PROJECT #:24-2692

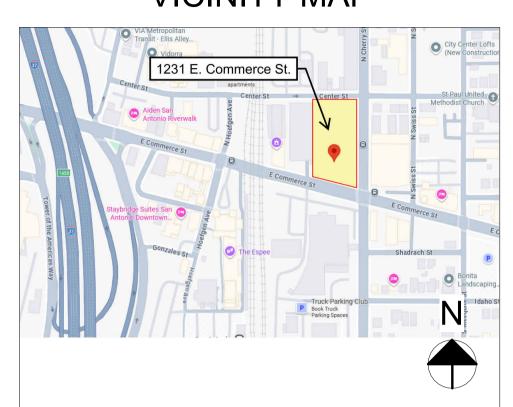
SET ISSUE SCHEDULE		
SET ISSUED	DATE OF ISSUE	DESCRIPTION OF ISSUE
EVISION A	XX-XX-XXXX	PRE-ISSUANCE REVISIONS
SSUE FOR PERMIT	XX-XX-XXXX	ISSUE FOR PERMIT

XX-XX-XXXX





VICINITY MAP



CENTRAL AT COMMERCE

279 APARTMENT UNITS

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

OWNER: THE ANNEX GROUP

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

CONTACT - PHONE - EMA

1515 S CAPITAL OF TEXAS HWY, SUITE 410, AUSTIN, TX 78746

31360 NICHOLS SAWMILL ROAD SUITE B, MAGNOLIA, TX, 77355

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

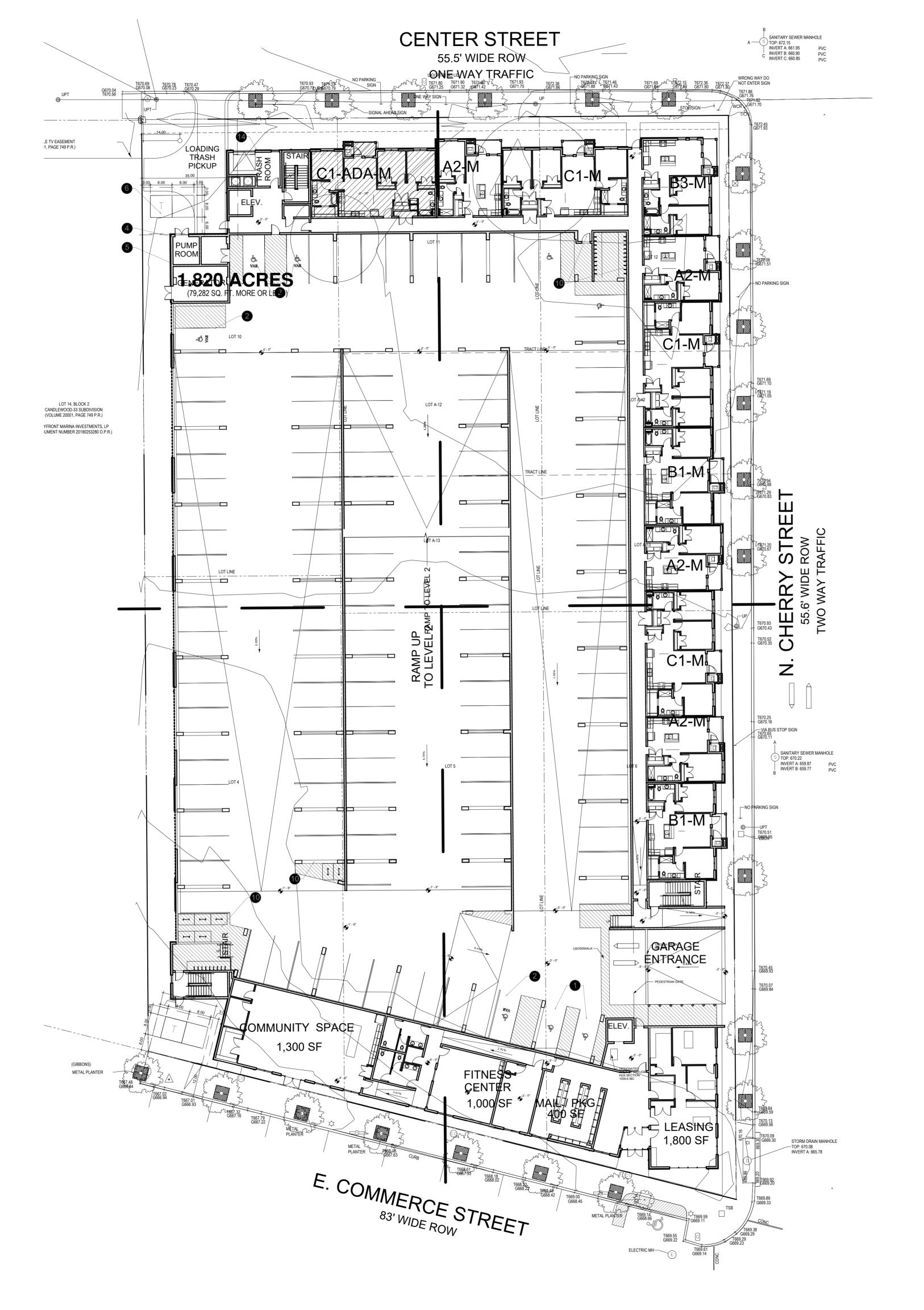
1515 S CAPITAL OF TEXAS HWY, SUITE 410, AUSTIN, TX 78746

DREW SCHELFHOUT - 512-327-3397 - ASHELFHOUT@EVOLVEARCH.COM

ADDRESS

CONTACT - PHONE - EMA

MULTIFAMILY APARTMENTS AHJ: CITY OF SAN ANTONIO ISSUE: SITE PERMIT #
PERMIT #
TAS #



SITE FURNISHINGS NOTES

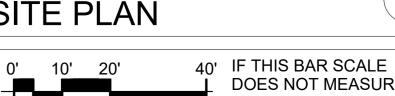
- ACCESSIBLE PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE
- CLUB ACCESSIBLE PARKING SPACE
- FDC LOCATION
- METER BANK LOCATION
- TRANSFORMER LOCATION
- VISITOR CALL BOX AND KNOX KEY LOCATION FOR VEHICLE GATES
- **VEHICULAR GATE**
- PEDESTRIAN GATE
- **BIKE RACK**
- (11) PERIMETER FENCE
- (12) PLAYGROUND
- (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.

SITE PLAN

SCALE: 1" = 20'



DOES NOT MEASURE 2" THEN THE DRAWING IS NOT TO SCALE

PROGRESS PRINT FOR INTERIM REVIEW ONLY. NOT

24-2692

INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION. REGISTRANTS NAME: BRIAN LUCKE REGISTRATION NUMBER: 28114

08/15/2025

DRAWN BY:

CHECKED BY:

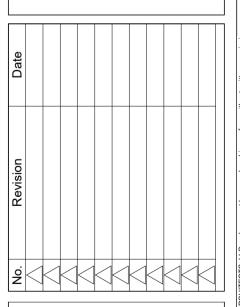
PROJECT #:

THE ANNEX GROUP

8680 EDISON PLAZA DR, FISHERS, IN. 46038



OMME CENTRA



ISSUED FOR PERMIT

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

08/15/2025

DESCRIPTION ARCHITECTURAL SITE

PLAN SHEET

A2.10

