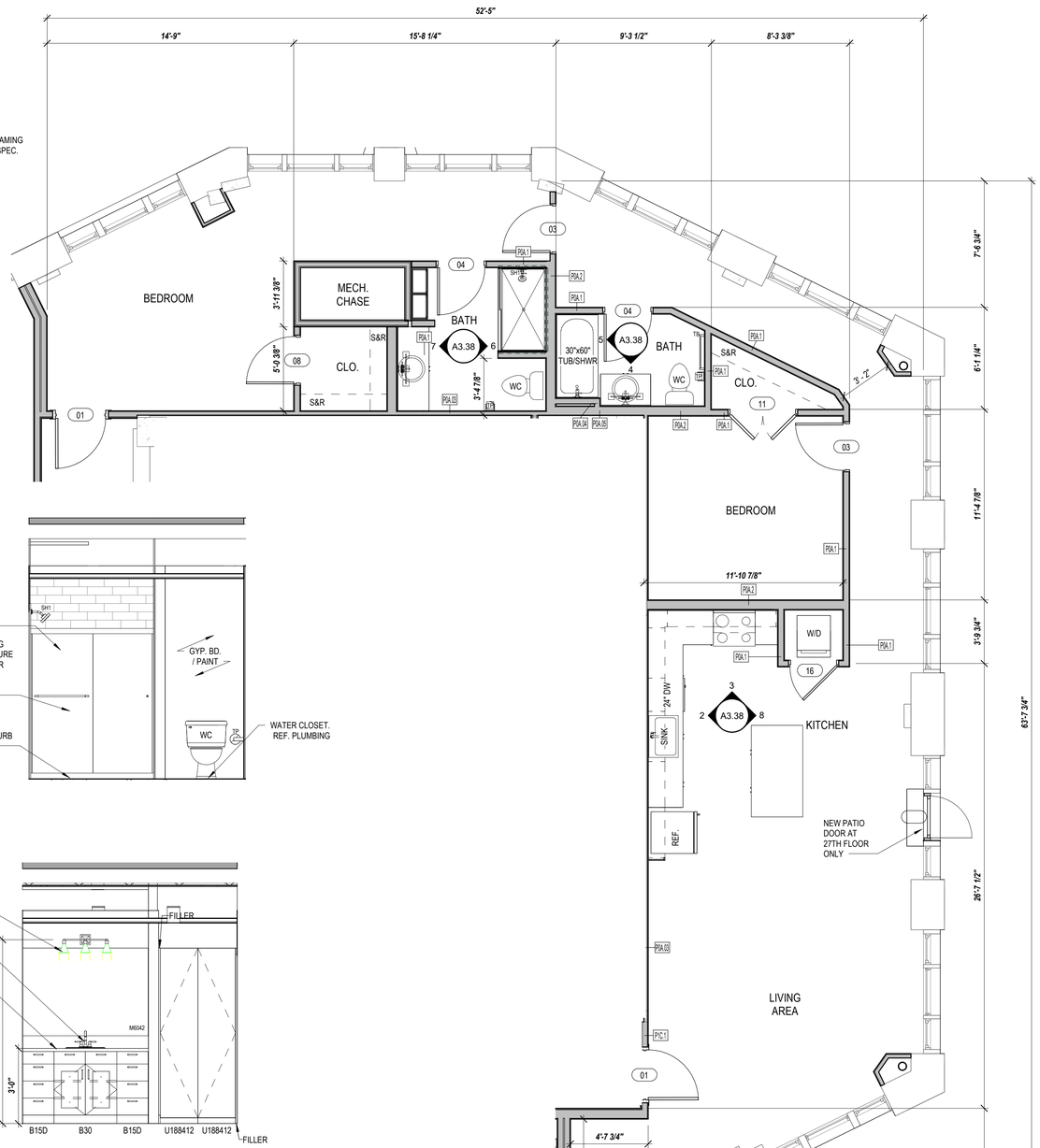

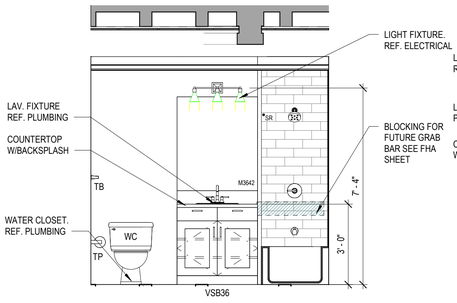

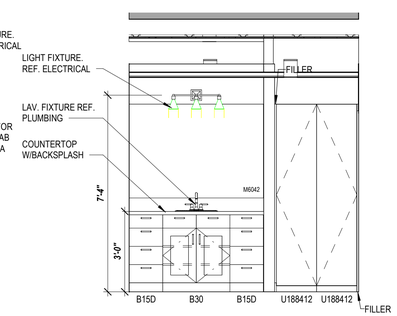

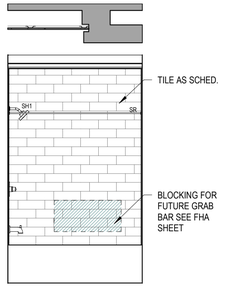

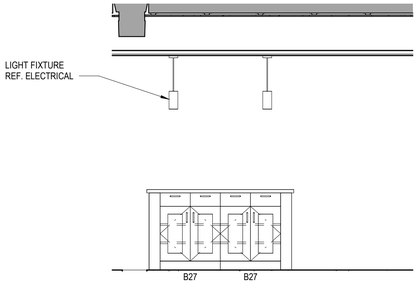

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W	WASHING MACHINE	AS SPECIFIED
D	DRYER	AS SPECIFIED
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MWH	MICROWAVE / HOOD	AS SPECIFIED
UFAS HOOD	RANGE HOOD	ADA UNITS ONLY
SR	SHOWER ROD W/ FLANGES	MOUNT AT 78" A.F.F.
SH1	SHOWER HEAD	MOUNTED AT 80" A.F.F.
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FE	FIRE EXTINGUISHER	SEE GENERAL NOTE #4. SEE

NEW PLAN / RCP LEGEND

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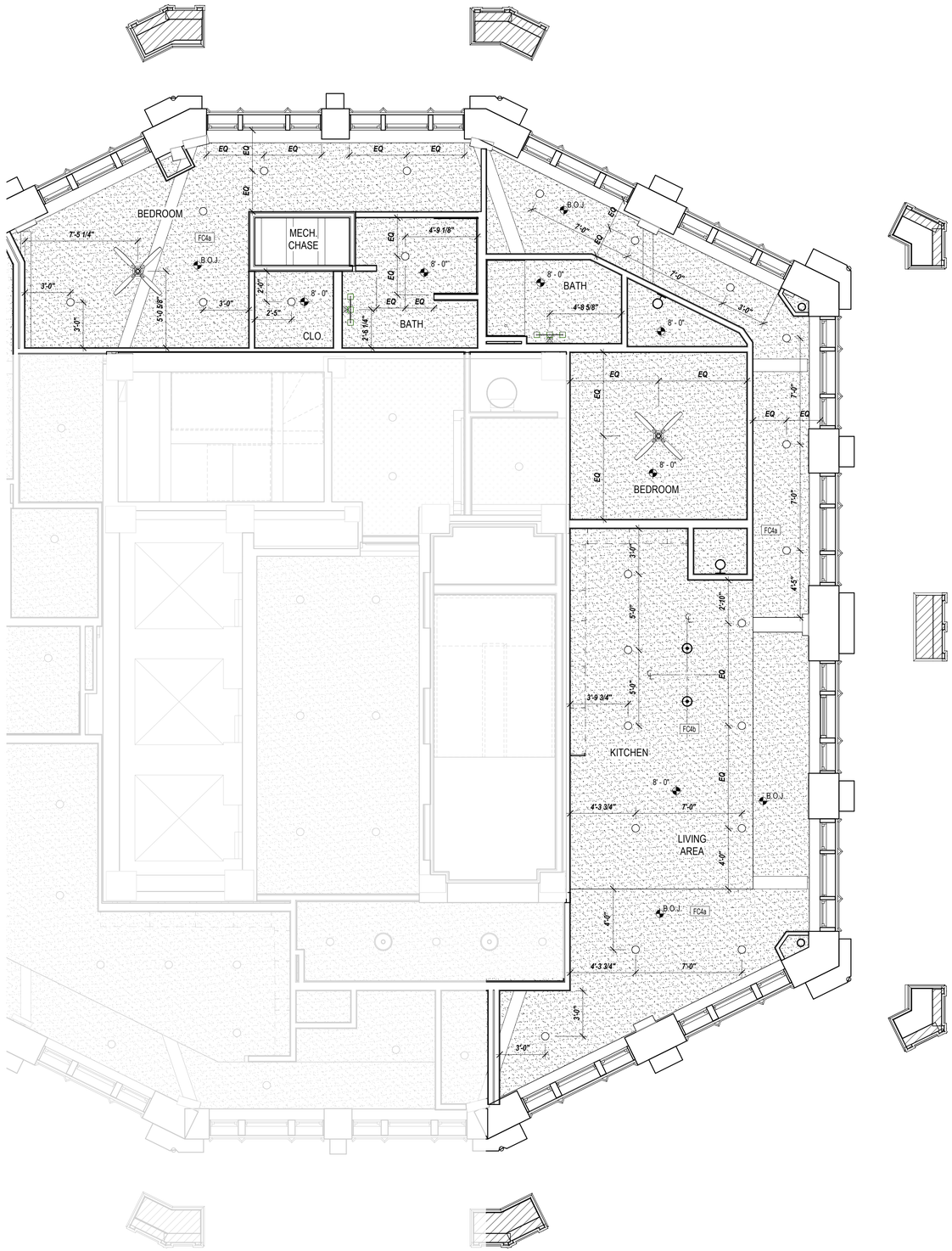

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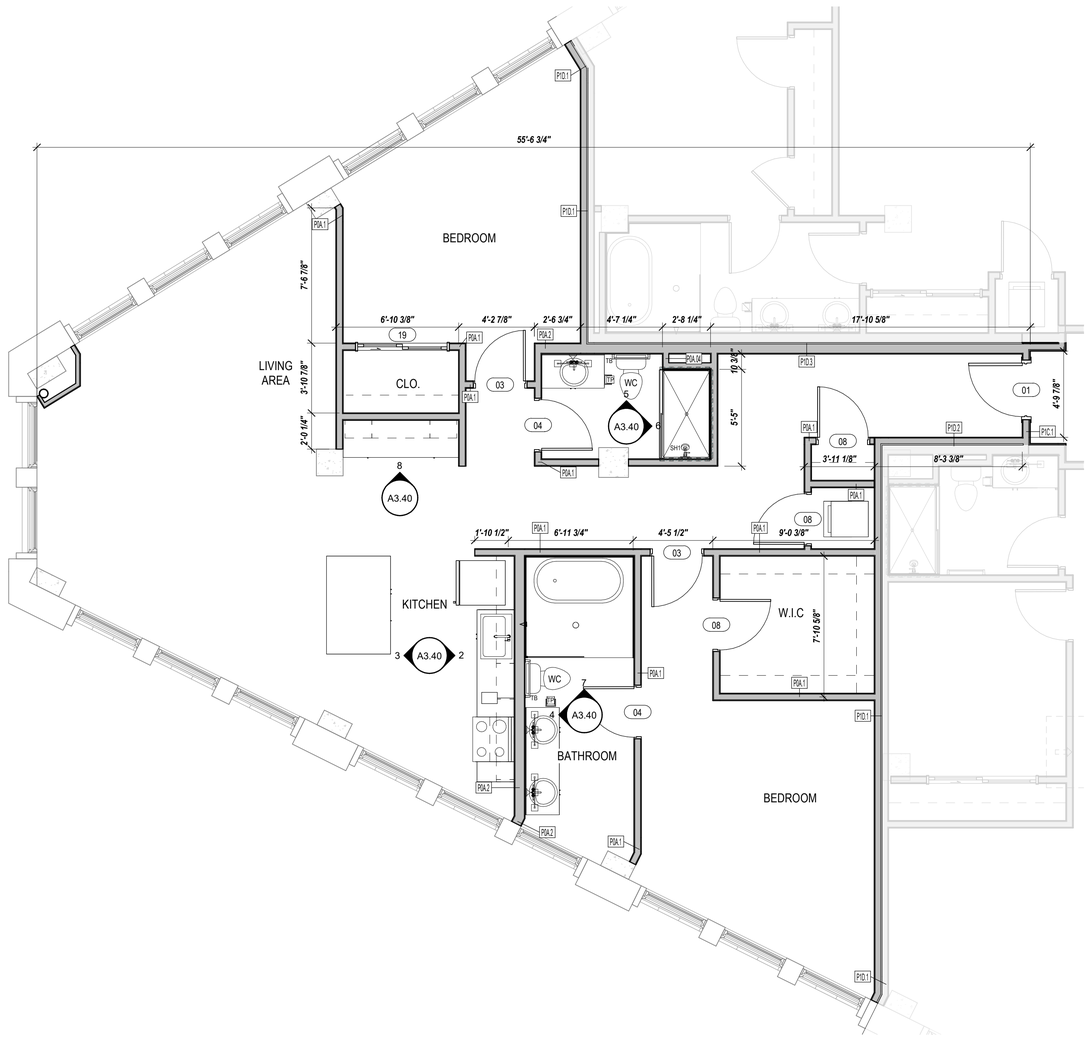

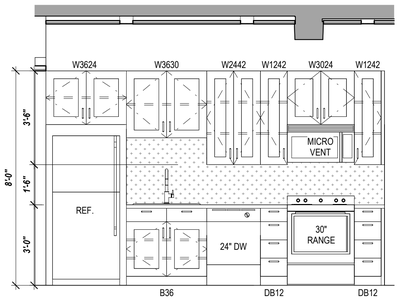

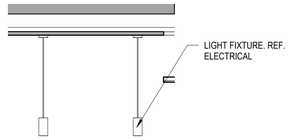

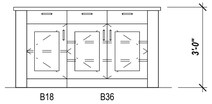

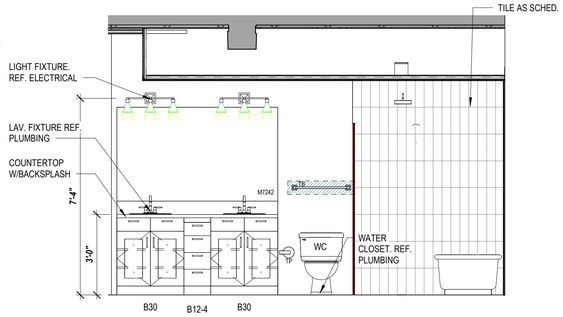

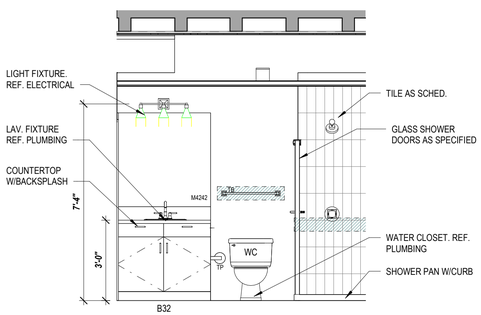

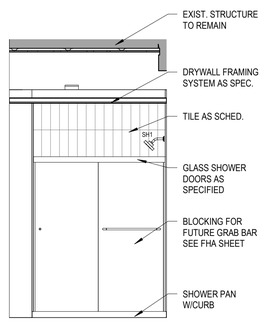

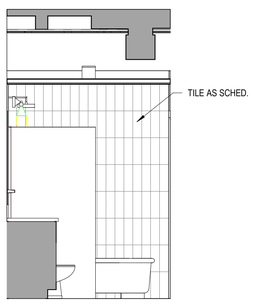

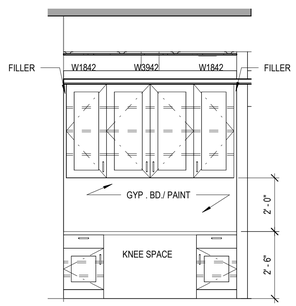

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2ND - 6TH FLOOR

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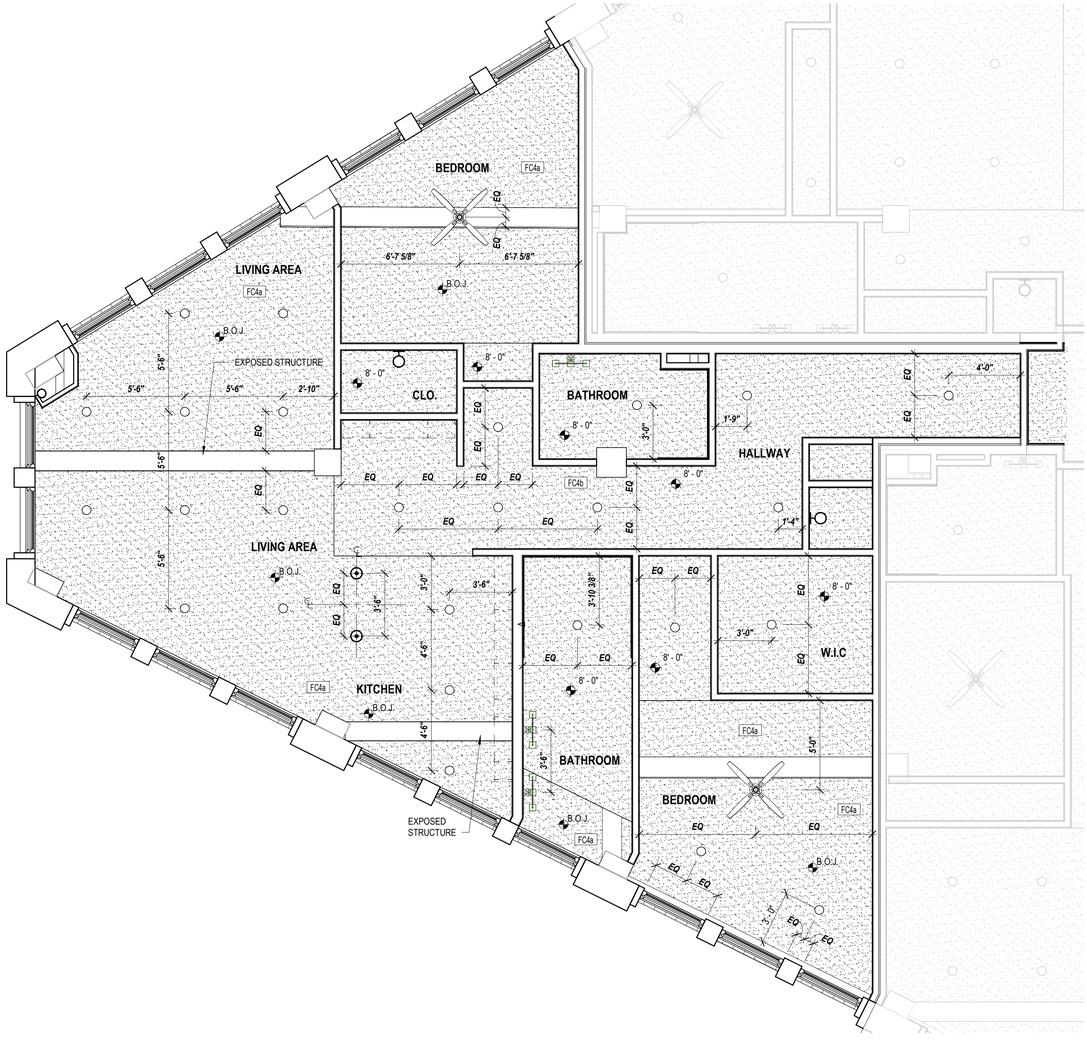
ARCHITECTS



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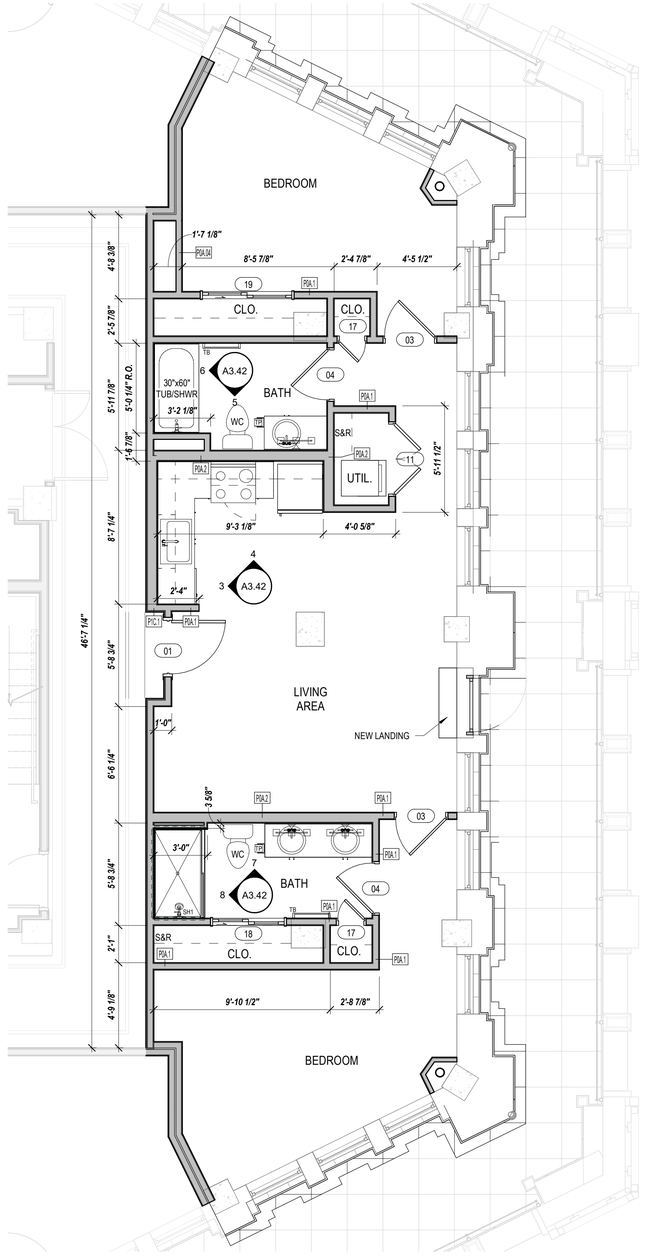

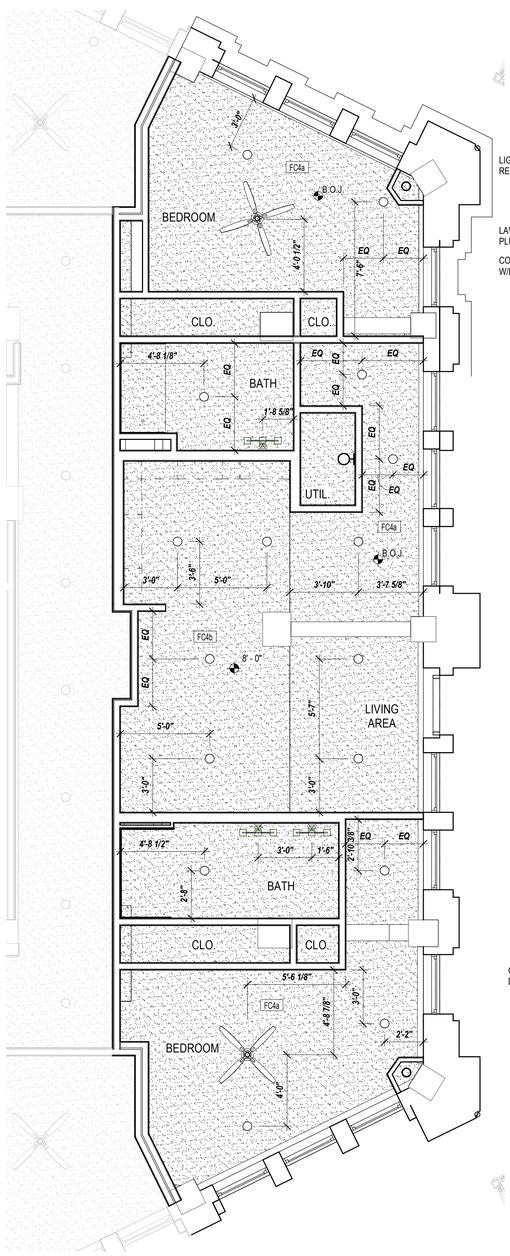

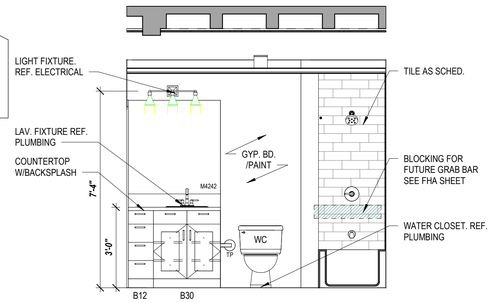

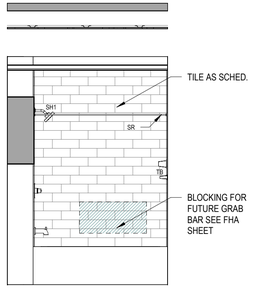

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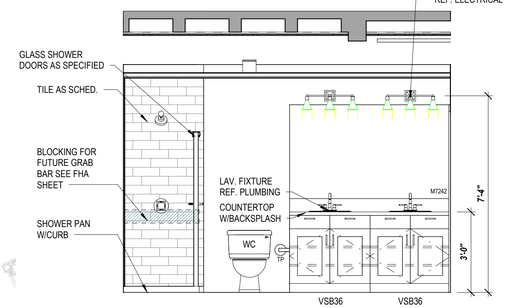
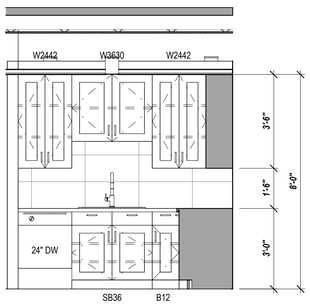
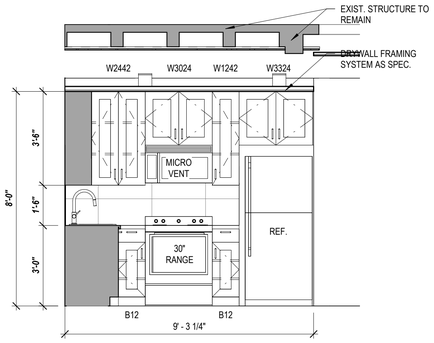
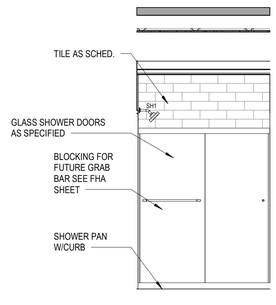
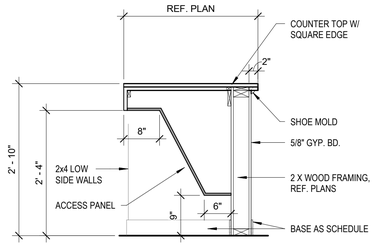


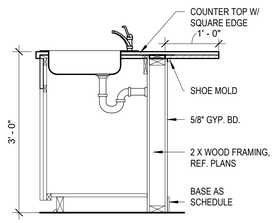




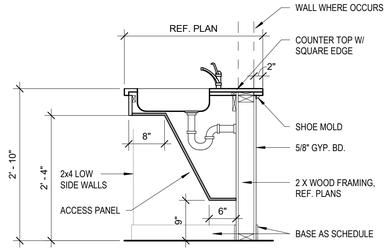




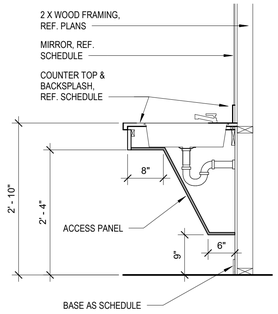
1 COUNTER TOP SECTION - ADA
3/4" = 1'-0"



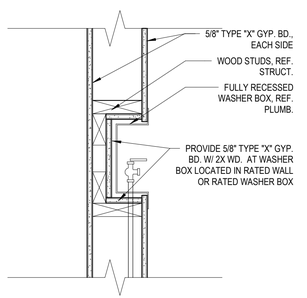
2 SINK SECTION
3/4" = 1'-0"



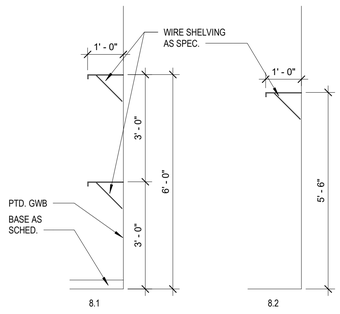
3 SINK SECTION - ADA
3/4" = 1'-0"



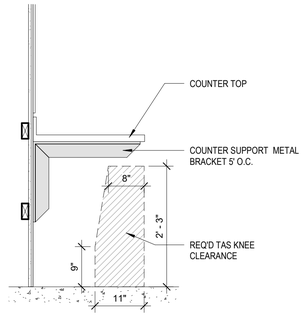
4 UNIT RR SINK SECTION - ADA
3/4" = 1'-0"



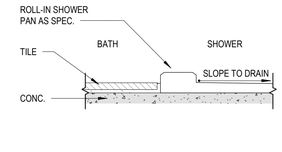
5 WASHER HOOKUP
1 1/2" = 1'-0"

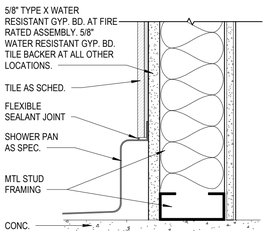


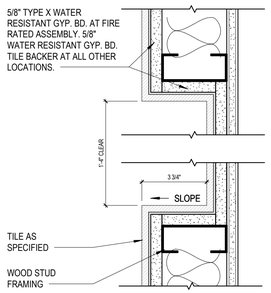
6 TYP. CLOSET SHELVES SECTION
1/2" = 1'-0"

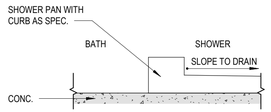


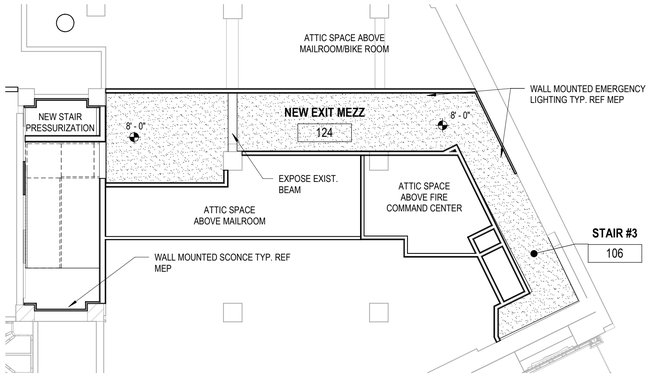
7 SECTION AT COUNTERTOP
3/4" = 1'-0"



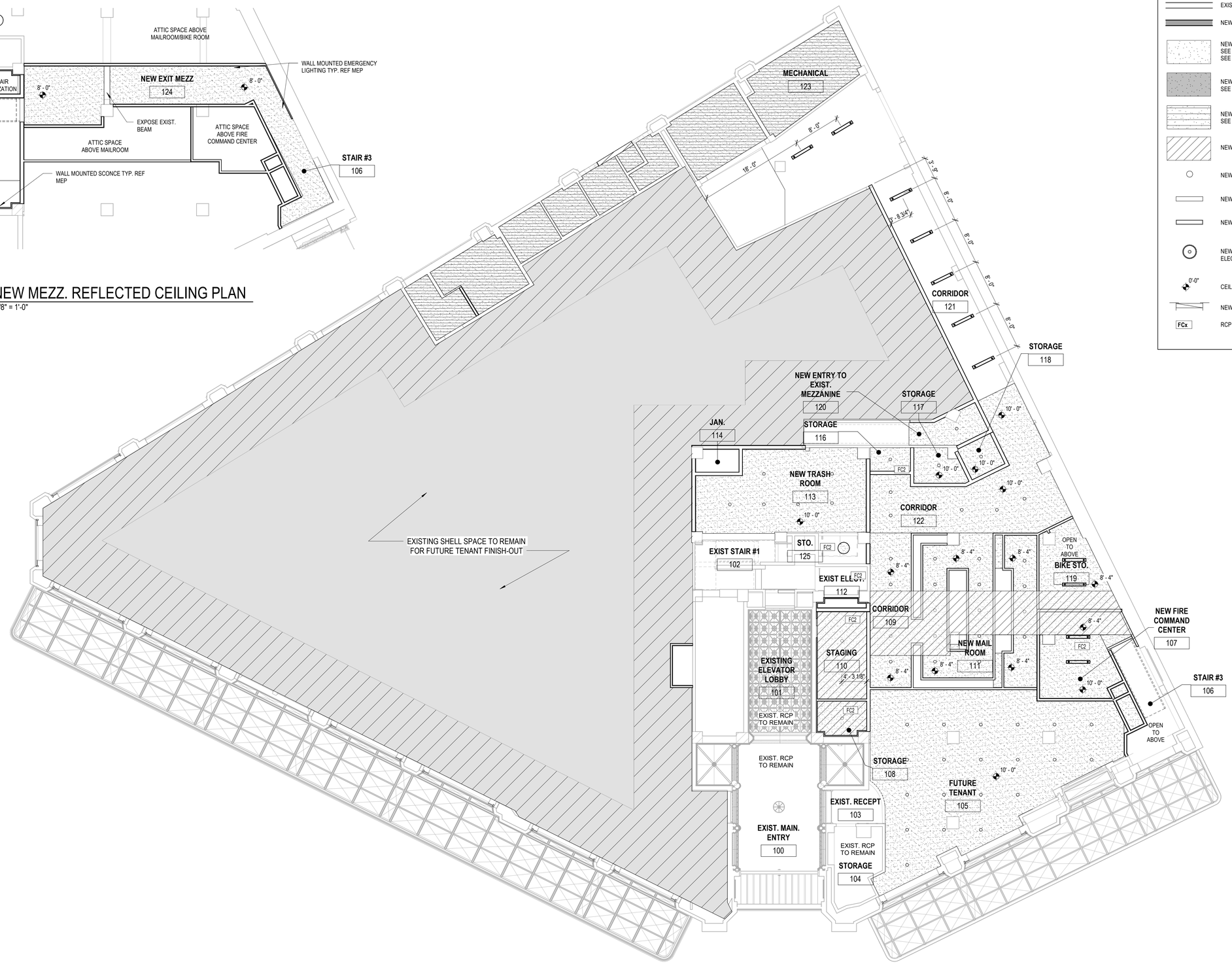








2 NEW MEZZ. REFLECTED CEILING PLAN
1/8" = 1'-0"



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

NEW PLAN / RCP LEGEND

- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
- NEW GYP. BD. CEILING. TYPE FC4b. SEE NOTE 3 BELOW. SEE UNIT PLANS FOR ADD. RCP HEIGHTS.
- NEW GYP. BD. CEILING. TYPE FC4a. SEE NOTE 2 BELOW.
- NEW GYP. BD. CEILING. TYPE FC1. SEE NOTE 1 BELOW.
- NEW GYP. BD. CEILING. TYPE FC2.
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- NEW WALL FIXTURE. REF ELECTRICAL.
- NEW 48X12 CEILING FIXTURE. REF ELECTRICAL.
- NEW SURFACE MOUNTED FIXTURE. REF ELECTRICAL.
- 0'-0" CEILING HEIGHT A.F.F.
- NEW WALL MOUNTED FIXTURE. REF ELECTRICAL
- FCx RCP TAG, RE:A0.13

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Landscape Architect
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
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-
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:
1	03/19/24	CoSA Review Comments

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT BENJAMIN RUTH 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

1ST FLOOR OVERALL RCP

A4.01

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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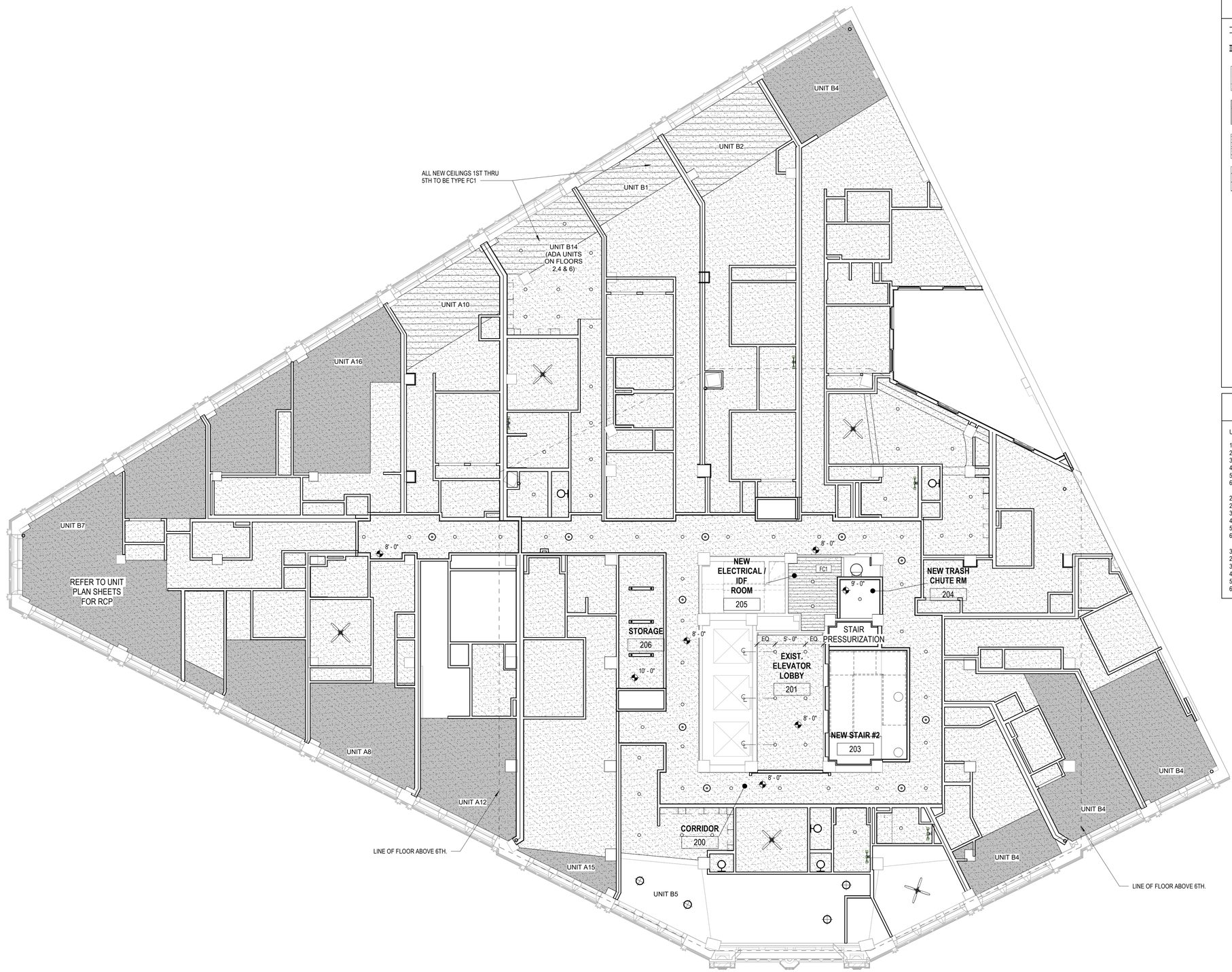

1 2ND THRU 6TH OVERALL REFLECTED CEILING PLAN
1/8" = 1'-0"

NEW PLAN / RCP LEGEND

- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
- NEW GYP. BD. CEILING. TYPE FC4b. SEE NOTE 3 BELOW. SEE UNIT PLANS FOR ADD. RCP HEIGHTS.
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- NEW GYP. BD. CEILING. TYPE FC1. SEE NOTE 1 BELOW.
- NEW GYP. BD. CEILING. TYPE FC2.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW WALL FIXTURE. REF ELECTRICAL.
- NEW 48X12 CEILING FIXTURE. REF ELECTRICAL.
- NEW SURFACE MOUNTED FIXTURE. REF ELECTRICAL.
- 0'-0" CEILING HEIGHT A.F.F.
- NEW WALL MOUNTED FIXTURE. REF ELECTRICAL
- FCx RCP TAG, RE:A0.13

RCP NOTES

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

1. FC1
2nd Floor = 13' - 1 1/2"
3rd Floor = 12' - 1"
4th Floor = 11' - 2 1/2"
5th Floor = 9' - 1 1/2"
6th Floor = 9' - 3"

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

3. FC4b
2nd Floor = 11' - 11 1/2"
3rd Floor = 10' - 11 1/2"
4th Floor = 10' - 1"
5th Floor = 8' - 0"
6th Floor = 8' - 0"

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Landscape Architect
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ENGINEER
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-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT — BRADLEY ROTTNEK — 24568 — STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

2ND - 6TH FLOOR OVERALL RCP

A4.02

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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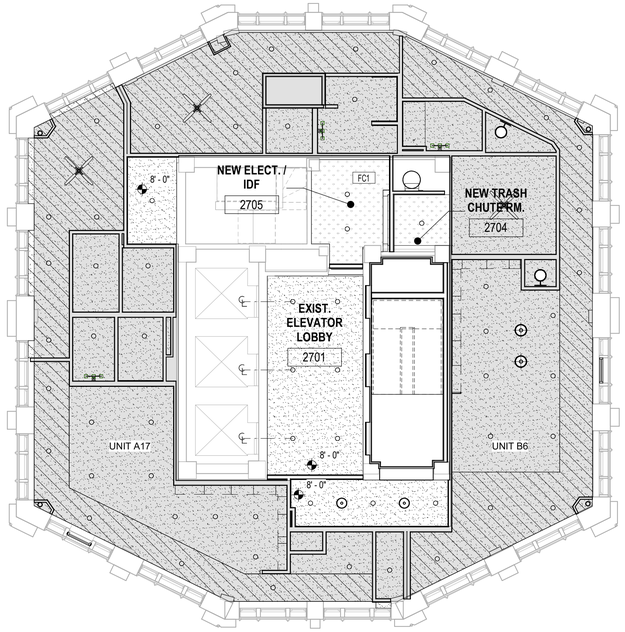
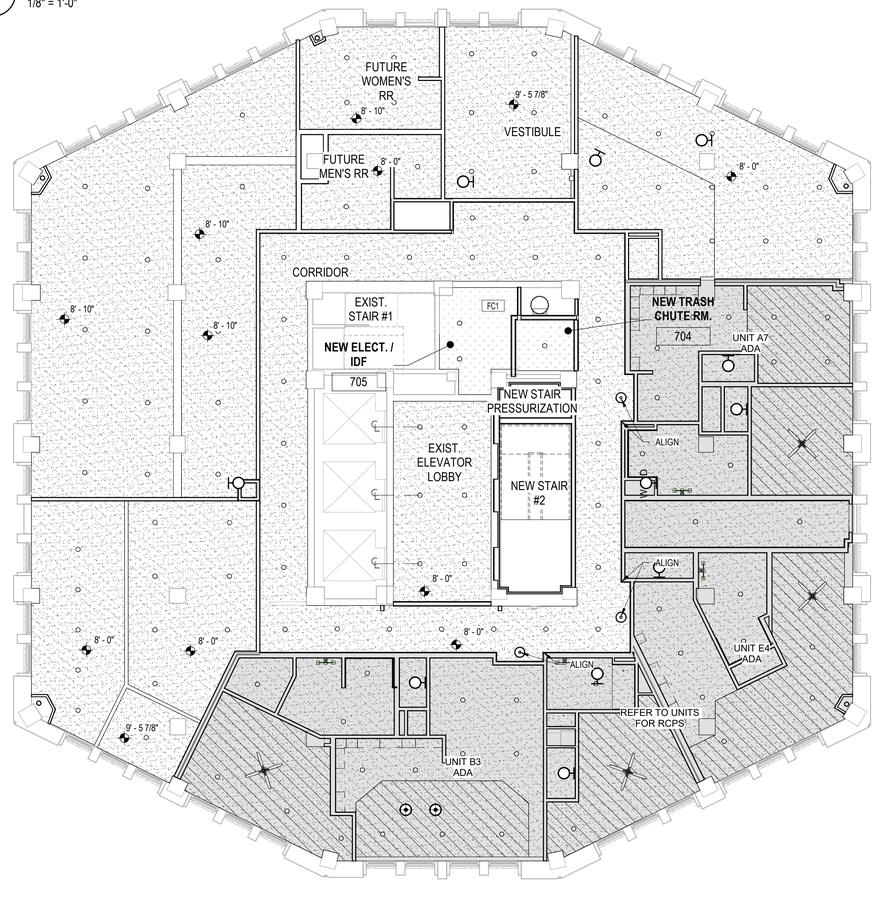


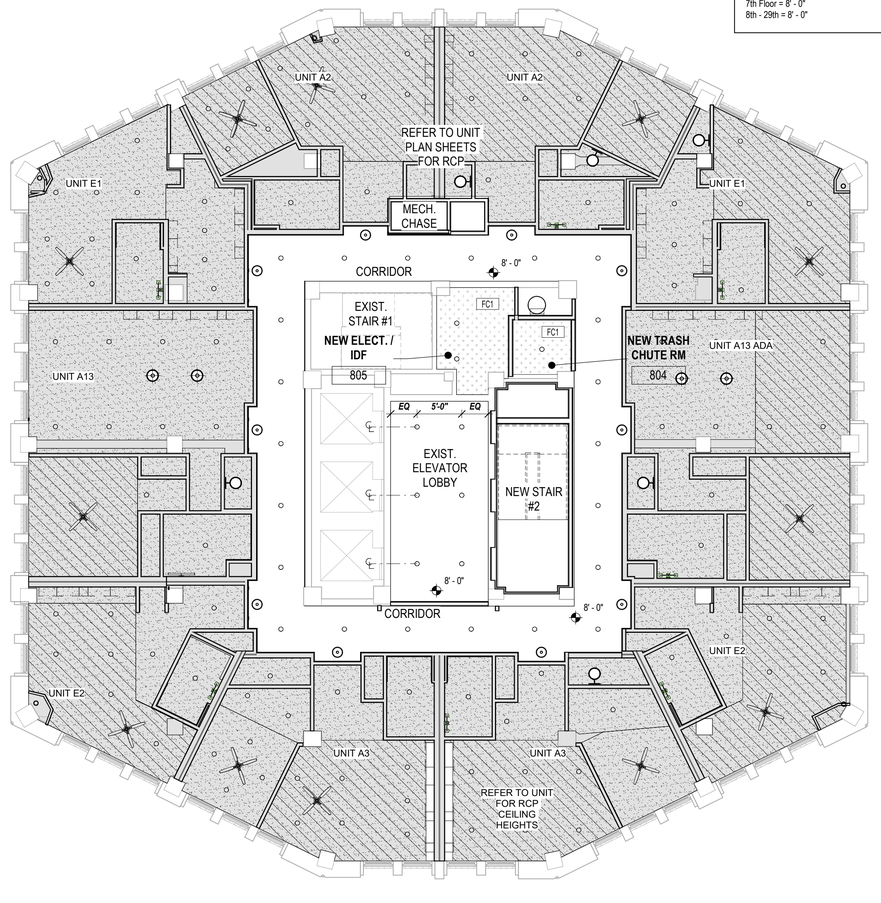
3 27TH THRU 29TH OVERALL REFLECTED CEILING PLAN

1/8" = 1'-0"



1 7TH OVERALL REFLECTED CEILING PLAN

1/8" = 1'-0"



2 8TH THRU 26TH OVERALL REFLECTED CEILING PLAN

1/8" = 1'-0"

NEW PLAN / RCP LEGEND

- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
- NEW GYP. BD. CEILING. TYPE FC4b. SEE NOTE 3 BELOW. SEE UNIT PLANS FOR ADD. RCP HEIGHTS.
- NEW GYP. BD. CEILING. TYPE FC4a. SEE NOTE 2 BELOW.
- NEW GYP. BD. CEILING. TYPE FC2.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW WALL FIXTURE. REF ELECTRICAL.
- NEW 48X12 CEILING FIXTURE. REF ELECTRICAL.
- NEW SURFACE MOUNTED FIXTURE. REF ELECTRICAL.
- 0'-0" CEILING HEIGHT A.F.F.
- NEW WALL MOUNTED FIXTURE. REF ELECTRICAL
- FCx RCP TAG, RE:A0.13

RCP NOTES

U.N.O. CEILING HEIGHTS TO BE AS SCHED. BELOW FOR FLOORS 7 - 29

Note 2 - FC4a
7th Floor = 9' - 4"
8th - 29th = 9' - 4"

Note 3 - FC4b
7th Floor = 8' - 0"
8th - 29th = 8' - 0"

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Landscape Architect
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ENGINEER
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-
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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT BEVERLY RUTHERFORD 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

7TH - 29TH FLOOR OVERALL RCP

A4.03

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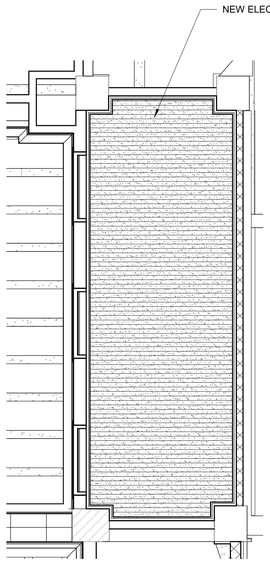
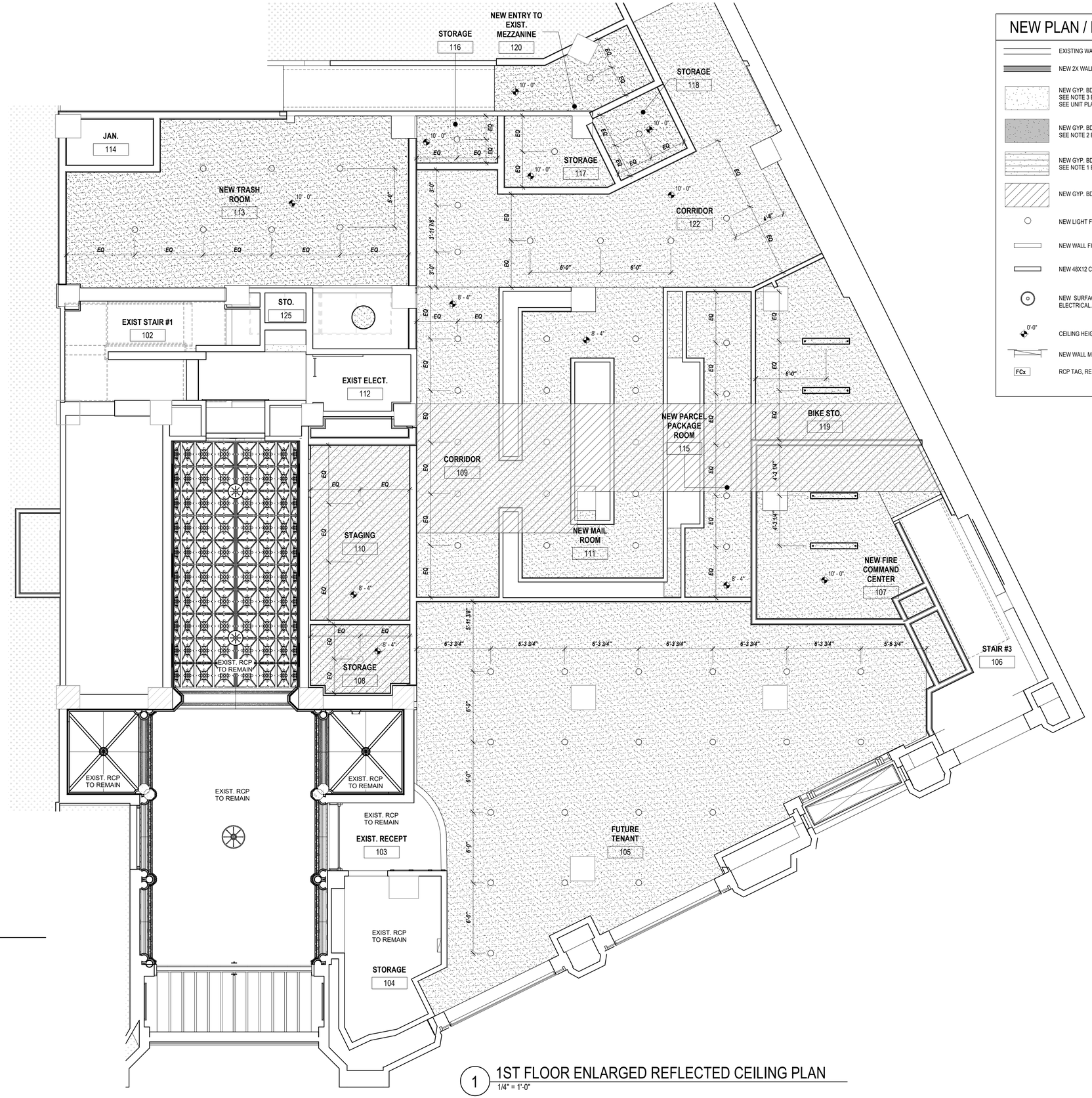


BASEMENT FLOOR ENLARGED REFLECTED CEILNG PLAN

2 1/4" = 1'-0"



1ST FLOOR ENLARGED REFLECTED CEILING PLAN

1 1/4" = 1'-0"

NEW PLAN / RCP LEGEND

- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
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- NEW WALL MOUNTED FIXTURE. REF ELECTRICAL
- FCx RCP TAG, RE:A0.13

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ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT ☆ 24568 ☆ STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

1ST & BASEMENT ENLARGED - RCP

A4.20

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NEW PLAN / RCP LEGEND

- EXISTING WALLS TO REMAIN.
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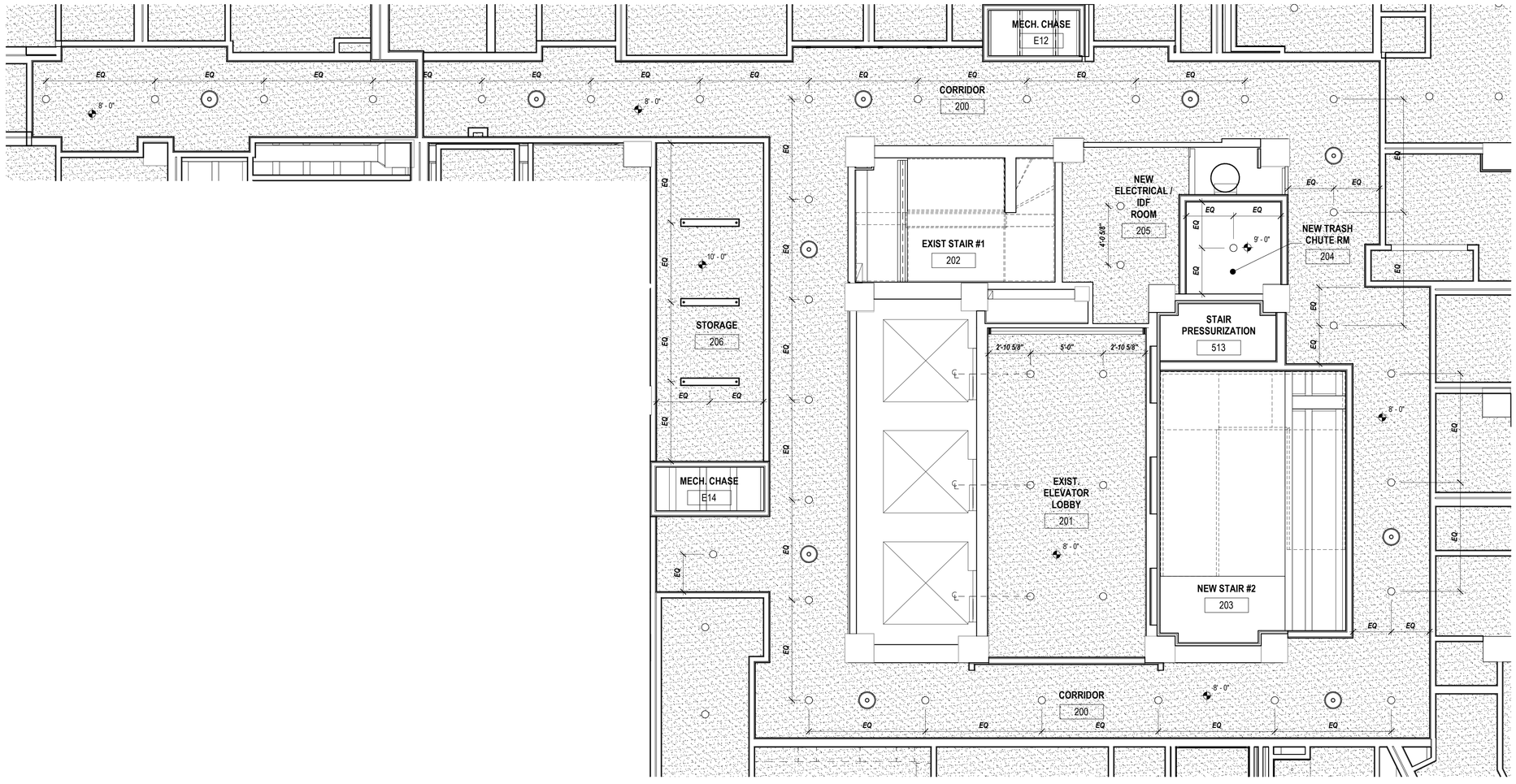
- 0'-0" CEILING HEIGHT A.F.F.
- NEW WALL MOUNTED FIXTURE. REF ELECTRICAL
- FCx RCP TAG, RE:A0.13



1 2ND THRU 6TH FLOOR ENLARGED CORE REFLECTED CEILING PLAN
1/4" = 1'-0"

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Landscape Architect
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ENGINEER
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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT JEFFREY RUTHERFORD 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

2ND - (3RD THRU 6TH SIM) - ENLARGED - RCP

A4.21

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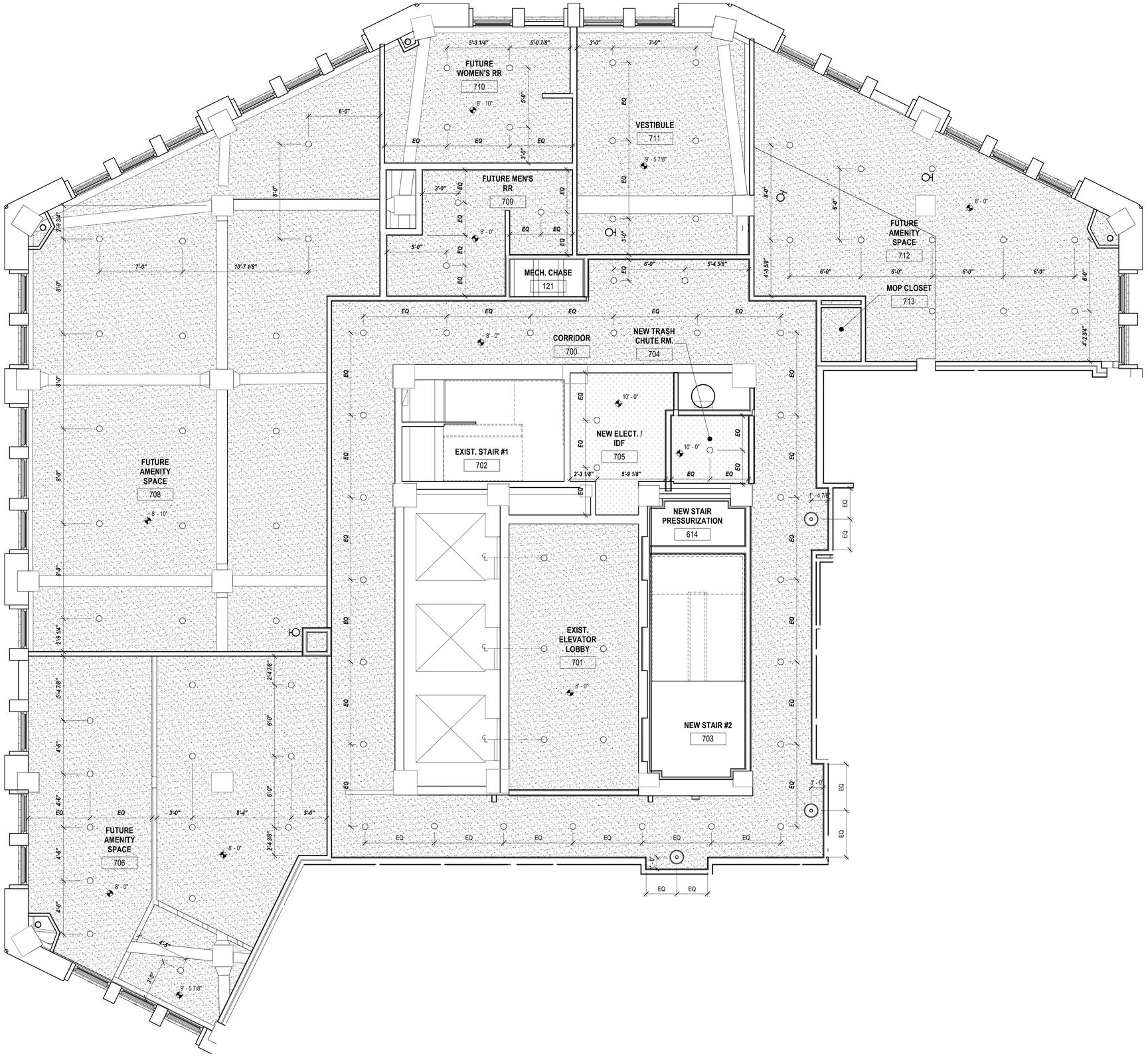

1 7TH FLOOR ENLARGED CORE REFLECTED CEILING PLAN
1/4" = 1'-0"

NEW PLAN / RCP LEGEND

- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
- NEW GYP. BD. CEILING. TYPE FC4b. SEE NOTE 3 BELOW. SEE UNIT PLANS FOR ADD. RCP HEIGHTS.
- NEW GYP. BD. CEILING. TYPE FC4a. SEE NOTE 2 BELOW.
- NEW GYP. BD. CEILING. TYPE FC1. SEE NOTE 1 BELOW.
- NEW GYP. BD. CEILING. TYPE FC2.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW WALL FIXTURE. REF ELECTRICAL.
- NEW 48X12 CEILING FIXTURE. REF ELECTRICAL.
- NEW SURFACE MOUNTED FIXTURE. REF ELECTRICAL.
- 0'-0" CEILING HEIGHT A.F.F.
- NEW WALL MOUNTED FIXTURE. REF ELECTRICAL
- FCx RCP TAG, RE:A0.13

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ENGINEER
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NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT ☆ 24568 ☆ STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

7TH FLOOR - ENLARGED - RCP

A4.22

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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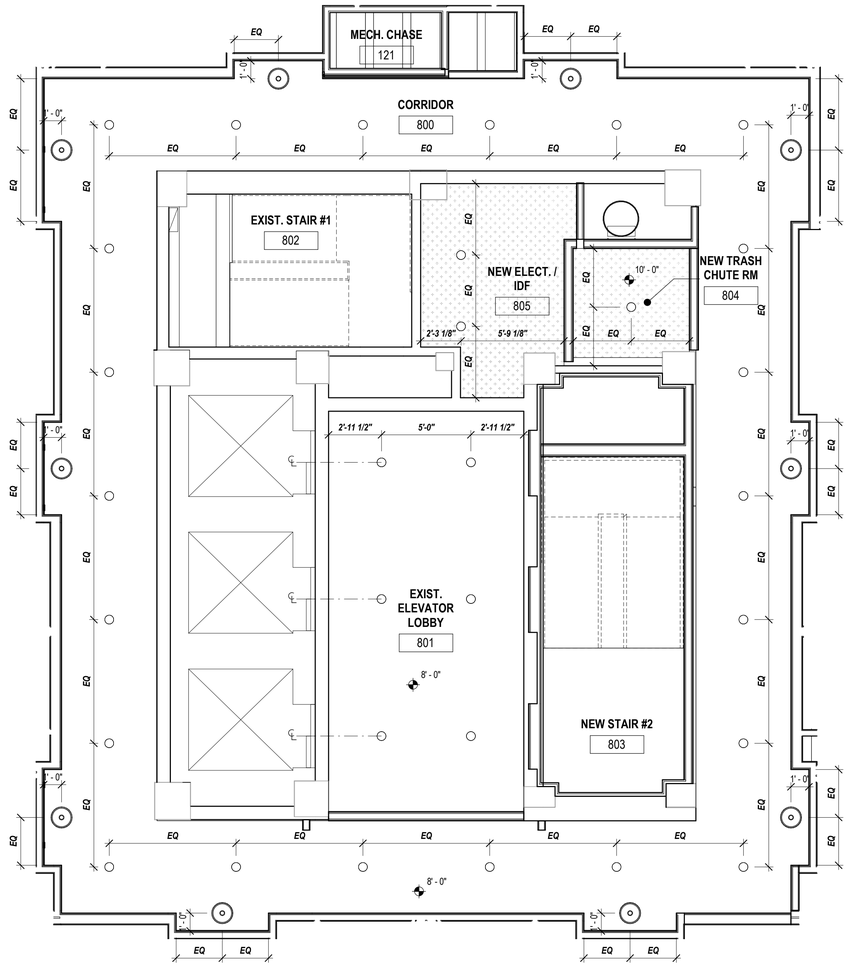
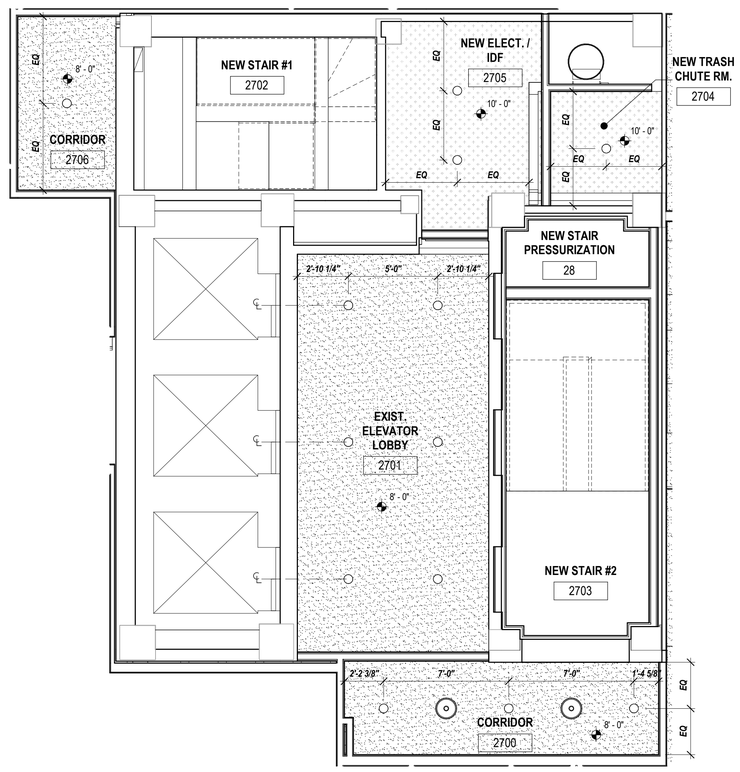


1 8TH THRU 26TH FLOOR ENLARGED CORE REFLECTED CEILING PLAN
1/4" = 1'-0"



2 27TH THRU 29TH FLOOR ENLARGED CORE REFLECTED CEILING PLAN
1/4" = 1'-0"

NEW PLAN / RCP LEGEND

- EXISTING WALLS TO REMAIN.
- NEW 2X WALLS. TAPE/FLOAT/TEXTURE/PAINT
- NEW GYP. BD. CEILING. TYPE FC4b. SEE NOTE 3 BELOW. SEE UNIT PLANS FOR ADD. RCP HEIGHTS.
- NEW GYP. BD. CEILING. TYPE FC4a. SEE NOTE 2 BELOW.
- NEW GYP. BD. CEILING. TYPE FC1. SEE NOTE 1 BELOW.
- NEW GYP. BD. CEILING. TYPE FC2.
- NEW LIGHT FIXTURE. REF ELECTRICAL.
- NEW WALL FIXTURE. REF ELECTRICAL.
- NEW 48X12 CEILING FIXTURE. REF ELECTRICAL.
- NEW SURFACE MOUNTED FIXTURE. REF ELECTRICAL.
- 0'-0" CEILING HEIGHT A.F.F.
- NEW WALL MOUNTED FIXTURE. REF ELECTRICAL
- FCx RCP TAG, RE:A0.13

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REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

8TH - 29TH - ENLARGED - RCP

A4.23

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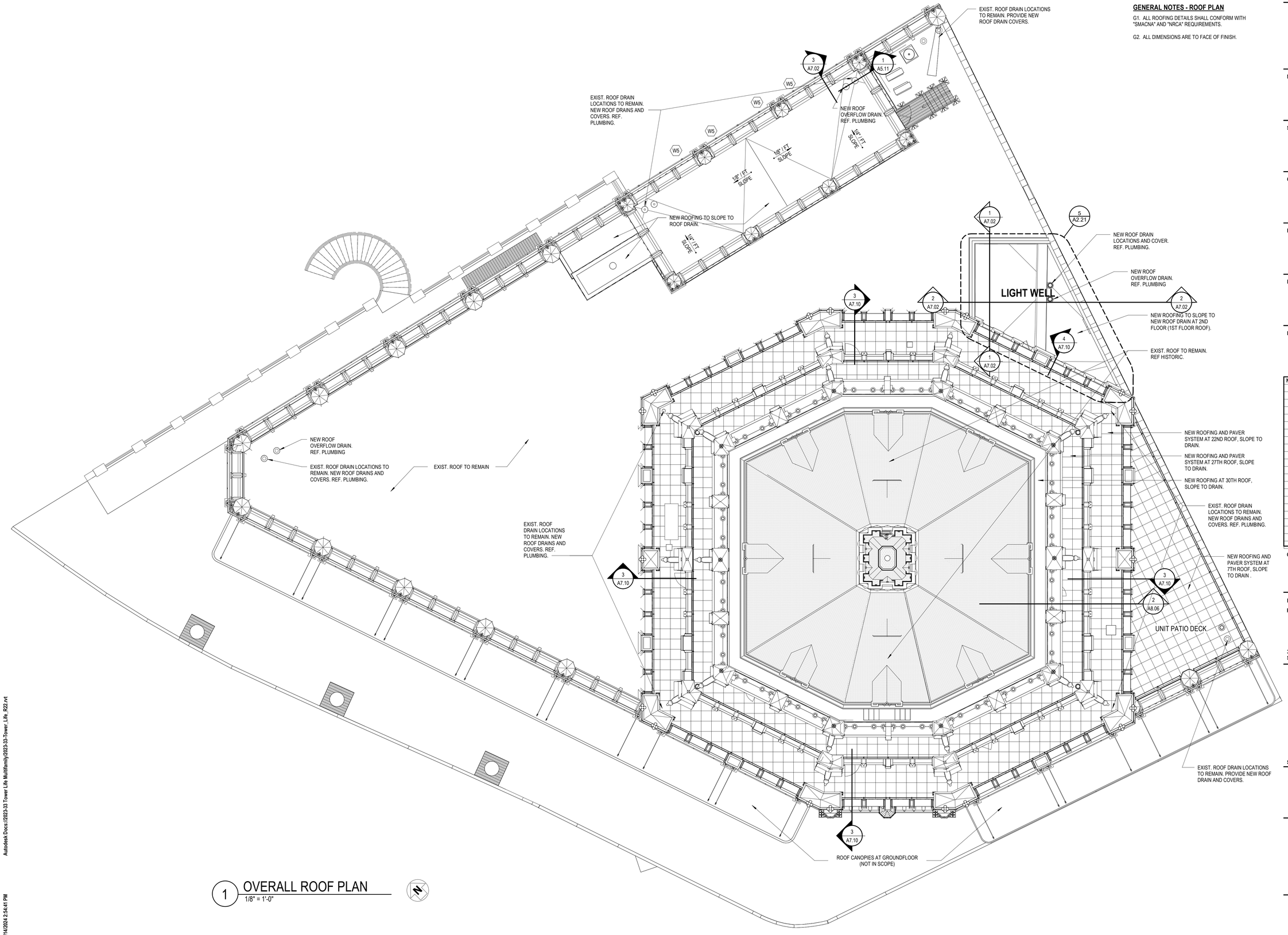

1 OVERALL ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES - ROOF PLAN

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

G2. ALL DIMENSIONS ARE TO FACE OF FINISH.

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ENGINEER
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ALAMO CAPITAL ADVISORS

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PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT BEVERLY RUTH WATTS 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

OVERALL ROOF PLAN

A5.01

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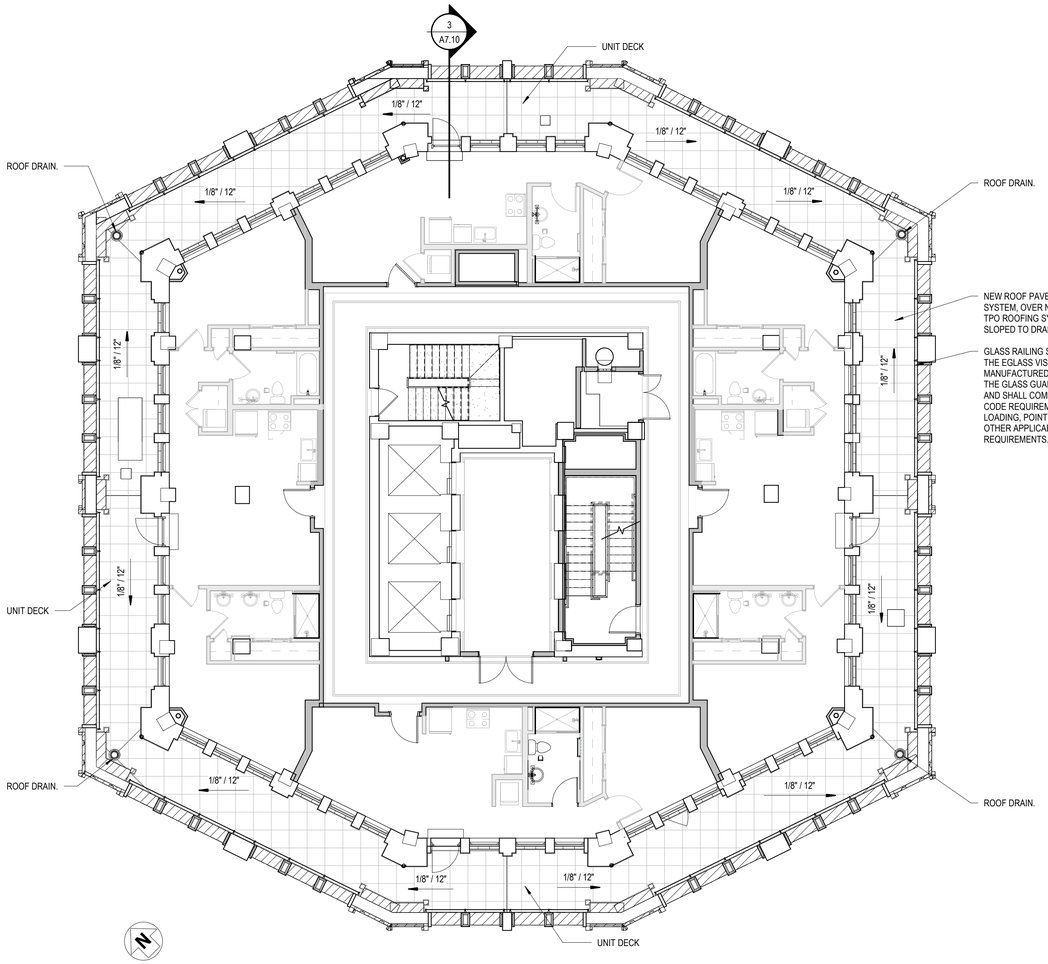
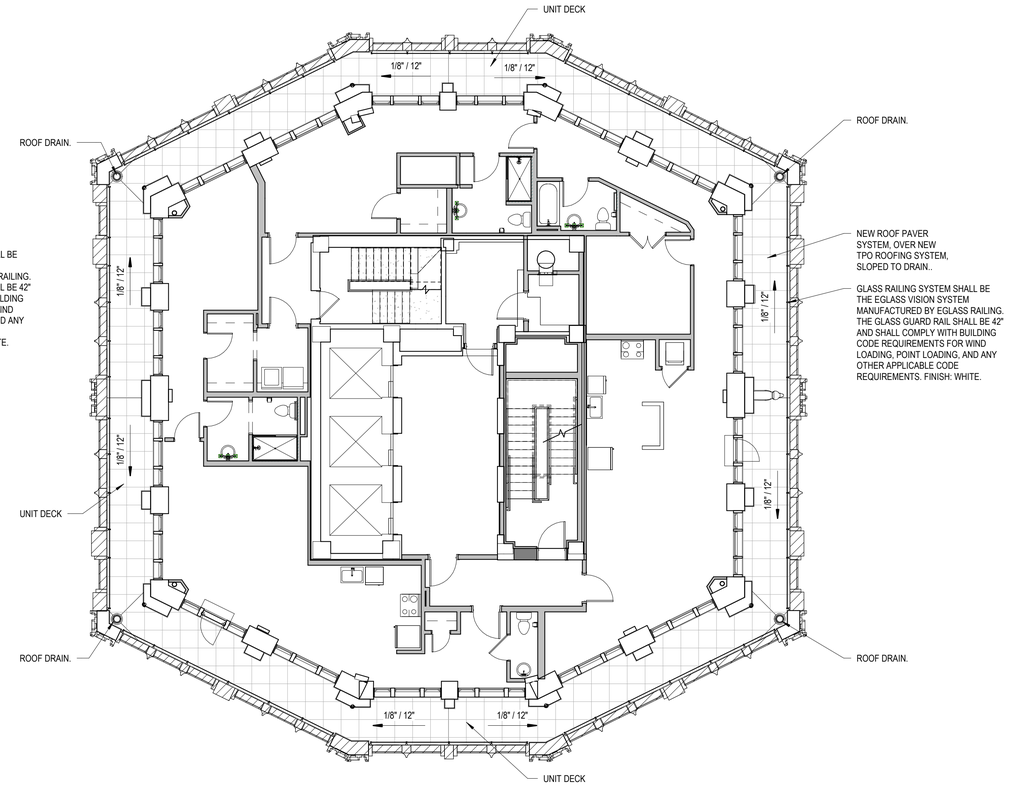
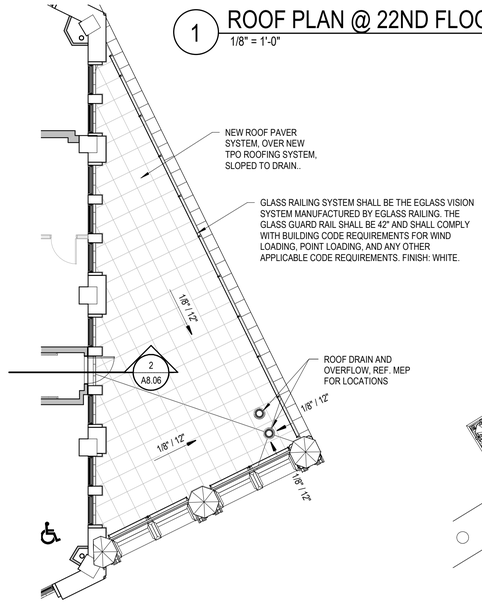


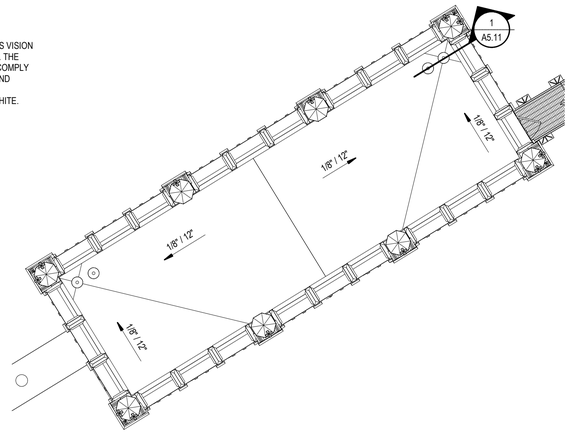
1 ROOF PLAN @ 22ND FLOOR
1/8" = 1'-0"



2 ROOF PLAN @ 27TH FLOOR
1/8" = 1'-0"



3 ROOF PLAN @ UNIT BALCONY
1/8" = 1'-0"



4 ROOF PLAN OVER FREIGHT ELEVATOR
1/8" = 1'-0"

GENERAL NOTES - ROOF PLAN

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

G2. ALL DIMENSIONS ARE TO FACE OF FINISH.

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ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT · TIMOTHY BUTLER · 24568 · STATE OF TEXAS

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CONSTRUCTION SET

ROOF PLANS

A5.02

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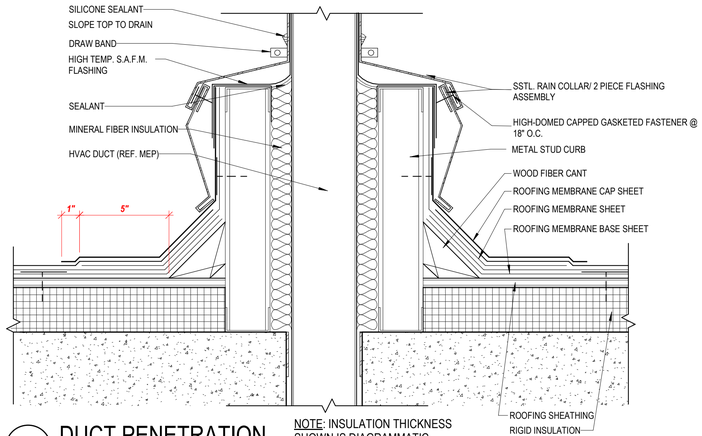
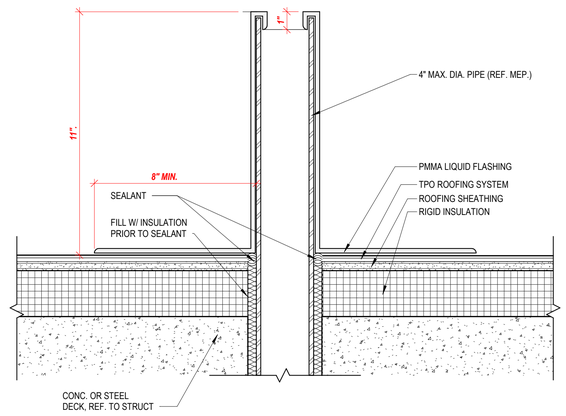


1 DUCT PENETRATION

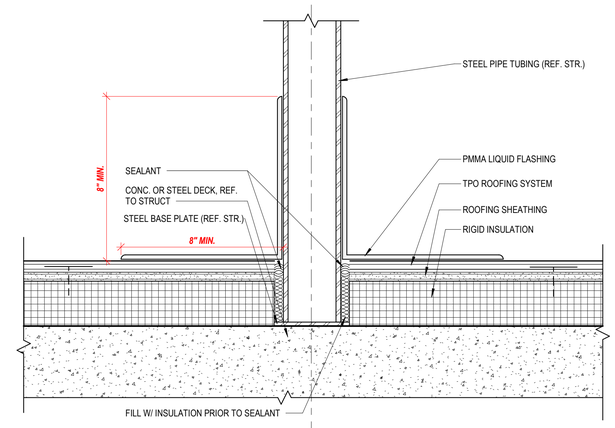
3" = 1'-0"

NOTE: INSULATION THICKNESS SHOWN IS DIAGRAMMATIC



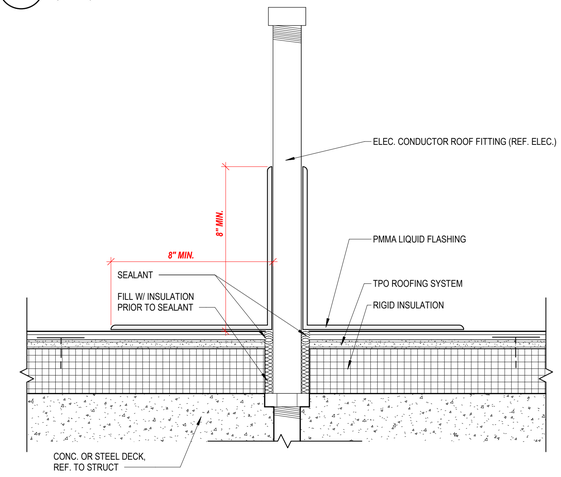
2 WASTE STACK

3" = 1'-0"



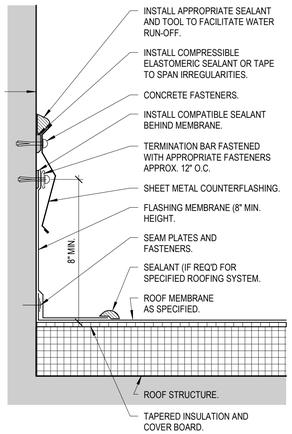
3 EQUIPMENT SUPPORT/ RAIN COLLAR

3" = 1'-0"



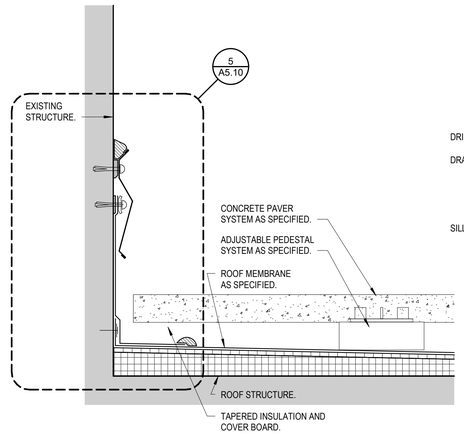
4 TYP. DOWN CONDUCTOR ROOF PENETRATION

3" = 1'-0"



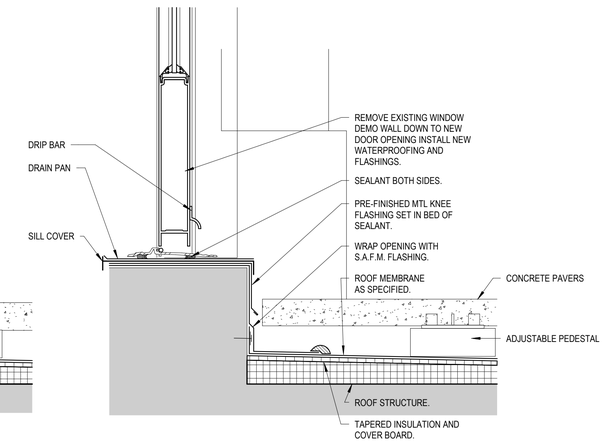
5 TYPICAL TPO BASE FLASHING DETAIL

3" = 1'-0"



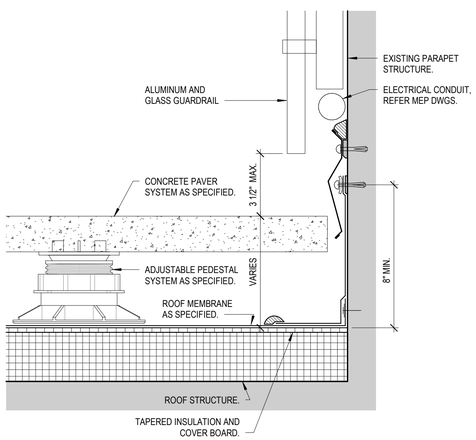
6 BALCONY PAVER SYSTEM DETAIL

3" = 1'-0"



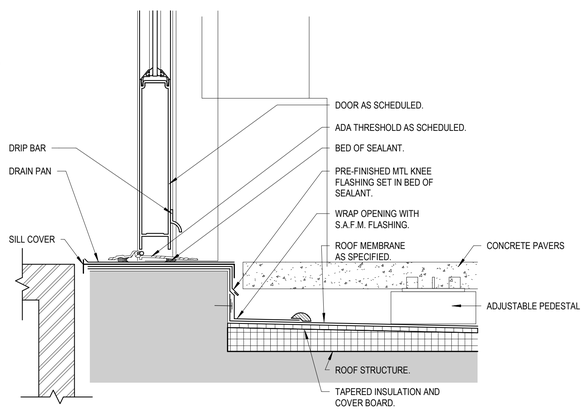
7 TYPICAL TPO BASE FLASHING @ NEW DOOR DETAIL

3" = 1'-0"



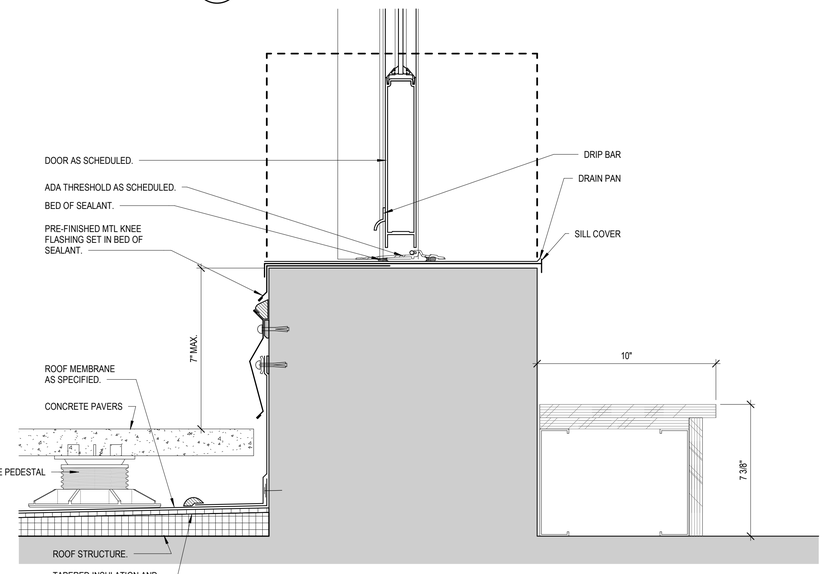
8 BALCONY PAVER SYSTEM @ PARAPET

3" = 1'-0"



9 TYPICAL TPO BASE FLASHING DETAIL

3" = 1'-0"



10 TYPICAL TPO BASE FLASHING @ TERRANCE DOOR DETAIL

3" = 1'-0"

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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME

TOWER LIFE MULTIFAMILY

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

REGISTERED ARCHITECT ☆ 24568 ☆ STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

TYPICAL ROOF DETAILS

A5.10

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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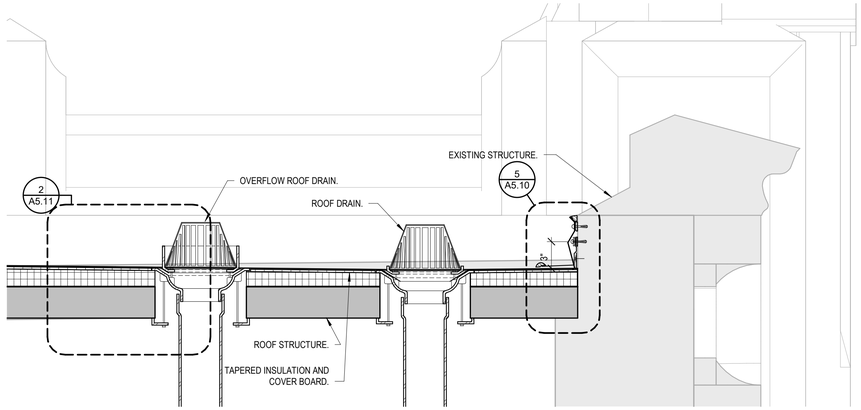
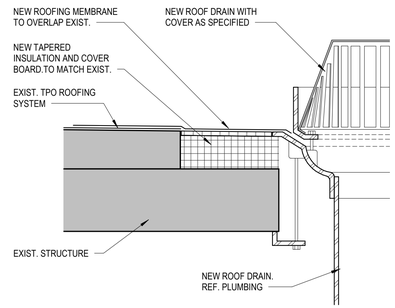


1 ROOF AND OVERFLOW DRAIN AT LOW PARAPET DETAIL

1 1/2" = 1'-0"



2 ROOF DRAIN DETAIL

3" = 1'-0"

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

REGISTERED ARCHITECT
DONNELLY RUTH MCKEE
24568
STATE OF TEXAS

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CONSTRUCTION SET

TYPICAL ROOF DETAILS

A5.11

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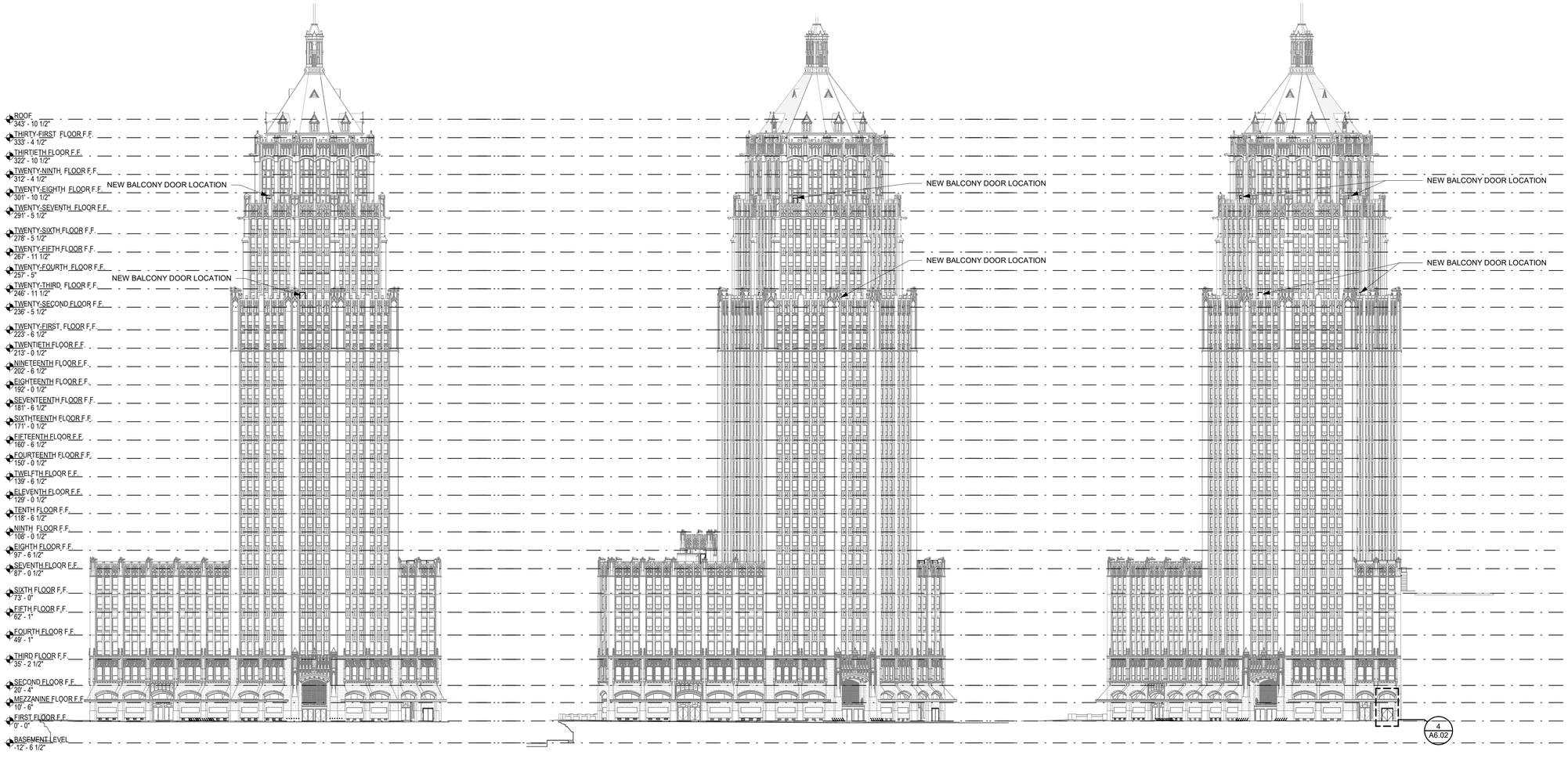
EXTERIOR GENERAL NOTE:

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



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

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

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

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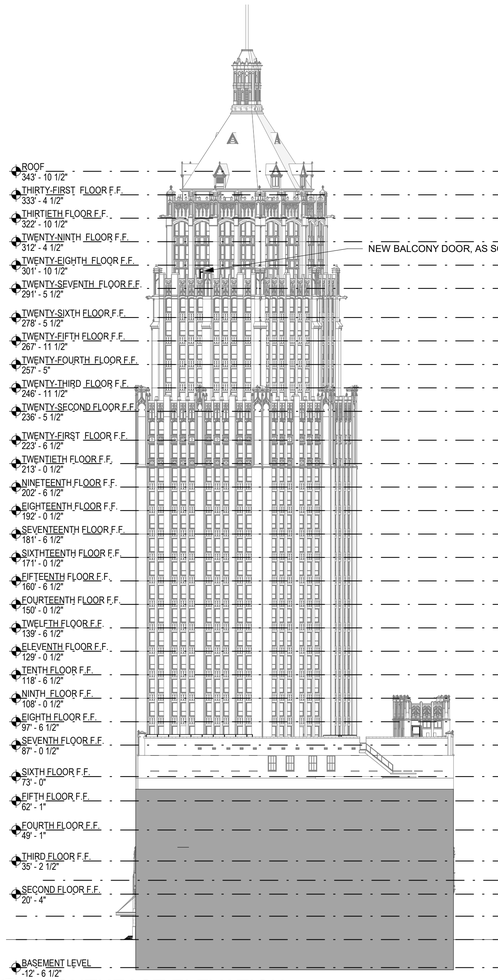
REGISTERED ARCHITECT BEVERLY RUTH 24568 STATE OF TEXAS

SEAL 05/13/2024

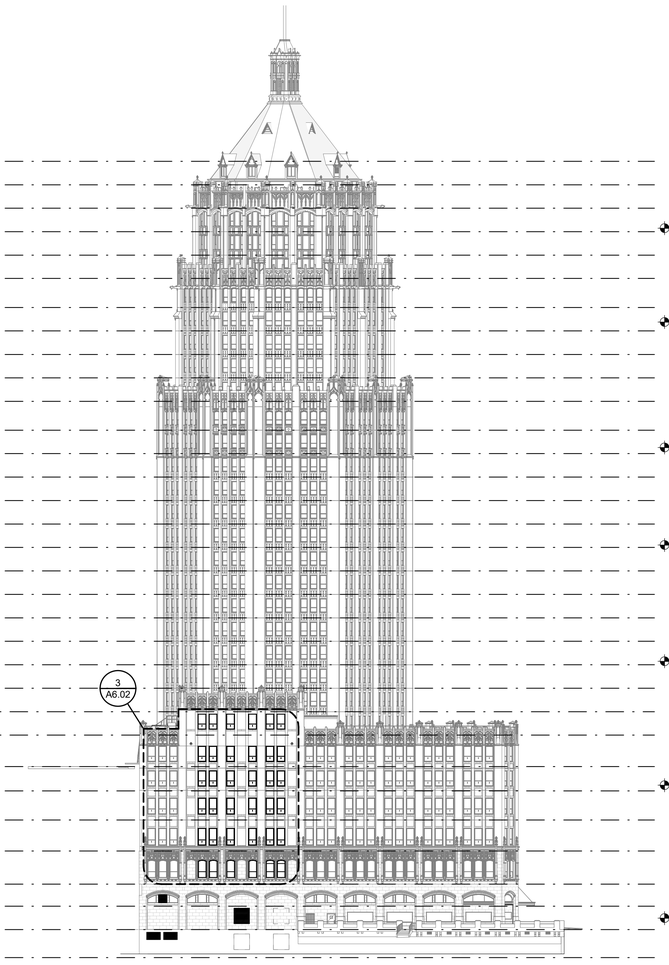
CONSTRUCTION SET

EXTERIOR ELEVATIONS

A6.01



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

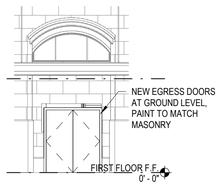


2 NORTH ELEVATION
1/32" = 1'-0"

EXTERIOR GENERAL NOTE:

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

3 NORTH ELEVATION - NEW WINDOWS
1/8" = 1'-0"



4 ENLARGED ELEVATION - EGRESS DOORS
1/8" = 1'-0"

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5/14/2024 2:59:39 PM

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Landscape Architect
-
-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
-
-
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

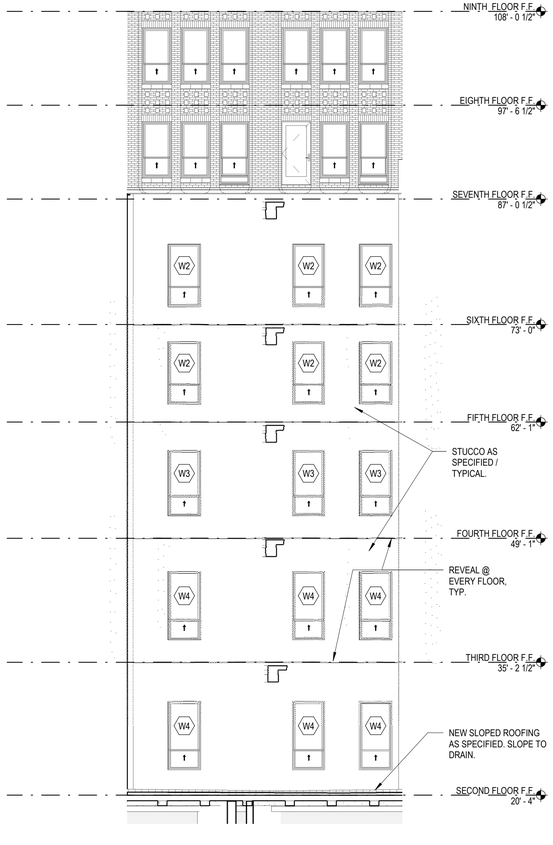
REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

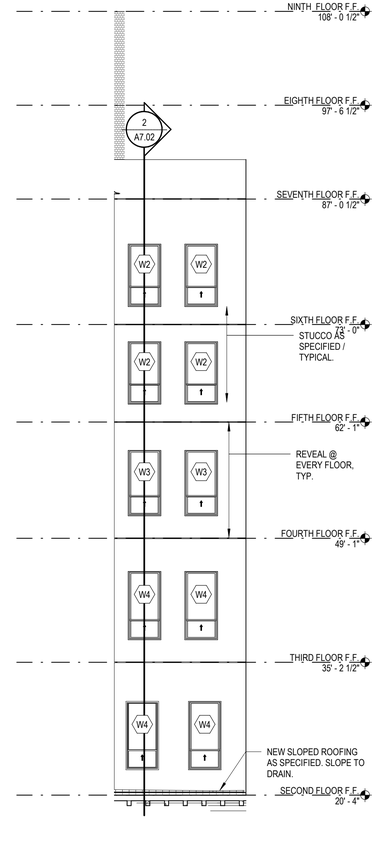
CONSTRUCTION SET

EXTERIOR & ENLARGED ELEVATIONS

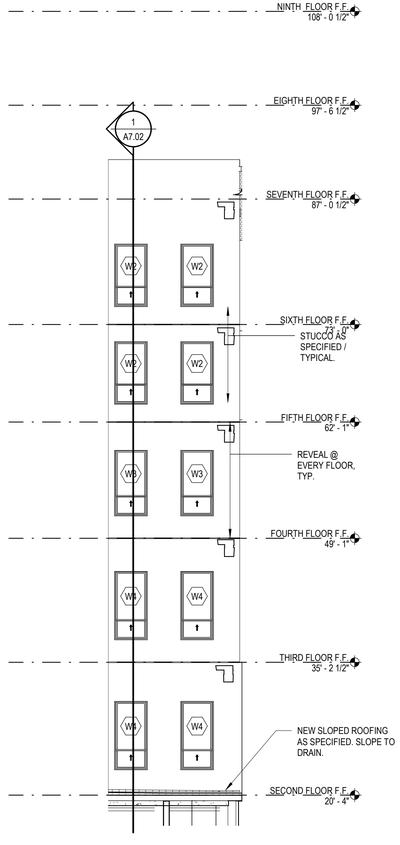
A6.02



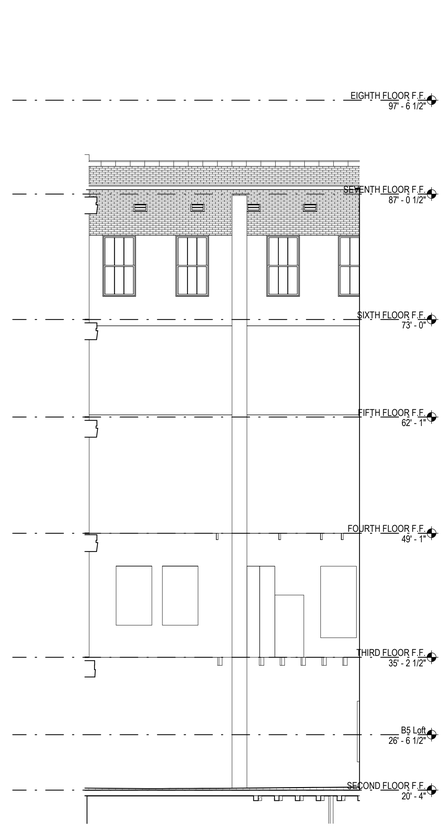
1 LIGHT WELL EXTERIOR ELEV.
1/8" = 1'-0"



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



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



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

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5/14/2024 2:59:50 PM

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Landscape Architect
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

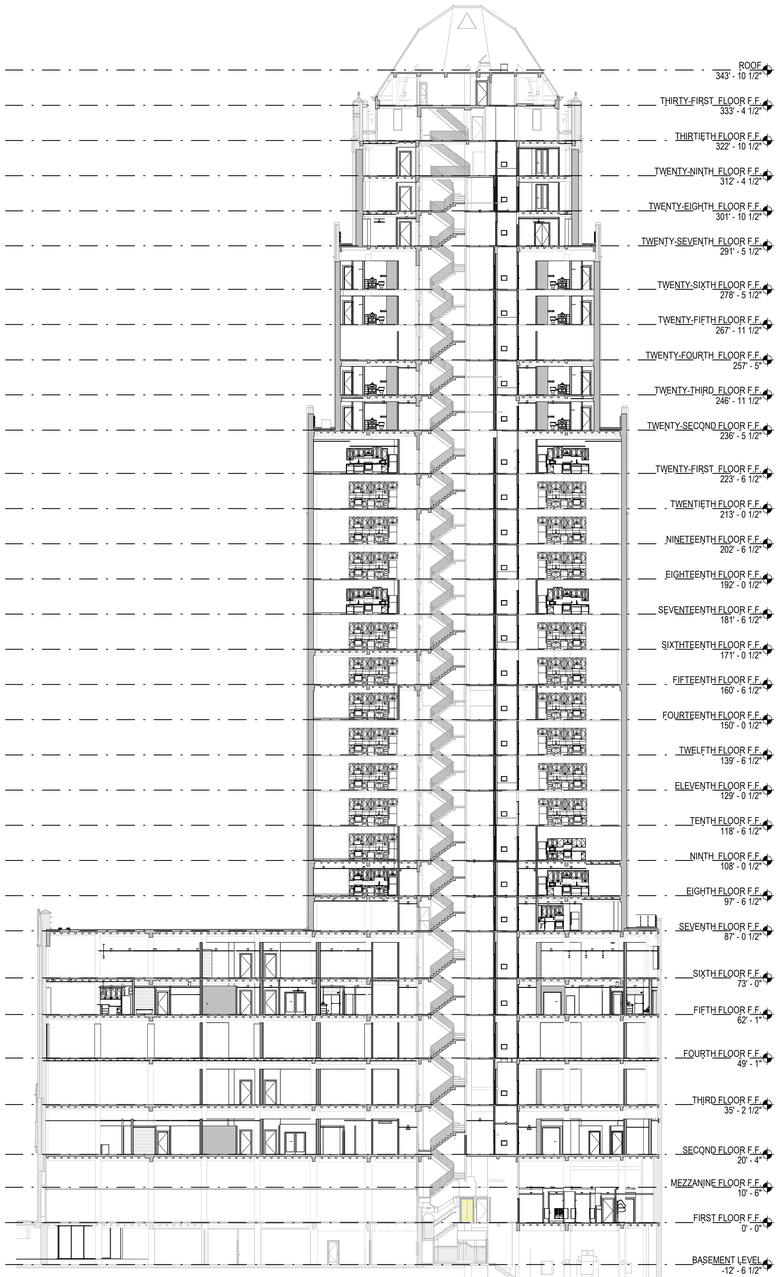
REGISTERED ARCHITECT · BENJAMIN BUTTS · 24568 · STATE OF TEXAS

SEAL 05/13/2024

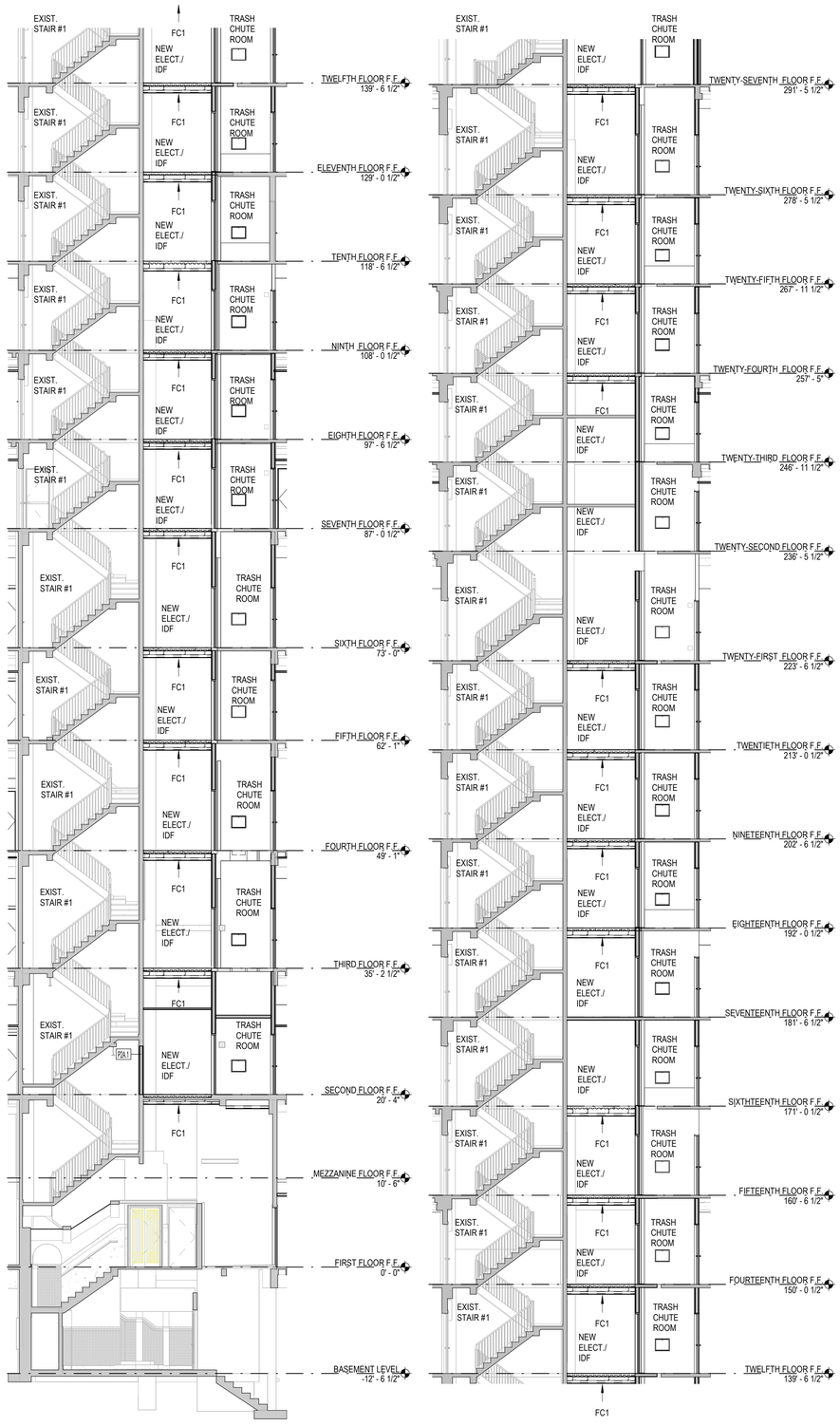
CONSTRUCTION SET

EXTERIOR ELEVATIONS - LIGHTWELL

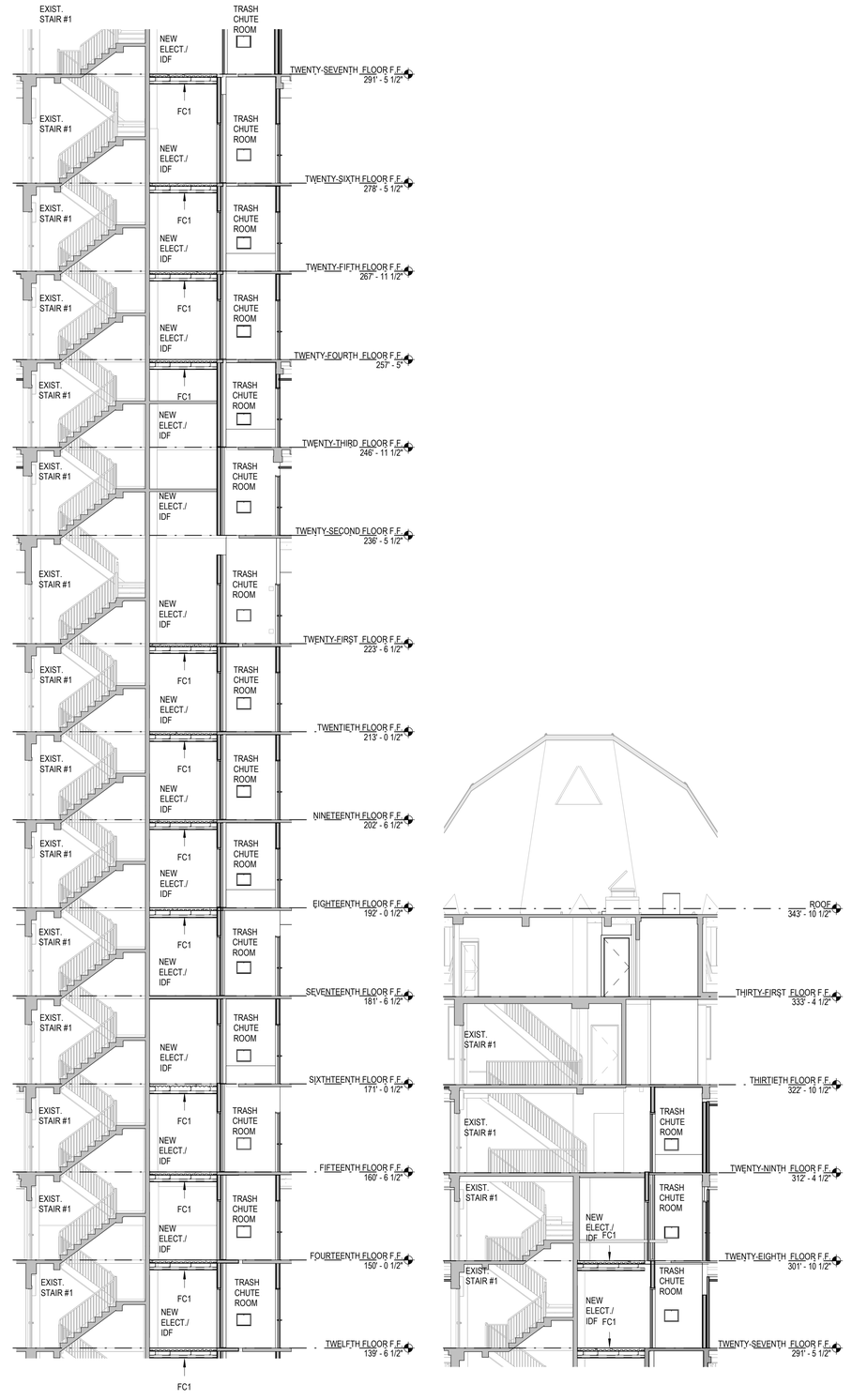
A6.03



1 BUILDING SECTION
3/64" = 1'-0"



2 CORE ELEC ROOM SECTION
1/8" = 1'-0"



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Landscape Architect
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
-
-
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY

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

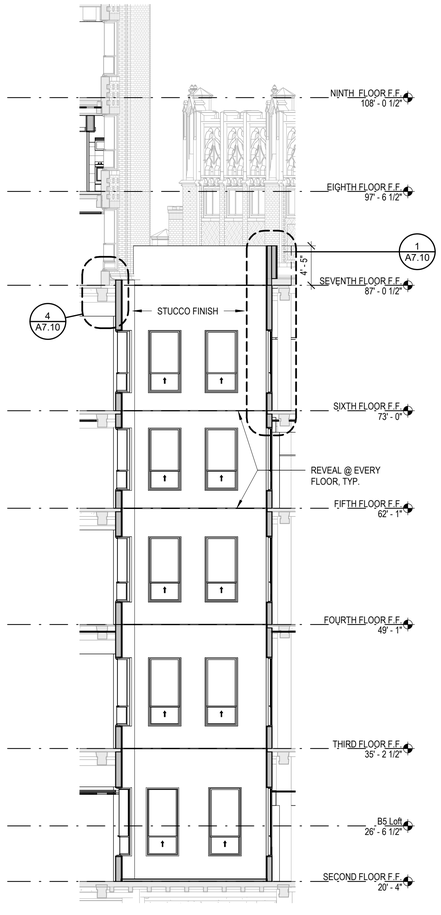
REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

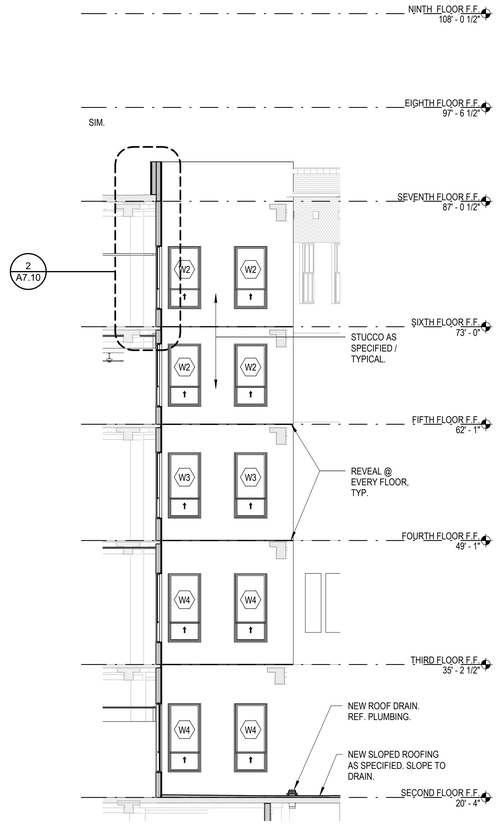
CONSTRUCTION SET

BUILDING SECTION

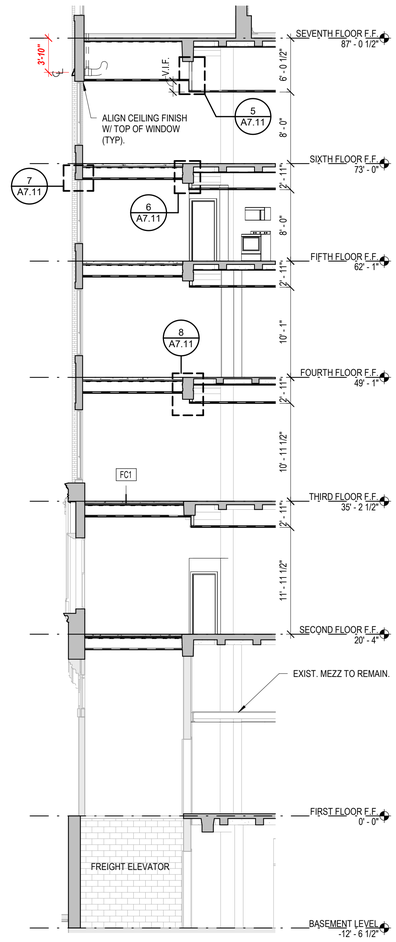
A7.01



1 WALL SECTON - @ LIGHT WELL
1/8" = 1'-0"



2 WALL SECTON - @ LIGHT WELL
1/8" = 1'-0"



3 PARTIAL BUILDING SECTION
1/8" = 1'-0"

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Landscape Architect
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

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

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

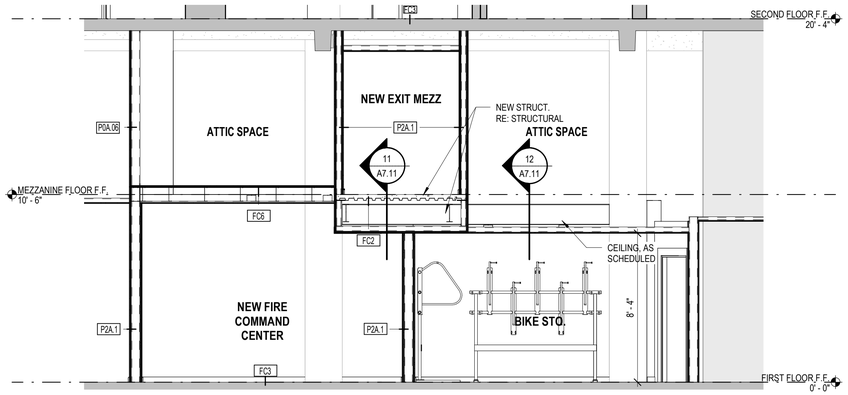
REGISTERED ARCHITECT JEFFREY RUTHERFORD 24566 STATE OF TEXAS

SEAL 05/13/2024

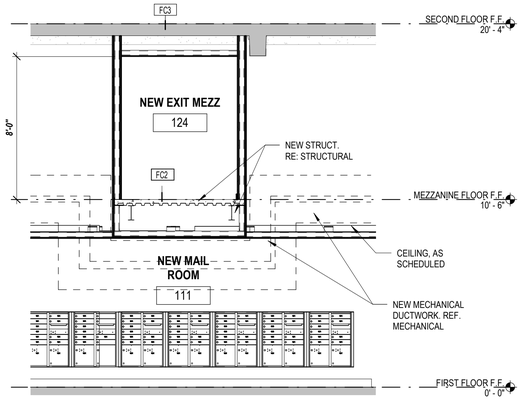
CONSTRUCTION SET

BUILDING SECTION

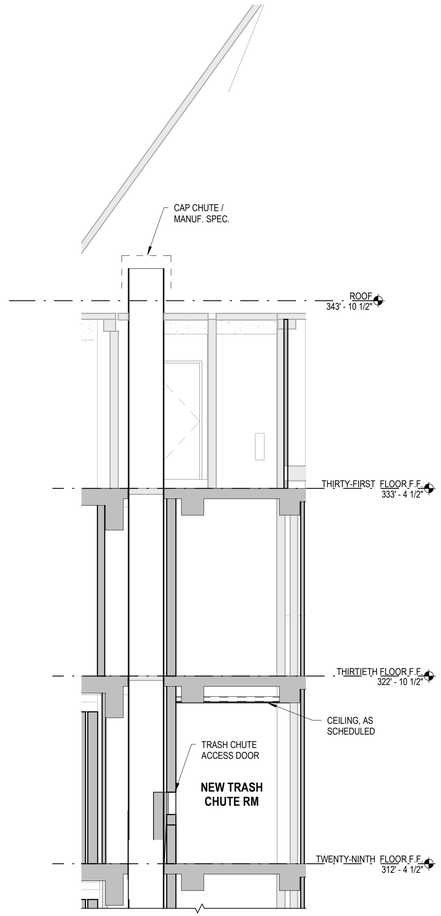
A7.02

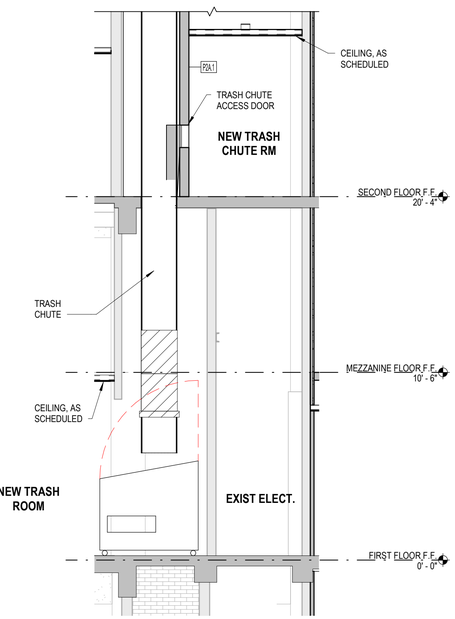


1 SECTION @ FIRE COMMAND / MEZZANINE
1/4" = 1'-0"

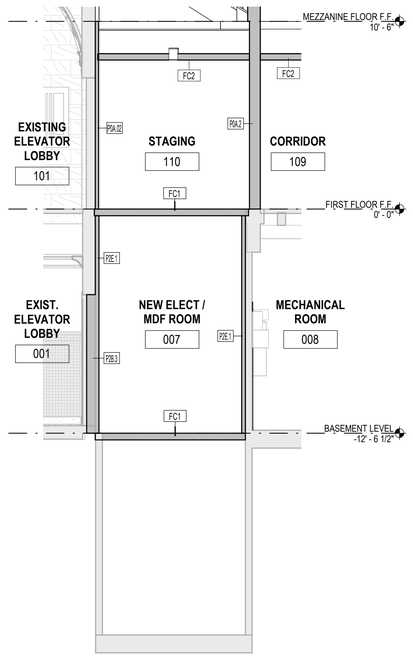


4 MEZZANINE LANDING
1/4" = 1'-0"

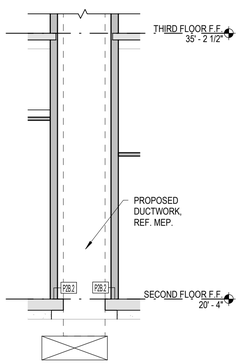




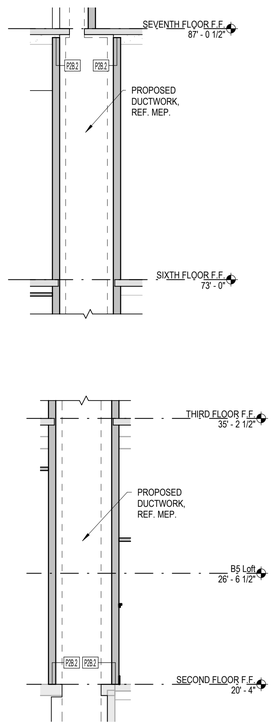
9 SECTION @ TRASH CHUTE
1/4" = 1'-0"



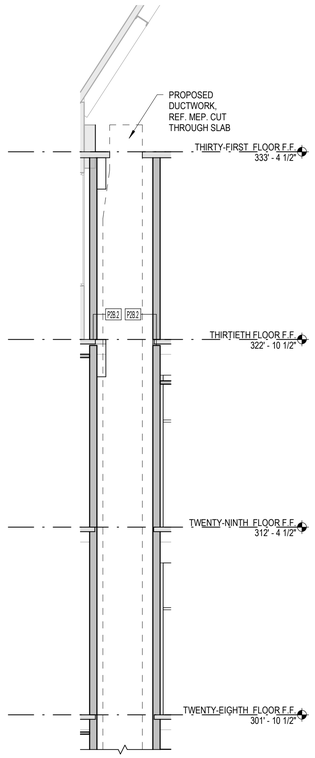
11 STAGING ROOM SECTION
1/4" = 1'-0"



5 SECTION @ MECH 120 CHASE
1/4" = 1'-0"



7 SECTION @ MECH CHASE
1/4" = 1'-0"



8 SECTION @ MECH CHASE TOP
1/4" = 1'-0"

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Landscape Architect
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ENGINEER
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NUM:	DATE:	ISSUE DESCRIPTION:
1	03/19/24	CoSA Review Comments

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

ENLARGED SECTION

A7.03

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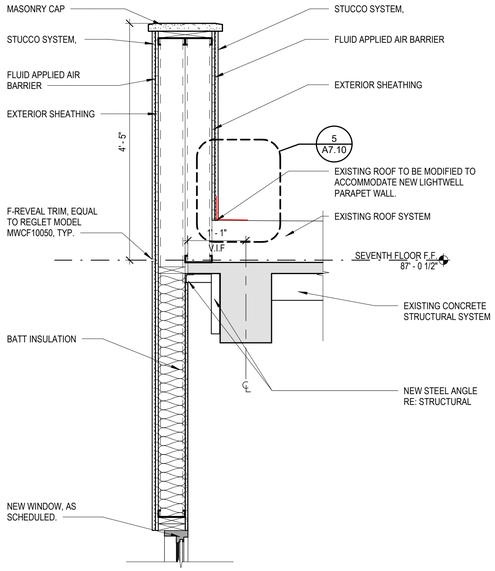
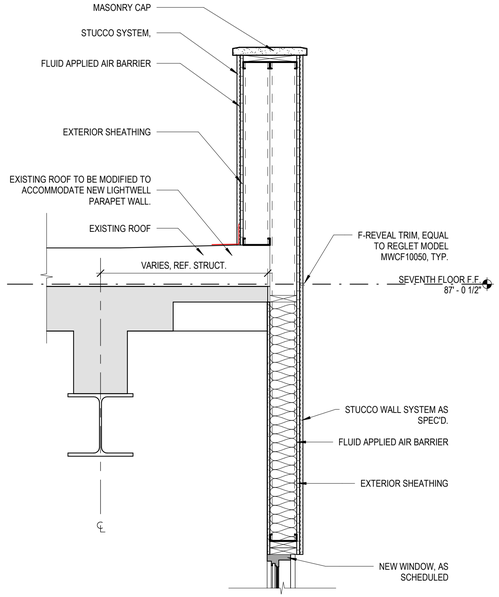
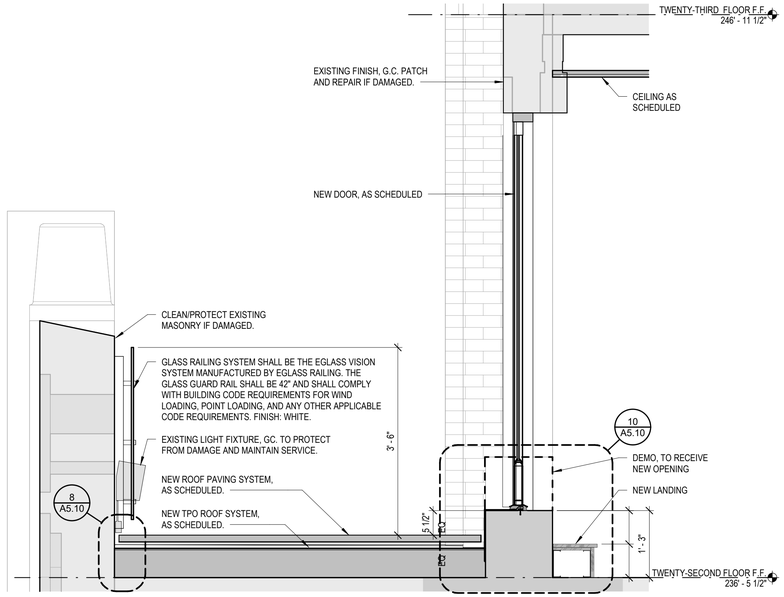
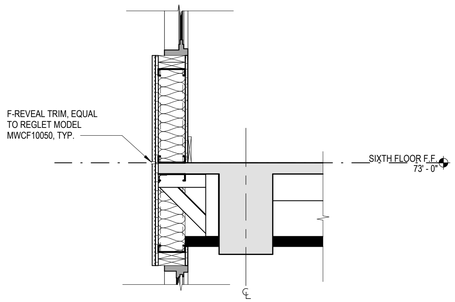
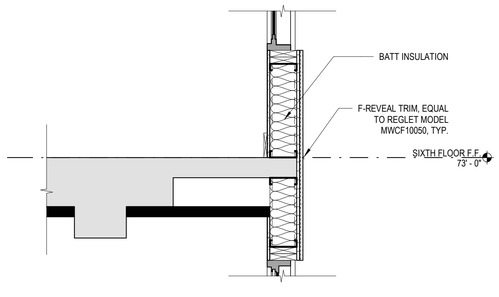
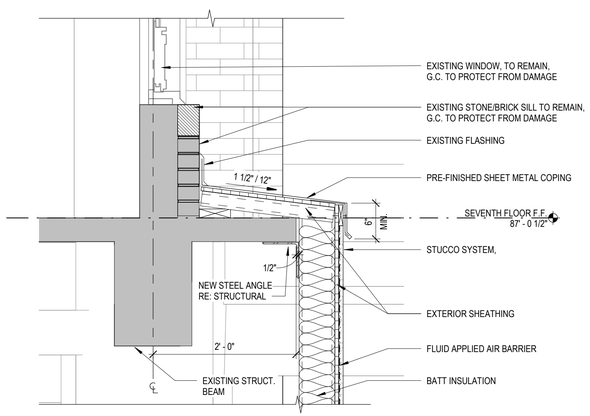

MASONRY CAP
STUCCO SYSTEM,
FLUID APPLIED AIR BARRIER
EXTERIOR SHEATHING
STUCCO SYSTEM,
FLUID APPLIED AIR BARRIER
EXTERIOR SHEATHING
4' - 5"
5
A7.10
EXISTING ROOF TO BE MODIFIED TO ACCOMMODATE NEW LIGHTWELL PARAPET WALL.
EXISTING ROOF SYSTEM
F-REVEAL TRIM, EQUAL TO REGLET MODEL MWCF10050, TYP.
1' - 1"
V.I.F
SEVENTH FLOOR F.F.
87' - 0 1/2"
EXISTING CONCRETE STRUCTURAL SYSTEM
BATT INSULATION
NEW STEEL ANGLE RE: STRUCTURAL
NEW WINDOW, AS SCHEDULED.

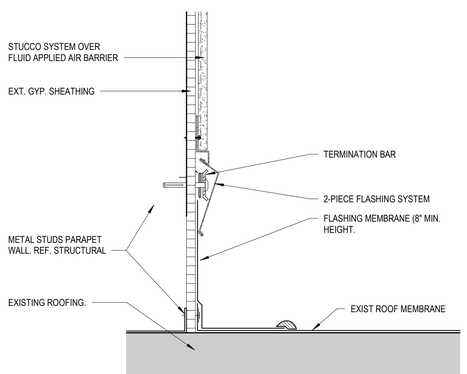

MASONRY CAP
STUCCO SYSTEM,
FLUID APPLIED AIR BARRIER
EXTERIOR SHEATHING
EXISTING ROOF TO BE MODIFIED TO ACCOMMODATE NEW LIGHTWELL PARAPET WALL.
EXISTING ROOF
F-REVEAL TRIM, EQUAL TO REGLET MODEL MWCF10050, TYP.
VARIES, REF. STRUCT.
SEVENTH FLOOR F.F.
87' - 0 1/2"
STUCCO WALL SYSTEM AS SPEC'D.
FLUID APPLIED AIR BARRIER
EXTERIOR SHEATHING
NEW WINDOW, AS SCHEDULED

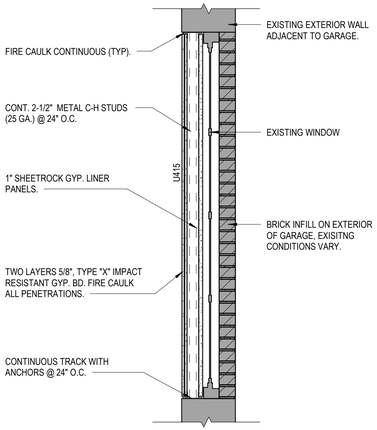

TWENTY-THIRD FLOOR F.F.
246' - 11 1/2"
EXISTING FINISH, G.C. PATCH AND REPAIR IF DAMAGED.
CEILING AS SCHEDULED
NEW DOOR, AS SCHEDULED
CLEAN/PROTECT EXISTING MASONRY IF DAMAGED.
GLASS RAILING SYSTEM SHALL BE THE EGLASS VISION SYSTEM MANUFACTURED BY EGLASS RAILING. THE GLASS GUARD RAIL SHALL BE 42" AND SHALL COMPLY WITH BUILDING CODE REQUIREMENTS FOR WIND LOADING, POINT LOADING, AND ANY OTHER APPLICABLE CODE REQUIREMENTS. FINISH: WHITE.
EXISTING LIGHT FIXTURE, GC. TO PROTECT FROM DAMAGE AND MAINTAIN SERVICE.
3' - 6"
10
A5.10
DEMO, TO RECEIVE NEW OPENING
NEW LANDING
NEW ROOF PAVING SYSTEM, AS SCHEDULED.
NEW TPO ROOF SYSTEM, AS SCHEDULED.
8
A5.10
5 1/2"
1' - 3"
TWENTY-SECOND FLOOR F.F.
236' - 5 1/2"


F-REVEAL TRIM, EQUAL TO REGLET MODEL MWCF10050, TYP.
SIXTH FLOOR F.F.
73' - 0"

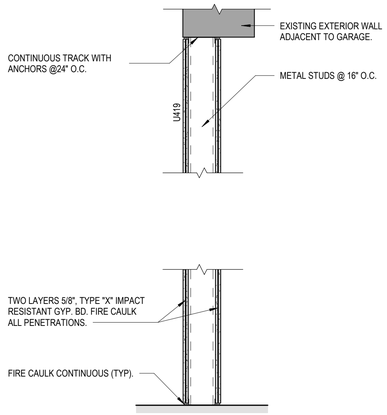

BATT INSULATION
F-REVEAL TRIM, EQUAL TO REGLET MODEL MWCF10050, TYP.
SIXTH FLOOR F.F.
73' - 0"


EXISTING WINDOW, TO REMAIN, G.C. TO PROTECT FROM DAMAGE
EXISTING STONE/BRICK SILL TO REMAIN, G.C. TO PROTECT FROM DAMAGE
EXISTING FLASHING
1 1/2" / 12"
PRE-FINISHED SHEET METAL COPING
SEVENTH FLOOR F.F.
87' - 0 1/2"
6" MIN.
STUCCO SYSTEM,
1/2"
NEW STEEL ANGLE RE: STRUCTURAL
EXTERIOR SHEATHING
2' - 0"
FLUID APPLIED AIR BARRIER
EXISTING STRUCT. BEAM
BATT INSULATION

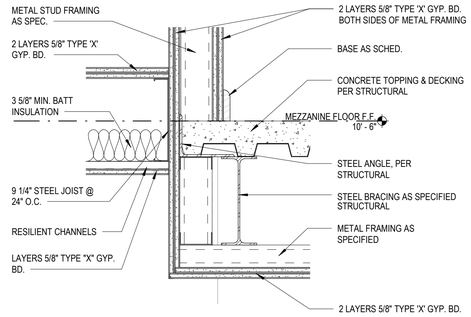

STUCCO SYSTEM OVER FLUID APPLIED AIR BARRIER
EXT. GYP. SHEATHING
TERMINATION BAR
2-PIECE FLASHING SYSTEM
FLASHING MEMBRANE (8" MIN. HEIGHT.
METAL STUDS PARAPET WALL. REF. STRUCTURAL
EXISTING ROOFING.
EXIST ROOF MEMBRANE



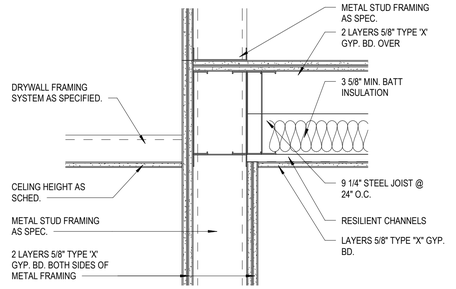
1 2 HR PARTITION @ GARAGE WINDOW INFILL
3/4" = 1'-0"



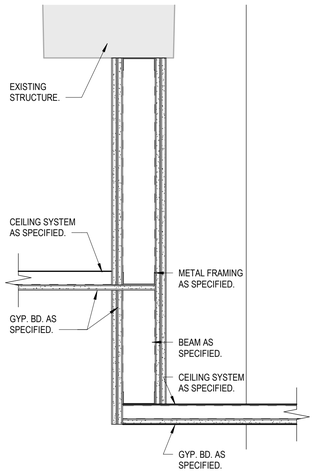
2 2 HR PARTITION @ GARAGE DOOR INFILL
3/4" = 1'-0"



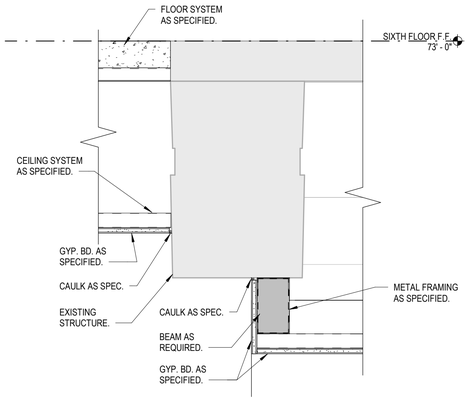
3 SECTION DETAIL
1 1/2" = 1'-0"



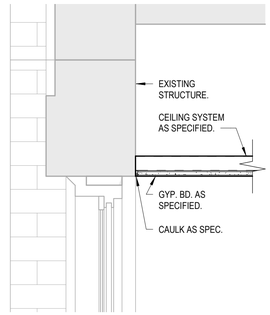
4 SECTION DETAIL
1 1/2" = 1'-0"



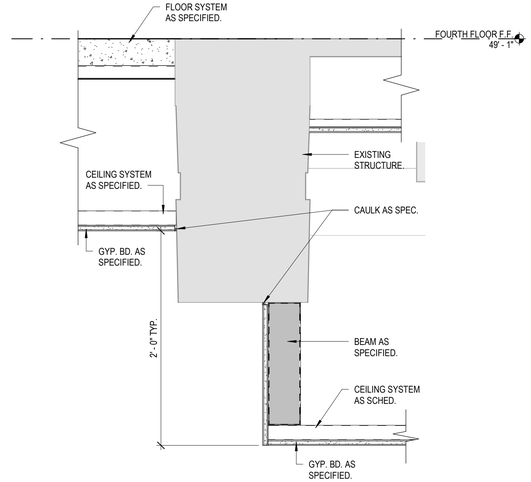
5 CEILING TRANSITION
1 1/2" = 1'-0"



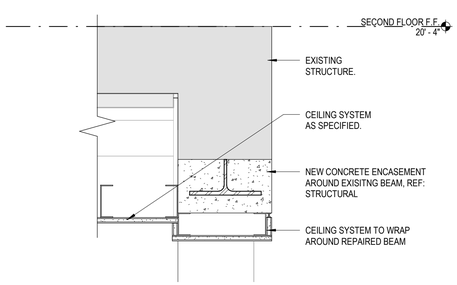
6 CEILING TRANSITION
1 1/2" = 1'-0"



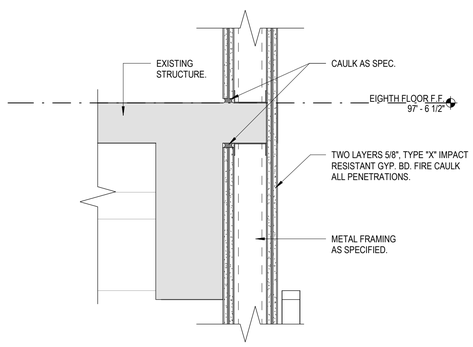
7 CEILING AT WINDOW
1 1/2" = 1'-0"



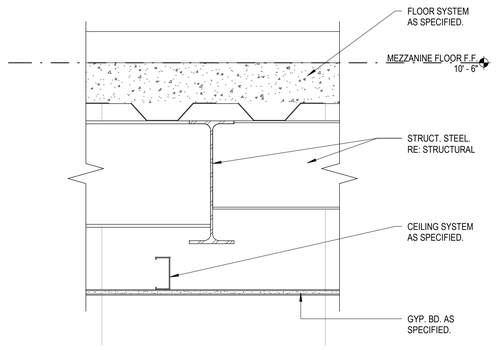
8 CEILING TRANSITION
1 1/2" = 1'-0"



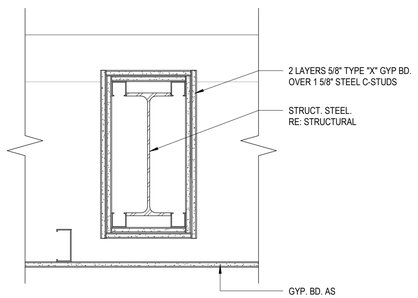
9 HEADER AT MEZZANINE OPENING
1 1/2" = 1'-0"



10 RATED WALL AT STAIR WELL
1 1/2" = 1'-0"



11 FIRE RATED BEAM @ MEZZANINE
1 1/2" = 1'-0"



12 FIRE RATED BEAM @ MEZZANINE SUPPORT
1 1/2" = 1'-0"

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ENGINEER
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NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

SECTION DETAILS

A7.11

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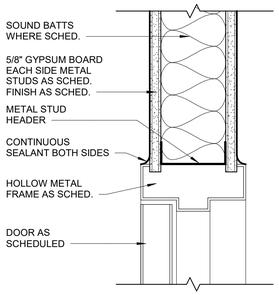
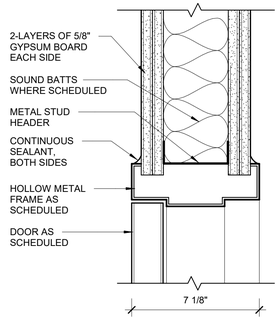
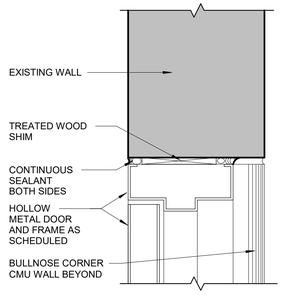


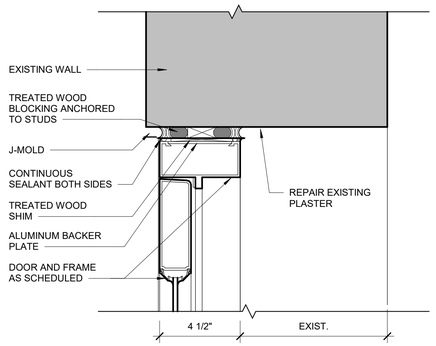
1 H.M. - DOOR HEAD
3" = 1'-0"



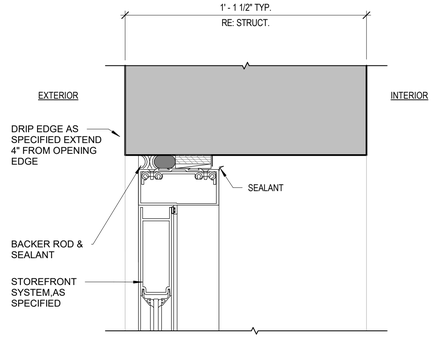
2 H.M. - DOOR HEAD - 2HR
3" = 1'-0"



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



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



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

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

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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

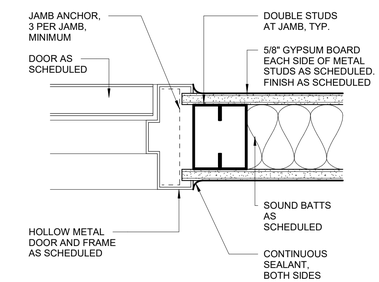
REGISTERED ARCHITECT JEFFREY RUTHERFORD 24568 STATE OF TEXAS

SEAL 05/13/2024

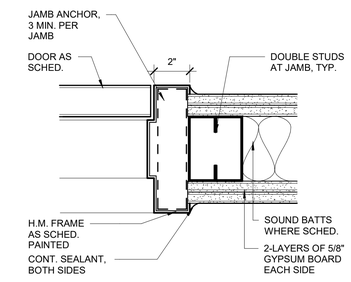
CONSTRUCTION SET

DOOR DETAILS

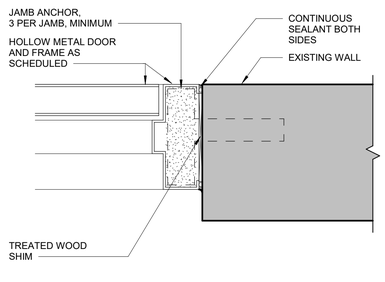
A7.20



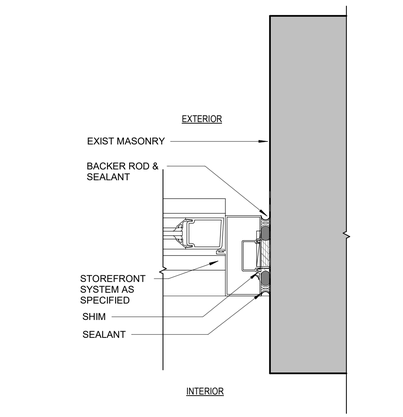
6 H.M. DOOR JAMB
3" = 1'-0"



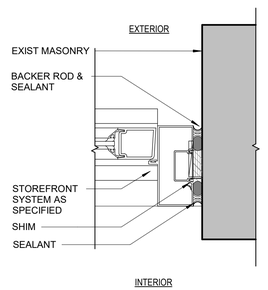
7 H.M. - DOOR JAMB - 2HR
3" = 1'-0"



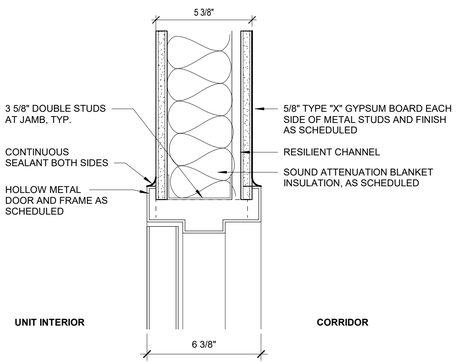
8 5 7/8 H.M. - DOOR JAMB
3" = 1'-0"



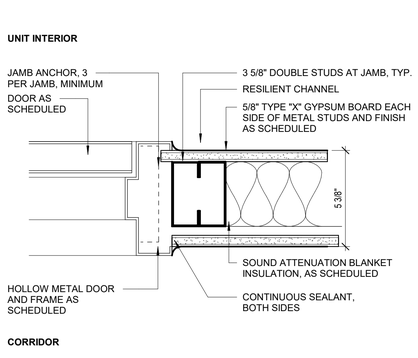
9 STOREFRONT PATIO DOOR JAMB
3" = 1'-0"



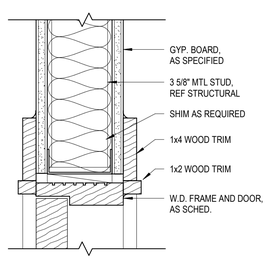
10 STOREFRONT PATIO DOOR JAMB
3" = 1'-0"



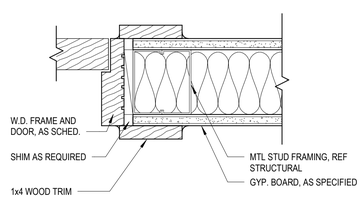
11 5 7/8 H.M. DOOR HEAD - 1 HR
3" = 1'-0"



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



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



14 WOOD DOOR JAMB DETAIL
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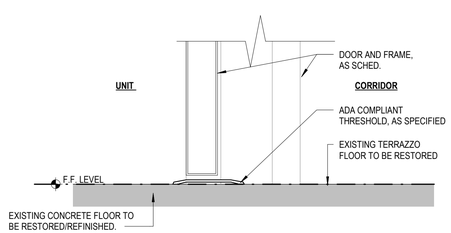

15 HM THRESHOLD DETAIL - UNIT
3" = 1'-0"

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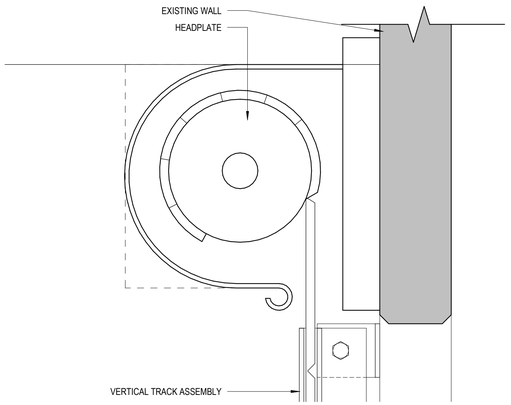
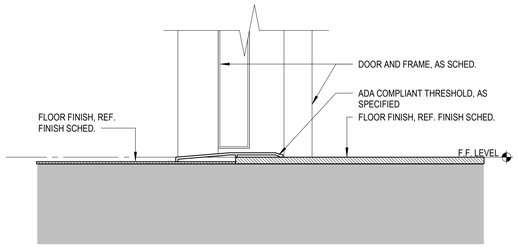


1 OVERHEAD DOOR - HEAD DETAIL
3" = 1'-0"



4 H.M. DOOR THRESHOLD DETAIL
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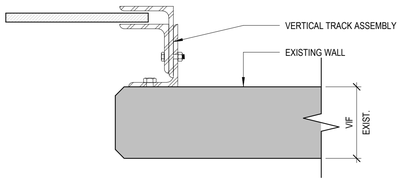
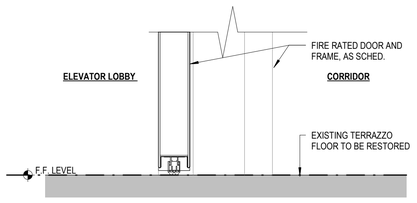
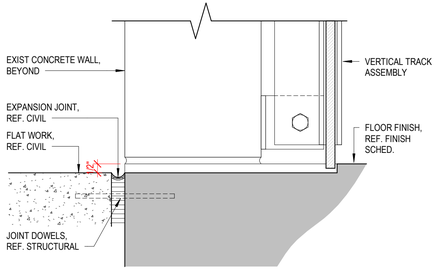


2 OVERHEAD DOOR - JAMB DETAIL
3" = 1'-0"



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



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

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Landscape Architect
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ENGINEER
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-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

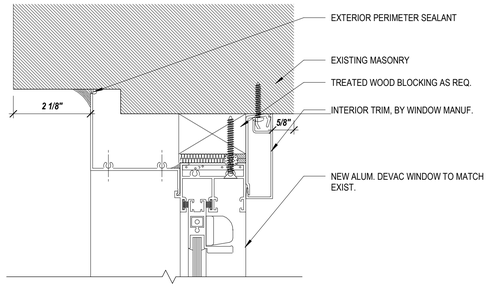
REGISTERED ARCHITECT ☆ 24568 ☆ STATE OF TEXAS
ARTHUR RUTH

SEAL 05/13/2024

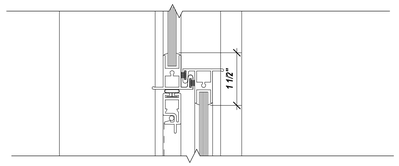
CONSTRUCTION SET

DOOR DETAILS

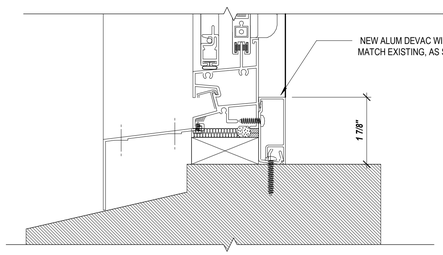
A7.21



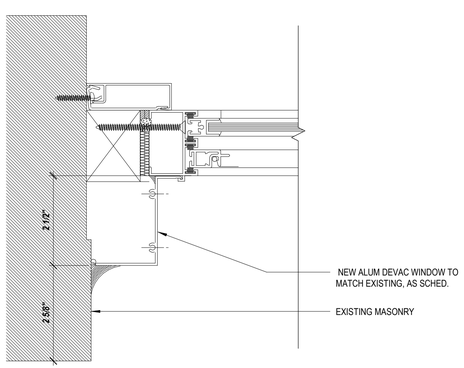
1 WINDOW - HEAD DETAIL
6" = 1'-0"



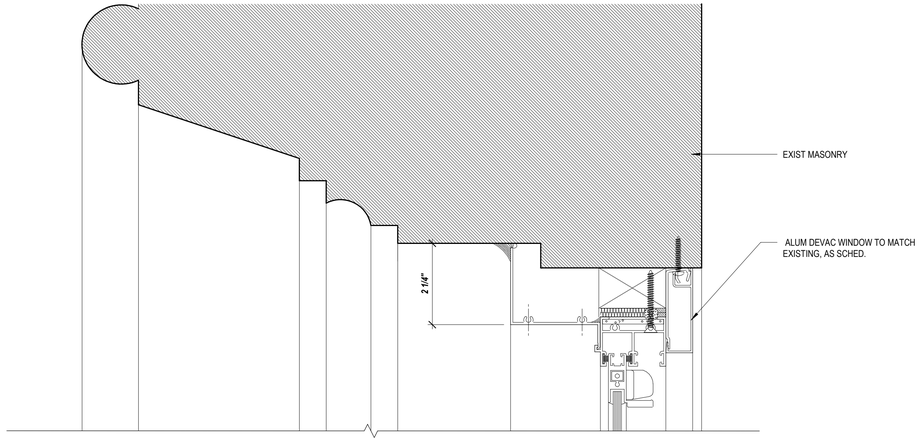
2 WINDOW - MEETING RAIL DETAIL
6" = 1'-0"



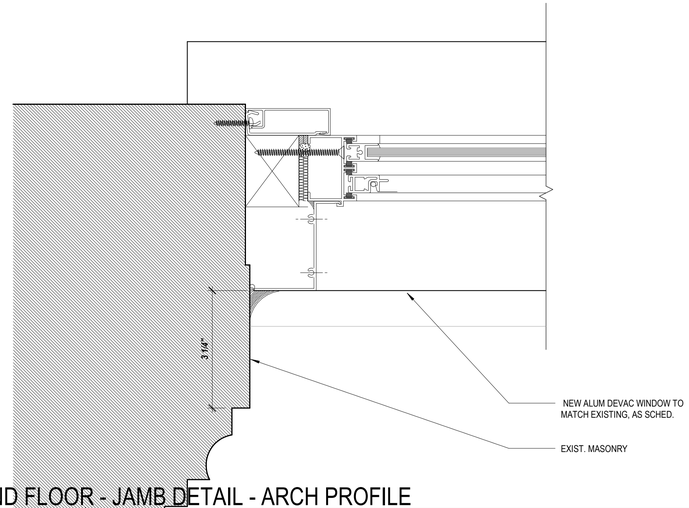
3 WINDOW - SILL DETAIL
6" = 1'-0"



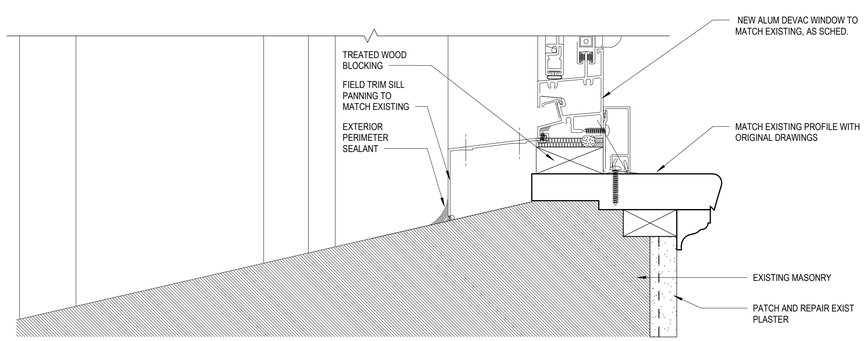
4 WINDOW - JAMB DETAIL - 05
6" = 1'-0"



5 2ND FLOOR WINDOW - HEAD DETAIL
6" = 1'-0"



6 2ND FLOOR - JAMB DETAIL - ARCH PROFILE
6" = 1'-0"



7 WINDOW - SILL DETAIL - ARCH PROFILE
6" = 1'-0"

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ENGINEER
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ALAMO CAPITAL ADVISORS

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TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

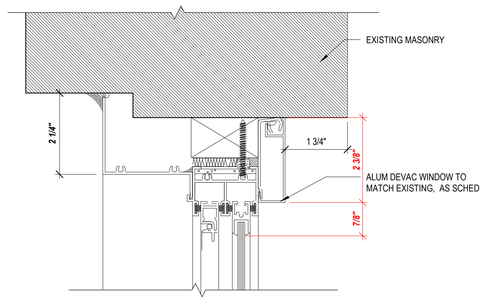
REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

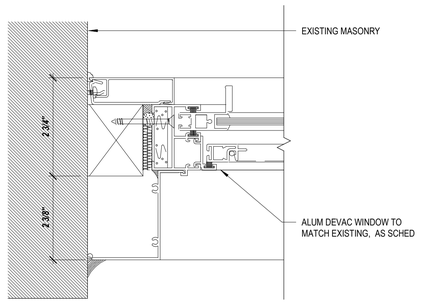
CONSTRUCTION SET

WINDOW DETAILS

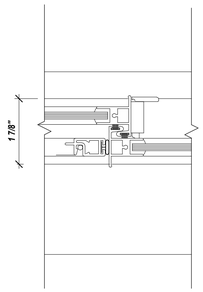
A7.22



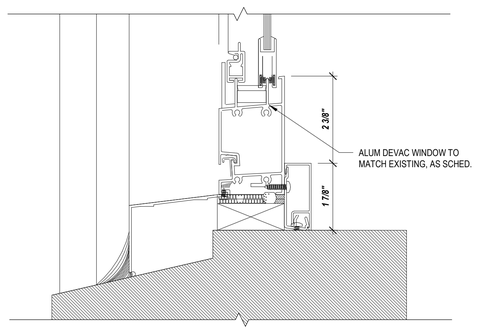
1 WINDOW - HEAD DETAIL
6" = 1'-0"



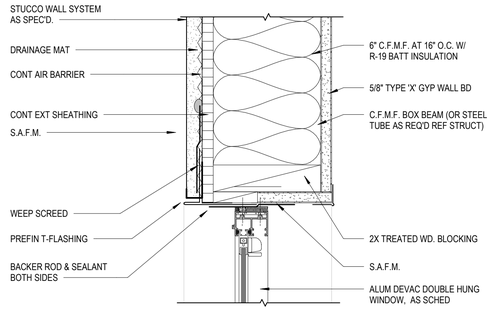
2 WINDOW - JAMB DETAIL
6" = 1'-0"



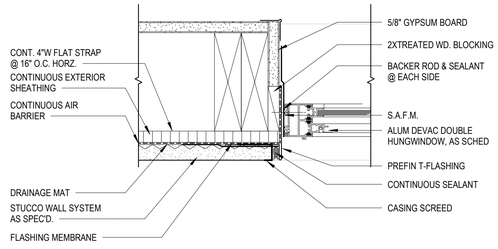
3 WINDOW - MEETING RAIL DETAIL
6" = 1'-0"



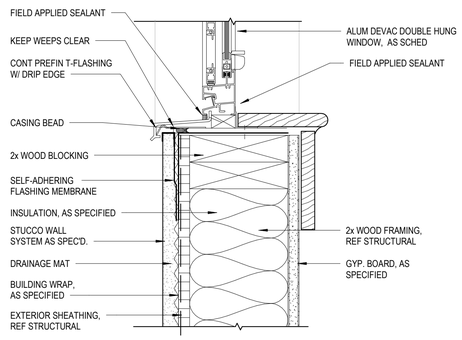
4 WINDOW - SILL DETAIL
6" = 1'-0"



5 WINDOW HEAD DETAIL
3" = 1'-0"



6 WINDOW JAMB DETAIL
3" = 1'-0"



7 WINDOW SILL DETAIL
3" = 1'-0"

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Firm Registration No. F–2497

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Landscape Architect
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-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
-
-
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT 24566 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

WINDOW DETAILS

A7.23

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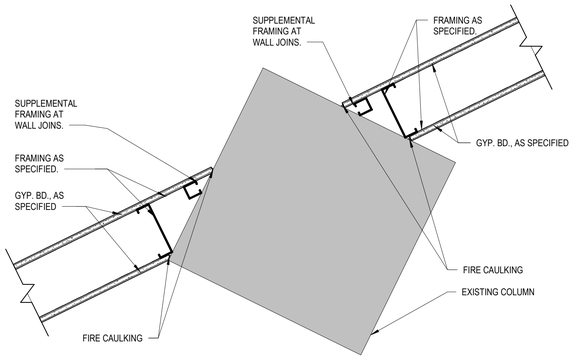
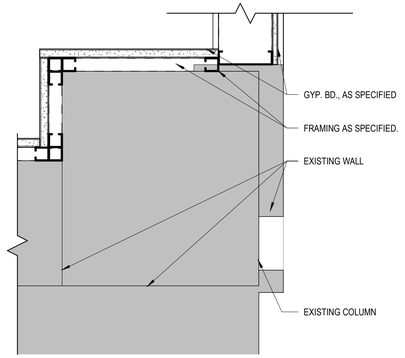


1 PLAN DETAIL
1 1/2" = 1'-0"



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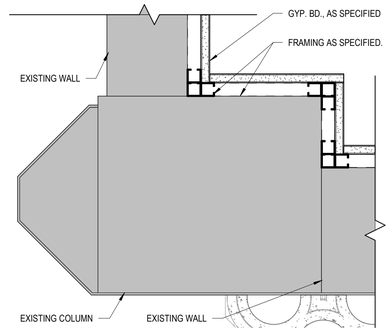
1 1/2" = 1'-0"



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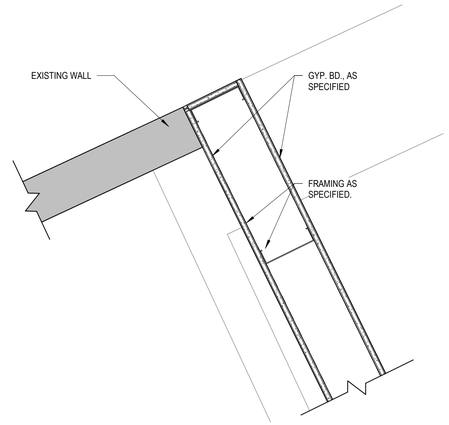
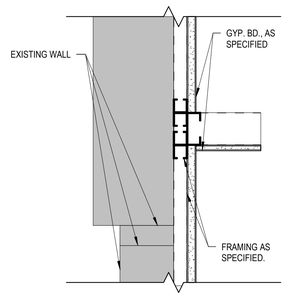
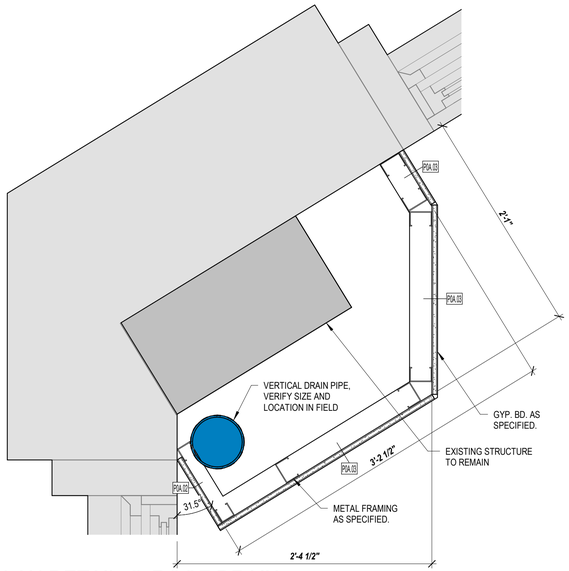
1 1/2" = 1'-0"



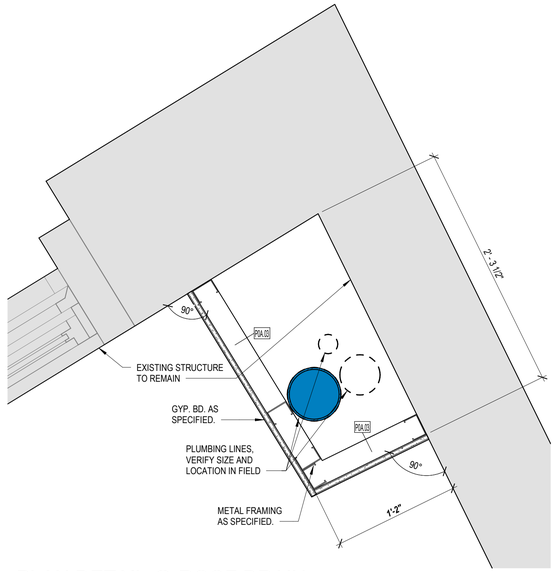
4 PLAN DETAIL
1 1/2" = 1'-0"



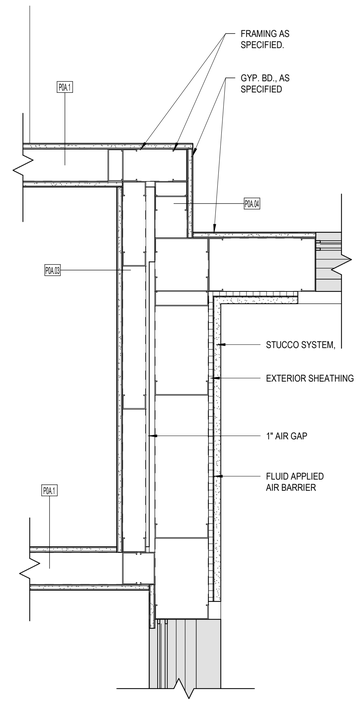
5 PLAN DETAIL
1 1/2" = 1'-0"



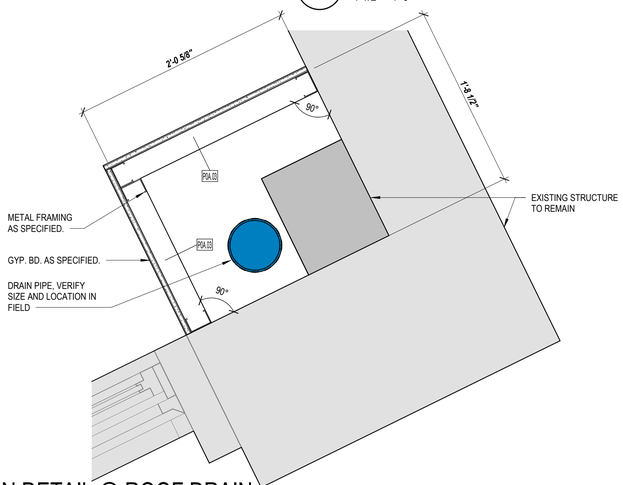
6 PLAN DETAIL @ ROOF DRAIN
1 1/2" = 1'-0"



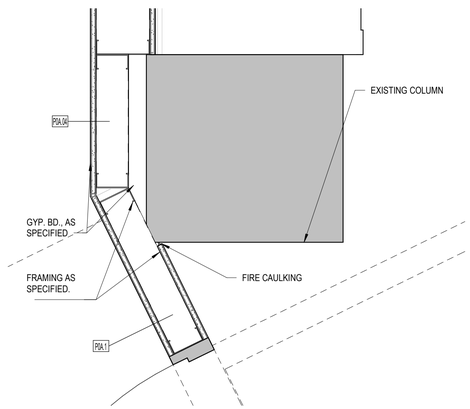
7 PLAN DETAIL @ ROOF DRAIN
1 1/2" = 1'-0"



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



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



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

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ENGINEER
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NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT · TIMOTHY RUTHERFORD · 24568 · STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

PLAN DETAILS

A7.50

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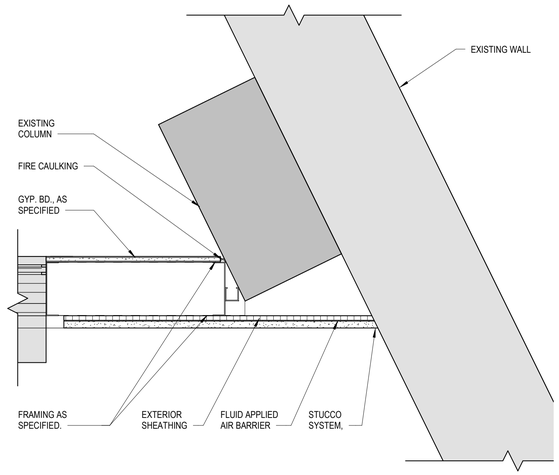
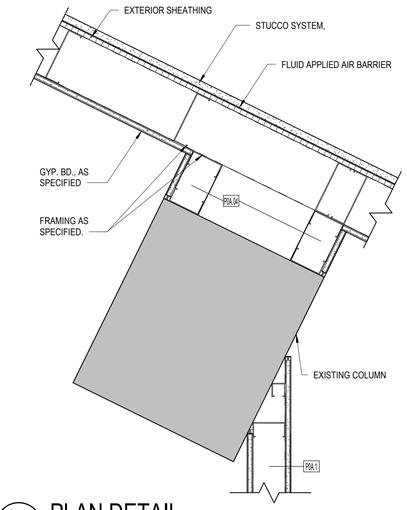
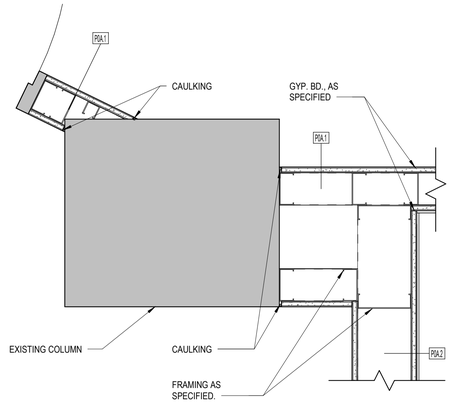


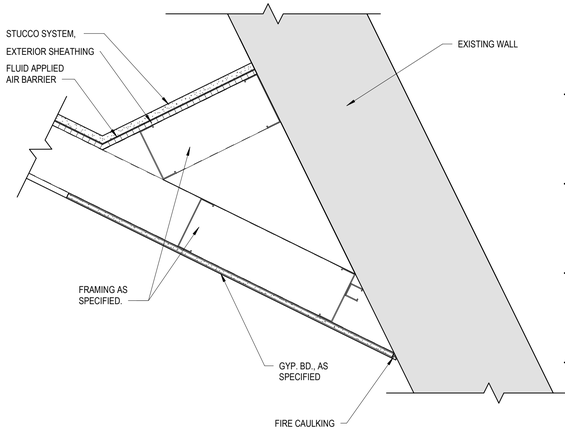
1 PLAN DETAIL
1 1/2" = 1'-0"



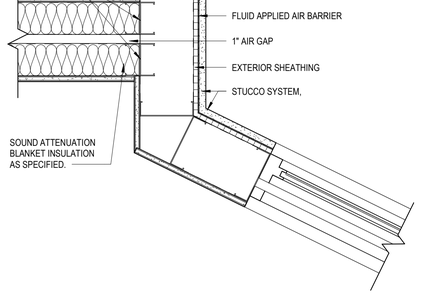
3 PLAN DETAIL
1 1/2" = 1'-0"



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



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



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

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Landscape Architect
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ENGINEER
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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT ☆ 24568 ☆ STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

PLAN DETAILS

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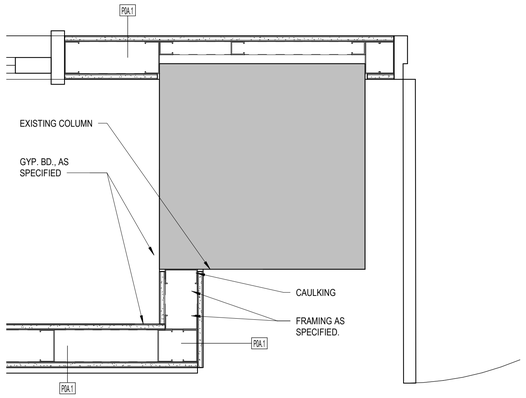

1 PLAN DETAIL
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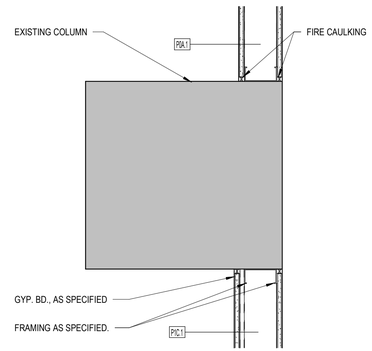

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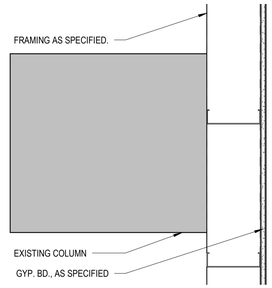
1 1/2" = 1'-0"



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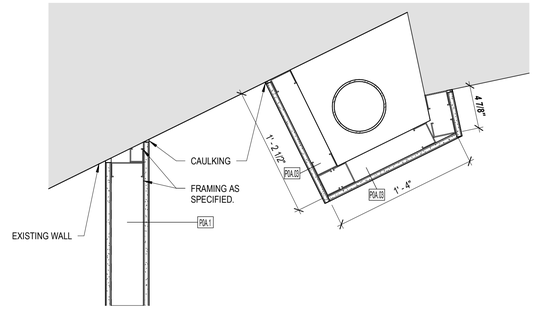
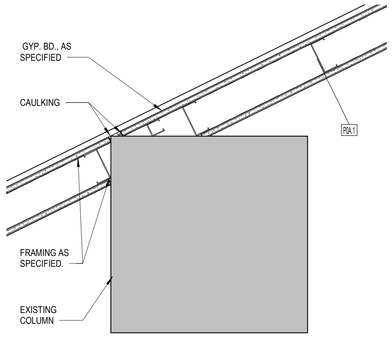
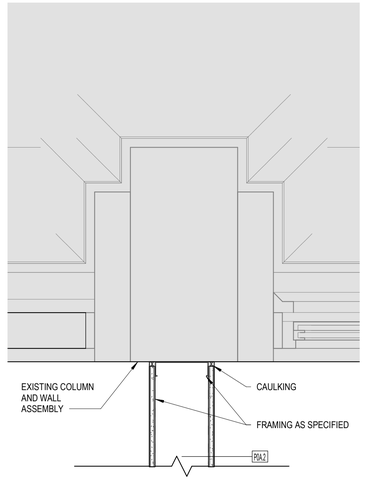
1 1/2" = 1'-0"



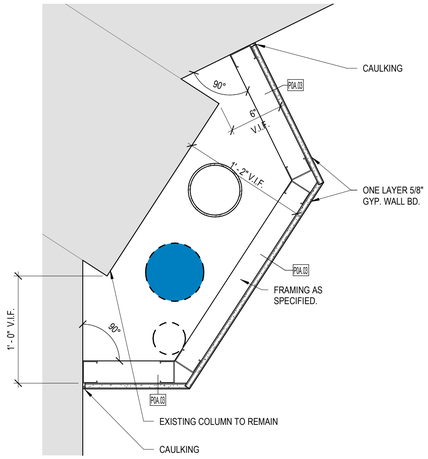
4 PLAN DETAIL
1 1/2" = 1'-0"



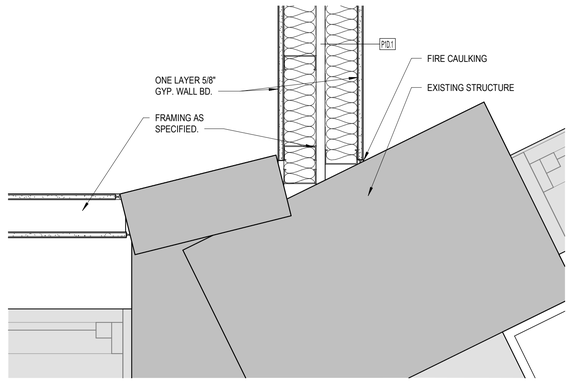
5 PLAN DETAIL
1 1/2" = 1'-0"



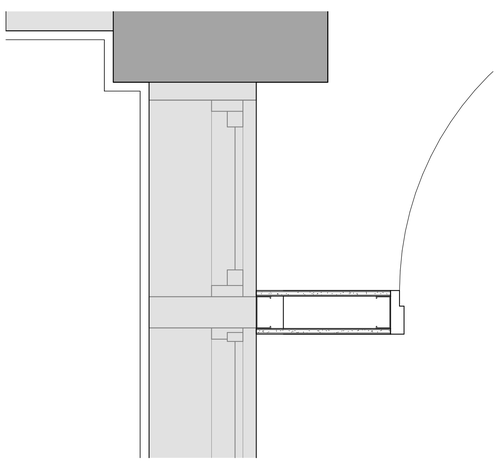
6 PLAN DETAIL
1 1/2" = 1'-0"



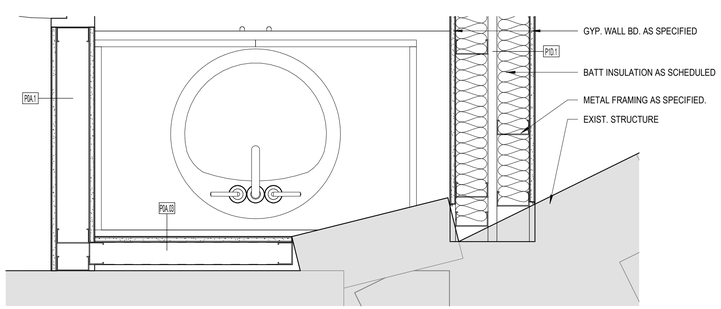
7 PLAN DETAIL
1 1/2" = 1'-0"



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



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



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

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ENGINEER
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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT BEVERLY RUTH ... 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

PLAN DETAILS

A7.52

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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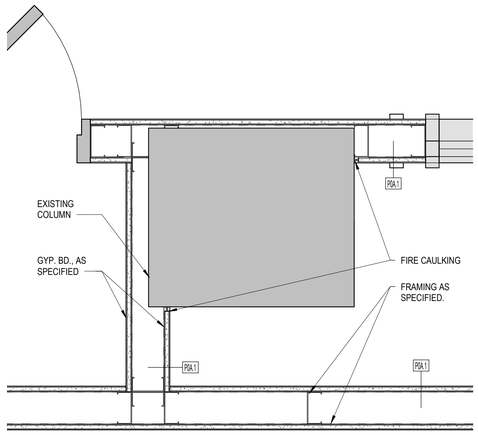
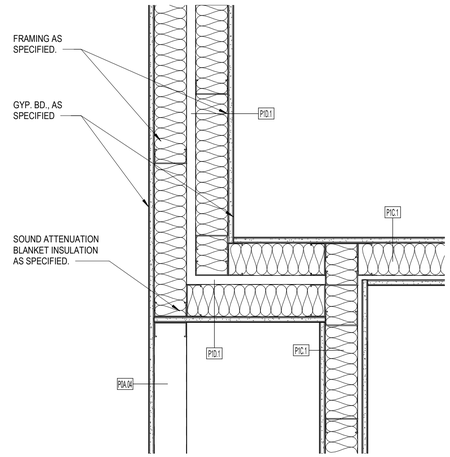


1 PLAN DETAIL
1 1/2" = 1'-0"



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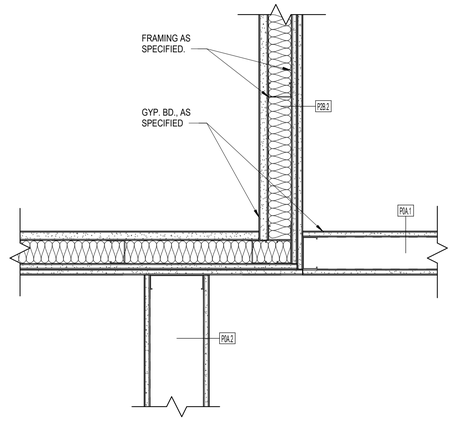

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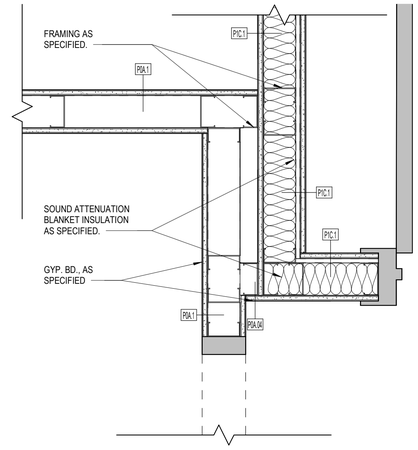
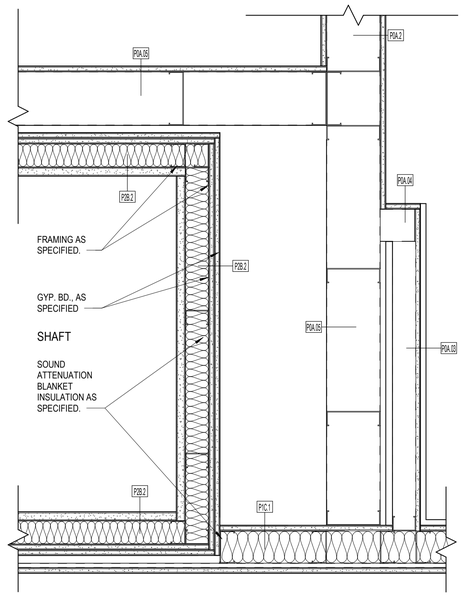
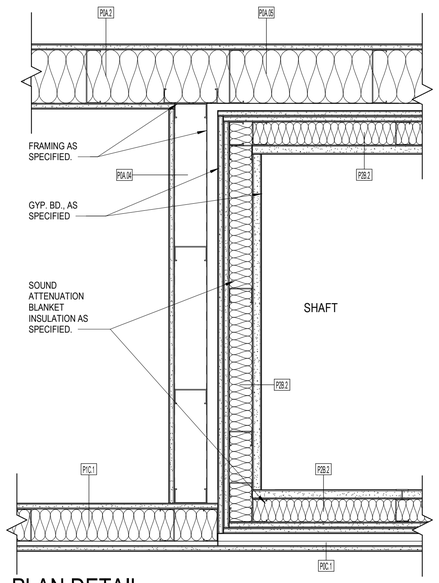
1 1/2" = 1'-0"



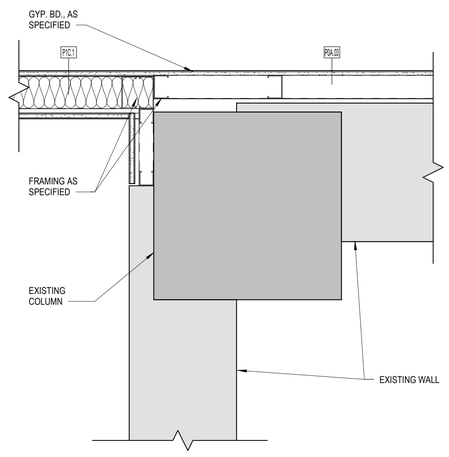
4 PLAN DETAIL
1 1/2" = 1'-0"



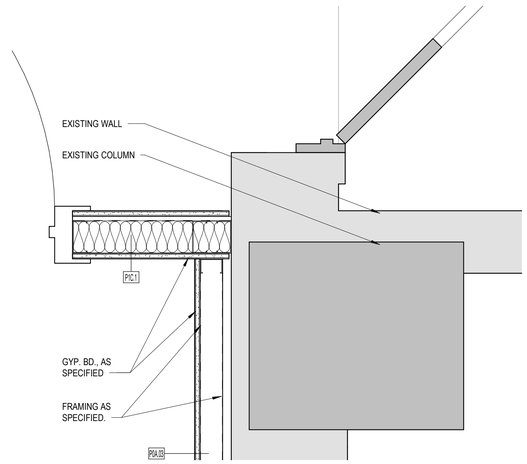
7 PLAN DETAIL
1 1/2" = 1'-0"



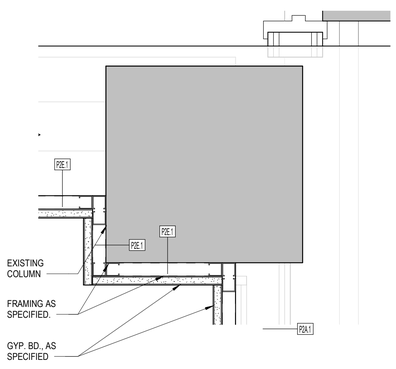
8 PLAN DETAIL
1 1/2" = 1'-0"



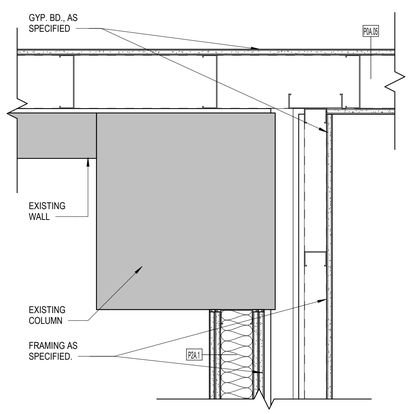
5 PLAN DETAIL
1 1/2" = 1'-0"



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



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



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

ALAMO ARCHITECTS
1512 South Flores Street
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Firm Registration No. F-2497

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Landscape Architect
-
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

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

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

PLAN DETAILS

A7.53

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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GENERAL NOTES

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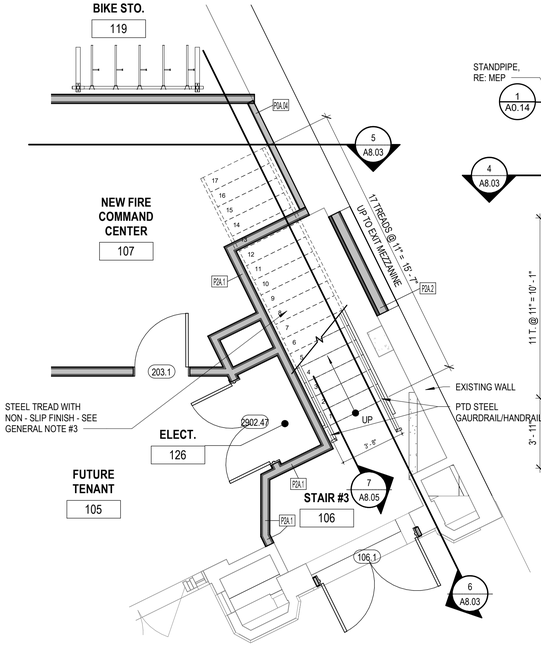
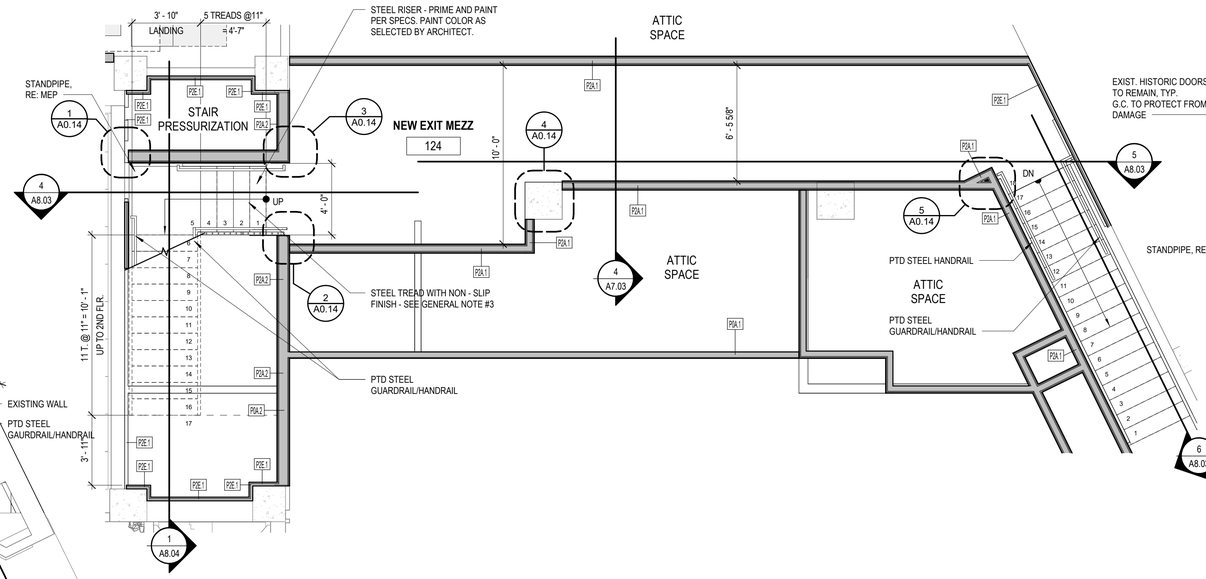
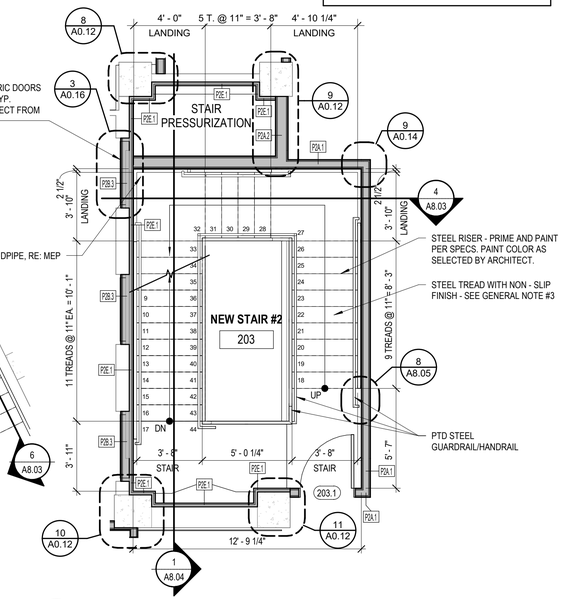


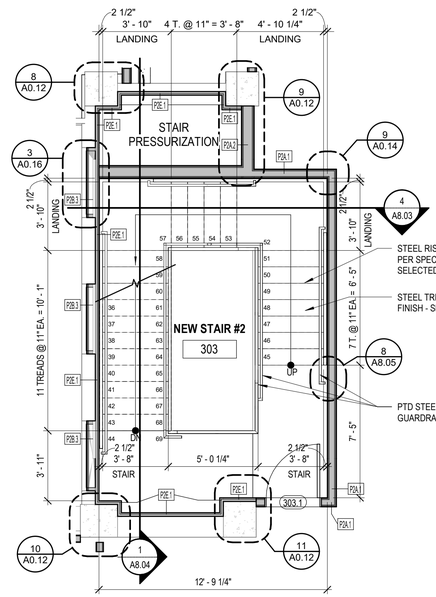
1 STAIR #3 PLAN - 1ST FLOOR
1/4" = 1'-0"



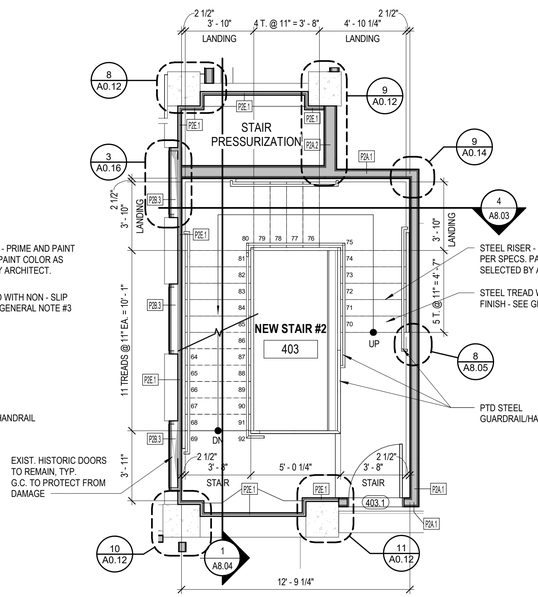
2 STAIR #2 PLAN & MEZZANINE ENLARGED FLOOR PLAN
1/4" = 1'-0"



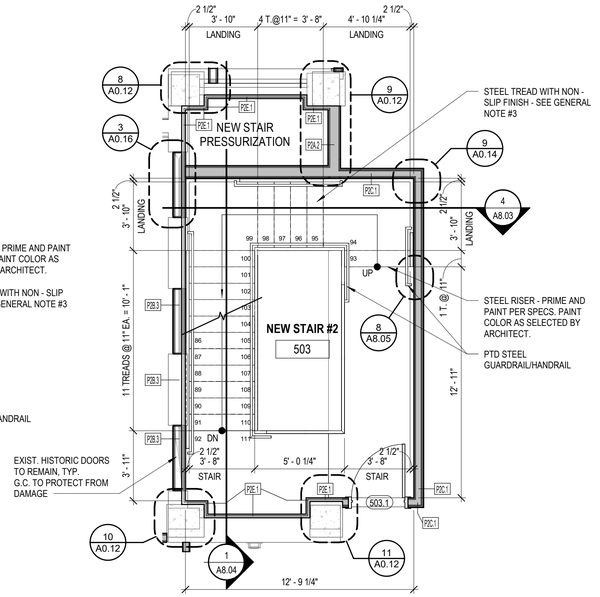
3 STAIR #2 PLAN - 2ND - 3RD FLOOR
1/4" = 1'-0"



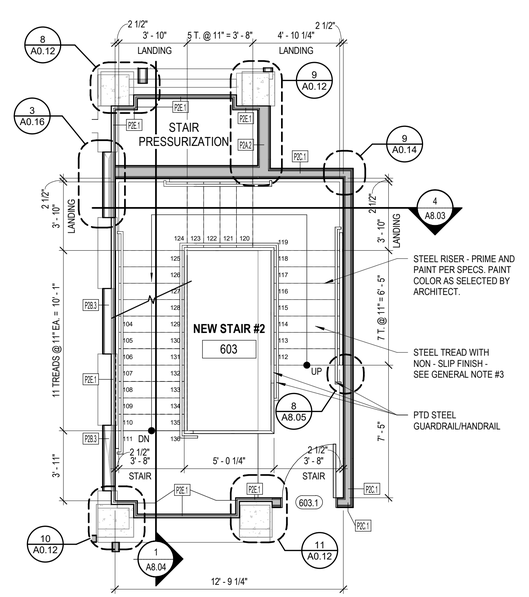
4 STAIR #2 PLAN - 3RD - 4TH FLOOR
1/4" = 1'-0"



5 STAIR #2 PLAN - 4TH - 5TH FLOOR
1/4" = 1'-0"



6 STAIR #2 PLAN - 5TH - 6TH FLOOR
1/4" = 1'-0"



7 STAIR #2 PLAN - 6TH - 7TH FLOOR
1/4" = 1'-0"

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ENGINEER
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1	03/19/24	CoSA Review Comments

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT — JEFFERY RUTHERFORD — 24568 — STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

STAIR #2 AND #3 PLANS

A8.01

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GENERAL NOTES

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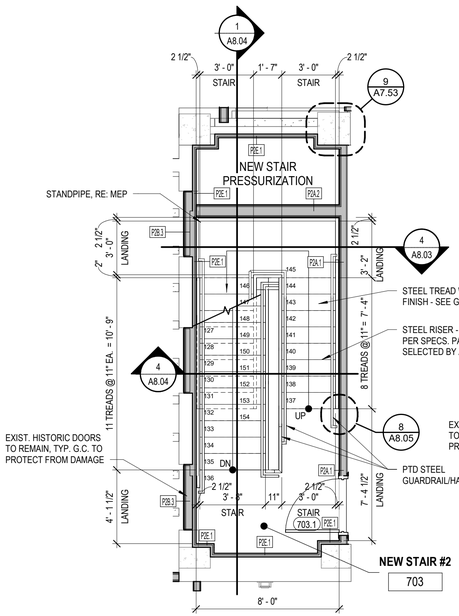
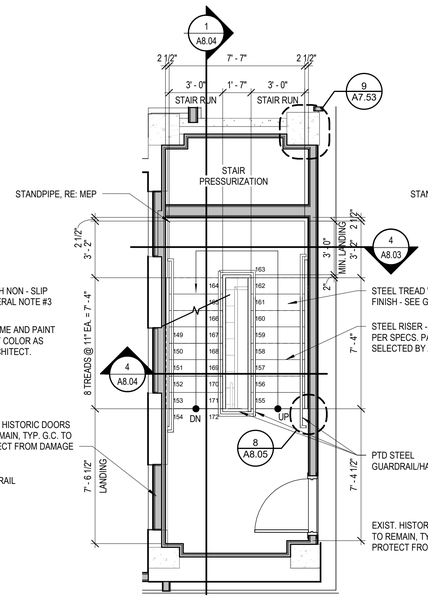
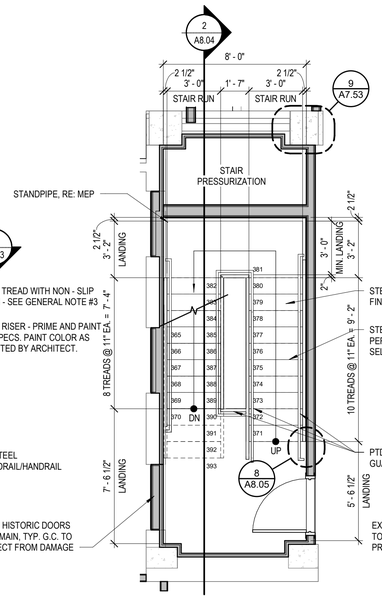
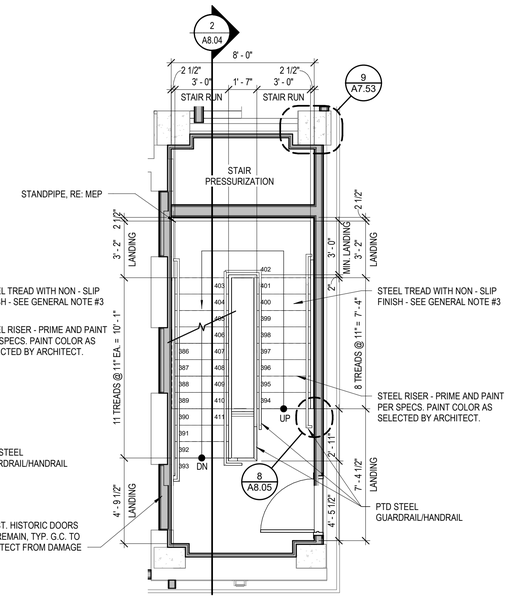
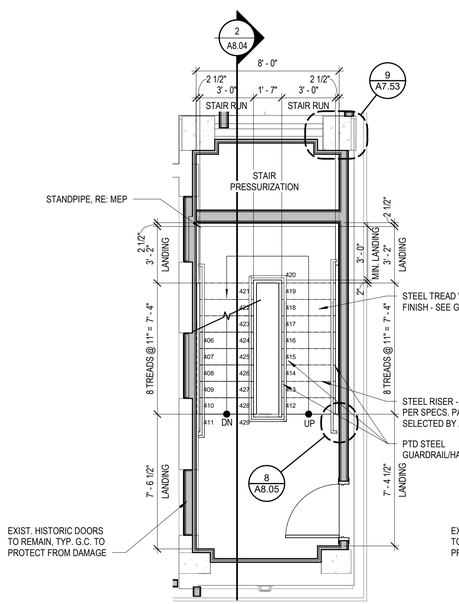
ARCHITECTS

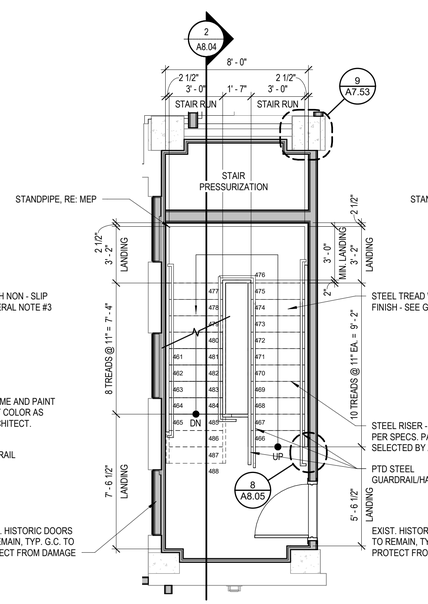


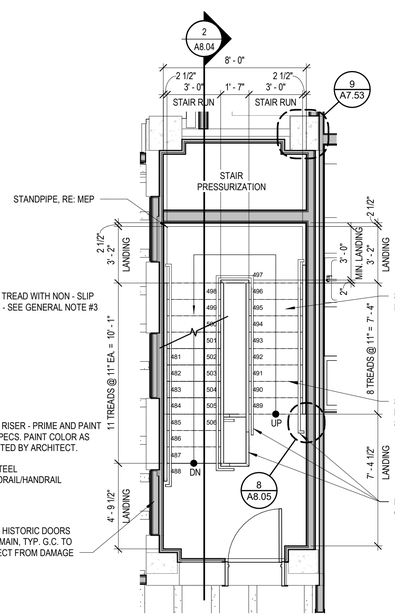


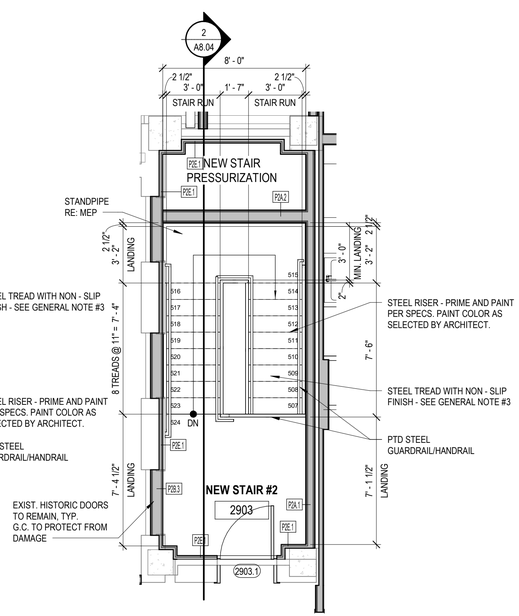












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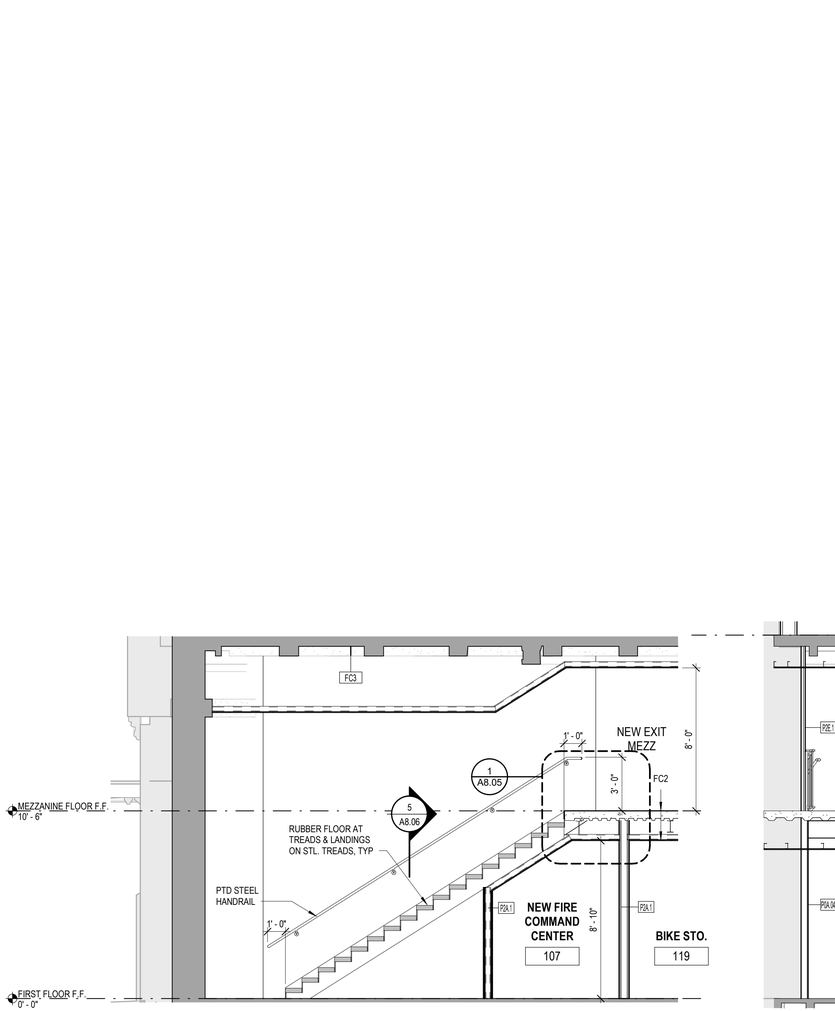
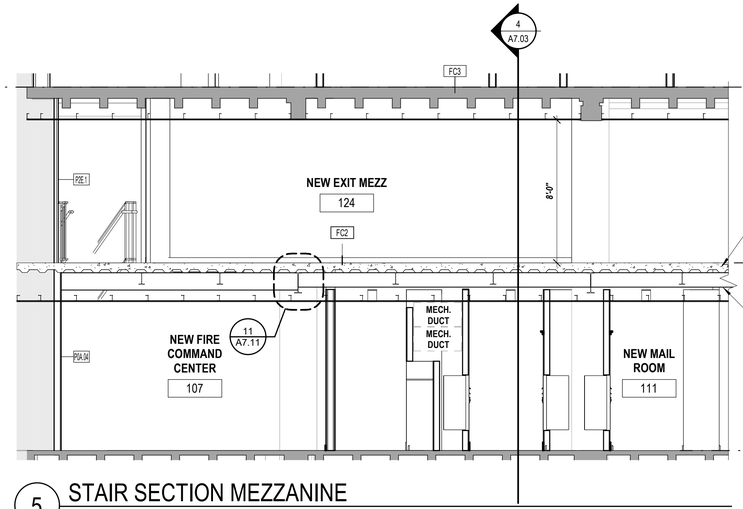
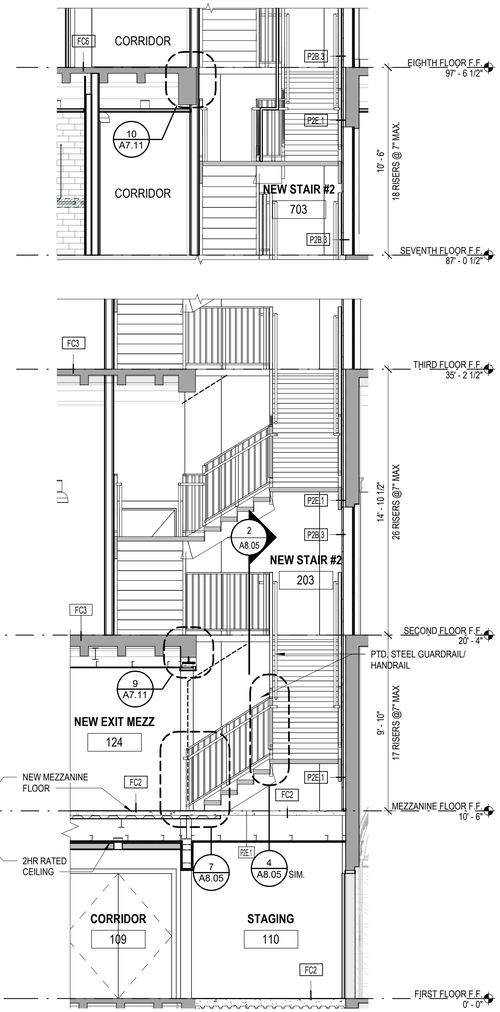


6 STAIR SECTION MEZZANINE
1/4" = 1'-0"



5 STAIR SECTION MEZZANINE
1/4" = 1'-0"



4 STAIR SECTION MEZZANINE
1/4" = 1'-0"

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Landscape Architect
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P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

ENGINEER
-
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-
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NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT · TIMOTHY RUTH · 24568 · STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

STAIR #2 & #3 SECTIONS

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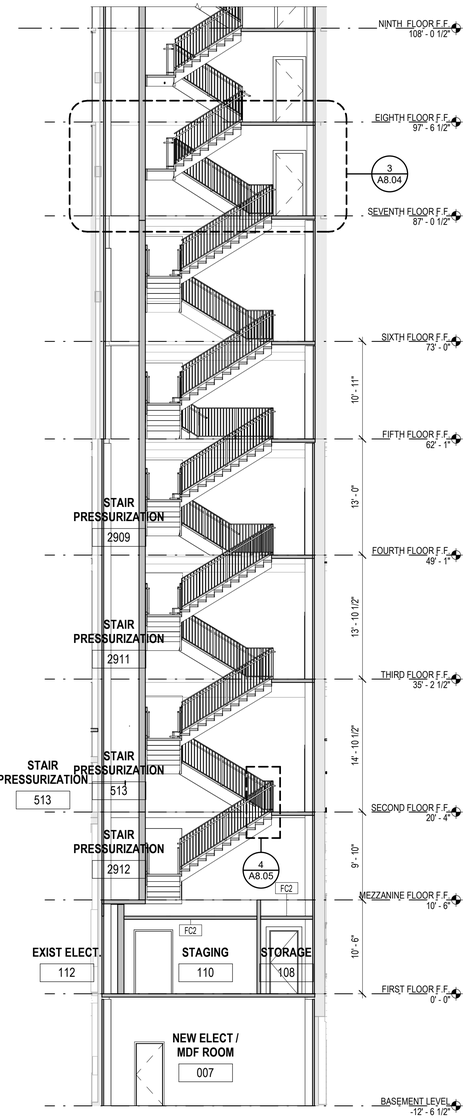
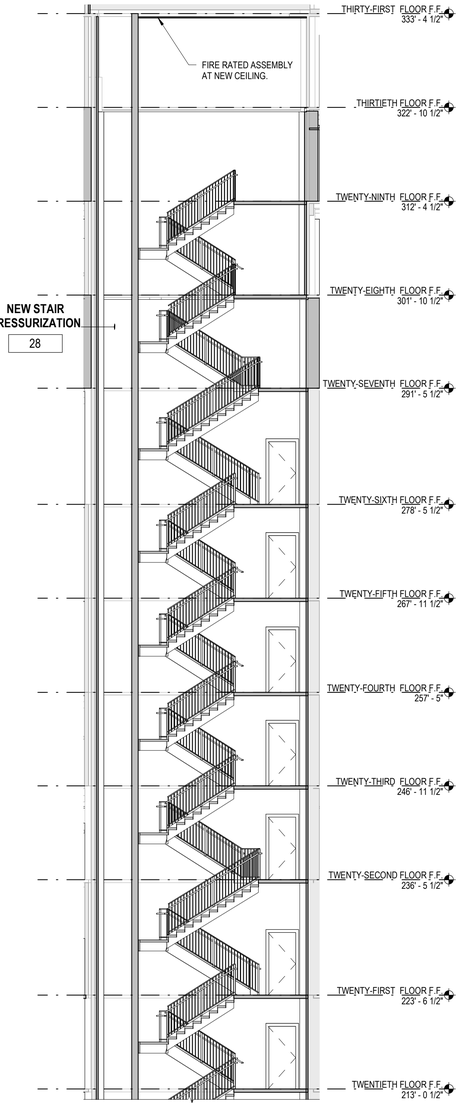
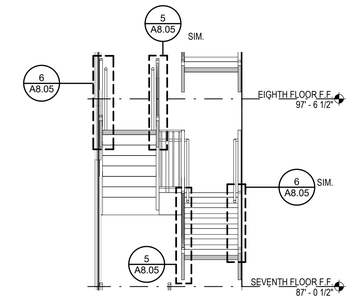


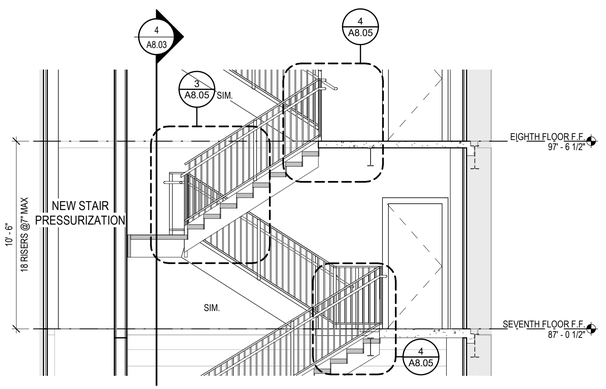
1 STAIR #2 OVERALL SECTION
1/8" = 1'-0"



2 STAIR #2 OVERALL SECTION
1/8" = 1'-0"



4 STAIR SECTION @ 7TH FLOOR
1/4" = 1'-0"



3 7TH FLOOR STAIR SECTION (8TH - 31ST SIM.)
1/4" = 1'-0"

GENERAL NOTES

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CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

STAIR #2 SECTION

A8.04

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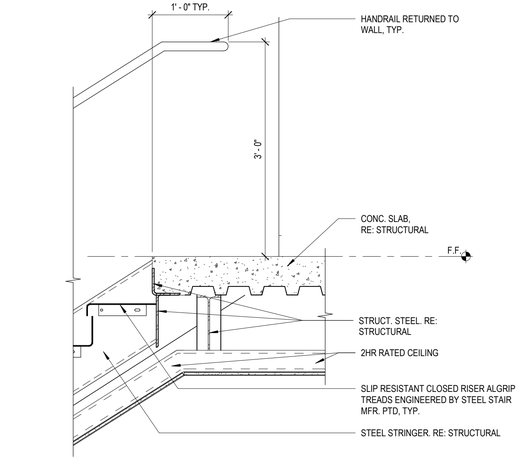
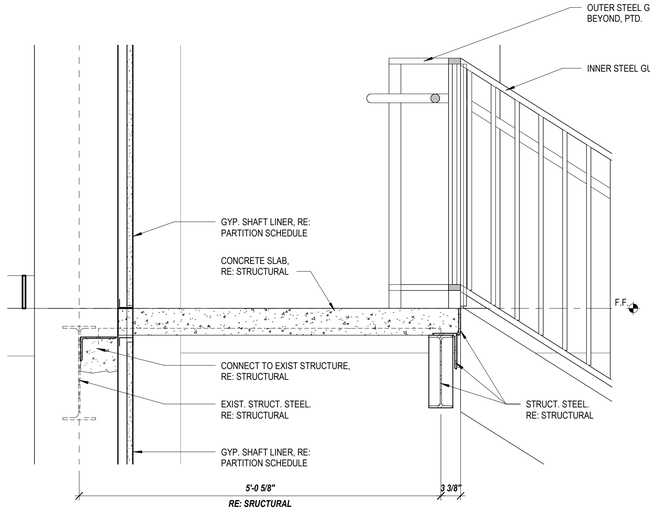
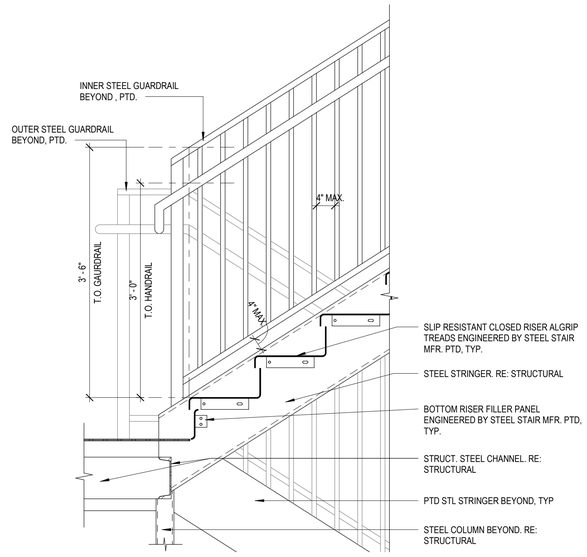


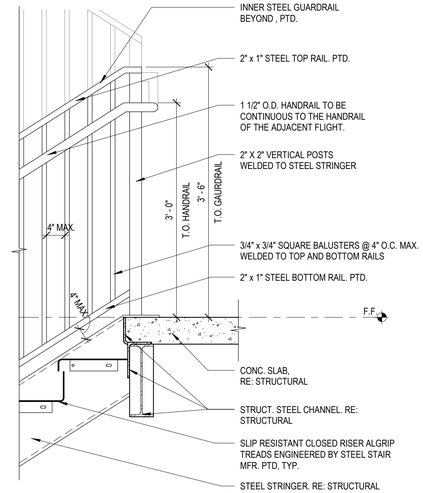
1 STAIR DETAIL @ MEZZANINE
1" = 1'-0"



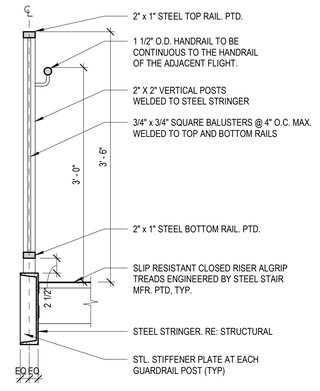
2 STAIR SECTION (TYPICAL @ FLOORS)
1" = 1'-0"



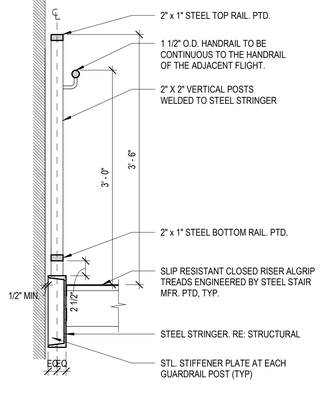
3 STAIR DETAIL @ MID LANDING
1" = 1'-0"



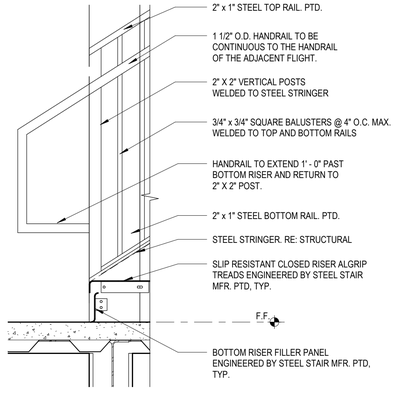
4 STAIR DETAIL (TYPICAL @ FLOOR LANDING)
1" = 1'-0"



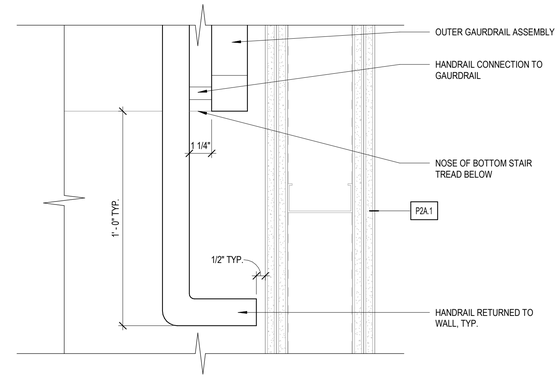
5 INNER GUARDRAIL SECTION DETAIL
1" = 1'-0"



6 OUTER GAURDRAIL SECTION DETAIL
1" = 1'-0"



7 HANDRAIL EXTENSION @ MEZZANINE
1" = 1'-0"



8 HANDRAIL EXTENSION @ WALL CONNECTION
3" = 1'-0"

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Landscape Architect
-
-
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ENGINEER
-
-
-
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NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT JEFFREY RUTHERFORD 24568 STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

STAIR PLAN & SECTION DETAILS

A8.05

Autodesk Docs://2023-33 Tower Life Multifamily/2023-33-Tower_Life_R22.rvt
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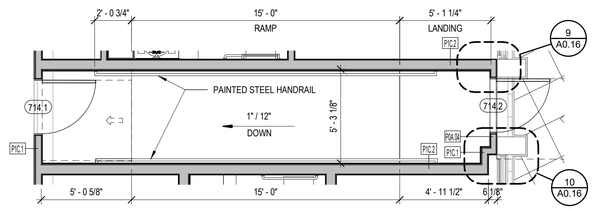
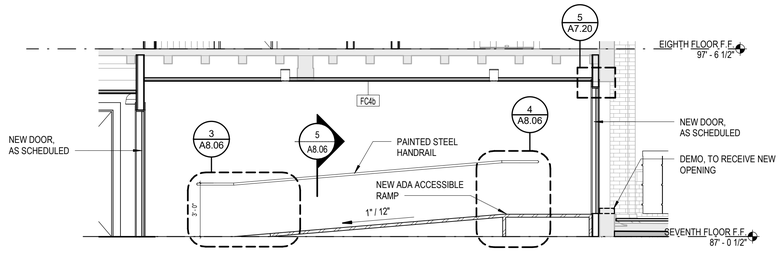
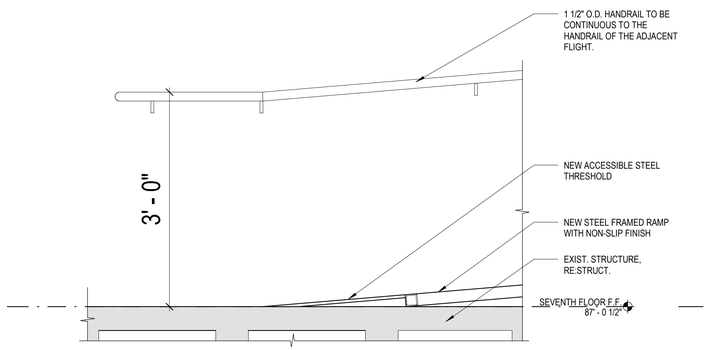


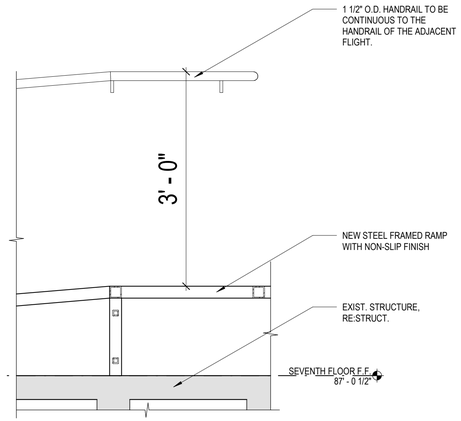
1 RAMP @ 7th FLOOR
1/4" = 1'-0"



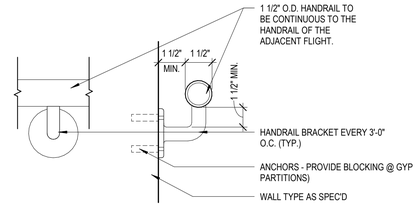
2 SECTION THRU RAMPS ON 7TH FLOOR
1/4" = 1'-0"



3 RAMP DETAIL @ THRESHOLD
1" = 1'-0"



4 RAMP DETAIL @ LANDING
1" = 1'-0"



5 HANDRAIL @ WALL CONNECTION
3" = 1'-0"

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SAN ANTONIO, TX 78205

REGISTERED ARCHITECT STATE OF TEXAS 24568

SEAL 05/13/2024

CONSTRUCTION SET

NEW RAMP PLANS, SECTIONS, DETAILS

A8.06

UNIT FINISHES LEVELS 2-6

ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	ENTRY	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION.
	KITCHEN	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	CAB1	QZ1	FULL HEIGHT TILE BACKSPLASH IN KITCHEN, PT3. REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	LIVING	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	HALL	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	BATH	EXIST/SC1	WB1, P3	PTD GWB, P1; PT1	EXIST. EXPOSED; PTD GWB, P2	CAB1	QZ1	FULL HEIGHT TILE AT TUB/SHOWER SURROUND. REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	CLOSET (TYP)	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	UTILITY	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	BEDROOM	EXIST/SC1	WB1, P3	PTD GWB, P1	EXIST. EXPOSED; PTD GWB, P2	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION

UNIT FINISHES LEVELS 7-29

ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	ENTRY	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	KITCHEN	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	CAB1	QZ1	FULL HEIGHT TILE BACKSPLASH IN KITCHEN, PT4. REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	LIVING	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	HALL	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	BATH	EXIST/SC2	WB1, P3	PTD GWB, P1; PT2	PTD GWB, P2; EXIST. EXPOSED BEAMS	CAB1	QZ1	FULL HEIGHT TILE AT TUB/SHOWER SURROUND. REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	CLOSET (TYP)	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	UTILITY	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION
	BEDROOM	EXIST/SC2	WB1, P3	PTD GWB, P1	PTD GWB, P2; EXIST. EXPOSED BEAMS	-	-	REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION

COMMON AREAS

L1

ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
100	EXIST. MAIN. ENTRY	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
101	EXIST. ELEVATOR LOBBY	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
102	EXIST STAIR #1	EXIST	EXIST	EXIST/PTD GWB	EXIST/PTD GWB	-	-	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
103	EXIST. RECEPT.	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	
104	STORAGE	VCT1	RB1	P1	P2	-	-	
105	FUTURE TENANT	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	MATERIALS TO BE ISSUED IN FUTURE (PHASED) FINISH OUT
106	STAIR #3	RF1, RF2	RB2	PTD GWB, P1	EXPOSED, PTD, P2	-	-	
107	NEW FIRE COMMAND CENTER	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
108	STORAGE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
109	CORRIDOR	ST1	WB1, P4	PTD GWB, P1, P5, P6; WC1	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
110	STAGING	ST1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
111	NEW MAIL/PARCEL	ST1	WB1, P4	PTD GWB, P6, WC2	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
112	EXIST ELECT.	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
113	NEW TRASH ROOM	SEALED CONC.	RB1	FRP1, PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0"AFF
114	JAN.	SEALED CONC.	RB1	FRP1, PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0"AFF
115	NEW PARCEL PACKAGE ROOM	ST1	WB1, P4	PTD GWB, P1	PTD GWB, P2		-	
116	STORAGE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
117	STORAGE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
118	STORAGE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
119	BIKE STORAGE	VCT1	RB1	PTD GWB, P9	PTD GWB, P2	-	-	
120	NEW ENTRY TO EXIST. MEZZANINE	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
121	CORRIDOR	ST1	WB1, P4	PTD GWB, P1, P5, P6	PTD GWB, P2	-	-	
115	CORRIDOR	ST1	WB1, P4	PTD GWB, P1, P5, P6; WC1	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
123	MECHANICAL	SEALED CONC.	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
124	NEW EXIT MEZ	VCT1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
	ELEVATOR 1	CPT2	MET1	PL2, GL1		-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	ELEVATOR 2	CPT2	MET1	PL2, GL1		-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	ELEVATOR 3	CPT2	MET1	PL2, GL1		-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.

L2 - L6

ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	EXIST ELEVATOR LOBBY	EXIST./SC1	WB1, P4	WC2; PTD GWB P1, P6	PTD GWB	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	CORRIDOR	EXIST./SC1	WB1, P3, P4	WC1; PTD GWB, P1, P5, P6	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	EXIST STAIR #1	EXIST	EXIST	EXIST/PTD GWB	EXIST/PTD GWB	-	-	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
	NEW STAIR #2	RF1; RF2	RB2	PTD GWB	PTD GWB, P2	-	-	
	NEW TRASH ROOM	SC1	RB1	FRP1; PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0"AFF
	NEW ELECT./IDF	SC1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	
	NEW STORAGE	SC1	RB1	PTD GWB, P1	PTD GWB, P2	-	-	

L7

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

L8 - L26

ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	EXIST ELEVATOR LOBBY	EXIST TZ	WB1, P4	WC2; PTD GWB P1, P6	PTD GWB	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	CORRIDOR	EXIST TZ	WB1, P3, P4	WC1; PTD GWB, P1, P5, P6	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	EXIST STAIR #1	EXIST	EXIST	EXIST/PTD GWB	EXIST/PTD GWB	-	-	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
	NEW STAIR #2	RF1; RF2	RB2	PTD GWB	PTD GWB, P2	-	-	
	NEW TRASH ROOM	SC2	RB1	FRP1; PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0"AFF
	NEW ELECT./IDF	SC2	RB1	PTD GWB, P1	PTD GWB, P2			

L27 - L29

ROOM #	ROOM	FLOOR	BASE	WALLS	CEILING	MILLWORK	COUNTERS	NOTES
	EXIST ELEVATOR LOBBY	EXIST TZ	WB1, P4	WC2; PTD GWB P1, P6	PTD GWB	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	CORRIDOR	EXIST TZ	WB1, P3, P4	WC1; PTD GWB, P1, P5, P6	PTD GWB, P2	-	-	RE. INTERIOR ELEVATIONS FOR MORE INFORMATION.
	EXIST STAIR #1	EXIST	EXIST	EXIST/PTD GWB	EXIST/PTD GWB	-	-	PAINTED SURFACES TO BE RE-PAINTED. COLOR TO BE COORDINATED WITH ARCHITECT
	NEW STAIR #2	RF1; RF2	RB2	PTD GWB	PTD GWB, P2	-	-	
	NEW TRASH ROOM	SC2	RB1	FRP1; PTD GWB, P1	PTD GWB, P2	-	-	FRP TO BE INSTALLED FROM FF TO 4'-0"AFF
	NEW ELECT./IDF	SC2	RB1	PTD GWB, P1	PTD GWB, P2			

GENERAL NOTES

1 REF. PLANS, RCP'S, AND ELEVATIONS FOR MORE INFORMATION

2 WHERE EXISTING FINISHES ARE TO REMAIN, FINISHES TO BE CLEANED AND REPAIRED WHERE REQUIRED. WHERE FINISHES ARE MISSING OR SEVERLY DETERIORATED BEYOND REPAIR, MATERIALS TO BE REPLACED IN KIND OR WITH A COMPATIBLE SUBSTITUTE THAT IS PHYSICALLY AND VISUALLY COMPATIBLE

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

GENERAL NOTES

1 PROVIDE SOLID WOOD BLOCKING FOR GRAB BARS IN ALL ADA AND FHA DWELLING UNITS AS INDICATED ON SHEET G1.03

2 INSTALL GRAB BARS IN ALL ADA DWELLING UNITS AS INDICATED ON SHEET G1.03

3 MOUNTING HEIGHTS AS INDICATED SHOULD BE VERIFIED WITH LOCAL JURISDICTION, MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ACCESSIBILITY STANDARS PRIOR TO INSTALLING

4 ALL TOILET ROOM ACCESSORIES TO BE DELTA TRINSIC, FINISH: MATTE BLACK IF APPLICABLE

5 ALL TOILET ROOM GRAB BARS TO BE DELTA CONTEMORARY DECORATIVE ADA GRAB BAR, MATTE BLACK

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

REGISTERED ARCHITECT · BRADLY RUTH HAYNIE · 24568 · STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

FINISH SCHEDULES

A9.01

MATERIAL LEGEND

PAINT

P1
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW6070 HERON PLUME
FINISH: EGGSHELL
NOTES: FIELD WALL PAINT

P2
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW6070 HERON PLUME
FINISH: FLAT
NOTES: CEILING PAINT

P3
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW9173 SHIITAKE
FINISH: SEMI-GLOSS
NOTES: TRIM PAINT

P4
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7069 IRON ORE
FINISH: SEMI-GLOSS
NOTES: ENTRY DOOR PAINT, TRIM PAINT

P5
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW9173 SHIITAKE
FINISH: EGGSHELL
NOTES: ACCENT WALL PAINT

P6
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7069 IRON ORE
FINISH: EGGSHELL
NOTES: ACCENT WALL PAINT

P7
MANUFACTURER: TBD
COLOR: TBD
FINISH: TBD
NOTES: ELEVATOR DOOR PAINT

P8
MANUFACTURER: TBD
COLOR: TBD
FINISH: TBD
NOTES: GOLD ELEVATOR DOOR PAINT ACCENT

P9
MANUFACTURER: SHERWIN WILLIAMS
COLOR: TBD
FINISH: TBD
NOTES: PAINT

TILE

PT1
MANUFACTURER: DALTILE
SERIES: COLOR WHEEL LINEAR
COLOR: ARCTIC WHITE 0190
SIZE: 4" X 12" WALL TILE
FINISH: SEMI-GLOSS
GROUT: MAPEI 5001 ALABASTER
INSTALLATION: STRAIGHT VERTICAL STACK
NOTES: UNIT BATHROOM WALL TILE
ALL EXPOSED TILE EDGES TO BE FINISHED WITH SCHLUTER JOLLY TRIM

PT2
MANUFACTURER: DALTILE
SERIES: COLOR WHEEL LINEAR
COLOR: ARCTIC WHITE 0190
SIZE: 4" X 12" WALL TILE
FINISH: SEMI-GLOSS
GROUT: MAPEI 5001 ALABASTER
INSTALLATION: 1/3 OFFSET RUNNING BOND
NOTES: UNIT BATHROOM WALL TILE
ALL EXPOSED TILE EDGES TO BE FINISHED WITH SCHLUTER JOLLY TRIM

PT3
MANUFACTURER: TILE BAR
SERIES: ZEAL OGASSIAN 3D HEXAGON
COLOR: WHITE
SIZE: 5.51" X 6.49"
FINISH: MATTE
GROUT: MAPEI 5077 FROST
NOTES: UNIT KITCHEN BACKSPLASH TILE
ALL EXPOSED TILE EDGES TO BE FINISHED WITH SCHLUTER JOLLY TRIM

PT4
MANUFACTURER: TRINITY TILE
SERIES: ONDA
COLOR: ASH DECO
SIZE: 12" X 24"
FINISH: MATTE
GROUT: MAPEI 5093 WARM GRAY
INSTALLATION: STRAIGHT
NOTES: UNIT KITCHEN BACKSPLASH TILE
ALL EXPOSED TILE EDGES TO BE FINISHED WITH SCHLUTER JOLLY TRIM

TILE (CONT.

PT5
MANUFACTURER: TBD
SERIES: TBD
COLOR: TBD
SIZE: TBD
FINISH: TBD
GROUT: TBD
INSTALLATION: TBD
NOTES: PUBILC RR WALL TILE

PT6
MANUFACTURER: TBD
SERIES: TBD
COLOR: TBD
SIZE: TBD
FINISH: TBD
GROUT: TBD
INSTALLATION: TBD
NOTES: PUBILC RR WALL TILE

PT7
MANUFACTURER: TBD
SERIES: TBD
COLOR: TBD
SIZE: TBD
FINISH: TBD
GROUT: TBD
INSTALLATION: TBD
NOTES: PUBILC RR WALL TILE

PT8
MANUFACTURER: TBD
SERIES: TBD
COLOR: TBD
SIZE: TBD
FINISH: TBD
GROUT: TBD
INSTALLATION: TBD
NOTES: L1

PT9
MANUFACTURER: TBD
SERIES: TBD
COLOR: TBD
SIZE: TBD
FINISH: TBD
GROUT: TBD
INSTALLATION: TBD
NOTES: L1

STONE TILE

ST1
MANUFACTURER: TBD
SERIES: TBD
COLOR: TBD
SIZE: TBD
FINISH: TBD
GROUT: TBD
INSTALLATION: TBD
NOTES: BUDGET $40SF MATERIAL COST

QUARTZ

QZ1
MANUFACTURER: DALTILE
COLOR: PATRIOTIC CALACATTA OQ47
FINISH: POLISHED
THICKNESS: 3CM
NOTES: UNIT COUNTERS

QZ2
MANUFACTURER: TBD
COLOR: TBD
FINISH: TBD
THICKNESS: 3CM
NOTES: PUBLIC RR COUNTERS

STAINED CONCRETE

SC1
NOTES: EXISTING CONCRETE FLOORS TO REMAIN. FLOORS TO BE RESTORED, REPAIRED, AND REFINISHED.

SC2
NOTES: EXISTING CONCRETE FLOORS TO REMAIN. FLOORS TO BE RESTORED, REPAIRED, AND REFINISHED.

METAL

MET1
MFG: TBD
COLOR: TBD
NOTES: METAL FINISH AT ELEVATOR CAB BASE AND HANDRAIL

MILLWORK FINISH

CAB1
MANUFACTURER: SMART CABINETRY
DOOR STYLE: SHAKER
COLOR: POLAR WHITE
NOTES: UNIT CABINETRY

PL1
MANUFACTURER: TBD
COLOR: TBD
FINISH: TBD
NOTES: LAMINATE SKIRT AT PUBLIC RR SINK

PL2
MANUFACTURER: TBD
COLOR: TBD
FINISH: TBD
NOTES: ELEVATOR WALL CLADDING, PREMIUM LAMINATE TO BE SELECTED.

FINISH TRIM

WB1
MANUFACTURER: TBD
DIMS: 1" X 6" PRIMED MDF BASE TRIM
FINISH: REF. FINISH SCHEDULE AND ELEVATIONS FOR MORE INFORMATION
NOTES: PAINTED WALL BASE

WT1
MANUFACTURER: TBD
DIMS: 1" X 4" PRIMED MDF TRIM
FINISH: REF. FINISH SCHEDULE AND ELEVATIONS FOR MORE INFORMATION
NOTES: PAINTED TRIM

WT2
MANUFACTURER: TBD
DIMS: 1" X 2" PRIMED MDF TRIM
FINISH: REF. FINISH SCHEDULE AND ELEVATIONS FOR MORE INFORMATION
NOTES: PAINTED TRIM

RUBBER FLOORING

RF1
MANUFACTURER: NORA
COLOR: 5172 STAMINA
PROFILE: NORAMENT ARAGO TREAD
NOTES: STAIR TREADS

RF2
MANUFACTURER: NORA
SERIES: ARAGO
COLOR: 5172 STAMINA
SIZE: 1004 MM X 502 MM
NOTES: RUBBER FLOORING AT STAIR LANDINGS

RUBBER BASE

RB1
MANUFACTURER: TBD
COLOR: TBD
HEIGHT: TBD
PROFILE: TBD
NOTES: BOH

RB2
MANUFACTURER: TBD
COLOR: TBD
HEIGHT: TBD
PROFILE: TBD
NOTES: RUBBER BASE AT STAIRS

WALL PROTECTION

FRP1
MANUFACTURER: MARLITE
COLOR: WHITE
NOTES: WALL PROTECTION IN UTILITY CLOSETS

VINYL COMPOSITION TILE

VCT1
MANUFACTURER: ARMSTRONG
COLOR: TBD
SIZE: 12" X 12"
NOTES: BOH

TERRAZZO

TZ1
NOTES: EXISTING TERRAZZO FLOORS TO REMAIN. FLOORS TO BE RESTORED, REPAIRED, AND REFINISHED.

WINDOW TREATMENTS

WT1
MANUFACTURER: BALI
SERIES: FAUX WOOD BLINDS
SIZE: 2" SLAT
COLOR: TBD
NOTES: WINDOW TREATMENT AT ALL UNIT WINDOWS, INSIDE MOUNT

CARPET TILE

CPT1
MANUFACTURER: INTERFACE
SERIES: STEP REPEAT COLLECTION
PATTERN: SR899
COLOR: 104934 SMOKE
SIZE: 19.69" X 19.69"
INSTALLATION: MONOLITHIC
NOTES: FLOORING AT CORRIDOR 714 RAMP

CPT2
MANUFACTURER: INTERFACE
SERIES: WORLD WOVEN COLLECTION
PATTERN: WW895
COLOR: 103218 SAHARA WEAVE
SIZE: 9.845" X 39.38"
INSTALLATION: ASHLAR
NOTES: ELEVATOR CAB FLOORING

WALLCOVERING

WC1
MANUFACTURER: MOMENTUM - LANARK WALLCOVERING
PATTERN: FRENCH CROWN
COLOR: ALFRESCO
WIDTH: 54"
MATERIAL: TYPE II VINYL
NOTES: ACCENT WALLCOVERING AT CORE SURROUND, UPPER WALLS, LEVELS 2-29

WC2
MANUFACTURER: YORK WALLCOVERINGS RIFLE PAPER CO.
PATTERN: JUNIPER FOREST WALLPAPER R1566
COLOR: BLACK
WIDTH: 27"
MATERIAL: NON-WOVEN PAPER
NOTES: ACCENT WALLCOVERING AT ELEVATOR LOBBIES FLOORS 2-29

GLASS

GL1
MANUFACTURER: BENDHEIM
ITEM: ALAI-960 VINTAGE MIRROR CLOUD
SIZE: TBD
NOTES: MIRRORED GLASS AT ELEVATOR

WOOD STAIN

WS1
NOTES: WOOD STAIN AT ELEVATOR CAB INTERIORS TO MATCH WOOD ELEVATOR DOOR STAIN.

WINDOW FILM

WF1
MANUFACTURER: 3M FASARA GLASS FINISHES
COLOR: MILKY WHITE SH2MAML MILANO
NOTES: WINDOW FILM AT UNIT B5 INTERIOR WINDOWS

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ENGINEER
-
-
-
P. xxx.xxx.xxxx / F. xxx.xxx.xxxx

NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33
PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

REGISTERED ARCHITECT · TIMOTHY RUTTER · 24568 · STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

MATERIALS LEGEND

A9.30

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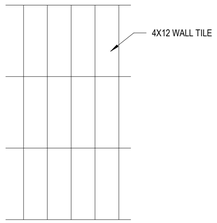
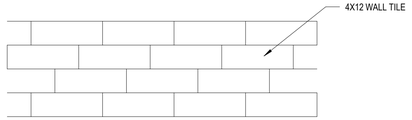
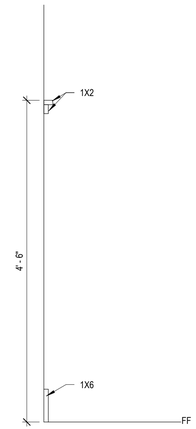


1 4X12 VERTICAL STACK
1" = 1'-0"



2 4X12 RUNNING BOND
1" = 1'-0"



3 CHAIR RAIL DETAIL TYP.
1" = 1'-0"

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SAN ANTONIO, TX 78205

REGISTERED ARCHITECT ☆ JEREMY RUTH MAYFIELD ☆ 24568 ☆ STATE OF TEXAS

SEAL 05/13/2024

CONSTRUCTION SET

MATERIAL DETAILS

A9.31

ELEVATOR LOBBIES - SCOPE OF WORK

LEVEL	FLOOR	WALLS	ELEVATOR DOORS	CEILINGS	NOTES
B	EXISTING TERRAZZO FLOORS TO REMAIN	EXISTING TILE WAINSCOT WALLS TO REMAIN. CG1 TO BE ADDED AT ELEVATOR DOOR SURROUNDS	EXISTING ELEVATOR DOORS TO REMAIN	DAMAGED/ MISSING PLASTER CEILING TO BE RESTORED AND PAINTED AT ELEVATOR LOBBY	EXISITING CROWNE MOULDING TO BE REPAIRED/REPLACED IN KIND WHERE REQUIRED. PTD, COLOR TBD
1	EXISTING FLOORS TO REMAIN	EXISTING FINISHES TO BE REPAIRED AS REQUIRED. ALL EXISTING PAINTED SURFACES TO BE REPAINTED. EXISTING NON-PAINTED SURFACES TO BE CLEANED AND REFINISHED. REPAIR DAMAGED MATERIALS AND ELEMENTS.	EXISTING ELEVATOR DOORS TO REMAIN	EXISTING CEILING TO REMAIN AND BE REPAIRED AND REPAINTED AS REQUIRED	
2	EXISTING CARPET TO BE REMOVED. EXISTING CONCRETE TO REMAIN, SC1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
3	EXISTING CARPET TO BE REMOVED. EXISTING CONCRETE TO REMAIN, SC1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
4	EXISTING LVT TO BE REMOVED. EXISTING CONCRETE TO REMAIN, SC1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO REMAIN	NEW PTD GYP BD CEILING	IF HISTORIC TERRAZZO IS UNCOVERED DURING REMOVAL OF EXISTING LVT, TERRAZZO TO REMAIN AND BE RESTORED.
5	EXISTING CARPET TO BE REMOVED. EXISTING CONCRETE TO REMAIN, SC1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	IF HISTORIC TERRAZZO IS UNCOVERED DURING REMOVAL OF EXISTING CARPET, TERRAZZO TO REMAIN AND BE RESTORED
6	EXISTING CARPET TO BE REMOVED. EXISTING CONCRETE TO REMAIN, SC1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	IF HISTORIC TERRAZZO IS UNCOVERED DURING REMOVAL OF EXISTING CARPET, TERRAZZO TO REMAIN AND BE RESTORED
7	EXISTING CARPET TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
8	EXISTING LVT TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
9	EXISTING LVT TO BE REMOVED. EXISTING TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
10	EXISTING LVT TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO REMAIN	NEW PTD GYP BD CEILING	
11	EXISTING LVT TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO REMAIN	NEW PTD GYP BD CEILING	
12	EXISTING CARPET TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
14	HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL AX.XX FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
15	EXISTING CARPET TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL AX.XX FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
16	EXISTING LVT TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
17	EXISTING CARPET TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
18	EXISTING CARPET TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
19	EXISTING CARPET AND STONE TILE TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
20	EXISTING LVT TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO REMAIN	NEW PTD GYP BD CEILING	
21	EXISTING CARPET TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	REMOVE EXISTING TILE. RE. A8.25 FOR NEW WORK.	EXISTING ELEVATOR DOORS TO REMAIN	NEW PTD GYP BD CEILING	
22	HISTORIC TERRAZZO TO REMAIN, TZ1	REMOVE BOOKSHELVES AND MIRROR. RE A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
23	HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
24	EXISTING CARPET AND STONE TILE TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	EXISTING STONE ELEVATOR SURROUND AND BASE TO BE REMOVED. RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
25	EXISTING LVT TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
26	EXISTING LVT TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
27	EXISTING FLOORING TO BE REMOVED. HISTORIC TERRAZZO TO REMAIN, TZ1	EXISTING STACKED ROCK WALL FINISH TO BE REMOVED. RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
28	HISTORIC TERRAZZO TO REMAIN, TZ1	RE. A8.25 FOR NEW WORK	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	
29	HISTORIC TERRAZZO TO REMAIN, TZ1	EXISTING TRIM TO BE REMOVED. NEW GYP WALL TO BE FURRED OUT OVER EXISTING WOOD WALLS. RE. A8.25 FOR NEW WORK.	EXISTING ELEVATOR DOORS TO BE REPAINTED. RE. ELEVATOR DOOR DETAIL A8.25 FOR MORE INFORMATION	NEW PTD GYP BD CEILING	

GENERAL NOTES

1 WHERE EXISTING FINISHES ARE TO REMAIN, FINISHES TO BE CLEANED AND REPAIRED WHERE REQUIRED. WHERE FINISHES ARE MISSING OR SEVERLY DETERIORATED BEYOND REPAIR, MATERIALS TO BE REPLACED IN KIND OR WITH A COMPATIBLE SUBSTITUTE THAT IS PHYSICALLY AND VISUALLY COMPATIBLE
2 ALL DEMOLITION TO BE SPOT TESTED AND REVIEWED WITH ARCHITECT AND HISTORIC CONSULTANT PRIOR TO COMPLETION OF WORK
3 ALL REMOVED TRIM AND/OR TILE TO BE WITH HAND TOOLS TO AVOID DAMAGE TO UNDERLYING HISTORIC FINISHES. CAREFULLY REMOVE TO SUBSTRATE.
4 CONTRACTOR TO COORDINATE ANY VARIANCE FROM DOCUMENTED EXISTING CONDITIONS WITH ARCHITECT PRIOR TO ANY WORK IN SPACE
5 WHEN EXISITING FINISHES ARE REMOVED, SUBSTRATE TO REMAIN WITHOUT SIGNIFICANT DAMAGE
6 EXISTING VINYL WALLCOVERING TO BE REMOVED FROM ALL LEVELS WHERE APPLICABLE
7 EXISTING BASE AND CHAIR RAIL MOULDING TO BE REMOVED U.N.O.

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

REGISTERED ARCHITECT BEVERLY RUTH MCGARVEY 24568 STATE OF TEXAS

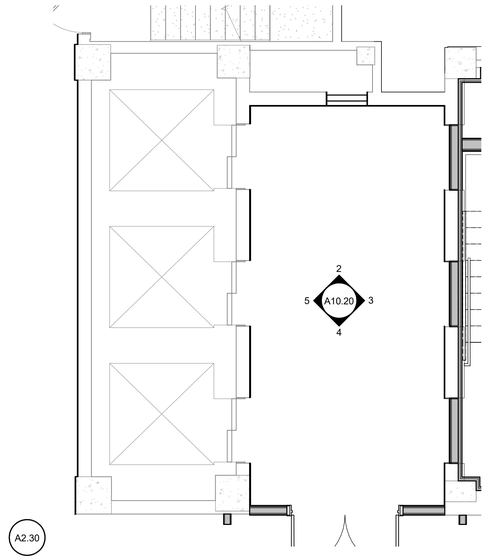
SEAL 05/13/2024

CONSTRUCTION SET

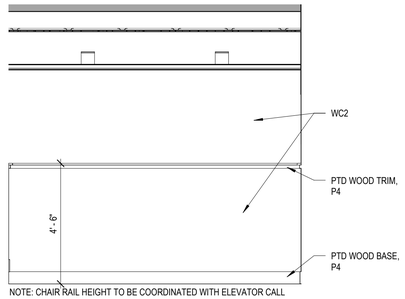
INT - EXISTING CONDITIONS - ELEV. LOBBY SCOPE OF WORK

A9.45

NOTE: RE. A9.40-A9.45 FOR ELEVATOR LOBBY EXISTING CONDITIONS, NOTES, AND FULL SCOPE OF WORK

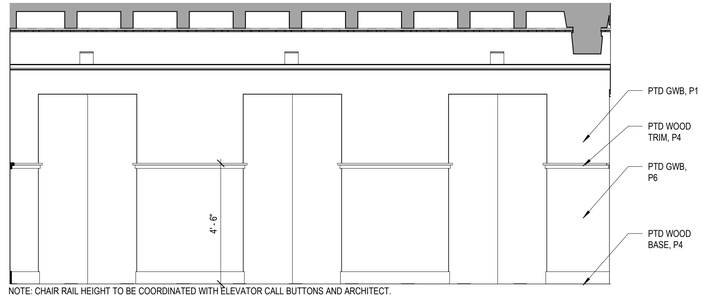


1 ELEVATOR LOBBY PLAN (TYP.)
1/4" = 1'-0"



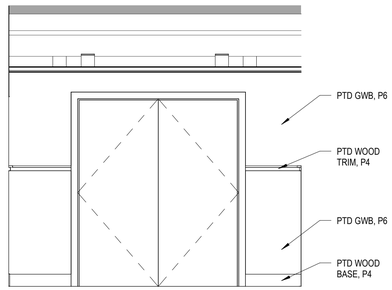
NOTE: CHAIR RAIL HEIGHT TO BE COORDINATED WITH ELEVATOR CALL BUTTONS AND ARCHITECT.

2 ELEVATOR LOBBY N (TYP)
3/8" = 1'-0"



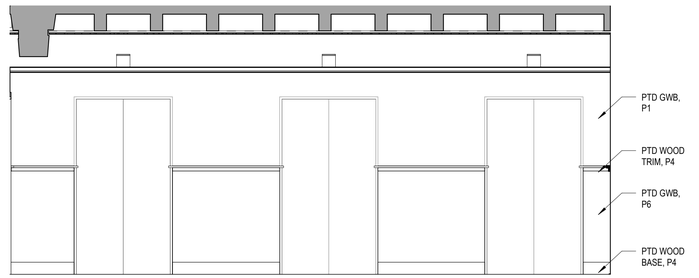
NOTE: CHAIR RAIL HEIGHT TO BE COORDINATED WITH ELEVATOR CALL BUTTONS AND ARCHITECT.

3 ELEVATOR LOBBY E (TYP)
3/8" = 1'-0"



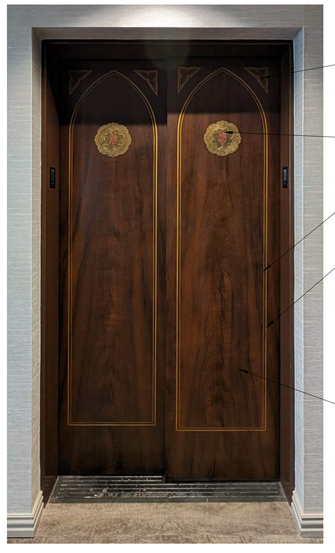
NOTE: CHAIR RAIL HEIGHT TO BE COORDINATED WITH ELEVATOR CALL BUTTONS AND ARCHITECT.

4 ELEVATOR LOBBY S (TYP)
3/8" = 1'-0"



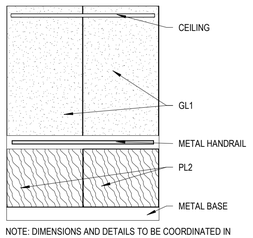
NOTE: CHAIR RAIL HEIGHT TO BE COORDINATED WITH ELEVATOR CALL BUTTONS AND ARCHITECT.

5 ELEVATOR LOBBY W (TYP)
3/8" = 1'-0"



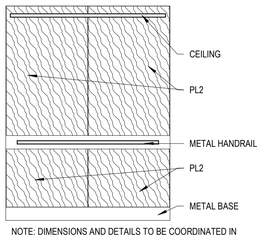
NOTE: TO BE USED AT NEWLY PAINTED ELEVATOR DOORS ONLY. EXISTING HISTORIC DOORS WITH HISTORIC DECORATIVE PANT AND MEDALLION TO REMAIN. RE. ELEVATOR DOOR SCOPE OF WORK FOR MORE INFORMATION.

6 NEW ELEVATOR DOOR DETAIL



NOTE: DIMENSIONS AND DETAILS TO BE COORDINATED IN ELEVATOR SHOP DRAWINGS

7 ELEVATOR CAB INTERIOR W
3/8" = 1'-0"



NOTE: DIMENSIONS AND DETAILS TO BE COORDINATED IN ELEVATOR SHOP DRAWINGS

8 ELEVATOR CAB INTERIOR N & S
3/8" = 1'-0"

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NUM:	DATE:	ISSUE DESCRIPTION:

CLIENT
ALAMO CAPITAL ADVISORS

PROJECT NUMBER: 2023-33

PROJECT NAME
TOWER LIFE MULTIFAMILY
310 S. ST. MARY'S
SAN ANTONIO, TX 78205

SEAL 05/13/2024

CONSTRUCTION SET

ELEVATOR LOBBY PLANS, ELEVATIONS, AND DETAILS

A10.20

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ALAMO ARCHITECTS

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

1. River Walk - Northwest Elevation

2. Northwest Elevation

3. Villita Street - Southeast Elevation

4. River Walk North Elevation

5. Southwest Elevation

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

7. Southwest Elevation – Villita Street Elevation