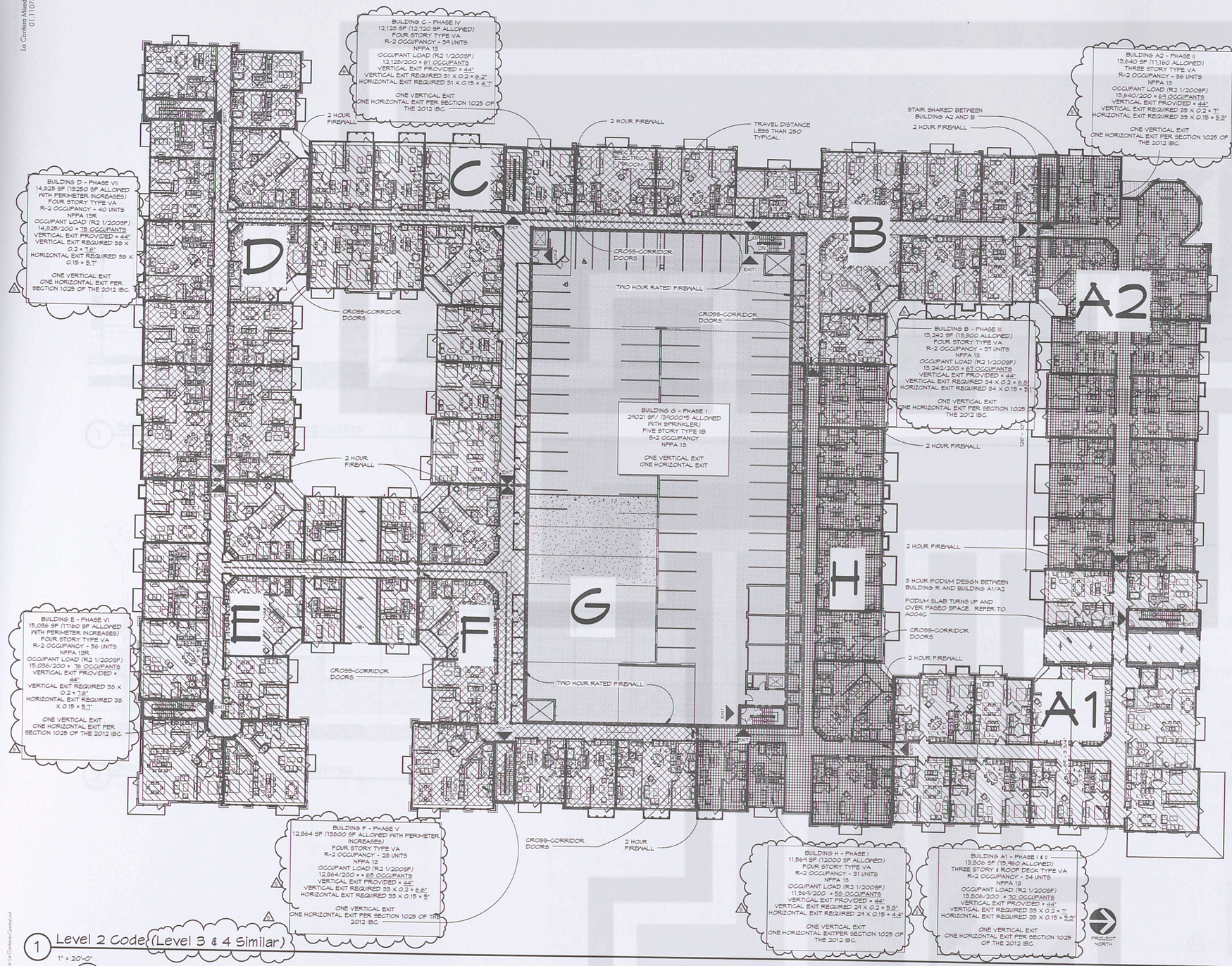
La Cantera Mixed Use
01.11073.00



1 Level 2 Code (Level 3 & 4 Similar)

1" = 20'-0"

ROOF MATERIALS

	CLASS REQUIRED	CLASS PROVIDED
TPO ROOF	B	1A
CONCRETE TILE ROOF	B	A

LAVATORY CALCULATIONS FOR LEASING AND AMENITY CENTER

A3 OCCUPANCY
65 MEN/65 WOMEN
1 PER 200
B OCCUPANCY (EXERCISE AND LEASING) — 1 LAV. EACH SEX
36 MEN/36 WOMEN — 1 LAV. EACH SEX
1 PER 40

PROVIDED — 2 LAV/EACH SEX

WATER CLOSET CALCULATIONS FOR LEASING AND AMENITY CENTER

A3 OCCUPANCY @ 15 SF/OCC
1950 SF/15 = 130 OCC
65 MEN/65 WOMEN
MEN'S FIXTURES @ 1 PER 125 — 1 WC
WOMEN'S FIXTURES @ 1 PER 65 — 1 WC
EXERCISE @ 50 SF/OCC
1422 SF/50 = 28.44 OCC
20 MEN/20 WOMEN
(USE BUSINESS FIXT. COUNT CLAC. - 2012 IBC 303.1.1)
1 PER 25 FOR 1ST 50 (EACH SEX)
MEN — 1 WC
WOMEN — 1 WC
BUSINESS @ 100 SF/OCC
3134 SF/100 = 31.34
15.67 MEN/15.67 WOMEN
1 PER 25
MEN — 1 WC
WOMEN — 1 WC

TOTAL WATER CLOSETS REQUIRED
MEN 3 (2 WC + 1 URINAL)
WOMEN 3

TOTAL WATER CLOSETS PROVIDED
MEN 3 (2 WC + 1 URINAL)
WOMEN 3

ACCESSIBILITY
PARKING: ACCESSIBLE PARKING SPACES IN QUANTITY AND DIMENSION AS REQUIRED BY CITY OF SAN ANTONIO AND TAS.
ACCESSIBLE BUILDING ENTRANCES: 7 PROVIDED.

PLUMBING
PLUMBING FIXTURES, PER IBC CHAPTER 29 PLUMBING SYSTEMS

IECC ENERGY EFFICIENCY

BUILDING WILL BE SUBMITTED UNDER THE PERFORMANCE BASED OPTION FOR TOTAL BUILDING ENERGY EFFICIENCY. A COMCHECK ENERGY CALCULATION WILL BE SUBMITTED ALONG WITH THE DRAWINGS AND SPECIFICATIONS.

PROPERTY ADDRESS:
6306 VAQUERO BEND
SAN ANTONIO, TEXAS

PROJECT DESCRIPTION:
NEW FOUR AND FIVE STORY MIXED-USE PROJECT WITH R-2 MULTIFAMILY PRIMARY OCCUPANCY. A RETAIL SHELL AND LEASING CENTER ARE PROVIDED BELOW A 3-HOUR PODIUM AT THE NORTHERN END OF THE PROJECT.

THE PROJECT CONSISTS OF MULTIPLE BUILDINGS. ALL BUILDINGS ARE SEPARATED BY FIREWALLS.
-BUILDING R IS A ONE STORY PODIUM BUILDING WITH A 3 HOUR FLOOR ABOVE PER IBC 510.
-BUILDING A1 AND A2 ARE 3 OR 4 STORY WOOD FRAMED TYPE VA CONSTRUCTION ABOVE THE BUILDING R PODIUM. THEY ARE SEPARATED BY FIREWALLS
-BUILDING G IS A PRECAST CONCRETE GARAGE SEPARATED BY FIREWALLS. *** BUILDING G WAS SUBMITTED UNDER A SEPARATE PERMIT (COSA AP # 1771747)
-THE REMAINING BUILDINGS (B,C,D,E,F,H) ARE ALL 4 STORY WOOD FRAMED BUILDINGS TYPE VA CONSTRUCTION THAT REST ON A SLAB ON GRADE. THESE ARE ALL SEPARATED BY FIREWALLS.

RELATED PERMITS: AP 1771747 GARAGE AND AP 1788290

OWNER: LOADSTAR, INC
9830 COLONNADE BLVD, SUITE 600
MEMPHIS, TENNESSEE 38103

APPLICABLE REGULATIONS:
INTERNATIONAL BUILDING CODE, 2012 EDITION WITH LOCAL AMENDMENTS
INTERNATIONAL ENERGY CODE, 2009 EDITION AND SUSTAINABLE BUILDING CODE
INTERNATIONAL MECHANICAL CODE, 2012 EDITION WITH LOCAL AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2012 EDITION
INTERNATIONAL PLUMBING CODE, 2012 EDITION WITH LOCAL AMENDMENTS
NATIONAL ELECTRICAL CODE, 2008 EDITION WITH LOCAL AMENDMENTS
INTERNATIONAL FIRE CODE, 2012 EDITION WITH LOCAL AMENDMENTS
UNIFORM SWIMMING POOL, SPA & HOT TUB CODE, 2006 EDITION
CODE OF ORDINANCES SAN ANTONIO, TEXAS - HEALTH CODE
ZONING ORDINANCE OF THE CITY OF SAN ANTONIO
2009 ANSI STANDARDS FOR ACCESSIBILITY
TEXAS ACCESSIBILITY STANDARD
FAIR HOUSING
UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

MIXED OCCUPANCY BUILDING - PRIMARY USE AND OCCUPANCY - RESIDENTIAL R-2: SECONDARY USES INCLUDE RETAIL, LEASING, AND AMENITY

BUILDINGS A1, A2, B, C, D, E, F, H - RESIDENTIAL R-2 OCCUPANCY

BUILDING R - LEASING AND AMENITY CLUB = A-3 OCCUPANCY @ 15 SF/OCC
- FITNESS ROOM = B OCCUPANCY @ 50 SF/OCC
- RETAIL/ RESTAURANT SPACE = A-3 OCCUPANCY @15 SF/OCC
- LEASING AREA = B OCCUPANCY @ 100 SF/OCC

BUILDING G - GARAGE BUILDING - S-2 STORAGE OCCUPANCY *** BUILDING G WAS SUBMITTED UNDER A SEPARATE PERMIT (COSA AP # 1771747)

CHAPTER 5 - GENERAL HEIGHTS AND AREAS

HEIGHT:
BUILDING A1 - 4 STORIES OVER PODIUM PER IBC SECTION 510. HEIGHT IS 67'.

BUILDING A2 - 3 STORIES OVER PODIUM PER IBC SECTION 510. HEIGHT IS 50'. (4 STORIES 70' ALLOWED per TYPE VA WITH NFPA 13)

BUILDING B - 4 STORIES 50'. (4 STORIES 70' ALLOWED per TYPE VA WITH NFPA 13)

BUILDING C - 4 STORIES 50'. (4 STORIES 70' ALLOWED per TYPE VA WITH NFPA 13)

BUILDING D - 4 STORIES 50'. (4 STORIES 60' ALLOWED per TYPE VA WITH NFPA 13R)

BUILDING E - 4 STORIES 50'. (4 STORIES 60' ALLOWED per TYPE VA WITH NFPA 13R)

BUILDING F - 4 STORIES 50'. (4 STORIES 70' ALLOWED per TYPE VA WITH NFPA 13)

BUILDING H - 4 STORIES 50'. (4 STORIES 70' ALLOWED per TYPE VA WITH NFPA 13)

AREAS
REFER TO DIAGRAMS ON A004A AND A004B. EACH BUILDING AREA AND ALLOWABLE BUILDING AREA IS DESCRIBED

NOTE - BUILDING F AND BUILDING E BOTH HAVE ONE SINGLE APARTMENT WITH A SMLL MEZZANINE BEDROOM. MEZZANNE FLOOR AREA NOT MORE THAN ONE HALF OF THE AREA OF THE ROOM AS ALLOWED BY 505.2, EXCEPTION 2

CHAPTER 6 - TYPES OF CONSTRUCTION

CLASSIFICATION: BUILDINGS A1, A2, B, C, D, E, F, H - TYPE VA WOOD FRAME
BUILDING R - TYPE I AT PODIUM - CONCRETE

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS ARE PROVIDED FOR WITHIN THE BUILDING DESIGN.

CHAPTER 7 - FIRE-RESISTANCE
EXTERIOR WALLS:
OPENINGS IN EXTERIOR WALLS: NO LIMIT, PER 704.8.1
PARAPETS - NOT REQUIRED PER 704.11 EXCEPTION 1.
FIRE WALLS PER IBC 705: 2 HOUR RATED

CHAPTER 8 - INTERIOR FINISHES
INTERIOR WALL AND CEILING FINISHES FOR A-3 OCCUPANCY, SPRINKLERED
EXIT ENCLOSURES, CORRIDORS - CLASS B
ROOMS - CLASS C

CHAPTER 9 - FIRE PROTECTION SYSTEMS
BUILDING EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CHAPTER 9 AS FOLLOWS:

RESIDENTIAL OCCUPANCY	
BUILDINGS A1, A2, B, C ,F H -	903.3.1.1 AND NFPA 13
BUILDINGS D AND E -	903.3.1.2 AND NFPA 13R
RETAIL (ASSEMBLY)	903.3.1.1 AND NFPA 13
GARAGE	903.3.1.1 AND NFPA 13

AUTOMATIC FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 72 AND SECTION 907.2.1.
PORTABLE FIRE EXTINGUISHERS - IN ACCORDANCE WITH INTERNATIONAL FIRE CODE.

CHAPTER 10 - MEANS OF EGRESS

NUMBER OF OCCUPANTS AND AREAS:

BUILDING A1 - (200 SF/ OCCUPANT FOR R2 OCC) =	70 OCCUPANTS PER FLOOR
(15 SF/OCCUPANT FOR A 2050 SF ROOF DECK) =	137 OCCUPANTS ROOF DECK
BUILDING A2 - (200 SF/OCCUPANT FOR R2 OCC) =	69 OCCUPANTS PER FLOOR
BUILDING B - (200 SF/OCCUPANT FOR R2 OCC) =	67 OCCUPANTS PER FLOOR
BUILDING C - (200 SF/OCCUPANT FOR R2 OCC) =	61 OCCUPANTS PER FLOOR
BUILDING D - (200 SF/OCCUPANT FOR R2 OCC) =	75 OCCUPANTS PER FLOOR
BUILDING E - (200 SF/OCCUPANT FOR R2 OCC) =	76 OCCUPANTS PER FLOOR
BUILDING F - (200 SF/OCCUPANT FOR R2 OCC) =	65 OCCUPANTS PER FLOOR
BUILDING G - (200 SF/OCCUPANT FOR PKG GARAGE) =	146 OCCUPANTS PER FLOOR
BUILDING H - (200 SF/OCCUPANT FOR R2 OCC) =	58 OCCUPANTS PER FLOOR
BUILDING R - (200 SF/OCCUPANT FOR R2 13804 R2) =	70 OCCUPANTS LEVEL 1
(100 SF/OCCUPANT FOR B 3134 SF LEASING) =	52 OCCUPANTS LEVEL 1
(15 SF/OCCUPANT FOR A 3536 SF RETAIL SHELL) =	236 OCCUPANTS LEVEL 1
(15 SF/OCCUPANT FOR A 1950 SF CLUB) =	130 OCCUPANTS LEVEL 1
(1/50 SF/OCCUPANT FOR EXERCISE) =	39 OCCUPANTS LEVEL 1

ACCESSIBLE EGRESS SECTION 1007
ACCESSIBLE EXITS: 8

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Issues

Date	Issues
12.16.11	50% Design Development
01.27.12	Design Development
04.03.12	50% CD
03.16.12	
06.08.12	PRICING SET
07.11.12	PERMIT SET

No.	Date	Revisions
1	07/11/12	Addendum One
2	06/06/12	Foundation/Podium
3	9/12/12	PERMIT SET REVISION
4	10/15/12	For Construction Set

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Seal

REGISTERED ARCHITECT BRIAN DAVID FOSTER 22852 STATE OF TEXAS

Project Number: 01.11073.00

Project Name:
La Cantera Mixed Use
6215 Via La Cantera
San Antonio, Texas 78256

Drawing Name:
CODE DIAGRAMS

Drawn By: BD, MF, DS
Checked By: BD, BE

A004b

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