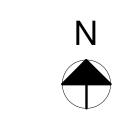
PROJECT #:24-2692

SET ISSUE SCHEDULE		
SET ISSUED	DATE OF ISSUE	DESCRIPTION OF ISSUE
REVISION A	XX-XX-XXXX	PRE-ISSUANCE REVISIONS
ISSUE FOR PERMIT	XX-XX-XXXX	ISSUE FOR PERMIT
ISSUE FOR CONSTRUCTION	XX-XX-XXXX	ISSUE FOR CONSTRUCTION
REVISION 1	XX-XX-XXXX	POST-ISSUANCE REVISIONS





https://maps.austintexas.gov/GIS/PropertyProfile/





CENTRAL AT COMMERCE

279 UNITS

1231 E COMMERCE, SAN ANTONIO, TX

OWNER: UNION DEVELOPMENT HOLDINGS III, LLC

CONTRACTOR: CONTRACTOR NAME

ARCHITECT: EVOLVE ARCHITECTS

STRUCTURAL ENGINEER: CPH STRUCTURAL ENGINEERING, INC.

MEP ENGINEER: NICHOLS ENGINEERING, INC.

CIVIL ENGINEER: PAPE-DAWSON ENGINEERS

LANDSCAPE DESIGNER: EVOLVE ARCHITECTS

INTERIOR DESIGNER: INTERIOR DESIGNER NAME(S)

8680 EDISON PLAZA DR, FISHERS, IN. 46038

CHARLES DITCHMAN - 630-621-5438 - CDITCHMAN@THEANNEXGRP.COM

ADDRESS

ONTACT - PHONE - EMAIL

1515 S CAPITAL OF TEXAS HWY, SUITE 410, AUSTIN, TX 78746
BRIAN LUCKE - 512-327-3397 - BLUCKE@EVOLVEARCH.COM

31360 NICHOLS SAWMILL ROAD SUITE B, MAGNOLIA, TX, 77355
CHRIS HILLMAN - 281.826.1848 - CHILLMAN@CPHENGINEERING.COM

912 S CAPITAL OF TEXAS HWY, SUITE 200, AUSTIN, TX, 78746
DAVID NICHOLS - 512.593.5616 - DAVID@NICHOLSENG.COM

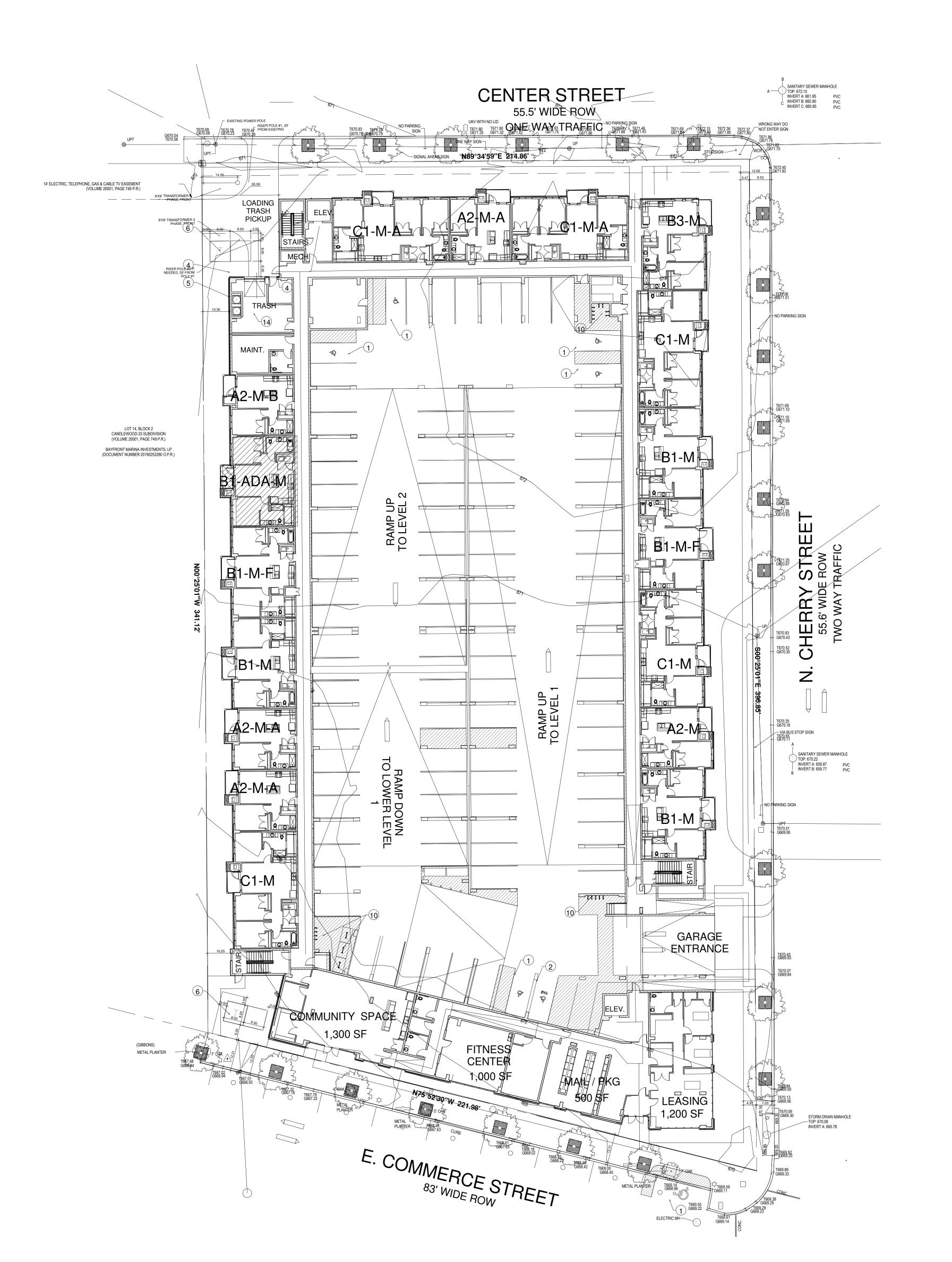
2000 NORTHWEST LOOP 410, SAN ANTONIO, TX, 78213

1515 S CAPITAL OF TEXAS HWY, SUITE 410, AUSTIN, TX 78746
DREW SCHELFHOUT - 512-327-3397 - ASHELFHOUT@EVOLVEARCH.COM

ADDRESS
CONTACT - PHONE - EMAIL

MULTIFAMILY APARTMENTS

AHJ: ISSUE: SITE PERMIT #
PERMIT #
TAS #



SITE FURNISHINGS NOTES

- 1 ACCESSIBLE PARKING SPACE
- 2 VAN ACCESSIBLE PARKING SPACE
- (3) CLUB ACCESSIBLE PARKING SPACE
- (4) FDC LOCATION
- METER BANK LOCATION
- TRANSFORMER LOCATION
- VISITOR CALL BOX AND KNOX KEY LOCATION FOR VEHICLE GATES
- VEHICULAR GATE
- 9 PEDESTRIAN GATE
- (10) BIKE RACK
- 11 PERIMETER FENCE
- (12) PLAYGROUND
- (13) POOL EQUIPMENT AREA
- (14) TRASH ROOM

GENERAL SITE NOTES

1. THE ARCHITECTURAL SITE PLAN GRAPHICALLY INDICATES THE APPROXIMATE LOCATION OF THE BUILDINGS, DRIVES, AND PARKING.

2. ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL DRAWINGS. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL GRADING, UTILITY WORK, DRAINAGE, DIMENSIONAL CONTROLS, BUILDING FINISH FLOOR ELEVATION AND LOCATION OF REQUIRED RETAINING WALLS AT BUILDINGS, ALL DIMENSIONS ON THIS PLAN ARE FOR REFERENCE ONLY.

3. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING, SIDEWALKS, HANDICAP RAMPS, ACCESSIBLE ROUTES TO BUILDINGS. ALL DIMENSIONS ON THIS PLAN ARE FOR REFERENCE ONLY

4. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL PANELS, METERS, TRANSFORMERS, CLEANOUTS AND PARKING LOT LIGHTING.

5. KNOX BOX ENTIRE SYSTEM MUST BE PROVIDED AT FIRE DEPARTMENT CRASH GATE AND THE FRONT DOOR OF THE CLUBHOUSE.

6. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE FINISHED FLOOR ELEVATIONS OF THE BUILDING WITH TO THE FINISHED GRADES AROUND THE BUILDINGS. ACCESS SHOULD BE PROVIDED FROM THE BREEZEWAYS TO FINISHED GRADE AND IF PATIOS ARE 2 1/2 FEET OR GREATER ABOVE GRADE, A GAURDRAIL IS REQUIRED.

7. WHERE SIDEWALKS ARE LOCATED ON TOP OF RETAINING WALLS THAT ARE TALLER THAN 30" A 42" RAIL SHOULD BE PROVIDED BETWEEN THE SIDEWALK AND THE EDGE OF THE WALL.

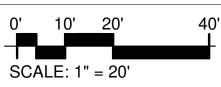
8. THE DRIVE AISLE IS TO MEASURE 26' WIDE WITH A MINIMUM OF 25' RADIUS CURVES ALONG THE DESIGNATED FIRE LANE.

9. FIRE DEPARTMENT CONNECTIONS MUST BE ACCESSIBLE AND VISIBLE FROM THE STREET OR DESIGNATED FIRE LANE AND PROVIDED WITH LOCKING KNOX CAPS PER IFC 912.3.1

10. ALL PARKING SPACES MEASURE 9' WIDE TO 18' LONG UNLESS THE SPACE IS DESIGNATED ACCESSIBLE THE SPACE WILL MEASURE 8' WIDE BY 18' LONG WITH A 5' WIDE STRIPED ACCESS AISLE SHALL BE 8' WIDE IF THE ACCESSIBLE SPACE IS DESIGNATED VAN PARKING.

11. POOL ENCLOSURE AND POOL EQUIPMENT ROOM WILL BE A PART OF POOL PERMIT. POOL PERMIT NOT A PART OF EXPEDITED REVIEW.





40' IF THIS BAR SCALE
DOES NOT MEASURE 2"
THEN THE DRAWING IS
NOT TO SCALE

DRAWN BY:

Drafter

CHECKED BY:

Checker
PROJECT #:

24-2692

PROGRESS PRINT
FOR INTERIM REVIEW ONLY, NOT
INTENDED FOR BIDDING, PERMIT, OR
CONSTRUCTION.
REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue:

ISSUED FOR BID

ssued:

UNION DEVELOPMENT

HOLDINGS III, LLC

8680 EDISON PLAZA DR FISHERS, IN. 46038



E COMMERCE, SAN ANTONIO, TX

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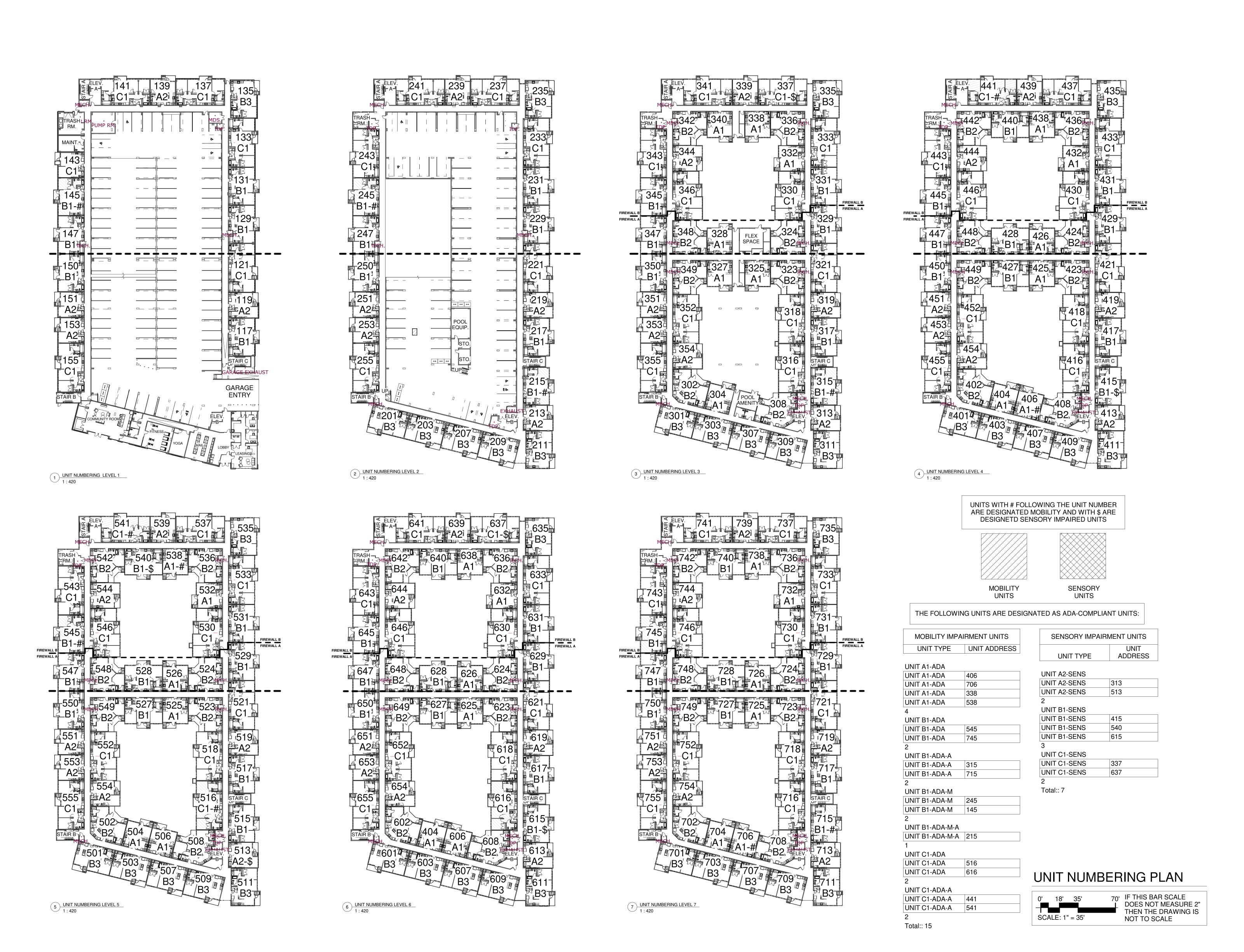
10/01/24

DESCRIPTION

ARCHITECTURAL SITE PLAN

SHEET

A2.10



DRAWN BY: CHECKED BY: PROJECT #: 24-2692

> PROGRESS PRINT FOR INTERIM REVIEW ONLY. NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION. registrants name: brian lucke

REGISTRATION NUMBER: 28114

ISSUED FOR BID

UNION DEVELOPMENT **HOLDINGS III, LLC**

8680 EDISON PLAZA DR FISHERS, IN. 46038



+--+ +--+ +--+

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

DATE

10/01/24 **DESCRIPTION** UNIT NUMBERING PLAN

A2.20