

# HISTORIC AND DESIGN REVIEW COMMISSION

December 21, 2022

**HDRC CASE NO:** 2022-575  
**COMMON NAME:** 103 BROWN STREET  
**LEGAL DESCRIPTION:** NCB 568 BLK 17 LOT 9 & 9A  
**ZONING:** RM-4 CD, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Andrew Douglas/Douglas Architects  
**OWNER:** J. Randolph Harig/MERCHANTS ICE LLC  
**TYPE OF WORK:** Parking lot construction; site work and landscaping, right of way impacts  
**APPLICATION RECEIVED:** December 01, 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 install a surface parking lot at 103 Brown Street, located within the Dignowity Hill Historic District. The proposed surface lot will feature twenty-four (24) parking stalls.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 5. Sidewalks, Walkways, Driveways, and Curbing

#### A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### B. DRIVEWAYS

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

#### C. CURBING

- i. Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.



## 7. Off-Street Parking

### A. LOCATION

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

### B. DESIGN

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

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install a surface parking lot at 103 Brown Street, located within the Dignowity Hill Historic District. The proposed surface lot will feature twenty-four (24) parking stalls.
- b. EXISTING LOT – The current lot is currently being used as an informal surface parking lot. The lot is bounded by Brown Alley to the north, Brown Street to the south, N Cherry Street to the west and adjacent, vacant parcels to the east.
- c. CONTEXT & DEVELOPMENT PATTERN – The lot at 103 Brown Street is located on the western boundary of the Dignowity Hill Historic District. To the immediate south and west of this lot are commercial and industrial structures. This block on N Cherry currently features two, historic structures, one of which features a large, southern addition.
- d. CURB CUT – The applicant has proposed to create a new curb cut between the existing curb cuts for Brown Alley and Brown Street. The Guidelines for Site Elements 5.B.ii. notes that new curb cuts should not be introduced when not historically found. Staff finds that the installation of a curb cut at this location may be appropriate provided it features a width that is consistent with those found historically within the district. Staff finds that matching the curb cut for Brown Street would be appropriate. The driveway width should not exceed ten (10) feet in width at the widest part of the curb cut and apron, within the lot.
- e. PARKING LOT – The Guidelines for Site Elements 7.B. notes that off-street parking areas should be screened with a landscape buffer, wall, or ornamental fence two to four feet high, or a combination of these methods. Additionally, the Guidelines note that permeable parking surfaces should be used when possible to reduce water runoff and flooding. The installation of a surface parking lot is not consistent with the historic development pattern found within the district. Staff finds that each property line should be buffered with landscaping elements, walls or ornamental fencing, or a combination of those elements, to mitigate the visual impact of surface parking.
- f. BROWN STREET CLOSURE – The applicant has noted the closing of Brown Street through the construction of the proposed parking lot. Brown Street is a public right of way. Public access should not be impeded without proper review and approval from the Public Works Department.

## RECOMMENDATION:

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

- i. That the applicant utilize the existing curb cuts at Brown Street and Brown Alley for access to the proposed parking lot and eliminate the central, proposed curb cut.



- ii. That the applicant install an attractive, screening element along each property line to buffer the proposed surface parking from the right of way.

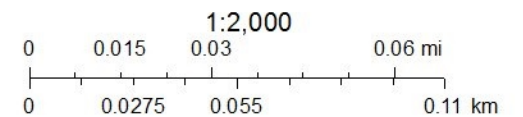
Public access to Brown Street should not be impeded without proper review and approval from the Public Works Department.



# City of San Antonio One Stop



December 14, 2022















Brown St



# TEXAS RESEARCH AND DEVELOPMENT FOUNDATION

CHERRY STREET PARKING LOT

PERMIT SET  
November 1, 2022

103 Brown St.  
San Antonio, Texas 78202

DOUGLAS ARCHITECTS

PROJECT TEAM

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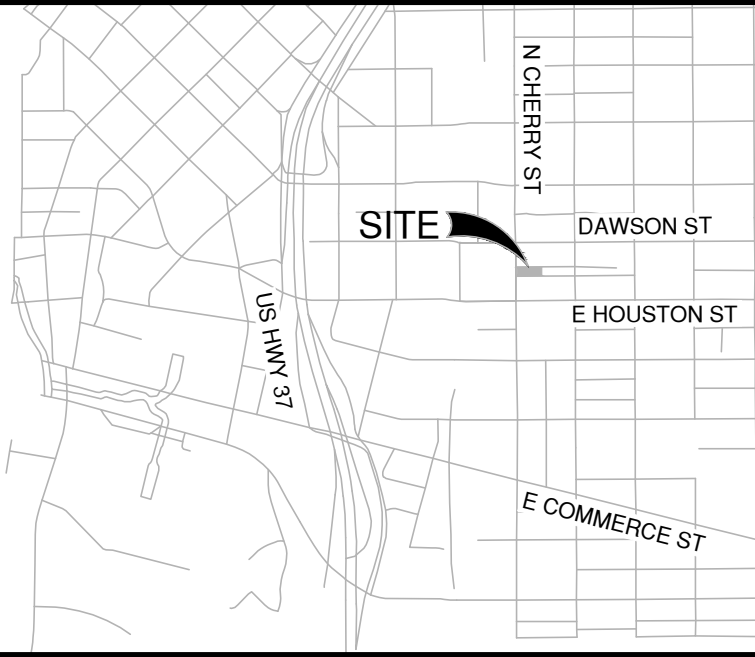
LANDSCAPE ARCHITECT:  
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Cover Sheet

CIVIL  
C1.00 Existing Conditions and Demolition Plan  
C0.01 General Construction Notes  
C2.00 Dimensional Control Plan  
C3.00 Grading Plan  
C4.00 Site Details

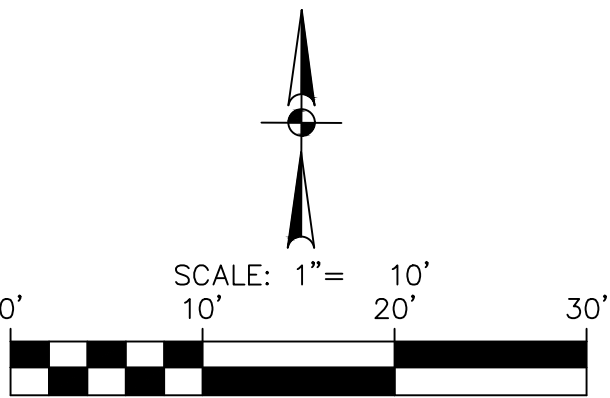
LANDSCAPE  
L1.01 Planting Plan  
L1.02 Planting Notes, Details & Schedule  
L2.01 Irrigation Plan  
L2.02 Irrigation Notes & Details  
L2.03 Irrigation Details





## LOCATION MAP

NOT-TO-SCALE



- 1 EXISTING CONCRETE CURB TO BE REMOVED AND REPLACED
- 2 EXISTING SIDEWALK TO BE REMOVED AND REPLACED
- 3 EXISTING DRIVEWAY TO BE REMOVED
- 4 EXISTING DRIVEWAY TO REMAIN
- 5 EXISTING UTILITIES, UTILITY POLES, FENCES AND SIGNS TO REMAIN
- 6 EXISTING BOUNDARY LINE
- 7 REPLACE EXISTING PULL BOX WITH TRAFFIC RATED PULL BOX AND LOWER TO PROPOSED GRADE

Project

TRTF - C  
PARKING

103 Brown  
San Antonio, TX 78202

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No.	Date	Issue / Revision:
1	Oct 13, 2022	Permit Set
Architect		Andrew Douglas
Project Manager		Jeremy Jaramillo
Drawn By		JLC
Project Number		11618-23

SHEET TITLE

EXISTING  
CONDITIONS AND  
DEMOLITION PLAN

SHEET NUMBER

# C1.00

**NOTE:**  
REFER TO SHEET C1.01 FOR  
GRADING NOTES.

**LEGAL DESCRIPTION:**  
LOT 9 & 9A  
BLOCK 4  
N.C.B. 568



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DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL APPLICABLE, FEDERAL, STATE AND LOCAL REGULATIONS.
3. ALL EXISTING ITEMS NOT SPECIFICALLY NOTED TO BE DEMOLISHED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATE WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPLANTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREES WITHOUT A PERMIT TO DO SO.
9. NO PARKING AND/OR STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
10. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES, NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
11. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, BENCH MARKS, CONSTRUCTION STAKES, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE.
12. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED. IF REUSED, CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIAL OFFSITE FOLLOWING ALL APPLICABLE DISPOSABLE REGULATIONS. ON SITE CONCRETE PROPOSED FOR DEMOLITION MAY BE REUSED ON SITE AS FILL AS LONG AS IT IS CRUSHED, FREE OF REBAR, WIRE MESH AND DEBRIS AND CAN MEET GEOTECHNICAL SPECIFICATIONS.
15. CONTRACTOR SHALL REMOVE ALL EXISTING IRRIGATION PIPING ON SITE UNLESS SHOWN OTHERWISE, CUT AND CAP LATERALS AT PROJECT LIMITS TO ALLOW PROPER FUNCTION OF ZONES INTENDED TO REMAIN OR EXTEND OFF-SITE.
16. CONTRACTOR SHALL NOT DEMOLISH ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL. EXISTING WATER AND SANITARY SEWER SERVICES SHALL REMAIN OPERATIONAL UNLESS OTHERWISE SPECIFICALLY NOTED. CONTRACTOR SHALL NOT REMOVE OR DESTROY ANY EXISTING WATER AND SANITARY SEWER SERVICES AT THE EXISTING MAIN. NO ABANDONED SERVICES SHALL REMAIN CONNECTED TO THE PUBLIC MAIN.
17. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
18. ALL WASTE MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.
19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
20. THE CONTRACTOR SHALL MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE AT THEIR OWN EXPENSE FOR ANY FUGITIVE DUST ON ADJOINING PROPERTIES.

DIMENSIONAL CONTROL NOTES

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. DIMENSIONAL CONTROL FOR ANY STRUCTURE IS BASED ON INFORMATION PROVIDED BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE CONTRACTOR SHALL VERIFY ALL PROJECT DIMENSIONS WITH THE PROJECT DRAWINGS PRIOR TO CONSTRUCTION AND TO COMMUNICATE TO THE ENGINEER OF ANY DISCREPANCIES.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE TRAVERSE CONTROL POINTS FOR HORIZONTAL CONTROL POINTS. IF TRAVERSE CONTROL POINTS ARE NOT PROVIDED, THE CONTRACTOR MAY USE PROPERTY CORNER PINS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
5. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND 83(96) DISPLAYED IN SURFACE VALUES USING A SURFACE ADJUSTMENT FACTOR FOR EACH COUNTY. (THE SURFACE ADJUSTMENT FACTOR FOR BEXAR COUNTY IS 1.00017; OTHER COUNTIES WILL HAVE A DIFFERENT FACTOR. CHECK WITH THE SURVEYOR TO OBTAIN THE CORRECT SURFACE ADJUSTMENT FACTOR FOR PROJECTS LOCATED OUTSIDE OF BEXAR COUNTY.)
6. BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.
7. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL AT THE BOTTOM TOE OF SLOPE, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
8. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. REFER TO THE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPE PLANS AS APPLICABLE FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
10. THE CONTRACTOR SHALL RELY ON THE INFORMATION PROVIDED ON THE SIGNED AND SEALED CONSTRUCTION DRAWINGS, SUBJECT TO A SIGNED RELEASE AGREEMENT. CAD FILES MAY BE OBTAINED FROM THE ENGINEER FOR THE CONVENIENCE AND USE OF THE CONTRACTOR.

PAVEMENT & STRIPING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STORM DRAIN SYSTEMS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
4. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
7. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
8. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVING, CURB, AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION. NO JAGGED OR IRREGULAR EDGES WILL BE ALLOWED.
10. ALL CURBS WITHIN PRIVATE PROPERTY SHALL BE 6" HIGH AND ALL CURBS WITH IN PUBLIC RIGHT-OF-WAY SHALL BE 7" HIGH UNLESS OTHERWISE NOTED.
11. ALL STANDARD PERPENDICULAR PARKING STALLS ARE 9' X 18' AND COMPACT PARKING STALLS ARE 8' X 16' UNLESS DIMENSIONED OTHERWISE.

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE. THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL, CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (EROSION CONTROL MEASURES) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1%. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2.0% UNLESS OTHERWISE SHOWN.
13. ACCESSIBILITY: SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%. SIDEWALK LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5% UNLESS OTHERWISE NOTED. SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.33%. (SEE CURB RAMP DETAILS). CURB RAMP LANDINGS SHALL NOT EXCEED 2% ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ENSURE UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
17. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
18. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

SITE UTILITY NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. DRAWINGS DO NOT SHOW ALL EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD WHETHER SHOWN ON THIS PLAN OR NOT (PRIOR TO INSTALLATION OF ANY NEW LINES).
3. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES
4. CONTRACTOR SHALL CALL FOR THE LOCAL JURISDICTIONAL INSPECTIONS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS, SPECIFICATIONS AND ALL TESTING.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AS APPLICABLE:
  - A. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR CONSTRUCTION"
  - B. CURRENT "SAN ANTONIO WATER SYSTEM UTILITY SERVICE REGULATIONS"
  - C. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION"
  - D. CURRENT TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND DRAINAGE"
  - E. CURRENT CITY OF SAN ANTONIO "RIGHT-OF-WAY ORDINANCE AND CRITERIA MANUAL"
8. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, PAVING, UTILITIES, AND OTHER STRUCTURES SCHEDULED TO REMAIN. ANY STRUCTURE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
11. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTH OF SERVICE CONNECTIONS OF THE PROJECT.
12. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS SOLE EXPENSE.
13. GAS AND ELECTRIC ALIGNMENTS SHOWN ON THIS DRAWING ARE CONCEPTUAL. THE ACTUAL DESIGN AND LOCATION SHALL BE DETERMINED BY THE LOCAL SERVICE PROVIDER OR MEP ENGINEER.
14. CONTRACTOR SHALL COORDINATE TELECOMMUNICATIONS, CABLE, ELECTRIC AND GAS LINE INSTALLATION WITH LOCAL SERVICE PROVIDER. THE SERVICE PROVIDER WILL BE RESPONSIBLE FOR INSTALLATION OF GAS LINE TO WITHIN 5' OF BUILDING.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
16. SEE IRRIGATION, LIGHTING AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT LOCATIONS AS APPLICABLE. VERIFY ALL CONDUIT AND SLEEVE LOCATIONS PRIOR TO PLACING ANY PAVEMENT.
17. CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A MINIMUM 4-FOOT SWEEP RADIUS. ALL CONDUITS SHALL HAVE A PULL STRING TO BE INSTALLED BY THE CONTRACTOR.
18. NO WORK SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT.
19. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. THE LOCAL SERVICE PROVIDER'S CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
20. CONTRACTOR SHALL INCLUDE IN HIS BID A 4" PVC CONDUIT FOR TELEPHONE AND A 2" PVC CONDUIT FOR CABLE TV TO BE IN THE SAME TRENCH AS UNDERGROUND ELECTRIC LINES. CONTRACTOR SHALL VERIFY WITH APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION ON NUMBER AND SIZE OF CONDUITS NEEDED FOR UTILITY SERVICE TO ALL BUILDINGS.
21. BEDDING FOR ALL UTILITIES SHALL BE PER THE PROJECT SPECIFICATIONS. NO WATER JETTING OF BACKFILL MATERIAL WILL BE ALLOWED.

WATER NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES FOR THE WATER SYSTEM WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE SAWS CONSTRUCTION SPECIFICATIONS.
2. MACHINE CHLORINATION SHALL BE BY THE CONTRACTOR ACCORDING TO THE SERVICE PROVIDER'S CONSTRUCTION SPECIFICATIONS.
3. ALL WATER LINES SHALL BE FOUR-FOOT (4') BURY UNLESS OTHERWISE NOTED.
4. ALL WATER LINES SHALL BE PVC PIPE UNLESS OTHERWISE INDICATED. ALL 6 & 8-INCH PVC WATER LINES SHALL BE CLASS 150 DR(18), MEETING AWWA C900 STANDARDS. ALL SERVICES 4 INCH AND SMALLER SHALL BE SCHEDULE 80 PVC. DUCTILE IRON WATER LINES SHALL BE CLASS 50.
5. ALL WATER LINES MUST BE INSTALLED A MINIMUM DISTANCE OF 9'-FEET HORIZONTALLY FROM SANITARY SEWER MAINS AND LATERALS. ALL VERTICAL CROSSINGS MUST CONFORM TO TCEQ, 30 TAC, CHAPTER 280, SEPARATION REQUIREMENTS AND METHODS. WHENEVER POSSIBLE ALL WATER LINES SHALL CROSS ABOVE SANITARY SEWER LINES.
6. THE CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER THE FIRE DEPARTMENT'S REQUIREMENTS. THE HYDROSTATIC TEST SHALL FOLLOW THE PROCEDURE LISTED IN THE LOCAL FIRE CODE.
7. ALL OTHER LINES SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, PER LOCAL JURISDICTIONAL REQUIREMENTS.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL FITTING-TO-FITTING DIMENSIONS, TYPES, AND MANUFACTURER OF MATERIALS USED AND LOCATIONS FOR ALL VALVES, BENDS, ETC.
9. THE SITE SHALL BE EXCAVATED OR FILLED TO SUBGRADE PRIOR TO THE CONSTRUCTION OF WATER AND FIRE LINES BY THE CONTRACTOR.
10. ALL SERVICES SHALL BE BROUGHT TO WITHIN 5 FEET OF THE BUILDING. BUILDING CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING.
11. REFER TO PLUMBING PLAN FOR LOCATION OF ALL WATER SERVICES TO BUILDING.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR THE PROJECT INDICATED ON THE PLANS OR AS NEEDED AT NO ADDITIONAL PAYMENT.
13. CONTRACTOR SHALL PROVIDE TEMPORARY BLOWOFFS AS REQUIRED TO FACILITATE FLUSHING THE LINES AFTER THE TESTING AND DISINFECTION PROCESS.
14. UNIT PRICE BID FOR "STANDARD FIRE HYDRANT ASSEMBLY" SHALL INCLUDE FIRE HYDRANT, 6" GATE VALVE, 6" VALVE BOX, ANCHOR BEND, AND ALL 6" DUCTILE IRON PIPE REQUIRED TO COMPLETE INSTALLATION. (DUCTILE IRON PIPE SHALL INCLUDE ALL PIPE FROM THE TEE ON THE MAIN LINE TO THE FIRE HYDRANT.)
15. ALL FITTINGS SHALL BE MECHANICAL JOINT.
16. CONTRACTOR MUST BE AN APPROVED SAWS AND APPROVED FIRELINE CONTRACTOR.
17. ALL PIPE DIMENSIONS ARE APPROXIMATE ONLY.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.
19. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND VALVES AS INDICATED ON THE ATTACHED WATER DISTRIBUTION SYSTEM DETAIL SHEET.
20. ALL FDC STANDPIPES SHALL HAVE A 4" LINE CONNECTING TO FIRE SPRINKLER SYSTEM OF EACH BUILDING. CONTRACTOR SHALL VERIFY SIZE OF LINE WITH MEP PLANS. IF DISCREPANCIES EXIST MEP PLAN SHALL GOVERN AND CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL REFER TO MEP PLANS FOR DETAILS OF CONNECTION AND ALIGNMENT OF LINE.

DRAINAGE NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE PROJECT GEOTECH REPORT, THE PROJECT SPECIFICATIONS, AND THE CURRENT CITY, COUNTY OR TxDOT.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. THE CONTRACTOR SHOULD EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITIES AND SHOULD THEY BE DAMAGED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR WILL BE REQUIRED TO REPAIR OR REPLACE THE DAMAGED FACILITIES AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION.
5. WATER JETTING THE BACKFILL OF STORM DRAIN TRENCHES WILL NOT BE PERMITTED.
6. NORTHINGS AND EASTINGS LISTED ON THESE PLANS ARE TO CENTER OF BOX FOR JUNCTION BOXES AND GRATE INLETS AND TO OUTSIDE CORNER FACE OF CURB FOR ALL CURB AND COMBINATION INLETS. ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.
7. CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLAN. CONTRACTOR SHALL CONNECT STORM DRAIN PIPE TO JUNCTION BOXES PER MANUFACTURES SPECIFICATIONS.
8. ALL STORM DRAIN TO JUNCTION BOX CONNECTIONS SHALL HAVE CONCRETE COLLARS.
9. ALL GRATE INLETS MUST BE HS20 EQUIVALENT RATED GRATES.
10. TOPS OF MANHOLES, JUNCTION BOXES AND GRATES SHALL BE SET FLUSH TO FINISHED SURFACE BASED UPON GRADING PLAN.
11. CONTRACTOR SHALL GROUT INVERTS OF ALL STORM DRAIN INLETS, JUNCTION BOXES, AND DROP STRUCTURES TO DRAIN.

CAUTION UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. THE CONTRACTOR MUST CONTACT 1-800-DIG-TESS AND CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION AND/OR START OF CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CAUTION OVERHEAD UTILITIES

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES" A WORKING HEIGHT OF 30' FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER THE HIGH VOLTAGE LINE. COORDINATE ALL WORK WITH THE LOCAL UTILITY PROVIDER.

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 IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION 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 AND/OR CONTRACTOR'S 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.

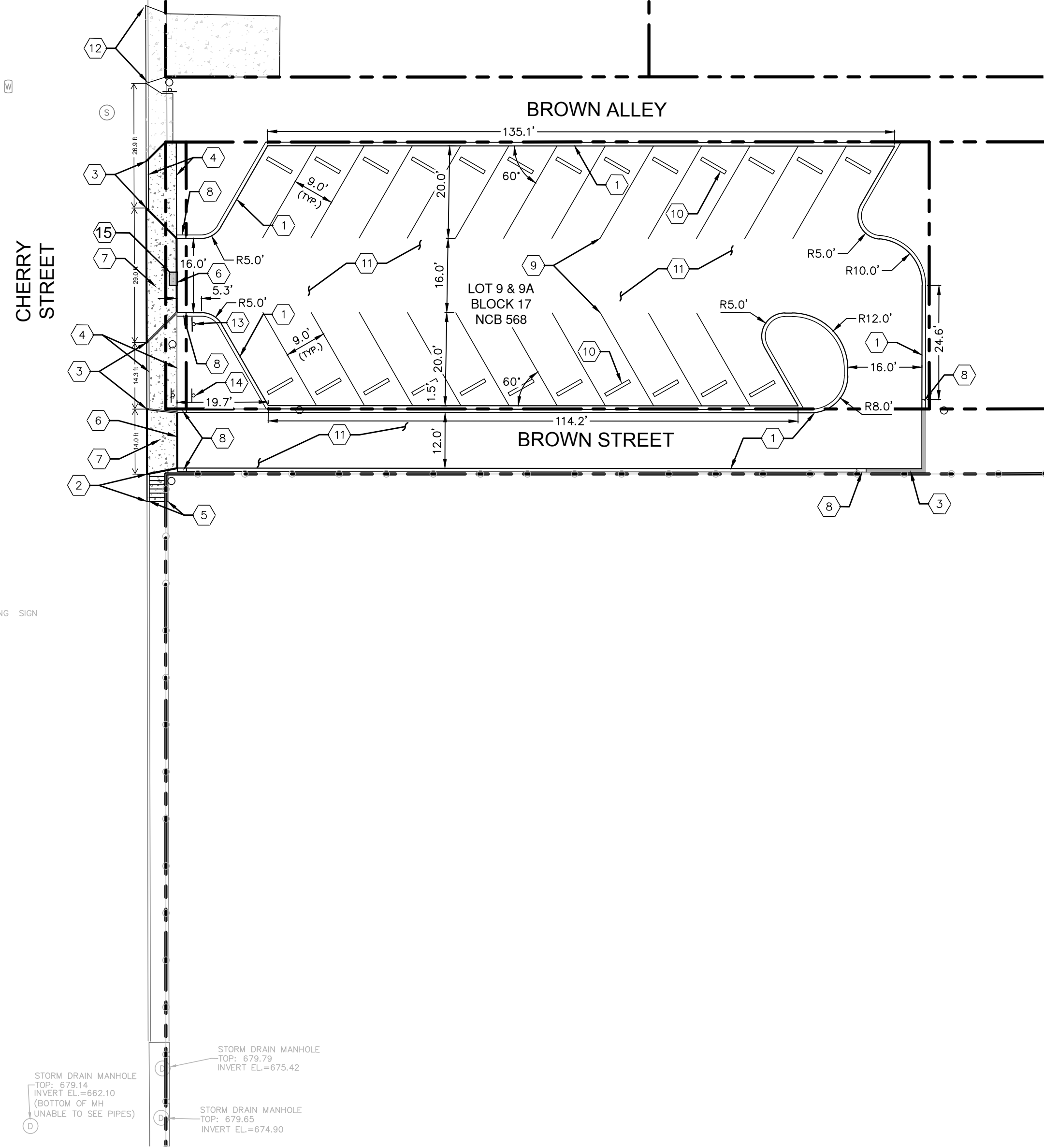
Project		
TRTF - CHERRY ST. PARKING LOT		
103 Brown San Antonio, TX 78202		
TRTF Contact: Rene Dominguez 1305 E. Houston St. San Antonio, TX 78205 T: 210.674.4177 E: RDominguez@trtf-id.org		
DOUGLAS ARCHITECTS 1320 East Houston, Suite 102 San Antonio, Texas 78205  Contact: Andrew Douglas T: 210.226.5500 E: adouglas@douglasarchitects.net		
Pape-Dawson Engineers, Inc. 2000 NW Loop 410 San Antonio, Texas 78713  Contact: Sam Knotts T: 210.375.9000 E: sknotts@pape-dawson.com		
Dunaway 118 Broadway, Ste. 201 San Antonio, Texas 78705  Contact: Bryan Mask T: 210.267.5246 E: bmask@dunaway.com		
		
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No.	Date	Issue / Revision:
1	Oct 13, 2022	Permit Set
Architect	Andrew Douglas	
Project Manager	Jeremy Jaramillo	
Drawn By	JLC	
Project Number	1161823	
Issuance / Date		
SHEET TITLE		
GENERAL CONSTRUCTION NOTES		
SHEET NUMBER		
C0.01		

LEGAL DESCRIPTION:  
LOT 9 & 9A  
BLOCK 4  
N.C.B. 568



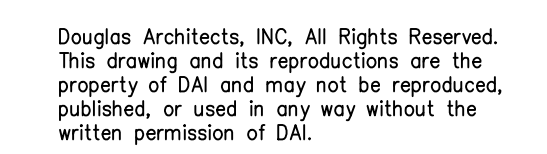








**Dunaway**  
118 Broadway, Ste. 201  
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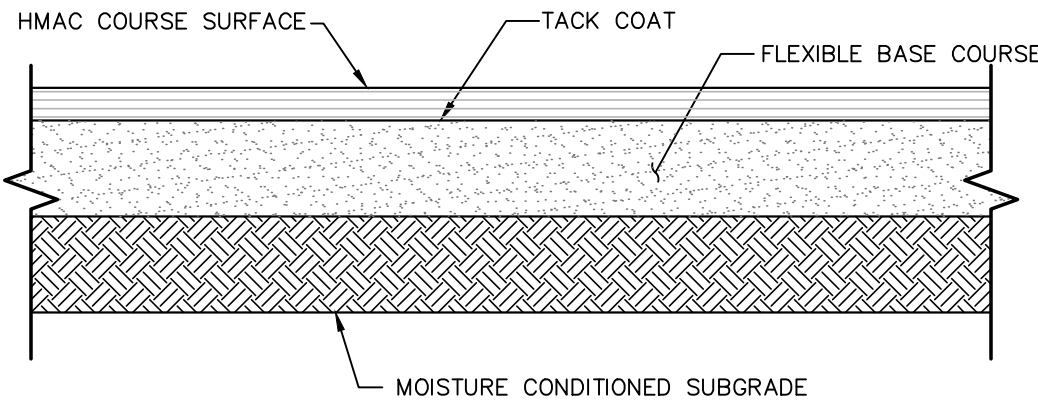


## GRADING PLAN

**NOTE:**  
REFER TO SHEET C0.01 FOR  
GRADING NOTES.

**LEGAL DESCRIPTION:**  
LOT 9 & 9A  
BLOCK 4  
N.C.B. 568

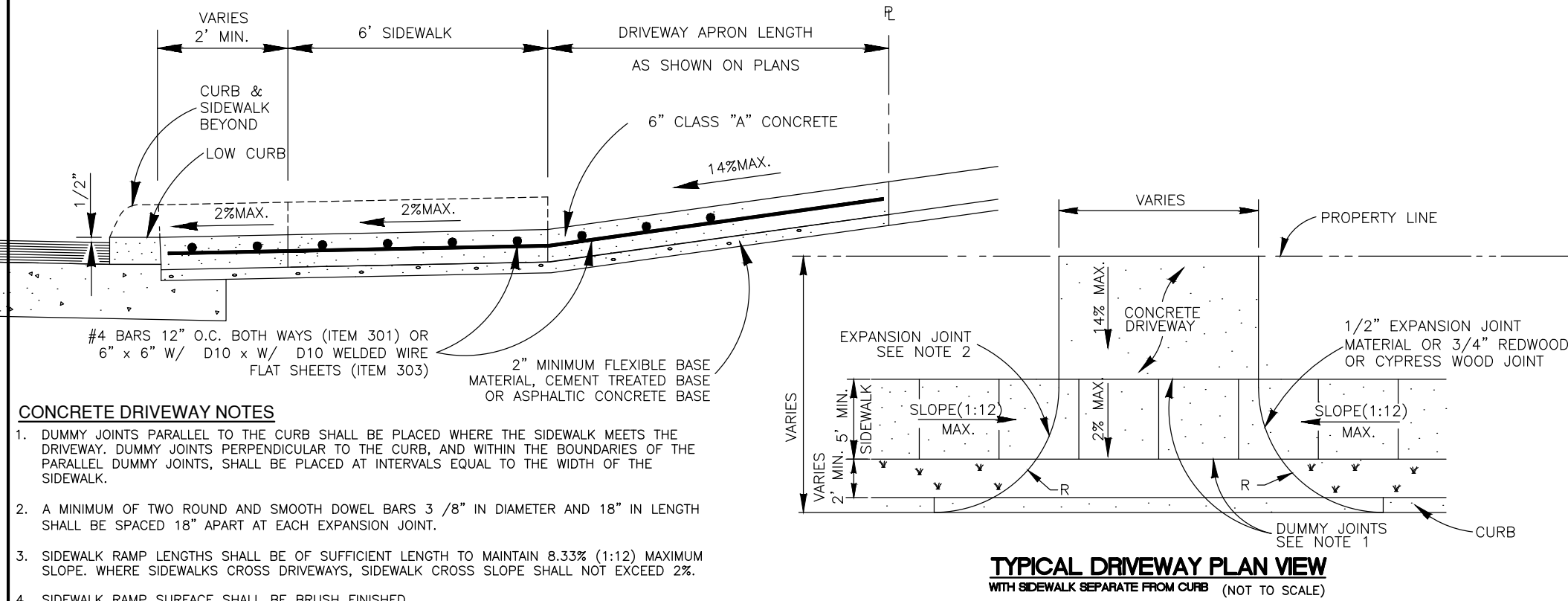




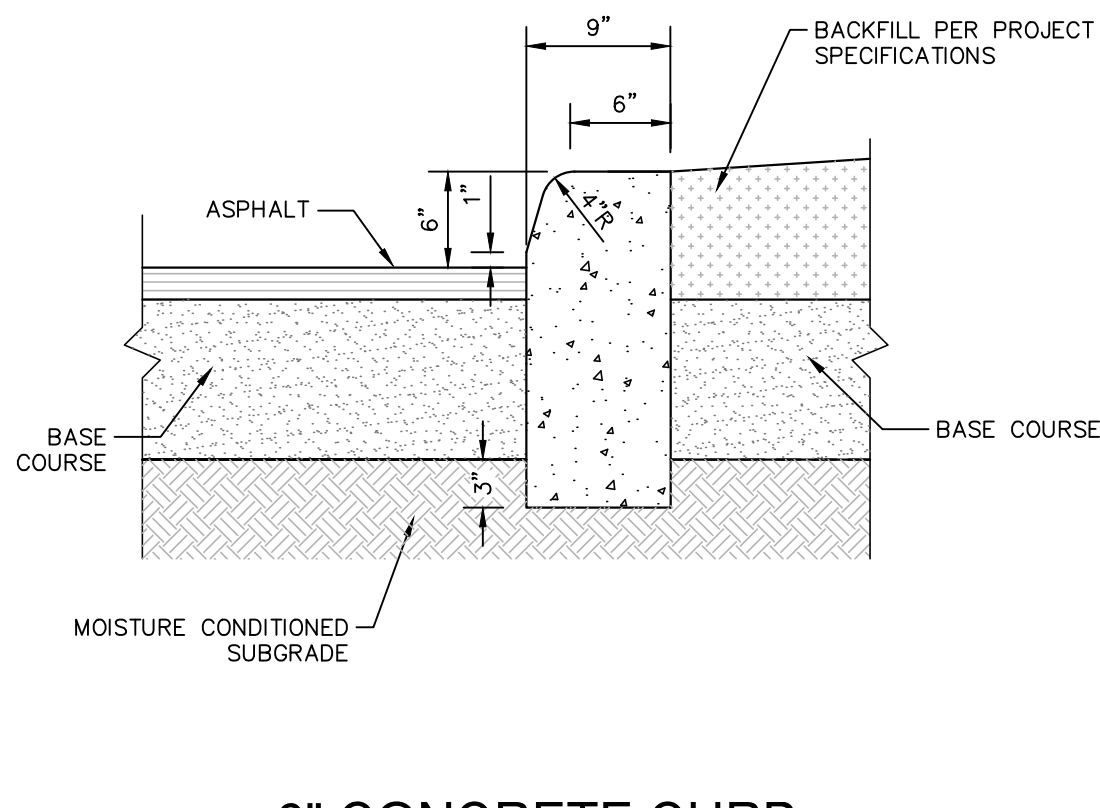
PAVEMENT MATERIALS	LIGHT DUTY (IN)	HEAVY DUTY (IN)
HOT MIX ASPHALTIC CONCRETE	2.0	2.0
GRANULAR BASE MATERIAL	8.0	11.0
MOISTURE CONDITIONED SUBGRADE	6.0	6.0

### FLEXIBLE PAVEMENT SECTIONS

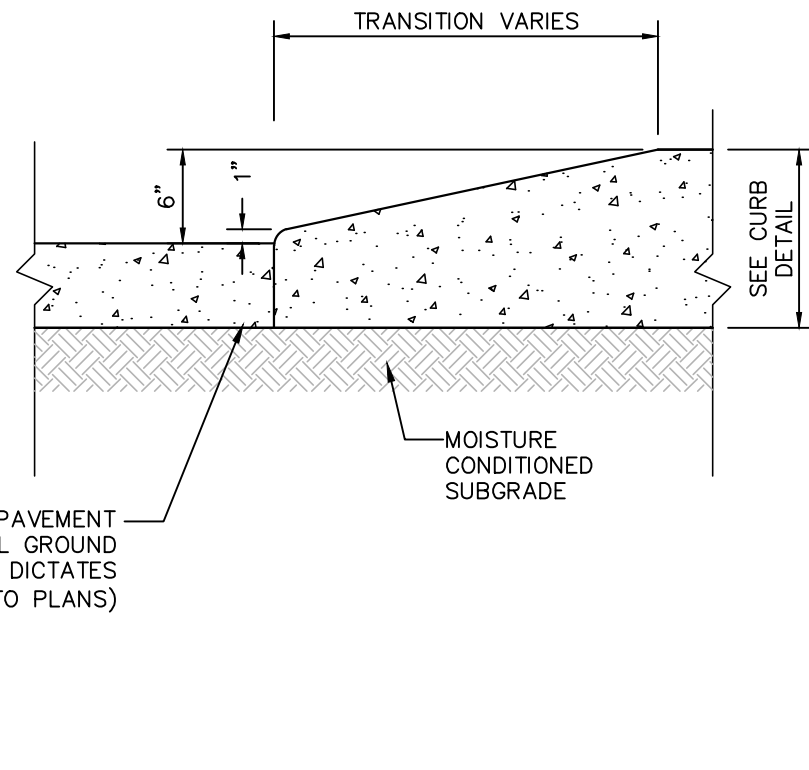
REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY RABA KISTNER, PROJECT NO. ASA18-02300, DATED JANUARY 24, 2019 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



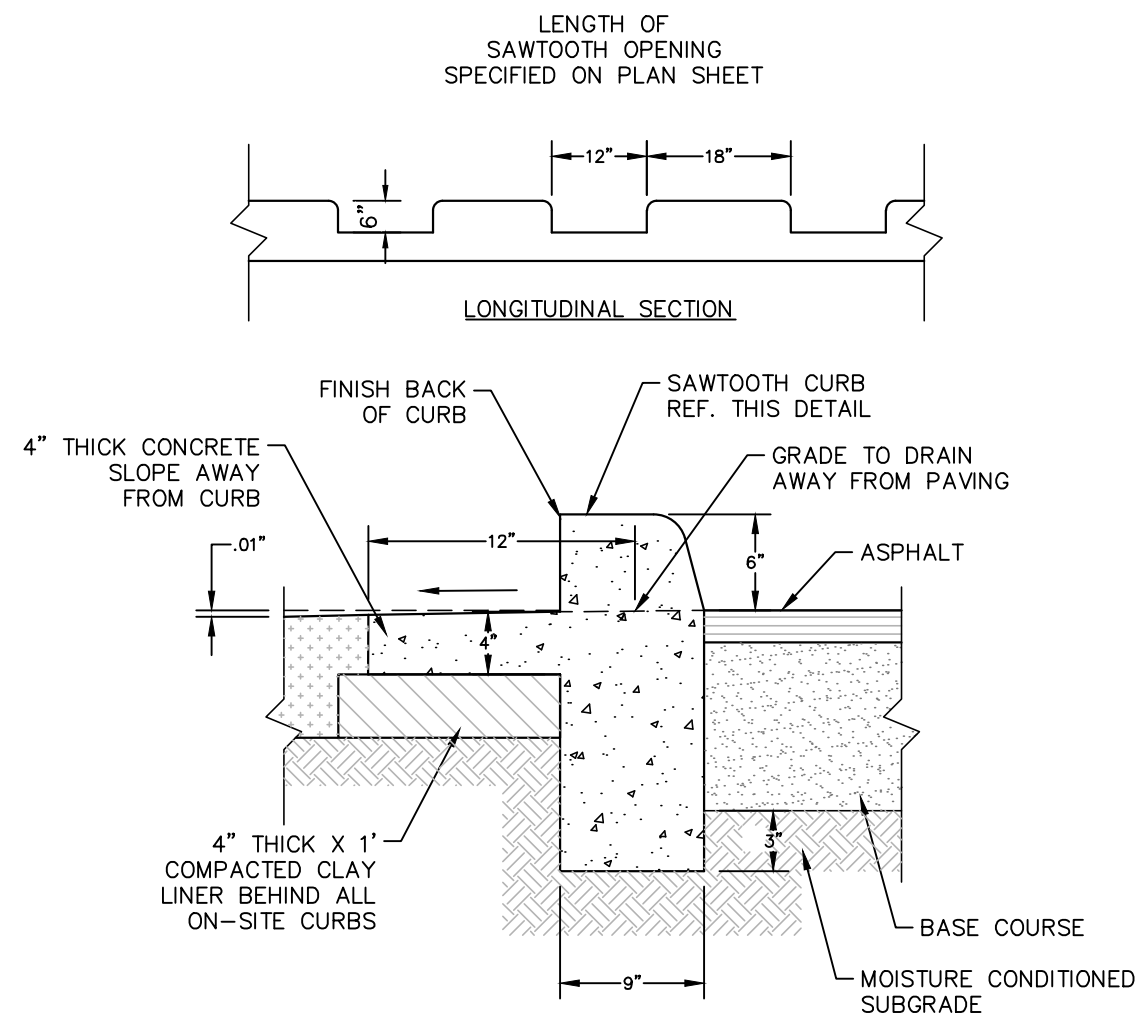
TYPICAL COMMERCIAL DRIVEWAY SECTION WITH SIDEWALK SEPARATE FROM CURB



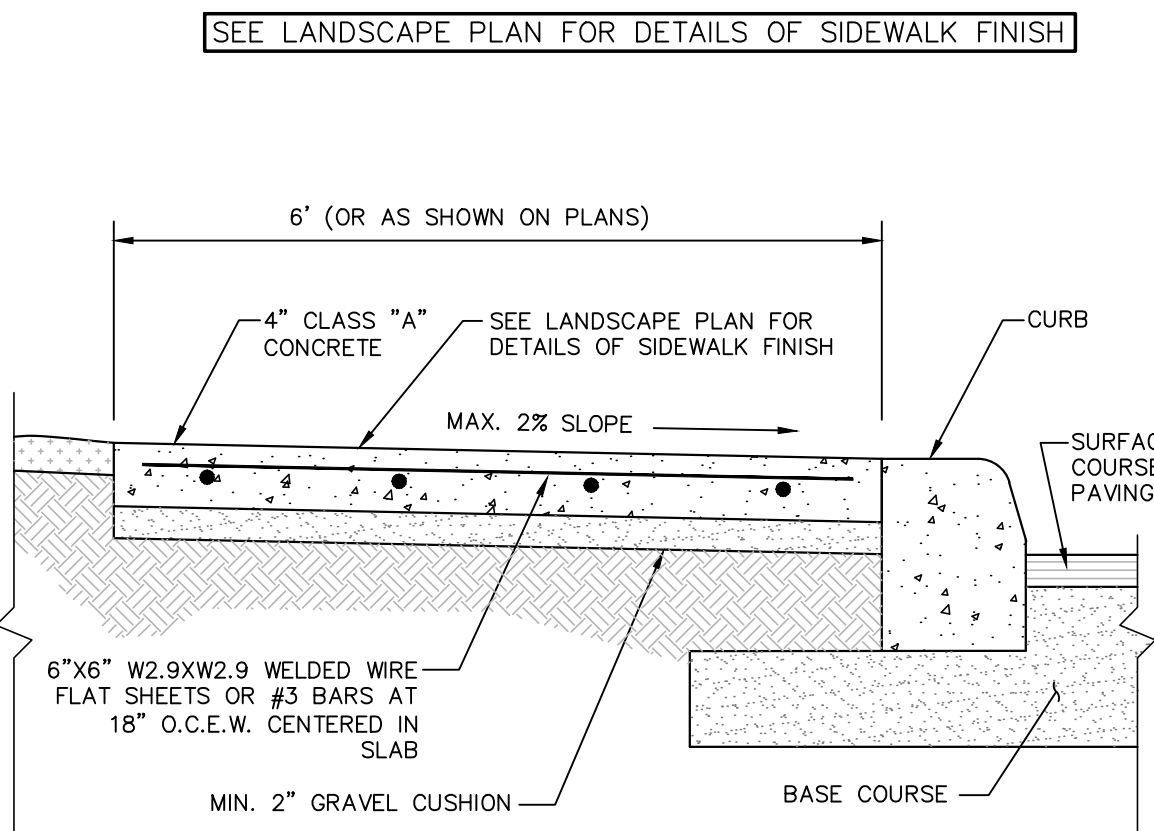
6" CONCRETE CURB EXTENDED THROUGH BASE



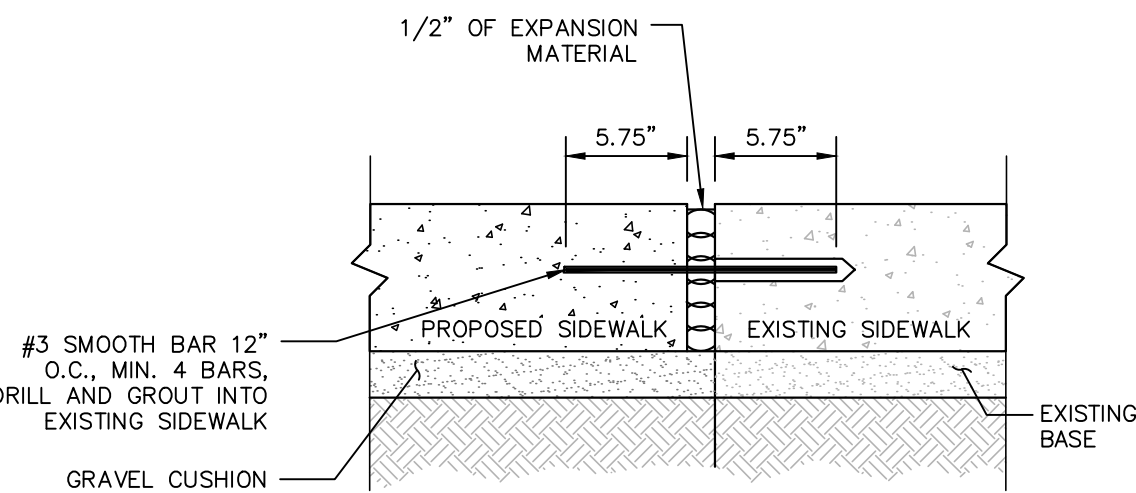
CURB TRANSITION DETAIL



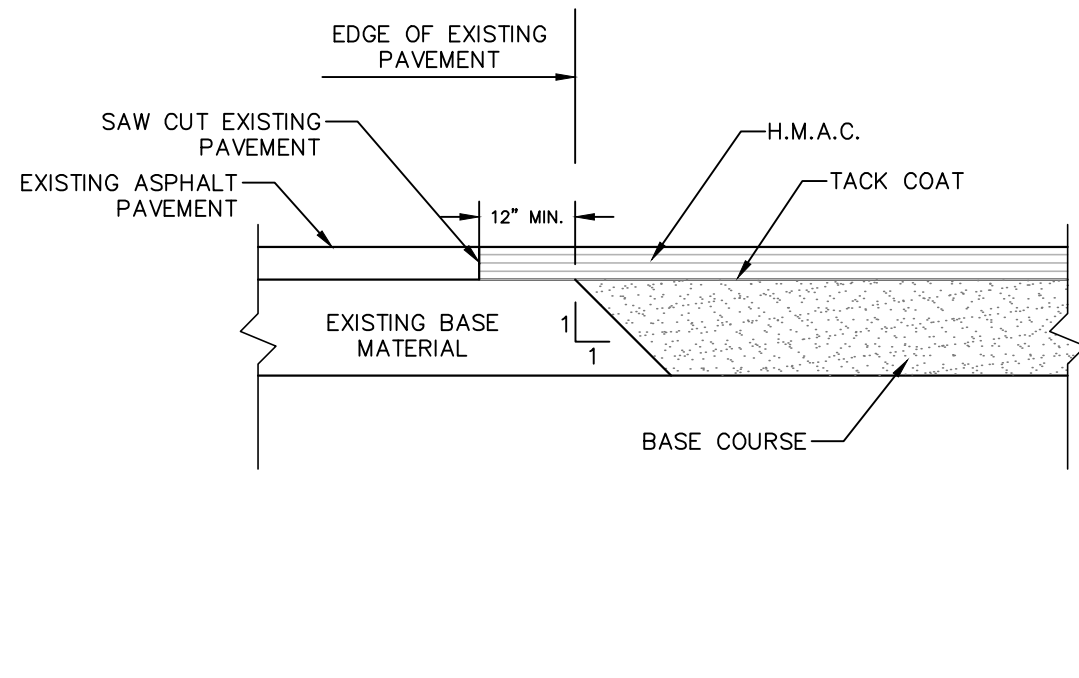
6" SAWTOOTH CURB DETAIL



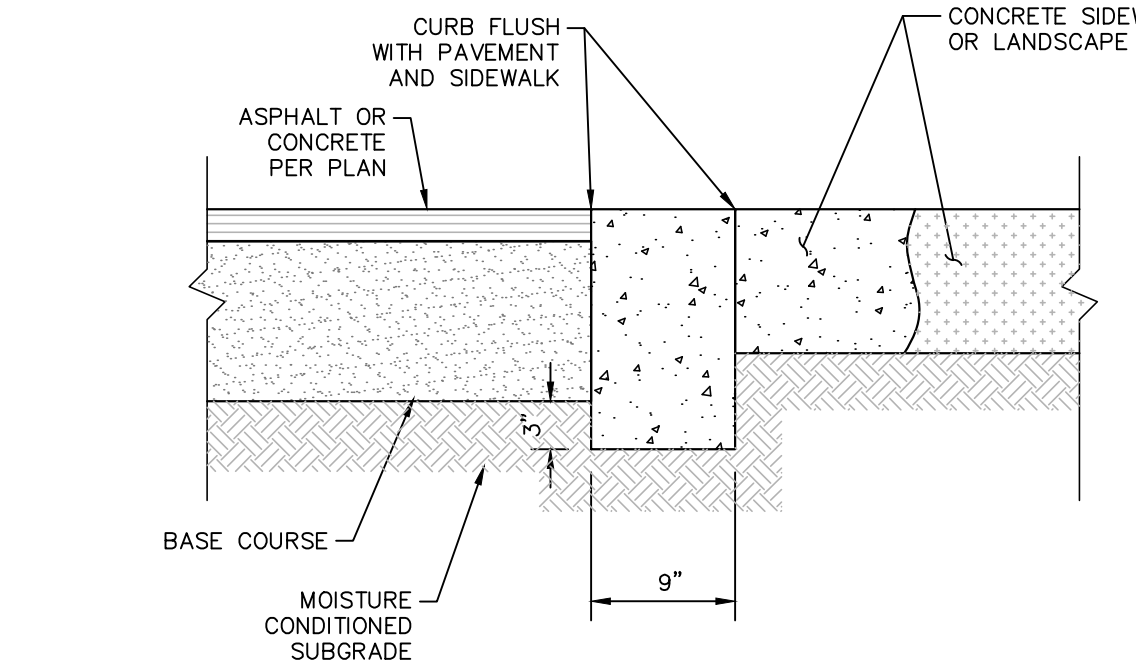
SIDEWALK DETAIL



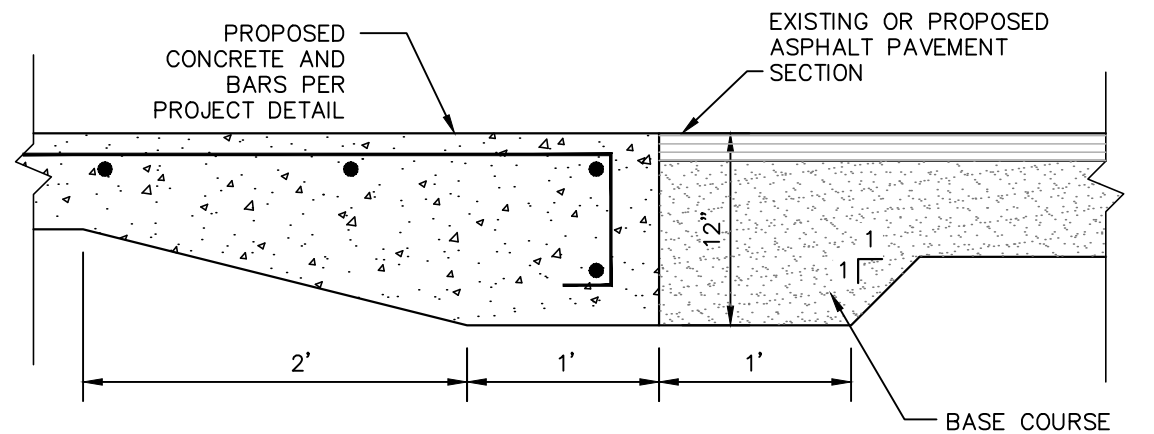
SIDEWALK JUNCTURE DETAIL



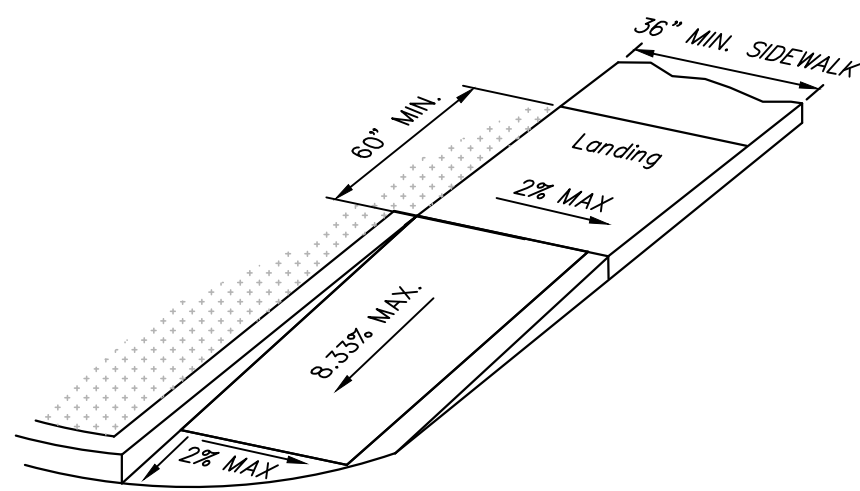
ASPHALT/ASPHALT JUNCTURE DETAIL



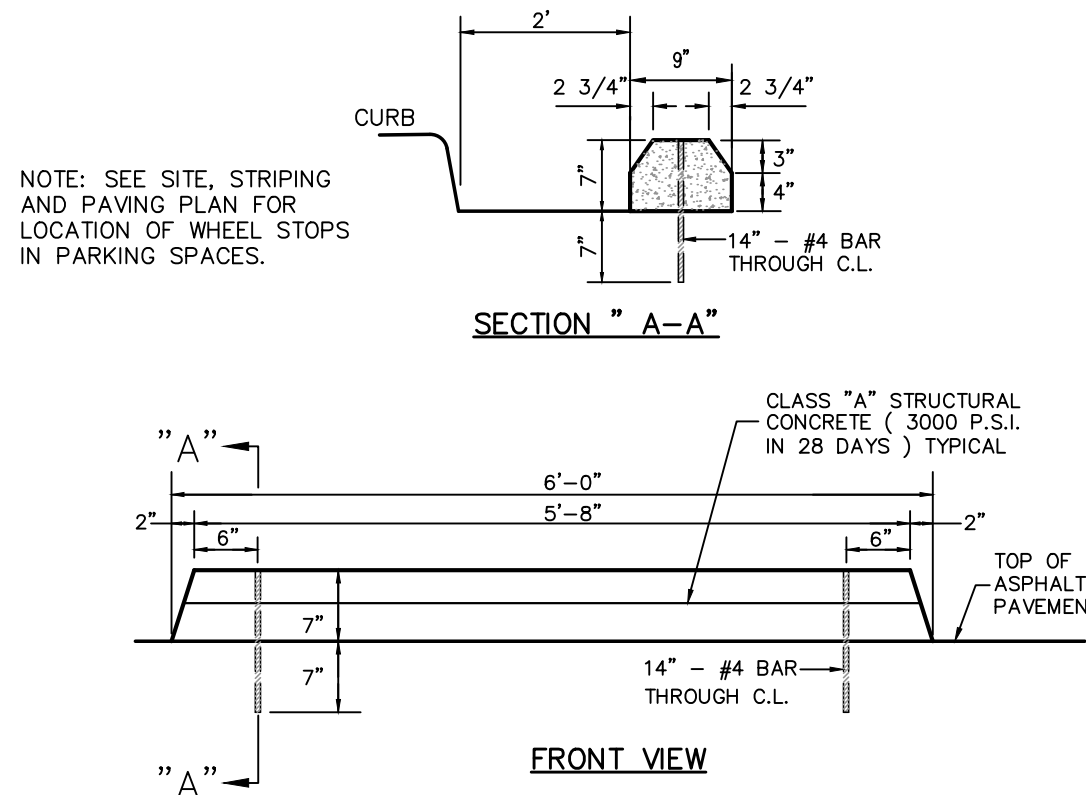
HEADER CURB DETAIL



CONCRETE/ASPHALT JUNCTURE DETAIL



CURB RAMP TYPE "B"



WHEEL STOP DETAIL

## TRTF - CHERRY ST. PARKING LOT

103 Brown  
San Antonio, TX 78202

### TRTF

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San Antonio, Texas 78205

Contact: Andrew Douglas  
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E: adouglas@douglasarchitects.net

### Pape-Dawson Engineers, Inc.

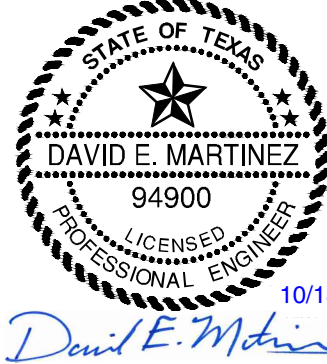
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E: sknotts@pape-dawson.com

### Dunaway

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No.	Date	Issue / Revision:
1	Oct 13, 2022	Permit Set

Architect	Andrew Douglas
Project Manager	Jeremy Jaramillo
Drawn By	JLC
Project Number	11618-23

Issuance / Date

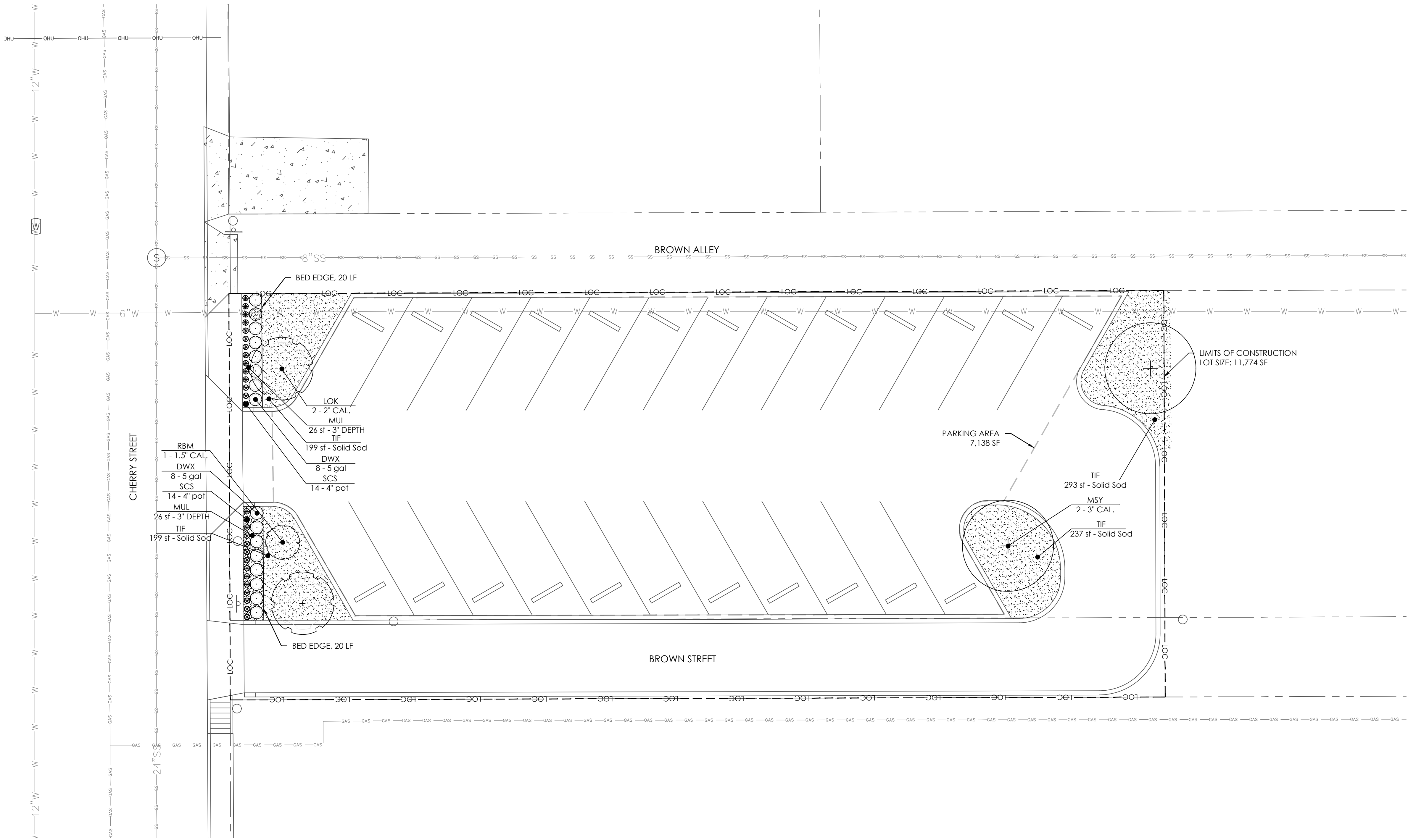
SHEET TITLE

## SITE DETAILS

SHEET NUMBER

# C4.00





FINAL CANOPY COVERAGE		
Developments of all site must provide a minimum final tree canopy cover as listed below for the entire gross project area outside the regulatory floodplain.		
A. Single Family Residential	38%	
B. Multi-Family and Nonresidential	25%	
C. CRAIG Area	15%	
Lot Size	11,774 S.F.	
Canopy Required (25%)	2,944 S.F.	
Existing Trees (Full Credit)		
0 (None)	0	
Proposed Trees (90% Credit)		
1 Mex. Redbud (247.50 SF/Each)	248	
2 Lacey Oak (495 SF/Each)	990	
2 Mex. Sycamore (1080 SF/Each)	2,160	
5		
Total Canopy Provided	3,398 S.F.	
New Canopy Required	0 S.F.	

Elective Criteria	
Landscape Points	PTS
Existing Trees	0
Parking Lot Shading	25
Screening of Surface Parking	25
Street Trees	25
Understory Preservation	0
Total Points	75

Mandatory Criteria			
Parking Lot Shading			
Total Paved Area	7138 SF		
Square Feet of Shaded Area for 25%	1784.5 SF	Minimum required	20 Points
Square Feet of Shaded Area for 35%	2141.4 SF	Additional	5 Points
Square Feet of Shaded Area for 50%	3569 SF	Additional	15 Points
SF Required			
Existing Tree Shade Credits	0		
Proposed Tree Shade Credits	2831.25		
Total Shade Credits	2831.25		
Parking Lot Shading Points Earned			
	25		

Proposed Tree Credit for Parking Lot Shading			
QTY	Species	ShadeCredit	Total
1	Mexican Redbud	206.25	206
2	Lacey Oak	412.5	825
2	Mexican Sycamore	900	1800
Total SF Shade			2831

PLANT KEY			
TREES	CODE	COMMON / BOTANICAL NAME	QTY
	LOK	LACEY OAK QUERCUS LACEYI	2
	RBM	MEXICAN REDBUD CERCIS CANADENSIS MEXICANA	1
	MSY	MEXICAN SYCAMORE PLATANUS MEXICANA	2
SHRUBS	CODE	COMMON / BOTANICAL NAME	QTY
	DWX	DWARF SOUTHERN WAX MYRTLE MYRTICA PUSILLA	16
	SCS	SCARLET SAGE SALVIA GREGGII	28
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	QTY
	MUL	BARK MULCH	30 SF
	TIF	BERMUDA GRASS CYNODON DACTYLON 'TIF 419'	928 SF

Project

TRTF CHERRY ST.  
PARKING LOT

Owner

**Transpecos Bank, SSB**  
Contact: Patrick J. Kennedy Jr.  
1305 E. Houston St., Ste. 405  
San Antonio, TX 78205  
T: 210.228.9500  
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Civil

**Pape-Dawson Engineers, Inc.**  
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T: 210.375.9000  
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Architect of Record

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Structural

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MEP

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7700 Torino Dr., Ste. 101  
San Antonio, Texas 78229  
T: 210.614.1110  
E: dean@alderson-inc.com

LANDSCAPE ARCHITECT

**DUNAWAY**  
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Architect's Seal

1/2" = 1'0"

GRAPHIC SCALE  
0 10 20  
1 inch = 10'

No. Date Issue / Revision:

1 September 20, 2022 Permitting

Architect

Andrew T. Douglas, AIA

Project Manager

Bryan Mask, ASLA

Drawn By

Molly Pell, PLA

Project Number

B008418.001

Issuance / Date

September 20, 2022

SHEET TITLE

PLANTING PLAN

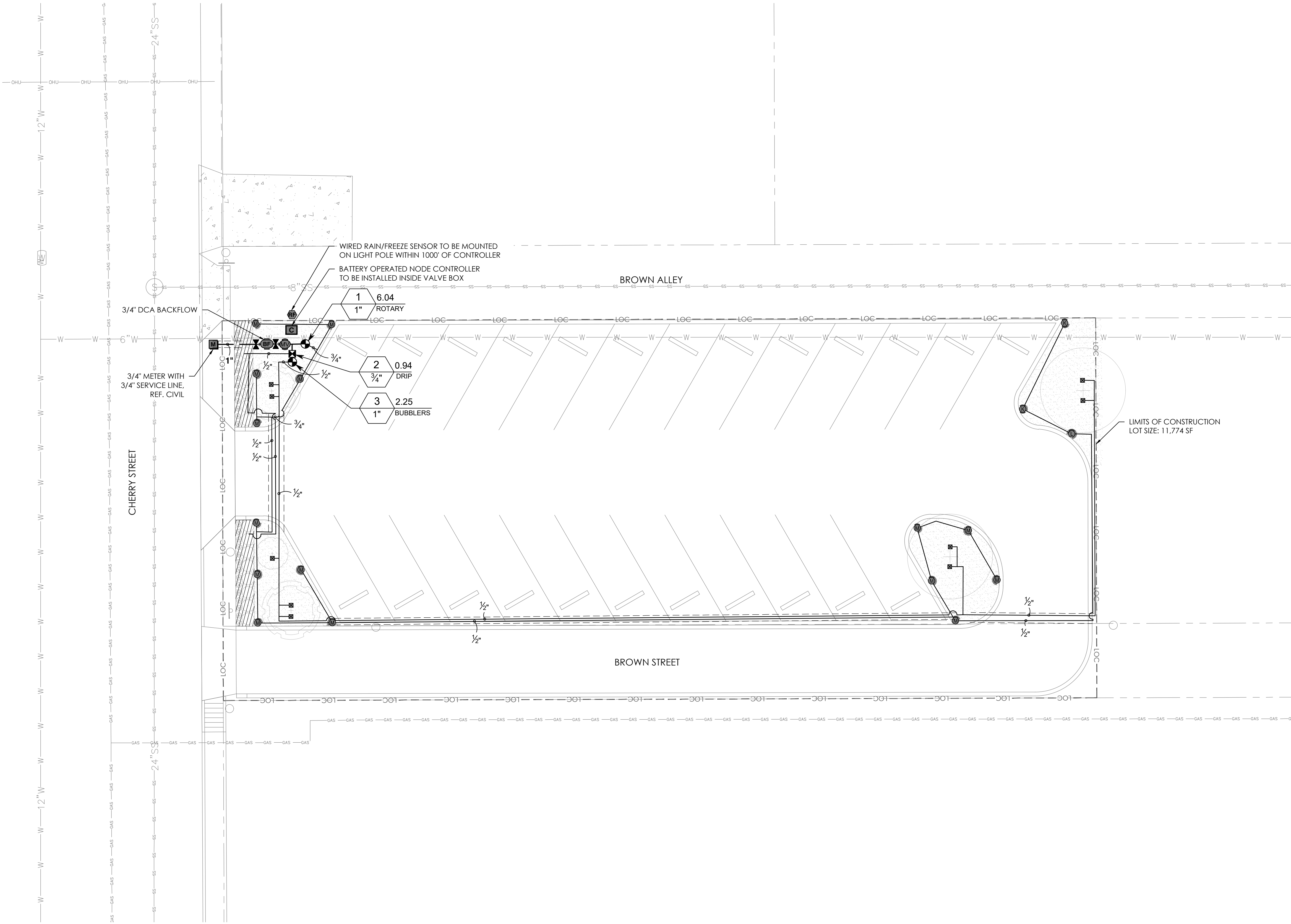
SHEET NUMBER

L1.01









### IRRIGATOR'S STATEMENT:

THIS IRRIGATION PLAN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 344, 344.72-344.77 OF THE TEXAS ADMINISTRATIVE CODE.

THE IRRIGATION SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE SITE. THE DRAWINGS MAY BE DIAGRAMATIC IN NATURE FOR CLARITY. SOME PIPING OR COMPONENTS MAY BE SHOWN LARGER THAN SCALE OR APPEAR TO BE IN HARDSCAPE AREAS. THE INSTALLER SHOULD TAKE THIS INTO CONSIDERATION AND INTERPRET THE DESIGN TO PROVIDE FULL COVERAGE OF THE AREAS SHOWN WITH ALL PIPING IN SLEEVES, COMMON TRENCHES, AT THE BACK OF CURBS OR IN OTHER PLANTED AREAS. THE INSTALLER IS RESPONSIBLE FOR PROVIDING ALL WORK CONTAINED IN THE DRAWINGS, NOTES, SPECIFICATIONS AND DETAILS. THE INSTALLER IS REQUIRED BY LAW TO NOTIFY AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION ONE OF THE FOLLOWING:

- LONE STAR NOTIFICATION CENTER 1-900-669-8344
- TEXAS ONE CALL 1-800-245-4545
- DIGTESS 1-800-344-8377

THE INSTALLER SHALL VERIFY THAT STATIC WATER SUPPLY PRESSURE EXCEEDS THE DESIGN PRESSURE BY A MINIMUM OF 10%. IF LESS, NOTIFY IN WRITING THIS OFFICE, THE OWNER, OR OWNER'S REPRESENTATIVE FOR A RESOLUTION. INSTALLER SHALL HOLD HARMLESS THIS OFFICE, THE OWNER, OR OWNER'S REPRESENTATIVE FOR FAILURE TO MAKE SUCH NOTIFICATION PRIOR TO STARTING CONSTRUCTION AND THEREBY ACCEPTS ALL COSTS AND OBLIGATIONS FOR SYSTEM SUPPLY PRESSURE CORRECTIONS.

JANEL MOODY  
LICENSED IRRIGATOR #20529  
DUNAWAY ASSOCIATES  
550 BAILEY, FORT WORTH, TEXAS 78205 817.632.4783

### HYDRAULIC CALCULATION NOTES:

TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE, DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE UTILITY PROVIDER.

### IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	ROTARY: HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH CHECK VALVE. PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.
	ROTARY: HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
	BUBBLER:HUNTER PROS-02-MSBN 10F MULTI-STREAM BUBBLER, 2" POP-UP,50=0.5GPM.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP VALVE: HUNTER ACZ-075-40 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 40PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE DRIPLINE DRIPLINE: HUNTER HDL-04-12-CV HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	CONTROL VALVE: HUNTER ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	SHUT OFF VALVE PVC SCHEDULE 40 BALL VALVE, SLIP X SLIP
	MASTER VALVE: HUNTER ICV-G 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	BACKFLOW: FEBCO 850 3/4" DOUBLE CHECK BACKFLOW PREVENTION
	CONTROLLER: HUNTER NODE-BT-400 4-STATION BLUETOOTH CONTROLLER, OUTDOOR, BATTERY POWERED. DC LATCHING SOLENOID ORDERED SEPARATELY. INSTALL INSIDE VALVE BOX.
	RAIN/FREEZE SENSOR:HUNTER RAIN-CLK-SGM RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH. WITH GUTTER MOUNT.
	WATER METER 3/4" ASSUMED STATIC WATER PRESSURE OF 65 PSI.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40 MINIMUM 11" MAINLINE SIZE
	PIPE SLEEVE: PVC SCHEDULE 40
	Valve Callout Valve Number Valve Flow Valve Size

### VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	CONTROL VALVE: HUNTER ICV	1"	TURF ROTARY	6.04	5.2	48.1	55.2	0.42 in/h
2	DRIP VALVE: HUNTER ACZ-075-40	3/4"	AREA FOR DRIPLINE	0.94	7.0	19.0	24.6	0.65 in/h
3	CONTROL VALVE: HUNTER ICV Common Wire	1"	BUBBLER	2.25	8.6	33.0		30.64 in/h

### CRITICAL ANALYSIS

Generated: 2022-09-20 12:42

P.O.C. NUMBER: 01  
Water Source Information: Assumed static water pressure of 65 psi.

FLOW AVAILABLE  
Water Meter Size: 3/4"  
Flow Available: 10.2 GPM

PRESSURE AVAILABLE  
Static Pressure at POC: 65 PSI  
Elevation Change: 0.00 ft  
Service Line Size: 3/4"  
Length of Service Line: 0 ft  
Pressure Available: 65 PSI

DESIGN ANALYSIS  
Maximum Station Flow: 6.04 GPM  
Flow Available at POC: 10.2 GPM  
Residual Flow Available: 4.16 GPM

Critical Station: 1  
Design Pressure: 40 PSI  
Friction Loss: 5.01 PSI  
Fittings Loss: 0.5 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 2.6 PSI  
Pressure Req. at Critical Station: 48.12 PSI  
Loss for Fittings: 0.02 PSI  
Loss for Main Line: 0.18 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 6.1 PSI  
Loss for Water Meter: 0.75 PSI  
Critical Station Pressure at POC: 55.17 PSI  
Pressure Available: 65 PSI  
Residual Pressure Available: 9.83 PSI

Project

## TRTF CHERRY ST. PARKING LOT

Owner

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Architect's Seal



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No.	Date	Issue / Revision:
1	September 20, 2022	Permitting

Architect: Andrew T. Douglas, AIA

Project Manager: Bryan Mask, ASLA

Drawn By: Molly Pell, PLA

Project Number: B008418.001

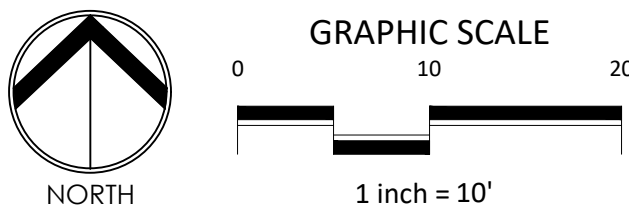
Issuance / Date: September 20, 2022

SHEET TITLE

### IRRIGATION PLAN

SHEET NUMBER

# L2.01





IRRIGATION NOTES:

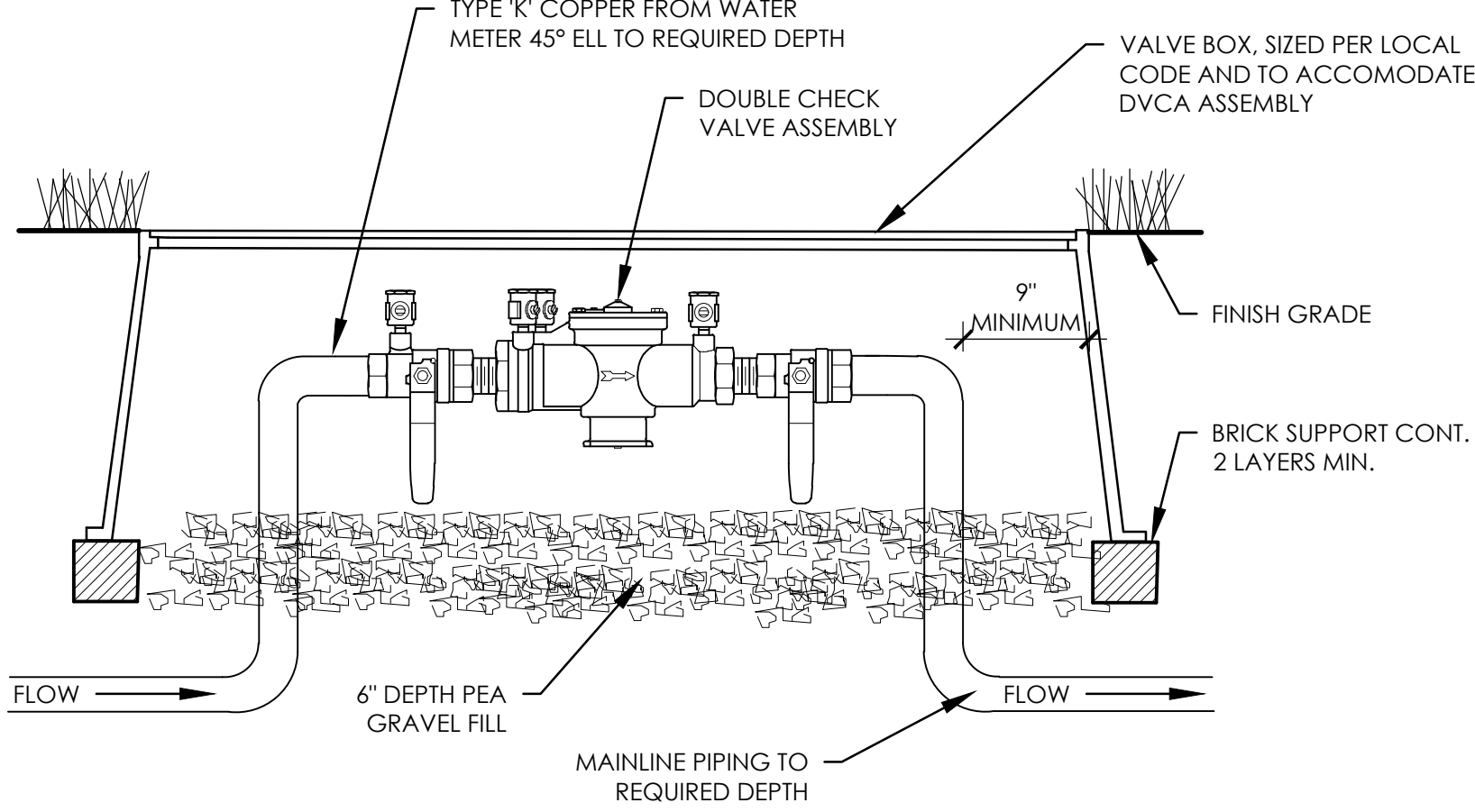
1. IRRIGATION PLAN IS SCHEMATIC. ALL PIPING HEADS, VALVES, ETC. SHALL BE LOCATED AS SHOWN ON THE DETAILS. REPORT ANY DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE OWNER. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.
2. VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING OF WORK. CONTRACTORS SHALL COORDINATE INSTALLATION OF ALL IRRIGATION SLEEVES UNDER PAVEMENT WITH OTHER CONTRACTORS.
3. COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS/TRADES AND PROTECT THE WORK OF OTHER CONTRACTOR/TRADES. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIONS.
4. THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WITH TWO COPIES OF THE PARTS LIST AND MANUFACTURER'S CATALOG SHOWING PERFORMANCE, QUALITY AND FUNCTION OF EACH ITEM OF EQUIPMENT IN THE SYSTEM. IN ADDITION, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF THE SYSTEM.
5. PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY OWNER, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL BE PRESENT AT THE FINAL INSPECTION TO DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE PRIOR TO THE INSPECTION. ALL WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED, AND PLACED IN OPERATION.
6. WORK MUST BE GUARANTEED FOR TWO YEARS.
7. IRRIGATION SYSTEM INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND ORDINANCES.
8. NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOTBALLS.
9. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. IF ANY UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE IRRIGATION SYSTEM, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
10. MAIN LINE PIPING AND LATERAL PIPING MAY BE PLACED IN SAME TRENCH WHEN POSSIBLE. MAIN LINE PIPING SHALL BE INSTALLED IN BOTTOM OF TRENCH WITH LATERALS ON TOP.
11. SLEEVES SHALL BE INSTALLED WHEREVER PIPES RUN UNDER PAVEMENT. SLEEVES SHALL BE SCH 40 AND A MINIMUM OF TWO PIPE SIZES LARGER THAN THE PIPE.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ELECTRICAL POWER TO ALL CONTROLLERS.
13. PRIOR TO BEGINNING OF WORK, CONTRACTOR SHALL VERIFY MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION OF <<65>> PSI. IF THE STATIC PRESSURE IS LESS THAN <<65>> PSI AT THE POINT OF CONNECTION, STOP WORK, NOTIFY ENGINEER AND DO NOT PROCEED UNTIL INSTRUCTED BY ENGINEER.
14. ATTACH A PREPRINTED, HEAVY DUTY PLASTIC SERIALIZED TAG TO EACH CONTROL VALVE WITH ITS ASSOCIATED CONTROLLER STATION NUMBER. TAGS SHOULD BE AS SUPPLIED BY RAINBIRD OR APPROVED EQUAL.
15. THE PIPE SHOWN IN PAVED AREAS WITHOUT SLEEVES IS SHOWN IN THESE AREAS FOR PURPOSE OF DRAWING CLARITY. PIPE TO BE IN NEAREST UNPAVED LOCATION.
16. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED WITH RAIN/FREEZE SENSOR(S). MOUNT THE TRANSMITTER(S) IN AN OPEN AREA AS DIRECTED BY THE OWNER.
17. ALL BACKFLOW INSTALLATIONS AND CONNECTIONS TO CITY WATER LINES MUST BE PERMITTED SEPARATELY BY THE CITY INSPECTION STAFF.
18. THE IRRIGATION SYSTEM SHALL BE MAINTAINED IN ITS PROPER WORKING ORDER DURING THE 2 YEAR MAINTENANCE PERIOD.
19. ALL WIRING SHALL BE RATED FOR DIRECT BURIAL.

NETAFIM NOTES:

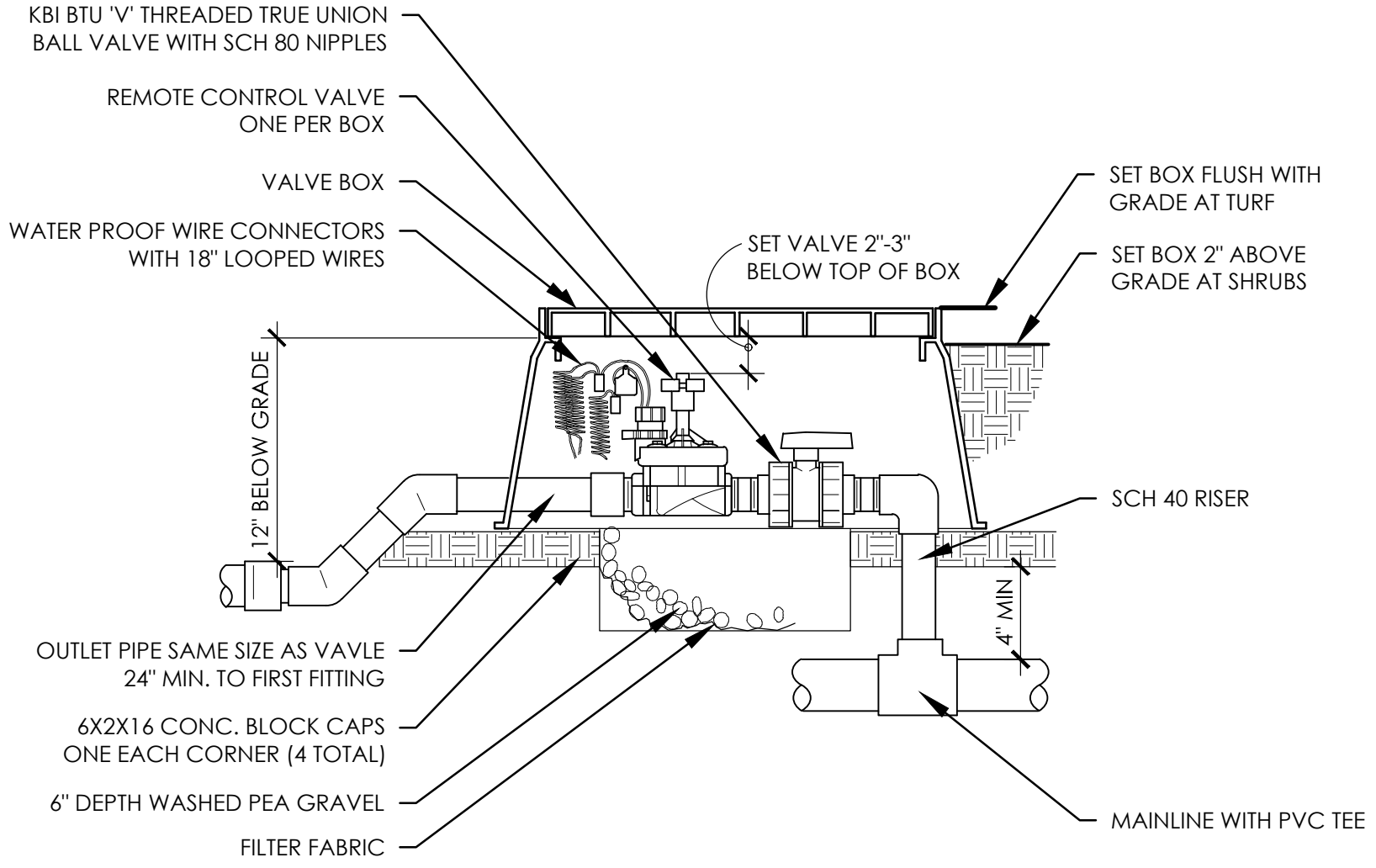
1. AIR RELIEF VALVE TO BE PLACED AT HIGH POINT IN BED.
2. FLUSH VALVE TO BE PLACED AT LOW POINT IN BED ON EXHAUST LINE.
3. THESE LAYOUTS ARE TYPICAL AND ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS SUCH AS GRADING.
4. IRRIGATION LATERAL LINES FEED SUPPLY HEADERS.

INSPECTION NOTES:

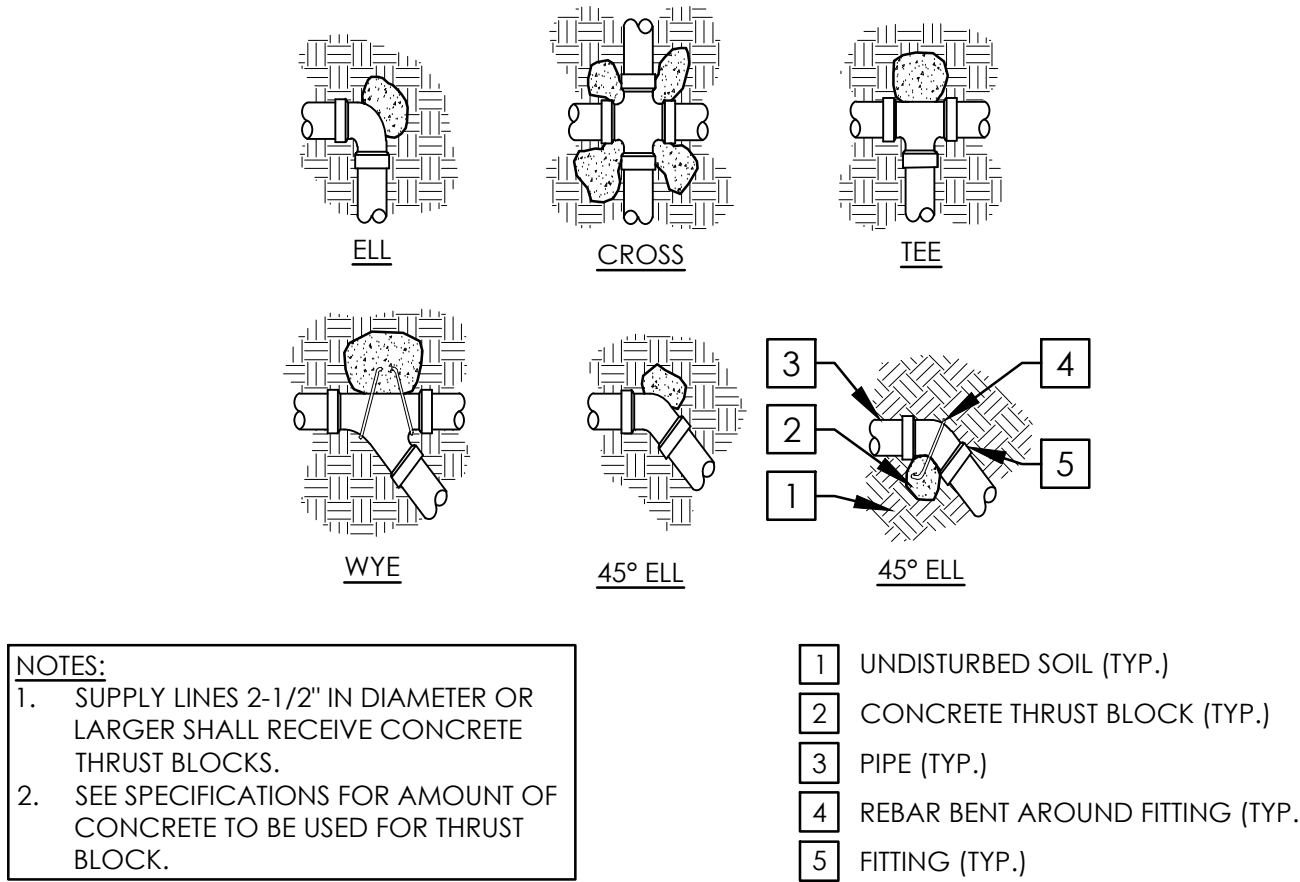
1. HEADS SHALL NOT SPRAY ON IMPERVIOUS SURFACES.
2. HEADS SHALL NOT SPRAY ON WALLS OR FENCES.
3. HEADS SHALL NOT BE CLOSER THAN 4 INCHES OF THE EDGE OF HARDSCAPE.
4. NO DRINKING DOMESTIC USES ALLOWED ON IRRIGATION LINES. NO SWIMMING POOL USE OR FOUNTAINS.
5. CONTRACTOR SHALL COMPLY WITH ALL INSPECTION REQUIREMENTS OF THE MUNICIPALITY.
6. FOR FINAL INSPECTION, IRRIGATOR'S REPRESENTATIVE MUST BE PRESENT.



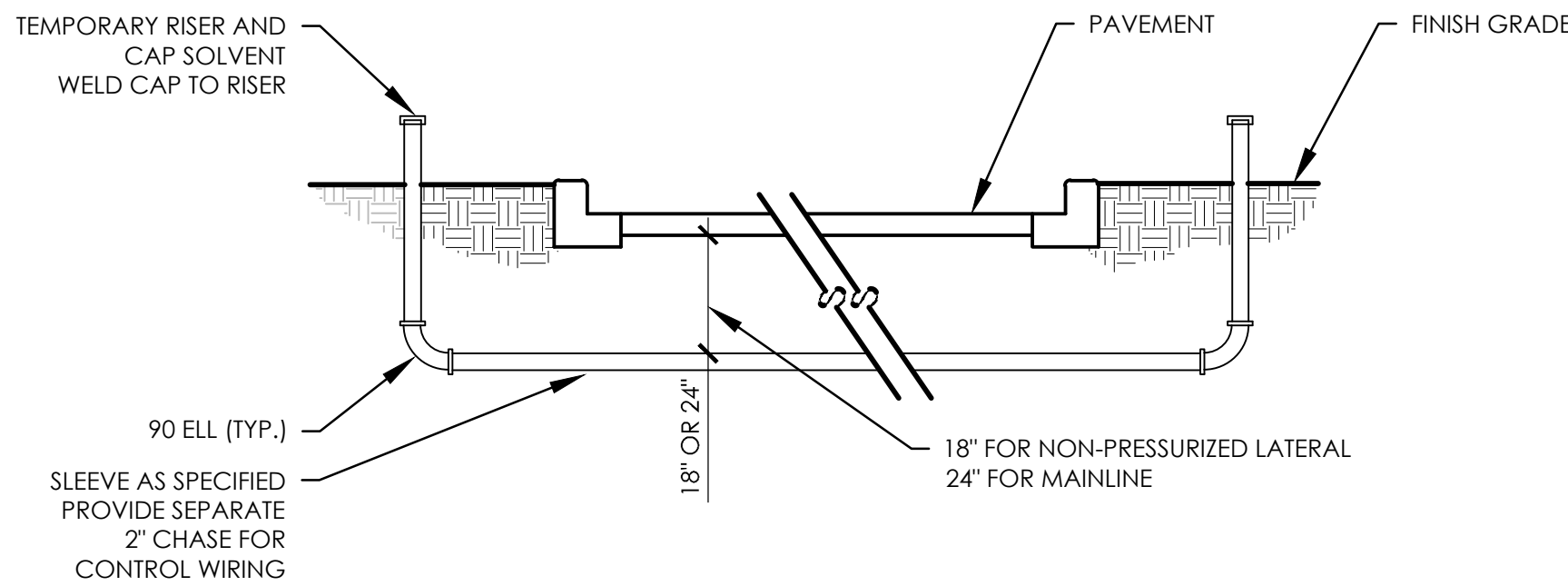
A DOUBLE CHECK VALVE ASSEMBLY SCALE: NTS



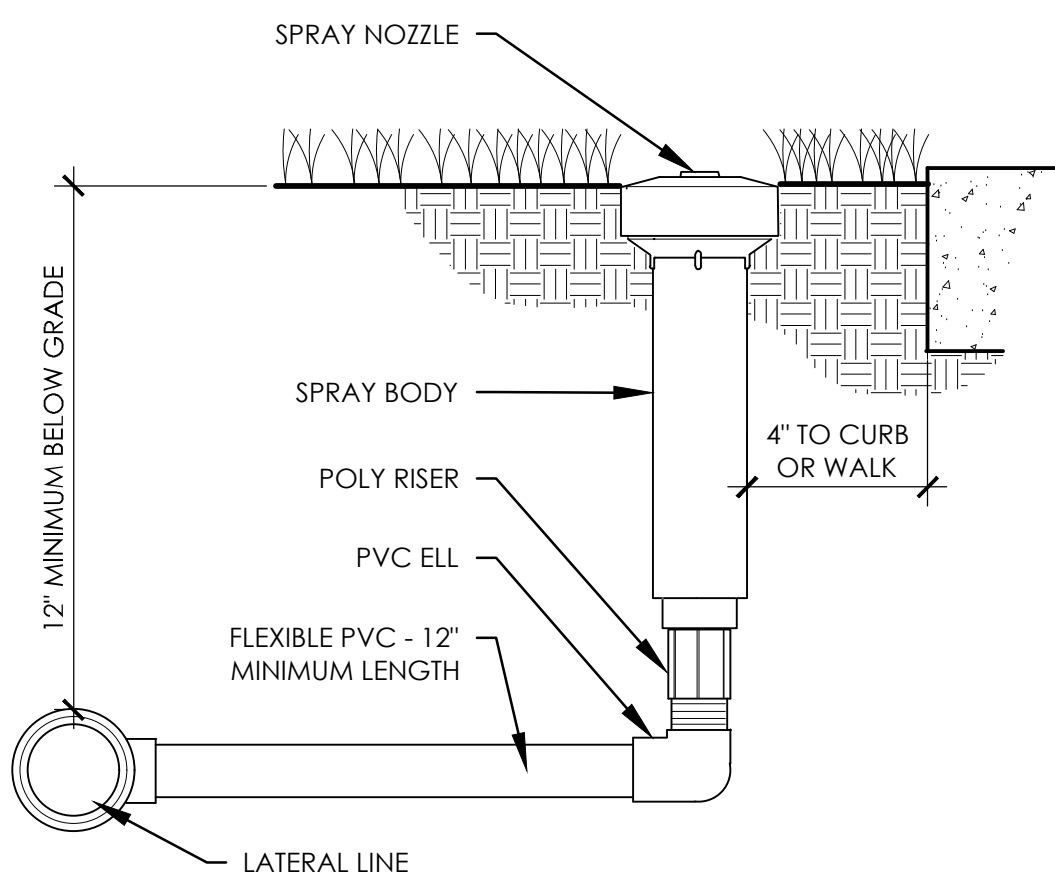
C REMOTE CONTROL/MASTER VALVE SCALE: NTS



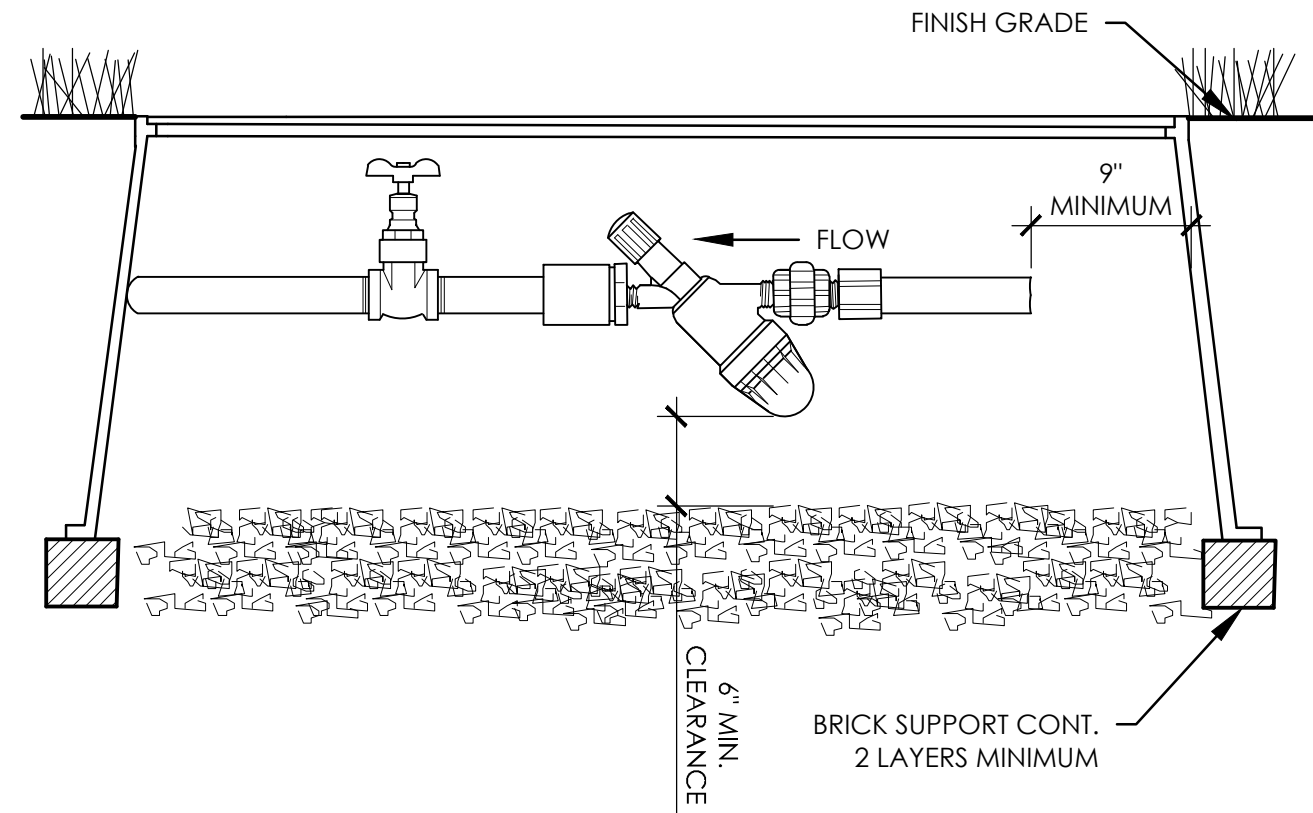
E THRUST BLOCK SCALE: NTS



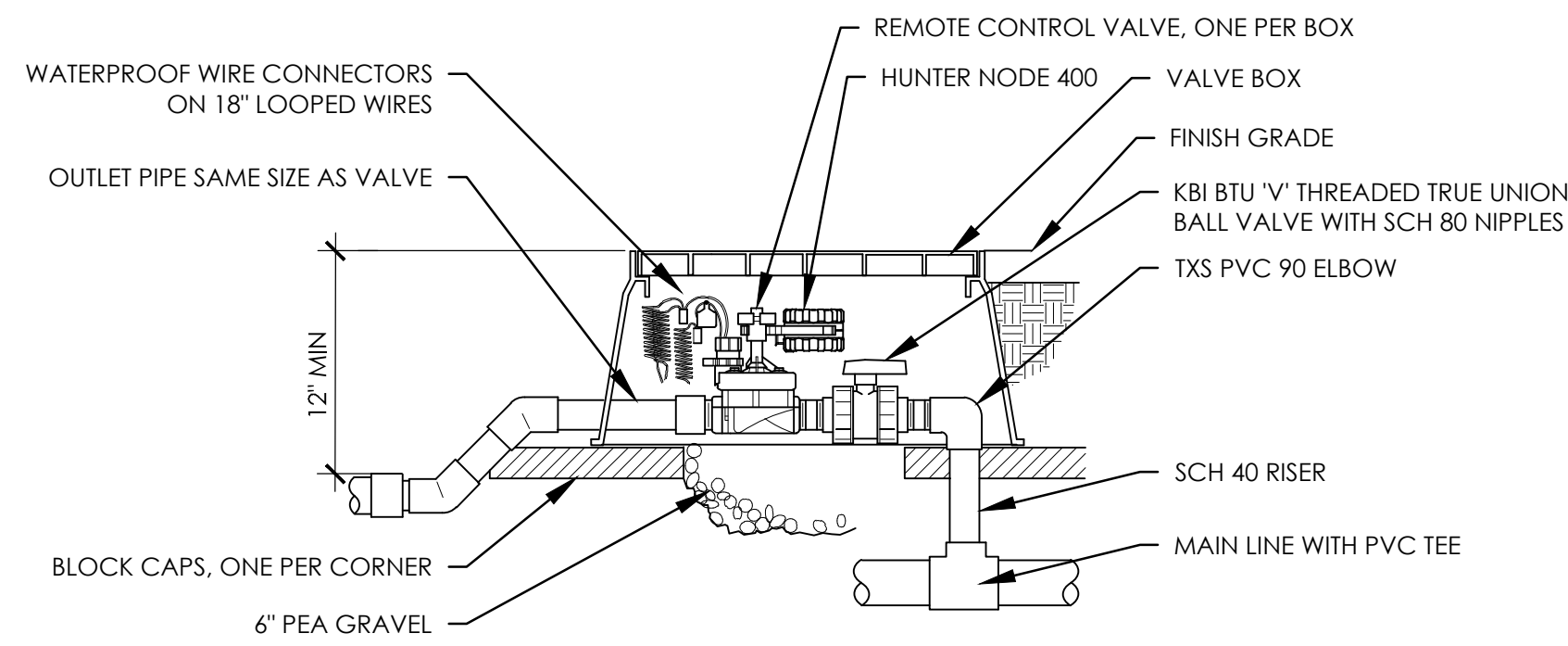
G SLEEVE INSTALLATION SCALE: NTS



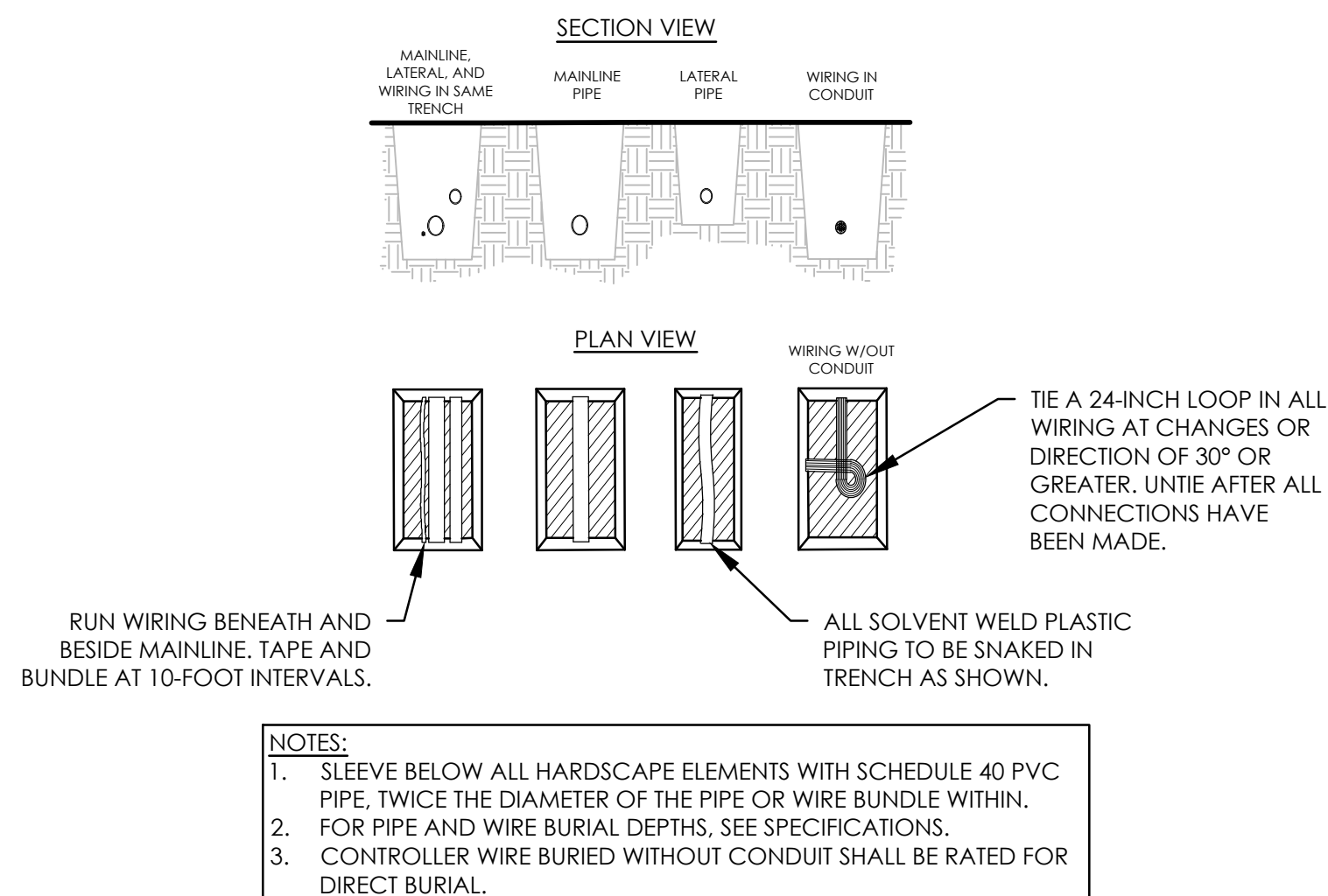
H ROTARY SPRAY HEAD SCALE: NTS



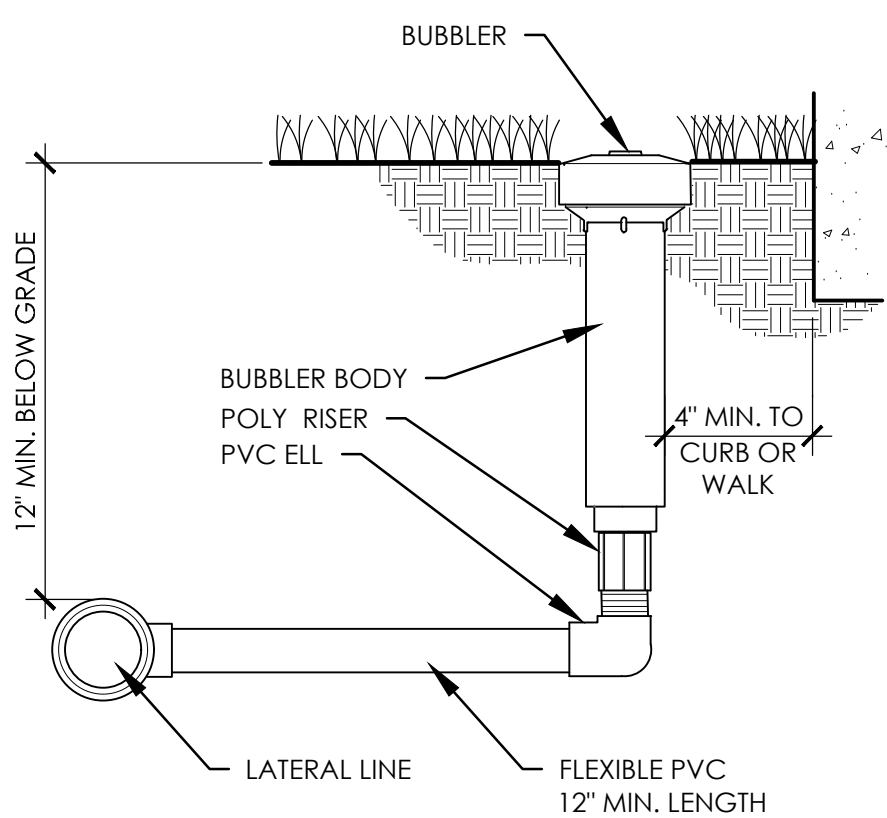
B WYE STRAINER SCALE: NTS



D REMOTE CONTROL VALVE WITH NODE SCALE: NTS



F PIPE AND WIRE TRENCHING SCALE: NTS



I POP UP BUBBLER SCALE: NTS

Project

TRTF CHERRY ST. PARKING LOT

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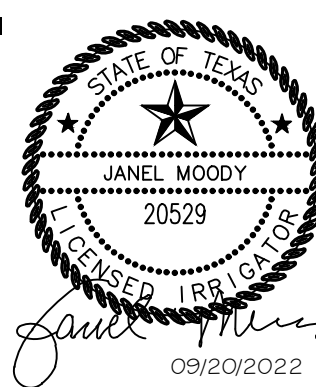
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Architect's Seal



Project: TRTF Cherry St. Parking Lot, 18 Eighth Street, San Antonio, Texas 78205. This is a schematic drawing and not a final construction document. It is for informational purposes only and may not be reproduced without the written permission of the architect.

No.	Date	Issue / Revision
1	September 20, 2022	Permitting

Architect: Andrew T. Douglas, AIA

Project Manager: Bryan Mask, ASLA

Drawn By: Molly Pell, PLA

Project Number: B008418.001

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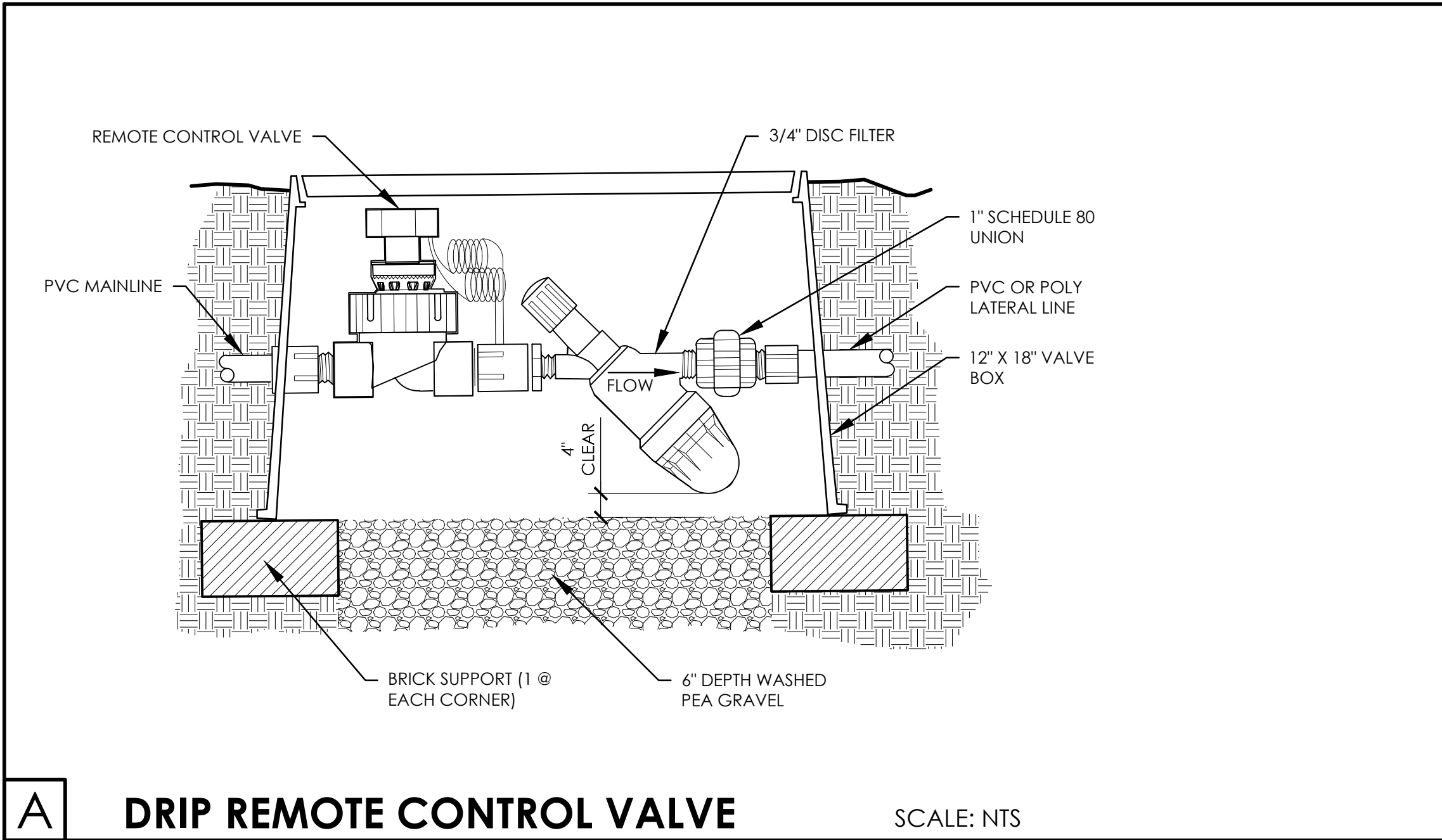
SHEET TITLE

IRRIGATION NOTES & DETAILS

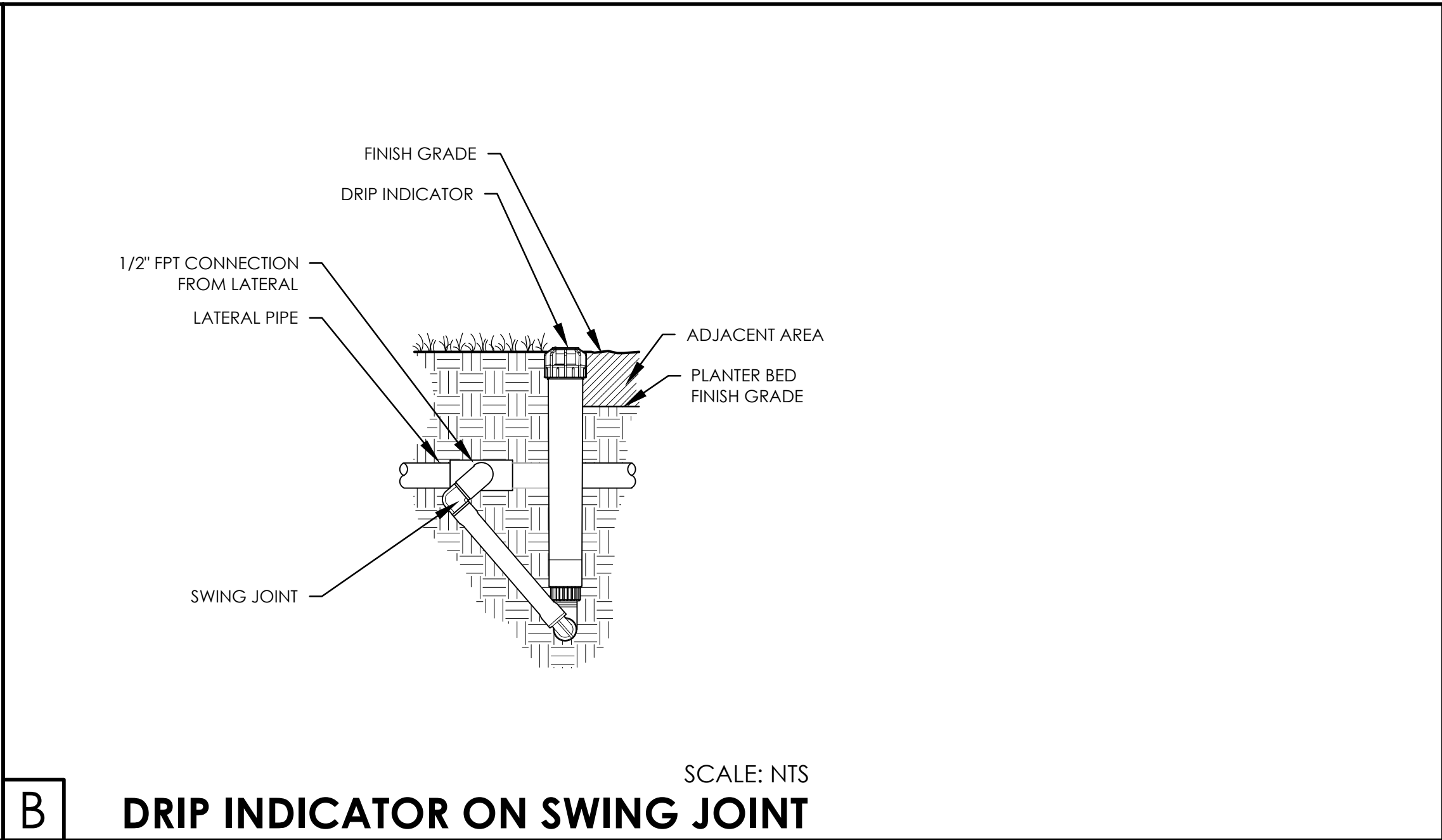
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L2.02

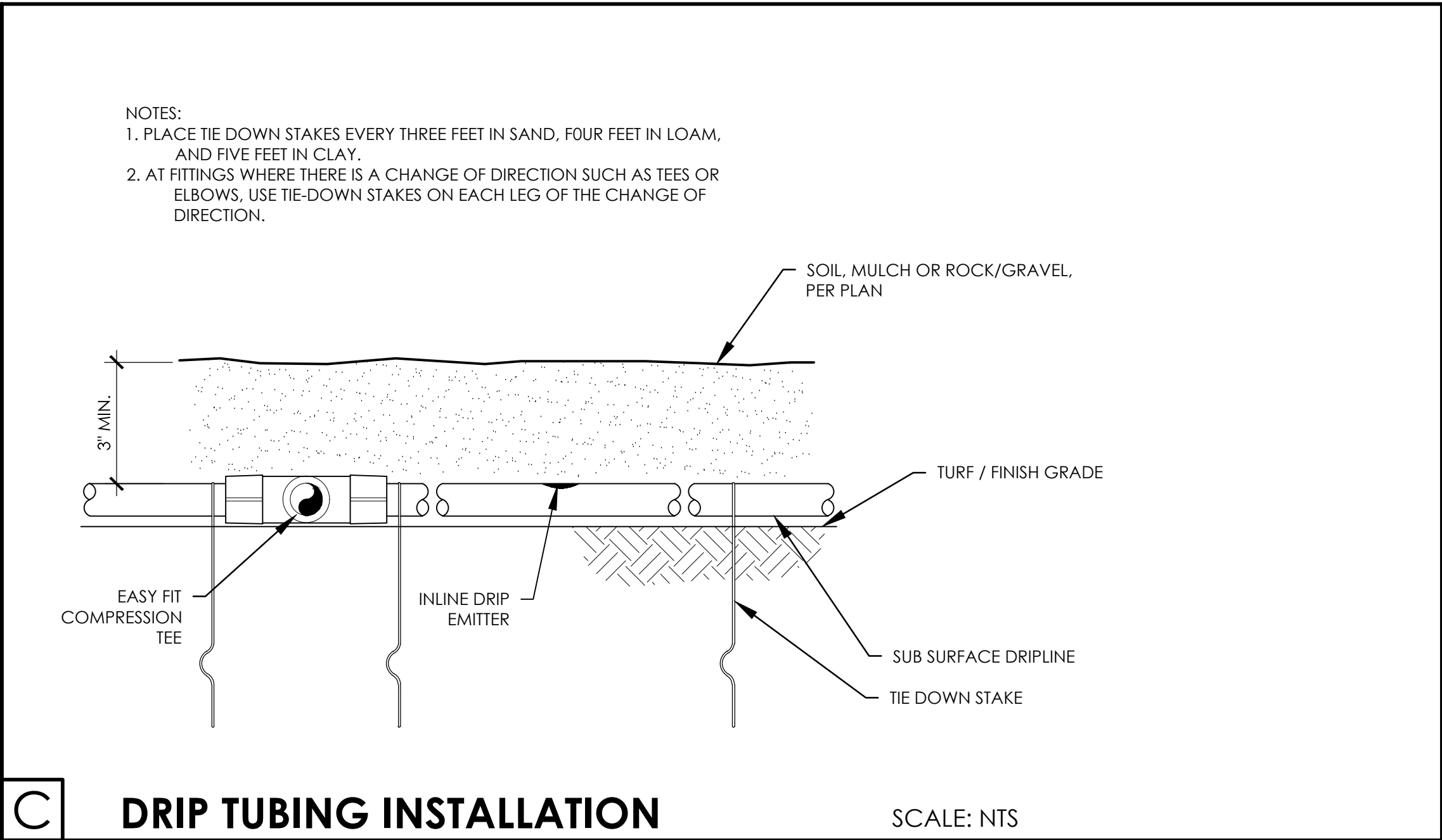




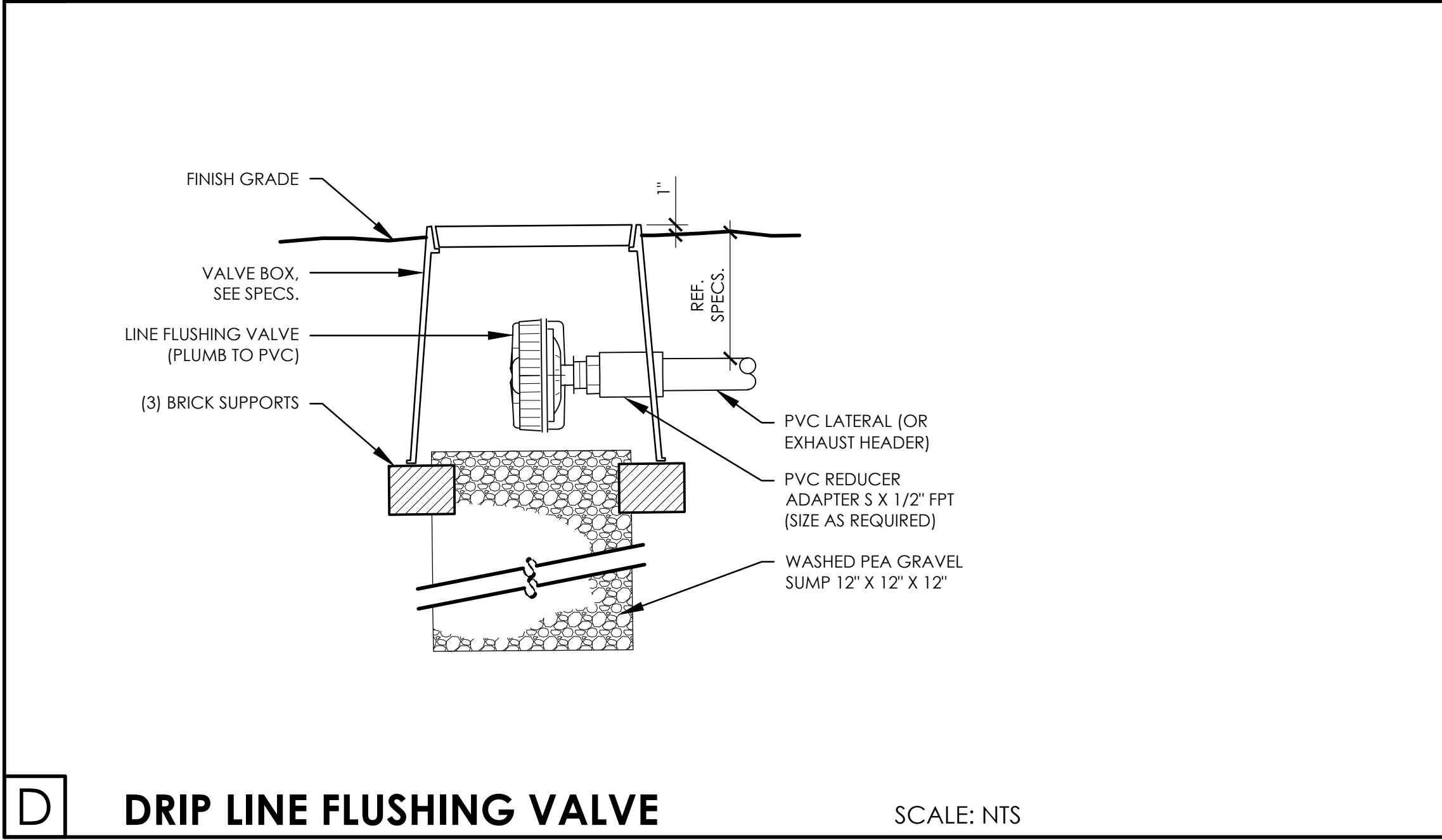
**A** DRIP REMOTE CONTROL VALVE SCALE: NTS



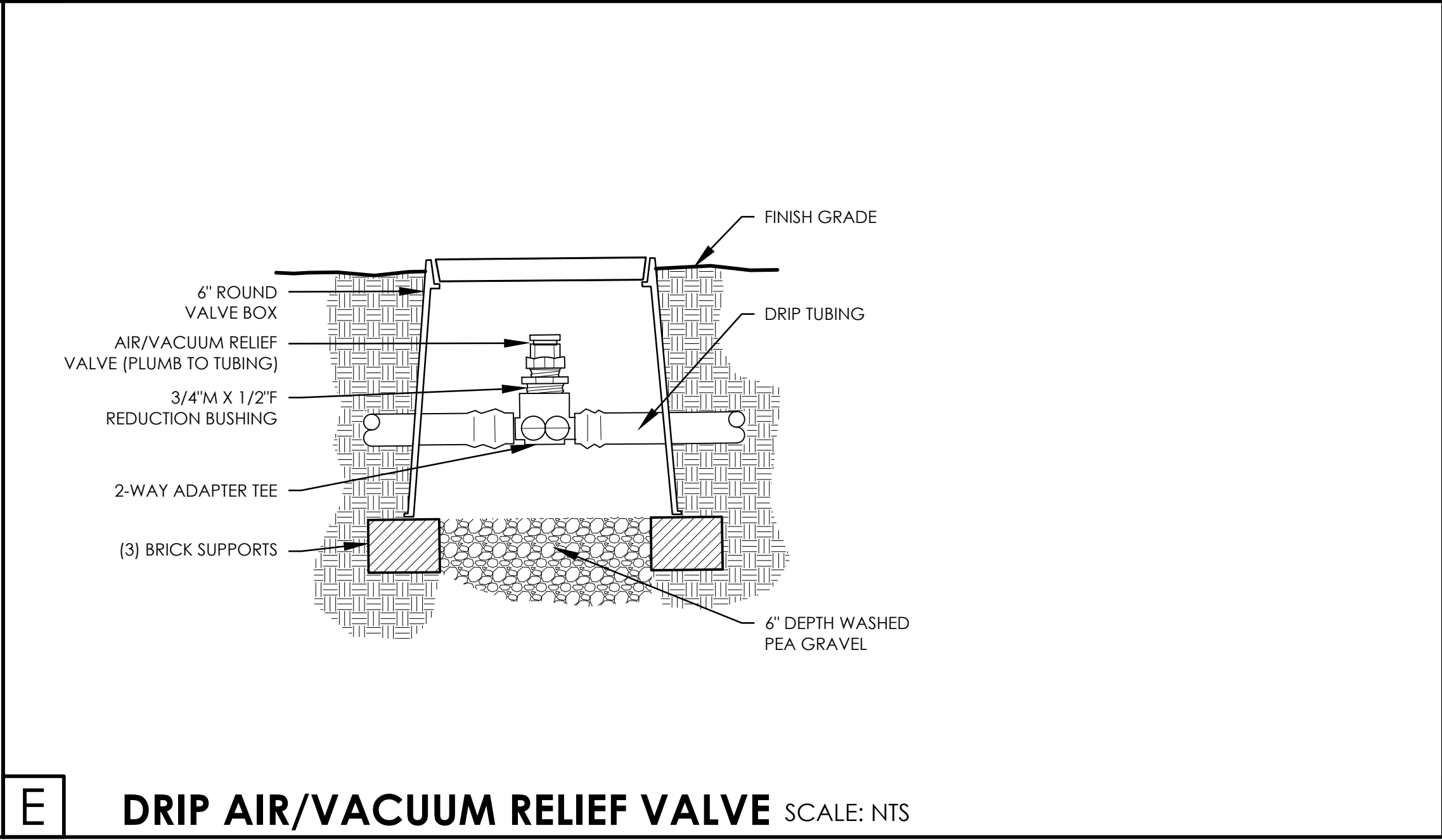
**B** DRIP INDICATOR ON SWING JOINT SCALE: NTS



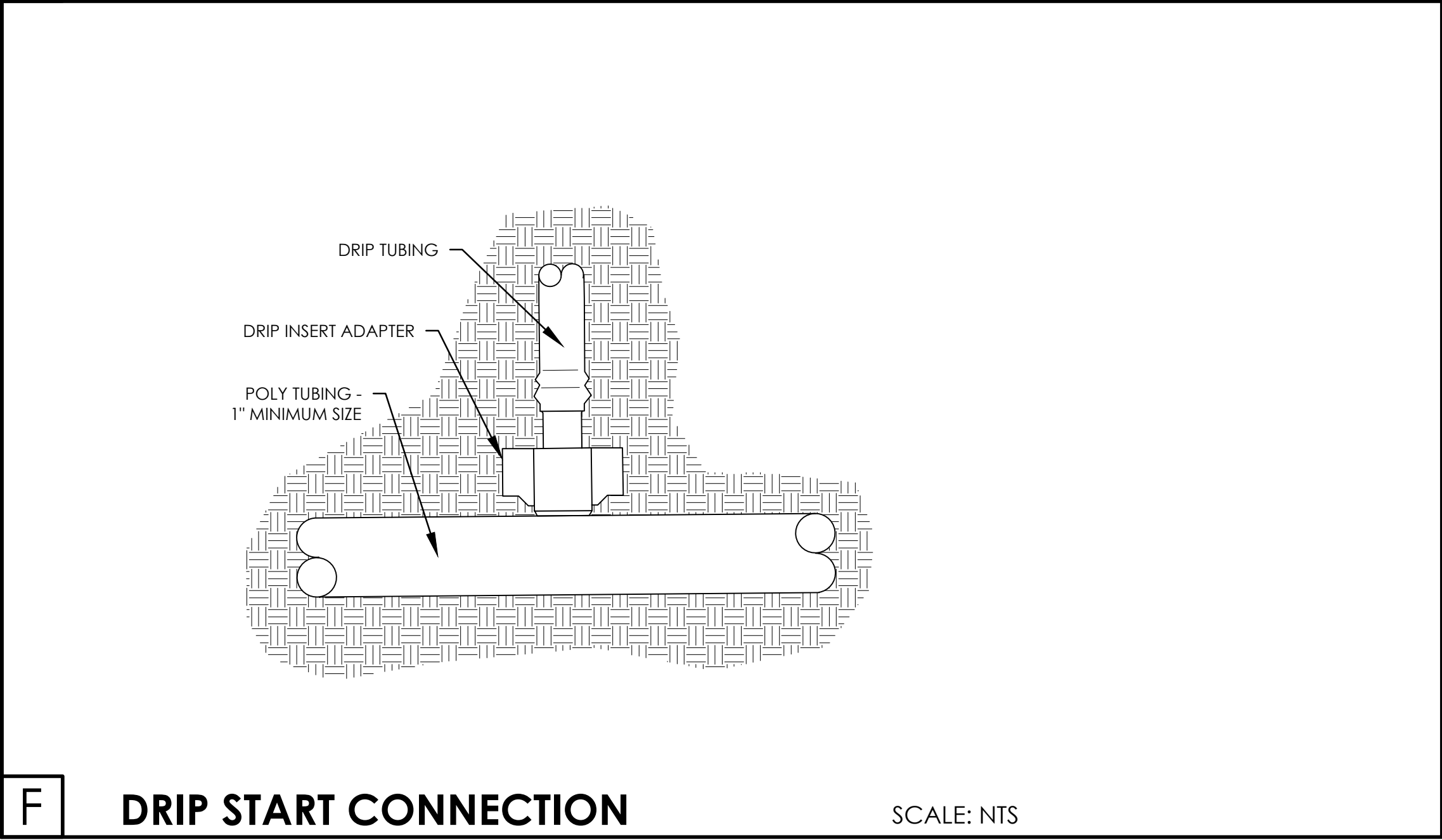
**C** DRIP TUBING INSTALLATION SCALE: NTS



**D** DRIP LINE FLUSHING VALVE SCALE: NTS



**E** DRIP AIR/VACUUM RELIEF VALVE SCALE: NTS



**F** DRIP START CONNECTION SCALE: NTS

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PARKING LOT**

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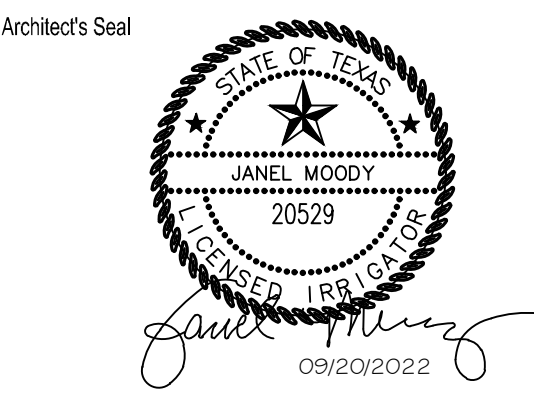
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Seal of the State of Texas, Engineer, Janel Moody, No. 20529, dated 09/20/2022.

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Architect	Andrew T. Douglas, AIA
Project Manager	Bryan Mask, ASLA
Drawn By	Molly Pell, PLA
Project Number	B008418.001
Issuance / Date	September 20, 2022

SHEET TITLE

**IRRIGATION DETAILS**

SHEET NUMBER

**L2.03**