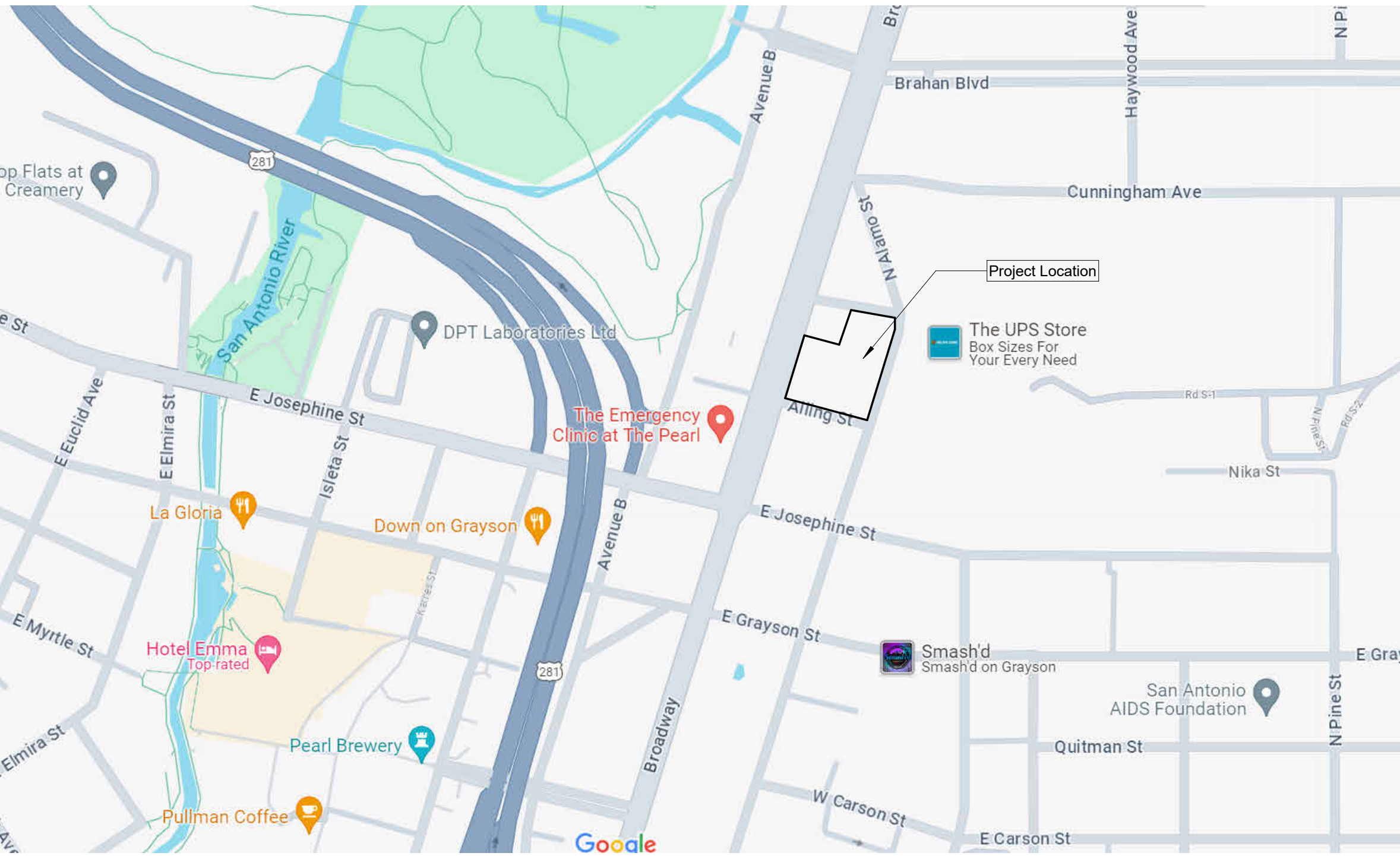


Vicinity Map



Project Team

Owner Black Family Hospitality phone 517.719.7416 email scott@blackfamilyinvestments.com contact Scott Wieland	MEP EMA Engineering & Consulting, Inc. 9441 Stevens Road Shreveport, LA 71106 phone 318.425.4500 email jbowman@emaengineer.com contact Jim Bowman	Civil Pape-Dawson Engineers 2000 NW Loop 410 San Antonio, TX 78213 phone 210.375.9000 email abelton@pape-dawson.com contact Andrew Belton
Architect Chiooco Design 1306 Rosewood Ave Austin, TX 78702 phone 512.693.9500 email mikel@chiocodesign.com contact Mikel Bennett	Structural Dunaway 816 Camaron St, Suite 2.44 San Antonio, TX 78212 phone 210.267.5246 email bbowden@dunaway.com contact Brian Bowden	Landscape Dunaway Landscape 816 Camaron St, Suite 2.44 San Antonio, TX 78212 phone 210.981.1537 email tlindberg@dunaway.com contact Tara Lindberg

Project Description

This project is a ground-up, one story restaurant with an unconditioned covered patio on the south façade and an unconditioned pit house detached to the southeast.

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Terry Black's BBQ - San Antonio

50% Construction Documentation, 09/13/2024

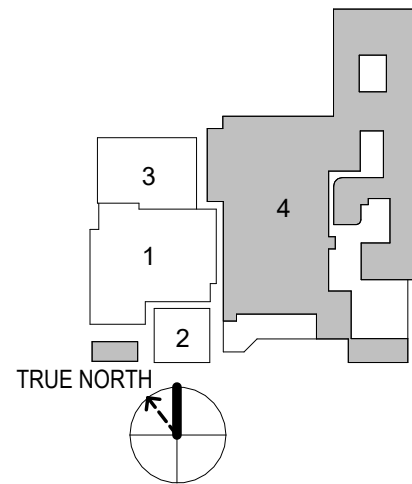
CHIOOCO | design LLC
1306 rosewood avenue
512.374.0286
austin, tx 78702
contact@chiocodesign.com

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project

Terry Black's BBQ - San Antonio
2102 Broadway St. Building 1
San Antonio, Texas 78215

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Author
Checker
• current issue
09/13/2024 Construction Documents
△ revisions



sheet title

Cover Sheet

sheet

G0.00

Caution: do not scale drawings. These drawings are the property of Chiooco Design and may only be used in conjunction with this project.

Abbreviations:

A	
Ⓢ	And
@	At
AB	Anchor Bolt
ABV	Above
AC	Acoustic Tile
ACC	Air Conditioning
ADD	Addendum
ADD'L	Additional
ADJ	Adjustable
ADMIN	Administration
AFCI	Arc-Fault Circuit Interrupter
AFF	Above Finish Floor
AGG	Aggregate
AHU	Air Handling Unit
ALT	Alternate
ALUM or AL	Aluminum
AMP	Ampere
ANCH	Anchor
ANOD	Anodized
APPD	Approved
APPROX	Approximately
ARCH	Architectural
ASSOC	Associate / Association
ASPH	Asphalt
ASSY	Assembly
AUTO	Automatic
AV	Audio Visual
AVG	Average
AWP	Acoustic Wall Panel

B	
BC	Bottom of Curb
BD	Board
BEV	Beveled
BITUM	Bituminous
BL	Building Line
BLDG	Building
BLKG	Blocking
BO	Bottom Of
BRG	Bearing
BRKT	Bracket
BSMT	Basement
BTU	British Thermal Unit
BTWN	Between

C	
CA	Carpet
CAB	Cabinet
CAP	Capacity
CB	Catch Basin
CIC	Center to Center
CEM	Cement
CER	Ceramic
CFM	Cubic Feet per Minute
CFOI	Contractor Furnished / Owner Installed
CFMCI	Contractor Furnished / Contractor Installed
CFMF	Cold Formed Metal Framing
CG	Corner Guard
CHG	Change
CIR	Circle
CJ	Control Joint
CL or CLG	Centerline
CLO	Closet
CLR	Clear
CMU	Concrete Masonry Unit
CNTR	Counter
CO	Clean-Out
COL	Column
COMP	Computer
COMPR	Compressed
COMP'T	Compartment
CONC	Concrete
COND	Condition
COND	Conditioned
CONN	Connection
CONT	Continuous
CONTD	Continued
CONTR	Contractor
CONV	Convenience
COORD	Coordinate
CORR	Corridor
CSG	Casing
CT	Carpet Tile
CTR	Center
CTSUK	Countersink
CJ	Cubic
CUH	Cabinet Unit Heater
CVC	Control Valve Cabinet
CW	Curtain Wall or Cold Water

D	
DBL	Double
DEG	Degree
DEPT	Department
DET	Detail
DF	Drinking Fountain
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DISP	Dispenser or Disposal
DIST	Distance
DIV	Division
DL	Dead Load
DN	Down
DO	Door Opening
DP	Damp Proof(ing)
DR	Door
DS	Downspout
DSP	Dry Standpipe
DWG(S)	Drawing(s)
DWR	Drawer

E	
E	East
EA	Each
EG	Exterior Grade
EJ	Expansion Joint
EL	Elevation

ELAST	Elastic / Elastomeric
ELEC	Electric or Electrical
ELEV	Elevator
EMER	Emergency
ENCL	Enclosure
ENG	Engineer
ENT	Entrance
EO	Egress Opening
EOS	Edge of Slab
EP	Electric Panel
EQ	Equal
EQUIP	Equipment
ES	Exposed to Structure
ESC	Escalator
EST	Estimate
EW	Electric Water Cooler
EXC	Excavate(d)
EXH	Exhaust
EXIST or (E)	Existing
EXP	Expansion
EXPD	Exposed
EXT	Exterior

F	
FA	Fire Alarm
FAB	Fabricate(d)
FB	Flat Bar
FD	Floor Drain
FDC	Fire Department Connection
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FED	Federal
FF	Floor Finish
F.F.E.	Floor Finish Elevation
FFSAM	Foil-Faced Self-Adhered Membrane
FHC	Fire Hose Cabinet
FIN	Finish
FLG	Flooring
FLR	Floor
FO	Face Of
FOC	Face of Concrete
FOS	Face of Finish
FOS	Face of Studs
FPM	Feet Per Minute
FP	Fireproofing
FRG	Fiberglass Reinforced Gypsum
FRT	Fire Retardant Treated
FT	Feet/Foot
FTG	Footing
FURN	Furnish / Furniture
FUT or (F)	Future
FV	Fire Valve

G	
G	Gas
G	Gauge
GAL	Gallon
GALV	Galvanized
GB	Grab Bar
GC	General Contractor
GEN	General
GFCI	Ground Fault Circuit Interrupter
GFI	Ground Fault Interrupter
GL or GLAZ	Glazing
GPM	Gallons Per Minute
GR	Grade
GRND	Ground
GYP	Gypsum
GWB	Gypsum Wall Board

H	
HB	Hose Bib
HC	Hollow Core
HD	Head
HDCP	Handicap
HDWD	Hardwood
HDWE	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HP	Horse Power or High Point
HR	Hour
HT	Height
HTR	Heater
HTSAM	High Temperature Self-Adhered Membrane
HVAC	Heating, Ventilation, and Air Conditioning
HVC	Hose Valve Cabinet
HWH	Hot Water Heater

I	
ID	Inside Diameter
IGU	Insulated Glazing Unit
IMP	Impregnate(d)
IN	Inch(es)
INC	Incandescent
INCL	Included
IND	Industrial
INFO	Information
INSUL	Insulation
INT	Interior
ISOL	Isolation

J	
JAN	Janitor
JST	Joist
JT	Joint

K	
KB	KnoxBox
KD	Kiln-Dried
KIT	Kitchen
KDN	Knock Down
KO	Knock Out
KW	Kilowatt

L	
LAB	Laboratory
LAM	Laminate(d)
LAV	Lavatory
LBR	Lumber
LDG	Ledge or Ledger
LF	Linear Feet

LG	Long
LH	Left Hand
LKR	Locker
LL	Live Load
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LNDR	Landing
LOC	Location
LOUV	Louver
LP	Lighting Panel or Low Point
LT	Light

M	
MACH	Machine
MAS	Masonry
MATL	Material
MAX	Maximum
MC	Medicine Cabinet
MDF	Medium Density Fiberboard
MECH	Mechanical
MEMB	Membrane
MFG	Manufactured
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MIR	Mirror
NC	No Ceiling
MO	Masonry Opening
MPP	Mass Plywood Panel
MTD	Mounted
MTG	Mounting
MTL	Metal
MULL	Mullion
MULT	Multiple

N	
(N)	New
N	North
NC	No Ceiling
NIC	Not in Contract
NO or #	Number
NOM	Nominal
NTS	Not to Scale

O	
OA	Overall
OC	On Center
OD	Overflow Drain
OF	Overflow
OFF	Office
OFRD	Overflow Roof Drain
OH	Overhead
OPNG	Opening
OPP	Opposite
ORIG	Original
OZ	Ounce

P	
PASS	Passage
PBD	Particle Board
PCCP	Portland Cement Concrete Pavement
PED	Pedestal
PERF	Perforated
PERM	Permanent
PERP	Perpendicular
PL	Property Line or Plate
PLA	Planter
PLGL	Plate Glass
PLAM	Plastic Laminate
PLAS	Plaster
PLAT	Platform
PLMBG	Plumbing
PLYWD	Plywood
PNL	Panel
PNT	Paint
PORT	Portable
POS	Position
PR	Pair
PREFAB	Prefabricated
PRELIM	Preliminary
PREP	Prepare / Preparation
PROD	Product
PROJ	Project / Projection
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT	Pressure Treated
PTD	Painted
PTD	Paper Towel Dispenser
PTN	Partition
PVC	Polyvinyl Chloride
PVMT	Pavement
PWR	Power

Q	
QT	Quarry Tile
QTR	Quarter
QTY	Quantity

R	
R or RAD	Radius
RA	Return Air
RCP	Reflected Ceiling Plan
RD	Roof Drain
RECD	Recommended
RECEP	Receptacle
RECT	Rectangle
REF	Reference
REFR	Refrigerator
REG	Register
REIN	Reinforce(d) / Reinforcing
RELOC	Relocate(d)
REPRO	Reproduce(d)
REQ or REQ'D	Required
RES	Resilient
RET	Return
REV	Revised / Revision
RH	Right Hand
RM	Room

RO	Rough Opening
RS	Resilient Tile Flooring
RT	Roof Utility Enclosure
RUE	

S	
SA	Supply Air
SC	Solid Core
SCD	Seat Cover Dispenser
SCHED	Schedule(d)
SD	Smoke Detector or Soap Dispenser
SECT	Section
SEP	Separate
SERV	Service
SF	Square Foot
SFRM	Sprayed Fire-Rated Material
SG	Spandrel Glass
SH	Single Hung
SHWR	Shower
SHT	Sheet
SHTG	Sheathing
SIM	Similar
SND	Sanitary Napkin Dispenser/Disposal
SP	Start Point
SPEC	Specifications
SQ	Square
SS	Stainless Steel
SSK	Service Sink
ST	Stone or Street
STN	Station
STAG	Staggered
STD	Standard
STIFF	Stiffener
STL	Steel
STO	Storage
STRUCT	Structural
SUP	Support or Supply
SUPP	Supplement
SURF	Surface
SUSP	Suspended / Suspension
SW	Switch
SYM	Symmetrical
SYS	System
SSUF	Solid Surface

T	
T&B	Top and Bottom
T&G	Tongue and Groove
TB	Towel Bar
TBD	To Be Determined
TEL	Telephone
TEMP	Temperature
TEMP'D	Tempered
TENT	Tenant
THD	Thread(ed)
THERM	Thermostat
THK	Thick(ness)
THR	Threshold
THRU	Through
TL	Tile
TLT	Toilet
TO	Top Of
TOC	Top of Concrete or Top of Curb
TOM	Top of Masonry
TPO	Thermoplastic Polyolefin
T.O.P.	Top of Plate or Top of Pavement
TOS	Top of Steel
TOW	Top of Wall
TR	Tread
TRANS	Transfer or Transparent
TRT	Treated
TS	Tube Steel
TTL	Total
TV	Television
TWH	Tankless Water Heater
TYP	Typical
TZ	Terrazzo

U	
UC	Under Counter
UH	Unit Heater
UL	Underwriters Laboratories
UNF	Unfinished
UNO	Unless Noted Otherwise
UR	Urinal

V	
V	Volt
VAC	Vacuum
VAR	Variable
VB	Valve Box
VC'T	Vinyl Composition Tile
VEN'D	Vending
VERT	Vertical
VEST	Vestibule
VIF	Verify in Field
VOL	Volume
VTR	Vent Through Roof
VWC	Vinyl Wall Covering

W	
W	West or Watt
W	With
WO	Without
WC	Wall Covering
W.C.	Water Closet
WD	Wood
WDW	Window
WDF	Wide Flange
WH	Water Heater
WO	Window Opening
WP	Waterproof(ing)
WR	Waste Receptacle
WRB	Weather Resistant Barrier
WSCT	Wainscot
WWF	Welded Wire Fabric

Y	
YD	Yard

General Notes

- All work shall be performed in accordance with all applicable codes, regulations, ordinances and standards having jurisdiction. If there are any questions or conflicts concerning compliance with such codes, ordinances, or standards, the contractor is responsible for notifying the designer before proceeding with the work in question. All necessary permits, licenses, certificates, tests, etc. shall be procured and paid for by the contractor (or owner if he designates). Refer to specification "general conditions" section for clarification on fee responsibilities.
- Contractor is responsible for checking all contract documents, field conditions and dimensions for accuracy and confirming that the work is buildable as shown and meets all applicable codes before proceeding with construction. If there are any questions regarding these or other coordination issues, the contractor is responsible for obtaining a clarification from the designer before proceeding with the work in question or related work.
- The contractor shall certify size and location of all required openings for structural, mechanical, electrical and plumbing work and equipment with trades involved.
- The general contractor and each subcontractor shall be responsible for checking existing conditions at the job site before submitting proposals. Submission of proposals shall be taken as evidence that such inspections have been made. Claims for extra compensation for work that could have been foreseen by such inspection, whether shown on contract documents or not, shall not be accepted or paid.
- All materials furnished under this contract shall be new unless otherwise noted. All work shall be guaranteed against defective materials and workmanship for a period of (1) year after the date of substantial completion or acceptance of the work. The contractor shall repair or replace, at his own expense when ordered to do so, all work that may develop defects in material or workmanship within said period of time.
- All equipment shall be installed in accordance with manufacturer's published recommendations for service intended. The installation of all equipment shall be made by experienced craftsmen in a neat, workmanlike manner. All materials, tools, costs and services necessary to completely install all mechanical, electrical and plumbing work shall be provided by the contractor.
- Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse and misalignment according to applicable codes, standards, and good construction practices. Contractor shall take proper precautions to protect all existing operations and property adjacent, with which work comes in contact, or over or under which he may transport, hoist, or move materials, equipment, debris, etc., and shall repair satisfactorily all damages caused by him during construction.
- The contractor shall verify and coordinate sizes, locations and characteristics of all work and equipment to be furnished by the owner, or others with the manufacturer or supplier before any construction is begun.
- The contractor shall submit to the designer confirmations of orders, including delivery dates, for all materials and equipment whose timely delivery is required to avoid changes in the construction documents or in the construction schedule.
- The contractor must submit shop drawings to the designer for approval before proceeding with fabrication, the contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques or assembly, for performing the work in a safe manner, and for adhering to all applicable codes and standards.
- Location of all ceiling mounted items on the architectural drawings have precedence over MEP drawings. Designer should be notified of any conflicts prior to construction.
- It is the intent and meaning of the contract documents that the contractor shall provide a mechanical, electrical, and plumbing installation that is complete. All items and appurtenances necessary, reasonably incidental, or customarily included, even though each and every item is not specifically called out or shown in the construction documents shall be provided.
- All MEP related items should be reviewed by the engineer if applicable and may be adjusted pending notice to and approval of the designer.
- Written dimensions shall have precedence. Do not scale dimensions. If no dimension is listed, contact designer for clarification.
- All work noted "N.I.C." or "Not in the Contract" is to be accomplished by a contractor other than the general contractor and is not to be part of the construction agreement.
- "Align" as used in these documents shall mean to accurately locate finish faces in the same plane.
- "Typical" or "Typ." as used in these documents shall mean that the condition is the same or representative for all similar conditions throughout, unless otherwise noted.
- "Similar" or "Sim." as used in these documents shall mean that the condition is similar to a condition detailed for another location.
- The contractor shall provide updated record documents of as-built conditions on-site when different from construction documents, and shall provide said documentation to architect upon completion of construction.
- This cover sheet is a master index. Not all symbols/items will be included in drawings.
- Do not disassemble this set or distribute partial sets to subcontractors. Cover sheet contains data pertinent to all sheets.

Symbols Legend

COLUMN GRID DESIGNATION

ENLARGED PLAN TAG

NORTH ARROW

PARTITION TAG

FLOOR PLAN LEGEND

NOTES TAGS

EXTERIOR ELEVATION TAG

INTERIOR ELEVATION TAG

ROOM FINISH TAG LEGEND

MILLWORK TAG

MATERIAL TRANSITION TAG

MATERIAL / FURNITURE TAG

PLUMBING / SPECIALTY EQUIPMENT TAG

BUILDING SECTION TAG

WALL SECTION TAGS

DOOR IDENTIFICATION TAG

WINDOW TYPE SYMBOL

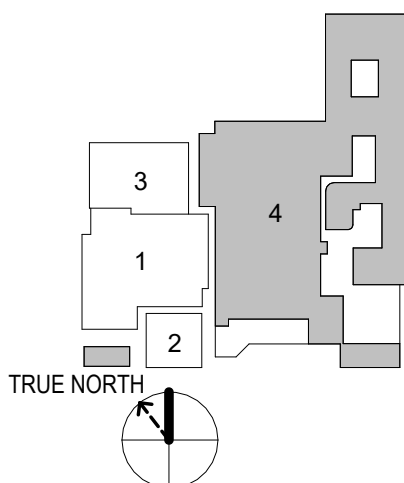
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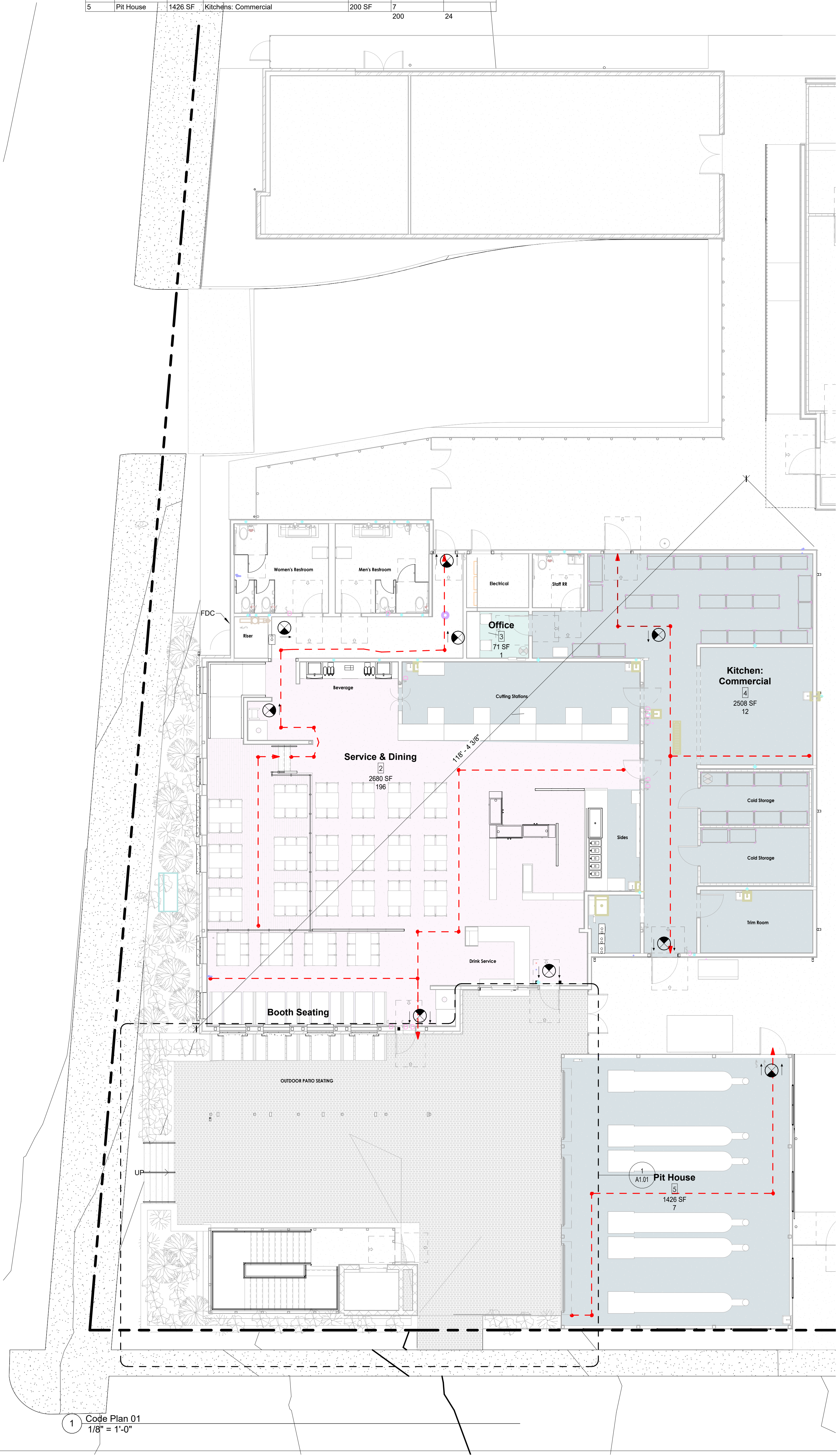
General Notes,
Symbols, and
Abbreviations

sheet

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Caution: do not scale drawings. These drawings are the property of Chico Design and may only be used in conjunction with this project.

Occupancy Schedule						
Number	Name	Area	Occupant Classification	Load Factor	Load	Load**
1	Booth Seating	148 SF	Assembly with fixed seats			
2	Service & Dining	2680 SF	Assembly without fixed seats: Standing space Unconcentrated (tables and chairs)	15 SF	179	24
3	Office	71 SF	Business	100 SF	1	
4	Kitchen: Commercial	2508 SF	Kitchens: Commercial	200 SF	13	
5	Pit House	1426 SF	Kitchens: Commercial	200 SF	7	
				200		24



1 Code Plan 01
1/8" = 1'-0"

PROJECT DESCRIPTION

This project is a ground-up, one story restaurant with an unconditioned covered patio on the south facade and an unconditioned pit house detached to the southeast.

PROJECT DATA

Project: Broadway BBQ Restaurant
Address: 2102 Broadway, Building 1
San Antonio, TX 78215

Applicable Codes:
2021 International Building Code
2021 International Energy Conservation Code
2021 International Fire Code
2021 International Plumbing Code
2021 International Mechanical Code
2021 International Fuel Gas Code
2020 National Electrical Code
2021 San Antonio Property Maintenance Code

Zoning: IDZ with permitted uses O-2 (Office District) and C-2 (Commercial District)

Proposed Use: Restaurant
Occupancy Group: A-2 Assembly
Site Area: 175,818 SF
Construction Type: V-B (Restaurant), II-B (Pit House)
Occupancy Separations: None Required

PARKING REQUIREMENTS

City of San Antonio Land Development Code 35-526

Restaurant: [required spaces: 80 min / 199 max]
[provided spaces: 80]
[0% reduction]

BUILDING ENVELOPE REQUIREMENTS

2021 IECC Table C402.1.3

Climate Zone 2

Insulation entirely above roof deck: R-25ci
Attic and other: R-38

Walls, Mass (R-5.7ci is allowed to be substituted with concrete block walls complying with ASTM C 90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with materials having a maximum thermal conductivity of 0.44 Btu-in/h-ft² °F): R-5.7ci

Walls, Metal framed: R-13 + R-5ci

Walls, Wood framed and other: R-13 + R-3.8ci or R-20

Slab-on-grade floors, Unheated: NR

Opaque Doors: U-0.37

Vertical Fenestration:
-Fixed: U-factor 0.45
-Operable: U-factor 0.60
-Entry Doors: U-factor 0.77
-Skylights: U-factor 0.65
SHGC 0.30

CASE NUMBERS

TDLR Registration #: XXXXXXXX
Site Permit Case #: XXXXXXXXXX
Building Permit Case #: XXXXXXXX

EXITING REQUIREMENTS

2021 IBC Section 1006 Number of Exits and Exit Configuration
REQUIRED: 2
PROVIDED: 2
EXIT ACCESS TRAVEL DISTANCE ALLOWED: 300 ft
EXIT ACCESS TRAVEL DISTANCE PROVIDED: 93 ft

FLOOR AREAS

2021 IBC Section 506 Building Area
Building Area Allowed: [24,000 SF]
Building Area Provided: [6,460 SF]

BUILDING HEIGHT

2021 IBC Section 501 General Building Heights and Areas
Building Height allowed: 40' - 0"
Building Height provided: 22' - 4"

Number of stories allowed: 1
Number of stories provided: 1

MEANS OF EGRESS

2021 IBC Section 1005 Means of Egress Sizing

RESTAURANT
Egress Doors: REQUIRED: 0.3' x 12' = 33.6"
Other Egress Components: PROVIDED: 36"
44" 67"

PIT HOUSE
Egress Doors: REQUIRED: 0.3' x 7' = 2.1"
Other Egress Components: PROVIDED: 36"
44" 67"

2021 IBC Section 1008 Means of Egress Illumination
Reference RCP and MEP drawings for emergency lighting layout

OCCUPANT LOAD

Reference Schedule

PLUMBING ANALYSIS

2021 International Building Code Table 2902.1

Water Closets/Urinals
REQUIRED: PROVIDED:
Male 2 2
Female 2 3
Urinal 1 2

Levatories
REQUIRED: PROVIDED:
Male 2 2
Female 2 2

Drinking Fountains
2021 International Building Code Table 2902.1 - with San Antonio Amendments,
See 2021 UPO Section 415.0
See City of San Antonio Amendments 410.4

Where buildings with a use classification of A-2... provide drinking water in a container free of charge, drinking fountains shall not be required.

Building Area Legend

- Assembly with fixed seats
- Assembly without fixed seats: Standing space Unconcentrated (tables and chairs)
- Business
- Kitchens: Commercial

Fire Marshal General Note:

- Provide fire extinguishers in specified or noted fire extinguisher cabinet or wall bracket per local municipality's Fire Marshal requirements and instructions. Refer to the Life Safety and Egress Plan.
- Emergency lighting shall be provided with a value of One (1) foot candle at floor level and be assigned to a 24-hour circuit.
- Contractor to provide and install illuminated exit signs per contract documents and in accordance with local codes on a 24-hour circuit.
- Maintain a 44" wide aisles/hall/corridor to all required egress exits.
- Every exterior egress door with a 50 or more egress load shall be operable from the inside without the use of a key or any special knowledge or effort. Special locking devices shall be of a type approved by the local Fire Marshal.
- Every interior egress door with a 50 or more egress occupant load shall open towards the path of travel, and not reduce the aisle/hall/corridor egress width.
- Contractor to provide fire/smoke dampers and doors without exception at all fire/smoke rated wall and ceiling assemblies without exception.
- All smoke and/or fire rated partitions and floor/ceiling assemblies will be constructed to the designated UL design without exception. All penetrations and openings are to be sealed with an approved UL design or designated detail without exception. These drawings do not list all the UL designs necessary to maintain a partition's smoke and/or fire rating. It is the responsibility of the General Contractor to ensure all rated partitions and floor/ceiling assemblies fully meet the smoke and/or fire rating requirements without exception.

Life Safety Legend

SYMBOL	DESCRIPTION
	START POINT / EGRESS PATH
	DECISION POINT / MAJOR INTERSECTION
	FIRE EXTINGUISHER CABINET & GENERAL PURPOSE FIRE EXTINGUISHER
	GENERAL PURPOSE FIRE EXTINGUISHER (SURFACE MOUNTED)
	EXIT SIGN CEILING MOUNTED U.N.O., RE: MEP
	EMERGENCY ILLUMINATION LIGHT UNIT RE: MEP
	EXIT WIDTH (DOORS OR STAIRS)

LIFE SAFETY GENERAL NOTES:

- ALL SYMBOLS MAY NOT BE USED ON PROJECT

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Terry Black's BBQ - San Antonio
2102 Broadway St. Building 1
San Antonio, Texas 78215

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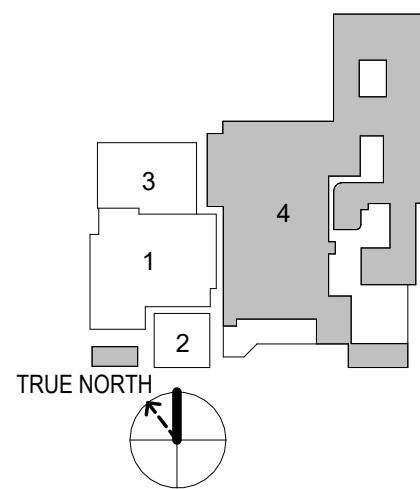
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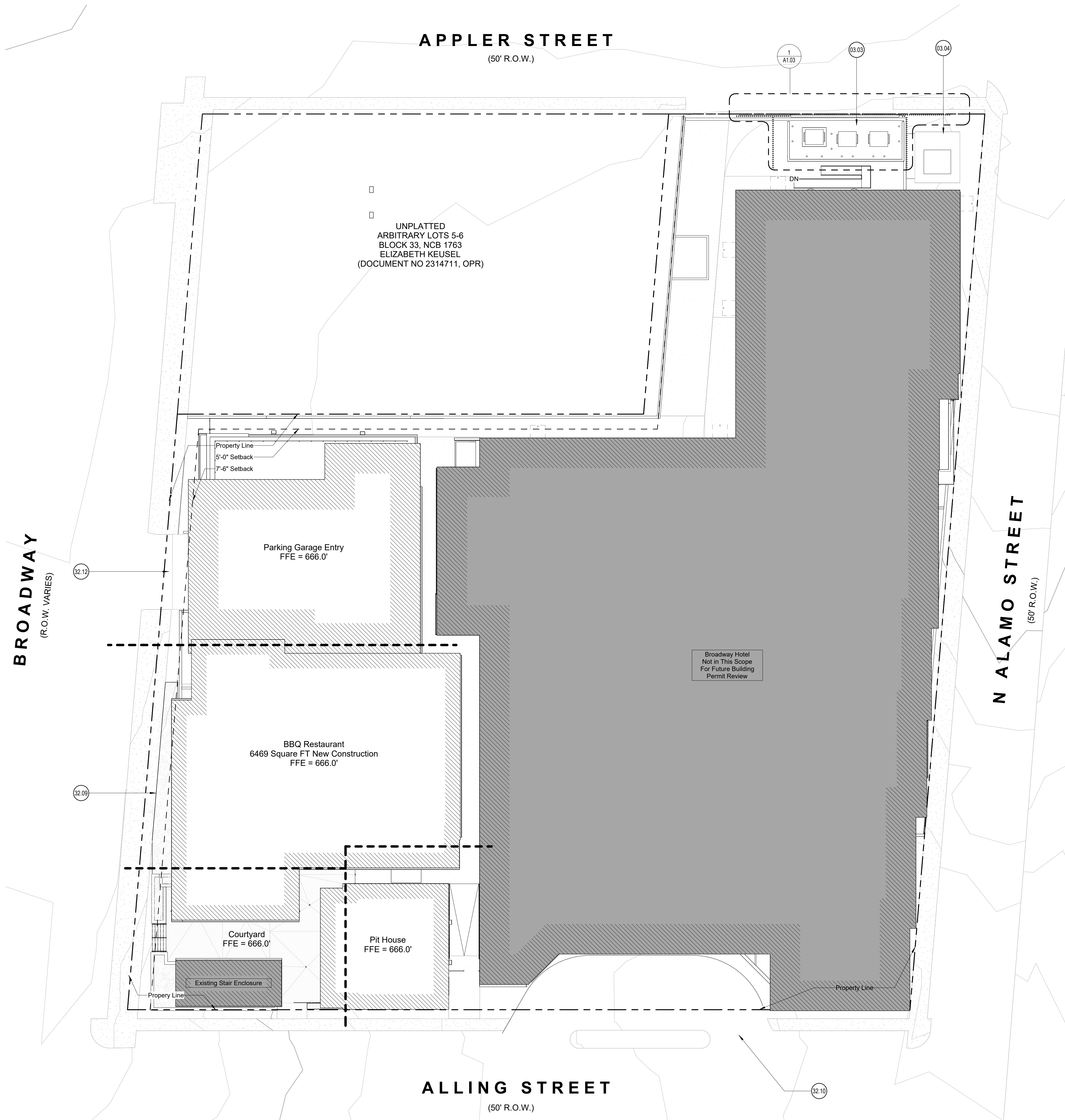
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Code Analysis

sheet

G0.02

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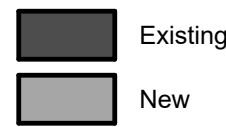


1 Site Plan
1/16" = 1'-0"

Site Plan General Notes:

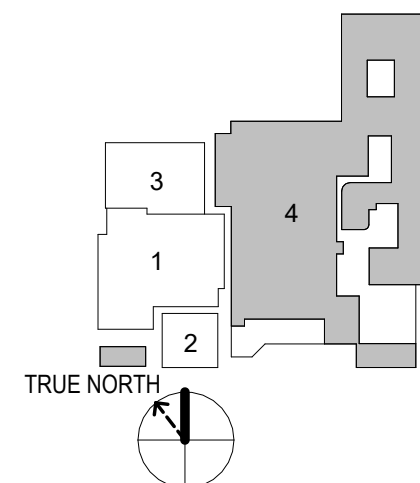
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- The dimensions on this sheet are based off of the face of foundation, the property line and/or centerline of column/beam, unless otherwise noted.
- If a specific dimension is not provided, contact Chico Design for clarification.
- Verify all spot elevations prior to construction. Notify Designer of any discrepancies.
- Refer to approved Site Development Permit #XXXXXX or Refer to approved Site Plan Exemptions #XXXXXX.

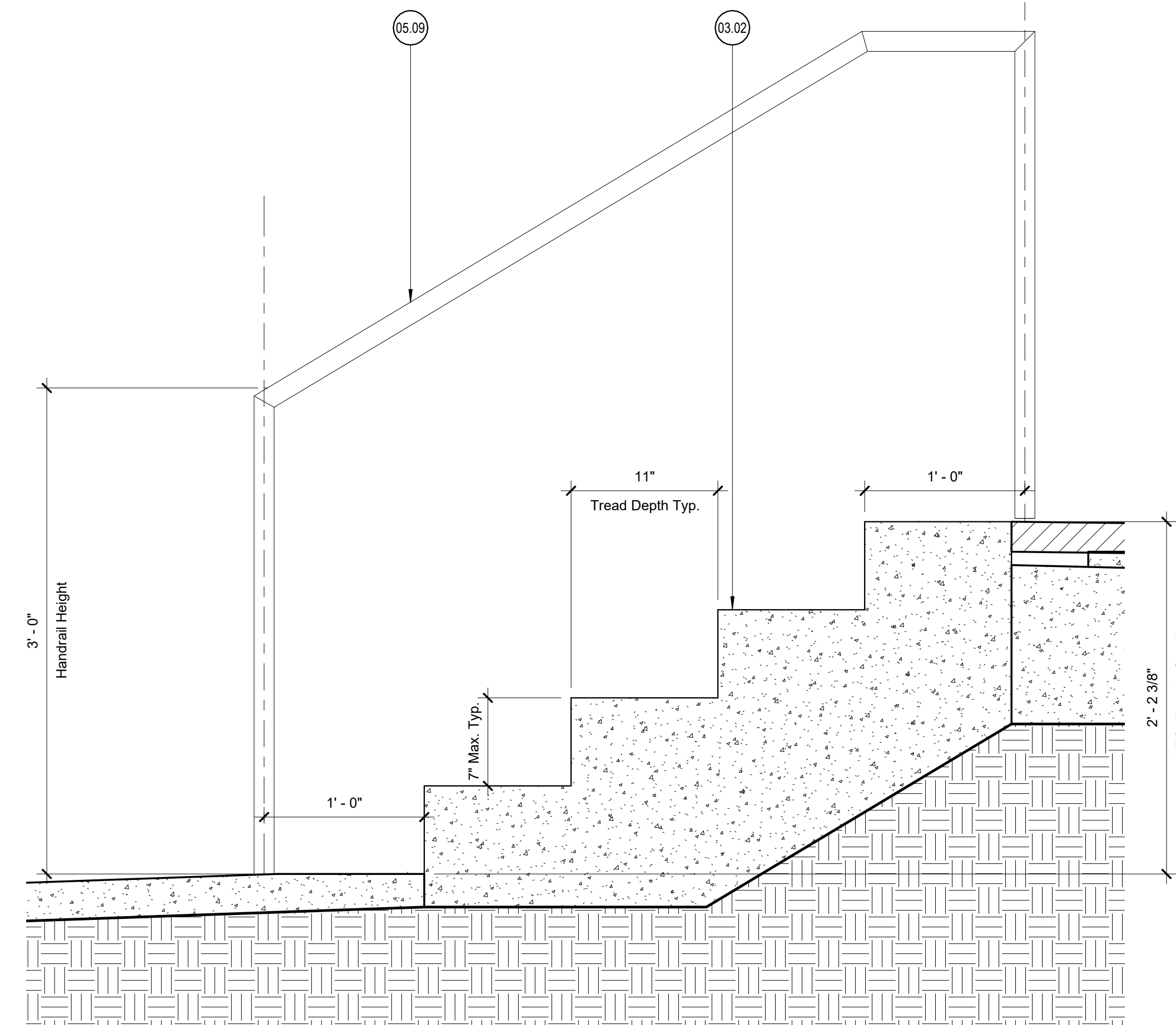
Walls



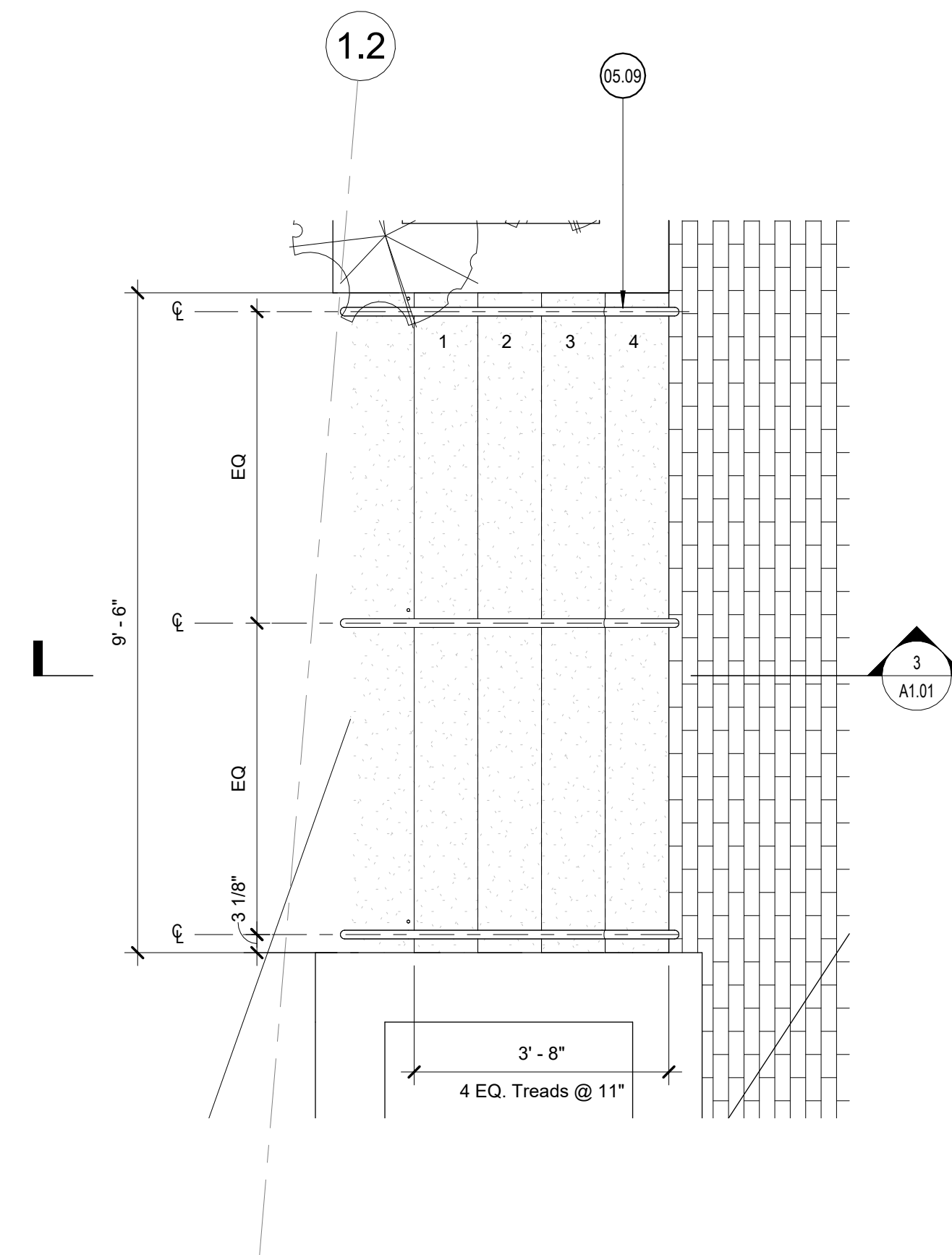
--- Indicates Sheet Keynote on Plan

- 03.03 Dumpster enclosure with concrete slab and CMU walls; Refer to Structural
03.04 Pad Mounted Transformer; Ref. Civil
32.09 Planters and planting; Ref. Landscape
32.10 New curb cuts and hotel drop-off; Ref. to Hotel Set; Ref. Civil.
32.12 Entry to Below Grade Parking; Ref. Civil.

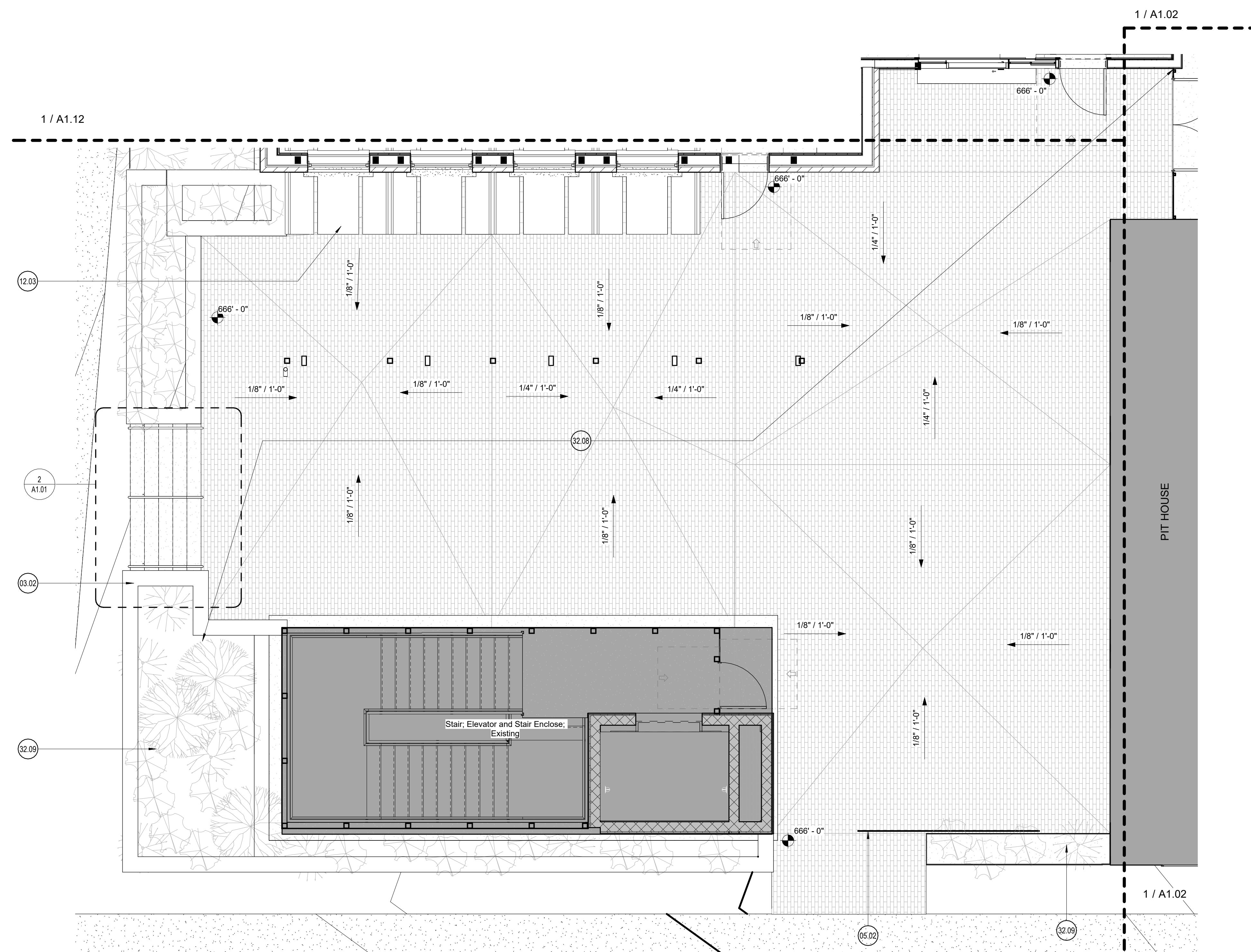




3 Courtyard Stairs - Section
1 1/2" = 1'-0"



2 Enlarged Plan - Entry Stair
1/2" = 1'-0"



1 Enlarged Plan - Courtyard
1/4" = 1'-0"

Enlarged Plan General Notes:

1. Keynotes located on this sheet are for this sheet only.
2. The dimensions on this sheet are to the face of finish material unless noted otherwise.
3. If a specific dimension is not provided, contact Chioco Design for clarification.
4. Provide portable fire extinguishers per local requirements. Coordinate final location with Chioco Design.
5. Install all products per manufacturer's recommendations.

○ <<< Indicates Sheet Keynote on Plan

- | | |
|-------|--|
| 03.02 | Cast-in-place concrete site stair |
| 05.02 | Sliding Steel gate with expanded metal infill |
| 05.09 | 1 1/2" diameter steel handrail. |
| 12.03 | Booth seating and tables, TYP. |
| 32.08 | Brick pavers over sand setting bed; Ref. Landscape |
| 32.09 | Planters and planting; Ref. Landscape |

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2102 Broadway St. Building 1
San Antonio, Texas 78215

CHIOCO | design LLC

1306 rosewood avenue
austin, tx 78702
512.374.0288
contact@chiodesign.com

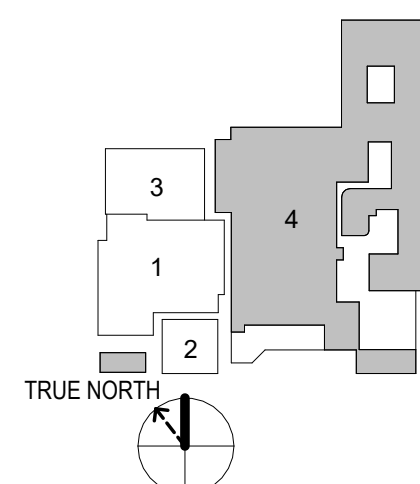
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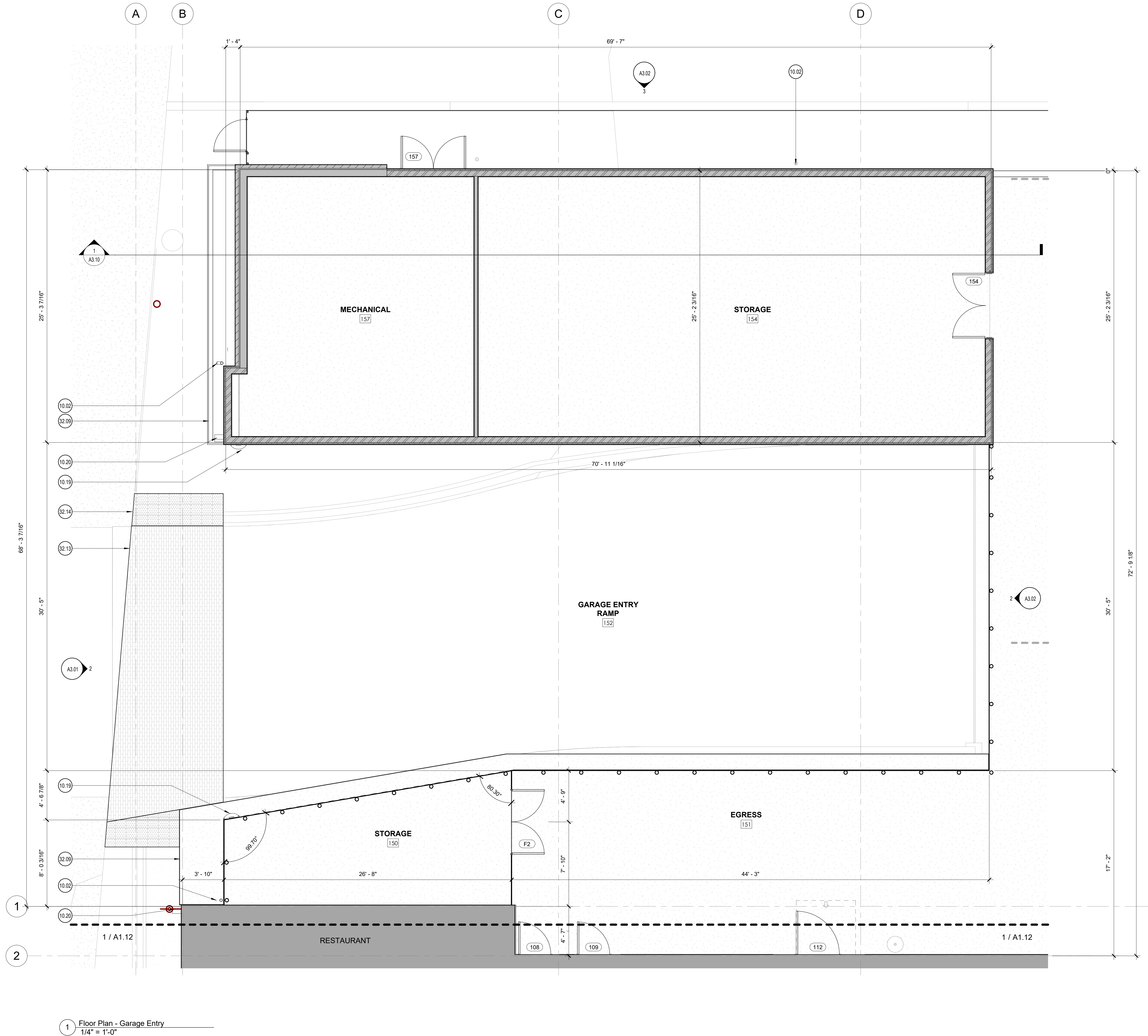
sheet title

Enlarged Site
Plans -
Courtyard

sheet

A1.01

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1 Floor Plan - Garage Entry
1/4" = 1'-0"

Floor Plan General Notes:

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3. If a specific dimension is not provided, contact Chioco Design for clarification.
4. Provide portable fire extinguishers per local requirements. Coordinate final location with Chioco Design.
5. Install all products per manufacturer's recommendations.
6. All walls to be W6.b U.N.O.
7. Provide fire-rated wood blocking as required.
8. Field-verify all benchmark elevations. TSD
9. Field-verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chioco Design immediately.

Walls

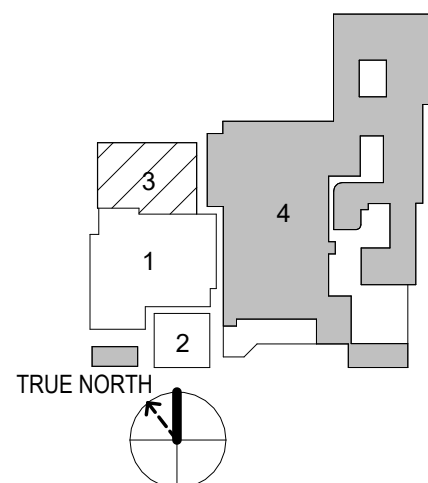
- Existing
New

--- Indicates Sheet Keynote on Plan

- 10.02 Gutter and downspouts; Downspouts connected to site drainage.
10.19 Convex mirror at garage entrance; Coordinate final location to provide drives with visual access of pedestrians at garage entry
10.20 Vehicle warning light
32.09 Planters and planting; Ref. Landscape
32.13 Brick Pavers at garage Entry.
32.14 Truncated dome pavers at sidewalk to brick transition.

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sheet title

Floor Plan -
Garage Entry

sheet

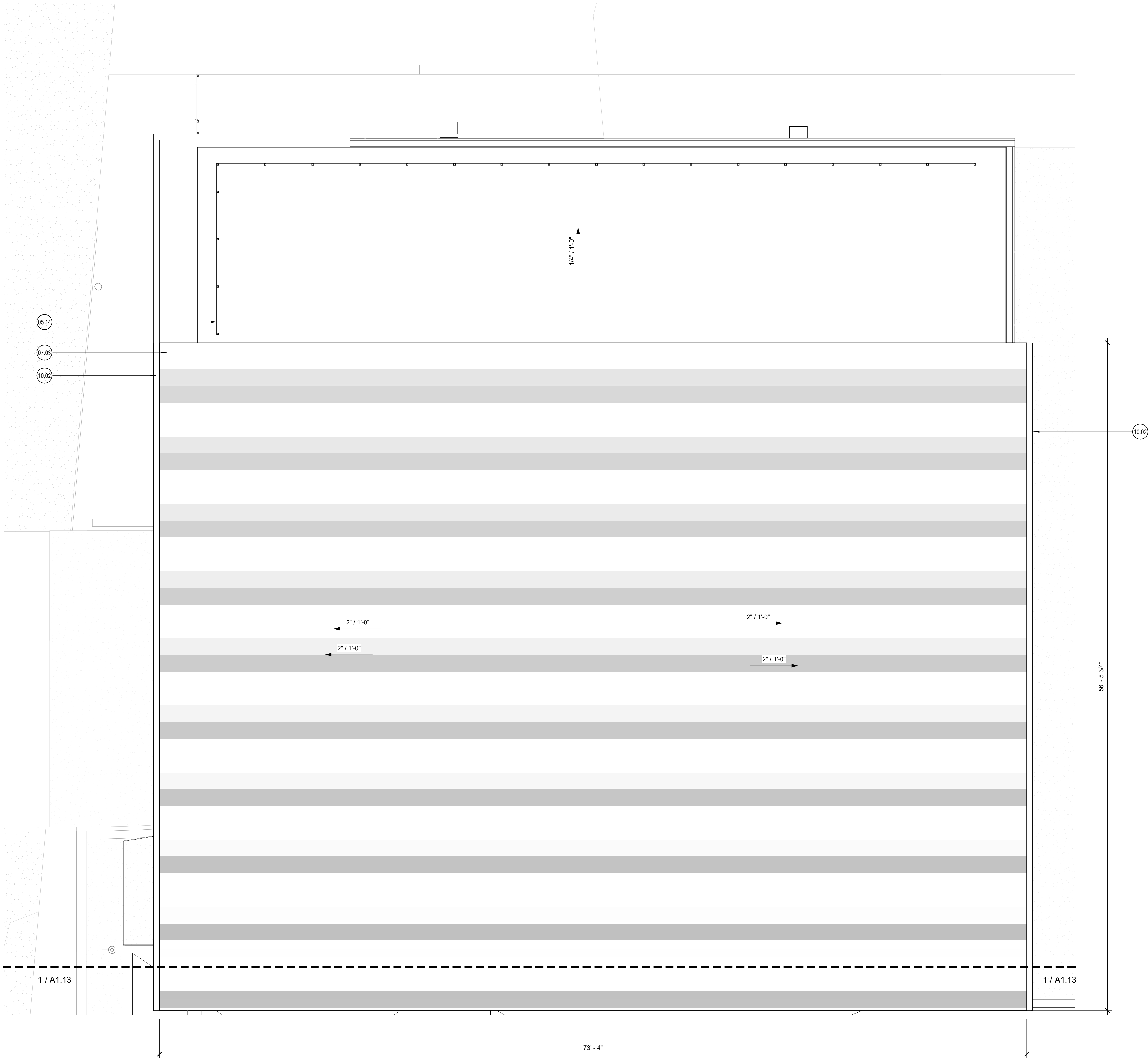
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CHIOCO design LLC
austin, tx 78702
contact@chiocodesign.com
1306 rosewood avenue
512.374.0286



1 Roof Plan - Garage Entry
1/4" = 1'-0"

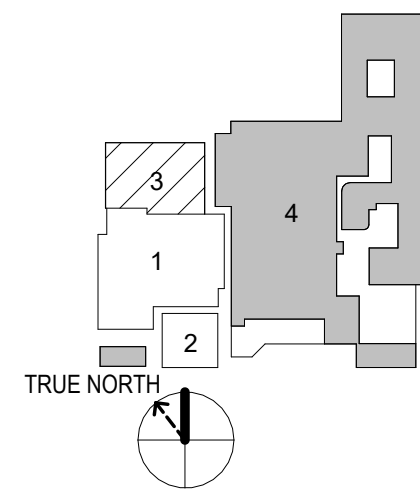
- Roof Plan General Notes:**
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 - The dimensions on this sheet are to face of stud and/or masonry, or centerline of column/beam, unless otherwise noted.
 - If a specific dimension is not provided, contact Chioco Design for clarification.
 - Install all products per manufacturer's recommendations.
- Walls**
- Existing
 - New
- <<< Indicates Sheet Keynote on Plan
- 05.14 Expanded metal mechanical screen.
07.03 Corrugated metal roofing over T&G decking, no insulation
10.02 Gutter and downspouts; Downspouts connected to site drainage.

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sheet title
Roof Plan -
Garage Entry

sheet

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4. Provide portable fire extinguishers per local requirements. Coordinate final location with Chiocho Design.
5. Install all products per manufacturer's recommendations.
6. All walls to be W6.b U.N.O.
7. Provide fire-rated wood blocking as required.
8. Field-verify all benchmark elevations. TBD
9. Field-verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chiocho Design immediately.

Walls

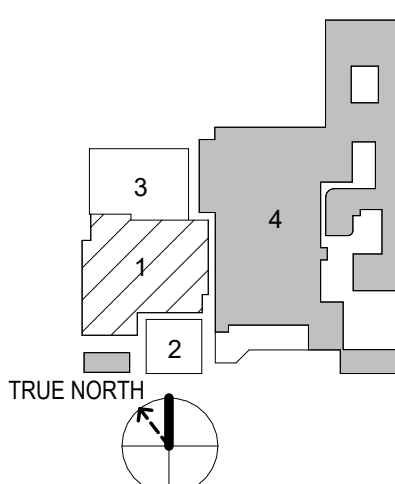
- Existing
New

◯ <<< Indicates Sheet Keynote on Plan

- 00.31 Line of bulkhead above.
06.02 Wood framed platform
11.07 CO2 tank by Soda supplier
12.09 Booth seating and tables, TYP.
13.02 Railing, Ref. Details

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Floor Plan - Restaurant

sheet

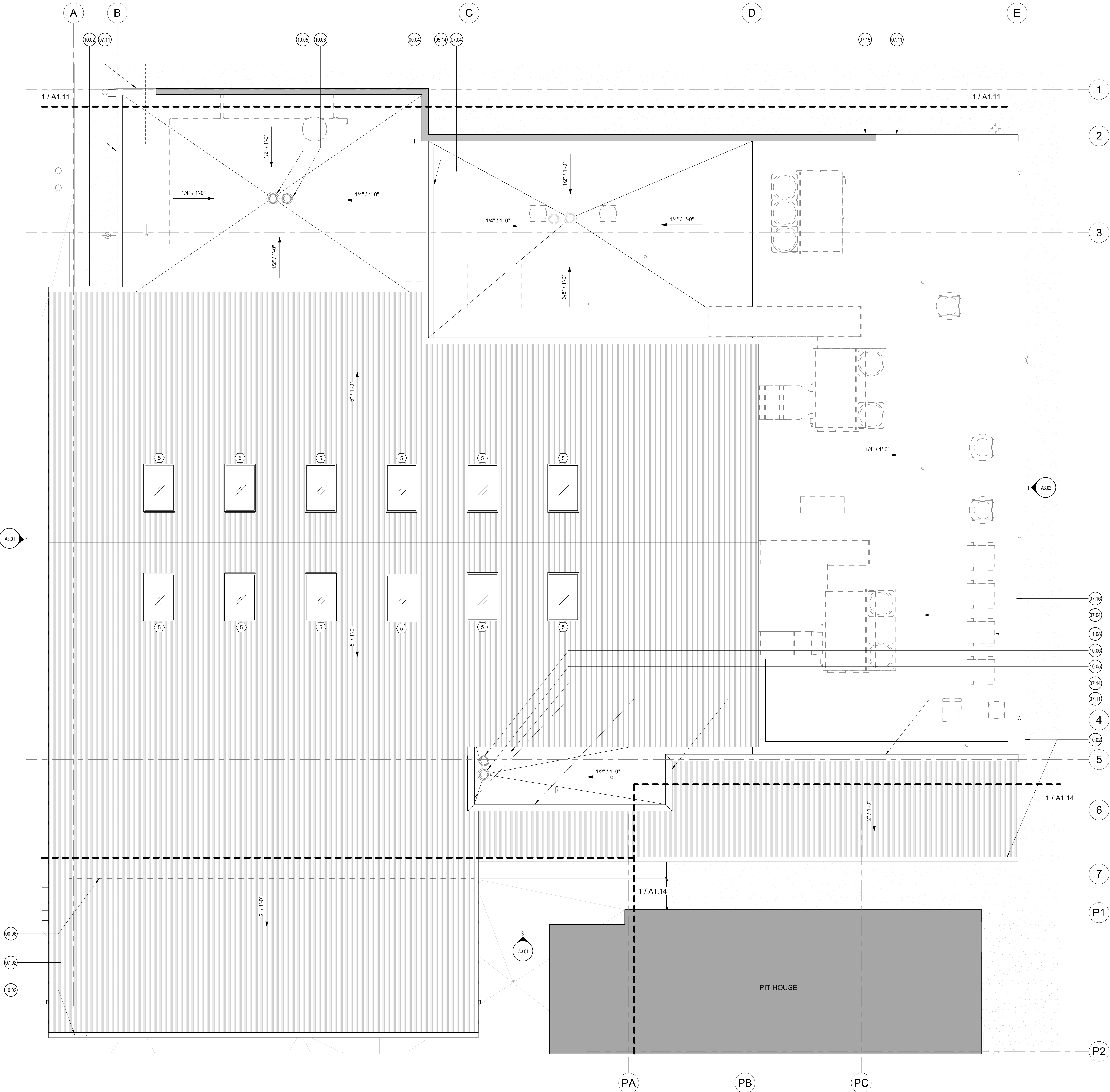
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project

CHIOCHO design LLC
1304 rosewood avenue
512.374.0288
austin, tx 78702
contact@chiocho.design

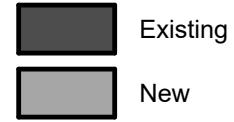


1 Roof Plan - Restaurant
1/4" = 1'-0"

Roof Plan General Notes:

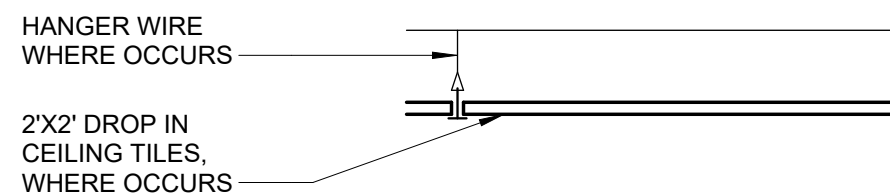
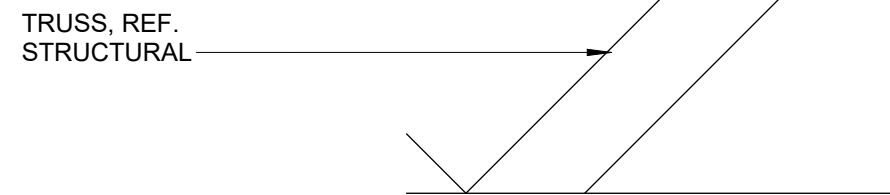
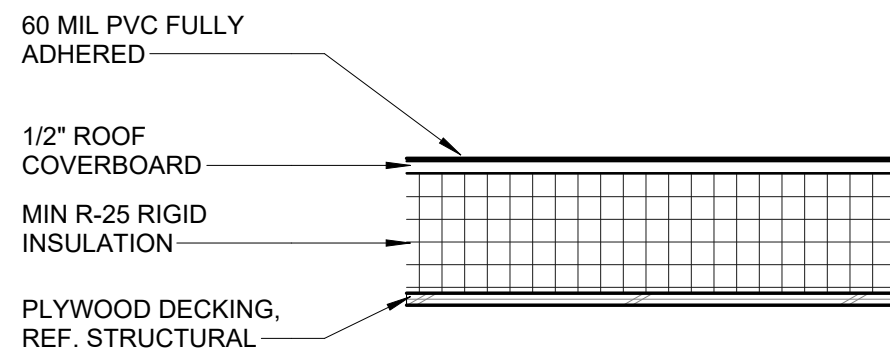
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Walls

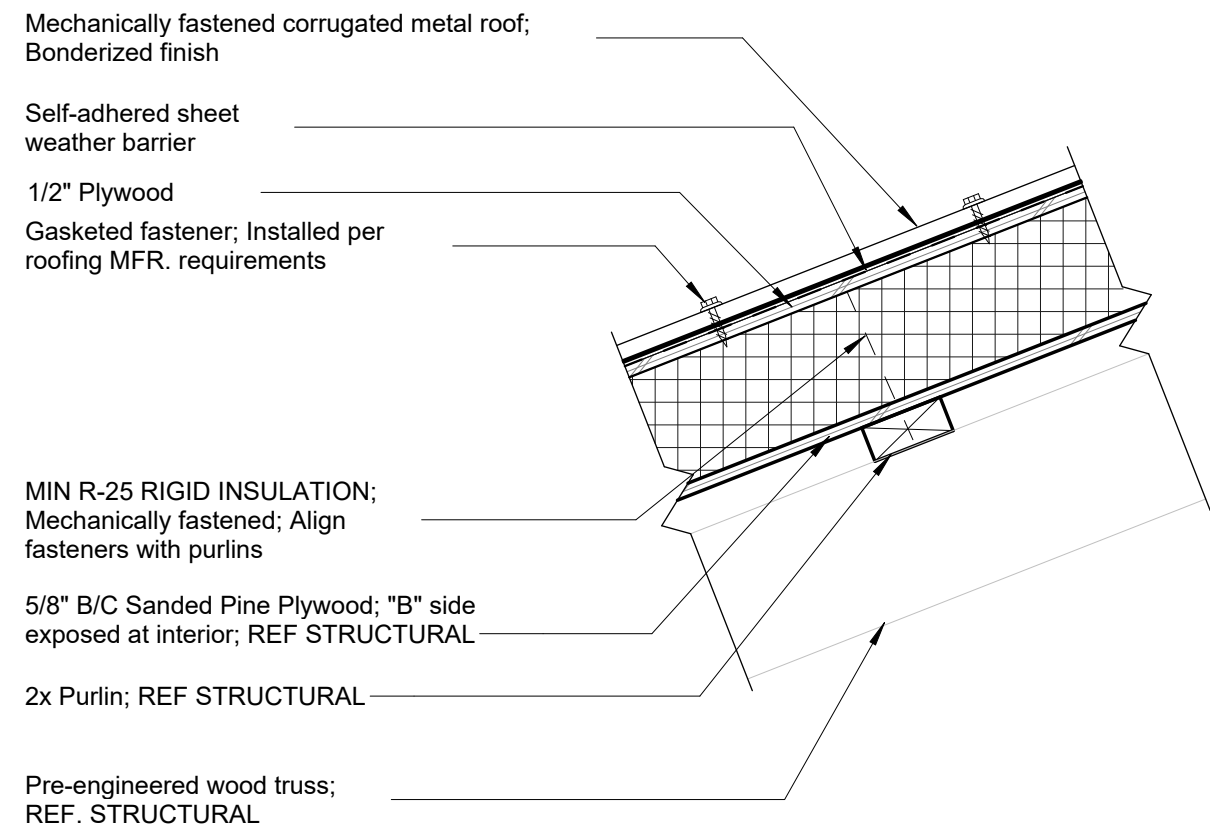


◯ <<< Indicates Sheet Keynote on Plan

- 00.04 Line of roof above.
- 00.06 Line of building below.
- 05.14 Expanded metal mechanical screen.
- 07.02 Corrugated metal roofing over plywood decking and R-25 insulation over structural wood decking; Ref. Struct.
- 07.04 Class A PVC membrane roofing and R-25 insulation over structural decking
- 07.11 Parapet assembly; Ref. Detail
- 07.14 Provide crickets / curbing as required.
- 07.15 Wall assembly extends to meet Garage Entry Roof; Ref. Detail.
- 07.16 Roof assembly slopes into gutter; Ref. Detail
- 10.02 Gutter and downspouts; Downspouts connected to site drainage.
- 10.05 Roof Drain; Ref. MEP
- 10.06 Overflow drain; Ref. MEP
- 11.08 Roof mounted mechanical equipment; Ref. MEP



2 TPO Roof Assembly
1 1/2" = 1'-0"



3 Typical Corrugated Roof Roofing Assembly at Exposed
Structure
1 1/2" = 1'-0"

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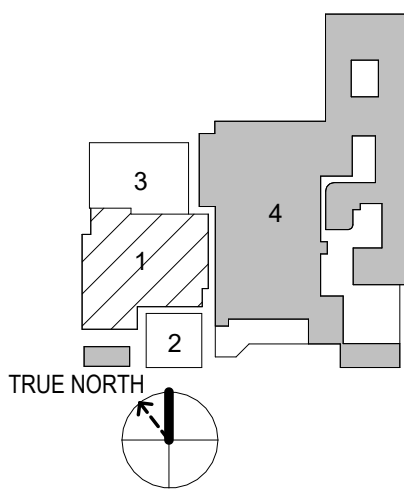
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Roof Plan -
Restaurant

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A1.13

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5. Install all products per manufacturer's recommendations.
6. All walls to be W-6 U.N.O.
7. Provide fire-rated wood blocking as required.
8. Field-verify all benchmark elevations. TBD
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- 05.04 Steel Plate Awning
- 07.05 Class A PVC membrane roofing over structural decking, no insulation
- 07.11 Parapet assembly; Ref. Detail
- 07.14 Provide crickets / curbing as required.
- 08.02 Overhead roll-up door
- 10.03 Scupper and downspout; Downspout connected to site drainage
- 11.04 Smoker by owner, TYP.
- 11.05 Smoker exhaust
- 11.08 Roof mounted mechanical equipment; Ref. MEP

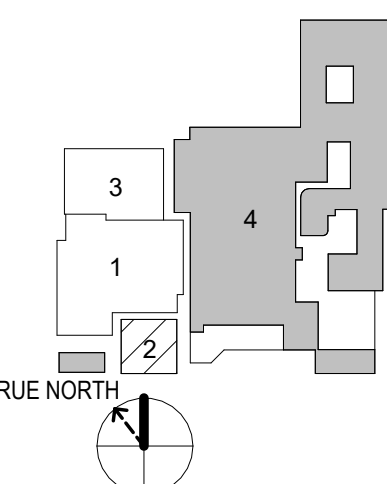
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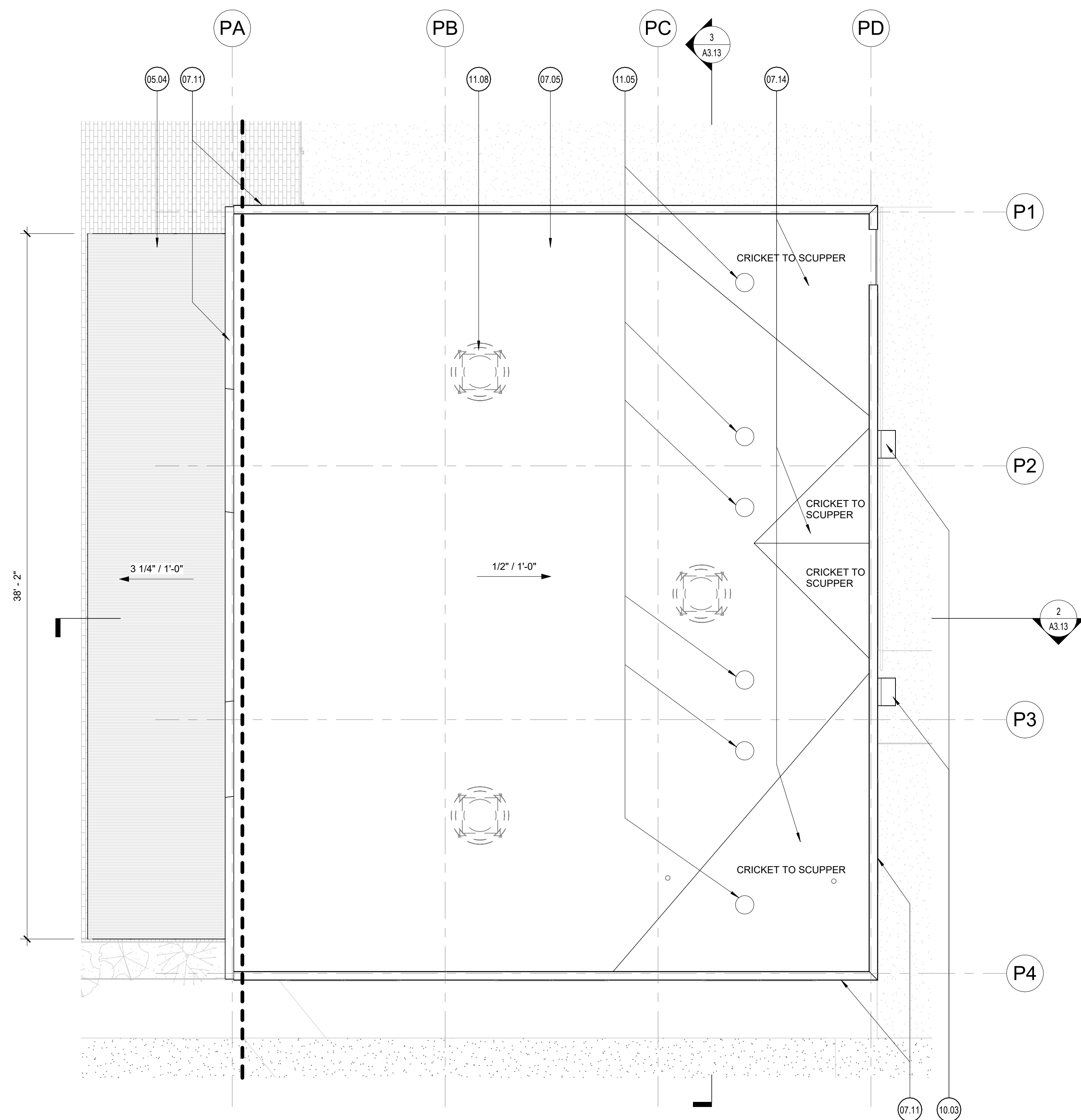
sheet title

Floor and Roof
Plan - Pitt
House

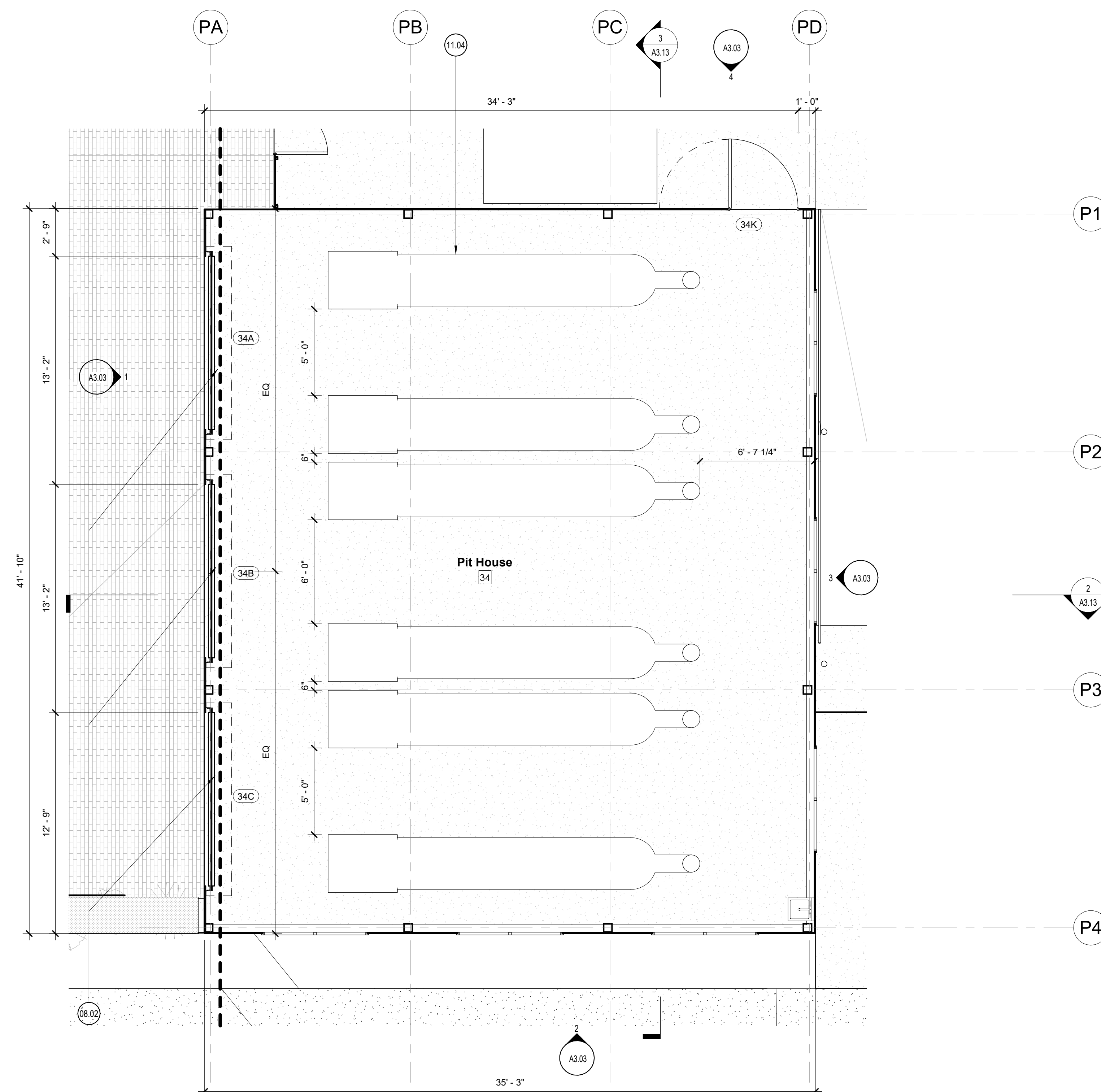
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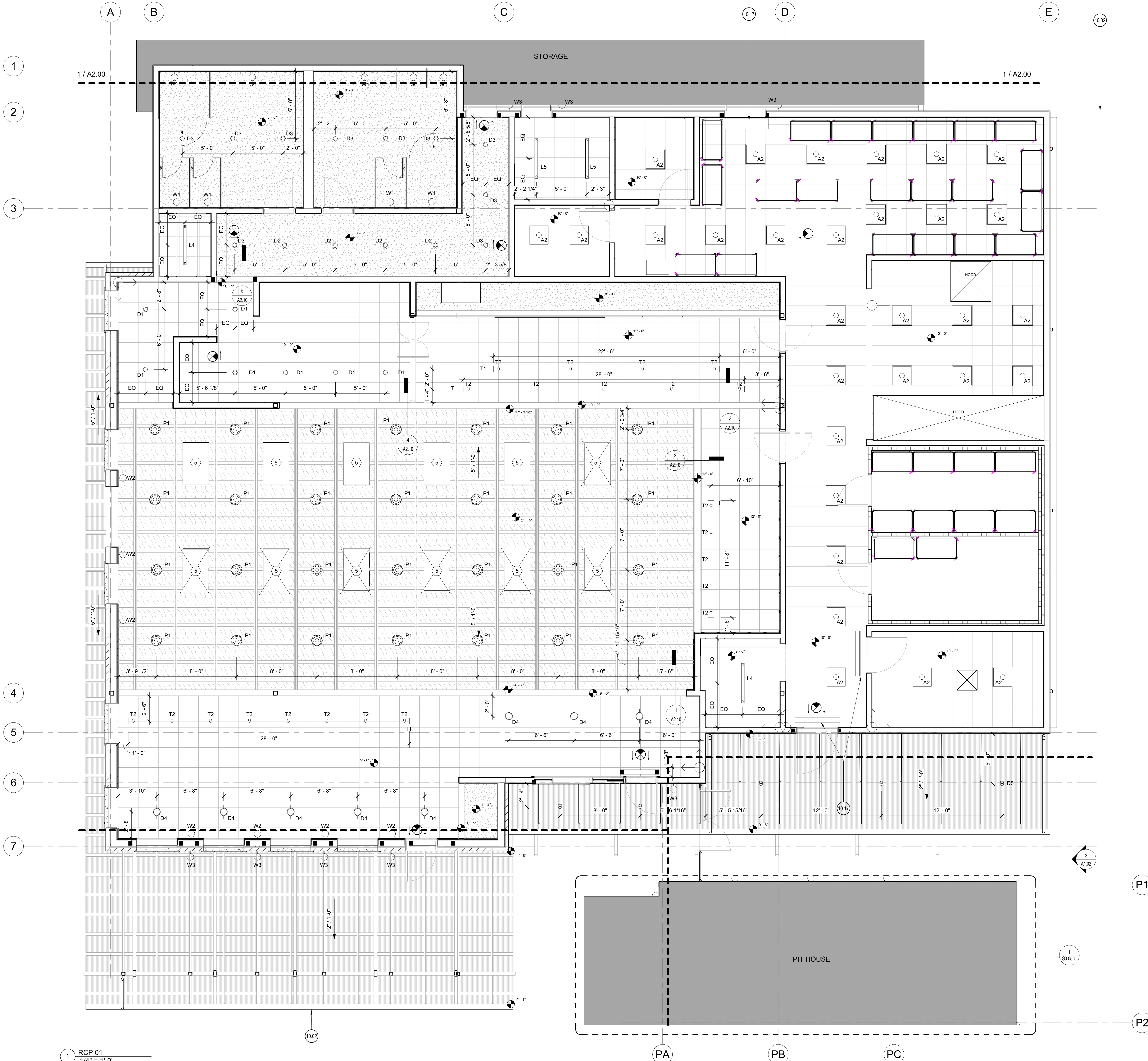


2 Roof Plan - Pit House
1/4" = 1'-0"



1 Floor Plan - Pit House
1/4" = 1'-0"

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1 RCP 01
1/4" = 1'-0"

Reflected Ceiling Plan General Notes:

- Keynotes located on this sheet are for this sheet only.
- The dimensions on this sheet are to the face of finish material unless noted otherwise.
- If a specific dimension is not provided, contact Chico Design for clarification.
- Install all products per manufacturer's recommendations.
- All electrical wall outlets to be mounted at 15" minimum unless noted otherwise. Plates to match switchplates, typ.
- All switchplates to be mounted at 42" alt unless noted otherwise. Finish to be brushed stainless steel with white outlet, unless noted otherwise.
- All recessed lighting fixture trim rings to be painted to match adjacent paint finish, typ.
- Switches to be ganged. Verify locations in-field with designer. All switches to be dimmable, refer to Lighting Schedule.
- All light fixtures, outlets, and equipment to be laid out for approval by Owner and Chico Design prior to final installation.
- All smoke detectors, remote thermostats, and fire alarms are to be laid out for Designer and Owner approval prior to final installation.
- All sprinkler heads to be concealed U.N.O.
- Any access panels, where required, must be coordinated and approved by Architect prior to installation. All panels to be Baucio Plus II Access Panels, to receive a flush and properly coursed application of the surrounding finish. Where applicable, panels should align their edges with seams or grout joints of the adjacent finish.

(ADD BELOW AS APPLICABLE)

- Provide full coordination with Owner's Consultants, including but not limited to: Data/Telecom Installer, AV/POS System Installer, Security System Installer, Signage Installer. Provide electrical connections as required for Owner's Consultants.
- Coordinate sprinkler head distribution as required by applicable codes. If necessary, coordinate location of heads in-field with Chico Design. Submit layout to Chico Design for approval. Color and mounting type to be confirmed by Chico Design.
- Provide all electrical and plumbing requirements to kitchen and bar equipment per Kitchen Equipment Specifications. Request any clarification prior to rough-in.
- Isolate all POS (Point-of-Sale) Equipment on dedicated electrical outlets and provide phone/data outlets at each. Verify locations with Owner prior to installation.
- If a switchbank or dimmer panel is provided, label all switches clearly.
- Provide utility connections for all noted equipment and plumbing fixtures.
- All exit signs and emergency lights to be centered above the door or opening that they serve.
- Provide GFCI outlets as required by local code.
- Provide minimum levels of exit signage and emergency lighting as required by local code.
- Confirm heights of all pendant lighting with Chico Design prior to final installation.
- Ensure adherence to bi-level switching strategies as required by local codes.
- Fire sprinkler to be designed by a licensed engineer and meet leasing agreement requirements.
- If lighting control system is provided, coordinate a light tuning session with Chico Design, Client, and electrical subcontractor, prior to handover of the project.
- Coordinate framing with recessed light locations, diffusers, grilles & other equipment as required. Do not relocate to accommodate framing without prior verification from Chico Design.
- Type K portable fire extinguisher is required to be located within 30'-0" of the commercial cooking appliances.
- Provide portable fire extinguishers with a minimum rating of 2-A-10-B-C within a 75'-0" travel distance of any point in this facility. Extinguishers to be located in-field with Fire Marshal prior to installation.

Reflected Ceiling Plan Legend

- SUPPLY AIR GRILLE
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- RETURN AIR GRILLE
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- EXHAUST AIR GRILLE
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- SUPPLY STRIP DIFFUSER RE: MECHANICAL
- CEILING DETAIL / SECTION TAG
- CEILING HEIGHT DESIGNATION PER AREA.
- 5/8 GYPSUM BOARD SUSPENDED CEILING SYSTEM, TYP.
- AREA NOT IN CONTRACT. NO WORK TO BE DONE IN THIS AREA. PROTECT.

Lighting Fixture Symbols

- RECESSED DOWNLIGHT
- PENDANT HUNG DOWNLIGHT
- RECESSED WALLWASH
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- SPEAKER

- CEILING FAN
- STEP LIGHTING - WALL MOUNTED
- SHOWER LIGHT
- SUSPENDED INDUSTRIAL STRIP LIGHT
- TAPE LIGHT
- SUSPENDED UTILITY LIGHT

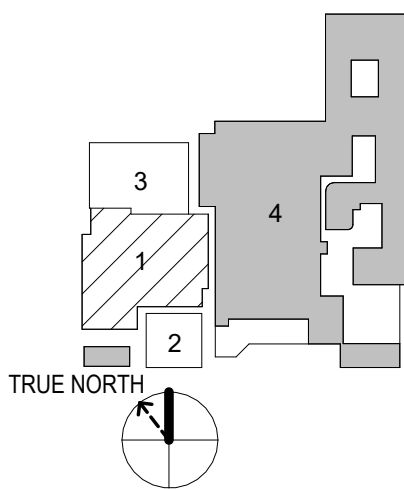
- <<< Indicates Sheet Keynote on Plan
- 10.02 Gutter and downspouts: Downspouts connected to site drainage.
- 10.17 Air Curtain; Ref. MEP.

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project

Terry Black's BBQ - San Antonio
2102 Broadway St. Building 1
San Antonio, Texas 78215

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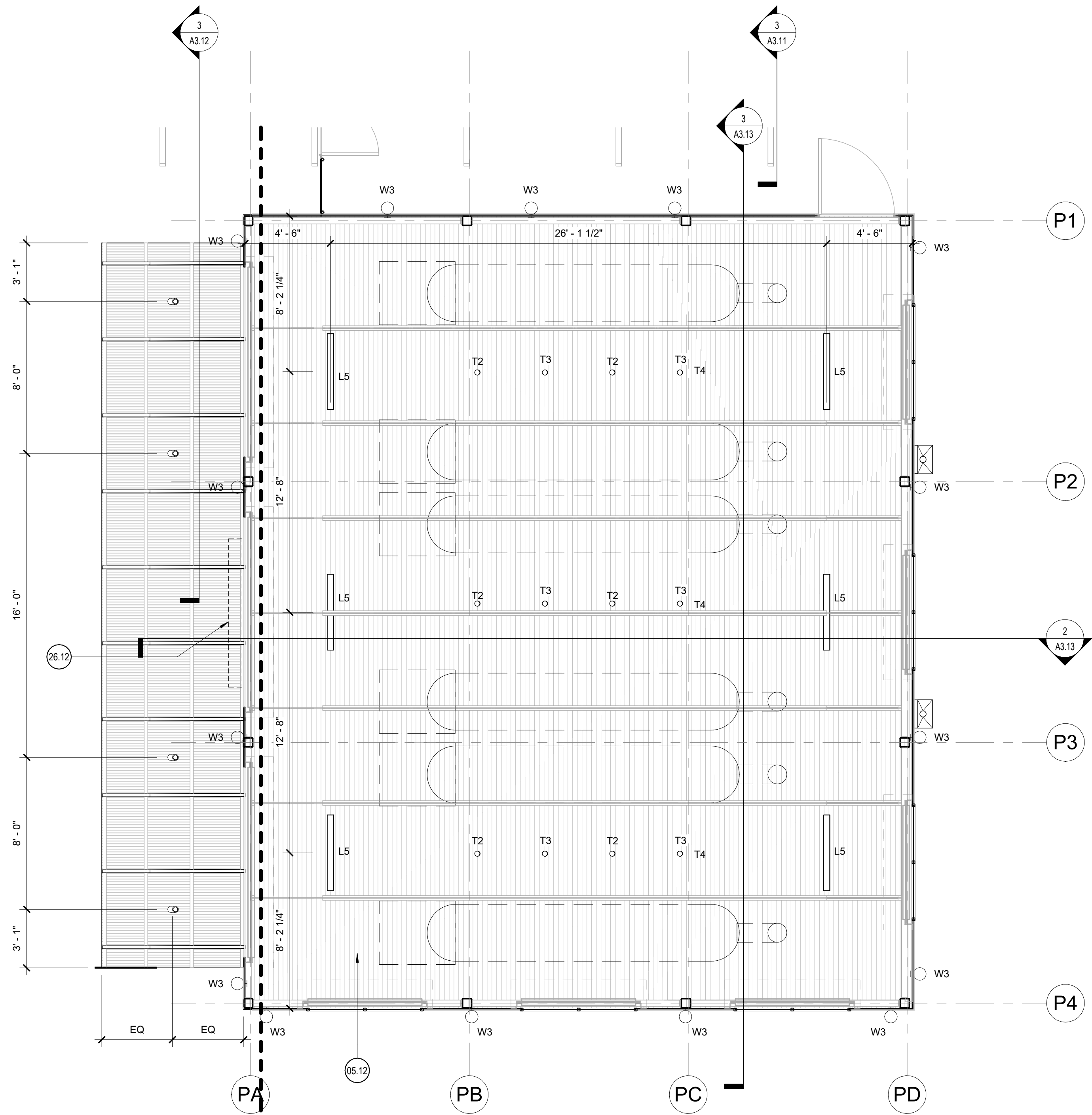


sheet title
Reflected Ceiling Plan - Restaurant

sheet

A2.01

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1 RCP - Pit House
1/4" = 1'-0"

Lighting Fixture Schedule					
Type Mark	Type	Manufacturer	Model	Finish	Comments
A2	2'x2'	Day-Brite	CFI Selectable blacklit panel		
D1	Downlight - Int.	MaxiLume	HHJ4-LED		
D2	Gimbal Downlight - Int.	TBD	TBD		
D3	4" Downlight - Int. - Restrooms	MaxiLume	HHJ4-LED		
D4	Flush Mount Light	Barn Light Electric	Primary Schoolhouse Semi Flush	Black	
D5	Exterior Flush Mount	TBD	TBD		
L4	4' Linear Pendant	TBD	TBD		
L5	4' Linear Pendant	TBD	TBD		
P1	28" Diameter Pendant	Barn Light Electric	Wilcox Deep Bowl	Black	Large Opaque Glass
T1	Surface Track	TBD	TBD		
T2	Track Head - Downlight	TBD	TBD		
T3	Track Head - Adjustable	TBD	TBD		
T4	Track Lighting - Pit House	TBD	TBD		Mounted at 7" - 0" A.F.F.
W1	Wall Sconce - Int. Restrooms	Schoolhouse	Satellite Sconce 2.25"	True Black	
W2	Wall Sconce - Int.	Schoolhouse	Satellite Sconce 2.25"	True Black	Slim Cone Shade - Opal
W3	Wall Sconce - Ext.	Barn Light Electric	Fire Chief Sign Light	Black	G11 Gooseneck (same finish as shade)

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- Install all products per manufacturer's recommendations.
- All electrical wall outlets to be mounted at 15" aff minimum unless noted otherwise. Plates to match switchplates, typ.
- All switchplates to be mounted at 42" aff unless noted otherwise. Finish to be brushed stainless steel with white outlet, unless noted otherwise.
- All recessed lighting fixture trim rings to be painted to match adjacent paint finish, typ.
- Switches to be ganged. Verify locations in-field with designer. All switches to be dimmable, refer to Lighting Schedule.
- All light fixtures, outlets, and equipment to be laid out for approval by Owner and Chico Design prior to final installation.
- All smoke detectors, remote thermostats, and fire alarms are to be laid out for Designer and Owner approval prior to final installation.
- All sprinkler heads to be concealed U.N.O.
- Any access panels, where required, must be coordinated and approved by Architect prior to installation. All panels to be Bauco Plus II Access Panels, to receive a flush and properly coursed application of the surrounding finish. Where applicable, panels should align their edges with seams or grout joints of the adjacent finish.

(ADD BELOW AS APPLICABLE)

- Provide full coordination with Owner's Consultants, including but not limited to: Data/Telecom Installer, AV/POS System Installer, Security System Installer, Signage Installer. Provide electrical connections as required for Owner's Consultants.
- Coordinate sprinkler head distribution as required by applicable codes. If necessary, coordinate location of heads in-field with Chico Design. Submit layout to Chico Design for approval. Color and mounting type to be confirmed by Chico Design.
- Provide all electrical and plumbing requirements to kitchen and bar equipment per Kitchen Equipment Specifications. Request any clarification prior to rough-in.
- Isolate all POS (Point-of-Sale) Equipment on dedicated electrical outlets and provide phone/data outlets at each. Verify locations with Owner prior to installation.
- If a switchbank or dimmer panel is provided, label all switches clearly.
- Provide utility connections for all noted equipment and plumbing fixtures.
- All exit signs and emergency lights to be centered above the door or opening that they serve.
- Provide GFCI outlets as required by local code.
- Provide minimum levels of exit signage and emergency lighting as required by local code.
- Confirm heights of all pendant lighting with Chico Design prior to final installation.
- Ensure adherence to bi-level switching strategies as required by local codes.
- Fire sprinkler to be designed by a licensed engineer and meet leasing agreement requirements.
- If lighting control system is provided, coordinate a light tuning session with Chico Design. Client, and electrical subcontractor, prior to handover of the project.
- Coordinate framing with recessed light locations, diffusers, grilles & other equipment as required. Do not relocate to accommodate framing without prior verification from Chico Design.
- Type K portable fire extinguisher is required to be located within 30'-0" of the commercial cooking appliances.
- Provide portable fire extinguishers with a minimum rating of 2-A:10-B:C within a 75'-0" travel distance of any point in this facility. Extinguishers to be located in-field with Fire Marshal prior to installation.

Reflected Ceiling Plan Legend

- SUPPLY AIR GRILLE
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- RETURN AIR GRILLE
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- EXHAUST AIR GRILLE
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- SUPPLY STRIP DIFFUSER RE: MECHANICAL
- Sim
CEILING DETAIL / SECTION TAG
- 9'-0" AFF
CEILING HEIGHT DESIGNATION PER AREA.
- 5/8 GYPSUM BOARD SUSPENDED CEILING SYSTEM, TYP.
- AREA NOT IN CONTRACT. NO WORK TO BE DONE IN THIS AREA. PROTECT.

Lighting Fixture Symbols

- RECESSED DOWNLIGHT
- PENDANT HUNG DOWNLIGHT
- RECESSED WALLWASH
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- SPEAKER
- CEILING FAN
- STEP LIGHTING - WALL MOUNTED
- SHOWER LIGHT
- SUSPENDED INDUSTRIAL STRIP LIGHT
- TAPE LIGHT
- SUSPENDED UTILITY LIGHT

0 <<< Indicates Sheet Keynote on Plan

- 05.12 Exposed structural decking.
- 26.12 Provide power for signage; Ref MEP, Coordinate with signage MFR.

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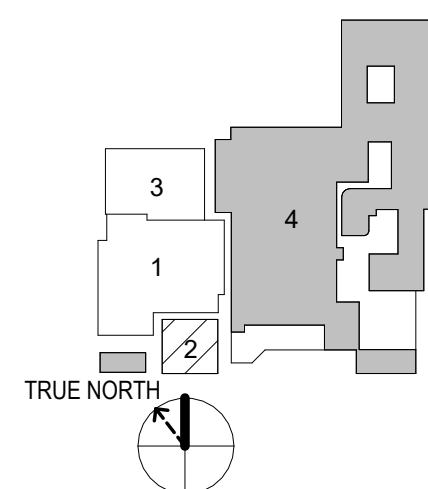
project

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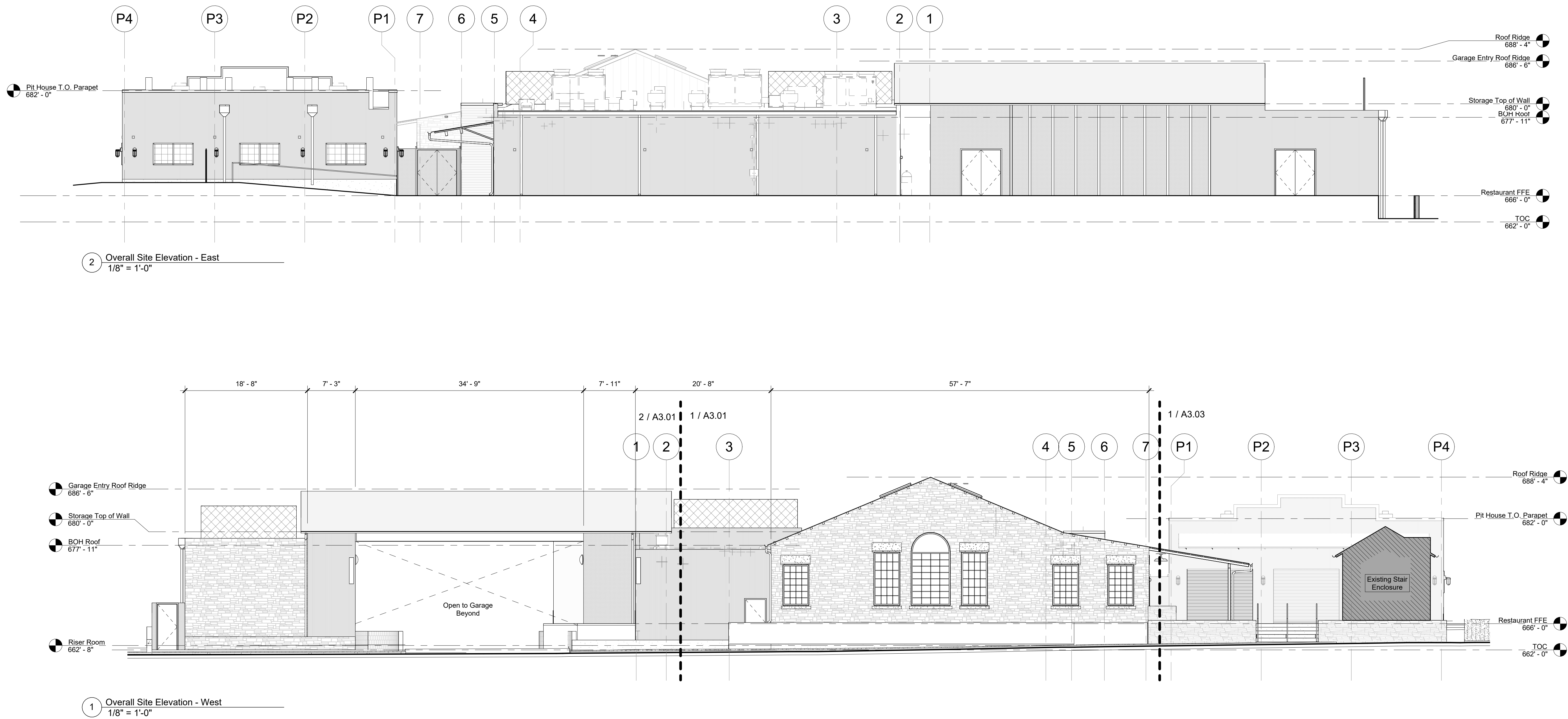
RCP - Pit House & Lighting Schedule

sheet

A2.02

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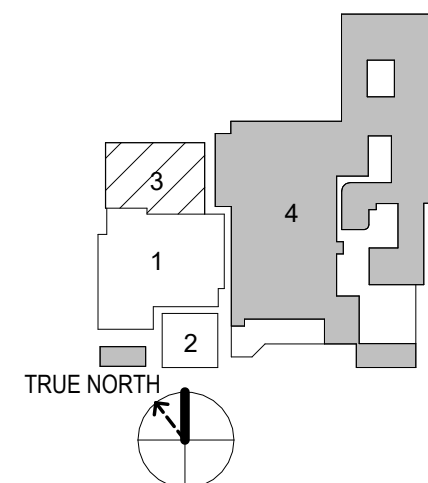
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512.374.0286
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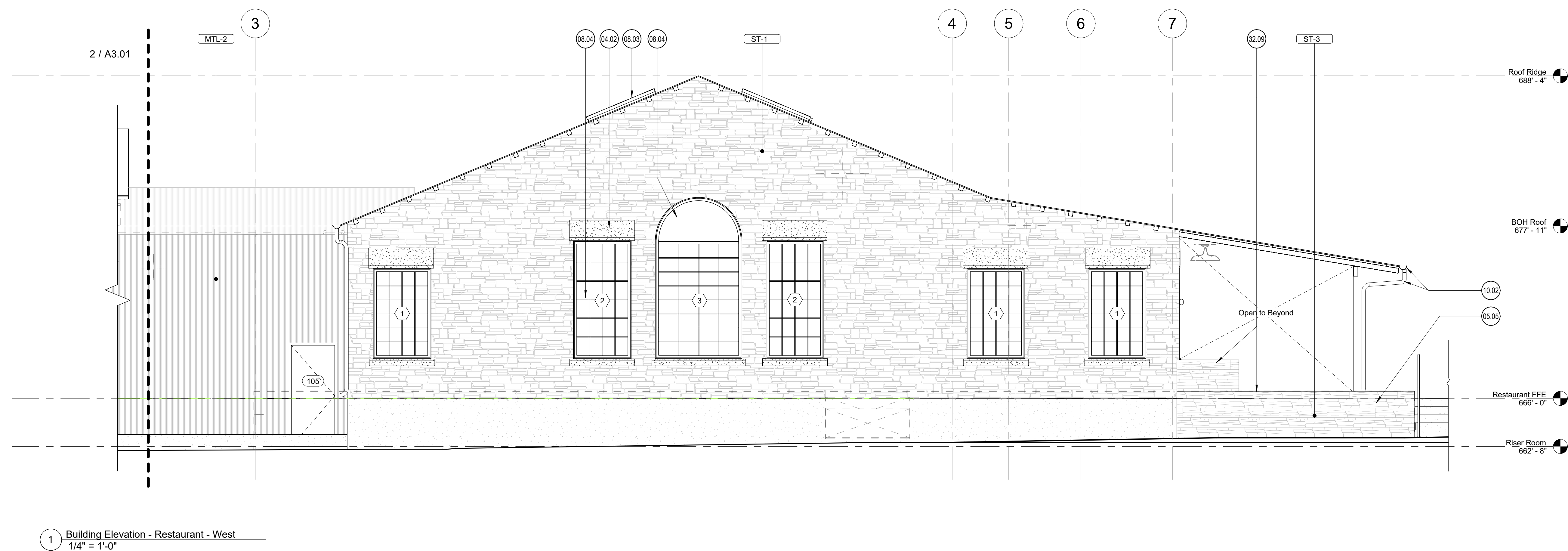
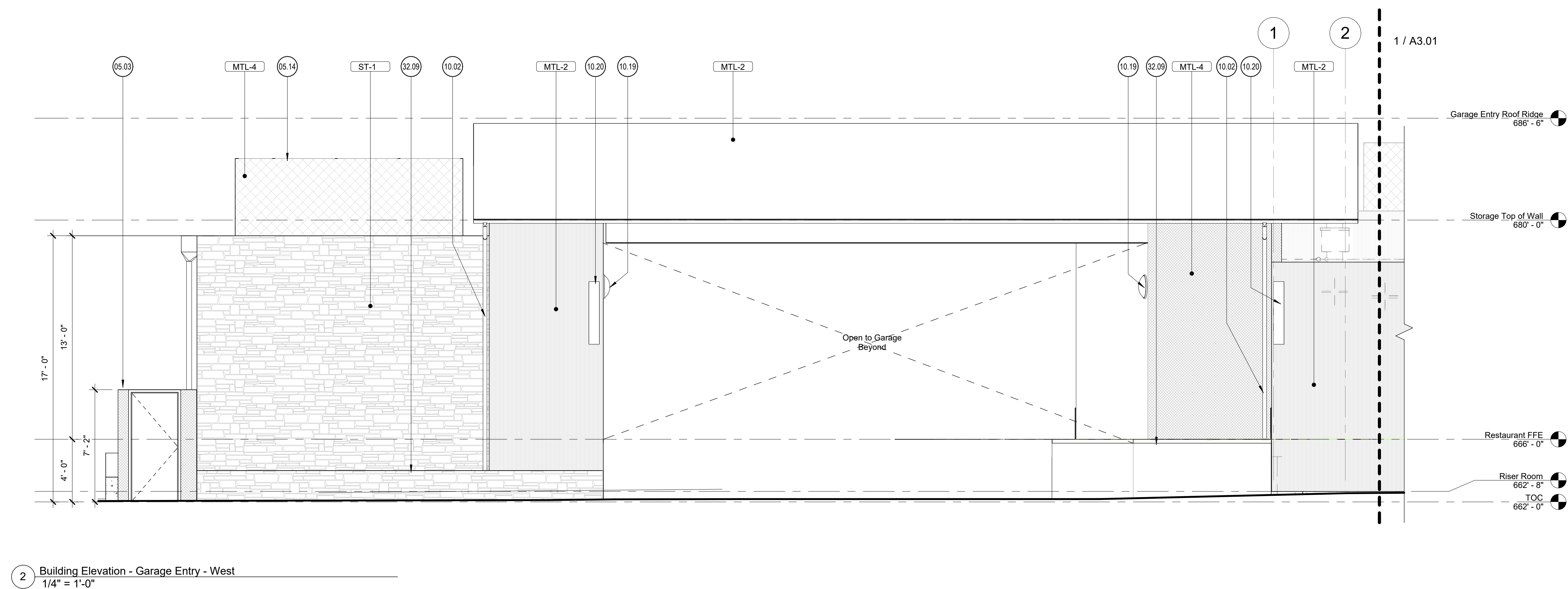
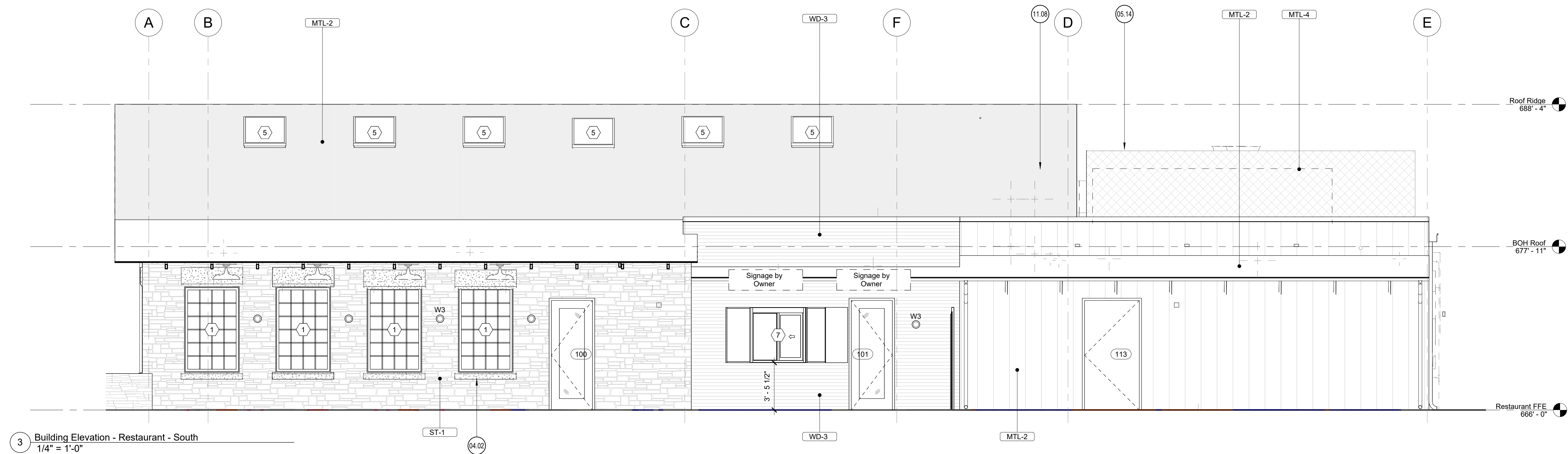
sheet title

Overall Site
Elevations

sheet

A3.00

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- Elevations & Sections General Notes:**

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2. **The dimensions on this sheet are to the face of finish material or edge of masonry, unless noted otherwise.**
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6. **All glass to be tempered as required by local code.**

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- | | |
|-------|--|
| 04.02 | Stone lintel and sill |
| 05.03 | Steel fence and gate |
| 05.05 | Steel wallied planter in front |
| 05.14 | Expanded metal mechanical screen. |
| 08.03 | Skylight, TYP., Ref: Window schedule |
| 08.04 | Wood window, TYP. |
| 10.02 | Gutter and downspouts; Downspouts connected to site drainage. |
| 10.19 | Convex mirror at garage entrance; Coordinate final location to provide drivers with visual access of pedestrians at garage entry |
| 10.20 | Vehicle warning light |
| 11.08 | Raft mounted mechanical equipment; Ref: MEP |
| 32.09 | Planters and planting; Ref: Landscape |

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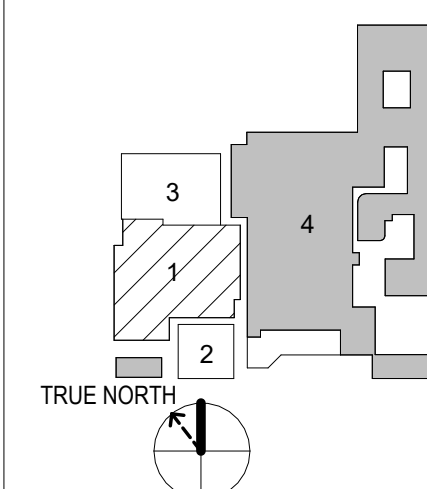
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sheet title

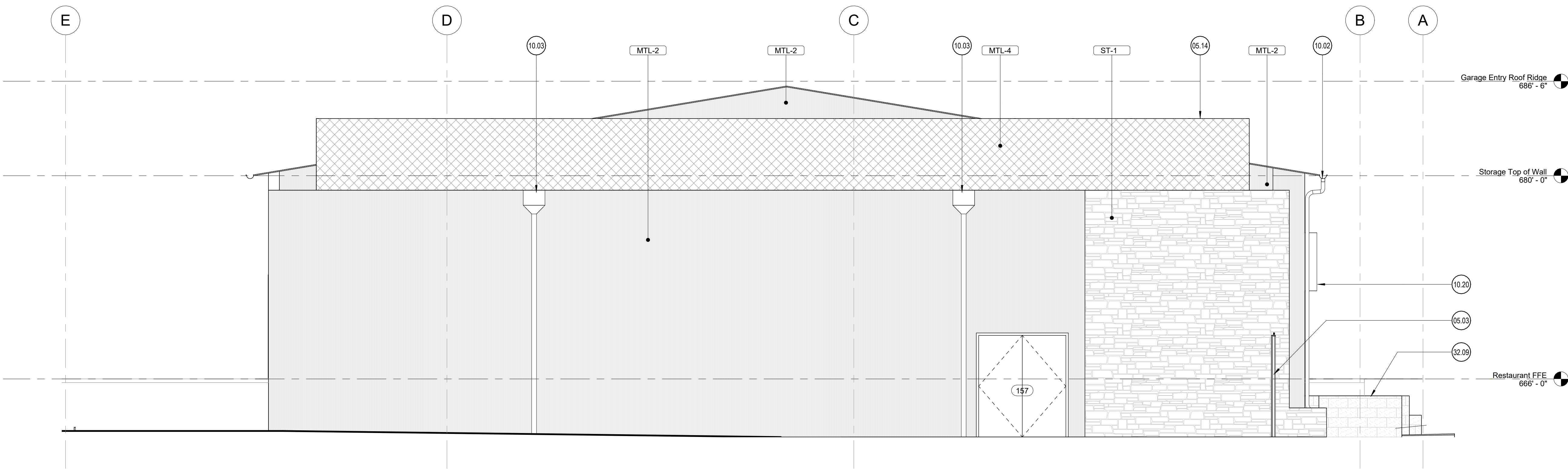
Building Elevations

shee

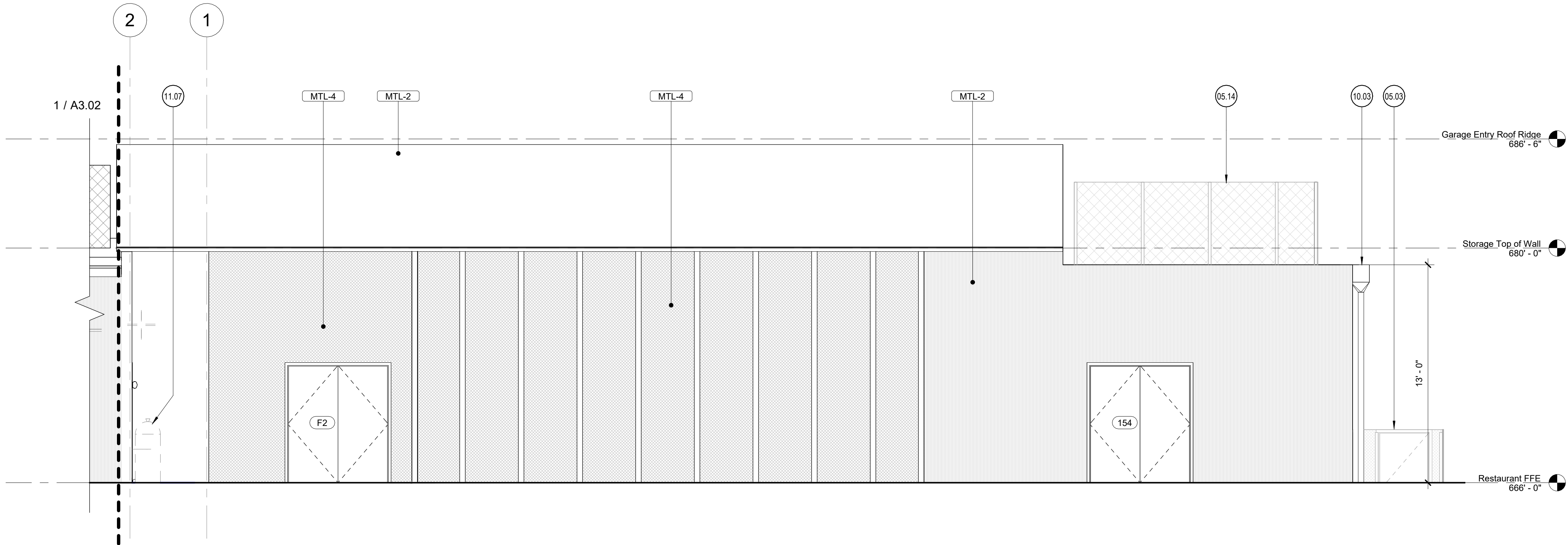
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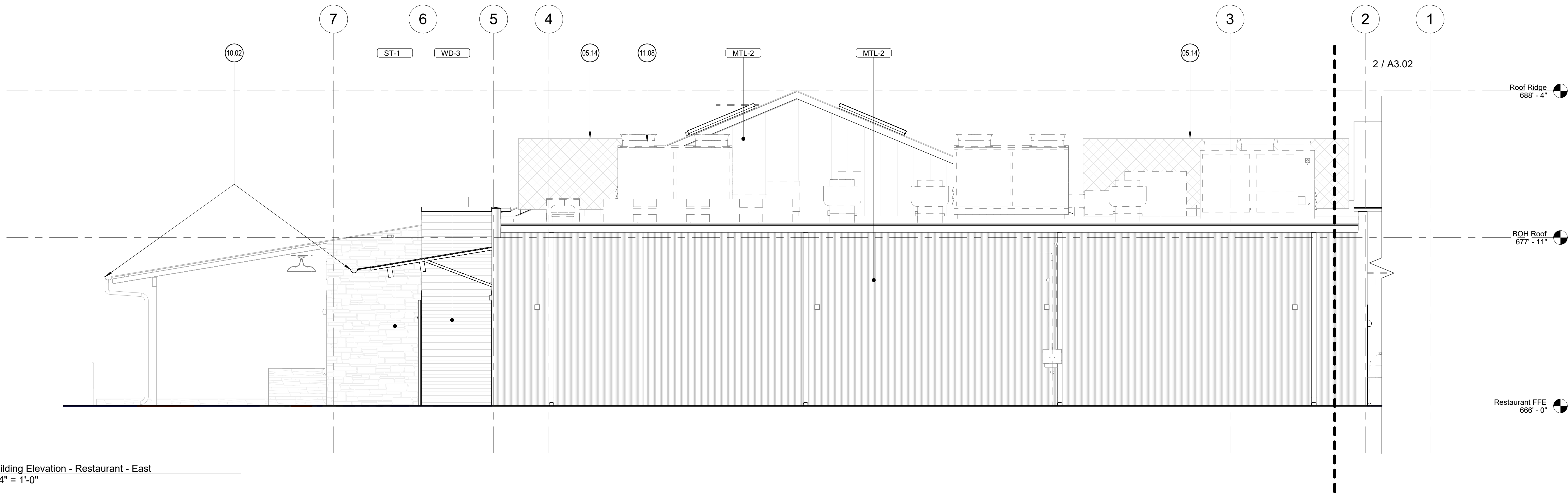
3/27/2024 12:03:27 PM



3 Building Elevation - Garage Entry - North
1/4" = 1'-0"



2 Building Elevation - Garage Entry - East
1/4" = 1'-0"



1 Building Elevation - Restaurant - East
1/4" = 1'-0"

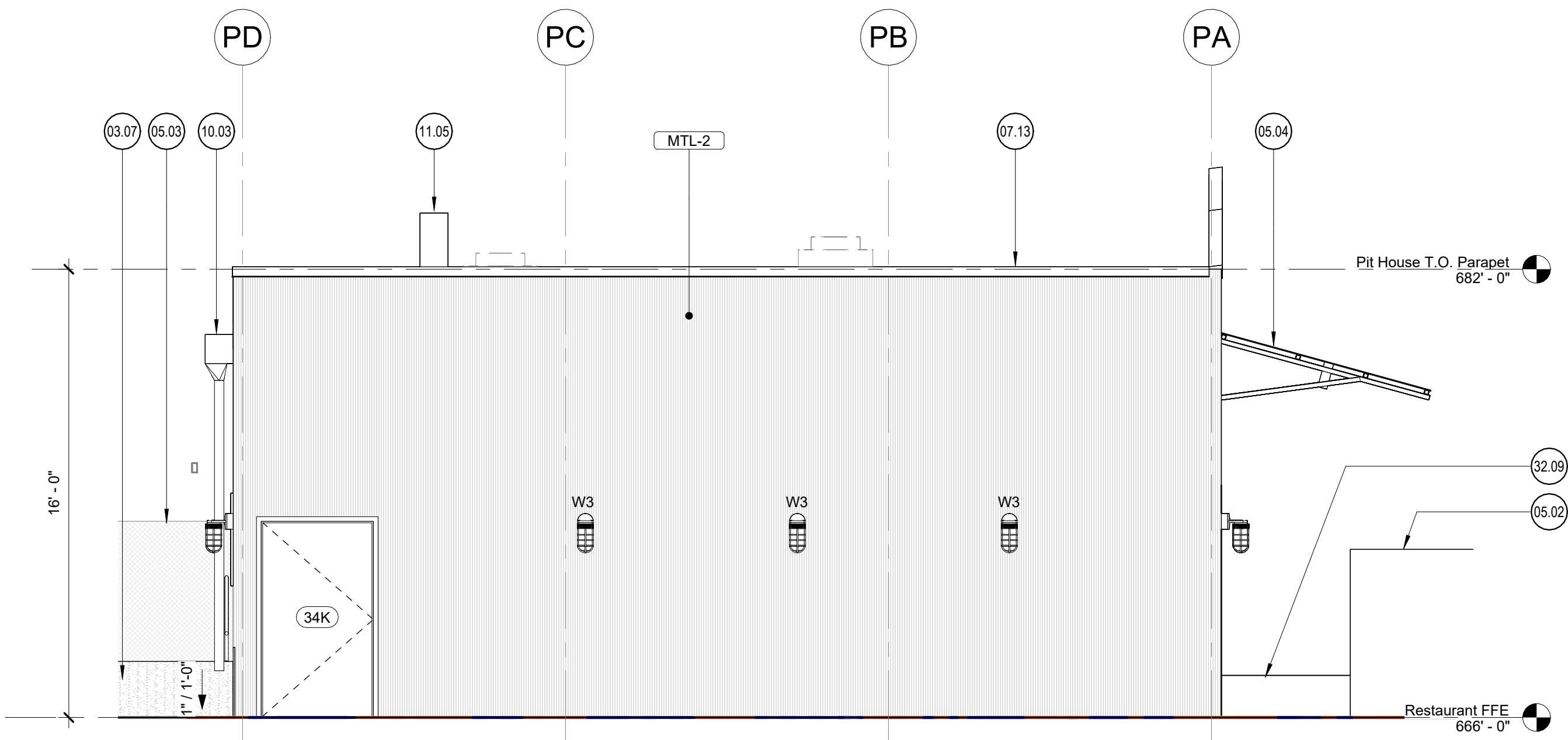
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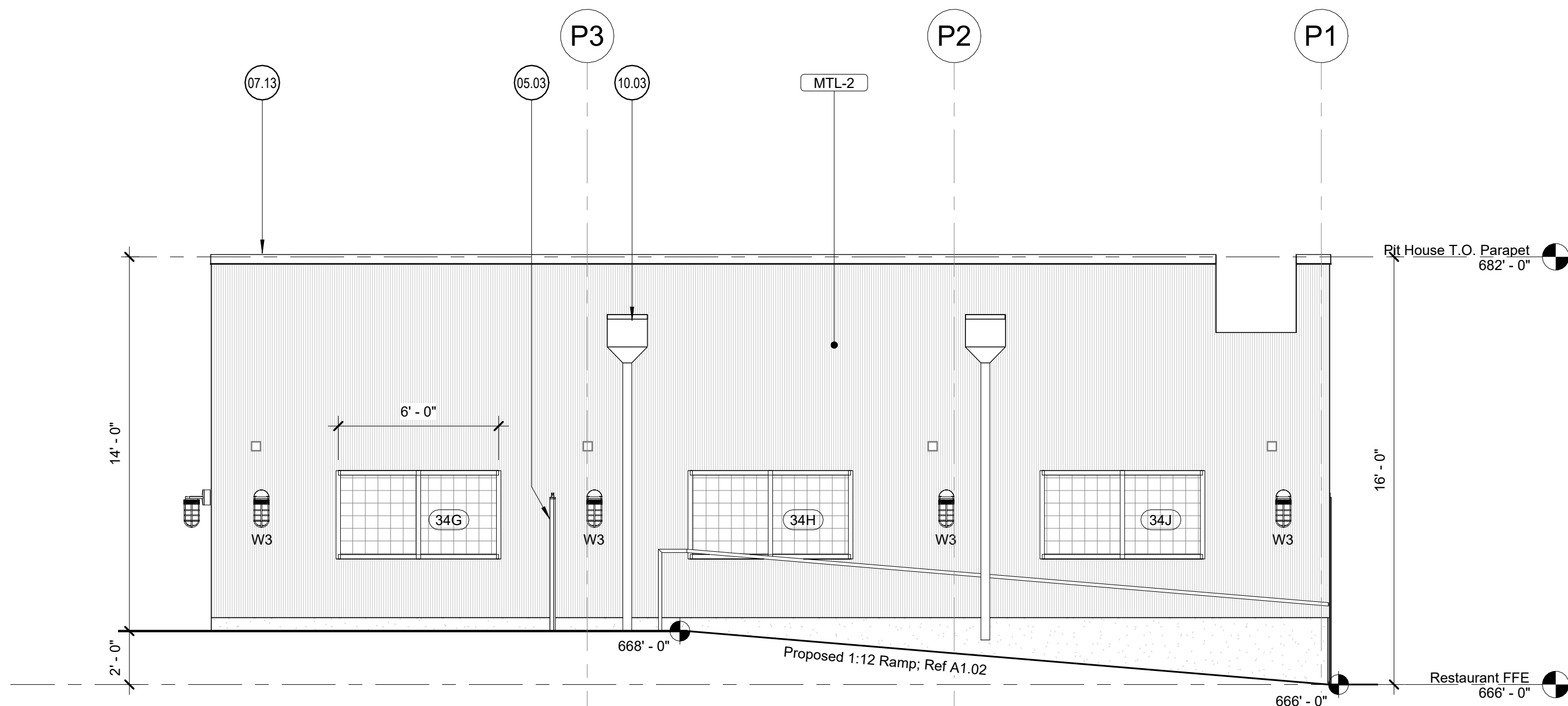
◯ <<< Indicates Sheet Keynote on Plan

- 05.03 Steel fence and gate
05.14 Expanded metal mechanical screen.
10.02 Gutter and downspouts; Downspouts connected to site drainage.
10.03 Scupper and downspout; Downspout connected to site drainage
10.20 Vehicle warning light
11.07 CO2 tank by Soda supplier
11.08 Roof mounted mechanical equipment; Ref. MEP
32.09 Planters and planting; Ref. Landscape

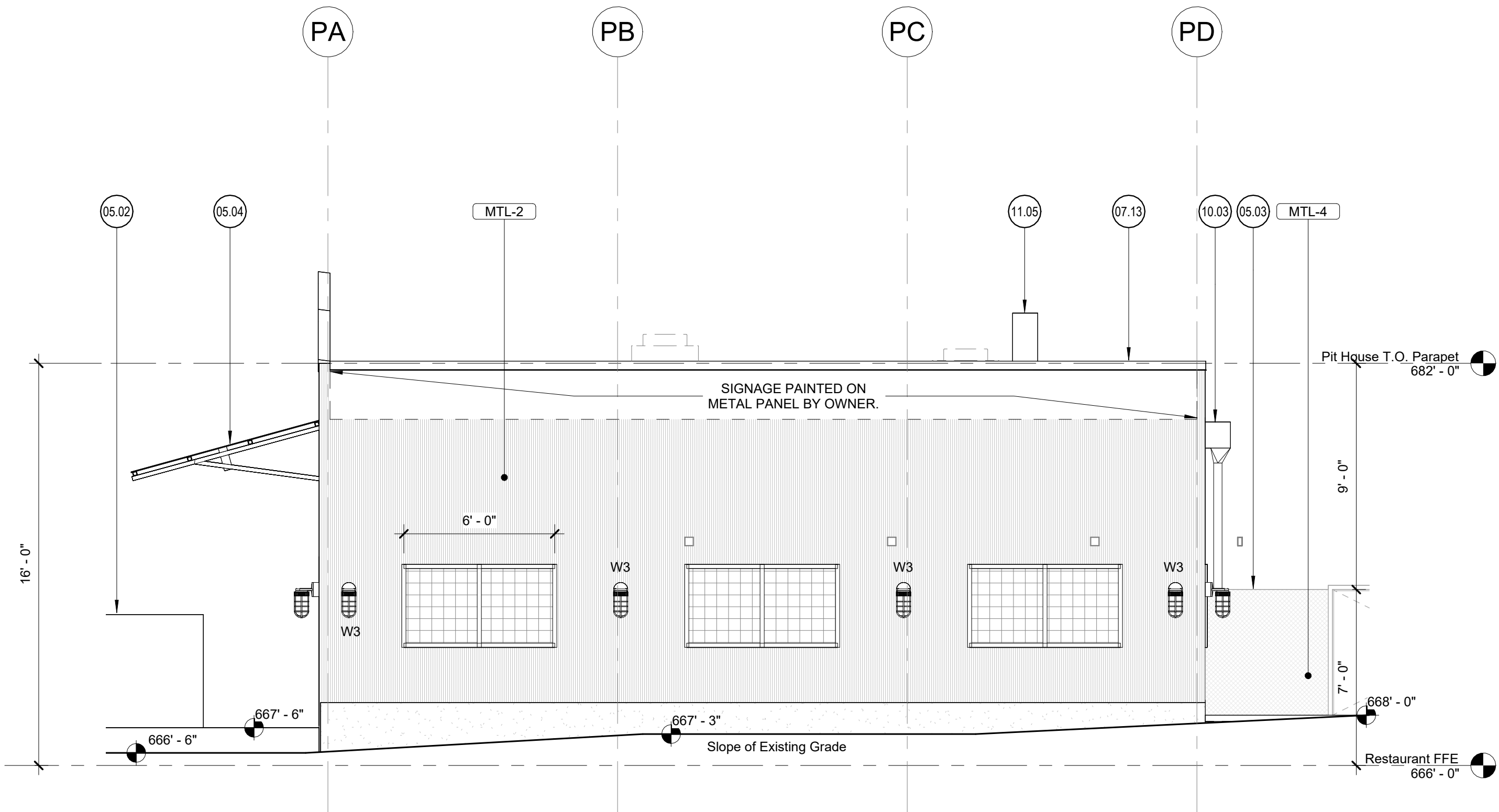
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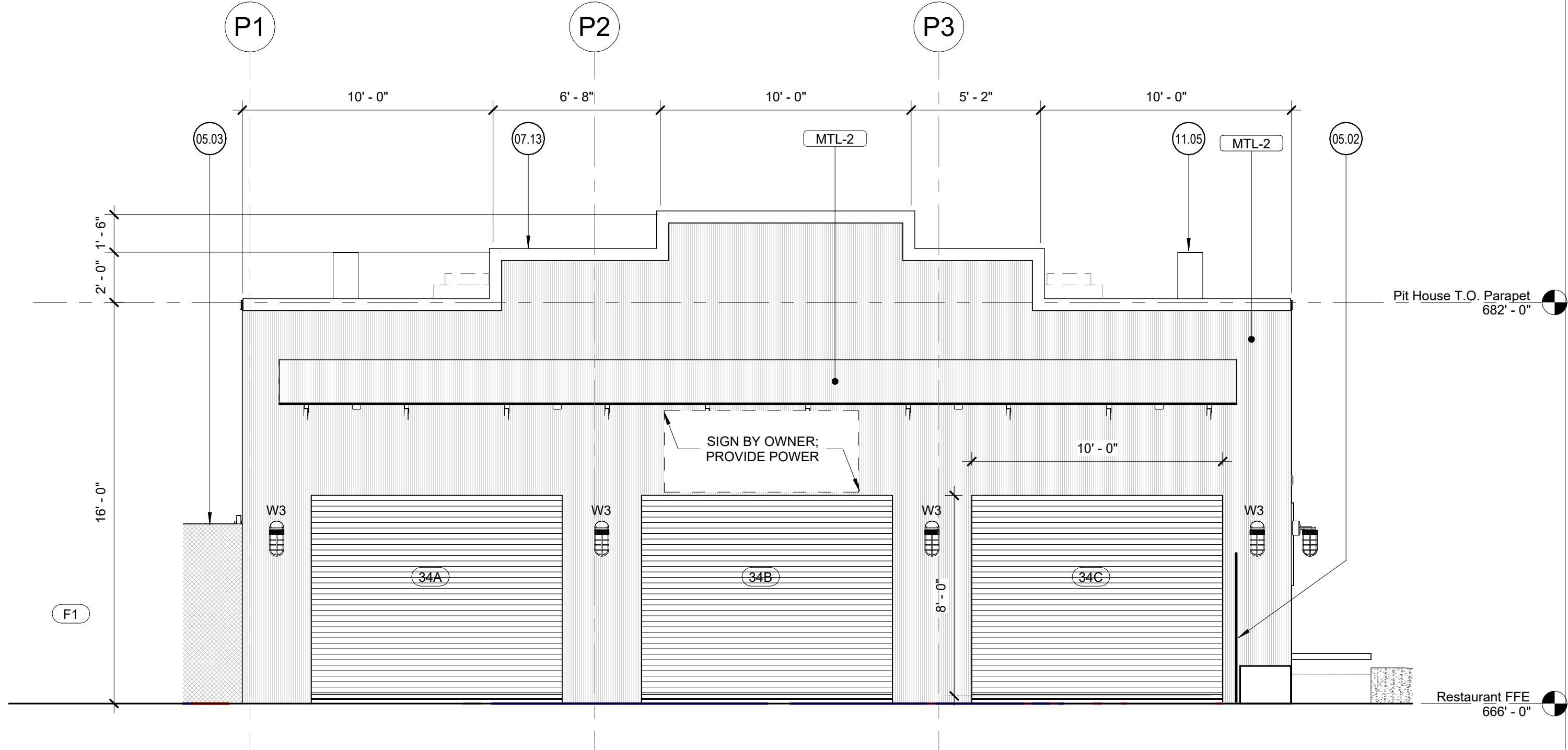
4 Building Elevation - Pit House - North
1/4" = 1'-0"



3 Building Elevation - Pit House - East
1/4" = 1'-0"



2 Building Elevation - Pit House - South
1/4" = 1'-0"



1 Building Elevation - Pit House - West
1/4" = 1'-0"

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- 03.07 Cast-in-place concrete ramp
- 05.02 Sliding Steel gate with expanded metal infill
- 05.03 Steel fence and gate
- 05.04 Steel Plate Awning
- 07.13 Premanufactured sheet metal coping
- 10.03 Scupper and downspout; Downspout connected to site drainage
- 11.05 Smoker exhaust
- 32.09 Planters and planting; Ref. Landscape

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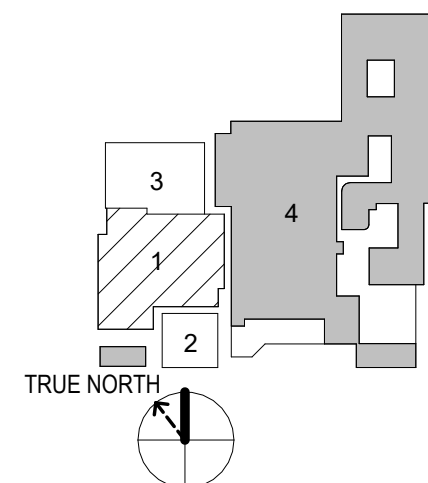
project

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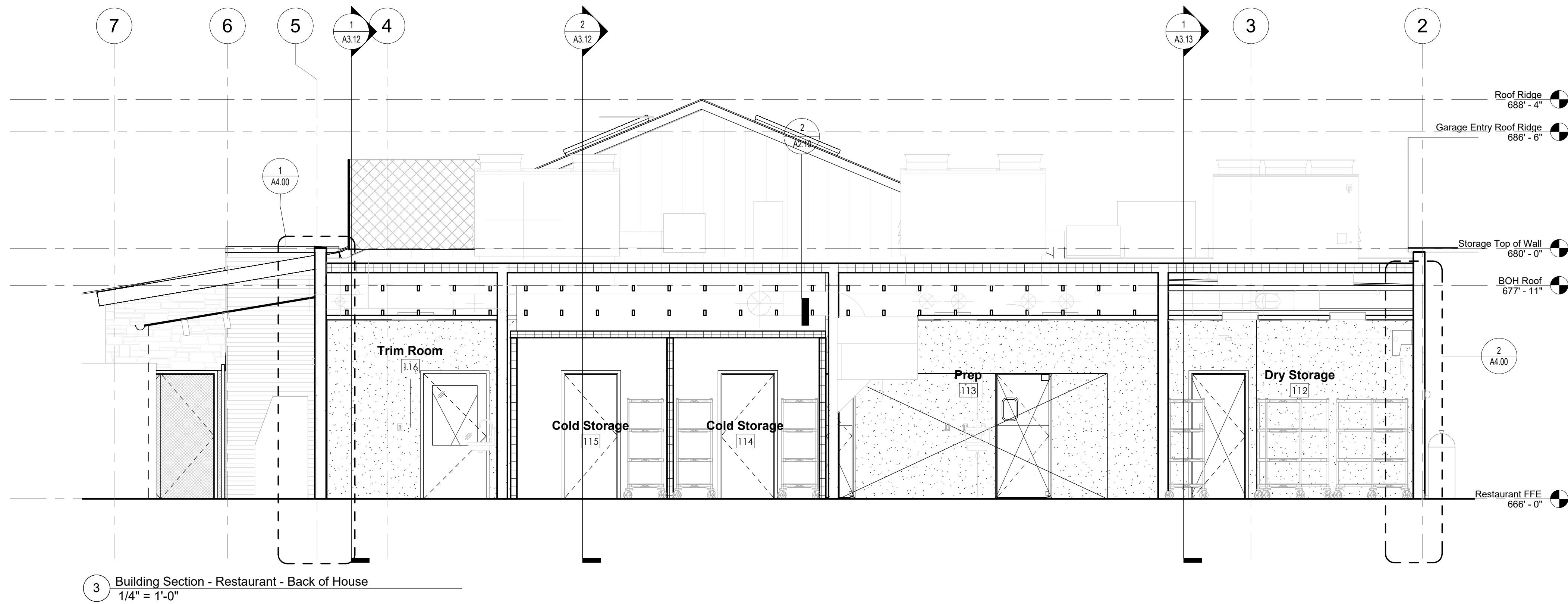
Pit House
Elevations

sheet

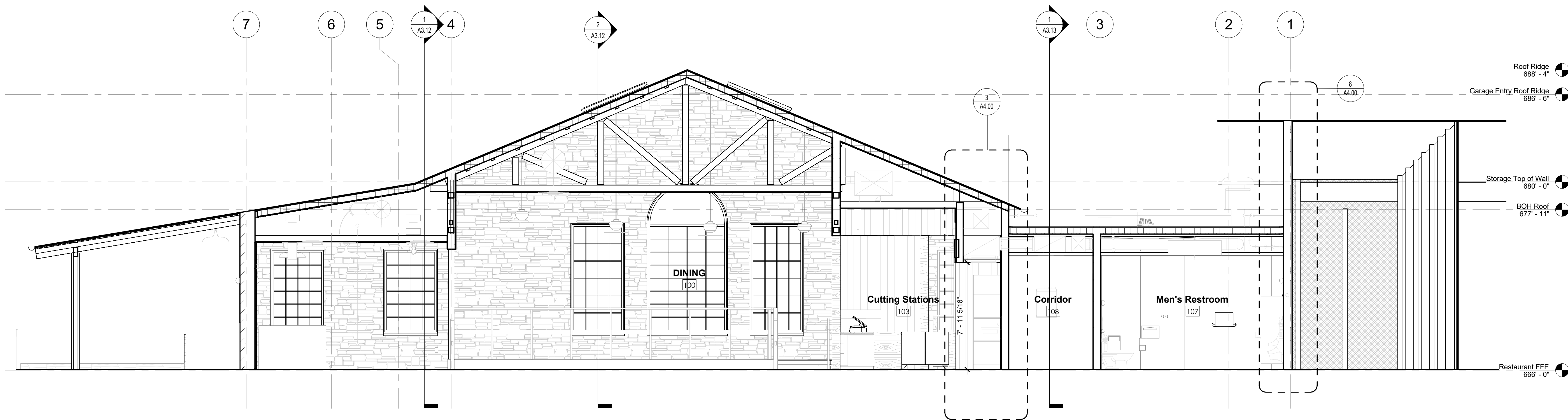
A3.03

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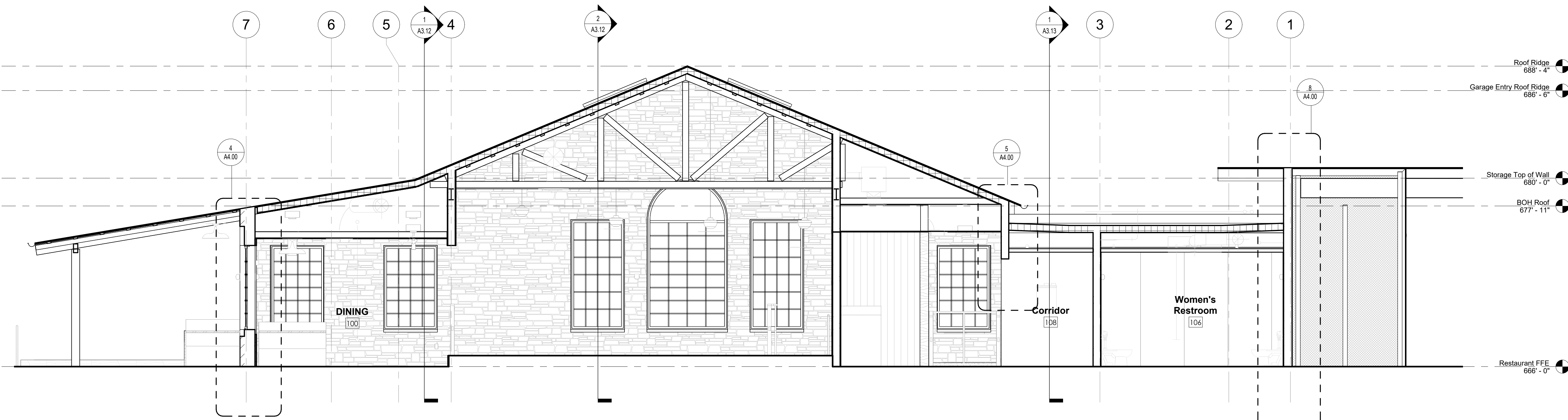
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austin, tx 78702
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3 Building Section - Restaurant - Back of House
1/4" = 1'-0"



2 Building Section - Restaurant - Cutting Stations and Dining
1/4" = 1'-0"



1 Building Section - Restaurant - Restrooms and Dining
1/4" = 1'-0"

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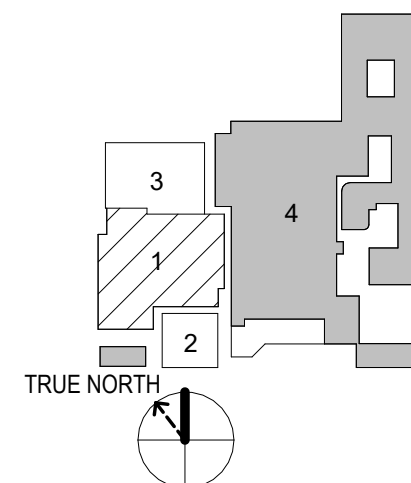
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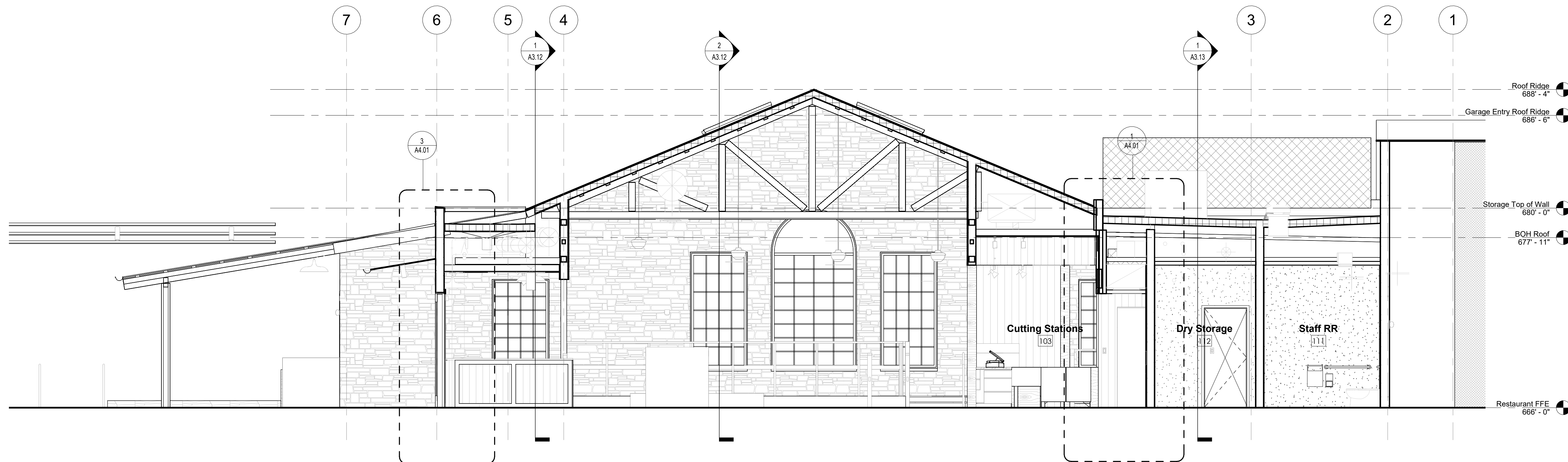
Building
Sections -
Restaurant

sheet

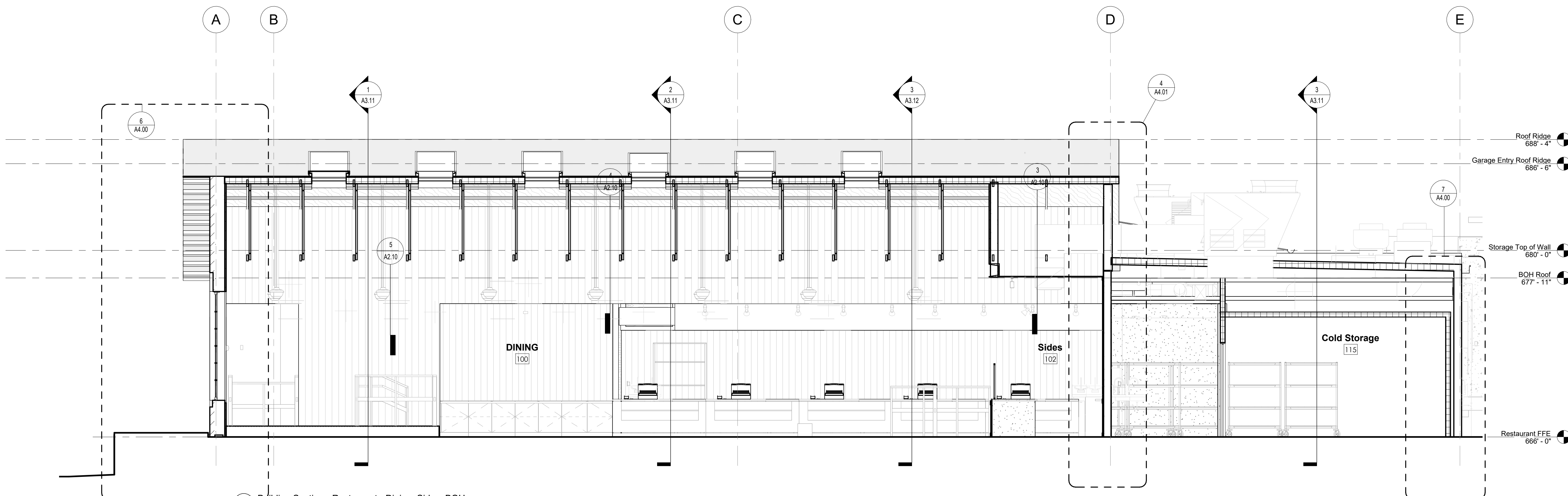
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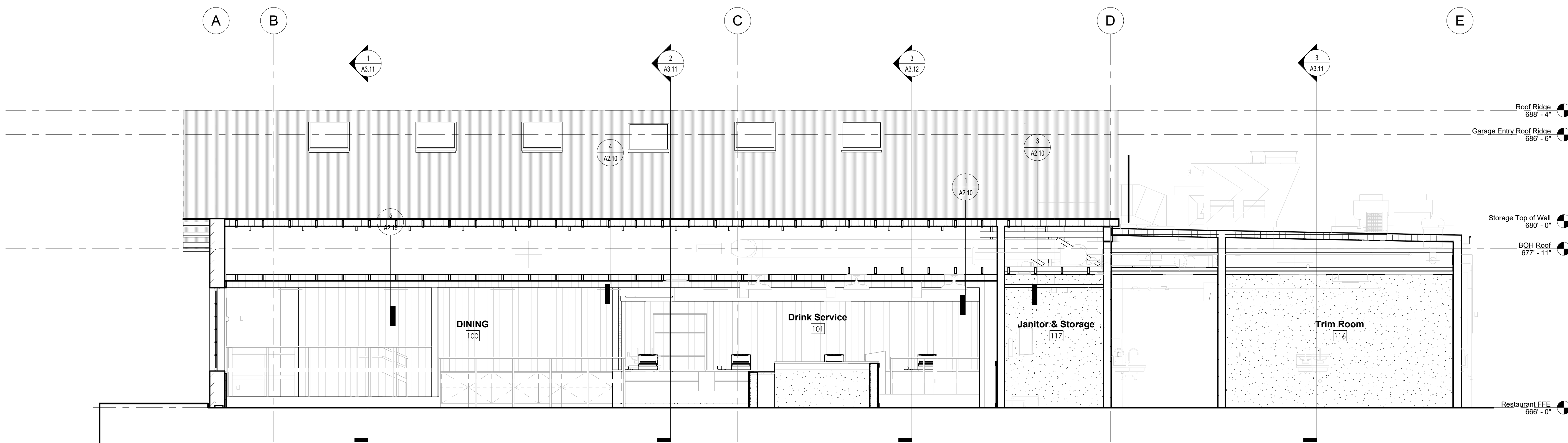
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3 Building Section - Restaurant - Ext. and Int. Dining, BOH
1/4" = 1'-0"



2 Building Section - Restaurant - Dining, Sides, BOH
1/4" = 1'-0"



1 Building Section - Restaurant - Dining, Drink Service, BOH
1/4" = 1'-0"

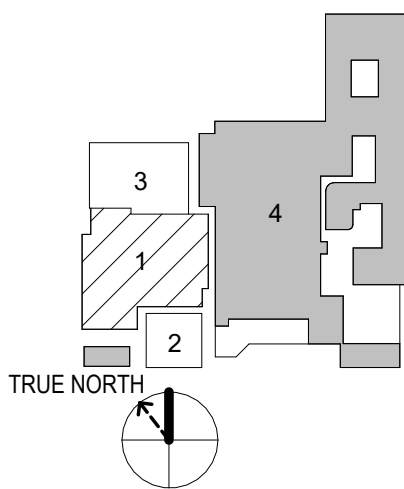
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sheet title
Building Sections - Restaurant

sheet

A3.12

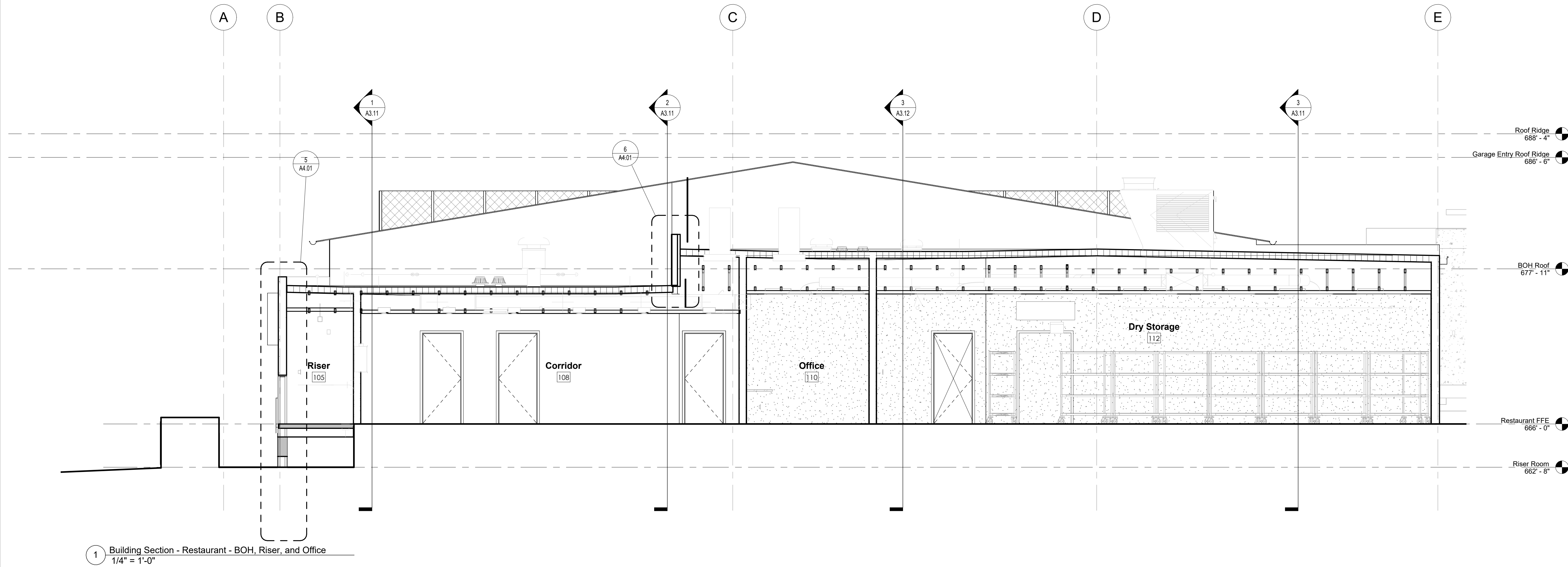
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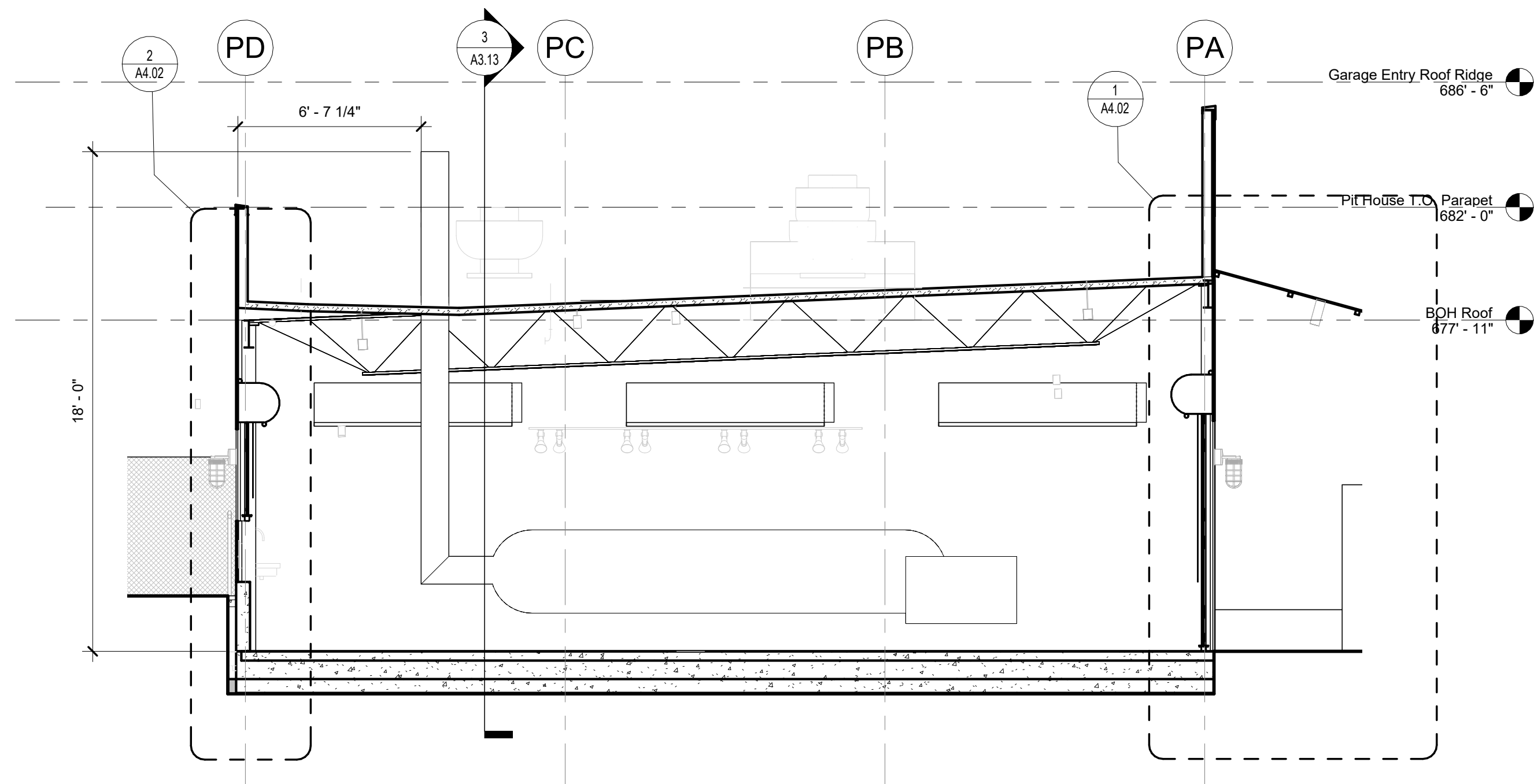
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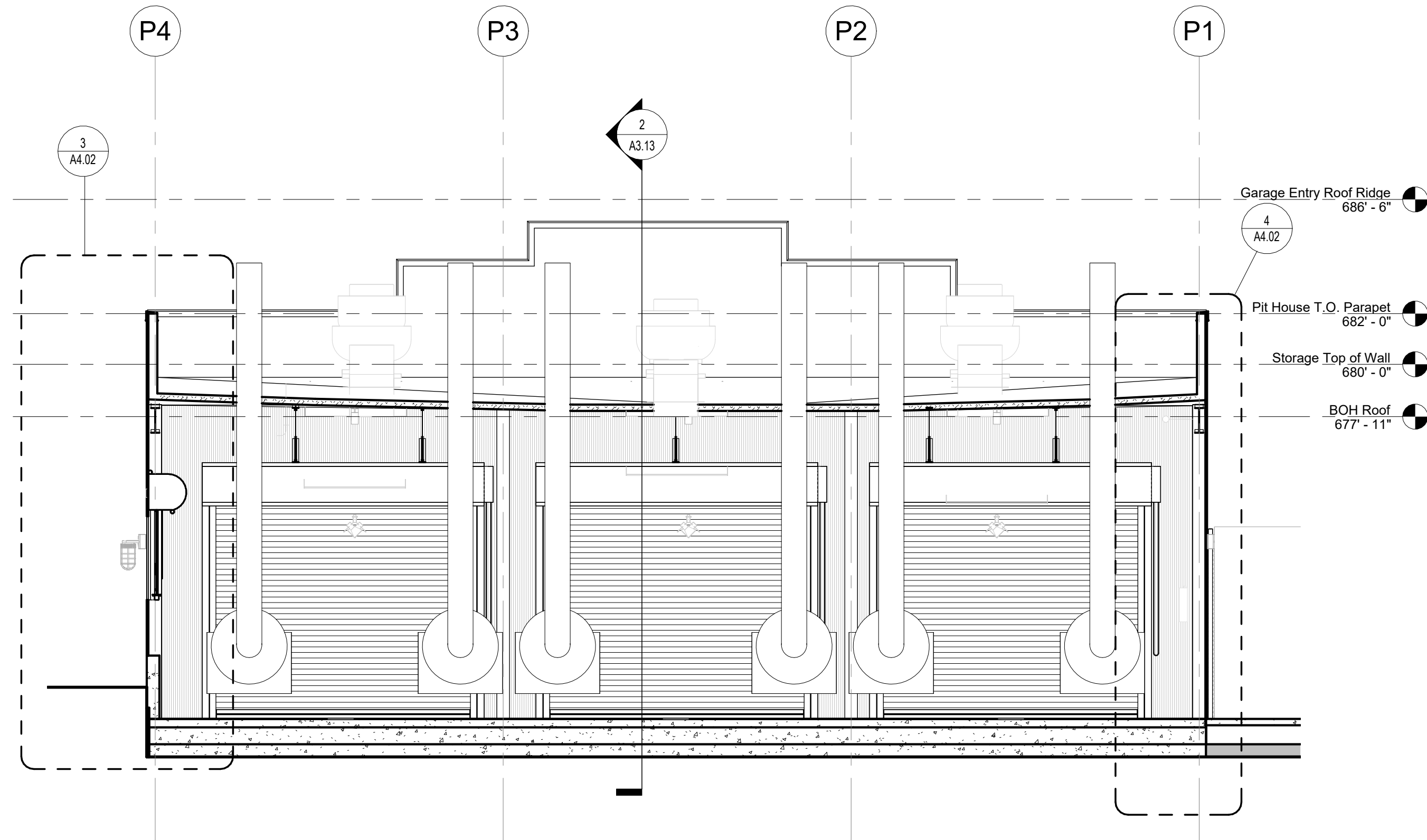
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1 Building Section - Restaurant - BOH, Riser, and Office
1/4" = 1'-0"



2 Building Section - Pit House - East-West
1/4" = 1'-0"



3 Building Section - Pit House - North-South
1/4" = 1'-0"

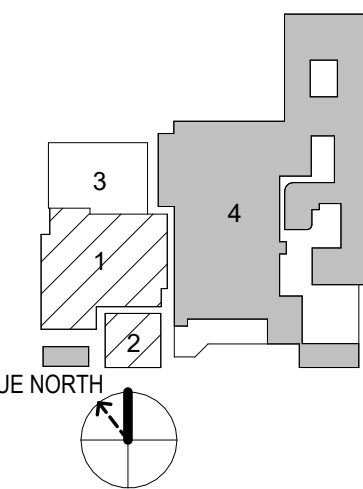
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Building
Sections -
Restaurant
and Pit House

sheet

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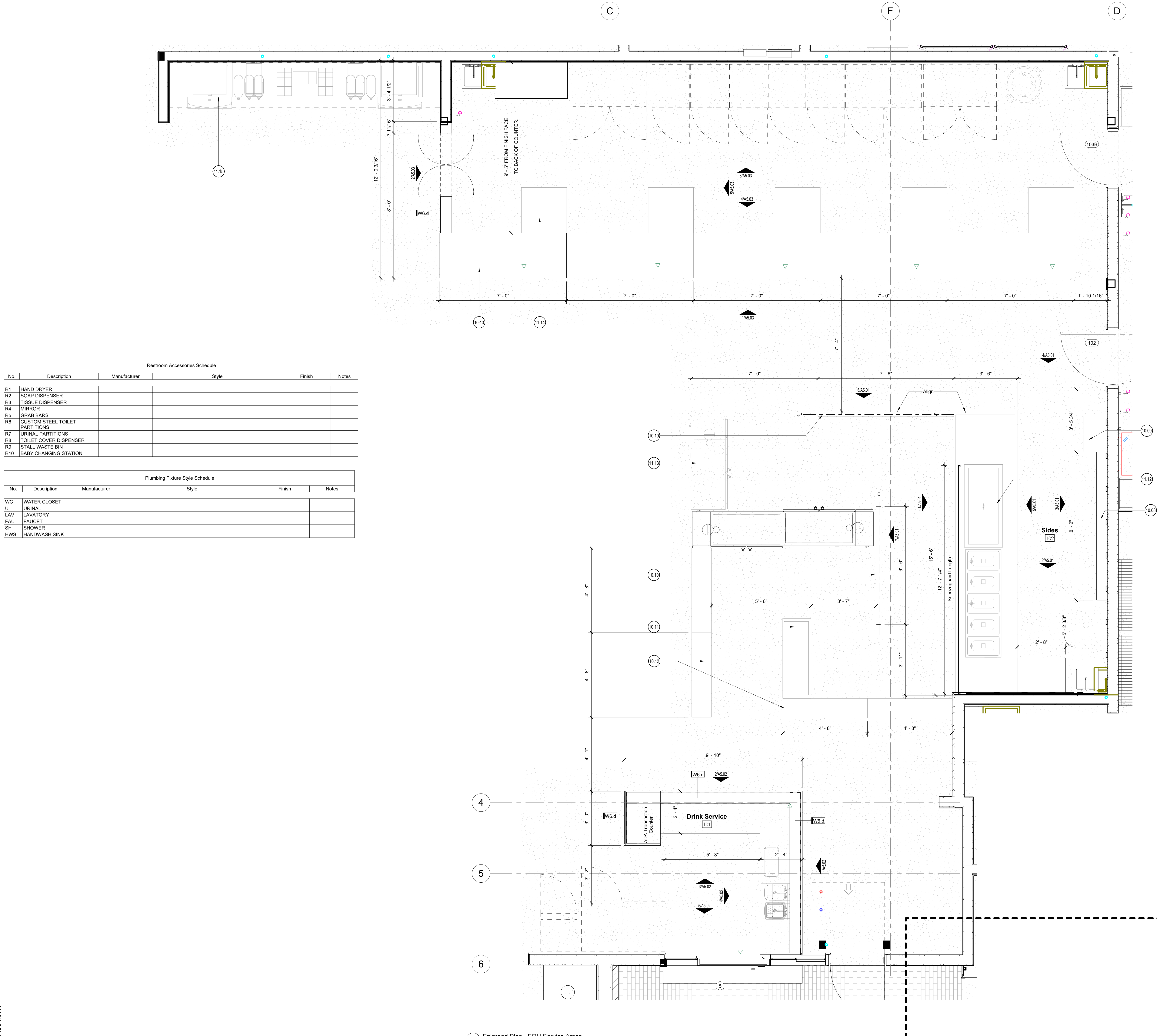
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Restroom Accessories Schedule					
No.	Description	Manufacturer	Style	Finish	Notes
R1	HAND DRYER				
R2	SOAP DISPENSER				
R3	TISSUE DISPENSER				
R4	MIRROR				
R5	GRAB BARS				
R6	CUSTOM STEEL TOILET PARTITIONS				
R7	URINAL PARTITIONS				
R8	TOILET COVER DISPENSER				
R9	STALL WASTE BIN				
R10	BABY CHANGING STATION				

Plumbing Fixture Style Schedule					
No.	Description	Manufacturer	Style	Finish	Notes
WC	WATER CLOSET				
U	URINAL				
LAV	LAVATORY				
FAU	FAUCET				
SH	SHOWER				
HWS	HANDWASH SINK				



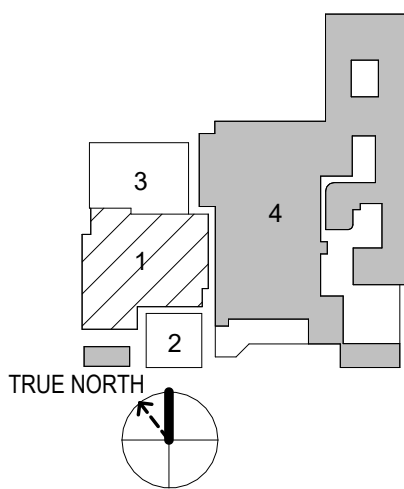
1 Enlarged Plan - FOH Service Areas
1/2" = 1'-0"

Enlarged Plan General Notes:

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 - Provide portable fire extinguishers per local requirements. Coordinate final location with Chiooco Design.
 - Install all products per manufacturer's recommendations.
- <<< Indicates Sheet Keynote on Plan
- 10.08 2x8 Shelf mounted to wall with brackets
10.09 Bread box; Ref. millwork details
10.10 Wood railing
10.11 Wine rack; Ref. to Millwork details
10.12 Wood Merchandise cubbies; Ref. Millwork details
10.13 Stainless steel countertop at cutting station; Ref Millwork Details
11.12 Counter and food walls by equipment provider
11.13 Drink coolers by equipment provider
11.14 Butcher Block by equipment provider
11.15 Drink fountains provided by drink distributor

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Enlarged Plan
- FOH Service Areas

sheet

A5.00

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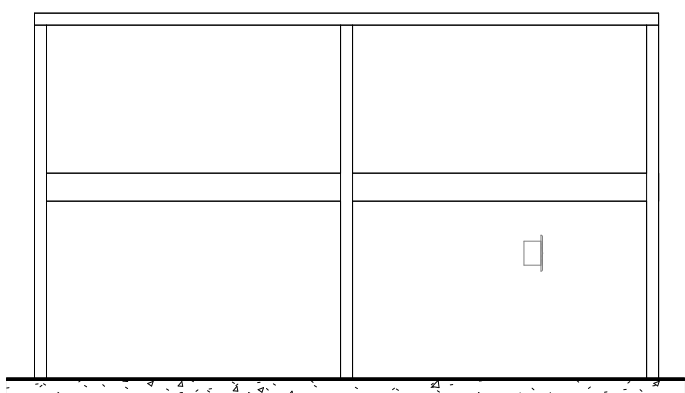
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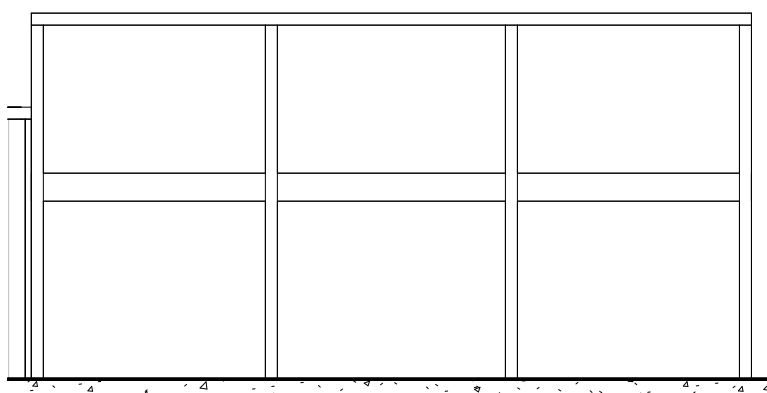
project

Restroom Accessories Schedule					
No.	Description	Manufacturer	Style	Finish	Notes
R1	HAND DRYER				
R2	SOAP DISPENSER				
R3	TISSUE DISPENSER				
R4	MIRROR				
R5	GRAB BARS				
R6	CUSTOM STEEL TOILET PARTITIONS				
R7	URINAL PARTITIONS				
R8	TOILET COVER DISPENSER				
R9	STALL WASTE BIN				
R10	BABY CHANGING STATION				

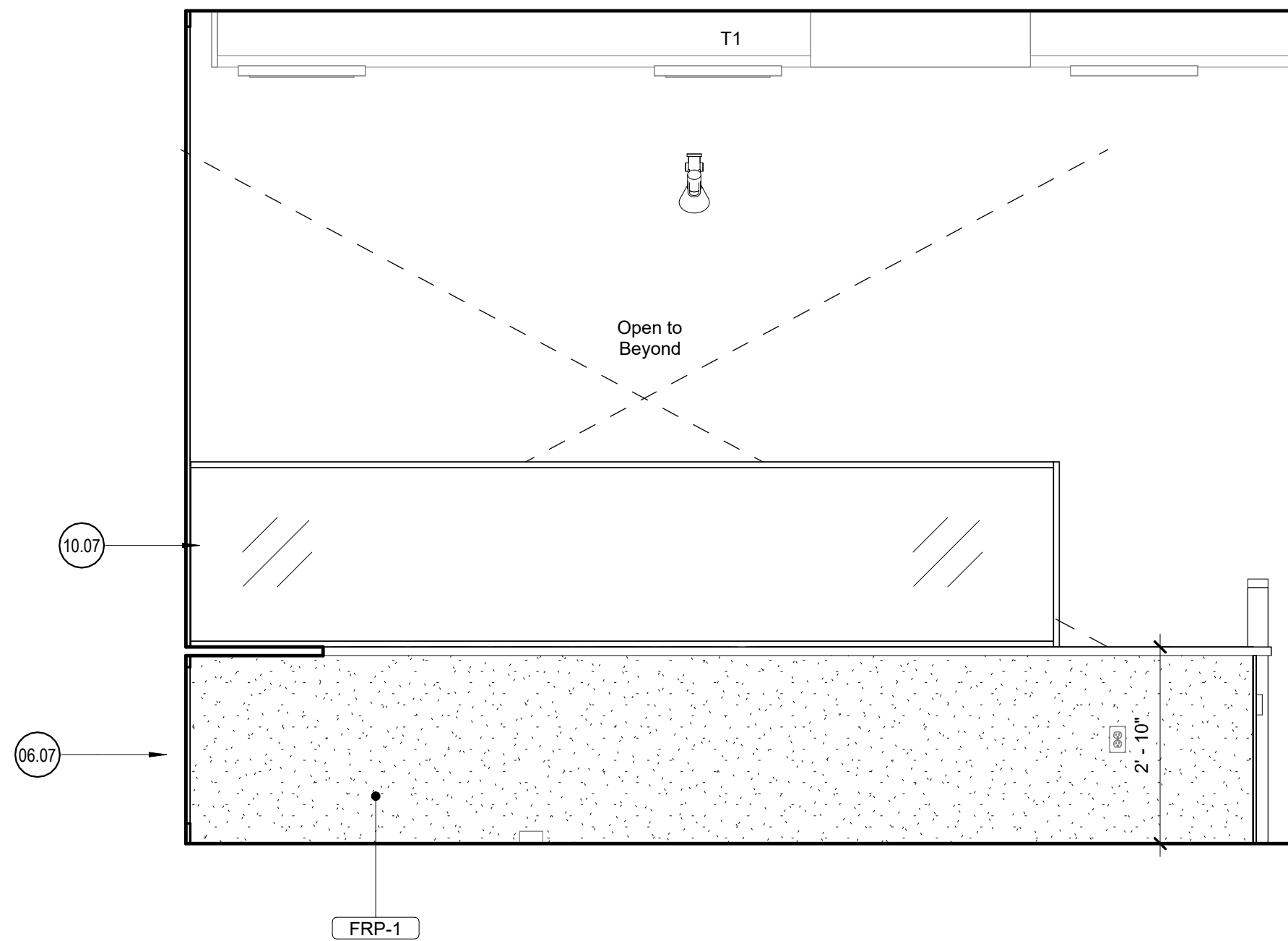
Plumbing Fixture Style Schedule					
No.	Description	Manufacturer	Style	Finish	Notes
WC	WATER CLOSET				
U	URINAL				
LAV	LAVATORY				
FAU	FAUCET				
SH	SHOWER				
HWS	HANDWASH SINK				



7 Queue Railing at Sides - West
1/2" = 1'-0"



6 Queue End Railing - South
1/2" = 1'-0"



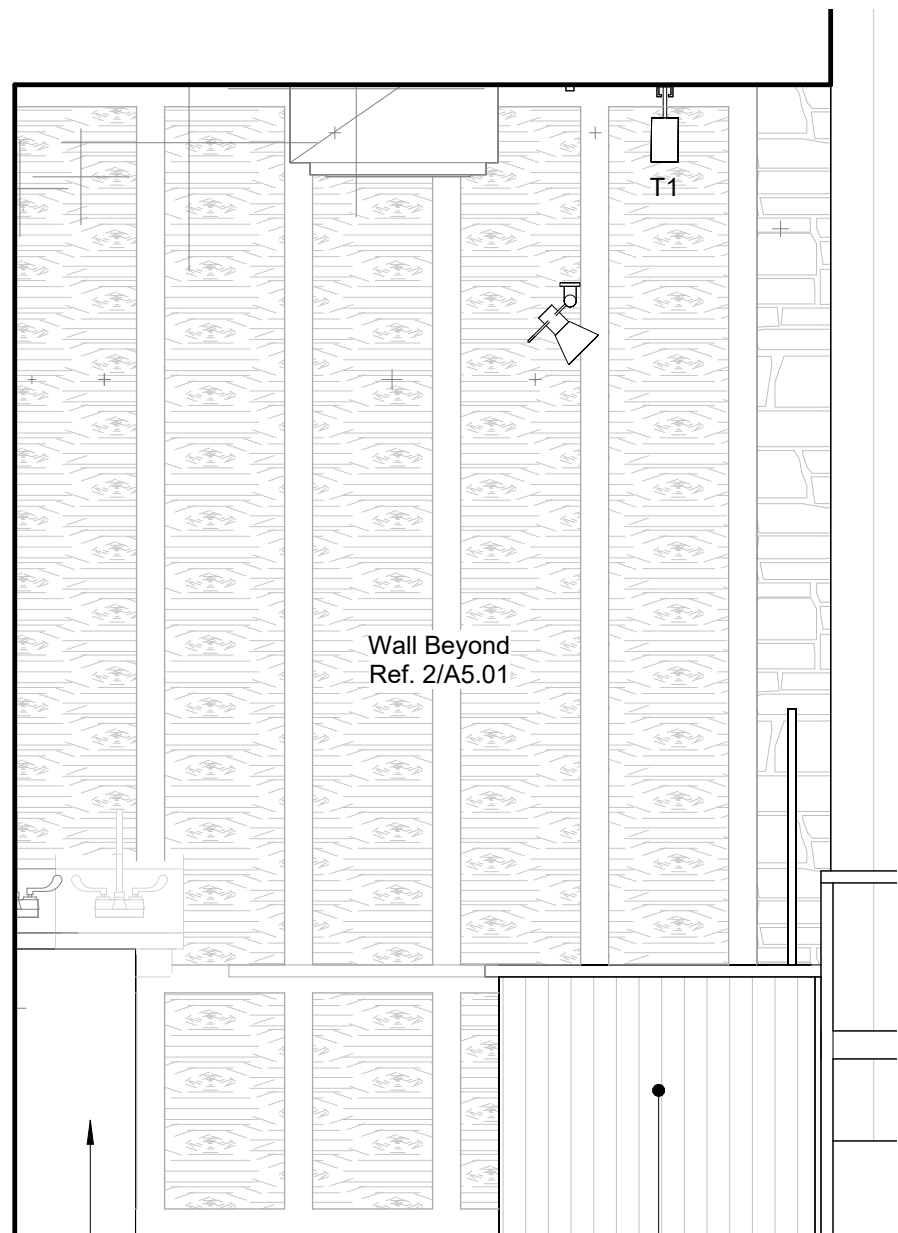
5 Sides - Interior - West
1/2" = 1'-0"

Enlarged Plan General Notes:

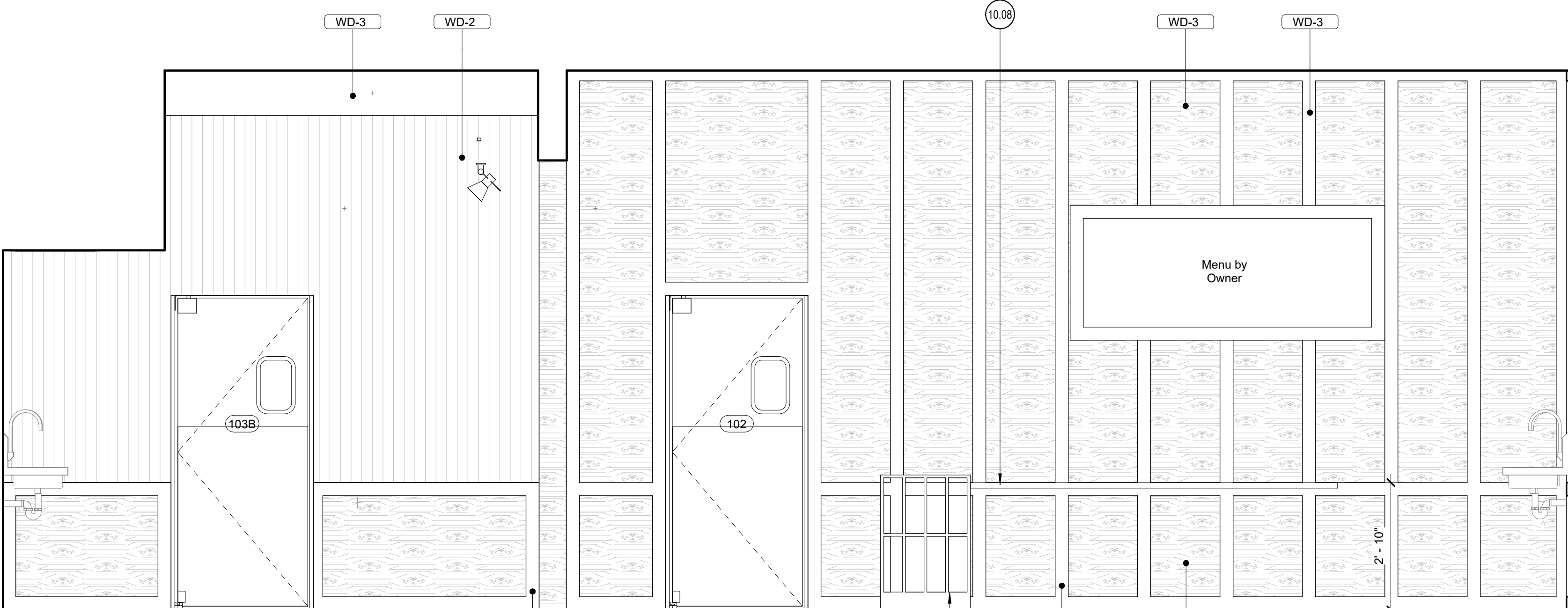
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- Provide portable fire extinguishers per local requirements. Coordinate final location with Chioco Design.
- Install all products per manufacturer's recommendations.

◉ <<< Indicates Sheet Keynote on Plan

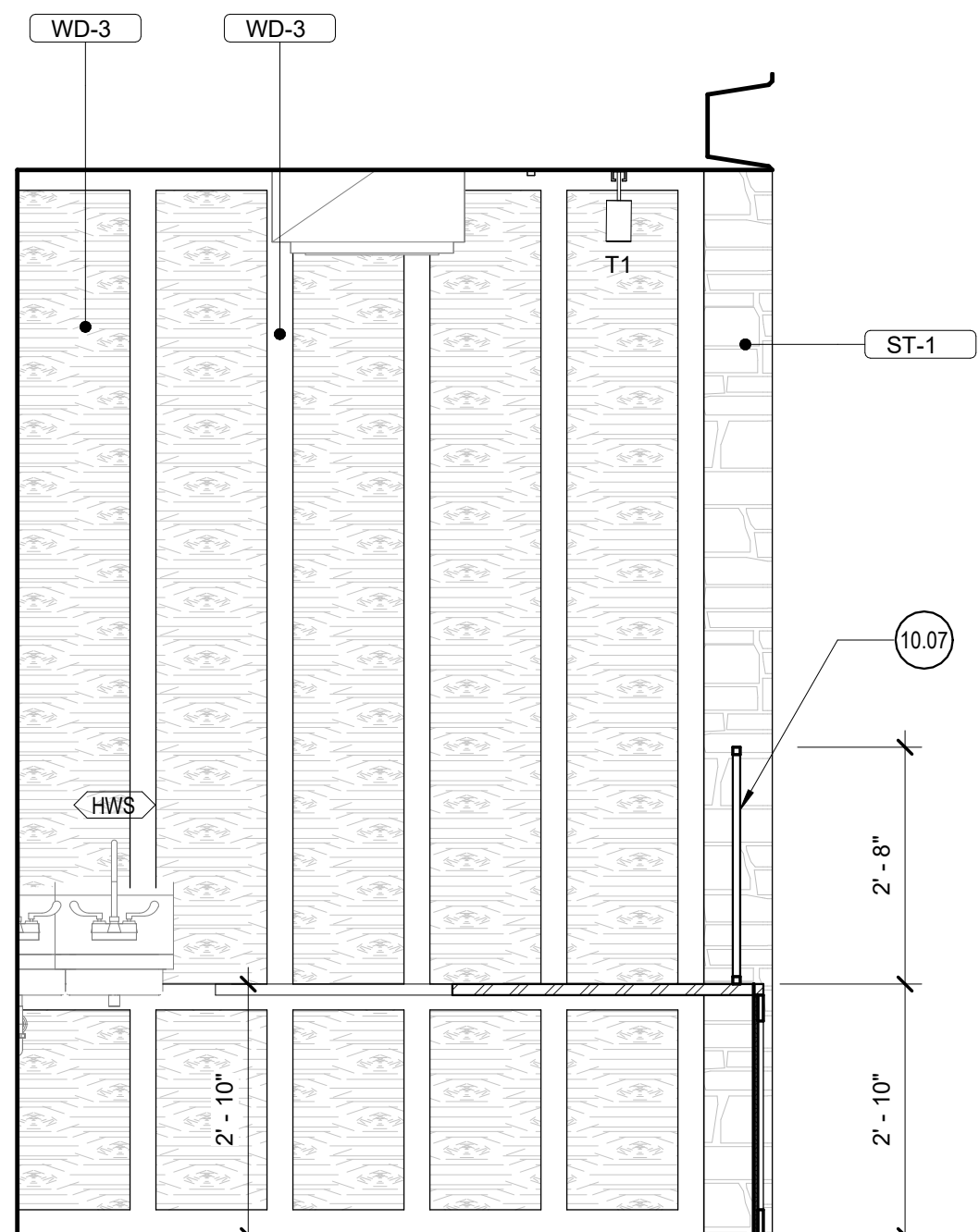
- 06.07 Wood paneling mounted to face of side counter
10.07 Squeeze guard mounted on counter
10.08 2x8 Shelf mounted to wall with brackets
10.09 Bread box; Ref. millwork details
11.09 Butcher block; Ref. Kitchen Plans



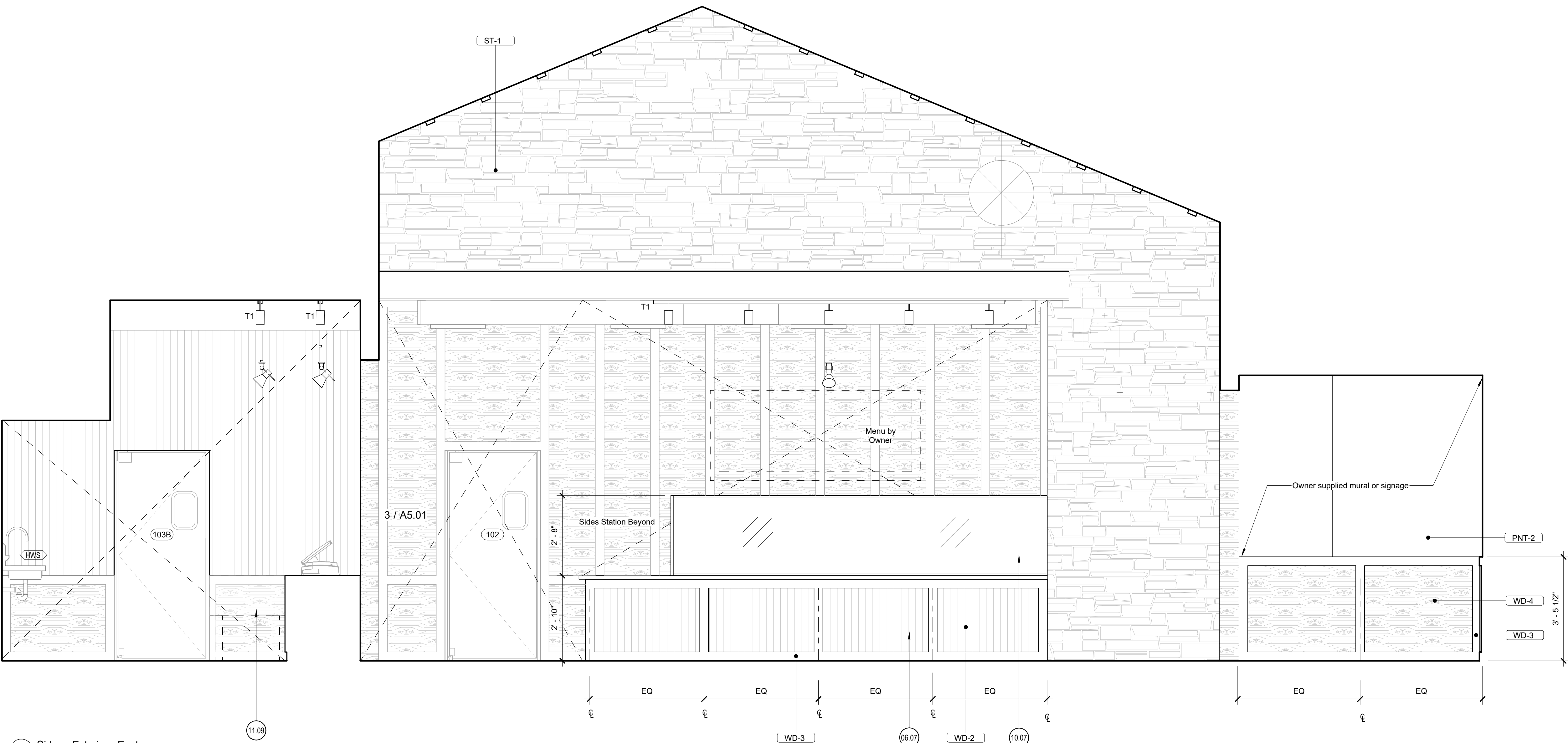
4 Sides - Exterior - South
1/2" = 1'-0"



3 Sides - Interior - East
1/2" = 1'-0"

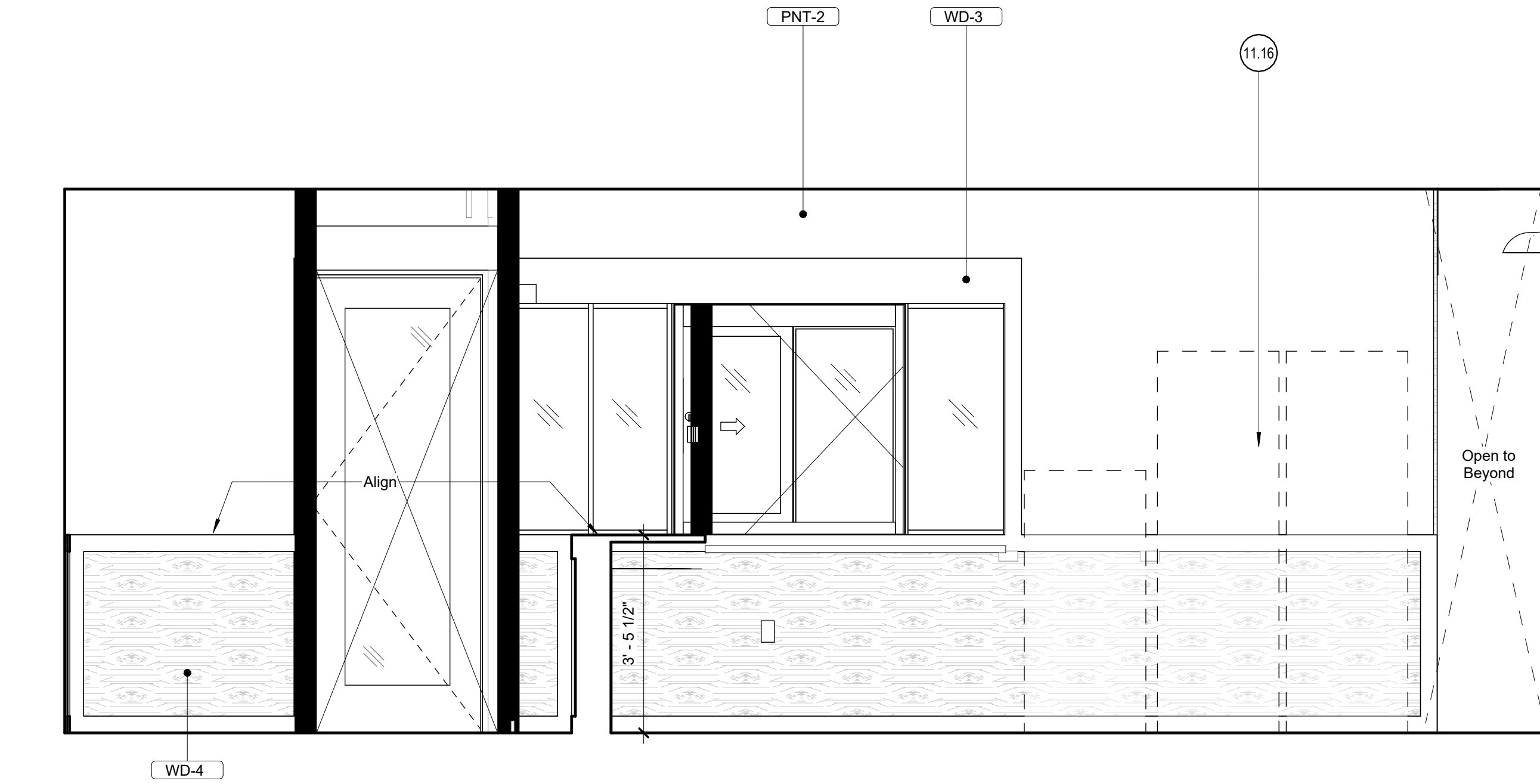


2 Sides - Interior - South
1/2" = 1'-0"

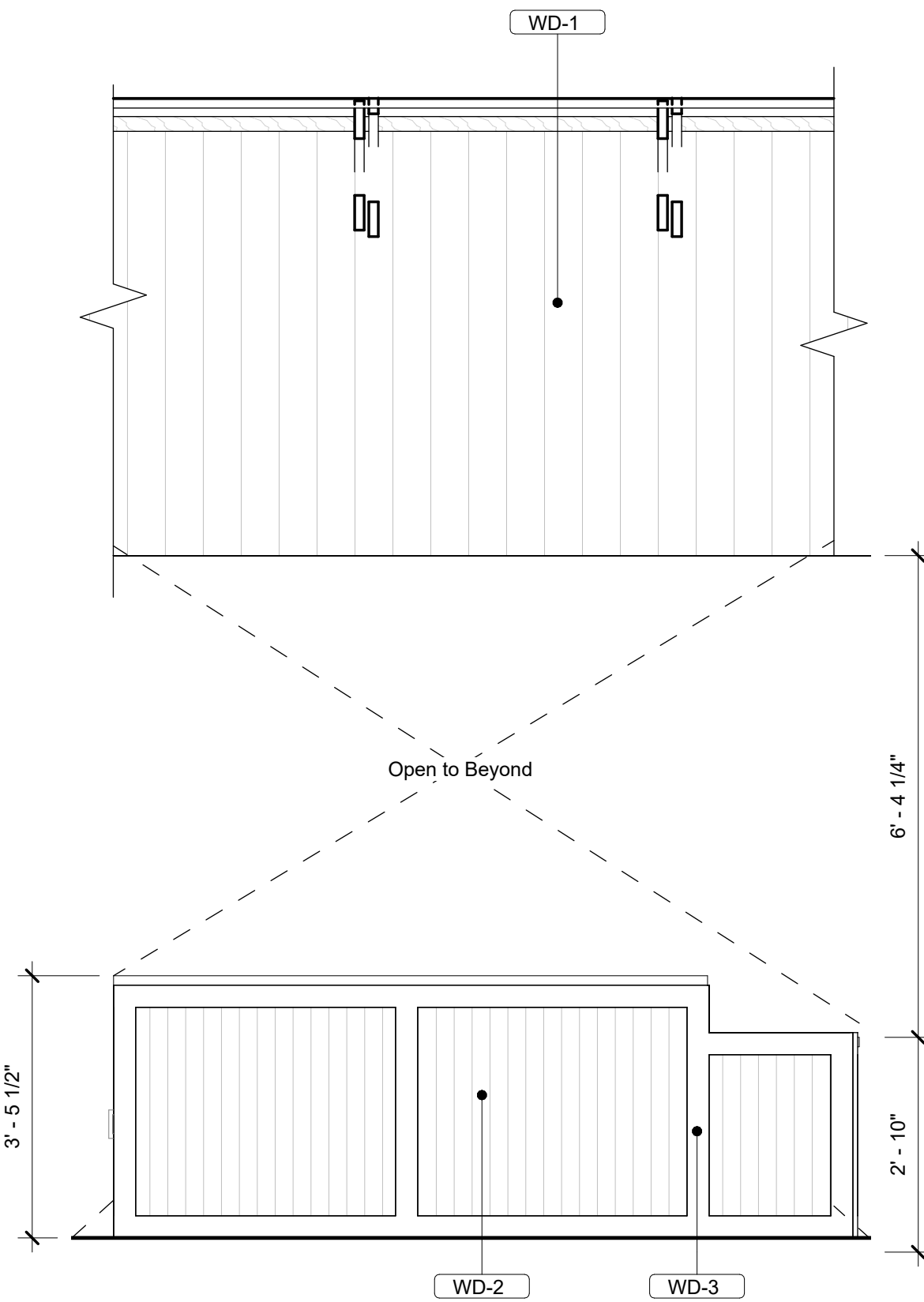


Restroom Accessories Schedule					
No.	Description	Manufacturer	Style	Finish	Notes
R1	HAND DRYER				
R2	SOAP DISPENSER				
R3	TISSUE DISPENSER				
R4	MIRROR				
R5	GRAB BARS				
R6	CUSTOM STEEL TOILET PARTITIONS				
R7	URINAL PARTITIONS				
R8	TOILET COVER DISPENSER				
R9	STALL WASTE BIN				
R10	BABY CHANGING STATION				

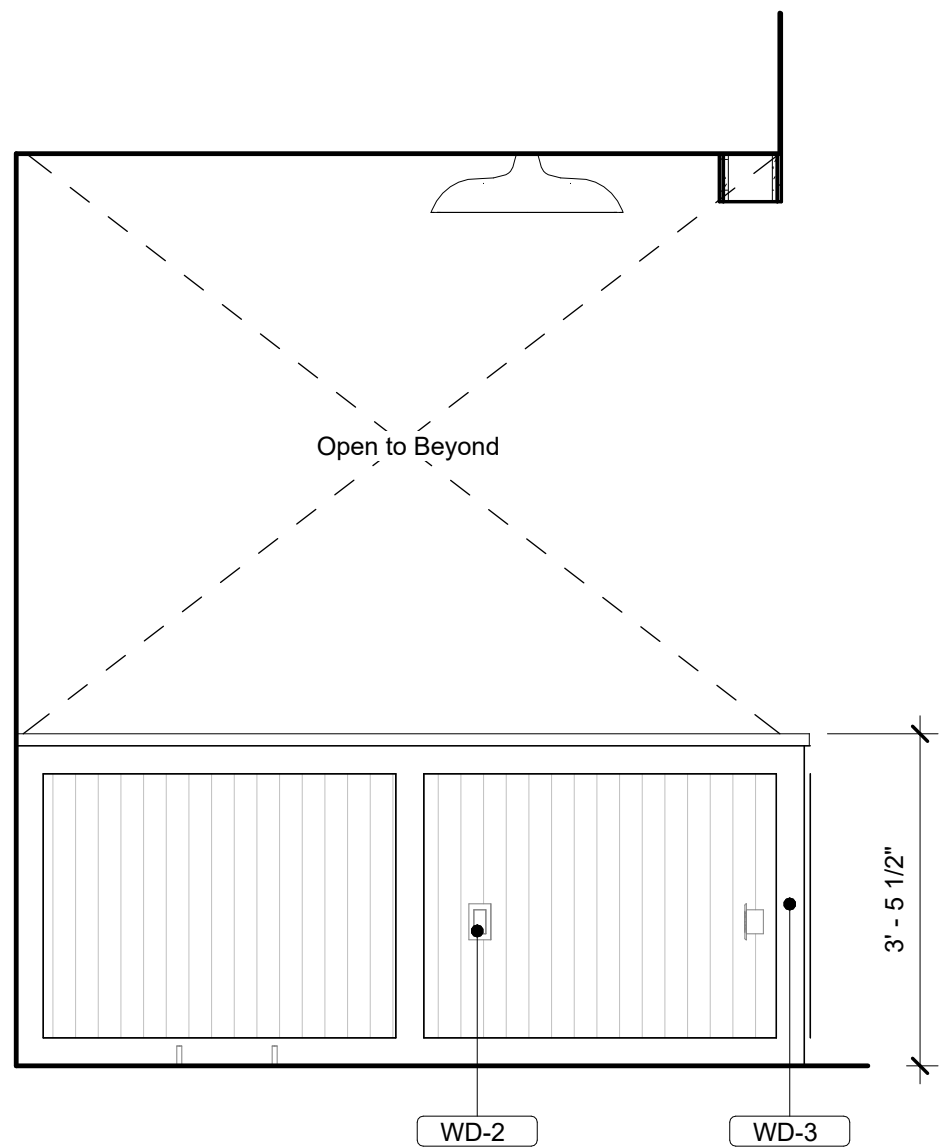
Plumbing Fixture Style Schedule					
No.	Description	Manufacturer	Style	Finish	Notes
WC	WATER CLOSET				
U	URINAL				
LAV	LAVATORY				
FAU	FAUCET				
SH	SHOWER				
IHWS	HANDWASH SINK				



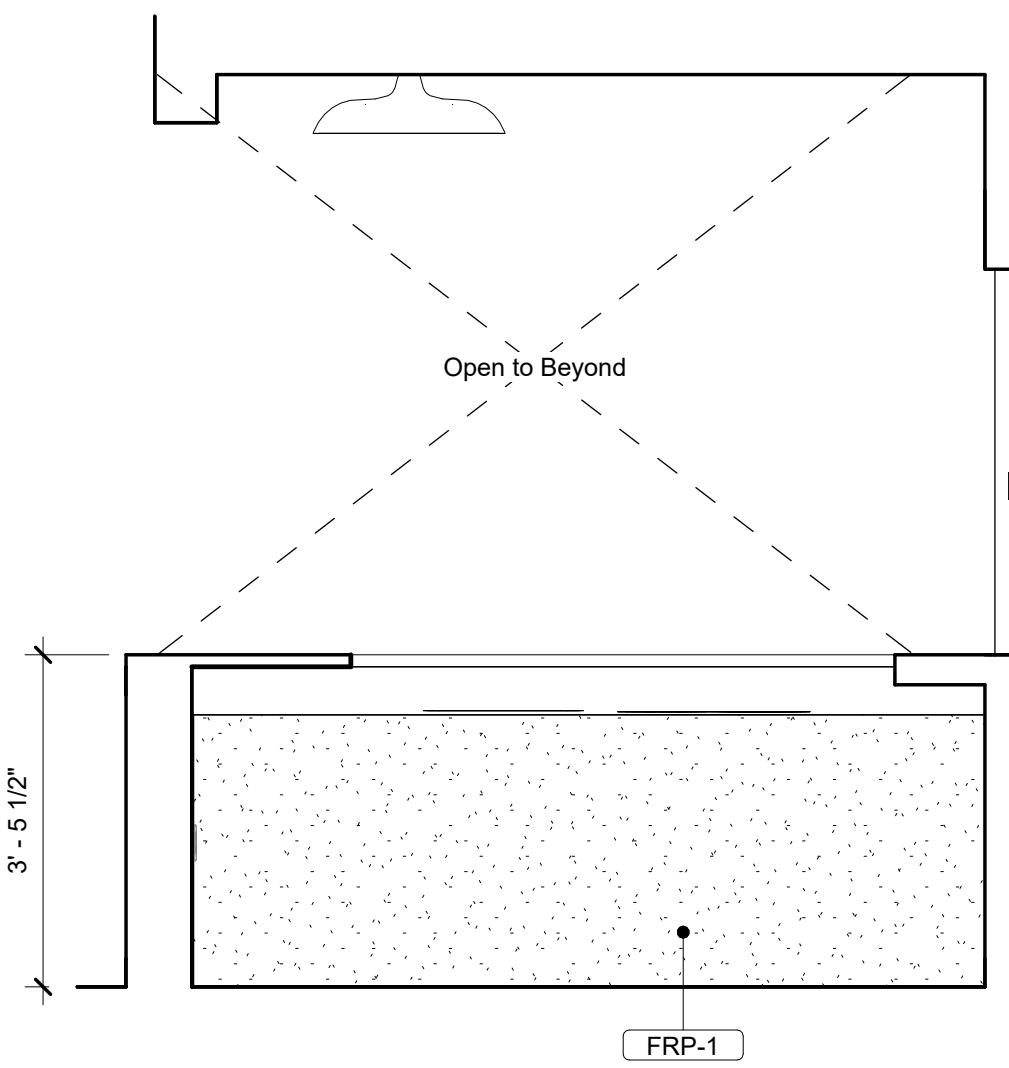
5 Drink Service - Interior - South
1/2" = 1'-0"



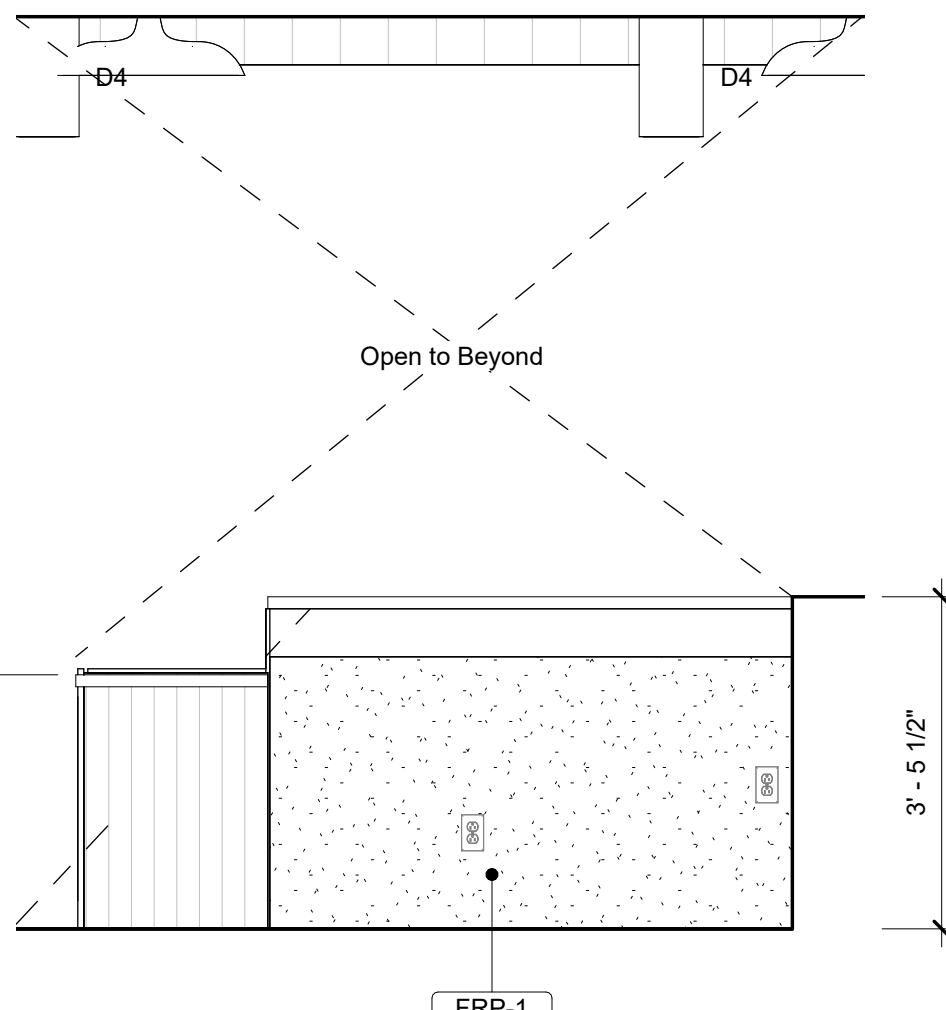
2 Drink Service - Exterior - South
1/2" = 1'-0"



1 Drink Service - Exterior - West
1/2" = 1'-0"



4 Drink Service - Interior - East
1/2" = 1'-0"



3 Drink Service - Interior - North
1/2" = 1'-0"

Enlarged Plan General Notes:

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- Provide portable fire extinguishers per local requirements. Coordinate final location with Chiooco Design.
- Install all products per manufacturer's recommendations.

11.16 Kitchen equipment; Ref. equipment plan and schedule

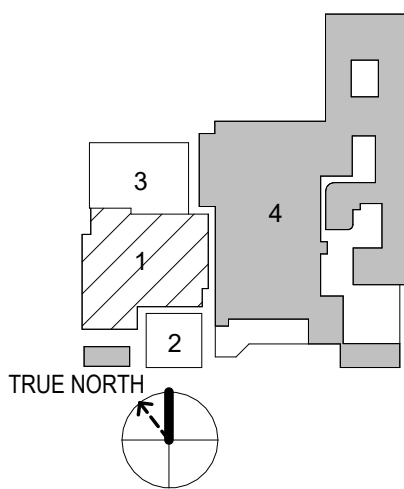
CHIOOCO design LLC
1306 rosewood avenue
austin, tx 78702
512.374.0286
contact@chioocodesign.com

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2102 Broadway St. Building 1
San Antonio, Texas 78215

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sheet title
Interior Elevations - Drink Service Bar
sheet

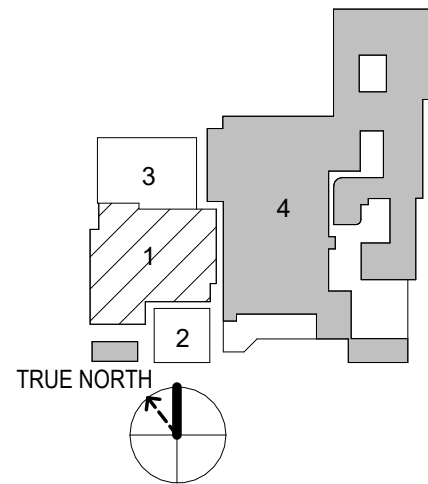
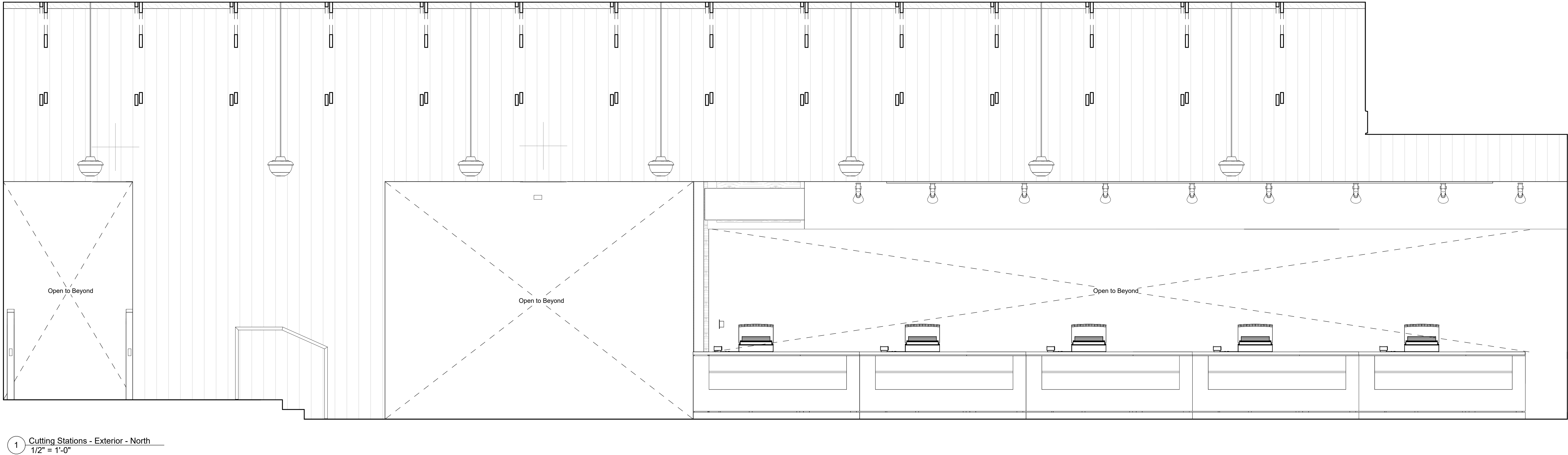
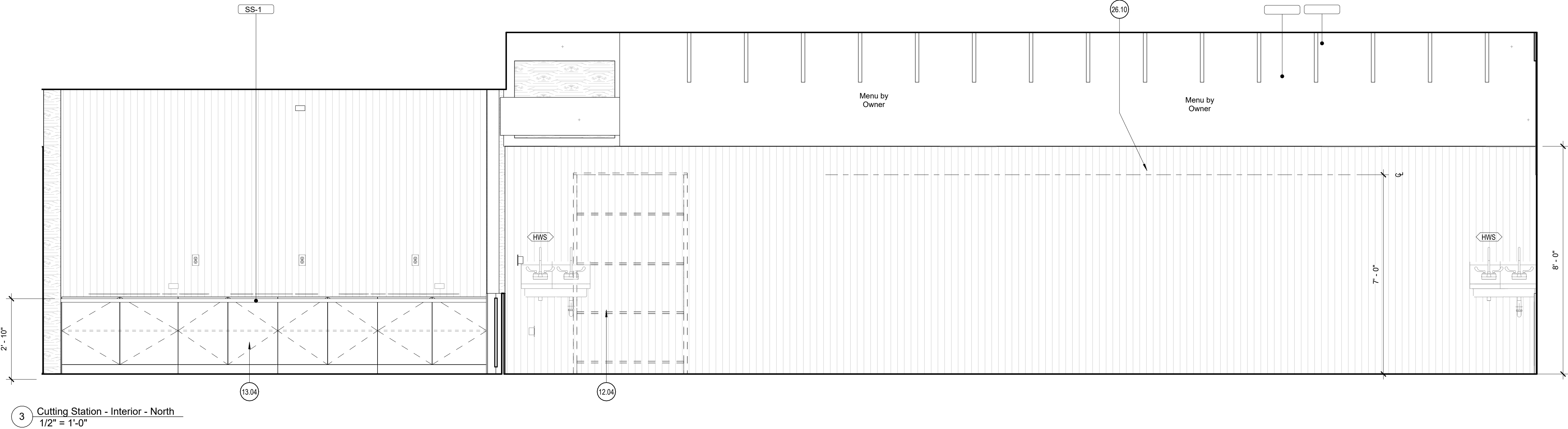
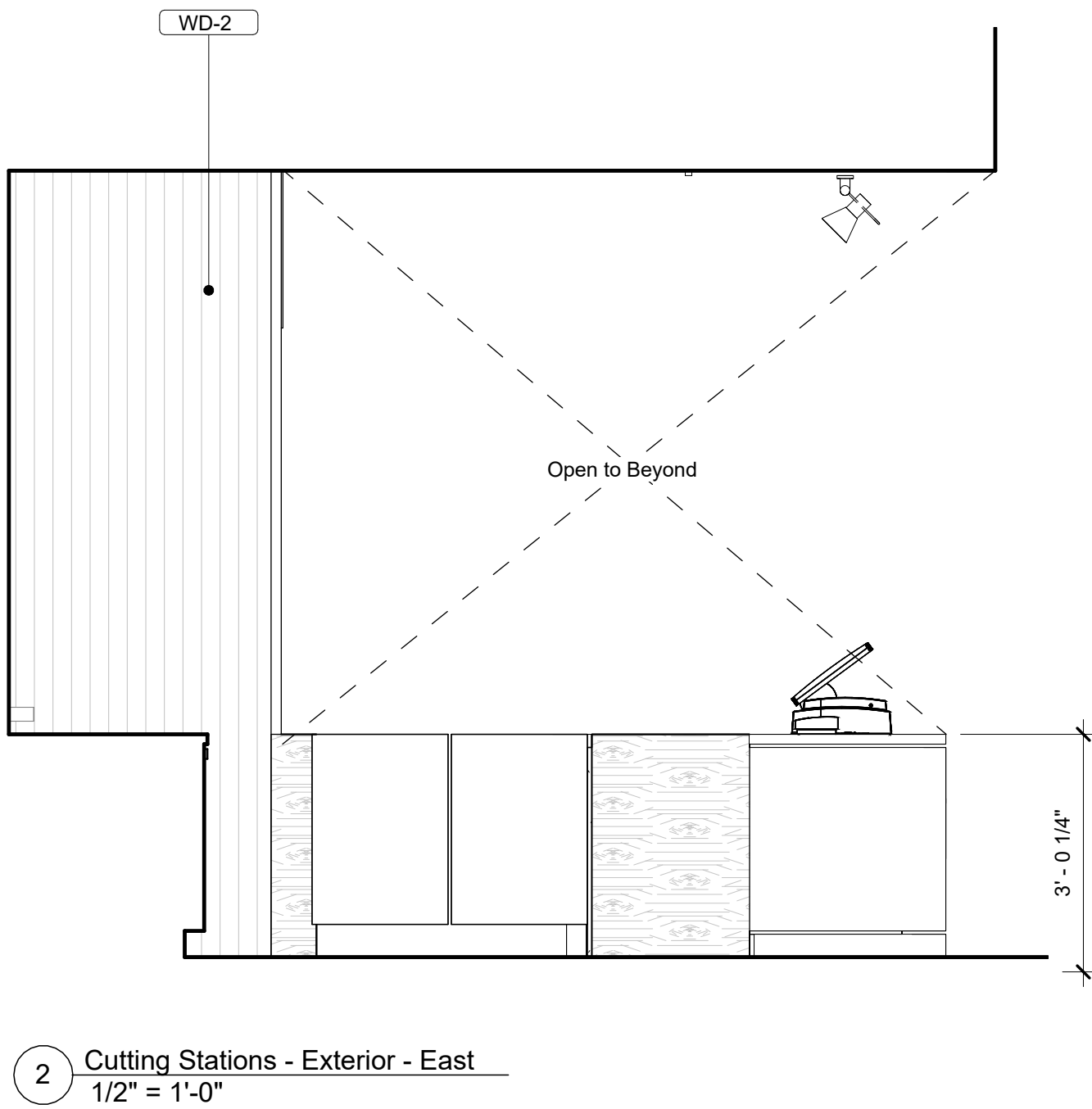
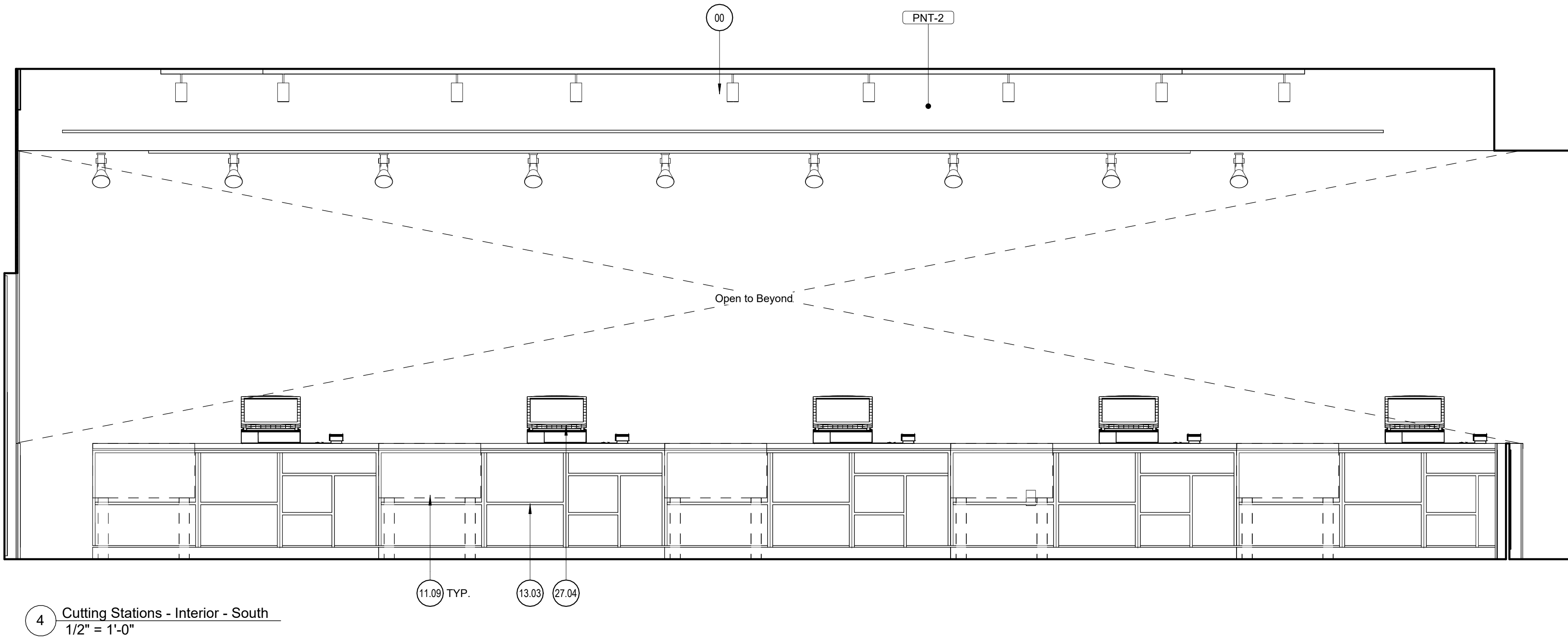
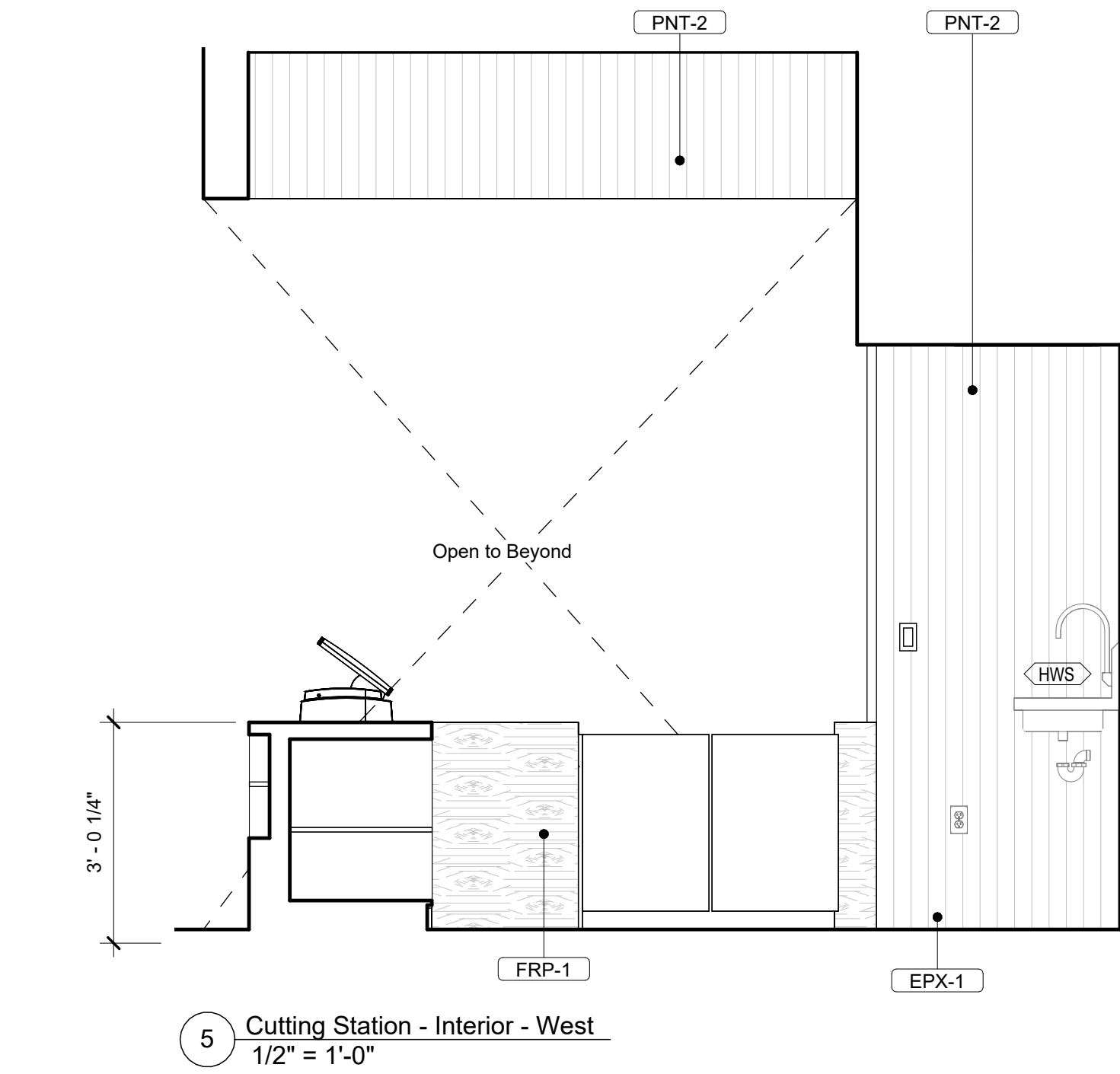
A5.02

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Restroom Accessories Schedule					
No.	Description	Manufacturer	Style	Finish	Notes
R1	HAND DRYER				
R2	SOAP DISPENSER				
R3	TISSUE DISPENSER				
R4	MIRROR				
R5	GRAB BARS				
R6	CUSTOM STEEL TOILET PARTITIONS				
R7	URINAL PARTITIONS				
R8	TOILET COVER DISPENSER				
R9	STALL WASTE BIN				
R10	BABY CHANGING STATION				

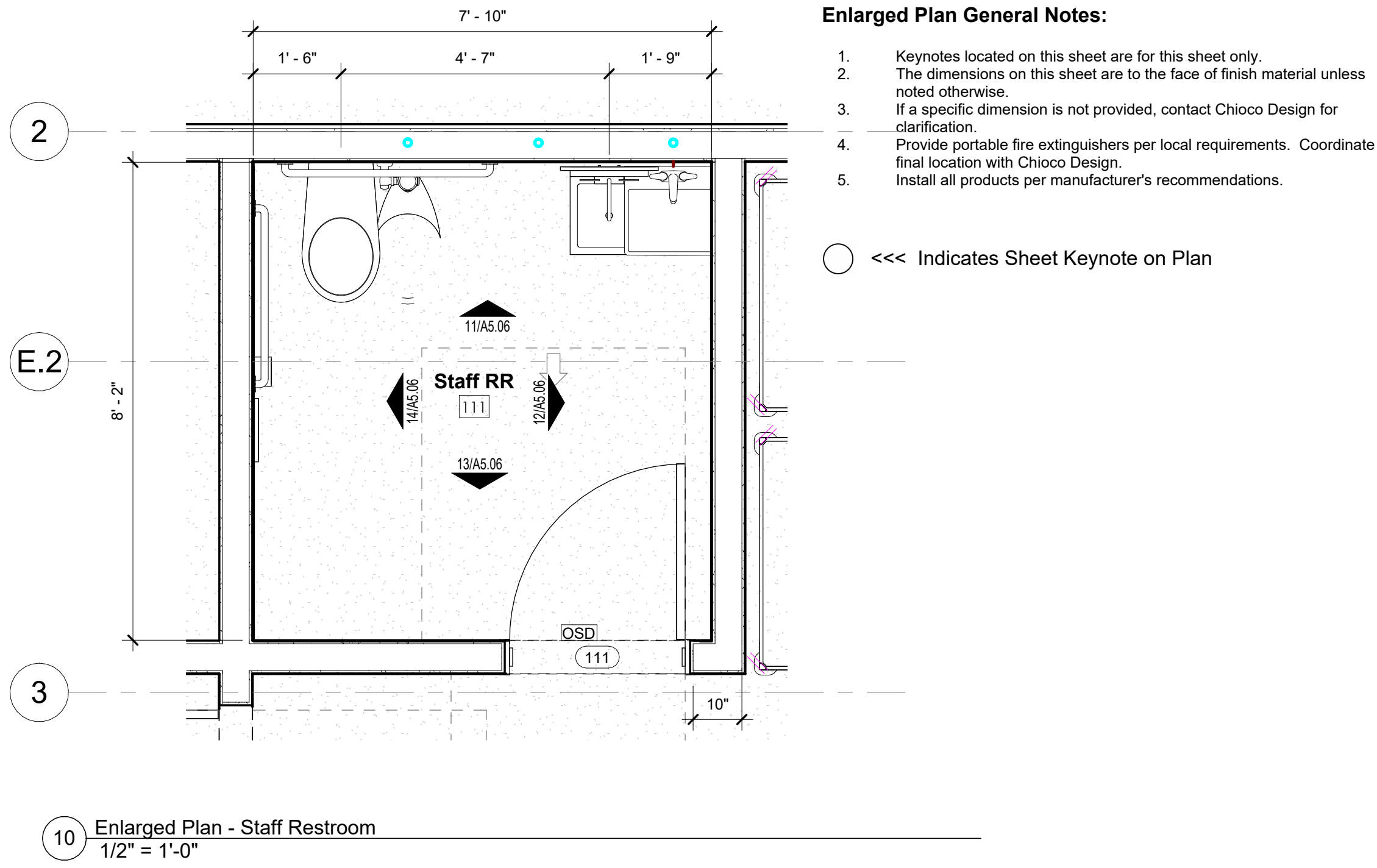
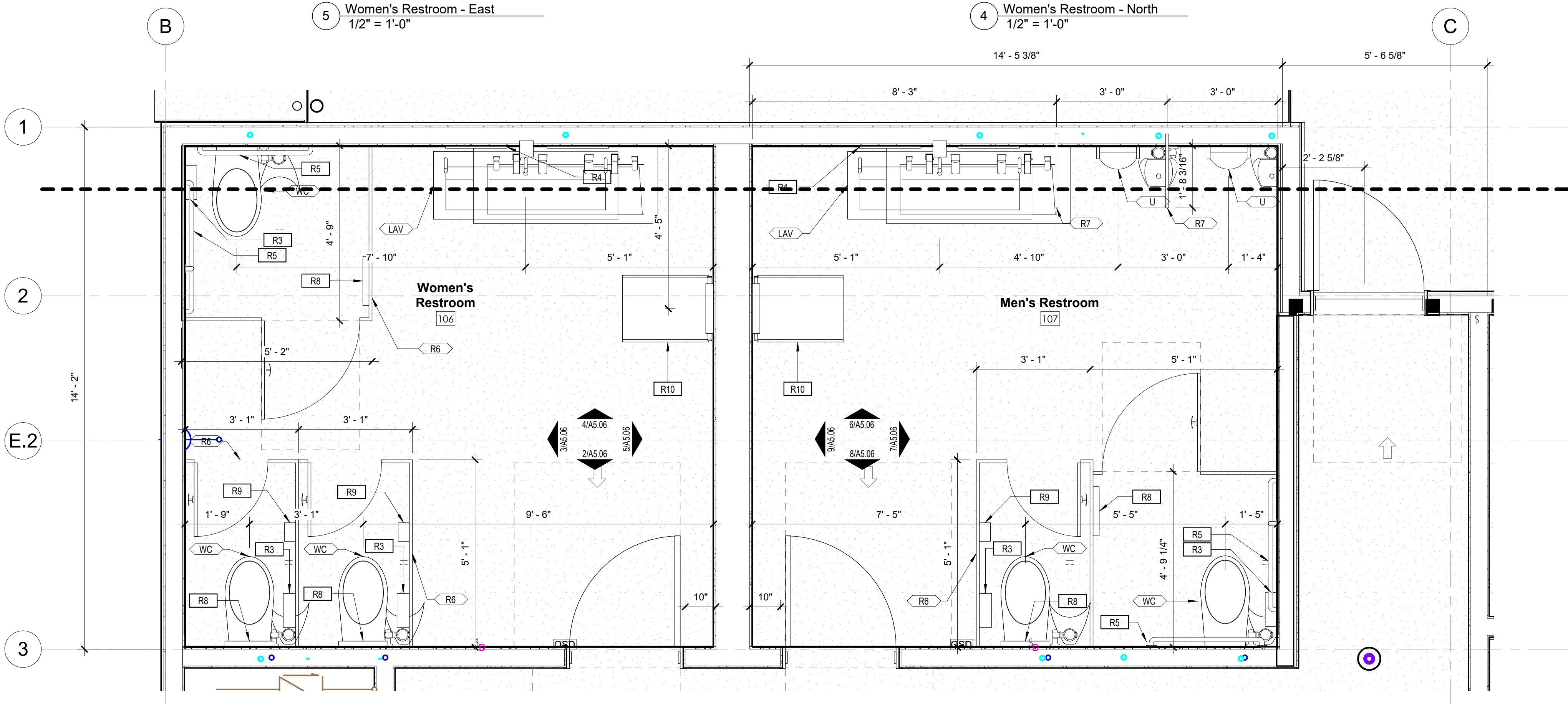
Plumbing Fixture Style Schedule					
No.	Description	Manufacturer	Style	Finish	Notes
WC	WATER CLOSET				
U	URINAL				
LAV	LAVATORY				
FAU	FAUCET				
SH	SHOWER				
HWS	HANDWASH SINK				

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 - Install all products per manufacturer's recommendations.
- <<< Indicates Sheet Keynote on Plan
- 00 DRAWING NOTES in lieu of PROCUREMENT & CONTRACT
- 11.09 Butcher block; Ref. Kitchen Plans
- 12.04 To-Go Shelving; Ref. Millwork Details
- 13.03 Undercounter shelving; Ref. Millwork details
- 13.04 Millwork; Ref. Millwork details
- 26.10 Duplex receptacle; Ref. MEP
- 27.04 POS; Ref. Low Voltage and MEP



Restroom Accessories Schedule					
No.	Description	Manufacturer	Style	Finish	Notes
R1	HAND DRYER				
R2	SOAP DISPENSER				
R3	TISSUE DISPENSER				
R4	MIRROR				
R5	GRAB BARS				
R6	CUSTOM STEEL TOILET PARTITIONS				
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R8	TOILET COVER DISPENSER				
R9	STALL WASTE BIN				
R10	BABY CHANGING STATION				

Plumbing Fixture Style Schedule				
No.	Description	Manufacturer	Style	Finish
WC	WATER CLOSET			
U	URINAL			
LAV	LAVATORY			
FAU	FAUCET			
SH	SHOWER			
HWS	HANDWASH SINK			



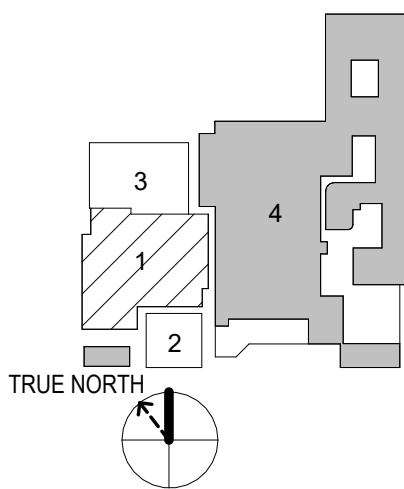
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sheet title

Enlarged Plans
- Restrooms

sheet

A5.06

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1304 rosewood avenue
austin, tx 78702
512.374.0286
contact@chiocodesign.com

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Door Schedule												
Door #	Width	Height	Thickness	Door		Frame		Details			Hardware Group	Notes
				Type	Finish	Type	Finish	Head	Sill	Jamb		
Pit House												
34A	10' - 0"	10' - 0"		F	Painted	By MFR						
34B	10' - 0"	10' - 0"		F	Painted	By MFR						
34C	10' - 0"	10' - 0"		F	Painted	By MFR						
34D	6' - 0"	5' - 0"		F	Painted	By MFR						
34E	6' - 0"	5' - 0"		F	Painted	By MFR						
34F	6' - 0"	5' - 0"		F	Painted	By MFR						
34G	6' - 0"	5' - 0"		F	Painted	By MFR						
34H	6' - 0"	5' - 0"		F	Painted	By MFR						
34J	6' - 0"	5' - 0"		F	Painted	By MFR						
34K	4' - 0"	7' - 0"	1 3/4"	F	Steel frame	A						Insect netting infill
F3	5' - 0"	5' - 0"	1 3/4"	F	Expanded Metal Gate	C						
Restaurant												
100	3' - 0"	8' - 0"	1 3/4"	FG	Wood and Glass	A						
101	3' - 0"	8' - 0"	1 3/4"	FG	Wood and Glass	A						
102	3' - 0"	7' - 0"	1 1/2"	N	Wood Core Stainless	C						
103A	3' - 6"	7' - 0"		F	Wood	C						
103B	3' - 0"	7' - 0"	1 1/2"	N	Wood Core Stainless	C						
105	3' - 0"	7' - 0"	1 3/4"	F	Hollow Metal, Painted	A						
106	3' - 0"	7' - 0"	1 3/4"	F	Wood, Stain	A						
107	3' - 0"	7' - 0"	1 3/4"	F	Wood, Stain	A						
108	3' - 0"	7' - 0"	1 3/4"	F	Hollow Metal, Painted	A						
109	3' - 0"	7' - 0"	1 3/4"	F	Hollow Metal, Painted	A						
110	3' - 0"	7' - 0"	1 3/4"	F	Hollow Metal, Painted	A						
111	3' - 0"	7' - 0"	1 3/4"	F	Hollow Metal, Painted	A						
112	4' - 0"	7' - 0"	1 3/4"	F	Hollow Metal, Painted	A						
113	4' - 0"	8' - 0"	1 3/4"	F	Hollow Metal, Painted	A						
116	3' - 6"	7' - 0"	1 3/4"	F	Wood Core Stainless	A						Plexi half glass
CS1	3' - 0"	7' - 0"	1 3/4"	N/A	N/A	N/A						Walk-in cooler doors by walk-in MFR
CS2	3' - 0"	7' - 0"	1 3/4"	N/A	N/A	N/A						
F1	6' - 0"	7' - 0"	1 3/4"	F	Expanded Metal and Steel	C						
Storage												
154	6' - 0"	7' - 0"	1 3/4"		Hollow Metal, Painted							
157	6' - 0"	7' - 0"	1 3/4"		Hollow Metal, Painted							
F2	6' - 0"	7' - 0"	1 3/4"		Expanded Metal and Steel	C						
Trash Enclosure												
T1	3' - 0"	7' - 0"	1 3/4"	F	MTL-4	C						
T2	36' - 8"	5' - 0"		F	MTL-3	C						

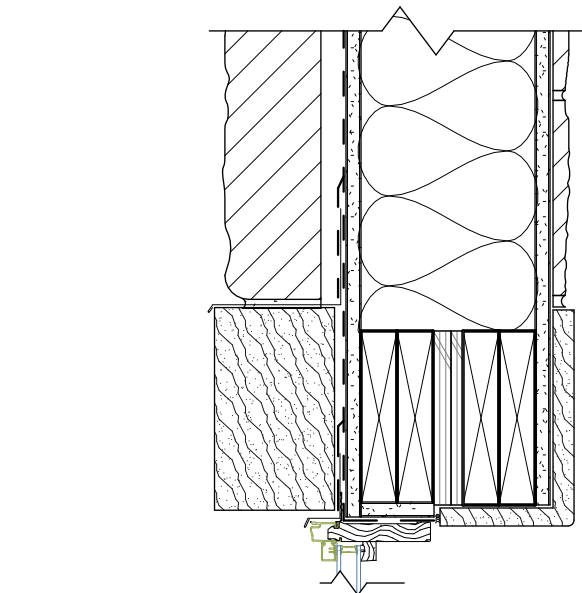
- Doors & Windows General Notes:**
- Keynotes located on this sheet are for this sheet only.
 - The dimensions on this sheet are to the face of finish material or edge of masonry, unless noted otherwise.
 - If a specific dimension is not provided, contact Chioco Design for clarification.
 - Install all products per manufacturer's recommendations.
 - All glass to be tempered as required by local code.
 - Verify finish of all new hardware with Chioco Design.
 - All entry doors shall have lock cylinders with thumb latch on inside. Refer to Hardware Schedule for further information.
 - Supply Owner/Tenant with a total of 5 keys for all keyed hardware.
 - Door closers shall take at least 3 seconds to move from 70° to 3° from latch.
 - Sign located on front entry door(s) stating, "this door is to remain unlocked while the building is occupied per section 1008.1.9.3
 - Substitutes will be accepted for any door hardware by prior owner approval only.
 - All new hollow metal door and metal frames to be by republic, ceco, curries or equal. Doors to be 18 ga., flush panel, factory primed. Frames to be 16 ga. Factory primed, with welded corners, u.n.o., paint as scheduled, exterior face of ext. Hm doors to match building standards.
 - All interior surfaces of flush panel h.m. Doors and frames (u.n.o.), shall be primed, ready for paint finish
 - All doors shall comply with ANSI a117.1.13.9, latest ed.

- Door Schedule Remarks:**
- Verify size of all custom doors in field.
 - 1 HR fire rated minimum.
 -

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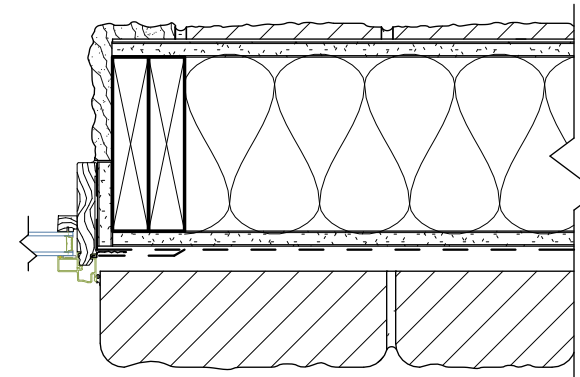
project

Typical Wood Window Details



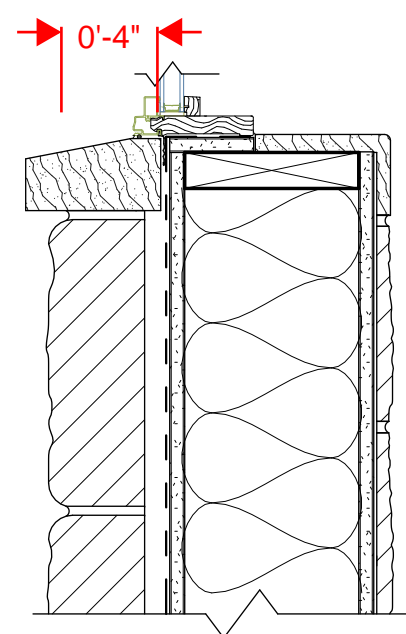
7 Window Detail - Head at Wood Window 1 1/2" = 1'-0"

"window as specified"



8 Window Detail - Jamb at Wood Window 1 1/2" = 1'-0"

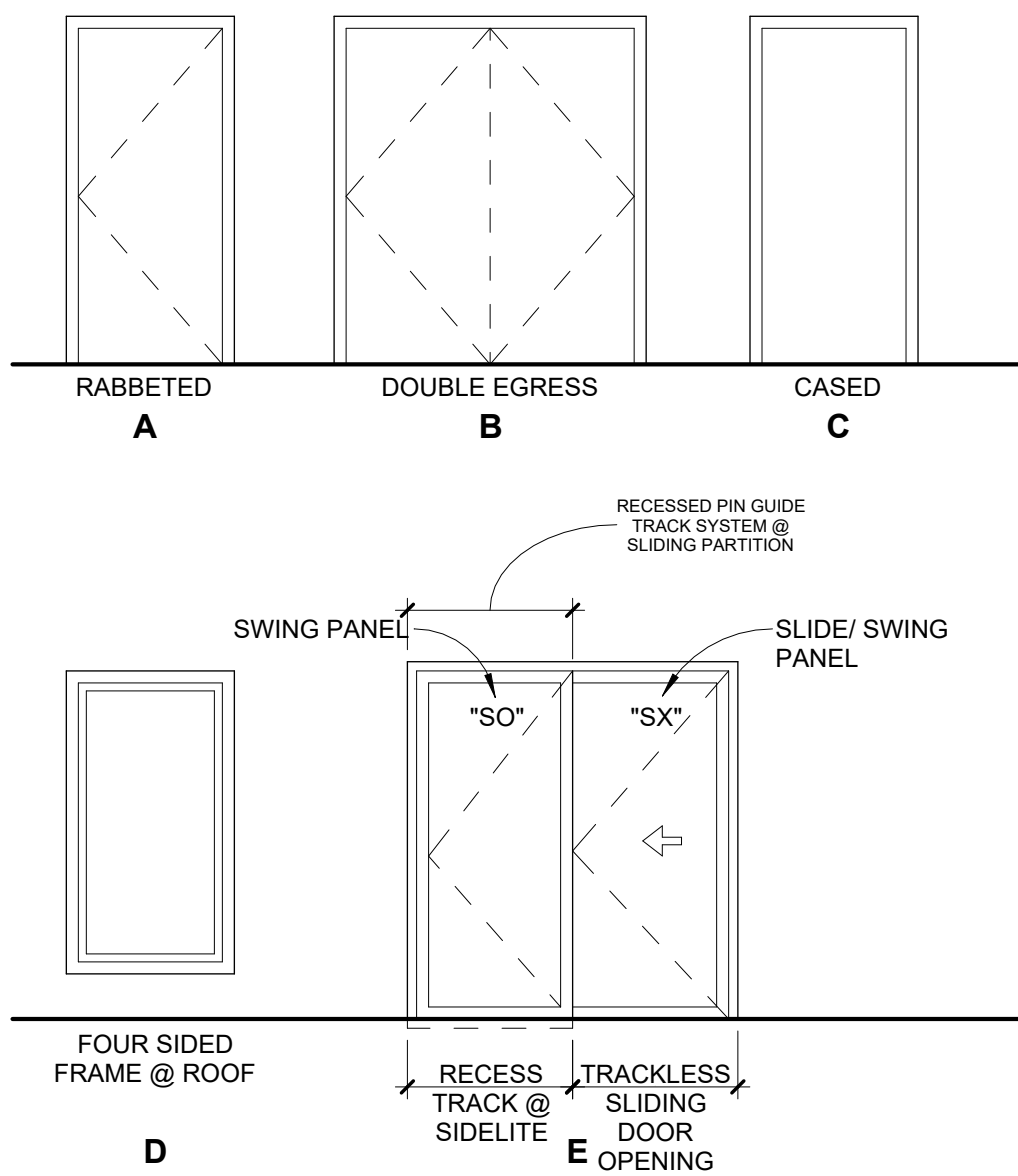
dimension to face of glass



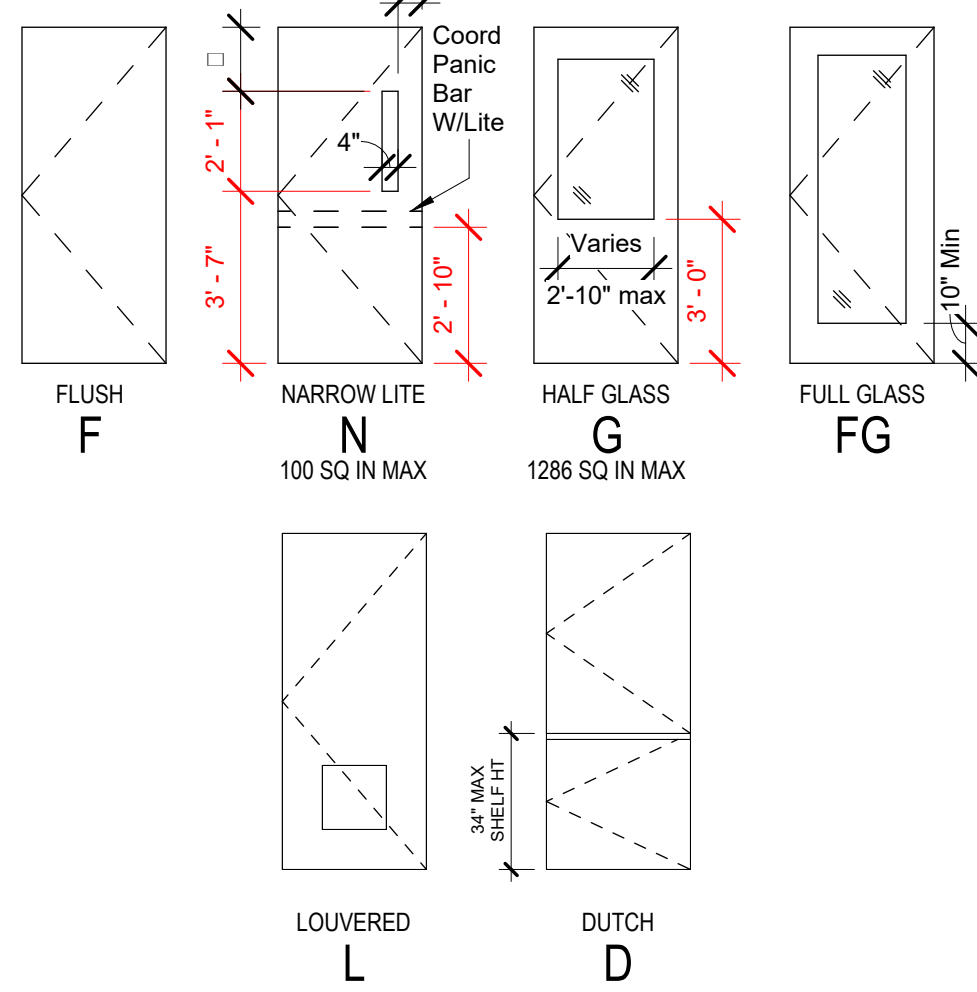
9 Window Detail - Sill at Wood Window 1 1/2" = 1'-0"

Door and Frame Types

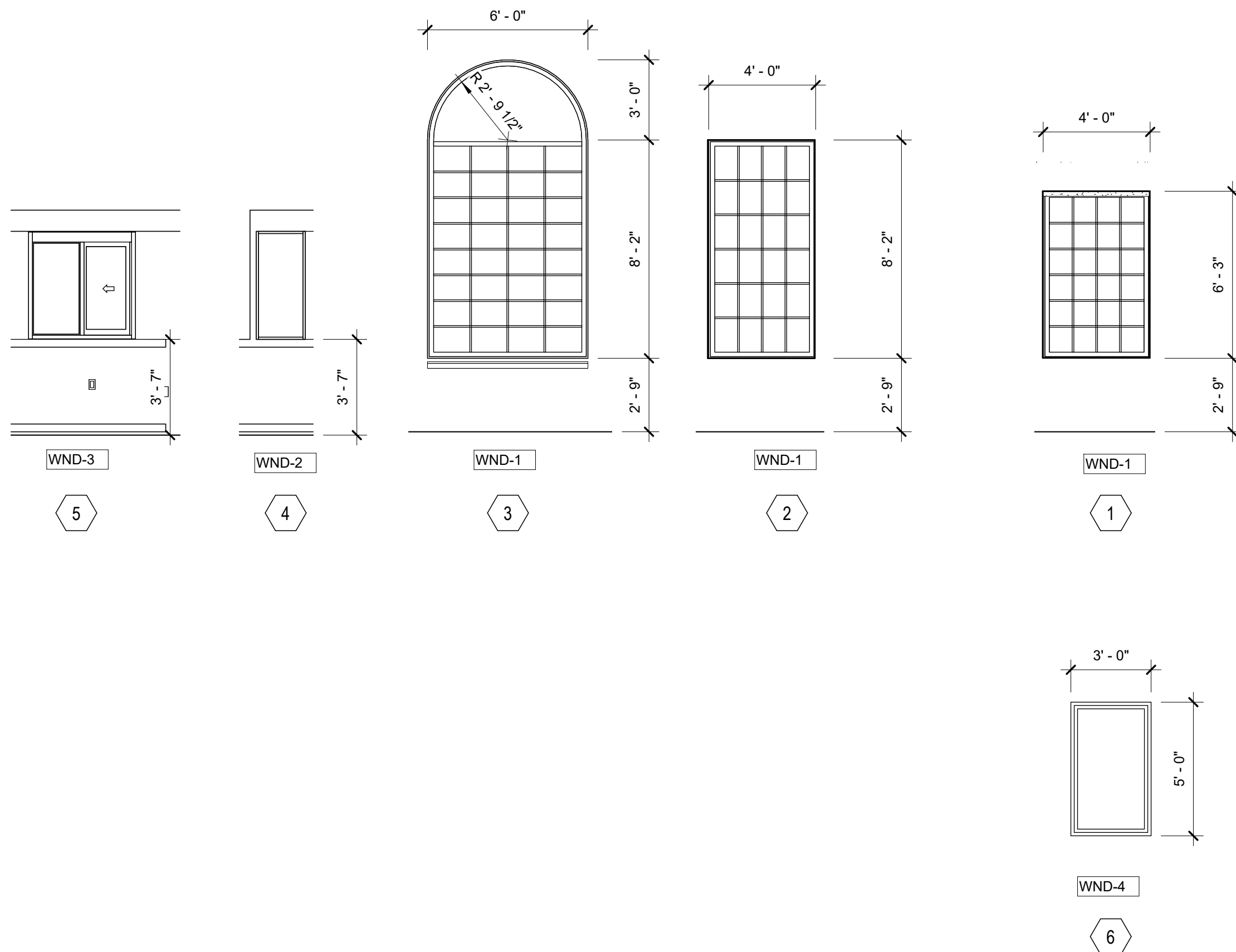
Door Frame Types:



Door Panel Types:



Window Elevations

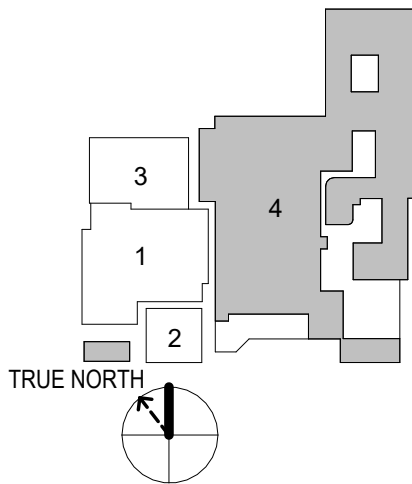


- Window Specifications:**
- All glazing systems to be CW-1 unless noted otherwise

WND-1 System 1	
Manufacturer:	Pella
Series:	Reserve Traditional
Type:	Wood Clad (alternate wood interior aluminum clad)
Finish:	Doig FV
Notes:	Simulated Divided Light w/ Spacer, 5/8" Putty clad exterior, Ogee interior
WND-2 System 2	
Manufacturer:	Pella
Series:	Reserve Traditional
Type:	Wood Clad (alternate wood interior aluminum clad)
Finish:	Doig FV
Notes:	
WND-3 System 3	
Manufacturer:	Quikrete
Series:	Side Sliding Transaction window
Type:	Painted
Finish:	Self-sliding
Notes:	
WND-4 System 4	
Manufacturer:	Velux
Series:	Fixed curb mount
Type:	Skylight
Finish:	Standard paint
Notes:	

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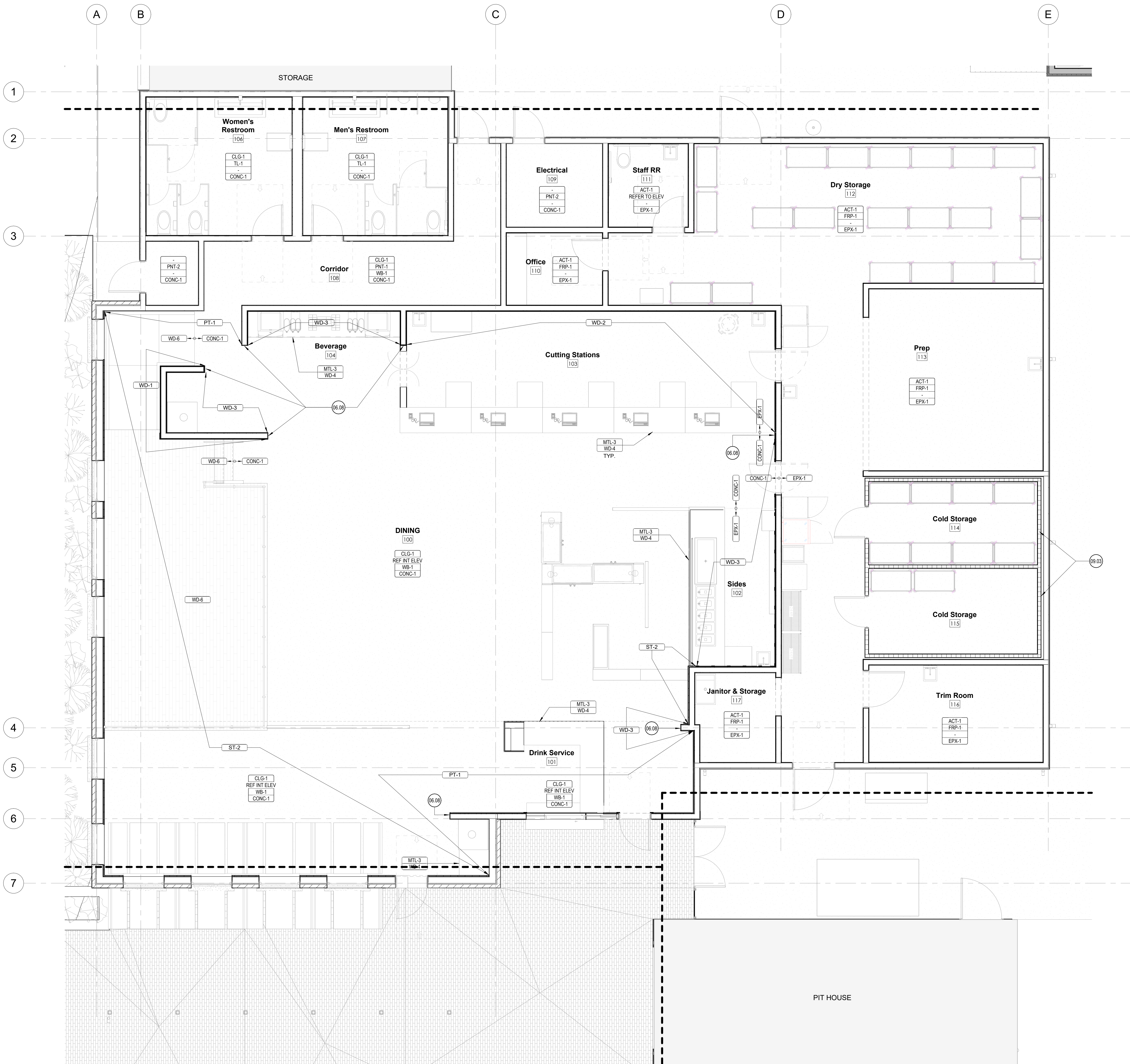
sheet title

Door & Window Schedules

sheet

A7.00

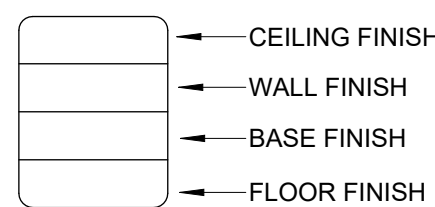
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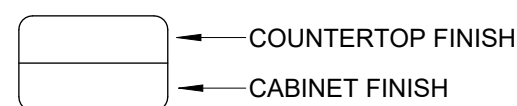
Finish Plan General Notes:

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- Install all products per manufacturer's recommendations.
- Provide adequate protection of finish surfaces during installation. Install taped and secured Ram Board on finishes that are under/over ongoing trade work.
- Coordinate all grout color selections with Chiocho Design.
- Provide a Level 4 finish at all painted gypsum board walls. Provide a Level 5 finish at gypsum board ceilings, plaster finishes, wallpaper applications, gloss paint finishes, or at points of wall/wash or coved lighting.
- Provide samples for all finishes as specified, to be reviewed and approved by Chiocho Design. Ensure timely approval of long-lead finish materials.
- Interior Paint: All Walls to be eggshell finish. All ceilings to be flat finish. Paint on millwork and trim to be semi-gloss finish. Unless noted otherwise.
- All painted mild steel to receive 2-part DTM paint, finish as indicated.
- All painted CMU or Stucco to receive Elastomeric paint, finish as scheduled.
- All Kitchen/BOH Quarry Tile Flooring to receive Latitec Spectralock 2000 IG Epoxy Grout, Color Black. Sealed per manufacturer's recommendation.
- Provide stainless steel corner guards at outside corners in kitchen/BOH spaces, UNO.

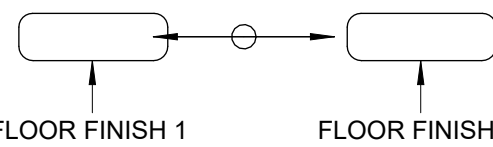
Room Finish Tag Legend



Millwork Tag



Material Transition Tag



O <<< Indicates Sheet Keynote on Plan

06.08 Wood Trim; Ref. Finish Schedule.
09.03 Insulated walls by others.This document is incomplete
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San Antonio, Texas 78215

drawn by

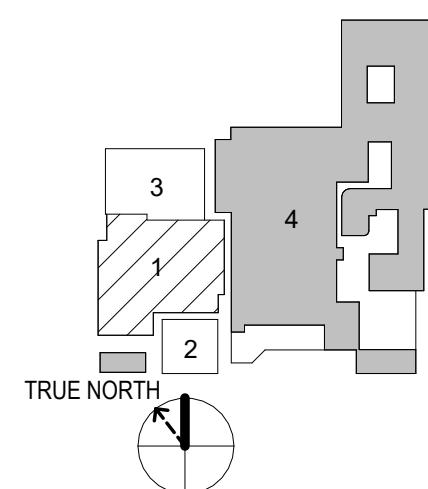
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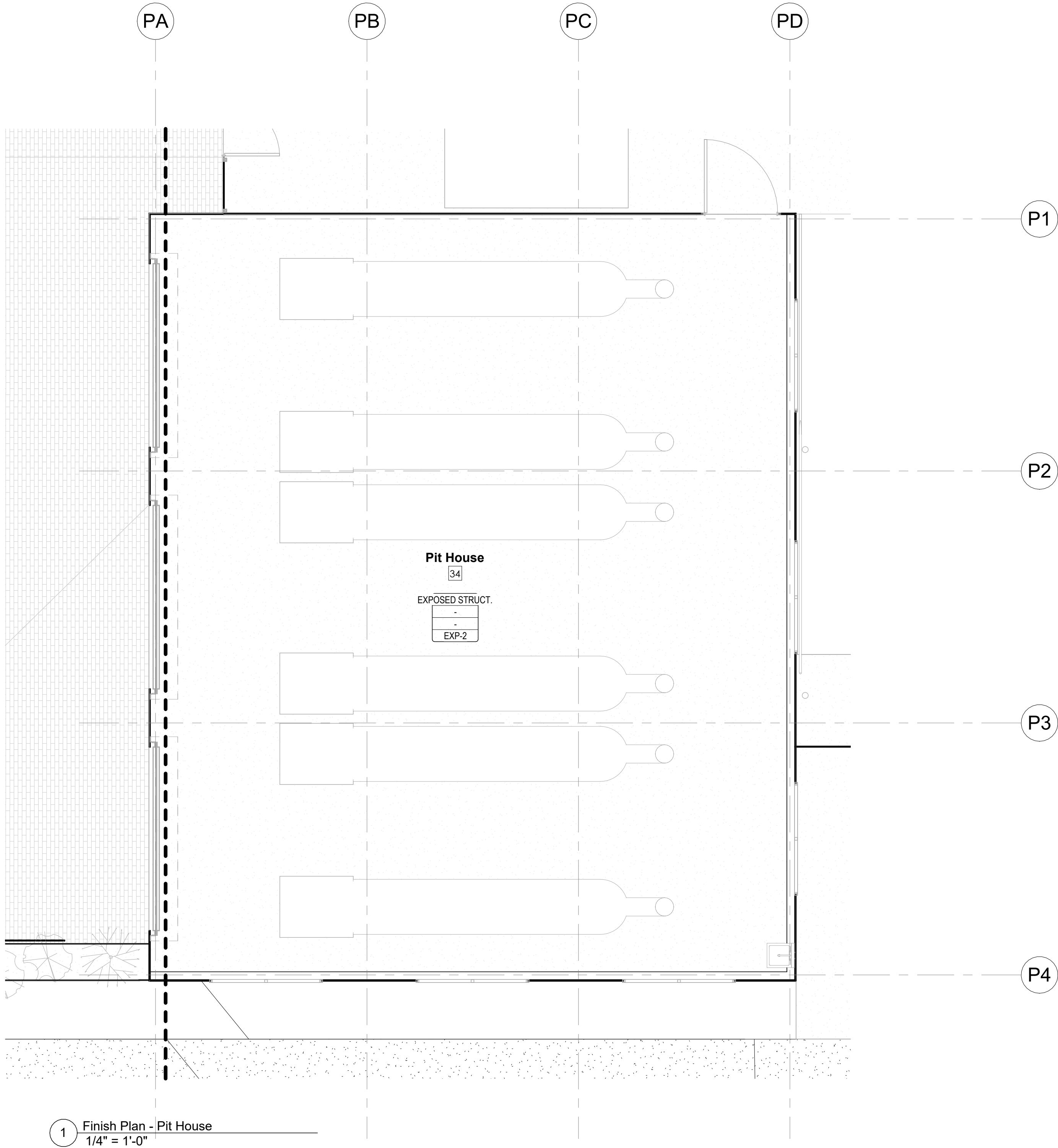
Finish Plan -
Restaurant

sheet

A8.01

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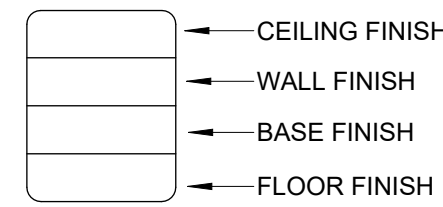
PRODUCT AND FINISH KEY SCHEDULE						
Category (Hide)	Mark	Description	Manufacturer	Product	Finish	Comments
Ceiling						
Ceiling	ACT-1	Acoustical Tile Ceiling	USG Ceiling Solutions	Olympia Micro Acoustical - 4221 -24"x24"	White	Fineline Bevel - Class A Flame Spread Index
Ceiling	CLG-1	Tin Ceiling	American Tin Ceilings	Pattern #1	Unfinished	GC to paint or clear seal
Ceiling	WDC-1	T&G Wood Ceiling	US Lumber Brokers	Cypress		Tongue and groove; Provide hidden fasteners
Concrete						
Concrete	CONC-1	Concrete Flooring		Level 02 Satin/Honed Polish 400 Grit Sealed		General Concrete Flooring throughout
Fiberglass Reinforced Wall Panels						
Fiberglass Reinforced Wall Panels	FRP-1	FRP Wall Panels	Marlite	S 100 S/R/S 4'x9'x3/32"	White	Full height of wall. Provide MFR. recommended trim where required
Fiberglass Reinforced Wall Panels	FRP-2	FRP Wall Panels	Marlite	Symmetrix Smarlseam SSA917-G63	White with Grey Grout 6"x3" Tile Configuration	Full height of wall. Provide MFR. recommended trim where required
Masonry						
Masonry	PVR-1	Brick Paver	Interstate Brick	Modular Paver	Copperstone	Sand Bed; Reference landscape for detail
Masonry	ST-1	Stone Veneer	Salado	Sonoma White Full Bed Depth Stone	Sonoma White	Provide grout to match; Provide grout shmeear; Provide mock-up for owner and architect review.
Masonry	ST-2	Interior Stone Veneer	Salado	Sonoma White Thin Veneer	Sonoma White	Match Exterior grout and shmeear.
Metal						
Metal	MTL-1	Corrugated Metal Panel	Central Texas Metal Roofing	Commonn 7/8" Corrugated	Bonderized	Exposed fasteners to be aligned.
Metal	MTL-2	Metal Wall Panel	Wester States Metal Roofing	Rust Wall	Bare Cold Rolled	Install with Vertical seams; Provide stainless fasteners as req'd by MFR painted brown to match metal panel
Metal	MTL-3	Stainless Steel Countertop	Specialty Solutions	Stainless Steel Countertops		Bullnose edges
Metal	MTL-4	Expanded Metal Fencing				
Paint						
Paint	EPX-1	Epoxy Flooring	Dur-A-Flex	Poly-Crete MDB		Provide cove base up to 4"
Paint	EXP-2	Epoxy Flooring	Dur-a Flex	Poly-Crete MDB	Charcoal	Pitthouse floor
Paint	PNT-1	Interior Paint	Wolf Gordon	Scuffmaster Scrubtough Max	Custom Color t Math PNT-2	Ceiling Paint at Cut Station and Sides
Paint	PNT-2	Interior Paint	Sherwin Williams	SW 7014 Eider White	Eggshell	General Paint Throughout - Back of House
Tile						
Tile	TL-1	Restroom Wall Tile	Daltile	Slimtile Alloy Effects	Distressed BRas TP49	39x118, Vertical Stacked installation
Wall Base						
Wall Base	WB-1	Wood Base		4" straight base		Stain to match WD. 1
Wood						
Wood	WD-1	Wood Interior	US Lumber Brokers	Cypress		Tongue and groove; Provide hidden fasteners
Wood	WD-2	Wood Interior - T&G				
Wood	WD-3	Wood Interior Paneling				
Wood	WD-4	Wood Veneer				
Wood	WD-5	Wood Exterior Cladding	G-Town Lumber	#117 Drop Siding	Painted	Color TBD
Wood	WD-6	Wood Flooring	Anthology Woods	Sawmill Oak	Low VOC Poly Finish	



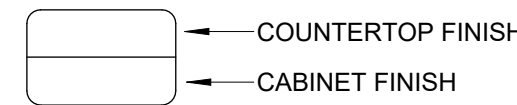
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- Coordinate all grout color selections with Chiooco Design.
- Provide a Level 4 finish at all painted gypsum board walls. Provide a Level 5 finish at gypsum board ceilings, plaster finishes, wallpaper applications, gloss paint finishes, or at points of wall/wash or coved lighting.
- Provide samples for all finishes as specified, to be reviewed and approved by Chiooco Design. Ensure timely approval of long-lead finish materials.
- Interior Paint: All Walls to be eggshell finish. All ceilings to be flat finish. Paint on millwork and trim to be semi-gloss finish. Unless noted otherwise.
- All painted mild steel to receive 2-part DTM paint, finish indicated.
- All painted CMU or Stucco to receive Elastomeric paint, finish as scheduled.
- At Kitchen/BOH Quarry Tile Flooring to receive Laticrete Spectralock 2000 IG Epoxy Grout, Color Black. Sealed per manufacture's recommendation.
- Provide stainless steel corner guards at outside corners in kitchen/BOH spaces, UNO.

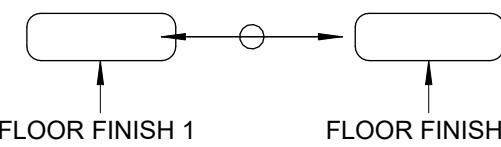
Room Finish Tag Legend



Millwork Tag



Material Transition Tag



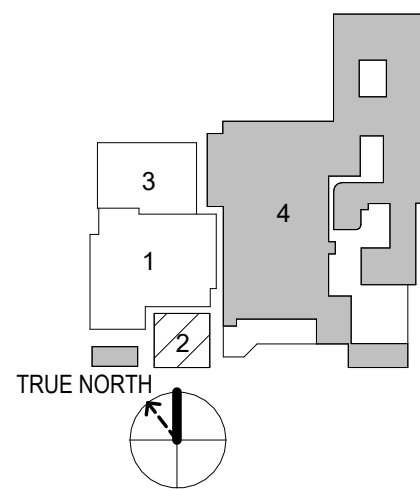
○ <<< Indicates Sheet Keynote on Plan

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09/13/2024 Construction Documents
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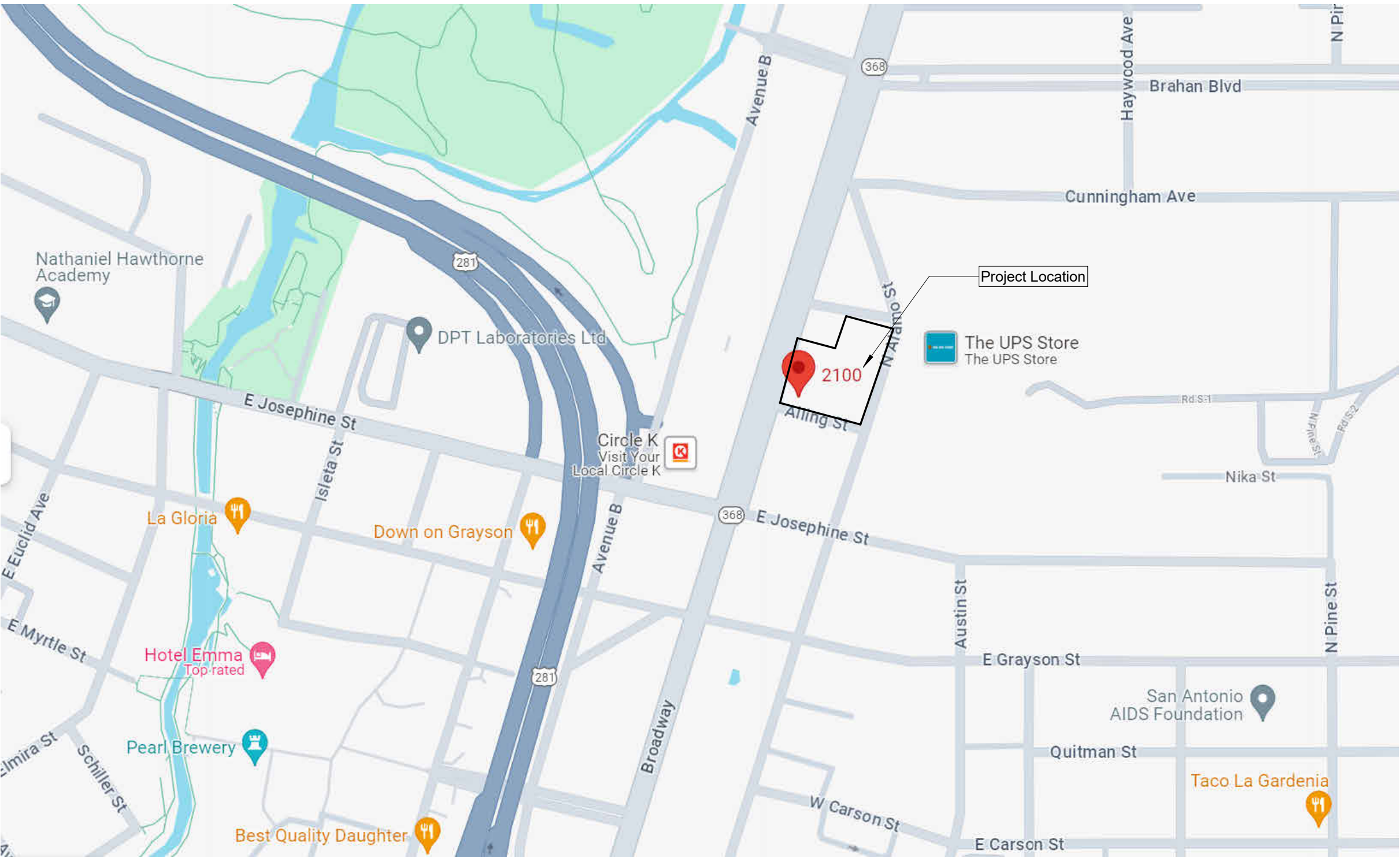
Finish Plan -
Pit House &
Finish
Schedule

sheet

A8.02

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Vicinity Map



Drawing Index

Sheet Number	Sheet Name	08/09/2024 - 100% DD	50% Construction Documents	Issue Date 3	Issue Date 4	Issue Date 5
00 GENERAL						
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04 ARCHITECTURE						
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A5.10	Vertical Circulation - Stair 01	•				
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A7.03	Door Details	•				

Sheet Number	Sheet Name	08/09/2024 - 100% DD	50% Construction Documents	Issue Date 3	Issue Date 4	Issue Date 5
A9.00	General Details					
05 STRUCTURAL						
S0.07	Unnamed					
S02	Structural Floor Plan					
06 PLUMBING						
P0.04	Unnamed					
P0.08	Unnamed					
07 MECHANICAL						
M0.05	Unnamed					
M0.09	Unnamed					
08 ELECTRICAL						
E0.06	Unnamed					
E0.12	Unnamed					

Broadway Hotel - Parking Garage

Design Development, 08/09/2024

Project Team

Owner Black Family Hospitality phone 517.719.7416 email scott@blackfamilyinvestments.com contact Scott Wieland	MEP EMA Engineering & Consulting, Inc. 9441 Stevens Road Shreveport, LA 71106 phone 318.425.4500 email jbowman@emaengineer.com contact Jim Bowman	Civil Pape-Dawson Engineers 2000 NW Loop 410 San Antonio, TX 78213 phone 210.375.9000 email abelton@pape-dawson.com contact Andrew Belton
Architect Chicoo Design 1306 Rosewood Ave Austin, TX 78702 phone 512.693.9500 email mikel@chicodesign.com contact Mikel Bennett	Structural Dunaway 816 Camaron St, Suite 2.44 San Antonio, TX 78212 phone 210.267.5246 email bbowden@dunaway.com contact Brian Bowden	Landscape Dunaway Landscape 816 Camaron St, Suite 2.44 San Antonio 78212 phone 210.981.1537 email tlindberg@dunaway.com contact Tara Lindberg

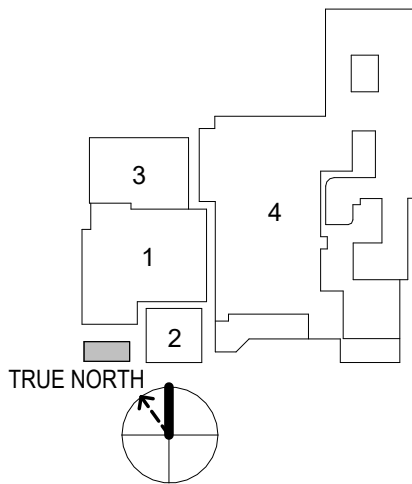
CHIOCO | design LLC
1306 rosewood avenue
512.374.0286
austin, tx 78702
contact@chicodesign.com

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Broadway Hotel
2102 Broadway
San Antonio, TX 78215

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Cover Sheet

sheet

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General Notes

1. All work shall be performed in accordance with all applicable codes, regulations, ordinances and standards having jurisdiction. If there are any questions or conflicts concerning compliance with such codes, ordinances, or standards, the contractor is responsible for notifying the designer before proceeding with the work in question. All necessary permits, licenses, certificates, tests, etc. shall be procured and paid for by the contractor (or owner if he designates). Refer to specification "general conditions" section for clarification on fee responsibilities.
2. Contractor is responsible for checking all contract documents, field conditions and dimensions for accuracy and confirming that the work is buildable as shown and meets all applicable codes before proceeding with construction. If there are any questions regarding these or other coordination issues, the contractor is responsible for obtaining a clarification from the designer before proceeding with the work in question or related work.
3. The contractor shall certify size and location of all required openings for structural, mechanical, electrical and plumbing work and equipment with trades involved.
4. The general contractor and each subcontractor shall be responsible for checking existing conditions at the job site before submitting proposals. Submission of proposals shall be taken as evidence that such inspections have been made. Claims for extra compensation for work that could have been foreseen by such inspection, whether shown on contract documents or not, shall not be accepted or paid.
5. All materials furnished under this contract shall be new unless otherwise noted. All work shall be guaranteed against defective materials and workmanship for a period of (1) year after the date of substantial completion or acceptance of the work. The contractor shall repair or replace, at his own expense when ordered to do so, all work that may develop defects in material or workmanship within said period of time.
6. All equipment shall be installed in accordance with manufacturer's published recommendations for service intended. The installation of all equipment shall be made by experienced craftsmen in a neat, workmanlike manner. All materials, tools, costs and services necessary to completely install all mechanical, electrical and plumbing work shall be provided by the contractor.
7. Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse and misalignment according to applicable codes, standards, and good construction practices. Contractor shall take proper precautions to protect all existing operations and property adjacent, with which work comes in contact, or over or under which he may transport, hoist, or move materials, equipment, debris, etc., and shall repair satisfactorily all damages caused by him during construction.
8. The contractor shall verify and coordinate sizes, locations and characteristics of all work and equipment to be furnished by the owner, or others with the manufacturer or supplier before any construction is begun.
9. The contractor shall submit to the designer confirmations of orders, including delivery dates, for all materials and equipment whose timely delivery is required to avoid changes in the construction documents or in the construction schedule.
10. The contractor must submit shop drawings to the designer for approval before proceeding with fabrication. The contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques or assembly, for performing the work in a safe manner, and for adhering to all applicable codes and standards.
11. Location of all ceiling mounted items on the architectural drawings have precedence over MEP drawings.
12. It is the intent and meaning of the contract documents that the contractor shall provide a mechanical, electrical, and plumbing installation that is complete. All items and appurtenances necessary, reasonably incidental, or customarily included, even though each and every item is not specifically called out or shown in the construction documents shall be provided.
13. All MEP related items should be reviewed by the engineer if applicable and may be adjusted pending notice to and approval of the designer.
14. Written dimensions shall have precedence. Do not scale dimensions. If no dimension is listed, contact designer for clarification.
15. All work notes "N.I.C." or "Not in the Contract" is to be accomplished by a contractor other than the general contractor and is not to be part of the construction agreement.
16. "Align" as used in these documents shall mean to accurately locate finish faces in the same plane.
17. "Typical" or "Typ." as used in these documents shall mean that the condition is the same or representative for all similar conditions throughout, unless otherwise noted.
18. "Similar" or "Sim." as used in these documents shall mean that the condition is similar to a condition detailed for another location.
19. The contractor shall provide updated record documents of as-built conditions on-site when different from construction documents, and shall provide said documentation to architect upon completion of construction.
20. This cover sheet is a master index; not all symbols/items will be included in drawings.
21. Do not disassemble this set or distribute partial sets to subcontractors. Cover sheet contains data pertinent to all sheets.

Symbols Legend

COLUMN GRID DESIGNATION

0

New Grid

0

Existing Grid

NOTES TAGS

?

Notes by number

BUILDING SECTION TAG

X

AXXX

Section Designation

Sim

Sheet Number

WALL SECTION TAGS

X

AXXX

Section Designation

Sim

Sheet Number

DETAIL SECTION TAGS

1

A101

Section Designation

Sim

Sheet Number

ENLARGED PLAN TAG

Plan or detail designation

AXXX

Sheet Number

EXTERIOR ELEVATION TAG

Elevation designation

AXXX

Sheet number

INTERIOR ELEVATION TAG

Ref

XX/AX.XX

Elevation designation

AXXX

Sheet number

DOOR IDENTIFICATION TAG

101

Door designator

Room number (that door swings into)

WINDOW TYPE SYMBOL

1

Interior glazing system tag (numeric)

A

Exterior glazing system tag (alpha)

NORTH ARROW

Project north arrow

True north arrow

PARTITION TAG

A6.B

FLOOR PLAN LEGEND

Existing wall/ Item to remain

New partition/ Item

Existing to be removed

Existing to remain. Reference entire documents for additional work in this area.

Fire rated shaft enclosure

ROOM FINISH TAG LEGEND

XXX

CEILING FINISH

XXX

WALL FINISH

XXX

BASE FINISH

XXX

FLOOR FINISH

MILLWORK TAG

COUNTERTOP FINISH

CABINET FINISH

MATERIAL TRANSITION TAG

XXX

FLOOR FINISH 1

FLOOR FINISH 2

MATERIAL / FURNITURE TAG

xx

PLUMBING / SPECIALTY EQUIPMENT TAG

xx

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project

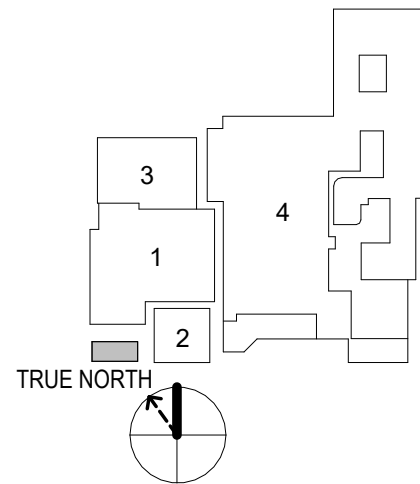
Broadway Hotel

2102 Broadway
San Antonio, TX 78215

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General Notes,
Symbols, and
Abbreviations

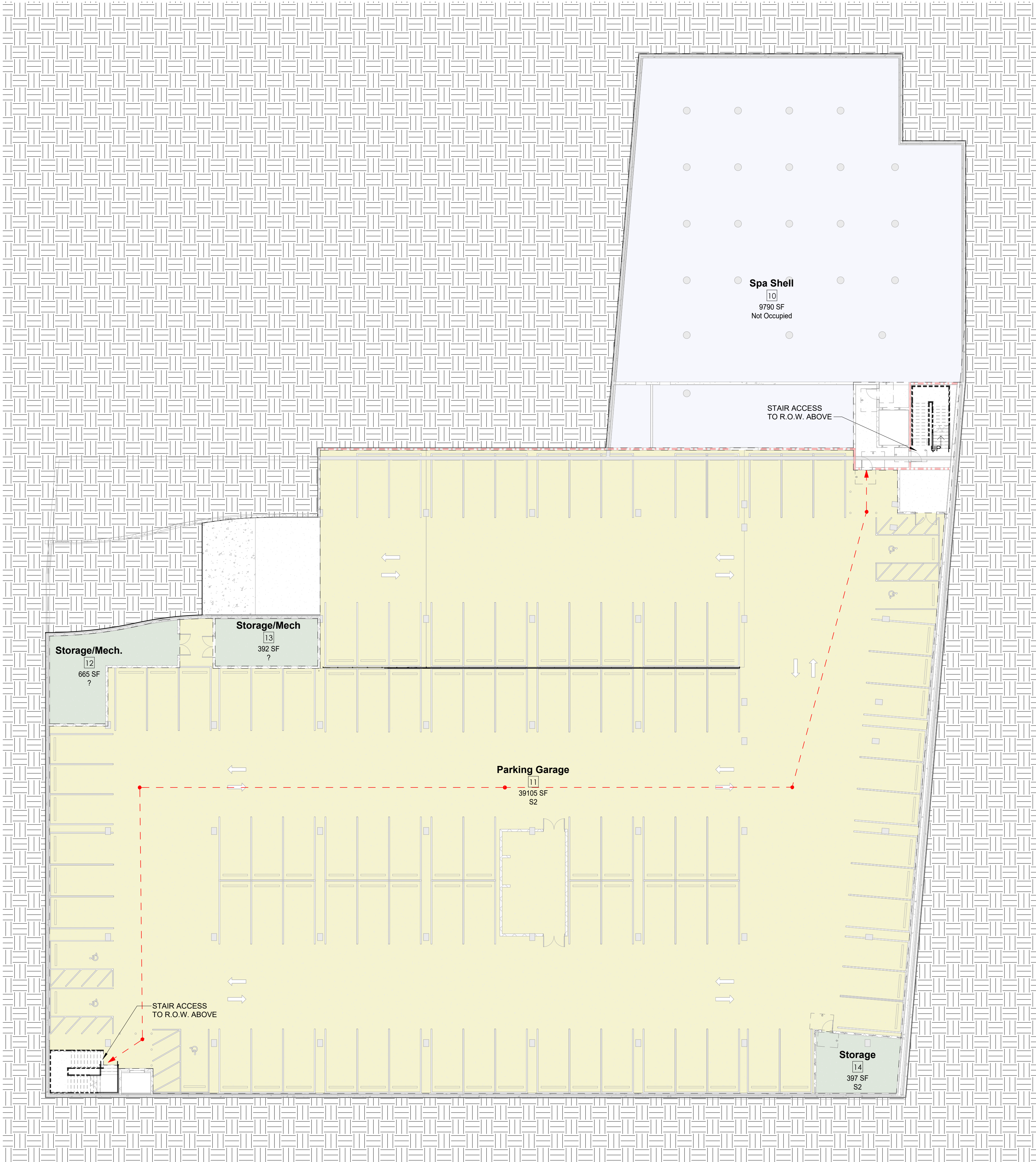
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Occupancy Schedule					
Number	Name	Area	Occupant Classification	Load Factor	Load
10	Spa Shell	9790 SF	Not Occupied		
11	Parking Garage	39105 SF	Parking garages	200 SF	196
12	Storage/Mech.	665 SF	Accessory storage areas, mechanical equipment room		
13	Storage/Mech	392 SF	Accessory storage areas, mechanical equipment room		
14	Storage	397 SF	Accessory storage areas, mechanical equipment room		

196



PROJECT DESCRIPTION

One level below grade parking structure and structural slab for future buildings.

PROJECT DATA

Project: Broadway Parking Garage
Address: 2102 Broadway, Building 1
San Antonio, TX 78215

Applicable Codes: 2021 International Building Code
2021 International Energy Conservation Code
2021 International Fire Code
2021 International Plumbing Code
2021 International Mechanical Code
2021 International Fuel Gas Code
2020 National Electrical Code
2021 San Antonio Property Maintenance Code

Zoning: IDZ with permitted uses O-2 (Office District) and C-2 (Commercial District)
Proposed Use: Parking Garage
Occupancy Group: S-2 - Low-Hazard Storage
Site Area: 175,818 SF
Construction Type: I-A
Occupancy Separations: None Required

PARKING REQUIREMENTS

City of San Antonio Land Development Code 35-526

Restaurant: [required spaces: 80 min / 199 max]
[provided spaces: 80]
[0% reduction]

BUILDING ENVELOPE REQUIREMENTS

2021 IECC Table C402.1.3

Climate Zone 2

Insulation entirely above roof deck R-25ci
Attic and other R-38

Walls, Mass R-5.7ci
(R-5.7ci is allowed to be substituted with concrete block walls complying with ASTM C 90, ungrouted or partially grouted at 32 inches or less on center vertically and 48 inches or less on center horizontally, with ungrouted cores filled with materials having a maximum thermal conductivity of 0.44 Btu-in-h/2 °F.)

Walls, Metal framed R-13 + R-5ci

Below-grade Wall NR
Where heated slabs are below grade, below-grade walls shall comply with the exterior insulation requirements for heated slabs.

Slab-on-grade floors, Unheated NR

Opaque Doors U-0.37

Vertical Fenestration
-Fixed U-factor 0.45
-Operable U-factor 0.60
-Entry Doors U-factor 0.77
-Skylights U-factor 0.65 SHGC 0.30

CASE NUMBERS

TDLR Registration #: XXXXXXXXXX
Site Permit Case #: XXXXXXXXXX
Building Permit Case #: XXXXXXXXXX

EXITING REQUIREMENTS

2021 IBC Section 1008 Number of Exits and Exit Configuration
REQUIRED: 2
PROVIDED: 2
EXIT ACCESS TRAVEL DISTANCE ALLOWED: 400 ft
EXIT ACCESS TRAVEL DISTANCE PROVIDED: 186 ft

FLOOR AREAS

Ground Floors: [53,953 SF]

MEANS OF EGRESS

2021 IBC Section 1005 Means of Egress Sizing

Stairs serving second floor occupants 0.3' x 99' = 29.7' 60" 36"
Other egress components 0.2' x 99' = 19.8'

2021 IBC Section 1008 Means of Egress Illumination
Reference RCP and MEP drawings for emergency lighting layout

OCCUPANT LOAD

Reference Schedule

PLUMBING ANALYSIS

2021 International Building Code Table 2902.1
2902.3 Employee and public toilet facilities.
Exception: Public toilet facilities shall not be required for:
1. Parking garages where operated without parking attendants.

Water Closets/Urinals
REQUIRED: PROVIDED:
Male N/A N/A
Female N/A N/A
Urinal N/A N/A

Lavatories
REQUIRED: PROVIDED:
Male N/A N/A
Female N/A N/A

Drinking Fountains
2021 International Building Code Table 2902.1 - with San Antonio Amendments.
See 2021 UPC Section 415.0
See City of San Antonio Amendments 410.4

IECC Tenant General Notes:

1. Tenant is to provide required insulation at all exterior walls in accordance with the latest IECC standards without exception. Tenant will provide insulation design criteria in forthcoming Tenant improvement contract documents under separate Building Permit application.

Fire Marshal General Note:

1. Provide fire extinguishers in specified or noted fire extinguisher cabinet or wall bracket per local municipality's Fire Marshal requirements and instructions. Refer to the Life Safety and Egress Plan.
2. Emergency lighting shall be provided with a value of One (1) foot candle at floor level and be assigned to a 24-hour circuit.
3. Contractor to provide and install illuminated exit signs per contract documents and in accordance with local codes on a 24-hour circuit.
4. Maintain a 44" wide aisles/hall/corridor to all required egress exits.
5. Every exterior egress door with a 50 or more egress load shall be operable from the inside without the use of a key or any special knowledge or effort. Special locking devices shall be of a type approved by the local Fire Marshal.
6. Every interior egress door with a 50 or more egress occupant load shall open towards the path of travel, and not reduce the aisle/hall/corridor egress width.
7. Contractor to provide fire/smoke dampers and doors without exception at all fire/smoke rated wall and ceiling assemblies without exception.
8. All smoke and/or fire rated partitions and floor/ceiling assemblies will be constructed to the designated UL design without exception. All penetrations and openings are to be sealed with an approved UL design or designated detail without exception. These drawings do not list all the UL designs necessary to maintain a partition's smoke and/or fire rating. It is the responsibility of the General Contractor to ensure all rated partitions and floor/ceiling assemblies fully meet the smoke and/or fire rating requirements without exception.

Life Safety Legend

SYMBOL	DESCRIPTION
	START POINT / EGRESS PATH
	DECISION POINT/ MAJOR INTERSECTION
	FIRE EXTINGUISHER CABINET & GENERAL PURPOSE FIRE EXTINGUISHER
	GENERAL PURPOSE FIRE EXTINGUISHER (SURFACE MOUNTED)
	EXIT SIGN CEILING MOUNTED U.N.O., RE: MEP
	EMERGENCY ILLUMINATION LIGHT UNIT RE: MEP
	EXIT WIDTH (DOORS OR STAIRS)
	Fire-Rated Wall - 1-HR
	Fire-Rated Wall - 2-HR
	Fire-Rated Wall - 3-HR

LIFE SAFETY GENERAL NOTES:

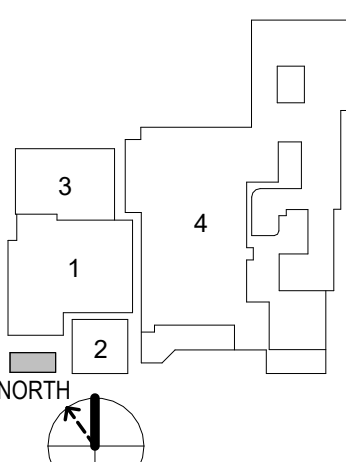
1. ALL SYMBOLS MAY NOT BE USED ON PROJECT

Building Area Legend

- Accessory storage areas, mechanical equipment room
- Not Occupied
- Parking garages

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project



sheet title

Code Analysis

sheet

G0.02

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302 Floor or Ground Surfaces

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

EXCEPTIONS:

1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
2. Areas of sport activity shall not be required to comply with 302.

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, backing or no cushion or pad. Carpet or carpet tile shall have a level top, textured loop, level cut pile, or level cut/loop pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.



Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 402.4.2, 402.4.3, 404.2.3, 404.2.4, 510.2.3 and 510.10. Ejected openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

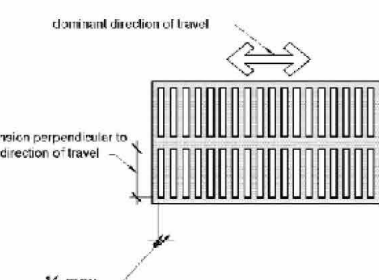


Figure 302.3 Ejected Openings in Floor or Ground Surfaces

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

EXCEPTIONS:

1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.



Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

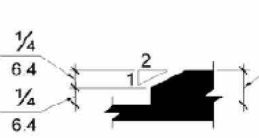


Figure 303.3 Beveled Change in Level

303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

304 Turning Space

304.1 General. Turning space shall comply with 304.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

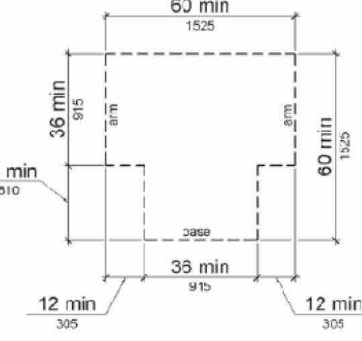


Figure 304.3.2 T-shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space

305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (762 mm) minimum by 48 inches (1220 mm) minimum.

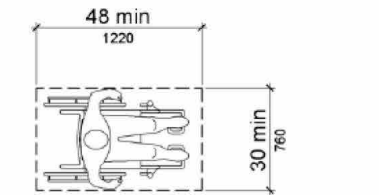


Figure 305.3 Clear Floor or Ground Space

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

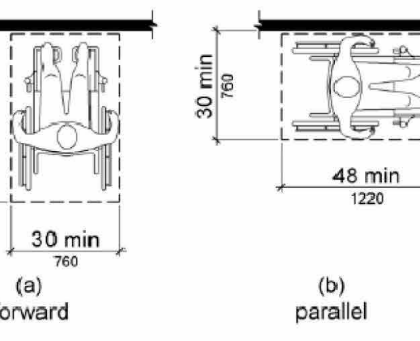


Figure 305.5 Position of Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route and/or another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an aisle or otherwise confined at all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

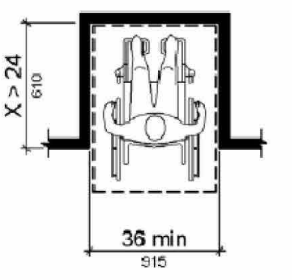


Figure 305.7.1 Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

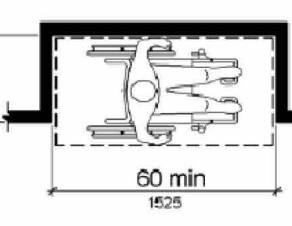


Figure 305.7.2 Parallel Approach

306 Knee and Toe Clearance

306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance of 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (762 mm) wide minimum.

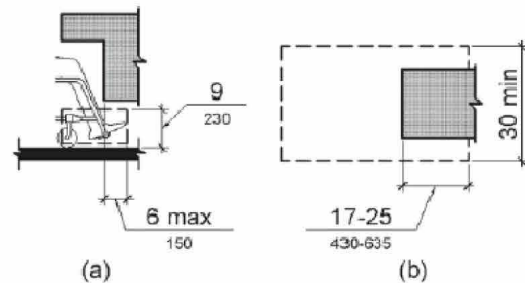


Figure 306.2 Toe Clearance

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

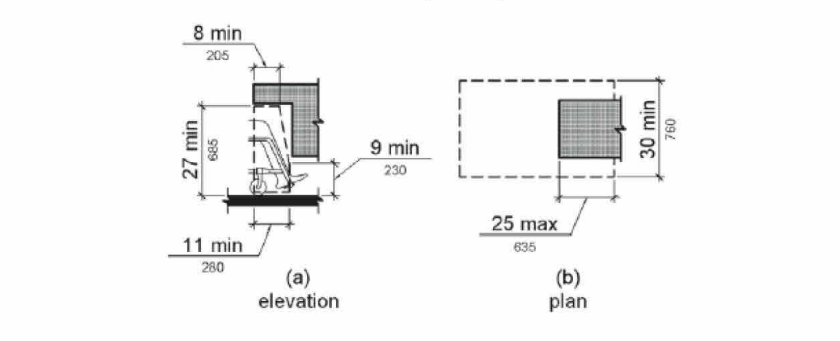


Figure 306.3 Knee Clearance

307 Protruding Objects

307.1 General. Protruding objects shall comply with 307.

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 40 inches (1016 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

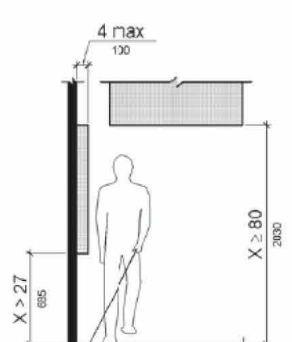


Figure 307.2 Limits of Protruding Objects

307.3 Post Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 40 inches (1016 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of each sign or obstruction shall be 27 inches (685 mm) maximum or 40 inches (1016 mm) minimum above the finish floor or ground.

EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

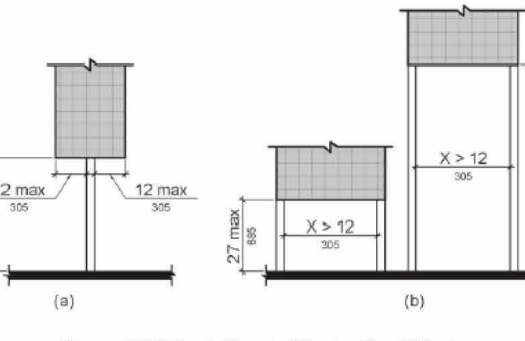


Figure 307.3 Post Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of each guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

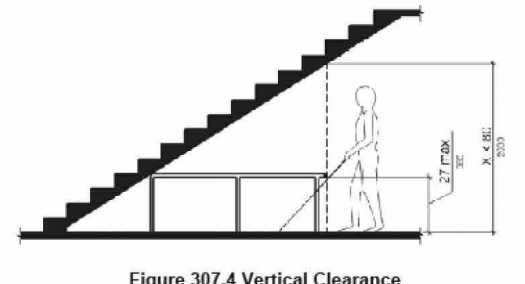


Figure 307.4 Vertical Clearance

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

308.2 Forward Reach. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

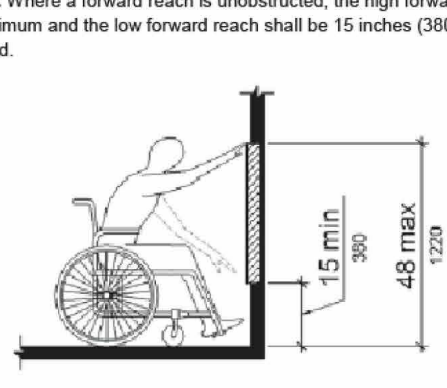


Figure 308.2 Unobstructed Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (508 mm) maximum. Where the reach depth exceeds 22 inches (559 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

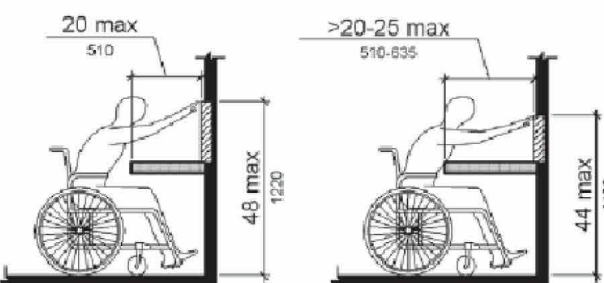


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:

1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 12 inches (305 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

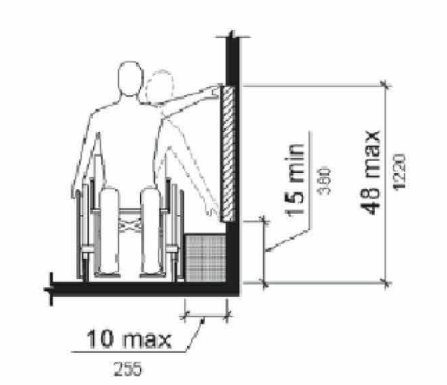


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the high side reach shall be 44 inches (1120 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (508 mm) maximum. Where the reach depth exceeds 22 inches (559 mm), the high side reach shall be 44 inches (1120 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

EXCEPTIONS:

1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

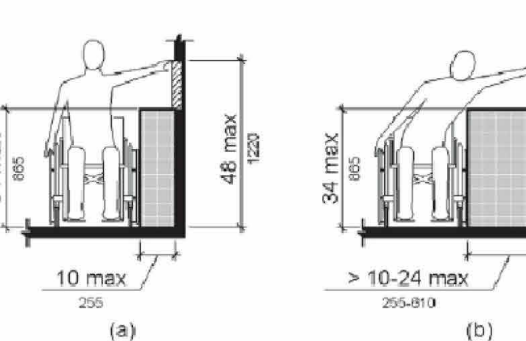


Figure 308.3.2 Obstructed High Side Reach

309 Operable Parts

309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

304 Stairways

304.1 General. Stairs shall comply with 504.

304.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high maximum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

304.3 Open Risers. Open risers are not permitted.

304.4 Tread Surface. Stair treads shall comply with 502. Changes in level are not permitted.

EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

Advisory 304.4 Tread Surface. Consider providing visual contrast on tread nosings, or at the leading edges of treads without nosings, so that stair treads are more visible for people with low vision.

304.5 Handrails. The radius of curvature at the leading edge of the tread shall be 12 inch (313 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

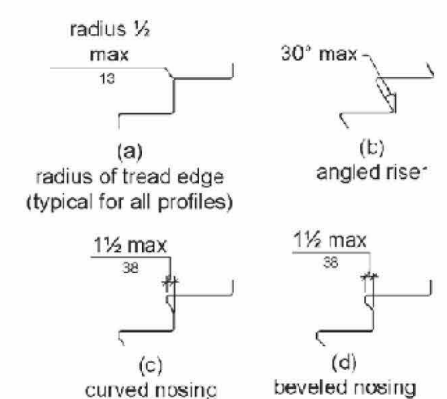


Figure 304.5 Stair Nosings

304.6 Handrails. Stairs shall have handrails complying with 505.

304.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

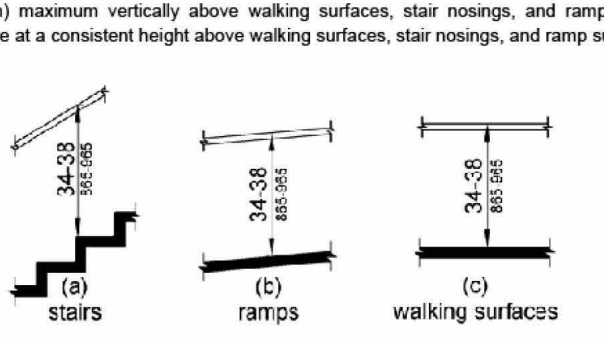


Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

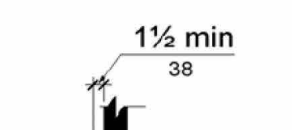


Figure 505.5 Handrail Clearance

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottom of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

EXCEPTIONS:

1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottom of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

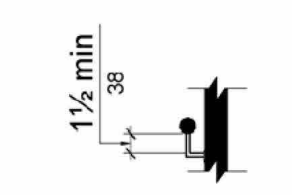


Figure 505.6 Horizontal Projections Below Gripping Surface

505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

505.7.2 Non-Circular Cross Section. Handrail gripping surface with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

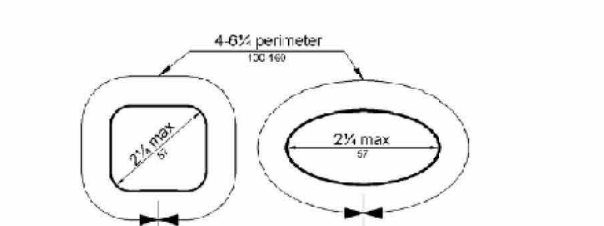


Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flight and ramp runs in accordance with 505.10.

EXCEPTIONS:

1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plate configuration.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

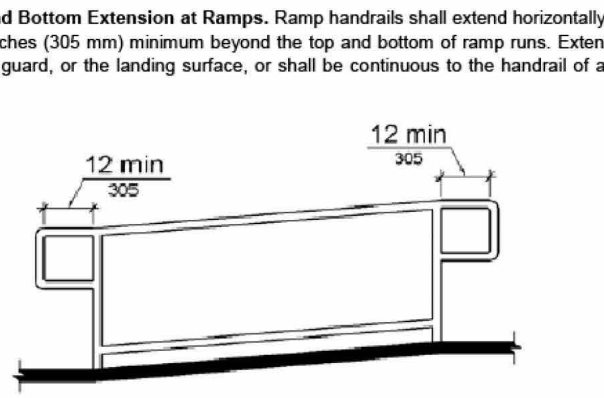


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

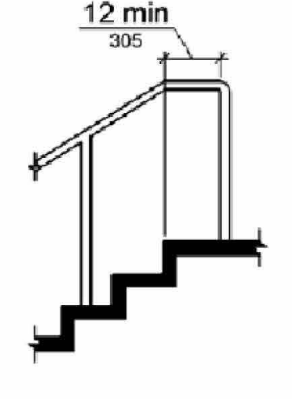


Figure 505.10.2 Top Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

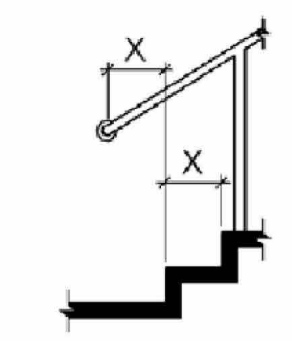


Figure 505.10.3 Bottom Handrail Extension at Stairs

404 Doors, Doorways, and Gates

404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404.

EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.1, 404.2.2, 404.2.3, 404.2.4 and 404.3.4 through 404.3.7.

404.2 Manual Doors, Doorways, and Manual Gates. Manual doors and doorways and manual gates intended for user passage shall comply with 404.2.

404.2.1 Revolving Doors, Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall be part of an accessible route.

404.2.2 Double Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening with lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening with between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.

2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

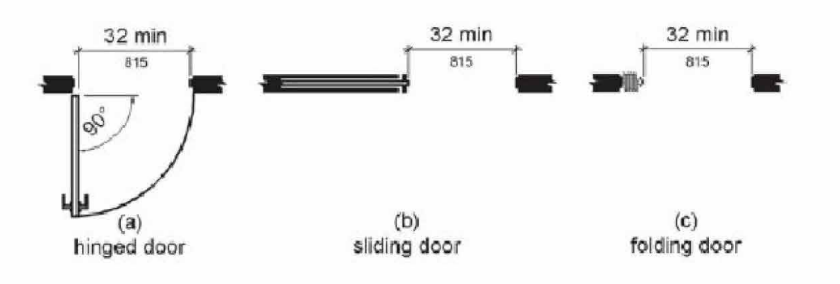


Figure 404.2.3 Clear Width of Doorways

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates				
Type of Use		Minimum Maneuvering Clearance		
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (Beyond latch side unless noted)	
From front	Push	60 inches (1525 mm)	18 inches (457 mm)	
From front	Pull	48 inches (1220 mm)	18 inches (457 mm)	
From hinge side	Push	60 inches (1525 mm)	36 inches (915 mm)	
From hinge side	Pull	54 inches (1370 mm)	24 inches (610 mm)	
From hinge side	Push	42 inches (1065 mm)	22 inches (559 mm)	
From latch side	Push	48 inches (1220 mm)	24 inches (610 mm)	
From latch side	Pull	42 inches (1065 mm)	24 inches (610 mm)	

602 Drinking Fountains

602.1 General. Drinking fountains shall comply with 307 and 602.

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (762 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

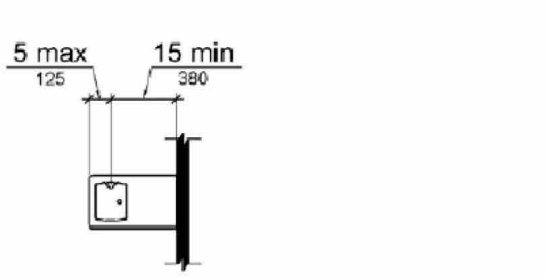


Figure 602.5 Drinking Fountains Spout Location

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 36 inches (905 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

603 Toilet and Urinal Rooms

603.1 General. Toilet and bathing rooms shall comply with 603.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor space, clearance of fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

EXCEPTIONS:

1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or counters shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 306. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 Water Closets and Toilet Compartments

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.

EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.5.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 19 inches (485 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

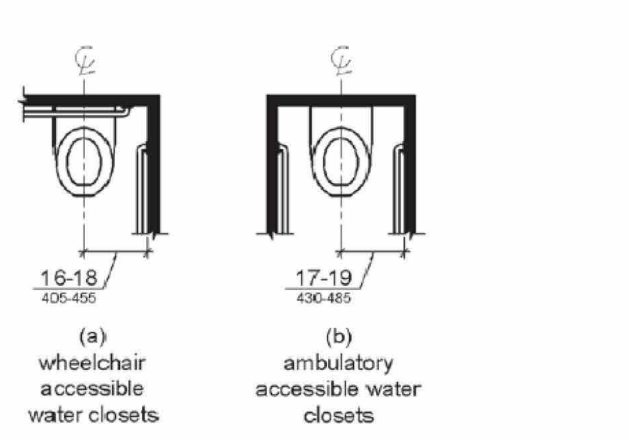


Figure 604.2 Water Closet Location

604.3 Clearances. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 16 inches (1025 mm) minimum measured perpendicular from the side wall and 55 inches (1420 mm) minimum measured perpendicular from the rear wall.

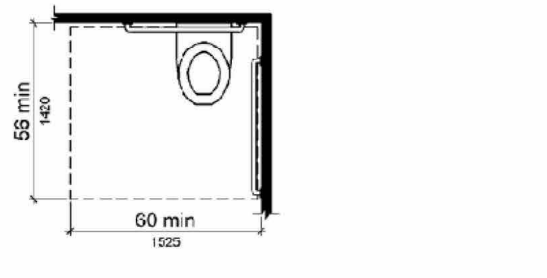


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearance required of other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: In residential dwelling units, a lavatory complying with 605 shall be permitted on the rear wall 10 inches (455 mm) minimum from the water closet centerline where the clearance at the rear wall is 10 inches (455 mm) minimum.

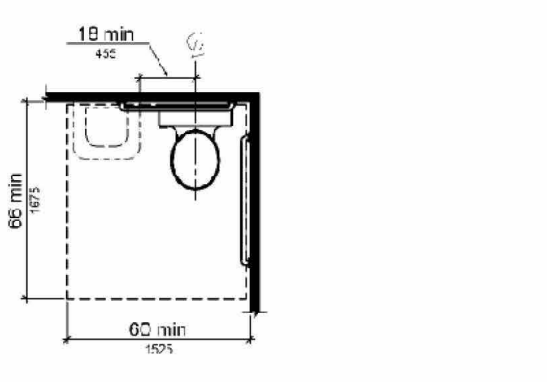


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be spring to return to a lift position.

EXCEPTIONS:

1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.
2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

604.5 Grab Bars. Grab bars for water closets shall comply with 600. Grab bars shall be provided on the side wall opposite the water closet and on the rear wall.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
2. In residential dwelling units, grab bars shall not be required to be installed in bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.
3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 5 inches (127 mm) minimum from the rear wall.

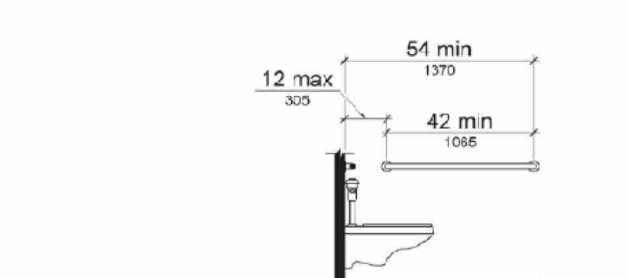


Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a necessary fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be wall or shifted to the open side of the toilet area.

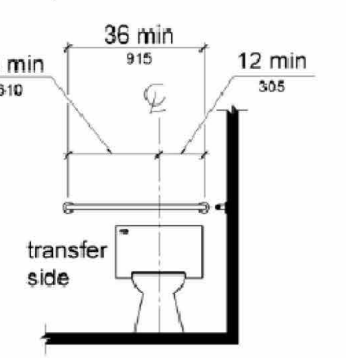


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 305. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (229 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 16 inches (405 mm) minimum and 45 inches (1143 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall be of a type that controls delivery or that does not allow continuous paper flow.

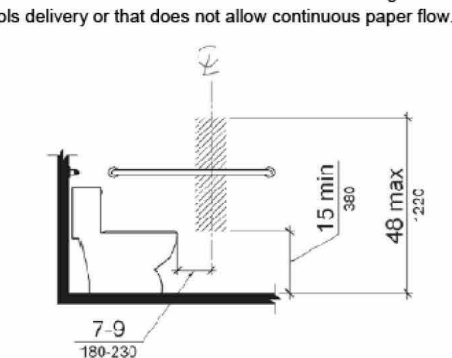


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 55 inches (1402 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

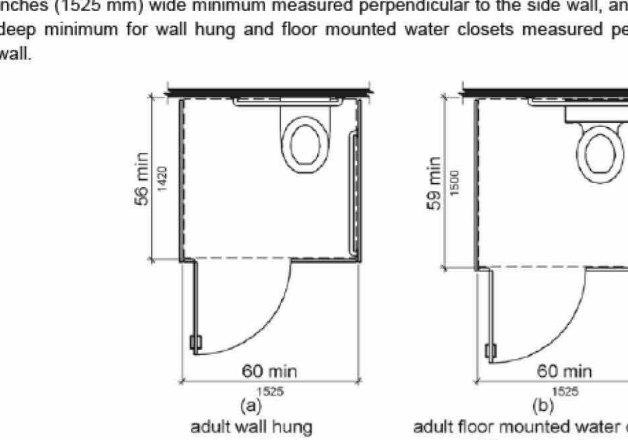


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 604.8.1 except that the approach is to the left side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farther from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farther from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 609.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

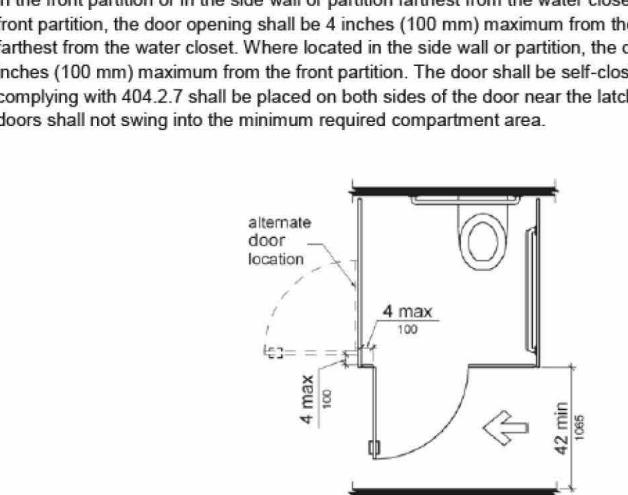


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.5 Grab Bars. Grab bars shall comply with 600. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear wall grab bar complying with 604.5.2 shall be provided.

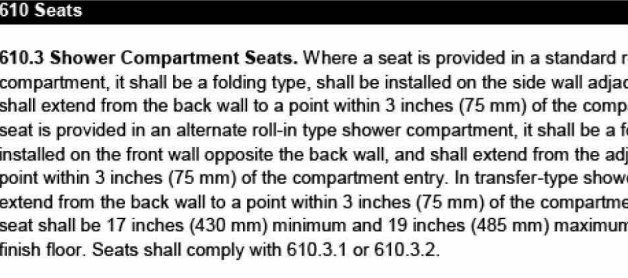


Figure 604.8.1.5 Grab Bars

604.8.2 Shower Compartment Seats. When a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 1 inches (25 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

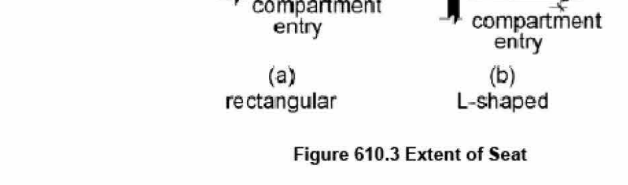


Figure 604.8.2 Shower Compartment Seats

604.8.3 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) minimum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the rear wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.

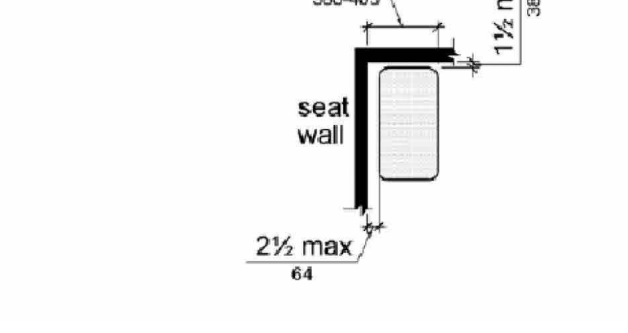


Figure 604.8.3 Rectangular Seats

604.8.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be spring to return to a lift position.

EXCEPTIONS:

1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.
2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches (380 mm) minimum and 19 inches (485 mm) maximum above the finish floor measured to the top of the seat.

604.9 Grab Bars. Grab bars for water closets shall comply with 600. Grab bars shall be provided on the side wall opposite the water closet and on the rear wall.

EXCEPTIONS:

1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.9.
2. In residential dwelling units, grab bars shall not be required to be installed in bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.9.
3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

604.9.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 5 inches (127 mm) minimum from the rear wall.

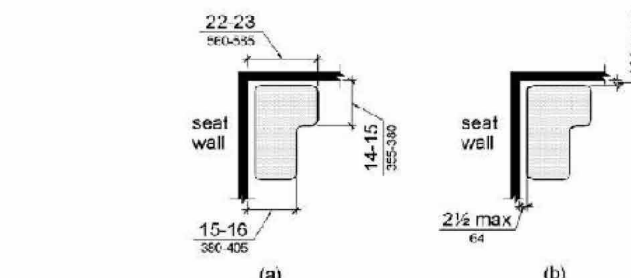


Figure 604.9.1 Side Wall Grab Bar at Water Closets

604.9.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a necessary fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be wall or shifted to the open side of the toilet area.

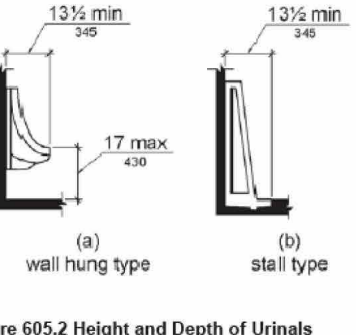


Figure 604.9.2 Rear Wall Grab Bar at Water Closets

604.9.3 Flash Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 305. Flash controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.4 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (229 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 16 inches (405 mm) minimum and 45 inches (1143 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall be of a type that controls delivery or that does not allow continuous paper flow.

604.9.5 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.9.5.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.9.5.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 55 inches (1402 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

604.9.5.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 604.8.1 except that the approach is to the left side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farther from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farther from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 609.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

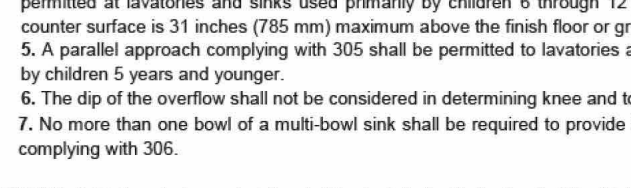


Figure 604.9.5.1.2 Wheelchair Accessible Toilet Compartment Doors

604.9.5.1.5 Grab Bars. Grab bars shall comply with 600. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear wall grab bar complying with 604.5.2 shall be provided.

EXCEPTIONS:

1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 603.3.
2. In residential dwelling units, lavatories, sinks that are adjustable to variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm).

604.9.5.1.6 Facets. Controls for faucets shall comply with 309. Hand-operated restroom faucets shall remain open for 10 seconds maximum.

604.9.5.2 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

604.9.5.3 Clear Width. The clear width of an accessible route shall be 60 inches (1525 mm) minimum and 55 inches (1402 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall.

604.9.5.4 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

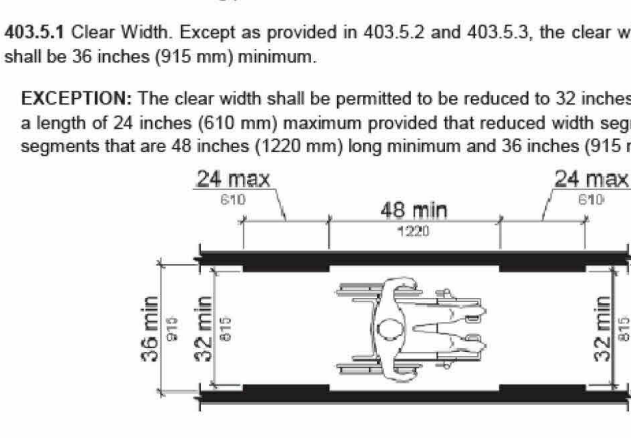


Figure 604.9.5.4 Clear Width at Turn

604.9.5.5 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

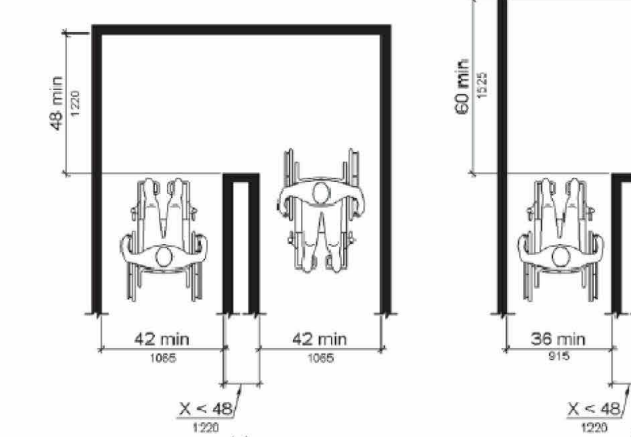


Figure 604.9.5.5 Clear Width at Turn

604.9.5.6 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

604.9.5.7 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

604.9.5.8 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

604.9.5.9 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

604.9.5.10 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

604.9.5.11 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

604.9.5.12 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

604.9.5.13 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

604.9.5.14 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

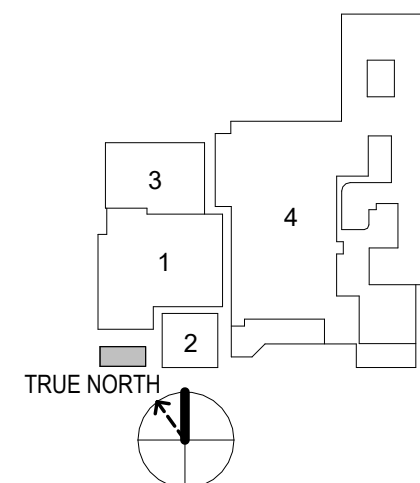
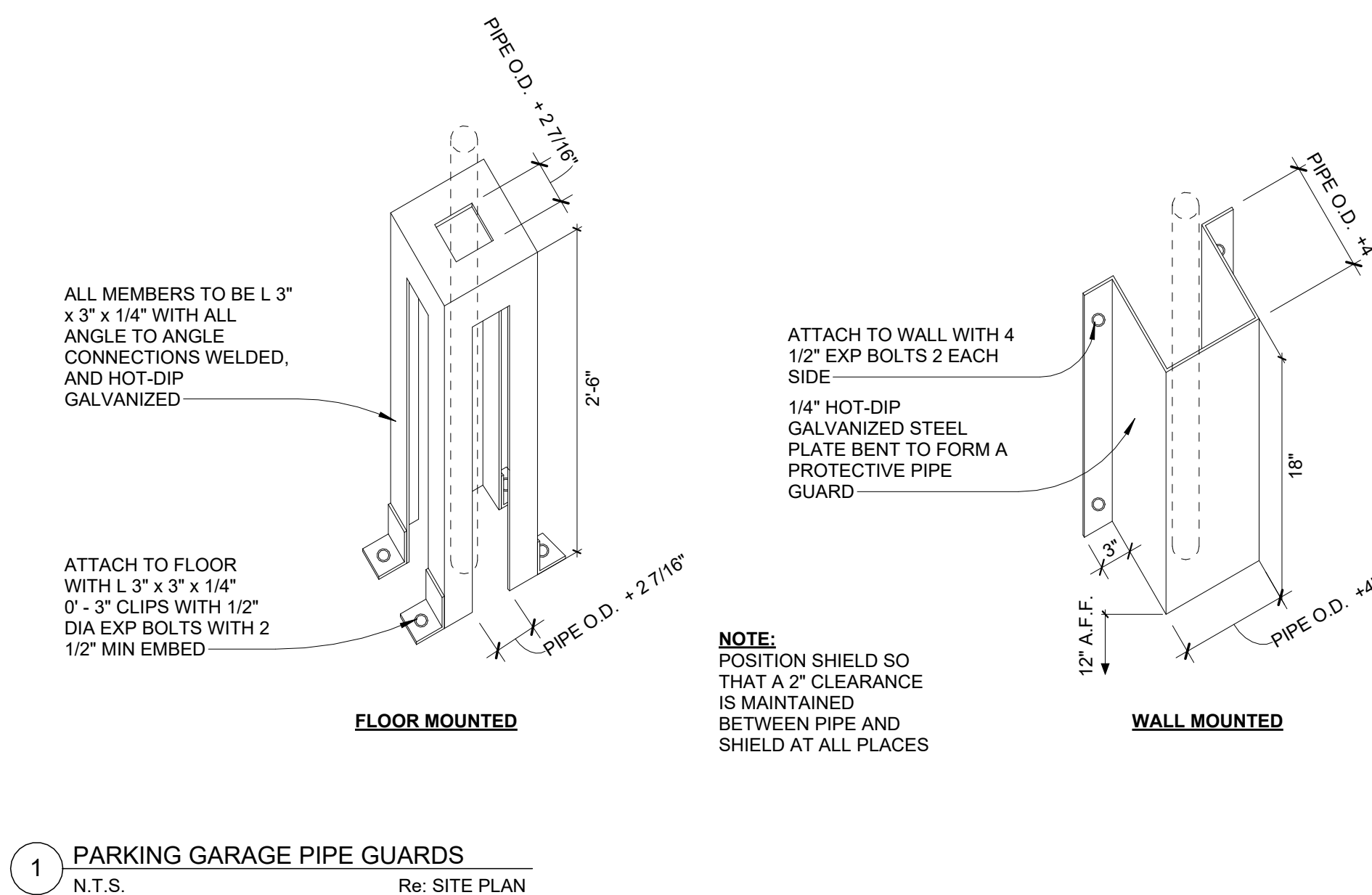
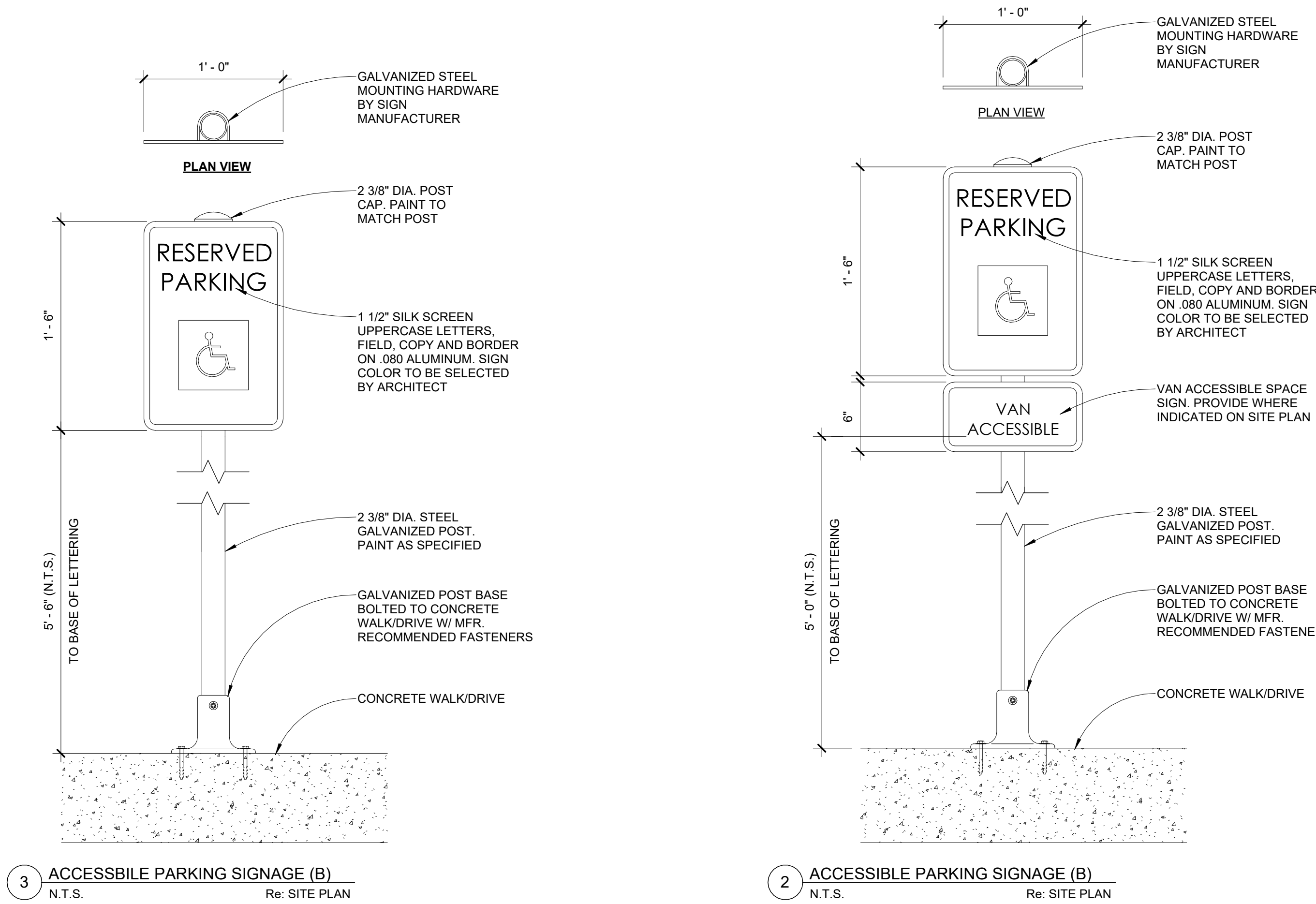
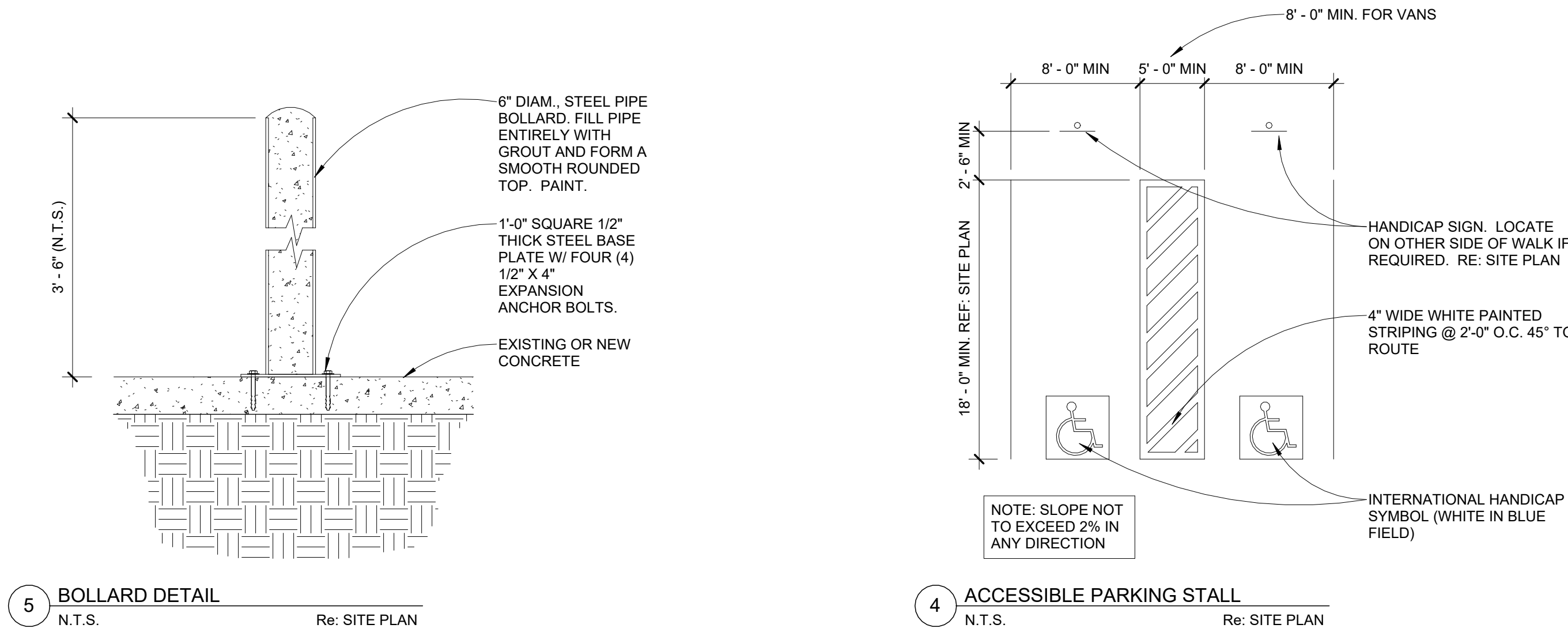
604.9.5.15 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum leaving the turn.

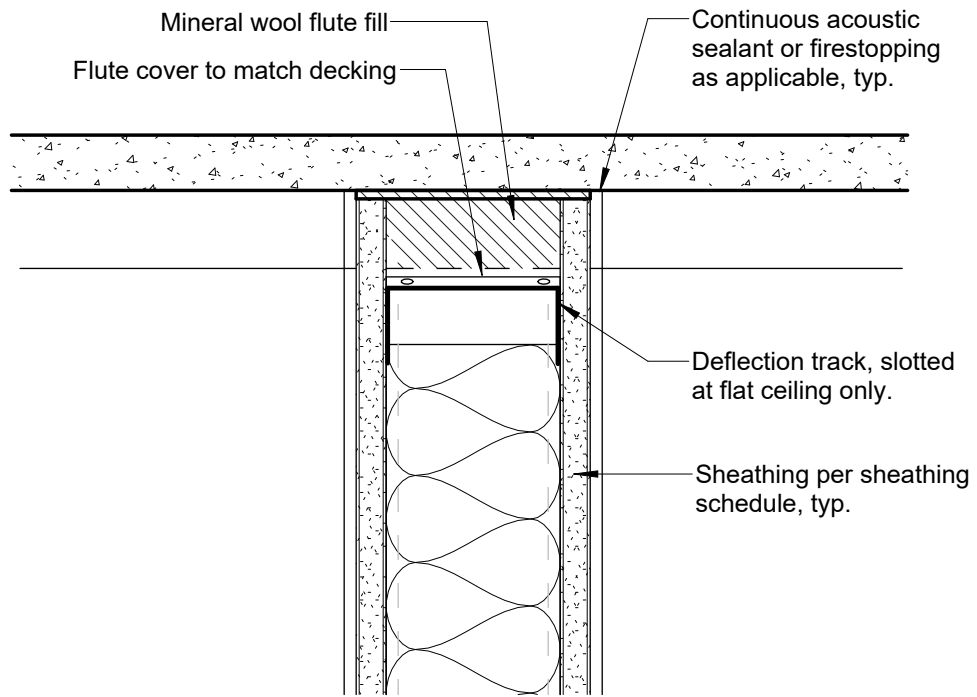
EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

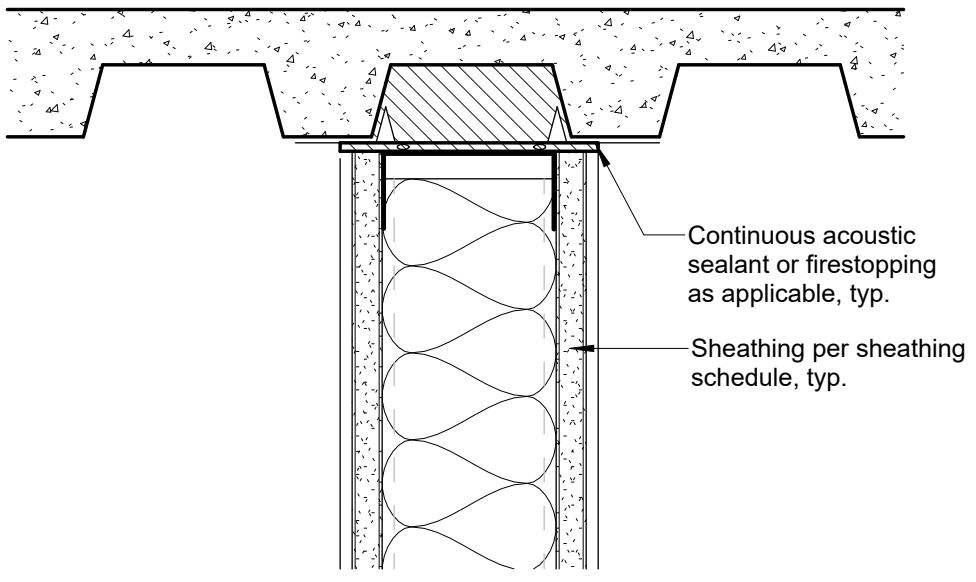
405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

EXCEPTION: Where employees work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

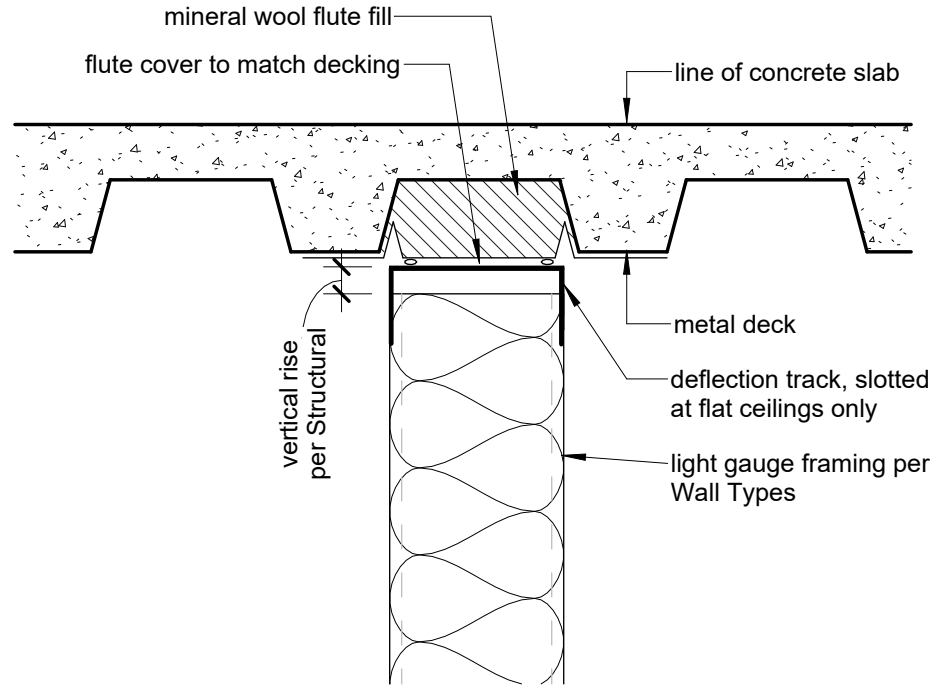




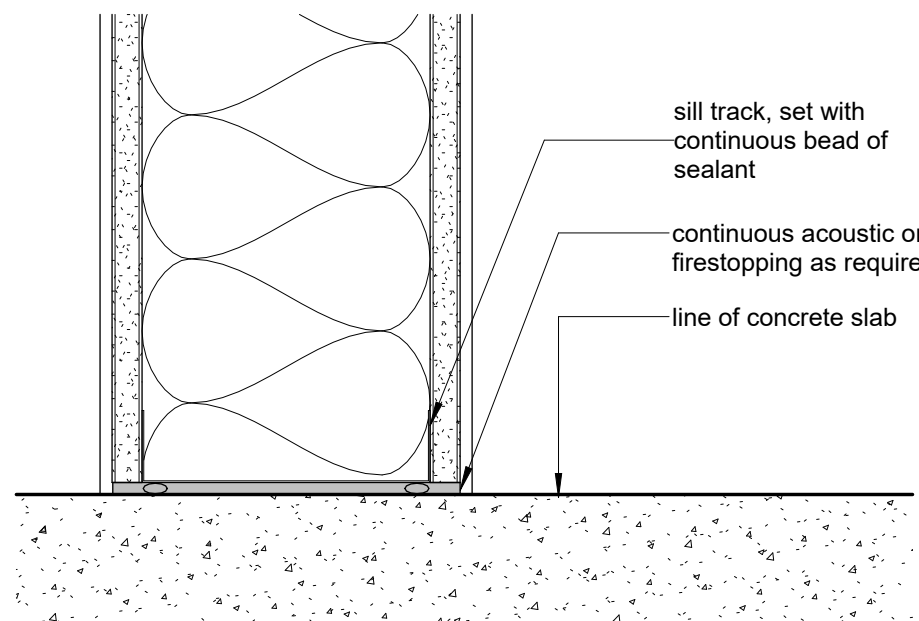
4 Head Perpendicular to Deck
3" = 1'-0"



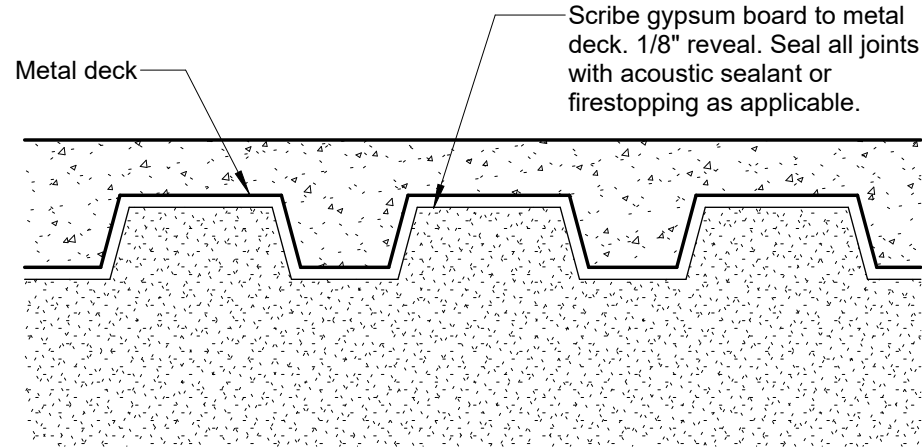
3 Head Parallel to Deck
3" = 1'-0"



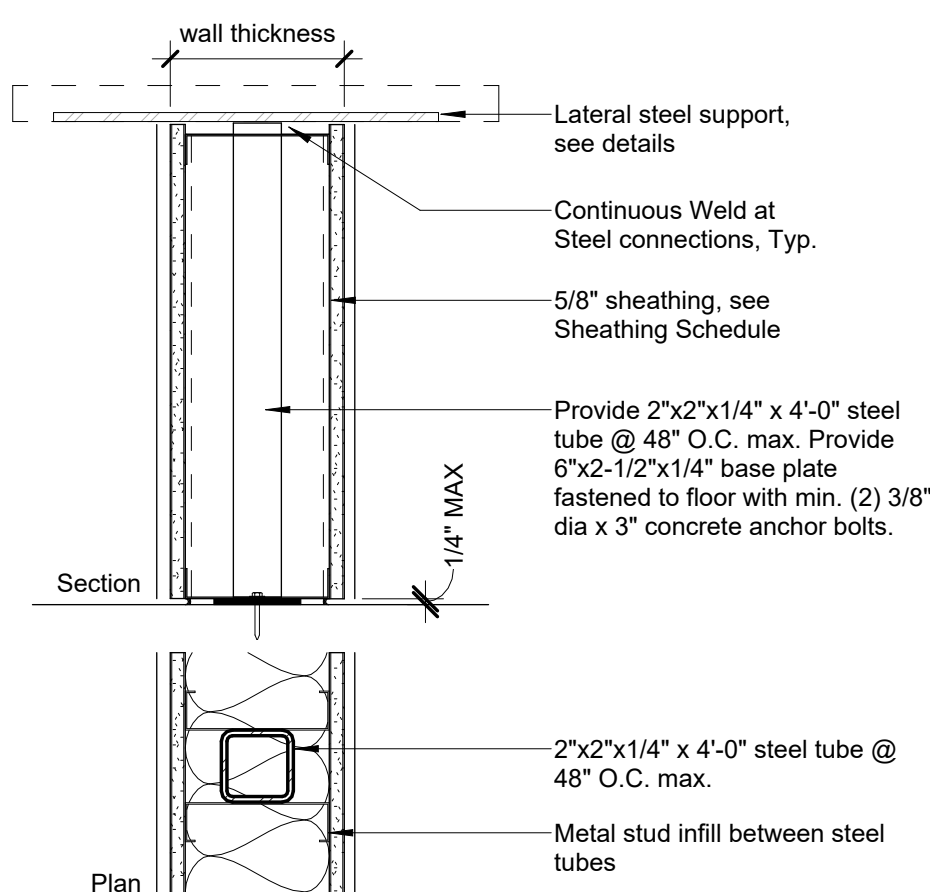
2 Typical Deflection Track Detail
3" = 1'-0"



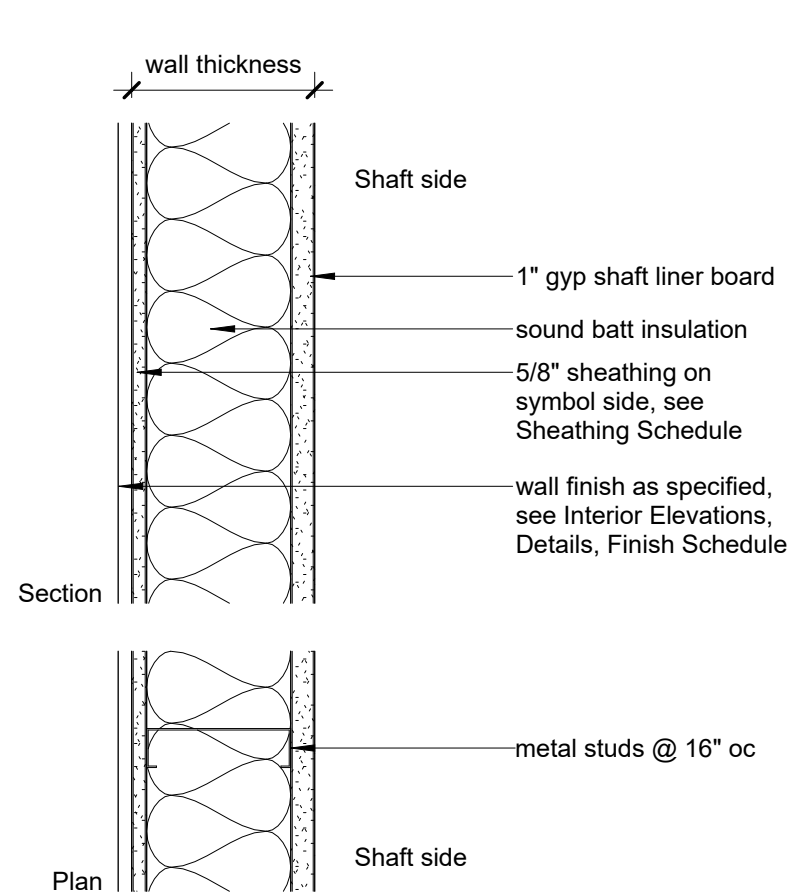
1 Typical Sill Detail
3" = 1'-0"



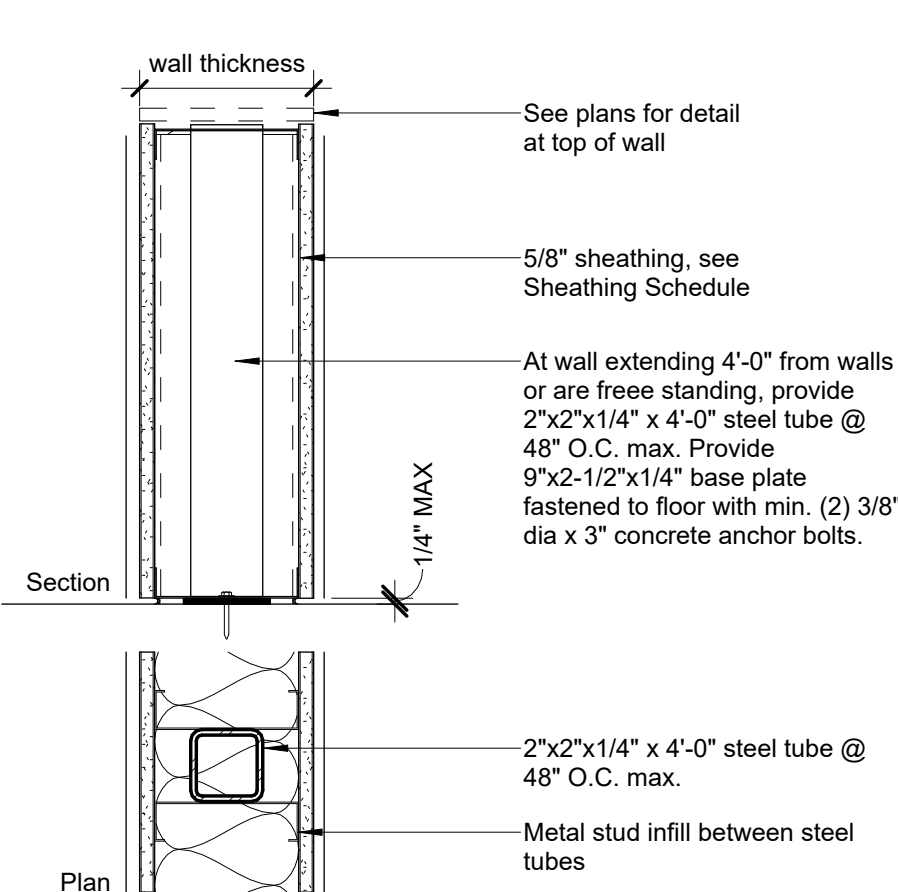
5 Typical Deflection Track Detail
3" = 1'-0"



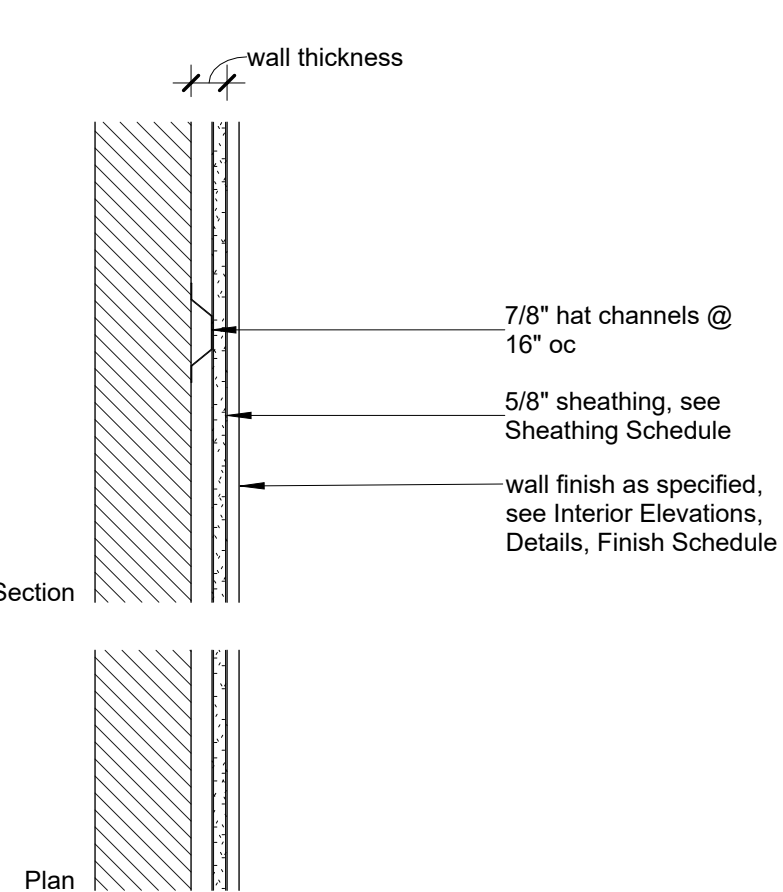
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
J6	6"	7 1/4"	N/A	N/A
J8	8"	9 1/4"	N/A	N/A



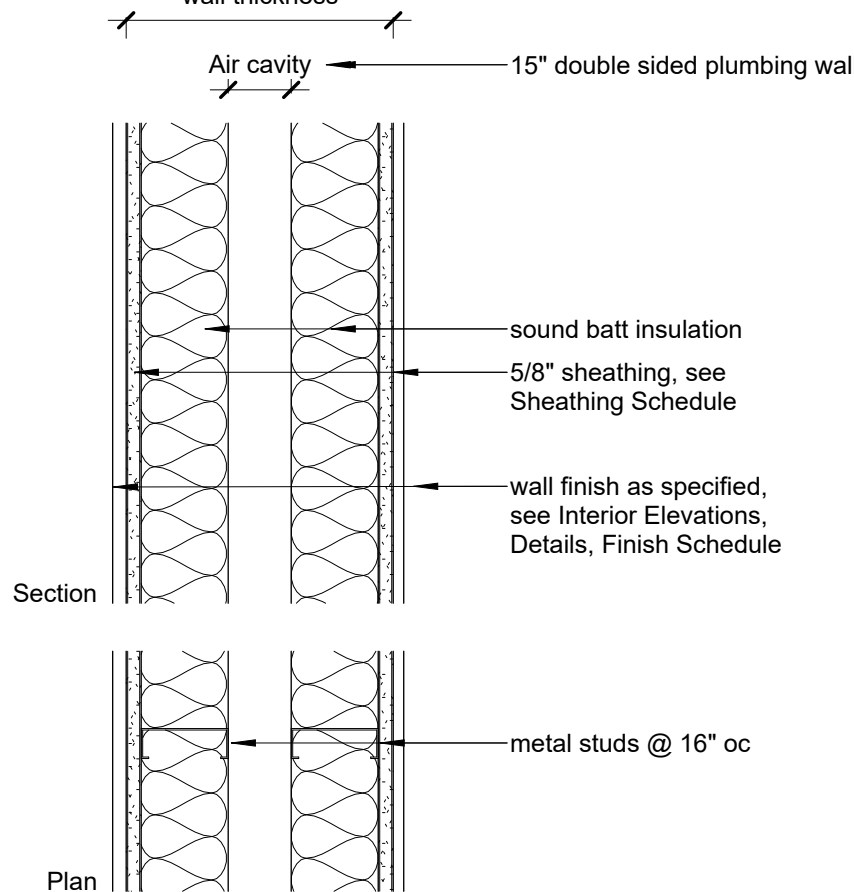
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
H2	2 1/2"	3 1/8"	N/A	N/A
H4	4"	4 3/4"	N/A	N/A



Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
G4	3 5/8"	5 1/4"	N/A	N/A
G6	6"	7 1/4"	N/A	N/A
G8	8"	9 1/4"	N/A	N/A



Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
F1	7/8"	1 1/2"	N/A	N/A



Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
E4	3 5/8"	23 1/2"	N/A	N/A
E6	6"	28 1/4"	N/A	N/A
E8	8"	32 1/4"	N/A	N/A

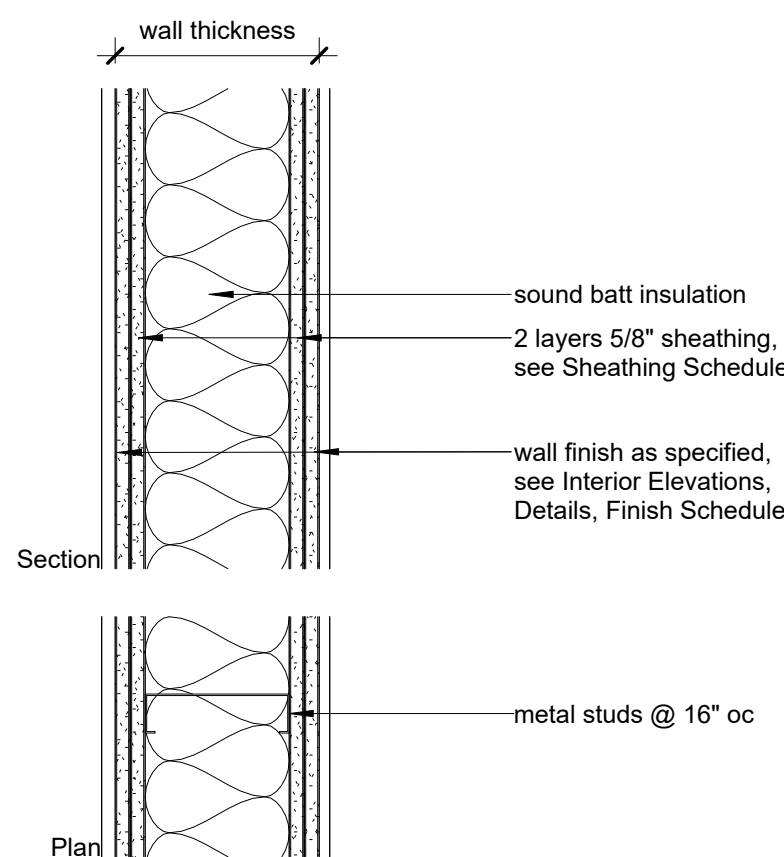
J Partition Type J - Bar Wall
1 1/2" = 1'-0"

H Partition Type H - Shaft Wall
1 1/2" = 1'-0"

G Partition Type G - Pony Wall
1 1/2" = 1'-0"

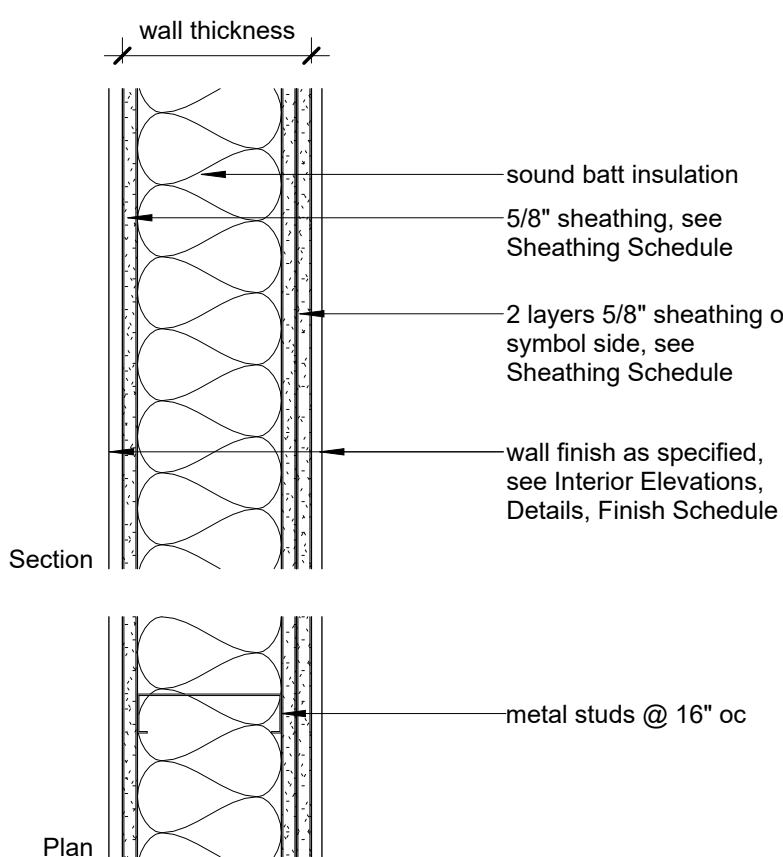
F Partition Type F
1 1/2" = 1'-0"

E Partition Type E
1 1/2" = 1'-0"



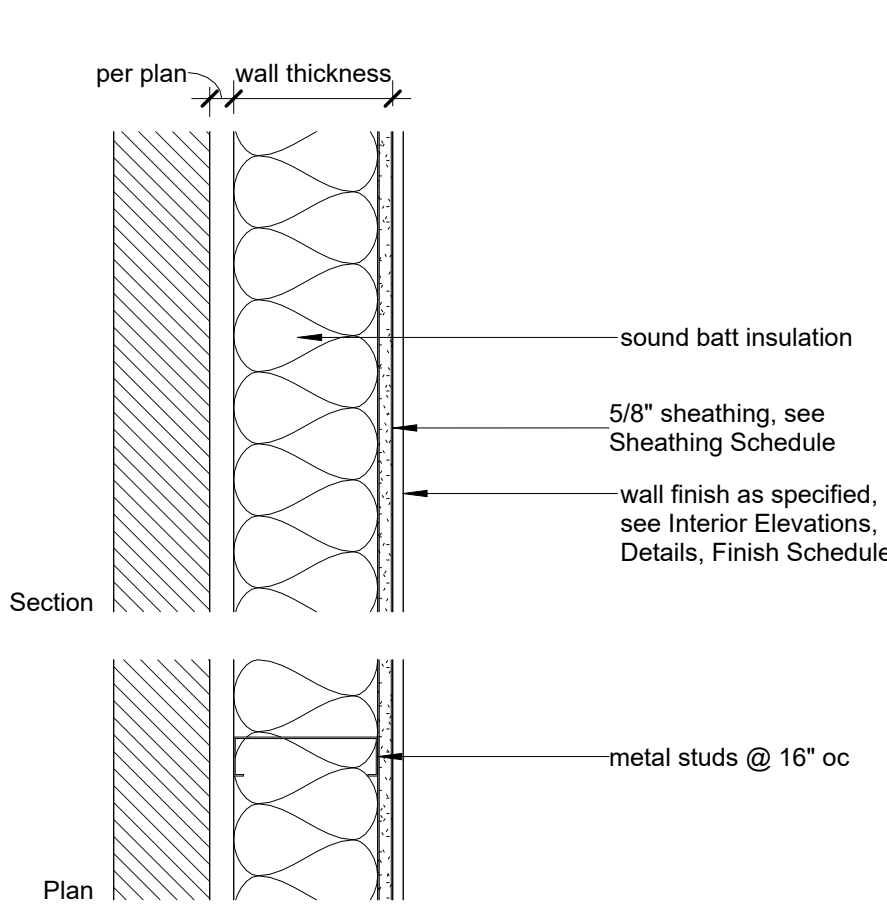
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
D1	1 5/8"	4 1/8"	N/A	N/A
D2	2 1/2"	5"	N/A	N/A
D4	3 5/8"	6 1/8"	N/A	N/A
D6	6"	8 1/2"	N/A	N/A
D8	8"	10 1/2"	N/A	N/A

D Partition Type D
1 1/2" = 1'-0"



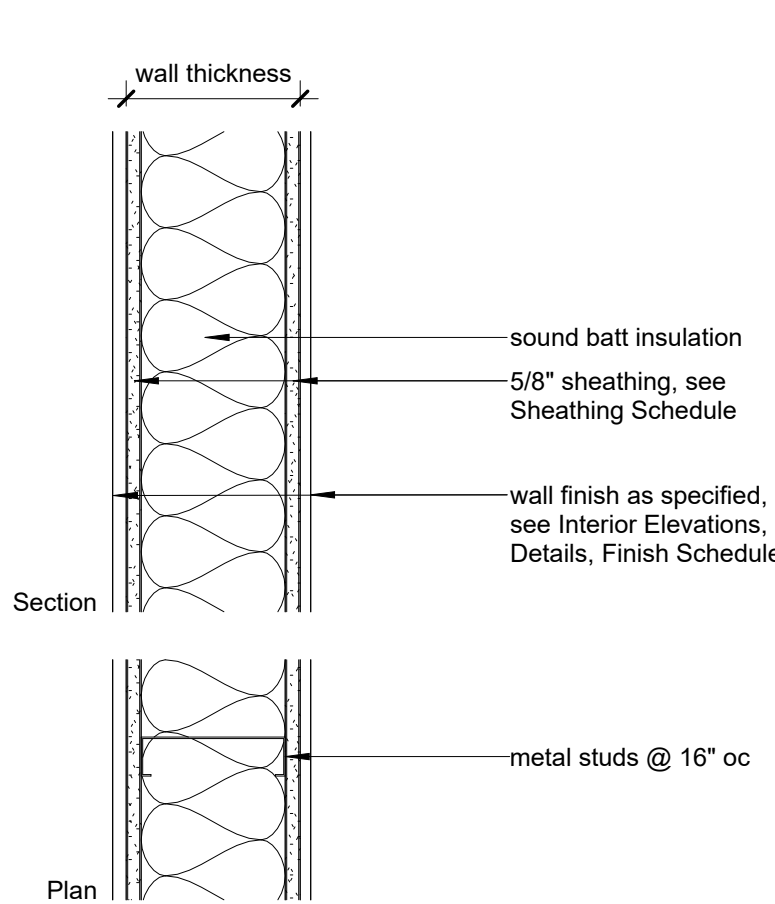
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
C1	1 5/8"	3 1/2"	N/A	N/A
C2	2 1/2"	4 3/8"	N/A	N/A
C4	3 5/8"	5 1/2"	N/A	N/A
C6	6"	7 7/8"	N/A	N/A
C8	8"	9 7/8"	N/A	N/A

C Partition Type C
1 1/2" = 1'-0"



Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
B1	1 5/8"	2 1/4"	N/A	N/A
B2	2 1/2"	3 1/8"	N/A	N/A
B4	3 5/8"	4 1/4"	N/A	N/A
B6	6"	6 5/8"	N/A	N/A

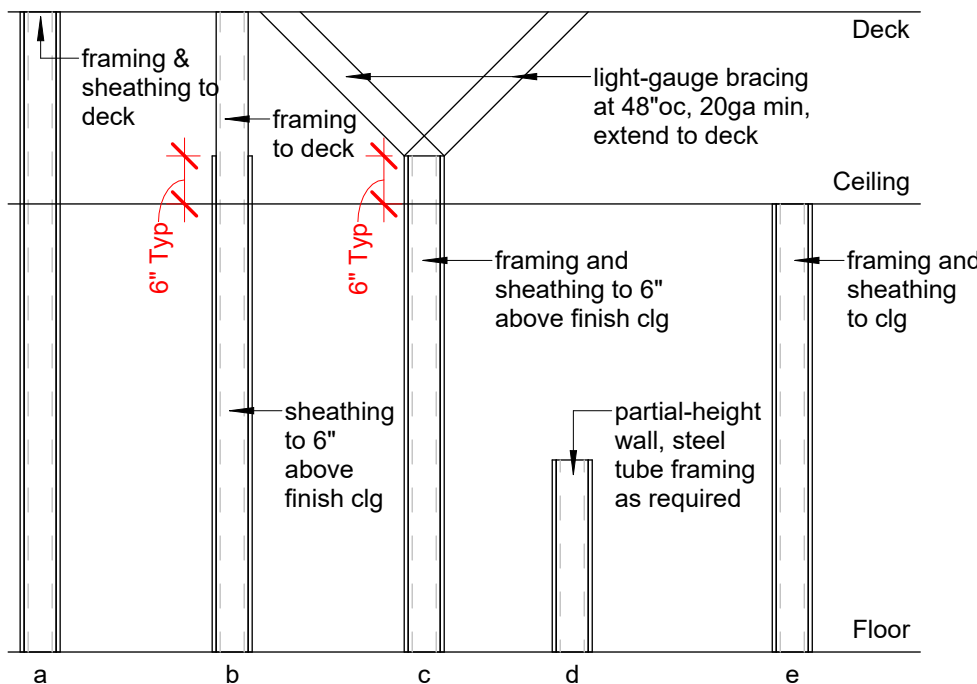
B Partition Type B
1 1/2" = 1'-0"



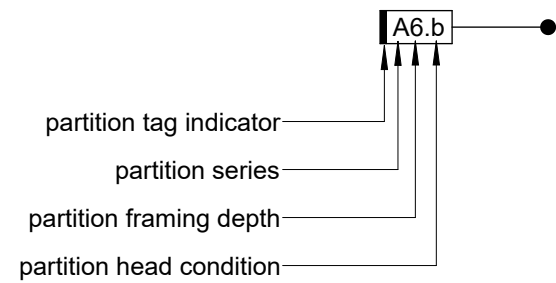
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
A1	1 5/8"	2 7/8"	N/A	N/A
A2	2 1/2"	3 3/4"	N/A	N/A
A4	3 5/8"	5 1/4"	N/A	N/A
A6	6"	7 1/4"	N/A	N/A
A8	8"	9 1/4"	N/A	N/A

A Partition Type A
1 1/2" = 1'-0"

Partition Head Diagram



Wall Tag Legend



Metal Stud Framing Notes

- Maintain deflection limits per wall finish as required by IBC and local building code amendments.
- Interior partition framing to be 20 ga minimum with a minimum design deflection of L/360 at 16" stud, unless noted otherwise. Provide bracing as required.
- Provide slip top track as required at top of partition walls, refer to Structural.
- Fire-rated assemblies shall meet all national and local codes for blocking, edge conditions, and wall penetration caulking/sealants to maintain rating throughout entire wall condition.

Blocking Notes

- Provide blocking where required. This includes but is not limited to: shelving, lighting, equipment, millwork, countertops, restroom accessories.
- Provide fire-treated wood blocking as required per code.
- Blocking installed in stud cavities shall be located against the backside of the partition sheathing.

Sheathing Schedule

Non-Wet Wall Locations

5/8" Gypsum Board

Tile Walls

5/8" Hardi-Board / Durock

Wet Walls / Restroom Walls

5/8" Hardi-Board / Durock behind tile finishes
5/8" Moisture-Resistant Gypsum Board at walls and ceiling
Sound Batt Insulation at all Restroom Walls

FRP Walls

5/8" Fiberglass installed up to 48" AFF. 5/8" plywood above (fire rated where required). Install blocking as required for wall shelving (fire rated where required). Refer to blocking schedule on kitchen equipment drawings where provided.

Wood Finished Walls

5/8" min Plywood Sheathing, fire-treated as required

Plaster Finished Walls

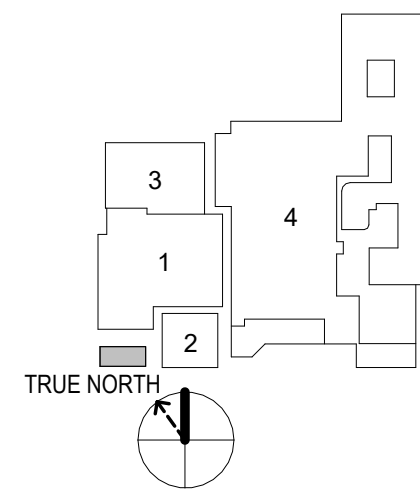
5/8" DensGlass Gold under plaster skim coat as scheduled

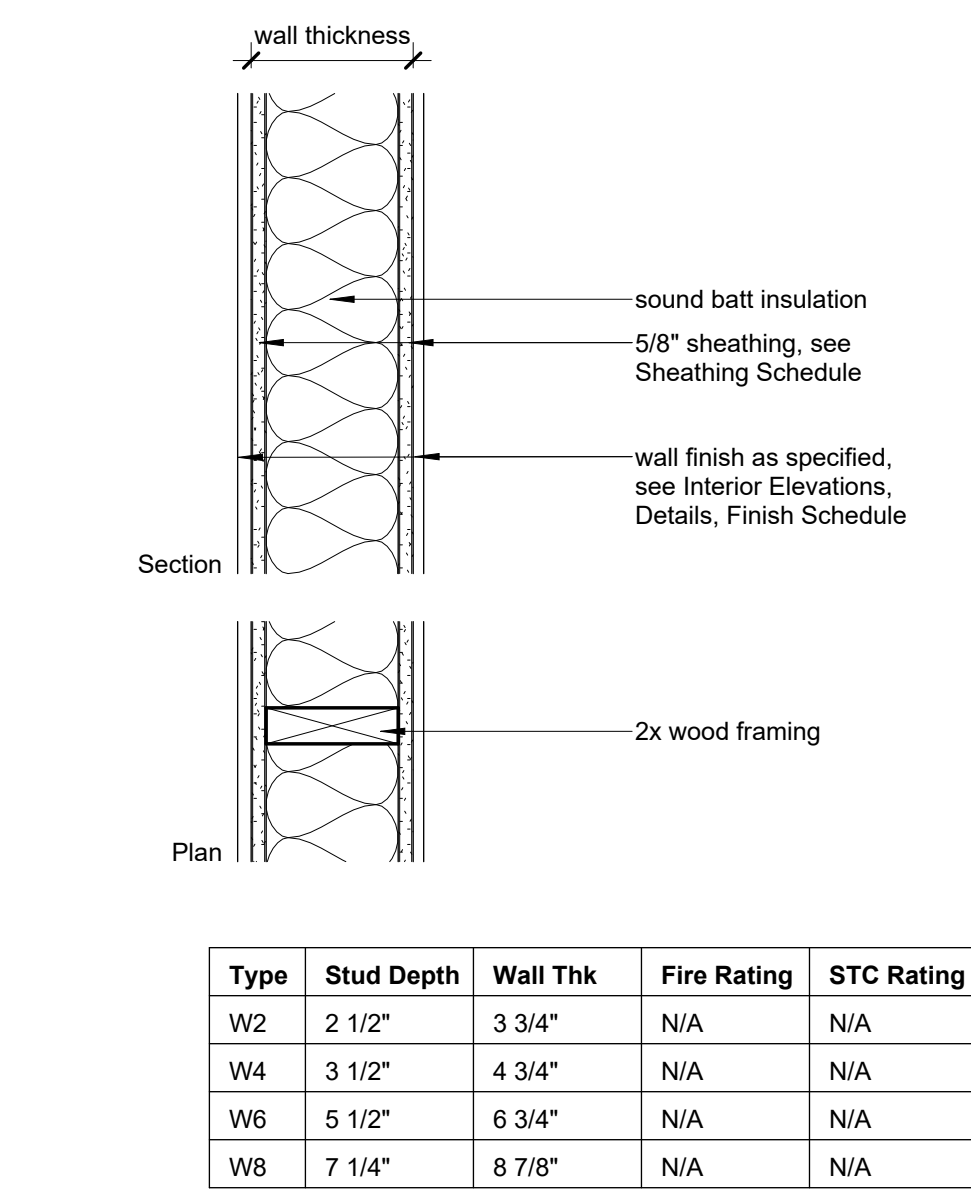
Stone Veneer Walls

5/8" DensGlass Gold

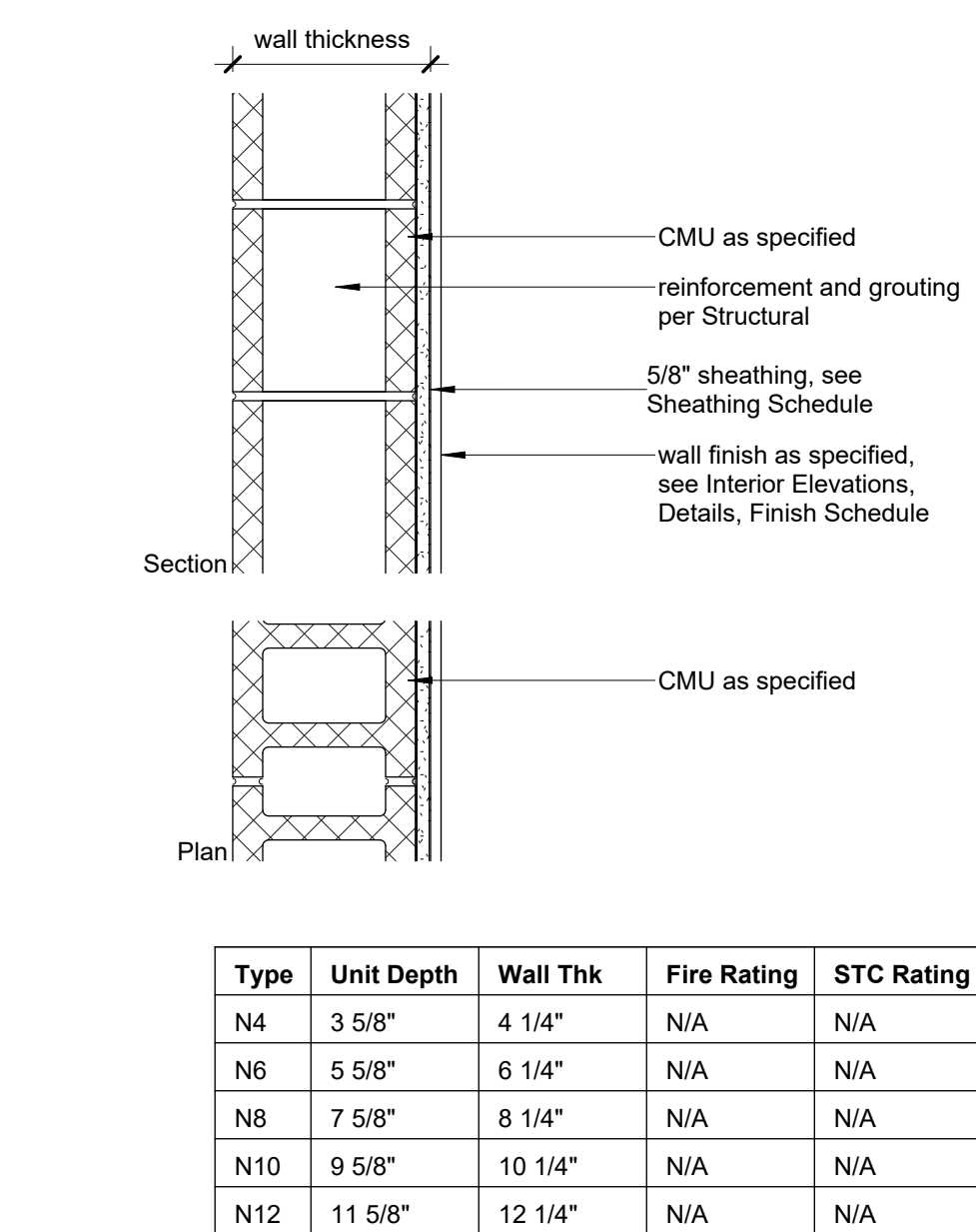
Stucco Finished Walls

5/8" DensGlass Gold at Exterior Stucco
5/8" DensGlass Gold at Interior Stucco

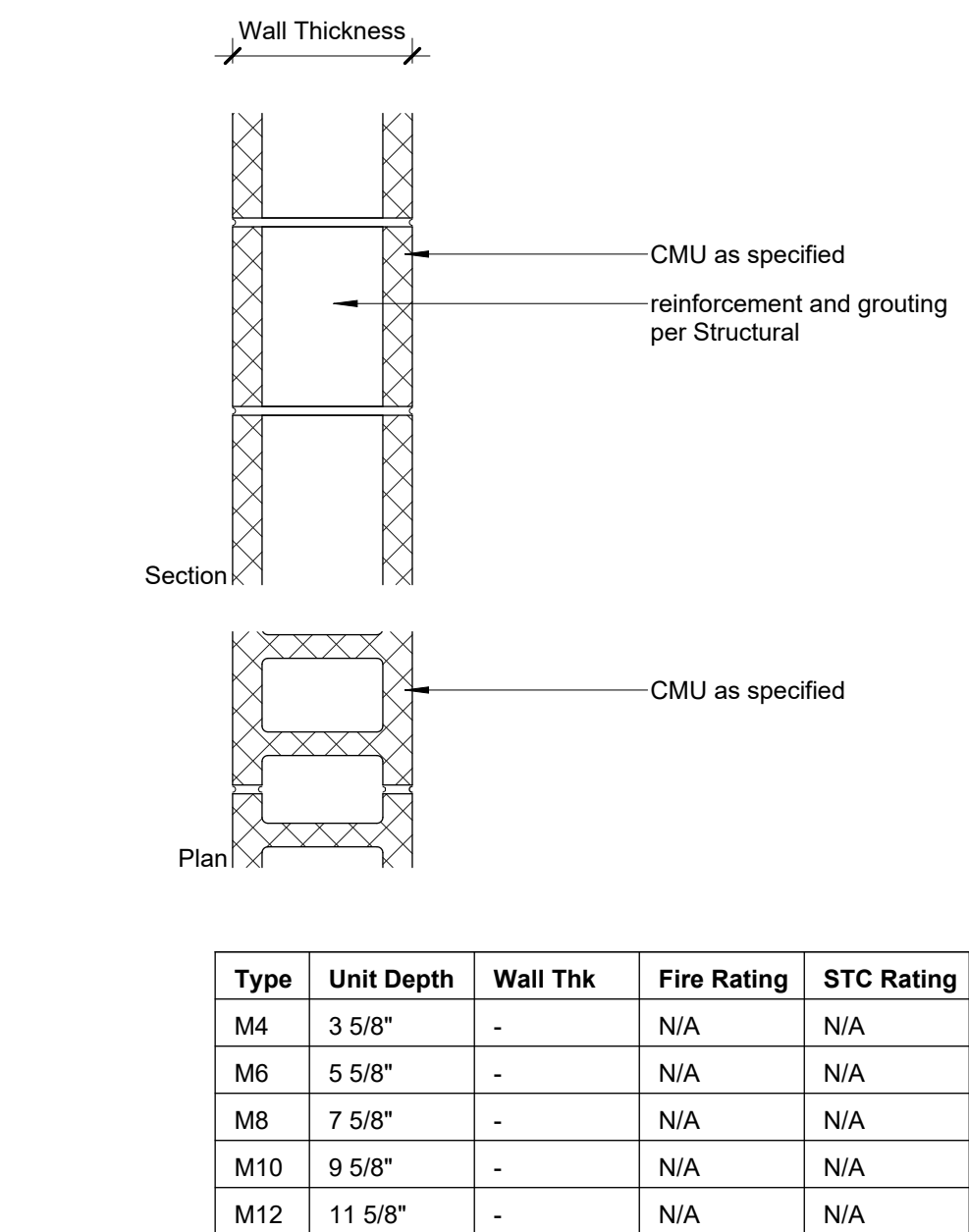




W Partition Type A
1 1/2" = 1'-0"



N Partition Type N
1 1/2" = 1'-0"



M Partition Type M
1 1/2" = 1'-0"

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regulatory approval, permitting,
or construction

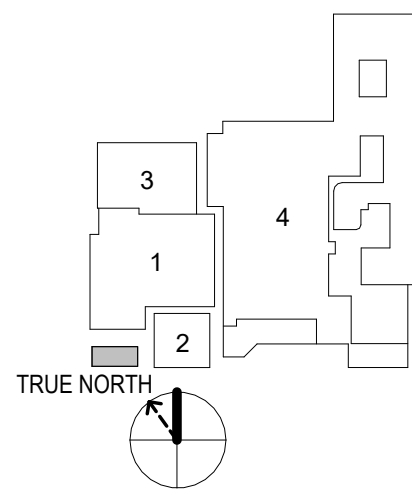
project

Broadway Hotel
2102 Broadway
San Antonio, TX 78215

drawn by
Author
Checker

● current issue
08/09/24 100% DD

△ revisions



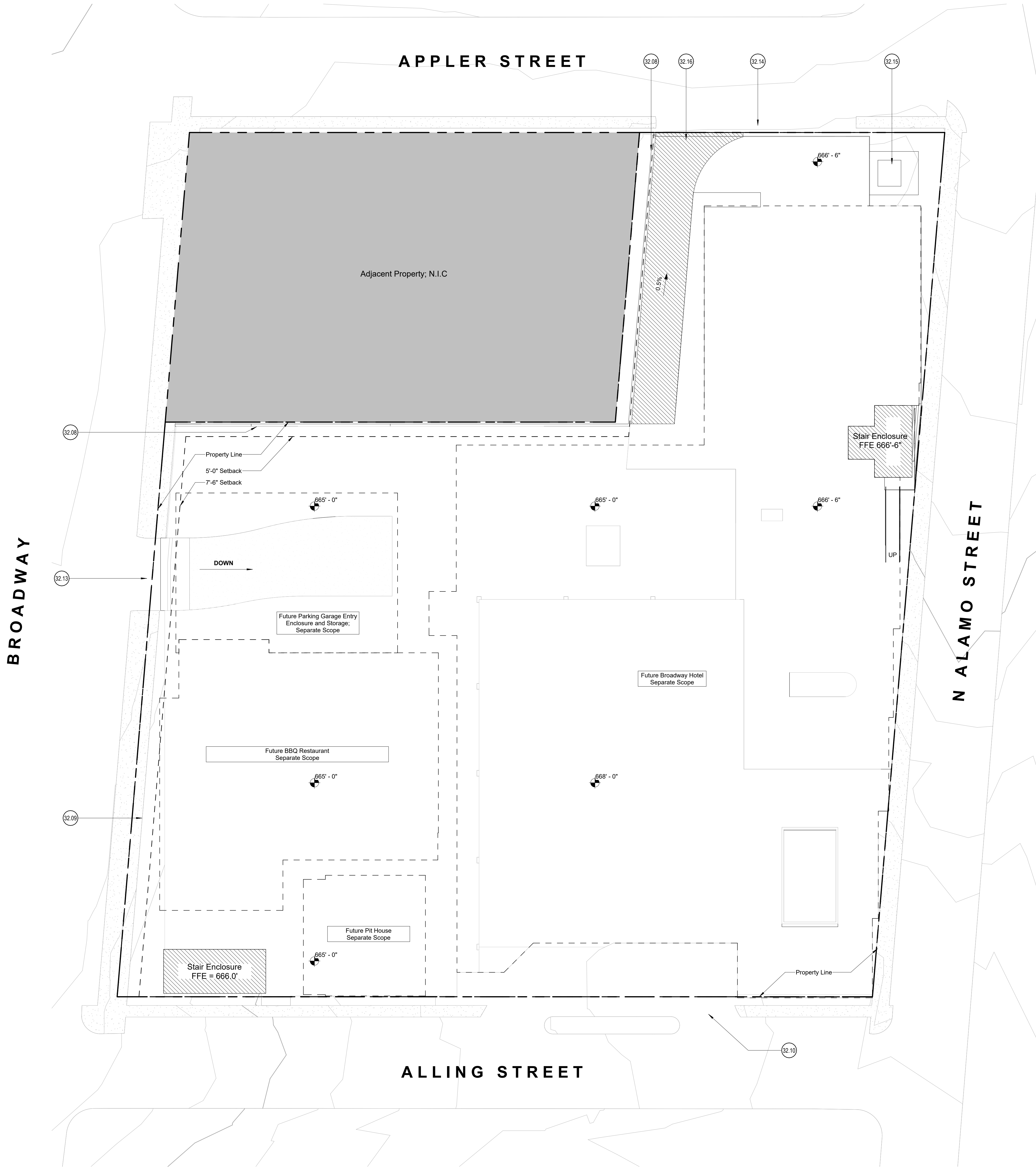
sheet title

Wall Types

sheet

G0.21

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conjunction with this project.



1 Site Plan
1/16" = 1'-0"

Site Plan General Notes:

- Keynotes located on this sheet are for this sheet only.
- The dimensions on this sheet are based off of the face of foundation, the property line and/or centerline of column/beam, unless otherwise noted.
- If a specific dimension is not provided, contact Chico Design for clarification.
- Verify all spot elevations prior to construction. Notify Designer of any discrepancies.
- Refer to approved Site Development Permit #XXXXXX or Refer to approved Site Plan Exemptions #XXXXXX.

Walls

- Existing
New

Indicates Sheet Keynote on Plan

- 32.08 Retaining wall; Refer to Civil.
32.09 Planters and planting; Ref. Landscape
32.10 New curb cuts and hotel drop off; Ref. to Hotel Set; Ref. Civil.
32.13 Garage Entrance off Broadway; Refer to Civil for curb cut details.
32.14 Loading area/trash curb cut; Refer to Civil.
32.15 Transformer and Pad; Refer to Civil; Refer to MEP.
32.16 Future loading dock; Refer to Civil.

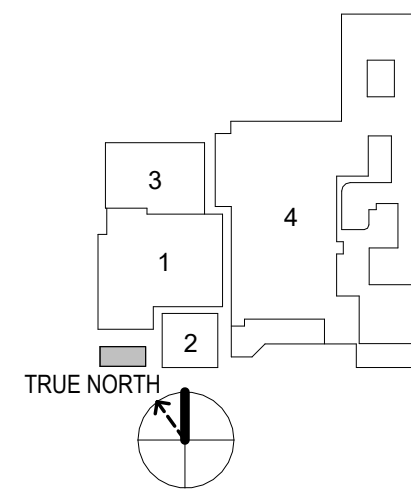
Broadway Hotel
2102 Broadway
San Antonio, TX 78215

CHIOCO design LLC
1304 rosewood avenue
512.374.0288
austin, tx 78702
contact@chicodesign.com

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sheet title

Site Plan

sheet

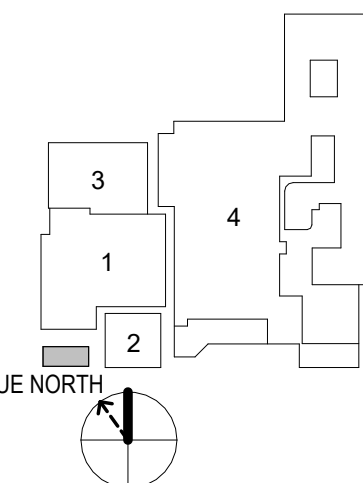
A1.00

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2102 Broadway
San Antonio, TX 78215

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current issue	
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revisions	



Sheet title

Floor Plan -
Level 00

eet

A1.02

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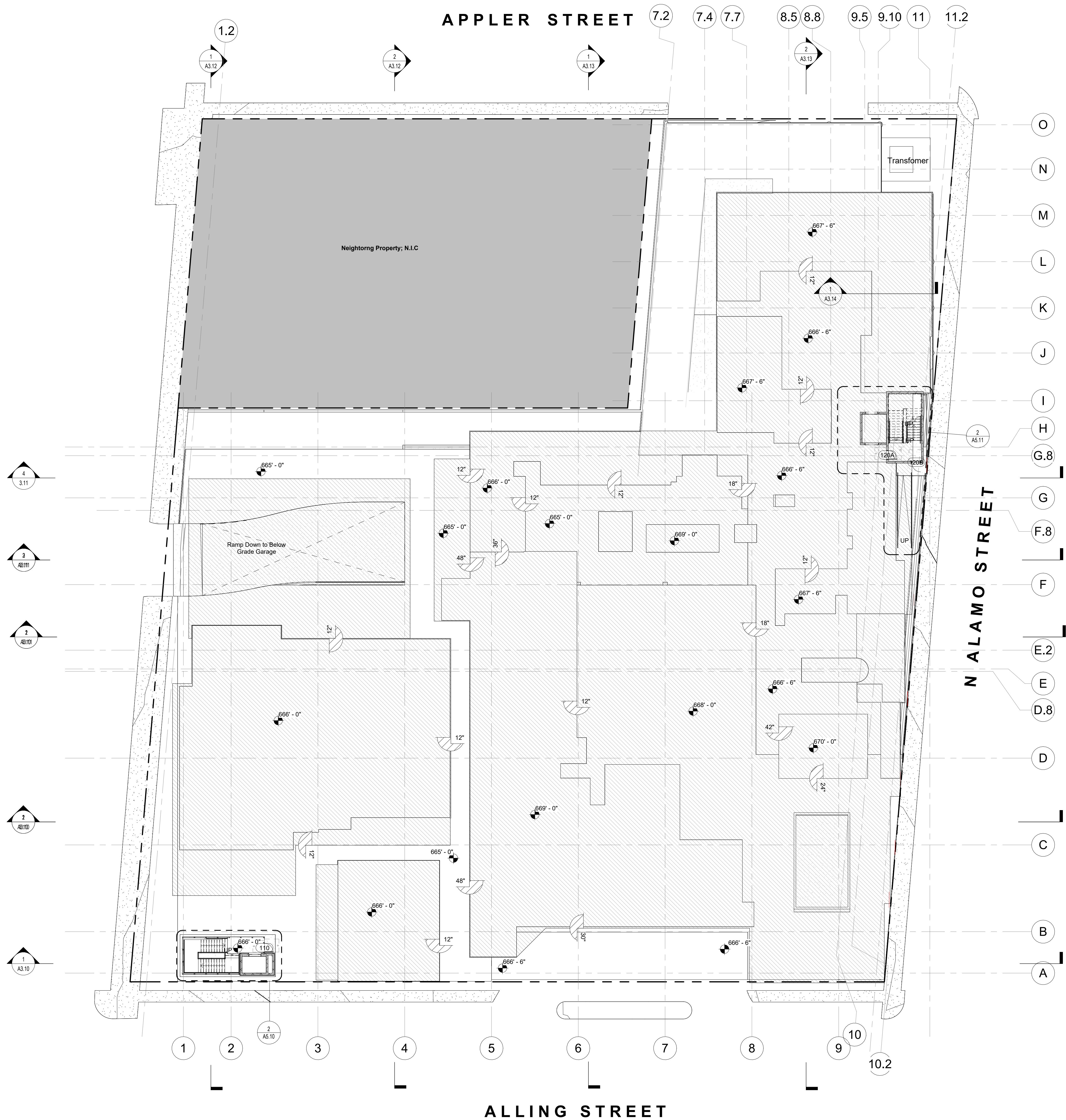
Floor Plan General Notes

1. Keynotes located on this sheet are for this sheet only
2. The dimensions on this sheet are to face of stud and/or masonry, or centerline of column/beam, unless otherwise noted.
3. If a specific dimension is not provided, contact Chico Design for clarification.
4. Provide portable fire extinguishers per local requirements. Coordinate final location with Chico Design.
5. Install all products per manufacturer's recommendations.
6. Provide finished wood blocking as required.
7. Field-verify all benchmark elevations. TBD
8. Field-verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chico Design immediately.

○ <<< Indicates Sheet Keynote on Plan



1 Floor Plan - Level 00
1/16" = 1'-0"



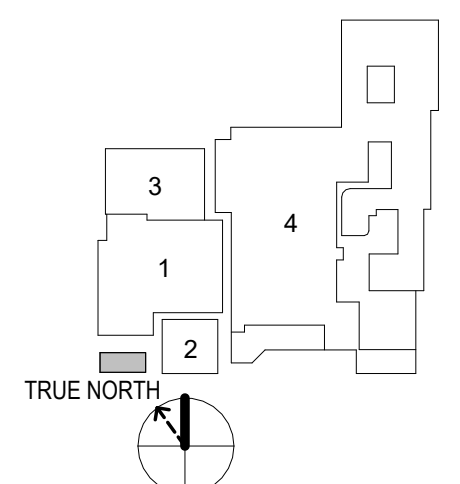
1 Floor Plan - Level 01 - Slabs and Finish Floors
1/16" = 1'-0"

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project

Broadway Hotel
2102 Broadway
San Antonio, TX 78215

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Author
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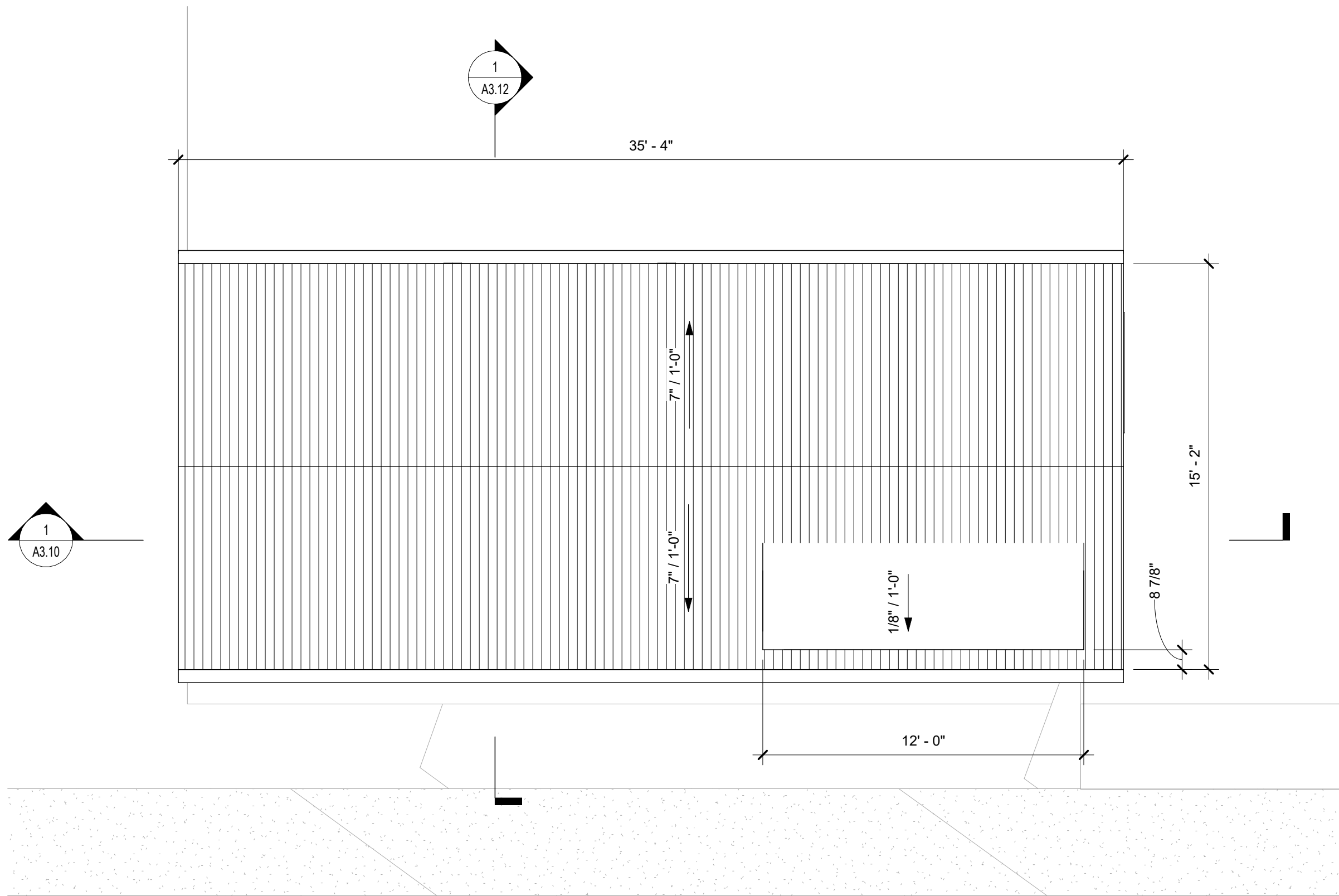
sheet title

Floor Plan -
Level 01

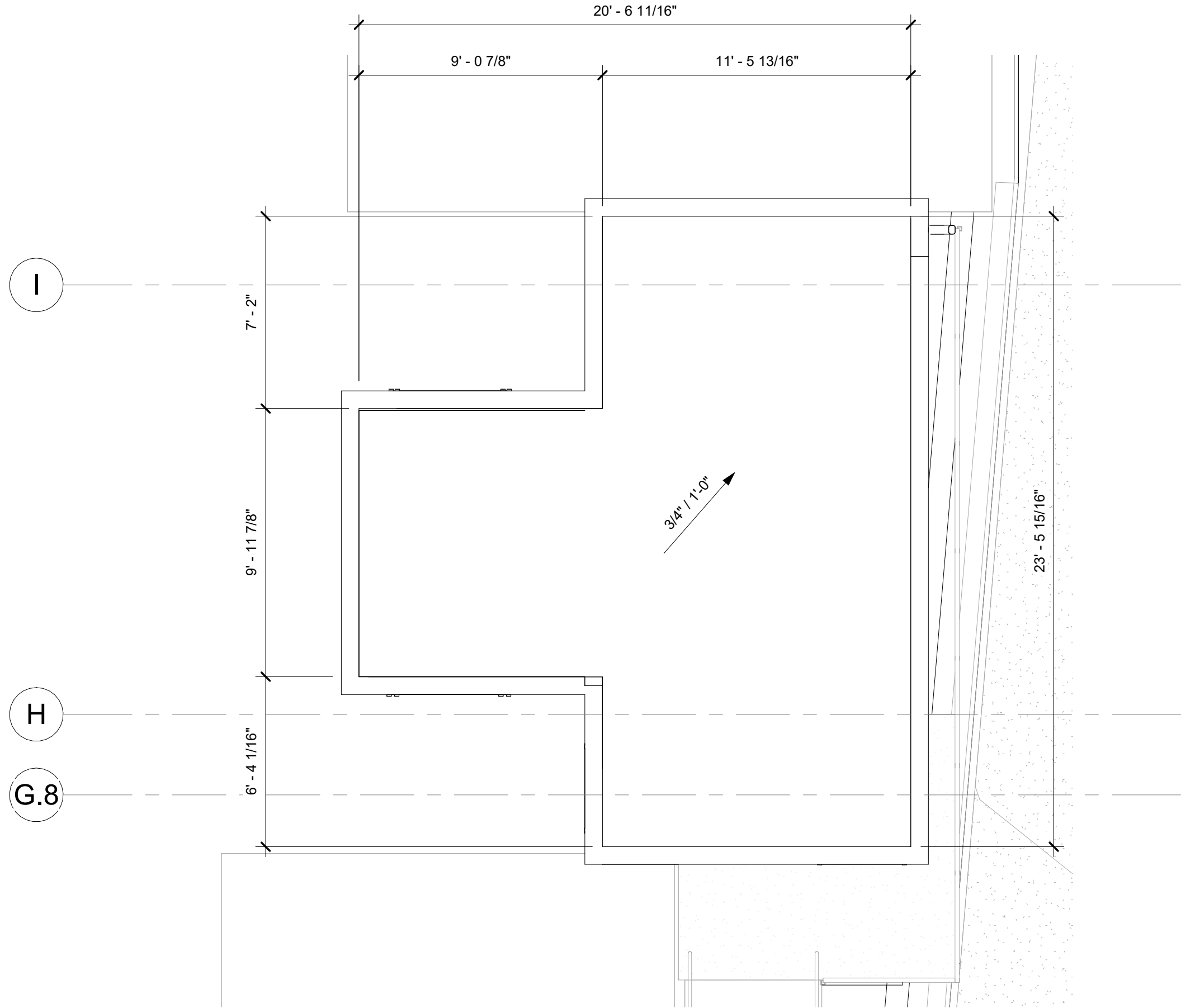
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A1.03

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1 Roof Plan - BBQ to Garage Stair Enclosure
1/4" = 1'-0"



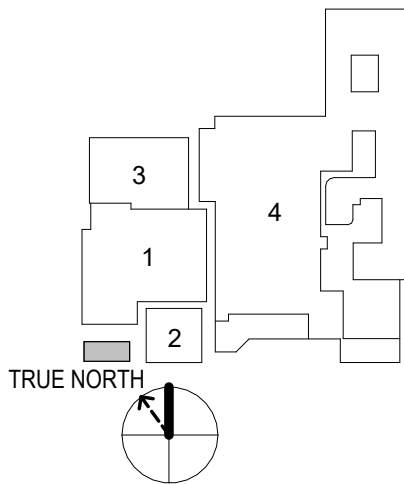
2 Roof Plan - Stair Tower
1/4" = 1'-0"

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sheet title

Roof Plans

sheet

A1.10

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Lighting Fixture Schedule							
Type Mark	Type	Manufacturer	Model	Family	Wattage	Lamp	Comments
S1	4" x 11"H			Cd_Surface Mount - Can - Cylindrical	9 W		
L4	4"			Cd_Surface Mount - Linear Pendant	9 W		
SC1	6"			Cd_Surface Mount - Sconce	100 W		
B1	13"			Cd_Surface Mount - Industrial Pendant	75 W		
A1	SRT2	Beacon Products	SRT2	SRT2-Yoke_Mount	55 W	LED Lamp	

- Reflected Ceiling Plan General Notes:**
- Keynotes located on this sheet are for this sheet only.
 - The dimensions on this sheet are to the face of finish material unless noted otherwise.
 - If a specific dimension is not provided, contact Chico Design for clarification.
 - Install all products per manufacturer's recommendations.
 - All electrical wall outlets to be mounted at 15" aff minimum unless noted otherwise. Plates to match switchplates, typ.
 - All switchplates to be mounted at 42" aff unless noted otherwise. Finish to be brushed stainless steel with white outlet, unless noted otherwise.
 - All recessed lighting fixture trim rings to be painted to match adjacent paint finish, typ.
 - Switches to be ganged. Verify locations in-field with designer. All switches to be dimmable, refer to Lighting Schedule.
 - All light fixtures, outlets, and equipment to be laid out for approval by Owner and Chico Design prior to final installation.
 - All smoke detectors, remote thermostats, and fire alarms are to be laid out for Designer and Owner approval prior to final installation.
 - All sprinkler heads to be concealed U.N.O.
 - Any access panels, where required, must be coordinated and approved by Architect prior to installation. All panels to be Bauco Plus II Access Panels, to receive a flush and properly coursed application of the surrounding finish. Where applicable, panels should align their edges with seams or grout joints of the adjacent finish.
 - Provide full coordination with Owner's Consultants, including but not limited to: Data/Telecom Installer, AV/POS System Installer, Security System Installer, Signage Installer. Provide electrical connections as required for Owner's Consultants.
 - Coordinate sprinkler head distribution as required by applicable codes. If necessary, coordinate location of heads in-field with Chico Design. Submit layout to Chico Design for approval. Color and mounting type to be confirmed by Chico Design.
 - If a switchbank or dimmer panel is provided, label all switches clearly. Ensure utility connections for all noted equipment and plumbing fixtures.
 - All exit signs and emergency lights to be centered above the door or opening that they serve.
 - Provide GFCI outlets as required by local code.
 - Provide minimum levels of exit signage and emergency lighting as required by local code.
 - Confirm heights of all pendant lighting with Chico Design prior to final installation.
 - Ensure adherence to bi-level switching strategies as required by local codes.
 - Fire sprinkler to be designed by a licensed engineer and meet leasing agreement requirements.
 - If lighting control system is provided, coordinate a light tuning session with Chico Design, Client, and electrical subcontractor, prior to handover of the project.
 - Coordinate framing with recessed light locations, diffusers, grilles & other equipment as required. Do not relocate to accommodate framing without prior verification from Chico Design.
 - Type K portable fire extinguisher is required to be located within 30'-0" of the commercial cooking appliances.
 - Provide portable fire extinguishers with a minimum rating of 2-A:10-B:C within a 75'-0" travel distance of any point in this facility. Extinguishers to be located in-field with Fire Marshal prior to installation.

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Reflected Ceiling Plan Legend

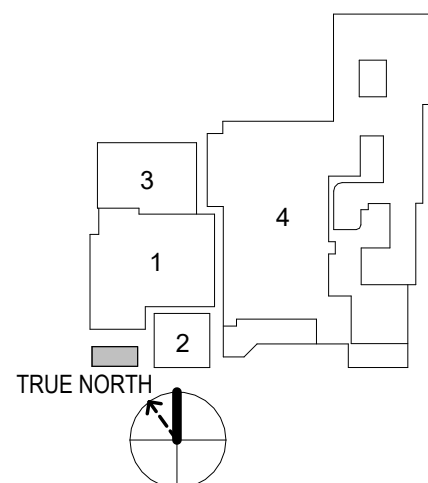
- SUPPLY AIR GRILLE
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- RETURN AIR GRILLE
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- EXHAUST AIR GRILLE
REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION
- SUPPLY STRIP DIFFUSER RE: MECHANICAL
- CEILING DETAIL / SECTION TAG
- CEILING HEIGHT DESIGNATION PER AREA.
- 5/8 GYPSUM BOARD SUSPENDED CEILING SYSTEM, TYP.
- AREA NOT IN CONTRACT. NO WORK TO BE DONE IN THIS AREA. PROTECT.

Lighting Fixture Symbols

- PENDANT HUNG DOWNLIGHT
- RECESSED WALLWASH
- SURFACE MOUNTED FIXTURE
- WALL SCONCE
- SUSPENDED INDUSTRIAL STRIP LIGHT

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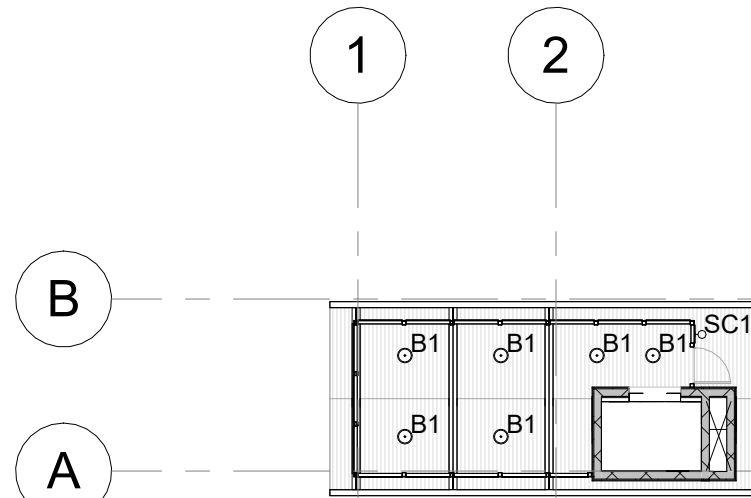
sheet title

Reflected Ceiling Plan

sheet

A2.00

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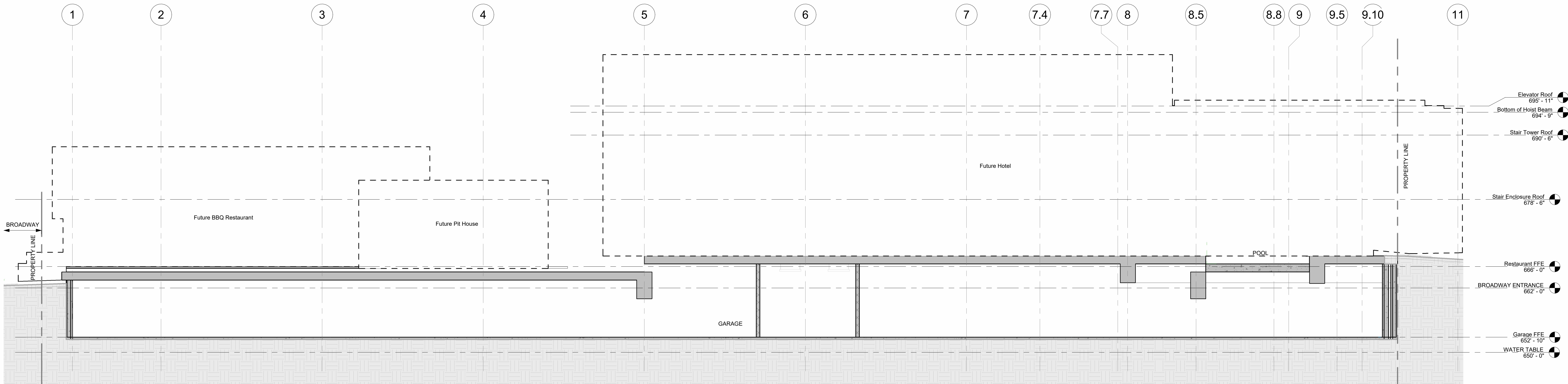
2 Reflected Ceiling Plan - Stair 01 Enclosure
1/16" = 1'-0"

1 Reflected Ceiling Plan - Level 00
1/16" = 1'-0"

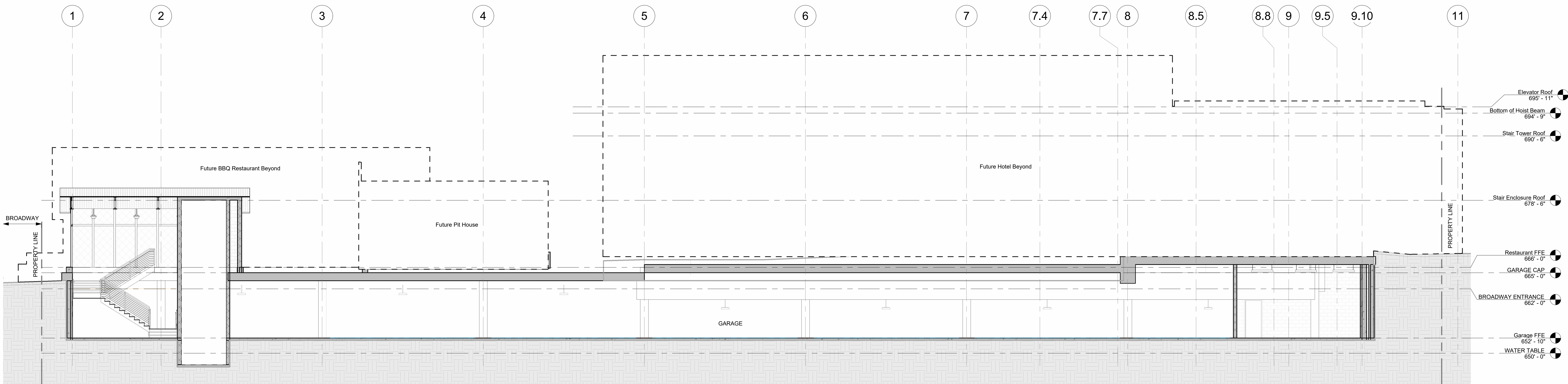
Indicates Sheet Keynote on Plan

Elevations & Sections General Notes:

- Keynotes located on this sheet are for this sheet only.
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- Building Elevations are provided for reference only. For additional information, refer to Floor Plans, Building Sections, Wall Sections, and Door & Window Elevations.
- All glass to be tempered as required by local code.



2 Building Section - Due Tori / Pool
1/8" = 1'-0"

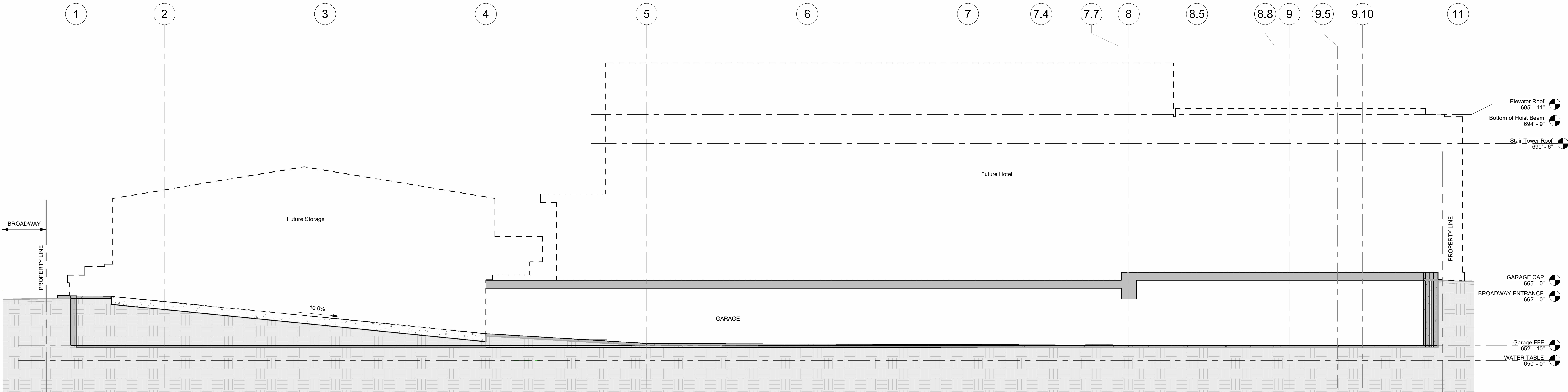


1 Building Section - BBQ Pit / Drop Off / Pool Deck
1/8" = 1'-0"

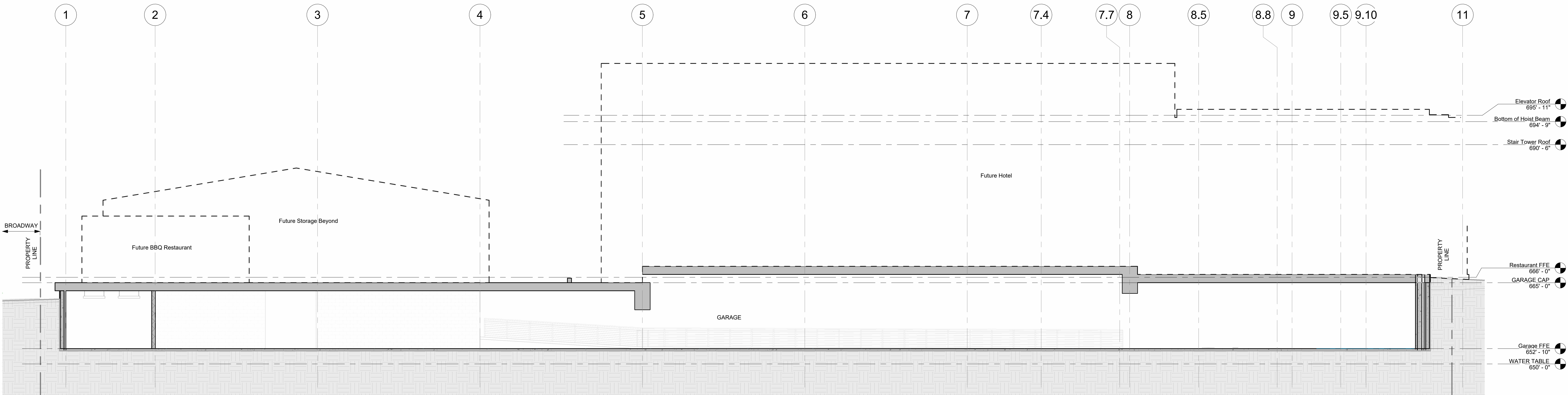
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Elevations & Sections General Notes:

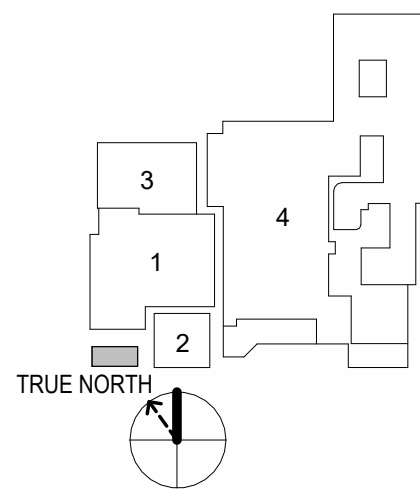
1. Keynotes located on this sheet are for this sheet only.
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3. If a specific dimension is not provided, contact Chico Design for clarification.
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5. Building Elevations are provided for reference only. For additional information, refer to Floor Plans, Building Sections, Wall Sections, and Door & Window Elevations.
6. All glass to be tempered as required by local code.



2 Building Section - Garage Entry
1/8" = 1'-0"

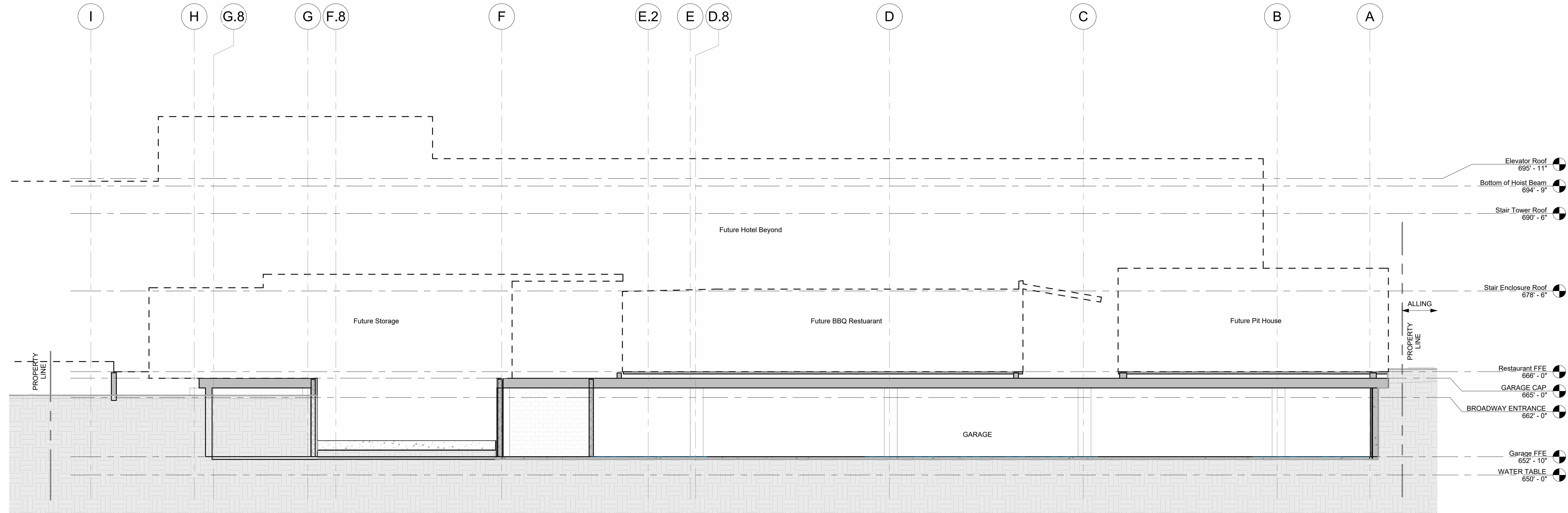


1 Building Section - Kitchen / Main Courtyard / Hotel Rooms
1/8" = 1'-0"

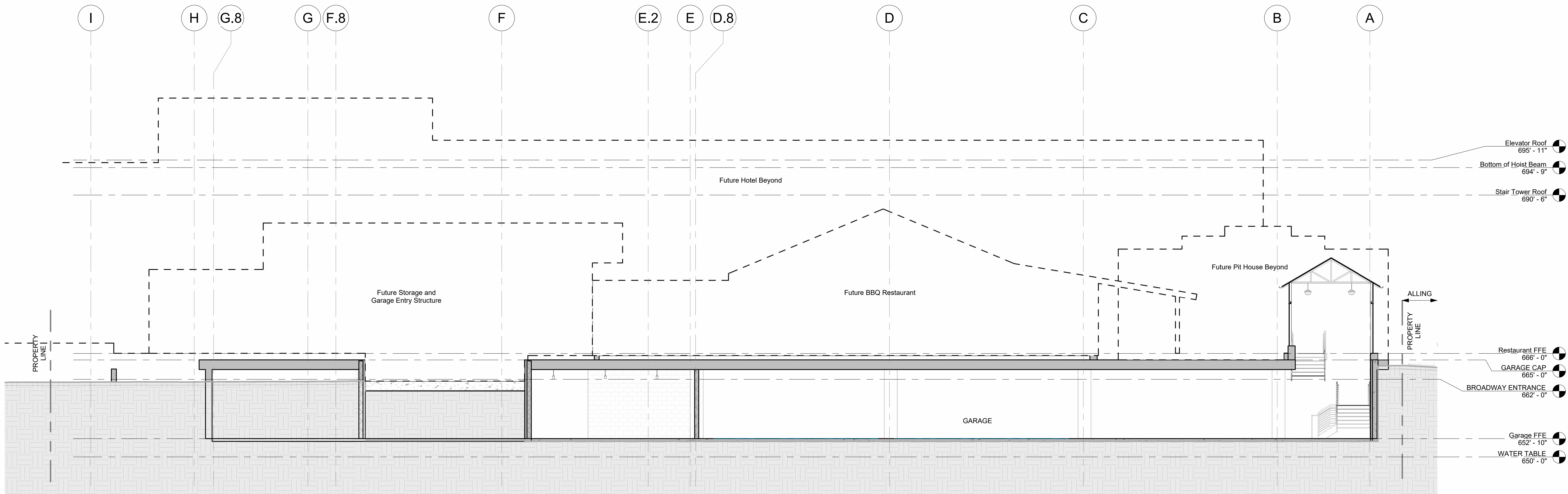


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2 Building Section - BBQ / BBQ Pit
1/8" = 1'-0"



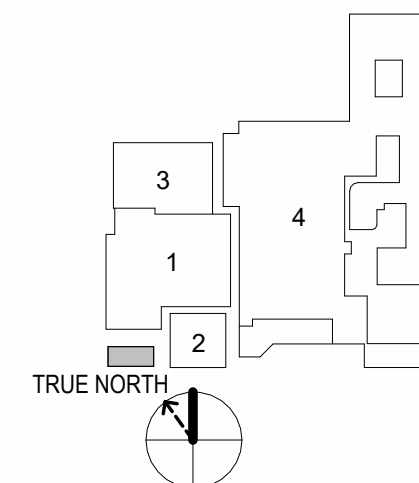
1 Building Section - Garage Ramp / BBQ
1/8" = 1'-0"

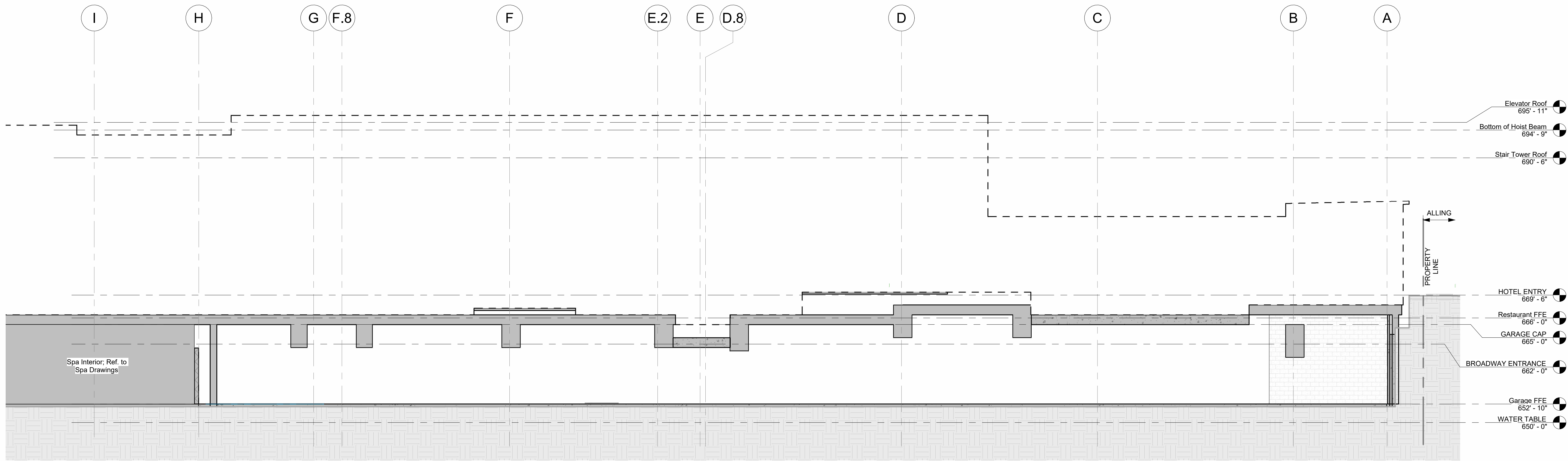


Elevations & Sections General Notes:

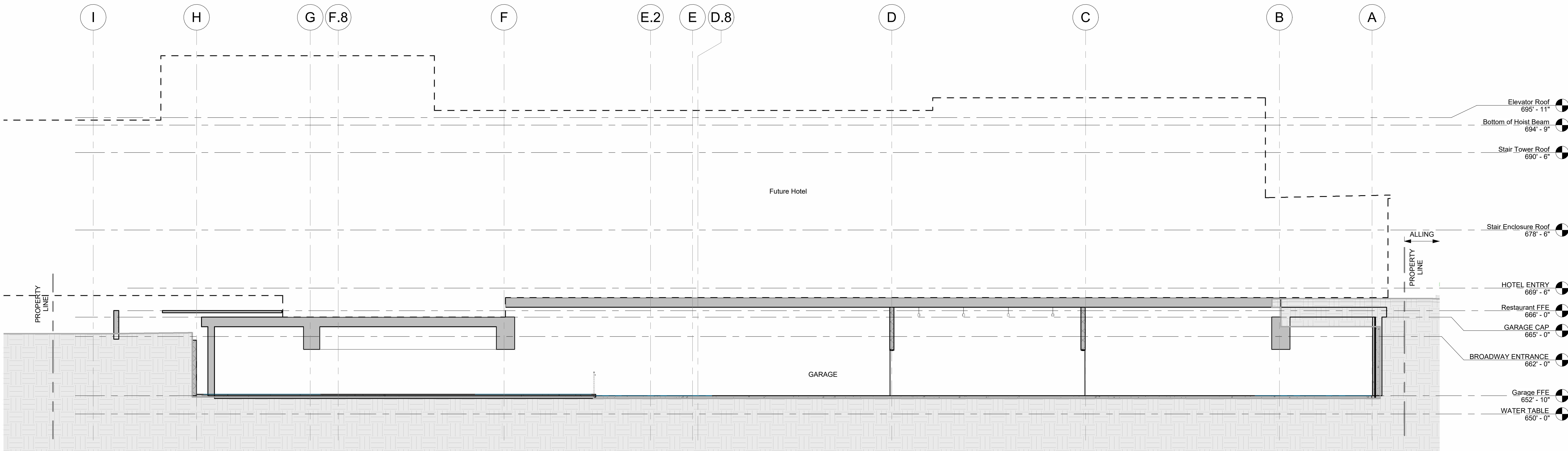
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- All glass to be tempered as required by local code.

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2 Building Section - Spa / Hotel Rooms / Pool Courtyard
1/8" = 1'-0"



1 Building Section - Hotel / Member's Lounge / Restaurant
1/8" = 1'-0"

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 - All glass to be tempered as required by local code.

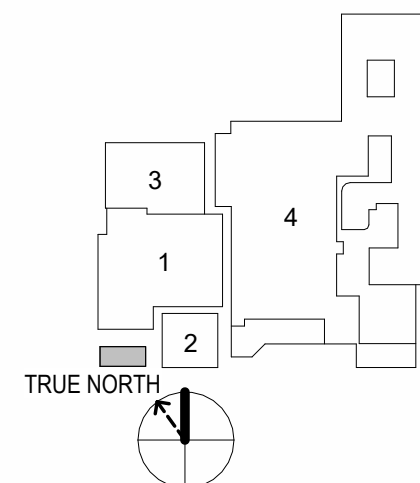
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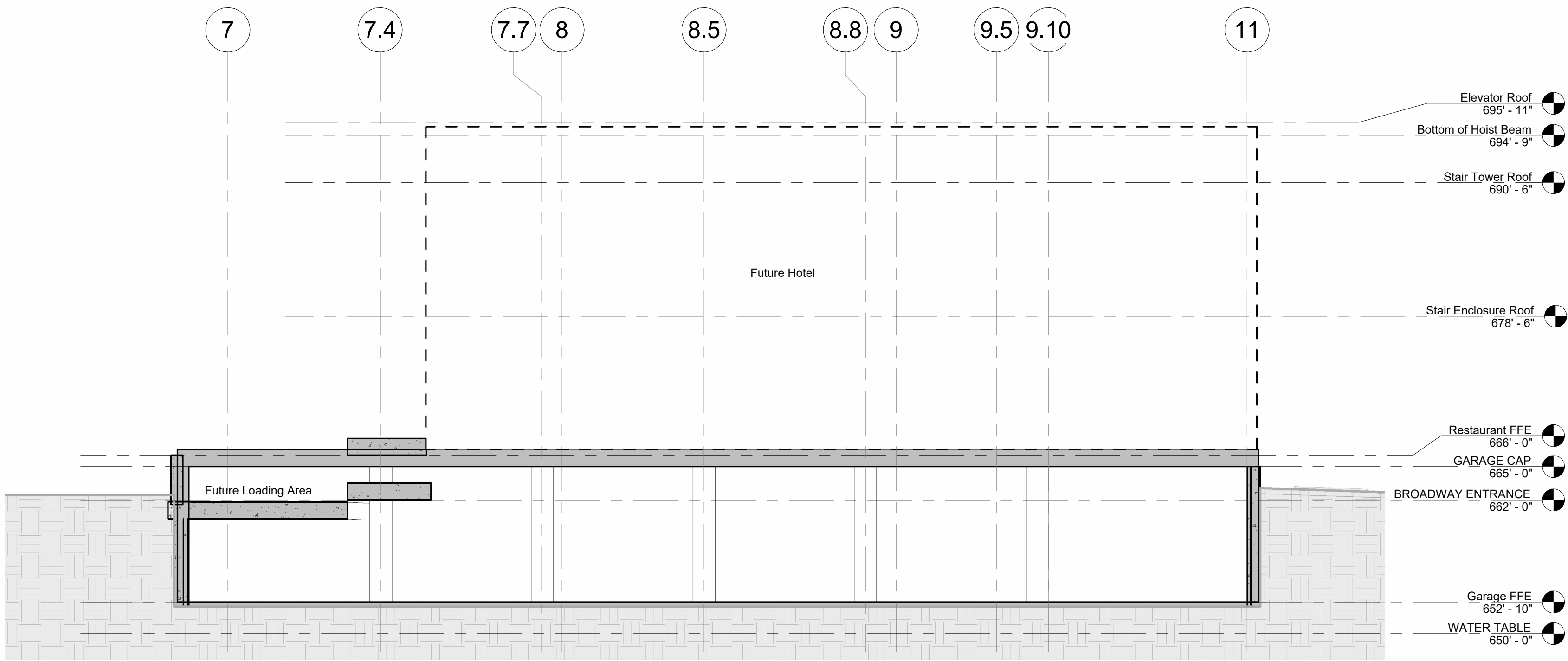


sheet title
Building Sections

sheet

A3.13

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1 Building Section - Shell for Future Spa
1/8" = 1'-0"

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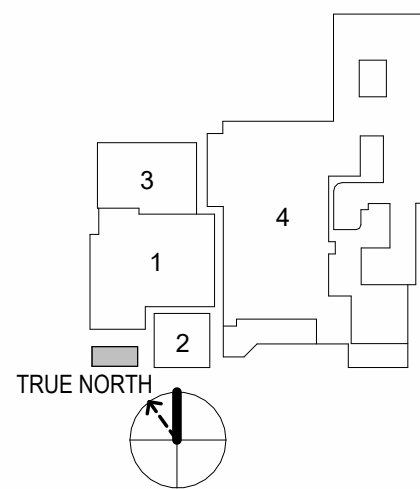
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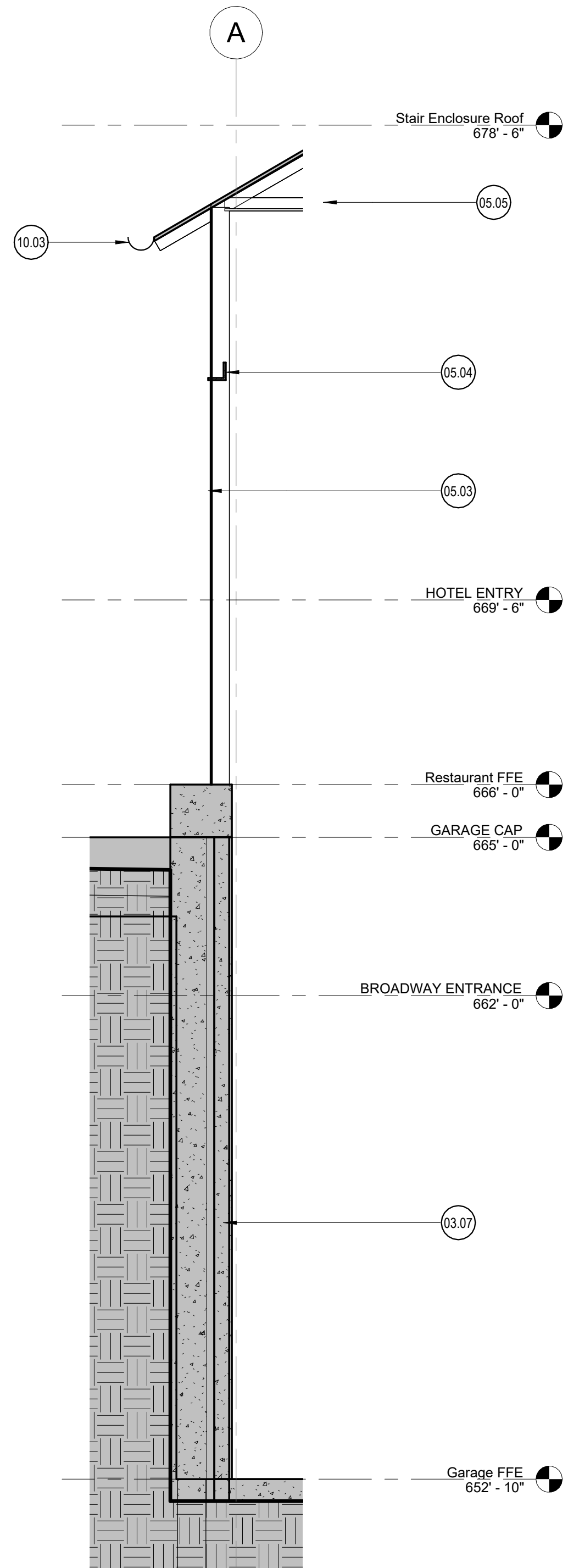
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Building
Sections

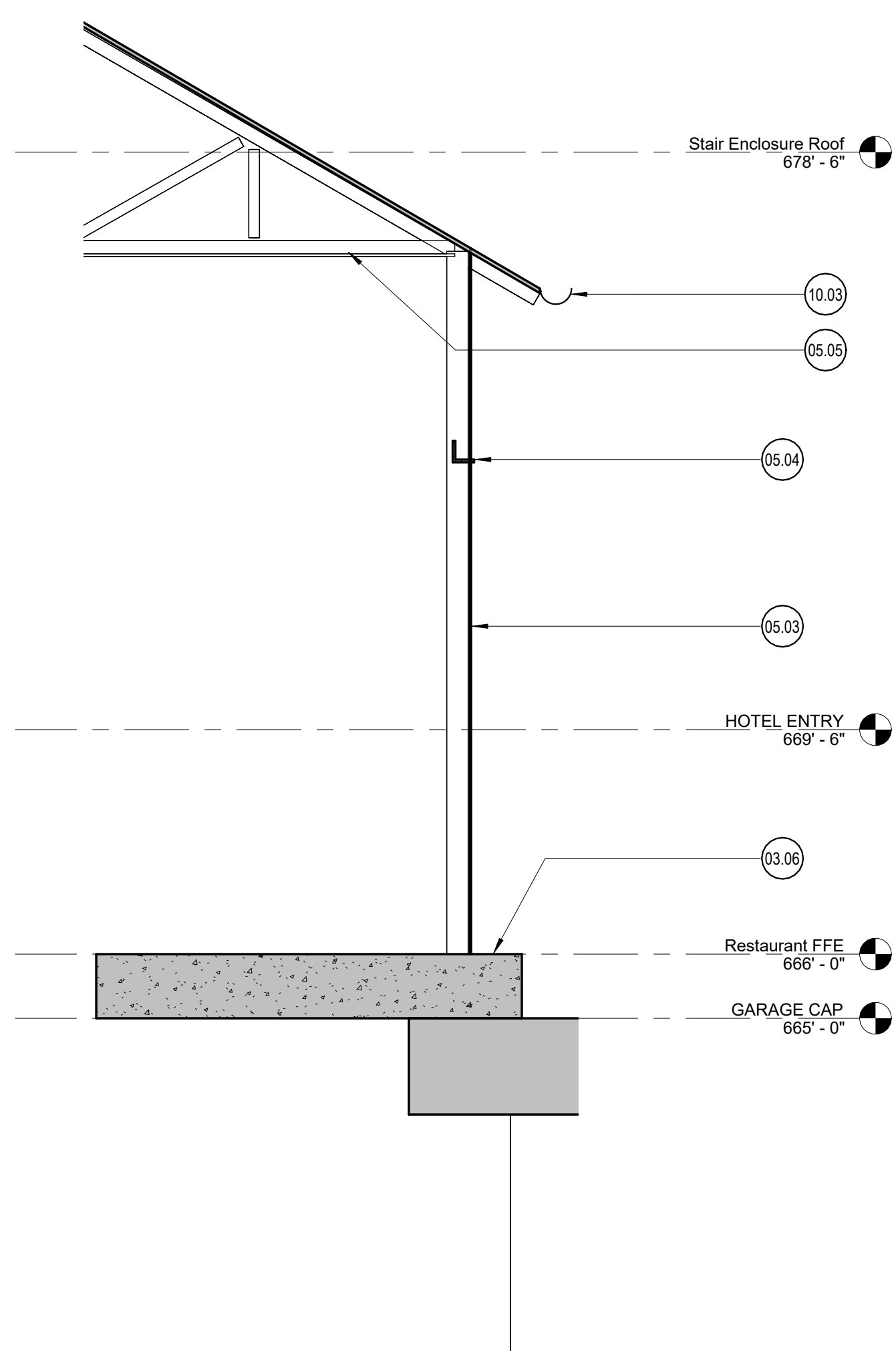
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A3.14

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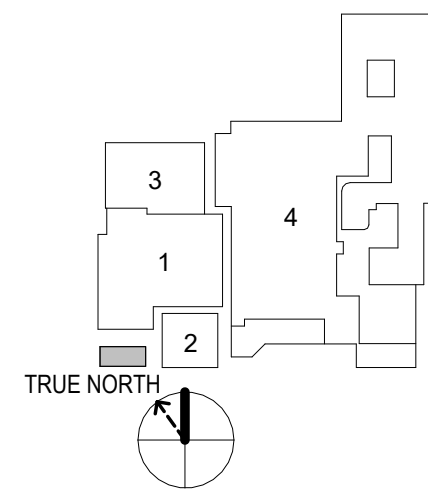


1 Wall Section Through Garage Wall
1/2" = 1'-0"

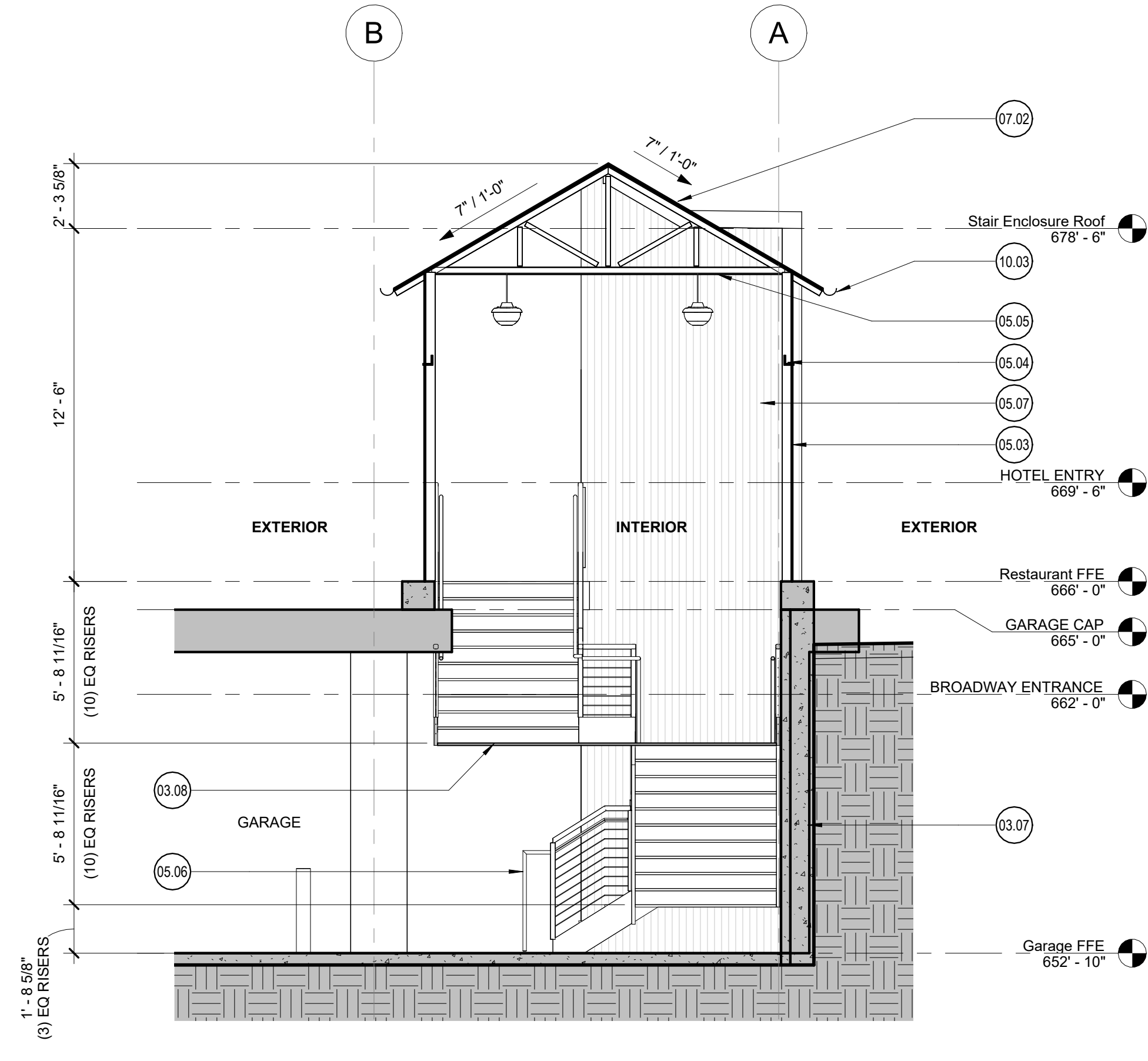


2 Garage to BBQ Stair - Wall Section
1/2" = 1'-0"

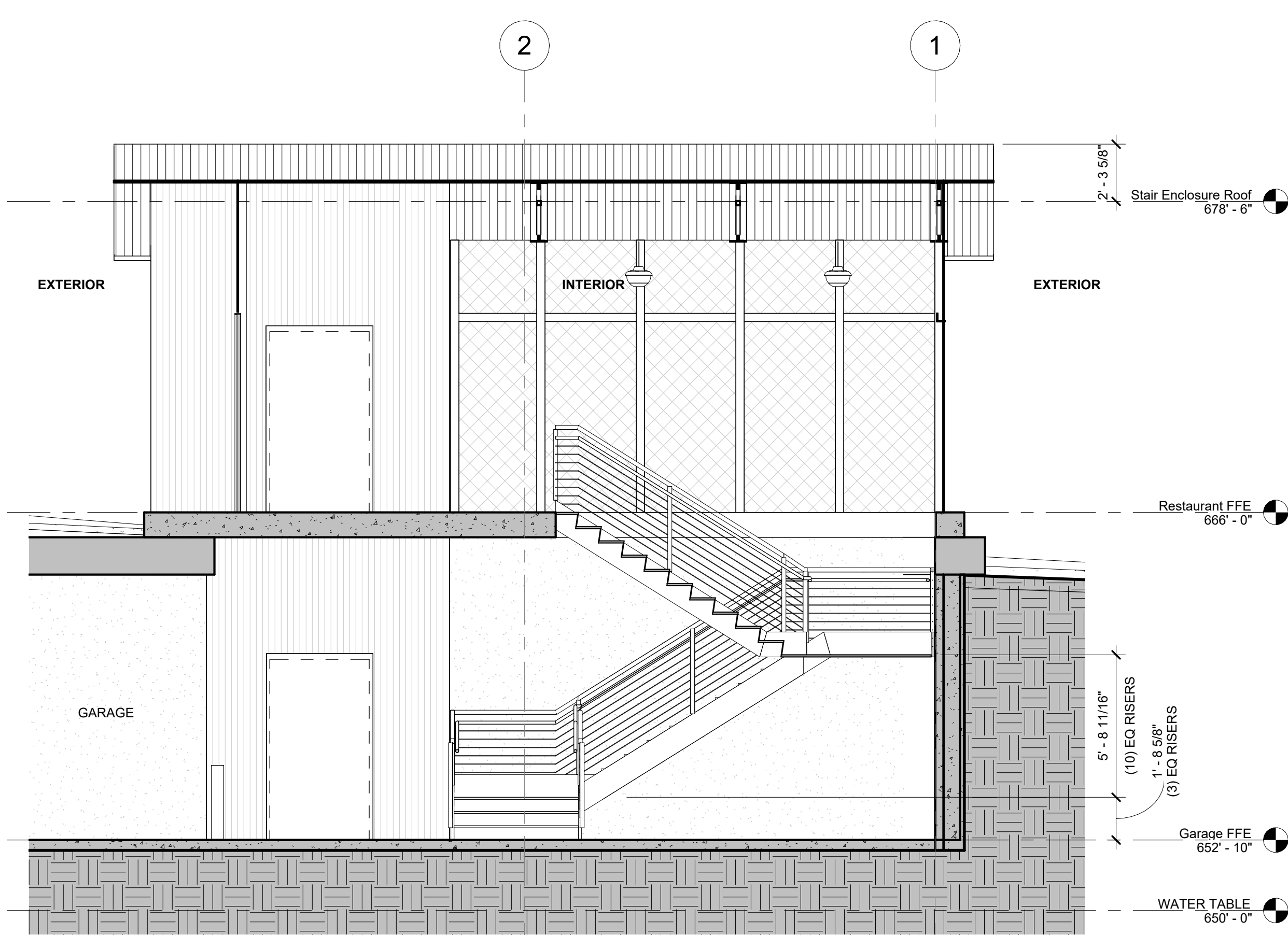
- Wall Section General Notes:**
- Keynotes located on this sheet are for this sheet only.
 - The dimensions on this sheet are to face of stud and/or masonry, or centerline of column/beam, unless otherwise noted.
 - If a specific dimension is not provided, contact Chiocho Design for clarification.
 - Install all products per manufacturer's recommendations.
- <<< Indicates Sheet Keynote on Plan
- 03.06 Structural slab; Ref. Structural Drawings.
03.07 Below grade soil retention wall w/ drainage mat and waterproofing, 4" concrete fascia interior finish.
05.03 Operable perforated screen; REF Structural
05.04 Structural steel beam; Refer to Structural.
05.05 Steel truss; Refer to structural.
10.03 Gutter and downspouts tied into site drainage.



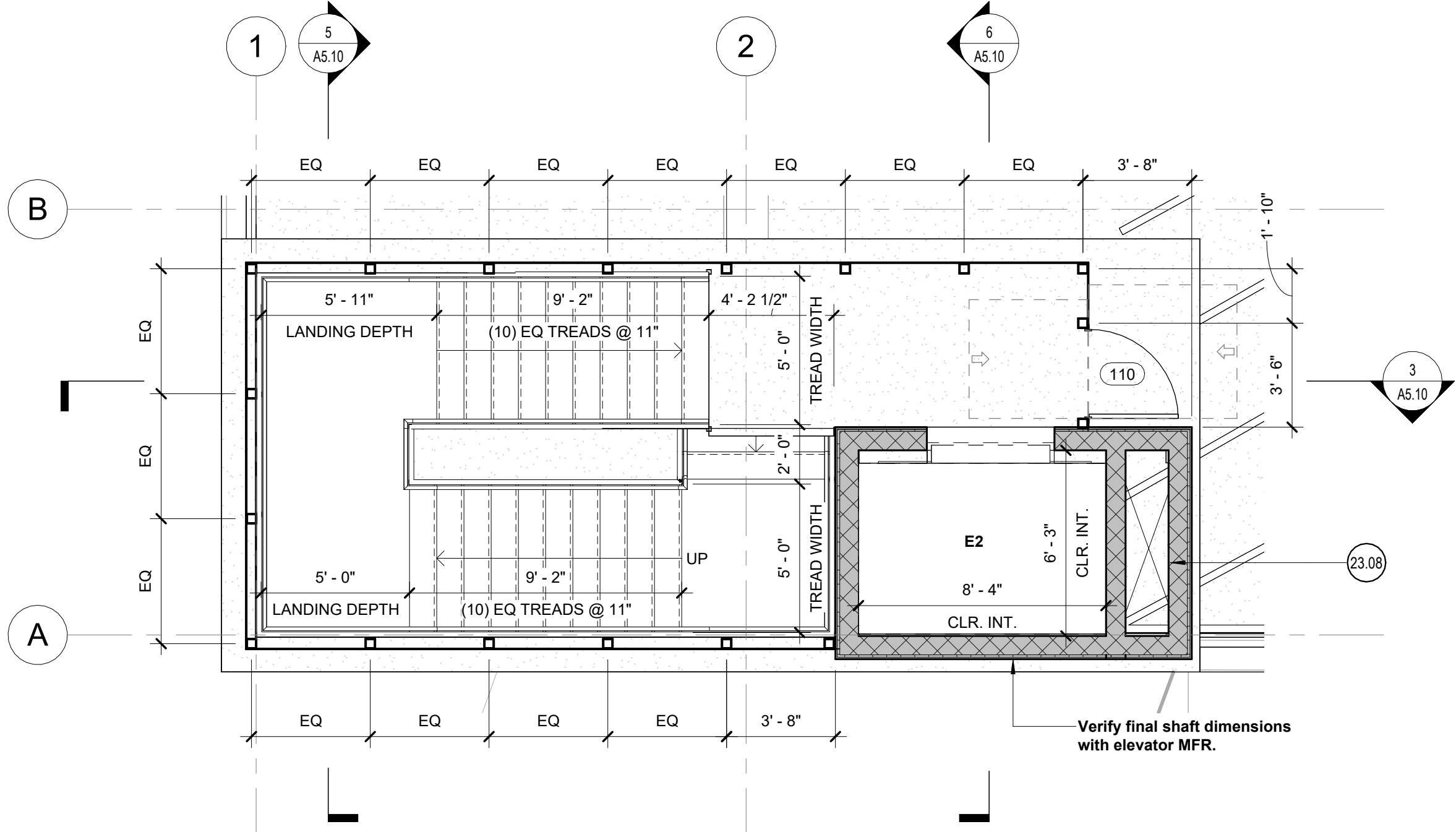
Elevator Schedule							
Type Mark	Equipment Type	Manufacturer	Model	Capacity (Pounds)	Speed (FPM)	Cab Dimensions	Opening Configuration
E2	Elevator	KONE	Monospace 300 DX	3000	150	6' - 5 5/8" x 5' - 0 7/16"	Front
E1	Elevator	KONE	Monospace 700 DX	4500	200	5' - 8 1/2" x 8' - 1/2"	Front and Rear
				Refer to Enlarged Plans for Hoistway and Pit Dimension			



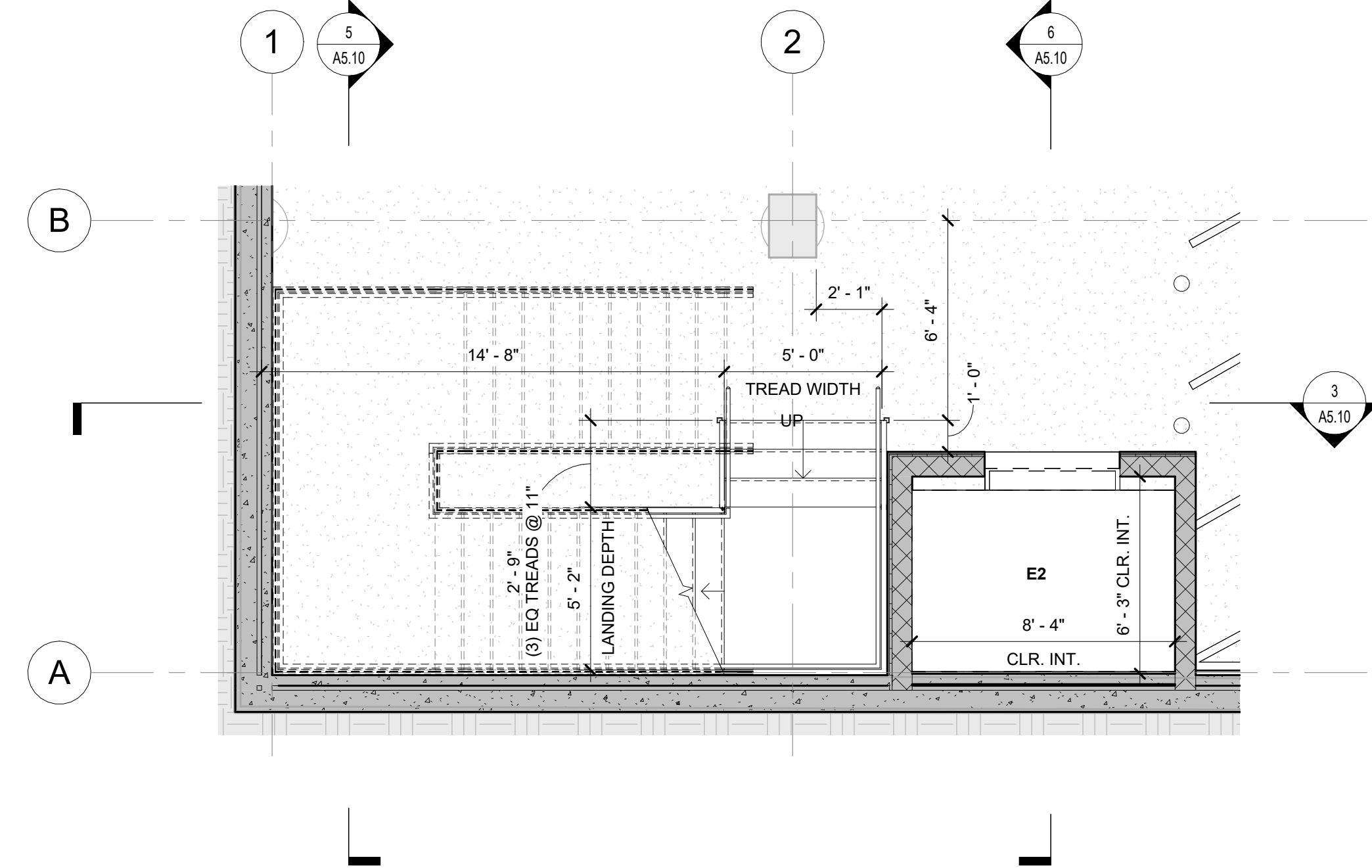
5 Building Section - Garage to BBQ Stair Enclosure - East - Stair
1/4" = 1'-0"



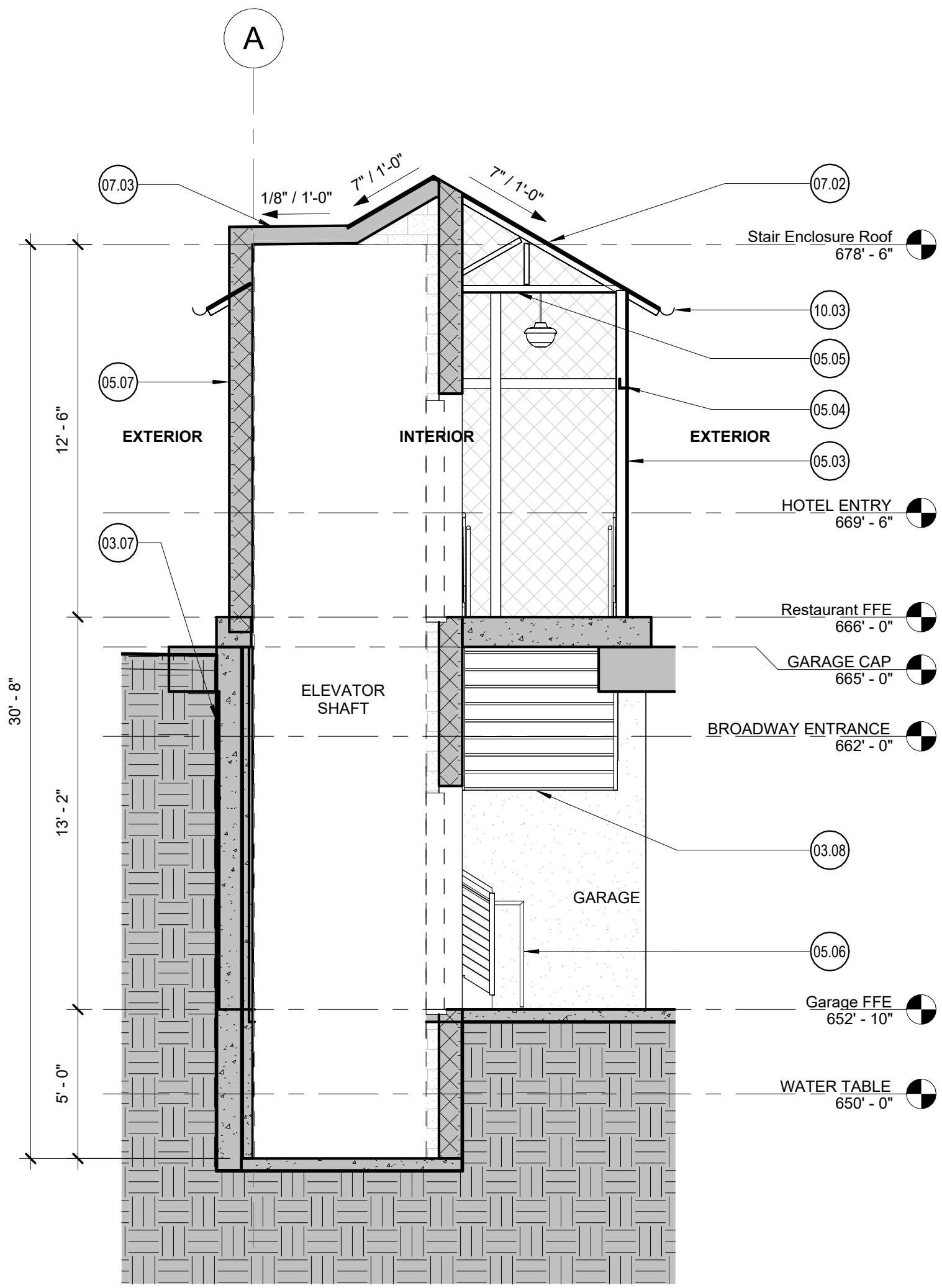
3 Building Section - Garage to BBQ Stair Enclosure - South
1/4" = 1'-0"



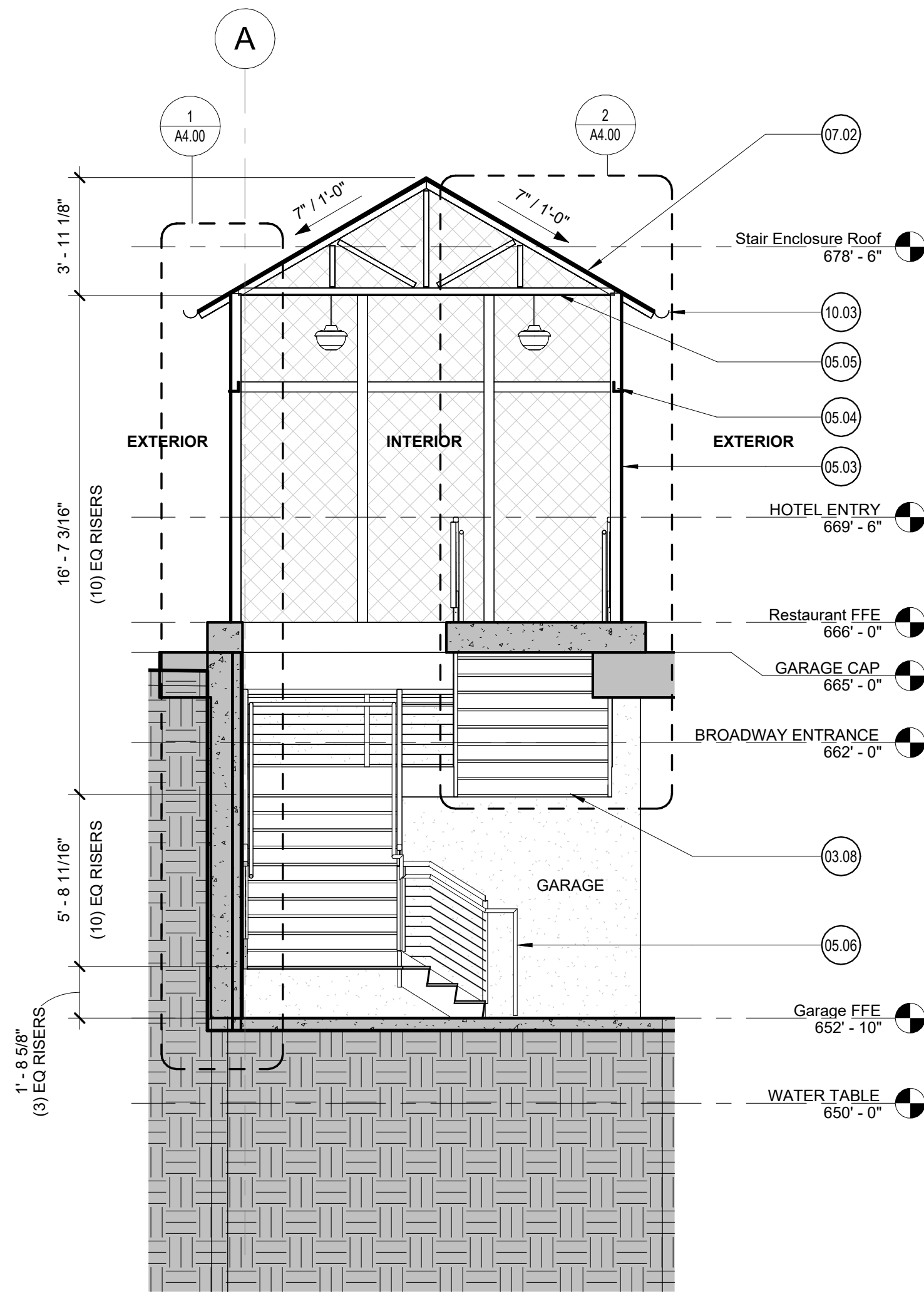
2 Enlarged Plan - Garage to BBQ Stair Level 2
1/4" = 1'-0"



1 Enlarged Plan - Garage to BBQ Stair Level 1
1/4" = 1'-0"

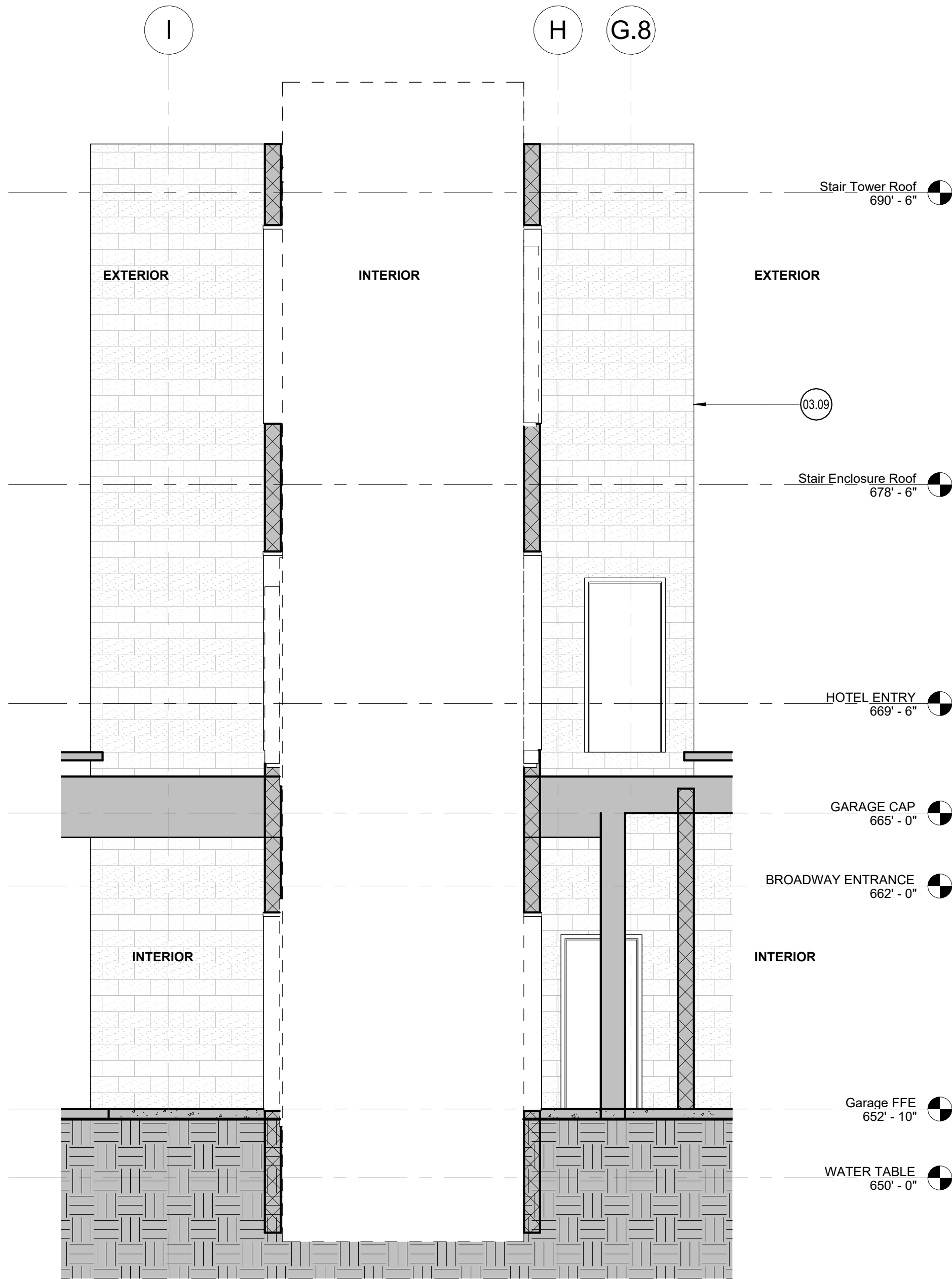


6 Building Section - Garage to BBQ Stair Enclosure - West - Elevator
1/4" = 1'-0"

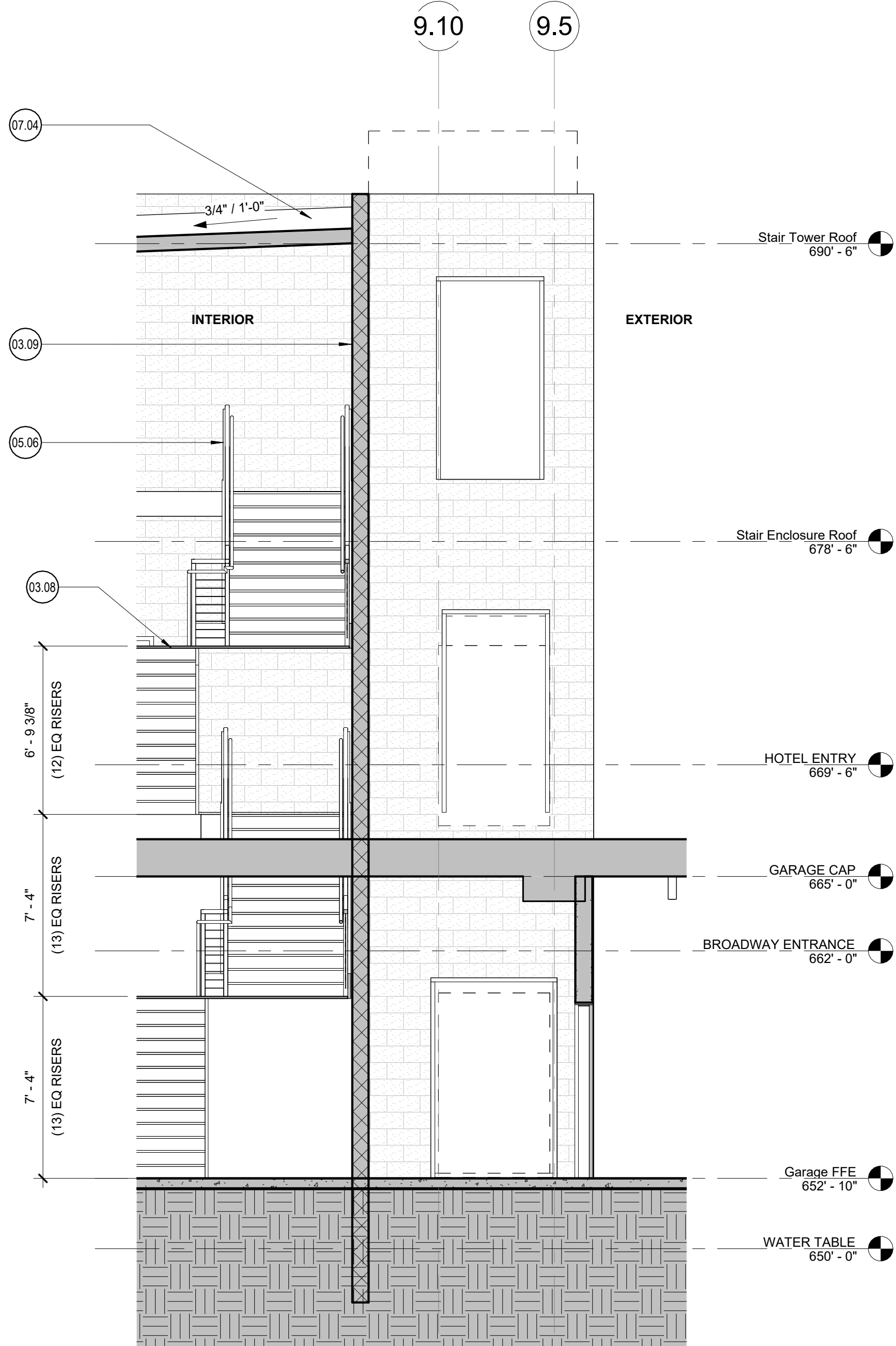


4 Building Section - Garage to BBQ Stair Enclosure - West - Stair
1/4" = 1'-0"

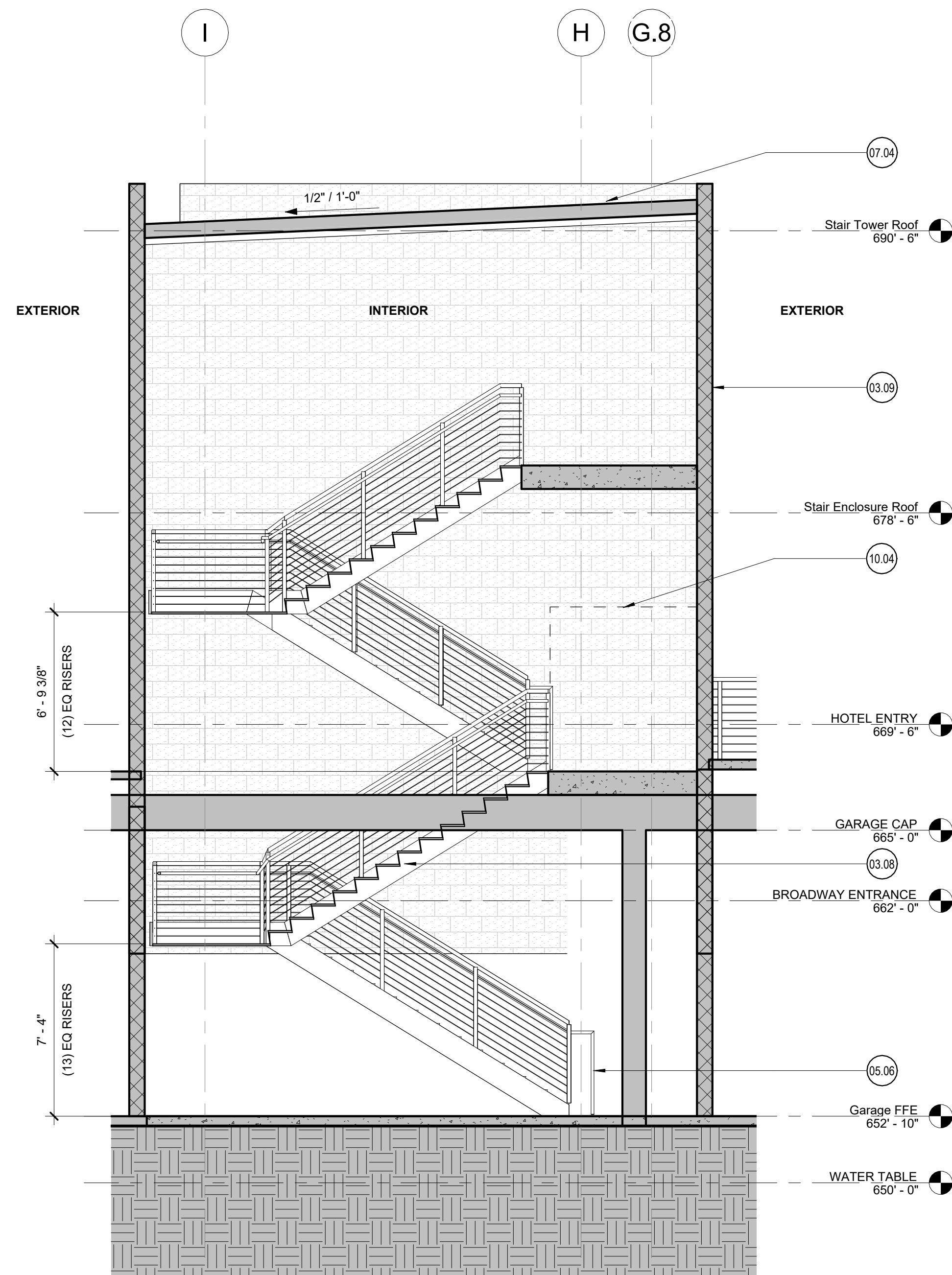
- Elevations & Sections General Notes:**
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 - All glass to be tempered as required by local code.
- <<< Indicates Sheet Keynote on Plan
- 03.07 Below grade soil retention wall w/ drainage mat and waterproofing. 4" concrete fascia interior finish.
- 03.08 Steel Pan stair with concrete infilled treads.
- 05.03 Operable perforated screen; REF Structural
- 05.04 Structural steel beam; Refer to Structural.
- 05.05 Steel truss; Refer to structural.
- 05.06 Steel handrail and guardrail.
- 05.07 Metal panel finish.
- 07.02 3/4" Corrugated metal roofing.
- 07.03 3/4" Corrugated metal roofing over plywood decking and R-35 insulation over structural wood decking; Refer to Structural.
- 10.03 Gutter and downspouts tied into site drainage.
- 23.08 Mechanical shaft for garage ventilation.



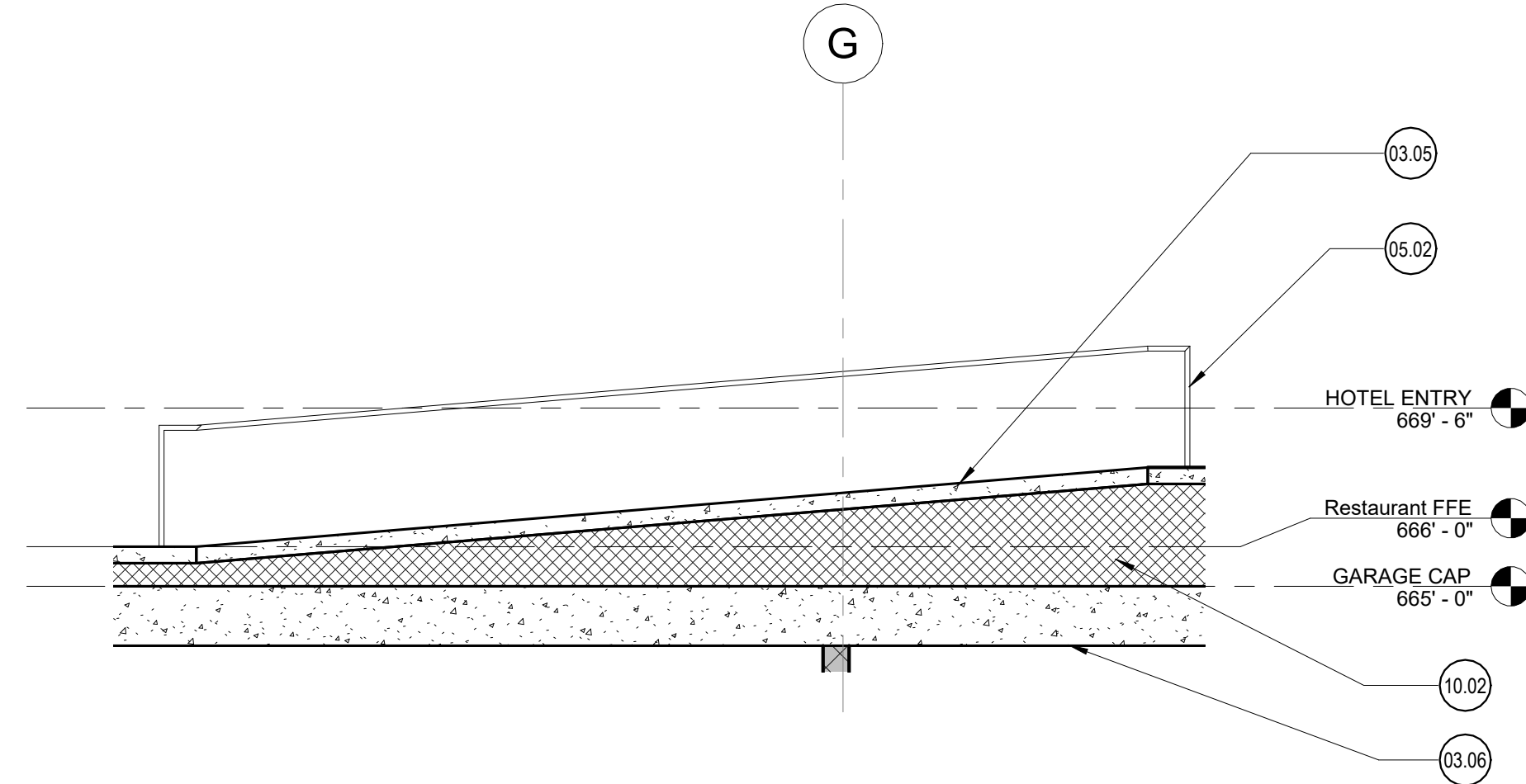
5 Building Section - Elevator 02 - East
1/4" = 1'-0"



3 Building Section - Stair 02 - South
1/4" = 1'-0"

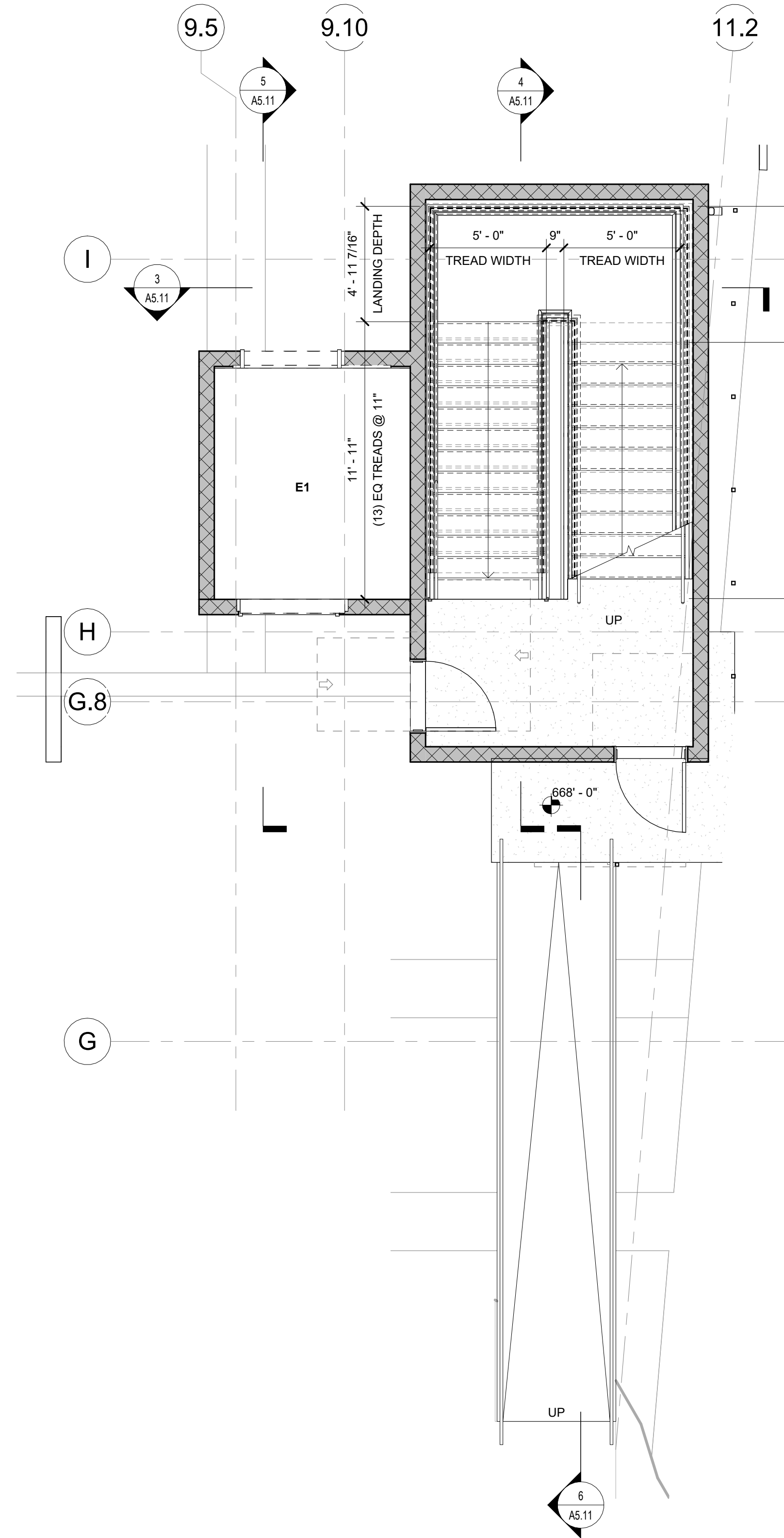


4 Building Section - Stair 02 - East
1/4" = 1'-0"

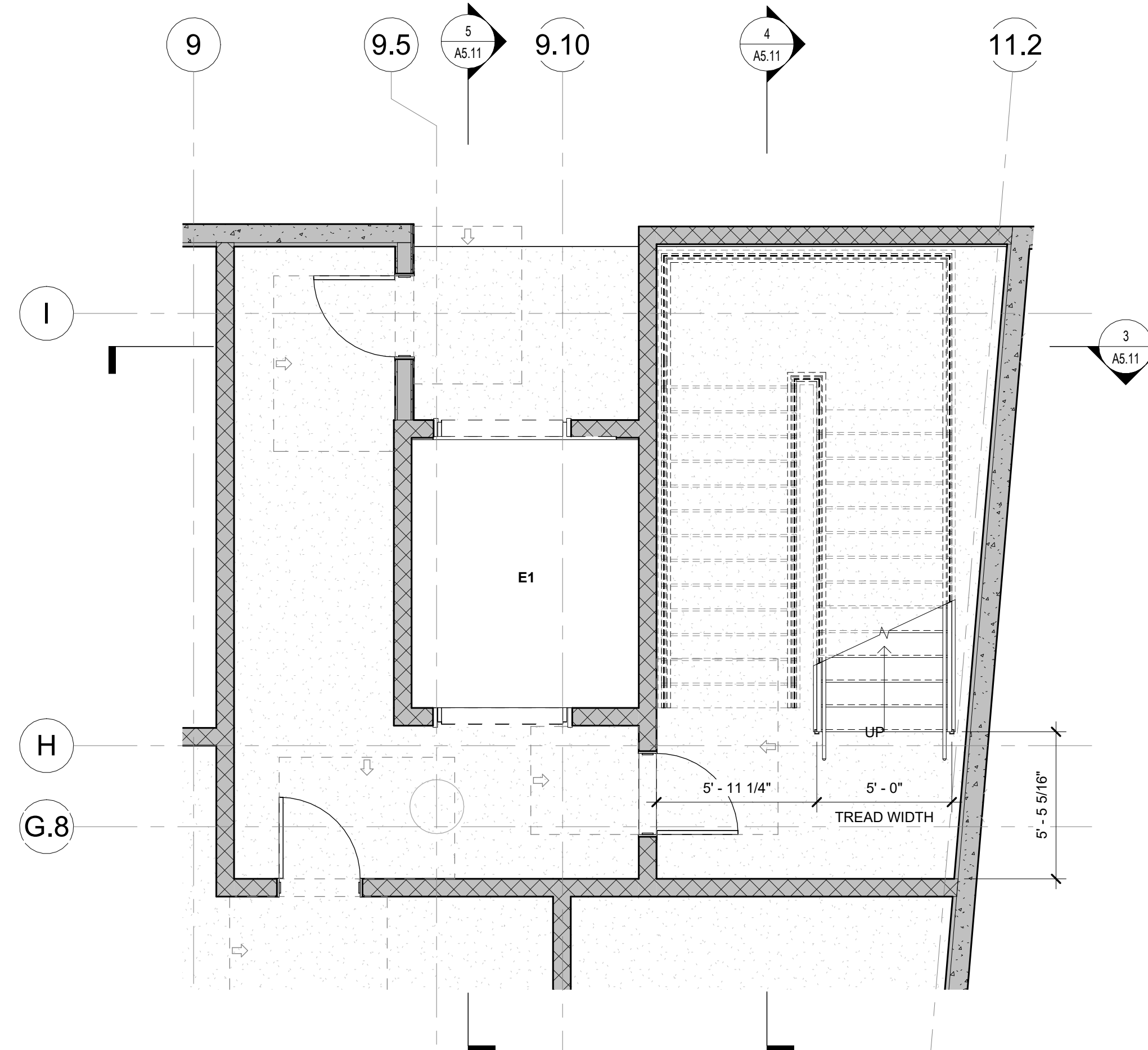


6 Site Section - Stair 02 Ramp
1/4" = 1'-0"

Elevator Schedule						
Type Mark	Equipment Type	Manufacturer	Model	Capacity (Pounds)	Speed (FPM)	Cab Dimensions
E2	Elevator	KONE	Monospace 300 DX	3000	150	6' - 5 5/8" x 5' - 0 7/16"
E1	Elevator	KONE	Monospace 700 DX	4500	200	5' - 8 1/2" x 8' - 1/2"



2 Enlarged Plan - Level 01 - Stair 02
1/4" = 1'-0"



1 Enlarged Plan - Level 00 - Stair 02
1/4" = 1'-0"

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 - All glass to be tempered as required by local code.
- 03.05 Cast-in-place concrete ramp.
03.06 Structural slab; Ref. Structural Drawings.
03.08 Steel Pan stair with concrete infilled treads.
03.09 CMU block wall with stucco finish above grade.
05.02 Custom steel spiral staircase; REF Structural
05.06 Steel handrail and guardrail.
07.04 Class A PVC membrane roofing and R-25 insulation over structural decking.
10.02 Structural foam; Ref. Structural Drawings.
10.04 Future security gate.

Door Schedule											
Door #	Width	Height	Thickness	Door		Frame		Details			Hardware Group
				Type	Finish	Type	Finish	Head	Sill	Jamb	
001	3'-0"	7'-0"	1 3/4"	F	HM	A	HM				
002	6'-0"	7'-0"	1 3/4"	F	HM	A	HM				
003A	3'-0"	7'-0"	1 3/4"	F	HM	A	HM				
003B	3'-0"	7'-0"	1 3/4"	F	HM	A	HM				
003C	3'-0"	7'-0"	1 3/4"	F	HM	A	HM				
006	6'-0"	7'-0"	1 3/4"	F	HM	A	HM				
007	6'-0"	7'-0"	1 3/4"	F	HM	A	HM				
008	6'-0"	7'-0"	1 3/4"	F	HM	A	HM				
008B	6'-0"	7'-0"	1 3/4"	F	HM	A	HM				
110	3'-0"	8'-0"	1 3/4"	F	Expanded Metal	A	Steel				Custom tube steel gate with expanded metal infill to match stair enclosure
120A	3'-0"	7'-0"	1 3/4"	F	HM	A	HM				
120B	3'-0"	7'-0"	1 3/4"	F	HM	A	HM				
G1	8'-0"	8'-0"	1 1/2"								

Glazing Specifications:

1. All glass to be GL-1 unless noted otherwise.

GL-1 1" Insulated Glass Unit

Manufacturer: Guardian
Outboard Lite: 1/4" Clear
Low-E Coating: SNG 5123
Airspace: 1/2" Black Spacer
Inboard Lite: 1/4" Clear
SHGC: 0.23
VLT: 51%
U Factor: 0.29

GL-2 1" Insulated Glass Unit

Manufacturer: Guardian
Outboard Lite: 1/4" Clear
Low-E Coating: SNG 5123
Airspace: 1/2" Black Spacer
Inboard Lite: 1/4" Clear
SHGC: 0.23
VLT: 51%
U Factor: 0.29

Curtain Wall Specifications:

1. All glazing systems to be CW-1 unless noted otherwise

CW-1 System 1

Manufacturer: TBD
Series: TBD
Type: TBD
Finish: TBD
Notes: TBD

CW-2 System 2

Manufacturer: TBD
Series: TBD
Type: TBD
Finish: TBD
Notes: TBD

Hardware Schedule:

1

Lockset: -
Pull: -
Hinges: -
Closer: -
Stop: -
Sweep: -
Weatherstripping: -
Threshold: -
Exit Devices: -

2

Lockset: -
Pull: -
Hinges: -
Closer: -
Stop: -
Sweep: -
Weatherstripping: -
Threshold: -
Exit Devices: -

3

Lockset: -
Pull: -
Hinges: -
Closer: -
Stop: -
Sweep: -
Weatherstripping: -
Threshold: -
Exit Devices: -

4

Lockset: -
Pull: -
Hinges: -
Closer: -
Stop: -
Sweep: -
Weatherstripping: -
Threshold: -
Exit Devices: -

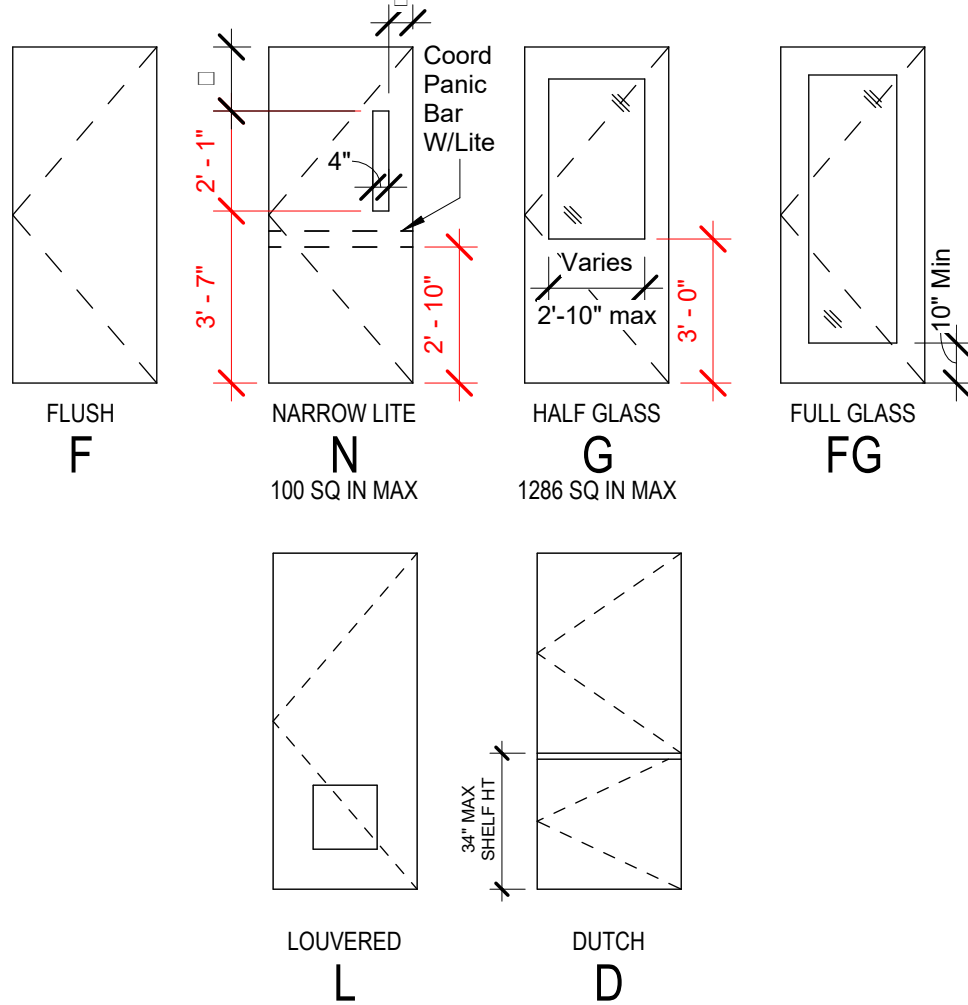
Doors & Windows General Notes:

- Keynotes located on this sheet are for this sheet only.
- The dimensions on this sheet are to the face of finish material or edge of masonry, unless noted otherwise.
- If a specific dimension is not provided, contact Chioco Design for clarification.
- Install all products per manufacturer's recommendations.
- All glass to be tempered as required by local code.
- Verify finish of all new hardware with Chioco Design.
- All entry doors shall have lock cylinders with thumb latch on inside. Refer to Hardware Schedule for further information.
- Supply Owner/Tenant with a total of 5 keys for all keyed hardware.
- Door closers shall take at least 3 seconds to move from 70° to 90° from latch.
- Substitutes will be accepted for any door hardware by prior owner approval only.
- All new hollow metal door and metal frames to be by republic, ceco, curries or equal. Doors to be 18 ga. flush panel, factory primed. Frames of be 16 ga. Factory primed, with welded corners, u.n.o., paint as scheduled, exterior face of ext. Hm doors to match building standards.
- All interior surfaces of flush panel h.m. Doors and frames (u.n.o.), shall be primed, ready for paint finish.
- All doors shall comply with ANSI a17.1.13.9, latest ed.

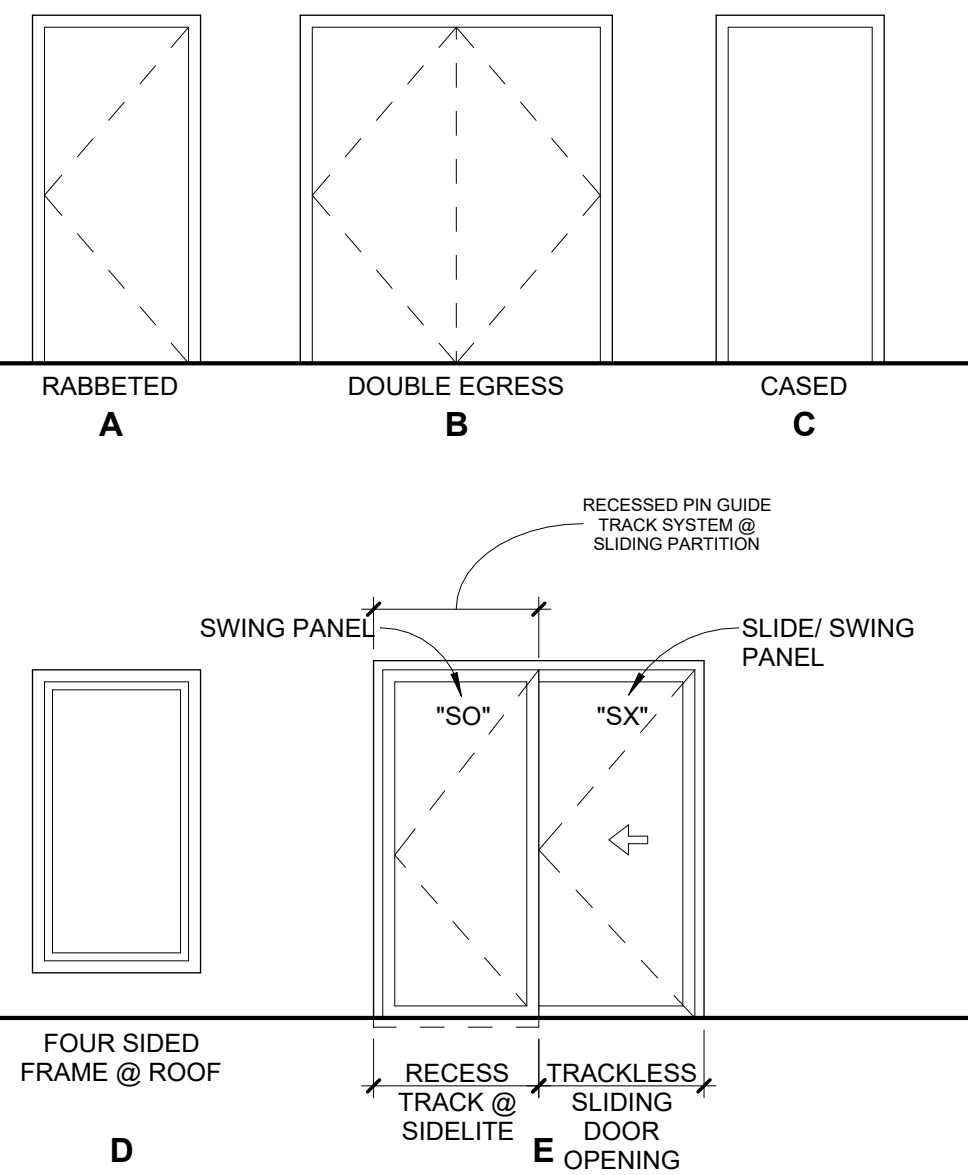
Door Schedule Remarks:

- Verify size of all custom doors in field.
- 1 HR fire rated minimum.
-

Door Panel Types:



Door Frame Types:



General Abbreviations:

AL1 ANODIZED ALUMINUM
AL2 BRONZED ALUMINUM
BR BALLISTICS RESISTANT HOLLOW METAL DOOR
HCWD HOLLOW CORE WOOD
HM HOLLOW METAL
LI LEAD LINED
+ REFER TO MANUFACTURER
PH PACKAGE HEIGHT
PLAM PLASTIC LAMINATE FACED DOOR
PNT PAINTED FINISH
PW PACKAGE WIDTH
SCWD SOLID CORE WOOD
STF STAINED FINISH
SO SWING OUT, SIDE LIGHT
SR SMOKE RESISTANT
SST STAINLESS STEEL FINISH
SX SWING SLIDE PANEL

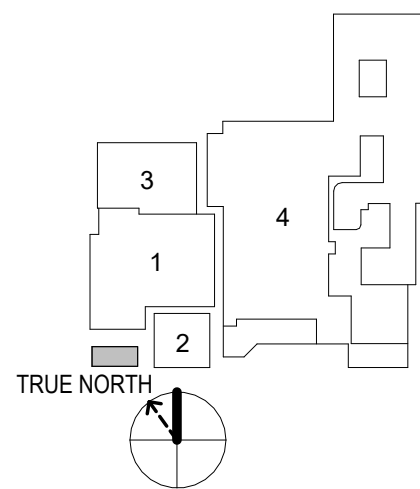
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1306 rosewood avenue
512.374.0286
austin, tx 78702
contact@chiocodeign.com

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project

Broadway Hotel
2102 Broadway
San Antonio, TX 78215

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revisions



sheet title

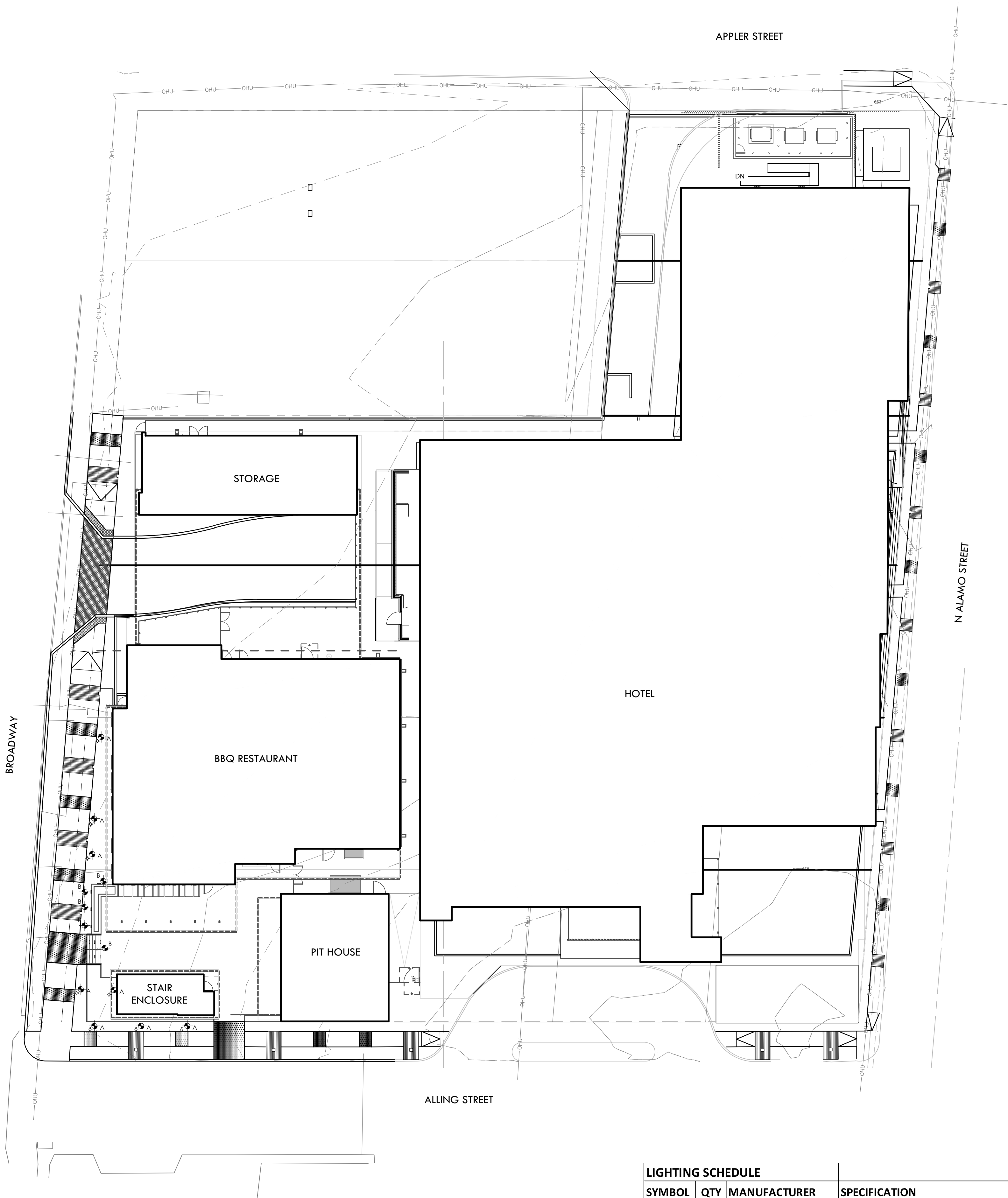
Door & Window Schedules

sheet

A7.00

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LIGHTING SCHEDULE					
SYMBOL	QTY	MANUFACTURER	SPECIFICATION	DESCRIPTION	INSTALLATION
A	8	Targetti	BLMRPBZL1FL30/X/1E3789/1E3785	BULLETO MINI - Compact adjustable floodlight projector	Install per manufacturer's instructions.
B	10	Targetti	ZESRPLVBZL13024/DMLE301242UD/1US3166	ZEDGE MINI - Miniature LED Steplight	Install per manufacturer's instructions.

NOTE: CONTACT DENNIS GOLSCH AT SPECTRUM LIGHTING FOR ORDERING INFORMATION. CELL: 210-784-7670/TEL: 210-930-7533/EMAIL: DGOLSCH@SPECTRUMSA.COM

LEGEND

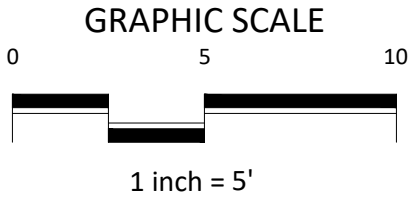
PROPERTY LINE	---
ACCENT LIGHT	⬢
RECESSED WALL/STEP LIGHT	◻



ACCENT LIGHT



RECESSED WALL/STEP LIGHT



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project

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San Antonio, TX

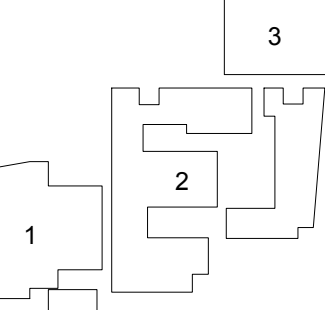
drawn by

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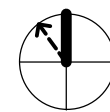
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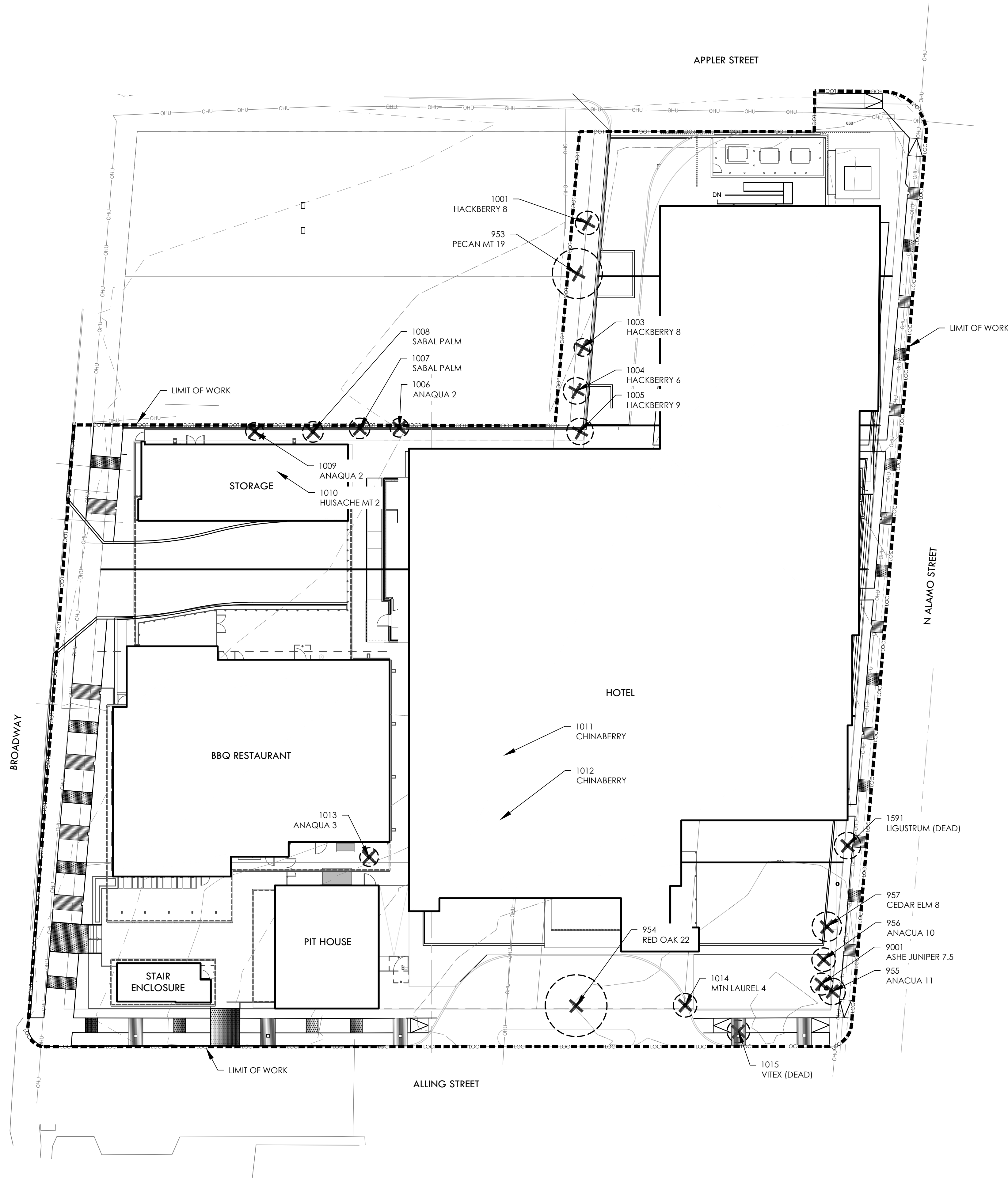
sheet title

LIGHTING PLAN

sheet

L6.01

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LEGEND

PROPERTY LINE	
LIMIT OF WORK	
FENCE LINE	
OVERHEAD ELECTRIC	
EXISTING TREE TO BE REMOVED	

NOTE: TREE 9001 LOCATION IS APPROXIMATE.
TREES LOCATED AND SIZED BY ARBORIST ON
SITE ON JUNE 6, 2024

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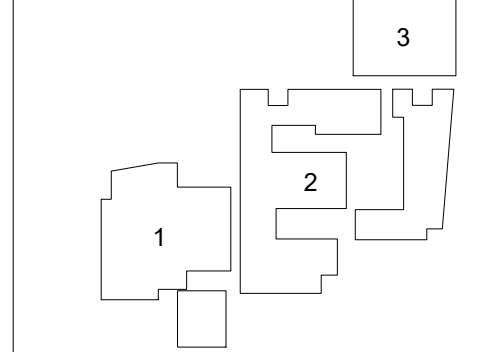
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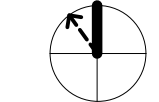
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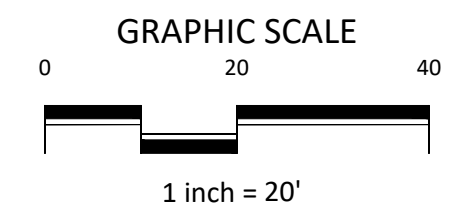
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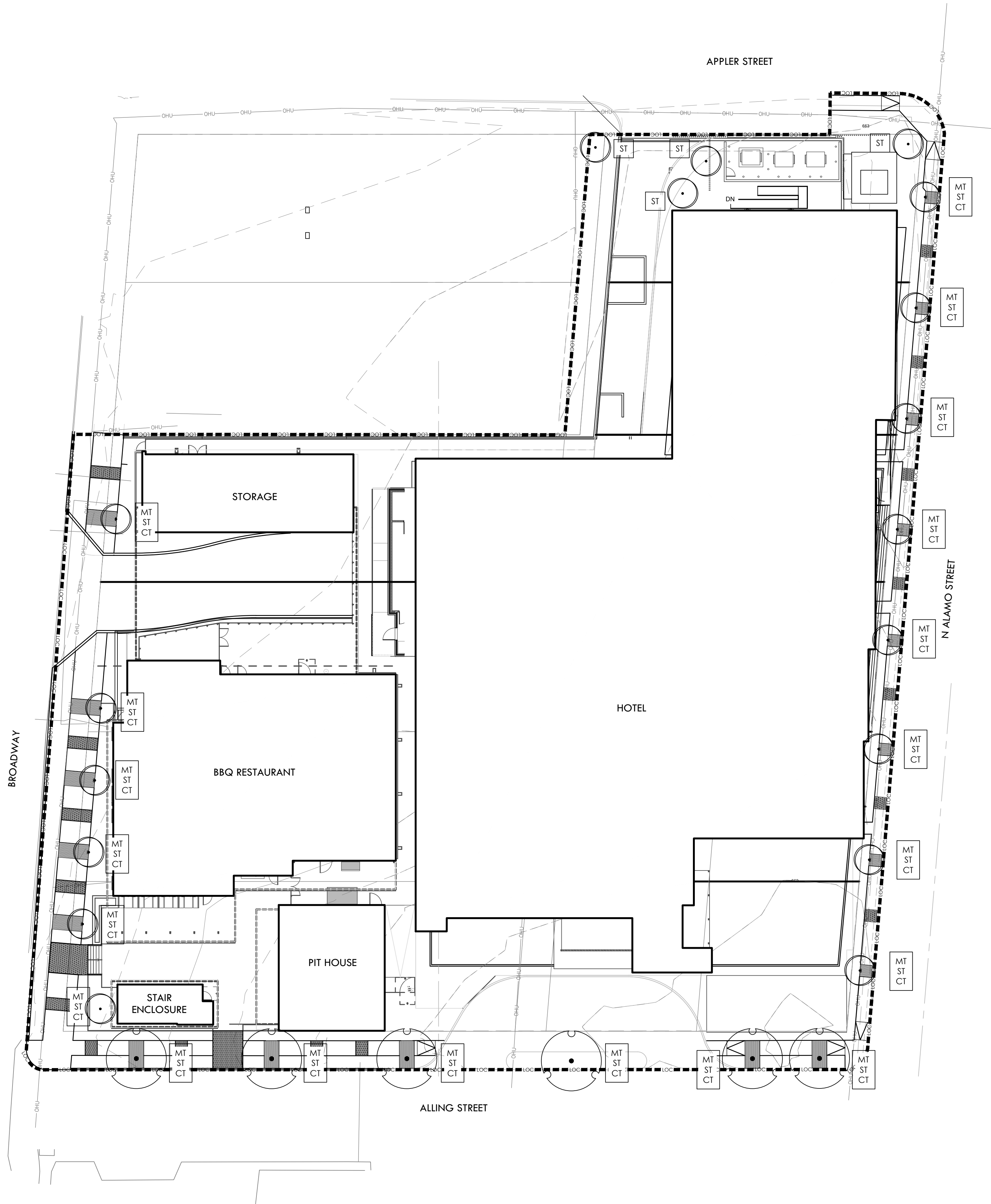
TREE PRESERVATION
PLAN

sheet

L0.01

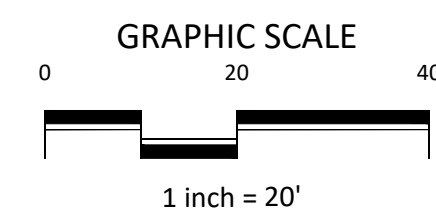
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LEGEND

PROPERTY LINE	
LIMIT OF WORK	
FENCE LINE	
OVERHEAD ELECTRIC	
EXISTING TREE TO BE REMOVED	
MITIGATION TREE	MT
STREET TREE	ST
CANOPY TREE	CT



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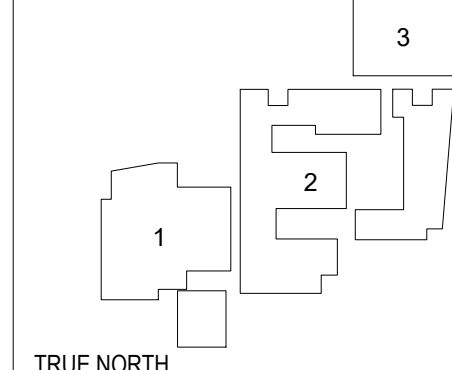
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sheet title
ORDINANCE PLAN

sheet

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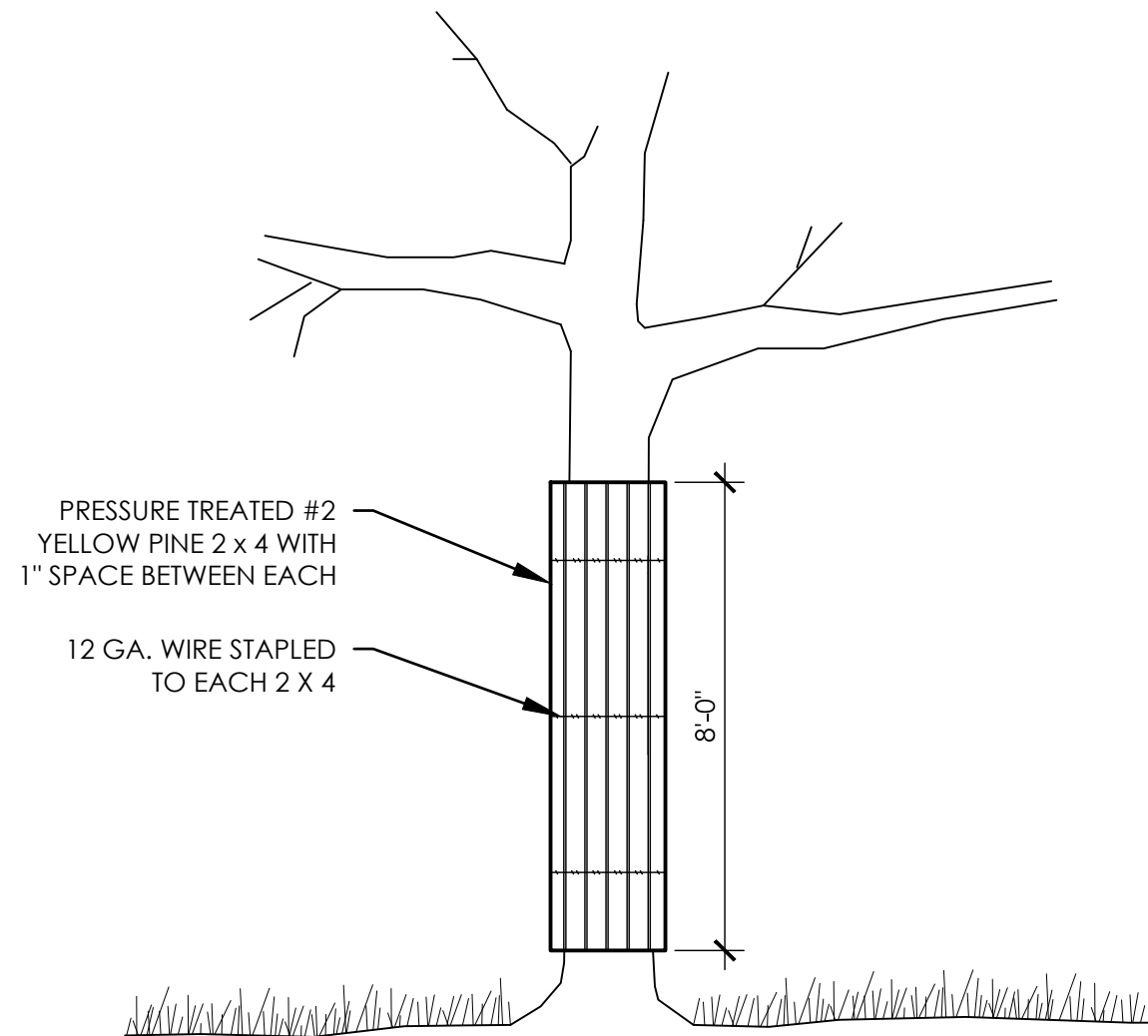
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EXISTING TREE CHART

Tree Inventory Worksheet to Determine Preservation and Canopy Shade Coverage														Tree Canopy Cover Shade Value
Tag#	Species	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1 24" + HERITAGE TREES PRESERVED AT 100%		Heritage 1:1 24" + HERITAGE TREES PRESERVED AT 100%		Additional Inches Preserved for Mitigation ***		
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved			
963	PECAN 19" MT (REMOVED)			19										
964	RED OAK 22" (REMOVED)			22										
965	ANACUA 11" (REMOVED)			11										
966	ANACUA 10" MT (REMOVED)			10										
967	CEDAR 8" (REMOVED)			8										
1001	HACKBERRY 6" (REMOVED)													
1003	HACKBERRY 6" (REMOVED)													
1004	HACKBERRY 6" (REMOVED)													
1005	HACKBERRY 9" (REMOVED)													
1006	ANACUA 2" (REMOVED)													
1007	SABAL PALM (REMOVED)													
1008	SABAL PALM (REMOVED)													
1009	ANACUA 2" (REMOVED)													
1010	HUISACHE 2" MT (REMOVED)													
1011	CHINABERRY (INVASIVE REMOVED)												(INVASIVE)	
1012	CHINABERRY (INVASIVE REMOVED)												(INVASIVE)	
1013	ANACUA 3" (REMOVED)													
1014	TEXAS MOUNTAIN LAUREL 4" (REMOVED)													
1015	VITEX (DEAD)												(DEAD)	
1581	UGLASSRUM (DEAD)												(DEAD)	
9001	ASH-ELUNIFER 5" (REMOVED)													
Subtotal Inches		0	0	70	0	0	0	0	0	0	0	0	0	
TOTAL INCHES		0	0	70	0	0	0	0	0	0	0	0	0	
Total Shade Value Calculation of Trees to Remain		0												
* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees														
** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees														
*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed														

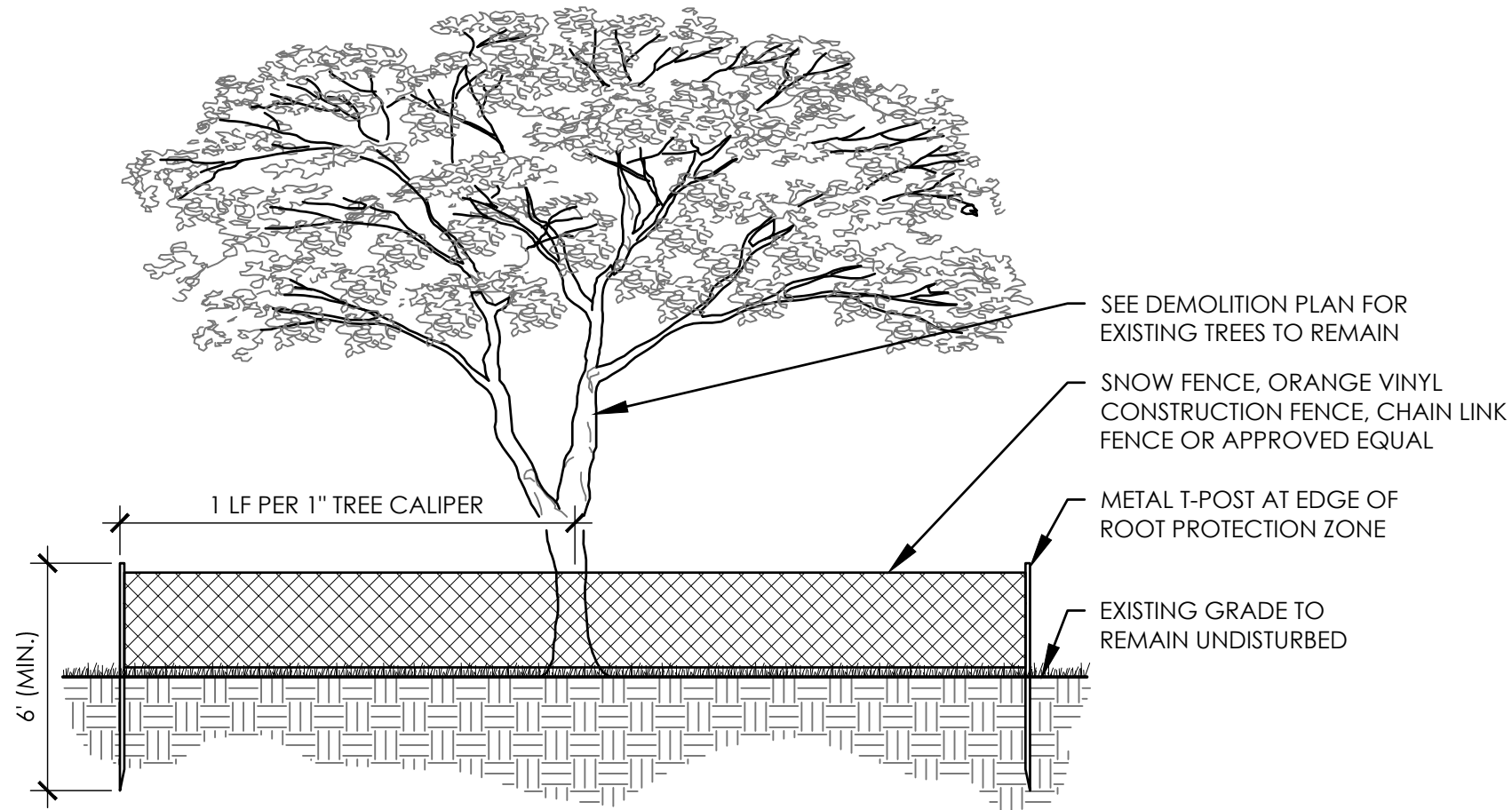
TREE PROTECTION NOTES:

- A ROOT PROTECTION ZONE (RPZ) WILL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH OF THE TREE. (I.E. A 10" TREE WILL HAVE A 10' RADIUS ROOT PROTECTION ZONE.)
- AN **ORANGE MESH FENCE** DELINEATING THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
- WHERE CONSTRUCTION OCCURS WITHIN THE RPZ THE TREE PROTECTION FENCING IS TO BE SET 4' FROM THE NEW CONSTRUCTION.
- TREE TRUNK PROTECTION IS REQUIRED FOR ALL TREE TRUNKS IN AREAS WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE.
- ALL ROOTS LARGER THAN ONE-INCH DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITH APPROVED TREE PAINT WITHIN 30 MINUTES.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE.
- NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGES MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC.
- THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS. **MULCH LOCATION AND AMOUNT SHALL COMPLY WITH CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE, SECTION 35-523 (JJ)(1) OR AS APPROVED BY CITY ARBORIST.**
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
- THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUNDCOVER OR TURF AT COMPLETION OF LANDSCAPE INSTALLATION.
- THE ASSOCIATED TREE PROTECTION DETAIL COMPLIES WITH THE MINIMUM TREE PROTECTION GUIDELINES FROM THE CITY OF SAN ANTONIO. WHERE POSSIBLE, PROVIDE FENCE TO TREE DRIP LINE OR GROUP TREES IN FENCE PERIMETER TO PROVIDE INCREASED PROTECTION.
- SHRED (DOUBLE GRIND) TREES AND UNDERSTORY VEGETATION TO BE REMOVED FOR USE AS SHREDDED NATIVE BARK MULCH. IMPORT SHREDDED NATIVE BARK MULCH AS NECESSARY TO FULFILL THE REQUIREMENTS OF THE CONTRACT.
- NO WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED PER **UDC 35-523 (F) MITIGATION.**
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.



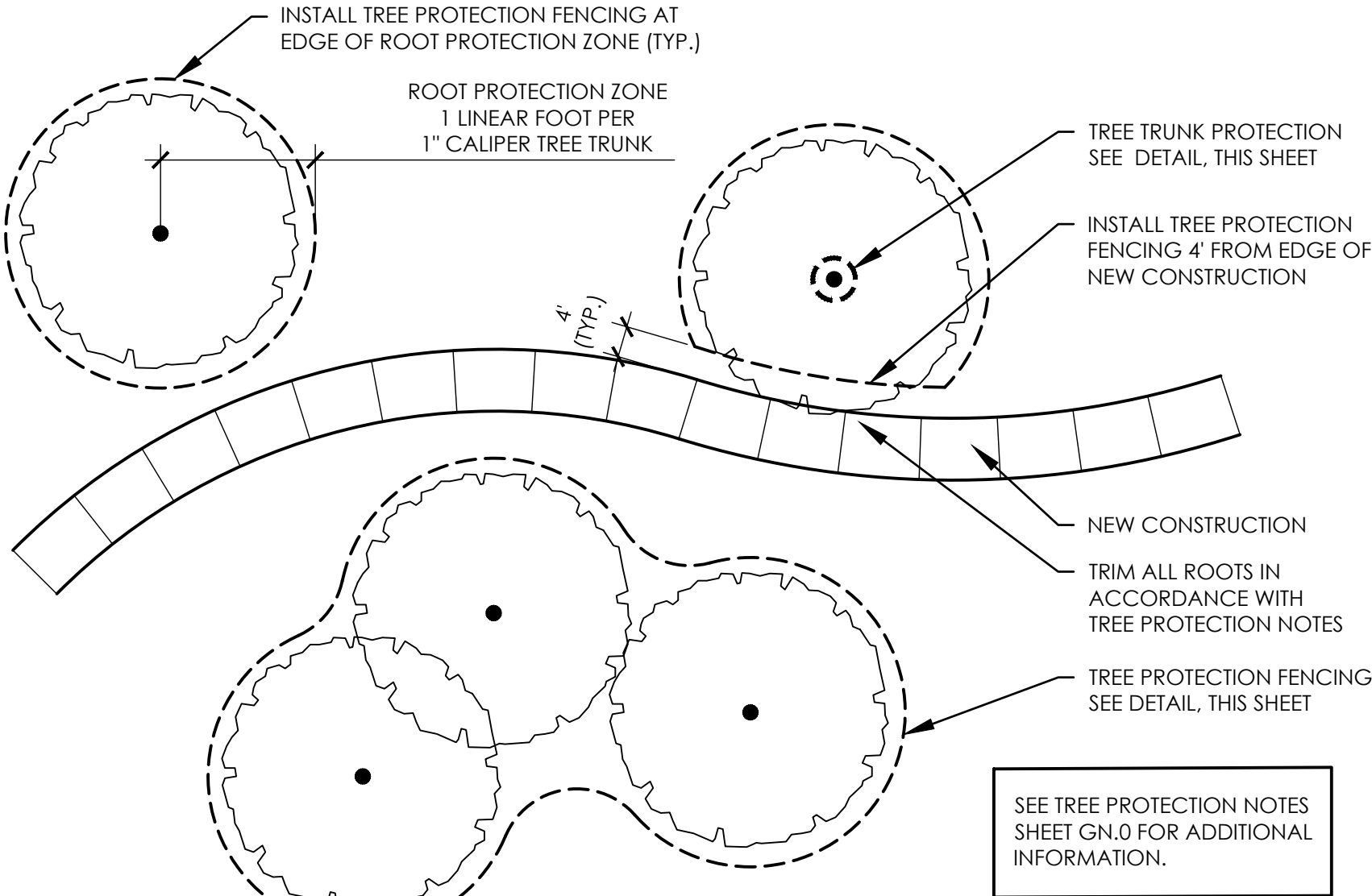
EXISTING TREE TRUNK PROTECTION

SCALE: 1"=1'-0"



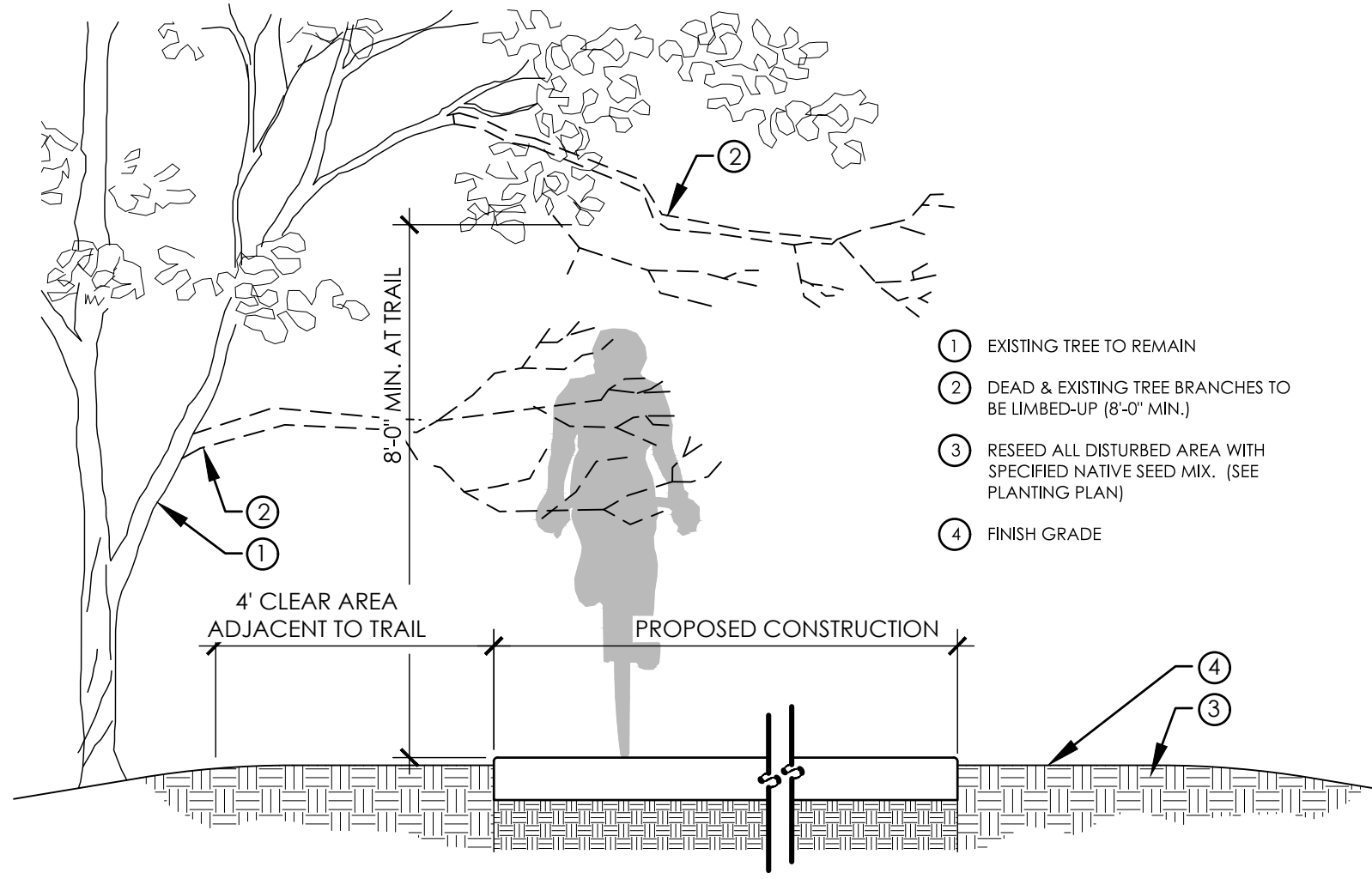
TREE PROTECTION FENCING

SCALE: N.T.S.



TREE PROTECTION - CLOSE PROXIMITY TO CONSTRUCTION

SCALE: 1"=1'-0"



TREE PRUNING AT NEW CONSTRUCTION

SCALE: NTS

ADDITIONAL CHARTS AS REQUIRED BY CITY

FINAL CANOPY COVERAGE	
Developments of all site must provide a minimum final tree canopy cover as listed below for the entire gross project area outside the regulatory floodplain.	
A. Single Family Residential	38%
B. Multi-Family and Nonresidential	25%
C. CRAG Area	15%
Lot Size	70,542 SF
Canopy Required (15%)	10,581 SF
Energy Conservation Credit Trees (150% Credit)	
5 Cedar Elm (875 SF/Each)	6,563
0 Yaupon Holly (275 SF/Each)	0
Proposed Trees (90% Credit)	
18 Yaupon Holly (275 SF/Each)	4,464
0 Live Oak (875 SF/Each)	0
0 Cedar Elm (875 SF/Each)	0
Total Canopy Provided	11,027 S.F.
New Canopy Required	-445 S.F.

Elective Criteria Landscape Points	PTS
Existing Trees	0
Parking Lot Shading (50%)	0
Screening of Surface Parking	0
Street Trees	25
Understory Preservation	0
Total Points	25

design LLC
austin, tx 78702
contact@chiocodesign.com

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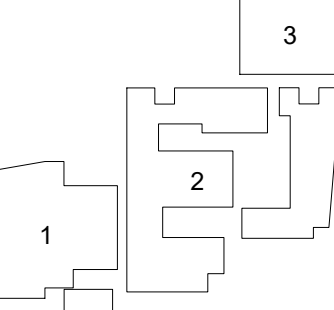
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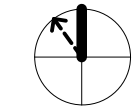
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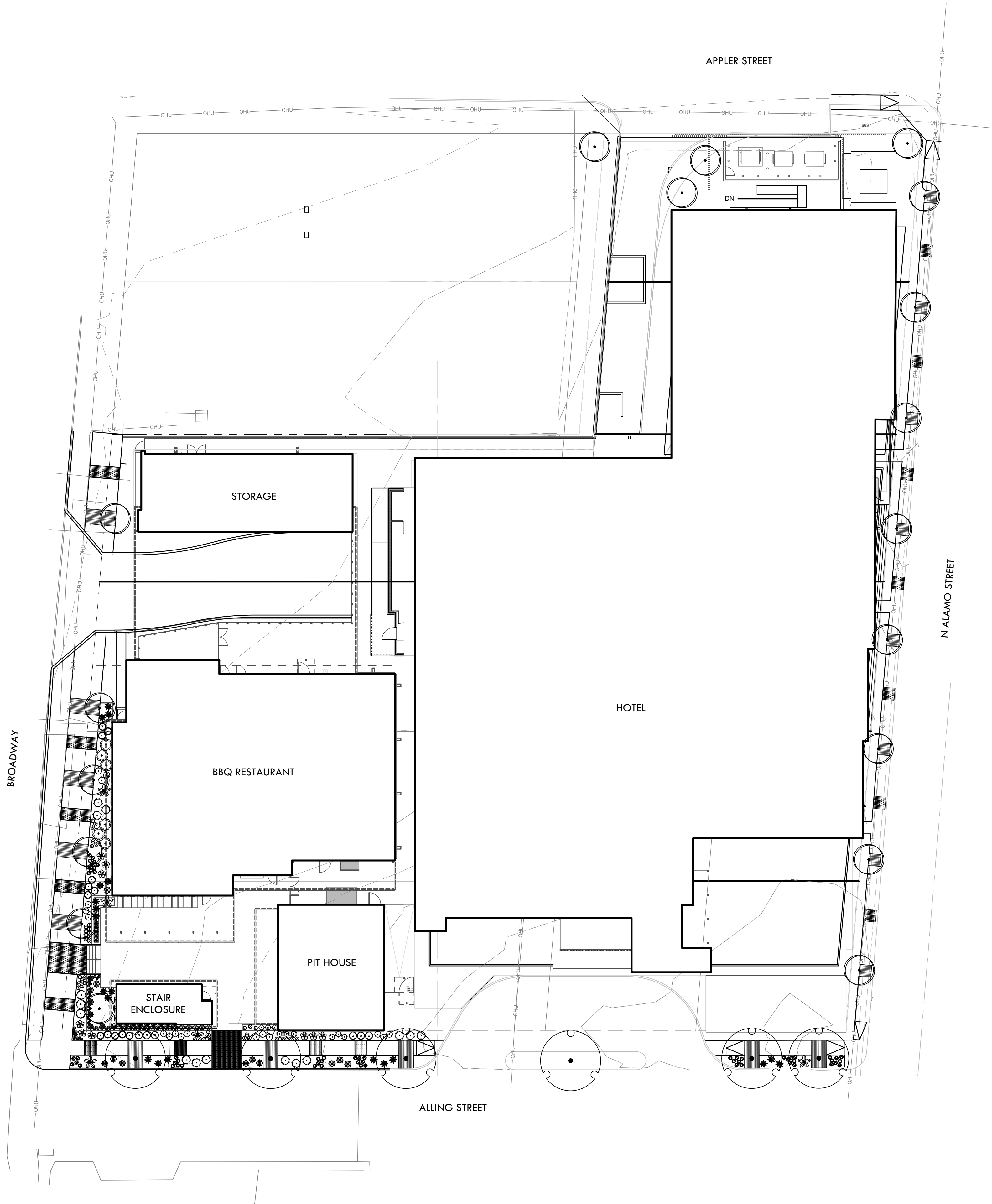
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TREE PRESERVATION
NOTES & DETAILS

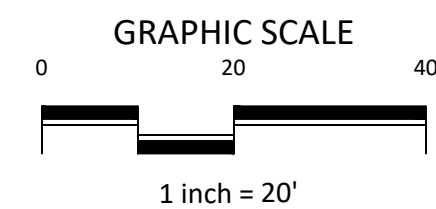
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SYMBOL	CODE	COMMON NAME
ORNAMENTAL TREES		
	POH	'PRIDE OF HOUSTON' YAUPON H
SHADE TREES		
	ELM	CEDAR ELM
SHRUBS		
	SCS	SCARLET SAGE
GRASSES		
	MFG	MEXICAN FEATHER GRASS
	PFG	PINK FLAMINGO MUHLY GRASS
VINE/ESPALIER		
	HC	HACIENDA CREEPER
ANNUALS/PERENNIALS		
	IND	INDIGO SPIREA SALVIA
	IRL	IRENE LANTANA
	SKU	SKULLCAP
	WST	WOOLLY STEMODIA
CACTI/SUCCULENTS		
	AT	ARTICHOKE PARRY'S AGAVE
	BRY	BRAKELIGHTS RED YUCCA
	CEN	CENTURY PLANT
	COB	COMPACT ORANGE BULBINE
	ER	GOPHER PLANT
	HAV	HAVARD'S CENTURY PLANT
	RYU	RED YUCCA
	SOT	TEXAS SOTOL
	WTA	WHALE'S TONGUE AGAVE
GROUNDCOVERS		
	RO	CREEPING ROSEMARY
SHRUBS/PERENNIALS		
	RBS	RIO BRAVO SAGE



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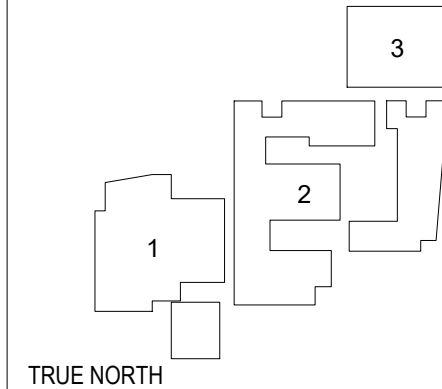
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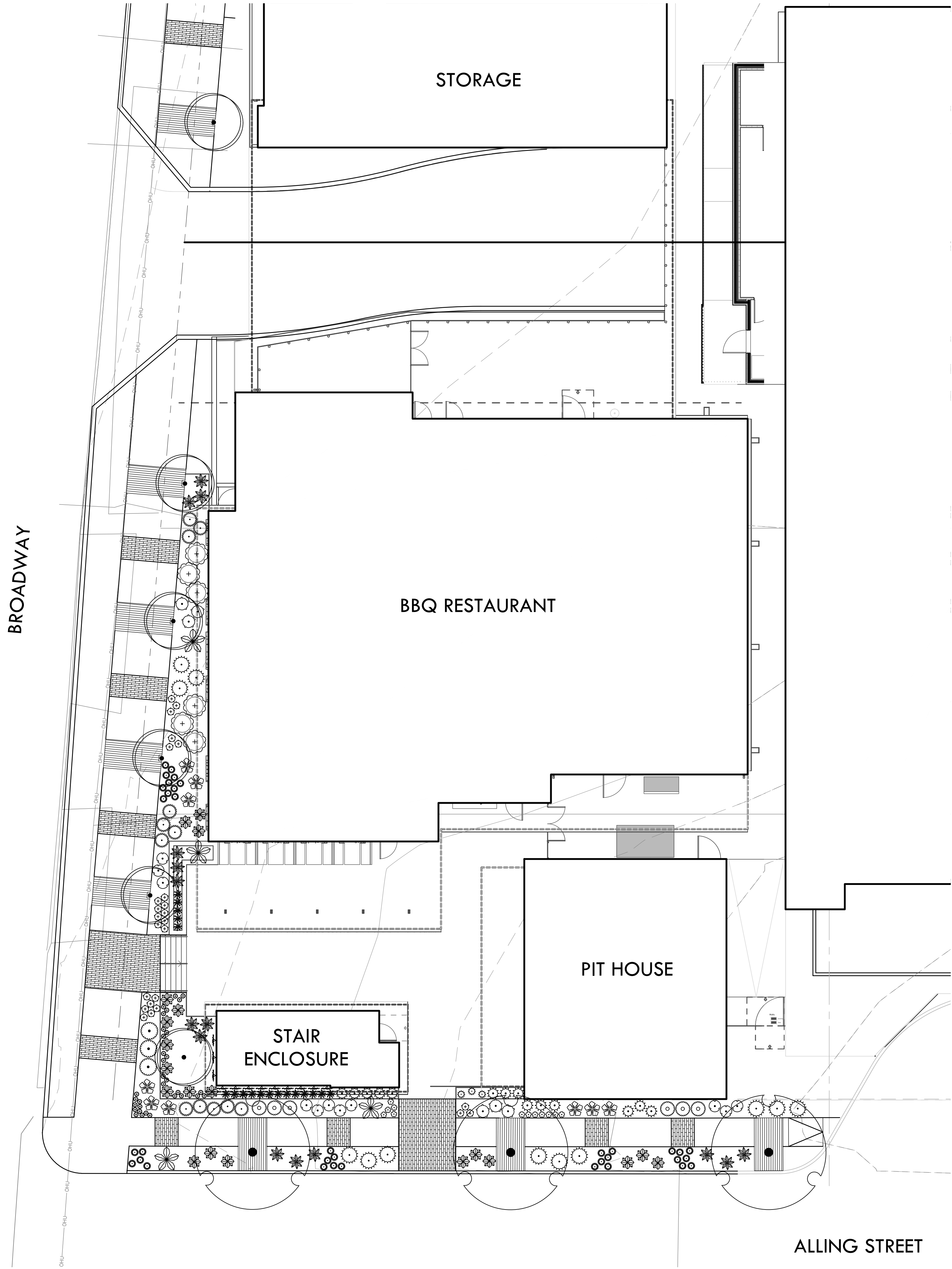
OVERALL PLANTING
PLAN

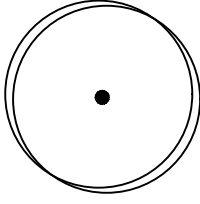
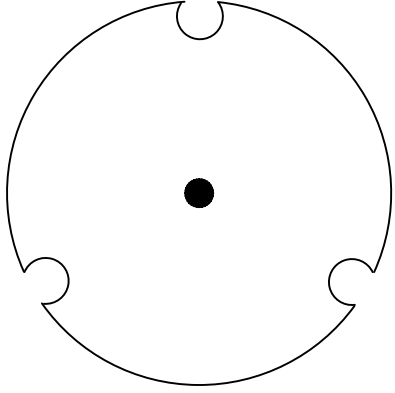



















sheet

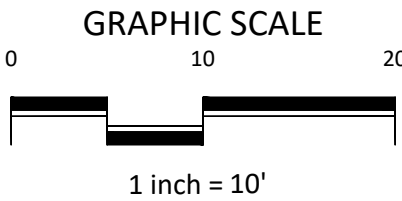
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SHRUBS		
	SCS	SCARLET SAGE
GRASSES		
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VINE/ESPALIER		
	HC	HACIENDA CREEPER
ANNUALS/PERENNIALS		
	IND	INDIGO SPIREA SALVIA
	IRL	IRENE LANTANA
	SKU	SKULLCAP
	WST	WOOLLY STEMODIA
CACTI/SUCCULENTS		
	AT	ARTICHOKE PARRY'S AGAVE
	BRY	BRAKELIGHTS RED YUCCA
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	RYU	RED YUCCA
	SOT	TEXAS SOTOL
	WTA	WHALE'S TONGUE AGAVE
GROUNDCOVERS		
	RO	CREEPING ROSEMARY
SHRUBS/PERENNIALS		
	RBS	RIO BRAVO SAGE



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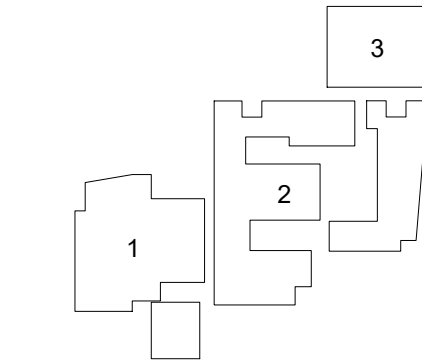
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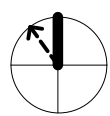
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PLANTING PLAN

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PLANTING NOTES & SPECIFICATIONS

1. ALL TREES SHALL HAVE STRAIGHT TRUNKS; A CENTRAL LEADER AND BE MATCHING WITHIN VARIETIES
2. ALL PLANT AND TREE HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
3. SOIL MIX FOR ALL PLANTING AREAS SHALL BE MANUFACTURED SOIL. CONSISTING OF MANUFACTURER'S BASIC TOPSOIL, BLENDED IN A MANUFACTURING FACILITY WITH SAND, STABILIZED ORGANIC SOIL AMENDMENTS, AND OTHER MATERIALS TO PRODUCE VIABLE PLANTING SOIL. MANUFACTURED SOIL SHOULD ACHIEVE PH OF 5 TO 7.5 AND MINIMUM OF 4 PERCENT ORGANIC-MATTER CONTENT, FRIABLE, AND WITH SUFFICIENT STRUCTURE TO GIVE GOOD TILL AND AERATION.
4. AMEND MANUFACTURER'S BASIC SOIL WITH COMMERCIAL FERTILIZER (1/2 POUND PER CUBIC YARD).
5. IN TREE AND SHRUB PLANTINGS, APPLY AMENDED SOIL TO MINIMUM DEPTH OF 6-12 INCHES. FOR TURF AREAS, TILL 2" QUALITY TOPSOIL INTO 4" DEPTH OF EXISTING SOIL.

A) CONTRACTOR SHALL PREPARE AND FURNISH PROPER SUBGRADE ELEVATIONS FOR USE BY THE LANDSCAPE CONTRACTOR.

B) ALL TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, CONCRETE, BASE, CALICHE, CONSTRUCTION DEBRIS, AND ANY OTHER FOREIGN MATERIAL NOT BENEFICIAL FOR PLANT GROWTH
6. ALL TREES AND SHRUB AREAS TO BE MULCHED TO A DEPTH OF 3 INCHES WITH SHREDDED TEXAS NATIVE MULCH IN ADDITION TO THE MANUFACTURED SOIL. MAINTAIN A 6" CLEAR AREA FROM THE BASE OF THE TREE FREE OF MULCH TO ALLOW OXYGEN EXCHANGE.
7. LAY SOD WITHIN 48 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
8. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS, BUT ENDS AND SIDES OF SOD; DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS OR PADS TO OFFSET JOINTS IN ADJACENT COURSES. AVOID DAMAGE TO SOIL OR SOD DURING INSTALLATION. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH SOIL. ELIMINATE AIR POCKETS, AND FORM A SMOOTH SURFACE. WORK SIFTED SOIL OR FINE SAND INTO CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS TO AVOID SMOTHERING SOD AND ADJACENT GRASS.

A) LAY SOD ACROSS SLOPES EXCEEDING 1:3.

B) ANCHOR SOD ON SLOPES EXCEEDING 1:6 WITH WOOD PEGS OR STEEL STAPLES SPACED AS RECOMMENDED BY SOD MANUFACTURER BUT NOT LESS THAN TWO ANCHORS PER SOD STRIP TO PREVENT SLIPPAGE.
9. SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF 1-1/2 INCHES BELOW SOD.
10. GENERAL: MAINTAIN AND ESTABLISH TURF BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE TURF. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH TURF. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
11. MOW TURF AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. REMOVE NO MORE THAN ONE-THIRD OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS.
12. TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT:

A) SATISFACTORY SODDED TURF; AT END OF MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF HAS BEEN ESTABLISHED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

B) SATISFACTORY SEEDED TURF; AT END OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.
13. STEEL EDGING SHALL BE INSTALLED FOR THE FOLLOWING INTERFACES:

-TURF TO SHRUB

-TURF TO GROUNDCOVER

-GROUNDCOVER TO SEASONAL COLOR

-GROUNDCOVER TO GROUNDCOVER
13. USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.
14. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

A) FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

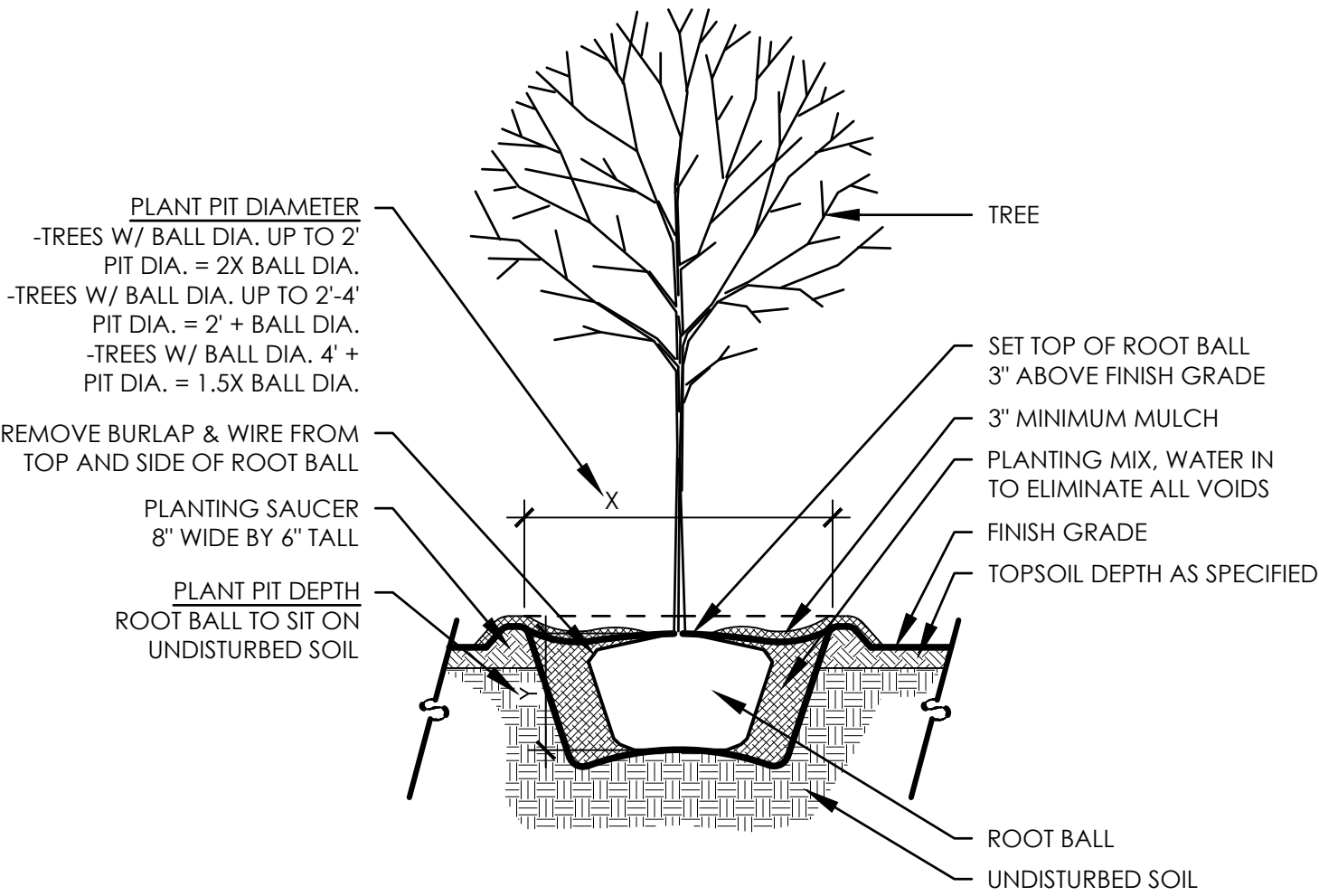
A)A) DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECTED BY OWNER.

A)B) STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.

B) WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.

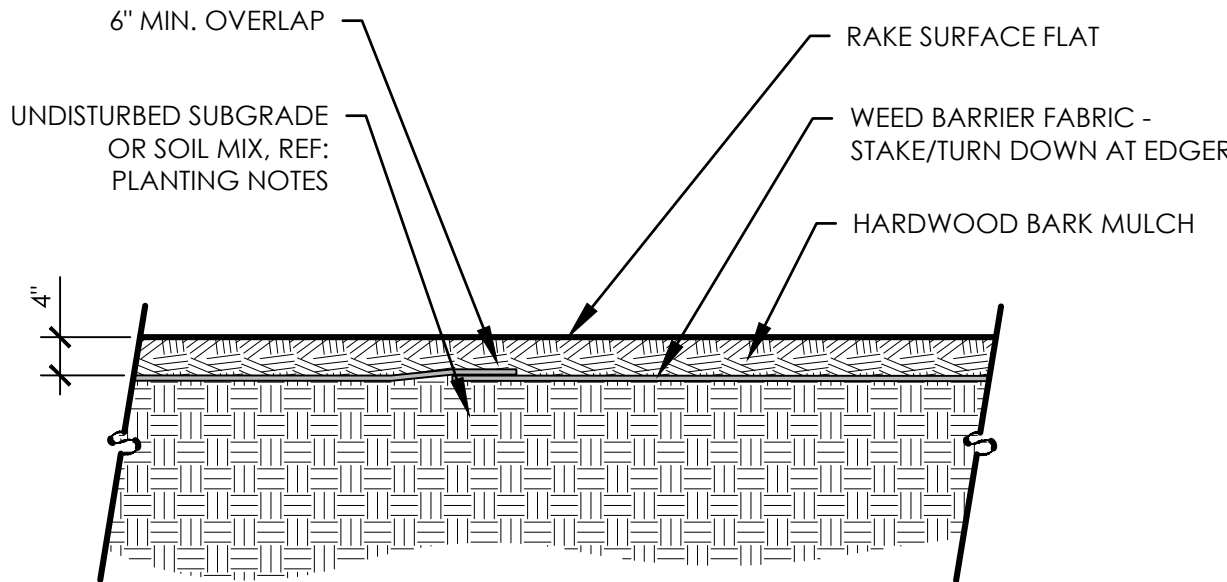
B)A) TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.

B)B) GROUNDCOVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
15. LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
16. REMOVE ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION ON THE SURFACE IN AREAS WHERE PLANTING OR TURF IS APPLIED.
17. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS.
18. ALL FINAL SHAPING AND RAKING OF THE TOPSOIL/FINISH GRADES SHALL BE REVIEWED BY OWNER PRIOR TO APPLICATION OF PLANT MATERIAL. BERMS, IF REQUIRED SHALL BE INSTALLED IN 12 INCH LAYERS/LIFTS AND COMPACTED. EXCESSIVE SLOPES ON BERMS WHICH MAY CAUSE MAINTENANCE PROBLEMS SHALL BE REVIEWED BY THE OWNER.
19. VERIFY EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR SITE WORK AND PLANTING.
20. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING UTILITIES AT ALL TIMES.
21. ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED, OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CONTRACTING OFFICER'S REPRESENTATIVE AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, TREES, DRIVEWAYS, ETC., SCHEDULE TO REMAIN (NO SEPARATE PAY ITEM).
23. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AND REPLACED AT CONTRACTOR'S EXPENSE.
24. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS, AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
25. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT ADDRESSED ON PLANTING PLANS SHALL BE HYDROMULCHED AS DESCRIBED ON PLANS.
26. EXISTING ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
27. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
28. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



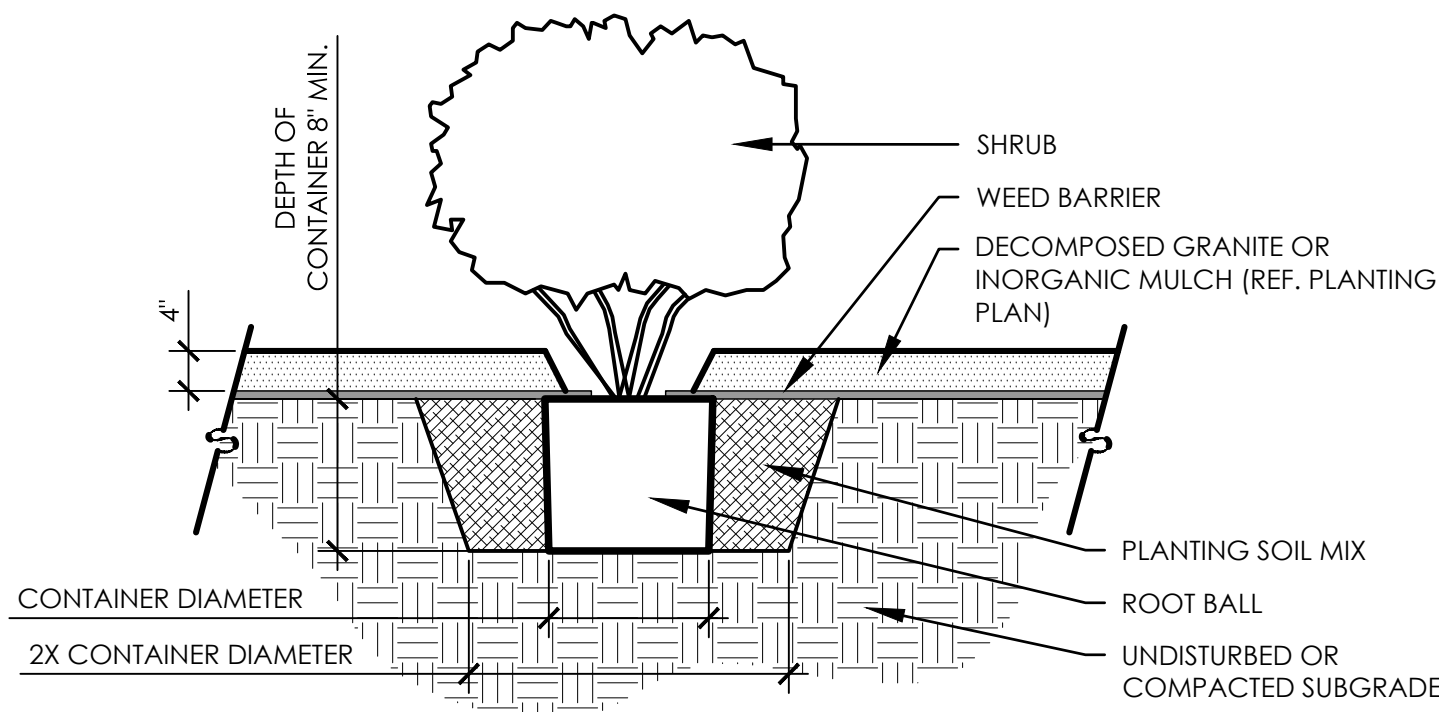
A TREE PLANTING

SCALE: 1/2" = 1'-0"



C HARDWOOD BARK MULCH

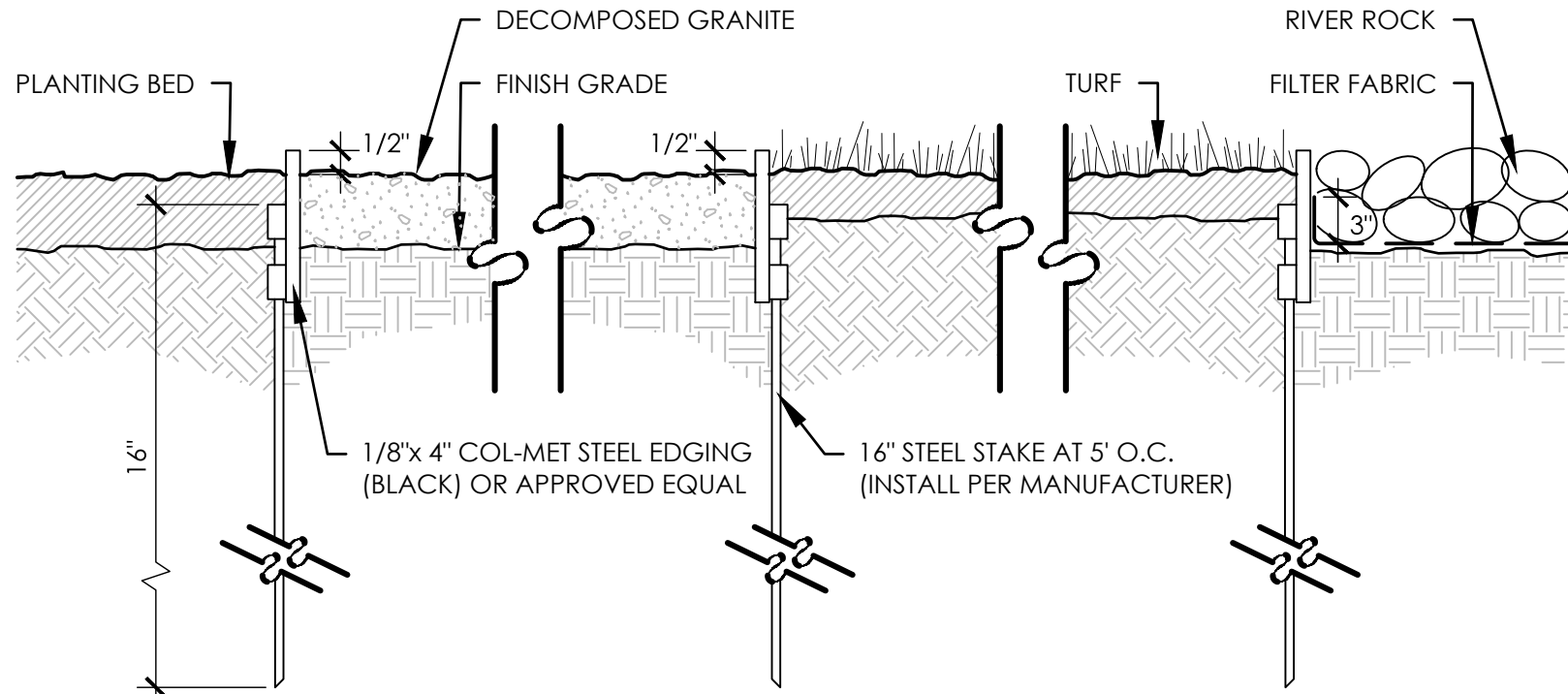
SCALE: 3/4" = 1'-0"



B SHRUB PLANTING

SCALE: 1" = 1'-0"

- NOTES:
1. CUT 'X' IN WEED BARRIER SAME DIAMETER AS PLANT CONTAINER TO ALLOW SHRUB PLANTING
2. RE-COVER PLANT PIT WITH WEED BARRIER AFTER PLANT PLACEMENT AND APPLY INORGANIC MULCH



D STEEL EDGING

SCALE: 1"=1'-0"

design LLC

CHIOCO

1306 rosewood avenue
512.374.0288

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supervision of:
Tara Lindberg
LA#3472
08/23/2024

project

Broadway Hotel and BBQ

2102 Broadway
San Antonio, TX

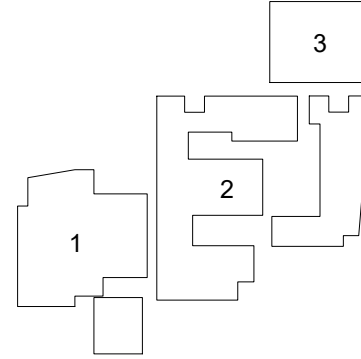
drawn by

Author MRS
Checker TLL

current issue

08/23/24 HDRC REVIEW

revisions



TRUE NORTH



sheet title

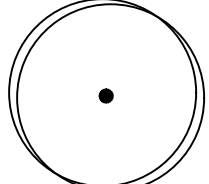
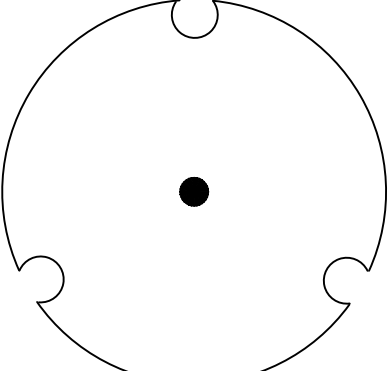



















PLANTING NOTES,
DETAILS & SCHEDULE

sheet

L4.02

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conjunction with this project.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	CONTAINER	HEIGHT	SPREAD	DETAIL	REMARKS
ORNAMENTAL TREES									
	POH	18	ILEX VOMITORIA 'PRIDE OF HOUSTON' / 'PRIDE OF HOUSTON' YAUPON HOLLY	2" CAL.		8'-10'			
SHADE TREES									
	ELM	6	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.		6'-8'	8'-10'		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	SPACING	DETAIL	REMARKS
SHRUBS									
	SCS	6	SALVIA GREGGII / SCARLET SAGE	1 GAL	4"	FULL	12" OC.		
GRASSES									
	PFG	12	MUHLENBERGIA CAPILLARIS 'PINK FLAMINGOS' / PINK FLAMINGO MUHLY GRASS	5 GAL					
	MFG	57	STIPA TENACISSIMA / MEXICAN FEATHER GRASS	1 GAL	8"-10"	FULL	18" OC.		
VINE/ESPALIER									
	HC	12	PARTHENOCESSUS SPP. HACIENDA CREEPER / HACIENDA CREEPER	3 GAL					
ANNUALS/PERENNIALS									
	IRL	3	LANTANA CAMARA 'IRENE' / IRENE LANTANA	5 GAL	20"-24"	FULL	30" OC.		
	IND	11	SALVIA X 'INDIGO SPIRES' / INDIGO SPIREA SALVIA	3 GAL	14"-16"	12"-14"	24" OC.		
	SKU	12	SCUTELLARIA SUFFRUTESCENS / SKULLCAP	1 GAL	6"	FULL	18" OC.		
	WST	32	STEMODIA LANATA / WOOLLY STEMODIA	4" POT	2"-3"	6"-8"			
CACTI/SUCCULENTS									
	CEN	5	AGAVE AMERICANA / CENTURY PLANT	5 GAL	10"-12"	FULL	24" OC.		
	HAV	9	AGAVE HAVARDIANA / HAVARD'S CENTURY PLANT	3 GAL	10"-12"	FULL	36" OC.		
	WTA	12	AGAVE OVATIFOLIA 'FROSTY BLUE' / WHALE'S TONGUE AGAVE	5 GAL.	18"-24"	18"-24"			
	AT	20	AGAVE PARRYI TRUNCATA / ARTICHOKE PARRY'S AGAVE	5 GAL	18"-24"	30"- 36"			
	COB	26	BULBINE FRUTESCENS 'TINY TANGERINE' / COMPACT ORANGE BULBINE	3 GAL	6" - 8"	FULL	18" OC.		
	SOT	3	DASYLIRION TEXANUM / TEXAS SOTOL	1 GAL	10"-12"	12"-14"	24" OC.		
	ER	6	EUPHORBIA RIGIDA / GOPHER PLANT	3 GAL	12"-24"	30"- 36"			
	RYU	18	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL	18"-24"	18"-24"	3' OC.		
	BRY	18	HESPERALOE PARVIFLORA 'PERPA' PP / BRAKELIGHTS RED YUCCA	3 GAL	10"-12"	12"-18"	24" OC.		
GROUNDCOVERS									
	RO	14	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST' / CREEPING ROSEMARY	3 GAL	4"	10"-12"	30" OC.		
SHRUBS/PERENNIALS									
	RBS	6	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / RIO BRAVO SAGE	5 GAL	36"-42"	30"-32"	48" OC.		

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08/23/2024

project

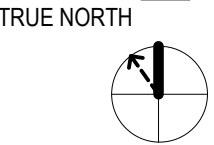
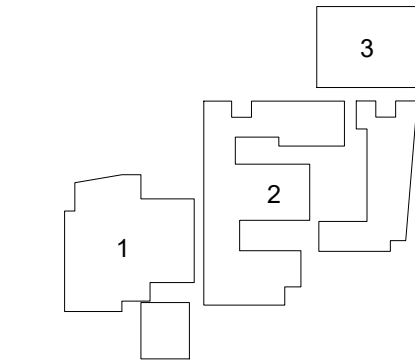
Broadway Hotel and BBQ

2102 Broadway
San Antonio, TX

drawn by
Author MRS
Checker TLL

● current issue
08/23/24 HDRC REVIEW

△ revisions



sheet title
PLANT SCHEDULE

sheet
L4.03

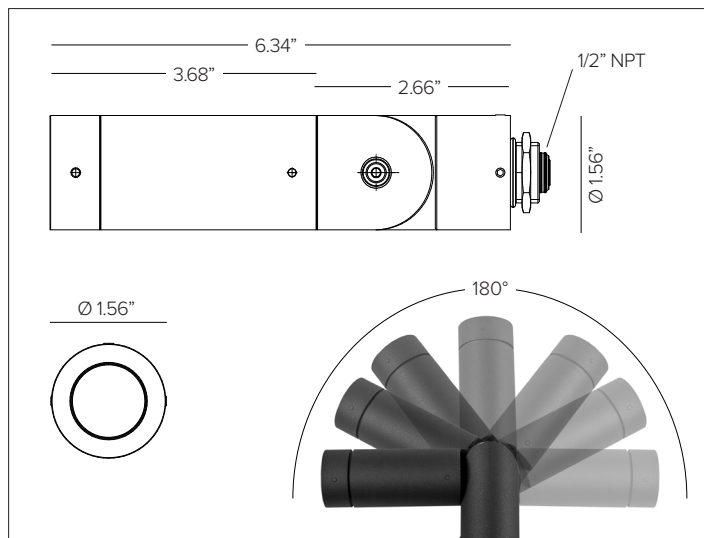
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BULLETTO MINI

Compact Adjustable Floodlight Projector



BULLETTO MINI shown in Ferrite Dark Grey finish.



CONCEPT

Compact projector flood light for high intensity applications.

MECHANICAL CHARACTERISTICS

Housing	1.56" Dia. X 6.34" L
Materials	Aluminum body and joints for maximum heat dissipation.
Finish	Textured finish. <div> <div>Ferrite Dark Grey</div> <div>Heritage Brown</div> <div>Bronze</div> <div>Black</div> <div>White</div> <div>Sandstone Grey</div> </div>
Power Connection	Pre-cabled with 10' Belden direct burial 18ga 3 conductor cable for connection to remote power supply.
Functionality	Modular body for toolless maintenance. IP66 protection rated optical chamber with removable front cap for simple toolless field interchangeability of optics and accessories.
Mounting	Adjustable up to 180° on the vertical surface with aim lock set screw, 360° rotatable on the horizontal axis. Brass counter nut with 1/2" NPS mounting stem suitable for direct j-box mount. Optional installation accessories for additional mountings.
Weight	1.0lbs
Protection	IP66
Impact	IK08

CERTIFICATIONS

cULus Class 2 Wet Location Listed E479873.
 Tested in accordance with LM-79-08.
 Compliant for California installations.
 IEC 62471
 RoHS3 EU 215/863

WARRANTY

5 year limited warranty
 * Fixture suitable for use in marine grade environments. Not to be in direct contact with salt or corrosive agents for extended periods of time.

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

ELECTRICAL CHARACTERISTICS

Power Supply	Remote Class 2 120V-277V AC power supply required, ordered separately. Flicker free dimming achieved through driver.
Wattage	8W
Voltage	24V DC

SOURCE

High efficiency LED Emitter

TM30	CCT (Nominal)	CRI	Rf	Rg	SDCM
	2700K	90	94	99	2
	3000K	90	94	99	2
	3500K	90	94	99	2
	4000K	90	93	101	2

OPTIC

Equipped with PMMA lens and interchangeable optical holographic lens, factory preset per specified optic with other beams included in packaging.

Beam		SP 1f	FL 20°	MWFL 37°
Delivered Lumens	2700K	350Lm	306Lm	276Lm
	3000K	380Lm	332Lm	300Lm
	3500K	407Lm	356Lm	321Lm
	4000K	407Lm	356Lm	321Lm
Efficacy	61Lm/W max. Refer to photometric graphs for specific values.			
Lifetime	L96/B10 30,000hrs at max TA +25°C L95/B10 50,000hrs at max TA +25°C L94/B10 80,000hrs at max TA +25°C L93/B10 100,000hrs at max TA +25°C			
Photobiological Classification	Low risk safety RG1			

BULLETTO MINI

SPECIFICATION INFORMATION

BLM									
1	2	3	4	5	6	7	8	9	10
Ex: BLMRPFEL1SP30 / DMLE301242UD						REQUIRED		OPTIONAL	

1 - PRODUCT CODE	2 - DRIVER	3 - FINISH	4 - WATTAGE	5 - OPTIC	6 - KELVIN	7 - POWER SUPPLY
BLM — BULLETTO MINI	RP — Remote Power	FE — Ferrite Dark Grey HB — Heritage Brown BZ — Bronze WT — White BT — Black SG — Sandstone Grey RAL — Custom RAL	L1 — 8W	SP — SP 11° FL — FL 20° MF — MWFL 37°	27 — 2700K 30 — 3000K 35 — 3500K 40 — 4000K	Power Supply See section for details
8 - OPTICAL ACCESSORIES	9 - INSTALLATION ACCESSORIES	10 - TREE MOUNTING INSTALLATION ACCESSORIES				
Blade of Light Linear Spread Lens See section for details Anti-glare Louver See section for details Asymmetric Screen See section for details Lumishape See section for details	Surface Mount Bracket See section for details Earth Spike See section for details Low Profile Surface Canopy See section for details Permapost See section for details	Tree Strap See section for details Fixture Bracket See section for details Wiring Connection Box See section for details Mesh Protective Wiring See section for details				

For applicable quick ship items, see model configurations listed below. Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Consult factory for quantities of over 20pcs to confirm lead time.


 QSBMLMRPBZL1(SP / FL / MF)30 + DMLE301242UD / DMLE601242UD / DMLE961242UD
 QSBMLMRPFEL1(SP / FL / MF)30 + DMLE301242UD / DMLE601242UD / DMLE961242UD

OPTIC DETAILS

Interchangeable Multi Optic (SP / FL / MWFL)
 Factory preset per specified optic with other beams included in packaging.



BULLETTO MINI

7 - POWER SUPPLY (REQUIRED)

ENCLOSURE

Part No.	Wattage	Control	Dim Range	Rating	In / Out Voltage	Certification	Dimensions (Enclosure)	Description
DMLE301242UD	30W	MLV / ELV / 0-10V / TRIAC	MLV 10% / ELV 10% / 0-10V 5%	NEMA3R	120-277V / 24V	UL Class 2	4.47" X 6.79" X 1.38"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE601242UD	60W	MLV / ELV / 0-10V / TRIAC	MLV 10% / ELV 10% / 0-10V 5%	NEMA3R	120-277V / 24V	UL Class 2	4.47" X 6.79" X 1.38"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE961242UD	96W	MLV / ELV / 0-10V / TRIAC	MLV 10% / ELV 10% / 0-10V 5%	NEMA3R	120-277V / 24V	UL Class 2	5.16" X 7.73" X 1.54"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE1922242UD	2X96W	MLV / ELV / 0-10V / TRIAC	MLV 10% / ELV 10% / 0-10V 5%	NEMA3R	120-277V / 24V	UL Class 2	5.04" X 10.94" X 1.81"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE2882242UD	3X96W	MLV / ELV / 0-10V / TRIAC	MLV 10% / ELV 10% / 0-10V 5%	NEMA3R	120-277V / 24V	UL Class 2	5.04" X 10.94" X 1.81"	EMCOD MLE-UD electronic driver with wiring compartment.

MAX FIXTURES PER DRIVER

Fixture Wattage	Driver Wattage				
	30W	60W	96W	2X96W	3X96W
	8W	3	6	9	9+9
				9+9	9+9+9

BULLETTO MINI

8 – OPTICAL ACCESSORIES (OPTIONAL)

MAXIMUM OF TWO ACCESSORIES PER FIXTURE.



Integral 'Blade of Light' linear spread lens PMMA holographic filter.

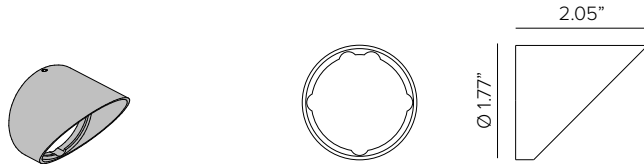
Part No. **1E3789**



Integral honeycomb anti-glare louver.

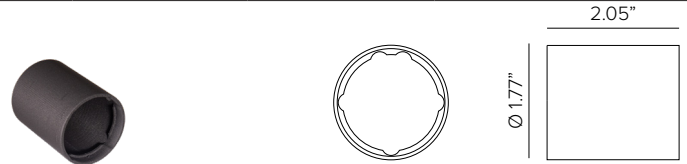
Finish ● Deep Black

Part No. **1E3791**



External asymmetric snoot. Powder coated stainless steel. Cutoff 19.4°

Part No. **1E3787 (*)**



External super snoot. Powder coated stainless steel.

Part No. **1E4381 (*)**

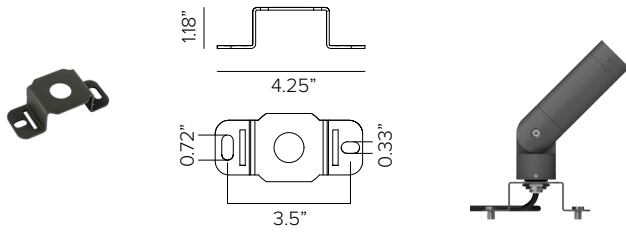
● Ferrite Dark Grey (Default) ● Heritage Brown (HB)* ● Bronze (BZ)* ● White (WT)* ● Black (BT)* ● Sandstone Grey (SG)*

***Add suffix to end of number to identify finish (EX. 1E3786HB)**

BULLETTO MINI

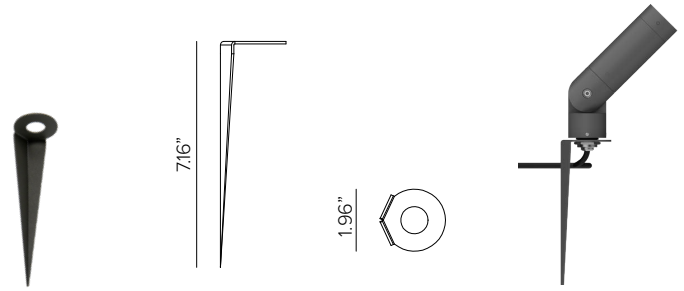
9 – INSTALLATION ACCESSORIES (OPTIONAL)

MAXIMUM OF ONE ACCESSORY PER FIXTURE



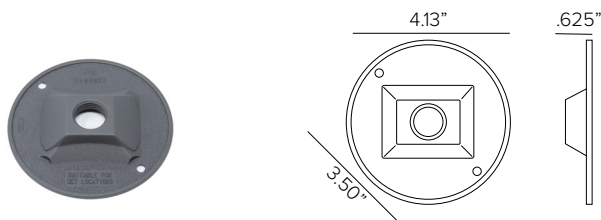
Surface mounting bracket. Powder coated stainless steel.

Part No. **1E3786 (*)**



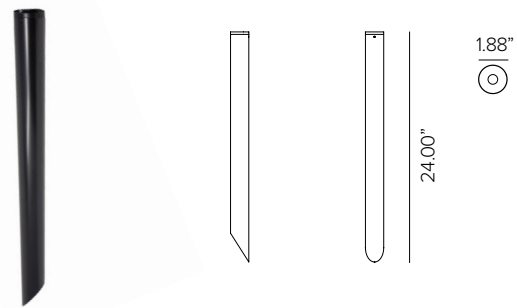
Earth spike. Powder coated stainless steel.

Part No. **1E3785 (*)**



Low Profile surface canopy. Powder coated aluminum with 1/2" NPT to mount over standard 4" Dia. round outdoor j-box.

Part No. **1BLTSMCVR (*)**



BULLETTO aluminum permapost with 1/2" NPT and 1ea stabilizer.

Finish Deep Black

Part No. **PRMP24BK**

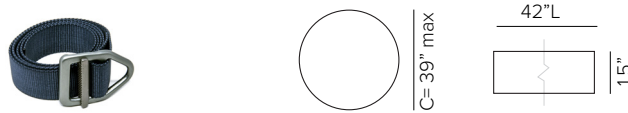
Ferrite Dark Grey (Default) Heritage Brown (HB)* Bronze (BZ)* White (WT)* Black (BT)* Sandstone Grey (SG)*

***Add suffix to end of number to identify finish (EX. 1E3786HB)**

BULLETTO MINI

10 – TREE MOUNTING INSTALLATION (OPTIONAL)

SINGLE STRAP FOR USE WITH OF UP TO 3 FIXTURES



Single tree strap comprised of durable Nylon webbing flexible strap with high strength aircraft aluminum V-ring buckle in Gunmetal finish and lock-in loop to prevent slipping. **Strap is made to coordinate with up to 3 fixtures and 1 wiring connection box. Strap fits trees 39" max circumference or smaller. (REQUIRED)**

Finish ● Olive Green ● Coyote Brown ● Graphite Grey

Part No. **TTS0101** **TTS0102** **TTS0103**



Fixture bracket comprised of powder coated stainless steel for use with tree strap. **Maximum of 3 brackets can be per single strap. (REQUIRED)**

Finish ● Ferrite Dark Grey ● Bronze

Part No. **TTBLT0101** **TTBLT0102**



Tree Strap Connection Box. Painted aluminum UL listed 9in³ j-box with 3ea 3/8" cable glands and 1ea 1/2" cable gland. Mounting bracket for tree strap included. Used to connect multiple 24V DC low voltage cables for one continuous cable connection down the tree to remote driver, additional cable provided by others. **Can be used for up to 3 fixture connections per tree strap. (OPTIONAL)**

Finish ● Ferrite Dark Grey ● Bronze

Part No. **TTCB0103FG** **TTB0103BZ**

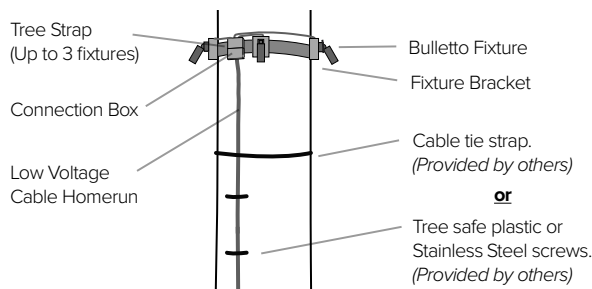


Mesh wire protection cover sleeve comprised of braided polyethylene terephthalate (PET) monofilament webbing resistant to chemical degradation, UV radiation and abrasion. 3/8" SJO Cord Sleeve, available per foot. **(OPTIONAL)**

Finish ● Carbon Grey ● Brown ● Forest Green

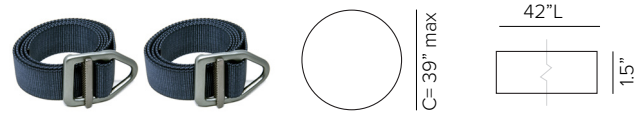
Part No. **TTSJS01** **TTSJS02** **TTSJS03**

WIRING CONFIGURATION



To be installed per local building code. Adjust the strap every 6 months in order to prevent tree damage.

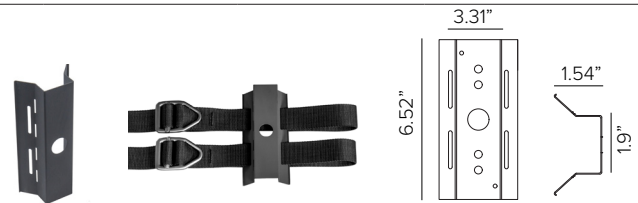
DOUBLE STRAP FOR USE WITH OF UP TO 8 FIXTURES



Durable 1.5 inch wide Nylon webbing Strap is flexible with High Strength Aircraft Aluminum V-ring Buckle in Gunmetal finish and lock in loop to prevent slipping. **Strap is made to coordinate with up to 8 fixtures and 2 wiring connection boxes. Strap fits trees 39" max circumference or smaller. (REQUIRED)**

Finish ● Ferrite Dark Grey ● Bronze ● Graphite Grey

Part No. **TTS0106** **TTS0104** **TTS0105**



Fixture bracket comprised of powder coated stainless steel for use with tree strap. **Maximum of 3 brackets can be per double strap. (REQUIRED)**

Finish ● Ferrite Dark Grey ● Bronze

Part No. **TTBLT0201** **TTBLT0202**



Tree Strap Connection Box. Painted aluminum UL listed 13in³ j-box with 3ea 3/8" cable glands and 1ea 1/2" cable gland. Mounting bracket for tree strap included. Used to connect multiple 24V DC low voltage cables for one continuous cable connection down the tree to remote driver, additional cable provided by others. **Can be used for up to 5 fixture connections per tree strap. (OPTIONAL)**

Finish ● Ferrite Dark Grey ● Bronze

Part No. **TTCB0104FG** **TTB0104BZ**

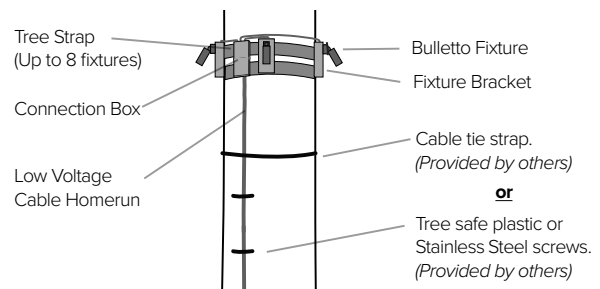


Mesh wire protection cover sleeve comprised of braided polyethylene terephthalate (PET) monofilament webbing resistant to chemical degradation, UV radiation and abrasion. 3/8" SJO Cord Sleeve, available per foot. **(OPTIONAL)**

Finish ● Carbon Grey ● Brown ● Forest Green

Part No. **TTSJS01** **TTSJS02** **TTSJS03**

WIRING CONFIGURATION



To be installed per local building code. Adjust the strap every 6 months in order to prevent tree damage.

BULLETTO MINI

PHOTOMETRY

IES FILES WATTAGE AND EFFICIENCY CALCULATIONS BASED WITH SUPPLIED DRIVER

SPOT

	2700K	H(m)	D(m)	Emax(lx)		
	Ra90		11°			
	Fixture Power	8W	1	0.19	6942	
	Source Flux	479lm	2	0.38	1736	
	Fixture Flux	350lm	3	0.57	771	
	Efficacy	45lm/W	4	0.75	434	
TS1401	Imax=14505cd/klm	Imax	6942cd	5	0.94	278

	3000K	H(m)	D(m)	Emax(lx)		
	Ra90		11°			
	Fixture Power	8W	1	0.19	7545	
	Source Flux	520lm	2	0.38	1886	
	Fixture Flux	380lm	3	0.57	838	
	Efficacy	49lm/W	4	0.75	472	
TS1401	Imax=14505cd/klm	Imax	7545cd	5	0.94	302

	3500K	H(m)	D(m)	Emax(lx)		
	Ra90		11°			
	Fixture Power	8W	1	0.19	8075	
	Source Flux	557lm	2	0.38	2019	
	Fixture Flux	407lm	3	0.57	897	
	Efficacy	52lm/W	4	0.75	505	
TS1401	Imax=14505cd/klm	Imax	8075cd	5	0.94	323

	4000K	H(m)	D(m)	Emax(lx)		
	Ra90		11°			
	Fixture Power	8W	1	0.19	8075	
	Source Flux	557lm	2	0.38	2019	
	Fixture Flux	407lm	3	0.57	897	
	Efficacy	52lm/W	4	0.75	505	
TS1401	Imax=14505cd/klm	Imax	8075cd	5	0.94	323

FLOOD

	2700K	H(m)	D(m)	Emax(lx)		
	Ra90		20°			
	Fixture Power	8W	1	0.36	1720	
	Source Flux	479lm	2	0.72	430	
	Fixture Flux	306lm	3	1.08	191	
	Efficacy	39lm/W	4	1.44	107	
TS1402	Imax=3593cd/klm	Imax	1720cd	5	1.80	69

	3000K	H(m)	D(m)	Emax(lx)		
	Ra90		20°			
	Fixture Power	8W	1	0.36	1869	
	Source Flux	520lm	2	0.72	467	
	Fixture Flux	332lm	3	1.08	208	
	Efficacy	43lm/W	4	1.44	117	
TS1402	Imax=3593cd/klm	Imax	1869cd	5	1.80	75

	3500K	H(m)	D(m)	Emax(lx)		
	Ra90		20°			
	Fixture Power	8W	1	0.36	2000	
	Source Flux	557lm	2	0.72	500	
	Fixture Flux	356lm	3	1.08	222	
	Efficacy	46lm/W	4	1.44	125	
TS1402	Imax=3593cd/klm	Imax	2000cd	5	1.80	80

	4000K	H(m)	D(m)	Emax(lx)		
	Ra90		20°			
	Fixture Power	8W	1	0.36	2000	
	Source Flux	557lm	2	0.72	500	
	Fixture Flux	356lm	3	1.08	222	
	Efficacy	46lm/W	4	1.44	125	
TS1402	Imax=3593cd/klm	Imax	2000cd	5	1.80	80

MEDIUM WIDE FLOOD

	2700K	H(m)	D(m)	Emax(lx)		
	Ra90		37°			
	Fixture Power	8W	1	0.68	565	
	Source Flux	479lm	2	1.36	141	
	Fixture Flux	276lm	3	2.04	63	
	Efficacy	35lm/W	4	2.71	35	
TS1403	Imax=1180cd/klm	Imax	565cd	5	3.39	23

	3000K	H(m)	D(m)	Emax(lx)		
	Ra90		37°			
	Fixture Power	8W	1	0.68	614	
	Source Flux	520lm	2	1.36	153	
	Fixture Flux	300lm	3	2.04	68	
	Efficacy	39lm/W	4	2.71	38	
TS1403	Imax=1180cd/klm	Imax	614cd	5	3.39	25

	3500K	H(m)	D(m)	Emax(lx)		
	Ra90		37°			
	Fixture Power	8W	1	0.68	657	
	Source Flux	557lm	2	1.36	164	
	Fixture Flux	321lm	3	2.04	73	
	Efficacy	41lm/W	4	2.71	41	
TS1403	Imax=1180cd/klm	Imax	657cd	5	3.39	26

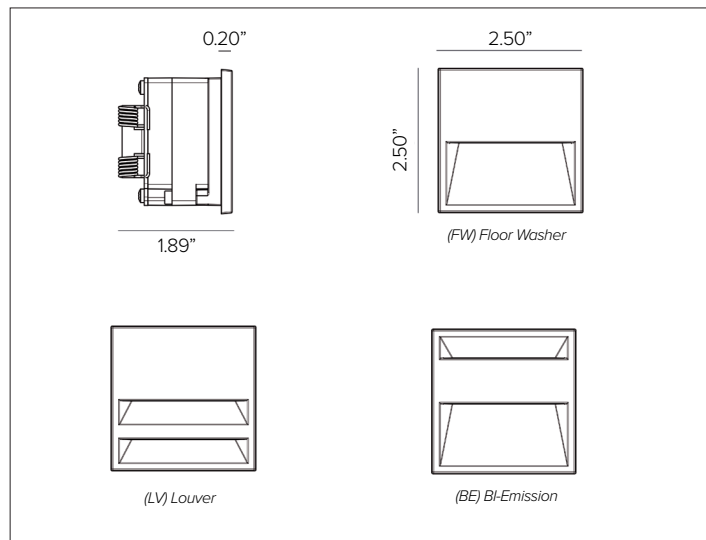
	4000K	H(m)	D(m)	Emax(lx)		
	Ra90		37°			
	Fixture Power	8W	1	0.68	657	
	Source Flux	557lm	2	1.36	164	
	Fixture Flux	321lm	3	2.04	73	
	Efficacy	41lm/W	4	2.71	41	
TS1403	Imax=1180cd/klm	Imax	657cd	5	3.39	26

ZEDGE MINI

Miniature LED Steplight



Left to right, shown in Louver faceplate shown in Deep Black finish, BI-Emission faceplate shown in Ferrite Dark Grey finish, Floor Washer faceplate shown in Sandstone Grey finish.



CONCEPT

Recessed LED steplight for indoor and outdoor applications.
Designed in collaboration with Gensler as Product Design Consultant.

MECHANICAL CHARACTERISTICS

Housing	2.5"W x 2.5"H x 1.89"D
Materials	Die-cast anodized aluminum body fitted with a spring fixing system. Powder coated die-cast anodized aluminum external frame. Aesthetically pleasing with no visible hardware.
Finish	Textured finish. <div> <div>Ferrite Dark Grey</div> <div>Heritage Brown</div> <div>Bronze</div> <div>Black</div> <div>White</div> <div>Sandstone Grey</div> </div>
Power Connection	Pre-cabled with 3' Belden 18ga 2 conductor direct burial cable (no conduit required).
Mounting	To be completed with installation back box. Fixture secured with stainless steel spring system for semi-flush installation only. Recommended mounting height is +18" A.F.F.
BUG	B0-U0-G0 / B0-U1-G0 BE Emission only
Weight	0.35lbs
Protection	IP66
Impact	IK10

CERTIFICATIONS

cULus Class 2 Wet Location Listed E479873.
Tested in accordance with LM-79-08.
Compliant for California installations.
RoHS3 EU 215/863
CEC T24 JA8-2019-E certified, ZEDGE MINI HO version only in conjunction with DMLE601242UD driver.

WARRANTY

5 year limited warranty

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

ELECTRICAL CHARACTERISTICS

Power Supply	Remote Class 2, 120V-277VAC power supply required, see available options. Flicker free dimming achieved through driver.
Wattage	4W
Voltage	24V DC
Operating Temp.	-25°C / +35°C

SOURCE

High Efficiency LED Board. CRI dependent on version.						
TM30	CCT (Nominal)	CRI	Rf	Rg	SDCM	
ZEDGE MINI version	2700K	80	83	97.3	2	
	3000K	90	90.3	100.4	2	
	3500K	80	83.6	96.5	2	
	4000K	80	82.6	95.7	2	
	Ra90 available upon request					
ZEDGE MINI HO version	2700K	90	90.9	100.1	2	
	3000K	90	90.3	100.4	2	
	3500K	90	83.6	96.5	2	
	4000K	90	89.8	98.7	2	

OPTIC

Optical system is dependent version. FW / LV / BE versions are comprised of polycarbonate opal lens. HOFW version is comprised of polycarbonate clear lens. LV version comprised of a high reflectance anodized aluminum reflector.

Beam		FW 56°X94°	LV 49°X103°	BE 48°X79°	HO FW 27°X63°
Delivered Lumens	2700K	82Lm	37Lm	111Lm	171Lm
	3000K	87Lm	39Lm	117Lm	181Lm
	3500K	90Lm	40Lm	120Lm	186Lm
	4000K	90Lm	40Lm	121Lm	187Lm
Efficacy	48Lm/W max. Refer to photometric graphs for specific values.				
Lifetime	L80/B10 56,000hrs at max TA +25°C				
Photobiological Classification	Low risk photobiological safety RG1				

ZEDGE MINI

SPECIFICATION INFORMATION

ZES									
1	2	3	4	5	6	7	8	9	10
Ex: ZESRPFWFEL13024 / DELV30124D / 1US3166-B							OPTIONAL	REQUIRED	
1 - PRODUCT CODE		2 - DRIVER	3 - FACEPLATE	4 - FINISH	5 - WATTAGE	6 - KELVIN		7 - VOLTAGE	
ZES — ZEDGE MINI		RP — Remote Power	FW — Floor Washer	FE — Ferrite Dark Grey	L1 — 4W	27 — 2700K		24 — 24V DC	
			LV — Louver	HB — Heritage Brown		30 — 3000K			
			BE — Bi-Emission	BZ — Bronze	35 — 3500K				
ZESHO® — ZEDGE MINI HIGH OUTPUT			FW — Floor Washer	WT — White	L2 — 4W	40 — 4000K			
			BT — Black						
			SG — Sandstone Grey						
			RAL — Custom RAL						
8 - OPTIONAL		9 - POWER SUPPLY		10 - INSTALLATION					
MG ^A — Marine Grade		Power Supply See section for details		PVC Back Box See section for details					
				Stainless Steel Back Box See section for details					
				Mud Kit See section for details					

^AMarine Grade is recommended for use in environments with occasional exposure to salt air, reclaimed water, fertilizers, chemical cleaners, or frequent pressure washing (steam) cleaning. Fixture housing complete with marine grade cataphoresis suitable for use in marine grade environments. Not to be in direct contact with salt or corrosive agents for extended periods of time.

^BHigh Output version only available in FW faceplate and L2 wattage.

For applicable quick ship items, see model configurations listed below. Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Consult factory for quantities of over 20pcs to confirm lead time.



QSZESRPFWFEL13024 + 1US3166 + DMLE301242UD / DMLE601242UD / DMLE961242UD
QSZESRPFWBT13024 + 1US3166 + DMLE301242UD / DMLE601242UD / DMLE961242UD

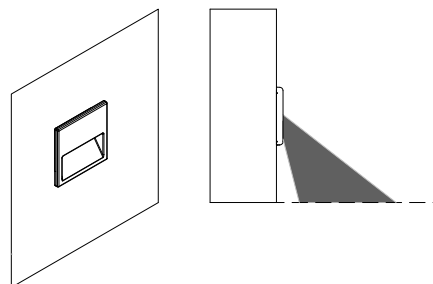


ZEDGE MINI HO version ONLY in conjunction with DMLE601242UD driver.

FACEPLATE VERSIONS

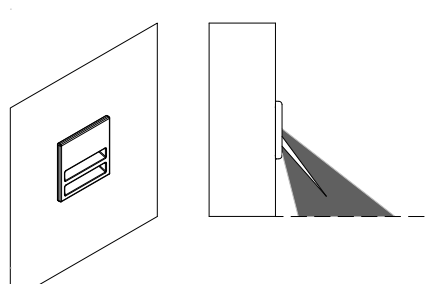
(FW) FLOOR WASHER

Uniform optical distribution on the floor and excellent visual comfort.



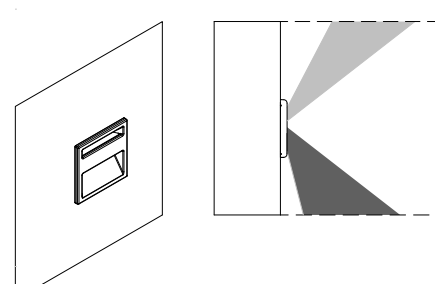
(LV) LOUVER

High visual comfort with source entirely hidden from view through two openings




(BE) BI-EMISSION

The floor washer optic combined with indirect illumination.



ENCLOSURE

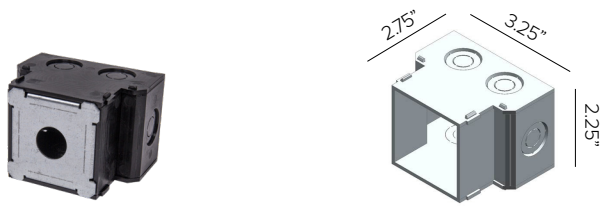
Part No.	Wattage	Control	Dim Range	Rating	In / Out Voltage	Certification	Dimensions (Enclosure)	Description
DMLE301242UD	30W	MLV / ELV / 0-10V / TRIAC	0-10V <5% MLV <10% ELV <10%	NEMA3R	120-277V / 24V	UL Class 2	4.47" X 6.79" X 1.38"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE601242UD 	60W	MLV / ELV / 0-10V / TRIAC	0-10V <5% MLV <10% ELV <10%	NEMA3R	120-277V / 24V	UL Class 2	4.47" X 6.79" X 1.38"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE961242UD	96W	MLV / ELV / 0-10V / TRIAC	0-10V <5% MLV <10% ELV <10%	NEMA3R	120-277V / 24V	UL Class 2	5.16" X 7.73" X 1.54"	EMCOD MLE-UD electronic driver with wiring compartment.
DEDDX100241CDMX	100W	DMX 1Ch Group Control	0%	NEMA3R	120-277V / 24V	UR Class 2	12" x 12" x 4"	EldoLED LINEARdrive electronic driver.
DMLE1922242UD	2X96W	MLV / ELV / 0-10V / TRIAC	0-10V <5% MLV <10% ELV <10%	NEMA3R	120-277V / 24V	UL Class 2	5.04" X 10.94" X 1.81"	EMCOD MLE-UD electronic driver with wiring compartment.
DMLE2882242UD	3X96W	MLV / ELV / 0-10V / TRIAC	0-10V <5% MLV <10% ELV <10%	NEMA3R	120-277V / 24V	UL Class 2	5.04" X 10.94" X 1.81"	EMCOD MLE-UD electronic driver with wiring compartment.
DEDDX200241CDMX	2X100W	DMX 1Ch Group Control	0%	NEMA3R	120-277V / 24V	UL Class 2	12" x 12" x 4"	EldoLED LINEARdrive electronic driver.

MAX FIXTURES PER DRIVER

Fixture Wattage	Driver Wattage						
	30W	60W	96W	100W	2X96W	3X96W	3X100W
4W	6	12	19	20	19+19	19+19+19	20+20+20

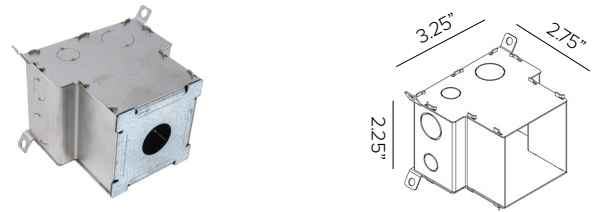
ZEDGE MINI

10 – INSTALLATION (REQUIRED)



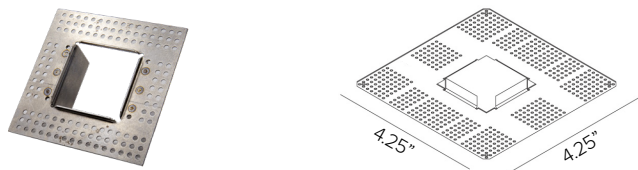
ZEDGE MINI PVC installation back box for semi-flush installations fitted for parallel connection with feed through-wiring, black finish. 6ea knockouts for 1/2" conduit made for low voltage cable (no conduit required, Class 2 wiring). **For use in drywall or stucco applications.**

Part No. **1US3166-B**



ZEDGE MINI stainless steel installation back box for semi-flush installations fitted for parallel feed through-wiring connection. 2ea 3/8" and 2ea 1/2" grommets provided for low voltage cable (no conduit required, Class 2 wiring). **For use in concrete pour outdoor/harsh environment applications.**

Part No. **1US3166**

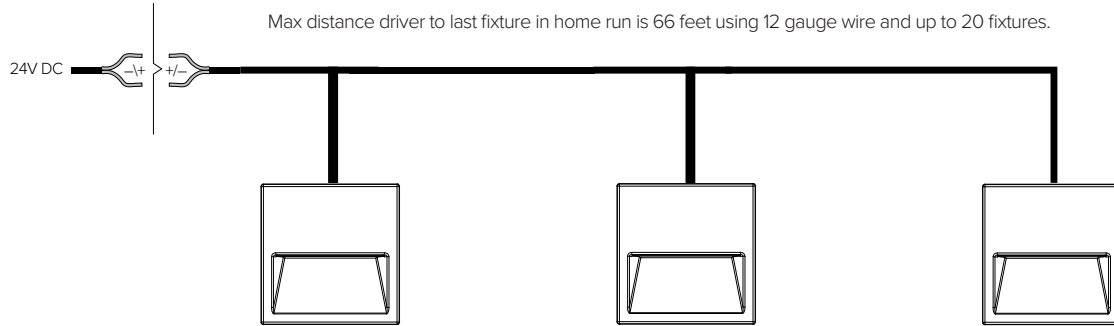


ZEDGE MINI mud plate. **For use in retrofit Class 2 installations in drywall or stucco applications.**

Part No. **1USMK01**

ZEDGE MINI

WIRING DIAGRAM

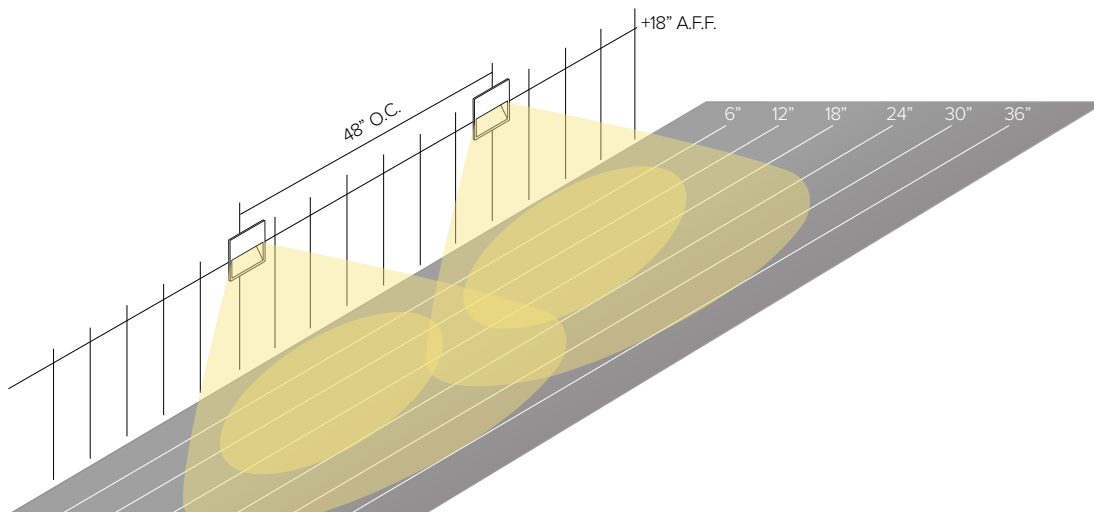


MAXIMUM CABLE DISTANCE

No. Fixtures	Load	18 AWG	16 AWG	14 AWG	12 AWG
1-4	≤16W	72ft	115ft	180ft	290ft
5-8	≤32W	42ft	67ft	106ft	165ft
9-12	≤48W	28ft	44ft	70ft	112ft
13-16	≤54W	20ft	33ft	52ft	84ft
17-20	≤80W	16ft	26ft	41ft	66ft

**Voltage drop calculations are based on 3% max drop to last fixture in run for load and distances below*

SUGGESTED MOUNTING DIAGRAM



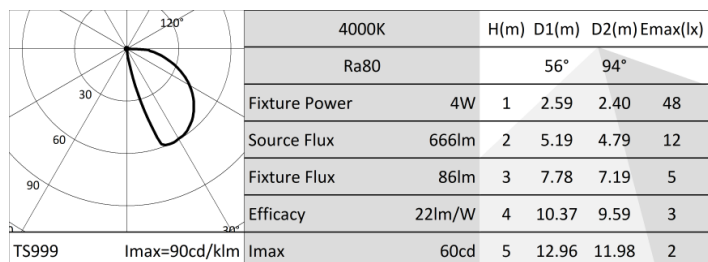
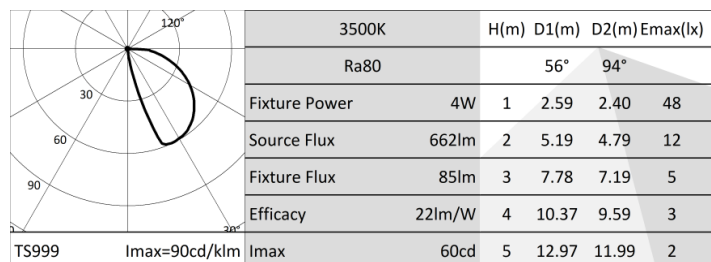
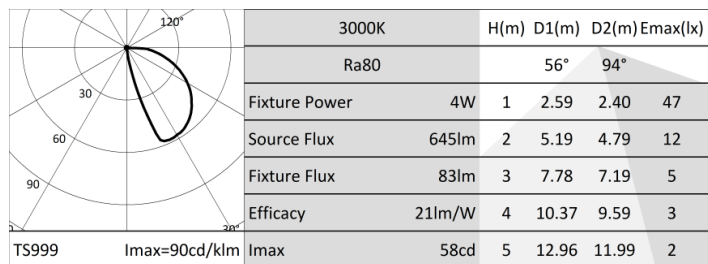
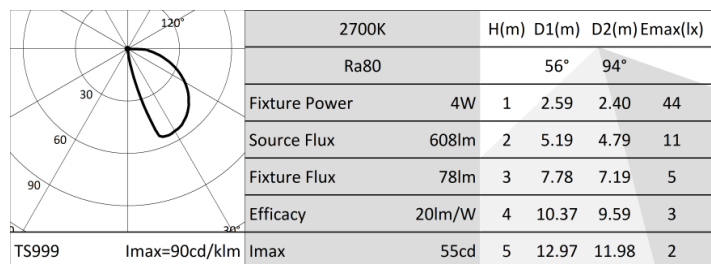
Recommended mounting height is +18" A.F.F. on 48" center spacing to meet egress requirements of 1fc minimum.

**Fixture calculated Floor Wash Faceplate using 3000K and White finish.*

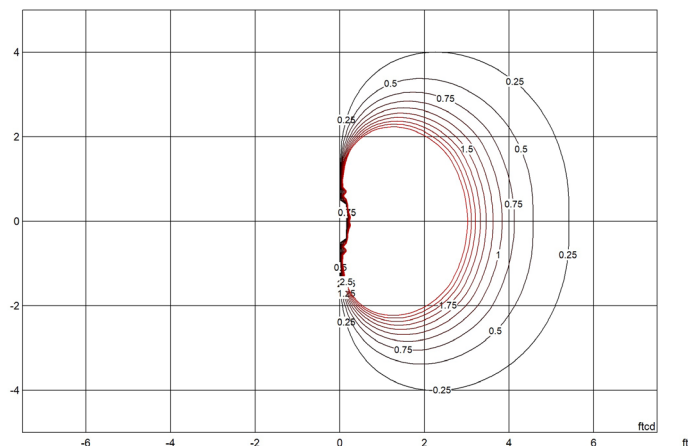
ZEDGE MINI

PHOTOMETRY

ZEDGE MINI – FLOOR WASHER



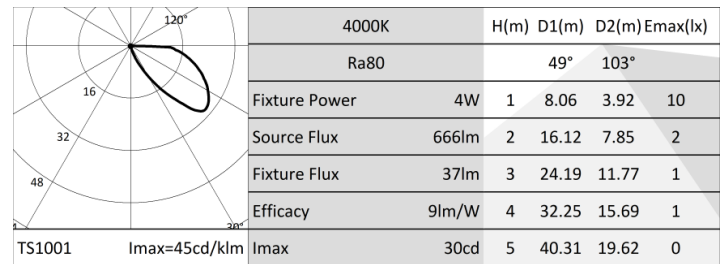
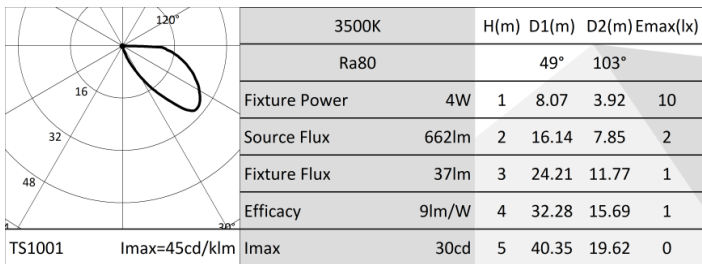
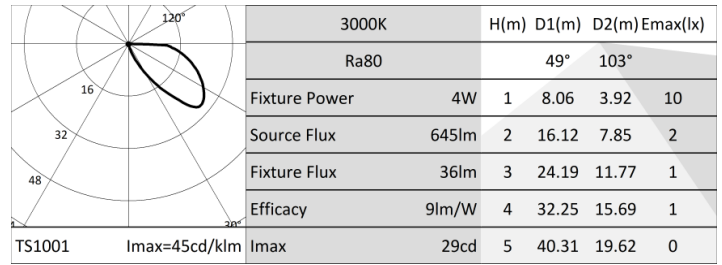
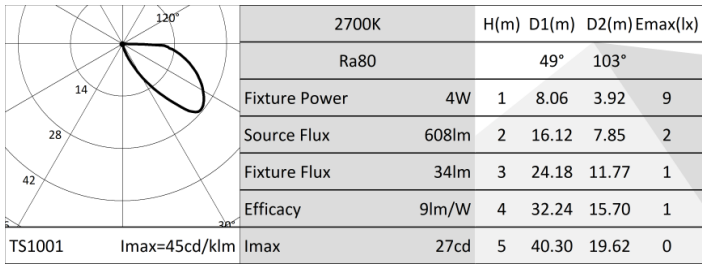
ISOLUX DIAGRAM



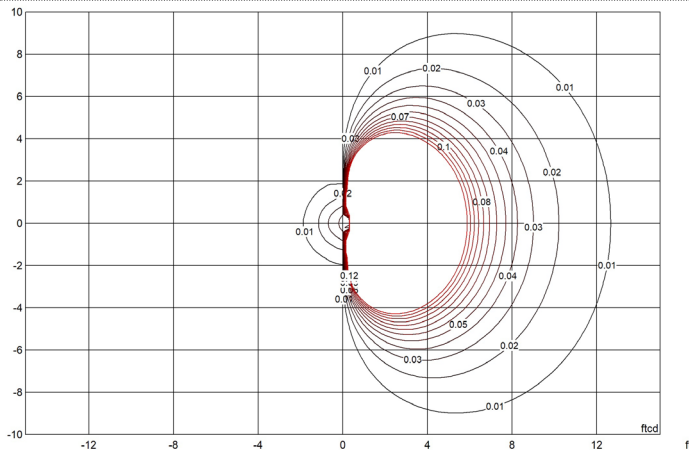
ZEDGE MINI

PHOTOMETRY

ZEDGE MINI – LOUVER

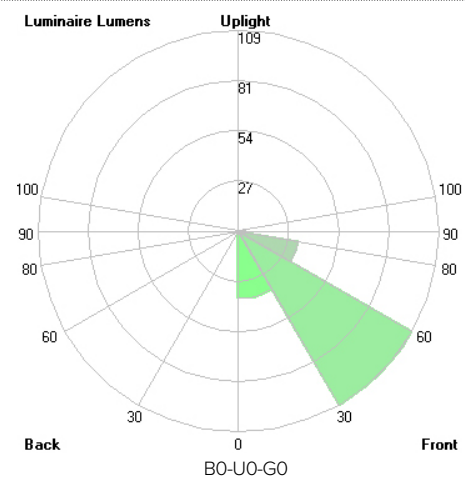


ISOLUX DIAGRAM



MOUNTING HEIGHT = 18"

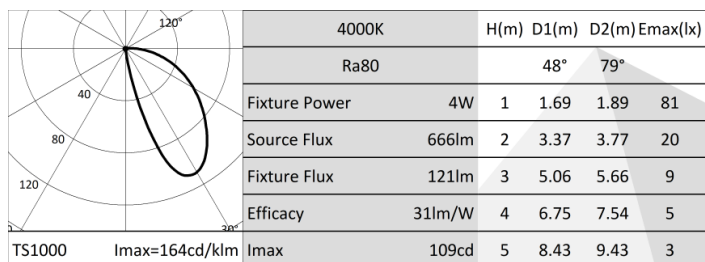
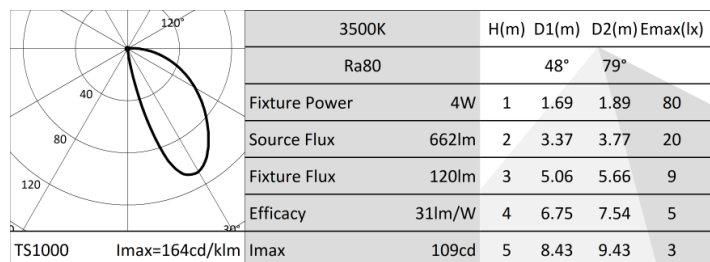
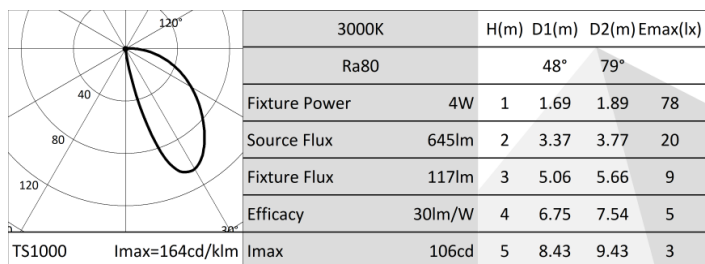
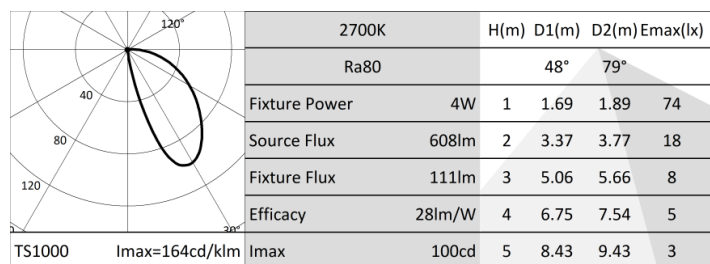
LCS GRAPH



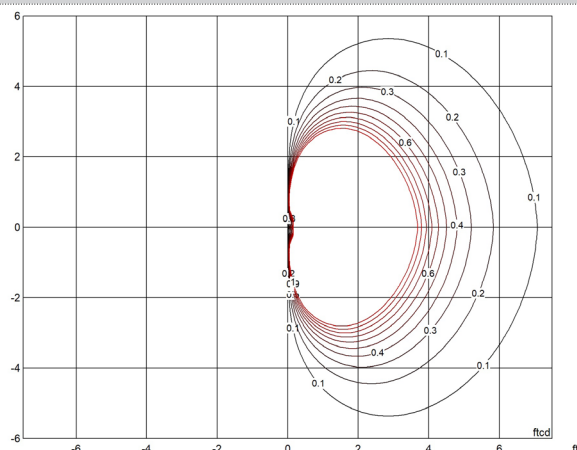
ZEDGE MINI

PHOTOMETRY

ZEDGE MINI – BI-EMISSION

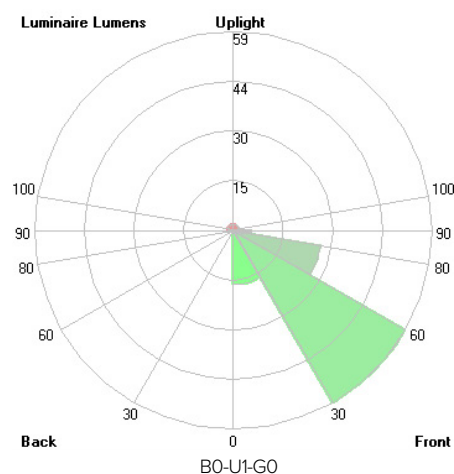


ISOLUX DIAGRAM



MOUNTING HEIGHT = 18"

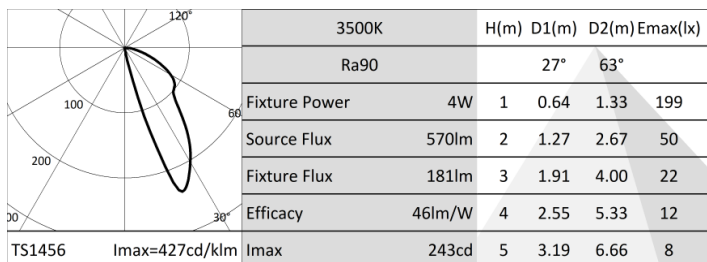
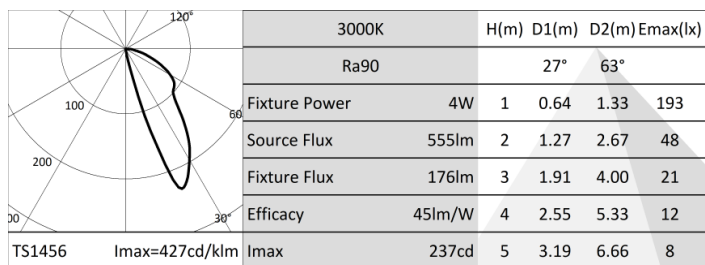
LCS GRAPH



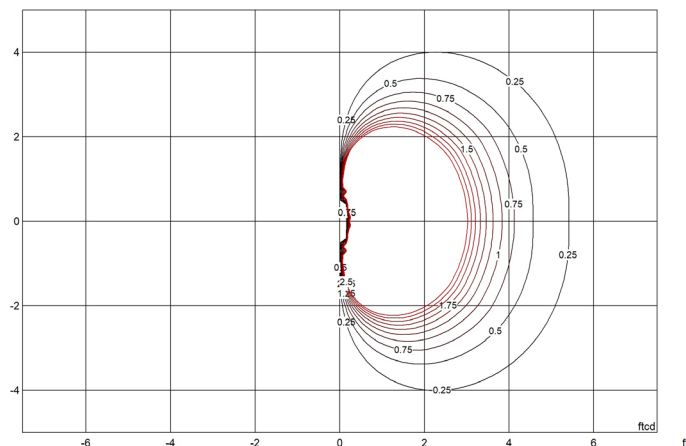
ZEDGE MINI

PHOTOMETRY

ZEDGE MINI HO – FLOOR WASHER



ISOLUX DIAGRAM



MOUNTING HEIGHT = 18"

LCS GRAPH

