

NEW CONSTRUCTION GENERAL NOTES:

PROJECT LIMITED TO EXTERIOR WORK. NO INTERIOR WORK DONE UNLESS OTHERWISE SPECIFIED.

- EXISTING AS BUILT PLANS - SEE OPPORTUNITY HOMES FOR EXIST PLANS
- NEW ROOF - INSTALL NEW ROOFING PER MANUFACTURER'S INSTRUCTIONS. REMOVE ALL OF THE EXISTING ROOF, SOFFITS, WATERPROOFING, FLASHINGS, SIDING, FASCIA, & VENTS
- WINDOW SCREENS EXISTING WINDOW SCREENS MAY BE REUSED. REPLACE IF DAMAGED OR DOES NOT COMPLY WITH WINDOW SWING OR EGRESS STANDARDS
- SCREENS & A/C RELOCATION - PROV. NEW FOUS & RELOCATE CDUS AS 11. SPEED PER MEP. PROV. SCREENS AS SPEC. SEE SITE PLAN FOR LOCATIONS.
- FASCIAS AND SOFFITS REPLACE FASCIAS & VENTED SOFFITS ON ALL BUILDINGS WITH HARDIE FASCIAS & SOFFITS OR AN APPROVED EQUAL.
- BRICK VENEER BRICK VENEER TO BE CLEANED & POWER WASHED W/ 10.2 DAMAGING BRICK VENEER. POWERWASH, PRIME & PAINT. SEE SPEC.
- VERIFY WHEN VERIFY APPEARS ON THE PLANS, IT IS REQUIRED THAT CONTRACTOR RESPONSIBLE FOR A PARTICULAR ITEM TO VERIFY ALL ASPECTS OF THE ITEM. THE ITEM'S SIZE, COLOR, FEATURES, ETC. BEFORE ORDERING & INSTALLING.
- NEW GUTTERS & DOWNSPOUTS ADD NEW GUTTERS AND DOWNSPOUT SYS. WITH LEAF GUARD AS SPEC ON EACH BLD. PROV. ONE

- DOWNSPOUT FOR EVERY 20'-0" RUN ON EA. BLD. PROV. CONC. SPLASH BLOCK AT LOCATIONS WHERE DOWNSPOUT IS LOCATED IN LANDSCAPING AREAS
- GRAFFITI REMOVE GRAFFITI ON BRICK. CLEAN BRICK & PRIME & PTD.
- ALL STORM DOORS - ALL EXIST. FRONT/BACK ENTRY DOORS - EXIST. STORM DOORS ARE TO BE REMOVED. REPLACE ENT. BACK DOORS W/ NEW ST. DOORS/FRAME, & ALL NEW ENT./BACK DOORS ARE TO HAVE 17. NEW HARDWARE
- FLOOR PLANS & A/C RELOCATIONS FLOOR PLAN & A/C RELOCATIONS OF EACH UNIT IS REPRESENTED AS A TYPICAL ITEM BUT NOT AN EXACT COPY OF EACH UNIT. THE PLANS ARE OF A STANDARD FLOOR PLAN. THE CONTRACTOR IS TO VERIFY EACH UNIT'S ORIENTATION FOR THEMSELVES & THEIR COMPANY. "STANDARD OR MIRROR IMAGE" BEFORE WORK BEGINS.
- ALL RELOCATED A/C - ARE TO HAVE A NEW CONDENSING PAD. SEE DETAIL.
- INSTALLATION OF ALL MATERIALS INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL RELOCATED ACS - ARE TO HAVE NW COMPOS. WD SCREENS AS SPEC.
- ROOF OVERHANGS CONTRACTOR IS RESPONSIBLE TO VERIFY

- LENGTHS OF OVERHANGS ON SITE FOR ALL BLDG. IN ORDER TO APPROPRIATELY REPAIR/REPLACE ITEMS AS SPECIFIED.
- STRUCT. AND ARCH. SEE DETAILS.
- ALL FLASHING PRODUCTS ARE NOT TO BE INSTALLED IF THE PIECE IS 5" OR SMALLER DURING LONG RUNS. USE WHOLE PIECES ONLY. MANY CUT OFF SECTIONS WILL NOT BE ACCEPTED.
- COMMUNITY WIFI WIRES, HARDWARE & DEVICES: "Community WiFi" Removal and Re-install of the WiFi infrastructure in place to provide Wi-Fi connectivity to residents of the property. This includes all wiring, Wi-Fi hardware and devices. The general contractor shall be responsible for notifying Opportunity Home SA Project Management a minimum of 1 week before any building envelope removal or demolition activities on any building exterior to provide sufficient notice to Opportunity Home SA's Community WiFi vendor to temporarily remove and relocate WiFi infrastructure wiring, hardware, and devices. Under no circumstances shall the general contractor remove, relocate, or disturb the WiFi infrastructure wiring, hardware and devices without express written approval by Opportunity Home SA Project Management.
- If the general contractor damages or disturbs the WiFi infrastructure devices or the service is interrupted without notice, the contractor shall immediately notify Opportunity Home SA Project Management and shall be responsible for any restoration and repair with associated costs incurred by Opportunity Home SA required to restore Community WiFi service immediately.
- PROV. SMOKE ALARMS WITH CARBON MONOXIDE IN EVERY UNIT.
- ALL ROOF FLASHING IS TO BE TAPE TO ROOF UNDERLAYMENT.

- EXISTING LIGHTING TO BE REPLACED AS SPEC. ALL EXT. LIGHTING IS TO BE REPLACED WITHIN THE EXACT SAME LOCATION OF THE EXISTING JUNCTION BOX. VERIFY PER BUILDING. USE PANCAKE AS NEEDED. SEE SCHEDULE ON A1.
- PROV. NEW WALL & ROOF INSULATION - WHERE FRAMING IS EXPOSED & SHEATHING IS DAMAGED. REPLACEMENT OF SHEATHING/ INSULATION TO BE UNIT PRICE.
- ALL DAMAGED BRICK - IS TO BE REPLACED OR REPOINTED. BOTH ITEMS ARE TO HAVE A UNIT PRICE, AND ARE TO HAVE A SMALL ALLOW BEGINNING ALLOWANCE.
- ALL EXTERIOR LIGHT FIXTURES - ON BLDG. ARE TO BE REPLACED AS SPEC. CONTRACTOR IS TO VERIFY THE AMOUNT OF FIXTURES PRIOR TO ORDERING. SEE SCHEDULE ON A1.
- FOUNDATION - PROV. A MIN. 5 CUBIC YARD OF NEW GROUND COVER FOR EACH BUILDING.
- ALL FLATWORK THAT DOES NOT COMPLY W/ ADA STANDARDS IS TO BE REPLACED BY A UNIT PRICING. ALL WORK MUST BE APPROVED PRIOR TO COMMENCING.
- CURBS, CONC. AND FLATWORK IS TO BE COORDINATED BETWEEN

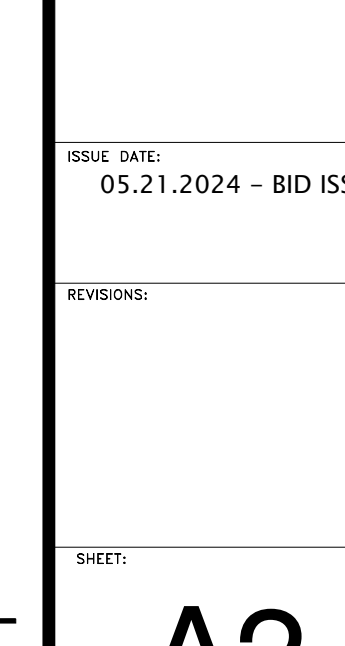
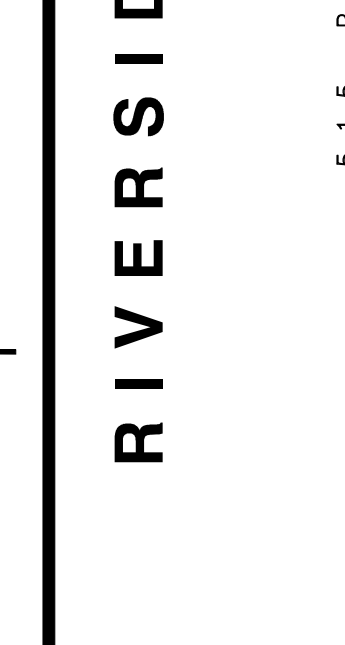
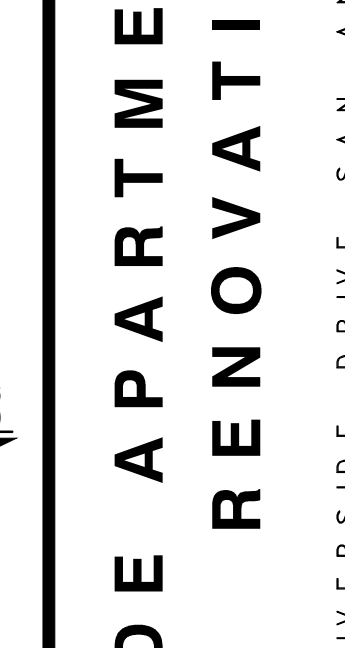
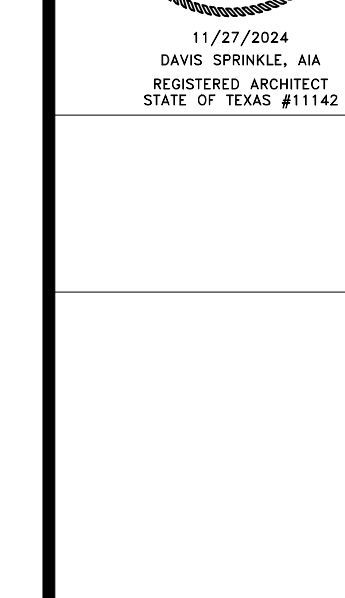
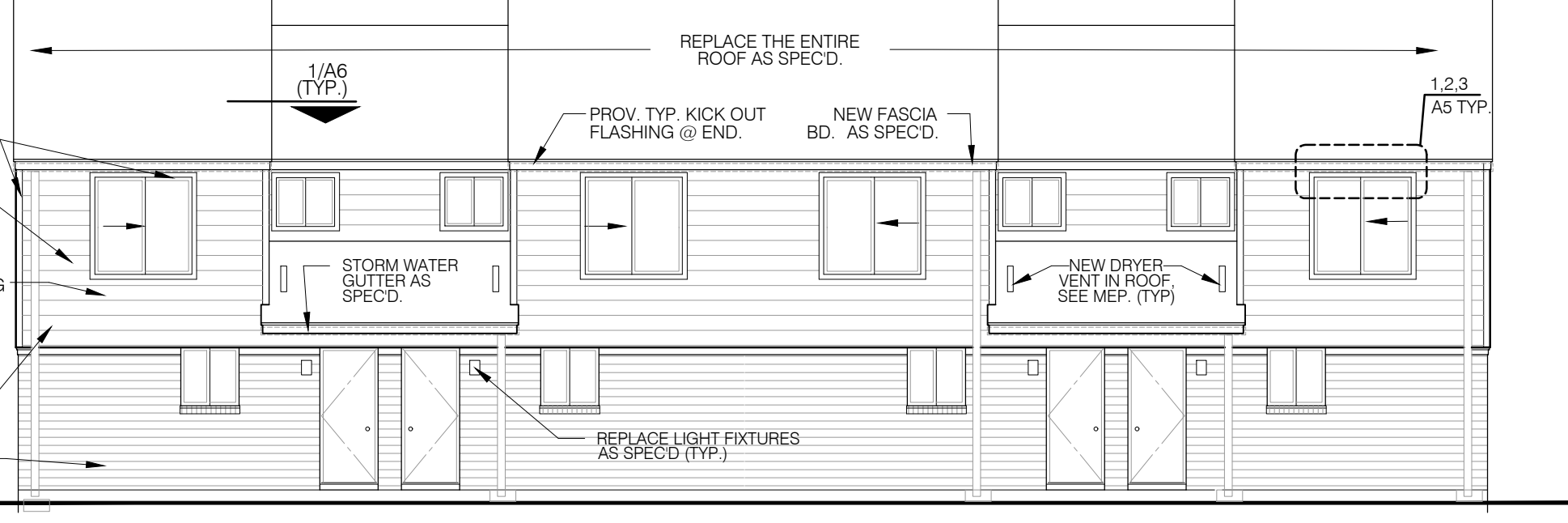
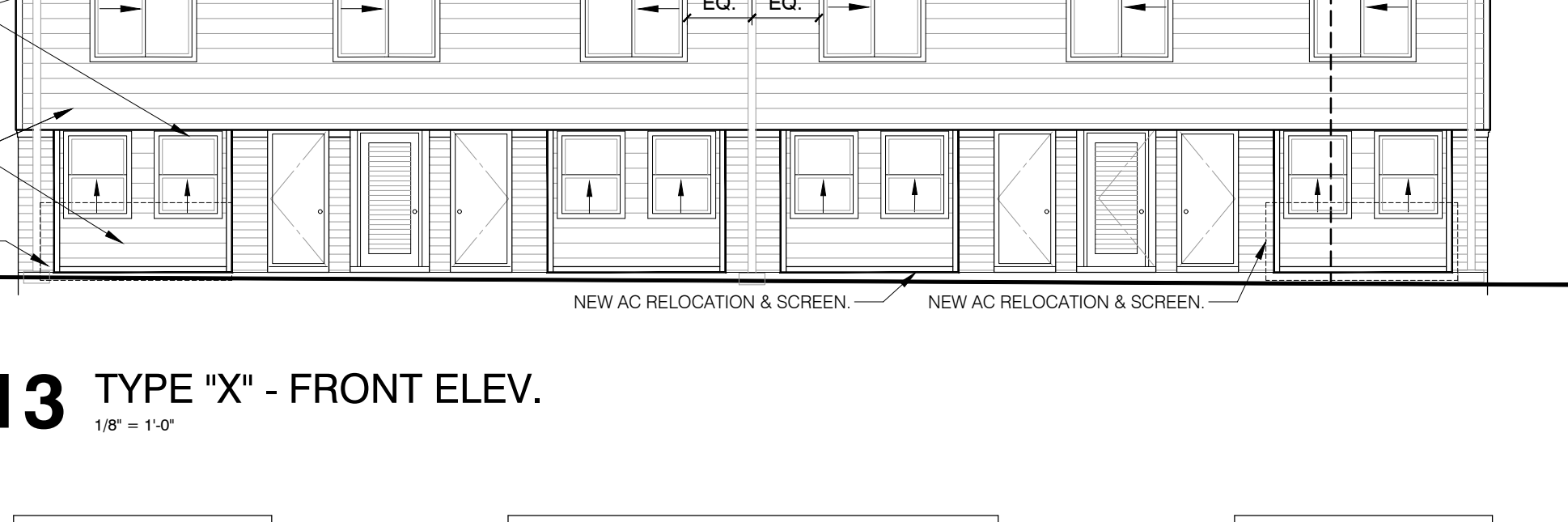
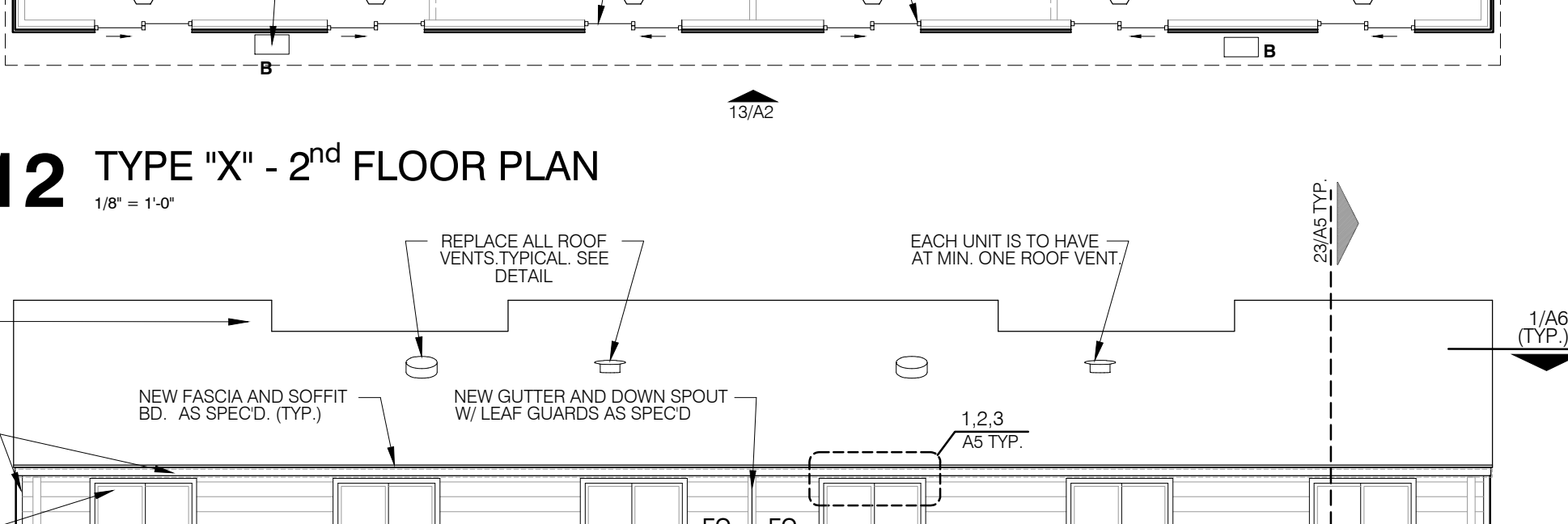
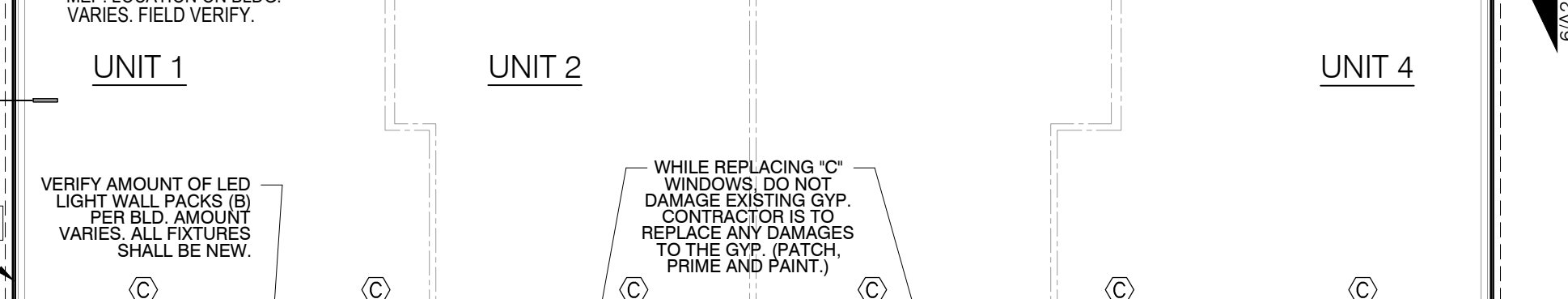
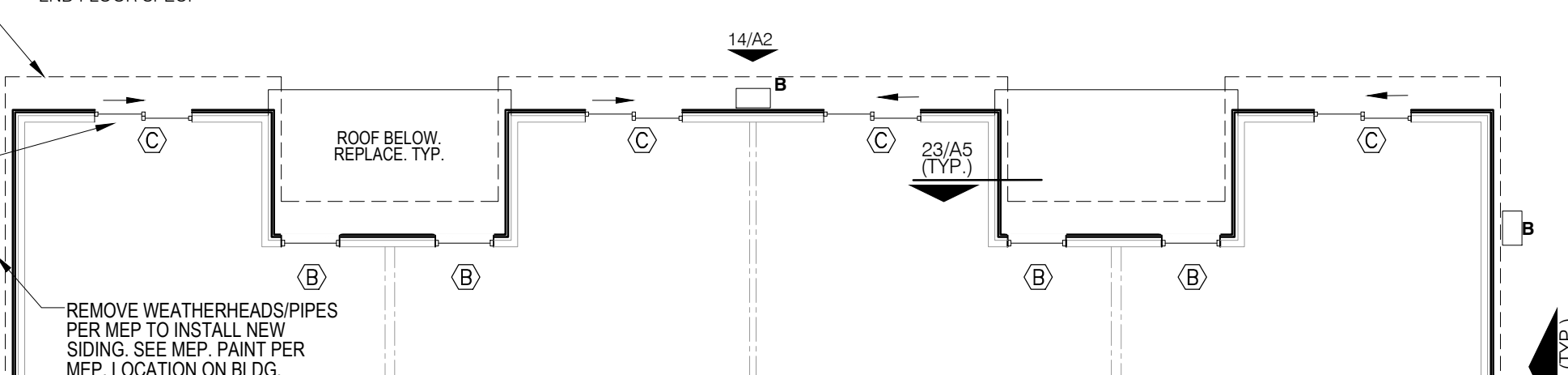
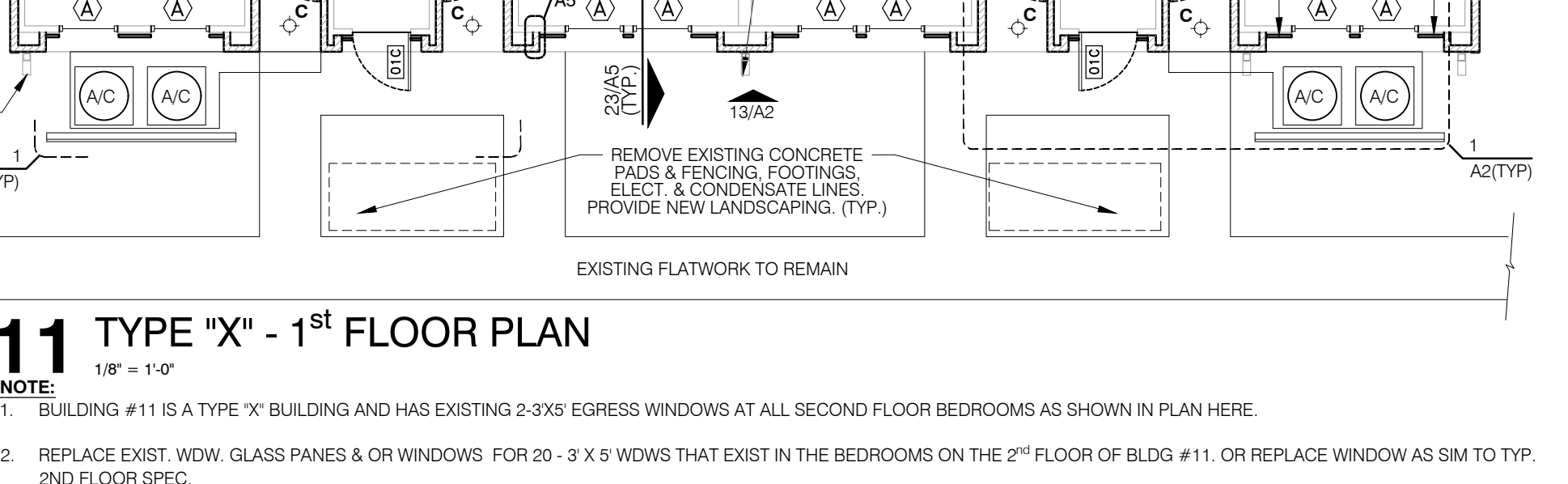
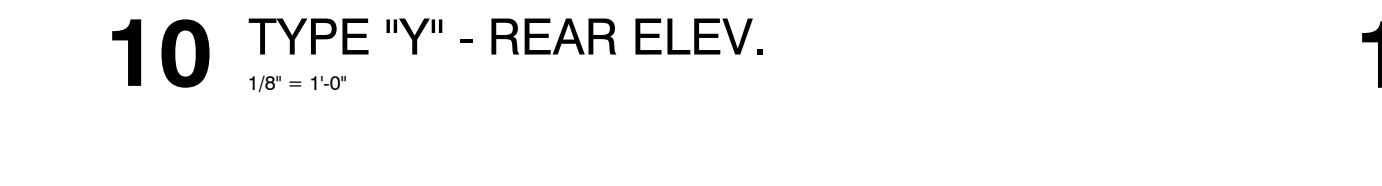
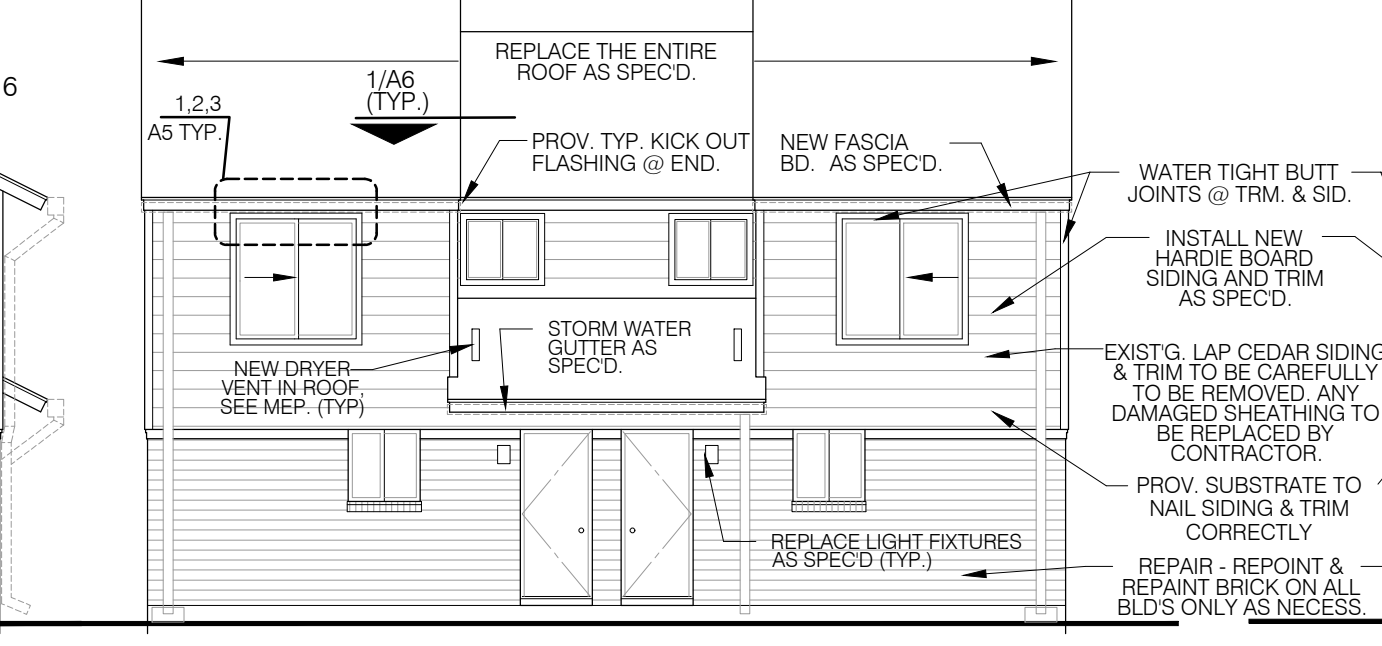
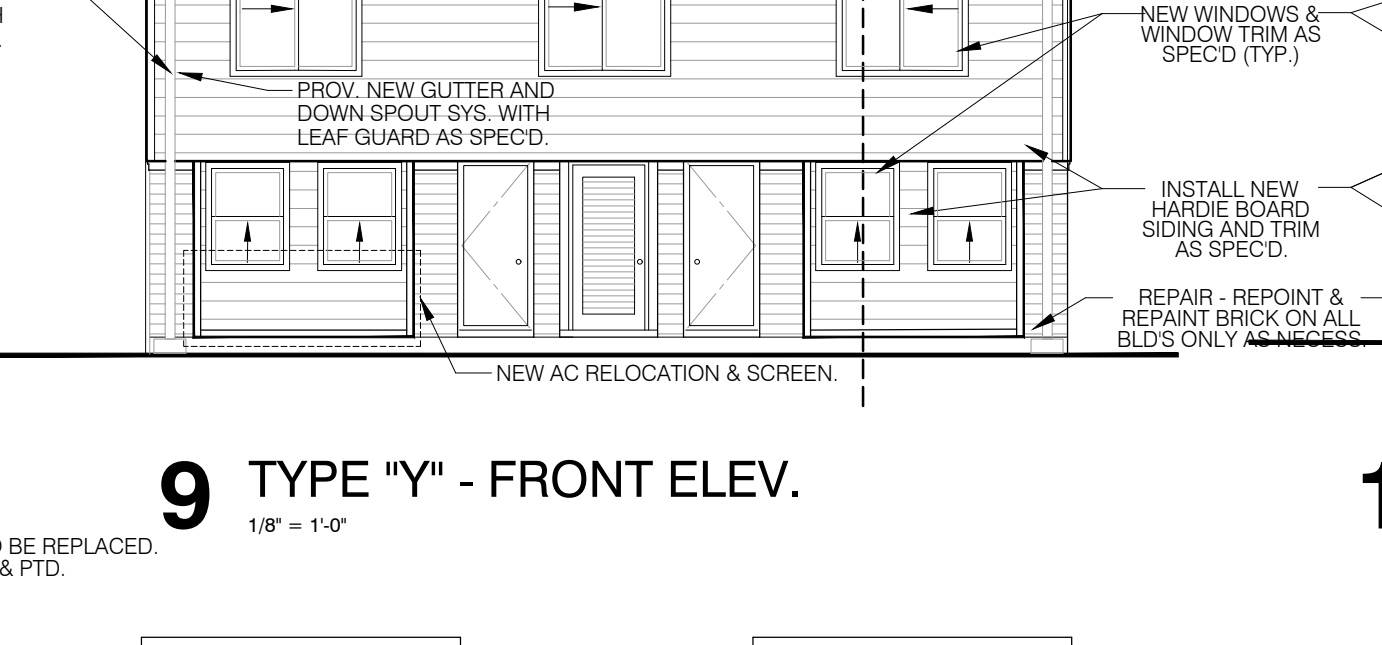
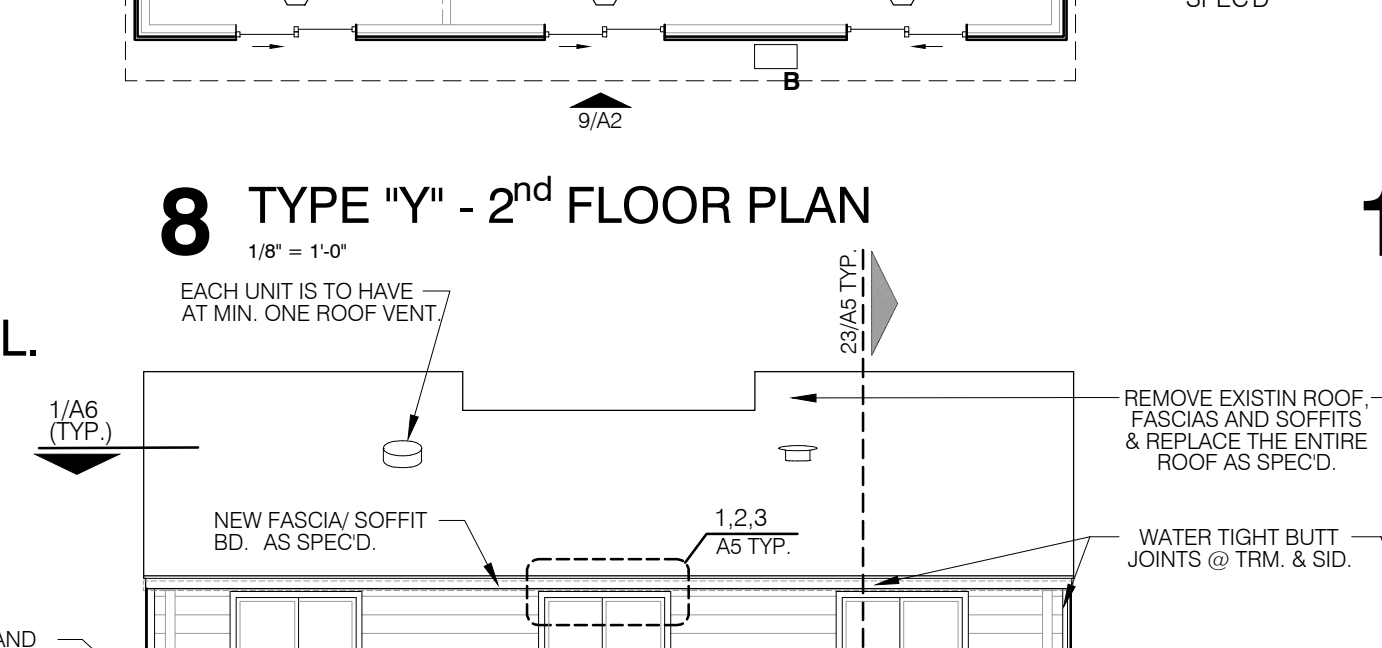
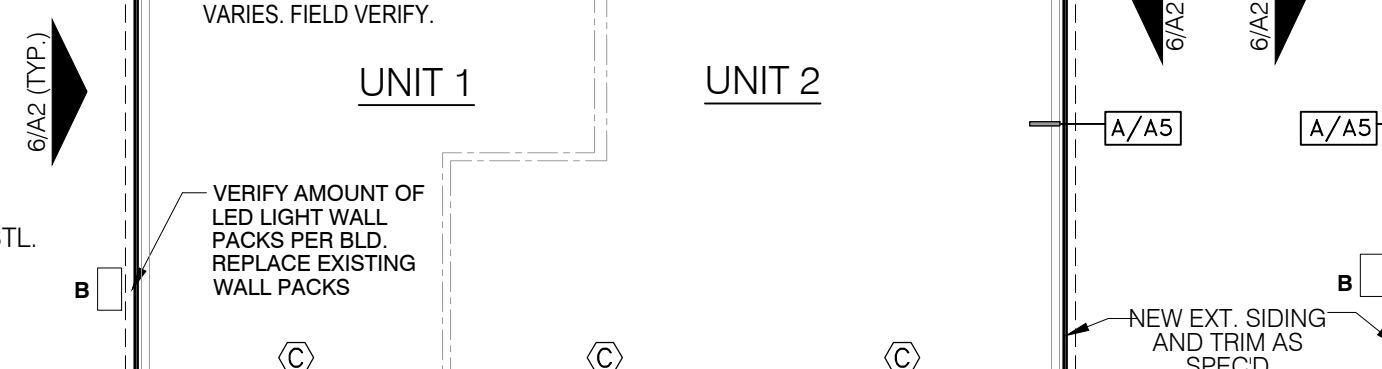
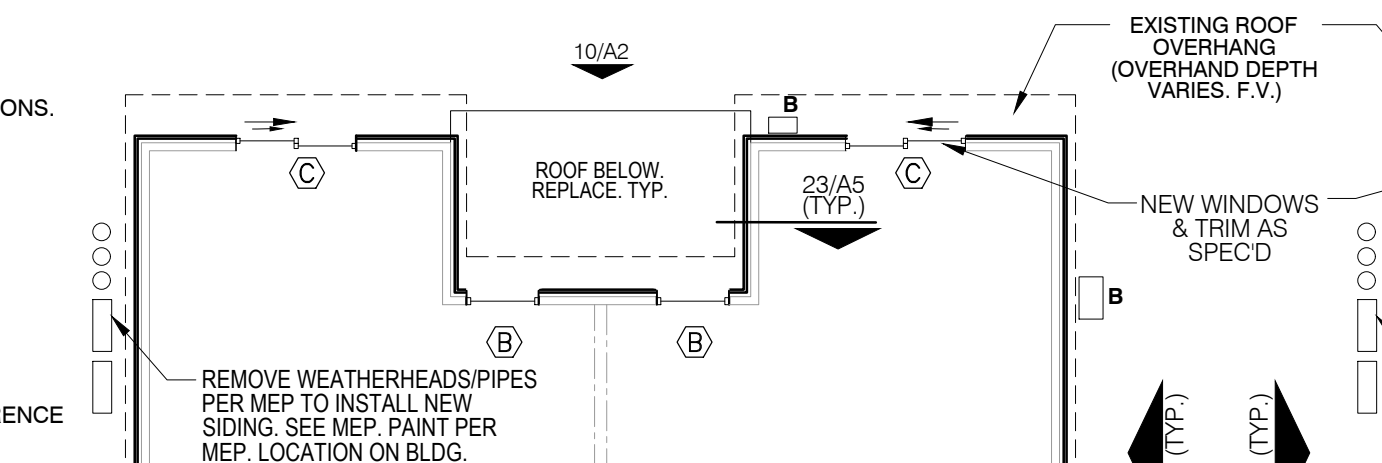
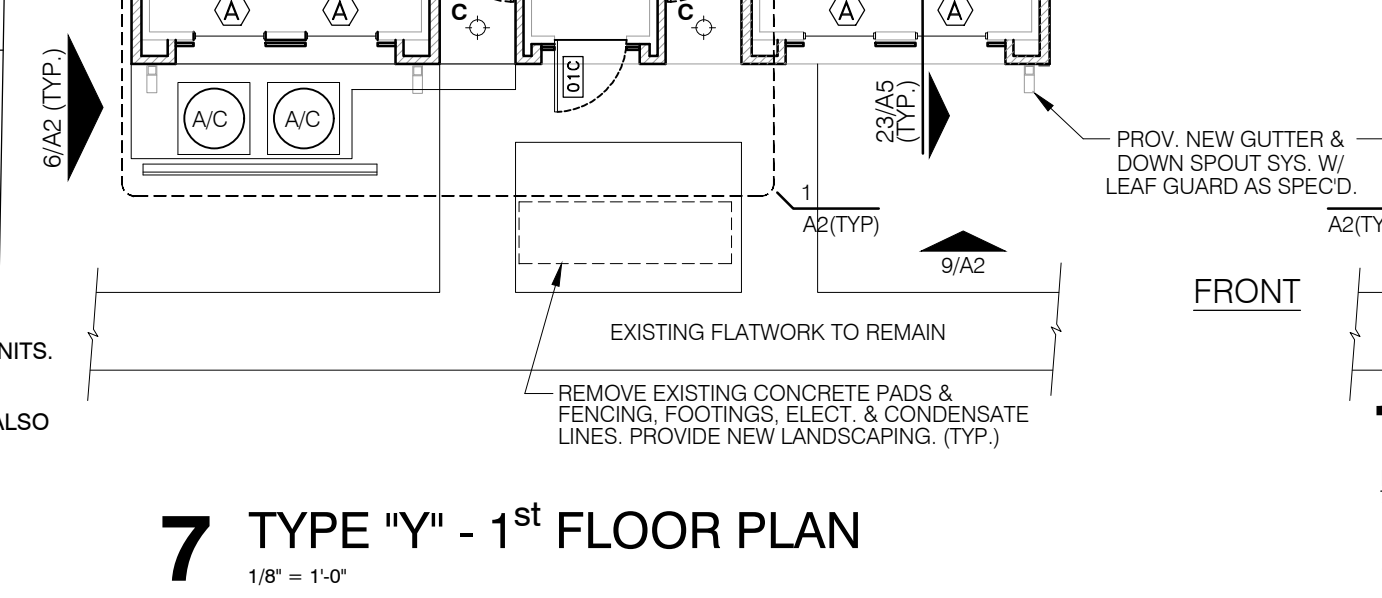
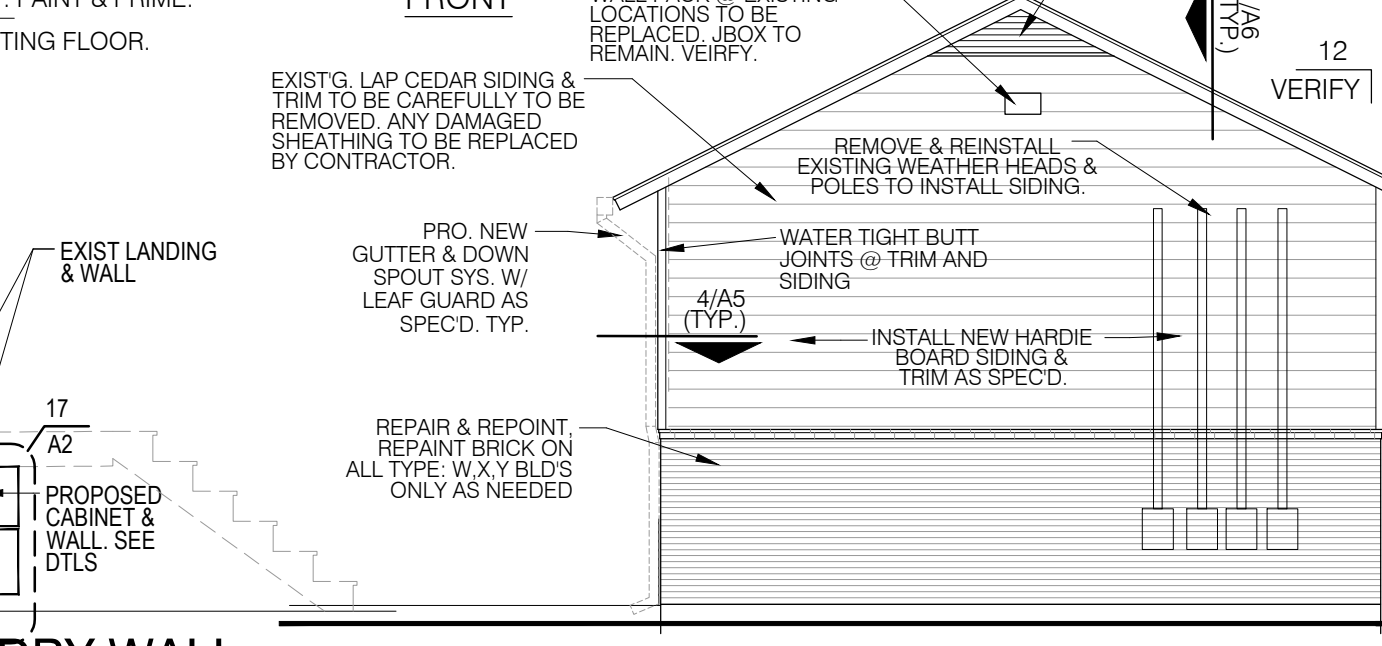
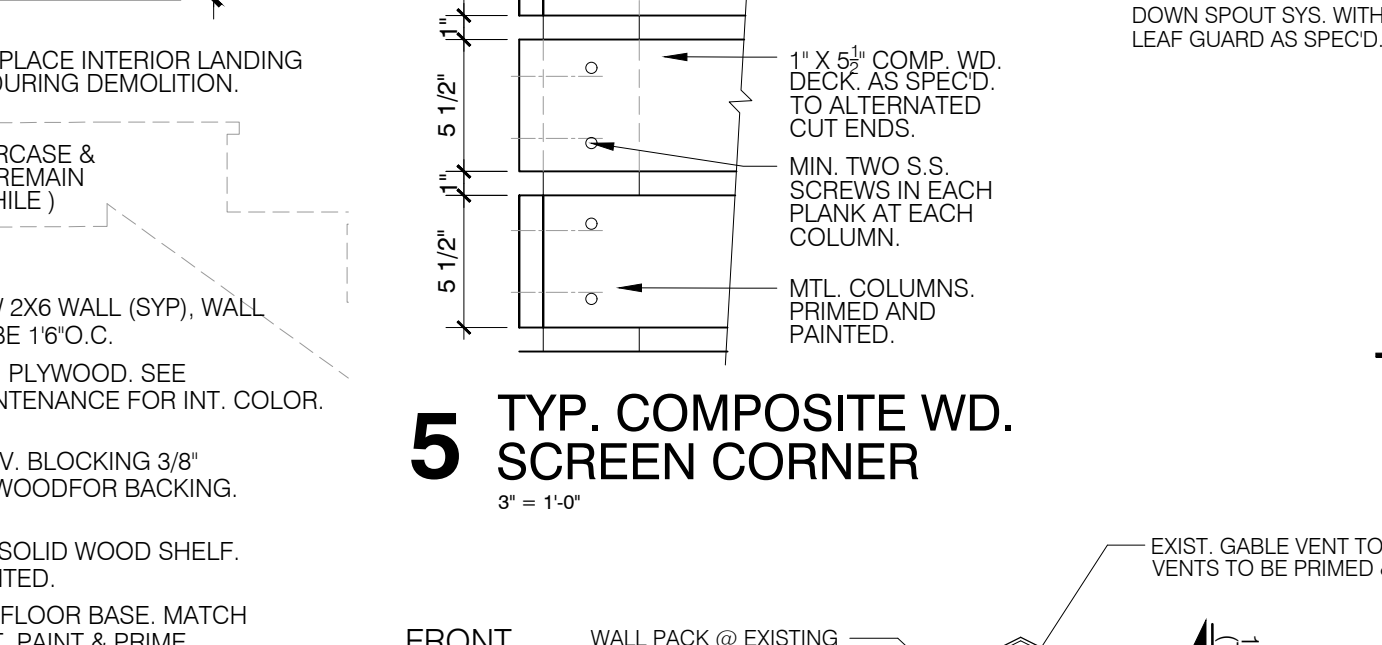
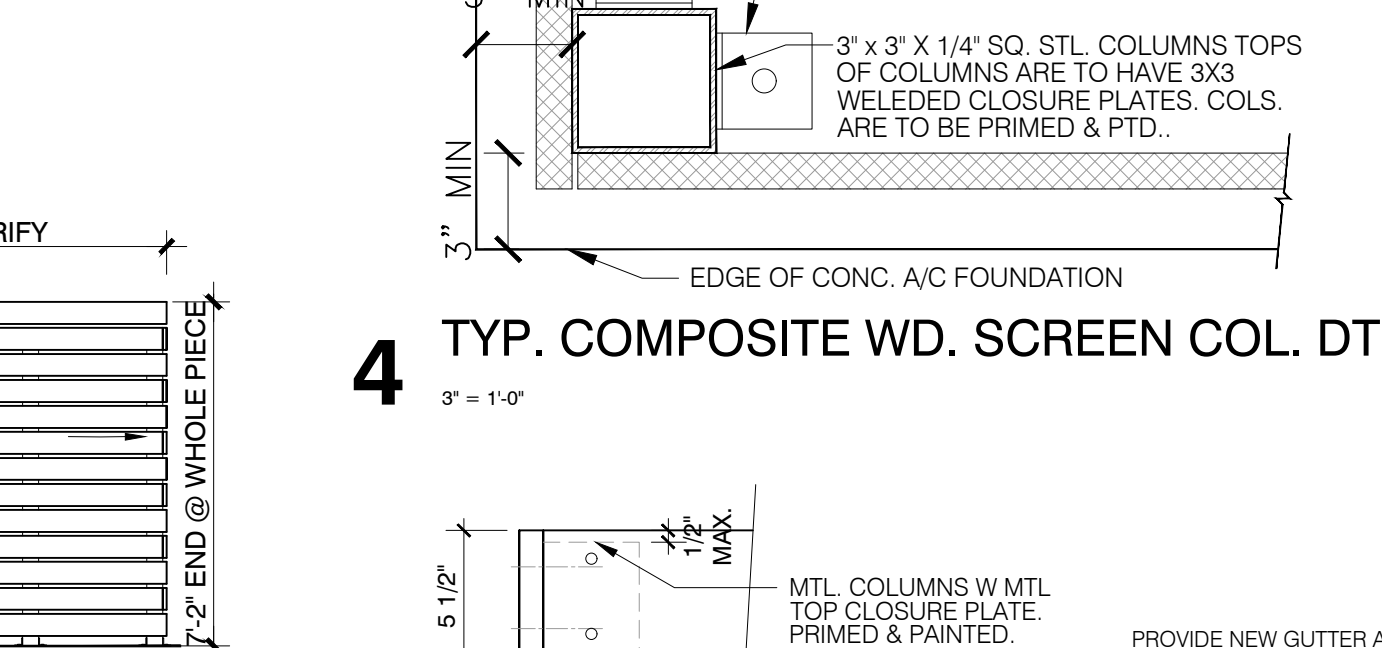
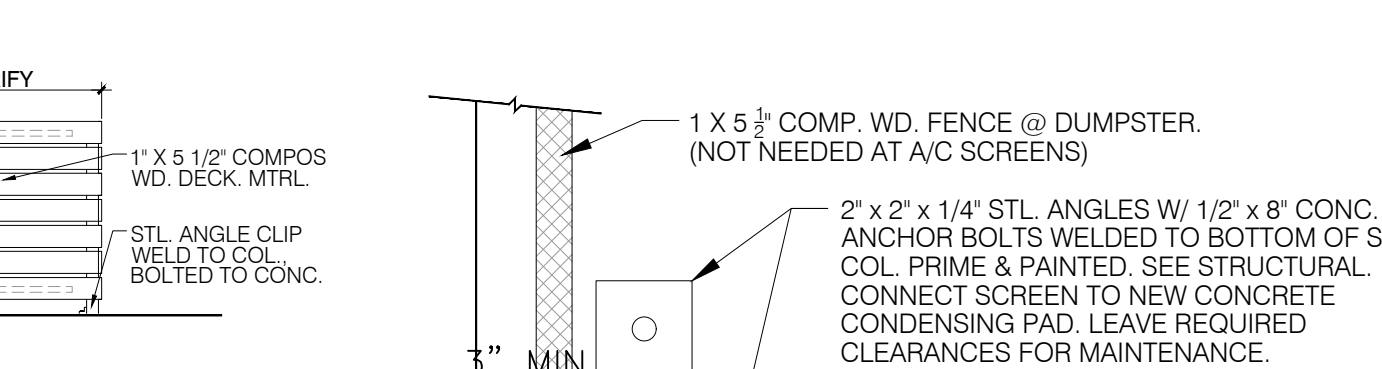
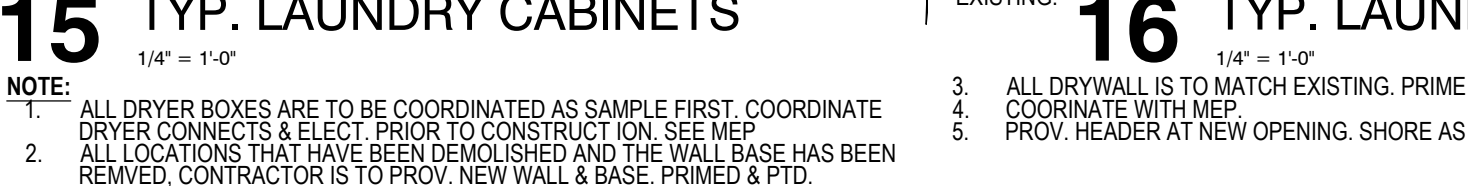
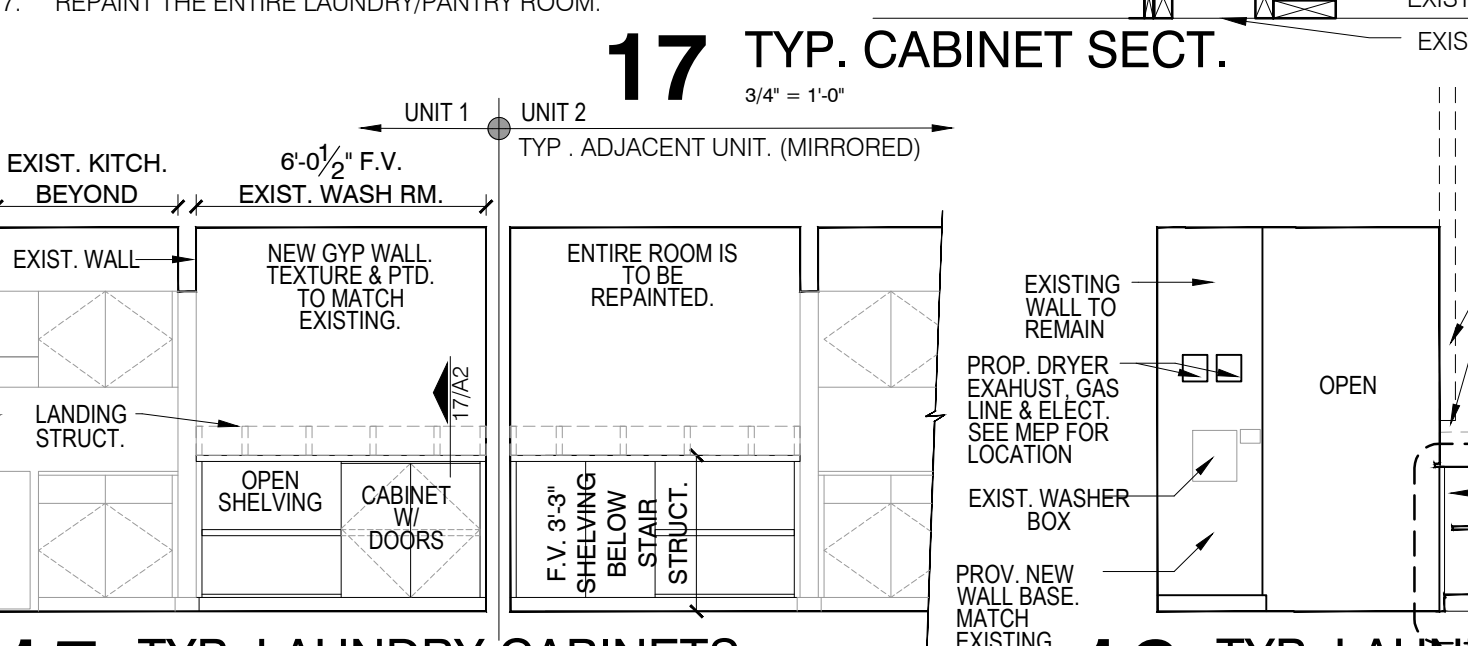
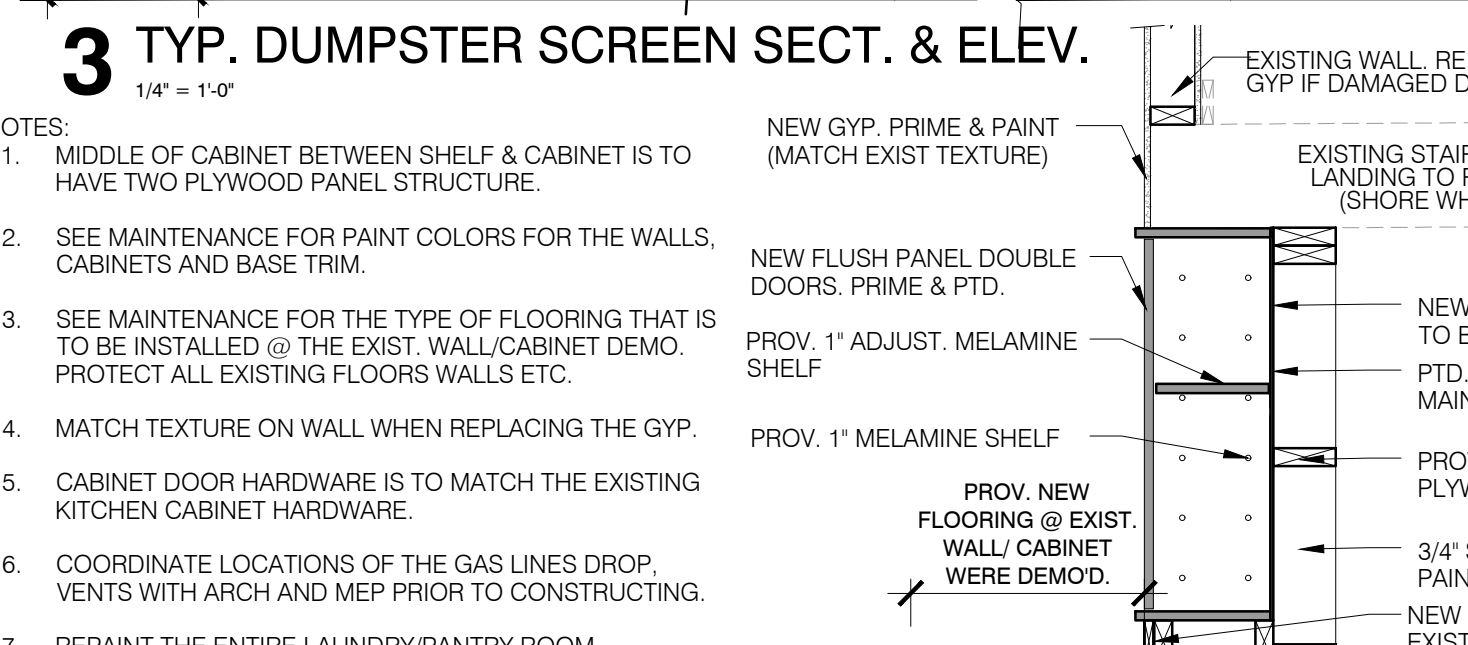
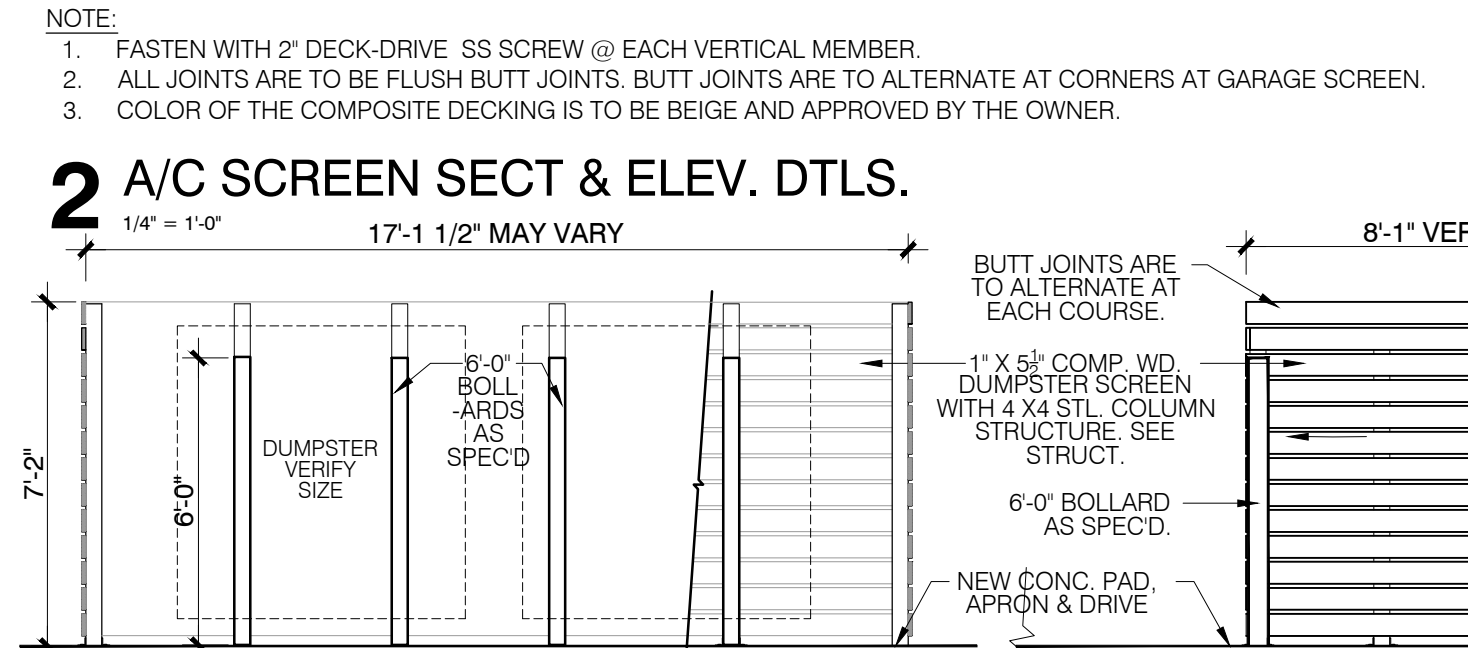
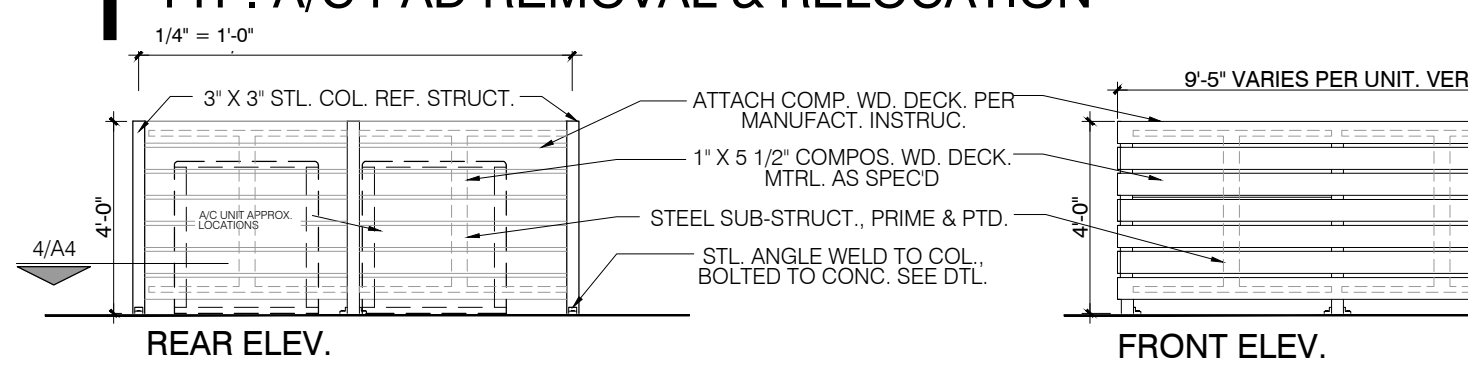
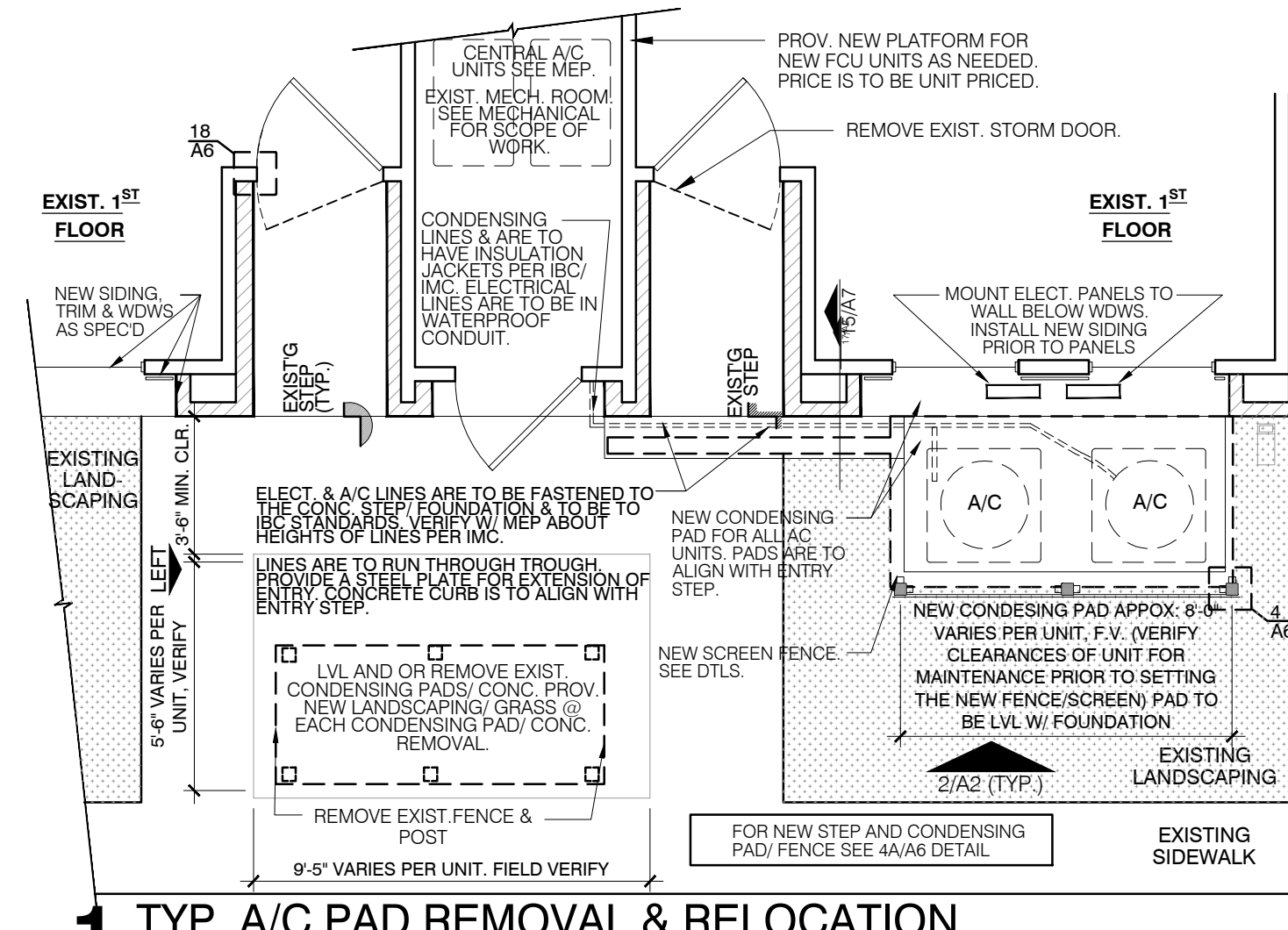
- EXT. BRICK WALLS
- REPOINT, REPAIR, CLEAN, PRIME, PAINT X2 & SEAL.
- EXIST. WOOD SIDING/TRIM SOFFITS/FASCIAS TO BE REMOVED & REPLACED W/ HARDIE SIDING/TRIM AS SPEC.
- WALLS ARE TO HAVE NEW WATERPROOFING AS SPEC.
- ANY SHEATHING & INSULATION THAT IS DAMAGED OR MISSING IS TO BE REPLACED. SEE UNIT PRICED ITEMS PROV. BY OWNER.

EXTERIOR WALL LEGEND

- A/C SCREEN REPRESENTED ON DRAWING ARE NOT AN EXACT DIMENSIONS OR WIRING LOCATIONS OF THE A/C UNITS.
- THE "A/C RELOCATION/REMOVAL PLAN" IS A STANDARD - TYPICAL A/C RELOCATION/REMOVAL PLAN. THE CONTRACTOR WILL VERIFY EACH UNIT'S ORIENTATION AND SIZE PRIOR TO CONSTRUCTING. CONTRACTOR IS TO ALSO VERIFY THE A/C UNIT CLEARANCES W/ NEW FENCE-POSTS.
- ALL STEEL WITHIN THE A/C/ DUMPSTER SCREENS ARE TO BE PRIMED AND PAINTED.
- CONTRACTOR IS TO USED S.S. FASTENERS FOR FASTENING COMPONENTS DEKING TO METAL POSTS-COLUMNS.
- CONTRACTOR TO REPLACE THE ELECTRICAL WHIPS/ CONDUITS/ CONDENSATES TO A/C UNITS.
- PRIOR TO CONSTRUCTING THE NEW A/C SCREEN AND RELOCATIONS, CONTRACTOR MUST COORDINATE WITH MANAGEMENT AND TENANT PRIOR TO COMMENDING WORK.
- CONTRACTOR IS NOT TO BLOCK A TENANTS MEANS OF EGRESS WHILE CONSTRUCTING A/C SCREENS/ RELOCATIONS.
- CONTRACTOR IS NOT TO BLOCK THE FIRE LANES WHILE CONSTRUCTING NEW DUMPSTER PADS & SCREENS.
- CONTRACTOR IS TO VERIFY A/C CLEARANCE PER MEP ENGINEERS/ MANUFACTURE'S RECOMM'S.
- ALL UNITS ARE TO HAVE NEW RELOCATED A/C UNITS.
- IF EXISTING SIDEWALKS ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR IS TO FIX THE SIDEWALK AT CONTRACTOR'S EXPENSE.
- ALL ELECT. & A/C LINES ARE TO BE FASTENED TO THE GROUND OR FENCE TO IBC, NEC STANDARDS.
- ALL SIDEWALKS THAT ARE UNLEVEL MORE THAN 2% OR PORTIONS OF FLATWORK THAT HAS A ELEVATION DIFFERENCE OF OVER 1/4" IS TO BE REPLACED. PROV. UNIT PRICE FOR REPLACEMENT OF FLATWORK.

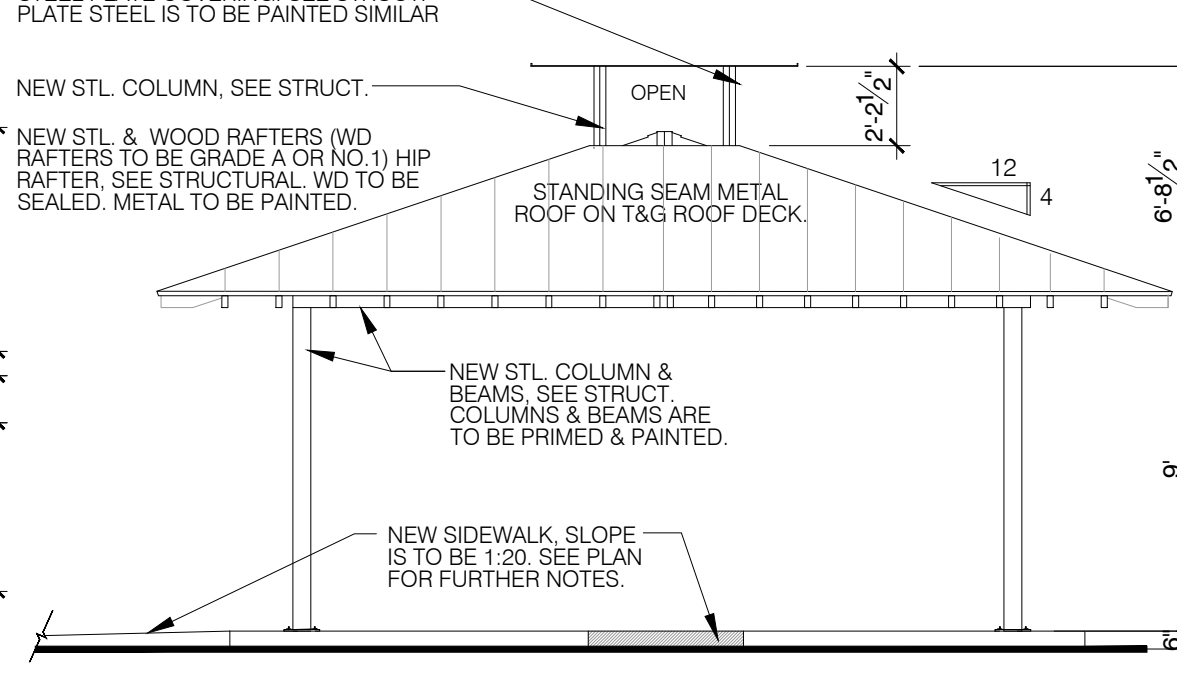
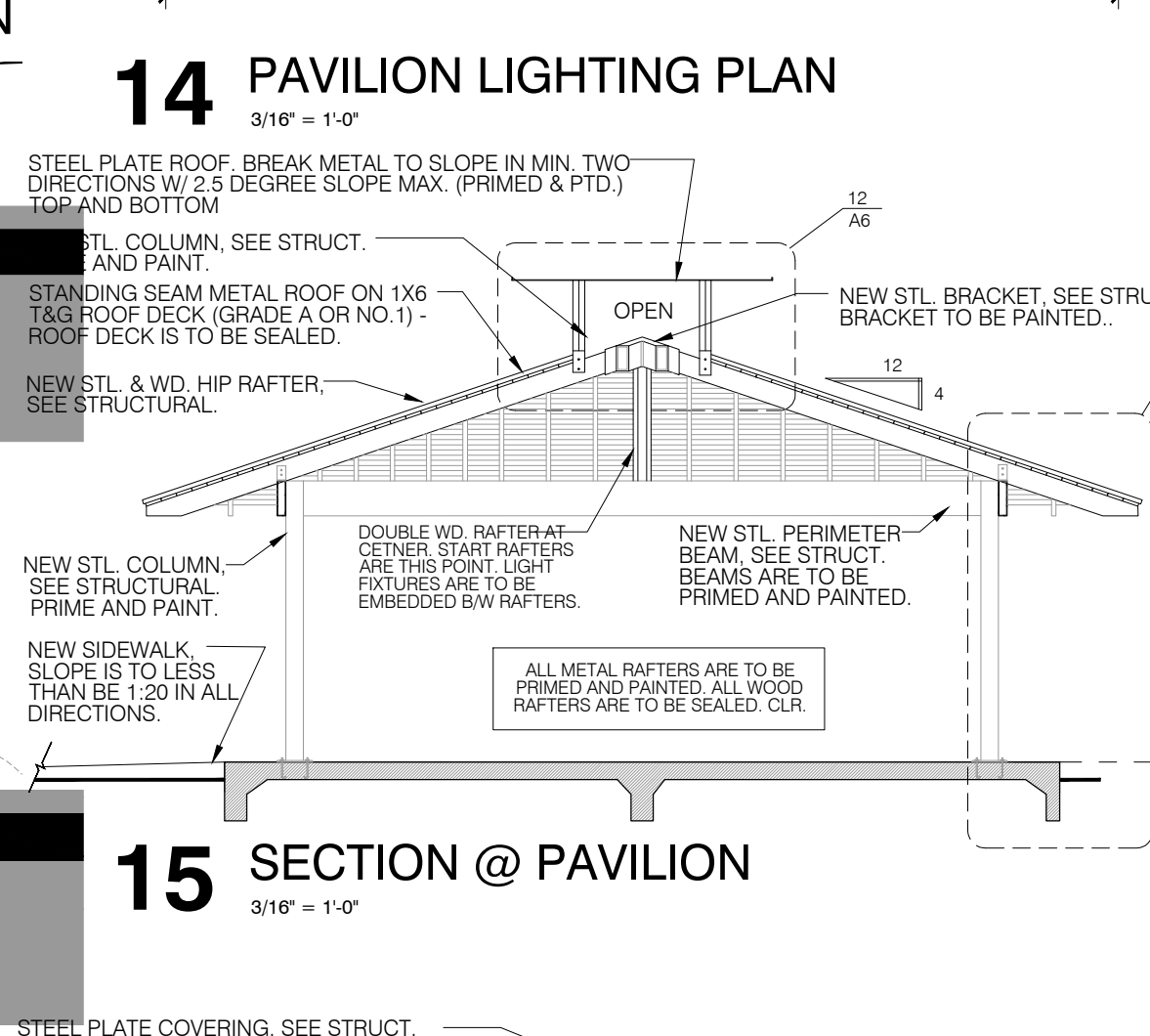
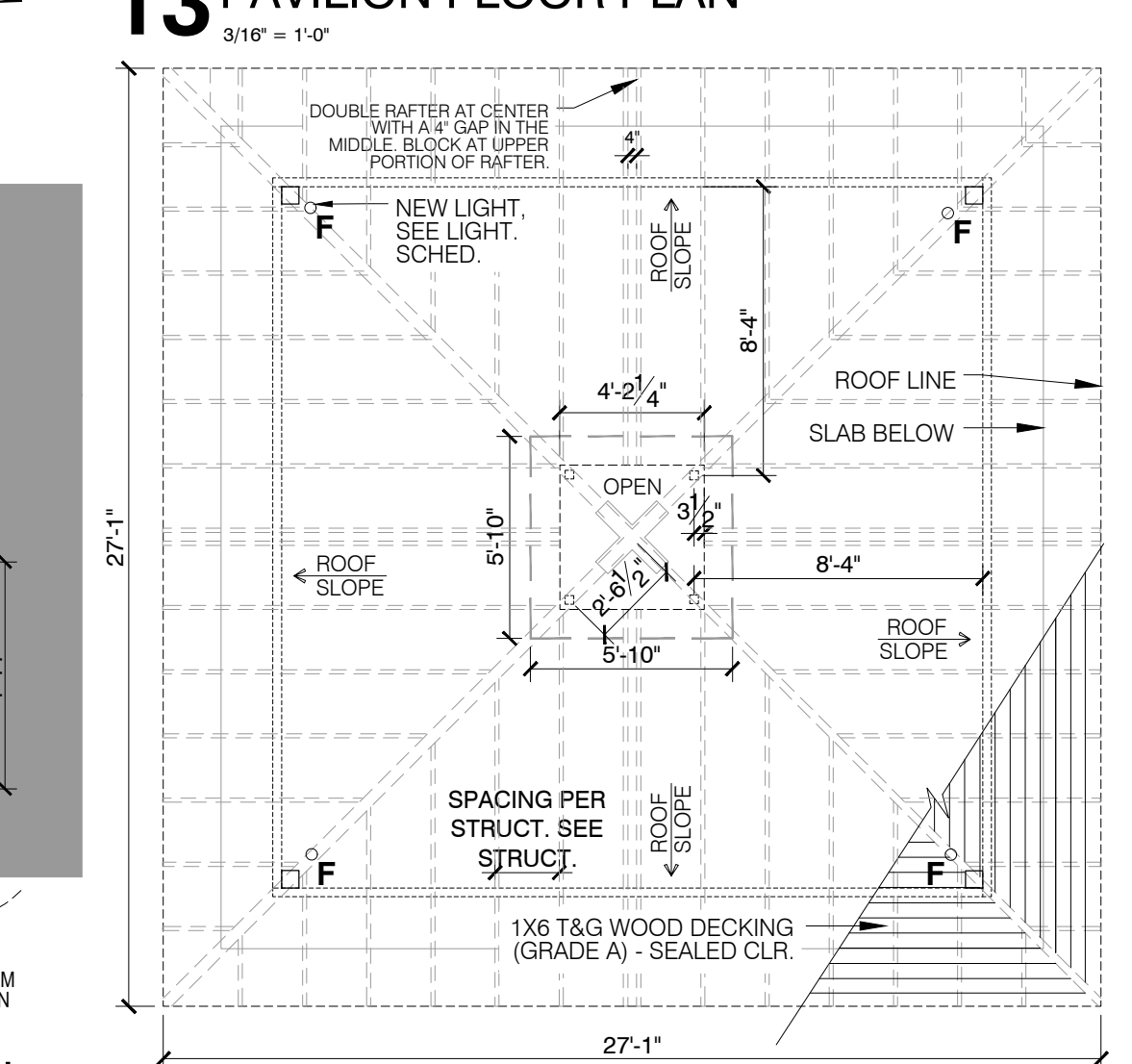
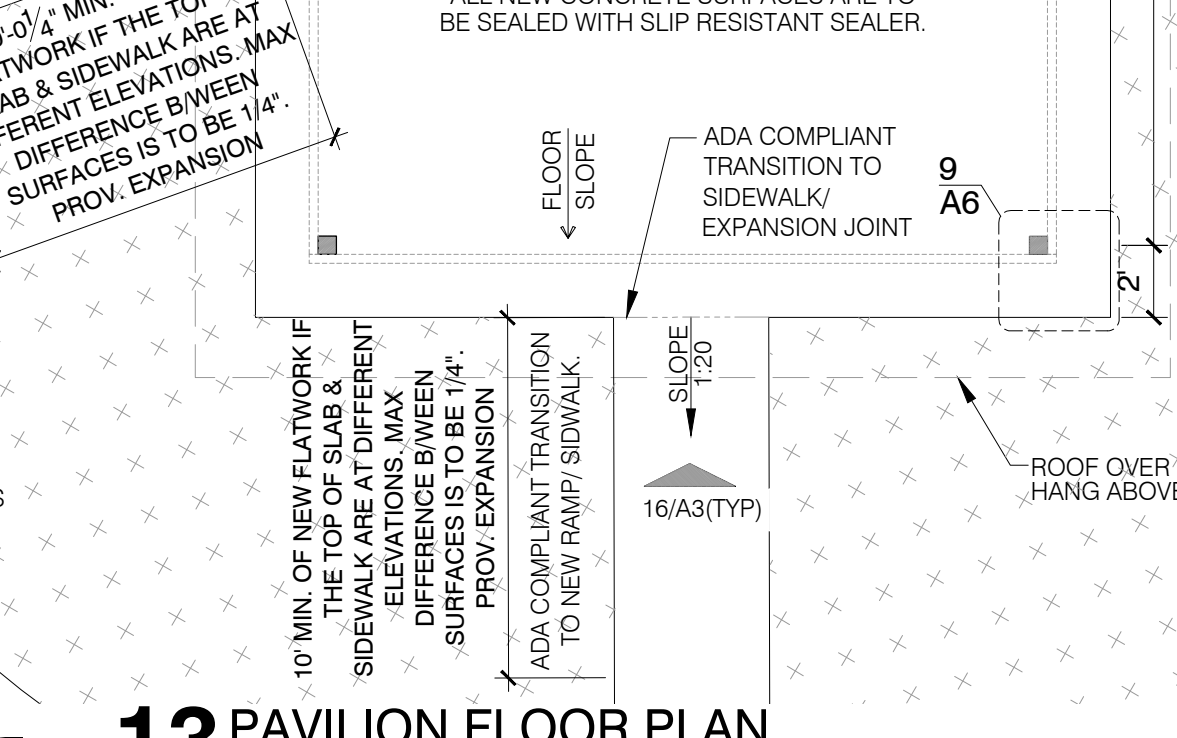
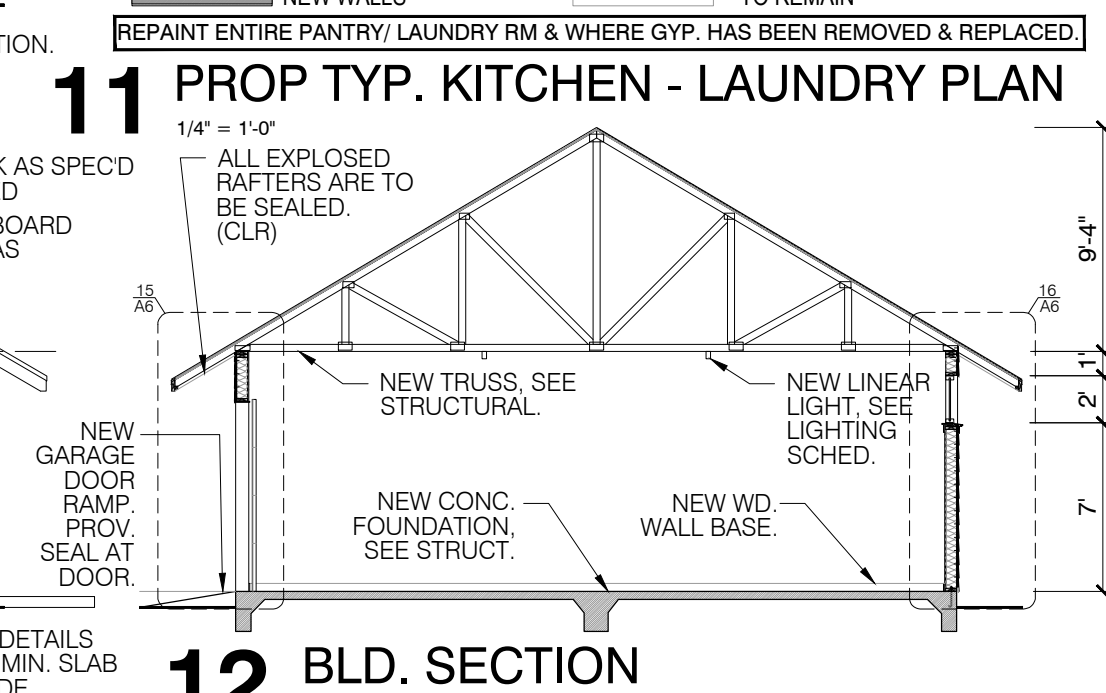
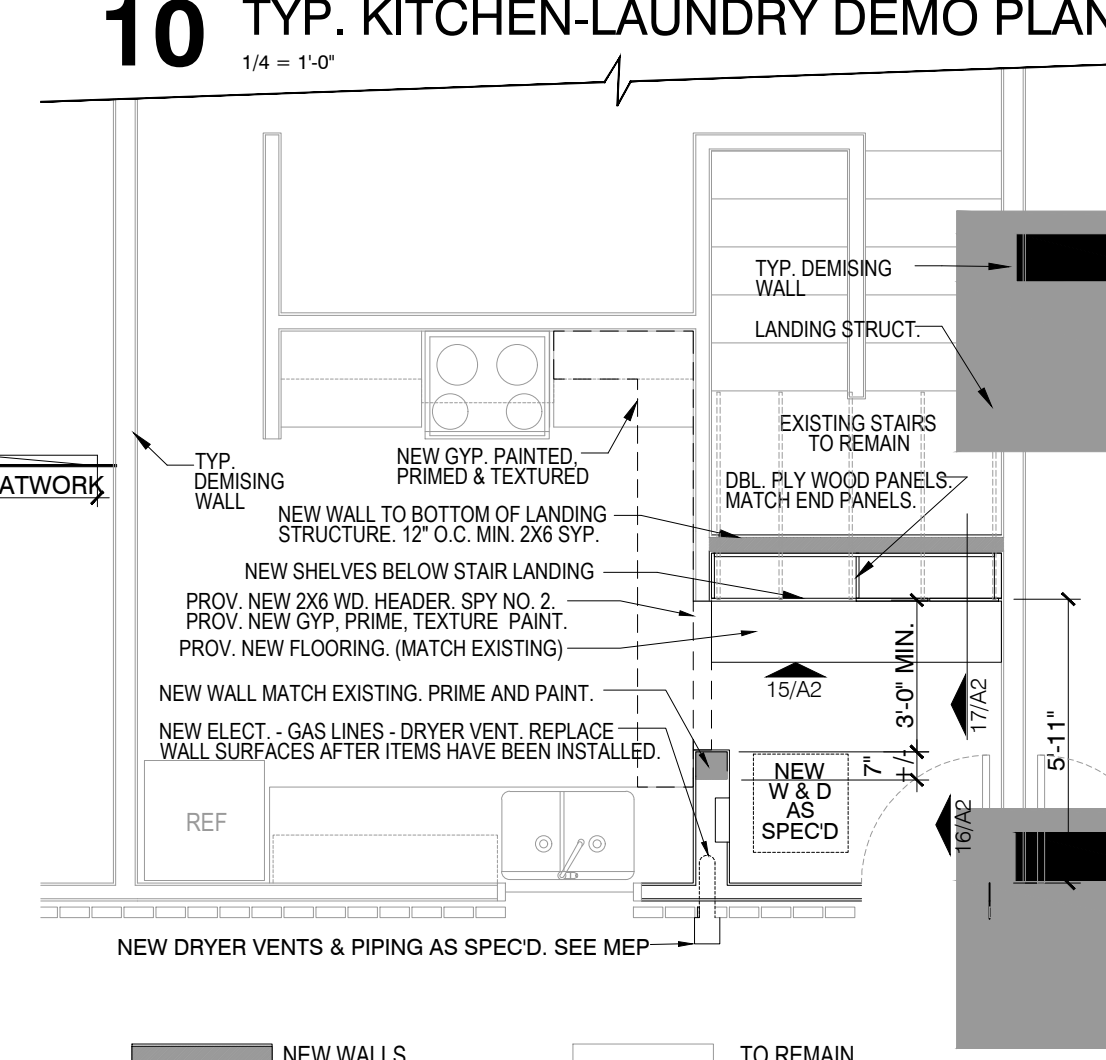
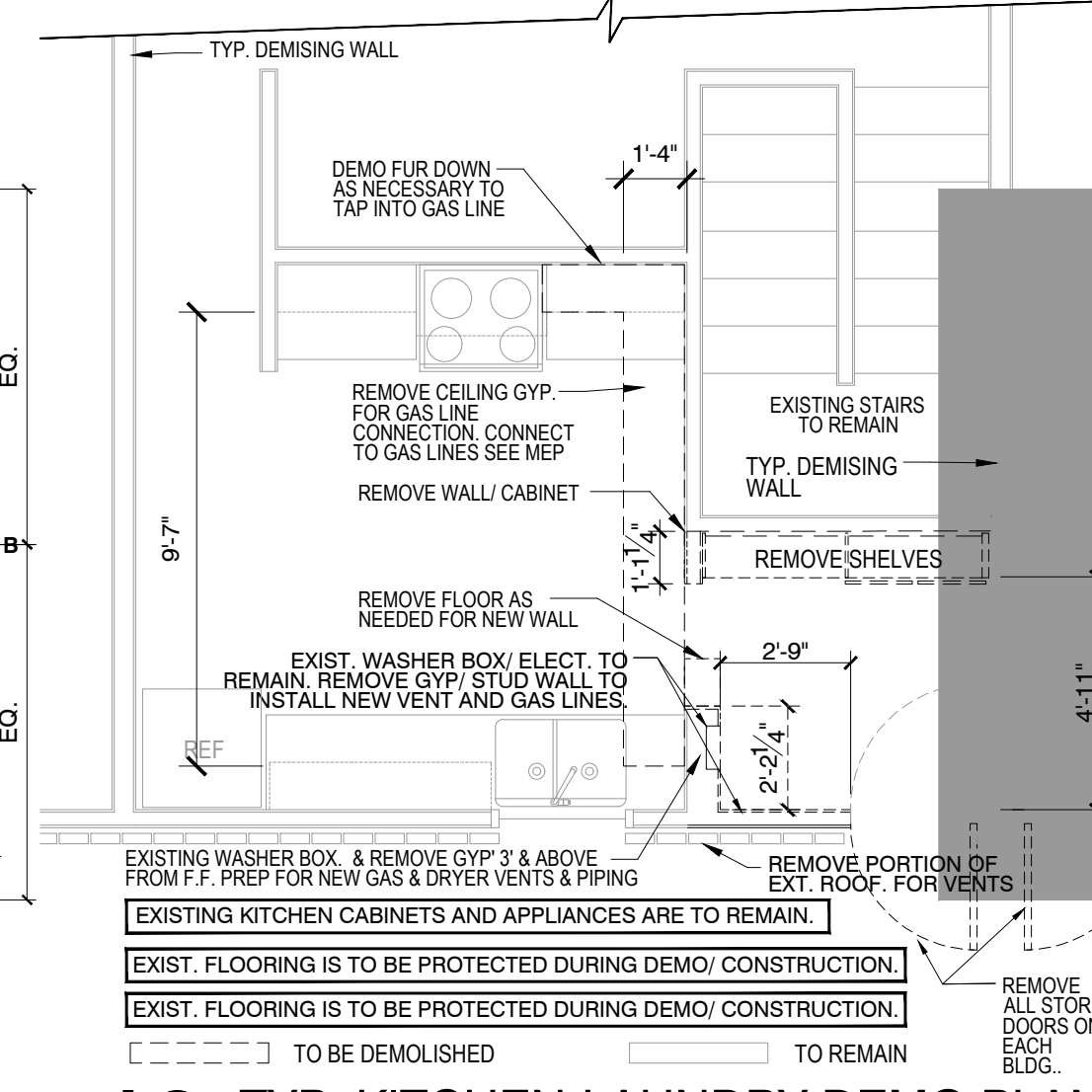
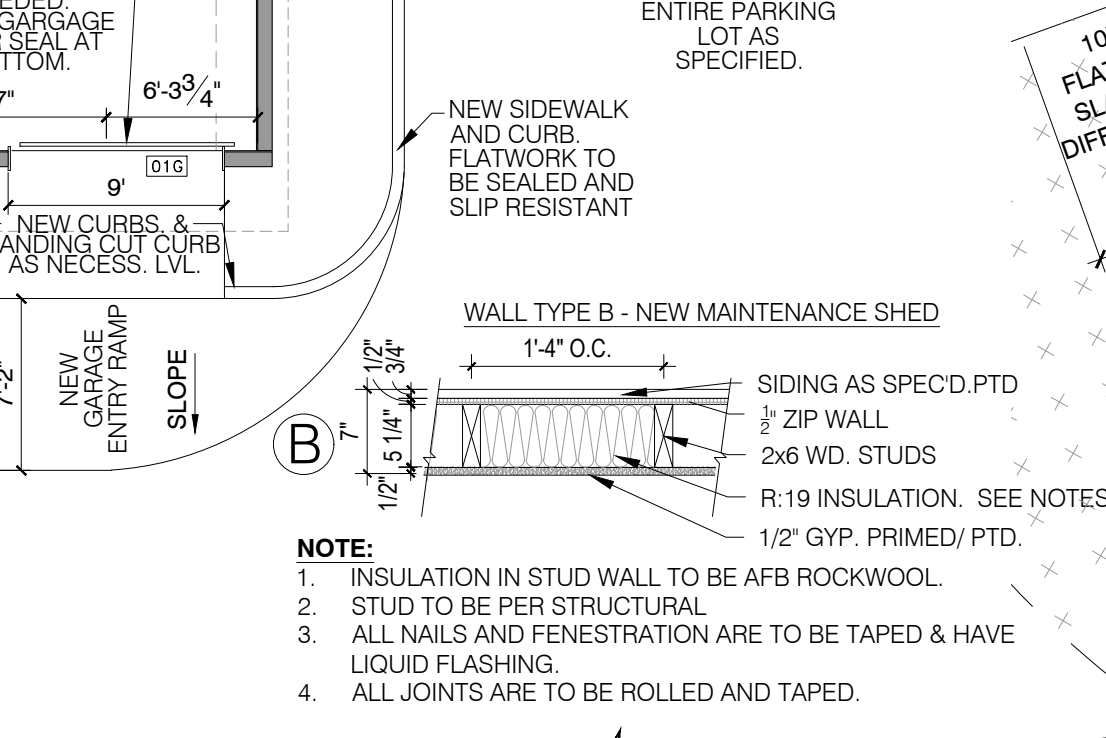
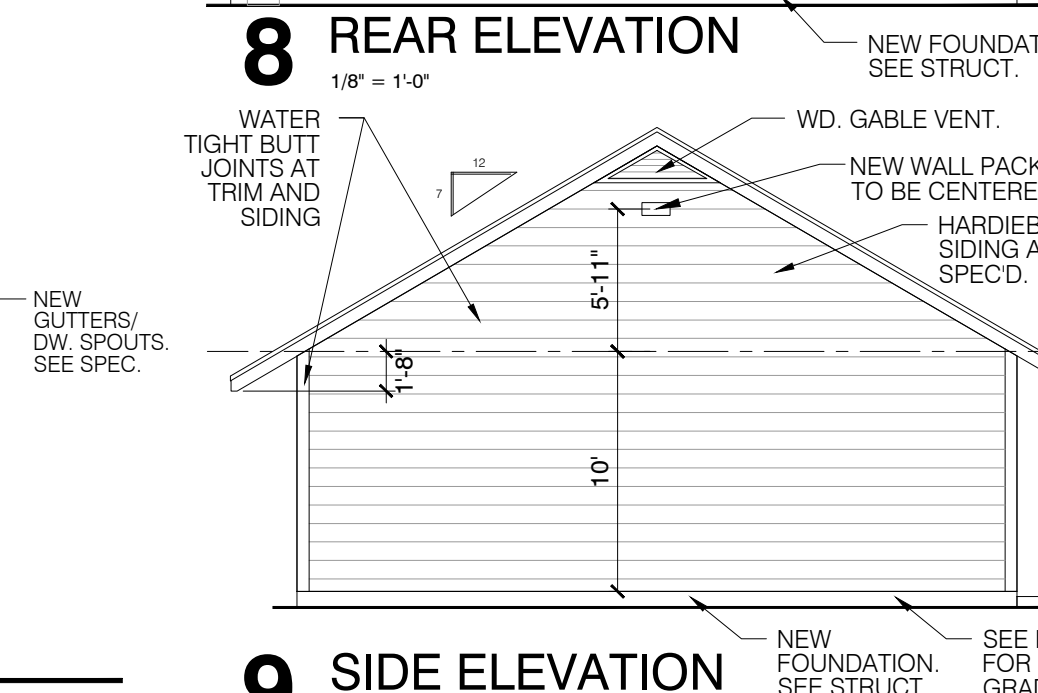
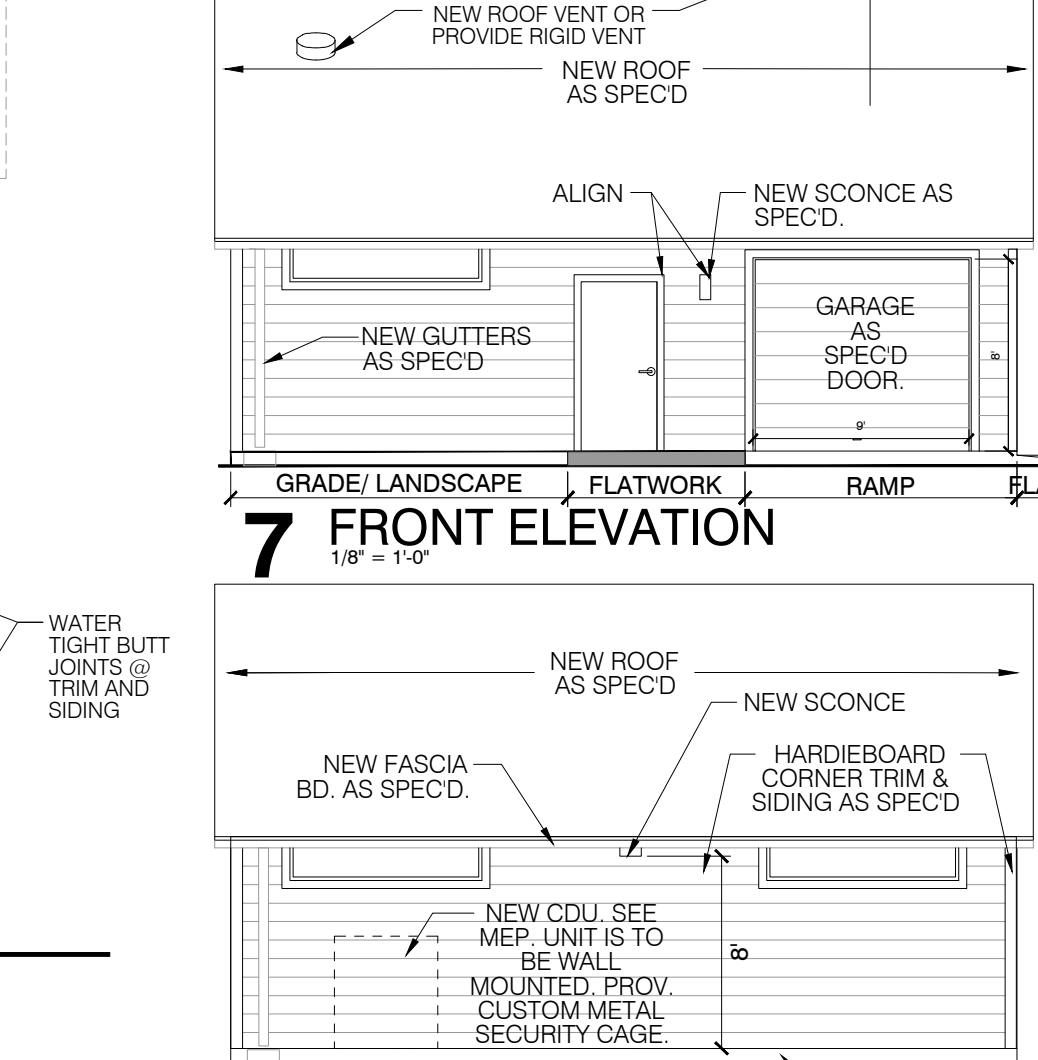
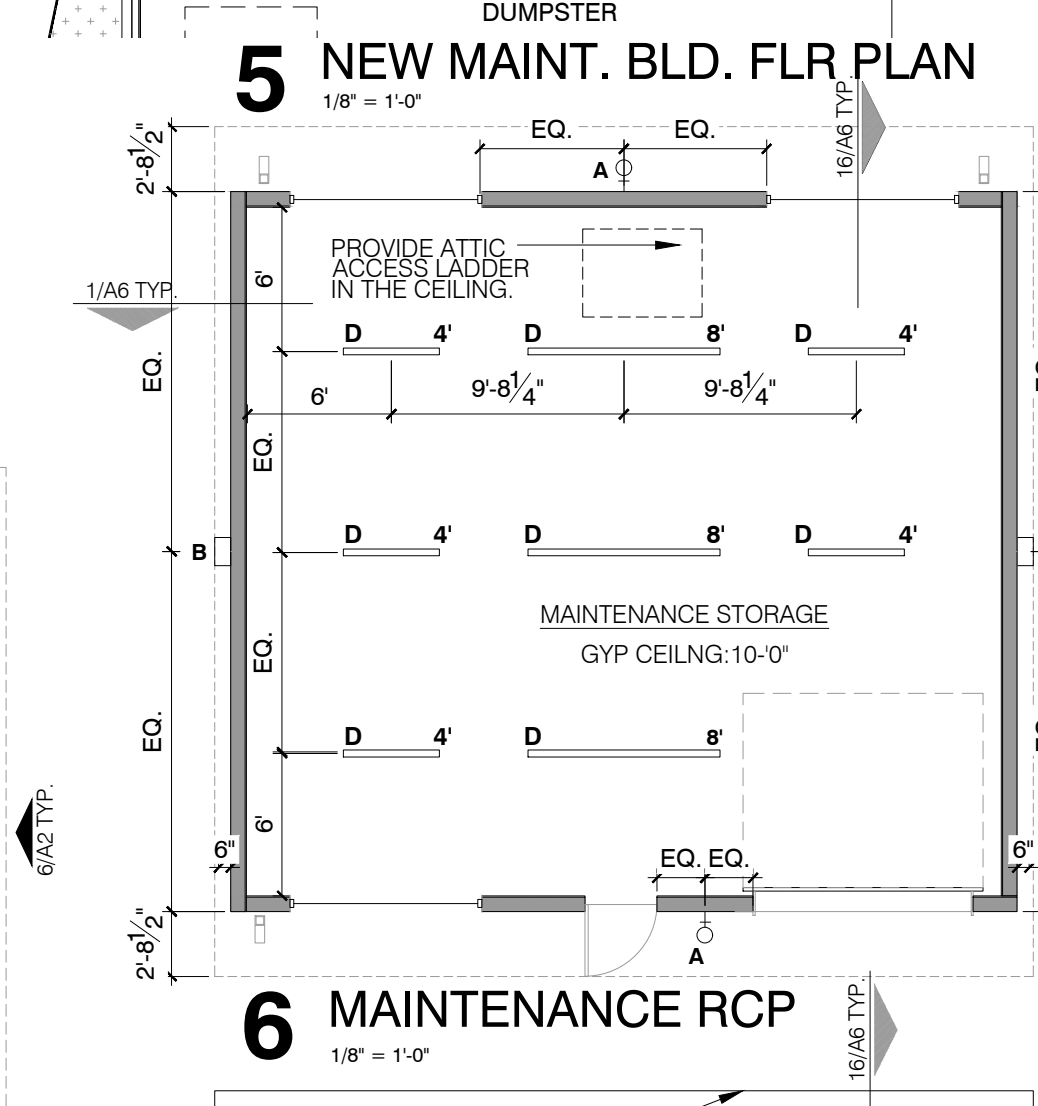
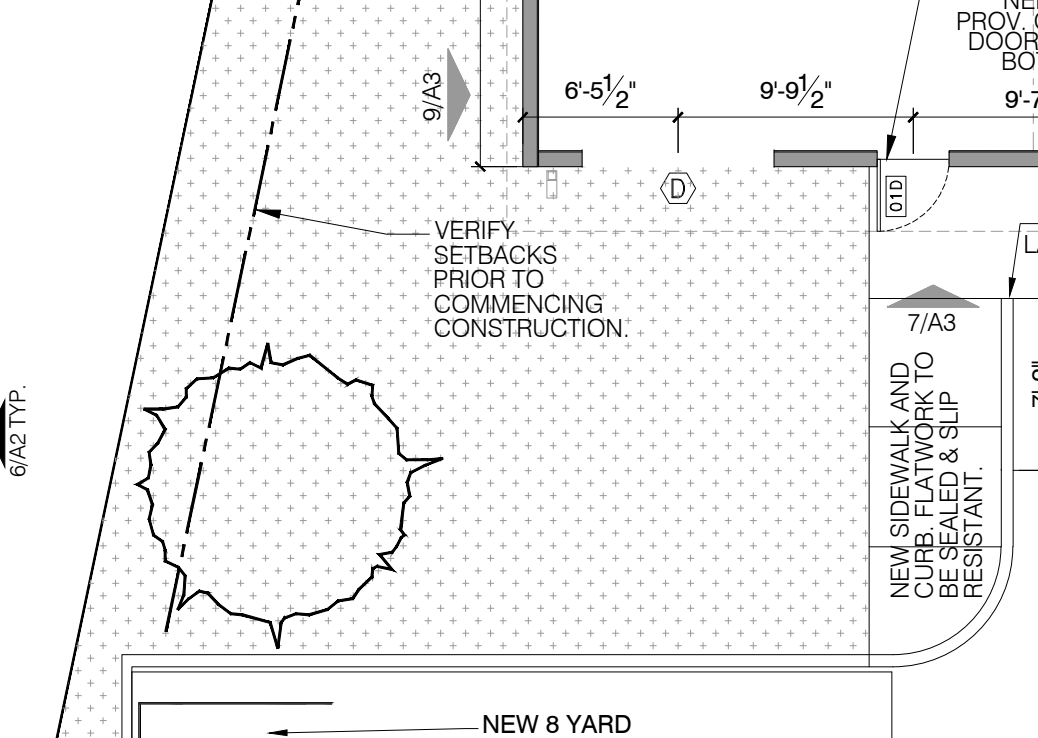
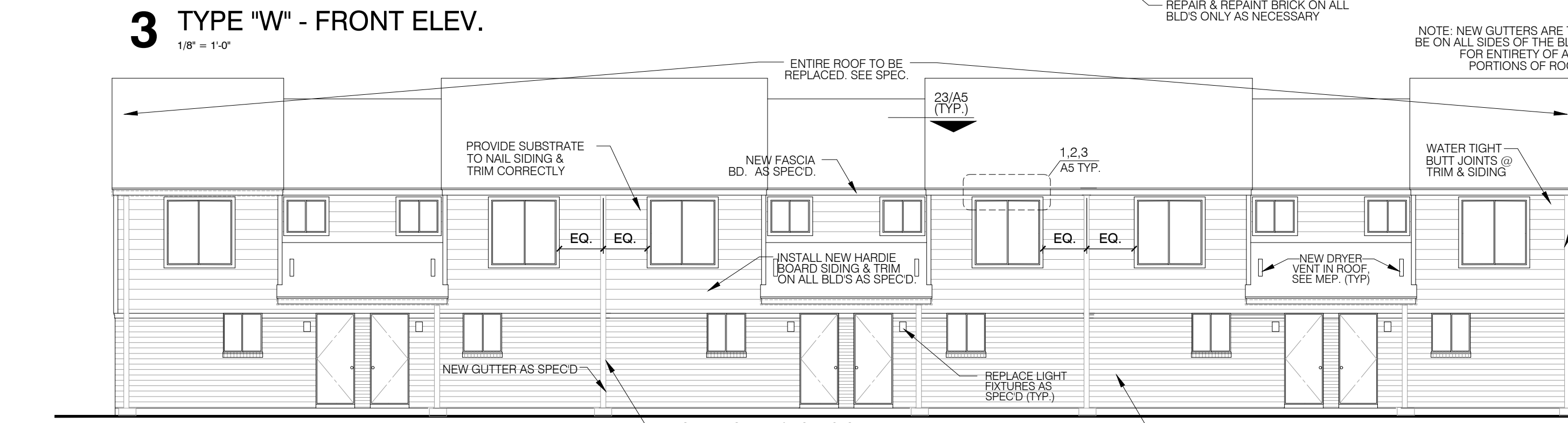
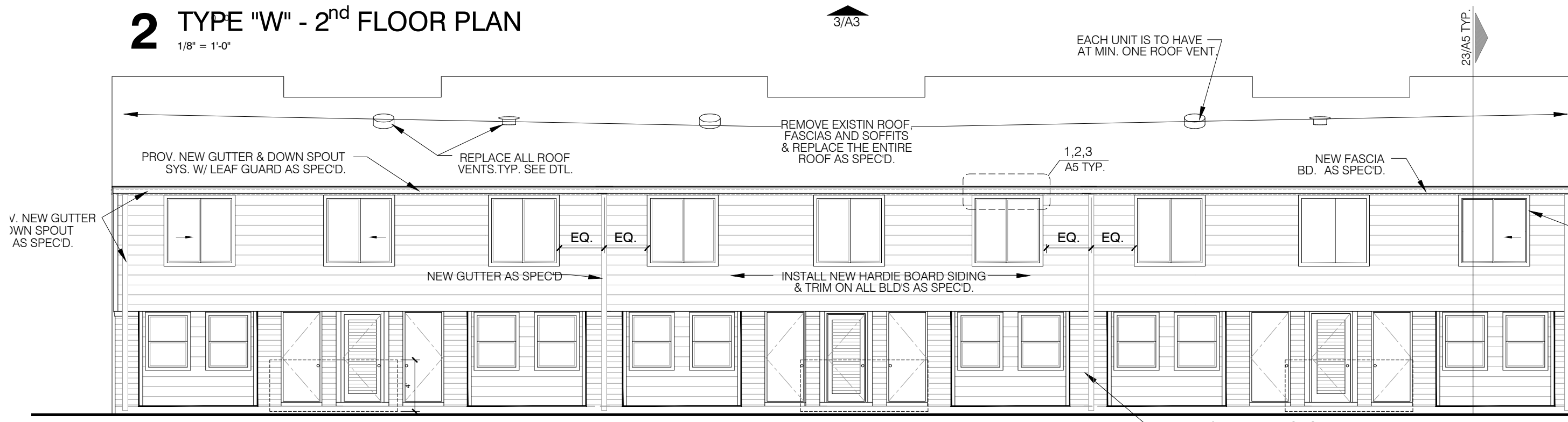
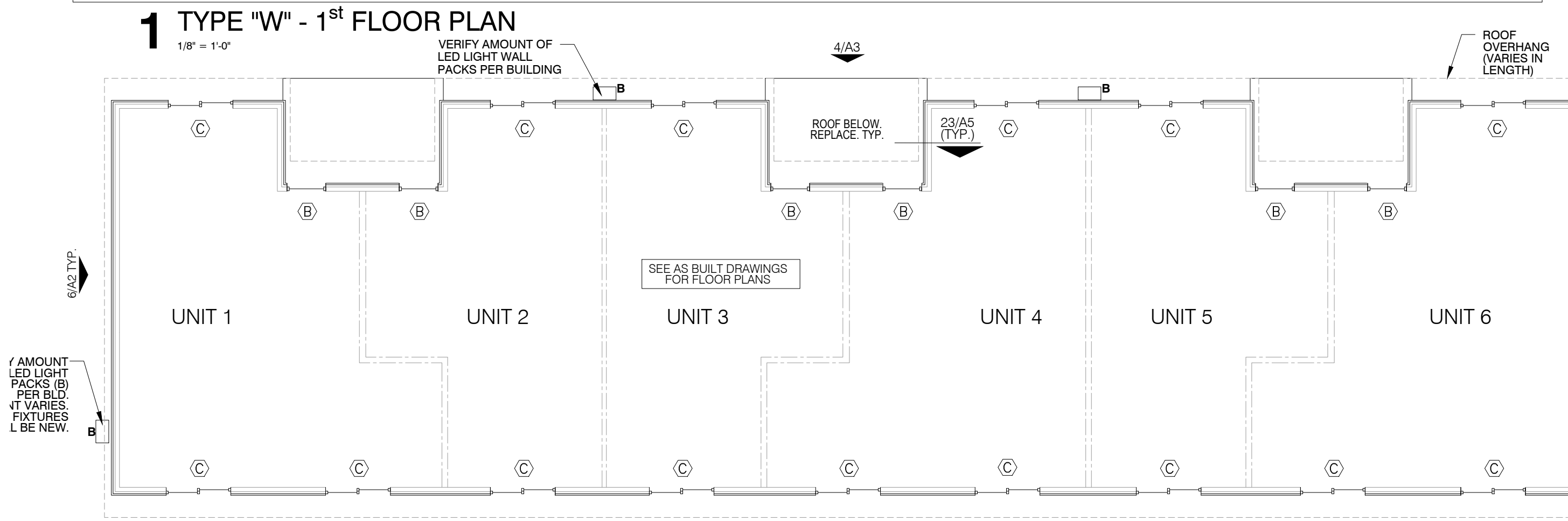
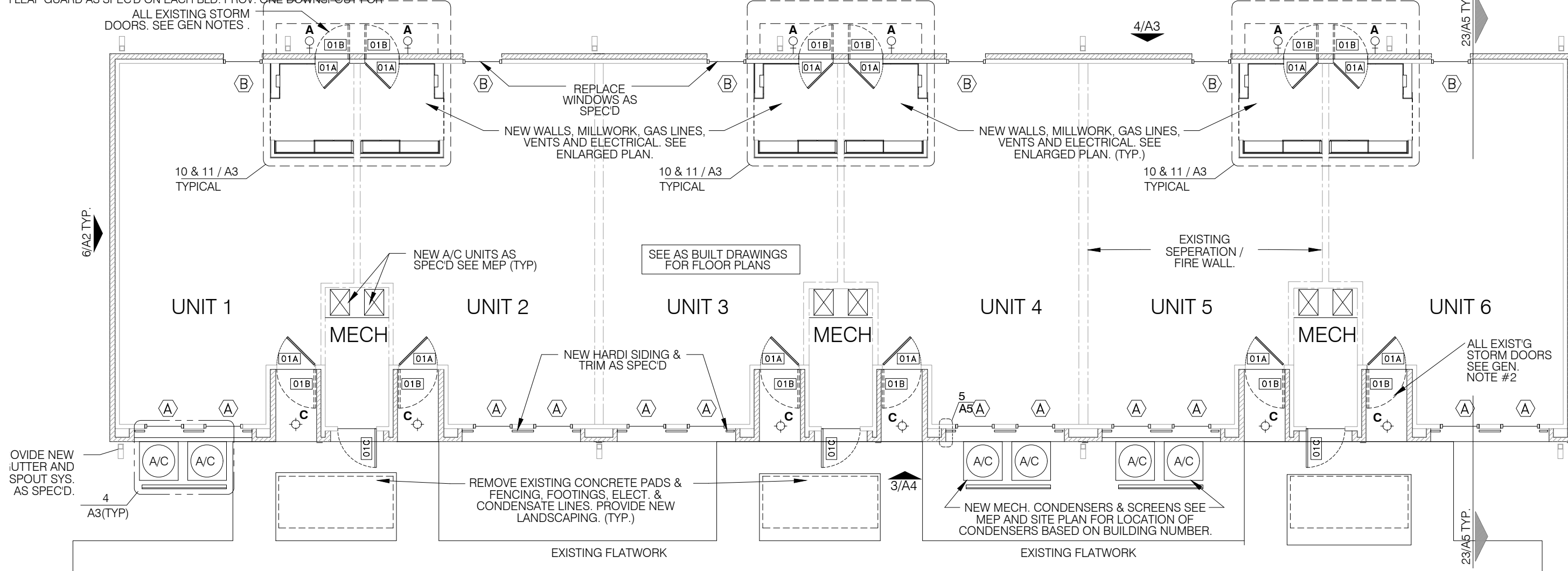
A/C & DUMPSTER SCREEN NOTES

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- ALL UNITS ARE TO HAVE NEW RELOCATED A/C UNITS.
- IF EXISTING SIDEWALKS ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR IS TO FIX THE SIDEWALK AT CONTRACTOR'S EXPENSE.
- ALL ELECT. & A/C LINES ARE TO BE FASTENED TO THE GROUND OR FENCE TO IBC, NEC STANDARDS.
- ALL SIDEWALKS THAT ARE UNLEVEL MORE THAN 2% OR PORTIONS OF FLATWORK THAT HAS A ELEVATION DIFFERENCE OF OVER 1/4" IS TO BE REPLACED. PROV. UNIT PRICE FOR REPLACEMENT OF FLATWORK.



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 4. FASCIA & AC RELOCATION - PROV. NEW FASCIA & RELOCATE CDUS AS SPEC'D. MECH. SCREENS AS SPEC'D. SEE SITE PLAN FOR LOCATIONS.
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 27. PROV. SMOKE ALARMS WITH CARBON MONOXIDE IN EVERY UNIT.
 28. ALL ROOF FLASHING IS TO BE TAPED TO ROOF UNDERLAYMENT.



SPRINKLE & CO. ARCHITECTS

1127/2024
DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

EXPIRATION: 10/31/24

1127/2024
DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

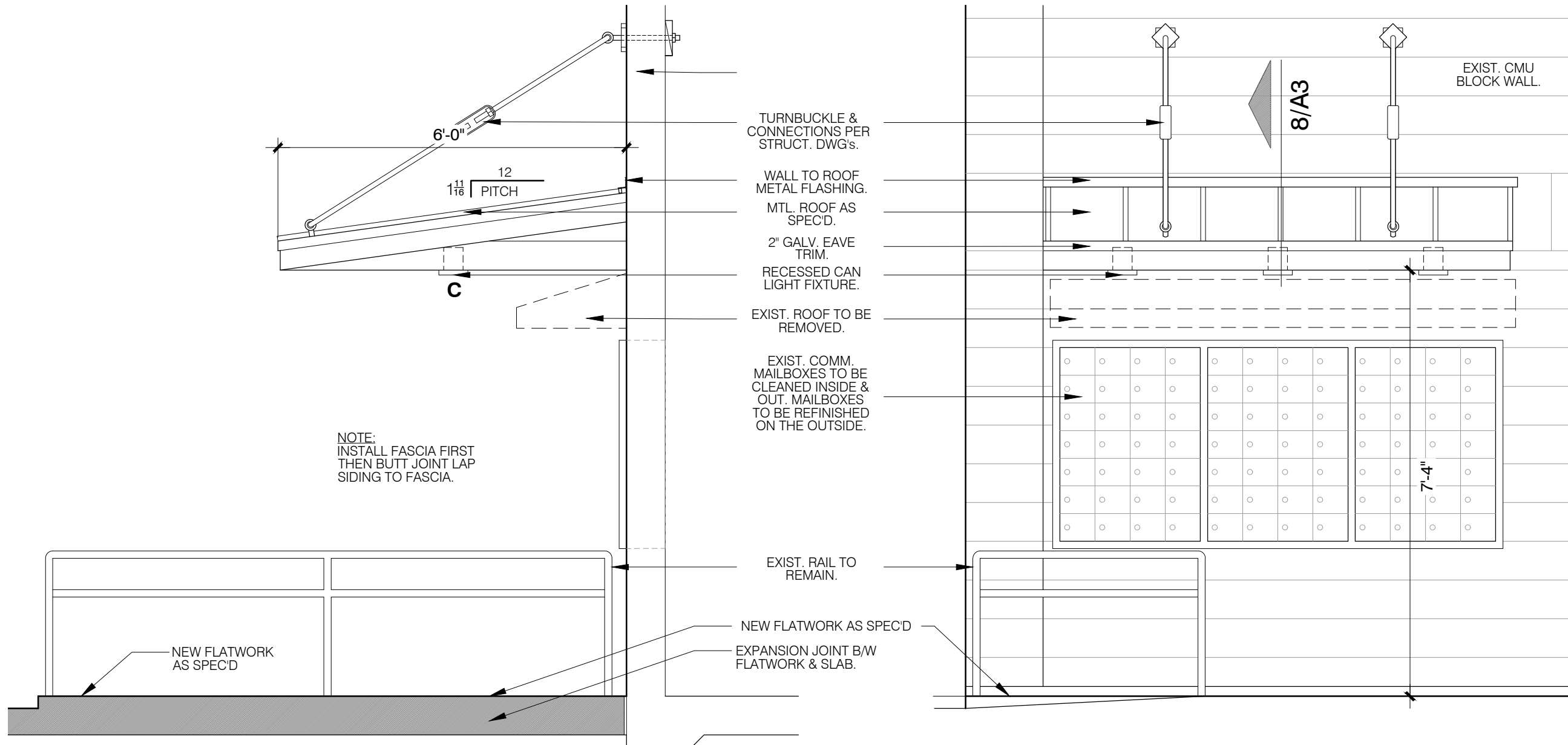
RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS

515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

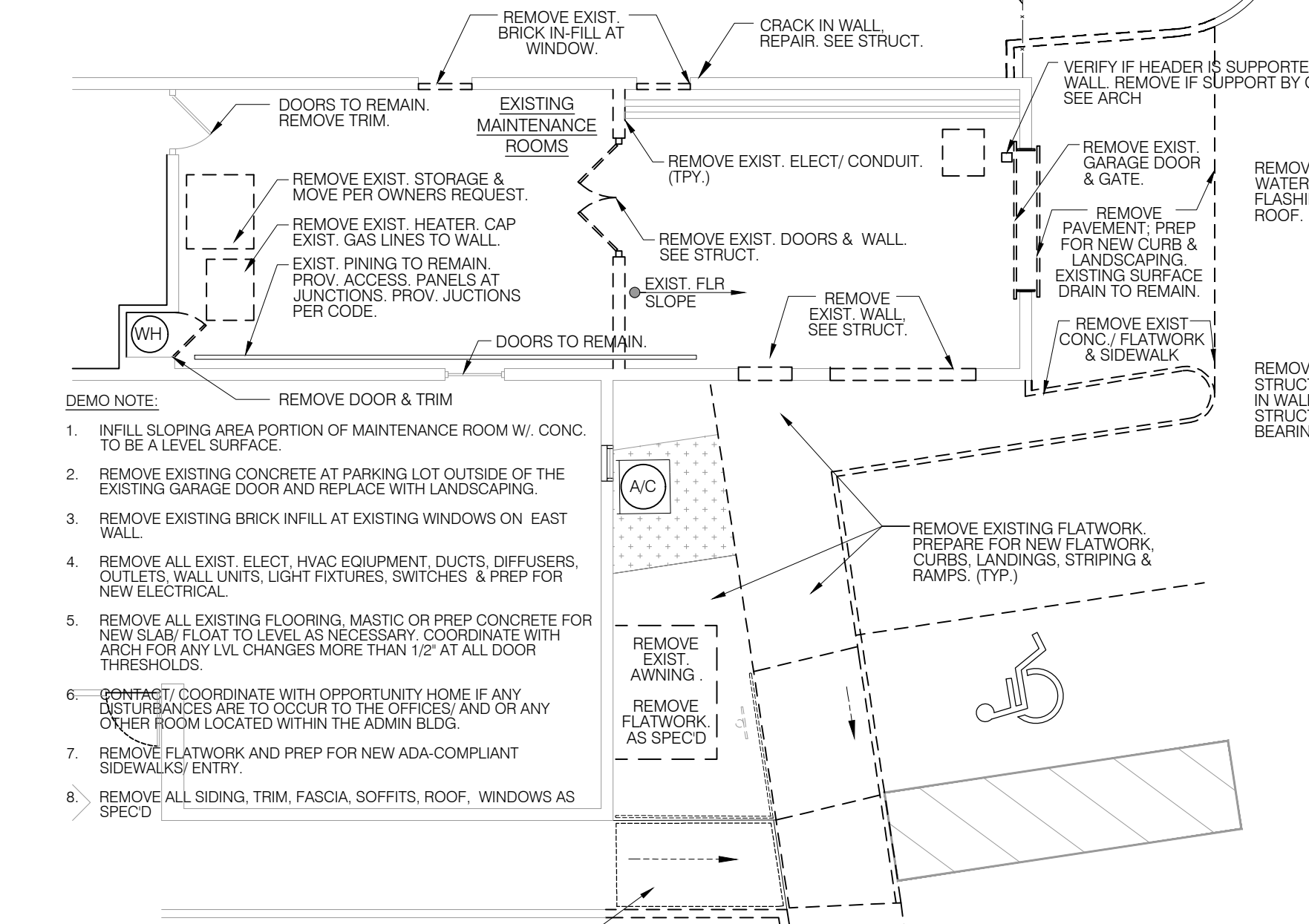
ISSUE DATE: 05.21.2024 - BID ISSUE

REVISIONS:

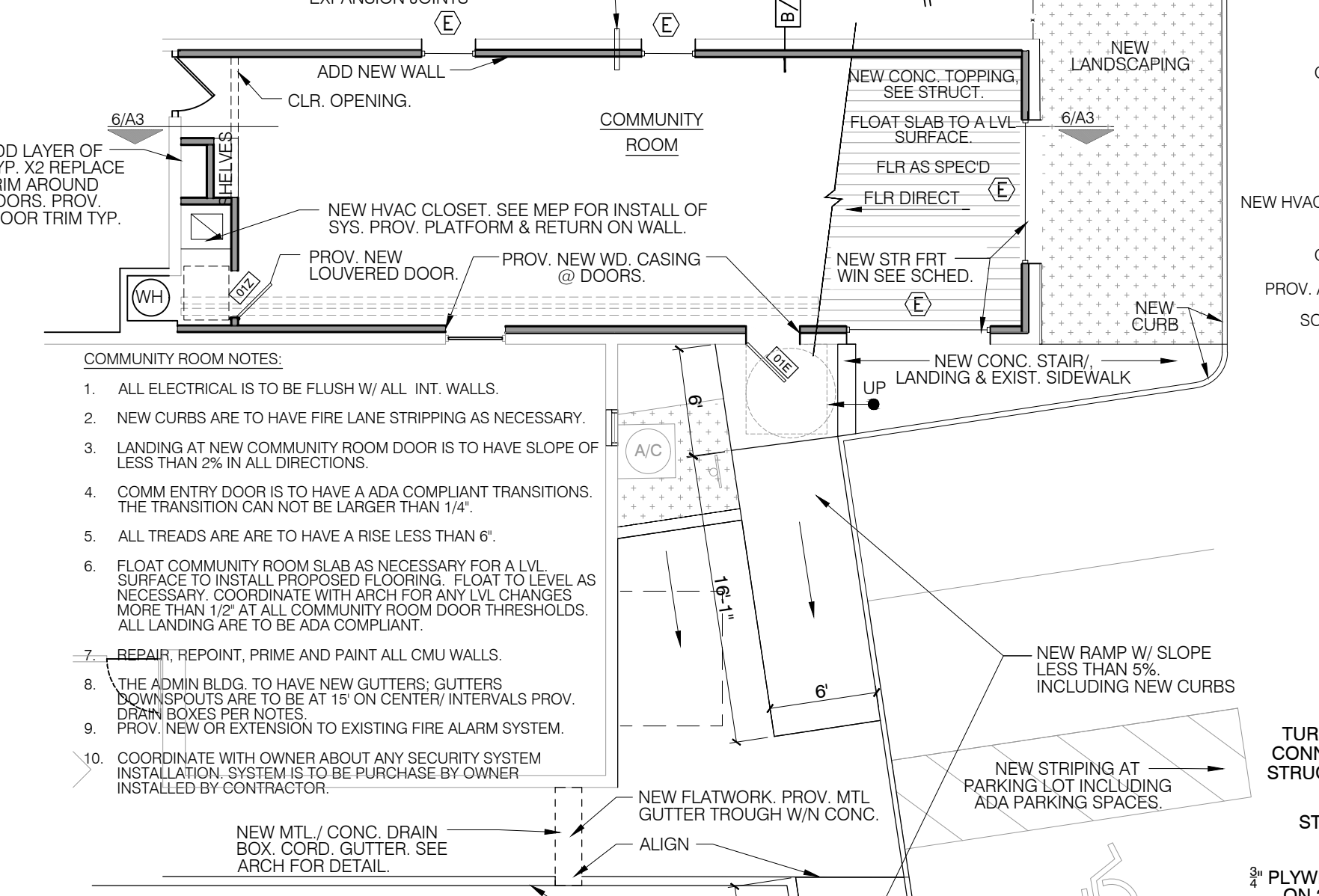
SHEET: **A3**



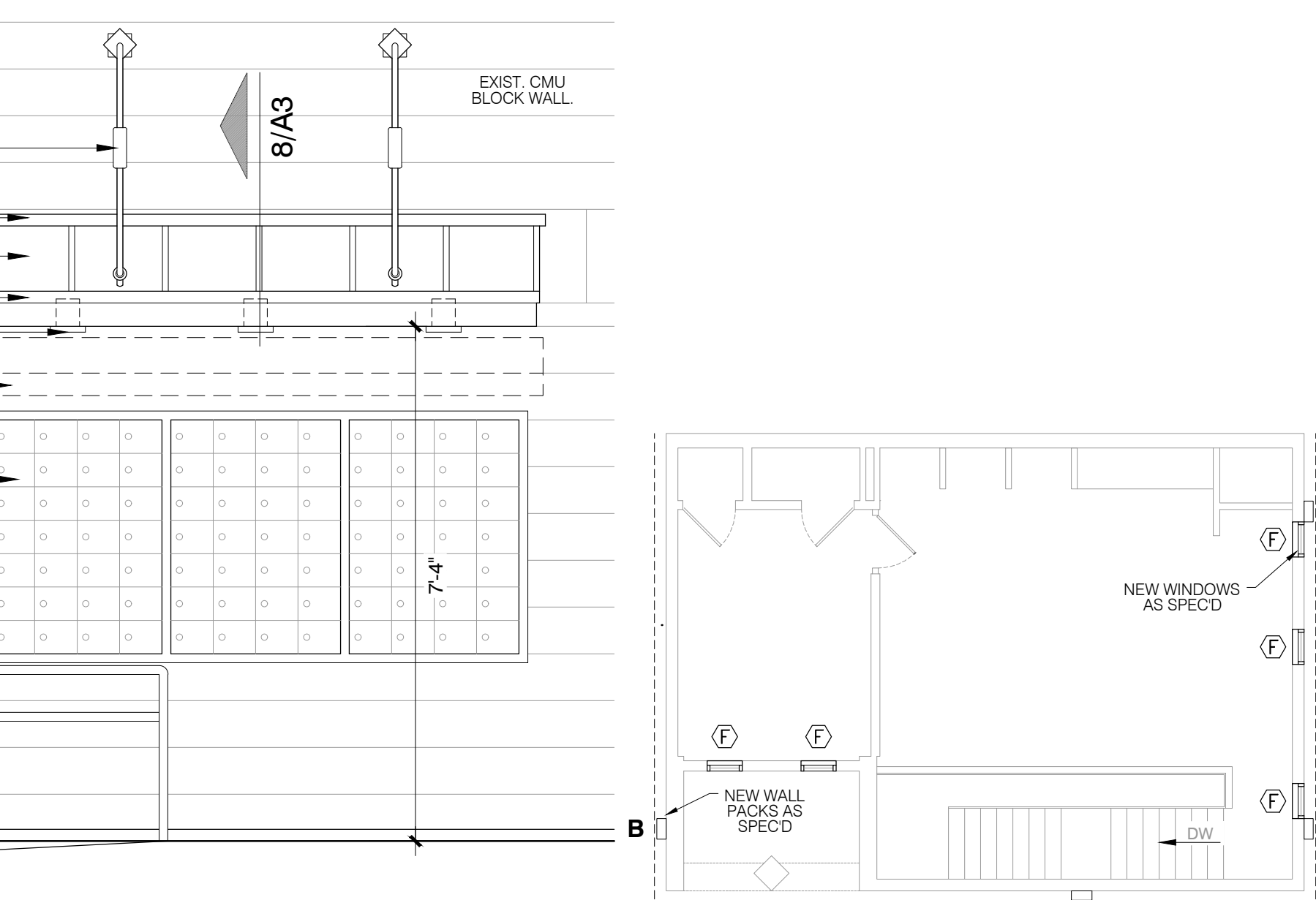
1 ADMIN. & MAINT. BLD. WALL TYPES
3/4" = 1'-0"



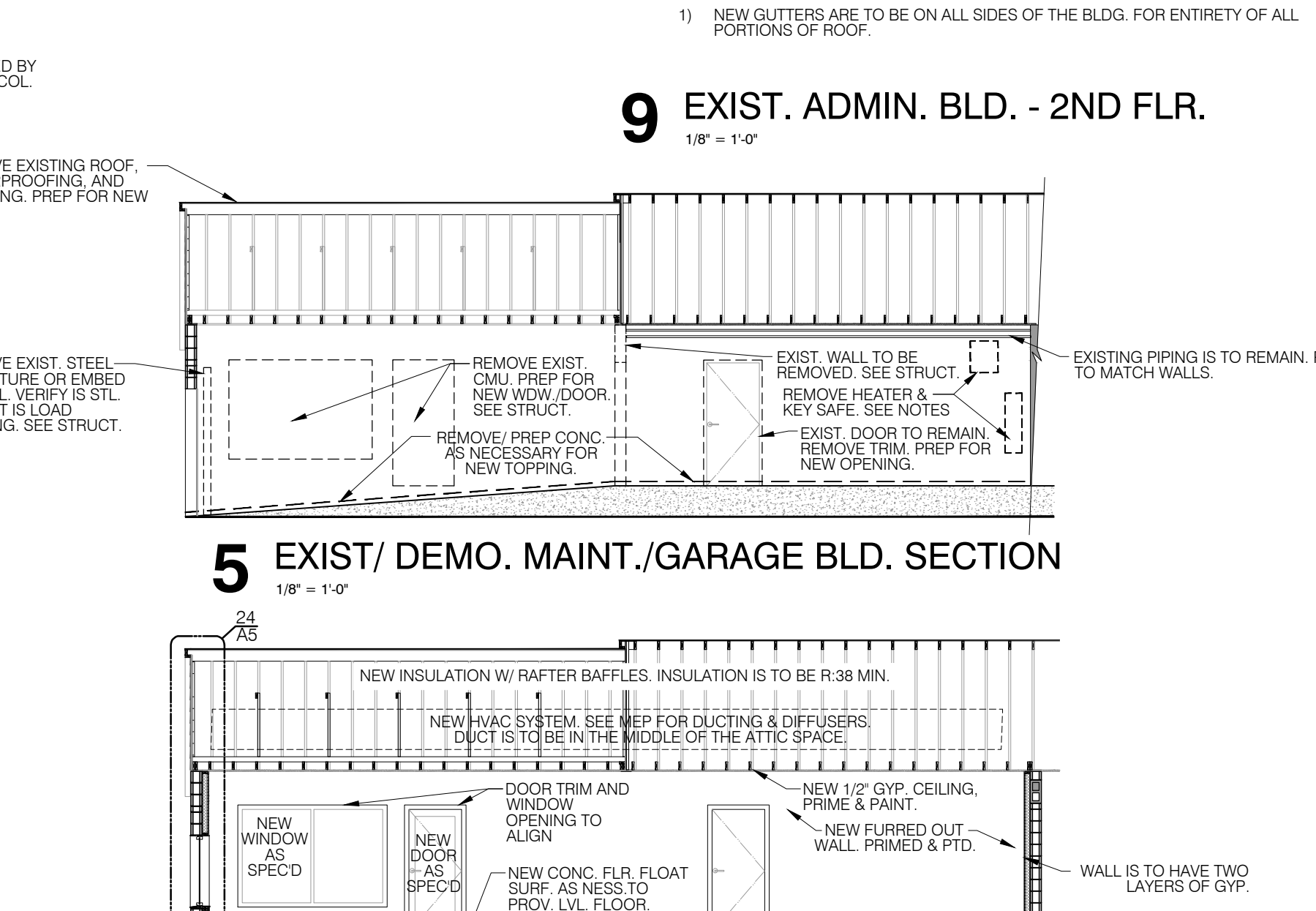
2 MAINT. BLD. - DEMO FLR. PLAN
1/8" = 1'-0"



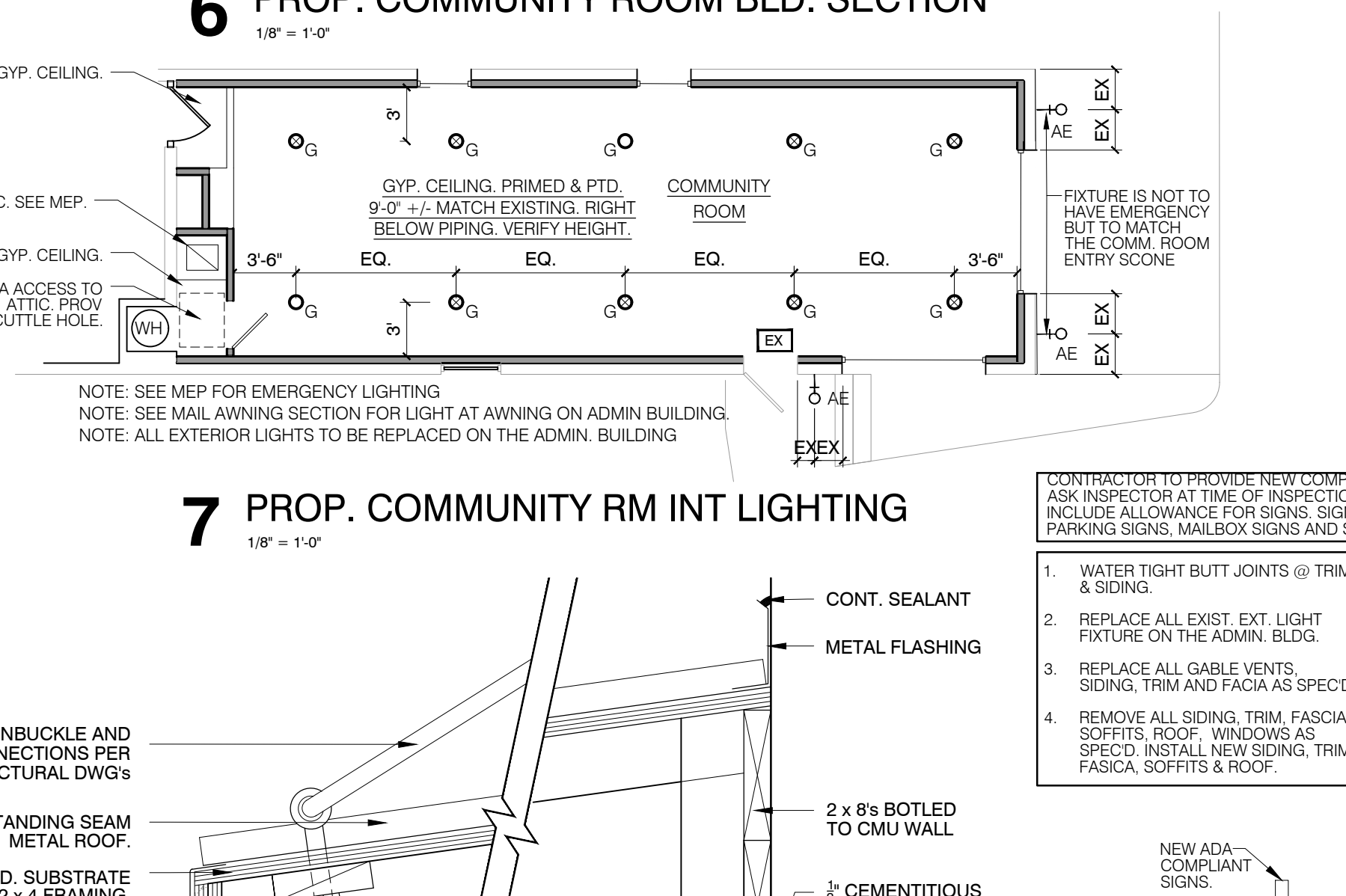
3 PROP. COMM. RM. FLR. PLAN
1/8" = 1'-0"



4 ADMIN. & MAINT. BLD. WALL TYPES
3/4" = 1'-0"



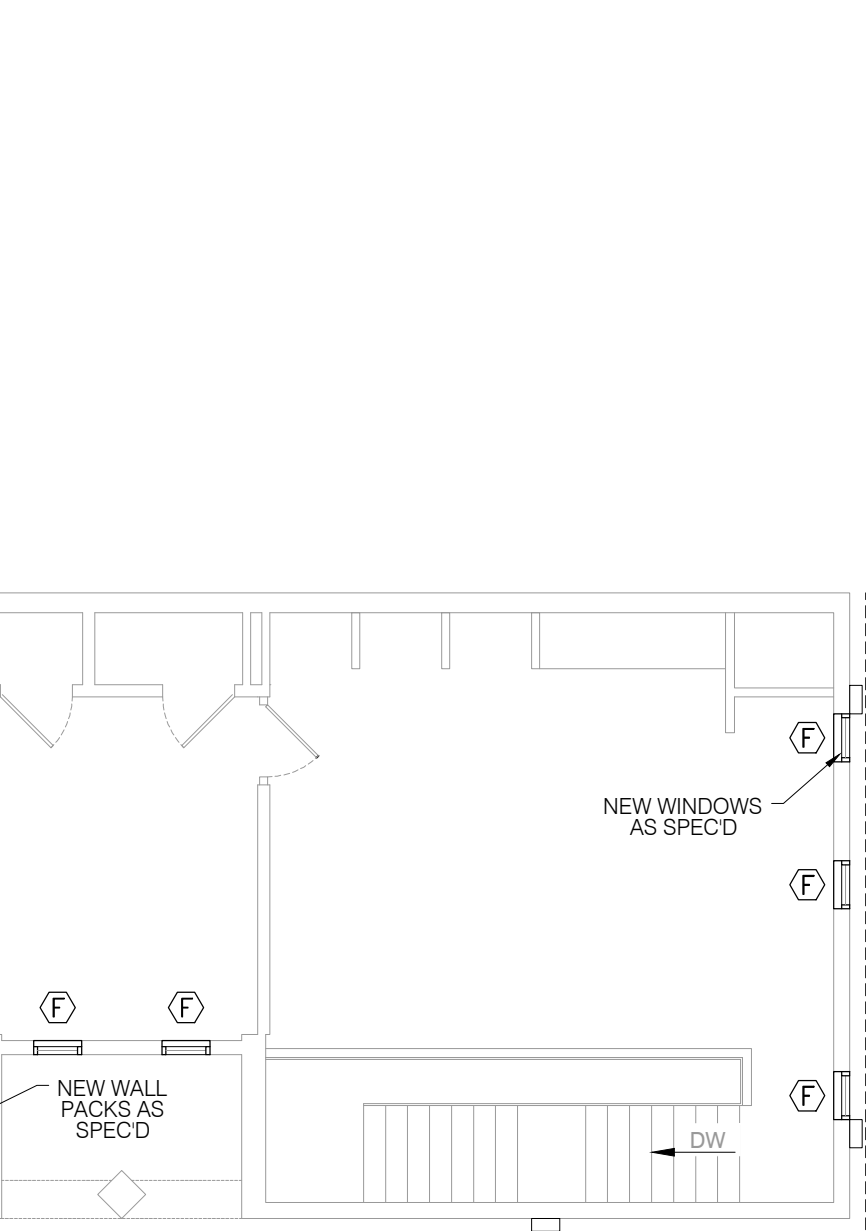
5 EXIST/ DEMO. MAINT./GARAGE BLD. SECTION
1/8" = 1'-0"



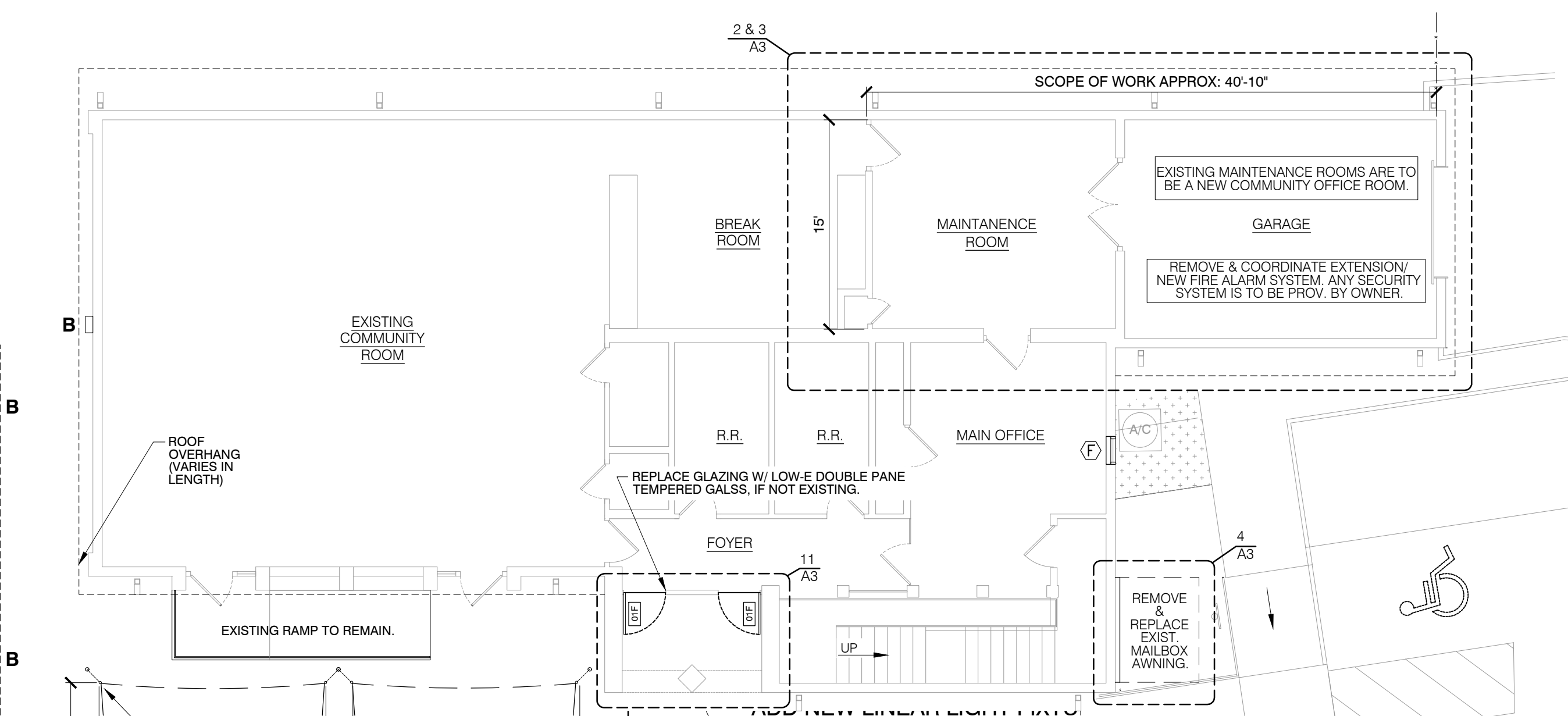
6 PROP. COMMUNITY ROOM BLD. SECTION
1/8" = 1'-0"



7 PROP. COMMUNITY RM INT LIGHTING
1/8" = 1'-0"

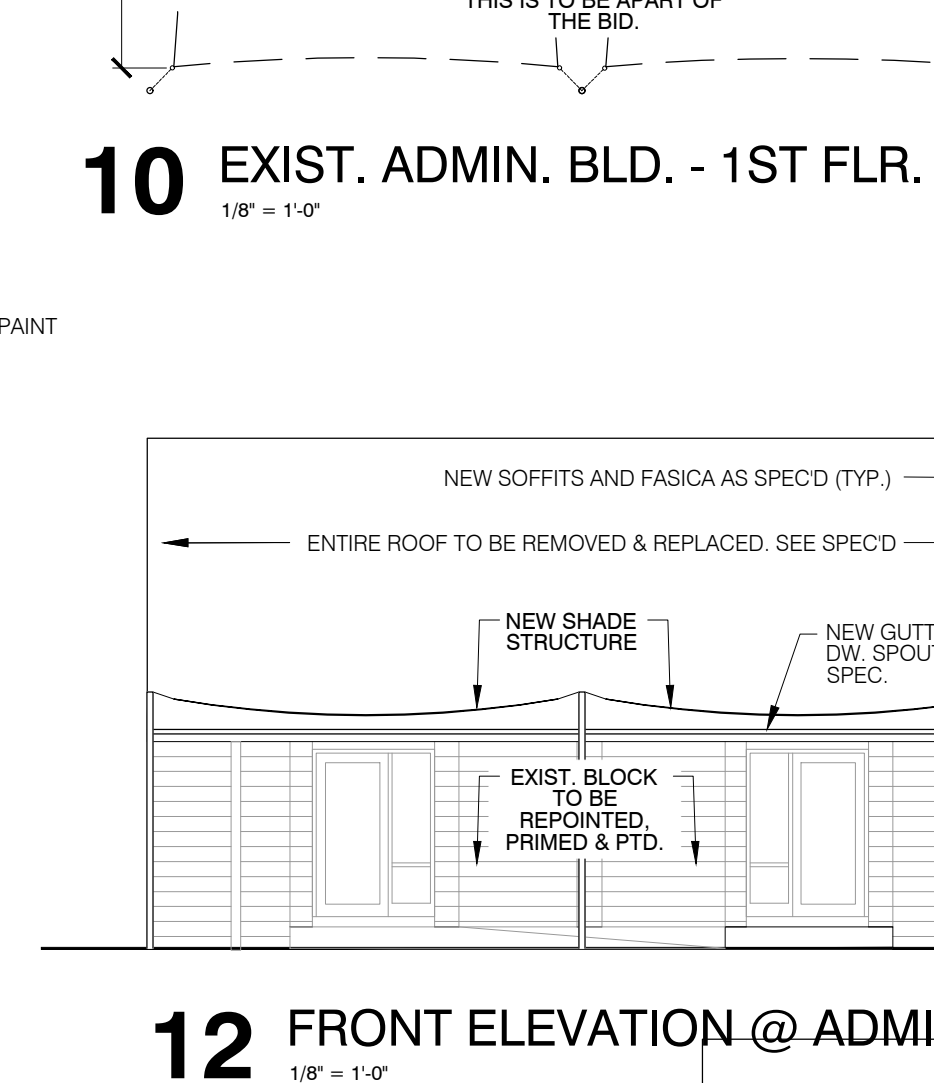


8 AWNING EAVE DTL. @ COMM. MAILBOX
1-1/2" = 1'-0"

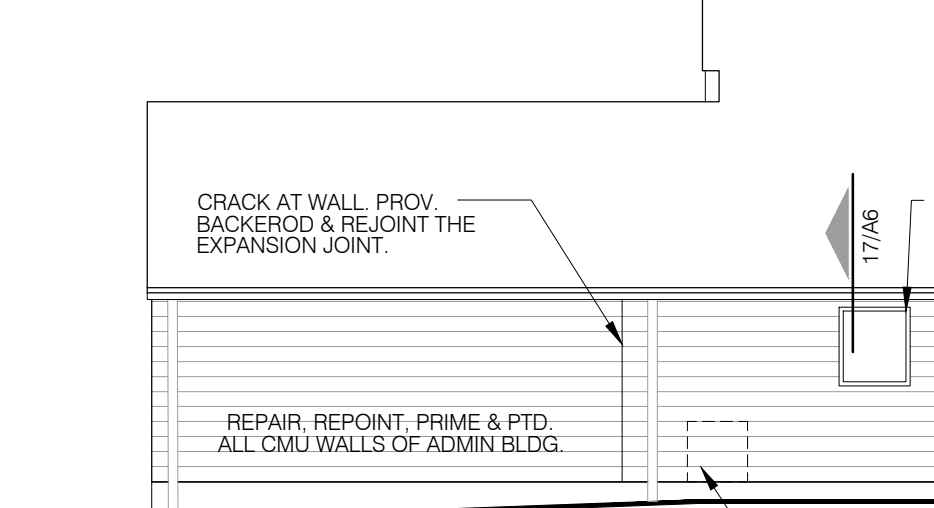


9 EXIST. ADMIN. BLD. - 2ND FLR.
1/8" = 1'-0"

10 EXIST. ADMIN. BLD. - 1ST FLR.
1/8" = 1'-0"

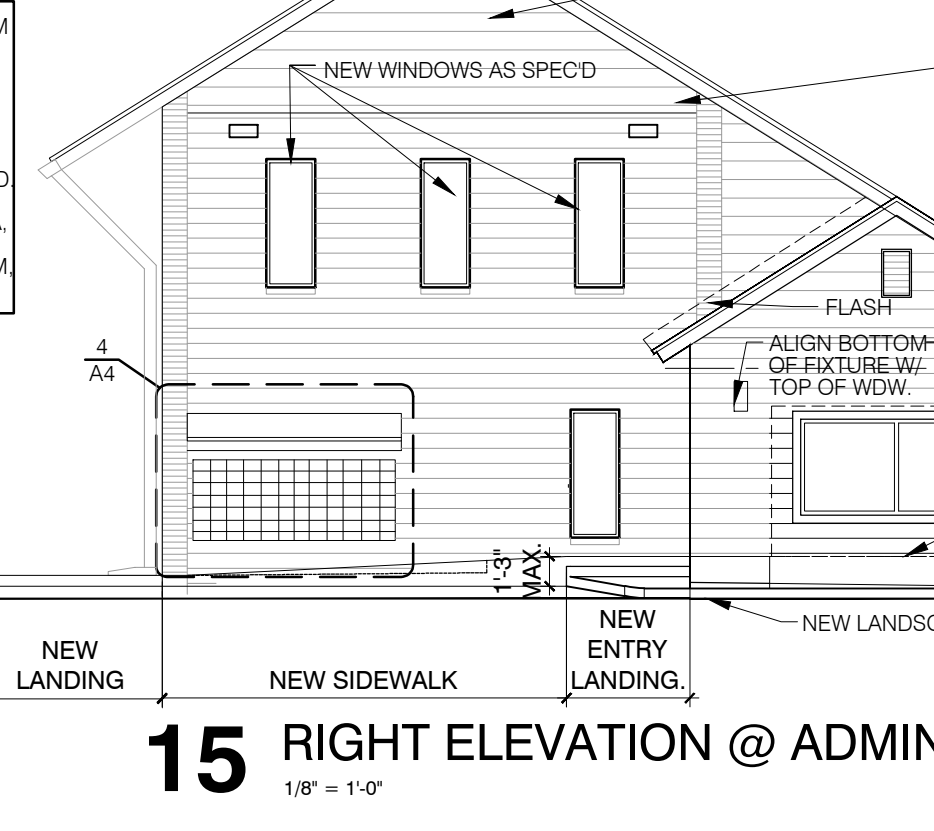


11 ADMIN. VESTIBULE RCP
1/4" = 1'-0"

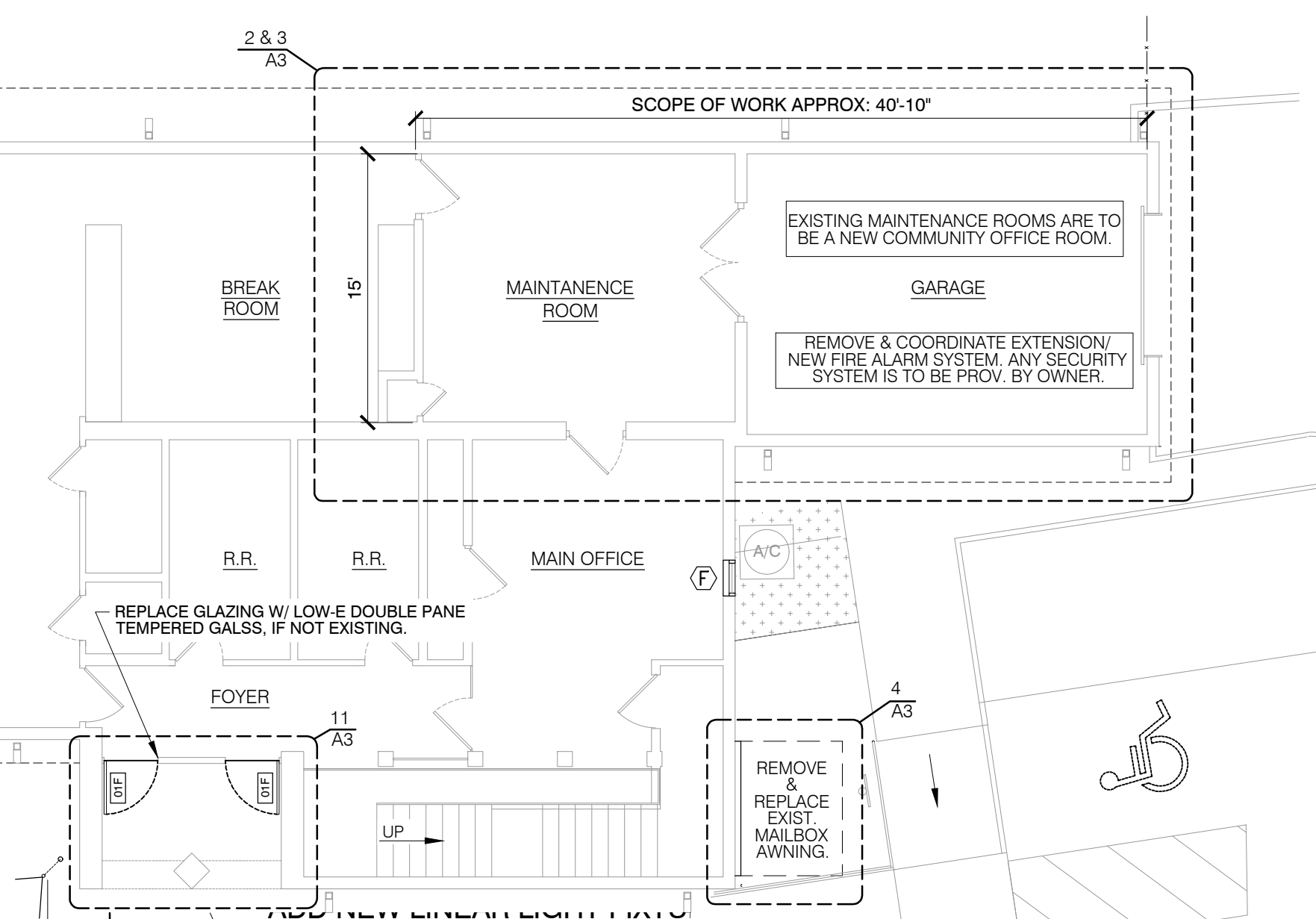


12 FRONT ELEVATION @ ADMIN. BLD.
1/8" = 1'-0"

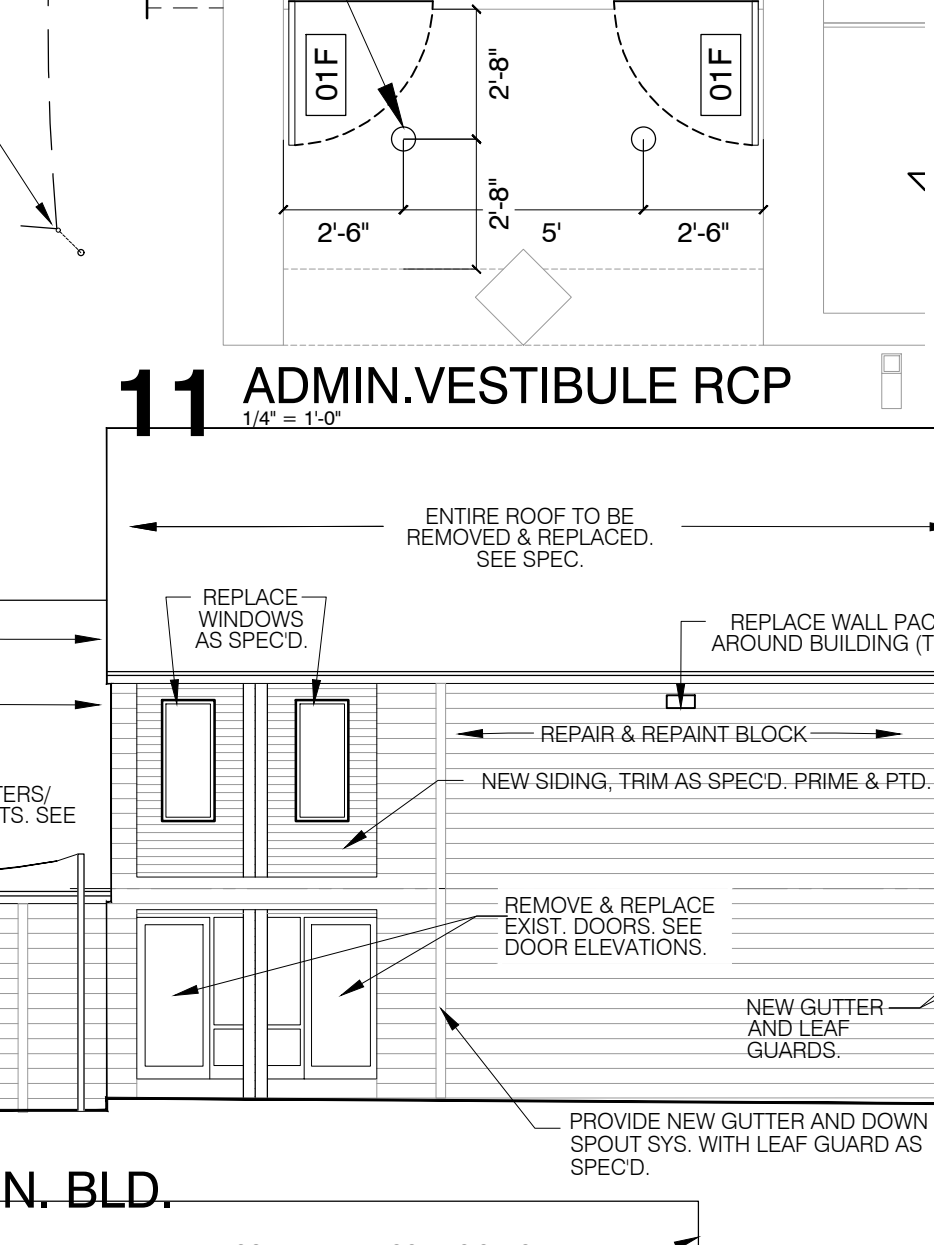
13 REAR ELEVATION @ ADMIN. BLD.
1/8" = 1'-0"



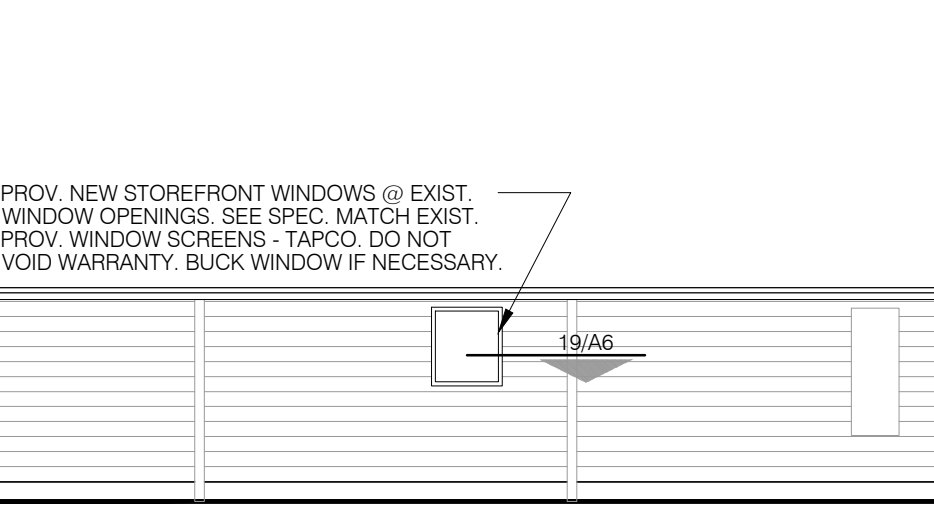
15 RIGHT ELEVATION @ ADMIN. BLD.
1/8" = 1'-0"



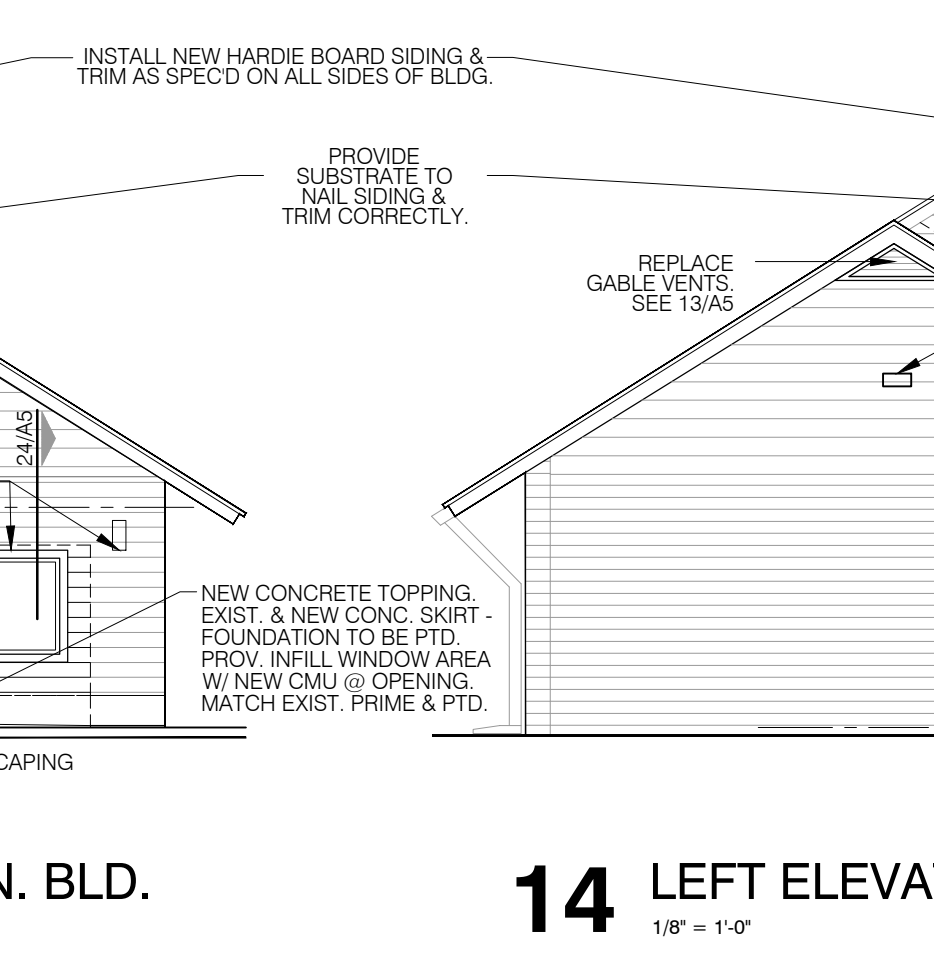
11 ADMIN. VESTIBULE RCP
1/4" = 1'-0"



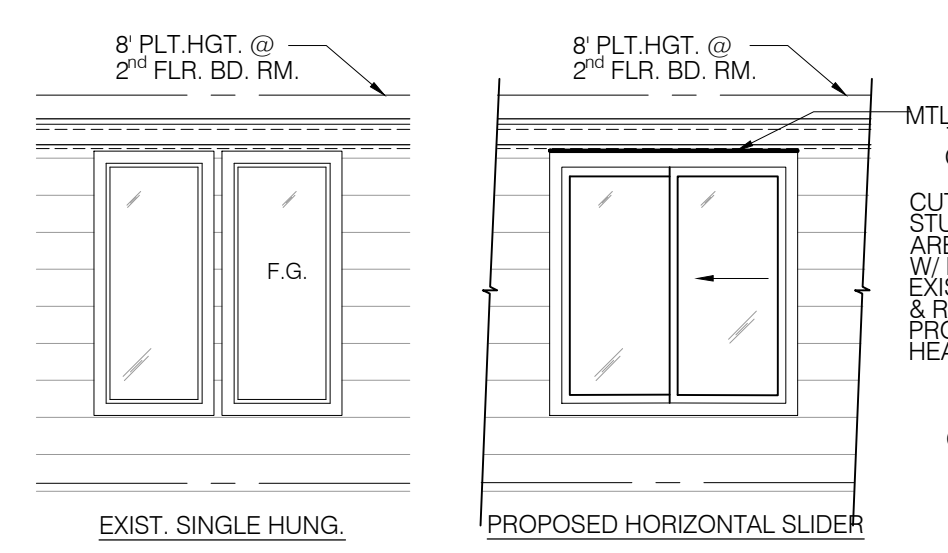
12 FRONT ELEVATION @ ADMIN. BLD.
1/8" = 1'-0"



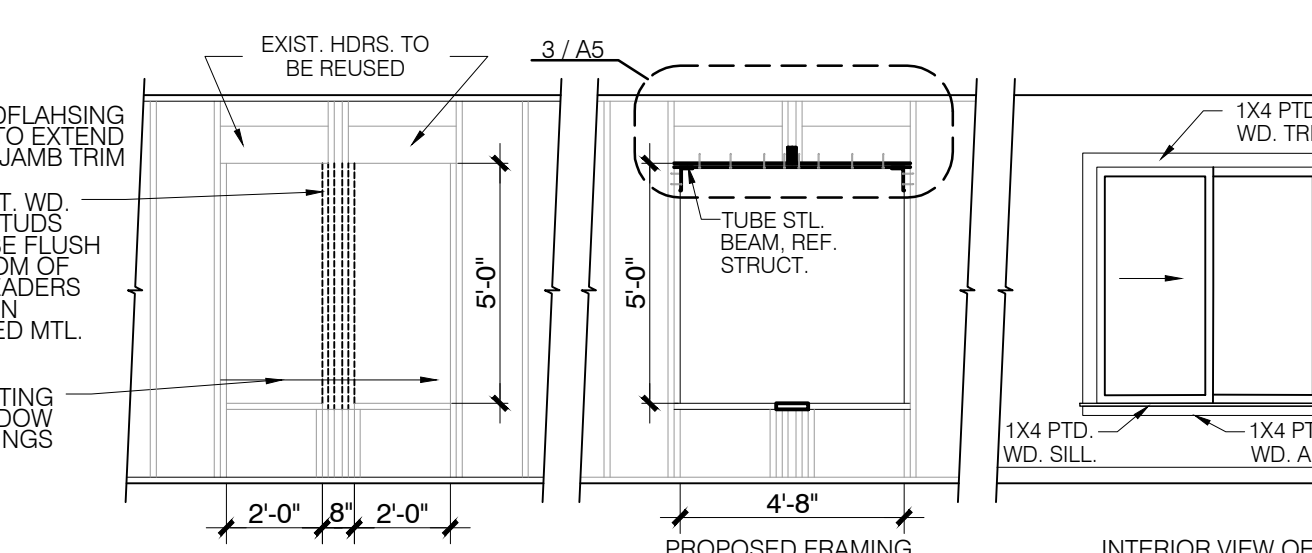
13 REAR ELEVATION @ ADMIN. BLD.
1/8" = 1'-0"



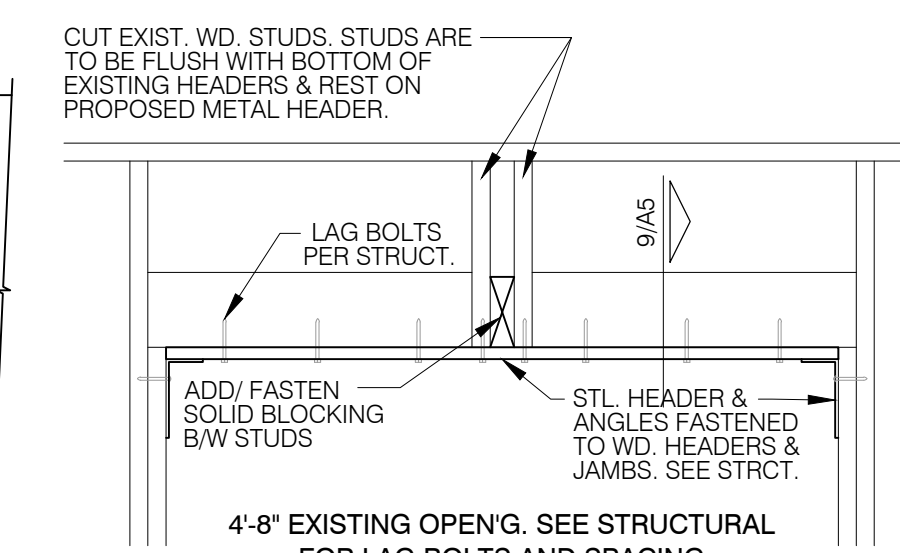
14 LEFT ELEVATION @ ADMIN. BLD.
1/8" = 1'-0"



1 2ND FLR. SLIDING WDW. ELEVATION
1/4" = 1'-0"

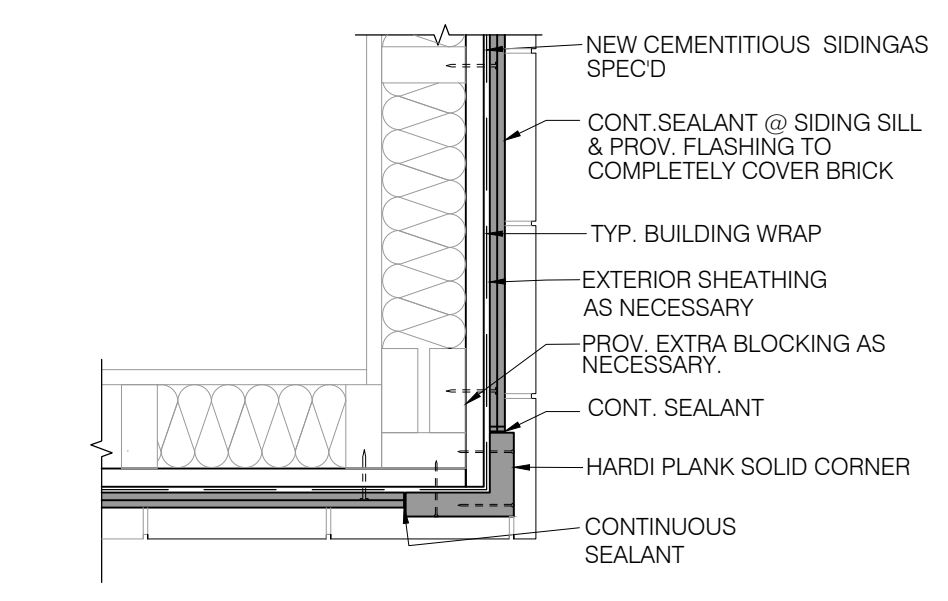


2 2ND FLR. SLIDING FRAME REPLACEMENT
1/4" = 1'-0"

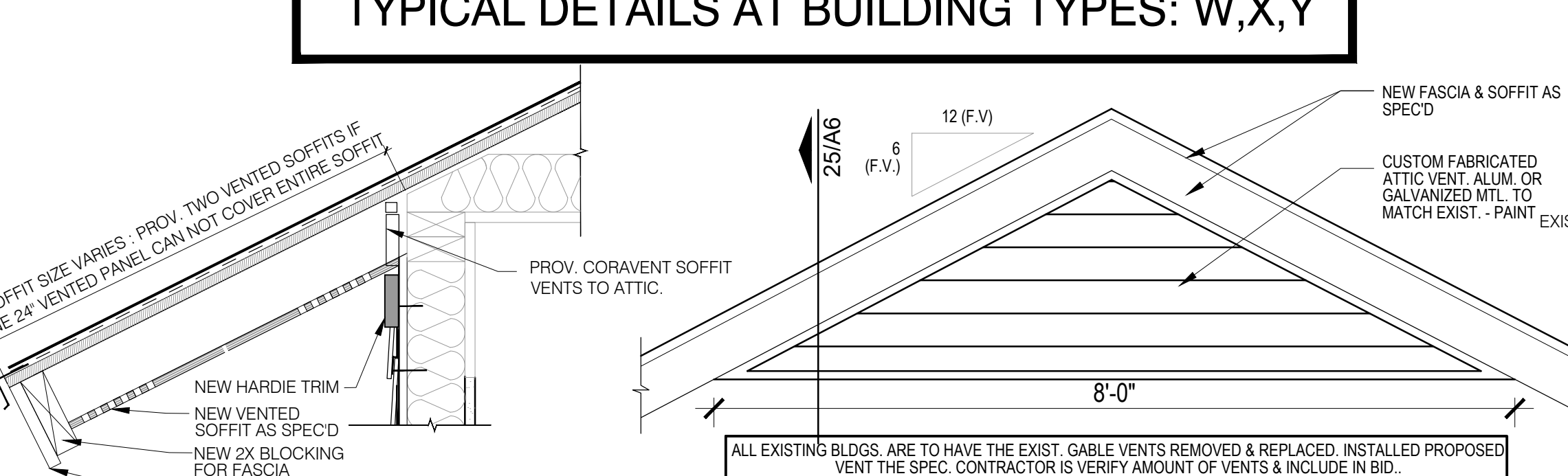


3 NEW STL HEADER/ SLIDING WIND. HEAD
3/4" = 1'-0"

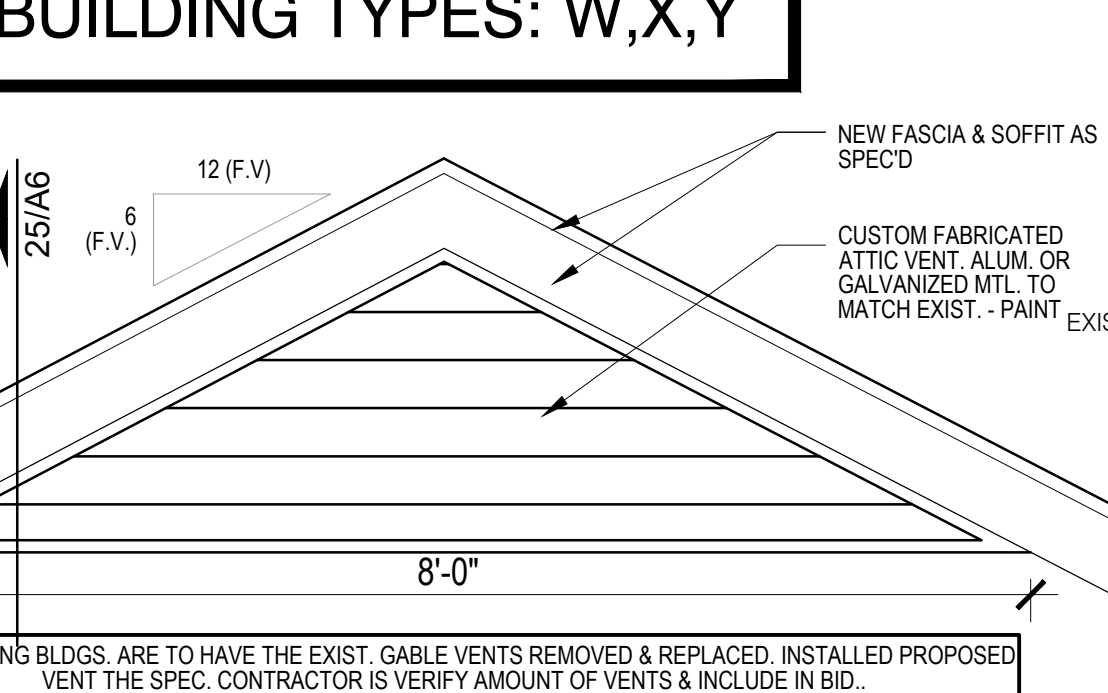
TYPICAL DETAILS AT BUILDING TYPES: W,X,Y



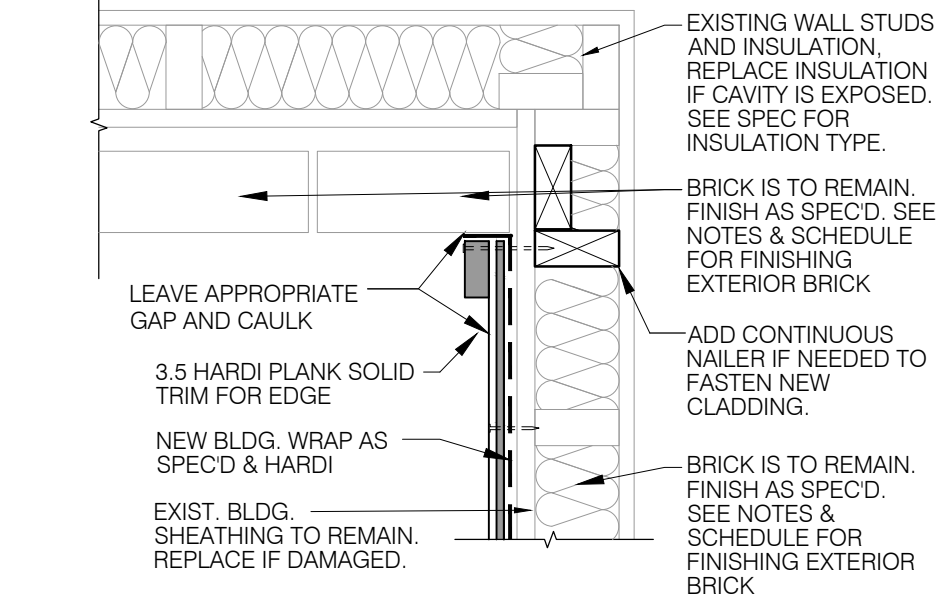
4 SIDING AT OUTSIDE CORNER DTL.
1-1/2" = 1'-0"



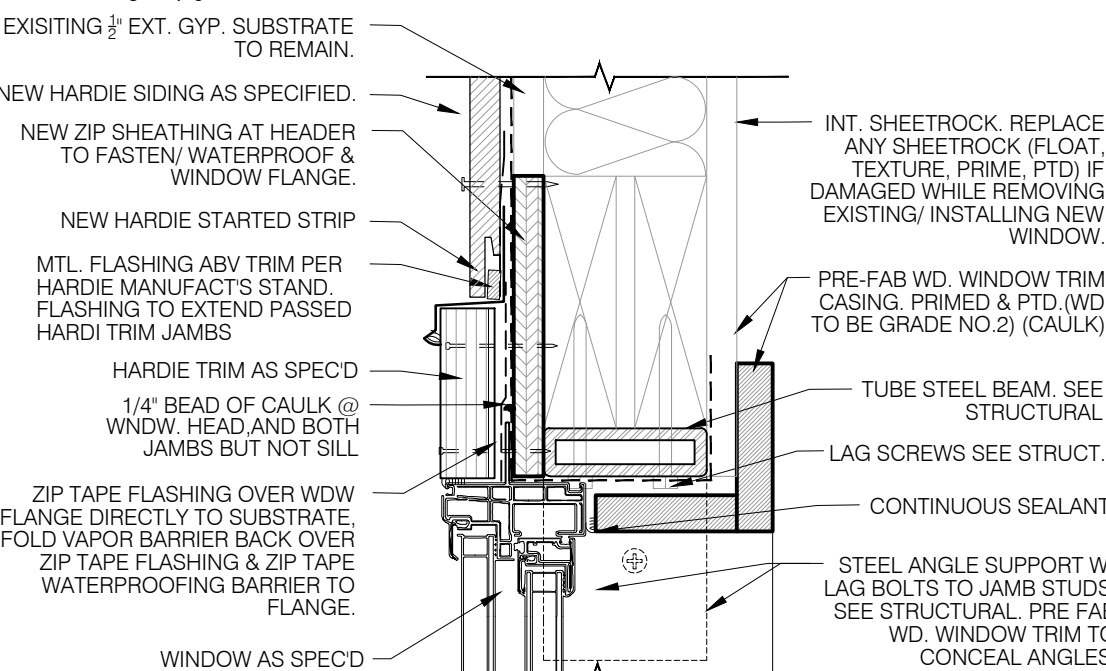
8 TYP. BLDG TYPE W, X, Y/ COMMUNITY RM. OVERHANG
3" = 1'-0"



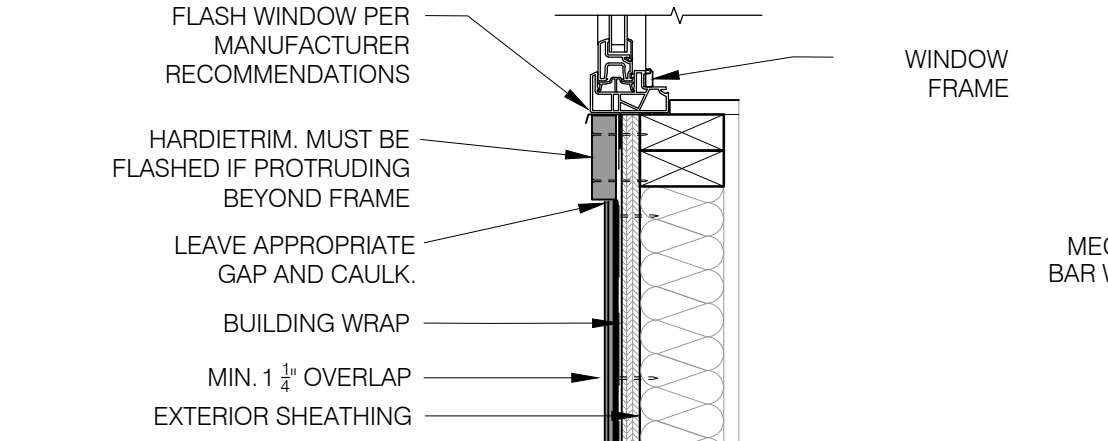
13 TYP. GABLE VENT DETAIL
1-1/2" = 1'-0"



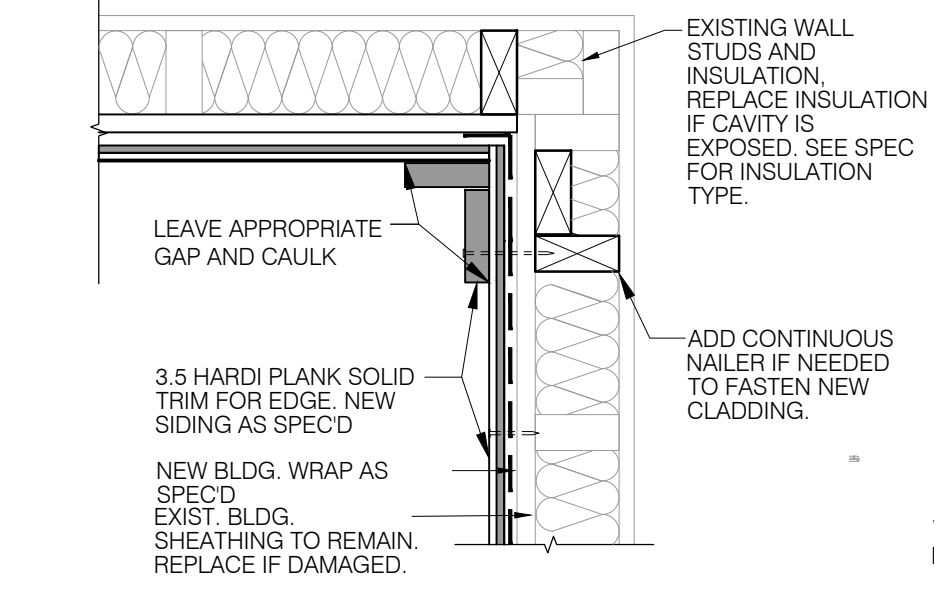
5 TYP. SIDING TO BRICK INSIDE CORNER
1-1/2" = 1'-0"



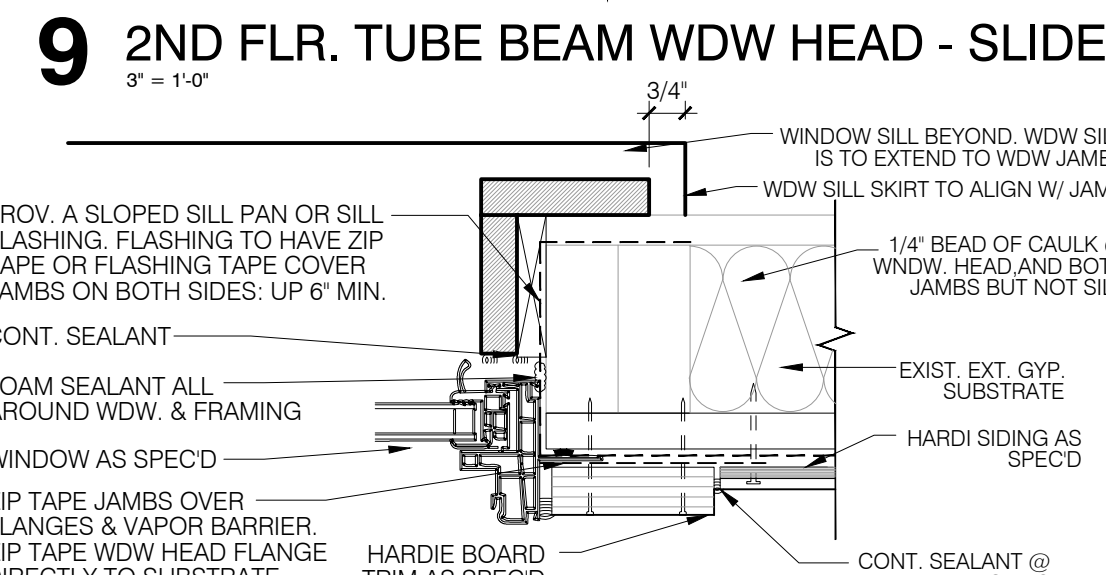
9 2ND FLR. TUBE BEAM WDW HEAD - SLIDER
3" = 1'-0"



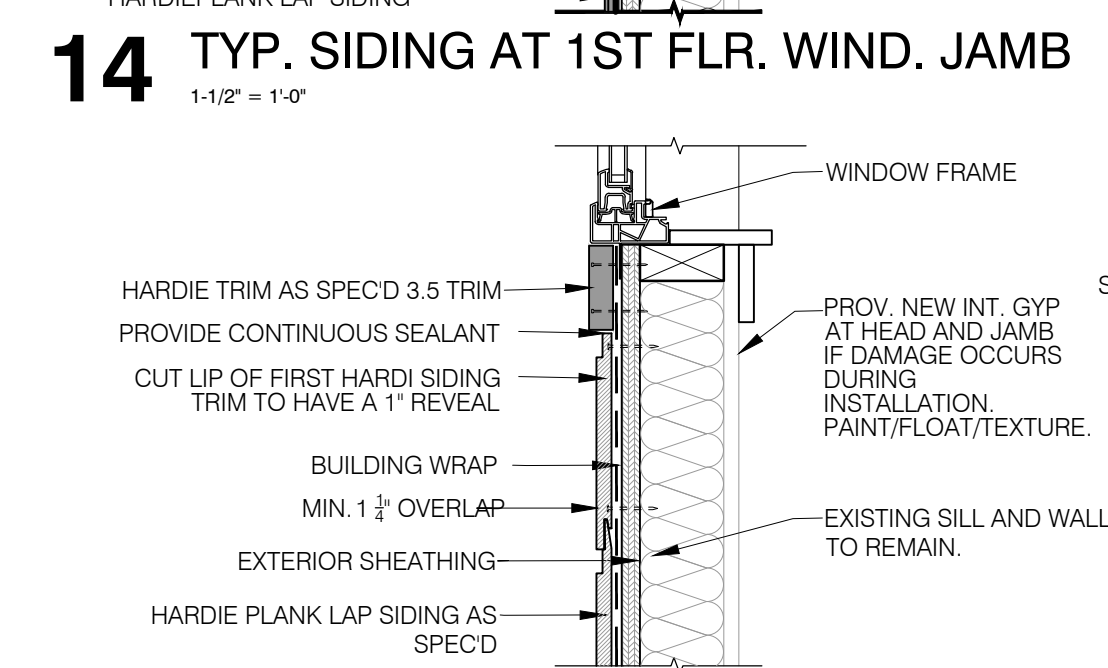
14 TYP. SIDING AT 1ST FLR. WIND. JAMB
1-1/2" = 1'-0"



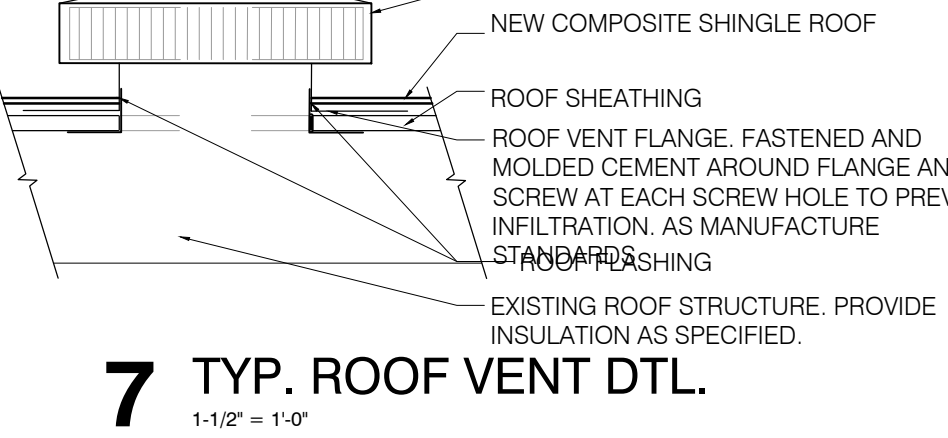
6 TYP. SIDING INSIDE CORNER
1-1/2" = 1'-0"



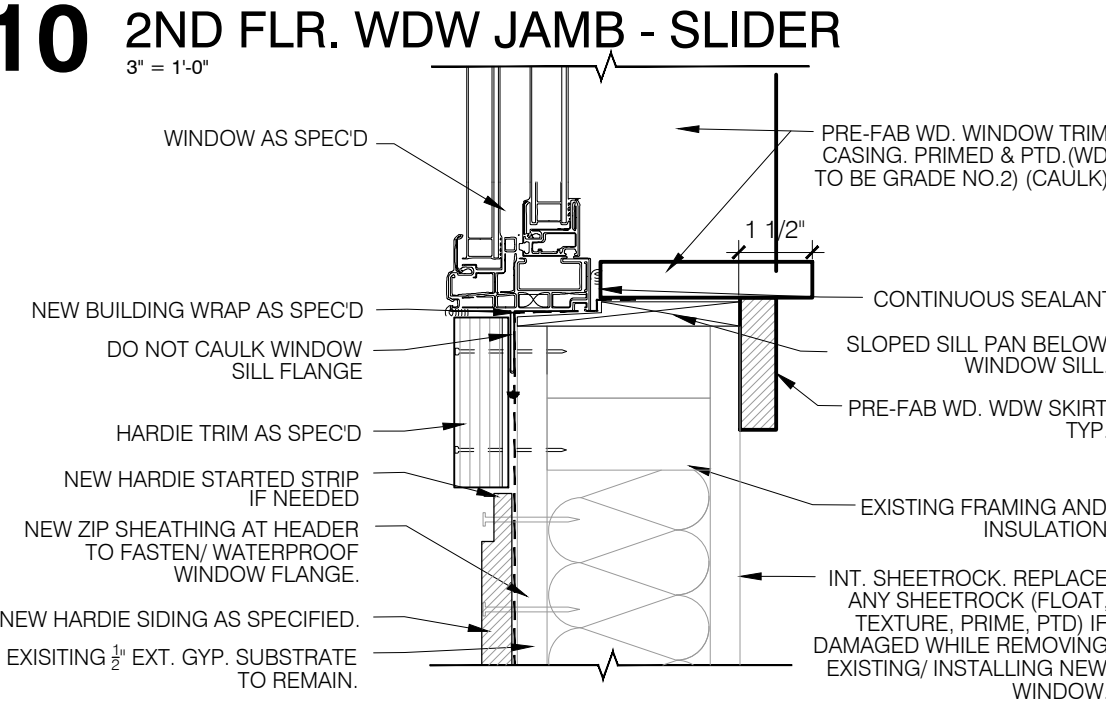
10 2ND FLR. WDW JAMB - SLIDER
3" = 1'-0"



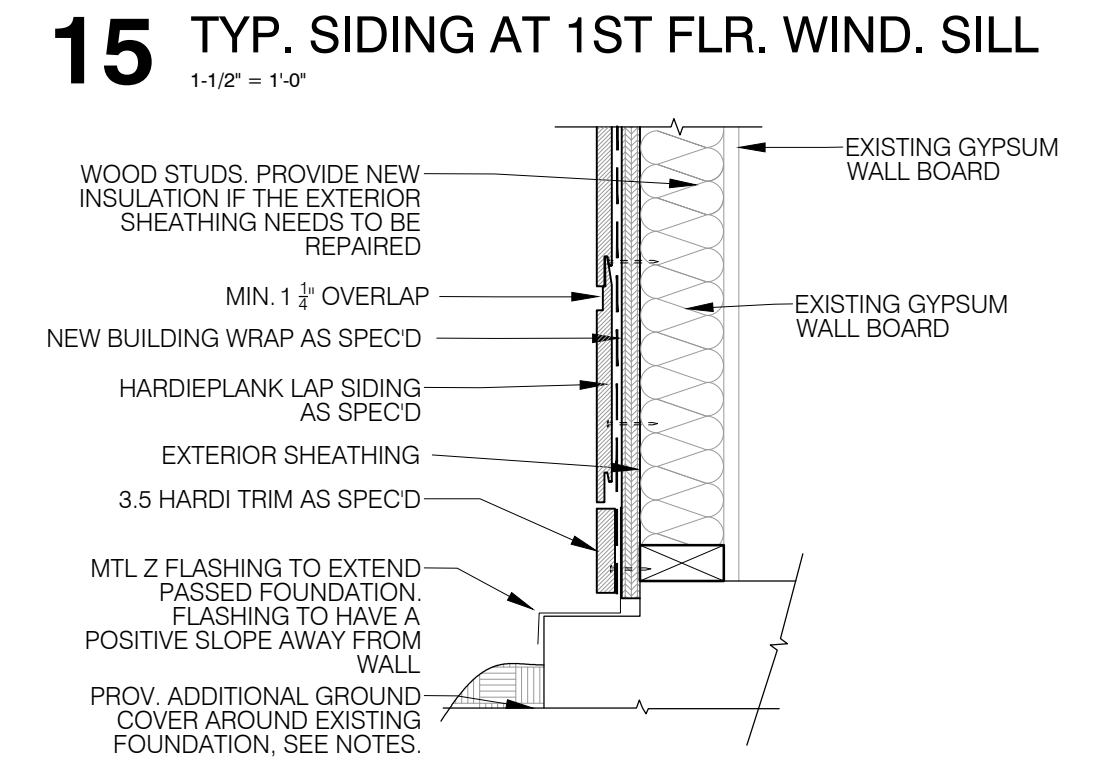
15 TYP. SIDING AT 1ST FLR. WIND. SILL
1-1/2" = 1'-0"



7 TYP. ROOF VENT DTL.
1-1/2" = 1'-0"

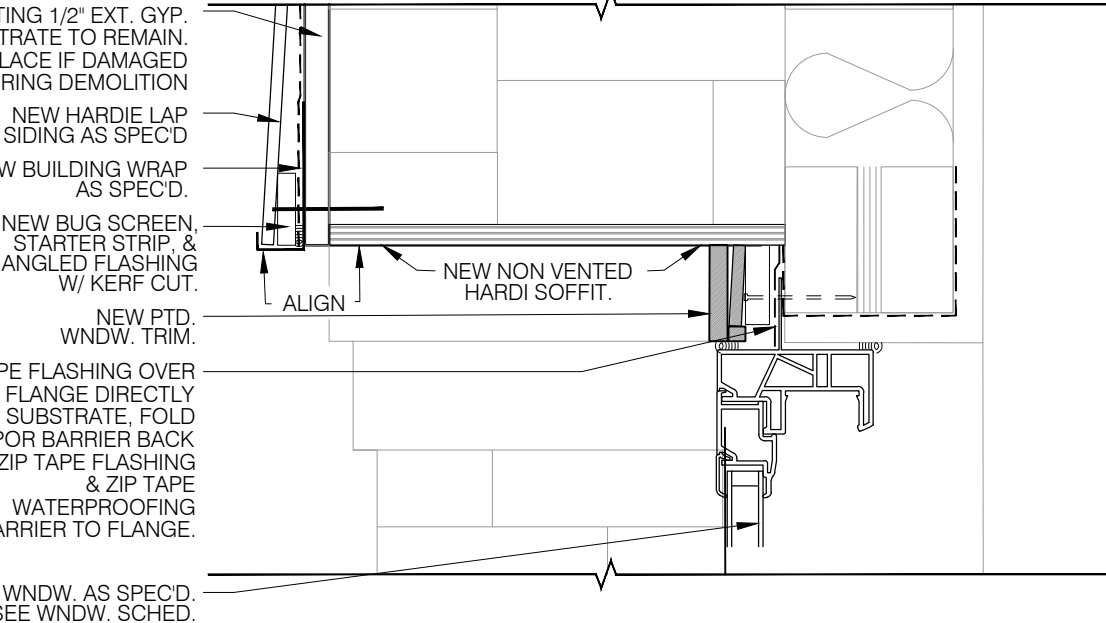


11 2ND FLR. WDW SILL - SLIDER
3" = 1'-0"

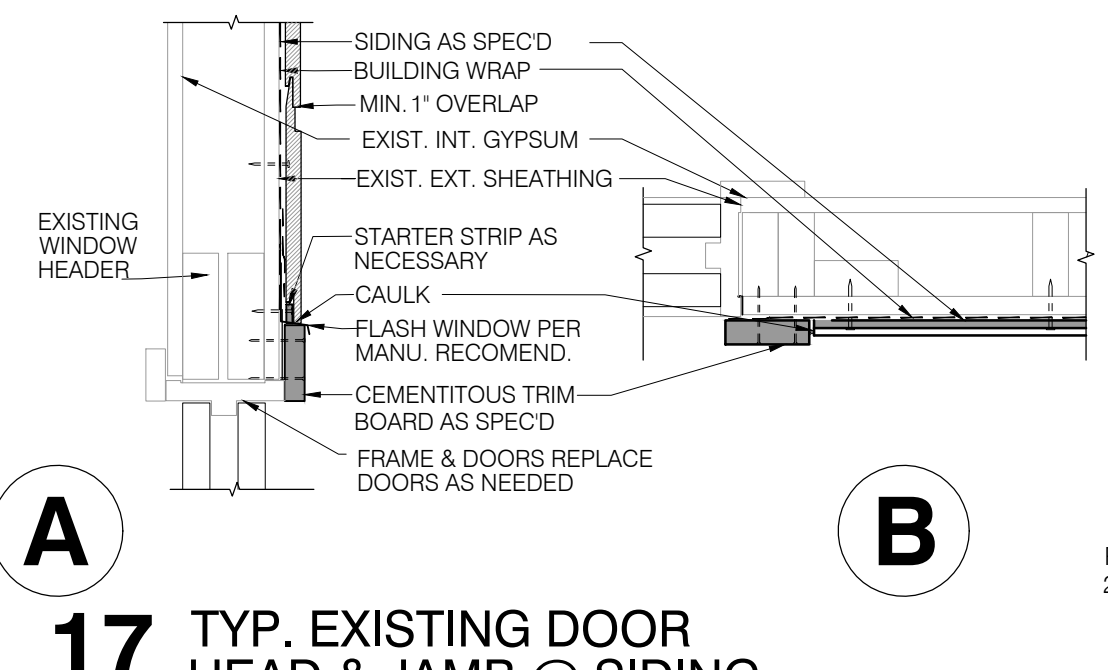


16 TYP. SIDING AT FOUNDATION
1-1/2" = 1'-0"

- NOTES:**
- CONTRACTOR IS TO IDENTIFY THE LOCATION OF THE EXISTING WALL STUDS & PHYSICALLY MARK THE SHEATHING & WATER PROOFINGS TO FASTEN SIDING TO WALL STUDS. SIDING IS NOT TO BE FASTENED TO GYP.
 - ALL FASTENINGS ARE TO BE FLUSH WITH THE SIDING & TRIM. NAILS ARE NOT TO BE OVERDRIVEN OR UNDER DRIVEN. ANY FASTENINGS THAT ARE OVER/UNDER DRIVEN ARE TO BE CORRECTED BY CONTRACTOR.
 - ALL WOOD IS TO BE S.Y.P. NO. 2 OR BETTER FOR FRAMING AND OR 20 GAUGE MTL. STUD OR THICKER.
 - ALL 'X' BLDGS. ARE TO HAVE ONE ROOF VENT FOR EACH UNIT AND ALL 'Y' & 'W' BLDGS ARE TO HAVE TWO ROOF VENTS FOR EACH UNIT.
 - PROV. ADDITIONAL 5 YARDS OF GROUND COVER FOR EACH BUILDING TYPE W,X,Y.
 - ANY EXISTING DAMAGED SHEATHING IS TO BE REPLACED. ANY DAMAGED SHEATHING FROM DEMOLITION IS TO BE REPLACED BY CONTRACTOR EXPENSE.
 - ALL EXISTING BLDGS. ARE TO HAVE THE EXIST. GABLE VENTS REMOVED & REPLACED. INSTALLED PROPOSED VENT THE SPEC. CONTRACTOR IS VERIFY AMOUNT OF VENTS & INCLUDE IN BID. PRIME AND PAINT ALL VENTS. (COLOR TO BE DETERMINED).
 - INSTALL NEW EXHAUST VENTS FOR DRYER.
 - WHEN USING ZIP SYSTEM SHEATHING. PROVIDE ZIP SYSTEM WATERPROOFING PRODUCTS AS PER MANUFACTURER'S RECOMMENDATIONS. ALL OTHER WATERPROOFING PRODUCTS MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
 - PLEASE SEE PAINT SCHEDULE FOR ALL ITEMS PERTAINING TO PRIME AND PAINTING.

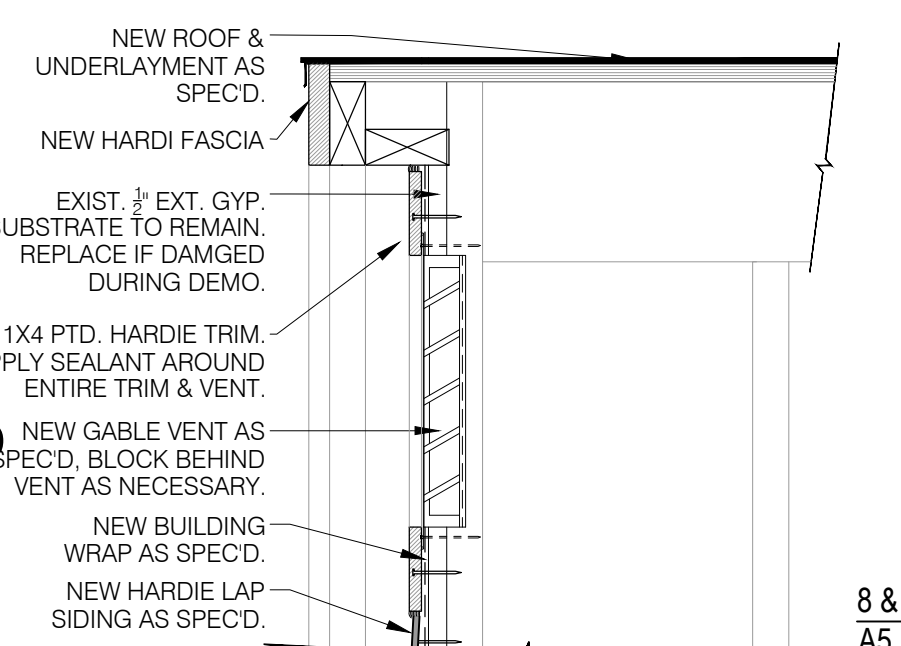


12 TYP. SIDING AT OVERHANG/ 1ST FLR. WDW
3" = 1'-0"

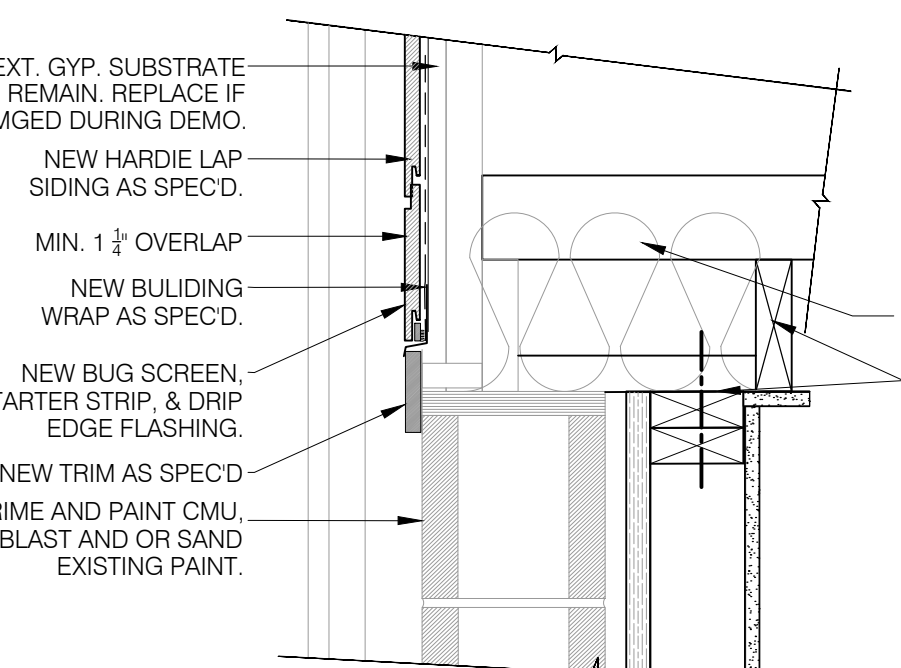


17 TYP. EXISTING DOOR HEAD & JAMB @ SIDING
1-1/2" = 1'-0"

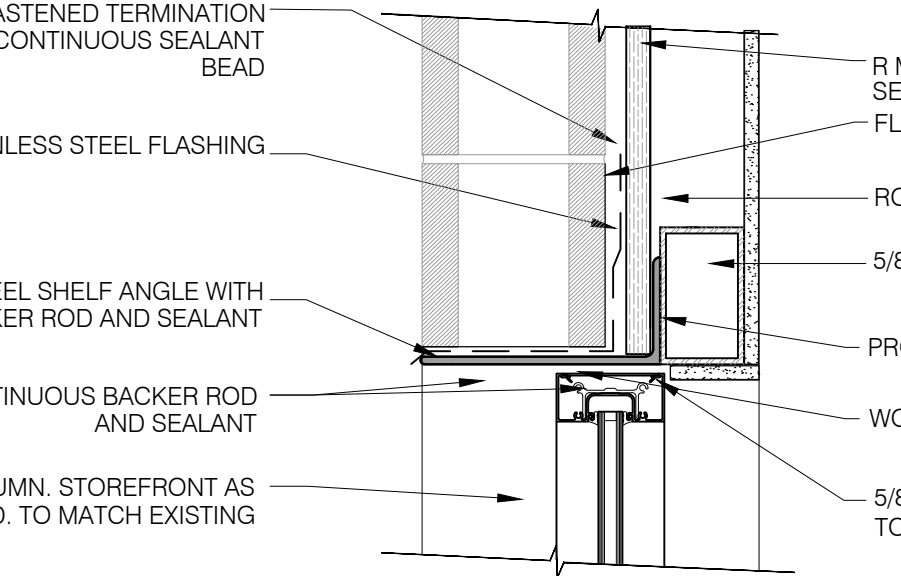
TYP. DETAILS AT COMMUN. ROOM



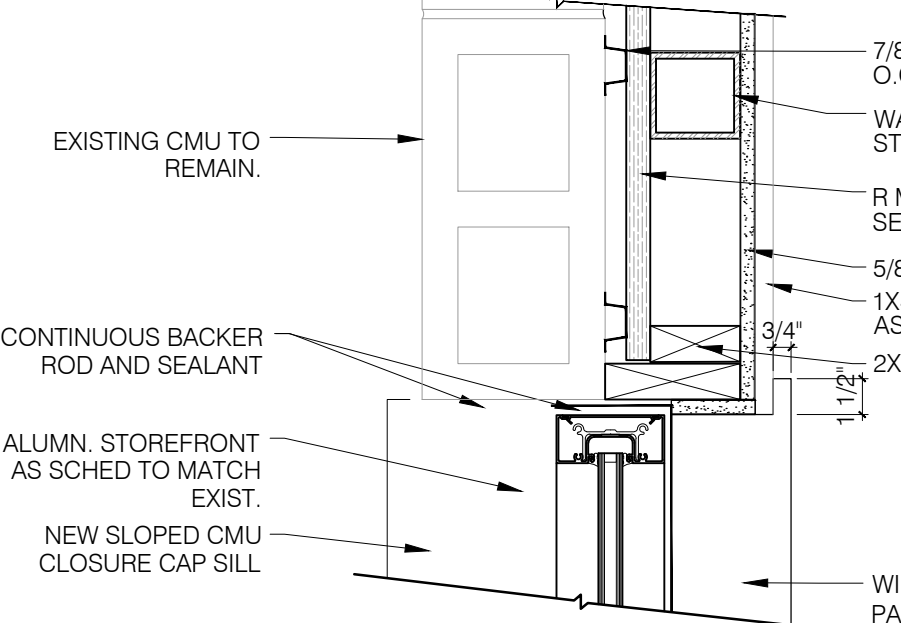
18 COMMUNITY RM ROOF EAVE DTL.
1" = 1'-0"



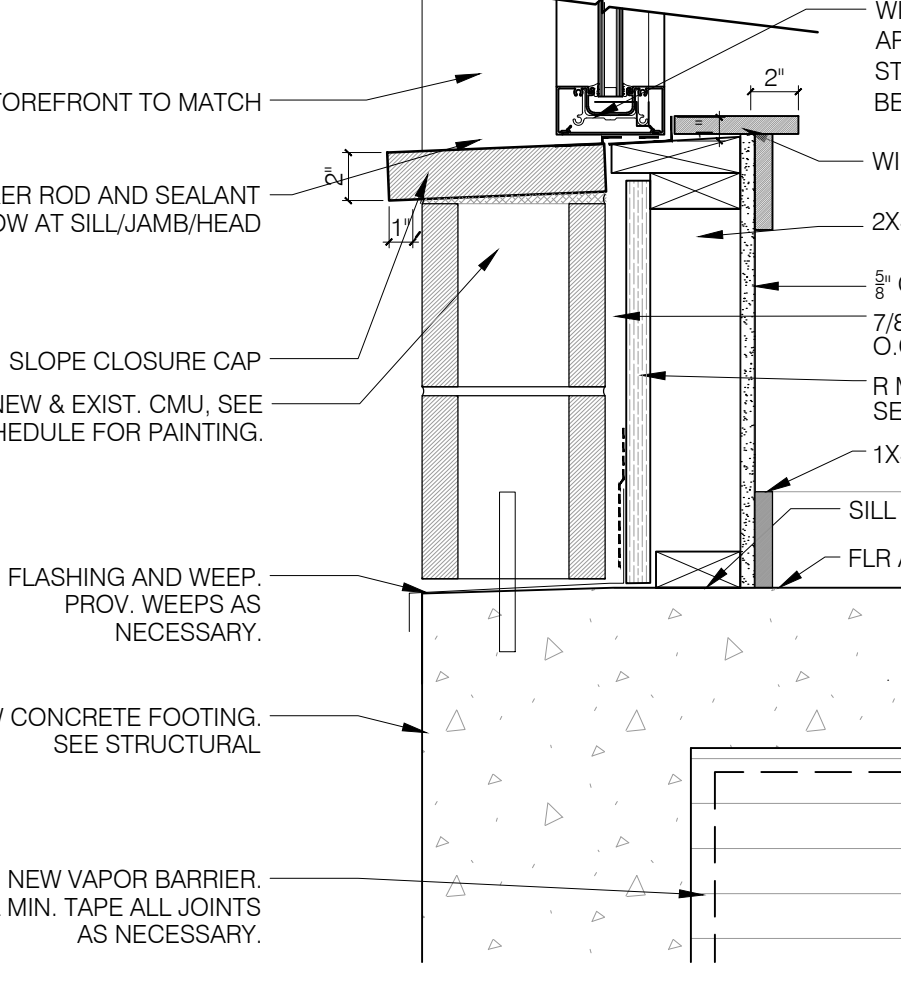
19 COMMUNITY ROOM PLATE DETAIL
1" = 1'-0"



20 COMMUNITY ROOM STOREFRONT WIND. HEAD
1" = 1'-0"

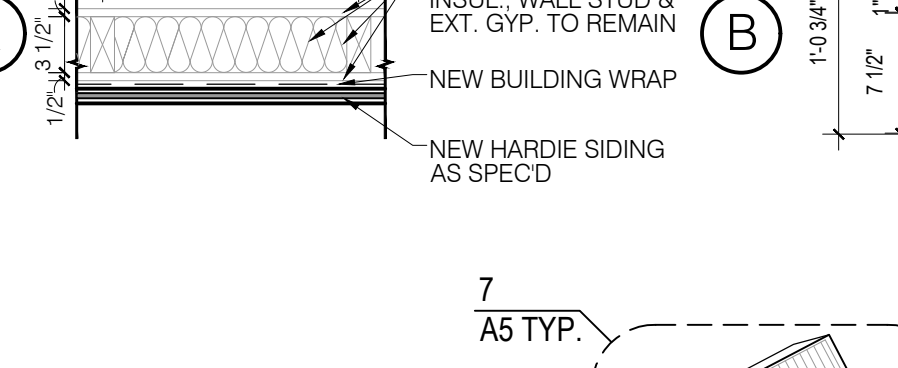


21 COMMUNITY ROOM STOREFRONT WIND. JAMB
1" = 1'-0"



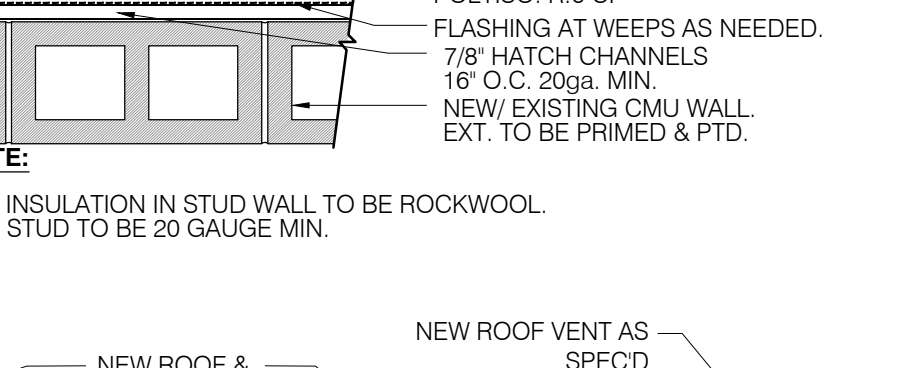
22 COMMUNITY ROOM SILL DTL./ FOUND DTL.
1" = 1'-0"

WALL TYPE A - TYP. FACADES FOR W.X. & Y BLDGS.

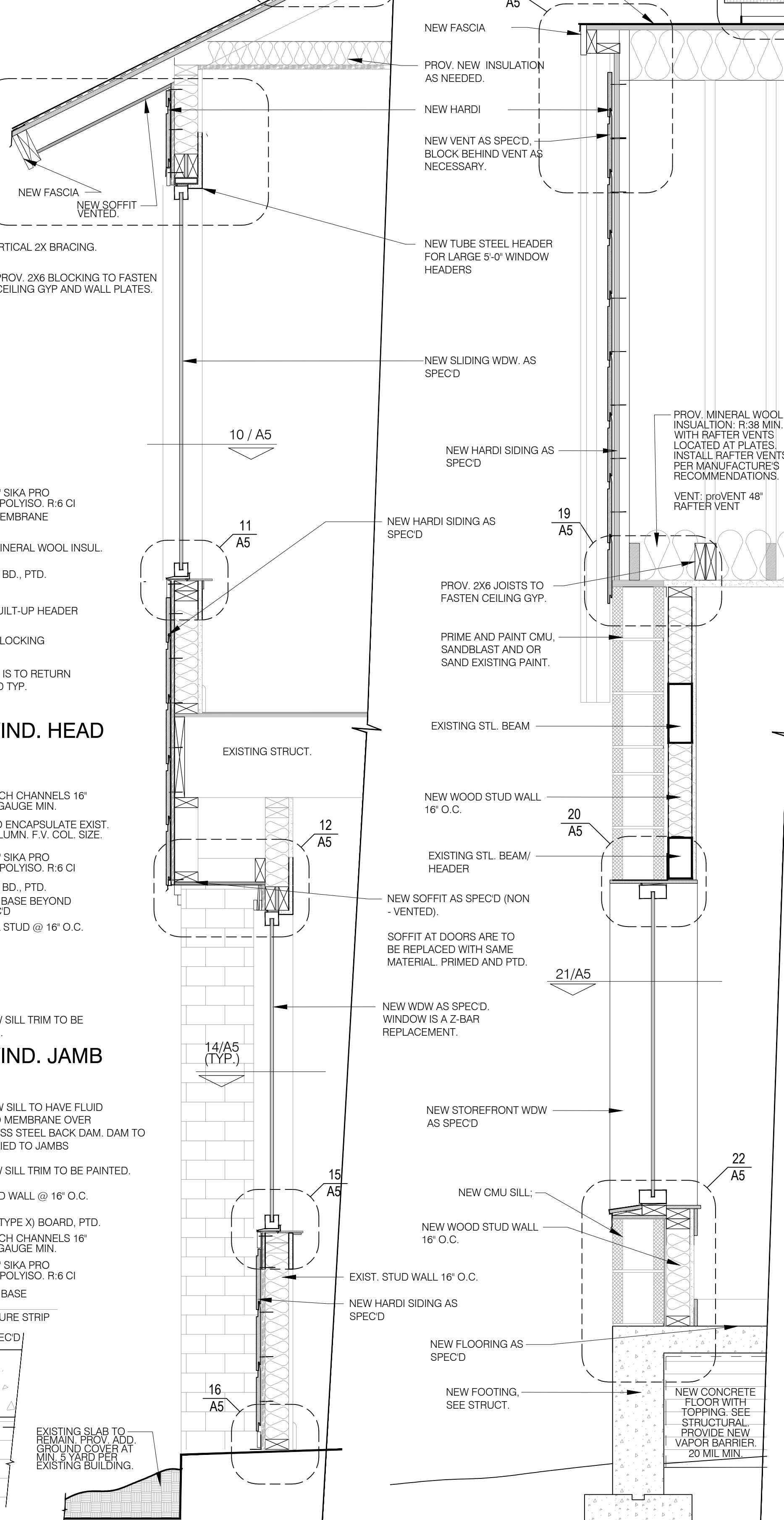


7 A5 TYP.

WALL TYPE B - COMMUNITY ROOM



7 A5 TYP.



23 TYPE W, X, Y BLDG. WALL SECT.
1" = 1'-0"

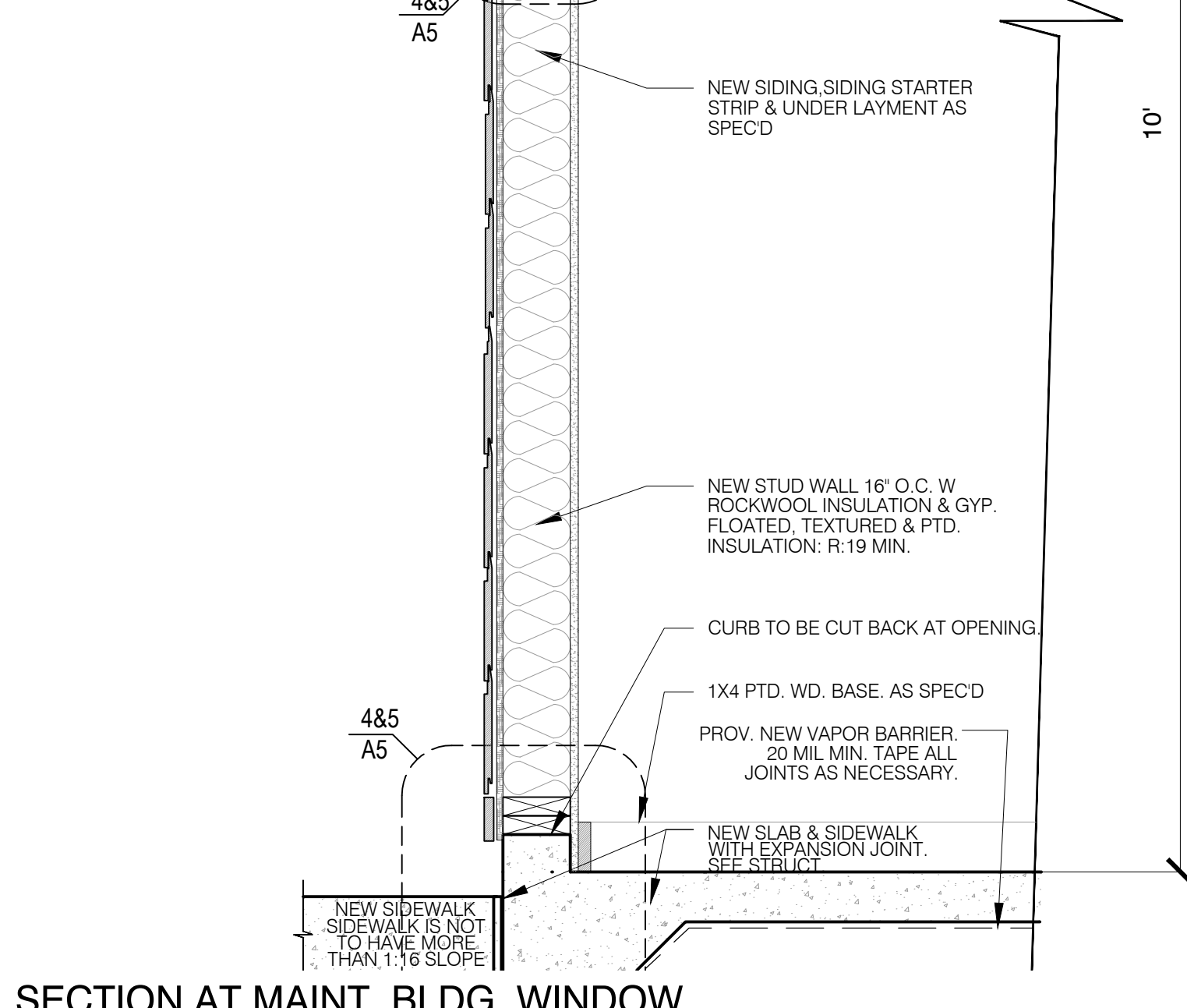
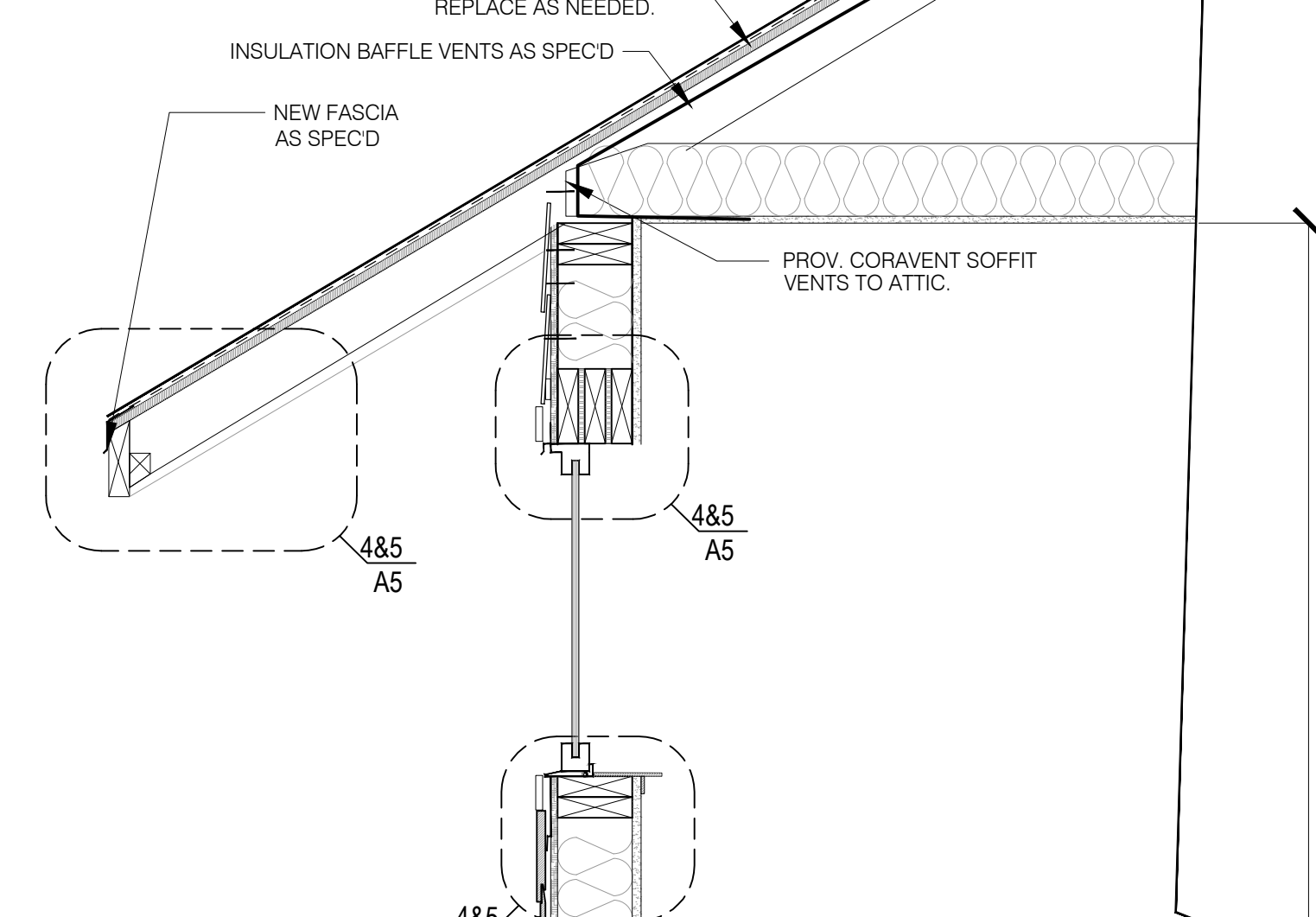
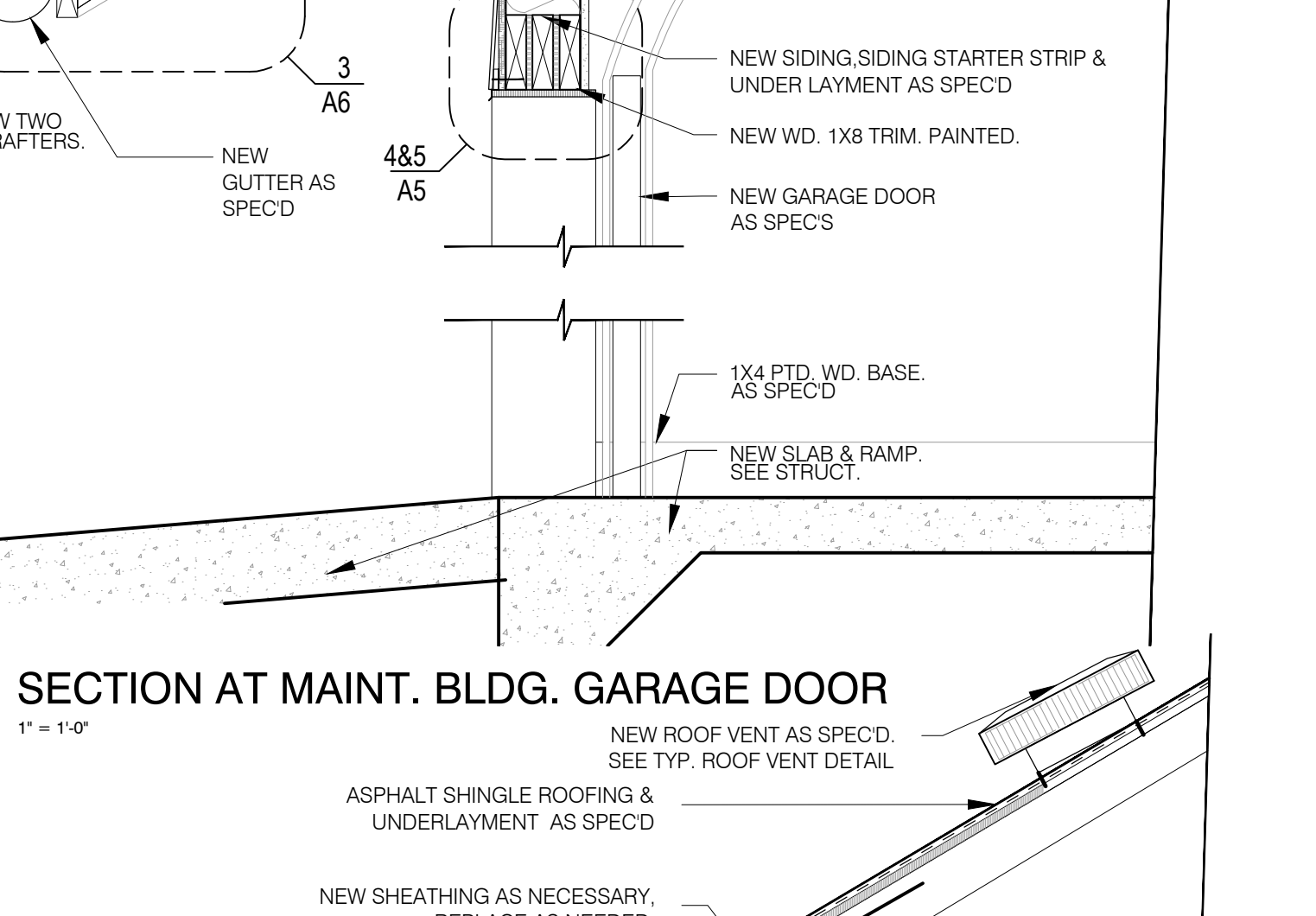
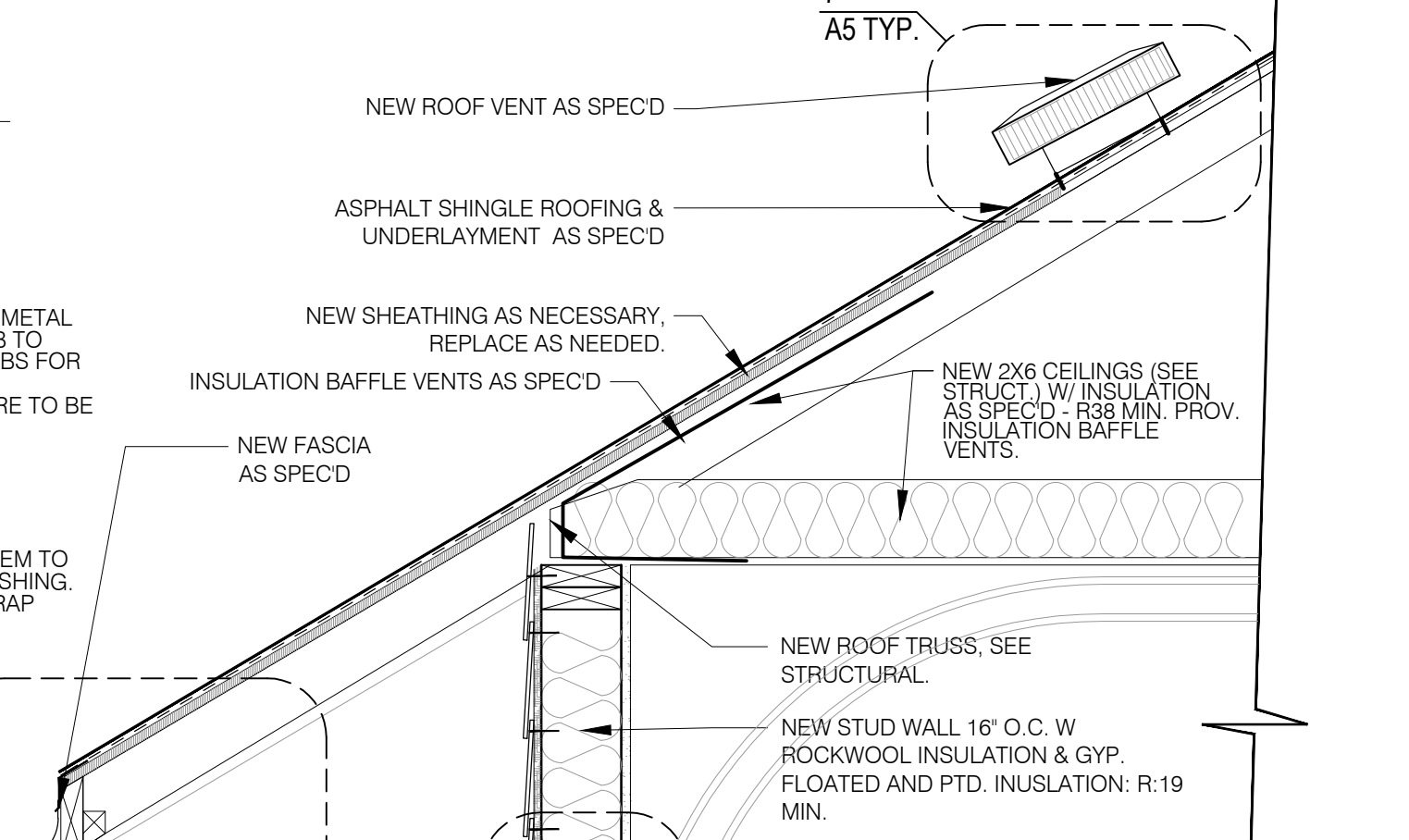
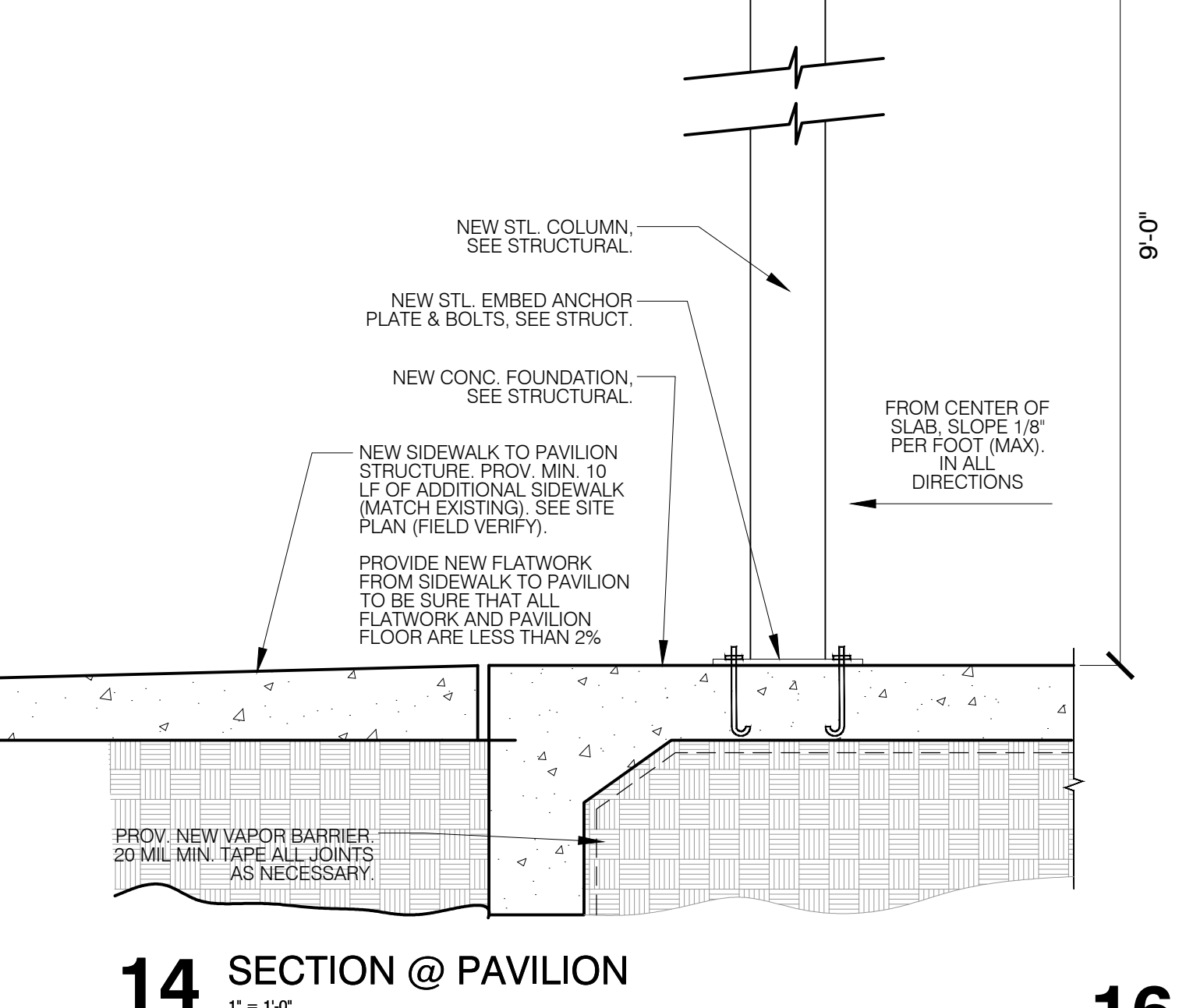
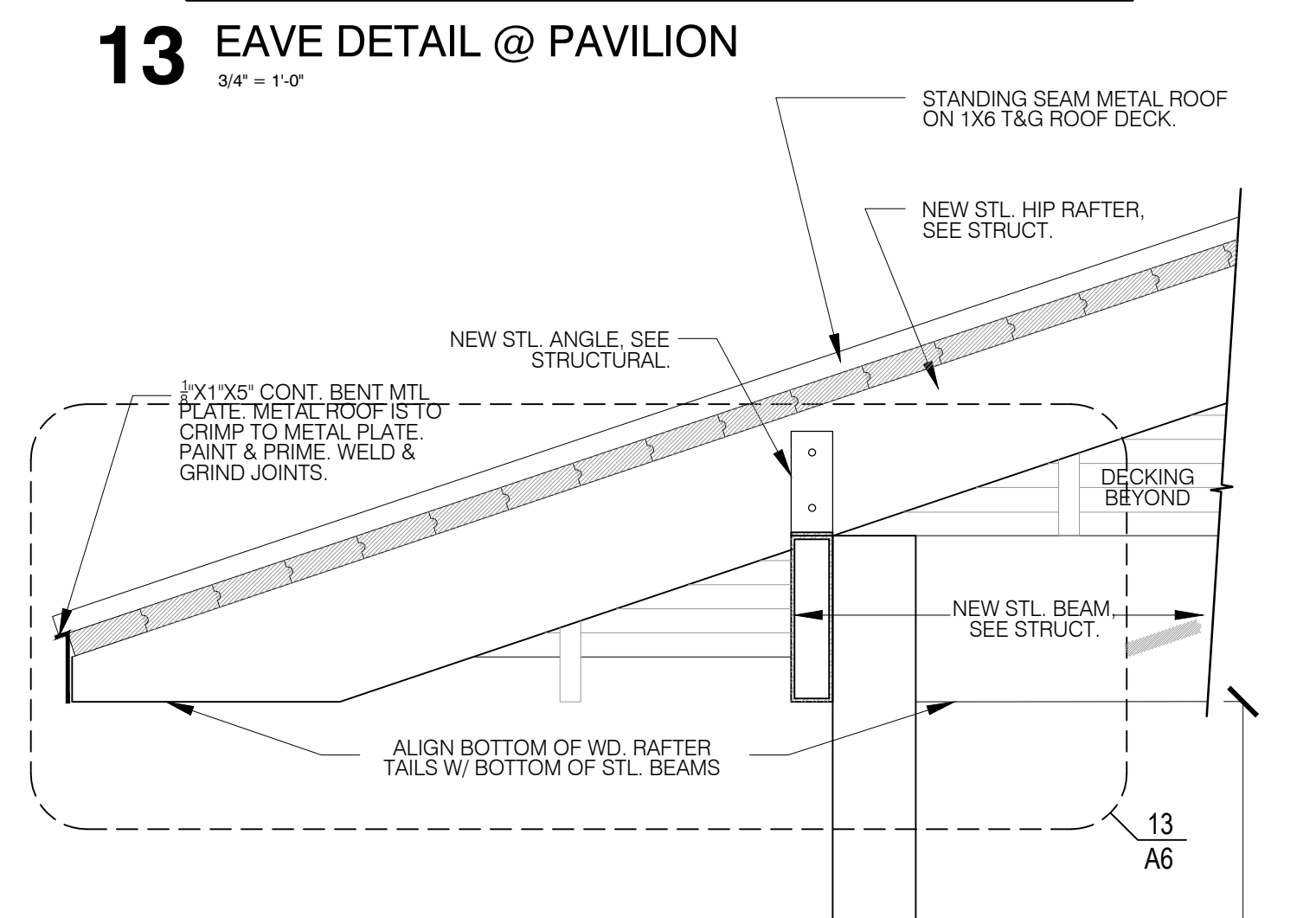
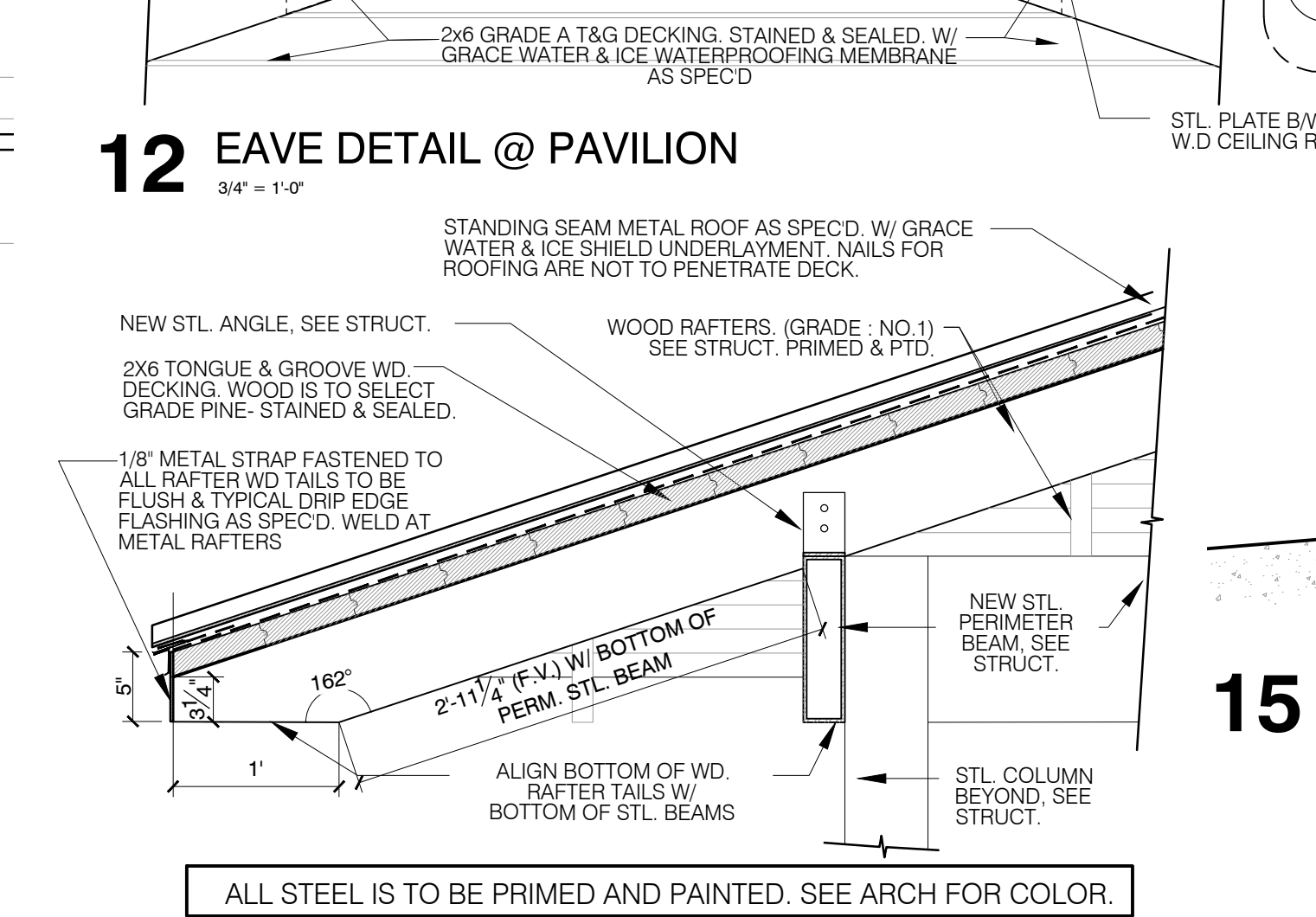
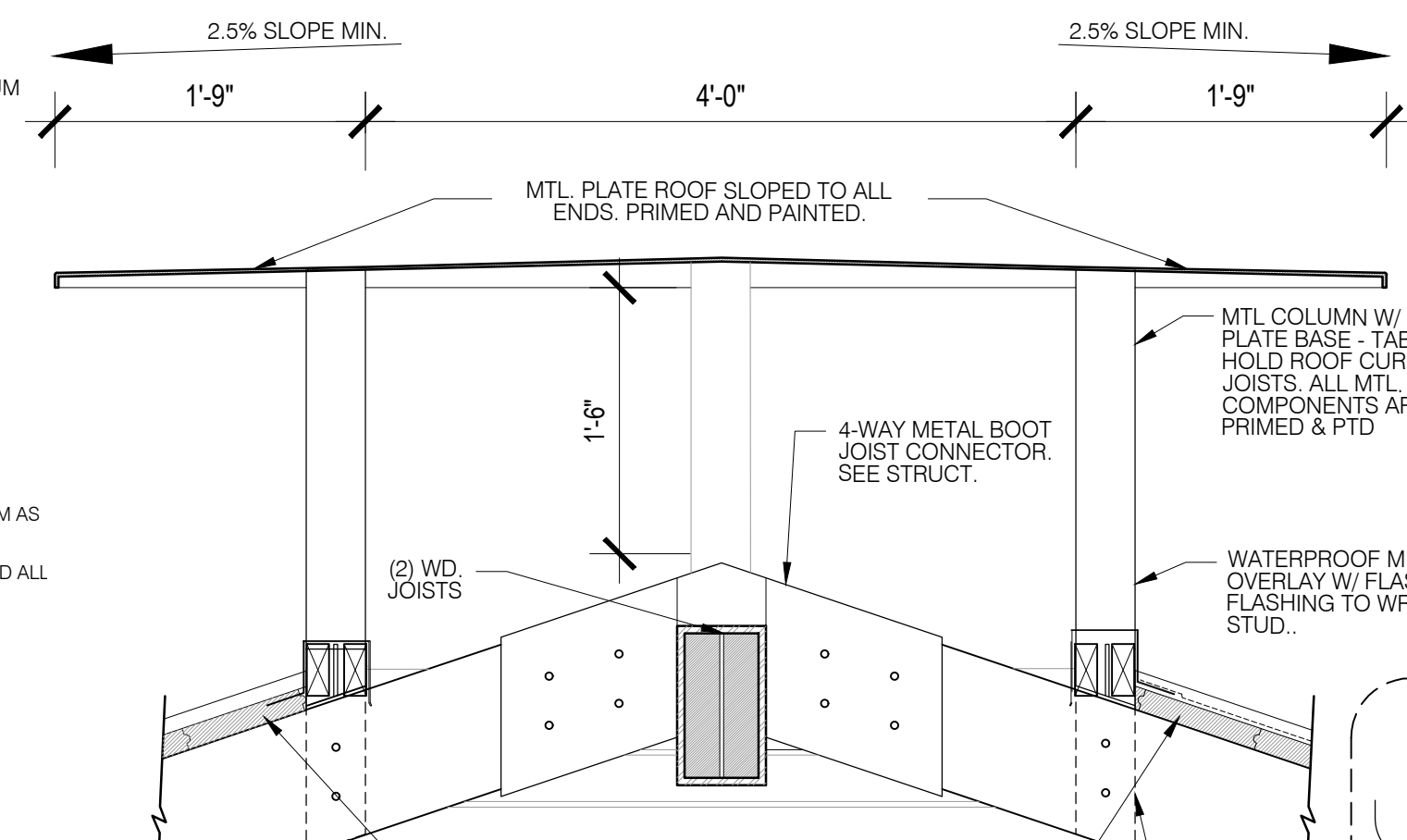
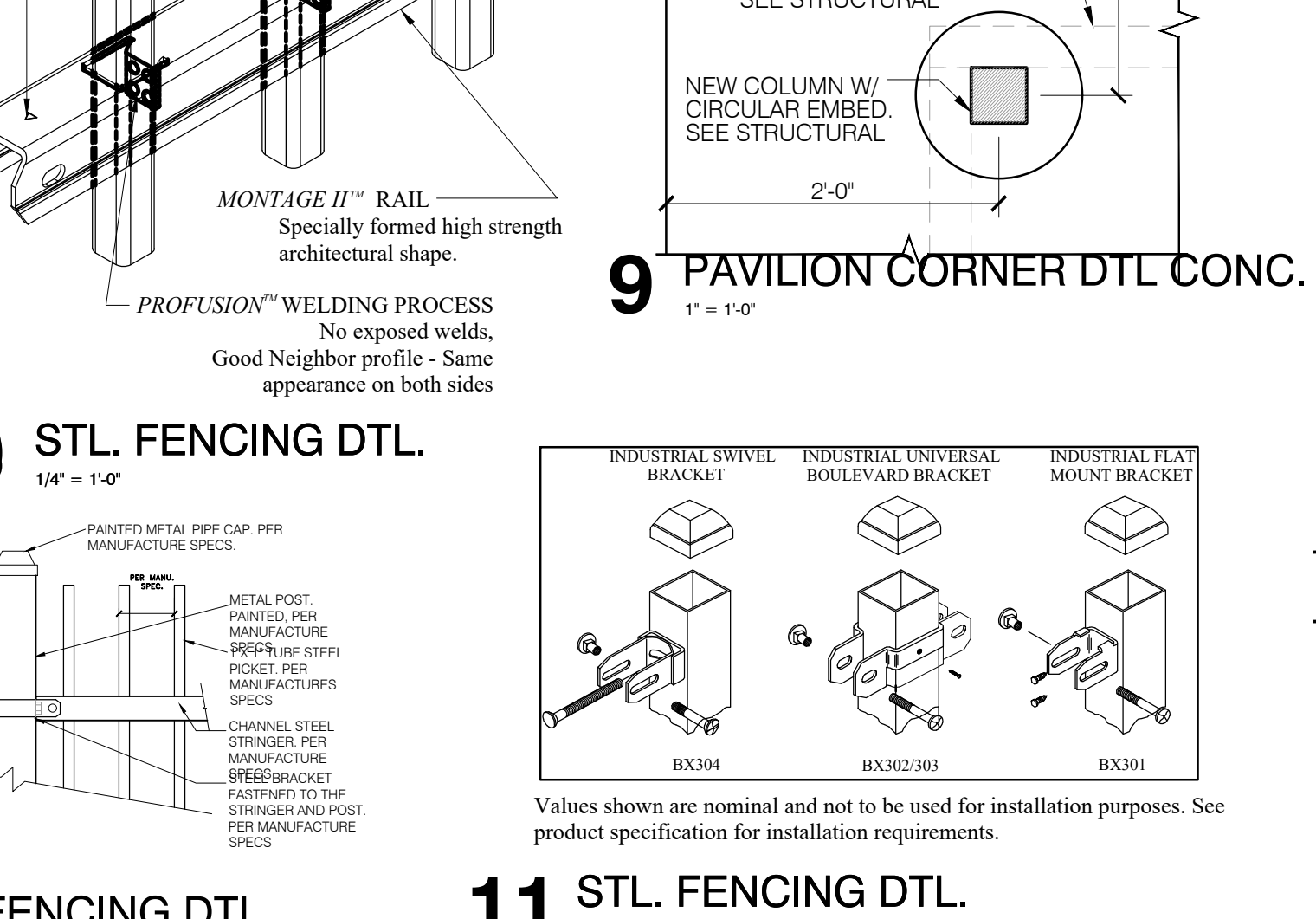
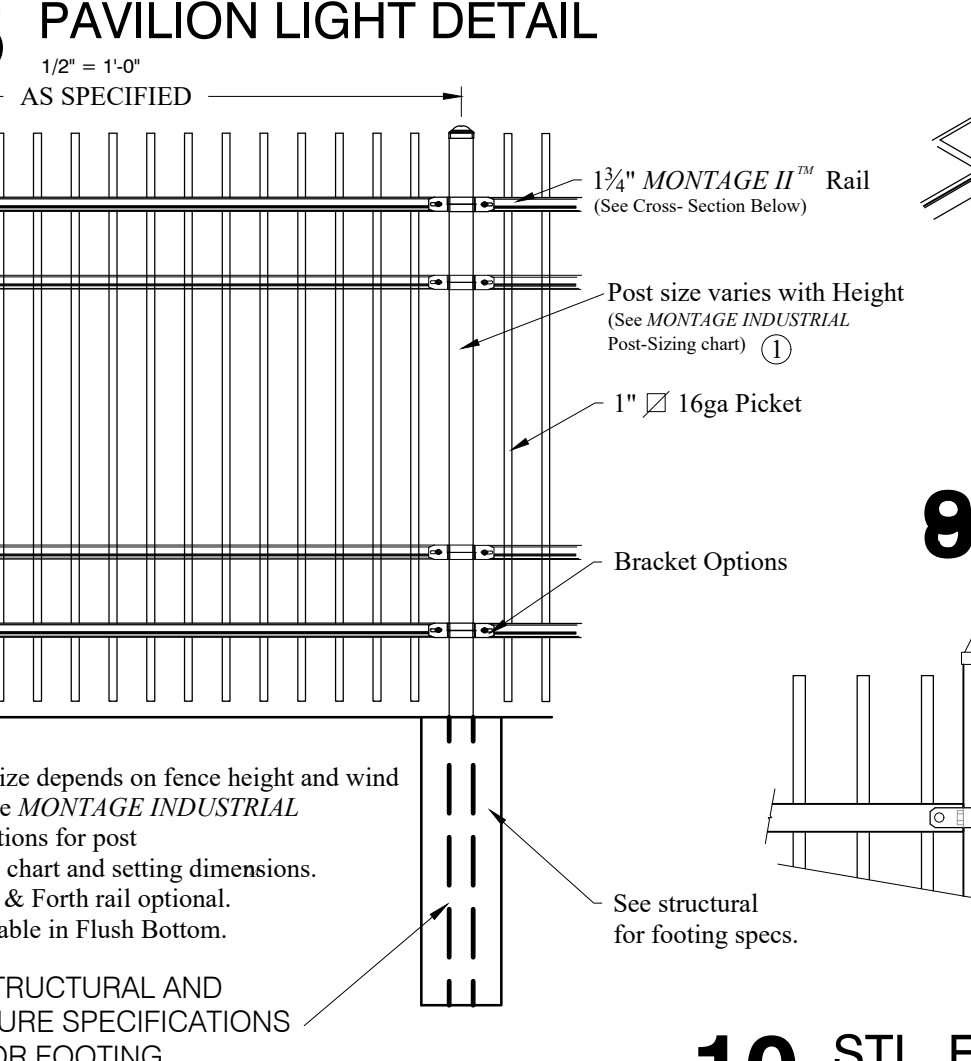
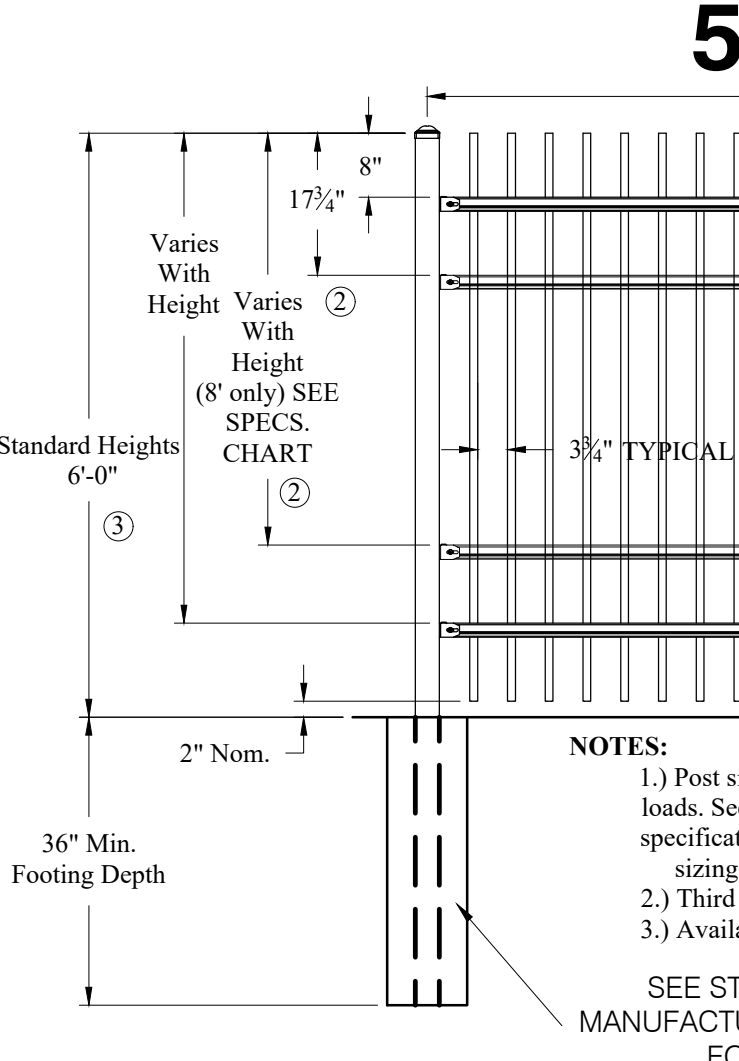
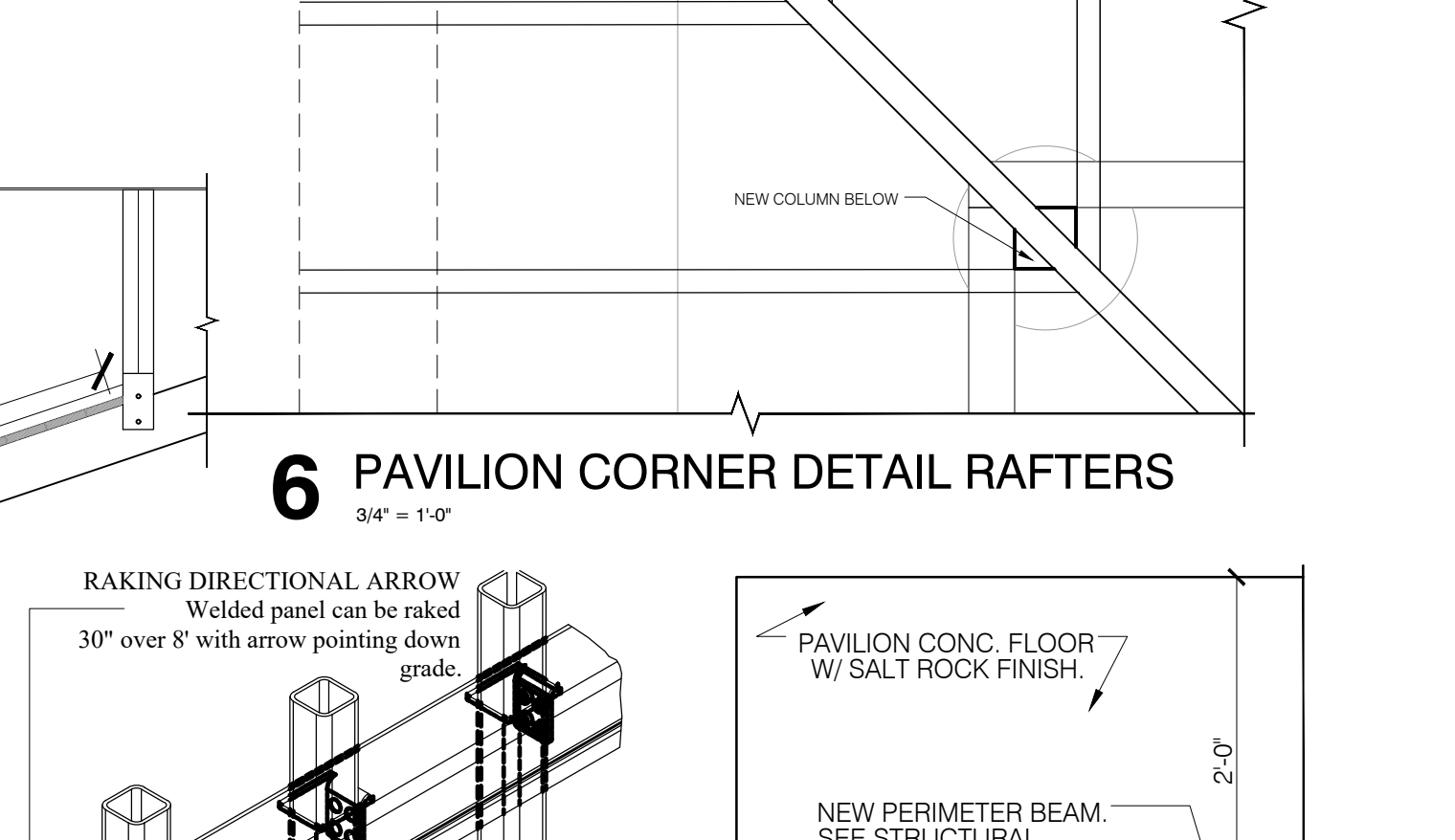
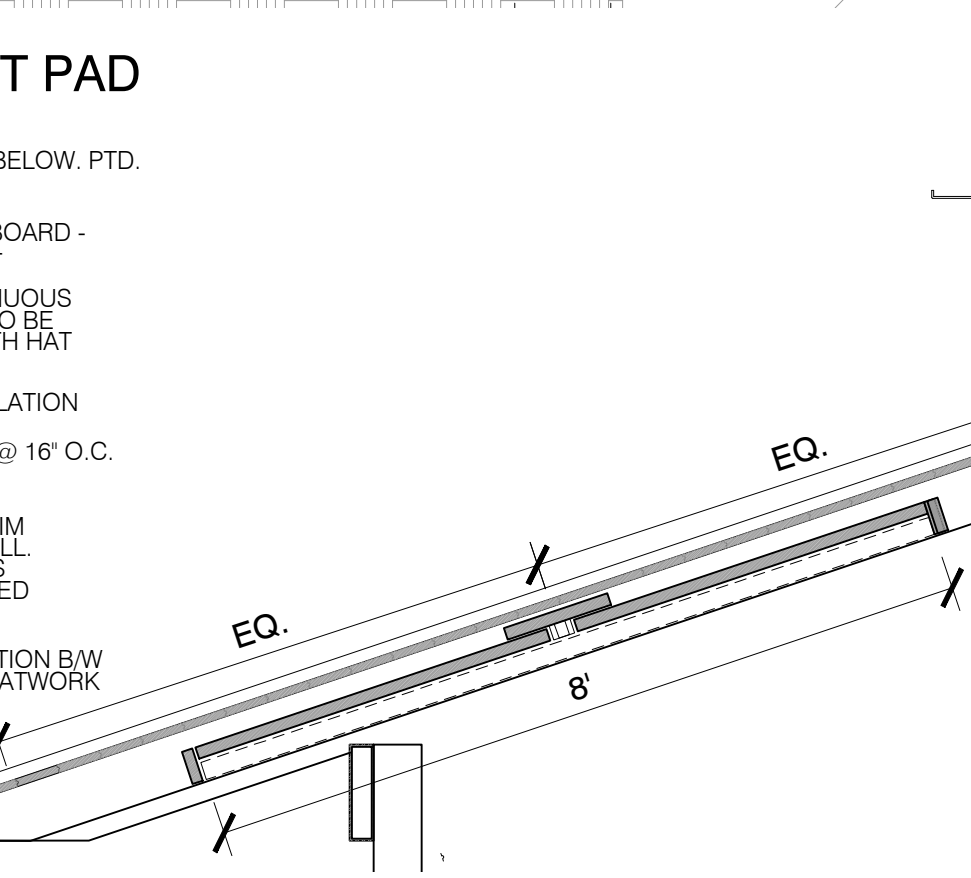
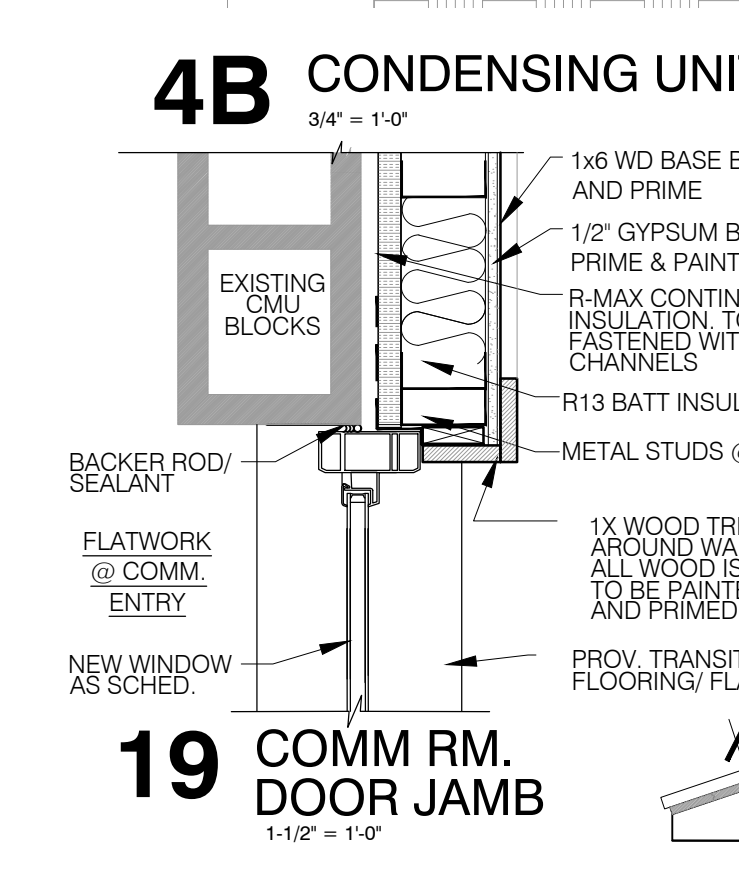
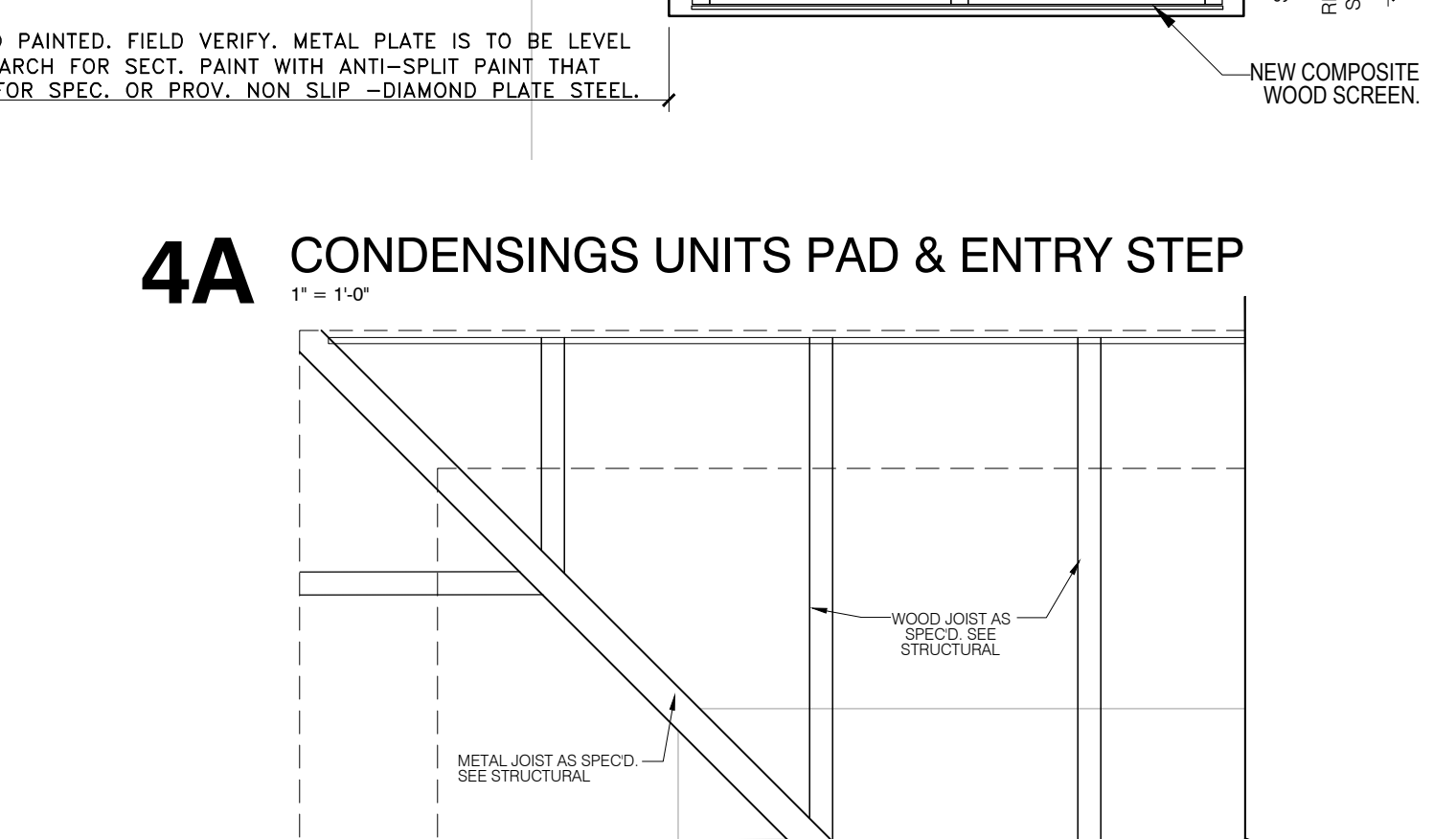
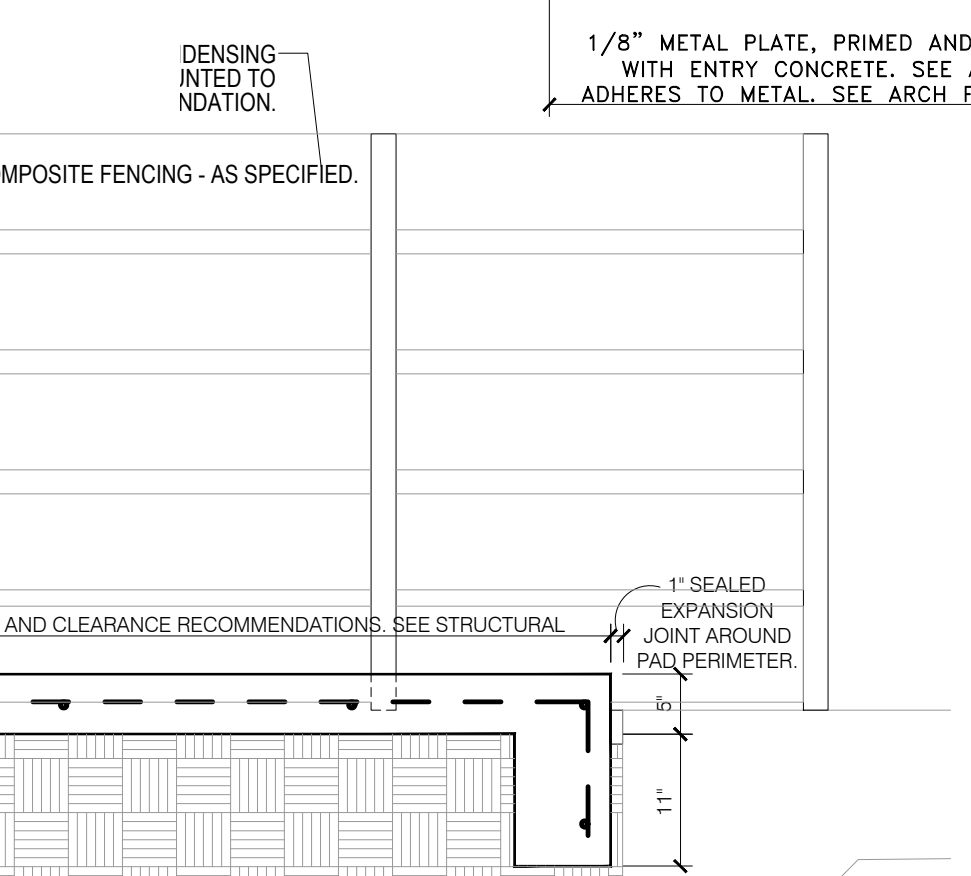
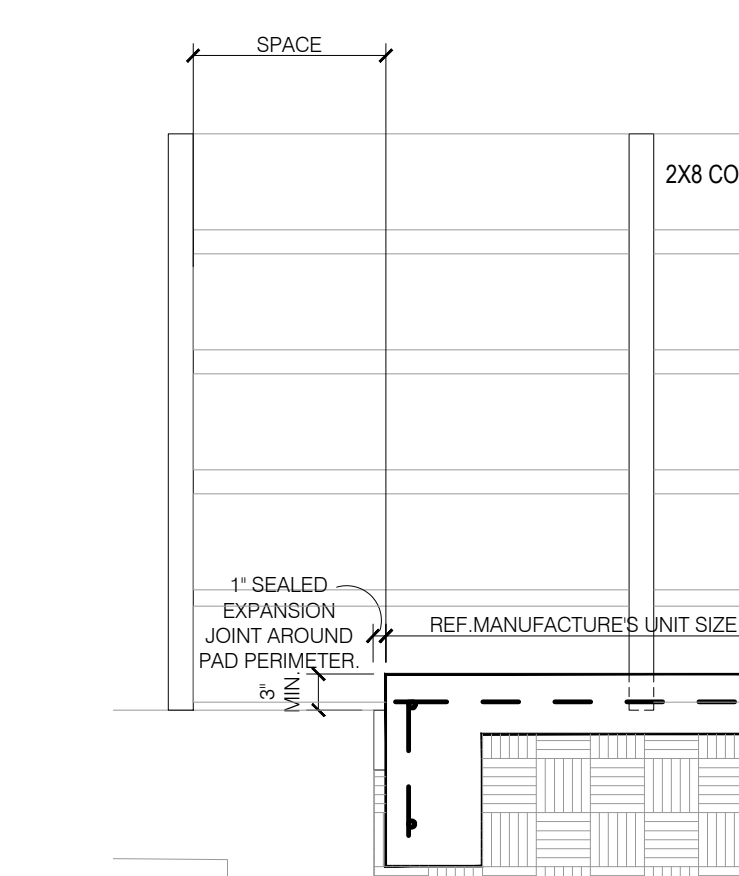
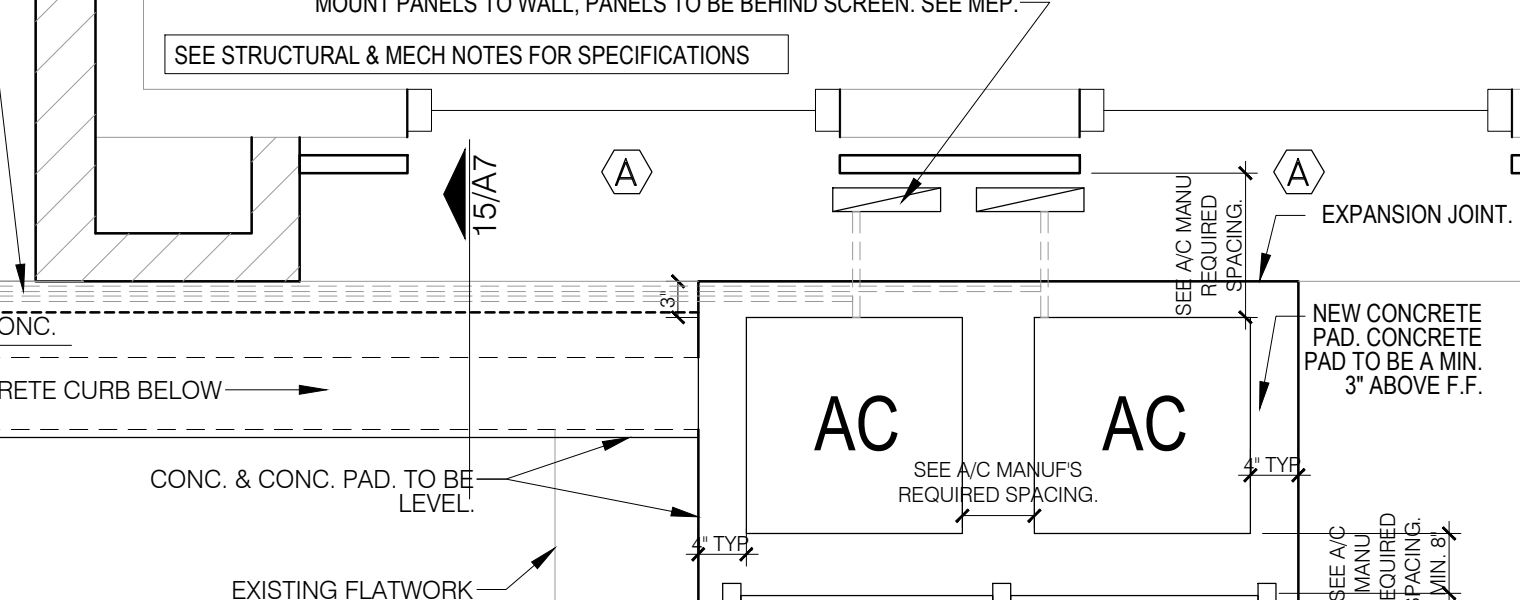
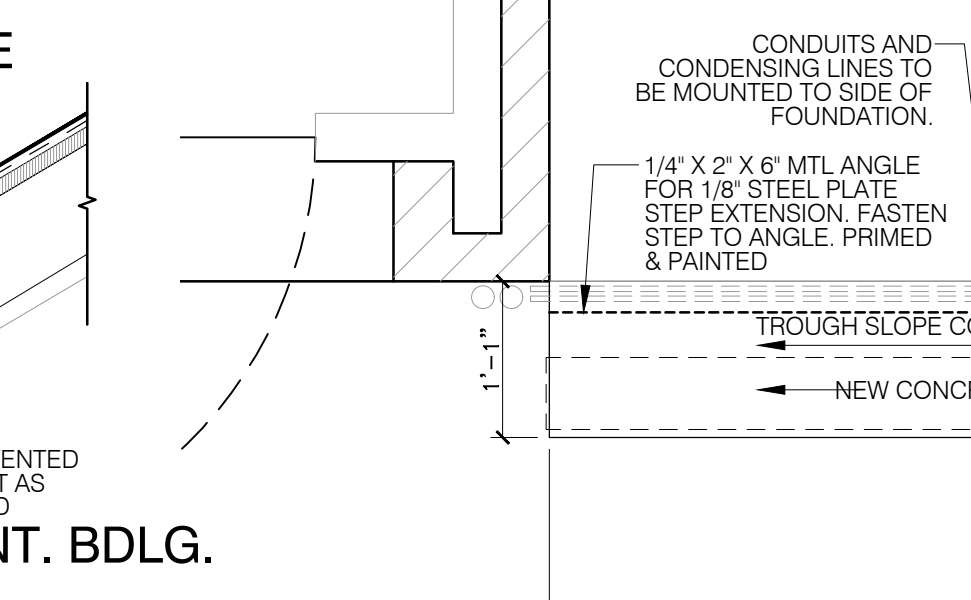
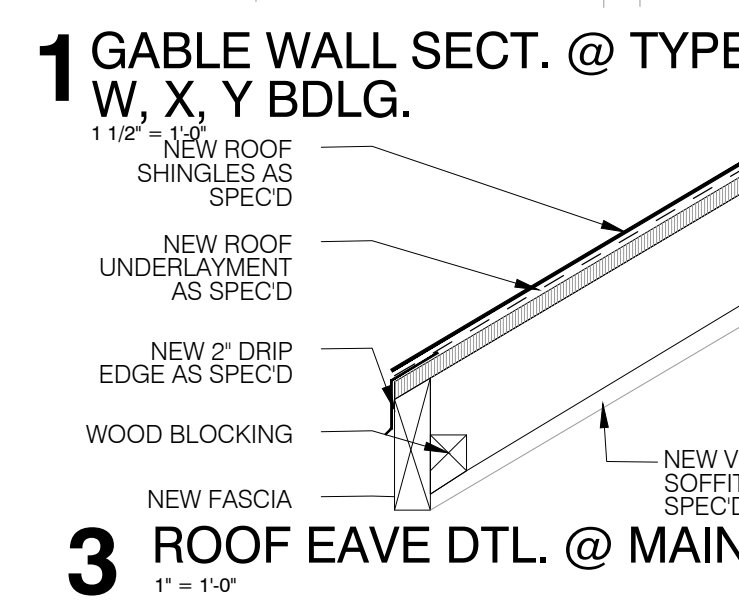
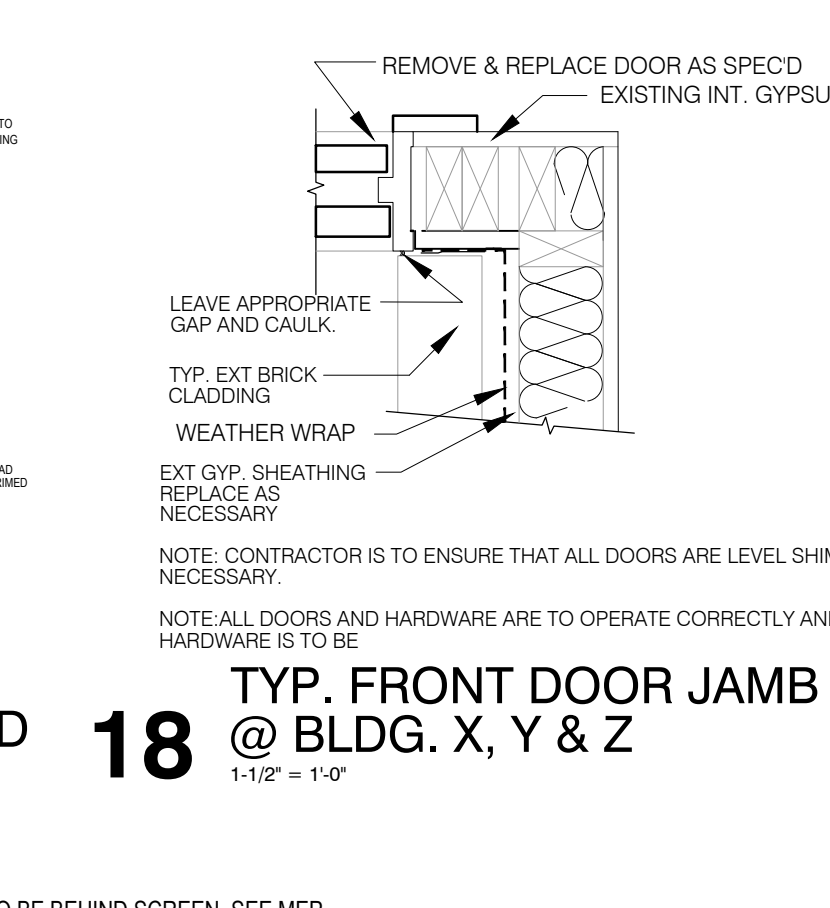
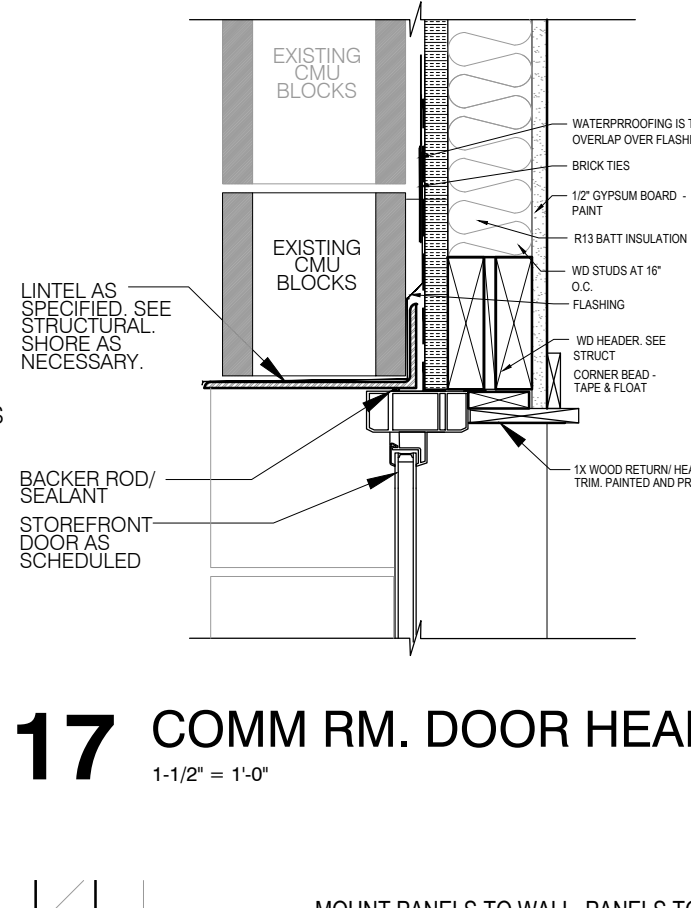
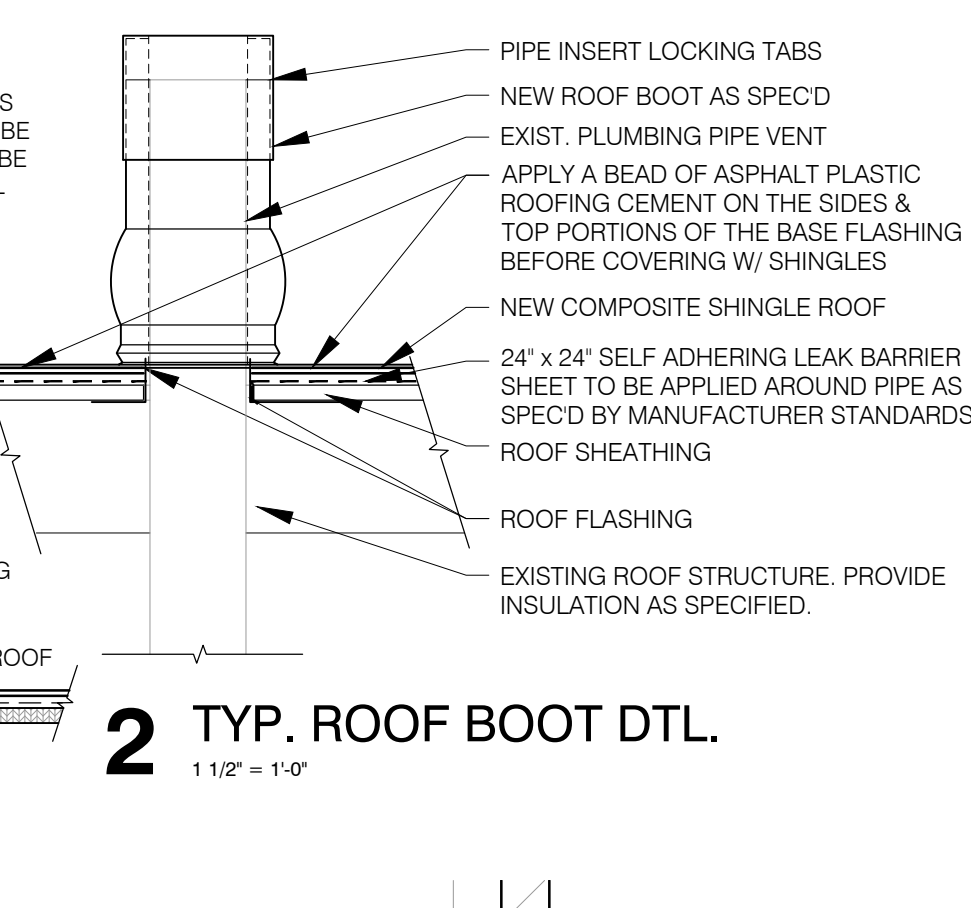
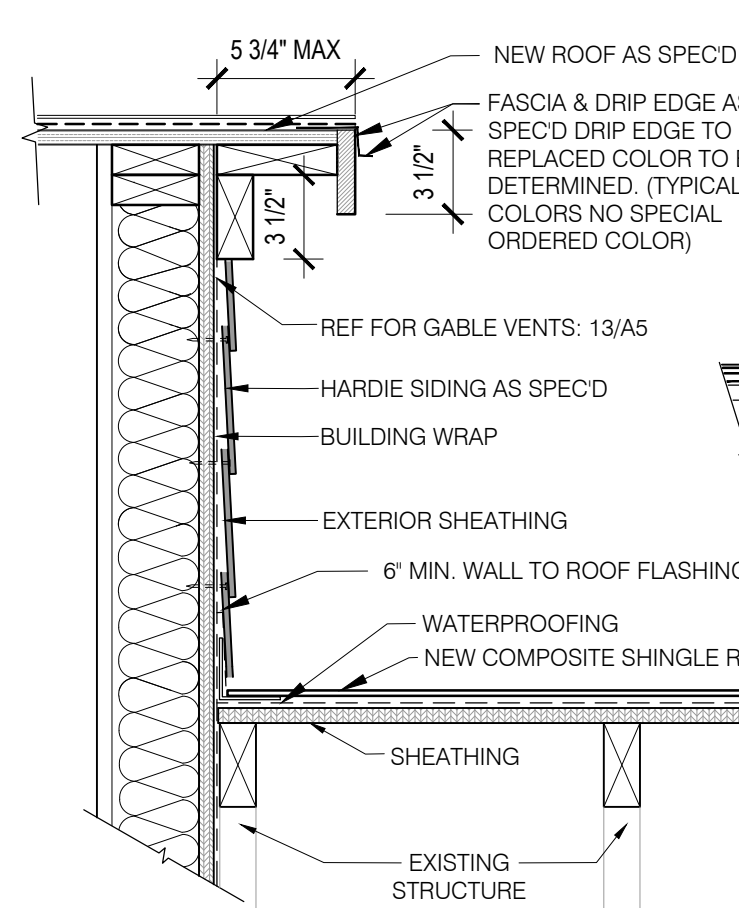
24 COMMUNITY ROOM WALL SECT
1" = 1'-0"

SPRINKLE & CO. ARCHITECTS
1000 N. ST. MARIE, SAN ANTONIO, TX 78215
TEL: 214-227-7772
WWW.SPARKLEANDCO.COM

EXPIRATION: 10/31/24
REGISTERED ARCHITECT
STATE OF TEXAS
11/21/2024
DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #1142

RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS
515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

ISSUE DATE: 05.21.2024 - BID ISSUE
REVISIONS:
SHEET: **A5**



RIVERSIDE APARTMENTS EXTERIOR RENOVATIONS

515 RIVERSIDE DRIVE SAN ANTONIO, TX. 78223

SPRINKLE & CO. ARCHITECTS

11222 DAVIS SPRINKLE ARCHITECT STATE OF TEXAS #1142

11/27/2024

DAVIS SPRINKLE, AIA REGISTERED ARCHITECT STATE OF TEXAS #1142

EXPIRATION: 10/31/24

REGISTERED ARCHITECT STATE OF TEXAS #1142

11/27/2024

DAVIS SPRINKLE, AIA REGISTERED ARCHITECT STATE OF TEXAS #1142

ISSUE DATE: 05.21.2024 - BID ISSUE

REVISIONS:

SHEET: **A6**