

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2023

HDRC CASE NO: 2023-478
COMMON NAME: 1304 E HOUSTON ST
LEGAL DESCRIPTION: NCB 574 BLK B-13 LOT 31 MERCHANTS SUBD
ZONING: D
CITY COUNCIL DIST.: 2
APPLICANT: Jeremy Jaramillo/TBA Douglas
OWNER: Pat Kennedy Jr./TPB Merchants MM, LLC
TYPE OF WORK: Construction of a 6-story parking structure
APPLICATION RECEIVED: December 01, 2023
60-DAY REVIEW: January 30, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 6-level parking structure at 1304 E Houston Street. This property is located within the Downtown Design Guide area. The proposed new construction will be bounded to the north by E Houston, to the east and south by private property and to the west by Union Pacific railway tracks.

APPLICABLE CITATIONS:

Downtown Design Guide, Chapter 3, Ground Floor Treatment

A. GROUND FLOOR TREATMENT: NON RESIDENTIAL STREETS IN DOWNTOWN

Design ground floor space for retail or other active uses, orienting tenant spaces to the street and maximizing storefronts and entries along the sidewalks to sustain street level interest and promote pedestrian traffic.

1. Locate active uses along the street façade to enhance the building's relationship to the public realm. Uses include: lobbies, dining rooms, seating areas, offices, retail stores, community or institutional uses, and residences.
2. Ground floor retail space shall be provided to a depth of at least 25 feet from the front façade and shall include an average 14 foot to 0 inch floor-to-ceiling height, with heights above 14 feet being very desirable.
3. The primary entrance to each streetlevel tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard or plaza, which is connected to the public street or alley.
4. Wall openings, such as storefront windows and doors, shall comprise at least 70 percent of a commercial building's street and river level façade as seen in Figure 3.2.
5. Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level commercial façades for maximum transparency, especially in conjunction with retail and hotel uses as illustrated in Figure 3.3. Dark tinted, reflective or opaque glazing is not permitted for any required wall opening along commercial street level facades
6. A building's primary entrance, defined as the entrance which provides the most direct access to a building's main lobby and is kept unlocked during business hours, shall be located on a public street or on a courtyard, plaza or paseo that is connected to and visible from a public street or the River Walk.
7. At least one building entrance/exit, which may be either a building or tenant and resident entrance, shall be provided along each street frontage.
8. Use clear windows and doors to make the pedestrian level façade highly transparent and accessible. Along retail streets, provide a nearly continuous band of windows. Ensure doorways in glass walls exhibit sufficient contrast to be clearly visible.
9. The facades on downtown commercial streets should be detailed as storefronts, except where the proposed ground floor use is live and work units, residential units or other non-commercial building types as seen in Figure 3.1.
10. Where non-residential streets intersect, the ground floor retail space should wrap the corner onto the intersecting streets wherever possible.

11. Residential units with separate entries should include windows or glass doors on the ground floor that look out onto the street.
12. If a residential unit's individual entry along the street is the unit's primary entry, it should be accessible from the sidewalk.
13. More public entrances than the minimum specified by code, including building and or tenant and resident entrances are highly encouraged.

Incorporate a pedestrian-oriented scale at the street and river level.

1. Awnings and canopies shall be fabricated of woven fabric, glass, metal or other permanent material compatible with the building's architecture
2. Street wall massing, articulation and detail, street level building entrances and storefront windows and doors, as well as the use of quality materials and decorative details should be used to promote pedestrian -scaled architecture along the street. (Fig 3.5)
3. Architectural features that reinforce the retail character of the ground floor street and river wall and/or help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, are encouraged and should be integral to the architecture of the building.
4. The design of the ground floors of hotels should exhibit a series of public space and entries that equally welcome the general public as well as guests. The first floor should be as transparent as possible. Hotel uses such as bars, lounges, restaurants, cafes, spas and other uses open to the public should exhibit a direct pedestrian connection from the public right of way whenever possible.

Don't waste valuable street frontage on "back of house" uses.

5. Electrical transformers, mechanical equipment and other equipment should not be located along the ground floor street wall.
6. Electrical transformers, mechanical equipment, other equipment, enclosed stairs, storage spaces, blank walls, and other elements that are not pedestrian -oriented should not be located within 100 feet of the corner property line as seen in Figure 3.6 or visible from public right -of-way.

Downtown Design Guide, Chapter 4, Parking and Access

B. STAND-ALONG PARKING STRUCTURES

Architectural Treatment

Parking structures may exhibit the same principles as great building design noted in previous sections. Providing an exterior screen comprised of high quality materials that screen the underlying concrete structure can elevate the building's stature and contribute to the overall quality of Downtown's built environment.

1. Parking structures shall have an external skin designed to improve visual character when exposed to prominent public view. Notwithstanding development standards incremental to Section 35-384: Parking Lots as Primary use, this can include heavy-gage metal screen, precast concrete panels; live green wall (landscaped) laminated glass or photovoltaic panels. Figure 4.6 illustrates an unacceptable external skin.
2. Vertical pedestrian circulation cores (elevator and stairs) should be located on the primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points, in order to eliminate pedestrians using the vehicular ramps.
3. Parking structures should integrate sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials with proven longevity, landscaping and storm water treatment wherever possible.
4. Treat the ground floor along active pedestrian oriented public streets as specified in Chapter 3: to provide active ground floor uses along the street frontage of the garage; on all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent

sidewalk. Additional treatments such as “live” green walls similar to a Chia Pet provides for a more aesthetic and pleasing façade

5. Signage and way finding should be integrated with the architecture of the parking structure as seen in Fig 4.7.

6. Integrate the design of public art and lighting with the architecture of the structure to reinforce its unique identity. This is especially important for public parking structures to aid in visitors finding them upon arrival and getting oriented to downtown Fig 4.8.

7. Interior garage lighting should not produce glaring sources towards adjacent residential units while providing safe and adequate lighting levels per code.

Landscape Treatment

8. In most circumstances, the streetscape elements and landscaping should complement the building design. If a parking structure is well-designed, it does not need to be fully screened by dense landscaping in an urban setting.

9. Alternatively, an additional row of evergreen columnar trees may be provided in a minimum eight (8) foot wide setback and staggered with the street trees. In combination, the setback and street trees should screen the parking structure from view.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 6-level parking structure at 1304 E Houston Street. This property is located within the Downtown Design Guide area. The proposed new construction will be bounded to the north by E Houston, to the east and south by private property and to the west by Union Pacific railway tracks.
- b. CONCEPTYUAL APPROVAL – This request received conceptual approval at the June 21, 2023, Historic and Design Review Commission hearing with the following stipulations:
 - i. That vertical façade elements be added to the complete length of each façade. ***This stipulation has not been met.***
 - ii. That the E Houston Street façade be fully designed to appear to feature active space at the ground level. Storefront systems should extend the E Houston Street façade, particularly beneath the proposed pedestrian canopy. An alternative solution would be to install evergreen street trees as a screening. ***This stipulation has not been met.***
 - iii. That signage and public art be developed as specified in the Downtown Design Guide. ***This stipulation has not been met.***
 - iv. That building lighting be designed in a manner that does not produce light pollution. Top level lighting should be supplied via wall sconces and not light poles. ***This stipulation has been met.***
 - v. That all landscaping elements adhere to the Downtown Design Guide. ***This stipulation has not been met.***
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on December 11, 2023. At that meeting Commissioners asked questions regarding façade screening elements, lighting, materials, and commented on updates to the design.
- d. FAÇADE DESIGN – The Downtown Design Guide, Chapter 4, Section B.1. notes that parking structures shall have an external skin design to improve visual character when exposed to prominent public view. The Downtown Design Guide notes that this can include heavy-gauge metal screen, pre-cast concrete panels, live (landscaped) walls, laminated glass or photovoltaic panels. The applicant has proposed for the primary façade (north, E Houston) to feature precast concrete panels, perforated metal panels, clay masonry units, metal railings, concrete masonry units, and metal street canopies. On the east façade, the applicant has proposed precast concrete panels, brick, perforated metal panels, and an aluminum curtain wall system. On the west (railroad) façade, the applicant has proposed precast metal panels and perforated metal panels. The applicant has not proposed façade elements on the south (rear) façade. A stipulation of conceptual approval was that vertical façade elements be added to the complete length of each façade. Staff finds that screening should be added to the entirety of each façade that conceals spandrel and precast concrete wall panels to the fullest extent possible. Perforated metal is acceptable, per the Downtown Design Guide however. Additionally, staff finds that an increase of 50% of currently proposed façade materials should be introduced to all non-conforming materials. Elevator and stair towers should be included in screening attempts.

- e. PEDESTRIAN CIRCULATION – The Downtown Design Guide, Chapter 4, Section B.2. notes that vertical pedestrian circulation cores (elevators and stairs) should be located on the primary pedestrian corners and be highlighted architecturally so visitors can easily find and access these entry points in order to eliminate pedestrians using vehicular ramps. The applicant has located vertical pedestrian towers at the northwest, northeast and southwest corners. Staff finds this to be consistent with the Downtown Design Guide.
- f. GROUND FLOOR TREATMENT – The Downtown Design Guide, Chapter 4, Section B.4. notes that ground floor treatment of parking structures should activate pedestrian oriented public streets as specified in Chapter 3; active spaces should be used along streets. On all other streets the ground floor treatment should provide a low screening element that blocks views of parked vehicle bumpers and headlights from pedestrians using the adjacent sidewalk. The intent of the Downtown Design Guide is for retail space to be located at the ground level of all new construction. The applicant has proposed for the E Houston Street to feature masonry the length of the proposed new construction’s E Houston façade. Staff does not find this to be consistent with the Downtown Design Guide. Staff finds that the E Houston Street façade at the ground level should be fully designed to appear as an active space. Storefront systems should extend along the E Houston façade at the street level, particularly beneath the pedestrian canopy that has been proposed. If storefront systems are not designed to be appear as active spaces, staff finds that the applicant should incorporated a greater street setback and street trees, as noted in finding j.
- g. SIGNAGE – The Downtown Design Guide, Chapter 4, Section B.5. notes that signage and wayfinding elements should be integrated into the architecture of the parking structure. Staff finds that the applicant should adhere to this section of the Downtown Design Guide regarding building and wayfinding signage. At this time the applicant has not provided information regarding signage locations or design.
- h. PUBLIC ART – The Downtown Design Guide, Chapter 4, Section B.6. notes that public art and lighting should be integrated into the architecture of parking a parking structure to reinforce its unique identity. The applicant should adhere to this section of the Downtown Design Guide regarding public art and lighting. The applicant has noted a location on the E Houston Street façade for art.
- i. BUILDING LIGHTING – The Downtown Design Guide, Chapter 4, Section B.7.notes that interior garage lighting should not product glaring sources towards adjacent residential units. The applicant has provided lighting information that staff finds to generally be appropriate. Staff finds that at all times lighting should be directed towards the interior of the structure and that rooftop lighting should not result in light pollution.
- j. LANDSCAPING – The Downtown Design Guide, Chapter 4, Section B.8 and 9 address landscaping. These sections note that landscaping should complement the building design and should be used as a screening element. The Downtown Design Guide notes that an additional row of evergreen trees may be provided in a minimum eight (8) foot wide setback and staggered with the required street trees to be used to screen parking structures. At this time, the applicant has not provided landscaping information.
- k. ROOFTOP CANOPY – The applicant has noted an alternate option to install a rooftop canopy. Should this be included in future development plans, detailed construction documents should be submitted to OHP staff for review and approval.

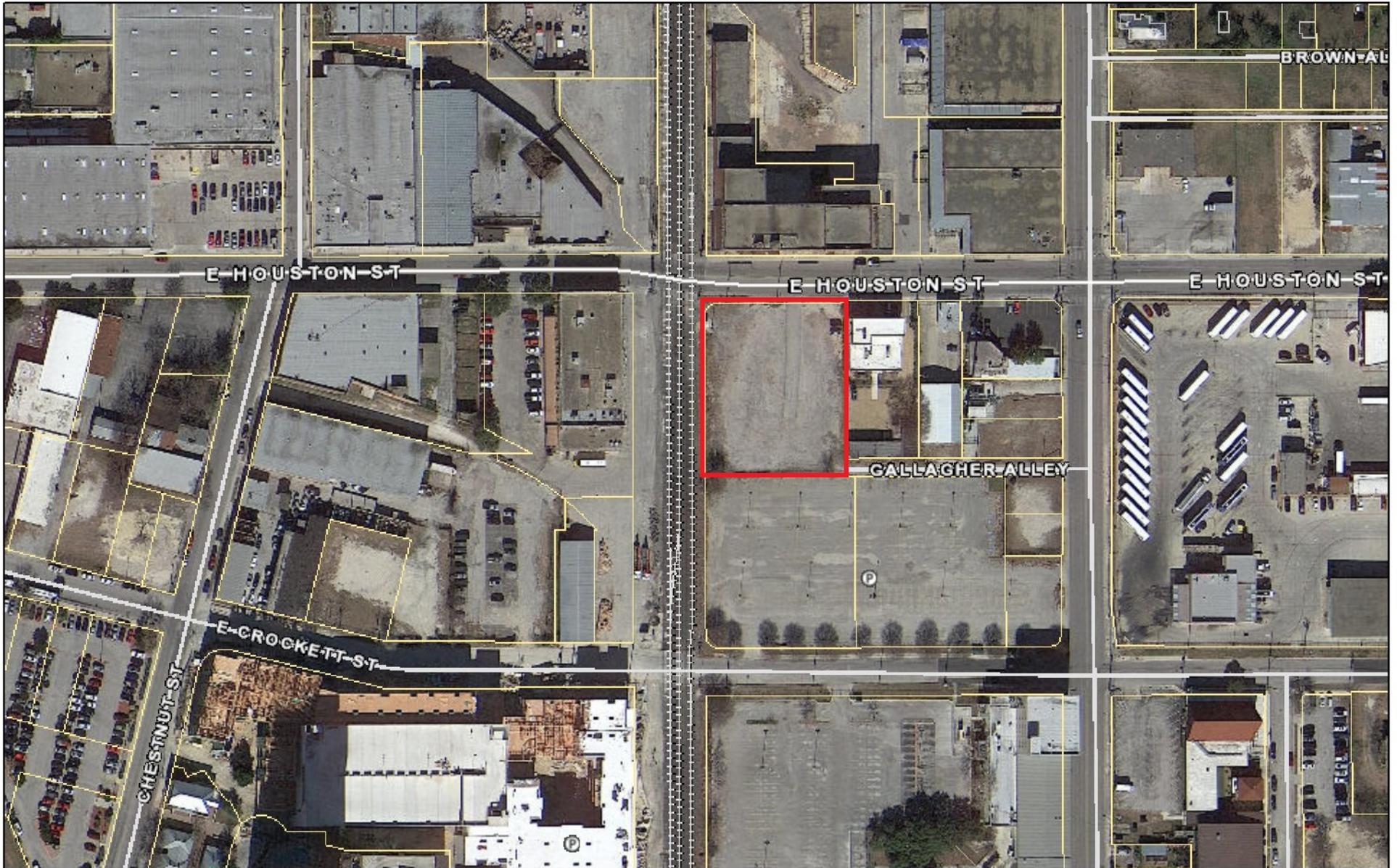
RECOMMENDATION:

Staff recommends approval based on findings a through j with the following stipulations:

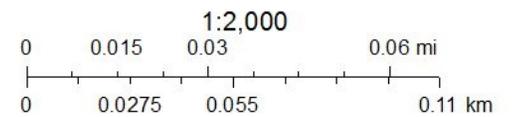
- i. That the garage be properly screened to conform with the Downtown Design Guide, as noted in finding d. Screening should be added to the entirety of each façade that conceals spandrel and precast concrete wall panels to the fullest extent possible. Perforated metal is acceptable, per the Downtown Design Guide. Additionally, staff recommends that an increase of 50% of currently proposed façade materials should be introduced to all non-conforming materials. Elevator and stair towers should be included in screening attempts.
- ii. That the E Houston Street façade be fully designed to appear to feature active space at the ground level, as noted in finding g. Storefront systems should extend the E Houston Street façade, particularly beneath the proposed pedestrian canopy. An alternative solution would be to install evergreen street trees as a screening solution as noted in finding j.
- iii. That signage and public art be developed as specified in the Downtown Design Guide, as noted in findings g and h.

- iv. That building lighting be designed in a manner that does not produce light pollution.
- v. That all landscaping elements adhere to the Downtown Design Guide.
- vi. That any future rooftop canopy elements be submitted to OHP staff for review and approval, as noted in finding k.

City of San Antonio One Stop



December 13, 2023





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: December 12, 2023

HDRC Case #: 2023-478

Address: 1304 E Houston

Meeting Location: Webex

APPLICANT: Jeremy Jaramillo/TBA Douglas

DRC Members present: Jeff Fetzer, Roland Mazuca, Dr. Karen Burgard, Jason Vasquez, Jimmy Cervantes

Staff Present: Edward Hall

Others present: Andrew Douglas, Abiel Canales, Austen Keithly, Brady Wallace, Francis Kennedy, Tim Brandon

REQUEST: Construction of a six level parking structure

COMMENTS/CONCERNS:

JJ: Overview of stipulations of conceptual approval, addressing how stipulations of approval have been met (vertical façade panels, active façade on E Houston, signage, lighting, landscaping).

JJ: Review of change to elevator tower, change in materials (presents two options, one with and one without metal cladding).

JJ: Overview of material palette.

RM: Is there graphic signage on the building similar to what is displayed on the historic structure across the street? JJ: Signage is currently being considered, but has not yet been addressed.

JF: The corner tower on the west elevation – is the material entirely pre-cast panels? JJ: Yes.

JF: Was this a value engineering change? JJ: Yes, currently shown as a board form finish; a value engineering item.

JF: One of the comments from conceptual was to make the pedestrian elevation along E Houston appear as more than just a parking garage.

JC: Are the sidewalks wide enough to allow for adequate pedestrian traffic? JJ: Sidewalks are proposed to feature six feet in width.

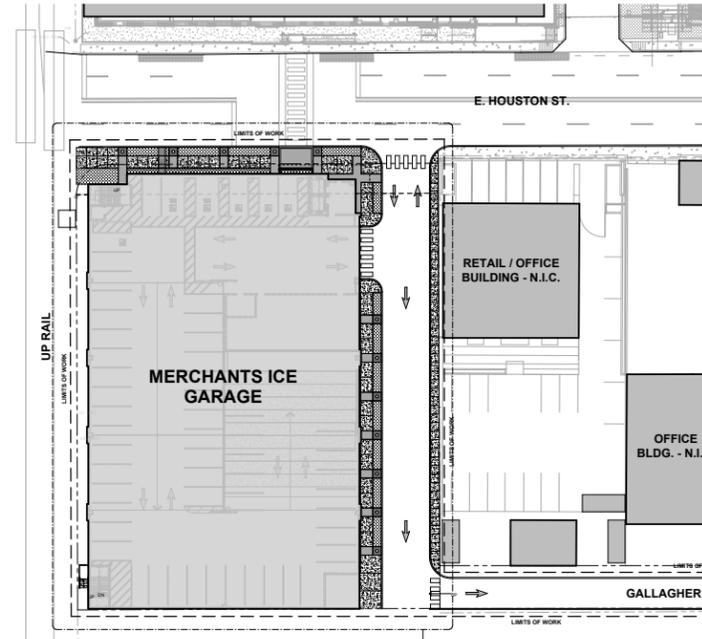
JF: Question regarding trees and spacing from their plantings to the street (and interference with busses and trucks). Realistically, where will the tree canopy fall with trees being located so closely to the curb?

JF: Has an integral color concrete been considered to break up the color of the concrete?

JF: Will this package be included in the agenda? JJ: Yes, will provide an update to staff.

JF: Questions about lighting – has a lighting study been performed to see what light will be produced by fixtures? JJ: Lighting photometrics have been produced. Fixtures are above the bottom of beams.

OVERALL COMMENTS:



MERCHANTS ICE GARAGE

HDRC HEARING FOR FINAL APPROVAL

DECEMBER 20, 2023

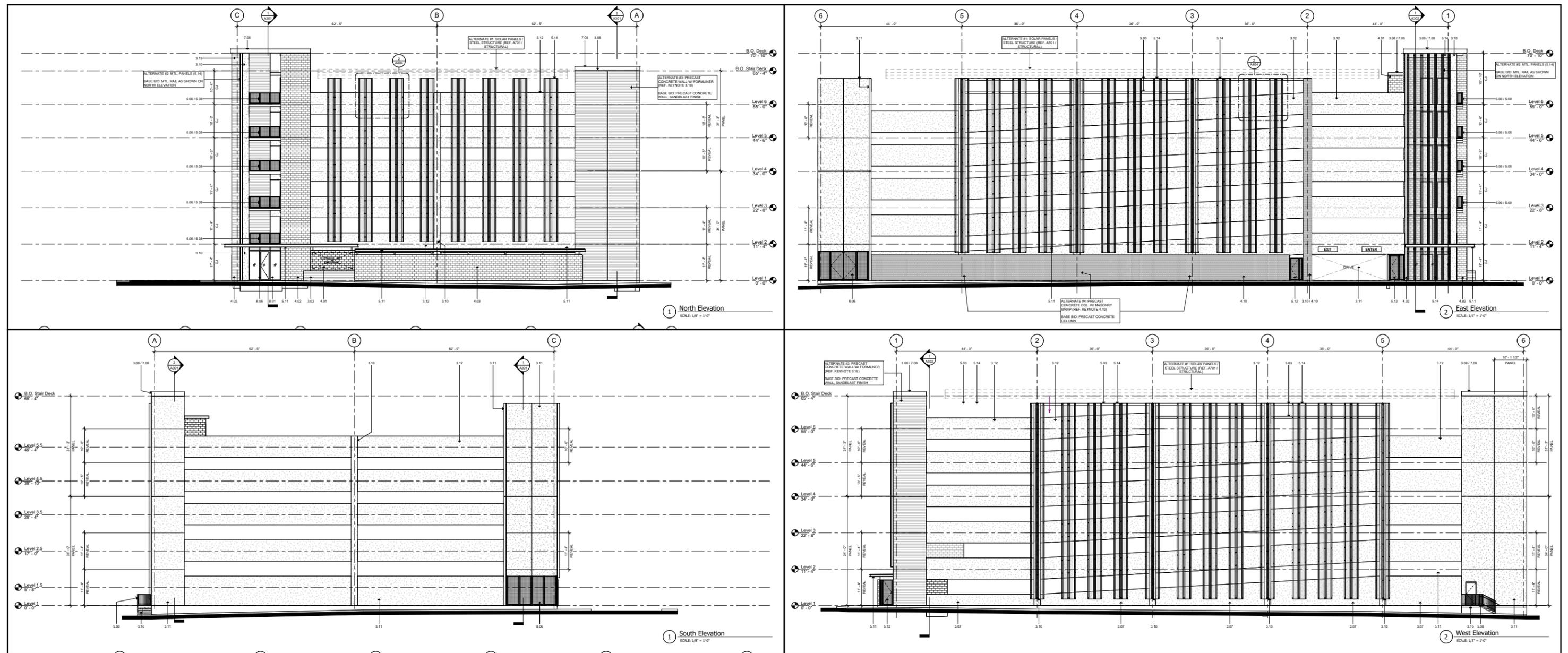
TBA | DOUGLAS

HISTORIC AND DESIGN REVIEW COMMISSION

CONCEPTUAL APPROVAL WITH STAFF'S STIPULATIONS (7/21/23):

- i. **That vertical facade elements be added the complete length of each facade.**
Refer to A201 and A202 for updated elevations. The south facade is designed to accommodate future expansion of the garage.
- ii. **That the E. Houston St. facade be designed to appear to feature active space at the ground level.**
Refer to A201 for updated elevations and updated renderings below.
- iii. **That signage and public art be developed as specified in the Downtown Design Guide.**
Signage to be completed / issued towards the end of CDs.
- iv. **That building lighting be designed in a manner that does not produce light pollution. Top level lighting should be supplied via wall sconces and not light poles.**
All interior lights will be placed between beams up high. Rooftop perimeter lighting will be wall sconces. Pole lights down the center of the rooftop will not be visible from the street. Refer to A116 Sixth Floor RCP.
- v. **That all landscaping elements adhere to the Downtown Design Guide.**
Refer to A100 and L4.01 for site and landscape plans and updated renderings below.

- i. That vertical facade elements be added the complete length of each facade.
Refer to A201 and A202 for updated elevations. The south facade is designed to accomodate future expansion of the garage.





MERCHANTS ICE GARAGE | E. HOUSTON ST. FACADE

DEC 20, 2023

TBA | **DOUGLAS**



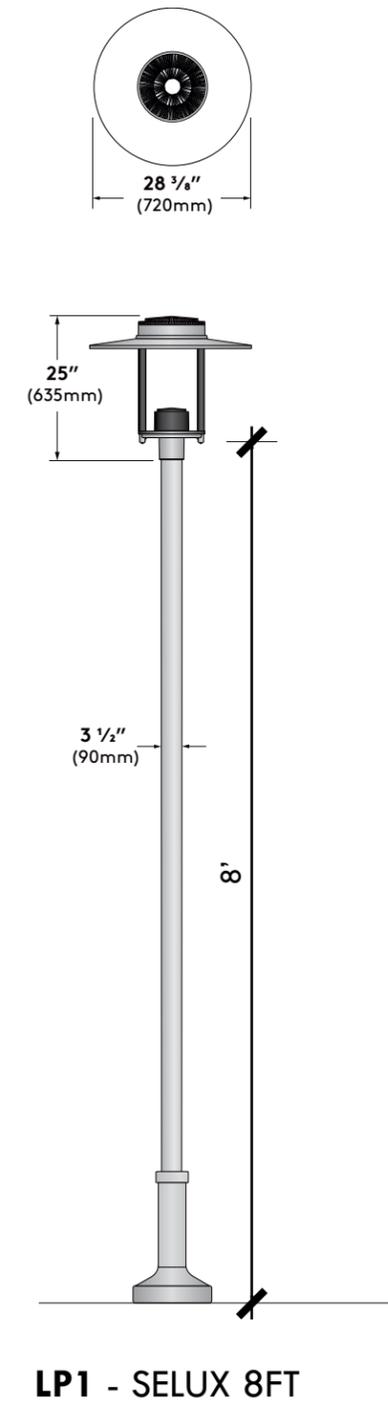
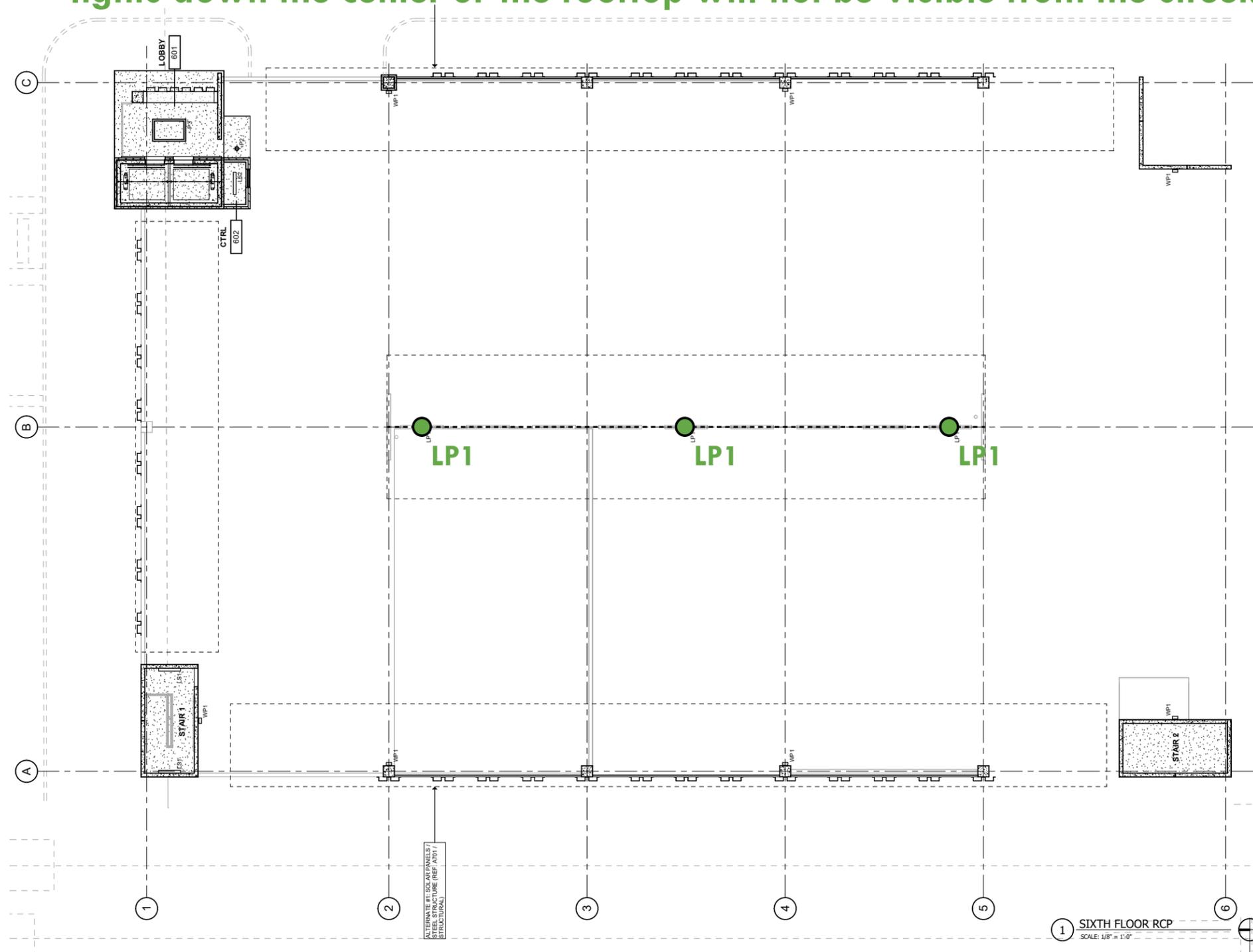






iv. That building lighting be designed in a manner that does not produce light pollution. Top level lighting should be supplied via wall sconces and not light poles.

All interior lights will be placed between beams up high. Rooftop perimeter lighting will be wall sconces. Pole lights down the center of the rooftop will not be visible from the street. Refer to A116 Sixth Floor RCP.

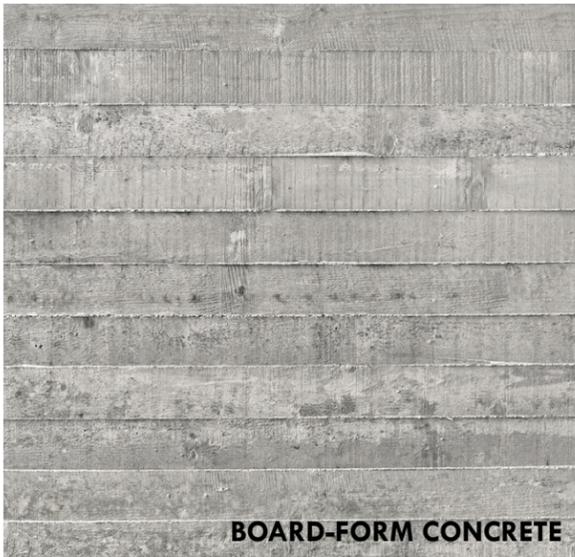




MERCHANTS ICE HISTORIC PHOTO



MERCHANTS ICE NORTH ADDITION



BOARD-FORM CONCRETE



MERCHANTS ICE - BLDG. 1 PAINTED HISTORIC SIGN



MERCHANTS ICE - BLDG. 3



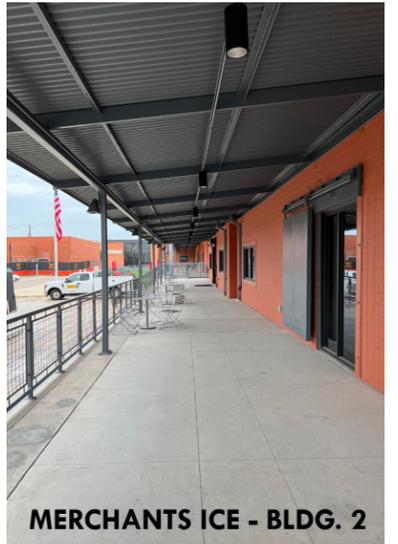
MERCHANTS ICE - BLDG. 5



OLD BRICK



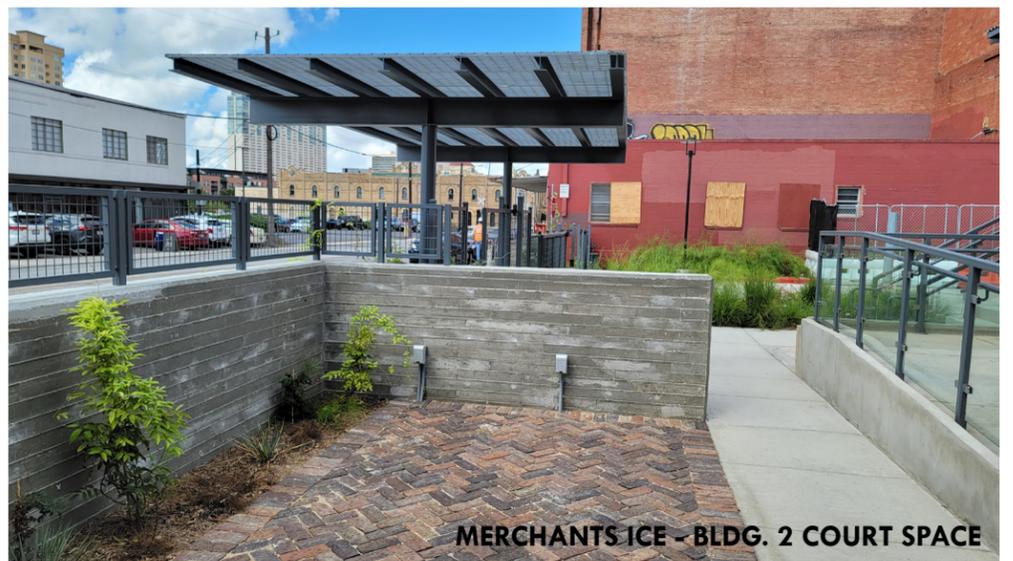
MERCHANTS ICE - BLDG. 3 ENTRY



MERCHANTS ICE - BLDG. 2



CLAY BLOCK



MERCHANTS ICE - BLDG. 2 COURT SPACE

THE MERCHANTS ICE GARAGE

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Architect's Seal
NOT FOR CONSTRUCTION

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KEYNOTES

- DIVISION 3 - CONCRETE**
- 301 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH)
 - 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT./ARCH/ LANDSCAPE)
 - 303 CONCRETE RAMP (REF. STRUCT./ARCH)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE CURB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CORBEL (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDKAL STRUCTURAL CLAY TILE RDS1 - XDS1Y
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDKAL STRUCTURAL CLAY TILE RDS1 - XDS1Y; MASONRY WALL (REF. ARCH./STRUCT.)
 - 404 GROUTED GULL (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BREEZE BLOCK - OWENS, SOLAR SCREEN TILE SOLAR SQUARE, BRDF
- DIVISION 5 - METALS**
- 501 PAINTED METAL CEILING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x4" WELDED WIRE MESH - F10, BSA WELDED TO FRAME ANGLES AT TOP
 - 507 SIGNS AND SIGNATURE
 - 508 TRUSS GALT WITH WASHERS (REF. STRUCT.)
 - 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH)
 - 510 PAINTED METAL ROOF LADDERS AND WALKS
 - 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL CANOPY (REF. STRUCT./ARCH)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG CTRS. 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL INSULATION PROTECTION**
- 701 SIS WOVEN BITUMINOUS ROOF SYSTEM
 - 702 ROOF DRAIN (REF. MEP)
 - 703 ROOF VENT (REF. MEP)
 - 704 ROOF INSULATION
 - 705 SHEET METAL FLASHING AND TRIM
 - 706 JOINT SEALANT SPECIFIED
 - 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 708 METAL ROOF EDGE
 - 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 710 PROTECTION BOARD
 - 711 PROVIDE F AIR GAP
 - 712 DRAINAGE MAT
 - 713 VENT PIPE PER MECH. (REF. MECH.)
 - 714 ROOF CURB FOR MECHANICAL UNIT
 - 715 EXTERIOR GRADE FIN WOOD
 - 716 EXTERIOR SHEAPING AS SCHEDULED
 - 717 THROUGH WALL FLASHING
 - 718 PAINTED METAL ROOF AS SPECIFIED
 - 719 TAPE FLASHING
 - 720 ROOF TEMPERATURE UNDERLAYMENT
 - 721 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 804 ALUM. CURTAIN WALL SYSTEM CAP
 - 805 GLAZING AS SPECIFIED
 - 806 NEW DOOR AS SCHEDULED
 - 807 ACCESS PANEL AS SPECIFIED
 - 808 SHIM AS REQUIRED
 - 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
 - 902 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
 - 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- DIVISION 14 - CONVEYOR EQUIPMENT**
- 1401 ELEVATOR AS SPECIFIED
- DIVISION 15 - FIRE SUPPRESSION**
- DIVISION 16 - PLUMBING**
- DIVISION 17 - HVAC**
- DIVISION 18 - ELECTRICAL**
- DIVISION 19 - COMMUNICATIONS**
- DIVISION 20 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 21 - EARTHWORK**
- DIVISION 22 - EXTERIOR IMPROVEMENTS**
- 2201 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 2202 TREE GRATE (REF. LANDSCAPE)
 - 2203 BRICK PAVING - BROOKLYN BURNING BLEND (REF. LANDSCAPE/ CIVIL)
 - 2204 CONCRETE DRIVE (REF. CIVIL)
 - 2205 CONCRETE SIDEWALK (REF. CIVIL)
 - 2206 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 2207 ASPHALT DRIVE (REF. CIVIL)

LEGEND

- EXISTING BUILDING N.I.C.
- EXISTING BUILDING
- NEW ADDITION
- NEW CONCRETE DOCK
- NEW CONCRETE SLAB, REF. STRUCTURAL
- NEW CONCRETE FLATWORK, REF. CIVIL
- LOW PROFILE LANDSCAPING, REF. LANDSCAPE
- LIMITS OF WORK LINE

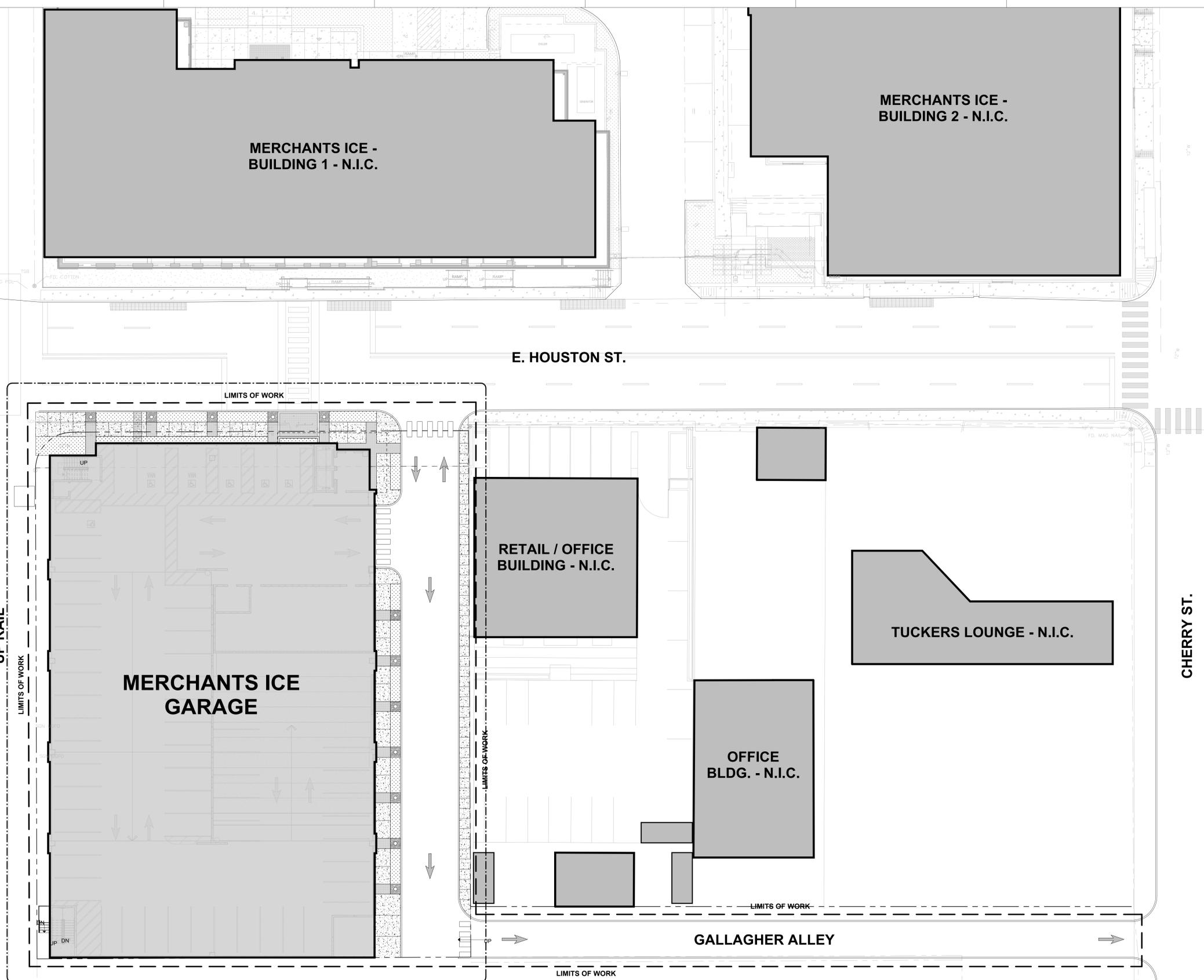
No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect	Andrew T. Douglas, AIA
Project Manager	Jeremy Jaramillo
Drawn By	
Project Number	2201
Issuance / Date	100% Design Development August 29, 2023

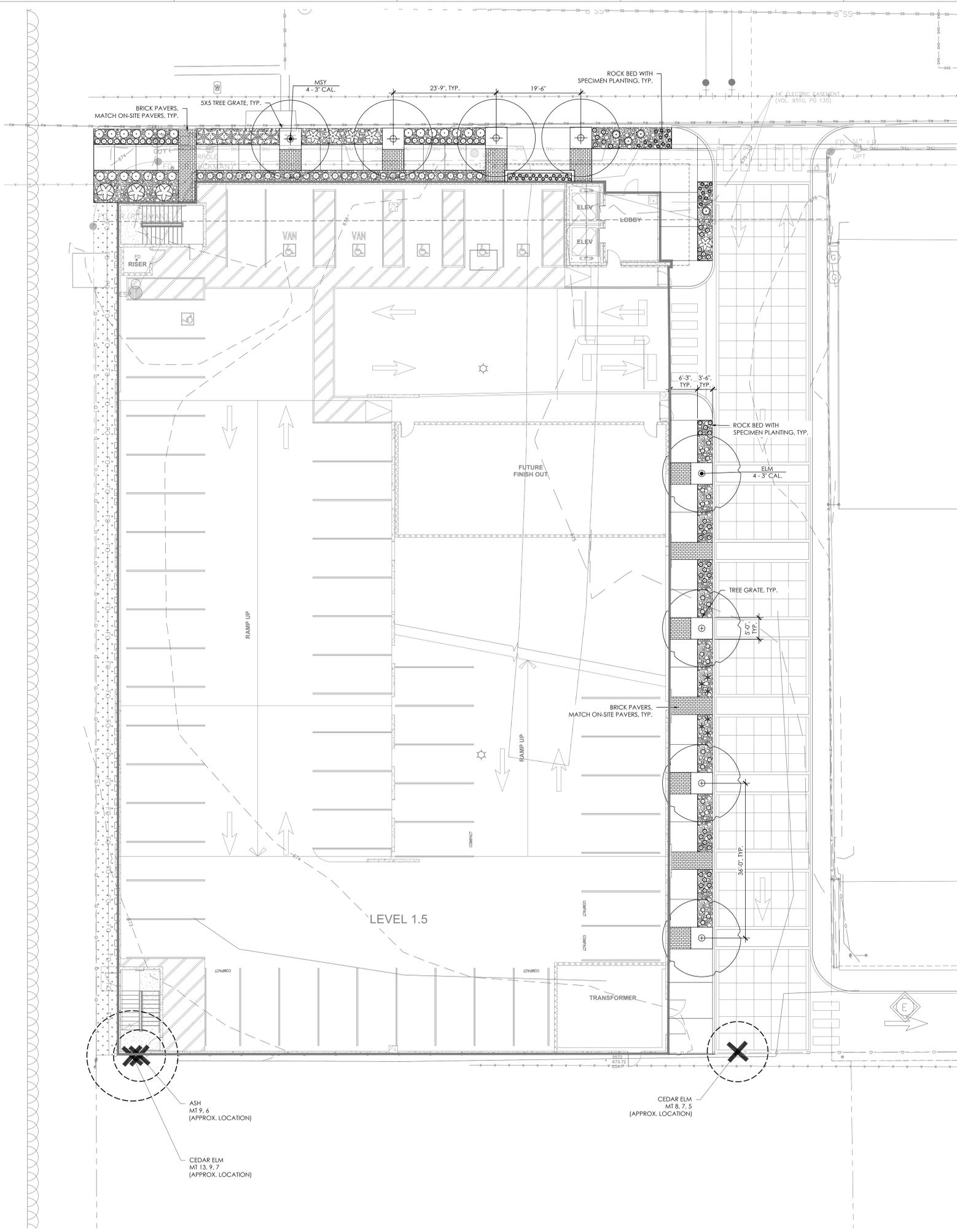
SITE PLAN

SHEET NUMBER

A100



1 SITE PLAN
SCALE: 1/16" = 1'-0"



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME
	ELM	CEDAR ELM ULMUS CRASSIFOLIA
	MSY	MEXICAN SYCAMORE PLATANUS MEXICANA
	CP	MEXICAN BIRD OF PARADISE CAESALPINIA PULCHERRIMA
	KDR	DWARF KATIE RUELLIA RUELLIA BRITTONIANA 'KATIE'
	BUI	BUTTERFLY/MOREA IRIS DIETES IRIDIODES
	SKU	SKULLCAP SCUTELLARIA SUFRUTESCENS
	TUR	TURK'S CAP MALVAVISCUS DRUMMONDII
	WST	WOOLLY STEMODIA STEMODIA LANATA
	BGG	BLUE GRAMA GRASS 'BLONDE AMBITION' BOUQUET GRASS 'BLONDE AMBITION'
	MFG	MEXICAN FEATHERGRASS NASSELLA TENUISSIMA
	HB	BRAKELIGHTS RED YUCCA HESPERALOE PARVIFLORA 'PERPA' PP
	QVA	QUEEN VICTORIA AGAVE AGAVE VICTORIAE-REGINAE
	RYU	RED YUCCA HESPERALOE PARVIFLORA
	SPP	SPINELESS PRICKLY PEAR OPUNTIA ELLISIANA
	MUL	BARK MULCH
	TIF	BERMUDA GRASS CYNODON DACTYLON 'TIF 419'
	TXRR	TEXAS BLEND RIVER ROCK

THE MERCHANTS ICE BUILDING

ADDITIONS AND RENOVATIONS

1305 E. Houston St.
San Antonio, TX 78205

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Landscape Architect's Seal
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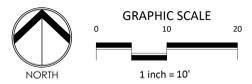
No.	Date	Issue / Revision
1	August 18, 2023	Design Development Documents

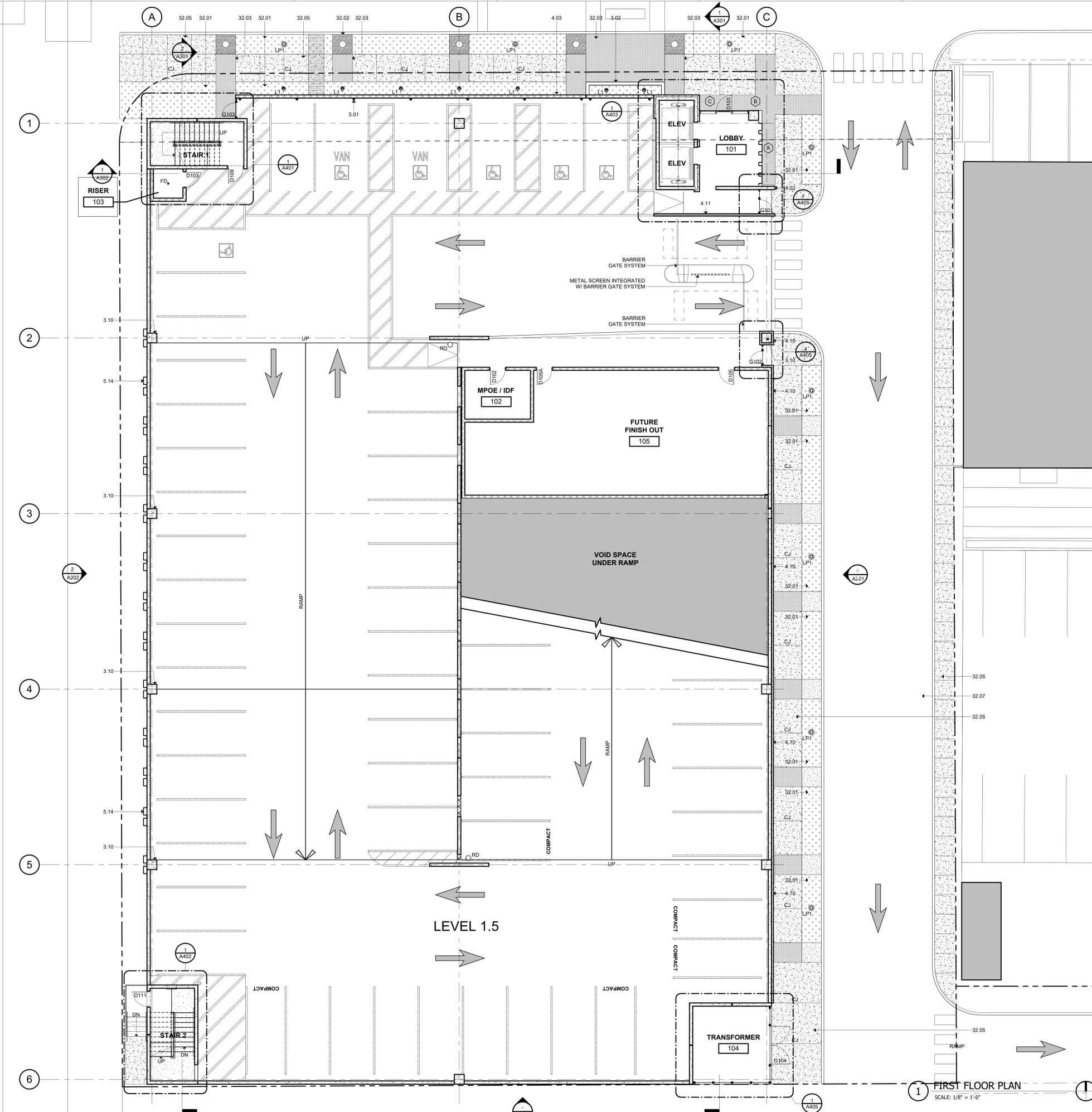
Architect	Andrew T. Douglas, AIA
Project Manager	Bryan Mask, ASLA
Drawn By	Molly Pell, PLA
Project Number	B008418.003
Issuance / Date	Design Development Documents August 18, 2023

PLANTING PLAN

SHEET NUMBER

L4.01





KEYNOTES

DIVISION 4 - EXISTING CONDITIONS

- CONCRETE SLAB AS INDICATED (REF. STRUCT. ARCH)
- BOARD FORM CONCRETE PLASTER (REF. STRUCT. ARCH / LANDSCAPE)
- CONCRETE CURB (REF. STRUCT. ARCH)
- CONCRETE GRADE BEAM (REF. STRUCT.)
- CONCRETE ON METAL DECK (REF. STRUCT.)
- CONCRETE TOPPING SLAB (REF. STRUCT.)
- CONCRETE WALL (REF. STRUCT.)
- PRECAST CONCRETE CURB (REF. STRUCT.)
- PRECAST CONCRETE BEAM (REF. STRUCT.)
- PRECAST CONCRETE COLUMN (REF. STRUCT.)
- PRECAST CONCRETE WALL (REF. STRUCT.)
- PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- NON-SHRINK GROUT (REF. STRUCT.)
- CONCRETE CURB (REF. STRUCT.)
- CONCRETE STAIR LANDING (REF. STRUCT.)
- POLISHED CONCRETE AS SPECIFIED
- PRECAST CONCRETE (REF. STRUCT.)
- PRECAST CONCRETE WALL - FITZGERALD FORMLERS 14815F (REF. STRUCT.)

DIVISION 4 - MASONRY

- CLAY UNIT MASONRY VENEER - SANDKUH. STRUCTURAL CLAY TILE RESE-ADVERT
- CLAY UNIT MASONRY BLOCK WALL - SANDKUH. STRUCTURAL CLAY TILE RESE-ADVERT
- CLAY UNIT MASONRY VENEER - SANDKUH. STRUCTURAL CLAY TILE RESE-ADVERT
- MASONRY WALL TILES
- MORTAR NET
- GROUT
- WEEP
- CLAY UNIT MASONRY VENEER
- BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- CLAY UNIT MASONRY BRICK BLOCK - OWENS, SOLAR SCREEN TILE
- BRICK SQUARE BRICK

DIVISION 4 - METALS

- PAINTED METAL CEILING (REF. STRUCT.)
- PAINTED METAL BEAM (REF. STRUCT.)
- PAINTED METAL CHANGING (REF. STRUCT.)
- PAINTED METAL DECK (REF. STRUCT.)
- PAINTED METAL TIE (REF. STRUCT.)
- Z14 WELDED WIRE MESH - F14 BGA WELDED TO FRAME ANGLES AT TOP
- SIGNS AND SIGNAGE
- TRUSS GALT WITH HUSHER (REF. STRUCT.)
- PAINTED METAL RAKING SYSTEM (REF. STRUCT. ARCH)
- PAINTED METAL ROOF LANDING (REF. STRUCT.)
- PAINTED ANGLE SUPPORT CLIP (REF. STRUCT.)
- PAINTED METAL CANNOPY (REF. STRUCT. ARCH)
- PAINTED METAL GATE
- PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. ARCH)
- PERFORATED METAL HANDHOLD - 180R101, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)

DIVISION 4 - WOOD, PLASTICS & COMPOSITES

DIVISION 5 - THERMAL INSULATION PROTECTION

- 8/8 WOOD FIBER INSULATION ROOF SYSTEM
- ROOF DRAIN (REF. MEP)
- ROOF VENT (REF. MEP)
- ROOF INSULATION
- SHEET METAL FLASHING AND TRIM
- JOINT SEALANT SPECIFIED
- CONTINUOUS JOINT SEALANT WITH BACKER ROD
- METAL ROOF EDGE
- FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- PROTECTION BOARD
- PROVIDE F AIR GAP
- DRAINAGE MAT
- VENT PIPE PER MECH. (REF. MECH.)
- ROOF CURB FOR MECHANICAL UNIT
- EXTERIOR GRADE FIN WOOD
- EXTERIOR SHEAPING AS SCHEDULED
- THROUGH WALL FLASHING
- PAINTED METAL ROOF AS SPECIFIED
- TAPE FLASHING
- ROOF TEMPERATURE UNDERLAYMENT
- FIBERGLASS BASE SHEET

DIVISION 6 - OPENINGS

- ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- ALUM. CURTAIN WALL SYSTEM CAP
- GLAZING AS SPECIFIED
- NEW GLAZING AS SCHEDULED
- ACCESS PANEL AS SPECIFIED
- SHIM AS REQUIRED
- ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN

DIVISION 7 - FINISHES

- TILE AS SCHEDULED
- BASE AS SCHEDULED

DIVISION 14 - SPECIALTIES

- FIRE EXTINGUISHER CABINET

DIVISION 15 - EQUIPMENT

- ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- EV CHARGER (REF. MEP)

DIVISION 16 - FURNISHINGS

- BICYCLE RACKS

DIVISION 17 - SPECIAL CONSTRUCTION

DIVISION 18 - CONVEYING EQUIPMENT

- ELEVATOR AS SPECIFIED

DIVISION 21 - FIRE SUPPRESSION

DIVISION 22 - PLUMBING

DIVISION 23 - HVAC

DIVISION 24 - ELECTRICAL

DIVISION 27 - COMMUNICATIONS

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

DIVISION 31 - EXTERIOR IMPROVEMENTS

DIVISION 32 - EXTERIOR FINISHES

- LOW PROFILE PLANTING (REF. LANDSCAPE)
- TREE GRATE (REF. LANDSCAPE)
- BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- CONCRETE DRIVE (REF. CIVIL)
- CONCRETE SIDEWALK (REF. CIVIL)
- TUBULAR STEEL BOLLARD (REF. CIVIL)
- ASPHALT DRIVE (REF. CIVIL)

THE MERCHANTS ICE GARAGE

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Architect's Seal

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No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect: Andrew T. Douglas, AIA
Project Manager: Jeremy Jaramillo
Drawn By:
Project Number: 2201
Issuance / Date: 100% Design Development August 29, 2023

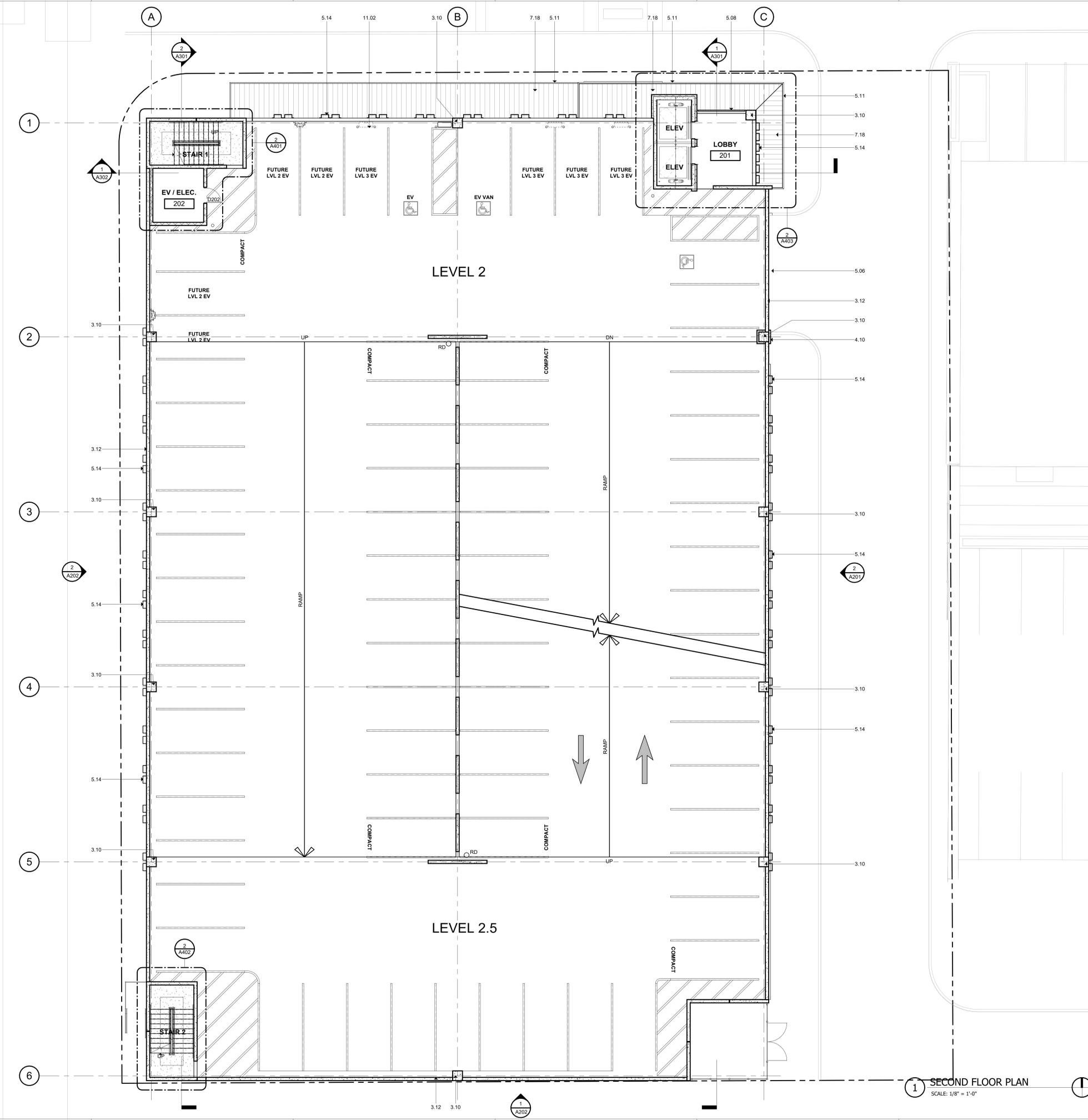
SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A101

LEGEND

- EXISTING BUILDINGS N.I.C.
- CMU WALL, REF. STRUCT.
- PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.
- CLAY TILE - SANDKUH. #5251, REF. STRUCT.
- CLAY TILE VENEER - SANDKUH. #5251
- BRICK VENEER - YANKEE HILL, SALMON
- NEW CONCRETE FLATWORK, REF. CIVIL
- PLANTING, REF. LANDSCAPE
- BRICK PAVING - ENDICOTT, BURGENDY BLEND, REF. LANDSCAPE / ARCH.
- TUBULAR STEEL BOLLARD
- LIMITS OF WORK LINE
- 1-HR RATED WALL
- EJ NEW EXPANSION JOINT
- RD ROOF DRAIN, REF. MEP
- OF OVER FLOW DRAIN, REF. MEP
- TD TRENCH DRAIN, REF. MEP
- CJ CONTROL JOINT

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEYNOTES

DIVISION 4 - EXISTING CONDITIONS

- 101 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
- 102 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
- 103 CONCRETE RAMP (REF. STRUCT. / ARCH.)
- 104 CONCRETE GRADE BEAM (REF. STRUCT.)
- 105 CONCRETE ON METAL DECK (REF. STRUCT.)
- 106 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 107 CONCRETE WALL (REF. STRUCT.)
- 108 PRECAST CONCRETE SLAB (REF. STRUCT.)
- 109 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 110 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 111 PRECAST CONCRETE WALL (REF. STRUCT.)
- 112 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 113 PRECAST CONCRETE STAIR (REF. STRUCT.)
- 114 NON-SHOWN GROUT (REF. STRUCT.)
- 115 CONCRETE CURB (REF. STRUCT.)
- 116 CONCRETE STAIR LANDING (REF. STRUCT.)
- 117 POLISHED CONCRETE AS SPECIFIED
- 118 PRECAST CONCRETE (REF. STRUCT.)
- 119 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14815F (REF. STRUCT.)

DIVISION 4 - MASONRY

- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 402 CLAY UNIT MASONRY VENEER - SANDKUH. STRUCTURAL CLAY TILE #251 - 4021F
- 403 CLAY UNIT MASONRY BLOCK WALL - SANDKUH. STRUCTURAL CLAY TILE #251 - 4031F
- 404 GROUTED JOINT (REF. STRUCT.)
- 405 MASONRY WALL TILES
- 406 MORTAR NET
- 407 GROUT
- 408 WEAP
- 409 CLAY UNIT MASONRY VENEER
- 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- 411 CLAY UNIT MASONRY BRICK BLOCK - OWENS, SOLAR SCREEN TILE - SOLAR SQUARE, BRICK

DIVISION 4 - METALS

- 501 PAINTED METAL CEILING (REF. STRUCT.)
- 502 PAINTED METAL BEAM (REF. STRUCT.)
- 503 PAINTED METAL CHANGING (REF. STRUCT.)
- 504 PAINTED METAL DECK (REF. STRUCT.)
- 505 PAINTED METAL TIE (REF. STRUCT.)
- 506 2"x1" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP
- 507 SIGES AND SECTION
- 508 TRUSS GALT WITH HANGERS (REF. STRUCT.)
- 509 PAINTED METAL RAKING SYSTEM (REF. STRUCT. / ARCH.)
- 510 PAINTED METAL ROOF LANDING
- 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
- 512 PAINTED METAL CANTOPY (REF. STRUCT. / ARCH.)
- 513 PAINTED METAL GATE
- 514 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)

DIVISION 4 - WOOD, PLASTICS & COMPOSITES

DIVISION 5 - THERMAL INSULATION PROTECTION

- 701 SIS WOLFOFIB BITUMINOUS ROOF SYSTEM
- 702 ROOF DRAIN (REF. MEP)
- 703 ROOF VENT (REF. MEP)
- 704 ROOF INSULATION
- 705 SHEET METAL FLASHING AND TRIM
- 706 JOINT SEALANT AS SPECIFIED
- 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 708 METAL ROOF EDGE
- 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 710 PROTECTION BOARD
- 711 PROVIDE F AIR GAP
- 712 DRAINAGE MAT
- 713 VENT PIPE PER MECH. (REF. MECH.)
- 714 ROOF CURB FOR MECHANICAL UNIT
- 715 EXTERIOR GRADE FINISH
- 716 EXTERIOR SHEAPING AS SCHEDULED
- 717 THROUGH-WALL FLASHING
- 718 PAINTED METAL ROOF AS SPECIFIED
- 719 TAPE FLASHING
- 720 ROOF TEMPERATURE UNDERLAYMENT
- 721 FIBERGLASS BASE SHEET

DIVISION 5 - OPENINGS

- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 804 ALUM. CURTAIN WALL SYSTEM GIP
- 805 GLAZING AS SPECIFIED
- 806 NEW GLAZING AS SCHEDULED
- 807 ACCESS PANEL AS SPECIFIED
- 808 SHIM AS REQUIRED
- 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN

DIVISION 5 - FINISHES

- 901 TILE AS SCHEDULED
- 902 BASE AS SCHEDULED

DIVISION 14 - SPECIALTIES

- 1034 FIRE EXTINGUISHER CABINET

DIVISION 11 - EQUIPMENT

- 1101 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 1102 EV CHARGER (REF. MEP)

DIVISION 12 - FURNISHINGS

- 1201 BICYCLE RACKS

DIVISION 13 - SPECIAL CONSTRUCTION

- 1301 CONCRETE CURB
- 1302 ELEVATOR AS SPECIFIED

DIVISION 21 - FIRE SUPPRESSION

DIVISION 22 - PLUMBING

DIVISION 23 - HVAC

DIVISION 24 - ELECTRICAL

DIVISION 27 - COMMUNICATIONS

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

DIVISION 31 - EXTERIOR IMPROVEMENTS

- 3201 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 3202 TREE GRATE (REF. LANDSCAPE)
- 3203 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
- 3204 CONCRETE DRIVE (REF. CIVIL)
- 3205 CONCRETE SIDEWALK (REF. CIVIL)
- 3206 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 3207 ASPHALT DRIVE (REF. CIVIL)

LEGEND

- EXISTING BUILDINGS N.I.C.
- CMU WALL, REF. STRUCT.
- PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.
- CLAY TILE - SANDKUH. #2521, REF. STRUCT.
- CLAY TILE VENEER - SANDKUH. #2521
- BRICK VENEER - YANKEE HILL, SALMON
- NEW CONCRETE FLATWORK, REF. CIVIL
- PLANTING, REF. LANDSCAPE
- BRICK PAVING - ENDICOTT, BURGENDY BLEND, REF. LANDSCAPE / ARCH.
- TUBULAR STEEL BOLLARD
- LIMITS OF WORK LINE
- 1-HR RATED WALL
- EJ NEW EXPANSION JOINT
- RD ROOF DRAIN, REF. MEP
- OF OVER FLOW DRAIN, REF. MEP
- TD TRENCH DRAIN, REF. MEP
- CJ CONTROL JOINT

TABLE

No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect: Andrew T. Douglas, AIA
 Project Manager: Jeremy Jaramillo
 Drawn By:
 Project Number: 2201
 Issuance / Date: 100% Design Development August 29, 2023

SECOND FLOOR PLAN

SHEET NUMBER

A102

Project
THE MERCHANTS ICE GARAGE
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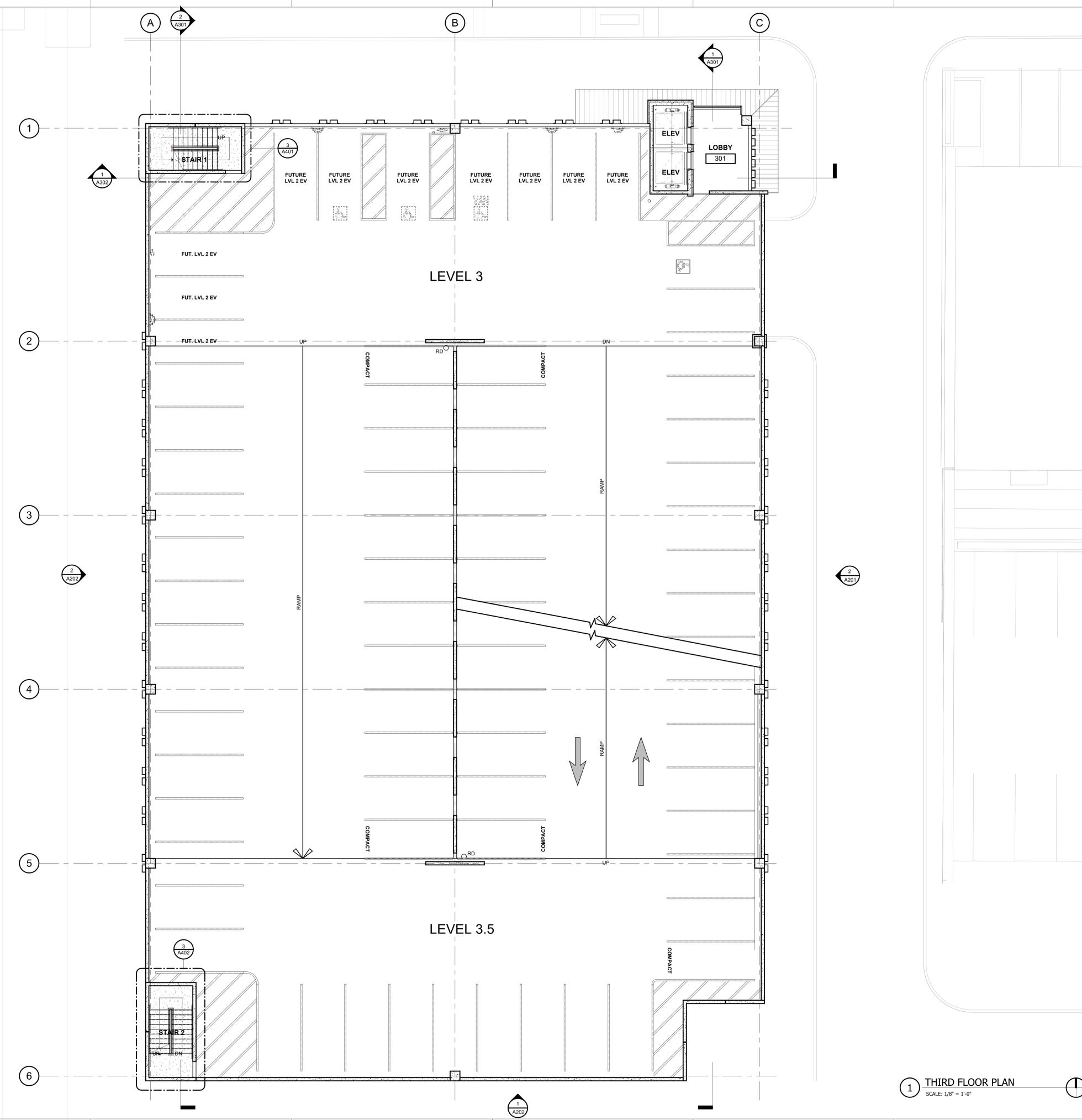
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Architect's Seal

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1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE**
- 301 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
 - 302 BOARD FORM CONCRETE PLASTER (REF. STRUCT. / ARCH. / LANDSCAPE)
 - 303 CONCRETE (REF. STRUCT. / ARCH.)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE SLAB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CONCRETE (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14815F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDKUH. STRUCTURAL CLAY TILE RESE-ADVERT
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDKUH. STRUCTURAL CLAY TILE RESE-ADVERT
 - 404 GROUTED GULL (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BRICK BLOCK - OWENS, SOLAR SCREEN TILE, SOLAR SQUARE, BRICK
- DIVISION 5 - METALS**
- 501 PAINTED METAL CEILING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x1" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP
 - 507 SIDING AND SECTION
 - 508 TRUSS GALT WITH HANGERS (REF. STRUCT.)
 - 509 PAINTED METAL RAKING SYSTEM (REF. STRUCT. / ARCH.)
 - 510 PAINTED METAL ROOF LACING AND RISER
 - 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL CANTY (REF. STRUCT. / ARCH.)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL HANDHOLD - 160101, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL INSULATION PROTECTION**
- 701 SIS WOOD FIBER INSULATION ROOF SYSTEM
 - 702 ROOF DRAIN (REF. MEP)
 - 703 ROOF VENT (REF. MEP)
 - 704 ROOF INSULATION
 - 705 SHEET METAL FLASHING AND TRIM
 - 706 JOINT SEALANT SPECIFIED
 - 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 708 METAL ROOF EDGE
 - 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 710 PROTECTION BOARD
 - 711 PROVIDE F AIR GAP
 - 712 DRAINAGE MAT
 - 713 VENT PIPE PER MECH. (REF. MECH.)
 - 714 ROOF CURB FOR MECHANICAL UNIT
 - 715 EXTERIOR GRADE FINISH
 - 716 EXTERIOR SHEAPING AS SCHEDULED
 - 717 THROUGH WALL FLASHING
 - 718 PAINTED METAL ROOF AS SPECIFIED
 - 719 TAPE FLASHING
 - 720 ROOF TEMPERATURE UNDERLAYMENT
 - 721 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 804 ALUM. CURTAIN WALL SYSTEM CAP
 - 805 GLAZING AS SPECIFIED
 - 806 NEW GLAZING AS SCHEDULED
 - 807 ACCESS PANEL AS SPECIFIED
 - 808 SHIM AS REQUIRED
 - 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
 - 902 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMERS (REF. CIVIL / MEP)
 - 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- DIVISION 14 - OWNER'S EQUIPMENT**
- 1401 ELEVATOR AS SPECIFIED
- DIVISION 15 - FIRE SUPPRESSION**
- DIVISION 16 - PLUMBING**
- DIVISION 17 - HVAC**
- DIVISION 18 - ELECTRICAL**
- DIVISION 19 - COMMUNICATIONS**
- DIVISION 20 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 21 - EARTHWORK**
- DIVISION 22 - EXTERIOR IMPROVEMENTS**
- 2201 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 2202 TREE GRATE (REF. LANDSCAPE)
 - 2203 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
 - 2204 CONCRETE DRIVE (REF. CIVIL)
 - 2205 CONCRETE SIDEWALK (REF. CIVIL)
 - 2206 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 2207 ASPHALT DRIVE (REF. CIVIL)

LEGEND

- EXISTING BUILDINGS N.I.C.
- CMU WALL, REF. STRUCT.
- PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.
- CLAY TILE - SANDKUH. #5251, REF. STRUCT.
- CLAY TILE VENEER - SANDKUH. #5251
- BRICK VENEER - YANKEE HILL, SALMON
- NEW CONCRETE FLATWORK, REF. CIVIL
- PLANTING, REF. LANDSCAPE
- BRICK PAVING - ENDICOTT, BURGENDY BLEND, REF. LANDSCAPE / ARCH.
- TUBULAR STEEL BOLLARD
- LIMITS OF WORK LINE
- 1-HR RATED WALL
- NEW EXPANSION JOINT
- ROOF DRAIN, REF. MEP
- OVER FLOW DRAIN, REF. MEP
- TRENCH DRAIN, REF. MEP
- CONTROL JOINT

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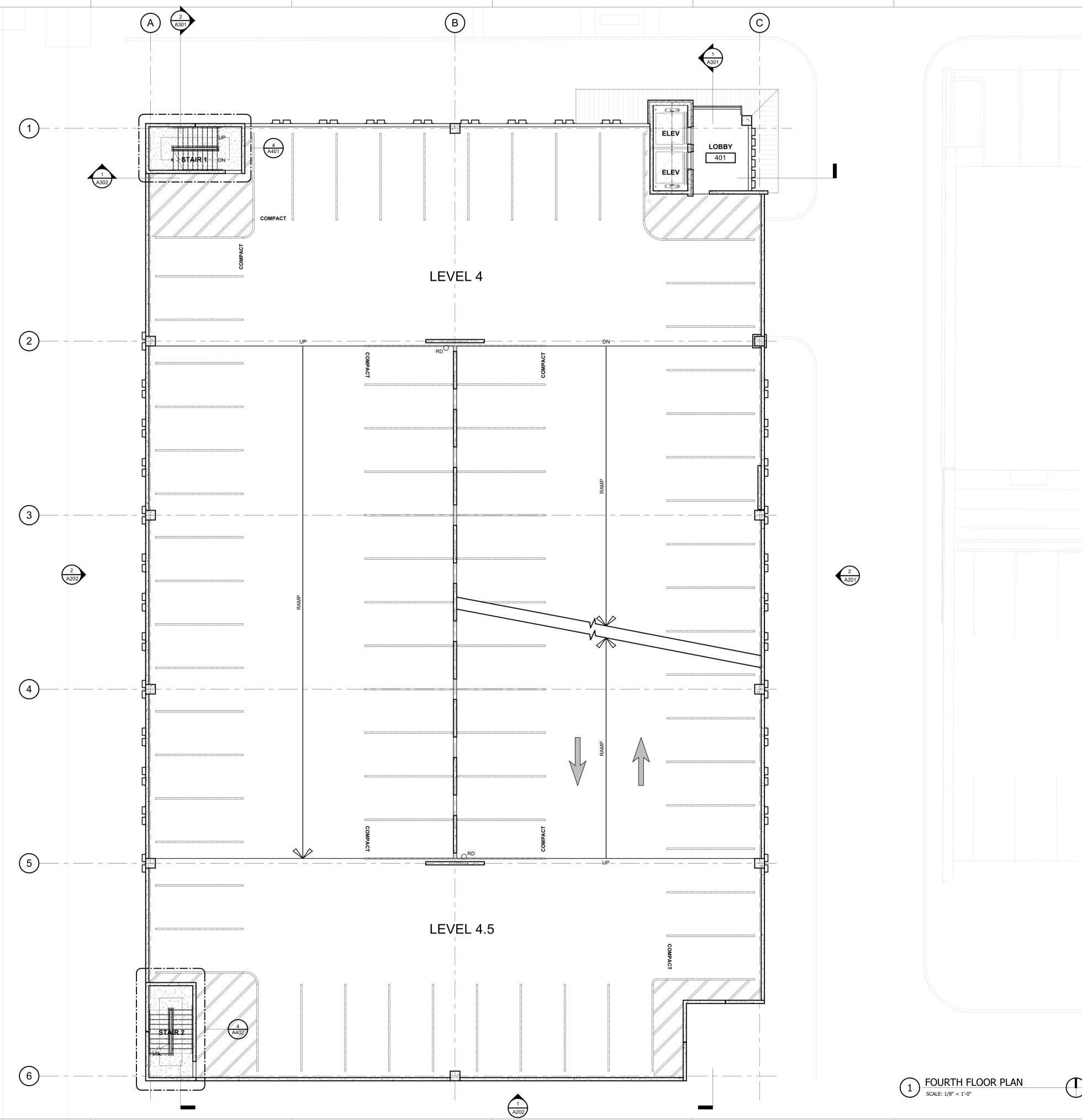
No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023

THIRD FLOOR PLAN

SHEET NUMBER

A103



KEYNOTES		
DIVISION 3 - CONCRETE		
301	CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)	
302	BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)	
303	CONCRETE (REF. STRUCT. / ARCH.)	
304	CONCRETE GRADE BEAM (REF. STRUCT.)	
305	CONCRETE ON METAL DECK (REF. STRUCT.)	
306	CONCRETE TOPPING SLAB (REF. STRUCT.)	
307	CONCRETE WALL (REF. STRUCT.)	
308	PRECAST CONCRETE SLAB (REF. STRUCT.)	
309	PRECAST CONCRETE BEAM (REF. STRUCT.)	
310	PRECAST CONCRETE COLUMN (REF. STRUCT.)	
311	PRECAST CONCRETE WALL (REF. STRUCT.)	
312	PRECAST CONCRETE SPANDREL (REF. STRUCT.)	
313	PRECAST CONCRETE GIRDER (REF. STRUCT.)	
314	NON-SHOWN GROUT (REF. STRUCT.)	
315	CONCRETE CURB (REF. STRUCT.)	
316	CONCRETE EDGING LANDING (REF. STRUCT.)	
317	POLISHED CONCRETE AS SPECIFIED	
318	PRECAST CONCRETE (REF. STRUCT.)	
319	PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14815F (REF. STRUCT.)	
DIVISION 4 - MASONRY		
401	CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)	
402	CLAY UNIT MASONRY VENEER - SANDKUHLL STRUCTURAL CLAY TILE #251 - 4007	
403	CLAY UNIT MASONRY BLOCK WALL - SANDKUHLL STRUCTURAL CLAY TILE #251 - 4007	
404	GROUTED GULL (REF. STRUCT.)	
405	MASONRY WALL TILES	
406	MORTAR NET	
407	GROUT	
408	WEEP	
409	CLAY UNIT MASONRY VENEER	
410	BRICK VENEER - YANKEE HILL, SALMON SMOOTH	
411	CLAY UNIT MASONRY BRICKS - OWENS CORNING FIBERGLASS BRICKS	
DIVISION 5 - METALS		
501	PAINTED METAL COLLARING (REF. STRUCT.)	
502	PAINTED METAL BEAM (REF. STRUCT.)	
503	PAINTED METAL CHANGING (REF. STRUCT.)	
504	PAINTED METAL DECK (REF. STRUCT.)	
505	PAINTED METAL TIE (REF. STRUCT.)	
506	2"x1" WELDED WIRE MESH - F10, 18GA WELDED TO FRAME ANGLES AT TOP	
507	SHIMS AND SPACERS	
508	TRUSS GALT WITH HANGERS (REF. STRUCT.)	
509	PAINTED METAL RAKING SYSTEM (REF. STRUCT. / ARCH.)	
510	PAINTED METAL ROOF LACING AND TRIM	
511	PAINTED METAL SUPPORT CLIP (REF. STRUCT.)	
512	PAINTED METAL CANOPY (REF. STRUCT. / ARCH.)	
513	PAINTED METAL GATE	
514	PERFORATED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)	
515	PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)	
DIVISION 6 - WOOD, PLASTICS & COMPOSITES		
DIVISION 7 - THERMAL INSULATION		
701	8" RIGID POLYURETHANE INSULATION	
702	ROOF DRAIN (REF. MEP)	
703	ROOF VENT (REF. MEP)	
704	ROOF INSULATION	
705	SHEET METAL FLASHING AND TRIM	
706	JOINT SEALANT SPECIFIED	
707	CONTINUOUS JOINT SEALANT WITH BACKER ROD	
708	METAL ROOF EDGE	
709	FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER	
710	PROTECTION BOARD	
711	PROVIDE 1/4" AIR GAP	
712	DRAINAGE MAT	
713	VENT PIPE PER MECH (REF. MECH.)	
714	ROOF CURB FOR MECHANICAL UNIT	
715	EXTERIOR GRADE FINISH	
716	EXTERIOR SHEAPING AS SCHEDULED	
717	THROUGH WALL FLASHING	
718	PAINTED METAL ROOF AS SPECIFIED	
719	TAPE FLASHING	
720	ROOF TEMPERATURE UNDERLAYMENT	
721	FIBERGLASS BASE SHEET	
DIVISION 8 - OPENINGS		
801	ALUM. CURTAIN WALL SYSTEM AS SPECIFIED	
802	ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL	
803	ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET	
804	ALUM. CURTAIN WALL SYSTEM GIP	
805	GLAZING AS SPECIFIED	
806	NEW GLAZING AS SCHEDULED	
807	ACCESS PANEL AS SPECIFIED	
808	SHIM AS REQUIRED	
809	ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN	
DIVISION 9 - FINISHES		
901	TILE AS SCHEDULED	
902	BASE AS SCHEDULED	
DIVISION 10 - SPECIALTIES		
1004	FIRE EXTINGUISHER CABINET	
DIVISION 11 - EQUIPMENT		
1101	ELECTRIC TRANSFORMER (REF. CIVIL / MEP)	
1102	E.V. CHARGER (REF. MEP)	
DIVISION 12 - FURNISHINGS		
1201	BICYCLE RACKS	
DIVISION 13 - SPECIAL CONSTRUCTION		
DIVISION 14 - MOVING EQUIPMENT		
1401	ELEVATOR AS SPECIFIED	
DIVISION 15 - FIRE SUPPRESSION		
DIVISION 16 - PLUMBING		
DIVISION 17 - HVAC		
DIVISION 18 - ELECTRICAL		
DIVISION 19 - COMMUNICATIONS		
DIVISION 20 - ELECTRONIC SAFETY AND SECURITY		
DIVISION 21 - EXTERIOR IMPROVEMENTS		
DIVISION 22 - EXTERIOR FINISHES		
2201	LOW PROFILE PLANTING (REF. LANDSCAPE)	
2202	TREE GRATE (REF. LANDSCAPE)	
2203	BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)	
2204	CONCRETE DRIVE (REF. CIVIL)	
2205	CONCRETE SIDEWALK (REF. CIVIL)	
2206	TUBULAR STEEL BOLLARD (REF. CIVIL)	
2207	ASPHALT DRIVE (REF. CIVIL)	

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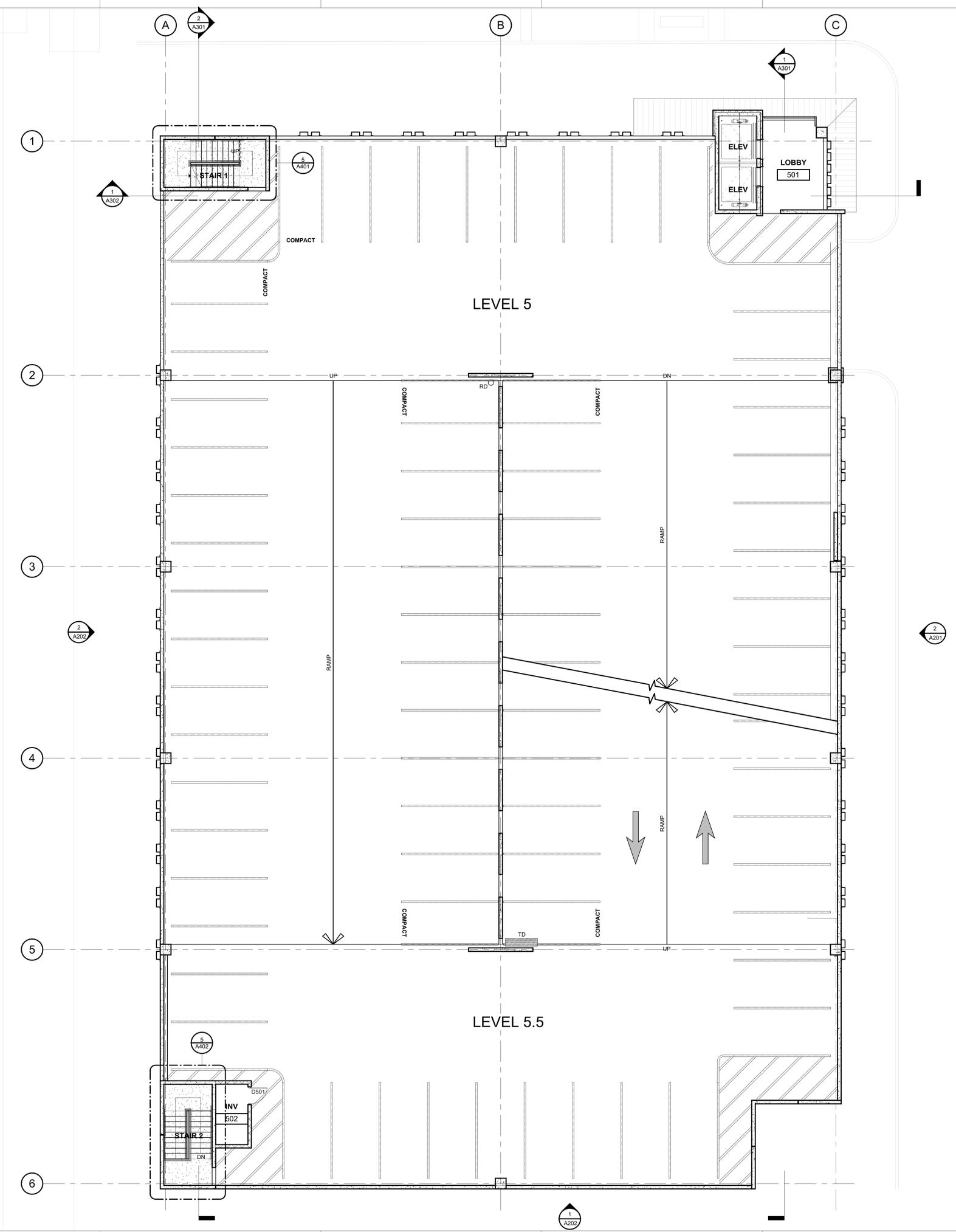
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No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023
SHEET TITLE
FOURTH FLOOR PLAN
SHEET NUMBER
A104

1 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEGEND		
	EXISTING BUILDINGS N.I.C.	
	CMU WALL, REF. STRUCT.	
	PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.	
	CLAY TILE - SANDKUHL #251, REF. STRUCT.	
	CLAY TILE VENEER - SANDKUHL #251	
	BRICK VENEER - YANKEE HILL, SALMON	
	NEW CONCRETE FLATWORK, REF. CIVIL	
	PLANTING, REF. LANDSCAPE	
	BRICK PAVING - ENDICOTT, BURGENDY BLEND, REF. LANDSCAPE / ARCH.	
	TUBULAR STEEL BOLLARD	
	LIMITS OF WORK LINE	
	1-HR RATED WALL	
	NEW EXPANSION JOINT	
	ROOF DRAIN, REF. MEP	
	OVER FLOW DRAIN, REF. MEP	
	TRENCH DRAIN, REF. MEP	
	CONTROL JOINT	



1 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE**
 - 301 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
 - 302 BOARD FORM CONCRETE PLASTER (REF. STRUCT. / ARCH. / LANDSCAPE)
 - 303 CONCRETE (REF. STRUCT. / ARCH.)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE SLAB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CORREL (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLERS, 14815F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
 - 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDKUH, STRUCTURAL CLAY TILE #251 - 4007F
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDKUH, STRUCTURAL CLAY TILE #251 - 4007F
 - 404 GROUTED GULL (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BRICK BLOCK - OWENS, SOLAR SCREEN TILE SOLAR SQUARE, BRICK
- DIVISION 5 - METALS**
 - 501 PAINTED METAL COLLING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x1" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP
 - 507 RISERS AND SECTION
 - 508 TRUSS GALT WITH HUSHER (REF. STRUCT.)
 - 509 PAINTED METAL RAKING SYSTEM (REF. ARCH.)
 - 510 PAINTED METAL ROOF LANDING AND RISER
 - 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL CANOPY (REF. STRUCT. / ARCH.)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
 - 515 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)
- DIVISION 6 - ROOF, PLASTICS & COMPOSITES**
 - 601 8/8 WOOD FLOORING (REF. STRUCT.)
 - 602 ROOF DRAIN (REF. MEP)
 - 603 ROOF VENT (REF. MEP)
 - 604 ROOF INSULATION
 - 605 SHEET METAL FLASHING AND TRIM
 - 606 JOINT SEALANT SPECIFIED
 - 607 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 608 METAL ROOF EDGE
 - 609 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 610 PROTECTION BOARD
 - 611 PROVIDE 1" AIR GAP
 - 612 DRAINAGE MAT
 - 613 VENT PIPE PER MECH. (REF. MECH.)
 - 614 ROOF CURB FOR MECHANICAL UNIT
 - 615 EXTERIOR GRADE FINISH
 - 616 EXTERIOR SHEAPING AS SCHEDULED
 - 617 THROUGH-WALL FLASHING
 - 618 PAINTED METAL ROOF AS SPECIFIED
 - 619 TAPE FLASHING
 - 620 ROOF TEMPERATURE UNDERLAYMENT
 - 621 FIBERGLASS BASE SHEET
- DIVISION 7 - OPENINGS**
 - 701 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 702 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 703 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 704 ALUM. CURTAIN WALL SYSTEM GIP
 - 705 GLAZING AS SPECIFIED
 - 706 NEW GLAZING AS SCHEDULED
 - 707 ACCESS PANEL AS SPECIFIED
 - 708 SHIM AS REQUIRED
 - 709 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 8 - FINISHES**
 - 801 TILE AS SCHEDULED
 - 802 BASE AS SCHEDULED
- DIVISION 9 - SPECIALTIES**
 - 901 FIRE EXTINGUISHER CABINET
- DIVISION 10 - EQUIPMENT**
 - 1001 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
 - 1002 EV CHARGER (REF. MEP)
- DIVISION 11 - FURNISHINGS**
 - 1101 BICYCLE RACKS
- DIVISION 12 - SPECIAL CONSTRUCTION**
 - 1201 ELEVATOR AS SPECIFIED
- DIVISION 13 - FIRE SUPPRESSION**
 - 1301 PLUMBING
- DIVISION 14 - HVAC**
- DIVISION 15 - ELECTRICAL**
- DIVISION 16 - COMMUNICATIONS**
- DIVISION 17 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 18 - EXTERIOR IMPROVEMENTS**
 - 1801 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 1802 TREE GRATE (REF. LANDSCAPE)
 - 1803 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
 - 1804 CONCRETE DRIVE (REF. CIVIL)
 - 1805 CONCRETE SIDEWALK (REF. CIVIL)
 - 1806 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 1807 ASPHALT DRIVE (REF. CIVIL)

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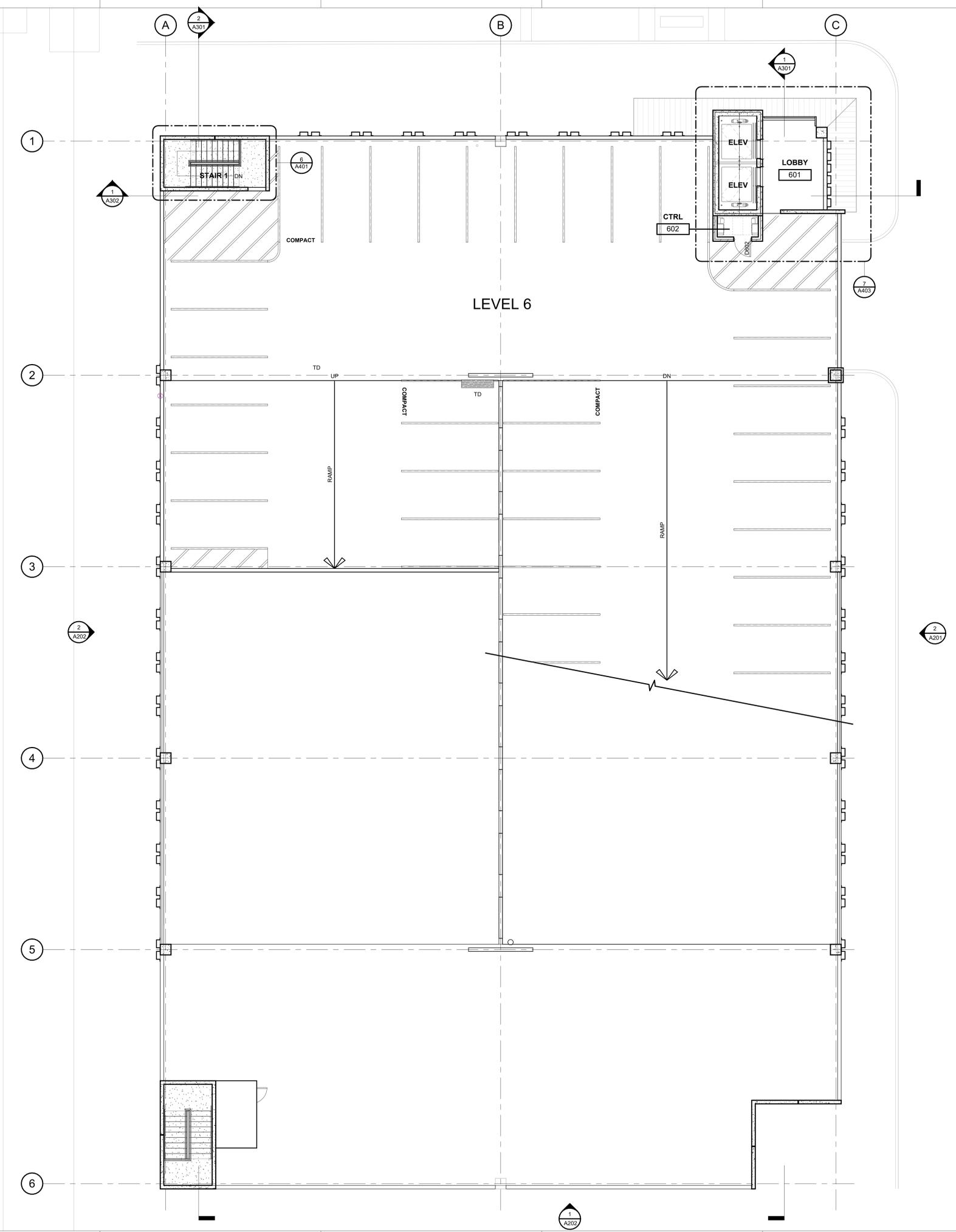
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LEGEND

- EXISTING BUILDINGS N.I.C.
- CMU WALL, REF. STRUCT.
- PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.
- CLAY TILE - SANDKUHL #251, REF. STRUCT.
- CLAY TILE VENEER - SANDKUHL #251
- BRICK VENEER - YANKEE HILL, SALMON
- NEW CONCRETE FLATWORK, REF. CIVIL
- PLANTING, REF. LANDSCAPE
- BRICK PAVING - ENDICOTT, BURGENDY BLEND, REF. LANDSCAPE / ARCH.
- TUBULAR STEEL BOLLARD
- LIMITS OF WORK LINE
- 1-HR RATED WALL
- NEW EXPANSION JOINT
- ROOF DRAIN, REF. MEP
- OVER FLOW DRAIN, REF. MEP
- TRENCH DRAIN, REF. MEP
- CONTROL JOINT

No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect	Andrew T. Douglas, AIA
Project Manager	Jeremy Jaramillo
Drawn By	
Project Number	2201
Issuance / Date	100% Design Development August 29, 2023
SHEET TITLE	FIFTH FLOOR PLAN
SHEET NUMBER	A105



1 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE**
- 301 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
 - 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
 - 303 CONCRETE RAMP (REF. STRUCT. / ARCH.)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE SLAB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CORREL (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14815F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDKUH, STRUCTURAL CLAY TILE #251 - 402VF
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDKUH, STRUCTURAL CLAY TILE #251 - 403VF
 - 404 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BRICKS - OWENS, SOLAR SCREEN TILE - SOLAR SQUARE, BRICK
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLARING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x4" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP, SIDES AND BOTTOM
 - 507 TRUSS & LIFT WITH HANGERS (REF. STRUCT.)
 - 508 PAINTED METAL RAKING SYSTEM (REF. STRUCT. / ARCH.)
 - 509 PAINTED METAL ROOF LADDERS AND RISERS
 - 510 PAINTED METAL ANGLE SUPPORT CLIP (REF. STRUCT.)
 - 511 PAINTED METAL CANNOPY (REF. STRUCT. / ARCH.)
 - 512 PAINTED METAL GATE
 - 513 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
 - 514 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL INSULATION**
- 701 SIS WOOD FIBER INSULATION
 - 702 ROOF DRAIN (REF. MEP)
 - 703 ROOF VENT (REF. MEP)
 - 704 ROOF INSULATION
 - 705 SHEET METAL FLASHING AND TRIM
 - 706 JOINT SEALANT SPECIFIED
 - 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 708 METAL ROOF EDGE
 - 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 710 PROTECTION BOARD
 - 711 PROVIDE 1/4" AIR GAP
 - 712 DRAINAGE MAT
 - 713 VENT PIPE PER MECH. (REF. MECH.)
 - 714 ROOF CURB FOR MECHANICAL UNIT
 - 715 EXTERIOR GRADE FIN WOOD
 - 716 EXTERIOR SHEAPING AS SCHEDULED
 - 717 THROUGH WALL FLASHING
 - 718 PAINTED METAL ROOF AS SPECIFIED
 - 719 TAPE FLASHING
 - 720 ROOF TEMPERATURE UNDERLAYMENT
 - 721 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 804 ALUM. CURTAIN WALL SYSTEM COP
 - 805 GLAZING AS SPECIFIED
 - 806 NEW GLAZING AS SCHEDULED
 - 807 ACCESS PANEL AS SPECIFIED
 - 808 SHIM AS REQUIRED
 - 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
 - 902 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
 - 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- DIVISION 14 - OTHER MECHANICAL**
- 1401 ELEVATOR AS SPECIFIED
- DIVISION 15 - FIRE SUPPRESSION**
- DIVISION 16 - PLUMBING**
- DIVISION 17 - HVAC**
- DIVISION 18 - ELECTRICAL**
- DIVISION 19 - COMMUNICATIONS**
- DIVISION 20 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 21 - EXTERIOR FINISHES**
- 2001 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 2002 TREE GRATE (REF. LANDSCAPE)
 - 2003 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
 - 2004 CONCRETE DRIVE (REF. CIVIL)
 - 2005 CONCRETE SIDEWALK (REF. CIVIL)
 - 2006 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 2007 ASPHALT DRIVE (REF. CIVIL)

LEGEND

- EXISTING BUILDINGS N.I.C.
- CMU WALL, REF. STRUCT.
- PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.
- CLAY TILE - SANDKUHL #251, REF. STRUCT.
- CLAY TILE VENEER - SANDKUHL #251
- BRICK VENEER - YANKEE HILL, SALMON
- NEW CONCRETE FLATWORK, REF. CIVIL
- PLANTING, REF. LANDSCAPE
- BRICK PAVING - ENDICOTT, BURGENDY BLEND, REF. LANDSCAPE / ARCH.
- TUBULAR STEEL BOLLARD
- LIMITS OF WORK LINE
- 1-HR RATED WALL
- NEW EXPANSION JOINT
- ROOF DRAIN, REF. MEP
- OVER FLOW DRAIN, REF. MEP
- TRENCH DRAIN, REF. MEP
- CONTROL JOINT

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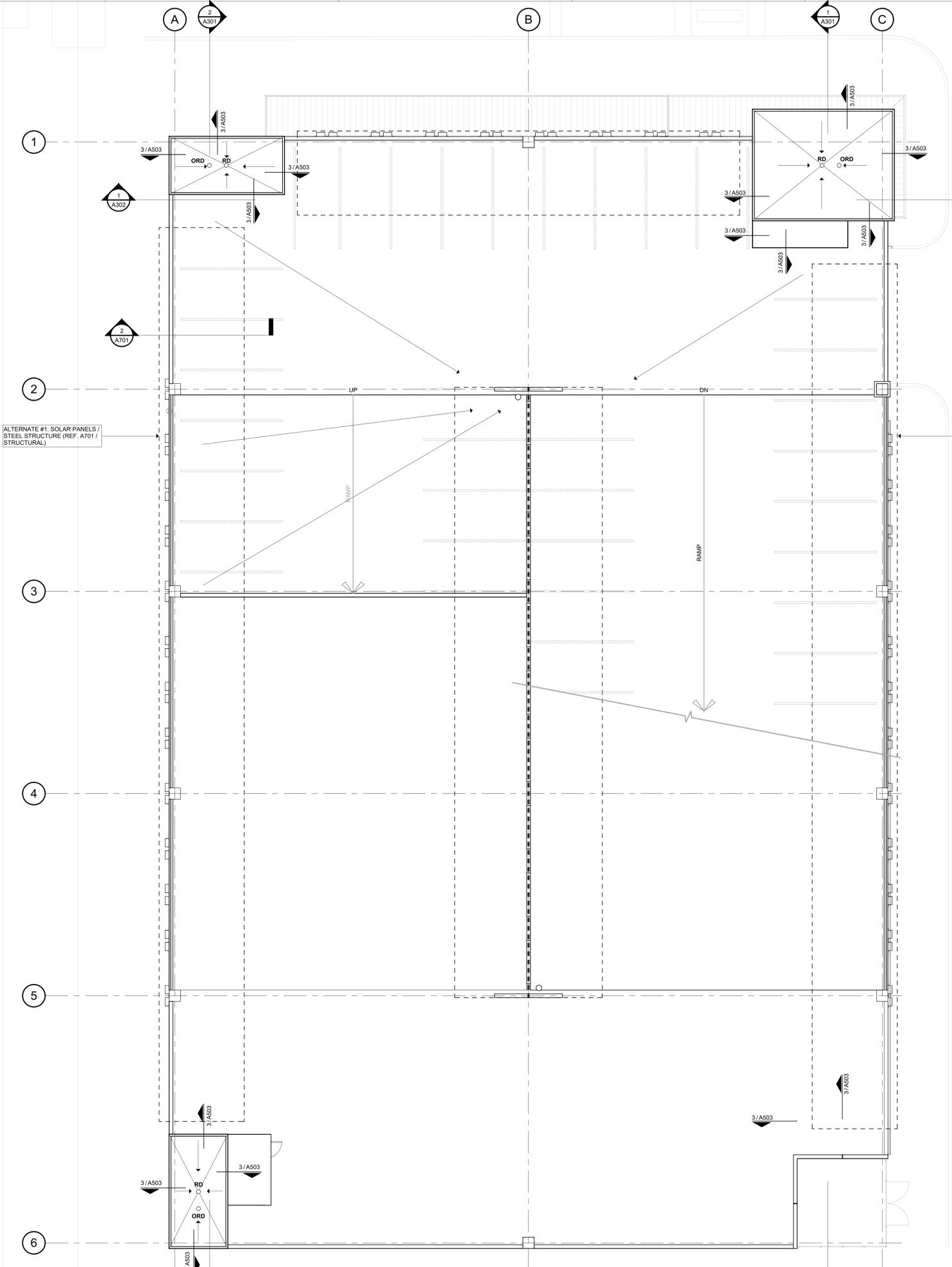
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No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023

SIXTH FLOOR PLAN

SHEET NUMBER
A106



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE**
- 301 CONCRETE SLAB AS INDICATED (REF. STRUCT. / ARCH.)
 - 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT. / ARCH. / LANDSCAPE)
 - 303 CONCRETE RAMP (REF. STRUCT. / ARCH.)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 PRECAST CONCRETE CURB (REF. STRUCT.)
 - 308 PRECAST CONCRETE CURB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE TIE (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CONCRETE (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14815F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDKUHLL STRUCTURAL CLAY TILE #251 - 4001F
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDKUHLL STRUCTURAL CLAY TILE #251 - 4001F
 - 404 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BREEZE BLOCK - OWENS, SOLAR SCREEN TILE SOLAR SCREEN, BRDF
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLARING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x1" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP
 - 507 SIGES AND SECTION
 - 508 TRUSS JOINT WITH WASHERS (REF. STRUCT.)
 - 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
 - 510 PAINTED METAL ROOF LANDING AND TRIM
 - 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL LAMPY (REF. STRUCT. / ARCH.)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL PLATE SURROUND AT OPENING (REF. STRUCT. / ARCH.)
 - 515 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)
- DIVISION 6 - ROOFING**
- 601 8/12 GABLE WITH SHAKES (REF. STRUCT.)
 - 602 S/S W/COATED BITUMINOUS ROOF SYSTEM
 - 603 ROOF DRAIN (REF. MEP)
 - 604 ROOF VENT (REF. MEP)
 - 605 ROOF INSULATION
 - 606 SHEET METAL FLASHING AND TRIM
 - 607 JOINT SEALANT SPECIFIED
 - 608 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 609 METAL ROOF EDGE
 - 610 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 611 PROTECTION BOARD
 - 612 PROVIDE 1/4" AIR GAP
 - 613 DRAINAGE MAT
 - 614 VENT PIPE PER MECH. (REF. MECH.)
 - 615 ROOF CURB FOR MECHANICAL UNIT
 - 616 EXTERIOR GRADE FINISH
 - 617 EXTERIOR SHEAPING AS SCHEDULED
 - 618 THROUGH WALL FLASHING
 - 619 PAINTED METAL ROOF AS SPECIFIED
 - 620 TAPE FLASHING
 - 621 ROOF TEMPERATURE UNDERLAYMENT
 - 622 FIBERGLASS BASE SHEET
- DIVISION 7 - OPENINGS**
- 701 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 702 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 703 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 704 ALUM. CURTAIN WALL SYSTEM CAP
 - 705 GLAZING AS SPECIFIED
 - 706 NEW GLAZING AS SCHEDULED
 - 707 ACCESS PANEL AS SPECIFIED
 - 708 SHIM AS REQUIRED
 - 709 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 8 - FINISHES**
- 801 TILE AS SCHEDULED
 - 802 BASE AS SCHEDULED
- DIVISION 9 - SPECIALTIES**
- 901 FIRE EXTINGUISHER CABINET
- DIVISION 10 - EQUIPMENT**
- 1001 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
 - 1002 EV CHARGER (REF. MEP)
- DIVISION 11 - FURNISHINGS**
- 1101 BICYCLE RACKS
- DIVISION 12 - SPECIAL CONSTRUCTION**
- 1201 ELEVATOR AS SPECIFIED
- DIVISION 13 - FIRE SUPPRESSION**
- 1301 PLUMBING
- DIVISION 14 - HVAC**
- 1401 ELECTRICAL
- DIVISION 15 - COMMUNICATIONS**
- 1501 ELECTRONIC SAFETY AND SECURITY
- DIVISION 16 - EXTERIOR IMPROVEMENTS**
- 1601 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 1602 TREE GRATE (REF. LANDSCAPE)
 - 1603 BRICK PAVING - ENDICOTT, BURGENDY BLEND (REF. LANDSCAPE / CIVIL)
 - 1604 CONCRETE DRIVE (REF. CIVIL)
 - 1605 CONCRETE SIDEWALK (REF. CIVIL)
 - 1606 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 1607 ASPHALT DRIVE (REF. CIVIL)

LEGEND

- EXISTING BUILDINGS N.I.C.
- CMU WALL, REF. STRUCT.
- PRECAST CONCRETE WALL - FITZGERALD, 14815F, REF. STRUCT.
- CLAY TILE - SANDKUHLL #251, REF. STRUCT.
- CLAY TILE VENEER - SANDKUHLL #251
- BRICK VENEER - YANKEE HILL, SALMON
- NEW CONCRETE FLATWORK, REF. CIVIL
- PLANTING, REF. LANDSCAPE
- BRICK PAVING - ENDICOTT, BURGENDY BLEND, REF. LANDSCAPE / ARCH.
- TUBULAR STEEL BOLLARD
- LIMITS OF WORK LINE
- 1-HR RATED WALL
- EJ NEW EXPANSION JOINT
- RD ROOF DRAIN, REF. MEP
- OF OVER FLOW DRAIN, REF. MEP
- TD TRENCH DRAIN, REF. MEP
- CJ CONTROL JOINT

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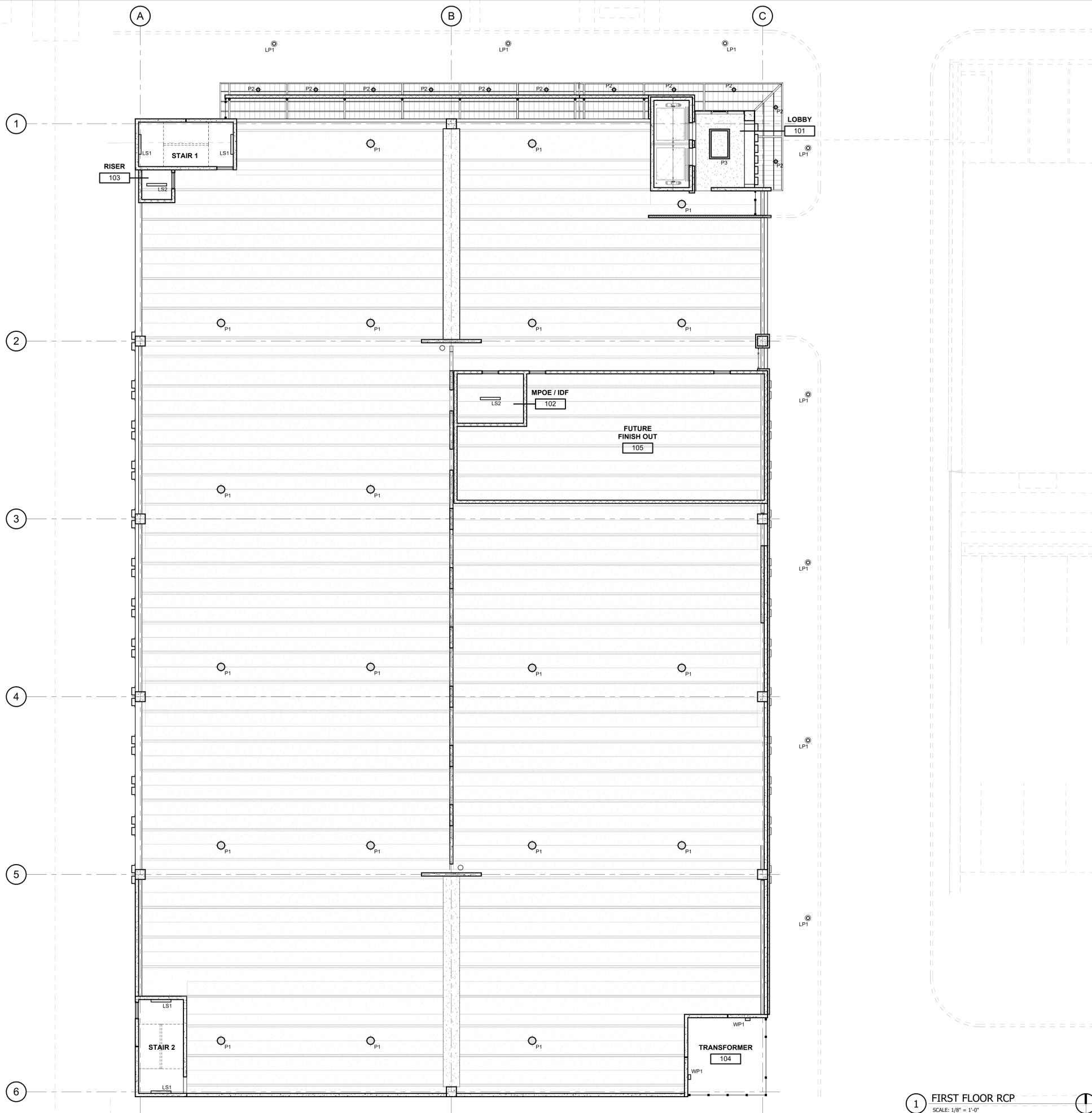
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No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect	Andrew T. Douglas, AIA
Project Manager	Jeremy Jaramillo
Drawn By	
Project Number	2201
Issuance / Date	100% Design Development August 29, 2023
SHEET TITLE	ROOF PLAN
SHEET NUMBER	A107



1 FIRST FLOOR RCP
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - EXISTING CONDITIONS**
- 301 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH.)
- 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT./ARCH./LANDSCAPE)
- 303 CONCRETE CURB (REF. STRUCT./ARCH.)
- 304 CONCRETE GRADE BEAM (REF. STRUCT.)
- 305 CONCRETE ON METAL DECK (REF. STRUCT.)
- 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 307 CONCRETE WALL (REF. STRUCT.)
- 308 PRECAST CONCRETE CURB (REF. STRUCT.)
- 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 311 PRECAST CONCRETE WALL (REF. STRUCT.)
- 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 313 PRECAST CONCRETE TIE (REF. STRUCT.)
- 314 NON-SHOWN GROUT (REF. STRUCT.)
- 315 CONCRETE CURB (REF. STRUCT.)
- 316 CONCRETE STAIR LANDING (REF. STRUCT.)
- 317 POLISHED CONCRETE AS SPECIFIED
- 318 PRECAST CONCRETE (REF. STRUCT.)
- 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
- 402 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE RESEALANT
- 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE RESEALANT
- 404 BRICK VENEER - HANKE HILL, SALMON SMOOTH
- 405 MASONRY WALL TILES
- 406 MORTAR NET
- 407 GROUT
- 408 WEAP
- 409 CLAY UNIT MASONRY VENEER
- 410 BRICK VENEER - HANKE HILL, SALMON SMOOTH
- 411 CLAY UNIT MASONRY BRICK BLOCK - OWENS, SOLAR SCREEN TILE, SQUARE, BRICK
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLARING (REF. STRUCT.)
- 502 PAINTED METAL BEAM (REF. STRUCT.)
- 503 PAINTED METAL CHANGING (REF. STRUCT.)
- 504 PAINTED METAL DECK (REF. STRUCT.)
- 505 PAINTED METAL TIE (REF. STRUCT.)
- 506 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP
- 507 SIGNS AND SIGNAGE
- 508 TRUSS JOINT WITH WAGERS (REF. STRUCT.)
- 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH.)
- 510 PAINTED METAL ROOF LACER AND TRIM
- 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
- 512 PAINTED METAL CANNOPY (REF. STRUCT./ARCH.)
- 513 PAINTED METAL GATE
- 514 PERFORATED METAL HANDHOLD - 160R101, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL INSULATION PROTECTION**
- 701 SIS WOOD FIBER INSULATED ROOF SYSTEM
- 702 ROOF DRAIN (REF. MECH.)
- 703 ROOF VENT (REF. MECH.)
- 704 ROOF INSULATION
- 705 SHEET METAL FLASHING AND TRIM
- 706 JOINT SEALANT SPECIFIED
- 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 708 METAL ROOF EDGE
- 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 710 PROTECTION BOARD
- 711 PROVIDE 1" AIR GAP
- 712 DRAINAGE MAT
- 713 VENT PIPE PER MECH. (REF. MECH.)
- 714 ROOF CURB FOR MECHANICAL UNIT
- 715 EXTERIOR GRADE FINISH
- 716 EXTERIOR SHEAPING AS SCHEDULED
- 717 THROUGH-WALL FLASHING
- 718 PAINTED METAL ROOF AS SPECIFIED
- 719 TAPE FLASHING
- 720 ROOF TEMPERATURE UNDERLAYMENT
- 721 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 804 ALUM. CURTAIN WALL SYSTEM CAP
- 805 GLAZING AS SPECIFIED
- 806 NEW GLAZING AS SCHEDULED
- 807 ACCESS PANEL AS SPECIFIED
- 808 SHIM AS REQUIRED
- 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL, GLAZED-IN
- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
- 902 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
- 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- DIVISION 14 - CONVEYING EQUIPMENT**
- 1401 ELEVATOR AS SPECIFIED
- DIVISION 15 - FIRE SUPPRESSION**
- DIVISION 16 - PLUMBING**
- DIVISION 17 - HVAC**
- DIVISION 18 - ELECTRICAL**
- DIVISION 19 - COMMUNICATIONS**
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- DIVISION 21 - EXTERIOR IMPROVEMENTS**
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- 2004 CONCRETE DRIVE (REF. CIVIL)
- 2005 CONCRETE SIDEWALK (REF. CIVIL)
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- 2007 ASPHALT DRIVE (REF. CIVIL)

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LEGEND

- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

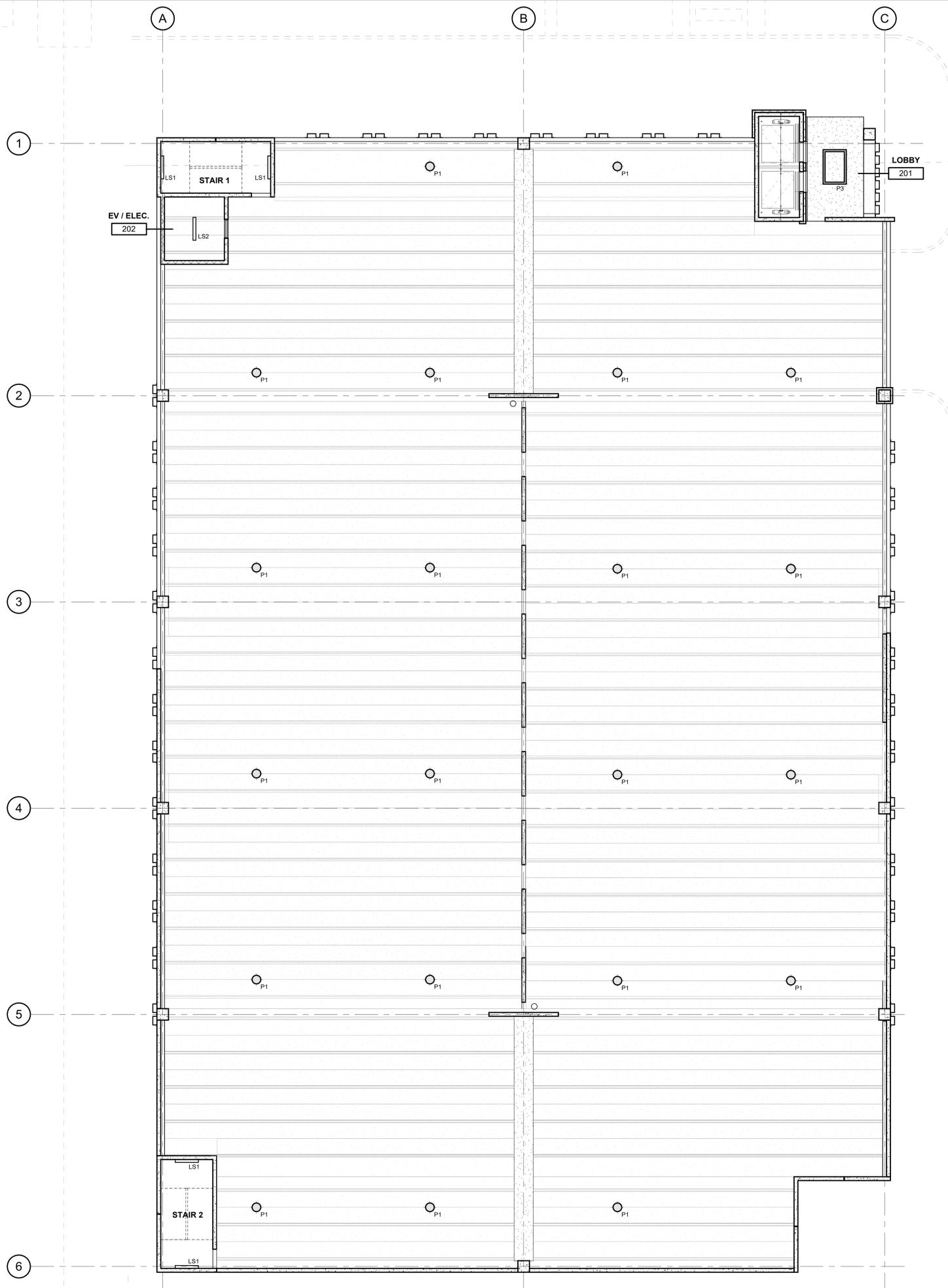
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Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023

SHEET TITLE
FIRST FLOOR RCP

SHEET NUMBER

A111



1 SECOND FLOOR RCP
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE**
 - 301 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH)
 - 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT./ARCH./LANDSCAPE)
 - 303 CONCRETE CURB (REF. STRUCT./ARCH)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE CLAU (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CURB (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
 - 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE RESEALANT
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE RESEALANT
 - 404 BRICK VENEER - HANKEE HILL SALMON SMOOTH
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - HANKEE HILL SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BREEZE BLOCK - OWENS CORNING FIBERGLASS BEEHIVE
- DIVISION 5 - METALS**
 - 501 PAINTED METAL COLLARING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x4" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP
 - 507 SIGNS AND SIGNAGE
 - 508 TRUSS GALT WITH HANGERS (REF. STRUCT.)
 - 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH)
 - 510 PAINTED METAL ROOF LACER AND RIB
 - 511 PAINTED METAL ANGLE SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL CANTILEY (REF. STRUCT./ARCH)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL PLATE SURROUND AT OPENING (REF. STRUCT./ARCH)
 - 515 PERFORATED METAL HANDHOLD - 180R011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
 - 601 SIBS WOOD FIBER INSULATION
 - 602 SIBS WOOD FIBER INSULATION ROOF SYSTEM
 - 603 ROOF DRAIN (REF. MECH)
 - 604 ROOF VENT (REF. MECH)
 - 605 ROOF INSULATION
 - 606 SHEET METAL FLASHING AND TRIM
 - 607 JOINT SEALANT SPECIFIED
 - 608 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 609 METAL ROOF EDGE
 - 610 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 611 PROTECTION BOARD
 - 612 PROTECTIVE BOARD
 - 613 PROVIDE 1" AIR GAP
 - 614 DRAINAGE MAT
 - 615 VENT PIPE PER MECH (REF. MECH)
 - 616 ROOF CURB FOR MECHANICAL UNIT
 - 617 EXTERIOR GRADE FINISH
 - 618 EXTERIOR SHEAPING AS SCHEDULED
 - 619 THROUGH-WALL FLASHING
 - 620 PAINTED METAL ROOF AS SPECIFIED
 - 621 TAPE FLASHING
 - 622 HIGH TEMPERATURE UNDERLAYMENT
 - 623 FIBERGLASS BASE SHEET
- DIVISION 7 - OPENINGS**
 - 701 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 702 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 703 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 704 ALUM. CURTAIN WALL SYSTEM COP
 - 705 GLAZING AS SPECIFIED
 - 706 NEW DOOR AS SCHEDULED
 - 707 ACCESS PANEL AS SPECIFIED
 - 708 SHIM AS REQUIRED
 - 709 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 8 - FINISHES**
 - 801 TILE AS SCHEDULED
 - 802 BASE AS SCHEDULED
- DIVISION 9 - SPECIALTIES**
 - 900 FIRE EXTINGUISHER CABINET
- DIVISION 10 - EQUIPMENT**
 - 1001 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
 - 1002 EV CHARGER (REF. MEP)
- DIVISION 11 - FURNISHINGS**
 - 1101 BICYCLE RACKS
- DIVISION 12 - SPECIAL CONSTRUCTION**
 - 1201 ELEVATOR AS SPECIFIED
- DIVISION 13 - FIRE SUPPRESSION**
 - 1301 PLUMBING
- DIVISION 14 - HVAC**
 - 1401 ELECTRICAL
- DIVISION 15 - COMMUNICATIONS**
 - 1501 ELECTRONIC SAFETY AND SECURITY
- DIVISION 16 - EXTERIOR IMPROVEMENTS**
 - 1601 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 1602 TREE GRATE (REF. LANDSCAPE)
 - 1603 BRICK PAVING - ENDOCKT SURFANDY BLEND (REF. LANDSCAPE./CIVIL)
 - 1604 CONCRETE DRIVE (REF. CIVIL)
 - 1605 CONCRETE SIDEWALK (REF. CIVIL)
 - 1606 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 1607 ASPHALT DRIVE (REF. CIVIL)

Project
THE MERCHANTS ICE GARAGE

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LEGEND

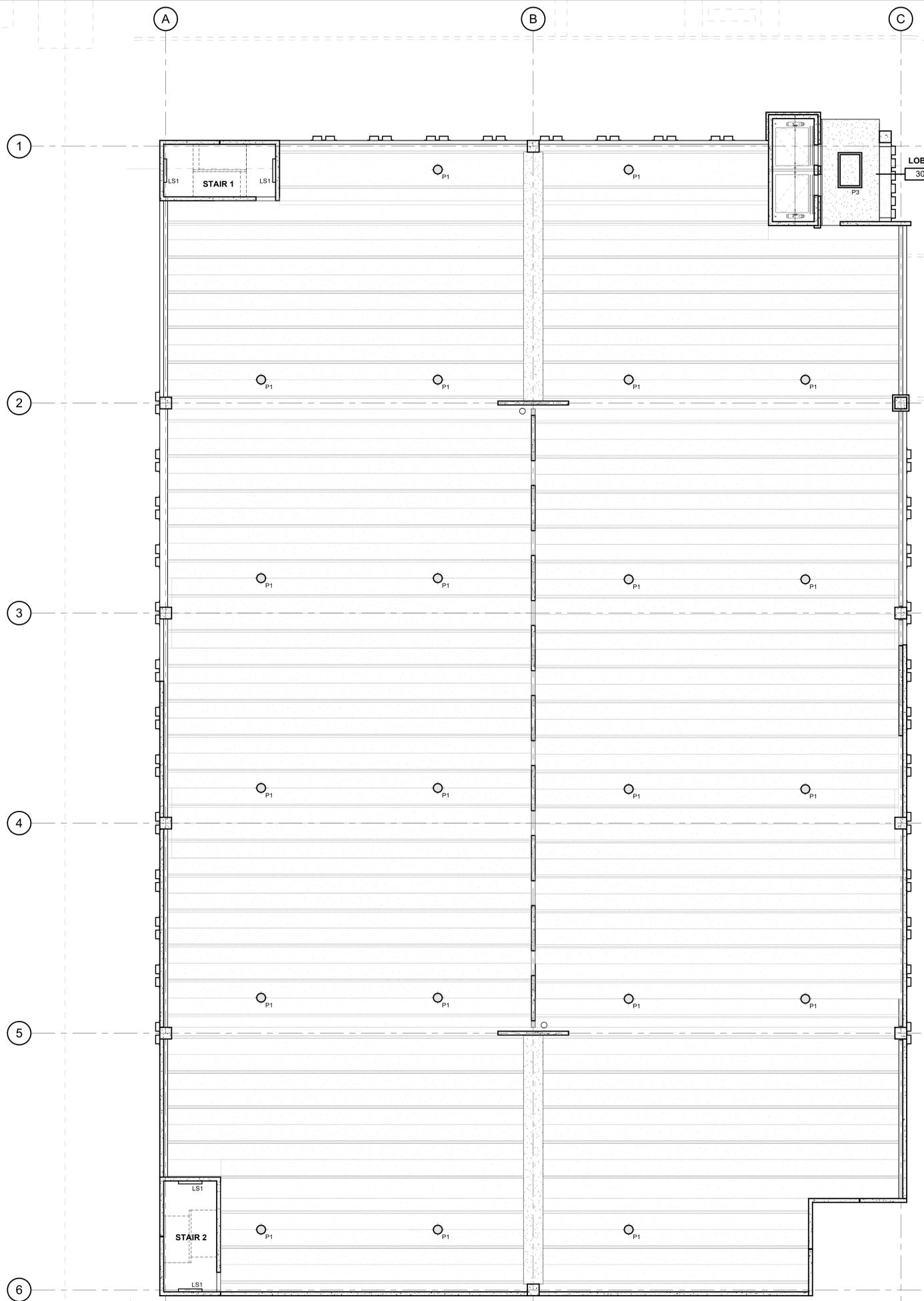
- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023

SHEET TITLE
SECOND FLOOR RCP

SHEET NUMBER
A112



1 THIRD FLOOR RCP
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE**
 - 301 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH.)
 - 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT./ARCH./LANDSCAPE)
 - 303 CONCRETE CURB (REF. STRUCT./ARCH.)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE CLAU (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CURB (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
 - 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDKAL, STRUCTURAL CLAY TILE RB251 - 4001F
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDKAL, STRUCTURAL CLAY TILE RB21 - 4001F
 - 404 GROUTED CELL JOINT (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BRICK BLOCK - OWENS, SOLAR SCREEN TILE, SQUARE, BRICK
- DIVISION 5 - METALS**
 - 501 PAINTED METAL COLLARING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2x4" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP
 - 507 SIGNS AND SIGNAGE
 - 508 TRUSS JOINT WITH HANGERS (REF. STRUCT.)
 - 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH.)
 - 510 PAINTED METAL ROOF LACER AND RIB
 - 511 PAINTED METAL ANGLE SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL CANTILEY (REF. STRUCT./ARCH.)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL SURROUND AT OPENING (REF. STRUCT./ARCH.)
 - 515 PERFORATED METAL HANGERS - 1601011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
 - 601 3/8" X 1/2" BITUMINOUS ROOF SYSTEM
 - 602 ROOF DRAIN (REF. MECH.)
 - 603 ROOF VENT (REF. MECH.)
 - 604 ROOF INSULATION
 - 605 SHEET METAL FLASHING AND TRIM
 - 606 JOINT SEALANT SPECIFIED
 - 607 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 608 METAL ROOF EDGE
 - 609 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 610 PROTECTION BOARD
 - 611 PROVIDE 1" AIR GAP
 - 612 DRAINAGE MAT
 - 613 VENT PIPE PER MECH. (REF. MECH.)
 - 614 ROOF CURB FOR MECHANICAL UNIT
 - 615 EXTERIOR GRADE FINISH
 - 616 EXTERIOR SHEAPING AS SCHEDULED
 - 617 THROUGH-WALL FLASHING
 - 618 PAINTED METAL ROOF AS SPECIFIED
 - 619 TAPE FLASHING
 - 620 HIGH TEMPERATURE UNDERLAYMENT
 - 621 FIBERGLASS BASE SHEET
- DIVISION 7 - OPENINGS**
 - 701 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 702 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 703 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 704 ALUM. CURTAIN WALL SYSTEM CAP
 - 705 GLAZING AS SPECIFIED
 - 706 NEW DOOR AS SCHEDULED
 - 707 ACCESS PANEL AS SPECIFIED
 - 708 SHIM AS REQUIRED
 - 709 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL, GLAZED-IN
- DIVISION 8 - FINISHES**
 - 801 TILE AS SCHEDULED
 - 802 BASE AS SCHEDULED
- DIVISION 9 - SPECIALTIES**
 - 901 FIRE EXTINGUISHER CABINET
- DIVISION 10 - EQUIPMENT**
 - 1001 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
 - 1002 EV CHARGER (REF. MEP)
- DIVISION 11 - FURNISHINGS**
 - 1101 BICYCLE RACKS
- DIVISION 12 - SPECIAL CONSTRUCTION**
 - 1201 ELEVATOR AS SPECIFIED
- DIVISION 13 - FIRE SUPPRESSION**
 - 1301 PLUMBING
- DIVISION 14 - HVAC**
- DIVISION 15 - ELECTRICAL**
 - 1501 COMMUNICATIONS
 - 1502 ELECTRONIC SAFETY AND SECURITY
- DIVISION 16 - EXTERIOR IMPROVEMENTS**
 - 1601 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 1602 TREE GRATE (REF. LANDSCAPE)
 - 1603 BRICK PAVING - ENDOTT, SPANDREL BLEND (REF. LANDSCAPE, CIVIL)
 - 1604 CONCRETE DRIVE (REF. CIVIL)
 - 1605 CONCRETE SIDEWALK (REF. CIVIL)
 - 1606 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 1607 ASPHALT DRIVE (REF. CIVIL)

THE MERCHANTS ICE GARAGE

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LEGEND

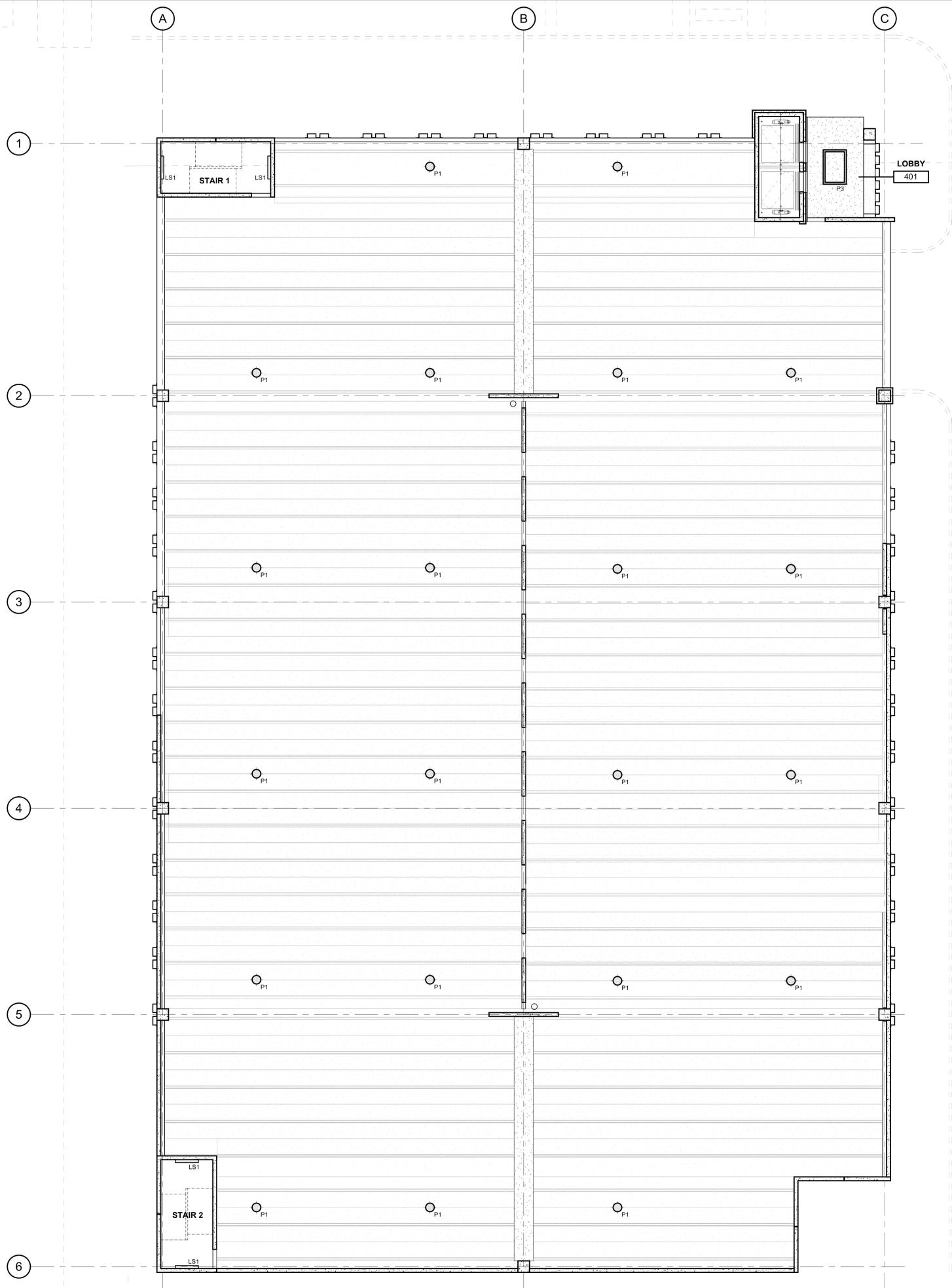
- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023

SHEET TITLE
THIRD FLOOR RCP

SHEET NUMBER
A113



1 FOURTH FLOOR RCP
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE**
- 301 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH)
 - 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT./ARCH./LANDSCAPE)
 - 303 CONCRETE CURB (REF. STRUCT./ARCH)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE CURB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CURB (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE RESEALANT
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE RESEALANT
 - 404 GROUTED CELL JOINT (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BRICK/BLOCK - CHURNS, SOLAR SCREEN TILE, SOLAR SQUARE, BRICK
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x1" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP
 - 507 SIGNS AND SIGNAGE
 - 508 TRUSS JOINT WITH WASHERS (REF. STRUCT.)
 - 509 PAINTED METAL RAKING SYSTEM (REF. STRUCT./ARCH)
 - 510 PAINTED METAL ROOF LACER AND TRIM
 - 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL CANTILEY (REF. STRUCT./ARCH)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL HANDHOLD - 180R011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL INSULATION PROTECTION**
- 701 SIS WOOD FIBER INSULATION ROOF SYSTEM
 - 702 ROOF DRAIN (REF. MECH)
 - 703 ROOF VENT (REF. MECH)
 - 704 ROOF INSULATION
 - 705 SHEET METAL FLASHING AND TRIM
 - 706 JOINT SEALANT SPECIFIED
 - 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 708 METAL ROOF EDGE
 - 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 710 PROTECTION BOARD
 - 711 PROVIDE 1" AIR GAP
 - 712 DRAINAGE MAT
 - 713 VENT PIPE PER MECH (REF. MECH)
 - 714 ROOF CURB FOR MECHANICAL UNIT
 - 715 EXTERIOR GRADE FINISH
 - 716 EXTERIOR SHEAPING AS SCHEDULED
 - 717 THROUGH-WALL FLASHING
 - 718 PAINTED METAL ROOF AS SPECIFIED
 - 719 TAPE FLASHING
 - 720 HIGH TEMPERATURE UNDERLAYMENT
 - 721 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 804 ALUM. CURTAIN WALL SYSTEM CAP
 - 805 GLAZING AS SPECIFIED
 - 806 NEW DOOR AS SCHEDULED
 - 807 ACCESS PANEL AS SPECIFIED
 - 808 SHIM AS REQUIRED
 - 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
 - 902 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
 - 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- DIVISION 14 - MOVING EQUIPMENT**
- 1401 ELEVATOR AS SPECIFIED
- DIVISION 21 - FIRE SUPPRESSION**
- DIVISION 22 - PLUMBING**
- DIVISION 23 - HVAC**
- DIVISION 24 - ELECTRICAL**
- DIVISION 27 - COMMUNICATIONS**
- DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 31 - EXTERIOR IMPROVEMENTS**
- 3201 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 3202 TREE GRATE (REF. LANDSCAPE)
 - 3203 BRICK PAVING - ENDOCKT BURNANDY BLEND (REF. LANDSCAPE./CIVIL)
 - 3204 CONCRETE DRIVE (REF. CIVIL)
 - 3205 CONCRETE SIDEWALK (REF. CIVIL)
 - 3206 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 3207 ASPHALT DRIVE (REF. CIVIL)

LEGEND

- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

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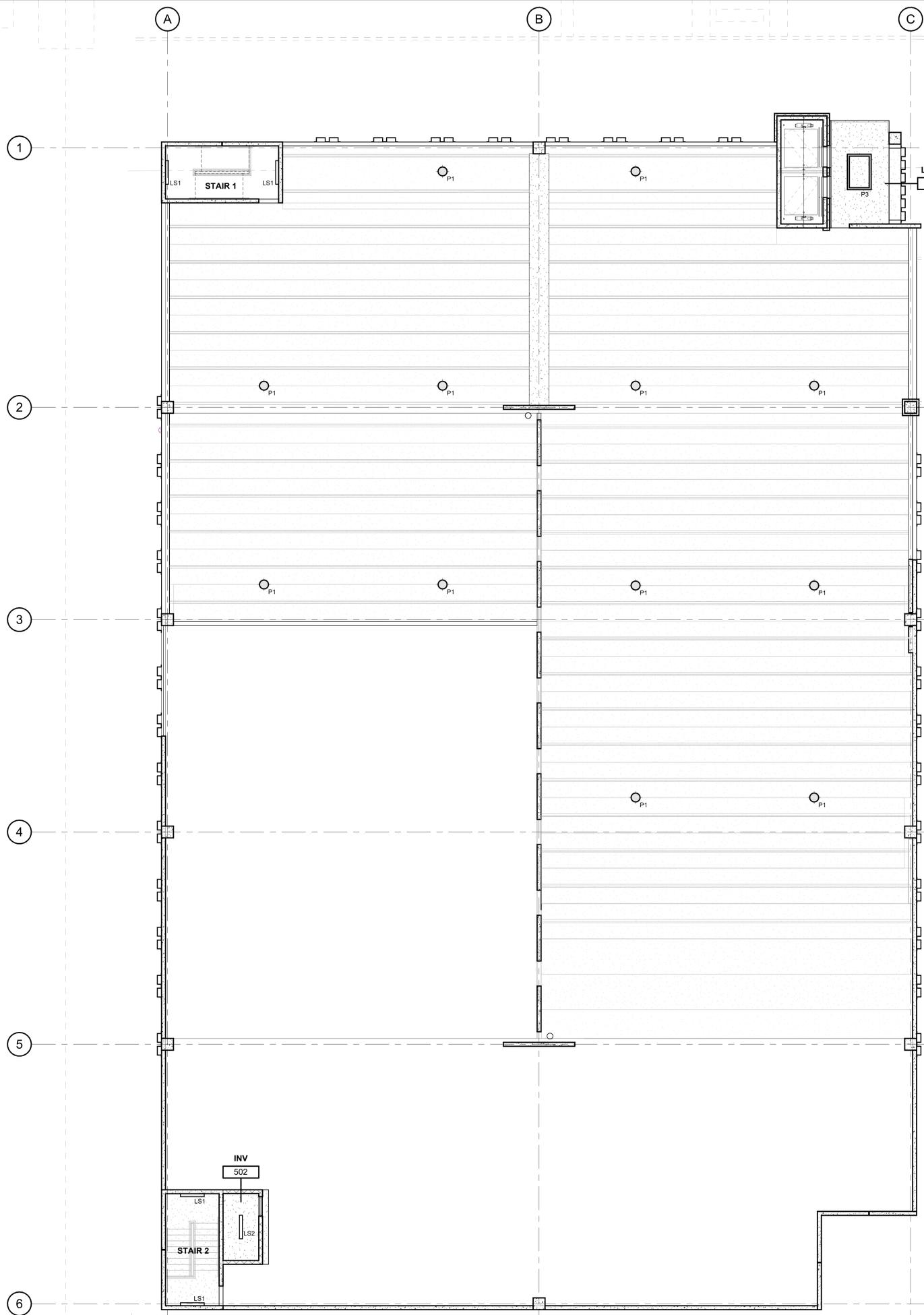
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1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023

SHEET TITLE
FOURTH FLOOR RCP

SHEET NUMBER
A114



1 FIFTH FLOOR RCP
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE**
 - 301 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH.)
 - 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT./ARCH./LANDSCAPE)
 - 303 CONCRETE CURB (REF. STRUCT./ARCH.)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE CURB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
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 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CURB (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819F (REF. STRUCT.)
- DIVISION 4 - MASONRY**
 - 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE RESEALANT
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE RESEALANT
 - 404 BRICK VENEER - HANKEE HILL, SALMON SMOOTH
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - HANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BREEZE BLOCK - OWENS, SOLAR SCREEN TILE, SOLAR SQUARE, BRICK
- DIVISION 5 - METALS**
 - 501 PAINTED METAL COLLARING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x1" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP
 - 507 SIGNS AND SIGNAGE
 - 508 TRUSS JOINT WITH WAGERS (REF. STRUCT.)
 - 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH.)
 - 510 PAINTED METAL ROOF LACER AND TRIM
 - 511 PAINTED METAL ANGLE SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL CANTY (REF. STRUCT./ARCH.)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL HANDHOLD - 160R011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
 - 601 SSS WOOD-FIBERGLASS ROOF SYSTEM
 - 602 ROOF DRAIN (REF. MECH.)
 - 603 ROOF VENT (REF. MECH.)
 - 604 ROOF INSULATION
 - 605 SHEET METAL FLASHING AND TRIM
 - 606 JOINT SEALANT SPECIFIED
 - 607 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 608 METAL ROOF EDGE
 - 609 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 610 PROTECTION BOARD
 - 611 PROVIDE 1" AIR GAP
 - 612 DRAINAGE MAT
 - 613 VENT PIPE PER MECH. (REF. MECH.)
 - 614 ROOF CURB FOR MECHANICAL UNIT
 - 615 EXTERIOR GRADE FINISH
 - 616 EXTERIOR SHEAPING AS SCHEDULED
 - 617 THROUGH-WALL FLASHING
 - 618 PAINTED METAL ROOF AS SPECIFIED
 - 619 TAPE FLASHING
 - 620 HIGH TEMPERATURE UNDERLAYMENT
 - 621 FIBERGLASS BASE SHEET
- DIVISION 7 - OPENINGS**
 - 701 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 702 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 703 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 704 ALUM. CURTAIN WALL SYSTEM CAP
 - 705 GLAZING AS SPECIFIED
 - 706 NEW DOOR AS SCHEDULED
 - 707 ACCESS PANEL AS SPECIFIED
 - 708 SHIM AS REQUIRED
 - 709 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL, GLAZED-IN
- DIVISION 8 - FINISHES**
 - 801 TILE AS SCHEDULED
 - 802 BASE AS SCHEDULED
- DIVISION 9 - SPECIALTIES**
 - 901 FIRE EXTINGUISHER CABINET
- DIVISION 10 - EQUIPMENT**
 - 1001 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
 - 1002 EV CHARGER (REF. MEP)
- DIVISION 11 - FURNISHINGS**
 - 1101 BICYCLE RACKS
- DIVISION 12 - SPECIAL CONSTRUCTION**
 - 1201 ELEVATOR AS SPECIFIED
- DIVISION 13 - FIRE SUPPRESSION**
 - 1301 PLUMBING
- DIVISION 14 - HVAC**
 - 1401 ELECTRICAL
- DIVISION 15 - COMMUNICATIONS**
 - 1501 ELECTRONIC SAFETY AND SECURITY
- DIVISION 16 - EXTERIOR IMPROVEMENTS**
 - 1601 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 1602 TREE GRATE (REF. LANDSCAPE)
 - 1603 BRICK PAVING - ENDOCKT BURNED BLEND (REF. LANDSCAPE/CIVIL)
 - 1604 CONCRETE DRIVE (REF. CIVIL)
 - 1605 CONCRETE SIDEWALK (REF. CIVIL)
 - 1606 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 1607 ASPHALT DRIVE (REF. CIVIL)

THE MERCHANTS ICE GARAGE

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Architect's Seal
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LEGEND

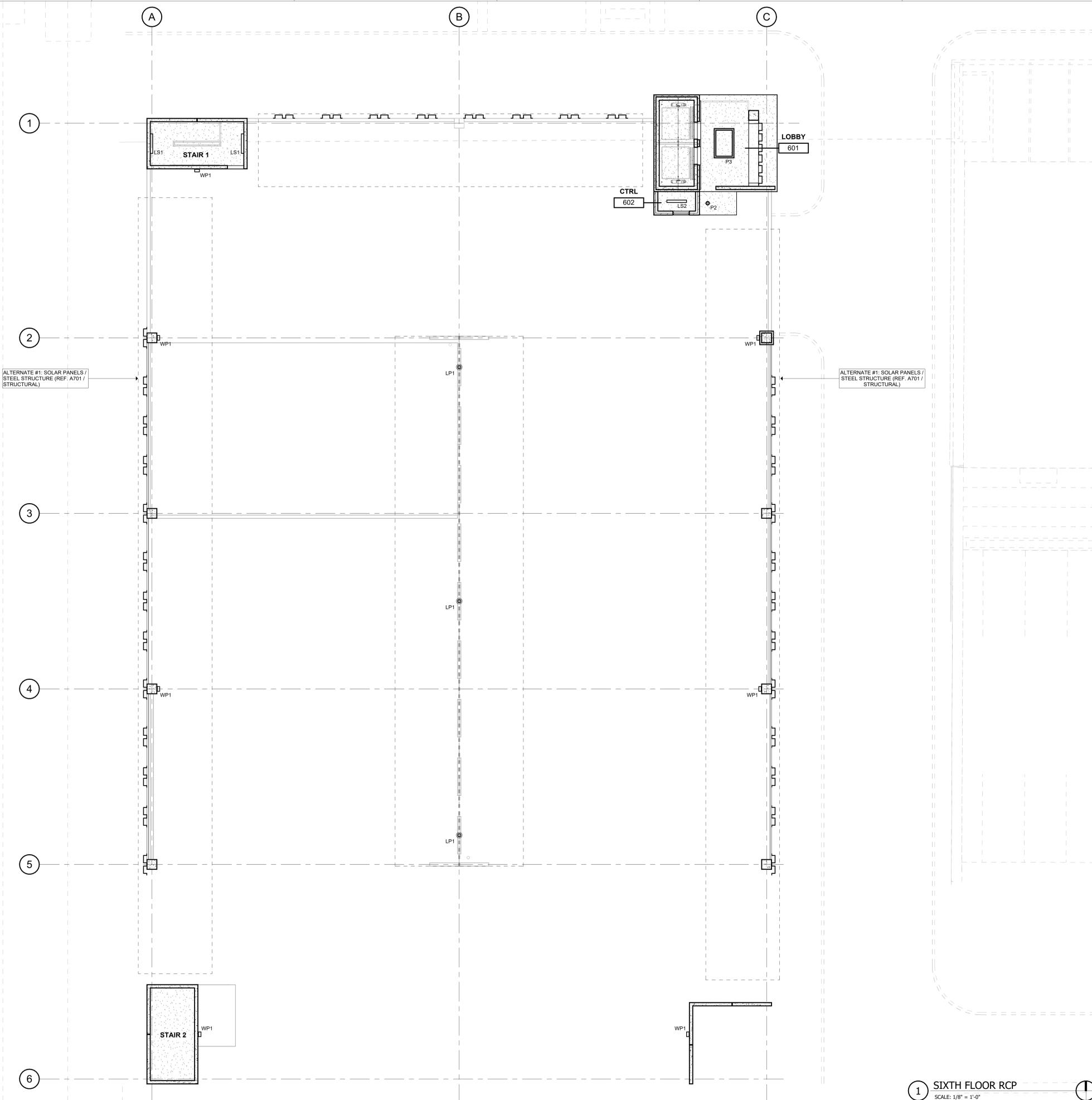
- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect	Andrew T. Douglas, AIA
Project Manager	Jeremy Jaramillo
Drawn By	
Project Number	2201
Issuance / Date	100% Design Development August 29, 2023

SHEET TITLE
FIFTH FLOOR RCP

SHEET NUMBER
A115



1 SIXTH FLOOR RCP
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - CONCRETE**
- 301 CONCRETE SLAB AS INDICATED (REF. STRUCT. ARCH.)
 - 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT. ARCH. LANDSCAPE)
 - 303 CONCRETE CURB (REF. STRUCT. ARCH.)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE CURB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CURB (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDIKAL STRUCTURAL CLAY TILE RB251 - 40017
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDIKAL STRUCTURAL CLAY TILE RB21 - 40017
 - 404 GROUTED GULL (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BREEZE BLOCK - OWENS, SOLAR SCREEN TILE SOLAR SQUARE, BRDF
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLARING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x1" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP.
 - 507 SIGES AND SECTION
 - 508 TRUSS GULF WITH HANGERS (REF. STRUCT.)
 - 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT. / ARCH.)
 - 510 PAINTED METAL ROOF LADDER AND RISER
 - 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL CANTILEY (REF. STRUCT. / ARCH.)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL SURROUND AT OPENING (REF. STRUCT. / ARCH.)
 - 515 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL, LANDSCAPE PROTECTION**
- 701 SIS WOOD-FIBERGLASS ROOF SYSTEM
 - 702 ROOF DRAIN (REF. MEP)
 - 703 ROOF VENT (REF. MEP)
 - 704 ROOF INSULATION
 - 705 SHEET METAL FLASHING AND TRIM
 - 706 JOINT SEALANT SPECIFIED
 - 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 708 METAL ROOF EDGE
 - 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 710 PROTECTION BOARD
 - 711 PROVIDE F AIR GAP
 - 712 DRAINAGE MAT
 - 713 VENT PIPE PER MECH. (REF. MECH.)
 - 714 ROOF CURB FOR MECHANICAL UNIT
 - 715 EXTERIOR GRADE FINISH
 - 716 EXTERIOR SHEAPING AS SCHEDULED
 - 717 THROUGH-WALL FLASHING
 - 718 PAINTED METAL ROOF AS SPECIFIED
 - 719 TAPE FLASHING
 - 720 HIGH TEMPERATURE UNDERLAYMENT
 - 721 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 804 ALUM. CURTAIN WALL SYSTEM GIP
 - 805 GLAZING AS SPECIFIED
 - 806 NEW GLAZING AS SCHEDULED
 - 807 ACCESS PANEL AS SPECIFIED
 - 808 SHIM AS REQUIRED
 - 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
 - 902 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
 - 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- DIVISION 14 - MOVING EQUIPMENT**
- 1401 ELEVATOR AS SPECIFIED
- DIVISION 15 - FIRE SUPPRESSION**
- DIVISION 16 - PLUMBING**
- DIVISION 17 - HVAC**
- DIVISION 18 - ELECTRICAL**
- DIVISION 19 - COMMUNICATIONS**
- DIVISION 20 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 21 - EARTHWORK**
- DIVISION 22 - EXTERIOR IMPROVEMENTS**
- 2201 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 2202 TREE GRATE (REF. LANDSCAPE)
 - 2203 BRICK PAVING - ENDOCKIT SURROUND BLEND (REF. LANDSCAPE, CIVIL)
 - 2204 CONCRETE DRIVE (REF. CIVIL)
 - 2205 CONCRETE SIDEWALK (REF. CIVIL)
 - 2206 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 2207 ASPHALT DRIVE (REF. CIVIL)

THE MERCHANTS ICE GARAGE

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LEGEND

- P1 PENDANT LIGHT
- P2 PENDANT CAN
- P3 DECORATIVE PENDANT
- L1 LANDSCAPE LIGHTING
- LS1 LINEAR LED UP & DOWN LIGHT
- LS2 LINEAR UTILITY LIGHT
- LP1 SAUCER DISK LIGHT POLE (EXT)
- WP1 WALL PACKS (EXT)
- SPRINKLER HEAD
- X# EXIT LIGHTS

No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023

SHEET TITLE
SIXTH FLOOR RCP

SHEET NUMBER
A116

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No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect
 Andrew T. Douglas, AIA

Project Manager
 Jeremy Jaramillo

Drawn By

Project Number
 2201

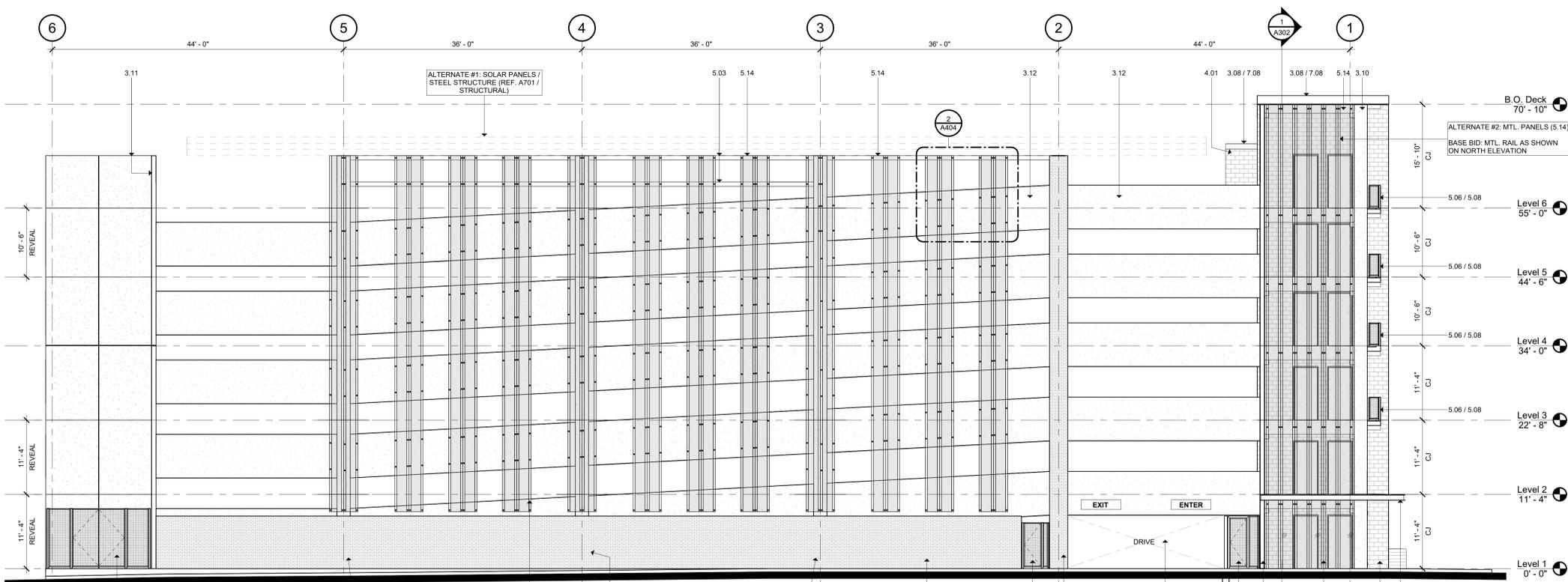
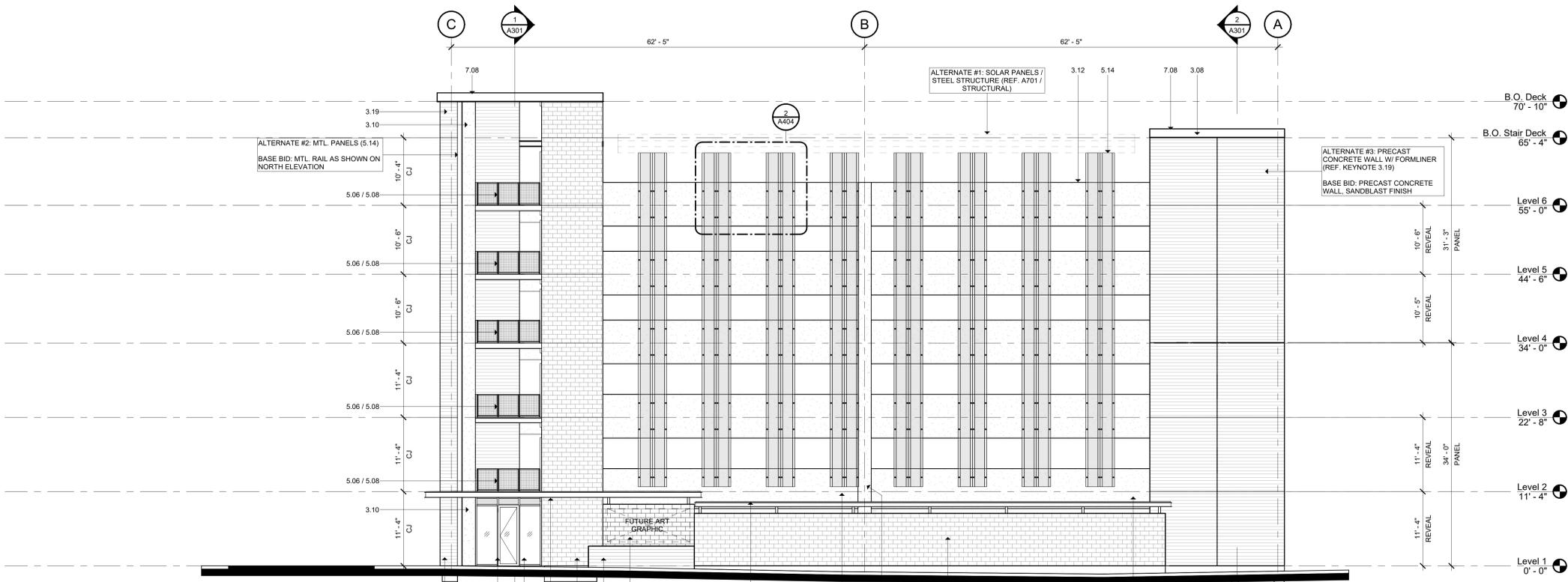
Issuance / Date
 100% Design Development
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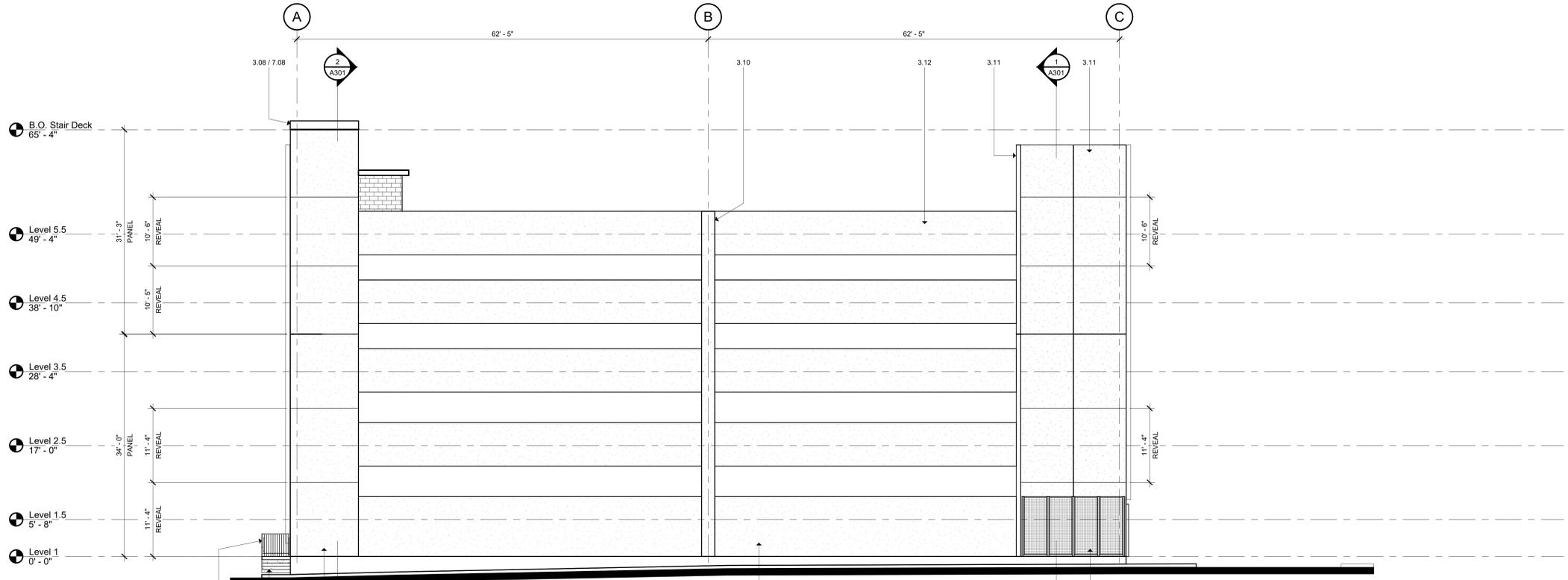
**EXTERIOR
 ELEVATIONS**

SHEET NUMBER
A201

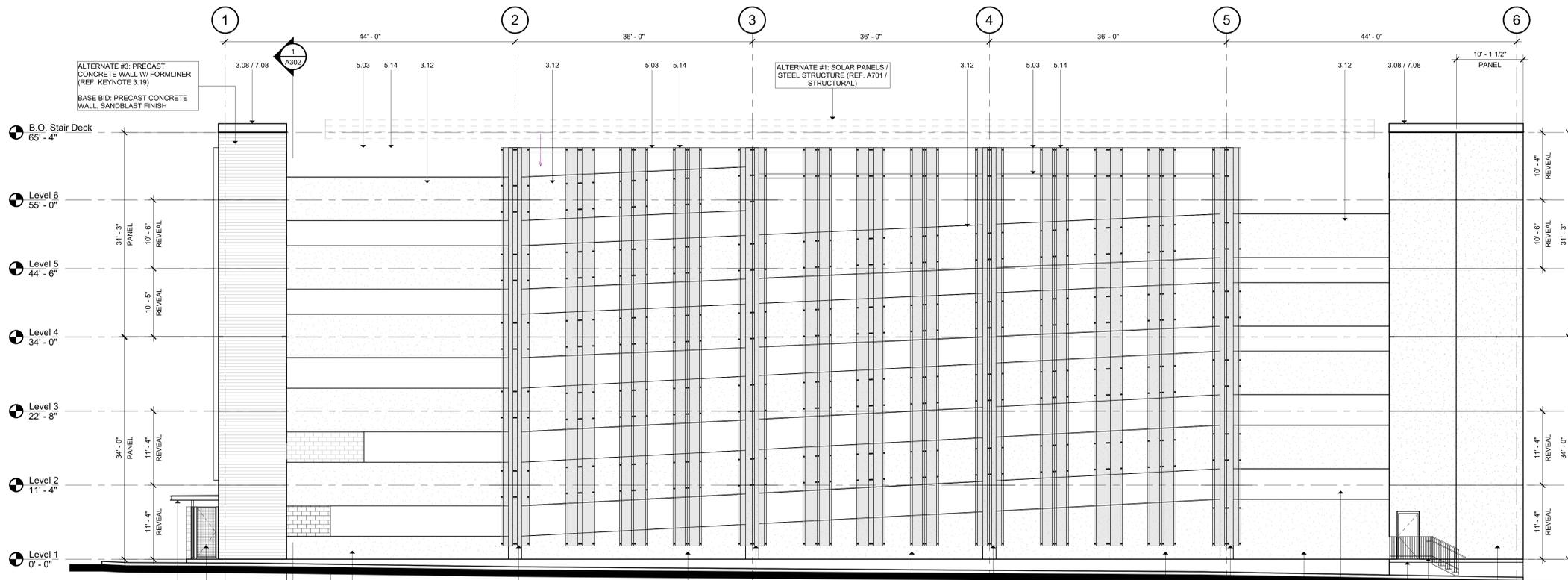
KEYNOTES

- DIVISION 3 - EXISTING CONDITIONS**
- 301 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH.)
 - 302 BOARD FORM CONCRETE PLANTER (REF. STRUCT./ARCH./LANDSCAPE)
 - 303 CONCRETE CURB (REF. STRUCT./ARCH.)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE CURB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CURB (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE RESE-14001F
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE RESE-14001F
 - 404 GROUTED GULL (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BRIDGE BLOCK - OWENS, SOLAR GREEN TILE, SEAR SQUARE, ROOF
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x1" WELDED WIRE MESH, F10, BSA WELDED TO FRAME ANGLES AT TOP
 - 507 SIGNS AND SIGNAGE
 - 508 TRUSS TIE WITH WASHERS (REF. STRUCT.)
 - 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH.)
 - 510 PAINTED METAL RAILING (REF. STRUCT.)
 - 511 PAINTED METAL DECK (REF. STRUCT.)
 - 512 PAINTED METAL LANDING (REF. STRUCT./ARCH.)
 - 513 PAINTED METAL CLIP (REF. STRUCT.)
 - 514 PERFORATED METAL PLATE SURROUND AT OPENING (REF. STRUCT./ARCH.)
 - 515 PERFORATED METAL HANDHOLD - 180R011, 1" ROUND ON 1-1/4" STD. CTR. 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - MECHANICAL, PLUMBING & FIRE PROTECTION**
- 701 SIS WOOD-FIBER INSULATION
 - 702 ROOF DRAIN (REF. MECH.)
 - 703 ROOF VENT (REF. MECH.)
 - 704 ROOF INSULATION
 - 705 SHEET METAL FLASHING AND TRIM
 - 706 JOINT SEALANT SPECIFIED
 - 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 708 METAL ROOF EDGE
 - 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 710 PROTECTION BOARD
 - 711 PROVIDE FAB GAP
 - 712 DRAINAGE MAT
 - 713 VENT PIPE RE-MECH (REF. MECH.)
 - 714 ROOF CURB FOR MECHANICAL UNIT
 - 715 EXTERIOR GRADE FINISH
 - 716 EXTERIOR SHEAPING AS SCHEDULED
 - 717 THROUGH-WALL FLASHING
 - 718 PAINTED METAL ROOF AS SPECIFIED
 - 719 TAPE FLASHING
 - 720 ROOF TEMPERATURE UNDERLAYMENT
 - 721 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 804 ALUM. CURTAIN WALL SYSTEM CAP
 - 805 GLAZING AS SPECIFIED
 - 806 NEW DOOR AS SCHEDULED
 - 807 ACCESS PANEL AS SPECIFIED
 - 808 SHIM AS REQUIRED
 - 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL, GLAZED-IN
- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
 - 902 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
 - 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- 1301 DOWNING EQUIPMENT
 - 1302 ELEVATOR AS SPECIFIED
- DIVISION 14 - FIRE SUPPRESSION**
- DIVISION 15 - PLUMBING**
- DIVISION 16 - HVAC**
- DIVISION 17 - ELECTRICAL**
- DIVISION 18 - COMMUNICATIONS**
- DIVISION 19 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 20 - EARTHWORK**
- DIVISION 21 - EXTERIOR IMPROVEMENTS**
- 2101 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 2102 TREE GRATE (REF. LANDSCAPE)
 - 2103 BRICK PAVING - BROCKTOTT BURBUNDY BLEND (REF. LANDSCAPE/CIVIL)
 - 2104 CONCRETE DRIVE (REF. CIVIL)
 - 2105 CONCRETE SIDEWALK (REF. CIVIL)
 - 2106 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 2107 ASPHALT DRIVE (REF. CIVIL)





1 South Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 4 - EXISTING CONDITIONSITE**
- 101 CONCRETE SLAB AS INDICATED (REF. STRUCT. ARCH.)
- 102 BOARD FORM CONCRETE PLANTER (REF. STRUCT. ARCH. LANDSCAPE)
- 103 CONCRETE RAMP (REF. STRUCT. ARCH.)
- 104 CONCRETE GRADE BEAM (REF. STRUCT.)
- 105 CONCRETE ON METAL DECK (REF. STRUCT.)
- 106 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 107 CONCRETE WALL (REF. STRUCT.)
- 108 PRECAST CONCRETE CURB (REF. STRUCT.)
- 109 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 110 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 111 PRECAST CONCRETE WALL (REF. STRUCT.)
- 112 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 113 PRECAST CONCRETE (REF. STRUCT.)
- 114 NON-SHOWN GROUT (REF. STRUCT.)
- 115 CONCRETE CURB (REF. STRUCT.)
- 116 CONCRETE STAIR LANDING (REF. STRUCT.)
- 117 POLISHED CONCRETE AS SPECIFIED
- 118 PRECAST CURB (REF. STRUCT.)
- 119 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)

- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 402 CLAY UNIT MASONRY VENEER - SANDHILL, STRUCTURAL CLAY TILE RESEI - 40017
- 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL, STRUCTURAL CLAY TILE RESEI - 40017
- 404 GROUTED CELL JOINT (REF. STRUCT.)
- 405 MASONRY WALL TILES
- 406 MORTAR NET
- 407 GROUT
- 408 WEAP
- 409 CLAY UNIT MASONRY VENEER
- 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- 411 CLAY UNIT MASONRY BRICK - OWENS, SOLAR SCREEN TILE SOLAR SQUARE, BRICK

- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLARING (REF. STRUCT.)
- 502 PAINTED METAL BEAM (REF. STRUCT.)
- 503 PAINTED METAL CHANGING (REF. STRUCT.)
- 504 PAINTED METAL DECK (REF. STRUCT.)
- 505 PAINTED METAL TIE (REF. STRUCT.)
- 506 2"x1" WELDED WIRE MESH - F10, BSA WELDED TO FRAME ANGLES AT TOP
- 507 RISERS AND NOTCH
- 508 TRUSS GALT WITH HUSHER (REF. STRUCT.)
- 509 PAINTED METAL RAKING SYSTEM (REF. STRUCT. ARCH.)
- 510 PAINTED METAL ROOF LANDING AND RIM
- 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
- 512 PAINTED METAL LATE
- 513 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT. ARCH.)
- 514 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)

- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL INSULATION PROTECTION**
- 701 SIS WOLFFED BITUMINOUS ROOF SYSTEM
- 702 ROOF DRAIN (REF. MECH.)
- 703 ROOF VENT (REF. MECH.)
- 704 ROOF INSULATION
- 705 SHEET METAL FLASHING AND TRIM
- 706 JOINT SEALANT SPECIFIED
- 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 708 METAL ROOF EDGE
- 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 710 PROTECTION BOARD
- 711 PROVIDE F AIR GAP
- 712 DRAINAGE MAT
- 713 VENT PIPE PER MECH. (REF. MECH.)
- 714 ROOF CURB FOR MECHANICAL UNIT
- 715 EXTERIOR GRADE FIN WOOD
- 716 EXTERIOR SHEAPING AS SCHEDULED
- 717 THROUGH WALL FLASHING
- 718 PAINTED METAL ROOF AS SPECIFIED
- 719 TAPE FLASHING
- 720 ROOF TEMPERATURE UNDERLAYMENT
- 721 FIBERGLASS BASE SHEET

- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 804 ALUM. CURTAIN WALL SYSTEM CAP
- 805 GLAZING AS SPECIFIED
- 806 NEW GLAZER AS SCHEDULED
- 807 ACCESS PANEL AS SPECIFIED
- 808 SHIM AS REQUIRED
- 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN

- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
- 902 BASE AS SCHEDULED

- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET

- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 1102 EV CHARGER (REF. MEP)

- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS

- DIVISION 13 - SPECIAL CONSTRUCTION**
- 1301 CONCRETE CURB (REF. STRUCT.)
- 1302 ELEVATOR AS SPECIFIED

- DIVISION 14 - FIRE SUPPRESSION**
- DIVISION 15 - PLUMBING**
- DIVISION 16 - HVAC**
- DIVISION 17 - ELECTRICAL**
- DIVISION 18 - COMMUNICATIONS**
- DIVISION 19 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 20 - EARTHWORK**
- DIVISION 21 - EXTERIOR IMPROVEMENTS**
- 2101 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 2102 TREE GRATE (REF. LANDSCAPE)
- 2103 BRICK PAVING - BROOKTONT BURNANDY BLEND (REF. LANDSCAPE, CIVIL)
- 2104 CONCRETE DRIVE (REF. CIVIL)
- 2105 CONCRETE SIDEWALK (REF. CIVIL)
- 2106 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 2107 ASPHALT DRIVE (REF. CIVIL)

Project
**THE MERCHANTS
ICE GARAGE**

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1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A202

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Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
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BUILDING SECTIONS

SHEET NUMBER

A301

KEYNOTES

- DIVISION 4 - EXISTING CONDITIONS**
- 101 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH)
 - 102 BOARD FORM CONCRETE PLASTER (REF. STRUCT./ARCH./LANDSCAPE)
 - 103 CONCRETE CURB (REF. STRUCT./ARCH)
 - 104 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 105 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 106 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 107 CONCRETE WALL (REF. STRUCT.)
 - 108 PRECAST CONCRETE CURB (REF. STRUCT.)
 - 109 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 110 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 111 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 112 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 113 PRECAST CONCRETE (REF. STRUCT.)
 - 114 NON-SHRINK GROUT (REF. STRUCT.)
 - 115 CONCRETE CURB (REF. STRUCT.)
 - 116 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 117 POLISHED CONCRETE AS SPECIFIED
 - 118 PRECAST CURB (REF. STRUCT.)
 - 119 PRECAST CONCRETE WALL, FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER, SANDKAL, STRUCTURAL CLAY TILE RB251-AD37Y
 - 403 CLAY UNIT MASONRY BLOCK WALL, SANDKAL, STRUCTURAL CLAY TILE RB21-AD37Y, MASONRY WALL (REF. ARCH./STRUCT.)
 - 404 GROUTED GULL (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER, YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BRICK, OWENS, SOLAR SCREEN TILE, SOLAR SQUARE, BRICK
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLARING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x1" WELDED WIRE MESH, F10, BSA WELDED TO FRAME ANGLES AT TOP
 - 507 SIGNS AND SIGNAGE
 - 508 TRUSS GALT WITH HANGERS (REF. STRUCT.)
 - 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH)
 - 510 PAINTED METAL ROOF LANDING (REF. STRUCT./ARCH)
 - 511 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL LAMPY (REF. STRUCT./ARCH)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL SURROUND AT OPENING (REF. STRUCT./ARCH)
 - 515 PERFORATED METAL HANDHOLD, 160R101, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- 601 SHEET METAL FLASHING AND TRIM
 - 602 JOINT SEALANT SPECIFIED
 - 603 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 604 METAL ROOF EDGE
 - 605 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 606 PROTECTION BOARD
 - 607 PROVIDE F AIR GAP
 - 608 DRAINAGE MAT
 - 609 VENT PIPE PER MECH. (REF. MECH.)
 - 610 ROOF CURB FOR MECHANICAL UNIT
 - 611 EXTERIOR GRADE FINISH
 - 612 EXTERIOR SHEAPING AS SCHEDULED
 - 613 THROUGH WALL FLASHING
 - 614 PAINTED METAL ROOF AS SPECIFIED
 - 615 TAPE FLASHING
 - 616 ROOF TEMPERATURE UNDERLAYMENT
 - 617 FIBERGLASS BASE SHEET
- DIVISION 7 - FINISHES**
- 701 TILE AS SCHEDULED
 - 702 BASE AS SCHEDULED
- DIVISION 8 - SPECIALTIES**
- 801 FIRE EXTINGUISHER CABINET
- DIVISION 9 - EQUIPMENT**
- 901 ELECTRIC TRANSFORMERS (REF. CIVIL/MEP)
 - 902 EV CHARGER (REF. MEP)
- DIVISION 10 - FURNISHINGS**
- 1001 BICYCLE RACKS
- DIVISION 11 - SPECIAL CONSTRUCTION**
- 1101 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 1102 CLAY UNIT MASONRY VENEER, SANDKAL, STRUCTURAL CLAY TILE RB251-AD37Y
 - 1103 CLAY UNIT MASONRY BLOCK WALL, SANDKAL, STRUCTURAL CLAY TILE RB21-AD37Y, MASONRY WALL (REF. ARCH./STRUCT.)
 - 1104 GROUTED GULL (REF. STRUCT.)
 - 1105 MASONRY WALL TILES
 - 1106 MORTAR NET
 - 1107 GROUT
 - 1108 WEAP
 - 1109 CLAY UNIT MASONRY VENEER
 - 1110 BRICK VENEER, YANKEE HILL, SALMON SMOOTH
 - 1111 CLAY UNIT MASONRY BRICK, OWENS, SOLAR SCREEN TILE, SOLAR SQUARE, BRICK
- DIVISION 12 - FIRE SUPPRESSION**
- 1201 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 1202 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 1203 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 1204 ALUM. CURTAIN WALL SYSTEM CAP
 - 1205 GLAZING AS SPECIFIED
 - 1206 NEW DOOR AS SCHEDULED
 - 1207 ACCESS PANEL AS SPECIFIED
 - 1208 SHIM AS REQUIRED
 - 1209 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL, GLAZED-IN
- DIVISION 13 - PLUMBING**
- 1301 HANG
- DIVISION 14 - ELECTRICAL**
- 1401 COMMUNICATIONS
 - 1402 ELECTRONIC SAFETY AND SECURITY
- DIVISION 15 - EXTERIOR IMPROVEMENTS**
- 1501 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 1502 TREE GRATE (REF. LANDSCAPE)
 - 1503 BRICK PAVING, PRODOTT, BURUNDY BLEND (REF. LANDSCAPE, CIVIL)
 - 1504 CONCRETE DRIVE (REF. CIVIL)
 - 1505 CONCRETE SIDEWALK (REF. CIVIL)
 - 1506 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 1507 ASPHALT DRIVE (REF. CIVIL)



2 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

KEYNOTES

- DIVISION 3 - EXISTING CONDITIONS**
- 301 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH.)
 - 302 BOARD FORM CONCRETE PLASTER (REF. STRUCT./ARCH./LANDSCAPE)
 - 303 CONCRETE SUMP (REF. STRUCT./ARCH.)
 - 304 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 305 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 306 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 307 CONCRETE WALL (REF. STRUCT.)
 - 308 PRECAST CONCRETE SLAB (REF. STRUCT.)
 - 309 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 310 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 311 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 312 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 313 PRECAST CONCRETE (REF. STRUCT.)
 - 314 NON-SHOWN GROUT (REF. STRUCT.)
 - 315 CONCRETE CURB (REF. STRUCT.)
 - 316 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 317 POLISHED CONCRETE AS SPECIFIED
 - 318 PRECAST CURB (REF. STRUCT.)
 - 319 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDIKAL, STRUCTURAL CLAY TILE RDS1 - 40X17
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDIKAL, STRUCTURAL CLAY TILE RDS1 - 40X17, MASONRY WALL (REF. ARCH./STRUCT.)
 - 404 GROUTED CELL JOINT (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEEP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY FREEZE BLOCK - CHAVIS, SOLAR SCREEN TILE SQUARE, BRDF
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLARING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x4" WELDED WIRE MESH - F10, BSA WELDED TO FRAME ANGLES AT TOP, SIZES AND SECTION
 - 507 TRUSS JOINT WITH HANGERS (REF. STRUCT.)
 - 508 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH.)
 - 509 PAINTED METAL ROOF LADDERS AND RISERS
 - 510 PAINTED METAL ANGLE SUPPORT CLIP (REF. STRUCT.)
 - 511 PAINTED METAL LAMPY (REF. STRUCT./ARCH.)
 - 512 PAINTED METAL GATE
 - 513 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT./ARCH.)
 - 514 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG CTRS, 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 7 - THERMAL INSULATION**
- 701 SIS WOVEN BITUMINOUS ROOF SYSTEM
 - 702 ROOF DRAIN (REF. MEP)
 - 703 ROOF VENT (REF. MEP)
 - 704 ROOF INSULATION
 - 705 SHEET METAL FLASHING AND TRIM
 - 706 JOINT SEALANT SPECIFIED
 - 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 708 METAL ROOF EDGE
 - 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 710 PROTECTION BOARD
 - 711 PROVIDE 1" AIR GAP
 - 712 DRAINAGE MAT
 - 713 VENT PIPE MECH (REF. MECH)
 - 714 ROOF CURB FOR MECHANICAL UNIT
 - 715 EXTERIOR GRADE FINISH
 - 716 EXTERIOR SHEAPING AS SCHEDULED
 - 717 THROUGH-WALL FLASHING
 - 718 PAINTED METAL ROOF AS SPECIFIED
 - 719 TAPE FLASHING
 - 720 ROOF TEMPERATURE UNDERLAYMENT
 - 721 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 804 ALUM. CURTAIN WALL SYSTEM CAP
 - 805 GLAZING AS SPECIFIED
 - 806 NEW GLAZING AS SCHEDULED
 - 807 ACCESS PANEL AS SPECIFIED
 - 808 SHIM AS REQUIRED
 - 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL, GLAZED-IN
- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
 - 902 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
 - 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- DIVISION 14 - CONVEYING EQUIPMENT**
- 1401 ELEVATOR AS SPECIFIED
- DIVISION 15 - FIRE SUPPRESSION**
- DIVISION 16 - PLUMBING**
- DIVISION 17 - HVAC**
- DIVISION 18 - ELECTRICAL**
- DIVISION 19 - COMMUNICATIONS**
- DIVISION 20 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 21 - EXTERIOR IMPROVEMENTS**
- DIVISION 22 - EXTERIOR FINISHES**
- 2201 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 2202 TREE GRATE (REF. LANDSCAPE)
 - 2203 BRICK PAVING - ENDOTT, BURUNDY BLEND (REF. LANDSCAPE, CIVIL)
 - 2204 CONCRETE DRIVE (REF. CIVIL)
 - 2205 CONCRETE SIDEWALK (REF. CIVIL)
 - 2206 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 2207 ASPHALT DRIVE (REF. CIVIL)

THE MERCHANTS ICE GARAGE

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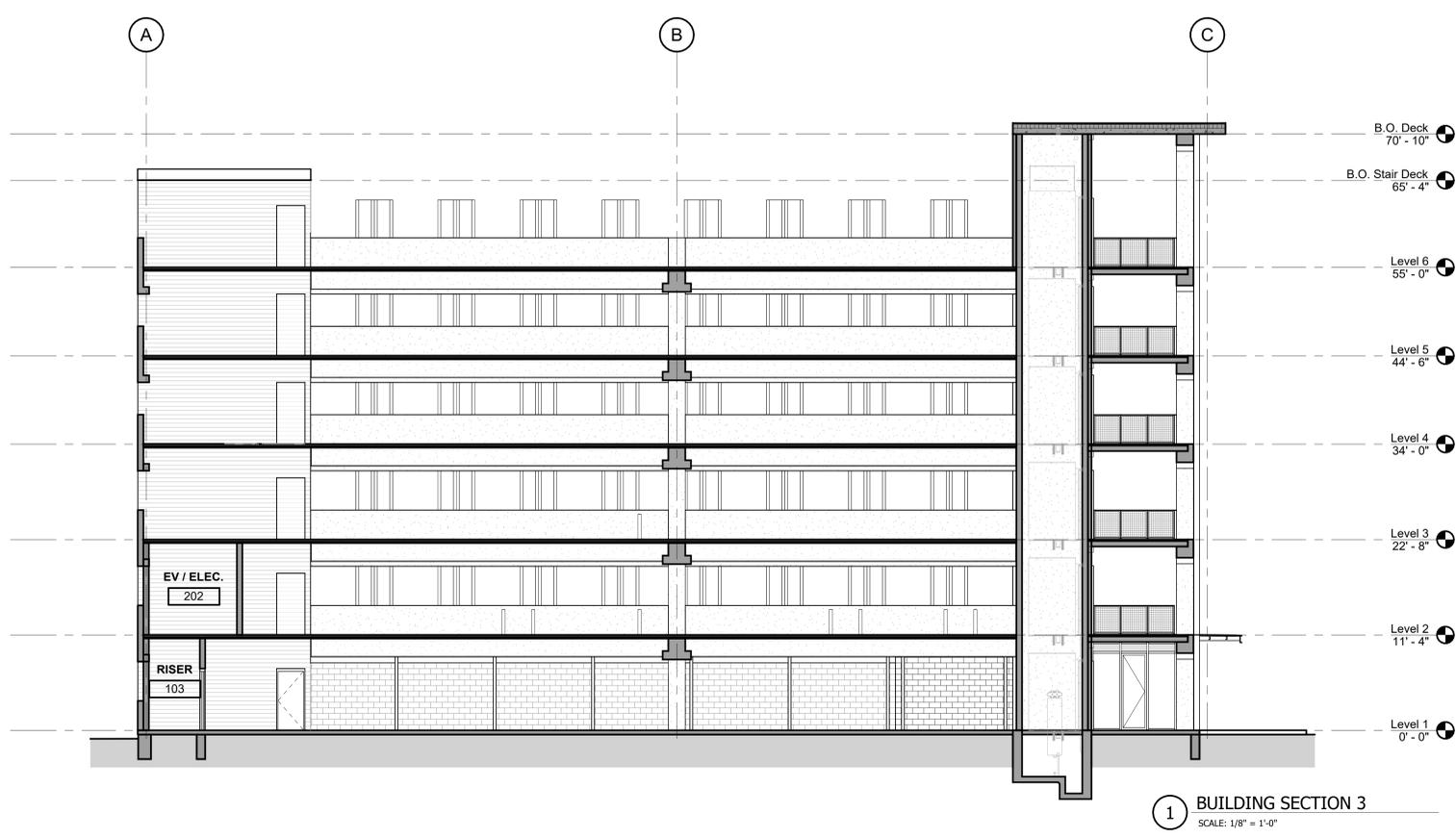
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Architect Andrew T. Douglas, AIA
Project Manager Jeremy Jaramillo
Drawn By
Project Number 2201
Issuance / Date 100% Design Development August 29, 2023

BUILDING SECTIONS

SHEET NUMBER
A302



THE MERCHANTS ICE GARAGE

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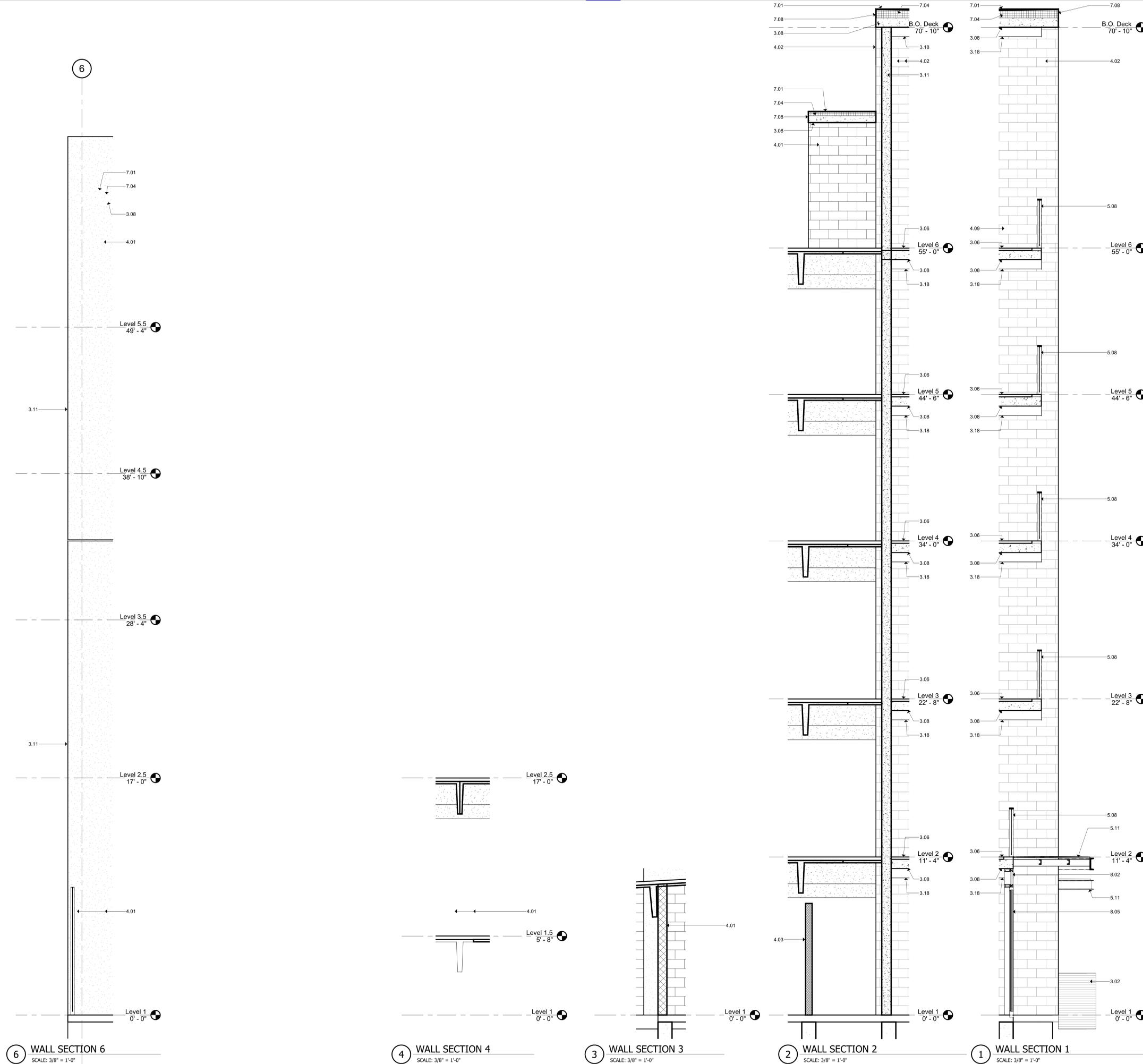
WALL SECTIONS

SHEET NUMBER

A303

KEYNOTES

- DIVISION 5 - EXISTING CONDITIONS SITE**
- 101 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH)
 - 102 BOARD FORM CONCRETE PLANTER (REF. STRUCT./ARCH./LANDSCAPE)
 - 103 CONCRETE SUMP (REF. STRUCT./ARCH)
 - 104 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 105 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 106 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 107 CONCRETE WALL (REF. STRUCT.)
 - 108 PRECAST CONCRETE SLAB (REF. STRUCT.)
 - 109 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 110 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 111 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 112 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 113 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 114 NON-SHRINK GROUT (REF. STRUCT.)
 - 115 CONCRETE CURB (REF. STRUCT.)
 - 116 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 117 POLISHED CONCRETE AS SPECIFIED
 - 118 PRECAST CURB (REF. STRUCT.)
 - 119 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE RESEALANT
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE RESEALANT
 - 404 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 405 CLAY UNIT MASONRY VENEER - YANKEE HILL, SALMON SMOOTH
 - 406 CLAY UNIT MASONRY VENEER - YANKEE HILL, SALMON SMOOTH
 - 407 CLAY UNIT MASONRY VENEER - YANKEE HILL, SALMON SMOOTH
 - 408 MORTAR NET
 - 409 GROUT
 - 410 WEAP
 - 411 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 412 CLAY UNIT MASONRY VENEER - YANKEE HILL, SALMON SMOOTH
 - 413 CLAY UNIT MASONRY VENEER - YANKEE HILL, SALMON SMOOTH
 - 414 CLAY UNIT MASONRY VENEER - YANKEE HILL, SALMON SMOOTH
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 - 498 CLAY UNIT MASONRY VENEER - YANKEE HILL, SALMON SMOOTH
 - 499 CLAY UNIT MASONRY VENEER - YANKEE HILL, SALMON SMOOTH
 - 500 CLAY UNIT MASONRY VENEER - YANKEE HILL, SALMON SMOOTH
- DIVISION 3 - METALS**
- 301 PAINTED METAL COLLING (REF. STRUCT.)
 - 302 PAINTED METAL BEAM (REF. STRUCT.)
 - 303 PAINTED METAL CHANGING (REF. STRUCT.)
 - 304 PAINTED METAL DECK (REF. STRUCT.)
 - 305 PAINTED METAL TIE (REF. STRUCT.)
 - 306 2"x4" WELDED WIRE MESH - FTD, BGA WELDED TO FRAME ANGLES AT TOP
 - 307 SIGS AND SECTION
 - 308 TRUSS JOINT WITH WASHER (REF. STRUCT.)
 - 309 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH)
 - 310 PAINTED METAL ROOF LACER AND RISER
 - 311 PAINTED METAL SUPPORT CLIP (REF. STRUCT.)
 - 312 PAINTED METAL LAMPY (REF. STRUCT./ARCH)
 - 313 PAINTED METAL GATE
 - 314 PAINTED METAL PLATE SURROUND AT OPENING (REF. STRUCT./ARCH)
 - 315 PERFORATED METAL HANDHOLD - 1001011, 1" ROUND ON 1-1/4" STG CTR, 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 2 - WOOD, PLASTICS & COMPOSITES**
- 201 CHEMICAL LAQUER PROTECTION
 - 202 SSS WOOD-FRAME ROOF SYSTEM
 - 203 ROOF SHIM (REF. MECH)
 - 204 ROOF VENT (REF. MECH)
 - 205 ROOF INSULATION
 - 206 SHEET METAL FLASHING AND TRIM
 - 207 JOINT SEALANT SPECIFIED
 - 208 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 209 METAL ROOF EDGE
 - 210 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 211 PROTECTION BOARD
 - 212 PROVIDE F AIR GAP
 - 213 DRAINAGE MAT
 - 214 VENT PIPE RE-MECH (REF. MECH)
 - 215 ROOF CURB FOR MECHANICAL UNIT
 - 216 EXTERIOR GRADE FINISH
 - 217 EXTERIOR SHEAPING AS SCHEDULED
 - 218 THROUGH-WALL FLASHING
 - 219 PAINTED METAL ROOF AS SPECIFIED
 - 220 TAPE FLASHING
 - 221 ROOF TEMPERATURE UNDERLAYMENT
 - 222 FIBERGLASS BASE SHEET
- DIVISION 1 - OPENINGS**
- 101 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 102 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 103 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 104 ALUM. CURTAIN WALL SYSTEM CAP
 - 105 GLAZING AS SPECIFIED
 - 106 NEW GLAZING AS SCHEDULED
 - 107 ACCESS PANEL AS SPECIFIED
 - 108 SHIM AS REQUIRED
 - 109 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 0 - FINISHES**
- 001 TILE AS SCHEDULED
 - 002 BASE AS SCHEDULED
- DIVISION 14 - SPECIALTIES**
- 1401 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
 - 1102 EV CHARGER (REF. MEP)
- DIVISION 13 - FURNISHINGS**
- 1301 BICYCLE RACKS
- DIVISION 15 - SPECIAL CONSTRUCTION**
- 1501 CONCRETE EQUIPMENT
 - 1502 ELEVATOR AS SPECIFIED
- DIVISION 21 - FIRE SUPPRESSION**
- 2101 PLUMBING
- DIVISION 22 - PLUMBING**
- 2201 H-VAC
- DIVISION 24 - ELECTRICAL**
- 2401 COMMUNICATIONS
 - 2402 ELECTRONIC SAFETY AND SECURITY
- DIVISION 25 - EARTHWORK**
- 2501 EXTERIOR IMPROVEMENTS
 - 2502 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 2503 TREE GRATE (REF. LANDSCAPE)
 - 2504 BRICK PAVING - ENDOCK SURROUND BLEND (REF. LANDSCAPE/CIVIL)
 - 2505 CONCRETE DRIVE (REF. CIVIL)
 - 2506 CONCRETE SIDEWALK (REF. CIVIL)
 - 2507 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 2508 ASPHALT DRIVE (REF. CIVIL)



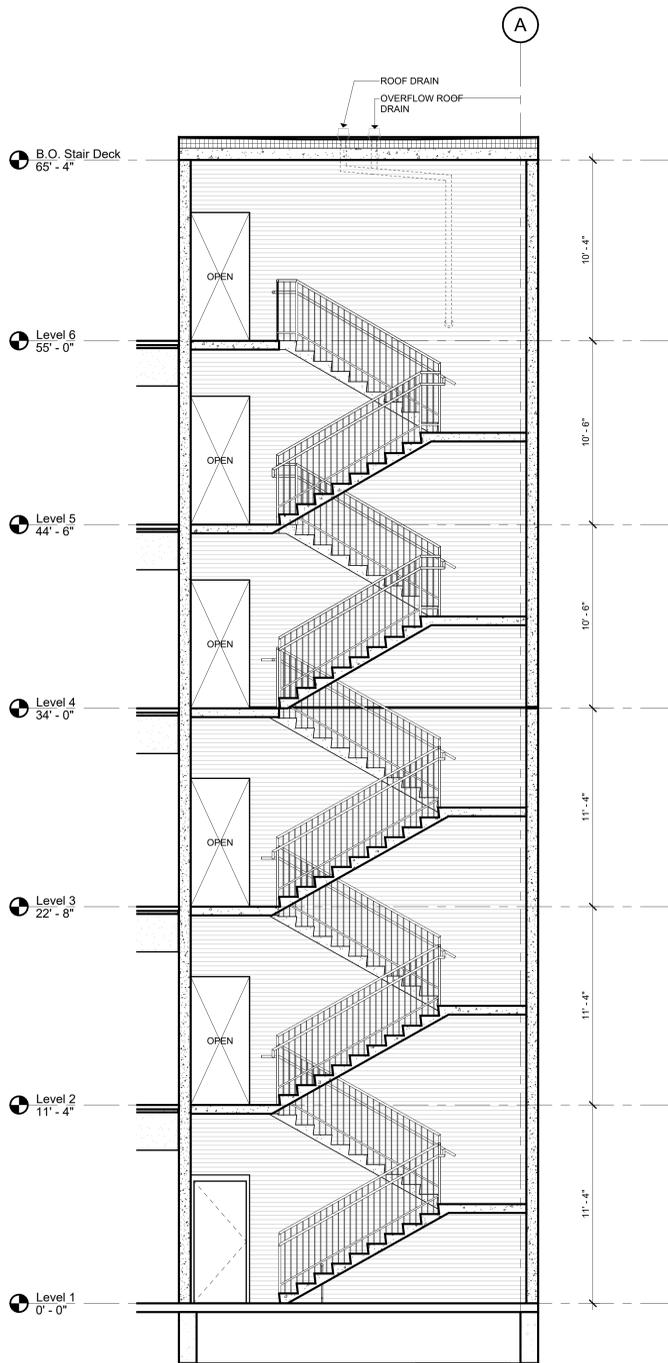
6 WALL SECTION 6
SCALE: 3/8" = 1'-0"

4 WALL SECTION 4
SCALE: 3/8" = 1'-0"

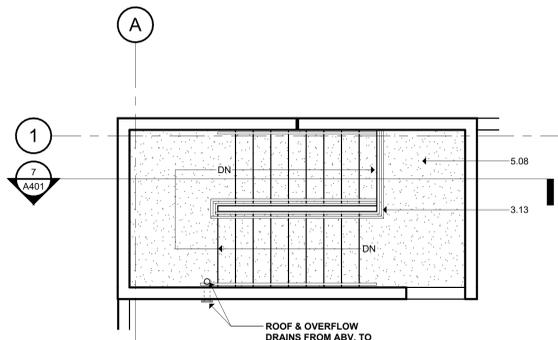
3 WALL SECTION 3
SCALE: 3/8" = 1'-0"

2 WALL SECTION 2
SCALE: 3/8" = 1'-0"

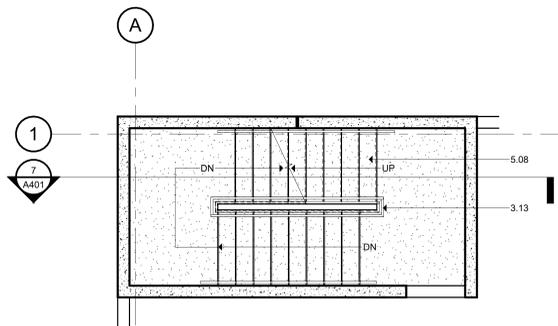
1 WALL SECTION 1
SCALE: 3/8" = 1'-0"



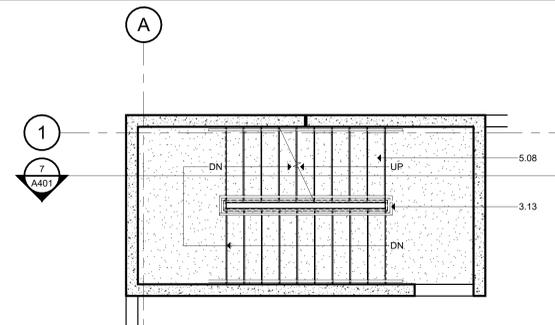
7 STAIR 1 SECTION
SCALE: 1/4" = 1'-0"



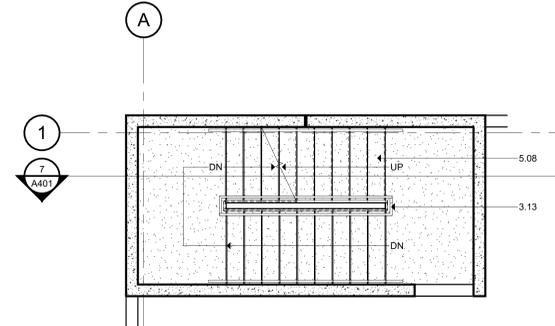
6 STAIR 1 - SIXTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



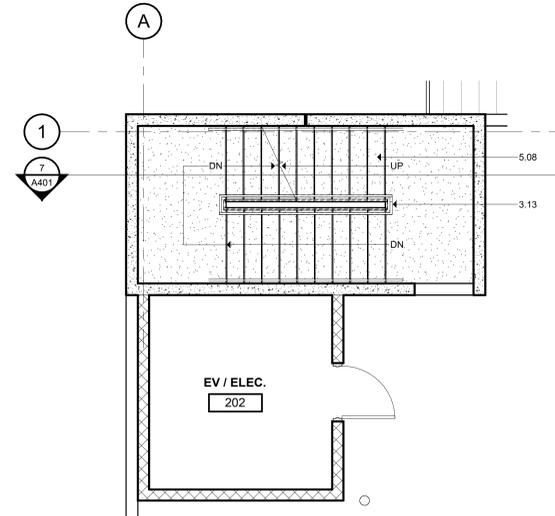
5 STAIR 1 - FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



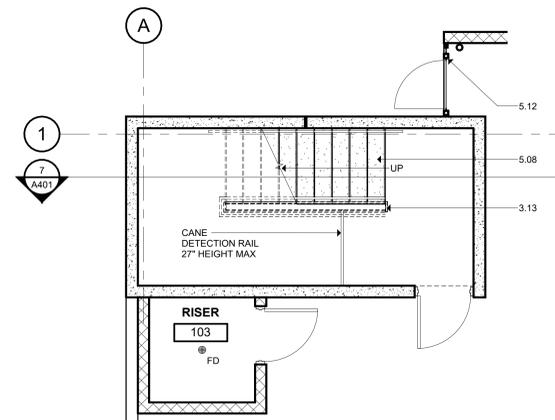
4 STAIR 1 - FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 STAIR 1 - THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 STAIR 1 - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 STAIR 1 - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES

- DIVISION 4 - EXISTING CONDITIONS**
- 101 CONCRETE SLAB AS INDICATED (REF. STRUCT./ARCH.)
 - 102 BOARD FORM CONCRETE PLASTER (REF. STRUCT./ARCH./LANDSCAPE)
 - 103 CONCRETE SUMP (REF. STRUCT./ARCH.)
 - 104 CONCRETE GRADE BEAM (REF. STRUCT.)
 - 105 CONCRETE ON METAL DECK (REF. STRUCT.)
 - 106 CONCRETE TOPPING SLAB (REF. STRUCT.)
 - 107 CONCRETE WALL (REF. STRUCT.)
 - 108 PRECAST CONCRETE CURB (REF. STRUCT.)
 - 109 PRECAST CONCRETE BEAM (REF. STRUCT.)
 - 110 PRECAST CONCRETE COLUMN (REF. STRUCT.)
 - 111 PRECAST CONCRETE WALL (REF. STRUCT.)
 - 112 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
 - 113 PRECAST CONCRETE GIRDER (REF. STRUCT.)
 - 114 NON-SHRINK GROUT (REF. STRUCT.)
 - 115 CONCRETE CURB (REF. STRUCT.)
 - 116 CONCRETE STAIR LANDING (REF. STRUCT.)
 - 117 POLISHED CONCRETE AS SPECIFIED
 - 118 PRECAST CORREL (REF. STRUCT.)
 - 119 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH./STRUCT.)
 - 402 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE RDS1 - 40017
 - 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE RDS1 - 40017, MASONRY WALL (REF. ARCH./STRUCT.)
 - 404 GROUTED GULL (REF. STRUCT.)
 - 405 MASONRY WALL TILES
 - 406 MORTAR NET
 - 407 GROUT
 - 408 WEAP
 - 409 CLAY UNIT MASONRY VENEER
 - 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
 - 411 CLAY UNIT MASONRY BRICK BLOCK - OWENS, SOLAR GREEN TILE SQUARE, BRICK
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLARING (REF. STRUCT.)
 - 502 PAINTED METAL BEAM (REF. STRUCT.)
 - 503 PAINTED METAL CHANGING (REF. STRUCT.)
 - 504 PAINTED METAL DECK (REF. STRUCT.)
 - 505 PAINTED METAL TIE (REF. STRUCT.)
 - 506 2"x1" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP
 - 507 RISERS AND SECTION
 - 508 TRUSS GALT WITH HUSHER (REF. STRUCT.)
 - 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT./ARCH.)
 - 510 PAINTED METAL ROOF LANDING AND RAMP
 - 511 PAINTED METAL ANGLE SUPPORT CLIP (REF. STRUCT.)
 - 512 PAINTED METAL CANTILEY (REF. STRUCT./ARCH.)
 - 513 PAINTED METAL GATE
 - 514 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG CTR. 5/8" OPEN (REF. ARCH./STRUCT.)
- DIVISION 6 - WOOD, PLASTICS & COMPOSITES**
- 701 SIS WOVEN BITUMINOUS ROOF SYSTEM
 - 702 ROOF DRAIN (REF. MEP)
 - 703 ROOF VENT (REF. MEP)
 - 704 ROOF INSULATION
 - 705 SHEET METAL FLASHING AND TRIM
 - 706 JOINT SEALANT SPECIFIED
 - 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
 - 708 METAL ROOF EDGE
 - 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
 - 710 PROTECTION BOARD
 - 711 PROVIDE F AIR GAP
 - 712 DRAINAGE MAT
 - 713 VENT PIPE PER MECH (REF. MECH)
 - 714 ROOF CURB FOR MECHANICAL UNIT
 - 715 EXTERIOR GRADE FINISH
 - 716 EXTERIOR SHEAPING AS SCHEDULED
 - 717 THROUGH-WALL FLASHING
 - 718 PAINTED METAL ROOF AS SPECIFIED
 - 719 TAPE FLASHING
 - 720 ROOF TEMPERATURE UNDERLAYMENT
 - 721 FIBERGLASS BASE SHEET
- DIVISION 8 - OPENINGS**
- 801 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
 - 802 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
 - 803 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
 - 804 ALUM. CURTAIN WALL SYSTEM CAP
 - 805 GLAZING AS SPECIFIED
 - 806 NEW GLAZING AS SCHEDULED
 - 807 ACCESS PANEL AS SPECIFIED
 - 808 SHIM AS REQUIRED
 - 809 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 9 - FINISHES**
- 901 TILE AS SCHEDULED
 - 902 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL/MEP)
 - 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 14 - SPECIAL CONSTRUCTION**
- 1401 CONCRETE EQUIPMENT
 - 1402 ELEVATOR AS SPECIFIED
- DIVISION 21 - FIRE SUPPRESSION**
- 2101 PLUMBING
- DIVISION 22 - PLUMBING**
- 2201 H-VAC
- DIVISION 24 - ELECTRICAL**
- 2401 COMMUNICATIONS
- DIVISION 27 - COMMUNICATIONS**
- 2701 ELECTRONIC SAFETY AND SECURITY
- DIVISION 31 - EARTHWORK**
- 3101 EXTERIOR IMPROVEMENTS
- DIVISION 32 - EXTERIOR IMPROVEMENTS**
- 3201 LOW PROFILE PLANTING (REF. LANDSCAPE)
 - 3202 TREE GRATE (REF. LANDSCAPE)
 - 3203 BRICK PAVING - ENDOTT SURFACING BLEND (REF. LANDSCAPE/CIVIL)
 - 3204 CONCRETE DRIVE (REF. CIVIL)
 - 3205 CONCRETE SIDEWALK (REF. CIVIL)
 - 3206 TUBULAR STEEL BOLLARD (REF. CIVIL)
 - 3207 ASPHALT DRIVE (REF. CIVIL)

Project
**THE MERCHANTS
ICE GARAGE**

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Architect's Seal

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No.	Date	Issue / Revision
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect: Andrew T. Douglas, AIA

Project Manager: Jeremy Jaramillo

Drawn By:

Project Number: 2201

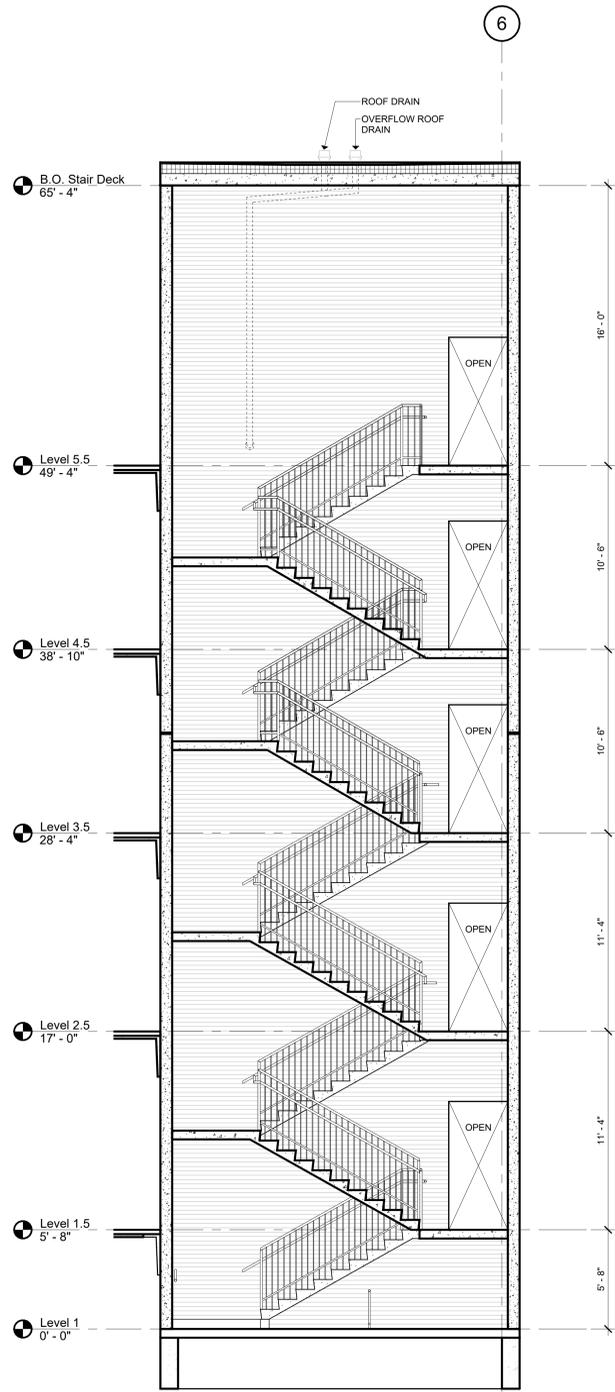
Issuance / Date: 100% Design Development August 29, 2023

SHEET TITLE

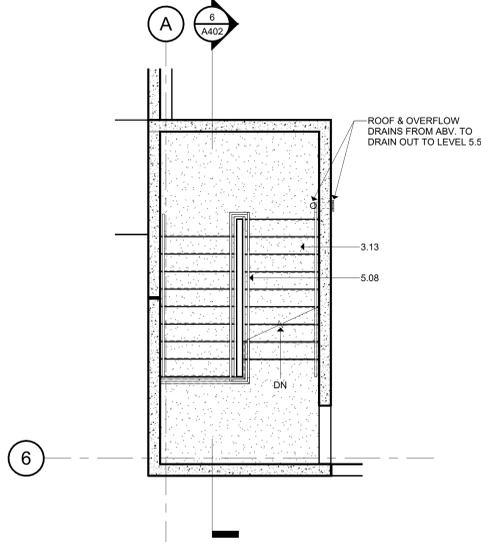
**STAIR PLANS AND
DETAILS**

SHEET NUMBER

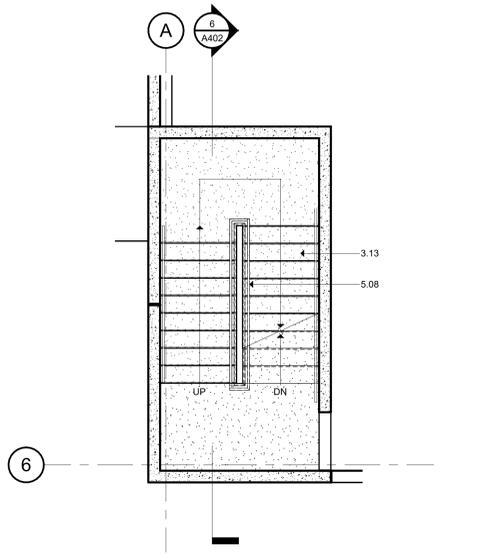
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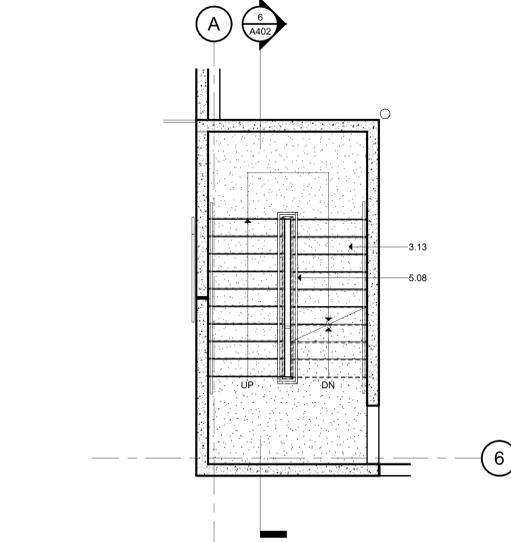
6 Section 6
SCALE: 1/4" = 1'-0"



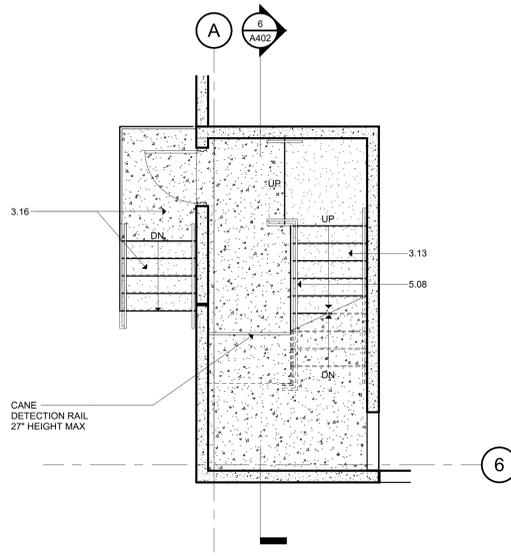
5 STAIR 2 - LEVEL 5.5 FLOOR PLAN
SCALE: 1/4" = 1'-0"



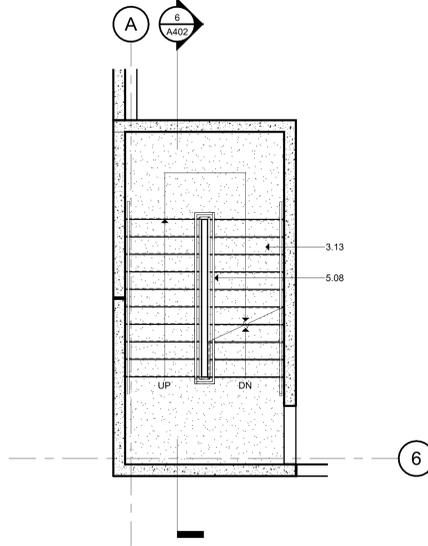
4 STAIR 2 - LEVEL 4.5 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 STAIR 2 - LEVEL 2.5 FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 STAIR 2 - LEVEL 1.5 FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 STAIR 2 - LEVEL 3.5 FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES

- DIVISION 4 - EXISTING CONDITIONS**
- 101 CONCRETE SLAB AS INDICATED (REF. STRUCT. ARCH.)
- 102 BOARD FORM CONCRETE PLANTER (REF. STRUCT. ARCH. LANDSCAPE)
- 103 CONCRETE CURB (REF. STRUCT. ARCH.)
- 104 CONCRETE GRADE BEAM (REF. STRUCT.)
- 105 CONCRETE ON METAL DECK (REF. STRUCT.)
- 106 CONCRETE TOPPING SLAB (REF. STRUCT.)
- 107 CONCRETE WALL (REF. STRUCT.)
- 108 PRECAST CONCRETE CURB (REF. STRUCT.)
- 109 PRECAST CONCRETE BEAM (REF. STRUCT.)
- 110 PRECAST CONCRETE COLUMN (REF. STRUCT.)
- 111 PRECAST CONCRETE WALL (REF. STRUCT.)
- 112 PRECAST CONCRETE SPANDREL (REF. STRUCT.)
- 113 PRECAST CONCRETE GIRDER (REF. STRUCT.)
- 114 NON-SHRINK GROUT (REF. STRUCT.)
- 115 CONCRETE CURB (REF. STRUCT.)
- 116 CONCRETE STAIR LANDING (REF. STRUCT.)
- 117 POLISHED CONCRETE AS SPECIFIED
- 118 PRECAST CURB (REF. STRUCT.)
- 119 PRECAST CONCRETE WALL - FITZGERALD FORMLINERS, 14819 (REF. STRUCT.)
- DIVISION 4 - MASONRY**
- 401 CONCRETE MASONRY UNIT WALL (REF. ARCH. / STRUCT.)
- 402 CLAY UNIT MASONRY VENEER - SANDHILL STRUCTURAL CLAY TILE RDS1 - 40017
- 403 CLAY UNIT MASONRY BLOCK WALL - SANDHILL STRUCTURAL CLAY TILE RDS1 - 40017 MASONRY WALL (REF. ARCH. / STRUCT.)
- 404 GROUTED CELL JOINT (REF. STRUCT.)
- 405 MASONRY WALL TILES
- 406 MORTAR NET
- 407 GROUT
- 408 WEAP
- 409 CLAY UNIT MASONRY VENEER
- 410 BRICK VENEER - YANKEE HILL, SALMON SMOOTH
- 411 CLAY UNIT MASONRY BRICK - OWENS, SOLAR SCREEN TILE, SOLAR SQUARE, BRICK
- DIVISION 5 - METALS**
- 501 PAINTED METAL COLLARING (REF. STRUCT.)
- 502 PAINTED METAL BEAM (REF. STRUCT.)
- 503 PAINTED METAL CHANGING (REF. STRUCT.)
- 504 PAINTED METAL DECK (REF. STRUCT.)
- 505 PAINTED METAL TIE (REF. STRUCT.)
- 506 2"x1" WELDED WIRE MESH - F10, BGA WELDED TO FRAME ANGLES AT TOP
- 507 SIGES AND SECTION
- 508 TRUSS JOINT WITH WASHERS (REF. STRUCT.)
- 509 PAINTED METAL RAILING SYSTEM (REF. STRUCT. ARCH.)
- 510 PAINTED METAL ROOF LANDING AND RAMP
- 511 PAINTED METAL ANGLE SUPPORT CLIP (REF. STRUCT.)
- 512 PAINTED METAL LAMPY (REF. STRUCT. ARCH.)
- 513 PAINTED METAL GATE
- 514 PERFORATED METAL PLATE SURROUND AT OPENING (REF. STRUCT. ARCH.)
- 515 PERFORATED METAL HANDHOLD - 1601011, 1" ROUND ON 1-1/4" STG. CTR. 5/8" OPEN (REF. ARCH. / STRUCT.)
- DIVISION 5 - WOOD, PLASTICS & COMPOSITES**
- DIVISION 5 - THERMAL INSULATION**
- 701 SIS WOLFFED BITUMINOUS ROOF SYSTEM
- 702 ROOF DRAIN (REF. MECH.)
- 703 ROOF VENT (REF. MECH.)
- 704 ROOF INSULATION
- 705 SHEET METAL FLASHING AND TRIM
- 706 JOINT SEALANT SPECIFIED
- 707 CONTINUOUS JOINT SEALANT WITH BACKER ROD
- 708 METAL ROOF EDGE
- 709 FLUID APPLIED VAPOR PERMEABLE MEMBRANE AIR BARRIER
- 710 PROTECTION BOARD
- 711 PROVIDE F AIR GAP
- 712 DRAINAGE MAT
- 713 VENT PIPE PER MECH (REF. MECH.)
- 714 ROOF CURB FOR MECHANICAL UNIT
- 715 EXTERIOR GRADE FINISH
- 716 EXTERIOR SHEAPING AS SCHEDULED
- 717 THROUGH-WALL FLASHING
- 718 PAINTED METAL ROOF AS SPECIFIED
- 719 TAPE FLASHING
- 720 ROOF TEMPERATURE UNDERLAYMENT
- 721 FIBERGLASS BASE SHEET
- DIVISION 6 - BASE**
- 601 ALUM. CURTAIN WALL SYSTEM AS SPECIFIED
- 602 ALUM. CURTAIN WALL SYSTEM SPANDREL PANEL
- 603 ALUM. CURTAIN WALL SYSTEM SUPPORT BRACKET
- 604 ALUM. CURTAIN WALL SYSTEM CAP
- 605 GLAZING AS SPECIFIED
- 606 NEW GLAZING AS SCHEDULED
- 607 ACCESS PANEL AS SPECIFIED
- 608 SHIM AS REQUIRED
- 609 ALUM. CURTAIN WALL FRAME IN PERFORATED METAL PANEL GLAZED-IN
- DIVISION 6 - FINISHES**
- 601 TILE AS SCHEDULED
- 602 BASE AS SCHEDULED
- DIVISION 10 - SPECIALTIES**
- 1004 FIRE EXTINGUISHER CABINET
- DIVISION 11 - EQUIPMENT**
- 1101 ELECTRIC TRANSFORMER (REF. CIVIL / MEP)
- 1102 EV CHARGER (REF. MEP)
- DIVISION 12 - FURNISHINGS**
- 1201 BICYCLE RACKS
- DIVISION 13 - SPECIAL CONSTRUCTION**
- 1304 CONCRETE EQUIPMENT
- 1301 ELEVATOR AS SPECIFIED
- DIVISION 21 - FIRE SUPPRESSION**
- DIVISION 22 - PLUMBING**
- DIVISION 23 - HVAC**
- DIVISION 24 - ELECTRICAL**
- DIVISION 27 - COMMUNICATIONS**
- DIVISION 28 - ELECTRONIC SAFETY AND SECURITY**
- DIVISION 31 - EXTERIOR IMPROVEMENTS**
- 3201 LOW PROFILE PLANTING (REF. LANDSCAPE)
- 3202 TREE GRATE (REF. LANDSCAPE)
- 3203 BRICK PAVING - ENDOTT SURFACING BLEND (REF. LANDSCAPE, CIVIL)
- 3204 CONCRETE DRIVE (REF. CIVIL)
- 3205 CONCRETE SIDEWALK (REF. CIVIL)
- 3206 TUBULAR STEEL BOLLARD (REF. CIVIL)
- 3207 ASPHALT DRIVE (REF. CIVIL)

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Architect's Seal
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No.	Date	Issue / Revision:
1	Aug 29, 2023	100% Design Development
2	Dec 1, 2023	HDRC - Final

Architect: Andrew T. Douglas, AIA
Project Manager: Jeremy Jaramillo
Drawn By:
Project Number: 2201
Issuance / Date: 100% Design Development August 29, 2023

SHEET TITLE
**STAIR PLANS AND
DETAILS**

SHEET NUMBER

A402