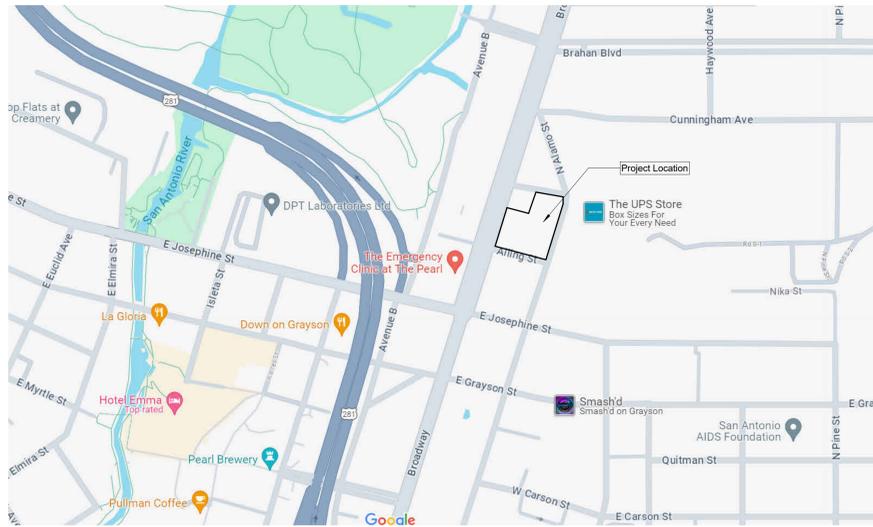


Vicinity Map



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Terry Black's BBQ - San Antonio

50% Construction Documentation, 09/13/2024

Project Team

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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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project

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

drawn by _____
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
ACC	Acoustic Tile
AC	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
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
CFI	Contractor Furnished / Owner Installed
CFM	Contractor Furnished / Contractor Installed
CFM	Cold Formed Metal Framing
CG	Corner Guard
CHG	Change
CIR	Circle
CJ	Control Joint
CL	Centerline
CLG	Ceiling
CLO	Closet
CLR	Clear
CMU	Concrete Masonry Unit
CNTR	Counter
CO	Clean-Out
COL	Column
COMP	Computer
COMPR	Compressed
COMPRT	Compartment
CONC	Concrete
COND	Condition
COND	Conditioned
CONN	Connection
CONN	Continuous
CONTD	Continued
CONTR	Contractor
CONV	Convenience
COORD	Coordinate
CORR	Corridor
CSG	Casing
CT	Carpet Tile
CTR	Center
CTSK	Countersink
CJ	Cabinet Unit Heater
CUH	Control Valve Cabinet
CWC	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 Proofing
DR	Door
DS	Downspout
DSP	Dry Standpipe
DWG(S)	Drawing(s)
DWR	Drawer
E	
EA	East
EG	Each
EJ	Exterior Grade
LBR	Lumber
EL	Elevation

E	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
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
GA	Gauge
GAL	Gallon
GALV	Galvanized
GB	Grab Bar
GC	General Contractor
GEN	General
GFCI	Ground Fault Circuit Interrupter
GF	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
JOIST	Joist
JT	Joint
K	
KB	KnobBox
KD	Kniv-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

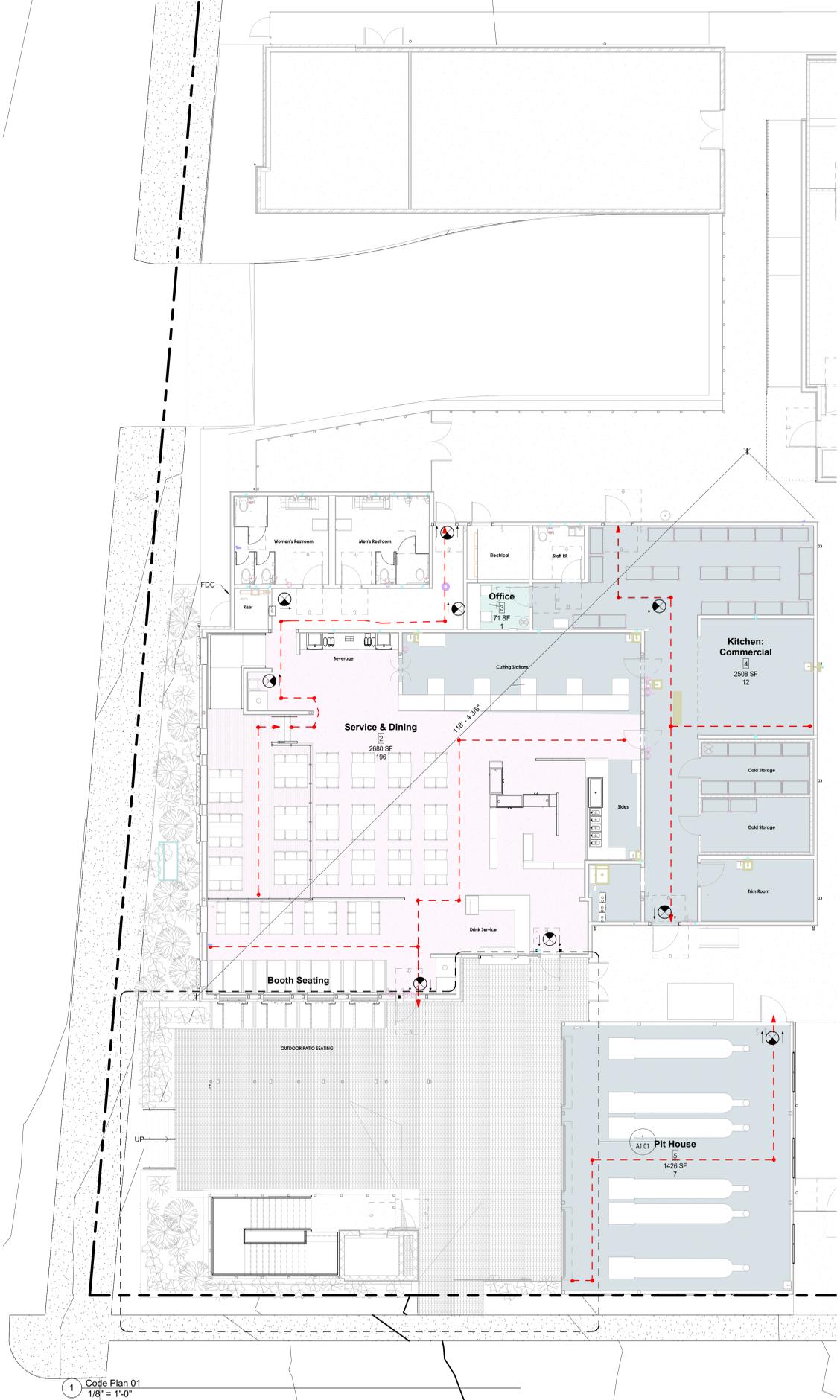
L	Long
LH	Left Hand
LKR	Locker
LL	Live Load
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LNDG	Landing
LOC	Location
LOUV	Louver
LP	Lighting Panel or Low Point
LT	Light
M	
MACH	Machine
MAS	Masonry
MATL	Material
MAX	Maximum
MC	Medicine Cabinet
MD	Medium Density Fiberboard
MECH	Mechanical
MEMB	Membrane
MFG	Manufacturer
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MO	Masonry Opening
MPP	Mass Plywood Panel
MTD	Mount
MTG	Mounting
MTL	Metal
MULL	Mullion
MULT	Multiple
N	
(N)	New
N	North
NC	No Ceiling
NIC	Not in Contact
NO or #	Number
NOM	Nominal
NTS	Not to Scale
O	
OA	Overall
OC	On Center
OD	Overflow Drain
OF	Overflow
OFF	Office
OFRO	Overflow Roof Drain
OH	Overhead
OPNG	Opening
OPR	Opposite
ORIG	Original
OZ	Ounce
P	
PASS	Passage
PBD	Particle Board
PCCP	Portland Cement Concrete Pavement
PE	Pedestal
PERF	Perforated
PERM	Permanent
PERP	Perpendicular
PL	Property Line or Plate
PLA	Plaster
PLG	Plate Glass
PLAM	Plastic Laminate
PLAS	Plaster
PLAT	Platform
PLMBG	Plumbing
PLYWD	Plywood
PNL	Panel
PNT	Paint
POL	Polished
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
S	
S	South
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
SFRM	Square Foot
SG	Sprayed Fire-Rated Material
SH	Shedding
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
SYM	Symmetrical
STAG	Staggered
STD	Standard
STIFF	Stiffener
STL	Steel
STO	Storage
STRUCT	Structural / Structural Support or Supply Supplement
SURF	Surface
SUSP	Suspended / Suspension
SW	Switch
SYM	Symmetrical
SYS	System
SSUF	Solid Surface
T	
TAB	Top and Bottom
TAG	Tongue and Groove
TB	Towel Bar
TBD	To Be Determined
TEL	Telephone
TEMP	Temperature
TEMP'D	Tempered
TENT	Tent
THD	Thread(ed)
THERM	Thermostat
THR	Threshold
THRU	Through
TL	Toilet
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
VCT	Vinyl Composition Tile
VENT	Venting
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
WF	Wide Flange
WH	Water Heater
WO	Window Opening
WP	Waterproof(ing)
WR	Waste Receptacle
WRB	Weather Resistant Barrier
WSCT	Wainscot
WWF	Welded Wire Fabric
X	
X	Existing Grid

Rough Opening	
Resilient Tile Flooring	
Roof Utility Enclosure	
S	
South	
Supply Air	
Solid Core	
Seat Cover Dispenser	
Schedule(d)	
Smoke Detector or Soap Dispenser	
Section	
Separate	
Service	
Square Foot	
Sprayed Fire-Rated Material	
Shedding	
Shower	
Sheet	
Sheathing	
Similar	
Sanitary Napkin Dispenser/Disposal	
Start Point	
Specifications	
Square	
Stainless Steel	
Service Sink	
Stone or Street	
Symmetrical	
Staggered	
Standard	
Stiffener	
Steel	
Storage	
Structural / Structural Support or Supply Supplement	
Surface	
Suspended / Suspension	
Switch	
Symmetrical	
System	
Solid Surface	
Top and Bottom	
Tongue and Groove	
Towel Bar	
To Be Determined	
Telephone	
Temperature	
Tempered	
Tent	
Thread(ed)	
Thermostat	
Threshold	
Through	
Toilet	
Toilet	
Top Of	
Top of Concrete or Top of Curb	
Top of Masonry	
Thermoplastic Polyolefin	
Top of Plate or Top of Pavement	
Top of Steel	
Top of Wall	
Tread	
Transfer or Transparent	
Treated	
Tube Steel	
Total	
Television	
Tankless Water Heater	
Typical	
Terrazzo	
Under Counter	
Unit Heater	
Underwriters Laboratories	
Unfinished	
Unless Noted Otherwise	
Urinal	
Volt	
Vacuum	
Variable	
Valve Box	
Vinyl Composition Tile	
Venting	
Vertical	
Vestibule	
Verify in Field	
Volume	
Vent Through Roof	
Vinyl Wall Covering	
West or Watt	
With	
Without	
Wall Covering	
Water Closet	
Wood	
Window	
Wide Flange	
Water Heater	
Window Opening	
Waterproof(ing)	
Waste Receptacle	
Weather Resistant Barrier	
Wainscot	
Welded Wire Fabric	
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 the 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

Number	Name	Area	Occupant Classification	Load Factor	Load	Load**
1	Booth Seating	148 SF	Assembly with fixed seats			24
2	Service & Dining	2680 SF	Assembly without fixed seats: Standing space Unconcentrated (tables and chairs)	15 SF	179	
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



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-hr-ft² / °F): R-6.7ci

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 #: XXXXXXXX
 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"

MEANS OF EGRESS

2021 IBC Section 1005 Means of Egress Sizing

RESTAURANT	REQUIRED:	PROVIDED:
Egress Doors	0.3' x 112' = 33.6'	36'
Other Egress Components	44'	67'

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

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
	END POINT / EXIT
	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:

1. ALL SYMBOLS MAY NOT BE USED ON PROJECT

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This document is incomplete and may not be used for regulatory approval, permitting, or construction.

project

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drawn by
 Author
 Checker
 ● current issue
 09/13/2024 Construction Documents
 ▲ revisions

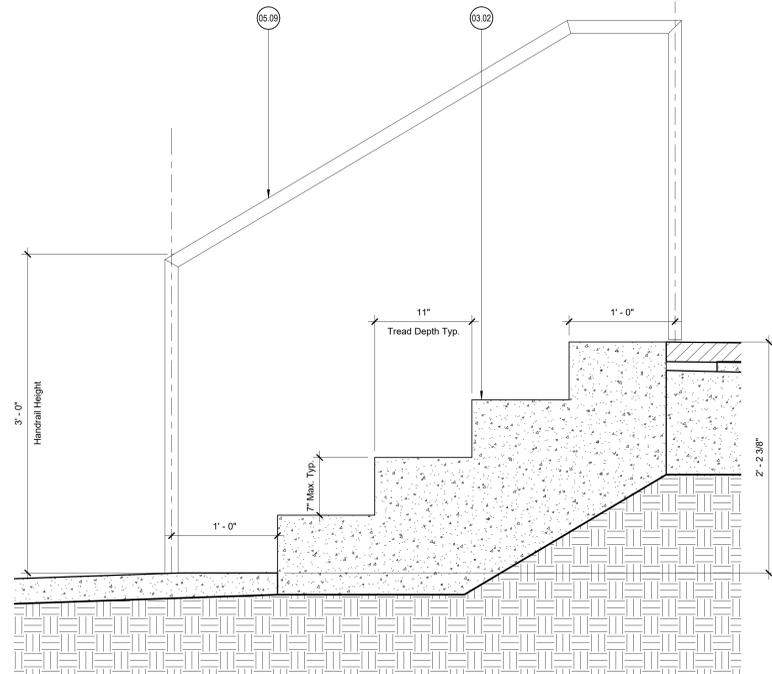


sheet title
Code Analysis

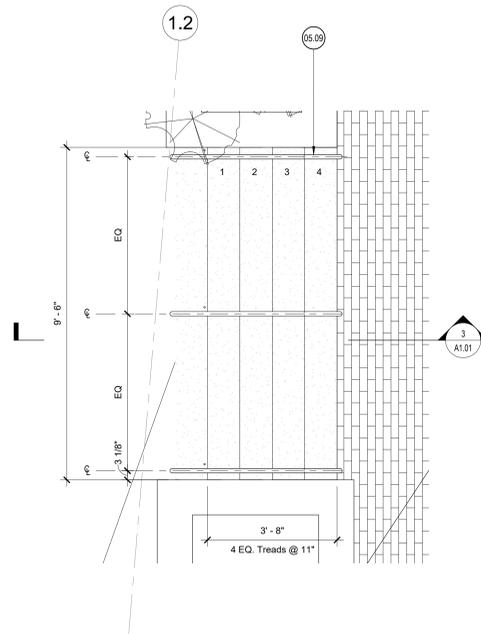
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G0.02

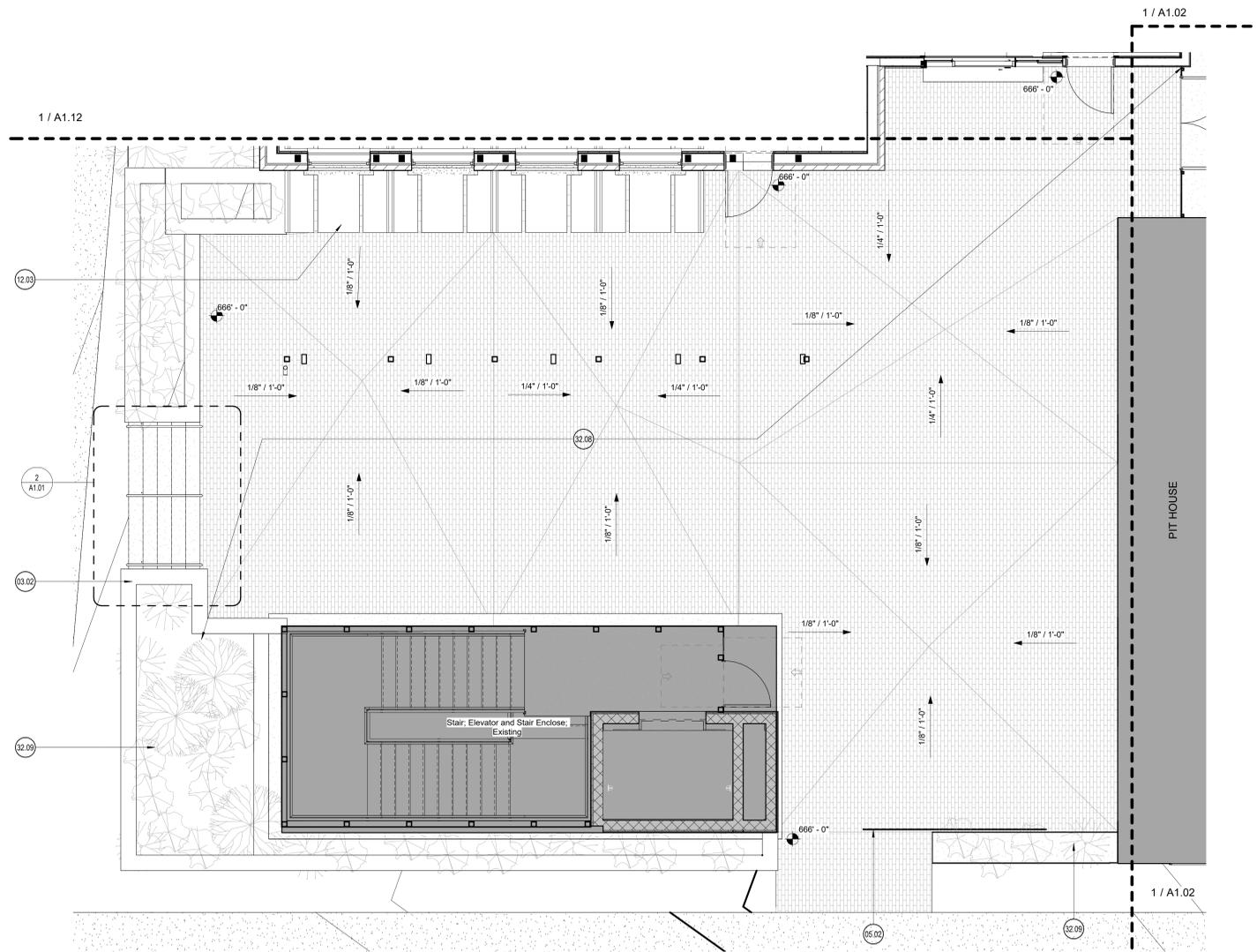
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3 Courtyard Stairs - Section
1 1/2" = 1'-0"



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



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

Enlarged Plan General Notes:

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4. Provide portable fire extinguishers per local requirements. Coordinate final location with Chiooco 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
- 06.09 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
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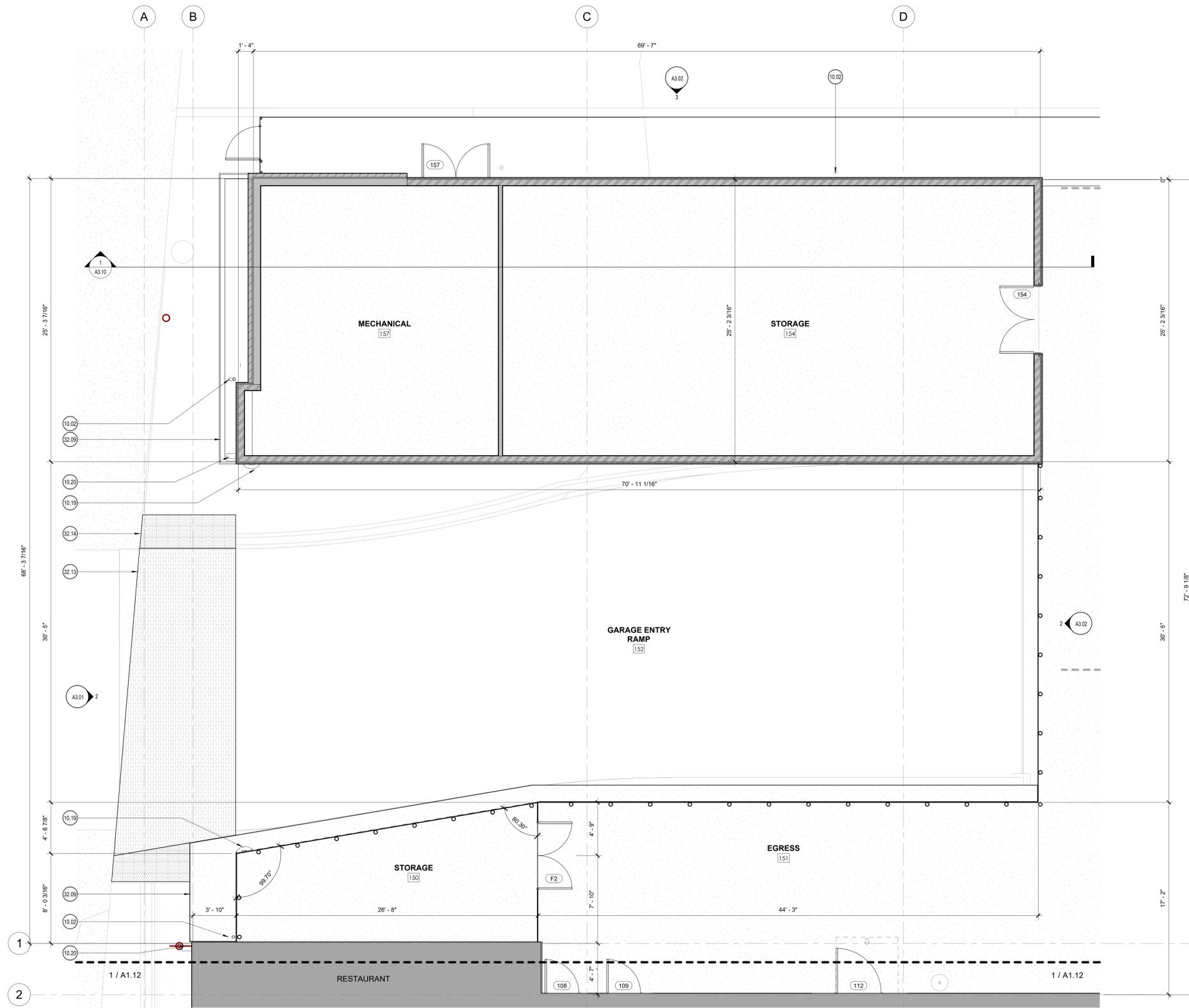


sheet title
Enlarged Site Plans - Courtyard

sheet

A1.01

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

Floor Plan General Notes:

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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. TBD
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
A1.10

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Roof Plan General Notes:

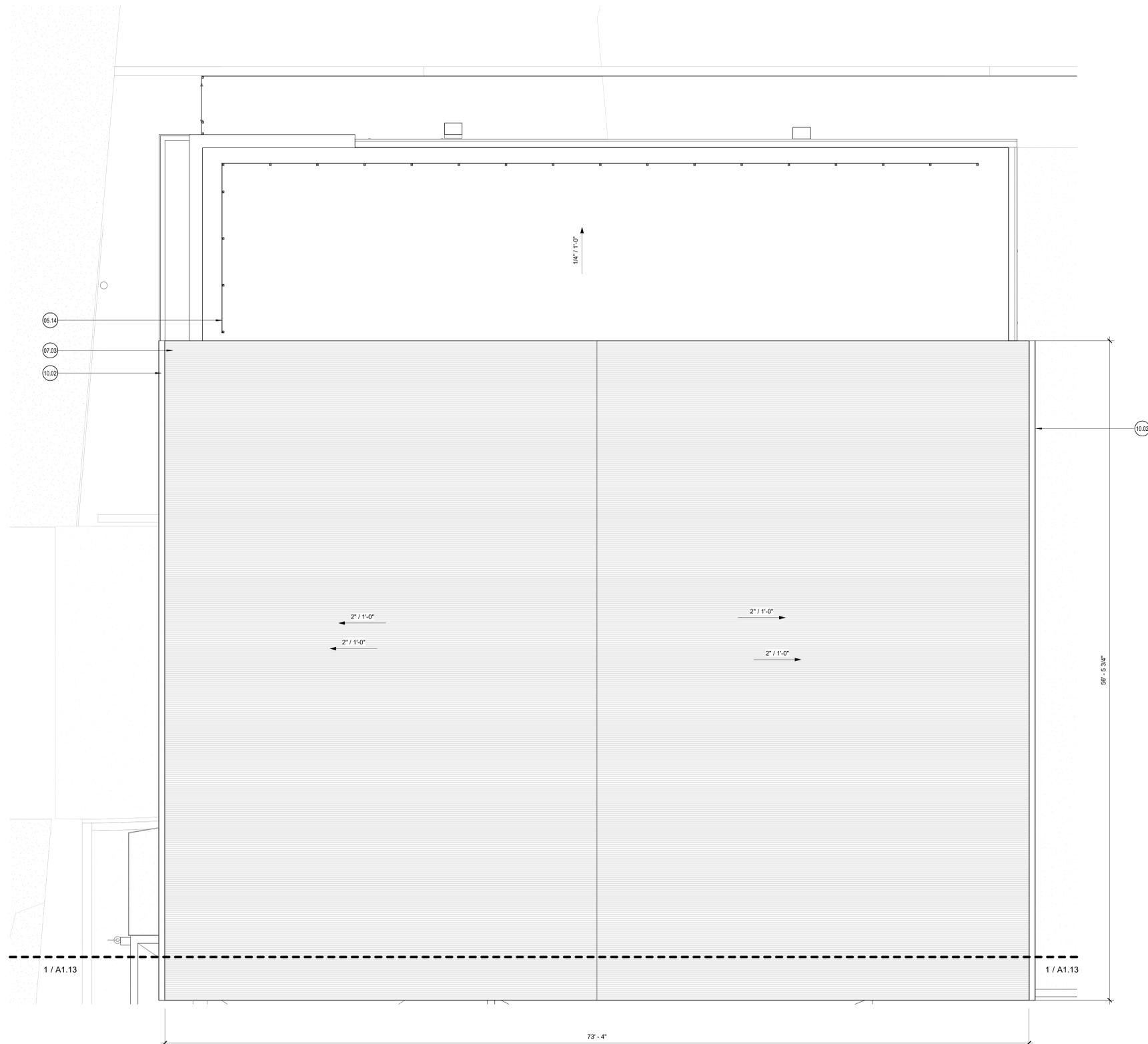
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4. Install all products per manufacturer's recommendations.

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.



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

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sheet title
Roof Plan - Garage Entry

sheet
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 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 Chico Design immediately.

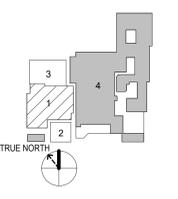
- Walls**
- Existing
 - New
- <<< Indicates Sheet Keynote on Plan
- 00.31 Line of bulkhead above.
 - 06.02 Wood framed platform
 - 11.07 CO2 tank by Soda supplier
 - 12.09 Booth seating and tables, TYP.
 - 13.02 Railing, Ref. Details

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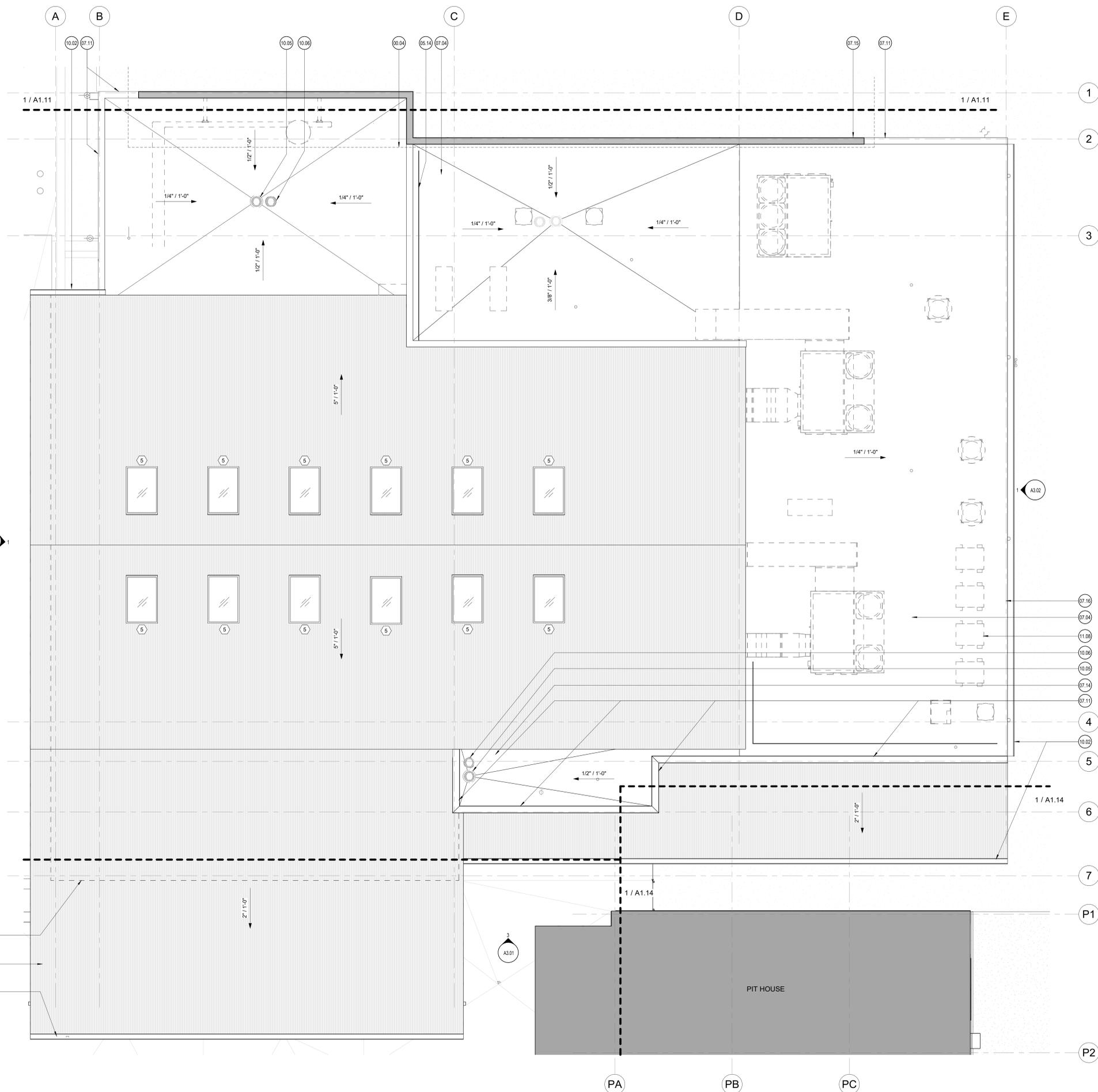


sheet title
Floor Plan - Restaurant

sheet
A1.12

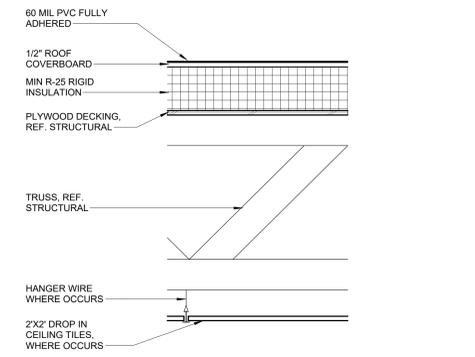
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1 Floor Plan 01 - Overall
 1/4" = 1'-0"

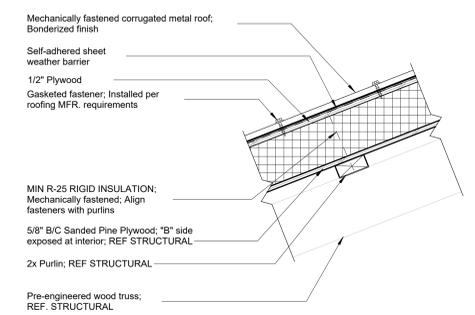


1 Roof Plan - Restaurant
1/4" = 1'-0"

- Roof Plan General Notes:**
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 4. Install all products per manufacturer's recommendations.
- Walls**
- Existing
 - New
- ◯ <<< 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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sheet title
Roof Plan - Restaurant

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4. Provide portable fire extinguishers per local requirements. Coordinate final location with Chicoo 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 Chicoo Design immediately.

Walls

-  Existing
-  New

 <<< Indicates Sheet Keynote on Plan

- 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 cricketing / 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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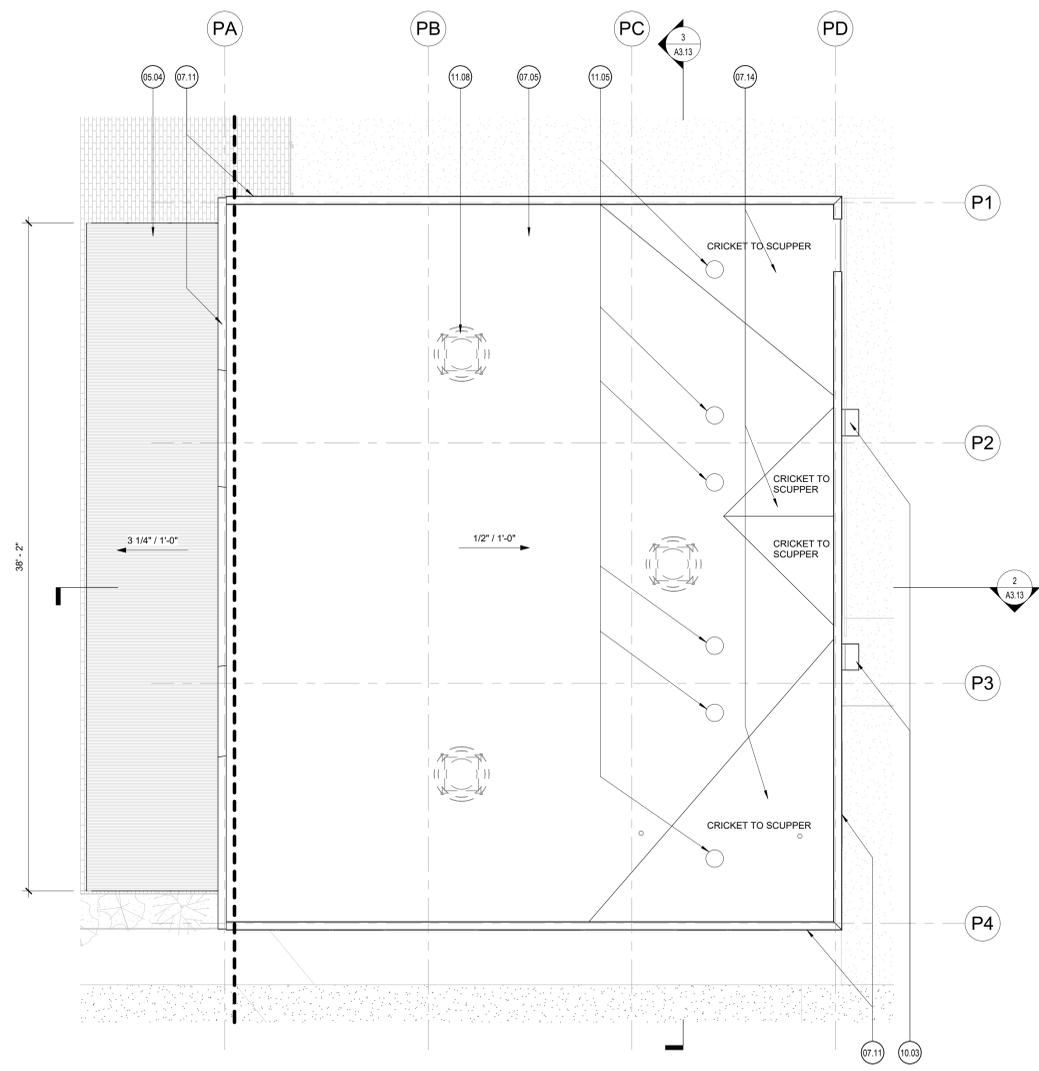
sheet title

Floor and Roof Plan - Pit House

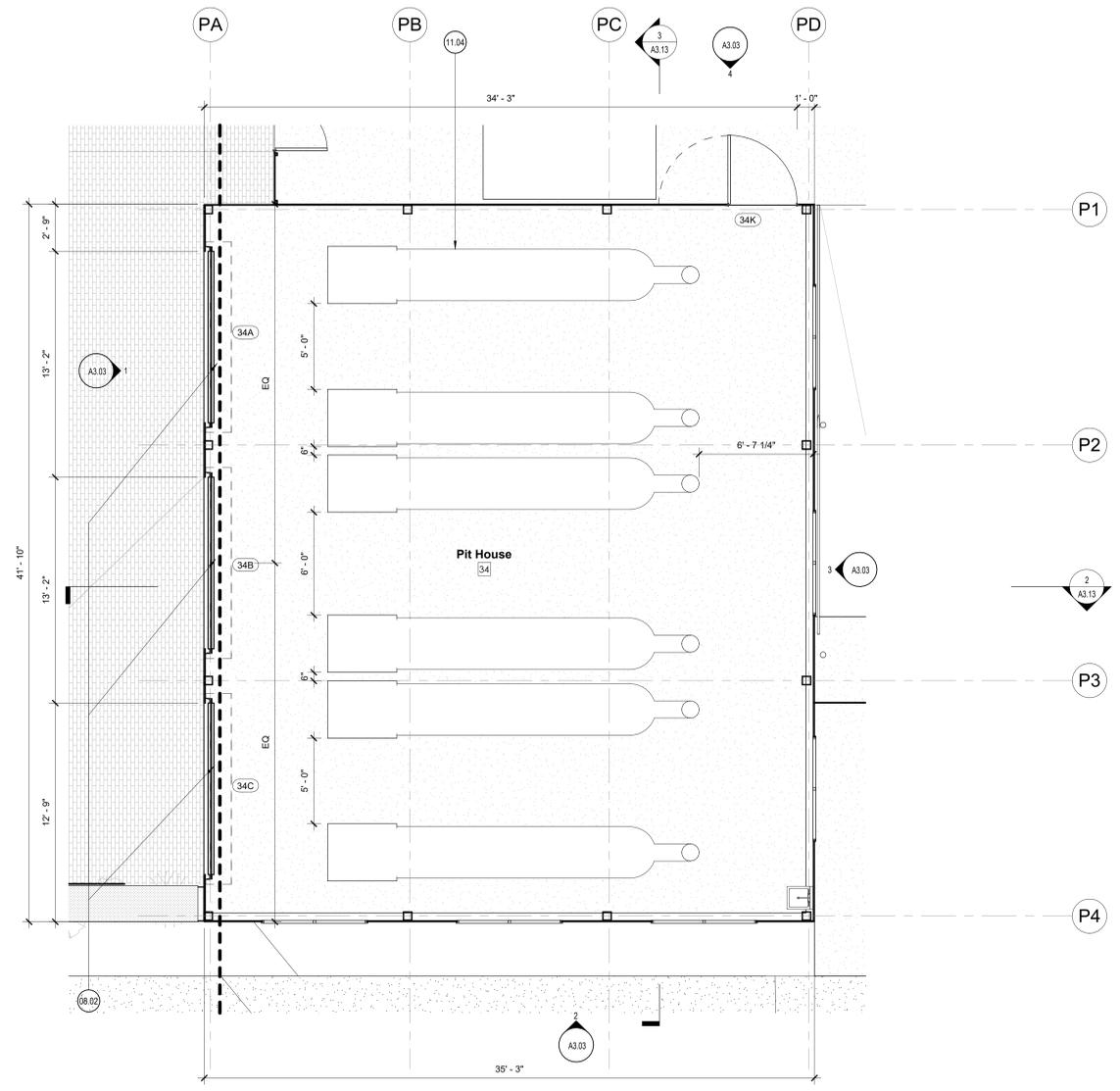
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A1.14

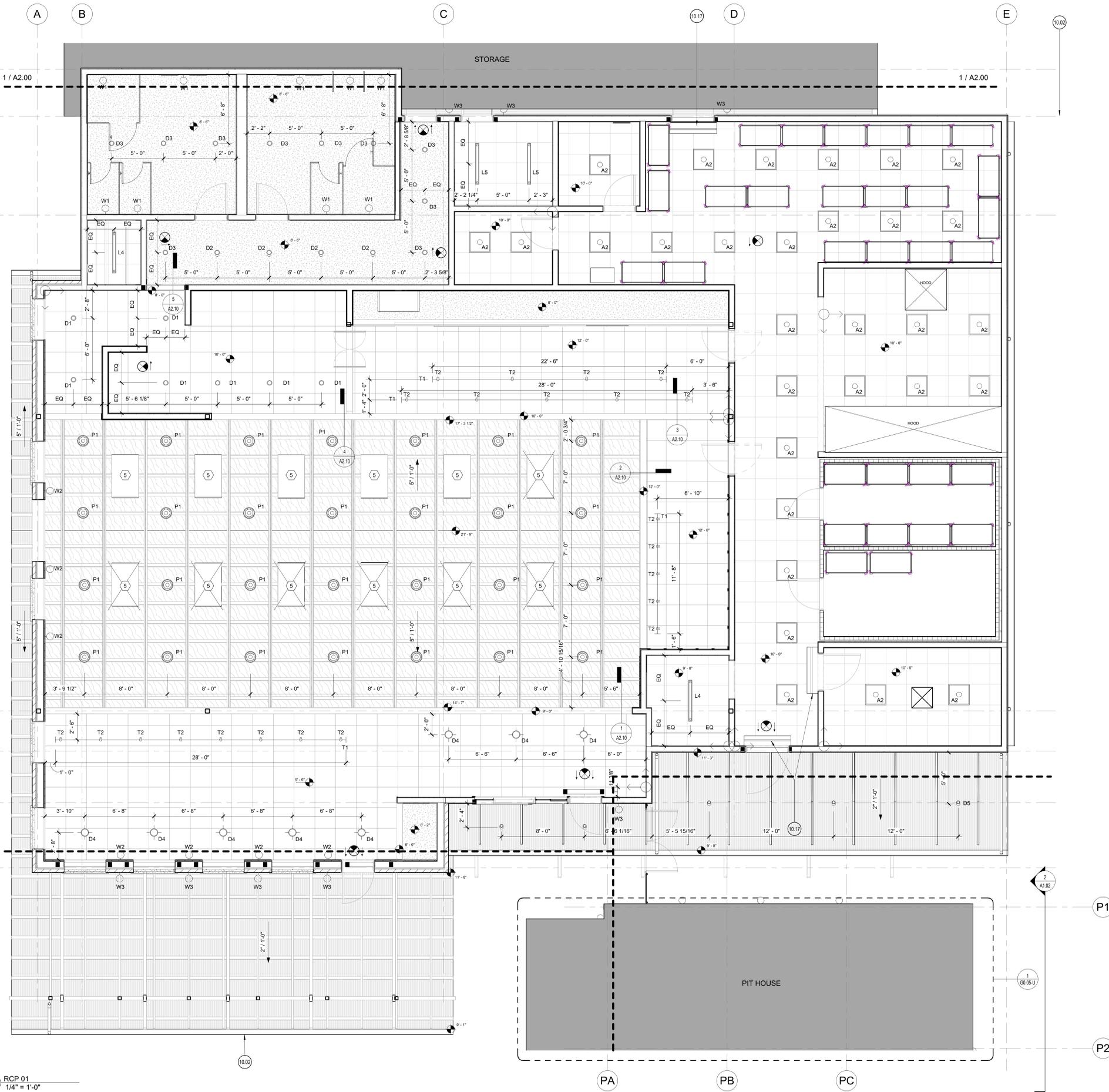
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2 Roof Plan - Pit House
1/4" = 1'-0"



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



Reflected Ceiling Plan General Notes:

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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 Chicoo Design for clarification.
4. Install all products per manufacturer's recommendations.
5. All electrical wall outlets to be mounted at 15" aff minimum unless noted otherwise. Plates to match switchplates, typ.
6. All switchplates to be mounted at 42" aff unless noted otherwise. Finish to be brushed stainless steel with white outlet, unless noted otherwise.
7. All recessed lighting fixture trim rings to be painted to match adjacent paint finish, typ.
8. Switches to be ganged. Verify locations in-field with designer. All switches to be dimmable, refer to Lighting Schedule.
9. All light fixtures, outlets, and equipment to be laid out for approval by Owner and Chicoo Design prior to final installation.
10. All smoke detectors, remote thermostats, and fire alarms are to be laid out for Designer and Owner approval prior to final installation.
11. All sprinkler heads to be concealed U.N.O.
12. 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)

1. 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.
2. Coordinate sprinkler head distribution as required by applicable codes. If necessary, coordinate location of heads in-field with Chicoo Design. Submit layout to Chicoo Design for approval. Color and mounting type to be confirmed by Chicoo Design.
3. Provide all electrical and plumbing requirements to kitchen and bar equipment per Kitchen Equipment Specifications. Request any clarification prior to rough-in.
4. 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.
5. If a switchbank or dimmer panel is provided, label all switches clearly.
6. Provide utility connections for all noted equipment and plumbing fixtures.
7. All exit signs and emergency lights to be centered above the door or opening that they serve.
8. Provide GFCI outlets as required by local code.
9. Provide minimum levels of exit signage and emergency lighting as required by local code.
10. Confirm heights of all pendant lighting with Chicoo Design prior to final installation.
11. Ensure adherence to bi-level switching strategies as required by local codes.
12. Fire sprinkler to be designed by a licensed engineer and meet leasing agreement requirements.
13. If lighting control system is provided, coordinate a light tuning session with Chicoo Design, Client, and electrical subcontractor, prior to handover of the project.
14. Coordinate framing with recessed light locations, diffusers, grilles & other equipment as required. Do not relocate to accommodate framing without prior verification from Chicoo Design.
15. Type K portable fire extinguisher is required to be located within 30'-0" of the commercial cooking appliances.
16. 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 WALL WASH
 - 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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 2102 Broadway St. Building 1
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sheet title
 Reflected Ceiling Plan - Restaurant

sheet
 A2.01

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Type Mark	Type	Manufacturer	Model	Finish	Comments	Count
A2	2'x2'	Day-Brite	CFI Selectable blacklitt panel			30
D1	Downlight - Int.	MaxiLume	HHJ4-LED			9
D2	Gimbal Downlight - Int.	TBD	TBD			5
D3	4" Downlight - Int - Restrooms	MaxiLume	HHJ4-LED			10
D4	Flush Mount Light	Barn Light Electric	Primary Schoolhouse Semi Flush	Black		16
D5	Exterior Flush Mount	TBD	TBD			3
L4	4" Linear Pendant	TBD	TBD			2
L5	4" Linear Pendant	TBD	TBD			8
P1	28" Diameter Pendant	Barn Light Electric	Wilcox Deep Bowl	Black	Large Opaque Glass	28
T1	Surface Track	TBD	TBD			4
T2	Track Head - Downlight	TBD	TBD			2
T3	Track Head - Adjustable	TBD	TBD			2
T4	Track Lighting - Pit House	TBD	TBD		Mounted at 7' - 0" A.F.F.	3
W1	Wall Sconce - Int. Restrooms	Schoolhouse	Satellite Sconce 2.25"	True Black		9
W2	Wall Sconce - Int.	Schoolhouse	Satellite Sconce 2.25"	True Black	Slim Cone Shade - Opal	7
W3	Wall Sconce - Ext.	Barn Light Electric	Fire Chief Sign Light	Black	G11 Gooseneck (same finish as shade)	17

Reflected Ceiling Plan General Notes:

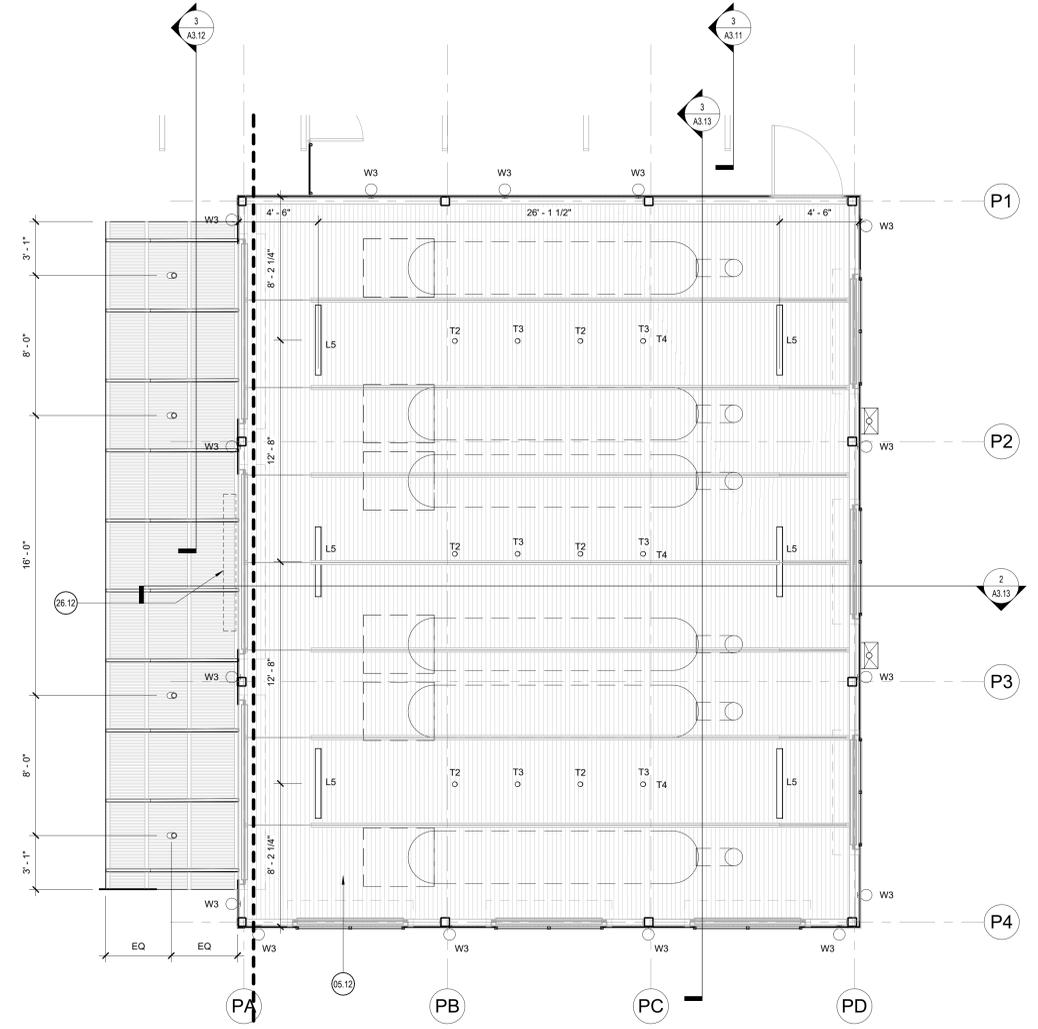
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- All switchplates to be mounted at 42" aff unless noted otherwise. Finish to be brushed stainless steel with white outlet, unless noted otherwise.
- All recessed lighting fixture trim rings to be painted to match adjacent paint finish, typ.
- Switches to be ganged. Verify locations in-field with designer. All switches to be dimmable, refer to Lighting Schedule.
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- 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)

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- Coordinate sprinkler head distribution as required by applicable codes. If necessary, coordinate location of heads in-field with Chicoo Design. Submit layout to Chicoo Design for approval. Color and mounting type to be confirmed by Chicoo 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.
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- Provide utility connections for all noted equipment and plumbing fixtures.
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- Provide minimum levels of exit signage and emergency lighting as required by local code.
- Confirm heights of all pendant lighting with Chicoo 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 Chicoo 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 Chicoo 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

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



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

CHIOCO design LLC
 1306 rosewood avenue
 512.374.0288
 austin, tx 78702
 contact@chicoodesign.com

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 2102 Broadway St. Building 1
 San Antonio, Texas 78215

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sheet title

RCP - Pit House & Lighting Schedule

sheet

A2.02

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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.

○ <<< Indicates Sheet Keynote on Plan

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

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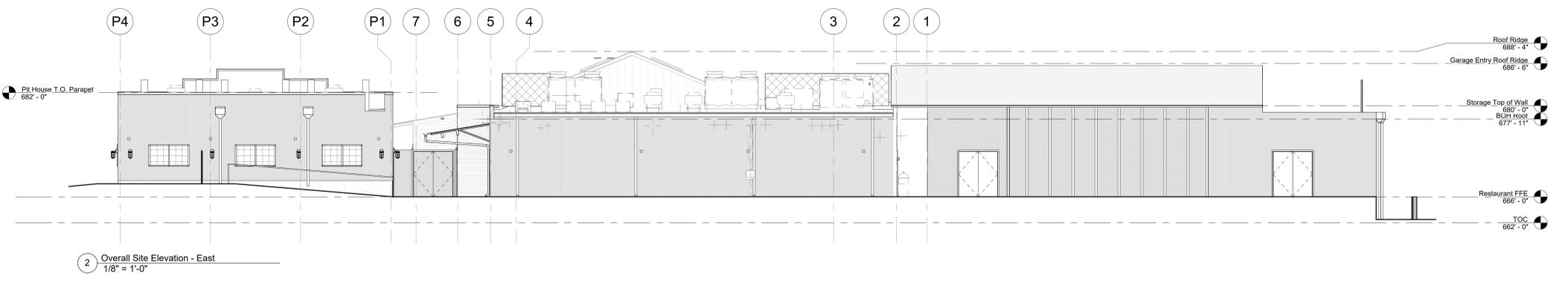
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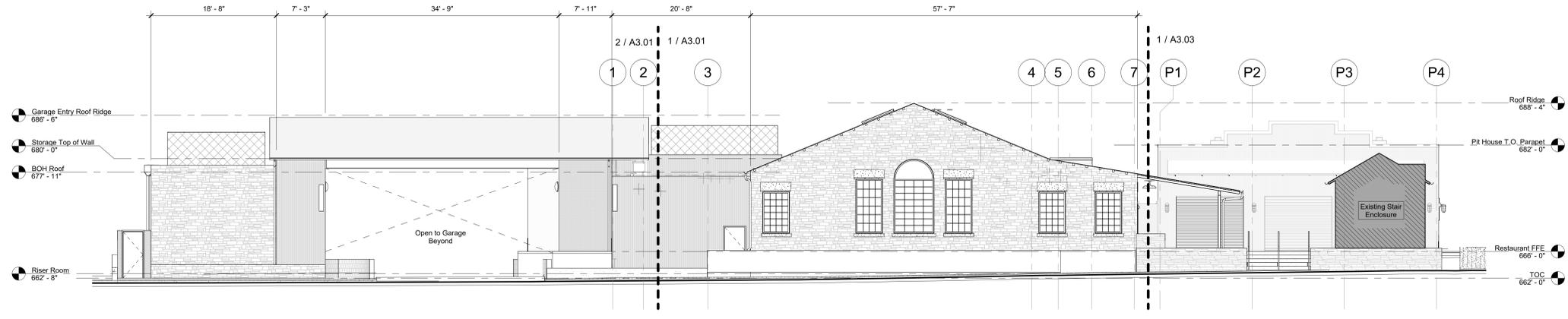
sheet title
Overall Site Elevations

sheet
A3.00

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2 Overall Site Elevation - East
 1/8" = 1'-0"



1 Overall Site Elevation - West
 1/8" = 1'-0"

- Elevations & Sections General Notes:**
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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.

- ◯ <<< Indicates Sheet Keynote on Plan
- 04.02 Stone lintel and sill
 - 05.03 Steel fence and gate
 - 05.05 Steel walled 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 drives with visual access of pedestrians at garage entry
 - 10.20 Vehicle warning light
 - 11.08 Roof mounted mechanical equipment; Ref. MEP
 - 32.09 Planters and planting; Ref. Landscape

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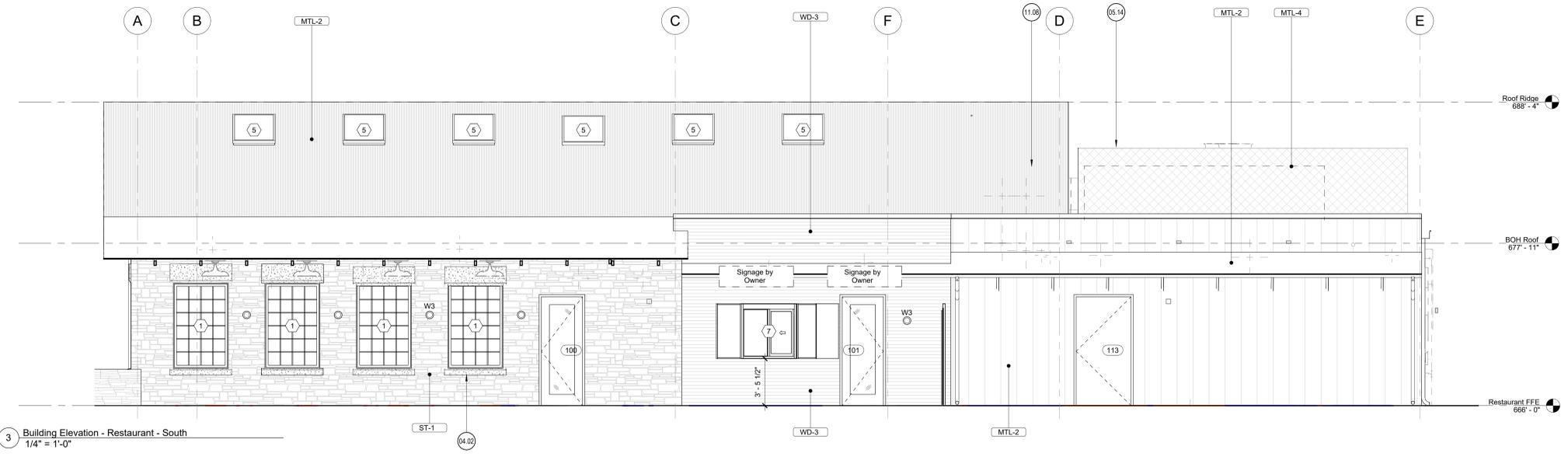
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Building Elevations

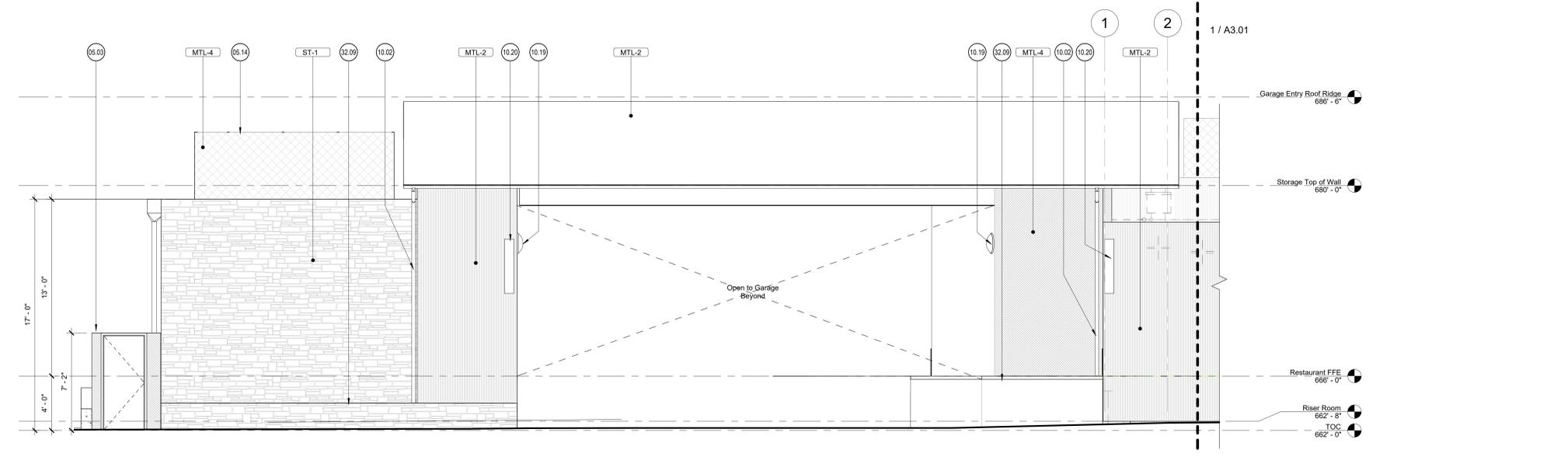
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A3.01

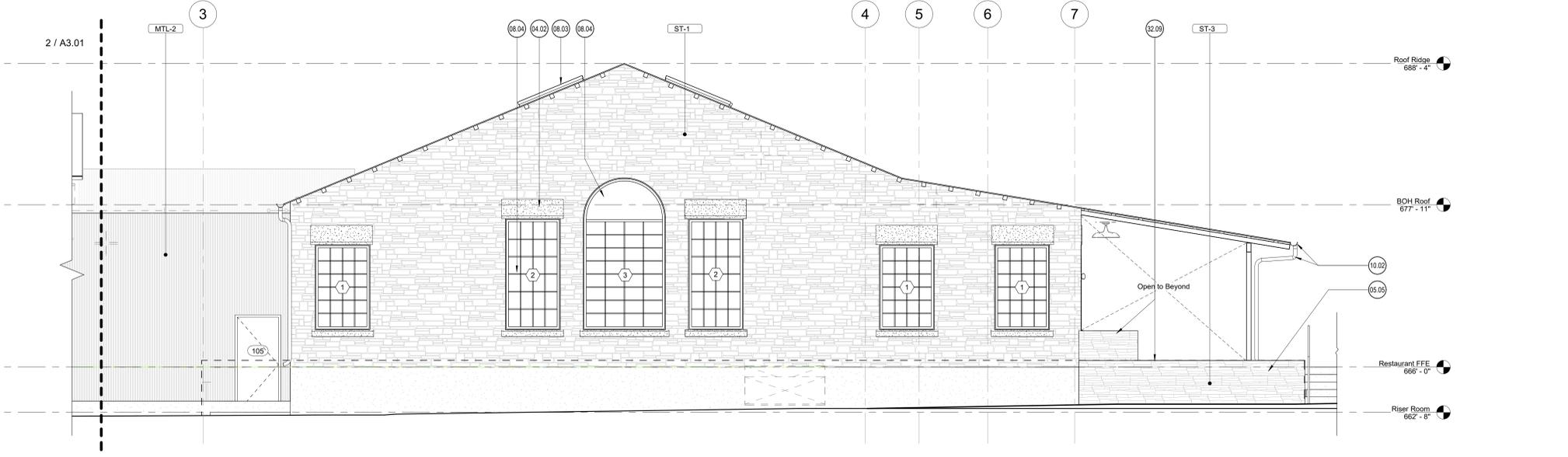
Caution: do not scale drawings. These drawings are the property of Chico Design and may only be used in conjunction with this project.



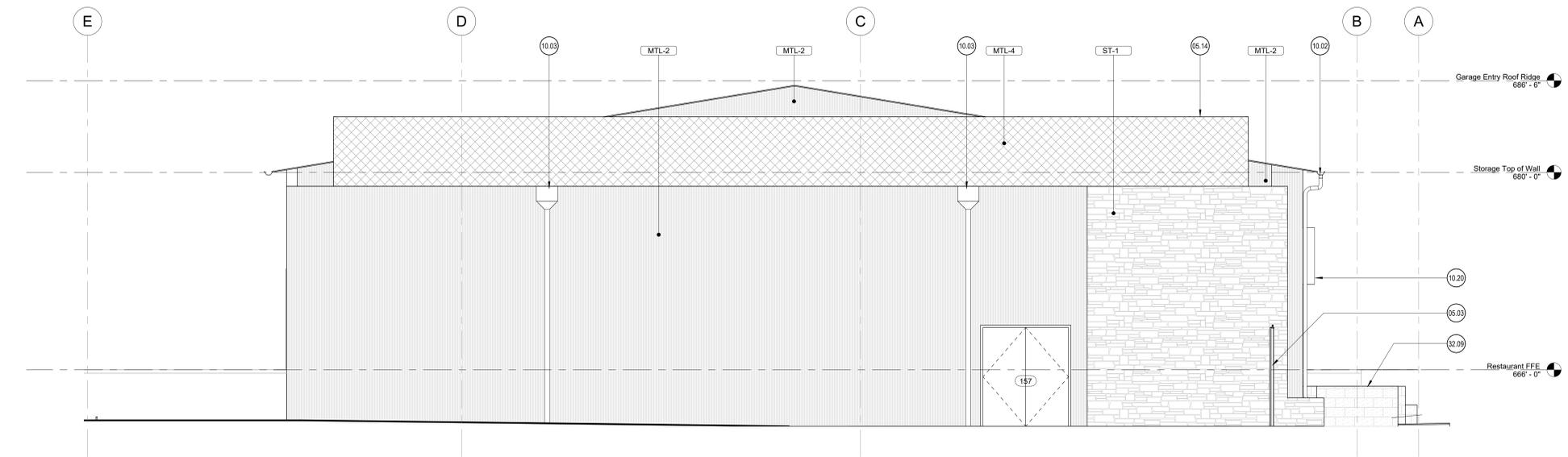
3 Building Elevation - Restaurant - South
1/4" = 1'-0"



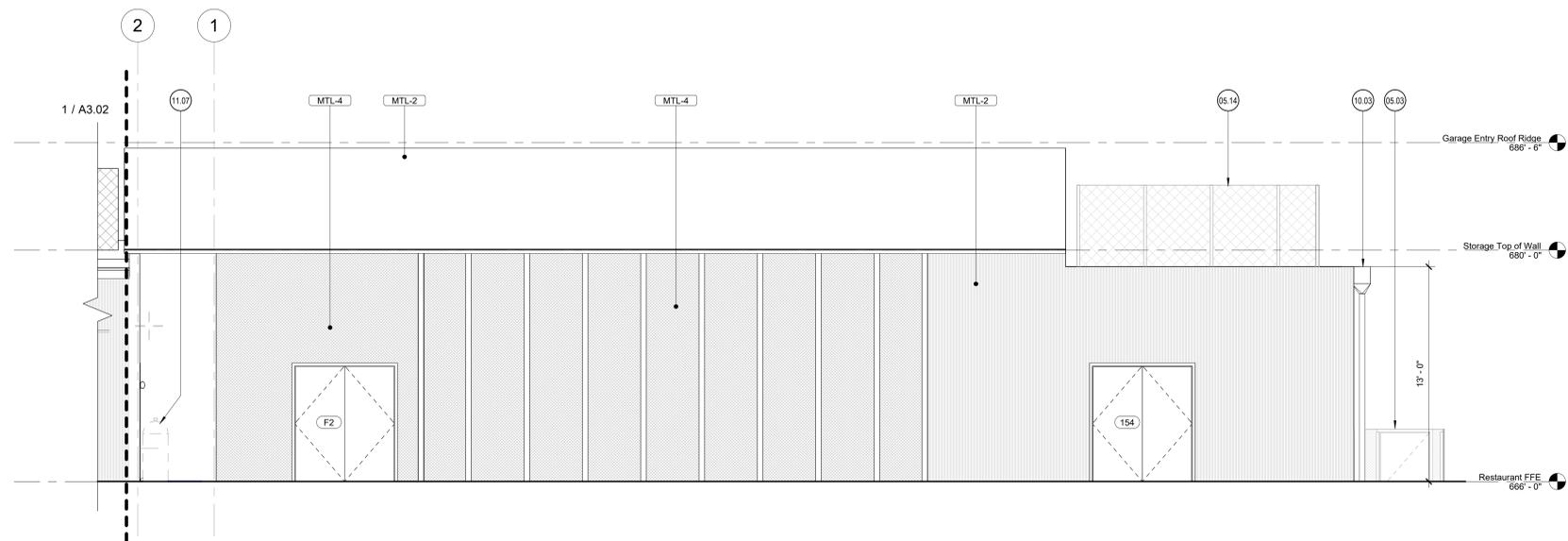
2 Building Elevation - Garage Entry - West
1/4" = 1'-0"



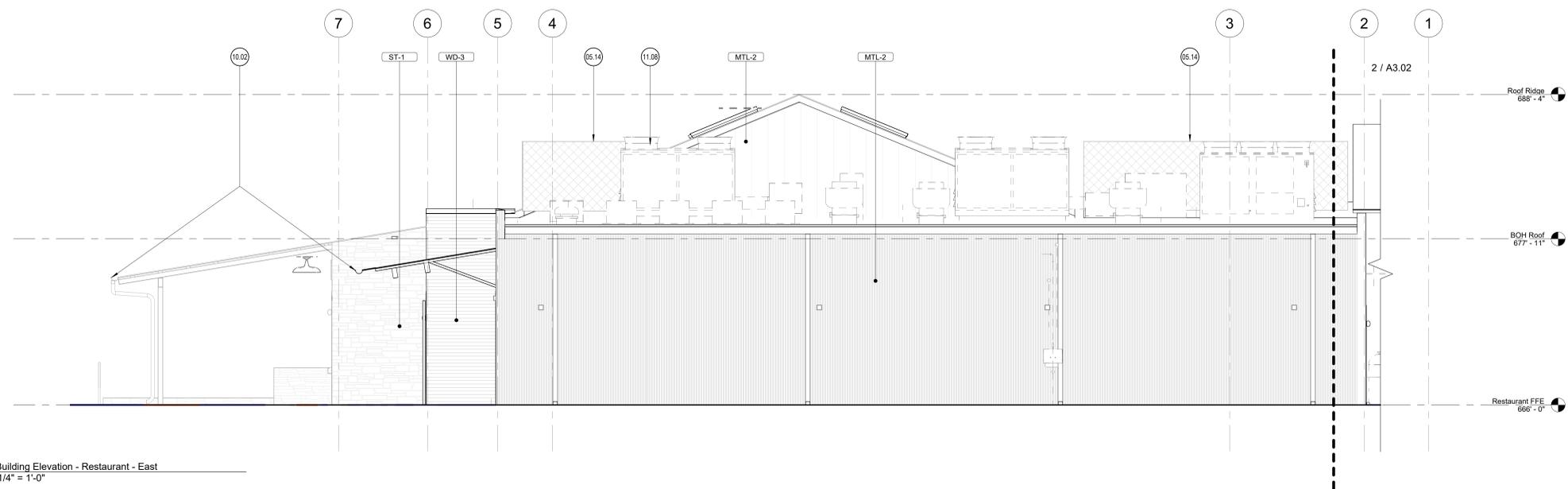
1 Building Elevation - Restaurant - West
1/4" = 1'-0"



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"

- Elevations & Sections General Notes:**
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 6. All glass to be tempered as required by local code.
- <<< 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

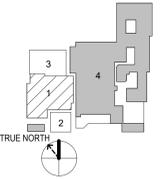
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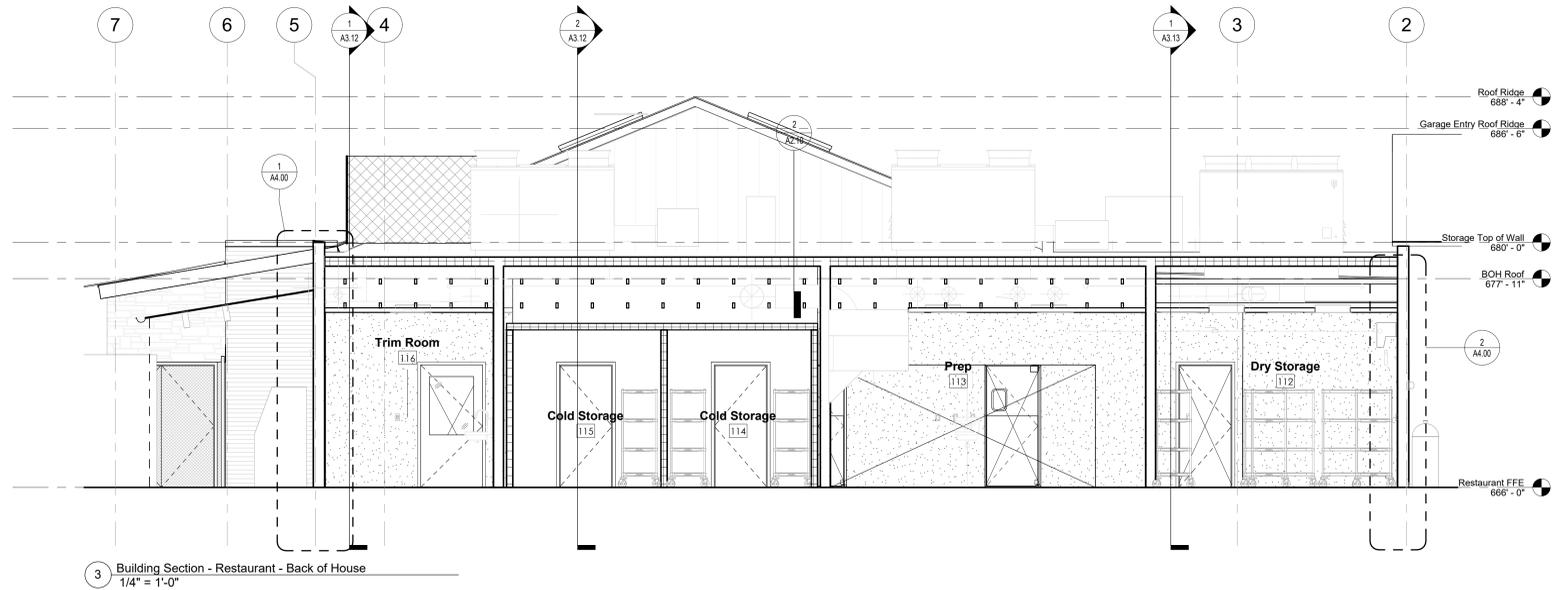


sheet title
Building Elevations

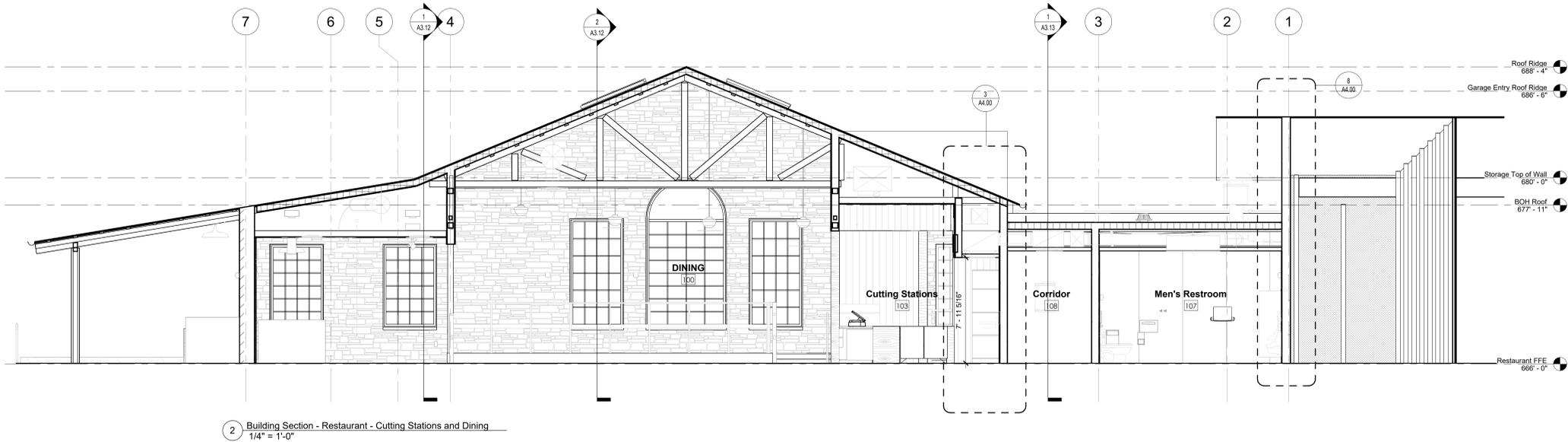
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A3.02

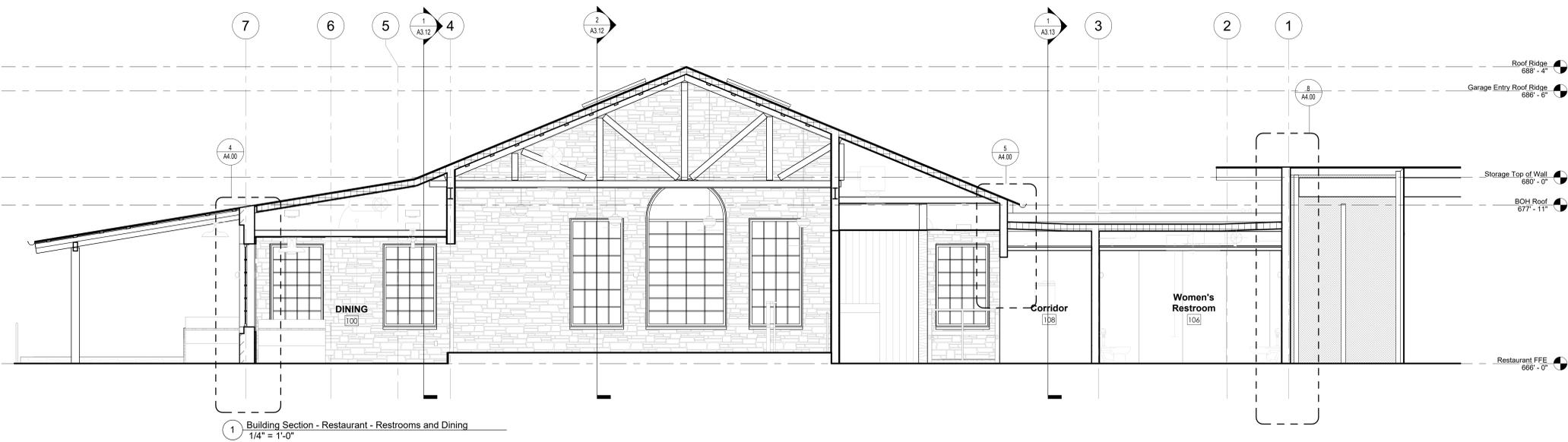
Caution: do not scale drawings. These drawings are the property of Chicoo Design and may only be used in conjunction with this project.



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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- <<< Indicates Sheet Keynote on Plan

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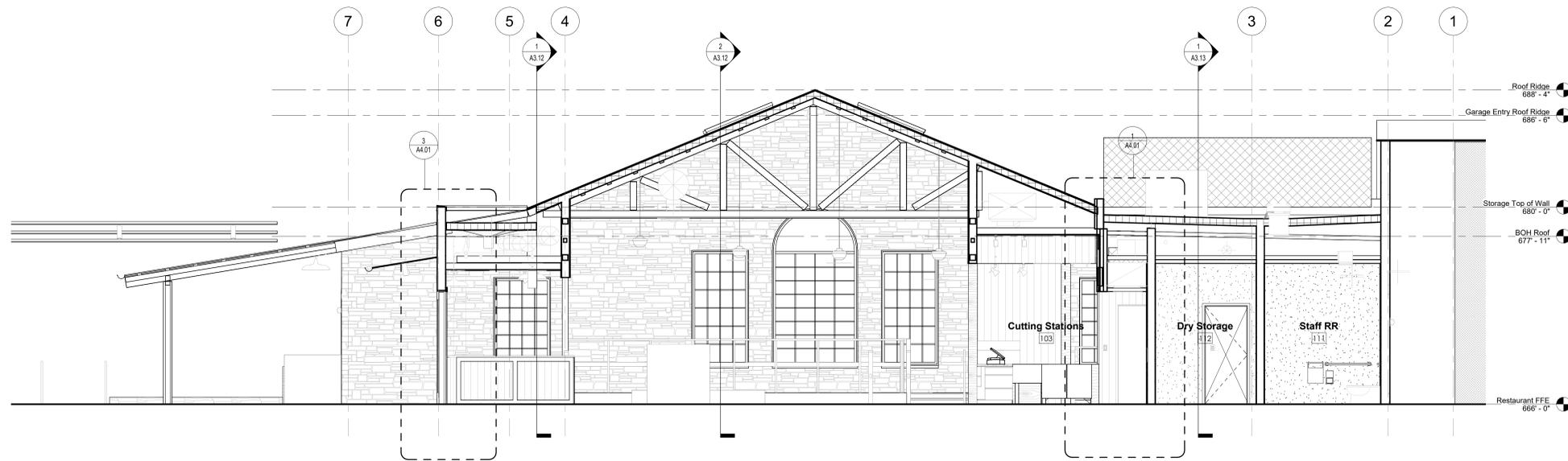
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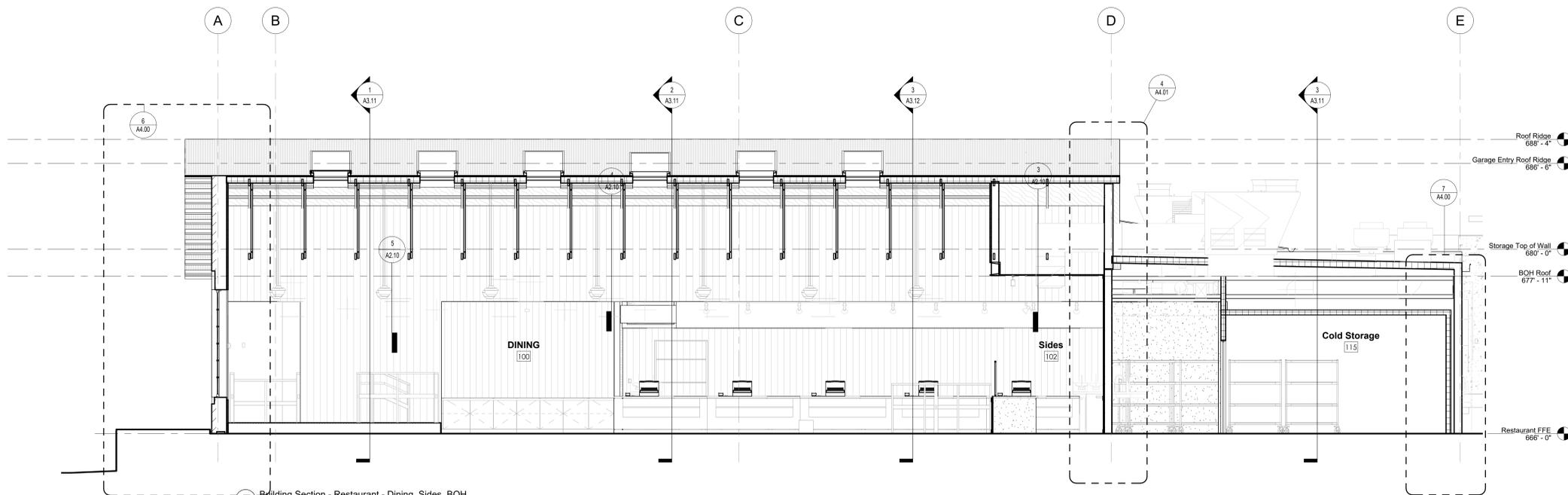
sheet title
Building Sections - Restaurant

sheet
A3.11

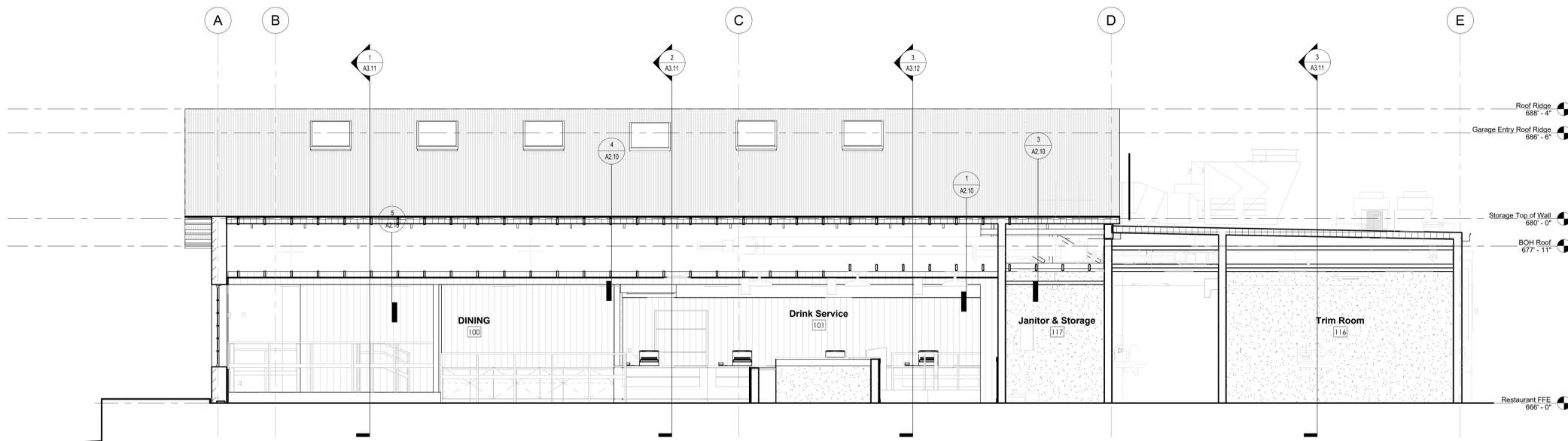
Caution: do not scale drawings. These drawings are the property of Chiooco Design and may only be used in conjunction with this project.



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"

Elevations & Sections General Notes:

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◯ <<< Indicates Sheet Keynote on Plan

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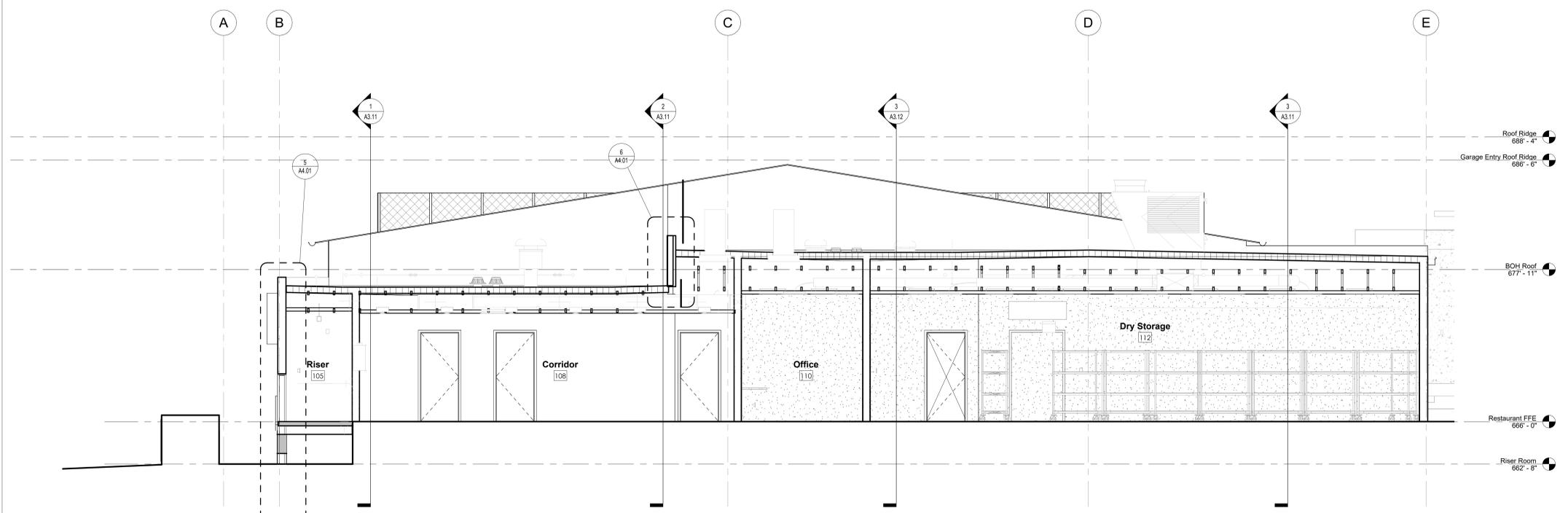


sheet title
Building Sections - Restaurant

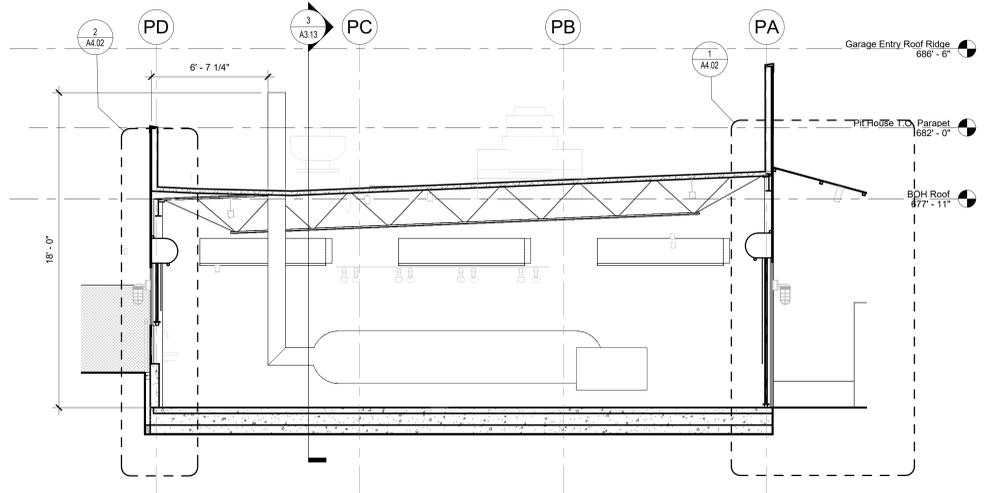
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A3.12

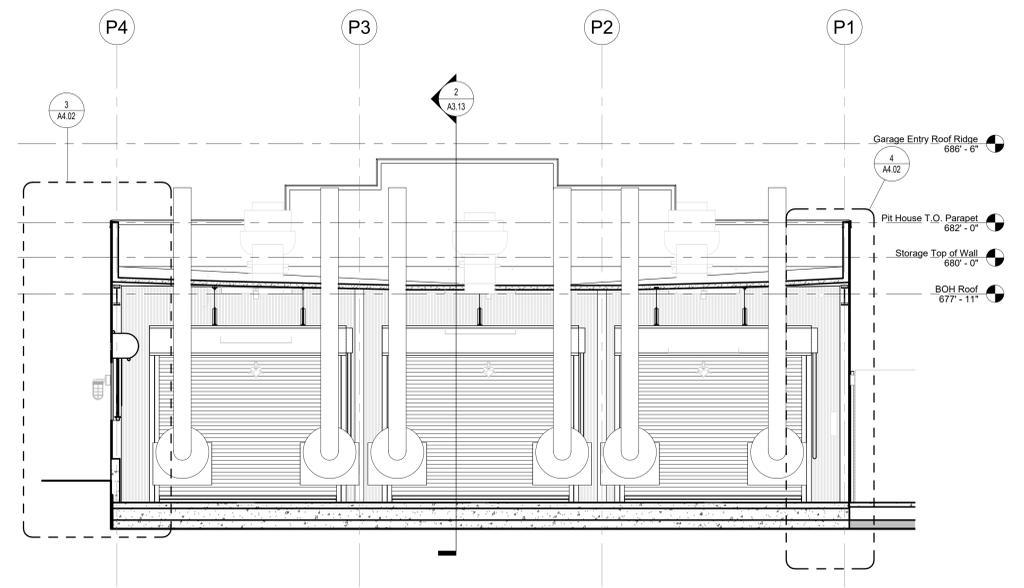
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1 Building Section - Restaurant - BOH, Riser, and Office
1/4" = 1'-0"



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



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

Elevations & Sections General Notes:

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◯ ◯◯◯ Indicates Sheet Keynote on Plan

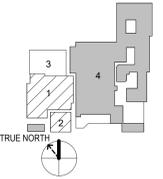
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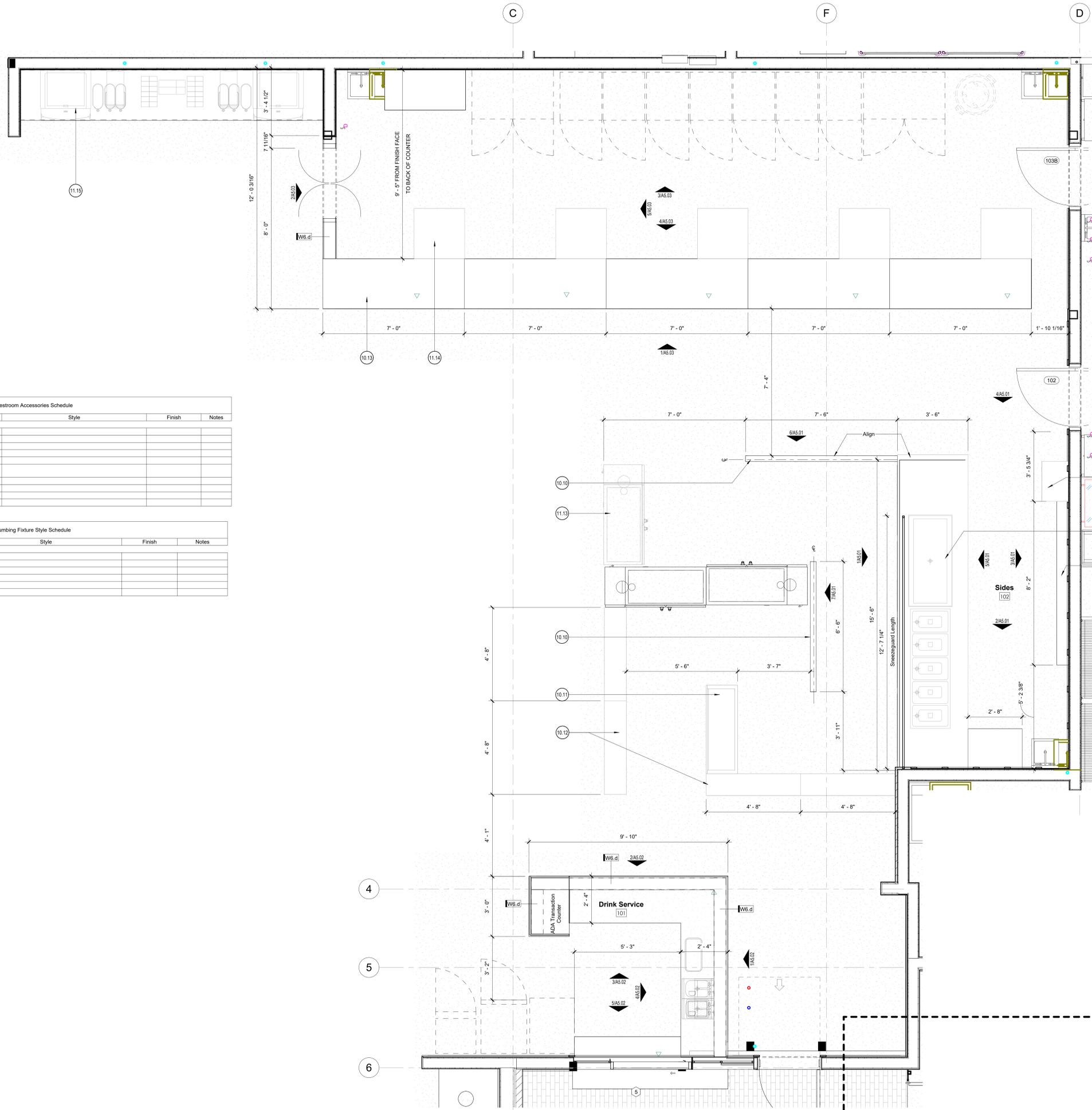


sheet title
Building Sections - Restaurant and Pit House

sheet

A3.13

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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				
HWWS	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 Chioco Design.
 - Install all products per manufacturer's recommendations.
- ◉ <<< Indicates Sheet Keynote on Plan
- 2x8 Shelf mounted to wall with brackets
 - Bread box; Ref. millwork details
 - Wood railing
 - Wine rack; Ref. to Millwork details
 - Wood Merchandise cubbies; Ref. Millwork details
 - Stainless steel countertop at cutting station; Ref Millwork Details
 - Counter and food walls by equipment provider
 - Drink coolers by equipment provider.
 - Butcher Block by equipment provider
 - Drink fountains provided by drink distributor

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sheet title
Enlarged Plan - FOH Service Areas

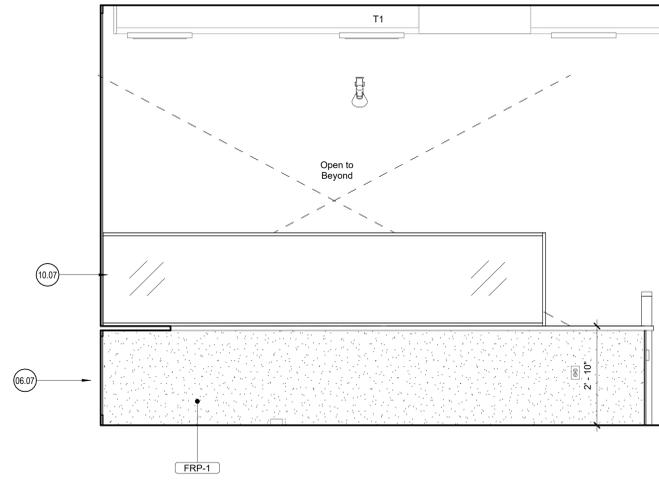
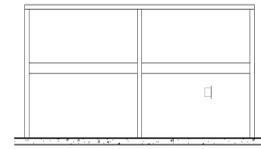
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A5.00

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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				

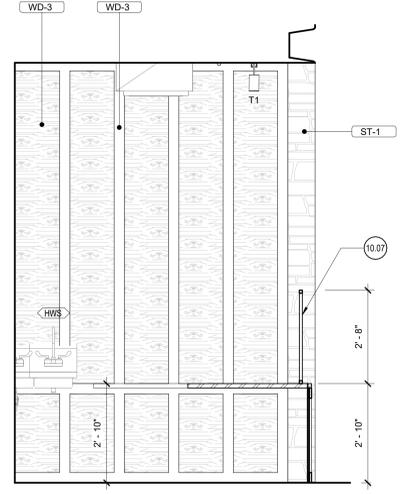
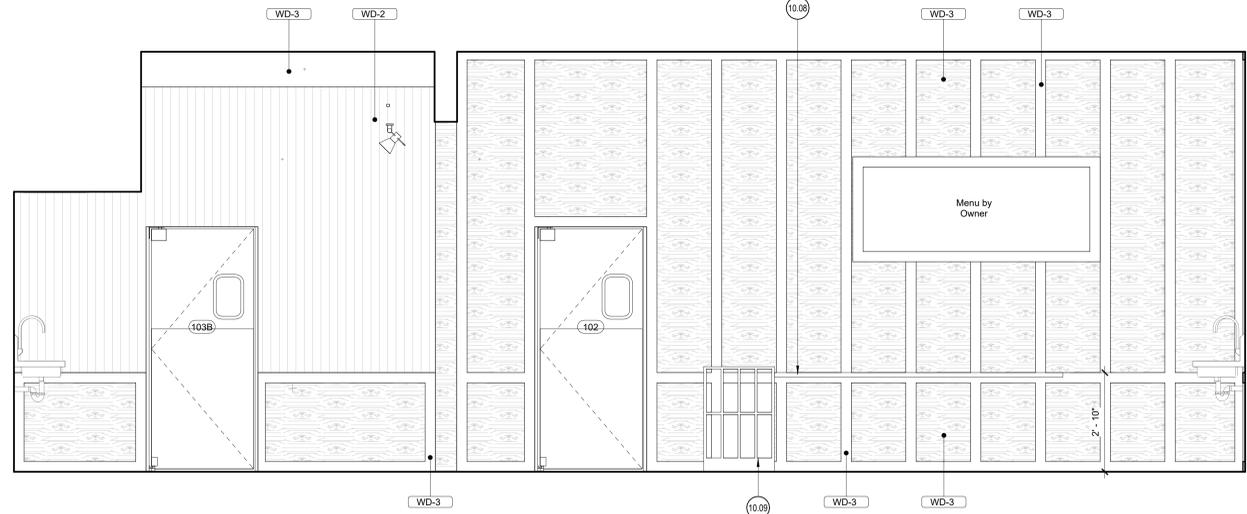
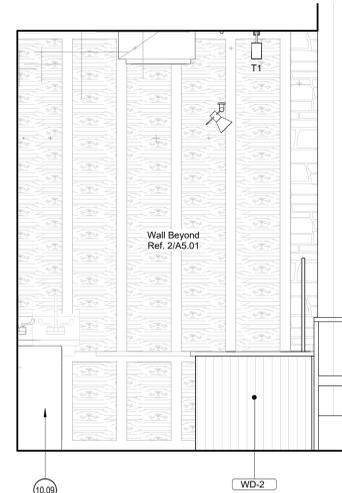
- Enlarged Plan General Notes:**
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 - Install all products per manufacturer's recommendations.
- ◉ <<< Indicates Sheet Keynote on Plan
- 06.07 Wood paneling mounted to face of side counter
 - 10.07 Squeeze guard mounted on counter
 - 10.08 2x8 Shelf mounted to wall with brackets
 - 10.09 Bread box; Ref. millwork details
 - 11.09 Butcher block; Ref. Kitchen Plans



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

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

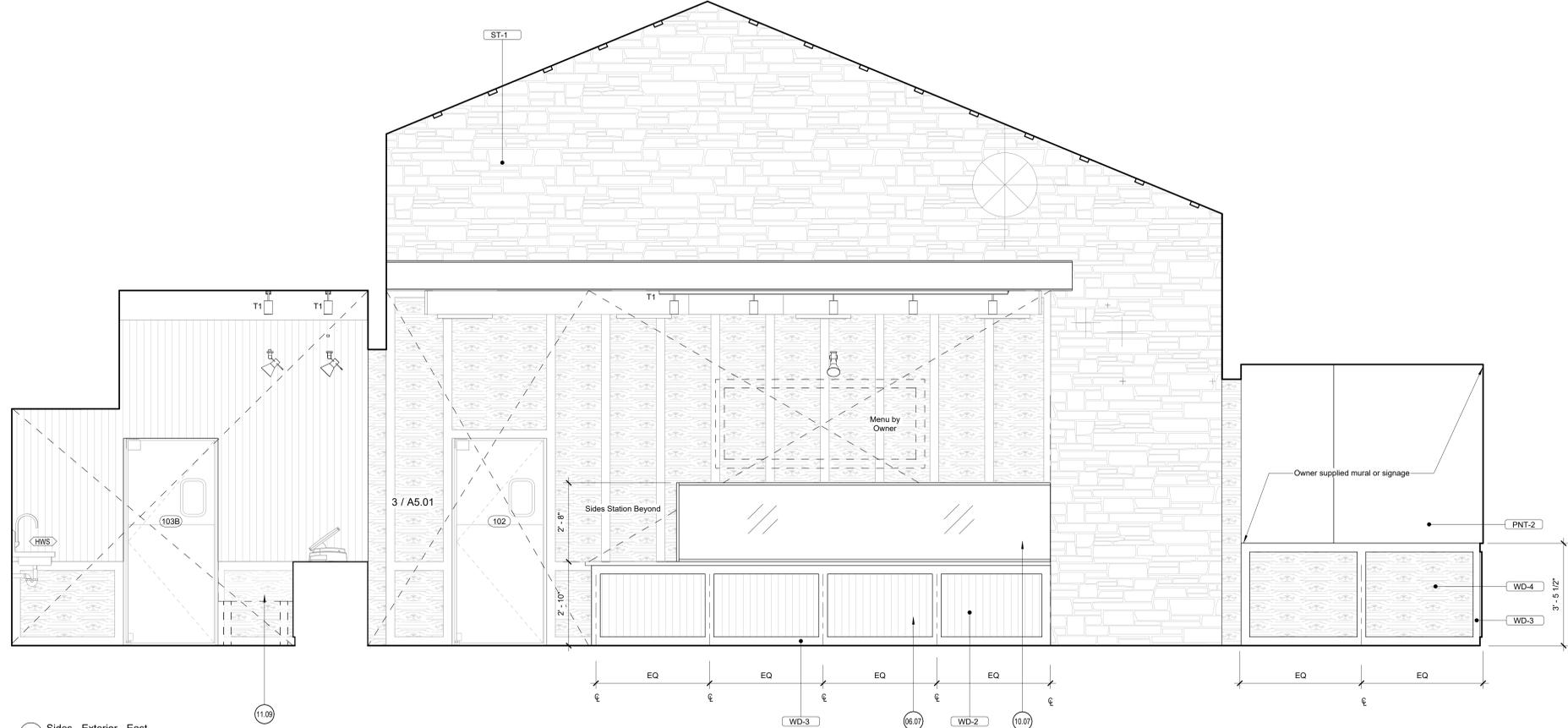
5 Sides - Interior - West
1/2" = 1'-0"



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

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

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



1 Sides - Exterior - East
1/2" = 1'-0"

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sheet title
Interior Elevations - Sides
sheet

A5.01

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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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◉ <<< Indicates Sheet Keynote on Plan
 11.16 Kitchen equipment; Ref. equipment plan and schedule

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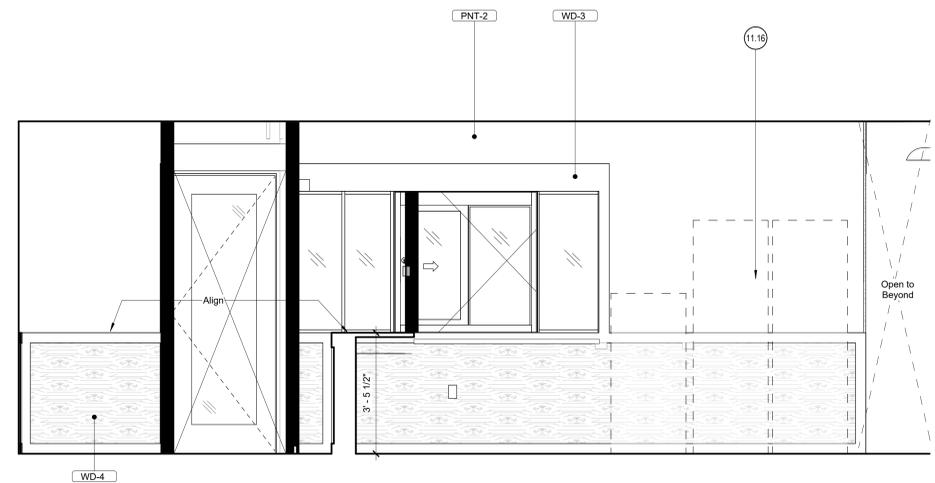
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Interior Elevations - Drink Service Bar

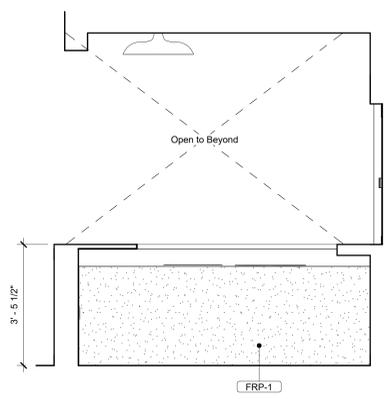
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A5.02

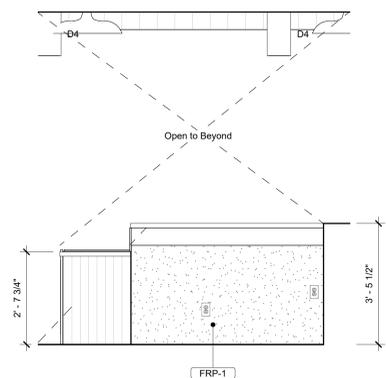
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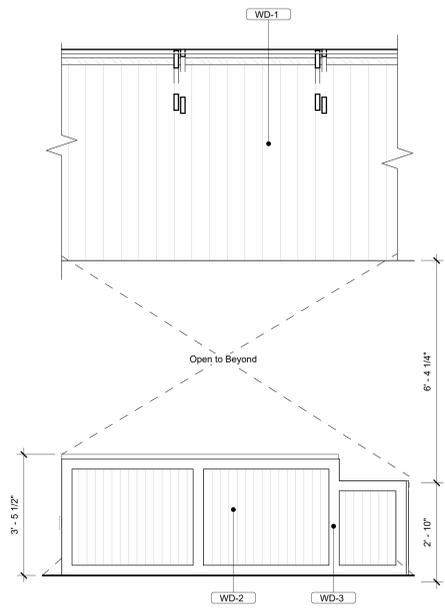
5 Drink Service - Interior - South
 1/2" = 1'-0"



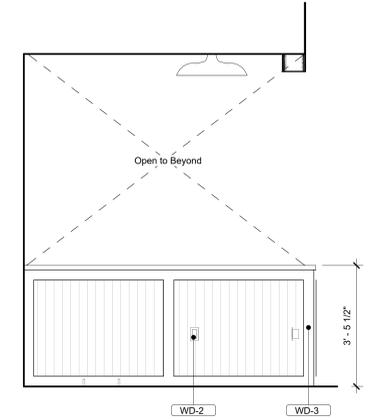
4 Drink Service - Interior - East
 1/2" = 1'-0"



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



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



1 Drink Service - Exterior - West
 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				
HWS	HANDWASH SINK				

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- ◉ <<< 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
- 28.10 Duplex receptacle; Ref. MEP
- 27.04 POS; Ref. Low Voltage and MEP

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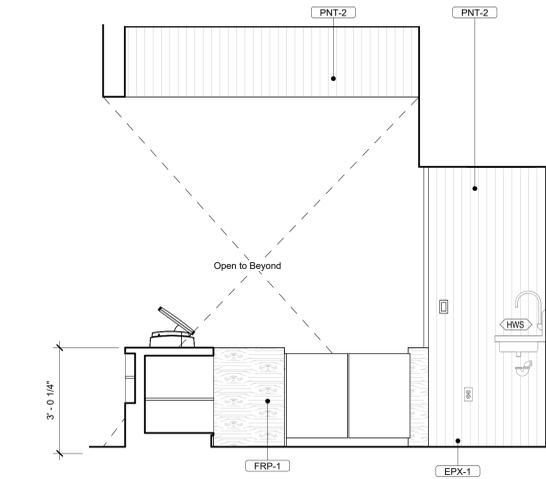
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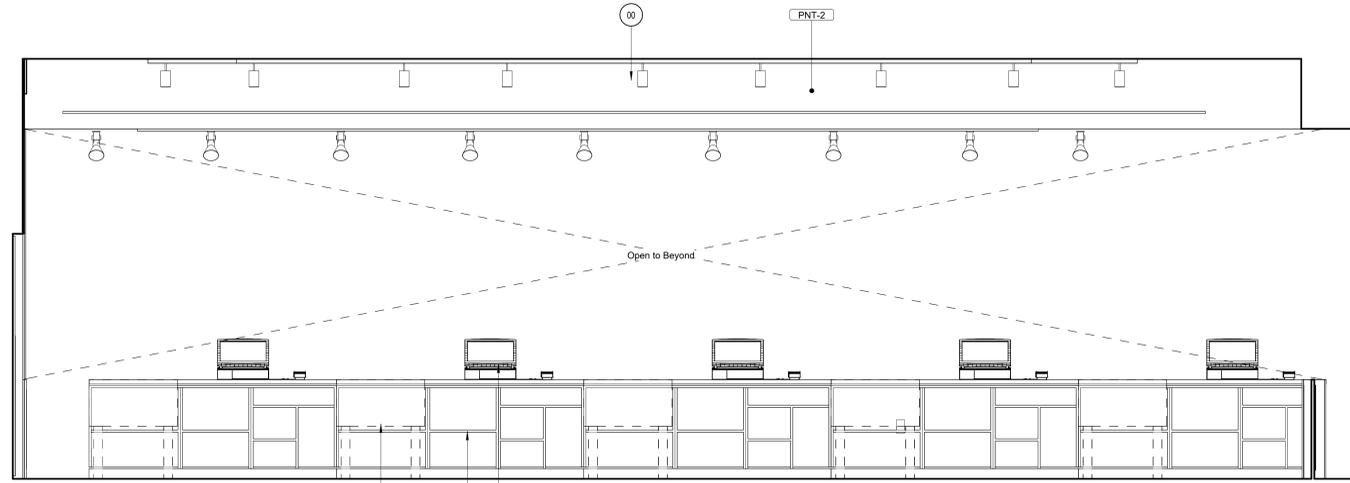
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Interior Elevations - Cutting Stations

sheet
A5.03

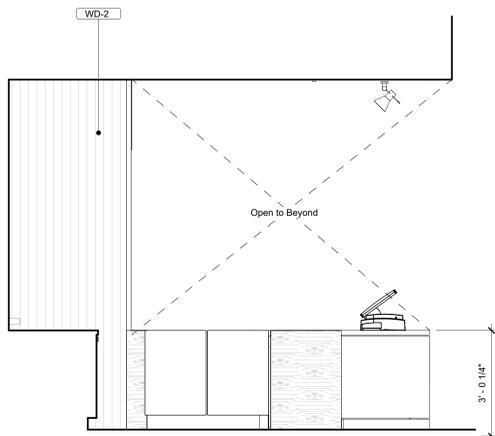
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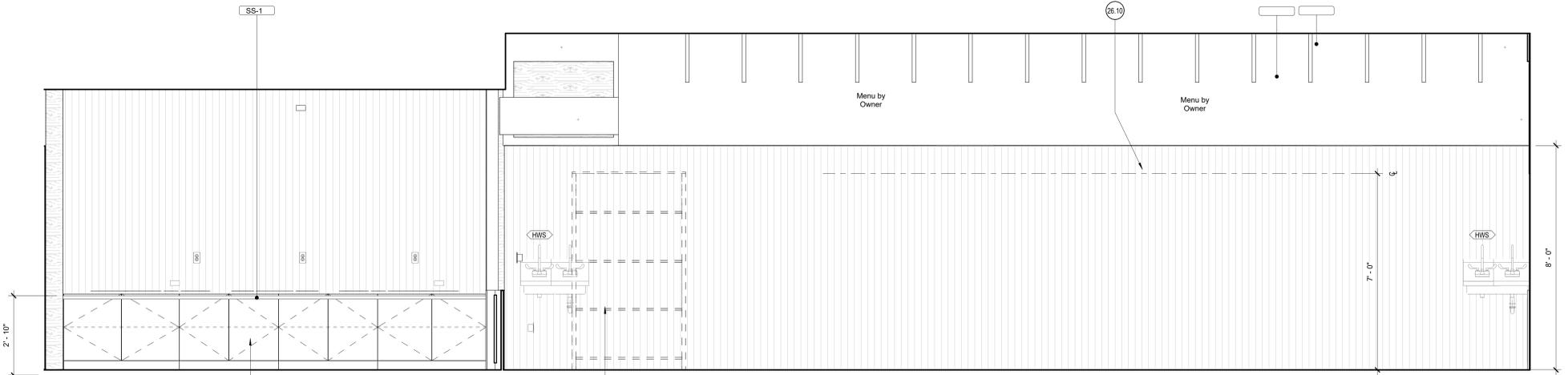
5 Cutting Station - Interior - West
 1/2" = 1'-0"



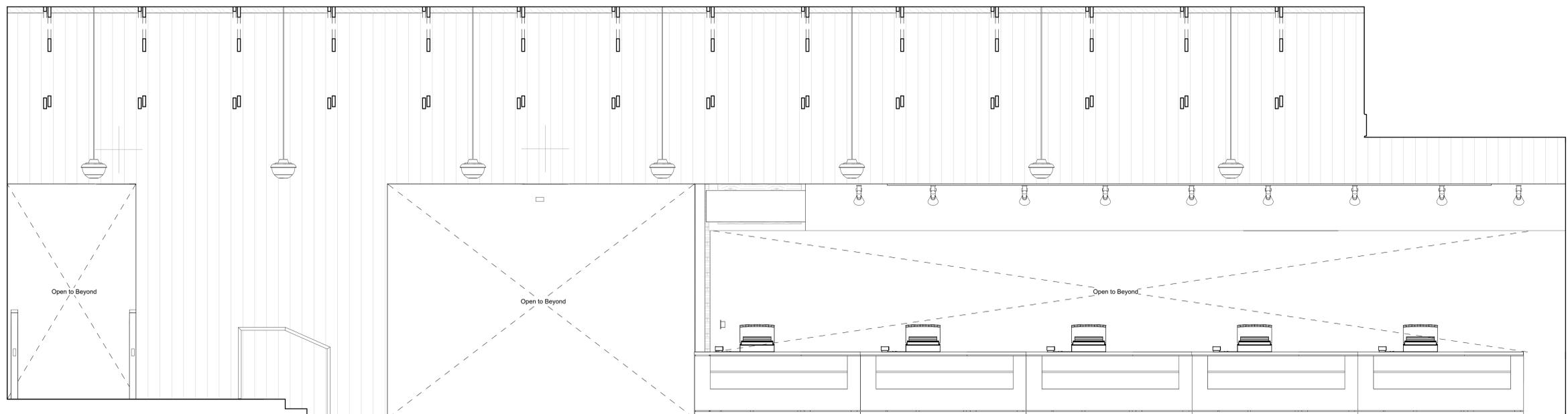
4 Cutting Stations - Interior - South
 1/2" = 1'-0"



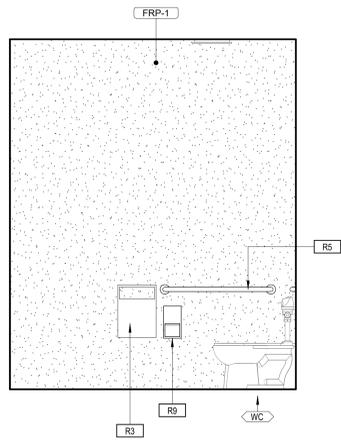
2 Cutting Stations - Exterior - East
 1/2" = 1'-0"



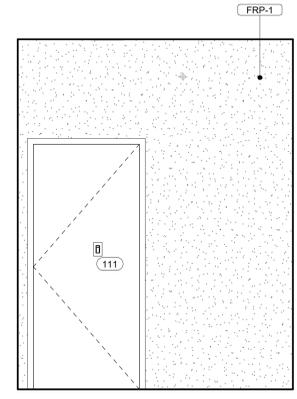
3 Cutting Station - Interior - North
 1/2" = 1'-0"



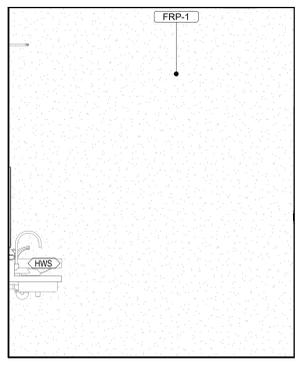
1 Cutting Stations - Exterior - North
 1/2" = 1'-0"



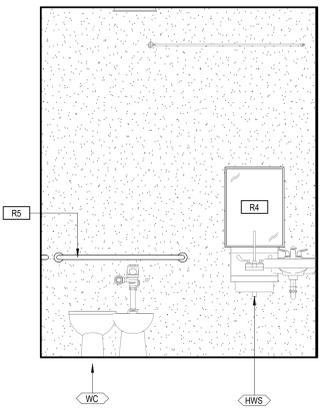
14 Staff Restroom - West
1/2" = 1'-0"



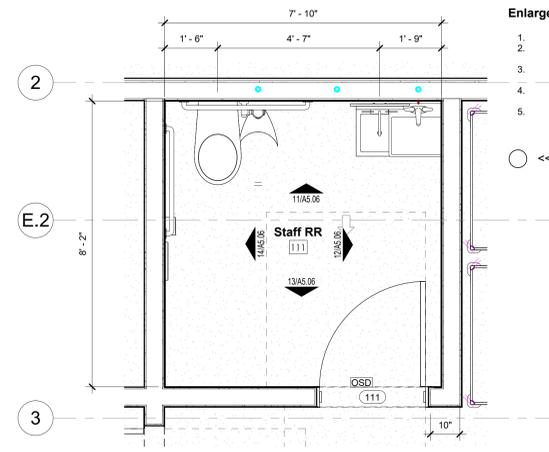
13 Staff Restroom - South
1/2" = 1'-0"



12 Staff Restroom - East
1/2" = 1'-0"



11 Staff Restroom - North
1/2" = 1'-0"

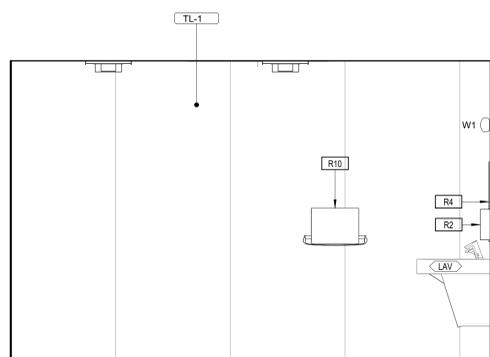


10 Enlarged Plan - Staff Restroom
1/2" = 1'-0"

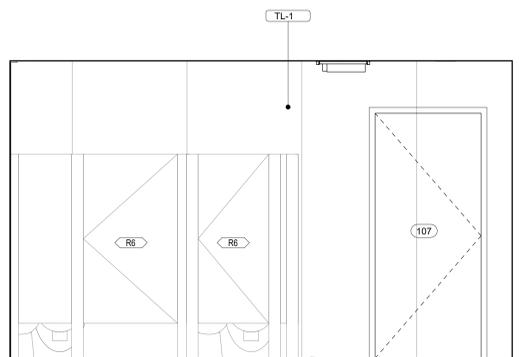
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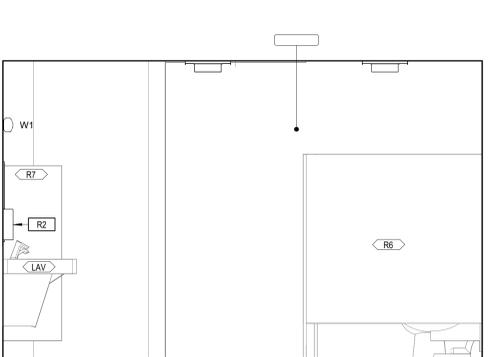
◯ <<< Indicates Sheet Keynote on Plan



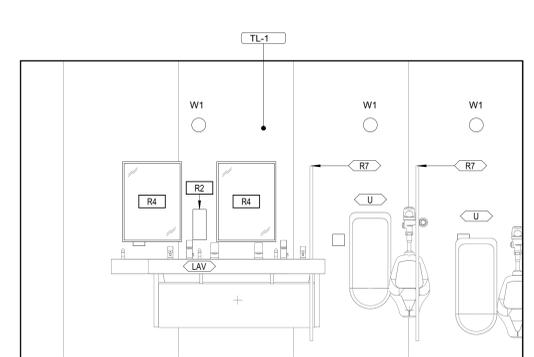
9 Men's Restroom - West
1/2" = 1'-0"



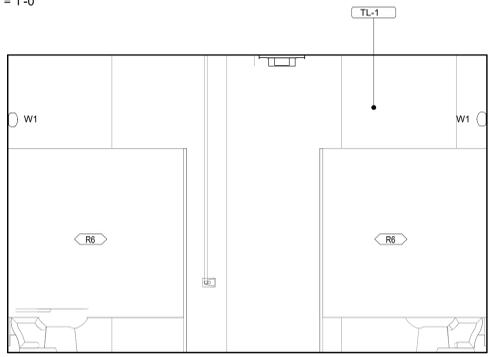
8 Men's Restroom - South
1/2" = 1'-0"



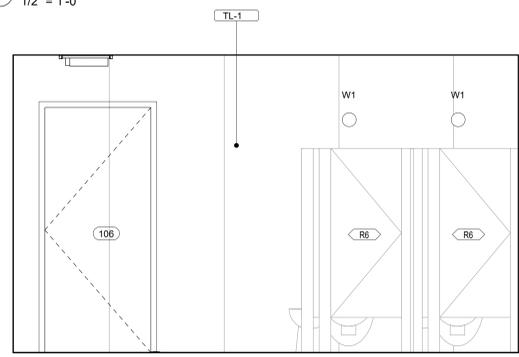
7 Men's Restroom - East
1/2" = 1'-0"



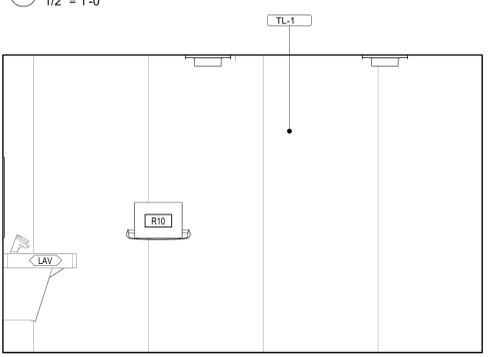
6 Men's Restroom - North
1/2" = 1'-0"



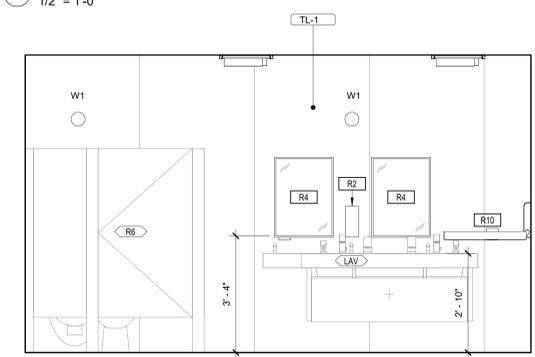
3 Women's Restroom - West
1/2" = 1'-0"



2 Women's Restroom - South
1/2" = 1'-0"



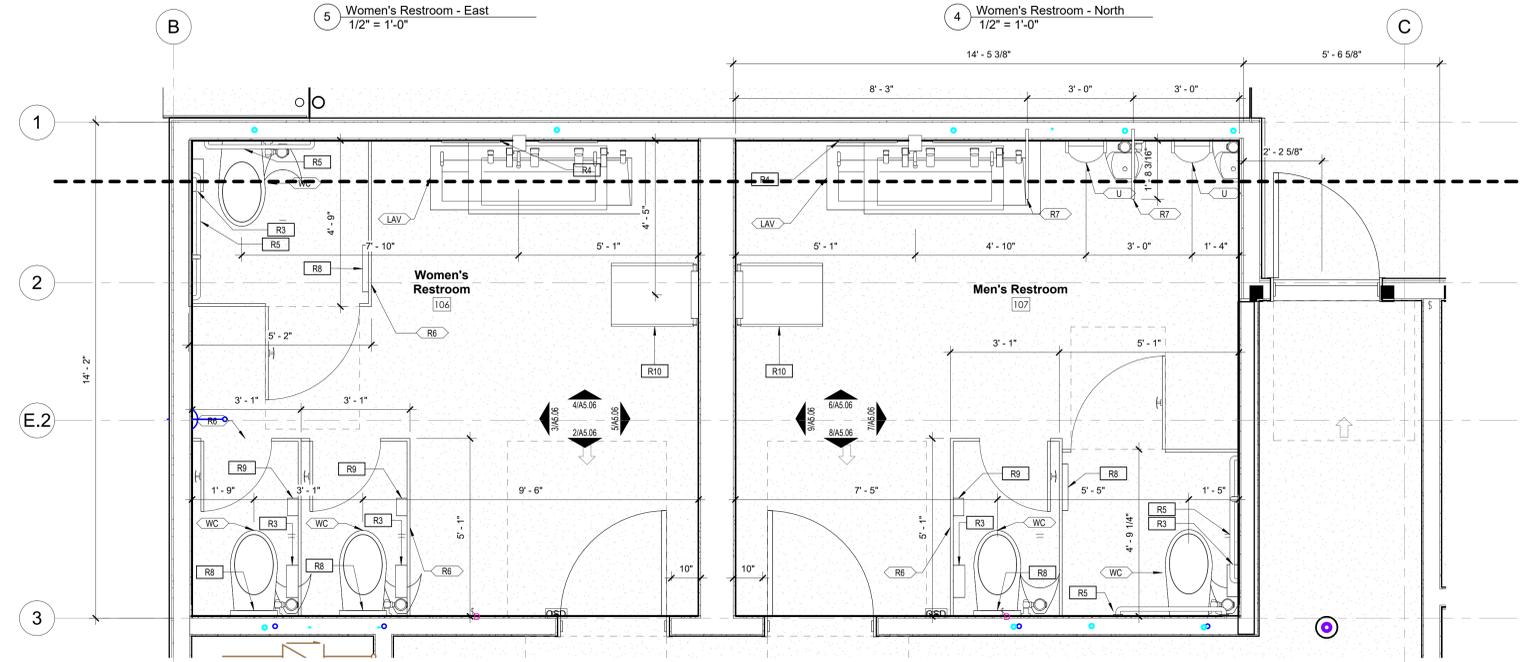
5 Women's Restroom - East
1/2" = 1'-0"



4 Women's Restroom - North
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	URNAL 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	URNAL				
LAV	LAVATORY				
FAU	FAUCET				
SH	SHOWER				
HWS	HANDWASH SINK				



1 Enlarged Plan - Public Restrooms
1/2" = 1'-0"

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Terry Black's BBQ - San Antonio
2102 Broadway St. Building 1
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sheet title
Enlarged Plans - Restrooms

sheet

A5.06

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Door Schedule												
Door #	Width	Height	Thickness	Door		Frame			Details			Notes
				Type	Finish	Type	Finish	Head	Sill	Jamb	Hardware Group	
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	A						
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' - 0"	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						
CS1	3' - 0"	7' - 0"	1 3/4"	N/A	N/A	N/A						Plexig half glass
CS2	3' - 0"	7' - 0"	1 3/4"	N/A	N/A	N/A						Walk-in cooler doors by walk-in MFR
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 Chicoo 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 Chicoo 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.
 - 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, cecco, 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.

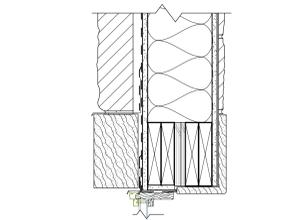
- Door Schedule Remarks:**
- Verify size of all custom doors in field.
 - 1 HR fire rated minimum.
 -

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 512.374.0288

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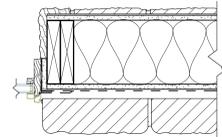
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Typical Wood Window Details



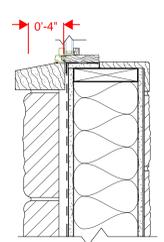
7 Window Detail - Head at Wood Window
1 1/2" = 1'-0"

"window as specified"



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

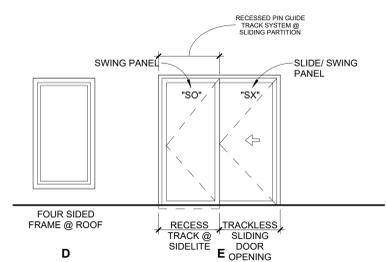
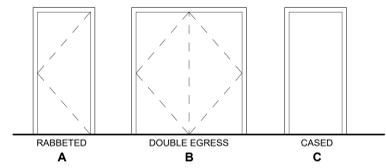
dimension to face of glass



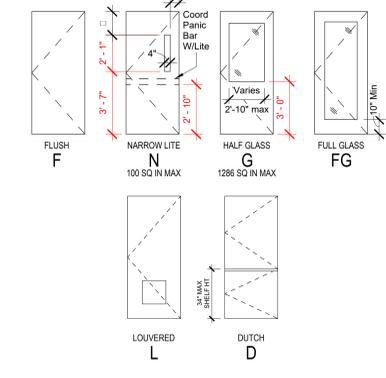
9 Window Detail - Sill at Wood Window
1 1/2" = 1'-0"

Door and Frame Types

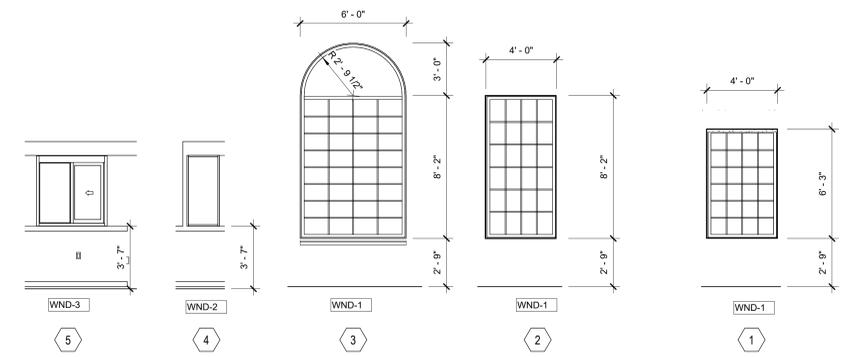
Door Frame Types:



Door Panel Types:



Window Elevations



Glazing Specifications:

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

GL-1 1" Insulated Glass Unit

Manufacturer:	Guardian
Outer Pane:	1/4" Clear
Low E Coating:	SNK 5122
Spacer:	1/2" Black Spacer
Inner Pane:	1/4" Clear
SHGC:	0.23
U-Value:	0.15
U-Factor:	0.29

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:	Doog Fx
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:	Doog Fx
Notes:	

WND-3 System 3

Manufacturer:	Quincy
Series:	Side Sliding Transaction window
Type:	IFC-dfhd
Finish:	Painted
Notes:	Self-sliding

WND-4 System 4

Manufacturer:	Velus
Series:	Fixed out mount
Type:	Baylight
Finish:	Sanford paint
Notes:	

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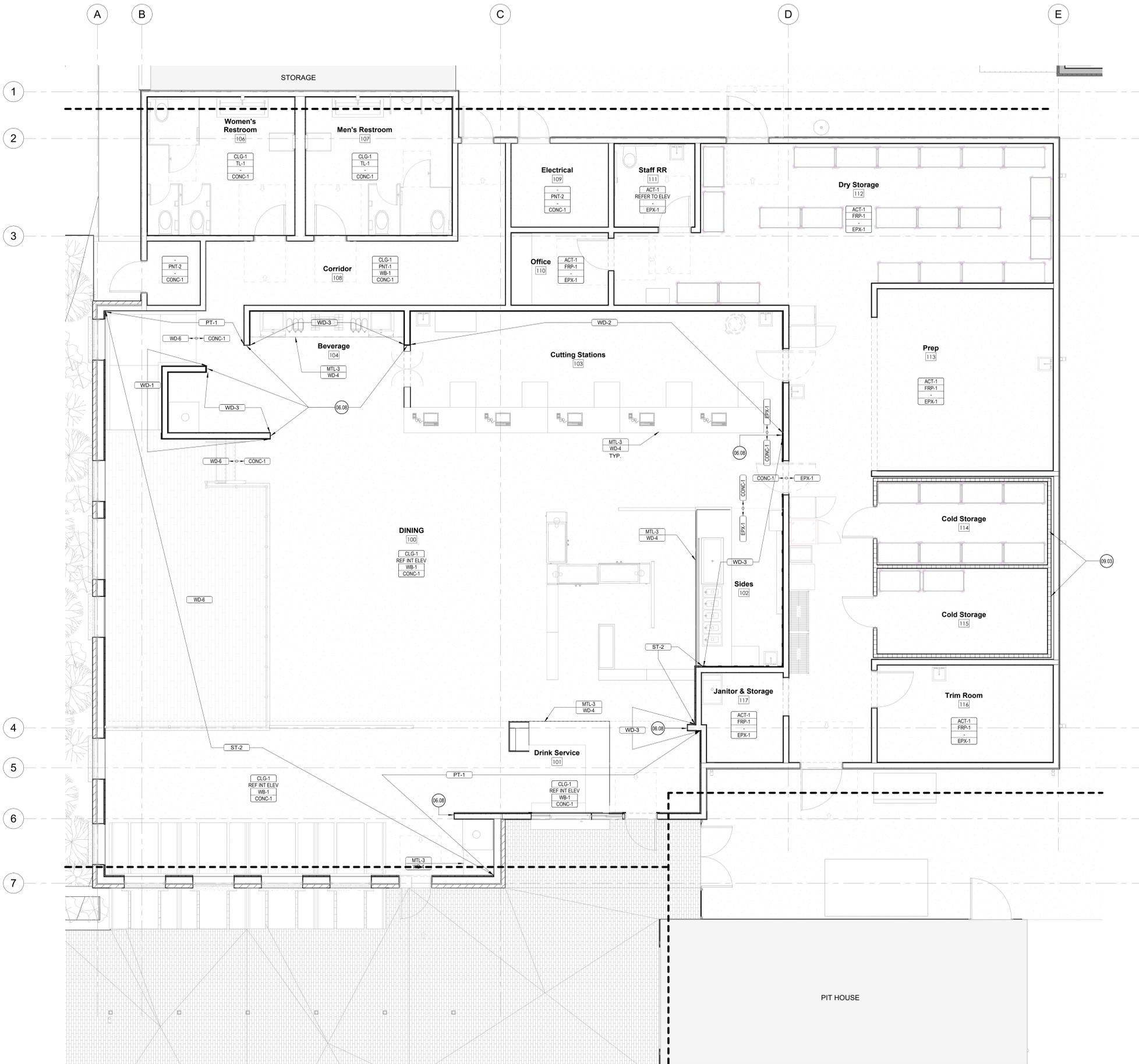
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Door & Window Schedules

sheet

A7.00

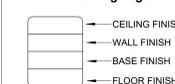
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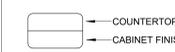
Finish Plan General Notes:

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4. Install all products per manufacturer's recommendations.
5. Provide adequate protection of finish surfaces during installation. Install taped and secured Ram Board on finishes that are under/over ongoing trade work.
6. Coordinate all grout color selections with Chiooco Design.
7. 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.
8. Provide samples for all finishes as specified, to be reviewed and approved by Chiooco Design. Ensure timely approval of long-lead finish materials.
9. 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.
10. All painted mild steel to receive 2-part DTM paint, finish as indicated.
11. All painted CMU or Sluoco to receive Elastomeric paint, finish as scheduled.
12. All Kitchen/BOH Quarry Tile Flooring to receive Latcrete Spectralock 2000 IG Epoxy Grout, Color Black. Sealed per manufacturer's recommendation.
13. Provide stainless steel corner guards at outside corners in Kitchen/BOH spaces, UNO.

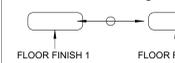
Room Finish Tag Legend



Millwork Tag



Material Transition Tag



○ <<< Indicates Sheet Keynote on Plan

- 06.08 Wood Trim; Ref. Finish Schedule.
- 09.03 Insulated walls by others.

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

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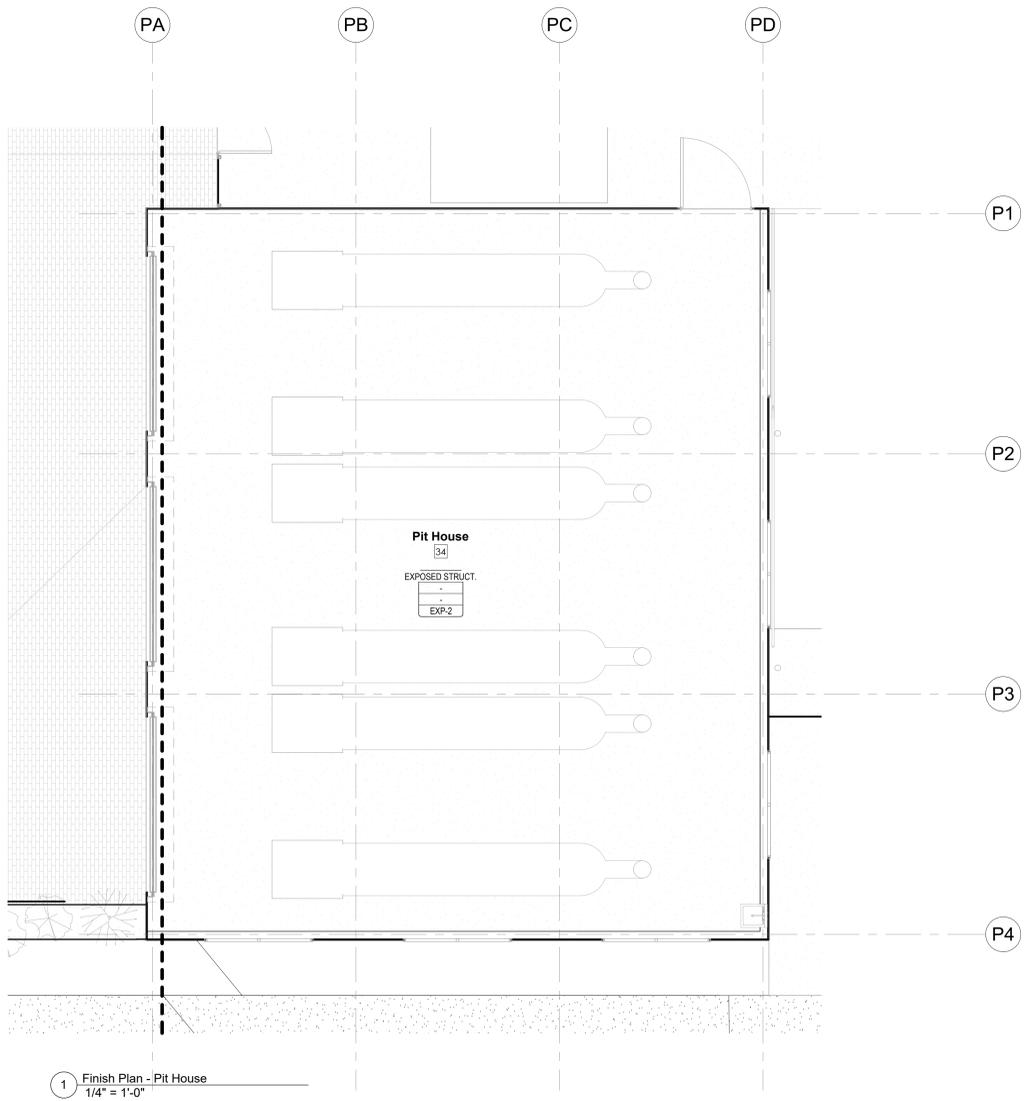
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Finish Plan - Restaurant

sheet
A8.01

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1 Finish Plan 01
 1/4" = 1'-0"

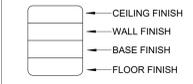
PRODUCT AND FINISH KEY SCHEDULE						
Category (Hide)	Mark	Description	Manufacturer	Product	Finish	Comments
Ceiling						
Ceiling	ACT-1	Acoustical Tile Ceiling	USG Ceiling Solutions	Olympia Micro Acoustical - 4221 -24"x24"	White	FineLine Bevel - Class A Flame Spread Index
Ceiling	CLG-1	Tin Ceiling	American 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 Smartseam 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 shmear; 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 shmear.
Metal						
Metal	MTL-1	Corrugated Metal Panel	Central Texas Metal Roofing	Common 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	Pithouse 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	Slimite 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 Panelling				
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	



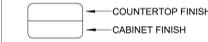
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- Interior Paint: All Walls to be eggshell finish. All ceilings to be flat finish. Paint on millwork and trim to be semi-gloss finish. Unless noted otherwise.
- All painted mild steel to receive 2-part DTM paint, finish as indicated.
- All painted CMU or Stucco to receive Elastomeric paint, finish as scheduled.
- All Kitchen/BOH Quarry Tile Flooring to receive Latcrete 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.

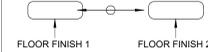
Room Finish Tag Legend



Millwork Tag



Material Transition Tag



◯ <<< Indicates Sheet Keynote on Plan

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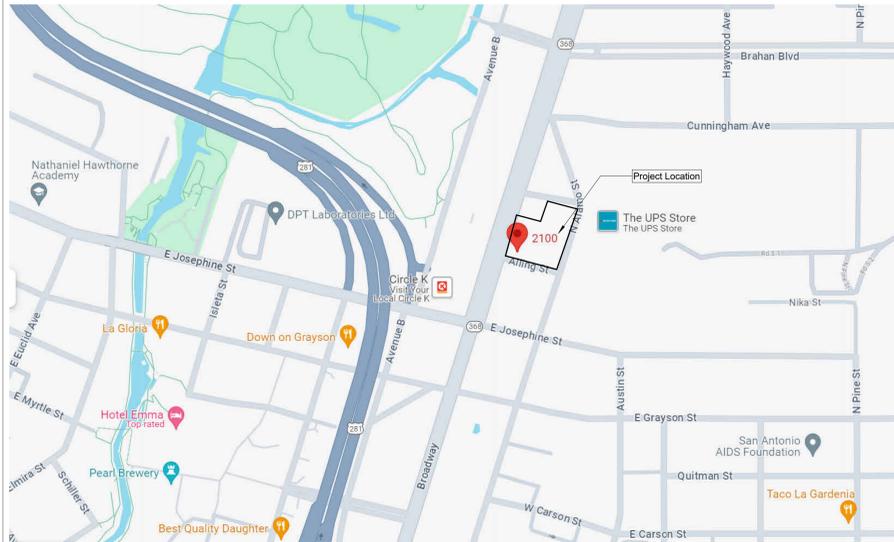
sheet title
Finish Plan - Pit House & Finish Schedule

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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G0.01	General Notes, Symbols, and Abbreviations	•				
G0.02	Code Analysis	•				
G0.10	ADA Details	•				
G0.11	ADA Details	•				
G0.15	Typical Site Details	•				
G0.20	Wall Types	•				
G0.21	Wall Types	•				
04 ARCHITECTURE						
A1.00	Site Plan	•				
A1.02	Floor Plan - Level 00	•				
A1.03	Floor Plan - Level 01	•				
A1.10	Roof Plans	•				
A2.00	Reflected Ceiling Plan	•				
A2.10	Ceiling Details	•				
A3.10	Building Sections	•				
A3.11	Building Sections	•				
A3.12	Building Sections	•				
A3.13	Building Sections	•				
A3.14	Building Sections	•				
A4.00	Wall Sections	•				
A4.10	Exterior Section Details	•				
A5.10	Vertical Circulation - Stair 01	•				
A5.11	Vertical Circulation - Stair 02	•				
A6.00	Interior Elevations	•				
A7.00	Door & Window Schedules	•				
A7.01	Door Hardware Specs	•				
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						
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

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Cover Sheet

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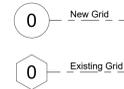
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General Notes

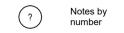
- All work shall be performed in accordance with all applicable codes, regulations, ordinances and standards having jurisdiction. If there are any questions or conflicts concerning compliance with such codes, ordinances, or standards, the contractor is responsible for notifying the designer before proceeding 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 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.
- "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

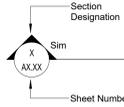
COLUMN GRID DESIGNATION



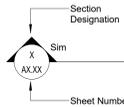
NOTES TAGS



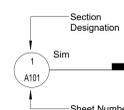
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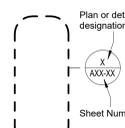
WALL SECTION TAGS



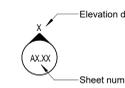
DETAIL SECTION TAGS



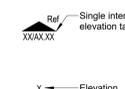
ENLARGED PLAN TAG



EXTERIOR ELEVATION TAG



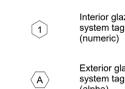
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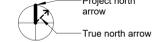
DOOR IDENTIFICATION TAG



WINDOW TYPE SYMBOL



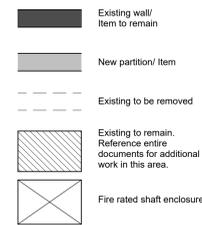
NORTH ARROW



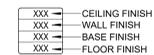
PARTITION TAG



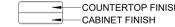
FLOOR PLAN LEGEND



ROOM FINISH TAG LEGEND



MILLWORK TAG



MATERIAL TRANSITION TAG



MATERIAL / FURNITURE TAG



PLUMBING / SPECIALTY EQUIPMENT TAG



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-5.7i
(R-5.7i 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 #: XXXXXXXXXXXX
Site Permit Case #: XXXXXXXXXXXX
Building Permit Case #: XXXXXXXXXXXX

EXITING REQUIREMENTS

2021 IBC Section 1006 Number of Exits and Exit Configuration
REQUIRED: 2
PROVIDED: 2
EXIT ACCESS TRAVEL DISTANCE ALLOWED: 400 ft
EXIT ACCESS TRAVEL DISTANCE PROVIDED: 196 ft

FLOOR AREAS

Ground Floors: [53,953 SF]

MEANS OF EGRESS

2021 IBC Section 1005 Means of Egress Sizing
Stairs serving second floor occupants REQUIRED: 0.3' x 99' = 29.7' PROVIDED: 60'
Other egress components 0.2' x 99' = 19.8' 36'

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.
Exceptions: Public toilet facilities shall not be required for:
1. Parking garages where operated without parking attendants.

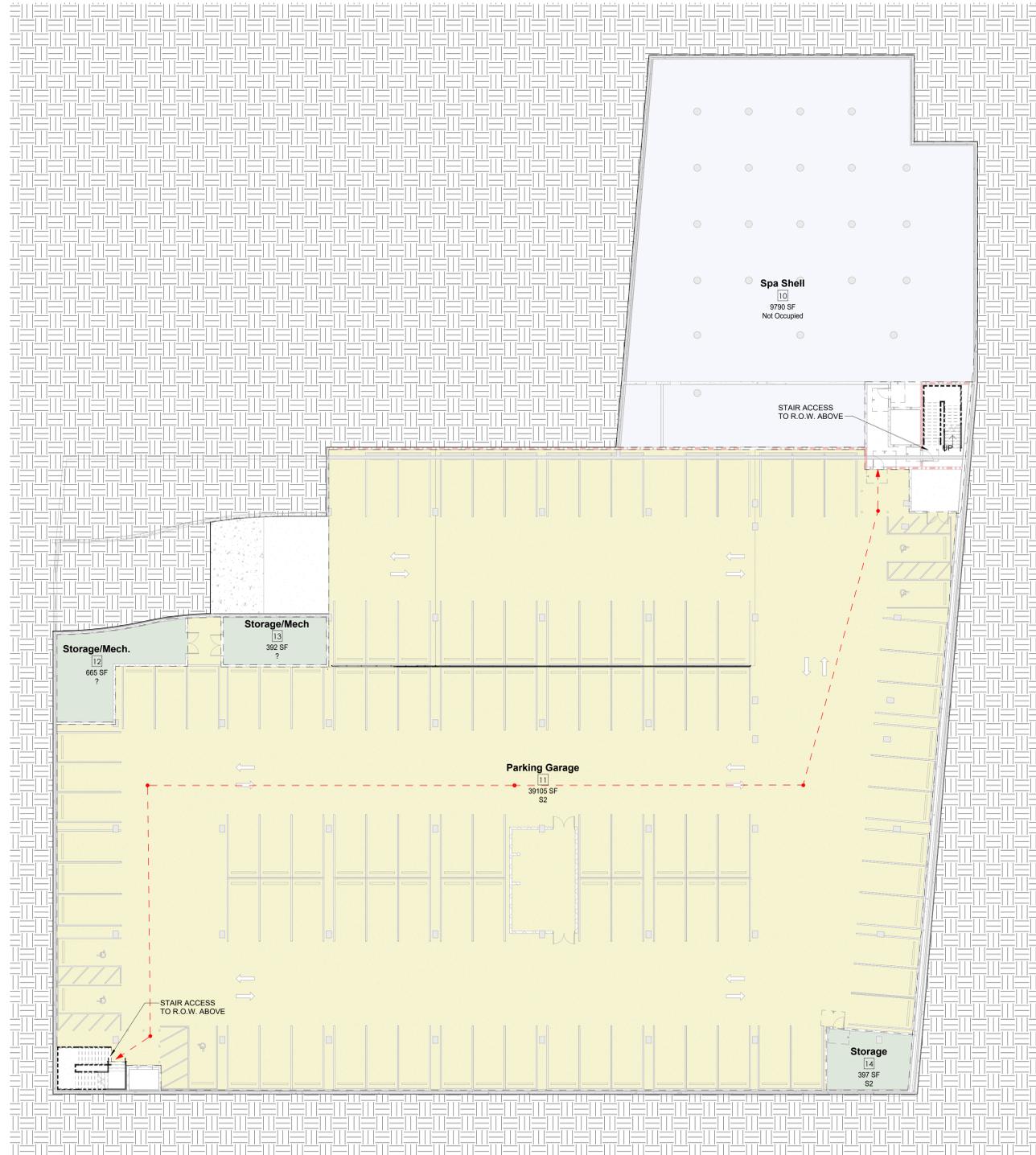
Water Closets/Urinals
REQUIRED: PROVIDED:
Male N/A N/A
Female N/A N/A
Urinal N/A N/A

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

CONFIRMING NEW ZONING AND PARKING COUNT

CONFIRMING PARKING COUNTS WITH CIVIL



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

IECC Tenant General Notes:

- 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:

- 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)
	Fire-Rated Wall - 1-HR
	Fire-Rated Wall - 2-HR
	Fire-Rated Wall - 3-HR

LIFE SAFETY GENERAL NOTES:

- ALL SYMBOLS MAY NOT BE USED ON PROJECT

Building Area Legend

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

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

This document is incomplete and may not be used for 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
Code Analysis

sheet

G0.02

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

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 top, level cut pile, or level cut/short 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, 404.2.3, 404.2.4, 404.2.5, 404.2.6, and 404.2.7. 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.

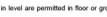


Figure 303.2 Vertical Change in Level

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

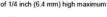


Figure 303.3 Beveled Change in Level

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

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 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) wide 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.

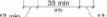


Figure 305.3 Clear Floor or Ground Space

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



Figure 305.4 Position of Clear Floor or Ground Space

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

305.6 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove 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.



Figure 305.7.1 Forward Approach



Figure 305.7.2 Parallel Approach

306 Knee and Toe Clearance

306.1 General. Where space beneath an element is intended 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. 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.

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

306.2.2 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.

306.2.3 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 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 Reductions. 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 1/4 inch (25 mm) in depth for each 6 inches (150 mm) in height.

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 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.

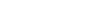


Figure 307.2 Limits of Protruding Objects

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 60 inches (1525 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 60 inches (1525 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 (2032 mm) high minimum. Guardsrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2032 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 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).



Figure 308.1 Forward Approach

308.2.1 Unobstructed. 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 308.2.1 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 25 inches (635 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

308.2.3 Obstructed Low Reach. Where a low 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 25 inches (635 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.

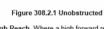


Figure 308.2.3 Obstructed Low Forward Reach

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.

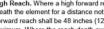


Figure 308.3.1 Unobstructed Side Reach

EXCEPTIONS:
 1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 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.

308.3.2 Obstructed High Side 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 height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.



Figure 308.3.2 Obstructed High Side Reach

308.3.3 Obstructed Low Side Reach. Where a clear floor or ground space allows a parallel approach to an element and the low side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.



Figure 308.3.3 Obstructed Low 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 306 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.

EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an actuating force of 5 pounds (22.2 N) maximum.

309.5 Stairways

309.1 General. Stairs shall comply with 504.

309.2 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.

309.3 Open Risers. Open risers are not permitted.

309.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.

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

Advisory 309.4.1 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.

309.5 Handrails. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 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 309.5.1 Top and Bottom Handrail Extension at Ramps

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

309.7 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 nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

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

309.9 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 nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.10 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.11 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.12 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.13 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.14 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.15 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.16 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.17 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.18 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.19 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.20 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.21 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.22 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.23 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.24 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.25 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.26 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.27 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.28 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.29 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.30 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.31 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.32 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.33 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.34 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.35 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.36 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.37 Top and Bottom Handrail Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the last nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

309.

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 a 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 6 inches (152 mm) maximum from the front edge of the unit, including bumpers.

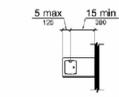


Figure 602.5 Drinking Fountain Spout Location

602.6 Water Flow. The spout shall provide a flow of water 4 inches (102 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 6 inches (152 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 (1093 mm) maximum above the finish floor or ground.

603 Toilet and Bathing 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 Overlay. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearances 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 covered to comply with 603.2.2. 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 countertops 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 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 604.9.

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 (480 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (480 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.

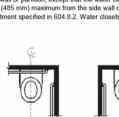


Figure 604.2 Water Closet Location

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

604.3.1 Size. Clearances around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 50 inches (1270 mm) minimum measured perpendicular from the rear wall.

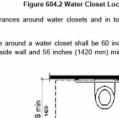


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlay. The required clearances 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 clearances required at 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 (254 mm) minimum from the water closet centerline where the clearance at the water closet is 60 inches.



Figure 604.3.2 (Exception) Overlay 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 (480 mm) maximum measured to the top of the seat. Seats shall not be spring 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 (480 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 601. Grab bars shall be provided on the side wall closest to 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 be required to be installed in toilet or 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 dispenser 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) maximum, located 12 inches (305 mm) maximum from the rear wall and extending 14 inches (355 mm) maximum from the rear wall.

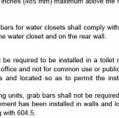


Figure 604.5.1 Side Wall

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 split or shifted to the open side of the toilet area.



Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flash Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. 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 15 inches (380 mm) minimum and 46 inches (1168 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that causes delay or that does not allow continuous paper flow.

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 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 66 inches (1676 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the side 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.

604.8.2 Doors. Toilet compartment doors, including door hardware, shall comply with 401.1 except that the approach to the latch 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 on the front partition or the side wall, but not on the rear wall. Where located on the front partition, the door opening shall be 4 inches (100 mm) minimum from the side wall or partition. Where located on the side wall, the door opening shall be 4 inches (100 mm) minimum from the front partition. The door shall be self-closing. A door pull complying with 407.2.1 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.3 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. Where the clear width at the turn is 48 inches (1220 mm) minimum and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 405.2.2 shall not be required.



Figure 604.8.3 Clear Width at Turn

604.8.4.1 Wheelchair Accessible Toilet Compartments. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 66 inches (1676 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the side 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.

604.8.4.2 Facets. Controls for faucets shall comply with 309. Hand-operated rotating faucets shall remain open for 10 seconds minimum.

604.8.4.3 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.

605 Showers

605.1 General. Showers shall comply with 605.1 through 605.12.

605.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 66 inches (1676 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the side 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.

605.1.2 Seats. Seats shall be provided in a standard roll-in shower compartment, 4 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 12 inches (305 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, a 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 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 (480 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

Figure 605.1.2 Wheelchair Accessible Toilet Compartments

605.1.3 Grab Bars. Grab bars shall comply with 601. 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.

605.2 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, 4 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 12 inches (305 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, a 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 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 (480 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.

605.3 Bench. Benches shall comply with 603.

605.3.2 Clear Floor or Ground Space. Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short end of the minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 405.2.2 shall not be required.

Figure 605.3.2 Clear Floor or Ground Space

605.3.3 Seats. Benches shall have seats that are 42 inches (1065 mm) long minimum and 20 inches (510 mm) deep minimum and 24 inches (610 mm) deep maximum.

605.4 Back Support. The bench shall provide for back support or shall be attached to a wall. Back support shall be provided at the end of the bench seat and parallel to the short end of the minimum approaching the turn, 48 inches (1220 mm) minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) maximum above the seat surface. Back support shall be 2 1/2 inches (64 mm) maximum from the rear edge of the seat measured horizontally.

605.5 Height. The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (480 mm) maximum above the finish floor or ground.

605.6 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 200 pounds (912 N) is applied at any point on the seat, bolster, mounting device, or supporting structure.

605.7 Wet Locations. When installed in wet locations, the surface of the seat shall be slip resistant and shall accumulate water.

605.8 Check-Out Aisles and Sales and Service Counters. Check-out aisles shall comply with the applicable requirements of 304.

605.9 Approach. All portions of counters required to comply with 904.3 shall be located adjacent to a walking surface complying with 403.

605.10 Check-Out Aisles. Check-out aisles shall comply with 904.3.

605.11 Aisles. Aisles shall comply with 403.

605.12 Check-Out Aisles and Sales and Service Counters. Check-out aisles shall comply with the applicable requirements of 304.

605.13 Approach. All portions of counters required to comply with 904.3 shall be located adjacent to a walking surface complying with 403.

605.14 Check-Out Aisles. Check-out aisles shall comply with 904.3.

605.15 Aisles. Aisles shall comply with 403.



Figure 610.3.2 L-Shaped Shower Seat

606 Urinals

606.1 General. Urinals shall comply with 605.

606.2 Height and Depth. Urinals shall be the flat-top or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

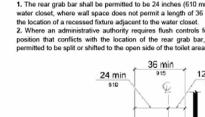


Figure 606.2 Height and Depth of Urinals

606.3 Clear Floor Space. A clear floor space complying with 305 positioned for forward approach shall be provided.

606.4 Flash Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

607 Lavatories and Sinks

607.1 General. Lavatories and sinks shall comply with 606.

607.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306, shall be provided.

EXCEPTIONS: 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to a lavatory. 2. A lavatory in a toilet room 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 provide knee and toe clearance complying with 306. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished.

4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 12 years of age or younger. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The top of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one knob of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

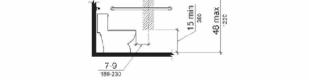


Figure 607.2 Clear Floor Space

607.3 Height. Lavatories and sinks shall be installed with the top of the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.

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 607.3. 2. In residential dwelling and kitchen, 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 to sinks mounted at the height of 29 inches (735 mm).

607.4 Faucets. Controls for faucets shall comply with 309. Hand-operated rotating faucets shall remain open for 10 seconds minimum.

607.5 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.

608 Walking Surfaces

608.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

608.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

608.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

608.4 Changes in Level. Changes in level shall comply with 303.

608.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: When employee work areas, clearances on 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.

608.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

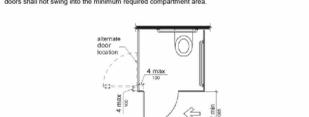


Figure 608.5.1 Clear Width of an Accessible Route

608.5.2 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. Where the clear width at the turn is 48 inches (1220 mm) minimum and 42 inches (1065 mm) minimum leaving the turn.

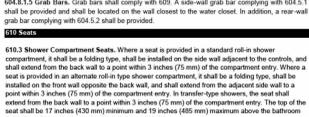


Figure 608.5.2 Clear Width at Turn

608.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an extension of the walking surface providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 60 inches (1525 mm) minimum beyond the intersection.

608.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

609 Ramps

609.1 General. Ramps on accessible routes shall comply with 405.

EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

609.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

Table 405.2 Maximum Ramp Slope and Rise for Existing Sites, Buildings, and Facilities

Table with 2 columns: slope, maximum rise. Rows include slopes steeper than 1:12 but not steeper than 1:8, 1:8, and steeper than 1:12 but not steeper than 1:10.

1. A slope steeper than 1:8 is prohibited.

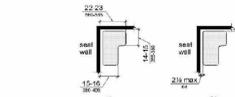


Figure 610.3.2 L-Shaped Shower Seat

606 Urinals

606.1 General. Urinals shall comply with 605.

606.2 Height and Depth. Urinals shall be the flat-top or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

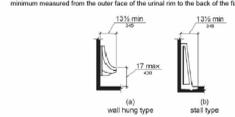


Figure 606.2 Height and Depth of Urinals

606.3 Clear Floor Space. A clear floor space complying with 305 positioned for forward approach shall be provided.

606.4 Flash Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

607 Lavatories and Sinks

607.1 General. Lavatories and sinks shall comply with 606.

607.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306, shall be provided.

EXCEPTIONS: 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to a lavatory. 2. A lavatory in a toilet room 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 provide knee and toe clearance complying with 306. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished.

4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 12 years of age or younger. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The top of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one knob of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

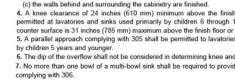


Figure 607.2 Clear Floor Space

607.3 Height. Lavatories and sinks shall be installed with the top of the higher of the rim or counter surface 34 inches (863 mm) maximum above the finish floor or ground.

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 607.3. 2. In residential dwelling and kitchen, 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 to sinks mounted at the height of 29 inches (735 mm).

607.4 Faucets. Controls for faucets shall comply with 309. Hand-operated rotating faucets shall remain open for 10 seconds minimum.

607.5 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.

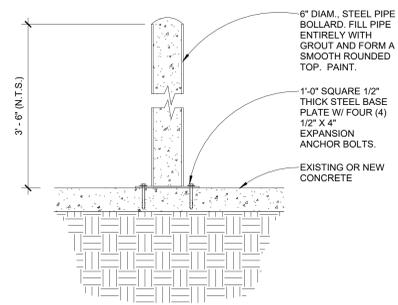
608 Walking Surfaces

608.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

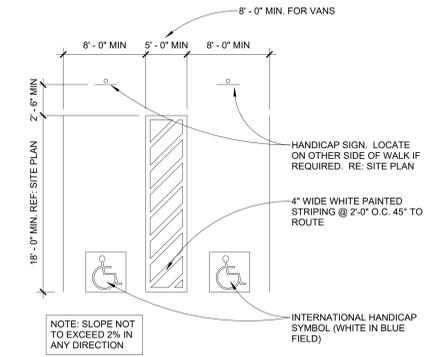
608.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

608.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

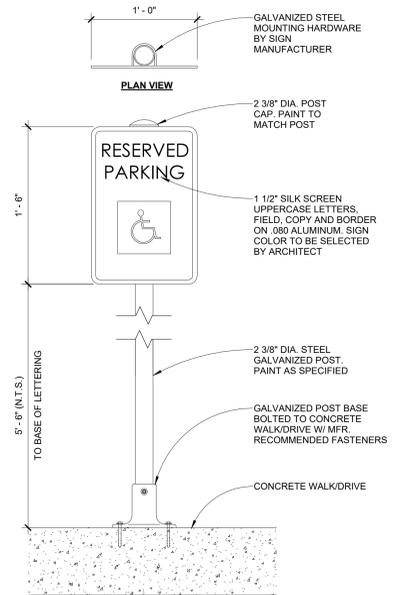
608.4 Changes in Level. Changes in level shall comply with 303.



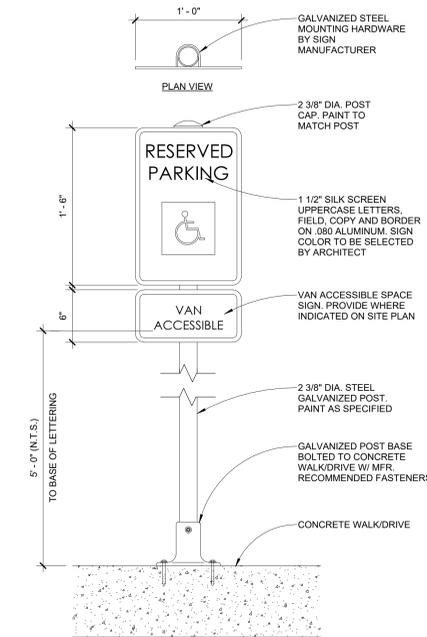
5 BOLLARD DETAIL
N.T.S. Re: SITE PLAN



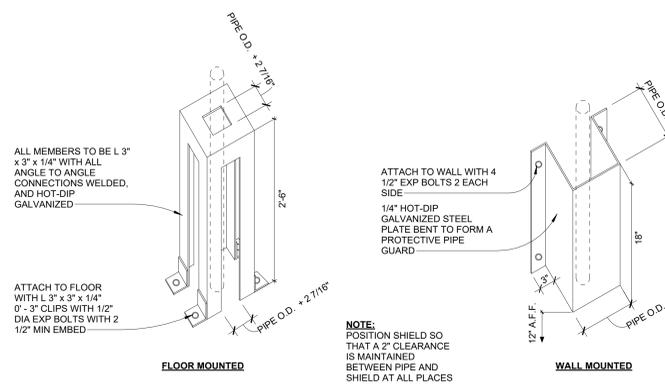
4 ACCESSIBLE PARKING STALL
N.T.S. Re: SITE PLAN



3 ACCESSIBLE PARKING SIGNAGE (B)
N.T.S. Re: SITE PLAN



2 ACCESSIBLE PARKING SIGNAGE (B)
N.T.S. Re: SITE PLAN



1 PARKING GARAGE PIPE GUARDS
N.T.S. Re: SITE PLAN

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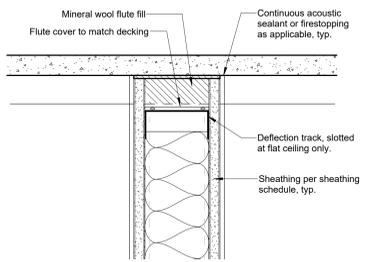


sheet title
Typical Site Details

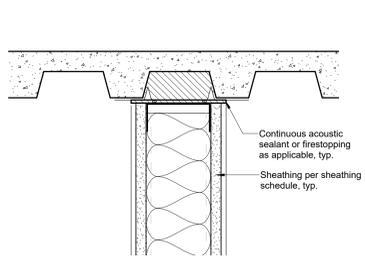
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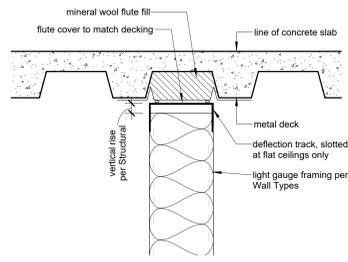
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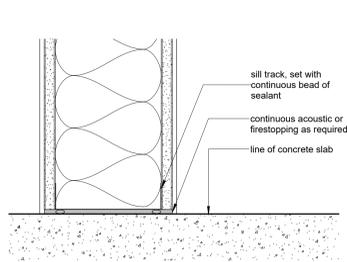
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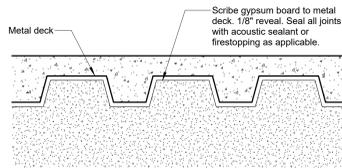
3 Head Parallel to Deck
3" = 1'-0"



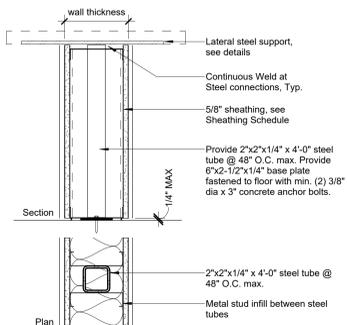
2 Typical Deflection Track Detail
3" = 1'-0"



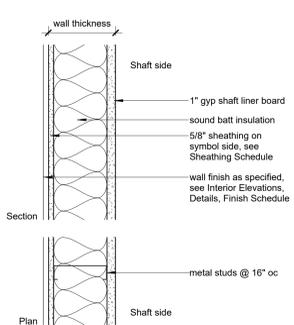
1 Typical Sill Detail
3" = 1'-0"



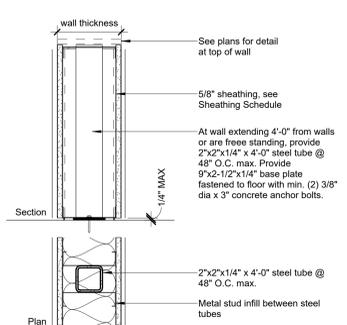
5 Typical Deflection Track Detail
3" = 1'-0"



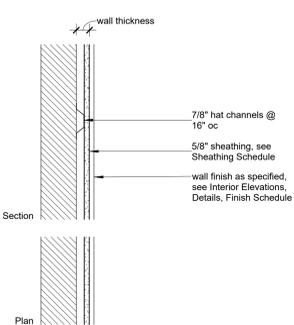
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
J6	6"	7 1/4"	N/A	N/A
J8	8"	9 1/4"	N/A	N/A



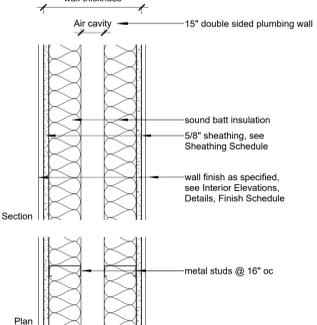
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
H2	2 1/2"	3 1/8"	N/A	N/A
H4	4"	4 3/4"	N/A	N/A



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

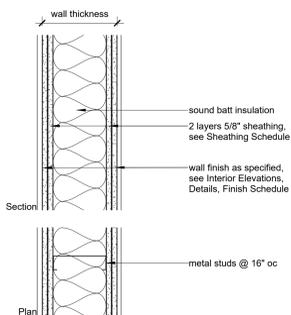
J Partition Type J - Bar Wall
1 1/2" = 1'-0"

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

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

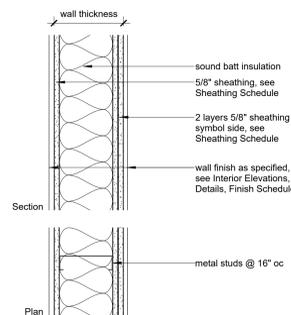
F Partition Type F
1 1/2" = 1'-0"

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



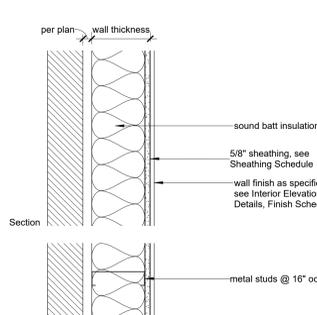
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
D1	1 5/8"	4 1/8"	N/A	N/A
D2	2 1/2"	5"	N/A	N/A
D4	3 5/8"	6 1/8"	N/A	N/A
D6	6"	8 1/2"	N/A	N/A
D8	8"	10 1/2"	N/A	N/A

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



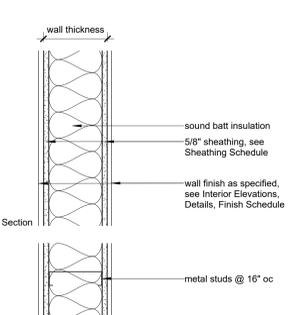
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
C1	1 5/8"	3 1/2"	N/A	N/A
C2	2 1/2"	4 3/8"	N/A	N/A
C4	3 5/8"	5 1/2"	N/A	N/A
C6	6"	7 7/8"	N/A	N/A
C8	8"	9 7/8"	N/A	N/A

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

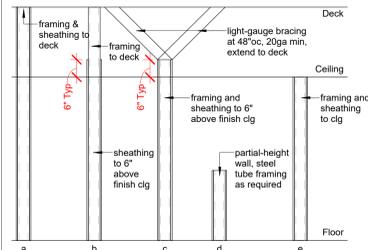
B Partition Type B
1 1/2" = 1'-0"



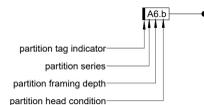
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
A1	1 5/8"	2 7/8"	N/A	N/A
A2	2 1/2"	3 3/4"	N/A	N/A
A4	3 5/8"	5 1/4"	N/A	N/A
A6	6"	7 1/4"	N/A	N/A
A8	8"	9 1/4"	N/A	N/A

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

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Wall Types

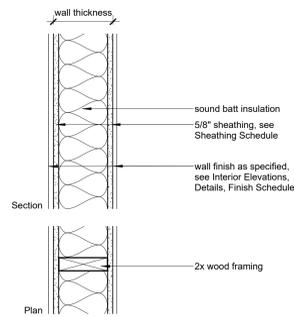
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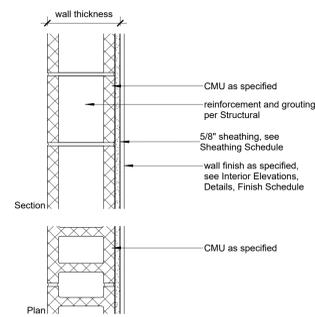
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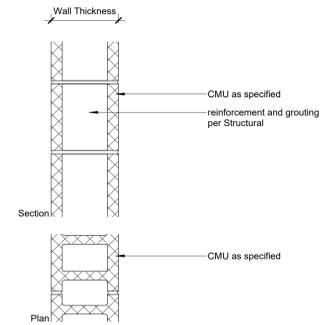
Type	Stud Depth	Wall Thk	Fire Rating	STC Rating
W2	2 1/2"	3 3/4"	N/A	N/A
W4	3 1/2"	4 3/4"	N/A	N/A
W6	5 1/2"	6 3/4"	N/A	N/A
W8	7 1/4"	8 7/8"	N/A	N/A

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



Type	Unit Depth	Wall Thk	Fire Rating	STC Rating
N4	3 5/8"	4 1/4"	N/A	N/A
N6	5 5/8"	6 1/4"	N/A	N/A
N8	7 5/8"	8 1/4"	N/A	N/A
N10	9 5/8"	10 1/4"	N/A	N/A
N12	11 5/8"	12 1/4"	N/A	N/A

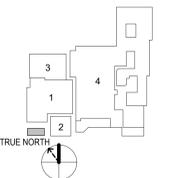
N Partition Type N
 1 1/2" = 1'-0"



Type	Unit Depth	Wall Thk	Fire Rating	STC Rating
M4	3 5/8"	-	N/A	N/A
M6	5 5/8"	-	N/A	N/A
M8	7 5/8"	-	N/A	N/A
M10	9 5/8"	-	N/A	N/A
M12	11 5/8"	-	N/A	N/A

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

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Wall Types

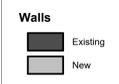
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- Site Plan General Notes:**
1. Keynotes located on this sheet are for this sheet only.
 2. The dimensions on this sheet are based off of the face of foundation, the property line and/or centerline of column/beam, unless otherwise noted.
 3. If a specific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



- <<< 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.

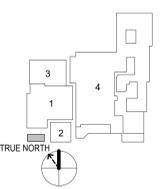
CHIOCO | design LLC
 1306 rosewood avenue
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 contact@chicodesign.com

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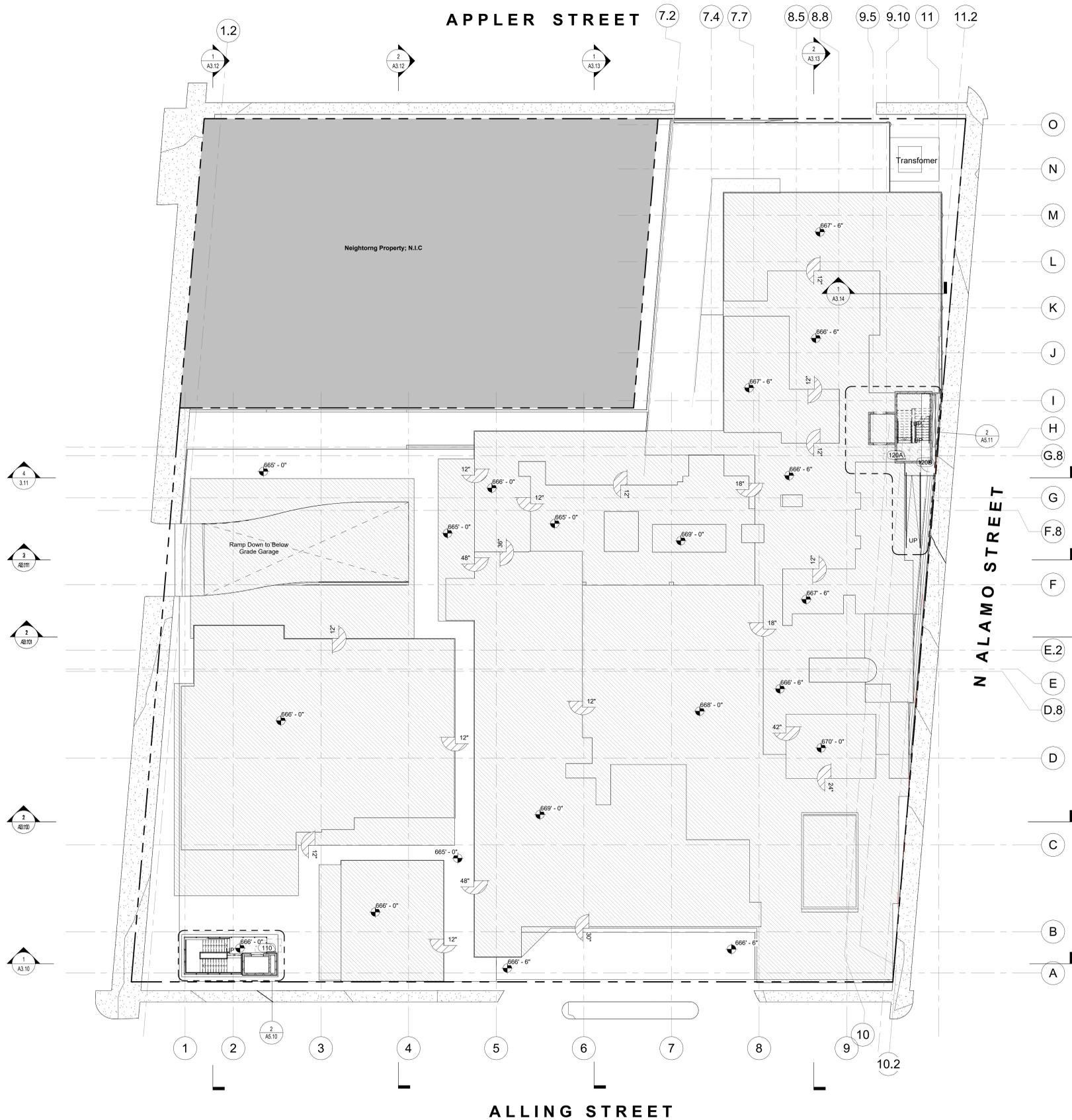
sheet title
Site Plan

sheet
A1.00

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

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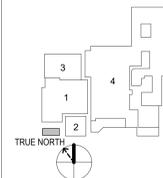
1 Floor Plan - Level 01 - Slabs and Finish Floors
 1/16" = 1'-0"

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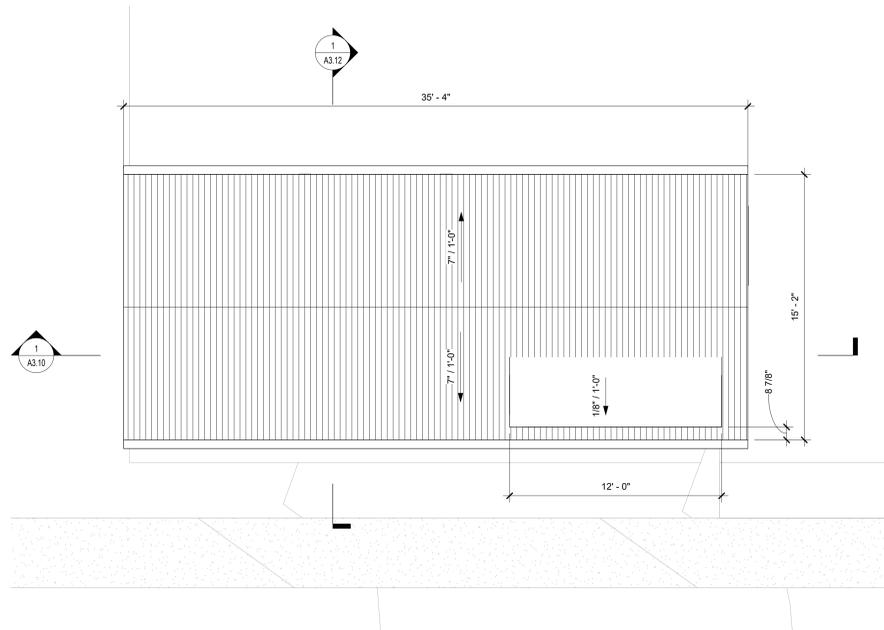
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Floor Plan - Level 01

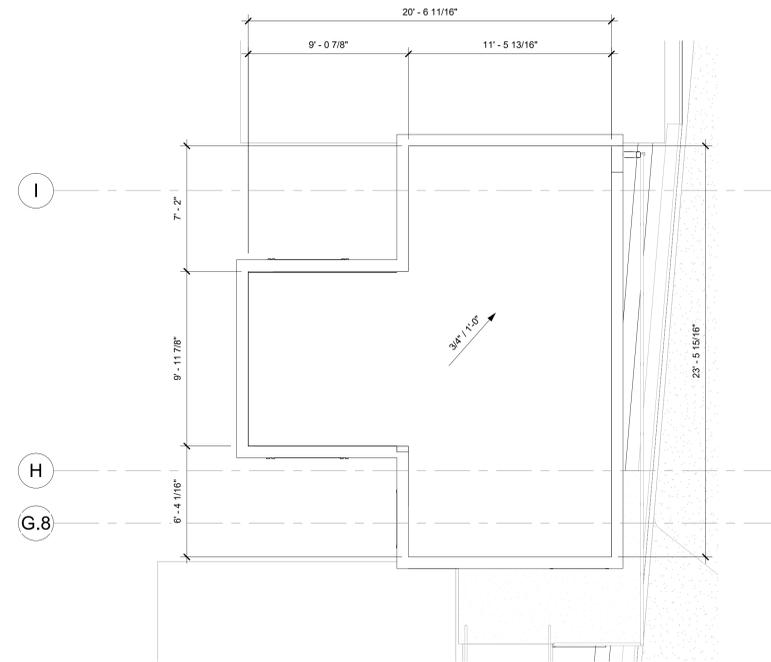
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A1.03

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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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Roof Plans

sheet

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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_Suspended - Linear Pendant	9 W		
SC1	6"			Cd_Surface Mount - Sconce	100 W		
B1	13"			Cd_Suspended - 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" 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 joint 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.
 - 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.

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Broadway Hotel
 2102 Broadway
 San Antonio, TX 78215

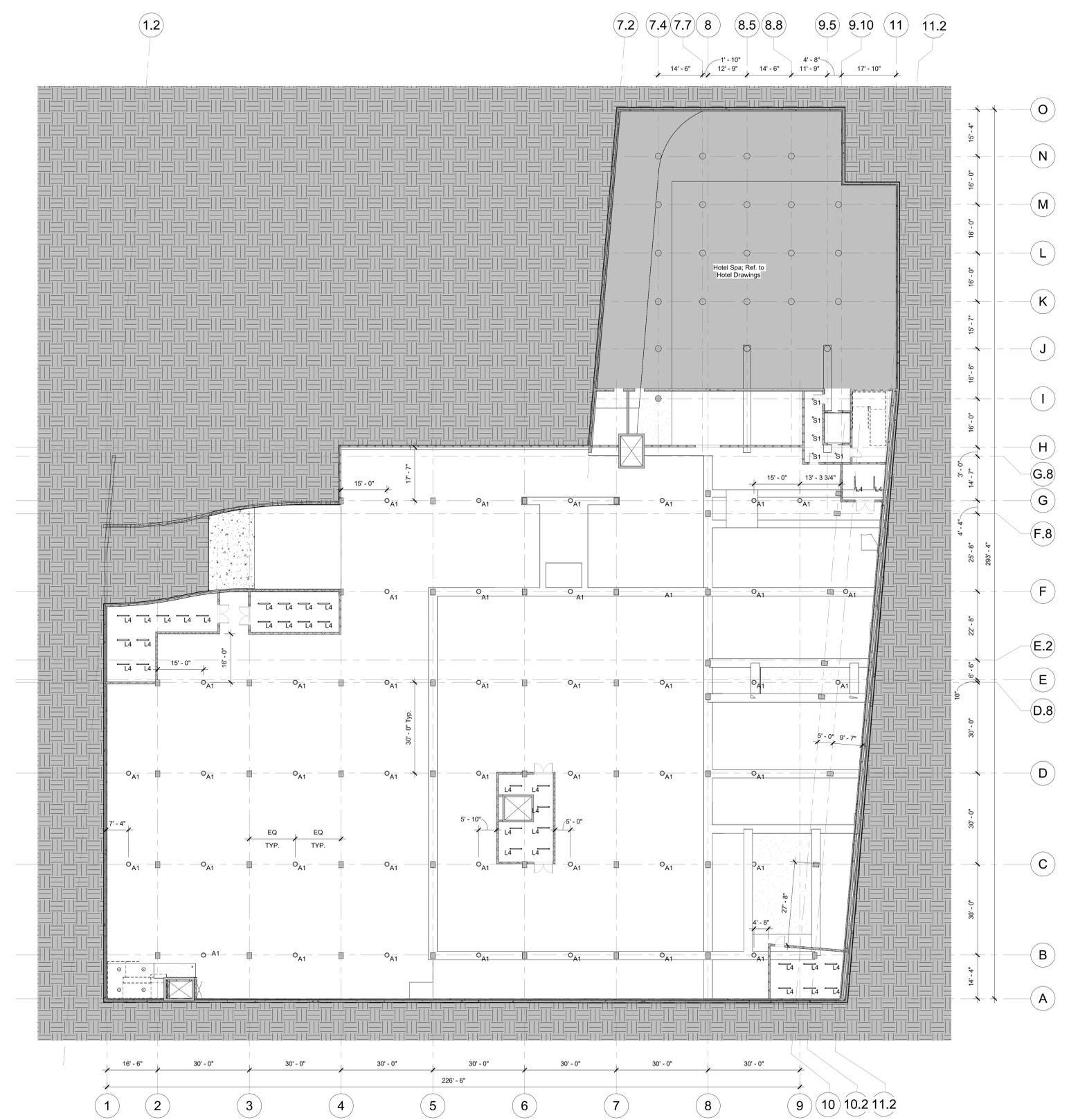
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sheet title
Reflected Ceiling Plan

sheet
A2.00

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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

○ <<< Indicates Sheet Keynote on Plan

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

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

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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.

CHIOCO design LLC
 1306 rosewood avenue
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 contact@chicodesign.com

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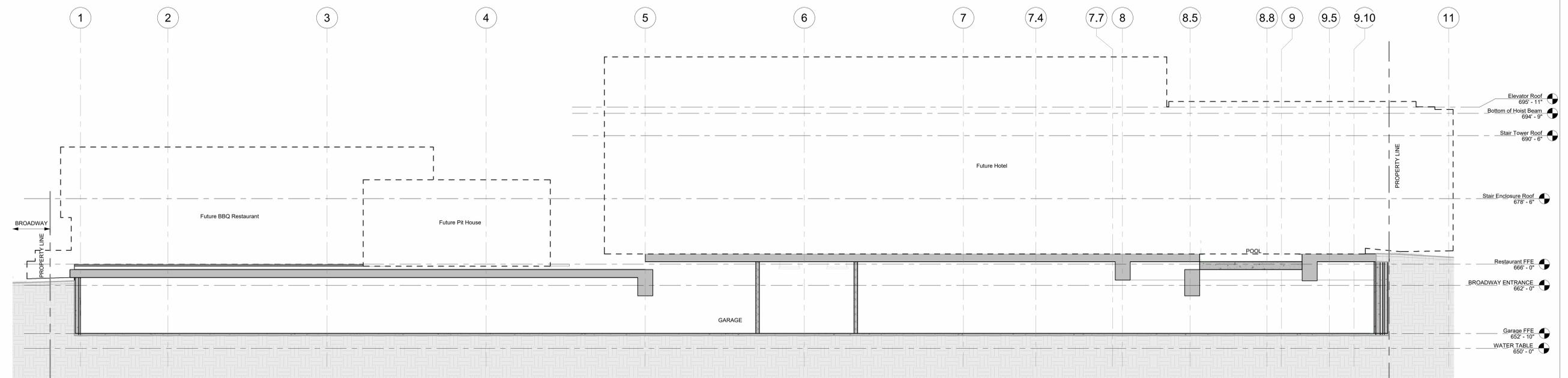


sheet title
Building Sections

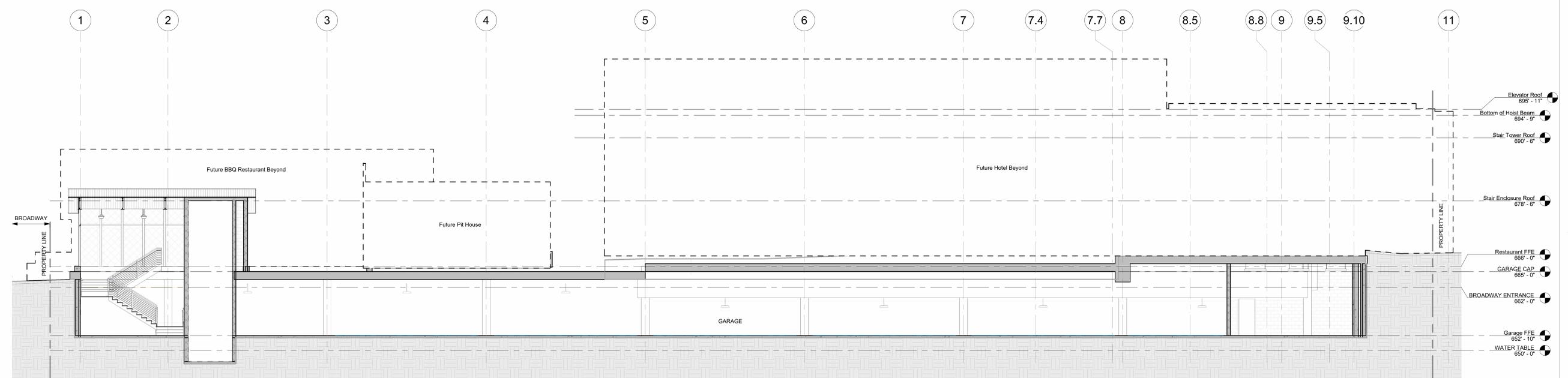
sheet

A3.10

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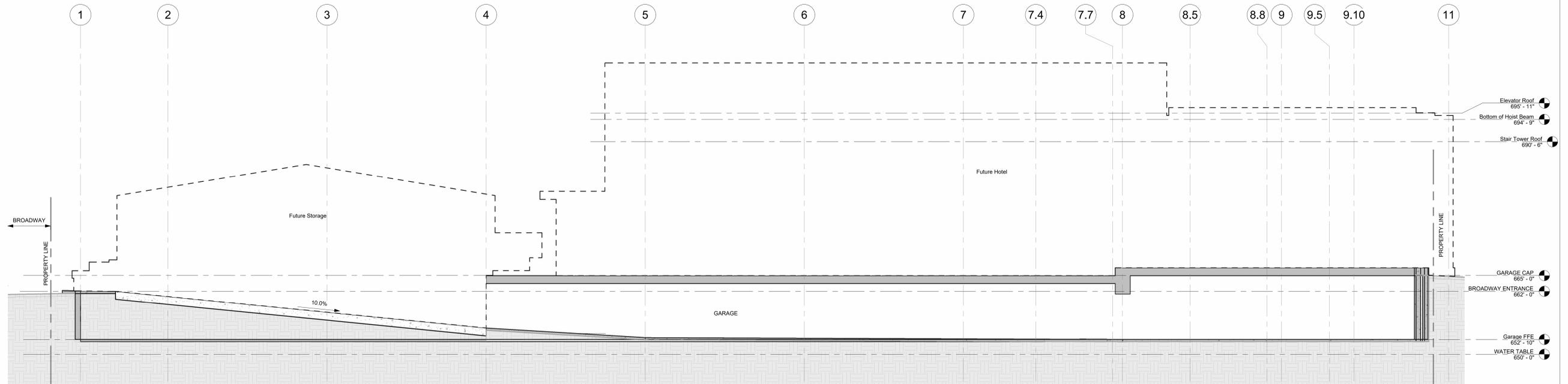
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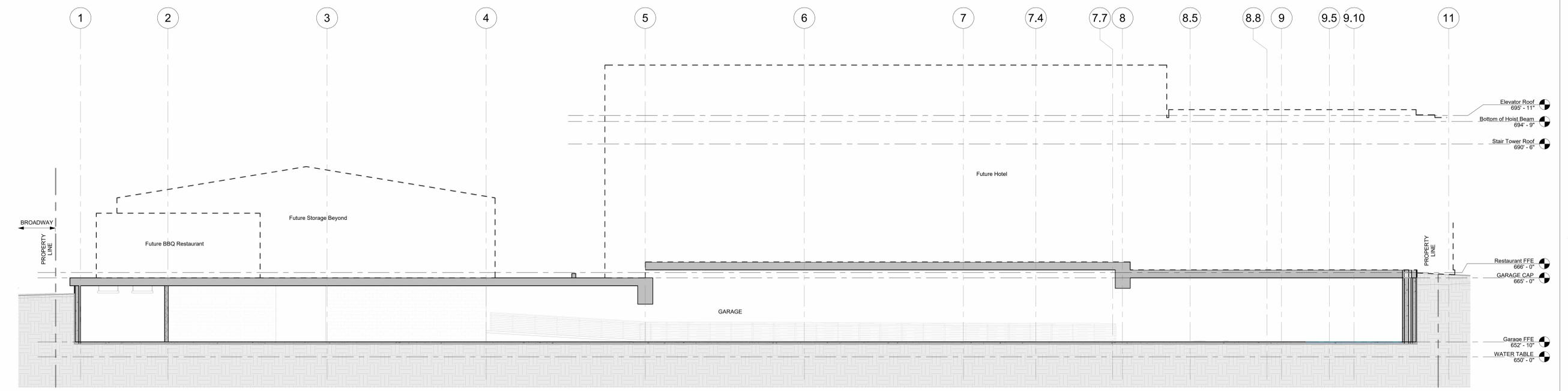
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2 Building Section - Garage Entry
 1/8" = 1'-0"



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

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sheet title
 Building Sections

sheet

A3.11

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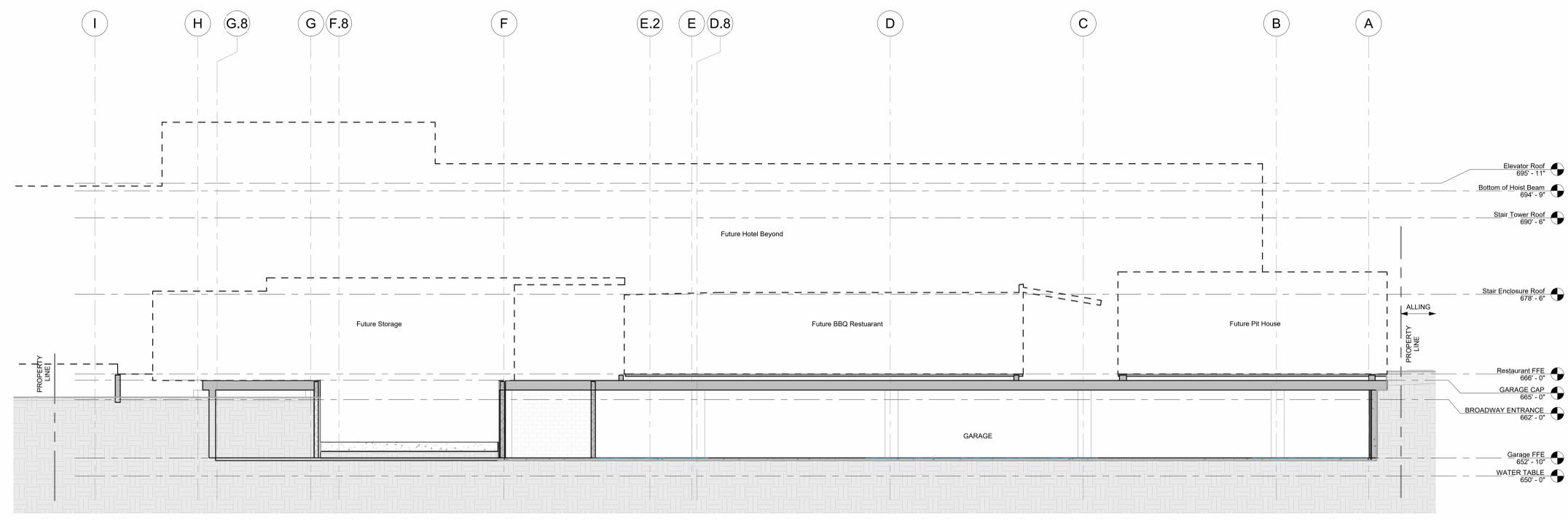


sheet title
Building Sections

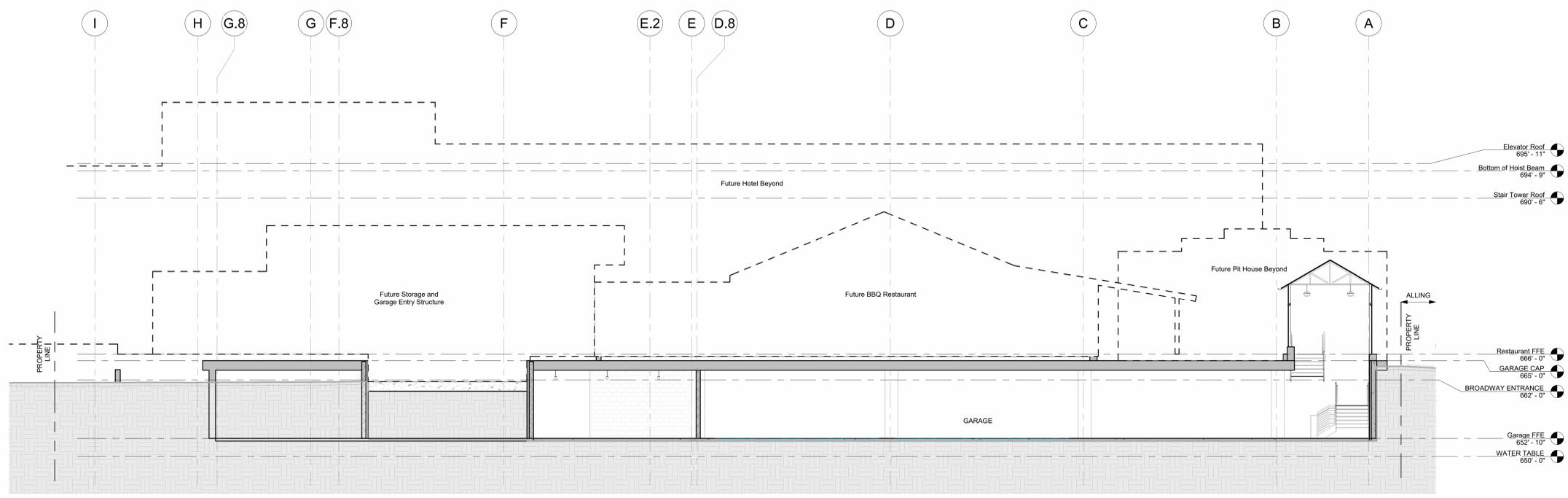
sheet

A3.12

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



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

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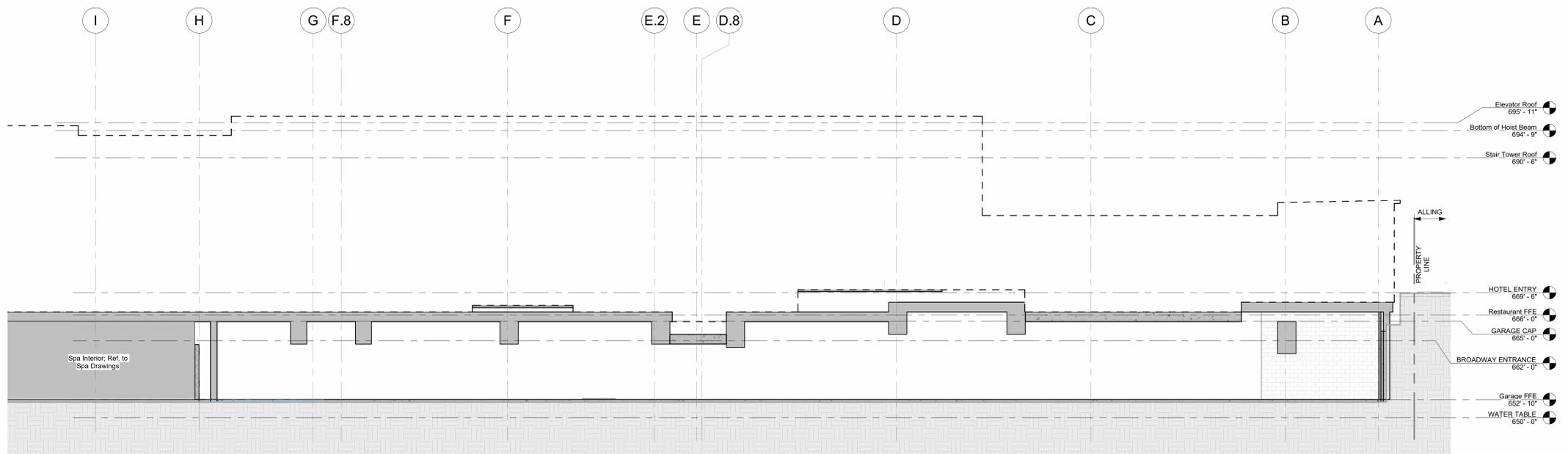
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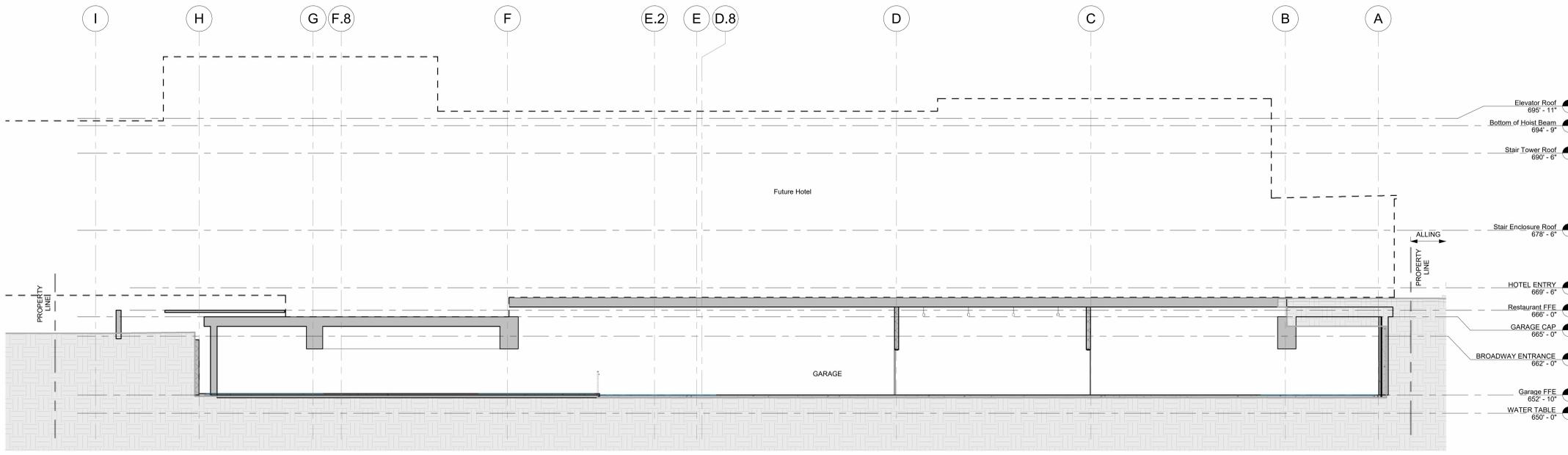
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Building Sections

sheet
A3.13

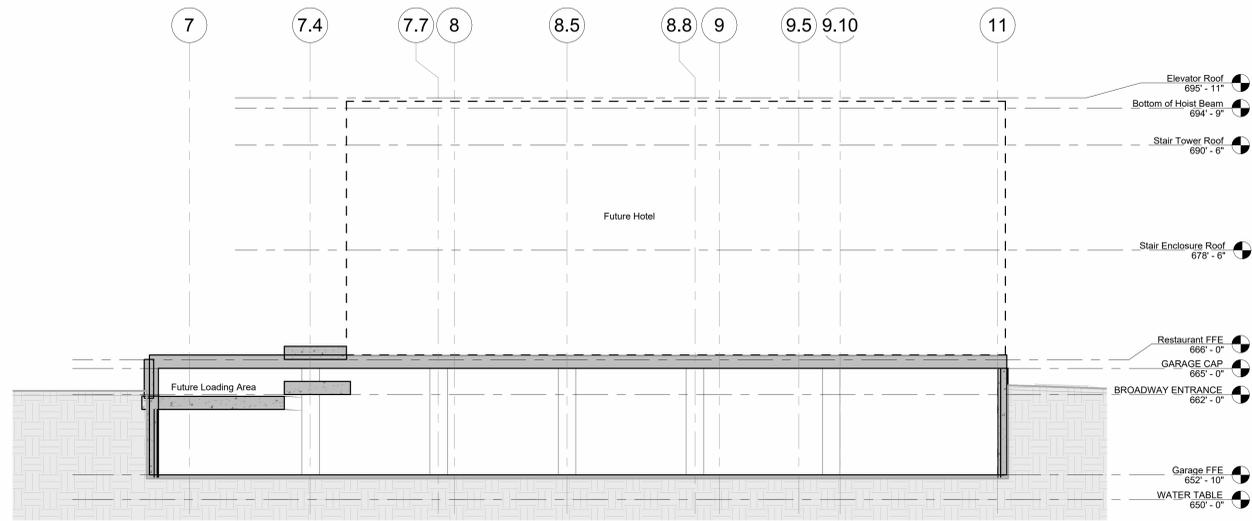
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2 Building Section - Spa / Hotel Rooms / Pool Courtyard
 1/8" = 1'-0"



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



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

Elevations & Sections General Notes:

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sheet title
Building Sections

sheet
A3.14

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Wall Section General Notes:

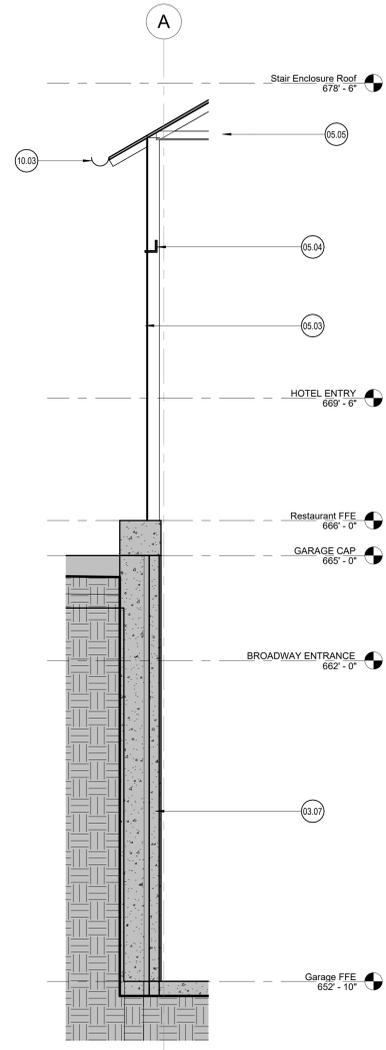
1. Keynotes located on this sheet are for this sheet only.
2. The dimensions on this sheet are to face of stud and/or masonry, or centerline of column/beam, unless otherwise noted.
3. If a specific dimension is not provided, contact Chioco Design for clarification.
4. Install all products per manufacturer's recommendations.

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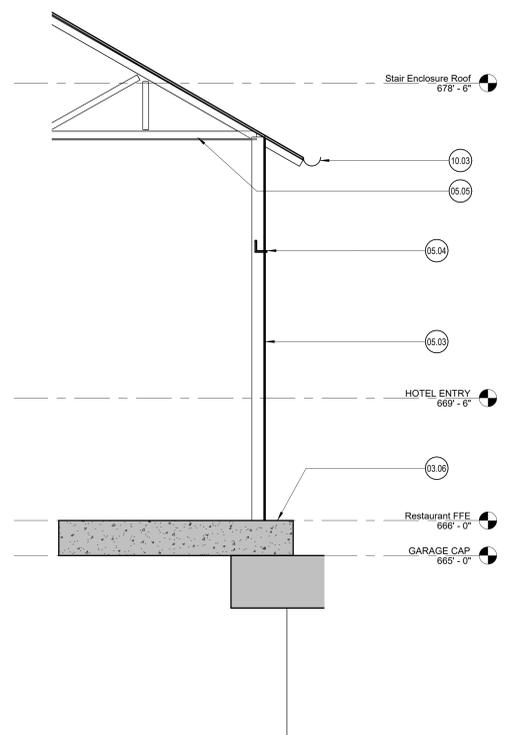
- 03.06 Structural slab; Ref. Structural Drawings.
- 03.07 Below grade soil retention wall w/ drainage mat and waterproofing, 4" concrete fascia interior finish.
- 05.03 Operable perforated screen; REF. Structural
- 05.04 Structural steel beam; Refer to Structural.
- 05.05 Steel truss; Refer to structural.
- 10.03 Gutter and downspouts tied into site drainage.

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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"

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sheet title
Wall Sections

sheet
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Door Schedule												
Door #	Width	Height	Thickness	Door		Frame		Details			Hardware Group	Notes
				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:

- 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: DKK 5123
 Inboard Lite: 1/4" Clear
 Spacers: 1/2" Black Spacer
 U-Factor: 0.29

GL-2 1" Insulated Glass Unit

Manufacturer: Guardian
 Outboard Lite: 1/4" Clear
 Low-E Coating: DKK 5123
 Inboard Lite: 1/4" Clear
 Spacers: 1/2" Black Spacer
 U-Factor: 0.29

Curtain Wall Specifications:

- 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:

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

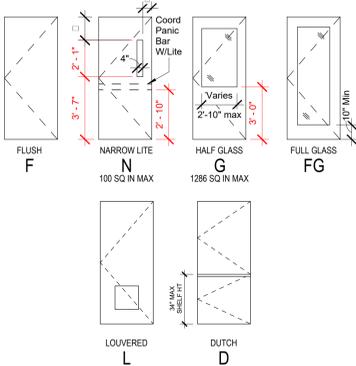
Doors & Windows General Notes:

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- Install all products per manufacturer's recommendations.
- All glass to be tempered as required by local code.
- Verify finish of all new hardware with Chicoo 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 16 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.

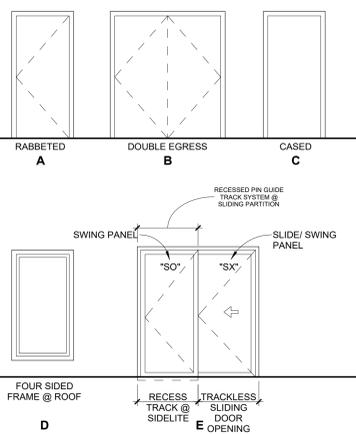
Door Schedule Remarks:

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

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 PACKAGE HEIGHT
- PH PLASTIC LAMINATE FACED DOOR
- PNT PAINTED FINISH
- PW PACKAGE WIDTH
- SCWD SOLID CORE WOOD
- SF STAINED FINISH
- SO SWING OUT, SIDELIGHT
- SR SMOKE RESISTANT
- SST STAINLESS STEEL FINISH
- SX SWING SLIDE PANEL

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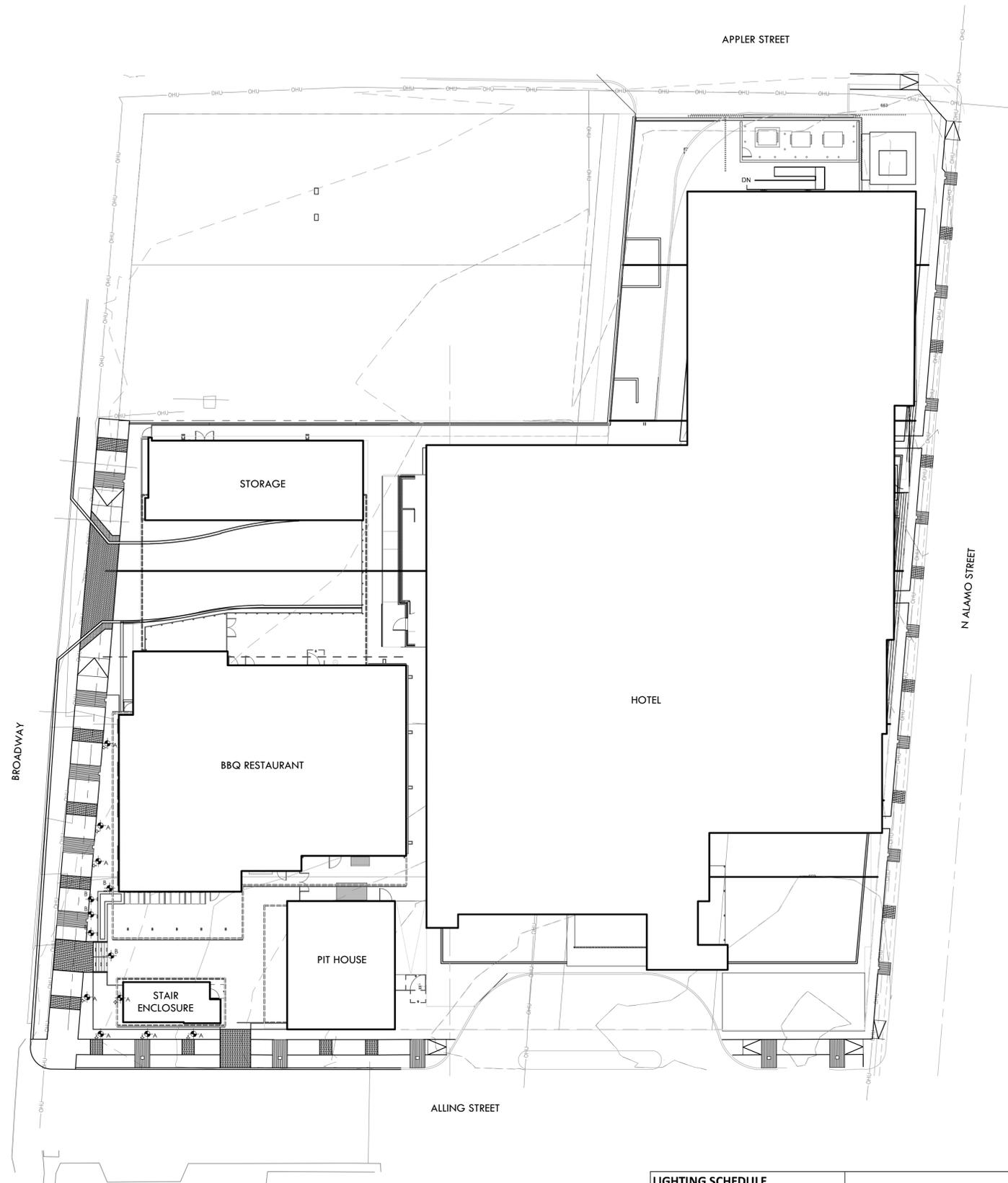
sheet title

Door & Window Schedules

sheet

A7.00

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LEGEND

- PROPERTY LINE ————
- ACCENT LIGHT ◊
- RECESSED WALL/STEP LIGHT =



ACCENT LIGHT



RECESSED WALL/STEP LIGHT

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/DMLE30124UD/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

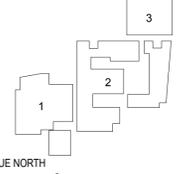
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 LA#3472
 09/03/2024

project

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 2102 Broadway
 San Antonio, TX

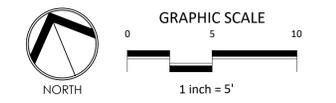
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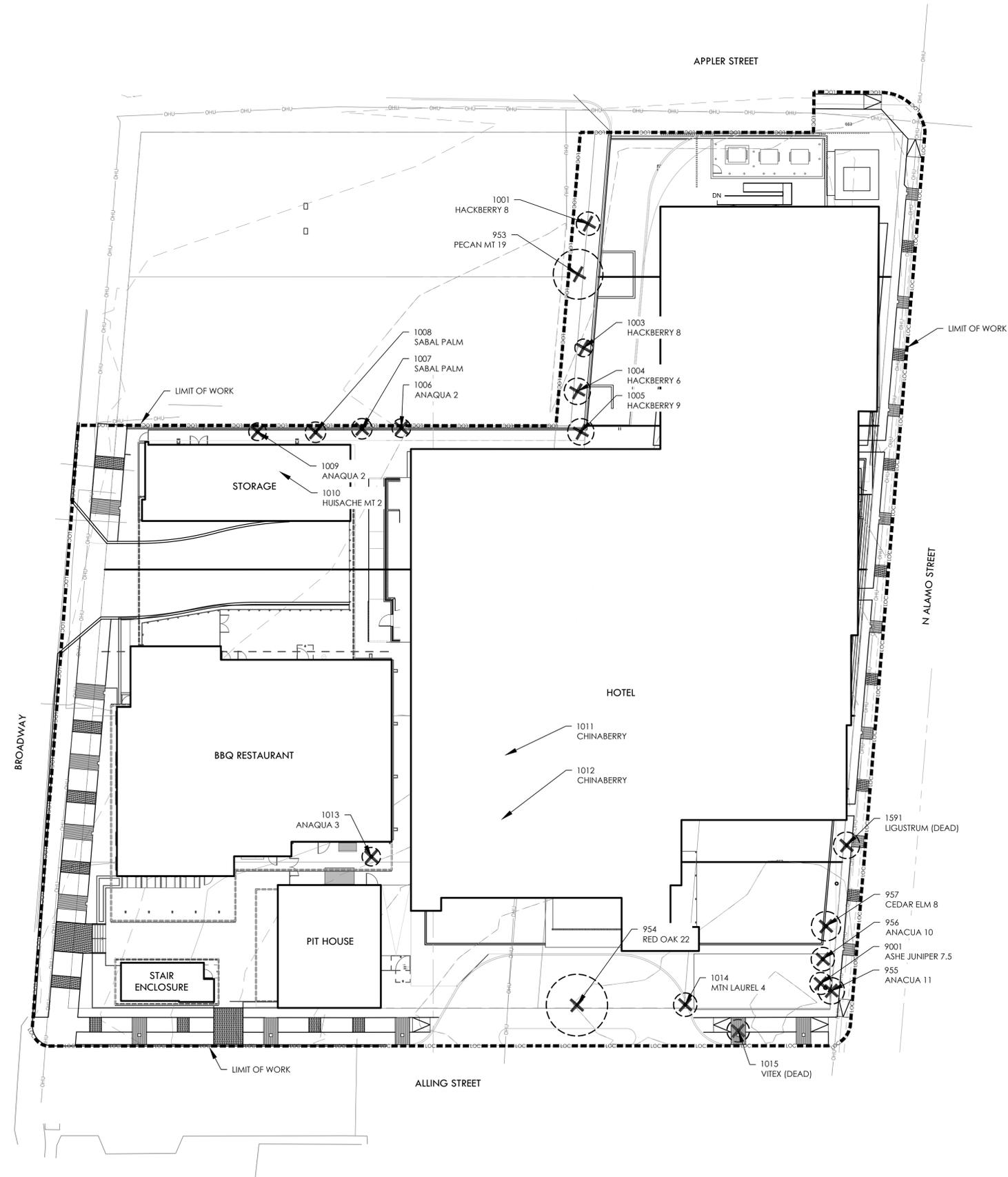
sheet title
 LIGHTING PLAN

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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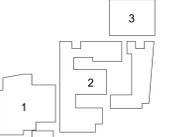
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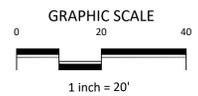
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TREE PRESERVATION
 PLAN

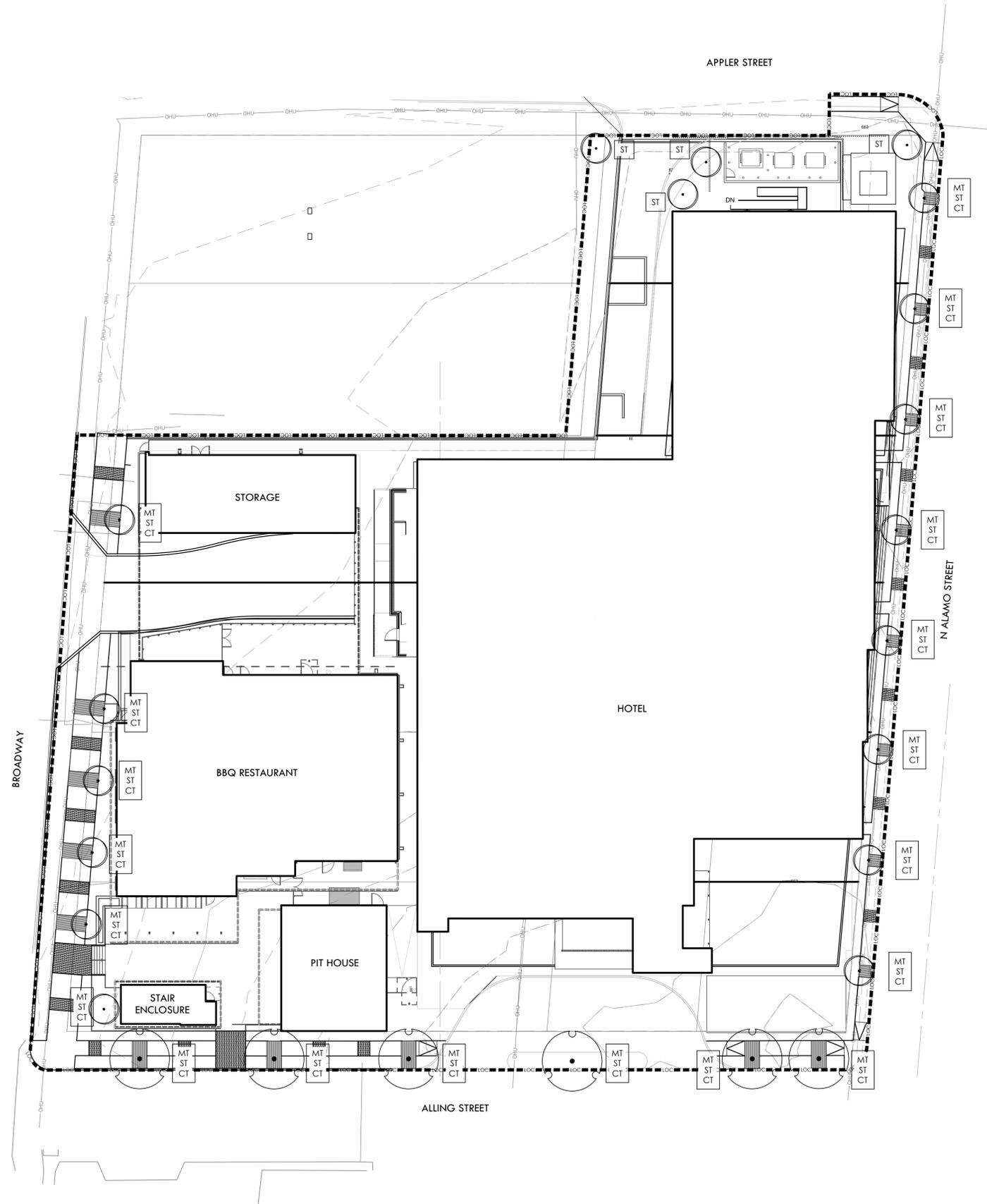
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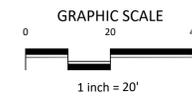


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LEGEND

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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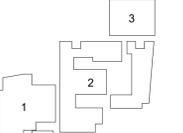
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ORDINANCE PLAN

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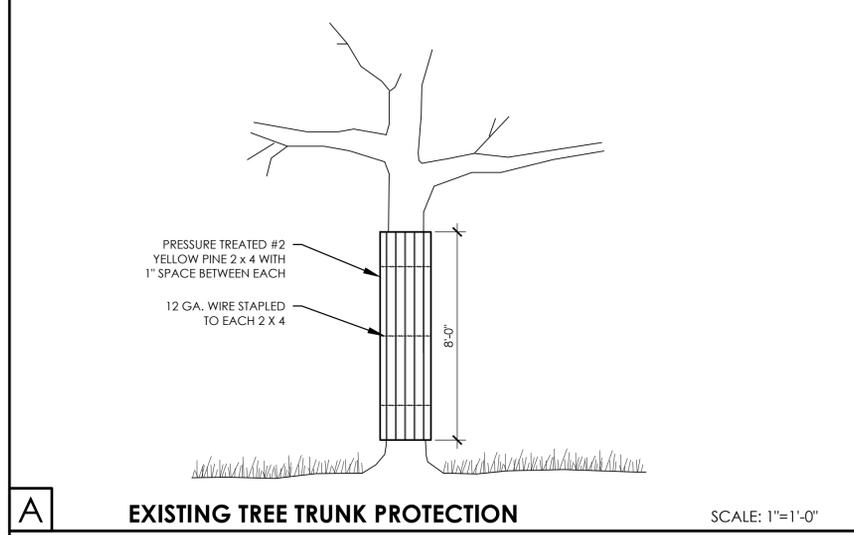
EXISTING TREE CHART

Tree Inventory Worksheet to Determine Preservation and Canopy Shade Coverage													
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***	Tree Canopy Cover Shade Value
		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	CEDEAR 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 22" MT (REMOVED)												
1011	CHINABERRY (INVASIVE, REMOVED)											(INVASIVE)	
1012	CHINABERRY (INVASIVE, REMOVED)											(INVASIVE)	
1013	ANACUA 3" (REMOVED)												
1014	TEXASMOUNTAIN LAUREL 4" (REMOVED)												
1015	WTEK (DEAD)											(DEAD)	
1561	ULMUS (DEAD)											(DEAD)	
9001	ASH-ELM 7.5" (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											

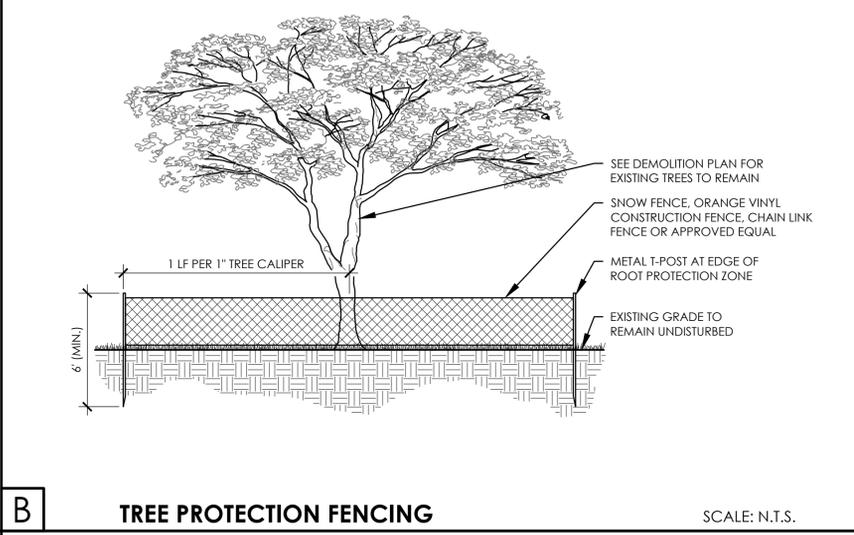
* Small species: *Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw* - these are mitigated at 1:1 for Heritage Trees
 ** *Ash Juniper, Huisache, Mesquite, Arizona Ash, Hackberry* protected at 10" dbh and mitigated at 1:1 for heritage trees
 *** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed

TREE PROTECTION NOTES:

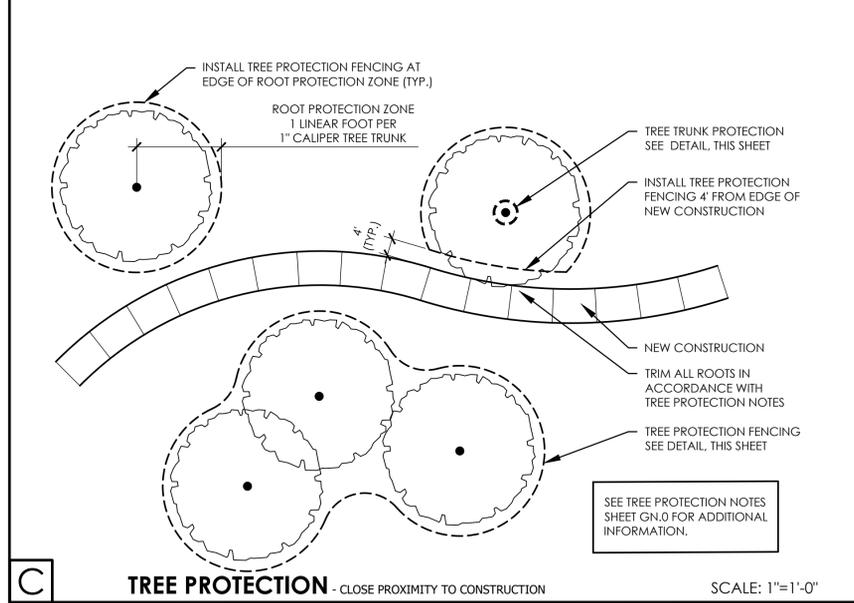
- A ROOT PROTECTION ZONE (RPZ) WILL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH OF THE TREE. (I.E. A 10" TREE WILL HAVE A 10' 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 PERSISTENT, I.E. GROUND COVER 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.



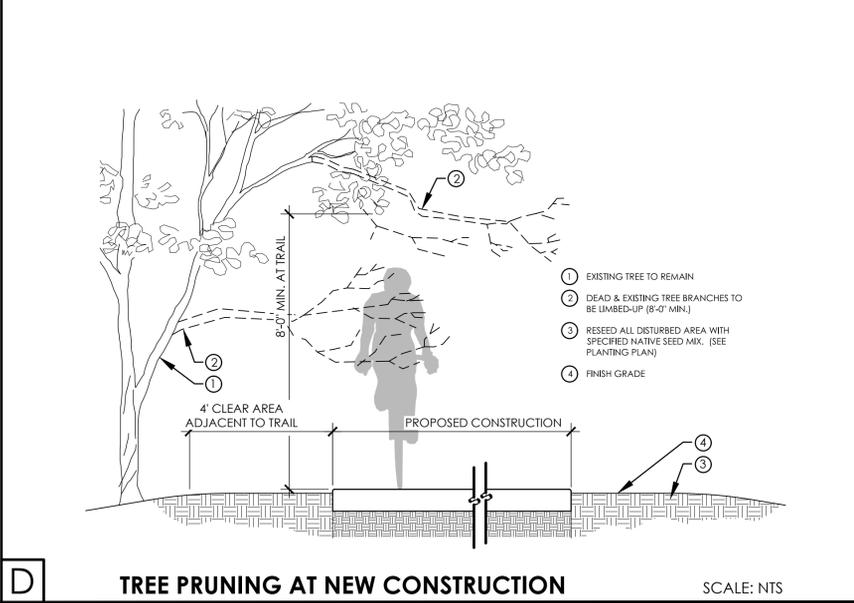
A EXISTING TREE TRUNK PROTECTION SCALE: 1"=1'-0"



B TREE PROTECTION FENCING SCALE: N.T.S.



C TREE PROTECTION - CLOSE PROXIMITY TO CONSTRUCTION SCALE: 1"=1'-0"



D 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.

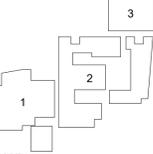
Elective Criteria Landscape Points	
Existing Trees	0
Parking Lot Shading (50%)	0
Screening of Surface Parking	0
Street Trees	25
Understory Preservation	0
Total Points	25

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project

Broadway Hotel and BBQ
 2102 Broadway
 San Antonio, TX

drawn by
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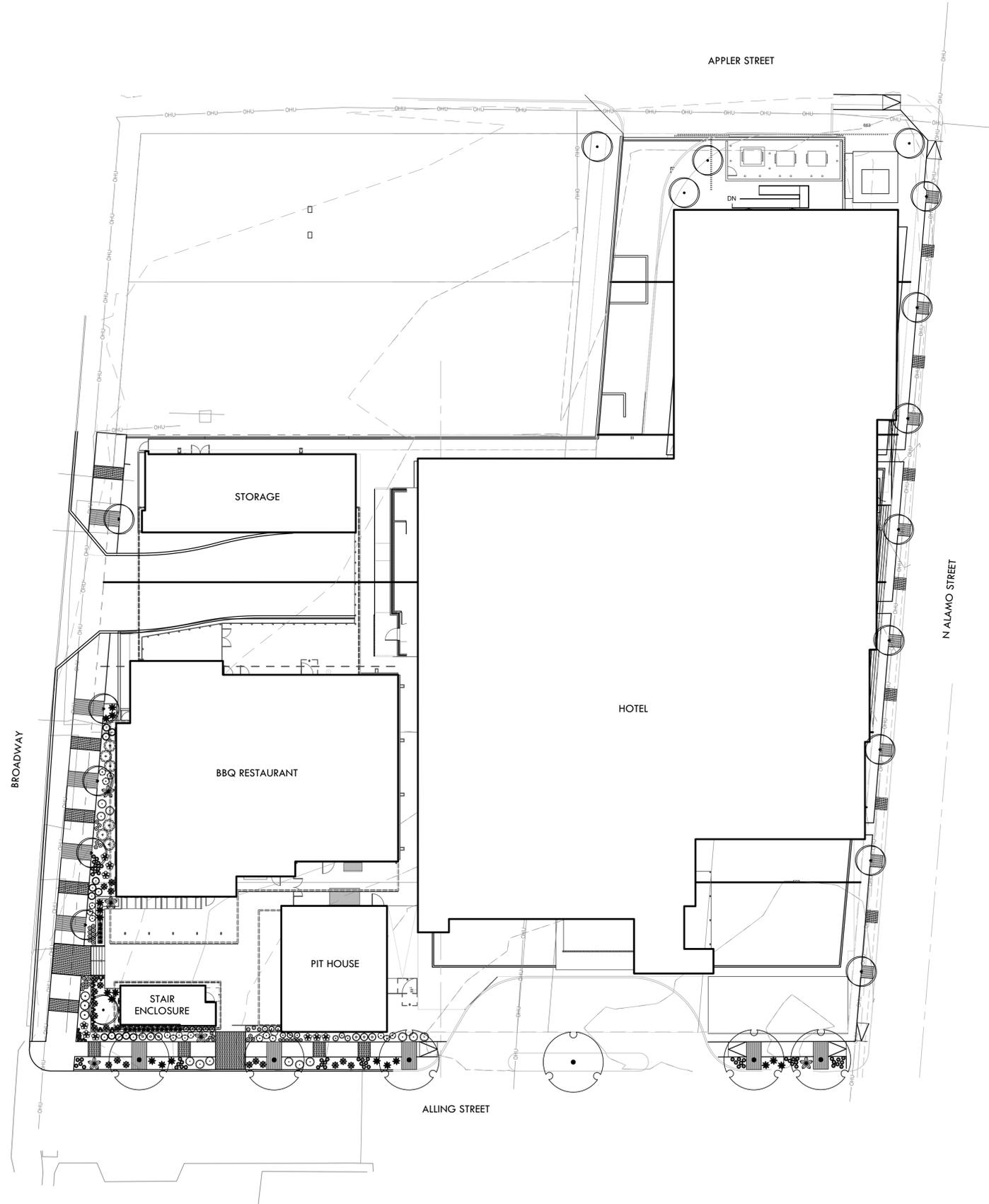


sheet title
 TREE PRESERVATION NOTES & DETAILS

sheet

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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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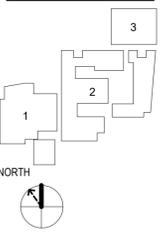
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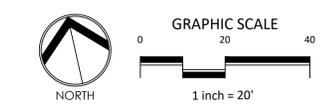
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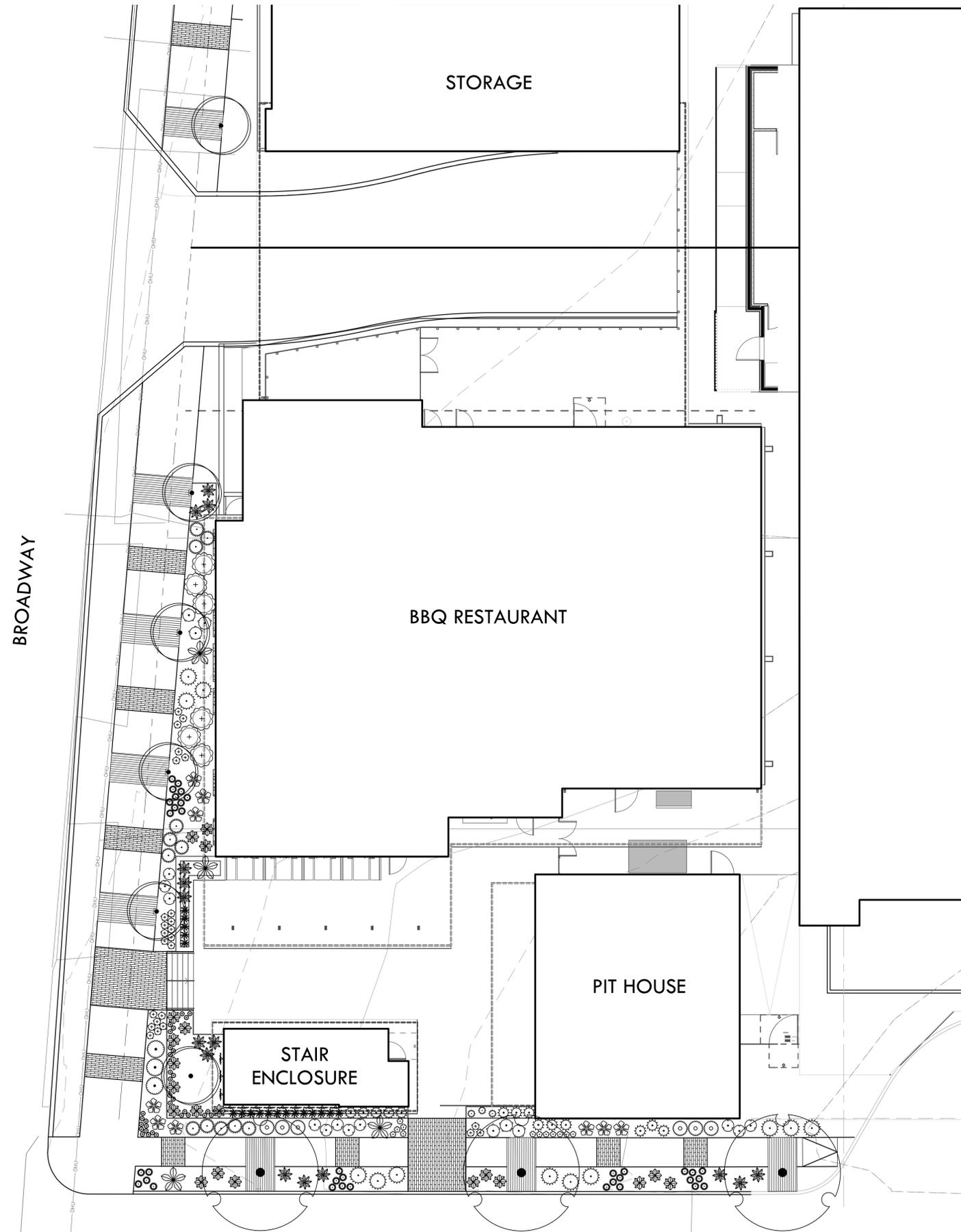
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OVERALL PLANTING PLAN

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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
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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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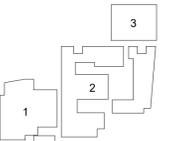
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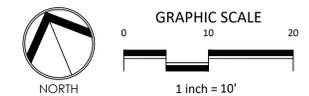
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sheet title
 PLANTING PLAN

sheet

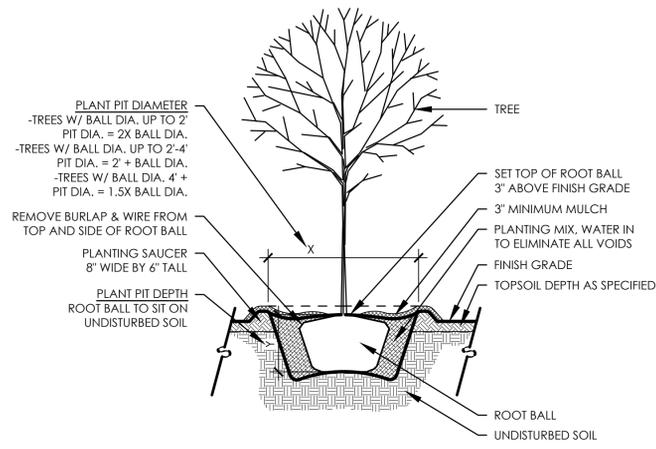
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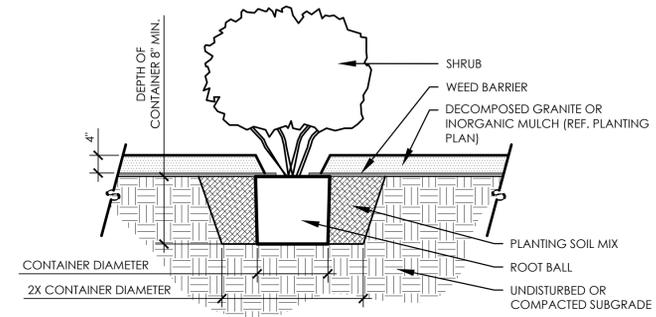
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PLANTING NOTES & SPECIFICATIONS

- ALL TREES SHALL HAVE STRAIGHT TRUNKS; A CENTRAL LEADER AND BE MATCHING WITHIN VARIETIES
- ALL PLANT AND TREE HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
- 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.
- AMEND MANUFACTURER'S BASIC SOIL WITH COMMERCIAL FERTILIZER (1/2 POUND PER CUBIC YARD).
- 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.
 - CONTRACTOR SHALL PREPARE AND FURNISH PROPER SUBGRADE ELEVATIONS FOR USE BY THE LANDSCAPE CONTRACTOR.
 - ALL TOPSOIL SHALL BE FREE OF STONES, ROOTS, CLODS, CONCRETE, BASE, CALICHE, CONSTRUCTION DEBRIS, AND ANY OTHER FOREIGN MATERIAL NOT BENEFICIAL FOR PLANT GROWTH
- 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.
- LAY SOD WITHIN 48 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY.
- 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.
 - LAY SOD ACROSS SLOPES EXCEEDING 1:3.
 - 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.
- 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.
- 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.
- 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.
- TURF INSTALLATIONS SHALL MEET THE FOLLOWING CRITERIA AS DETERMINED BY LANDSCAPE ARCHITECT:
 - 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.
 - 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.
- STEEL EDGING SHALL BE INSTALLED FOR THE FOLLOWING INTERFACES:
 - TURF TO SHRUB
 - TURF TO GROUND COVER
 - GROUND COVER TO SEASONAL COLOR
 - GROUND COVER TO GROUND COVER
- USE SPECIFIED MATERIALS TO REESTABLISH TURF THAT DOES NOT COMPLY WITH REQUIREMENTS, AND CONTINUE MAINTENANCE UNTIL TURF IS SATISFACTORY.
- SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
 - FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, LACK OF ADEQUATE MAINTENANCE, OR NEGLECTED BY OWNER.
 - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
 - WARRANTY PERIODS: FROM DATE OF SUBSTANTIAL COMPLETION.
 - TREES, SHRUBS, VINES, AND ORNAMENTAL GRASSES: 12 MONTHS.
 - GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 12 MONTHS.
- 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.
- REMOVE ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION ON THE SURFACE IN AREAS WHERE PLANTING OR TURF IS APPLIED.
- ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS.
- 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.
- VERIFY EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR SITE WORK AND PLANTING.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING UTILITIES AT ALL TIMES.
- 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.
- 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).
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AND REPLACED AT CONTRACTOR'S EXPENSE.
- 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.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT ADDRESSED ON PLANTING PLANS SHALL BE HYDROMULCHED AS DESCRIBED ON PLANS.
- EXISTING ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
- PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
- ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

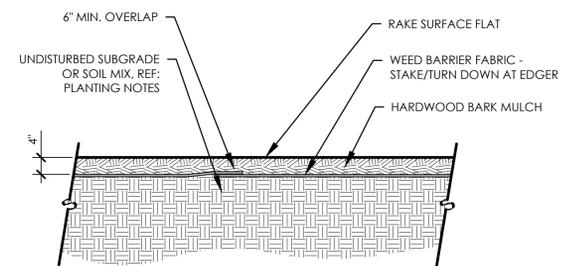


A TREE PLANTING SCALE: 1/2" = 1'-0"

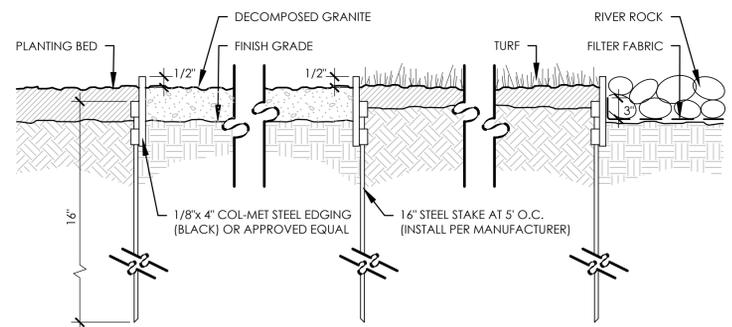


B SHRUB PLANTING SCALE: 1" = 1'-0"

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



C HARDWOOD BARK MULCH SCALE: 3/4" = 1'-0"



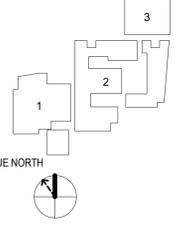
D STEEL EDGING SCALE: 1" = 1'-0"

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sheet title
 PLANTING NOTES, DETAILS & SCHEDULE

sheet
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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	PARTHENOCISSUS 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

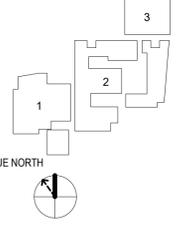
project _____

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

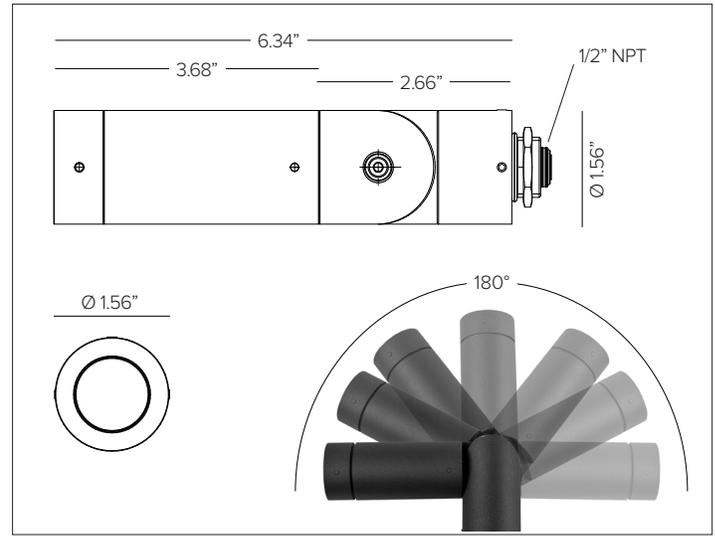
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BULLETTO MINI

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. ● Ferrite Dark Grey ● Heritage Brown ● Bronze ● Black ● White ● Sandstone Grey
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
 A 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



Ex: BLMRPFEL1SP30 / DMLE301242UD

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.


 QSBLMRPBZL1(SP / FL / MF)30 + DMLE301242UD / DMLE601242UD / DMLE961242UD
 QSBLMRPFEL1(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

BULLETO MINI

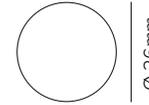
8 – OPTICAL ACCESSORIES (OPTIONAL)

MAXIMUM OF TWO ACCESSORIES PER FIXTURE.



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

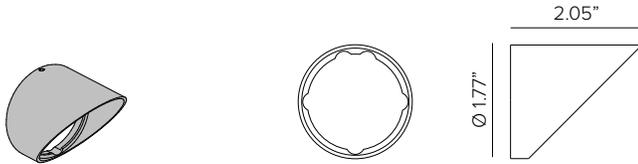
Part No. **1E3789**



Integral honeycomb anti-glare louver.

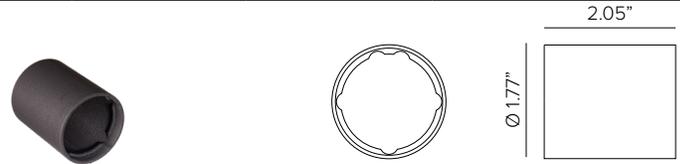
Finish ● Deep Black

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 (*)**

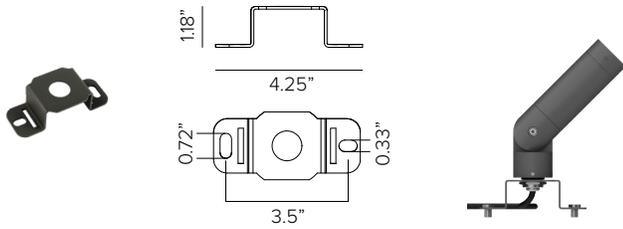
- Ferrite Dark Grey (Default)
- Heritage Brown (HB)*
- Bronze (BZ)*
- White (WT)*
- Black (BT)*
- Sandstone Grey (SG)*

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

BULLETO MINI

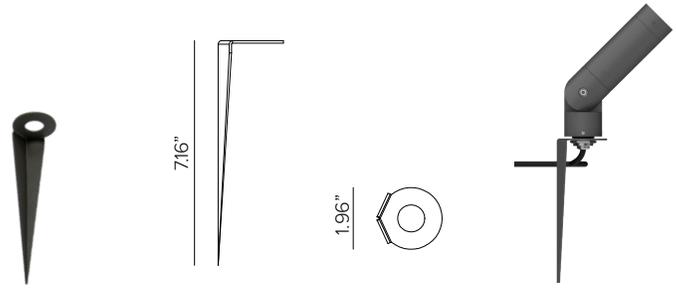
9 – INSTALLATION ACCESSORIES (OPTIONAL)

MAXIMUM OF ONE ACCESSORY PER FIXTURE



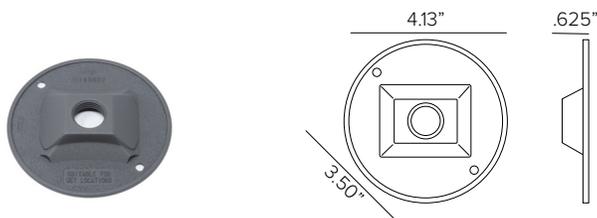
Surface mounting bracket. Powder coated stainless steel.

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



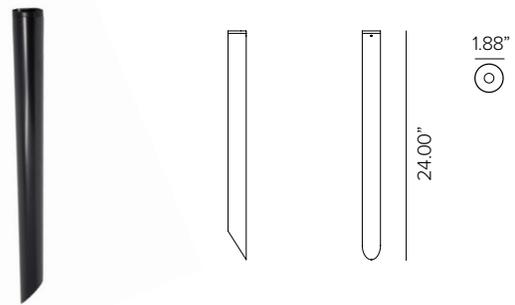
Earth spike. Powder coated stainless steel.

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 (*)**



BULLETO aluminum permastab with 1/2" NPT and tea stabilizer.

Finish ● Deep Black

Part No. **PRMP24BK**

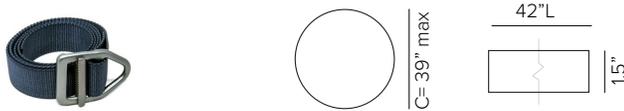
- Ferrite Dark Grey (Default)
- Heritage Brown (HB)*
- Bronze (BZ)*
- White (WT)*
- Black (BT)*
- Sandstone Grey (SG)*

***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

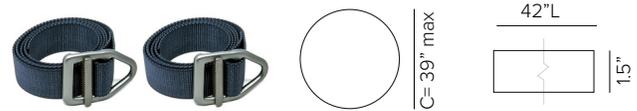


Single tree strap comprised of durable Nylon webbing flexible strap with high strength aircraft aluminum V-ring buckle in Gunmetal finish and lock-in loop to prevent slipping. **Strap is made to coordinate with up to 3 fixtures and 1 wiring connection box. Strap fits trees 39" max circumference or smaller.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

Finish ● Olive Green ● Coyote Brown ● Graphite Grey

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

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 single strap. (REQUIRED)**

Finish ● Ferrite Dark Grey ● Bronze

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



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 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**



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**

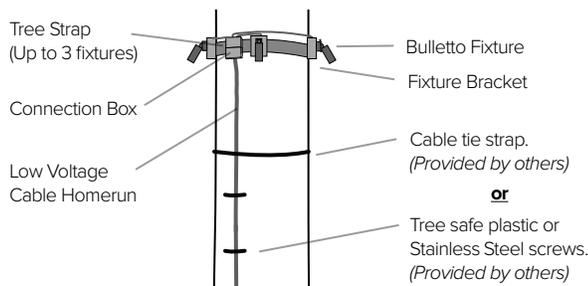


Mesh wire protection cover sleeve comprised of braided polyethylene terephthalate (PET) monofilament webbing resistant to chemical degradation, UV radiation and abrasion. 3/8" SJO Cord Sleeve, available per foot. **(OPTIONAL)**

Finish ● Carbon Grey ● Brown ● Forest Green

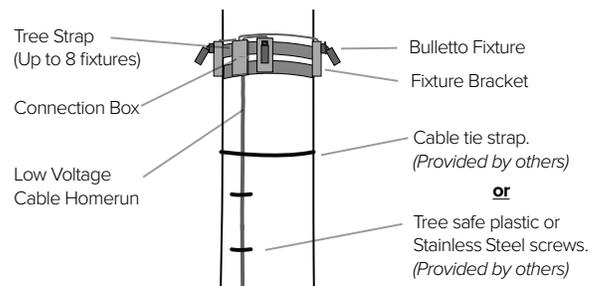
Part No. **TTSJS01** **TTSJS02** **TTSJS03**

WIRING CONFIGURATION



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

WIRING CONFIGURATION



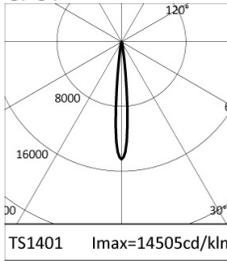
To be installed per local building code. Adjust the strap every 6 months in order to prevent tree damage.

BULLETTINO MINI

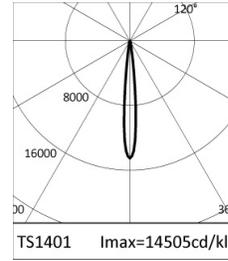
PHOTOMETRY

IES FILES WATTAGE AND EFFICIENCY CALCULATIONS BASED WITH SUPPLIED DRIVER

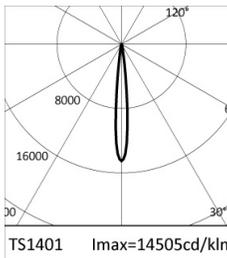
SPOT



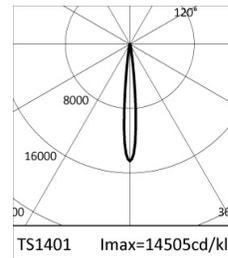
2700K		H(m)	D(m)	Emax(lx)		
Ra90			11°			
Fixture Power	8W	1	0.19	6942		
Source Flux	479lm	2	0.38	1736		
Fixture Flux	350lm	3	0.57	771		
Efficacy	45lm/W	4	0.75	434		
TS1401	Imax=14505cd/klm	Imax	6942cd	5	0.94	278



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

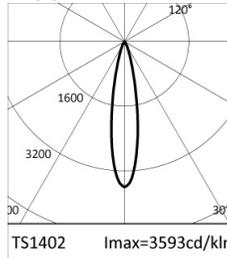


3500K		H(m)	D(m)	Emax(lx)		
Ra90			11°			
Fixture Power	8W	1	0.19	8075		
Source Flux	557lm	2	0.38	2019		
Fixture Flux	407lm	3	0.57	897		
Efficacy	52lm/W	4	0.75	505		
TS1401	Imax=14505cd/klm	Imax	8075cd	5	0.94	323

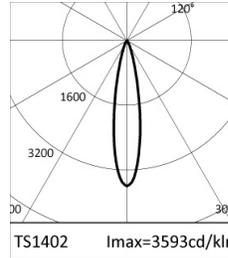


4000K		H(m)	D(m)	Emax(lx)		
Ra90			11°			
Fixture Power	8W	1	0.19	8075		
Source Flux	557lm	2	0.38	2019		
Fixture Flux	407lm	3	0.57	897		
Efficacy	52lm/W	4	0.75	505		
TS1401	Imax=14505cd/klm	Imax	8075cd	5	0.94	323

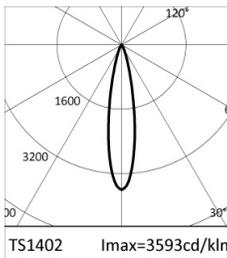
FLOOD



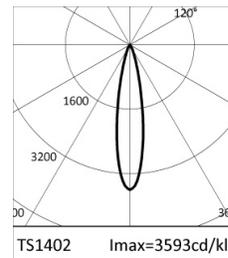
2700K		H(m)	D(m)	Emax(lx)		
Ra90			20°			
Fixture Power	8W	1	0.36	1720		
Source Flux	479lm	2	0.72	430		
Fixture Flux	306lm	3	1.08	191		
Efficacy	39lm/W	4	1.44	107		
TS1402	Imax=3593cd/klm	Imax	1720cd	5	1.80	69



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

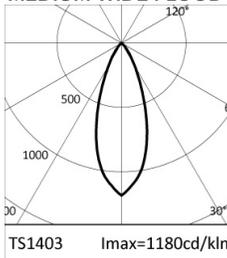


3500K		H(m)	D(m)	Emax(lx)		
Ra90			20°			
Fixture Power	8W	1	0.36	2000		
Source Flux	557lm	2	0.72	500		
Fixture Flux	356lm	3	1.08	222		
Efficacy	46lm/W	4	1.44	125		
TS1402	Imax=3593cd/klm	Imax	2000cd	5	1.80	80

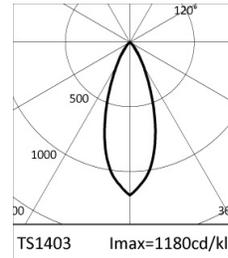


4000K		H(m)	D(m)	Emax(lx)		
Ra90			20°			
Fixture Power	8W	1	0.36	2000		
Source Flux	557lm	2	0.72	500		
Fixture Flux	356lm	3	1.08	222		
Efficacy	46lm/W	4	1.44	125		
TS1402	Imax=3593cd/klm	Imax	2000cd	5	1.80	80

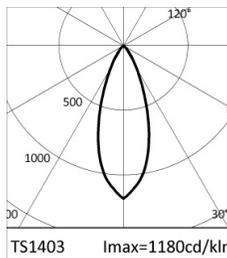
MEDIUM WIDE FLOOD



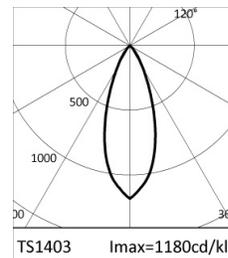
2700K		H(m)	D(m)	Emax(lx)		
Ra90			37°			
Fixture Power	8W	1	0.68	565		
Source Flux	479lm	2	1.36	141		
Fixture Flux	276lm	3	2.04	63		
Efficacy	35lm/W	4	2.71	35		
TS1403	Imax=1180cd/klm	Imax	565cd	5	3.39	23



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



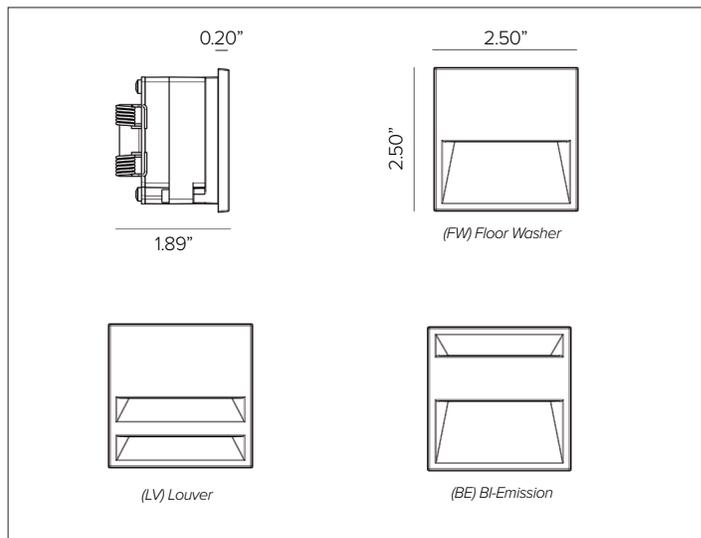
4000K		H(m)	D(m)	Emax(lx)		
Ra90			37°			
Fixture Power	8W	1	0.68	657		
Source Flux	557lm	2	1.36	164		
Fixture Flux	321lm	3	2.04	73		
Efficacy	41lm/W	4	2.71	41		
TS1403	Imax=1180cd/klm	Imax	657cd	5	3.39	26

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. ● Ferrite Dark Grey ● Heritage Brown ● Bronze ● Black ● White ● Sandstone Grey
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
<i>Ra90 available upon request</i>					
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
ZESHO ^B — ZEDGE MINI HIGH OUTPUT		LV — Louver	HB — Heritage Brown	L2 — 4W	30 — 3000K	
		BE — Bi-Emission	BZ — Bronze			35 — 3500K
		FW — Floor Washer	WT — White		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.

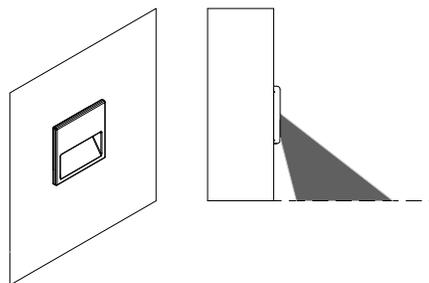
 QSZESRPFWFEL13024 + 1US3166 + DMLE301242UD / DMLE601242UD / DMLE961242UD
 QSZESRPFWBTL13024 + 1US3166 + DMLE301242UD / DMLE601242UD / DMLE961242UD

 ZEDGE MINI HO version ONLY in conjunction with DMLE601242UD driver.

FACEPLATE VERSIONS

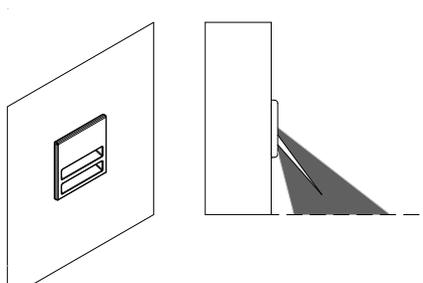
(FW) FLOOR WASHER

Uniform optical distribution on the floor and excellent visual comfort.



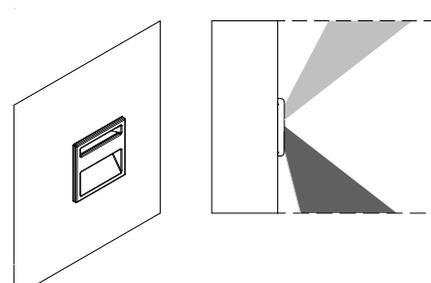
(LV) LOUVER

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



(BE) BI-EMISSION

The floor washer optic combined with indirect illumination.



ZEDGE MINI

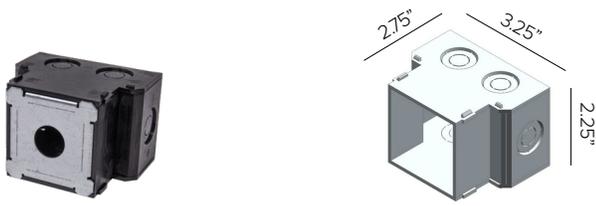
9 - POWER SUPPLY (REQUIRED)

ENCLOSURE								
Part No.	Wattage	Control	Dim Range	Rating	In / Out Voltage	Certification	Dimensions (Enclosure)	Description
DMLE301242UD	30W	MLV / ELV / 0-10V / TRIAC	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^c	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

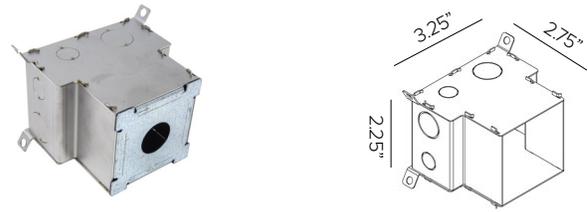
ZEDGE MINI

10 – INSTALLATION (REQUIRED)



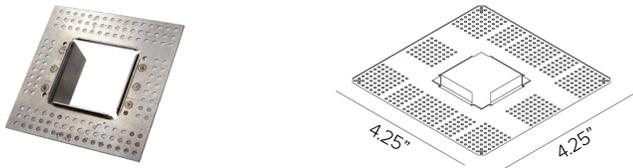
ZEDGE MINI PVC installation back box for semi-flush installations fitted for parallel connection with feed through-wiring, black finish. 6ea knockouts for 1/2" conduit made for low voltage cable (no conduit required, Class 2 wiring). **For use in drywall or stucco applications.**

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**

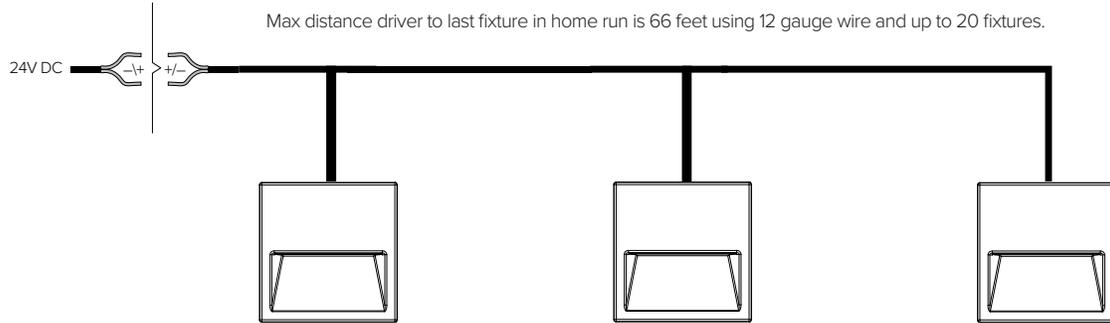


ZEDGE MINI mud plate. **For use in retrofit Class 2 installations in drywall or stucco applications.**

Part No. **1USMK01**

ZEDGE MINI

WIRING DIAGRAM

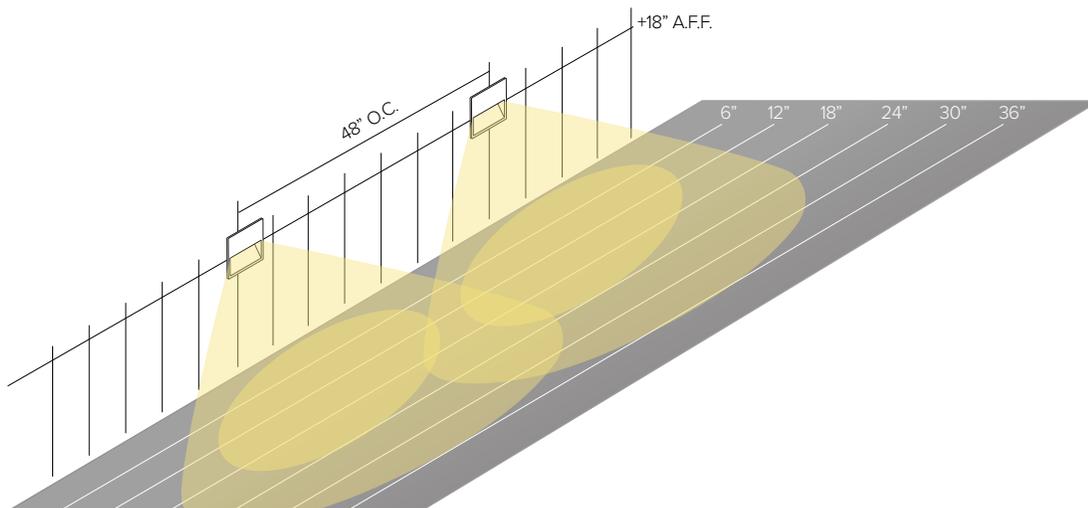


MAXIMUM CABLE DISTANCE

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 ffc minimum.

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

ZEDGE MINI

PHOTOMETRY

ZEDGE MINI – FLOOR WASHER

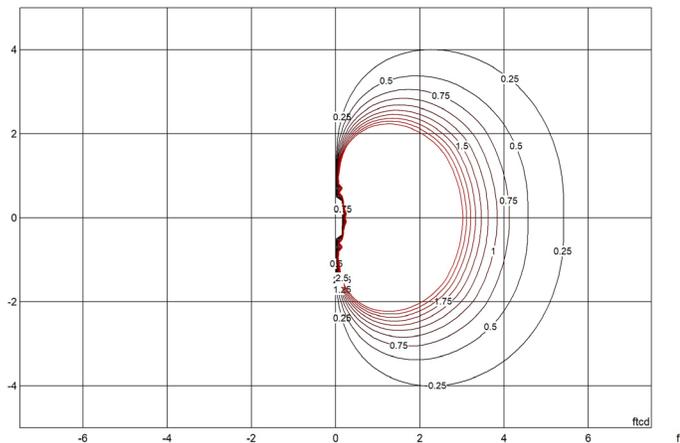
	2700K	H(m)	D1(m)	D2(m)	E _{max} (lx)		
	Ra80		56°	94°			
	Fixture Power	4W	1	2.59	2.40	44	
	Source Flux	608lm	2	5.19	4.79	11	
	Fixture Flux	78lm	3	7.78	7.19	5	
	Efficacy	20lm/W	4	10.37	9.59	3	
TS999	I _{max} =90cd/klm	I _{max}	55cd	5	12.97	11.98	2

	3000K	H(m)	D1(m)	D2(m)	E _{max} (lx)		
	Ra80		56°	94°			
	Fixture Power	4W	1	2.59	2.40	47	
	Source Flux	645lm	2	5.19	4.79	12	
	Fixture Flux	83lm	3	7.78	7.19	5	
	Efficacy	21lm/W	4	10.37	9.59	3	
TS999	I _{max} =90cd/klm	I _{max}	58cd	5	12.96	11.99	2

	3500K	H(m)	D1(m)	D2(m)	E _{max} (lx)		
	Ra80		56°	94°			
	Fixture Power	4W	1	2.59	2.40	48	
	Source Flux	662lm	2	5.19	4.79	12	
	Fixture Flux	85lm	3	7.78	7.19	5	
	Efficacy	22lm/W	4	10.37	9.59	3	
TS999	I _{max} =90cd/klm	I _{max}	60cd	5	12.97	11.99	2

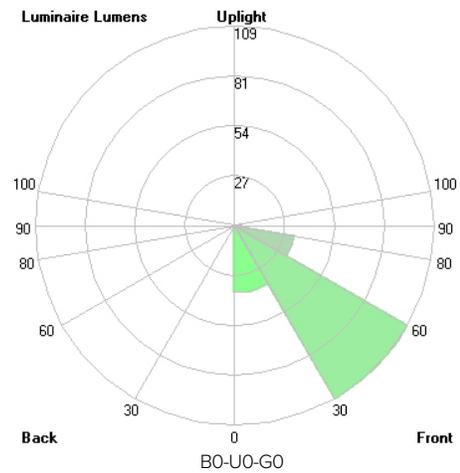
	4000K	H(m)	D1(m)	D2(m)	E _{max} (lx)		
	Ra80		56°	94°			
	Fixture Power	4W	1	2.59	2.40	48	
	Source Flux	666lm	2	5.19	4.79	12	
	Fixture Flux	86lm	3	7.78	7.19	5	
	Efficacy	22lm/W	4	10.37	9.59	3	
TS999	I _{max} =90cd/klm	I _{max}	60cd	5	12.96	11.98	2

ISOLUX DIAGRAM



MOUNTING HEIGHT = 18"

LCS GRAPH



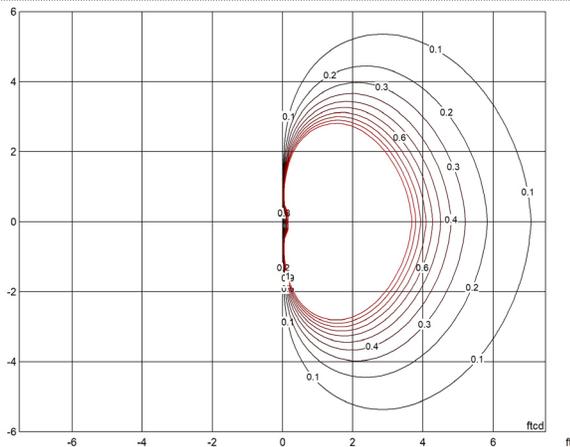
ZEDGE MINI

PHOTOMETRY

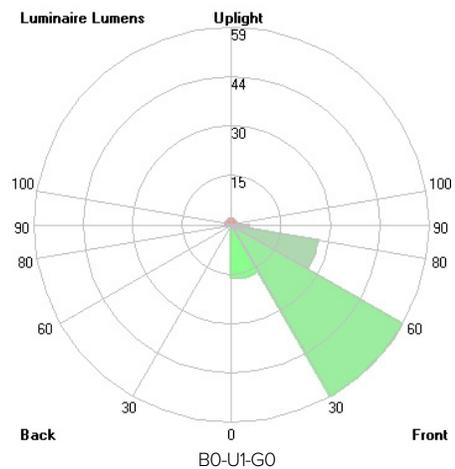
ZEDGE MINI – BI-EMISSION



ISOLUX DIAGRAM



LCS GRAPH



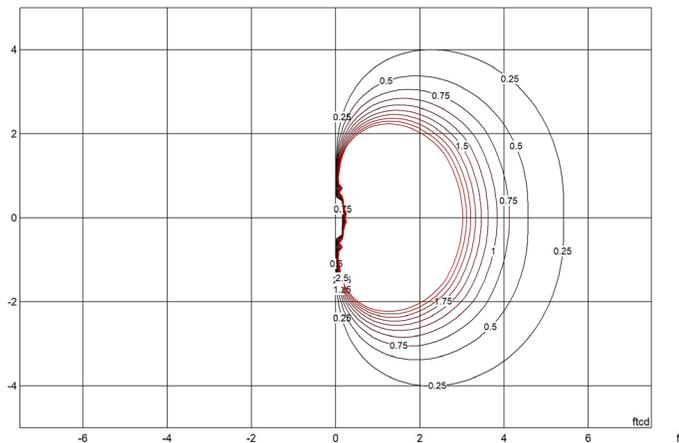
ZEDGE MINI

PHOTOMETRY

ZEDGE MINI HO – FLOOR WASHER



ISOLUX DIAGRAM



MOUNTING HEIGHT = 18"

LCS GRAPH

