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RENDERING FOR ARTISTIC REPRESENTATION ONLY

Oxbow Lewellen

100% SCHEMATIC DESIGN

13 JAN 2023

PROJECT NAME

Oxbow Lewellen

PROJECT ADDRESS

102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO.

2021321

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

JAMES A. FUEX

01.13.23

MATERIAL INDICATIONS

SECTION	ELEVATION
	CONCRETE
	PRECAST CONCRETE
	CMU
	BRICK
	CAST/CUT STONE
	NATURAL STONE
	FINISHED WOOD
	METAL LATH & PLASTER
	CERAMIC/QUARRY TILE
	GLASS/MIRROR

	STEEL
	ALUMINUM
	BRASS/BRONZE
	GRADE/EARTH
	GRAVEL
	SAND
	CONT. WOOD BLOCKING
	DISCONT. WOOD SHIM
	PLYWOOD

A

FINISH PLAN SYMBOLS

	ROOM NAME
	WALL FINISH NOTE
	FLOOR FINISH NOTE
	BASE FINISH NOTE
	FINISH TRANSITION
	WALL FINISH NOTE
	BASE FINISH NOTE
	WALL FINISH NOTE
	FLOOR FINISH NOTE
	BASE FINISH NOTE
	FLOOR FINISH START POINT

DEMO PLAN SYMBOLS

	EXISTING DOOR, PARTITION AND/OR ELEMENT TO REMAIN-PROTECTED AGAINST DAMAGE DURING DEMOLITION
	EXISTING DOOR, PARTITION AND/OR ELEMENT TO BE REMOVED / RELOCATED

LIFESAFETY PLAN SYMBOLS

	TOP NUMBER: ACTUAL NUMBER OF OCCUPANTS USING THE STAIR FOR EGRESS BOTTOM NUMBER: EGRESS CAPACITY OF STAIR (BASED ON IBC 1005.3.1)	OCCUPANCY LOAD (STAIR)
	TOP NUMBER: ACTUAL NUMBER OF OCCUPANTS USING THE OPENING FOR EGRESS BOTTOM NUMBER: EGRESS CAPACITY OF OPENING (BASED ON IBC 1005.3.2)	OCCUPANCY LOAD (DOOR)
	AREA NUMBER OCC TYPE = A-1 OCCUPANTS = 250	AREA TAG
	TRAVEL DISTANCE = 0'00"-0" (MAX T.D. = 0'00"-0") COMMON PATH OF EGRESS = 0'00"-0" (MAX C.P.E. = 0'00"-0") DEAD END CORRIDOR = 0'00"-0" (MAX D.E.C. = 0'00"-0")	EGRESS PATHS
	NR NON RATED PARTITION	OS 0 HOUR SMOKE PARTITION
	1F 1 HOUR FIRE RATED PARTITION/BARRIER	1S 1 HOUR SMOKE BARRIER
	2F 2 HOUR FIRE RATED BARRIER	2S 2 HOUR SMOKE BARRIER
	3F 3 HOUR FIRE RATED BARRIER	3S 3 HOUR SMOKE BARRIER
	FEC-1 FIRE EXTINGUISHER CABINET	ERT EMERGENCY RESPIRATOR
	FE001 FIRE EXTINGUISHER	ES EMERGENCY SHOWER + EYE WASH
	FE001 FIRE HOSE OR STANDPIPE CONNECTION	EW EYE WASH
	FHC-1 FIRE HOSE CABINET WITH EXTINGUISHER	EP EAR PROTECTION
	FA FIRST AID CABINET	EW EYE WEAR
	AED AUTOMATED EXTERNAL DEFIBRILLATOR (AED) CABINET	FP FALL PROTECTION
	KB KNOX BOX	MR PT MUSTER STATION
	FB FIRE BLANKET	SM SMOKING AREA
	ES EMERGENCY SHOWER	

POWER PLAN SYMBOLS

	WALL MOUNTED - SINGLE RECEPTACLE
	WALL MOUNTED - DUPLEX RECEPTACLE
	WALL MOUNTED - DUPLEX RECEPTACLE WITH USB PORT
	WALL MOUNTED - QUADRAPLEX RECEPTACLE
	WALL MOUNTED - 220 VOLT RECEPTACLE
	WALL MOUNTED - SPECIAL REQUIREMENT RECEPTACLE
	WALL MOUNTED - DATA RECEPTACLE
	WALL MOUNTED - VOICE RECEPTACLE
	WALL MOUNTED - DATA/VOICE RECEPTACLE
	WALL MOUNTED - POWER FURNITURE FEED
	WALL MOUNTED - DATA/VOICE FURNITURE FEED
	WALL MOUNTED - JUNCTION BOX
	WALL MOUNTED - SPECIALTY DEVICE & JUNCTION BOX
	WALL MOUNTED - THERMOSTAT
	WALL MOUNTED - CARD READER
	WALL MOUNTED - BIOMETRIC READER
	WALL MOUNTED - INTERROOM
	WALL MOUNTED - LIGHT SWITCH

FLOOR MOUNTED DEVICES

	FLOOR MOUNTED - SINGLE RECEPTACLE
	FLOOR MOUNTED - DUPLEX RECEPTACLE
	FLOOR MOUNTED - QUADRAPLEX RECEPTACLE
	FLOOR MOUNTED - 220 RECEPTACLE
	FLOOR MOUNTED - SPECIAL REQUIREMENT RECEPTACLE
	FLOOR MOUNTED - DATA RECEPTACLE
	FLOOR MOUNTED - VOICE RECEPTACLE
	FLOOR MOUNTED - DATA/VOICE RECEPTACLE
	FLOOR MOUNTED - COMBINATION DUPLEX & DATA/VOICE RECEPTACLE
	FLOOR MOUNTED - COMBINATION QUADRAPLEX & DATA/VOICE RECEPTACLE
	FLOOR MOUNTED - COMBINATION DUPLEX, DATA/VOICE, & AV RECEPTACLE
	FLOOR MOUNTED - POWER STUB-UP
	FLOOR MOUNTED - DATA/VOICE STUB-UP
	FLOOR MOUNTED - AV STUB-UP
	FLOOR MOUNTED - COMBINATION POWER & DATA/VOICE STUB-UP
	FLOOR MOUNTED - COMBINATION POWER, DATA/VOICE, & AV STUB-UP
	FLOOR MOUNTED - POWER FURNITURE FEED
	FLOOR MOUNTED - DATA/VOICE FURNITURE FEED
	FLOOR MOUNTED - AV FURNITURE FEED
	FLOOR MOUNTED - COMBINATION POWER & DATA/VOICE FURNITURE FEED
	FLOOR MOUNTED - COMBINATION POWER, DATA/VOICE, & AV FURNITURE FEED
	CEILING MOUNTED - POWER POLE

TABLETOP DEVICES

	TABLETOP - SINGLE RECEPTACLE
	TABLETOP - DUPLEX RECEPTACLE
	TABLETOP - QUADRAPLEX RECEPTACLE
	TABLETOP - SPECIAL REQUIREMENT RECEPTACLE
	TABLETOP - DATA RECEPTACLE
	TABLETOP - VOICE RECEPTACLE
	TABLETOP - DATA/VOICE RECEPTACLE
	TABLETOP - COMBINATION DUPLEX & DATA/VOICE RECEPTACLE
	TABLETOP - COMBINATION QUADRAPLEX & DATA/VOICE RECEPTACLE
	TABLETOP - COMBINATION DUPLEX, DATA/VOICE, & AV RECEPTACLE
	TABLETOP - COMBINATION QUADRAPLEX, DATA/VOICE, & AV RECEPTACLE

SECURITY SYMBOLS

	SECURITY CAMERA - WALL MOUNTED - FIXED
	SECURITY CAMERA - WALL MOUNTED - PAN
	SECURITY CAMERA - CEILING MOUNTED - FIXED
	SECURITY CAMERA - CEILING MOUNTED - PAN
	PANIC HARDWARE
	MOTION DETECTOR
	FAIL-SAFE MAGNETIC LOCK
	ELECTRIC STRIKE
	ELECTRIC MORTISE LOCK
	DOOR CONTACT
	CARD READER
	BIOMETRIC READER
	EMERGENCY CALL BUTTON
	REQUEST TO EXIT BUTTON

CEILING PLAN SYMBOLS

	ROOM NAME ###-# CEILING FINISH	ROOM SYMBOL - CEILING PLAN
	ROOM NAME ###-# CEILING FINISH CEILING HEIGHT	ROOM SYMBOL - CEILING PLAN
	CEILING HEIGHT - ABOVE FINISH FLOOR (AFF)	
	SUSPENDED ACOUSTICAL CEILING GRID	
	SUSPENDED GYPSUM CEILING	
	STRETCHED FABRIC CEILING SYSTEM	
	EXIT SIGN - CEILING MOUNTED (ARROWS INDICATES DIRECTION OF EGRESS)	
	EXIT SIGN - WALL MOUNTED (ARROWS INDICATES DIRECTION OF EGRESS)	
	CEILING GRID START POINT	
	CEILING FINISH TYPE	
	CEILING TRANSITION	
	SPEAKER	
	MICROPHONE	
	AUDIO VISUAL DEVICE	
	LIGHT SENSOR	
	WHITE NOISE EMITTER	
	WIRELESS ACCESS POINT	
	PHOTOCELL SENSOR	

LIGHTING SYMBOLS

	FIXTURE DESIGNATION (TYPICAL - IF REQUIRED)
	A TROFFER
	C COVE
	D DOWNLIGHT
	F FLOOR
	G GARAGE
	H SCONCE
	M MECH / ELEC / UTILITY STRIP
	P PENDANT
	SA SITE - POLE
	SB SITE - MISC (ARCHITECTURAL / BUILDING)
	U UNDER CABINET / UPPER CABINET
	V VERTICAL
	W WALL WASHER
	X EXIT LIGHTING
	Z MISC / OTHER

FLOOR PLAN SYMBOLS

	EXISTING DOOR, PARTITION AND/OR ELEMENT TO REMAIN-PROTECTED AGAINST DAMAGE DURING CONSTRUCTION
	NEW DOOR, PARTITION AND/OR ELEMENT TO REMAIN-PROTECTED AGAINST DAMAGE DURING CONSTRUCTION (RE: DOOR SCHEDULE FOR TYPE AND HARDWARE INFORMATION.) (RE: DOOR MANEUVERING CLEARANCES SHEET)
	NORTH ARROW
	BUILDING ELEVATION / INTERIOR ELEVATION
	BUILDING SECTION
	WALL SECTION
	SECTION DETAIL
	ENLARGED PLAN / DETAIL
	ROOM IDENTIFICATION
	PARTITION TYPE (RE: PARTITION SCHEDULE FOR DESCRIPTION)
	NR - NOT RATED 1F - 1 HOUR FIRE RATED 2F - 2 HOUR FIRE RATED 3F - 3 HOUR FIRE RATED OS - 0 HOUR SMOKE PARTITION 1S - 1 HOUR SMOKE PARTITION 2S - 2 HOUR SMOKE PARTITION 3S - 3 HOUR SMOKE PARTITION
	ALIGN
	MASTER SCHEDULE NOTE: REFER TO SHEET A0.70. BRICK - TYPE 1 TOILET ACCESSORY - TYPE 1.1 GLASS - TYPE 1
	CURTAINWALL TYPE
	WINDOW TYPE
	LOUVER TYPE
	CASEWORK / COUNTERTOP TYPE
	MILLWORK / CASEWORK NOTE
	SHEET NOTE
	SHOWER HEAD
	REVISION CLOUD
	REVISION NUMBER

NOTIFICATION TO GENERAL CONTRACTOR

THE INTER RELATION OF THE SPECIFICATIONS AND THE DRAWINGS: THE SPECIFICATIONS DETERMINES THE QUALITY, NATURE AND SETTING OF MATERIALS; THE DRAWINGS ESTABLISH THE QUANTITIES, DIMENSIONS AND DETAILS. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE AND WHATEVER IS CALLED FOR BY ANY ONE SHALL BE AS BINDING AS IF CALLED FOR BY ALL. SHOULD THE DRAWINGS DISAGREE IN THEMSELVES, OR WITH THE SPECIFICATIONS, OR IF PROPRIETARY INFORMATION DISAGREES WITH PERFORMANCE REQUIREMENTS IN EITHER THE DRAWINGS OR THE SPECIFICATIONS, THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK OR MATERIALS SHALL BE ESTIMATED UPON. SHOULD DISCREPANCIES OR DOUBT OCCUR, REQUEST CLARIFICATION FROM THE ARCHITECT. CONTRACTOR SHALL REQUEST CLARIFICATION IN SUFFICIENT TIME TO AVOID DELAYS AND INCREASES IN THE CONTRACT SUM.

REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

IF A DIMENSIONAL DISCREPANCY EXISTS, CONTRACTOR SHALL TAKE FIELD MEASUREMENTS REQUIRED FOR PROPER FABRICATION AND INSTALLATION OF WORK. UPON COMMENCEMENT OF ANY ITEM OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR DIMENSIONS RELATED TO SUCH ITEM OF WORK AND SHALL MAKE ANY CORRECTIONS NECESSARY TO MAKE WORK PROPERLY FIT AT NO ADDITIONAL COST TO OWNER.

BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, CONTRACTOR SHALL VERIFY DIMENSIONS AND CHECK CONDITIONS IN ORDER TO ASSURE THAT THEY PROPERLY REFLECT THOSE ON THE DRAWINGS. ANY INCONSISTENCY SHALL BE BROUGHT TO ATTENTION OF THE ARCHITECT. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN ORDERED MATERIAL AND ACTUAL CONDITIONS, OF WHICH ARCHITECT WAS NOT NOTIFIED BEFOREHAND, COSTS TO CORRECT SUCH DISCREPANCIES SHALL BE BORNE BY CONTRACTOR.

DATE	ISSUE
A	13 JAN 2023 100% SCHEMATIC DESIGN

D	A	
	AB	ANCHOR BOLT
	AC	ACOUSTICAL SEALANT
	ACC	ARCHITECTURAL CAST IN PLACE CONCRETE
	ACM	ALUMINUM COMPOSITE METAL
	ACOUS	ACOUSTICAL
	ADJUT	ADJUSTABLE
	ADJ	ADJACENT
	AD	ACCESS DOOR
	AF	ACCESS FLOORING
	AFF	ABOVE FINISH FLOOR
	AGG	AGGREGATE
	AHU	AIR HANDLING UNIT
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANG	ANGLE
	ANOD	ANODIZED
	APPROX	APPROXIMATELY
	APC	ACOUSTICAL PANEL CEILING
	ARCH	ARCHITECTURAL
	ASPH	ASPHALT
	ASPLC	ASPH/PLC TEXTURED COATING
	ATN	ATTENUATION/ATTENUATING
	AUTO	AUTOMATIC
	AUX	AUXILIARY
	AVE	AVENUE
	AVG	AVERAGE
	A/C	AIR CONDITIONING
	AV	AUDIO VISUAL
C	B	
	BD	BOARD
	BLDG	BUILDING
	BLKG	BLOCKING
	BLK	BLOCK
	BM	BEAM
	BOT	BOTTOM
	B.O.	BOTTOM OF
	BR	BICYCLE RACK
	BRG	BEARING
	BRK	BRICK
	BRKT	BRACKET
	BSMT	BASEMENT
	BTW	BETWEEN
	BS	BAILED & BUR LAPPED
	B-S	BACK TO BACK
	B.M.	BENCH MARK
	B/F	BOTH FACES
	C	
	CAB	CABINET
	CB	CATCH BASIN
	CCTV	CLOSED CIRCUIT TELEVISION
	CEM	CEMENT
	CER	CERAMIC
	CFMF	COLD FORMED METAL FRAMING
	CFT	CORK FLOOR TILE
	CIP	CAST IN PLACE CONCRETE
	CJ	CONTROL JOINT
	CKBD	CHALKBOARD
	CLG	CEILING
	CLR	CLEARANCE
	CL	CLOSET
	CM	CONSTRUCTION MANAGER
	CMU	CONCRETE MASONRY UNIT
	CNTR	COUNTER
	COL	COLUMN
	COMPRESS	COMPRESSIBLE
	COMP	COMPOSITION
	CONC	CONCRETE
	COND	CONDITION
	CONF	CONFERENCE
	CONST	CONSTRUCTION
	CONTR	CONTRACTOR
	CONT	CONTINUOUS
	CORRU	CORRUGATED
	CORR	CORRIDOR
	CPS	CARPET SHEET
	CPT	CARPET TILE
	CSM	CAST STONE MASONRY
	CSMT	CASEMENT
	CTR	CENTER
B	CTSK	COUNTERSUNK
	CU FT	CUBIC FOOT (FEET)
	CU YD	CUBIC YARD
	CW	COLD/CHILLED WATER
	C-C	CENTER TO CENTER
	C.O.	CASED OPENING
	D	
	D.##	SHEET NOTE - DEMO PLAN
	D	DEEP/DEPTH
	DBL	DOUBLE
	DEFL	DEFLECTION
	DEFS	DECORATIVE EXTERIOR FINISH
	DF	DRINKING FOUNTAIN
	DGL	DECORATIVE GLASS
	DIAG	DIAGONAL
	DIA	DIAMETER
	DIM	DIMENSION
	DISC	DISCONNECT
	DISP	DISPENSER
	DL	DEAD LOAD
	DN	DOWN
	DR	DOOR
	DS	DOWNSPOUT
	DSC	DIMENSIONAL STONE CLADDING
	DTL	DETAIL
	DWG(S)	DRAWING(S)
	E	
	EA	EACH
	EFOB	EXTERIOR FACE OF BUILDING
	EJ	EXPANSION JOINT
	ELAS	ELASTIC (ELASTOMERIC)
	ELEC	ELECTRICAL
	ELEV	ELEVATOR
	EL	ELEVATION
	ELAST	ELASTOMERIC
	EM	ENTRANCE FLOOR MATS
	EMER	EMERGENCY
	EP	EXPLOSION PROOF
	EQUIP	EQUIPMENT
	EQ	EQUAL
	EW	ELECTRIC WATER COOLER
	EWNI	ELECTRIC WATER HEATER
	EW	EACH WAY
	EXH	EXHAUST
	EXIST	EXISTING
	EXPAN	EXPANSION
	EXP	EXPOSED
	EXT	EXTERIOR

F	
F###	SHEET NOTE - FINISH PLAN
FR##	SHEET NOTE - FURNITURE PLAN
FA	FIRE ALARM
FC	FIRE CODE
FE	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEB	FIRE EXTINGUISHER BRACKET
FEC	FIRE EXTINGUISHER CABINET
FG	ENTRANCE FLOOR GRILLES
FI	FIRE HYDRANT
FIN	FINISH/FINISHED
FIXT	FIXTURE
FLRG	FLOORING
FLR	FLOOR
FLSHG	FLASHING
P.W.S.W.	FLOOD PROTECTION WALL
FL	FLOW LINE
FM	FACTORY MUTUAL
FND	FOUNDATION
FR GL	FRITTED GLASS
FRP	FIBER REINFORCED PLASTIC
FRPP	FIREPROOFING
FSEC	FOOD SERVICE EQUIPMENT CONTRACT
FS	FULL SIZE
FTG	FOOTING
FT	FOOT (FEET)
FURN	FURNISH
FURR	FURRY/FURRING
FV	FIELD VERFY
FVC	FIRE VALVE CABINET
FVW	FABRIC WALL COVERING
FWP	FABRIC WRAPPED WALL PANELS
G	
GALV	GALVANIZED
GAL	GALLON
GA	GAUGE
GC	GENERAL CONTRACTOR
GD	GUARD
GEN	GENERAL
GF	GLASS FILM
GI	GALVANIZED IRON
GL	GLASS, GLAZING
GL BLK	GLASS BLOCK
GMP	GUARANTEED MAXIMUM PRICE
GR	GRADE GRADING
GSD	GRAVEL
GRT	GROUT
GSF	GLAZING SURFACE FILM
GSS	GROSS SQUARE FOOT
GYP	GYPSUM
H	
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HANDICAPPED
HOWR	HARDWARE
HD	HEAD
HFS	HALF FULL SIZE
HLB	HORIZONTAL LOUVER BLINDS
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIPPOCAMPUS
HR	HOUR
HT	HEIGHT
HYAC	HEATING/VENTILATING/
	AIR CONDITIONING
HW	HOT WATER
HYD	HYDRANT
I	
ID	INSIDE DIAMETER
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INCH	INCH
IPS	INSIDE PIPE SIZE
J	
JAN	JANITOR
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE(D)
LAV	LAVATORY
LGTH	LENGTH
LH	LEFT HAND
LV	LEVEL
LN	LINEAR
LL	LIVE LOAD
LT	LIGHT
LVR	LOUVER
LWT	LIGHTWEIGHT
M	
M	METER
MM	MILLIMETER
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MEDH	MECHANICAL
MEX	MASONRY EXPANSION JOINT
MEP	MECHANICAL ELECTRICAL PLUMBING
MF	METAL FINISHES
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOLDING
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MSV	MANUFACTURED STONE VENEER
MTG	MOUNTING
MTL	METAL
MLL	MULLION
MWP	METAL WALL PANEL
N	
NC	NOT IN CONTRACT
NOM	NOMINAL
NO. OR #	NUMBER
NRA	NET RENTABLE SQUARE FOOT
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE

O	
OA	OVERALL
OC	ON CENTER(S)
OD	OVERHEAD COILING DROOL
OCG	OVERHEAD COILING GRILLES
ODS	OUTSIDE DIAMETER
OFCl	OWNER FURNISHED
	CONTRACTOR INSTALLED
OFF	OFFICE
OFI	OWNER FURNISHED
	OWNER INSTALLED
OH	OVERHEAD
OPH	OPERABLE PARTITION
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
O/S	OVERFLOW SCUPPER
O.A.	OUTSIDE AIR
P	
P##	SHEET NOTE - FLOOR PLAN
PW##	SHEET NOTE - POWER PLAN
PAR	REFLECTED CEILING PRECAST CONCRETE
PART	PARTITION
PC	POLISHED CONCRETE
PDP	POUNDS PER CUBIC FOOT
PDF	PREFINISHED DECORATIVE PANELS
PERF	PERFORATED
PLAST	PLASTER
PLAS	PLASTIC
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PRKG	PARKING
PR	PAIR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PTD	PAINTED
PVS	PAINTED
PVC	POLYVINYL CHLORIDE
PVG	PAVING
PVMT	PAVEMENT
P.L	PROPERTY LINE
PL	PLASTIC LAMINATE
PIC	PRECAST
PPP	PREFINISHED PANEL
Q	
QT	QUARRY TILE
R	
R##	SHEET NOTE - REFLECTED CEILING PLAN
RIS	RISER
RAD	RADIUS
RBA	RESILIENT BASE AND ACCESSORY
RFC	REFLECTED CEILING PLAN
RDF	ROOF DRAIN
REBAR	REINFORCING BAR
RECEPT	RECEPTION
RECEP	RECEPTION
RECOM	RECOMMENDATION
REC	RECESSED
REG	REGULATORY
REIN	REINFORCED
REO	REQUIRED
RET	RETURN
REV	REVISION
RE	REFER TO
RF	RESINOUS FLOORING
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RS	ROLLER SHADE
RSF	RESILIENT SHEET FLOORING
RSF	RENTABLE SQUARE FOOT
RTF	RESILIENT TILE FLOORING
R/A	RETURN AIR GRILLE
R/A	RETURN AIR
S	
S##	SHEET NOTE - SITE
SAWU	SAMPLE ABSORBING WALL UNITS
SCHED	SCHEDULED
SC	STAINED CONCRETE
SECT	SECTION
SQ	SQUARE FEET
SHLV	SHELVES/SHELVING
SHTHG	SHEATHING
SHT	SHEET
SKM	SIMILAR
SKY	SKYLIGHT
SMV	STONE MASONRY VENEER
SPEC	SPECIFICATION
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
STA	STATION
STAB	STABILIZED
STC	SOUND TRANSMISSION
STC	STONE COUNTERTOP
STF	STONE FACING
STL	STEEL
STR	STORAGE
STRUCT	STRUCTURE/STRUCTURAL
SUSP	SUSPENDED
SW	SWITCH
SND	SUPPLY AIR DIFFUSER
T	
T	TREAD
TA	TOILET ACCESSORY
TCOC	TEXTURE COATING ON CONCRETE
TC	TRAFFIC COATING
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICKNESS
THRES	THRESHOLD
TRBD	TACK BOARD
T.O.	TOP OF
TOS	TOP OF STEEL
TOSS	TOP OF STRUCTURAL SLAB
TRM	TRIM (METAL EDGE TRIM)
TRANS	TRANSFORMER
TS	TUBE STEEL
TT	TELEVISION TERMINAL CABINET
TUC	TILT-UP CONCRETE
TU	TELEVISION
TYP	TYPICAL

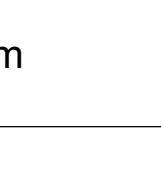
U	
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UPH	UPHOLSTERY
UR	URINAL
V	
VAC	VACUUM
VERT	VERTICAL
VEST	VESTIBULE
VLB	VERTICAL LOUVER BLINDS
W	
WC	WALL COVERING
WCD	WALL COVERING - DRY ERASE
WDW	WINDOW
WD	WOOD
WDV	WOOD VENEER
WF	WIDE FLANGE
WFA	WOOD ATHLETIC FLOORING
WFE	ENGINEERED WOOD PLANK FLOORING
WH	WALL HUNG
WI	WROUGHT IRON
WP	WALL PROTECTION
WR	WATER REPELLENTS
WWF	WELDED WIRE FABRIC
W.P.	WORK POINT
WII	WITHIN
W/O	WITHOUT
W/	WITH
X	
XFMR	TRANSFORMER

#	SHEET NAME
GENERAL	
A0.00	TITLE SHEET
A0.10	GRAPHIC STANDARDS
A0.11	ABBREVIATIONS AND SYMBOLS
A0.20	CODE INFORMATION
A0.30.00	LIFE SAFETY PLAN NOTES
A0.30.08	LIFE SAFETY PLAN
A0.30.01	LIFE SAFETY PLAN
A0.30.02	LIFE SAFETY PLAN
A0.30.03	LIFE SAFETY PLAN
A0.30.04	LIFE SAFETY PLAN
A0.30.05	LIFE SAFETY PLAN
A0.30.06	LIFE SAFETY PLAN
A0.30.07	LIFE SAFETY PLAN
A0.30.08	LIFE SAFETY PLAN
A0.30.09	LIFE SAFETY PLAN
A0.30.10	LIFE SAFETY PLAN
CIVIL	
C1.00	FIRE PROTECTION
C2.00	STORMWATER POLLUTION CONTROL
C2.10	STORMWATER POLLUTION CONTROL
C3.00	DEMOLITION PLAN
C4.00	DIMENSIONAL CONTROL
C4.10	CIVIL DETAILS
C4.11	CIVIL DETAILS
C5.00	GRADING PLAN
C6.00	UTILITY PLAN
C6.10	UTILITY DETAILS
LANDSCAPE	
L-01	SITE INFORMATION
L-02	PEARL DISTRICT AND PHASE 1
L-03	CONCEPT IMAGES
L-04	THE PLAN
L-05	STREETSCAPE JOSEPH STREET
L-06	STREETSCAPE ISLETA STREET
L-07	STREETSCAPE GRAY STREET
L-08	STREETSCAPE RIVERVIEW STREET
L-09	RIVERWALK
L-11	RIVERWALK
L-12	COURTYARD
L-13	COURTYARD
L-14	COURTYARD
DESIGN	
D2.31.0B	LEVEL B1 PLAN
D2.31.01	LEVEL 1 PLAN
D2.31.02	LEVEL 2 PLAN
D2.31.03	LEVEL 3 PLAN
D2.31.04	LEVEL 4 PLAN
D2.31.05	LEVEL 5 PLAN
D2.31.06	LEVEL 6 PLAN
D2.31.07	LEVEL 7 PLAN
D2.31.08	LEVEL 8 PLAN
D2.31.09	LEVEL 9 PLAN
D2.31.10	LEVEL 10 PLAN
D2.31.R	ROOF / PENTHOUSE PLAN
D2.32.00	RESIDENTIAL UNIT PLANS
D3.10	PRESENTATION ELEVATIONS
D3.11	PRESENTATION ELEVATIONS
D4.10	BUILDING SECTIONS
D4.11	BUILDING SECTIONS
D4.12	BUILDING SECTIONS
D4.13	BUILDING SECTIONS
STRUCTURAL	
S2.20.0B1	LEVEL B1 COMPOSITE FLOOR
S2.20.01	LEVEL 1 COMPOSITE FLOOR
S2.20.02	LEVEL 2 COMPOSITE FLOOR
S2.20.03	LEVEL 3 COMPOSITE FLOOR
S2.20.04	LEVEL 4 COMPOSITE FLOOR
S2.20.05	LEVEL 5 COMPOSITE FLOOR
S2.20.06	LEVEL 6 COMPOSITE FLOOR
S2.20.07	LEVEL 7 TO 10 COMPOSITE FLOOR
S2.20.PH	LEVEL PH COMPOSITE FLOOR
S3.01	FOUNDATION DETAILS
S4.01	FRAMING DETAILS
MEP	
MEP.100	MEP SYMBOL & LEGEND
MEP.101	MEP PLAN LEVEL 01
MECHANICAL	
M.2B1	MECHANICAL FLOOR PLAN
M.2PH	MECHANICAL FLOOR PLAN
M.301	MECHANICAL DETAILS
M.302	MECHANICAL DETAILS
ELECTRICAL	
E.401	ELECTRICAL RISER DIAGRAM
PLUMBING	
P.201B1	PLUMBING FLOOR LEVEL
P.301	PLUMBING DETAILS
P.302	PLUMBING DETAILS

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This image shows a vertical strip containing various elements from a drawing set:

- Title Block:** At the top right, there is a large stylized letter 'K' above the letters 'A R C'. Below this, the word 'House' is partially visible.
- Project Information:** Further down, the number '6909' is shown, followed by 'Houston', '713 8...', and 'kirkse...'.
- Warning Note:** A note states: "These drawings are drawings of a component reliance on without con set of draw the basis for".
- Personnel:** The names 'NOT PE' and 'JAMES' are listed.
- Table:** A small table with two columns is present. The first column has a triangle symbol and the letter 'A'. The second column contains the number '13'. Below the table are several rows of dashed lines.
- Project Name:** The text 'PROJECT Oxbov' is visible.
- Location:** Below that, it says 'PROJECT 102 E San A'.
- Sheet Title:** The words 'KIRKSEY KEY PLAN' are shown.
- Sheet Numbering:** At the bottom, it indicates 'SHEET T', 'ABBREVIATED INDEX', 'SHEET N', and a large number 'A0'.

 Marksey ARCHITECTURE	
Houston + Austin + Dallas	
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DATE	ISSUE
01/13/23	100% SCHEMATIC DESIGN
NAME Josephine Street	
ADDRESS Houston, Texas 77025	
PROJECT NO.	2021321
E VARIATIONS AND SHEET	
NUMBER 11	

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PERMITTING, OR CONSTRUCTION

JAMES A. FUEX 01.13.23

	DATE	ISSUE
A	13 JAN 2023	100% SCHEMATIC DESIGN

PROJECT NAME

Oxbow Lewellen

PROJECT ADDRESS

102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321

KEY PLAN

SHEET TITLE

ABBREVIATIONS AND SHEET INDEX

SHEET NUMBER

A0.11

△	DATE	ISSUE
A	13 JAN 2023	100% SCHEMATIC DESIGN

PROJECT NAME
Oxbow Lawellen

PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
CODE INFORMATION

SHEET NUMBER

A0.20

PROJECT INFORMATION

BUILDING PERMIT NO.: PERMIT #
TDLR PROJECT #: TDLR #
PROJECT ADDRESS: 102 EAST JOSEPHINE STREET
SAN ANTONIO, TEXAS 78215

PROJECT DESCRIPTION:

10 STORY MIXED-USE BUILDING WITH RESIDENTIAL APARTMENTS, SHELL OFFICE, SHELL RETAIL, SHELL RESTAURANT AND PARKING GARAGE. ADDITIONALLY, THERE WILL BE ONE LEVEL OF BELOW GRADE PARKING GARAGE. LEVEL 8 WILL INCLUDE AN OCCUPIED AMENITY ROOF TERRACE SERVING THE APARTMENTS. THE STRUCTURAL SYSTEM WILL CONSIST OF CAST-IN-PLACE CONCRETE (COMBINATION OF POST-TENSIONED FLAT SLABS AND MILD STEEL REINFORCED BEAM/SLABS). CONSTRUCTION TYPE WILL BE TYPE 1B, NON-COMBUSTIBLE. THE BUILDING AND PARKING GARAGE WILL BE FULLY SPRINKLERED.

APPLICABLE CODES INCLUDE (W/ CITY OF SAN ANTONIO AMENDMENTS):

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2020 NATIONAL ELECTRICAL CODE
TEXAS ACCESSIBILITY STANDARDS (TAS) 2012
2021 INTERNATIONAL ENERGY CONSERVATION CODE
ASHRAE 90.1-2019

ITEMS PERMITTED SEPARATELY:

ELECTRO MAGLOCKS – TO BE PERMITTED SEPARATELY
SECURITY SYSTEMS – TO BE PERMITTED SEPARATELY
SPRINKLER SYSTEM – TO BE PERMITTED SEPARATELY

USE AND OCCUPANCY CLASSIFICATION: CHAPTER 3

CLASSIFICATION: SECTION 302

OCCUPANCY TYPE(S):

A-2 – RESTAURANT / BAR
A-3 – ASSEMBLY SPACES / ROOF TERRACE / POOL
B – SHELL OFFICE SPACE / RESIDENTIAL LEASING OFFICE
M – RETAIL STORE(S)
R-2 – RESIDENTIAL APARTMENTS
S-2 – ENCLOSED PARKING GARAGE

SPECIAL REQUIREMENTS BASED ON USE AND OCCUPANCY: CHAPTER 4

HIGH-RISE BUILDINGS: SECTION 403

THIS PROJECT IS A HIGH RISE

GROUP R-2: SECTION 420

420.2 – SEPARATION WALLS BETWEEN DWELLING UNITS SHALL BE 1 HOUR RATED FIRE PARTITIONS.
420.3 – FLOOR ASSEMBLIES SEPARATING DWELLING UNITS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

GENERAL BUILDING HEIGHTS AND AREAS: CHAPTER 5

GENERAL BUILDING HEIGHT LIMITATION: SECTION 504 (TABLE 504.3 & 504.4)

BUILDING HEIGHT NO. OF STORIES	ALLOWABLE 180 12 STORY	ACTUAL 137' 10 STORY
-----------------------------------	------------------------------	----------------------------

GENERAL BUILDING AREA LIMITATION: SECTION 506 (TABLE 506.2)

AREA PER STORY AREA TOTAL	ALLOWABLE UL UL	ACTUAL AREA AREA
------------------------------	-----------------------	------------------------

* - MEASURED FROM AVERAGE GRADE PLANE @ 655.5 TO HIGHEST ROOF SURFACE.

MIXED USE AND OCCUPANCY: SECTION 508

REQUIRED SEPARATION OF OCCUPANCIES (HOURS): TABLE 508.4 N = NO SEPARATION REQUIRED
BUILDING WILL BE MIXED-USE WITH NON-SEPARATED OCCUPANCIES PER SECTION 508.3

TYPES OF CONSTRUCTION: CHAPTER 6

CONSTRUCTION CLASSIFICATION: 602

BUILDING TYPE	TYPE 1B
---------------	---------

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS: TABLE 601

PRIMARY STRUCTURAL FRAME BEARING WALLS	2 HOUR
EXTERIOR	2 HOUR
INTERIOR	2 HOUR
NONBEARING WALLS & PARTITIONS	
EXTERIOR (T 602)	0 HOUR
INTERIOR	0 HOUR
FLOOR CONSTRUCTION	2 HOUR
ROOF CONSTRUCTION	1 HOUR

FIRE AND SMOKE PROTECTION FEATURES: CHAPTER 7

EXTERIOR WALLS: SECTION 705

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: TABLE 705.5

FIRE SEPARATION DISTANCE ON ALL SIDES IS GREATER THAN 30'
EXTERIOR WALL RATING: 0 HOUR

MAXIMUM AREA OF EXTERIOR WALL OPENINGS: TABLE 705.8
DISTANCE OF BUILDING FROM (1) LOT LINE (2) CENTERLINE OF A STREET OR (3) ASSUMED PROPERTY LINE BETWEEN BUILDINGS: >30'

ALLOWABLE OPENING %: NO LIMIT
CLASSIFICATION OF OPENING: UNPROTECTED

FIRE WALLS: SECTION 706

NOT USED.

INTERIOR FINISHES: CHAPTER 8

WALL AND CEILING FINISHES: SECTION 803

WALL AND CEILING FINISHES (803.1.1):
INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450

INTERIOR WALL AND CEILING FINISH REQ'S BY OCCUPANCY (TABLE 803.13):
INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS: CLASS B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

FIRE PROTECTION SYSTEMS: CHAPTER 9

AUTOMATIC SPRINKLER SYSTEMS: SECTION 903

THIS BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

STANDPIPE SYSTEMS: SECTION 905

THIS BUILDING IS EQUIPPED WITH A STANDPIPE SYSTEM.

REFER TO MECHANICAL DRAWINGS FOR LOCATION AND CLASSIFICATION INFORMATION OF STANDPIPES IN THE BUILDING.

PORTABLE FIRE EXTINGUISHERS: SECTION 906

FIRE EXTINGUISHERS LOCATED IN ACCORDANCE WITH IBC 906 AND NFPA 10, 2010.

SEE LIFE SAFETY PLANS FOR EXTINGUISHER LOCATIONS.

FIRE COMMAND CENTER: SECTION 911

911.1 GENERAL: FIRE COMMAND CENTER IS REQUIRED IN HIGH-RISE (>75 FEET) BUILDINGS.

911.1.1 LOCATION AND ACCESS: THE LOCATION AND ACCESSIBILITY OF THE FIRE COMMAND CENTER SHALL BE APPROVED BY THE FIRE CHIEF.

911.1.2 SEPARATION: FIRE-RESISTANCE RATING: 1 HOUR MIN.

911.1.2 SIZE: MINIMUM 200 SQUARE FEET WITH MINIMUM DIMENSION 10 FEET.

911.1.6 REQUIRED FEATURES: THE FIRE COMMAND CENTER SHOULD INCLUDE THE FOLLOWING FEATURES:

1 THE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CONTROL UNIT.

2 THE FIRE DEPARTMENT COMMUNICATIONS SYSTEM.

3 FIRE DETECTION AND ALARM SYSTEM ANNUNCIATOR.

4 ANNUNCIATOR UNIT VISUALLY INDICATING THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE OPERATIONAL.

5 STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION SYSTEMS.

6 THE FIRE FIGHTER'S CONTROL PANEL REQUIRED BY SECTION 909.16 FOR SMOKE CONTROL SYSTEMS INSTALLED IN THE BUILDING.

7 CONTROLS FOR UNLOCKING INTERIOR EXIT STAIRWAY DOORS SIMULTANEOUSLY.

8 SPRINKLER VALVE AND WATERFLOW DETECTOR/DISPLAY PANELS.

9 EMERGENCY AND STANDBY POWER STATUS INDICATORS.

10 A TELEPHONE FOR FIRE DEPARTMENT USE WITH CONTROLLED ACCESS TO THE PUBLIC TELEPHONE SYSTEM.

11 FIRE PUMP STATUS INDICATORS.

12 SCHEMATIC BUILDING PLANS INDICATING THE TYPICAL FLOOR PLAN AND DETAILING THE BUILDING CORE, MEANS OF EGRESS, FIRE PROTECTION SYSTEMS, FIRE FIGHTER AIR REPLENISHMENT SYSTEM, FIRE-FIGHTING EQUIPMENT AND FIRE DEPARTMENT ACCESS AND THE LOCATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS.

13 AN APPROVED BUILDING INFORMATION CARD THAT CONTAINS, BUT IS NOT LIMITED TO, THE FOLLOWING INFORMATION:

13.1 GENERAL BUILDING INFORMATION THAT INCLUDES: PROPERTY NAME, ADDRESS, THE NUMBER OF FLOORS IN THE BUILDING ABOVE AND BELOW GRADE, USE AND OCCUPANCY CLASSIFICATION (FOR MIXED USES, IDENTIFY THE DIFFERENT TYPES OF OCCUPANCIES ON EACH FLOOR), AND THE ESTIMATED BUILDING POPULATION DURING THE DAY, NIGHT AND WEEKEND.

13.2 BUILDING EMERGENCY CONTACT INFORMATION THAT INCLUDES: A LIST OF THE BUILDING'S EMERGENCY CONTACTS INCLUDING, BUT NOT LIMITED TO, BUILDING MANAGER AND BUILDING ENGINEER AND THEIR RESPECTIVE WORK PHONE NUMBER, CELL PHONE NUMBER, E-MAIL ADDRESS.

13.3 BUILDING CONSTRUCTION INFORMATION THAT INCLUDES: THE TYPE OF BUILDING CONSTRUCTION INCLUDING BUT NOT LIMITED TO FLOORS, WALLS, COLUMNS, AND ROOF ASSEMBLY.

13.4 EXIT ACCESS AND EXIT STAIRWAY INFORMATION THAT INCLUDES: NUMBER OF EXIT ACCESS AND EXIT STAIRWAYS IN THE BUILDING, EACH EXIT ACCESS AND EXIT STAIRWAY DESIGNATION AND FLOORS SERVED, LOCATION WHERE EACH EXIT ACCESS AND EXIT STAIRWAY DISCHARGES, INTERIOR EXIT STAIRWAYS THAT ARE PRESSURIZED, EXIT STAIRWAYS PROVIDED WITH EMERGENCY LIGHTING, EACH EXIT STAIRWAY THAT ALLOWS REENTRY, EXIT STAIRWAYS PROVIDING ROOF ACCESS, ELEVATOR INFORMATION THAT INCLUDES: NUMBER OF ELEVATOR BANKS, ELEVATOR BANK DESIGNATION, ELEVATOR CAR NUMBERS AND RESPECTIVE FLOORS THAT THEY SERVE, LOCATION OF ELEVATOR MACHINE ROOMS, CONTROL ROOMS AND CONTROL SPACES, LOCATION OF SKY LOBBY, LOCATION OF FREIGHT ELEVATOR BANKS.

13.5 BUILDING SERVICES AND SYSTEM INFORMATION THAT INCLUDES: LOCATION OF MECHANICAL ROOMS, LOCATION OF BUILDING MANAGEMENT SYSTEM, LOCATION AND CAPACITY OF ALL FUEL OIL TANKS, LOCATION OF EMERGENCY GENERATOR, LOCATION OF NATURAL GAS SERVICE.

13.6 FIRE PROTECTION SYSTEM INFORMATION THAT INCLUDES: LOCATION OF STANDPIPES, LOCATION OF FIRE PUMP ROOM, LOCATION OF FIRE DEPARTMENT CONNECTIONS, FLOORS PROTECTED BY AUTOMATIC SPRINKLERS, LOCATION OF DIFFERENT TYPES OF AUTOMATIC SPRINKLER SYSTEMS INSTALLED INCLUDING, BUT NOT LIMITED TO, DRY, WET AND PRE-ACTION.

13.7 HAZARDOUS MATERIAL INFORMATION THAT INCLUDES: LOCATION OF HAZARDOUS MATERIAL, QUANTITY OF HAZARDOUS MATERIAL.

14 WORK TABLE.

15 GENERATOR SUPERVISION DEVICES, MANUAL START AND TRANSFER FEATURES.

16 PUBLIC ADDRESS SYSTEM, WHERE SPECIFICALLY REQUIRED BY OTHER SECTIONS OF THIS CODE.

17 ELEVATOR FIRE RECALL SWITCH IN ACCORDANCE WITH ASME A17.1.

18 ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCH(ES), WHERE EMERGENCY OR STANDBY POWER IS PROVIDED.

MEANS OF EGRESS: CHAPTER 10

OCCUPANCY LOAD (1004):

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.
REFER TO LIFE-SAFETY PLANS FOR OCCUPANCY LOAD CALCULATIONS.

ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
BUSINESS	100 GROSS
EXERCISE ROOM	50 GROSS
KITCHEN, COMMERCIAL	200 GROSS
PARKING GARAGE	200 GROSS
RESIDENTIAL	200 GROSS

MEANS OF EGRESS SIZING (1005):

1005.3.1 STAIRWAYS. EGRESS CAPACITY FACTOR:
0.2 INCH / OCCUPANT (SPRINKLERED BUILDING)

1005.3.2 OTHER EGRESS COMPONENTS. EGRESS CAPACITY FACTOR:
0.15 INCH / OCCUPANT (SPRINKLERED BUILDING)

NUMBER OF EXITS AND EXIT ACCESS DOORWAYS (1006):

MINIMUM NUMBER OF EXITS / STORY: (TABLE 1006.3.3)

REQUIRED: 2 EXITS (1-500), 3 EXITS (500-1000), 4 EXITS (>1000)

REFER TO LIFE SAFETY PLANS

COMMON PATH OF EGRESS TRAVEL: (TABLE 1006.2.1)
MAXIMUM COMMON PATH OF EGRESS TRAVEL:

GROUPS A & M: 75 FEET
GROUPS B & S: 100 FEET
GROUP R-2: 125 FEET

DOORS, GATES AND TURNSTILES (1010):

1010.2.9 PANIC AND FIRE EXIT HARDWARE: THE FOLLOWING AREAS ARE REQUIRED TO HAVE PANIC AND FIRE HARDWARE.

GROUP A OR E WITH OCCUPANT LOAD OF 50 OR MORE

ELECTRICAL ROOMS WITH EQUIPMENT ≥800 AMPERES THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES.

*DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.

EXIT ACCESS TRAVEL DISTANCE (1017):

1017.2 LIMITATIONS: MAXIMUM EXIT ACCESS TRAVEL DISTANCE:

GROUPS A, M & R: 250 FEET
GROUP B: 300 FEET
GROUP S-2: 400 FEET

CORRIDOR (1020):

1020.2 CONSTRUCTION: IF REQUIRED, SHALL BE FIRE PARTITIONS.

FIRE-RESISTANCE RATING:
GROUPS A, B, M & S: 0 HOURS
GROUP R: 0.5 HOURS

1020.3 WIDTH AND CAPACITY. MINIMUM CORRIDOR WIDTH (TABLE 1020.3):

OTHER: 44 INCHES
ACCESS TO MEP EQUIPMENT: 24 INCHES
OCCUPANT LOAD <50: 36 INCHES
WITHIN A DWELLING UNIT: 36 INCHES

1020.5 DEAD ENDS. MAXIMUM DEAD END CORRIDOR DISTANCE:

GROUP A: 20 FEET
GROUPS B, M, R, S: 50 FEET
WITH AUTOMATIC SPRINKLER

INTERIOR EXIT STAIRWAYS AND RAMPS: SECTION 1023

1023.1 GENERAL: INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY.

1023.2 CONSTRUCTION: ENCLOSURES FOR INTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE CONSTRUCTED AS FIRE BARRIERS.

FIRE-RESISTANCE RATING: 2 HOURS (FOUR STORIES OR MORE)

*1 HOUR (LESS THAN FOUR STORIES, AND NOT TYPE 1 CONSTRUCTION REFER TO TABLE 601 FOR REQUIRED FLOOR ASSEMBLY RATINGS)

1023.3 TERMINATION: INTERIOR EXIT STAIRWAYS AND RAMPS SHALL TERMINATE AT AN EXIT DISCHARGE OR A PUBLIC WAY.

EXIT PASSAGEWAYS (1024):

1024.2 WIDTH: 44 INCHES MINIMUM
36 INCHES MINIMUM IF OCCUPANT LOAD IS LESS THAN 50

1024.3 CONSTRUCTION: EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS.
FIRE RESISTANCE RATING: 1-HOUR FIRE-RESISTANCE RATING, BUT NOT LESS THAN REQUIRED RATING FOR CONNECTING INTERIOR EXIT STAIRWAY OR RAMP.

1024.4 TERMINATION: EXIT PASSAGEWAYS ON THE LEVEL OF EXIT DISCHARGE SHALL TERMINATE AT AN EXIT DISCHARGE. EXIT PASSAGEWAYS ON OTHER LEVELS SHALL TERMINATE AT AN EXIT.

REFER TO LIFE-SAFETY PLAN(S) FOR EXIT PASSAGEWAY WIDTH, PARTITION RATINGS AND TERMINATION.

PLUMBING SYSTEMS: CHAPTER 29

MINIMUM NUMBER OF PLUMBING FACILITIES: (IBC-TAB 2902.1)

LEVEL	OCCUPANT LOAD		WATER CLOSET MEN		WATER CLOSET WOMEN		LAVATORIES MEN		LAVATORIES WOMEN		DRINKING FOUNTAINS		SERVICE SINK	
	MEN	WOMEN	REQ. D	PRVD	REQ. D	PRVD	REQ. D	PRVD	REQ. D	PRVD	REQ. D	PRVD	REQ. D	PRVD
1	#	#	#	#	#	#	#	#	#	#	#	#	#	#
2	#	#	#	#	#	#	#	#	#	#	#	#	#	#
3	#	#	#	#	#	#	#	#	#	#	#	#	#	#

REFER TO LIFE SAFETY PLANS

ELEVATORS AND CONVEYING SYSTEMS: CHAPTER 30

ELEVATOR LOBBIES AND HOISTWAY OPENING PROTECTION: SECTION 3006

ELEVATOR LOBBIES AND HOISTWAY OPENING PROTECTION (3006)

AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR WHERE AN ELEVATOR SHAFT ENCLOSURE CONNECTS MORE THAN THREE STORIES.

PARKING SPACES PROVIDED:

PARKING ORDINANCE AND PLANNING
TEXAS ACCESSIBILITY STANDARDS (TAS)

TYPE OF OCCUPANCY	RATIO	AREA	PARKING	ACCESSIBLE (STANDARD)		ACCESSIBLE (VAN)	
				TAB 4.1.2 (TABLE 2)	TAB 4.1.2 (TABLE 2)	TAB 4.1.2 (TABLE 2)	TAB 4.1.2 (TABLE 2)
TYPE	TYPE	X1000 SQ. FT.	AREA	#	#	#	#

REFER TO FLOOR PLANS

SHEET NUMBER

A0.20

D

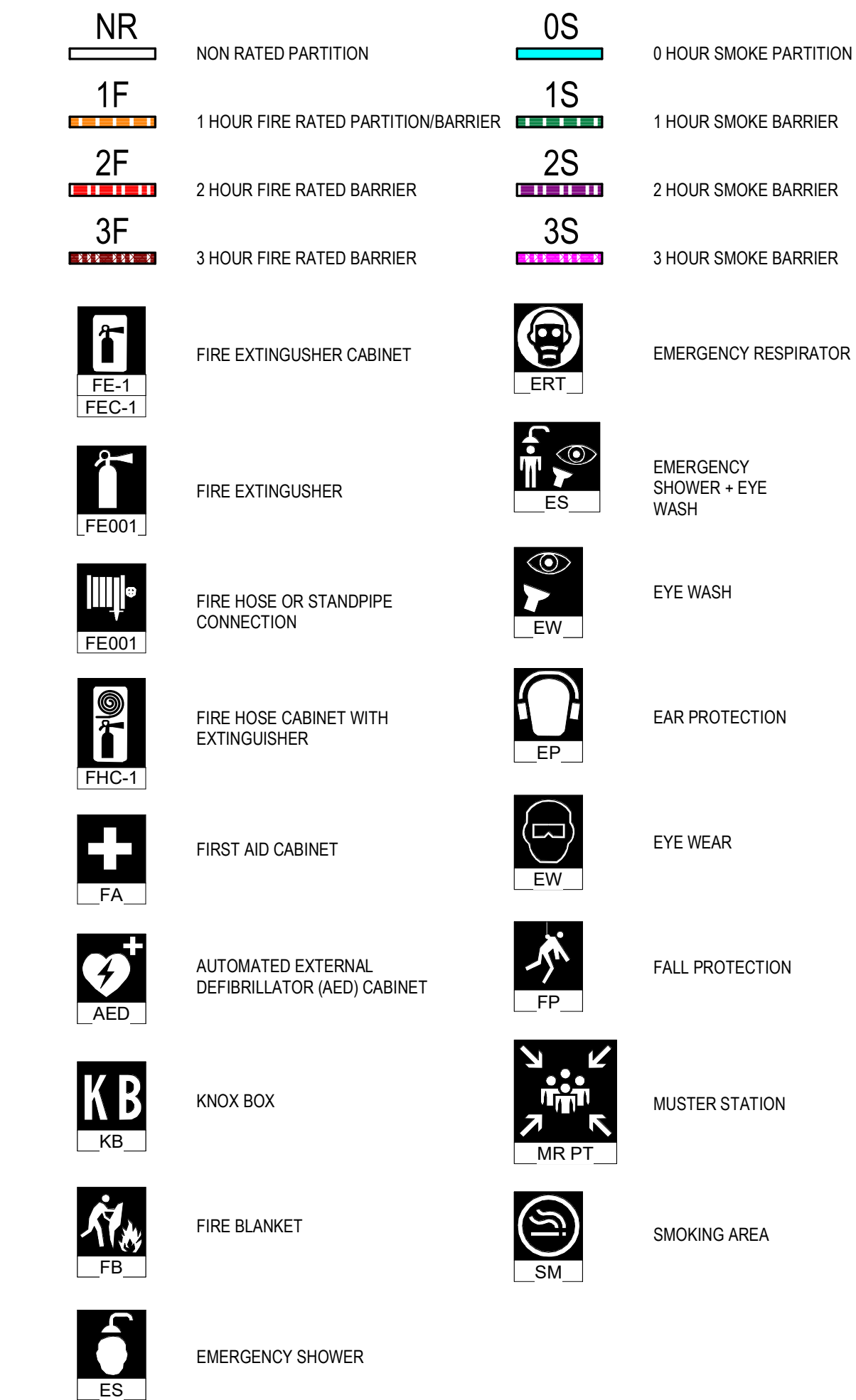
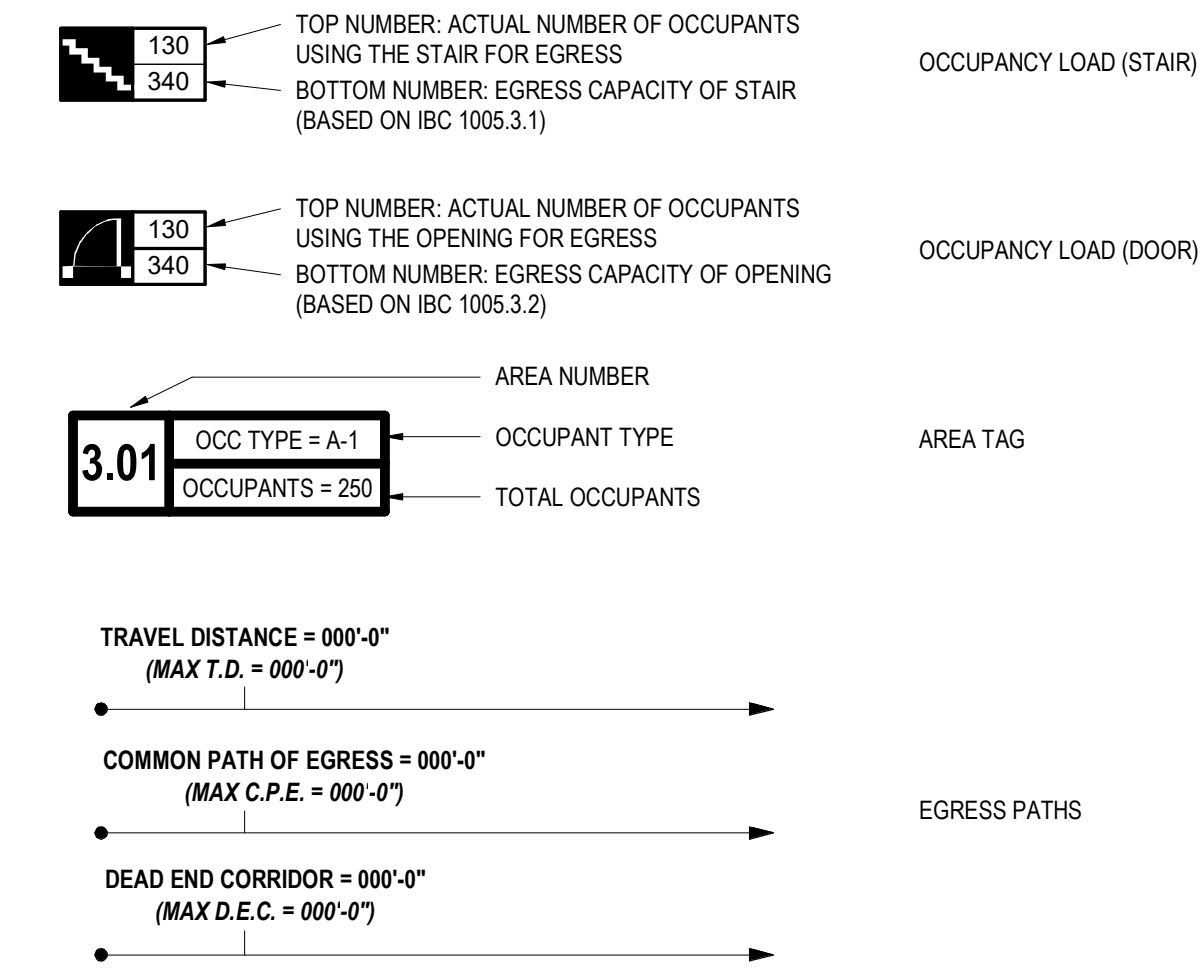
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A

AREA NUMBER	OCCUPANCY USE	AREA	OCCUPANCY CLASSIFICATION	LOAD FACTOR	OCCUPANCY LOAD	REQUIRED EXITS	OCCUPANCY GROSS OR NET	OCCUPANCY POSTED SIGN REQUIRED
LEVEL B1								
B1.00	S	62,969 SF	PARKING GARAGES	200	315	2	GROSS	NO
B1.01	S	1,405 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	5	1	GROSS	NO
B1.02	S	353 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2	1	GROSS	NO
B1.03	S	248 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
B1.04	S	258 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
					324			
LEVEL 1								
1.00	S	25,041 SF	PARKING GARAGES	200	126	2	GROSS	NO
1.01	M	2,991 SF	MERCANTILE	60	50	2	GROSS	YES
1.02	R-2	3,910 SF	RESIDENTIAL	200	20	2	GROSS	NO
1.03	B	7,467 SF	BUSINESS AREAS	150	50	2	GROSS	NO
1.04	B	3,647 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	13	1	GROSS	NO
1.05	M	4,151 SF	MERCANTILE	60	70	2	GROSS	YES
1.06	S	6,632 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	21	1	GROSS	NO
1.07	A	4,082 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	273	2	NET	YES
1.08	B	404 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2	1	GROSS	NO
1.09	M	3,263 SF	MERCANTILE	60	55	2	GROSS	YES
					680			
LEVEL 2								
2.00	S	26,678 SF	PARKING GARAGES	200	134	2	GROSS	NO
2.01	R-2	2,696 SF	RESIDENTIAL	200	14	2	GROSS	NO
2.02	A	2,672 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	179	2	NET	YES
					327			
LEVEL 3								
3.00	S	37,896 SF	PARKING GARAGES	200	190	2	GROSS	NO
3.01	B	12,805 SF	BUSINESS AREAS	150	86	2	GROSS	NO
3.02	B	8,632 SF	BUSINESS AREAS	150	58	2	GROSS	NO
3.03	B	271 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
3.05	A	1,650 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	111	2	NET	YES
3.06	R-2	5,970 SF	RESIDENTIAL	200	30	2	GROSS	NO
					476			
LEVEL 4								
4.00	S	26,417 SF	PARKING GARAGES	200	133	2	GROSS	NO
4.01	A-2	2,683 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	179	2	NET	YES
4.02	A-2	2,615 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	175	2	NET	YES
4.03	S	2,900 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	10	1	GROSS	NO
4.04	R-2	31,023 SF	RESIDENTIAL	200	156	2	GROSS	NO
4.05	S	273 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
					654			
LEVEL 5								
5.00	S	27,911 SF	PARKING GARAGES	200	140	2	GROSS	NO
5.01	R-2	30,996 SF	RESIDENTIAL	200	155	2	GROSS	NO
5.02	S	2,543 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	9	1	GROSS	NO
5.03	S	453 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2	1	GROSS	NO
5.04	S	512 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2	1	GROSS	NO
					308			
LEVEL 6								
6.00	R-2	38,447 SF	RESIDENTIAL	200	193	2	GROSS	NO
6.01	A-3	2,583 SF	EXERCISE ROOMS	50	52	2	GROSS	YES
6.02	A-3	868 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	58	2	NET	YES
6.03	A-3	945 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	57	2	NET	YES
6.04	A-3	473 SF	KITCHENS, COMMERCIAL	200	3	1	GROSS	NO
6.05	A-3	1,114 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	75	2	NET	YES
6.06	A-3	1,381 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	93	2	NET	YES
6.07	B	1,655 SF	BUSINESS AREAS	150	12	1	GROSS	NO
6.08	S	75 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
6.09	S	275 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
6.10	S	126 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
6.20	A-3	1,989 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	133	2	NET	YES
6.21	A-3	1,520 SF	SKATING RINKS, SWIMMING POOLS, DECKS	15	102	2	GROSS	YES
6.22	A-3	24 SF	SKATING RINKS, SWIMMING POOLS, RINK AND POOL	50	1	1	GROSS	YES
6.23	A-3	1,440 SF	SKATING RINKS, SWIMMING POOLS, RINK AND POOL	50	29	1	GROSS	YES
6.24	A-3	415 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	28	1	NET	YES
6.25	A-3	462 SF	SKATING RINKS, SWIMMING POOLS, RINK AND POOL	50	10	1	GROSS	YES
6.26	A-3	1,078 SF	SKATING RINKS, SWIMMING POOLS, DECKS	15	72	2	GROSS	YES
6.27	A-3	305 SF	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)	15	21	1	NET	YES
					942			
LEVEL 7								
7.00	R-2	46,682 SF	RESIDENTIAL	200	234	2	GROSS	NO
7.01	S	86 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
7.02	S	251 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
7.03	S	227 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
					237			
LEVEL 8								
8.00	R-2	46,539 SF	RESIDENTIAL	200	233	2	GROSS	NO
8.01	S	218 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
8.02	S	273 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
8.03	S	77 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
					236			
LEVEL 9								
9.00	R-2	45,716 SF	RESIDENTIAL	200	229	2	GROSS	NO
9.01	S	218 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
9.02	S	273 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
9.03	S	77 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
					232			
LEVEL 10								
10.00	R-2	45,767 SF	RESIDENTIAL	200	229	2	GROSS	NO
10.01	S	77 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
10.02	S	218 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
10.03	S	273 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	1	GROSS	NO
					232			
TOTAL OCCUPANCY					4648			

LIFESAFETY PLAN SYMBOLS



GENERAL NOTES

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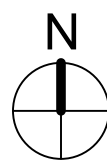
PROJECT NAME
Oxbow Lewellen

PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LIFE SAFETY PLAN NOTES &
CALCULATIONS

SHEET NUMBER
A0.30.00



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SHEET NUMBER
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SHEET TITLE
LIFE SAFETY PLAN

SHEET NUMBER

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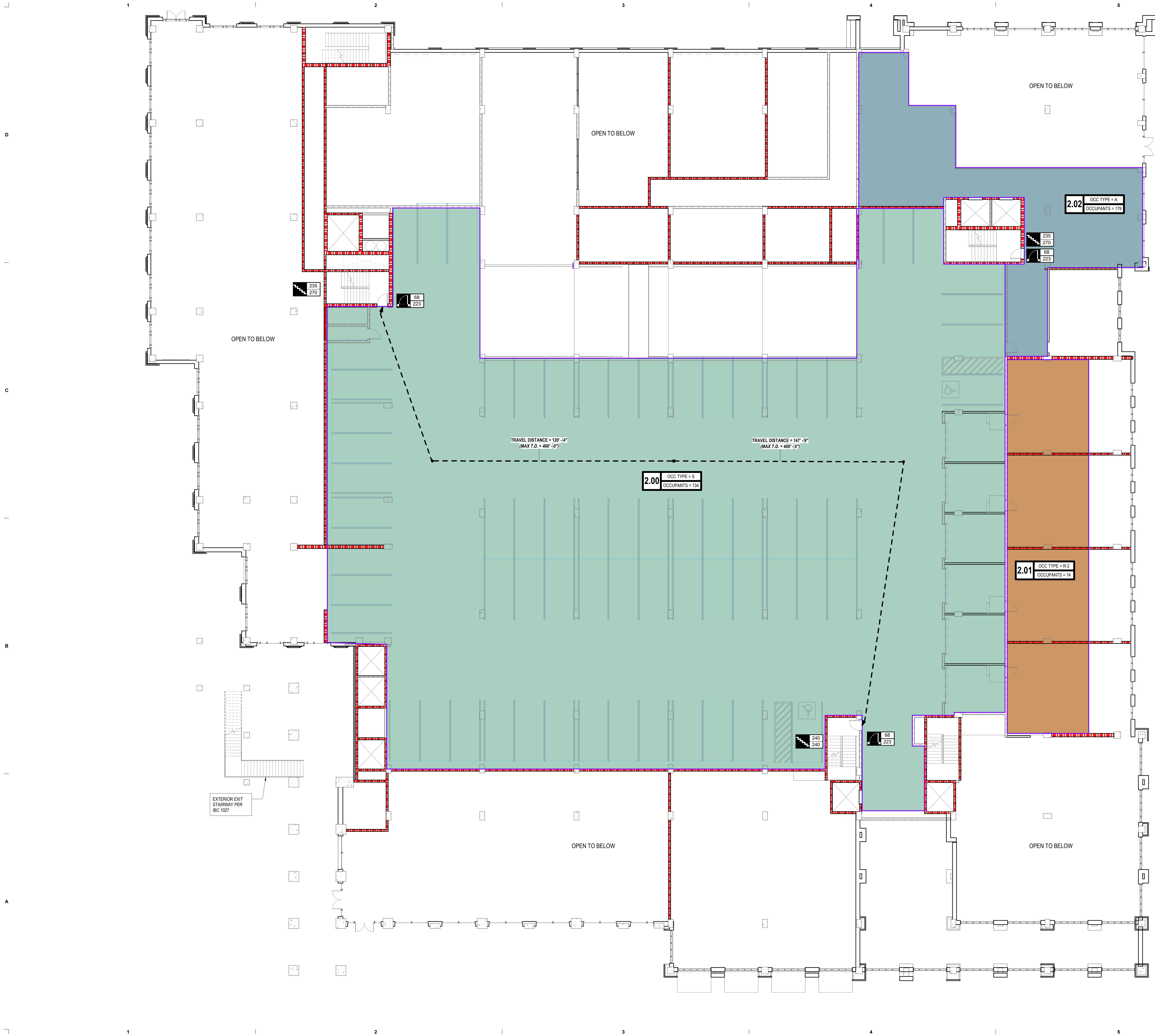
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3/32" = 1'-0"

LEVEL 1 LIFE SAFETY PLAN | B5

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LIFE SAFETY PLAN

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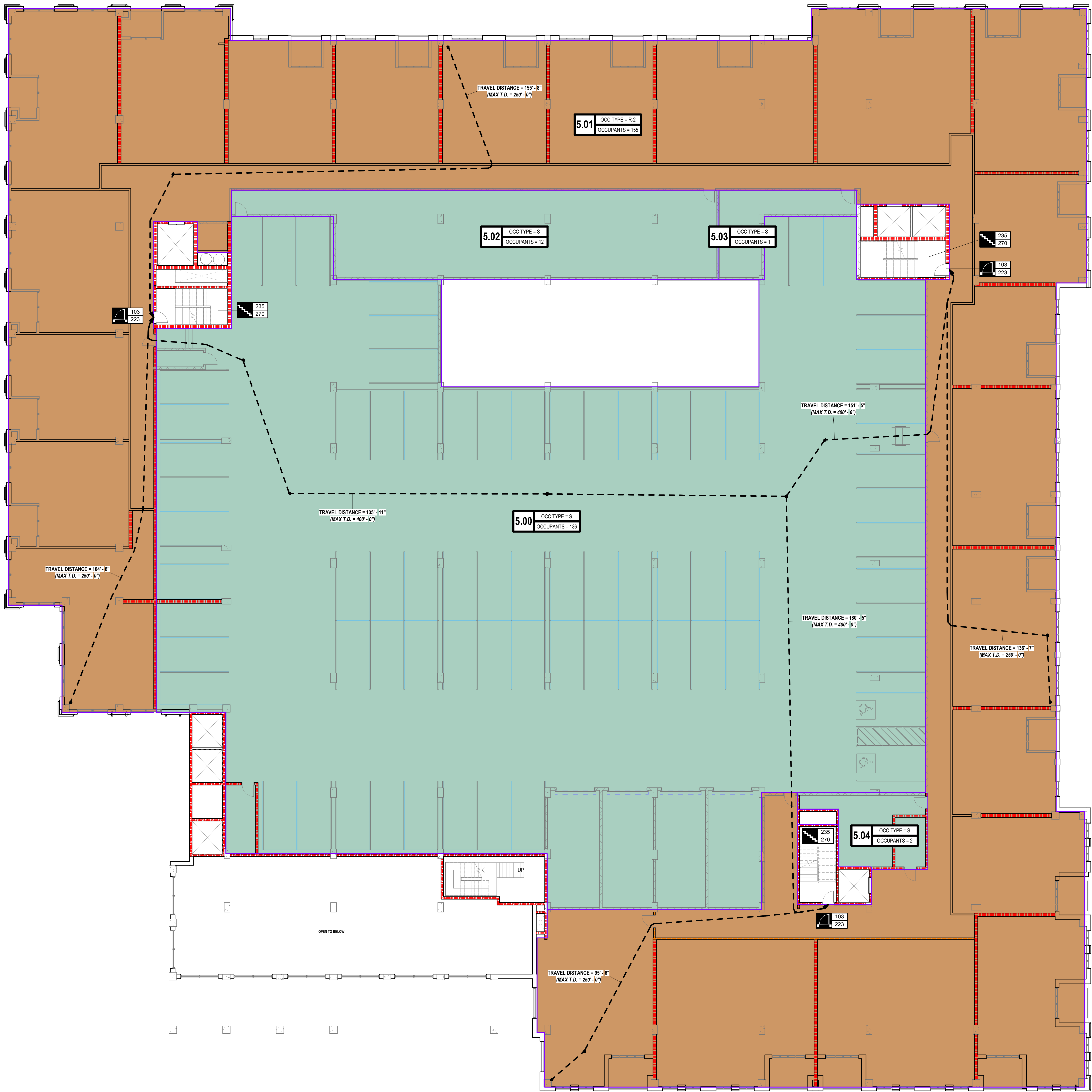
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LIFE SAFETY PLAN

SHEET NUMBER
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INT. OCCUPANT LOAD 546
EXT. OCCUPANT LOAD 396
TOTAL L6 OCCUPANT LOAD 942

L6 EGRESS CAPACITY:
(3) 54" STAIRS 810 OCC
(1) 48" STAIR 240 OCC
TOTAL 1,050 OCC



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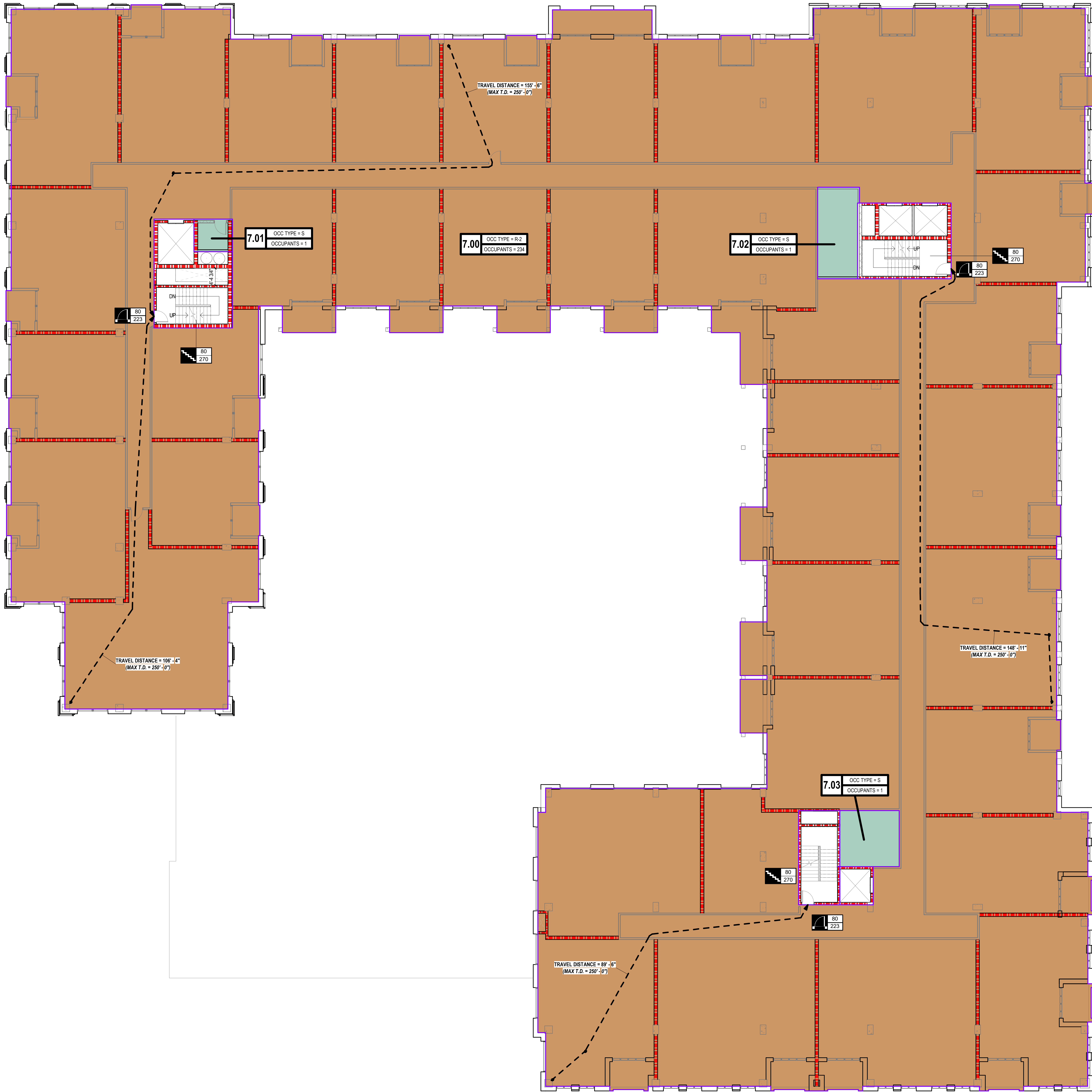
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D

C

B

A



LEVEL 7 LIFE SAFETY PLAN | B5

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ARCHITECTURE

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713 850 9600

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3/32" = 1'-0"

LEVEL 8 LIFE SAFETY PLAN | A5

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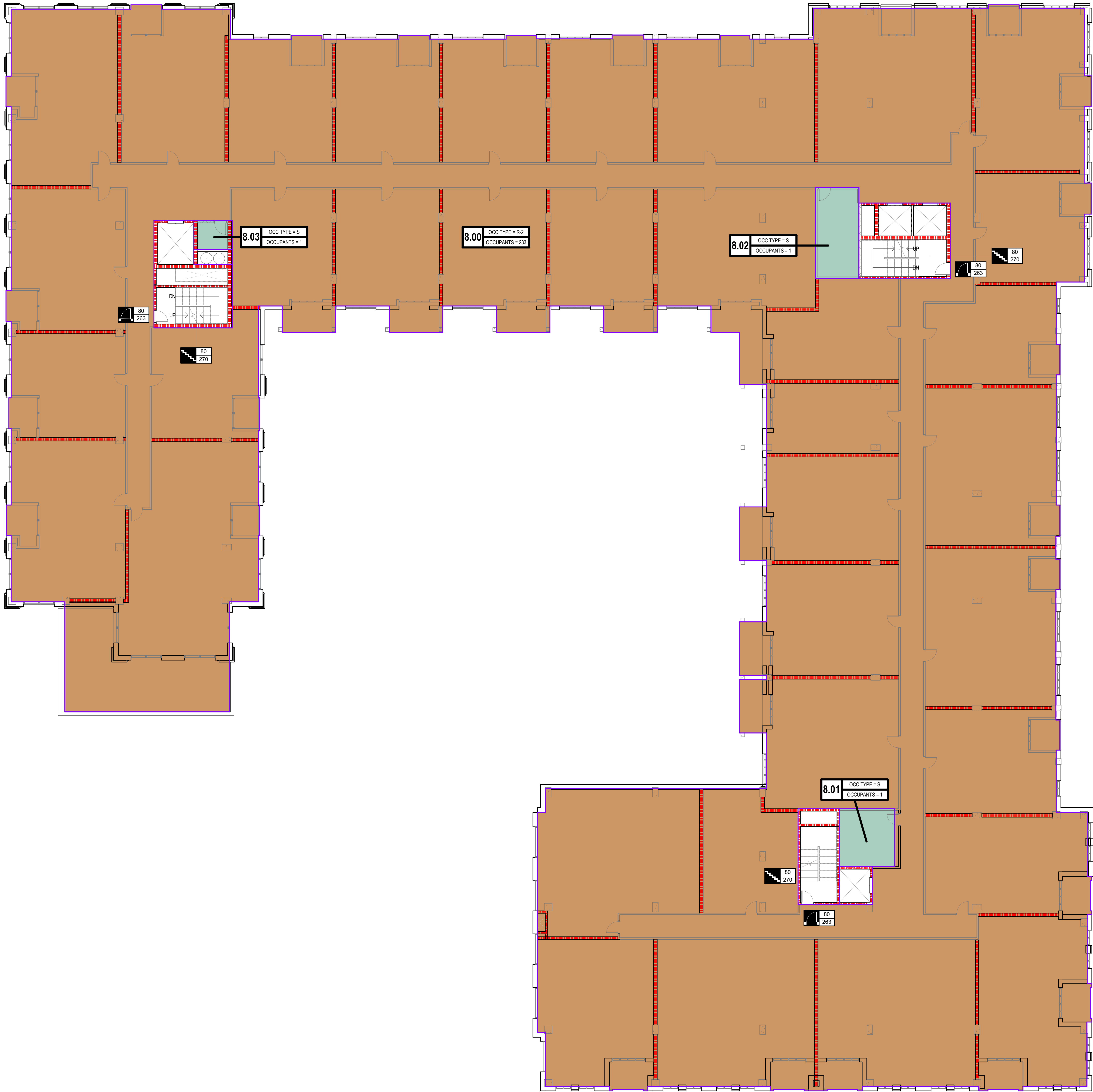
PROJECT NAME
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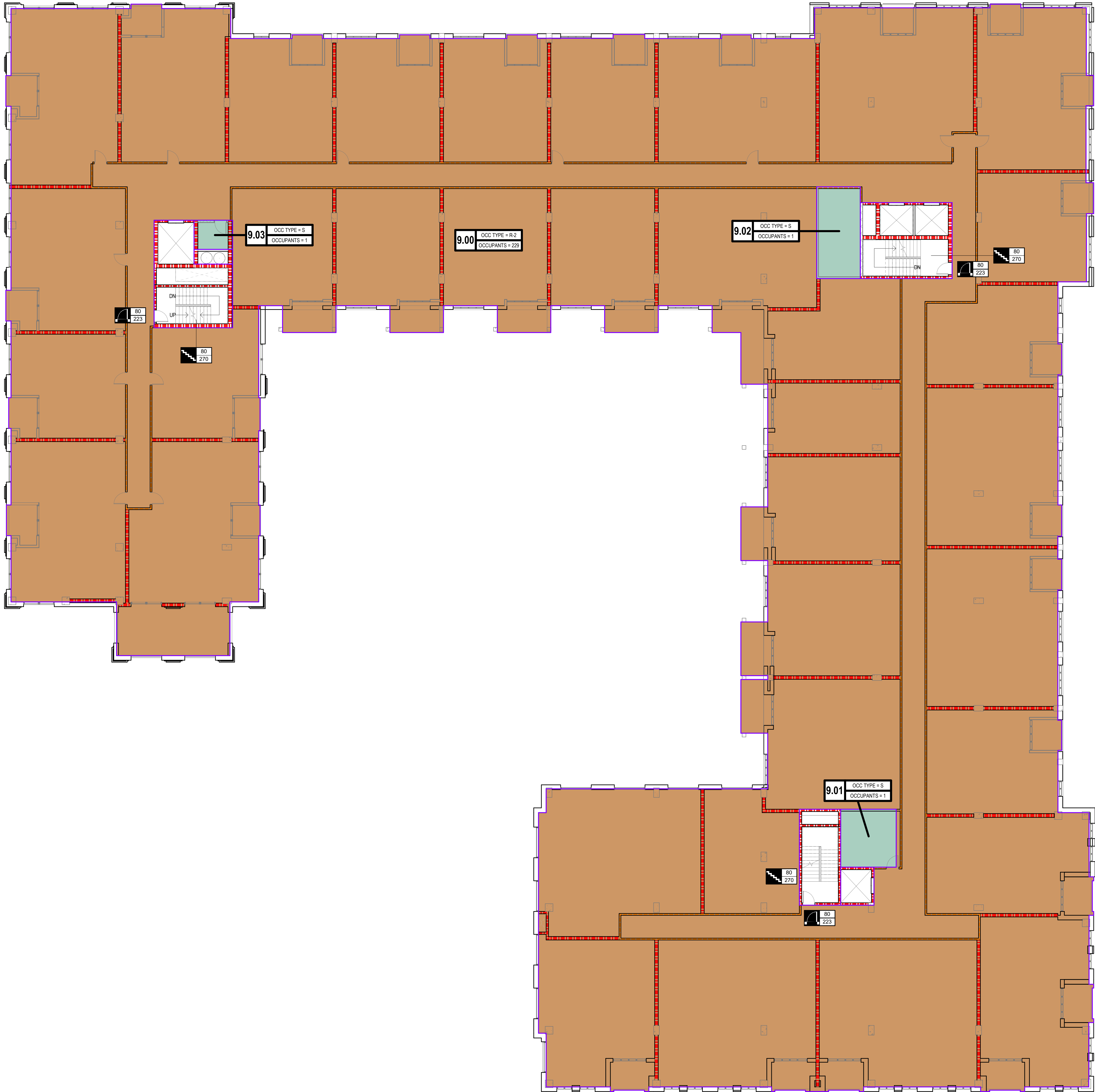
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KEY PLAN

SHEET TITLE
LIFE SAFETY PLAN

SHEET NUMBER
A0.30.09

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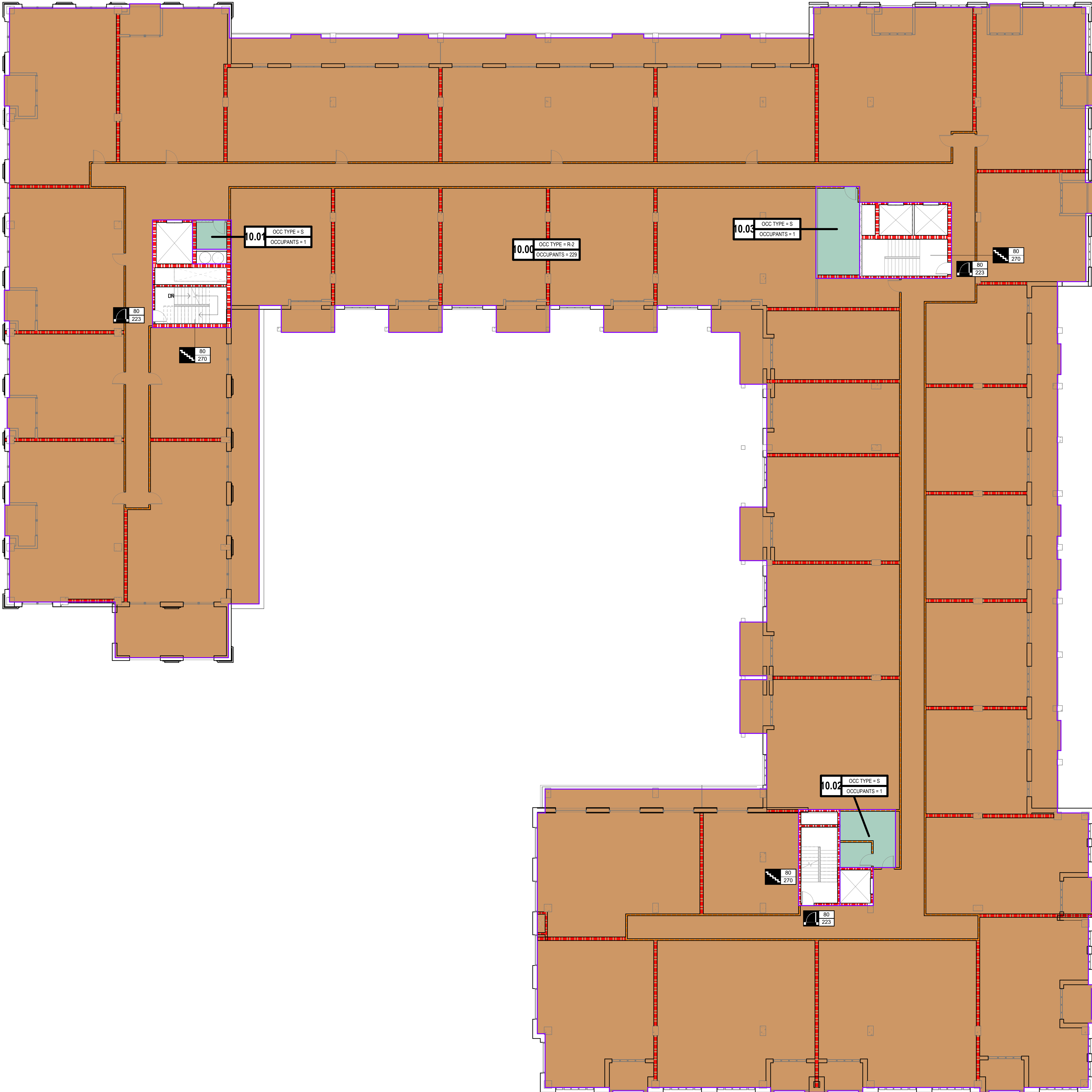
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D

C

B

A



3/32" = 1'-0"

LEVEL 10 LIFE SAFETY PLAN | A5

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KIRKSEY PROJECT NO.

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LIFE SAFETY PLAN

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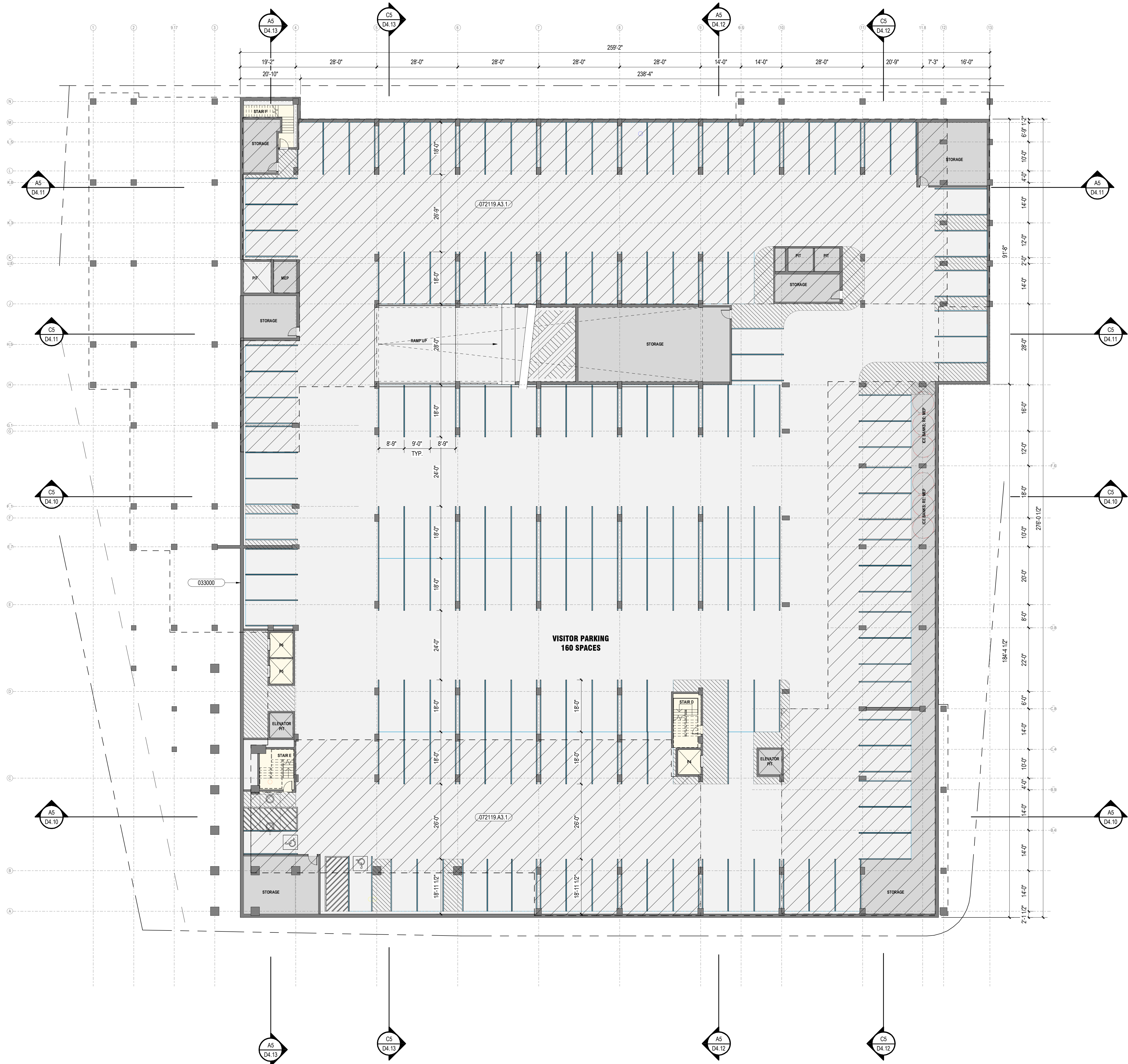
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL B1 PLAN

SHEET NUMBER

D2.31.0B

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1/16" = 1'-0"

SD LEVEL B1 PLAN | 1

SHEET NOTES

- 033000 CAST-IN-PLACE CONCRETE (RE: STRUCTURE)
072119 A3.1 HATCH INDICATES MINIMUM EXTENTS OF R-19 MIN MONOGLASS SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF SLAB.

Level B1: all areas are preliminary and subject to revision

Construction Gross Area : 67,710 GSF

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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 1 PLAN

SHEET NUMBER
D2.31.01

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1/16" = 1'-0"

LEVEL 1 FLOOR PLAN | 1

SHEET NOTES

- 081113.A1.1 ALUMINUM WINDOWS, 4" RECESS AT HYPHENS
- 083000.A1 HIGH SPEED ROLLING DOOR
- 083323.A2 ELECTRIC OVERHEAD COILING DOOR
- 084413.13 GLAZED ALUMINUM CURTAIN WALL (UNITIZED)

Level 1: all areas are preliminary and subject to revision

Construction Gross Area : 75,260 GSF
Floor Rentable Area: 40,765
see plans for net areas per space

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Oxbow Lewellen

PROJECT ADDRESS
102 E. Josephine Street
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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 2 PLAN

SHEET NUMBER

D2.31.02

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1/16" = 1'-0"

SD_LEVEL 2 PLAN | 1

Level L2: all areas are preliminary and subject to revision

Construction Gross Area : 75,225 GSF
Floor Rentable Area : 8,046 SF
see plans for net areas per space

SHEET NOTES

- 033000.A1.1 EXPOSED CAST-IN-PLACE CONCRETE COLUMNS AND SLAB EDGES WITH WATERPROOFING CONCRETE ADDITIVE, RE: STRUCTURE
- 042000.A1 BRICK
- 042000.A1.2 BRICK PLASTER, RE: ENLARGED ELEVATIONS FOR SPECIFIC DETAILING
- 072119.A3.1 HATCH INDICATES MINIMUM EXTENTS OF R-19 MIN MONOGLASS SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF SLAB
- 081113.A1.1 ALUMINUM WINDOWS, 4" RECESS AT HYPHENS
- 084413.13 GLAZED ALUMINUM CURTAIN WALL (UNITIZED)
- 089119.A1 FIXED LOUVER
- 107323.A1.1 PREFINISHED PRE-ENGINEERED METAL AWNING

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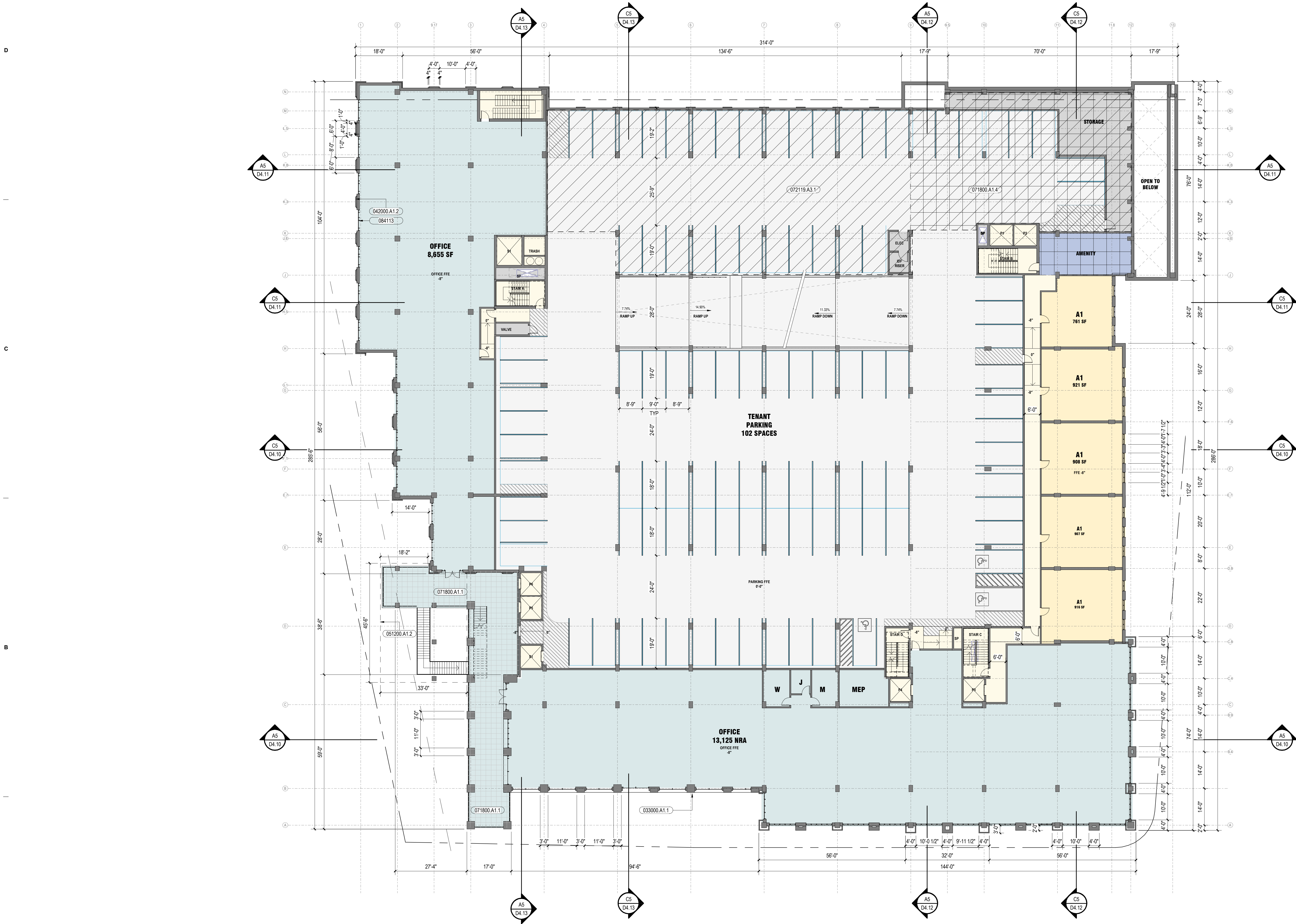
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 3 PLAN

SHEET NUMBER

D2.31.03

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1/16" = 1'-0"

SD LEVEL 3 PLAN | 1

Level L3: all areas are preliminary and subject to revision

Construction Gross Area : 77,055 GSF
Floor Rentable Area : 29,145 SF
see plans for net areas per space

SHEET NOTES

- 033000.A1.1 EXPOSED CAST-IN-PLACE CONCRETE COLUMNS AND SLAB EDGES WITH WATERPROOFING CONCRETE ADDITIVE, RE: STRUCTURE
- 042000.A1.2 BRICK PLASTER; RE: ENLARGED ELEVATIONS FOR SPECIFIC DETAILING
- 051200.A1.2 DASHED LINE INDICATES EXTENT OF STRUCTURAL STEEL TRELLIS ABOVE, GALVANIZED, PAINTED COLOR T80, RE: STRUCTURE
- 071800.A1.1 PEDESTRIAN TRAFFIC COATING OVER CONCRETE AT UNIT BALCONIES, TYP.
- 071800.A1.4 CROSS HATCH INDICATES VEHICULAR RATED TRAFFIC COATING OVER LOBBY SPACE BELOW, RE: NARRATIVE FOR FURTHER DETAIL
- 072119.A3.1 HATCH INDICATES MINIMUM EXTENTS OF R-19 MIN MONOGLASS SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF SLAB
- 084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 4 PLAN

SHEET NUMBER
D2.31.04

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1/16" = 1'-0"

SD LEVEL 4 PLAN | 1

Level L4: all areas are preliminary and subject to revision

Construction Gross Area : 76,655 GSF

Unit Count : 23

Floor Rentable Area: 25,321 SF

area includes unit areas only; see plans for net areas per space

SHEET NOTES

- 033000.A1.1 EXPOSED CAST-IN-PLACE CONCRETE COLUMNS AND SLAB EDGES WITH WATERPROOFING CONCRETE ADDITIVE, RE: STRUCTURE
- 042000.A1.1 BRICK GUARD AT PRIVATE BALCONY
- 042000.A1.2 BRICK PLASTER, RE: ENLARGED ELEVATIONS FOR SPECIFIC DETAILING
- 051200.A1.2 DASHED LINE INDICATES EXTENT OF STRUCTURAL STEEL TRELLIS ABOVE, GALVANIZED, PAINTED COLOR TBD, RE: STRUCTURE
- 057300 DECORATIVE METAL RAILINGS
- 071800.A1.1 PEDESTRIAN TRAFFIC COATING OVER CONCRETE AT UNIT BALCONIES, TYP.
- 081113.A1.1 ALUMINUM WINDOWS, 4" RECESS AT HYPHENS
- 081113.A1.2 ALUMINUM WINDOWS, 8" RECESS AT SOUTHEAST & NORTHEAST BUILDINGS
- 081113.A1.3 ALUMINUM WINDOWS, 10" RECESS AT NORTHWEST BUILDING
- 084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
- P.02 CABLE VEHICULAR BARRIER

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PERMITTING, OR CONSTRUCTION

JAMES A. FUEx

01.13.23

DATE	ISSUE
13 JAN 2023	100% SCHEMATIC DESIGN

PROJECT NAME
Oxbow Lewellen

PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 5 PLAN

SHEET NUMBER

D2.31.05

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1/16" = 1'-0"

SD_LEVEL 5 | 1

Level L5: all areas are preliminary and subject to revision

Construction Gross Area : 70,712 SF

Unit Count : 23

Floor Rentable Area : 25,219 SF

area includes unit areas only; see plans for net areas per space

SHEET NOTES

- 033000.A1.1 EXPOSED CAST-IN-PLACE CONCRETE COLUMNS AND SLAB EDGES WITH WATERPROOFING CONCRETE ADDITIVE, RE: STRUCTURE
- 042000.A1 BRICK
- 042000.A1.2 BRICK PLASTER, RE: ENLARGED ELEVATIONS FOR SPECIFIC DETAILING
- 057300 DECORATIVE METAL RAILINGS
- 071800.A1.3 VEHICULAR RATED TRAFFIC COATING AT GARAGES ON L5 TO PROTECT EGRESS CORRIDOR BELOW, RE: NARRATIVE FOR FURTHER DETAIL
- 072119.A3.1 HATCH INDICATES MINIMUM EXTENTS OF R-19 MIN MONOGLASS SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF SLABS
- 081113.A1.1 ALUMINUM WINDOWS, 4" RECESS AT HYPHENS
- 081113.A1.2 ALUMINUM WINDOWS, 8" RECESS AT SOUTHEAST & NORTHEAST BUILDINGS
- 081113.A1.3 ALUMINUM WINDOWS, 10" RECESS AT NORTHWEST BUILDING
- 083323.A2 ELECTRIC OVERHEAD COILING DOOR

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DATE	ISSUE
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PROJECT NAME
Oxbow Lewellen

PROJECT ADDRESS
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San Antonio, Texas 78215

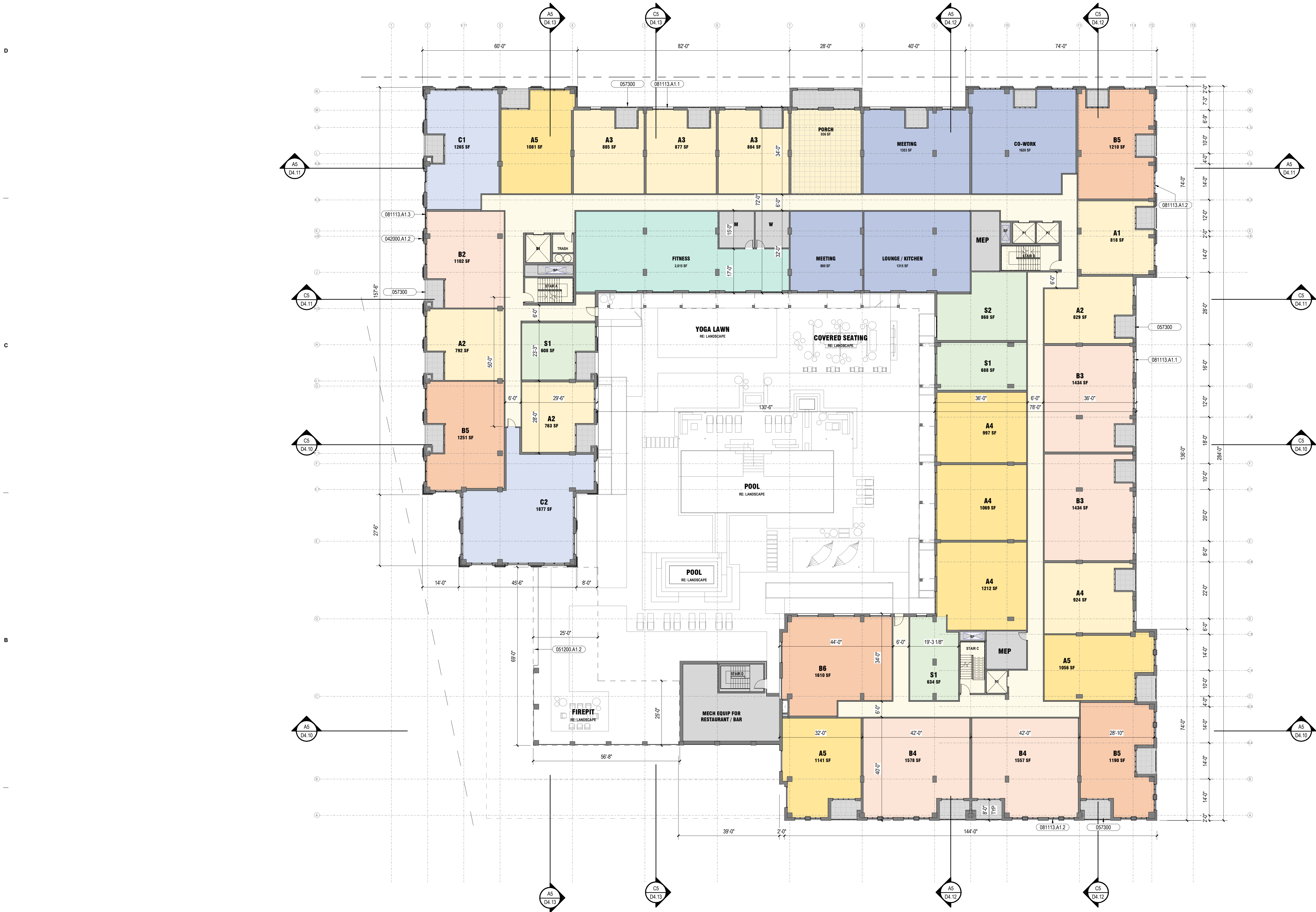
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 6 PLAN

SHEET NUMBER

D2.31.06

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1/16" = 1'-0"

SD LEVEL 6 PLAN 1

Level L6: all areas are preliminary and subject to revision

Construction Gross Area : 71,070 GSF

Unit Count : 29

Floor Rentable Area: 31,634

area includes unit areas only; see plans for net areas per space

SHEET NOTES

- 042000.A1.2 BRICK PLASTER, RE: ENLARGED ELEVATIONS FOR SPECIFIC DETAILING
- 051200.A1.2 DASHED LINE INDICATES EXTENT OF STRUCTURAL STEEL TRELLIS ABOVE, GALVANIZED, PAINTED COLOR TBD, RE: STRUCTURE
- 057300 DECORATIVE METAL RAILINGS
- 081113.A1.1 ALUMINUM WINDOWS, 4" RECESS AT HYPHENS
- 081113.A1.2 ALUMINUM WINDOWS, 8" RECESS AT SOUTHEAST & NORTHEAST BUILDINGS
- 081113.A1.3 ALUMINUM WINDOWS, 10" RECESS AT NORTHWEST BUILDING

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DATE	ISSUE
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PROJECT NAME
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PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

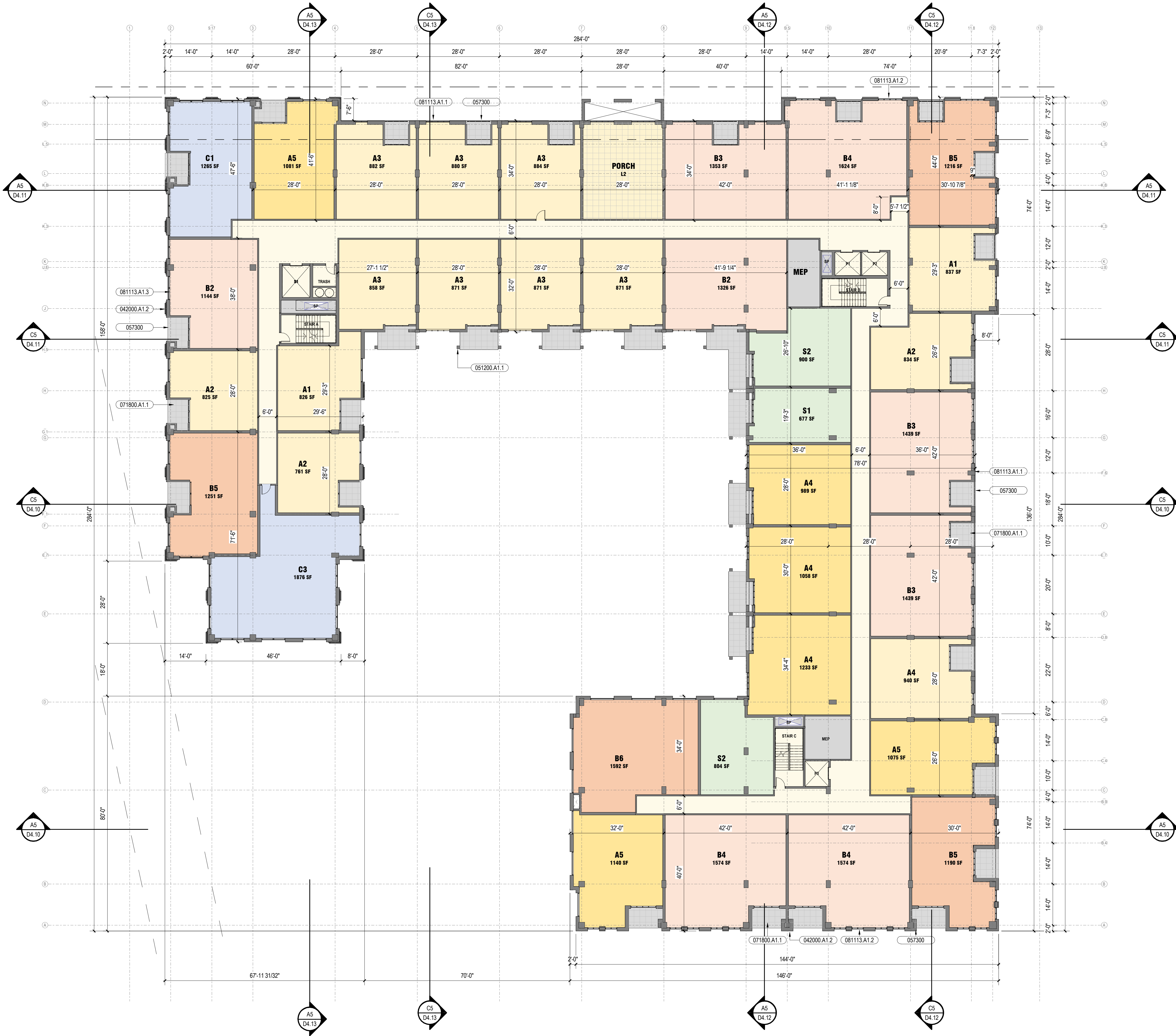
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 7 PLAN

SHEET NUMBER

D2.31.07

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1/16" = 1'-0"

SD LEVEL 7 | 1

Level L7: all areas are preliminary and subject to revision

Construction Gross Area : 49,930 GSF
Unit Count : 36
Floor Rentable Area : 39,960 SF
area includes unit areas only; see plans for net areas per space

SHEET NOTES

- 042000.A1.2 BRICK PLASTER, RE: ENLARGED ELEVATIONS FOR SPECIFIC DETAILING
- 051200.A1.1 STRUCTURAL STEEL FRAMING WITH INTUMESCENT FIRE COATING, RE: STRUCTURE
- 057300 DECORATIVE METAL RAILINGS
- 071800.A1.1 PEDESTRIAN TRAFFIC COATING OVER CONCRETE AT UNIT BALCONIES, TYP.
- 081113.A1.1 ALUMINUM WINDOWS, 4" RECESS AT HYPHENS
- 081113.A1.2 ALUMINUM WINDOWS, 8" RECESS AT SOUTHEAST & NORTHEAST BUILDINGS
- 081113.A1.3 ALUMINUM WINDOWS, 10" RECESS AT NORTHWEST BUILDING

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San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 8 PLAN

SHEET NUMBER

D2.31.08

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1/16" = 1'-0"

SD LEVEL 8 | 1

Level L8: all areas are preliminary and subject to revision

Construction Gross Area : 49,720 GSF

Unit count : 36

Floor Rentable Area : 39,941 SF

area includes unit areas only; see plans for net areas per space

SHEET NOTES

- 033000.A1.1 EXPOSED CAST-IN-PLACE CONCRETE COLUMNS AND SLAB EDGES WITH WATERPROOFING CONCRETE ADDITIVE, RE: STRUCTURE
- 042000.A1.2 BRICK PILASTER; RE: ENLARGED ELEVATIONS FOR SPECIFIC DETAILING
- 051200.A1.1 STRUCTURAL STEEL FRAMING WITH INTUMESCENT FIRE COATING; RE: STRUCTURE
- 057300 DECORATIVE METAL RAILINGS
- 071800.A1.1 PEDESTRIAN TRAFFIC COATING OVER CONCRETE AT UNIT BALCONIES, TYP.
- P.01 OUTBOARD BALCONIES AT INTERIOR HYPHENS; PLANS REFLECT BASIS OF DESIGN WITH CAST-IN PLACE CAST-IN PLACE BALCONIES ON STEEL COLUMN AND BEAM SUPPORTS, RE: D2.32.00 FOR ALTERNATE

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PROJECT NAME
Oxbow Lewellen

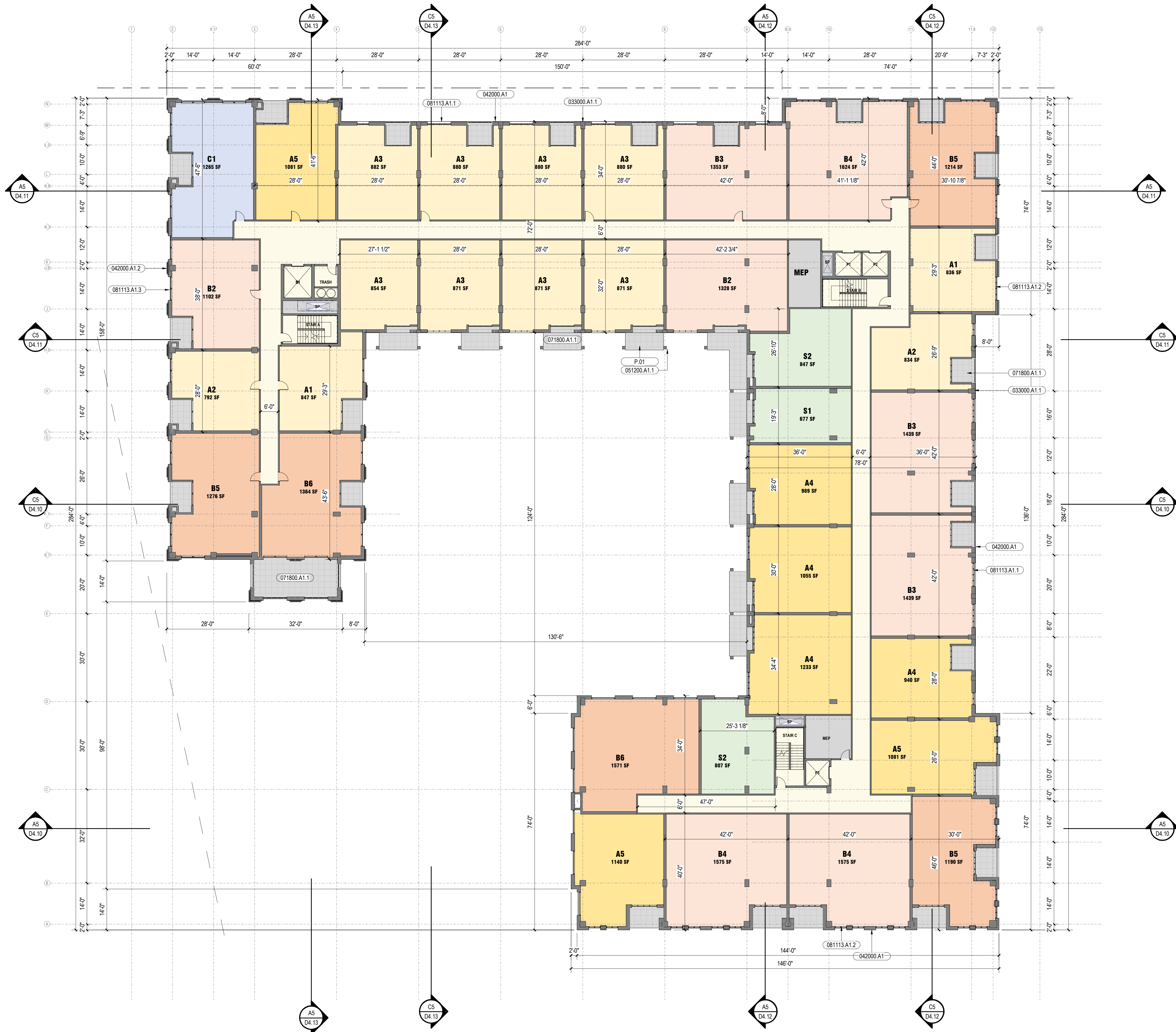
PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 9 PLAN

SHEET NUMBER
D2.31.09

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1/16" = 1'-0"

SD LEVEL 9 | 1

Level L9: all areas are preliminary and subject to revision

Construction Gross Area : 49,720 GSF
Unit Count : 36
Floor Rentable Area : 39,463 SF
area includes unit areas only; see plans for net areas per space

SHEET NOTES

- 033000.A1.1 EXPOSED CAST-IN-PLACE CONCRETE COLUMNS AND SLAB EDGES WITH WATERPROOFING CONCRETE ADDITIVE, RE: STRUCTURE
- 042000.A1 BRICK
- 042000.A1.2 BRICK PLASTER, RE: ENLARGED ELEVATIONS FOR SPECIFIC DETAILING
- 051200.A1.1 STRUCTURAL STEEL FRAMING WITH INTUMESCENT FIRE COATING, RE: STRUCTURE
- 071800.A1.1 PEDESTRIAN TRAFFIC COATING OVER CONCRETE AT UNIT BALCONIES, TYP
- 081113.A1.1 ALUMINUM WINDOWS; 4" RECESS AT HYPHENS
- 081113.A1.2 ALUMINUM WINDOWS; 8" RECESS AT SOUTHEAST & NORTHEAST BUILDINGS
- 081113.A1.3 ALUMINUM WINDOWS; 10" RECESS AT NORTHWEST BUILDING
- P.01 OUTBOARD BALCONIES AT INTERIOR HYPHENS; PLANS REFLECT BASIS OF DESIGN WITH CAST IN PLACE CAST IN PLACE BALCONIES ON STEEL COLUMN AND BEAM SUPPORTS; RE: D2.32.00 FOR ALTERNATE

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PROJECT NAME
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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 10 PLAN

SHEET NUMBER

D2.31.10

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1/16" = 1'-0"

SD LEVEL 10 | 1

Level L10: all areas are preliminary and subject to revision

Construction Gross Area : 48,745 GSF
Unit Count: 35
Floor Rentable Area : 36330 SF
area includes unit areas only; see plans for net areas per space

SHEET NOTES

- 033000.A1.1 EXPOSED CAST-IN-PLACE CONCRETE COLUMNS AND SLAB EDGES WITH WATERPROOFING CONCRETE ADDITIVE, RE: STRUCTURE
- 042000.A1 BRICK
- 042000.A1.1 BRICK GUARD AT PRIVATE BALCONY
- 042000.A1.2 BRICK PLASTER; RE: ENLARGED ELEVATIONS FOR SPECIFIC DETAILING
- 051200.A1.1 STRUCTURAL STEEL FRAMING WITH INTUMESCENT FIRE COATING, RE: STRUCTURE
- 057300 DECORATIVE METAL RAILINGS
- 071800.A1.1 PEDESTRIAN TRAFFIC COATING OVER CONCRETE AT UNIT BALCONIES, TYP.
- 081113.A1.1 ALUMINUM WINDOWS, 4" RECESS AT HYPHENS
- 081113.A1.2 ALUMINUM WINDOWS, 8" RECESS AT SOUTHEAST & NORTHEAST BUILDINGS
- P.01 OUTBOARD BALCONIES AT INTERIOR HYPHENS, PLANS REFLECT BASIS OF DESIGN WITH CAST IN PLACE CAST IN PLACE BALCONIES ON STEEL COLUMN AND BEAM SUPPORTS, RE: D2.32.00 FOR ALTERNATE

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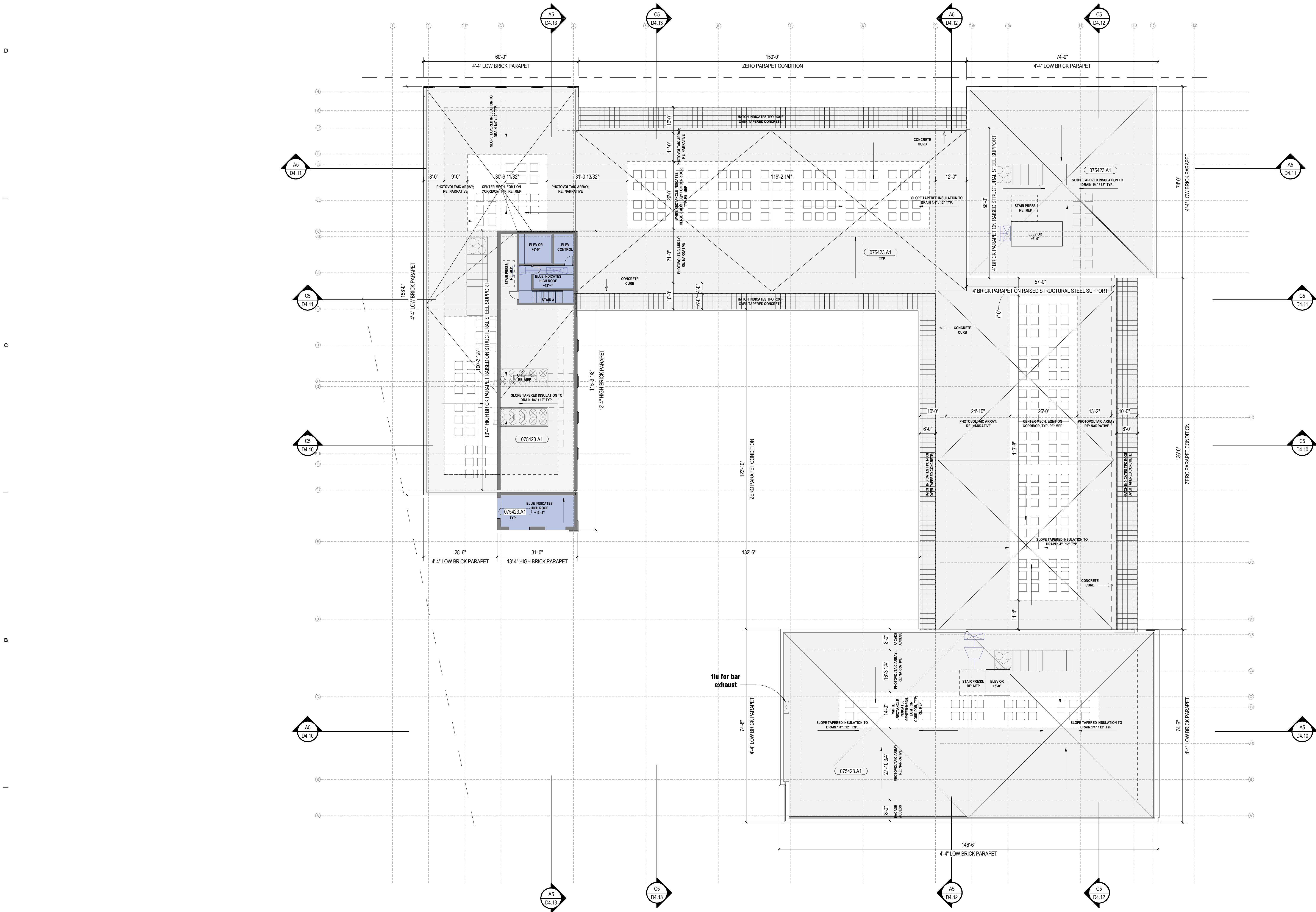
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
ROOF / PENTHOUSE PLAN

SHEET NUMBER

D2.31.R

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A 1/16" = 1'-0"

SD LEVEL PH 1

SHEET NOTES

075423 A1 THERMOPLASTIC POLYOLEFIN (TPO) SYSTEM

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PROJECT NAME
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102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
RESIDENTIAL UNIT PLANS

SHEET NUMBER
D2.32.00

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Oxbow Lewellen
Unit Matrix

13-Jan-23

Unit Type
Module
NRA
Balcony

S1	S2	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	B6	C1	C2	C3	TH1
20 x 32	26 x 32 IC	28 x 28	28 x 32	28 x 34	28 x 36	28 x 40	42 x 28	42 x 32	42 x 34	42 x 42	44 x 30	46 x 32	50 x 30	56 x 26		28 x 34
640	720	784	824	856	912	1024	1104	1260	1344	1638	1296	1360	1388	1456	1800	1776
72 OB	72 OB	NB	72 IB	96 IB	96 IB	96 IB	72 IB	84 IB	84 IB	126 IB	84 IB	112 IB	112 IB	126 IB		160 PT

10
9
8
7
6
5
4
3
2
1

2	1	7	1	4	3	3	2	2	3	3	3	3	1	1	2	
1	2	2	3	8	4	3	2	2	3	3	3	2	1			
1	2	2	3	8	4	3	2	2	3	3	3	1	1			1
1	2	2	3	7	4	3	2	2	3	3	3	1	1			1
1	3	1	2	4	4	3	-	1	2	2	3	1	1	1		
-		3	6	-	1	2	2	1	3	1	2	-	1	1		
-		3	6	-	1	2	2	1	3	1	2	-	1	1		
		5														
		1														4

Total

6	10	26	24	31	21	19	6	11	17	16	19	6	7	5	2	4
	16			81		40						75				18
3%	4%	11%	10%	13%	9%	8%	3%	5%	7%	7%	8%	3%	3%	2%	1%	2%
7%			35%		17%				33%					8%		

Total NRA

3,840	7,200	20,384	19,776	26,536	19,152	19,456	6,624	13,860	22,848	26,208	24,624	8,160	9,716	7,280	3,600	7,104
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Oxbow Targets

Units
Size
NRA
Share

13	88				38	88								24		
650	800				950	1,200								1,425		
8,450	70,400				36,100	105,600								34,200		
5%	35%				15%	35%								10%		

Totals

35	
37	
37	
36	
29	
23	
23	
5	
1	
4	

Parking

74	
72	
102	
71	

Units

230	
230	
100%	
100%	

NRA

1,071

Average

251

(21)

254,750

(8,382)

1,015

Average

319

1.39

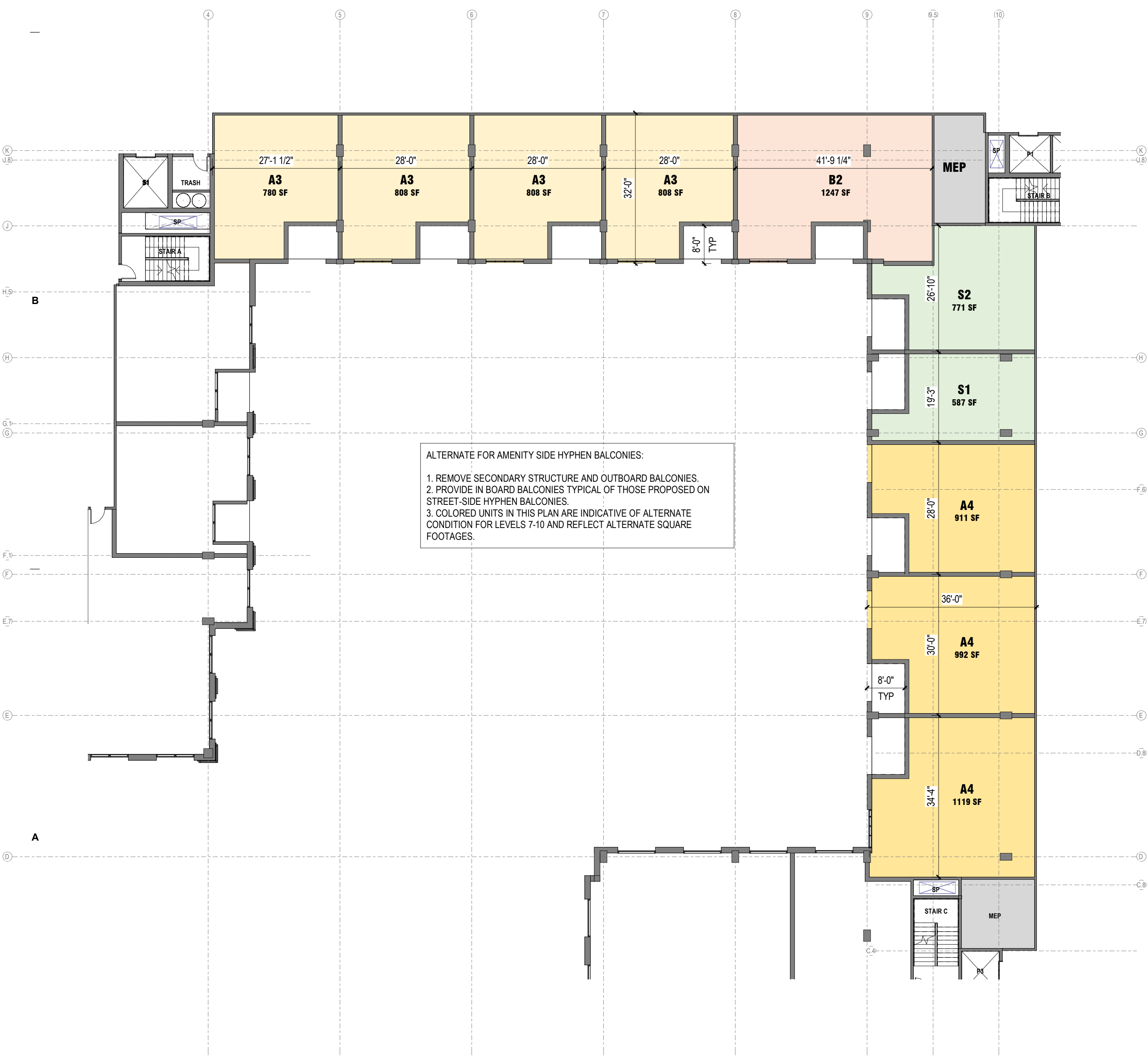
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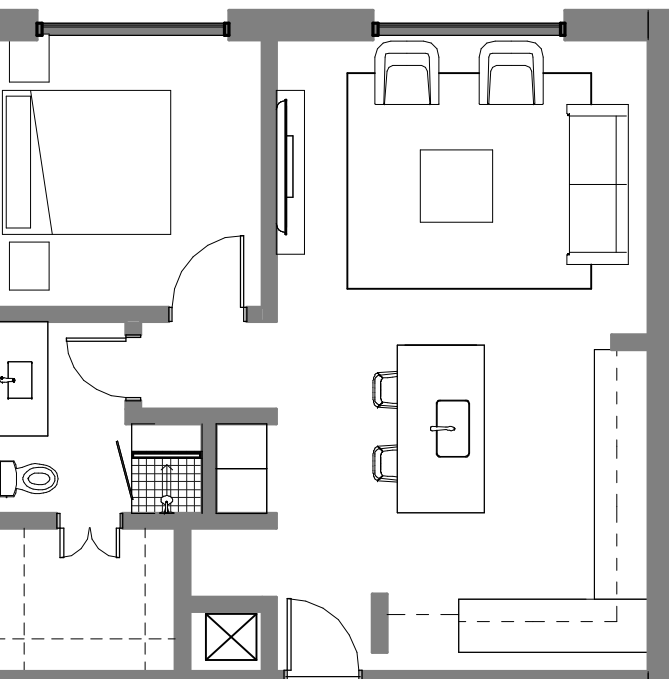
per Unit

Bedrooms

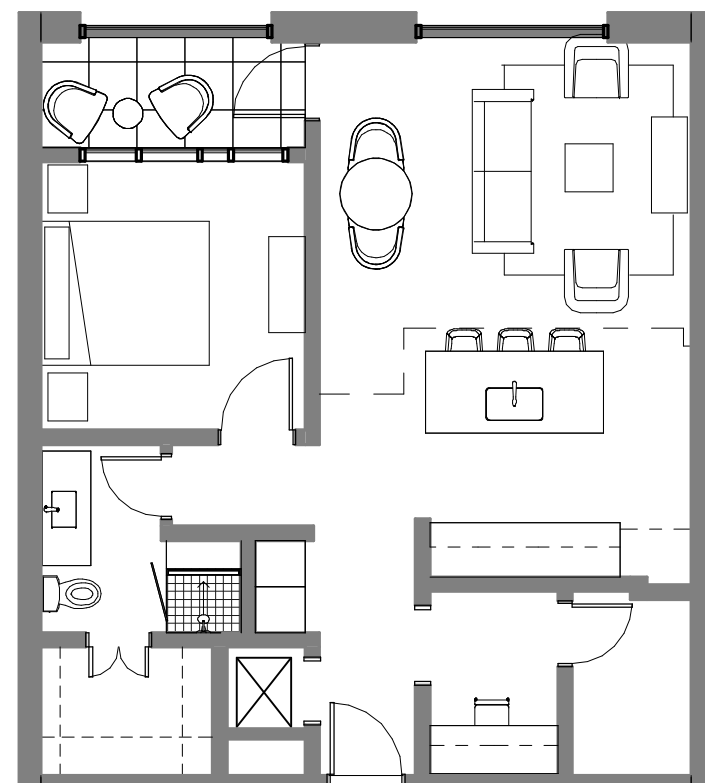
per BR



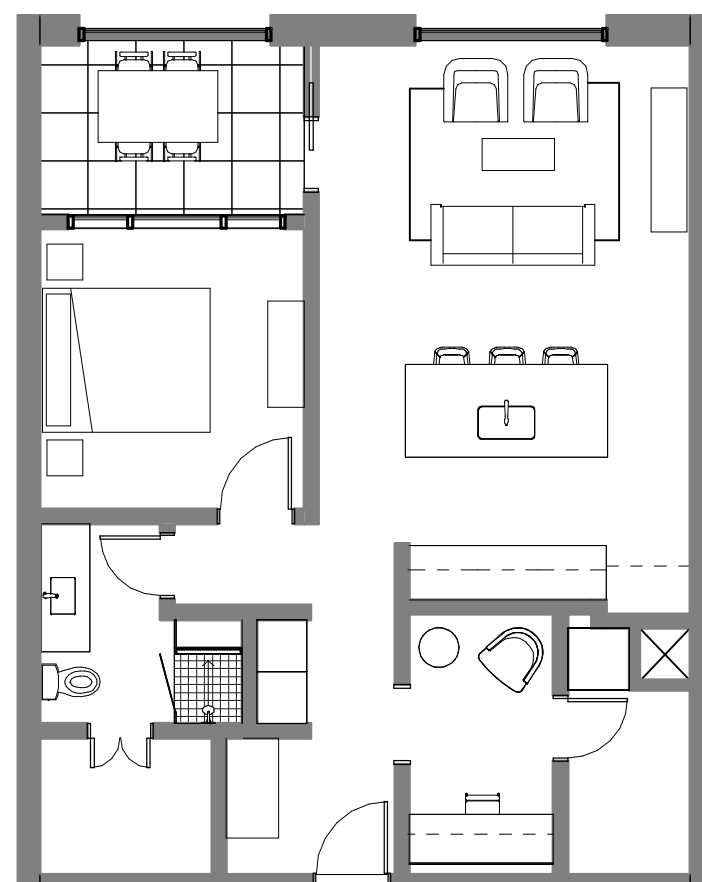
ALTERNATE FOR AMENITY SIDE HYPHEN BALCONIES:
1. REMOVE SECONDARY STRUCTURE AND OUTBOARD BALCONIES.
2. PROVIDE IN BOARD BALCONIES TYPICAL OF THOSE PROPOSED ON STREET-SIDE HYPHEN BALCONIES.
3. COLORED UNITS IN THIS PLAN ARE INDICATIVE OF ALTERNATE CONDITION FOR LEVELS 7-10 AND REFLECT ALTERNATE SQUARE FOOTAGES.



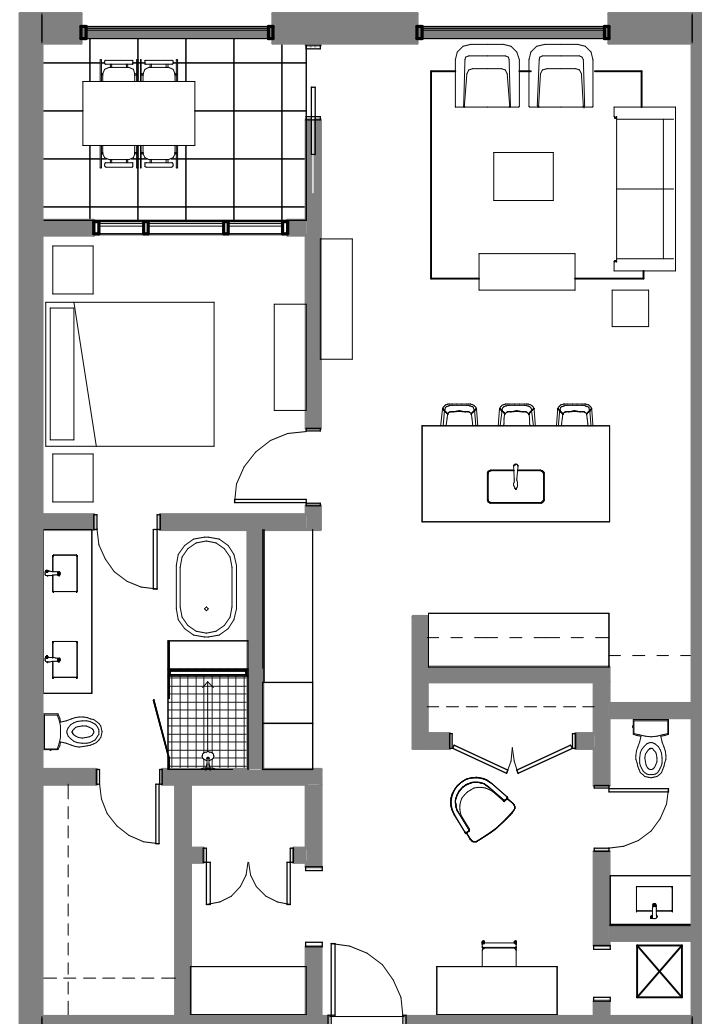
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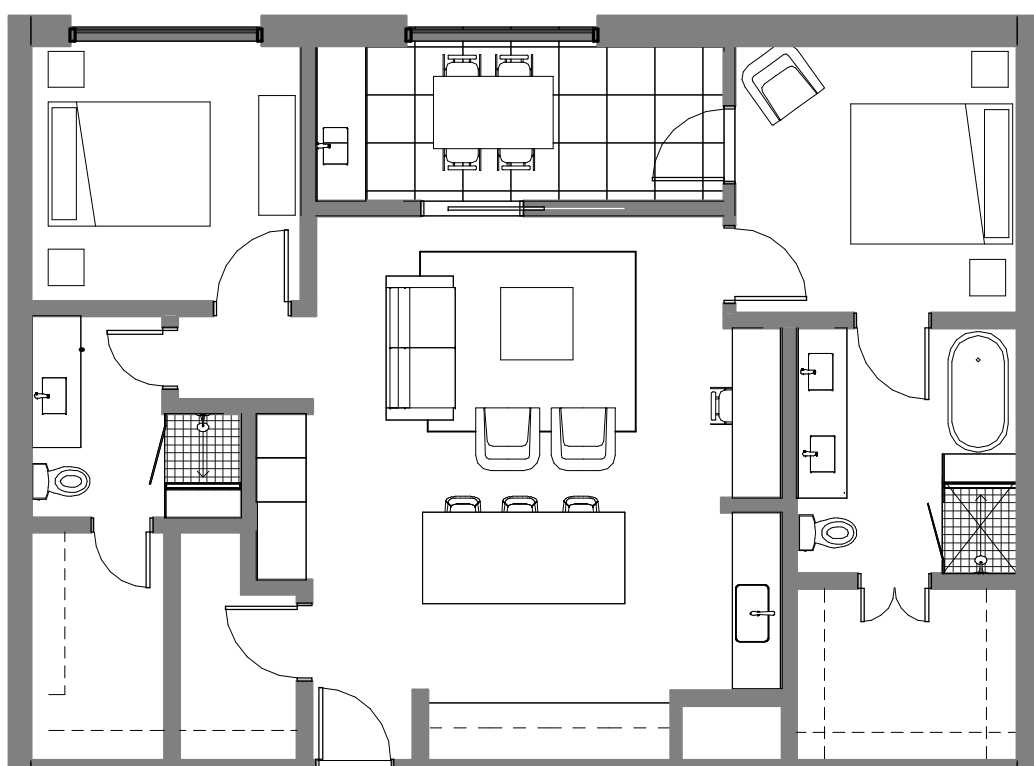
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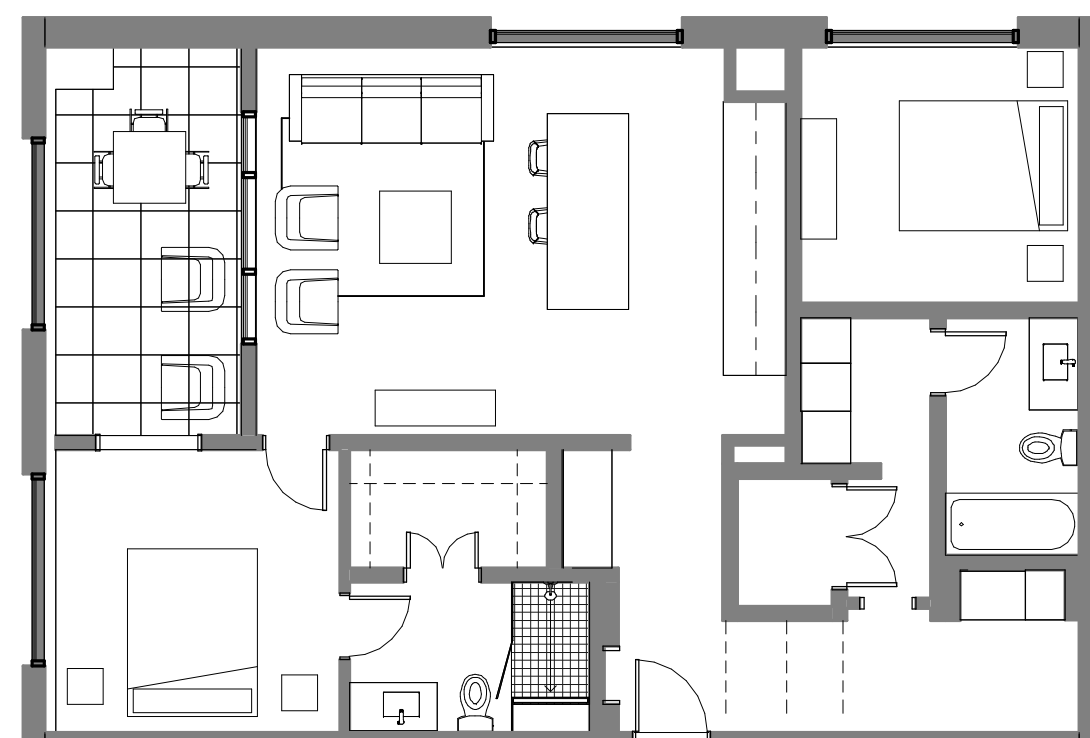
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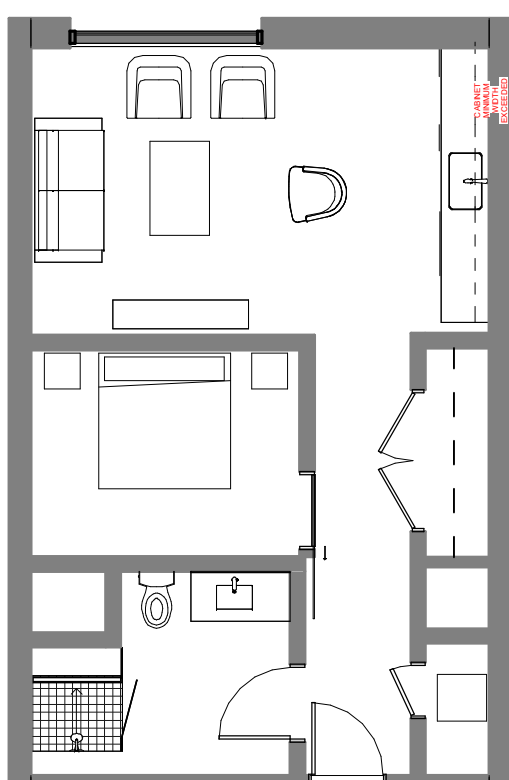
UNIT TYPE A4



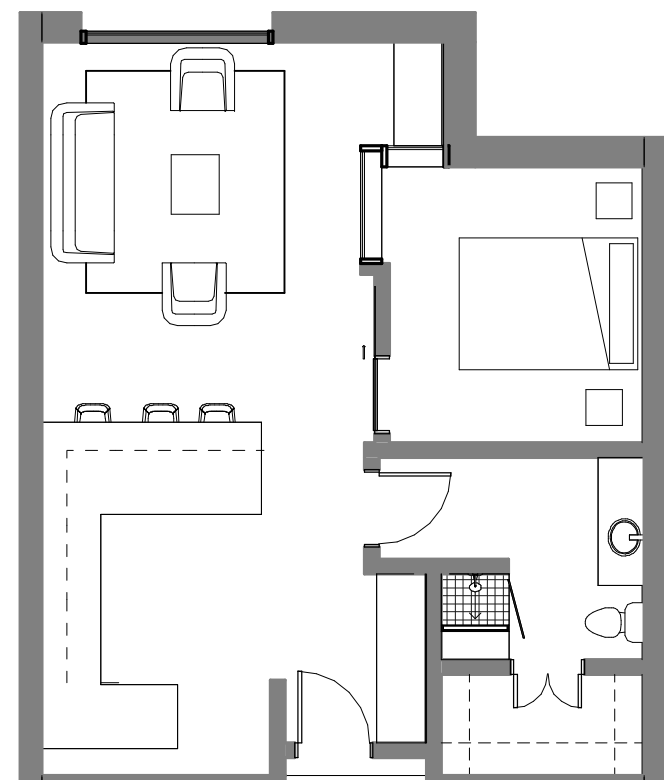
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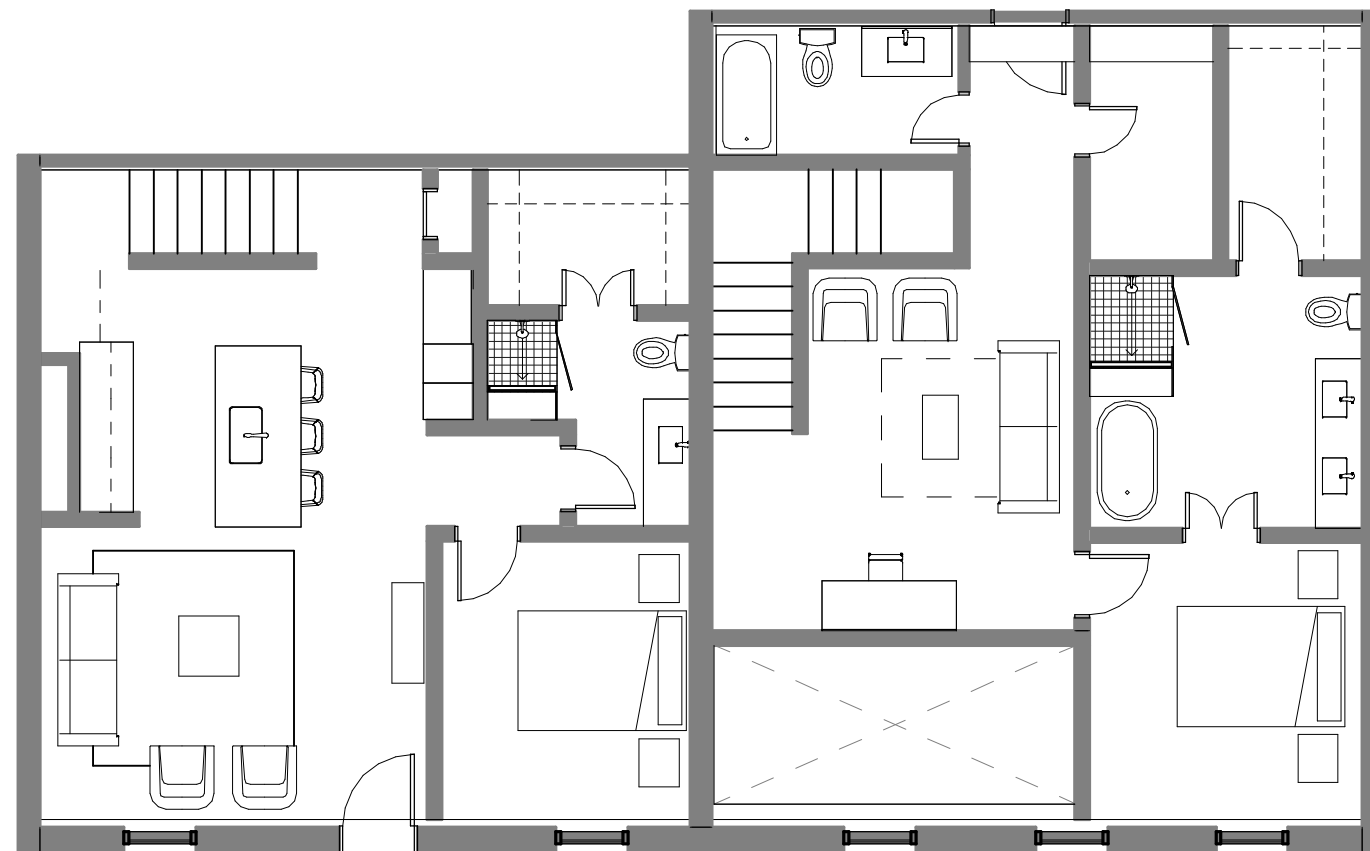
UNIT TYPE B3



UNIT TYPE S1



UNIT TYPE S2



UNIT TYPE
TOWNHOME L1

TOWNHOME L2

1/16" = 1'-0"

SD_ALTERNATE BALCONIES AT HYPHEN INTERIORS | 2

1/8" = 1'-0"

UNIT TYPE EXAMPLES | 1

1/12/2023 10:00:56 Autodesk Docs://2021321_Oxbow_Lewellen/ARCH_Oxbow
Lewellen_2021321_2022.rvt AM

MATERIAL INDEX

NE CORNER BUILDING

- A.01 MODULAR BRICK
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B. ACME BUFF BRICK
- A.02 12" SOLID STONE BAND; RUSTICATED LEUDERS
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B. ALTERNATE - PRE-CAST CONCRETE
- A.03 8" SOLID STONE BAND; RUSTICATED LEUDERS
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BOND BRICK; 1/2" OFFSET BETWEEN COURSES AND BAND

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B. ENGRAM GRAY-BUFF MIX
- B.03 CAST-IN-PLACE CONCRETE BASE
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
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A. REDONDO - COLOR AND FINISH TO MATCH STRUCTURAL CONCRETE
- B.05 8" SOLDIER COURSE BRICK LINTEL
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- B.07 DECORATIVE BRICK PATTERN - ENDICOTT IRONSPOT FACE BRICK
- B.08 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- B.09 DECORATIVE STEEL GUARDRAIL; CUSTOM PERFORATION PATTERN; PAINTED
- B.10 STEEL AWNING; PAINTED
- B.11 8" X 8" TILE INLAY

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- C.01 MODULAR BRICK
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B. ACME BUFF BRICK
- C.02 EXPOSED STRUCTURAL SLAB
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- C.03 CAST-IN-PLACE CONCRETE BASE
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- C.04 ARCHITECTURAL PRE-CAST CONCRETE CAP
A. REDONDO - COLOR AND FINISH TO MATCH STRUCTURAL CONCRETE
- C.05 ARCHITECTURAL PRE-CAST CONCRETE DECORATIVE BLOCK
A. REDONDO - COLOR AND FINISH TO MATCH STRUCTURAL CONCRETE
- C.06 8" BRICK BAND; RUNNING BOND BRICK
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- C.08 DECORATIVE BRICK PATTERN - ENDICOTT IRONSPOT FACE BRICK
- C.09 4" ROWLOCK BRICK BAND
- C.10 12" BRICK SURROUND - 1 HEADER COURSE & 1 STRETCHER COURSE
- C.11 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- C.12 DECORATIVE STEEL GUARDRAIL; CUSTOM PERFORATION PATTERN; PAINTED
- C.13 DECORATIVE STEEL SHUTTER; 1/2" STEEL PLATE WITH CUSTOM PERFORATION
PATTERN

N & E HYTHEN

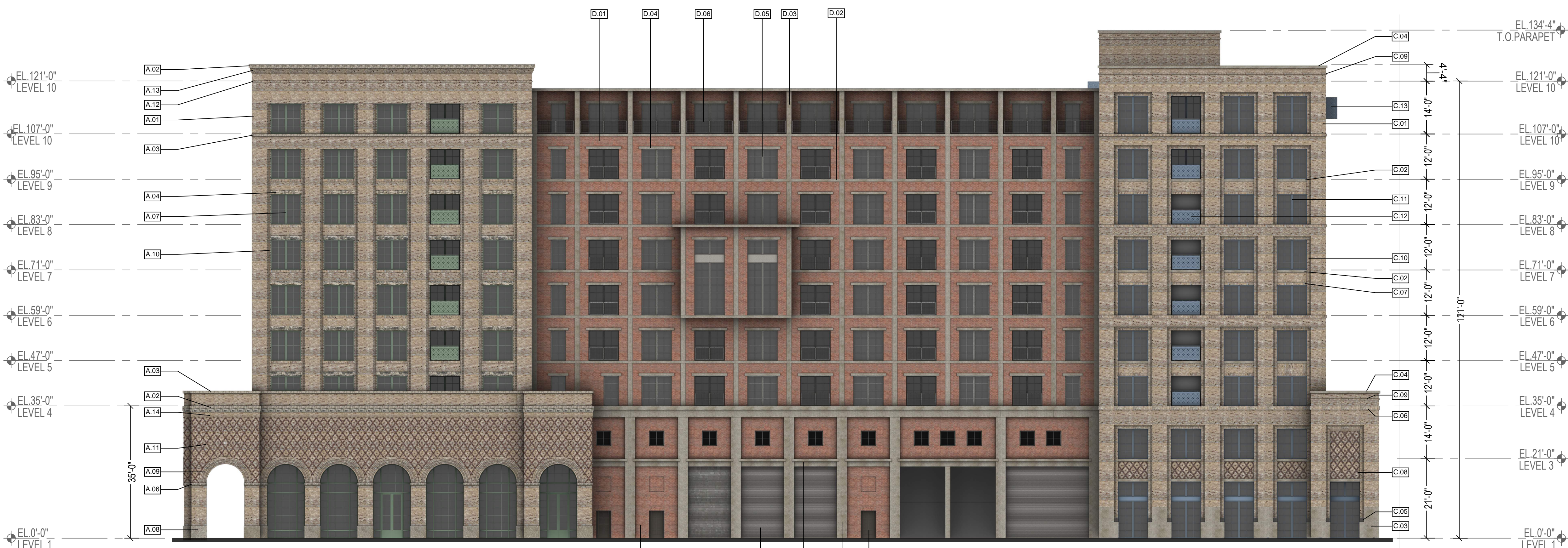
- D.01 MODULAR BRICK
A. HERBON FLASHED BUCKWHEAT; FIRST 30' TUMBLED
B. ACME D'HANIS MATCH
- D.02 EXPOSED STRUCTURAL SLAB
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- D.03 EXPOSED STRUCTURAL COLUMNS
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- D.04 8" CAST ON SITE CONCRETE LINTEL
A. REDONDO - COLOR AND FINISH TO MATCH STRUCTURAL CONCRETE
- D.05 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- D.06 GALVANIZED WIRE-MESH GUARDRAIL WITH LKX2 FRAME; PAINTED
- D.07 CUSTOM paneled hollow metal door; PAINTED
- D.08 OVERHEAD COILING DOOR

TOWNHOMES

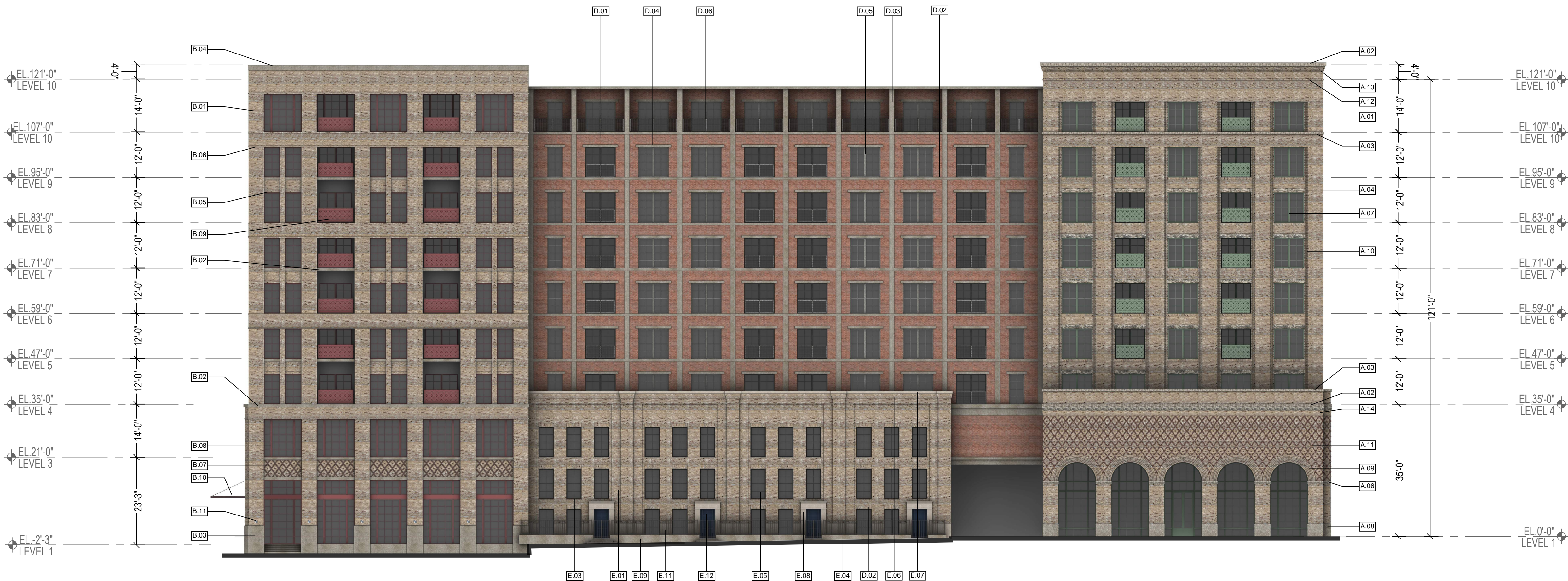
- E.01 MODULAR BRICK
A. HERBON SPEAK EASY CUSTOM PEARL BLEND; FIRST 30' TUMBLED
B. ACME BUFF BRICK
- E.02 16" VERTICAL RUNNING BOND BRICK LINTEL
- E.03 HEADER COURSE BRICK SILL
- E.04 HEADER COURSE BRICK BAND
- E.05 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- E.06 16" BRICK CORBEL; 3 STRETCHER COURSE WITH 8" RUNNING BOND BAND - 1/2"
OFFSET BETWEEN COURSES AND BANDS
- E.07 8" CAST STONE CAP
- E.08 CAST STONE ENTRY SURROUND
- E.09 CAST-IN-PLACE CONCRETE BASE
- E.10 5' DECORATIVE STEEL SECURITY FENCE & GATE; PAINTED
- E.11 CAST STONE BASE
- E.12 CUSTOM paneled door

GARDEN TERRACE

- F.01 MODULAR BRICK
A. HERBON FLASHED BUCKWHEAT; FIRST 30' TUMBLED
B. ACME D'HANIS MATCH
- F.02 EXPOSED STRUCTURAL SLAB
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- F.03 EXPOSED STRUCTURAL COLUMNS
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- F.04 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- F.05 GALVANIZED WIRE-MESH GUARDRAIL WITH LKX2 FRAME; PAINTED
A. ALTERNATE PAINTED SW DOVETAIL
- F.06 GALVANIZED STEEL TRELLIS
A. ALTERNATE PAINTED SW DOVETAIL
- F.07062 GALVANIZED STEEL STAIR
A. ALTERNATE PAINTED SW DOVETAIL



NE AND NW CORNER BUILDINGS - EXTERIOR ELEVATION



NE AND SE CORNER BUILDINGS - EXTERIOR ELEVATION

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JAMES A. FUEx 01.13.23

△ DATE ISSUE

PROJECT NAME
Oxbow Lewellen

PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
PRESENTATION ELEVATION

SHEET NUMBER
D3.10

1/12/2023 10:01:00 AutoCAD Doc/2021321 Oxbow Lewellen/ARCH_Oxbow
Lewellen_2021321_2022.rvt AM

MATERIAL INDEX

NE CORNER BUILDING

- A.01 MODULAR BRICK
A. HEBRON SPEAK EASY CUSTOM PEARL BLEND; FIRST 35' TUMBLED
B. ACME BUFF BRICK
- A.02 12" SOLID STONE BAND; RUSTICATED LEUDERS
A. ALTERNATE - CAST STONE
B. ALTERNATE - PRE-CAST CONCRETE
- A.03 8" SOLID STONE BAND; RUSTICATED LEUDERS
A. ALTERNATE - CAST STONE
B. ALTERNATE - PRE-CAST CONCRETE
- A.04 16" SOLID STONE UNIT; RUSTICATED LEUDERS
A. ALTERNATE - CAST STONE
B. ALTERNATE - PRE-CAST CONCRETE
- A.05 8" BRICK SILL; SOLDIER COURSE
- A.06 8" SOLID STONE CAP; RUSTICATED LEUDERS
A. ALTERNATE - CAST STONE
B. ALTERNATE - PRE-CAST CONCRETE
- A.07 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- A.08 CAST-IN-PLACE CONCRETE BASE
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- A.09 BRICK ARCH - 6 ROWLOCK COURSES; 1" OFFSET BETWEEN COURSES
1/2" INSET BRICK EVERY 3RD VERTICAL COURSE
- A.10 12" BRICK SURROUND - 3 HEADER COURSES; 2" OFFSET BETWEEN COURSES
1/2" INSET BRICK EVERY 3RD VERTICAL COURSE
- A.11 DECORATIVE BRICK PATTERN - ENDICOTT IRONSPOT FACE BRICK
- A.12 4" ROWLOCK BRICK BAND
- A.13 16" BRICK CORNELLING - 2 ROWLOCK COURSES & RUNNING BOND COURSES;
1" OFFSET BETWEEN COURSES
- A.14 16" BRICK CORNELLING - 3 STRETCHER COURSES AND 1 8" BAND OF RUNNING
BOND BRICK; 1/2" OFFSET BETWEEN COURSES AND BAND

SE CORNER BUILDING

- B.01 MODULAR BRICK
A. HEBRON SPEAK EASY CUSTOM PEARL BLEND; FIRST 35' TUMBLED
B. ACME BUFF BRICK
- B.02 EXPOSED STRUCTURAL SLAB
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- B.03 CAST-IN-PLACE CONCRETE BASE
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- B.04 ARCHITECTURAL PRE-CAST CONCRETE CAP
A. REDONDO - COLOR AND FINISH TO MATCH STRUCTURAL CONCRETE
- B.05 8" SOLDIER COURSE BRICK UNTEL
- B.06 4" ROWLOCK BRICK BAND
- B.07 DECORATIVE BRICK PATTERN - ENDICOTT IRONSPOT FACE BRICK
- B.08 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- B.09 DECORATIVE STEEL GUARDRAIL; CUSTOM PERFORATION PATTERN; PAINTED
- B.10 STEEL AWNING; PAINTED
- B.11 8" X 8" TILE INLAY

NW CORNER BUILDING

- C.01 MODULAR BRICK
A. HEBRON SPEAK EASY CUSTOM PEARL BLEND; FIRST 35' TUMBLED
B. ACME BUFF BRICK
- C.02 EXPOSED STRUCTURAL SLAB
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- C.03 CAST-IN-PLACE CONCRETE BASE
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- C.04 ARCHITECTURAL PRE-CAST CONCRETE CAP
A. REDONDO - COLOR AND FINISH TO MATCH STRUCTURAL CONCRETE
- C.05 ARCHITECTURAL PRE-CAST CONCRETE DECORATIVE BLOCK
A. REDONDO - COLOR AND FINISH TO MATCH STRUCTURAL CONCRETE
- C.06 8" BRICK BAND; RUNNING BOND BRICK
- C.07 8" SOLDIER COURSE BRICK UNTEL
- C.08 DECORATIVE BRICK PATTERN - ENDICOTT IRONSPOT FACE BRICK
- C.09 4" ROWLOCK BRICK BAND
- C.10 12" BRICK SURROUND - 1 HEADER COURSE & 1 STRETCHER COURSE
- C.11 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- C.12 DECORATIVE STEEL GUARDRAIL; CUSTOM PERFORATION PATTERN; PAINTED
- C.13 DECORATIVE STEEL SHUTTER; 1/2" STEEL PLATE WITH CUSTOM PERFORATION
PATTERN

N & E HYTHEN

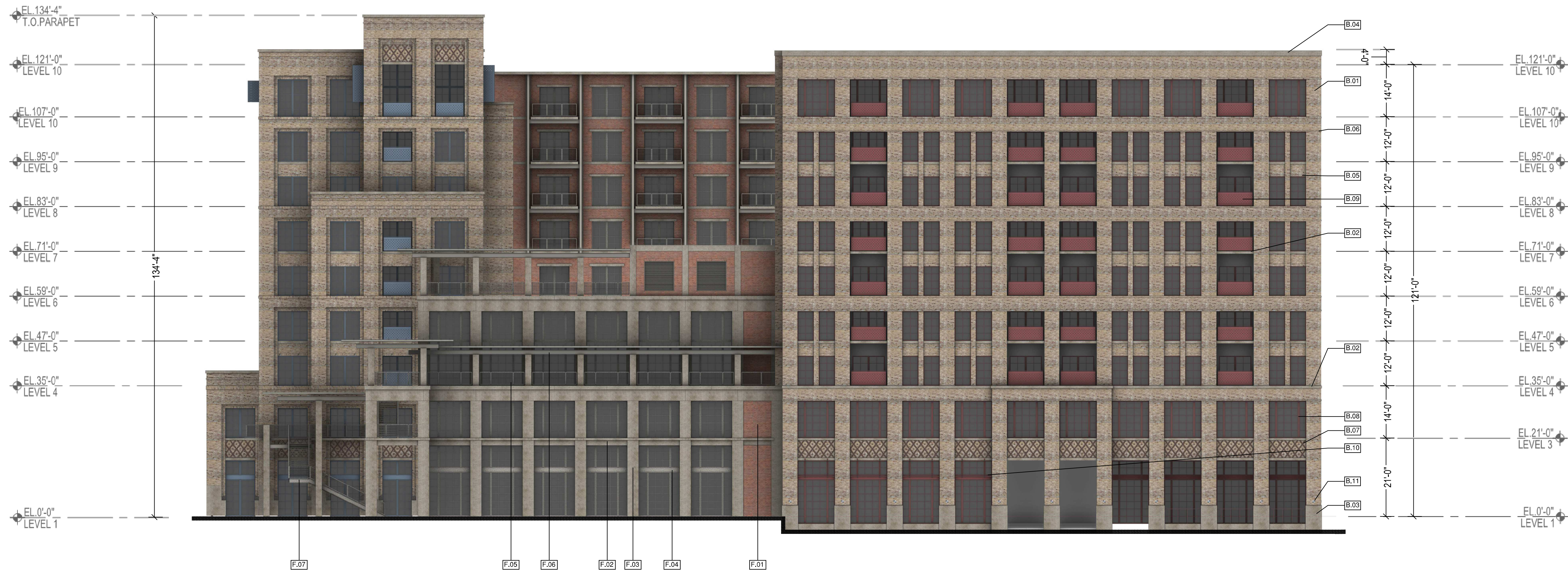
- D.01 MODULAR BRICK
A. HEBRON FLASHED BUCKWHEAT; FIRST 35' TUMBLED
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- D.02 EXPOSED STRUCTURAL SLAB
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- D.03 EXPOSED STRUCTURAL COLUMNS
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- D.04 8" CAST ON SITE CONCRETE UNTEL
A. REDONDO - COLOR AND FINISH TO MATCH STRUCTURAL CONCRETE
- D.05 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- D.06 GALVANIZED WIRE-MESH GUARDRAIL WITH LXX2 FRAME; PAINTED
- D.07 CUSTOM PANELLED HOLLOW METAL DOOR; PAINTED
- D.08 OVERHEAD COILING DOOR

TOWNHOMES

- E.01 MODULAR BRICK
A. HEBRON SPEAK EASY CUSTOM PEARL BLEND; FIRST 35' TUMBLED
B. ACME BUFF BRICK
- E.02 16" VERTICAL RUNNING BOND BRICK UNTEL
- E.03 HEADER COURSE BRICK SILL
- E.04 HEADER COURSE BRICK BAND
- E.05 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- E.06 16" BRICK CORNELL - 3 STRETCHER COURSES WITH 8" RUNNING BOND BAND - 1/2"
OFFSET BETWEEN COURSES AND BANDS
- E.07 8" CAST STONE CAP
- E.08 CAST STONE ENTRY SURROUND
- E.09 CAST-IN-PLACE CONCRETE BASE
- E.10 5" DECORATIVE STEEL SECURITY FENCE & GATE; PAINTED
- E.11 CAST STONE BASE
- E.12 CUSTOM PANELLED DOOR

GARDEN TERRACE

- F.01 MODULAR BRICK
A. HEBRON FLASHED BUCKWHEAT; FIRST 35' TUMBLED
B. ACME D'HANIS MATCH
- F.02 EXPOSED STRUCTURAL SLAB
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- F.03 EXPOSED STRUCTURAL COLUMNS
A. ALAMO BUFF MIX
B. ENGRAM GRAY-BUFF MIX
- F.04 ALUMINUM GLAZING SYSTEM; PAINTED - COLOR TO BE DETERMINED
- F.05 GALVANIZED WIRE-MESH GUARDRAIL WITH LXX2 FRAME; PAINTED
- F.06 GALVANIZED STEEL TRELLIS
A. ALTERNATE PAINTED SW DOVETAIL
- F.07022 GALVANIZED STEEL STAIR
A. ALTERNATE PAINTED SW DOVETAIL



1/16" = 1'-0"

SE CORNER BUILDING AND GARDEN TERRACE - EXTERIOR ELEVATION



1/16" = 1'-0"

NW CORNER BUILDING AND GARDEN TERRACE - EXTERIOR ELEVATION

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JAMES A. FUEx 01.13.23

△ DATE ISSUE

PROJECT NAME
Oxbow Lewellen

PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
PRESENTATION ELEVATION

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DATE	ISSUE
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PROJECT NAME
Oxbow Lewellen

PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

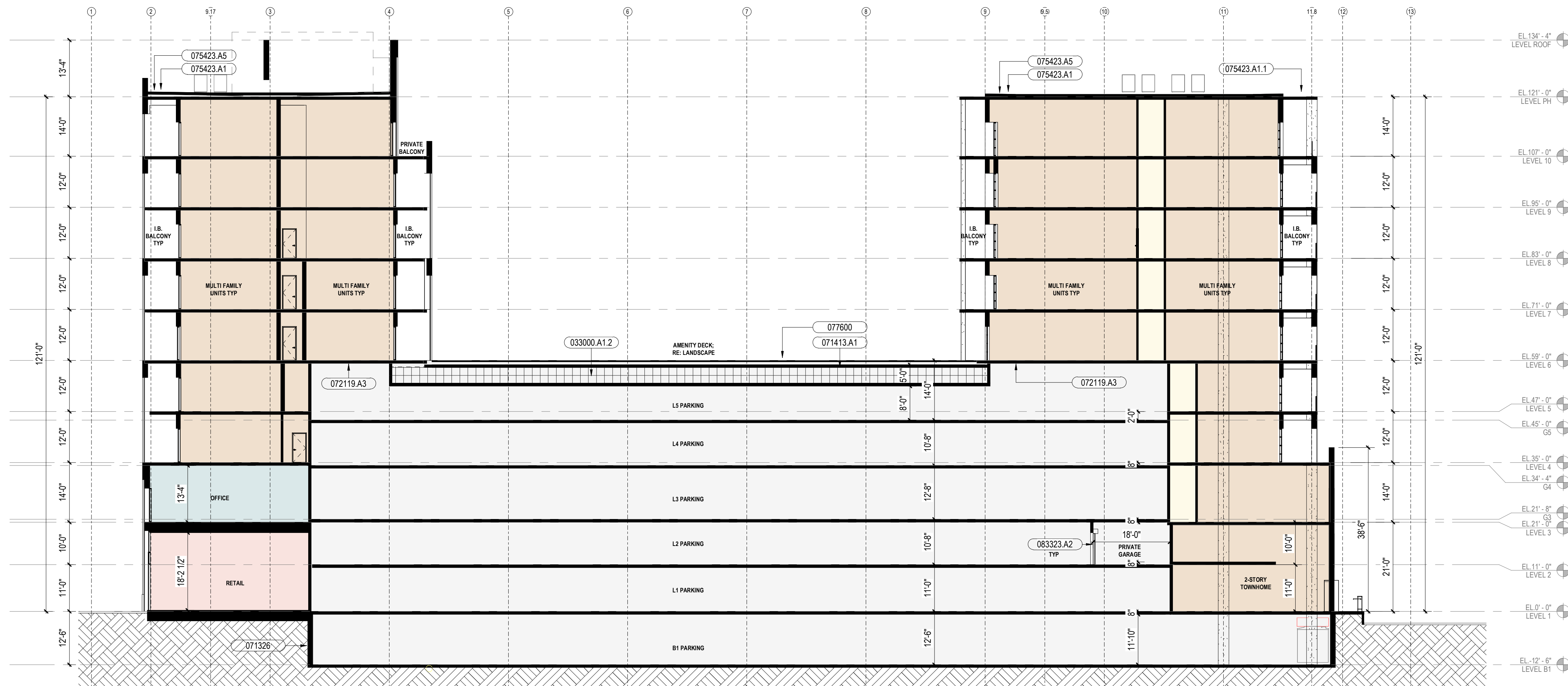
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER

D4.10

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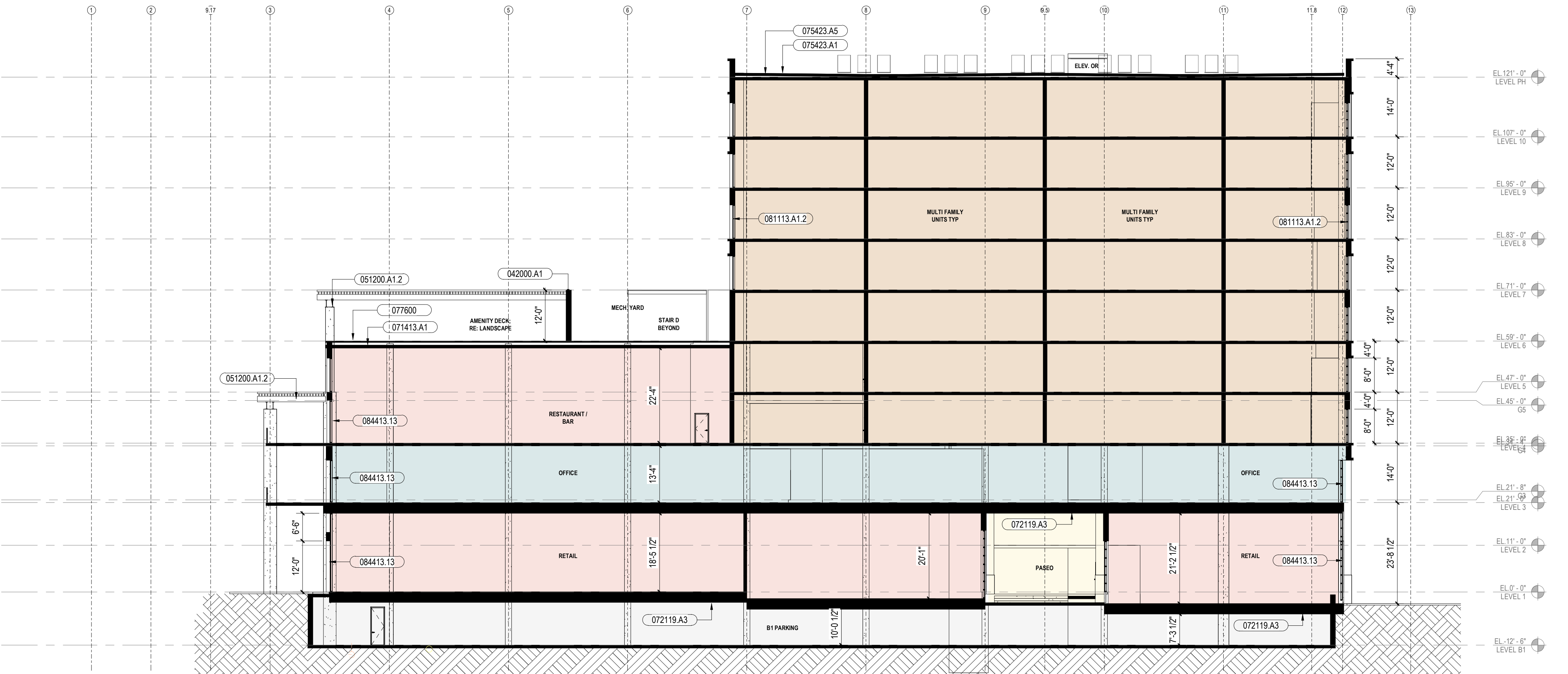


1/16" = 1'-0"

SECTION THROUGH TOWNHOMES FACING NORTH | C5

SHEET NOTES

- 033000.A1.2 CAST-IN-PLACE CONCRETE DEPRESSED STRUCTURE FOR PLANTERS AND POOLS; PROVIDE STRUCTURAL FOAM INFILL AS REQUIRED; RE: STRUCTURE
- 042000.A1 BRICK
- 051200.A1.2 DASHED LINE INDICATES EXTENT OF STRUCTURAL STEEL TRELLIS ABOVE; GALVANIZED, PAINTED COLOR TBD; RE: STRUCTURE
- 071326 SELF-ADHERING SHEET WATERPROOFING (BELOW GRADE)
- 071413.A1 HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING
- 072119.A3 R-19 MIN MONOGLOSS SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF SLAB
- 075423.A1 THERMOPLASTIC POLYOLEFIN (TPO) SYSTEM
- 075423.A1.1 TPO OVER SLOPED CONCRETE; RE: STRUCT
- 075423.A5 TAPERED INSULATION
- 077600 PEDESTAL PAVER SUPPORT SYSTEM
- 081113.A1.2 ALUMINUM WINDOWS; 6" RECESS AT SOUTHEAST & NORTHEAST BUILDINGS
- 083323.A2 ELECTRIC OVERHEAD COILING DOOR
- 084413.13 GLAZED ALUMINUM CURTAIN WALL (UNITIZED)



1/16" = 1'-0"

SECTION THROUGH OFFICE | A5

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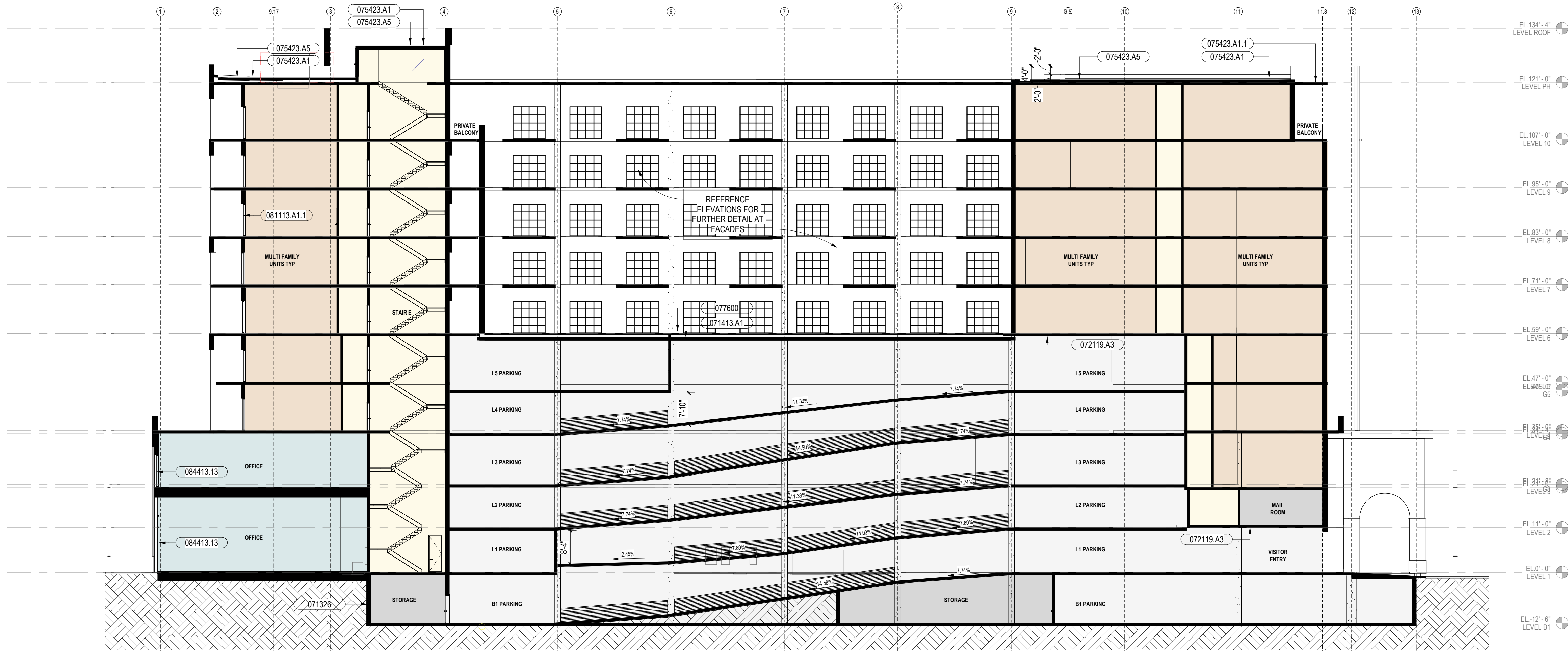
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KEY PLAN

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BUILDING SECTIONS

SHEET NUMBER

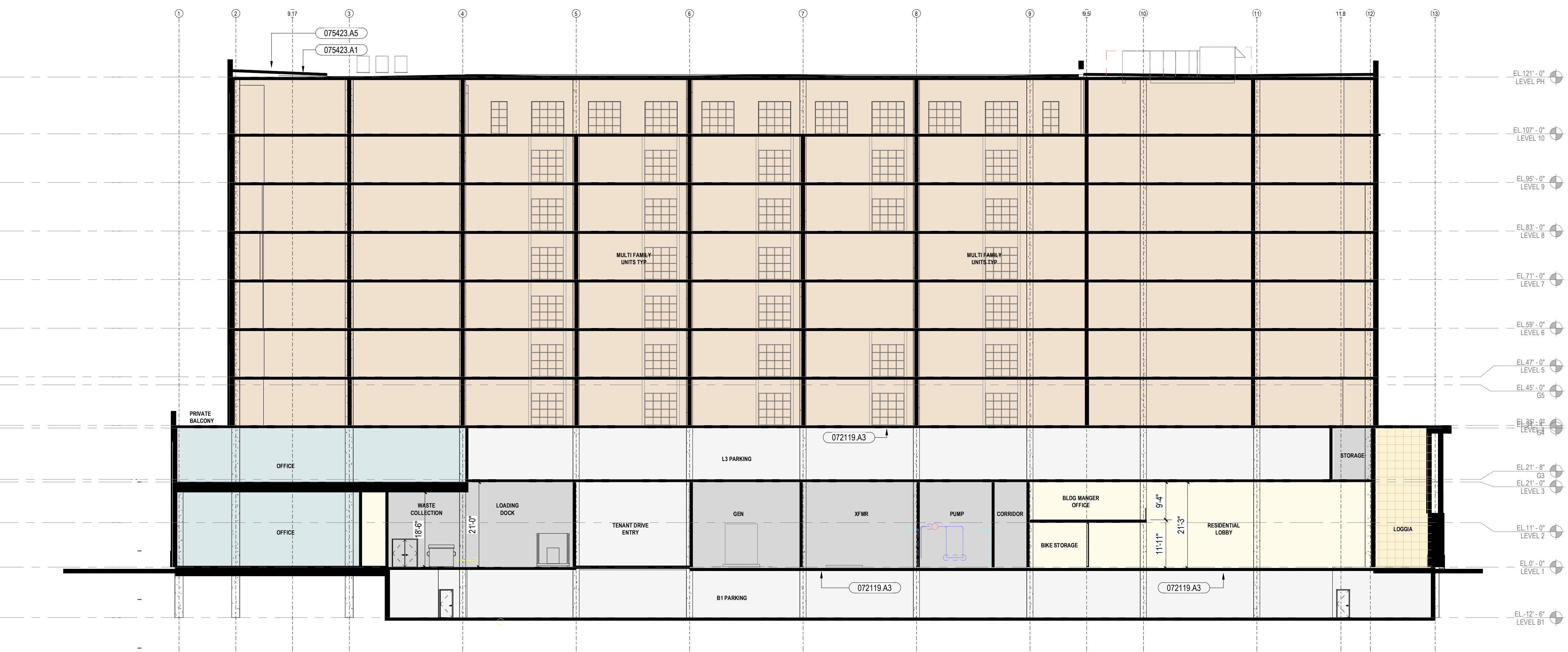
D4.11

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1/16" = 1'-0"

SECTION THROUGH GARAGE RAMPS | C5



1/16" = 1'-0"

SECTION THROUGH BACK OF HOUSE | A5

SHEET NOTES

- 071326 SELF-ADHERING SHEET WATERPROOFING (BELOW GRADE)
- 071413.A1 HOT FLUID-APPLIED RUBBERIZED ASPHALT WATERPROOFING
- 072119.A3 R-19 MIN MONOGLASS SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF SLAB
- 075423.A1 THERMOPLASTIC POLYOLEFIN (TPO) SYSTEM
- 075423.A1.1 TPO OVER SLOPED CONCRETE, RE-STRUCT
- 075423.A5 TAPERED INSULATION
- 077600 PEDESTAL PAVES SUPPORT SYSTEM
- 081113.A1.1 ALUMINUM WINDOWS, 4" RECESS AT HYPHENS
- 084413.13 GLAZED ALUMINUM CURTAIN WALL (UNITIZED)

01.13.23

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033000.A1.3	BUILT UP CAST-IN-PLACE CONCRETE AT RAMPS; RE: STRUCTURE
042000.A1.3	BRICK PARAPET ON RAISED STRUCTURAL STEEL SUPPORT
071326	SELF-ADHERING SHEET WATERPROOFING (BELOW GRADE)
071800.A1.2	VEHICULAR RATED TRAFFIC COATING ABOVE CONDITIONED SPACES BELOW; RE: NARRATIVE FOR FURTHER DETAIL
072119.A3	R-9 MIN MONOLASCH SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF SLAB
075423.A1.1	THERMOPLASTIC POLYOLEFIN (TPO) SYSTEM
075423.A1.1	TPO OVER SLOPED CONCRETE; RE: STRUCT
075423.A5	TAPERED INSULATION

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San Antonio, Texas 78215

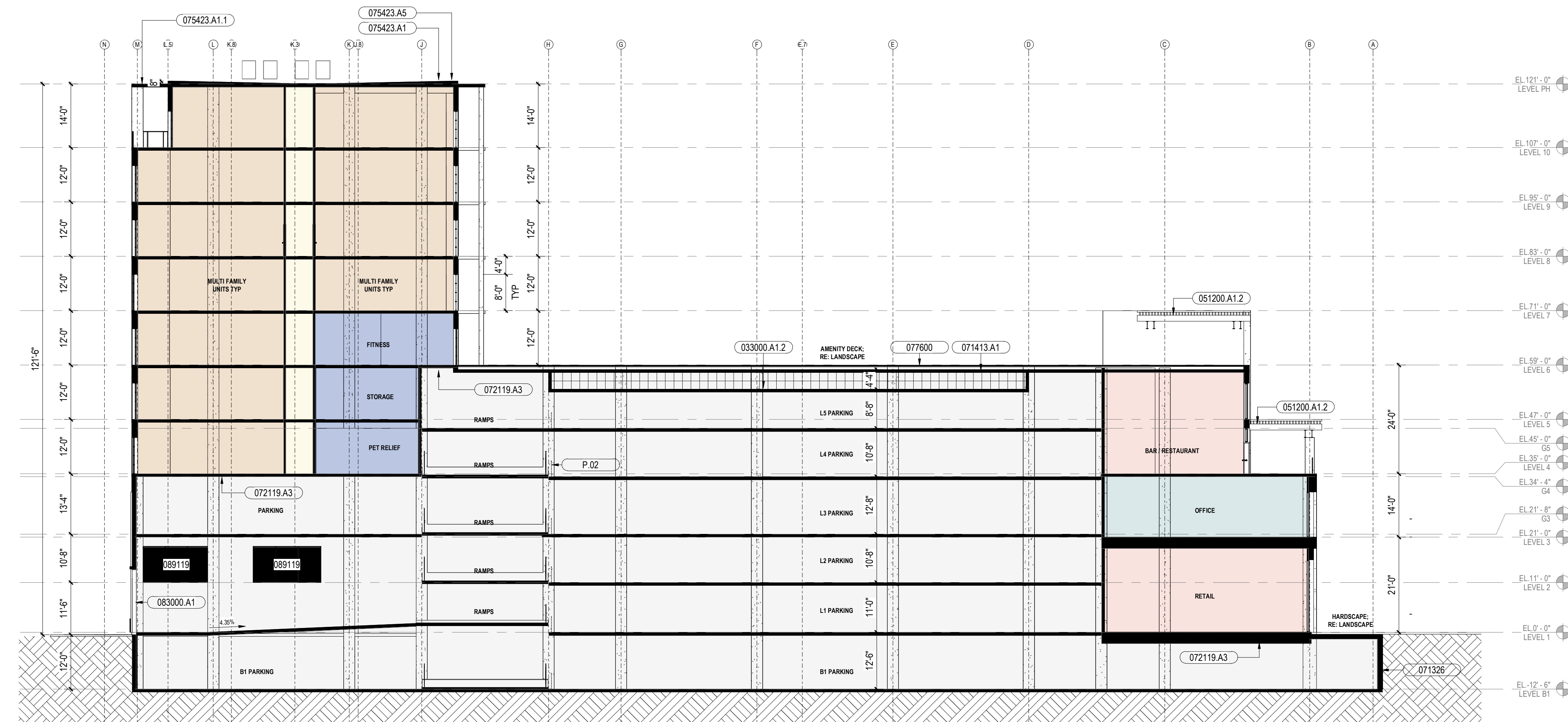
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER

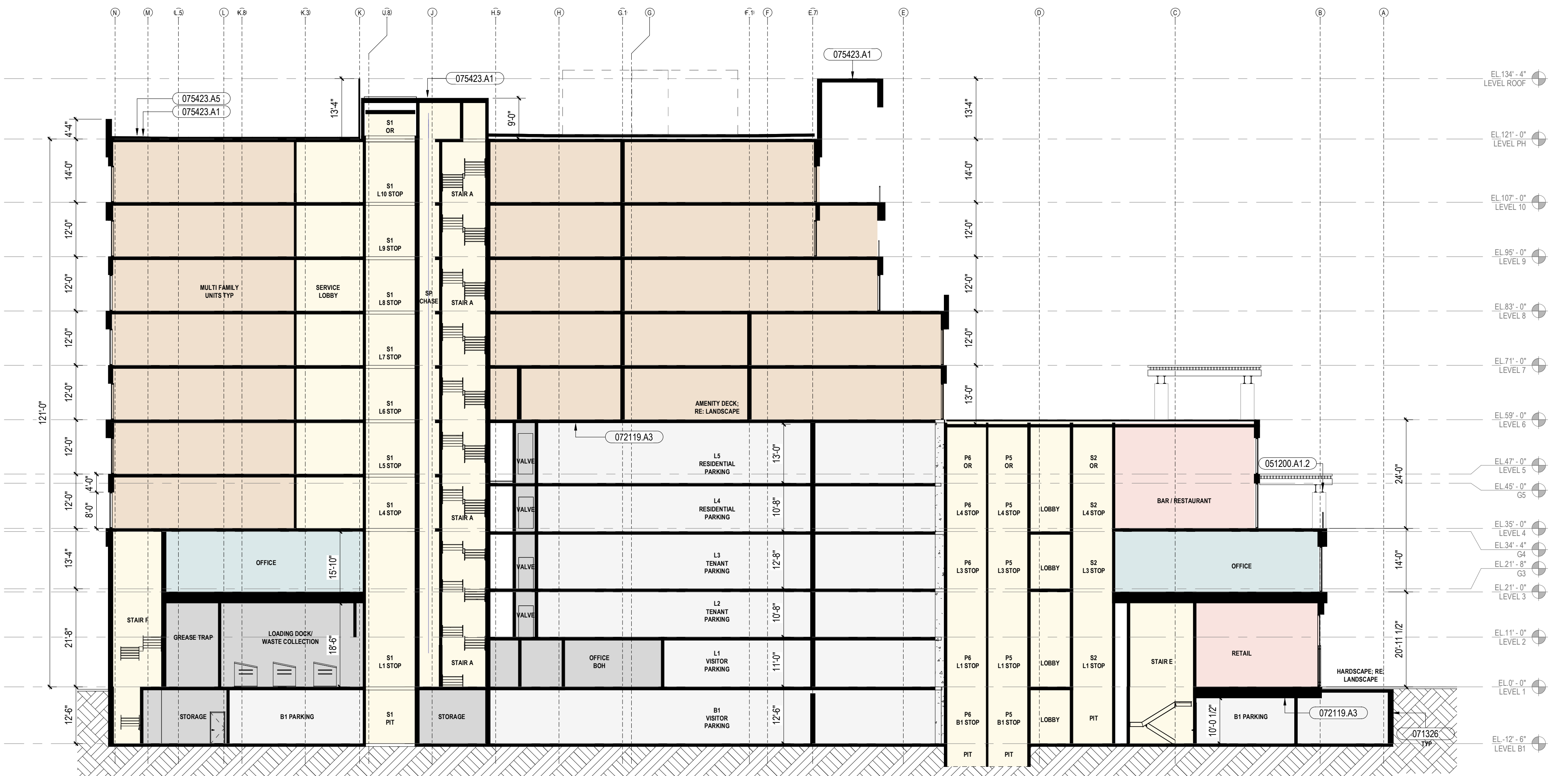
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1/16" = 1'-0"

SECTION THROUGH TENANT ENTRY C5



1/16" = 1'-0"

SECTION THROUGH NW TOWER A5

SHEET NOTES

- 033000.A1.2 CAST-IN-PLACE CONCRETE DEPRESSED STRUCTURE FOR PLANTERS AND POOLS; PROVIDE STRUCTURAL FOAM INFILL AS REQUIRED; RE: STRUCTURE
- 051200.A1.2 DASHED LINE INDICATES EXTENT OF STRUCTURAL STEEL TRELLIS ABOVE, GALVANIZED, PAINTED COLOR TBO; RE: STRUCTURE
- 071326 SELF-ADHERING SHEET WATERPROOFING (BELOW GRADE)
- 071413.A1 HOT FLUID-APPLIED RUBBERIZED ASPHALT WATERPROOFING
- 072119.A3 R-19 MIN MONOGLASS SPRAY FOAM INSULATION APPLIED TO UNDERSIDE OF SLAB
- 075423.A1 THERMOPLASTIC POLYOLEFIN (TPO) SYSTEM
- 075423.A1.1 TPO OVER SLOPED CONCRETE; RE: STRUCT
- 075423.A5 TAPERED INSULATION
- 077600 PEDESTAL PAVER SUPPORT SYSTEM
- 083000.A1 HIGH SPEED ROLLING DOOR
- 089119 FIXED LOUVER
- P.02 CABLE VEHICULAR BARRIER

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DATE	ISSUE
JAN 13, 2023	100% SCHEMATIC DESIGN

PROJECT NAME
OXBOW LEWELLEN

PROJECT ADDRESS
102 EAST JOSEPHINE ST
SAN ANTONIO, TEXAS 78215

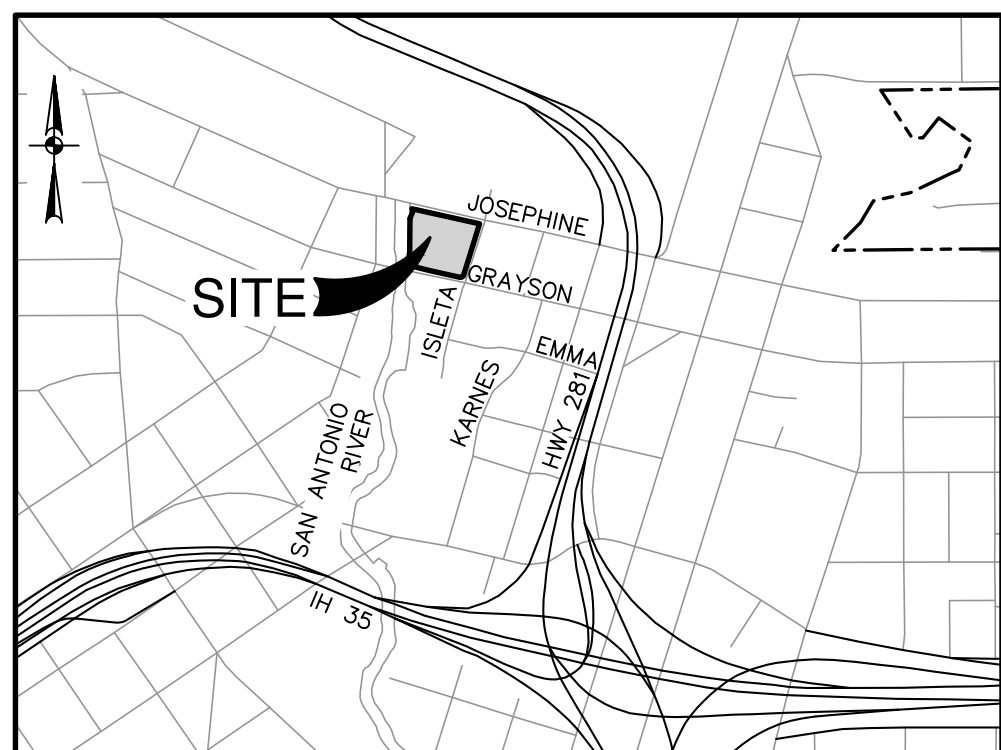
PD PROJECT NO. 11503-31
KEY PLAN

SHEET TITLE
FIRE PROTECTION

SHEET NUMBER

C1.00

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LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 23-25, BLOCK 16, N.C.B. 973
(PLAT NO. 22-11800629)

ADDRESS:
102 EAST JOSEPHINE ST
SAN ANTONIO, TX

SCALE: 1" = 20'
20' 40' 60'

LEGEND

---	PROPERTY LINE
- - -	LOT LINE
=====	PROPOSED BUILDING
=====	PROPOSED CURB
← 2'(T) ●	FIRE TRUCK HOSE LAY
← 2'(H) ●	HAND PULL HOSE LAY
⊕	EXISTING FIRE HYDRANT
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	EXISTING OVERHEAD ELECTRIC

FIRE PROTECTION NOTES:

BUILDING SIZE = S.F.
CONSTRUCTION TYPE = VB
REQUIRED FIRE FLOW = 1500 GALLONS/MINUTE
SPRINKLERED
1 STORY
REQUIRED FIRE HYDRANTS = 2
AVAILABLE HYDRANTS = 2
ALLOWABLE TOTAL DISTANCE TO HYDRANT = 550 FT
ALLOWABLE HAND PULL = 200 FT

FIRE LINE NOTE:

- ALL NEW OR PROPOSED FIRE LINES SHALL BE PVC CLASS 150.

FIRE PROTECTION NOTES:

- FIRE LANES SHALL HAVE A MINIMUM 20 FT. WIDTH, A MINIMUM INSIDE TURNING RADIUS OF 25 FT., & A MINIMUM OUTSIDE TURNING RADIUS OF 50 FT., UNLESS OTHERWISE NOTED.
- FIRE LANES NEXT TO FIRE HYDRANTS OR DESIGNATED FOR AERIAL APPARATUS SHALL BE A MINIMUM OF 26 FT.
- FIRE LANES SHALL BE DESIGNATED IN ACCORDANCE TO THE LATEST INTERNATIONAL FIRE CODE AND PER APPLICABLE LOCAL AMENDMENTS.
- CONTRACTOR SHALL COORDINATE WITH THE FIRE MARSHAL TO CONFIRM EXISTING FIRE LANE SIGNAGE MEETS CODE REQUIREMENTS AND/OR TO CONFIRM LOCATION OF ANY NEW SIGNAGE REQUIRED.
- NON-SPRINKLERED BUILDINGS TRUCK HOSE LAY WILL CONSIST OF 350 FT. OF SUPPLY LINE AS DEPLOYED BY TRUCK, AND 150 FT. OF HOSE DEPLOYED BY HAND.
- SPRINKLERED BUILDINGS WILL BE INCREASED TO 550 FT. OF SUPPLY LINE AS DEPLOYED BY TRUCK, AND 200 FT. OF HOSE DEPLOYED BY HAND.

SAN ANTONIO RIVER CHANNEL

E. JOSEPHINE STREET
(60' PUBLIC R.O.W.)

ISLETA STREET
(40' PUBLIC R.O.W.)

GRAYSON STREET
(60' PUBLIC R.O.W.)

1~8"x2" FIRE FLOW METER
(SAWS #00-824-10)

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

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PROJECT NAME

OXBOW LEWELLEN

PROJECT ADDRESS

102 EAST JOSEPHINE ST
SAN ANTONIO, TEXAS 78215

PD PROJECT NO.

11503-31

KEY PLAN

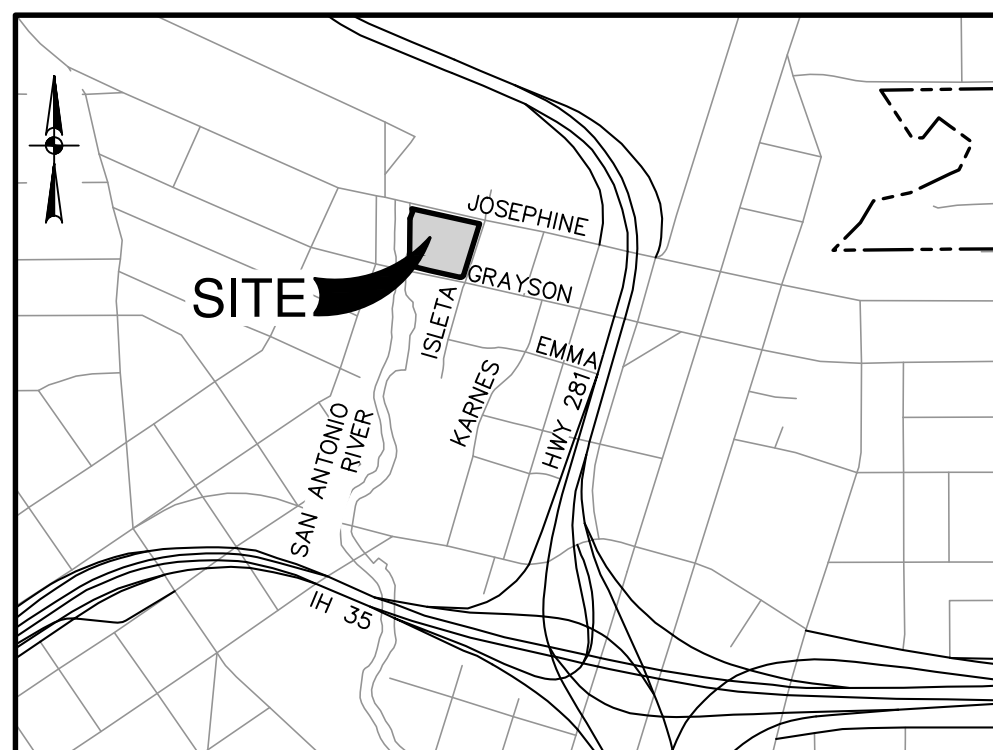
SHEET TITLE

STORMWATER POLLUTION
PREVENTION PLAN

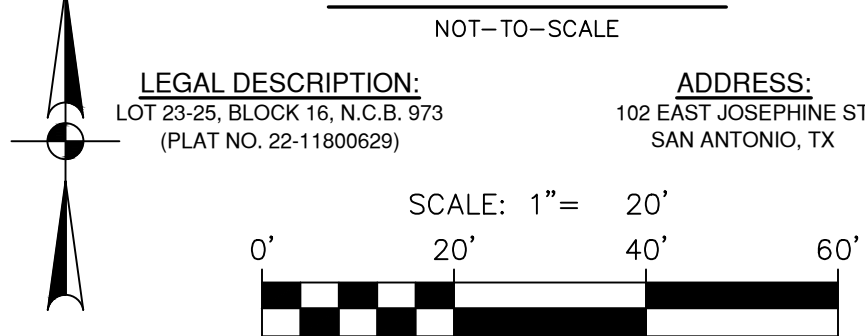
SHEET NUMBER

C2.00

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LOCATION MAP



LEGEND

	PROPERTY LINE
	LOT LINE
	PROJECT LIMITS
	PROPOSED BUILDING
	PROPOSED CURB
	EXISTING CONTOUR
	PROPOSED CONTOUR
	FLOW ARROW (EXISTING)
	FLOW ARROW (PROPOSED)
	SILT FENCE
	ROCK BERM
	GRAVEL FILTER BAGS
	GRATE INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
	CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)
	CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)

GENERAL NOTES

- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
- CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
- STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
- RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
- ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
- FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
- STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
- AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
- BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO CONCLUDE WITH THE DISTURBANCE OF UPGRADED AREAS.
- BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
- UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
- WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS. OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.
- DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TxDOT RIGHT-OF-WAY WITH TxDOT.
- OPS ENERGY MAY FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND MAY BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 2

SWP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION

DATE	ISSUE
A	JAN 13, 2023 100% SCHEMATIC DESIGN

PROJECT NAME
OXBOW LEWELLEN

PROJECT ADDRESS
**102 EAST JOSEPHINE ST
SAN ANTONIO, TEXAS 78215**

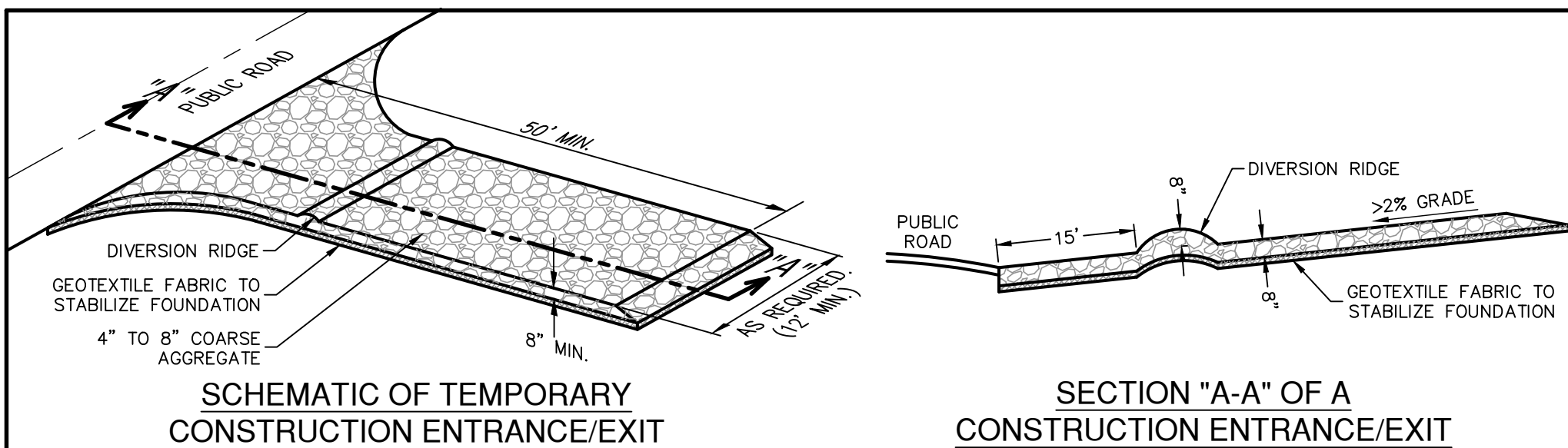
PD PROJECT NO. **11503-31**
KEY PLAN

SHEET TITLE
**STORMWATER POLLUTION
PREVENTION DETAILS**

SHEET NUMBER

C2.10

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MATERIALS

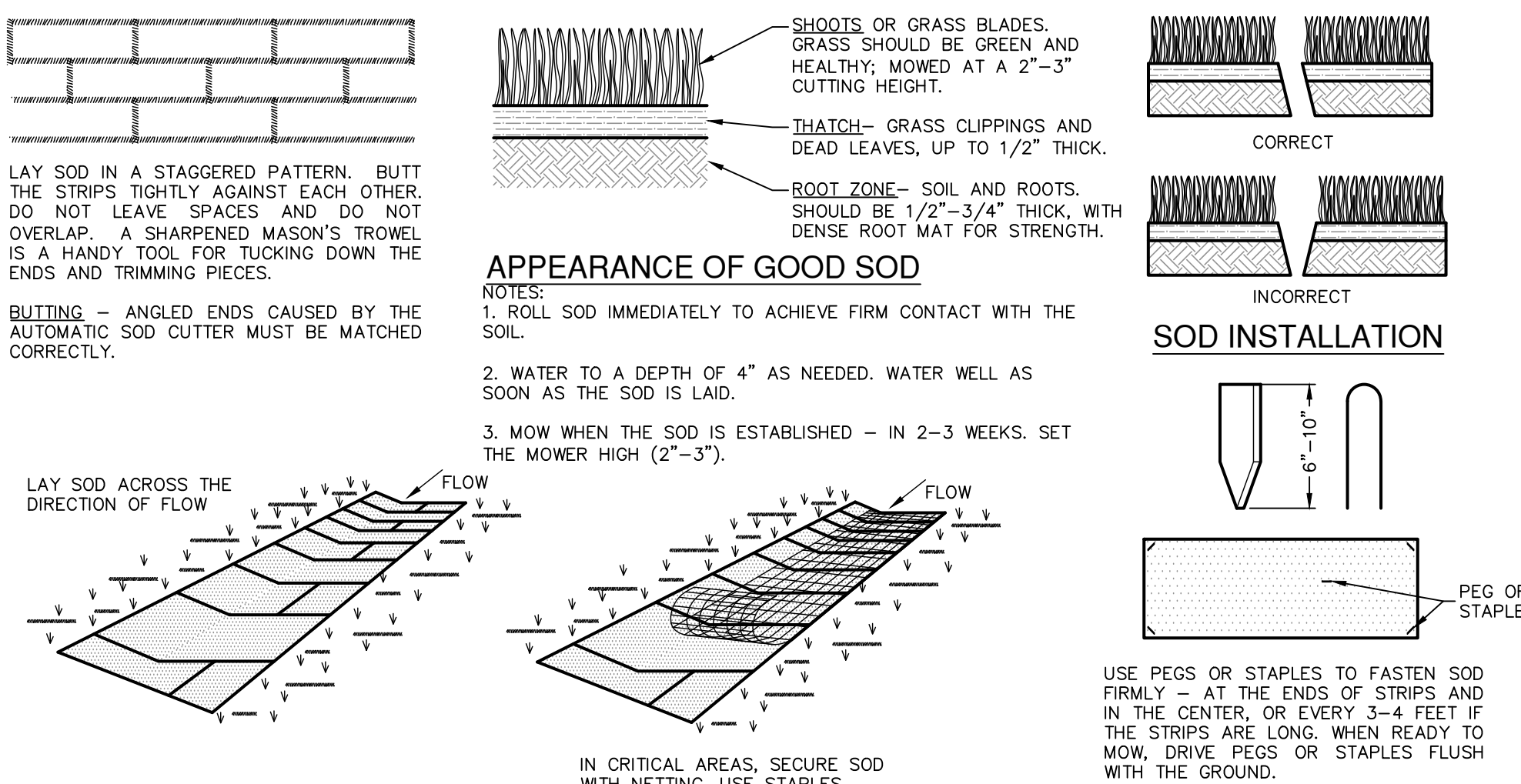
1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 6-INCHES.
3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION. APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WEED CONDITIONS ARE ANTICIPATED.
6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" (3/8" TO 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.
2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN EDGES SHOULD NOT BE ACCEPTABLE.
3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.
4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 30 HOURS.

SITE PREPARATION

1. PRIOR TO SOD PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.
2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

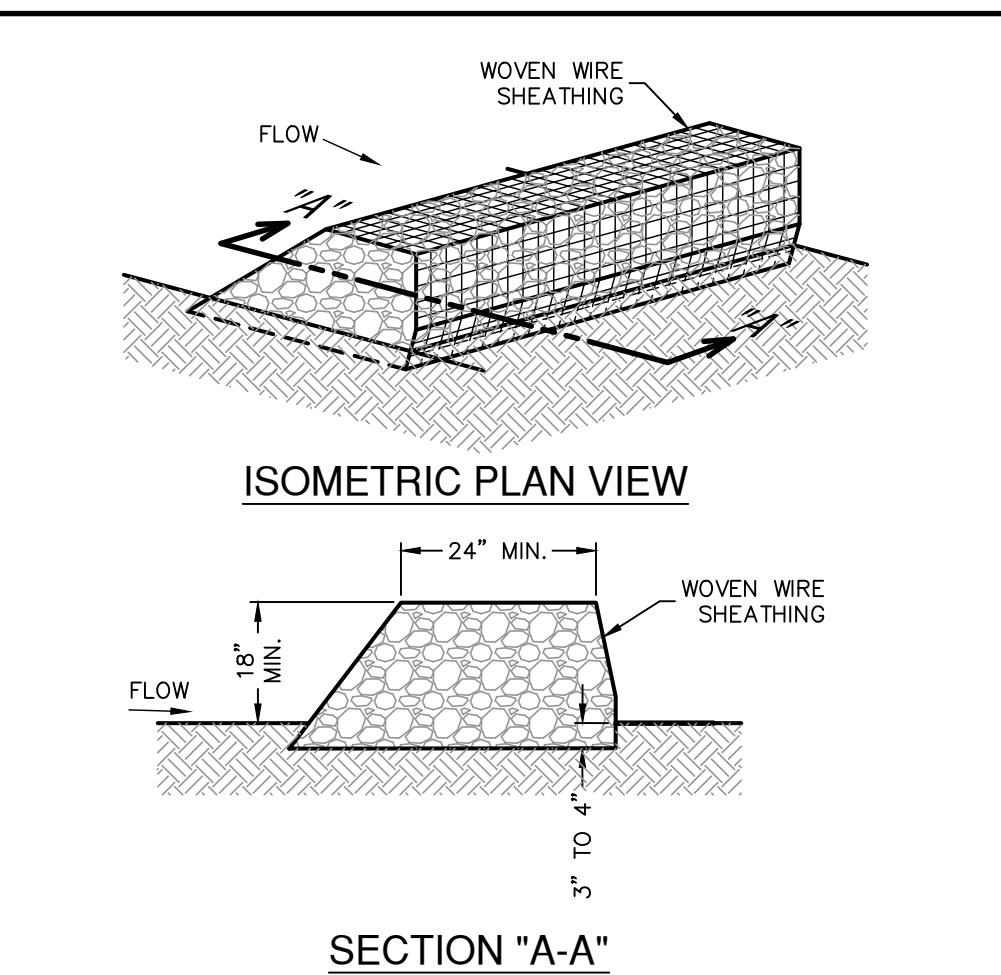
1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).
2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.
2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT-TO-SCALE



ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FURTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
3. REPAIR ANY LOOSE WIRE SHEATHING.
4. THE BERM SHOULD BE RESHAPED DURING INSPECTION.
5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH STAPLES.
2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

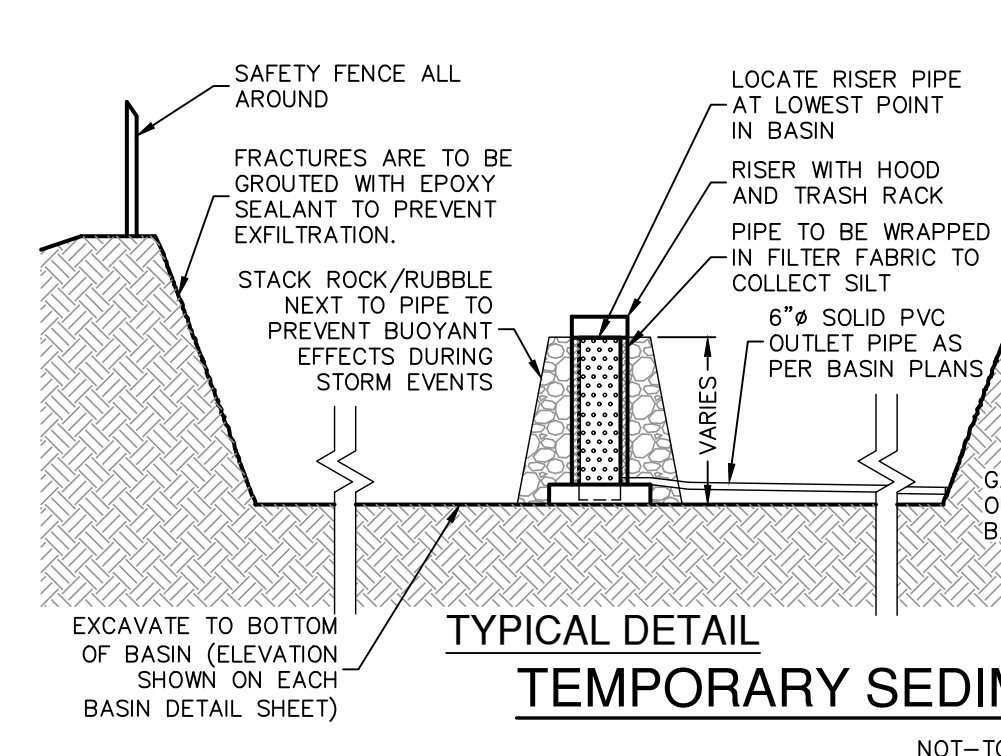
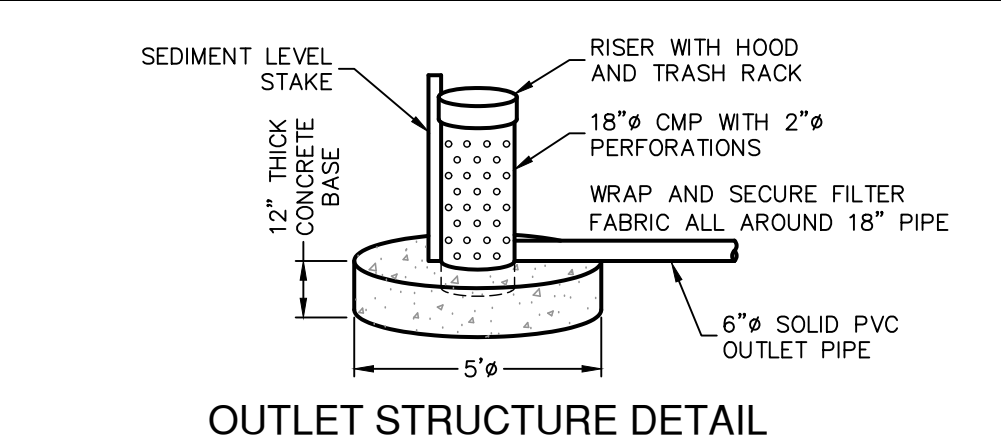
1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.
2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".
4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

COMMON TROUBLE POINTS

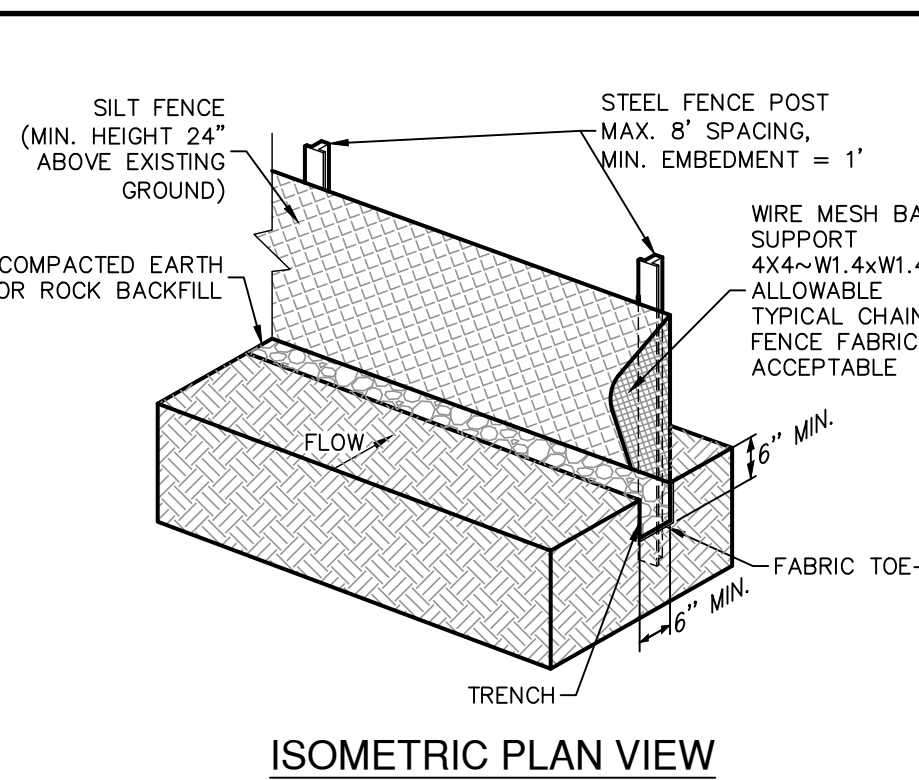
1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).
2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT-TO-SCALE



NOT-TO-SCALE



SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF A CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD², MULLEN BURST STRENGTH EXCEEDING 100 LB/IN², ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.
2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.
3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. SILT FENCES, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.
2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.
3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.
2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).
3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).
4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

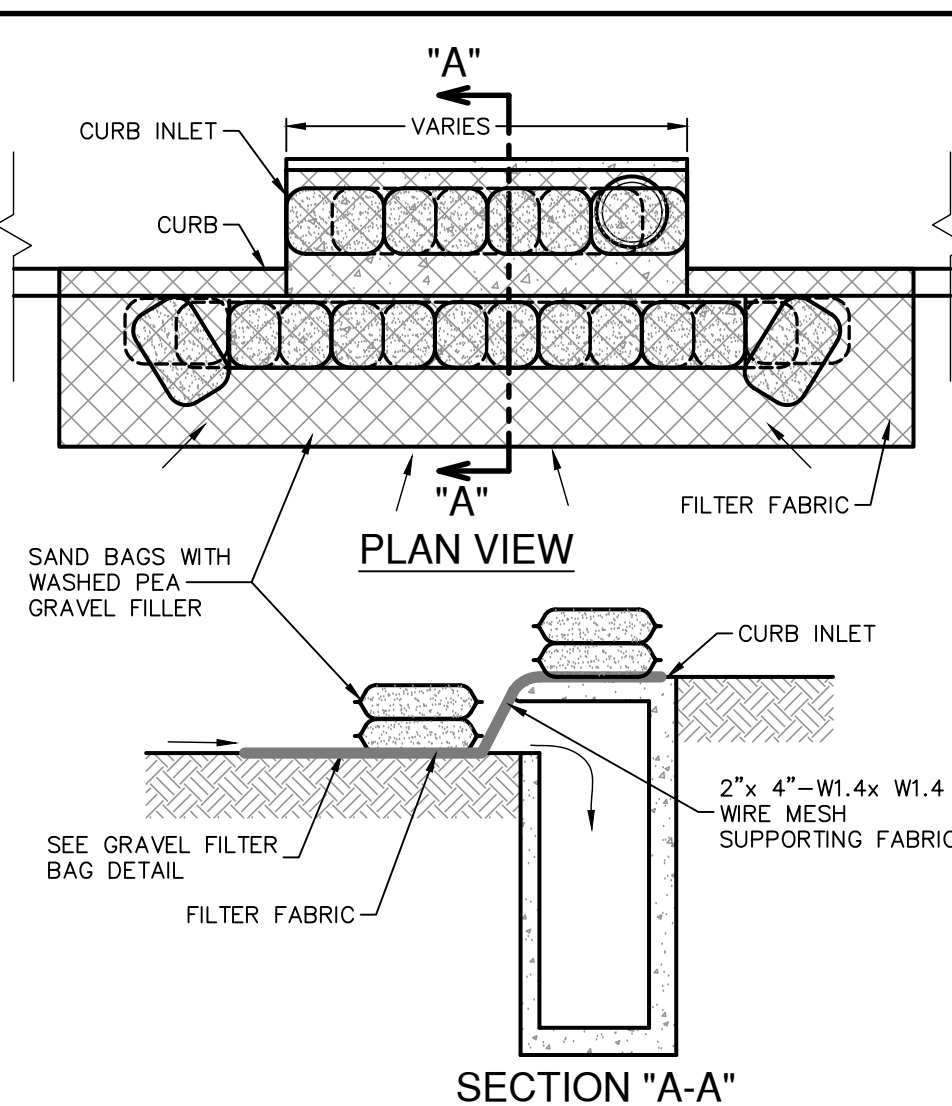
1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.
2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.
5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT-TO-SCALE

TEMPORARY SEDIMENTATION BASIN NOTES

1. CONTRACTOR TO CONSTRUCT BASINS IN ACCORDANCE WITH CONSTRUCTION PLANS. FOR PERMANENT SEDIMENTATION/FILTRATION WITH THE EXCEPTION OF THE GRAVEL DRAIN LAYER, AND SAND FILTER LAYERS.
2. INSTALL PERMANENT STAKE TO INDICATE SEDIMENT LEVEL IN THE BASIN. STAKE SHOULD BE MARKED TO INDICATE WHEN SEDIMENT OCCUPIES 50% OF THE VOLUME OF THE BASIN.
3. SEDIMENT WILL BE REMOVED WHEN MORE THAN 50% OF THE BASIN CAPACITY IS EXCEEDED.
4. CONTRACTOR TO SECURE PIPE TO BOTTOM OF BASIN TO PREVENT BUOYANCY DURING A RAIN EVENT. A CONCRETE ANCHOR MAY BE USED.
5. DISCHARGE PIPE TO BE INSTALLED SO AS TO BE IN PLACE FOR PERMANENT STRUCTURE.



GENERAL NOTES

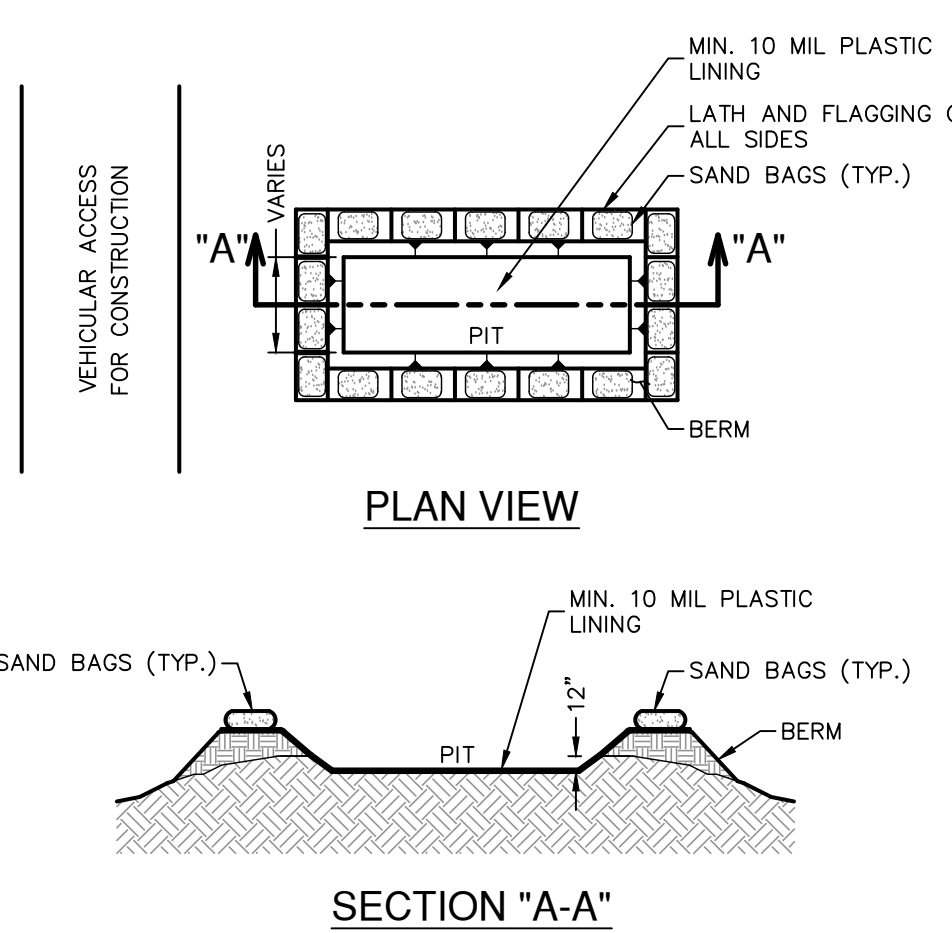
1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.
2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.
4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

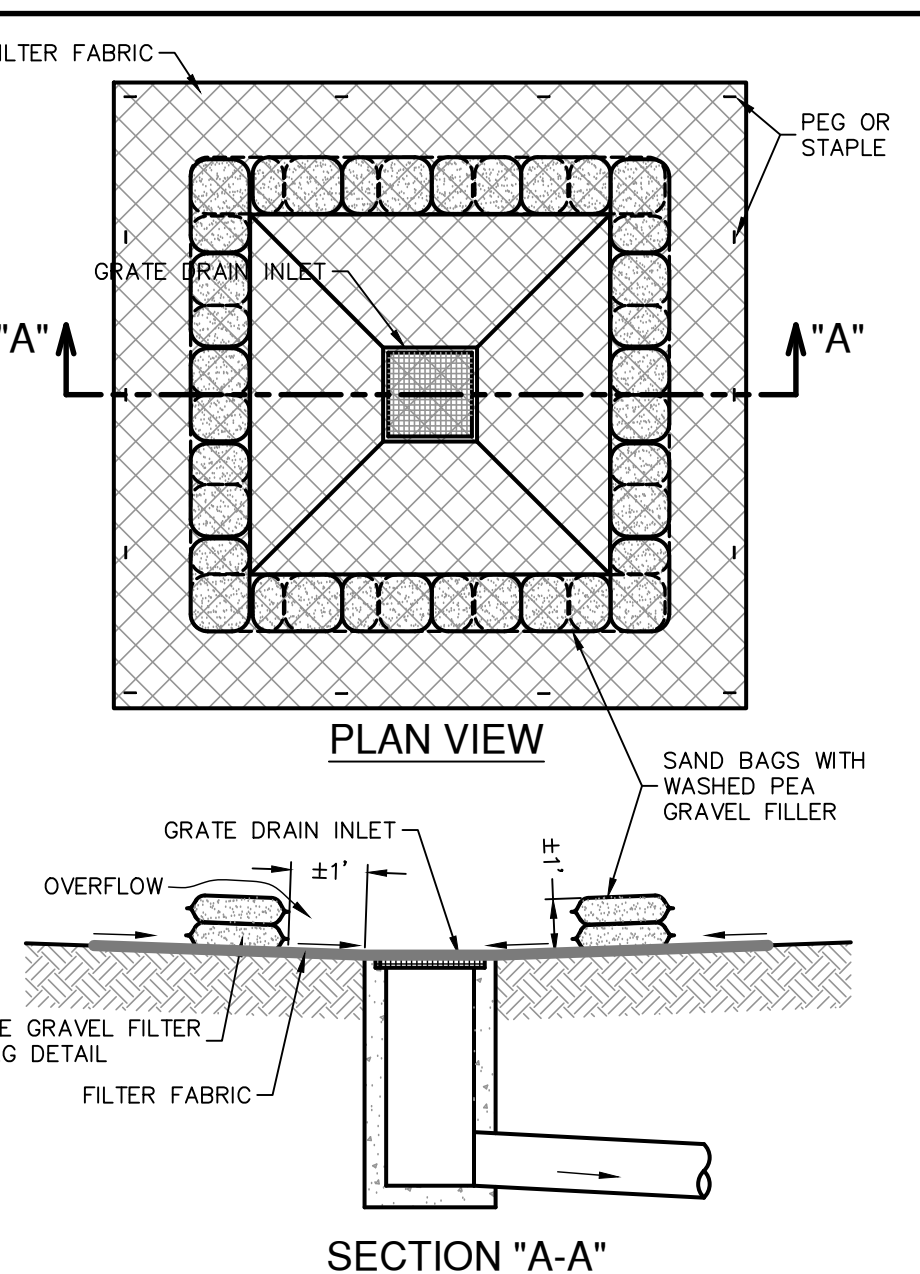
PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT-TO-SCALE



GENERAL NOTES

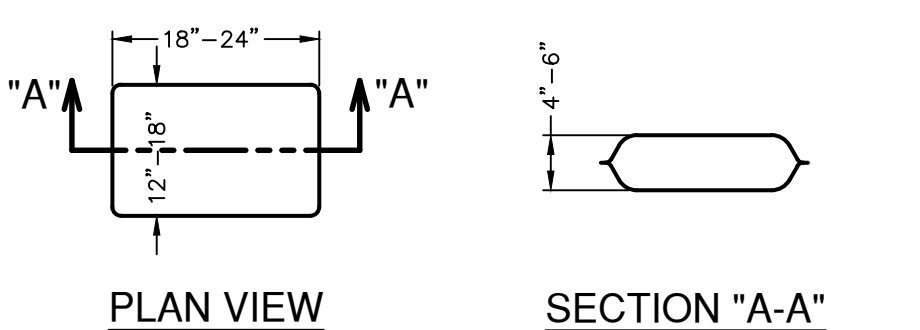
1. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND INLETS.
2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.
4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL GRATE INLET PROTECTION DETAIL

NOT-TO-SCALE

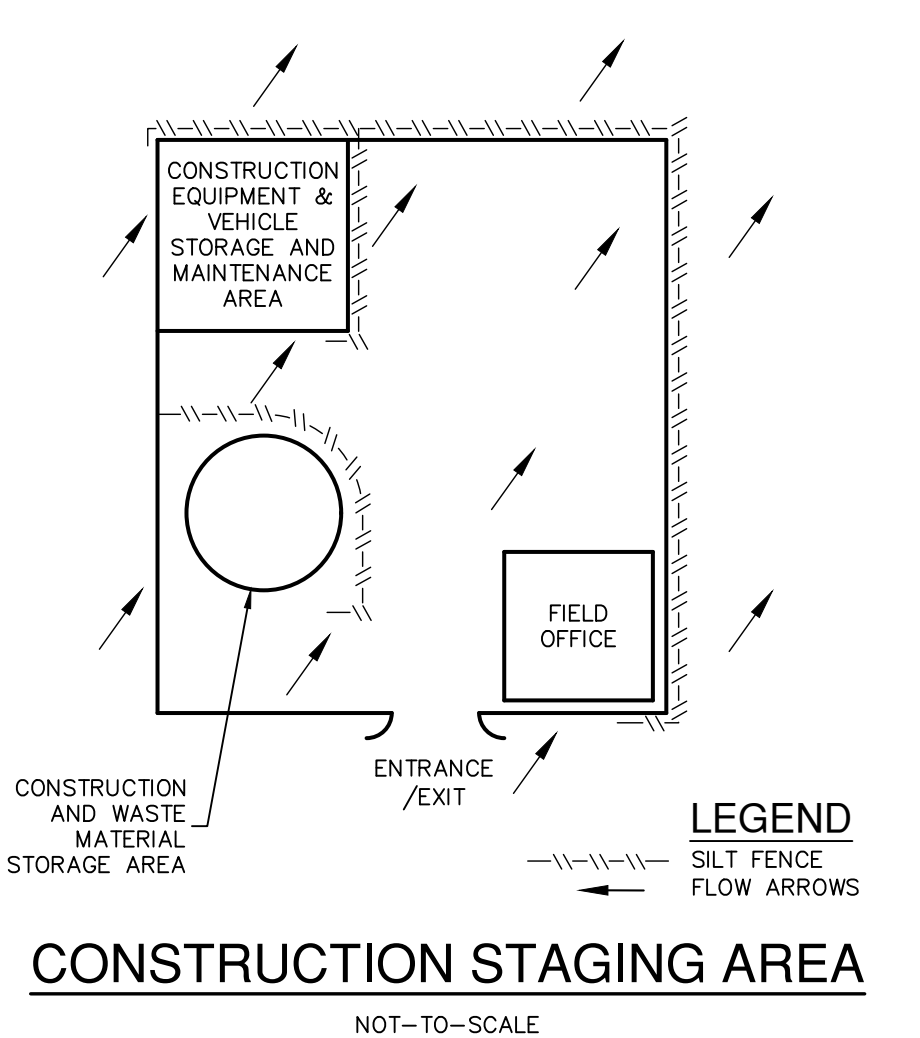


NOTES:

1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).
3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



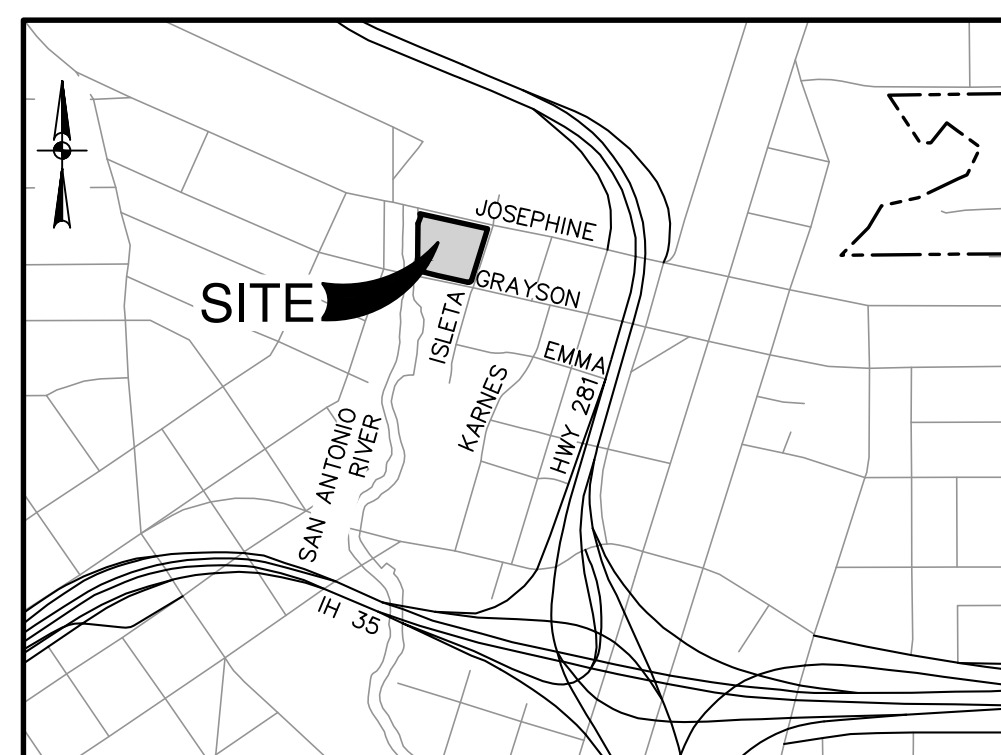
CONSTRUCTION STAGING AREA

NOT-TO-SCALE

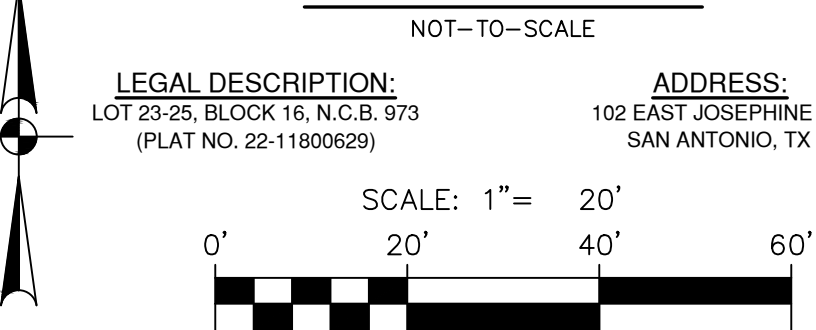
THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL, ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 3



LOCATION MAP



LEGEND

---	PROPERTY LINE
---	LOT LINE
---	PROPOSED BUILDING
---	PROPOSED CURB
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING COMM LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAINAGE
---	EXISTING SIDEWALKS, PAVEMENT, STRUCTURES, CURB, ETC., TO BE DEMOLISHED PRIOR TO CONSTRUCTION
---	PAVEMENT REPAIR AREA AND STREET RECLAMATION FOR PROPOSED UTILITIES
---	TREES TO REMAIN
---	TREES TO BE REMOVED
---	CROSS SECTION DETAIL

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 JUNCTIONS, 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 IMPED THE BUILDING CONSTRUCTION CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND 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 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 UNTIL NEW SERVICE IS COMPLETE. CUT AND CAP ANY ABANDONED SANITARY SEWER AND WATER 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.

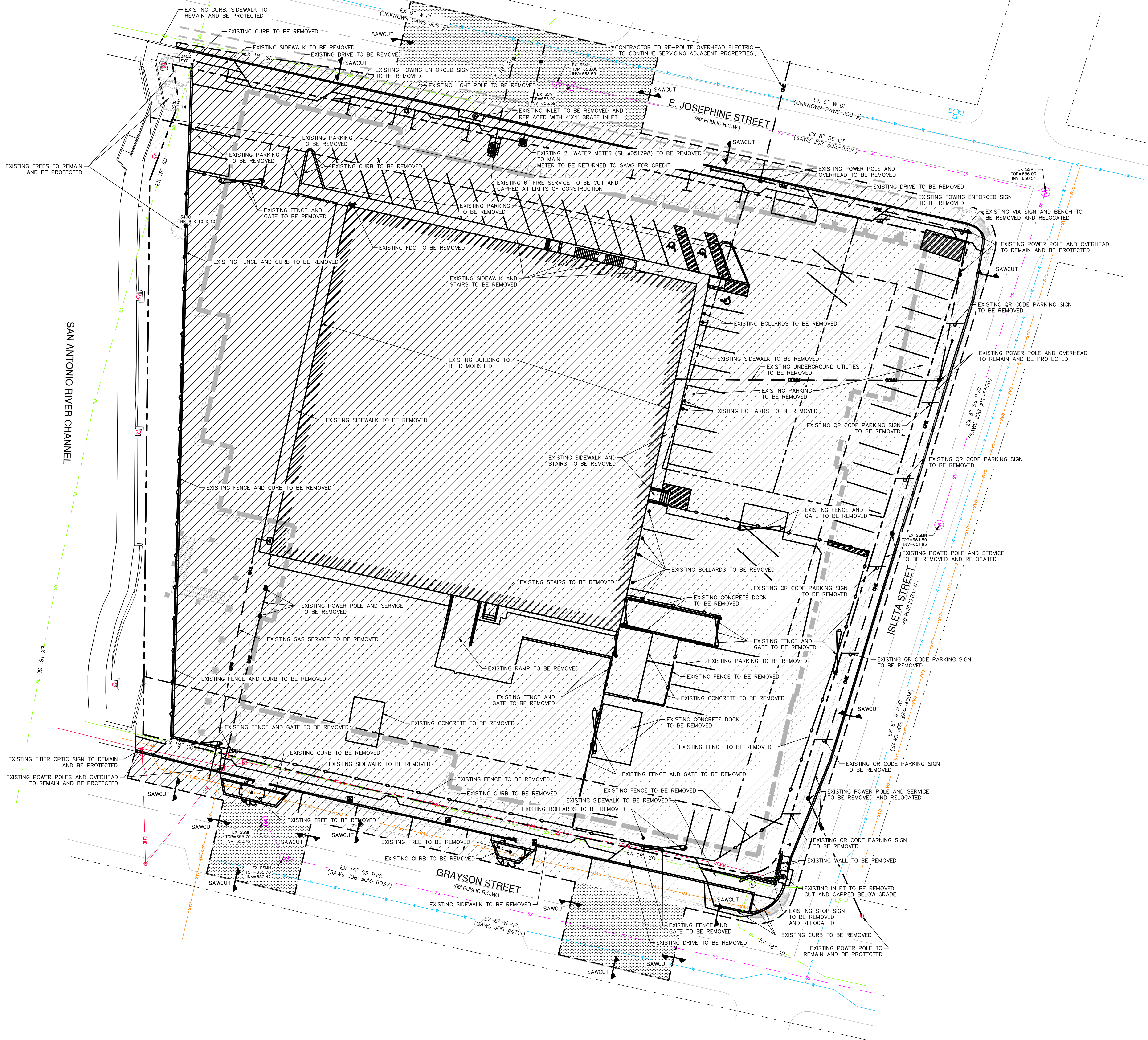
SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C3.00

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DATE ISSUE

A JAN 13, 2023 100% SCHEMATIC DESIGN

PROJECT NAME

OXBOW LEWELLEN

PROJECT ADDRESS

102 EAST JOSEPHINE ST
SAN ANTONIO, TEXAS 78215

PD PROJECT NO.

11503-31

KEY PLAN

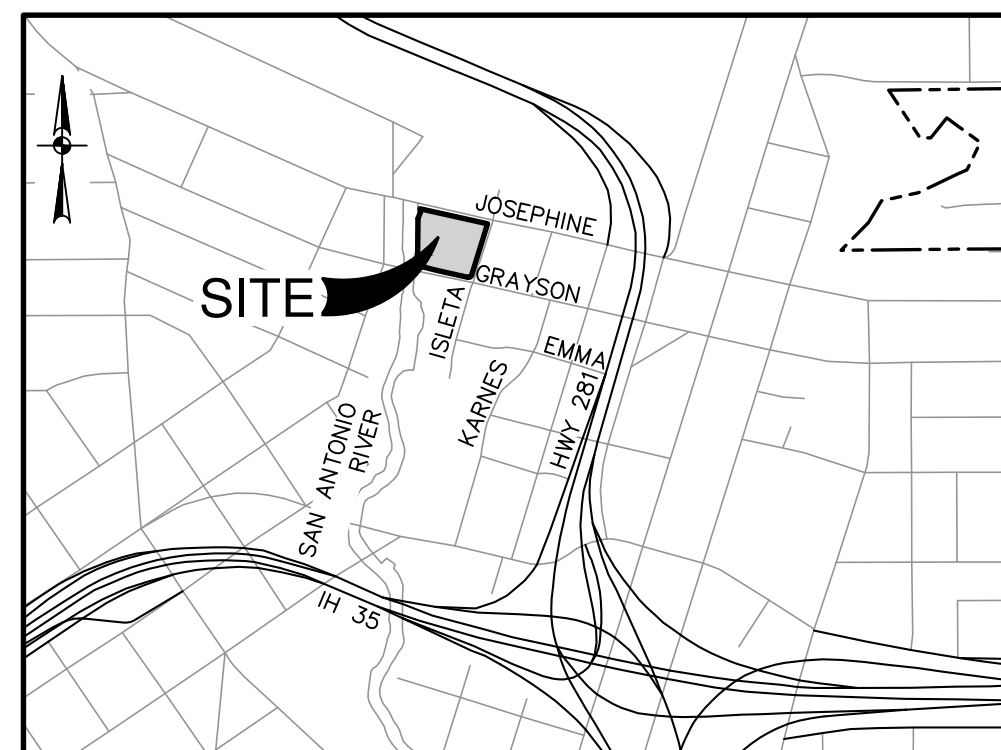
SHEET TITLE

DIMENSIONAL CONTROL PLAN

SHEET NUMBER

C4.00

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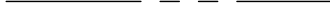








LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:
LOT 23-25, BLOCK 16, N.C.B. 973
(PLAT NO. 22-11800629)ADDRESS:
102 EAST JOSEPHINE ST
SAN ANTONIO, TXSCALE: 1" = 20'
0' 20' 40' 60'

LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING CURB
	PROPOSED BUILDING
	PROPOSED CURB
	2" MILL & OVERLAY (REF. 8/C-10)
	SIDEWALK (REF. 4/C-10)
	COSA STANDARD PAVING SECTION
	12" HMAC TYPE B
	2" HMAC TYPE D
	CROSS SECTION DETAIL

PARKING SUMMARY TABLE

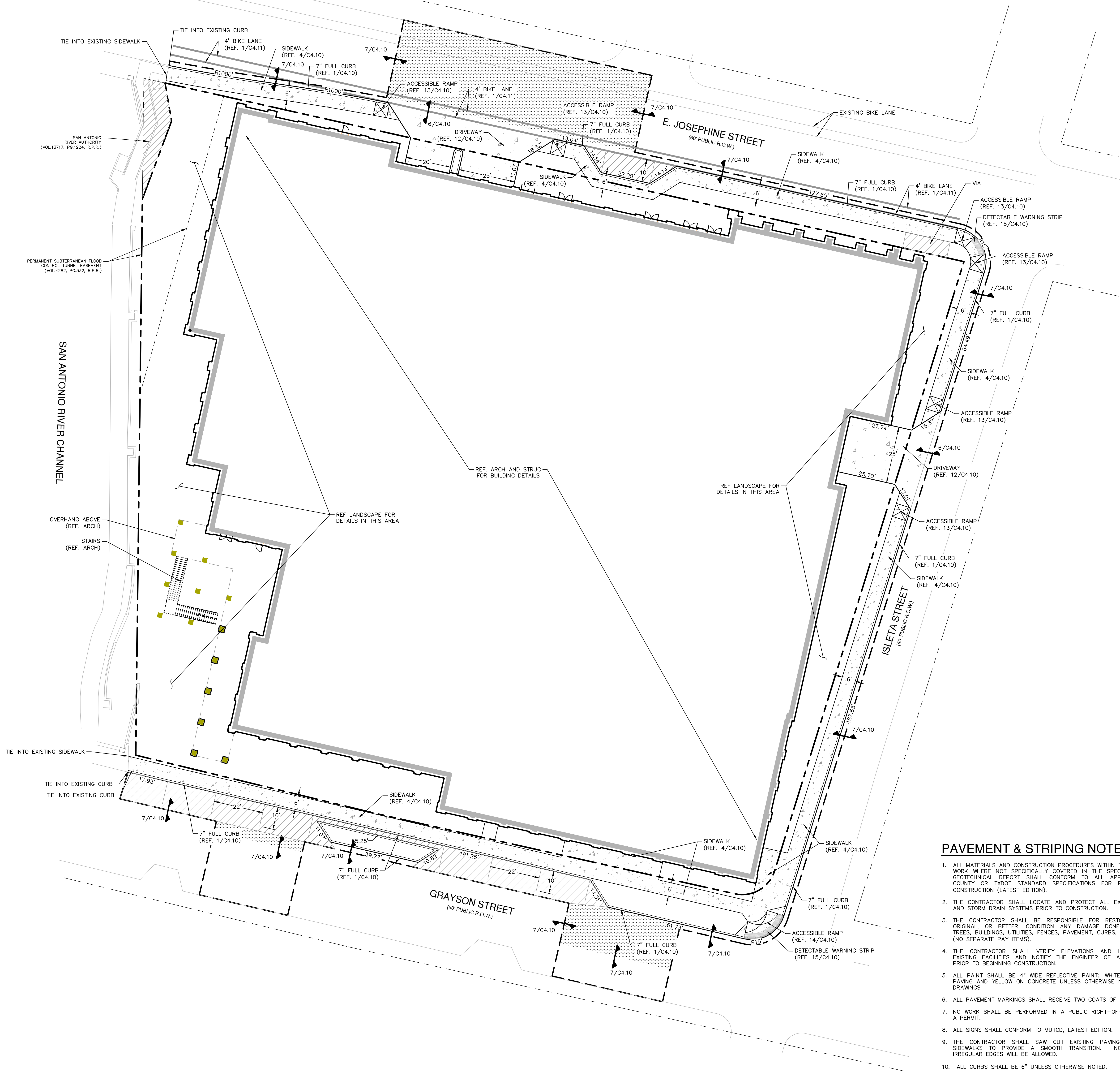
BUILDING USE	—
BUILDING SIZE (SQ FT)	—
PARKING STORAGE STANDARDS	—
MINIMUM PARKING RATIO	1/400 GFA
MAXIMUM PARKING RATIO	1/200 GFA
REGULAR	—
MINIMUM TOTAL REQUIRED PARKING	—
MAXIMUM TOTAL REQUIRED PARKING	—
ACTUAL/PROPOSED PARKING	8
HANDICAPPED (ADA)	—
REQUIRED REGULAR H.C. PARKING	1
REQUIRED V.A. PARKING	1
PROPOSED H.C.	1
BIKE PARKING	—
TOTAL REQUIRED	—
TOTAL PROVIDED	—

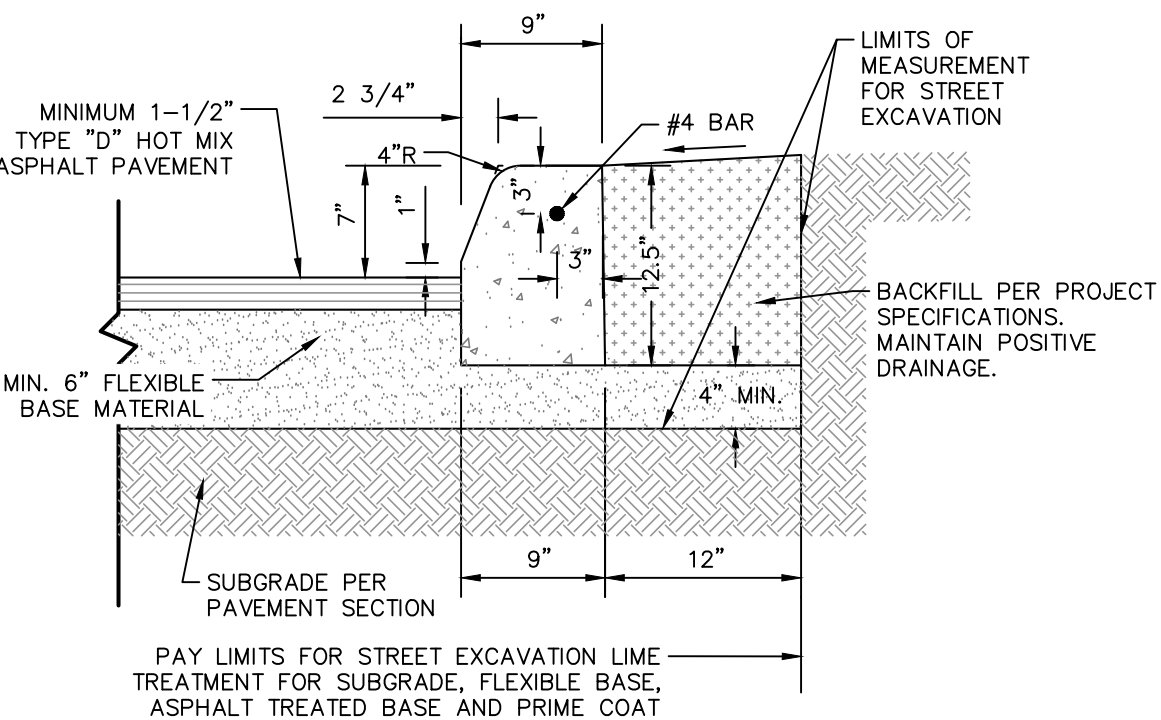
DIMENSIONAL CONTROL NOTES

- 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.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
- 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.
- COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND 83(86) 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.)
- BENCHMARK ELEVATIONS ARE BASED ON NAVD 88, GEOID 03.
- 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.
- CURB RADI ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- REFER TO THE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPE PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
- 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.

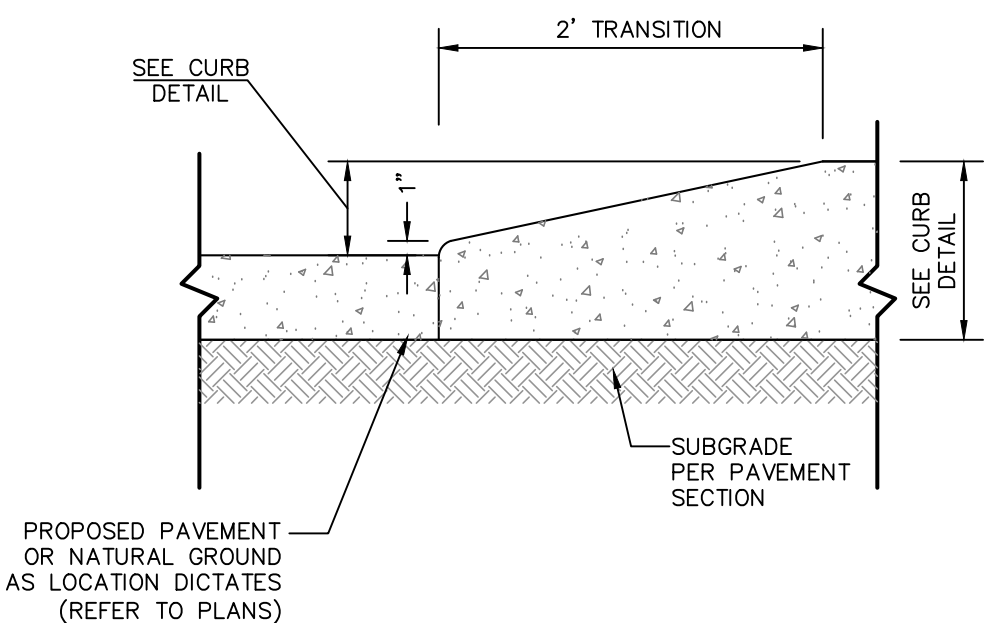
PAVEMENT & STRIPING NOTES

- 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).
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STORM DRAIN SYSTEMS PRIOR TO CONSTRUCTION.
- 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).
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
- NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
- ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
- THE CONTRACTOR SHALL SAW CUT EXISTING PAVING, CURB, AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION. NO JAGGED OR IRREGULAR EDGES WILL BE ALLOWED.
- ALL CURBS SHALL BE 6" UNLESS OTHERWISE NOTED.
- ALL STANDARD PERPENDICULAR PARKING STALLS ARE 9' x 18' AND COMPACT PARKING STALLS ARE 8' x 10' UNLESS DIMENSIONED OTHERWISE.

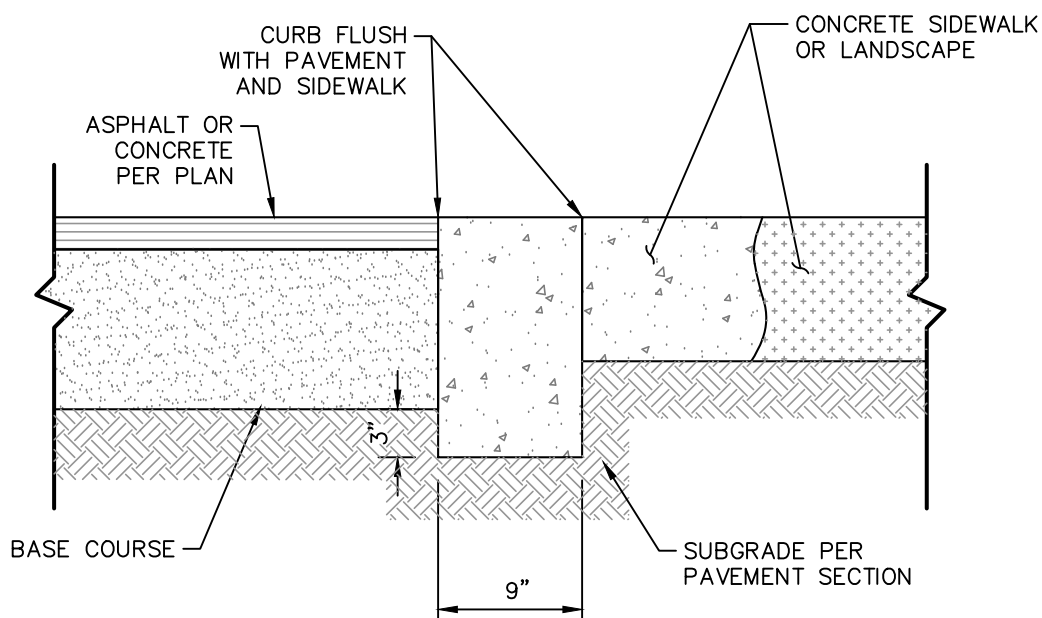




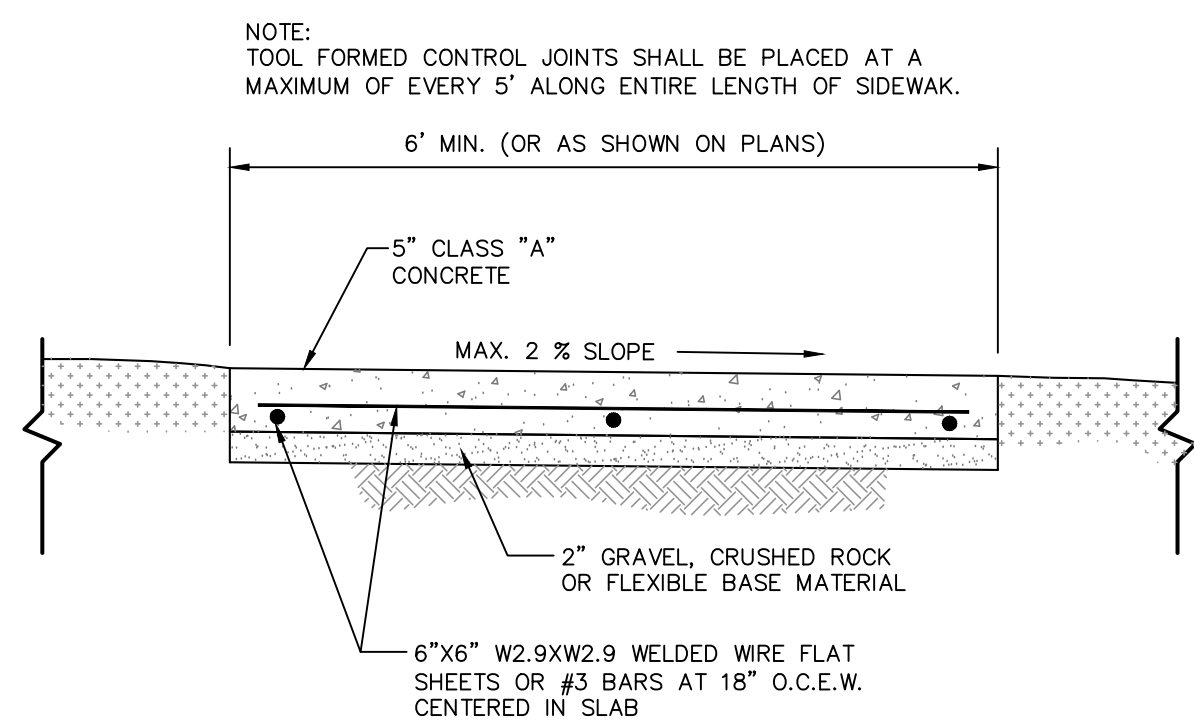
1 7" CONCRETE CURB DETAIL
NOT-TO-SCALE



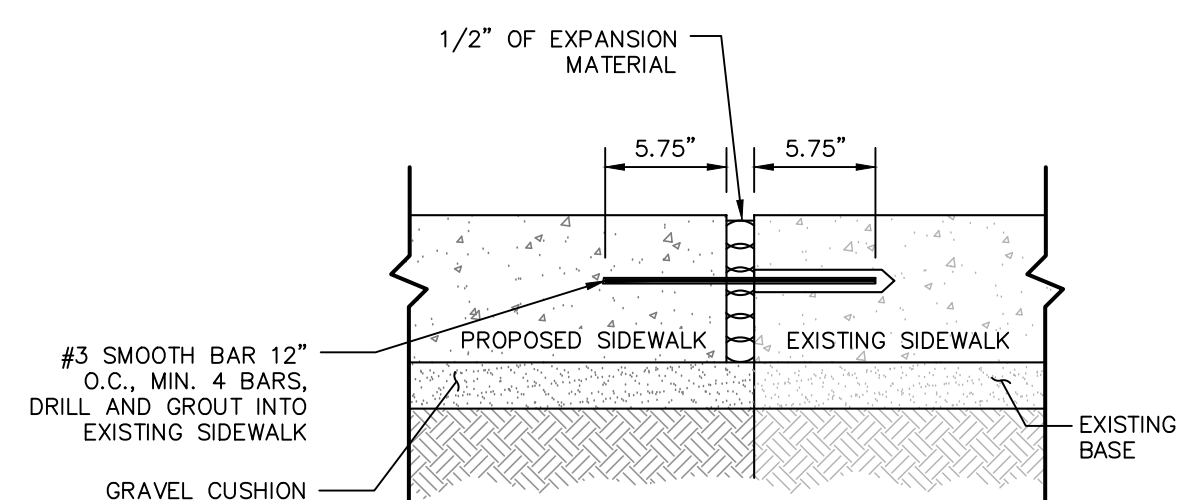
2 CURB TRANSITION DETAIL
NOT-TO-SCALE



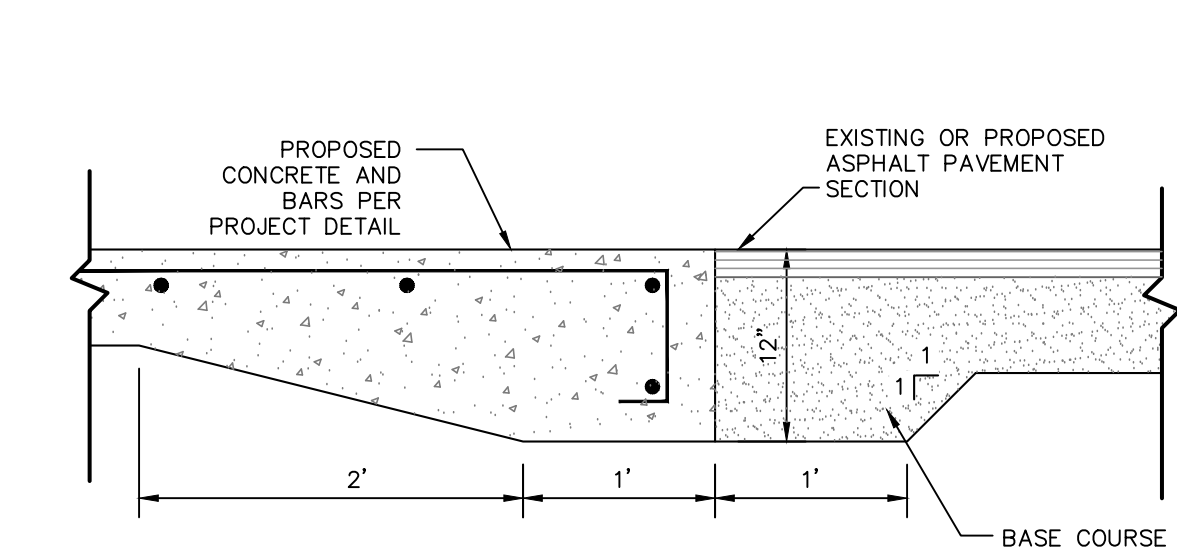
3 HEADER CURB DETAIL
NOT-TO-SCALE



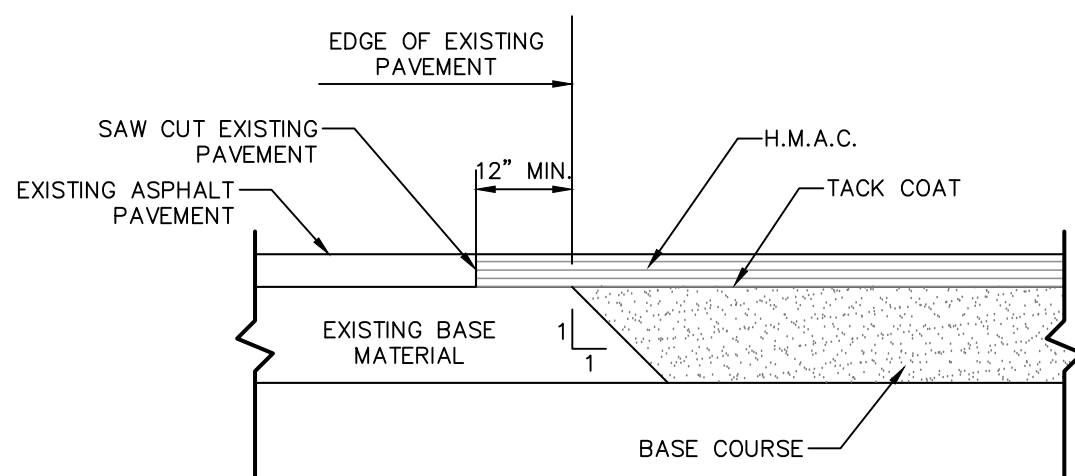
4 SIDEWALK DETAIL
NOT-TO-SCALE



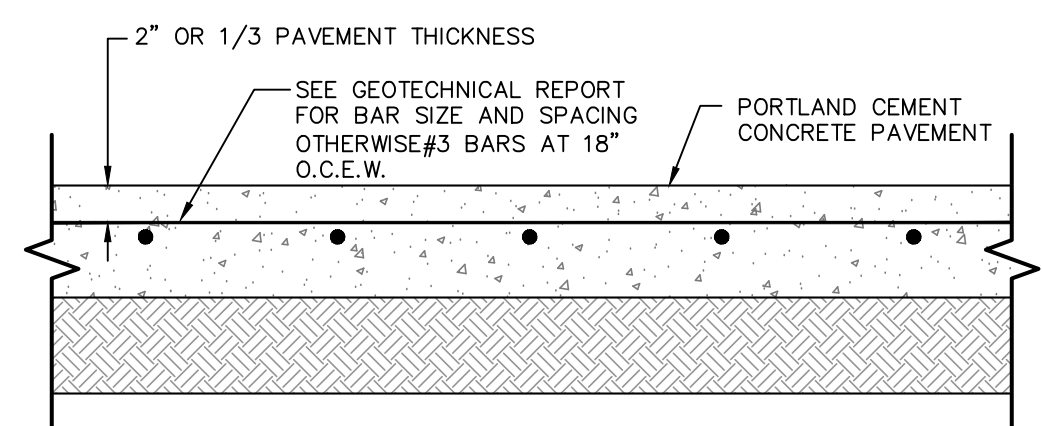
5 SIDEWALK JUNCTURE DETAIL
NOT-TO-SCALE



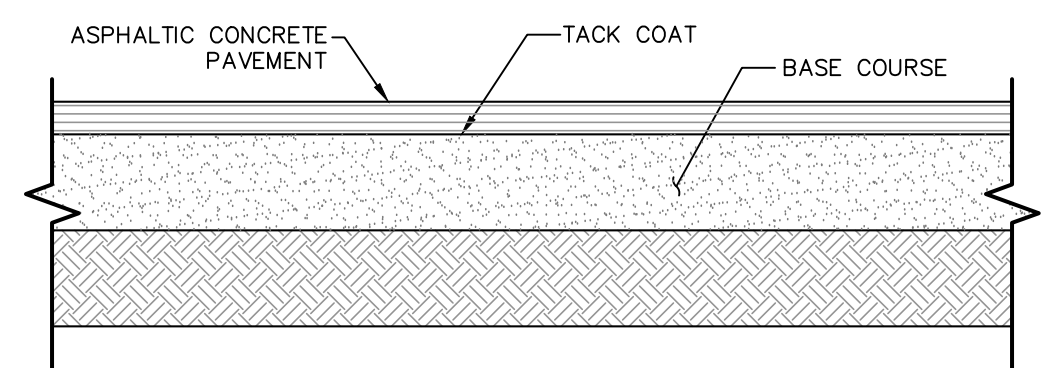
6 CONCRETE/ASPHALT JUNCTURE DETAIL
NOT-TO-SCALE



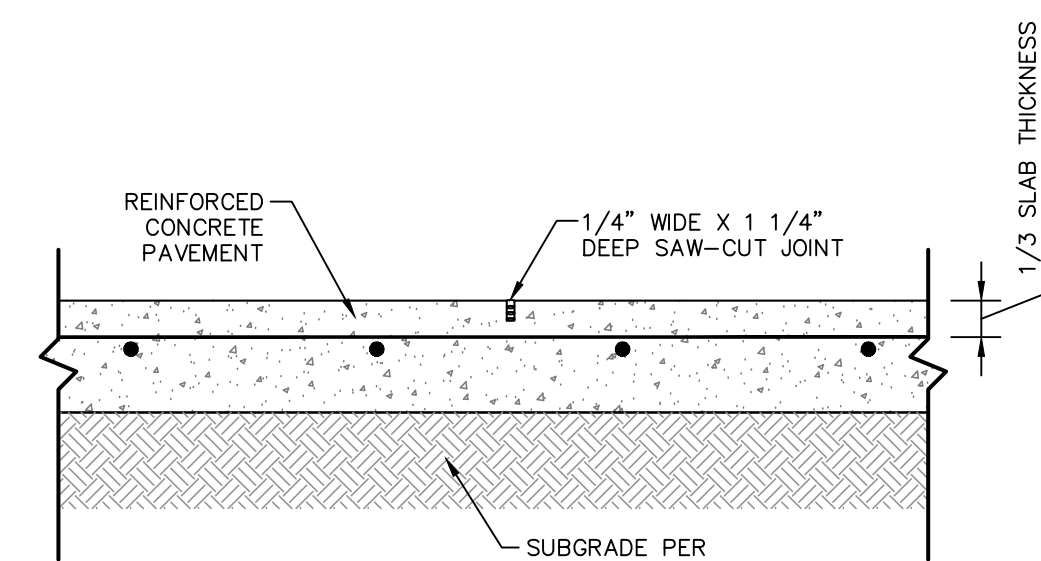
7 ASPHALT/ASPHALT JUNCTURE DETAIL
NOT-TO-SCALE



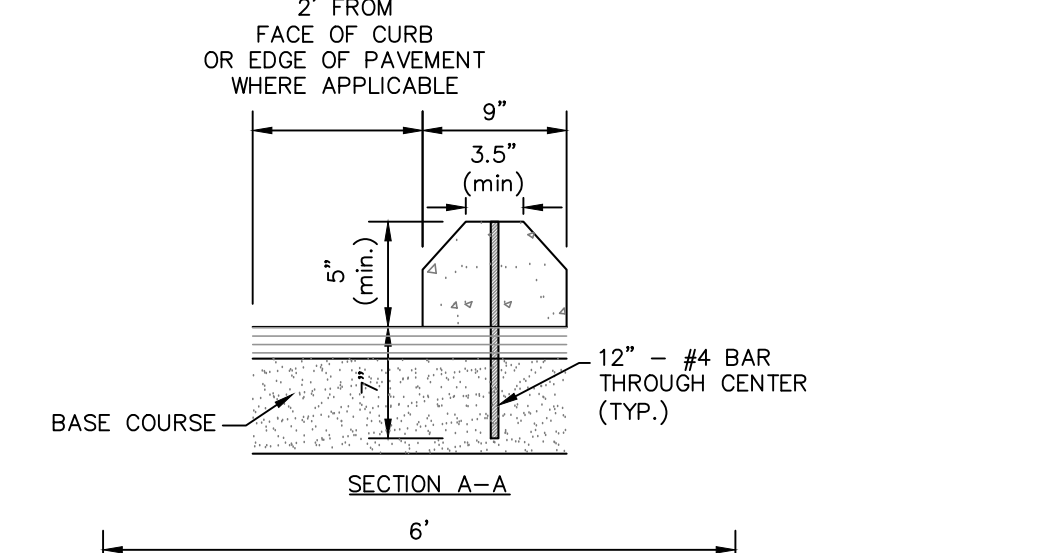
8 CONCRETE PAVEMENT SECTION
REFERENCE: GEOTECHNICAL ENGINEERING REPORT PREPARED BY RABA KISTNER, FILE NO. AS422-08B-00, DATED DECEMBER 8, 2022 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



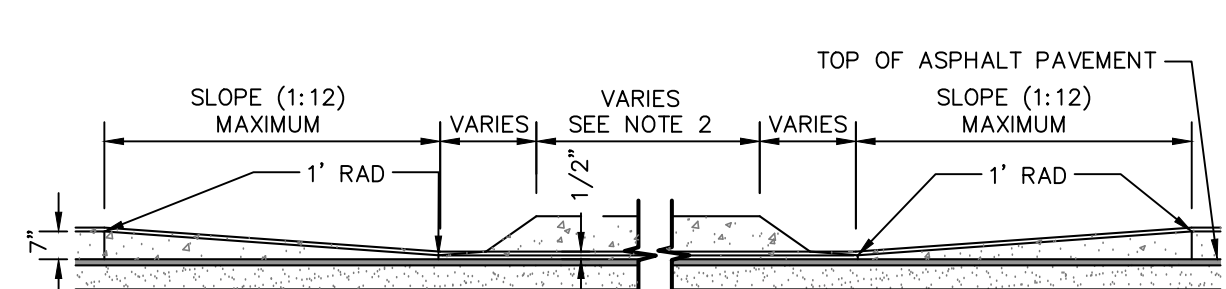
9 FLEXIBLE PAVEMENT SECTIONS
REFERENCE: GEOTECHNICAL ENGINEERING REPORT PREPARED BY RABA KISTNER, FILE NO. AS422-08B-00, DATED DECEMBER 8, 2022 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



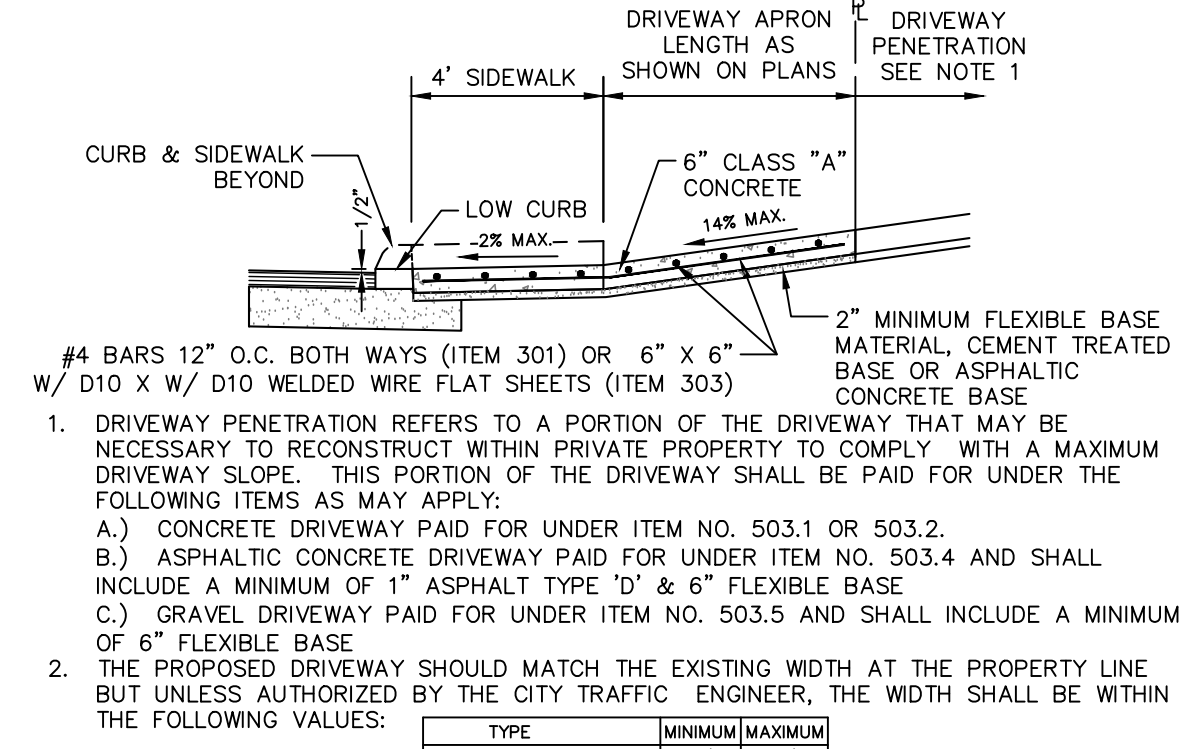
10 SAWCUT CONTROL JOINT DETAIL
NOT-TO-SCALE



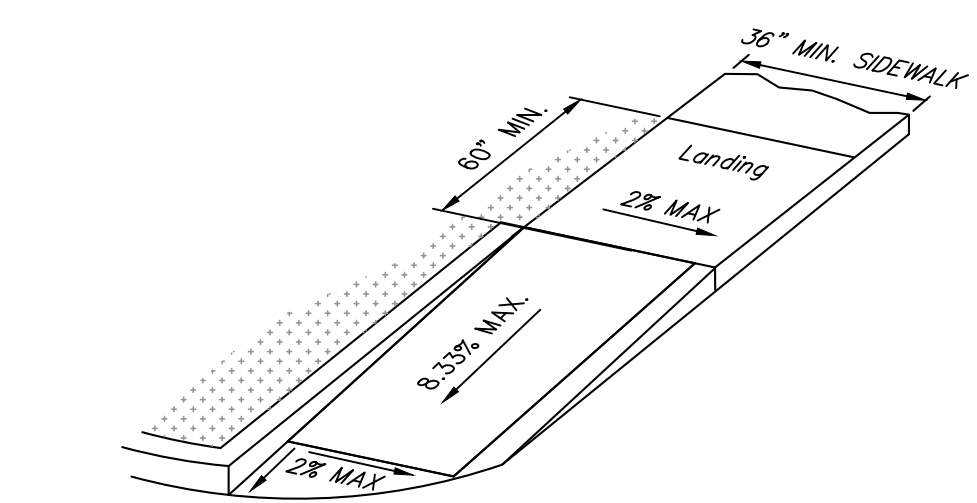
11 WHEEL STOP DETAIL
NOT-TO-SCALE



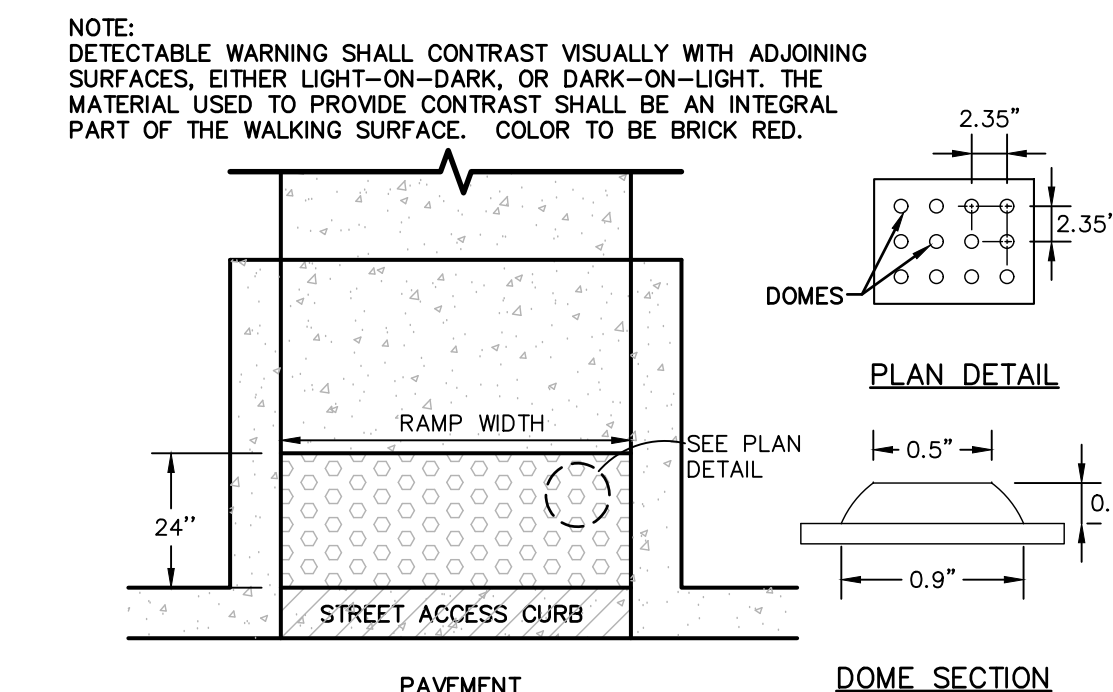
12 TYPICAL COMMERCIAL DRIVEWAY SECTION
WITH SIDEWALK ABUTTING CURB
ITEM 503.2



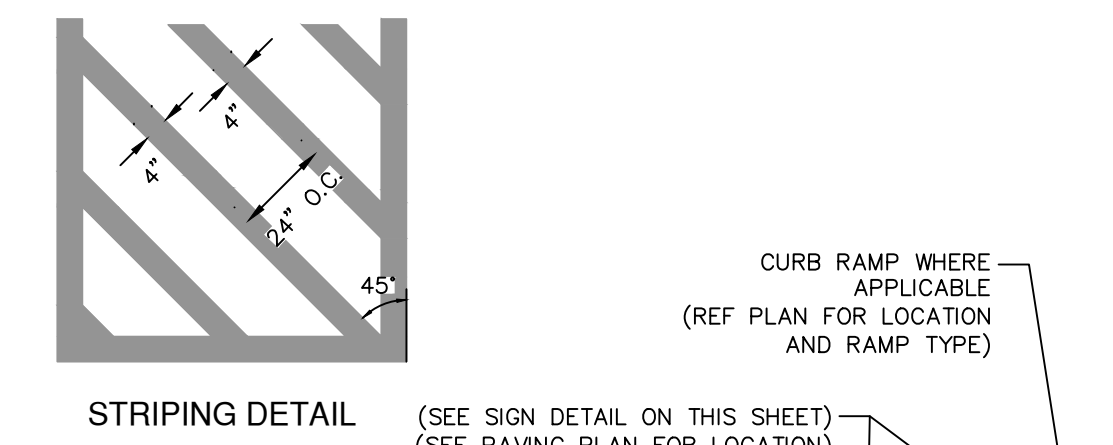
13 CURB RAMP TYPE "B"
NOT-TO-SCALE



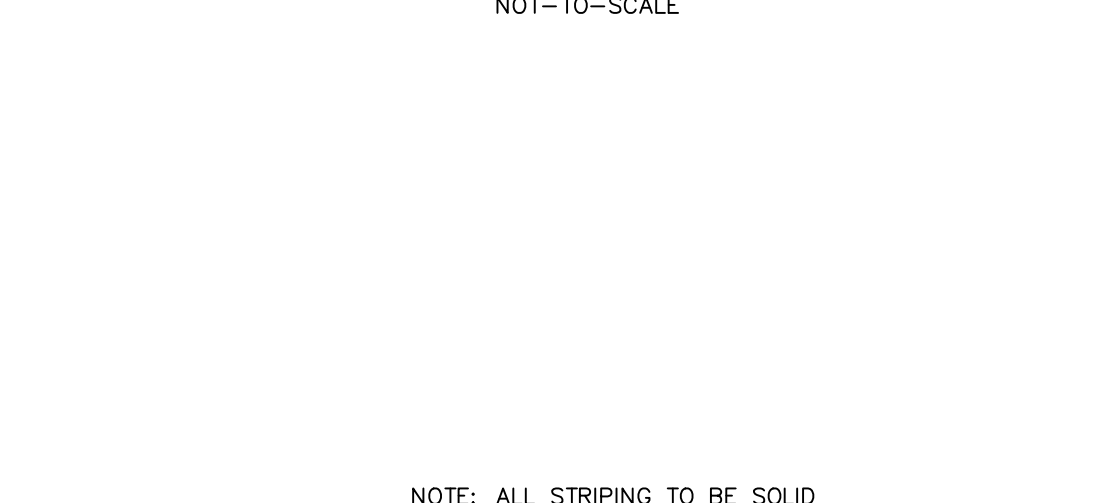
14 CURB RAMP TYPE "C"
NOT-TO-SCALE



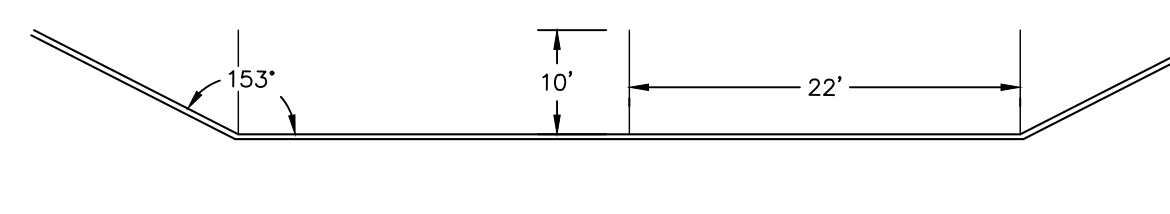
15 DETECTABLE WARNING STRIP
NOT-TO-SCALE



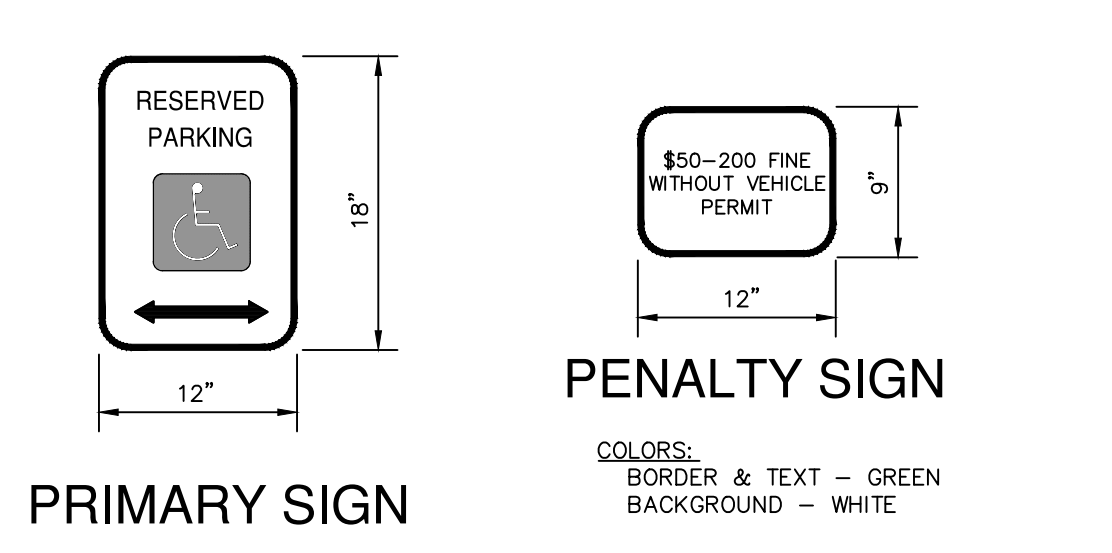
16 ACCESSIBLE PARKING DETAILS
NOT-TO-SCALE



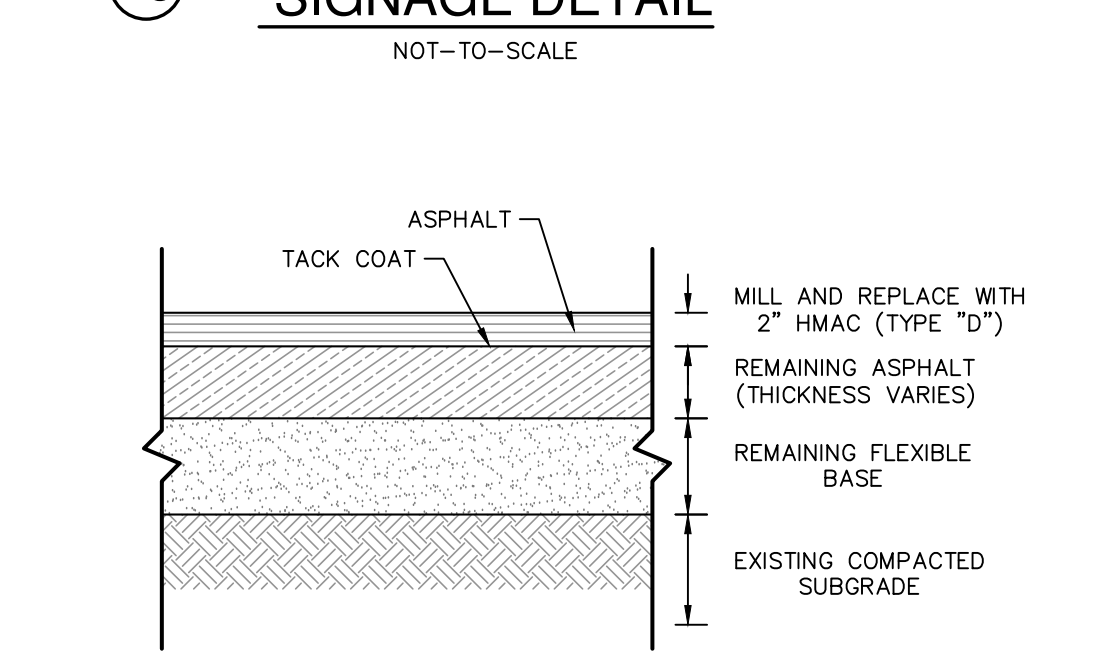
17 STRIPING HATCH
NOT-TO-SCALE



18 STRIPING FOR PARALLEL PARKING PASSENGER VEHICLES USE ONLY
NOT-TO-SCALE



19 ACCESSIBLE PARKING SIGNAGE DETAIL
NOT-TO-SCALE



20 2" MILL & OVERLAY DETAIL
NOT-TO-SCALE

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△ DATE ISSUE

A JAN 13, 2023 100% SCHEMATIC DESIGN

PROJECT NAME

OXBOW LEWELLEN

PROJECT ADDRESS

102 EAST JOSEPHINE ST
SAN ANTONIO, TEXAS 78215

PD PROJECT NO.

11503-31

KEY PLAN

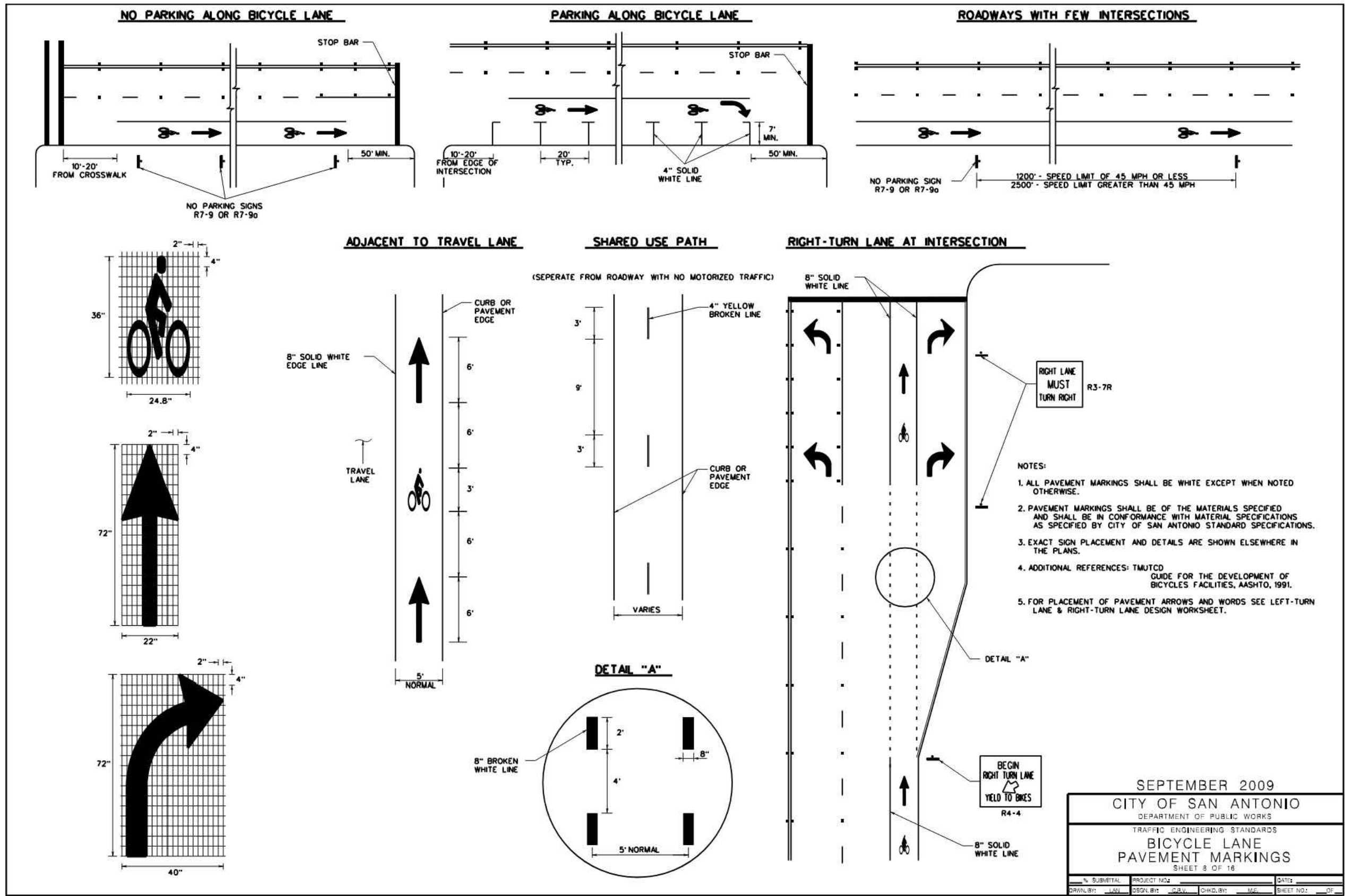
SHEET TITLE

CIVIL DETAILS

SHEET NUMBER

C4.11

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1 BICYCLE LANE PAVEMENT MARKINGS

NOT TO SCALE




LEGEND

**PAPE-DAWSON
ENGINEERS**

ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880

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the authorization of
Thomas Matthew Carter,
P.E. #79272 on 1/13/2023
This document is not
to be used for
CONSTRUCTION.

	DATE	ISSUE
A	JAN 13, 2023	100% SCHEMATIC DESIGN

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM WITH 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 SHALL BE MAINTAINED TO WITHIN A TOLERANCE OF FIVE (5) INCHES. GRADES, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS OR CONCERNS REGARDING THE INTENT, LOCATION, 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 VIOLATIONS.
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. FROM EXISTING AREAS, INCLUDING ANY TERRACE 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 GEOTECHNICAL REPORT AND CITY/COUNTY/SWCD REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN IS APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SILT, FINE SEDIMENTS, ETC. TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS/DEWASHINGS OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPOES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (1/10) OF A FOOT.
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1% ABOVE THE EXISTING SLOPES SHALL BE A MAXIMUM OF 5% AND MINIMUM OF 1% UNLESS OTHERWISE SHOWN.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY EXISTING APPEARANCES, PRIOR 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. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE AND IDENTIFY ALL UTILITIES OFFSITE OR ON-LOCATION 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. SHALLOWS DRAINAGE DITCHES SHALL BE CONSTRUCTED ON FILL FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY FLOODING OF WATER.
17. FOR FILL PLACEMENT ON HILL SLOPES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING REINFORCEMENT.
18. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

PROJECT NAME
OXBOW LEWELLEN

PROJECT ADDRESS
102 EAST JOSEPHINE ST
SAN ANTONIO, TEXAS 78215

PD PROJECT NO. 11503-31

KEY PLAN

KEY PLAN

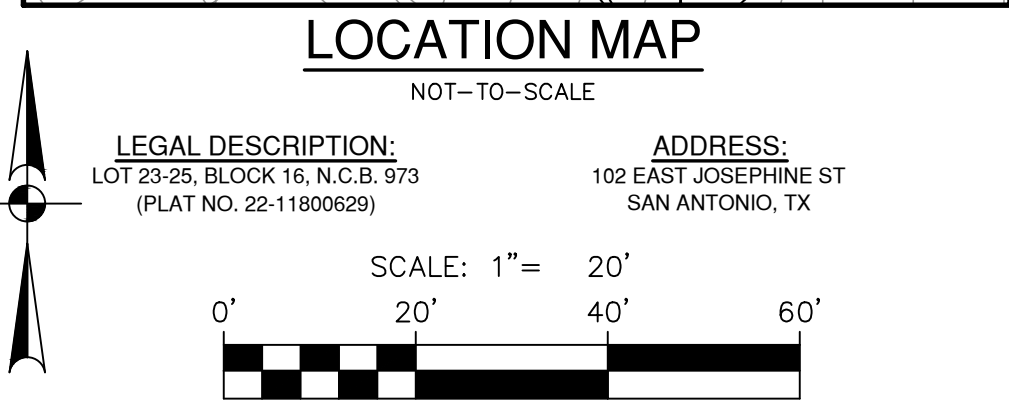
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GRADING PLAN

SHEET NUMBER

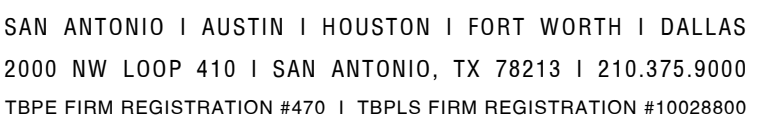
C5.00

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Thomas Matthew Carter,
E. #79272 on 1/13/2023
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	DATE	ISSUE
A	JAN 13, 2023	100% SCHEMATIC DESIGN

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 BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES 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 PURPORT TO 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 AND INSTALLATION INSPECTIONS 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 OF SHARED UTILITIES AND SPECIFICATIONS.
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 SPECIFICATION FOR CONSTRUCTION"
 - B. CURRENT "SAN ANTONIO WATER SYSTEM UTILITY SERVICE REGULATIONS"
 - C. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION"
 - D. CURRENT TxDOT "STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND AIRPORTS"
 - E. CURRENT CITY OF SAN ANTONIO "RIGHT-OF-WAY ORDINANCE AND CRETIE 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 STRUCTURES SOBERLY BY THE CONTRACTOR. 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 UTILITIES.
12. ALL GARBAGE OR SPILL 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 LOCATIONS SHALL BE DETERMINED BY THE LOCAL SERVICE PROVIDER OR MEP ENGINEER.
14. CONTRACTOR SHALL COORDINATE ELECTRIC AND GAS LINE INSTALLATION WITH LOCAL SERVICE PROVIDER. CONTRACTOR SHALL 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 AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT LOCATIONS. 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 FULL STRONG 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 LINES SHALL BE CONDUCTED IN ACCORDANCE TO THE ENGINEER'S RECOMMENDED CONSTRUCTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES WITH THE 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 CABLE CONDUIT. CONTRACTOR SHALL BE IN THE SAME TRENCH WITH UNDERGROUND ELECTRIC LINES. CONTRACTOR SHALL VERIFY WITH APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION ON NUMBER AND SIZE OF UTILITY NEEDED FOR THE PROJECT AND FOR DISTRIBUTION TO ALL BUILDINGS.
21. BEDDING FOR ALL UTILITIES SHALL BE PER THE PROJECT SPECIFICATIONS. NO WATER JETTING OF BACKFILL MATERIAL WILL BE ALLOWED.

EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

OXBOW LEWELLEN

102 EAST JOSEPHINE ST
SAN ANTONIO, TEXAS 78215

1503-31

UTILITY PLAN

C6.00

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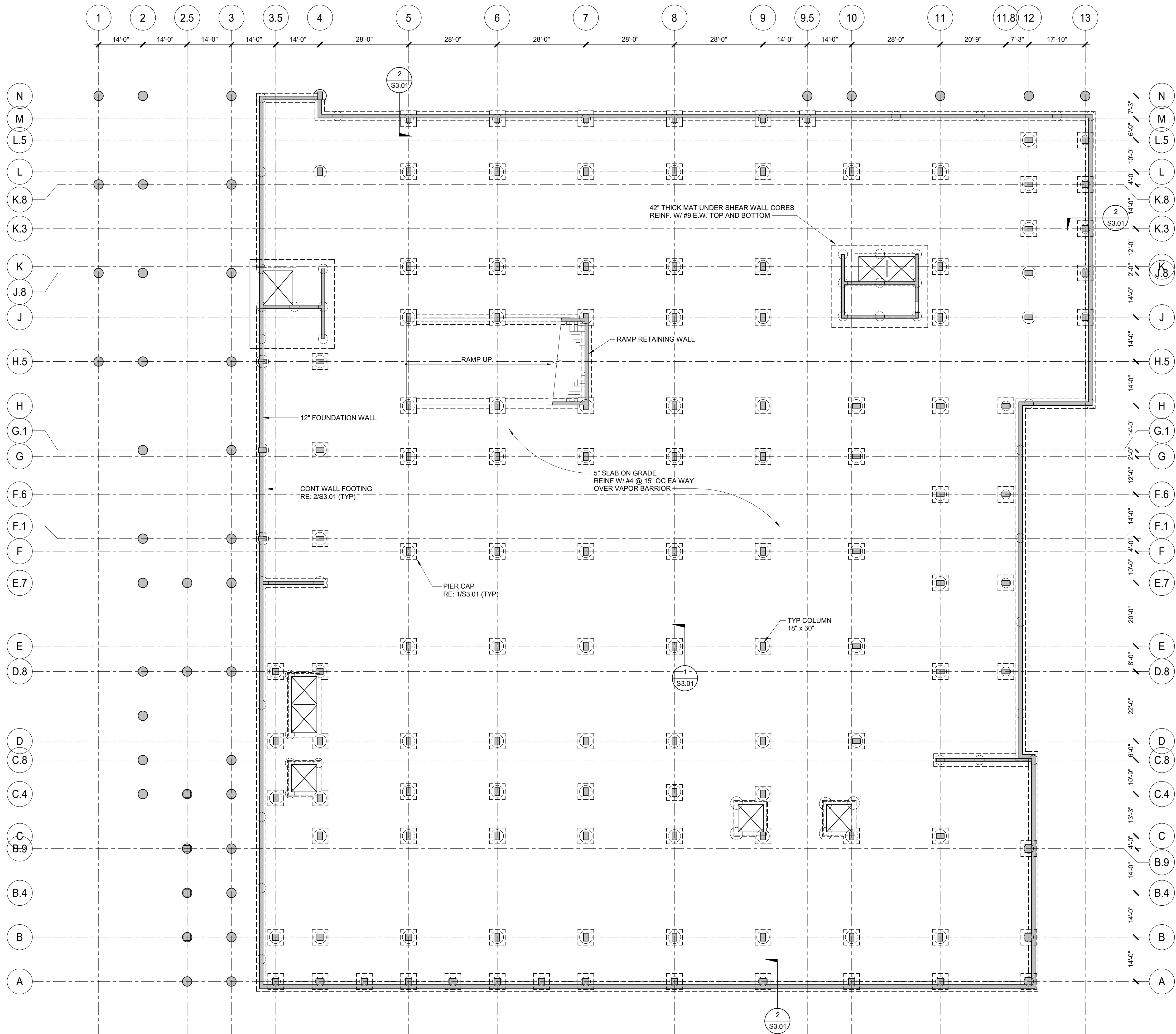
PROJECT NAME
Oxbow Lewellen

PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL B1 COMPOSITE
FOUNDATION PLAN

SHEET NUMBER
S2.20.0B1



1 LEVEL B1 COMPOSITE FOUNDATION PLAN
1/16" = 1'-0"



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KEY PLAN

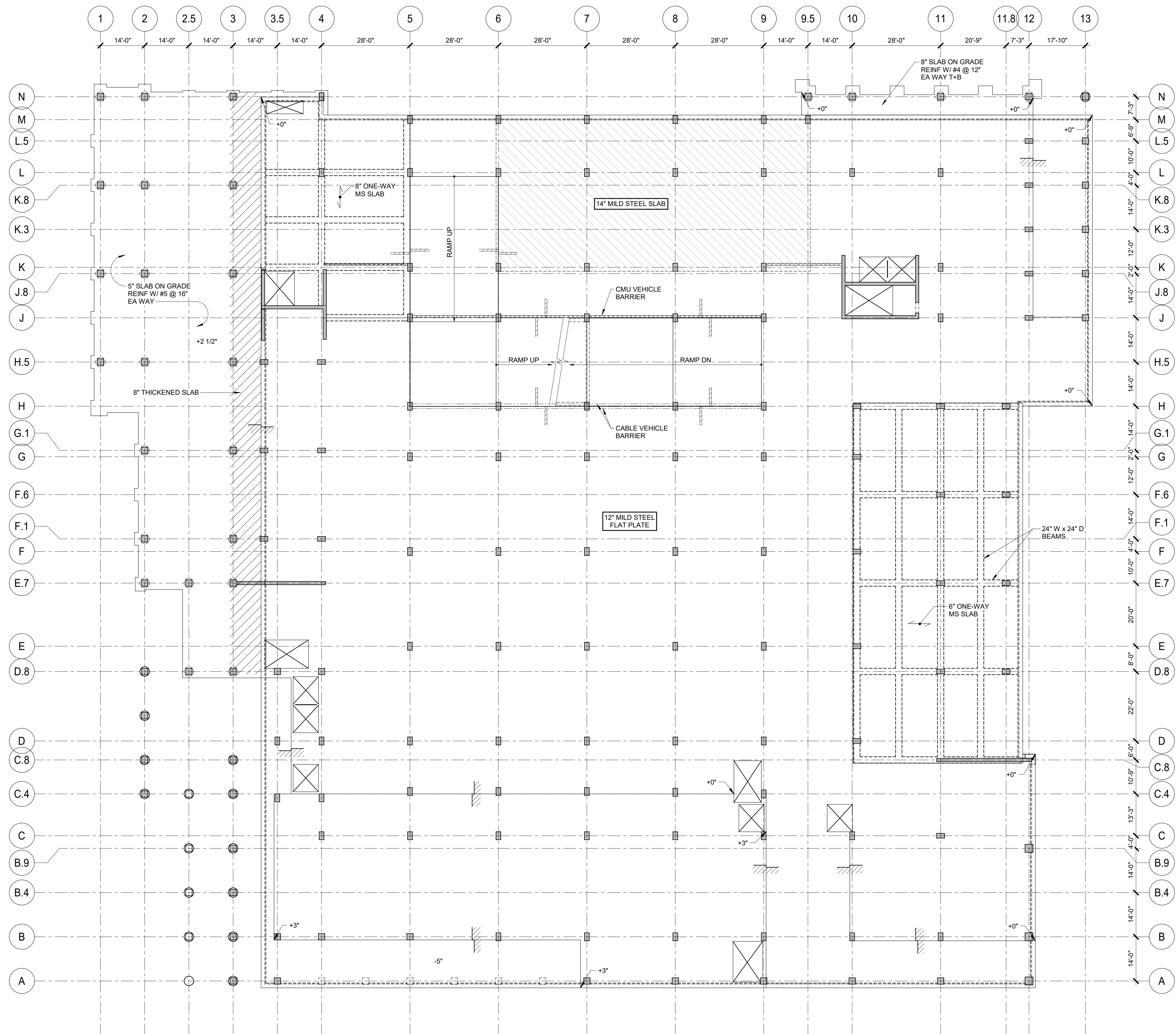
SHEET TITLE

LEVEL 1 COMPOSITE
FRAMING PLAN

SHEET NUMBER

S2.20.01

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1 LEVEL 1 COMPOSITE FRAMING PLAN
1/16" = 1'-0"



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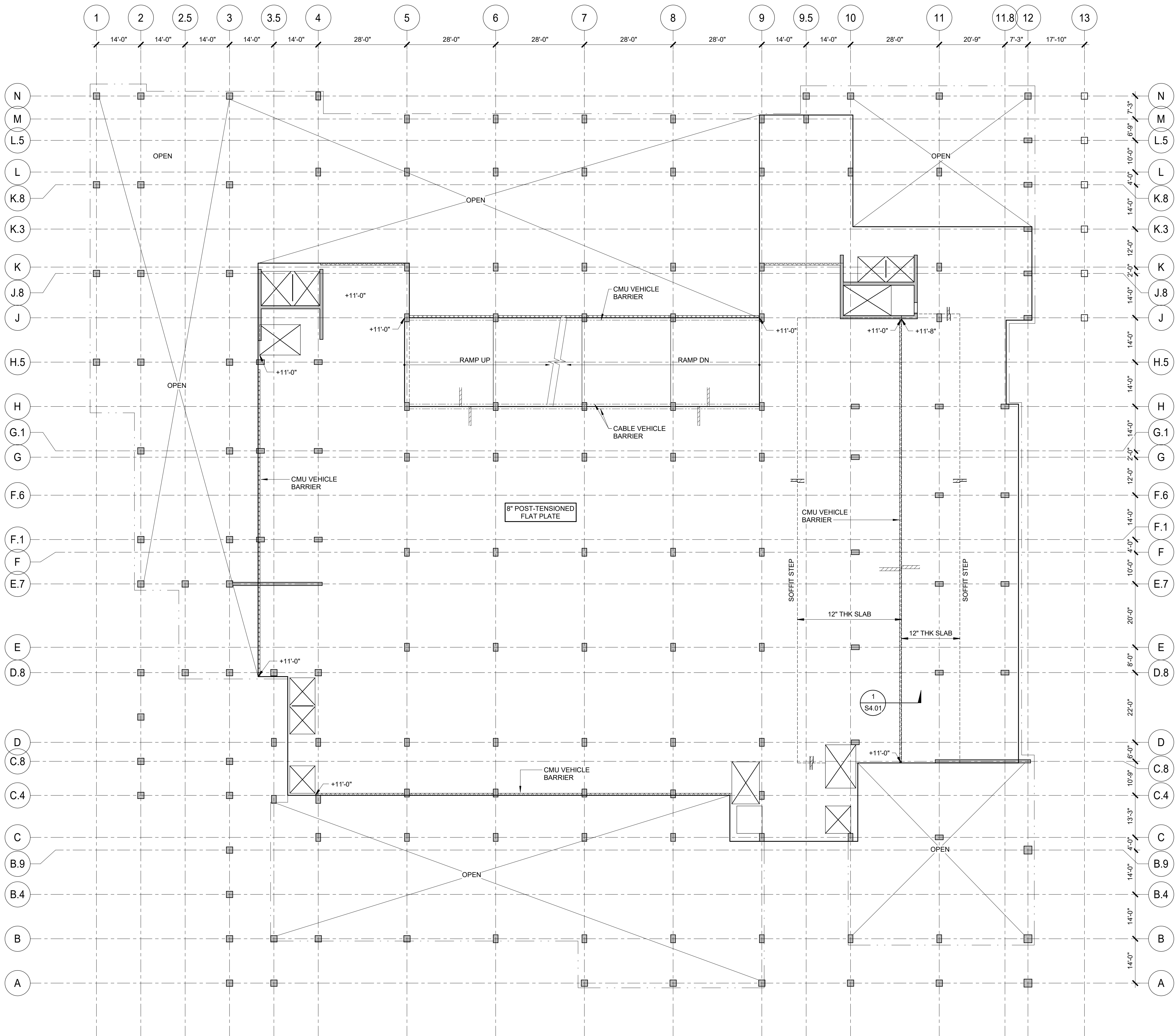
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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 2 COMPOSITE
FRAMING PLAN

SHEET NUMBER
S2.20.02

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1 LEVEL 2 COMPOSITE FRAMING PLAN
1/16" = 1'-0"



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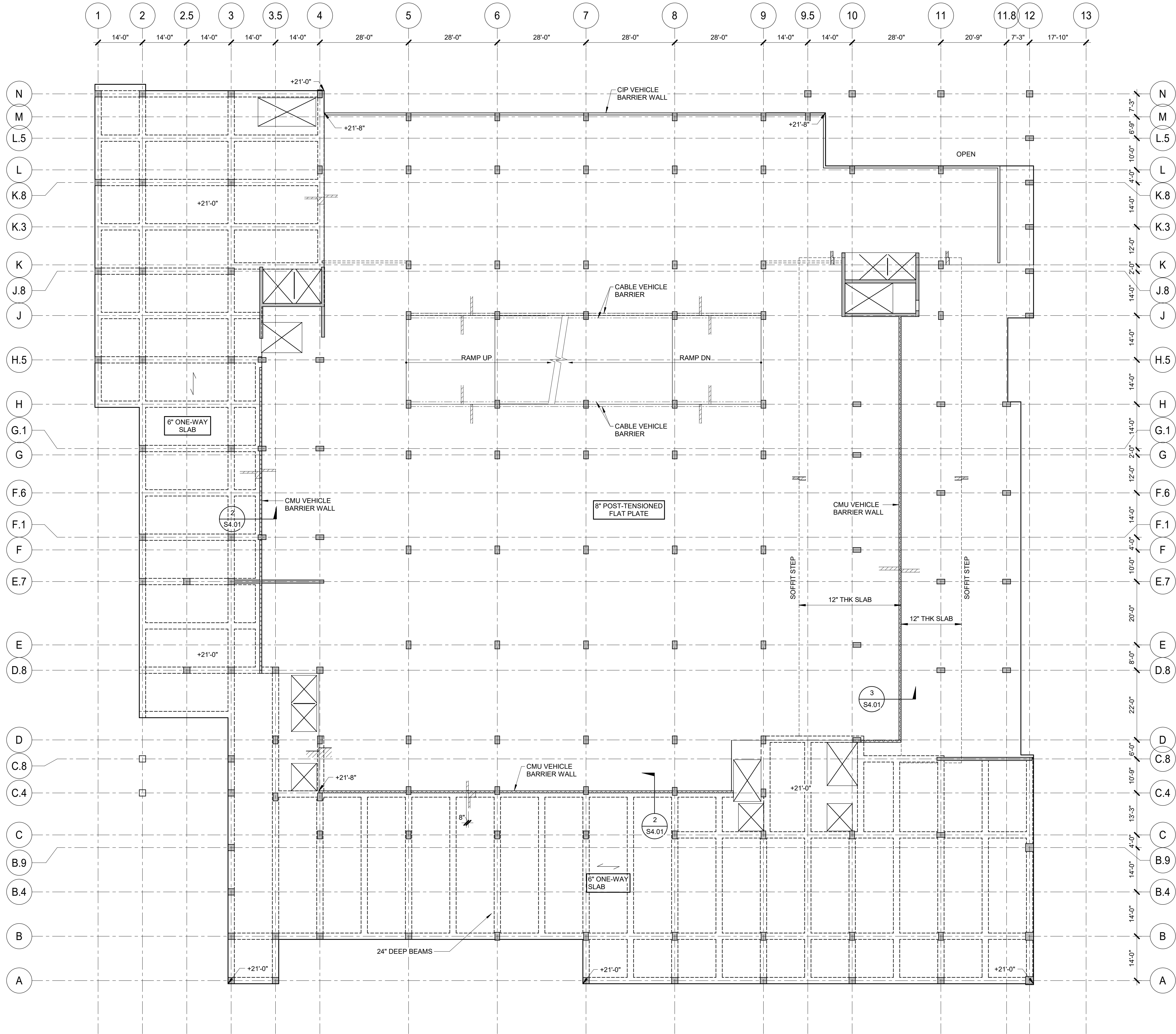
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102 E. Josephine Street
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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 3 COMPOSITE
FRAMING PLAN

SHEET NUMBER
S2.20.03

1 LEVEL 3 COMPOSITE FRAMING PLAN
1/16" = 1'-0"





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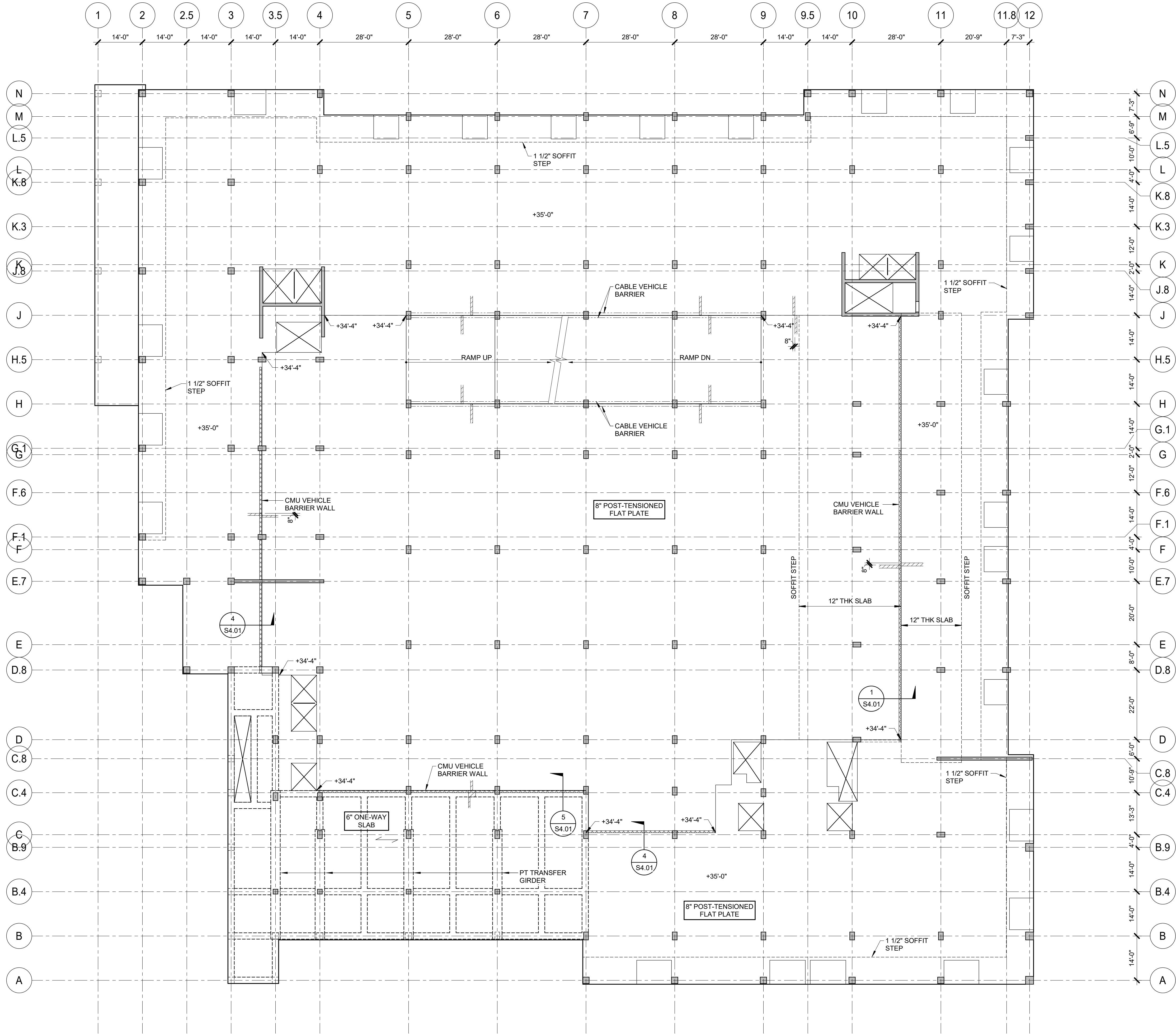
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 4 COMPOSITE
FRAMING PLAN

SHEET NUMBER
S2.20.04

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1 LEVEL 4 COMPOSITE FRAMING PLAN
1/16" = 1'-0"





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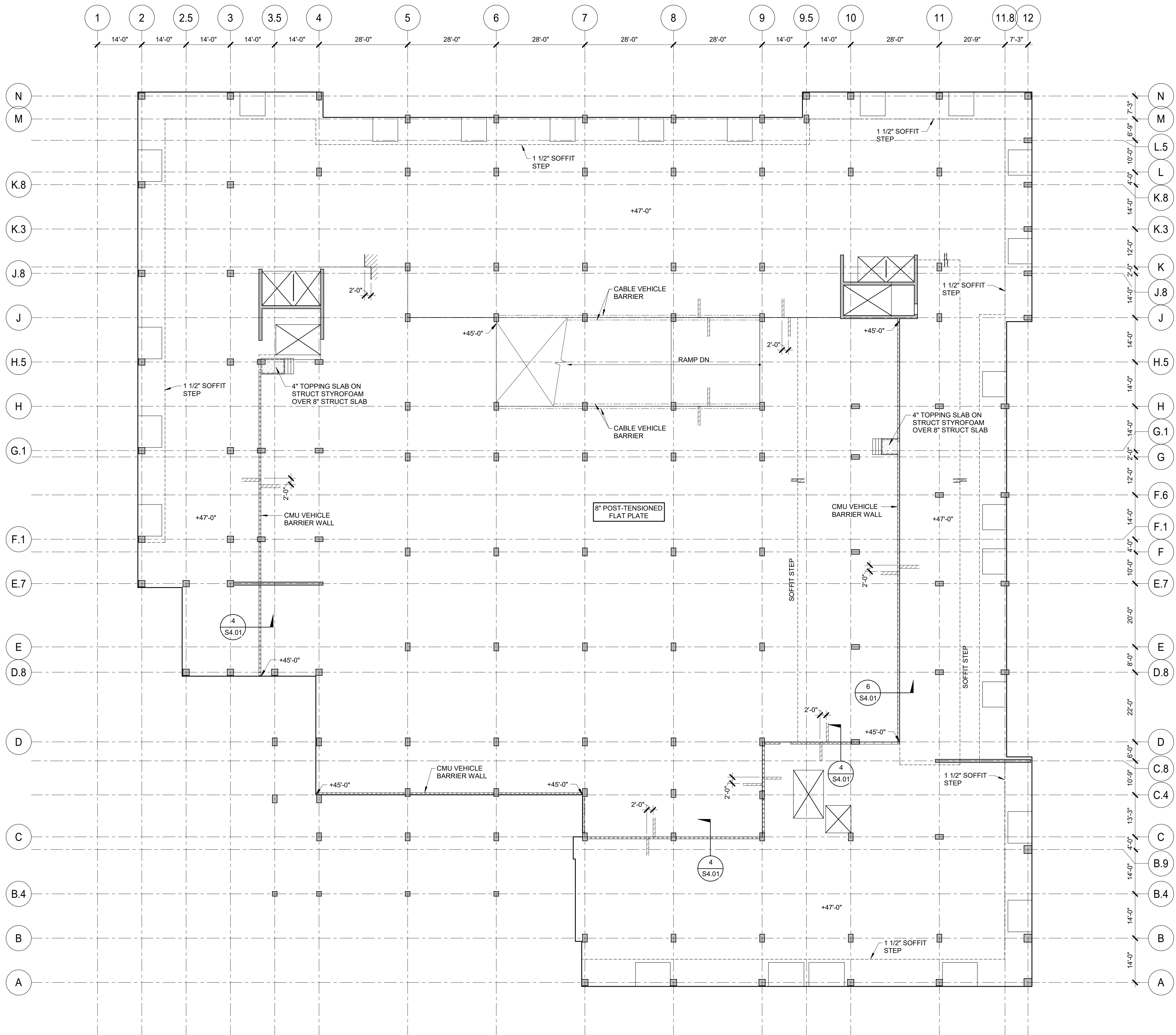
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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL 5 COMPOSITE
FRAMING PLAN

SHEET NUMBER
S2.20.05



1 LEVEL 5 COMPOSITE FRAMING PLAN
1/16" = 1'-0"



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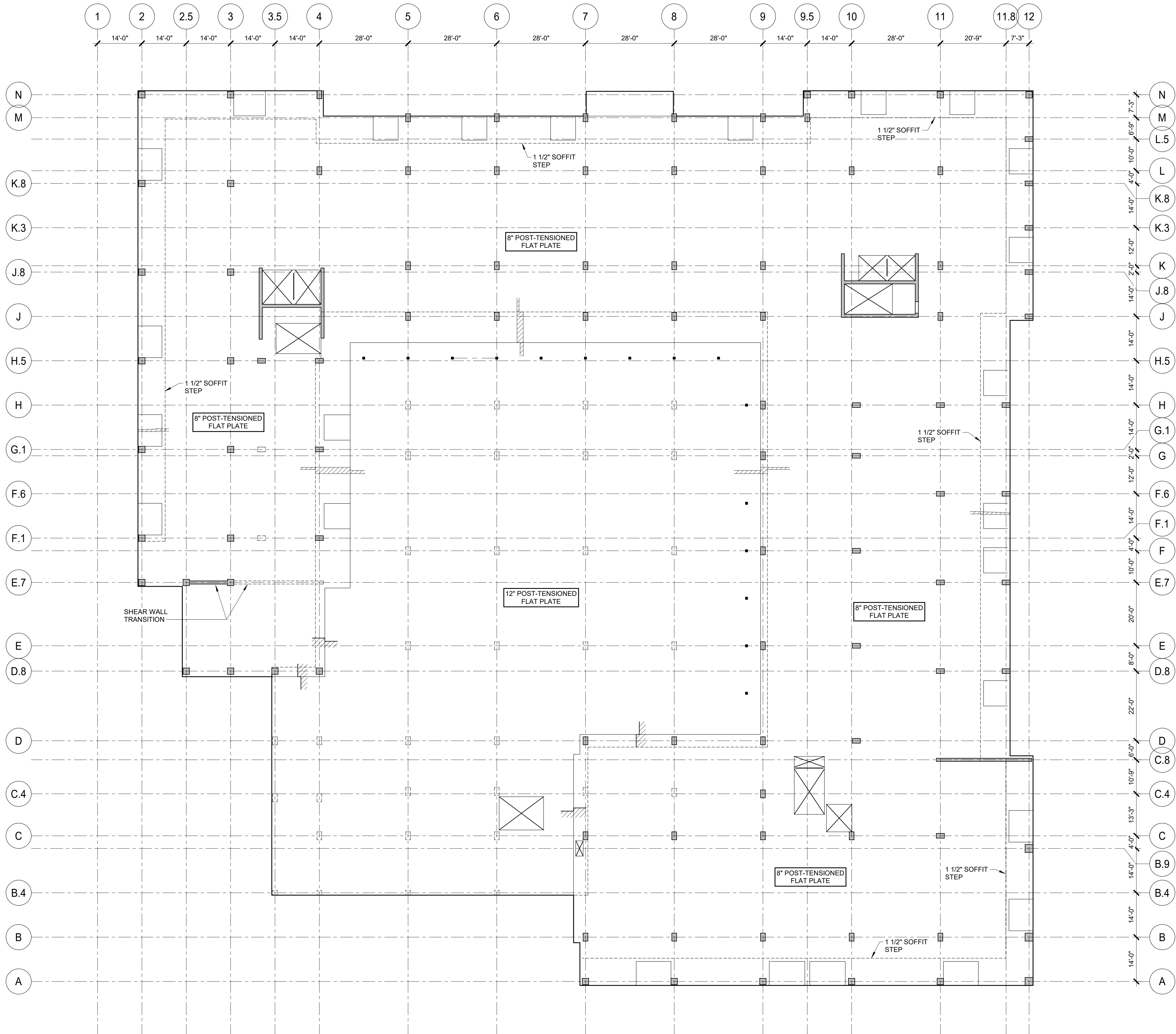
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KEY PLAN

SHEET TITLE
LEVEL 6 COMPOSITE
FRAMING PLAN

SHEET NUMBER
S2.20.06

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1 LEVEL 6 COMPOSITE FRAMING PLAN
1/16" = 1'-0"



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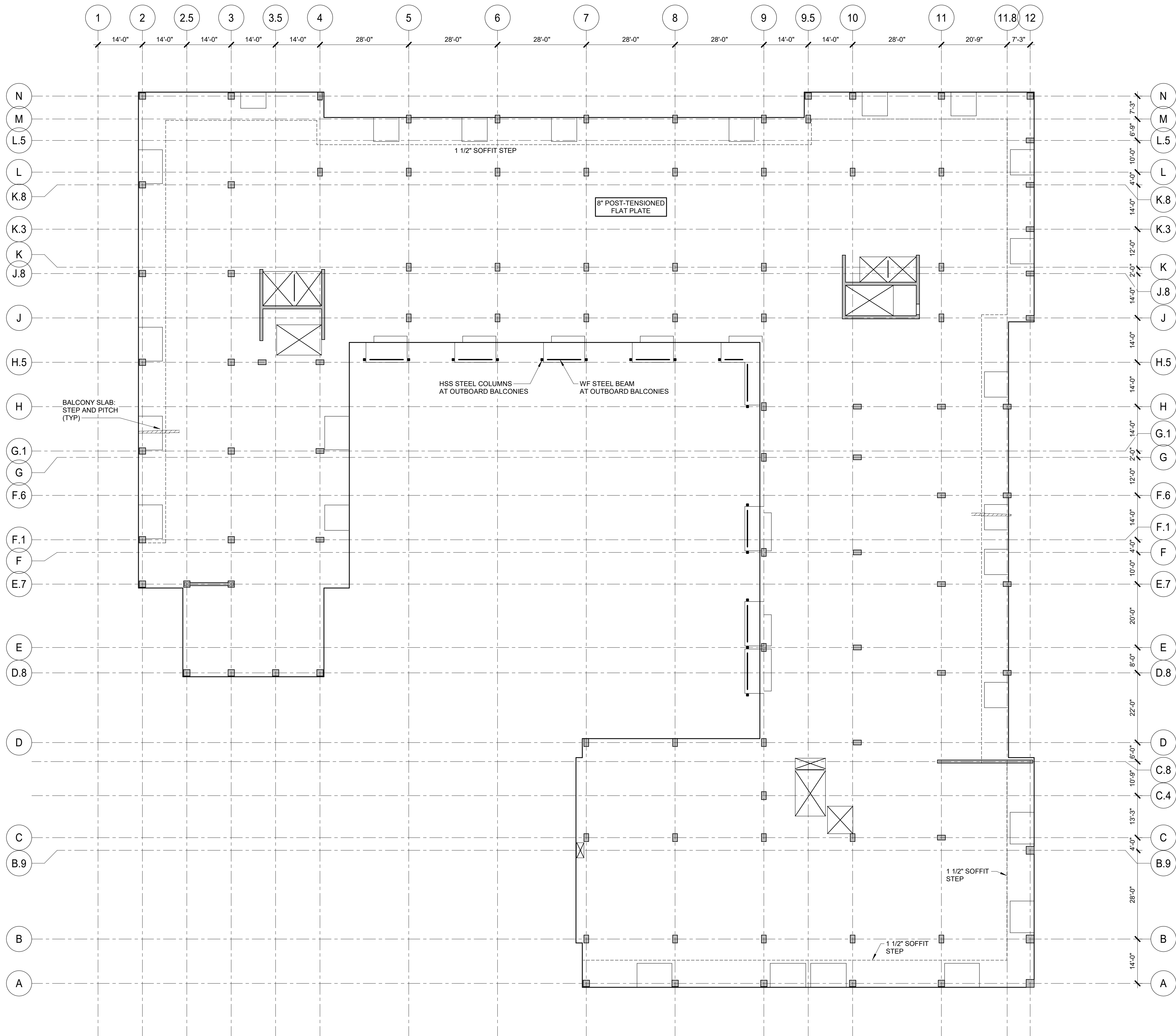
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KEY PLAN

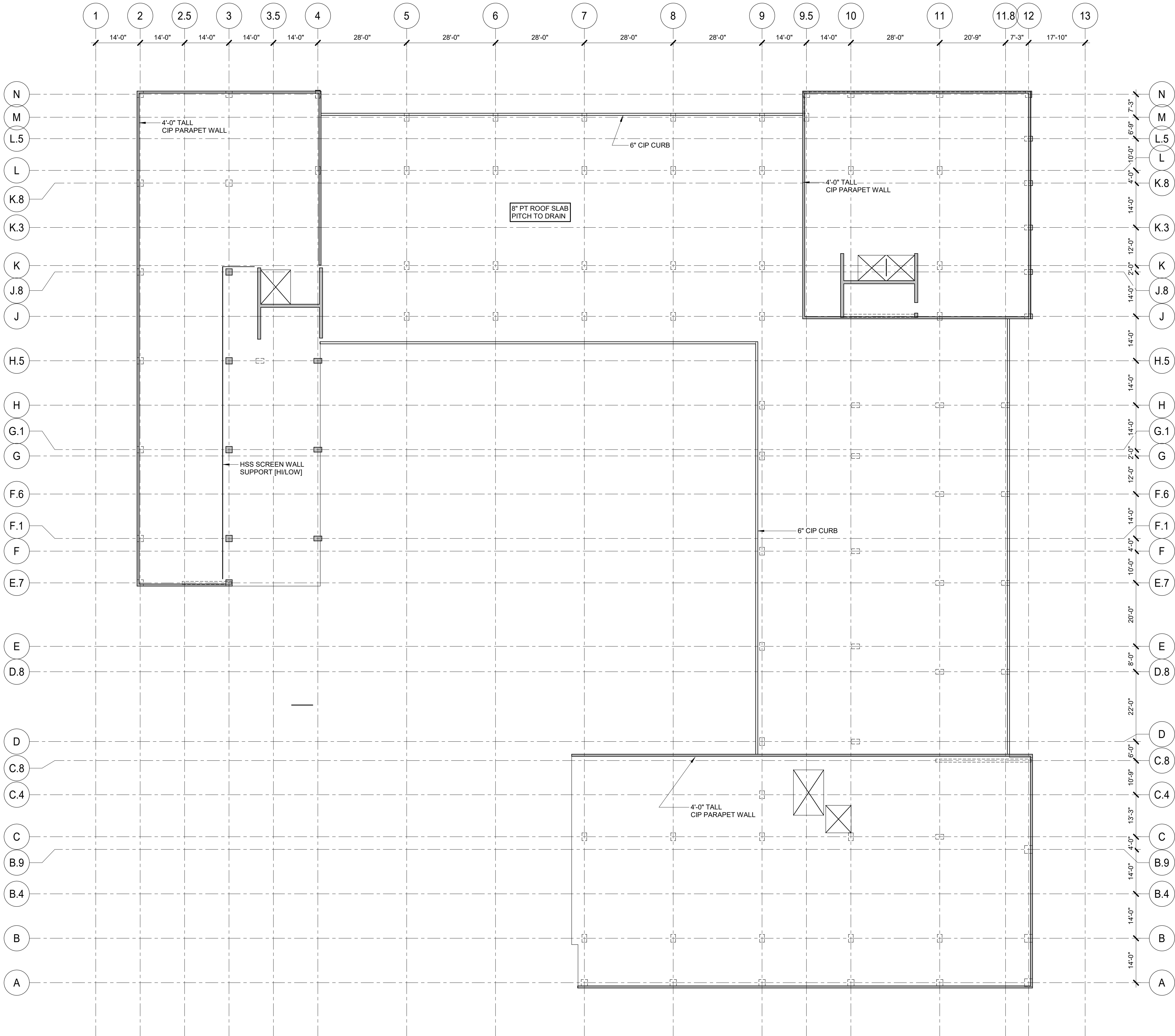
SHEET TITLE
LEVEL 7 TO 10 COMPOSITE
FRAMING PLAN

SHEET NUMBER
S2.20.07



1 LEVEL 7 TO 10 COMPOSITE FRAMING PLAN
1/16" = 1'-0"

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Lewellen_C.rvt AM



1 LEVEL PH COMPOSITE FRAMING PLAN
1/16" = 1'-0"



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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
LEVEL PH COMPOSITE
FRAMING PLAN

SHEET NUMBER
S2.20.PH



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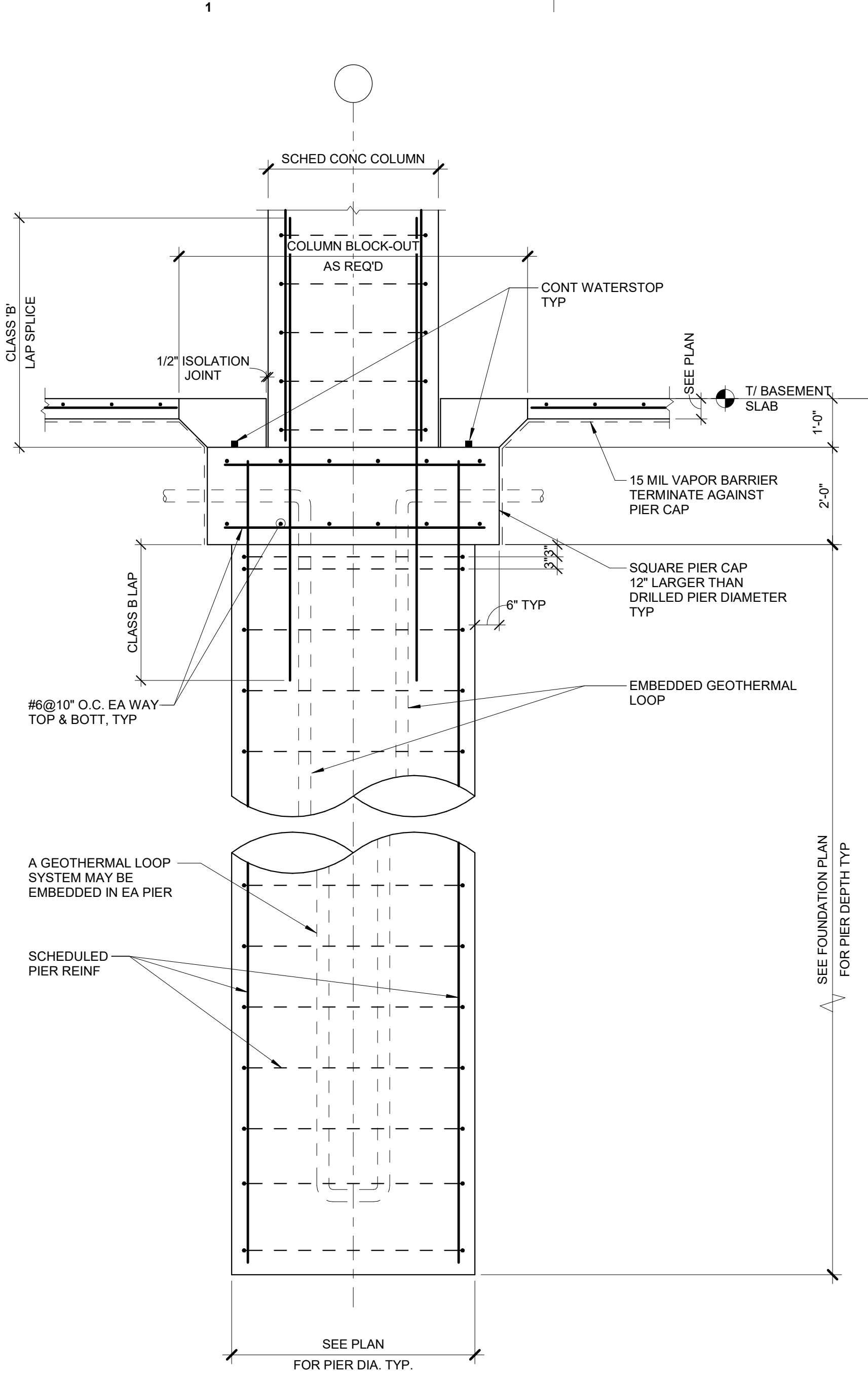
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
FOUNDATION DETAILS

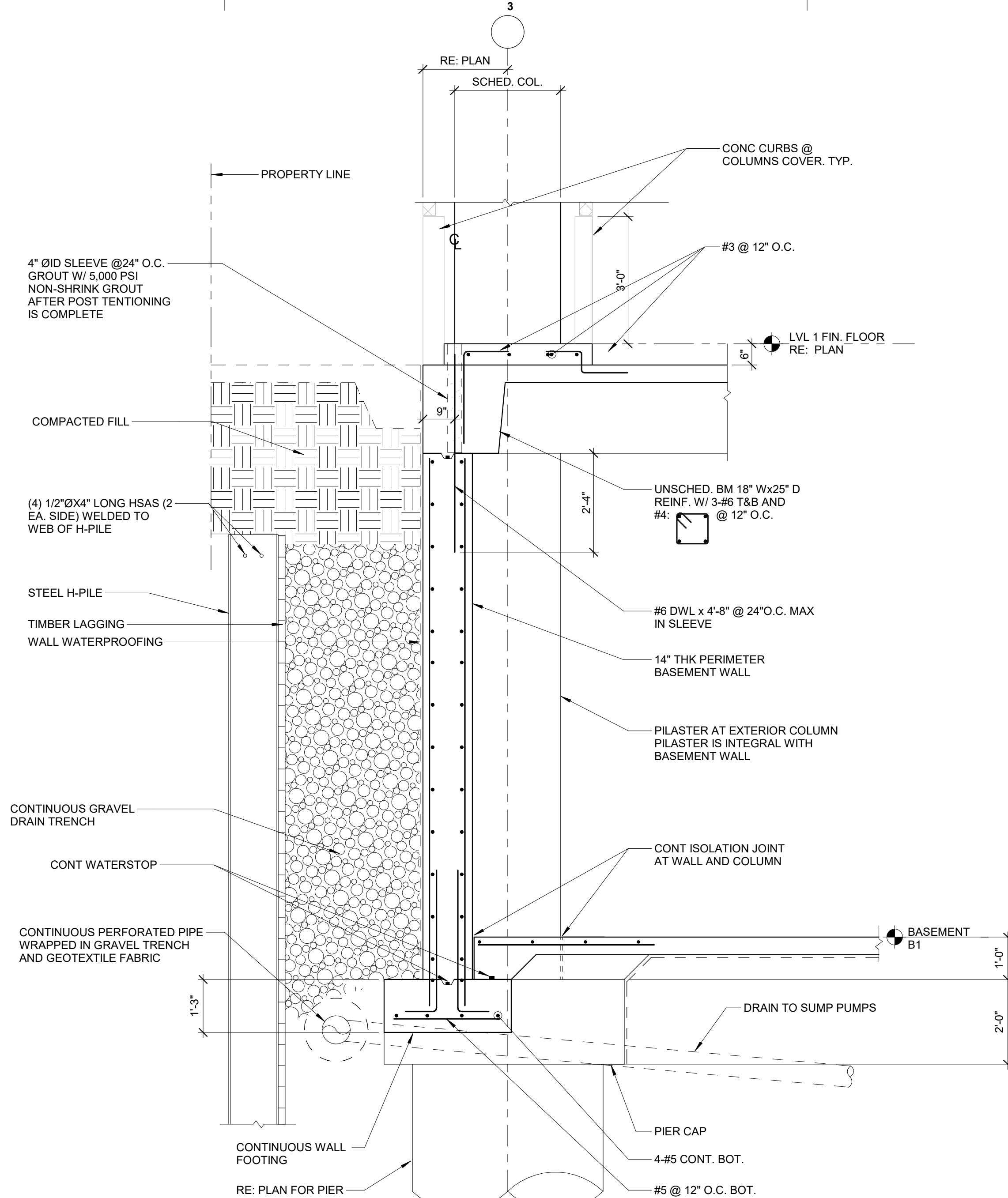
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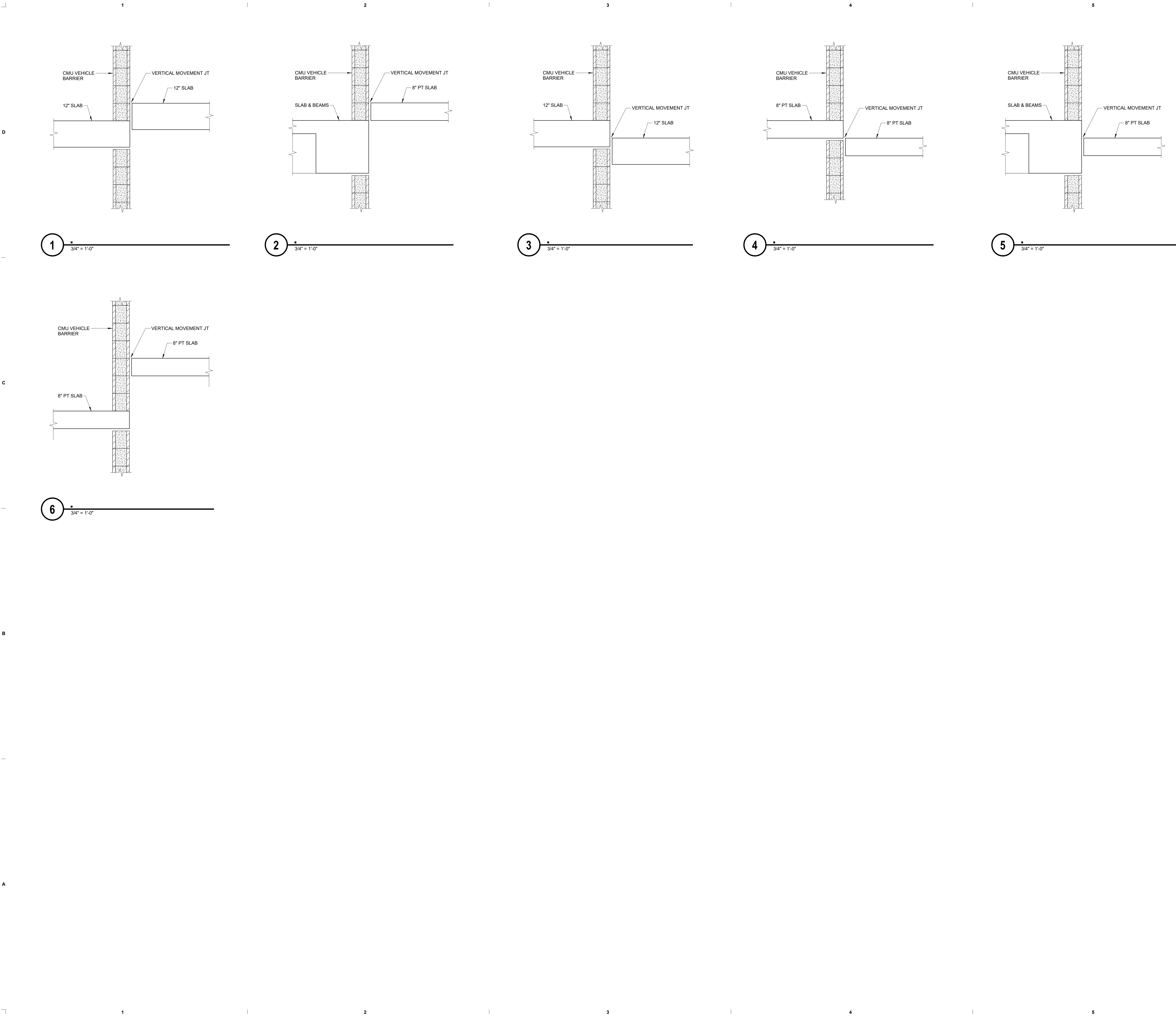


1 TYPICAL INTERIOR COLUMN FOUNDATION
1/2" = 1'-0"



2 BASEMENT WALL SECTION AT PERIMETER COLUMN
1/2" = 1'-0"

1/12/2023 11:46:06 AutoCAD Doc://2021321 Oxbow Lewellen/S22_22006758.00_Oxbow
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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
FRAMING DETAILS

SHEET NUMBER

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