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Oxbow Development Group
1803 Broadway, Suite 511
San Antonio, Texas 78215
O. 210-236-4210
www.oxbowdevelopment.com

ASSOCIATE ARCHITECT:
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ARCHITECTS

2121 N. Main Avenue
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210-735-9722
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CIVIL ENGINEER:
Pape-Dawson Engineers
2000 NW Loop 410
San Antonio, Texas 78213
210-375-9000
www.pape-dawson.com

LANDSCAPE ARCHITECT:
GGN
1932 1st Avenue, Suite 700
Seattle, WA 98101
206-903-6802
www.ggnltd.com

STRUCTURAL ENGINEER:
IMEG CORP.
3700 W Sam Houston Pkwy S, Suite 100
Houston, Texas 77042
713-458-7626
www.imegcorp.com

TEP ENGINEER:
Telios PC
101 Parklane Blvd, Suite 100
Sugar Land, Texas 77478
281-265-1636
www.teliospc.com

FIRE PROTECTION ENGINEER:
**Fire Protection Consulting
Group, LLC**
14439 NW Military Hwy, Suite 108, #430
San Antonio, Texas 78231
210-858-2389
www.firepcg.com

INTERIORS
LESLIE FOSSLER INTERIOR

404 Baylor Street
Austin, Texas 78703
512-474-0768
www.lfiaustin.com

[illegible]

CLIENT: OXBOW DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45

PROJECT NAME:

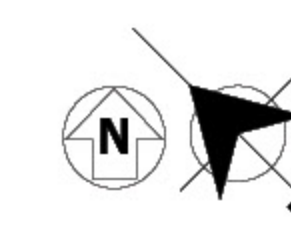
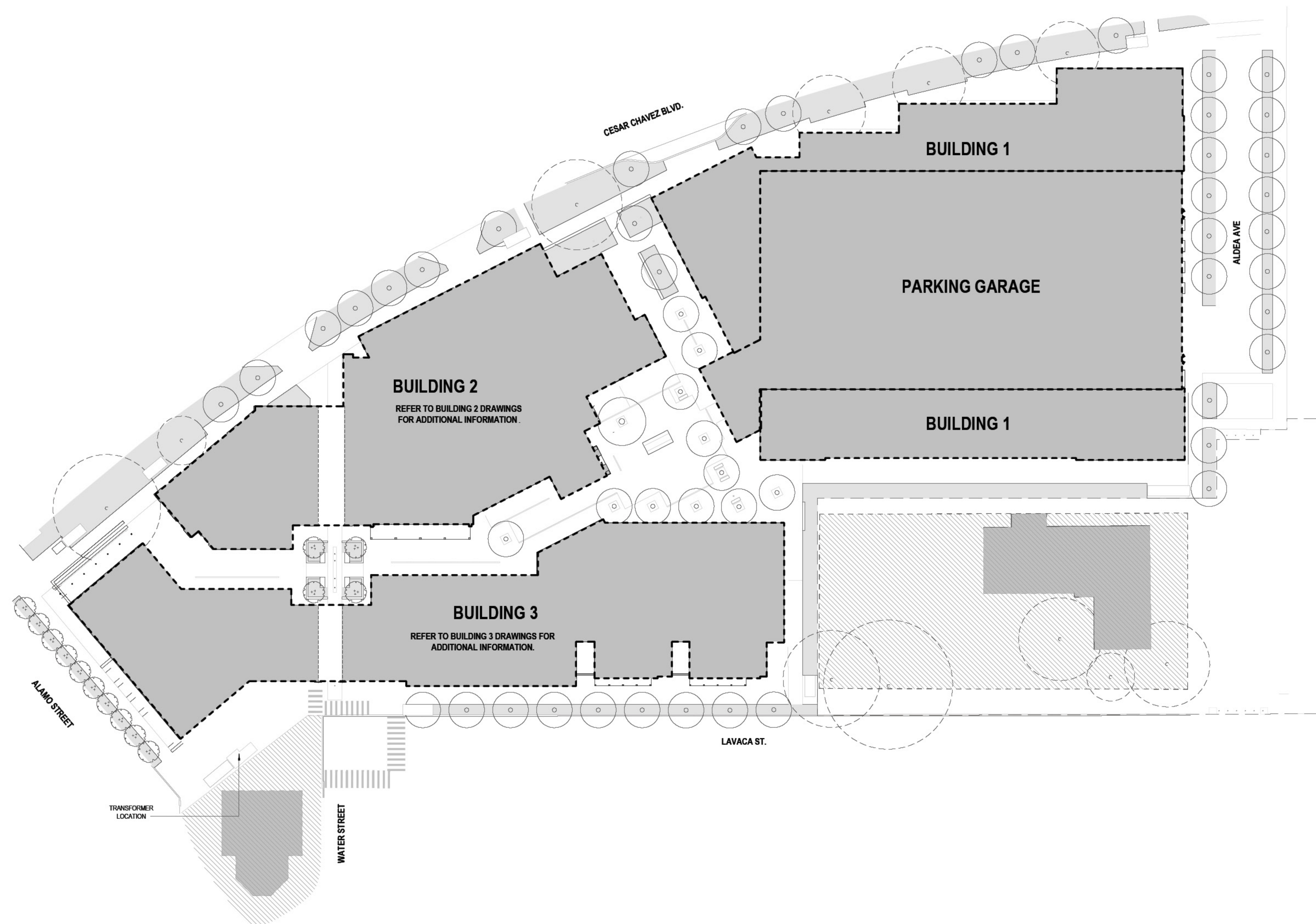
SOUTHTOWN ALDEA

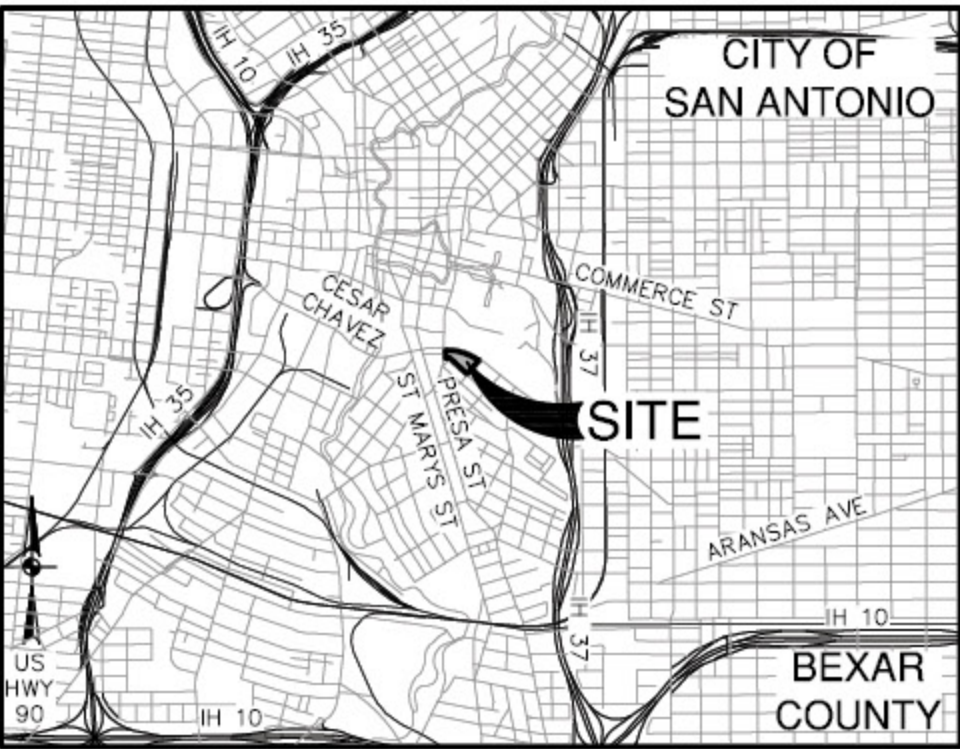
Project Address
City, State, Zip

SHEET TITLE:

BUILDING SCOPE AND SUMMARY

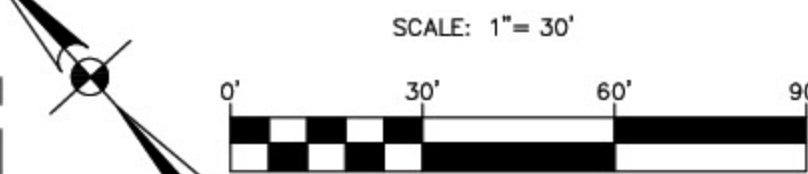
G0.1-10





LOCATION MAP

LEGAL DESCRIPTION: LOT 1-3, BLOCK 4, N.C.B. - 19815 (PLAT NO. 23-11800387)
ADDRESS: 141 LAVACA ST SAN ANTONIO, TEXAS 78210

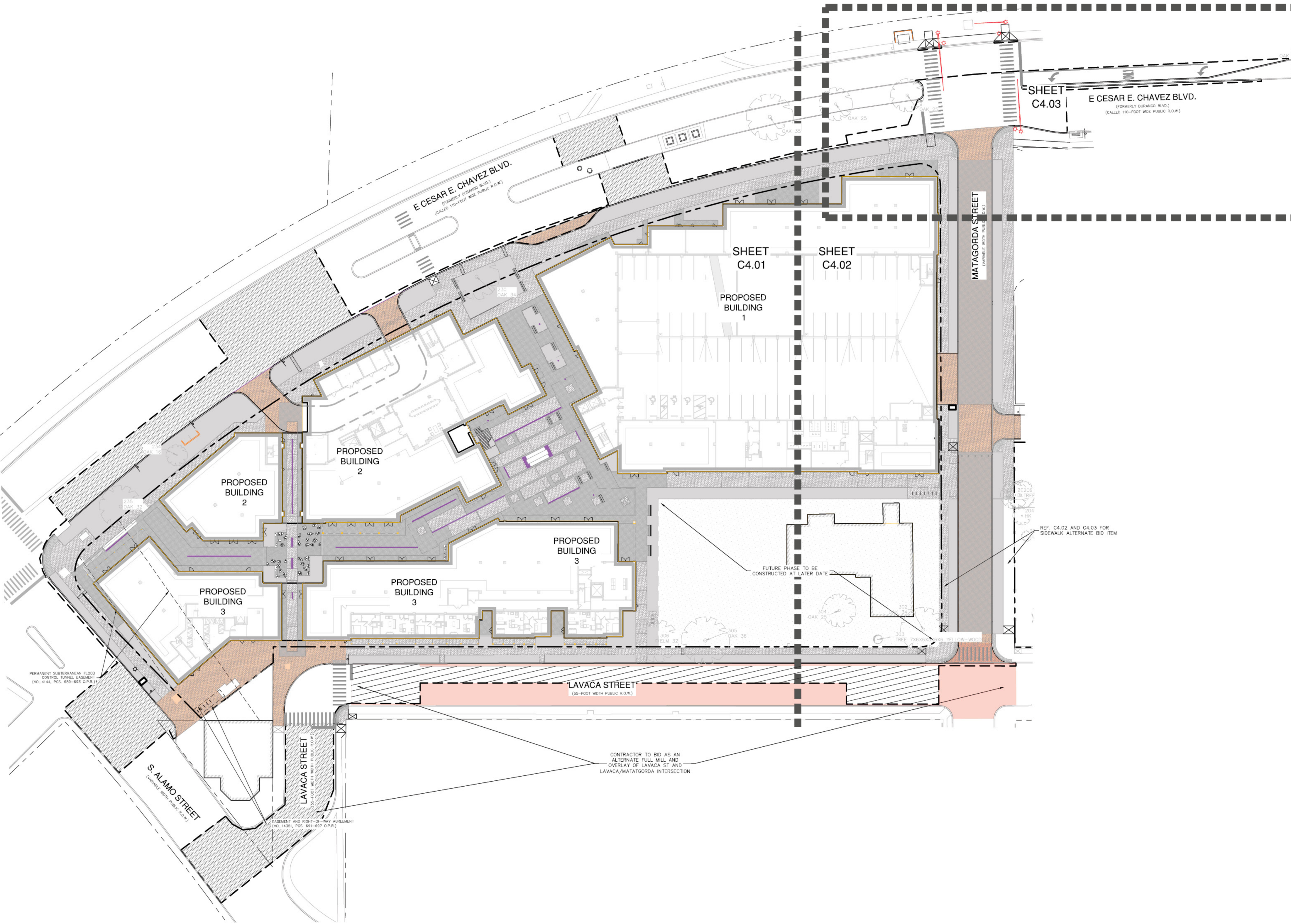


LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING CURB
- PROPOSED CURB
- HEADER CURB
- PROPOSED BUILDING
- SAWCUT LINE
- HEAVY DUTY CONCRETE PAVEMENT (REF. 12/C4.10)
- 2" MILL & OVERLAY (REF. 15/C4.10)
- PEDESTRIAN PAVERS (REF. LS ARCH AND C4.10)
- PEDESTRIAN PAVERS (REF. LS ARCH AND C4.10)
- SIDEWALK (REF. LS ARCH AND C4.10)
- SIDEWALK (REF. LS ARCH AND C4.10)
- SIDEWALK (REF. LS ARCH AND C4.10)
- DECOMPOSED GRANITE (REF. LS ARCH FOR FINISH)
- LANDSCAPE BED (REF. LS ARCH)
- ALTERNATE BID OF MILL AND OVERLAY
- 2" HMAc TYPE D 12" ASPHALT TREATED BASE 6" MOISTURE CONDITIONED SUBGRADE
- STORM DRAIN (REF. LS ARCH)

NOTES:
REFERENCE C0.10 FOR GENERAL CONSTRUCTION NOTES

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



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TEXAS ENGINEERING FIRM #470 | 1 TEXAS SURVEYING FIRM #100860

CLIENT: **OXBOW DEVELOPMENT GROUP**

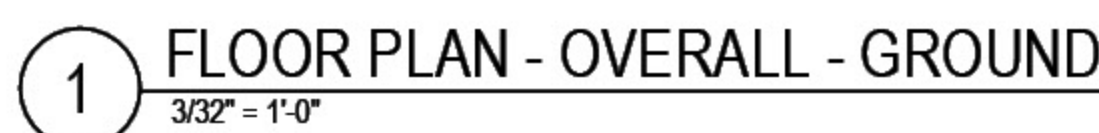
PROJECT NUMBER: **13181-01**

PROJECT NAME: **SOUTHTOWN ALDEA**

Project Address
SAN ANTONIO, TEXAS 78210

SHEET TITLE:
OVERALL DIMENSIONAL AND PAVING PLAN

C4.00



A2.1-01

GENERAL NOTES - FLOOR PLAN

G1. DIMENSIONS ARE FROM COLUMN CENTERLINE, EDGE OF CONCRETE, FOR FACE OF GYPSUM BOARD WALLS, U.N.O.

G2. CONTRACTOR TO PROVIDE TREATED WOOD BLOCKING AS NECESSARY FOR ANY WALL MOUNTED ITEMS OR ACCESSORIES.

G3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION OR FABRICATION, AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.

G4. ALL DOORS TO BE 4" FROM FACE OF ADJACENT GYPSUM BOARD OF PERPENDICULAR WALL TO EDGE OF DOOR, U.N.O. IF A DIMENSION IS SHOWN, THIS WILL NOT INDICATE DISTANCE FROM FACE OF GYPSUM BOARD TO EDGE.

G5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO ENSURE PROPER FIT PRIOR TO MANUFACTURING ANY MILLWORK OR ORDERING ANY SPECIALTY ITEMS OR EQUIPMENT.

G6. REFER TO TEXAS ACCESSIBILITY STANDARDS (T.A.S.) FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC.

G7. PROVIDE FIRE RATED EXTINGUISHER CABINET WHEN LOCATED IN RATED PARTITION.

FLOOR PLAN LEGEND

- SD STORM DRAIN STACK, RE: PLUMBING
SP DRY STANDPIPE, RE: PLUMBING
A GALV. BREAK AWAY STEEL BOLLARD
B SPRING LOADED BOLLARD, BASES OF DESIGN: POSTGUARD - FLEX POST, MODEL STD-882

- FD FLOOR AREA DRAIN, RE: PLUMBING
PCAST PRECAST WHEEL STOP, ADHERED TO PARKING SURFACE

- DS PREFINISHED METAL DOWNSPOUT, RE: PLUMBING & CIVIL FOR CONTINUATION TO STORM

- FEC WALL MOUNTED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, RE: SPECS FOR TYPE

- ACS E.V. CHARGING STATION
PROVIDE LEVEL 2 DUAL PORT ELECTRIC VEHICLE CHARGER, TYP.

- FCS FUTURE TENANT ELECTRIC VEHICLE CHARGING STATION
PROVIDE CONDUIT, PATHWAYS AND PULLSTRINGS TO EACH SPACE INDICATED AS FUTURE, MODEL MAY VARY BY TENANT (TOTAL 40 SPACES)

- EQ E.V. CHARGING SPACE
EQ FUTURE ELECTRIC VEHICLE CHARGING SPACE

- 1 HR RATED WALL
2 HR RATED WALL
3 HR RATED WALL

ACTUAL PARKING COUNT	
STANDARD	534
ADA	13
TOTAL ACTUAL	547
LESS 3% LOSS FACTOR	-17 SPACES
GRAND TOTAL	533 SPACES

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CLIENT:

OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45

PROJECT NAME:

SOUTHTOWN ALDEA

Project Address
City, State, Zip

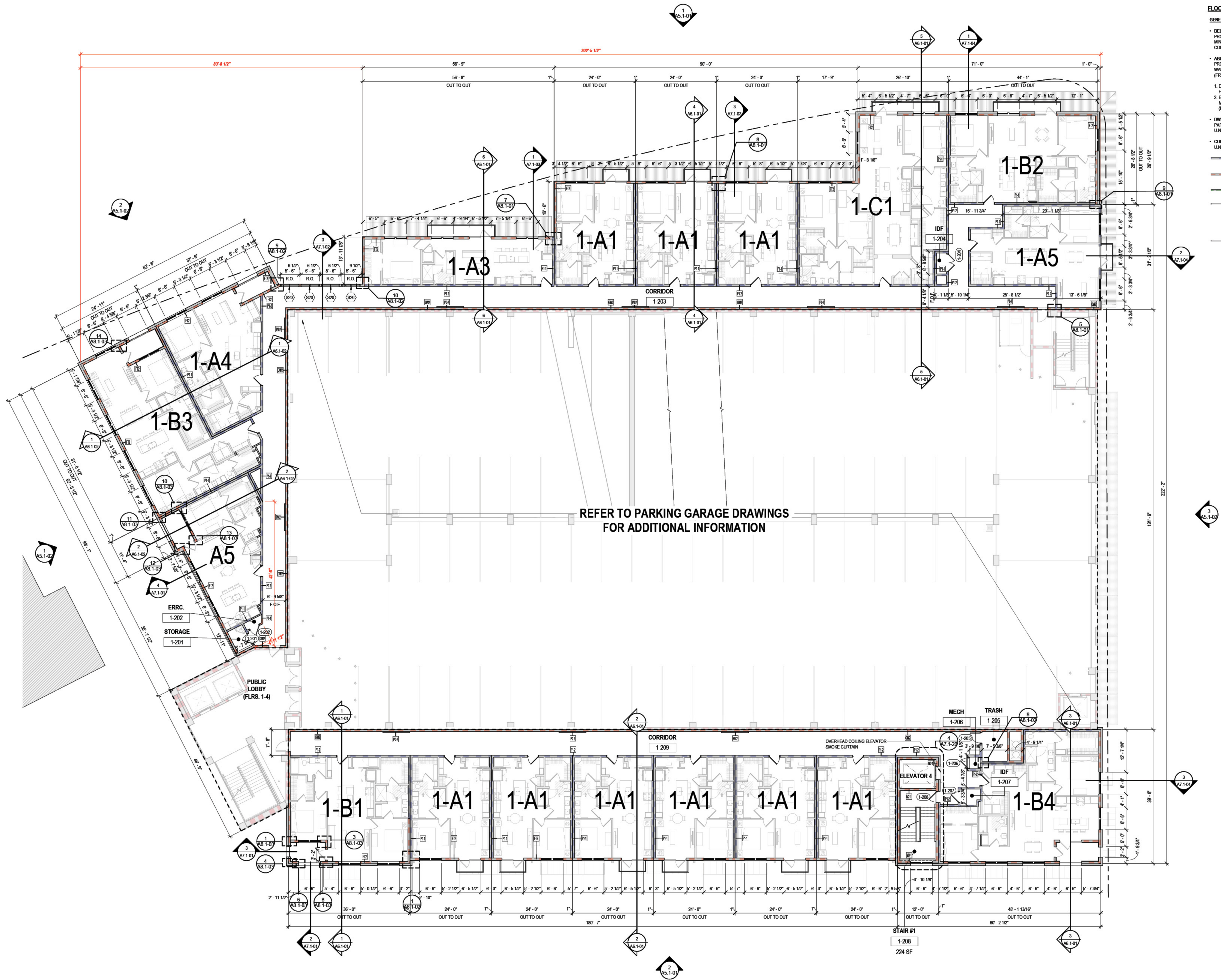
SHEET TITLE:

GARAGE
FLOOR PLAN -
1ST FLOOR

A2.1-01G

1 FIRST FLOOR FLOOR PLAN

3/32" = 1'-0"



FLOOR PLAN LEGEND

GENERAL NOTES:

- BELOW POODUM (TYPE I-A CONSTRUCTION): PROVIDE FIRE RETARDANT TREATED LUMBER 2x6 MIN. FOR NON-LOAD BEARING WALLS TYP. OR NON-COMBUSTIBLE CONSTRUCTION THROUGHOUT U.N.O.
- ABOVE POODUM (TYPE I-B-A CONSTRUCTION): PROVIDE 2x WOOD FRAMING, TYP. ALL EXTERIOR WALLS TO BE OF FIRE RETARDANT TREATED WOOD (FRTW) REFER TO ASSEMBLIES
- EXTERIOR BEARING WALLS TO BE MINIMUM OF 2-HOUR RATED (INTERIOR SIDE ONLY U.N.O.)
- EXTERIOR NON-LOAD BEARING WALLS TO BE A MINIMUM OF 1-HOUR RATED CONSTRUCTION (INTERIOR SIDE ONLY U.N.O.)
- DWELLING UNIT SEPARATION: PROVIDE 1-HR PARTITION SEPARATION BETWEEN DWELLING UNITS U.N.O.
- CORRIDORS: PROVIDE 30 MIN. FIRE PARTITION, TYP. U.N.O.

1 HR RATED WALL
2 HR RATED WALL
3 HR RATED WALL
TENANT PROVIDED STOREFRONT TO MATCH LANDLORD DESIGN GUIDELINES. PROVIDE SECURED PAINTED PLYWOOD ENCLOSURE FOR SHELL FINISHOUT
LANDLORD PROVIDED PRE-FINISHED STOREFRONT SYSTEM AS SHOWN

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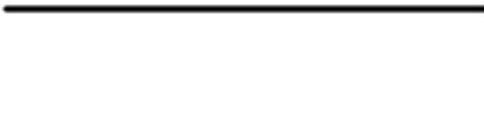
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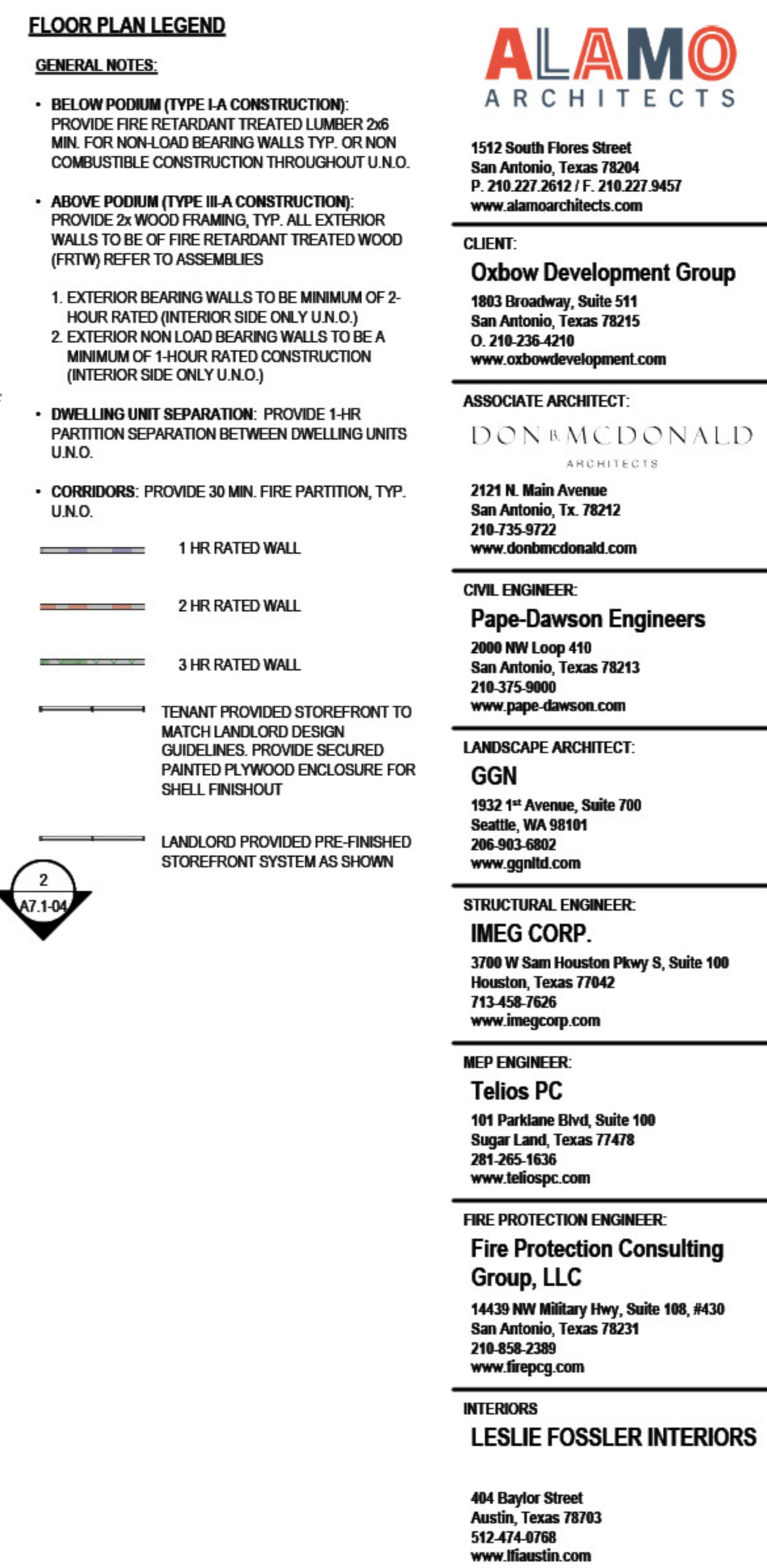
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512-474-0768
www.lfossler.com

1 FLOOR PLAN - OVERALL - SECOND FLOOR
3/32" = 1'-0"



A2.1-03



[illegible]

CUSTOMER:

OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45

PROJECT NAME:

SOUTHTOWN ALDEA

Project Address
City, State, Zip

SHEET TITLE:

BLDG 1 - 4TH
FLOOR PLAN

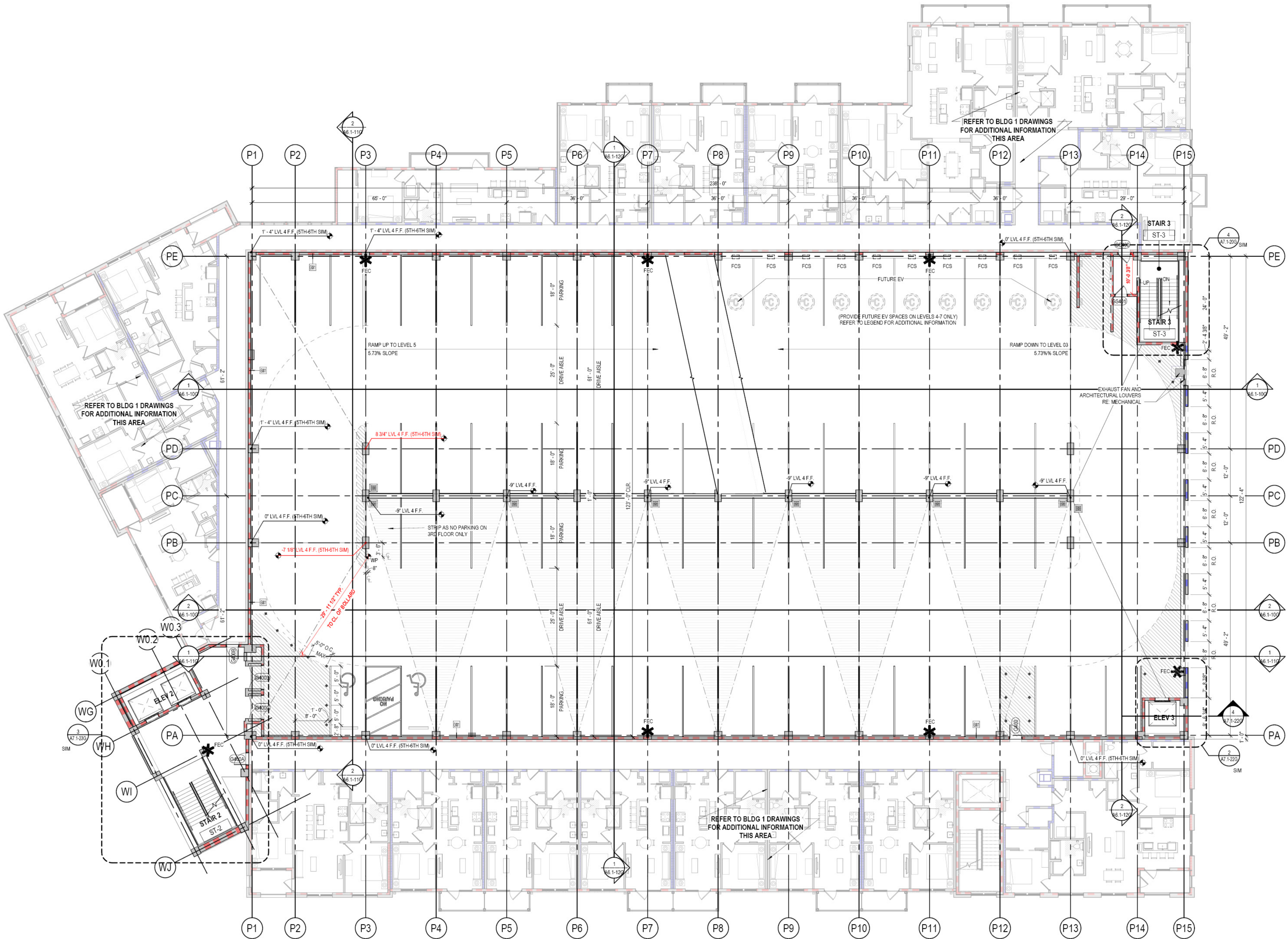
A2.1-04

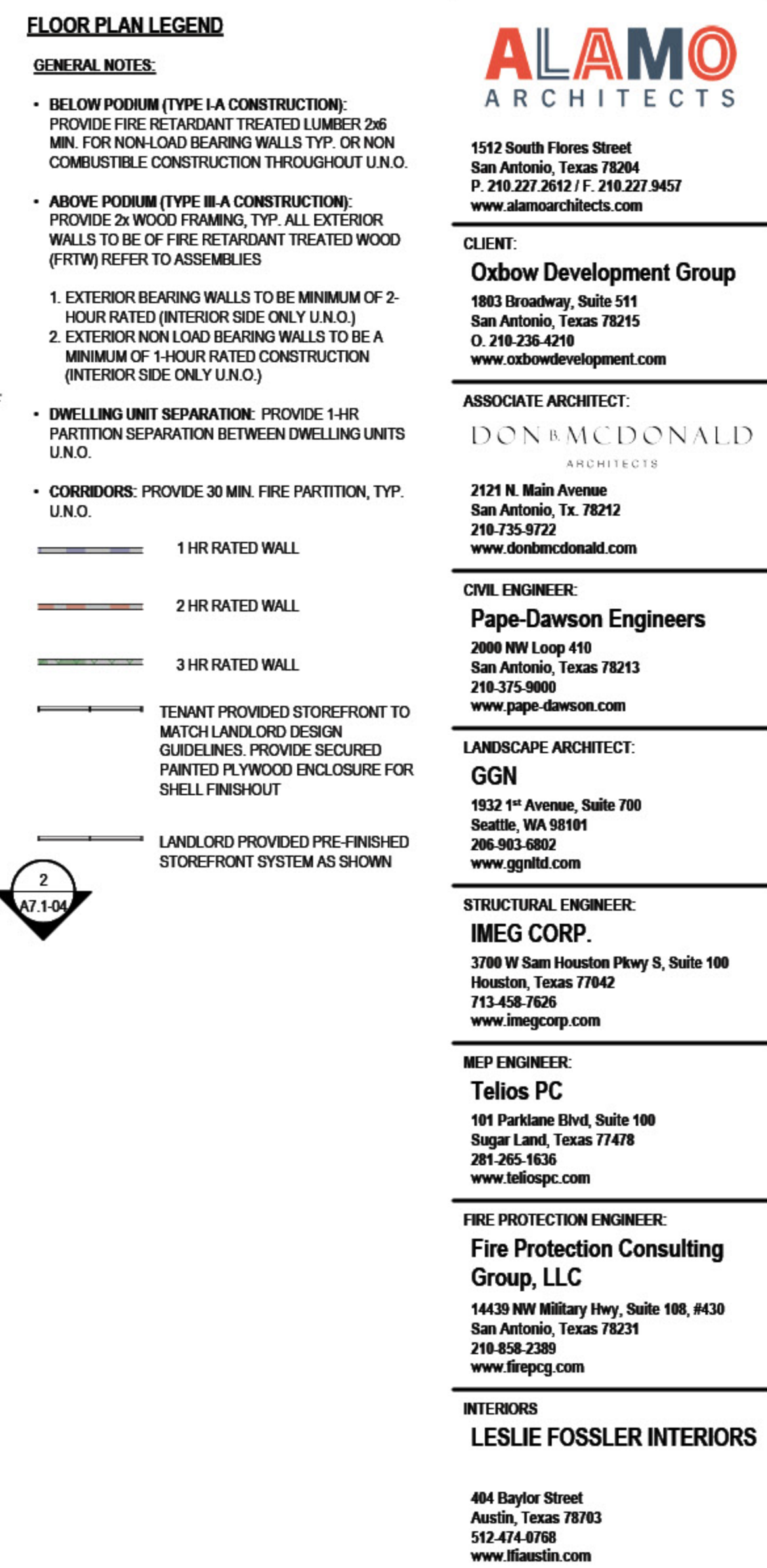
GENERAL NOTES - FLOOR PLAN

- G1. DIMENSIONS ARE FROM COLUMN CENTERLINE, EDGE OF CONCRETE, FOR FACE OF GYPSUM BOARD WALLS, U.N.O.
- G2. CONTRACTOR TO PROVIDE TREATED WOOD BLOCKING AS NECESSARY FOR ANY WALL MOUNTED ITEMS OR ACCESSORIES.
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- G6. REFER TO TEXAS ACCESSIBILITY STANDARDS (T.A.S.) FOR ALL MOUNTING HEIGHTS, DOOR CLEARANCES, ETC.
- G7. PROVIDE FIRE RATED EXTINGUISHER CABINET WHEN LOCATED IN RATED PARTITION.

FLOOR PLAN LEGEND

- SD STORM DRAIN STACK, RE: PLUMBING
- SP DRY STANDPIPE, RE: PLUMBING
- A GALV. BREAK AWAY STEEL BOLLARD
- B SPRING LOADED BOLLARD BASES OF DESIGN: POSTGUARD - FLEX POST, MODEL STD-B52
- FD FLOOR AREA DRAIN, RE: PLUMBING
- PRECAST WHEEL STOP, ADHERED TO PARKING SURFACE
- DS PREFINISHED METAL DOWNSPOUT, RE: PLUMBING & CIVIL FOR CONTINUATION TO STORM
- WEC WALL MOUNTED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, RE: SPECS FOR TYPE
- ACS E.V. CHARGING STATION PROVIDE LEVEL 2 DUAL PORT ELECTRIC VEHICLE CHARGER, TYP.
- FCS FUTURE TENANT ELECTRIC VEHICLE CHARGING STATION PROVIDE CONDUIT, PATHWAYS AND PULLSTRINGS TO EACH SPACE INDICATED AS FUTURE, MODEL MAY VARY BY TENANT (TOTAL 40 SPACES)
- EV E.V. CHARGING SPACE
- FUTURE ELECTRIC VEHICLE CHARGING SPACE
- 1 HR RATED WALL
- 2 HR RATED WALL
- 3 HR RATED WALL



[illegible]

CLIENT: OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2823-45

PROJECT NAME:

SOUTHTOWN ALDEA

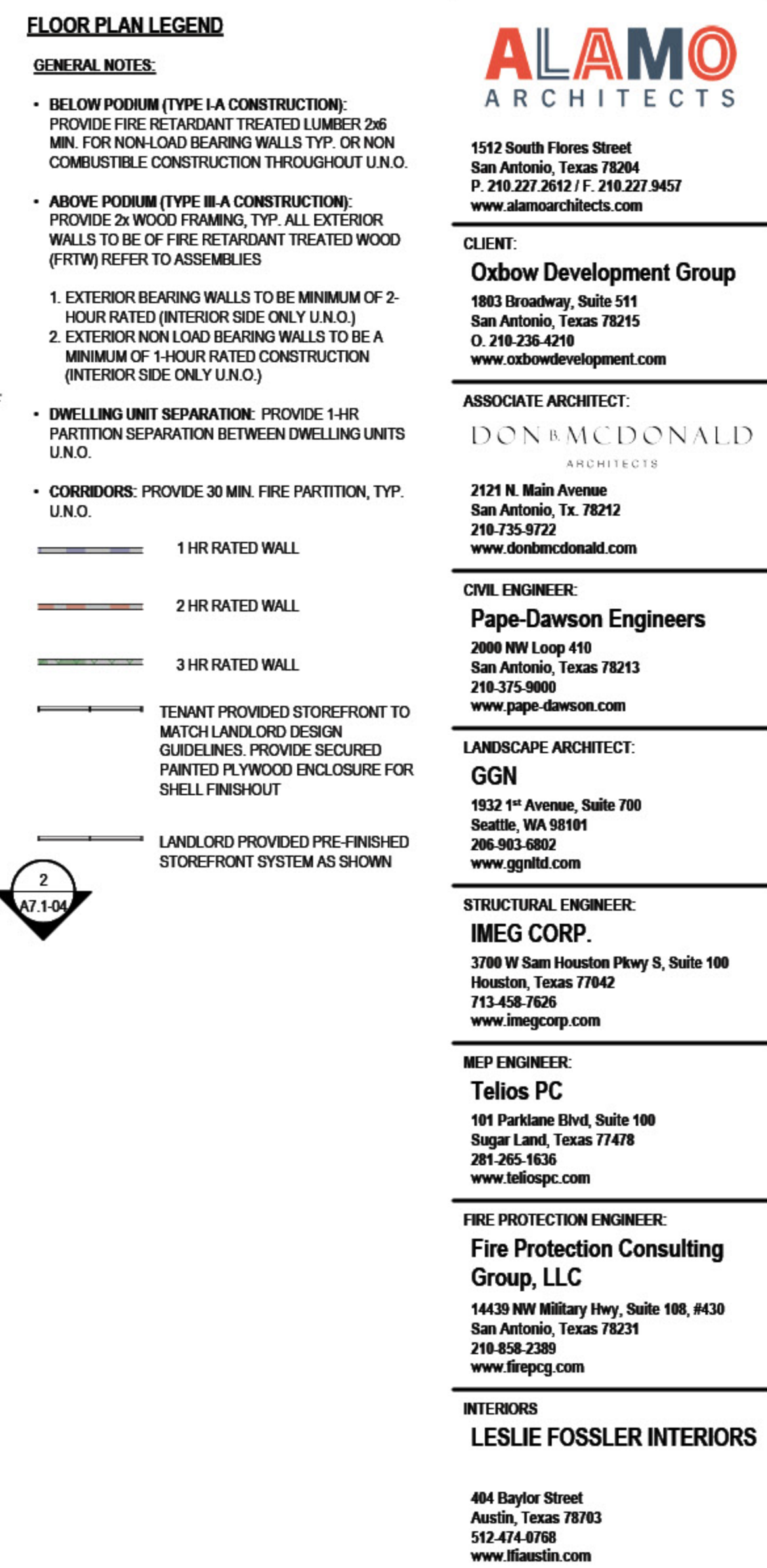
Project Address
City, State, Zip

SHEET TITLE:

BLDG 1 - 5TH
FLOOR PLAN

A2.1-05

1 FLOOR PLAN - OVERALL - FIFTH FLOOR
3/32" = 1'-0"

[illegible]

CLIENT:

OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45

PROJECT NAME:

SOUTHTOWN ALDEA

Project Address
City, State, Zip

SHEET TITLE:

BLDG 1 - 6TH
FLOOR PLAN

A2.1-06

GENERAL NOTES - FLOOR PLAN

- G1. DIMENSIONS ARE FROM COLUMN CENTERLINE, EDGE OF CONCRETE, FOR FACE OF GYPSUM BOARD WALLS, U.N.O.
- G2. CONTRACTOR TO PROVIDE TREATED WOOD BLOCKING AS NECESSARY FOR ANY WALL MOUNTED ITEMS OR ACCESSORIES.
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- G7. PROVIDE FIRE RATED EXTINGUISHER CABINET WHEN LOCATED IN RATED PARTITION.

FLOOR PLAN LEGEND

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- SP DRY STANDPIPE, RE: PLUMBING
- A GALV. BREAK AWAY STEEL BOLLARD
- B SPRING LOADED BOLLARD BASES OF DESIGN: POSTGUARD - FLEX POST, MODEL STD-B52
- FD FLOOR AREA DRAIN, RE: PLUMBING
- REF PRECAST WHEEL STOP, ADHERED TO PARKING SURFACE
- DS PREFINISHED METAL DOWNSPOUT, RE: PLUMBING & CIVIL FOR CONTINUATION TO STORM
- FEC WALL MOUNTED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, RE: SPECS FOR TYPE
- ACS E.V. CHARGING STATION PROVIDE LEVEL 2 DUAL PORT ELECTRIC VEHICLE CHARGER, TYP.
- FCS FUTURE TENANT ELECTRIC VEHICLE CHARGING STATION PROVIDE CONDUIT, PATHWAYS AND PULLSTRINGS TO EACH SPACE INDICATED AS FUTURE, MODEL MAY VARY BY TENANT (TOTAL 40 SPACES)
- EV E.V. CHARGING SPACE
- FEV FUTURE ELECTRIC VEHICLE CHARGING SPACE
- 1 HR RATED WALL
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- 3 HR RATED WALL

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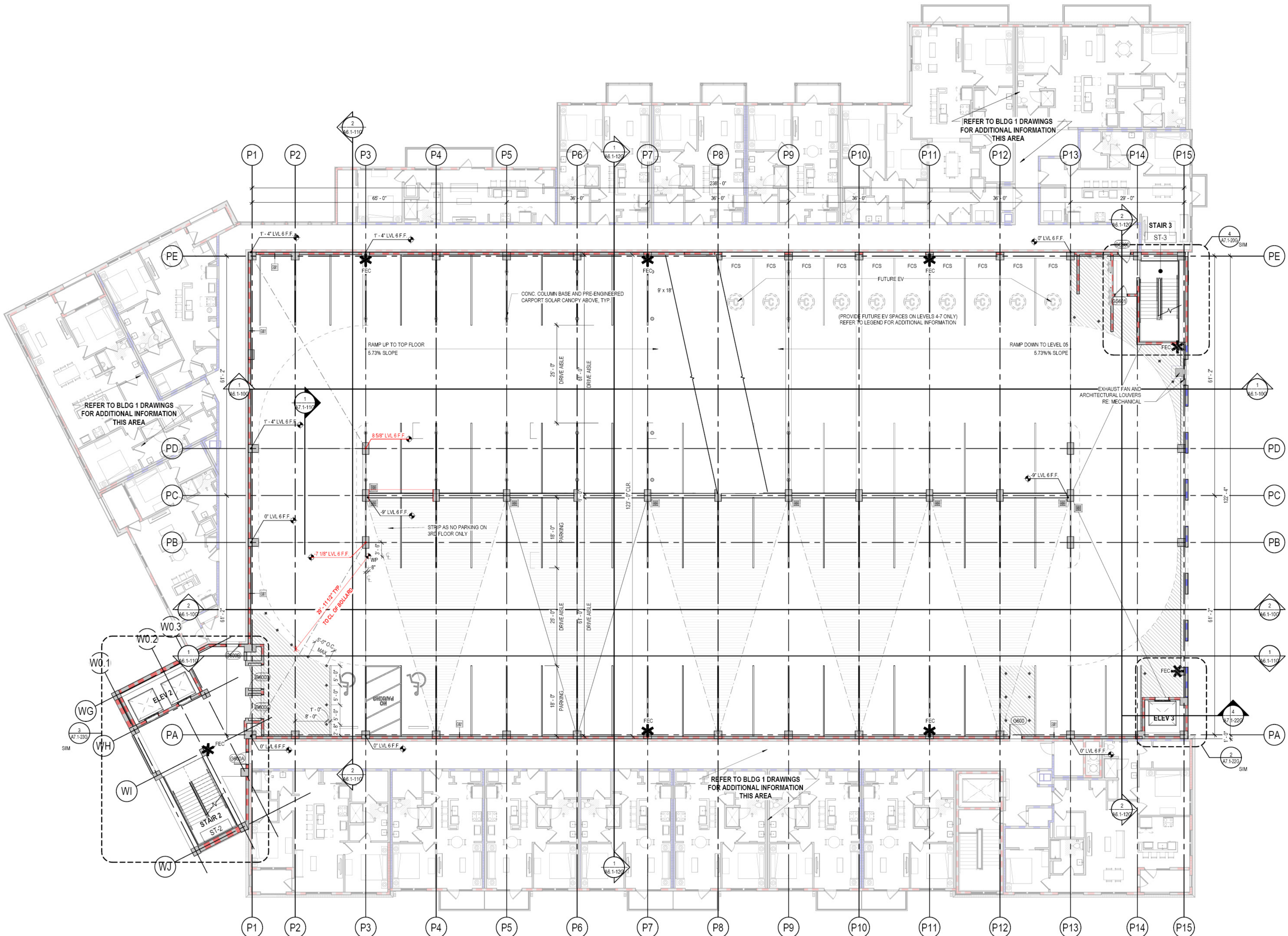
CLIENT:
**OXBOW
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PROJECT NUMBER: 2023-45
PROJECT NAME:

SOUTHTOWN ALDEA
Project Address
City, State, Zip

SHEET TITLE:
**GARAGE
FLOOR PLAN -
6TH FLOOR**

A2.1-06G



1 GARAGE FLOOR PLAN - SIXTH FLOOR
3/32" = 1'-0"

ALAMO
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JM:	DATE:	ISSUE DESCRIPTION
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[illegible]

PROJECT NUMBER: 2023-45
PROJECT NAME:

Project Address
City, State, Zip

SHEET TITLE:

GARAGE

FLOOR PLAN -

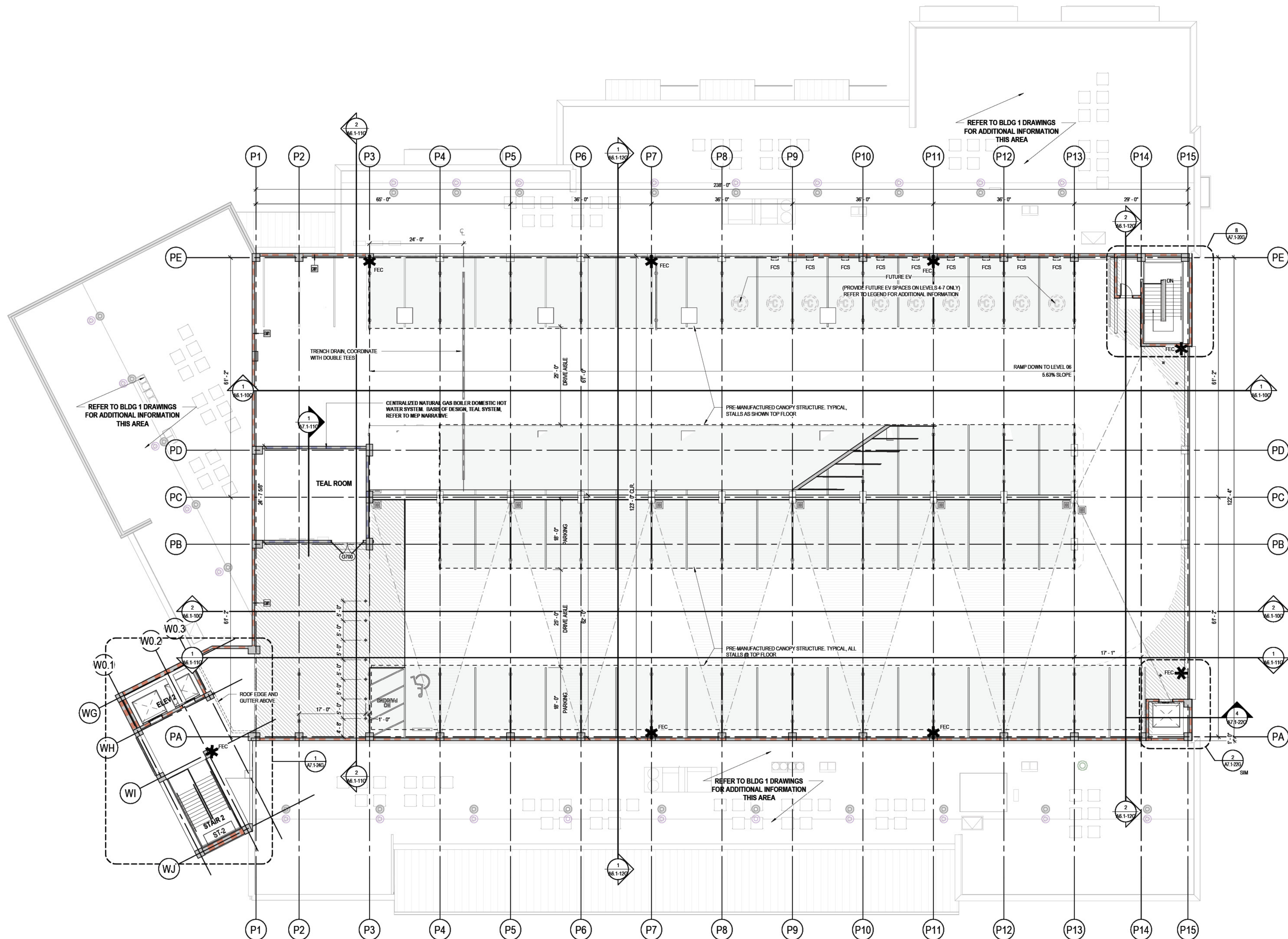
TOP FLOOR

Abstract

A2.1-070

FLOOR PLAN LEGEND

	STORM DRAIN STACK, RE: PLUMBING
	STANDPIPE, RE: PLUMBING
	GALV. BREAK AWAY STEEL BOLLARD
	SPRING LOADED BOLLARD, BASES OF DESIGN: POSTGUARD - FLEX POST, MODEL STD-B62
	FLOOR AREA DRAIN, RE: PLUMBING
	PRECAST WHEEL STOP, ADHERED TO PARKING SURFACE
	PREFINISHED METAL DOWNSPOUT, RE: PLUMBING & CIVIL FOR CONTINUATION TO STORM
	WALL MOUNTED FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER, RE: SPECS FOR TYPE
	E.V. CHARGING STATION
	PROVIDE LEVEL 2 DUAL PORT ELECTRIC VEHICLE CHARGER, TYP.
	FUTURE TENANT ELECTRIC VEHICLE CHARGING STATION
	PROVIDE CONDUIT, PATHWAYS AND PULLSTRINGS TO EACH SPACE INDICATED AS FUTURE, MODEL MAY VARY BY TENANT (TOTAL 40 SPACES)
	E.V. CHARGING SPACE
	FUTURE ELECTRIC VEHICLE CHARGING SPACE
	1HR RATED WALL
	2HR RATED WALL
	3HR RATED WALL



1 FLOOR PLAN - TOP FLOOR (LEVEL 07)
3/32" = 1'-0"

A2.1-07C

[illegible]

CLIENT: OXBOW
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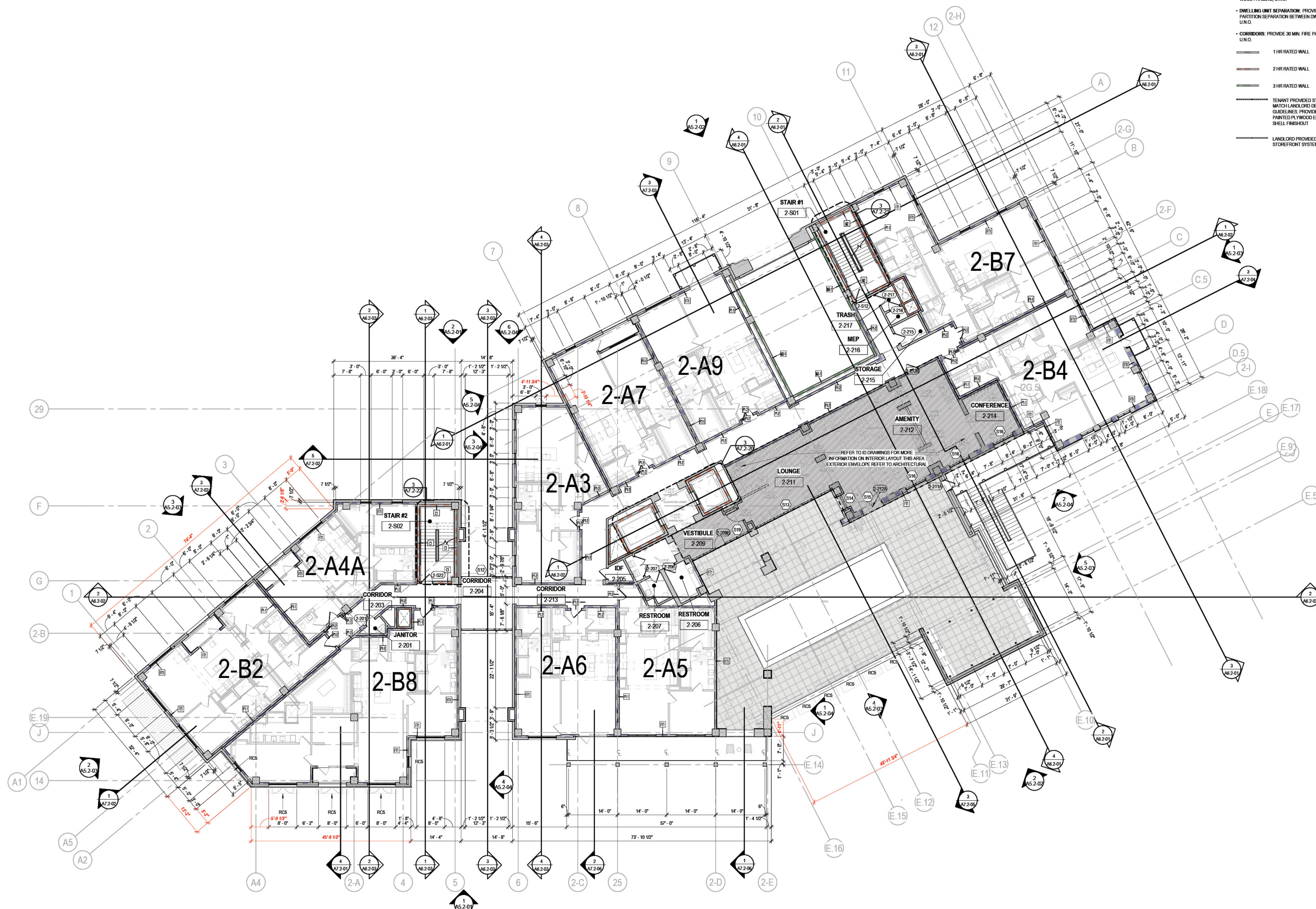
SOUTHTOWN ALDEA

Project Address
City, State, Zip

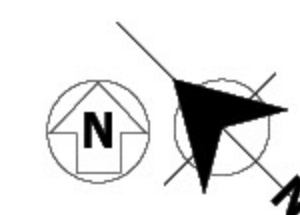
SHEET TITLE:

BLDG 2 -
OVERALL PLAN
- LEVEL 02

A2.2-02



1 FLOOR PLAN - OVERALL - 2ND FLOOR (3RD-5TH SIM)
3/32" = 1'-0"



[illegible]

CLIENT: OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45
PROJECT NAME:

SOUTHTOWN ALDEA

Project Address
City, State, Zip

SHEET TITLE:

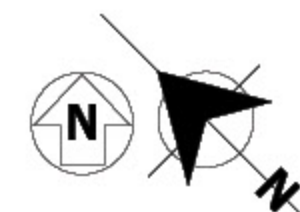
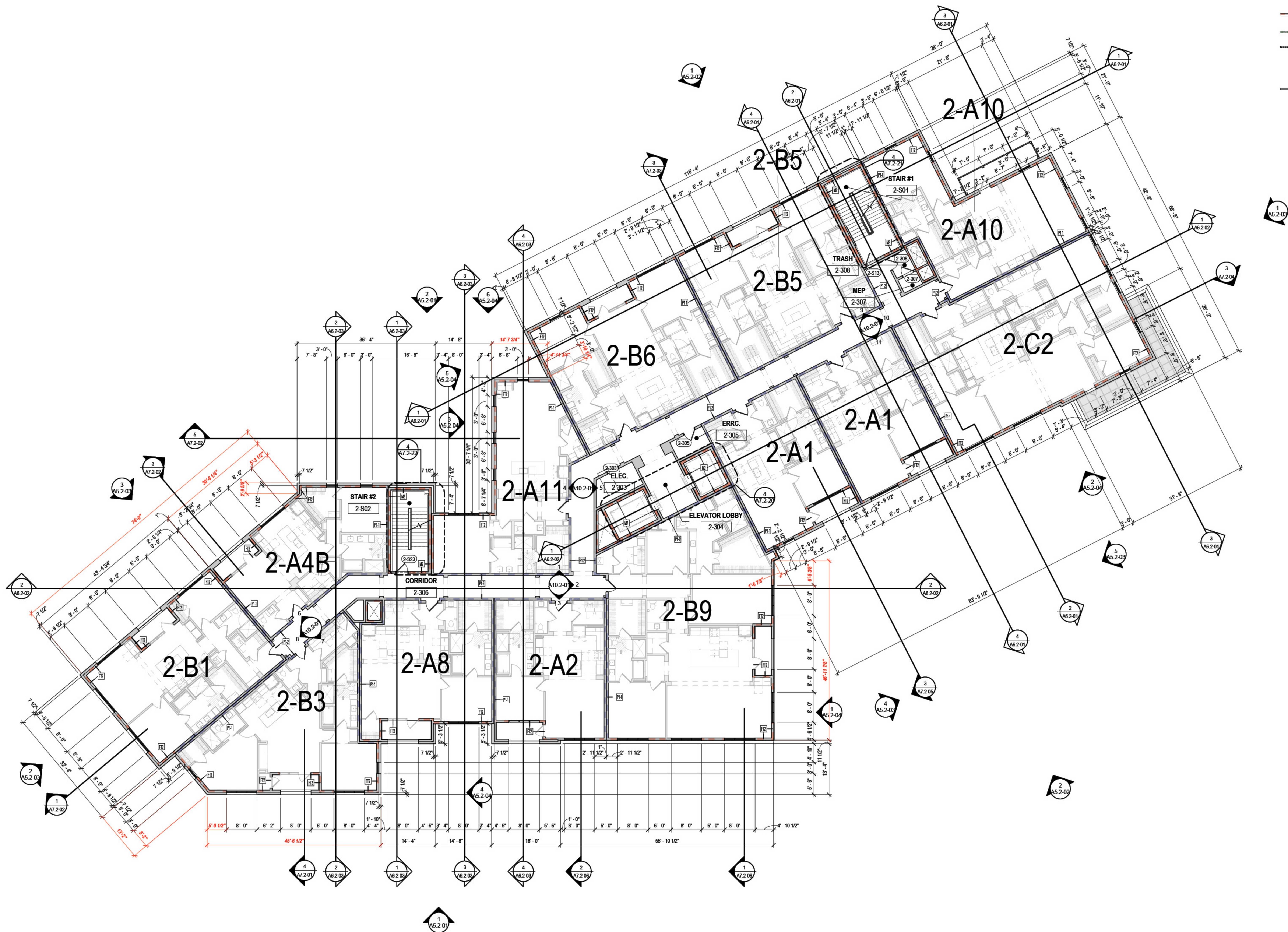
BLDG 2 -
OVERALL PLAN
- LEVEL 03

A2.2-03

GENERAL NOTES:

- **BELOW PODIUM (TYPE I-A CONSTRUCTION):** PROVIDE FIRE RETARDANT TREATED LUMBER 2x6 MIN. FOR NON-LOAD BEARING WALLS, TP. OR NON COMBUSTIBLE CONSTRUCTION THROUGHOUT U.N.O.
- **ABOVE PODIUM (TYPE III-A CONSTRUCTION):** PROVIDE 2x FIRE RETARDANT TREATED LUMBER WOOD FRAMING, U.N.O.
- **DWELLING UNIT SEPARATION:** PROVIDE 1-HR PARTITION SEPARATION BETWEEN DWELLING UNITS U.N.O.
- **CORRIDORS:** PROVIDE 30 MIN. FIRE PARTITION, TP.

- 1 HR RATED WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- TENANT PROVIDED STOREFRONT TO MATCH LANDORD DESIGN GUIDELINES. PROVIDE SECURED PAINTED PLYWOOD ENCLOSURE FOR SHELL FINISHOUT
- LANDLORD PROVIDED PRE-FINISHED STOREFRONT SYSTEM AS SHOWN

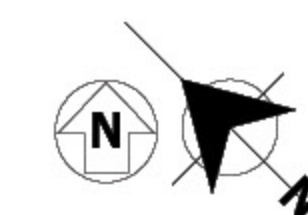
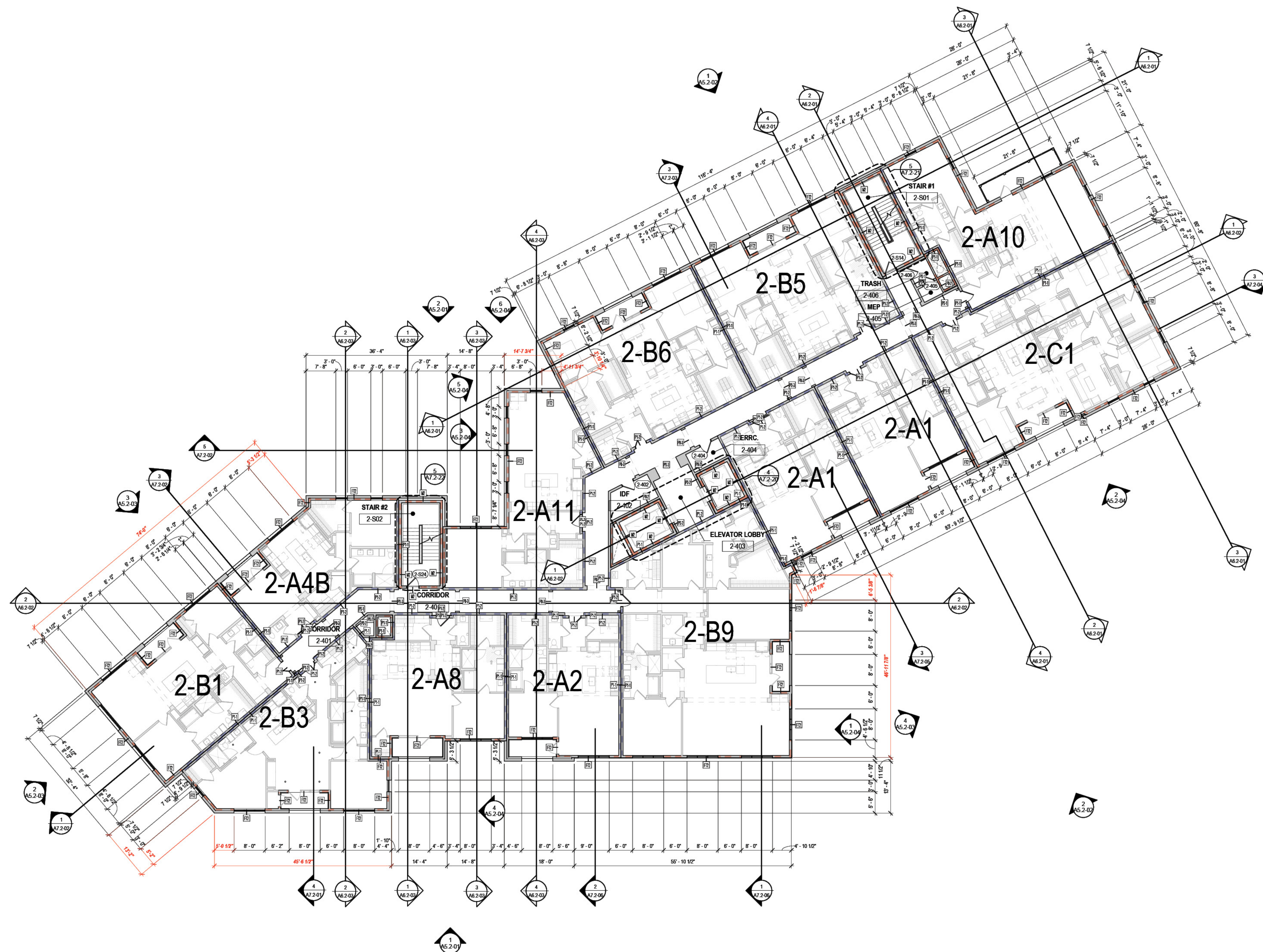


[illegible]

GENERAL NOTES:

- **BELOW PODIUM (TYPE I-A CONSTRUCTION):** PROVIDE FIRE-RAT-RESISTANT TREATED LUMBER 2x6 MIN. FOR NON-GAD BEARING WALLS TYP. OR NON COMBUSTIBLE CONSTRUCTION THROUGHOUT U.O.
- **ABOVE PODIUM (TYPE III-A CONSTRUCTION):** PROVIDE 2x FIRE-RAT-RESISTANT TREATED LUMBER WOOD FRAMING, U.O.
- **DWELLING UNIT SEPARATION:** PROVIDE 1-HR PARTITION SEPARATION BETWEEN DWELLING UNITS U.O.
- **CORRIDORS:** PROVIDE 30 MIN. FIRE PARTITION, TYP.

- 1 HR RATED WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- TENANT PROVIDED STOREFRONT TO MATCH LANDLORD DESIGN GUIDELINES. PROVIDE SECURED PAINTED PLYWOOD ENCLOSURE FOR SHELL FINISHOUT
- LANDLORD PROVIDED PRE-FINISHED STOREFRONT SYSTEM AS SHOWN



[illegible]

CLIENT: OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45
PROJECT NAME:

SOUTHTOWN ALDEA

Project Address
City, State, Zip

SHEET TITLE: _____

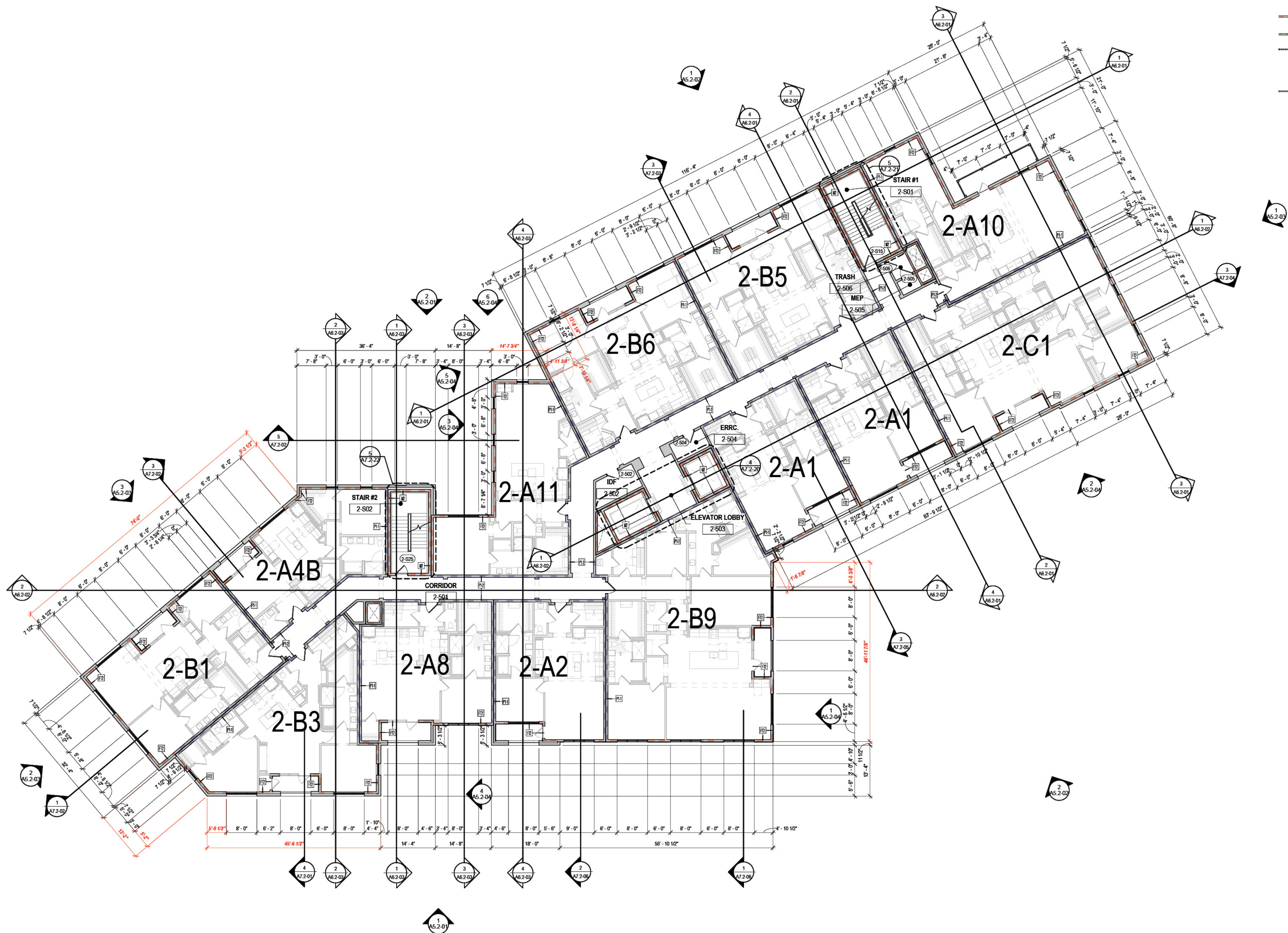
BLDG 2 -
OVERALL PLAN
- LEVEL 05

A2.2-05

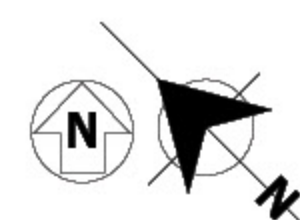
GENERAL NOTES:

- **BELOW PODIUM (TYPE I-A CONSTRUCTION):** PROVIDE FIRE RETARDANT TREATED LUMBER 2x6 MIN. FOR NON-LOAD BEARING WALLS TYP. OR NON COMBUSTIBLE CONSTRUCTION THROUGHOUT U.N.O.
- **ABOVE PODIUM (TYPE III-A CONSTRUCTION):** PROVIDE 2x FIRE RETARDANT TREATED LUMBER WOOD FRAMING, U.N.O.
- **DWELLING UNIT SEPARATION:** PROVIDE 1-HR PARTITION SEPARATION BETWEEN DWELLING UNITS U.N.O.

-  1 HR RATED WALL
-  2 HR RATED WALL
-  3 HR RATED WALL
-  TENANT PROVIDED STOREFRONT TO MATCH LANDLORD DESIGN GUIDELINES. PROVIDE SECURED PAINTED PLYWOOD ENCLOSURE FOR SHELL FINISHOUT
-  LANDLORD PROVIDED PRE-FINISHED STOREFRONT SYSTEM AS SHOWN



1 FLOOR PLAN - OVERALL - 5TH FLOOR
3/32" = 1'-0"



[illegible]

CLIENT: OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45
PROJECT NAME:

SOUTHTOWN ALDEA

Project Address
City, State, Zip

SHEET TITLE:

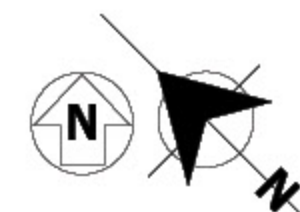
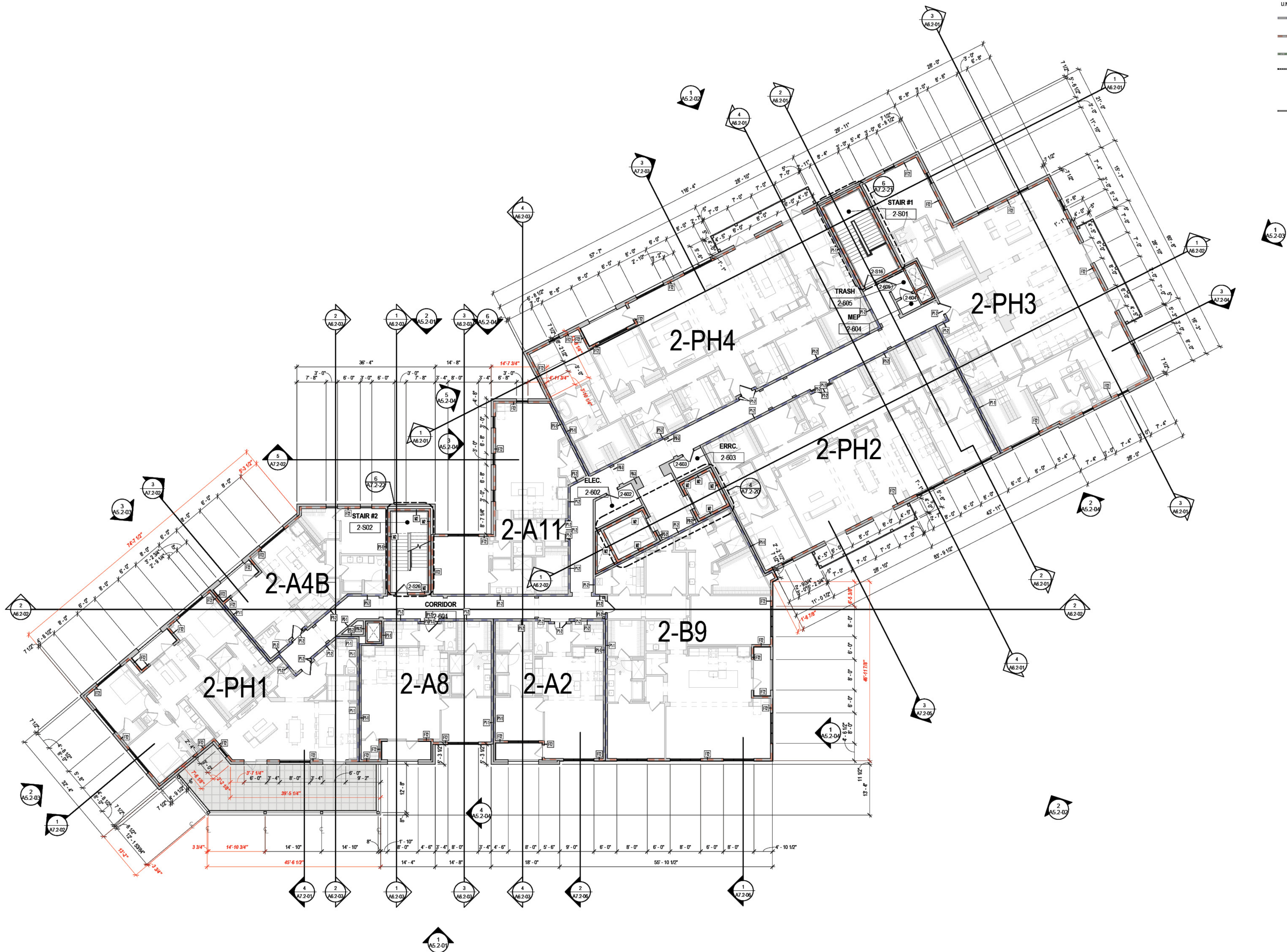
BLDG 2 -
OVERALL PLAN
- LEVEL 06

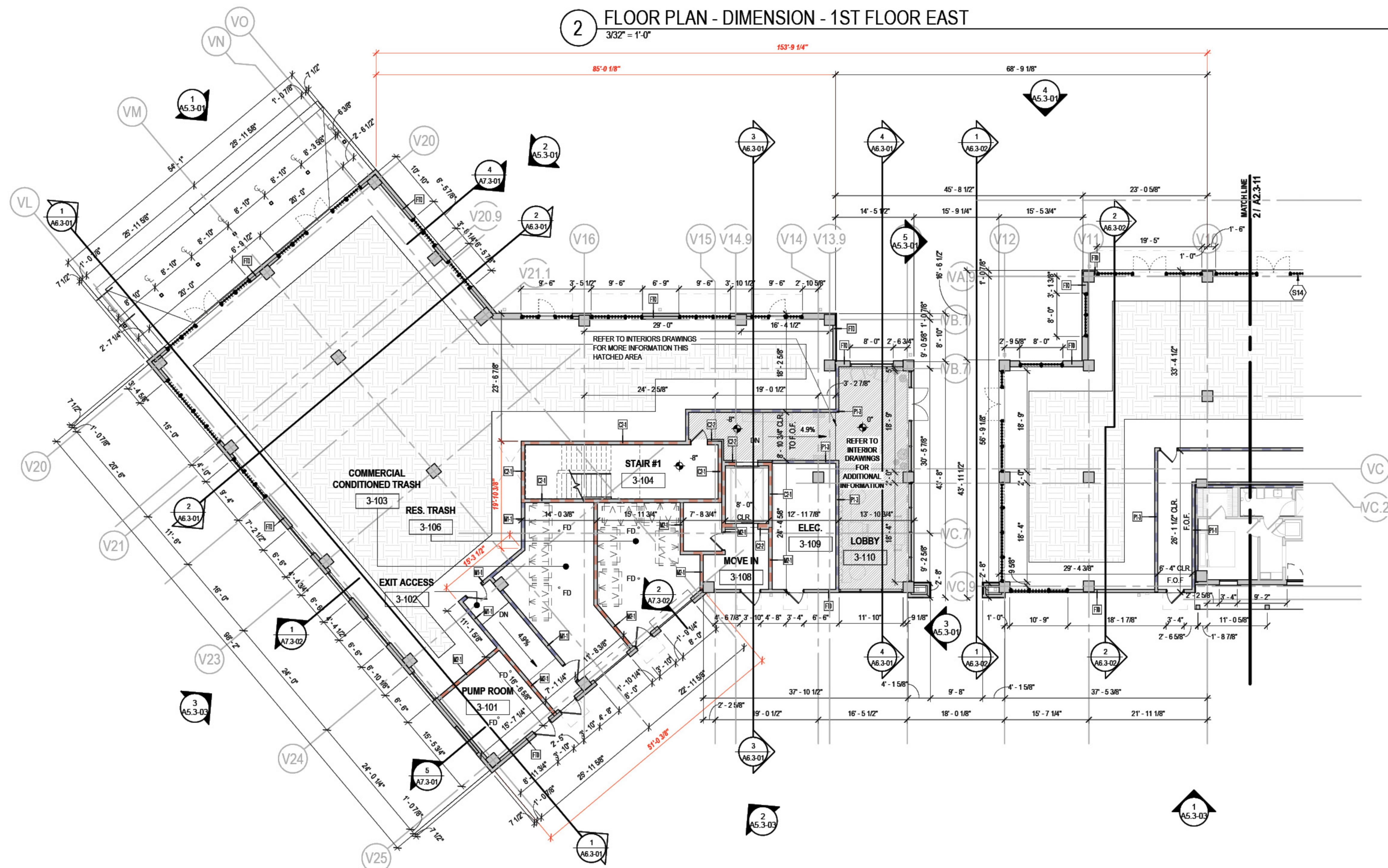
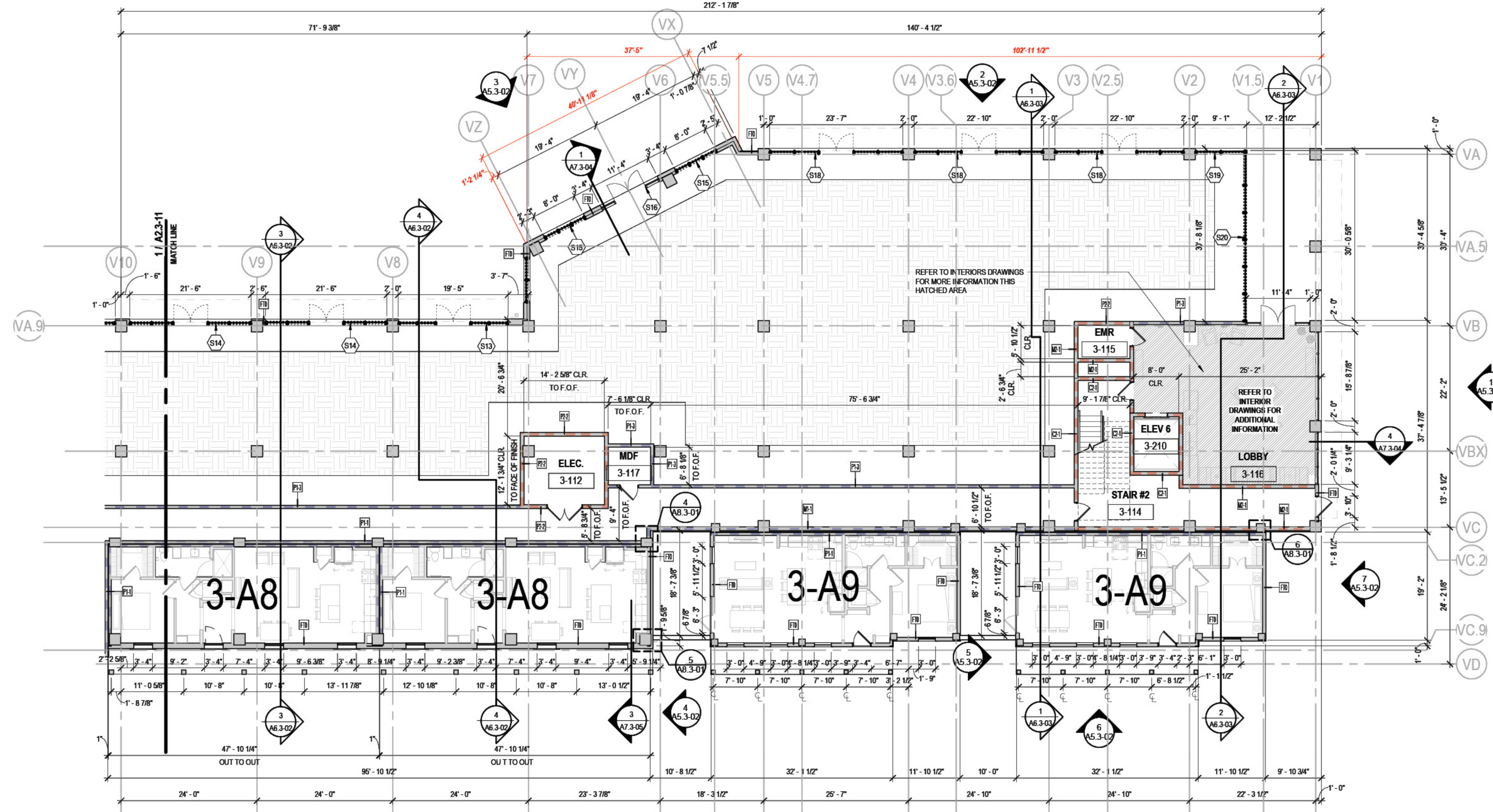
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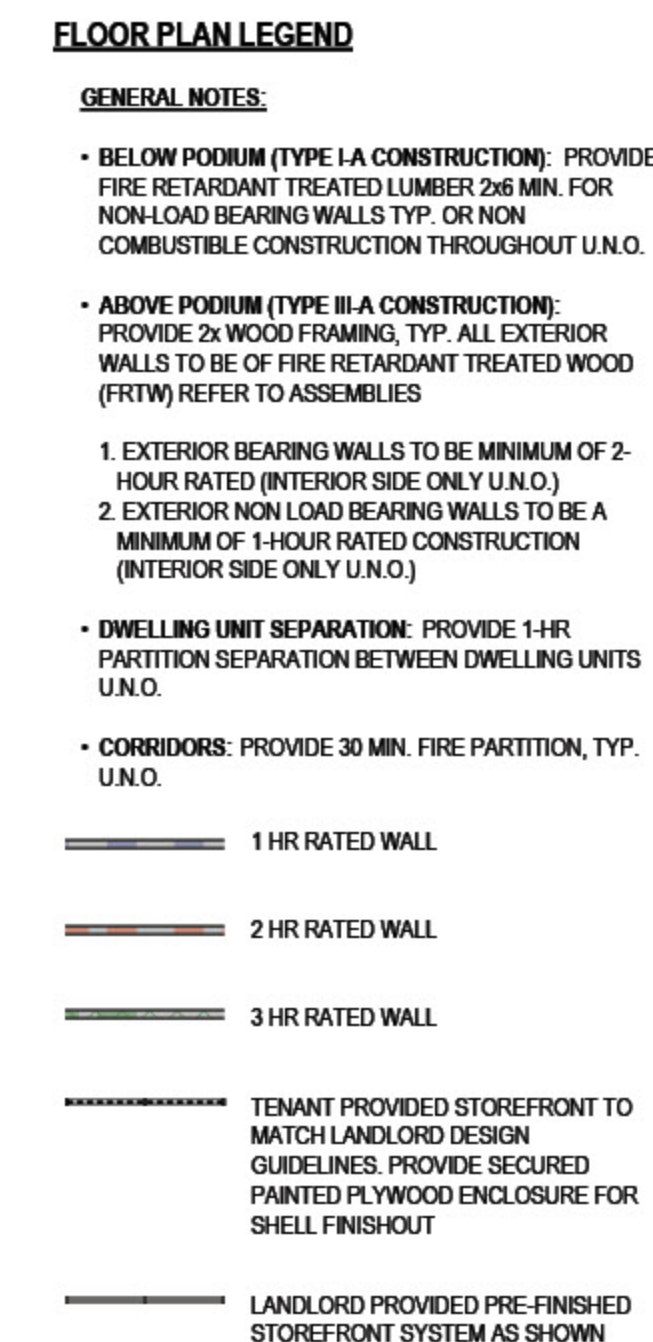
GENERAL NOTES:

- **BELOW PODIUM (TYPE I-A CONSTRUCTION):** PROVIDE FIRE RETARDANT TREATED LUMBER ≥26 MIN. FOR NON-LOAD BEARING WALLS, TP. OR NON COMBUSTIBLE CONSTRUCTION THROUGHOUT U.N.O.
- **ABOVE PODIUM (TYPE III-A CONSTRUCTION):** PROVIDE 2x FIRE RETARDANT TREATED LUMBER WOOD FRAMING, U.N.O.
- **DWELLING UNIT SEPARATION:** PROVIDE 1-HR PARTITION SEPARATION BETWEEN DWELLING UNITS U.N.O.
- **CORRIDORS:** PROVIDE 30 MIN. FIRE PARTITION, TP.

- 1 HR RATED WALL
- 2 HR RATED WALL
- 3 HR RATED WALL
- TENANT PROVIDED STOREFRONT TO MATCH LANDORD DESIGN GUIDELINES. PROVIDE SECURED PAINTED PLYWOOD ENCLOSURE FOR SHELL FINISHOUT
- LANDLORD PROVIDED PRE-FINISHED STOREFRONT SYSTEM AS SHOWN





[illegible]

1 FLOOR PLAN - DIMENSION - 2ND FLOOR WEST
3/32" = 1'-0"

LAMO
ARCHITECTS

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San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457
www.lamoaarchitects.com

CLIENT:

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www.oxbowdevelopment.com

ASSOCIATE ARCHITECT:

DON R. McDONALD
ARCHITECTS
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210.735-9172
www.donrsmcdonald.com

CIVIL ENGINEER:

Pape-Dawson Engineers
2000 HW Loop 410
San Antonio, Texas 78213
210.375-5800
www.pape-dawson.com

LANDSCAPE ARCHITECT:

GGN
1032 1st Avenue, Suite 700
Seattle, WA 98101
206.863-6862
www.ggnllc.com

STRUCTURAL ENGINEER:

IMEG CORP.
3700 W San Houston Pkwy S, Suite 1100
Houston, Texas 77042
713.468-7626
www.imegcorp.com

MEP ENGINEER:

Telios PC
101 Parklane Blvd
Sugar Land, Texas 77478
281.265-8236
www.teliospc.com

FIRE PROTECTION ENGINEER:

Fire Protection Consulting Group, LLC
14439 NW Military Hwy, Suite 108, #430
San Antonio, Texas 78231
210.858-2389
www.frlpcg.com

INTERIORS

LESLIE FOSSLER INTERIORS
404 Baylor Street
Austin, Texas 78703
512.474-0218
www.leslielf.com

[illegible]

CLIENT:

OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45

PROJECT NAME:

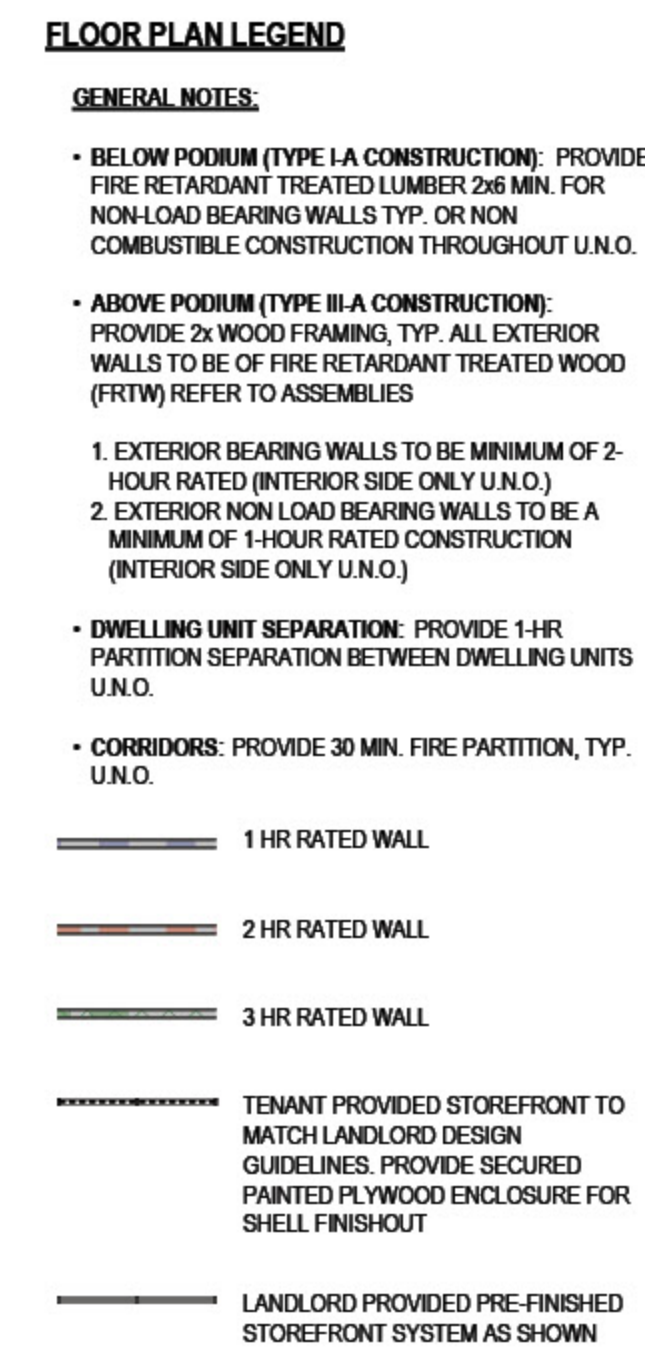
SOUTHTOWN ALDEA

Project Address
City, State, Zip

SHEET TITLE:

BLDG 3 - 2ND
FLOOR
DIMENSION
PLANS

A2.3-12

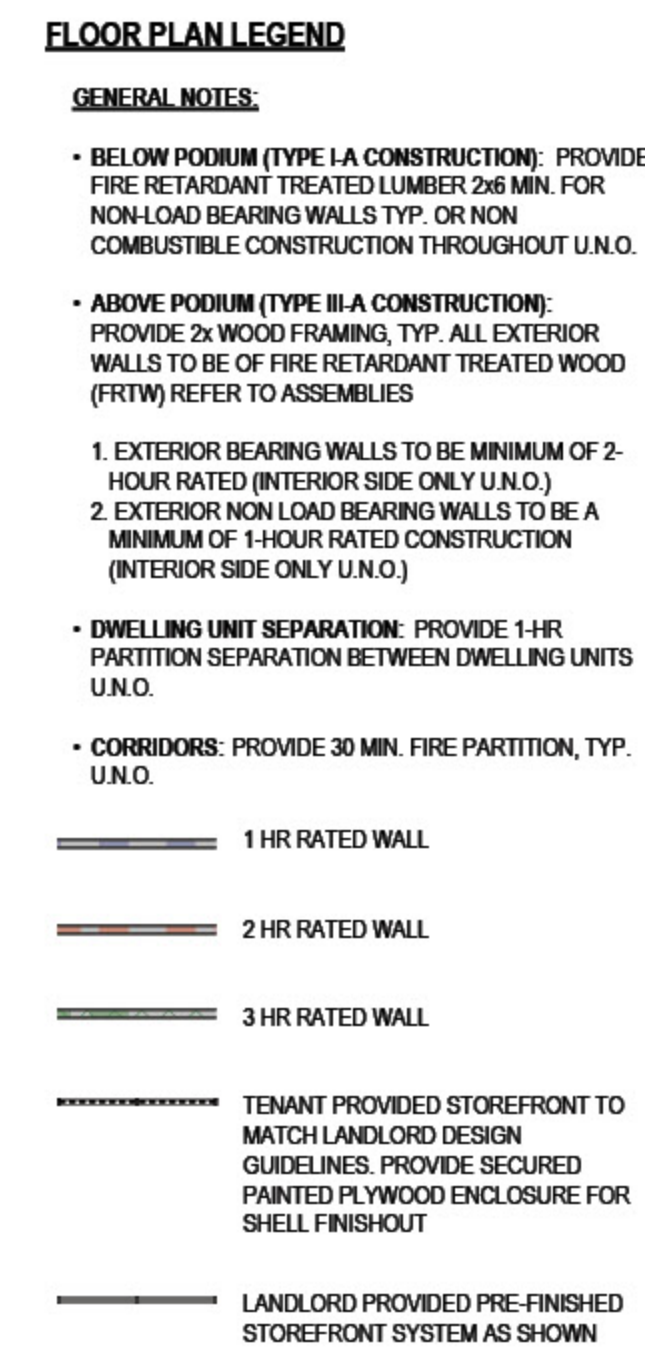


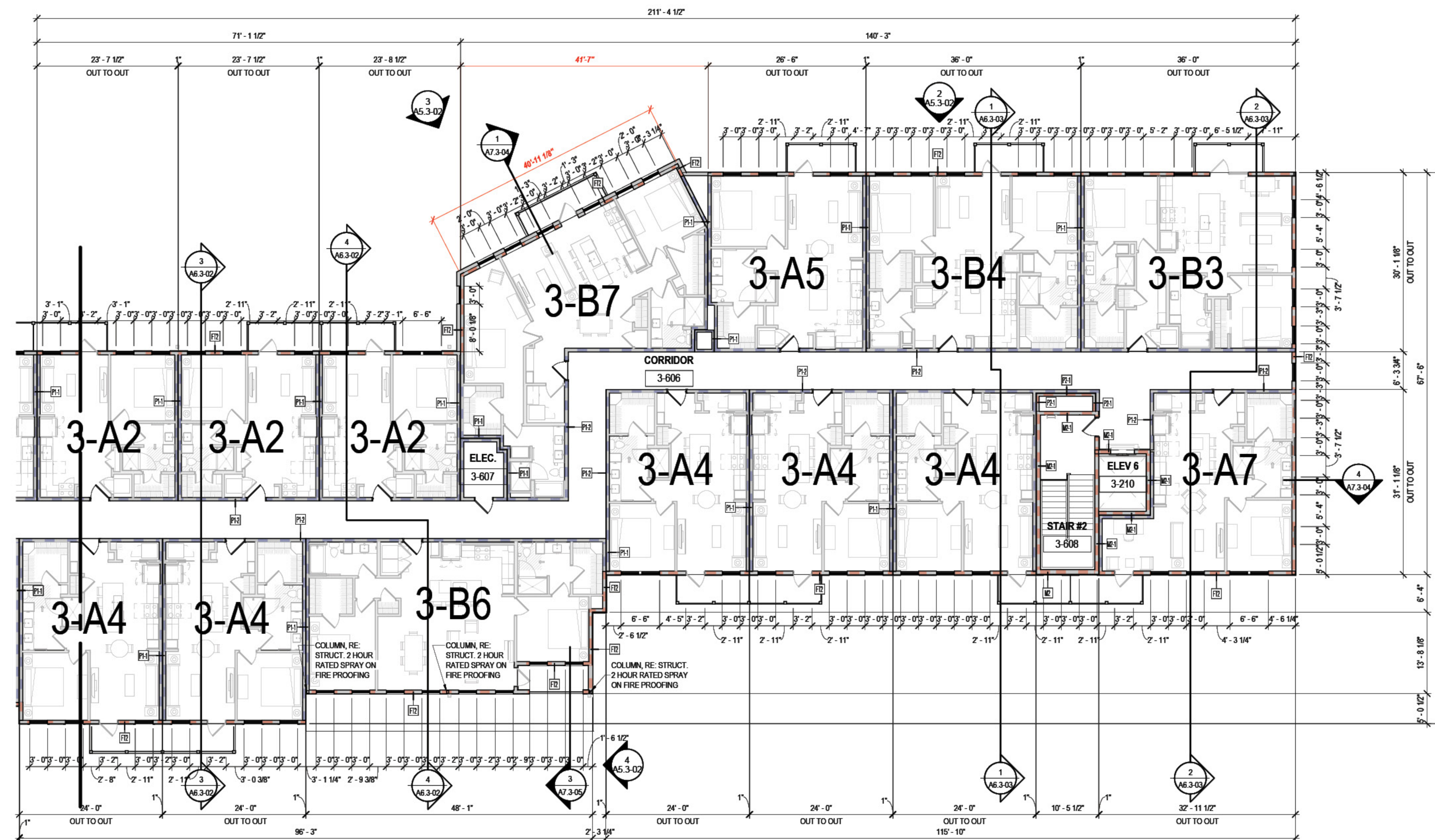
404 Baylor Street
Austin, Texas 78703
512-474-0768
www.iliaustin.com

[illegible]Project Address
City, State, Zip

A2.3-14







FLOOR PLAN LEGEND

GENERAL NOTES:

- **BELOW PODIUM (TYPE I-A CONSTRUCTION):** PROVIDE FIRE RETARDANT TREATED LUMBER 2x6 MIN. FOR NON-LOAD BEARING WALLS TYP. OR NON COMBUSTIBLE CONSTRUCTION THROUGHOUT U.N.O.

- ABOVE PODIUM (TYPE III-A CONSTRUCTION):
PROVIDE 2x WOOD FRAMING, TYP. ALL EXTERIOR
WALLS TO BE OF FIRE RETARDANT TREATED WOOD
(FRTW) REFER TO ASSEMBLIES

- DWELLING UNIT SEPARATION: PROVIDE 1-HR PARTITION SEPARATION BETWEEN DWELLING UNITS U.N.O.

- **CORRIDORS:** PROVIDE 30 MIN. FIRE PARTITION, TYP. U.N.O.

 1 HR RATED WALL 2 HR RATED WALL

3 HR RATED WALL

TENANT PROVIDED STOREFRONT TO MATCH LANDLORD DESIGN GUIDELINES. PROVIDE SECURED PAINTED PLYWOOD ENCLOSURE FOR SHELL FINISHOUT

5.3-02 LANDLORD PROVIDED PRE-FINISHED
STOREFRONT SYSTEM AS SHOWN

ALAMO
ARCHITECTS

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San Antonio, Texas 78204
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ASSOCIATE ARCHITECT:

DON R. MCDONALD
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CIVIL ENGINEER:

Pape-Dawson Engineers

2000 NW Loop 410
San Antonio, Texas 78213
210-375-9000
www.pape-dawson.com

LANDSCAPE ARCHITECT:

GGN

1932 1st Avenue, Suite 700
Seattle, WA 98101
206-903-6802
www.ggnltd.com

STRUCTURAL ENGINEER:

IMEG CORP.

3700 W Sam Houston Pkwy S, Suite 100
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www.imegcorp.com

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INTERIORS

LESLIE FOSSLER INTERIORS

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www.iliaustin.com

[illegible]

CLIENT:

OXBOW
DEVELOPMENT GROUP

PROJECT NUMBER: 2023-45

PROJECT NAME:

SOUTHTOWN ALDEA

Project Address
City, State, Zip

SHEET TITLE:

BLDG 3 - 6TH
FLOOR
DIMENSION
PLANS

A2.3-16