

# HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

**HDRC CASE NO:** 2022-083  
**ADDRESS:** 3331 ROOSEVELT AVE  
**LEGAL DESCRIPTION:** NCB 11911 BLK 7 LOT 39 (LUFKIN HILL SUBD)  
**ZONING:** C-2, H, MPOD  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** EDWARD GARZA/GRG ARCHITECTURE  
**OWNER:** R&A GARCIA PROPERTIES OF LUFKIN LLC  
**TYPE OF WORK:** Final approval for new construction  
**APPLICATION RECEIVED:** January 31, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a commercial structure at 3331 Roosevelt, located within the Mission Historic District. The proposed new construction will feature both interior and exterior dining space as well as surface parking for approximately 130 automobiles.

## APPLICABLE CITATIONS:

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

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

#### A. BUILDING ORIENTATION AND SITE DEVELOPMENT

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

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

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

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

*v. Setbacks* — In general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context (adjacent contributing buildings). On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of 15' for properties north of SE Military and a maximum front setback of 35' for properties south of SE Military.

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

*vii. Vehicular access and driveways along corridors* — In general, driveway widths should not exceed 24'. Shared driveways are allowed and can have a maximum width of 30'. Shared driveways are encouraged to incorporate a

pedestrian island. In order to accommodate functions requiring access by heavy trucks (Min SU 30), request for driveways wider than what is recommended by the guidelines should be coordinated with TCI for an alternative to be considered by the HDRC.

## B. BUILDING MASS, SCALE AND FORM

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

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

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

## C. ROOF FORM

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

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

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

## D. MATERIALS

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

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

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

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

*v. Visual interest* — A variety and well-proportioned combination of exterior building materials, textures, and colors should be used to create visual interest and avoid monotony. No single material or color should excessively dominate a building or multiple buildings within a complex unless the approved architectural concept, theme, or idea depends upon such uniformity. While a variety is encouraged, overly-complex material palettes that combine materials that are not traditionally used together is discouraged.

*vi. Decorative patterns and color* — The use of decorative patterns and color is encouraged any may be conveyed through a variety of contemporary means such as tile, cast stone, and repetition in architectural ornamentation. In



general, the use of natural colors and matte finishes is encouraged; vibrant colors which reflect the historic context of the area are encouraged as accents.

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

## E. FACADE ARRANGEMENT AND ARCHITECTURAL DETAILS

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

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

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

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

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

## Standard Specifications for Windows in Additions and New Construction

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

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

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a commercial structure at 3331 Roosevelt, located within the Mission Historic District. The proposed new construction will feature both interior and exterior dining space as well as surface parking for approximately 130 automobiles.
- b. **PREVIOUS REVIEW** – The Historic and Design Review Commission reviewed this request for conceptual approval at the April 21, 2021, Historic and Design Review Commission hearing, and issued conceptual approval with the following stipulations:
  - i. That the applicant incorporate additional landscaping elements to buffer the proposed surface parking from the right of way at Roosevelt and Bonner. Landscaping should feature visual barriers to include both vegetative and site elements.

- ii. That the applicant ensure that no curb cut exceeds more than twenty-four (24) feet in width.
  - iii. That metal windows featuring dark frames be used that are installed at least two (2) inches within all façade openings.
  - iv. That a detailed landscaping plan be submitted for review and approval when returning to the Commission for final approval.
  - v. That a detailed signage plan be submitted for review and approval when returning to the Commission for final approval.
  - vi. That a survey be submitted to staff to confirm elevation points in regards to the allowable height and conformance with the MPOD height restrictions.
  - vii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on February 22, 2022. At that meeting, the DRC commented on the proposed building design, landscaping, materials and site design.
- d. EXISTING LOT – The existing lot featured a gas station structure and fuel canopy. A Certificate of Appropriateness was issued on January 29, 2021, for the removal of both structures.
- e. MISSION PROTECTION OVERLAY DISTRICT – This project falls within the MPOD-2, and is located approximately, 1,275 feet from the measurement marker immediately in front of Mission San Jose. The proposed height is consistent with the MPOD height restrictions.
- f. SETBACKS – The Mission Design Manual notes that in general, new buildings should follow the established pattern of the block in terms of front building setback where there is a strong historic context. On corridors where building setbacks vary or are not well-defined by existing contributing buildings, buildings should maintain a minimum front setback of fifteen (15) feet. Per the submitted application documents, the proposed new construction is consistent with the Mission Design Manual. While the proposed building setback is appropriate, staff finds the proposed location of the structure, away from the intersection of Roosevelt and E Bonner to break the existing development trend of placing new construction at intersections.
- g. PARKING LOCATION – Per the Mission Design Manual, rear and side parking is encouraged for developments north of SE Military Drive. The applicant has proposed parking for approximately 120 automobiles to the rear and side (west and north) of the proposed new construction. The applicant has proposed landscaping buffers between the proposed surface parking and each property line. Staff finds this to be appropriate and consistent with the Mission Historic District Design Manual.
- h. SURFACE PARKING DESIGN – Per the Mission Historic District Design Manual 4.C., parking area should be located behind buildings within urban historic contexts. Parking areas with ten (10) or more spaces located in the side and rear yards shall be interrupted with landscaped areas (pods) at a ratio of sixteen point two (16.2) square feet landscaped area for every one (1) vehicle parking spot. Pods may be used to meet the requirement for tree and understory preservation, parking lot canopy trees and/or pedestrian circulation system. Canopy trees shall be integrated into the design of surface parking lots to provide shade for a minimum of 25 percent of any individual parking lot. The applicant is required, per the Mission Historic District Design Manual to provide 2,106 square feet of landscaped area. The applicant has proposed 130 parking spots and has proposed a total of approximately 15,000 square feet of shaded parking, per the submitted landscaping and tree planting plan. Additionally, the applicant has proposed to plant 38 shading trees within the parking lot area. Staff finds the proposed landscaping and parking plan to be appropriate and consistent with the Mission Historic District Design Manual.
- i. VEHICULAR ACCESS – The applicant has proposed a total of two (2) vehicular curb cuts; one on Roosevelt and one on Bonner. At the time of conceptual approval, the applicant had proposed for a total of three curb cuts; two on Roosevelt and one on Bonner. The Mission Historic District Design Manual notes that in general, driveways should not exceed twenty-four (24) feet in width; however, the Manual does note that additional width may be approved by the HDRC. Due to TxDot requirements, the applicant has noted that only one curb cut has been authorized for Roosevelt, with restrictions on its proximity to Bonner. The applicant has noted drive widths entering the site of twenty-five (25) feet in width to provide adequate fire lane access; however, the total width of the driveway apron on Roosevelt is thirty-four (34) feet in width. Staff finds that additional consideration should be given to the pedestrian sidewalk as it crossed the proposed apron. A change in pavement and continuous elevation should be maintained.

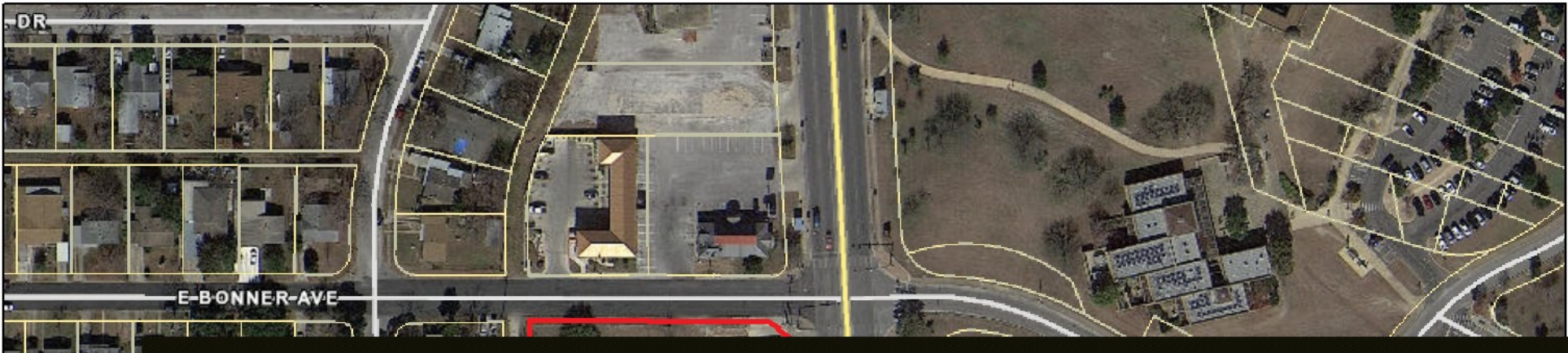
- j. BUILDING MASS, SCALE AND FORM – The applicant has proposed a building mass, scale and form that are consistent with the Mission Design Manual. As proposed, the new construction features elements that are consistent with those found historically in the immediate vicinity, such as stone archways, and other façade openings that refer to those found historically at the adjacent Mission San Jose.
- k. ROOF FORM – The Mission Design Manual recommends a flat roof with a parapet wall as the primary roof form for all commercial buildings within the Mission Historic District. The applicant has proposed flat roof forms as well as a low sloped shed roof form. Generally, the applicant’s proposed roof forms are consistent with the Mission Design Manual regarding roof forms.
- l. MATERIALS – The applicant has proposed materials that include stone cladding, stucco with a cement plaster finish, metal siding panes and metal awnings. These materials are consistent with the Mission Design Manual; however, the proposed stucco should feature traditional finishes and control joints that occur only at locations where there is a change in materials or a change in wall plane to create a continuous, monolithic appearance.
- m. WINDOW MATERIALS – The applicant has proposed aluminum windows with a dark bronze anodized color. Additionally, the applicant has noted an installation depth of two inches. Staff finds this to be appropriate and consistent with the Guidelines.
- n. FAÇADE ARRANGEMENT & ARCHITECTURAL DETAILS – The applicant has proposed human scaled elements, entrances and architectural elements that are found historically within the Mission Historic District, and are consistent with the Mission Design Manual.
- o. LANDSCAPING – The applicant has submitted a detailed landscaping plan that notes the buffering of parking with landscaping elements at each property line, the installation of shade trees, the installation of landscaping elements around the proposed new construction, the installation of buffering along the public right of way and site paving elements. Generally, staff finds the proposed landscaping plan to be appropriate and consistent with the Mission Historic District Design Manual.
- p. SIGNAGE – The previous conceptual review package indicated placeholder building signage in the renderings. At this time the applicant has not requested approval of signage elements. A detailed signage plan should be submitted to the HDRC for review and approval.
- q. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

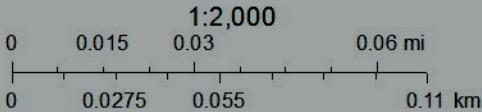
Staff recommends approval based on findings a through q with the following stipulations:

- i. That the applicant adhere to and follow all landscaping, buffering and parking lot shading requirements set forth in the UDC and Mission Historic District Design Manual.
- ii. That the applicant incorporate additional design elements into the proposed sidewalk and pedestrian crossing at the driveway on Roosevelt. A change in elevation should not occur at the pedestrian path. Staff recommends a change in paving material to designate the pedestrian crossing.
- iii. That a detailed signage plan be submitted in the future for review and approval by the HDRC.
- iv. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



April 16, 2021







CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: February 22, 2022

HDRC Case #: 2022-083

Address: 3331 Roosevelt

Meeting Location: Webex

APPLICANT: Edward Garza/GRG Architecture

DRC Members present: Jeff Fetzer, Gabriel Velasquez, Jimmy Cervantes, Lisa Garza (CSSA)

Staff Present: Edward Hall, Claudia Espinosa

Others present:

**REQUEST:**

**COMMENTS/CONCERNS:**

EG: Overview of new construction and modifications to the design.

EG: Only one curb cut on Roosevelt. Curb cut is located further south on Roosevelt. TXDot requirement determined only one curb cut/driveway on Roosevelt resulting in a 34' wide curb cut.

GV: Proposed wide driveway is some distance away from the intersection of Bonner and Roosevelt. No concern regarding curb cut location and width

EG: Previous concept was for a flat roof outdoor waiting area. Now a pitched roof (clay tile).

EG: Front entrance elements (columns, stone, etc.).

GV: There appears to be visible dining across the street from the Mission. There is a missed opportunity to slope the roof more in relationship to the staircase.

JF: Is there a plaster chimney on the east elevation? Yes.

JF: Has there been consideration to make the tower element completely out of stone instead of stucco? Yes, was a previous consideration and was stone during conceptual. Budget constraints.

JF: Will signage be requested at the hearing for final approval? No.

JF: Signage will be important for building elevations (north and east).

LG: Questions about material selections. Concerns regarding the variety of metal panels that are proposed.

JF: Will stone be real stone veneer? Yes. Stone will be real.

JF: Comments of double curve in drive thru. Would smooth curve be more appropriate?

GV: Be direct about the use of metal. Make sure metal is accurately depicted.

***OVERALL COMMENTS:***



ABBREVIATIONS

AB	ANCHOR BOLT	FR	FRAME	PL	PLATE
AC	AIR CONDITIONING	FRP	FIBERGLASS REINFORCED PANEL	PLAM	PLASTIC LAMINATE
ACC	ACCESSIBLE	FRT	FIRE RETARDANT TREATED	PLAS	PLASTER
ACP	ALUMINUM COMPOSITE PANEL	FT	FEET	PLUMP	PLUMBING
ACOUS	ACOUSTICAL	FRTW	FIRE RETARDANT TREATED WOOD	PLF	POUNDS PER LINEAR FOOT
ACS	ACRYLIC SHEET	FTG	FOOTING	PLYWD	PLYWOOD
AD	AREA DRAIN	FURN	FURNITURE	PNL	PANEL
ADD	ADDITIONAL	FURR	FURRING	PNT/P	PAINT, PAINTED (SEE OTHER WORD)
ADDL	ADDITIONAL	FV	FIELD VERIFY	POL	POLISHED
ADJ	ADJUSTABLE	FWC	FABRIC WALLCOVERING	PR	PAIR
AFI	ABOVE FINISH FLOOR	FWP	FABRIC WRAPPED PANEL	PREFAB	PREFABRICATED
AGGR	AGGREGATE	G	GROUND, GLASS	PROJ	PROJECT
AHU	AIR HANDLER UNIT	GA	GAUGE, GAGE	PSF	POUNDS PER SQUARE FOOT
ALT	ALTERNATE	GALV	GALVANIZED	PT	PORCELAIN TILE
ALUM	ALUMINUM	GB	GRAB BAR	PTD	PAINTED
ANCH	ANCHOR	GC	GENERAL CONTRACT(OR)	PTN	PARTITION
ANNO	ANNOOIZED	GRC	GLASS FIBER REINFORCED CONCRETE	PTR	PAPER TOWEL RECEPTACLE
APC	ACOUSTICAL PANEL CEILING	GRG	GLASS FIBER REINFORCED GYPSUM	QT	QUARRY TILE
APPO	APPROVED	GL	GLASS	QTY	QUANTITY
APPROX	APPROXIMATE	GR	GRADE	(R)	RELOCATED
ARCH	ARCHITECTURAL	GRD	GROUND	R	RADIUS OR RISER (PIPING)
ACT	ACOUSTICAL CEILING TILE	GWB	GYPSUM WALLBOARD	RA	RETURN AIR
AUTO	AUTOMATIC	GYP BD	GYPSUM WALLBOARD	RAD	RADIUS
AV	AUDIO VISUAL	H	HIGH, HEIGHT (SEE OTHER WORD)	RB	RESILIENTRUBBER BASE
@	AT	HB	HOSE BIBB	RCP	REFLECTED CEILING PLAN
BD	BOARD	HC	HOLLOW CORE	RCP	ROOF DRAIN
BLDG	BUILDING	HCP	HANDICAPPED	RECOM	RECOMMENDED
BLK	BLOCK	HOW	HARDWARE	RECPT	RECEPTACLE
BM	BEAM	HOWD	HARDWOOD	REC	RECESSED
BOT	BOTTOM	HS	HEAT STRENGTHENED (GLASS)	RE / REF	REFERENCE
BRK	BRICK	HM	HOLLOW METAL (STEEL FRAME)	REFL	REFLECTED, REFLECTIVE, REFLECT
BSMT	BASEMENT	HNDRL	HANDRAIL	REFR	REFRIGERATOR
BT	BOLT	HO	HOLD-OPEN	REIN	REINFORCED, REINFORCING
BUR	BUILT-UP ROOFING	HORIZ	HORIZONTAL	REL	RELOCATE
BYND	BEYOND	HPT	HIGH POINT	REM	REMOVABLE
C	GYPSUM BOARD CEILING	HRC	HOSE REEL CABINET	REQ	REQUIRED, REQUIRED
CAB	CABINET	HR	HOUR	REQD	REQUIRED
CAT	CATEGORY	HT	HEIGHT	REVL	REVISION
CB	CATCH BASIN	HVAC	HEATING, VENTILATING, AIR CONDITIONING	REV	REVISION / REVISED
CB	CHALK BOARD	HW	HOT WATER	RM	ROOM
CBU	CEMENTITIOUS BACKER UNIT	HYDR	HYDRAULIC	RO	ROUGH OPENING
CEM	CEMENT	ID	INSIDE DIAMETER	RTD	RATED
CER	CERAMIC	IN	INCH	RTG	RATING
CG	CORNER GUARD	INCAND	INCANDESCENT	RTU	ROOF TOP UNIT
CH	CHILLER	INCL	INCLUDED / INCLUDING	RWL	RAIN WATER LEADER
CHAN	CHANNEL	INFO	INFORMATION	S	SOUTH
CI	CAST IRON	INSUL	INSULATION	SA	SUPPLY AIR
CIP	CAST-IN-PLACE	INT	INTERIOR	SAN	SANITARY
CJ	CONTROL JOINT, CONSTRUCTION JOINT	INTERM	INTERMEDIATE	SC	SOLID CORE
CL	CENTER LINE	INV	INVERT	SCHED	SCHEDULE
CLG	CEILING	IPS	INTERNATIONAL PIPE STANDARD	SD	SOAP DISPENSER
CLR	CLEAR	IRMA	INVERTED ROOF MEMBRANE ASSEMBLY	SECT	SECTION
CMU	CONCRETE MASONRY UNIT	JAN	JANITOR	SF	SQUARE FEET/FOOT
CNTR	COUNTER	JC	JANITOR'S CLOSET	SM	SHEET METAL
CO	CLEANOUT	JST	JOIST	SH	SPRINKLER HEAD
COL	COLUMN	JT	JOINT	SHT	SHEET
COMPART	COMPARTMENT	K	KIP (1000 LBF)	SHR	SHOWER
CONC	CONCRETE	KPL	KICK PLATE	SHR	SIMILAR
COND	CONDITION	KG	KILOGRAM	SIM	SANITARY NAPKIN DISPENSER
CONN	CONNECTION	KIT	KITCHEN	SP	STANDPIPE
CONT	CONTINUOUS	KO	KNOCKOUT	SPEC	SPECIFICATION
CONTR	CONTRACTOR	L	LONG	SPR	SPRINKLER
COORD	COORDINATE	LAB	LABORATORY	SPKR	SPEAKER
CORR	CORRIDOR	LDG	LANDING	SQ	SQUARE
CPT	CARPET	LAM	LAMINATE, LAMINATION	SLAB	SLAB ELEVATION
CT	CERAMIC TILE	LAV	LAVATORY	SSM	SOLID SURFACING
CTB	CERAMIC TILE BASE	LB	POUND	SST	STAINLESS STEEL
CTR	CENTER	LF	LINEAR FOOT	SSK	SERVICE SINK
CL	CENTER LINE	LKR	LOCKER	ST	STONE
CW	COLD WATER (PIPING)	LHL	LONG LEG HORIZONTAL	STA	STATION
D	DEEP, DEPTH	LLV	LONG LEG VERTICAL	STC	SOUND TRANSMISSION COEFFICIENT
DA	DISABLED	LN	LINE	STD	STANDARD
DBL	DOUBLE	LS	LANDSCAPE	STL	STEEL
DEG	DEGREE	LT	LIGHT	STLST	STEEL JOIST
DEMO	DEMOLITION	LPT	LOW POINT	STN	STAIN
DEPT	DEPARTMENT	MACH	MACHINE	STOR	STORAGE
DET	DETAIL	MAINT	MAINTENANCE	STRG	STRINGER
DF	DRAINING FOUNTAIN	MAS	MASONRY	STR	STRUCTURAL
DIA	DIAMETER	MATL	MATERIAL	STRUC	STRUCTURAL
DIFF	DIFFUSER	MAX	MAXIMUM	STRUC	STRUCTURAL
DIM	DIMENSION	MB	MARKER BOARD	SUBCAT	SUBCATEGORY
DIS	DISABLED	MBL	MARBLE	SUSP	SUSPENDED
DISP	DISPENSER	MC	MEDIUM DENSITY CEILING	SYMM	SYMMETRICAL
DMPF	DAMPENPROOFING	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SYS	SYSTEM
DMT	DEMOUNTABLE	MD	MEDIUM DENSITY OVERLAY PLYWOOD	T&G	TONGUE AND GROOVE
DN	DOWN	MECH	MECHANICAL	T	TREAD, THERMOSTAT
DO	DOOR OPENING	MEMB	MEMBRANE	TB	TACKBOARD (SEE OTHER WORD)
DPTN	DIMENSION POINT	MET	METAL	TBD	TO BE DETERMINED
DP	DEMOUNTABLE PARTITION	MEZZ	MEZZANINE	TC	TOP OF CURB
DR	DOOR	MFR/MFR	MANUFACTURER	TCOCON	TOP OF CONCRETE
DRN	DRAIN	MFT	MODULAR FLOOR TILE	TEL	TELEPHONE OR TELECOM
DS	DOWNSPOUT	MH	MANHOLE	TEMP	TEMPERED (SEE OTHER WORD)
DW	DISHWASHER	MKB/MB	MARKER BOARD	TER	TERRAZZO
DWR	DRAWER	MIN	MINIMUM	TGB	TOGGLE BOLT
E	EXISTING	MISC	MISCELLANEOUS	THK	THICKNESS
EA	EACH	MM	MILLIMETER	THRES	THRESHOLD
EB	EXPANSION BOLT	MO	MASONRY OPENING	THRU	THROUGH
EFS	EXTERIOR INSULATION & FINISH SYSTEM	MS	MACHINE SCREW	TMFD	TEMPERED
EFS	EXTERIOR FINISH SYSTEM	MTD	MOUNTED	TKSD/TB	TACKBOARD
EJ	EXPANSION JOINT	MTG	MOUNTING	TO	TOP OF (SEE OTHER WORD)
EL	ELEVATION	MTL	METAL	TOS	TOP OF SLAB, TOP OF STRUCTURE
ELEC	ELECTRICAL	MULL	MULLION	TOSTL	TOP OF STEEL
ELEV	ELEVATOR	N	NORTH	TP	TOP OF PAVEMENT
EMERG	EMERGENCY	NA	NOT APPLICABLE	TPO	TOILET PAPER DISPENSER
ENCL	ENCLOSURE	NC	NOISE CRITERIA	TRACT	TRACTION
EP	ELECTRICAL PANELBOARD	NIC	NOT IN CONTRACT	TV	TELEVISION
EPNT	EPOXY PAINT	NO	NUMBER	TW	TOP OF WALL
EQ	EQUAL	NOM	NOMINAL	TYP	TYPICAL
EQTZ	EPOXY QUARTZ	NTS	NOT TO SCALE	UNFN	UNFINISHED
EQUIP	EQUIPMENT	OA	OUTSIDE AIR	UNO	UNLESS NOTED OTHERWISE
ESCAL	ESCALATOR	OC	ON CENTER	UN	UNLESS OTHERWISE NOTED
EW	ELECTRICAL WATER COOLER	OCW	ON CENTER EACH WAY	URN	URNAL
EX	EXPOSED	OD	OUTSIDE DIAMETER/DIMENSION	VCT	VINYL COMPOSITION TILE
EXH	EXHAUST	OFCI	OWNER FURNISHED, CONTR INSTALLED	VERT	VERTICAL
EXP	EXPANSION, EXPOSED	OFOI	OWNER FURNISHED, OWNER INSTALLED	VEST	VESTIBULE
EXIST	EXISTING	OFF	OFFICE	VIF	VERIFY IN FIELD
EXT	EXTERIOR	OH	OVER HEAD, OVER HEAD, OPPOSITE HAND	VRC	VAPOR RETARDER
FA	FIRE ALARM	OPH	OPPOSITE HAND	VT	VINYL TILE
FACP	FIRE ALARM CONTROL PANEL	OPNG	OPENING	VV	VINYL WALL COVERING
FAB	FACE BRICK	OPP	OPPOSITE	W	WIDE, WIDEST
FC	FACE	OPPHD	OPPOSITE HAND	W	WOOD BASE
FD	FLOOR DRAIN	ORD	OVERFLOW ROOF DRAIN	WC	WATER CLOSET
FDC	FIRE DEPARTMENT CONNECTION	OSB	ORIENTED STRAND BOARD	WD	WOOD
FDN	FOUNDATION	OUTS	OUTSIDE	WDS	WOOD SCREW
FE	FIRE EXTINGUISHER	PAINT	PAINT	WDW	WINDOW
FEC	FIRE EXTINGUISHER CABINET	PARTN	PARTITION	WH	WATER HEATER
FF&E	FURNITURE, FINISHES & EQUIPMENT	PATD	PAPER TOWEL DISPENSER	WIO	WITHOUT
FFEL	FINISH FLOOR ELEVATION	PBG	PARTICLEBOARD	WP	WATERPROOFING
PH	FIRE HOSE CABINET	PC	PRECAST CONCRETE	WPM	WATERPROOF MEMBRANE
FIN	FINISH	PCP	PORTLAND CEMENT PLASTER	WPT	WORK POINT
FKT	FIXTURE	PDF	POWDER DRIVEN FASTENER	WR	WATER RESISTANT/REPELLANT
FL	FLOOR	PEMB	PRE-ENGINEERED METAL BUILDING	WS	WEATHERSTRIPPING
FLASH	FLASHING	PERF	PERFORATED	WT	WEIGHT
FLUOR	FLUORESCENT	PERIM	PERIMETER	WSC	WAINSCOT
FO	FACE OF	PERP	PERPENDICULAR	WW	WALL TO WALL
FOC	FURNITURE BY OWNER INSTALLED BY CONTRACTOR	PF	POINT OF FROG	WWW	WELDED WIRE MESH
FP	FIRE PROTECTION	PI	POINT OF INTERSECTION		
FPG	FIREPROOFING				

New Restaurant for  
Nicha's Comida Mexicana  
Southside

3331 Roosevelt Ave., San Antonio, Texas 78214

LOCAL CODES

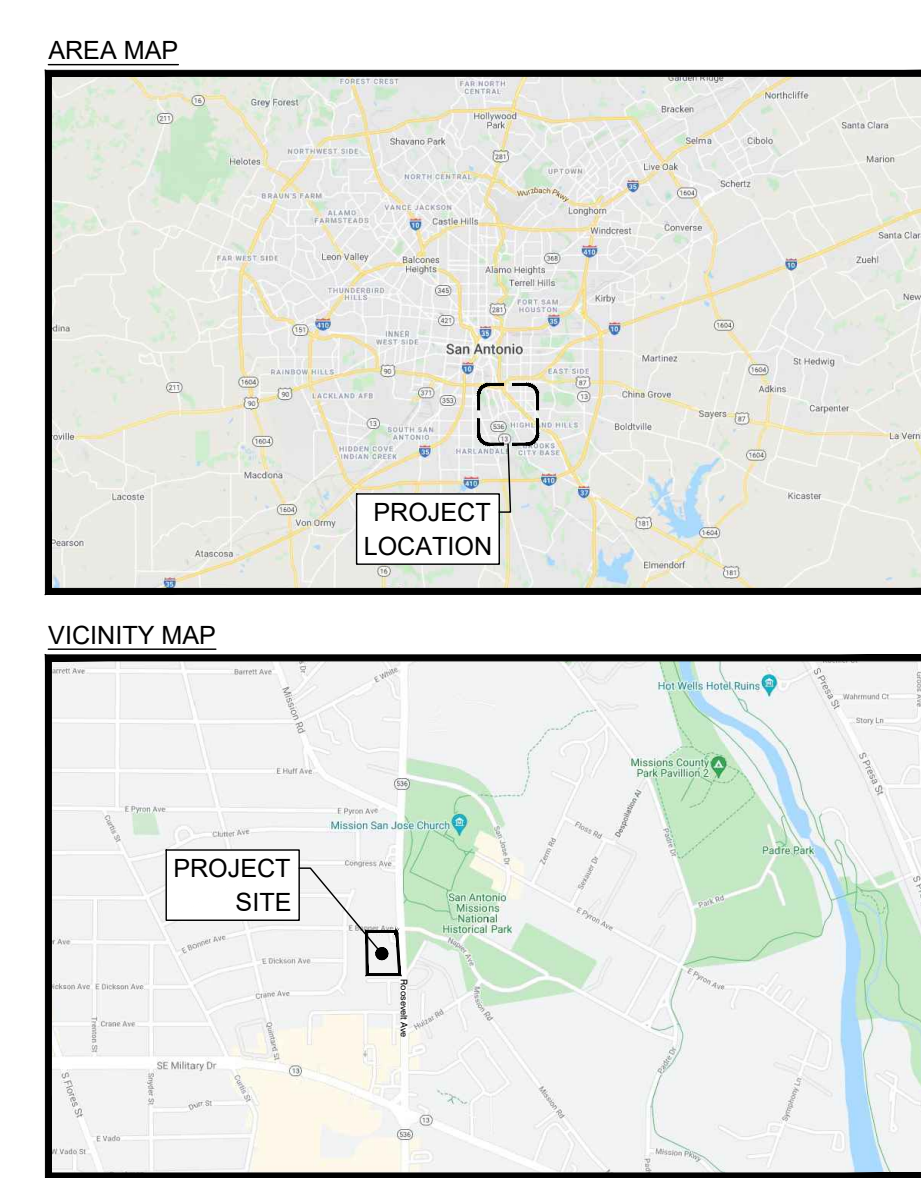
ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES INVOLVED.

APPLICABLE CODES:  
On June 21, 2018, City Council approved the adoption of the 2018 International Code Council (ICC) Building-related, Fire and Property Maintenance codes and local amendments to be effective, October 1, 2018. Refer to Codes/Ordinances for current codes.  
The following 2018 ICC Building-related, Fire and Property Maintenance codes and the 2017 National Electrical Code with local amendments, were approved to be effective October 1, 2018:  
2018 International Building Code, IBC  
2018 International Existing Building Code, IEBC  
2018 International Residential Code, IRC  
2018 International Fire Code, IFC  
2018 International Mechanical Code, IMC  
2018 International Plumbing Code, IPC  
2018 International Fuel Gas Code, IFGC  
2018 International Energy Conservation Code, IECC  
2017 National Electrical Code, NEC

DESIGN TEAM

Architect	GRG ARCHITECTURE 118 Broadway, Suite 620 San Antonio, Texas 78205
Civil Engineer	MACINA BOSE COPLAND & ASSOCIATES, INC. 1035 Central Parkway North San Antonio, Texas 78232
Landscape Architect	HORIZON DESIGN, LLC 14607 San Pedro Avenue, Suite 200 San Antonio, TX 78232
Structural Engineer	A-1 ENGINEERING, LLC 1006 Vance Jackson San Antonio, Texas 78201
MEP Engineer	AMZSA CONSULTING ENGINEERS 10831 Wilson Oaks San Antonio TX 78249
Kitchen Consultant	MISSION RESTAURANT SUPPLY 1126 S St Mary's St. San Antonio, TX 78210

LOCATION MAPS



DRAWING INDEX


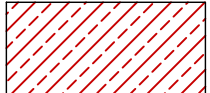
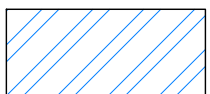

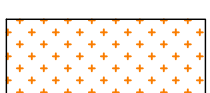

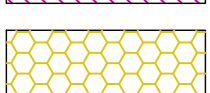

GENERAL			MECHANICAL, ELECTRICAL AND PLUMBING			
G000	COVER SHEET AND GENERAL INFORMATION	A301	EXTERIOR ELEVATIONS	M101	1ST LEVEL PLAN - MECHANICAL	
G101	CODE AND LIFE SAFETY INFORMATION	A302	EXTERIOR ELEVATIONS	M102	2ND LEVEL PLAN - MECHANICAL	
G201	ACCESSIBILITY INFORMATION	A311	BUILDING SECTIONS	M201	SCHEDULES - MECHANICAL	
G202	ACCESSIBILITY INFORMATION	A311A	CANOPY INFORMATION	M301	DETAILS - MECHANICAL	
CIVIL		A312	BUILDING SECTIONS	H1 - H20	HOOD SUBMITTAL DRAWINGS	
		A313	BUILDING SECTIONS	E101	1ST FLOOR PLAN - LIGHTING	
	C01.00	CIVIL COVER SHEET	A314	BUILDING SECTIONS	E102	2ND FLOOR PLAN - LIGHTING
	C02.00	GENERAL NOTES	A321	WALL SECTIONS AND DETAILS	E201	1ST FLOOR PLAN - POWER
	C03.00	EXISTING CONDITIONS PLAN	A322	WALL SECTIONS AND DETAILS	E202	2ND FLOOR PLAN - POWER
	C04.00	EROSION CONTROL PLAN	A323	WALL SECTIONS AND DETAILS	E203	ENLARGED KITCHEN PLAN - POWER
	C05.00	SITE PLAN	A324	WALL SECTIONS AND DETAILS	E204	ROOF PLAN - ELECTRICAL
	C06.00	SITE DETAILS	A325	WALL SECTIONS AND DETAILS	E301	SYMBOLS AND ABBREVIATIONS
	C07.00	FIRE PROTECTION SITE PLAN	A325A	WALL SECTIONS AND DETAILS	E401	ONE-LINE DIAGRAM
	C08.00	GRADING PLAN	A326	WALL SECTIONS AND DETAILS	E501	ELECTRICAL DETAILS
C10.00	UTILITY PLAN	A327	WALL SECTIONS AND DETAILS	E601	ELECTRICAL SCHEDULES	
C10.01	UTILITY DETAILS	A328	WALL SECTIONS AND DETAILS	E602	ELECTRICAL SCHEDULES	
		A328A	WALL SECTIONS AND DETAILS	E603	ELECTRICAL SCHEDULES	
		A329	WALL SECTIONS AND DETAILS	ES101	SITE PLAN - ELECTRICAL	
LANDSCAPE		A329A	WALL SECTIONS AND DETAILS	P100	PLUMBING SITE PLAN	
L1.0	OVERALL LANDSCAPE CONSTRUCTION PLAN	A331	INTERIOR ELEVATIONS	P101	1ST LEVEL PLAN - WASTE AND VENT	
L1.1	ENLARGED LANDSCAPE CONSTRUCTION PLAN	A332	INTERIOR ELEVATIONS	P102	1ST LEVEL PLAN - WATER AND GAS	
L1.2	LANDSCAPE CONSTRUCTION DETAILS	A401	WINDOW TYPES	P103	2ND LEVEL PLAN - WASTE AND VENT	
L1.3	LANDSCAPE CONSTRUCTION DETAILS	A402	DOOR TYPES, FRAMES AND SCHEDULE	P104	2ND LEVEL PLAN - WATER AND GAS	
L1.4	LANDSCAPE CONSTRUCTION DETAILS	A403	DOOR AND WINDOW DETAILS	P201	ENLARGED WASTE AND VENT PLAN	
L1.5	LANDSCAPE CONSTRUCTION DETAILS	A501	PLAN DETAILS	P202	ENLARGED WATER AND GAS PLAN	
L2.0	LANDSCAPE GRADING PLAN	A601	1ST LEVEL FURNITURE PLAN	P301	PLUMBING SCHEDULES	
L3.0	OVERALL LANDSCAPE PLANTING PLAN	A602	2ND LEVEL FURNITURE PLAN	P302	PLUMBING DETAILS	
L3.1	ENLARGED LANDSCAPE CONSTRUCTION PLAN	A701	WALL TYPES	P401	PLUMBING RISER DIAGRAMS	
L3.2	LANDSCAPE SPECIFICATIONS	A702	MILLWORK DETAILS AND INTERIOR ELEVATIONS			
L1.0	IRRIGATION NOTES & LEGEND					
L1.1	IRRIGATION PLAN			KITCHEN EQUIPMENT		
L1.2	IRRIGATION PLAN - TREE BUBBLERS			K1.0	GENERAL NOTES TO CONTRACTOR	
L1.3	IRRIGATION DETAILS	STRUCTURAL		K1.0	EQUIPMENT SCHEDULE	
L1.2	IRRIGATION DETAILS	S0.0	STRUCTURAL COVER SHEET	K1.1	EQUIPMENT PLAN LAYOUT	
L1.2	IRRIGATION DETAILS	S1.1	GENERAL NOTES	K2.0	UNDER SLAB & BEVERAGE LINE DETAILS	
		S1.2	TABLE OF SPECIAL INSPECTIONS	K2.1	UNDER SLAB PLAN	
ARCHITECTURAL		S1.3	SCHEDULES	K2.2	BEVERAGE LINE PLAN	
A101	ARCHITECTURAL SITE PLAN	S2.1	FOUNDATION LAYOUT	K3.0	PLUMBING SCHEDULE AND DETAILS	
A102	ARCHITECTURAL SITE DETAILS	S2.2	SAW CUT LAYOUT	K3.1	PLUMBING LAYOUT PLAN & SUPPLY FANS ON ROOF	
A201	1ST LEVEL FLOOR PLAN	S2.3	FIRST FLOOR BRACED WALL AND BEAM	K3.2	ELECTRICAL SCHEDULE AND DETAILS	
A201A	1ST LEVEL DIMENSIONAL FLOOR PLAN	S2.4	HEADER FRAMING LAYOUT	K4.1	ELECTRICAL LAYOUT PLAN	
A202	2ND LEVEL FLOOR PLAN	S2.5	SECOND FLOOR FRAMING LAYOUT	K5.0	SPECIAL CONDITIONS PLAN	
A202A	2ND LEVEL DIMENSIONAL FLOOR PLAN	S2.6	SECOND FLOOR BRACED WALL AND BEAM	K6.0	EXHAUST CONNECTIONS PLAN	
A203	ENLARGED TOILET ROOM PLANS AND ELEVATIONS	S2.7	HIGHER AND LOW ROOF FRAMING LAYOUT	K7.0	FACTORY WALK-IN DRAWINGS	
A204	ENLARGED BAR PLANS, SECTIONS, ELEVATIONS AND DETAILS	S2.8	HIGH ROOF FRAMING LAYOUT	K8.0	CUSTOM METAL FABRICATIONS	
A205	STAIR PLANS, SECTIONS, ELEVATIONS AND DETAILS	S2.7	STAIR FRAMING LAYOUT AND SECTIONS	K8.1	CUSTOM METAL FABRICATIONS	
		S2.8	STAIR DETAILS	K8.2	CUSTOM METAL FABRICATIONS	
A206	ENLARGED DUMBWAITER PLAN AND SECTION	S3.1	FOUNDATION DETAILS			
A211	1ST LEVEL WALL FINISH PLAN	S3.2	FOUNDATION DETAILS			
A211A	1ST LEVEL FLOOR FINISH PLAN AND DETAILS	S4.1	BUILDING SECTIONS			
A212	2ND LEVEL WALL FINISH PLAN	S4.2	BUILDING SECTIONS			
A212A	2ND LEVEL FLOOR FINISH PLAN	S4.3	FRAMING DETAILS			
A221	1ST LEVEL REFLECTED CEILING PLAN AND DETAILS	S4.4	BUILDING AND PATIO WALL SECTIONS			
A222	2ND LEVEL REFLECTED CEILING PLAN					
A231	LOWER LEVEL ROOF PLAN					
A232	UPPER LEVEL ROOF PLAN					
A233	ROOF DETAILS					
A234	ROOF DETAILS					



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NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE"

OCCUPANCY CALCULATIONS

\*OCC CALCS PER TABLE 1004.5  
2018 IBC

AREA (NEW SQFT PER OCC)	TOTAL	*CALCULATED OCCUPANTS
 DINING 15 SQFT PER OCC	2754 NET SQFT	**184
 BOOTH OCC BASED ON 24" PER PERSON	1248 INCHES	**52
 KITCHEN AND STAFF 200 SQFT PER OCC	2900 GROSS SQFT	15
 STORAGE/MECHANICAL 300 SQFT PER OCC	155 NET SQFT	1
 OFFICE 150 SQFT PER OCC	80 NET SQFT	1
 WAITING OCC BASED ON 18" PER PERSON	120 INCHES	7
 ACCESSORY AREAS SQFT PER OCC N/A	-	-
TOTAL INTERIOR OCCUPANTS (USED FOR EXIT AND EGRESS CALCULATIONS)		260
 PATIO 15 SQFT PER OCC	1450 NET SQFT	97
TOTAL OCCUPANTS		357

REQUIRED EGRESS WIDTH

TOTAL EGRESS WIDTH REQUIRED: 260 MAX. INTERIOR OCC. x 0.2 = 52 INCHES

TOTAL EGRESS WIDTH PROVIDED: THREE 34 INCH CLEAR DOOR EXIT LEAFS = 102 INCHES

ACCESSIBLE SEATING

INTERIOR REQUIRED: \*\*236 SEATS x 0.05 = 11.8  
INTERIOR PROVIDED: 12

PATIO REQUIRED: 97 SEATS x 0.05 = 4.85  
PATIO PROVIDED: 5

RESTROOM PLUMBING FIXTURES

PER TABLE 2902.1  
2018 IBC

MAXIMUM OCCUPANTS = 357

50% MALE AND 50% FEMALE = 357/2 = 178.5 (179 EACH)

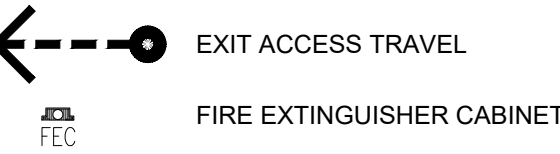
WATER CLOSETS REQUIRED: 179/75 = 2.38 = 3 WC EACH  
WATER CLOSETS PROVIDED: 4 FEMALE AND 2 MALE & 2 URINALS (PER SUBSTITUTION)

LAVATORIES REQUIRED: 179/200 = 0.89 = 1 LAV EACH  
LAVATORIES PROVIDED: 2 LAVS EACH

GENERAL NOTES

1. VERIFY QUANTITY AND LOCATIONS OF FIRE EXTINGUISHERS WITH LOCAL AUTHORITIES HAVING JURISDICTION (AHJ).
2. PROVIDE FIRE DEPARTMENT REQUIRED KEY BOX AND COORDINATE LOCATION AND TYPE WITH LOCAL AHJ.
3. COORDINATE SPRINKLER AND FIRE ALARM SYSTEMS WITH ALL OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
4. INSTALL EMERGENCY LIGHTS IN DINING AREAS SUCH THAT THEY DO NOT INTERFERE WITH WALL DECOR AND TV SCREENS AND COORDINATE WITH GENERAL LIGHTING AND EMERGENCY EXIT SIGNS.
5. ALL EXIT DOORS AND PATIO GATES EQUIPPED WITH PANIC HARDWARE, TYPICAL.

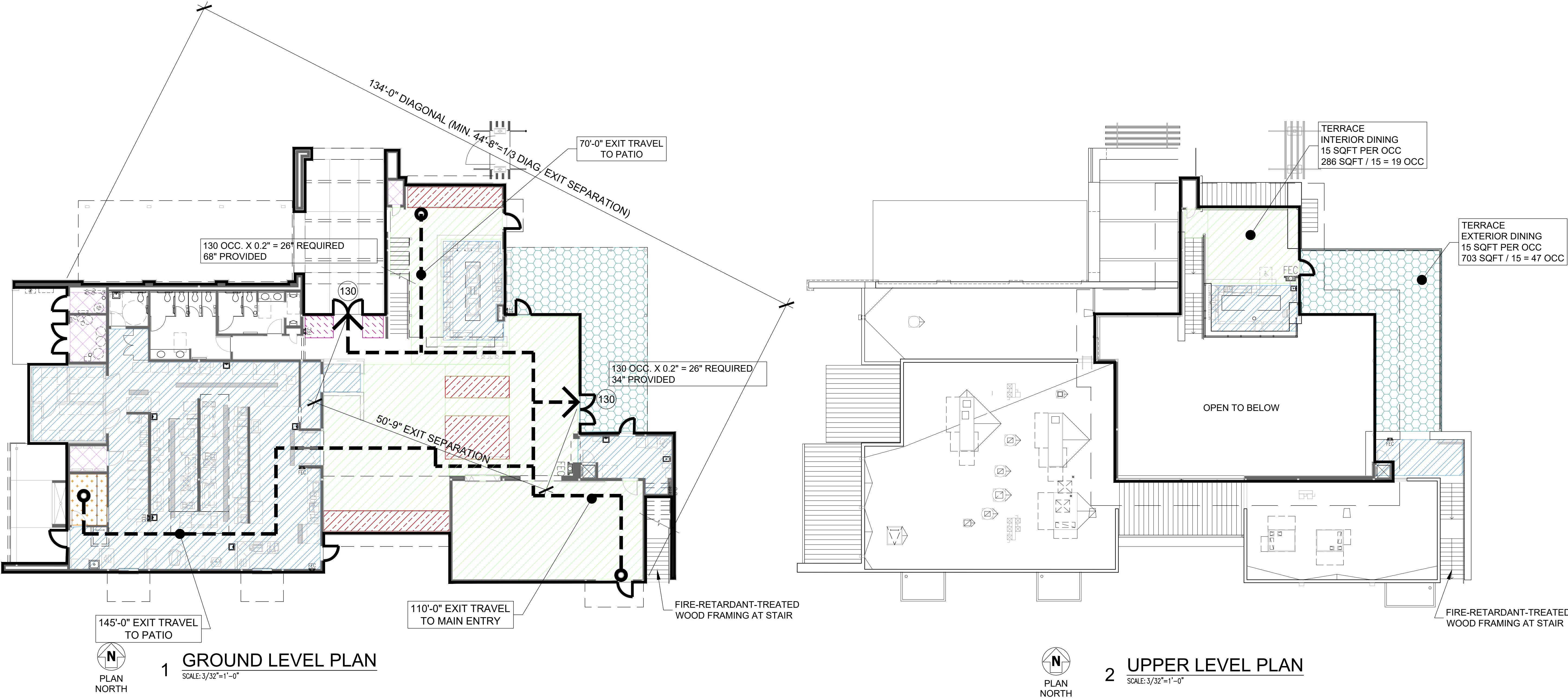
LIFE SAFETY LEGEND



CODE INFORMATION

SUMMARY:

Name of Project:	Nicha's Comida Mexicana – New Southside Location
Address:	3331 Roosevelt Ave. San Antonio, Texas 78214
County:	Bexar
Proposed Use:	Restaurant
Owner:	Minit Taco Inc. dba Nicha's Comida Mexicana
Owner Address:	4243 E. Piedras Dr. #310 San Antonio, Texas 78228
Owner Phone#:	(210) 829-4420
Applicable Building Code:	2018 International Building Code New Construction
Construction Type:	V-B
Sprinkler System:	Yes
Building Height:	27'-0"
Max. Allowable Height:	60'-0"
Number of Stories:	2
Max. Allowable Stories:	2
Gross Building Area:	7,205 SF Ground Level 600 SF Upper Level 7,805 SF Total
Max. Allowable Area:	
Assume Full Frontage Increase (If= 0.75)	
Allowable Area Per Story, Table 506.2:	18,000 SF
Allowable Total Building Area, Equation 5-2 and 5-3:	36,000 SF
Max. Allowable Exit Access Travel Distance (Table 1017.2) :	250'
Fire-Resistance Rating Requirements:	0 HRS – all building elements



NEW RESTAURANT  
NICHAS COMIDA MEXICANA

3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
CODE AND LIFE  
SAFETY INFORMATION

NOTE: THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE TO BE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. DO NOT SCALE DRAWINGS.

Drawn By: STAFF  
Checked By: EG  
Project No. 19-0703  
Date: 02 DEC 2021  
Page:

G101

GRG

architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect



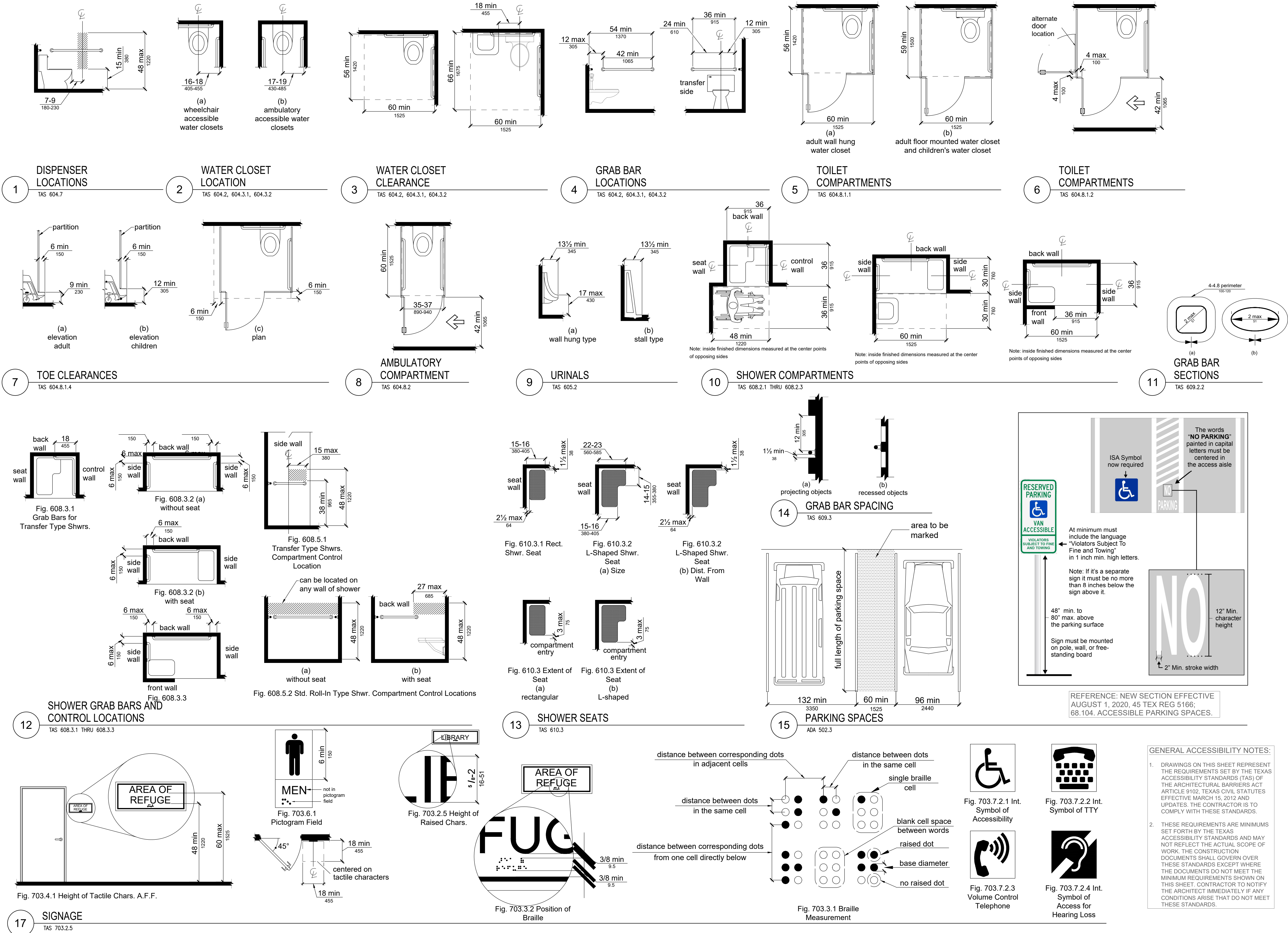
12/02/2021

Consultant





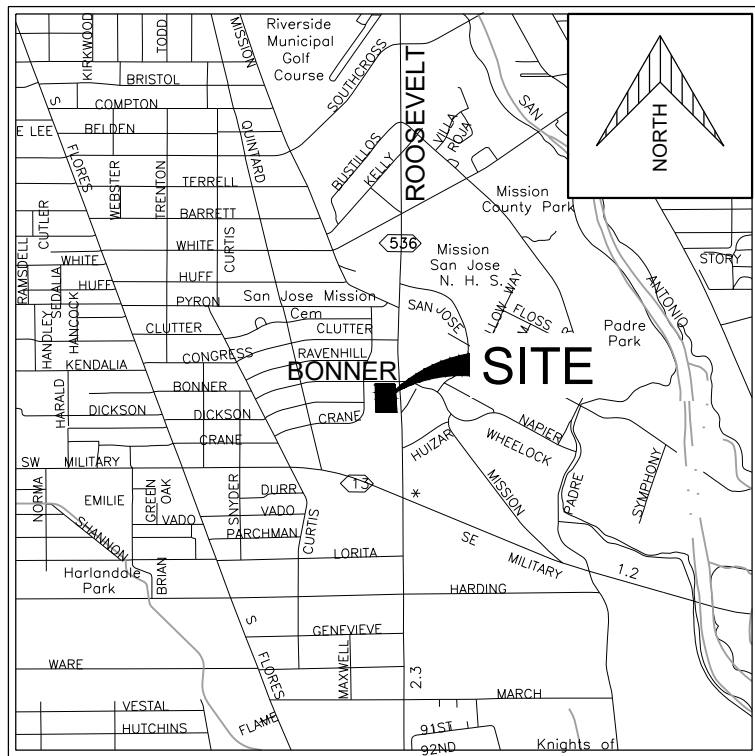




# NICHA'S RESTAURANT

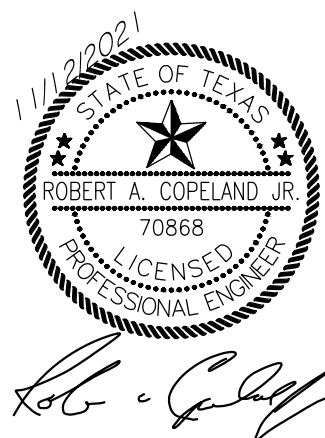
## 3331 ROOSEVELT AVENUE

### SAN ANTONIO, TEXAS

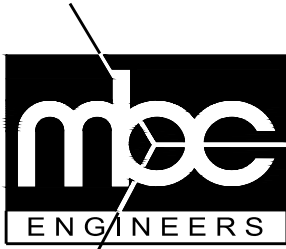


LOCATION MAP  
NOT TO SCALE

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C01.00	COVER SHEET
C02.00	GENERAL NOTES
C03.00	EXISTING CONDITIONS PLAN
C04.00	EROSION CONTROL PLAN
C05.00	SITE PLAN
C06.00	SITE DETAILS
C07.00	FIRE PROTECTION SITE PLAN
C08.00	GRADING PLAN
C10.00	UTILITY PLAN
C10.01	UTILITY DETAILS



PRIMARY CONTACT PERSON: JOEL C. JOHNSON



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

ISSUED FOR PERMIT  
11-09-2021

PLAT ID# \_\_\_\_\_  
DESIGN J.C.J.  
DRAWN ADG  
CHECKED \_\_\_\_\_  
DATE 05-11-2021

JOB NO.  
32831-1367

C01.00



### GENERAL SITE NOTES

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF SAN ANTONIO BUILDING CODE AND REGULATIONS AND APPLICABLE TECHNICAL SPECIFICATIONS IN THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF SAN ANTONIO," AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
2. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
3. ITEMS OF WORK NOTED "BY OTHERS" SHALL BE CONSIDERED AS NOT PART OF THIS CONTRACT.
4. REMOVE ALL PAVEMENT AND CONCRETE WITH A SMOOTH SAW-CUT.
5. COMPACT ALL ASPHALT SUBGRADE TO 95% MAXIMUM DRY DENSITY. COMPACT AREAS TO RECEIVE LANDSCAPING AND/OR GRASS TO 85%.
6. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT HIS WORK. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY IMPACT THE BID OR THE WORK.
7. CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE ALL ITEMS (ABOVE AND BELOW GROUND) AS REQUIRED TO CONSTRUCT THE PROJECT, ALL REMOVAL AND DISPOSAL ACTIVITIES MUST COMPLY WITH APPLICABLE CODES, LAWS AND ORDINANCES.
8. REMOVE AND DISPOSE OF ALL EXCESS EXCAVATION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL.
10. BASE MATERIAL AND INSTALLATION TO BE IN CONFORMANCE WITH ITEM 247 (TxDOT STD. SPECS, LATEST EDITION) TYPE A GRADE 2 COMPACT TO 95% MAXIMUM DRY DENSITY OF THE MODIFIED PROCTOR OR 98% MAXIMUM DRY DENSITY OF THE STANDARD PROCTOR.
11. LIME STABILIZED SUBGRADE SHALL BE COMPACTED WITHIN 3% OF OPTIMUM MOISTURE CONTENT TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR.
12. PRIME COAT MATERIAL AND INSTALLATION TO BE CUT-BACK ASPHALT TYPE IN ACCORDANCE WITH ITEM 310 (TxDOT STD. SPECS, LATEST ED.) (0.2 GAL/Y.L.)
13. ALL ASPHALT MATERIAL AND INSTALLATION TO COMPLY WITH ITEM 340 TYPE "C" (TxDOT STD. SPECS, LATEST EDITION.)
14. WHEELSTOPS SHALL BE OF PRE-CAST CONCRETE AND 6" IN LENGTH, DOWEL PRE-CAST CONCRETE WHEEL STOPS A MINIMUM OF 12" INTO BASE AND PAVEMENT.
15. CONTRACTOR TO FULLY COOPERATE WITH PARKING LOT LIGHT CONTRACTOR.
16. ALL SITE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED. ALL MATERIALS AND METHODOLOGIES USED SHALL CONFORM WITH ITEM 360 (TxDOT STD. SPECS, LATEST ED.)
17. FOR ALL STRIPING AND TRAFFIC CONTROL MARKINGS, CONTRACTOR TO USE GILDEN TRAFFIC PAINT #83228 OR SHERWIN-WILLIAMS PRO-MARK TRAFFIC MARKING PAINT (SERIES BSWM), COLOR IS WHITE, APPLY TWO COATS.
18. INSTALL "NO PARKING - FIRE LANE" SIGNS IN ACCORDANCE WITH THE FIRE MARSHALL'S REQUIREMENTS. PAINT CURBS AS REQUIRED BY FIRE MARSHALL.
19. DIMENSIONS ARE TO THE PAVEMENT EDGE OF THE CURB, FACE OF BUILDING OR PROPERTY LINE, OR STRIPING CENTERLINE.
20. THE CONCRETE DRIVE APPROACHES WITHIN CITY RIGHT-OF-WAY ARE SUBJECT TO CITY INSPECTION.
21. MAXIMUM SIDEWALK CURB CONTROL JOINT SPACING IS 5 FEET.
22. MAXIMUM SIDEWALK CURB EXPANSION JOINT SPACING IS 40 FEET.
23. CONTRACTOR MUST KEEP ALL PERMITS ON JOB SITE.
24. ALL EXISTING SIGNS AND BENCHES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH CONSTRUCTION SHALL BE RELOCATED.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING SPRINKLER SYSTEM COMPONENTS WHICH CONFLICT WITH CONSTRUCTION.
26. PROPOSED CURBING TO BE TRANSITIONED SMOOTHLY TO MATCH EXISTING.
27. THE LATEST STATE OF TEXAS IS TO BE THOROUGHLY CLEARED BY THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT BY THE OWNER.
28. CONTRACTOR SHALL INCLUDE ALL COSTS FOR ROUTING PEDESTRIAN AND VEHICULAR TRAFFIC IN THE BID AMOUNT. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CURRENT LEASE HOLDER IN ORDER TO INSURE CONVENIENT ACCESS.
29. DASHED LINES REPRESENT EXISTING IMPROVEMENTS.
30. P.C. = POINT OF CURVATURE, P.C.D. = POINT OF REVERSE CURVATURE, P.T. = POINT OF TANGENCY, P.C.C. = POINT OF CURVATURE.
31. THE CONTRACTOR SHALL COORDINATE (WITH OWNER/ARCHITECT) WHICH TREES ARE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ACCORDINGLY AND PROVIDE WATER AS REQUIRED.
32. REFERENCE DETAILS FOR HANDICAP SIGNAGE.
33. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO MINIMIZE EXCESSIVE TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
34. IN CASES WHERE HYDROMULCH HAS BEEN PROPERLY APPLIED, CONTRACTOR TO PROVIDE WATER AS REQUIRED TO ACHIEVE A MINIMUM OF 85% GERMINATION TOWARDS SUBSEQUENT GROWTH.
35. AS PER UDC SECTION 35-06(a)(1)(2)(3) EXISTING SIDEWALKS, CURBS, AND DRIVE AREAS SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS.
36. REFERENCE THE FINAL GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT FOR ADDITIONAL DETAILS PRIOR TO BID AND CONSTRUCTION.

SITE CONCRETE DRAINAGE NOTES:

1. EXPOSED CONCRETE SURFACES SHALL BE BROOM FINISHED.
2. ANY IRREGULAR AREA SHALL BE HAND RUBBED TO A SMOOTH FINISH.
3. ALL EXPOSED EDGES SHALL RECEIVE A 3/4" CHAMFER.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE DONE IN ACCORDANCE WITH CITY OF SAN ANTONIO STANDARD SPECIFICATIONS, AS WELL AS ITEM 360 (TxDOT STD SPECS, LATEST ED.)
5. JOINTS TO BE COMPLETED PRIOR TO CONCRETE SHRINKAGE OCCURRING.

GRADING PLAN AND DRAINAGE GENERAL NOTES

1. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYER OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF AVAILABLE, SHALL DEVELOP CONSTRUCTION PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS' TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS' IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL BE IN ACCORDANCE WITH THE OSHA STANDARDS FOR TRENCH EXCAVATION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS' EMPLOYER OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
2. MINIMUM ASPHALT SLOPE SHALL BE 1% UNLESS OTHERWISE SHOWN.
3. CONTRACTOR SHALL GRADE SMOOTHLY BETWEEN PROPOSED SPOT ELEVATIONS AND BETWEEN FINISHED CONTOURS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. REMOVE AND DISPOSE OF ALL LOOSE OR ORGANIC MATERIAL FROM AREA TO RECEIVE PAVING OR FILL.
6. SCARIFY EXISTING SUBGRADE BENEATH PARKING LOT AND RECOMPACT TO 95% OF THE MAXIMUM DRY DENSITY. REF: GEOTECH. REPORT FOR ADDITIONAL PROCEDURES & REQUIREMENTS.
7. THE GRADING PLAN IS TO BE USED FOR SITE GRADING ONLY.
8. FINISHED EARTH SLOPES SHALL BE AT 1% MINIMUM AND SHALL NOT EXCEED 3:1.
9. ALL GRASSED AREAS AFFECTED BY THIS CONSTRUCTION SHALL BE RESEEDDED BY THE CONTRACTOR WITH A GRASS SIMILAR TO THE EXISTING.
10. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT THE PROJECT. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY IMPACT THE BID OR THE WORK.
11. REMOVE AND PROPERLY DISPOSE OF EXCESS EXCAVATION AND DEBRIS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING GRATES, VALVES, CLEANOUTS, MANHOLES, VAULT TOPS, ETC. TO THE FINISHED GRADES AS SHOWN.
13. REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS CONCERNING FILL PLACEMENT AND PAD PREPARATION. REFERENCE SOILS REPORT FOR PAVING SECTION AND SUBGRADE PREPARATION.
14. ALL EXCAVATION SHALL BE UNCLASSIFIED.
15. ALL STORM DRAINS TO BE R.C.P., CONTECH A-2000, P.V.C, SPIRAL RIBBED CORRUGATED METAL PIPE, HP-IRPIPE (AIDS HP-STORM), WATERIGHT N2 HDPE OR ENGINEER APPROVED EQUIVALENT.
16. ALL STORM DRAINAGE STRUCTURES TO BE FOR FORTERRA, CAPITAL, OLDCASTLE, PARK OR APPROVED EQUIV.
17. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES CROSSING PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLANT UTILITY LINE IDENTIFICATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
18. CONTRACTOR TO COORDINATE LOCATION OF SIDEWALK AND ACCESSIBLE RAMPS WITH PUBLIC RIGHT OF WAY WITH INSPECTOR PRIOR TO BEGINNING CONSTRUCTION.
19. ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2% SLOPE UNLESS OTHERWISE SPECIFIED.
20. ALL FILL SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% DENSITY UNLESS OTHERWISE NOTED.
21. PROPOSED SPOT ELEVATIONS AND CONTOURS REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL.
22. PEDESTRIAN RAILING OR FENCING SHALL BE INSTALLED ALONG ALL RETAINING WALLS OR VERTICAL DROPS GREATER THAN 30" CONTRACTOR TO COORDINATE WITH OWNER/ENGINEER/LANDSCAPE ARCHITECT FOR DESIGN AND SPECIFICATIONS. ANY RAILING REQUIRED CLOSER THAN 2' TO A DRIVE LANE OR PARKING SPACE REQUIRE A TRAFFIC BARRIER. CONTRACTOR TO COORDINATE WITH ENGINEER.
23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY PLAN AND CONSIDER EXISTING AND PROPOSED DRAINAGE PATTERNS DURING THE CONSTRUCTION OF THE PROJECT. IN ORDER TO ACCOMPLISH THIS, IT MAY BE NECESSARY TO TAKE THE GRADING, CONSTRUCTION TEMPORARY BERMS AND DRAINAGE WALLS INTO ACCOUNT. CONTRACTOR SHALL PROVIDE FOR A PROPER DIRECT AND CONTROL SURFACE RUNOFF. ADDITIONALLY, THE CONTRACTOR SHOULD TAKE INTO ACCOUNT THE TIMING OF CONSTRUCTING PONDS, CHANNELS AND STORM DRAINAGE SYSTEMS.
24. ALL ACCESSIBLE ROUTES SHALL HAVE A MAX CROSS SLOPE OF 2%. THE ACCESSIBLE ROUTE SHALL NOT EXCEED 8.3% RUNNING SLOPE. HANDRAILS SHALL BE INSTALLED ON RUNNING SLOPES GREATER THAN 5%.
25. RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. WALLS SHALL BE SIGNED, AND SEALED BY A QUALIFIED DESIGN PROFESSIONAL.

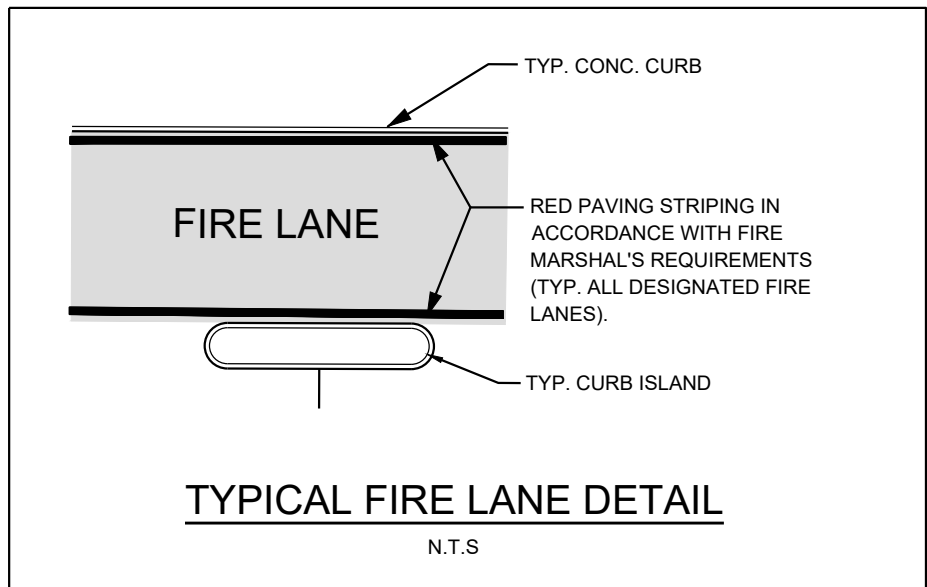
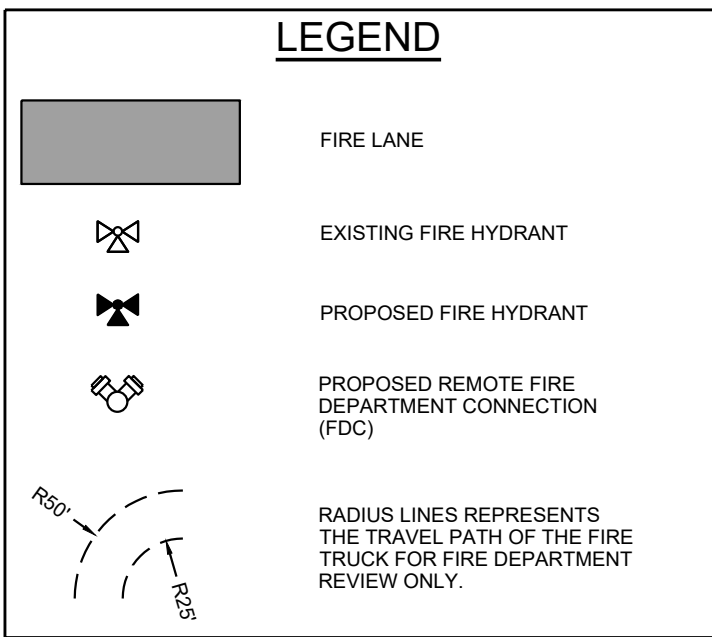
UTILITY PLAN GENERAL NOTES:

- CONTRACTOR AND/OR CONTRACTORS' INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT. IF ANY, SHALL REVIEW THESE PLANS AND SPECIFICATIONS FOR THE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS' TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN EXISTING APPLICABLE REGULATIONS. CONTRACTORS' IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION SAFETY PROTECTION. CONTRACTORS' AND/OR CONTRACTORS' INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
2. ALL MATERIALS AND WORKMANSHIP INVOLVED WITH THE CONSTRUCTION OF THE WATER SERVICE(S), TRENCHES, TIE-INS, AND/OR OTHER WORKS MUST BE IN STRICT ACCORDANCE WITH APPLICABLE PORTIONS OF THE INTERNATIONAL PLUMBING CODE (2015 EDITION) OR LATEST EDITION ADOPTED BY CITY OF SAN ANTONIO AND SAN ANTONIO WATER SYSTEM.
3. THE UTILITY PLAN IS TO BE USED FOR UTILITY CONSTRUCTION ONLY.
4. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES (VERTICALLY AND HORIZONTALLY).
5. THE CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL ALL NECESSARY FITTINGS AND APPURTENANCES REQUIRED TO COMPLETE THE INSTALLATION OF THE SYSTEMS AS SHOWN ON THE DRAWINGS.
6. CONNECTIONS TO WATER MAINS AND SERVICES, METERS AND METER VAULTS SHALL BE IN STRICT ACCORDANCE WITH CODES AND REGULATIONS.
7. SEE IRRIGATION PLAN FOR DETAILS CONCERNING IRRIGATION METER.
8. ALL WATER LINES TO BE INSTALLED A MINIMUM OF 12" ABOVE SANITARY LINES (MEASURED FROM BOTTOM OF WATER TO TOP OF SEWER).
9. ALL CREEPOUTS LOCATED IN VEHICULAR AREAS SHALL BE INSTALLED WITHIN A TRAFFIC BEARING BOX. THE BOX SHALL BE SET IN A CONCRETE SLAB EXTENDING 6" FROM THE BOX PERIMETER. SLAB TO BE 6" THICK WITH 2500 P.S.I. CONCRETE. SEE DETAIL SHEET.
10. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TCEQ REGULATION 30 TAC 217.53(c) OR ANY REVISION THEREOF, (NO SEPARATE PAY ITEM).
11. TOPS OF CLEANOUTS SHALL BE SET TO MATCH FINISHED GRADE.
12. CONTRACTOR TO INSTALL THRUST BRACING FOR ALL WATER PIPE BENDS/FITTINGS, (3" AND GREATER DIAMETER).
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE MEP PLANS AND THE GRADING PLAN TO INSURE THAT UTILITY INSTALLATIONS DO NOT HAVE CONFLICTS WITH OTHER IMPROVEMENTS.
14. CONTRACTOR IS RESPONSIBLE FOR BOTH VERTICAL AND HORIZONTAL CONTROL.
15. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS MATERIAL OFF-SITE.
16. ALL DEBRIS AND OTHER OBJECTIONABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
17. ALL SANITARY SEWERS ARE 6" PIPE WITH COMPRESSION JOINTS UNLESS OTHERWISE NOTED.
18. ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH APPLICABLE CODES AND SPECIFICATIONS.
19. ALL MATERIALS AND INSTALLATION ASSOCIATED WITH THE FIRE PROTECTION SYSTEM MUST COMPLY WITH REQUIREMENTS OF THE FIRE MARSHAL'S OFFICE AND N.F.P.A. #24. THIS INCLUDES REQUIRED INSPECTIONS. IF THE RESULTS OF ANY MEETINGS BETWEEN THE CONTRACTOR AND THE FIRE MARSHAL'S OFFICE INDICATE THAT THE CONSTRUCTION THE CONTRACTOR MUST NOTIFY THE OWNER AND ENGINEER IMMEDIATELY (IN WRITING).
20. ALL WORK INVOLVING FIRE MAIN TO BE PERFORMED BY A STATE LICENSED SPRINKLER CONTRACTOR.
21. FIRE MAIN TO BE C900 P.V.C. AND LISTED BY UNDERWRITER LABORATORIES, INC. AS SUITABLE FOR FIRE PROTECTION USE.
22. FIRE MAIN TO HAVE 4' OF COVER AS MEASURED FROM TOP OF PIPE TO FINISHED PAVEMENT OR TOPSOIL.
23. THE FIRE MAIN TO BE FLUSHED AND TESTED IN ACCORDANCE WITH N.F.P.A. #24. PROVIDE THRUST BRACING AS REQUIRED.
24. THE FIRE MAIN CONNECTION TO THE PUBLIC WATER MAIN IS PART OF THIS CONTRACT. COORDINATE WITH SAN ANTONIO WATER SYSTEM.
25. LOCATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON A COMBINATION OF FIELD SURVEYING AND AVAILABLE UTILITY MAPS. CONTRACTOR TO DETERMINE THE EXISTENCE OF UTILITIES AND THE LOCATION OF ALL UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) BY COORDINATING WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO CONSTRUCTION. THE FOLLOWING ARE NUMBERS OF THE RESPECTIVE AGENCIES:
- |  |                |
|--|----------------|
| SAN ANTONIO WATER SYSTEM (WATER).....                                      | 233-2009       |
| SAN ANTONIO WATER SYSTEM (SEWER).....                                      | 233-2009       |
| CPS ENERGY (GAS & ELECTRIC).....   | 976-3500       |
| AT&T (TELEPHONE/INTERNET).....   | 400-6229       |
| SPECTRUM (TELEVISION/INTERNET).....  | 676-4580       |
| VALERO ENERGY CORP.....  | 281-444-4494   |
| TESS-STATEWIDE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES..... | 1-800-DIG-TESS |
- IF ANY NUMBERS HAVE CHANGED OR ARE INCORRECT, THE CONTRACTOR IS STILL RESPONSIBLE FOR CONTACTING THE AGENCIES.
26. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY BE AFFECTED BY THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
27. CONTRACTOR TO APPLY FOR WATER METER PERMITS AND COORDINATE PAYMENT OF APPLICABLE IMPACT FEES AT THE START OF CONSTRUCTION. CONTRACTOR TO INSTALL WATER METERS AND MAKE APPROPRIATE MAIN CONNECTIONS AS EARLY AS POSSIBLE IN THE WATER MAIN LINES. CONTRACTOR TO REPORT ANY DISCREPANCIES THE ENGINEER AND OWNER AS THEY ARE DISCOVERED SO THAT ADJUSTMENTS TO THE PLANS CAN BE MADE.
28. CONTRACTOR TO PLAN UTILITY LINE INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
29. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES CROSSING PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY LINE INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
30. BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED AS DEPICTED OR NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL AND MAINTAIN BACKFLOW PREVENTION DEVICES IN ACCORDANCE WITH THE PLANS AND THE MEP PLANS FOR ADDITIONAL INFORMATION CONCERNING THESE DEVICES. IN THE EVENT BACKFLOW PREVENTERS ARE NOT CLEARLY SHOWN, CONTRACTOR IS TO CONTACT THE ENGINEER FOR CLARIFICATION. ON MULTIPHASE PROJECT BACKFLOW PREVENTION ARE REQUIRED WITHIN THE BUILDINGS FOR THE FIRE SYSTEM, UNLESS OTHERWISE SPECIFIED.
31. STORM DRAIN WITHIN 10' OF THE BUILDING SHALL BE CONSTRUCTED WITH WATER TIGHT PIPE. AFTER INSTALLATION THE PIPE SHALL BE HYDROSTATICALLY TESTED TO ENSURE IT IS WATER TIGHT.
32. ALL ON-SITE WATER SERVICES 4" TO 12" SHALL BE C-900 DR14 & ALL WATER SERVICES SMALLER THAN 4" SHALL BE SCHEDULE 40 PVC.
33. ALL ON-SITE SEWER SERVICES SHALL BE SD3026 ASTM D3034 PVC.

**NOTE:**  
CONTRACTOR TO LOCATE AND FIELD VERIFY  
ALL EXISTING UTILITIES INCLUDING, BUT NOT  
LIMITED TO, WATER LINES, GAS LINES,  
SEWER LINES AND ELECTRIC LINES.

## TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION, AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IDENTIFY AND ADDRESS ANY POTENTIAL GEOTECHNICAL SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PROGRAM TO THE TRENCH SAFETY EQUIPMENT CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



(OPTIONAL AT FIRE  
MARSHAL'S DISCRETION)

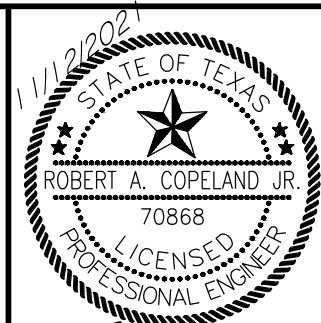
**NOTE:**  
CONTRACTOR TO COORDINATE WITH FIRE MARSHAL'S OFFICE AT BEGINNING  
OF CONSTRUCTION TO DETERMINE NUMBER AND LOCATION OF REQUIRED  
FIRE RELATED SIGNAGE PAINTING & STRIPING- INCLUDE THIS COST WITH BIDS.



**MARKING**  
Section 503.1.1 to F.I.R. APPARATUS ACCESS ROADS: Amend to read as follows: Upon the designation of a fire lane pursuant to this ordinance, the Fire Chief shall give notice of such designation to the owner of such designated premises, directing the owner to cause signs to be posted at the expense of the owner, at designated locations, lettered "Fire Lane-No Parking at Any Time, Ord. 54547." Such signs shall be of standard size and color, of standard lettering and mounting, conforming to specifications established by the Fire Department. The signs shall be placed on the fire lane curb and on the adjacent premises, on one option, or, if so directed by the Fire Chief shall paint the fire lane curb red with white stenciled letters stating "Fire Lane, No Parking." Lettering for the curbs shall use four (4) inch lettering with a distance of not more than forty (40) feet between wordings. It shall be unlawful for any vehicle other than an, authorized emergency vehicle in a designated fire lane when such signs are in place or such curbing is painted, to park or stop in the fire lane. The Fire Chief may require a four (4) inch red and white stripe be painted that defines the boundaries of the fire lane.

**Signs:** See diagram

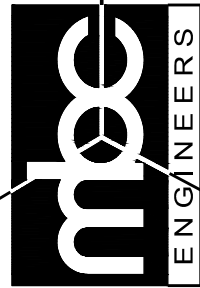
1. Under the guidelines and restrictions of the City Fire Lane Ordinance, (§54547, Section 15-82.4) an independent contractor may install the standard size sign only on non city property identified as "designated private fire lane" in the Ordinance 2012 of San Antonio City.
2. Signs installed by the City of San Antonio shall only be of the standard size (18" x 24"), as specified by Texas Manual on Uniform Traffic Control Devices for Streets and Highways-code R7-35.
3. Signs should have RED letters and border on a WHITE background.
4. For a designated fire lane less than forty feet long: One (1) sign with a double arrow.
5. For a designated fire lane from forty (40) feet to ninety (90) feet two (2) signs with right and left arrows.
6. For a designated fire lane of one hundred (100) feet or more: three (3) signs with right/left and double arrows in the middle.
7. The bottom edge of the sign must be at least seven (7) feet above grade where the sign is installed and at least two (2) feet from the curb edge.
8. After application and plan submittal, a fire lane reviewer of fire inspector will identify the location and number of all signs required.



PRIMARY CONTACT  
JOEL C. JOHNSON

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 [www.mbcengineers.com](http://www.mbcengineers.com)  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700



NICHA'S RESTAURANT 3331 ROOSEVELT AVE.

SAN ANTONIO, TEXAS

## GENERAL NOTES

[illegible]

PLAT ID# \_\_\_\_\_  
DESIGN JCJ  
DRAWN ADG  
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DATE 05-11-2021

**JOB NO.**

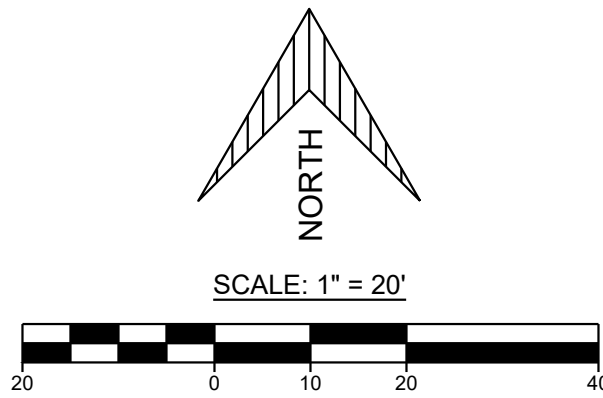
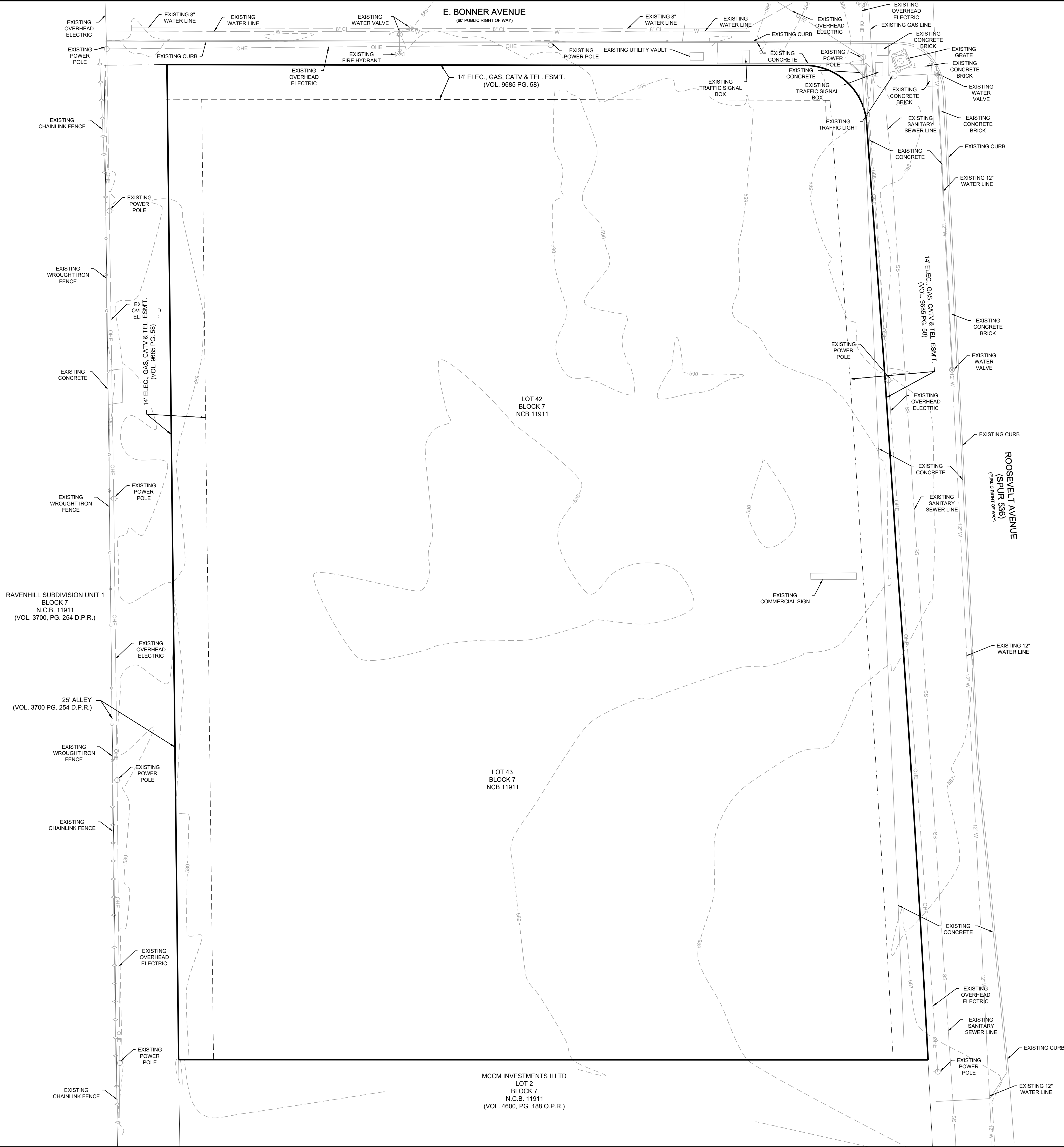
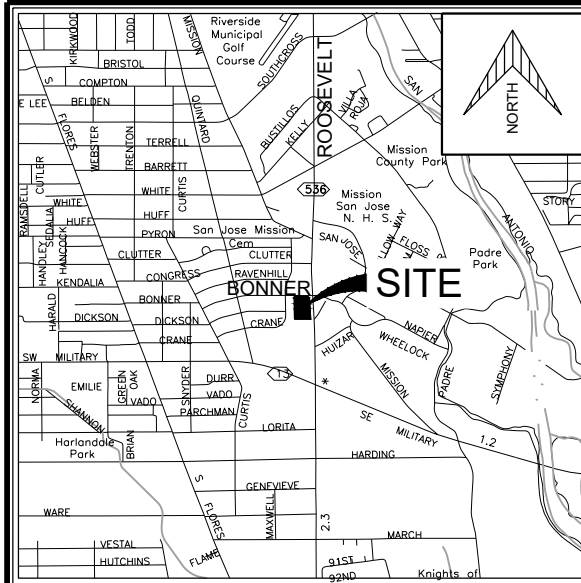
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11-09-2021

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Date: Nov 12, 2021, 11:46am User ID: rnbaut Layout: EXISTING CONDITIONS PLAN  
File: P:\1187\2831-Nichia's Restaurant\3331 Roosevelt DDesign\Design Conditions\existing conditions plan-2831.dwg Layout name: EXISTING CONDITIONS PLAN



LEGEND	
	PROPOSED CONCRETE HEADER CURB
	PROPOSED CONCRETE CURB
	EXISTING CONCRETE CURB
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
	MISC. TRAFFIC SIGN
	GUARD POST
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	LIGHT POLE
	POWER POLE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	GRATE
	TRAFFIC LIGHT
	GUY WIRE ANCHOR
	ACCESSIBLE PARKING
	DETAIL REFERENCE
	DETAIL SHEET NUMBER
	EXISTING CONCRETE AREAS
	WHEELSTOP
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING OVERHEAD ELECTRIC
	RETAINING WALL (REF. STRUCTURAL DWGS)
	SAWTOOTH CURB
	SINGLE LAMP LIGHT POLE
	DOUBLE LAMP LIGHT POLE

- NOTE:
- CONTRACTOR TO REMOVE ALL EXISTING IMPROVEMENTS AS REQUIRED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE PROJECT AS SHOWN IN THESE PLANS.
  - CONTRACTOR TO COORDINATE WITH THE ELECTRIC UTILITY PROVIDER THE REMOVAL OF EXISTING ELECTRIC SERVICE DROP, EXISTING POWER POLES, GUYS/ANCHORS AND ELECTRIC METERS FROM THE SITE.
  - ANY DEBRIS, GARBAGE, OR FOREIGN MATTER MUST BE REMOVED FROM THE SITE.
  - COORDINATE THE REMOVAL OF ANY WATER OR SEWER SYSTEM ITEMS WITH SAN ANTONIO WATER SYSTEMS (SAWS).
  - CONTRACTOR SHALL COORDINATE THE REMOVAL OF ANY ELECTRIC OR GAS WITH CPS ENERGY.
  - CONTRACTOR SHALL REMOVE ALL UTILITY TRENCH MATERIAL (PIPE, RISERS, GRAVEL, SAND, BEDDING, ETC.) ON-SITE TO PREVENT FUTURE WATER MIGRATION UNDER THE STRUCTURE AND PAVEMENT. BACKFILL AND COMPACT THE EXCAVATION IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
  - CONTRACTOR TO INCLUDE, IN THE BID, THE REMOVAL OF ANY ITEMS LOCATED ON THE SITE OR NEAR THE SITE WHICH CONFLICT WITH THE WORK. THIS NOTE ALSO APPLIES TO ITEMS WHICH ARE NOT SHOWN ON THIS DRAWING INCLUDING SUBSURFACE LINES AND PIPING.
  - REMOVE EXISTING CURBS WITHIN THE RIGHT OF WAYS AS REQUIRED TO ALLOW FOR INSTALLATION OF NEW CONCRETE APRONS.
  - ALL EXISTING CONCRETE CURB OR PAVEMENT TO BE REMOVED ADJACENT TO THE EXISTING TxDOT ROADWAY ASPHALT PAVEMENT WILL BE SAW CUT ALONG THE EXISTING EDGE OF CONCRETE OR CURB TO THE EXISTING DEPTH OF CONCRETE. NEW CONCRETE OR CURB THAT LEAVES A VOID SPACE BETWEEN THE EXISTING ASPHALT PAVEMENT AND THE NEW CONCRETE WILL PLACE A TACK COAT AND COMPACTED ASPHALT PAVING MATERIAL TO MATCH THE EXISTING PAVEMENT SURFACE TO FILL THE VOID.

NOTE:

THE CONTRACTOR SHALL INCLUDE IN THE BID THE TRAFFIC AND PEDESTRIAN CONTROL PLANS, DESIGN, AND THE IMPLEMENTATION OF CONTROL DEVICES AS REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL SEQUENCE CONSTRUCTION SO THAT NEIGHBORING PROPERTIES HAVE SUITABLE MEANS OF VEHICULAR AND PEDESTRIAN ACCESS.

ISSUED FOR PERMIT  
11-09-2021

PRIMARY CONTACT:  
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NICHA'S RESTAURANT 3331 ROOSEVELT AVE.  
SAN ANTONIO, TEXAS

EXISTING CONDITIONS PLAN

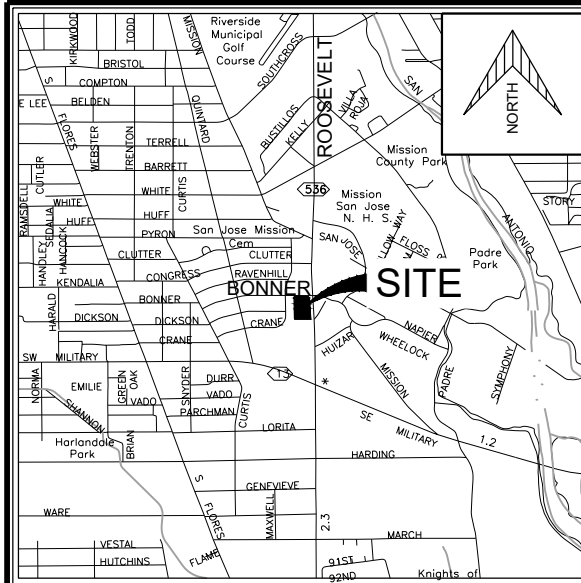
REVISIONS:	DATE	DESCRIPTION	BY

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DESIGN \_\_\_\_\_ JCJ  
DRAWN \_\_\_\_\_ ADG  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_ 05-11-2021

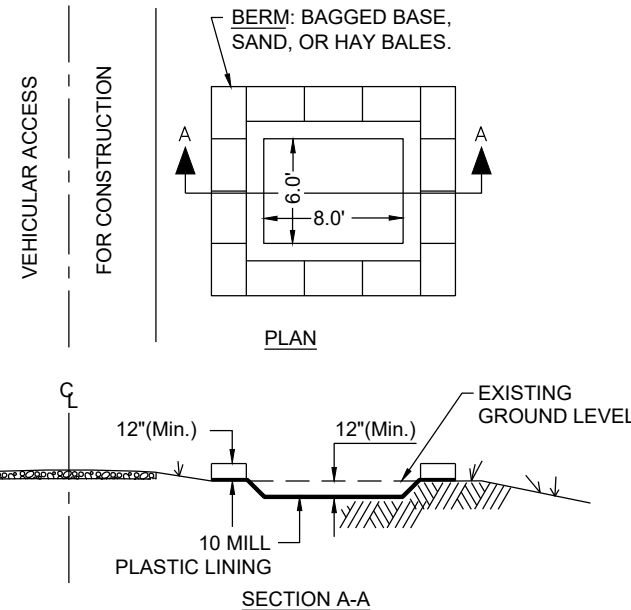
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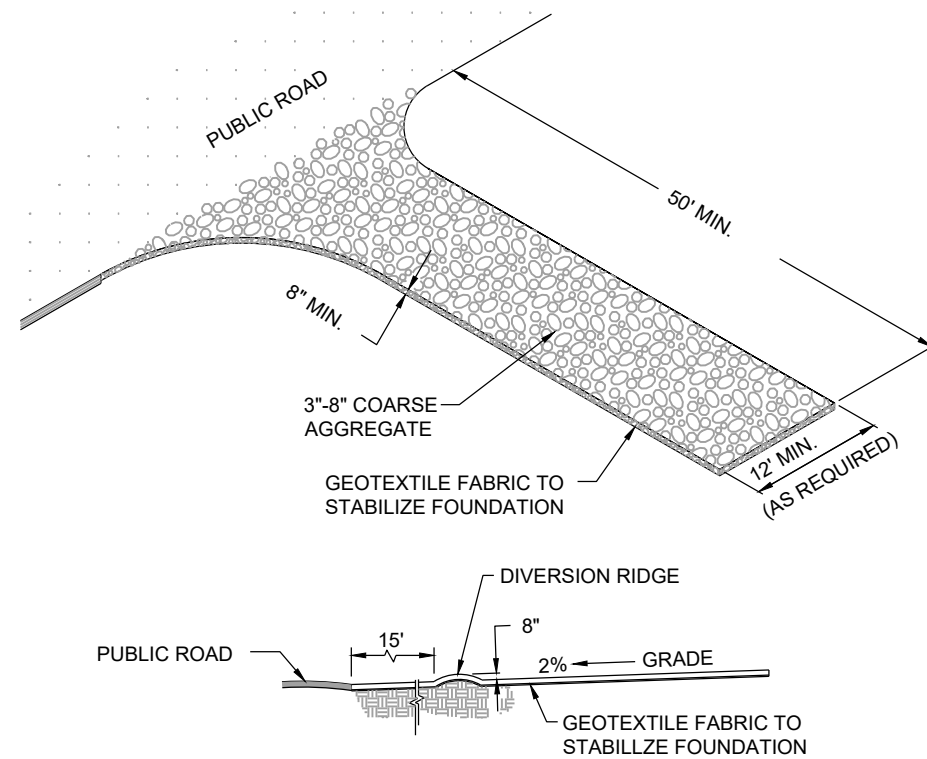


LOCATION MAP  
NOT TO SCALE



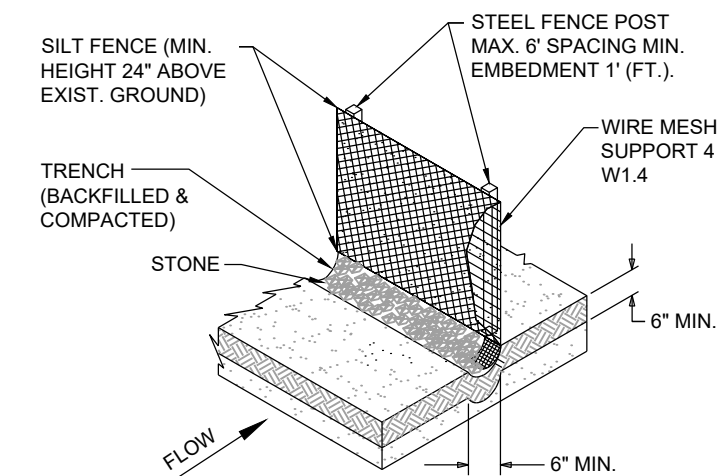
CONCRETE TRUCK  
WASHOUT PIT  
NOT TO SCALE

WASHOUT PIT GENERAL NOTES:  
DETAILS ILLUSTRATE MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.  
IF HAY BALES ARE USED FOR BERM, THEY SHALL BE ANCHORED IN PLACE WITH 2 REBARS PER BALE, DRIVEN INTO GROUND ENOUGH TO PROVIDE REASONABLE STABILITY.  
WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.  
WASHOUT PIT SHALL NOT BE LOCATED IN AREA SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.  
PIT SHALL NOT BE LOCATED OVER OR IN THE IMMEDIATE VICINITY OF A FEATURE OF GROUNDWATER RECHARGE.



STABILIZED CONSTRUCTION  
ENTRANCE  
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE (S.C.E.)  
INSTALLATION OF CONSTRUCTION ENTRANCE:  
1. CLEAR THE AREA OF DEBRIS, ROCKS, OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.  
2. GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE S.C.E. ONTO A PUBLIC STREET WILL NOT BE ACCEPTED.  
3. PLACE ROCK AS REQUIRED. (3'-5' OPEN GRADED CLEAN CRUSHED STONE)  
4. SIDE CONTAINMENT, AT THE CONTRACTOR'S DISCRETION, IS SUGGESTED. THE SPECIFIED 8" THICKNESS OF CRUSHED STONE MUST BE MAINTAINED.

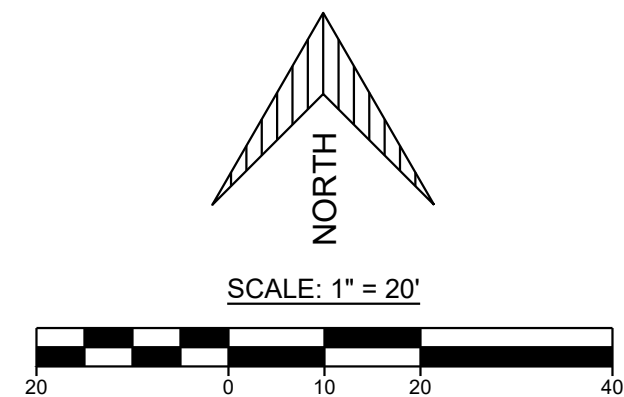


TYPICAL  
SILT FENCE DETAIL  
NOT TO SCALE

RAVENHILL SUBDIVISION UNIT 1  
BLOCK 7  
N.C.B. 11911  
(VOL. 3700, PG. 254 D.P.R.)

25' ALLEY  
(VOL. 3700 PG. 254 D.P.R.)

MCCM INVESTMENTS II LTD  
LOT 2  
BLOCK 7  
N.C.B. 11911  
(VOL. 4600, PG. 188 O.P.R.)



LEGEND	
	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE TRUCK WASHOUT PIT
	GRATE & CURB INLET PROTECTION
	FIBER ROLL BERM
	ROCK BERM
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DEFINED SWALE
	PROPOSED RETAINING WALL
	PROPOSED SAWTOOTH CURB
	PROPOSED RIDGE
	PROPOSED FIN. FLOOR ELEVATION
	PROPOSED FOUNDATION BREAKS
	OVERLAND FLOW DIRECTION
	GRATE
	DRAINAGE FLOW (PROPOSED)
	LIMITS OF CONSTRUCTION AREA OF SOIL DISTURBANCE (TO BE REVEGETATED)
	WATERSHED BOUNDARY
	IMPERVIOUS COVER TO BE DEMOLISHED
	EROSION CONTROL MAT

- SILT FENCE
- DESIGNATED SILT FENCES CONSIST OF THE FOLLOWING: GEOTECHNICAL FILTER FABRIC STRETCHED AND SECURED TO THREE FOOT HIGH WIRE FENCING AND SUPPORTED BY STEEL POSTS AT A MAXIMUM SPACING OF 8 FEET. THE BOTTOM 6 INCHES OF FABRIC SHALL BE BURIED.
  - MAINTENANCE AND INSPECTIONS SHALL BE AS DESIGNATED IN THE STORM WATER POLLUTION PREVENTION PLAN.
  - ALL OFF-SITE CONSTRUCTION RELATED TO THIS PROJECT, BUT NOT SHOWN ON THIS PLAN, SHALL FOLLOW BEST MANAGEMENT PRACTICES DESCRIBED HEREIN.
  - UTILITY TRENCHES CUT PARALLEL TO THE EXISTING SLOPE. CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIAL TO ONE SIDE OF THE TRENCH. SILT FENCING SHALL BE INSTALLED PERPENDICULAR TO THE SLOPE OUTSIDE STOCKPILED MATERIAL AT AN INTERVAL NOT TO EXCEED 50 FEET. CONTRACTOR SHALL ALSO PLACE SILT FENCING IMMEDIATELY DOWNSTREAM OF EXCAVATION TO A WIDTH THAT WILL SUFFICIENTLY INTERSECT RUNOFF FROM ALL DISTURBED SOIL.
  - UTILITY TRENCHES CUT PERPENDICULAR TO THE EXISTING SLOPE. CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIAL ON THE DOWN GRADIENT SIDE OF THE TRENCH. SILT FENCING SHALL BE PLACED DOWNGRADIENT TO THE STOCKPILE MATERIAL.

- STABILIZED CONSTRUCTION ENTRANCE (S.C.E.)
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
  - GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE S.C.E. ONTO A PUBLIC STREET WILL NOT BE ACCEPTED.
  - PLACE ROCK AS REQUIRED. (3'-5' OPEN GRADED CLEAN CRUSHED STONE)
  - SIDE CONTAINMENT, AT THE CONTRACTOR'S DISCRETION, IS SUGGESTED. THE SPECIFIED 8" THICKNESS OF CRUSHED STONE MUST BE MAINTAINED.

- GENERAL NOTES
- REFERENCE POLLUTION PREVENTION PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - LOCATION OF SILT FENCE IS APPROXIMATE. CONTRACTOR TO DETERMINE EXACT LOCATION BASED ON WORK TO BE PERFORMED UNDER THIS CONTRACT AND WORK TO BE PERFORMED BY VARIOUS AGENCIES AND COMPANIES INVOLVED WITH THIS PROJECT.
  - THIS SHEET IS TO BE USED FOR EROSION CONTROL PURPOSES ONLY.
  - LOCATION OF STABILIZED CONSTRUCTION ENTRANCE IS TO BE AS SHOWN ON THIS PLAN UNLESS CONTRACTOR RECEIVES PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
  - CONTRACTOR TO INSTALL ROCK GABION IN LOCATIONS WHERE SIGNIFICANT CONCENTRATED STORM WATER DISCHARGE OCCURS TOWARDS AN ERODABLE AREA.

THIS SHEET TO BE  
USED FOR EROSION  
CONTROL PURPOSES  
ONLY.

ISSUED FOR PERMIT  
11-09-2021

PRIMARY CONTACT:  
JOEL C. JOHNSON

MAGINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

ENGINEERS

NICHA'S RESTAURANT 3331 ROOSEVELT AVE.  
SAN ANTONIO, TEXAS

EROSION CONTROL PLAN

REVISIONS:	DATE	DESCRIPTION
No.		
1		
2		
3		
4		
5		

PLAT ID# \_\_\_\_\_  
DESIGN \_\_\_\_\_ J.C.J.  
DRAWN \_\_\_\_\_ A.D.G.  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_ 05-11-2021

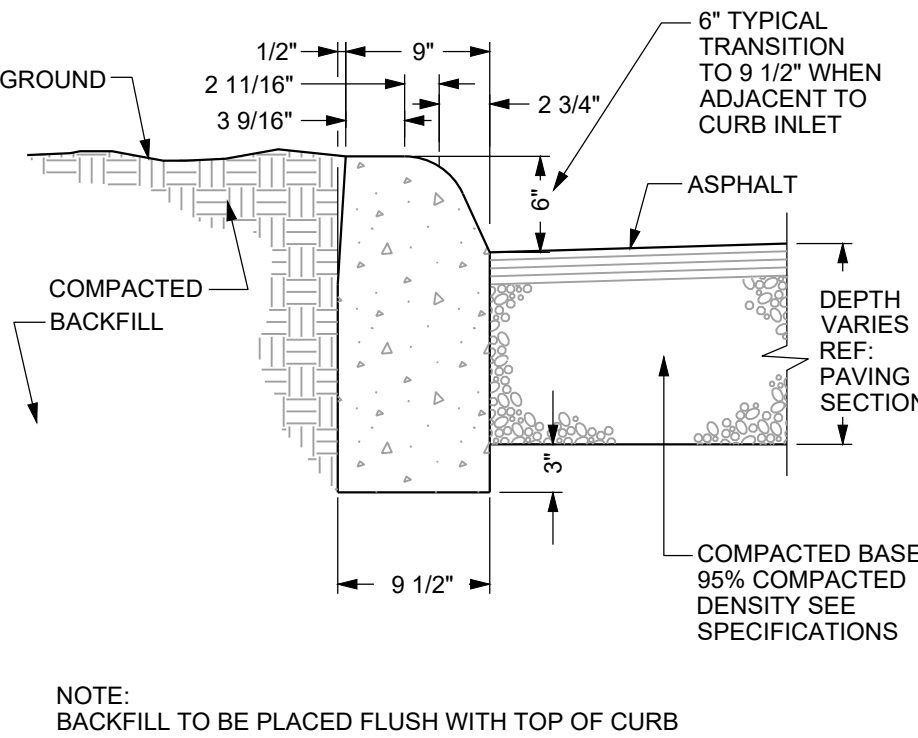
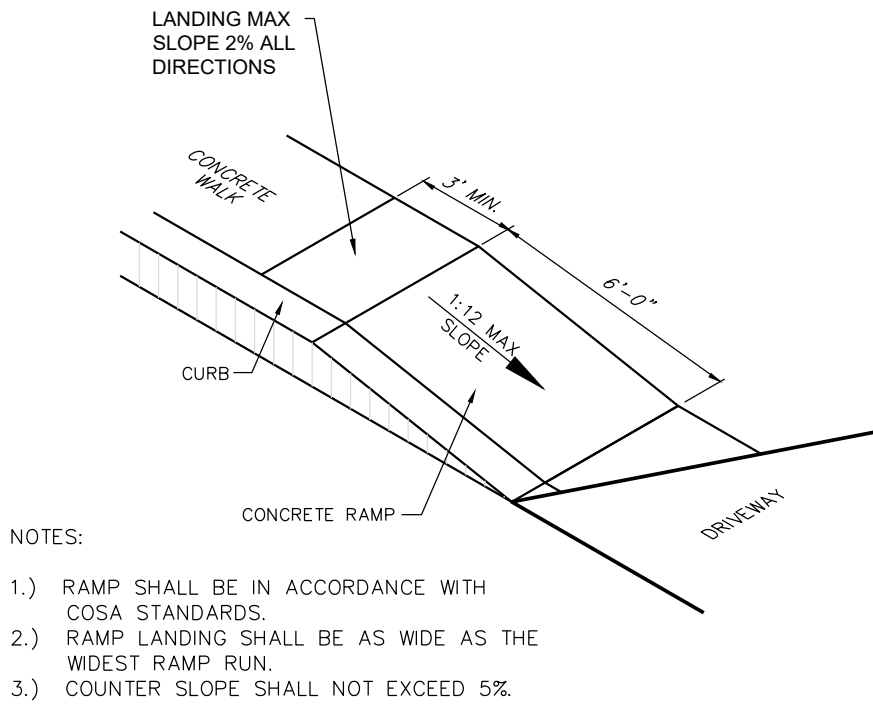
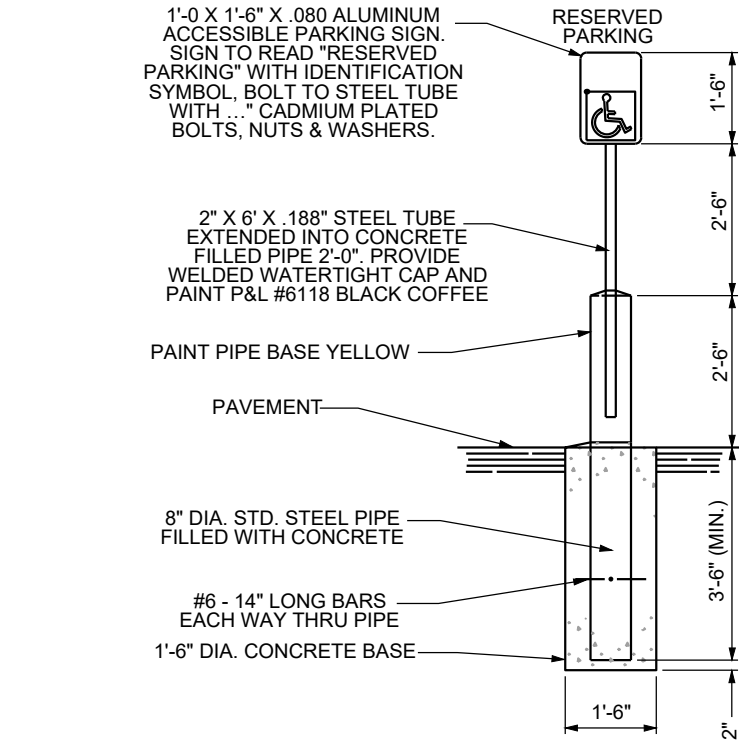
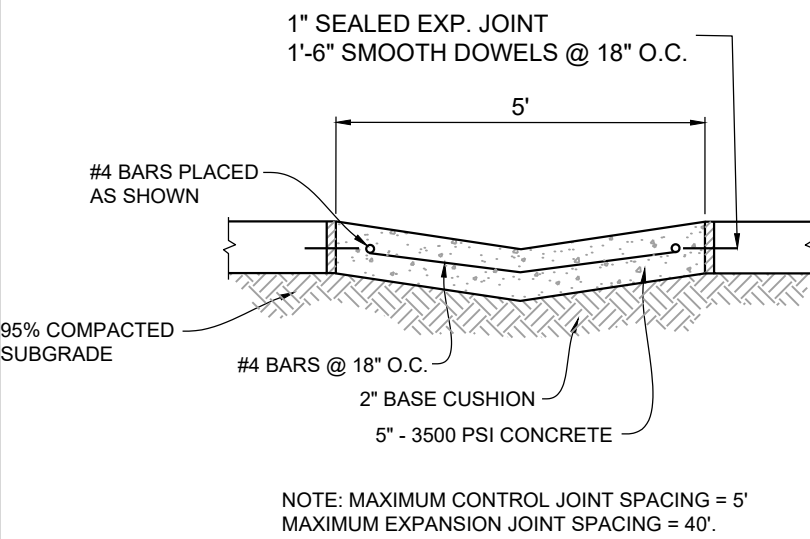
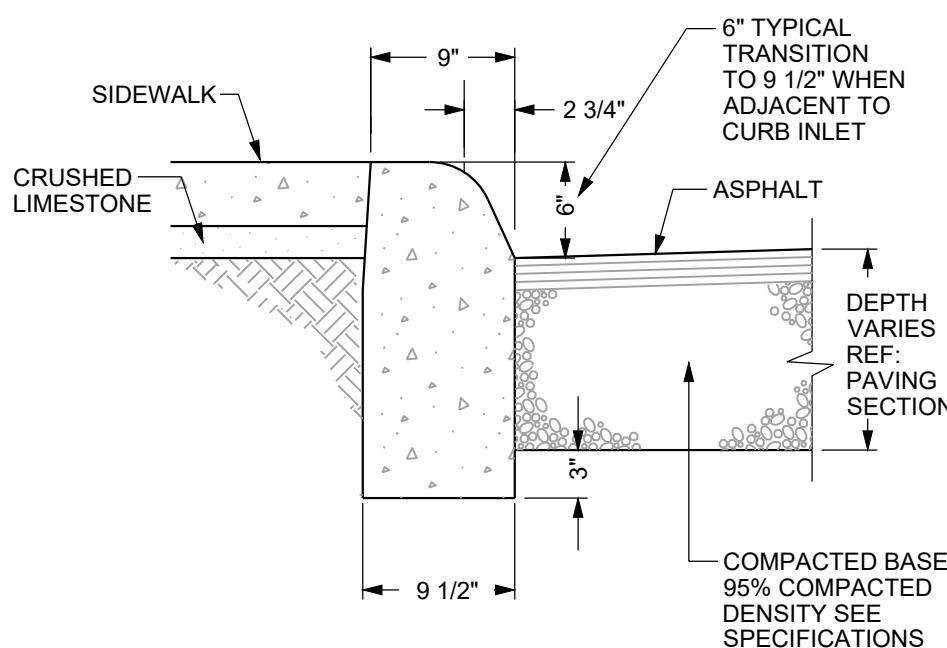
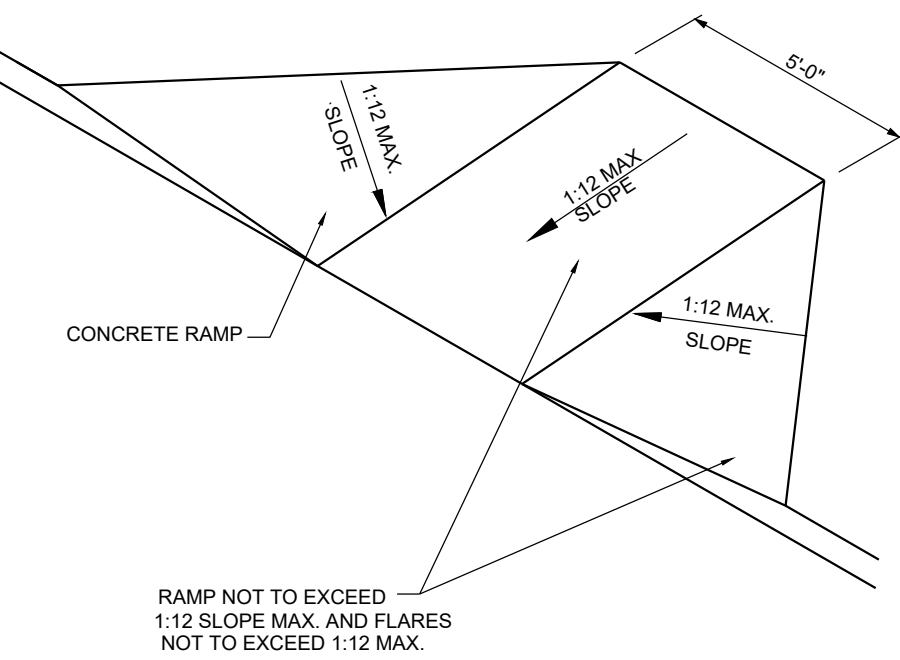
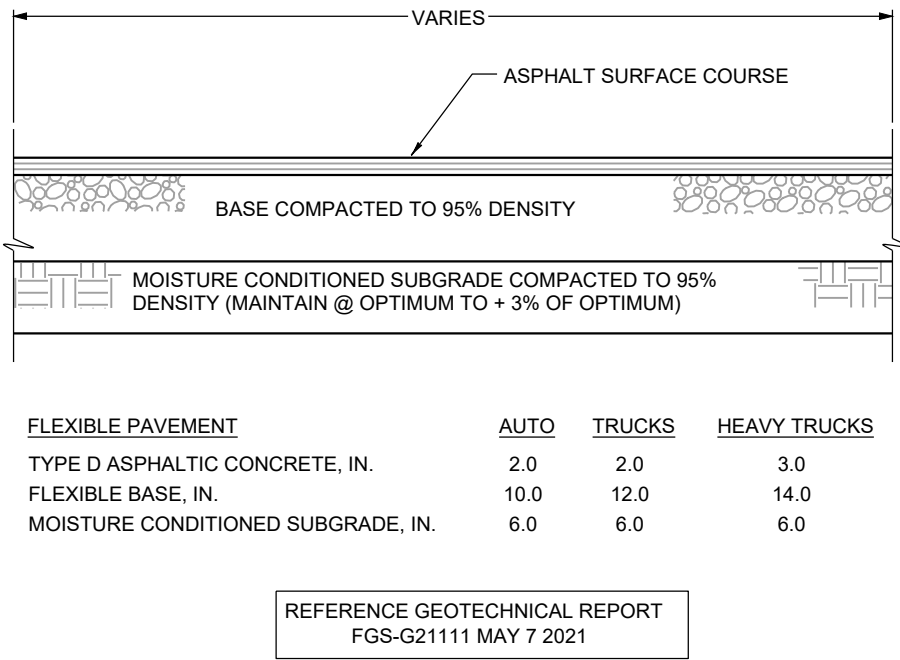
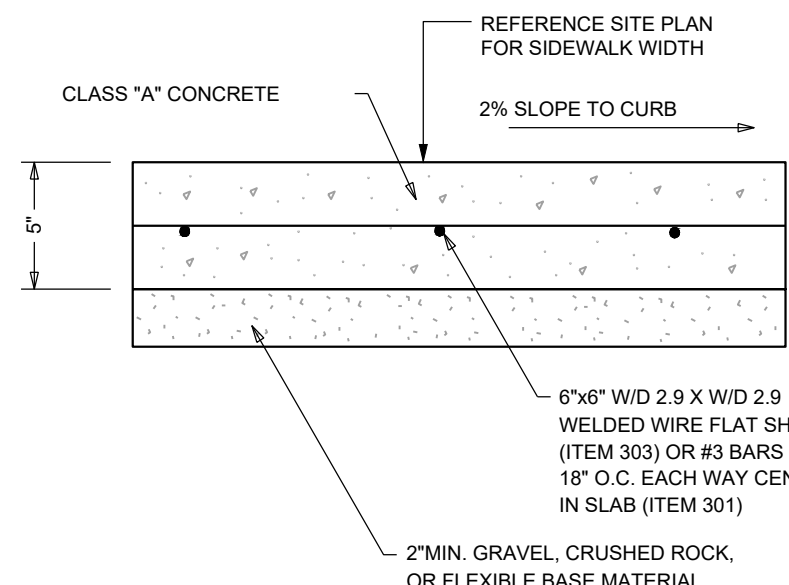
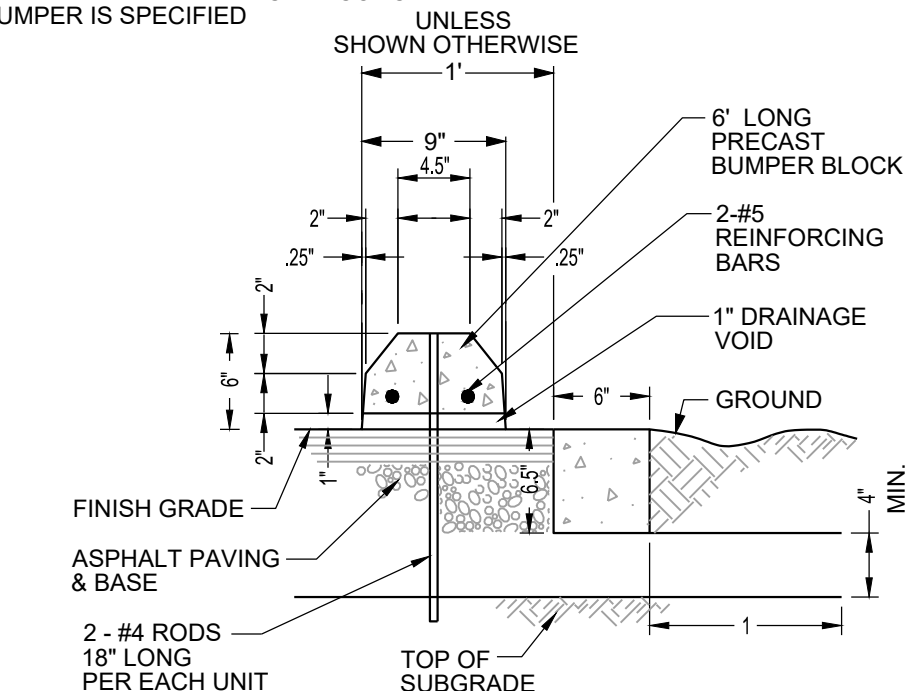
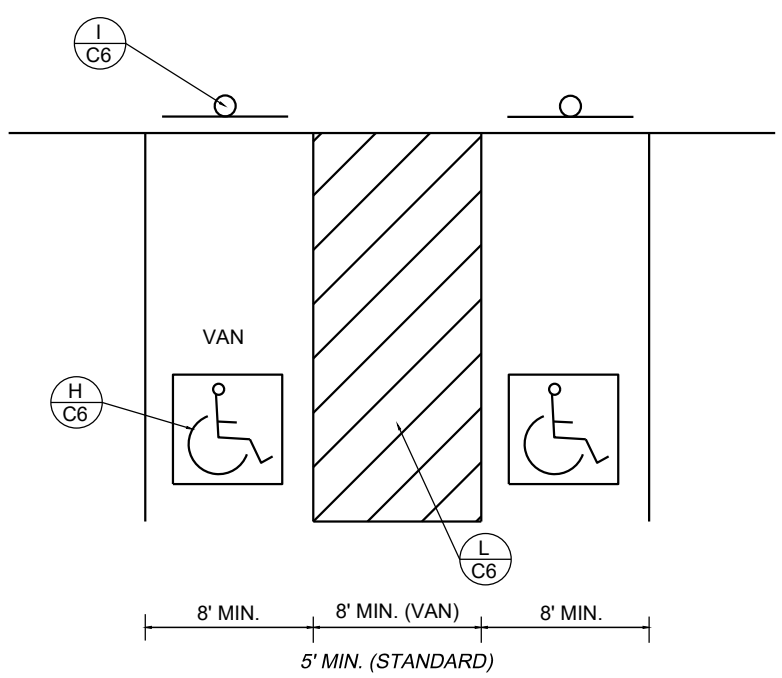
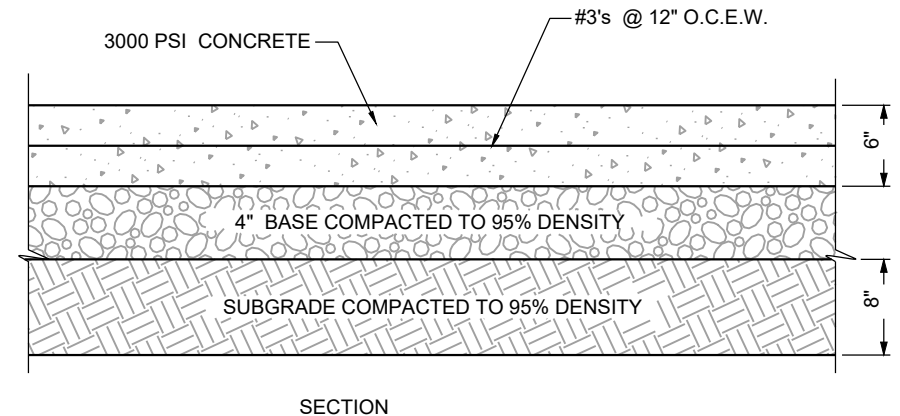
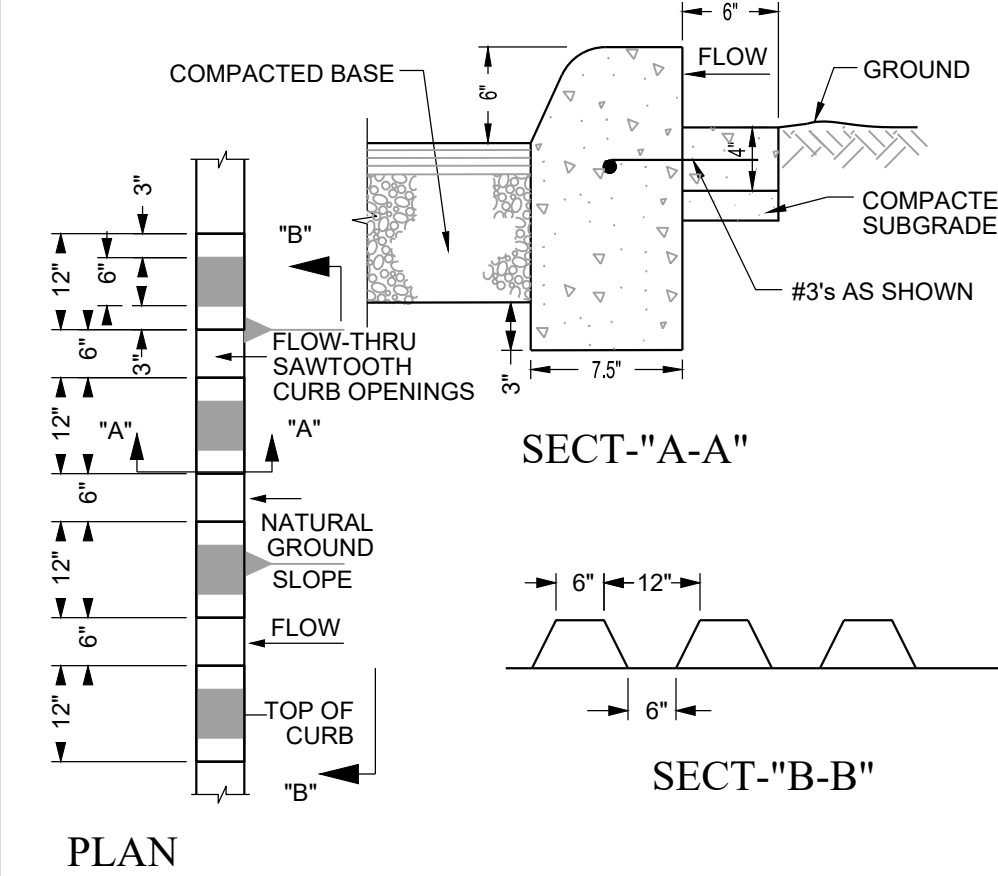
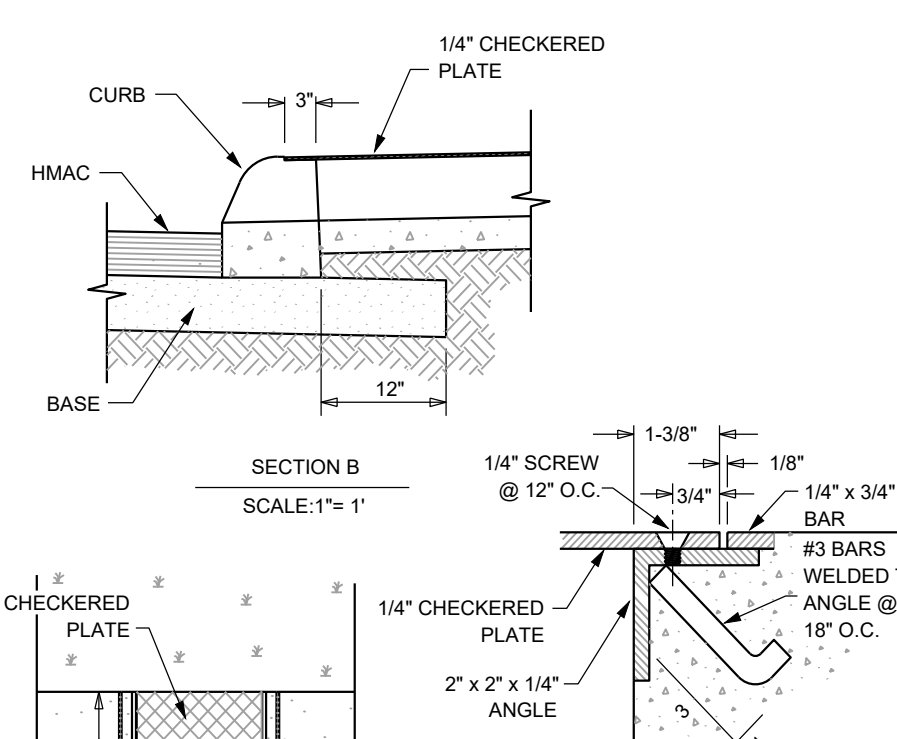
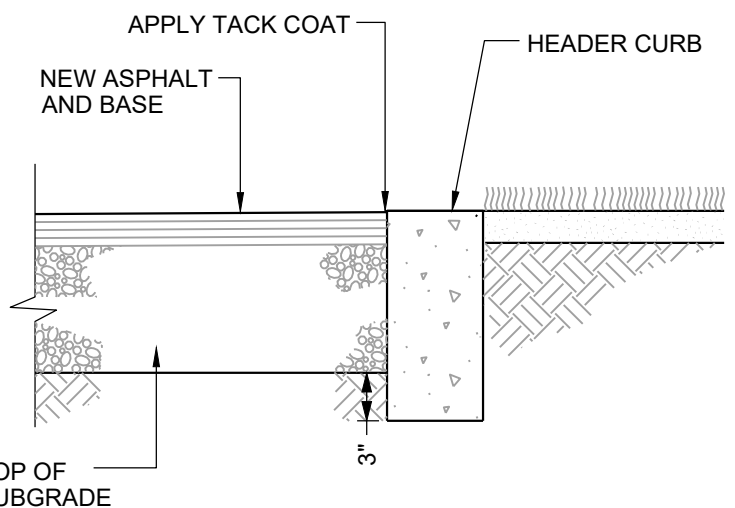
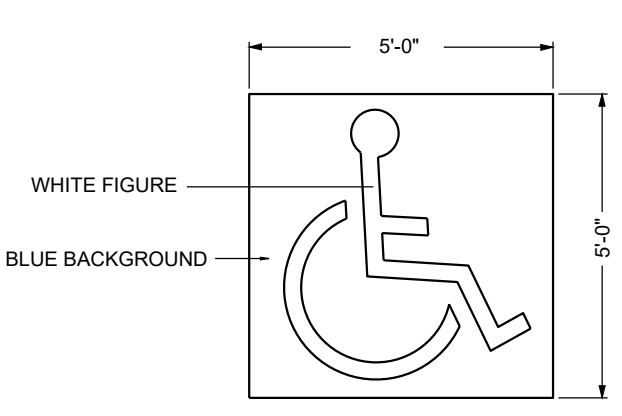
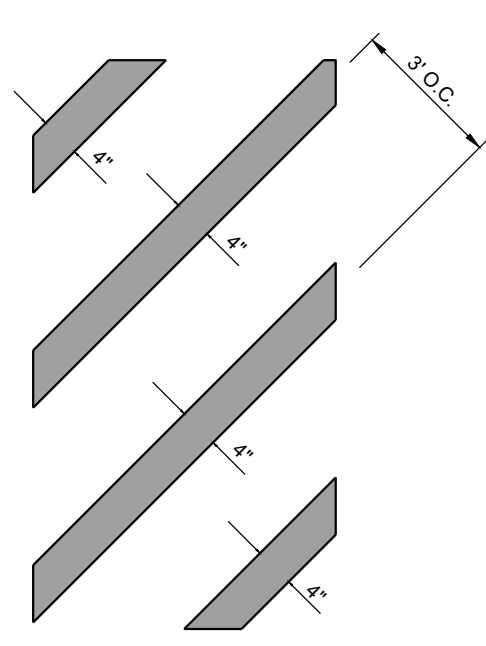
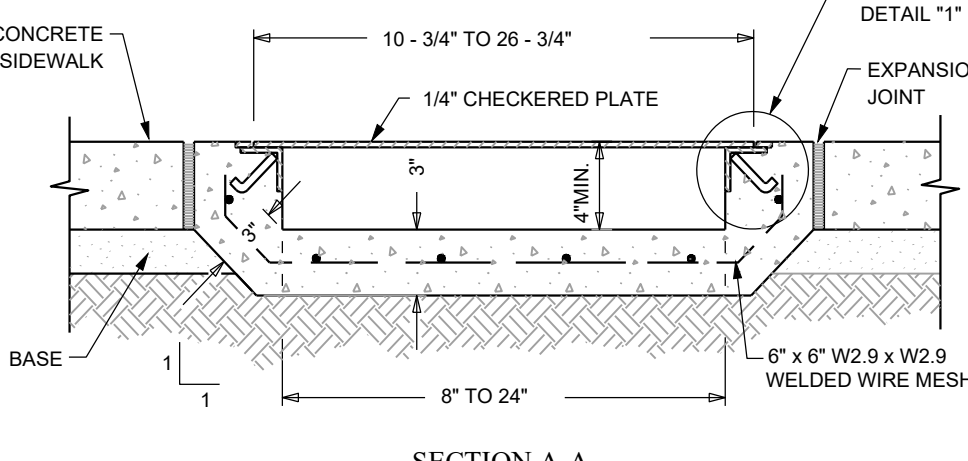
JOB NO. \_\_\_\_\_  
32831-1367

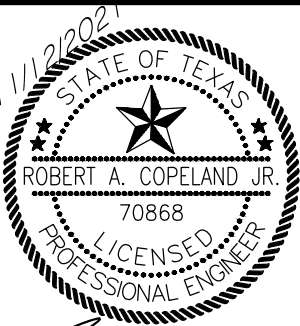
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Date: Nov 12, 2021, 11:47am User ID: nbaudi Layout SITE DETAILS  
File: P:\1187\2831-Nichia's Roosevelt\3331 Roosevelt D\Design\Drawings\Site Details.dwg Layout name: SITE DETAILS


 <p>NOTE: BACKFILL TO BE PLACED FLUSH WITH TOP OF CURB</p>	 <p>NOTES: 1.) RAMP SHALL BE IN ACCORDANCE WITH COSA STANDARDS. 2.) RAMP LANDING SHALL BE AS WIDE AS THE WIDEST RAMP RUN. 3.) COUNTER SLOPE SHALL NOT EXCEED 5%.</p>	 <p>NOTE: 1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.</p>	 <p>NOTE: MAXIMUM CONTROL JOINT SPACING = 5' MAXIMUM EXPANSION JOINT SPACING = 40'</p>																		
<b>A</b> 6" CURB DETAIL N.T.S	<b>E</b> ACCESSIBLE RAMP DETAIL N.T.S	<b>I</b> ACCESSIBLE PARKING SIGN N.T.S	<b>M</b> CONCRETE SWALE N.T.S	<b>Q</b> DETAIL N.T.S	<b>S</b> DETAIL N.T.S																
 <p>DEPTH VARIES REF. PAVING SECTION</p>	 <p>RAMP NOT TO EXCEED 1:12 SLOPE MAX. AND FLARES NOT TO EXCEED 1:12 MAX.</p>	 <table border="1"><thead><tr><th></th><th>AUTO</th><th>TRUCKS</th><th>HEAVY TRUCKS</th></tr></thead><tbody><tr><td>TYPE D ASPHALTIC CONCRETE, IN.</td><td>2.0</td><td>2.0</td><td>3.0</td></tr><tr><td>FLEXIBLE BASE, IN.</td><td>10.0</td><td>12.0</td><td>14.0</td></tr><tr><td>MOISTURE CONDITIONED SUBGRADE, IN.</td><td>6.0</td><td>6.0</td><td>6.0</td></tr></tbody></table> <p>REFERENCE GEOTECHNICAL REPORT FGS-G21111 MAY 7 2021</p>		AUTO	TRUCKS	HEAVY TRUCKS	TYPE D ASPHALTIC CONCRETE, IN.	2.0	2.0	3.0	FLEXIBLE BASE, IN.	10.0	12.0	14.0	MOISTURE CONDITIONED SUBGRADE, IN.	6.0	6.0	6.0	 <p>REFERENCE SITE PLAN FOR SIDEWALK WIDTH</p>		
	AUTO	TRUCKS	HEAVY TRUCKS																		
TYPE D ASPHALTIC CONCRETE, IN.	2.0	2.0	3.0																		
FLEXIBLE BASE, IN.	10.0	12.0	14.0																		
MOISTURE CONDITIONED SUBGRADE, IN.	6.0	6.0	6.0																		
<b>B</b> 6" CURB DETAIL N.T.S	<b>F</b> ACCESSIBLE RAMP DETAIL N.T.S	<b>J</b> PAVEMENT DETAIL N.T.S	<b>N</b> CONCRETE SIDEWALK N.T.S	<b>R</b> DETAIL N.T.S	<b>T</b> DETAIL N.T.S																
 <p>UNLESS SHOWN OTHERWISE, ALL SITE DIMENSIONS ARE TO EDGE OF PAVEMENT WHERE PRECAST CONC. BUMPER IS SPECIFIED.</p>	 <p>8' MIN. 8' MIN. (VAN) 8' MIN.</p>	 <p>SECTION</p>	 <p>PLAN</p> <p>SECT-"A-A"</p> <p>SECT-"B-B"</p>	 <p>SCALE: 1"= 1'</p>																	
<b>C</b> PRECAST WHEEL STOP N.T.S	<b>G</b> ACCESSIBLE PARKING LAYOUT N.T.S	<b>K</b> DUMPSTER PAD N.T.S	<b>O</b> SAWTOOTH CURB DETAIL N.T.S	<b>U</b> DETAIL N.T.S																	
 <p>APPLY TACK COAT NEW ASPHALT AND BASE HEADER CURB TOP OF SUBGRADE</p>	 <p>WHITE FIGURE BLUE BACKGROUND</p>	 <p>3' O.C. 4"</p>																			
<b>D</b> HEADER CURB DETAIL N.T.S	<b>H</b> INTERNATIONAL ACCESSIBLE SYMBOL N.T.S	<b>L</b> 4" STRIPING DETAIL N.T.S																			
			 <p>SECTION A-A</p>	<b>P</b> SIDEWALK DRAIN BOX DETAIL N.T.S																	
			ISSUED FOR PERMIT 11-09-2021																		



PRIMARY CONTACT:  
JOEL C. JOHNSON

MACINA • BOSE • COPELAND & ASSOC., INC.  
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(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700



NICHIA'S RESTAURANT 3331 ROOSEVELT AVE.  
SAN ANTONIO, TEXAS

SITE DETAILS

REVISIONS:	DATE	DESCRIPTION	BY

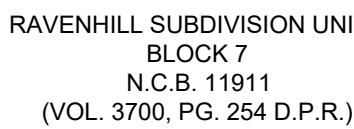
PLAT ID# \_\_\_\_\_  
DESIGN \_\_\_\_\_ JCJ  
DRAWN \_\_\_\_\_ ADG  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_ 05-11-2021

JOB NO. \_\_\_\_\_

32831-1367

**C06.00**





25' ALLEY  
(VOL. 3700 PG. 254 D.P.R.)

E. BONNER AVENUE  
(80' PUBLIC RIGHT OF WAY)

EXISTING FIRE HYDRANT

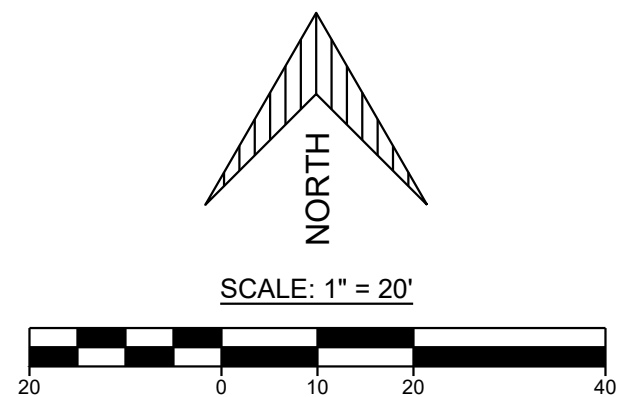
14' ELEC., GAS, CATV & TEL. ESM'T.  
(VOL. 9685 PG. 58)

FUTURE PAD SITE  
0.736 OF AN ACRE  
(32,069.087 SQ. FT.)

LOT 42  
BLOCK 7  
NCB 11911

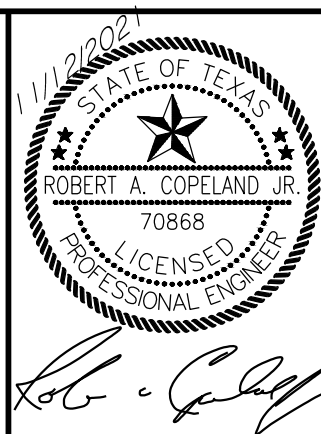
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BLOCK 7  
NCB 1191

MCCM INVESTMENTS II LTD  
LOT 2  
BLOCK 7  
N.C.B. 11911  
(VOL. 4600, PG. 188 O.P.R.)



### LEGEND

- |           |  |
|-----------|--|
| —SD—      | EXISTING STORM DRAIN                       |
| —SS—      | EXISTING SANITARY SEWER LINE               |
| —W—       | EXISTING WATER LINE                        |
| —G—       | EXISTING GAS LINE                          |
| —OT—      | EXISTING OVERHEAD TELEPHONE                |
| —UT—      | EXISTING UNDERGROUND TELEPHONE             |
| —OHE—     | EXISTING OVERHEAD ELECTRIC                 |
| —UE—      | EXISTING UNDERGROUND ELECTRIC              |
| —DW—      | PROPOSED DOMESTIC WATER LINE               |
| —W—       | PROPOSED WATER LINE                        |
| — I       | PROPOSED IRRIGATION LINE                   |
| ←SS<br>SD | PROPOSED SANITARY SEWER LINE               |
| —G—       | PROPOSED STORM DRAIN                       |
| —G—       | PROPOSED GAS LINE                          |
| —F—       | PROPOSED FIRE LINE                         |
| —T—       | THRUST BLOCKING                            |
| [E]       | EXISTING ELECTRIC METER                    |
| ○         | EXISTING CLEAN-OUT                         |
| ○         | PROPOSED CLEAN-OUT                         |
| ⊗         | EXISTING WATER VALVE                       |
| ⊗         | PROPOSED WATER VALVE                       |
| [W]       | EXISTING WATER METER                       |
| [W]       | PROPOSED WATER METER                       |
| ⊠         | EXISTING FIRE HYDRANT                      |
| ⊠         | PROPOSED FIRE HYDRANT                      |
| ⊠         | PROPOSED FIRE DEPARTMENT CONNECTION        |
| ⊠         | PROPOSED REMOTE FIRE DEPARTMENT CONNECTION |
| ⊠         | EXISTING LIGHT POLE                        |
| ⊠         | EXISTING POWER POLE                        |
| ⊠         | EXISTING MANHOLE                           |
| ⊠         | PROPOSED MANHOLE                           |
| ⊠         | EXISTING GRATE                             |
| ⊠         | PROPOSED GRATE                             |
| TL        | EXISTING TRAFFIC LIGHT                     |
| [G]       | EXISTING GAS METER                         |
| [G]       | PROPOSED GAS METER                         |
| ⊠         | EXISTING GAS VALVE                         |
| ⊠         | PROPOSED GAS VALVE                         |
| ⊠         | EXISTING TELEPHONE MANHOLE                 |
| ⊠         | EXISTING ANCHOR                            |



PRIMARY CONTACT  
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FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700



NICHA'S RESTAURANT 3331 ROOSEVELT AVE.  
SAN ANTONIO TEXAS

SAN ANTONIO, TEXAS

# FIRE PROTECTION SITE PLAN

[illegible]

PLAT ID#	.
DESIGN	JCJ
DRAWN	ADG
CHECKED	.
DATE	05-11-2021

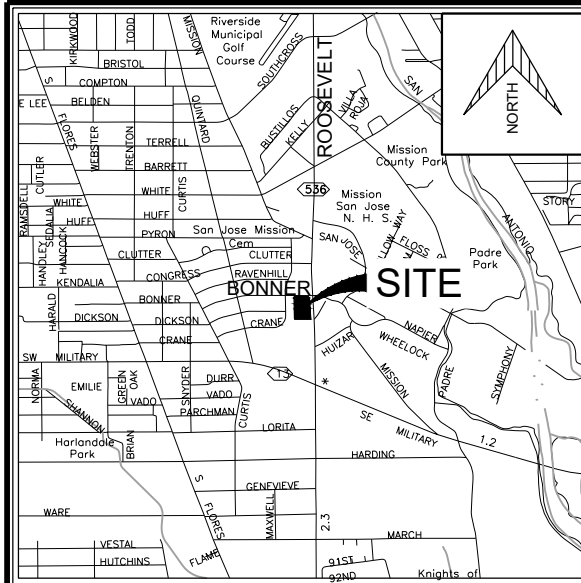
**JOB NO.**

32831-1367

C07.00

ISSUED FOR PERMIT  
11-09-2021



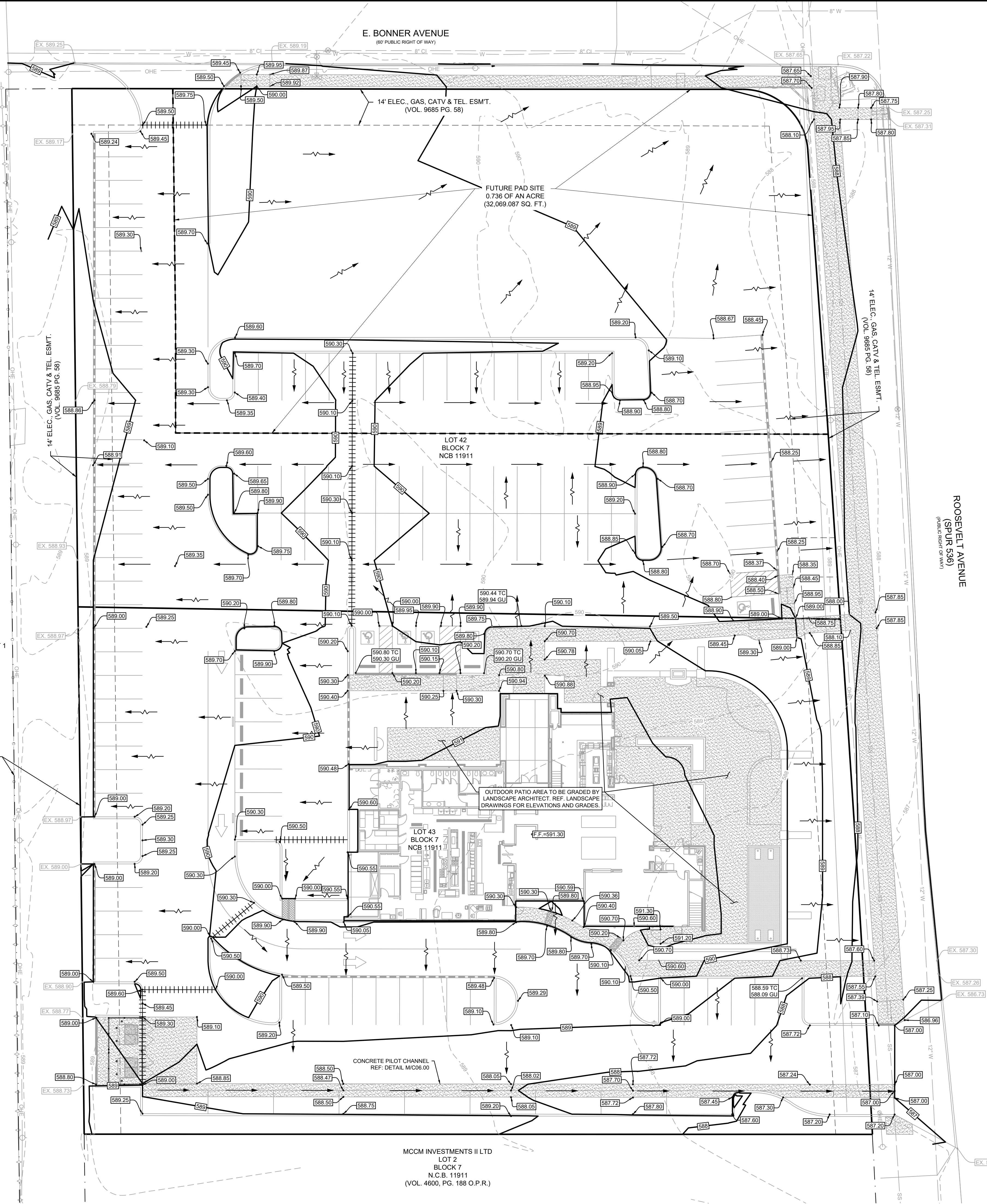


**BENCHMARK #155**  
DESCRIPTION  
"BM"  
ELEVATION =588.21  
NOTE:  
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE BENCHMARK DEPICTED ON THIS DRAWING AND REPORT ANY DISCREPANCIES IN THE ELEVATION OR DESCRIPTION TO THE CIVIL ENGINEER IMMEDIATELY.

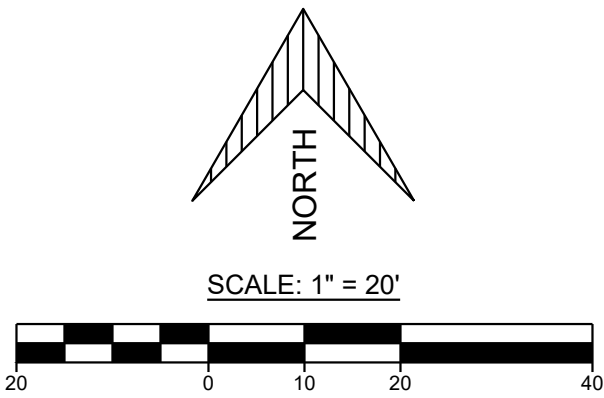
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DESCRIPTION  
"BM"  
ELEVATION =586.77  
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PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO VERIFY THE BENCHMARK DEPICTED ON THIS DRAWING AND REPORT ANY DISCREPANCIES IN THE ELEVATION OR DESCRIPTION TO THE CIVIL ENGINEER IMMEDIATELY.

RAVENHILL SUBDIVISION UNIT 1  
BLOCK 7  
N.C.B. 11911  
(VOL. 3700, PG. 254 D.P.R.)

25' ALLEY  
(VOL. 3700 PG. 254 D.P.R.)

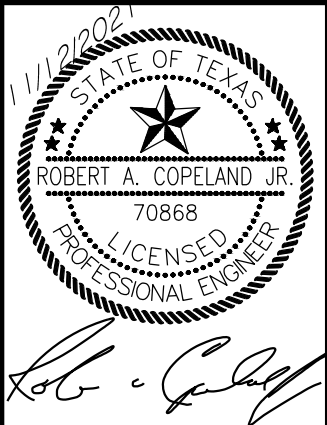


MCCM INVESTMENTS II LTD  
LOT 2  
BLOCK 7  
N.C.B. 11911  
(VOL. 4600, PG. 188 O.P.R.)



LEGEND	
	EXISTING TOP OF CURB AND GUTTER ELEVATIONS
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR (REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)
	EXISTING CONTOUR
	PROPOSED RIDGE
	DEFINED SWALE
	PROPOSED FIN. FLOOR ELEVATION
	PROPOSED "FLOATING GARAGE"
	PROPOSED FOUNDATION BREAKS
	OVERLAND FLOW DIRECTION
	BENCHMARK
	GRATE
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	PROPOSED POND INVERT
	PROPOSED TOP OF RETAINING WALL
	PROPOSED BOTTOM OF RETAINING WALL
	TOP OF CURB
	FLATWORK
	ASPHALT, CONCRETE, GRASS, ETC.
	RETAINING WALL - MODULAR OR GRAVITY (REF. STRUCTURAL DWGS)
	CONCRETE RETAINING WALL (REF. STRUCTURAL DWGS)
	SAWTOOTH CURB
	ADA ROUTE

ISSUED FOR PERMIT  
11-09-2021



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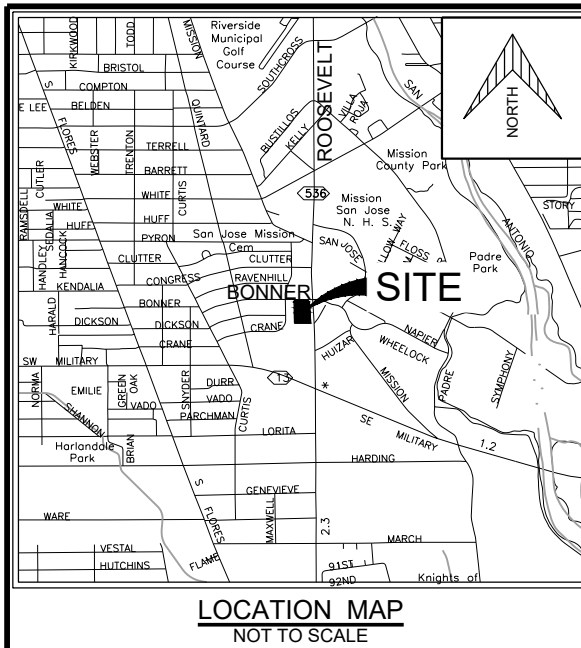
NICHA'S RESTAURANT 3331 ROOSEVELT AVE.  
SAN ANTONIO, TEXAS

GRADING PLAN

REVISIONS:		DATE	DESCRIPTION
No.	DATE	DESCRIPTION	
DESIGN	JCJ		
DRAWN	ADG		
CHECKED			
DATE	05-11-2021		

JOB NO.  
32831-1367  
**C08.00**





RAVENHILL SUBDIVISION UNIT 1  
BLOCK 7  
N.C.B. 11911  
(VOL. 3700, PG. 254 D.P.R.)

25' ALLEY  
(VOL. 3700 PG. 254 D.P.R.)

14" ELEC. GAS, CATV & TEL. ESMT.  
(VOL. 9685 PG. 58)

E. BONNER AVENUE  
(W/ PUBLIC RIGHT OF WAY)

EXISTING FIRE HYDRANT

14" ELEC., GAS, CATV & TEL. ESMT.  
(VOL. 9685 PG. 58)

FUTURE PAD SITE  
0.736 OF AN ACRE  
(32,069.087 SQ. FT.)

LOT 42  
BLOCK 7  
NCB 11911

±232.2 L.F. ~ 6" S.S. LINE  
@ 2.0% MIN. SLOPE

PROPOSED 4" DIA. SAWS STANDARD  
PRECAST SANITARY SEWER MANHOLE.  
TOP= 588.00  
PROP. 6" S.S. TIE-IN INV= 577.50  
EXIST. MAIN INV. IN= CONTRACTOR TO VERIFY  
EXIST. MAIN INV. OUT= CONTRACTOR TO VERIFY

ROOSEVELT AVENUE  
(SPUR 536)  
(W/ PUBLIC RIGHT OF WAY)

SEE DETAIL "A"

EXISTING LOT LINE TO BE REMOVED.

±108 L.F. ~ 6" S.S. LINE  
@ 2.0% MIN. SLOPE

±182 L.F. ~ 6" FIRE  
SPRINKLER LINE

±100.4 L.F. ~ 2.5"  
DOM. WATER LINE

TRANSFORMER, REF.  
MEP FOR DETAILS

UNDERGROUND  
ELECTRIC

GREASE  
TRAP

6" S.S. CLEANOUT  
TOP=590.16  
INV= 584.50

INV OUT= 585.75  
INV IN= 586.00

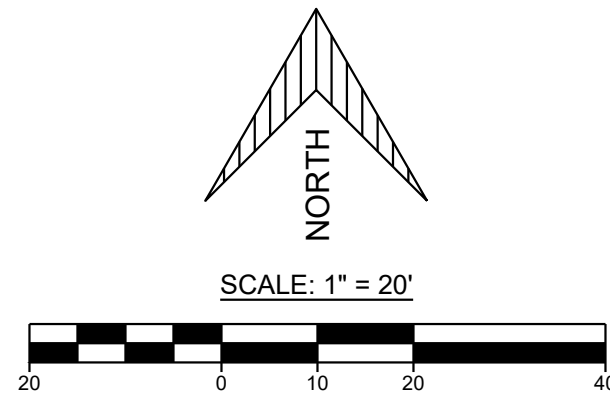
4" S.S. CLEANOUT  
TOP=590.20  
INV= 586.20

REF. MEP FOR CONTINUATION

REF. MEP FOR CONTINUATION

REF. MEP FOR CONTINUATION

MCCM INVESTMENTS II LTD  
LOT 2  
BLOCK 7  
N.C.B. 11911  
(VOL. 4600, PG. 188 O.P.R.)



LEGEND	
-<-SD-->-	EXISTING STORM DRAIN
-<-SS-->-	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD TELEPHONE
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED DOMESTIC WATER LINE
---	PROPOSED WATER LINE
---	PROPOSED IRRIGATION LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED GAS LINE
---	PROPOSED FIRE LINE
---	THRUST BLOCKING
---	EXISTING ELECTRIC METER
---	EXISTING CLEAN-OUT
---	PROPOSED CLEAN-OUT
---	EXISTING WATER VALVE
---	PROPOSED WATER VALVE
---	EXISTING WATER METER
---	PROPOSED WATER METER
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	PROPOSED FIRE DEPARTMENT CONNECTION
---	PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
---	EXISTING LIGHT POLE
---	EXISTING POWER POLE
---	EXISTING MANHOLE
---	PROPOSED MANHOLE
---	EXISTING GRATE
---	PROPOSED GRATE
---	EXISTING TRAFFIC LIGHT
---	EXISTING GAS METER
---	PROPOSED GAS METER
---	EXISTING GAS VALVE
---	PROPOSED GAS VALVE
---	EXISTING TELEPHONE MANHOLE
---	EXISTING ANCHOR

2" 5' REDUCED PRESSURE PRINCIPLE  
BACKFLOW PREVENTION ASSEMBLY.  
SHALL HAVE LOCKED ENCLOSURE  
WITH FREEZE PROTECTION.  
CONTRACTOR TO COORDINATE WITH  
OWNER PRIOR TO INSTALLATION.

REF. LANDSCAPE  
DRAWINGS FOR DETAILS  
& CONTINUATION

1" DCVA IN TRAFFIC  
RATED VAULT BOX.

14" ELEC. GAS, TEL. & CATV ESMT.  
(VOL. 9685, PG. 58 OPR)

DETAIL "A"  
SCALE: 1" TO 10'

INSTALL DOMESTIC WATER SERVICE.  
12" X 2.5" TAPPING SLEEVE  
2.5" COPPER PIPE CUT AS REQUIRED  
2.5" ATER METER  
STANDARD METER BOX

INSTALL FIRE SPRINKLER SERVICE.  
12" X 6" TAPPING SLEEVE  
6" TAPPING VALVE  
6" VALVE BOX, COMPLETE

INSTALL IRRIGATION WATER SERVICE.  
12" X 1" TAPPING SLEEVE  
1" COPPER PIPE CUT AS REQ'D  
1" WATER METER  
STANDARD METER BOX

ISSUED FOR PERMIT  
11-09-2021

7/17/2021

STATE OF TEXAS

ROBERT A. COPELAND, JR.

70868

LICENSED

PROFESSIONAL ENGINEER

PRIMARY CONTACT:

JOEL C. JOHNSON

MACINA • BOSE • COPELAND & ASSOC., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com

FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

NICHA'S RESTAURANT 3331 ROOSEVELT AVE.

SAN ANTONIO, TEXAS

UTILITY PLAN

REVISIONS:	DATE	BY	DESCRIPTION

PLAT ID#

DESIGN

DRAWN

CHECKED

DATE

05-11-2021

JOB NO.

32831-1367

C10.00



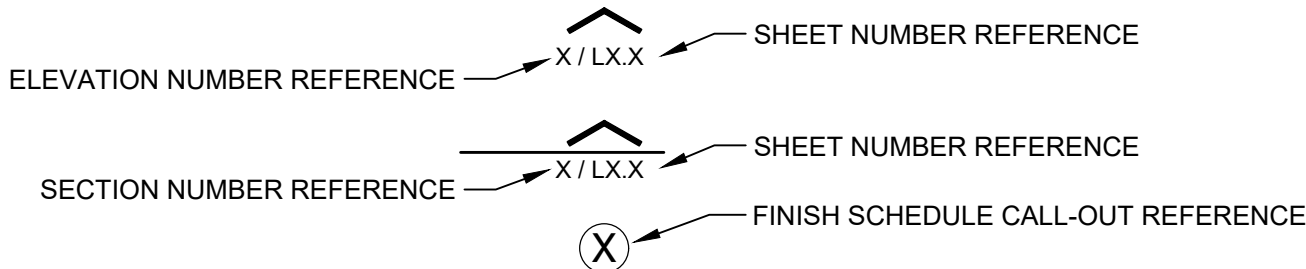




\\pdx01\2021-135 - Nicha's Mexican Restaurant\Construction\Drawings\11 Nov 2021 - L1.0.dwg  
NOTE: ORIGINAL DRAWINGS ARRANGED FOR 30"x24" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE"

CONSTRUCTION NOTES:

- REFER TO CIVIL PLANS FOR ALL UTILITIES INFORMATION AND SITE LAYOUT INFORMATION NOT DIRECTLY CONTROLLED BY THIS DOCUMENT.
- WHERE INDICATED ON THIS DOCUMENT, NORTHINGS AND EASTINGS ARE DERIVED FROM CIVIL COORDINATE SYSTEM AND ARE PROVIDED FOR LAYOUT REFERENCE ONLY. VERIFY COORDINATES AND REPORT ANY DEVIATIONS TO LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.
- CONTRACTOR SHALL LAY-OUT ALL PROPOSED HARDSCAPE IMPROVEMENTS FROM INFORMATION PROVIDED AND COORDINATE FIELD REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTING ANY FORM WORK. PROPOSED HARDSCAPE IMPROVEMENTS SHALL @ CONTRACTOR'S DISCRETION BE LAID OUT W/ WOODEN STAKES (MAX. 20 FT. SPACING) OR PAINTED CLEARLY ON THE GROUND.
- UPON APPROVAL OF PROPOSED HARDSCAPE IMPROVEMENT LAY-OUT, CONTRACTOR SHALL ERECT FORM WORK AND COORDINATE FIELD APPROVAL OF FORMS BY LANDSCAPE ARCHITECT PRIOR TO POURING OF ANY CONCRETE.
- ALL FORM WORK FOR CONCRETE IMPROVEMENTS ON A RADIUS SHALL DESCRIBE A CONTINUOUS, SINGLE ARC AS INDICATED ON THE PLANS AND SHALL MEET OR REASONABLY APPROXIMATE THE RADIAL DIMENSIONS SHOWN ON THE PLANS. FORM WORK FOR HARDSCAPE IMPROVEMENTS ON MULTIPLE RADII SEGMENTS SHALL INTERSECT TANGENTIALLY.
- ANY FORM WORK OR CONCRETE IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE W/ THE CONTRACT DOCUMENTS SHALL BE REMOVED AT THE CONTRACTOR'S SOLE EXPENSE AND REPLACED W/ FORM WORK OR CONCRETE IMPROVEMENTS MEETING THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- REFER TO SPECIFICATIONS FOR CONCRETE, REINFORCING, FORM WORK, AND SUBMITTAL REQUIREMENTS.
- REFER TO LANDSCAPE GRADING PLANS FOR VERTICAL CONTROL OF CONCRETE IMPROVEMENTS.

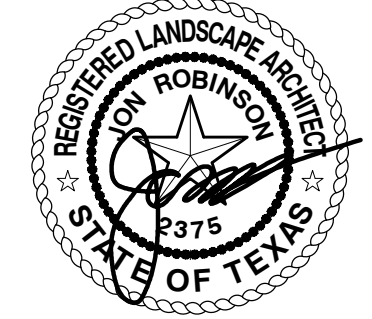
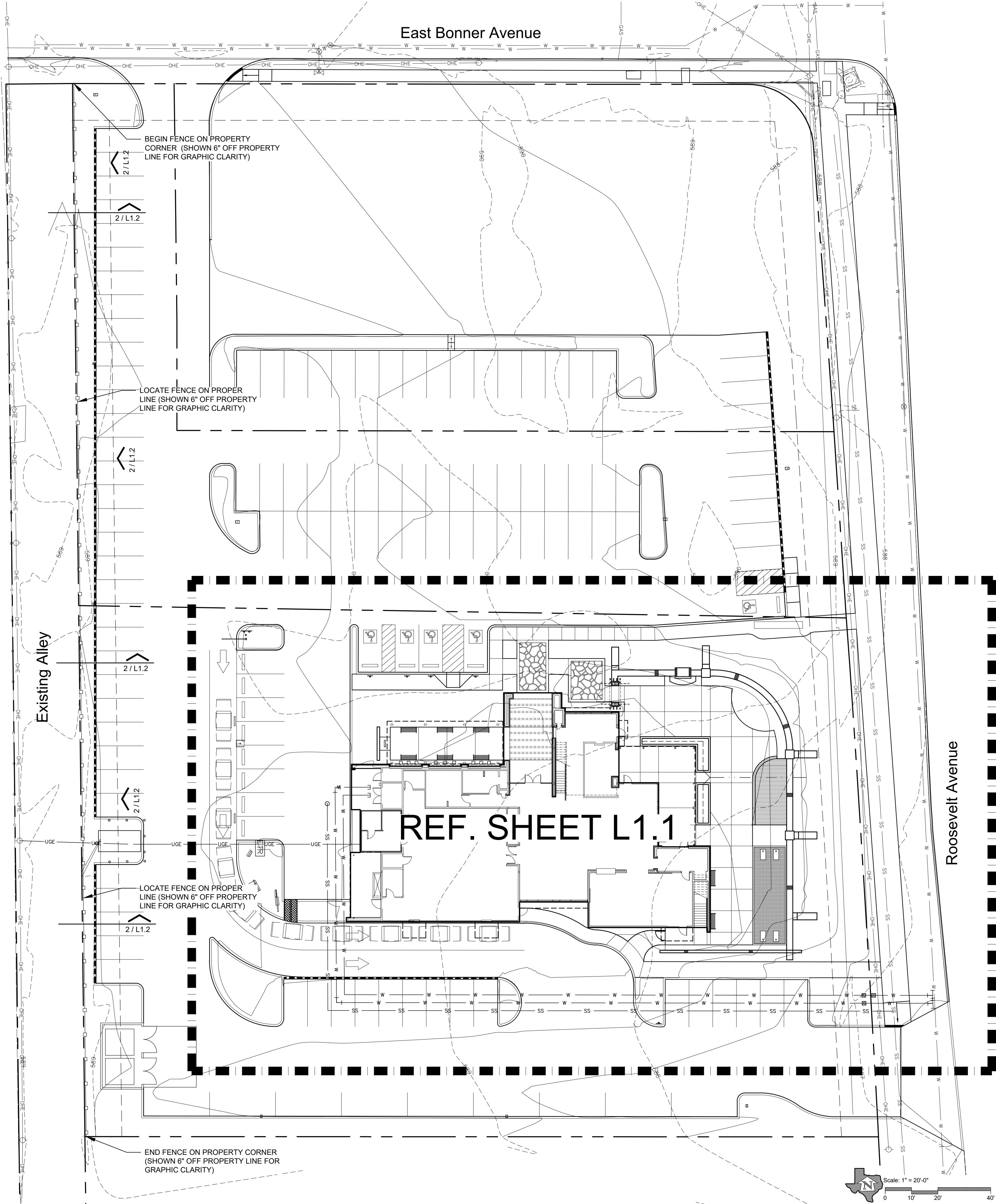


MATERIALS SCHEDULE

DESCRIPTION	SPECIFICATIONS
CONCRETE PAVING	FINISH: ROCK SALT NOTES: PROVIDE MIN. 4" x 4" MOCKUP OF ROCK SALT FINISH FOR OWNERS APPROVAL PRIOR TO FORMING OR POURING OF CONCRETE.
STONE VENEER	SUPPLIER: AGUADO STONE INC. TEL: 512.746.5094 PRODUCT: #104 CAVE SELECT FLAGSTONE STONE WEB: www.aguadostone.com NOTES: PRIOR TO ORDERING OR DELIVERING MATERIALS TO THE PROJECT SITE, SUBMIT COLOR PHOTOGRAPHS OF THE PROPOSED FLAGSTONE.
LIMESTONE CAP	SUPPLIER: AGUADO STONE INC. TEL: 512.746.5094 PRODUCT: CHOPPED STONE CAP TO MATCH STONE VENEER WEB: www.aguadostone.com NOTES: PRIOR TO ORDERING OR DELIVERING MATERIALS TO THE PROJECT SITE, SUBMIT COLOR PHOTOGRAPHS OF THE PROPOSED FLAGSTONE.
MORTAR	COLOR: MEDIUM BROWN DESCRIPTION: CONCAVE JOINT EXCEPT AS NOTED IN DETAILS NOTES: SUBMIT PRODUCT DATA SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
ARTIFICIAL TURF	SUPPLIER: SYNLAWN PHONE: 210.796.4177 PRODUCT: SYNPRO 60 WEB: www.synlawn.com NOTES: PROVIDE 2' x 2' SAMPLE FOR OWNERS REVIEW AND APPROVAL, PROVIDE SUBSURFACE DRAINAGE PER MANUFACTURERS RECOMMENDATION.
FLAGSTONE	SUPPLIER: AGUADO STONE INC. TEL: 512.746.5094 PRODUCT: SAW CUT CHOCOLATE LUEDERS PATIO (OR APPROVED EQUAL) WEB: www.aguadostone.com NOTES: PRIOR TO ORDERING OR DELIVERING MATERIALS TO THE PROJECT SITE, SUBMIT COLOR PHOTOGRAPHS OF THE PROPOSED FLAGSTONE. REFER TO DETAIL 4 / L1.2 FOR INSTALLATION INFORMATION.
WATER FOUNTAIN	SUPPLIER: STONE FOREST TEL: 505.986.8883 MODEL: RIBBED WATERWALL FOUNTAIN - RAINBOW VEIN MARBLE PART #: NF65-72 SIZE: 72" H x 30" W x 6" D NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS. INCLUDE LARGE AQUABASIN, SUBMERSIBLE PUMP - 475 GPH PUMP, HOSES, POWER CONNECTION, AND ALL OTHER APPURTENANCES REQUIRED TO INSTALL AND OPERATE.
PLANTER POT	SUPPLIER: GARDENERS SUPPLY COMPANY TEL: 1.800.876.5520 MODEL: VERADEK PURE SERIES MIDLAND TALL SQUARE PLANTERS PART #: 8611506 COLOR: ESPRESSO SIZE: 30" H x 13-3/4" W x 13-3/4" D QUANTITY: NINE (9) NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS. ENSURE A MIN. OF ONE (1) 1" HOLE DRILLED INTO BOTTOM FOR IRRIGATION ACCESS AND DRAINAGE. USE PLANTING MIX TO FILL POT.

FINISH SCHEDULE

- |                                   |   |
|-----------------------------------|---|
| ① = CONCRETE PAVING               | REF. MATERIALS SCHEDULE ON SHEET L1.0                     |
| ② = ARTIFICIAL TURF               | REF. MATERIALS SCHEDULE ON SHEET L1.0                     |
| ③ = FLAGSTONE                     | REF. MATERIALS SCHEDULE ON SHEET L1.0                     |
| ④ = WATER FOUNTAIN                | REF. MATERIALS SCHEDULE ON SHEET L1.0                     |
| ⑤ = PLANTER POT                   | REF. MATERIALS SCHEDULE ON SHEET L1.0                     |
| ⑥ = DRAIN                         | REF. SHEET L2.0   |
| ⑦ = CONCRETE PAVING TOPPING SLAB  | REF. DETAIL 4 / L1.3                                      |
| ⑧ = ARTIFICIAL WOOD DECK PLATFORM | REF. ARTIFICIAL WOOD DECK NOTES ON DETAIL 1 / L1.3        |
| ⑨ = RAISED PLANTER                | REF. DETAIL 2 / L1.3                                      |
| ⑩ = CHIMINEA                      | REF. DETAILS 1 AND 2 / L1.5                               |
| ⑪ = 6" WIDE CONCRETE MOWSTRIP     | REF. MATERIALS SCHEDULE ON SHEET L1.0 AND DETAIL 1 / L1.4 |















11.1.21  
The user of this file agrees to defend, indemnify and hold harmless the architect for any modifications to or use of this drawing for which is inconsistent with the requirements of the State and regulations of the State Board of Professional Engineers. No person may make any modifications to this drawing without the written consent of the architect. The architect's responsibility is to the client.

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DEVELOPMENT CONSULTING  
14607 San Pedro Ave., Suite 200  
San Antonio, Texas 78232  
210.831.8564 horizon@horizondesign-na.com


NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
LANDSCAPE  
CONSTRUCTION  
DETAILS

NOTE: THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE TO BE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. DO NOT SCALE DRAWINGS.

Drawn By: mc

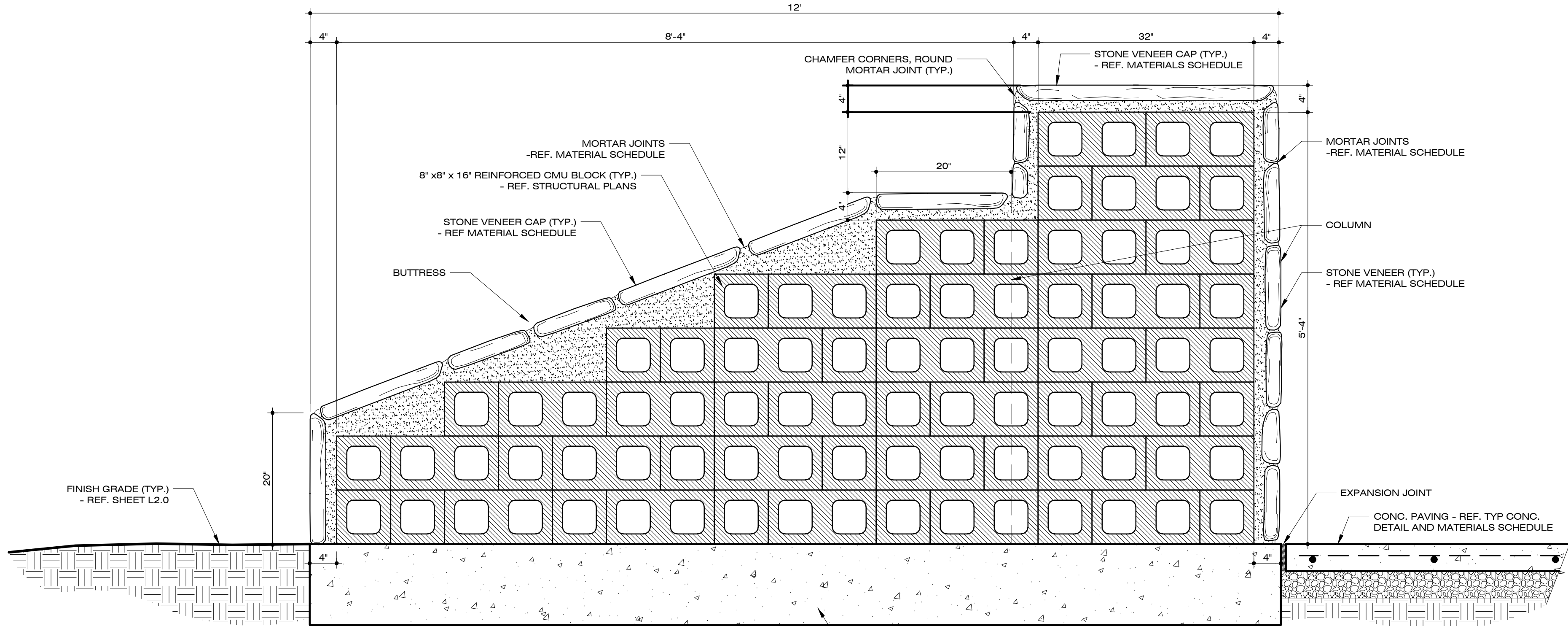
Checked By: jr

Project No. 2021-135

Date: NOV 11 2021

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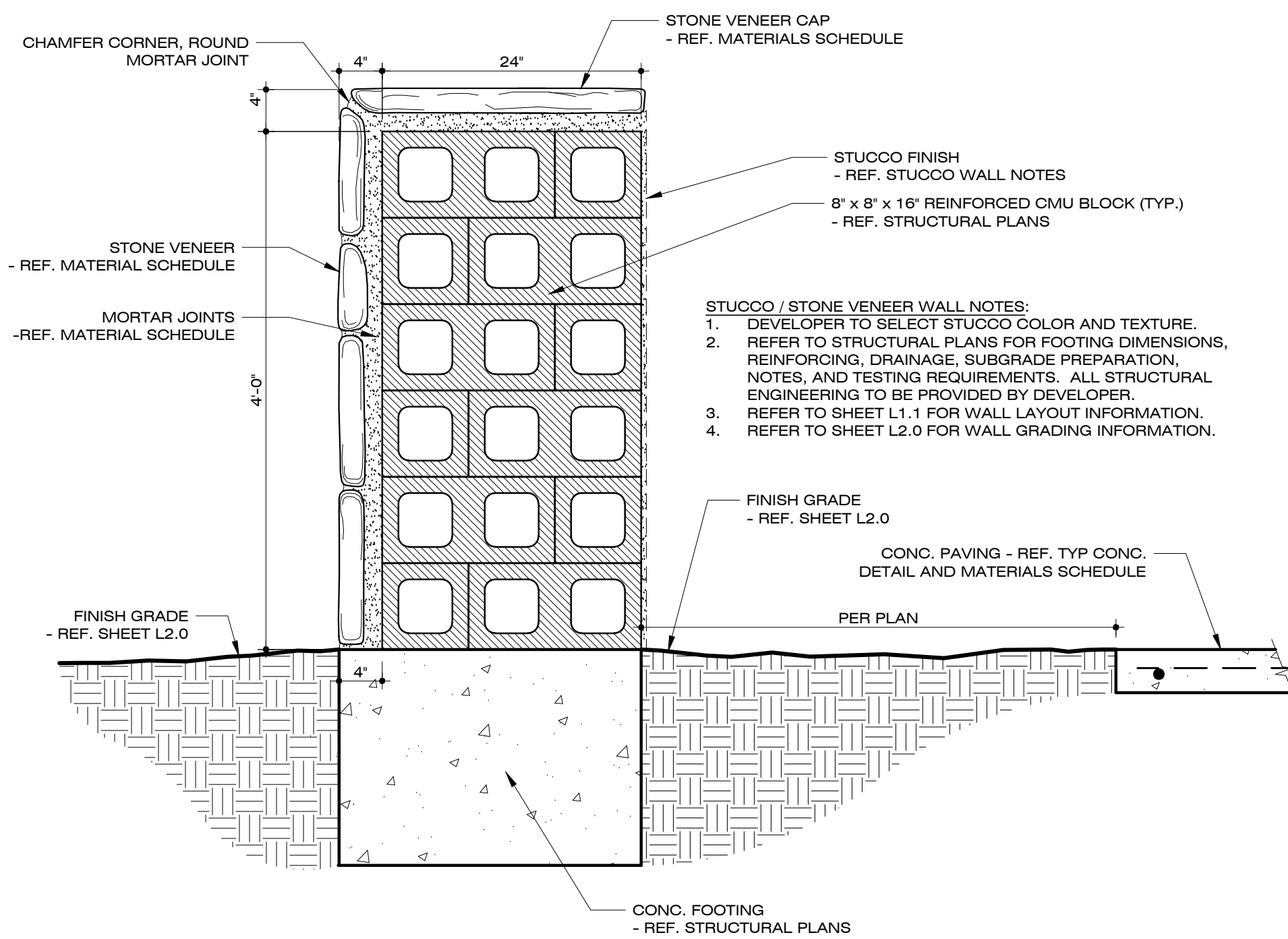
L1.4



STONE VENEER COLUMN AND BUTTRESS AT ADJACENT CONCRETE

SCALE: 1" = 1'-0"

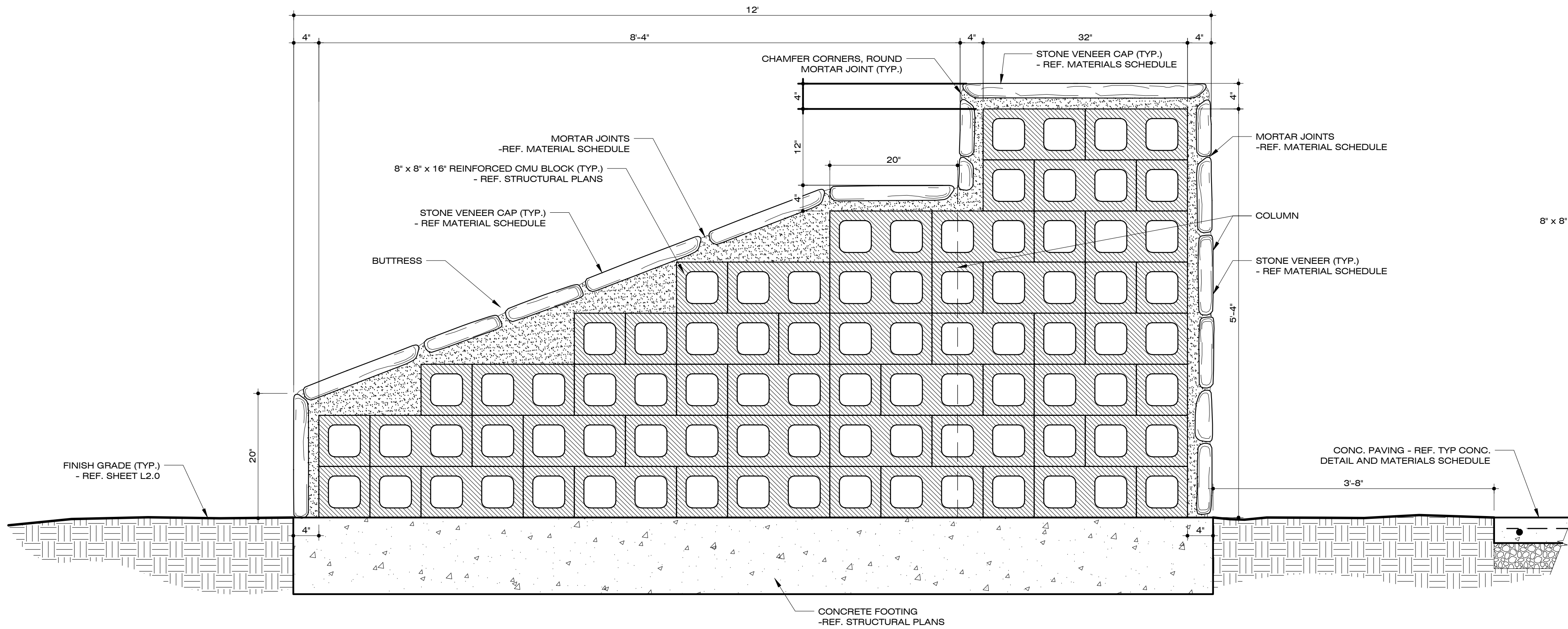
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4'-4" STONE VENEER WALL AT PLANTING BED

SCALE: 1" = 1'-0"

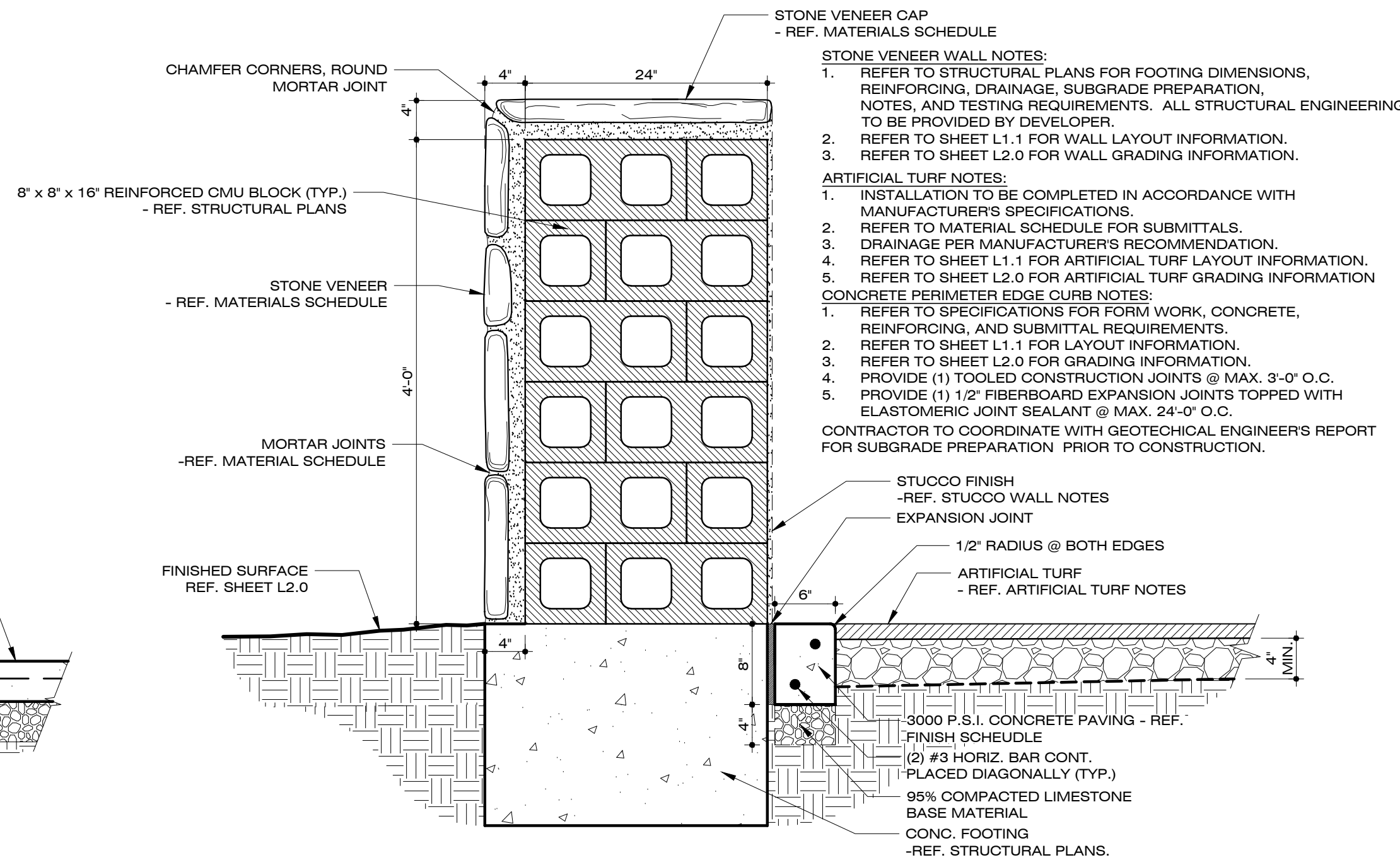
2



TYPICAL STONE VENEER COLUMN AND BUTTRESS

SCALE: 1" = 1'-0"

3

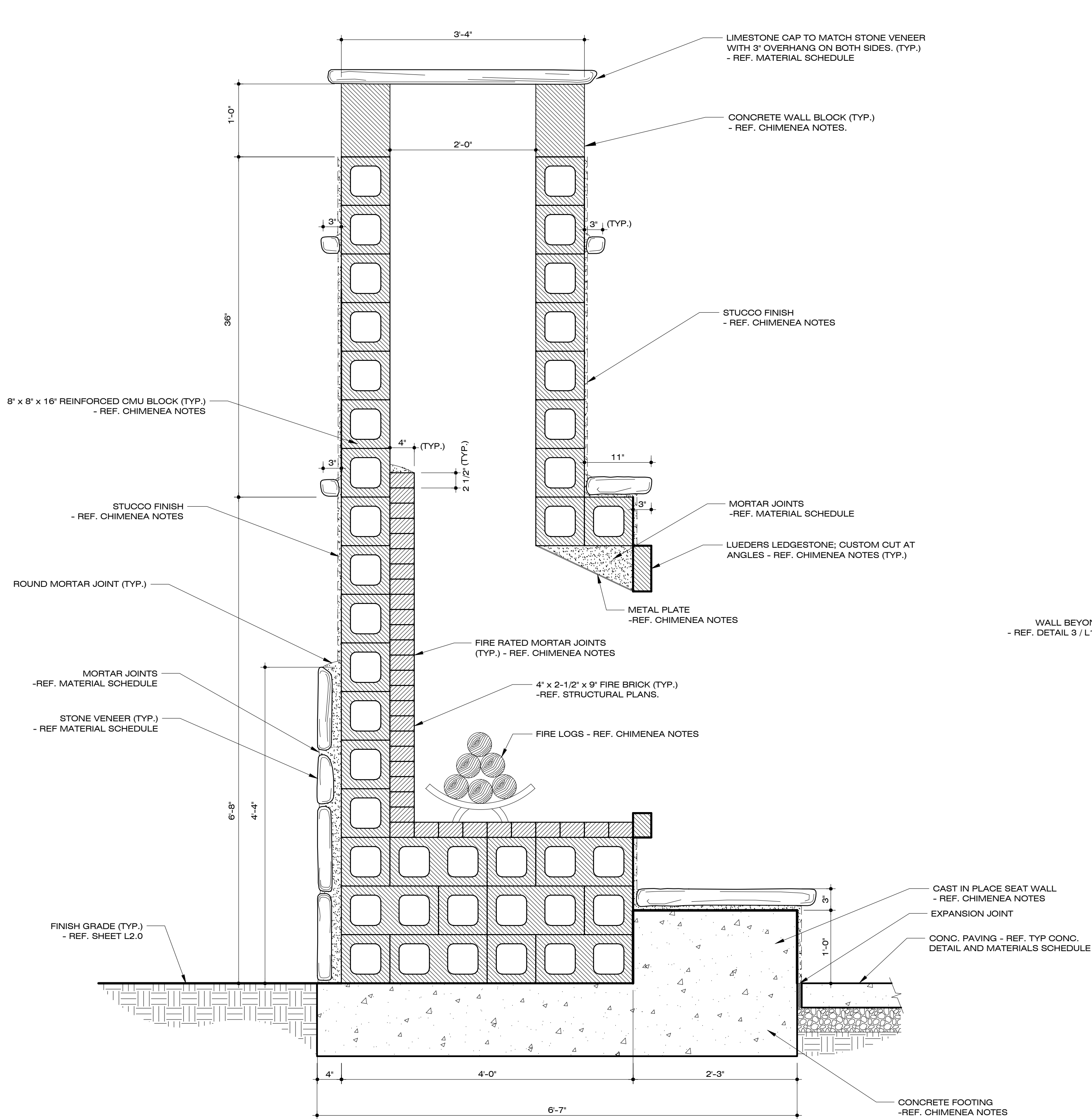


4'-4" WALL AT CORNHOLE COURT

SCALE: 1" = 1'-0"

1

\\pdx01\2021-135 - Nicha's Comida Mexicana\Construction\Drawings\11 Nov 2021 - 1400p  
NOTE: ORIGINAL DRAWINGS ARRANGED FOR 30"x24" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DIMENSIONS ARE "NOT TO SCALE"

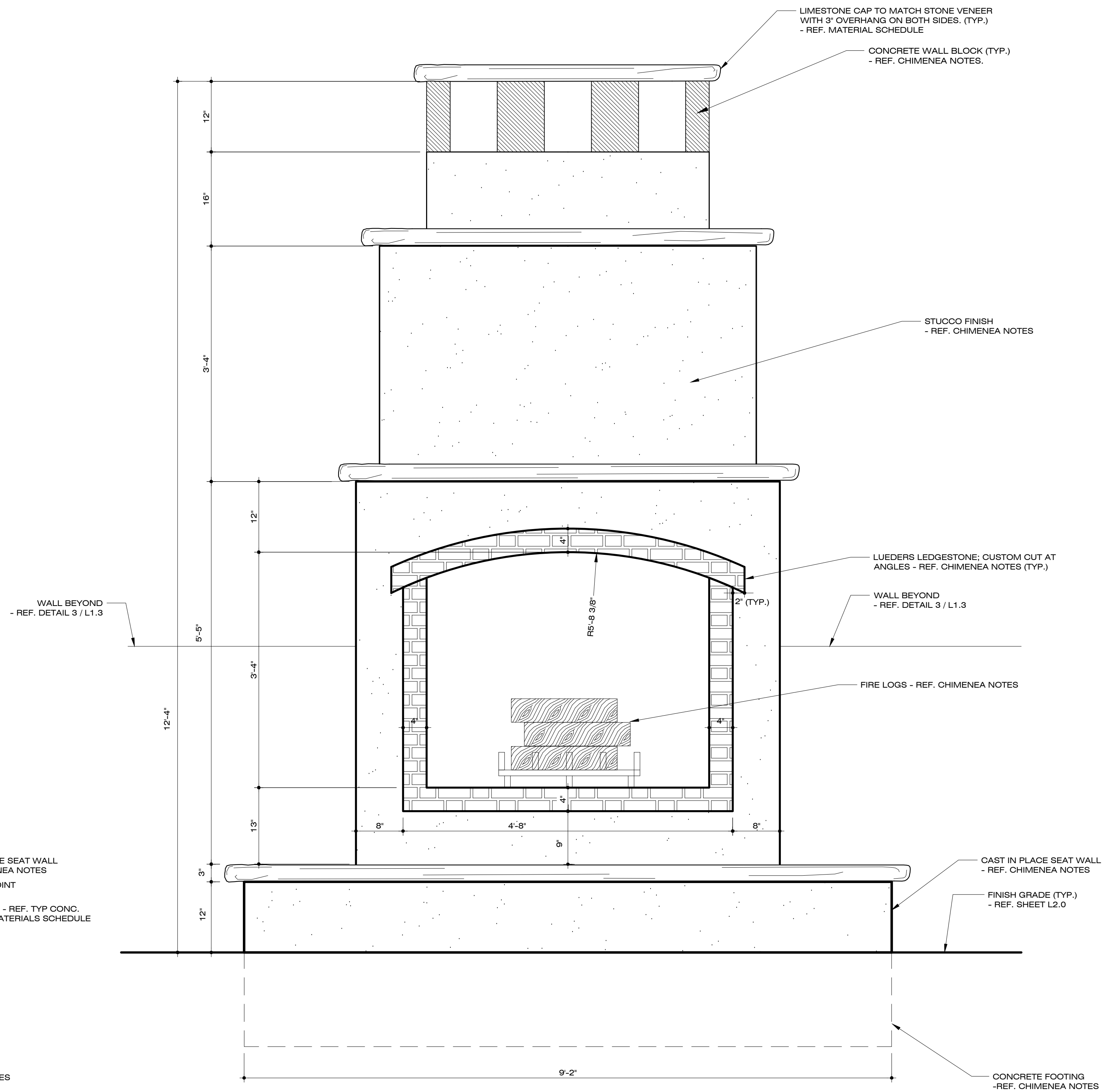


CHIMENEA SECTION CUT

SCALE: 1" = 1'-0"

2

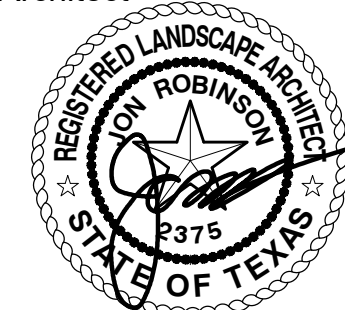
- CHIMENEA NOTES:
- DEVELOPER TO SELECT STUCCO COLOR AND TEXTURE.
  - CONTRACTOR TO ENGINEER CHIMENEA BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR INSTALLING MATERIALS.
  - REFER TO STRUCTURAL PLANS FOR FOOTING DIMENSIONS, REINFORCING, DRAINAGE, SUBGRADE PREPARATION, NOTES, AND TESTING REQUIREMENTS OF WALLS ADJACENT TO CHIMENEA.
  - PRIOR TO ORDERING OR DELIVERING MATERIALS TO THE PROJECT SITE, SUBMIT THE FOLLOWING FOR OWNER'S REVIEW AND APPROVAL:
    - SAMPLE OF PROPOSED LIMESTONE CAP.
    - SAMPLE OF PROPOSED MORTAR AND STONE VENEER.
    - PROPOSED LAKELAND II 8" L. x 12" W. x 4" H. SANTA FE SET TUMBLED CONCRETE WALL BLOCK (CONTACT LOCAL ROCKWOOD REPRESENTATIVE FOR VENDOR), (OR APPROVED EQUAL.)
    - 88 CHOCOLATE LUEDERS LEDGESTONE STONE FROM AGUADO STONE, INC. (OR APPROVED EQUAL.)
    - CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS DIMENSIONS AND NOTES, GAS LINE, FIRE BRICK AND FIRE RATED MORTAR, VALVES, CONTROL MECHANISM, GAS FIREPLACE LOGS, METAL PLATE AND ALL OTHER APPURTENANCES REQUIRED TO INSTALL AND OPERATE.
  - CONTRACTOR SHALL LAYOUT AND STAKE CHIMENEA WITH WALLS IN FIELD AND COORDINATE FIELD REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S AGENT PRIOR TO CONSTRUCTING TRELLISES.
  - REFER TO SHEET L1.1 FOR CHIMENEA LAYOUT INFORMATION.
  - REFER TO SHEET L2.0 FOR CHIMENEA GRADING INFORMATION.



CHIMENEA ELEVATION

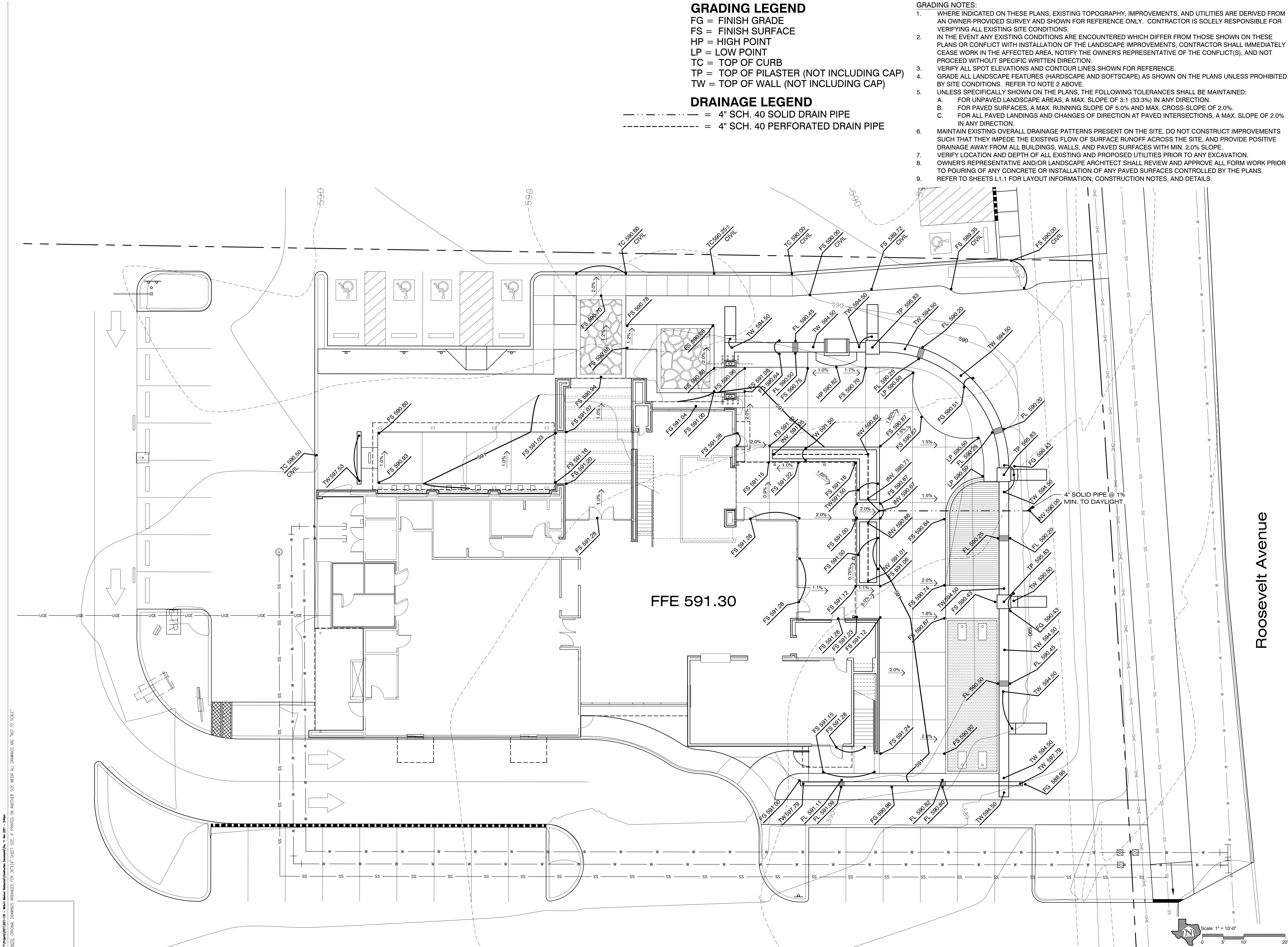
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1



|||12|  
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### GRADING LEGEND

FG = FINISH GRADE  
FS = FINISH SURFACE  
HP = HIGH POINT  
LP = LOW POINT  
TC = TOP OF CURB  
TP = TOP OF PILASTER (NOT INCLUDING CAP)  
TW = TOP OF WALL (NOT INCLUDING CAP)

### DRAINAGE LEGEND

----- = 4" SCH. 40 SOLID DRAIN PIPE  
----- = 4" SCH. 40 PERFORATED DRAIN PIPE

### GRADING NOTES:

- WHERE INDICATED ON THESE PLANS, EXISTING TOPOGRAPHY, IMPROVEMENTS, AND UTILITIES ARE DERIVED FROM AN OWNER-PROVIDED SURVEY AND SHOWN FOR REFERENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS.
- IN THE EVENT ANY EXISTING CONDITIONS ARE ENCOUNTERED WHICH DIFFER FROM THOSE SHOWN ON THESE PLANS OR CONFLICT WITH INSTALLATION OF THE LANDSCAPE IMPROVEMENTS, CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, NOTIFY THE OWNER'S REPRESENTATIVE OF THE CONFLICT(S), AND NOT PROCEED WITHOUT SPECIFIC WRITTEN DIRECTION.
- VERIFY ALL SPOT ELEVATIONS AND CONTOUR LINES SHOWN FOR REFERENCE.
- GRADE ALL LANDSCAPE FEATURES (HARDSCAPE AND SOFTSCAPE) AS SHOWN ON THE PLANS UNLESS PROHIBITED BY SITE CONDITIONS. REFER TO NOTE 2 ABOVE.
- UNLESS SPECIFICALLY SHOWN ON THE PLANS, THE FOLLOWING TOLERANCES SHALL BE MAINTAINED:
  - FOR UNPAVED LANDSCAPE AREAS, A MAX. SLOPE OF 3:1 (33.3%) IN ANY DIRECTION.
  - FOR PAVED SURFACES, A MAX. RUNNING SLOPE OF 5.0% AND MAX. CROSS-SLOPE OF 2.0%.
  - FOR ALL PAVED LANDINGS AND CHANGES OF DIRECTION AT PAVED INTERSECTIONS, A MAX. SLOPE OF 2.0% IN ANY DIRECTION.
- MAINTAIN EXISTING OVERALL DRAINAGE PATTERNS PRESENT ON THE SITE, DO NOT CONSTRUCT IMPROVEMENTS SUCH THAT THEY IMPEDE THE EXISTING FLOW OF SURFACE RUNOFF ACROSS THE SITE, AND PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, WALLS, AND PAVED SURFACES WITH MIN. 2.0% SLOPE.
- VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION.
- OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL FORM WORK PRIOR TO POURING OF ANY CONCRETE OR INSTALLATION OF ANY PAVED SURFACES CONTROLLED BY THE PLANS.
- REFER TO SHEETS L1.1 FOR LAYOUT INFORMATION, CONSTRUCTION NOTES, AND DETAILS.

G|R|G

architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect



|||11.21|||  
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Consultant

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14607 San Pedro Ave., Suite 200  
San Antonio, Texas 78212  
210.831.8564 horizon@horizondesign-na.com

Revisions:

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
**LANDSCAPE  
GRADING PLAN**

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Checked By: jr

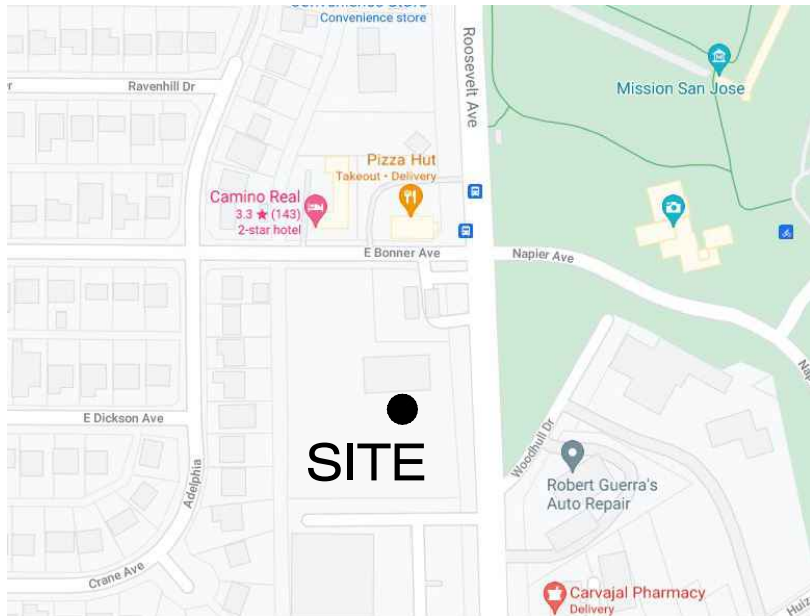
Project No. 2021-135

Date: NOV 11 2021

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L2.0





VICINITY MAP (N.T.S.)

LANDSCAPE ORDINANCE COMPLIANCE

70 POINT MINIMUM

1. PARKING LOT SHADING	20 POINTS
TOTAL PARKING AREA = 51,782 SF x 25% = 12,945.5 SF SHADING REQUIRED	
75% CREDIT NEW TREES:	
(4) MEXICAN SYCAMORES @ 1200 SF X 75%:	3600 SF
(2) MOUNTAIN LAURELS @ 275 SF X 75%:	412.5 SF
50% CREDIT NEW TREES:	
(8) MEXICAN SYCAMORES @ 1200 SF X 50%:	4800 SF
(6) SHUMARD OAKS @ 1200 SF X 50%:	3600 SF
(5) MOUNTAIN LAURELS @ 275 SF X 50%:	687.5 SF
(8) TEXAS REDBUDS @ 275 SF X 50%:	1100 SF
(5) YAUPON HOLLY @ 275 SF X 50%:	687.5 SF
TOTAL PARKING LOT SHADING PROVIDED:	14,887.5 SF (28.75%)
2. PARKING LOT SCREENING	25 POINTS
PROVIDED AS REQUIRED.	
3. STREET TREES	25 POINTS
PROVIDED AS REQUIRED.	
TOTAL:	70 POINTS

TREE CANOPY ORDINANCE COMPLIANCE

PROJECT SITE AREA = 115,769 SF x 25% = 28,942.25 SF TREE CANOPY REQUIRED

90% CREDIT NEW TREES

(12) MEXICAN SYCAMORES @ 1200 SF x 90%:	12960 SF
(7) SHUMARD OAKS @ 1200 SF x 90%:	7560 SF
(10) MOUNTAIN LAURELS @ 275 SF x 90%:	2475 SF
(11) TEXAS REDBUDS @ 275 SF x 90%:	2722.5 SF
(8) YAUPON HOLLIES @ 275 SF x 90%:	1980 SF
TOTAL TREE CANOPY PROVIDED:	27,697.5 SF (23.92%)
REMAINING TREE CANOPY REQUIRED:	1244.75 SF
DIVIDED BY 788 SF PER TREE = TOTAL TREES REQUIRED	2
X 1.5 CAL. INCH PER TREE=TOTAL MITIGATION DUE:	3 CAL. INCH

@\$200 PER CAL. INCH = PAYMENT DUE TO CITY TREE FUND: \$600

TREE PRESERVATION ORDINANCE COMPLIANCE

THERE ARE NO EXISTING PROTECTED TREES ON THE PROJECT SITE.

BUFFER ORDINANCE COMPLIANCE

ADJACENT PROPERTY TO THE WEST IS AN EXISTING ALLEY, NO BUFFER REQUIRED.  
ADJACENT PROPERTIES TO THE SOUTH ARE SAME ZONING (C-2), NO BUFFER REQUIRED.  
ROOSEVELT AVENUE IS A MINOR ARTERIAL, TYPE A BUFFER REQUIRED AND PROVIDED.  
EAST BONNER AVENUE IS A LOCAL ROAD, NO BUFFER REQUIRED.

GENERAL NOTES:

- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
- INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
- INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
- WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
- VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES:

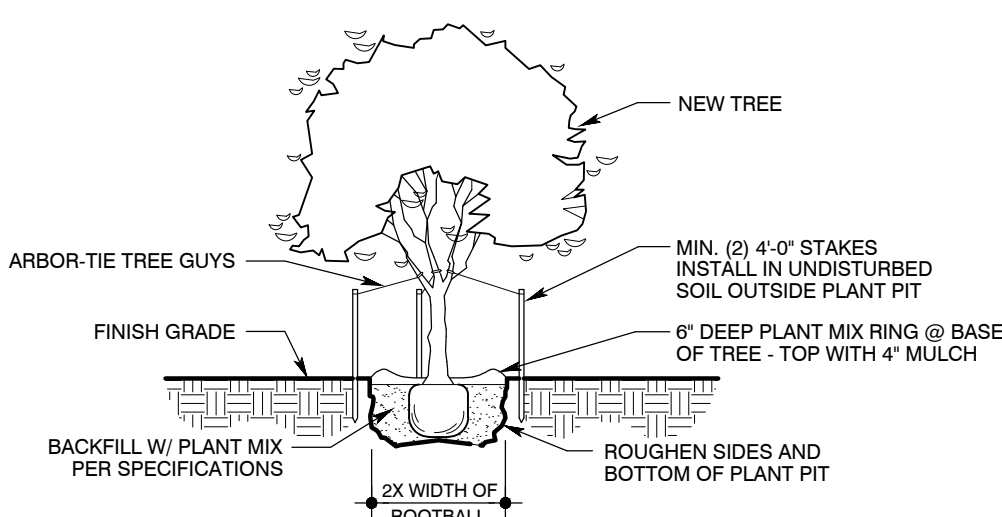
- AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
- IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
- APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
- ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES:

- ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
- WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.

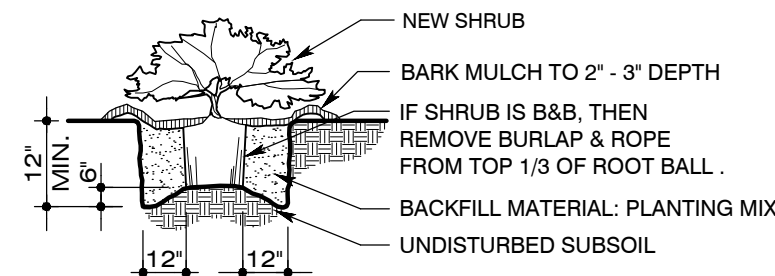
TEMPORARY IRRIGATION NOTES:

- PROVIDE TEMPORARY IRRIGATION TO SODDED OR SEEDDED AREAS WHERE SHOWN ON PLAN AND NOT SCHEDULED TO RECEIVE PERMANENT IRRIGATION.
- WHERE TEMPORARY IRRIGATION IS REQUIRED, PROVIDE TEMPORARY IRRIGATION FOR A MIN. PERIOD OF 60 DAYS OR UNTIL A GRASS STAND IS FULLY ESTABLISHED (AS DETERMINED SOLELY BY THE OWNER'S REPRESENTATIVE).



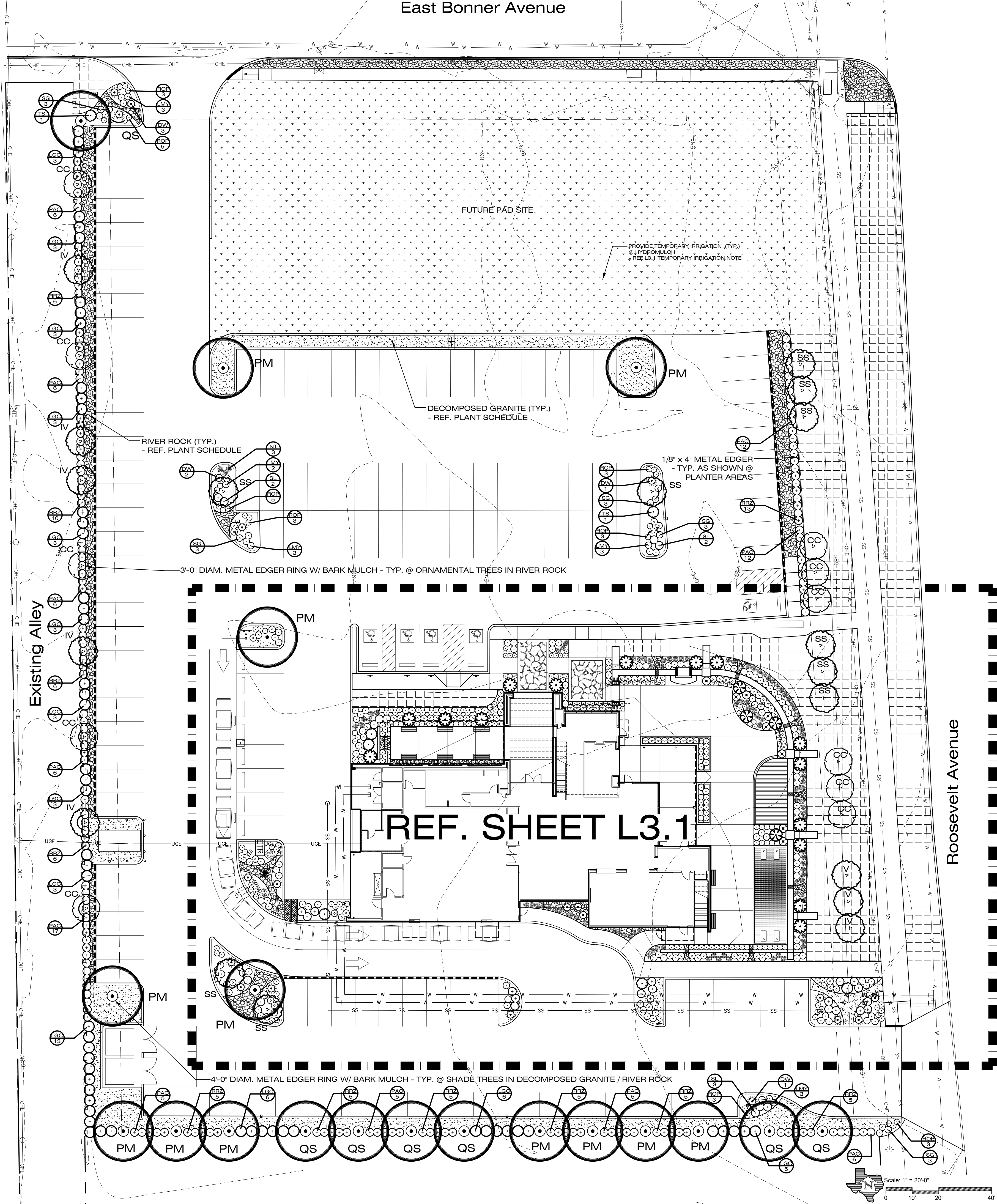
TREE PLANTING DETAIL

NEW TREES  
1/8" = 1'-0"



SHRUB PLANTING DETAIL

NEW SHRUBS  
1/8" = 1'-0"

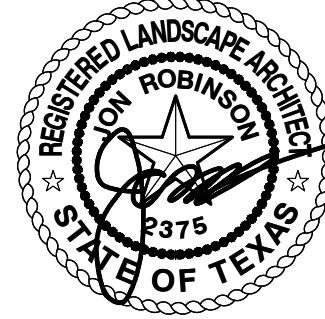


GRG

architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect



The use of this file agrees to terms of responsibility for any modifications to or use of this drawing for that is inconsistent with the requirements of the State and Regulations of the Texas Board of Professional Engineers. No person may make any modifications to this document without the written consent of the Landscape Architect's registered professional seal.

Consultant

HORIZON  
DESIGN AND DEVELOPMENT  
PLANNING LANDSCAPE ARCHITECTURE  
DEVELOPMENT CONSULTING  
14607 San Pedro Ave., Suite 200  
San Antonio, Texas 78212  
210.831.8564 horizon@horizondesign-sa.com

Revisions:


NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description

OVERALL  
LANDSCAPE  
PLANTING  
PLAN

NOTE: THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE TO BE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. DO NOT SCALE DRAWINGS.

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Checked By: jr

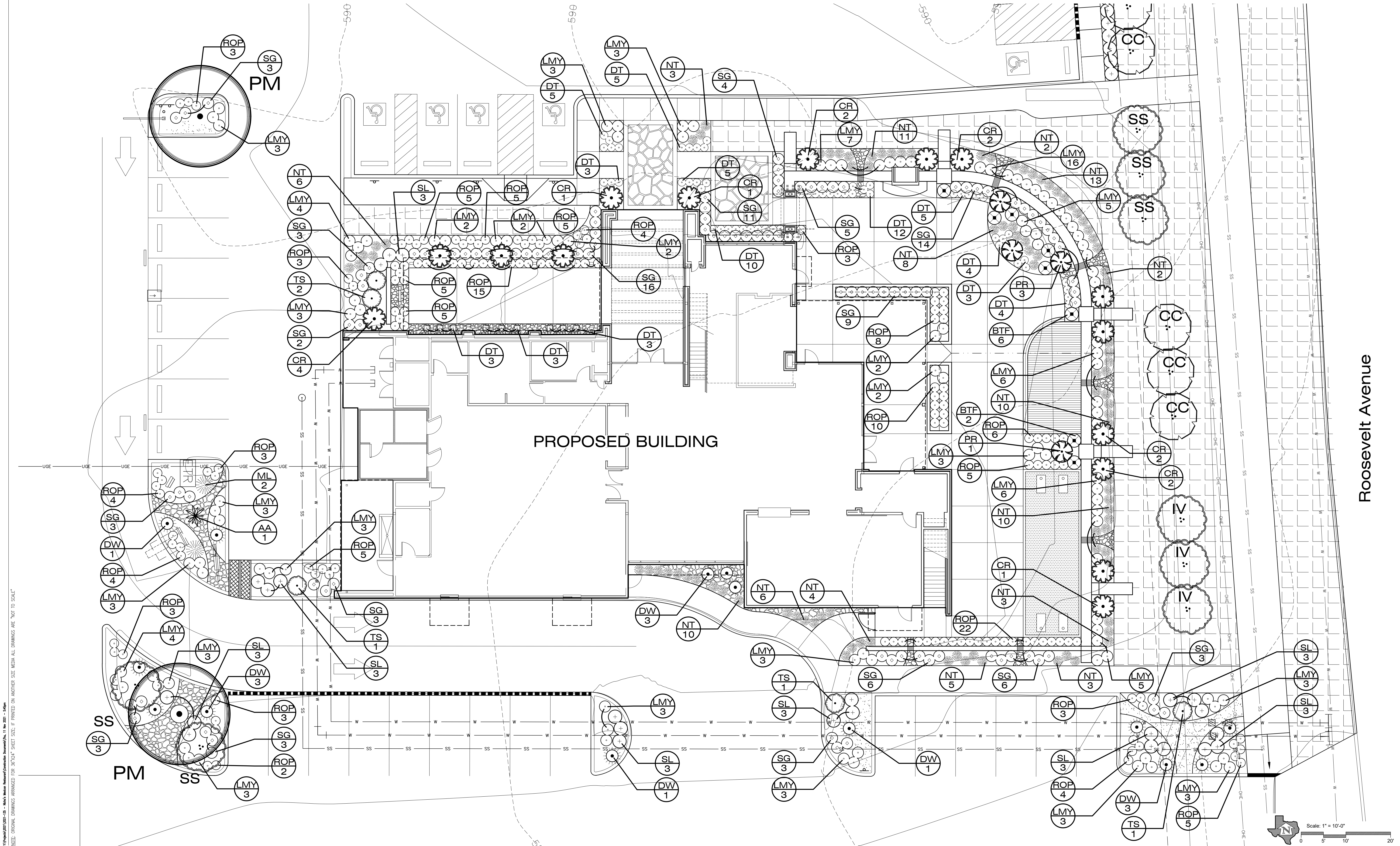
Project No. 2021-135

Date: NOV 11 2021


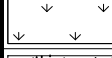
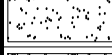

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PLANT SCHEDULE						
SIZE = CALIPER OR SPREAD						
SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
CC	Cercis canadensis var. 'texana'	TEXAS REDBUD	-	2" CAL.	B and B	DECIDUOUS/ MULTI-TRUNKED
IV	Ilex vomitoria	YAUPON HOLLY	-	2" CAL.	B and B	EVERGREEN / SINGLE STEM
PM	Platanus mexicana	MEXICAN SYCAMORE	-	3" CAL.	B and B	DECIDUOUS/ SINGLE STEM
QS	Quercus shumardii	SHUMARD OAK	-	3" CAL.	B and B	DECIDUOUS/ SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	3" CAL.	B and B	EVERGREEN / SINGLE STEM
SS	Sophora secundiflora	MOUNTAIN LAUREL	-	2" CAL.	B and B	EVERGREEN / MULTI-TRUNKED
SHRUBS						
AA	Agave americana	CENTURY PLANT	-	5 GAL.		ACCENT / PLANT AS SHOWN
BTF	Bougainvillea 'Temple Fire'	TEMPLE FIRE	-	5 GAL.		ACCENT / PLANT AS SHOWN
CR	Cycas revoluta	SAGO PALM	-	15 GAL.		ACCENT / PLANT AS SHOWN
DT	Dracaena trifasciata	SNAKE PLANT	-	1 GAL.		ACCENT / PLANT AS SHOWN
DW	Dasyliroton wheeleri	SOTOL	-	5 GAL.		ACCENT / PLANT AT AS SHOWN
LGC	Leucophyllum frutescens 'Gn. Cloud'	'GREEN CLOUD' CENIZO	-	5 GAL.		EVERGREEN / PLANT AT 4'-0" O.C.
LMY	Lantana montevidensis 'New Gold'	'NEW GOLD' LANTANA	-	1 GAL.		PERENNIAL / PLANT AT 30" O.C.
ML	Muhlenbergia lindheimeri	DEER GRASS	-	5 GAL.		ACCENT / PLANT AS SHOWN
NT	Nassella tenuissima	INDIAN FEATHER GRASS	-	1 GAL.		ACCENT / PLANT AS SHOWN
PAC	Plumbago auriculata 'Capensis'	CAPE PLUMBAGO	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
PR	Phoenix roebelenii	PYGMY DATE PALM	-	15 GAL.		ACCENT / PLANT AS SHOWN
ROP	Rosmarinus officinalis 'Prostrata'	PROSTRATE ROSEMARY	-	1 GAL.		EVERGREEN / PLANT @ 24" O.C.
RRZ	Rosa 'Radrazz'	'RADRAZZ' KNOCK-OUT ROSE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
SG	Salvia greggii	RED SALVIA	-	3 GAL.		EVERGREEN / PLANT AT 30" O.C.
SL	Salvia leucantha	MEXICAN BUSH SAGE	-	5 GAL.		EVERGREEN / PLANT AT 3'-0" O.C.
TS	Tecomara stans	ESPERANZA	-	5 GAL.		ACCENT / PLANT AS SHOWN
GROUNDCOVERS AND GRASSES						
	Cynodon dactylon '419'	'419' HYBRID BERMUDAGRASS	-	SOLID SOD		SEE SPECIFICATIONS
	Cynodon dactylon 'Blackjack'	'BLACKJACK' BERMUDAGRASS	-	HYDROMULCH		SEE SPECIFICATIONS
		DECOMPOSED GRANITE	-			APPLY TO 3" COMPACTED DEPTH OVER SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.
		3" - 4" TEXAS BLEND RIVER ROCK	-			APPLY TO 4" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.

PART 1 - GENERAL

- 1.1 Work Included

A. Place and spread topsoil and planting mix.

B. Install edging at planter areas.

C. Excavate and prepare plant pits.

D. Place plants in pits and backfill with planting mix.

E. Prune plants.

F. Apply mulch to planter areas.

G. Install solid sod, hydromulch, or seed mix.

H. Guarantee plants.

I. Inspect plants during the Guarantee Period.
- 1.2 Reference Standards

A. Nomenclature and size. All plants must be true to name and size in conformance with the following standards:

B. American Joint Committee on Horticultural Nomenclature, 1942 ed. of Standardized Plant Names (Mount Pleasant Press, J. Horace McFarland Co., Harrisburg PA).

C. American Standard of Nursery Stock, 1973 ed. (American Association of Nurserymen, Inc., Washington DC).
- 1.3 Submittals

1. Submit weed control program in accordance with Sec. 01300

1. Indicate chemicals to be employed, manufacturer's printed instructions as to dilution and application, solution strength, application method, rates, and frequency, and frequency of manual weeding.

2. Submit chemical manufacturer's written certificate that material proposed for use meets local, state, and federal regulations for the type of material proposed and that the material is not toxic to humans and animals if applied per the manufacturer's written instructions.

B. Submit topsoil sample (min. 1-gal. bag) in accordance with Sec. 01300

1. Indicate topsoil supplier source.

2. Provide laboratory test results indicating compliance w/ topsoil composition requirements.

C. Submit planting mix sample (min. 1-gal. bag) in accordance with Sec. 01300

1. Indicate planting mix supplier source.

2. Provide laboratory test results indicating compliance w/ planting mix composition requirements

D. Submit bark mulch sample (min. 1-gal. bag) in accordance with Sec. 01300

1. Indicate bark mulch supplier source.

E. Submit decomposed granite sample (min. 1-gal. bag) in accordance with Sec. 01300

1. Indicate decomposed granite supplier source.

F. Submit river rock sample (min. 1-gal. bag) in accordance with Sec. 01300

1. Indicate river rock supplier source.

F. Submit irrigation system product data in accordance with Sec. 01300.

1. Provide manufacturer's cut sheets indicating compliance with all equipment specified in the Irrigation Plans
- 1.4 Product Delivery, Storage, and Handling

D. Handle and store all materials in such a manner as to prevent damage.
- 1.5 Existing Conditions

A. Prior to commencement of work, investigate the site, locate and identify all existing underground utilities that may conflict with the installation of the work described in the contract documents, and notify the Landscape Architect of the conflict and do not proceed with construction in the affected area without specific direction.

B. Protect identified utilities from damage during installation.
- 1.6 Guarantee

A. All plants will be guaranteed against defects, including death and unsatisfactory growth, for a period of 12 months following the date of Substantial Completion. If replacement plants are installed, they will be guaranteed for an additional 12 months following their installation.
- 1.7 Responsibilities of Owner and Contractor

A. The Contractor will provide monthly inspections of the project during construction and the guarantee period and immediately provide to the Owner and the Landscape Architect a written report identifying any irregularities which affect the guarantee.

B. The Contractor will monitor any construction, whether conducted by other trades or the Owner's employees, adjacent to and near existing plants. The Contractor will identify and document any damage to the plants and immediately notify the Landscape Architect of same. The Contractor will replace any damaged plants at no expense to the Owner. Any reimbursement from other trades or contractors shall be the sole responsibility of the Contractor.

C. The Contractor will remove and replace all dead plants.

D. The Contractor will ensure all plants are installed in an upright position and to proper finish grade and will reset any plants not installed accordingly.

E. The Contractor will have the sole responsibility for ensuring that all plants are maintained and watered adequately.
- 1.8 Final Inspection

A. At the conclusion of the guarantee period, the Landscape Architect will inspect the planting to assess the final acceptance of the installation. Only plants that are alive and healthy will be accepted. The Contractor will replace any plants that are dead or, in the sole opinion of the Landscape Architect, in an unhealthy or unsightly condition or have lost their natural form due to dead or removed branches. The Contractor will bear the cost of replacing any plants.
- 1.9 Quality Assurance

A. Before entering into a contract with any subcontractor, the General Contractor will investigate the proposed subcontractor's reputation and ability to perform the work and determine whether the subcontractor is stable, reputable, and skilled in this area of work. The General Contractor will require and review a minimum of the following submittals:

1. Experience. The subcontractor will be a single firm specializing in landscape installation with a minimum 5 years documented experience. Documentation will demonstrate a minimum 10 installations of equal or greater size. The subcontractor will furnish the name, address, and telephone number for both the General Contractor and Owner on these projects, as well as the contract price, the company name under which the work was performed, and completion date.

2. Personnel. The subcontractor will provide a list of the project manager and foreman proposed to complete the work, their years of experience in the industry, any formal training, and years of service with the current company. If a separate irrigation subcontractor is to be used, the same information will be provided.

3. Business Expertise. The subcontractor will submit a current audited financial statement, current insurance certificate, contact information for their insurance company, bonding capacity and bonding company, and contact information for their bonding company.

B. Should the subcontractor selected by the General Contractor default on the contract, fail to complete the work in conformance with the Contract Documents, or enter into bankruptcy, the Owner will let the Landscape Architect as an additional service for any additional work occasioned by the subcontractor's default

PART 2 - PRODUCTS

- 2.1 Materials

A. Topsoil. Provided by the landscape subcontractor from local sources, sandy loam which is fertile, friable, surface soil. Topsoil will be free of rocks, stones, subsoil, building debris, weeds, grass, clay lumps, and other materials which would be detrimental to turfgrass growth. Topsoil composition will be not less than 7% nor more than 12% clay and not more than 12% silt.

B. Planting Mix. Plant mix composition will be 35% compost, 33% red sand, 16% composted topsoil, and 16% pine bark mulch.

C. Commercial Fertilizer. Complete fertilizer of neutral character, with some elements derived from organic sources and containing available plant nutrients in the following percentages:

1. For trees and shrubs - Woodace Top Dress Special (20-4-11, 8 - 9 month formula) at a rate of 5 to 10 lbs. per 100 SF.

2. For lawns - Min. 1 lb. of actual nitrogen per 100 SF of lawn area, min. 4% phosphoric acid, and min. 2% potassium. Provide nitrogen in a form that will be available to turfgrass during the initial period of growth and in a minimum 50% organic form.
- 2.2 Plant Materials

A. The drawings contain a complete list of plant species, quantities, sizes, and other requirements. In the event that discrepancies occur between the quantities of plants indicated on the plant list and as indicated on the drawings, the plant quantities shown on the drawings will be given precedence.

B. No substitutions of plants will be permitted without express prior written authorization by the Landscape Architect.

C. All plants will comply with state and federal inspection and diseases infestation laws.

D. All plants will be typical of their species or variety, with normal, well-developed branches and vigorous root systems.

E. All plants will be healthy and vigorous, free from defects, disfigurement, knots, abrasions, sunscald, diseases, insect eggs or larvae, borers, and all other forms of diseases or infestations.

F. All plants will be nursery stock. Any plants gathered from native stands must be kept under nursery conditions for a minimum of 1 full growing season, must be free from all foreign plants and weeds, and must meet all other requirements of the Contract Documents.

G. Container-grown plants must exhibit development of fibrous roots and have a root mass that will retain its shape when removed from the container. Plants grown in smaller containers must have root growth sufficient to reach the sides of the container. Root-bound container-grown plants will be rejected.

H. Container sizes of a large grade than listed in the American Standard for Nursery Stock (ASNS) shall be determined by the volume of the root ball specified in the ASNS for plants of the same size.

I. All bare root plants must have a heavy, fibrous root system and dormant buds at the time of planting.

J. All plants must have average height and spread proportions and branching habit in accordance with the appropriate sections of the ASNS.

K. All plants which have girdled roots, stem, or major branch, have deformities which the stem or major branch, lack symmetrical growth habits, have dead or defoliated portions, or have any defect, injury, or conditions which in the sole opinion of the Landscape Architect renders them unsuitable, will be rejected.

- 2.3 Miscellaneous Materials

A. Mulch. Shredded native mulch applied to a depth of 4" beneath all new trees and 4" beneath all shrubs.

B. Stakes. Sound new hardwood, treated softwood, or redwood stakes, free of knot holes and other defects, or metal stakes. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, minimum 12-gauge, with zinc-coated turnbuckles. Provide minimum 1/2" diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size, to protect tree trunks and branches from damage by wires. All new trees are to be staked.

C. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's full identified containers with use in accordance with manufacturer's instructions.

D. Plastic trunk protectors: Provide ArborGard®, AG 9-4 by Deep Root Partners, L.P. (or equal), (1-800-458-7668) to protect new trees from damage by string trimmers and mowers.
- PART 3 - EXECUTION

3.1 Inspection

A. Inspect existing site conditions and progress of other trades before commencing landscape installation.

B. Verify that construction has progressed to a point at which the landscape will not be adversely affected by subsequent construction and that existing conditions are acceptable for landscape installation.

C. Report adverse conditions to the Landscape Architect and do not proceed with the work until adverse conditions have been rectified.

D. Commencement of the landscape installation will constitute acceptance of the site conditions without qualification.
- 3.2 Preparation of Subsoil

A. Inspect subsoil for the presence of objectionable materials such as rocks (2" diameter and greater), concrete waste, building debris, weeds, grass, and other material that would be detrimental to the growth of plants and turfgrass. Protect existing underground improvements from damage.

B. Cultivate the subsoil to a depth of 3' or, if the subsoil is compacted due to heavy equipment traffic or storage, cultivate to a depth of 6".
- 3.3 Spreading Topsoil

A. See lawn installation for topsoil spreading procedures in turfgrass areas.

B. Spread topsoil and planting mix to required finish grade. Fill turfgrass areas with topsoil to a minimum depth of 4".

C. Cultivate with a mechanical tiller to break up clods and cultivate by hand in inaccessible areas. Rake until the surface is smooth.
- D. Remove from the site any foreign or objectionable material collected during cultivation.

E. Grade to eliminate rough spots and low spots where ponding may occur, maintaining smooth and uniform grades that will encourage positive drainage. Continue to grade the topsoil until it is firm and settled with a smooth surface, watering, drying, and re-grading as necessary.

F. The landscape Contractor is solely responsible for ensuring positive drainage regardless of the condition of the subgrade. If extreme pre objectionable conditions exist, notify the Landscape Architect before proceeding.

G. Mix the specified soil amendments and fertilizers with topsoil at the specified rates. Do not mix fertilizers unless planting will follow the spreading of topsoil or planting mix within 48 hours.

H. All planting areas must be prepared so that the remain free of debris and weeds until planting occurs.

1. Weed control in the planting areas will consist of killing all weeds and maintaining a weed-free condition in accordance with the weed control program until completion of the project.

2. Protect adjacent plants from damage due to overspray of weed control chemicals.
- 3.4 Planting

A. The Contractor will begin planting when other work divisions such as topsoil spreading have progressed sufficiently to permit planting.

B. Planting will occur where it is shown on the Contract Documents unless obstruction overhead or underground are encountered or where changes in construction have been made. Prior to the excavation of shrub or tree pits, the Contractor will locate and identify all underground utility lines, electrical cables, irrigation lines, and conduits. If such obstructions are found, promptly notify the Landscape Architect and do not proceed without clear direction.

C. No planting pits will be excavated until the proposed locations and plant sizes have been reviewed and approved by the Landscape Architect. Each plant will be planted in an individual pit dug with straight vertical sides.

D. All plants will be set such that their original soil level is equal to the ultimate finish grade. No filling will be done around the trunks and stems. All poles, wires, staves, etc., will be removed from the sides and top of the root ball and removed from the pit before filling. Burlap will be properly cut and removed from the sides of the root ball. When a depth is specified for the plant pit, it will be construed as the depth below adjacent finish grade. Excavation from plant pits shall be either used elsewhere or removed from the site entirely.

D. The Landscape Architect will review and approve the location and orientation of all plants prior to excavation of their pits. All trees will be planted in pits a minimum 24" greater in diameter than the container size or spread of their roots. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The pit will be a minimum of 9" deeper than the depth of the root ball and will have a crown from the middle to the sides in order to direct drainage away from the root ball. Place planting mix in the bottom of the pit and tamp down to prevent settling. Backfill the pits with planting mix in layers no greater than 9" and tamp down to avoid settling. Provide enough planting mix to bring to finish grade and form a saucer with a minimum 4" lip around the perimeter of the tree's root ball so water will pond and soak into the root ball.

E. Stake trees immediately after planting, then remove the stakes after one (1) year.

F. If deciduous trees are planted in full-leaf, spray with anti-desiccant to provide an adequate film over the trunk, branches, stems, and foliage.

G. Shrubs will be planted in pits a minimum of 12" greater in width than the diameter of the root ball or container. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The depth of the pit will be sufficient to accommodate the root ball and to set the plant at finish grade. Backfill the pit with planting mix, tamp down and settle thoroughly, bring to finish grade, and form a slight saucer to hold additional water and soak the root ball. After planting has been approved, apply bark mulch to a depth of 2" around all plants in the planting area.

H. All ground cover material will be planted as follows:

1. One gallon material will be planted the same as one gallon shrubs.

2. 4" pot material will be planted in pits the same size as or larger than the root system, then firmly tamped by hand and watered in using a fine spray.

3. Where settlement occurs, backfill with additional planting mix to cover exposed roots and to bring to finish grade.

4. After planting has been reviewed and approved, apply decomposed granite to a compacted depth of 2".

5. Thoroughly water each plant using a root stimulator solution (Green Light or equal) mixed according to the manufacturer's recommendations.

6. Neatly prune and/or clip each plant as necessary to preserve the natural character. Conduct all pruning with sharp, clean tools and clip bruised or broken branches with a clean cut. Plant pruning cuts 2" in diameter and larger with an approved tree wound paint.

7. Apply water as required to keep the mulch damp at all times during germination and initial growth period or as directed by the Landscape Architect.
- 3.5 Lawn Installation

A. Do not commence lawn installation until after the irrigation system has been completely installed and is operational.

B. Do not commence any lawn installation until the Landscape Architect has reviewed and approved all areas prepared for sodding.
- 3.6 Sodded Lawns

A. Prior to spreading topsoil and in all areas to receive lawn, cultivate the subsoil to a minimum depth of 4". Cultivation may be conducted by disc, spring tooth harrow, rototiller, or similar mechanical means, and should be done in a direction perpendicular to the natural flow of water.

B. After the topsoil has been spread, mechanically till the area to a depth of 4", then roll rake and drag to remove all large clods, rocks, debris, and litter over 1" in diameter. Dispose of clutter at an off-site location.

C. Using a lightweight, water-filled roller, roll the raked topsoil in two (2) opposite directions.

D. Rake the rolled topsoil to a smooth, level surface, removing ridges and filling depressions. Remove all remaining rocks and debris over 1" in diameter.

E. Hold the finish grade 1-1/2" below adjacent curbs, sidewalks, paving, and other hard surfaces.

F. Apply the fertilizer at a rate of 2 lbs. per 1000 SF.

G. Rake the fertilizer into the surface soil at a depth of 1/2" to 1".

H. Roll the fertilized topsoil in one (1) direction, water lightly of the surface soil is dry, then allow to dry.

I. Lay the sod within 24 hours of stripping. Working from plywood boards to avoid disturbing the topsoil or sod, but the ends and sides of sod strips must overlap, stagger strips to offset joints in adjacent courses, and tamp or roll lightly to ensure good contact with the surface soil. Sift topsoil into minor cracks between sod pieces, then remove excess from the top. Do not lay dormant sod.
- J. On slopes in excess of 20% (5:1), anchor sod with wooden stakes.

K. Water sod thoroughly with a fine spray immediately after application.

L. Erect a barrier of stakes and ropes around the perimeter of the sodded areas and post warning signs to deter foot traffic.

M. Water as necessary to keep the sod damp at all times through germination and initial growth period.

3.7 Hydromulch

A. Seed

1. Fresh, clean, new-crop seed, meeting USDA rules and regulations under the Federal Seed Act and Texas Seed Law for purity and germination.

2. Free of objectionable foreign material.

3. Treated with approved fungicide by a commercial or state laboratory not more than 6 months prior to the date of planting.

4. Wet, moldy, or damaged seed will not be accepted.

5. Seed Mixture

i. If planting occurs between May 15 and September 1, provide Sultan bermudagrass seed at 2 lbs. PLS per 1000 SF of seeded area.

ii. If planting occurs between September 2 and May 14, provide Gulf annual ryegrass seed at 8 lbs. PLS per 1000 SF of seeded area. Return to jobsite between May 15 and May 30 after all ryegrass has died, till the hydromulch area, and re-apply the hydromulch with Sultan bermudagrass seed at 2 lbs. PLS per 1000 SF of seeded area.

iii. If planting in shaded areas between September 2 and May 14, provide Hound Dog Fescue seed at 3 lbs. PLS per 1000 SF of seeded area.

B. Accessories

1. Fertilizer: Commercial lawn fertilizer, water soluble, 50% slow release.

2. Water: Clean, fresh, and free from foreign substances or material.

3. Glue agent: Contractor's standard type, non-detrimental to seed.

4. Wood mulching agent: Contractor's standard type, non-detrimental to seed.

5. Stakes: Softwood lumber, chisel pointed.

6. String: Organic fiber.

C. Hydromulching Slurry Mix

1. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosed application. Continue mixing until blended uniformly into a homogenous slurry suitable for hydraulic application.

2. Proportion slurry mix as follows:

i. Wood mulching agent: 45 lbs. per 1000 SF of seeded area

ii. Water soluble fertilizer: 5 lbs. per 1000 of seeded area

iii. Glue agent: 1 lb. per 1000 SF of seeded area

D. Seed

1. Subsoil Preparation

1. Remove from subsoil all objectionable material such as concrete waste, building debris, rubbish, weeds, grass, stumps, and rocks greater than 1" in diameter.

2. Protect existing underground improvements.

3. Cultivate to a depth of 3' in areas to receive topsoil. If subsoil is compacted due to equipment traffic or storage, cultivate to a depth of 6".

E. Topsoil Spreading

1. Spread topsoil at minimum specified depth to required finish grade.

2. Cultivate topsoil with a mechanical tiller to break up clods. In areas inaccessible by tiller, cultivate by hand.

3. Rake until topsoil surface is smooth.

4. Remove from the site any objectionable materials collected during cultivation.

5. Fine grade to eliminate rough and low spots where ponding or marcelling would occur. Maintain smooth, uniform grades, working topsoil, watering, drying, and re-grading as necessary to produce a firm, smooth, and settled soil profile.

6. The landscape subcontractor shall be responsible for assuring positive drainage regardless of the subgrade condition. If extreme or objectionable subgrade conditions exist, notify the Landscape Architect prior to spreading topsoil.

7. Mix the specified soil amendments and fertilizer with topsoil at rates specified. Do not mix fertilizers if hydromulch will not be applied within 3 days.

8. Maintain all prepared planting areas free of weeds and debris.

9. Maintain the weed control shall consist of removing all existing weeds and maintaining a weed-free condition in accordance with the approved weed control plan until project completion.

10. Protect adjacent vegetation from damage due to overspray or misplaced application of weed control chemicals. Replace all plants mistakenly treated with weed control chemicals at no cost to the Owner.

F. Hydros seeding

1. Examination

i. Verify that the topsoil profile has been prepared in accordance with this Section and is ready to receive the planting.

ii. Apply seeded slurry with a hydraulic seeder evenly in 2 intersecting directions.

iii. Identify seeded areas with stakes and string around the entire perimeter. Space stakes at max. 15 feet O.C. and set string height to 12" above adjacent finish grade.

G. Cleaning

1. Maintain the construction, storage, and planting areas free from the accumulation of waste materials and rubbish.

2. Clean all paved areas that become soiled during landscape installation. Remove dirt, planting materials, and debris.

3. Clean in accordance with Sections 01500 and 01700.

3.8 Cultivation and Cleanup

A. Upon completion of the planting, all excess material shall be removed and disposed of at a location off-site. Bring the finish grade in planter areas to a uniform grade, 1-1/2" below all adjacent paving or hard surfaces. Loosen the soil surrounding each individual plant to a distance of three (3) feet around each new tree and large shrub and 12" around each new small shrub and ground cover.

3.9 Maintenance and Restoration

A. The Contractor will ensure adequate and proper care of all plants and work done on this project until final acceptance, but in no case less than 30 days following Substantial Completion. This will include keeping all plants in a healthy growing condition by watering, cultivating, pruning, and spraying, keeping the planting areas free from insect infestation, weeds and grass, litter, and debris, and retaining the finish grade in a neat and uniform manner. Plant crowns, runners, and branches will be kept free of mulch at all times.

B. Protect all lawn areas from vehicle and pedestrian traffic.

C. Repair all sod areas damaged by any cause prior to final acceptance.

D. The lawn establishment period will begin immediately after the lawn planting area has been accepted by the Landscape Architect, will extend for a minimum of 30 days or until the end of the contract, and will consist of caring for all lawn areas within the project limits of work.

E. During the lawn establishment period, the Contractor will be responsible for ensuring healthy growth of the turfgrass. This responsibility includes all labor and materials necessary keep the project in a presentable condition, including, but not limited to, litter removal, mowing, trimming, weed control, removal of grass clipping, edging, and any necessary re-sodding and repair.

F. During the lawn establishment period the Contractor will as often as conditions dictate mow the turfgrass to a cutting height of 1-1/2". The turfgrass shall never exceed 3" in height and all clipping will be removed from the site.

G. During the months of March through September, the Contractor will edge at least once every month or as directed by the Landscape Architect.

H. During the months of March through September, the Contractor will apply water to sodded areas at an even rate of 1" of water per week, although the Landscape Architect may change this rate as conditions warrant.

I. Final acceptance of the lawn areas will be based on the presence of a uniform stand of grass at a uniform grade at the time of final inspection. Areas 24" square and large that are bare, have a poor stand of grass, or have an finish grade that is not uniform will be at the Contractor's expense re-graded, re-sodded, and fertilized as specified herein.

J. Upon completion of the initial planting, the Landscape Architect will make an inspection of all plantings and notify the Contractor in writing of any replacements or corrective actions necessary to meet the provisions of the Contract Documents. The Contract will then replace all the rejected or missing plants and perform the specified corrective measures.

K. All replacement plants will be of the same species, size, and quality. All rejected plants will be replaced within 30 days of notification.

3.10 Acceptance

A. Upon receipt of a written request from the Contractor at least seven (7) prior, the Landscape Architect will inspect the planting and maintenance to determine its completion and the beginning of the guarantee period. All plants must be alive and healthy in order for the installation to be considered complete. Where inspected work does not comply with the requirements of the Contract Documents, replace rejected work and continue to perform the specified maintenance until the Landscape Architect re-inspects the work and finds it acceptable. Remove rejected plants and materials from the site.
- END OF SECTION
- 
- 118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000
- Architect
- 
- |||12||  
The use of this file agrees to terms of responsibility for any modification to or use of this drawing for that is inconsistent with the requirements of the Rules and Regulations of the State Board of Architectural Examiners. No person may make any modification to this drawing without the written consent of the Landscape Architect's registered design partner.
- Consultant
- H O R I Z O N  
DESIGN AND DEVELOPMENT  
PLANNING LANDSCAPE ARCHITECTURE  
DEVELOPMENT CONSULTING  
14607 San Pedro Ave., Suite 200  
San Antonio, Texas 78212  
210.831.8564 horizondesign@horizontdesign-sa.com
- Revisions:
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- NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214
- Page Description  
LANDSCAPE  
SPECIFICATIONS
- NOTE: THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE TO BE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. DO NOT SCALE DRAWINGS
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- Checked By: jr
- Project No. 2021-135
- Date: NOV 11 2021
- Page:
- L3.2

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PRESSURE REQUIREMENT CALCULATIONS @ ZONE No. 2		
DESIGN STATISTICS FOR CALCULATIONS		
Total Zone Flow:		17.2 g.p.m.
Electric Valve Size:		1"
Static Pressure Less 10% (static @ 65 psi):		56.5 p.s.i.
ACCUMULATIVE LOSSES FROM CITY MAIN TO FURTHEST HEAD		
Sprinkler head requirement:		40 p.s.i.
Zone Pipe/Fitting Loss:		1.78 p.s.i.
1" Electric Valve Loss:		2.3 p.s.i.
Elevation Net Loss (+/- FT.):		n/a
System Mainline Loss (2" Sch-40 Main):		0.61 p.s.i.
Backflow Preventer Loss ( 1" ):		3.5 p.s.i.
Water Meter Loss ( 3/4" ):		5.2 p.s.i.
Master Electric Valve Loss:		4.0 p.s.i.
Type K Copper Service Loss:		
Total Net Loss:		17.39 p.s.i.
Design Pressure:		57.39 p.s.i.
Notes: System requires a minimum of 58 psi static pressure for system to operate properly. Irrigation Contractor shall conduct on site pressure test to verify site pressure prior to starting work. Contractor shall notify Owner's Representative of pressure deficiencies or any other on site problems that may alter the effectiveness of the system. Pipe has been size to insure that velocity does not exceed 5 FPS. do not change pipe size in the field without consulting system designer.		

## 4 CRITICAL LOSS CHART

TYPICAL WEEKLY SCHEDULE BASED ON PRECIPITATION RATE				
Precipitation Rate (in/hr)	Water Desired (in/wk)	Time/Cycle (min)	No. of Zones	Total Time * Min. Hrs.
Turf Rotor Zone .64	.80			
MP Rotator Spray .44	.80	107.0	6	642 10.7
Turf Drip Zones .96	.80	50.0	1	50 0.9
Drip Zones .64	.80	75.0	4	300 5.0
Tree Bubblers 3.87	.80	12.0	4	48 0.8
Total System Hours of Operation Per Week				17.4

\* IT WILL BE NECESSARY TO WATER MULTIPLE ZONES AT ONE TIME TO MEET WATERING WINDOW. A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO TIMES PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE AND ESTABLISHMENT OF NEW PLANTING.

## 3 VALVE SCHEDULE

### CONSTRUCTION NOTES:

- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE SPECIFICATIONS AND ALL SUBMITTAL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE FOR SITE INSPECTIONS AS SPECIFIED IN THE SPECIFICATIONS. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE DOES NOT RELIEVE THE CONTRACTOR FROM INSPECTION APPROVAL AND WILL REQUIRE THE CONTRACTOR TO UNCOVER WORK AS REQUIRED FOR APPROVAL AT THE COST OF THE CONTRACTOR. IRRIGATION CONTRACTOR IS TO INFORM OWNER'S REPRESENTATIVE OF THE START DATE OF WORK.
- THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4545) 72 HOURS PRIOR TO ANY EXCAVATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. IRRIGATION CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES WHETHER OR NOT TEXAS ONE CALL IS NOTIFIED.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WITHOUT VERIFYING ACTUAL ON-SITE WATER PRESSURE FROM THE SOURCE. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS AS REQUIRED TO ACCOMPLISH IRRIGATION INSTALLATION.
- DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS SLEEVES, ETC., WHICH MAY BE REQUIRED. IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND WITHIN PROPERTY LINES.
- DURING INSTALLATION IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO COORDINATE PIPING WITH THE LANDSCAPE SUBCONTRACTOR TO AVOID CONFLICT WITH PROPOSED PLANTING. IT WILL BE THE RESPONSIBILITY OF THE IRRIGATION SUBCONTRACTOR TO MOVE PIPING TO ALLOW PROPER PLACEMENT OF PLANT MATERIAL. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- NO MACHINE TRENCHING IS TO BE DONE WITHIN THE DRIPLINE OF EXISTING TREES. TRENCHING IS TO BE DONE BY HAND, AIR-SPADE OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY LANDSCAPE ARCHITECT. PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND EXISTING TREES AS POSSIBLE TO AVOID DAMAGE TO THE ROOT SYSTEMS. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER UNLESS APPROVAL FROM THE LANDSCAPE ARCHITECT IS FIRST OBTAINED. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAYED ENDS.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES WHEREVER PIPING OR CONDUIT PASSES, UNDER ALL PAVING, THROUGH WALLS, ETC. ALL SLEEVE LOCATIONS MAY NOT BE SHOWN ON PLAN. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS AS REQUIRED. ALL SLEEVE AND CHASE LOCATIONS ARE NOT NOTED ON PLAN. ALL SLEEVES 4" OR LESS SHALL BE SCH-40 PVC, ALL SLEEVES 6" OR GREATER SHALL BE CLASS-200 PVC. ALL SLEEVES TO BE SIZED TWICE THE DIAMETER OF PIPE OR COMBINATION OF PIPES ENCLOSED WITHIN THE SLEEVE.
- CONFIRM STATIC WATER PRESSURE AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS LESS THAN STATED IN PRESSURE CALCULATIONS DO NOT PROCEED UNTIL DIRECTED SO BY THE LANDSCAPE ARCHITECT. IF ACTUAL SITE STATIC PRESSURE EXCEEDS DESIGN PRESSURE BY 15 P.S.I. IN ANY ZONE, A PRESSURE REDUCING VALVE SHALL BE INSTALLED. REFER TO DETAILS FOR MODEL.
- ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVE. PRESSURE AT ANY POINT WITHIN A ZONE SHALL NOT VARY BY MORE THAN 10% FROM THE DESIGN SPRINKLER OPERATING PRESSURE. SEE SPECIFICATIONS FOR TESTING.
- THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN THE STATE OF TEXAS. CONTRACTOR MUST CONFORM TO ALL CODES AS STATED IN SECTION 344 OF THE TEXAS WATER CODE AS OUTLINED BY TCEQ.
- OBTAIN COVERAGE TEST APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO PLANTING, SODDING OR SEEDING.
- ALL UNDESIGNATED END LATERAL PIPING SHALL BE 1/2" IN SPRAY ZONES AND 3/4" IN ROTOR ZONES.
- SPRINKLER HEAD SPACING SHALL NOT EXCEED 50% OF SPRAY DIAMETER BASED ON MANUFACTURERS OPERATING SPECIFICATIONS. SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.
- ALL ROTORS SHALL BE LOCATED 12" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE, ALL SPRAY HEADS SHALL BE LOCATED 6" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE.
- VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN THE TURF AREAS WILL BE VALVED SEPARATELY FROM SHRUB AND/OR GROUND COVER AREAS. IT IS RECOMMENDED THAT SEASONAL COLOR AREAS BE WATERED SEPARATELY. UNDER NO CIRCUMSTANCES ARE ZONE TYPES TO BE COMBINED I.E. ROTARY HEADS WITH SPRAYS, TURF AREAS WITH PLANTING BEDS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM STATIC PRESSURE ON SITE PRIOR TO STARTING WORK. REFER TO NOTES #9 AND #10.
- IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES CONTAINED IN THESE DOCUMENTS.
- UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY. INSTALL PIPES IN ADJACENT SLEEVES WITHIN LANDSCAPE AREAS.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER WITH A HARDWIRE CONNECTION APPROVED AND INSTALLED BY A LICENSED ELECTRICIAN.
- SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
- SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE.
- ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING SET TO WATER EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
- ALL IRRIGATION WIRES SHALL BE UL LISTED FOR DIRECT UNDERGROUND BURIAL AND SHALL BE SIZED PER THE MANUFACTURER'S RECOMMENDATIONS. 3M-DBY WATERPROOF CONNECTORS TO BE USED ON ALL WIRE CONNECTIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
- ALL IRRIGATION HEADS SHALL BE ADJUSTED TO MINIMIZE OVER-SPRAY ONTO ALL IMPERVIOUS SURFACES.
- ALL PIPE CONNECTIONS SHALL BE PRIMED WITH AN APPROVED COLOR PRIMER BEFORE BEING CHEMICAL WELDED.
- AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED FROM SUPPLIERS OR DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEM MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN ACCEPTANCE. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
- IRRIGATION CLOSEOUT DOCUMENTS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.

- CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
- LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE.

## 2 NOTES

- DEDICATED 3/4" IRRIGATION WATER METER.
  - DOUBLE CHECK BACKFLOW DEVICE, 1" WATTS 007 PER LOCAL CODES.
  - MASTER VALVE, BUCKNER SPV-150 NORMALLY CLOSED VALVE
  - FLOW SENSOR, HUNTER HC-100-FLOW. REFER TO DTL. 14/LI 2.1
  - MP ROTATOR NOZZLE 90"-210"; SIZE AS SPECIFIED ON PLAN.
  - MP ROTATOR NOZZLE 210"-270"; SIZE AS SPECIFIED ON PLAN.
  - MP ROTATOR NOZZLE 360"; SIZE AS SPECIFIED ON PLAN.
  - MP ROTATOR; M35-M3500, M3-MP 3000, M2-MP 2000, M1-MP 1000, M8-M800SR, MC-MP CORNER, MR,MS,ML- MP SIDESTRIPS AND END STRIPS
- NOTE: ALL MP ROTATOR SPRAY HEADS ARE TO BE HUNTER, PROS-06-PRS40-CV SPRAY BODY; PROVIDE CHECK VALVE AT LOW HEAD

- INSTALL TWO ROWS OF DRIP LINE EVENLY SPACED. USE TLHCVR11-18. IF BED AREA EXCEEDS 36", INSTALL THREE ROWS EVENLY SPACED. INSTALL STAPLES @ MAX. 3' O.C TO SECURE
  - PLANTING POT EMITTERS, REF. DETAIL 9/LI2.2
- NETAFIM DRIP CONTROL ZONE VALVE - REFERENCE DETAILS
  - REMOTE CONTROL VALVE, BUCKNER SPV-PRS-MOD, SIZE AS INDICATED ON PLANS
  - HUNTER HQ-33-DRC QUICK COUPLING VALVE WITH HK-33 KEY
  - MANUAL VALVE- SIZE OF MAINLINE
- # ZONE IDENTIFICATION  
# ZONE SIZE IN GALLONS PER MINUTE  
VALVE SIZE THIS ZONE
- # ZONE IDENTIFICATION  
# ZONE SIZE IN GALLONS PER MINUTE  
VALVE SIZE THIS ZONE
- HATCH PATTERN INDICATES BED/TURF AREAS TO BE INCLUDED THIS ZONE  
VALVE SIZE THIS ZONE
- DRIPLINE: NETAFIM TLHCVR11-18 FOR SURFACE PLANTING BEDS, ROWS SPACED AT 18 INCHES  
NETAFIM TLHCVR7-12 FOR SUBSURFACE TURF, ROWS SPACED AT 12 INCHES  
NETAFIM TLHCVR7-12 FOR SLOPES GREATER THAN 3:1
- DRIP SUPPLY LINE, SCH 40 PVC, SIZE PER PLAN.
- ⊕ TREE BUBBLER ASSEMBLY ON 6" POP UP
- ⊕ CONTROLLER - HUNTER PRO-HC CONTROLLER, FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT.
- ⊕ WEATHER SENSOR - HUNTER WIRELESS RAIN/FREEZE SENSOR. FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT.
- MAIN LINE - USE SCH-40 PVC PIPE, SIZE AS INDICATED ON PLANS
- 1-1/2" LATERAL LINE - USE CLASS 315 ON 1/2" PIPE AND CLASS 200 IPS PVC ON 3/4" AND LARGER PIPE. DO NOT DEVIATE ON SIZING WITHOUT CONSULTING WITH PROJECT DESIGNER.
- /// SLEEVE - USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE DESIGNATED FOR CROSSING PAVING ON ALL LATERAL LINES. USE SCH-40 PVC PIPE, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES.
- NOTE: REFER TO SHEET LI 2.1 to LI 2.2 FOR DETAILS

FIELD LOCATE BY STAKING, THE CONTROLLER, WATER METER, BACKFLOW DEVICE, MASTER VALVE AND FLOW SENSOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

## 1 LEGEND

STATEMENT OF IRRIGATION DESIGN STANDARDS CONFORMITY:  
This plan is complete and conforms to the design and installation parameters of the irrigation design and equipment standards set out 35-510(j) and 35-511(c)(6) of the City of San Antonio Unified Development Code.

Wade O. Radlet TX LI # 22397

### SPECIAL NOTES:

- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES AND WILL SECURE ALL REQUIRED PERMITS.
- ALL WIRES, CONTROL VALVES, AND PRESSURIZED WATER SUPPLY LINES SHALL NOT BE LOCATED WITHIN THE EXISTING ROW OR OUTSIDE PROPERTY BOUNDARIES.

"Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), MC-178, PO Box 13087, Austin, Texas 78711-3087  
TCEQ's website is: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)"



Consultant



Revisions:


NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

## Page Description IRRIGATION NOTES & LEGEND

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Checked By: wr

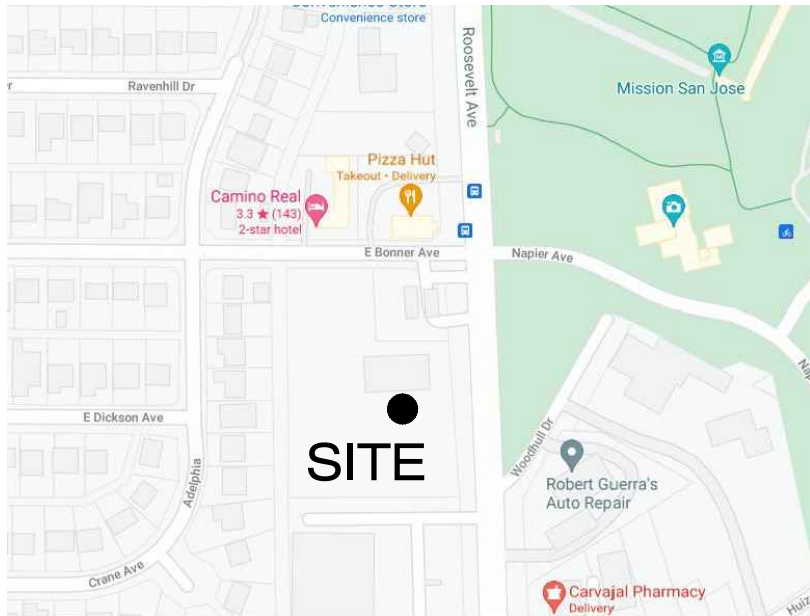
Project No. 2021-135

Date: NOV 11 2021

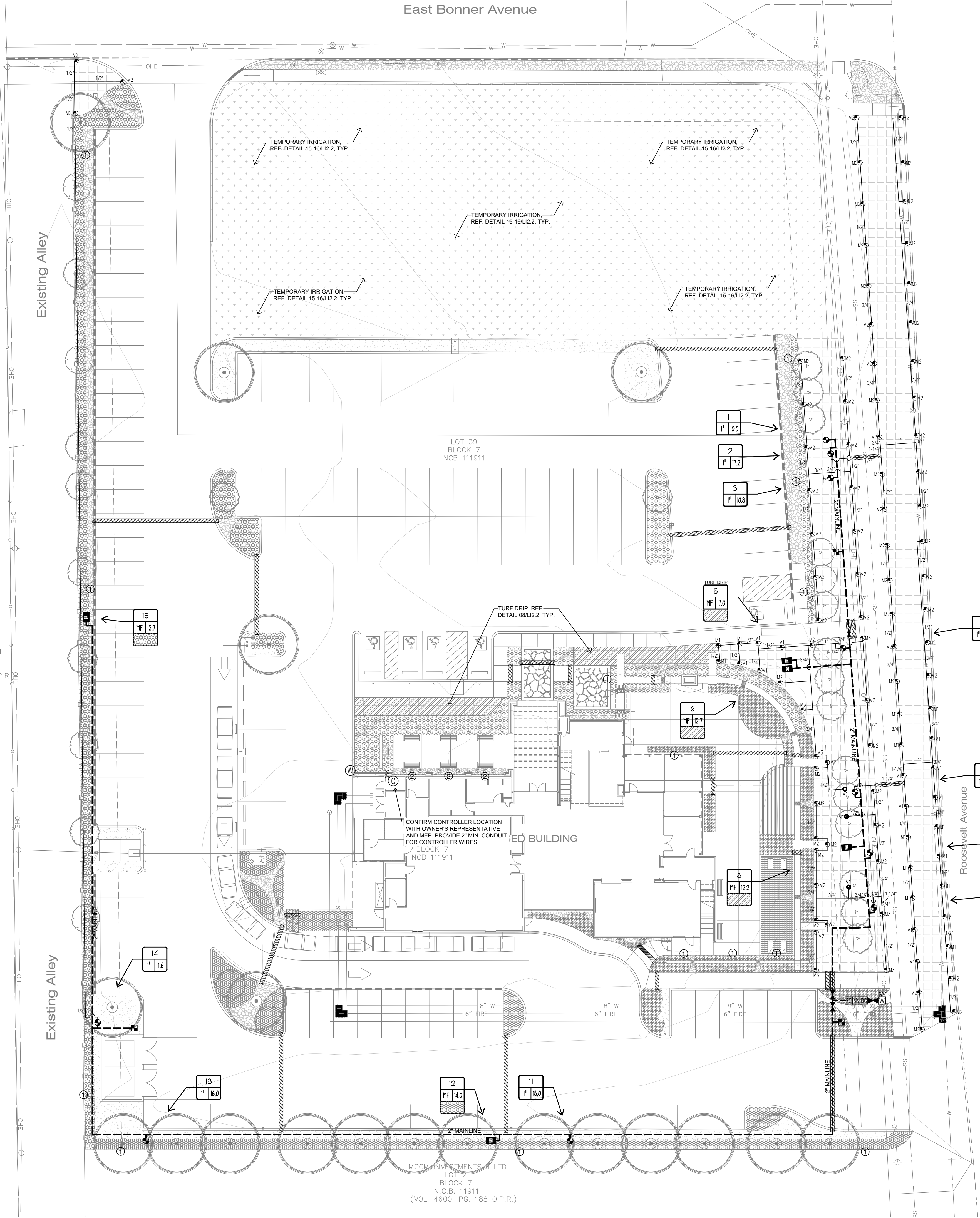
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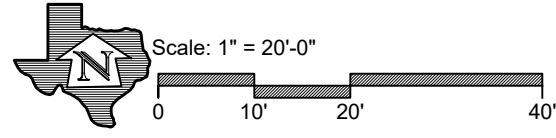


VICINITY MAP (N.T.S.)



RAVENHILL SUBDIVISION UNIT  
BLOCK 7  
N.C.B. 11911  
(VOL. 3700, PG. 254 D.P.R.)

MCCM INVESTMENTS II, LTD.  
LOT 2  
BLOCK 7  
N.C.B. 11911  
(VOL. 4600, PG. 188 O.P.R.)



Revisions:

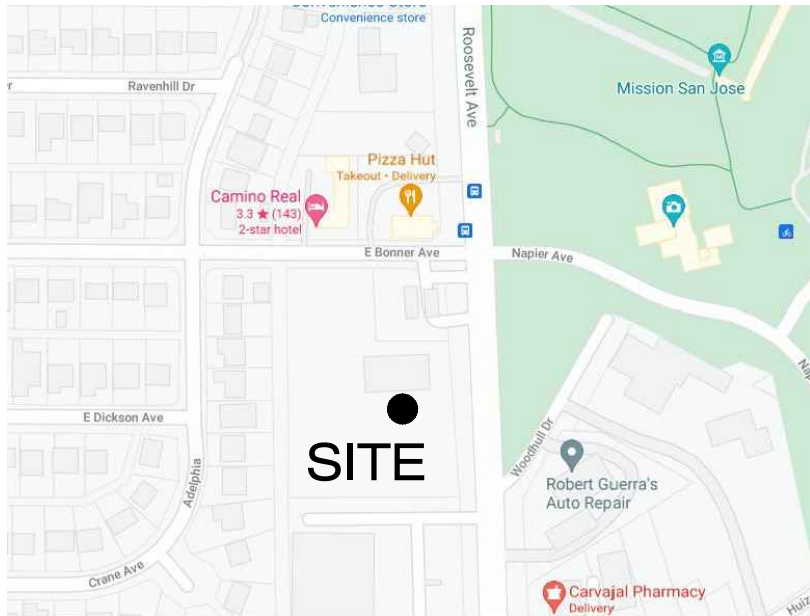

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
**IRRIGATION PLAN**

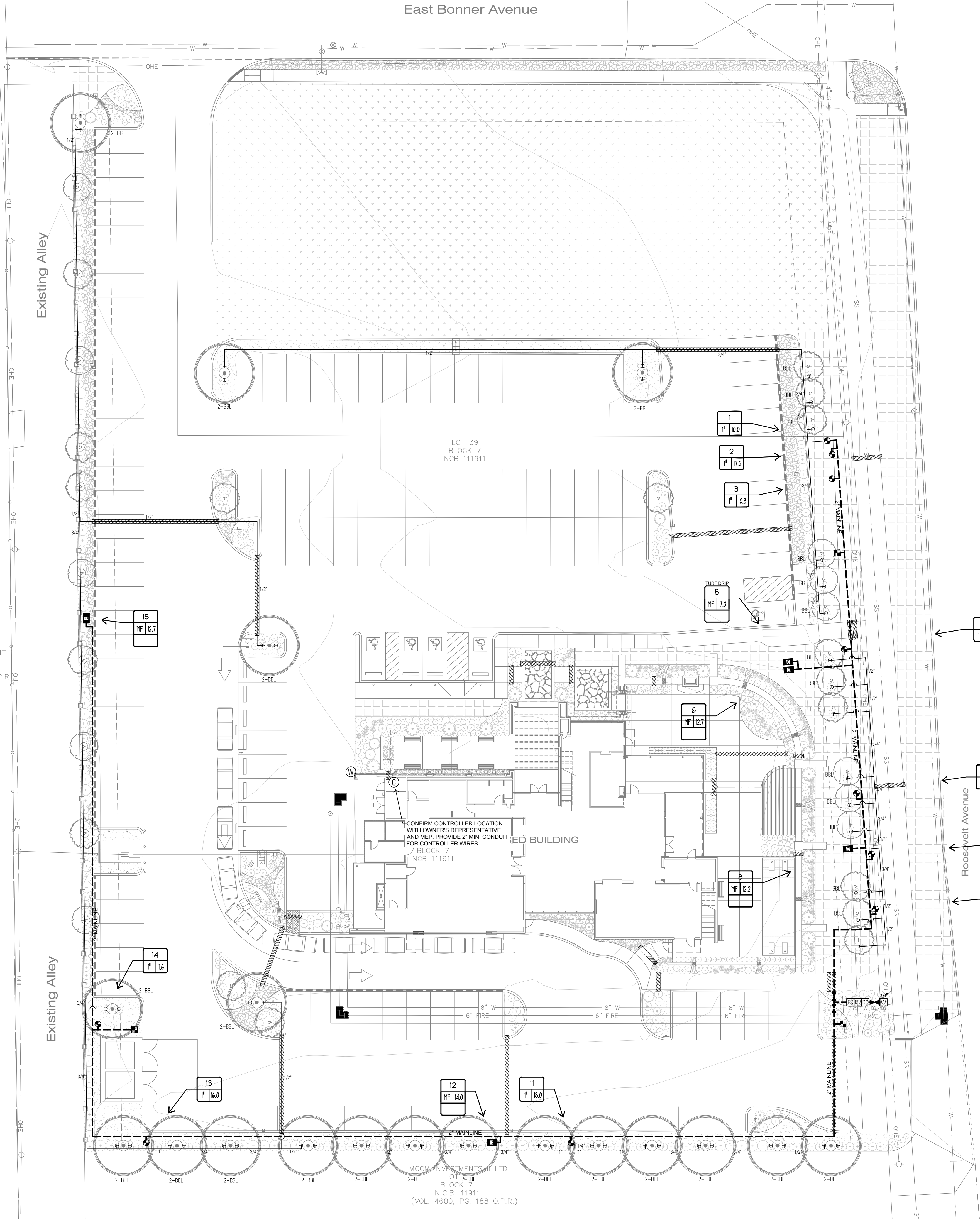
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Project No. 2021-135  
Date: NOV 11 2021  
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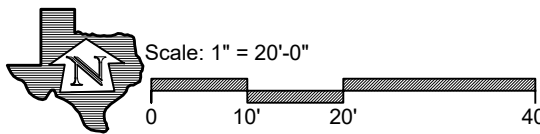


VICINITY MAP (N.T.S.)



RAVENHILL SUBDIVISION UNIT  
BLOCK 7  
N.C.B. 11911  
(VOL. 3700, PG. 254 D.P.R.)

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BLOCK 7  
N.C.B. 11911  
(VOL. 4600, PG. 188 O.P.R.)



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Revisions:

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
IRRIGATION  
PLAN -  
TREE  
BUBBLERS

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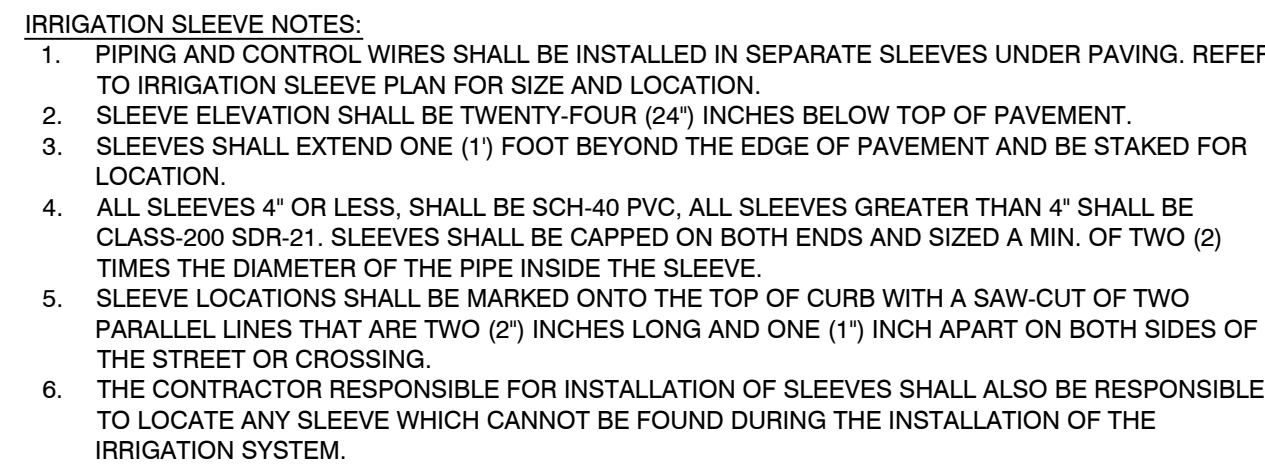
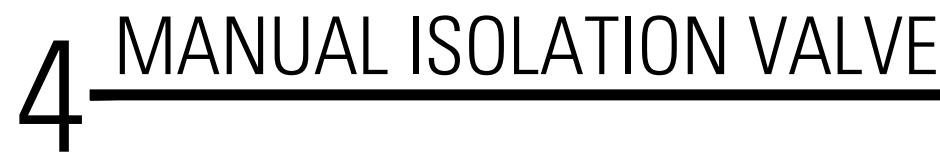
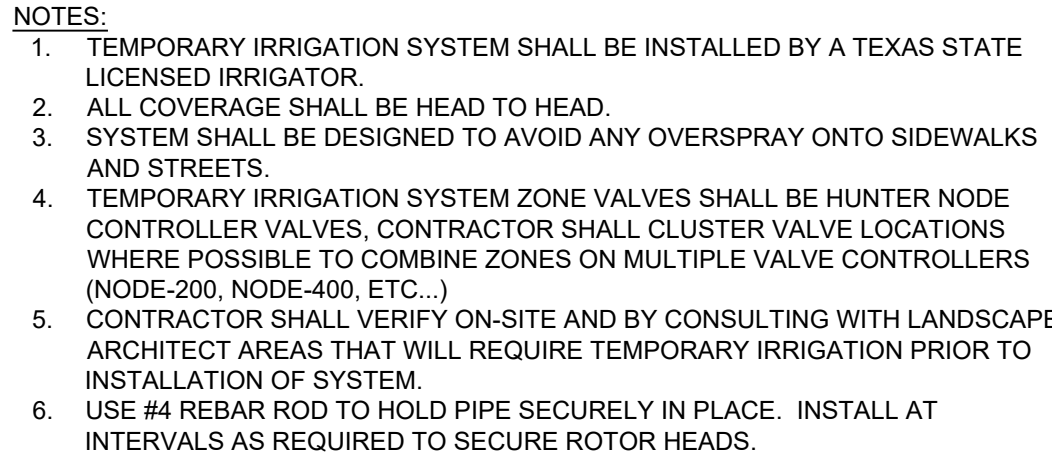
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NOTE: ORIGINAL DRAWINGS ARRANGED FOR 30"x24" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DIMENSIONS ARE "NOT TO SCALE"

## 11 DRIP DESIGN NOTES

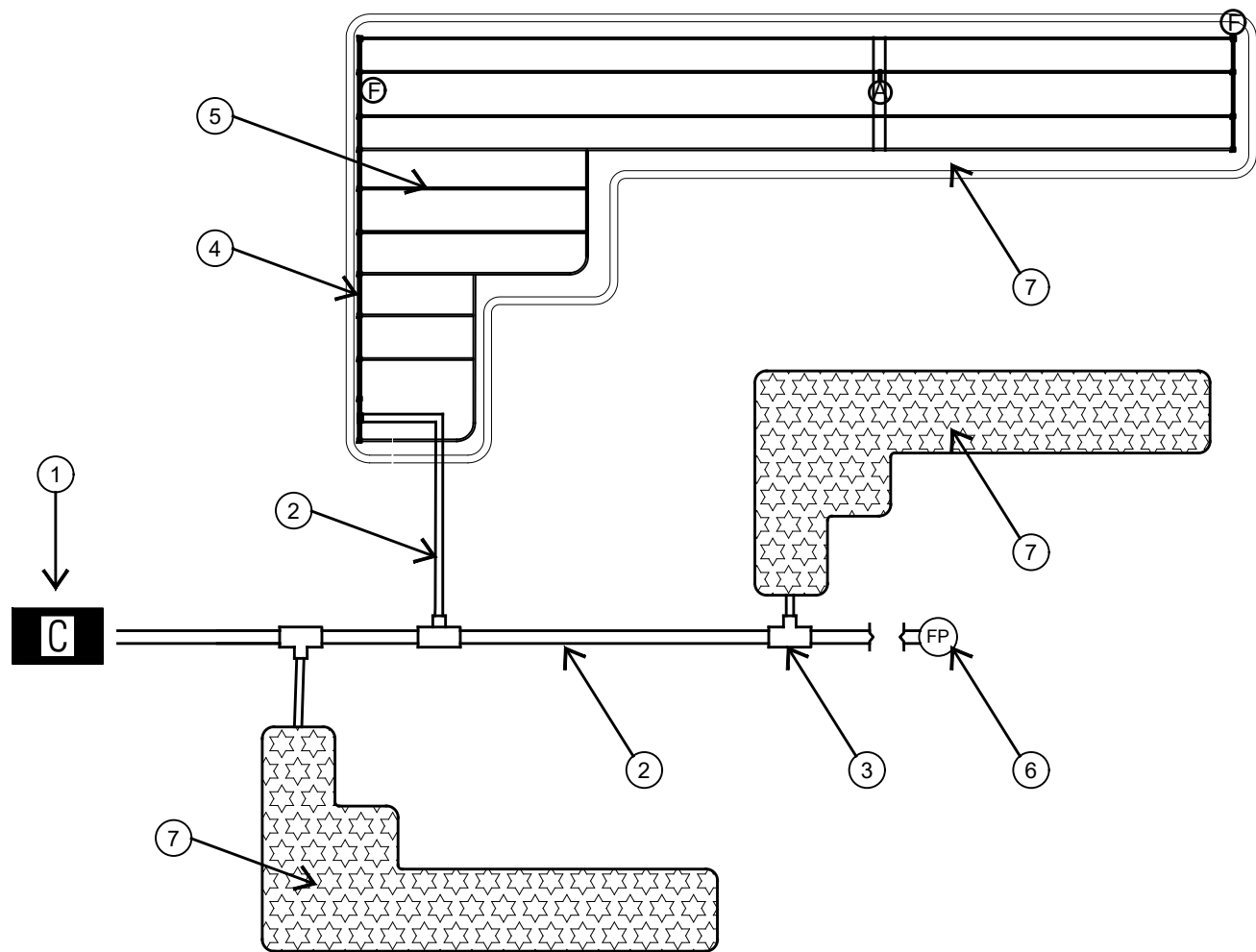
- 1.) DRIP LINE SHALL BE BURIED 3" TO 5" BELOW FINISHED SOIL GRADE IN PLANTING BEDS AFTER PLANTING AND BEFORE MULCH AND 4" TO 6" BELOW FINISHED GRADE IN TURF AREAS.
- 2.) STAGGER EMITTER SPACING IN PARALLEL ROWS TO CREATE TRIANGULAR WETTING PATTERN.
- 3.) ALL DRIP LINE SHALL BE SECURED USING SOIL STAPLES AS SUPPLIED BY THE MANUFACTURER SPACED A MAX. OF 3' ON CENTER.
- 4.) DRIP LATERALS SHOWN ON THE PLANS ARE USED TO INDICATE ZONING SIZES AND RELATIONSHIPS. INSTALLATION OF DRIP ZONES SHALL FOLLOW ONE OF THE TWO METHODS DESCRIBED IN DTLs. 2/3-LI 2.2. AND NETAFIM'S RECOMMENDED INSTALLATION SPECIFICATIONS.
- 5.) NETAFIM HCVXR SERIES DRIP LINE SHALL BE USED AS FOLLOWS:  
TURF AREAS: TLHCVXR7-12, ROWS SPACED AT 12 INCHES  
BED AREAS: TLHCVXR11-18, ROWS SPACED AT 18 INCHES  
BED AREAS WITH SLOPE 3:1 OR MORE: TLHCVXR7-12
- 6.) WHEN CONFLICTS OCCUR BETWEEN THESE DRAWINGS AND THE MANUFACTURER'S SPECIFICATIONS DEFER TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
- 7.) EACH DRIP ZONE SHALL HAVE A DRIP SYSTEM OPERATION INDICATOR, AS MANUFACTURED BY NETAFIM. INSTALL PER NETAFIM RECOMMENDATIONS.

PROPER SIZING OF SUPPLY AND EXHAUST HEADERS  
(17MM HCVXR SERIES DRIPLINE)

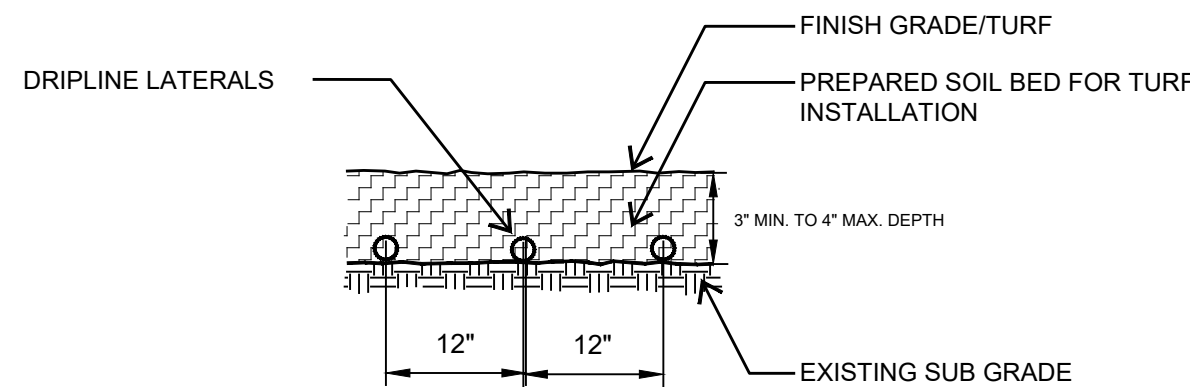
TOTAL ZONE FLOW	PIPE SIZE
UP TO 5 GPM	1/2" SCH 40 PVC or 1/2" CLASS 315 PVC
5.1 TO 8 GPM	3/4" CLASS 200 PVC
8.1 TO 13 GPM	1" CLASS 200 PVC
13.1 TO 22 GPM	1-1/4" CLASS 200 PVC
22.1 TO 31 GPM	1-1/2" CLASS 200 PVC

NOTE: A 45 PSI PRESSURE REGULATOR IS RECOMMENDED TO OBTAIN MAXIMUM RUN LENGTHS AND MAXIMIZE ZONE SIZE WHEN INSTALLING HCVXR SERIES DRIPLINE.

## 10 DRIP HATCH LAYOUT

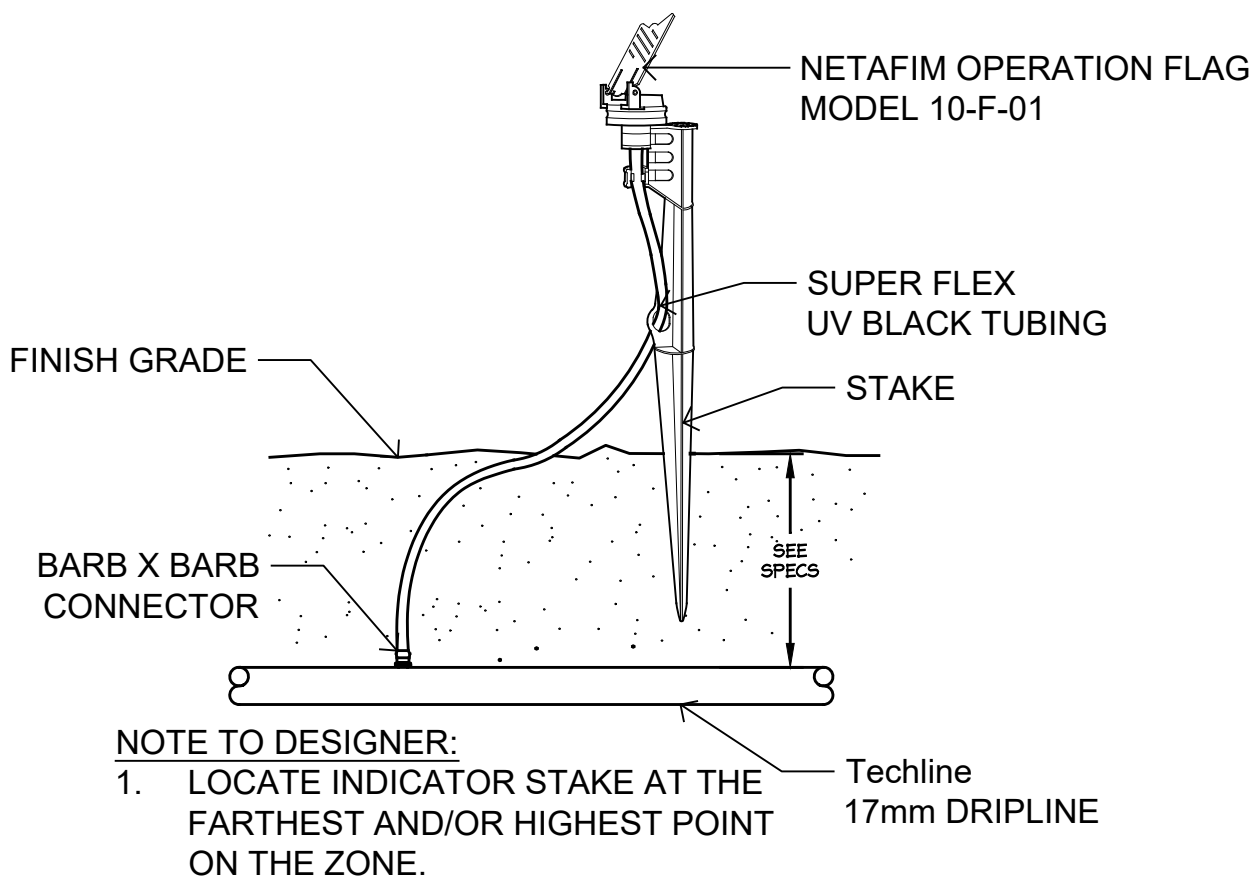


## 8 TURF DRIP

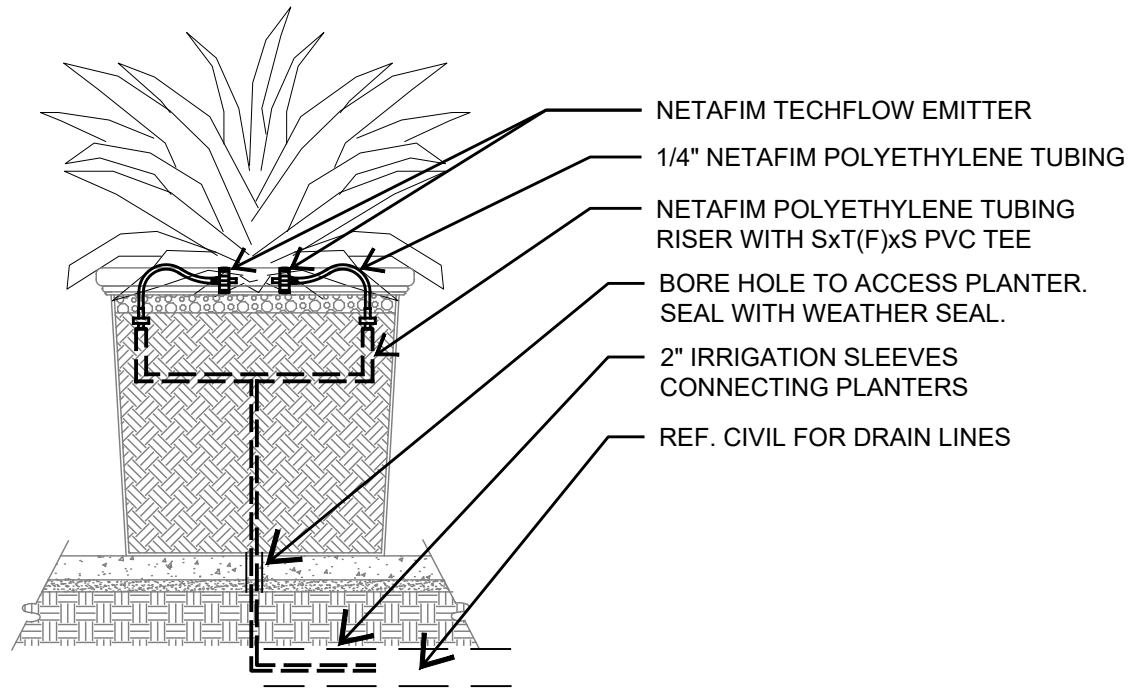


NOTE: PER NETAFIM MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL NOT EXCEED 12" SPACING BY MORE THAN 15%. SPACING WILL VARY DEPENDING ON WIDTH OF AREA BEING IRRIGATED.

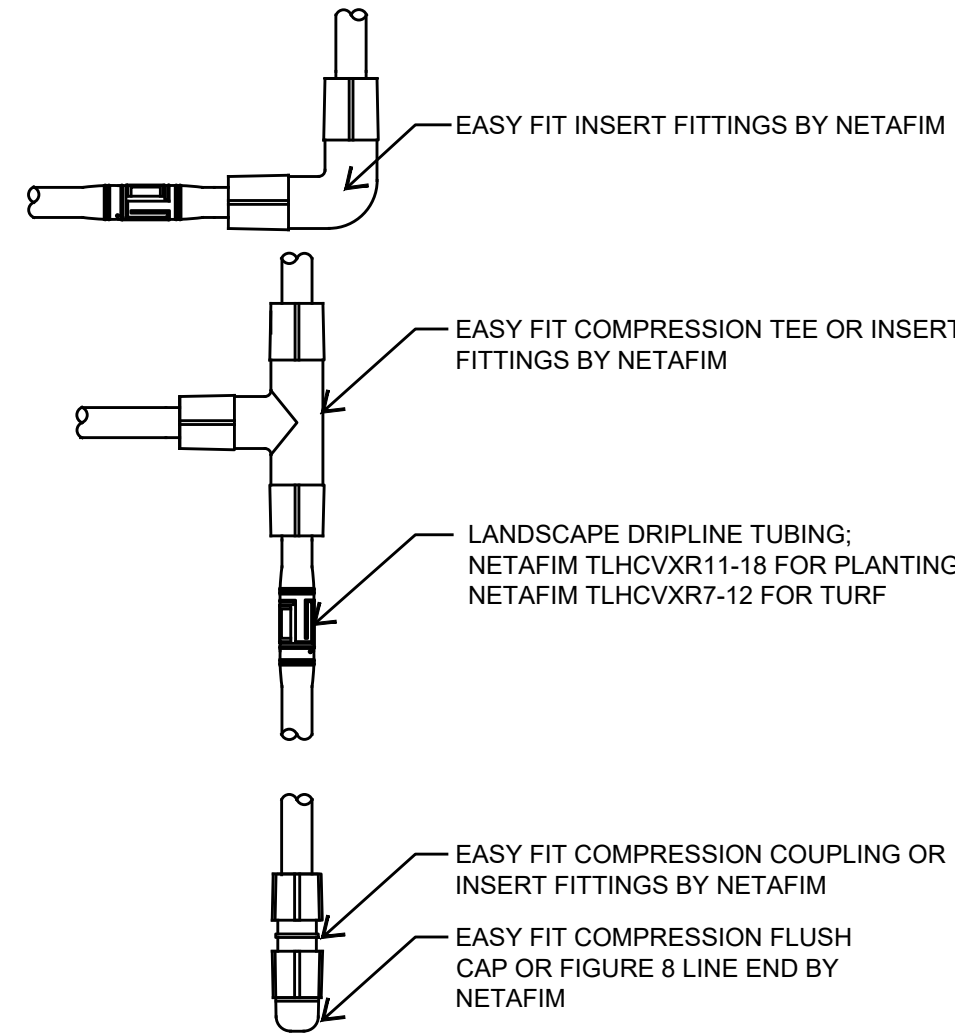
## 7 OPERATION INDICATOR



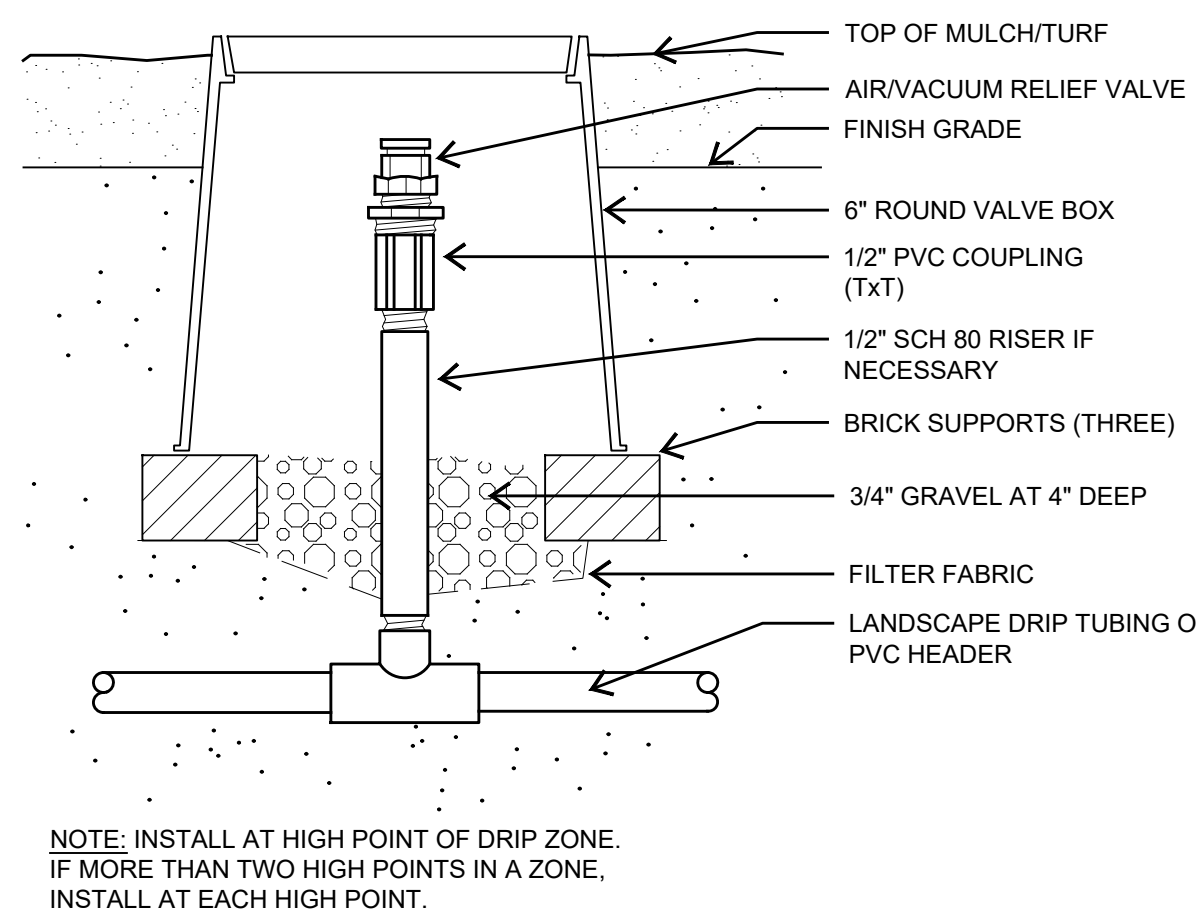
## 9 PLANTING POT EMITTERS



## 6 DRIPLINE FITTINGS

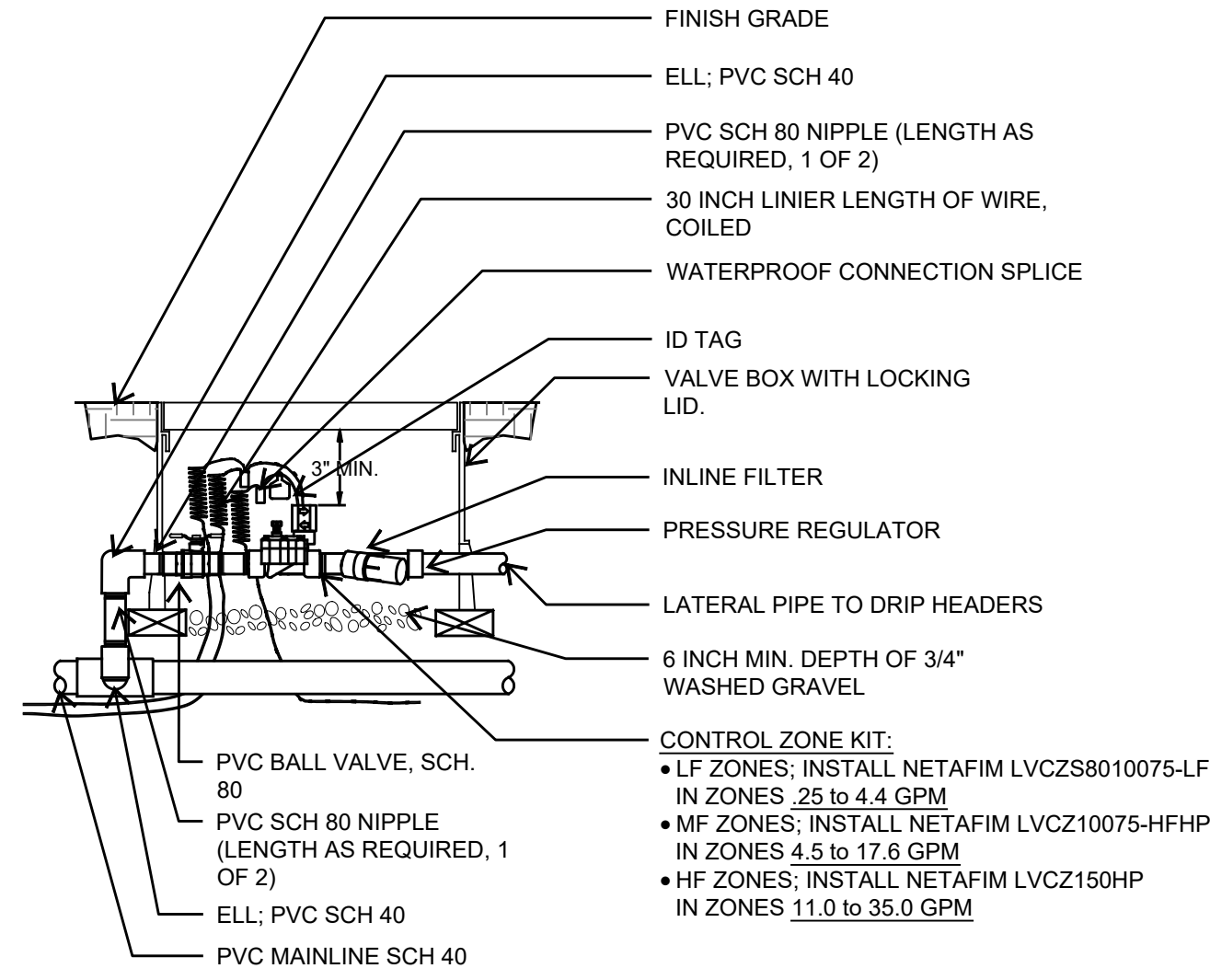


## 5 DRIPLINE FLUSH VALVE

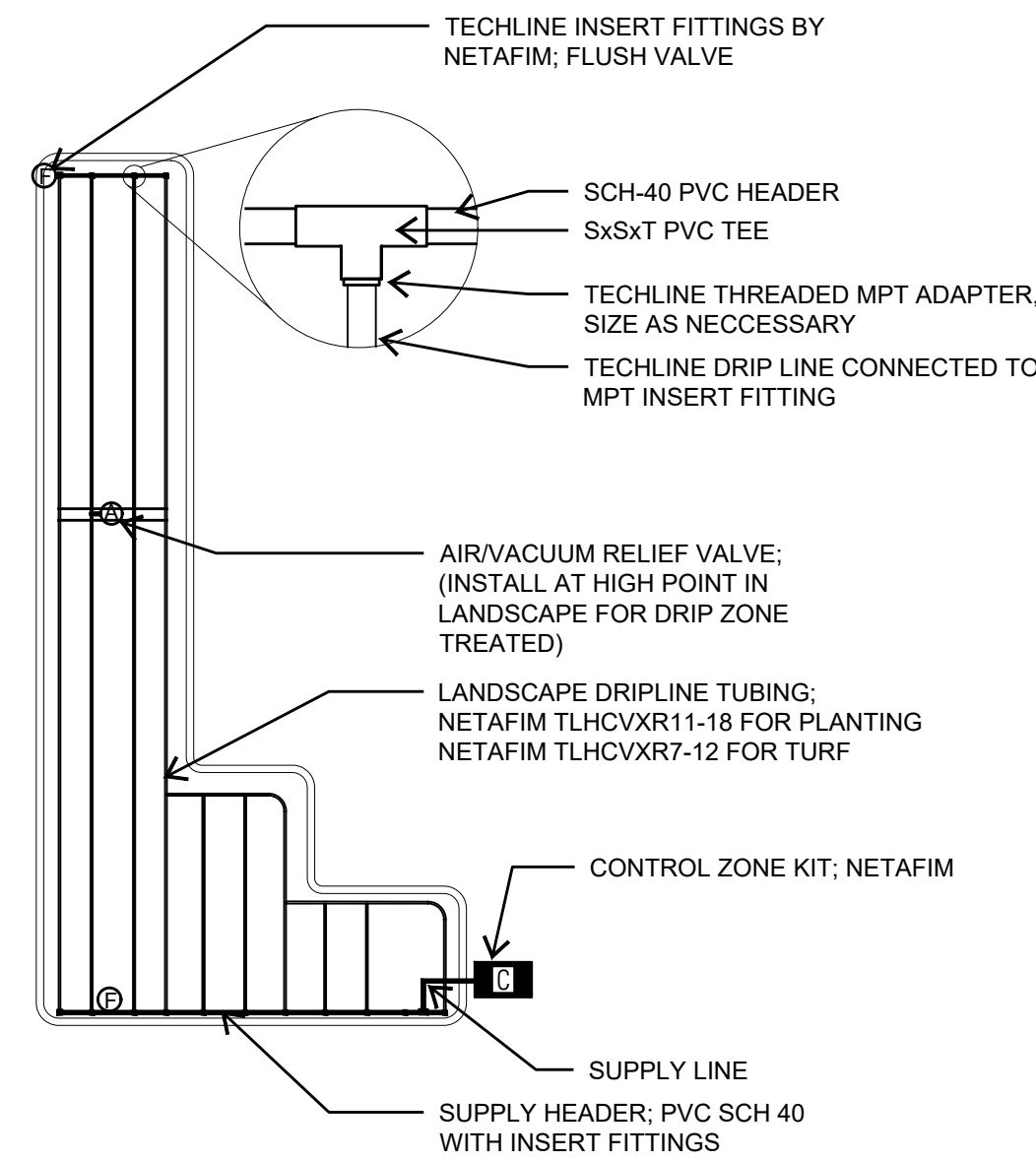


## 4 AIR RELIEF VALVE

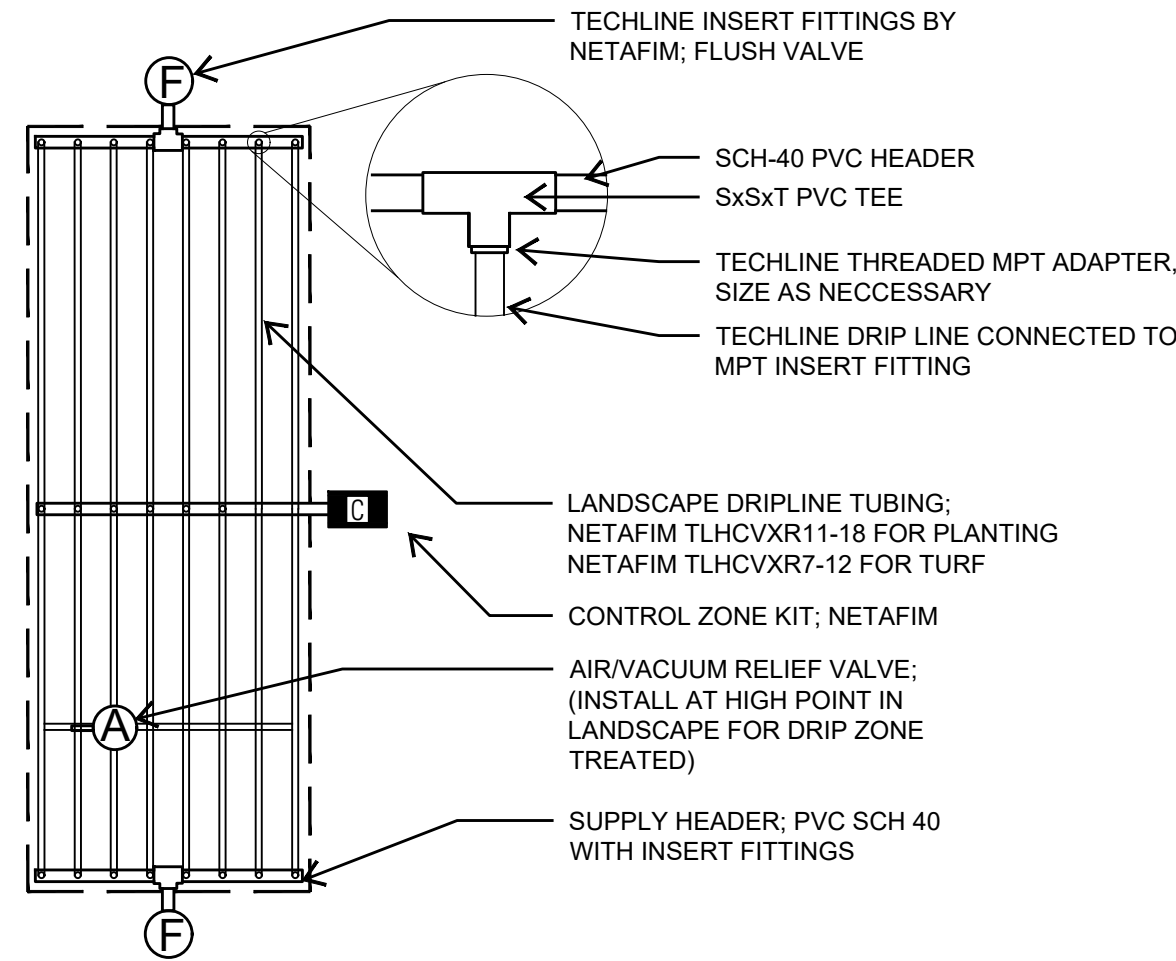
## 1 CONTROL ZONE KIT



## 2 DRIPLINE INSTALLATION (END FEED)



## 3 DRIPLINE INSTALLATION (CENTER FEED)



NEW RESTAURANT  
NICHAS COMIDA MEXICANA

3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
IRRIGATION  
DETAILS

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Date: NOV 11 2021

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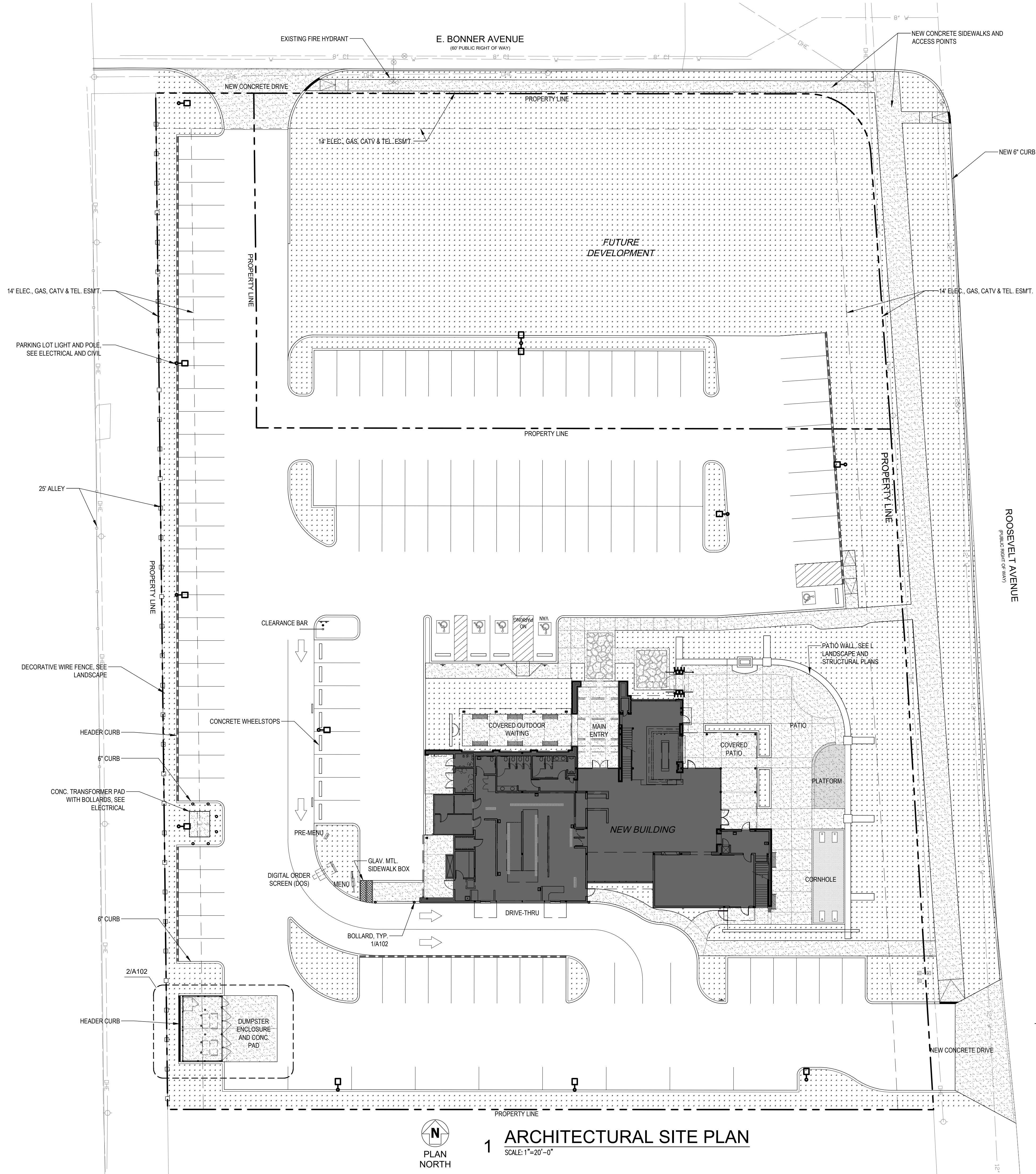
Consultant



Revisions:



NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE NOT TO SCALE.



## GENERAL NOTES - SITE PLAN

- CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS FINISH PLANS AND SHALL AT ONCE REPORT TO THE PROJECT ARCHITECT ANY INCONSISTENCY OR OMISSION HE/SHE MAY DISCOVER.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE PROJECT ARCHITECT/DESIGNER BEFORE CONTINUING WITH CONSTRUCTION.
- SEE CIVIL DRAWINGS FOR DIMENSIONS, GRADING, SITE UTILITIES, STRIPING, VEHICULAR SIGNAGE, ACCESSIBILITY DETAILS, ETC.
- SEE LANDSCAPE DRAWINGS FOR ALL PLANTINGS, TURF, PATIO AND ENTRY PAVING, SHADE TREES, SPECIAL FEATURES, ETC.
- ALL DRIVE-THRU EQUIPMENT (PRE-MENU BOARD, MENU BOARD DIGITAL ORDER SCREEN W/ CANOPY, DIRECTIONAL SIGNS, HEIGHT RESTRICTION BAR) SHALL BE PROVIDED AND INSTALLED BY OWNER UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR SHALL COORDINATE ALL REQUIRED FOUNDATION AND ELECTRICAL CONDUIT PRIOR TO INSTALLATION.

GRG

architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect

REGISTERED ARCHITECT  
EDWARD A. CHAVEZ  
16906  
STATE OF TEXAS

12/02/2021

Consultant

Revisions:

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
ARCHITECTURAL SITE  
PLAN

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Project No. 19-0703  
Date: 02 DEC 2021  
Page:

A101

## SITE LEGEND

- PLANTINGS AND/OR TURF.  
SEE LANDSCAPE DWGS.
- CONCRETE WALKS, DRIVES,  
SEE CIVIL



## 1 ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"



**NOTE:** VERIFY DUMPSTER SIZES AND LAYOUT WITH OWNER OPERATIONS PRIOR TO COMMENCEMENT OF WORK.

NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE; IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE"

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Project No. 19-07

Date: 02 DEC 20

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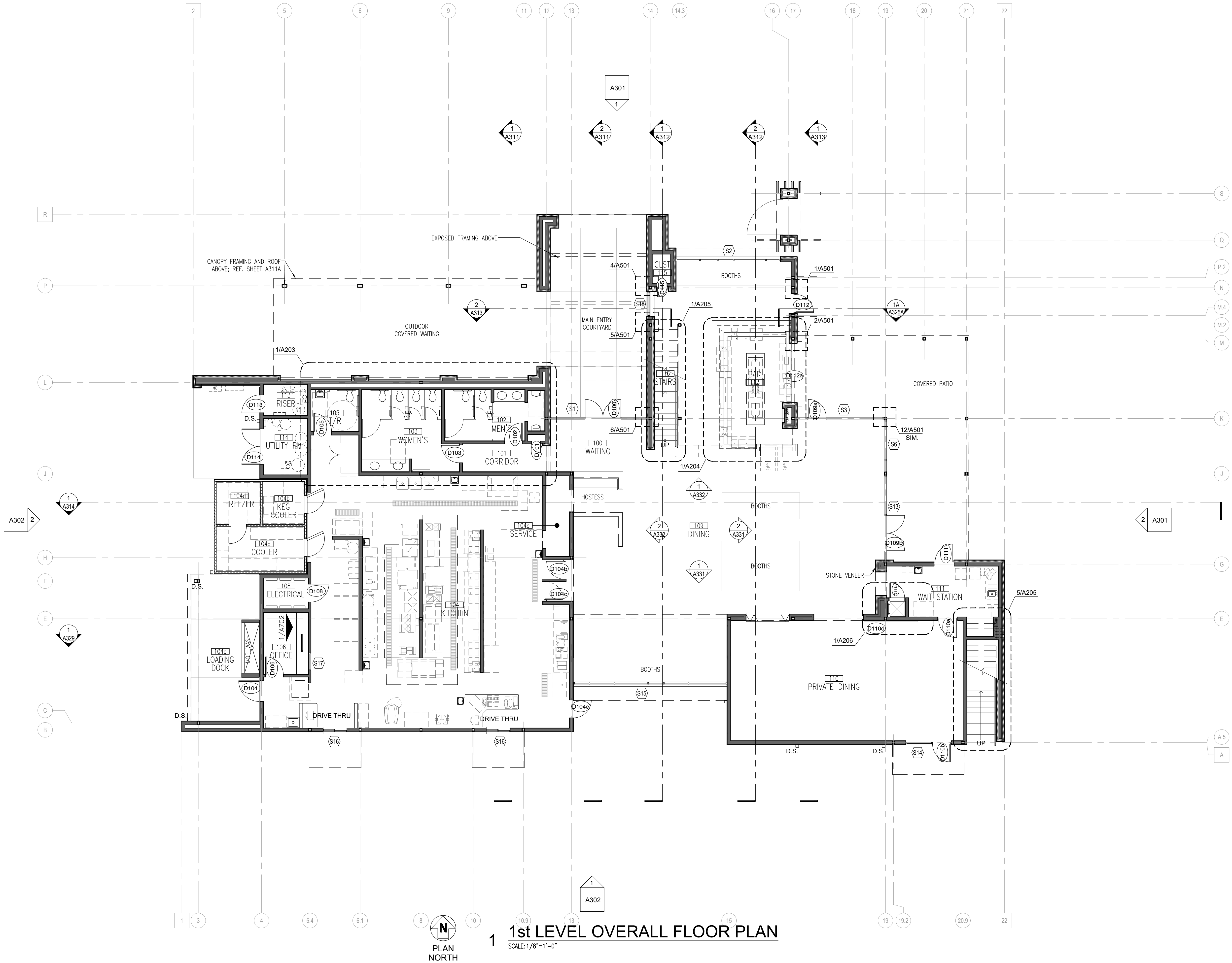


GENERAL NOTES - PLAN

- A. CONTRACTOR SHALL COORDINATE INSPECTIONS (IF REQUIRED) BY STATE AND LOCAL AGENCIES AND MEET ANY APPLICABLE CODE FOR THE INTERIOR FINISH OUT RENOVATION PROJECT. NOTIFY ARCHITECT AND OWNER THROUGHOUT THE PROCESS.
- B. ALL DIMENSIONS TO FACE OF GYP. BD WALL UNLESS OTHERWISE NOTED ON THE PLANS.
- C. ALL WORK SHALL BE SCHEDULED IN A MANNER TO MAINTAIN THE OWNERS CONTINUOUS USE OF THE BUILDING.
- D. ALL CONSTRUCTION DEBRIS AND MATERIALS SHALL BE REMOVED WITH MINIMAL DISTURBANCE. COORDINATE DEBRIS REMOVAL AND DISPOSAL WITH THE OWNER'S REPRESENTATIVE. CONSTRUCTION MANAGER. ENSURE EXISTING FLOORS, WALLS, CEILING, ETC. ARE PROTECTED DURING THE PROCESS.
- E. MAINTAIN A CLEAN AND SAFE WORK ENVIRONMENT AND ENSURE PUBLIC AREAS ARE FREE OF DEBRIS. PROPERLY DISPOSE OF ALL MATERIALS.
- F. LOCATE TEMPORARY WALLS WITH EXIT SIGNS WHERE REQUIRED. DO NOT BLOCK EXISTING FIRE EXITS. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE BEFORE ERECTING TEMPORARY PARTITIONS FOR COORDINATION OF THESE WALLS.
- G. RENOVATION WORK WILL BE COORDINATED AND GOVERNED BY THE EXTENT AND REQUIREMENTS OF THE NEW CONSTRUCTION.
- H. SEE TAS/ADA SHEETS FOR TOILET ACCESSORY MOUNTING HEIGHTS.
- I. RECESSED ITEMS SHALL MAINTAIN WALL RATING ASSEMBLY.
- J. PROVIDE CAULK AT ALL INTERIOR DOOR FRAMES, PARTITIONS, DEVICE BOXES, ETC.

SYMBOL LEGEND - PLAN

- NEW WALL
- NEW WALL WITH STONE VENEER
- NEW DOOR(S) AND FRAME AS SCHED.
- ALUM. STOREFRONT WINDOW SYSTEM AS SCHED.



NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"X24" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE".

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118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect

REGISTERED ARCHITECT  
EDWARD A. CHAVEZ  
16906  
STATE OF TEXAS  
12/02/2021

Consultant

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NICHAS COMIDA MEXICANA  
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Page Description  
1st LEVEL FLOOR PLAN

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Date: 02 DEC 2021  
Page:

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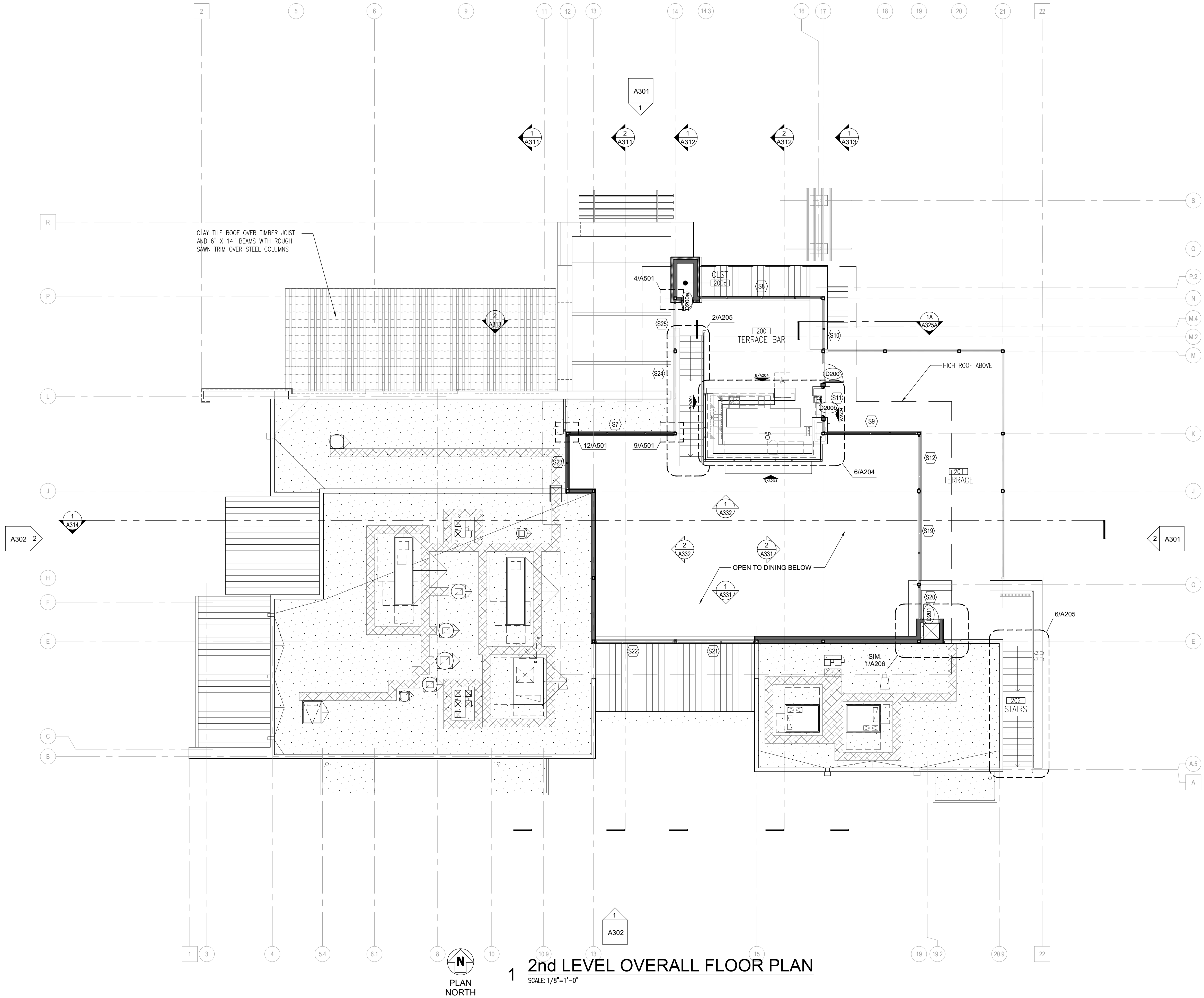


GENERAL NOTES - PLAN

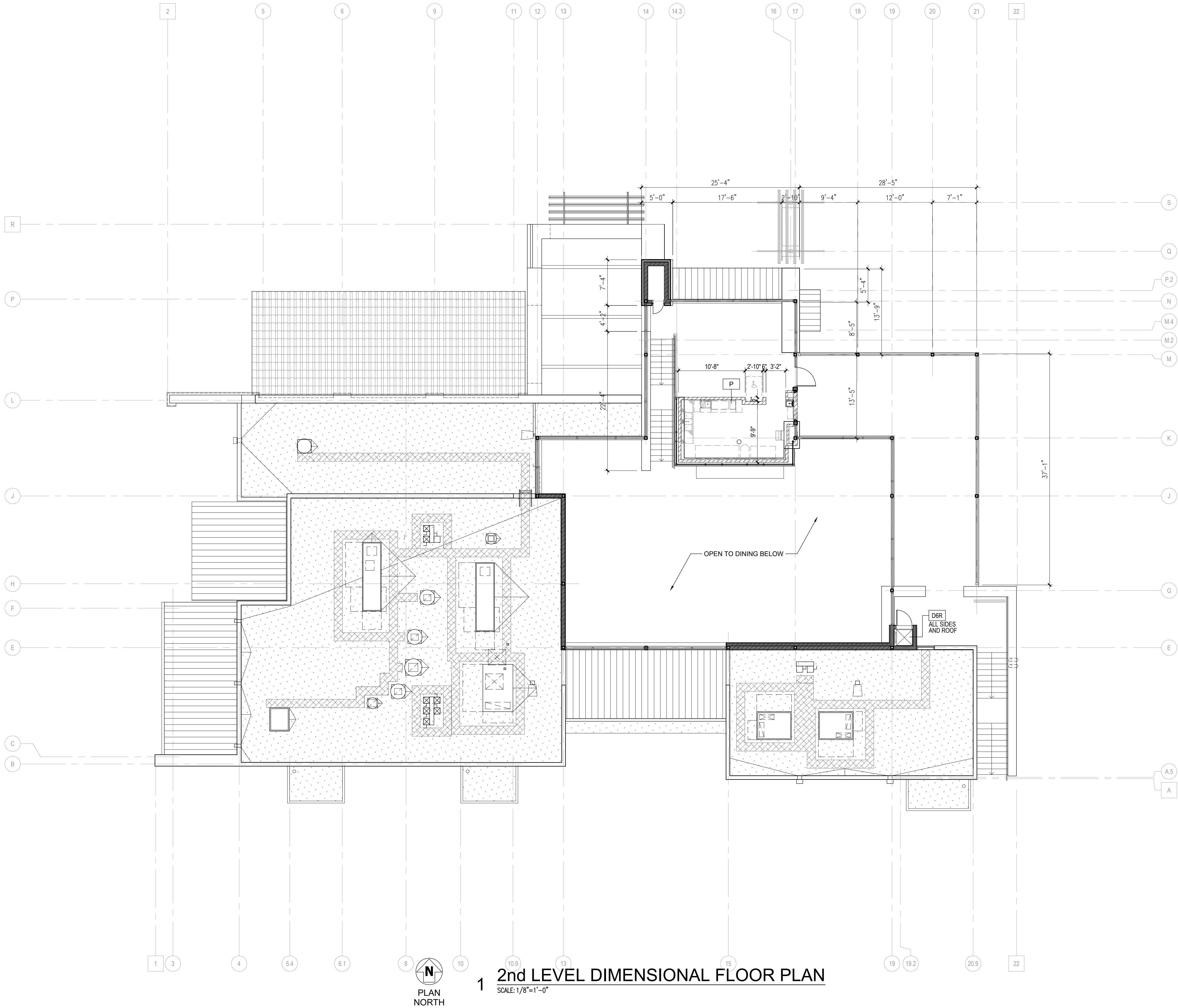
- A. CONTRACTOR SHALL COORDINATE INSPECTIONS (IF REQUIRED) BY STATE AND LOCAL AGENCIES AND MEET ANY APPLICABLE CODE FOR THE INTERIOR FINISH OUT RENOVATION PROJECT. NOTIFY ARCHITECT AND OWNER THROUGHOUT THE PROCESS.
- B. ALL DIMENSIONS TO FACE OF GYP. BD WALL UNLESS OTHERWISE NOTED ON THE PLANS.
- C. ALL WORK SHALL BE SCHEDULED IN A MANNER TO MAINTAIN THE OWNERS CONTINUOUS USE OF THE BUILDING.
- D. ALL CONSTRUCTION DEBRIS AND MATERIALS SHALL BE REMOVED WITH MINIMAL DISTURBANCE. COORDINATE DEBRIS REMOVAL AND DISPOSAL WITH THE OWNER'S REPRESENTATIVE CONSTRUCTION MANAGER. ENSURE EXISTING FLOORS, WALLS, CEILING, ETC. ARE PROTECTED DURING THE PROCESS.
- E. MAINTAIN A CLEAN AND SAFE WORK ENVIRONMENT AND ENSURE PUBLIC AREAS ARE FREE OF DEBRIS. PROPERLY DISPOSE OF ALL MATERIALS.
- F. LOCATE TEMPORARY WALLS WITH EXIT SIGNS WHERE REQUIRED. DO NOT BLOCK EXISTING FIRE EXITS. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE BEFORE ERECTING TEMPORARY PARTITIONS FOR COORDINATION OF THESE WALLS.
- G. RENOVATION WORK WILL BE COORDINATED AND COVERED BY THE EXTENT AND REQUIREMENTS OF THE NEW CONSTRUCTION.
- H. SEE TAS/ADA SHEETS FOR TOILET ACCESSORY MOUNTING HEIGHTS.
- I. RECESSED ITEMS SHALL MAINTAIN WALL RATING ASSEMBLY.
- J. PROVIDE CAULK AT ALL INTERIOR DOOR FRAMES, PARTITIONS, DEVICE BOXES, ETC.

SYMBOL LEGEND - PLAN

- NEW WALL
- NEW WALL WITH STONE VENEER
- NEW DOOR(S) AND FRAME AS SCHED.
- ALUM. STOREFRONT WINDOW SYSTEM AS SCHED.



NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE; IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE."



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SAN ANTONIO, TX. 78205  
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Page Description  
2nd LEVEL  
DIMENSIONAL FLOOR  
PLAN

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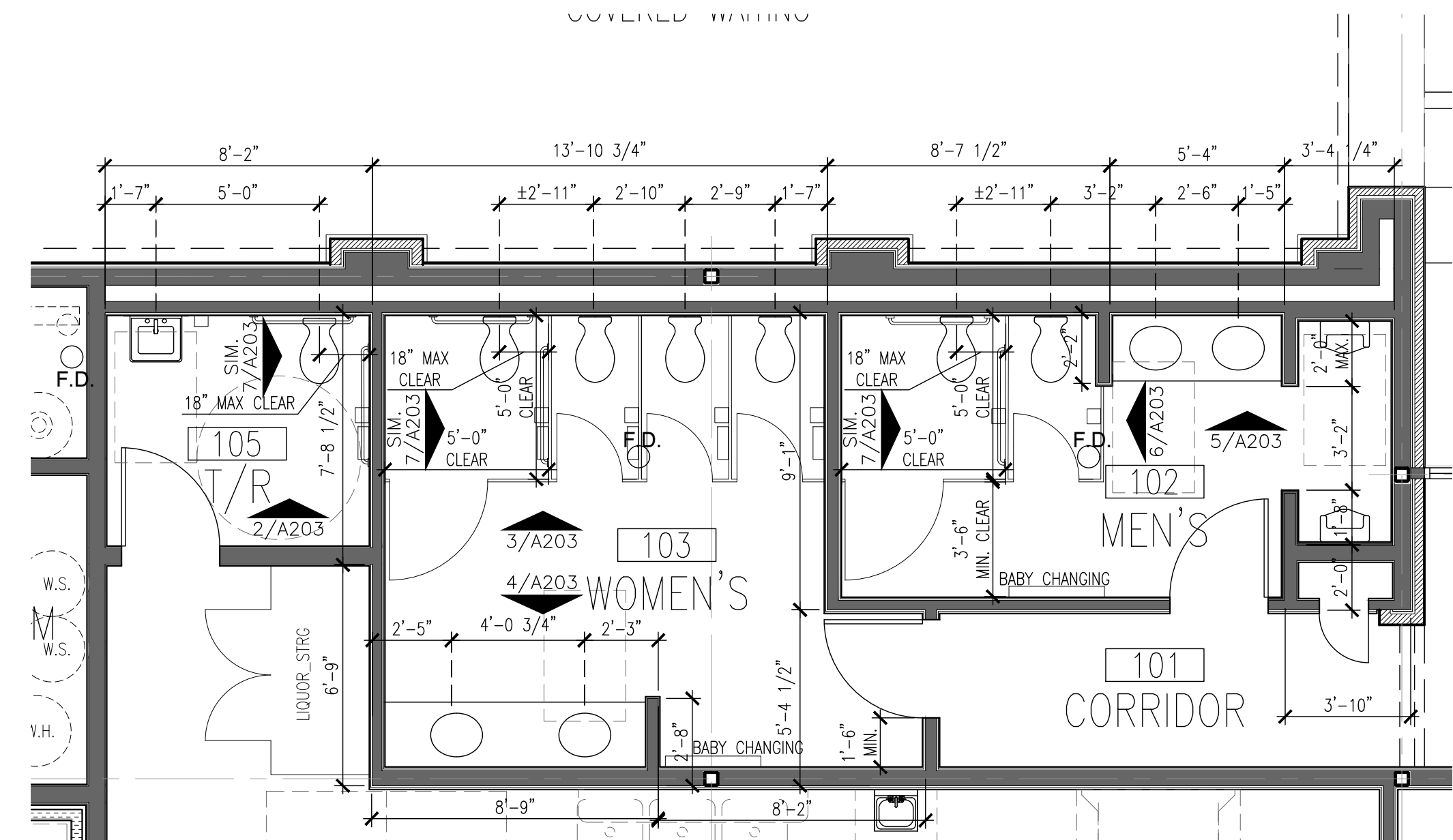
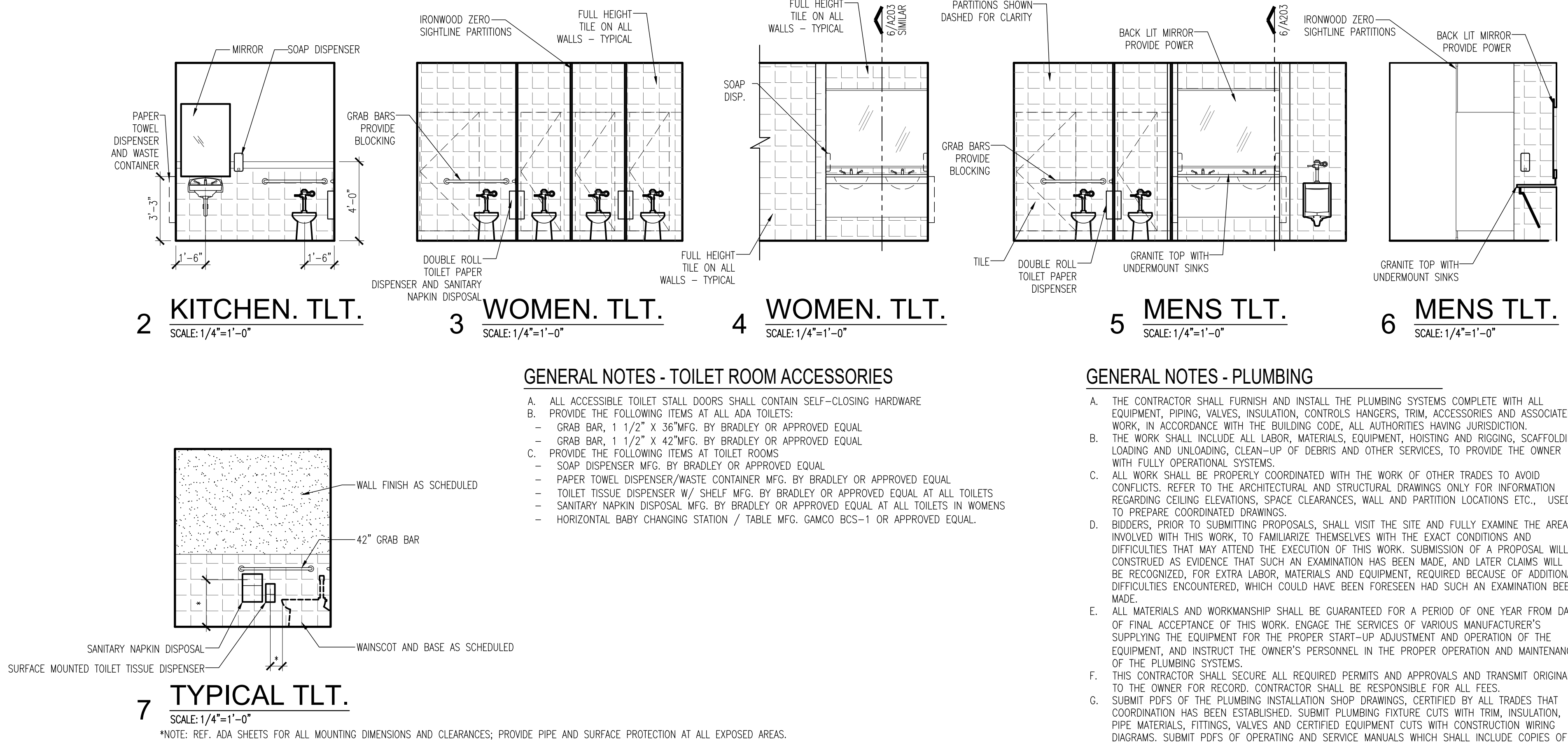
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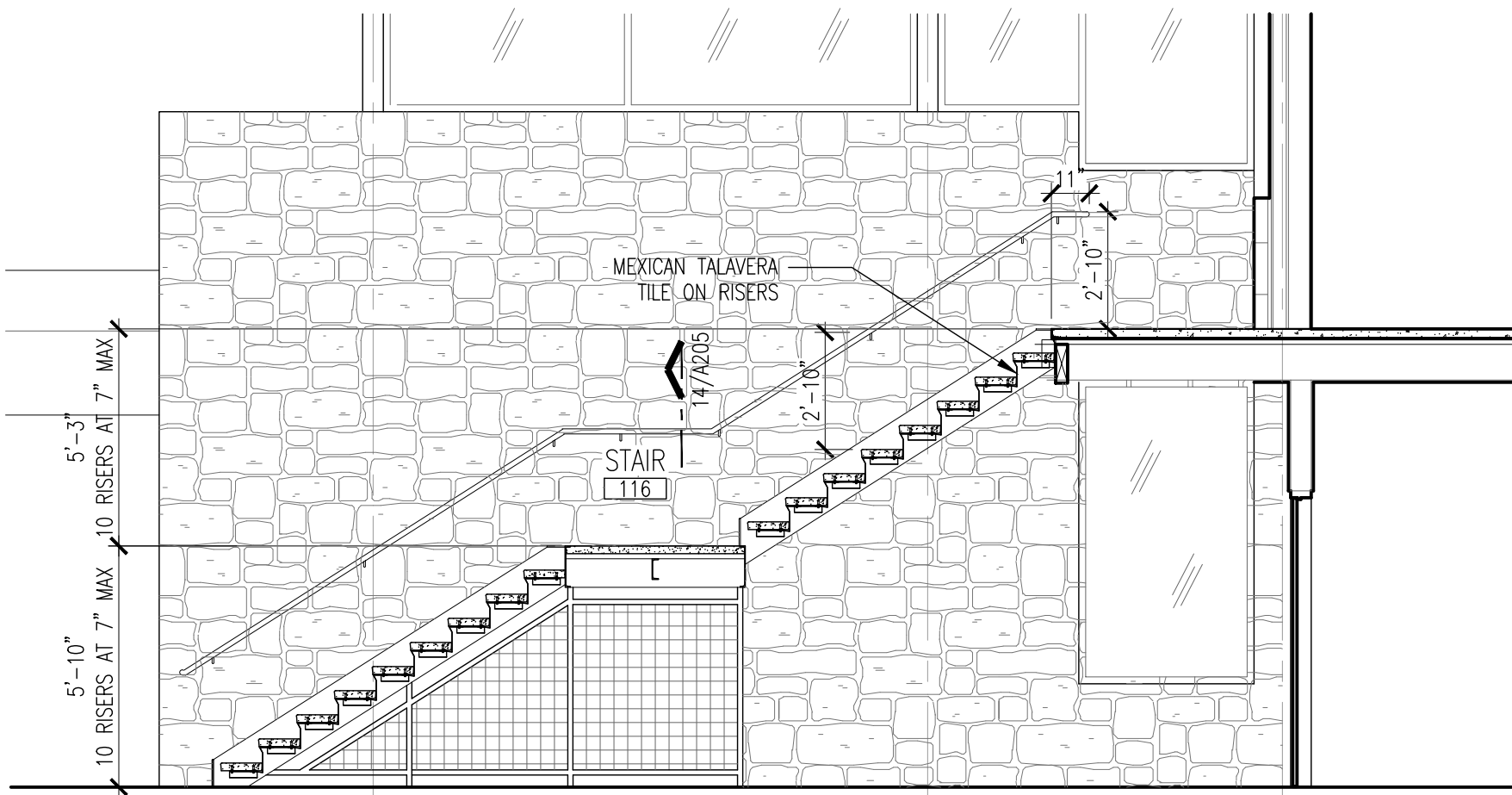
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ENLARGED TOILET ROOM PLANS AND ELEVATIONS
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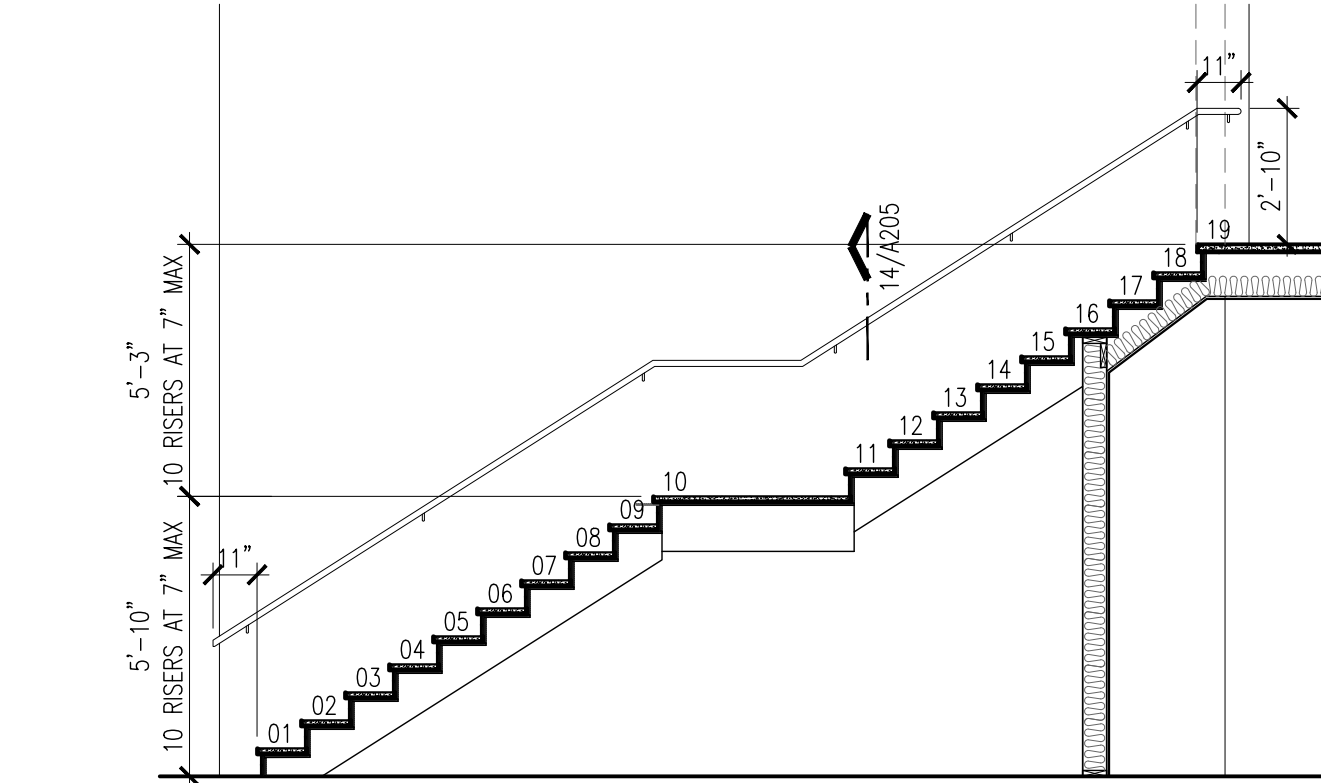




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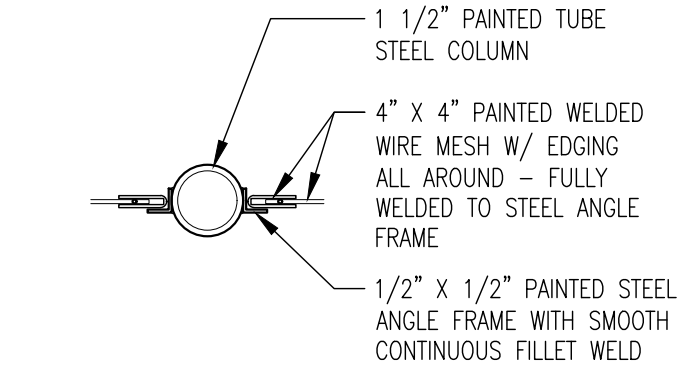


4 STAIR 116 - SECTION  
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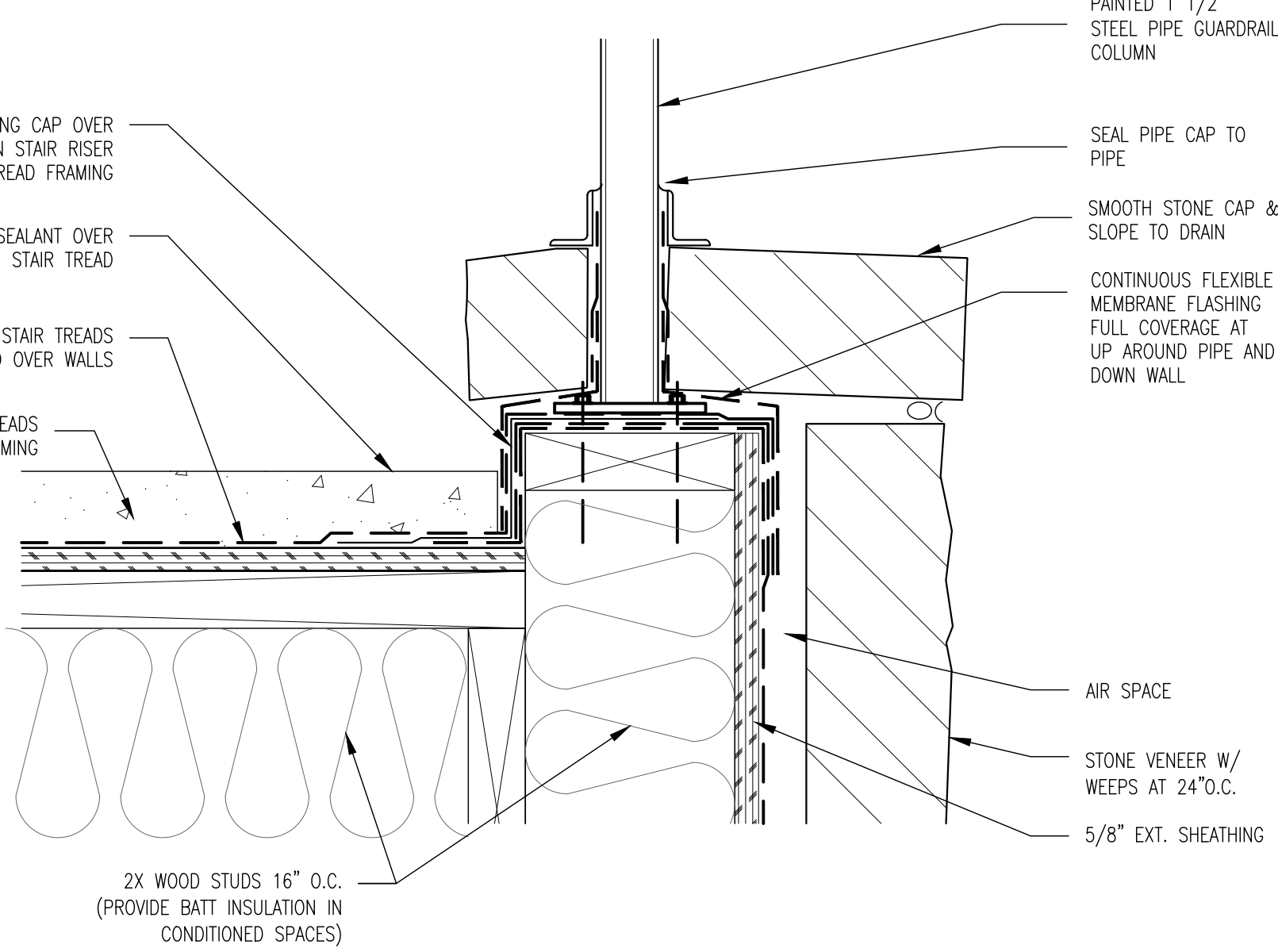


8 STAIR 202 - SECTION  
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14 WALL-MOUNTED HANDRAIL DETAIL  
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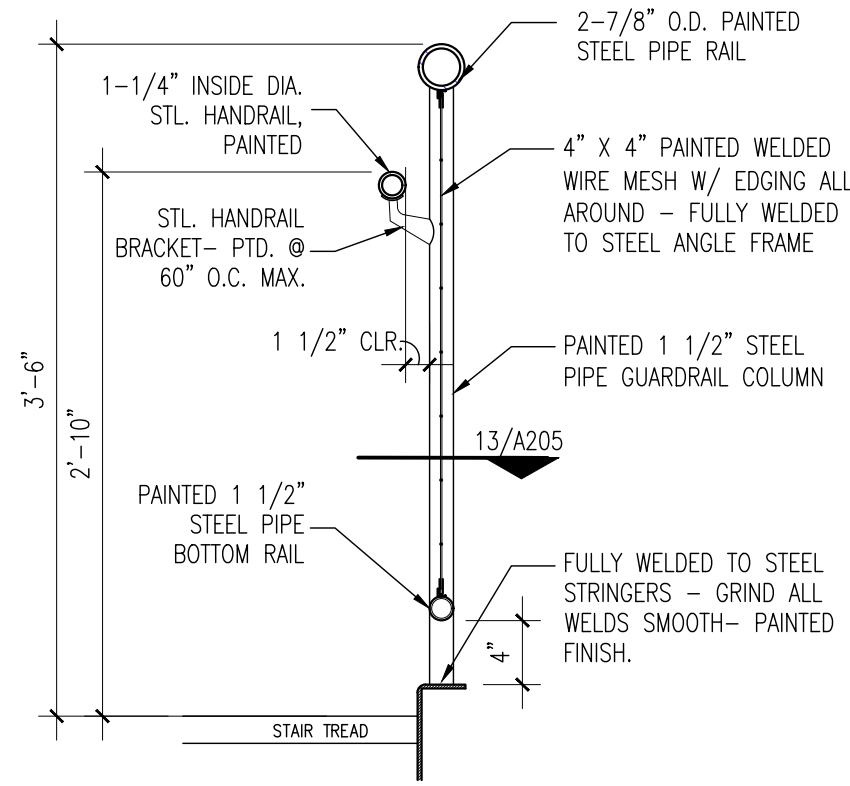


13 GUARDRAIL INFILL PANEL DETAIL  
Scale: 3"=1'-0"

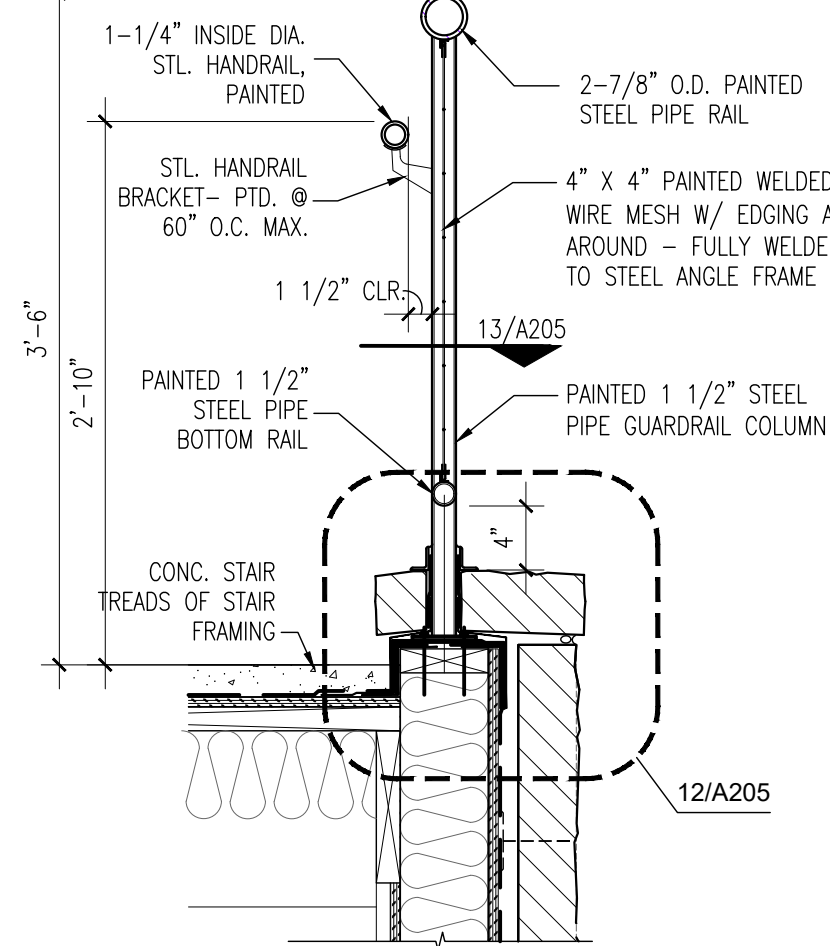


12 GUARDRAIL WATERPROOFING DETAIL  
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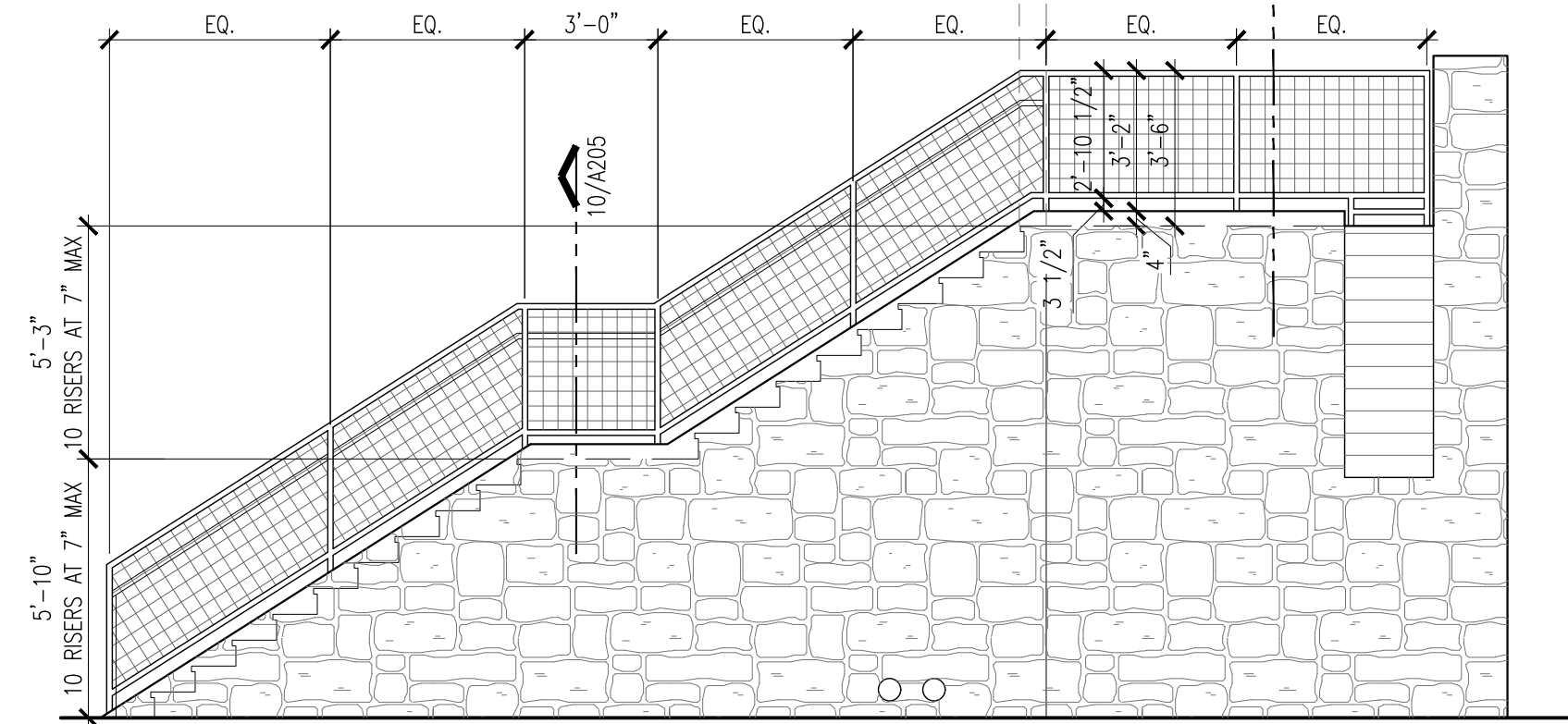
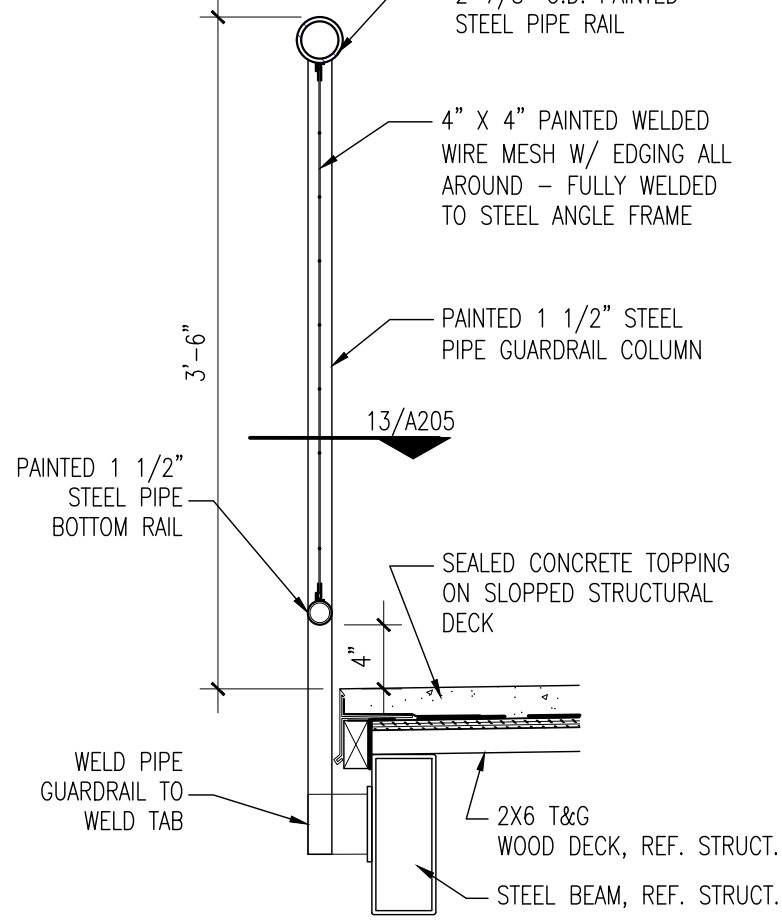
11 STAIR 116 - GUARDRAIL SECTION MOUNTED TO STEEL STRINGER  
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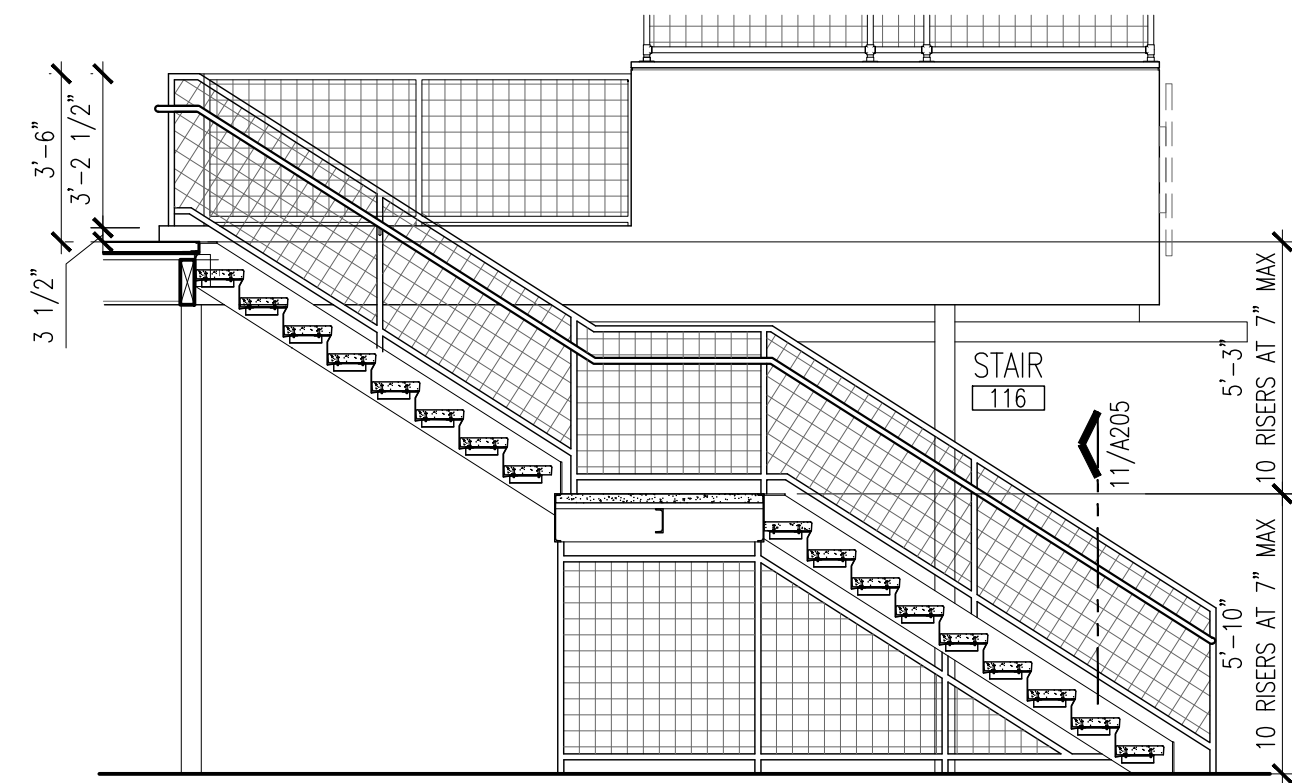
10 STAIR 202 - GUARDRAIL SECTION MOUNTED TO EXT. STONEWALL  
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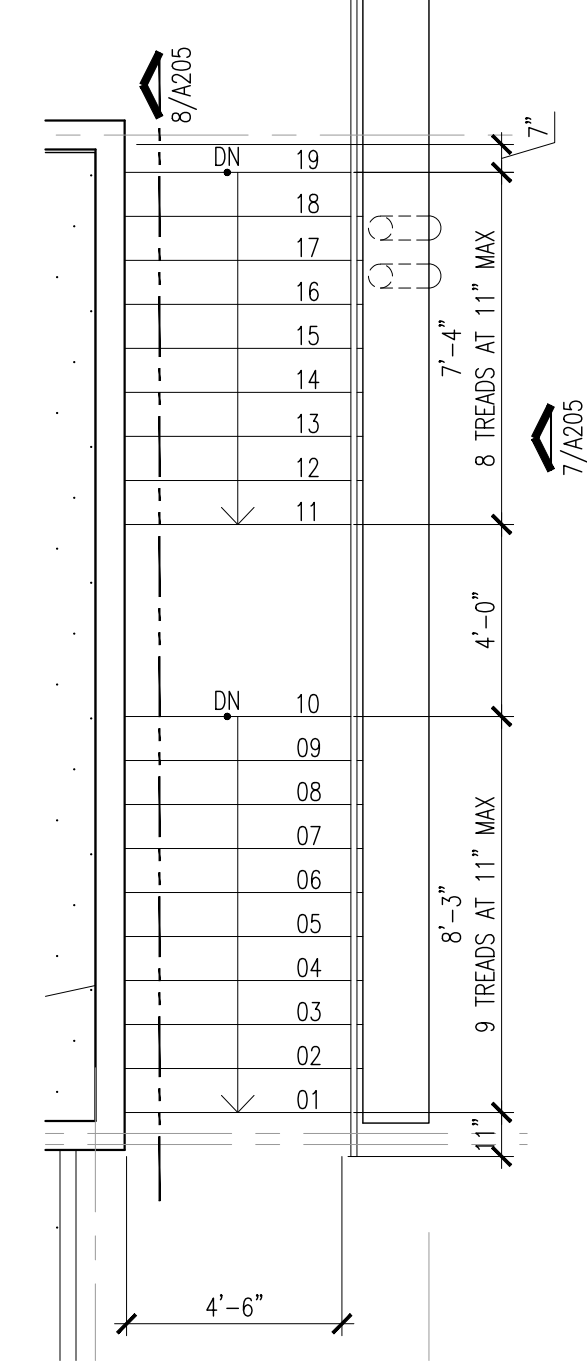
9 GUARDRAIL SECTION MOUNTED AT TERRACE  
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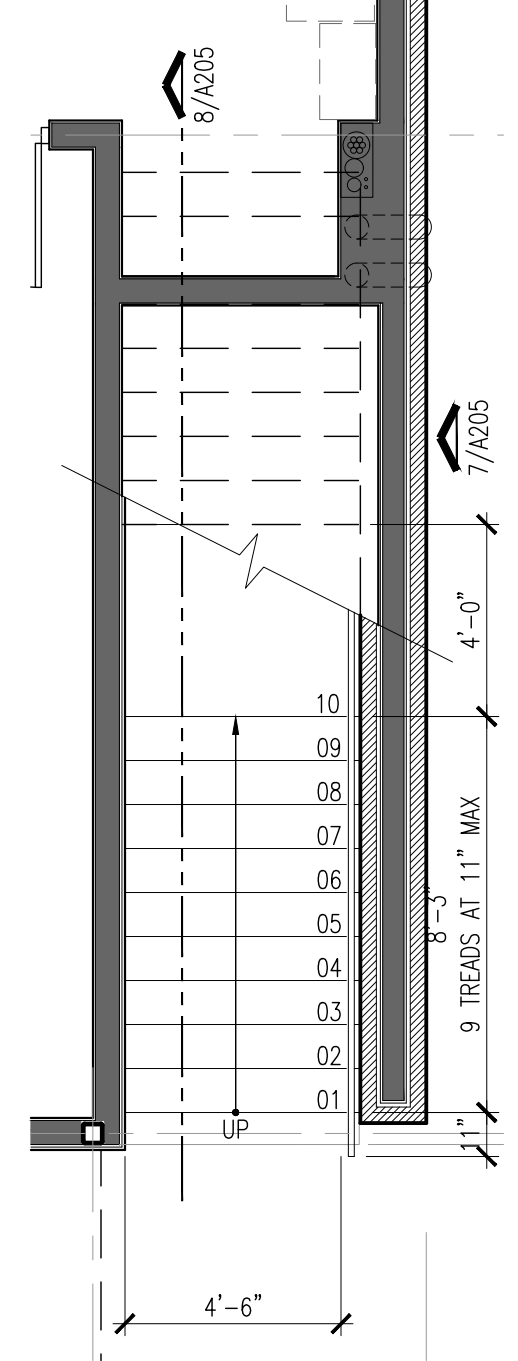
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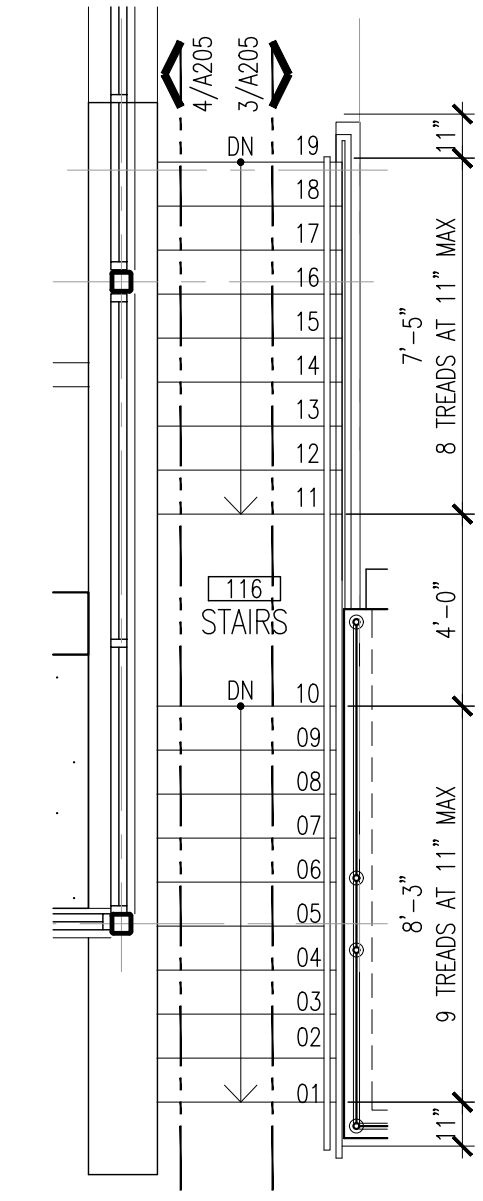
3 STAIR 116 - SECTION  
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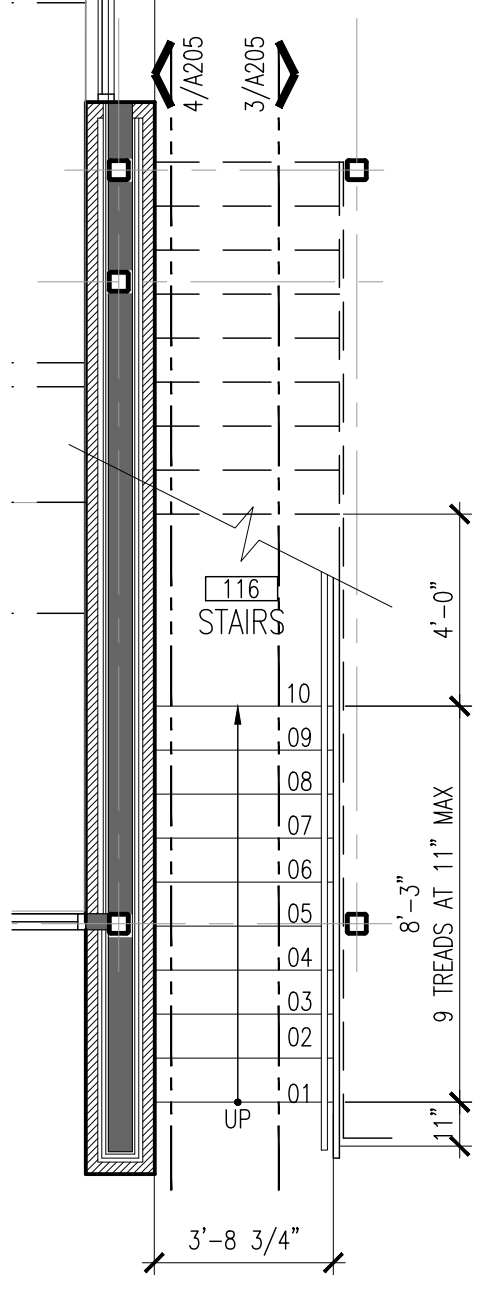
6 STR. 202 ENLG STR PLN  
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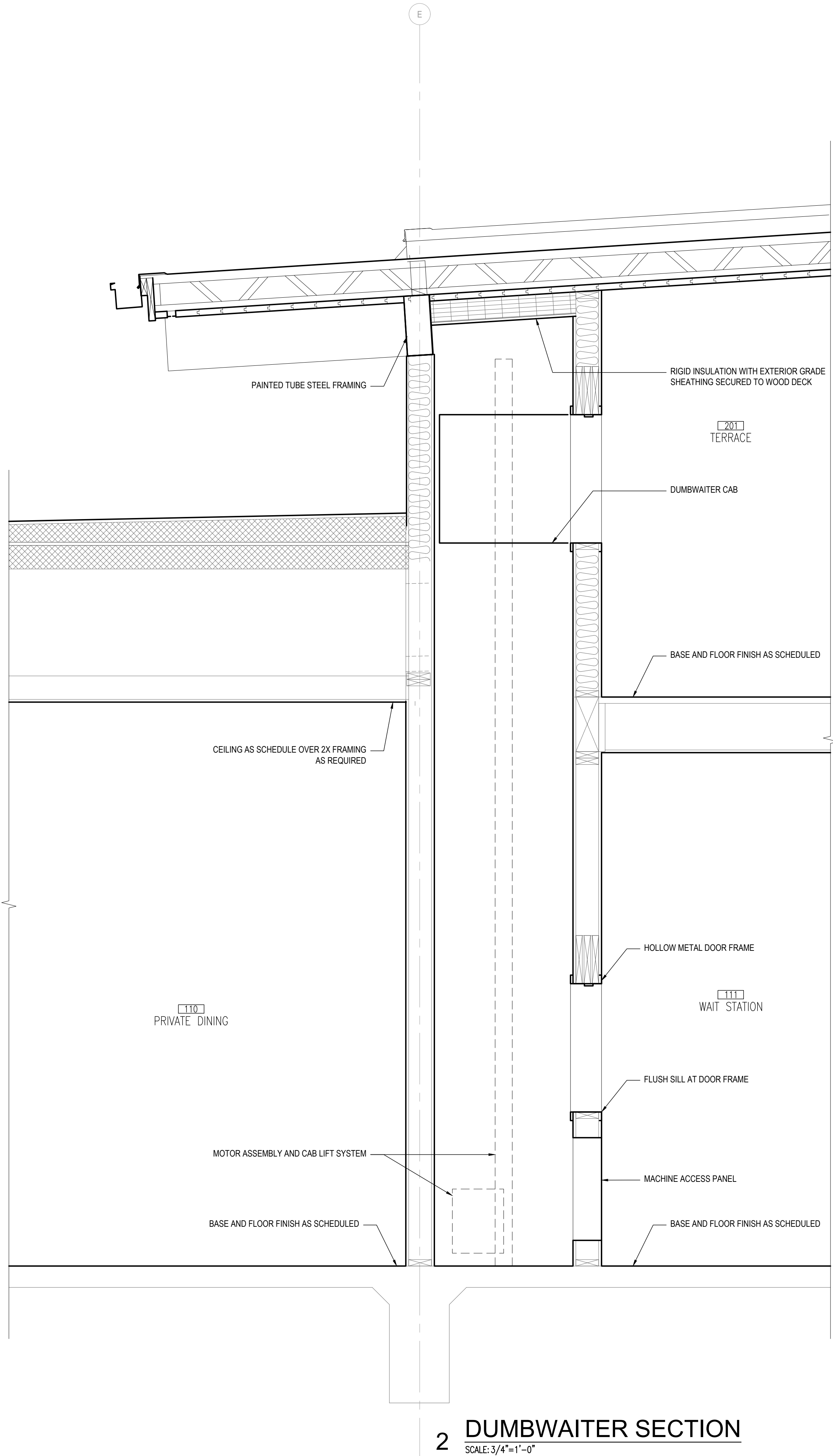


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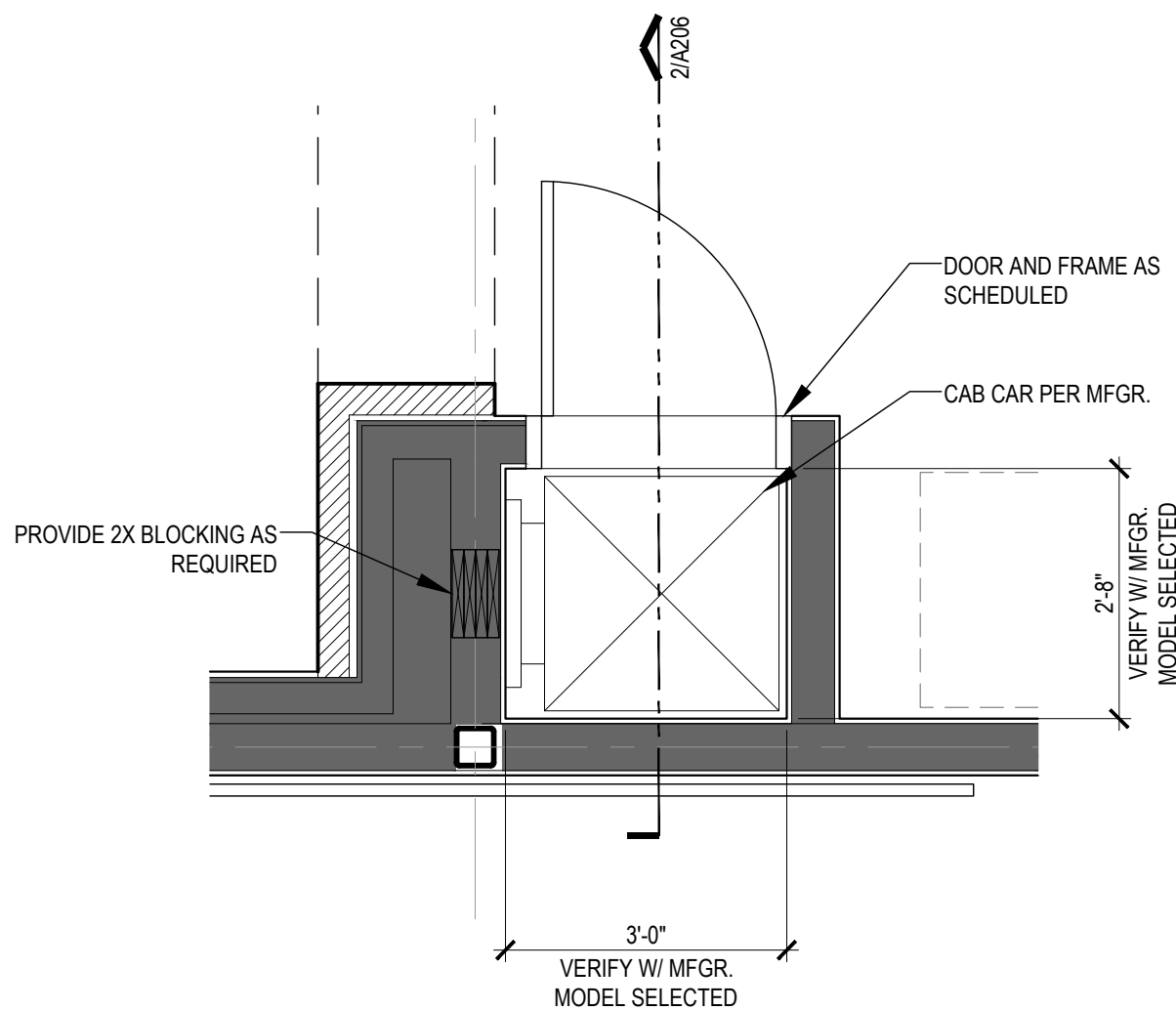


1 STR. 116 - ENLG STR PLN  
SCALE: 1/4"=1'-0"

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2 DUMBWAITER SECTION  
SCALE: 3/4"=1'-0"



1 TYPICAL DUMBWAITER PLAN  
SCALE: 1/2"=1'-0"

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NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
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Page Description  
ENLARGED  
DUMBWAITER PLAN  
AND SECTION

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Project No. 19-0703  
Date: 02 DEC 2021  
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A206



GENERAL NOTES - FINISHES

- GENERAL
- A. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS FINISH PLANS AND SHALL AT ONCE REPORT TO THE PROJECT ARCHITECT ANY INCONSISTENCY OR OMISSION HE/SHE MAY DISCOVER.
- B. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE PROJECT ARCHITECT/DESIGNER BEFORE CONTINUING WITH CONSTRUCTION.
- C. CONTRACTOR SHALL NOTIFY PROJECT ARCHITECT OF ITEMS REQUIRING FINISH SELECTIONS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS OR IN THE PROJECT SPECIFICATIONS. PROJECT ARCHITECT SHALL DETERMINE IF SAID FINISHES WILL BE SELECTED FROM THE SHOP DRAWINGS AND/OR SAMPLES TO BE MATCHED AS REQUIRED.
- D. CONTRACTOR IS TO VERIFY THE AVAILABILITY OF ALL FINISH MATERIALS FROM THE MANUFACTURER AND TO MAKE ARRANGEMENTS WITH THE MANUFACTURER TO HAVE THE APPROPRIATE SUPPLY IN STOCK FOR THE PROJECT. CONTRACTOR IS TO OBTAIN MATERIALS AND STORE THEM IN A SECURE FACILITY IF THE MANUFACTURER PLANS TO DISCONTINUE THE SPECIFIED FINISH MATERIALS.
- E. CONTRACTOR TO SUBMIT TO THE ARCHITECT AND OWNER ONE COPY EACH OF MANUFACTURER'S SUGGESTED REQUIREMENTS FOR ALL FLOOR AND WALLCOVERING MATERIALS. CONTRACTOR TO SUBMIT TO THE ARCHITECT AND OWNER ONE COPY EACH OF FLAMESREAD, SMOKE DENSITY, AND TOXICITY RATING INFORMATION ON ALL FLOOR AND WALLCOVERING MATERIALS.
- F. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, 19.3.3, INTERIOR FINISHES
- G. PREPARE SUBSTRATE TO RECEIVE NEW FINISHES PER MANUFACTURER'S RECOMMENDATIONS.
- H. COORDINATE FLOOR, WALL AND CEILING FINISH INSTALLATION TO ENSURE MATERIALS ARE FLUSH WITH EXPANSION JOINT AND/OR TRANSITION COVER.
- I. REFER TO FLOOR PATTERN AND FINISH SHEETS FOR CLARIFICATIONS AND DIMENSIONS OF FLOOR PATTERNS. IF ANY DIMENSIONS OR CONDITIONS OF INSTALLATION ARE IN QUESTION, CONTACT ARCHITECT FOR CLARIFICATIONS.
- J. GENERAL CONTRACTOR, FLOORING SUBCONTRACTOR AND ARCHITECT TO ATTEND PRE-INSTALLATION MEETING TO REVIEW FLOOR/WALL TILE INSTALLATION.

- FLOORING TRANSITIONS
- A. ALL FLOORING TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF ALL DOORS UNLESS OTHERWISE DESIGNATED BY FLOOR TRANSITION SYMBOLS ON THE FINISH PLANS.
- B. IF A FLOORING TRANSITION IS REQUIRED AND IS NOT SPECIFIED, THE FLOORING CONTRACTOR SHALL NOTIFY ARCHITECT FOR SELECTIONS.
- C. WHEN PRODUCTS OF DIFFERENT THICKNESS ARE INSTALLED ADJACENT TO ONE ANOTHER, FLOORING CONTRACTOR TO "FLOAT" THE FLOOR AT A RISE OF NO GREATER THAN 1/8" PER FOOT TO ALLOW FLOOR TRANSITION TO OCCUR AT SAME HEIGHT.

- BASE
- A. SEE FINISH PLANS AND INTERIOR ELEVATIONS FOR BASE MATERIALS AND LOCATIONS.
- B. INSTALL BASE IN LENGTHS AS LONG AS PRACTICABLE WITHOUT GAPS AT SEAMS.

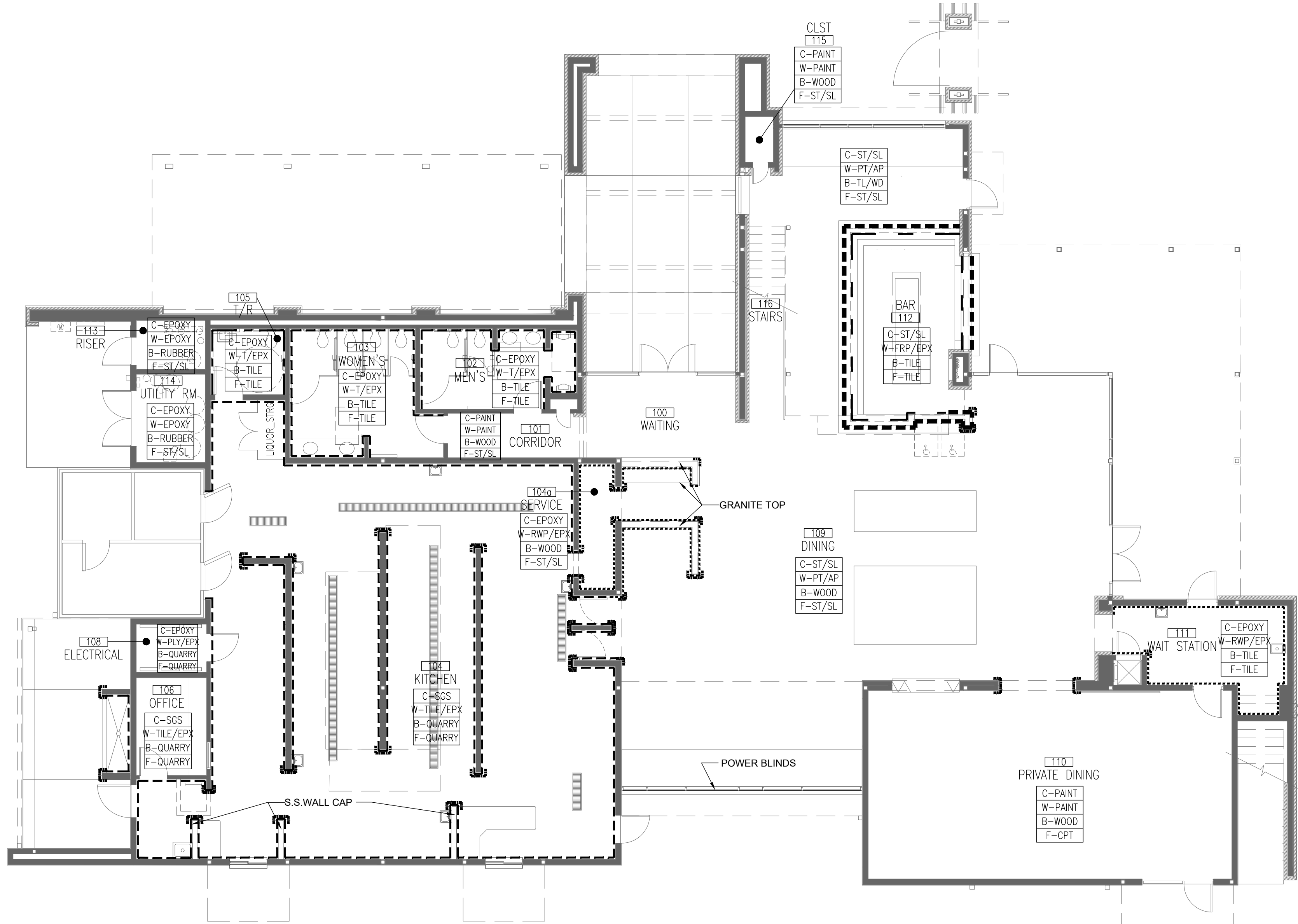
- PAINT
- A. PAINT UNDERSIDE SURFACE OF ANY BULKHEADS/SOFFITS TO MATCH COLOR AND FINISH OF THE BULKHEADS/SOFFITS VERTICAL SURFACES. SEE FINISHES PLANS FOR BULKHEAD PAINT SELECTIONS.
- B. IN ALL ROOMS WITH EXPOSED STRUCTURE, PAINT ALL WALLS TO EXTEND FULL HEIGHT OF WALLS.

- WINDOWS, DOORS, DOOR FRAMES, ACCESS DOORS AND GRILLES.
- A. ALL METAL ACCESS DOORS, ELECTRICAL PANELS, REFLECTED CABINET FACES, HVAC REGISTERS, GRILLES, ETC. SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR. FIRE HOSE CABINETS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR, UNLESS LOCAL CODE REQUIRES THEM TO BE OTHERWISE.
- B. EXTERIOR HOLLOW METAL DOORS, DOOR FRAMES SHALL BE PAINTED AS SELECTED BY ARCHITECT.
- C. FINISH FOR INTERIOR DOORS SHALL BE SHOP PRIMED, STAINED AND FINISHED.
- D. CONTRACTOR TO PROVIDE BLOCKING AT ALL INTERIOR WINDOWS FOR BLINDS, ROLL SHADES, DRAPERY TREATMENTS, ETC.
- E. ALUMINUM WINDOW FRAMES TO BE SELECTED BY ARCHITECT.

- CASEWORK
- A. SEE CASEWORK AND INTERIOR ELEVATIONS FOR IDENTIFICATION OF CABINET AND COUNTERTOP FINISHES.
- B. ALL EXPOSED SURFACES TO RECEIVE FINISH AS NOTED AND PLASTIC LAMINATE INTERIORS UNLESS OTHERWISE NOTED.
- C. EDGE BANDING TO MATCH ADJACENT SURFACES AS SELECTED.
- D. ALL HINGES TO BE CONCEALED HINGES UNLESS OTHERWISE NOTED. SEE ELEVATIONS.
- E. ALL CABINETS PULLS TO BE SATIN CHROME-PLATED WIRE PULLS (LSI STANDARD) UNLESS OTHERWISE NOTED. SEE ELEVATIONS.
- F. HINGE AND LOCK FINISH TO MATCH CABINET PULL FINISH, TYP.

- CEILINGS
- A. CEILING HEIGHTS, MATERIALS, AND FINISHES APPEAR ON REFLECTED CEILING PLANS.
- B. CEILING TILE GRID TO MATCH COLOR OF CEILING TILE UNLESS OTHERWISE NOTED ON REFLECTED CEILING PLANS.
- C. GYPSUM BOARD CEILINGS SHALL RECEIVE PAINT AS SELECTED UNLESS OTHERWISE NOTED ON REFLECTED CEILING PLANS.
- D. CEILING ACCESS PANELS, HVAC REGISTERS AND GRILLES TO BE PAINTED TO MATCH ADJACENT CEILING UNLESS NOTED OTHERWISE.

- WALL PROTECTION AND BLOCKING
- A. SEE FLOOR FINISH PLANS AND/OR CASEWORK ELEVATIONS FOR LOCATIONS OF SPECIAL WALL AND/OR CORNER GUARD PROTECTION AND TRIM.
- B. CONTRACTOR TO PROVIDE BLOCKING IN WALLS AS REQUIRED FOR KITCHEN EQUIPMENT; COORDINATE LOCATIONS WITH OWNER PRIOR TO COVERING THE WALL.



1 1st LEVEL WALL FINISH PLAN  
SCALE: 1/8"=1'-0"

SYMBOL LEGEND - PLAN

- ROOM FINISH TAG LEGEND
- |         |         |
|---------|---------|
| C-PAINT | CEILING |
| W-PAINT | WALLS   |
| B-WOOD  | BASE    |
| F-CPT   | FLOOR   |
- 16 GA. STAINLESS STEEL CORNER GUARD WITH 3" RETURNS
- 16 GA. STAINLESS STEEL END CAP WITH 3" RETURNS
- FULL HEIGHT WALL TILE
- 4' AFF. HEIGHT WALL TILE WITH EPOXY PAINT ABOVE
- 4' AFF. HEIGHT RIGID WALL PANELS WITH PAINT ABOVE
- 4' AFF. HEIGHT FIBERGLASS REINFORCED PANELS (FRP) WITH EPOXY PAINT ABOVE
- DECORATIVE TILE

- NOTE:
1. PROVIDE 5/8"CEMENT BACKER BOARD AT WALLS/AREAS TO RECEIVE TILE AND FRP.
  2. PROVIDE 5/8" GYPSUM BOARD AT WALLS/AREAS TO BE PAINTED AND TO RECEIVE RWP.
  3. PROVIDE 5/8" SHEATHING AT AREAS AS REQUIRED TO SECURE BATT INSULATION OR AS APPROPRIATE AT CONCEALED AREAS OR CHASE WALLS.
  4. PROVIDE FIRE RETARDANT TREATED PLYWOOD WHERE REQUIRED BY CONSTRUCTION TYPE.

FINISH ABBREVIATIONS LEGEND

- FLOORING
- CPT - CARPET TILE
- TILE OR TL OR T - TILE AS SPECIFIED
- QUARRY - QUARRY TILE AS SPECIFIED
- ST/SL - STAINED AND SEALED FLOOR AS SPECIFIED
- CEILING TILES
- SGS - SUSPENDED GRID SYSTEM - REFERENCE CEILING PLANS (AS SPECIFIED)
- ST/SL - STAINED AND SEALED WOOD (AS SPEC.)
- BASE
- RUBBER OR RB - .4" RUBBER BASE AS SPECIFIED
- WOOD OR WD - 8" EPOXY PAINTED WOOD BASE
- TILE - MATCH WALL OR FLOOR TILE
- PAINT
- PAINT OR PT - PAINT AS SPECIFIED
- EPOXY OR EPX - EPOXY PAINT AS SPECIFIED
- WALLS
- RWP - RIGID WALL PANEL AS SPECIFIED
- FRP - FIBERGLASS REINFORCED WALL PANEL (AS SPEC.)
- PLY - 3/4" PLYWOOD PANELS PAINTED
- AP - ACOUSTICAL WALL PANELS AS SPECIFIED
- TILE - SUBWAY TILE
- DECORATIVE - ENCAUSTIC PATTERN TILE
- EPOXY PAINT



Consultant

Revisions:

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
1st LEVEL WALL FINISH PLAN

Drawn By: STAFF  
Checked By: EG  
Project No. 19-0703  
Date: 02 DEC 2021  
Page:

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A211

NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE NOT TO SCALE.

2

CARPET TILE

SCHLUTER TRANSITION PROFILE

RENO-RAMP

CONCRETE AS SCHEDULED

2

CARPET TO CONCRETE

SCALE: 3"=1'-0"

3

QUARRY TILE - RECESSED

SCHLUTER TRANSITION PROFILE

DECO

CONCRETE AS SCHEDULED

3

QUARRY TILE TO CONCRETE

SCALE: 3"=1'-0"

4

QUARTZ AND/OR PORCELAIN FLOOR TILE

SCHLUTER TRANSITION PROFILE

RENO-U

CONCRETE AS SCHEDULED

4

SURFACE TILE TO CONCRETE

SCALE: 3"=1'-0"

5

QUARRY TILE - RECESSED

SCHLUTER TRANSITION PROFILE

SCHIENE

RESILIENT FLOORING FEATHER

FLOOR FINISH OUT 3'-0" FOR SMOOTH TRANSITION

5

QUARRY TILE TO RESIL. FLR.

SCALE: 3"=1'-0"

FLOOR FINISH LEGEND

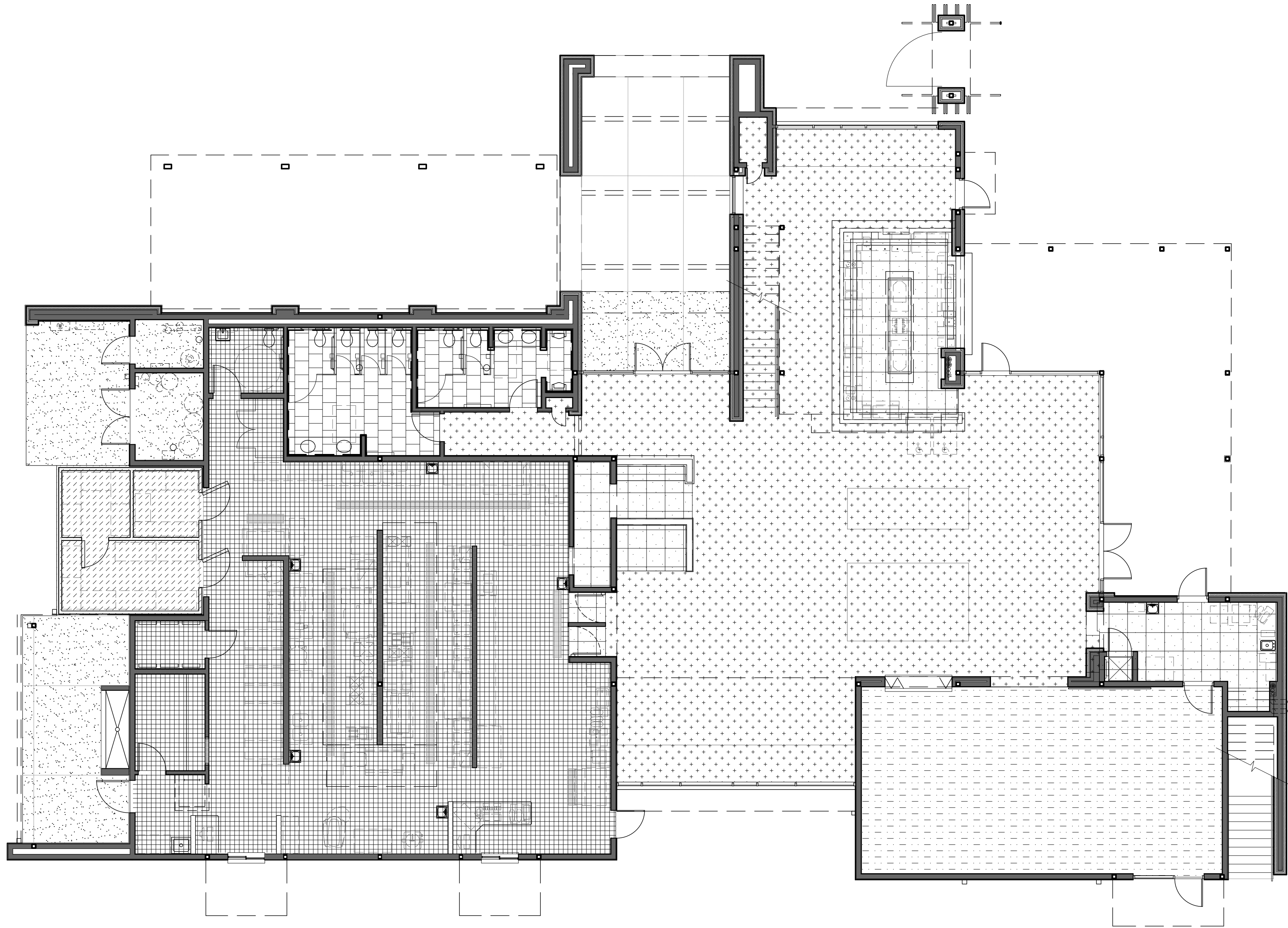
	SEALED CONCRETE		POLISHED CONCRETE
	6"x6" QUARRY TILE AND BASE		12"x12" PORCELAIN FLOOR TILE, BASE AND TRIM CAP
	24"x24" PORCELAIN FLOOR TILE AND BASE		CARPET TILE
	RESILIENT SHEET FLOORING WITH INTEGRAL BASE		



1

1st LEVEL FLOOR FINISH PLAN

SCALE: 1/8"=1'-0"



Revisions:

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
1st LEVEL FLOOR  
FINISH PLAN AND  
DETAILS

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Drawn By: STAFF  
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Page:

A211A



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- C. CONTRACTOR SHALL NOTIFY PROJECT ARCHITECT OF ITEMS REQUIRING FINISH SELECTIONS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS OR IN THE PROJECT SPECIFICATIONS. PROJECT ARCHITECT SHALL DETERMINE IF SAID FINISHES WILL BE SELECTED FROM THE SHOP DRAWINGS AND/OR SAMPLES TO BE MATCHED AS REQUIRED.
- D. CONTRACTOR IS TO VERIFY THE AVAILABILITY OF ALL FINISH MATERIALS FROM THE MANUFACTURER AND TO MAKE ARRANGEMENTS WITH THE MANUFACTURER TO HAVE THE APPROPRIATE SUPPLY IN STOCK FOR THE PROJECT. CONTRACTOR IS TO OBTAIN MATERIALS AND STORE THEM IN A SECURE FACILITY IF THE MANUFACTURER PLANS TO DISCONTINUE THE SPECIFIED FINISH MATERIALS.
- E. CONTRACTOR TO SUBMIT TO THE ARCHITECT AND OWNER ONE COPY EACH OF MANUFACTURER'S SUGGESTED REQUIREMENTS FOR ALL FLOOR AND WALLCOVERING MATERIALS. CONTRACTOR TO SUBMIT TO THE ARCHITECT AND OWNER ONE COPY EACH OF FLAMESREAD, SMOKE DENSITY, AND TOXICITY RATING INFORMATION ON ALL FLOOR AND WALLCOVERING MATERIALS.
- F. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA 101, 19.3.3, INTERIOR FINISHES
- G. PREPARE SUBSTRATE TO RECEIVE NEW FINISHES PER MANUFACTURER'S RECOMMENDATIONS.
- H. COORDINATE FLOOR, WALL AND CEILING FINISH INSTALLATION TO ENSURE MATERIALS ARE FLUSH WITH EXPANSION JOINT AND/OR TRANSITION COVER.
- I. REFER TO FLOOR PATTERN AND FINISH SHEETS FOR CLARIFICATIONS AND DIMENSIONS OF FLOOR PATTERNS. IF ANY DIMENSIONS OR CONDITIONS OF INSTALLATION ARE IN QUESTION, CONTACT ARCHITECT FOR CLARIFICATIONS.
- J. GENERAL CONTRACTOR, FLOORING SUBCONTRACTOR AND ARCHITECT TO ATTEND PRE-INSTALLATION MEETING TO REVIEW FLOOR/WALL TILE INSTALLATION.

-FLOORING TRANSITIONS

- A. ALL FLOORING TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF ALL DOORS UNLESS OTHERWISE DESIGNATED BY FLOOR TRANSITION SYMBOLS ON THE FINISH PLANS.
- B. IF A FLOORING TRANSITION IS REQUIRED AND IS NOT SPECIFIED, THE FLOORING CONTRACTOR SHALL NOTIFY ARCHITECT FOR SELECTIONS.
- C. WHEN PRODUCTS OF DIFFERENT THICKNESS ARE INSTALLED ADJACENT TO ONE ANOTHER, FLOORING CONTRACTOR TO "FLOAT" THE FLOOR AT A RISE OF NO GREATER THAN 1/8" PER FOOT TO ALLOW FLOOR TRANSITION TO OCCUR AT SAME HEIGHT.

-BASE

- A. SEE FINISH PLANS AND INTERIOR ELEVATIONS FOR BASE MATERIALS AND LOCATIONS.
- B. INSTALL BASE IN LENGTHS AS LONG AS PRACTICABLE WITHOUT GAPS AT SEAMS.

-PAINT

- A. PAINT UNDERSIDE SURFACE OF ANY BULKHEADS/SOFFITS TO MATCH COLOR AND FINISH OF THE BULKHEADS/SOFFITS VERTICAL SURFACES. SEE FINISHES PLANS FOR BULKHEAD PAINT SELECTIONS.
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- B. ALL EXPOSED SURFACES TO RECEIVE FINISH AS NOTED AND PLASTIC LAMINATE INTERIORS UNLESS OTHERWISE NOTED.
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SYMBOL LEGEND - PLAN

ROOM FINISH TAG LEGEND

C-PAINT	CEILING
W-PAINT	WALLS
B-WOOD	BASE
F-CPT	FLOOR

16 GA. STAINLESS STEEL CORNER GUARD WITH 3" RETURNS

16 GA. STAINLESS STEEL END CAP WITH 3" RETURNS

FULL HEIGHT WALL TILE

4' AFF. HEIGHT WALL TILE WITH EPOXY PAINT ABOVE

4' AFF. HEIGHT RIGID WALL PANELS WITH PAINT ABOVE

4' AFF. HEIGHT FIBERGLASS REINFORCED PANELS (FRP) WITH EPOXY PAINT ABOVE

DECORATIVE TILE

NOTE:

- PROVIDE 5/8" CEMENT BACKER BOARD AT WALLS/AREAS TO RECEIVE TILE AND FRP.
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- PROVIDE FIRE RETARDANT TREATED PLYWOOD WHERE REQUIRED BY CONSTRUCTION TYPE.

FINISH ABBREVIATIONS LEGEND

FLOORING

CPT - CARPET TILE  
TILE OR TL OR T - TILE AS SPECIFIED  
QUARRY - QUARRY TILE AS SPECIFIED  
ST/SL - STAINED AND SEALED FLOOR AS SPECIFIED

CEILING TILES

SGS - SUSPENDED GRID SYSTEM - REFERENCE CEILING PLANS (AS SPECIFIED)  
ST/SL - STAINED AND SEALED WOOD (AS SPEC'D.)

BASE

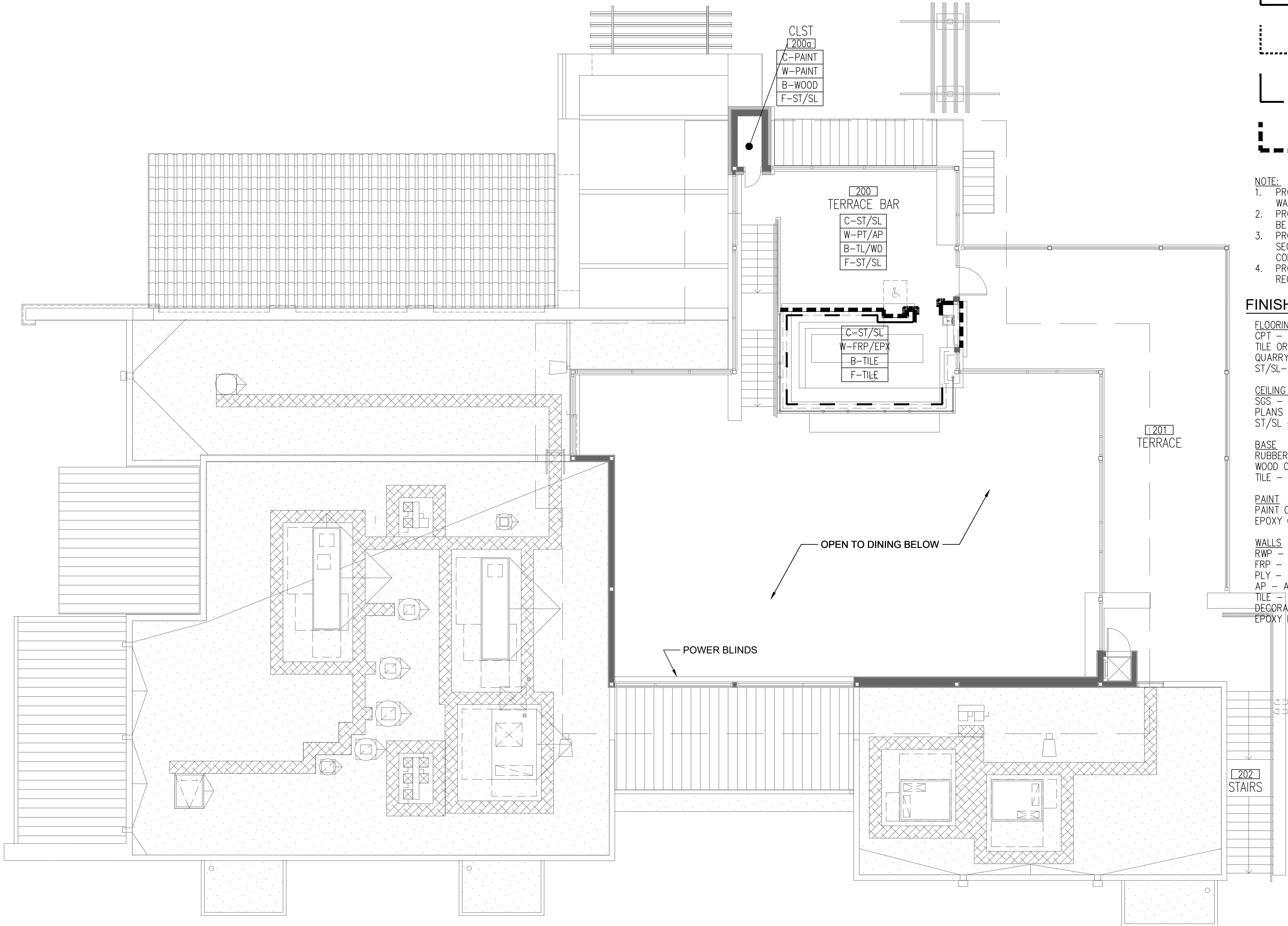
RUBBER OR RB - 4" RUBBER BASE AS SPECIFIED  
WOOD OR WD - 8" EPOXY PAINTED WOOD BASE  
TILE - MATCH WALL OR FLOOR TILE

PAINT

PAINT OR PT - PAINT AS SPECIFIED  
EPOXY OR EPX - EPOXY PAINT AS SPECIFIED

WALLS

RWP - RIGID WALL PANEL AS SPECIFIED  
FRP - FIBERGLASS REINFORCED WALL PANEL (AS SPEC'D.)  
PLY - 3/4" PLYWOOD PANELS PAINTED  
AP - ACOUSTICAL WALL PANELS AS SPECIFIED  
TILE - SUBWAY TILE  
DECORATIVE - ENCAUSTIC PATTERN TILE  
EPOXY PAINT



1 2nd LEVEL WALL FINISH PLAN  
SCALE: 1/8"=1'-0"

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118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect



12/02/2021

Consultant

Revisions:

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
2nd LEVEL WALL  
FINISH PLAN

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Checked By: EG

Project No. 19-0703

Date: 02 DEC 2021

Page:

A212

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- BASE
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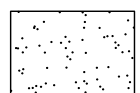
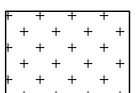
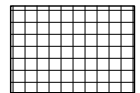
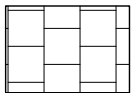
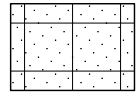
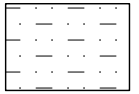
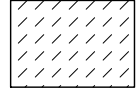
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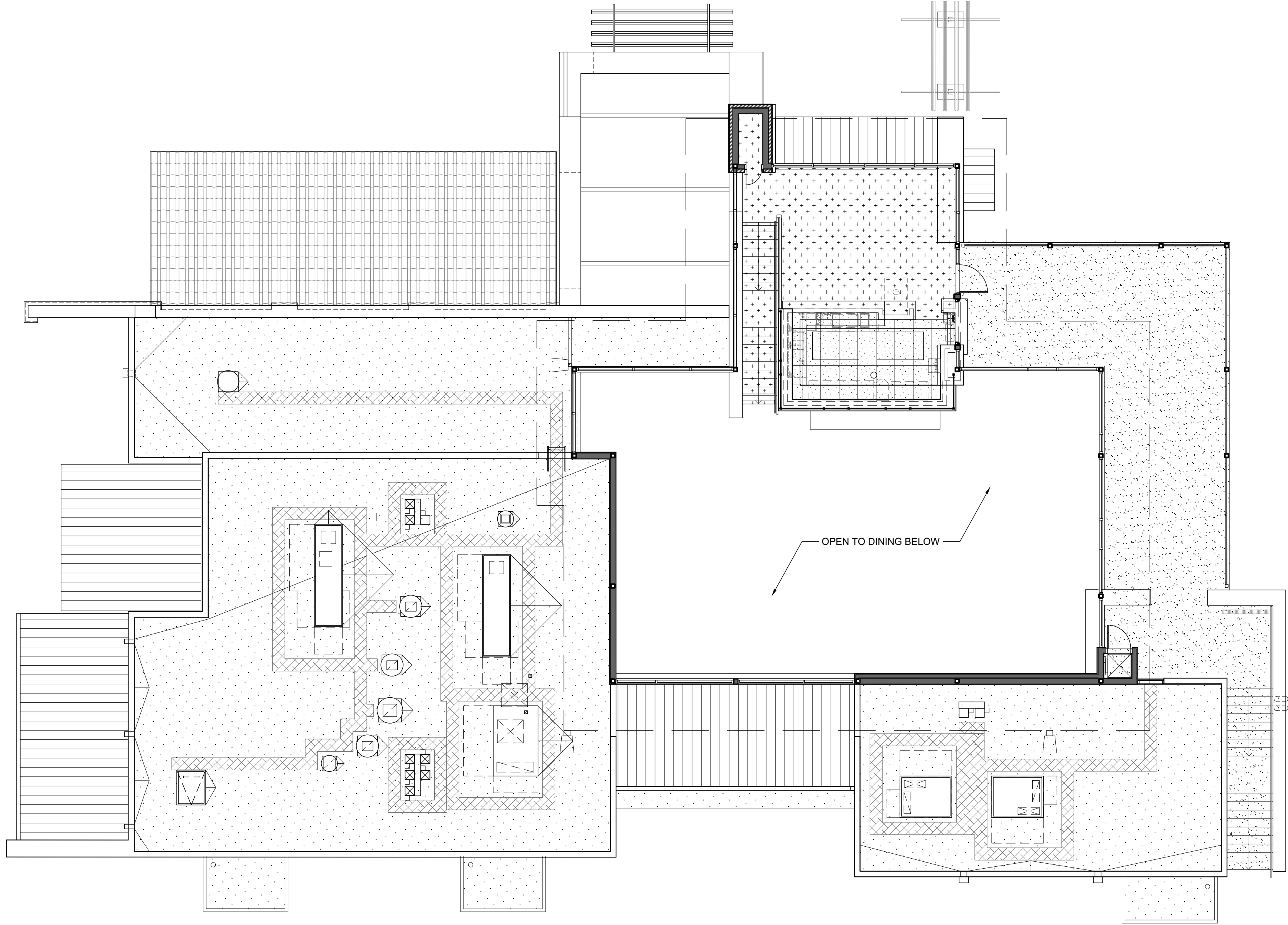
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FLOOR FINISH LEGEND

	SEALED CONCRETE		POLISHED CONCRETE
	6"X6" QUARRY TILE AND BASE		12"X12" PORCELAIN FLOOR TILE, BASE AND TRIM CAP
	24"X24" PORCELAIN FLOOR TILE AND BASE		CARPET TILE
	RESILIENT SHEET FLOORING WITH INTEGRAL BASE		



1 2nd LEVEL FLOOR FINISH PLAN  
SCALE: 1/8"=1'-0"


NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE NOT TO SCALE.

GRG

architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect



12/02/2021

Consultant

Revisions:

NEW RESTAURANT  
NICHAS COMIDA MEXICANA

3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description

2nd LEVEL FLOOR  
FINISH PLAN

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Page:

A212A





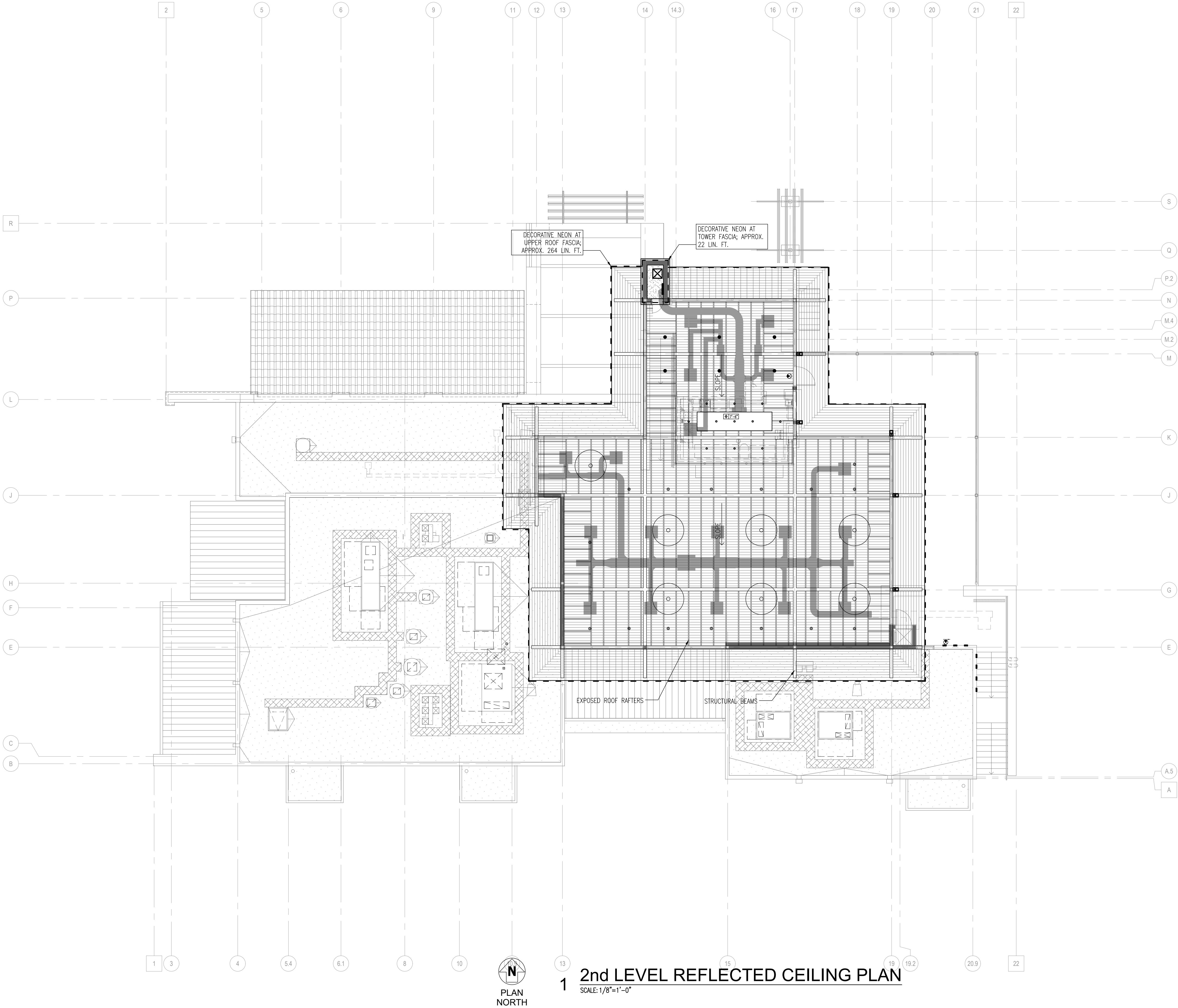
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LEGEND - RCP

- 2x6 TONGUE AND GROOVE  
STAINED AND SEALED WOOD  
DECK
- 2x2 VINYL-FACED GYPSUM PANELS  
(WHITE) IN SUSPENDED GRID  
SYSTEM
- PAINTED GYP. BD.  
CEILING
- 48" L. UTILITY LIGHT
- 24" L. UTILITY LIGHT  
AT CLOSET
- 48" L. COOLER/FREEZER  
LIGHT
- SUSPENDED DECORATIVE  
LIGHT FIXTURE
- DECORATIVE SURFACE  
LIGHT IN 18"W X 18"L X 3"D  
GYP. BD. RECESSED
- DECORATIVE CHANDELIER  
FIXTURE, PROVIDE BLOCKING  
AS REQ'D

- 2x2 LIGHT FIXTURE - SEALED  
AT KITCHEN AREA
- OUTDOOR CEILING  
FAN
- RECESSED LIGHT
- SURFACE MOUNTED CAN  
LIGHT AT EXTERIOR
- EXIT LIGHTS WITH  
EMERGENCY HEADS AS REQ'D
- OUTDOOR ACCENT LIGHT FOR  
CLAY ROOF TILE FROM ABOVE
- OUTDOOR PATHWAY  
LIGHT
- IN-GROUND LIGHT,  
COORD. W/ LANDSCAPE
- RECESSED WALL LIGHT  
AT STAIRS
- SURFACE MOUNTED  
UP-LIGHTING

NOTE: COORD. LAYOUT WITH MEP  
DRAWINGS



1 2nd LEVEL REFLECTED CEILING PLAN  
SCALE: 1/8"=1'-0"



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ADDENDUM 2 - MAY 12, 2021

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
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Page Description

2nd LEVEL REFLECTED  
CEILING PLAN

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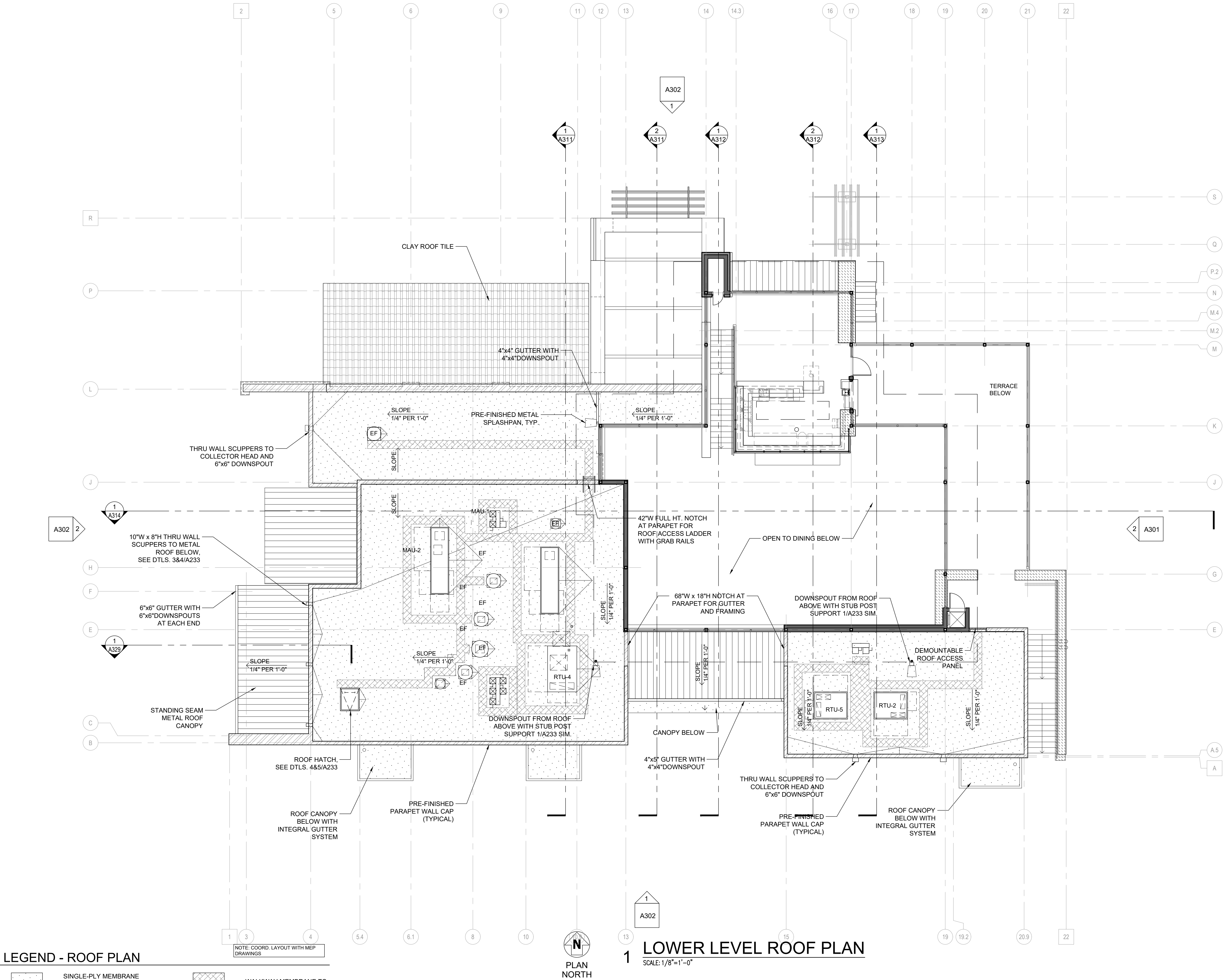
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A222



GENERAL NOTES - PLAN

- A. HVAC SUBCONTRACTOR TO PROVIDE ROOF CURBS, COORDINATE ALL ROOF PENETRATIONS REQUIRED FOR EQUIPMENT INSTALLATION.
- B. JOIST MANUFACTURER TO VERIFY STRUCTURAL JOIST CAPACITY BASED UPON FINAL ROOF TOP MOUNTED MECHANICAL PLAN AND WEIGHTS PROVIDED BY THE MECHANICAL ENGINEER.
- C. FLASH ROOF VENT PIPES, SEE SHEET A234.
- D. PROVIDE 4X4 TREATED WOOD SLEEPERS AT ALL CONDENSING UNIT LOCATIONS, SEE SHEET A234.
- E. INSTALL ROOF TOP MOUNTED MECHANICAL UNITS ON PRE-FINISHED METAL CURB WITH TREATED WOOD NAILERS, SEE SHEET A234. SEE ALSO MECHANICAL DRAWINGS FOR NUMBER, SIZE, HEIGHT, WEIGHT AND FINAL LOCATIONS OF ROOF TOP MOUNTED EQUIPMENT.
- F. VENT PIPES TO BE 10'-0" MINIMUM FROM AIR INTAKE.
- G. ROOF PENETRATIONS, CURBS AND SLEEPERS TO BE INSTALLED BY APPROVED ROOFING SUBCONTRACTOR, SEE SHEET A234.
- H. NEW ROOF MEMBRANE TO BE INSTALLED BY MANUFACTURER APPROVED LICENSED ROOFING CONTRACTOR, SEE DETAILS SHEET A234 AND SPECIFICATIONS.
- I. ALL GAS PIPING TO ROOF (IF ANY) SHALL BE PAINTED TO MATCH ADJACENT FINISH.
- J. PROVIDE POWER AND BLOCKING FOR ALL BUILDING SIGNAGE; COORDINATE WITH SIGN VENDOR.
- K. CONFIRM ROOF TOP UNIT LOCATION DIMENSIONS WITH STRUCTURAL DRAWINGS AND WITH MECHANICAL DRAWINGS, ADVISE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- L. COORDINATE DIMENSIONS OF OPENINGS FOR ALL ROOF MOUNTED EQUIPMENT WITH VENDOR(S) AND MECHANICAL ENGINEER.
- M. ROOF INSULATION VALUE IS R-25 (INSULATION ENTIRELY ABOVE DECK).



GRG

architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect

REGISTERED ARCHITECT  
EDWARD A. CARLSON  
16906  
STATE OF TEXAS  
12/02/2021

Consultant

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ADDENDUM 2 - MAY 12, 2021

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
LOWER LEVEL ROOF  
PLAN

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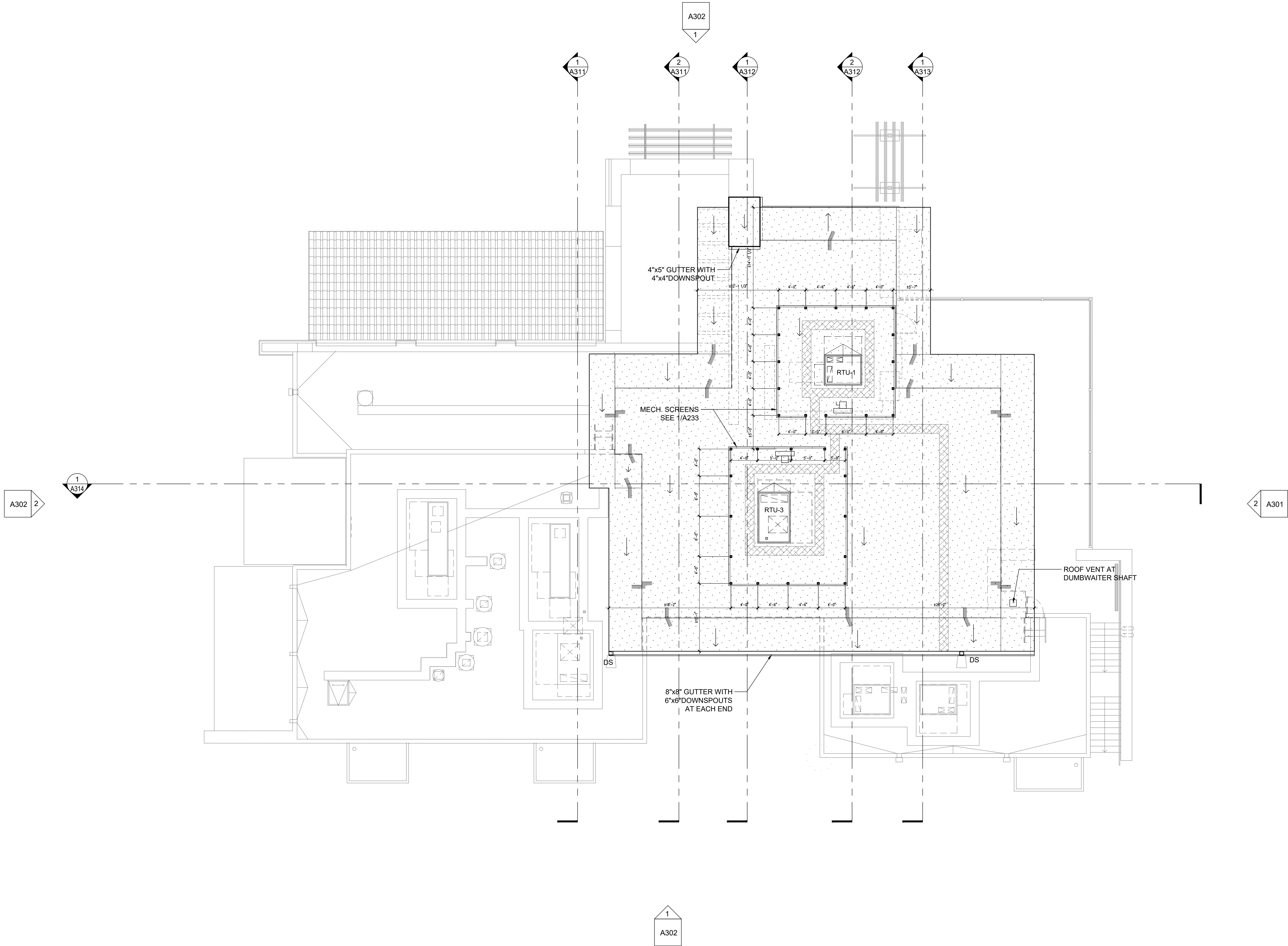
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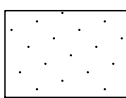
A231

GENERAL NOTES - PLAN

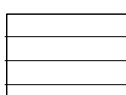
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- M. ROOF INSULATION VALUE IS R-25 (INSULATION ENTIRELY ABOVE DECK).



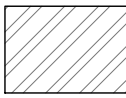
LEGEND - ROOF PLAN



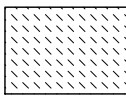
SINGLE-PLY MEMBRANE ROOFING



METAL ROOF PANELS



PRE-FINISHED PARAPET COPING



STONE PARAPET CAP



NOTE: COORD. LAYOUT WITH MEP DRAWINGS

WALKWAY MEMBRANE TO ALL SERVICE SIDES OF EQUIPMENT, PER MFR - COLOR GREY



PLAN NORTH

1 UPPER LEVEL ROOF PLAN

SCALE: 1/8"=1'-0"

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SAN ANTONIO, TX. 78205  
210.447.7000

Architect



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Consultant

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NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
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Page Description

UPPER LEVEL ROOF PLAN

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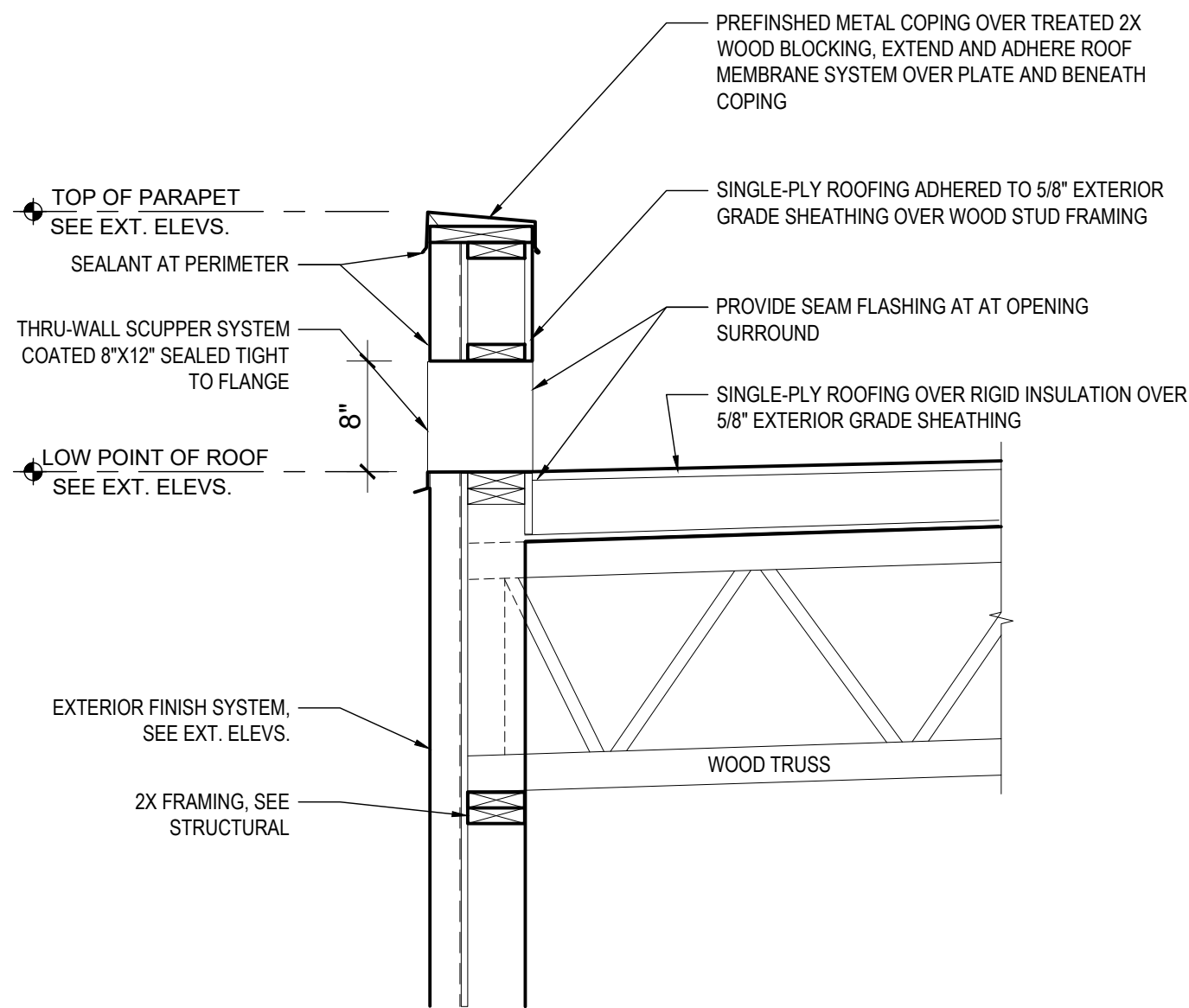
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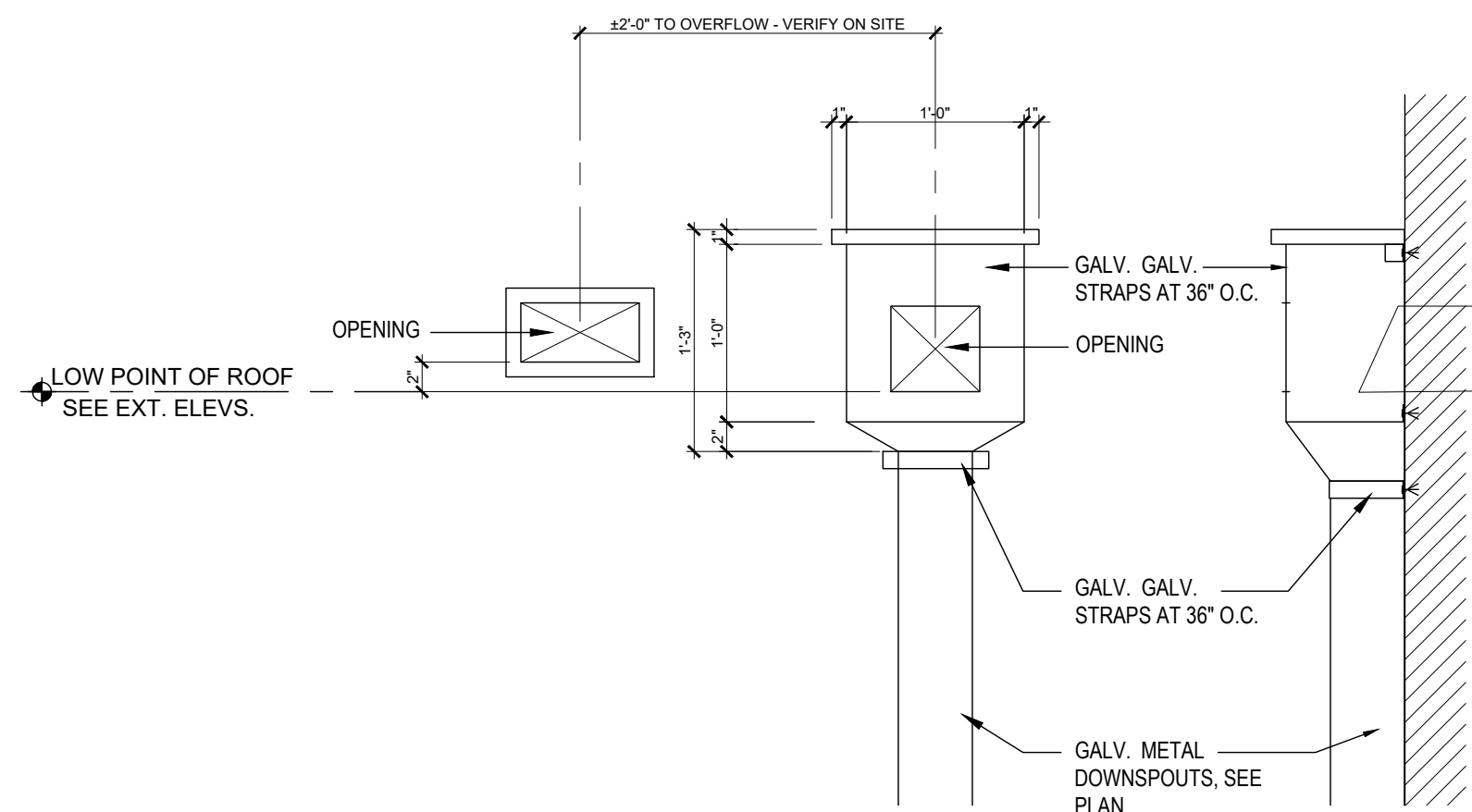
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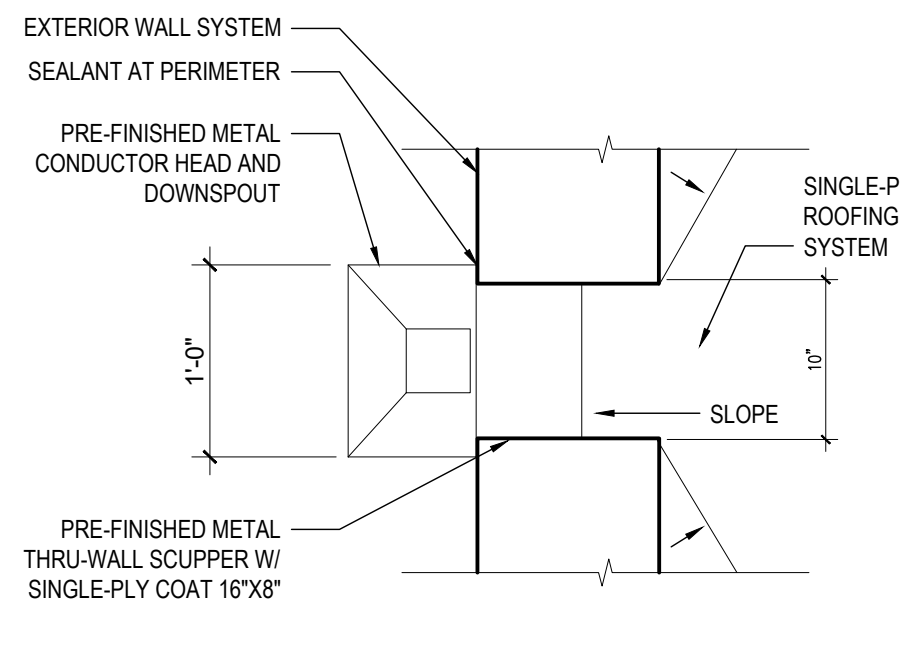
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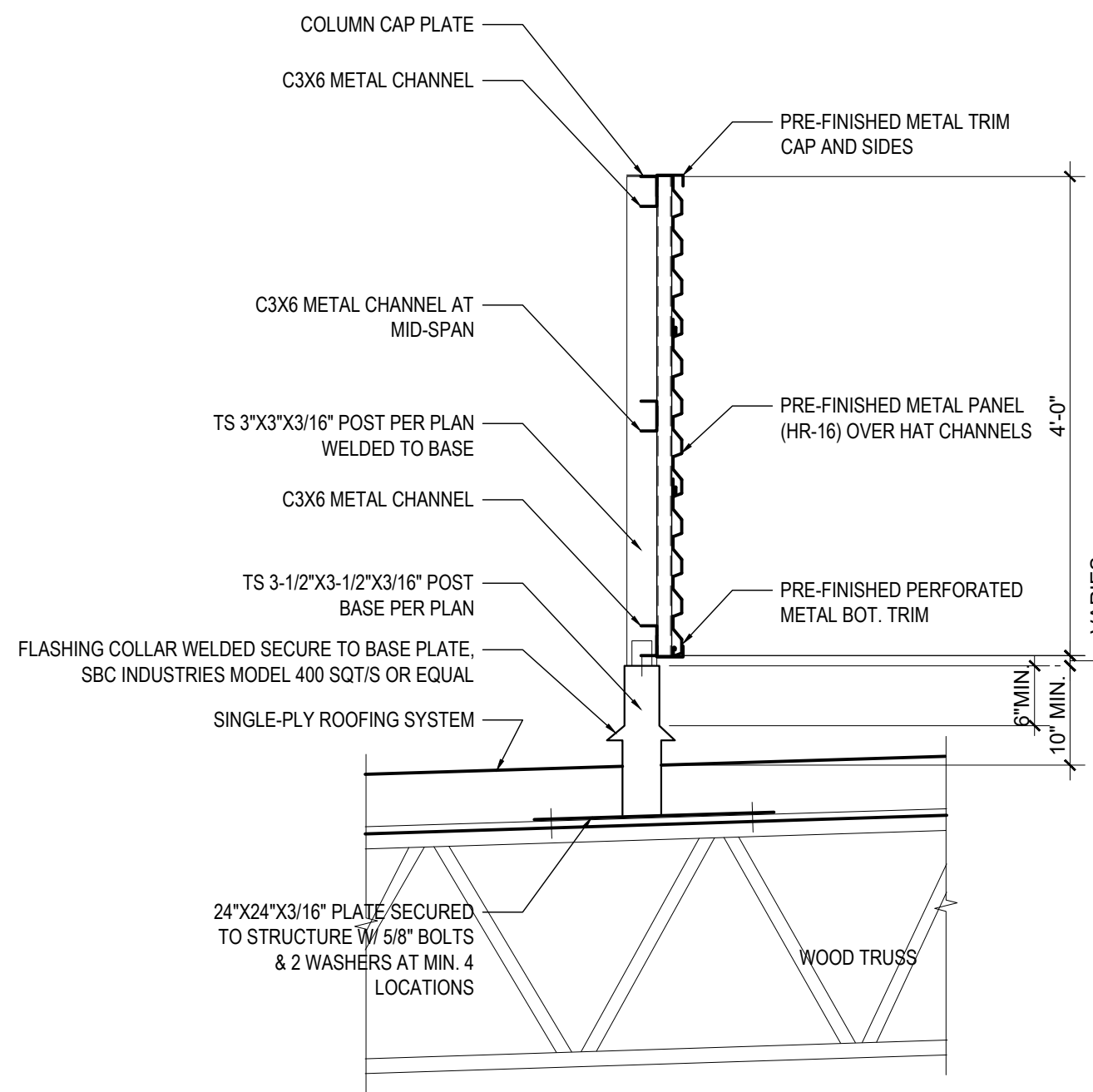
3 SCUPPER AT PARAPET  
SCALE: 1"=1'-0"



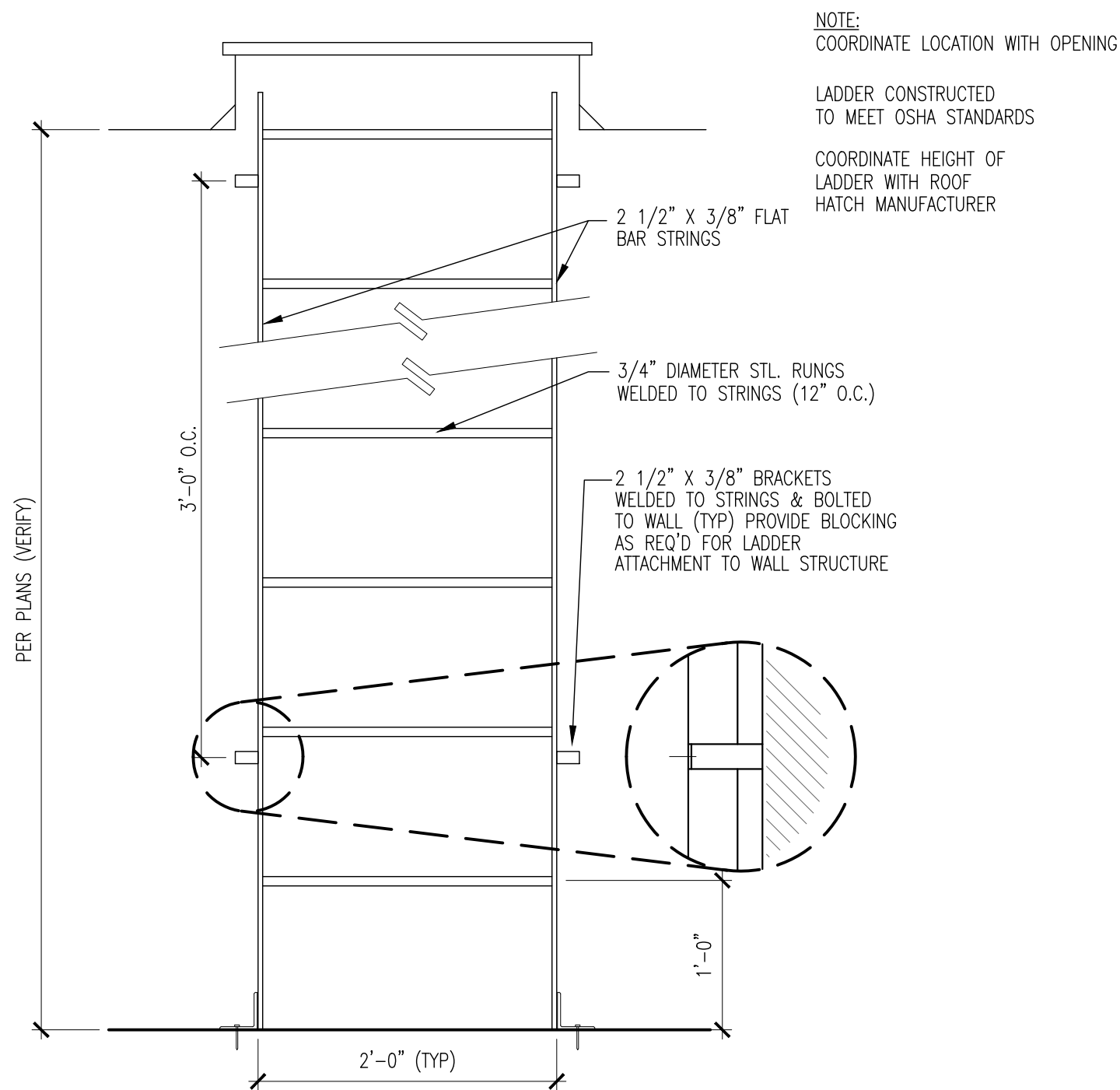
ELEVATIONS



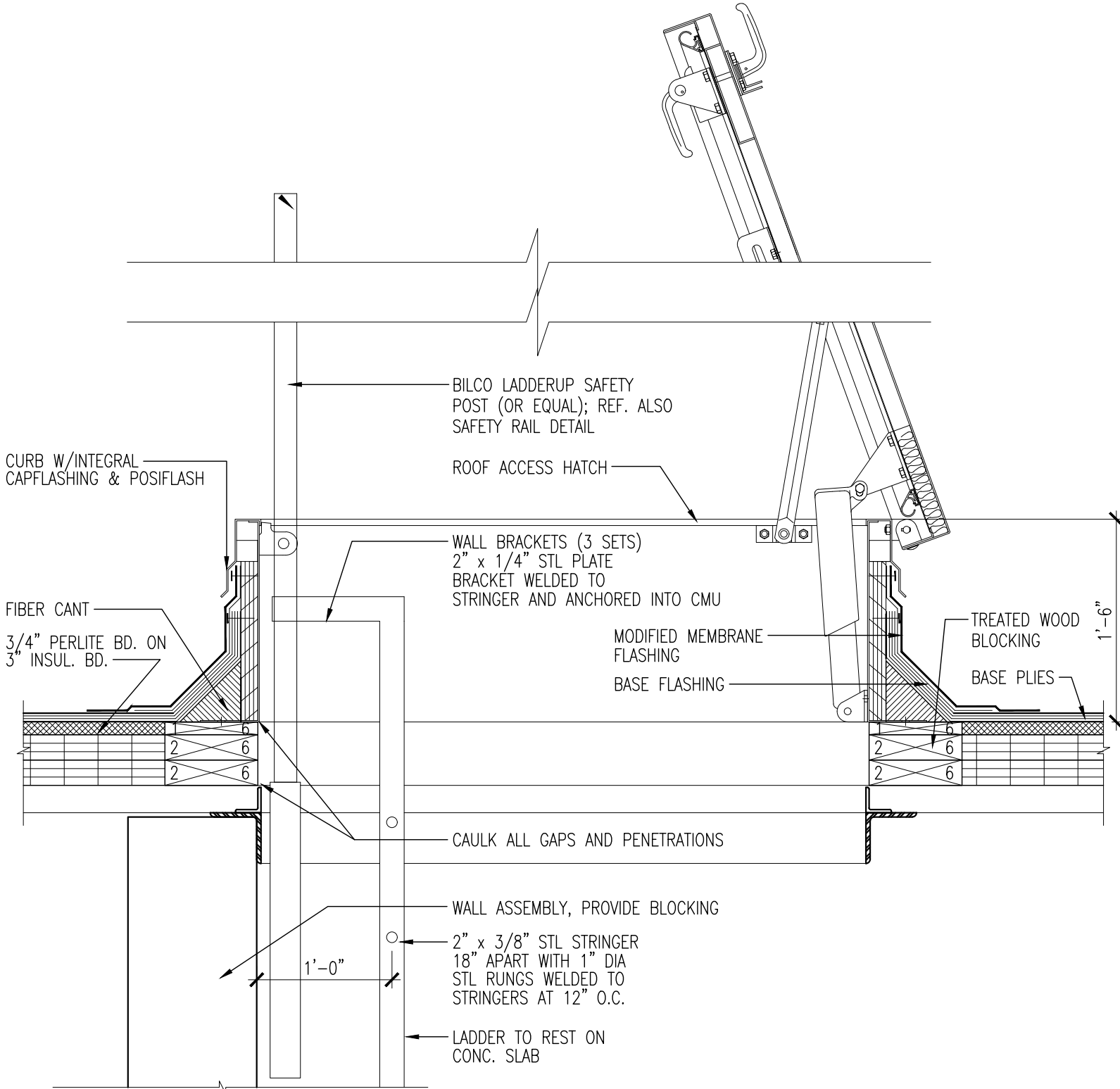
PLAN



1 MECHANICAL SCREEN  
SCALE: 3/4"=1'-0"



5 ROOF ACCESS LADDER  
SCALE: 1"=1'-0"



4 ROOF HATCH DETAIL  
SCALE: 1"=1'-0"

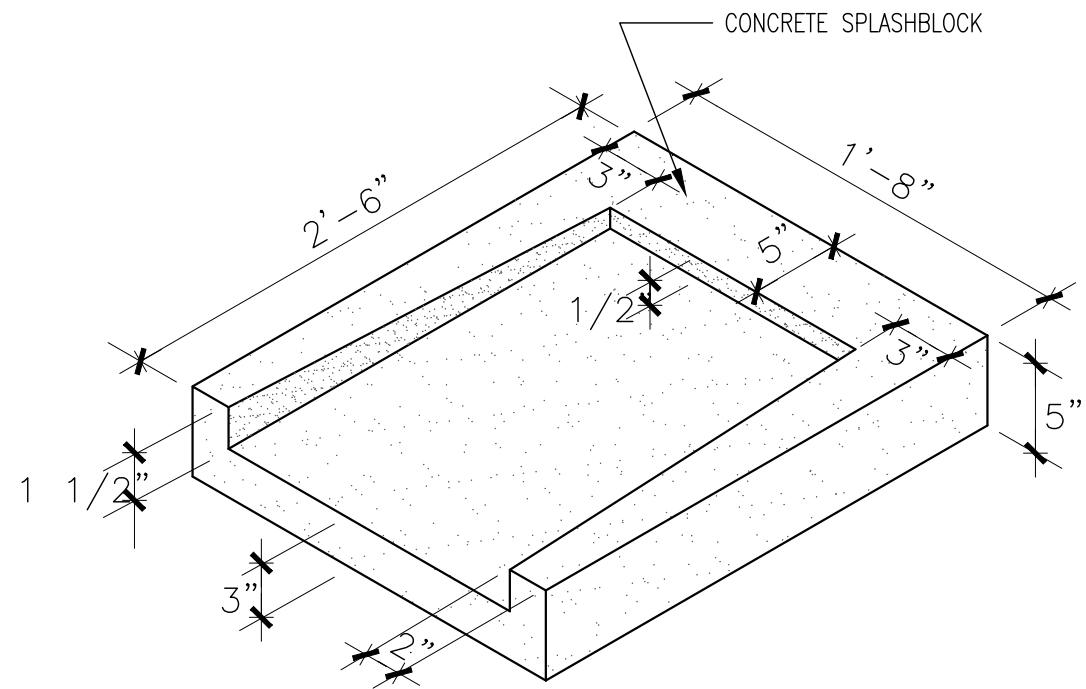


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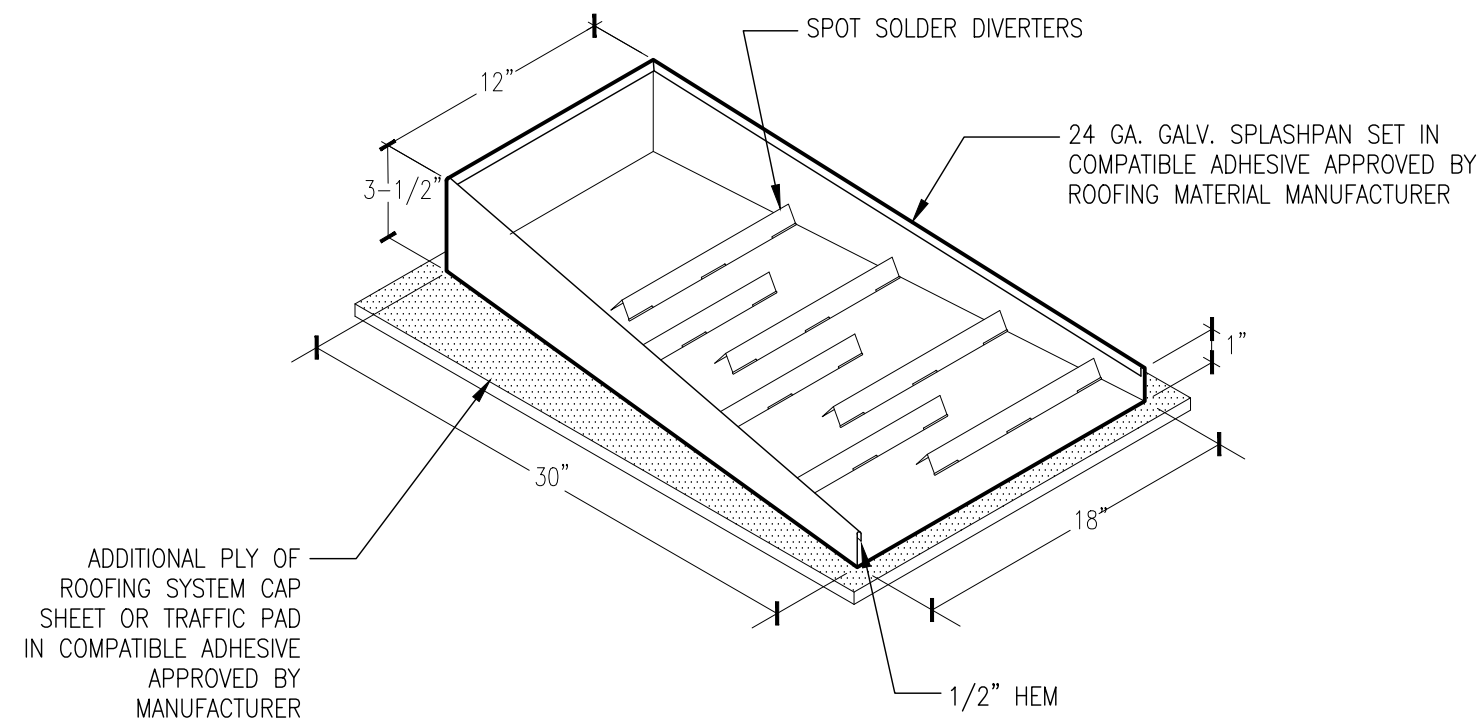
NEW RESTAURANT  
NICHAS COMIDA MEXICANA

3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

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Project No.	19-0703
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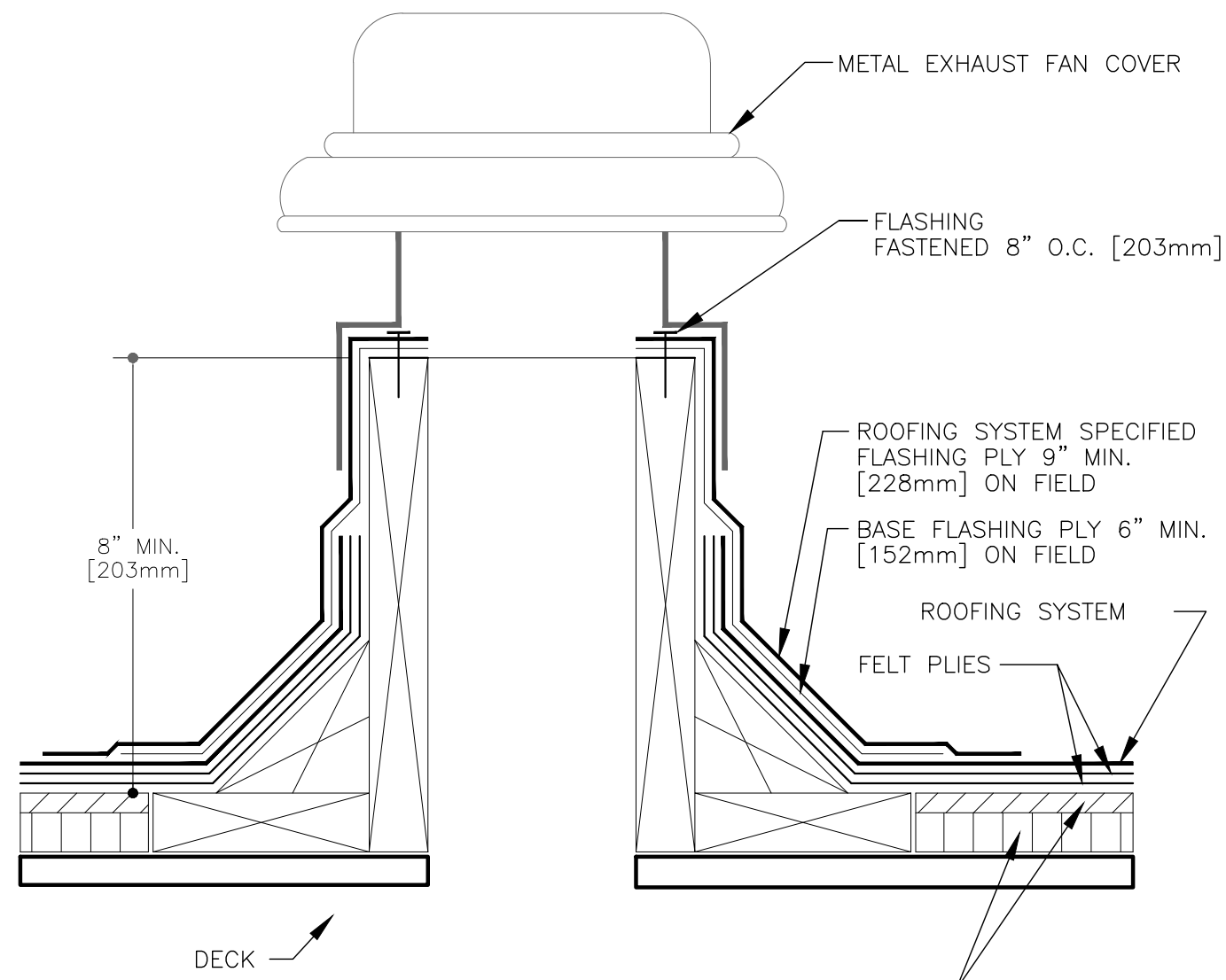


11 CONCRETE SPLASH BLOCK  
SCALE: NOT TO SCALE

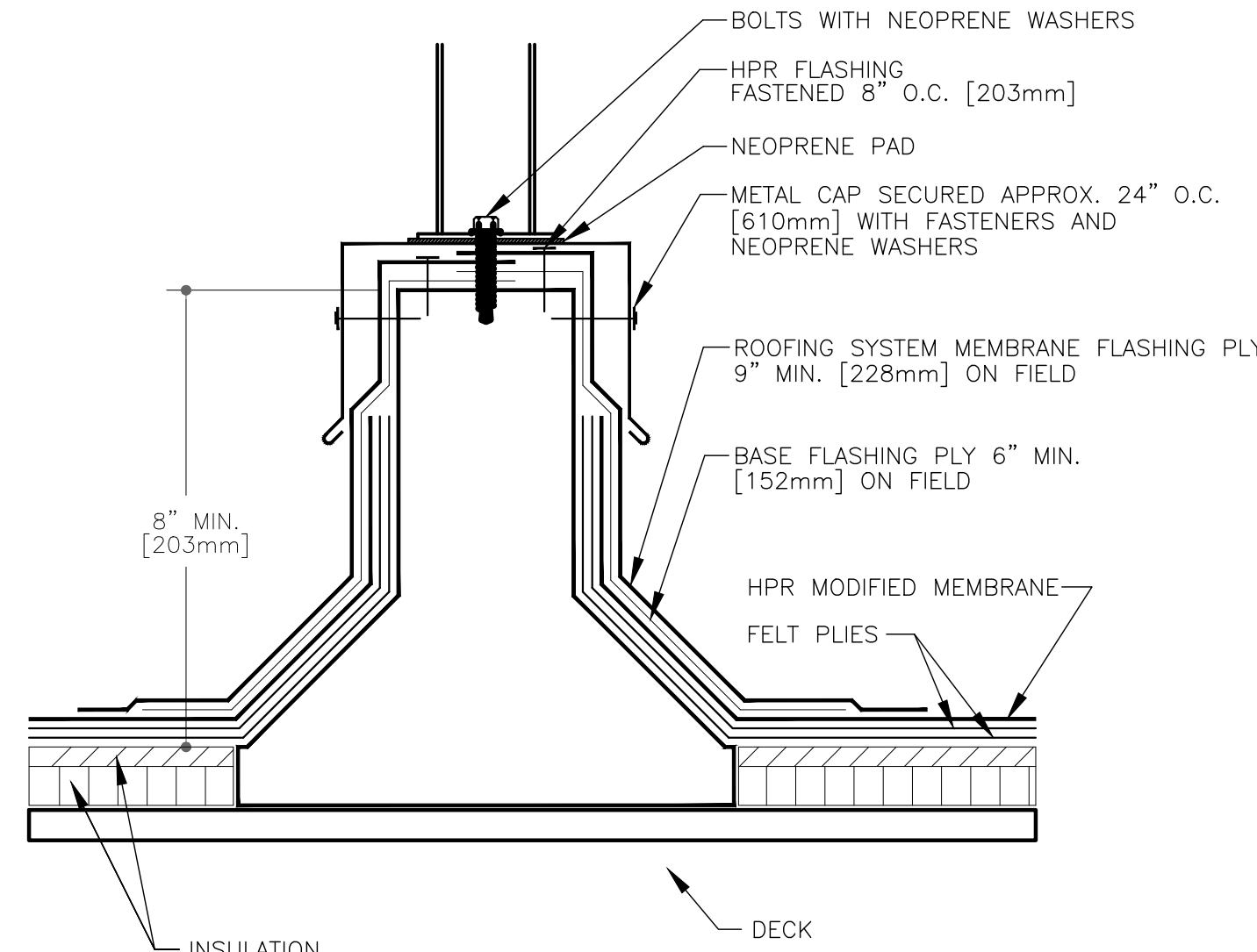


10 SPLASH PAN AT ROOF  
SCALE: NOT TO SCALE

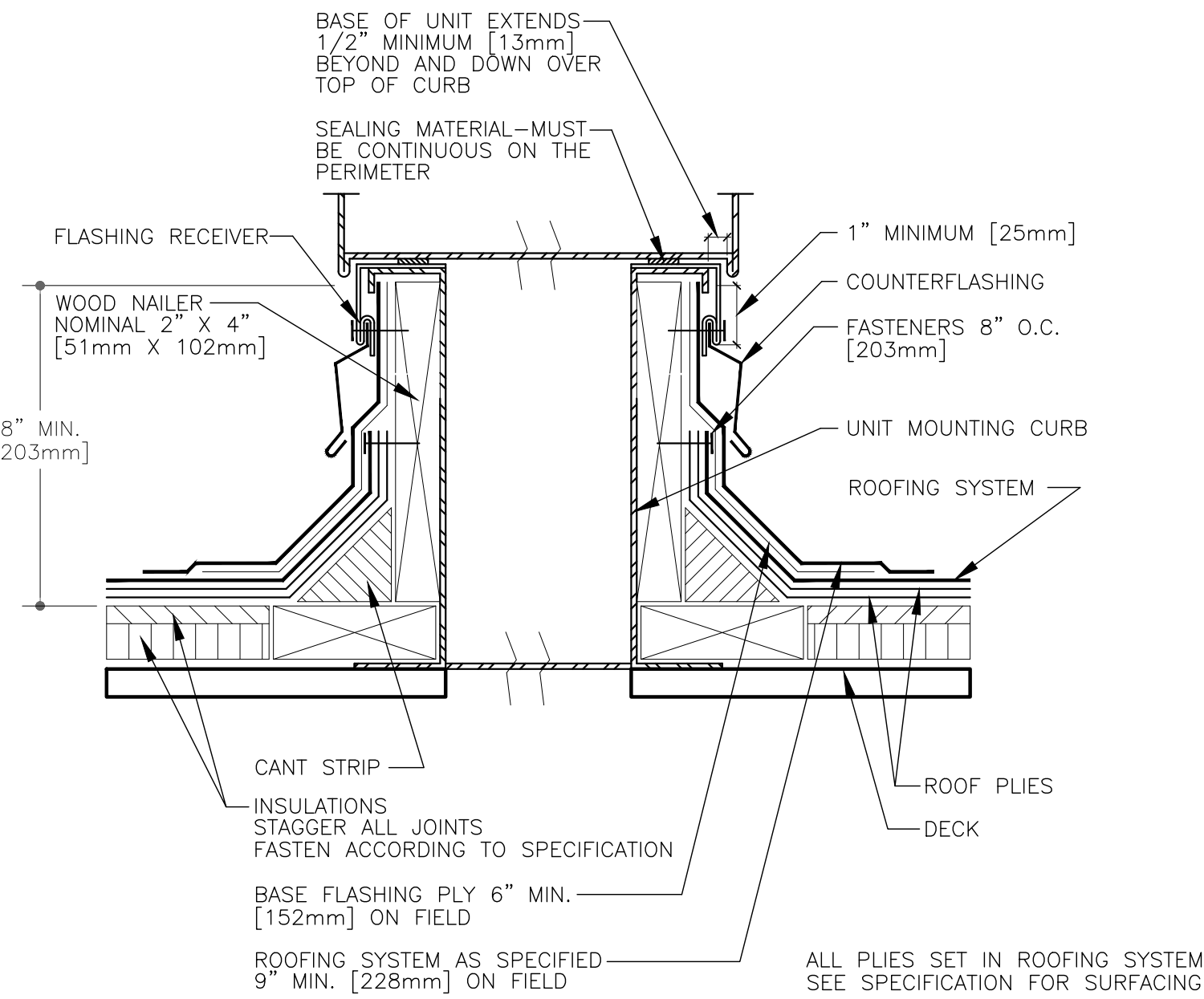
9 NOT USED  
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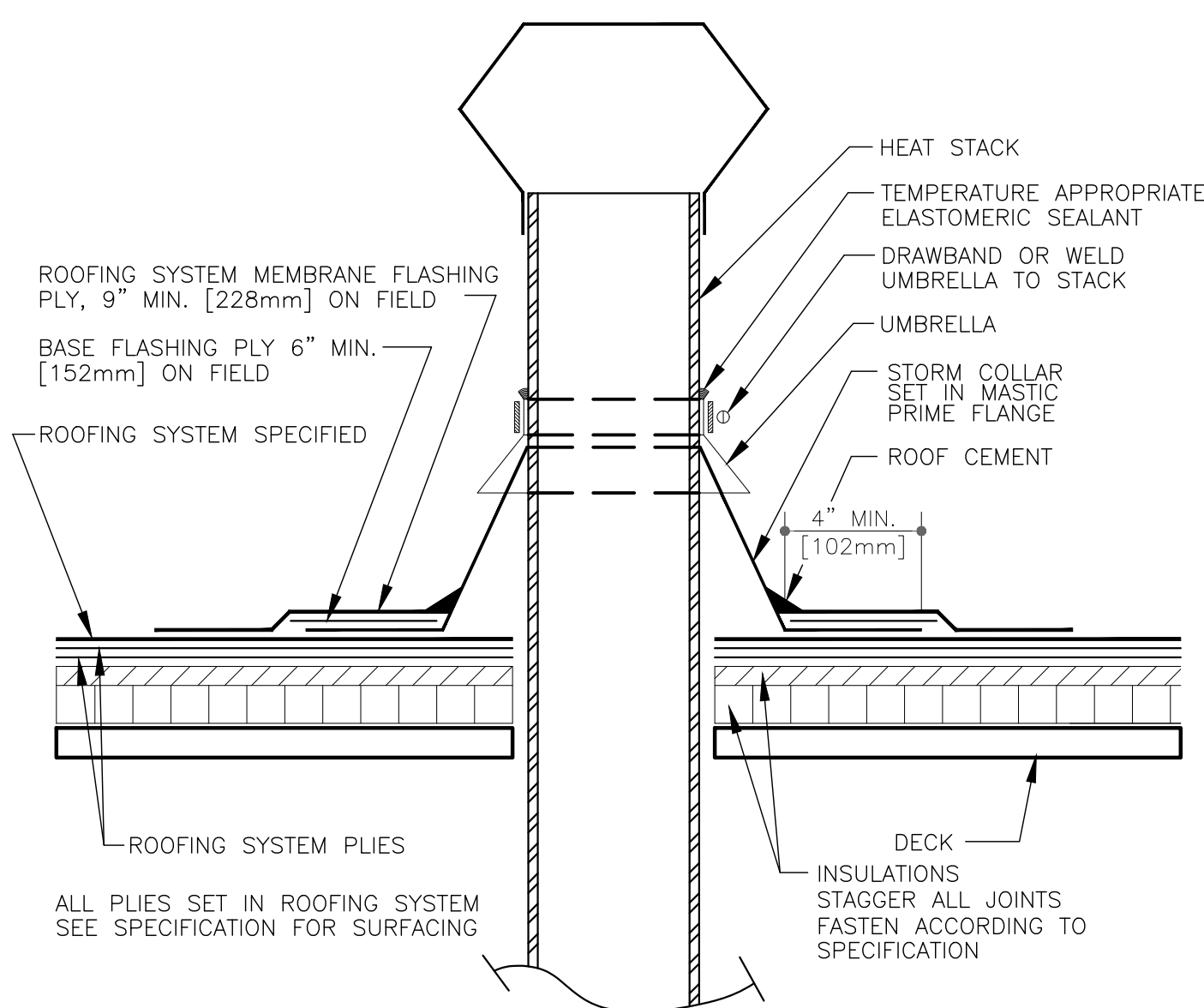
8 EXHAUST FAN  
SCALE: NOT TO SCALE



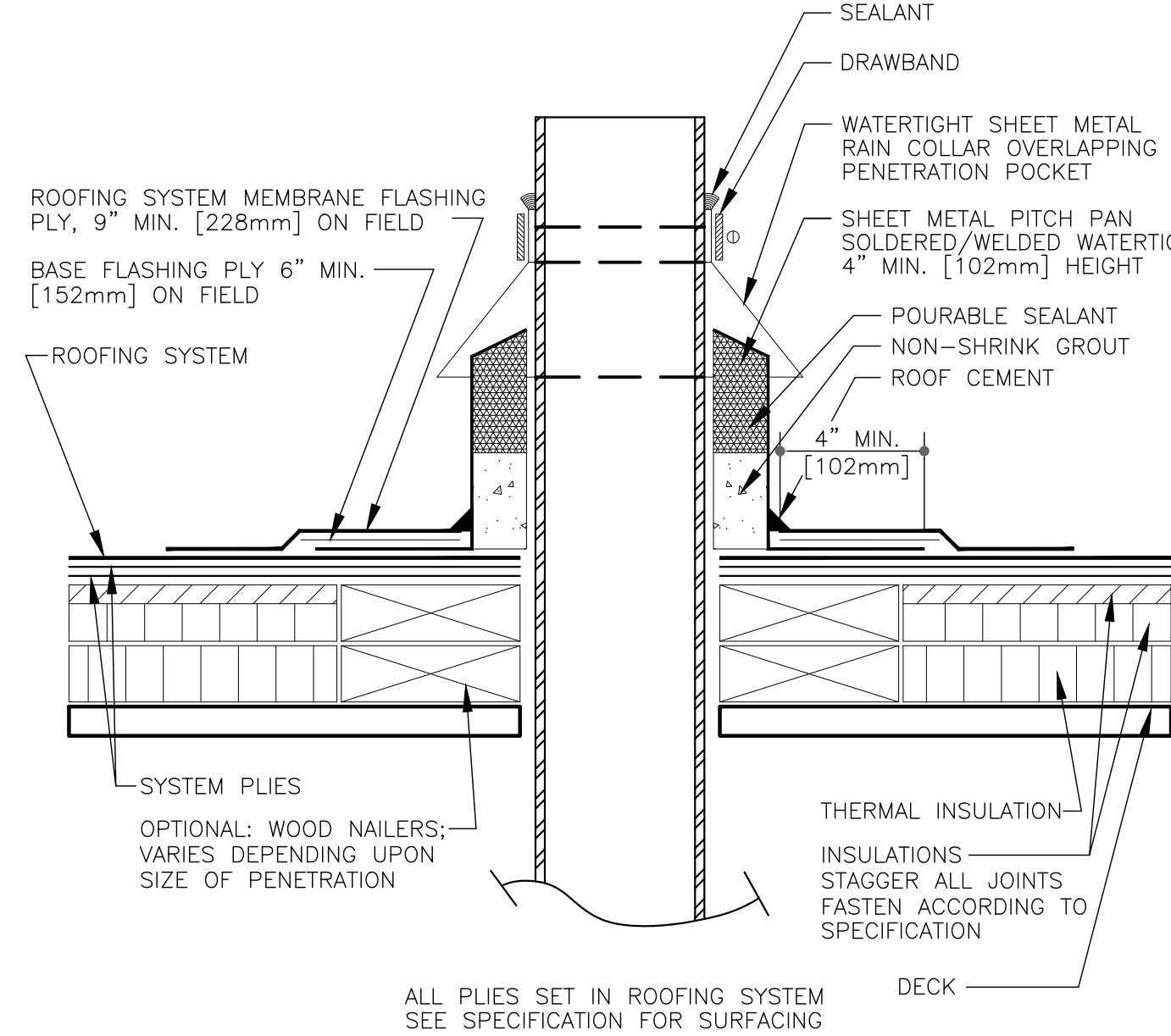
7 EQUIPMENT CURB  
SCALE: NOT TO SCALE



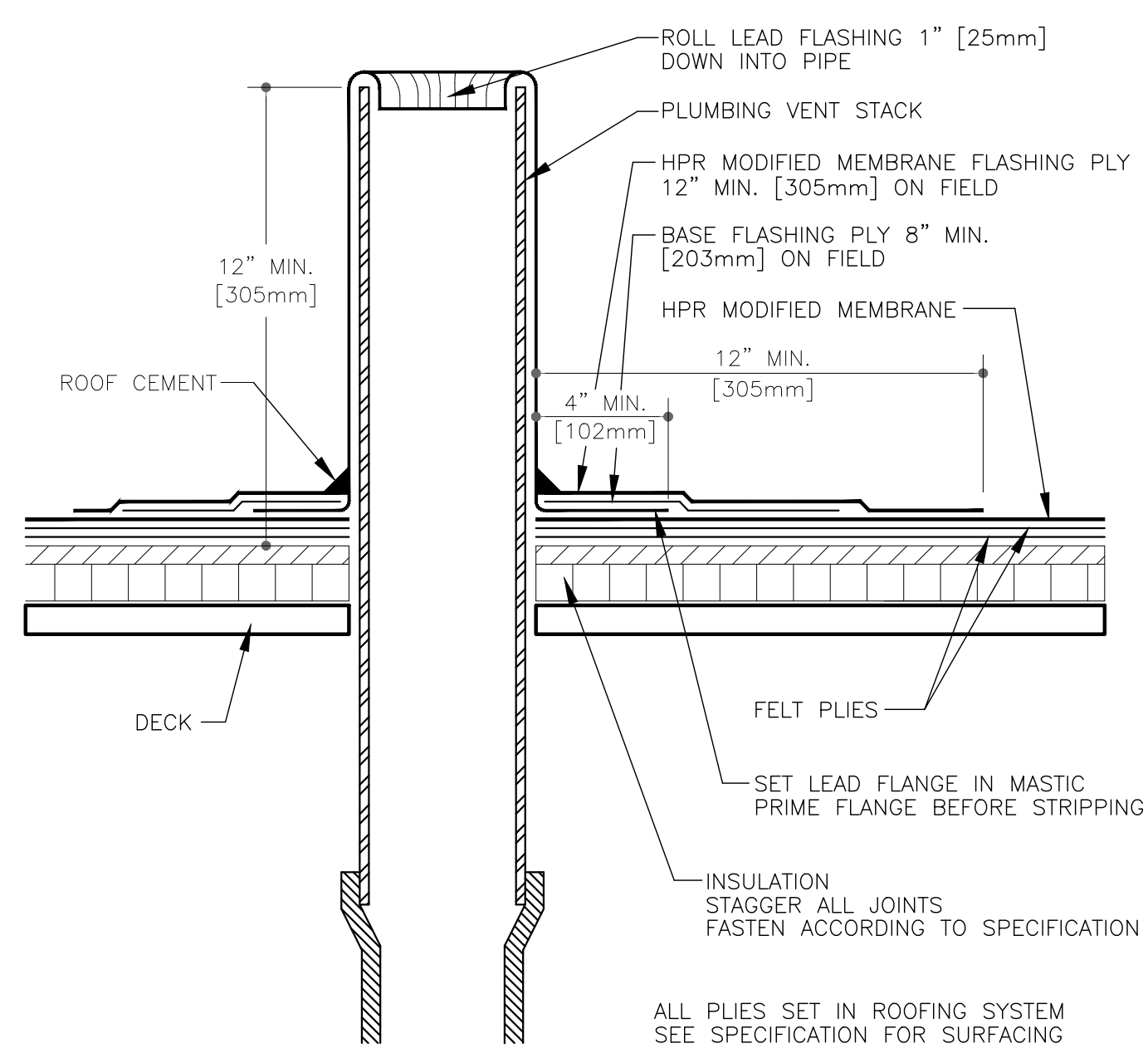
5 CURB AND FLASHING  
SCALE: NOT TO SCALE



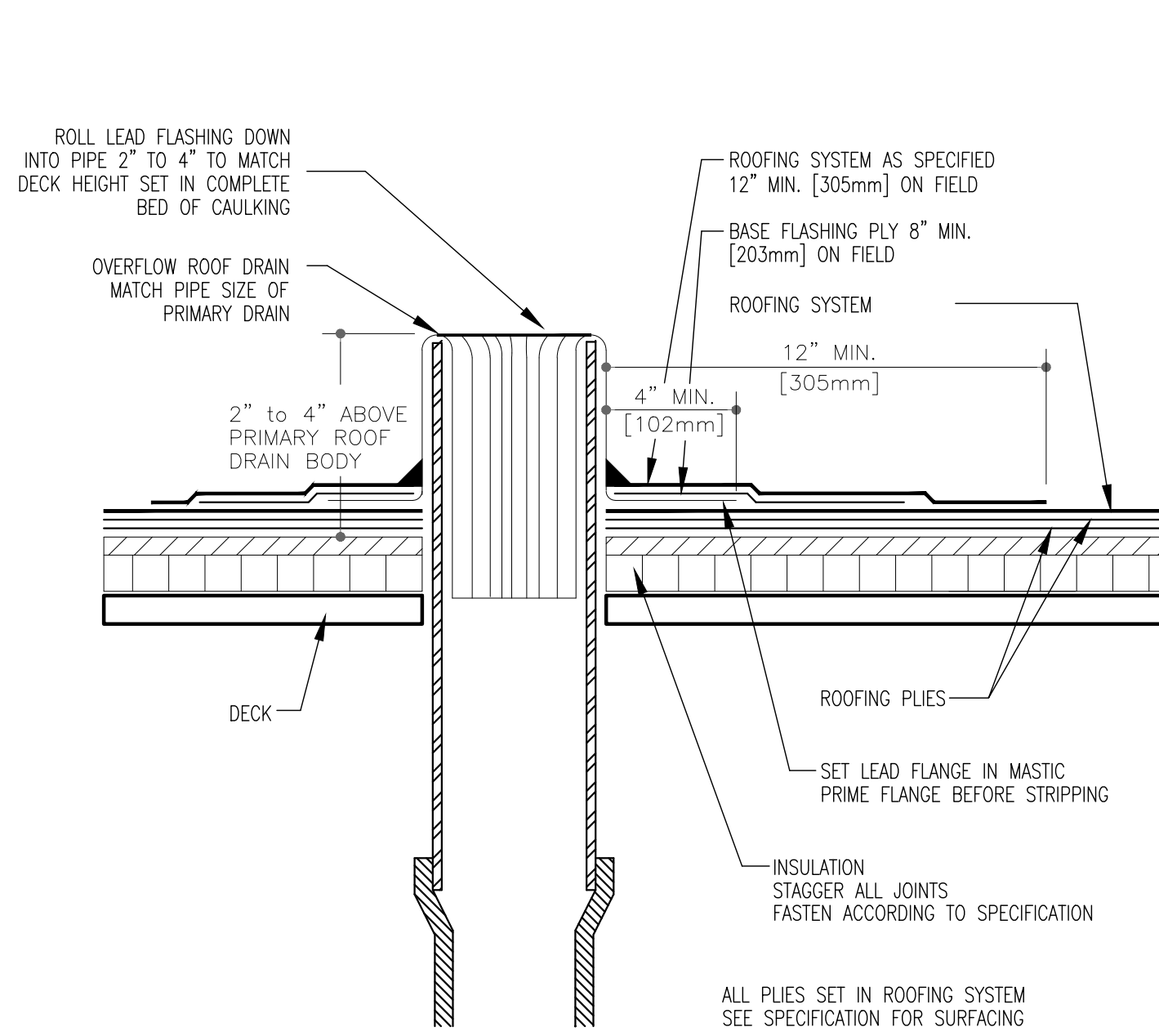
4 HEAT STACK  
SCALE: NOT TO SCALE



3 PITCH POCKET W/ UMBRELLA  
SCALE: NOT TO SCALE



2 PLUMBING STACK  
SCALE: NOT TO SCALE



1 OVERFLOW DRAIN  
SCALE: NOT TO SCALE





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Page Description  
EXTERIOR  
ELEVATIONS

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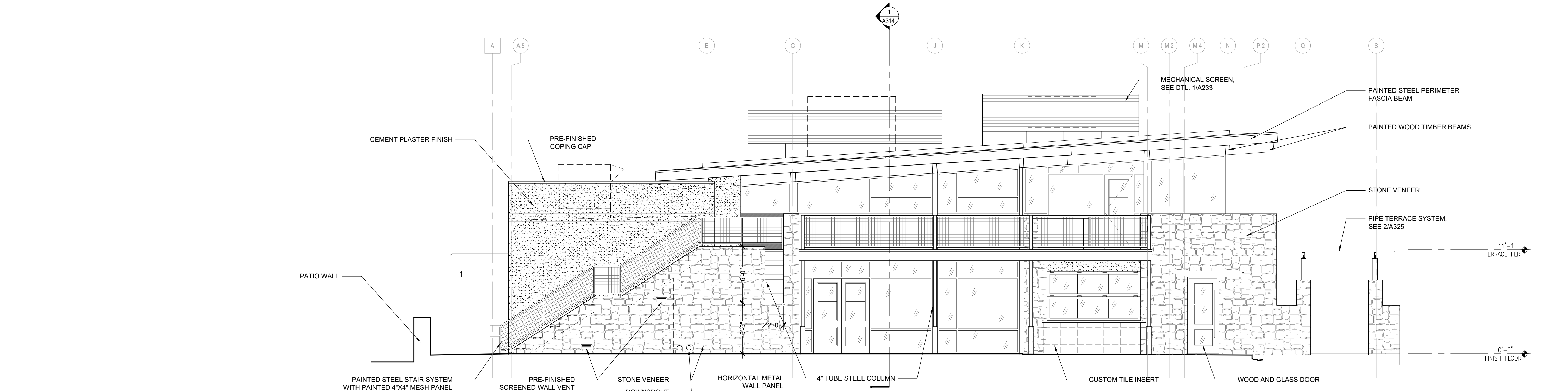
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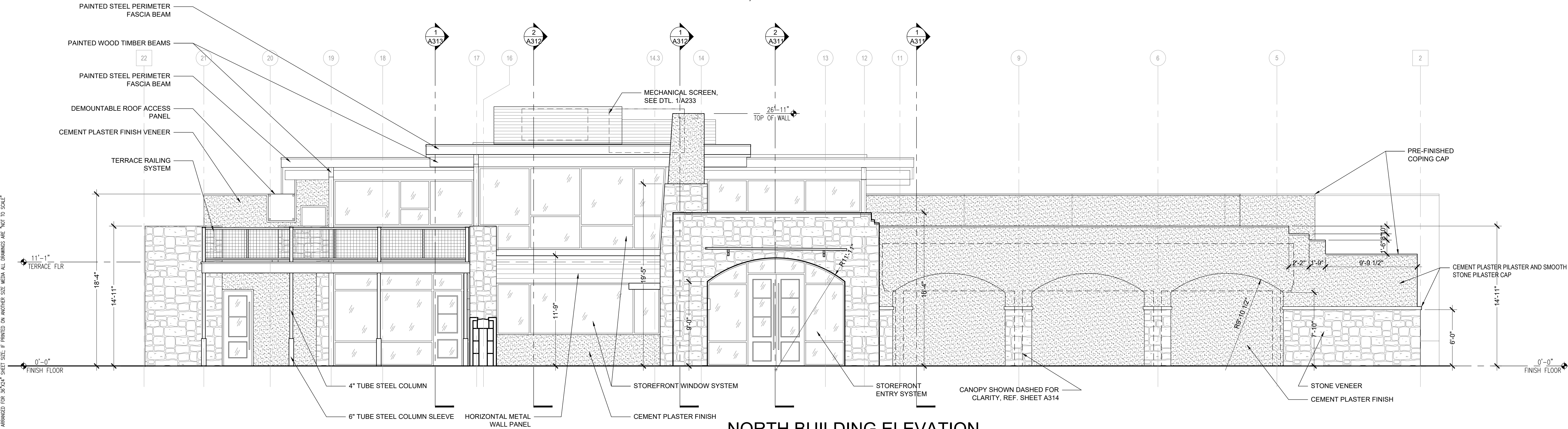
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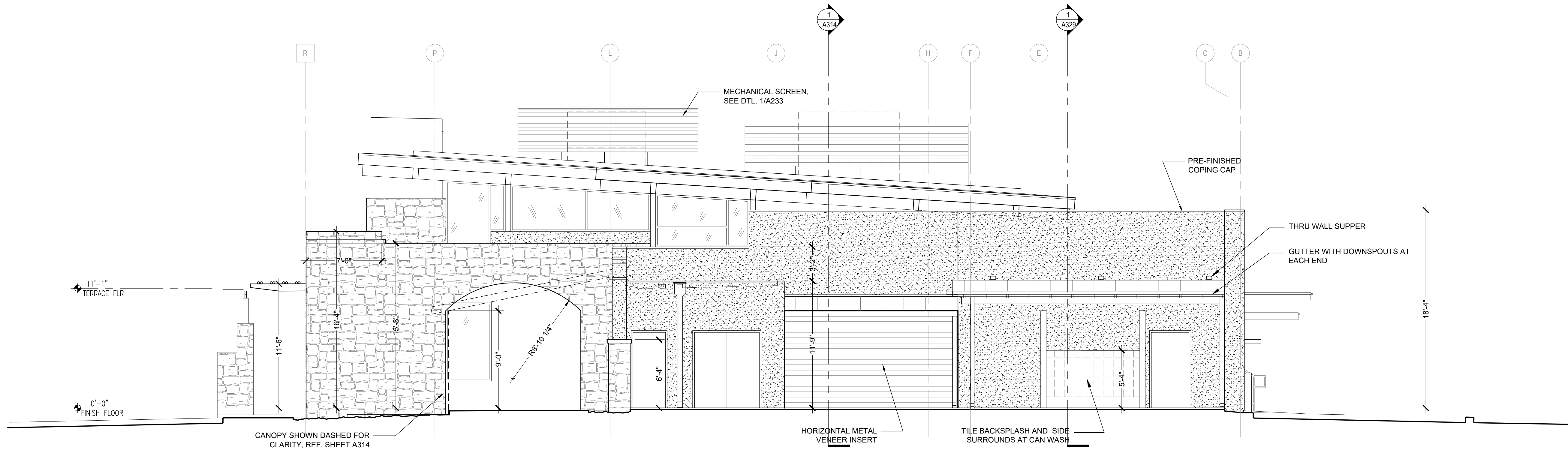
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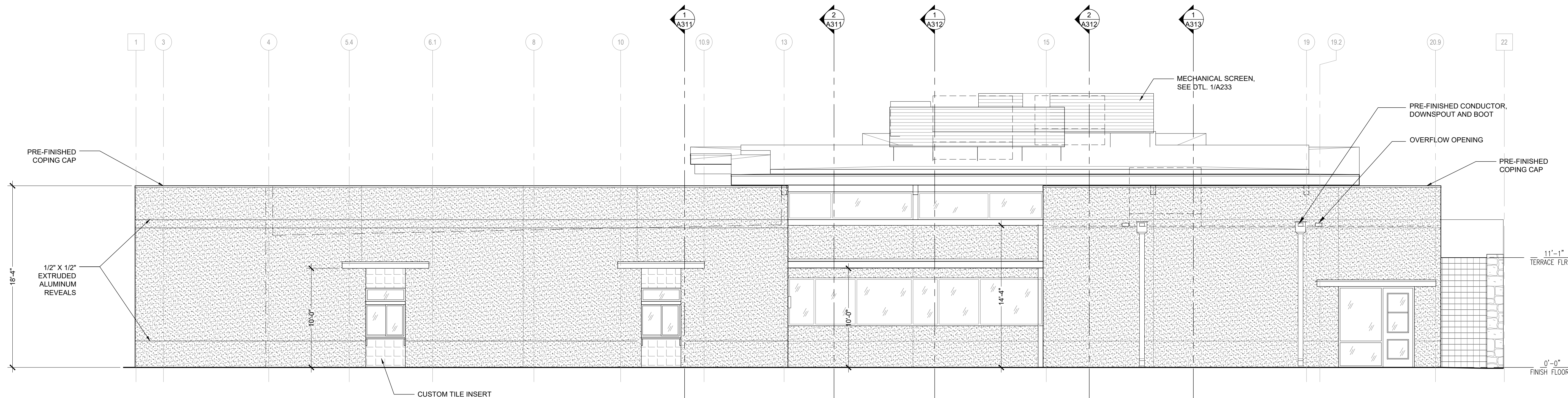
2 EAST BUILDING ELEVATION  
SCALE: 3/16"=1'-0"



1 NORTH BUILDING ELEVATION  
SCALE: 3/16"=1'-0"



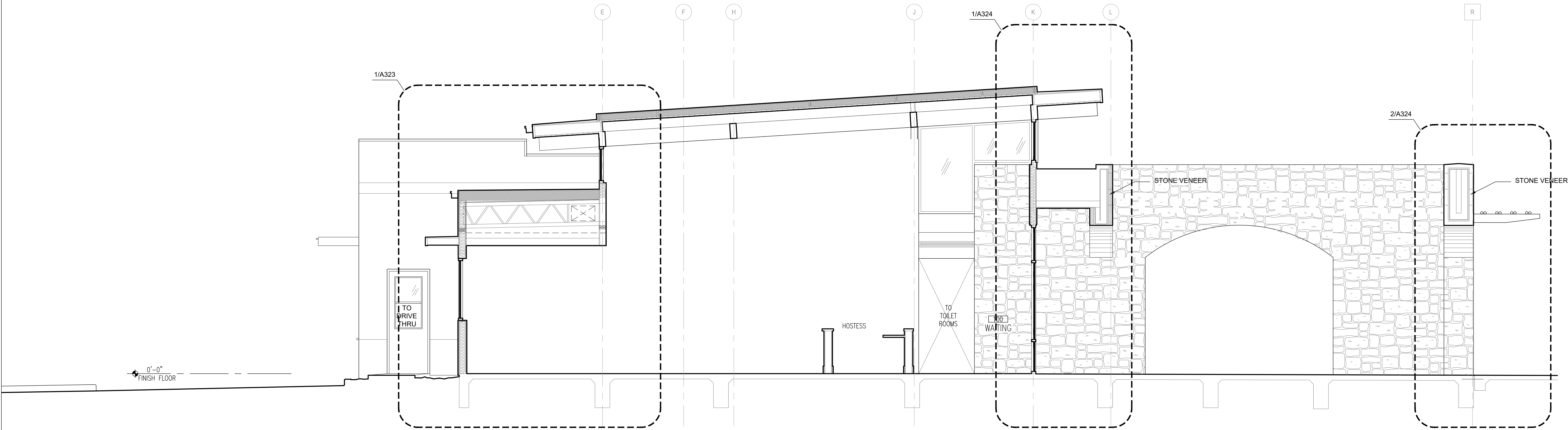
2 WEST BUILDING ELEVATION  
SCALE: 3/16"=1'-0"



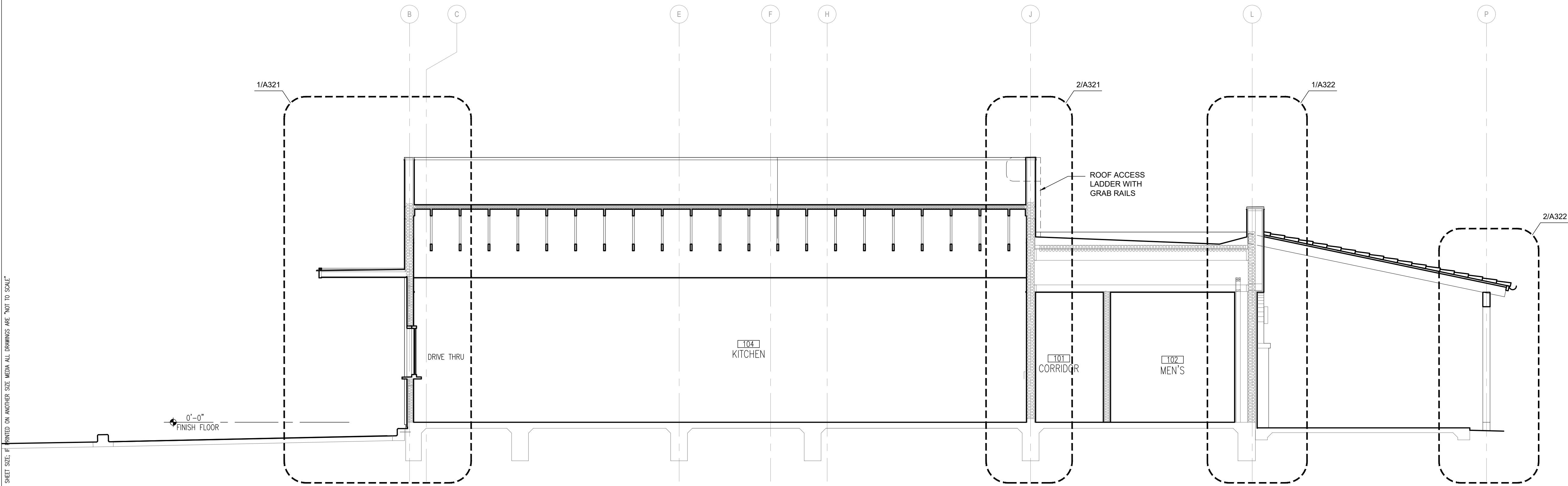
1 SOUTH BUILDING ELEVATION  
SCALE: 3/16"=1'-0"



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2 BUILDING SECTION  
SCALE: 1/4"=1'-0"



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

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NEW RESTAURANT  
NICHIA'S COMIDA MEXICANA  
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Page Description  
BUILDING SECTIONS

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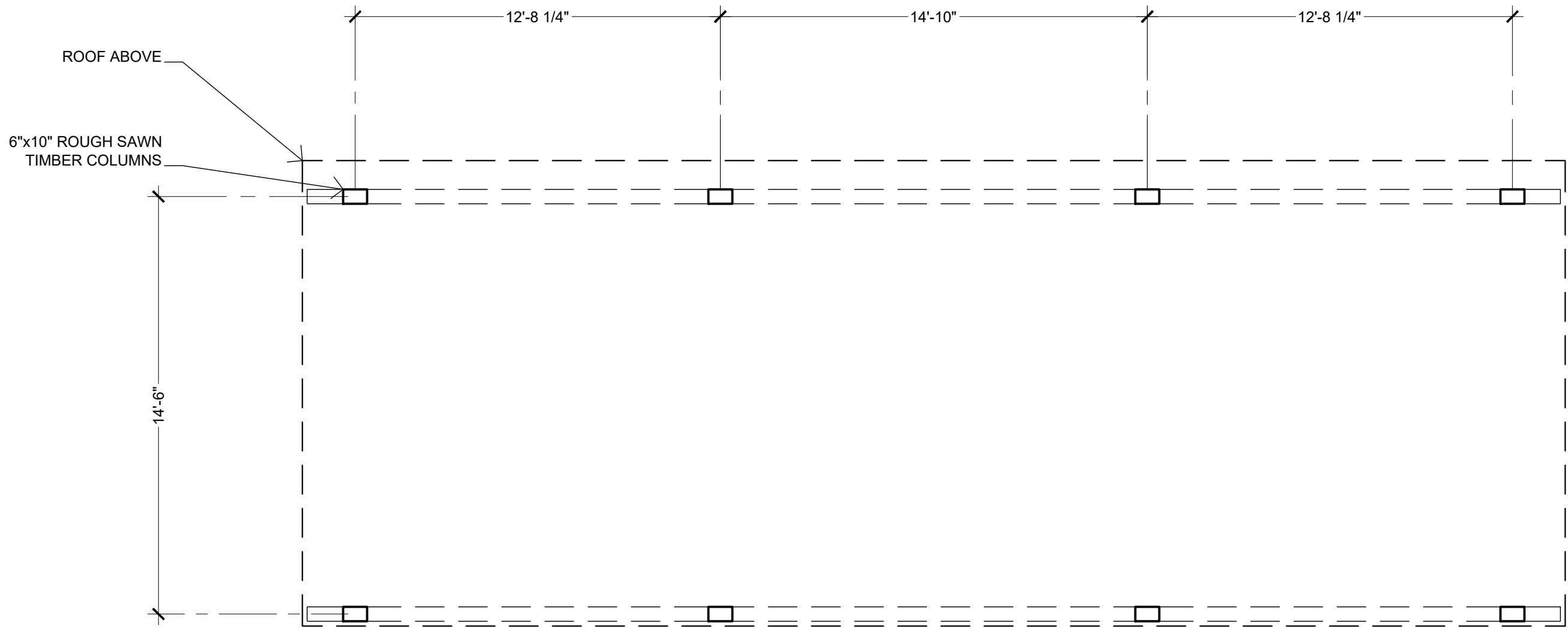
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NICHAS COMIDA MEXICANA

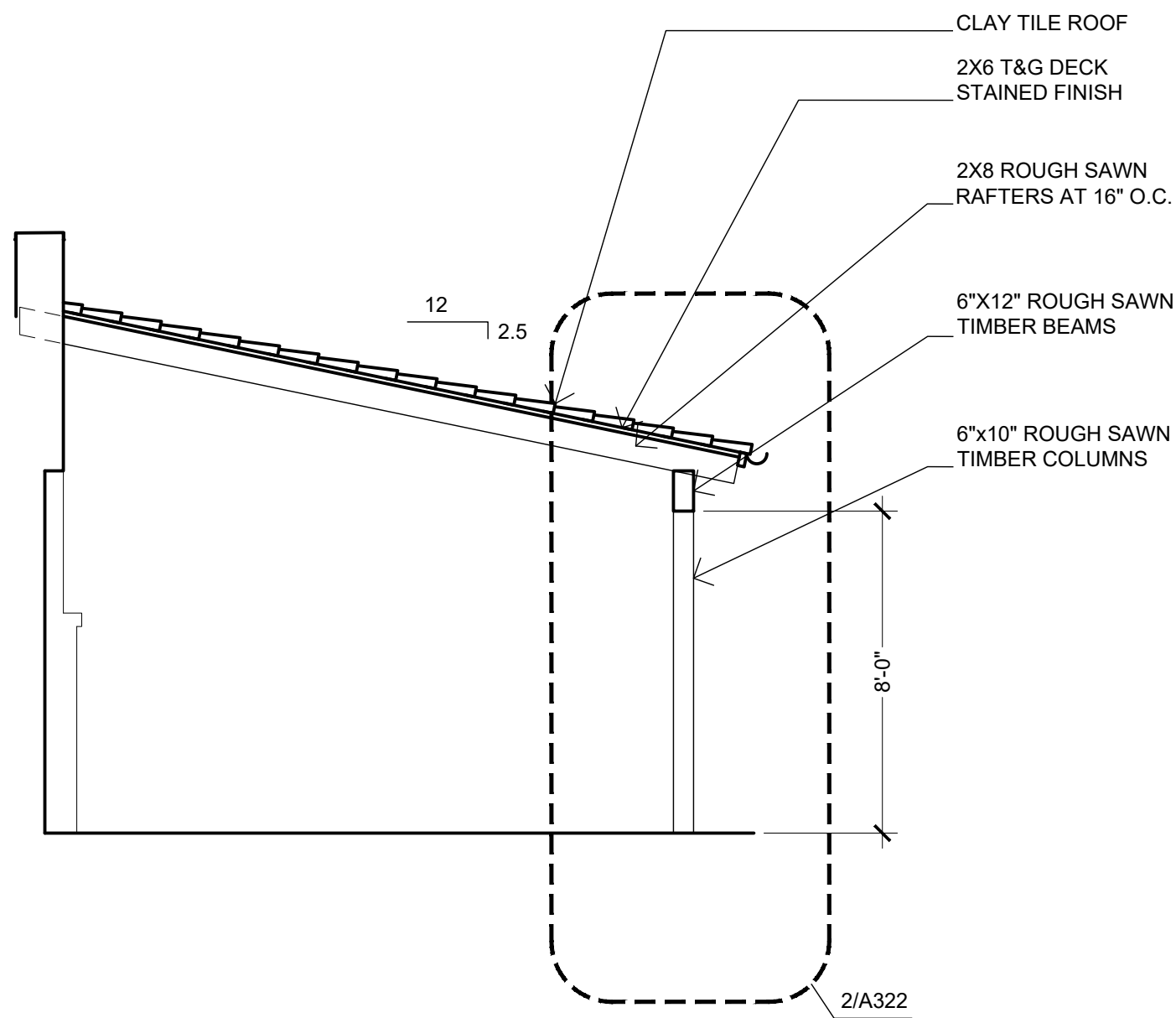
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Page Description	
CANOPY INFORMATION	
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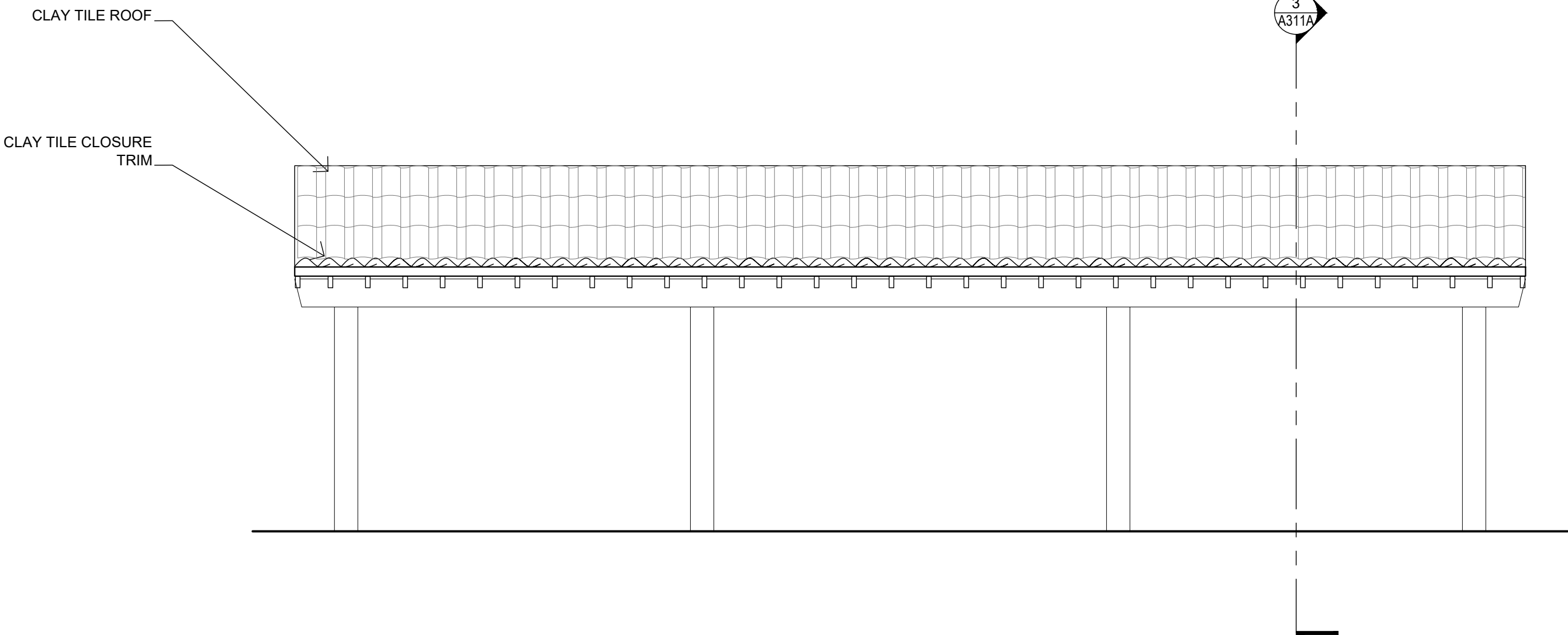
A311A



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



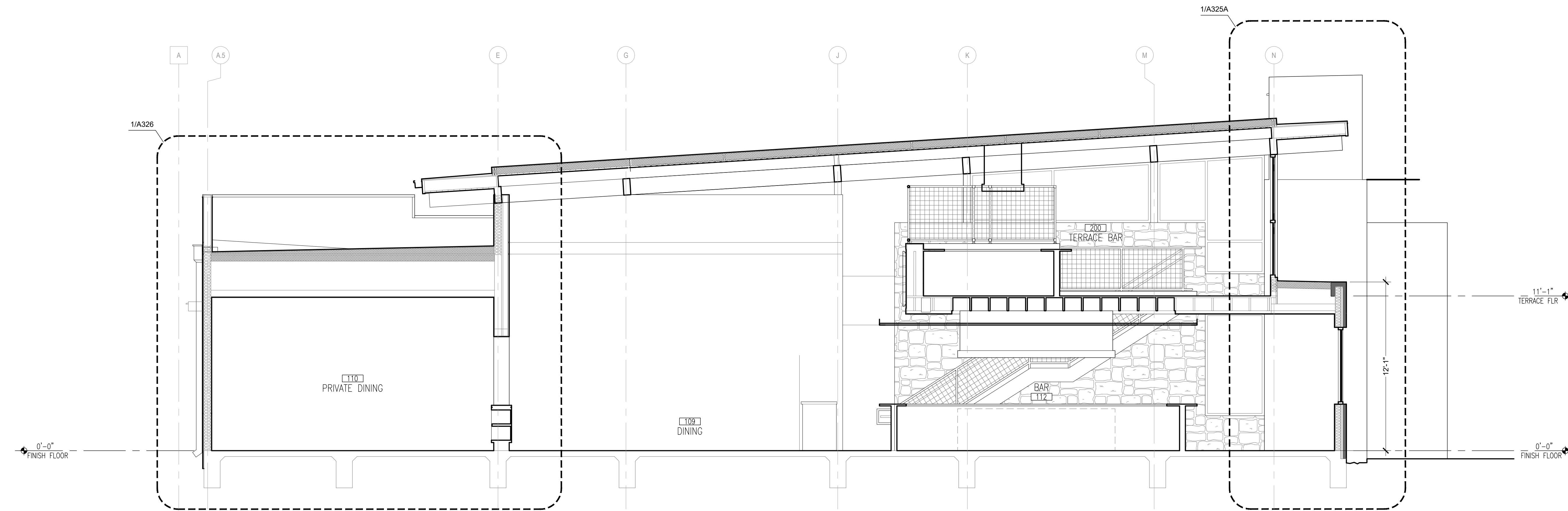
3 CANOPY SECTION  
SCALE: 1/4"=1'-0"



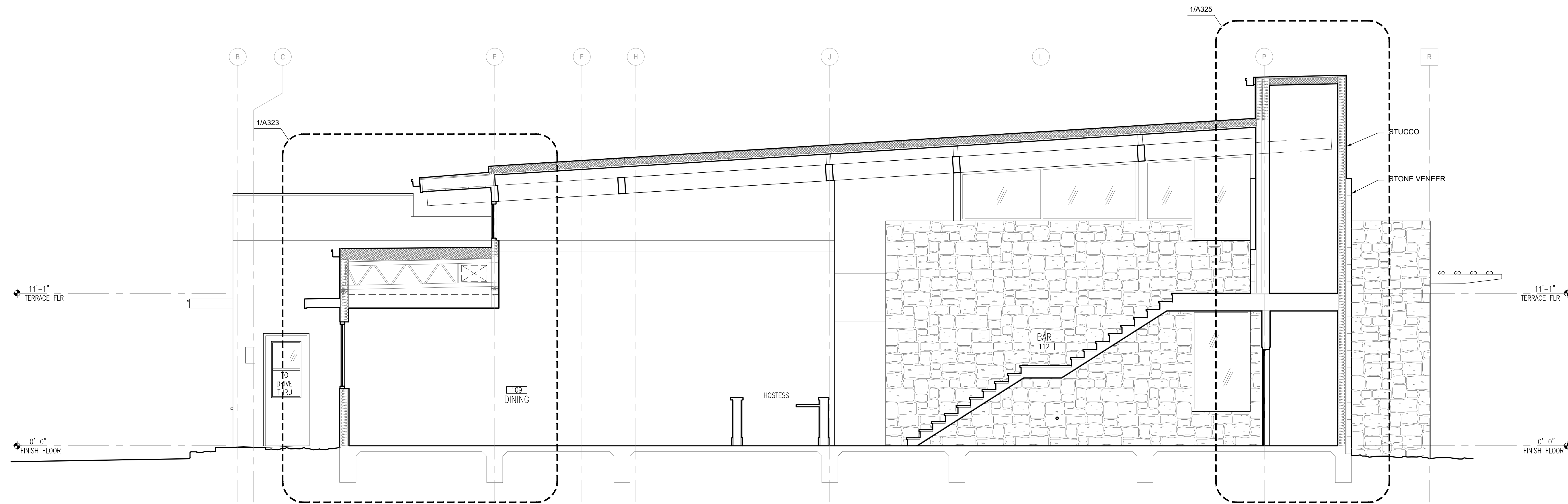
2 CANOPY ELEVATION  
SCALE: 1/4"=1'-0"



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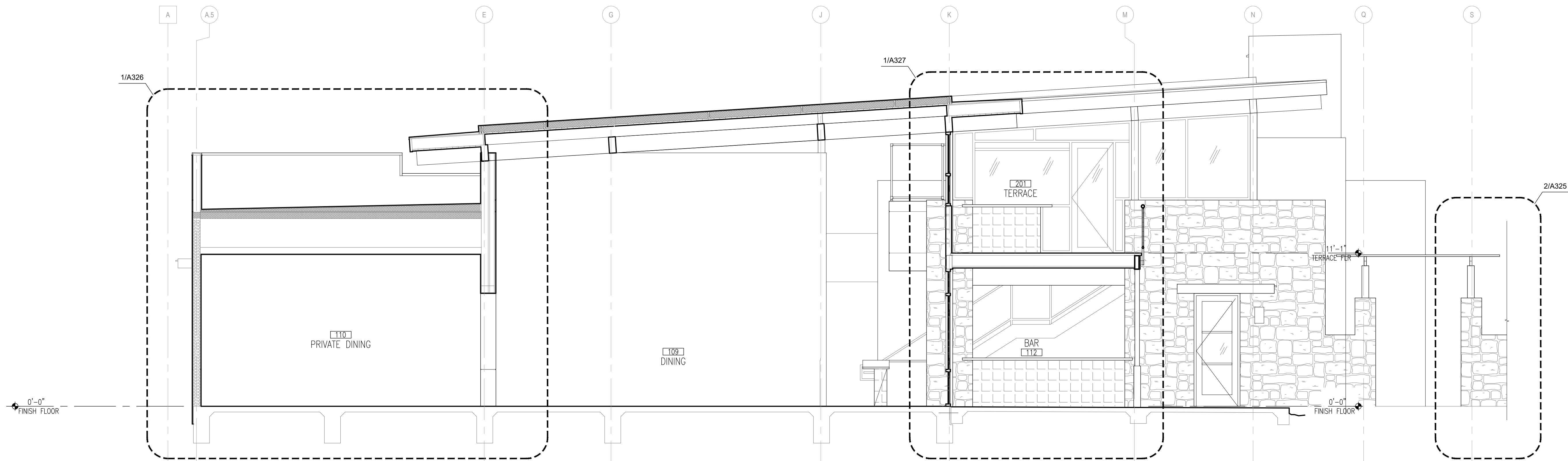


2 BUILDING SECTION  
SCALE: 1/4"=1'-0"

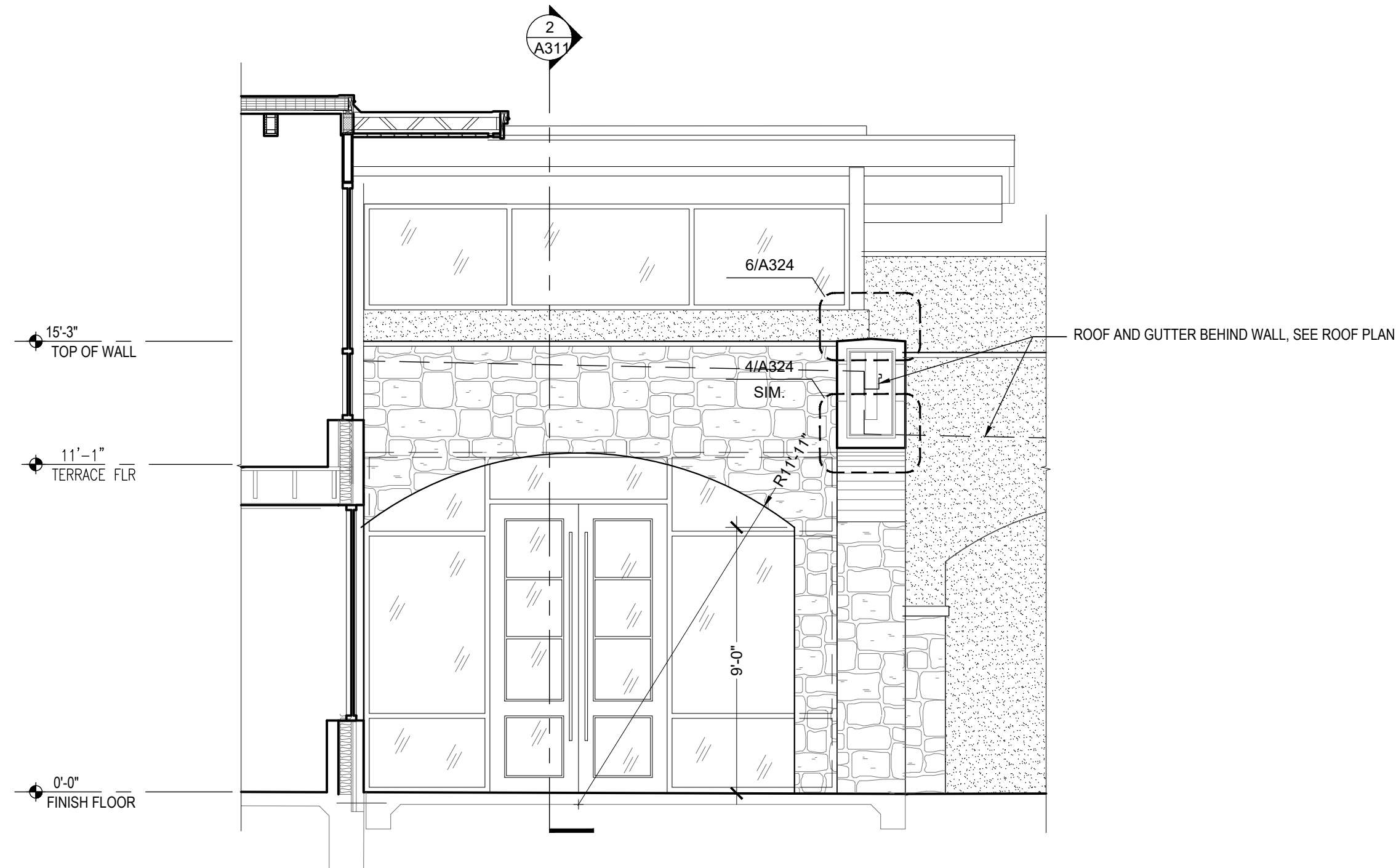


1 BUILDING SECTION  
SCALE: 1/4"=1'-0"

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

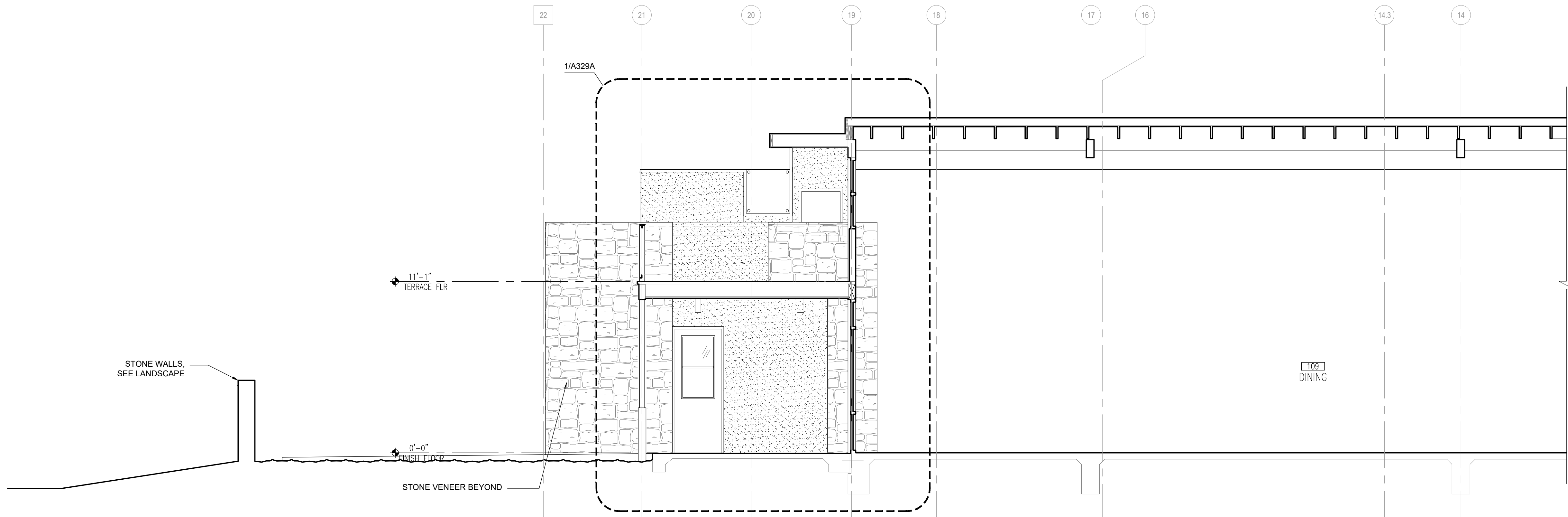


2 MAIN ENTRY DOORS AT COURTYARD  
SCALE: 1/4"=1'-0"

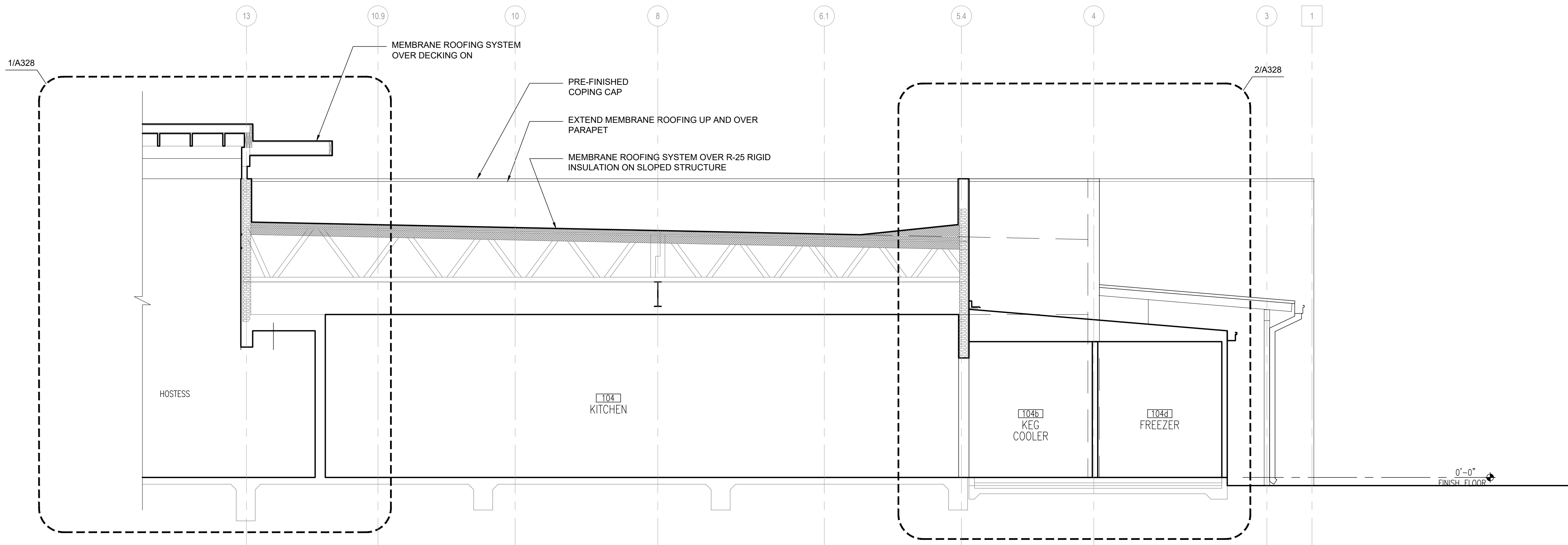




NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE."



1 **BUILDING SECTION (CONTINUED)**  
SCALE: 1/4"=1'-0"



1 **BUILDING SECTION**  
SCALE: 1/4"=1'-0"

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NICHAS COMIDA MEXICANA  
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Page Description  
BUILDING SECTIONS

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Page:

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Page:

## 2 KITCHEN TO TOILET AREA

NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE; IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE"



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Page Description  
WALL SECTIONS AND  
DETAILS

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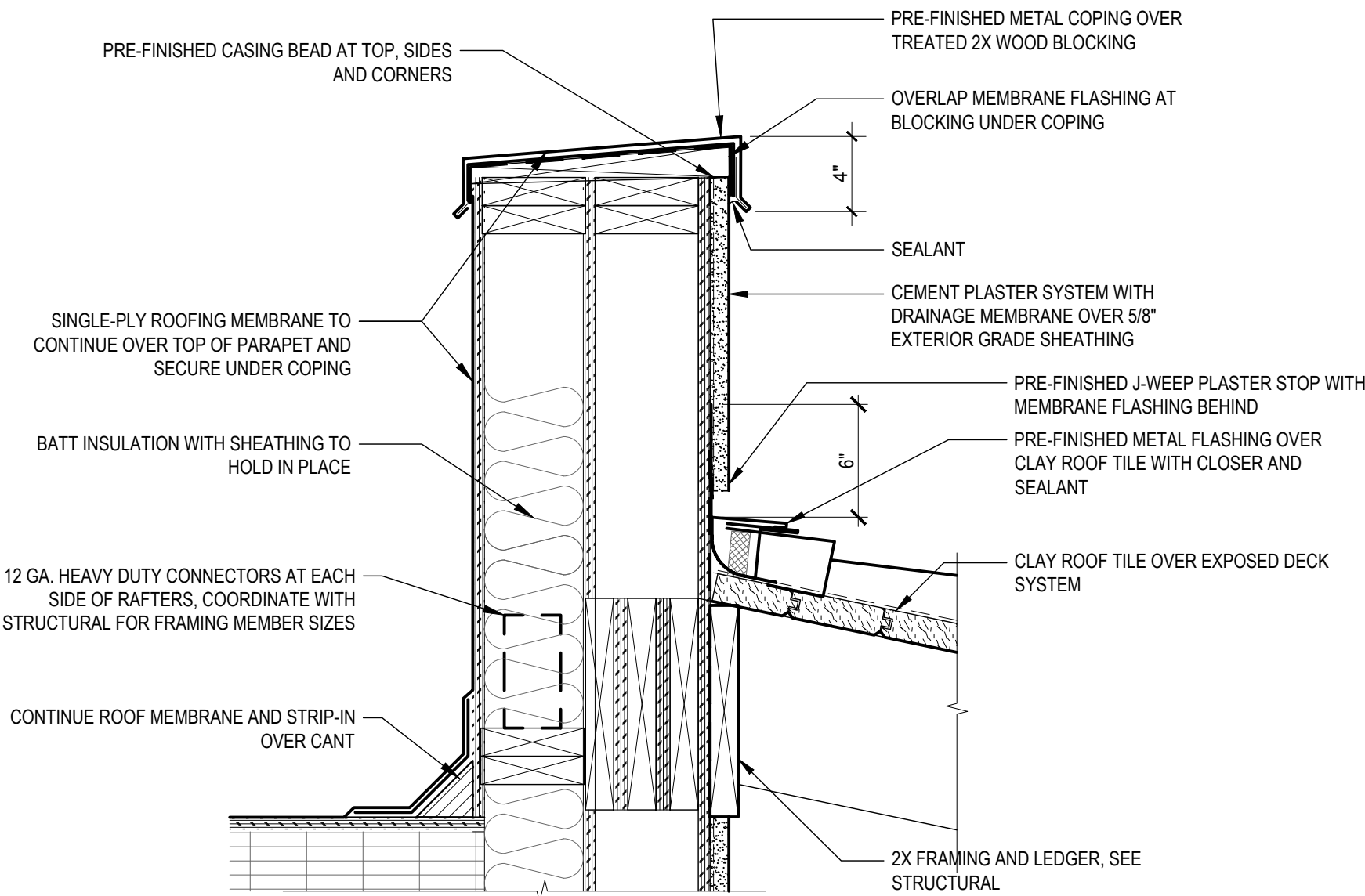
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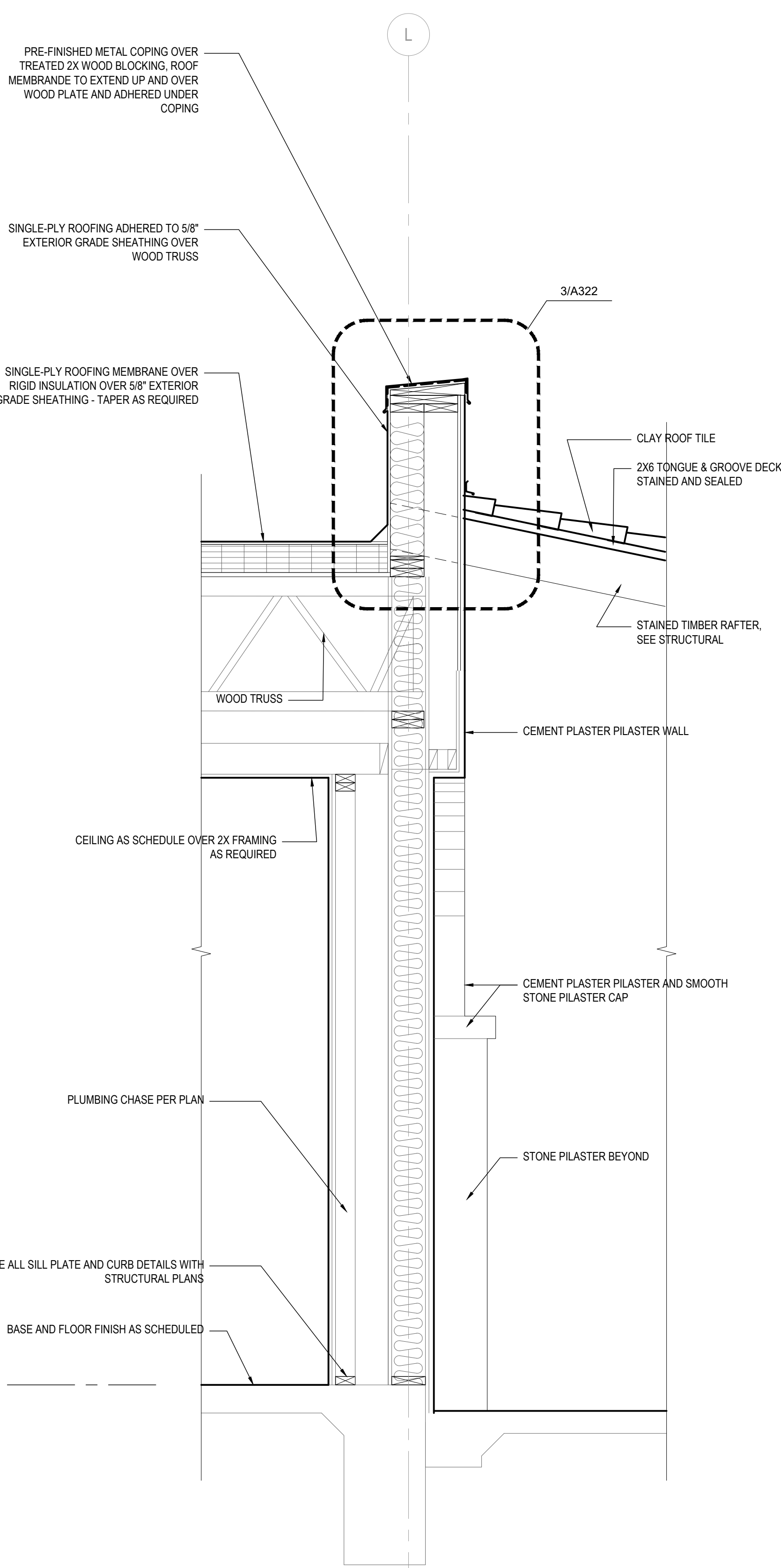
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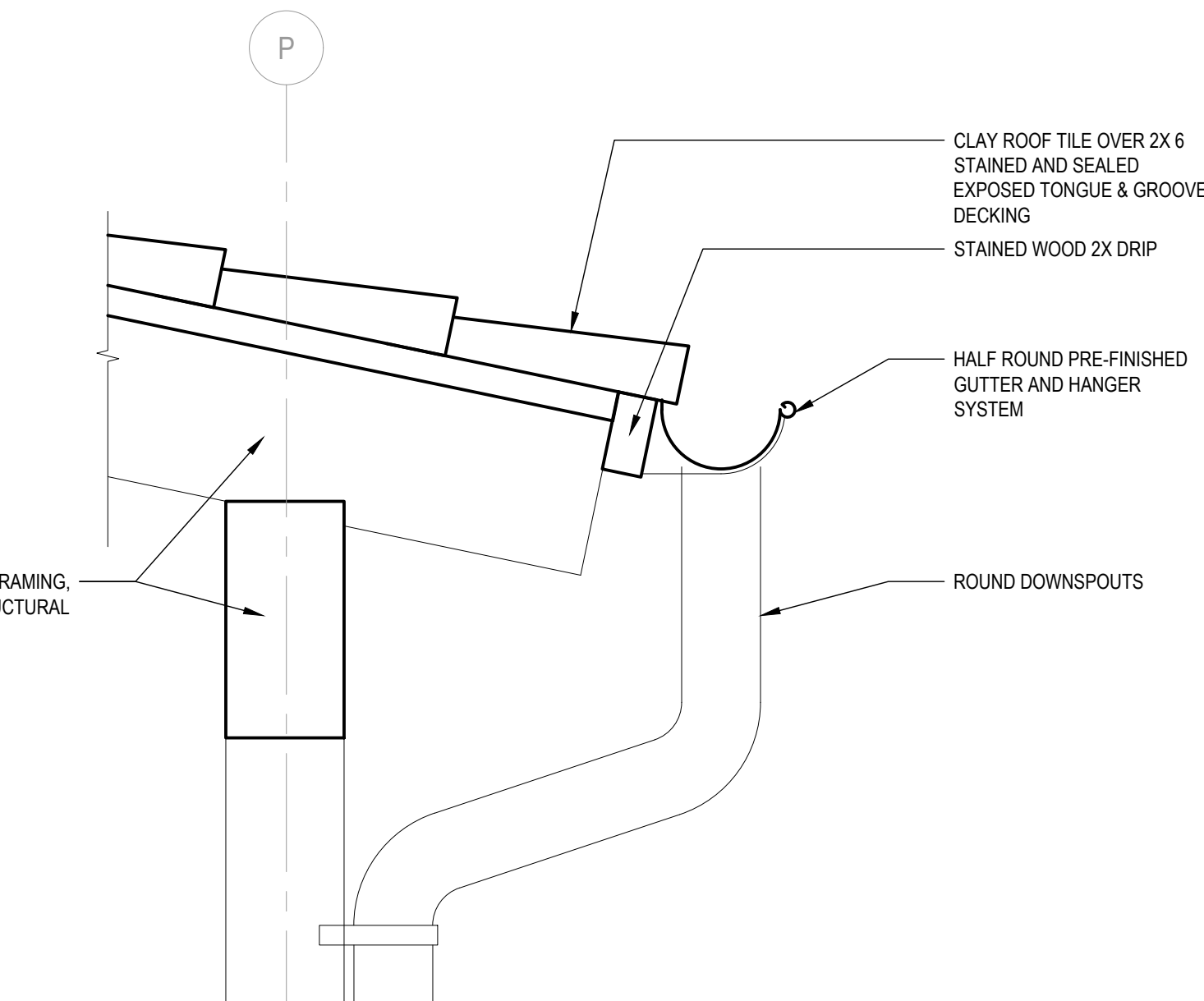
A322



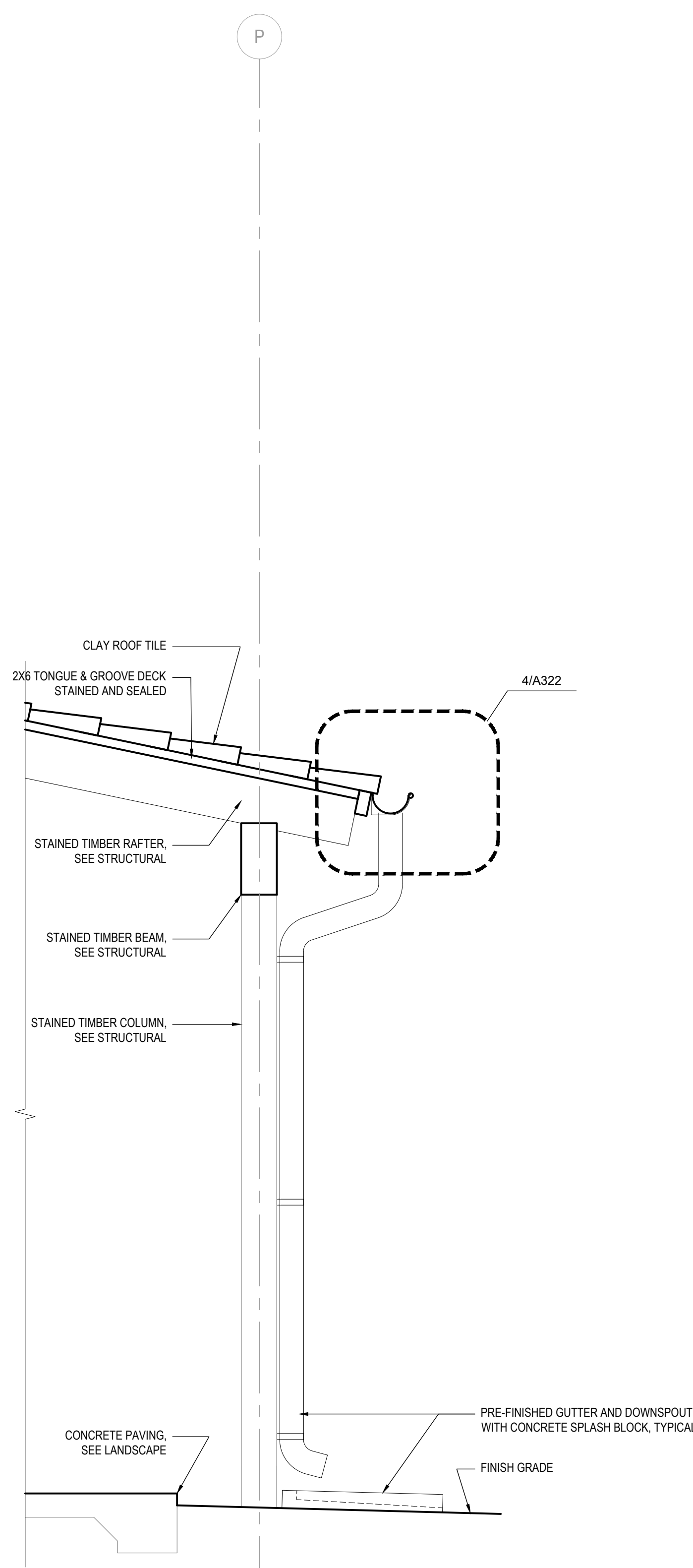
3 THRU WALL AT TIMBER RAFTER  
SCALE: 1 1/2"=1'-0"



1 TOILET AREA TO WAITING  
SCALE: 3/4"=1'-0"

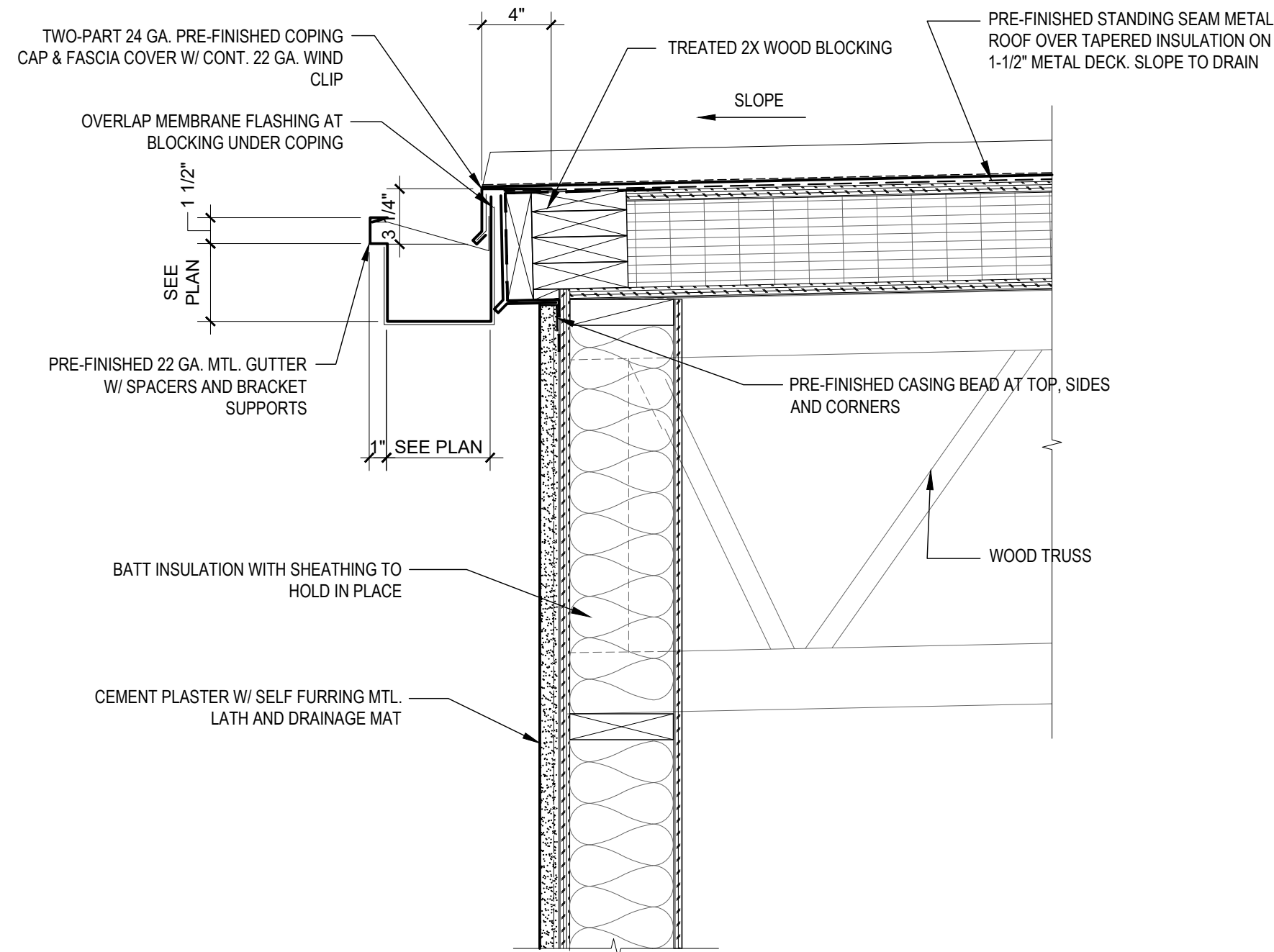


4 HALF ROUND GUTTER  
SCALE: 1 1/2"=1'-0"

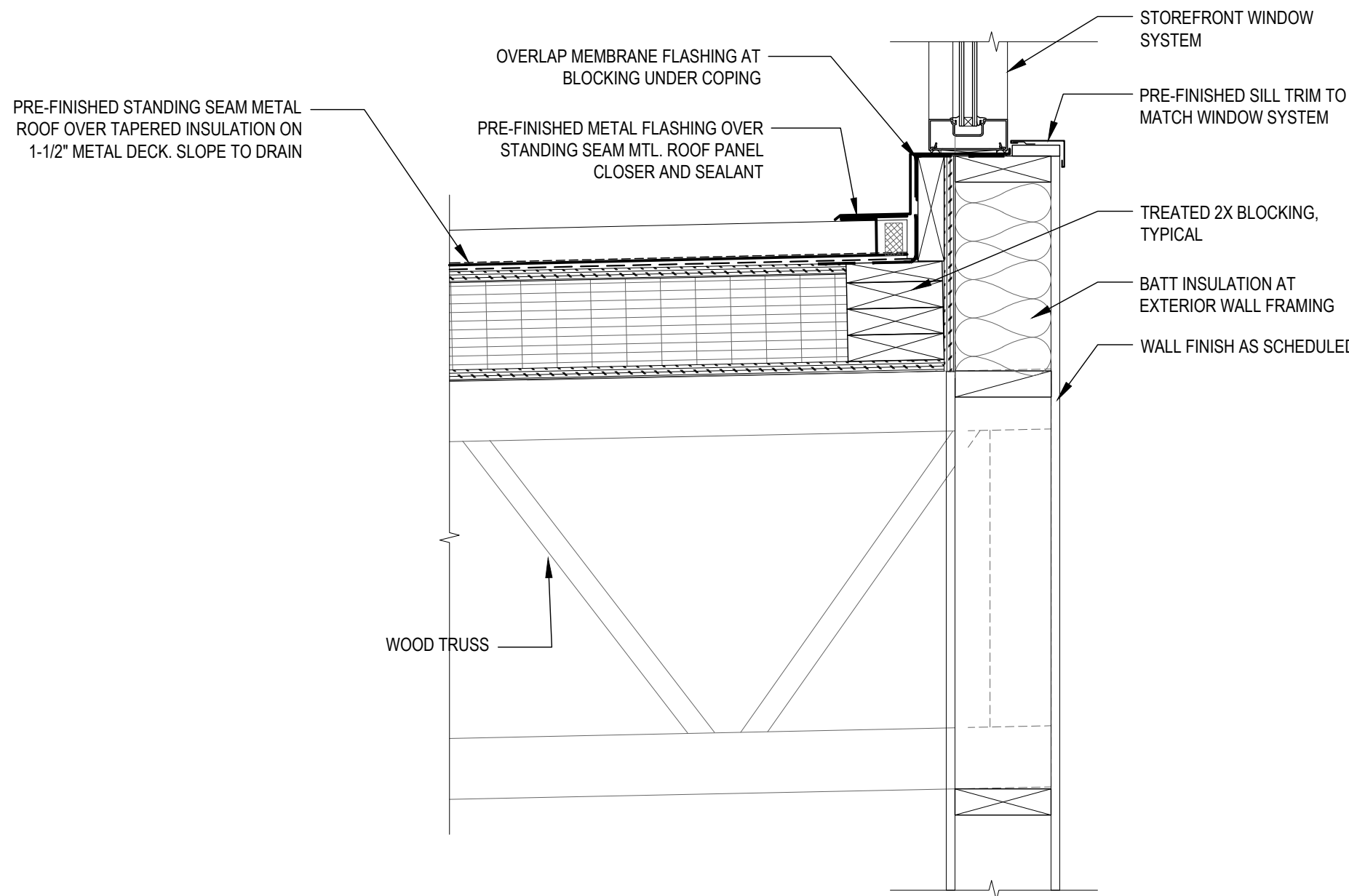


2 WAITING CANOPY  
SCALE: 3/4"=1'-0"

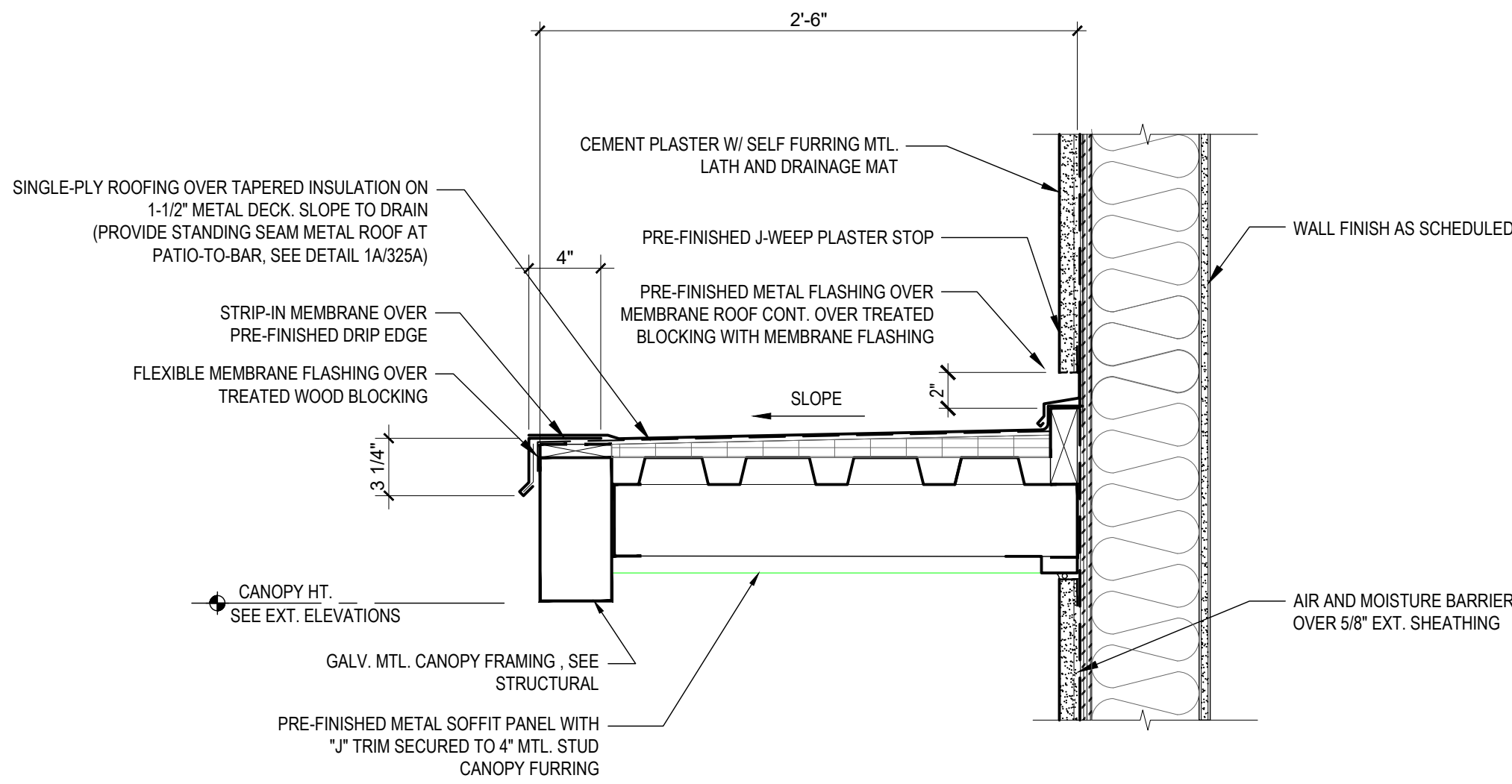
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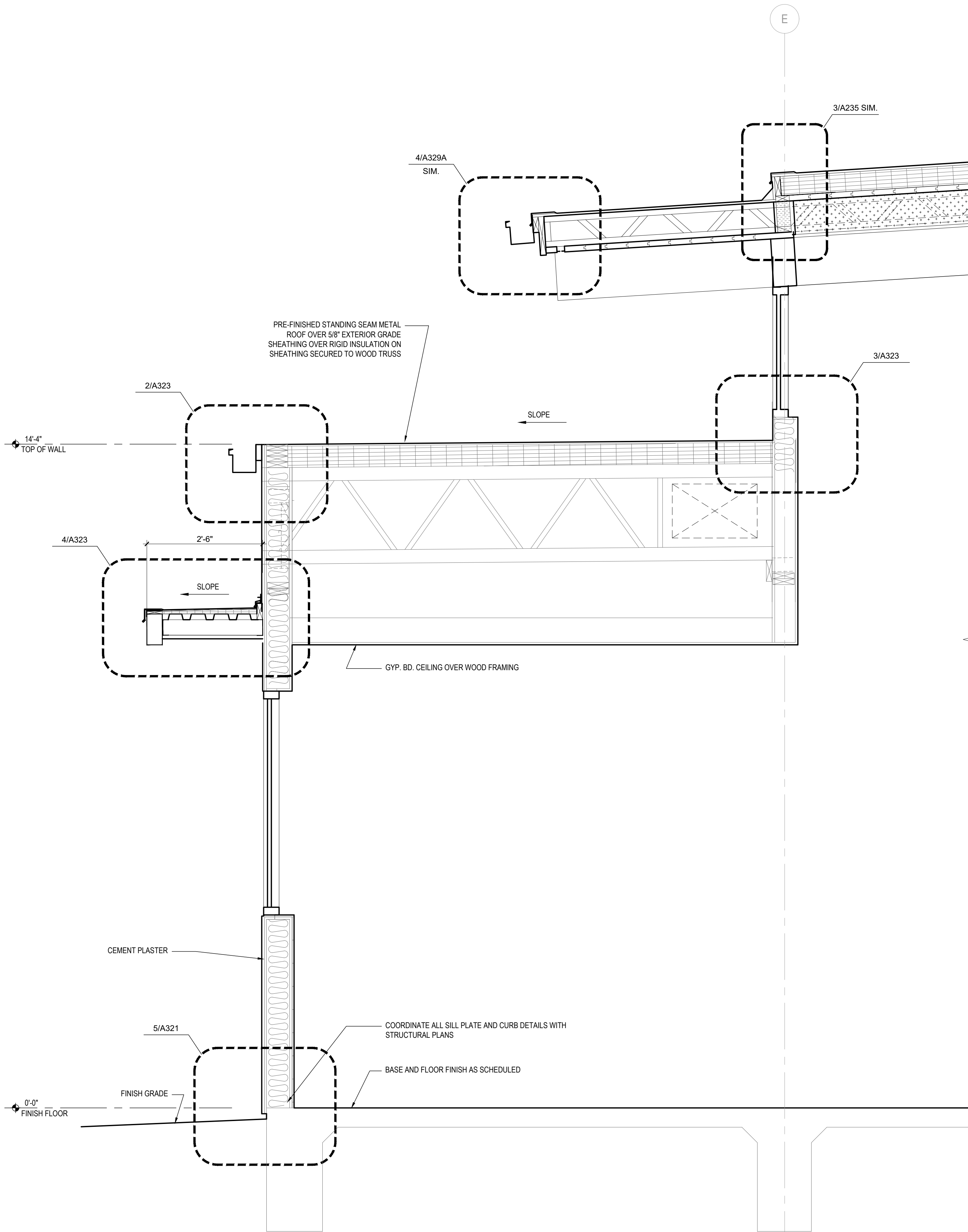
2 GUTTER AT PLASTER  
SCALE: 1 1/2"=1'-0"



3 METAL ROOF AT WINDOW  
SCALE: 1 1/2"=1'-0"



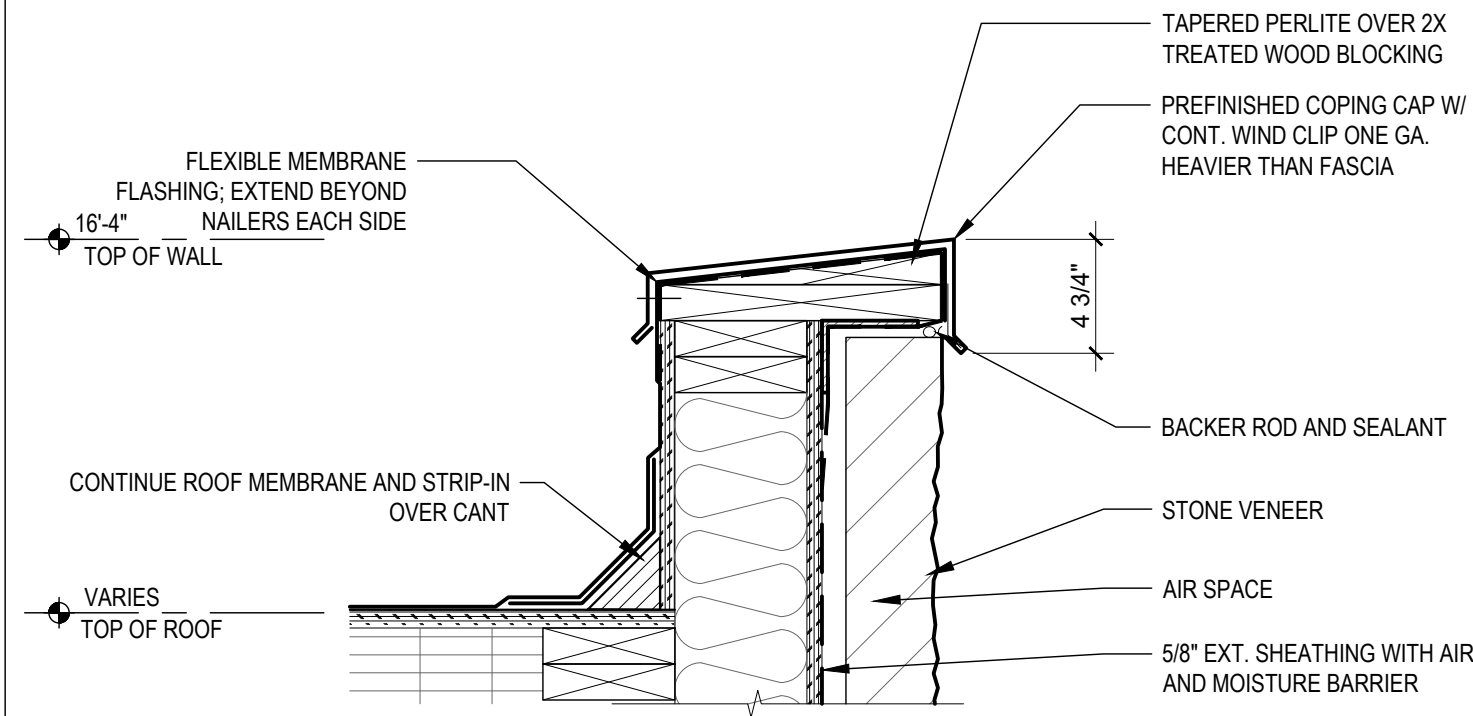
4 EYEBROW ROOF  
SCALE: 1 1/2"=1'-0"



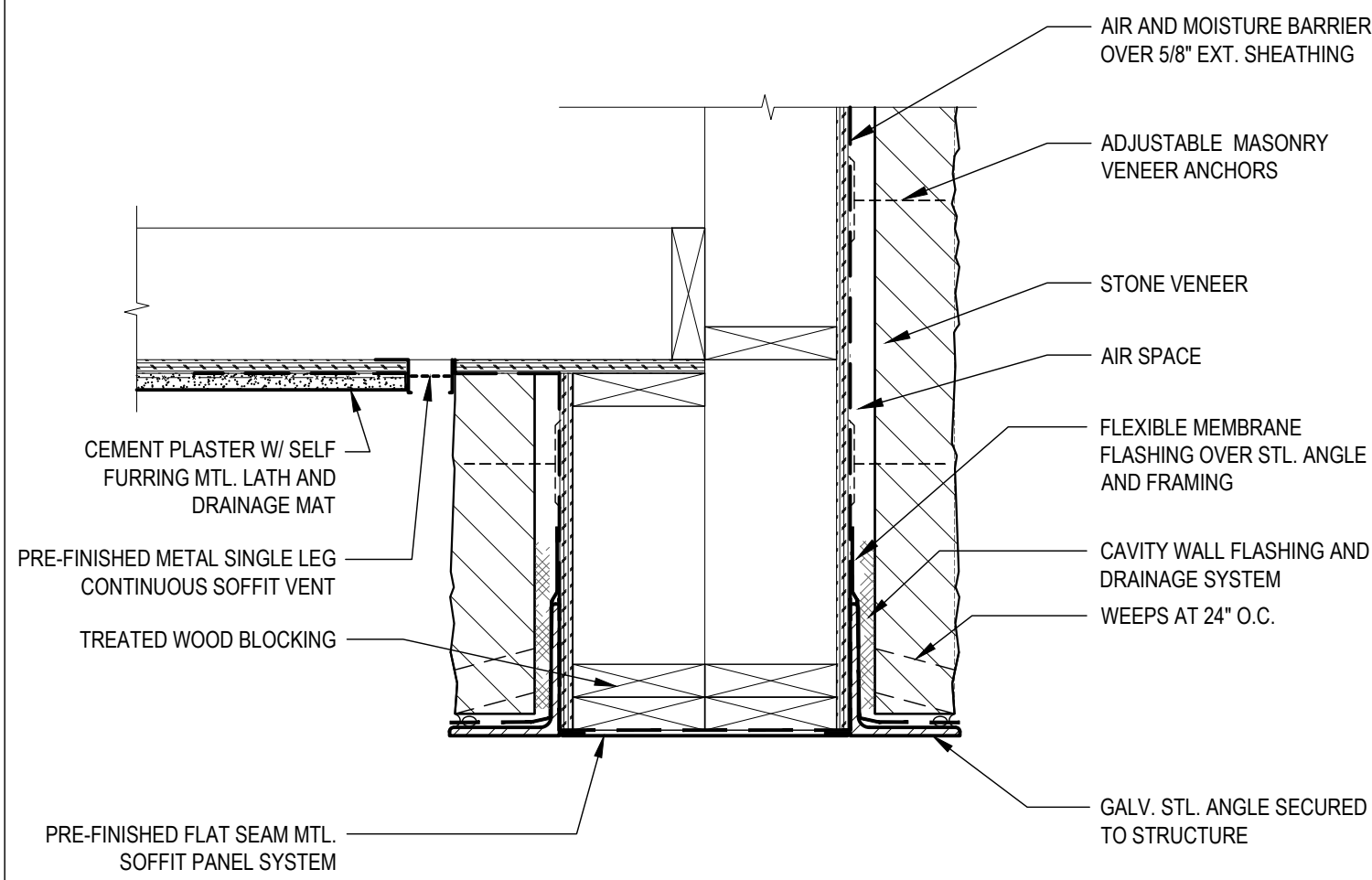
1 BOOTH SEATING AT DRIVE-THRU  
SCALE: 3/4"=1'-0"



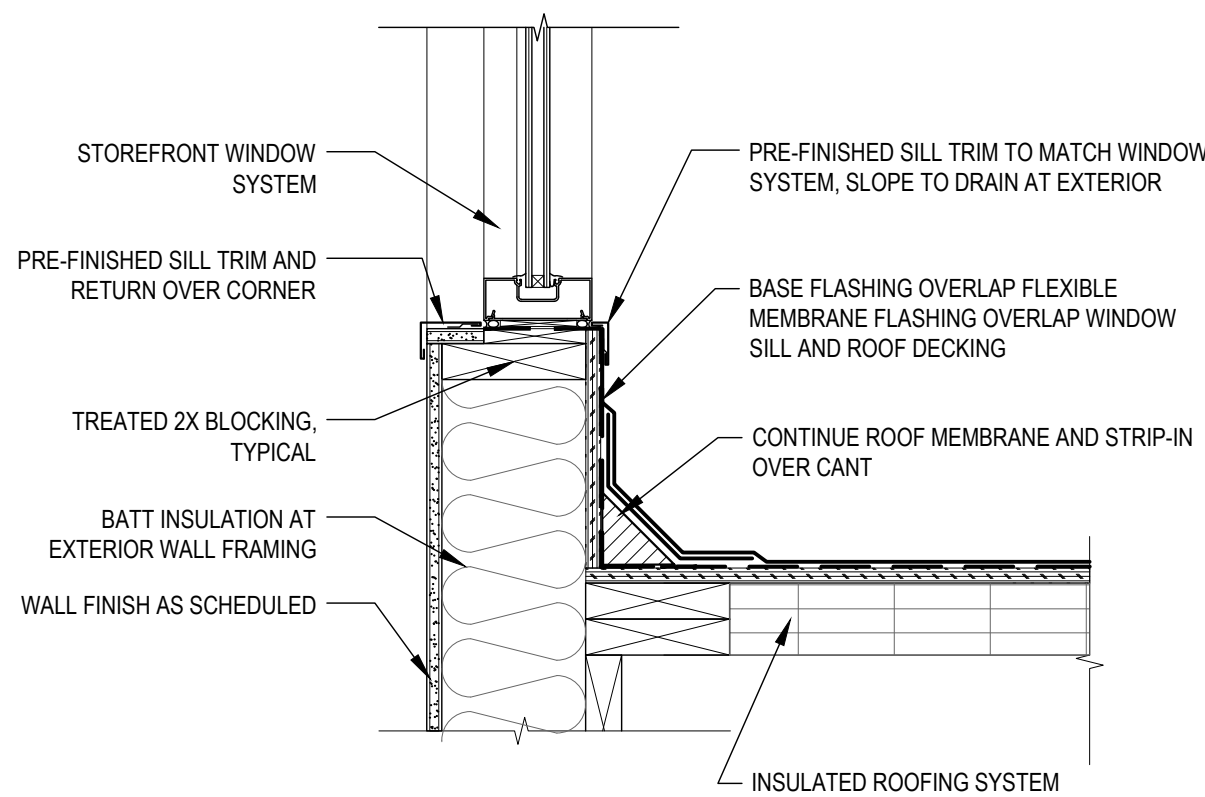
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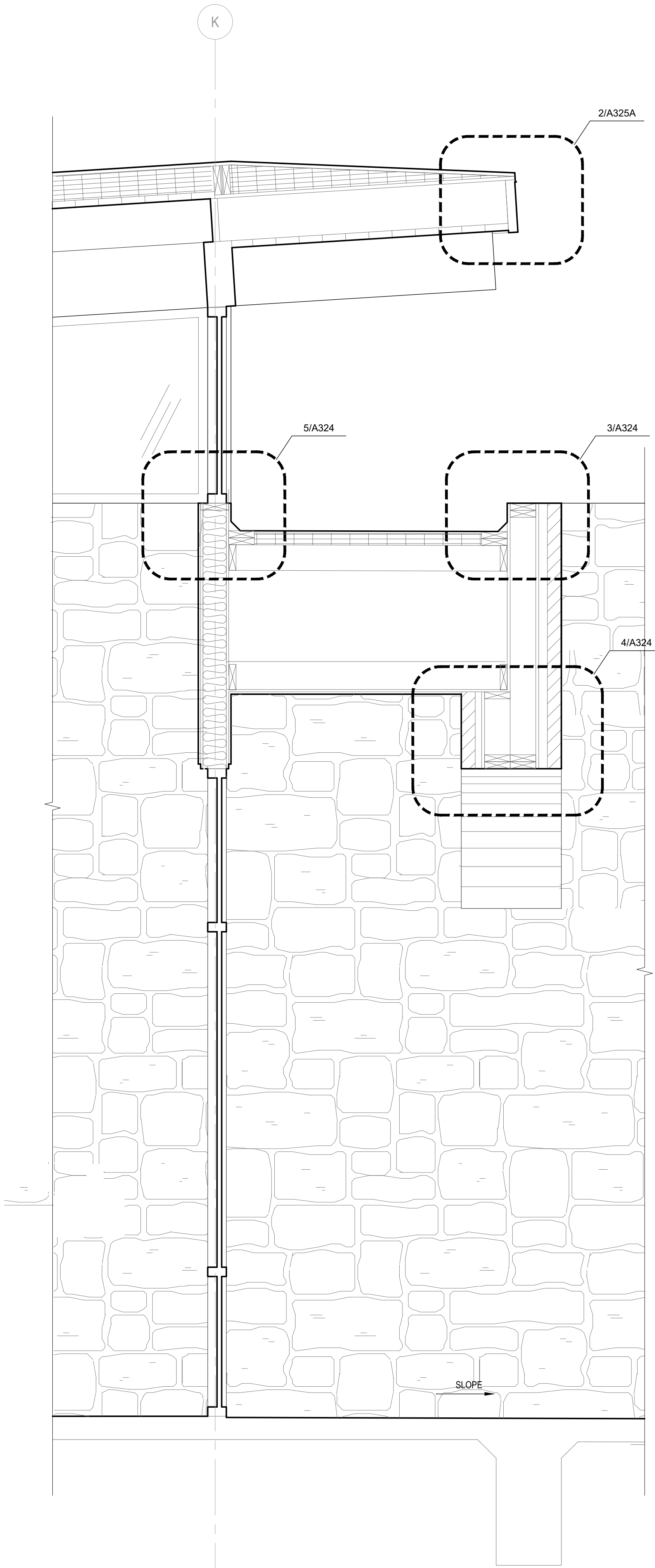
3 DRIP EDGE AT MASONRY  
SCALE: 1 1/2"=1'-0"



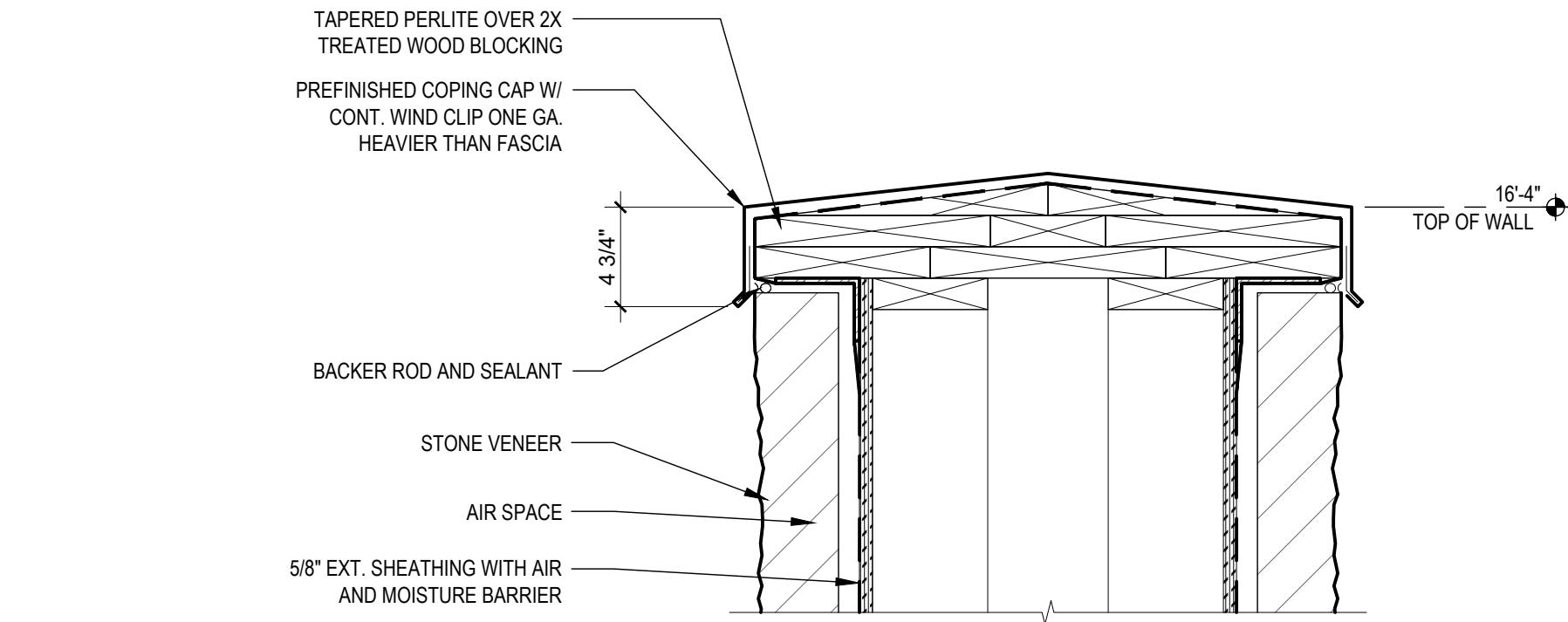
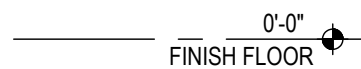
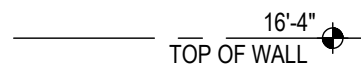
4 MASONRY BOTTOM OF ARCH  
SCALE: 1 1/2"=1'-0"



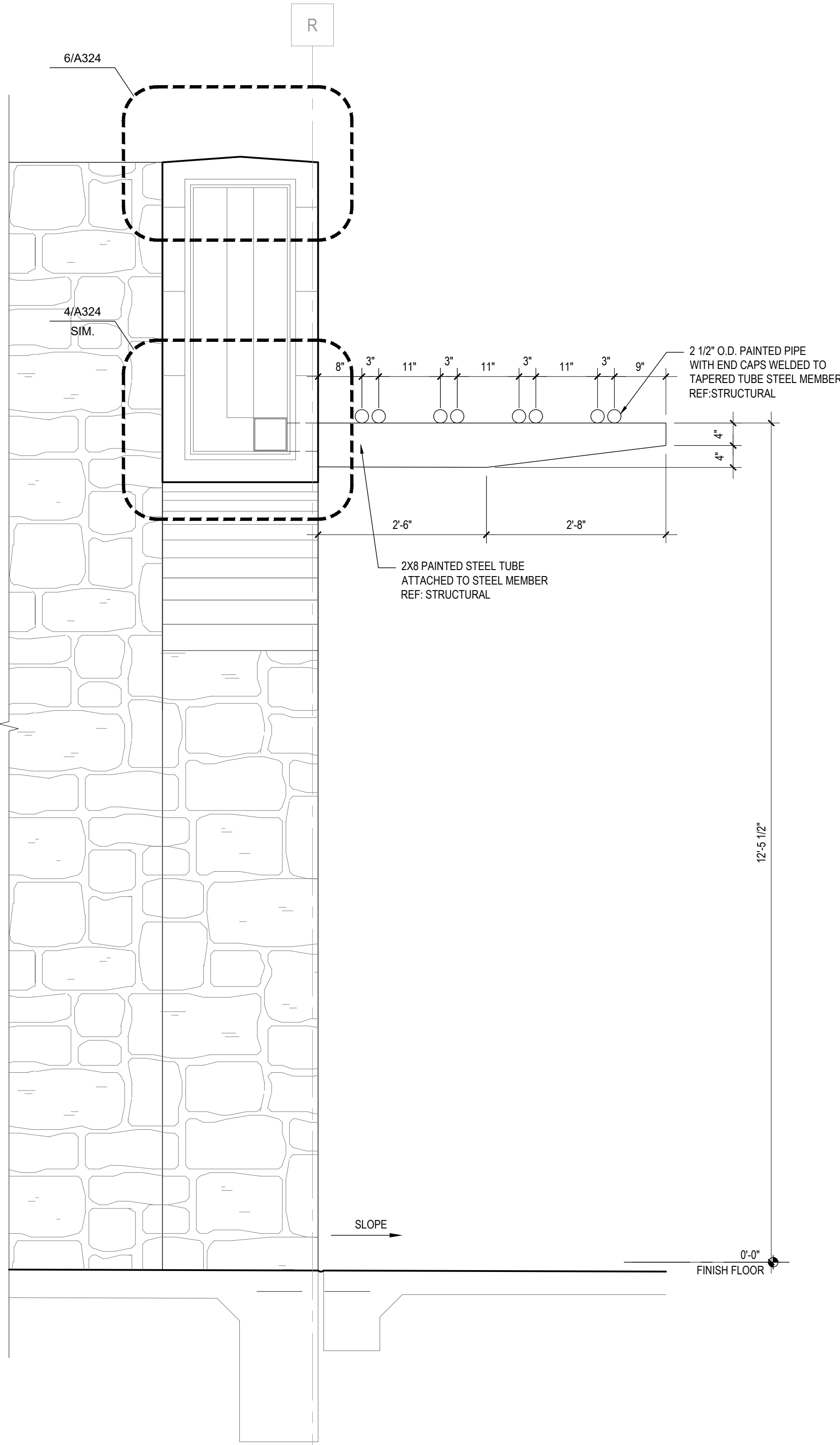
5 ENTRY ROOF AT WINDOW SILL  
SCALE: 1 1/2"=1'-0"



1 MAIN ENTRY AT COURTYARD  
SCALE: 3/4"=1'-0"



6 MASONRY CAP  
SCALE: 1 1/2"=1'-0"



2 COURTYARD ENTRY  
SCALE: 3/4"=1'-0"

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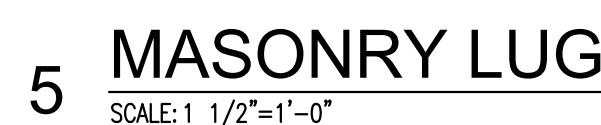
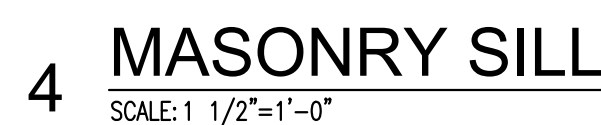

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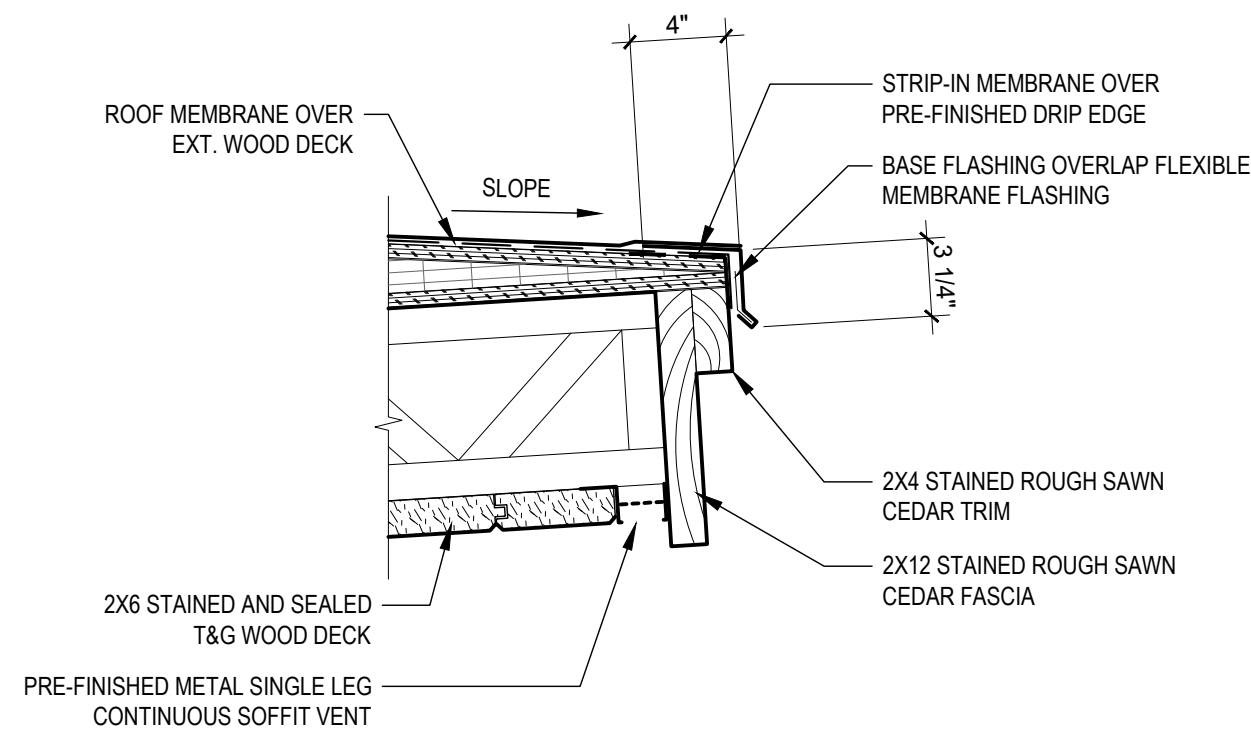
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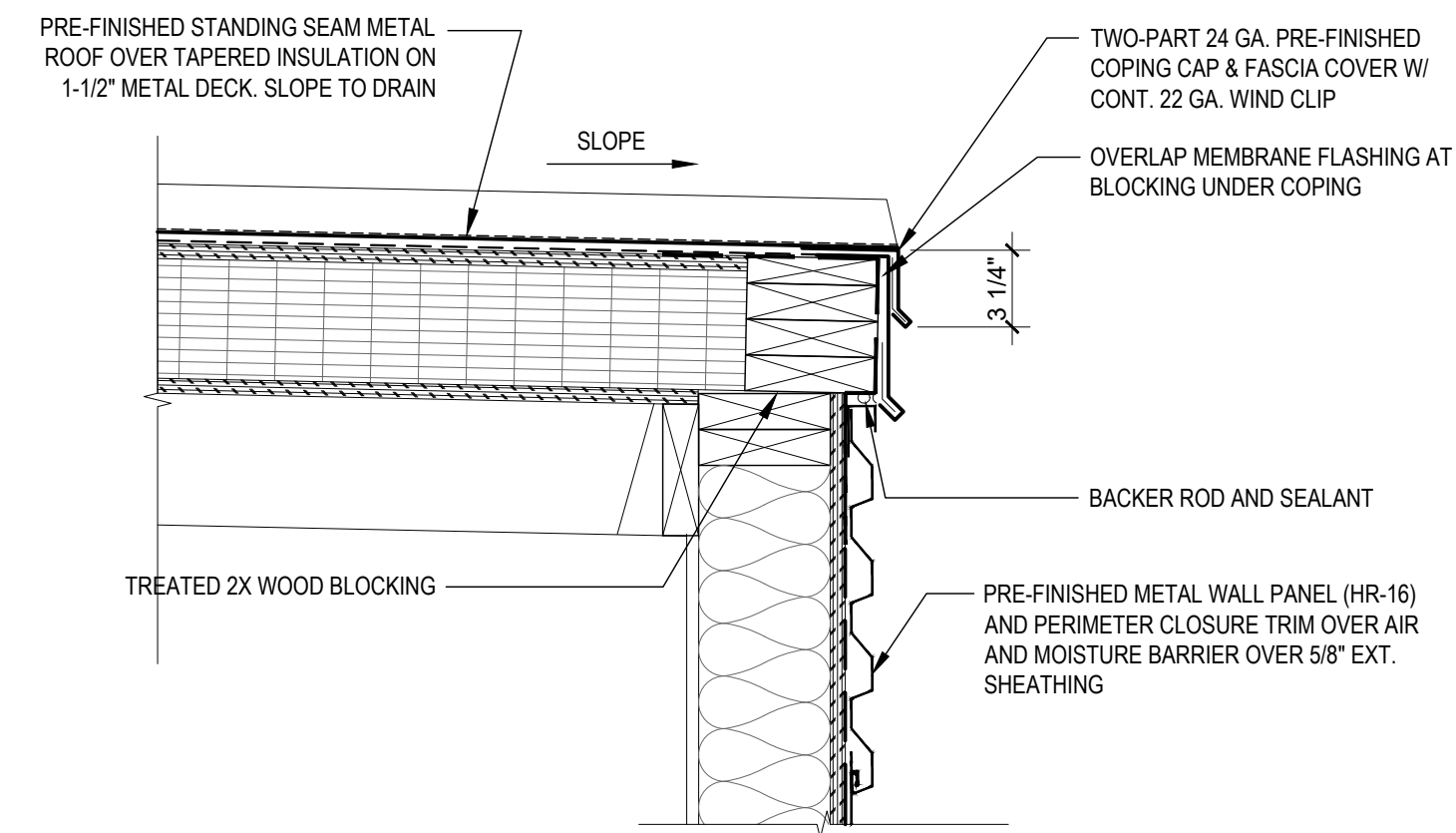




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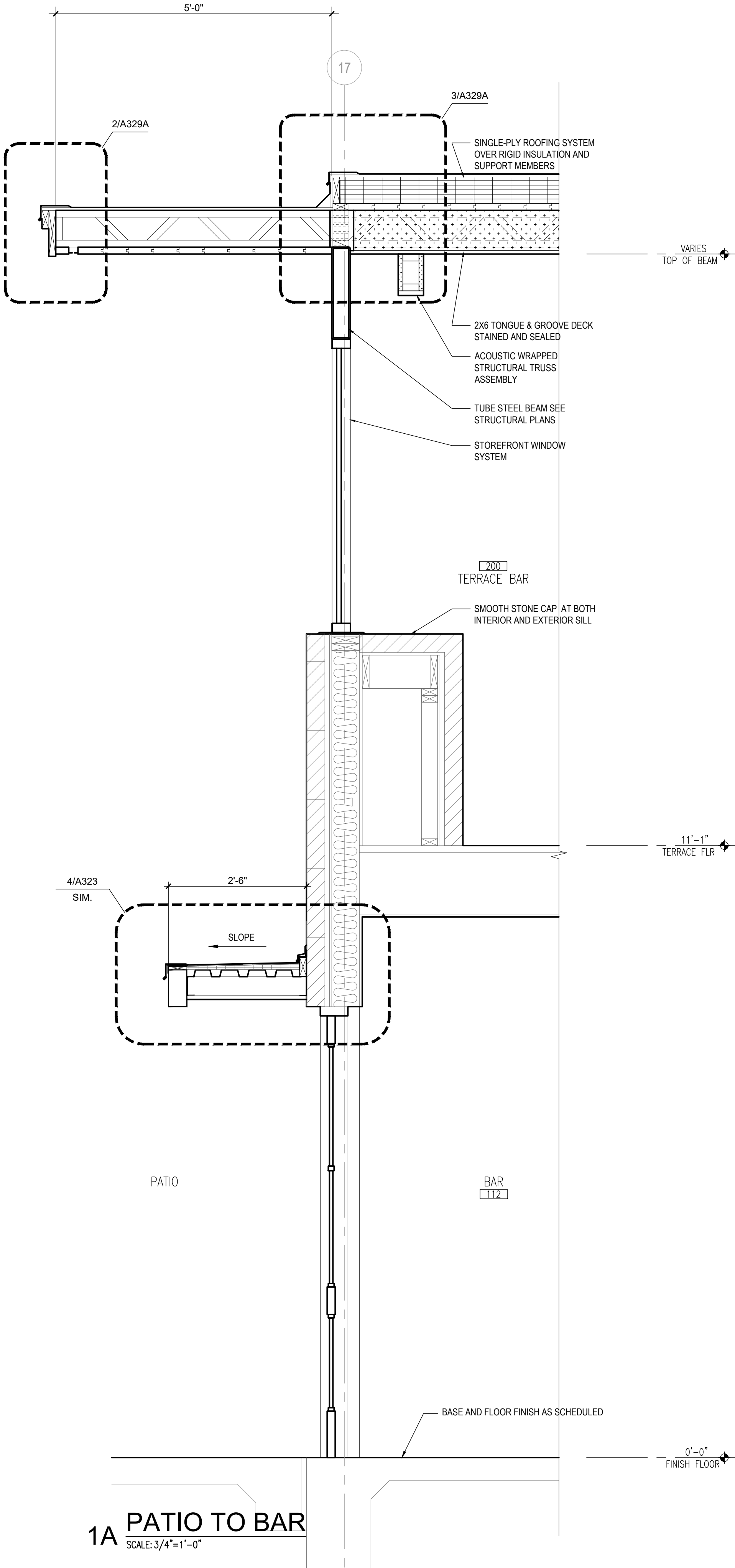


2 DRIP EDGE AT TAPERED ROOF  
SCALE: 1 1/2"=1'-0"

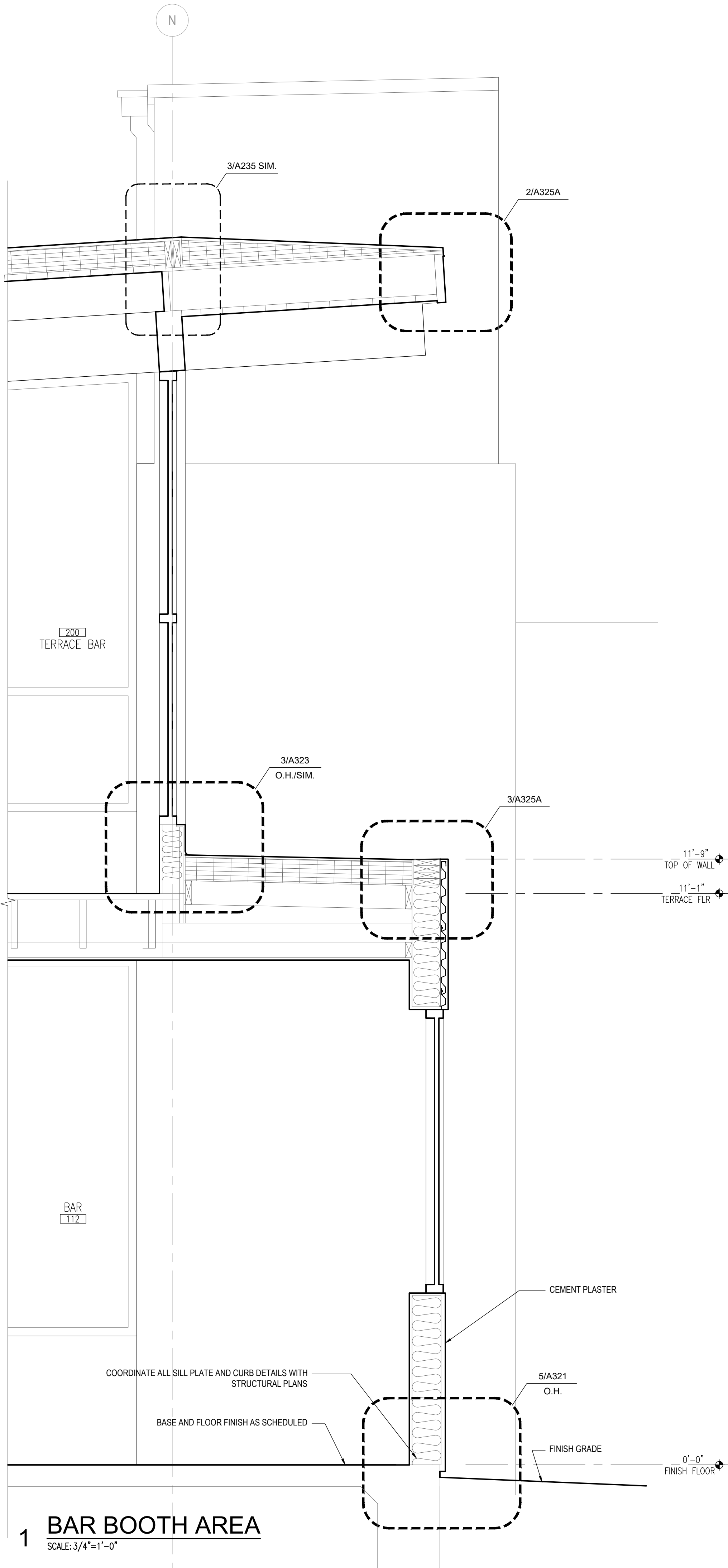


3 ROOF DRIP EDGE AT MTL. WALL PANEL  
SCALE: 1 1/2"=1'-0"

4 NOT USED  
SCALE: 1 1/2"=1'-0"



1A PATIO TO BAR  
SCALE: 3/4"=1'-0"



1 BAR BOOTH AREA  
SCALE: 3/4"=1'-0"

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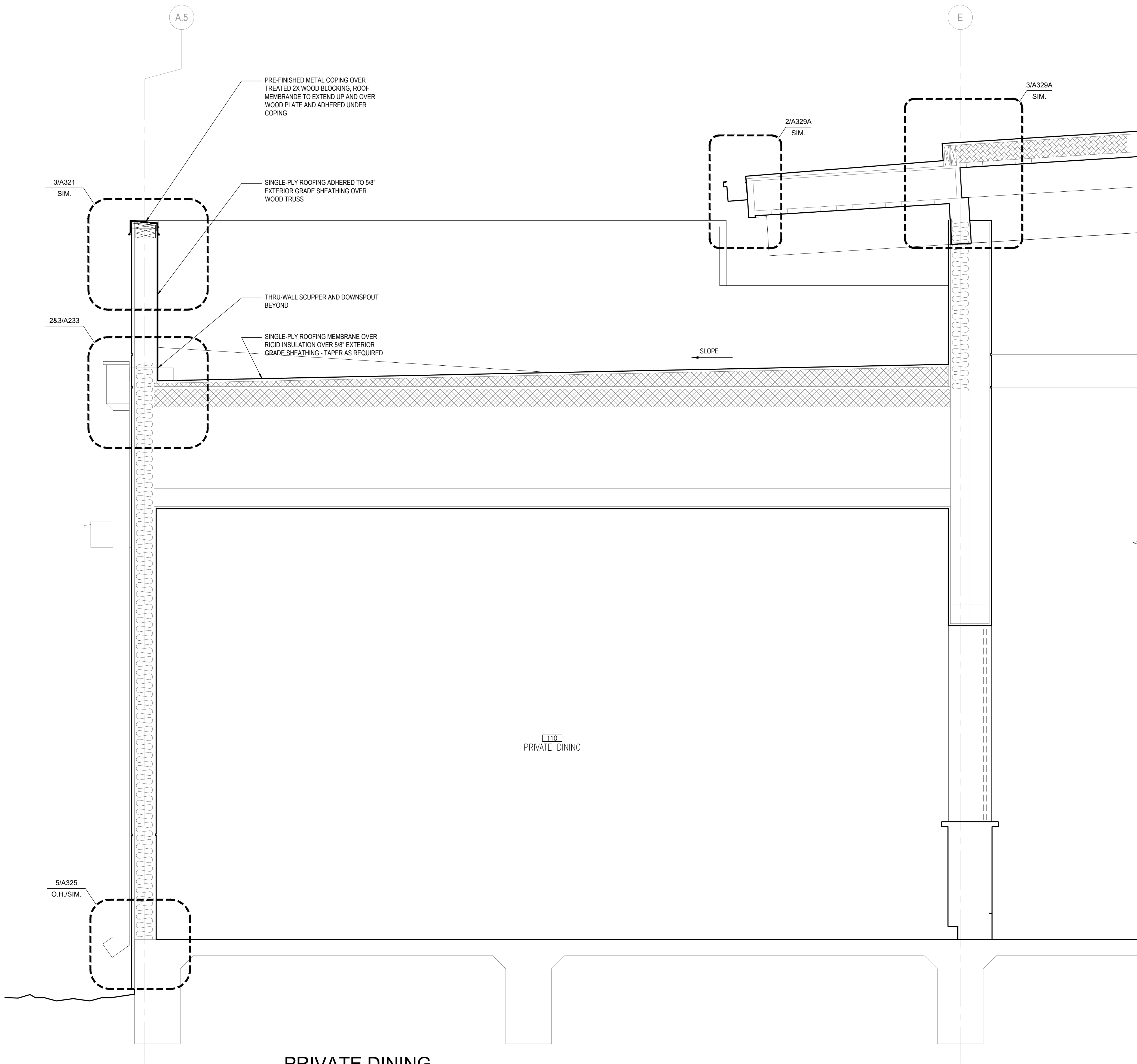
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1 PRIVATE DINING  
SCALE: 3/4"=1'-0"

GR|G

architecture

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210.447.7000

Architect

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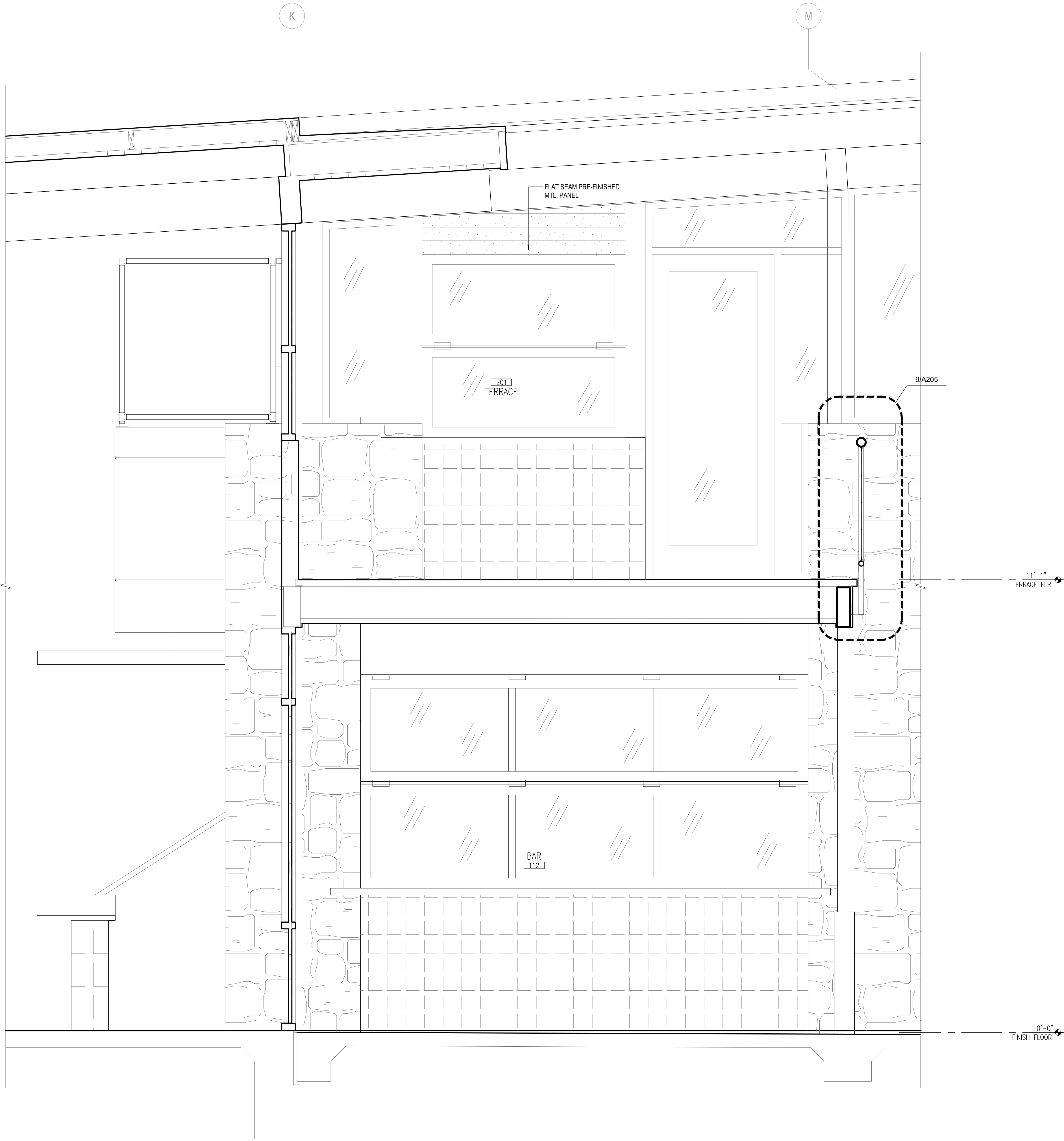
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1 TERRACE BAR AREA  
SCALE: 3/4"=1'-0"

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210.447.7000

Architect

REGISTERED ARCHITECT  
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16906  
STATE OF TEXAS

12/02/2021

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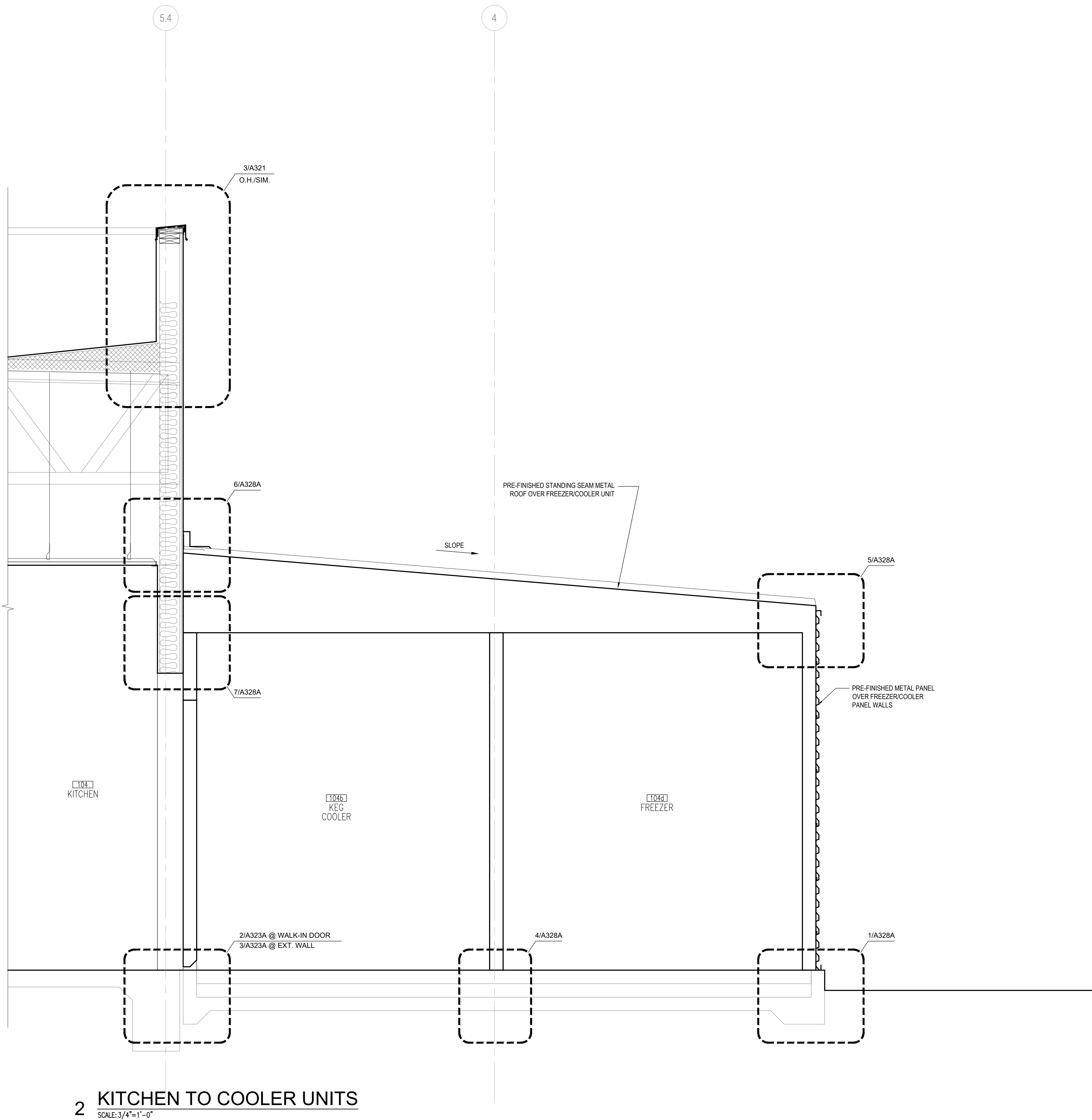
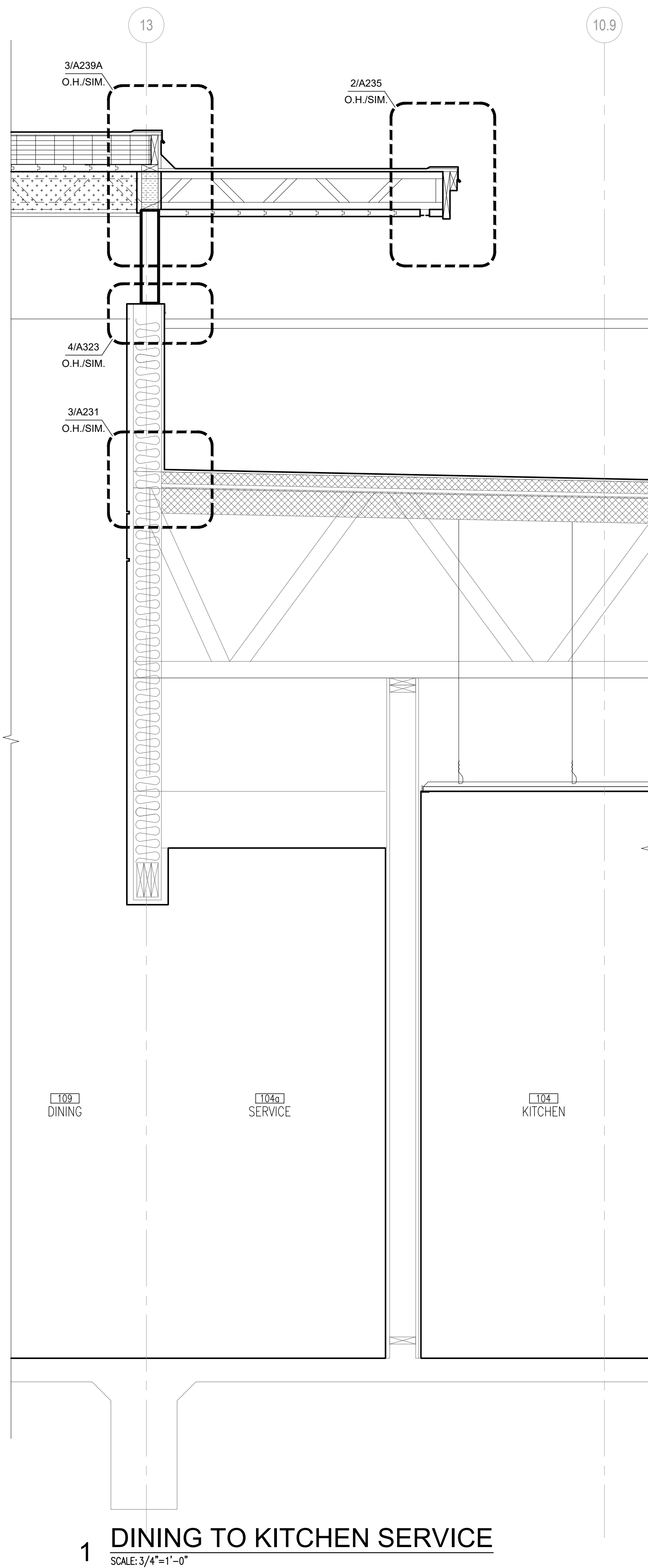
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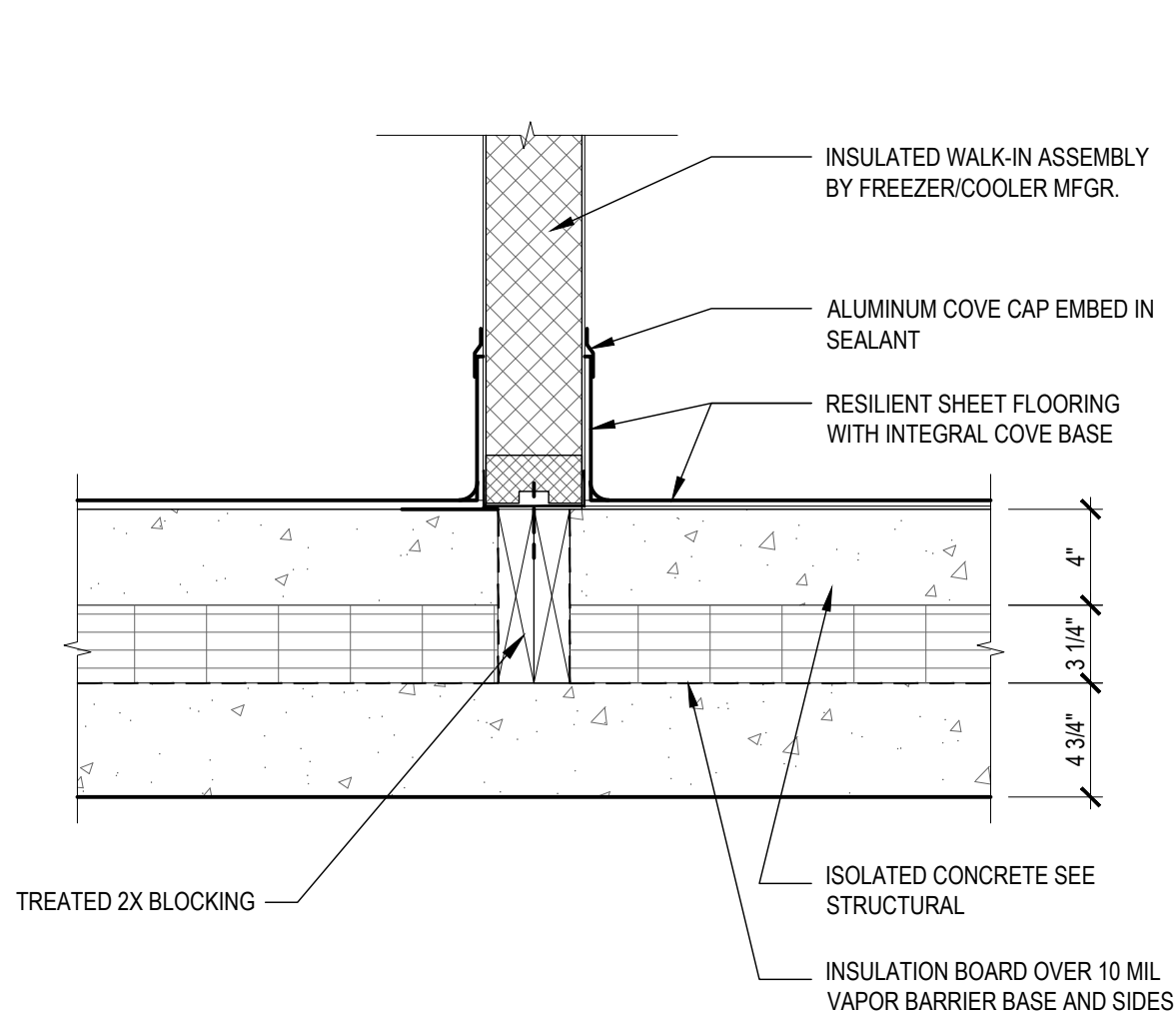
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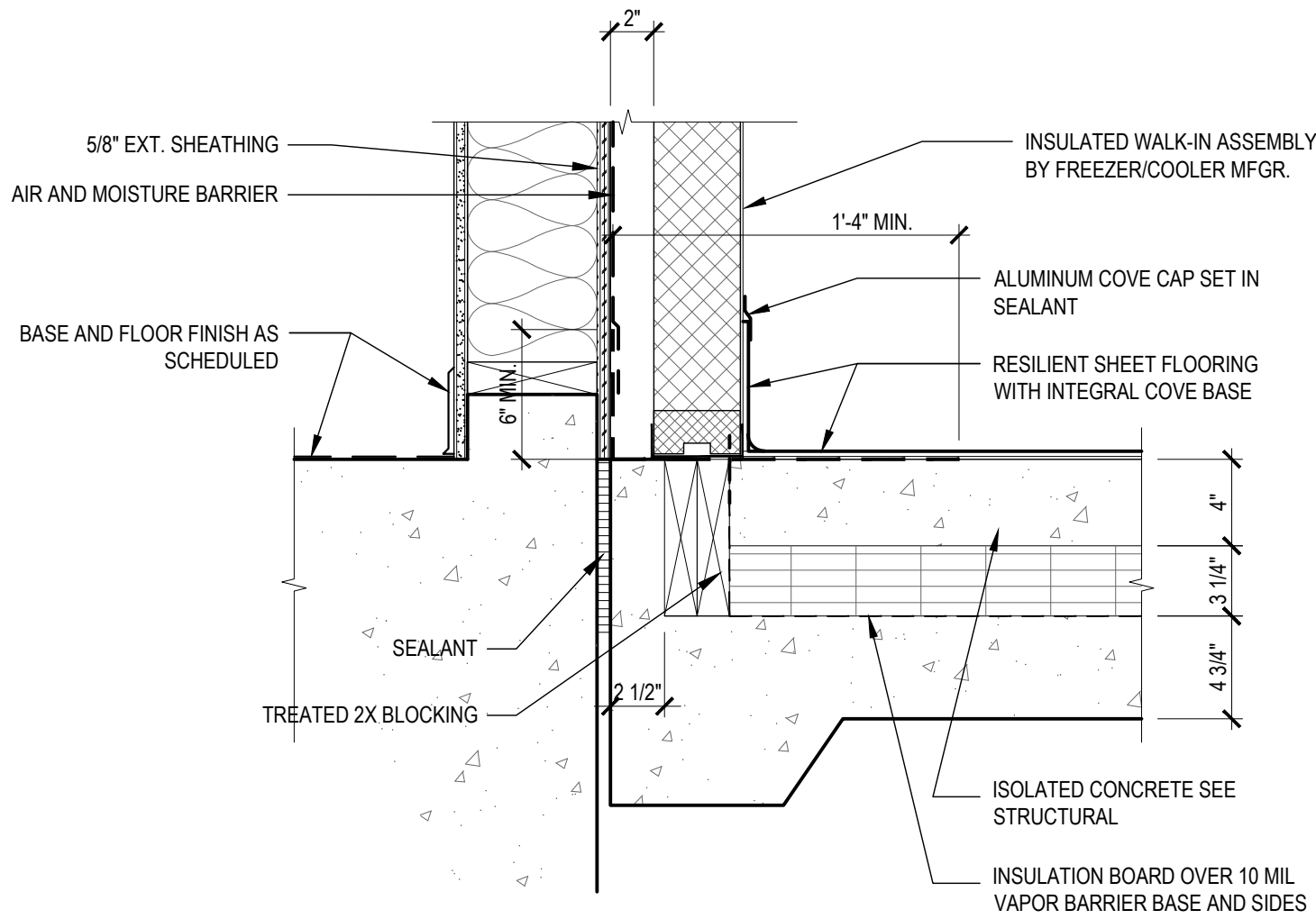
4 WALK-IN AT INTERIOR WALL

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



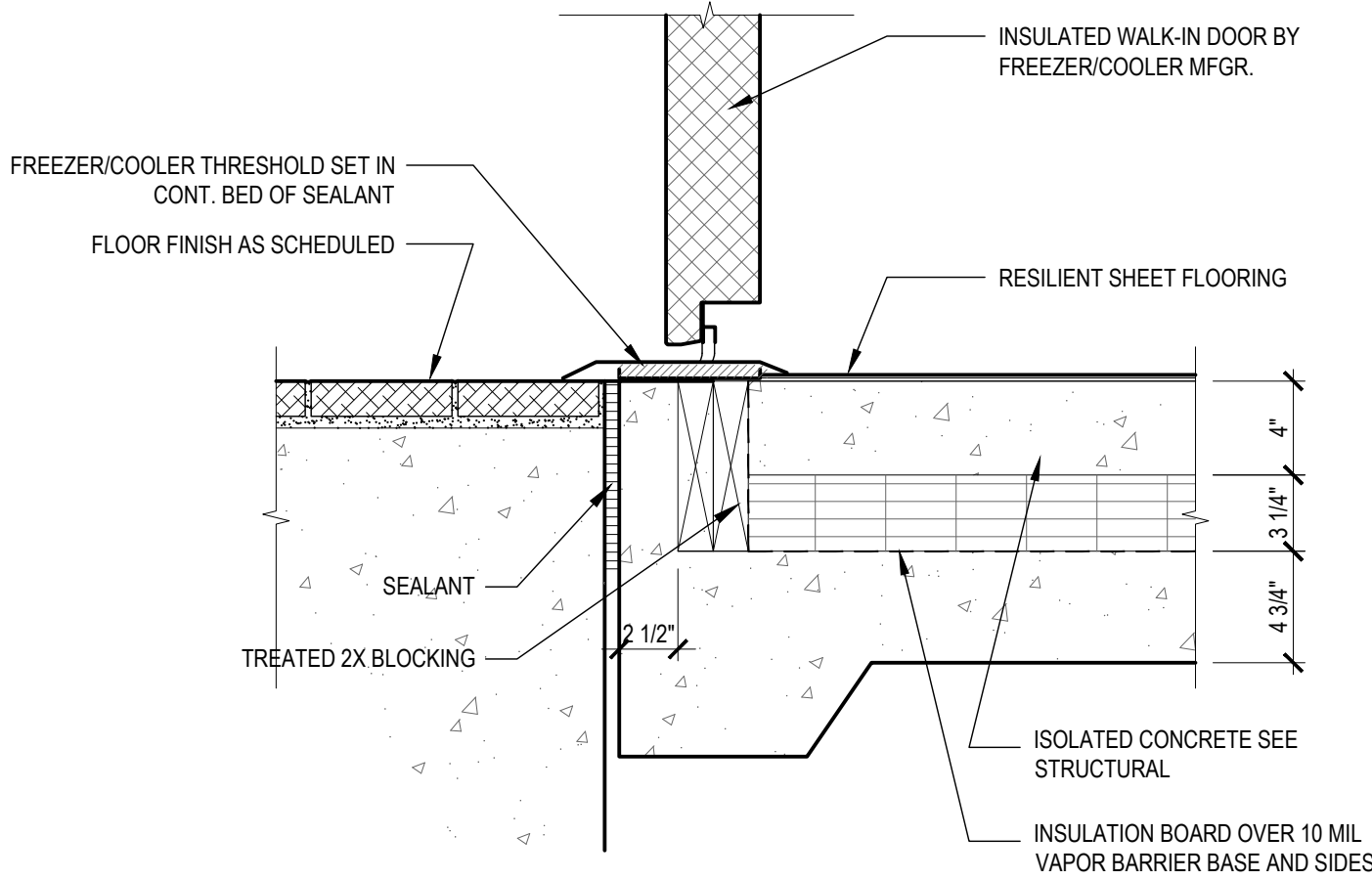
3 WALK-IN AT EXTERIOR WALL

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



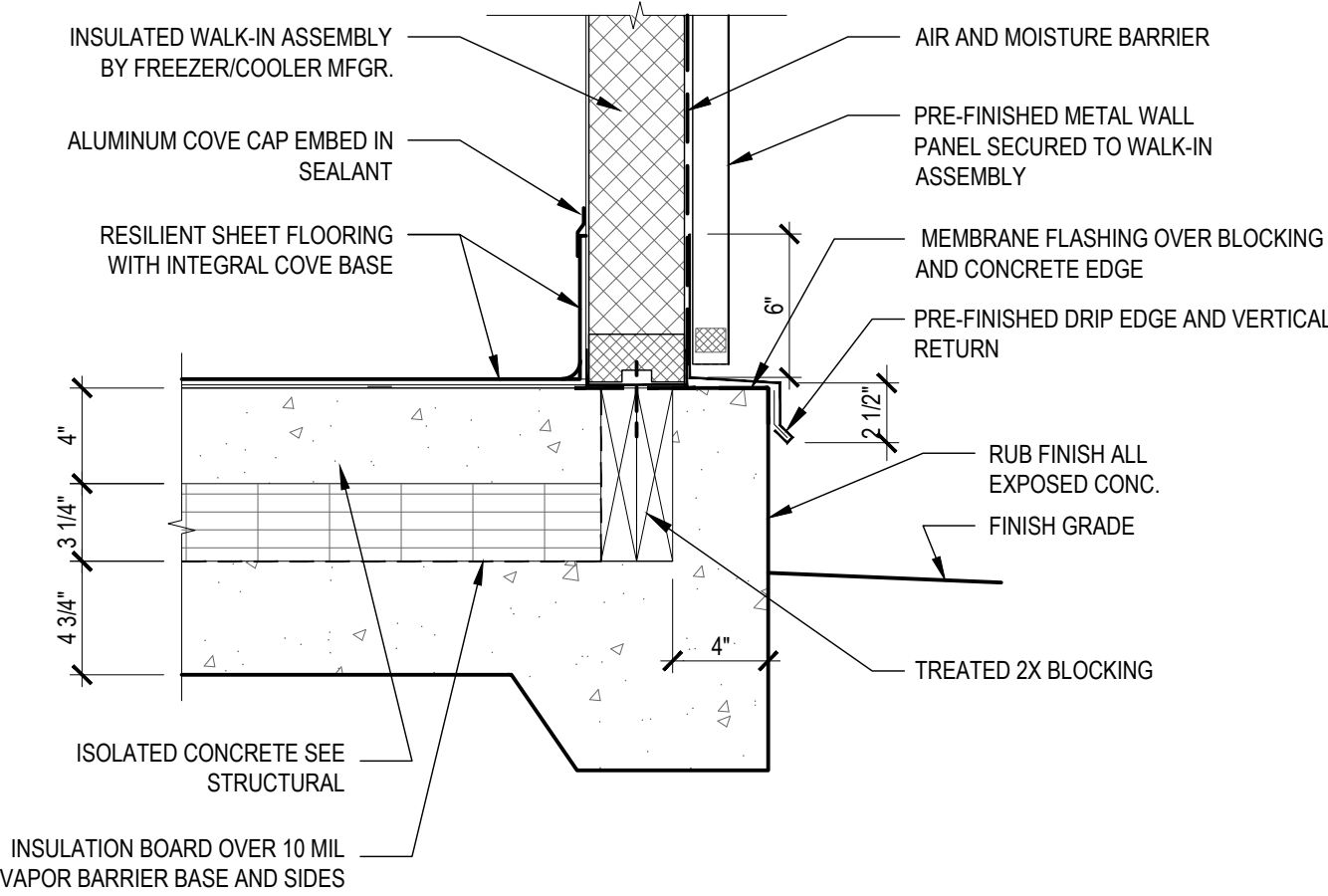
2 WALK-IN AT DOOR

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



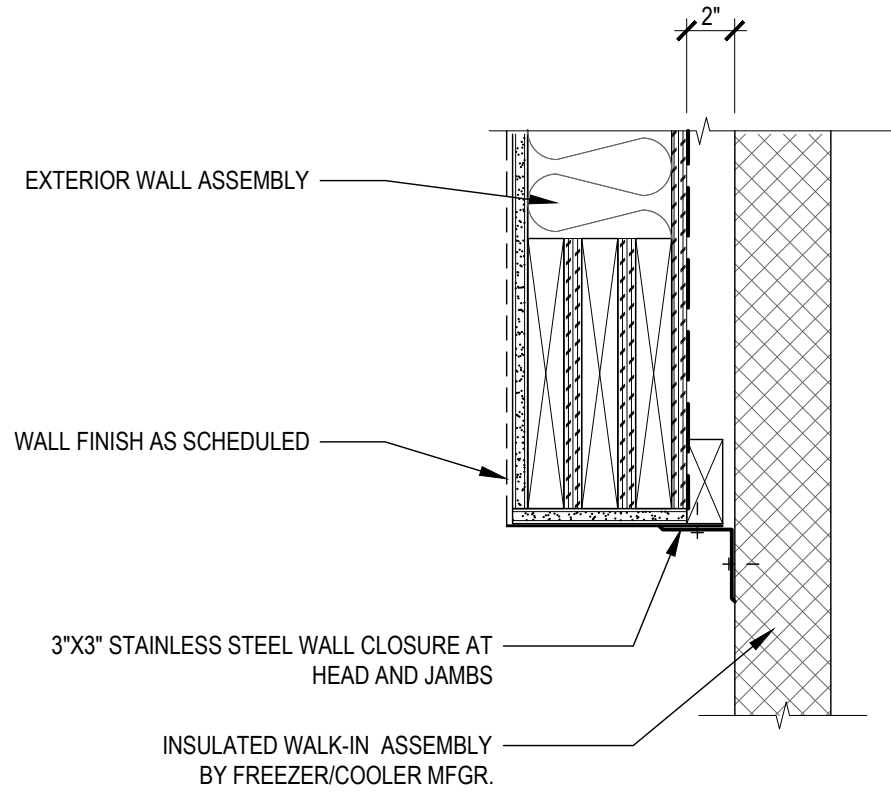
1 WALK-IN AT SLAB OUTSIDE EDGE

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



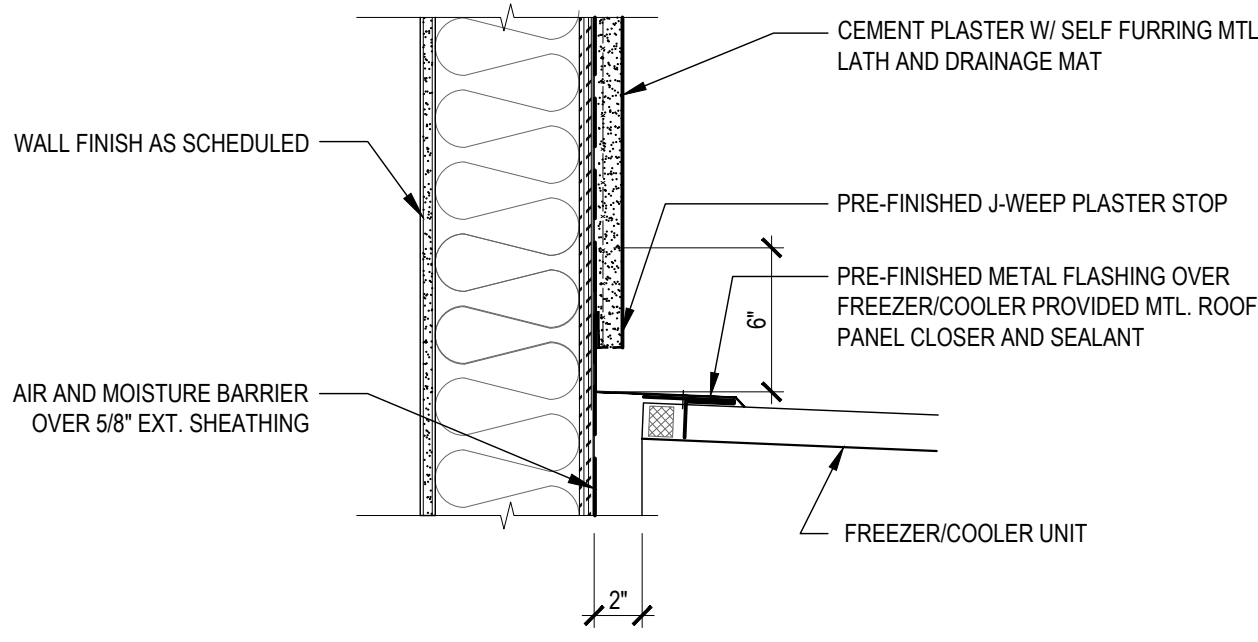
7 BULKHEAD & JAMBS AT WALK-IN

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



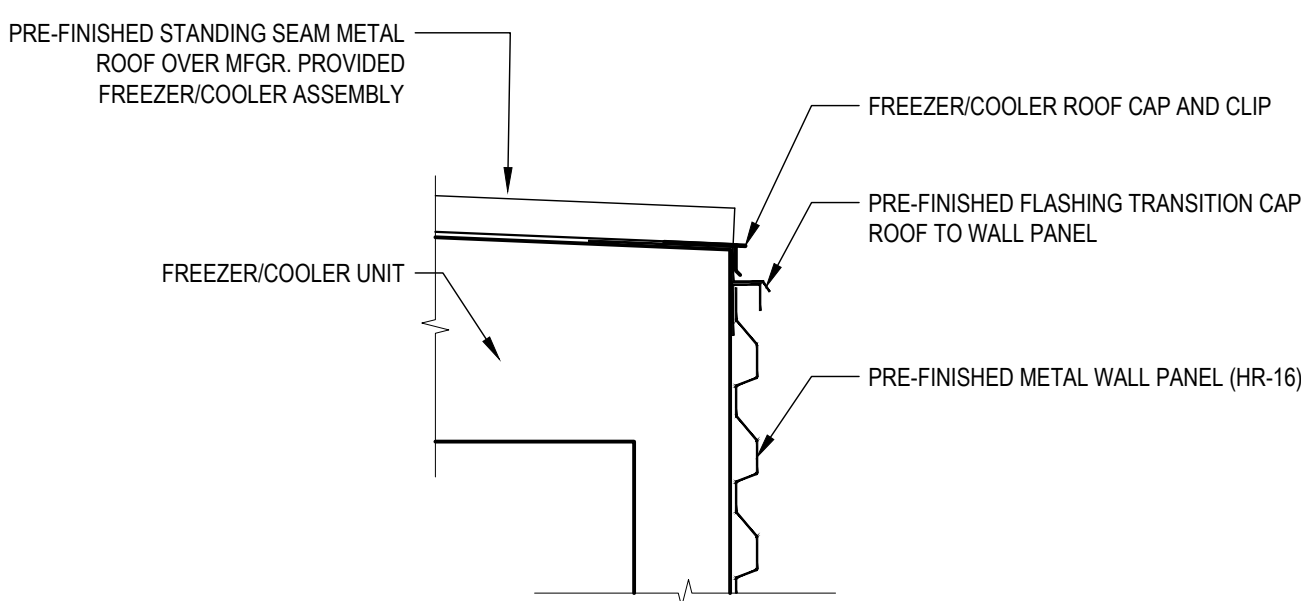
6 WALL FLASHING AT WALK-IN ROOF

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



5 WALK-IN ROOF EDGE

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



A328A

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Consultant  
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18906  
STATE OF TEXAS

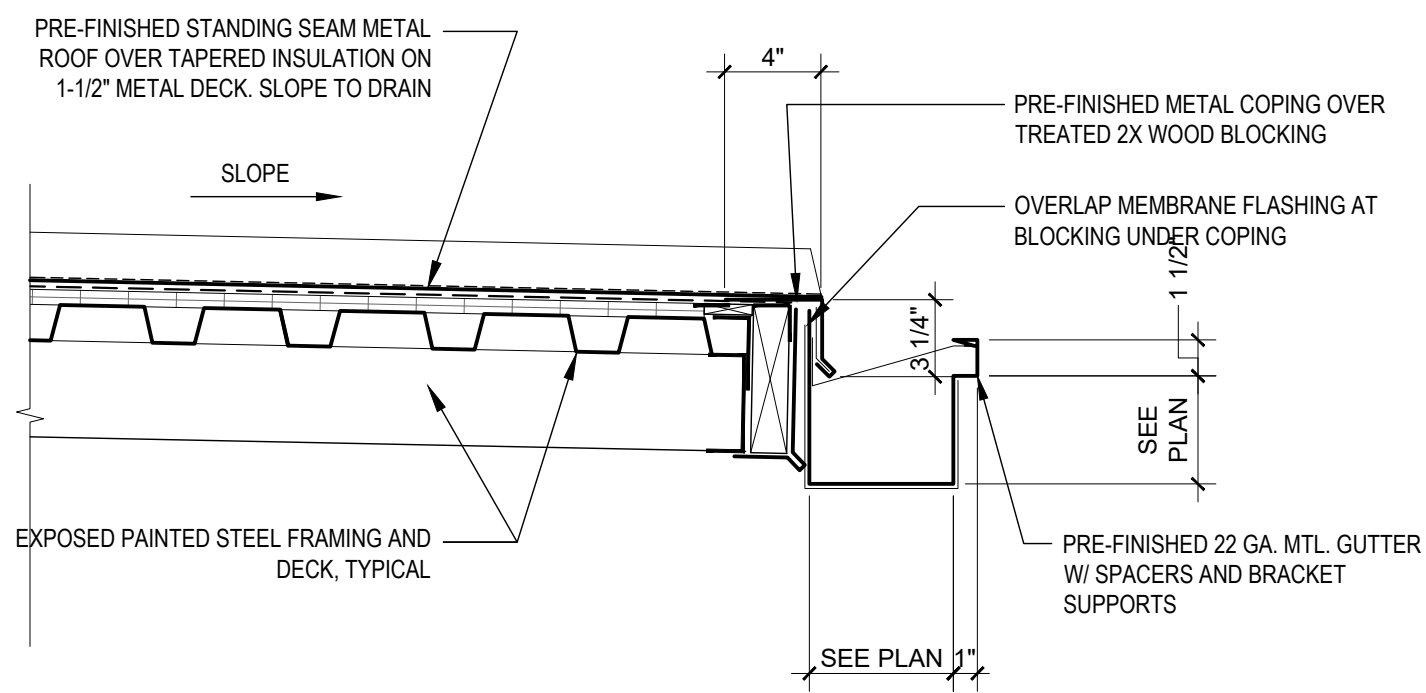
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118 BROADWAY, SUITE 620

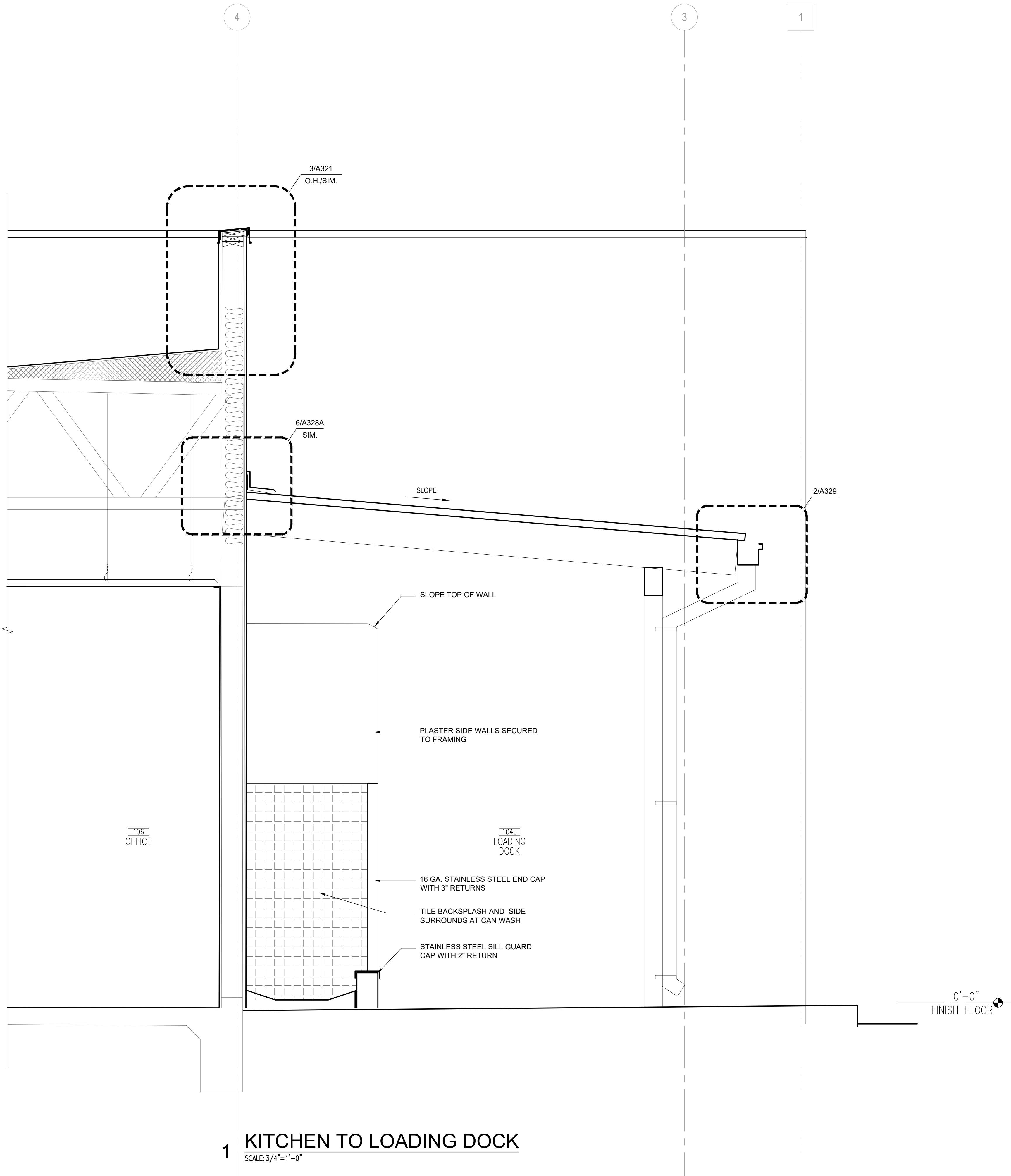
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2 GUTTER AT LOADING DOCK  
SCALE: 1 1/2"=1'-0"



1 KITCHEN TO LOADING DOCK  
SCALE: 3/4"=1'-0"

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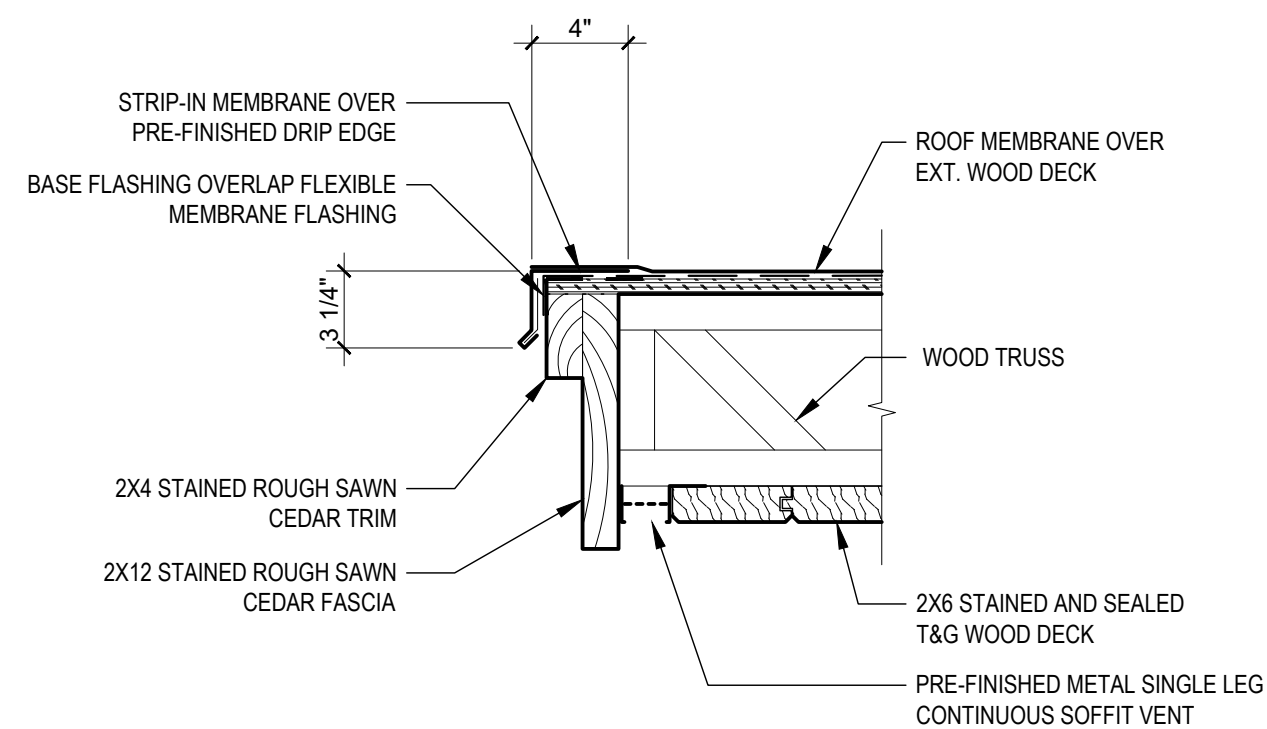
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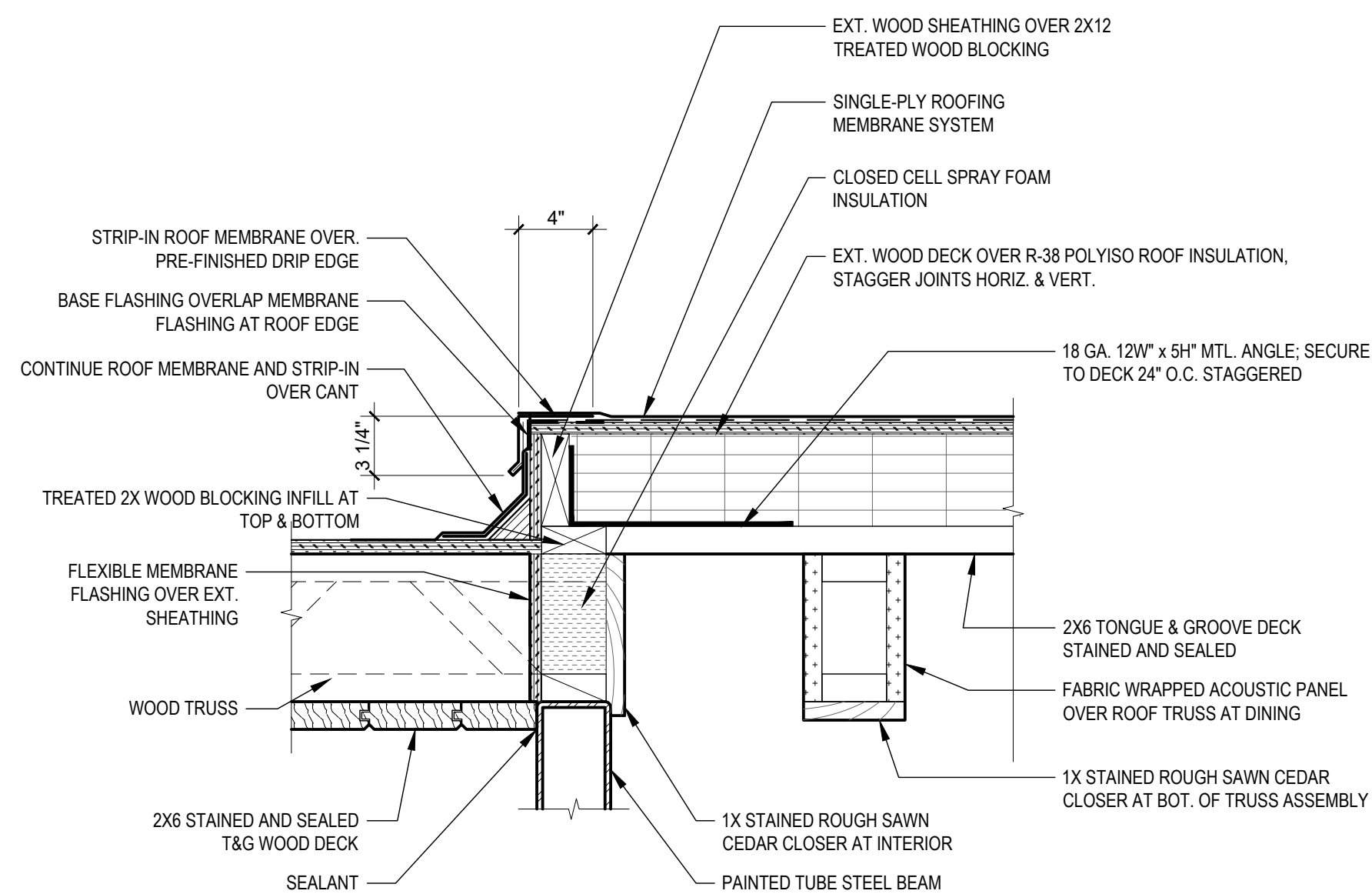
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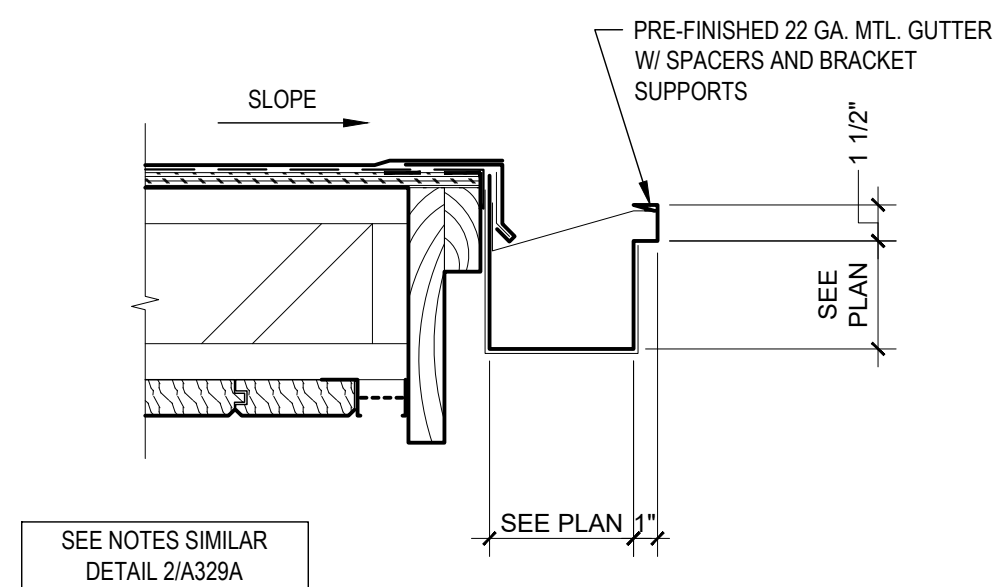
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2 TYPICAL DRIP EDGE  
SCALE: 1 1/2"=1'-0"

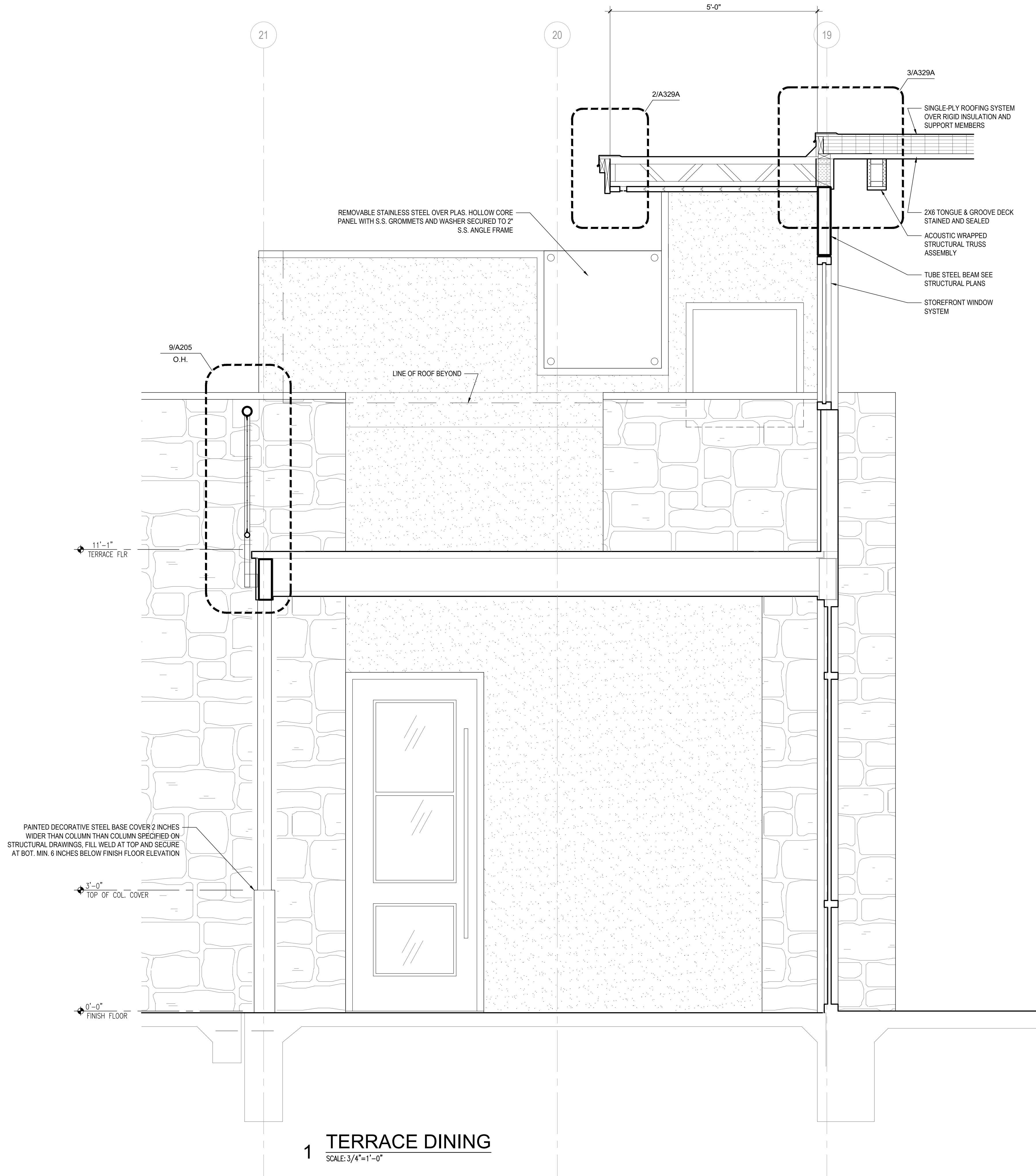


3 PERIMETER TRANSITION  
SCALE: 1 1/2"=1'-0"



SEE NOTES SIMILAR  
DETAIL 2/A329A

4 GUTTER  
SCALE: 1 1/2"=1'-0"



1 TERRACE DINING  
SCALE: 3/4"=1'-0"

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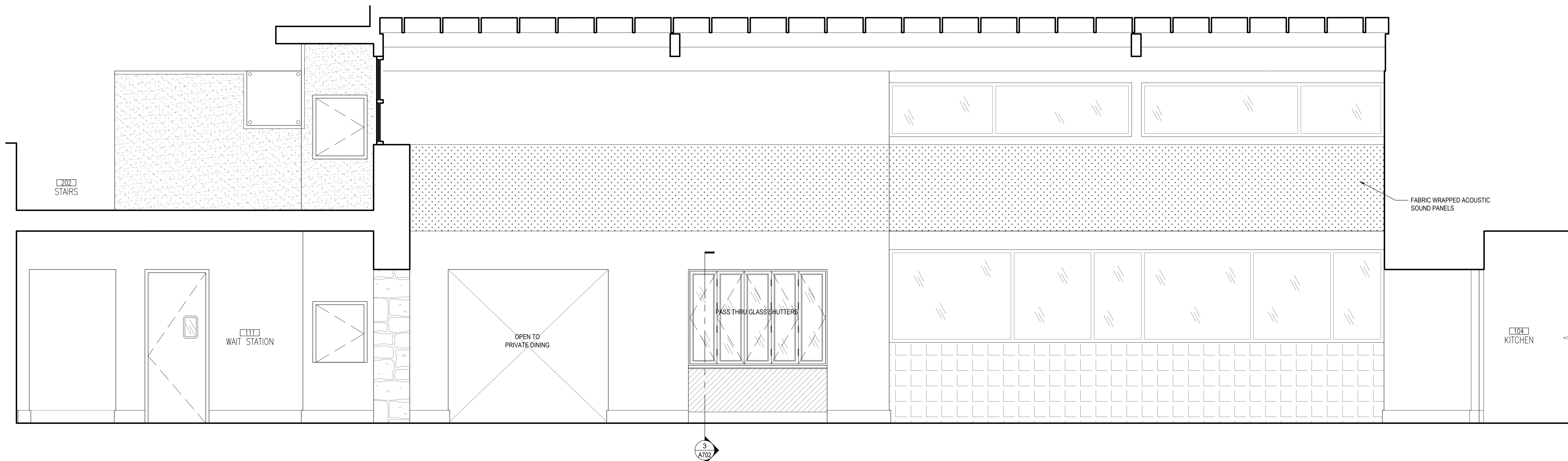
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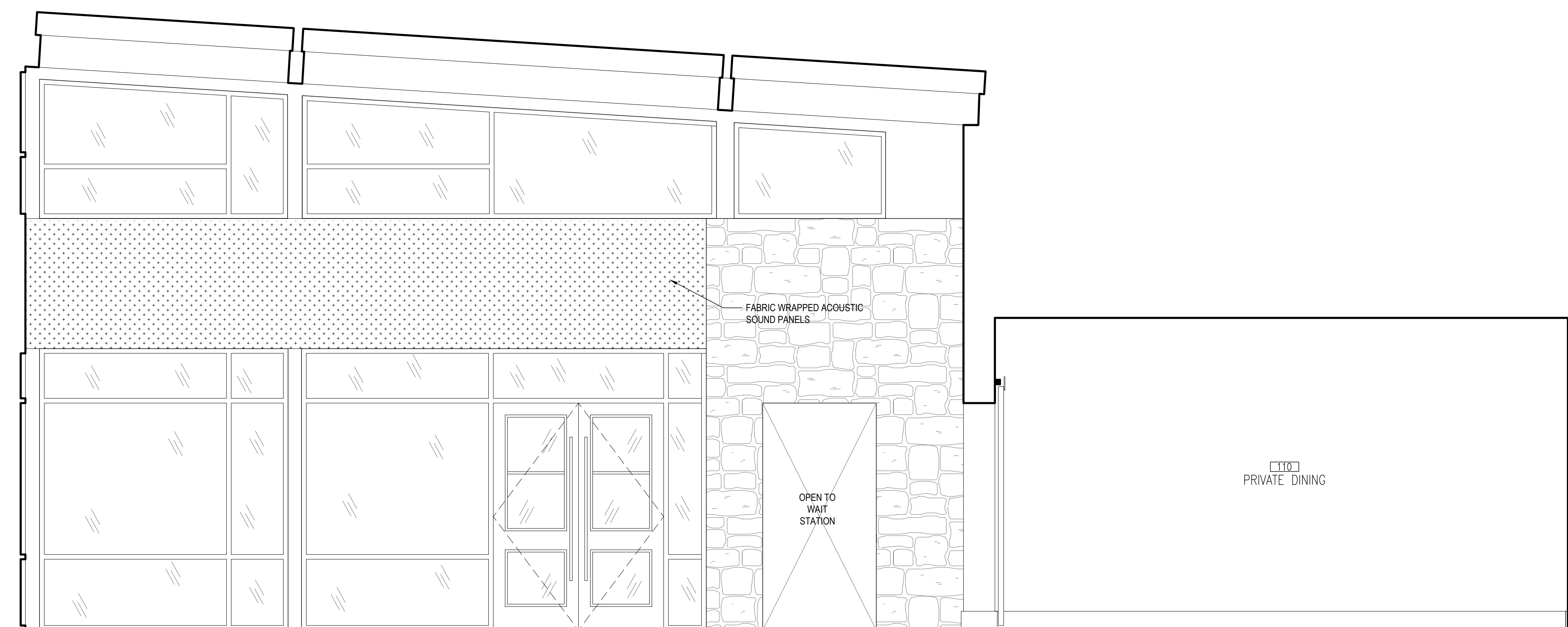
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1 INTERIOR ELEVATION - SOUTH  
SCALE: 3/8"=1'-0"



2 INTERIOR ELEVATION - EAST  
SCALE: 3/8"=1'-0"

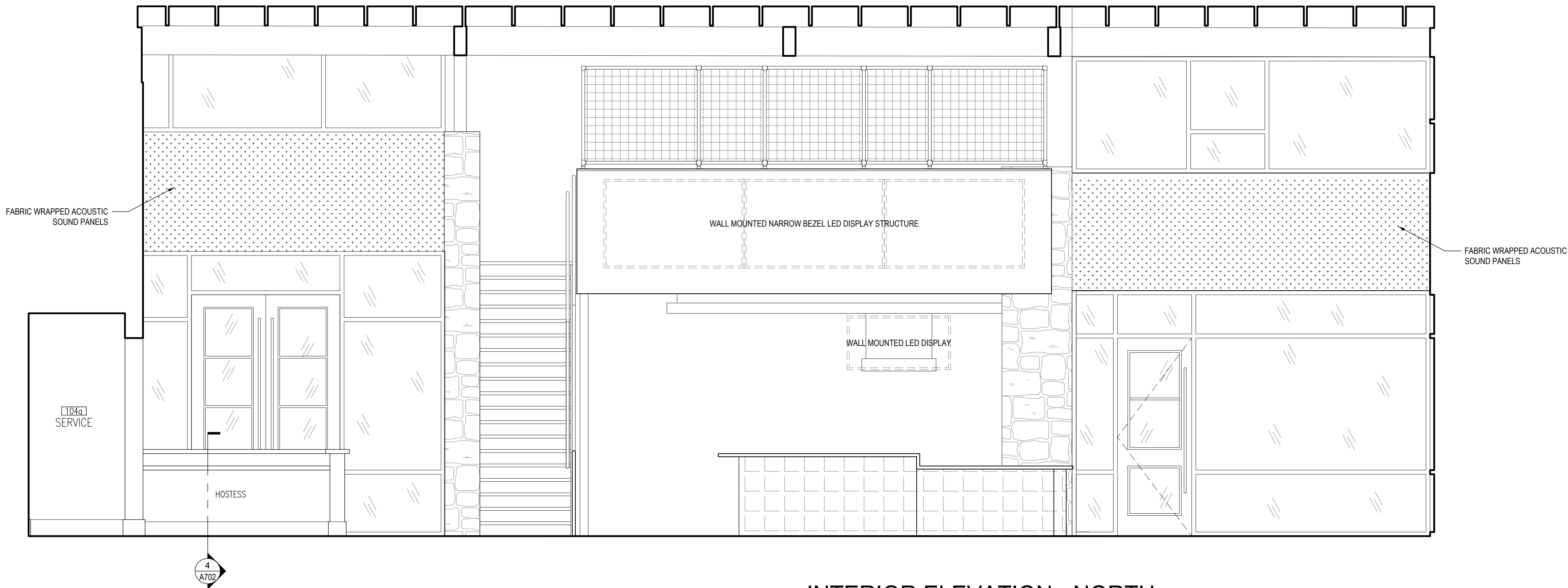
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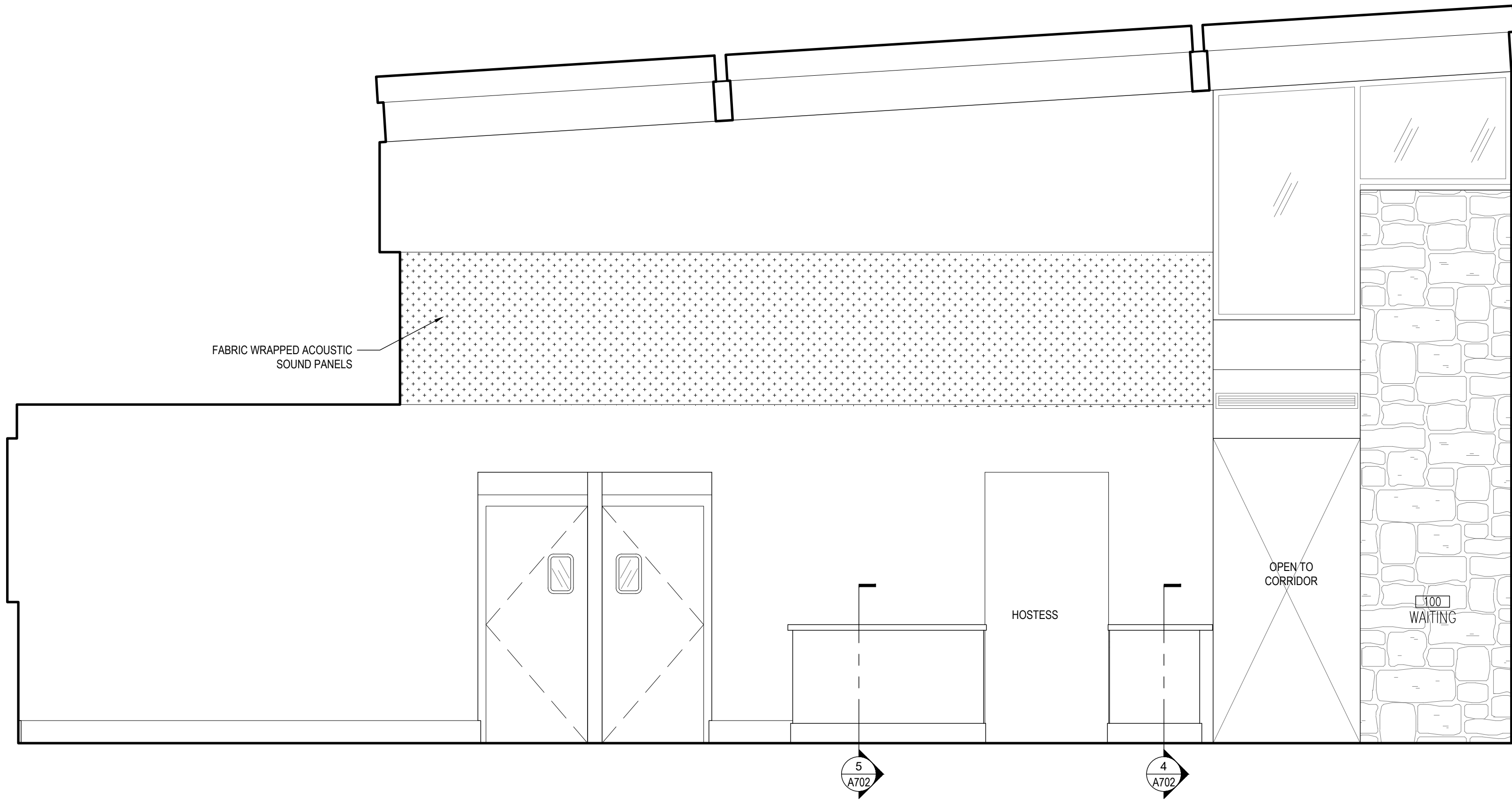
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1 INTERIOR ELEVATION - NORTH  
SCALE: 3/8"=1'-0"



2 INTERIOR ELEVATION - WEST  
SCALE: 3/8"=1'-0"

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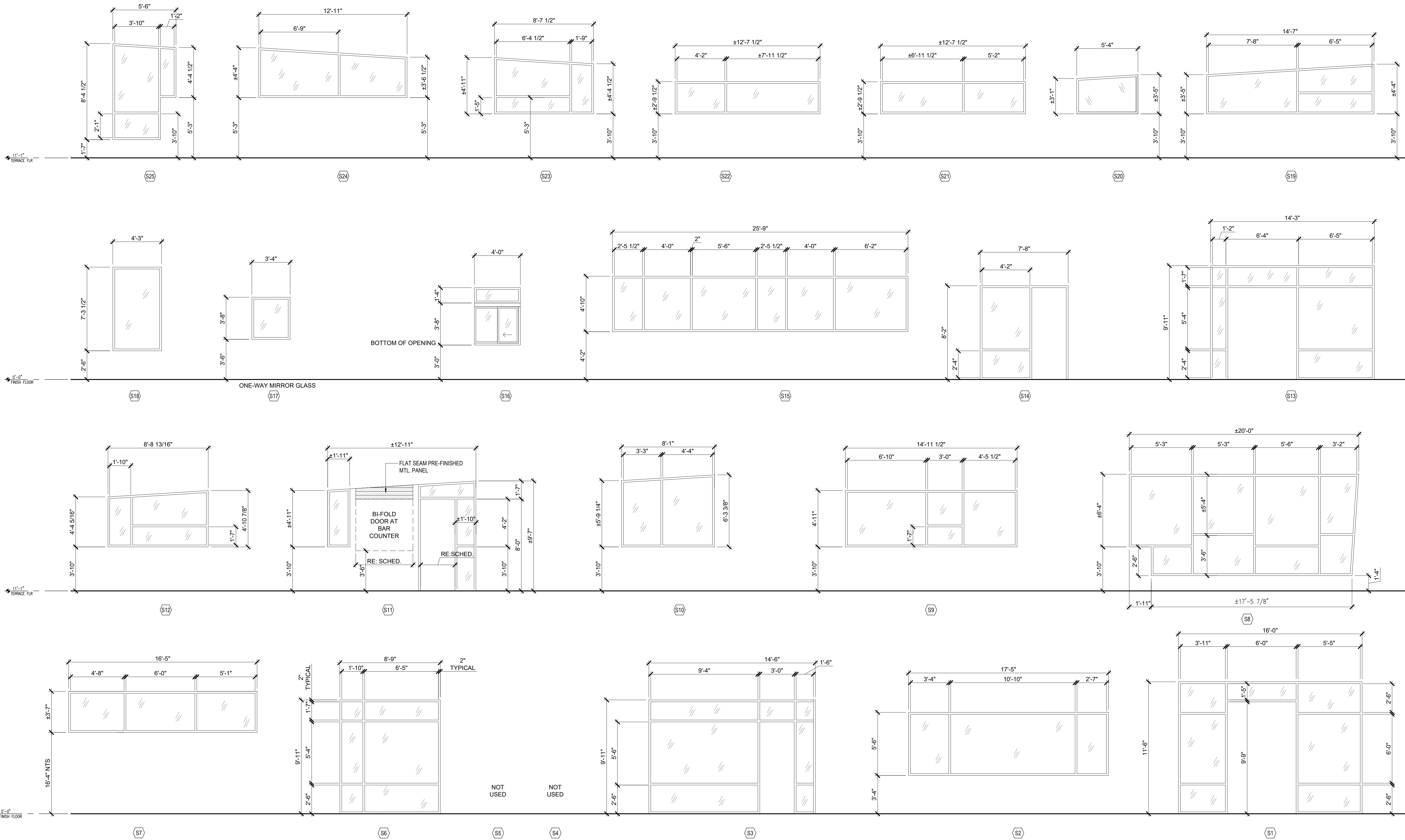
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INTERIOR ELEVATIONS

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## WINDOW TYPES

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

## GENERAL NOTES - DOORS, STOREFRONT AND GLAZING

- A. ALL STOREFRONT IS BRONZE ALUMINUM FINISH
- B. 1" CLEAR INSULATED, TEMPERED GLASS UNIT WITH LOW-E COATING ON 2ND SURFACE, TYPICAL
- C. TEMPERED INSULATED GARAGE DOOR GLAZING - CLEAR INSULATED UNIT LOW-E3, TEMPERED, 1/8" (CLEAR) 1/4" AIR SPACE 1-1/8" (CLEAR) PROVIDED BY GARAGE DOOR VENDOR AS PART OF DOOR ASSEMBLY
- D. EXTERIOR HOLLOW METAL DOORS TO BE INSULATED.
- E. EXTERIOR HOLLOW METAL DOORS AND FRAMES TO BE GALVANIZED.
- F. HOLLOW METAL FRAMES FOR TRAFFIC DOORS WITHOUT STOP.
- G. PROVIDE RETRACTABLE BUG SCREEN AT INNER FRAME OF BACK DOOR KITCHEN OPENING - BLACK SCREEN MESH AND FRAME - WITH AIR CURTAIN ABOVE.
- H. PROVIDE STEEL SUPPORT INSERTS AT ALL DOOR HINGES IN ALUMINUM FRAMES.
- I. DRIVE THRU SLIDERS TO HAVE AUTO-CLOSER AND SECURITY HARDWARE.
- J. DRIP TRIM AT ALL EXTERIOR DOORS OTHER THAN ALUMINUM FRAME.
- K. PROVIDE AIR CURTAIN AT KITCHEN RECEIVING DOOR AND AT BAR COUNTER SHUTTERS.



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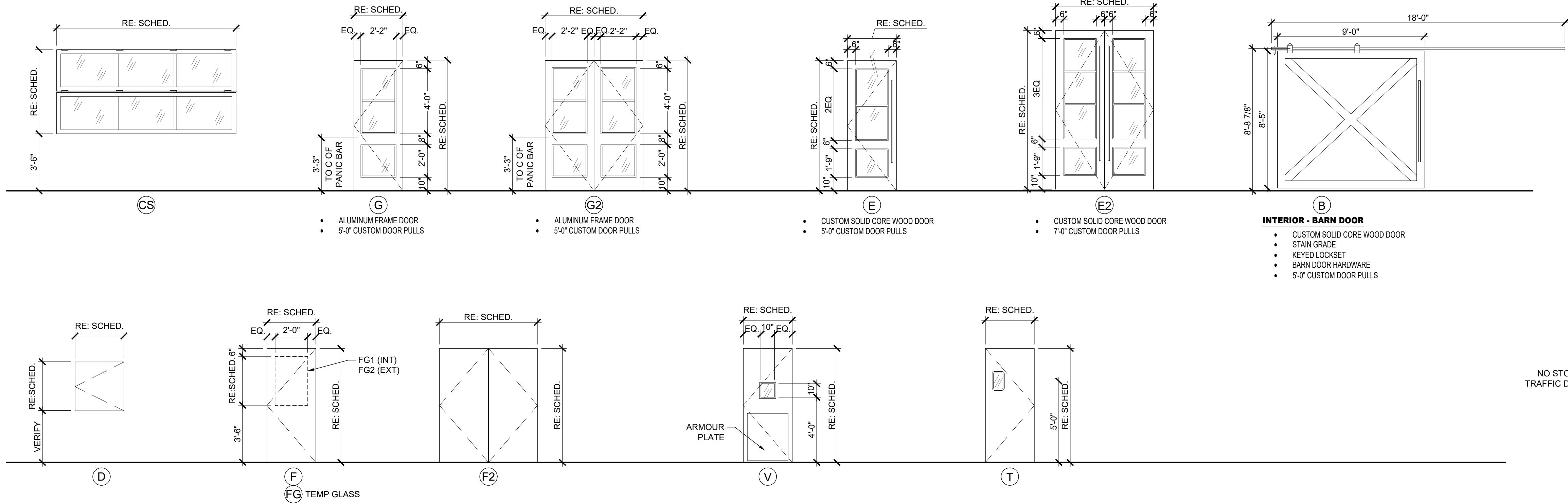
Date: 02 DEC 2021

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## DOOR TYPES

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

## GENERAL NOTES - DOORS, STOREFRONT AND GLAZING

- A. ALL STOREFRONT IS BRONZE ANODIZED ALUMINUM FINISH
- B. 1" CLEAR INSULATED, TEMPERED GLASS UNIT WITH LOW-E COATING ON 2ND SURFACE, TYPICAL
- C. TEMPERED INSULATED GARAGE DOOR GLAZING - CLEAR INSULATED UNIT LOW-E3, TEMPERED, 1/8" (CLEAR) 1/4" AIR SPACE 1-1/8" (CLEAR) PROVIDED BY GARAGE DOOR VENDOR AS PART OF DOOR ASSEMBLY
- D. EXTERIOR HOLLOW METAL DOORS TO BE GALVANIZED.
- E. EXTERIOR HOLLOW METAL DOORS AND FRAMES TO BE GALVANIZED.
- F. HOLLOW METAL FRAMES FOR TRAFFIC DOORS WITHOUT STOP.
- G. PROVIDE RETRACTABLE BUG SCREEN AT INNER FRAME OF BACK DOOR KITCHEN OPENING - BLACK SCREEN MESH AND FRAME - WITH AIR CURTAIN ABOVE
- H. PROVIDE STEEL SUPPORT INSERTS AT ALL DOOR HINGES IN ALUMINUM FRAMES.
- I. DRIVE THRU SLIDERS TO HAVE AUTO-CLOSER AND SECURITY HARDWARE.
- J. DRIP TRIM AT ALL EXTERIOR DOORS OTHER THAN ALUMINUM FRAME.
- K. PROVIDE AIR CURTAIN AT KITCHEN RECEIVING DOOR AND AT BAR COUNTER SHUTTER.

G|R|G

architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect

REGISTERED ARCHITECT  
EDWARD A. CARLSON  
16906  
STATE OF TEXAS

12/02/2021

Consultant

Revisions:

NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
DOOR TYPES, FRAMES  
AND SCHEDULE

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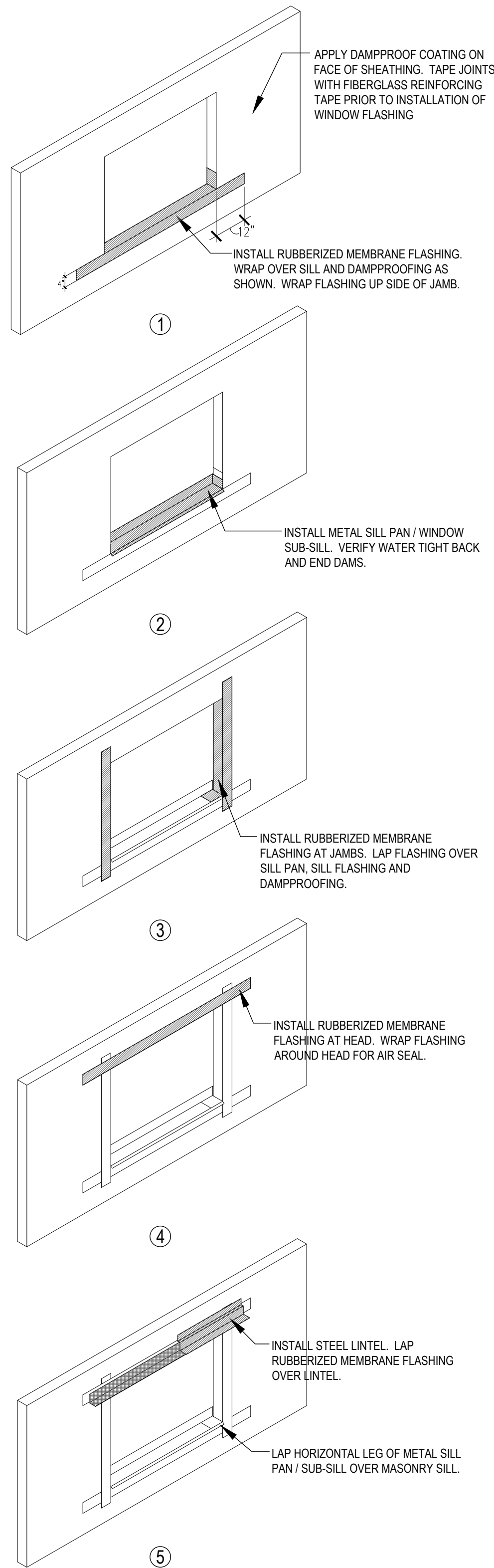
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A402

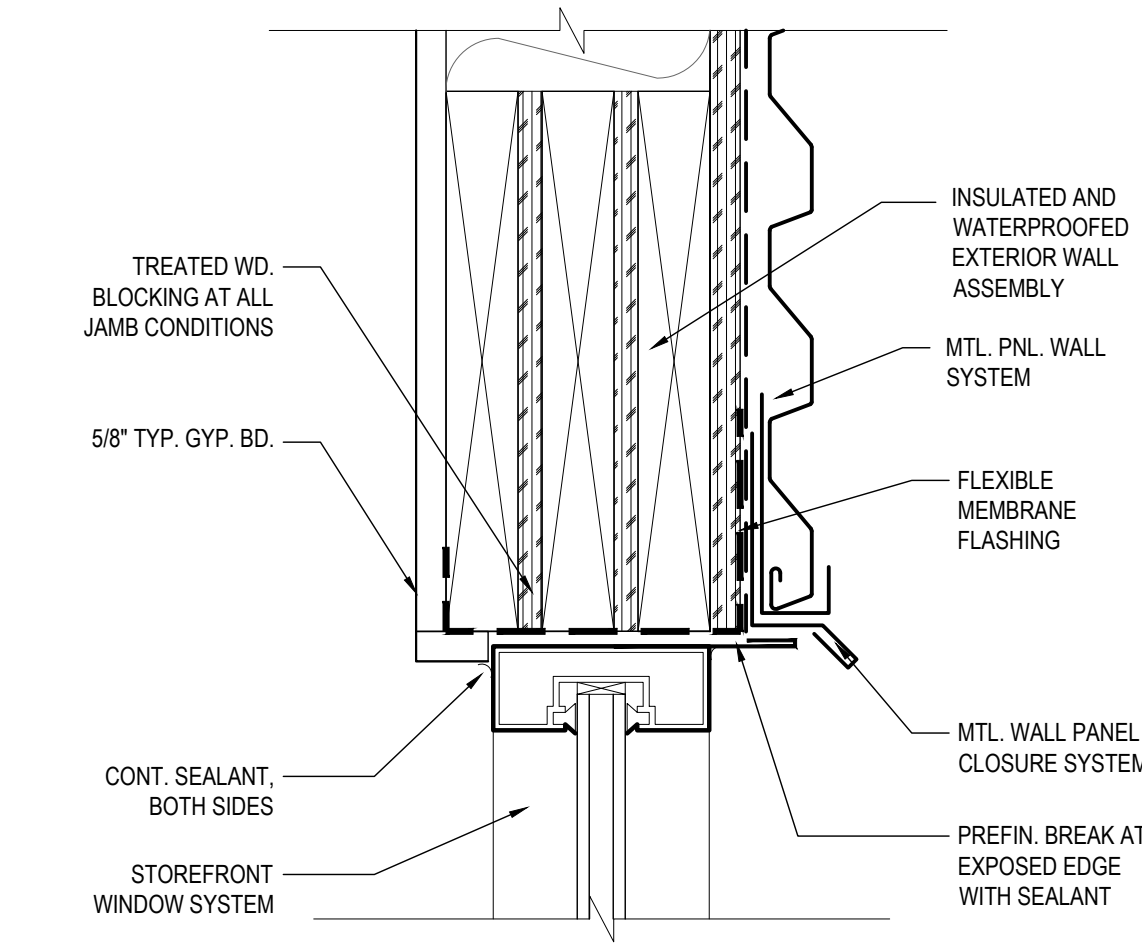
NO.	ROOM NAME	TYPE	DOOR							FRAME					NOTES
			SIZE		MATL	RATING	GLAZING	LOUVER		FR. TYPE	MATL	DETAIL			
			WD	HGT				WIDTH	HEIGHT			HEAD	JAMB	SILL	
D100	WAITING	E2	PR 3'-0"	9'-9"	SC/WD		1" INSUL			2S	ALUM	--	--	--	
D101	CORRIDOR	F	1'-6"	8'-0"	SC/WD		---			2S	ALUM	--	--	--	
D102	MEN'S	F	3'-0"	8'-0"	SC/WD		---			2S	ALUM	--	--	--	BRONZE ANOD. ALUMINUM DOOR FRAME
D103	WOMEN'S	F	3'-0"	8'-0"	SC/WD		---			2S	ALUM	--	--	--	BRONZE ANOD. ALUMINUM DOOR FRAME
D104	KITCHEN	V	3'-6"	7'-0"	HM		1" INSUL			2S	HM	--	--	--	AIR CURTAIN
D104a	NOT USED														
D104b	KITCHEN	T	3'-0"	7'-0"	SS					2N	SS	--	--	--	
D104c	KITCHEN	T	3'-0"	7'-0"	SS					2N	SS	--	--	--	
D104d	NOT USED														
D104e	KITCHEN	FG2	3'-0"	7'-0"	HM					2S	HM	--	--	--	SECURITY CIPHER LOCK
D104f	NOT USED														
D105	TOILET ROOM	F	3'-0"	7'-0"	HM		---			2S	HM	--	--	--	
D106	OFFICE	FG1	3'-0"	7'-0"	HM		1/4" TEMP			2S	HM	--	--	--	ONE-WAY MIRROR GLASS
D108	ELECTRICAL	F	3'-0"	7'-0"	HM		---			2S	HM	--	--	--	
D109	NOT USED														
D109a	DINING	G	3'-0"	8'-0"	ALUM.		1" INSUL			2S	ALUM				
D109b	DINING	G2	PR 3'-0"	8'-0"	ALUM.		1" INSUL			2S	ALUM				
D110	NOT USED														
D110a	PRIVATE DINING	T	3'-0"	8'-0"	SS		---			2N	SS	--	--	--	
D110b	PRIVATE DINING	E	9'-0"	8'-0"	SC/WD		1/4" TEMP			2S	ALUM	--	--	--	
D110c	NOT USED						---					--	--	--	
D110d	PRIVATE DINING	B	9'-0"	8'-5"	SC/WD		---			-	HM	--	--	--	STAIN, BARN HARDWARE, CORNER GUARDS AT OPENING
D111	WAIT STATION	E	3'-0"	8'-0"	SC/WD		1/4" TEMP			2S	HM	--	--	--	
D111a	WAIT STATION (DUMBWAITER)	D	2'-6"	2'-6"	HM		---			2D	HM	--	--	--	
D112	BAR	E	3'-0"	8'-0"	SC/WD		1/4" TEMP			2S	HM	--	--	--	
D112a	BAR	CS	10'-0"	5'-2"	ALUM.		1" INSUL			2N	HM	--	--	--	AIR CURTAIN
D113	RISER	F	3'-0"	7'-0"	HM		1" INSUL			2S	HM	--	--	--	
D114	UTILITY ROOM	F	PR3'-0"	7'-0"	HM		1" INSUL			2S	HM	--	--	--	DOOR VENT RE: MECH.
D115	CLOSET	F	1'-10"	8'-0"	SC/WD					2S	ALUM	--	--	--	
D200	TERRACE BAR	G	3'-0"	8'-0"	ALUM.		1" INSUL			2S	ALUM				
D200a	CLOSET	F	1'-10"	8'-0"	SC/WD					2S	ALUM	--	--	--	
D200b	TERRACE BAR	CS	5'-0"	4'-6"	ALUM.		1" INSUL			2N	HM	--	--	--	AIR CURTAIN
D201	TERRACE (DUMBWAITER)	D	2'-6"	2'-6"	HM		1" INSUL			2D	HM	--	--	--	WEATHER SEAL

NOTE: SEE SECTION 08 7100 DOOR HARDWARE FOR LIST OF SETS, OPTIONS AND MANUFACTURERS

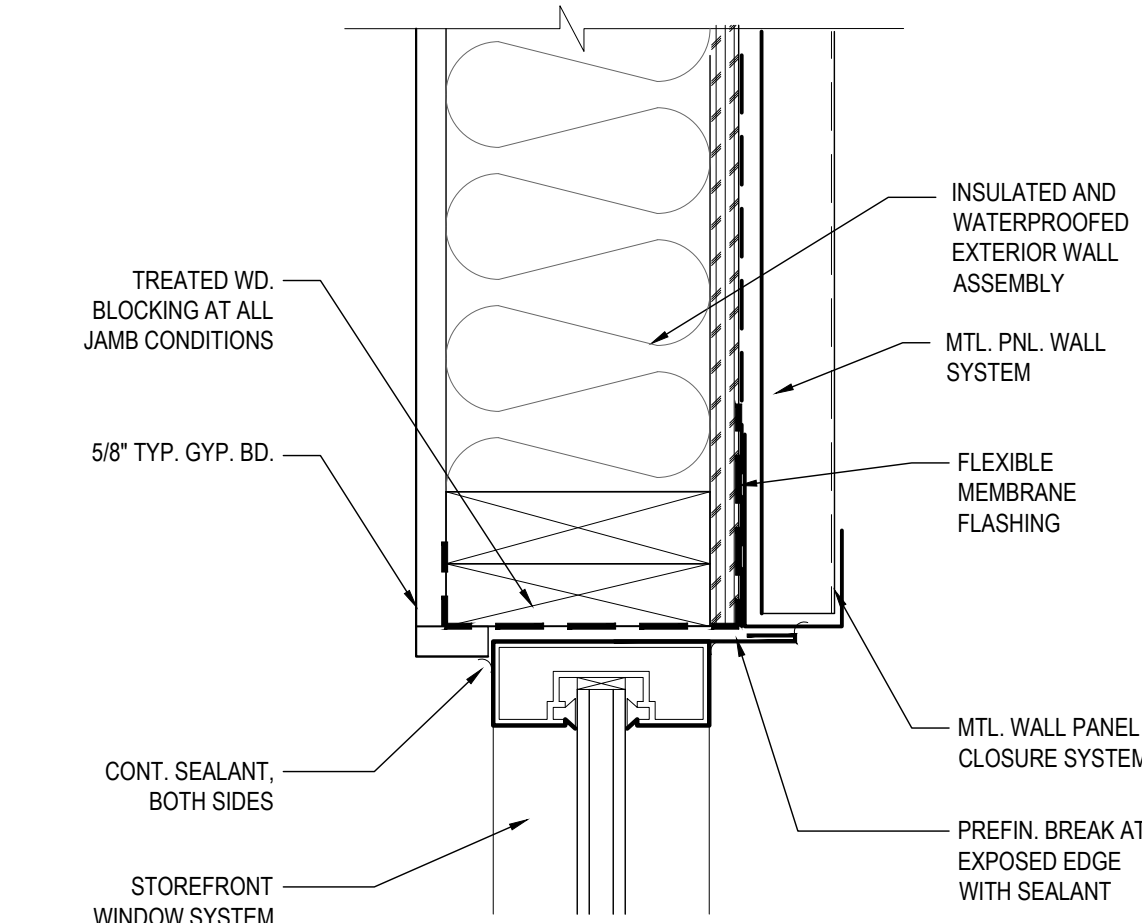
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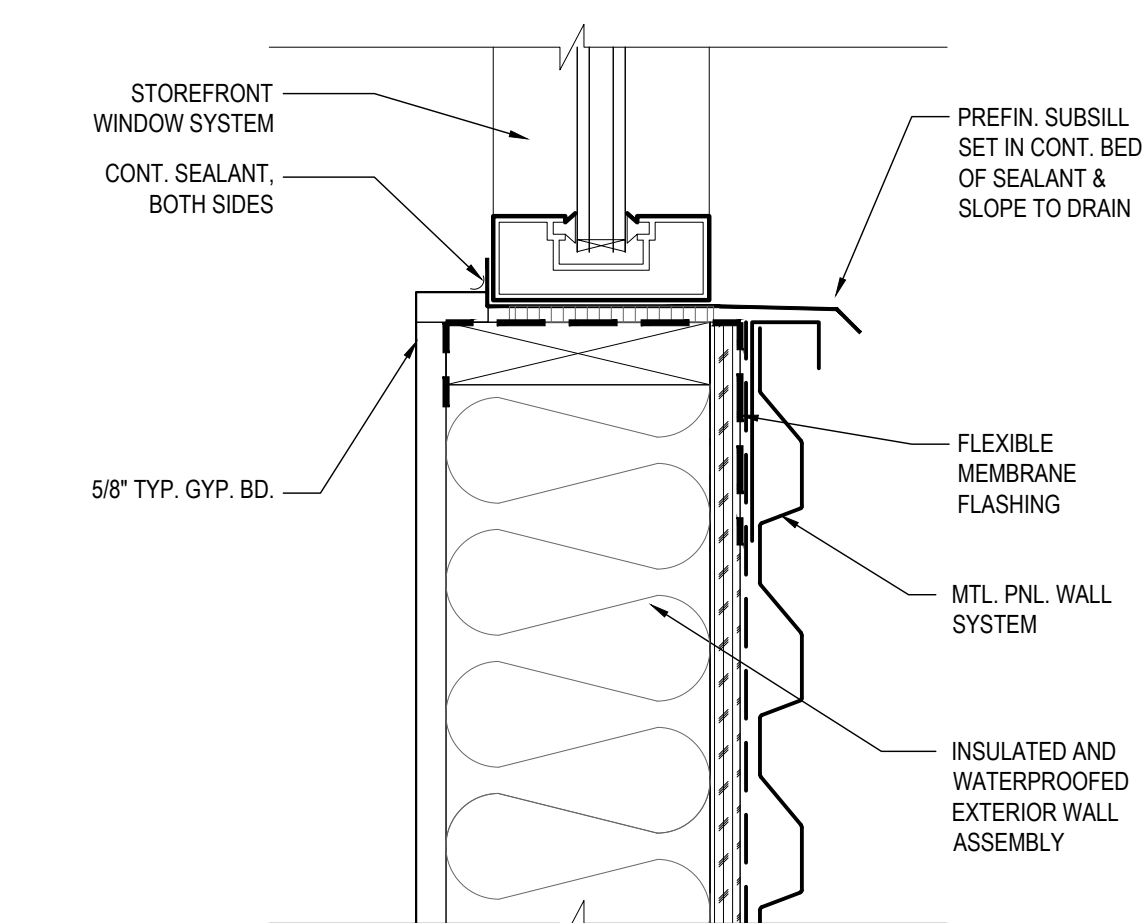
17 TYP. FLASHING SEQUENCE  
SCALE: NOT TO SCALE



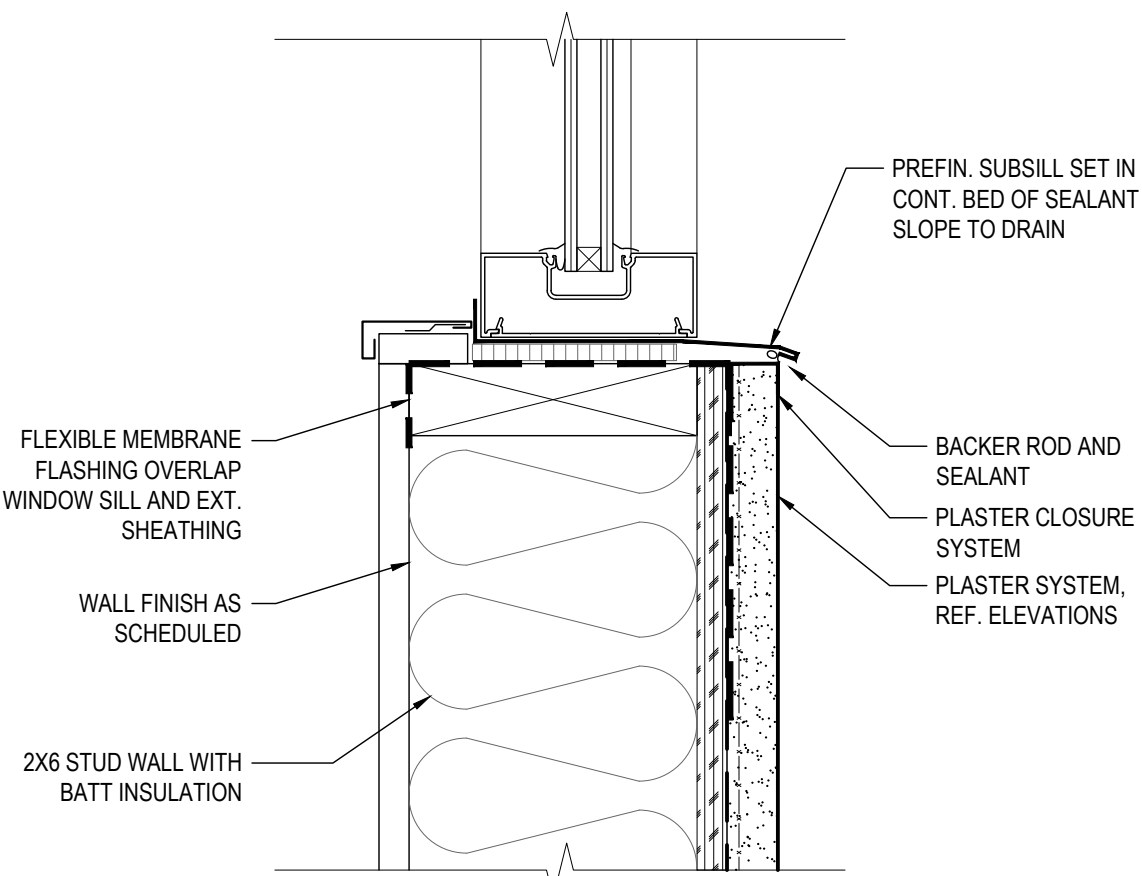
13 EXT. ALUM. HEAD @ MTL. PNL.  
SCALE: 3"=1'-0"



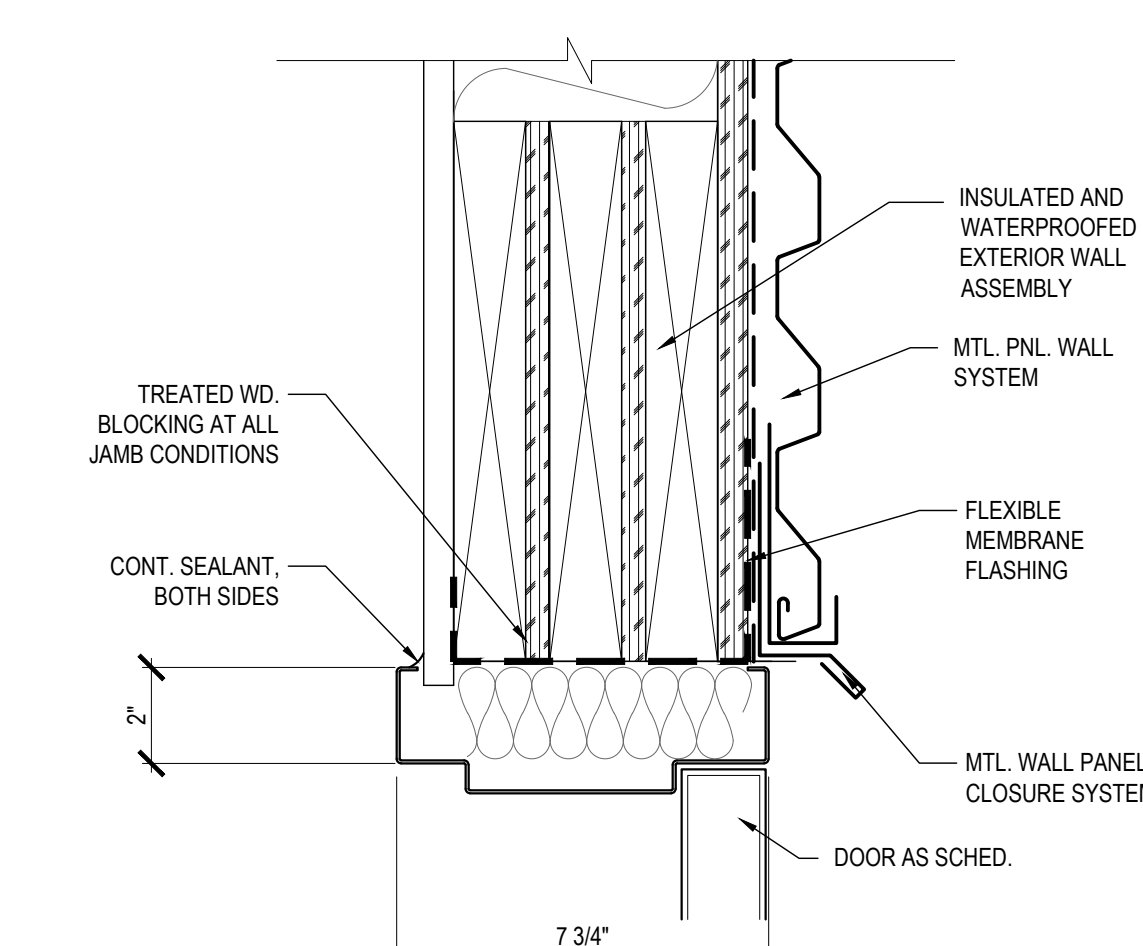
14 EXT. ALUM. JAMB @ MTL. PNL.  
SCALE: 3"=1'-0"



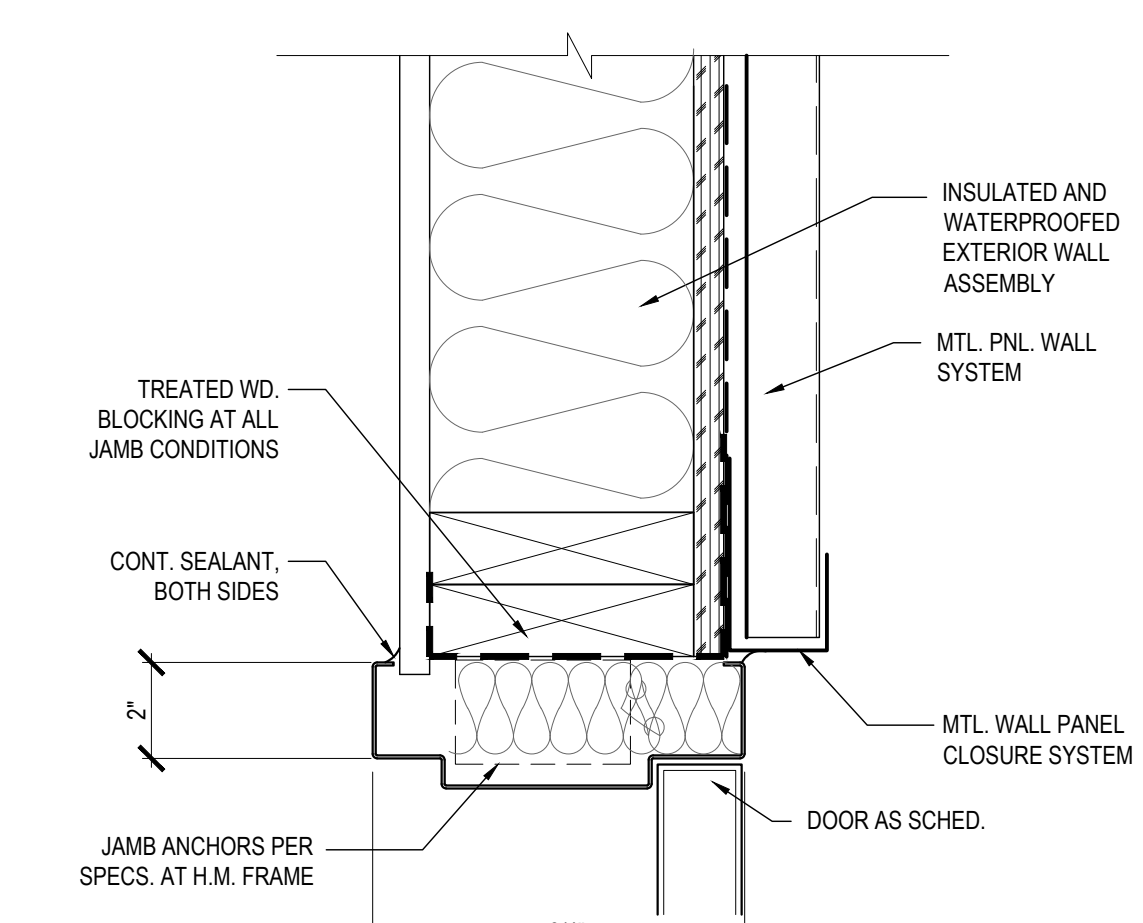
15 EXT. ALUM. SILL @ MTL. PNL.  
SCALE: 3"=1'-0"



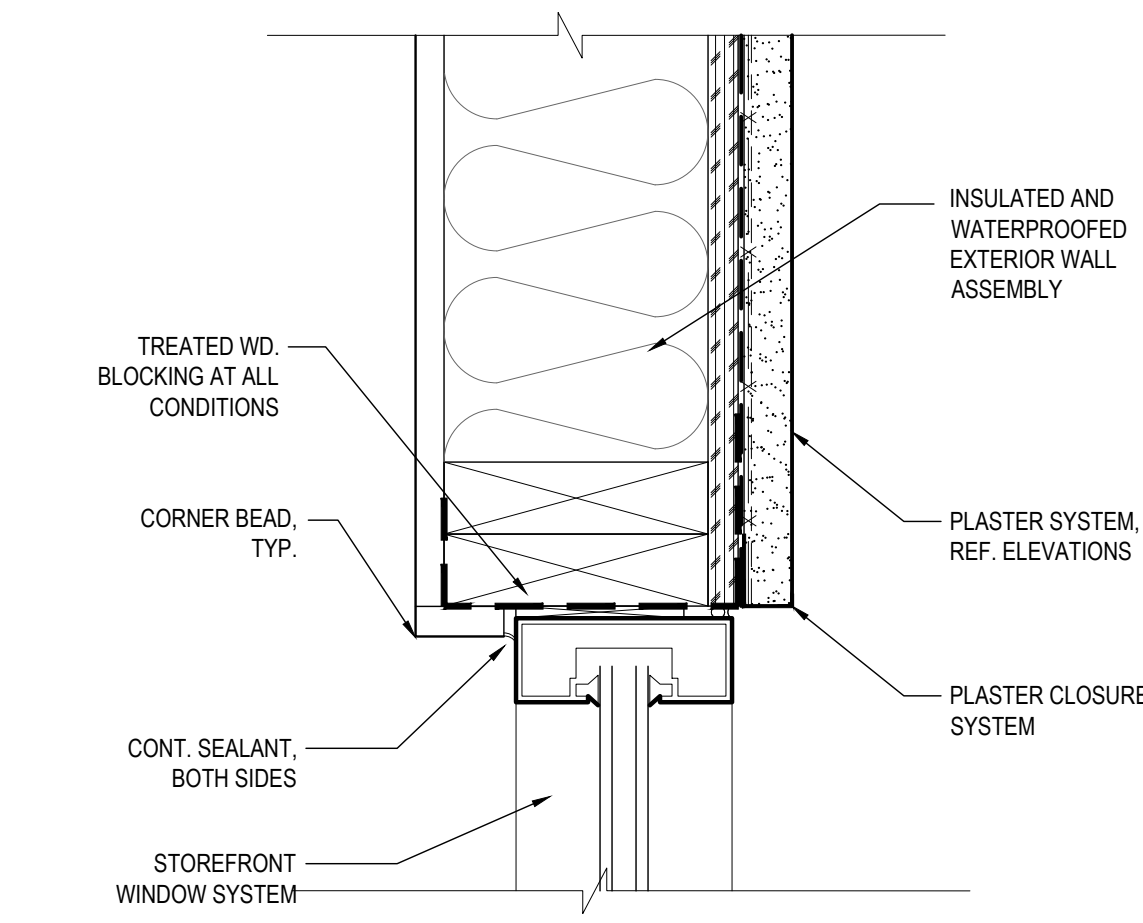
16 WINDOW SILL AT PLASTER  
SCALE: 3"=1'-0"



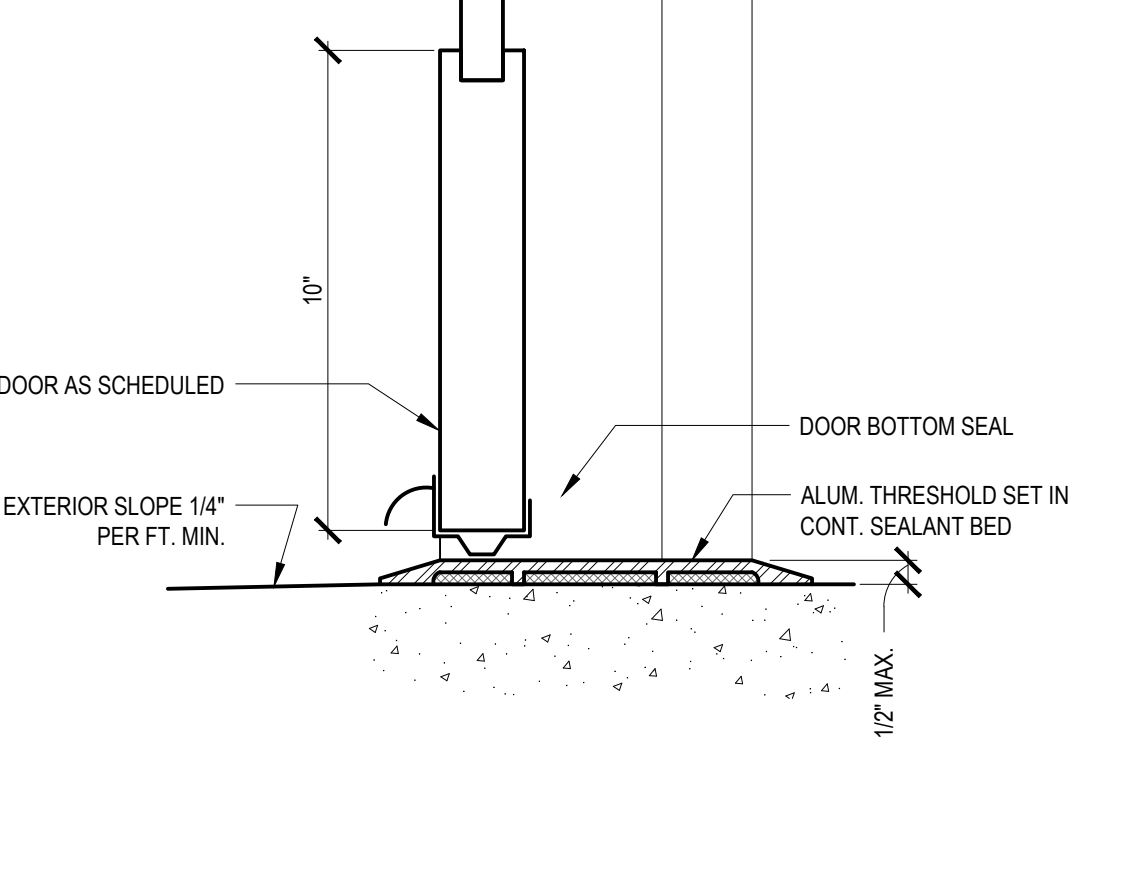
9 EXT. H.M. HEAD @ MTL. PNL.  
SCALE: 3"=1'-0"



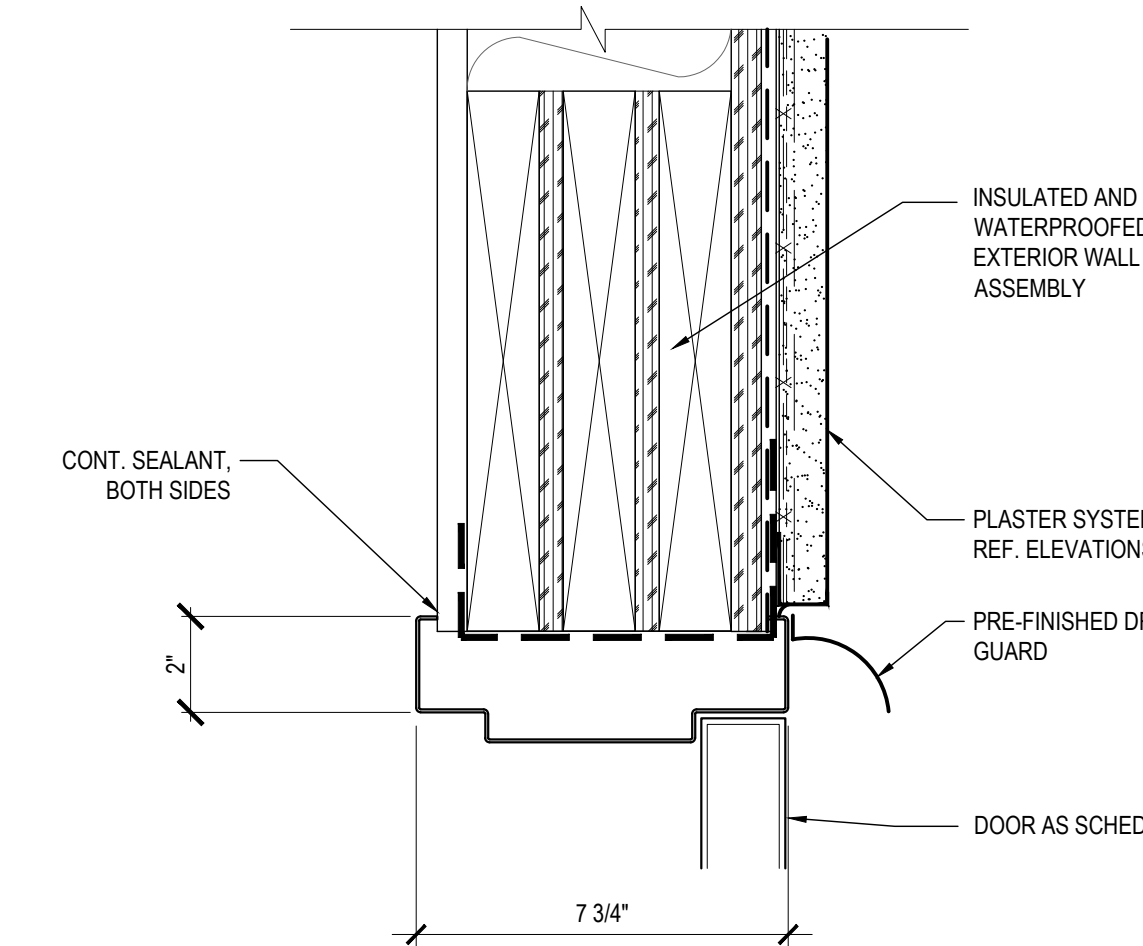
10 EXT. H.M. JAMB @ MTL. PANEL  
SCALE: 3"=1'-0"



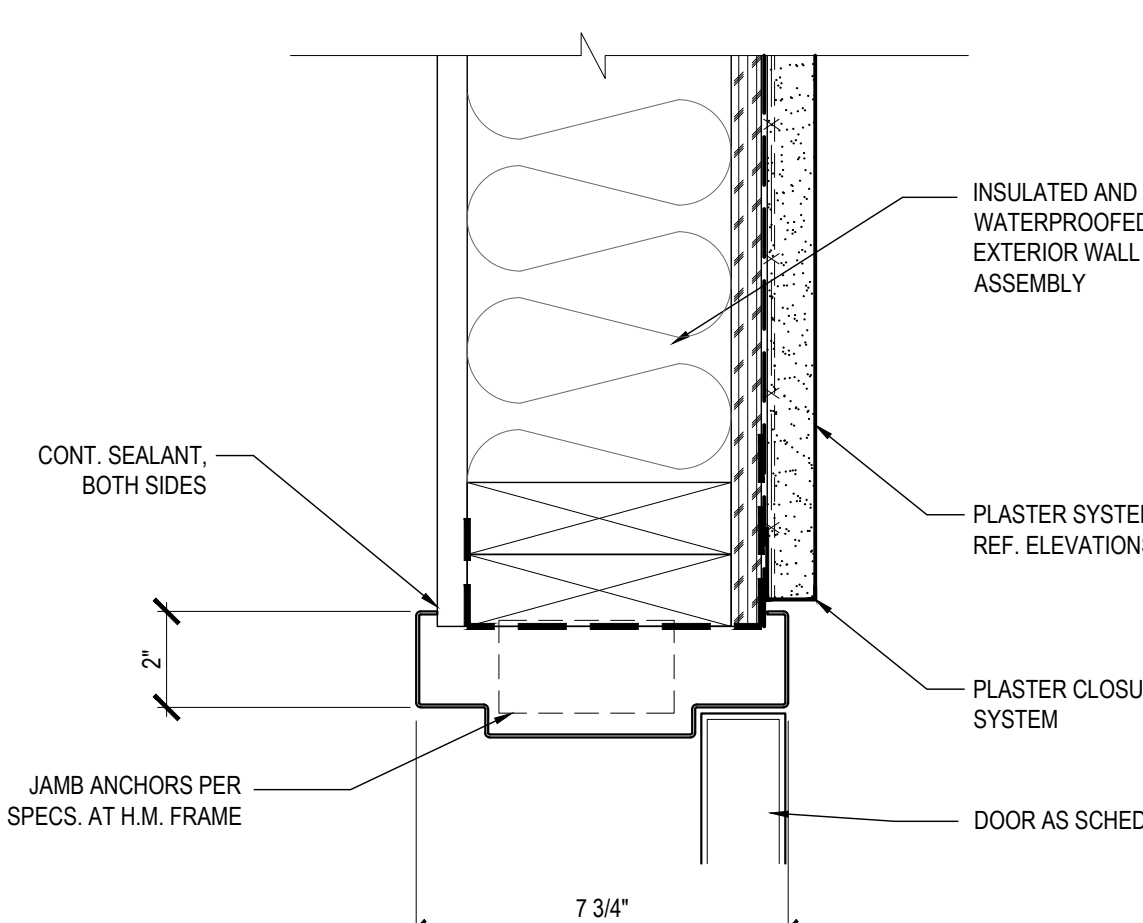
11 EXT. ALUM. JAMB (HD. SIM)  
SCALE: 3"=1'-0"



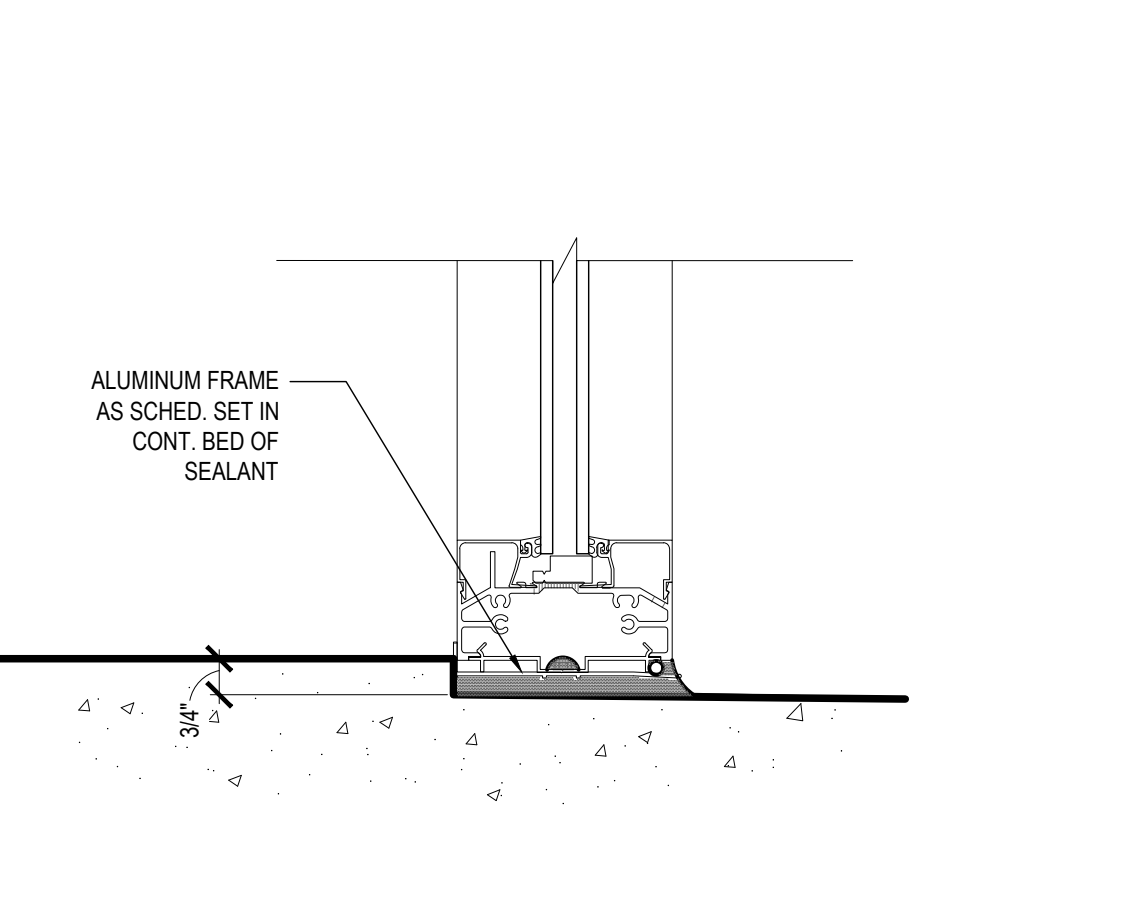
12 EXT. THRESHOLD FLUSH  
SCALE: 3"=1'-0"



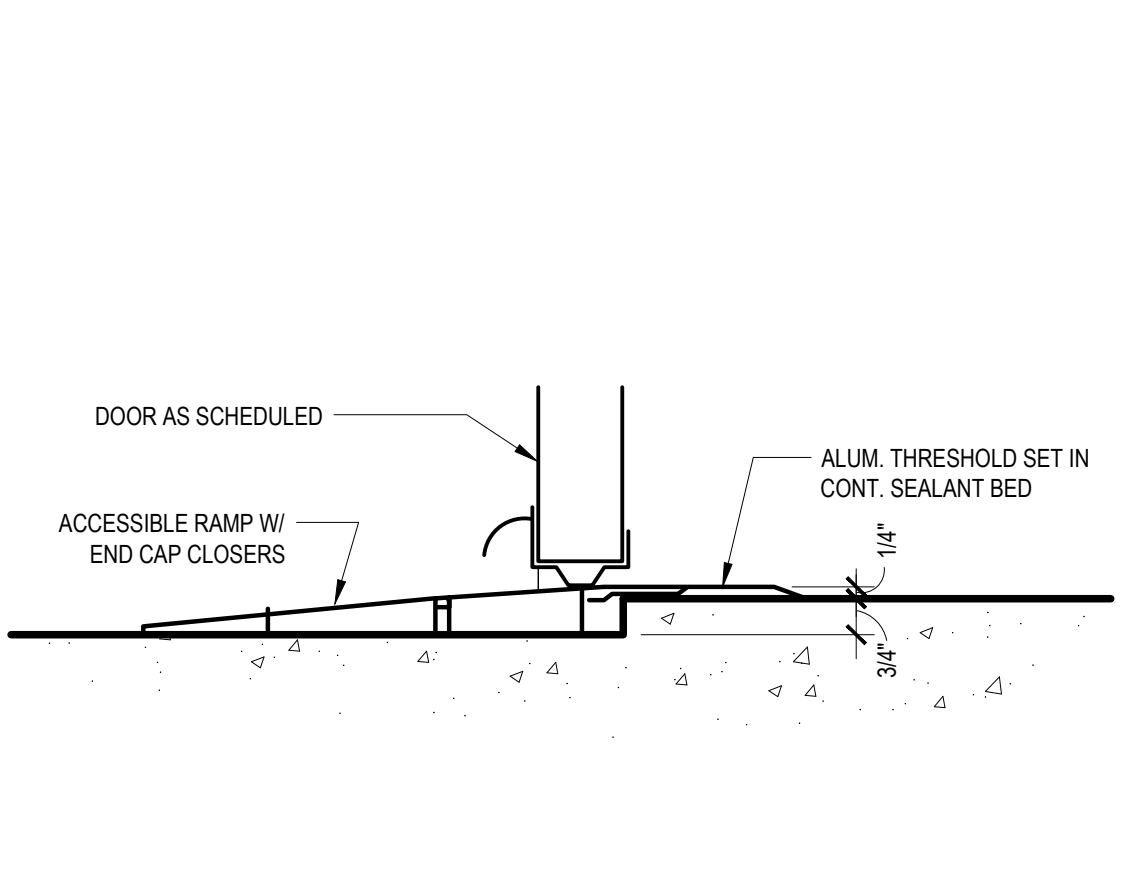
5 EXT. H.M. HEAD AT PLASTER  
SCALE: 3"=1'-0"



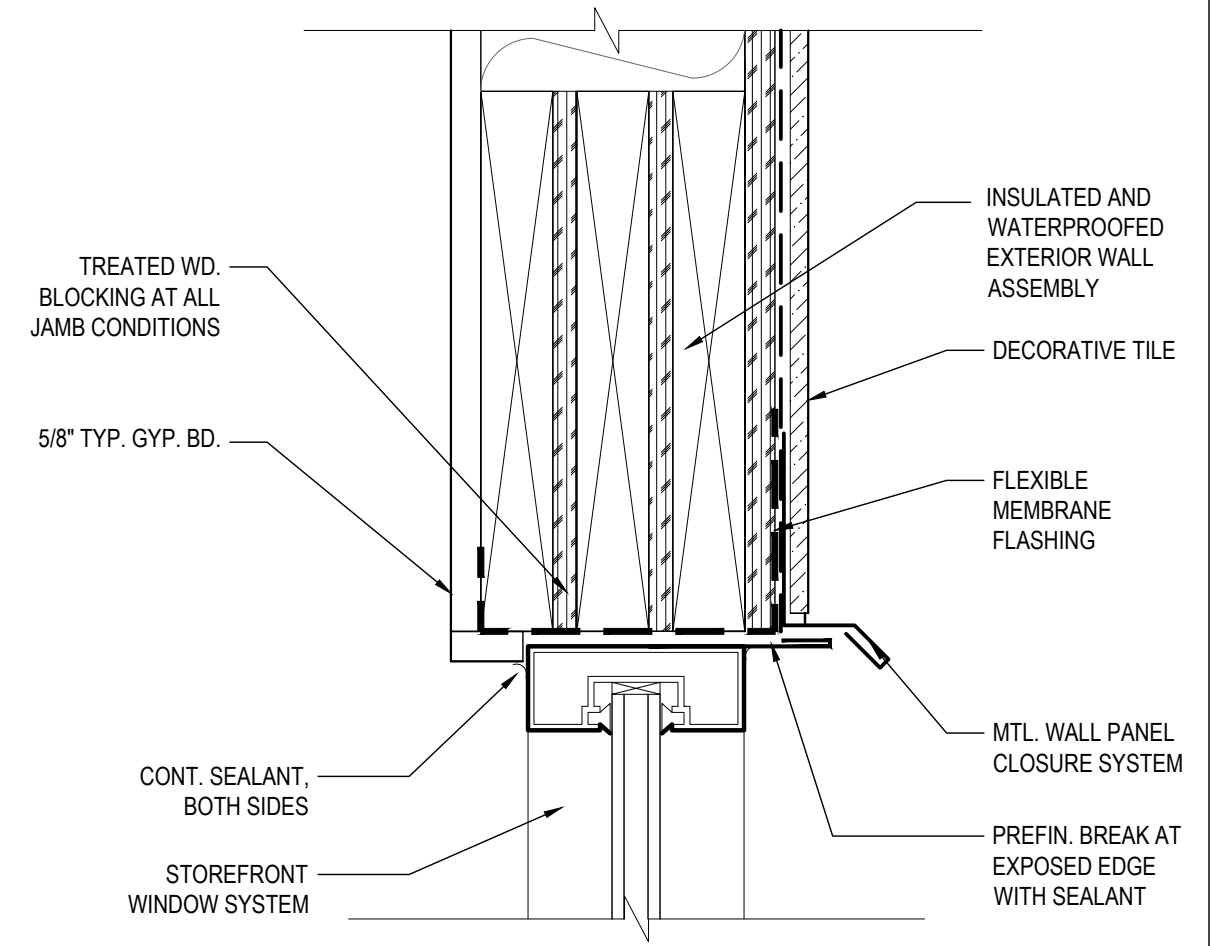
6 EXT. H.M. JAMB @ PLASTER  
SCALE: 3"=1'-0"



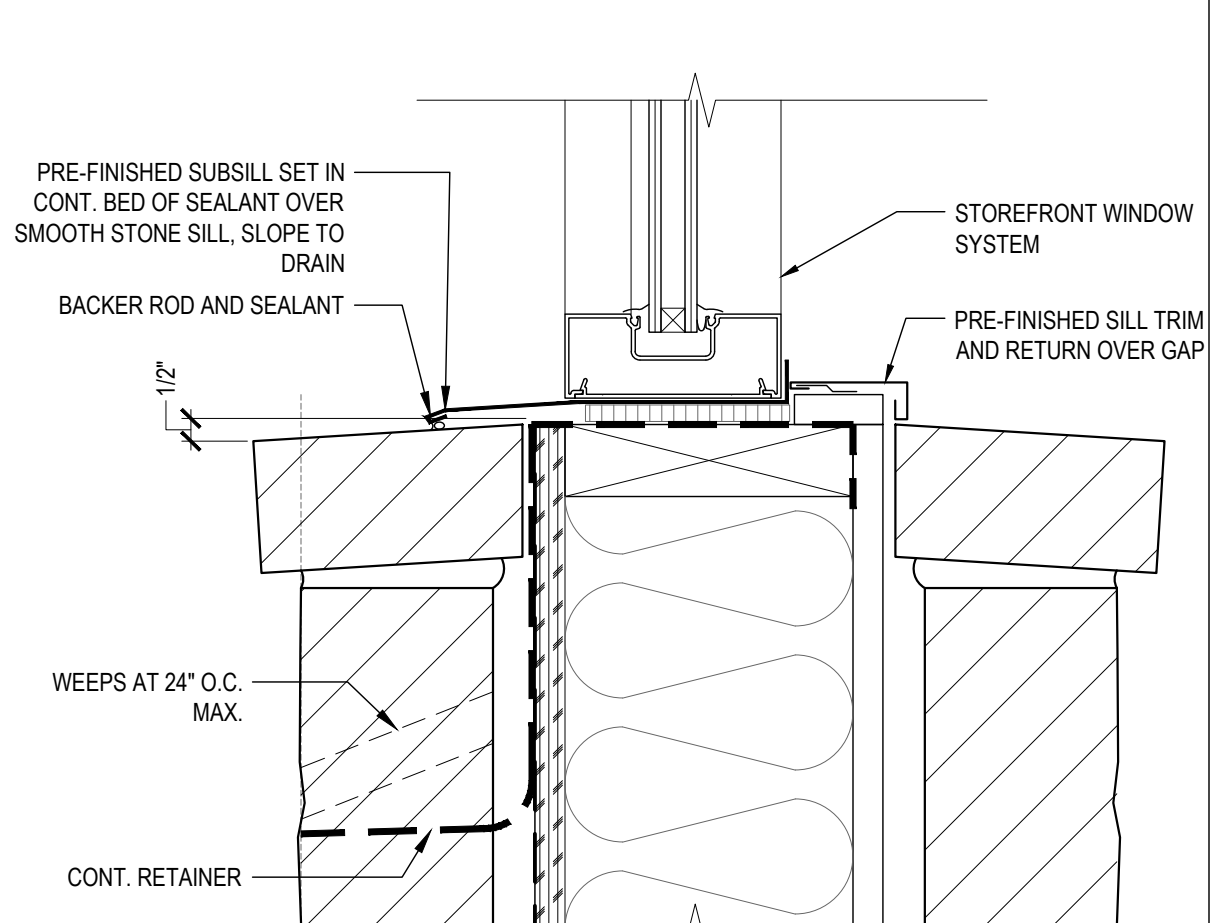
7 EXT. ENTRY @ ALUM. WINDOW  
SCALE: 3"=1'-0"



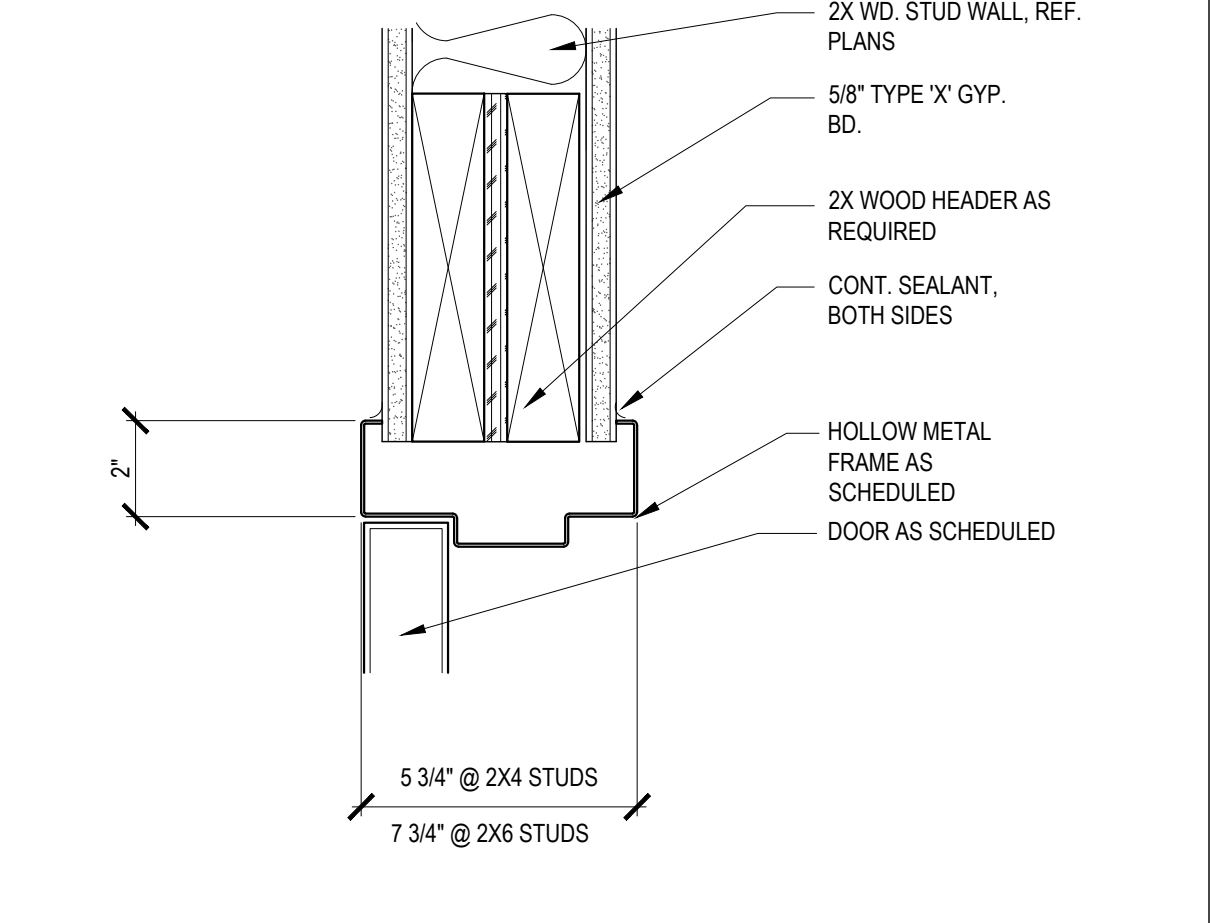
8 EXT. THRESHOLD DROP  
SCALE: 3"=1'-0"



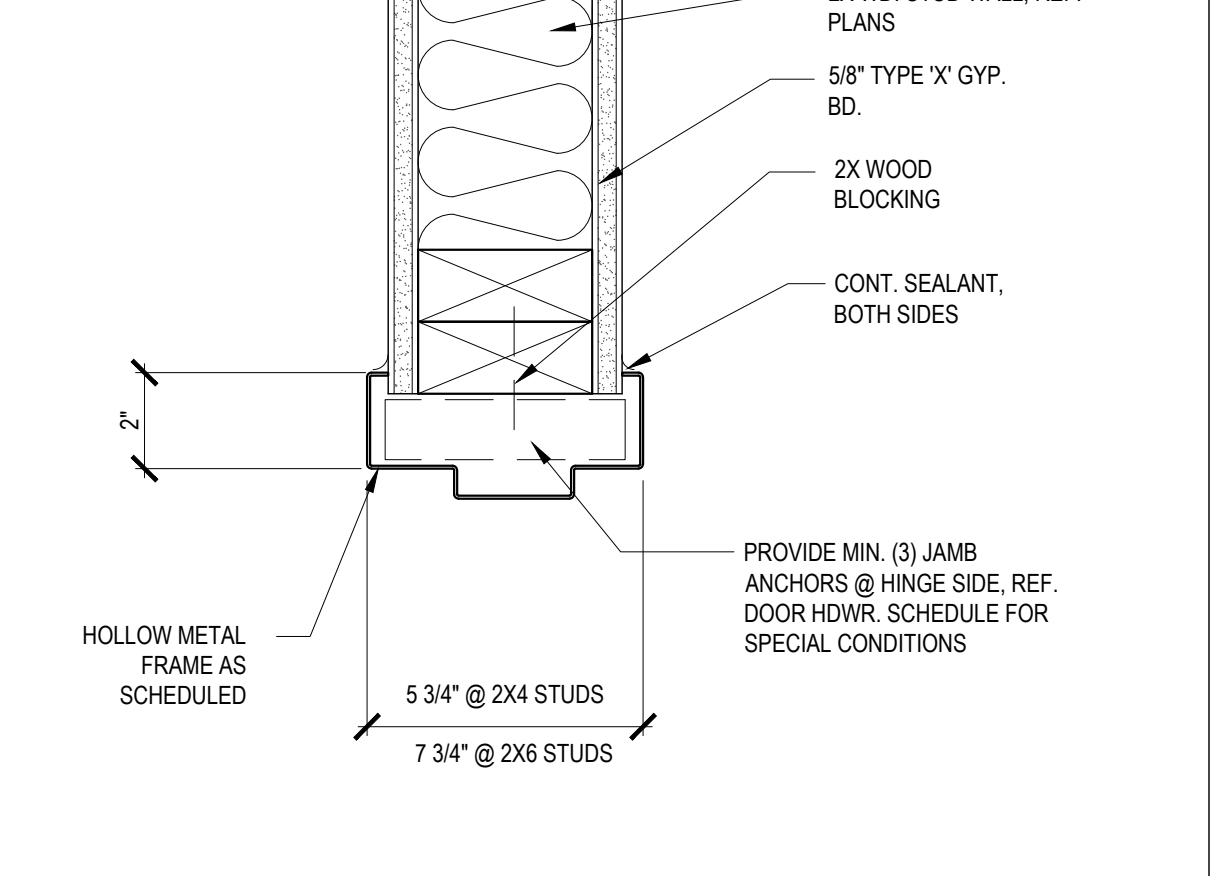
1 EXT. ALUM. HEAD @ TILE  
SCALE: 3"=1'-0"



2 MASONRY WINDOW SILL  
SCALE: 3"=1'-0"



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



4 INT. H.M. DOOR JAMB  
SCALE: 3"=1'-0"

Revisions:

NEW RESTAURANT  
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3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
DOOR AND WINDOW  
DETAILS

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10 NOT USED  
SCALE: 1 1/2"=1'-0"

7 NOT USED  
SCALE: 1 1/2"=1'-0"

4 STOREFRONT AT COLUMN & CLOSET  
SCALE: 1 1/2"=1'-0"

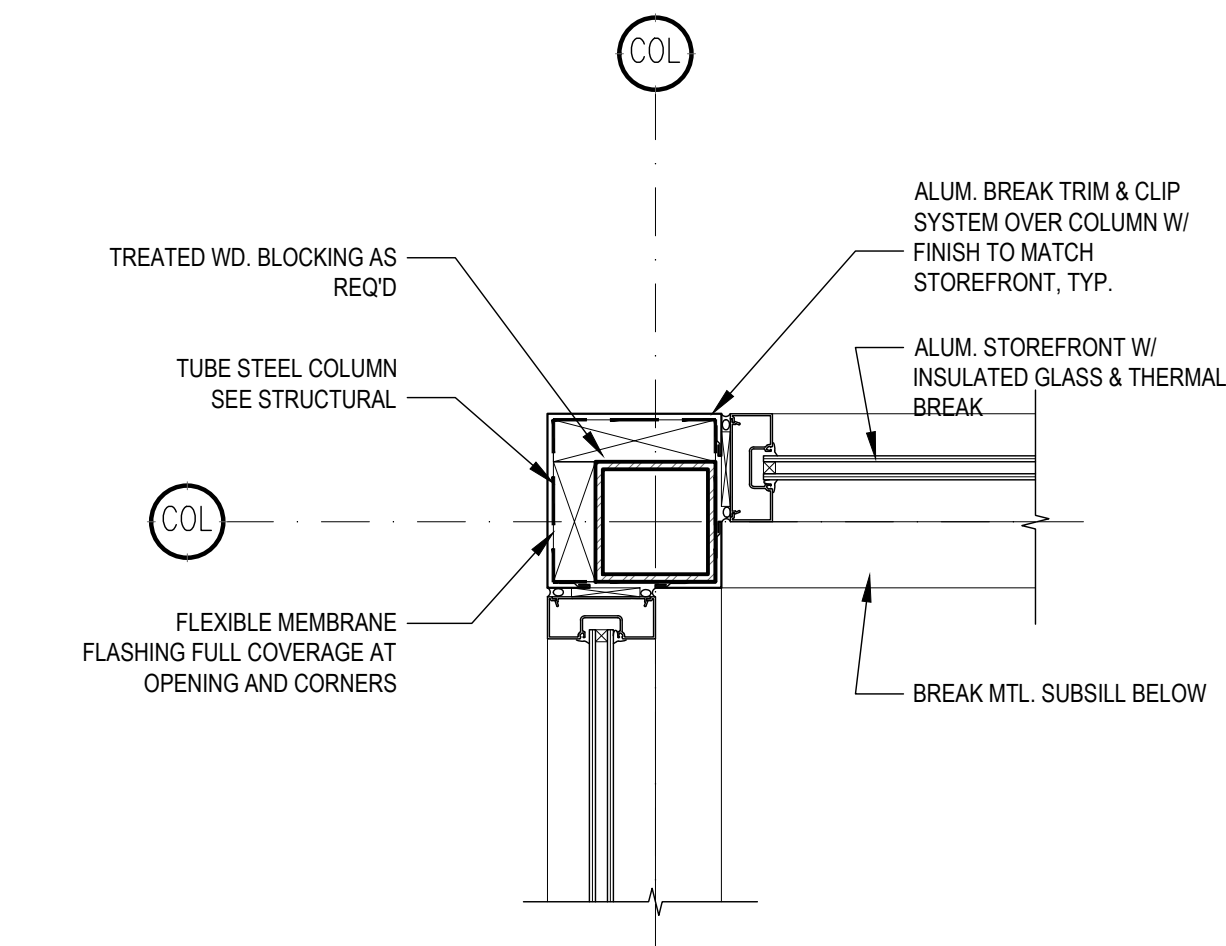
1 STOREFRONT DOOR JAMB AT COLUMN  
SCALE: 1 1/2"=1'-0"

11 NOT USED  
SCALE: 1 1/2"=1'-0"

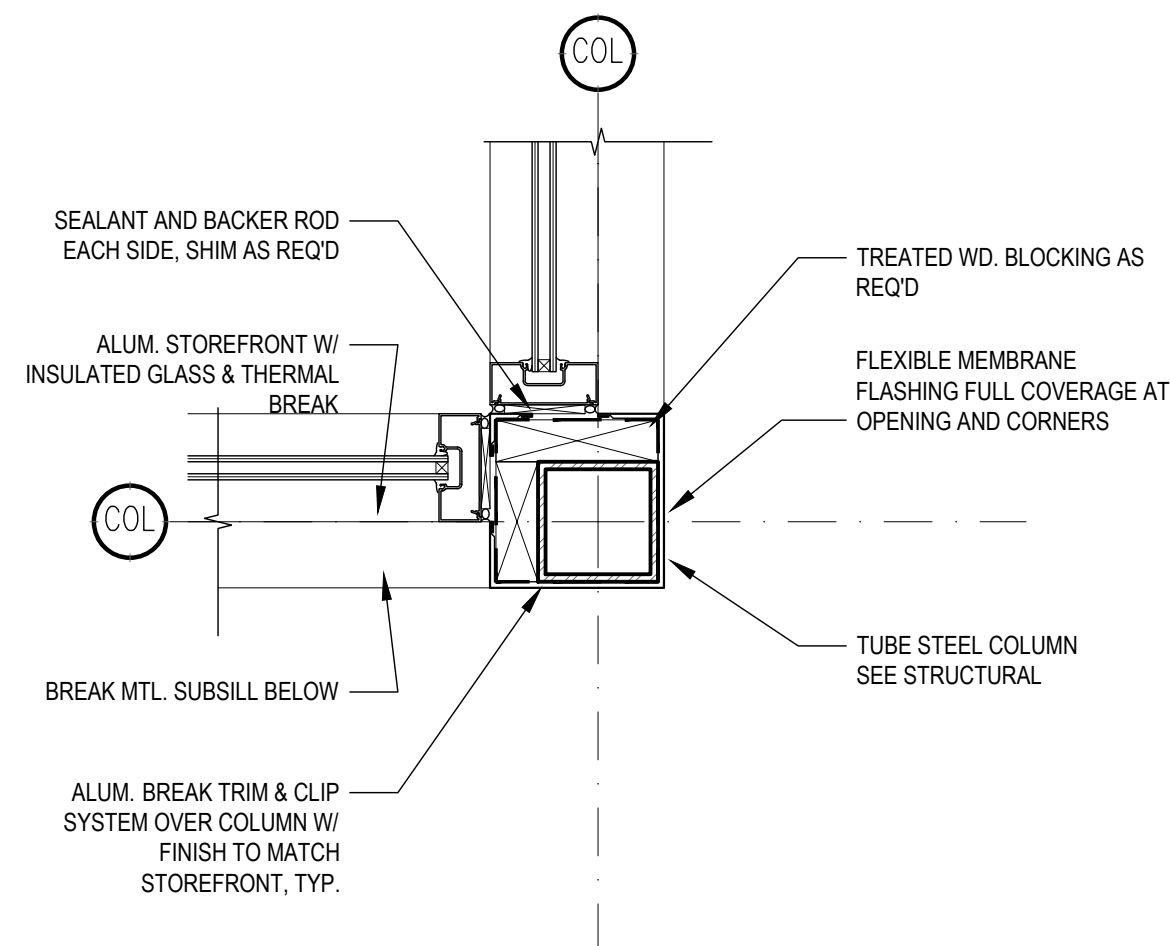
8 NOT USED  
SCALE: 1 1/2"=1'-0"

5 STOREFRONT AT STONE EXT. & INT.  
SCALE: 1 1/2"=1'-0"

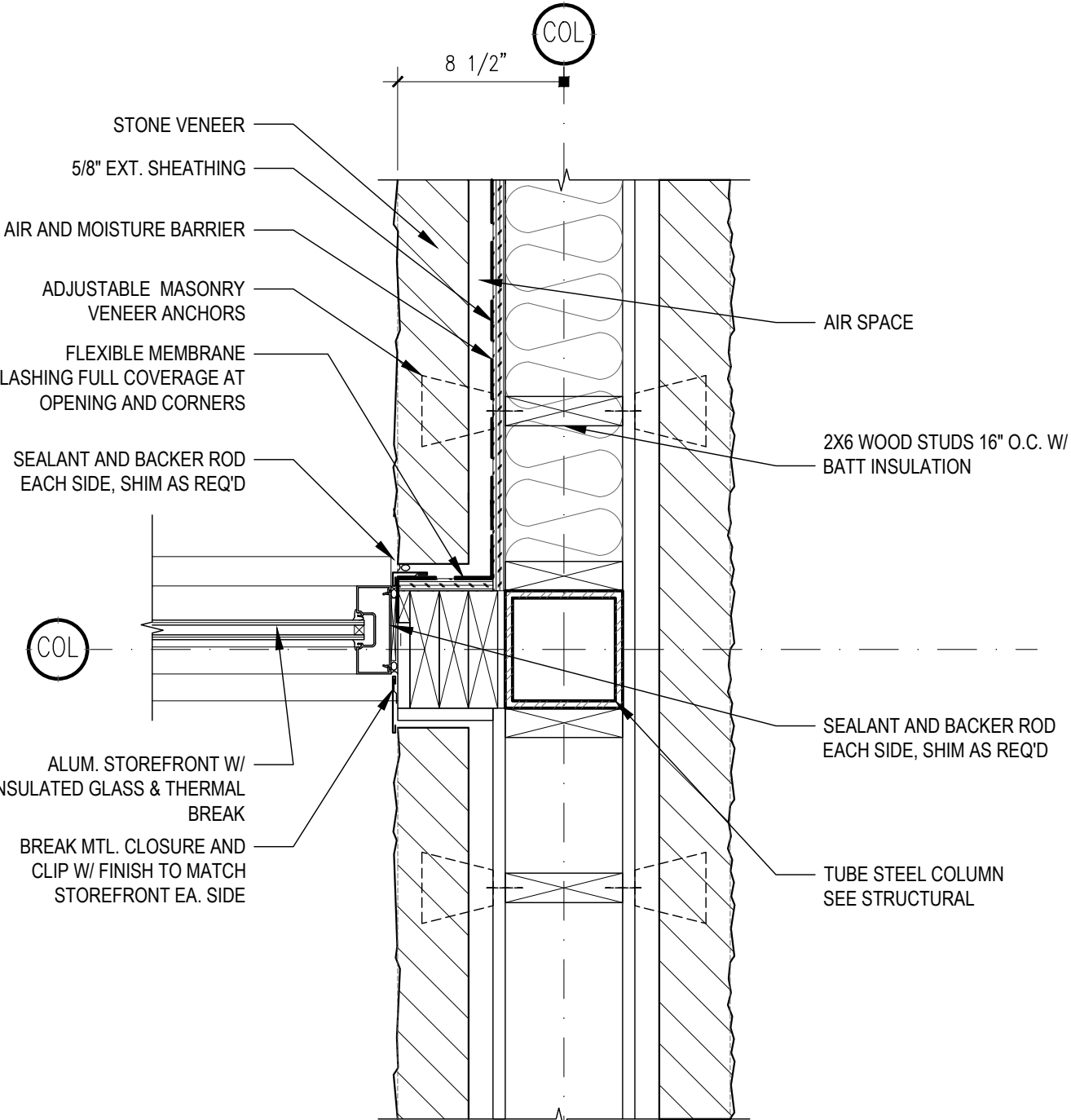
2 JAMB AT BI-FOLD BAR TOP DOOR  
SCALE: 1 1/2"=1'-0"



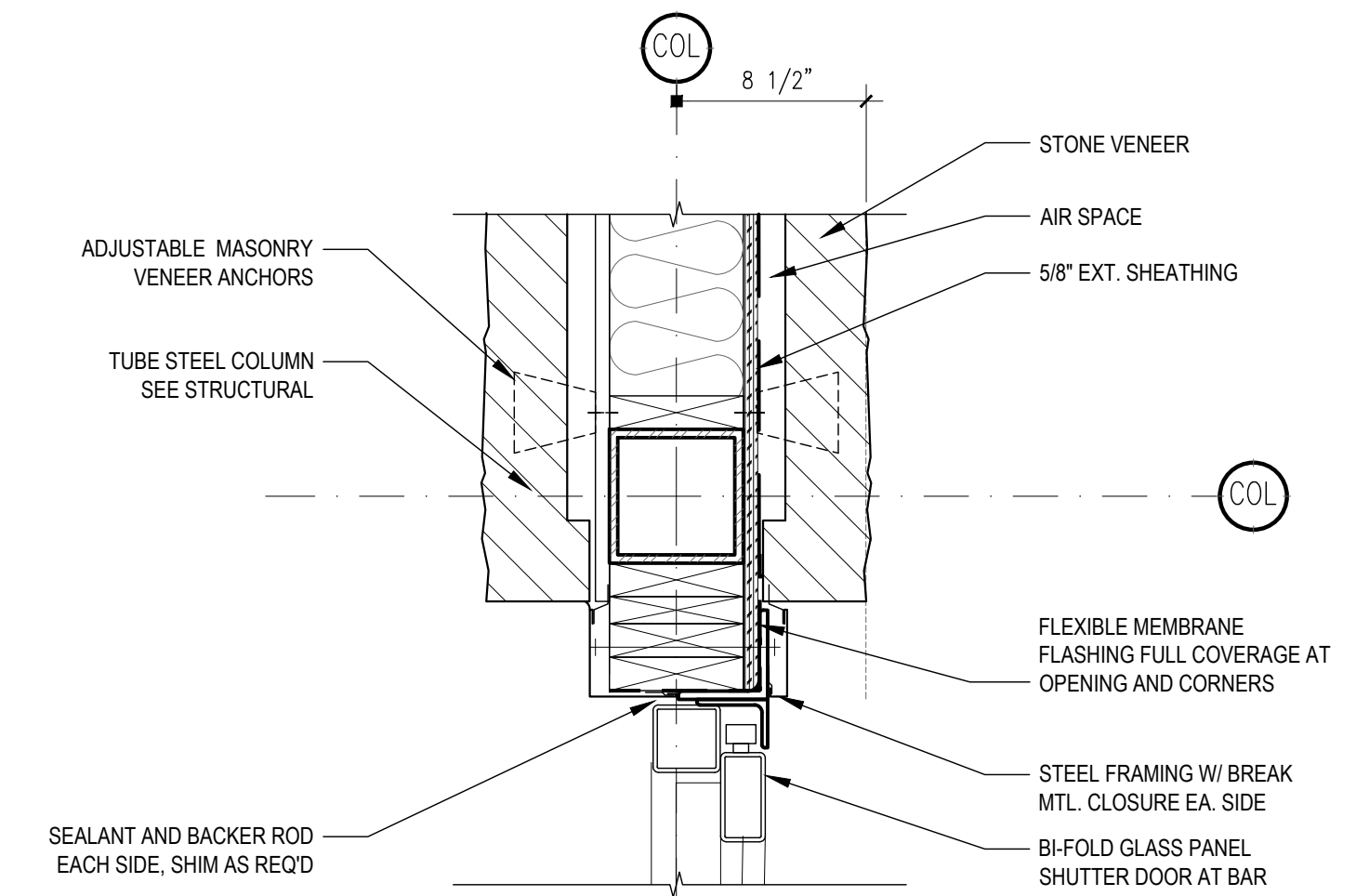
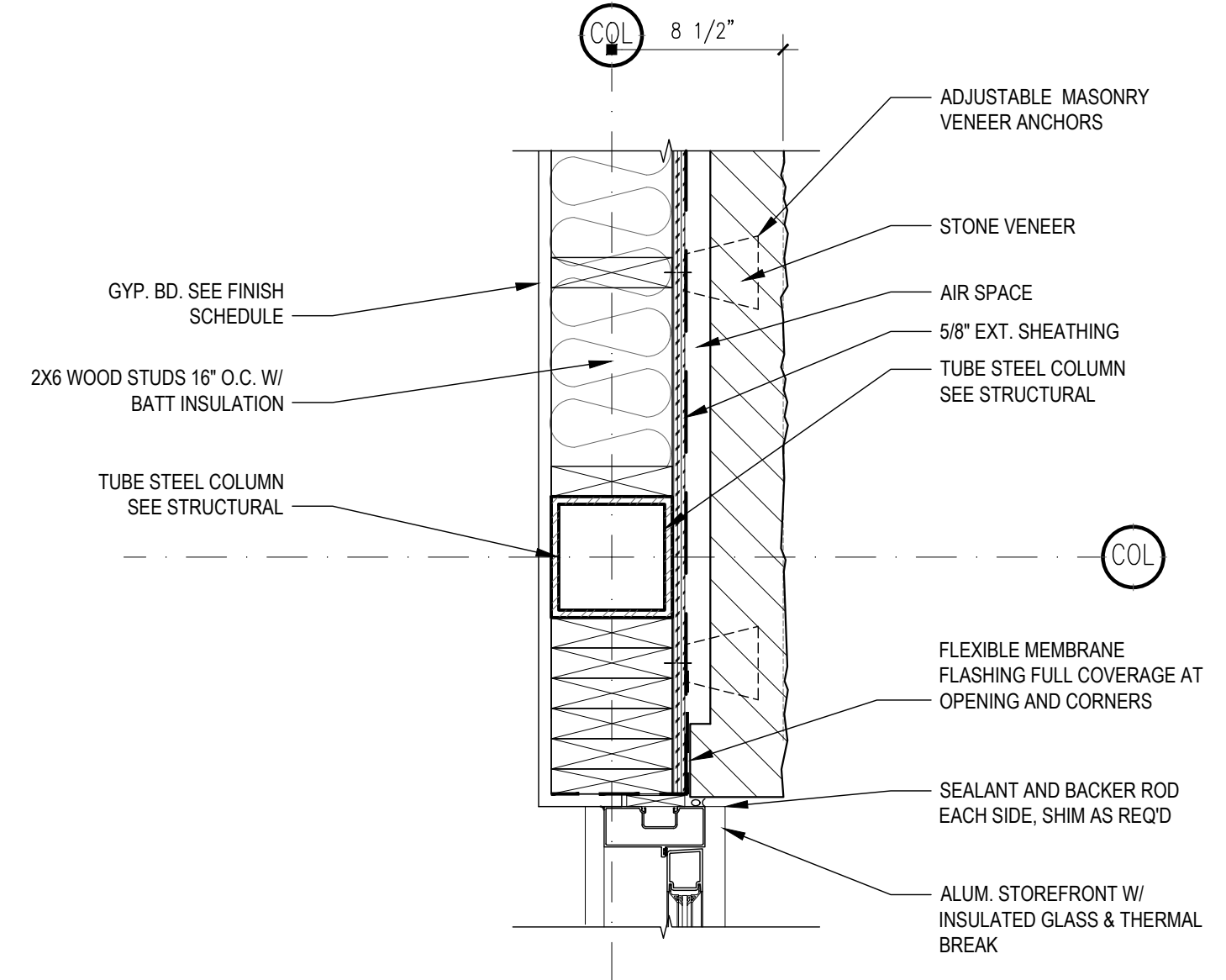
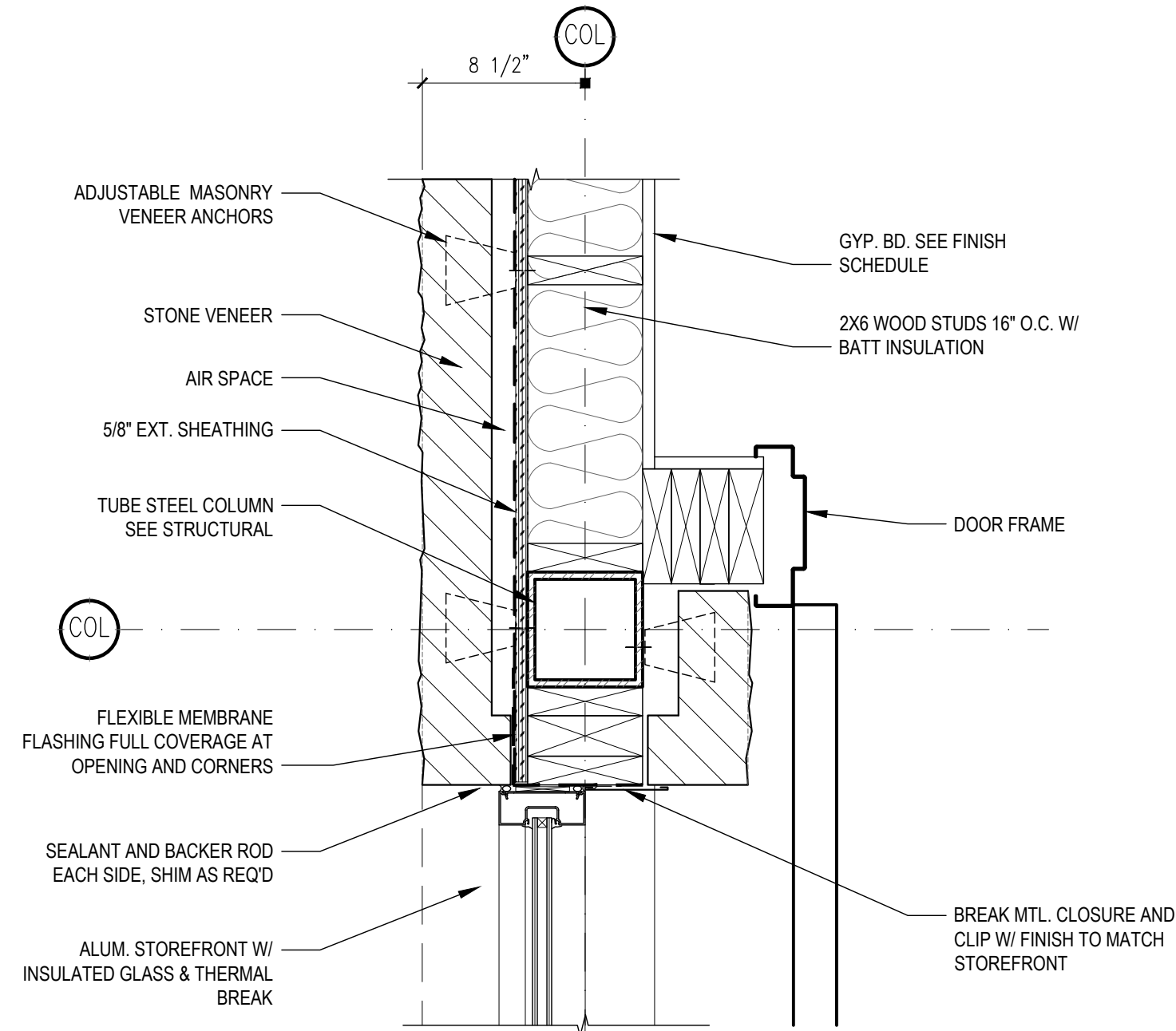
12 STOREFRONT OUTSIDE CORNER  
SCALE: 1 1/2"=1'-0"



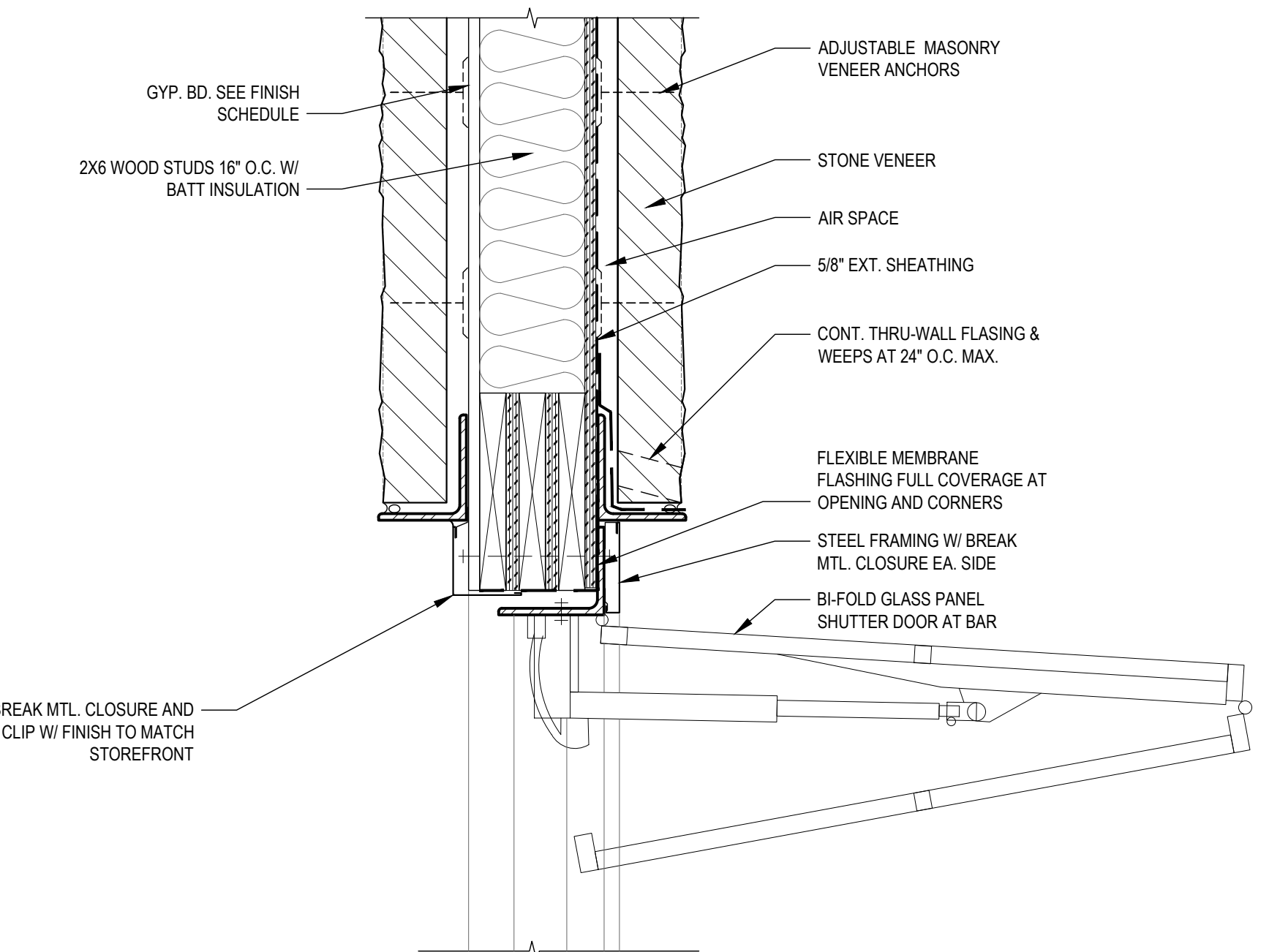
9 STOREFRONT INSIDE CORNER  
SCALE: 1 1/2"=1'-0"



6 STOREFRONT AT STONE EXT. & INT. ENTRY  
SCALE: 1 1/2"=1'-0"



3 HEAD AT BI-FOLD BAR TOP DOOR  
SCALE: 1 1/2"=1'-0"



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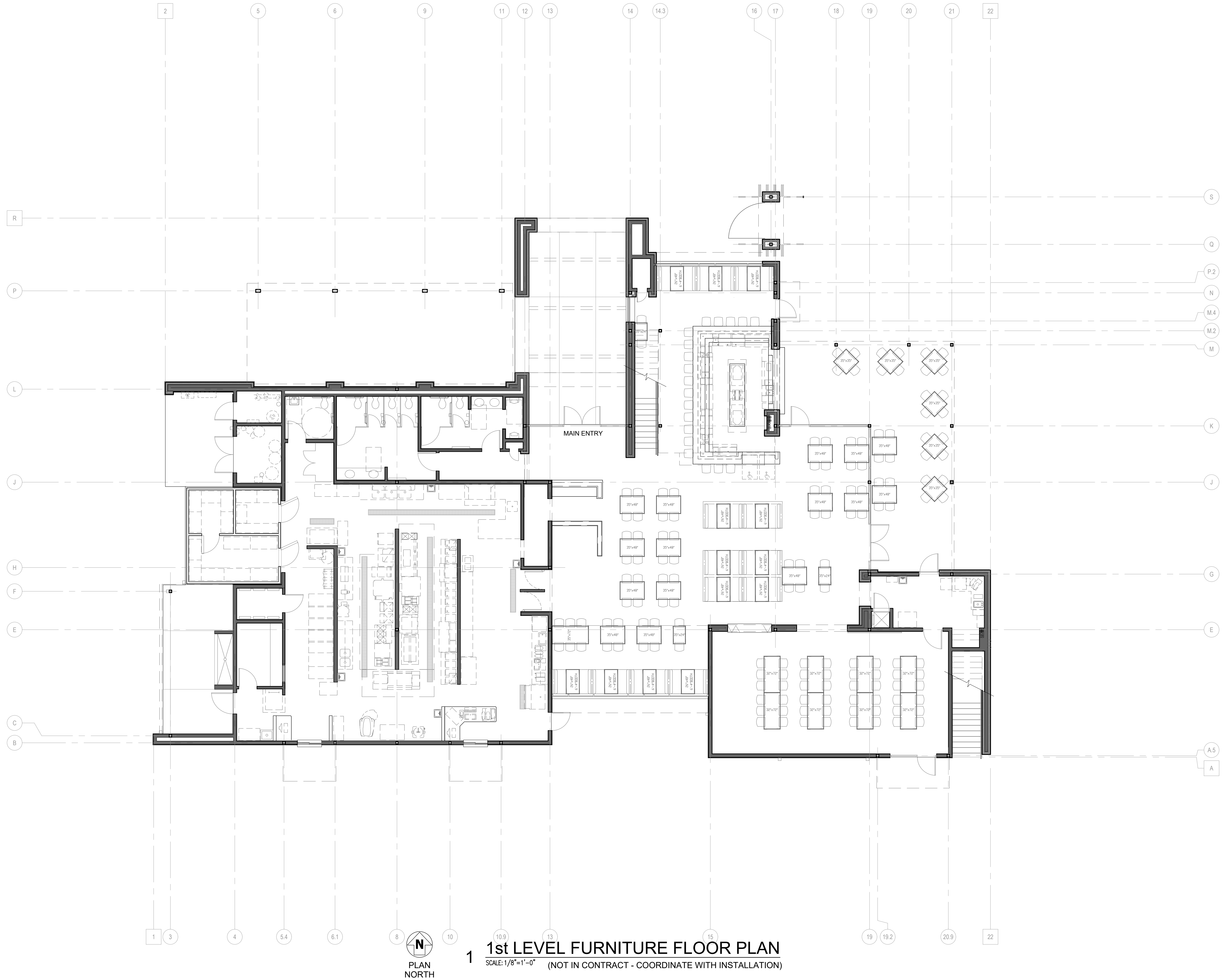
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architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect

REGISTERED ARCHITECT  
EDWARD A. CARLEY  
16906  
STATE OF TEXAS

12/02/2021

Consultant

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NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
1st LEVEL FURNITURE  
PLAN

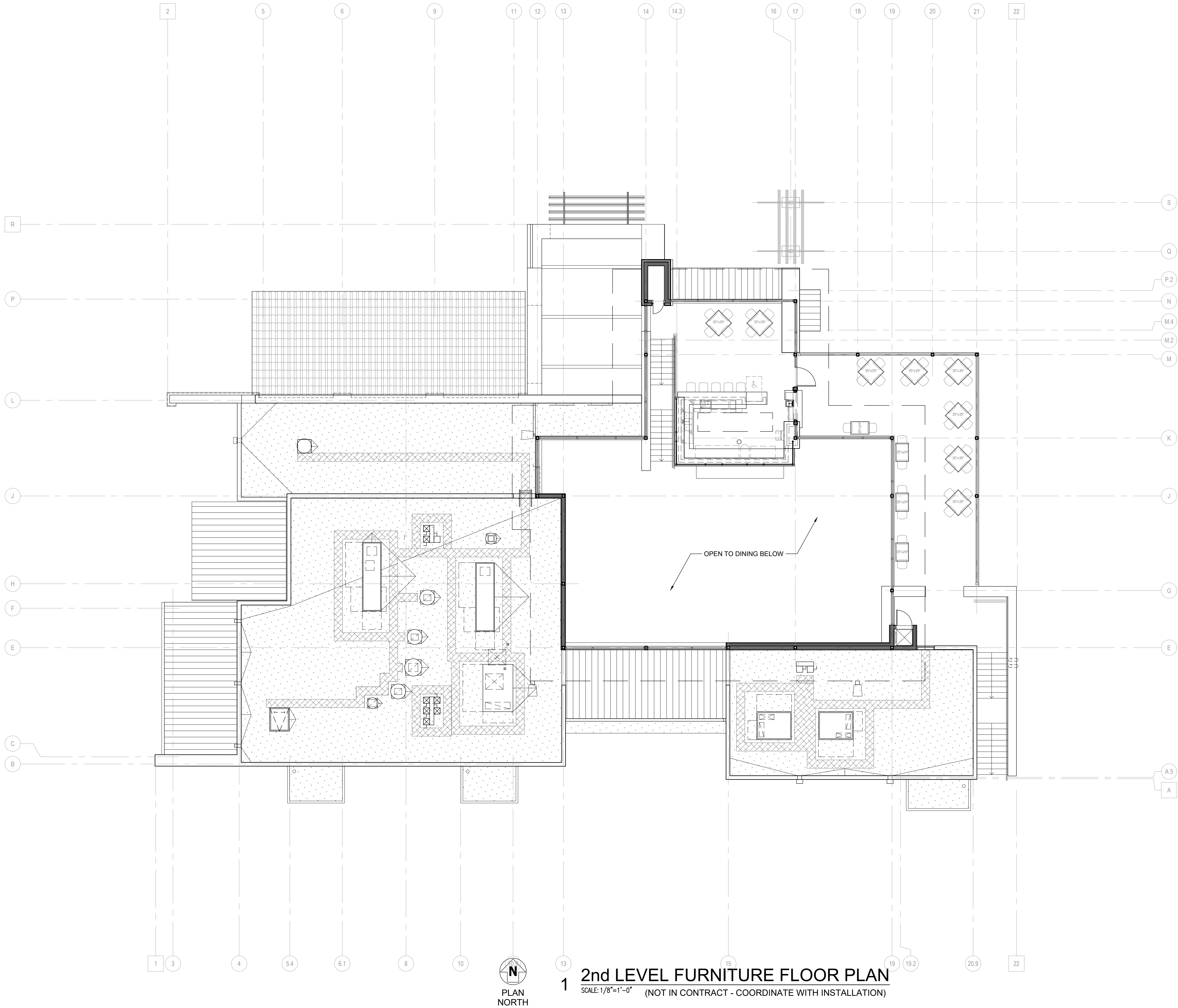
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architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect

REGISTERED ARCHITECT  
EDWARD A. GARCIA  
16906  
STATE OF TEXAS

12/02/2021

Consultant

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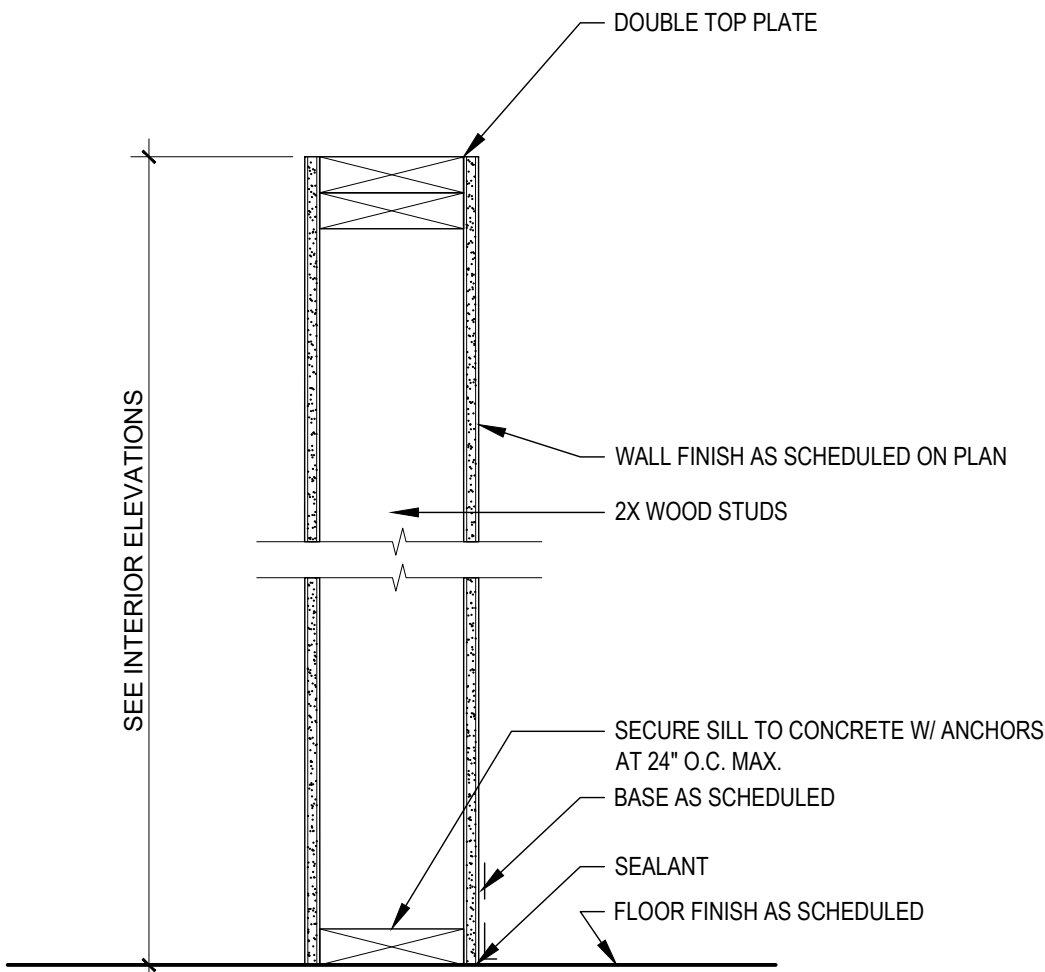
Page Description  
2nd LEVEL FURNITURE  
PLAN

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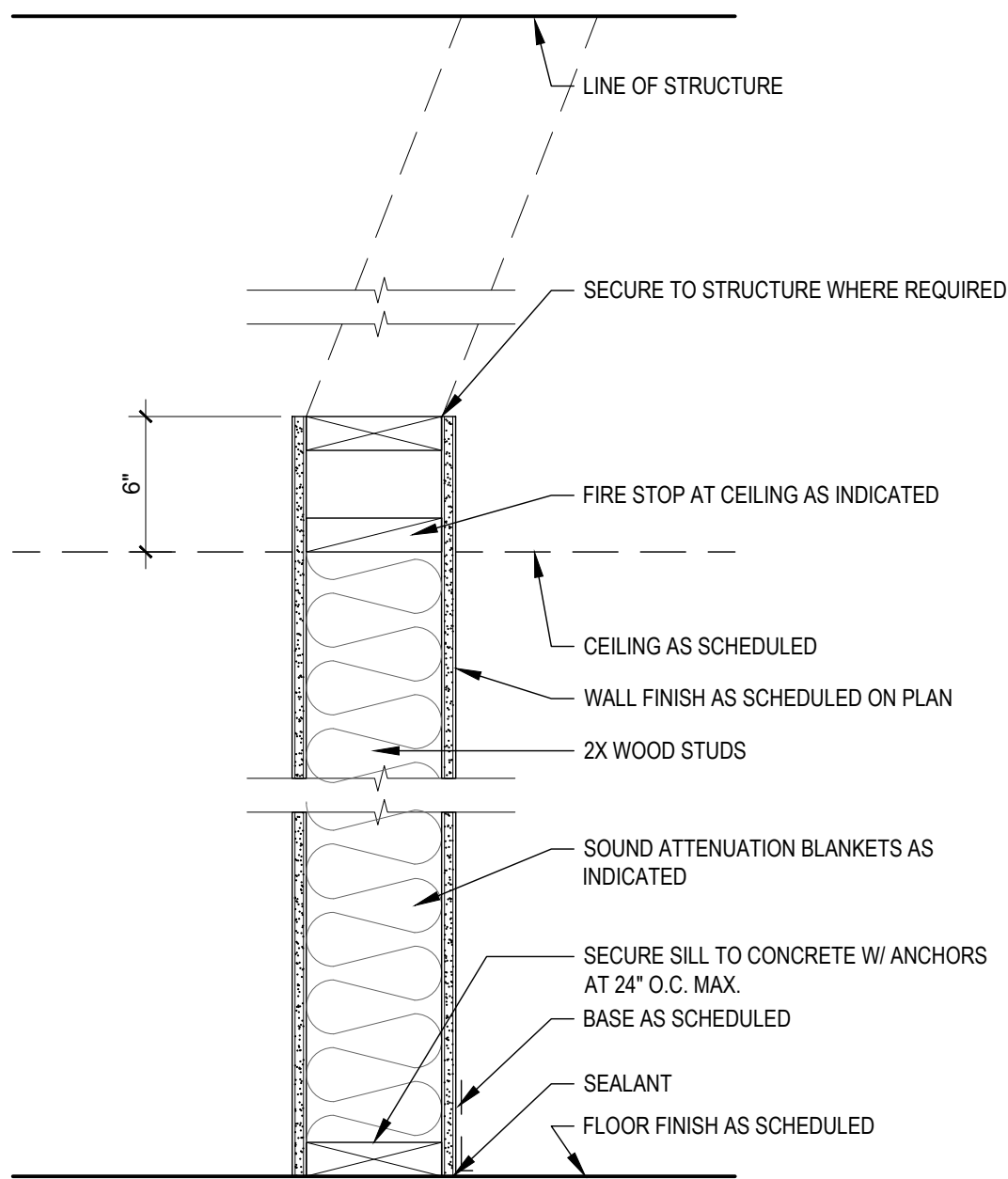
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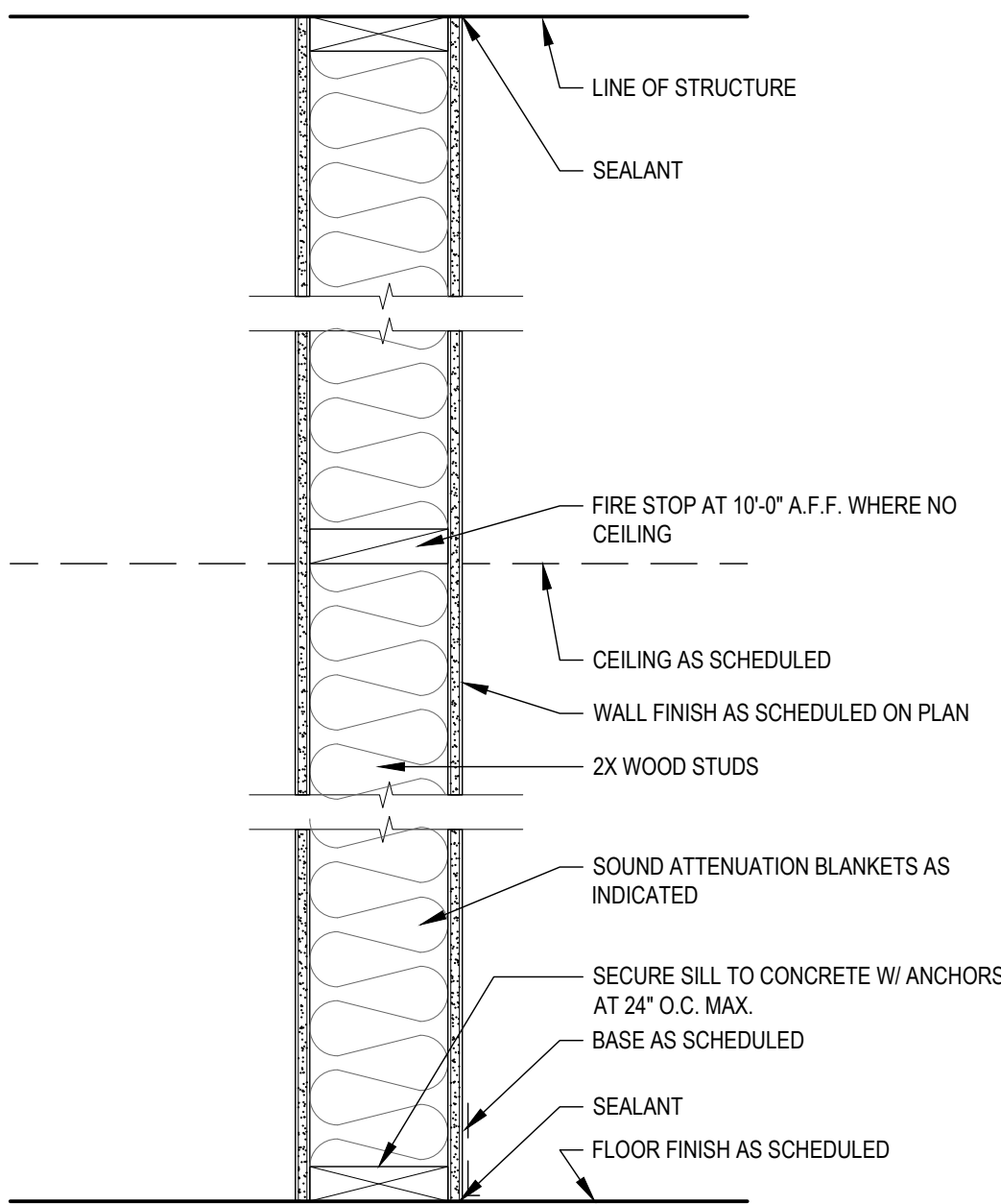
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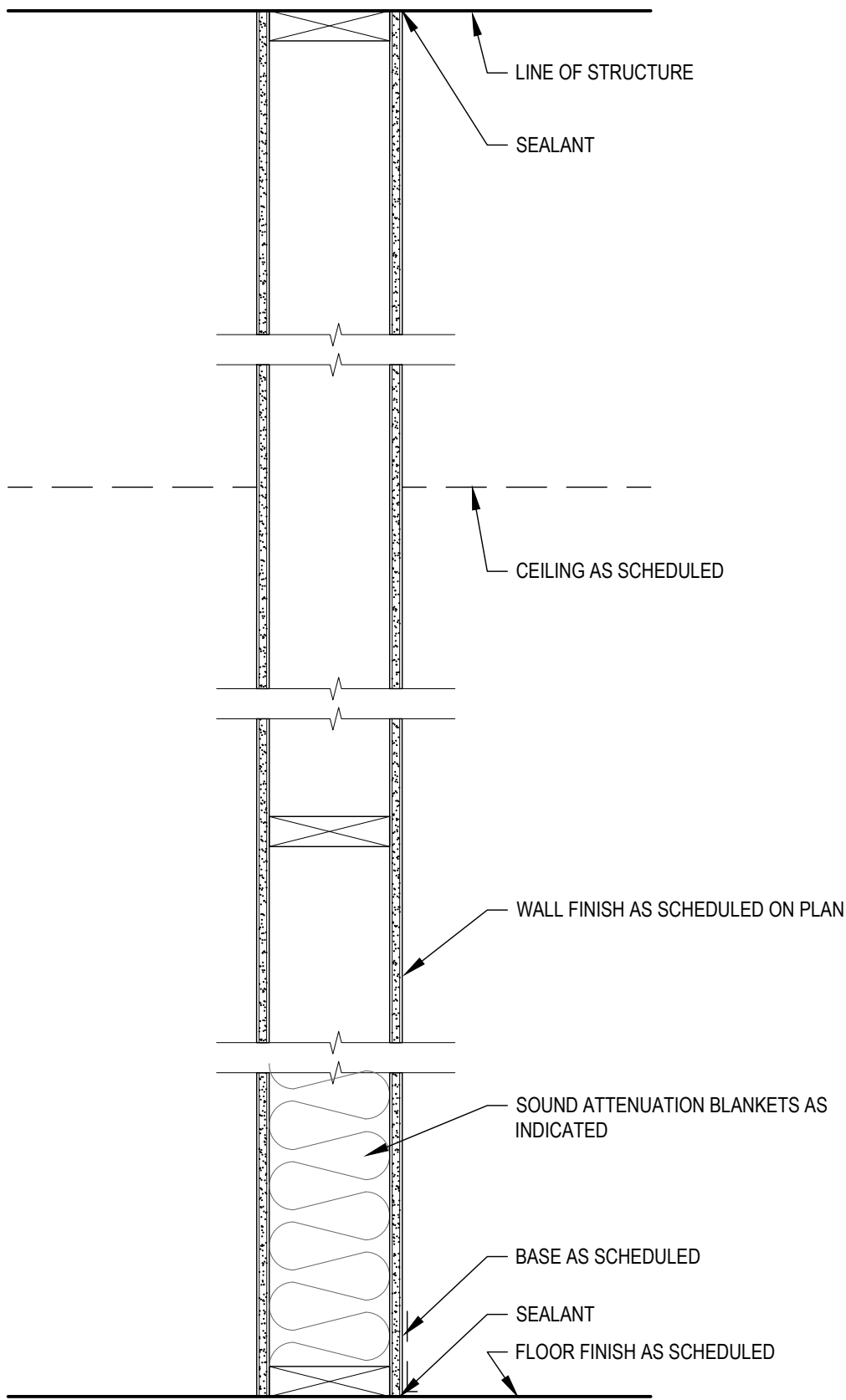
4 WALL TYPE: P (PARTIAL HEIGHT)  
SCALE: 1 1/2" = 1'-0"



3 WALL TYPE: C6S (2X6 W/ SOUND BATT)  
SCALE: 1 1/2" = 1'-0"



2 WALL TYPE: D6S (2X6 W/ SOUND BATT)  
SCALE: 1 1/2" = 1'-0"



1 TYPICAL GYP. BD. PARTITION  
SCALE: NOT TO SCALE

## GENERAL NOTES - WALL TYPES

- REFER TO PLANS FOR LOCATION OF PARTITION TYPES, REFER TO WALL PRIORITY LEGEND BELOW FOR CONDITIONS WHERE RATED PARTITIONS INTERSECT  
NON-RATED PARTITIONS. PARTITION "G" IS CONSIDERED THE DEFAULT UNLESS NOTED OTHERWISE.
- "LINE OF STRUCTURE" OR "STRUCTURE ABOVE" NOTED AT HEAD CONDITIONS FOR EACH PARTITION TYPE/DETAIL IS DIAGRAMMATIC ONLY AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS.
  - TERMINATE FIRE RATED PARTITIONS AT STRUCTURAL MEMBERS WITH A RATING GREATER THAN OR EQUAL TO THE PARTITION.
  - INSTALL FRAMING AND GYPSUM BOARD (OR OTHER SHEATHING INDICATED) TO OFFSET AROUND STRUCTURAL MEMBERS OR OTHER OBSTRUCTIONS TO MAINTAIN THE FIRE RESISTANCE RATING.
  - TERMINATE NON-RATED PARTITIONS AT STRUCTURAL MEMBERS WITH A CONTINUOUS LAYER OF GYPSUM BOARD TO MAINTAIN ACOUSTICAL, SMOKE OR OTHER BARRIERS.
- STOP STUDS AND GYPSUM BOARD 1/2" BELOW LINE OF STRUCTURE AND SEAL.
- FIRE RESISTANCE RATED PARTITIONS SHALL BE INSTALLED WITH FIRESTOP SEALANT UNLESS NOTED OTHERWISE.
- NON-RATED PARTITIONS SHALL BE INSTALLED WITH ACOUSTICAL SEALANT UNLESS NOTED OTHERWISE.
- ALL OTHER PARTITIONS SHALL BE INSTALLED WITH SEALANT AS SCHEDULED.
- REFER TO SPECIFICATION SCHEDULE AND/OR STRUCTURAL PLANS FOR STUD SPACING AND LIMITING HEIGHTS FOR GYPSUM BOARD ASSEMBLIES.
- ACOUSTICAL NOTES:
  - INSTALL SOUND ATTENUATION BLANKETS FULL HEIGHT OF WALL.
  - 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.
  - SEAL PIPE PENETRATIONS AT MASONRY WALLS WITH APPROPRIATE NON-SHRINK GROUT FOR 1/2" GAPS AND WITH NON-HARDENING RESILIENT SEALANT OR FIRE SAFING AT RATED ASSEMBLIES.
  - SEAL PIPE PENETRATIONS AT GYPSUM WALLS FOR GAPS LESS THAN 1/2" WITH NON-HARDENING RESILIENT SEALANT OR FIRE SAFING AT RATED ASSEMBLIES.



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NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
WALL TYPES

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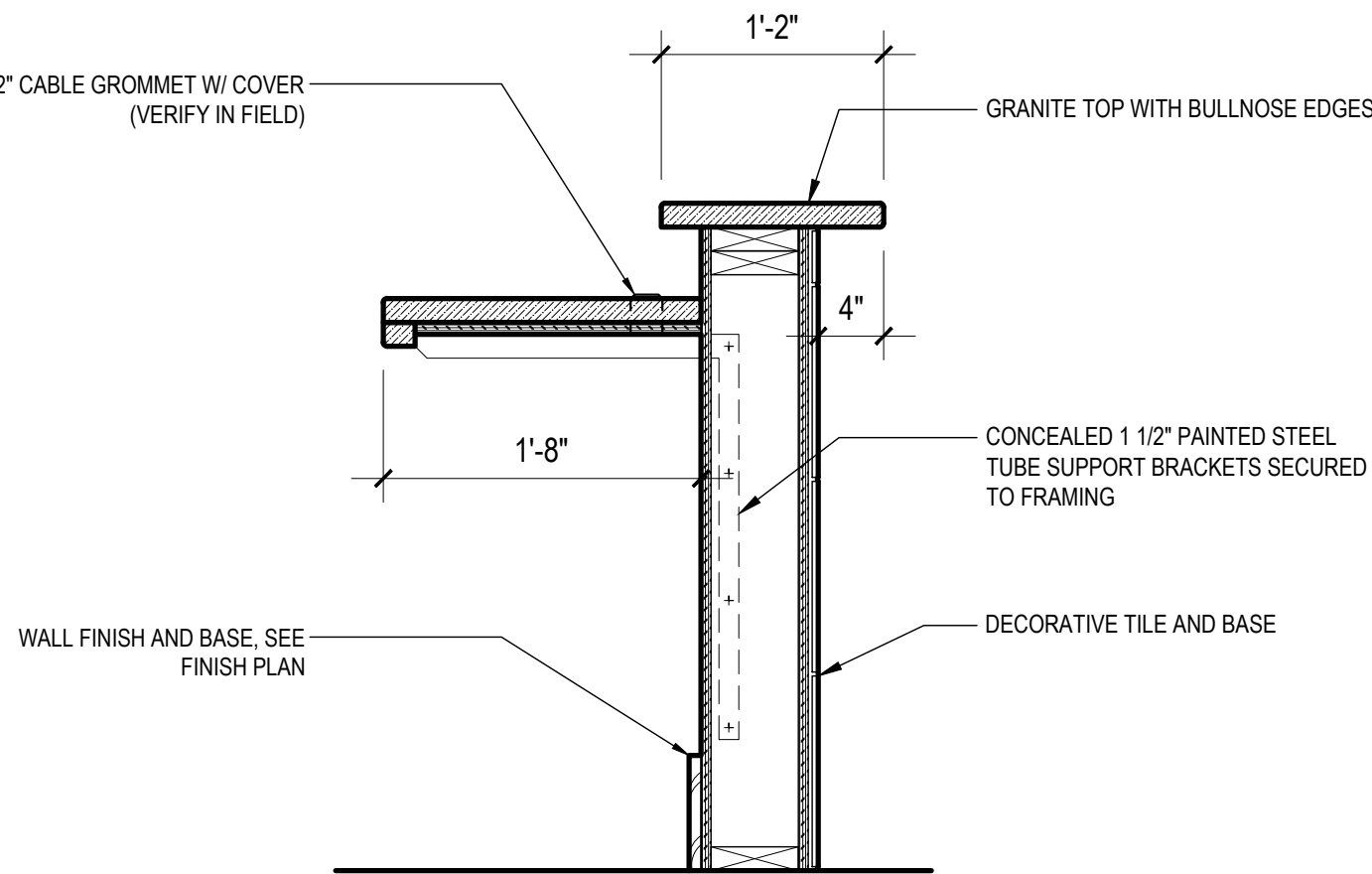
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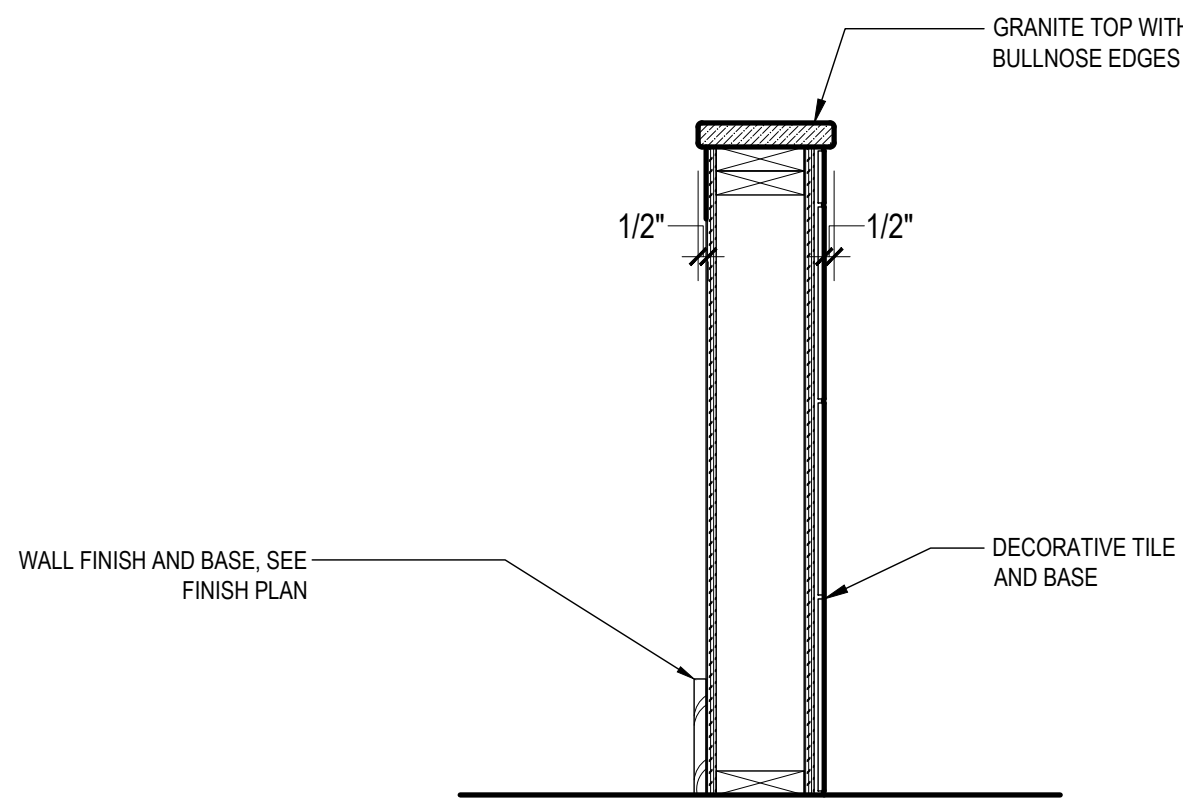
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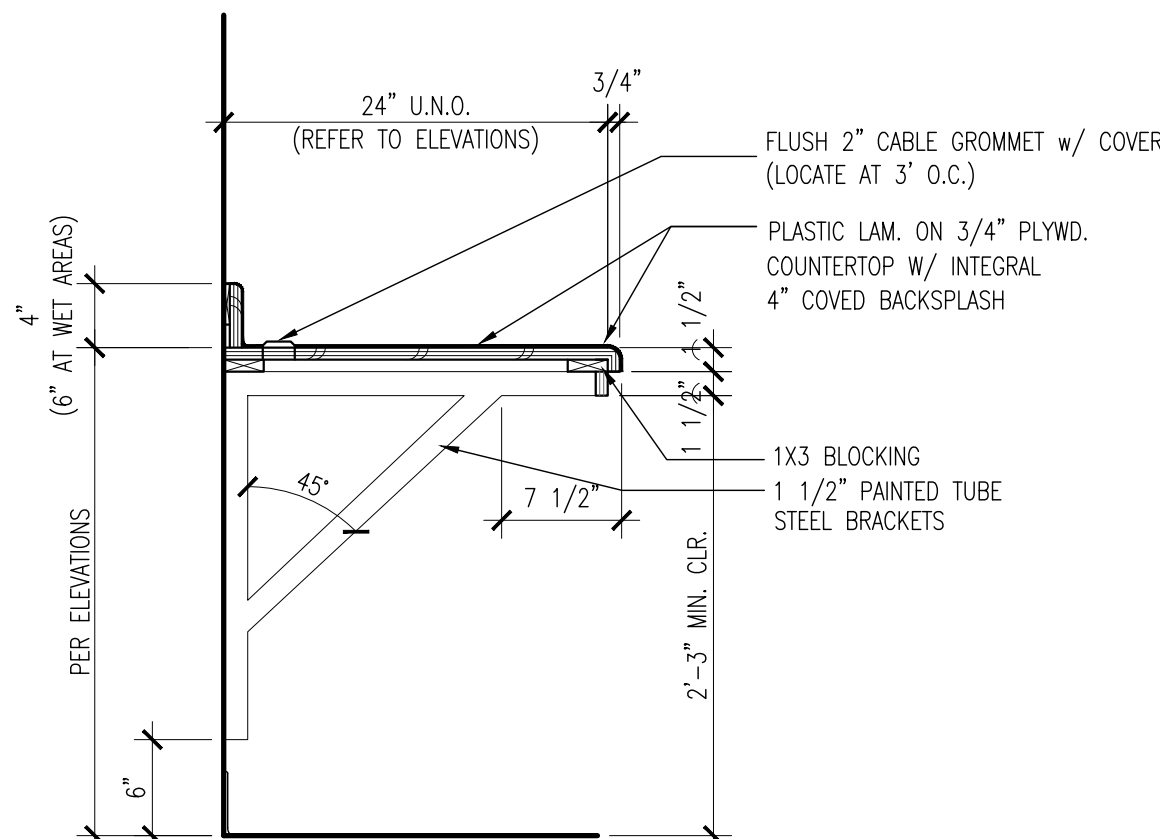
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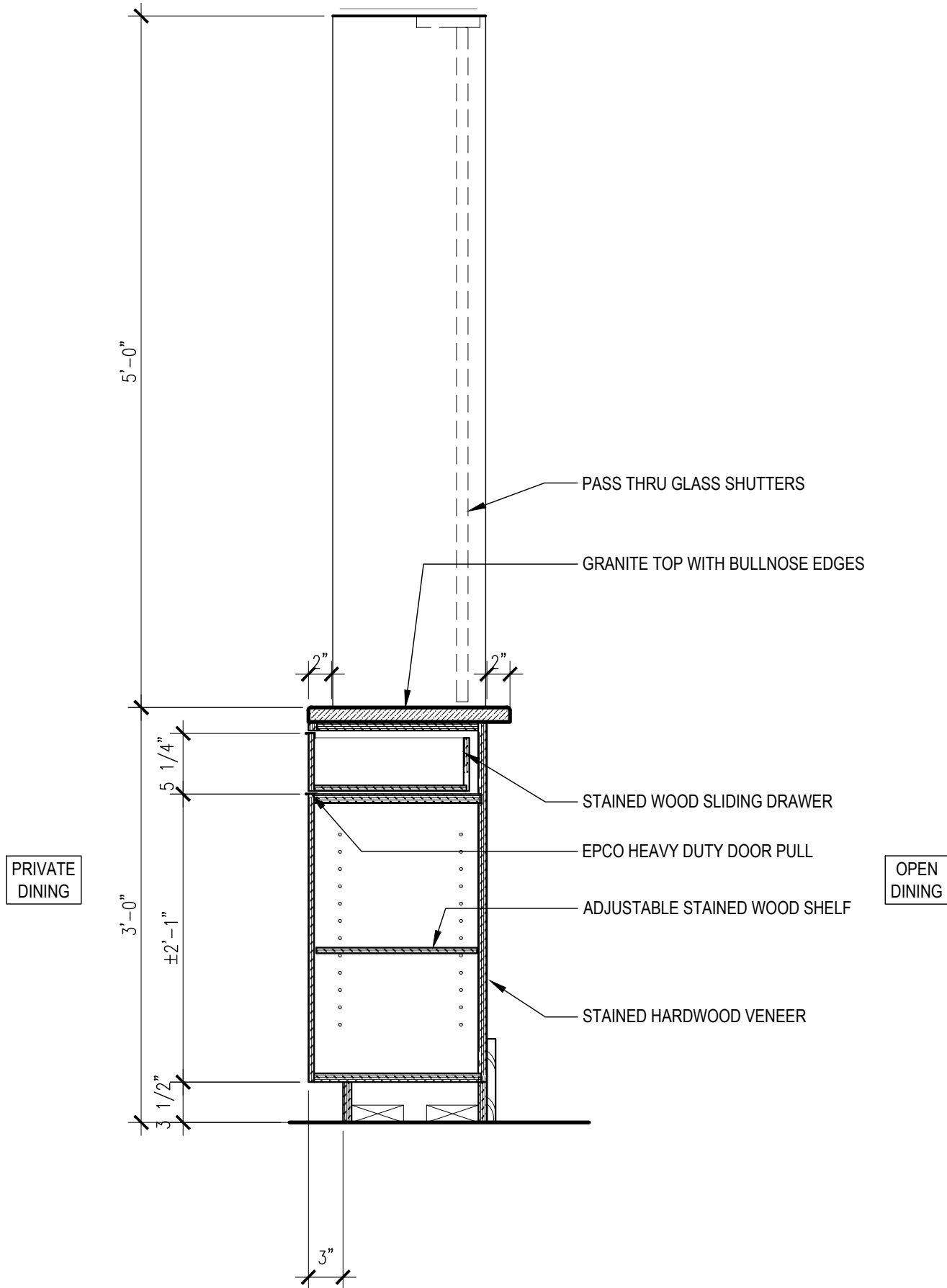
4 **HOSTESS STAND**  
Scale: 1"=1'-0"



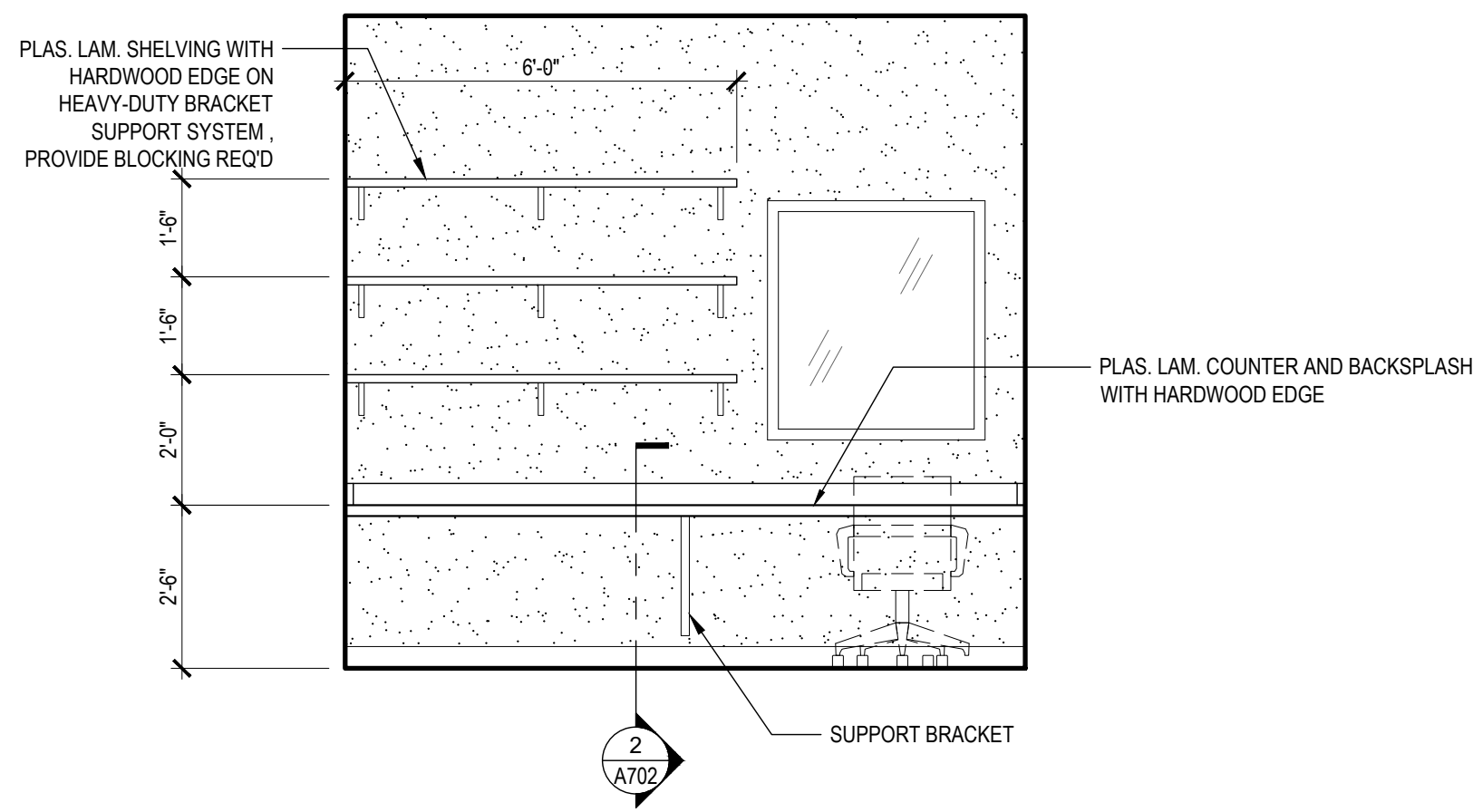
5 **BUSSER STATION**  
Scale: 1"=1'-0"



2 **OFFICE COUNTER**  
Scale: 1"=1'-0"



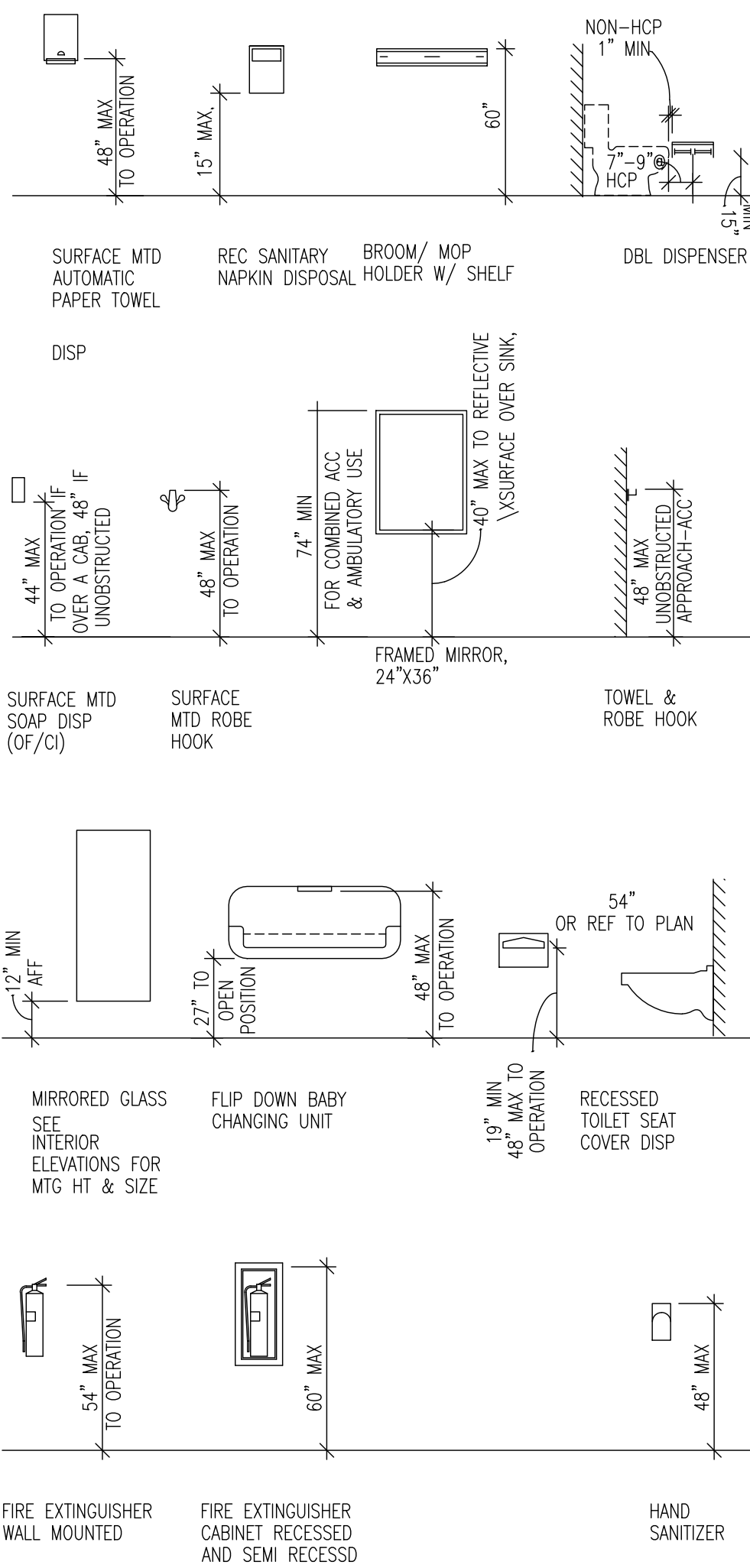
3 **PRIVATE DINING**  
Scale: 1"=1'-0"



1 **OFFICE**  
Scale: 3/8"=1'-0"

## STANDARD MOUNTING HEIGHTS - TOILET ACCESSORIES AND MISC. ITEMS

NOTE: REFER TO 2012 TDLR STANDARDS FOR FULL SCOPE OF MOUNTING REGULATIONS



**G|R|G**  
architecture  
118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000  
Architect  
**REGISTERED ARCHITECT**  
EDWARD A. CARLSON  
16906  
12/02/2021  
Consultant

Revisions:


NEW RESTAURANT  
NICHAS COMIDA MEXICANA  
3331 ROOSEVELT AVE., SAN ANTONIO, TX 78214

Page Description  
MILLWORK DETAILS  
AND INTERIOR  
ELEVATIONS

NOTE: THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE TO BE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. DO NOT SCALE DRAWINGS.

Drawn By: STAFF  
Checked By: EG  
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