

BUILDING 1 - 1ST FLOOR PLAN

SQUARE FOOTAGE SUMMARY - BLDG 1		
GROUND FLOOR	LEASE AREA SF	BUILDING GROSS AREA SF
LEASE SPACE 'A'	6,248	
LEASE SPACE 'B'	6,384	
LEASE SPACE 'C'	4,331	
LEVEL 1 TOTAL	16,963	19,912
LEVEL 2 TOTAL	18,329	21,710
TOTAL	35,292	41,622

* LEASE AREAS ARE CALCULATED TO THE EXTERIOR "STUD" FACE AND EXCLUDES INCIDENTAL ITEM SUCH AS EXTERIOR STAIRS, EXTERIOR PATIOS/BALCONIES, UTILITY COURTS, MASONRY CLADDING, SHAFTS AND OTHER NON-CONDITIONED AREAS

PROJECT SUMMARY

GENERAL PARTITION NOTES

1. ALL FURR-OUTS AT COLUMNS AND SIMILAR CONDITIONS TO MATCH NEAREST PARTITION TYPE UNO.
2. PARTITIONS ARE CONTINUOUS ACROSS DOORWAYS, OPENINGS, COLUMN FURR-OUTS, ABUTTING PARTITIONS, AND OTHER OBSTRUCTIONS. A PARTITION TAG SHOWN IN ONE SEGMENT OF THE WALL APPLIES TO ALL UNMARKED PARTITIONS THAT ARE IN LINE WITH AND CONTINUOUS WITH THE TAGGED SEGMENT.

GENERAL PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF COLUMN, FACE OF EXTERIOR FINISHED FACE UNO. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS.
2. REFER TO ENLARGED PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
3. WHERE NO SPECIFIC DETAIL OR NOTE IS INDICATED, CONSTRUCTION IS EQUAL OR SIMILAR TO ANNOTATED LOCATIONS. NOTES AND DETAILS FOR SPECIFIC CONDITIONS DOES NOT LIMIT THEIR APPLICABILITY.

INTERIOR FINISH NOTES

1. ALL INTERIOR WALL & CEILING MATERIALS & FINISHES TO HAVE A MINIMUM CLASS A RATING, (FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450).

UNLESS NOTED OTHERWISE, SPECIFIED, REQUIRED PER REFERENCE STANDARD, OR BASED ON MANUFACTURER'S RECOMMENDATIONS:

1. ALL PARTITIONS ARE TYPE AGA, UNO.
2. AT CERAMIC TILE OR OTHER RIGID SURFACES, PROVIDE STUDS AT 16" OC MAX IN ACCORDANCE WITH DEFLECTION AND SPAN LIMITS.
3. AT WALL-MOUNTED ITEMS, SUCH AS WALL-HUNG LAVATORIES, URINALS, GRAB BARS, WALL-HUNG CASEWORK, FIXTURES OR EQUIPMENT, PROVIDE 20 GA STUDS MIN AT 16" OC MAX
4. EXTEND PARTITION ASSEMBLY TO DECK AND SEAL ALL VOIDS, PENETRATIONS, ETC TO MINIMIZE AIR/SOUND TRANSMISSION.

GENERAL PLAN NOTES

- 1 48" GUARDRAIL
- 2 SIGNAGE
- 3 STUDS TO BE REMOVABLE, FOR FUTURE
- 4 OPTIONAL WALL, TO BE DETERMINED BY TENANT
- 5 SUN SHADE

KEY NOTES

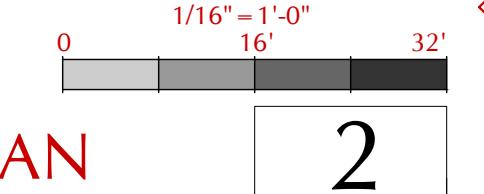
— 1HR RATED WALL (REFER TO LIFE SAFETY PLAN)

— 2HR RATED WALL (REFER TO LIFE SAFETY PLAN)

X DOOR TYPE-RE: A801

FEC FIRE EXTINGUISHER CABINET

Y WINDOW TYPE-RE: AB111 SERIES



FLOOR PLAN LEGEND 1

ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

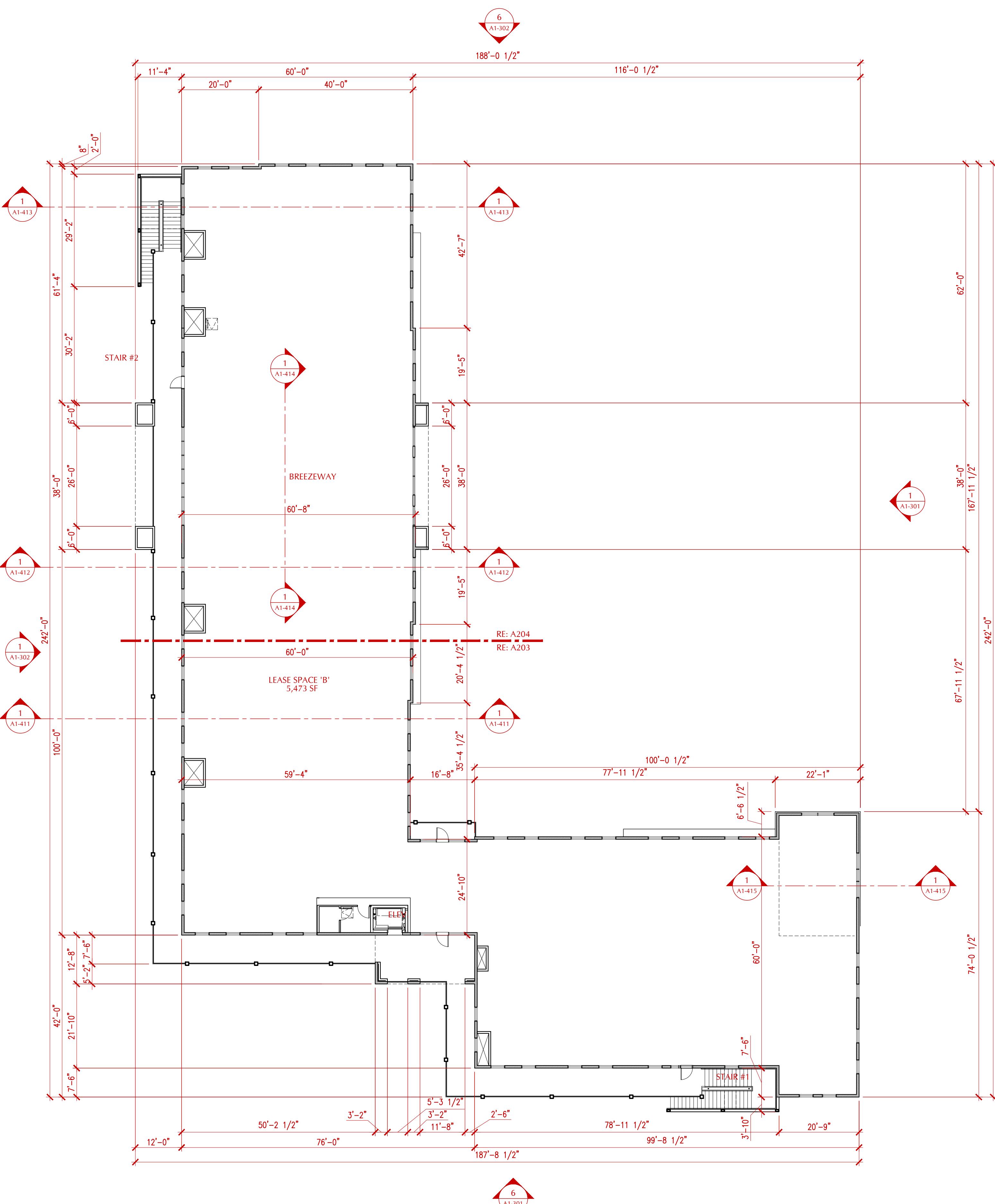
SCALE NOTE:
11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

PROJECT NO:

FILE: 22015-A-01-01-FP

COPYRIGHT UPON ISSUE
INSITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED

A-1-201
1ST FLOOR
DIMENSION PLAN



BUILDING 1 - 2ND FLOOR PLAN

FLOOR PLAN LEGEND

SCALE NOTE: 11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED
PROJECT NO:
FILE: 2205-A-01-01-FP
COPYRIGHT UPON ISSUE
IN SITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED

A-1-202
2ND FLOOR
DIMENSION PLAN

* LEASE AREAS ARE CALCULATED TO THE EXTERIOR "STUD" FACE
AND EXCLUDES INCIDENTAL ITEM SUCH AS EXTERIOR STAIRS,
EXTERIOR PATIOS/BALCONIES, UTILITY COURTS, MASONRY
CLADDING, SHAFTS AND OTHER NON-CONDITIONED AREAS

PROJECT SUMMARY

GENERAL PARTITION NOTES

1. ALL FURR-OUTS AT COLUMNS AND SIMILAR CONDITIONS TO MATCH NEAREST PARTITION TYPE UNO.
2. PARTITIONS ARE CONTINUOUS ACROSS DOORWAYS, OPENINGS, COLUMN FURR-OUTS, ABUTTING PARTITIONS, AND OTHER OBSTRUCTIONS. A PARTITION TAG SHOWN IN ONE SEGMENT OF THE WALL APPLIES TO ALL UNMARKED PARTITIONS THAT ARE IN LINE WITH AND CONTINUOUS WITH THE TAGGED SEGMENT.

GENERAL PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF COLUMN, FACE OF EXTERIOR FINISHED FACE UNO. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS.
2. REFER TO ENLARGED PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
3. WHERE NO SPECIFIC DETAIL OR NOTE IS INDICATED, CONSTRUCTION IS EQUAL OR SIMILAR TO ANNOTATED LOCATIONS. NOTES AND DETAILS FOR SPECIFIC CONDITIONS DOES NOT LIMIT THEIR APPLICABILITY.

INTERIOR FINISH NOTES

1. ALL INTERIOR WALL & CEILING MATERIALS & FINISHES TO HAVE A MINIMUM CLASS A RATING, (FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450).

UNLESS NOTED OTHERWISE, SPECIFIED, REQUIRED PER REFERENCE STANDARD, OR BASED ON MANUFACTURER'S RECOMMENDATIONS:

1. ALL PARTITIONS ARE TYPE AGA, UNO.
2. AT CERAMIC TILE OR RIGID SURFACES, PROVIDE STUDS AT 16" OC MAX IN ACCORDANCE WITH DEFLECTION AND SPAN LIMITS.
3. AT WALL-MOUNTED ITEMS, SUCH AS WALL-HUNG LAVATORIES, URINALS, GRAB BARS, WALL-HUNG CASEWORK, FIXTURES OR EQUIPMENT, PROVIDE 20 GA STUDS MIN AT 16" OC MAX.
4. EXTEND PARTITION ASSEMBLY TO DECK AND SEAL ALL VOIDS, PENETRATIONS, ETC TO MINIMIZE AIR/SOUND TRANSMISSION.

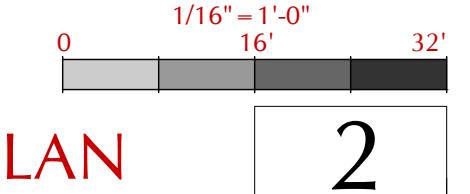
GENERAL PLAN NOTES

- 1 48" GUARDRAIL
- 2 SIGNAGE
- 3 STUDS TO BE REMOVABLE, FOR FUTURE
- 4 OPTIONAL WALL, TO BE DETERMINED BY TENANT
- 5 SUN SHADE

KEY NOTES

- 1 1HR RATED WALL (REFER TO LIFE SAFETY PLAN)
- 2 2HR RATED WALL (REFER TO LIFE SAFETY PLAN)

- X DOOR TYPE: RE: A801
- Y WINDOW TYPE: RE: AB111 SERIES
- FIRE EXTINGUISHER CABINET



2

ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

	RF-1 CLAY TILE ROOF - CLAYMEX SPANISH TILE COLOR: BROWN ANTIQUE BLEND
	SC-1 PORTLAND CEMENT STUCCO / PAINT ON TILT WALL
	SC-2 PORTLAND CEMENT STUCCO / PAINT ON TILT WALL
	ST-1 CHOPPED STONE VENEER BELLA PIAZZA PROJECT STONE AND PATTERN

SEE FINISH SCHEDULE FOR COLORS AND MATERIAL SELECTIONS

EXTERIOR MATERIAL LEGEND

KEYED NOTES

1. KEYED NOTES
2. LIGHT FIXTURE, REFER TO MEP FOR FIXTURE. ALL LIGHTS TO BE MOUNTED 8'-0" AFF, TYPICAL UNO.
3. RETRACTABLE CANOPY BY TENANT. PROVIDE BLOCKING AND POWER. TYPICAL AT ALL 1ST FLOOR NON-ARCHED OPENINGS.
4. STUCCO/FIBER CEMENT AT STUCCO OPENINGS WITH REVEALS/BOARD AND BATTEN
5. SIGNAGE BY TENANT NIC
6. PARAPET BEYOND
7. GALVANIZED METAL MESH STAIR RAILING
8. STEEL TUBE BRACKET.
9. TILT WALL WITH REVEAL AT CAP AND METAL MESH ATTACHED FOR PLANTING BELOW
10. CAST STONE CAP WITH DRIP EDGE AT STONE WALL
11. STUCCO OVER STUDS TO 12'-0", 1'-0" TILT WALL RECESSED PANEL ABOVE
12. 8X8 STEEL COLUMN AND BRACKET WITH 2X12 BOLTED TO SIDES
13. ROOF ACCESS LADDER EXTERIOR GUARD DOOR. COLOR TO MATCH STUCCO WALL.
14. SIGNAGE BY OWNER. REVERSE CHANNEL BACKLIT LOGO. COLOR TO MATCH WINDOWS.
15. 2'X2' DECORATIVE CAST STONE
16. DECORATIVE IRON DESIGN TO MIMIC A PORTION OF THE PROJECT LOGO. FINAL DESIGN BY MANUFACTURER TO BE APPROVED BY OWNER.

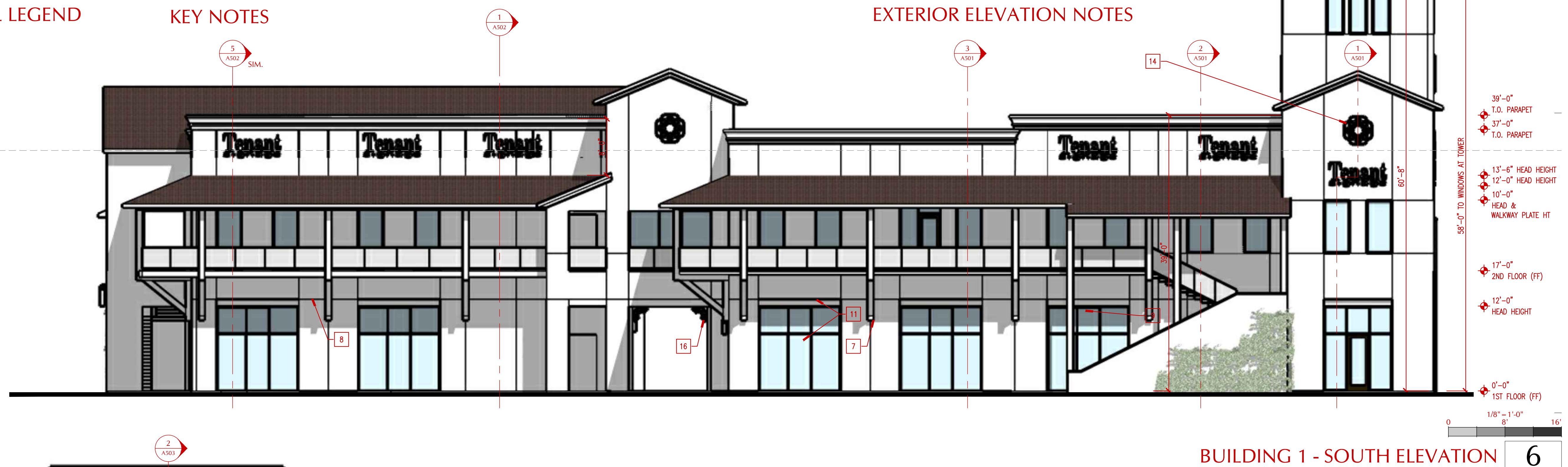
IN GENERAL, THE BASE WALL SYSTEM SHALL CONSIST OF THE FOLLOWING FOR ALL CONDITIONS

1. 6" COLD-FORMED METAL FRAMING (SEE STRUCTURAL FOR SPACING/GAGE)
2. EXTERIOR SHEATHING (1/2" GYPSUM SHEATHING)
3. WEATHER BARRIER
4. EXTERIOR FINISH AS SCHEDULED WITH THE FOLLOWING MODIFICATIONS
 - 4.1. STUCCO, INSTALL FELT INTEGRAL WITH METAL LATH OVER DAMPROOFING
 - 4.2. "THIN" CUT STONE/TILE, INSTALL 2-DRAINAGE PLANE OVER DAMPROOFING
5. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION

WALL SYSTEMS SUMMARY

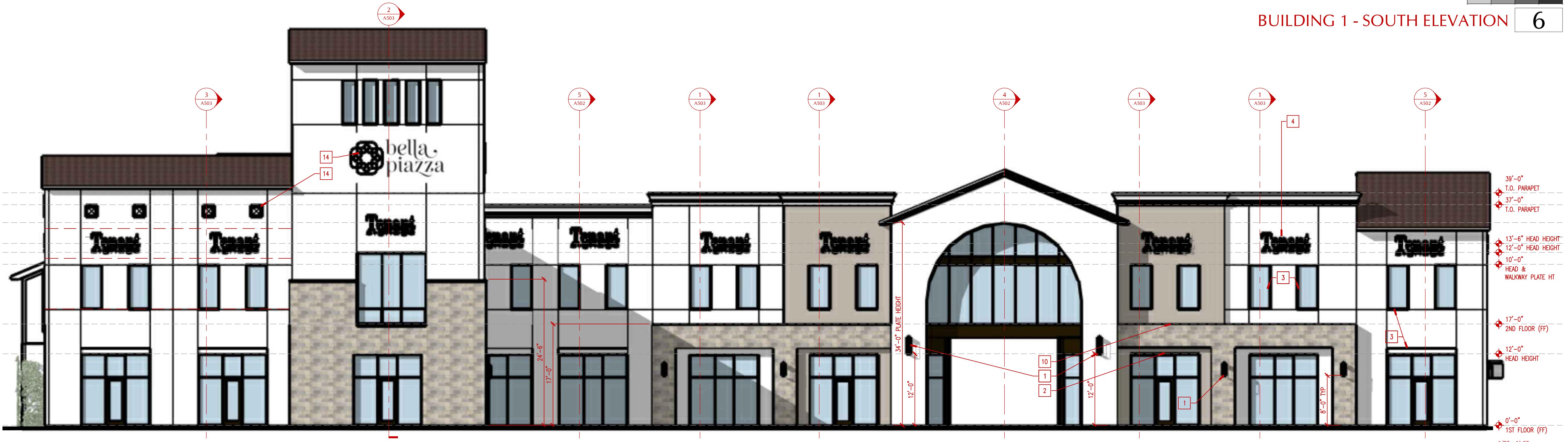
1. WHETHER SPECIFICALLY SHOWN IN DRAWINGS OR NOT, PAINT LOUVERS, SHEET METAL TRIM THAT IS NOT PREFINISHED, MAIN ELECTRICAL SERVICE/DISCONNECTS & OTHER WALL OR ROOF PENETRATIONS COLOR TO MATCH ADJACENT SURFACE COLORS.
2. ALL NOTES AND INFORMATION ARE TYPICAL. INFORMATION MAY ONLY BE SHOWN OR NOTED ON ONE ELEVATION, BUT SUCH INFORMATION SHALL APPLY TO ALL ELEVATIONS AS IF SUCH INFORMATION WAS ON EACH SPECIFIC ELEVATION.

EXTERIOR ELEVATION NOTES



BUILDING 1 - SOUTH ELEVATION

6



BUILDING 1 - EAST ELEVATION

1

ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

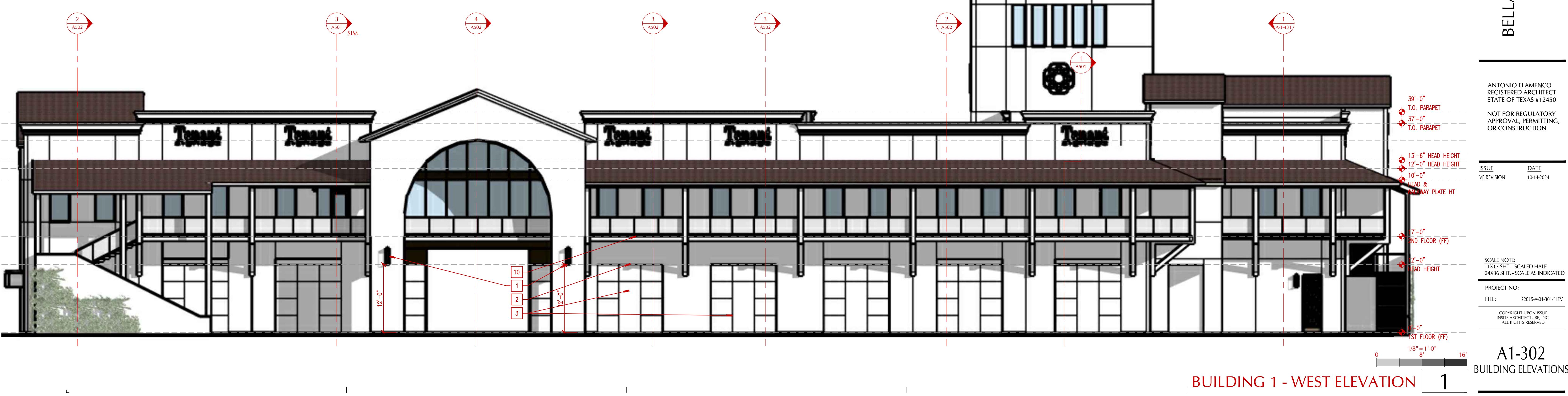
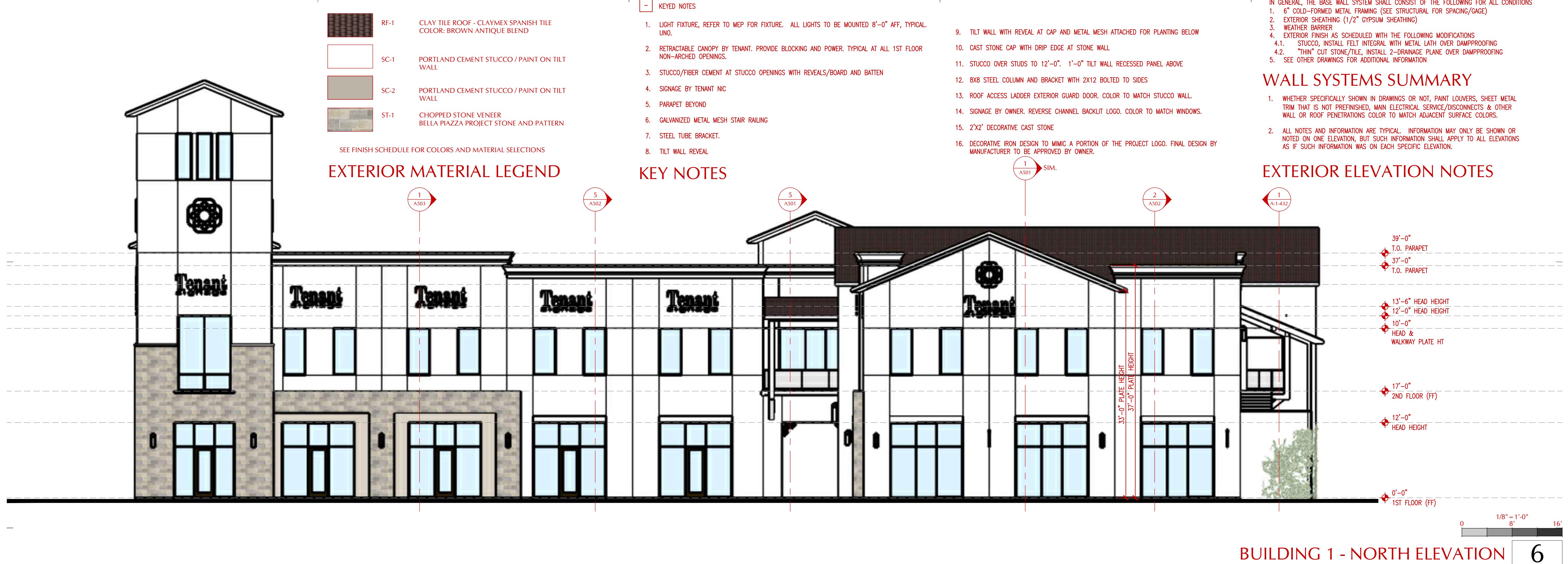
SCALE NOTE:
11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

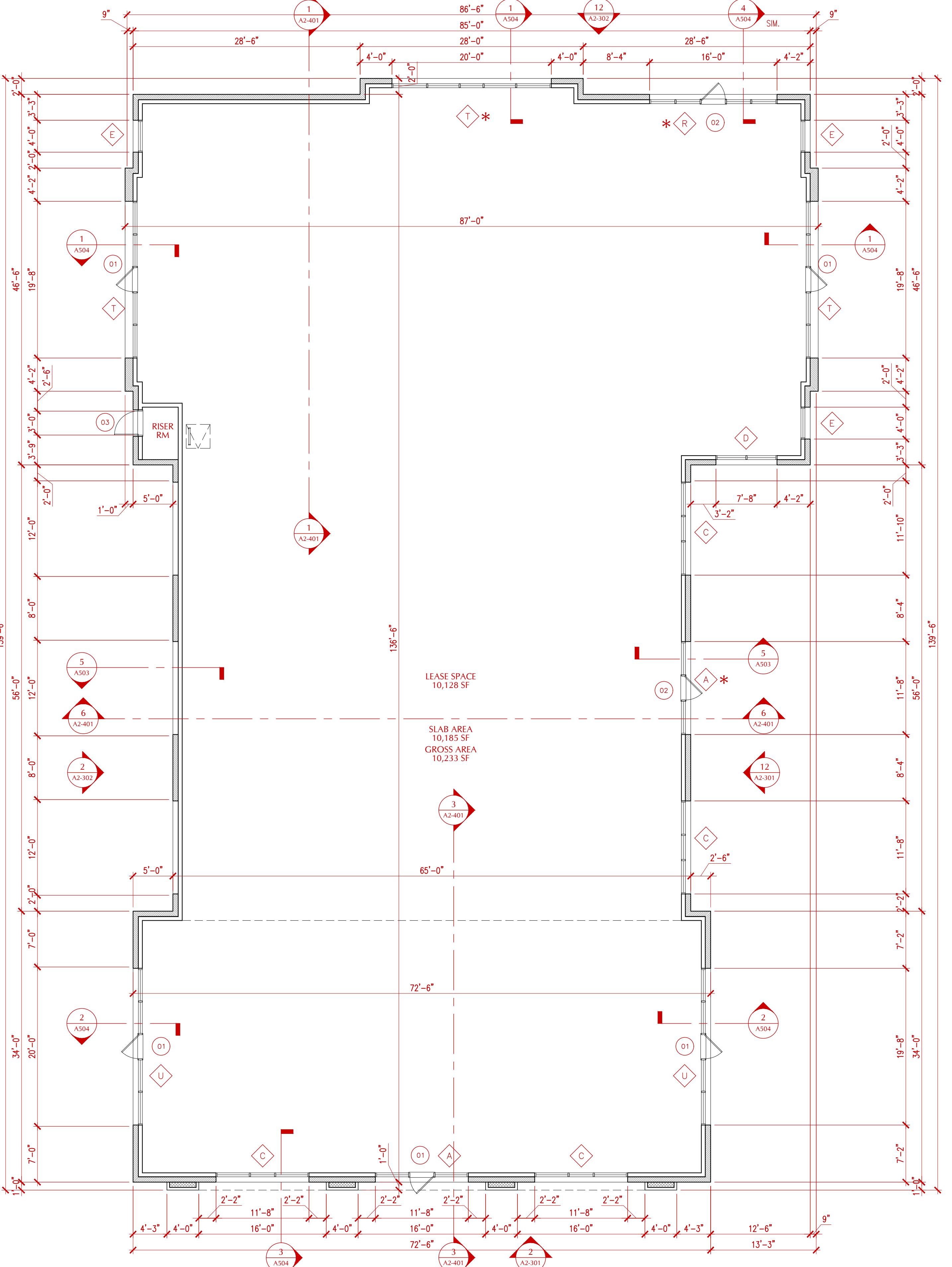
PROJECT NO:

FILE: 2015-A-01-301-ELEV

COPYRIGHT UPON ISSUE
INsite ARCHITECTURE, INC.
ALL RIGHTS RESERVED

A1-301
BUILDING ELEVATIONS







SEE FINISH SCHEDULE FOR COLORS AND MATERIAL SELECTIONS

EXTERIOR MATERIAL LEGEND

KEYED NOTES

1. LIGHT FIXTURE, REFER TO MEP FOR FIXTURE. ALL LIGHTS TO BE MOUNTED 8'-0" AFF, TYPICAL, UNO.
2. RETRACTABLE CANOPY BY TENANT. PROVIDE BLOCKING AND POWER. TYPICAL AT ALL 1ST FLOOR NON-ARCHED OPENINGS.
3. STUCCO/FIBER CEMENT AT STUCCO OPENINGS WITH REVEALS/BOARD AND BATTEN
4. SIGNAGE BY TENANT NIC
5. PARAPET BEYOND
6. GALVANIZED METAL MESH STAIR RAILING
7. STEEL TUBE BRACKET.
8. TILT WALL REVEAL
9. TILT WALL WITH REVEAL AT CAP AND METAL MESH ATTACHED FOR PLANTING BELOW
10. CAST STONE CAP WITH DRIP EDGE AT STONE WALL
11. STUCCO OVER STUDS TO 12'-0". 1'-0" TILT WALL RECESSED PANEL ABOVE
12. 8X8 STEEL COLUMN AND BRACKET WITH 2X12 BOLTED TO SIDES
13. ROOF ACCESS LADDER EXTERIOR GUARD DOOR, COLOR TO MATCH STUCCO WALL.
14. SIGNAGE BY OWNER, REVERSE CHANNEL BACKLIT LOGO, COLOR TO MATCH WINDOWS.
15. 2X2 DECORATIVE CAST STONE
16. DECORATIVE IRON DESIGN TO MIMIC A PORTION OF THE PROJECT LOGO. FINAL DESIGN BY MANUFACTURER TO BE APPROVED BY OWNER.

KEY NOTES

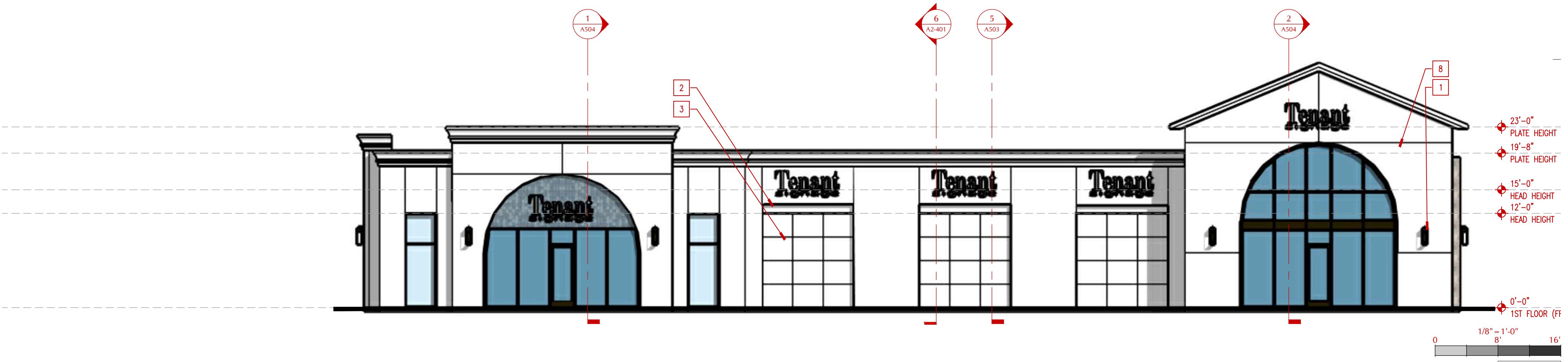
IN GENERAL, THE BASE WALL SYSTEM SHALL CONSIST OF THE FOLLOWING FOR ALL CONDITIONS

1. 6" COLD-FORMED METAL FRAMING (SEE STRUCTURAL FOR SPACING/GAGE)
2. EXTERIOR SHEATHING (1/2" GYPSUM SHEATHING)
3. WEATHER BARRIER
4. EXTERIOR FINISH AS SCHEDULED WITH THE FOLLOWING MODIFICATIONS
 - 4.1. STUCCO, INSTALL FELT INTEGRAL WITH METAL LATH OVER DAMPROOFING
 - 4.2. "THIN" CUT STONE/TILE, INSTALL 2-DRAINAGE PLATE OVER DAMPROOFING
5. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION

WALL SYSTEMS SUMMARY

1. WHETHER SPECIFICALLY SHOWN IN DRAWINGS OR NOT, PAINT LOUVERS, SHEET METAL TRIM THAT IS NOT PREFINISHED, MAIN ELECTRICAL SERVICE/Disconnects & OTHER WALL OR ROOF PENETRATIONS COLOR TO MATCH ADJACENT SURFACE COLORS.
2. ALL NOTES AND INFORMATION ARE TYPICAL. INFORMATION MAY ONLY BE SHOWN OR NOTED ON ONE ELEVATION, BUT SUCH INFORMATION SHALL APPLY TO ALL ELEVATIONS AS IF SUCH INFORMATION WAS ON EACH SPECIFIC ELEVATION.

EXTERIOR ELEVATION NOTES



BELLA PIAZZA LIFESTYLE CENTER
SHELL BUILDING
RYKO
RICHMOND, TEXAS

ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

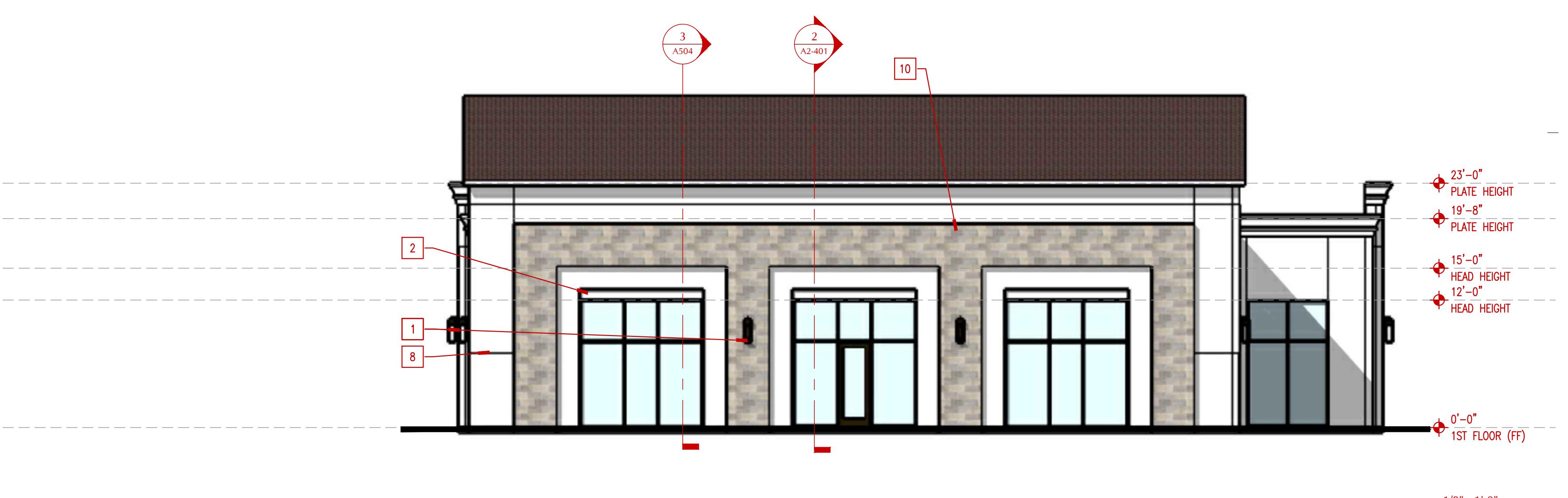
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

SCALE NOTE:
11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

PROJECT NO:

FILE: 2015-A-02-301-ELEV
COPYRIGHT UPON ISSUE
INSITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED



A-2-301
BUILDING ELEVATIONS

BUILDING 2 - SOUTH ELEVATION 2



SEE FINISH SCHEDULE FOR COLORS AND MATERIAL SELECTIONS

EXTERIOR MATERIAL LEGEND

KEYED NOTES

1. LIGHT FIXTURE, REFER TO MEP FOR FIXTURE. ALL LIGHTS TO BE MOUNTED 8'-0" AFF, TYPICAL UNO.
2. RETRACTABLE CANOPY BY TENANT. PROVIDE BLOCKING AND POWER. TYPICAL AT ALL 1ST FLOOR NON-ARCHED OPENINGS.
3. STUCCO/FIBER CEMENT AT STUCCO OPENINGS WITH REVEALS/BOARD AND BATTEN
4. SIGNAGE BY TENANT NIC
5. PARAPET BEYOND
6. GALVANIZED METAL MESH STAIR RAILING
7. STEEL TUBE BRACKET.
8. TILT WALL REVEAL
9. TILT WALL WITH REVEAL AT CAP AND METAL MESH ATTACHED FOR PLANTING BELOW
10. CAST STONE CAP WITH DRIP EDGE AT STONE WALL
11. STUCCO OVER STUDS TO 12'-0". 1'-0" TILT WALL RECESSED PANEL ABOVE
12. 8X8 STEEL COLUMN AND BRACKET WITH 2X12 BOLTED TO SIDES
13. ROOF ACCESS LADDER EXTERIOR GUARD DOOR, COLOR TO MATCH STUCCO WALL.
14. SIGNAGE BY OWNER, REVERSE CHANNEL BACKLIT LOGO, COLOR TO MATCH WINDOWS.
15. 2X2 DECORATIVE CAST STONE
16. DECORATIVE IRON DESIGN TO MIMIC A PORTION OF THE PROJECT LOGO. FINAL DESIGN BY MANUFACTURER TO BE APPROVED BY OWNER.

KEY NOTES

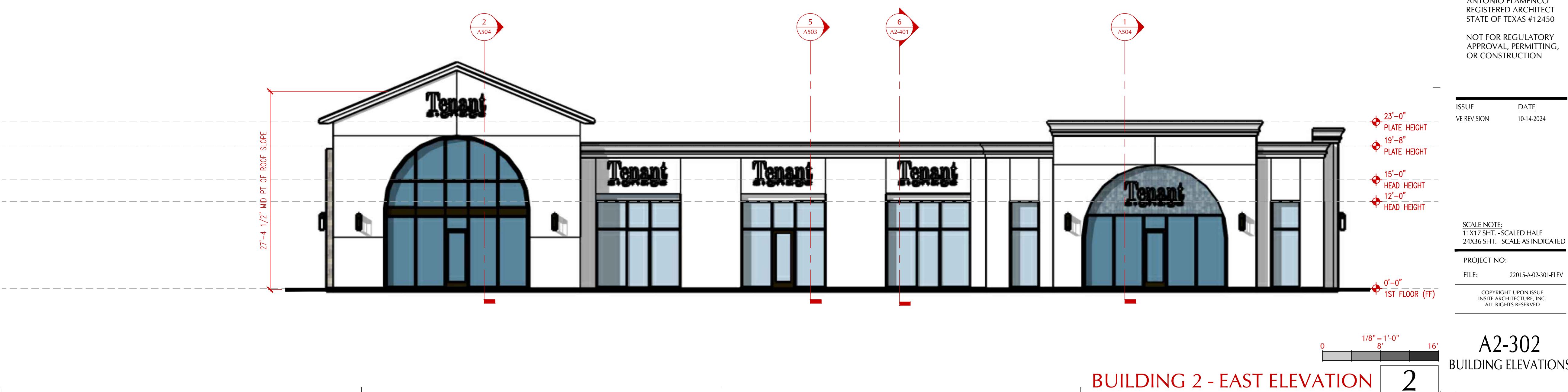
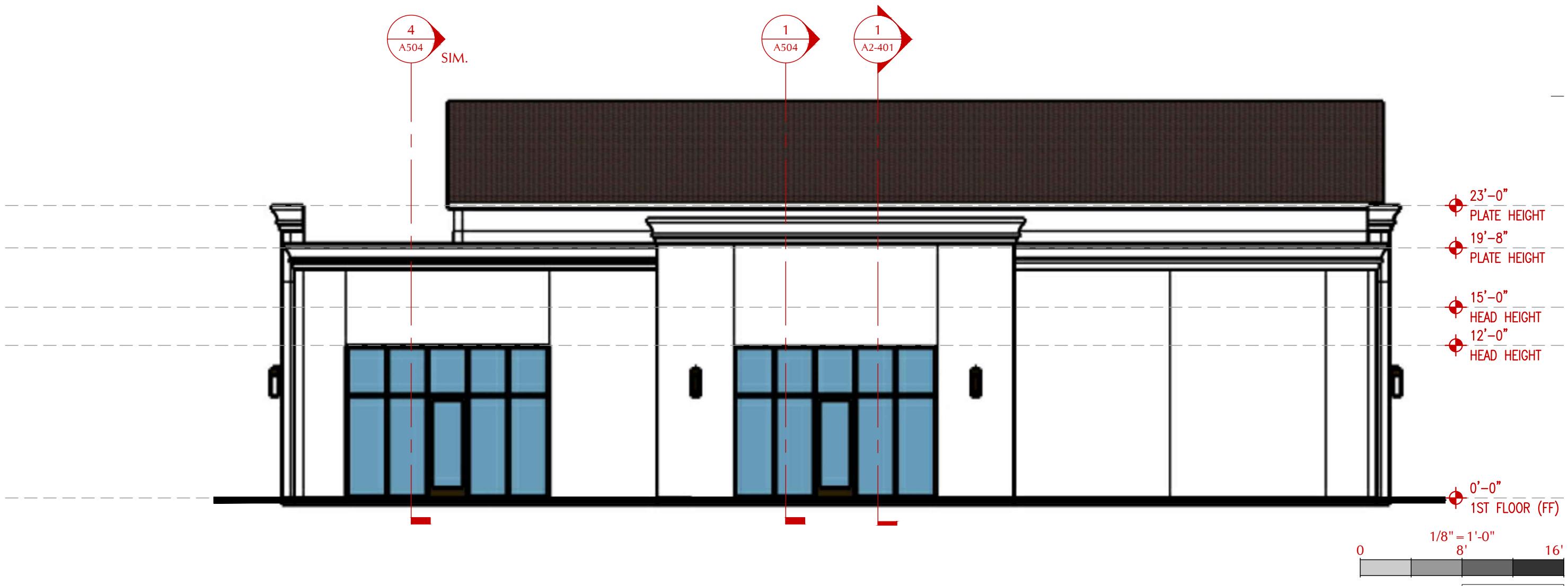
IN GENERAL, THE BASE WALL SYSTEM SHALL CONSIST OF THE FOLLOWING FOR ALL CONDITIONS

1. 6" COLD-FORMED METAL FRAMING (SEE STRUCTURAL FOR SPACING/GAGE)
2. EXTERIOR SHEATHING (1/2" GYPSUM SHEATHING)
3. WEATHER BARRIER
4. EXTERIOR FINISH AS SCHEDULED WITH THE FOLLOWING MODIFICATIONS
 - 4.1. STUCCO, INSTALL FELT INTEGRAL WITH METAL LATH OVER DAMPPROOFING
 - 4.2. "THIN" CUT STONE/TILE, INSTALL 2-DRAINAGE PLATE OVER DAMPPROOFING
5. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION

WALL SYSTEMS SUMMARY

1. WHETHER SPECIFICALLY SHOWN IN DRAWINGS OR NOT, PAINT LOUVERS, SHEET METAL TRIM THAT IS NOT PREFINISHED, MAIN ELECTRICAL SERVICE/Disconnects & OTHER WALL OR ROOF PENETRATIONS COLOR TO MATCH ADJACENT SURFACE COLORS.
2. ALL NOTES AND INFORMATION ARE TYPICAL. INFORMATION MAY ONLY BE SHOWN OR NOTED ON ONE ELEVATION, BUT SUCH INFORMATION SHALL APPLY TO ALL ELEVATIONS AS IF SUCH INFORMATION WAS ON EACH SPECIFIC ELEVATION.

EXTERIOR ELEVATION NOTES



ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

SCALE NOTE:
11X18 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

PROJECT NO:

FILE: 2015-A-02-301-ELEV
COPYRIGHT UPON ISSUE
INSITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED

A-302

BUILDING ELEVATIONS

BUILDING 2 - EAST ELEVATION 2



SEE FINISH SCHEDULE FOR COLORS AND MATERIAL SELECTIONS

EXTERIOR MATERIAL LEGEND

KEYED NOTES

1. LIGHT FIXTURE, REFER TO MEP FOR FIXTURE. ALL LIGHTS TO BE MOUNTED 8'-0" AFF, TYPICAL UNO.
2. RETRACTABLE CANOPY BY TENANT. PROVIDE BLOCKING AND POWER. TYPICAL AT ALL 1ST FLOOR NON-ARCHED OPENINGS.
3. STUCCO/FIBER CEMENT AT STUCCO OPENINGS WITH REVEALS/BOARD AND BATTEN
4. SIGNAGE BY TENANT NIC
5. PARAPET BEYOND
6. GALVANIZED METAL MESH STAIR RAILING
7. STEEL TUBE BRACKET.
8. TILT WALL REVEAL
9. TILT WALL WITH REVEAL AT CAP AND METAL MESH ATTACHED FOR PLANTING BELOW
10. CAST STONE CAP WITH DRIP EDGE AT STONE WALL
11. STUCCO OVER STUDS TO 12'-0". 1'-0" TILT WALL RECESSED PANEL ABOVE
12. 8X8 STEEL COLUMN AND BRACKET WITH 2X12 BOLTED TO SIDES
13. ROOF ACCESS LADDER EXTERIOR GUARD DOOR, COLOR TO MATCH STUCCO WALL.
14. SIGNAGE BY OWNER, REVERSE CHANNEL BACKLIT LOGO, COLOR TO MATCH WINDOWS.
15. 2X2 DECORATIVE CAST STONE
16. DECORATIVE IRON DESIGN TO MIMIC A PORTION OF THE PROJECT LOGO. FINAL DESIGN BY MANUFACTURER TO BE APPROVED BY OWNER.

KEY NOTES

IN GENERAL, THE BASE WALL SYSTEM SHALL CONSIST OF THE FOLLOWING FOR ALL CONDITIONS

1. 6" COLD-FORMED METAL FRAMING (SEE STRUCTURAL FOR SPACING/GAGE)
2. EXTERIOR SHEATHING (1/2" GYPSUM SHEATHING)
3. WEATHER BARRIER
4. EXTERIOR FINISH AS SCHEDULED WITH THE FOLLOWING MODIFICATIONS
 - 4.1. STUCCO, INSTALL FELT INTEGRAL WITH METAL LATH OVER DAMPROOFING
 - 4.2. "THIN" CUT STONE/TILE, INSTALL 2-DRAINAGE PLATE OVER DAMPROOFING
5. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION

WALL SYSTEMS SUMMARY

1. WHETHER SPECIFICALLY SHOWN IN DRAWINGS OR NOT, PAINT LOUVERS, SHEET METAL TRIM THAT IS NOT PREFINISHED, MAIN ELECTRICAL SERVICE/Disconnects & OTHER WALL OR ROOF PENETRATIONS COLOR TO MATCH ADJACENT SURFACE COLORS.
2. ALL NOTES AND INFORMATION ARE TYPICAL. INFORMATION MAY ONLY BE SHOWN OR NOTED ON ONE ELEVATION, BUT SUCH INFORMATION SHALL APPLY TO ALL ELEVATIONS AS IF SUCH INFORMATION WAS ON EACH SPECIFIC ELEVATION.

EXTERIOR ELEVATION NOTES



BELLA PIAZZA LIFESTYLE CENTER
SHELL BUILDING
RYKO
RICHMOND, TEXAS

ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

SCALE NOTE:
11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

PROJECT:
FILE: 2015-A-03-301-ELEV

COPYRIGHT UPON ISSUE
INSITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED



A-3-301
BUILDING ELEVATIONS

1



SEE FINISH SCHEDULE FOR COLORS AND MATERIAL SELECTIONS

EXTERIOR MATERIAL LEGEND

KEYED NOTES

1. LIGHT FIXTURE, REFER TO MEP FOR FIXTURE. ALL LIGHTS TO BE MOUNTED 8'-0" AFF, TYPICAL UNO.
2. RETRACTABLE CANOPY BY TENANT. PROVIDE BLOCKING AND POWER. TYPICAL AT ALL 1ST FLOOR NON-ARCHED OPENINGS.
3. STUCCO/FIBER CEMENT AT STUCCO OPENINGS WITH REVEALS/BOARD AND BATTEN
4. SIGNAGE BY TENANT NIC
5. PARAPET BEYOND
6. GALVANIZED METAL MESH STAIR RAILING
7. STEEL TUBE BRACKET.
8. TILT WALL REVEAL
9. TILT WALL WITH REVEAL AT CAP AND METAL MESH ATTACHED FOR PLANTING BELOW
10. CAST STONE CAP WITH DRIP EDGE AT STONE WALL
11. STUCCO OVER STUDS TO 12'-0". 1'-0" TILT WALL RECESSED PANEL ABOVE
12. 8X8 STEEL COLUMN AND BRACKET WITH 2X12 BOLTED TO SIDES
13. ROOF ACCESS LADDER EXTERIOR GUARD DOOR, COLOR TO MATCH STUCCO WALL.
14. SIGNAGE BY OWNER, REVERSE CHANNEL BACKLIT LOGO, COLOR TO MATCH WINDOWS.
15. 2'X2' DECORATIVE CAST STONE
16. DECORATIVE IRON DESIGN TO MIMIC A PORTION OF THE PROJECT LOGO. FINAL DESIGN BY MANUFACTURER TO BE APPROVED BY OWNER.

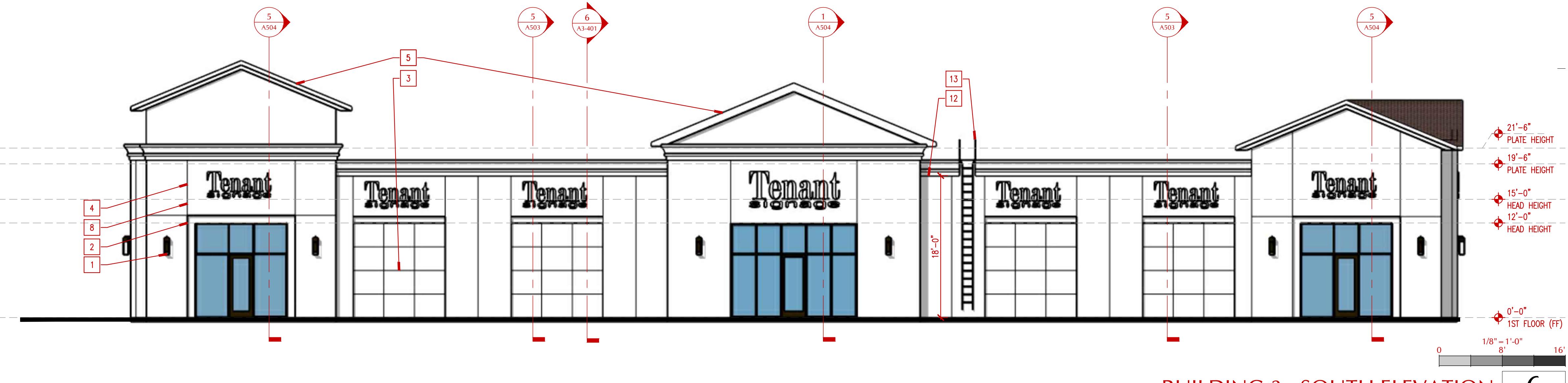
IN GENERAL, THE BASE WALL SYSTEM SHALL CONSIST OF THE FOLLOWING FOR ALL CONDITIONS

1. 6" COLD-FORMED METAL FRAMING (SEE STRUCTURAL FOR SPACING/GAGE)
2. EXTERIOR SHEATHING (1/2" GYPSUM SHEATHING)
3. WEATHER BARRIER
4. EXTERIOR FINISH AS SCHEDULED WITH THE FOLLOWING MODIFICATIONS
 - 4.1. STUCCO, INSTALL FELT INTEGRAL WITH METAL LATH OVER DAMPROOFING
 - 4.2. "THIN" CUT STONE/TILE, INSTALL 2-DRAINAGE PLATE OVER DAMPROOFING
5. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION

WALL SYSTEMS SUMMARY

1. WHETHER SPECIFICALLY SHOWN IN DRAWINGS OR NOT, PAINT LOUVERS, SHEET METAL TRIM THAT IS NOT PREFINISHED, MAIN ELECTRICAL SERVICE/Disconnects & OTHER WALL OR ROOF PENETRATIONS COLOR TO MATCH ADJACENT SURFACE COLORS.
2. ALL NOTES AND INFORMATION ARE TYPICAL. INFORMATION MAY ONLY BE SHOWN OR NOTED ON ONE ELEVATION, BUT SUCH INFORMATION SHALL APPLY TO ALL ELEVATIONS AS IF SUCH INFORMATION WAS ON EACH SPECIFIC ELEVATION.

EXTERIOR ELEVATION NOTES



ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

SCALE NOTE:
11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

PROJECT NO:

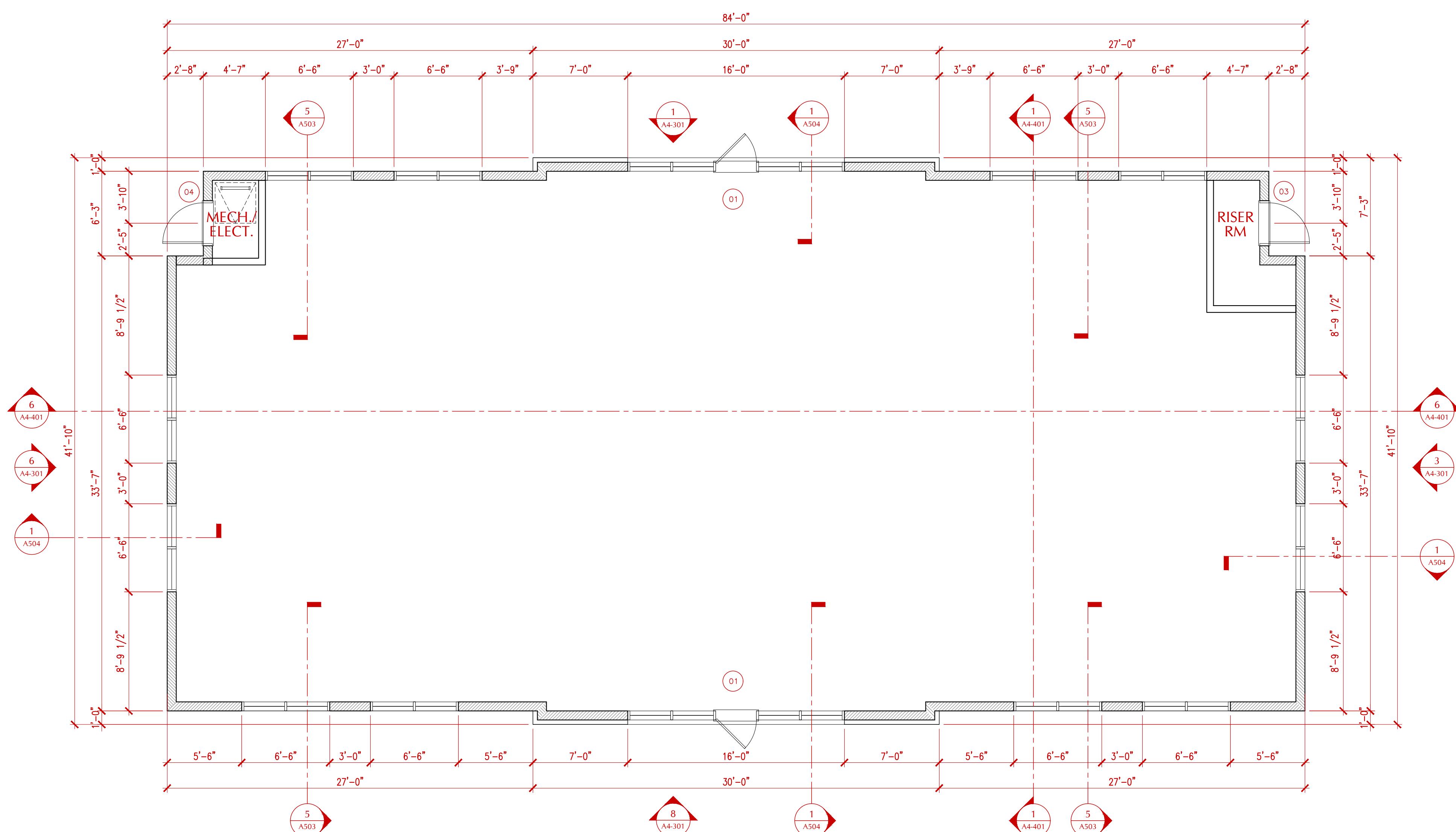
FILE: 2015-A-03-301-ELEV
COPYRIGHT UPON ISSUE
IN SITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED



BUILDING 3 - EAST ELEVATION 1

A-3-302
BUILDING ELEVATIONS

SQUARE FOOTAGE SUMMARY - BLDG 4		
SHELL BUILDING	LEASE SPACE SF	GROSS SF
FIRST FLOOR	3,275	3,373



BUILDING 4 - FLOOR PLAN 2

FLOOR PLAN LEGEND 1

* LEASE AREAS ARE CALCULATED TO THE EXTERIOR "STUD" FACE AND EXCLUDES INCIDENTAL ITEM SUCH AS EXTERIOR STAIRS, EXTERIOR PATIOS/BALCONIES, UTILITY COURTS, MASONRY CLADDING, SHAFTS AND OTHER NON-CONDITIONED AREAS

PROJECT SUMMARY

GENERAL PARTITION NOTES

1. ALL FURR-OUTS AT COLUMNS AND SIMILAR CONDITIONS TO MATCH NEAREST PARTITION TYPE UNO.
2. PARTITIONS ARE CONTINUOUS ACROSS DOORWAYS, OPENINGS, COLUMN FURR-OUTS, ABUTTING PARTITIONS, AND OTHER OBSTRUCTIONS. A PARTITION TAG SHOWN IN ONE SEGMENT OF THE WALL APPLIES TO ALL UNMARKED PARTITIONS THAT ARE IN LINE WITH AND CONTINUOUS WITH THE TAGGED SEGMENT.

GENERAL PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STUDS, CENTERLINE OF COLUMN, FACE OF EXTERIOR FINISHED FACE UNO. WHERE DIMENSIONS ARE INDICATED AS "MIN" OR "CLR", THESE ARE MINIMUM CLEAR "FINISH" DIMENSIONS.
2. REFER TO ENLARGED PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS.
3. WHERE NO SPECIFIC DETAIL OR NOTE IS INDICATED, CONSTRUCTION IS EQUAL OR SIMILAR TO ANNOTATED LOCATIONS. NOTES AND DETAILS FOR SPECIFIC CONDITIONS DOES NOT LIMIT THEIR APPLICABILITY.

INTERIOR FINISH NOTES

1. ALL INTERIOR WALL & CEILING MATERIALS & FINISHES TO HAVE A MINIMUM CLASS A RATING, (FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450).

UNLESS NOTED OTHERWISE, SPECIFIED, REQUIRED PER REFERENCE STANDARD, OR BASED ON MANUFACTURER'S RECOMMENDATIONS:

1. ALL PARTITIONS ARE TYPE AGA, UNO.
2. AT CERAMIC TILE OR OTHER RIGID SURFACES, PROVIDE STUDS AT 16" OC MAX IN ACCORDANCE WITH DEFLECTION AND SPAN LIMITS.
3. AT WALL-MOUNTED ITEMS, SUCH AS WALL-HUNG LAVATORIES, URINALS, GRAB BARS, WALL-HUNG CASEWORK, FIXTURES OR EQUIPMENT, PROVIDE 20 GA STUDS MIN AT 16" OC MAX.
4. EXTEND PARTITION ASSEMBLY TO DECK AND SEAL ALL VOIDS, PENETRATIONS, ETC TO MINIMIZE AIR/SOUND TRANSMISSION.

GENERAL PLAN NOTES

- 1 48" GUARDRAIL
- 2 SIGNAGE
- 3 STUDS TO BE REMOVABLE, FOR FUTURE USE
- 4 OPTIONAL WALL, TO BE DETERMINED BY TENANT
- 5 SUN SHADE

KEY NOTES

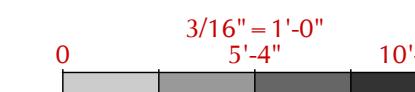
— 1HR RATED WALL (REFER TO LIFE SAFETY PLAN)

— 2HR RATED WALL (REFER TO LIFE SAFETY PLAN)

○ DOOR TYPE-RE: A801

□ FIRE EXTINGUISHER CABINET

○ WINDOW TYPE-RE: AB111 SERIES



SCALE NOTE:
11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

PROJECT NO:

FILE: 22015-A-04-201-FP

COPYRIGHT UPON ISSUE
IN SITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED

A4-201
FLOOR PLAN

	RF-1 CLAY TILE ROOF - CLAYMEX SPANISH TILE COLOR: BROWN ANTIQUE BLEND
	SC-1 PORTLAND CEMENT STUCCO / PAINT ON TILT WALL
	SC-2 PORTLAND CEMENT STUCCO / PAINT ON TILT WALL
	ST-1 CHOPPED STONE VENEER BELLA PIAZZA PROJECT STONE AND PATTERN

SEE FINISH SCHEDULE FOR COLORS AND MATERIAL SELECTIONS

EXTERIOR MATERIAL LEGEND

KEYED NOTES

1. LIGHT FIXTURE, REFER TO MEP FOR FIXTURE. ALL LIGHTS TO BE MOUNTED 8'-0" AFF, TYPICAL, UNO.
2. RETRACTABLE CANOPY BY TENANT. PROVIDE BLOCKING AND POWER. TYPICAL AT ALL 1ST FLOOR NON-ARCHED OPENINGS.
3. STUCCO/FIBER CEMENT AT STUCCO OPENINGS WITH REVEALS/BOARD AND BATTEN
4. SIGNAGE BY TENANT NIC
5. PARAPET BEYOND
6. GALVANIZED METAL MESH STAIR RAILING
7. STEEL TUBE BRACKET.
8. TILT WALL REVEAL
9. TILT WALL WITH REVEAL AT CAP AND METAL MESH ATTACHED FOR PLANTING BELOW
10. CAST STONE CAP WITH DRIP EDGE AT STONE WALL
11. STUCCO OVER STUDS TO 12'-0". 1'-0" TILT WALL RECESSED PANEL ABOVE
12. 8X8 STEEL COLUMN AND BRACKET WITH 2X12 BOLTED TO SIDES
13. ROOF ACCESS LADDER EXTERIOR GUARD DOOR, COLOR TO MATCH STUCCO WALL.
14. SIGNAGE BY OWNER, REVERSE CHANNEL BACKLIT LOGO, COLOR TO MATCH WINDOWS.
15. 2'X2' DECORATIVE CAST STONE
16. DECORATIVE IRON DESIGN TO MIMIC A PORTION OF THE PROJECT LOGO. FINAL DESIGN BY MANUFACTURER TO BE APPROVED BY OWNER.

IN GENERAL, THE BASE WALL SYSTEM SHALL CONSIST OF THE FOLLOWING FOR ALL CONDITIONS

1. 6" COLD-FORMED METAL FRAMING (SEE STRUCTURAL FOR SPACING/GAGE)
2. EXTERIOR SHEATHING (1/2" GYPSUM SHEATHING)
3. WEATHER BARRIER
4. EXTERIOR FINISH AS SCHEDULED WITH THE FOLLOWING MODIFICATIONS
 - 4.1. STUCCO, INSTALL FELT INTEGRAL WITH METAL LATH OVER DAMPROOFING
 - 4.2. "THIN" CUT STONE/TILE, INSTALL 2-DRAINAGE PLATE OVER DAMPROOFING
5. SEE OTHER DRAWINGS FOR ADDITIONAL INFORMATION

WALL SYSTEMS SUMMARY

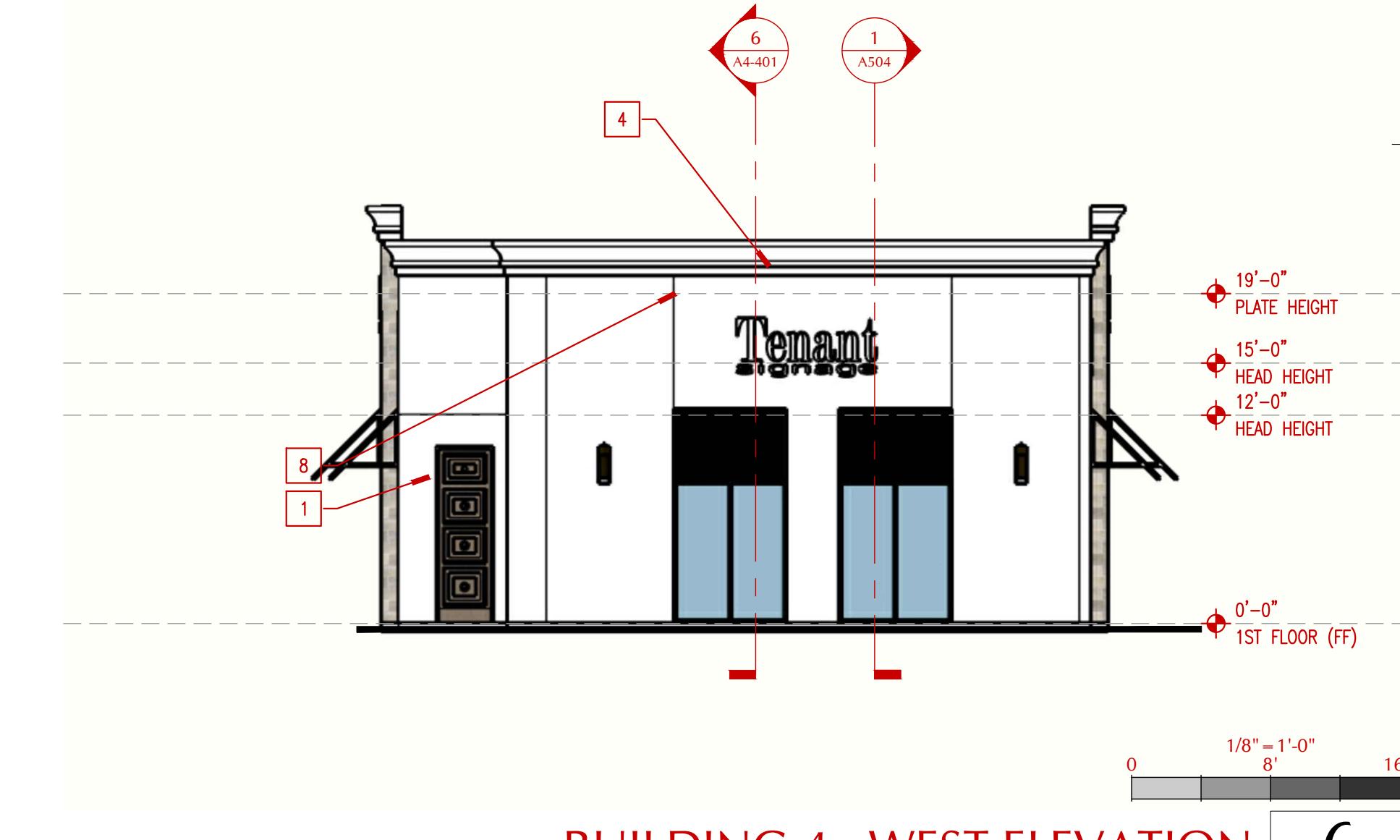
1. WHETHER SPECIFICALLY SHOWN IN DRAWINGS OR NOT, PAINT LOUVERS, SHEET METAL TRIM THAT IS NOT PREFINISHED, MAIN ELECTRICAL SERVICE/Disconnects & OTHER WALL OR ROOF PENETRATIONS COLOR TO MATCH ADJACENT SURFACE COLORS.
2. ALL NOTES AND INFORMATION ARE TYPICAL. INFORMATION MAY ONLY BE SHOWN OR NOTED ON ONE ELEVATION, BUT SUCH INFORMATION SHALL APPLY TO ALL ELEVATIONS AS IF SUCH INFORMATION WAS ON EACH SPECIFIC ELEVATION.

EXTERIOR ELEVATION NOTES



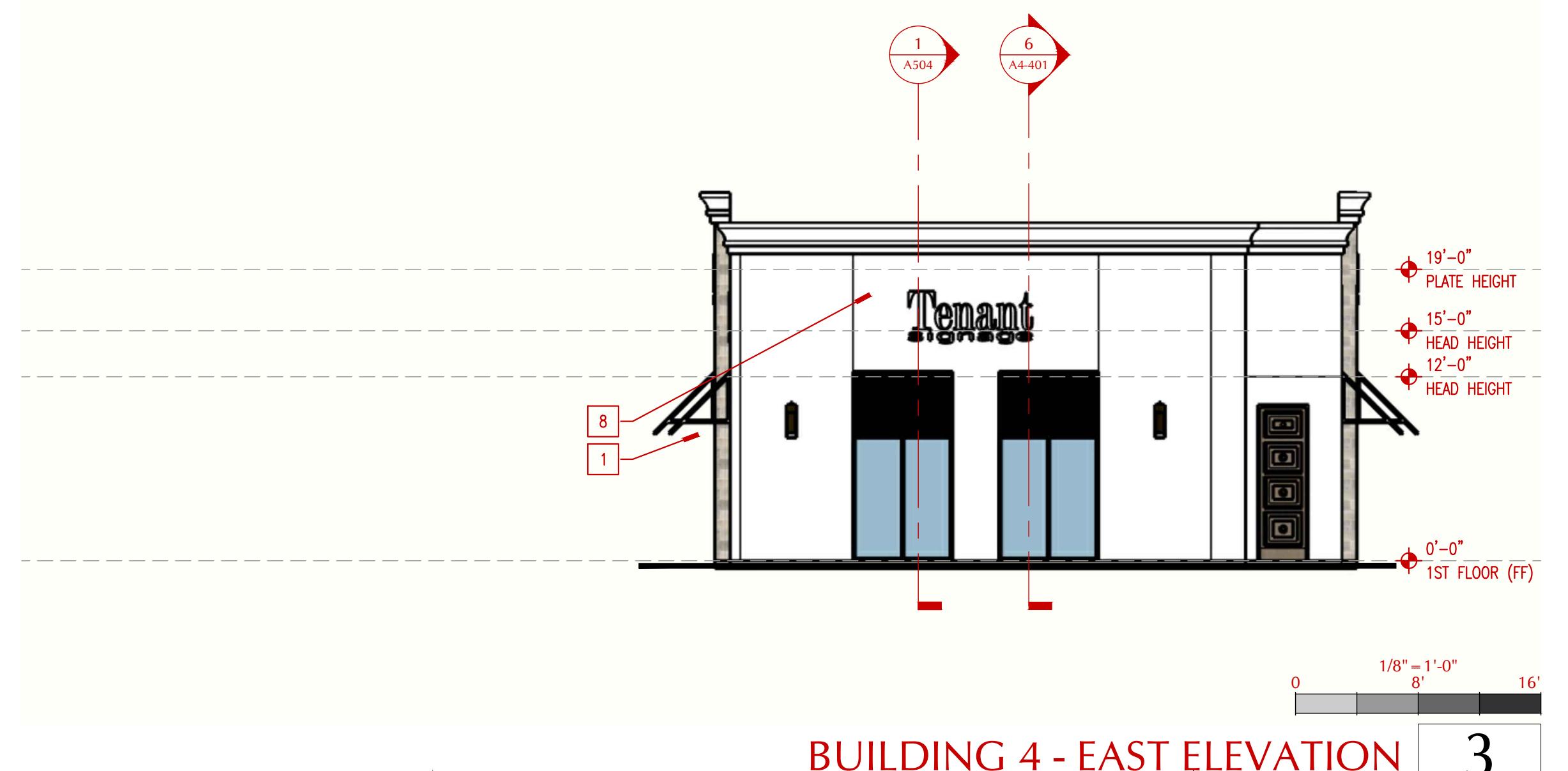
BUILDING 4 - NORTH ELEVATION

8



BUILDING 4 - WEST ELEVATION

6



BUILDING 4 - EAST ELEVATION

3



BUILDING 4 - SOUTH ELEVATION

1



PLAZA VIEW 2

BELLA PIAZZA LIFESTYLE CENTER
SHELL BUILDING
RYKO
RICHMOND, TEXAS



NE AERIAL OVERALL VIEW 1

ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

SCALE NOTE:
11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

PROJECT NO:
FILE: 22015A-351-3D VIEWS

COPYRIGHT UPON ISSUE
INSITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED

A351
3D VIEWS



AERIAL VIEW 2

BELLA PIAZZA LIFESTYLE CENTER
SHELL BUILDING
RYKO
RICHMOND, TEXAS



ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

SCALE NOTE:
11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

PROJECT NO:
FILE: 22015-A-351-3D VIEWS

COPYRIGHT UPON ISSUE
INSITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED

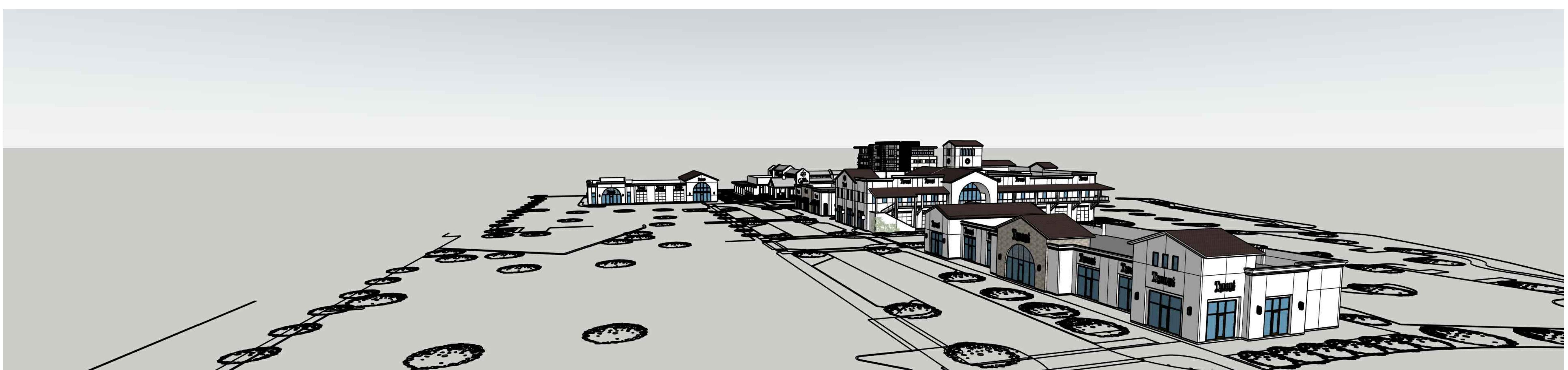
A352
3D VIEW 1

VIEW AT THE GREEN/PLAZA 1



VIEW AT SOUTH ENTRY 2

BELLA PIAZZA LIFESTYLE CENTER
SHELL BUILDING
RYKO
RICHMOND, TEXAS



VIEW AT WEST ENTRY 1

ANTONIO FLAMENCO
REGISTERED ARCHITECT
STATE OF TEXAS #12450

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

ISSUE DATE
VE REVISION 10-14-2024

SCALE NOTE:
11X17 SHT. - SCALED HALF
24X36 SHT. - SCALE AS INDICATED

PROJECT NO:

FILE: 22015-A-351-3D VIEWS
COPYRIGHT UPON ISSUE
INSITE ARCHITECTURE, INC.
ALL RIGHTS RESERVED

A353
3D VIEWS

