410 PROBANDT

AREA REAL ESTATE, LLC

410 PROBANDT
San Antonio, TX 78204

TDLR #2024002690

ARCHITECT:

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PROJECT MANAGER: Steven Zemski
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ARCHITECT OF RECORD: James Simone
EMAIL: james.simone@humphreys.com

OWNER:

AREA REAL ESTATE, LLC

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San Antonio, TX
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CIVIL	LANDSCAPE	STRUCTURAL	INTERIORS	MEP	LOW VOLTAGE	ACCESSIBILITY	WATERPROOFING	CONTRACTOR	GOVERNMENT
CUDE CIVIL ENGINEERS	HPLA	WRIGHT ENGINEERS	HPA Design Group, LP	VP Engineers	VP Consulting Engineers	ABC ACCESS	ABC WATERPROOF	ABC CONSTRUCTION	San Antonio Building Department
4122 Pond Hill Road - Suite 101 San Antonio, Texas 78231 VOICE: 210.681.2951	8321 E, Evabs Road - 101 Scottsdale, AZ 85260 VOICE: 972.701.9636	1431 Greenway Drive - Suite 800 Irving,Texas 75038 VOICE: 949.477.4001	5339 Alpha Road, Suite 250 Dallas,Texas 75240 VOICE: 972.596.1700	2815 Coliseum Drive - Suite 180 Charlotte, NC 28217 VOICE: 704.372.7755	2108 South Blvd.- Suite 112 Charlotte, NC 28203 VOICE: 704.372.7755	ADDRESS CITY, STATE 00000 VOICE: ###.###.#### FAX: ###.###.###	ADDRESS CITY, STATE 00000 VOICE: ###.###.#### FAX: ###.###.###	ADDRESS CITY, STATE 00000 VOICE: ###.###.#### FAX: ###.###.###	1901 S. Alamo St. CITY, STATE78204 VOICE: 210.207.1111
Jefferey McKinnie JMCKINNIE@cudeengineers.com	CONTACT antonio@hplastudio.com	CONTACT bforbush@wrightengineers.com	Gretchen Havelka Gretchen.havelka@hpadesigngroup.com	Zach Joyce zhjoyce@vpce.com	Brian Cothern bcothern@vpce.com	CONTACT EMAIL	CONTACT EMAIL	CONTACT EMAIL	CONTACT EMAIL

ISSUANCE RECORD

DATE	REASON

PROJECT SCOPE

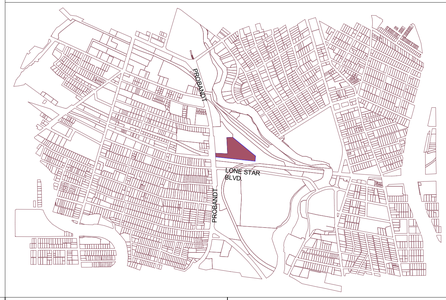
Four story, wood framed, type V-A construction, interior corridor multi-family complex

DEFERRED SUBMITTALS / SEPARATE PEMITS

1. ALL DEFERRED SUBMITTALS SHALL BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL, AS REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF CONSTRUCTION. ALL ITEMS THAT REQUIRE SEPARATE PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.

1. PREFABRICATED FLOOR AND ROOF TRUSSES
2. FIRE ALARM (SEPARATE PERMIT)
3. FIRE SPRINKLER (SEPARATE PERMIT)
4. POOL AND POOL EQUIPMENT LAYOUT (SEPARATE PERMIT)
5. GUARDRAILS AND HANDRAILS
6. LOW VOLTAGE - ACCESS CONTROL AND SECURITY SYSTEMS (SEPARATE PERMIT)
7. SIGNAGE (SEPARATE PERMIT)
8. STAIRS
9. FORMWORK INCLUDING SHORING AND/OR RESHORING
10. STRUCTURAL STEEL
11. POST TENSION CABLE LAYOUT
12. PREMANUFACTURED AWNING / CANOPY
13. RADON MITIGATION SYSTEM

VICINITY MAP



Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 5:37:25 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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410 PROBANDT
410 PROBANDT
San Antonio, TX 78204
AREA REAL ESTATE, LLC

REGISTERED ARCHITECT
JAMES SIMONE JR
20551
STATE OF TEXAS
10.06.2023

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SHEET CONTENTS
COVER SHEET

SHEET NO.
A0.00

PERMIT SET (10.06.2023)

21159

TECHNOLOGY

SHEET #	DESCRIPTION	100% DD 04/14/2023	50% CD 06/30/2023	PERMIT SET
T1.00	TECHNOLOGY LEGEND AND NOTES	■	■	■
T2.00	TECHNOLOGY UNIT PLANS	■	■	■
T2.01	TECHNOLOGY UNIT PLANS	■	■	■
T2.02	TECHNOLOGY UNIT PLANS	■	■	■
T3.00	TECHNOLOGY MDF AND IDF DETAILS	■	■	■
T3.01	TECHNOLOGY IDF LOCATIONS LEVEL 1	■	■	■
T3.02	TECHNOLOGY IDF LOCATIONS LEVEL 2	■	■	■
T3.03	TECHNOLOGY IDF LOCATIONS LEVEL 3	■	■	■
T3.04	TECHNOLOGY IDF LOCATIONS LEVEL 4	■	■	■
T3.05	MDF AND IDF POWER REQUIREMENTS			■
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T4.01	LEVEL 1 AMENITY AV PLAN			■
T4.02	BIKE STORAGE AND FOURTH FLOOR AMENITY PLAN			■
T4.03	COURTYARD PLAN			■
T5.00	TECHNOLOGY ACCESS CONTROL DOOR DETAILS		■	■
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T5.03	LEVEL 1 - AREA C ACCESS CONTROL PLAN			■
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MECHANICAL

SHEET #	DESCRIPTION	100% DD 04/14/2023	50% CD 06/30/2023	PERMIT SET
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M2.00	MECHANICAL UNIT PLANS	■	■	■
M2.01	MECHANICAL UNIT PLANS	■	■	■
M2.02	MECHANICAL UNIT PLANS	■	■	■
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M3.01	MECHANICAL PLAN - LEVEL 1 - AREA B	■	■	■
M3.02	MECHANICAL PLAN - LEVEL 1 - AREA C	■	■	■
M3.03	MECHANICAL PLAN - LEVEL 2 - AREA A	■	■	■
M3.04	MECHANICAL PLAN - LEVEL 2 - AREA B	■	■	■
M3.05	MECHANICAL PLAN - LEVEL 2 - AREA C	■	■	■
M3.06	MECHANICAL PLAN - LEVEL 3 - AREA A	■	■	■
M3.07	MECHANICAL PLAN - LEVEL 3 - AREA B	■	■	■
M3.08	MECHANICAL PLAN - LEVEL 3 - AREA C	■	■	■
M3.09	MECHANICAL PLAN - LEVEL 4 - AREA A	■	■	■
M3.10	MECHANICAL PLAN - LEVEL 4 - AREA B	■	■	■
M3.11	MECHANICAL PLAN - LEVEL 4 - AREA C	■	■	■
M3.12	MECHANICAL PLAN - ROOF - AREA A	■	■	■
M3.13	MECHANICAL PLAN - ROOF - AREA B	■	■	■
M3.14	MECHANICAL PLAN - ROOF - AREA C	■	■	■
M4.00	MECHANICAL PLAN - FIRST FLOOR AMENITY	■	■	■
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E1.02	ELECTRICAL POWER & LIGHTING NOTES	■	■	■
E2.00	ELECTRICAL UNIT PLANS	■	■	■
E2.01	ELECTRICAL UNIT PLANS	■	■	■
E2.02	ELECTRICAL UNIT PLANS	■	■	■
E2.03	ELECTRICAL UNIT PLANS	■	■	■
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E3.03	ELECTRICAL POWER PLAN - LEVEL 2 - AREA A	■	■	■
E3.04	ELECTRICAL POWER PLAN - LEVEL 2 - AREA B	■	■	■
E3.05	ELECTRICAL POWER PLAN - LEVEL 2 - AREA C	■	■	■
E3.06	ELECTRICAL POWER PLAN - LEVEL 3 - AREA A	■	■	■
E3.07	ELECTRICAL POWER PLAN - LEVEL 3 - AREA B	■	■	■
E3.08	ELECTRICAL POWER PLAN - LEVEL 3 - AREA C	■	■	■
E3.09	ELECTRICAL POWER PLAN - LEVEL 4 - AREA A	■	■	■
E3.10	ELECTRICAL POWER PLAN - LEVEL 4 - AREA B	■	■	■
E3.11	ELECTRICAL POWER PLAN - LEVEL 4 - AREA C	■	■	■
E3.12	ELECTRICAL POWER PLAN - ROOF - AREA A	■	■	■
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E3.14	ELECTRICAL POWER PLAN - ROOF - AREA C	■	■	■
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E3.20	ELECTRICAL LIGHTING PLAN - LEVEL 2 - AREA C	■	■	■
E3.21	ELECTRICAL LIGHTING PLAN - LEVEL 3 - AREA A	■	■	■
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E4.00	ELECTRICAL POWER PLAN - FIRST FLOOR AMENITY	■	■	■
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E4.02	ELECTRICAL POWER PLAN - SITE AMENITY	■	■	■
E4.03	ELECTRICAL PLAN - GARAGES		■	■
E4.04	ELECTRICAL LIGHTING PLAN - FIRST FLOOR AMENITY	■	■	■
E4.05	ELECTRICAL LIGHTING PLAN - SITE AMENITY	■	■	■
E4.06	LANDSCPAE PLAN	■		■
E5.00	ELECTRICAL NOTES AND DETAILS	■	■	■
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E5.02	ELECTRICAL RISER CALCULATIONS - LOAD SUMMARY	■	■	■
E5.03	ELECTRICAL RISER DIAGRAMS - OVERALL	■	■	■
E5.04	ELECTRICAL RISER DIAGRAMS & PANEL SCHEDULES - RETAIL	■	■	■
E5.05	ELECTRICAL RISER DIAGRAMS - BUILDING 1	■	■	■
E5.06	ELECTRICAL RISER DIAGRAMS - BUILDING 2	■	■	■
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E6.01	SITE LIGHTING PHOTOMETRICS			■
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PLUMBING

SHEET #	DESCRIPTION	100% DD 04/14/2023	50% CD 06/30/2023	PERMIT SET
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P1.01	PLUMBING SCHEDULES	■	■	■
P2.00	SANITARY WASTE UNIT PLANS	■	■	■
P2.01	SANITARY WASTE UNIT PLANS	■	■	■
P2.02	WATER PIPING UNIT PLANS	■	■	■
P2.03	WATER PIPING UNIT PLANS	■	■	■
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P3.04	SANITARY WASTE PLAN - LEVEL 2 - AREA B	■	■	■
P3.05	SANITARY WASTE PLAN - LEVEL 2 - AREA C	■	■	■
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P3.08	SANITARY WASTE PLAN - LEVEL 3 - AREA C	■	■	■
P3.09	SANITARY WASTE PLAN - LEVEL 4 - AREA A	■	■	■
P3.10	SANITARY WASTE PLAN - LEVEL 4 - AREA B	■	■	■
P3.11	SANITARY WASTE PLAN - LEVEL 4 - AREA C	■	■	■
P3.12	DRAINAGE PLAN - ROOF - AREA A	■	■	■
P3.13	DRAINAGE PLAN - ROOF - AREA B	■	■	■
P3.14	DRAINAGE PLAN - ROOF - AREA C	■	■	■
P3.15	WATER PIPING PLAN - LEVEL 1 - AREA A	■	■	■
P3.16	WATER PIPING PLAN - LEVEL 1 - AREA B	■	■	■
P3.17	WATER PIPING PLAN - LEVEL 1 - AREA C	■	■	■
P3.18	WATER PIPING PLAN - LEVEL 2 - AREA A	■	■	■
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P3.20	WATER PIPING PLAN - LEVEL 2 - AREA C	■	■	■
P3.21	WATER PIPING PLAN - LEVEL 3 - AREA A	■	■	■
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P4.01	WATER PIPING PLAN - FIRST FLOOR AMENITY	■	■	■
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P5.01	SANITARY WASTE RISER DIAGRAMS	■	■	■
P5.02	WATER PIPING RISER DIAGRAMS	■	■	■
P6.00	PLUMBING DETAILS	■	■	■
P6.01	PLUMBING DETAILS	■	■	■
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INTERIORS

SHEET #	DESCRIPTION	100% DD 04/14/2023	50% CD 06/30/2023	PERMIT SET
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ID0.1B	SCHEDULE OF MATERIALS - AMENITY			■
ID0.2A	SCHEDULE OF MATERIALS - LINITS			■
ID0.3A	SCHEDULE OF MATERIALS - CORRIDORS			■
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ID2.0	DECORATEIVE REFLECTED CEILING PLAN			■
ID3.0	FLOOR PLAN FINISH			■
ID4.0	FURNITURE PLAN			■
ID5.0	POWER PLAN			■
ID6.0	INTERIOR ELEVATIONS			■
ID6.1	INTERIOR ELEVATIONS			■
ID6.2	INTERIOR ELEVATIONS			■
ID6.3	INTERIOR ELEVATIONS			■
ID8.0	DECORATEIVE REFLECTED CEILING PLAN - UNITS			■
ID8.1	DECORATEIVE REFLECTED CEILING PLAN - UNITS			■
ID8.2	FLOOR FINISH PLAN - UNITS			■
ID8.3	FLOOR FINISH PLAN - UNITS			■
ID9.0	CONSTRUCTION AND FINISH PLAN - CORRIDOR			■
ID9.1	DECORATEIVE REFLECTED CEILING PLAN - CORRIDOR			■
ID9.2	FLOOR FINISH PLAN - CORRIDOR			■
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STRUCTURAL

SHEET #	DESCRIPTION	100% DD 04/14/2023	50% CD 06/30/2023	PERMIT SET
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S0.02	GENERAL STRUCTURAL NOTES AND ABBREVIATIONS	■	■	■
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S0.04	TYPICAL DETAILS	■	■	■
S0.05	TYPICAL DETAILS	■	■	■
S0.06	SHEARWALL, TIEDOWN AND ASSEMBLIES SCHEDULES	■	■	■
S1.01	OVERALL FOUNDATION PLAN - LEVEL 1	■	■	■
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S1.01B	FOUNDATION PARTIAL PLAN B	■	■	■
S1.01C	FOUNDATION PARTIAL PLAN C	■	■	■
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S2.01	OVERALL FLOOR FRAMING PLAN - LEVEL 2	■	■	■
S2.01A	FLOOR FRAMING PLAN - LEVEL 2 - PARTIAL PLAN A	■	■	■
S2.01B	FLOOR FRAMING PLAN - LEVEL 2 - PARTIAL PLAN B	■	■	■
S2.01C	FLOOR FRAMING PLAN - LEVEL 2 - PARTIAL PLAN C	■	■	■
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S2.02A	FLOOR FRAMING PLAN - LEVEL 3 - PARTIAL PLAN A	■	■	■
S2.02B	FLOOR FRAMING PLAN - LEVEL 3 - PARTIAL PLAN B	■	■	■
S2.02C	FLOOR FRAMING PLAN - LEVEL 3 - PARTIAL PLAN C	■	■	■
S2.03	OVERALL FLOOR FRAMING PLAN - LEVEL 4	■	■	■
S2.03A	FLOOR FRAMING PLAN - LEVEL 4 - PARTIAL PLAN A	■	■	■
S2.03B	FLOOR FRAMING PLAN - LEVEL 4 - PARTIAL PLAN B	■	■	■
S2.03C	FLOOR FRAMING PLAN - LEVEL 4 - PARTIAL PLAN C	■	■	■
S2.04	OVERALL ROOF FRAMING PLAN	■	■	■
S2.04A	ROOF FRAMING PLAN - PARTIAL PLAN A	■	■	■
S2.04B	ROOF FRAMING PLAN - PARTIAL PLAN B	■	■	■
S2.04C	ROOF FRAMING PLAN - PARTIAL PLAN C	■	■	■
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S3.02	ENLARGED UNIT FRAMING PLANS	■	■	■
S3.11	ENLARGED UNIT ROOF FRAMING PLANS			■
S3.12	ENLARGED UNIT ROOF FRAMING PLANS			■
S4.01	FOUNDATION DETAILS	■	■	■
S4.02	FOUNDATION DETAILS	■	■	■
S5.01	FLOOR FRAMING DETAILS	■	■	■
S5.02	FLOOR FRAMING DETAILS	■	■	■
S5.03	FLOOR FRAMING DETAILS			■
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S6.02	ROOF FRAMING DETAILS			■
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ARCHITECTURAL

SHEET #	DESCRIPTION	100% DD 04/14/2023	50% CD 06/30/2023	PERMIT SET
A1.01	ARCHITECTURAL SITE PLAN	■	■	■
A1.02	RESEARCH, GENERAL NOTES, CODE SUMMARY	■	■	■
A1.02a	TABULATIONS - BUILDING, UNIT, PARKING	■	■	■
A1.03	DWELLING UNIT ACCESSIBILITY - 2012 TAS-2009 ANSI-1998 FHA	■	■	■
A1.03a	DWELLING UNITS ACCESSIBILITY KITCHENS - 2017 ANSI-IBC 2018	■	■	■
A1.04	PUBLIC ACCESSIBILITY - 2020 FBC-AC 2010 ADA	■	■	■
A1.05	RATED ASSEMBLIES	■	■	■
A1.05a	RATED ASSEMBLIES - ROOF-CEILING / FLOOR-CEILING		■	■
A1.07	ACOUSTIC ASSEMBLIES	■	■	■
A1.21	LIFE SAFETY PLAN - LEVEL 1	■	■	■
A1.22	LIFE SAFETY PLAN - LEVEL 2	■	■	■
A1.23	LIFE SAFETY PLAN - LEVEL 3	■	■	■
A1.24	LIFE SAFETY PLAN - LEVEL 4	■	■	■
A1.30	ADDRESS PLAN - LEVEL 1		■	■
A1.31	ADDRESS PLAN - LEVELS 2-3		■	■
A1.32	ADDRESS PLAN - LEVEL 4		■	■
A2.00	DOOR SCHEDULE		■	■
A2.10	DOOR DETAILS	■	■	■
A2.20	WINDOW SCHEDULE	■	■	■
A2.30	WINDOW DETAILS		■	■
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A3.03	UNIT A3 - PLANS & ELEVATIONS	■	■	■
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A3.04b	UNIT B1 - RCP PLAN	■	■	■
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A3.05b	UNIT B2 - RCP PLAN	■	■	■
A3.06	UNIT B3 - PLANS & ELEVATIONS	■	■	■
A3.06b	UNIT B3 - RCP PLAN	■	■	■
A3.07	UNIT B4 - PLANS & ELEVATIONS	■	■	■
A3.07b	UNIT B4 - RCP PLAN	■	■	■
A3.08	UNIT B5 - PLANS & ELEVATIONS	■	■	■
A3.08b	UNIT B5 - RCP PLAN	■	■	■
A3.09	UNIT C1 - PLANS & ELEVATIONS	■	■	■
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A4.11B	LEVEL 1 - PARTIAL PLAN B	■	■	■
A4.11C	LEVEL 1 - PARTIAL PLAN C	■	■	■
A4.12	OVERALL FLOOR PLAN - LEVEL 2	■	■	■
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A4.13C	LEVEL 3 - PARTIAL PLAN C	■	■	■
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A4.14A	LEVEL 4 - PARTIAL PLAN A	■	■	■
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A4.21	OVERALL COURTYARD ELEVATIONS	■	■	■
A4.22	ENLARGED BUILDING ELEVATIONS - SOUTH	■	■	■
A4.23	ENLARGED BUILDING ELEVATIONS - EAST	■	■	■
A4.24	ENLARGED BUILDING ELEVATIONS - NORTH	■	■	■
A4.25	ENLARGED BUILDING ELEVATIONS - WEST	■	■	■
A4.26	ENLARGED COURTYARD ELEVATIONS	■	■	■
A4.27	GARAGES ELEVATIONS	■	■	■
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A5.21	INTERIOR WALL SECTIONS	■	■	■
A5.30	EXTERIOR WALL SECTIONS	■	■	■
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A8.10	CLUBHOUSE FIRST FLOOR PLAN	■	■	■
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SHEETS: 98				

GENERAL

SHEET #	DESCRIPTION	100% DD 04/14/2023	50% CD 06/30/2023	PERMIT SET
A0.00	COVER SHEET	■	■	■
A0.01	INDEX OF DRAWINGS	■	■	■
SHEETS: 2				

CIVIL

SHEET #	DESCRIPTION	100% DD 04/14/2023	50% CD 06/30/2023	PERMIT SET
C0.0	COVER SHEET		■	■
C0.00	GENERAL CONSTRUCTION NOTES		■	■
C1.00	STORM WATER POLLUTION PREVENTION PLAN		■	■
C1.D1	STORM WATER POLLUTION PREVENTION PLAN DETAILS		■	■
C2.00	EXISTING CONDITIONS	■	■	■
C2.01	DEMOLITION PLAN	■	■	■
C3.00	SITE & PAVING PLAN		■	■
C4.D1	CIVIL SITE DETAILS		■	■
C5.00	FIRE PROTECTION PLAN		■	■
C6.00	OVERALL GRADING PLAN	■	■	■
C6.01	GRADING PLAN		■	■
C6.02	GRADING PLAN		■	■
C7.00	OVERALL DRAINAGE MASTER PLAN	■	■	■
C7.01	DRAINAGE PLAN		■	■
C7.02	DRAINAGE PLAN AND PROFILE - CHANNEL A		■	■
C7.03	DETENTION PLAN		■	■
C7.D1	DRAINAGE DETAILS			■
C7.D2	DRAINAGE DETAILS			■
C7.D3	DRAINAGE DETAILS			■
C7.D4	DRAINAGE DETAILS			■
C8.00	OVERALL UTILITY PLAN	■	■	■
C9.00	OVERALL SANITARY SEWER PLAN		■	■
C9.D1	SANITARY SEWER DETAILS		■	■
C9.D2	SANITARY SEWER DETAILS		■	■
C10.00	OVERALL WATER DISTRIBUTION PLAN		■	■
C10.D1	WATER DISTRIBUTION DETAILS		■	■
C10.D2	WATER DISTRIBUTION DETAILS			■
C11.00	OVERALL DIMENSIONAL CONTROL PLAN		■	■
C11.01	OVERALL DIMENSIONAL CONTROL PLAN			■
SHEETS: 29				

LANDSCAPE

SHEET #	DESCRIPTION	100% DD 04/14/2023	50% CD 06/30/2023	PERMIT SET
L1.00	COVER		■	■
L2.00	UTILITIES COORDINATION		■	■
L2.01	UTILITIES COORDINATION		■	■
L2.02	STRUCTURAL COORDINATION		■	■
L2.03	STRUCTURAL COORDINATION		■	■
L3.00	GRADING AND DRAINAGE - POOL		■	■
L4.00	DIMENSION SITE			■
L4.01	DIMENSION SITE			■
L4.02	DIMENSION SITE			■
L5.00	HARDSCAPE - SITE		■	■
L5.01	HARDSCAPE - SITE		■	■
L5.02	HARDSCAPE - POOL AND DOG PARK		■	■
L5.03	HARDSCAPE - MATERIALS BOARD		■	■
L5.04	HARDSCAPE - CUTSHEETS		■	■
L6.00	SITE DETAILS		■	■
L6.01	SITE DETAILS		■	■
L6.02	SITE DETAILS			■
L6.03	SITE DETAILS			■
L6.04	SITE DETAILS			■
L6.05	SITE DETAILS			■
L7.00	LIGHTING - SITE		■	■
L7.01	LIGHTING - SITE		■	■
L7.02	LIGHTING - POOL AND DOG PARK		■	■
L8.00	LANDSCAPE		■	■
L8.01	LANDSCAPE		■	■
L8.02	LANDSCAPE MATERIALS		■	■
L9.00	IRRIGATION - SITE			■
L9.01	IRRIGATION - SITE			■
L9.02	IRRIGATION - SITE			■
L10.00	GENERAL DETAILS		■	■
SHEETS: 30				

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 5:31:45 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

#	DATE	COMMENTS

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10.06.2023

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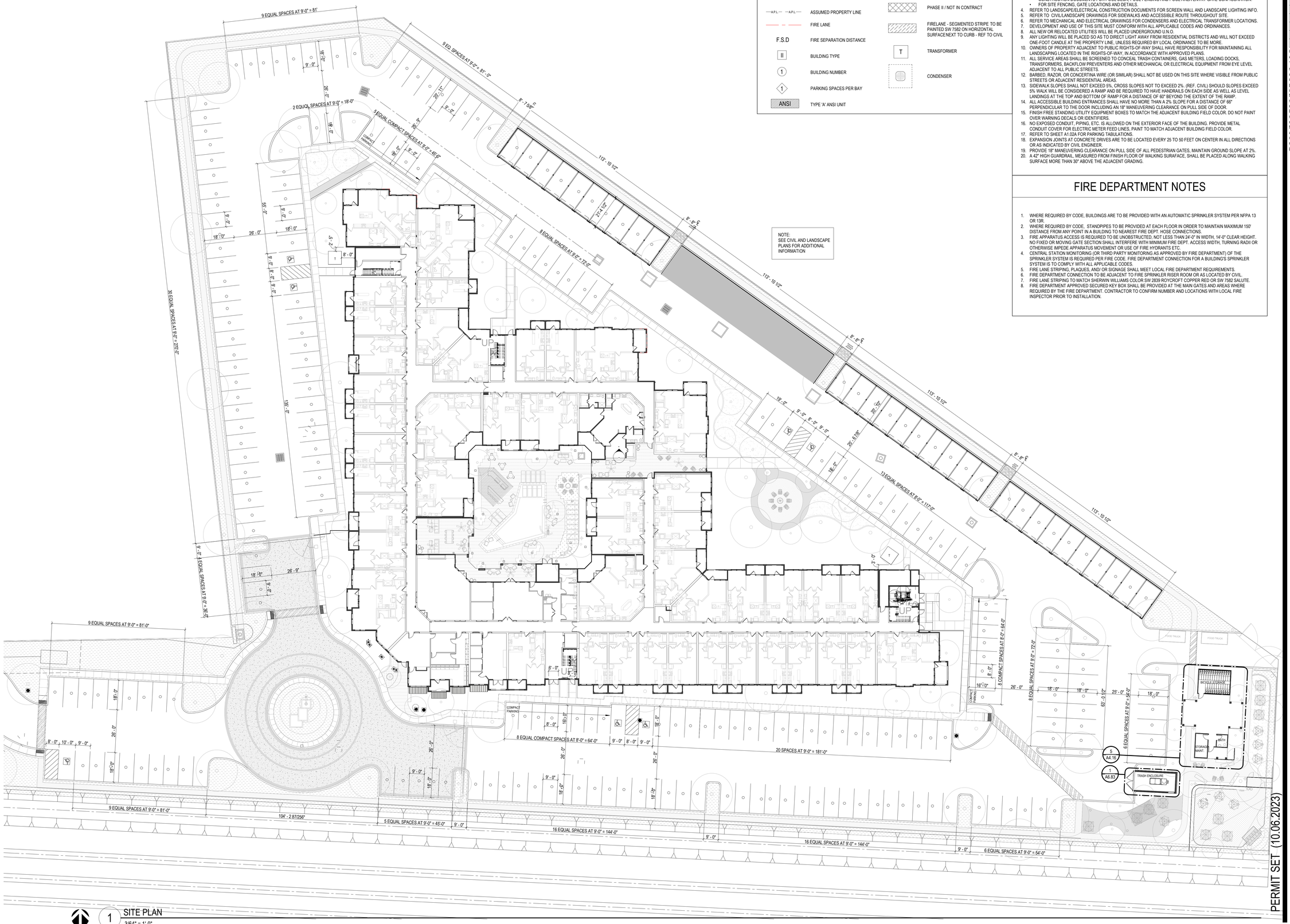
SHEET CONTENTS
INDEX OF DRAWINGS

SHEET NO



NORTH

1 SITE PLAN
3/64" = 1'-0"

SITE PLAN - SYMBOL LEGEND

- SETBACK LINE
- ACCESSIBLE ROUTE
- PROPERTY LINE
- LANDSCAPE SETBACK LINE
- LANDSCAPE BUFFER LINE
- ASSUMED PROPERTY LINE
- FIRE LANE
- F.S.D — FIRE SEPARATION DISTANCE
- II — BUILDING TYPE
- 1 — BUILDING NUMBER
- 1 — PARKING SPACES PER BAY
- ANSI — TYPE 'A' ANSI UNIT
- ACCESSIBLE PARKING SPACE
- VAN — VAN ACCESSIBLE SPACE
- MIRRORED — MIRRORED BUILDING CONDITION REFER TO PLAN SHEETS A4.00s.
- * — ACCESSIBLE ENTRY IN ACCESSIBLE EXIT
- PHASE II / NOT IN CONTRACT
- FIRELANE - SEGMENTED STRIPE TO BE PAINTED SW 7582 ON HORIZONTAL SURFACENEXT TO CURB - REF TO CIVIL
- T — TRANSFORMER
- CONDENSER

SITE PLAN NOTES

1. THIS SITE PLAN IS FOR REFERENCE ONLY - REFER TO CIVIL FOR SITE ELEMENT AND BUILDING POSITION DIMENSIONAL CONTROL.
2. REFER TO CIVIL ENGINEERING:
   - CONSTRUCTION DRAWINGS FOR ALL SITE RELATED HANDICAPPED ACCESS ELEMENTS INCLUDING RAMPS AND SIGNAGE. PROVIDE RAMPS, PARKING DESIGNATION, SPACES AND SIGNAGE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
   - CONSTRUCTION DOCUMENTS FOR WALK, GRADING AND FINISHED FLOOR ELEVATIONS.
   - DRAWINGS FOR ALL SITE PARKING CONFIGURATIONS AND FOR ALL PUBLIC WALK (DETAILS AND LAYOUTS), SCREENING, AND SIGN LOCATIONS.
3. REFER TO LANDSCAPE/ARCHITECT:
   - CONSTRUCTION DOCUMENTS FOR POOL DECK, POOL FENCING AND POOL AREA ENTRY GATE CONFIGURATION.
   - FOR SITE FENCING, GATE LOCATIONS AND DETAILS.
4. REFER TO LANDSCAPE/ELECTRICAL CONSTRUCTION DOCUMENTS FOR SCREEN WALL AND LANDSCAPE LIGHTING INFO.
5. REFER TO CIVIL/LANDSCAPE DRAWINGS FOR SIDEWALKS AND ACCESSIBLE ROUTE THROUGHOUT SITE.
6. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR CONDENSERS AND ELECTRICAL TRANSFORMER LOCATIONS.
7. DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
8. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
9. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE, UNLESS REQUIRED BY LOCAL ORDINANCE TO BE MORE.
10. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED IN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
11. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
12. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
13. SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
14. ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
15. FINISH FREE STANDING UTILITY EQUIPMENT BOXES TO MATCH THE ADJACENT BUILDING FIELD COLOR. DO NOT PAINT OVER WARNING DECALS OR IDENTIFIERS.
16. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING. PROVIDE METAL CONDUIT COVER FOR ELECTRIC METER FEED LINES, PAINT TO MATCH ADJACENT BUILDING FIELD COLOR.
17. REFER TO SHEET A1.02A FOR PARKING TABULATIONS.
18. EXPANSION JOINTS AT CONCRETE DRIVES ARE TO BE LOCATED EVERY 25 TO 50 FEET ON CENTER IN ALL DIRECTIONS OR AS INDICATED BY CIVIL ENGINEER.
19. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
20. A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURAFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.

FIRE DEPARTMENT NOTES

1. WHERE REQUIRED BY CODE, BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 OR 13R.
2. WHERE REQUIRED BY CODE, STANDPIPES TO BE PROVIDED AT EACH FLOOR IN ORDER TO MAINTAIN MAXIMUM 150' DISTANCE FROM ANY POINT IN A BUILDING TO NEAREST FIRE DEPT. HOSE CONNECTIONS.
3. FIRE APPARATUS ACCESS IS REQUIRED TO BE UNOBSTRUCTED, NOT LESS THAN 24'-0" IN WIDTH, 14'-0" CLEAR HEIGHT. NO FIXED OR MOVING GATE SECTION SHALL INTERFERE WITH MINIMUM FIRE DEPT. ACCESS WIDTH, TURNING RADII OR OTHERWISE IMPEDE APPARATUS MOVEMENT OR USE OF FIRE HYDRANTS ETC.
4. CENTRAL STATION MONITORING (OR THIRD PARTY MONITORING AS APPROVED BY FIRE DEPARTMENT) OF THE SPRINKLER SYSTEM IS REQUIRED PER FIRE CODE. FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS TO COMPLY WITH ALL APPLICABLE CODES.
5. FIRE LANE STRIPING, PLAQUES, AND/ OR SIGNAGE SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS.
6. FIRE DEPARTMENT CONNECTION TO BE ADJACENT TO FIRE SPRINKLER RISER ROOM OR AS LOCATED BY CIVIL.
7. FIRE LANE STRIPING TO MATCH SHERWIN WILLIAMS COLOR SW 2839 ROYCROFT COPPER RED OR SW 7582 SALUTE.
8. FIRE DEPARTMENT APPROVED SECURED KEY BOX SHALL BE PROVIDED AT THE MAIN GATES AND AREAS WHERE REQUIRED BY THE FIRE DEPARTMENT. CONTRACTOR TO CONFIRM NUMBER AND LOCATIONS WITH LOCAL FIRE INSPECTOR PRIOR TO INSTALLATION.

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:23:07 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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10.06.2023

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SHEET CONTENTS
ARCHITECTURAL SITE PLAN

SHEET NO.
A1.01

21159

ABBREVIATIONS AND SYMBOLS

AVG.	AVERAGE	N.	NORTH
ALT.	ALTERNATE	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	N.T.S.	NOT TO SCALE
ABV.	ABOVE	O.C.	ON CENTER
ADJ.	ADJACENT	OPG.	OPENING
ALUM.	ALUMINUM	OPP. H.	OPPOSITE HAND
ARCH.	ARCHITECT	O.S.B.	ORIENTED STRAND BOARD
BALC.	BALCONY	O.H.D.	OVER HEAD DOOR
BD.	BOARD	PVMT.	PAVEMENT
BLDG.	BUILDING	PL.	PLATE
BDRM.	BEDROOM	PLAS. LAM.	PLASTIC LAMINATE
BLK.	BLOCKING	PLYWD.	PLYWOOD OR O.S.B.
BM.	BEAM	POL.	POLISHED
CIP. CONC.	CAST IN PLACE CONCRETE	P.T.	PRESSURE TREATED
C.J.	CONTROL JOINT	R.C.	RESILIENT CHANNEL
C.L.	CENTER LINE	R.	RADIUS OR RISER
C.O.	CASED OPENING	RECPT.	RECEPTACLE
CLO.	CLOSET	REF.	REFERENCE, REFER OR REFRIGERATOR
CLG.	CEILING	REFRIG.	REFRIGERATOR
CLR.	CLEAR	REINF.	REINFORCING
CMU	CONCRETE MASONRY UNIT	REQ'D.	REQUIRED
COL.	COLUMN	RM.	ROOM
COMP.	COMPOSITION	R.D.	ROOF DRAIN
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONST.	CONSTRUCTION	SCOF	STATIC COEFFICIENT OF FRICTION
CONT.	CONTINUOUS	S.F.	SQUARE FOOT
C.T.	CERAMIC TILE	SCHED.	SCHEDULE
DECOR.	DECORATIVE	SECT.	SECTION
DTL.	DETAIL	SHT.	SHEET
DIA.	DIAMETER	SIM.	SIMILAR
DIM.	DIMENSION	STC	SOUND TRANSMISSION COEFFICIENT
DWGS.	DRAWINGS	S.A.B.	SOUND ATTENUATION BLANKET
DN.	DOWN	SPEC.	SPECIFIED OR SPECIFICATIONS
D.S.	DOWN SPOUT	STD.	STANDARD
EA.	EACH	STL.	STEEL
EB.	EYEBROWN	STRUCT.	STRUCTURAL
E.W.	EACH WAY	STOR.	STORAGE
ELEC.	ELECTRIC	SQ.	SQUARE
EL.	ELEVATION	THK.	THICK
EQ.	EQUAL	T.	TREAD, TILE OR TOP
EXIST.	EXISTING	T.O.D.	TOP OF DECK
EXP.	EXPANSION	T.O.H.	TOP OF HEEL
E.J.	EXPANSION JOINT	T.O.P.	TOP OF PLATE OR TOP OF PARAPET
EXT.	EXTERIOR	TYP.	TYPICAL
FAB.	FABRICATE	U.N.O.	UNLESS NOTED OTHERWISE
FIN.	FINISH	VERT.	VERTICAL
F.C.	FIRE CODE	W.W.M.	WELDED WIRE MESH
F.F.	FINISH FLOOR	WD.	WOOD
F.P.	FIRE PLACE	W.I.C.	WALK IN CLOSET
FLASH.	FLASHING	W.R.B.	WEATHER RESISTANT BARRIER
FLR.	FLOOR	WT.	WEIGHT
FLUOR.	FLUORESCENT	∠	ANGLE
FTG.	FOOTING	@	AT
FDN.	FOUNDATION	℄	CENTERLINE
F.B.O.	FURNISHED BY OTHERS	°	DEGREE
F.O.B.	FACE OF BRICK	+/-	DRAWING CUT LINE
F.O.C.	FACE OF CONCRETE OR CMU	=	EQUAL
F.O.S.	FACE OF STUD		HT. / F.F. LOCATION
FRTW.	FIRE RESISTANT TREATED WOOD	'	FEET OR MINUTES
GALV.	GALVANIZED	"	INCH OR SECONDS
GC.	GENERAL CONTRACTOR	℄	PLATE
G.I.	GALVANIZED IRON	±	PLUS OR MINUS
GA.	GAUGE	#	POUND OR NUMBER
GEN.	GENERAL	:	RATIO
G.C.	GENERAL CONTRACTOR	~	ROUND OR APPROXIMATE
GYP. BD.	GYPSUM BOARD	◫	SQUARE OR SQ. FOOT
HT.	HEIGHT		
HDR.	HEADER		
HORIZ.	HORIZONTAL		
HR.	HOUR		
HD. HT.	HEADER HEIGHT		
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
INSUL.	INSULATION		
INT.	INTERIOR		
JAN.	JANITOR		
JT.	JOINT		
KIT.	KITCHEN		
K.S.	KNEE SPACE		
LAM.	LAMINATE		
LT.	LIGHT		
LW. CONC.	LIGHTWEIGHT CONCRETE		
MOE	MEANS OF EGRESS		
MFR.	MANUFACTURER		
MAS.	MASONRY		
M.D.	MASONRY DIMENSION		
M.O.	MASONRY OPENING		
MAX.	MAXIMUM		
MEP.	MECHANICAL, ELECTRICAL AND PLUMBING		
MED.	MEDIUM		
MTL.	METAL		
MIN.	MINIMUM		

LEGENDS

WALL LEGEND

2 X STUD WALL FRAMING

NOTE: PLUMBING WALLS ARE 2 X 6 STUD FRAMING, EXCEPT AS NOTED, ALL OTHER INTERIOR WALLS ARE 2 X 4 TYP. U.N.O.

CMU WALL

1HR FIRE PARTITION

1HR FIRE PARTITION

1HR FIRE BARRIER

2HR FIRE BARRIER

2HR FIRE WALL

3HR FIRE WALL

T.O.D. 100'-0" 1ST FLOOR — ELEVATION (HEIGHT) TAG

1/A101 — EXTERIOR ELEVATION TAG

FURRDOWN CEILING AREAS

KEY DESIGNATIONS

1 / AX.XX — DETAIL SECTION TAG: NUMBER INDICATES DETAIL FOUND IN SHEET SERIES AX.XX

1 / AX.XX — WALL SECTION TAG: NUMBER INDICATES WALL SECTIONS FOUND IN SHEET SERIES AX.XX

AX.XX / 1 — INTERIOR ELEVATION TAG

X — WINDOW TAG

X — DOOR TAG

P01.1 — WALL ASSEMBLY TAG

MIN. 30" X 48" CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA (32" X 52" SHOWN)

GENERAL NOTES

BUILDINGS WITH A HEIGHT IN EXCESS OF THREE STORIES:

1. INTERIOR LOAD BEARING WALLS SHALL HAVE LSL PLATES ON ALL FLOORS TO MINIMIZE SHRINKAGE. REFER TO STRUCTURAL FOR LSL PLATE REQUIREMENTS. LSL PLATES CANNOT BE USED IN THE EXTERIOR WALL ASSEMBLY.
2. PLUMBING CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) EXPANSION JOINT IN EACH VERTICAL VENT STACK AND PLUMBING RISERS TO ALLOW FOR BUILDING COMPRESSION TO MINIMIZE PIPE BREAKAGE. REFER TO MEP DRAWINGS FOR LOCATION AND MATERIAL OF THE EXPANSION JOINT.
3. BORING FOR LATERAL PLUMBING LINES SHALL BE BORED IN SUCH A MANNER TO ALLOW FOR BUILDING COMPRESSION TO MINIMIZE PIPE BREAKAGE. REFER TO STRUCTURAL FOR STUD BORING ALLOWANCES.

CODE SUMMARY

APPLICABLE CODES

APPLICABLE CODES IN EFFECT FOR SAN ANTONIO, TEXAS

CODE	ADOPTED EDITION	CODE	ADOPTED EDITION
BUILDING	2021 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS	LIFE SAFETY	2021 NFPA 101
MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS	ACCESSIBILITY	FAIR HOUSING ACT - HUD FAIR HOUSING DESIGN MANUAL (SAFE HARBOR)
PLUMBING	2021 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS	ACCESSIBILITY	2021 ANSI A117.1
ELECTRICAL	2021 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS	ACCESSIBILITY	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ENERGY	2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS	ACCESSIBILITY	2012 TEXAS ACCESSIBILITY STANDARDS
FIRE	2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS		
FUEL AND GAS	2021 INTERNATIONAL FUEL AND GAS CODE WITH LOCAL AMENDMENTS		

ZONING

CHECK WITH DESIGNER AND ZONING CHECKLIST FOR INFORMATION

ZONING ORDINANCE: IDZ-2

	REQUIRED:	REQUIRED:		REQUIRED:	REQUIRED:		REQUIRED:	REQUIRED:		REQUIRED:	REQUIRED:
ACREAGE OF PROPERTY:	5.48 Acres		FRONT YARD SETBACK:	5 FEET							
MAXIMUM DENSITY ALLOWED:	50 UNITS PER ACRE		SIDE YARD SETBACK:	5 FEET							
FLOOR AREA RATIO (FAR):	NA		REAR YARD SETBACK:	5 FEET							
MAXIMUM HEIGHT ALLOWED:	70 FEET		LANDSCAPE BUFFER:	NA							
SITE COVERAGE ALLOWED:	NA		RIGHT OF WAY:	NA							
IMPERVIOUS COVERAGE ALLOWED:	NA		PARKING SETBACK:	NA							
DETENTION / RETENTION REQUIRED:	NA		EASEMENTS:	ELECTRICAL							
WIDTH OF FIRE LANE:	26 FEET		EXTERIOR MATERIAL REQUIREMENTS:	NA							

CODE SUMMARY

ALLOWABLE BUILDING AREA									ACTUAL BUILDING AREA								ALLOWABLE BUILDING HEIGHT			
BUILDING	OCCUPANCY GROUP	CONSTRUCTION TYPE	ALLOWABLE AREA PER FLOOR AREA	PROVIDED SPRINKLER SYSTEM	FRONTAGE INCREASE PERCENTAGE (SEE DIAGRAM)	FRONTAGE INCREASE	MAXIMUM ALLOWABLE AREA PER FLOOR	TOTAL ALLOWABLE AREA PER BLDG	BASEMENT	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	TOTAL	MAX. ALLOWABLE HEIGHT (FT)	MAX. ALLOWABLE HEIGHT (STORIES)	ACTUAL HEIGHT (FEET)	ACTUAL STORIES
LARGE TYPE V BUILDING WITH FIREWALLS																				
BLDG I - RESIDENTIAL (FIRE AREA A)	R-2	V-A	36,000	NFPA 13	0%	0	36,000	144,000		25,542	25,532	25,532	24,367			100,973	70	4	60	4
BLDG I - CLUBHOUSE (FIRE AREA A)	A-3	V-A	34,500	NFPA 13	0%	0	34,500	103,500		6,650			1,278			7,928	70	3	12	1
BLDG I - RESIDENTIAL (FIRE AREA B)	R-2	V-A	36,000	NFPA 13	0%	0	36,000	144,000		17,863	24,420	24,420	24,420			91,123	70	4	60	4
PRIVATE GARAGES (10 SPOTS EACH BAY)	U	V-B	2,248	NONE	0%	0	5,500	5,500		2,248						2,248	40	1	11'-0"	1

GENERAL NOTES

ACCESSIBILITY:

1. ALL RAMPS ON ACCESSIBLE ROUTE SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. SLOPE RAMPS AT 1:12 (MAX.) REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS. ZERO TOLERANCE ALLOWED.
2. ALL GROUND AND FLOOR SURFACES TO BE STABLE, FIRM AND SLIP RESISTANT IN ACCORDANCE WITH APPLICABLE CODES AND LAWS.
3. IF PROVIDED, FIBERGLASS TUB/SHOWER SURROUNDS FOR ACCESSIBLE, ANSI TYPE A OR ANSI TYPE B UNITS MUST HAVE FACTORY INSTALLED BLOCKING.
4. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT SLIDING DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
5. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOR MORE THAN 80 INCHES ABOVE THE FINISH FLOOR SHALL PROTRUDE A MAXIMUM OF 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. ANY OBJECTS PROTRUDING GREATER THAN 4" MUST BE MOUNTED WITH THEIR BOTTOM EDGE AT 80" A.F.F.
6. THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CODES CONTRADICT AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE UTILIZED IN THE CONSTRUCTION OF THIS PROJECT.
7. THE FAIR HOUSING ACT DESIGN MANUAL IS BEING INCLUDED AS PART OF THE PROJECTS CONTRACT DOCUMENTS AND WILL BE ISSUED UNDER A SEPARATE COVER.
8. ALL DWELLING UNITS MUST MEET THE REQUIREMENTS SET FORTH BY IIC ANSI A117.1-2009 ACCESSIBILITY CODE FOR TYPE 'B' DWELLING UNITS AND THE FEDERAL FAIR HOUSING ACT. IN ADDITION, 2% OF THE TOTAL NUMBER OF UNITS PROVIDED MUST MEET REQUIREMENTS FOR IIC ANSI A117.1 ACCESSIBILITY CODE FOR TYPE 'A' DWELLING UNITS.
9. WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO: ACCESSIBLE BUILDING ENTRANCES, BETWEEN BUILDINGS, AND TO THE PUBLIC WAY. REFER TO THE CIVIL ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S PLANS FOR ALL ACCESSIBLE ROUTES ON THE SITE AND ADDITIONAL APPLICABLE REQUIREMENTS.

LIFE SAFETY:

1. SMOKE ALARMS ARE REQUIRED AND SHALL CONFORM TO ALL APPLICABLE CODES INCLUDING NUMBER, LOCATION, ETC.
2. ALL BUILDINGS WITH GARAGES OR FUEL BURNING APPLIANCES TO HAVE CARBON MONOXIDE DETECTORS IN UNITS.
3. EVERY EXIT WAY OR CHANGE OF DIRECTION IN A EXIT CORRIDOR SHALL BE MARKED WITH WELL-LIGHTED EXIT SIGNS HAVING LETTERS OF AT LEAST 5 INCHES IN HEIGHT.

RATED CONSTRUCTION:

1. ALL PRIMARY STRUCTURAL FRAME MEMBERS TO BE INDIVIDUALLY WRAPPED IN FIRE RESISTANT ASSEMBLY. THE PRIMARY STRUCTURAL FRAME INCLUDES ALL OF THE FOLLOWING:
   1.1 ALL COLUMNS
   1.2 STRUCTURAL MEMBERS HAVING DIRECT CONNECTIONS TO COLUMNS, INCLUDING GIRDERS, BEAMS, TRUSSES AND SPANDRELS.
   1.3 MEMBERS OF THE FLOOR CONSTRUCTION AND ROOF CONSTRUCTION HAVING DIRECT CONNECTION TO THE COLUMNS BRACING MEMBERS THAT ARE ESSENTIAL TO THE VERTICAL STABILITY OF THE PRIMARY STRUCTURAL UNDER GRAVITY LOADING SHALL BE CONSIDERED PART OF THE PRIMARY STRUCTURAL FRAME WHETHER OR NOT THE BRACING MEMBER CARRIES GRAVITY LOAD.
2. ALL GYPSUM BOARD ASSEMBLIES TO ACHIEVE FIRE RESISTANCE RATINGS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH ASTM C36.
3. ROOFING SHALL BE CLASS - A (MINIMUM).
4. DRAFT STOPS WHERE REQUIRED AT FLOOR CEILING ASSEMBLIES SHALL BE IN LINE WITH WALLS SEPARATING UNITS. ATTIC DRAFTSTOPS WHERE REQUIRED SHALL BE IN LINE WITH WALLS SEPARATING UNITS OR AS SHOWN ON ROOF PLANS.
5. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIREBLOCKING MATERIAL SHALL AS PRESCRIBED BY CODE.
6. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR, OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED.
7. FIRE-RESISTANT JOINT SYSTEMS SHALL NOT BE REQUIRED FOR JOINTS THE FOLLOWING LOCATIONS: FLOORS WITHIN A SINGLE DWELLING UNIT; FLOORS WHERE THE JOINT IS PROTECTED BY A SHAFT ENCLOSURE; FLOORS WITHIN OPEN PARKING STRUCTURES; MEZZANINE FLOORS; WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS; ROOFS WHERE OPENINGS ARE PERMITTED; CONTROL JOINTS NOT EXCEEDING A MAXIMUM WIDTH OF 0.625 INCH AND TESTED IN ACCORDANCE WITH ASTM E 119.
8. ALL TUB/SHOWER VALVES IN FIRE RATED WALLS ARE TO BE PROTECTED WITH THE SAME FIRE RATING AS THE WALL.

STRUCTURAL:

1. FRAMING AT WINDOWS AND DOORS SHALL BE ADEQUATE TO MINIMIZE MOVEMENT AND LESSEN CRACKING OF EXTERIOR MATERIALS (DOUBLE STUDS REQUIRED IN SOME LOCATIONS).
2. REFER TO STRUCTURAL FRAMING PLANS FOR ALL STUD SPACING.
3. REFER TO STRUCTURAL DRAWINGS FOR ALL SHEAR WALL LOCATIONS, LENGTHS, AND NAILING PATTERNS.
4. REFER TO STRUCTURAL FOR LINTEL SCHEDULE.
5. REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
6. RAILING SUB-CONTRACTOR TO VERIFY POUND FORCE ON GUARD RAILING TO DETERMINE ADEQUATE NUMBER OF SUPPORT POSTS. NO MIDDLE SUPPORT PREFERRED.

WALL NOTES:

1. ALL PLUMBING WALLS SHALL BE FRAMED WITH A MINIMUM 2 X 6 STUDS (REFER TO PLANS FOR ALTERNATE STUD SIZES). REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH A MINIMUM 2 X 4 STUDS UNLESS NOTED OTHERWISE ON UNIT PLANS.
2. ALL SILLS IN CONTACT WITH CONCRETE TO BE BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER ON ENTIRE EXTERIOR PERIMETER OF BUILDING.
3. MATERIALS USED AS A BASE FOR WALL TILE SHALL CONFORM TO ALL APPLICABLE CODES.
4. UNLESS NOTED OTHERWISE, ALL NON TILED WET WALLS SHALL HAVE MOISTURE AND MOLD RESISTANT GYPSUM WALLBOARD.
5. INSTALL BLOCKING IN BATH AND KITCHEN WALL CAVITIES WHERE NEEDED TO SUPPORT CABINETS. PROVIDE ADEQUATE WOOD BLOCKING BETWEEN STUDS FOR ATTACHMENT OF STAIR HANDRAILS, BALCONY GUARDRAILS, LIGHT FIXTURES, ETC. MINIMUM SIZE OF BLOCKING SHALL BE 2X10. ADDITIONAL SOLID WOOD BLOCKING AT GRAB BARS AS INDICATED ON THE DRAWINGS.
6. PROVIDE 3 STUD MINIMUM AT ALL EXTERIOR CORNERS.
7. INSULATE ALL TUB AND WASHER WALLS ON EXTERIOR AND COMMON WALLS PER PLANS.
8. BATT INSULATION SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS SO BATTS DO NOT SAG INSIDE OF WALL CAVITY.
9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENCED PRACTICES OR MANUFACTURER'S REQUIREMENTS, WHICHEVER IS MORE STRINGENT, FOR THICKNESS, NAILING, TAPING, CONTROL JOINTS, ETC.
10. WHEN WALLS, OR PORTIONS OF WALLS, CONTAINING MULTIPLE LAYERS OF SHEATHING OR GYPSUM BOARD ALIGN WITH WALLS CONTAINING A SINGLE LAYER OF SHEATHING OR GYPSUM BOARD, THE ADDITIONAL LAYERS OF SHEATHING OR GYPSUM BOARD SHALL EXTEND TO THE NEAREST INSIDE OR OUTSIDE CORNER SO AS TO CREATE A UNIFORM WALL PLANE.

FLOOR / CEILING NOTES:

1. ALL PATIOS AND PORCHES TO SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 1/8" PER FOOT AND A MAXIMUM OF 1/4" PER FOOT. CONCRETE SHALL BE WARPED AS NEEDED TO ELIMINATE DAMMING OR PONDING OF WATER.
2. AT COVERED DWELLING UNITS, WARP CONCRETE AT DOOR THRESHOLDS TO PROVIDE REQUIRED ACCESSIBLE ROUTE SUCH THAT THE REQUIRED MANEUVERING CLEARANCE IS SLOPED NO MORE THAN 2% IN ANY DIRECTION.
3. PROVIDE WOOD BLOCKING AS NEEDED IN CEILING AT CENTER OF ALL BEDROOMS FOR CEILING FAN INSTALLATION.
4. UNDERWRITER LABORATORIES PLACES SPECIFIC REQUIREMENTS REGARDING INSULATION PLACEMENT IN FLOOR / CEILING ASSEMBLIES. CONTRACTOR SHALL REVIEW AND VERIFY ALL REQUIREMENTS ARE MET DEPENDING ON THE PLACED OF THE INSULATIONS IN THE ASSEMBLY.

DOORS / WINDOWS / OPENINGS NOTES:

1. ATTIC ACCESSES TO BE NOT LESS THAN 20" X 30" (CLEAR OPENING) AS LOCATED ON THE ROOF PLANS AND RATED PER CODE.
2. CORRISION RESISTANT FLASHING IS REQUIRED AT THE HEAD, SILL, AND JAMBS OF ALL WINDOWS, ROOF OPENINGS, AND THE INTERSECTION OF ROOF AND FRAME WALLS. SEALANT TO BE USED AT THE TOP AND SIDES TO GUARANTEE LEAK-PROOF CONSTRUCTION.
3. ADD SEALANT TO ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL PANELS, AND TO ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. REF. TO LOCAL CODES (OR M.E.P.) FOR REQUIREMENTS.
4. PROVIDE SELF-ADHERING BITUTHENE AT HEAD, JAMB AND SILL OF ALL DOORS AND WINDOWS.
5. ALL WALL PENETRATIONS (i.e.VENT HOODS, INCLUDING BOTH EXHAUST AND INTAKE, LIGHT FIXTURES, ETC.) SHALL BE MOUNTED WITH THE CENTERLINES OF THE PENETRATION ALIGNED, VERTICALLY AND HORIZONTALLY, ON THE EXTERIOR WALL.
6. PRIMARY ENTRY DOOR TO UNITS SHALL HAVE VIEWER WITH MIN 180 DEGREE RANGE OF VIEW. 'ANSI TYPE A' OR ACCESSIBLE UNITS TO HAVE ONE VIEWER AT 56" A.F.F. AND A SECOND IDENTICAL VIEWER AT 48" A.F.F.

DIMENSIONS:

1. DIMENSIONS ON THESE DRAWINGS ARE DIMENSIONED FROM FRAMING MEMBER TO FRAMING MEMBER NOT TO FINISH MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS SHOWN WITH "CLR" OR "CLEAR" ARE DIMENSIONS FROM FINISH TO FINISH.
3. WHILE TOLERANCES HAVE BEEN BUILT INTO THE DRAWINGS TO ALLOW FOR FIELD DISCREPANCIES DURING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL "CLR" OR "CLEAR" DIMENSIONS AT EACH PHASE OF CONSTRUCTION TO ENSURE REQUIRED CLEARANCES ARE MET.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION

FINISH NOTES:

1. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.
2. CABINET, CASEWORK & MILLWORK SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER FINISHES ARE APPLIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION.

MISCELLANEOUS:

1. ALL EXPOSED MATERIALS FOR BALCONIES, SOFFITS, OVERHANGS, ETC, TO BE APPROVED EXTERIOR GRADE AND PER CODE.
2. ALL TOWEL BARS AND TOILET PAPER HOLDERS ARE REQUIRED. PROPER BLOCKING IS REQUIRED FOR INSTALLATION.
3. PROVIDE PLYWOOD PANELS IN ALL TELECOMMUNICATIONS ROOMS FOR MOUNTING OF EQUIPMENT.
4. STAIRS SHALL COMPLY WITH ALL APPLICABLE CODES. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. RISER HEIGHT SHALL BE UNIFORM AND SHALL BE 4" MINIMUM AND 7" MAXIMUM. RISERS SHALL BE SOLID. STAIRWAYS SHALL HAVE HANDRAILS ON BOTH SIDES AND EXTEND AT THE TOP AND BOTTOM AS REQUIRED BY CODE.
5. AREA CALCULATIONS:
   5.1. AREA CALCULATIONS TO DETERMINE OCCUPANT LOAD FOR FUNCTION OF SPACES WITH AN OCCUPANT LOAD FACTOR OF "GROSS" AREA PER THE BUILDING CODE CHAPTER 2 DEFINITION FOR "FLOOR AREA, GROSS".
   5.2. AREA CALCULATIONS TO DETERMINE OCCUPANT LOAD FOR FUNCTION OF SPACES WITH AN OCCUPANT LOAD FACTOR OF "NET" AREA PER THE BUILDING CODE CHAPTER 2 DEFINITION FOR "FLOOR AREA, NET".
   5.3. AREA CALCULATIONS TO DETERMINE ALLOWABLE BUILDING AREA PER THE BUILDING CODE CHAPTER 2 DEFINITION FOR "AREA, BUILDING"
   5.4. AREA CALCULATIONS FOR DWELLING UNITS ARE "MARKET NET AREA" WHICH PERTAINS TO THE AGGREGATE CONDITIONED SPACES WITHIN A SINGLE DWELLING UNIT. "MARKET NET AREA" INCLUDES THE THICKNESS OF THE UNIT PERIMETER WALLS AS WELL AS THE THICKNESS OF THE CORRIDOR WALL. IT DOES NOT INCLUDE BALCONY, EXTERIOR STORAGE CLOSETS, OR EXTERIOR MECHANICAL CLOSETS.
   5.5. AREAS RELATED TO TAX ASSESSOR'S REQUIREMENTS OR OTHER VARIOUS METHODS OF CALCULATING AREAS REMAIN THE RESPONSIBILITY OF THE OWNER.

CONTRACTOR:

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHALL BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. UNLESS NOTED OTHERWISE, ALL WORK AND EQUIPMENT TO BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT ALL WORK IN PROGRESS AND ASSURE THAT ALL WORK SUBSTANTIALLY CONFORMS TO THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF THE WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL HIRE SUB CONTRACTORS AND SUPPLIERS WITH PROVEN ABILITY TO PROVIDE/PERFORM QUALITY WORKMANSHIP ON THIS TYPE OF PROJECT.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
6. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BID THE GREATER ITEM IN QUALITY, QUANTITY, STABILITY, DURABILITY, ETC.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OR ERECTION. IF DISCREPANCIES BETWEEN THE FIELD DIMENSIONS AND THE CONTRACT DOCUMENTS OCCUR, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH ALL TRADES ASSOCIATED WITH THE PROJECT.
9. THESE DRAWINGS CONTAIN LIMITED SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES TO THE PROJECT. CONTRACTOR SHALL OBTAIN ADDITIONAL INFORMATION FROM THE OWNER.
10. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO A MAINTAIN CLEAN AND SAFE PROJECT.
11. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE OWNER'S SATISFACTION BEFORE THE OWNER ACCEPTS THE BUILDING OR PORTION OF THE BUILDING.
12. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATIONS OR APPROVALS REQUIRED IN CONNECTION WITH ALL WORK UNDER THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
13. THERE SHALL BE NO DEVIATION FROM THE SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER.
14. CONTRACTOR SHALL NOT SCALE DRAWINGS.

FIRE DIAGRAMS AND FRONTAGE AREA DIAGRAMS

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 3:32:10 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

#	DATE	COMMENTS

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REGISTERED ARCHITECT JAMES SIMONE 20551 STATE OF TEXAS

10.06.2023

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TABULATIONS

UNIT TYPE	UNIT MIX	UNIT AREA	BALCONY AREA	UNIT TOTAL AREA	COUNT	Nº OF BEDS	BEDS %	UNITS %
UNIT A1	1BR/1BA	576 SF	46 SF	622 SF	66	66	24.4%	22.5%
UNIT A2	1BR/1BA		70 SF		55	55	20.3%	23.3%
UNIT A3	1BR/1BA	777 SF	77 SF	854 SF	16	16	5.9%	7.5%
UNIT B1	2BR/2BA	1130 SF	78 SF	1209 SF	17	34	12.5%	11.3%
UNIT B2	2BR/2BA	1197 SF	114 SF	1312 SF	11	22	8.1%	7.9%
UNIT B3	2BR/2BA	1330 SF	82 SF	1412 SF	7	14	5.2%	5.4%
UNIT B4	2BR/2BA	1305 SF	164 SF	1469 SF	15	30	11.1%	12.1%
UNIT B5	2BR/2BA	1155 SF	101 SF	1255 SF	5	10	3.7%	3.4%
UNIT C1	3BR/2BA	1401 SF	86 SF	1487 SF	8	24	8.9%	6.5%
					200	271	100.0%	100.0%

PARKING REQUIREMENTS		RATIO	PER BED	TOTAL
STANDARD	1 BEDROOM	1	137	137
	2 BEDROOM	1	110	110
	3 BEDROOM	1	24	24
TOTAL REQUIRED PARKING SPACES				271
TOTAL REQUIRED ACCESSIBLE PARKING (2% OF TOTAL)				5
TOTAL REQUIRED VAN ACCESSIBLE PARKING (1 PER 6 ACC.)				1

BIKE PARKING ANALYSIS				
REQUIRED PARKING: NA				
	STANDARD	ACCESSIBLE	VISITOR	TOTAL
SURFACE PARKING	0	0	0	0
INTERIOR BIKE STORAGE	24	1	0	25
TOTAL	24	1	0	25

PARKING ANALYSIS						
REQUIRED PARKING	271					
		STANDARD	COMPACT	ACCESSIBLE	VISITOR	TOTAL
SURFACE PARKING		210	16	5	0	231
DETACHED SINGLE CAR GARAGE		40	0	1	0	40
TOTAL		249	16	6	0	271

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:34:53 AM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

#	DATE	COMMENTS

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10.06.2023

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SHEET CONTENTS
TABULATIONS - BUILDING, UNIT, PARKING

SHEET NO.

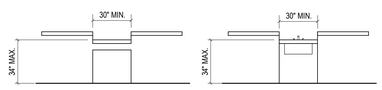
A1.02a

PERMIT SET (10.06.2023)

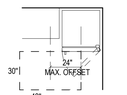
21159

ACCESSIBILITY DIAGRAMS FOR RESIDENTIAL DWELLING UNITS PER 2012 TEXAS ACCESSIBILITY STANDARDS, 2009 ANSI A117.1, HUD FAIR HOUSING ACT DESIGN MANUAL AUGUST 1996, REVISED APRIL 1998

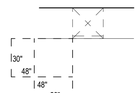
TYPE A UNITS



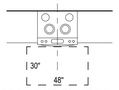
23 WORK SURFACE AND KITCHEN SINK FOR TYPE A UNITS



CLEAR FLOOR SPACE AT REFRIGERATOR PARALLEL APPROACH. FORWARD APPROACH ONLY ALLOWED PER FHA

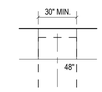


CLEAR FLOOR SPACE AT DISHWASHER FORWARD OR PARALLEL APPROACH
NOTE: THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR SINK.



CLEAR FLOOR SPACE AT RANGE PARALLEL APPROACH ONLY
NOTE: RANGE SHALL HAVE FRONT CONTROLS

CABINET NOTES: A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE KITCHEN CABINETS, SHALL BE PROVIDED.



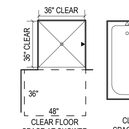
36" WHERE PART OF A T-TURN

CLEAR FLOOR SPACE AT KITCHEN WORK SURFACE

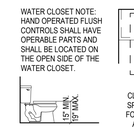
WORK SURFACE NOTES:
1. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH TO THE WORK SURFACE, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE WORK SURFACE. PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
3. THE WORK SURFACE SHALL BE 34 INCHES MAX. ABOVE THE FLOOR.
4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS.

KITCHEN SINK NOTES:
1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH TO THE SINK SHALL BE PROVIDED AND SHALL PROVIDE KNEE AND TOE CLEARANCE.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
3. THE SINK AND SURROUNDING COUNTER SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR THE COUNTER SURFACE.
4. THE DEPTH OF THE SINK BOWL SHALL BE 6 1/2 INCHES MAX. MULTIPLE-COMPARTMENT SINKS SHALL HAVE AT LEAST ONE COMPARTMENT COMPLYING WITH THIS REQUIREMENT.
5. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS. MAX.
6. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.

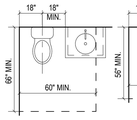
22 TYPE A KITCHEN ELEMENTS



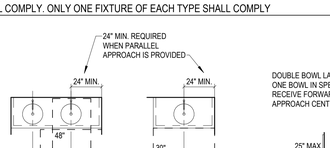
BATHTUB NOTES:
1. CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE MIDPOINT OF THE WIDTH OF THE BATHTUB.
2. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED AS BOTH A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.
3. BATHTUB ENCLOSURES SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEELCHAIRS INTO BATHTUBS. THEY SHALL NOT HAVE TRACKS ON THE RIM OF THE BATHTUB.
4. BATHTUBS SHALL DELIVER WATER THAT IS 120 DEGREES F MAXIMUM.
5. COUNTER TOPS & CABINETRY SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE, PROVIDED SUCH COUNTER TOPS & CABINETRY CAN BE REMOVED AND THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY.



LAVATORY NOTES:
THE FRONT OF LAVATORIES SHALL BE 34 INCHES MAX. ABOVE THE FLOOR MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
1. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS. MAX.
2. SINKS SHALL BE 6 1/2 INCHES DEEP MAX.
3. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDERNEATH.
4. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE LAVATORY, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
5. MIRRORS ABOVE LAVATORIES SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAX. ABOVE THE FLOOR.
6. LAVATORIES LOCATED IN THE CLEAR FLOOR SPACE OF A TUB OR TOILET MUST BE ACCESSIBLE PER ICC/ANSI A117.1 SECTION 606.
7. WHERE KNEE SPACE IS REQUIRED AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" DEEP MIN. AT 9" AFF AND 8" DEEP MIN. AT 27" AFF.

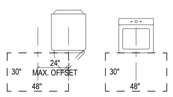


19 TYPE A UNIT BATHROOM ELEMENTS



NOTE:
1. BLOCKING MATERIAL SHALL BE OF WOOD 2X12 LUMBER OR OTHER MATERIAL CAPABLE OF SUPPORTING A MIN. LOAD OF 250 LBS.
2. ALL COVERED UNITS SHALL HAVE BLOCKING INSTALLED IN ALL BATHROOMS AS SHOWN.
3. IT IS RECOMMENDED TO ALLOW AN EXTRA 2 INCHES AT THE SIDES AND BOTTOM OF ALL REINFORCING LOCATION DIMENSIONS FOR GREATER EASE OF FUTURE GRAB BAR INSTALLATION.

18 TYPE A UNIT GRAB BAR / SHOWER SEAT REINFORCING LOCATIONS



CLEAR FLOOR SPACE AT WASHER/DRYER

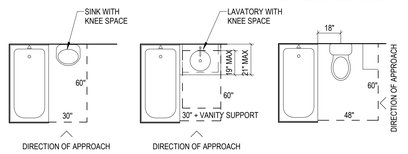
LAUNDRY EQUIPMENT NOTES:
1. ALL CONTROLS AND OPERATING MECHANISMS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL BE ACCESSIBLE.
2. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES.
3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAX.
4. FRONT LOAD APPLIANCES TO BE INSTALLED AT RESIDENT'S REQUEST TO COMPLY WITH REACH RANGE REQUIREMENTS.
5. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX FROM THE CENTER OF THE DOOR OPENING

17 TYPE A LAUNDRY ELEMENTS

TYPE B UNIT, SPECIFICATION A
WHEN SPEC A BATHROOMS ARE USED ALL FIXTURES IN ALL BATHROOMS IN UNIT SHALL COMPLY

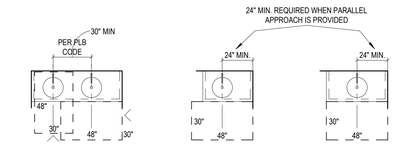
IF BOTH A SHOWER AND BATHTUB ARE PROVIDED WITHIN A BATHROOM IN A TYPE B SPEC A BATHROOM - BOTH BATHTUB AND SHOWER SHALL BE PROVIDED WITH CLEAR FLOOR SPACE

WIDTH OF SHOWER TO BE MINIMUM 36"WIDTH AND DEPTH IF SHOWER IS THE ONLY BATHING FIXTURE PROVIDED.



21 TYPE B, SPEC A BATHTUB AND SHOWER

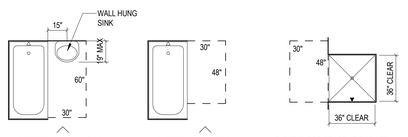
DOUBLE BOWL LAVATORY- BOTH BOWLS IN SPEC A BATHROOM TO RECEIVE FORWARD OR PARALLEL APPROACH CENTERED ON BOWL



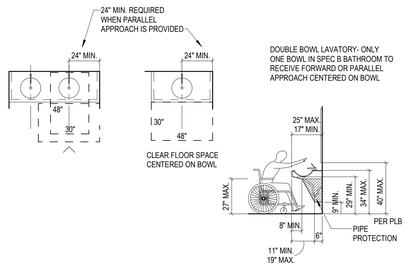
16 TYPE B, SPEC A LAVATORY

TYPE B UNIT, SPECIFICATION B
WHEN SPEC B BATHROOM IS USED ONLY ONE BATHROOM SHALL COMPLY. ONLY ONE FIXTURE OF EACH TYPE SHALL COMPLY

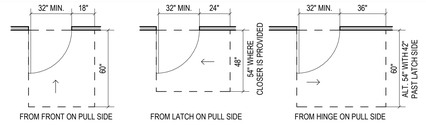
IF BOTH A SHOWER AND BATHTUB ARE PROVIDED WITHIN A BATHROOM IN A TYPE B SPEC B BATHROOM - EITHER THE BATHTUB OR SHOWER SHALL BE PROVIDED WITH CLEAR FLOOR SPACE
IF SHOWER IS SELECTED AS PRIMARY BATHING FIXTURE:
1. REINFORCEMENT FOR A SHOWER SEAT IS REQUIRED IN ADDITION TO REINFORCEMENT FOR GRAB BARS.
2. MINIMUM 36" WIDTH AND DEPTH



20 TYPE B, SPEC B BATHTUB AND SHOWER

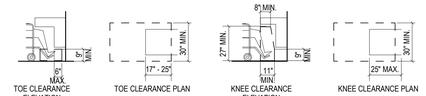


15 TYPE B, SPEC B LAVATORY

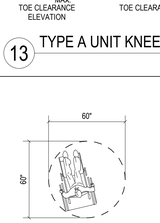


TWO DOORS IN A SERIES SHALL BE 48" MIN. PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. DOORS SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM SPACE BETWEEN DOORS.

14 DOOR CLEARANCES FOR ALL TYPE A UNIT DOORS FOR USER PASSAGE



13 TYPE A UNIT KNEE AND TOE CLEARANCES



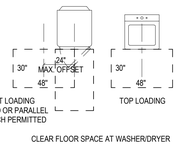
NOTE:

ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A WHEELCHAIR TURNING SPACE OF 60" IN DIAMETER. AN ALTERNATE T-SHAPED SPACE MAY BE PROVIDED. REFER TO ICC/ANSI A117.1-2009 FOR SPECIFIC REQUIREMENTS. TURNING SPACES ARE NOT REQUIRED IN BATHROOMS THAT ARE NOT REQUIRED TO COMPLY. UNLESS SPECIFIED OTHERWISE, DOORS SHALL BE PERMITTED TO SWING INTO WHEELCHAIR TURNING SPACES.

REACH RANGES:

1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. AND THE LOW FORWARD REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAX. AND THE REACH DEPTH SHALL BE 25" MAX.
3. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX. AND THE LOW SIDE REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
4. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN OBJECT AND THE HIGH SIDE IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.

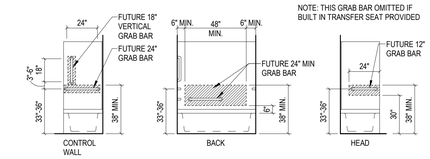
12 TYPE A UNIT REACH RANGE AND TURNING SPACE



11 TYPE B LAUNDRY ELEMENTS

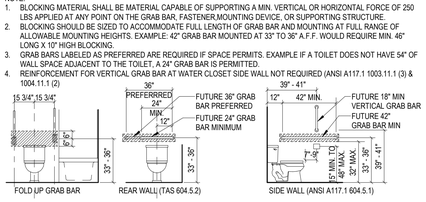
10 TYPE B GRAB BAR REINCORCEMENT AT SHOWERS

NOTE:
1. BLOCKING MATERIAL SHALL BE MATERIAL CAPABLE OF SUPPORTING A MIN. VERTICAL OR HORIZONTAL FORCE OF 250 LBS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER,MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
2. BLOCKING SHOULD BE SIZED TO ACCOMMODATE FULL LENGTH OF GRAB BAR AND MOUNTING AT FULL RANGE OF ALLOWABLE MOUNTING HEIGHTS. EXAMPLE: 42" GRAB BAR MOUNTED AT 33" TO 36" A.F.F. WOULD REQUIRE MIN. 46" LONG X 10" HIGH BLOCKING.



9 TYPE B GRAB BAR REINFORCEMENT AT BATHTUBS

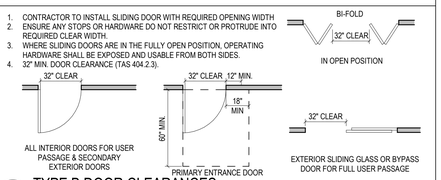
NOTE:
1. BLOCKING MATERIAL SHALL BE MATERIAL CAPABLE OF SUPPORTING A MIN. VERTICAL OR HORIZONTAL FORCE OF 250 LBS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER,MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
2. BLOCKING SHOULD BE SIZED TO ACCOMMODATE FULL LENGTH OF GRAB BAR AND MOUNTING AT FULL RANGE OF ALLOWABLE MOUNTING HEIGHTS. EXAMPLE: 42" GRAB BAR MOUNTED AT 33" TO 36" A.F.F. WOULD REQUIRE MIN. 46" LONG X 10" HIGH BLOCKING.
3. GRAB BARS LABELED AS PREFERRED ARE REQUIRED IF SPACE PERMITS. EXAMPLE IF A TOILET DOES NOT HAVE 54" OF WALL SPACE ADJACENT TO THE TOILET, A 24" GRAB BAR IS PERMITTED.
4. REINFORCEMENT FOR VERTICAL GRAB BAR AT WATER CLOSET SIDE WALL NOT REQUIRED (ANSI A117.1 1003.11.1 (3) & 1004.11.1 (2)



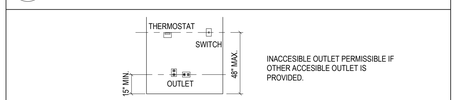
8 GRAB BAR REINFORCEMENT AT TOILETS

7 TYPE B, SPEC A OR SPEC B CFS AT TOILET

1. CONTRACTOR TO INSTALL SLIDING DOOR WITH REQUIRED OPENING WIDTH
2. ENSURE ANY STOPS OR HARDWARE DO NOT RESTRICT OR PROTRUDE INTO REQUIRED CLEAR WIDTH.
3. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
4. 32" MIN. DOOR CLEARANCE (TAS 404.2.3).

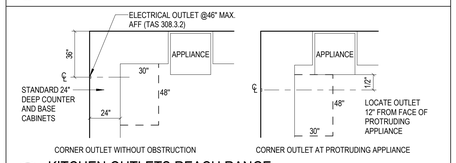


6 TYPE B DOOR CLEARANCES

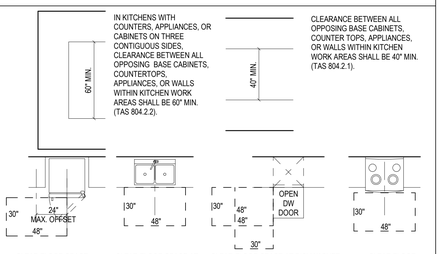


INACCSIBLE OUTLET PERMISSIBLE IF OTHER ACCESIBLE OUTLET IS PROVIDED.

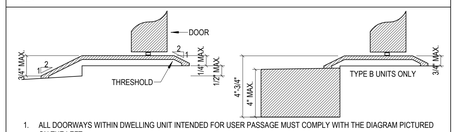
5 FHA REQUIREMENT 5 - CONTROLS



4 KITCHEN OUTLETS REACH RANGE

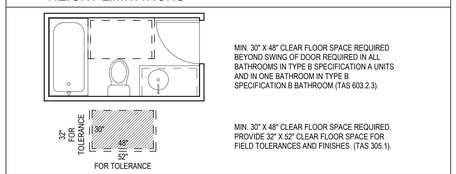


3 TYPE B CFS AT APPLIANCES AND CABINETRY



1. ALL DOORWAYS WITHIN DWELLING UNIT INTENDED FOR USER PASSAGE MUST COMPLY WITH THE DIAGRAM PICTURED ON THE LEFT.
2. THRESHOLDS AT EXTERIOR SLIDING GLASS DOORS SHALL BE PERMITTED TO BE 3/4 INCH HIGH MAX. PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2 (TAS 404.2.5 exc.)
3. TYPE B UNITS ONLY - AT SECONDARY ENTRIES, WHERE EXTERIOR DECK, PATIO OR BALCONY SURFACES ARE IMPERVIOUS, THE FINISHED EXTERIOR IMPERVIOUS SURFACE MAY BE 4" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT (FHA 4.13).

2 PRIMARY ENTRY & SECONDARY DOOR THRESHOLD HEIGHT LIMITATIONS



MIN. 30" X 48" CLEAR FLOOR SPACE REQUIRED BEYOND SWING OF DOOR REQUIRED IN ALL BATHROOMS IN TYPE B SPECIFICATION A UNITS AND IN ONE BATHROOM IN TYPE B SPECIFICATION B BATHROOM (TAS 603.2.3).

MIN. 30" X 48" CLEAR FLOOR SPACE REQUIRED. PROVIDE 32" X 52" CLEAR FLOOR SPACE FOR FIELD TOLERANCES AND FINISHES (TAS 305.1).

1 CLEAR FLOOR SPACE

ACCESIBILITY NOTES

ALL DWELLING UNITS

ACCESSIBLE COMMUNICATION FEATURES:

1. WHERE PROVIDED, UNIT SMOKE DETECTION SHALL INCLUDE AUDIBLE NOTIFICATION COMPLYING WITH NFPA 72.
2. WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE SYSTEM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE UNIT IN THE VICINITY OF THE UNIT SMOKE DETECTION SYSTEM.
3. VISIBLE NOTIFICATION APPLIANCES, WHERE PROVIDED WITHIN THE UNIT AS PART OF THE UNIT SMOKE DETECTION SYSTEM OR THE BUILDING FIRE ALARM SYSTEM, SHALL COMPLY WITH NFPA 72, BE POWERED BY A COMMERCIAL LIGHT AND POWER SOURCE, BE PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE PERMANENTLY INSTALLED.
4. ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION. ALL VISIBLE NOTIFICATION APPLIANCES PROVIDED WITHIN THE UNIT FOR BUILDING FIRE ALARM NOTIFICATION SHALL BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM IN THE PORTION OF THE BUILDING CONTAINING THE UNIT. THE SAME VISIBLE NOTIFICATION APPLIANCES SHALL BE PERMITTED TO PROVIDE NOTIFICATION OF UNIT SMOKE DETECTION AND BUILDING FIRE ALARM ACTIVATION BUT SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHIN THE UNIT.
5. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON / SWITCH SHALL BE PROVIDED ON THE PUBLIC SIDE OF THE UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE WITHIN THE UNIT.
6. A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MIN. 180-DEGREE RANGE OF VIEW.
7. WHERE A SYSTEM PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE UNIT IS PROVIDED AT A LOCATION OTHER THAN THE UNIT ENTRY DOOR, THE PUBLIC OR COMMON-USE SYSTEM INTERFACE SHALL INCLUDE THE CAPABILITY OF SUPPORTING VOICE AND TTY COMMUNICATION WITH THE UNIT INTERFACE. THE UNIT SYSTEM INTERFACE SHALL INCLUDE A TELEPHONE JACK CAPABLE OF SUPPORTING THE SAME FUNCTIONS. WHERE A CLOSED-CIRCUIT COMMUNICATION SYSTEM IS PROVIDED, THE PUBLIC OR COMMON-USE SYSTEM INTERFACE SHALL PROVIDE THE SAME CAPABILITY AS THE VOICE COMMUNICATION SYSTEM AND THE UNIT SYSTEM INTERFACE IN UNITS REQUIRED TO HAVE ACCESSIBLE COMMUNICATION FEATURES SHALL BE THE SAME AS THE VOICE COMMUNICATION SYSTEM REQUIRED IN UNITS.

CONTROLS:

1. ELECTRICAL OUTLETS SHALL BE 15" MIN. HIGH AFF TO THE CENTERLINE OF LOWEST OUTLET AND KITCHEN COUNTERTOP OUTLETS SHALL BE 46" MAX. TO THE HIGHEST CENTERLINE OF OUTLET OVER COUNTERTOPS. COUNTERTOP OUTLETS TO BE MIN. 36" FROM INSIDE CORNER OF L OR U SHAPED KITCHENS.
2. IN U-SHAPED OR L-SHAPED KITCHENS, COUNTERTOPS OUTLETS TO BE MINIMUM 36" FROM INSIDE CORNER (MIN. ONE LEG).
3. THERMOSTAT SHALL BE MOUNTED 48" MAX. HIGH TO HIGHEST CONTROLS, WHICH MAY BE ON TOP.
4. ANY OTHER ENVIRONMENTAL CONTROLS SUCH AS PULL-CORDS AT CEILING FANS SHALL BE LOCATED WITHIN 48" MAX. HIGH REACH RANGE.

GRAB BARS:

1. WHEN INSTALLED, GRAB BARS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX.
2. WHEN USING PRE-MANUFACTURED SHOWER OR TUB ENCLOSURES, ENSURE SURFACE MODULATIONS (SOAP LEDGES, MOLDED CONTOURS, ETC.) SHALL NOT INTERFERE WITH THE REQUIRED 1 1/2" CLEARANCE FROM THE FACE OF THE GRAB BAR

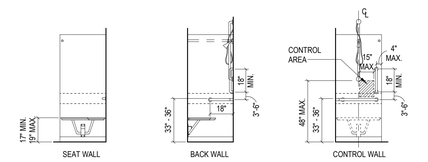
ACCESSIBLE ROUTE:

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES & ELEMENTS WHICH ARE PART OF THE DWELLING UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS. WHERE EXTERIOR PATIO/BALCONY SURFACES ARE IMPERVIOUS, THE FINISHED IMPERVIOUS SURFACE SHALL BE 4" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.

DOORS:

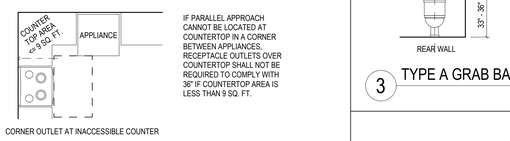
1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. MANEUVERING CLEARANCES SHALL BE PROVIDED ON BOTH SIDES OF THE PRIMARY ENTRANCE DOOR.
2. ALL DOORWAYS INTENDED FOR USER PASSAGE WITHIN THE DWELLING UNIT SHALL HAVE A CLEAR OPENING OF 31 3/4" MIN., MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
3. THRESHOLDS AT ALL EXTERIOR DOORS SHALL NOT EXCEED 1/2", EXCEPT SLIDING DOORS SHALL NOT EXCEED 3/4". CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2

NOTE: COVERED DWELLING UNITS SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE. THE 1998 FAIR HOUSING ACT AND ICC/ANSI A117.1-2017 STANDARDS, WHICHEVER IS MORE STRINGENT.



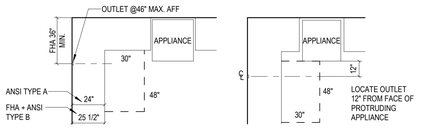
GRAB BARS TO BE INSTALLED UPON RESIDENT REQUEST

3 TYPE A GRAB BAR / SEAT INSTALLATION LOCATIONS



CORNER OUTLET AT INACCESSIBLE COUNTER

IF PARALLEL APPROACH CANNOT BE LOCATED AT COUNTERTOP IN A CORNER BETWEEN APPLIANCES, RECEPTACLE OUTLETS OVER COUNTERTOP SHALL NOT BE REQUIRED TO COMPLY WITH 36" IF COUNTERTOP AREA IS LESS THAN 9 SQ. FT.

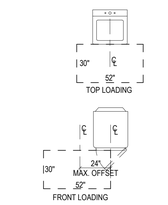


CORNER OUTLET WITHOUT OBSTRUCTION

CORNER OUTLET AT PROTRUDING APPLIANCE

TYPE A: KITCHEN OUTLETS MUST MEET REACH RANGES OVER ANY CONSTRUCTION 24" MAXIMUM DEEP AND 34" MAXIMUM HEIGHT

6 TYPE A AND B UNITS: KITCHEN OUTLETS

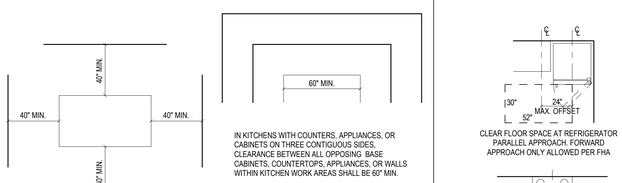


CLEAR FLOOR SPACE AT WASHER/DRYER

LAUNDRY EQUIPMENT NOTES:

1. ALL CONTROLS AND OPERATING MECHANISMS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL BE ACCESSIBLE.
2. OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES.
3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAX.
4. FRONT LOAD APPLIANCES TO BE INSTALLED AT RESIDENT'S REQUEST TO COMPLY WITH REACH RANGE REQUIREMENTS.
5. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX. FROM THE CENTER OF THE DOOR OPENING.

2 TYPE A LAUNDRY CLEARANCE

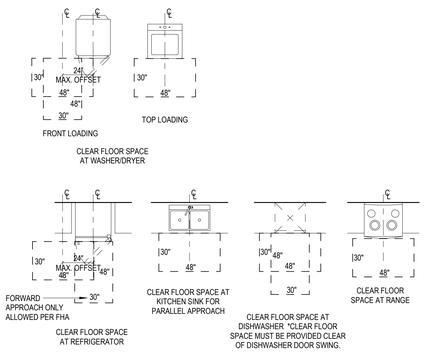


CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS AROUND A KITCHEN ISLAND SHALL BE 40" MIN.

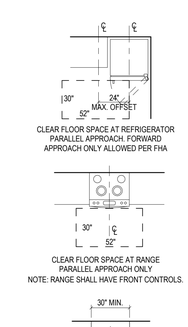
IN KITCHENS WITH COUNTERS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.

CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN. ONLY IF A T-TURN SPACE IS PROVIDED.

5 KITCHEN CABINET CLEARANCE ALL UNITS



4 TYPE B UNIT KITCHEN ELEMENTS



CABINET NOTES:

A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL OR FORWARD APPROACH TO THE KITCHEN CABINETS, SHALL BE PROVIDED.

WORK SURFACE NOTES:

1. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH TO THE WORK SURFACE, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE WORK SURFACE, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
3. THE WORK SURFACE SHALL BE 34 INCHES MAX. ABOVE THE FLOOR.
4. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS.

KITCHEN SINK NOTES:

1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH SHALL TO THE SINK SHALL BE PROVIDED AND SHALL PROVIDE KNEE AND TOE CLEARANCE.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK, THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
3. THE SINK AND SURROUNDING COUNTER SHALL BE 34 INCHES MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR THE COUNTER SURFACE.
4. THE DEPTH OF THE SINK BOWL SHALL BE 6 1/2 INCHES MAX. MULTIPLE-COMPARTMENT SINKS SHALL HAVE AT LEAST ONE COMPARTMENT COMPLYING WITH THIS REQUIREMENT.
5. FAUCETS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS. MAX.
6. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
7. A CLEAR FLOOR SPACE POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR AN ADJACENT SINK.

1 TYPE A UNIT KITCHEN AND LAUNDRY ELEMENTS

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:35:12 AM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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10.06.2023

SHEET CONTENTS
DWELLING UNITS ACCESSIBILITY
KITCHENS - 2017 ANSI-IBC 2018

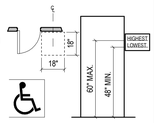
SHEET NO.

A1.03a

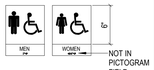
21159

17 GENERAL SIGNAGE

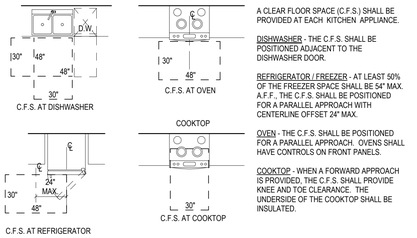
LETTERS AND NUMERALS SHALL BE RAISED 1/32" MIN. IN UPPER CASE SANS SERIF TYPE, AND SHALL BE DUPLICATED WITH GRADE 2 BRAILLE BELOW CORRESPONDING TEXT.
WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, SIGNS SHALL BE INSTALLED ON THE WALL AT THE LATCH SIDE OF THE DOOR. AT DOUBLE DOORS WITH ONE ACTIVE LEAF, SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT SIDE OF THE THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR TO THE RIGHT OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE A CLEAR FLOOR SPACE OF 18" X 18" CENTERED ON THE TACTILE CHARACTERS, AND BE PLACED BEYOND THE SWING OF THE DOOR.
RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". CHARACTERS SHOULD BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAX. OF THE HEIGHT OF THE CHARACTER.
THE CHARACTERS AND BACKGROUND OF SIGNS SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHOULD CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MIN., WITH A NON GLARE FINISH AND CONTRAST WITH THEIR BACKGROUND. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS PLACED DIRECTLY BELOW THE PICTOGRAM.



THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS.



16 COMMON AREA KITCHEN APPLIANCES



A CLEAR FLOOR SPACE (C.F.S.) SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.

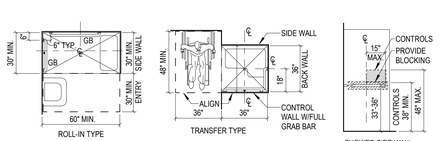
DISHWASHER - THE C.F.S. SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR.

REFRIGERATOR / FREEZER - AT LEAST 50% OF THE FREEZER SPACE SHALL BE 54" MAX. A.F.F., THE C.F.S. SHALL BE POSITIONED FOR A PARALLEL APPROACH WITH CENTERLINE OFFSET 24" MAX.

OVEN - THE C.F.S. SHALL BE POSITIONED FOR A PARALLEL APPROACH. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.

COOKTOP - WHEN A FORWARD APPROACH IS PROVIDED, THE C.F.S. SHALL PROVIDE KNEE AND TOE CLEARANCE. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED.

15 SHOWERS



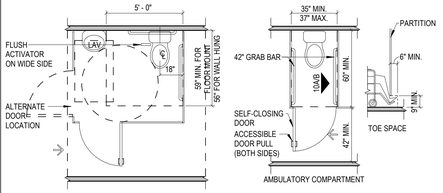
NOTE: INSIDE FINISHED DIMENSIONS ARE MEASURED AT THE CENTER POINTS OF SIDES
1. TRANSFER SHOWERS SHALL BE 36" X 36" CLEAR INSIDE DIMENSION
2. ROLL IN SHOWERS SHALL BE 30" X 60" CLEAR INSIDE DIMENSION
3. THRESHOLD SHALL BE MAXIMUM 1/2" BEVELED, ROUNDED OR VERTICAL
4. GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND BACK WALL TO A POINT 18 IN. FROM THE CONTROL WALL.
5. A SHOWER SPRAY UNIT 59 IN. LONG MIN. THAT CAN BE USED FIXED OR HAND HELD, SHALL BE PROVIDED. WATER TEMP. SHOULD BE 120 DEGREES MAX. ADVISORY: HAND HELD SHOWER SPRAY UNITS TO PROVIDE DELIVER WATER PRESSURE EQUIVALENT TO FIXED SHOWER HEAD
6. CONTROLS, FAUCET, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL OPPOSITE THE SEAT 38 IN. MIN. AND 48 IN. MAX ABOVE SHOWER FLOOR AND LOCATED ON THE CONTROL WALL 15 IN. MAX. FROM THE CENTERLINE OF THE SEAT TOWARD THE SHOWER OPENING.
7. SHOWER ENCLOSURES SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIR TO SHOWER SEAT
8. A WALL HUNG LAVATORY SHALL BE PERMITTED AS SHOWN AT 30" X 60" PROVIDING IT IS NOT ADJACENT TO CONTROL WALL OR WHERE PROVIDED, ADJACENT TO SHOWER SEAT.

14 URINALS

*EXCEPTIONS:
1. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 IN. MIN. CENTERED ON THE WATER CLOSET WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 IN. MIN. DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.
2. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.

DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
*MOUNT TOP OF DISPENSER 1 1/2 IN. MIN. BELOW GRAB BAR, OR BOTTOM OF DISPENSER 12" MIN. ABOVE GRAB BAR.

13 GRAB BARS IN WATER CLOSETS

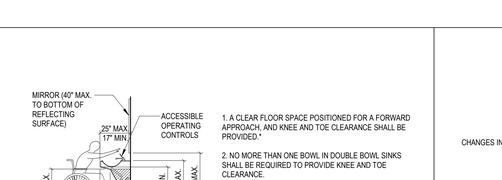


1. WATER CLOSET SHALL BE LOCATED IN THE CORNER, DIAGONAL TO THE DOOR.
2. CENTERLINE OF WATER CLOSET 16" TO 18" OFF ADJACENT WALL
3. TOILET COMPARTMENT DOOR TO BE SELF CLOSING WITH ACCESSIBLE PULL.
4. THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 IN. MINIMUM A.F.F AND EXTEND 6 IN. BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 62 IN. DEPTH WITH A WALL-HUNG WATER CLOSET, OR GREATER THAN 65 IN. IN DEPTH WITH A FLOOR-MOUNTED WATER CLOSET. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 IN. IN WIDTH.
5. CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 42" MINIMUM.

12 WATER CLOSETS IN COMPARTMENTS

TOILET ROOM:
1. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH 304
2. DOORS SHALL BE ALLOWED TO SWING INTO THE TURNING SPACE.
3. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE.
4. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE, EXCEPT TOILET ACCESSORIES, CLEAR FLOOR SPACES AT OTHER FIXTURES AND THE TURNING SPACE AS NOTED IN 604.3.2.

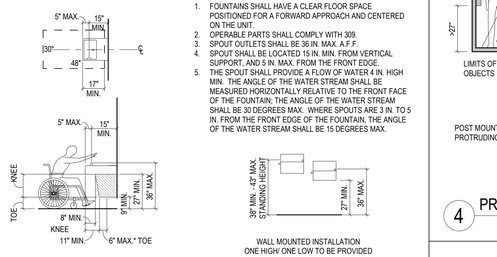
11 TOILET ROOMS



1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED.*

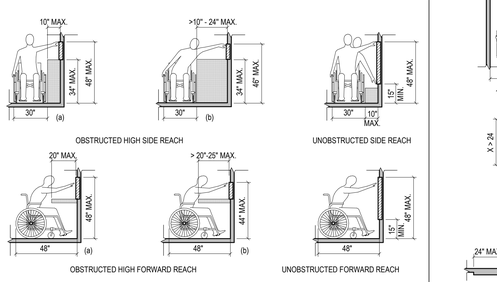
2. NO MORE THAN ONE BOWL IN DOUBLE BOWL SINKS SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE.

10 LAVATORIES AND SINKS (AND MIRRORS)



1. FOUNTAINS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT.
2. OPERABLE PARTS SHALL COMPLY WITH 309.
3. SPOUT OUTLETS SHALL BE 36 IN. MAX. A.F.F.
4. SPOUT SHALL BE LOCATED 15 IN. MIN. FROM VERTICAL SUPPORT, AND 5 IN. MAX. FROM THE FRONT EDGE.
5. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 IN. HIGH MIN. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE FOUNTAIN; THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAX. WHERE SPOUTS ARE 3 IN. TO 5 IN. FROM THE FRONT EDGE OF THE FOUNTAIN, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAX.

9 DRINKING FOUNTAINS

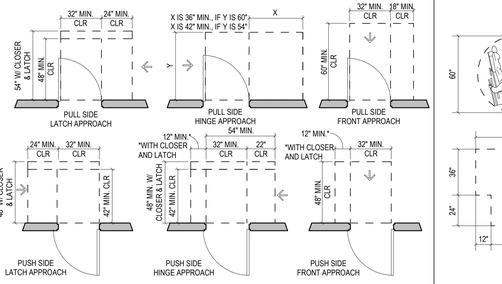


OPERABLE PARTS:
1. OPERABLE PARTS SHALL BE PLACED WITHIN REACH RANGE (SEE DETAIL X) AND SHALL PROVIDE CLEAR FLOOR SPACE ACCESS (SEE DETAIL X).
2. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
3. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS.

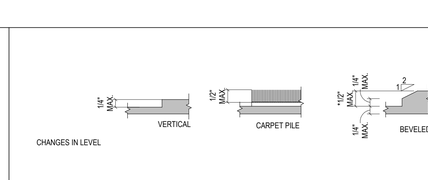
8 REACH RANGES AND OPERABLE PARTS

AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH 811.
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 SHALL BE PROVIDED. STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 308.
OPERABLE PARTS SHALL COMPLY WITH 309.

7 STORAGE

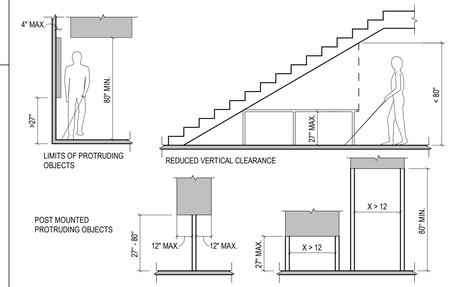


6 DOOR CLEARANCES

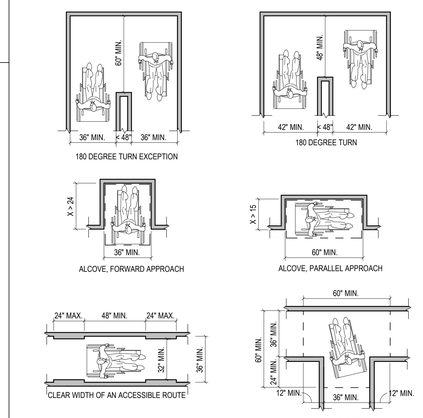


*CHANGES IN LEVEL GREATER THAN 1/2 IN. HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 405 OR 406. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RUN, WITH A CLEAR LENGTH OF 60 IN. MIN. RAMP RUNS WITH A RISE GREATER THAN 6 IN. SHALL HAVE HANDRAILS COMPLYING WITH 505.

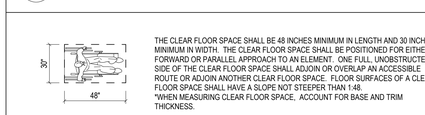
5 GROUND & FLOOR SURFACES



4 PROTRUDING OBJECTS

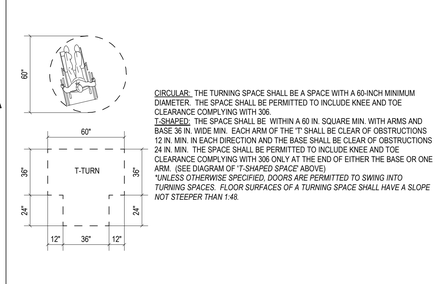


3 ACCESSIBLE ROUTE



THE CLEAR FLOOR SPACE SHALL BE 48 INCHES MINIMUM IN LENGTH AND 30 INCHES MINIMUM IN WIDTH. THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR EITHER A FORWARD OR PARALLEL APPROACH TO AN ELEMENT. ONE FULL, UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
*WHEN MEASURING CLEAR FLOOR SPACE, ACCOUNT FOR BASE AND TRIM THICKNESS.

2 CLEAR FLOOR SPACE



CIRCULAR: THE TURNING SPACE SHALL BE A SPACE WITH A 60-INCH MINIMUM DIAMETER. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.
T-SHAPED: THE SPACE SHALL BE WITHIN A 60 IN. SQUARE MIN. WITH ARMS AND BASE 36 IN. WIDE MIN. EACH ARM OF THE "T" SHALL BE CLEAR OF OBSTRUCTIONS 12 IN. MIN. IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 IN. MIN. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM. (SEE DIAGRAM OF *T-SHAPED SPACE* ABOVE).
**UNLESS OTHERWISE SPECIFIED, DOORS ARE PERMITTED TO SWING INTO TURNING SPACES. FLOOR SURFACES OF A TURNING SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.*

1 TURNING SPACE

ACCESIBILITY NOTES

1. MEANS OF EGRESS (IRSF 307):
THE MEANS OF EGRESS SHALL COMPLY WITH THE 2017 FLORIDA BUILDING CODE ACCESSIBILITY . WHERE MEANS OF EGRESS ARE PERMITTED BY LOCAL BUILDING OR LIFE SAFETY CODES TO SHARE A COMMON PATH OF EGRESS TRAVEL, ACCESSIBLE MEANS OF EGRESS SHALL BE PERMITTED TO SHARE A COMMON PATH OF EGRESS TRAVEL.

2. SITE ACCESSIBILITY: (REF. TO 206)
AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL COMPLY WITH 404 (DOORS, DOORWAYS, AND GATES).

3. ACCESSIBLE ROUTE: (REF. TO 402 AND DETAIL 3 THIS SHEET)
ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36".
EXCEPTION: THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 IN. MIN. FOR A LENGTH OF 24 IN. MAX. PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 IN. MIN. LONG AND 36 IN. MIN. WIDE. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 IN. SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAX. PASSING SPACES SHALL BE EITHER A SPACE 60 IN. MIN. BY 60 IN. MIN.; OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE AS SHOWN IN DETAIL 2 (THIS SHEET). ON AN ACCESSIBLE ROUTE, CHANGES IN LEVEL GREATER THAN 1:20 SHALL BE RAMPED, AND COMPLY WITH 405 (RAMPS) OR 406 (CURB RAMPS).

4. PROTRUDING OBJECTS: (REF. TO 307 AND DETAIL 4 THIS SHEET)
OBJECTS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" A.F.F. SHALL PROTRUDE NO MORE THAN 4" MAX. INTO THE CIRCULATION PATH. ELEMENTS LOCATED ON CIRCULATION PATHS, INCLUDING OPERABLE ELEMENTS, MUST COMPLY WITH REQUIREMENTS FOR PROTRUDING OBJECTS. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG CIRCULATION PATHS 12" MAX. WHEN LOCATED 27 IN. MIN. AND 80 IN. MAX. ABOVE THE GROUND OR A.F.F. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 IN., THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 IN. MAX. OR 80 IN. MIN. A.F.F. VERTICAL CLEARANCE SHALL BE 80 IN. HIGH MIN. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 IN. HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOADED 27 IN MAX. A.F.F.

5. GROUND AND FLOOR SURFACES: (REF. TO 302 AND DETAIL 5 THIS SHEET)
- GROUND AND FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
- VERTICAL- CHANGES IN LEVEL OF 1/4" MAX. IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
- BEVELED - CHANGES IN LEVEL BETWEEN 1/4" IN. HIGH MIN. AND 1/2 IN. HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL EXCEEDING 1/2 IN. HEIGHT MUST COMPLY WITH 405 (RAMPS) OR 406 (CURB RAMPS).
- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. PILE HEIGHT SHALL BE 1/2 IN. MAX. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. EDGE TRIM SHALL COMPLY WITH 303 (CHANGES IN LEVEL).

6. MANEUVERING CLEARANCES AT DOORS: (REF. TO 404 AND DETAIL 6 THIS SHEET)
- MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH DETAIL 6 (404.2).
- MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.
- THRESHOLDS AT DOORWAYS SHALL BE 1/2 IN. HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 (FLOOR AND GROUND SURFACES) AND 303 (CHANGES IN LEVEL).
- THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN A SERIES SHALL BE 48 IN. MIN. PLUS THE WIDTH OF DOORS SWINGING INTO THE SPACE.
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL COMPLY WITH 309.4 (OPERATION). OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 IN. MIN. AND 48 IN. MAX A.F.F. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN.
- THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
(a) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
(b) OTHER DOORS: INTERIOR HINGED, SLIDING OR FOLDING DOORS - 5 LBS. MAX.
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

7. DRINKING FOUNTAINS AND WATER COOLERS - (REFER TO ADA 602 AND DETAIL 7 THIS SHEET)
- FOUNTAINS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 (CLEAR FLOOR OR GROUND SPACE), POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH 306 (KNEE AND TOE CLEARANCE) SHALL BE PROVIDED.
- OPERABLE PARTS SHALL COMPLY WITH 309 (OPERABLE PARTS)
- TWO DRINKING FOUNTAINS SHALL BE PROVIDED, ONE COMPLYING WITH 602.1 - 602.6 AND ONE COMPLYING WITH 602.7. (REF. 211.2).

8. CONTROLS AND OPERATING MECHANISMS: (REF. 309 AND DETAIL 8 THIS SHEET)
- A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 (CLEAR FLOOR OR GROUND SPACE) SHALL BE PROVIDED.
- OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308 (REACH RANGES).
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.

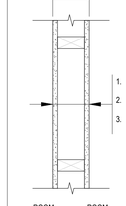
9. SHOWERS: (REF. 608 AND DETAIL 9 THIS SHEET)
- TRANSFER TYPE SHOWERS SHALL BE 36 IN. BY 36 IN. CLEAR INSIDE DIM., *INCLUDING THE SHOWER PAN. WITH A 36 IN. x 48 IN. CLEARANCE ON OPEN SIDE MEASURED FROM CONTROL WALL.* A ROLL-IN SHOWER SHALL BE 30 IN. x 60 IN. MIN. CLEAR INSIDE WITH A 30 IN. x 60 IN. CLEAR SPACE ADJACENT TO OPEN SIDE.
- GRAB BARS SHALL COMPLY WITH 609.
- A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED IN TRANSFER TYPE SHOWER COMPARTMENTS.

10. GRAB BARS: (REF 609 AND DETAIL 10 & 11 THIS SHEET)
- GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2 IN. MIN. AND 2 IN. MAX
- THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 IN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 IN. MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 IN. MIN.
- GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 IN. MIN. AND 36 IN. MAX. A.F.F. MEASURED TO THE TOP O F THE GRIPPING SURFACE.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

11. WATER CLOSETS: (REF. 604 AND DETAIL 11 THIS SHEET)
CLEAR FLOOR SPACE FOR WATER CLOSETS ARE SHOWN IN DETAIL 11. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.
- THE SEAT HEIGHT OF A WATER CLOSET A.F.F. SHALL BE 17 IN. MIN. AND 19 IN. MAX, MEASURED TO TOP OF SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
- GRAB BARS FOR WATER CLOSETS ARE SHOWN IN DETAIL 11.
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS NO MORE THAN 44" A.F.F.

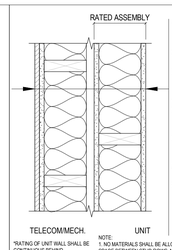
12. URINALS: (REF. 605 AND DETAIL 12 THIS SHEET)
- URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 IN. MAX. A.F.F. URINALS SHALL BE 13 1/2 IN. DEEP MIN. MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.
- CLEAR FLOOR SPACE POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC, AND COMPLY WITH 309 (OPERABLE PARTS).

13. LAVATORIES, SINKS AND MIRRORS: (REF. 606 AND DETAIL 13 THIS SHEET)
CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
EXCEPTION: A PARALLEL APPROACH SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR RANGE IS NOT PROVIDED.
- LAVATORIES/SINKS SHALL BE INSTALLED SO THAT THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE SHALL BE 34 IN. MAX. A.F.F.
- HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MIN.
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
- IF SOAP AND TOWEL DISPENSERS ARE PROVIDED, THEY MUST BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN 308.
- MIRRORS SHALL BE MOUNTED WITH THE BOTTOM OF THE EDGE OF THE REFLECTING SURFACE NO HIGHER THA



1. 5/8" TYPE 'X' GYPSUMBOARD PER ASSEMBLY LISTING
2. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
3. 5/8" TYPE 'X' GYPSUMBOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P15.0.4	2x4	NR	-	NR	-
P15.0.6	2x6	NR	-	NR	-

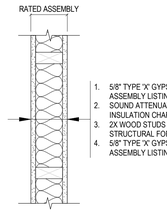


1. PLYWOOD BACKER AS REQUIRED FOR EQUIPMENT
2. 5/8" TYPE 'X' GYPSUM BOARD
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 1" MIN. AIRSPACE
5. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. SOUND ATTENUATION BATT PER INSULATION CHART
8. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

*RATING OF UNIT WALL SHALL BE CONTINUOUS BEHIND TELECOM/MECH. ROOMS

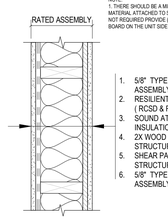
NOTE:
1. NO MATERIALS SHALL BE ALLOWED IN THE AIR SPACE BETWEEN STUD ROWS. NO SHEAR MATERIAL ON THE INSIDE OF THE STUDS

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P12.1 44s	2x4+2x4	1 HR	UL U305	EST. 54	NGC 2198
P12.1 46s	2x4+2x6	1 HR	UL U305	EST. 54	NGC 2198
P12.1 66s	2x6+2x6	1 HR	UL U305	EST. 54	NGC 2198



1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

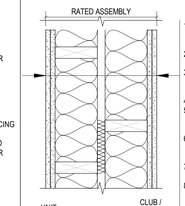
TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P10.1 4s	2x4	1 HR	UL U305	EST. 51	NGC 2011071
P10.1 6s	2x6	1 HR	UL U305	EST. 51	NGC 2011071



1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. RESILIENT CHANNELS (RCSD & RC1-XD)
3. SOUND ATTENUATION BATT PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. SHEAR PANEL AS REQUIRED BY STRUCTURAL OR GYPSUM BOARD PER ASSEMBLY LISTING
6. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

NOTE:
1. THERE SHOULD BE A MINIMUM OF (3) LAYERS OF FINISH MATERIAL ATTACHED TO STUDS. WHERE SHEAR PANEL IS NOT REQUIRED PROVIDE (1) ADDITIONAL LAYER OF GYPSUM BOARD ON THE UNIT SIDE OF THE WALL

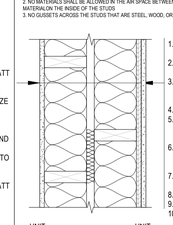
TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P08.1 4s	2x4	1 HR	U 305	EST. 51	NGC 2011071
P08.1 6s	2x6	1 HR	U 305	EST. 51	NGC 2011071



1. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 1" MIN. AIRSPACE
5. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. SOUND ATTENUATION BATT PER INSULATION CHART
8. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

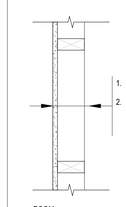
NOTE:
1. NO MATERIALS SHALL BE ALLOWED IN THE AIR SPACE BETWEEN STUD ROWS. NO SHEAR MATERIAL ON THE INSIDE OF THE STUDS
2. NO GUSSETS ACROSS THE STUDS THAT ARE STEEL, WOOD, OR ANY OTHER RIGID MATERIAL

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P04.2 44s	2x4+2x4	2 HR	GA 3820	EST. 55-59	NGC 3056
P04.2 46s	2x4+2x6	2 HR	GA 3820	EST. 55-59	NGC 3056
P04.2 66s	2x6+2x6	2 HR	GA 3820	EST. 55-59	NGC 3056



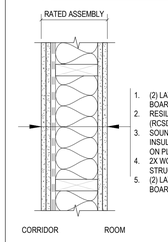
1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 1" MIN. AIRSPACE
5. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. SOUND ATTENUATION BATT PER INSULATION CHART
8. SHEAR PANEL AS REQ'D.
9. BY STRUCT. OR GYP. BOARD
10. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P01.1 44s	2x4+2x4	1 HR	UL U341	EST. 54	NGC 2198
P01.1 46s	2x4+2x6	1 HR	UL U341	EST. 54	NGC 2198
P01.1 66s	2x6+2x6	1 HR	UL U341	EST. 54	NGC 2198



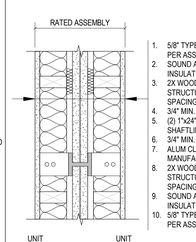
1. 5/8" TYPE 'X' GYPSUMBOARD PER ASSEMBLY LISTING
2. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P00.0 4	2x4	NR	-	NR	-
P00.0 6	2x6	NR	-	NR	-



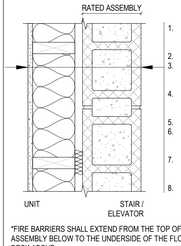
1. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. RESILIENT CHANNELS (RCSD & RC1-XD)
3. SOUND ATTENUATION BATT PER INSULATION CHART (WHERE DENOTED ON PLAN)
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P21.2 6s	2x6	2 HR	UL U301	-	-



1. 5/8" TYPE 'X' GYPSUM BOARD, PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 3/4" MIN. AIR SPACE
5. (2) 1"x24" PROPRIETARY SHAFTLINER
6. 3/4" MIN. AIR SPACE
7. ALUM CLIPS SPACED PER MANUFACTURER
8. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
9. SOUND ATTENUATION BATT PER INSULATION CHART
10. 5/8" TYPE 'X' GYPSUM BOARD, PER ASSEMBLY LISTING

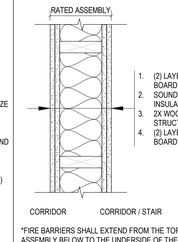
TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
F01.2 44s	2x4+2x4	2 HR	UL U347	EST. 57	NGC 2012083
F01.2 46s	2x4+2x6	2 HR	UL U347	EST. 57	NGC 2012083
F01.2 66s	2x6+2x6	2 HR	UL U347	EST. 57	NGC 2012083



1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. RESILIENT CHANNELS
3. SOUND ATTENUATION BATT PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. 1" MIN. AIRSPACE
6. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
7. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
8. PAINT WHERE EXPOSED

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

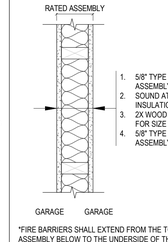
TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
B13.2 48s	2x4+8"	2 HR	UL U905	EST. 55	NCMA TEK 1-1c
B13.2 66s	2x6+8"	2 HR	UL U905	EST. 55	NCMA TEK 1-1c



1. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
B05.2 4s	2x4	2 HR	UL U301	NR	-
B05.2 6s	2x6	2 HR	UL U301	NR	-



1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
B01.1 4s	2x4	1 HR	UL U305	NR	-
B01.1 6s	2x6	1 HR	UL U305	NR	-

1. 5/8" EXTERIOR GYPSUM SHEATHING
2. FURRING CHANNELS
3. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
4. PAINT WHERE EXPOSED

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
B10.2 8	8"	2 HR	UL U905	NR	-

1. PAINT WHERE EXPOSED
2. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
3. PAINT WHERE EXPOSED

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
B09.2 8	8"	2 HR	UL U905	NR	-

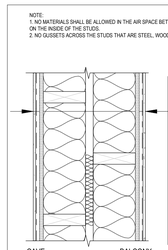
1. FIBER CEMENT BOARD AND BATTEN
2. 3/8" MIN. DRAINAGE PLANE / FURRING STRIP (FURRING STRIPS SHALL BE NONCOMBUSTIBLE)
3. WATER-RESISTIVE BARRIER
4. FIRE RETARDANT TREATED WOOD SHEATHING
5. THERMAL INSULATION PER INSULATION CHART
6. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
BB06.1 4i	2x4	1 HR	UL U356	NR	-
BB06.1 6i	2x6	1 HR	UL U356	NR	-

1. FIBER CEMENT BOARD AND BATTEN
2. 3/8" MIN. DRAINAGE PLANE / FURRING STRIP (FURRING STRIPS SHALL BE NONCOMBUSTIBLE)
3. WATER-RESISTIVE BARRIER
4. LP FLAMEBLOCK (2-SIDE) OR EQUAL
5. THERMAL INSULATION PER INSULATION CHART
6. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. (2) 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
BB01.2 4i	2x4	2 HR	UL U349	NR	-
BB01.2 6i	2x6	2 HR	UL U349	NR	-

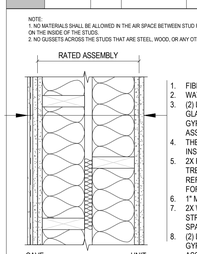
NOTE:
1. NO MATERIALS SHALL BE ALLOWED IN THE AIR SPACE BETWEEN STUD ROWS. NO SHEAR MATERIAL ON THE INSIDE OF THE STUDS.
2. NO GUSSETS ACROSS THE STUDS THAT ARE STEEL, WOOD, OR ANY OTHER RIGID MATERIAL



1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. FIRE RETARDANT TREATED WOOD SHEATHING PER STRUCTURAL
4. THERMAL INSULATION PER INSULATION CHART
5. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 1" MIN. AIRSPACE
7. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
8. FIRE RETARDANT TREATED WOOD SHEATHING PER STRUCTURAL

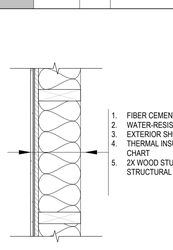
TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS28.1 44i	2x4+2x4	1 HR	UL U341	EST. 54	NGC 2198
FS28.1 46i	2x4+2x6	1 HR	UL U341	EST. 54	NGC 2198
FS28.1 66i	2x6+2x6	1 HR	UL U341	EST. 54	NGC 2198

NOTE:
1. NO MATERIALS SHALL BE ALLOWED IN THE AIR SPACE BETWEEN STUD ROWS. NO SHEAR MATERIAL ON THE INSIDE OF THE STUDS.
2. NO GUSSETS ACROSS THE STUDS THAT ARE STEEL, WOOD, OR ANY OTHER RIGID MATERIAL



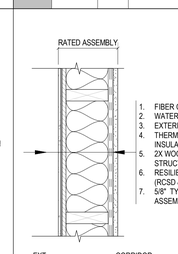
1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. (2) LAYERS 5/8" EXTERIOR GLASS-MAT TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
4. THERMAL INSULATION PER INSULATION CHART
5. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 1" MIN. AIRSPACE
7. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
8. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS26.2 44i	2x4+2x4	2 HR	UL U341	EST. 54	NGC 2198
FS26.2 46i	2x4+2x6	2 HR	UL U341	EST. 54	NGC 2198
FS26.2 66i	2x6+2x6	2 HR	UL U341	EST. 54	NGC 2198



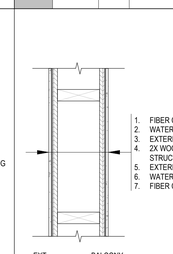
1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. EXTERIOR SHEATHING
4. THERMAL INSULATION PER INSULATION CHART
5. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS00.0 4i	2x4	NR		NR	-
FS00.0 6i	2x6	NR		NR	-



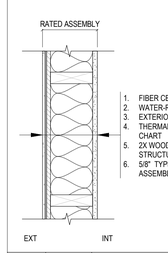
1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. EXTERIOR SHEATHING
4. THERMAL INSULATION PER INSULATION CHART
5. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. RESILIENT CHANNELS (RCSD & RC1-XD)
7. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS15.1 4i	2x4	1 HR	UL U356	NR	-
FS15.1 6i	2x6	1 HR	UL U356	NR	-



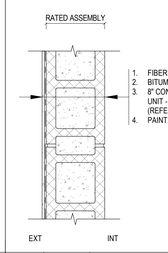
1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. EXTERIOR SHEATHING
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. EXTERIOR SHEATHING
6. WATER-RESISTIVE BARRIER
7. FIBER CEMENT LAP SIDING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS13.0 4	2x4	NR	-	NR	-
FS13.0 6	2x6	NR	-	NR	-



1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. FIRE RETARDANT TREATED WOOD SHEATHING PER STRUCTURAL
4. THERMAL INSULATION PER INSULATION CHART
5. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

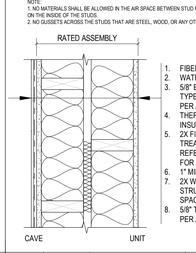
TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS12.1 4i	2x4	1 HR	UL U356	NR	-
FS12.1 6i	2x6	1 HR	UL U356	NR	-



1. FIBER CEMENT LAP SIDING
2. BITUMINOUS DAMPPROOFING
3. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
4. PAINT WHERE EXPOSED

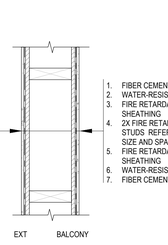
TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS09.2 8	8"	2 HR	UL U905	NR	-

NOTE:
1. NO MATERIALS SHALL BE ALLOWED IN THE AIR SPACE BETWEEN STUD ROWS. NO SHEAR MATERIAL ON THE INSIDE OF THE STUDS.
2. NO GUSSETS ACROSS THE STUDS THAT ARE STEEL, WOOD, OR ANY OTHER RIGID MATERIAL



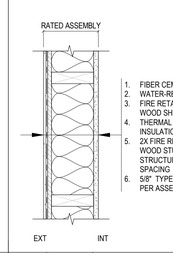
1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. 5/8" EXTERIOR GLASS-MAT TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
4. THERMAL INSULATION PER INSULATION CHART
5. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 1" MIN. AIRSPACE
7. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
8. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS08.1 44i	2x4+2x4	1 HR	UL U341	EST. 54	NGC 2198
FS08.1 46i	2x4+2x6	1 HR	UL U341	EST. 54	NGC 2198
FS08.1 66i	2x6+2x6	1 HR	UL U341	EST. 54	NGC 2198



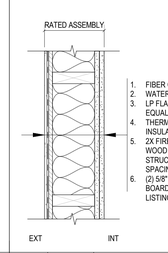
1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. FIRE RETARDANT TREATED WOOD SHEATHING
4. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. FIRE RETARDANT TREATED WOOD SHEATHING
6. WATER-RESISTIVE BARRIER
7. FIBER CEMENT LAP SIDING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS07.1 4	2x4	1 HR	UL U356	NR	-
FS07.1 6	2x6	1 HR	UL U356	NR	-



1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. LP FLAMEBLOCK (2-SIDE) OR EQUAL
4. THERMAL INSULATION PER INSULATION CHART
5. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS06.1 4i	2x4	1 HR	UL U356	NR	-
FS06.1 6i	2x6	1 HR	UL U356	NR	-



1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. (2) 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FS01.2 4i	2x4	2 HR	UL U349	NR	-
FS01.2 6i	2x6	2 HR	UL U349	NR	-

GENERAL NOTES

NOTES:
1. REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.
2. AT OCCUPANCIES OTHER THAN R-2, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AT CONCEALED FLOOR, FLOORING-CEILING OR ATTIC SPACES SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. LOCATE WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'. LETTERING TO BE NOT LESS THAN 3" HIGH / 3/8" STROKE IN CONTRASTING COLOR STATING: **"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"**

DEFINITIONS

1. CONTINUOUS INSULATION (ci) - INSULATING MATERIAL THAT IS CONTINUOUS ACROSS ALL STRUCTURAL MEMBERS WITHOUT THERMAL BRIDGES OTHER THAN FASTENERS AND SERVICE OPENINGS. IT IS INSTALLED ON THE INTERIOR OR EXTERIOR OR IS INTEGRAL TO AN OPAQUE SURFACE OF THE BUILDING ENVELOPE.
2. HEATED SLAB - SLAB-ON-GRADE CONSTRUCTION IN WHICH THE HEATING ELEMENTS, HYDRONIC TUBING, OR HOT AIR DISTRIBUTION SYSTEM IS IN CONTACT WITH, OR PLACED WITHIN OR UNDER, THE SLAB.
3. R-VALUE - THE INVERSE OF THE TIME RATE OF HEAT FLOW THROUGH A BODY FROM ONE OF ITS BOUNDING SURFACES TO THE OTHER SURFACE FOR A UNIT TEMPERATURE DIFFERENCE BETWEEN THE TWO SURFACES, UNDER STEADY STATE CONDITIONS, PER UNIT AREA *(h * ft2 * °F/Btu) ((M2 * K)/W)*
4. SOLAR HEAT GAIN COEFFICIENT - THE RATIO OF THE SOLAR HEAT GAIN ENTERING THE SPACE THROUGH THE FENESTRATION ASSEMBLY TO THE INCIDENT SOLAR RADIATION. SOLAR HEAT GAIN INCLUDES DIRECTLY TRANSMITTED SOLAR HEAT AND ABSORBED SOLAR RADIATION WHICH IS THEN RERADIATED, CONDUCTED OR CONVECTED INTO THE SPACE.
5. U-FACTOR (THERMAL TRANSMITTANCE) - THE COEFFICIENT OF HEAT TRANSMISSION (AIR TO AIR) THROUGH A BUILDING COMPONENT OR ASSEMBLY, EQUAL TO THE TIME RATE OF HEAT FLOW PER UNIT AREA AND UNIT TEMPERATURE DIFFERENCE BETWEEN THE WARM SIDE AND COLD SIDE AIR FILMS. *(Btu/h * ft2 °F) ((W/ M2) * K))*

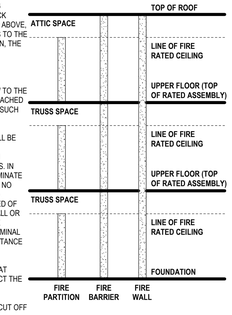
RATED WALL TYPES

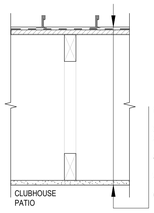
FIRE PARTITIONS: SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB, AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE IN ACCORDANCE WITH ALL APPLICABLE CODES.

FIRE BARRIERS: SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

FIRE WALLS: SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. IN BUILDINGS OF TYPE III, IV, & V CONSTRUCTION, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL; THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING; AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8 INCH TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

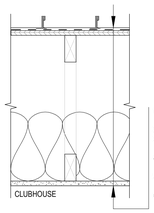
EXTERIOR WALLS: ARE WALLS BEARING OR NON BEARING, (OTHER THAN A FIRE WALL) THAT ENCLOSE A BUILDING AND ARE PROVIDED WITH AN EXTERIOR WALL ENVELOPE TO PROTECT THE BUILDING FROM THE DETRIMENTAL EFFECT OF THE EXTERIOR ENVIRONMENT.


TOP OF ROOF
ATTIC SPACE
LINE OF FIRE RATED CEILING
UPPER FLOOR (TOP OF RATED ASSEMBLY)
TRUSS SPACE
LINE OF FIRE RATED CEILING
UPPER FLOOR (T



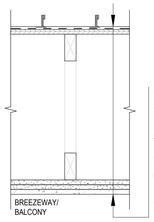
1. STANDING SEAM METAL ROOF
2. ROOFING UNDERLAYMENT
3. ROOF DECKING (REFER TO STRUCTURAL)
4. ROOF TRUSSES (REFER TO STRUCTURAL)
5. THERMAL INSULATION PER INSULATION CHART
6. 5/8" TYPE 'C' GYPSUM BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
RCW11.0	NR	-	NOT REQUIRED	-



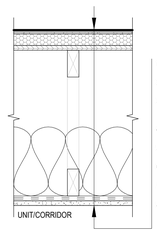
1. STANDING SEAM METAL ROOF
2. ROOFING UNDERLAYMENT
3. ROOF DECKING (REFER TO STRUCTURAL)
4. ROOF TRUSSES (REFER TO STRUCTURAL)
5. THERMAL INSULATION PER INSULATION CHART
6. 5/8" TYPE 'C' GYPSUM BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
RCW10.0	NR	-	NOT REQUIRED	-



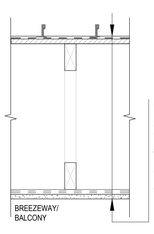
1. STANDING SEAM METAL ROOF
2. ROOFING UNDERLAYMENT
3. ROOF DECKING (REFER TO STRUCTURAL)
4. ROOF TRUSSES (REFER TO STRUCTURAL)
5. RESILIENT CHANNELS PER ASSEMBLY LISTING
6. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
7. FIBER CEMENT SOFFIT BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
RCW09.1	1 HR	GA RC 2602	NOT REQUIRED	-



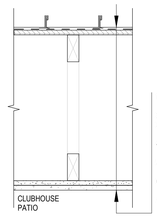
1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD AS REQUIRED
3. RIGID INSULATION AS REQUIRED FOR ROOF DRAINAGE
4. ROOF DECKING (REFER TO STRUCTURAL)
5. ROOF TRUSSES (REFER TO STRUCTURAL)
6. THERMAL INSULATION PER INSULATION CHART
7. RESILIENT CHANNELS PER ASSEMBLY LISTING
8. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
RCW19.1	1 HR	UL P522	NOT REQUIRED	-



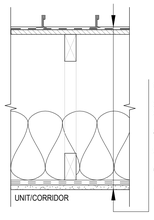
1. STANDING SEAM METAL ROOF
2. ROOFING UNDERLAYMENT
3. ROOF DECKING (REFER TO STRUCTURAL)
4. ROOF TRUSSES (REFER TO STRUCTURAL)
5. RESILIENT CHANNELS PER ASSEMBLY LISTING
6. 5/8" TYPE 'C' GYPSUM EXTERIOR GYPSUM BOARD, PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
RCW08.1	1 HR	UL P522	NOT REQUIRED	-



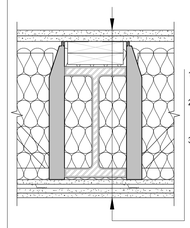
1. STANDING SEAM METAL ROOF
2. ROOFING UNDERLAYMENT
3. ROOF DECKING (REFER TO STRUCTURAL)
4. ROOF TRUSSES (REFER TO STRUCTURAL)
5. THERMAL INSULATION PER INSULATION CHART
6. 5/8" TYPE 'C' GYPSUM BOARD
7. FIBER CEMENT SOFFIT BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
RCW12.0	NR	-	NOT REQUIRED	-



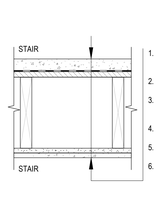
1. STANDING SEAM METAL ROOF
2. ROOFING UNDERLAYMENT
3. ROOF DECKING (REFER TO STRUCTURAL)
4. ROOF TRUSSES (REFER TO STRUCTURAL)
5. THERMAL INSULATION PER INSULATION CHART
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
RCW07.1	1 HR	UL P522	NOT REQUIRED	-



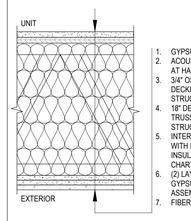
1. INTUMESCENT PAINT APPLIED TO ALL SIDES OF BEAM
2. STEEL BEAM (MAXIMUM SIZE W14x145) REFER STRUCTURAL
3. FIRE RATED HANGERS TO SUPPORT FLOOR TRUSSES FROM BEAM REFER TO FLOOR-CEILING ASSEMBLY CONCEALING THE BEAM FOR ADDITIONAL INFORMATION

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW20.1	1 HR	ESR 1092	NR	-
FCW20.2	2 HR	ESR 1092	NR	-



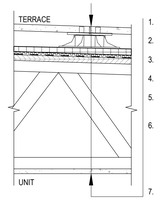
1. 1 1/2" MIN. LIGHTWEIGHT CONCRETE (REFER TO STRUCTURAL)
2. SHEET WATERPROOFING MEMBRANE
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 10" MIN. WOOD JOISTS (REFER TO STRUCTURAL)
5. 5/8" TYPE 'C' GYPSUM BOARD
6. FIBER CEMENT SOFFIT BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW34.0	NR	-	NOT REQUIRED	-



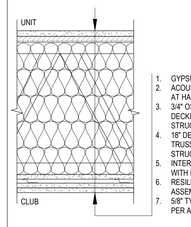
1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. INTERSTITIAL SPACE IS FILLED WITH INSULATION THERMAL INSULATION PER INSULATION CHART
6. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD, PER ASSEMBLY LISTING
7. FIBER CEMENT SOFFIT BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW18.1	1 HR	UL L542	NOT REQUIRED	-



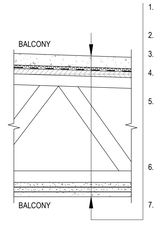
1. PEDESTAL PAVERS (REFER TO LANDSCAPE)
2. 60 PSI MIN. TAPPERED INSULATION
3. PRE-MOLDED DRAINAGE PANEL
4. SHEET WATERPROOFING MEMBRANE
5. 3/4" PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
6. MIN. 15" DEEP OPEN WEB FLOOR TRUSSES, TOP CHORD SLOPED TO PROVIDE POSITIVE DRAINAGE, SLOPE NOT TO EXCEED 2% . (REFER TO STRUCTURAL)
7. FIBER CEMENT SOFFIT BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW28.0	NR	-	NOT REQUIRED	-



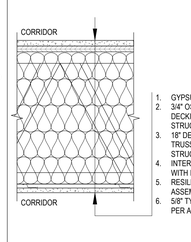
1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. INTERSTITIAL SPACE IS FILLED WITH INSULATION
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW15.2	2 HR	UL L577	EST. 55 IIC	MAXXON #12214-4
			EST. 59 STC	MAXXON 121114-ISTC



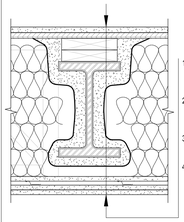
1. 1 1/2" MIN. LIGHTWEIGHT CONCRETE (REFER TO STRUCTURAL)
2. PRE-MOLDED DRAINAGE PANEL
3. SHEET WATERPROOFING MEMBRANE
4. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
5. MIN. 15" DEEP OPEN WEB FLOOR TRUSSES, TOP CHORD SLOPED TO PROVIDE POSITIVE DRAINAGE, SLOPE NOT TO EXCEED 2% . (REFER TO STRUCTURAL)
6. (2) LAYERS OF 5/8" TYPE 'X' EXTERIOR GYPSUM BOARD, PER ASSEMBLY LISTING
7. FIBER CEMENT SOFFIT BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW25.1	1 HR	UL L542	NR	-



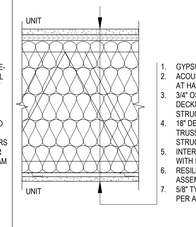
1. GYPSUM UNDERLAYMENT
2. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
3. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
4. INTERSTITIAL SPACE IS FILLED WITH INSULATION
5. RESILIENT CHANNELS PER ASSEMBLY LISTING
6. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW14.1	2 HR	UL L550	NOT REQUIRED	-



1. SPRAY-APPLIED FIRE-RESISTIVE MATERIAL ON THREE SIDES OF BEAM
2. STEEL BEAM (MAXIMUM SIZE W14x145) (REFER TO STRUCTURAL)
3. FIRE RATED HANGERS TO SUPPORT FLOOR TRUSSES FROM BEAM REFER TO FLOOR-CEILING ASSEMBLY CONCEALING THE BEAM FOR ADDITIONAL INFORMATION

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW23.1	1 HR	UL X854	NOT REQUIRED	-
FCW23.2	2 HR	UL X854	NOT REQUIRED	-



1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. INTERSTITIAL SPACE IS FILLED WITH INSULATION
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW13.1	1 HR	UL L550	LVT 55	F8527.03-113-11
			CARPET 73	IN85-38

GENERAL NOTES

NOTES:
1. REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.
2. AT OCCUPANCIES OTHER THAN R-2, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AT CONCEALED FLOOR, FLOORING-CEILING OR ATTIC SPACES SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. LOCATE WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'. LETTERING TO BE NOT LESS THAN 3" HIGH / 3/8" STROKE IN CONTRASTING COLOR STATING: **"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"**

DEFINITIONS

1. CONTINUOUS INSULATION (ci) - INSULATING MATERIAL THAT IS CONTINUOUS ACROSS ALL STRUCTURAL MEMBERS WITHOUT THERMAL BRIDGES OTHER THAN FASTENERS AND SERVICE OPENINGS. IT IS INSTALLED ON THE INTERIOR OR EXTERIOR OR IS INTEGRAL TO AN OPAQUE SURFACE OF THE BUILDING ENVELOPE.
2. HEATED SLAB - SLAB-ON-GRADE CONSTRUCTION IN WHICH THE HEATING ELEMENTS, HYDRONIC TUBING, OR HOT AIR DISTRIBUTION SYSTEM IS IN CONTACT WITH, OR PLACED WITHIN OR UNDER, THE SLAB.
3. R-VALUE - THE INVERSE OF THE TIME RATE OF HEAT FLOW THROUGH A BODY FROM ONE OF ITS BOUNDING SURFACES TO THE OTHER SURFACE FOR A UNIT TEMPERATURE DIFFERENCE BETWEEN THE TWO SURFACES, UNDER STEADY STATE CONDITIONS, PER UNIT AREA *(h * ft2 *°F/Btu) [(M2 * K/W)*
4. SOLAR HEAT GAIN COEFFICIENT - THE RATIO OF THE SOLAR HEAT GAIN ENTERING THE SPACE THROUGH THE FENESTRATION ASSEMBLY TO THE INCIDENT SOLAR RADIATION. SOLAR HEAT GAIN INCLUDES DIRECTLY TRANSMITTED SOLAR HEAT AND ABSORBED SOLAR RADIATION WHICH IS THEN RERADIATED, CONDUCTED OR CONVECTED INTO THE SPACE.
5. U-FACTOR (THERMAL TRANSMITTANCE) - THE COEFFICIENT OF HEAT TRANSMISSION (AIR TO AIR) THROUGH A BUILDING COMPONENT OR ASSEMBLY, EQUAL TO THE TIME RATE OF HEAT FLOW PER UNIT AREA AND UNIT TEMPERATURE DIFFERENCE BETWEEN THE WARM SIDE AND COLD SIDE AIR FILMS. *(Btu/h * ft2 °F) [(W/ M2 * K)]*

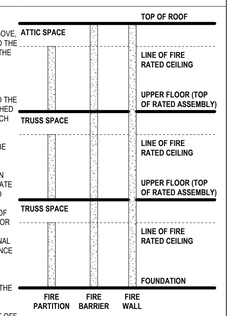
RATED WALL TYPES

FIRE PARTITIONS: SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB, AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE IN ACCORDANCE WITH ALL APPLICABLE CODES.

FIRE BARRIERS: SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

FIRE WALLS: SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. IN BUILDINGS OF TYPE III, IV, & V CONSTRUCTION, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL; THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING; AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8 INCH TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

EXTERIOR WALLS: ARE WALLS BEARING OR NON BEARING, (OTHER THAN A FIRE WALL) THAT ENCLOSE A BUILDING AND ARE PROVIDED WITH AN EXTERIOR WALL ENVELOPE TO PROTECT THE BUILDING FROM THE DETRIMENTAL EFFECT OF THE EXTERIOR ENVIRONMENT.



FIREBLOCKING: IN COMBUSTILE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: CONCEALED WALL SPACES (10' O.C. BOTH VERTICALLY AND HORIZONTALLY), CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, STAIRWAYS, CEILING AND FLOOR OPENINGS, CEILING AND FLOOR OPENINGS, EXTERIOR WALL, AND CONCEALED SLEEPER SPACES.

WHERE DRAFT STOPPING IS REQUIRED ACROSS THE STUDS, THE DRAFT STOPPING SHALL BE MINERAL WOOL OR FIBERGLASS BATT INSULATION STAPLED TO THE STUDS. NO MATERIAL, LIKE GYPSUM BOARD WILL BE ACCEPTED.

FIREBLOCKING MATERIALS:
1. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY

FLOOR-CEILING ASSEMBLIES

1. FLOOR-CEILING ASSEMBLIES ARE MODELED AFTER THE UL OR GA ASSEMBLIES LISTED. THE GC SHALL BE RESPONSIBLE FOR REVIEWING AND BEING FAMILIAR WITH THE UL OR GA ASSEMBLIES LISTED IN THE CONTRACT DOCUMENTS. CHANGES OF A SINGLE COMPONENT IN THE ASSEMBLY MAY EFFECT OTHER COMPONENTS IN THE SAME ASSEMBLY. REFER TO SHEET A1.05a FOR ASSEMBLY LISTINGS
   a. **AS AN EXAMPLE**, THE LOCATION AND THICKNESS OF INSULATION WITHIN THE LISTED FLOOR-CEILING ASSEMBLY MAY IMPACT THE MINIMUM REQUIRED SPACING OF RESILIENT CHANNELS.
2. ALL PRIMARY STRUCTURAL STEEL SHALL BE INDIVIDUALLY PROTECTED EVEN IF FULLY CONTAINED WITHIN THE FLOOR-CEILING ASSEMBLY.
3. REFER TO INTERIOR DESIGN FOR FLOOR FINISH LOCATIONS. IF NO FINISH IS INDICATED CONTACT ARCHITECT IMMEDIATELY.
4. REFER TO UL OR GA ASSEMBLIES FOR ALLOWABLE FACINGS OF INSULATION.
5. WHERE INSULATION IS MECHANICALLY FASTENED ABOVE SPRINKLERS, CONTRACTOR SHALL ENSURE INSULATION WILL NOT SAG, ESPECIALLY DIRECTLY ABOVE SPRINKLER HEADS, IN THE INTERSTITIAL SPACE EVEN IF THE INSULATION IS EXPOSED TO WATER IN THE EVENT THE SPRINKLERS DISCHARGE.

PENETRATIONS THROUGH RATED ASSEMBLIES

1. PENETRATIONS: 2021 IBC
   a. SECTION 714.3.1 THOUGH PENETRATIONS - THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.
   b. SECTION 714.31.1 FIRE-RESISTANCE-RATED ASSEMBLIES - PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
   c. SECTION 714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM - *THROUGH PENETRATIONS* SHALL BE PROTECTED BY AN *APPROVED* PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN *F* RATING OF NOT LESS THAN THE REQUIRED *FIRE-RESISTANCE RATING* OF THE WALL PENETRATED.
   d. SECTION 714.3.2 MEMBRANE PENETRATIONS - MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1 WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
2. FIRESTOP SEALANTS OR PENETRATION DEVICES SHALL NOT ONLY MEET THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED BUT ALSO MEET THE ACOUSTICAL PROPERTIES OF ASSEMBLIES THAT ARE REQUIRED TO MEET STC/IIC REQUIREMENTS.

INSULATION CHART

CLIMATE ZONE: 2A (CHANGE TO PROJECT CLIMATE ZONE)		ALL GROUPS OTHER THAN R	GROUP R
ROOF	INSULATION ABOVE ROOF DECK	R-25ci	R-25ci
	ATTIC	R-38	R-38
WALLS	WOOD FRAMED	R13 + R-3.8ci OR R-20	R13 + R-3.8ci OR R-20
	METAL FRAMED	R13 + R-5ci	R13 + R-7.5ci
	MASS	R-5.7ci	R-7.6ci
WALLS BELOW GRADE	MASS	NR	NR
FLOORS	JOIST / FRAMING WOOD	R-30	R-30
	MASS	R-6.3ci	R-8.3ci
SLAB ON GRADE FLOORS	UNHEATED SLABS	NR	NR
	HEATED SLABS	R-7.5 FOR 12" BELOW + R-5 FULL SLAB	R-7.5 FOR 12" BELOW + R-5 FULL SLAB
SOUND ATTENUATION BATT	INTERIOR WALLS	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY

R = R-VALUE (THERMAL RESISTANCE) ci = CONTINUOUS INSULATION NR = NO REQUIREMENT SAB = SOUND ATTENUATION BATT
*REFER TO LISTED ASSEMBLIES FOR FACING REQUIREMENTS ON BATT INSULATION.

WALL ASSEMBLY LEGEND

NOTES:
1. MATERIALS IN ASSEMBLIES HAVE MATERIALS NUMBERED. WALL ASSEMBLIES ARE READ LEFT TO RIGHT AND HORIZONTAL ASSEMBLIES ARE READ TOP TO BOTTOM.
2. BASE NUMBER IS HPA INTERNAL CONTROL NUMBER.

EXTERIOR WALLS:
BV = BRICK VENEER
SV = STONE VENEER
ST = STUCCO
MS = MANUFACTURED STONE VENEER
FS = FIBER CEMENT LAP SIDING
FP = FIBER CEMENT PANEL
BB = FIBER CEMENT BOARD AND BATTEN
MP = METAL PANEL

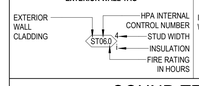
INTERIOR WALL TYPE:
N = NON RATED
P = FIRE PARTITION
B = FIRE BARRIER
F = FIRE WALL

INSULATION TYPE:
i = THERMAL INSULATION
s = SOUND ATTENUATION BATT

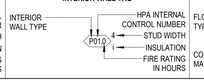
HORIZONTAL ASSEMBLY:
FC = FLOOR-CEILING ASSEMBLY
RC = ROOF CEILING ASSEMBLY

CONSTRUCTION MATERIAL:
C = CONCRETE CONSTRUCTION
W = WOOD CONSTRUCTION
M = METAL CONSTRUCTION

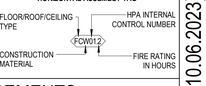
EXTERIOR WALL TAG



INTERIOR WALL TAG



HORIZONTAL ASSEMBLY TAG



SOUND TRANSMISSION REQUIREMENTS

SECTION 1207.2 - AIR-BORNE SOUND
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (**STC**) OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTME E90. PENTRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; GYPSUMS; OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.
SECTION 1207.3 - STRUCTURE-BORNE SOUND
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS (**IIC**) RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492.

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:49:30 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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REGISTERED ARCHITECT JAMES SIMONE 20551 STATE OF TEXAS
10.06.2023

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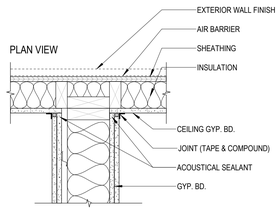
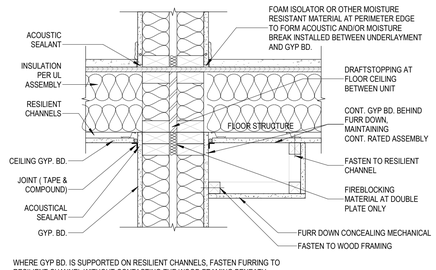
SHEET CONTENTS
RATED ASSEMBLIES - ROOF-CEILING / FLOOR-CEILING

SHEET NO.
A1.05a

21159

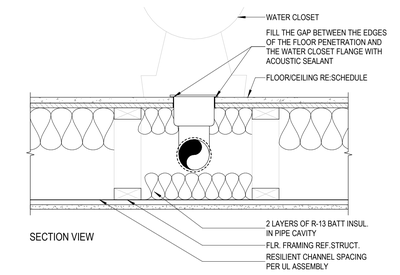


15 INTERSECTION AT EXT. WALL AT DBL. LAYER STUD WALL
1 1/2" = 1'-0"
INTERSECTION AT INTERIOR WALL IS SIMILAR

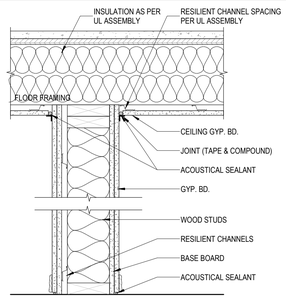


WHERE GYP BD. IS SUPPORTED ON RESILIENT CHANNELS, FASTEN FURRING TO RESILIENT CHANNEL WITHOUT CONTACTING THE WOOD FRAMING BENEATH.

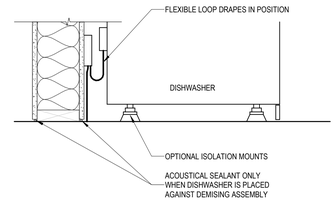
10 FURRDOWN AT DEMISING FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0"
PREFERRED INSTALLATION



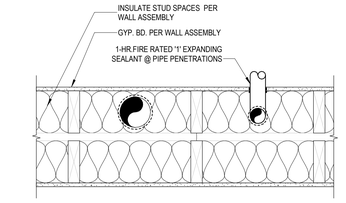
5 PLUMBING PENETRATION AT DEMISING FLOOR ASSEMBLY
1 1/2" = 1'-0"



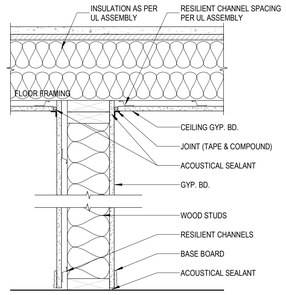
14 DOUBLE LAYER WOOD STUD WALL W/RES. CHANNEL
1 1/2" = 1'-0"



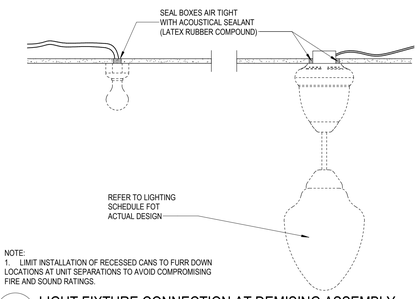
9 DISHWASHER INSTALLATION
1 1/2" = 1'-0"



4 PLUMBING PENETRATIONS AT DEMISING ASSEMBLY
1 1/2" = 1'-0"

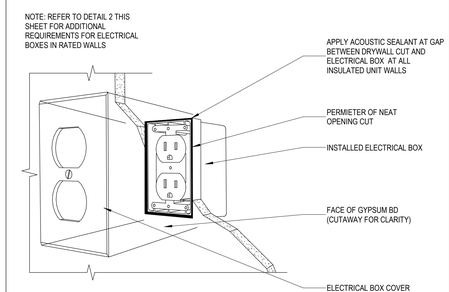


13 SINGLE LAYER WOOD STUD WALL W/RES. CHANNELS
1 1/2" = 1'-0"

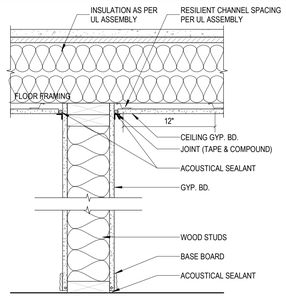


NOTE:
1. LIMIT INSTALLATION OF RECESSED CANS TO FURR DOWN LOCATIONS AT UNIT SEPARATIONS TO AVOID COMPROMISING FIRE AND SOUND RATINGS.

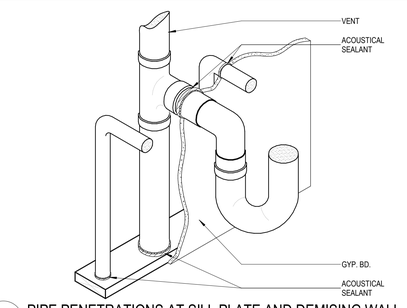
8 LIGHT FIXTURE CONNECTION AT DEMISING ASSEMBLY
1 1/2" = 1'-0"



3 ELECTRIC BOX AT DEMISING WALLS
N.T.S.

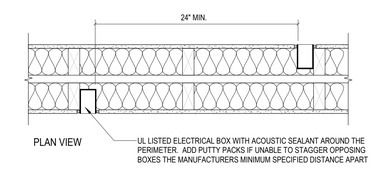


12 SINGLE LAYER WOOD STUD WALL
1 1/2" = 1'-0"

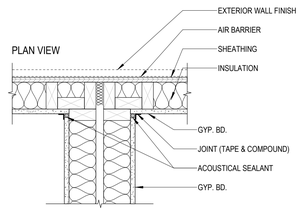


7 PIPE PENETRATIONS AT SILL PLATE AND DEMISING WALL
N.T.S.

NOTE:
1. LIGHT SWITCHES AND OUTLETS SHOULD BE OFFSET AT LEAST 24" AND BE LOCATED IN SEPARATE STUD CAVITIES.
2. SOUND INSULATION SHOULD EXTEND BEHIND ELECTRICAL OUTLETS.

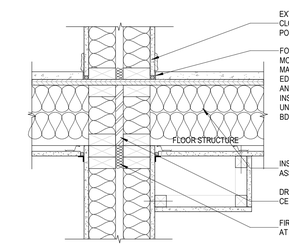


2 ELECTRICAL BOX PENETRATIONS AT DEMISING WALLS
1 1/2" = 1'-0"



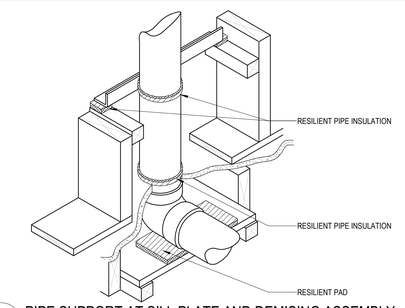
THE EXTERIOR WALL FINISH AND THE SHEATHING ARE THE ONLY SOLID WALL OR FLOOR ELEMENTS THAT BRIDGE THE SEPARATION BETWEEN DWELLING UNITS.

16 INTERSECTION WITH EXTERIOR WALL AT PARTY WALL
1 1/2" = 1'-0"

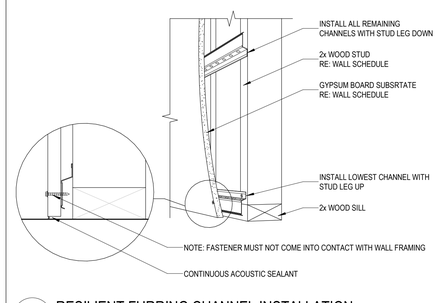


REFER TO DETAIL 14 FOR OTHER SIMILAR NOTES

11 FURRDOWN AT DEMISING FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0"
OPTIONAL INSTALLATION



6 PIPE SUPPORT AT SILL PLATE AND DEMISING ASSEMBLY
N.T.S.



1 RESILIENT FURRING CHANNEL INSTALLATION
N.T.S.
WHEN PART OF THE ASSEMBLY

SOUND CONTROL NOTES FOR MULTI-FAMILY HOUSING

THESE NOTES AND DETAILS DESCRIBE THE ACOUSTICAL ELEMENTS OF ASSEMBLIES THAT MUST COMPLY WITH THE STC/ICC REQUIREMENTS OF THE BUILDING CODE. THEY MAY NOT BE REQUIRED AT EVERY ASSEMBLY IN THE PROJECT. NON-RATED ASSEMBLIES AND ASSEMBLIES THAT DO NOT SEPARATE OCCUPANCIES, DWELLING UNITS, AND/OR COMMON AREAS FROM EACH OTHER WOULD BE EXEMPT, UNLESS OTHERWISE NOTED. THESE REQUIREMENTS SHALL BE FOLLOWED IN CONJUNCTION WITH THE RATED ASSEMBLY SHEETS, ALL DETAILS, AND SPECIFICATIONS TO MAINTAIN BOTH SOUND CONTROL AND REQUIRED FIRE RATINGS. ADVISE THE ARCHITECT IMMEDIATELY, IN WRITING, IF ANY INCONSISTENCIES OR DISCREPANCIES EXIST PRIOR TO THE START OF CONSTRUCTION.

DEFINITIONS:

SOUND TRANSMISSION CLASS (STC): A SINGLE NUMBER RATING FOR EVALUATING EFFICIENCY OF CONSTRUCTIONS IN ISOLATING AIRBORNE SOUND TRANSMISSION. THE HIGHER THE STC RATING THE MORE EFFICIENT THE CONSTRUCTION. STC MEASURES THE AIR LOSS OF A WALL OR FLOOR ASSEMBLY TO ISOLATE AIRBORNE SOUND AND PREVENT IT FROM PASSING FROM ONE SIDE TO THE OTHER. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50 STC, PER ASTM E90.

IMPACT INSULATION CLASS (IIC): A SINGLE NUMBER RATING DEVELOPED BY THE FEDERAL HOUSING ADMINISTRATION TO ESTIMATE THE IMPACT SOUND ISOLATION PERFORMANCE OF FLOOR/CEILING SYSTEMS. IIC MEASURES THE ABILITY OF A FLOOR/CEILING ASSEMBLY TO ISOLATE SOUND TRANSMITTED FROM FOOTFALL AND OTHER IMPACT SOURCES THROUGH THE BUILDING STRUCTURE. THE MINIMUM INTERNATIONAL BUILDING CODE REQUIREMENT IS 50 IIC, PER ASTM E492.

AIRBORNE SOUND: SOUND, PRODUCED BY VIBRATING SOURCES THAT RADIATE SOUND DIRECTLY INTO THE AIR, WHICH IS TRANSMITTED THROUGH AIR AS A MEDIUM RATHER THAN THROUGH SOLIDS OR THE STRUCTURE OF THE BUILDING. FLANKING PATHS: A WALL OR FLOOR/CEILING CONSTRUCTION THAT PERMITS SOUND TO BE TRANSMITTED ALONG ITS SURFACE; OR ANY OPENING WHICH PERMITS DIRECT TRANSMISSION OF SOUND THROUGH THE AIR. THIS TYPICALLY OCCURS AT SMALL GAPS AND OPENINGS AROUND DOORS, TOP AND BOTTOM PLATES, ELECTRICAL BOXES, AND CONDUIT AND HVAC DUCTING WHICH ALLOW SOUND TO PASS THROUGH IF ACOUSTICAL SEALANT IS NOT USED. ALSO REFERRED TO AS "LEAKING PATHS".

1. MECHANICAL, ELECTRICAL, PLUMBING
   - A. METAL VENTILATING AND CONDITIONING AIR DUCTS LOCATED IN DEMISING ASSEMBLIES ARE TO BE LINED.
   - B. WIRE EACH APARTMENT AS A UNIT; AVOID PENETRATION OF WALLS OR FLOORS BETWEEN APARTMENTS.
   - C. CAULK HOLES (MADE BY WIRING) THAT PENETRATE DEMISING ASSEMBLIES; USE ELASTIC, NON-HARDENING CAULK OR DRY PACKING.
   - D. CONNECT VIBRATING EQUIPMENT WITH FLEXIBLE WIRING THAT SITS ON OR IS CONNECTED TO DEMISING ASSEMBLIES.
   - E. CUT HOLES IN DEMISING ASSEMBLIES NEATLY TO REDUCE LEAKS.
   - F. MAKE SURE ELECTRICAL OUTLETS ARE AIRTIGHT BY USING ELASTIC NON-HARDENING SEALANT IN DEMISING ASSEMBLIES.
   - G. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF DEMISING WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" MINIMUM. BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT. IF IT IS IMPOSSIBLE TO OFFSET ELECTRICAL OUTLETS, THEN INCREASE THE MASS OF THE BOX BY USING A PUTTY PACK. TV, TELEPHONE, AND INTERCOM OUTLETS MUST BE INSTALLED ACCORDINGLY. INSTALL PHONES, DOORBELLS, INTERCOMS, AND OTHER NOISE MAKING EQUIPMENT ON INSULATED INTERIOR WALLS ONLY - NEVER ON DEMISING WALLS.
   - H. FIT INSULATION BEHIND THE ELECTRICAL BOXES LOCATED IN DEMISING ASSEMBLIES.
   - I. ENSURE THAT OPENINGS AROUND BOXES LOCATED IN DEMISING ASSEMBLIES ARE SEALED AIR TIGHT.
   - J. INSTALL RECESSED LIGHT FIXTURES IN FURR DOWN LOCATIONS ONLY.
   - K. ISOLATE PIPING FROM STRUCTURES WITH RESILIENT PADS AND SLEEVES, THEN SEAL FOR AIR TIGHTNESS.
   - L. IF WATER HAMMER IS EVIDENT AT OR BEFORE THE TIME OF SUBSTANTIAL COMPLETION, PROVIDE AIR CHAMBERS TO ELIMINATE WATER HAMMER DUE TO ABRUPT STOPPING OF FLOWING WATER.
   - M. CAULK ALL OPENINGS MADE IN DEMISING WALLS, FLOORS AND FRAMING FOR SUPPLY AND DRAIN LINES.
   - N. WATER CLOSETS TO BE RESILIENTLY MOUNTED WHEN SERVED BY DRAINS OR VENTS WHICH ARE INSTALLED WITHIN DEMISING ASSEMBLIES.
   - O. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN DEMISING ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION AT POINTS OF CONTACT BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
2. MEDICINE CABINETS
   - A. SEPARATE OR SURFACE MOUNT MEDICINE CABINETS MOUNTED ON DEMISING ASSEMBLIES OR INSTALL MEDICINE CABINETS ON INTERIOR PARTITIONS.
   - B. INSULATE BEHIND MEDICINE CABINETS WHEN INSTALLED ON DEMISING ASSEMBLIES.
3. PERIMETER SEALING
   - A. AT GROUND FLOOR LOCATIONS ON CONCRETE SLABS, INSTALL PLATES OF DEMISING ASSEMBLIES ON SILL SEALERS; RUN WALL FINISH TO FLOOR WHERE POSSIBLE AND CAULK AIRTIGHT ON BOTH SIDES.
   - B. AT ELEVATED FLOOR LOCATIONS ON PLYWOOD DECKING, INSTALL FOAM ISOLATOR OR OTHER MOISTURE RESISTANT MATERIAL AT PERIMETER EDGE TO FORM ACOUSTIC AND/OR MOISTURE BREAK BETWEEN SILL PLATES AND GYPSUM UNDERLAYMENT AND CAULK AIRTIGHT ON BOTH SIDES UNLESS INSTALLED PER DETAIL 14.
   - C. USE A NON-HARDENING, PERMANENTLY RESILIENT ACOUSTIC SEALANT SUCH AS A BUTYL RUBBER-BASED COMPOUND ON BOTH SIDES OF THE DEMISING ASSEMBLY.
   - D. USE JOINT TAPE AT JOINT LOCATIONS.
   - E. FULLY SEAL THE LATCH SET ON ALL UNIT ENTRY DOORS.
   - F. THE FOLLOWING LOCATIONS REQUIRE ACOUSTIC SEALING ALSO:
4. TOP AND BOTTOM PLATE PENETRATIONS BY PLUMBING AND ELECTRICAL
5. TUB/SHOWER ON OUTSIDE OR ATTIC WALL
6. TUB/SHOWER DRAIN LINE.
7. WINDOW AND DOOR ROUGH OPENINGS
8. GAPS BETWEEN EXTERIOR WALL FRAMING MEMBERS GREATER THAN 1/4".
9. BAND JOIST EXPOSED TO EXTERIOR - EXTERIOR SHEATHING WITH WRB MEETS THIS REQUIRMENT, PROVIDED ALL PENETRATIONS THROUGH THE AIR BARRIER ARE SEALED PROPERLY.
10. BAND AREA EXPOSED TO UNCONDITIONED SPACE - EXTERIOR SHEATHING WITH WRB MEETS THIS REQUIRMENT, PROVIDED ALL PENETRATIONS THROUGH THE AIR BARRIER ARE SEALED PROPERLY.
11. BAND AREA BETWEEN FLOORS, CONDITIONED SPACE AND ATTIC - EXTERIOR SHEATHING WITH WRB MEETS THIS REQUIRMENT, PROVIDED ALL PENETRATIONS THROUGH THE AIR BARRIER ARE SEALED PROPERLY.
12. SEAM BETWEEN RIGID EXTERIOR SHEATHING - WRB MEETS THIS REQUIRMENT, PROVIDED ALL PENETRATIONS THROUGH THE AIR BARRIER ARE SEALED PROPERLY.
13. EXTERIOR WALL PENENTRATIONS FOR REFRIGERATION LINES, CONDENSATE LINES, ETC.
14. ATTIC SCUTTLE HOLES
15. MECHANICAL EQUIPMENT AND DUCTWORK CHASES IN ATTICS, CRAWLSPACES
16. CEILING MOUNTED RECESSSED LIGHTS, FANS, SPEAKERS, ETC. SEALED TO DRYWALL
17. CEILING/CRAWLSPACE HVAC BOOTS SEALED TO DRYWALL
18. FURR DOWNS
   - A. INSTALL GYPSUM BOARD CONTINUOUSLY BEHIND FURR DOWNS.
   - B. ATTACH FURR DOWN FRAMING TO RESILIENT CHANNELS WITHOUT CONTACTING THE WOOD FRAMING BENEATH.
   - C. PROVIDE FIREBLOCKING IN 1" AIRSPACE EXTENDING FROM THE BOTTOM WALL PLATE OF THE HIGHER FLOOR ASSEMBLY TO THE TOP PLATE OF THE LOWER FLOOR ASSEMBLY.
   - D. GYPSUM BOARD MUST BE INSTALLED CONTINUOUSLY BEHIND THE FURR DOWN TO MAINTAIN THE FIRE SEPARATION AND TO PROVIDE REQUIRED FIREBLOCKING OF THE FURR DOWN.
   - E. SERVICES ARE TO BE HUNG FROM RESILIENT MOUNTS ATTACHED TO THE WALL FRAME. ALL ELECTRICAL PENETRATIONS ARE TO BE TIGHTLY FITTED OR SEALED.
19. STAIRS
   - A. STAIR STRINGERS MUST BE SUPPORTED INDEPENDENTLY AND NOT ATTACHED TO DEMISING WALLS. REF. STRUCTURAL DRAWINGS.
20. INSTALLATION INFORMATION
   - A. BOTTOM PLATE: APPLY A CONTINUOUS 3/8" ROUND BEAD OF SEALANT AT EACH SIDE OF THE BOTTOM PLATE BEFORE SETTING GYPSUM BOARD UNLESS INSTALLED PER DETAIL 14. GYPSUM BOARD SHALL BE SET INTO SEALANT TO FORM COMPLETE CONTACT WITH ADJACENT MATERIALS. DO NOT ALLOW THE GYPSUM BOARD TO SET DIRECTLY ON THE FLOOR.
   - B. TOP PLATE: APPLY SEALANT AT TOP OF GYPSUM BOARD INTO THE JOINT TO PROVIDE FULL CONTACT BETWEEN THE BOARD AND THE STRUCTURE ABOVE.
   - C. CUT-OUTS AND PERIMETER JOINTS: BACKS OF ELECTRICAL BOXES, PIPES, DUCT SYSTEMS, AND OTHER TYPES OF UTILITY EQUIPMENT PENETRATING WALL SURFACES OF DEMISING ASSEMBLIES ARE TO BE BUTTERED WITH SEALANT. ALL JOINTS AT PERIMETER EDGES INCLUDING ABUTTING SURFACES AND CORNER JOINTS FORMED BY COMPONENTS SHALL BE SEALED WITH SEALANT.
   - D. BATTS MAY BE FRICTION-FIT IN PLACE UNTIL THE INTERIOR FINISH IS APPLIED. INSTALL BATTS TO FILL ENTIRE STUD CAVITY. IF STUD CAVITY IS LESS THAN 96" IN HEIGHT, CUT LENGTHS TO FRICTION-FIT AGAINST FLOOR AND CEILING FRAMING/TRACKS. WALLS WITH PENETRATIONS REQUIRE THAT INSULATION BE CAREFULLY CUT TO FIT AROUND OUTLETS, JUNCTION BOXES, AND OTHER IRREGULARITIES. WHERE INSULATION MUST EXTEND HIGHER THAN 8 FEET, SUPPLEMENTARY SUPPORT SHOULD BE INSTALLED TO HOLD INSULATION IN PLACE UNTIL THE INTERIOR FINISH IS APPLIED.
21. ACOUSTICAL SEALANT
   - A. SEAL ALL PENETRATIONS THROUGH ACOUSTICAL ASSEMBLIES, INCLUDING BUT NOT LIMITED TO PENETRATIONS BY ELECTRICAL BOXES, LIGHT FIXTURES, SPRINKLER HEADS, DUCTWORK, PIPES, ETC.
   - B. AT FIRE RATED ACOUSTICAL ASSEMBLIES USE ACOUSTICAL SEALANT CLASSIFIED BY UL FOR USE IN FIRE RESISTANT SOUND AND SMOKE PARTITIONS; FOR USE AS FILL, VOID, OR CAVITY IN FIRE-RESISTANT JOINTS AND THROUGH-PENETRATION FIRESTOP SYSTEMS; WITH FLAME SPREAD OF 0 AND SMOKE DEVELOPMENT OF 0 (AND AS TESTED IN ACCORDANCE WITH ASTM84).
   - C. REFER TO ASTM C 919, *STANDARD PRACTICE FOR USE OF SEALANTS IN ACOUSTICAL APPLICATIONS FOR THE PROPER USE OF ACOUSTICAL CAULK*. THIS STANDARD DETAILS A WALL SYSTEM, EXAMPLE-RATED AT STC 53, THAT ACHIEVES AN STC OF 29 WHEN IMPROPERLY CAULKED. FAILING TO CAULK THE SYSTEM CLEARLY EQUATES TO A FAILURE TO BUILD AN ACOUSTICAL WALL.
   - D. WHEN THERE ARE TWO LAYERS OF WALLBOARD, IT NEED ONLY BE APPLIED TO ONE OF THE LAYERS.
   - E. WHEN SELECTING AN ACOUSTICAL SEALANT, IT SHOULD REMAIN RESILIENT (I.E. A NON-DRYING, NON-HARDENING, OR NON-SKINNING SEALANT). TAPING IS NOT AN ACCEPTABLE SOLUTION.
22. RESILIENT CHANNELS
   - A. ANY CONTACT OF GYPSUM BOARD SCREWS TO THE STUDS OR JOISTS AS THE GYPSUM BOARD IS ATTACHED TO THE RESILIENT CHANNELS CAN SIGNIFICANTLY INCREASE SOUND TRANSMISSION THROUGH THE ASSEMBLY AND REDUCE THE EFFECTIVENESS OF THE RESILIENT CHANNELS.
23. SOUND ATTENUATION MAT
   - A. SOUND ATTENUATION MAT SHALL BE PLACED UNDER ALL GYPSUM UNDERLAYMENT THAT WILL RECEIVE A RESILIENTFLOORING SUCH AS VINYL FLOORING, CERAMIC TILE, OR PORCELAIN TILE. SOUND ATTENUATION MAT SHALL EXTEND UNDER ALL ADJOINING ELEMENTS OF THE SPACE RECEIVING THE RESILIENT FLOORING INCLUDING BUT NOT LIMITED TO MILLWORK, CASEWORK, OR FIXTURES.
24. OTHER REFERENCES
   - A. FIRE AND SOUND CONTROL IN WOOD-FRAME MULTI-FAMILY BUILDINGS: BEST PRACTICE GUIDE BUILDING TECHNOLOGY, NATIONAL RESEARCH COUNCIL OF CANADA.
   - B. ASTM C919, *STANDARD PRACTICE FOR USE OF SEALANTS IN ACOUSTICAL APPLICATIONS FOR THE PROPER USE OF ACOUSTICAL CAULK.*
   - C. FIRE RESISTENCE DESIGN MANUAL, 17TH EDITION, GYPSUM ASSOCIATION.
   - D. ACOUSTICAL WALL INSULATION DESIGN GUIDE, OWENS CORNING.
   - E. SOUND CONTROL FOR COMMERCIAL AND RESIDENTIAL BUILDINGS, NORTH AMERICA INSULATION MANUFACTURERS ASSOCIATION.
   - F. LEVELROOK FLOOR UNDERLAYMENT SOUND SOLUTIONS, USG.
   - G. NOISE-RATED SYSTEMS, APA: THE ENGINEERED WOOD ASSOCIATION.
   - H. BUILDING A BETTER WALL: THE ELEMENTS OF GOOD ACOUSTICS, ARTICLE BY WILLIAM STEWART PUBLISHED IN "THE CONSTRUCTION SPECIFIER" IN JULY 2005.
25. NOTICE: ASTM E497, *STANDARD PRACTICE FOR INSTALLING SOUND-ISOLATING LIGHTWEIGHT PARTITIONS*, WAS WITHDRAWN WITHOUT REPLACEMENT EFFECTIVE 2008. PLEASE DISREGARD ANY MENTION OF THIS STANDARD IF FOUND IN REFERENCED MATERIALS LISTED IN SECTION I.
26. CUPBOARDS AND DRAWERS LOCATED ON DEMISING WALL SHALL INCLUDE AUTOMATIC CLOSERS SO THEY DO NOT SLAM.

NOTE:
THIS SHEET DEPICTS TYPICAL CONDITIONS AND IS NOT INTENDED TO OVERRIDE OTHER APPLICABLE CODES. IN THE CASE OF A DISCREPANCY, CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY FOR RESOLUTION. 11/2018

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:37:22 AM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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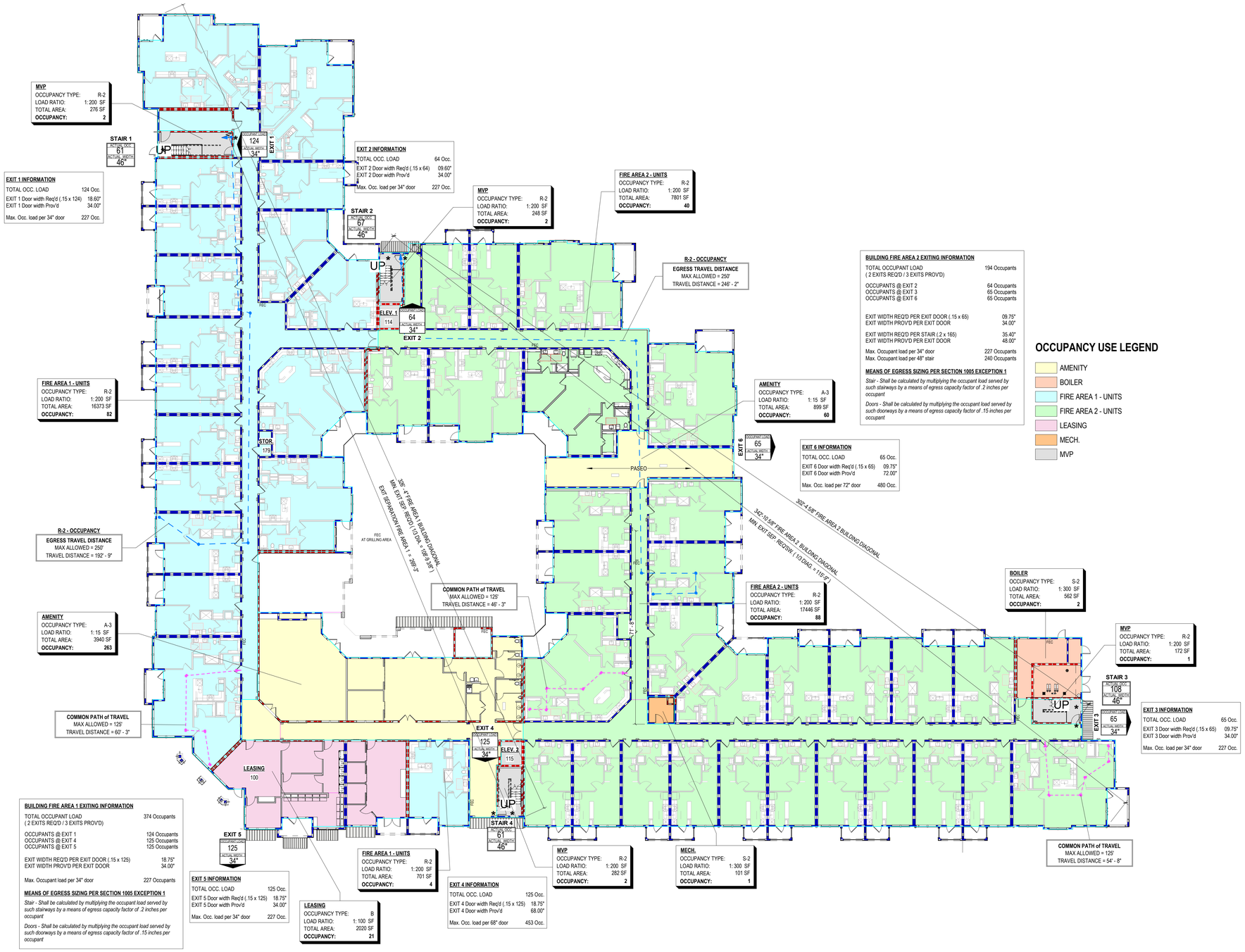
REGISTERED ARCHITECT · JAMES SIMONE · 20551 · STATE OF TEXAS
10.06.2023

SHEET CONTENTS
ACOUSTIC ASSEMBLIES

SHEET NO.
A1.07

21159



1 LIFE SAFETY PLAN - LEVEL 1

1/16" = 1'-0"

LIFE SAFETY NOTES

1. REFER TO A1.02 FOR BUILDING TABULATIONS AND OCCUPANCY LOADS.
2. REFER TO BUILDING PLANS (A4.00s) FOR WALL TAGS. REFER TO A1.05 FOR WALL ASSEMBLIES.
3. 1007.3 EX. 6. - AREA OF REFUGE NOT REQUIRED IN R-2 OCCUPANCY STAIRS.
4. TBL 1014.3 COMMON PATH OF TRAVEL WITH SPRINKLER SYSTEM
   B-S 100'
   R-2 125' (NFPA 13 OR NFPA 13R)
   U 75'
   A 75'
5. TBL 1014.3 COMMON PATH OF TRAVEL WITHOUT SPRINKLER SYSTEM OCCUPANCY LOAD LESS THAN 30
   B-S.U 75'
   R-2 75'
6. TBL 1014.3 COMMON PATH OF TRAVEL WITHOUT SPRINKLER SYSTEM OCCUPANCY LOAD GREATER THAN 30
   B-S.U 75'
   R-2 75'
7. TBL 1016.2 MAXIMUM TRAVEL DISTANCE WITH SPRINKLER SYSTEM
   A-M 250'
   R 250' (NFPA 13 OR NFPA 13R)
   S-2.U 400'
8. TBL 1016.2 MAXIMUM TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM
   A-M R 200'
   S-2.U 300'
9. 1018.4 MAXIMUM LENGTH OF DEAD END CORRIDOR WITH SPRINKLER SYSTEM (NFPA 13)
   B-M-R-2-S.U 50'
10. 1018.4 MAXIMUM LENGTH OF DEAD END CORRIDOR WITHOUT SPRINKLER SYSTEM OR NFPA 13R SPRINKLER SYSTEM
    20'

LIFE SAFETY - SYMBOL LEGEND

(#) →	OCCUPANTS PER SPACE
H. EXIT 150	ACTUAL USE PER EXIT
ROOM	ROOM TAG
★	PROVIDE PANIC HARDWARE
C	DOORS ON ELEC. HOLD OPEN & AUTOMATIC CLOSER
UNIT A	UNIT TYPE

	COMMON PATH OF EGRESS
	PATH OF TRAVEL
	1HR FIRE PARTITION
	1HR FIRE BARRIER
	2HR FIRE PARTITION
	2HR FIRE BARRIER
	2HR FIRE WALL
	3HR FIRE WALL
	ASSUMED PROPERTY LINE

DESCRIPTION OF EXIT STAIR COMPONENT

STAIR/DOOR	
STAIR/DOOR WIDTH (IN.):	ACTUAL STAIR/DOOR WIDTH
STAIR/DOOR CAPACITY:	NUMBER OF OCCUPANTS ALLOWED ACTUAL
STAIR/DOOR EGRESS CAPACITY:	NUMBER OF OCCUPANTS

FIRE EXTINGUISHER SCHEDULE

- PER 2013 NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- ALL FIRE EXTINGUISHERS TO BE MULTIPURPOSE DRY CHEMICAL MEETING CLASS A, B & C FIRES U.N.O.
- ALL OCCUPANCIES ARE ORDINARY HAZARD
- MOUNT AT 5'-0" MAX. TO TOP OF CABINET WITH ALL CONTROLS WITHIN ACCESSIBLE REACH RANGE REQUIREMENTS (48" MAX. SIDE APPROACH, UNOBSTRUCTED) AND BOTTOM LEADING EDGE 27" MAX. IF PROTRUDING MORE THAN 4" FROM BACK WALL

NOTE: MAX AREA IS BASED ON FIRE EXTINGUISHER RATING. AREA OF COVERAGE WILL NEED TO BE REVISED IF DIFFERENT RATING IS USED.

LOCATION	RATING / FIRE CLASSIFICATIONS	MAX. TRAVEL DISTANCE / LOCATION	MAX. AREA PER F.E.
DWELLING UNITS, INSIDE KITCHEN SINK CABINET	1-A:10-B:C	WITHIN EACH UNIT	1500 S.F.
RESIDENTIAL BUILDING COMMON CIRCULATION AREAS	4-A / CLASS A	75'	6000 S.F.
DETACHED GARAGES-OPTION 1	4-A / CLASS B	50' / EXTERIOR TO GARAGE UNITS	6000 S.F.
DETACHED GARAGES-OPTION 2	1-A:10-B:C / CLASS B	WITHIN EACH GARAGE UNIT	1500 S.F.
PARKING GARAGES	4-A / CLASS B	50' / 1 AT EACH EXIT	6000 S.F.
COMMERCIAL, COOKING, AMENITY GRILLING AREA	CLASS K	WITHIN 30' OF SOURCE	N/A
POOL CHEMICAL ROOM	WATER BASED F.E.	NEAR EXIT DOOR	N/A
BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED	4-A / CLASS A	NEAR EXIT DOOR	N/A
CLUBHOUSES	4-A / CLASS A	75'	6000 S.F.

OCCUPANT LOADS - LEVEL 1

USE	NAME	AREA	OCC. TYPE	OCC. FACTOR	OCC. LOAD
FIRE AREA 1					
FIRE AREA 1	AMENITY	3940 SF	A-3	15	263
FIRE AREA 1	LEASING	2020 SF	B	100	21
FIRE AREA 1	MVP	276 SF	R-2	200	2
FIRE AREA 1	MVP	282 SF	R-2	200	2
FIRE AREA 1	FIRE AREA 1 - UNITS	16373 SF	R-2	200	82
FIRE AREA 1	FIRE AREA 1 - UNITS	701 SF	R-2	200	4
FIRE AREA 2					
FIRE AREA 2	AMENITY	899 SF	A-3	15	60
FIRE AREA 2	MVP	248 SF	R-2	200	2
FIRE AREA 2	MVP	172 SF	R-2	200	1
FIRE AREA 2	FIRE AREA 2 - UNITS	7801 SF	R-2	200	40
FIRE AREA 2	FIRE AREA 2 - UNITS	17446 SF	R-2	200	88
FIRE AREA 2	BOILER	562 SF	S-2	300	2
FIRE AREA 2	MECH.	101 SF	S-2	300	1

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 12:08:14 PM

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Revisions

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10.06.2023

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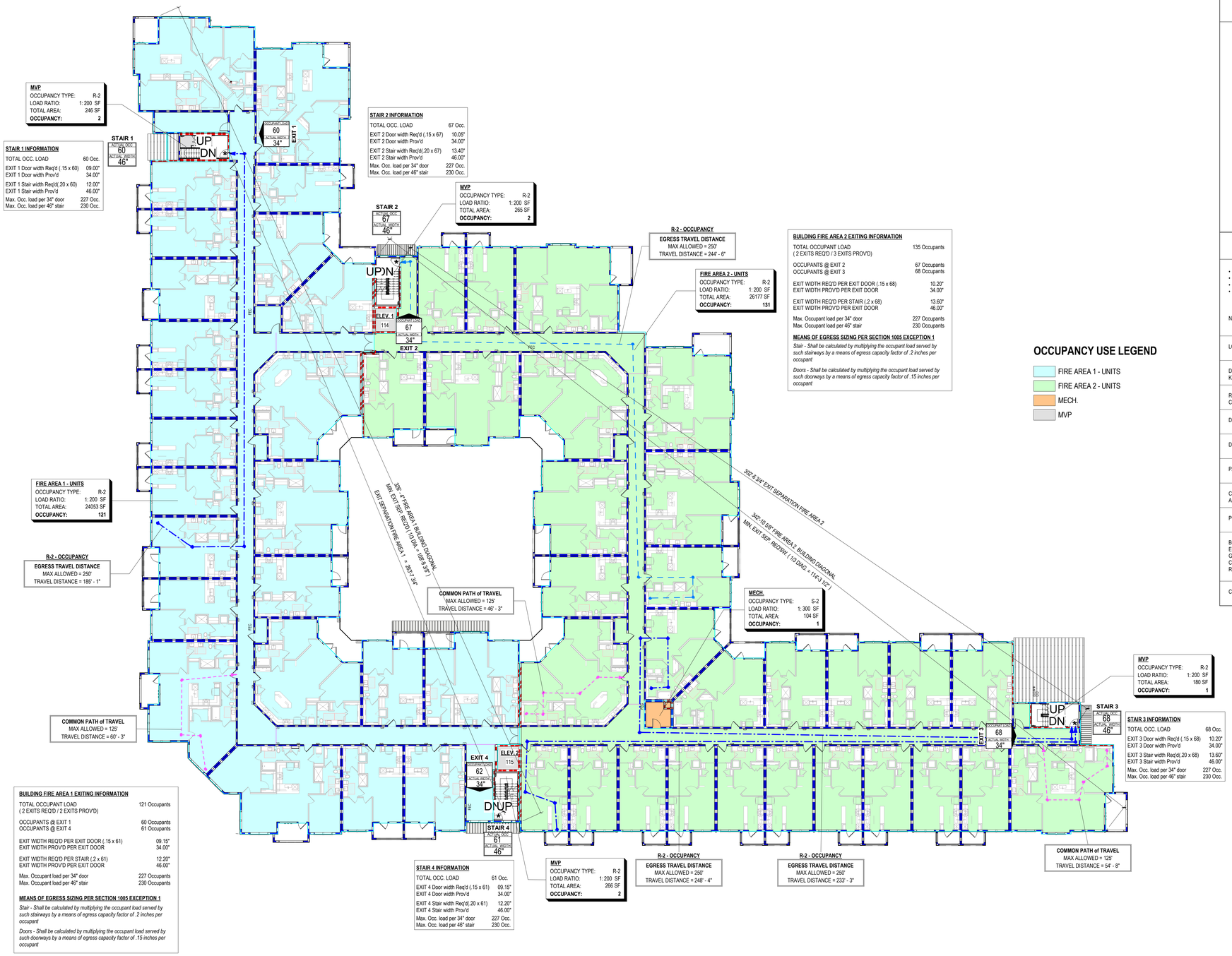
SHEET CONTENTS
LIFE SAFETY PLAN - LEVEL 1

SHEET NO.
A1.21

PERMIT SET (10.06.2023)

21159



1 LIFE SAFETY PLAN - LEVEL 2
1/16" = 1'-0"

OCCUPANCY USE LEGEND

- FIRE AREA 1 - UNITS
- FIRE AREA 2 - UNITS
- MECH.
- MVP

LIFE SAFETY NOTES

1. REFER TO A1.02 FOR BUILDING TABULATIONS AND OCCUPANCY LOADS.
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   A 75'
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   B,S,U 75'
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6. TBL 1014.3 COMMON PATH OF TRAVEL WITHOUT SPRINKLER SYSTEM OCCUPANCY LOAD GREATER THAN 30
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   R 250' (NFPA 13 OR NFPA 13R)
   S-2,U 400'
8. TBL 1016.2 MAXIMUM TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM
   A,M,R 200'
   S-2,U 300'
9. 1018.4 MAXIMUM LENGTH OF DEAD END CORRIDOR WITH SPRINKLER SYSTEM (NFPA 13)
   B,M,R-2,S,U 50'
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LIFE SAFETY - SYMBOL LEGEND

(#) →	OCCUPANTS PER SPACE
H. EXIT 150	ACTUAL USE PER EXIT
ROOM	ROOM TAG
★	PROVIDE PANIC HARDWARE
C	DOORS ON ELEC. HOLD OPEN & AUTOMATIC CLOSER
UNIT A	UNIT TYPE

DESCRIPTION OF EXIT STAIR COMPONENT

STAIR/DOOR
STAIR/DOOR WIDTH (IN.): — ACTUAL STAIR/DOOR WIDTH
STAIR/DOOR CAPACITY: — NUMBER OF OCCUPANTS ALLOWED ACTUAL
STAIR/DOOR EGRESS CAPACITY: — NUMBER OF OCCUPANTS

	COMMON PATH OF EGRESS
	PATH OF TRAVEL
	1HR FIRE PARTITION
	1HR FIRE BARRIER
	2HR FIRE PARTITION
	2HR FIRE BARRIER
	2HR FIRE WALL
	3HR FIRE WALL
	ASSUMED PROPERTY LINE

FIRE EXTINGUISHER SCHEDULE

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LOCATION	RATING / FIRE CLASSIFICATIONS	MAX. TRAVEL DISTANCE / LOCATION	MAX. AREA PER F.E.
DWELLING UNITS, INSIDE KITCHEN SINK CABINET	1-A:10-B:C	WITHIN EACH UNIT	1500 S.F.
RESIDENTIAL BUILDING COMMON CIRCULATION AREAS	4-A / CLASS A	75'	6000 S.F.
DETACHED GARAGES-OPTION 1	4-A / CLASS B	50' / EXTERIOR TO GARAGE UNITS	6000 S.F.
DETACHED GARAGES-OPTION 2	1-A:10-B:C / CLASS B	WITHIN EACH GARAGE UNIT	1500 S.F.
PARKING GARAGES	4-A / CLASS B	50' / 1 AT EACH EXIT	6000 S.F.
COMMERCIAL, COOKING, AMENITY GRILLING AREA	CLASS K	WITHIN 30' OF SOURCE	N/A
POOL CHEMICAL ROOM	WATER BASED F.E.	NEAR EXIT DOOR	N/A
BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED	4-A / CLASS A	NEAR EXIT DOOR	N/A
CLUBHOUSES	4-A / CLASS A	75'	6000 S.F.

OCCUPANT LOADS - LEVEL 2

USE	NAME	AREA	OCC. TYPE	OCC. FACTOR	OCC. LOAD
FIRE AREA 1					
FIRE AREA 1	FIRE AREA 1 - UNITS	24053 SF	R-2	200	121
FIRE AREA 1	MVP	246 SF	R-2	200	2
FIRE AREA 1	MVP	266 SF	R-2	200	2
FIRE AREA 2					
FIRE AREA 2	MVP	180 SF	R-2	200	1
FIRE AREA 2	MVP	265 SF	R-2	200	2
FIRE AREA 2	FIRE AREA 2 - UNITS	26177 SF	R-2	200	131
FIRE AREA 2	MECH.	104 SF	S-2	300	1

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 12:10:56 PM

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10.06.2023

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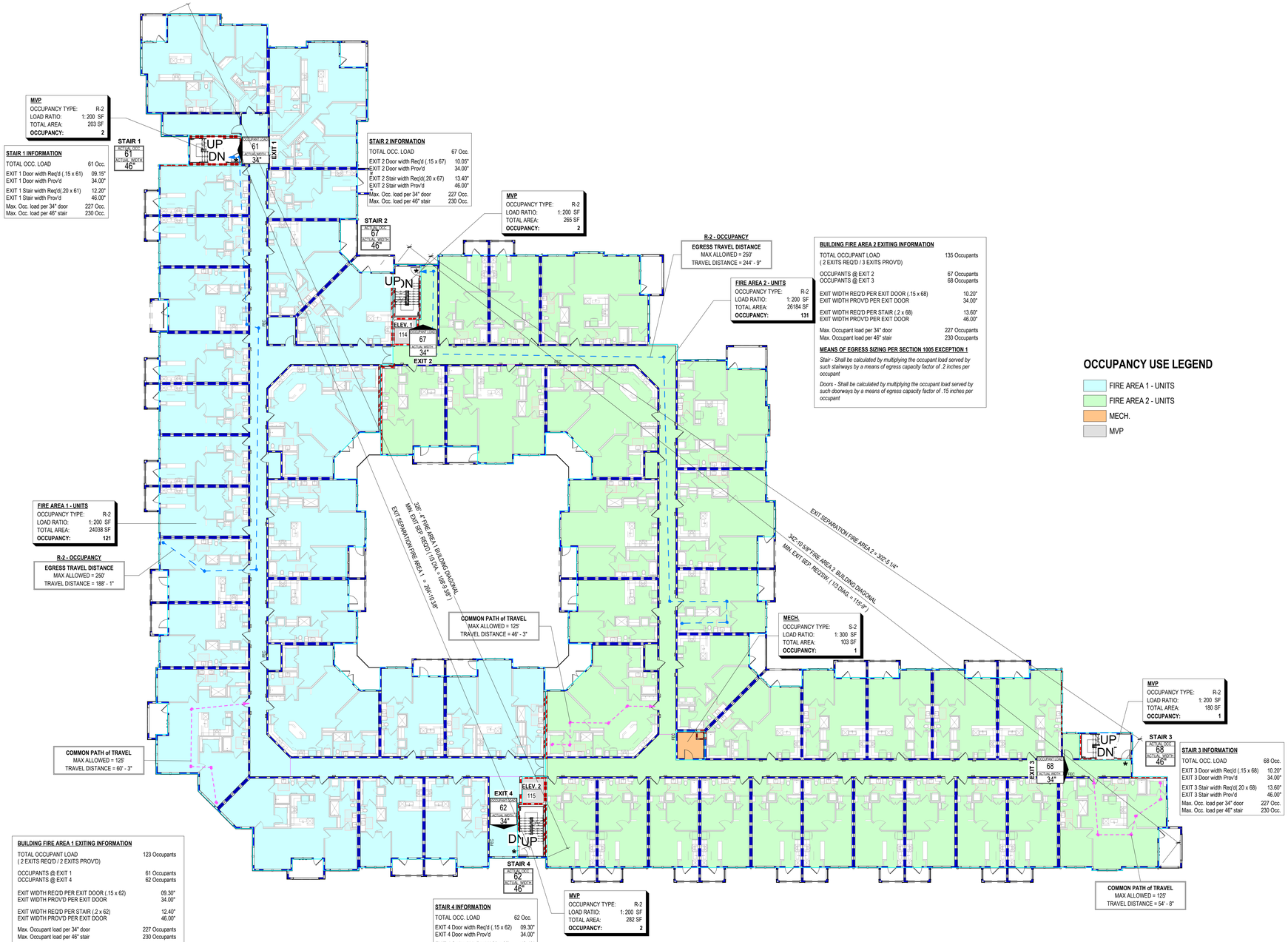
PERMIT SET (10.06.2023)

SHEET CONTENTS
LIFE SAFETY PLAN - LEVEL 2

SHEET NO.
A1.22

21159



1 LIFE SAFETY PLAN - LEVEL 3
1/16" = 1'-0"

OCCUPANCY USE LEGEND

- FIRE AREA 1 - UNITS
- FIRE AREA 2 - UNITS
- MECH.
- MVP

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1. REFER TO A1.02 FOR BUILDING TABULATIONS AND OCCUPANCY LOADS.
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   S-2,U 300'
9. 1018.4 MAXIMUM LENGTH OF DEAD END CORRIDOR WITH SPRINKLER SYSTEM (NFPA 13)
   B,M,R-2,S,U 50'
10. 1018.4 MAXIMUM LENGTH OF DEAD END CORRIDOR WITHOUT SPRINKLER SYSTEM OR NFPA 13R SPRINKLER SYSTEM 20'

LIFE SAFETY - SYMBOL LEGEND

- (#) → OCCUPANTS PER SPACE
- H. EXIT 150 — ACTUAL USE PER EXIT
- ROOM — ROOM TAG
- ★ — PROVIDE PANIC HARDWARE
- C — DOORS ON ELEC. HOLD OPEN & AUTOMATIC CLOSER
- UNIT A — UNIT TYPE

DESCRIPTION OF EXIT STAIR COMPONENT

STAIR/DOOR
STAIR/DOOR WIDTH (IN.): — ACTUAL STAIR/DOOR WIDTH
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STAIR/DOOR EGRESS CAPACITY: — NUMBER OF OCCUPANTS

- COMMON PATH OF EGRESS
- PATH OF TRAVEL
- 1HR FIRE PARTITION
- 1HR FIRE BARRIER
- 2HR FIRE PARTITION
- 2HR FIRE BARRIER
- 2HR FIRE WALL
- 3HR FIRE WALL
- ASSUMED PROPERTY LINE

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RESIDENTIAL BUILDING COMMON CIRCULATION AREAS	4-A / CLASS A	75'	6000 S.F.
DETACHED GARAGES-OPTION 1	4-A / CLASS B	50' / EXTERIOR TO GARAGE UNITS	6000 S.F.
DETACHED GARAGES-OPTION 2	1-A:10-B:C / CLASS B	WITHIN EACH GARAGE UNIT	1500 S.F.
PARKING GARAGES	4-A / CLASS B	50' / 1 AT EACH EXIT	6000 S.F.
COMMERCIAL, COOKING, AMENITY GRILLING AREA	CLASS K	WITHIN 30' OF SOURCE	N/A
POOL CHEMICAL ROOM	WATER BASED F.E.	NEAR EXIT DOOR	N/A
BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED	4-A / CLASS A	NEAR EXIT DOOR	N/A
CLUBHOUSES	4-A / CLASS A	75'	6000 S.F.

OCCUPANT LOADS - LEVEL 3

USE	NAME	AREA	OCC. TYPE	OCC. FACTOR	OCC. LOAD
FIRE AREA 1					
FIRE AREA 1	MVP	203 SF	R-2	200	2
FIRE AREA 1	MVP	282 SF	R-2	200	2
FIRE AREA 1	FIRE AREA 1 - UNITS	24038 SF	R-2	200	121
FIRE AREA 2					
FIRE AREA 2	MVP	265 SF	R-2	200	2
FIRE AREA 2	MVP	180 SF	R-2	200	1
FIRE AREA 2	FIRE AREA 2 - UNITS	26184 SF	R-2	200	131
FIRE AREA 2	MECH.	103 SF	S-2	300	1

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 12:12:42 PM

Issue for Pricing / Bidding:
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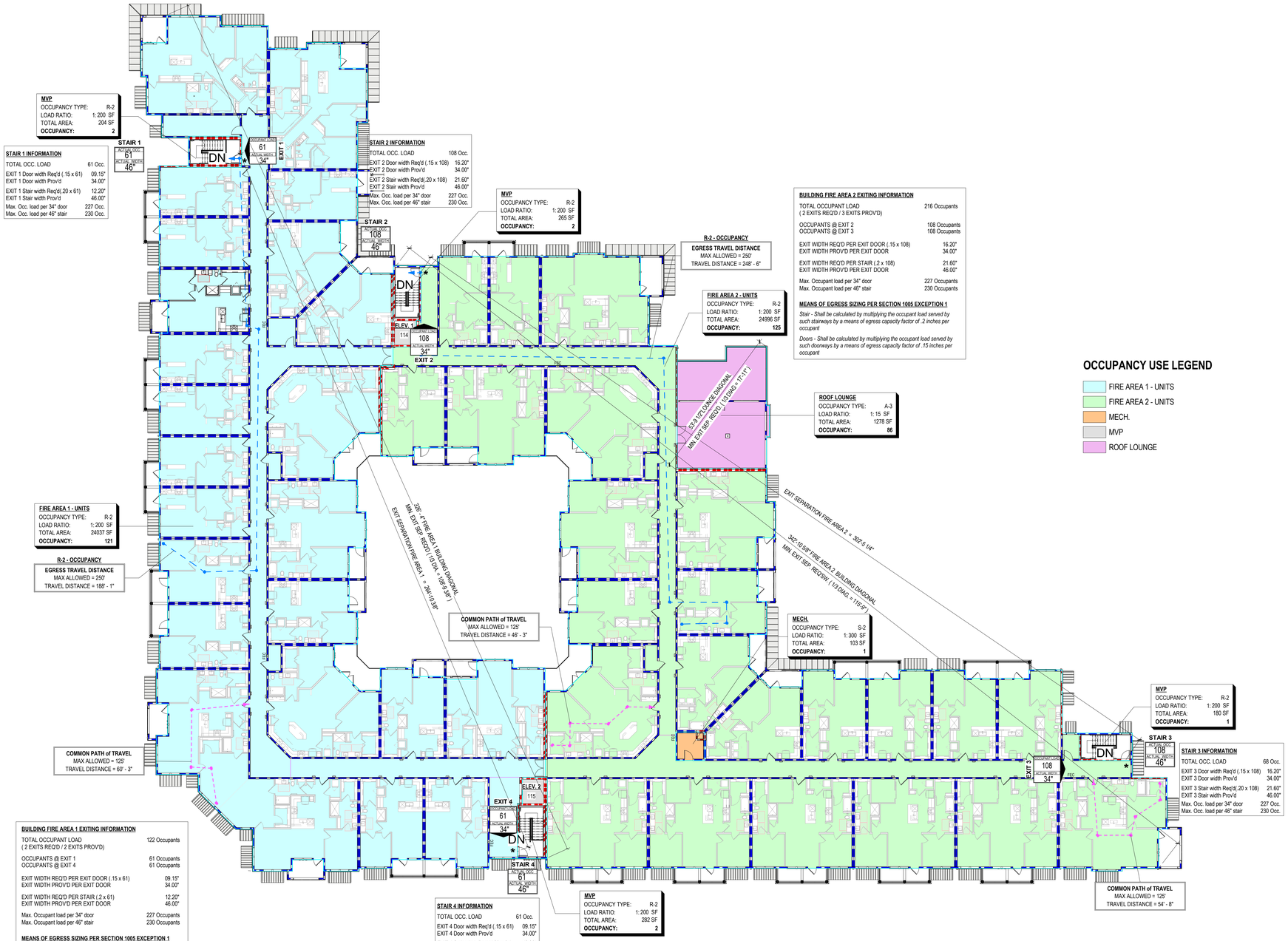
PERMIT SET (10.06.2023)

SHEET CONTENTS
LIFE SAFETY PLAN - LEVEL 3

SHEET NO.
A1.23

21159



1 LIFE SAFETY PLAN - LEVEL 4
1/16" = 1'-0"

LIFE SAFETY NOTES

1. REFER TO A1.02 FOR BUILDING TABULATIONS AND OCCUPANCY LOADS.
2. REFER TO BUILDING PLANS (A4.00s) FOR WALL TAGS. REFER TO A1.05 FOR WALL ASSEMBLIES.
3. 1007.3 EX. 6. - AREA OF REFUGE NOT REQUIRED IN R-2 OCCUPANCY STAIRS.
4. TBL 1014.3 COMMON PATH OF TRAVEL WITH SPRINKLER SYSTEM
   B,S 100'
   R-2 125' (NFPA 13 OR NFPA 13R)
   U 75'
   A 75'
5. TBL 1014.3 COMMON PATH OF TRAVEL WITHOUT SPRINKLER SYSTEM OCCUPANCY LOAD LESS THAN 30
   B,S,U 75'
   R-2 75'
6. TBL 1014.3 COMMON PATH OF TRAVEL WITHOUT SPRINKLER SYSTEM OCCUPANCY LOAD GREATER THAN 30
   B,S,U 75'
   R-2 75'
7. TBL 1016.2 MAXIMUM TRAVEL DISTANCE WITH SPRINKLER SYSTEM
   A,M 250'
   R 250' (NFPA 13 OR NFPA 13R)
   S-2,U 400'
8. TBL 1016.2 MAXIMUM TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM
   A,M R 200'
   S-2,U 300'
9. 1018.4 MAXIMUM LENGTH OF DEAD END CORRIDOR WITH SPRINKLER SYSTEM (NFPA 13)
   B,M,R-2,S,U 50'
10. 1018.4 MAXIMUM LENGTH OF DEAD END CORRIDOR WITHOUT SPRINKLER SYSTEM OR NFPA 13R SPRINKLER SYSTEM 20'

LIFE SAFETY - SYMBOL LEGEND

- (#) → OCCUPANTS PER SPACE
- H. EXIT 150 — ACTUAL USE PER EXIT
- ROOM — ROOM TAG
- ★ — PROVIDE PANIC HARDWARE
- C — DOORS ON ELEC. HOLD OPEN & AUTOMATIC CLOSER
- UNIT A — UNIT TYPE

DESCRIPTION OF EXIT STAIR COMPONENT

STAIR/DOOR
STAIR/DOOR WIDTH (IN.): — ACTUAL STAIR/DOOR WIDTH
STAIR/DOOR CAPACITY: — NUMBER OF OCCUPANTS ALLOWED ACTUAL
STAIR/DOOR EGRESS CAPACITY: — NUMBER OF OCCUPANTS

- COMMON PATH OF EGRESS
- PATH OF TRAVEL
- 1HR FIRE PARTITION
- 1HR FIRE BARRIER
- 2HR FIRE PARTITION
- 2HR FIRE BARRIER
- 2HR FIRE WALL
- 3HR FIRE WALL
- ASSUMED PROPERTY LINE

FIRE EXTINGUISHER SCHEDULE

- PER 2013 NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- ALL FIRE EXTINGUISHERS TO BE MULTIPURPOSE DRY CHEMICAL MEETING CLASS A, B & C FIRES U.N.O.
- ALL OCCUPANCIES ARE ORDINARY HAZARD
- MOUNT AT 5'-0" MAX. TO TOP OF CABINET WITH ALL CONTROLS WITHIN ACCESSIBLE REACH RANGE REQUIREMENTS (48" MAX. SIDE APPROACH, UNOBSTRUCTED) AND BOTTOM LEADING EDGE 27" MAX. IF PROTRUDING MORE THAN 4" FROM BACK WALL

NOTE: MAX AREA IS BASED ON FIRE EXTINGUISHER RATING. AREA OF COVERAGE WILL NEED TO BE REVISED IF DIFFERENT RATING IS USED.

LOCATION	RATING / FIRE CLASSIFICATIONS	MAX. TRAVEL DISTANCE / LOCATION	MAX. AREA PER F.E.
DWELLING UNITS, INSIDE KITCHEN SINK CABINET	1-A:10-B:C	WITHIN EACH UNIT	1500 S.F.
RESIDENTIAL BUILDING COMMON CIRCULATION AREAS	4-A / CLASS A	75'	6000 S.F.
DETACHED GARAGES-OPTION 1	4-A / CLASS B	50' / EXTERIOR TO GARAGE UNITS	6000 S.F.
DETACHED GARAGES-OPTION 2	1-A:10-B:C / CLASS B	WITHIN EACH GARAGE UNIT	1500 S.F.
PARKING GARAGES	4-A / CLASS B	50' / 1 AT EACH EXIT	6000 S.F.
COMMERCIAL, COOKING, AMENITY GRILLING AREA	CLASS K	WITHIN 30' OF SOURCE	N/A
POOL CHEMICAL ROOM	WATER BASED F.E.	NEAR EXIT DOOR	N/A
BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED	4-A / CLASS A	NEAR EXIT DOOR	N/A
CLUBHOUSES	4-A / CLASS A	75'	6000 S.F.

OCCUPANT LOADS - LEVEL 4

USE	NAME	AREA	OCC. TYPE	OCC. FACTOR	OCC. LOAD
FIRE AREA 1					
FIRE AREA 1	MVP	204 SF	R-2	200	2
FIRE AREA 1	MVP	282 SF	R-2	200	2
FIRE AREA 1	FIRE AREA 1 - UNITS	24037 SF	R-2	200	121
FIRE AREA 2					
FIRE AREA 2	ROOF LOUNGE	1278 SF	A-3	15	86
FIRE AREA 2	MVP	265 SF	R-2	200	2
FIRE AREA 2	MVP	180 SF	R-2	200	1
FIRE AREA 2	FIRE AREA 2 - UNITS	24996 SF	R-2	200	125
FIRE AREA 2	MECH.	103 SF	S-2	300	1

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 12:13:37 PM

Issue for Pricing / Bidding:
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Issue for Construction:

Revisions

#	DATE	COMMENTS

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PERMIT SET (10.06.2023)

SHEET CONTENTS
LIFE SAFETY PLAN - LEVEL 4

SHEET NO.
A1.24

21159

1 LEVEL 1 - ADDRESS PLAN
1/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
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SHEET CONTENTS
ADDRESS PLAN - LEVEL 1

SHEET NO.
A1.30

PERMIT SET (10.06.2023)

21159

1 LEVEL 2 - ADDRESS PLAN
1/16" = 1'-0"

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SHEET CONTENTS
ADDRESS PLAN - LEVELS 2-3

SHEET NO.

A1.31

PERMIT SET (10.06.2023)

21159

1 LEVEL 4 - ADDRESS PLAN
1/16" = 1'-0"

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Architect of Record: James Simone
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SHEET CONTENTS
ADDRESS PLAN - LEVEL 4

SHEET NO.

A1.32

21159

DOOR SCHEDULE - COMMON AREA

MARK	LOCATION	DOOR SIZE			DOOR DETAIL					DOOR FINISH					HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	THICK.	TYPE	LEAF	HEAD	JAMB	SILL	PANEL	GLAZING	FRAME	FINISH	FIRE RTG.		
LEVEL 1 - TOS																
1ST1A	STAIR 1	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
1ST1B	STAIR 1	3' - 0"	8' - 0"	1 3/4"	B1	1	2/A2.10	1/A2.10	8/A2.10	HM	-	HM		90 MIN.		
1ST2A	STAIR 2	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
1ST2B	STAIR 2	3' - 0"	8' - 0"	1 3/4"	B1	1	2/A2.10	1/A2.10	8/A2.10	HM	-	HM		90 MIN.		
1ST3A	STAIR 3	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
1ST3B	STAIR 3	3' - 0"	8' - 0"	1 3/4"	B1	1	2/A2.10	1/A2.10	8/A2.10	HM	-	HM		90 MIN.		
1ST4A	STAIR 4	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
1ST4B	STAIR 4	3' - 0"	8' - 0"	1 3/4"	B1	1	2/A2.10	1/A2.10	8/A2.10	HM	-	HM		90 MIN.		
100A	LEASING	3' - 0"	8' - 0"	1 3/4"	C1	1	2/A2.10	1/A2.10	8/A2.10							
100B	LEASING	3' - 0"	8' - 0"	1 3/4"	C1	1	14/A2.10	13/A2.10	12/A2.10							
102A	W.I.U.BROOM	6' - 0"	8' - 0"	1 3/4"	C1	2	21/A2.10	20/A2.10	12/A2.10							DOUBLE FENCE DOOR
102B	BALCONY	6' - 0"	8' - 0"	1 3/4"	C1	2	4/A2.10	3/A2.10	8/A2.10	HC	-	WD	MF	-		DOUBLE FENCE DOOR
104	OUTDOOR GAME ROOM	3' - 0"	8' - 0"	1 3/4"	C1	1	2/A2.10	1/A2.10	8/A2.10							
110	CORRIDOR	6' - 0"	8' - 0"	1 3/4"	B1	2	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
120A	ELECTRICAL	3' - 0"	8' - 0"	1 3/4"	B1	1				HM	-	HM		90 MIN.		
122A	STAIR 2 CORRIDOR	3' - 0"	8' - 0"	1 3/4"	B1	1	2/A2.10	1/A2.10	8/A2.10	HM	-	HM		90 MIN.		
122B	CORRIDOR	3' - 0"	8' - 0"	1 3/4"	C1	1	21/A2.10	20/A2.10	12/A2.10							
130	CORRIDOR	3' - 0"	8' - 0"	1 3/4"	C1	1	14/A2.10	13/A2.10	12/A2.10							
136	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	21/A2.10	20/A2.10	12/A2.10	HM	-	HM		20 MIN		
137	MECH	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
149A	TEAL ROOM	3' - 0"	8' - 0"	1 3/4"	B1	1	21/A2.10	20/A2.10	12/A2.10	HM	-	HM		20 MIN		
151	TEAL ROOM	6' - 0"	8' - 0"	1 3/4"	B1	2				HM	-	HM		90 MIN.		
153	STAIR 3 CORRIDOR	3' - 0"	8' - 0"	1 3/4"	B1	1				HM	-	HM		20 MIN		
158A	STAIR 3 CORRIDOR	3' - 0"	8' - 0"	1 3/4"	B1	1	2/A2.10	1/A2.10	8/A2.10	HM	-	HM		20 MIN		
158B	CORRIDOR	6' - 0"	8' - 0"	1 3/4"	B1	2	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
160	ELEVATOR 2 LOBBY	6' - 0"	8' - 0"	1 3/4"	C1	2	2/A2.10	1/A2.10	8/A2.10							DOUBLE FENCE DOOR
161B	OUTDOOR GAME ROOM	3' - 0"	8' - 0"	1 3/4"	C1	1										
162	MENS RR	3' - 0"	8' - 0"	1 3/4"	B1	1	21/A2.10	20/A2.10	12/A2.10	HM	-	HM		20 MIN		
163	WOMENS RR	3' - 0"	8' - 0"	1 3/4"	B1	1	21/A2.10	20/A2.10	12/A2.10	HM	-	HM		20 MIN		
164	UTILITY	2' - 10"	8' - 0"	1 3/4"	B1	1	21/A2.10	20/A2.10	12/A2.10	HC	-	WD	P	-		
165	UTILITY	5' - 0"	8' - 0"	1 3/4"	B1	2	21/A2.10	20/A2.10	12/A2.10	HC	-	WD	P	-		DOUBLE FENCE DOOR
167A	FITNESS CENTER	6' - 0"	8' - 0"	1 3/4"	C1	2	21/A2.10	20/A2.10	12/A2.10							DOUBLE FENCE DOOR
167B	BALCONY	6' - 0"	8' - 0"	1 3/4"	C1	2	4/A2.10	3/A2.10	8/A2.10	HC	-	WD	MF	-		DOUBLE FENCE DOOR
168	YOGA/HIT	5' - 8"	7' - 0"		C1	2	10/A2.10	9/A2.10	-							
169	CYCLE	3' - 0"	8' - 0"		C1	1	10/A2.10	9/A2.10	-							
170A	CO-WORK AREA	3' - 0"	8' - 0"	1 3/4"	C1	1	14/A2.10	13/A2.10	12/A2.10							
170B	CO-WORK AREA BALCONY	6' - 0"	8' - 0"	1 3/4"	C1	2	2/A2.10	1/A2.10	8/A2.10							DOUBLE FENCE DOOR
171	OFFICE	3' - 0"	8' - 0"	1 3/4"	C1	1	21/A2.10	20/A2.10	12/A2.10							
172	OFFICE	3' - 0"	7' - 0"		A1	1	21/A2.10	20/A2.10	12/A2.10							
173	OFFICE	3' - 0"	7' - 0"		A1	1	21/A2.10	20/A2.10	12/A2.10							
174	OFFICE	3' - 0"	7' - 0"		A1	1	21/A2.10	20/A2.10	12/A2.10							
175A	MAILROOM	3' - 0"	8' - 0"	1 3/4"	C1	1	14/A2.10	13/A2.10	12/A2.10							
176A	PARCEL STOR.	3' - 0"	8' - 0"	1 3/4"	B3	1										
176B	PARCEL STOR.	3' - 0"	8' - 0"	1 3/4"	B3	1										
176C	UTILITY	2' - 10"	8' - 0"	1 3/4"	B1	1				HC	-	WD	P	-		
176KK	ELECTRICAL	3' - 6"	8' - 0"	1 3/4"	B1	1				HM	-	HM		90 MIN.		
177A	WORK ROOM	3' - 0"	8' - 0"	1 3/4"	B3	1	21/A2.10	20/A2.10	12/A2.10							
177B	WORK ROOM	3' - 0"	8' - 0"	1 3/4"	B3	1	21/A2.10	20/A2.10	12/A2.10							
178	LEASING OFFICE	3' - 0"	8' - 0"	1 3/4"	C1	1	21/A2.10	20/A2.10	12/A2.10							
179	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	21/A2.10	20/A2.10	12/A2.10	HM	-	HM		20 MIN		
180	POOL EQUIPMENT	6' - 0"	8' - 0"	1 3/4"	B1	2				HM	-	HM		90 MIN.		
T100a	RECYCLING	12' - 5"	8' - 0"	2"	G	2				MTL	-	-	MF	-		DOUBLE FENCE DOOR
LEVEL 2 - TOD																
2ST1	STAIR 1	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
2ST2	STAIR 2	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
2ST3	STAIR 3	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
2ST4	STAIR 4	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
210	CORRIDOR	6' - 0"	8' - 0"	1 3/4"	B1	2	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
220	STAIR 1	3' - 0"	8' - 0"	1 3/4"	B1	1				HM	-	HM		90 MIN.		
236	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
237	MECH	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
249	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
251	CORRIDOR	6' - 0"	8' - 0"	1 3/4"	B1	2	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
253	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
263	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
265	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
U-1091	STAIR 2	3' - 0"	8' - 0"	1 3/4"	B1	1				HM	-	HM		90 MIN.		
LEVEL 3 - TOD																
3ST1	STAIR 1	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
3ST2	STAIR 2	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
3ST3	STAIR 3	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
3ST4	STAIR 4	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
310	CORRIDOR	6' - 0"	8' - 0"	1 3/4"	B1	2	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
320	STAIR 1	3' - 0"	8' - 0"	1 3/4"	B1	1				HM	-	HM		90 MIN.		
336	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
337	MECH	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
349	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
351	CORRIDOR	6' - 0"	8' - 0"	1 3/4"	B1	2	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
353	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
363	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
365	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
U-1096	STAIR 2	3' - 0"	8' - 0"	1 3/4"	B1	1				HM	-	HM		90 MIN.		
LEVEL 4 - TOD																
4ST1	STAIR 1	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
4ST2	STAIR 2	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
4ST3	STAIR 3	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
4ST4	STAIR 4	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
410	CORRIDOR	6' - 0"	8' - 0"	1 3/4"	B1	2	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
420	STAIR 1	3' - 0"	8' - 0"	1 3/4"	B1	1				HM	-	HM		90 MIN.		
429A	ROOFTOP LOUNGE	6' - 0"	8' - 0"	1 3/4"	B1	2	2/A2.10	1/A2.10	7/A2.10	HM	-	HM		90 MIN.		
429B	ROOFTOP LOUNGE	6' - 0"	8' - 0"	1 3/4"	B1	2	2/A2.10	1/A2.10	5/A2.10	HM	-	HM		90 MIN.		
436	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
437	MECH	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
449	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
453	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
459	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
461	STORAGE	3' - 0"	8' - 0"	1 3/4"	B1	1	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		20 MIN		
U-1029	CORRIDOR	6' - 0"	8' - 0"	1 3/4"	B1	2	14/A2.10	13/A2.10	12/A2.10	HM	-	HM		90 MIN.		
U-1211	STAIR 2	3' - 0"	8' - 0"	1 3/4"	B1	1				HM	-	HM		90 MIN.		

DOOR SCHEDULE - DWELLING UNITS

NUMBER	LOCATION	DOOR SIZE			DOOR DETAIL					DOOR FINISH					HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	THICK.	TYPE	LEAF	HEAD	JAMB	SILL	PANEL	GLAZING	FRAME	FINISH	FIRE RTG.		
1193	WIC	3' - 0"	6' - 8"	1 3/4"	B1	1	21/A2.10	20/A2.10	12,15/A2.10							
1294	BATHROOM	3' - 0"	6' - 8"	1 3/4"	B1	1	21/A2.10	20/A2.10	12,15/A2.10							
U-1	ENTRY	3' - 0"	8' - 0"	1 3/4"	A4	1				SC	-	WD	P	20 MIN		
U-2	BEDROOM	2' - 10"	8' - 0"	1 3/8"	B1	1	21/A2.10	20/A2.10	12,15/A2.10	HC	-	WD	P	-		
U-4	BATHROOM	2' - 10"	7' - 0"	1 3/8"	B1	1	21/A2.10	20/A2.10	12,15/A2.10	HC	-	WD	P	-		
U-6	CLOSET	1' - 6"	8' - 0"	1 3/4"	B1	1	21/A2.10	20/A2.10	12,15/A2.10	HC	-	WD	P	-		
U-7	CLOSET	2' - 0"	8' - 0"	1 3/4"	B1	1				HC	-	WD	P	-		
U-8	CLOSET	2' - 6"	8' - 0"	1 3/4"	B1	1	21/A2.10	20/A2.10	12,15/A2.10	HC	-	WD	P	-		
U-10	WIC	2' - 10"	8' - 0"	1 3/4"	B1	1				HC	-	WD	P	-		
U-13	STUDY	3' - 0"	8' - 0"	1 3/8"	C2	1	10/A2.10		9/A2.10	HC	-	WD	P	-		BARN DOOR
U-15	BALCONY	3' - 0"	8' - 0"	1 3/4"	C1	1	4/A2.10	3/A2.10	8/A2.10	HC	-	WD	MF	-		
U-16	UTILITY	2' - 10"	8' - 0"	1 3/4"	B1	1				HC	-	WD	P	-		
U-17	BALCONY	6' - 0"	8' - 0"	1 3/4"	C1	2	4/A2.10	3/A2.10	8/A2.10	HC	-	WD	MF	-		DOUBLE FENCE DOOR
U-18	CLOSET	3' - 0"	8' - 0"	1 3/4"	B1	2	21/A2.10	20/A2.10	12,15/A2.10	HC	-	WD	P	-		DOUBLE FENCE DOOR
U-20	UTILITY	2' - 5"	8' - 0"	1 3/4"	B1	1				HC	-	WD	P	-		

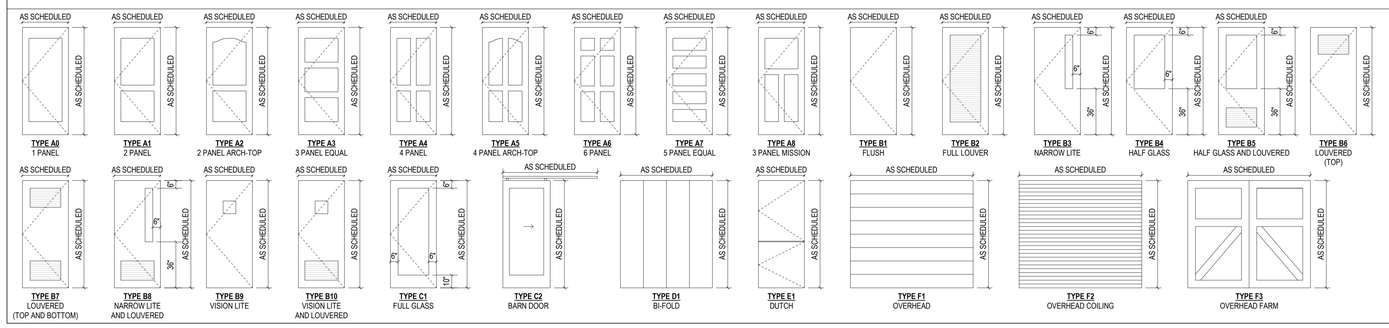
DOOR SCHEDULE - AMINITY

MARK	LOCATION	DOOR SIZE			DOOR DETAIL					DOOR FINISH					HARDWARE SET	COMMENTS	BUILDING TYPE
		WIDTH	HEIGHT	THICK.	TYPE	LEAF	HEAD	JAMB	SILL	PANEL	GLAZING	FRAME	FINISH	FIRE RTG.			
A-1	AMINITY	3' - 0"	8' - 0"	1 3/4"	A1	1	2/A2.10	1/A2.10	8/A2.10								
A-2	BIKE STOR.	3' - 0"	8' - 0"	1 3/4"	A1	1	2/A2.10	1/A2.10	8/A2.10								
A-3	STORAGE & MAINTENANCE	3' - 0"	8' - 0"	1 3/4"	A1	1	2/A2.10	1/A2.10	8/A2.10								
A-4	BATH	3' - 0"	8' - 0"	1 3/4"	A1	1	2/A2.10	1/A2.10	8/A2.10								

DOOR SCHEDULE - GARAGE

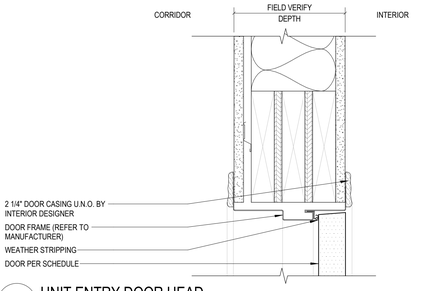
MARK	LOCATION	DOOR SIZE			DOOR DETAIL					DOOR FINISH					HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	THICK.	TYPE	LEAF	HEAD	JAMB	SILL	PANEL	GLAZING	FRAME	FINISH	FIRE RTG.		
GARAGE TYPE I																
GA-10	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
GA-9	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
GA-8	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
GA-7	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
GA-6	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
GA-5	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
GA-4	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
GA-3	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
GA-2	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
GA-1	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176D	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176E	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176F	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176G	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176H	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176I	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176J	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176K	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176L	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176M	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176N	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176O	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176P	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176Q	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176R	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176S	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176T	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176U	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176V	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176W	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176X	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176Y	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176Z	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176AA	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176BB	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176CC	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176DD	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176EE	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176FF	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR
176G G	GARAGE GATE	9' - 0"	8' - 0"	2"	F2	1				MTL	-	HM		20 MIN		SECTIONAL OH DOOR

DOOR TYPES

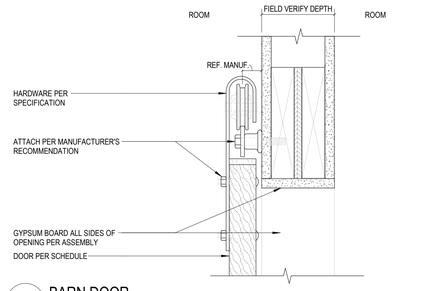


GENERAL DOOR NOTES

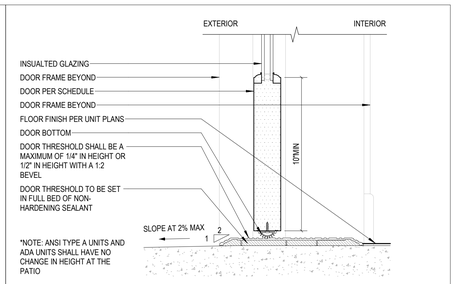
1. REFER TO SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE. REFER TO SPECIFICATIONS FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS. PROVIDE ACCESSIBLE HARDWARE AT ALL PUBLIC DOORS, UNIT ENTRY DOORS, AND TYPE 'A' ANSI UNIT INTERIOR DOORS.
2. ENTRY DEAD BOLT LOCK TO COMPLY WITH MOST STRINGENT CODE REQUIRED FOR THIS PROJECT. CONTRACTOR TO VERIFY WITH CODE OFFICIALS.
3. CONTRACTOR SHALL COORDINATE ROUGH OPENINGS WITH DOOR MANUFACTURER.
4. EXTERIOR DOORS TO BE SOLID CORE DOORS WITH PERIMETER SEALS OR AIRTIGHT WEATHER STRIPPING ALL FRAMES AND SEALS TO BE THOROUGHLY CAULKED AND WEATHER STRIPPED TO PREVENT AIR LEAK AND SOUND TRANSMISSION.
5. COMMON AREA EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE REQUIRING NO KEY, SPECIAL KNOWLEDGE OR EFFORT.
6. REFER TO PLANS FOR DOOR SWING ORIENTATION AND SLIDING DIRECTION.
7. ALL PUBLIC AREA SWINGING DOORS, UNIT ENTRY DOORS, AND ALL PASSAGE DOORS FOR ACCESSIBLE AND ANSI TYPE 'A' UNITS: SURFACES WITHIN 10" OF THE FINISH FLOOR MEASURE VERTICALLY SHALL HAVE A FLUSH AND SMOOTH SURFACE THE FULL WIDTH OF THE DOOR.
8. DOOR THRESHOLDS (COMMON AREAS AND UNITS) GREATER THAN 1/4" HIGH SHALL NOT EXCEED 1/2" IN HEIGHT WITH A 1:2 MAX. BEVELED SLOPE. THRESHOLDS AT EXTERIOR SLIDING DOORS (UNITS) SHALL BE 3/4" MAX WITH A 1:2 MAX. BEVELED SLOPE. THRESHOLDS AT UNIT ENTRY DOORS ARE TO BE FULL DEPTH OF JAMB WIDTH.
9. TYPICAL AT ALL PUBLIC DOORS, FOR 60" MIN., PERPENDICULAR TO DOOR, MAX 1:48 (2%) SLOPE ALLOWED.
10. ANY WOOD USED IN DOORS THAT IS SOURCED FROM TROPICAL REGIONS SHALL BE FSC (THE FOREST STEWARDSHIP COUNCIL) CERTIFIED. REFER TO SPECIFICATIONS FOR MORE INFORMATION REGARDING TROPICAL REGIONS.
11. GLAZING IN EXTERIOR DOORS SHALL MEET COMCHECK REQUIREMENTS.
    a. U-FACTOR TO BE .35 OR BETTER
    b. SHGC TO BE .25 OR BETTER
    c. CONTRACTOR TO COORDINATE HOLLOW METAL DOOR LIGHT FRAME KIT WITH REQUIRED GLAZING TYPE AND THICKNESS.
12. REFER TO LOW VOLTAGE DRAWINGS FOR ACCESS CONTROL DEVICES. SHOULD NO LOW VOLTAGE DRAWINGS BE PROVIDED, OWNER SHALL COORDINATE LOCATIONS WITH THE CONTRACTOR AND DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
    a. ALL ACCESS CONTROLLED DOORS SHALL BE FAIL SAFE UPON POWER LOSS OR A FIRE EVENT.
13. FIRE RATED DOORS SHALL INCLUDE BUT NOT BE LIMITED TO THE



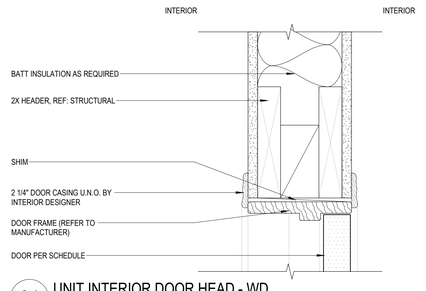
20 UNIT ENTRY DOOR HEAD
3" = 1'-0" — INTERIOR CORRIDOR



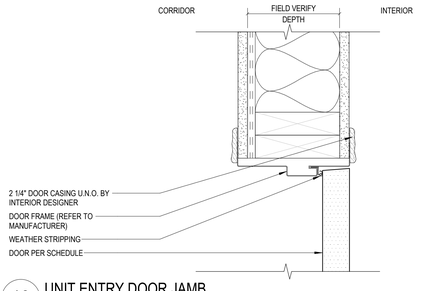
10 BARN DOOR
3" = 1'-0" — HEAD



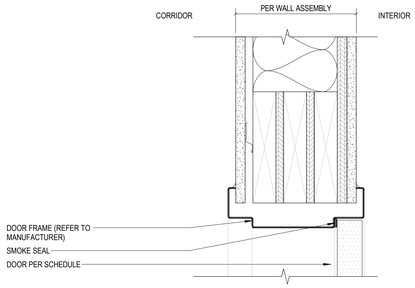
5 EXT. PATIO DOOR THRESHOLD FOUNDATION
3" = 1'-0" — ANSI A / ADA



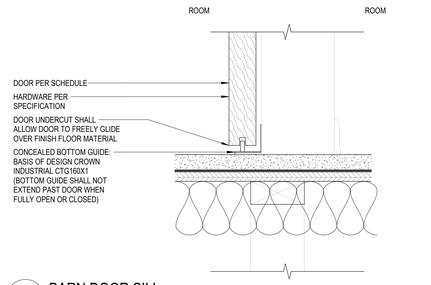
24 UNIT INTERIOR DOOR HEAD - WD
3" = 1'-0" — HEAD



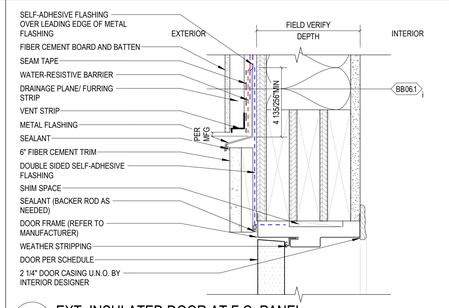
19 UNIT ENTRY DOOR JAMB
3" = 1'-0" — INTERIOR CORRIDOR



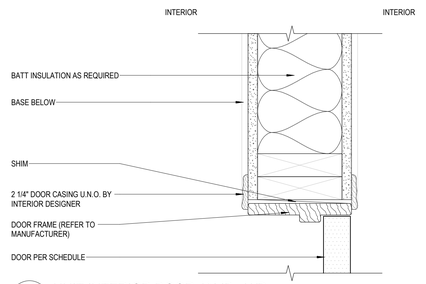
14 INT. CORRIDOR DOOR HEAD
3" = 1'-0" — HEAD



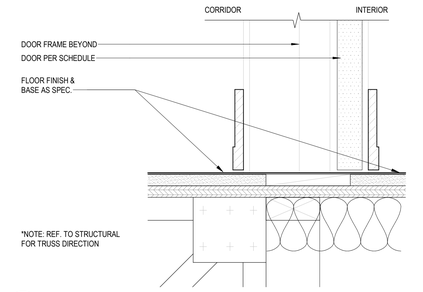
9 BARN DOOR SILL
3" = 1'-0" — JAMB



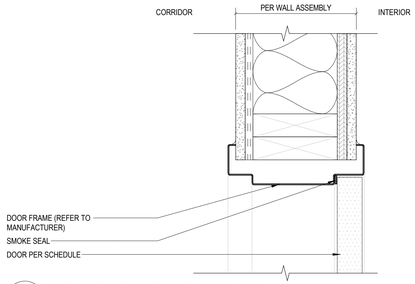
4 EXT. INSULATED DOOR AT F.C. PANEL
3" = 1'-0" — HEAD



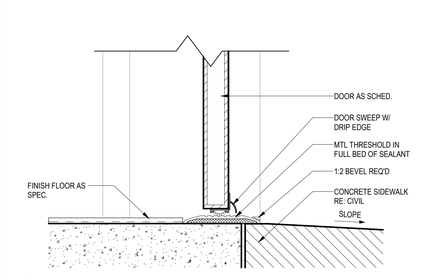
23 UNIT INTERIOR DOOR JAMB - WD
3" = 1'-0" — JAMB



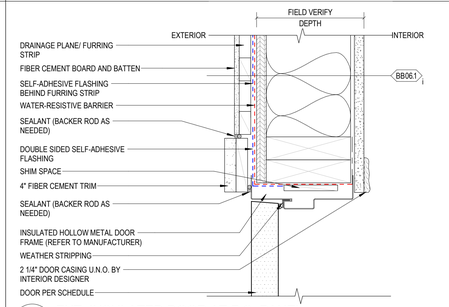
18 INT. DOOR UPPER FLOOR
3" = 1'-0" — SILL



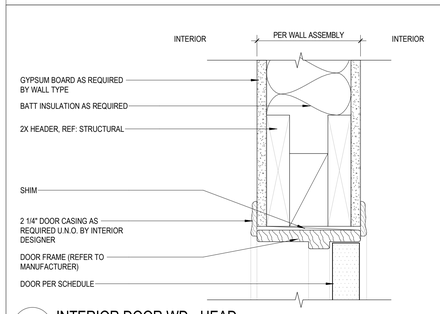
13 INT. CORRIDOR DOOR JAMB - HM
3" = 1'-0" — JAMB



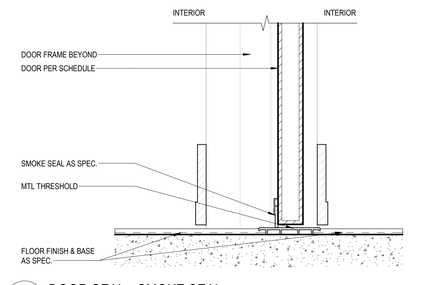
8 EXT. DOOR THRESHOLD FOUNDATION
3" = 1'-0" — SILL



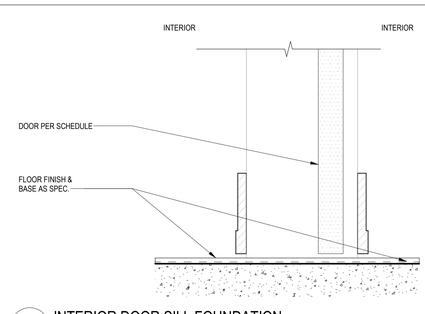
3 EXT. INSULATED DOOR AT F.C. PANEL
3" = 1'-0" — JAMB



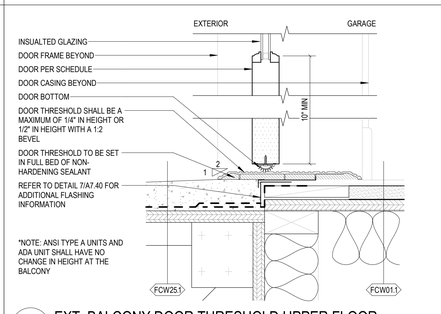
22 INTERIOR DOOR WD - HEAD
3" = 1'-0"



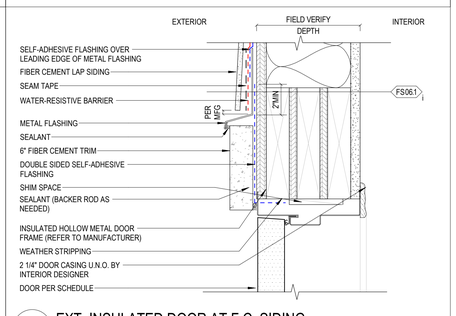
17 DOOR SEAL - SMOKE SEAL
3" = 1'-0"



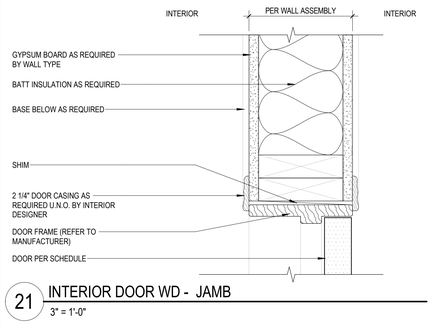
12 INTERIOR DOOR SILL FOUNDATION
3" = 1'-0" — SILL



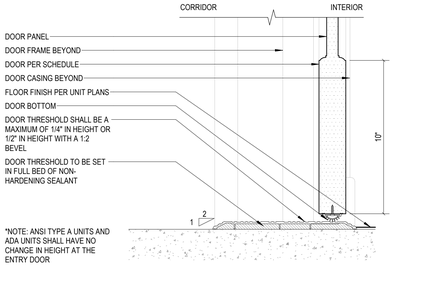
7 EXT. BALCONY DOOR THRESHOLD UPPER FLOOR
3" = 1'-0" — ANSI A / ADA / FHA / ANSI B



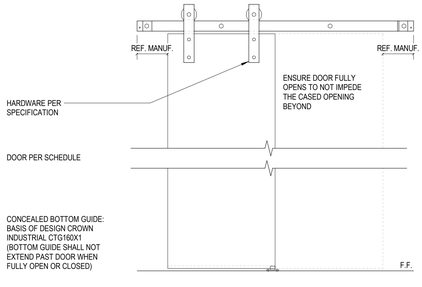
2 EXT. INSULATED DOOR AT F.C. SIDING
3" = 1'-0" — HEAD



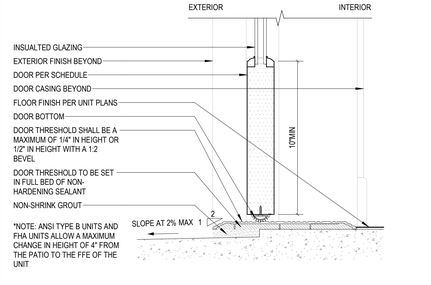
21 INTERIOR DOOR WD - JAMB
3" = 1'-0"



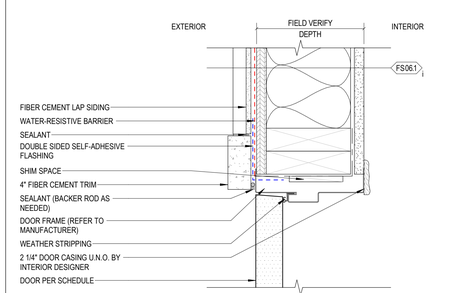
16 UNIT ENTRY DOOR THRESHOLD FOUNDATION
3" = 1'-0" — INTERIOR CORRIDOR



11 BARN DOOR ELEVATION
3" = 1'-0"



6 EXT. PATIO DOOR THRESHOLD FOUNDATION
3" = 1'-0" — ANSI B / FHA



1 EXT. INSULATED DOOR AT F.C. SIDING
3" = 1'-0" — JAMB

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:38:53 AM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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REGISTERED ARCHITECT JAMES SIMONE 20551 STATE OF TEXAS
10.06.2023

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PERMIT SET (10.06.2023)

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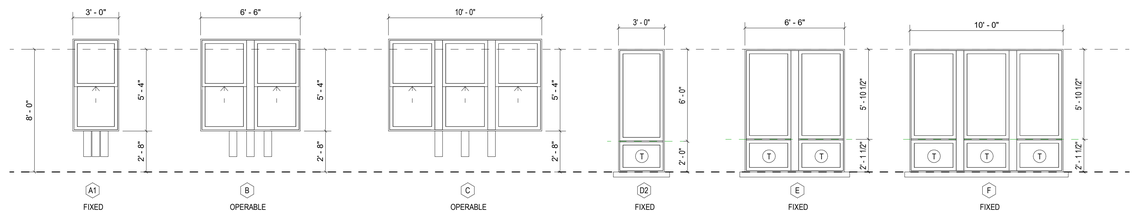
DOOR DETAILS

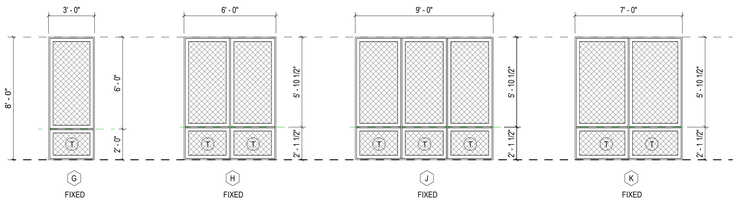
SHEET NO.
A2.10

21159

WINDOW TYPES

(T) TEMPERED GLASS





WINDOW SCHEDULE

Type Mark	Width	Height	Head Height	Comments
A1	3' - 0"	6' - 0"		
A2	4' - 0"	6' - 0"	8' - 0"	
B	6' - 6"	6' - 0"	8' - 0"	
C	10' - 0"	6' - 0"	8' - 0"	
D1	2' - 0"	8' - 0"	8' - 0"	
D2	3' - 0"	8' - 0"	8' - 0"	
E	6' - 6"	8' - 0"	8' - 0"	
F	10' - 0"	8' - 0"	8' - 0"	
G	3' - 0"	8' - 0"	8' - 0"	
H	6' - 0"	8' - 0"	8' - 0"	
J	9' - 0"	8' - 0"		
K	7' - 0"	8' - 0"	8' - 0"	

GENERAL DOOR NOTES

1. ALL WINDOWS MUST BE EQUIPPED WITH AN OPENING PROTECTION DEVICE IN COMPLIANCE WITH 2021 IBC SECTION 1015.8. OPENING PROTECTION DEVICES ARE TO LIMIT THE WINDOW OPENING TO NOT ALLOW A 4" SPHERE TO PASS THROUGH THE OPENING AND AFTER OPERATION TO RELEASE ALLOW THE WINDOW TO FULLY OPEN.
   a. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
   b. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOWS IS IN ITS LARGEST OPENED POSITION.
   c. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH A WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
   d. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.
2. WHERE OPERABLE WINDOWS ARE PROVIDED, CONTROLS THAT ARE ACCESSIBLE IN CLEAR FLOOR SPACE, HEIGHT AND OPERATION SHALL COMPLY WITH ICC/ANSI A117.1-2021 SECTION 309.
3. ALL WINDOWS TO HAVE FACTORY INSTALLED LOCKING DEVICES.
4. ALL WINDOWS TO HAVE HALF SCREENS BY MANUFACTURER.
5. INSTALL TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS AS DEFINED IN THE 2021 IBC SECTION 2406. REFER TO UNIT PLANS FOR SPECIFIC LOCATIONS.
6. IN ANSI TYPE 'A' UNITS, AT LEAST 1 OPERABLE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL COMPLY WITH ICC/ANSI A117.1-2021 SECTION 309 WITH THE ACCESSIBLE CONTROLS AT 48" MAX. AFF.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
8. SHIM SPACES AROUND ROUGH OPENINGS SHALL BE FULL SEALED TO MAINTAIN AIR BARRIER REQUIREMENTS.
9. MULLED WINDOW UNITS SHALL HAVE CONTINUOUS TOP HEAD RAIL AND BE FULLY SEALED DURING ASSEMBLY. FACTORY MULLING IS PREFERRED.
10. CONTRACTOR SHALL REQUIRE WINDOW MANUFACTURER TO SEND REPRESENTATIVE TO ATTEND PRECON MEETING, MOCK UP INSTALLATION, AND WINDOW TESTING.
11. J-MOULD WINDOW PROFILES ARE NOT ACCEPTABLE.

SAFETY GLAZING NOTES

REFER TO IBC 2021
2406.4 GLAZING/HAZARDOUS LOCATIONS
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES (SEE 2406.4.4)
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS
4. GLAZING IN UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH (610 MM) ARC OF EITHER THE VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE.
   EXCEPTIONS:
   a. GLAZING IN WALLS PERPENDICULAR TO THE PLANS OF THE DOOR IN A CLOSED POSITION IN ONE AND TWO FAMILY DWELLINGS OR WITHIN DWELLING UNITS IN USE GROUP R-2.
   b. PANELS WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
   a. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M^2);
   b. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR;
   c. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR;
   d. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES (915 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING. EXCEPTION: SAFETY GLAZING FOR CONDITION NUMBER 7 IS NOT REQUIRED FOR THE FOLLOWING INSTALLATIONS:
      1. A PROTECTIVE BAR 1-1/2 INCHES (38 MM) OR MORE IN HEIGHT, CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS IS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES TO 38 INCHES (864 MM TO 965 MM) ABOVE THE FLOOR.
      2. THE OUTBOARD PANE IN INSULATING GLASS UNITS OR MULTIPLE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) (0.78 RAD) SURFACE ADJACENT TO THE GLASS EXTERIOR.
8. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   a. THE BOTTOM EDGE OF THE GLAZING ON THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING; AND
   b. THE GLAZING IS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE OF A SWIMMING POOL OR SPA.
10. GLAZING IS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WHERE THE FOLLOWING CONDITIONS ARE PRESENT:
    a. WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE;
    b. WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION, AND
    c. BOTTOM EDGE LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (OR STAIRWAYS, MEASURED FROM THE NOSE OF THE TREAD).
    EXCEPTION: SAFETY GLAZING FOR CONDITION NUMBER 10 IS NOT REQUIRED FOR THE FOLLOWING INSTALLATIONS WHERE:
       1. THE SIDE OF A STAIRWAY, LANDING OR RAMP HAS A GUARD OR HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH THE PROVISIONS OF 1015.2.1 AND 2407; AND
       2. THE PLANE OF THE GLASS IS 18 INCHES (457 MM) FROM THE RAILING.

2406.4.1 EXCEPTIONS. THE FOLLOWING PRODUCTS, MATERIALS AND USES SHALL NOT BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS:
1. OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 MM) SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLASS IN 2406.4, ITEM 1, 6 OR 7.
3. GLAZING MATERIALS USED AS CURVED GLAZED PANELS IN REVOLVING DOORS.
4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS.
5. GLASS BLOCK PANELS COMPLYING WITH 2101.2.4.
6. LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF 2403.5.
7. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.

INSTALLATION NOTES

A. INSTALLATION OF ALL EXTERIOR WINDOWS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE, ASTM E2112-07, AND ASTM E2266-04.
B. THE DRAWINGS MAY NOT ADDRESS ALL ISSUES RELATED TO EVERY POSSIBLE INSTALLATION SITUATION ONE MIGHT EXPERIENCE IN THE FIELD NOR DO THEY PURPORT TO PROVIDE FAIL-SAFE INSTALLATION METHODS, ASSURANCE OR PROTECTION AGAINST INSTALLATION DEFICIENCIES, OR A STANDARD THAT CAN ENSURE DELIVERED PERFORMANCE.
C. THE EFECTIVE PERFORMANCE OF INSTALLED FENESTRATION PRODUCTS IS DEPENDENT IN PART UPON FOLLOWING PROPER INSTALLATION PROCEDURES AND APPROPRIATE WORKMANSHIP. THE COORDINATION OF TRADES AND PROPER SEQUENCING ARE ESSENTIAL FOR EFFECTIVE FENESTRATION INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY COORDINATION OF TRADES AND PROPER CONSTRUCTION SEQUENCING OF THE INSTALLED FENESTRATION PRODUCT.
D. IMPROPER INSTALLATION OF UNITS CONTRIBUTES TO EXCESSIVE AIR, WATER AND SOUND LEAKAGE, AND CONDENSATION WHICH MAY PROMOTE THE DETERIORATION OF WALL CONSTRUCTIONS, INSULATION, FENESTRATION PRODUCTS, AND THEIR RESPECTIVE FINISHES.
E. CONTINUITY SHALL BE MAINTAINED BETWEEN ELEMENTS IN THE FENESTRATION PRODUCT AND THE WEATHER RESISTANT BARRIER (W.R.B.) THAT PROVIDES WEATHER PROTECTION, AIR LEAKAGE CONTROL, AND RESISTANCE TO HEAT FLOW AND VAPOR DIFFUSION. THE GENERAL CONTRACTOR SHALL ENSURE THE PROPER CONTINUITY OF ALL ELEMENTS.
F. A W.R.B. SERVES TO PRECLUDE THE ENTRY OF WATER INTO THE FENESTRATION PRODUCT PERIMETER AREA, OR PROMPTLY DRAIN WATER THAT ENTERS THE FENESTRATION PRODUCT PERIMETER AREA, OR BOTH. IT SHALL BE INSTALLED IN A HORIZONTAL SHINGLE-LAP MANNER. THE INSTALLED W.R.B. SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO THE W.R.B. SHALL BE REPAIRED PRIOR TO COMPLETING THE INSTALLATION OF THE FENESTRATION PRODUCT AND SHALL MEET THE REQUIREMENTS OF THE W.R.B. MANUFACTURER.

FLASHING REQUIREMENTS:
A. PROPER FLASHING AND SEALING ARE NECESSARY TO PREVENT WATER FROM ENTERING BETWEEN THE W.R.B., THE FENESTRATION PRODUCT FRAME, AND THE ADJACENT CONSTRUCTION MATERIALS.
B. UNLESS OTHERWISE SPECIFIED, FLASHING MATERIAL SHALL PROVIDE TWENTY-FOUR (24) HOUR MINIMUM PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH TEST METHOD D 779.
C. THE FLASHING MEMBRANE SHALL BE SECURELY AFFIXED TO MINIMIZE ANY WEATHER DAMAGE PRIOR TO THE BUILDING'S EXTERIOR TREATMENT BEING APPLIED. THE FENESTRATION PRODUCT AND FLASHING SHALL BE INTEGRATED INTO THE OVERALL W.R.B. THE GENERAL CONTRACTOR SHALL CONSULT THE FENESTRATION AND FLASHING MANUFACTURERS FOR ANY SPECIAL FLASHING REQUIREMENTS UNIQUE TO THEIR PRODUCTS.
D. UNLESS OTHERWISE SPECIFIED, GALVANIZED METAL FLASHING SHALL BE NO LESS THAN 26 GAGE IN THICKNESS AND SHALL BE ZINC COATED ON BOTH SIDES BY EITHER HOT DIPPED GALVANIZED OR ELECTROPLATED. IT CAN BE SURFACE TREATED FOR PAINTING BY PHOSPHATIZING.
E. TO PROVIDE ADEQUATE PROTECTION AGAINST GALVANIC CORROSION, USE ONLY FASTENERS THAT ARE COMPATIBLE WITH THE MATERIALS JOINED AND THAT WILL NOT RESULT IN GALVANIC CORROSION.
F. FASTENER LENGTH SHALL BE SUFFICIENT TO PENETRATE THE SUBSTRATE TO A DEPTH DESIGNED TO MEET APPLICABLE BUILDING CODES, MANUFACTURER'S RECOMMENDATIONS, AND STRUCTURAL CALCULATIONS. NUMBER AND SPACING SHALL BE SUFFICIENT TO MEET LOADS.
G. THE INSTALLATION OF FASTENERS OR FASTENING SYSTEMS SHALL NOT CAUSE EXCESSIVE DISTORTION (+/- 1/16") OF ANY FRAME OR SASH MEMBER, NOR IN ANY WAY IMPEDE THE OPERATION OF THE UNIT. HOWEVER, WHEN FASTENING WINDOWS TO THE BUILDING STRUCTURE THROUGH AN INTEGRAL NAILING FLANGE, THE FREQUENCY OF SAID FASTENERS SHALL BE AS REQUIRED TO PREVENT EXCESSIVE BUCKLING (+/- 1/16") OF THE FLANGE AND ENSURE CONTINUOUS AND POSITIVE COMPRESSION ON PERIMETER CAULKING BETWEEN FLANGE AND STRUCTURE. THE INTEGRAL NAILING FLANGE AT THE HEAD OF THE WINDOW SHALL BE FASTENED IN SUCH A MANNER AS TO INSURE THAT THE WINDOW HEAD WILL NOT BOW DOWNWARDS IF THE HEAD BEAM OVER THE WINDOW DEFLECTS. THIS CAN BE ACCOMPLISHED BY VERTICALLY ELONGATED INSTALLATION HOLES IN THE INTEGRAL NAILING FLANGE AT THE WINDOW HEAD OR SPECIAL FLANGE CLIPS THAT ALLOW MOVEMENT OF THEH FLANGE IN A VERTICAL DIRECTION.

INSTALLATION REQUIREMENTS:
A. ANCHORING OF WINDOW PRODUCTS SHOULD ALWAYS BE DONE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
B. WHEN REQUIRED, SHIMS SHALL BE INSTALLED IN A MANNER AND IN SUFFICIENT NUMBER TO MINIMIZE DEFLECTION, DISTORTION, OR ROTATION OF THE FRAME TO ACHIEVE PROPER OPERATION OF THE FENESTRATION PRODUCTS, OR AS RECOMMENDED BY THE FENESTRATION MANUFACTURER. DO NOT OVER-SHIM. PRODUCTS SHALL NOT BE RACKED MORE THAN 1/8" OUT OF SQUARE FOR DIMENSIONS UP TO 4 FEET OR MORE THAN 3/16" FOR DIMENSIONS GREATER THAN 4 FEET. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR UNIT SHIMMING REQUIREMENTS.
C. WINDOWS WITH PERIMETER MOUNTING FLANGES SHALL BE INSTALLED WITH FLASHING, WHICH SHALL BE APPLIED SO AS TO INTEGRATE WITH THE FLANGES ON THE WINDOW UNIT AND WITH THE W.R.B. MATERIALS IN A HORIZONTAL SHINGLE-LAP MANNER.
D. APPLY THE W.R.B. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL AND WORKING TOWARDS THE TOP. INSTALL THE W.R.B. TO THE FACE OF THE BUILDING SHEATHING FLUSH WITH THE ROUGH OPENING OF THE WINDOW HEAD, JAMBS, AND SILL.
E. REFER TO FLASHING INSTALLATION SEQUENCE FOR MORE INFORMATION.

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:39:58 AM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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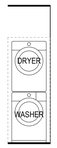
SHEET CONTENTS
WINDOW SCHEDULE

SHEET NO.
A2.20

21159



10 UNIT A1 - UTILITY ELEV.
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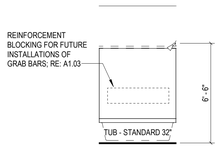

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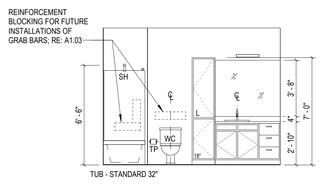
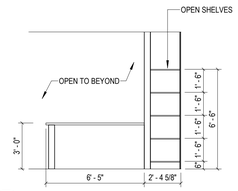
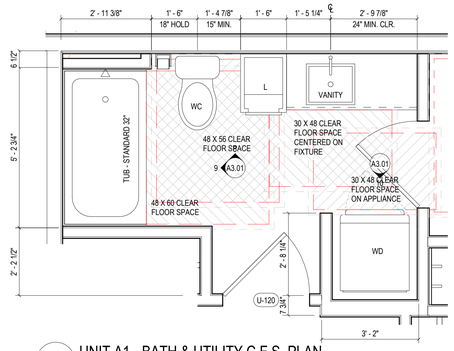


8 UNIT A1 - BATH ELEV. 1
1/4" = 1'-0"

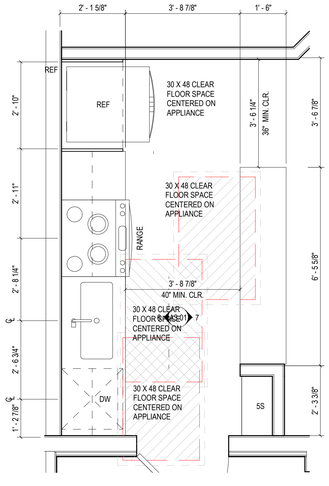


7 UNIT A1 - KITCHEN ELEV. 2
1/4" = 1'-0"

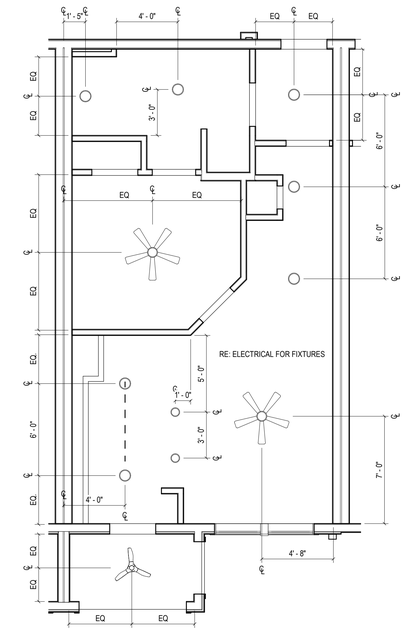
6 UNIT A1 - KITCHEN ELEV. 1
1/4" = 1'-0"



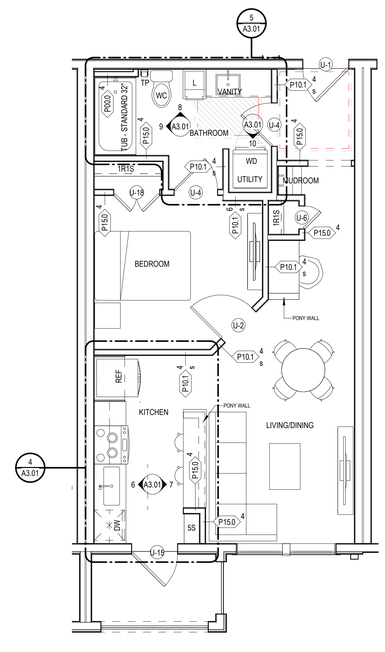
5 UNIT A1 - BATH & UTILITY C.F.S. PLAN
1/2" = 1'-0"



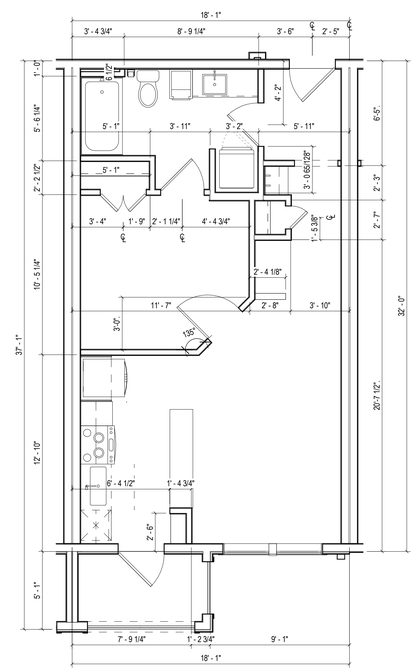
4 UNIT A1 - KITCHEN C.F.S. PLAN
1/2" = 1'-0"



3 UNIT A1 - RCP PLAN
1/4" = 1'-0"



2 UNIT A1 - REFERENCE PLAN
1/4" = 1'-0"



1 UNIT A1 - DIMENSION PLAN
1/4" = 1'-0"

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
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3. REFER TO SHEET A7.70-a7.74 FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
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UNIT PLAN - SYMBOL LEGEND

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- A5.XX — INTERIOR ELEVATION SYMBOL
- P01.0 4 — PARTITION WALL TAG REF A1.05
- CT / CPT — FLOORING TRANSITION TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
- FURRDOWN FOR DEPTH REFER TO PLAN

AHU = AIR HANDLER UNIT	RH = ROBE HOOK	VP = VINYL PLANK
CO = CASED OPENING	SH = SHOWER HEAD	W = WASHER
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KS = KNEE SPACE	TR = TOWEL RING	2R2S = DENOTES 2 RODS/ 2 SHELVES
MC = MEDICINE CABINET @ 44" AFF	V = VINYL	

UNIT - KEY PLAN

UNIT A1			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
576 SF	46 SF	66	622 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 2:45:11 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT
JAMES SIMONE JR
20551
STATE OF TEXAS
10.06.2023

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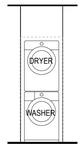
SHEET CONTENTS
UNIT A1 - PLANS & ELEVATIONS

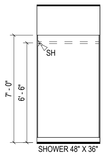
SHEET NO.
A3.01

PERMIT SET (10.06.2023)

21159



13 UNIT A2 - UTILITY ELEV.
1/4" = 1'-0"



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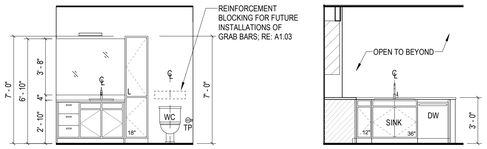
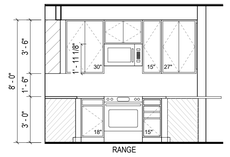
1/4" = 1'-0"



11 UNIT A2 - BATH ELEV. 1
1/4" = 1'-0"

10 UNIT A2 - KITCHEN ELEV. 3
1/4" = 1'-0"



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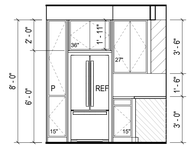
1/4" = 1'-0"



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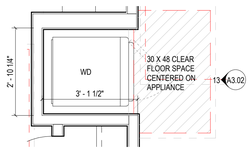
1/4" = 1'-0"



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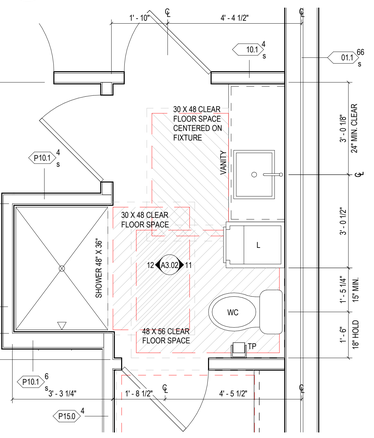
1/2" = 1'-0"



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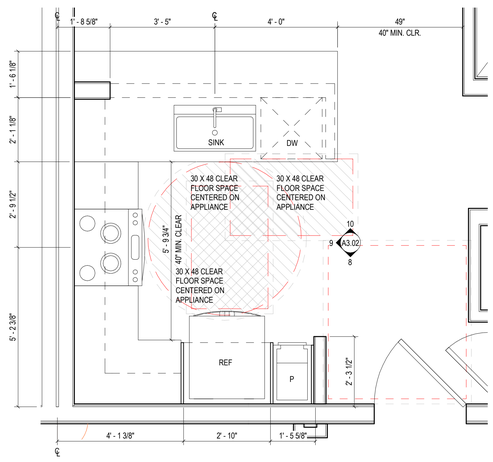
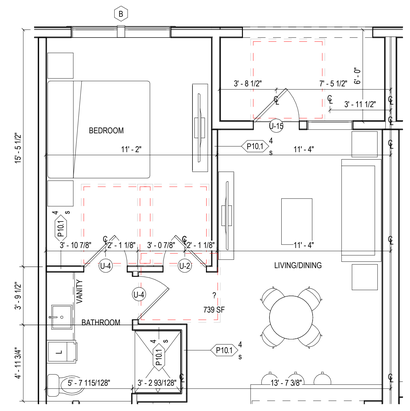
1/2" = 1'-0"



5 UNIT A2 -KITCHEN C.F.S. PLAN
1/2" = 1'-0"



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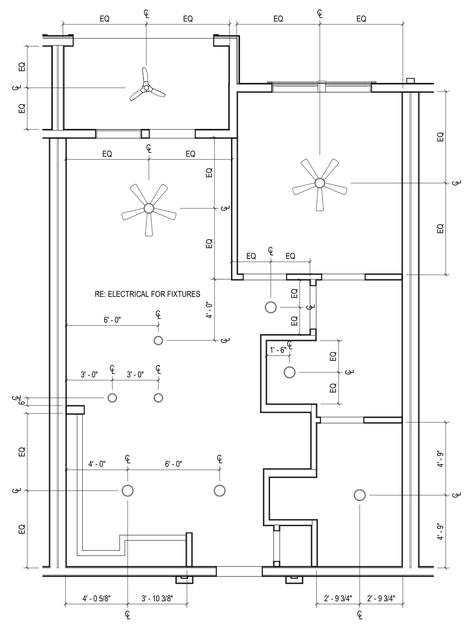
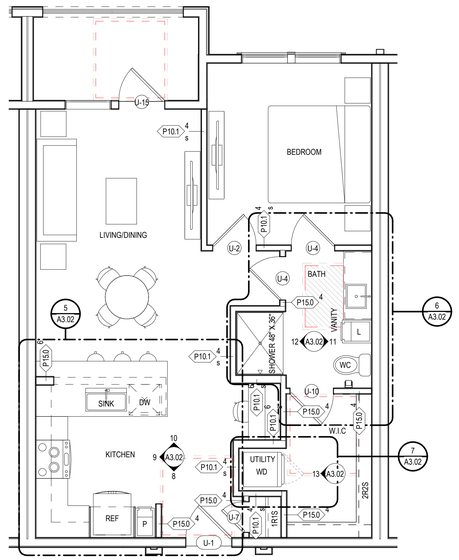
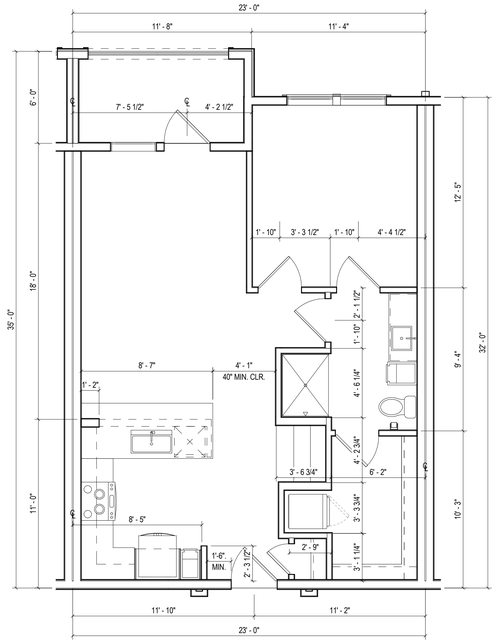


3 UNIT A2 - RCP PLAN
1/4" = 1'-0"



2 UNIT A2 -REFERENCE PLAN
1/4" = 1'-0"



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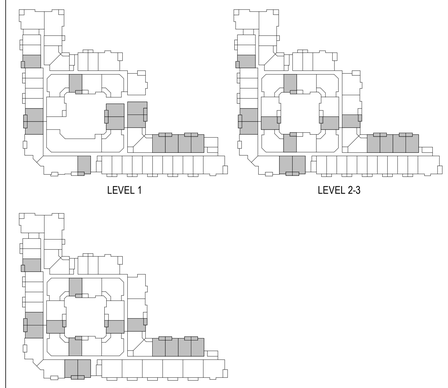
MC = MEDICINE CABINET @ 44" AFF	V = VINYL	

UNIT - KEY PLAN



UNIT A2			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
	70 SF	55	

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 2:53:57 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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San Antonio, TX

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REGISTERED ARCHITECT JAMES SIMONE JR 20551 STATE OF TEXAS
10.06.2023

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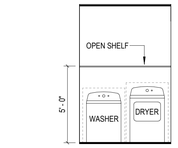
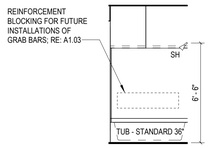
PERMIT SET (10.06.2023)

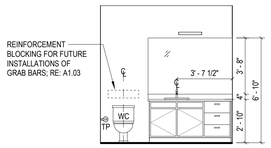
SHEET CONTENTS
UNIT A2 - PLANS & ELEVATIONS

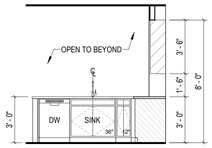
SHEET NO.
A3.02

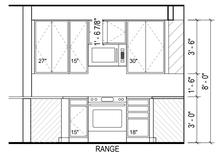
21159

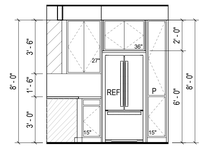












12 UNIT A3 - UTILITY ELEV.
1/4" = 1'-0"

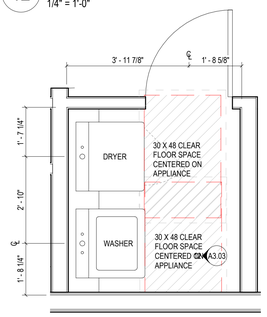
11 UNIT A3 - BATH 1 ELEV. 2
1/4" = 1'-0"

10 UNIT A3 - BATH 1 ELEV. 1
1/4" = 1'-0"

9 UNIT A3 - KITCHEN ELEV. 3
1/4" = 1'-0"

8 UNIT A3 - KITCHEN ELEV. 2
1/4" = 1'-0"

7 UNIT A3 - KITCHEN ELEV. 1
1/4" = 1'-0"



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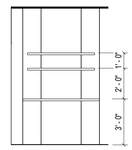

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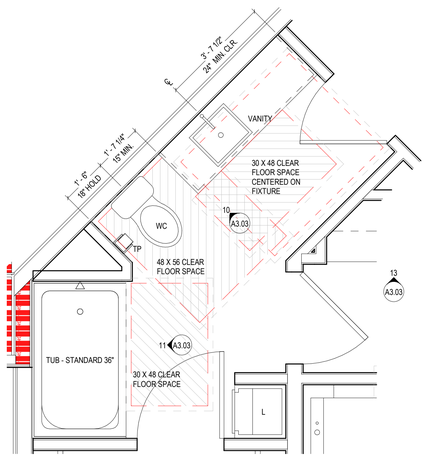
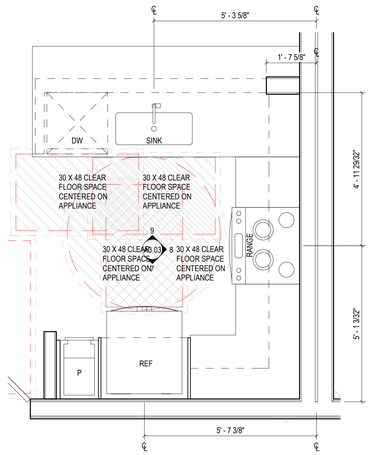
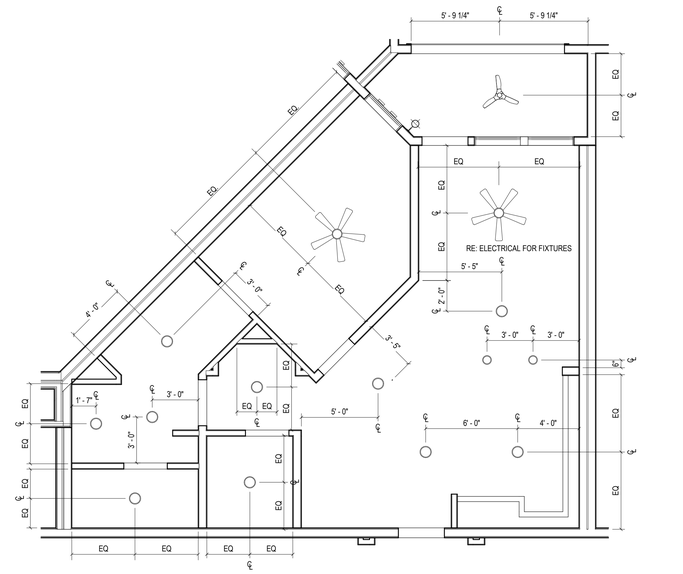




4 UNIT A3 - KITCHEN C.F.S. PLAN
1/2" = 1'-0"



3 UNIT A3 - RCP PLAN
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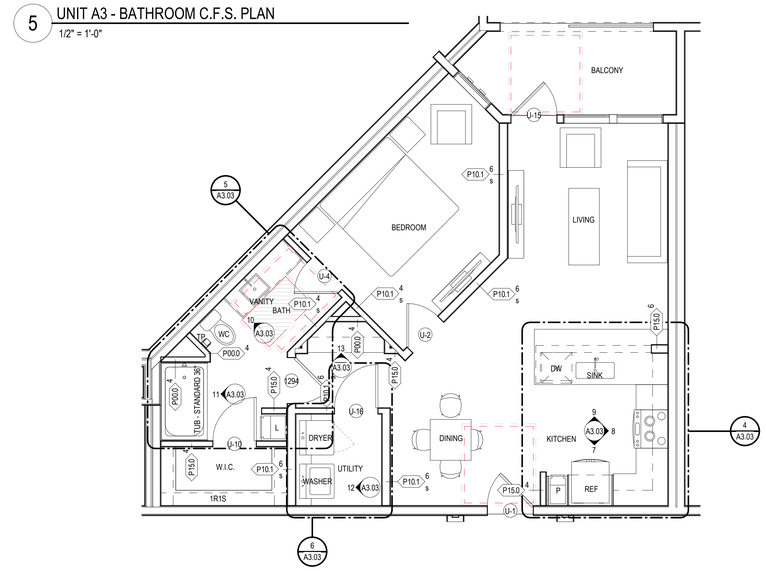

2 UNIT A3 - REFERENCE PLAN
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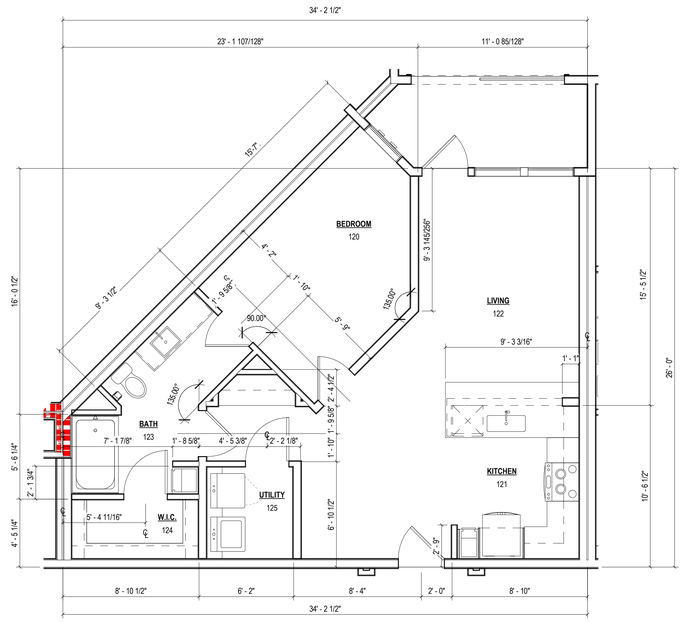

1 UNIT A3 - DIMENTIONAL PLAN
1/4" = 1'-0"

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
2. REFER TO SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
3. REFER TO SHEET A7.70-a7.74 FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2" THICK AND PLUMBING WALLS AS 5 1/2" THICK.
11. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL 2X6 WALL LOCATIONS.
12. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
13. PROVIDE SOUND BATTS IN ALL CORRIDOR WALLS, TENANT SEPARATION WALLS, LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" IS FROM FACE OF FINISH.
18. REFER TO A1.03 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 48" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED, FILLERS SHALL BE A MINIMUM OF 3".
21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
22. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
23. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.03, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB/SHOWER ENCLOSURES AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE AND SPECIFICATIONS FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES .
29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

UNIT PLAN - SYMBOL LEGEND

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- A4.XX 1 2 — INTERIOR ELEVATION SYMBOL
- P01.0 4 1 — PARTITION WALL TAG REF A1.05
- CT / CPT — FLOORING TRANSITION TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
- FURRDOWN FOR DEPTH REFER TO PLAN

AHU = AIR HANDLER UNIT	RH = ROBE HOOK	VP = VINYL PLANK
CO = CASED OPENING	SH = SHOWER HEAD	W = WASHER
CPT = CARPET	SR = SHOWER ROD	W/D = WASHER / DRYER
CSR = CURVED SHOWER ROD	SRO = SHEETROCK OPENING	WH = WATER HEATER
CT = CERAMIC TILE	T = TEMPERED GLASS	WS = WORKSPACE
D = CLOTHES DRYER	TB = TOWEL BAR	# S = # OF SHELVES
DW = DISHWASHER	TP = TOILET PAPER DISPENSER	1R1S = DENOTES 1 ROD/ 1 SHELF
KS = KNEE SPACE	TR = TOWEL RING	2R2S = DENOTES 2 RODS/ 2 SHELVES
MC = MEDICINE CABINET @ 44" AFF	V = VINYL	

UNIT - KEY PLAN

UNIT A3			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
777 SF	77 SF	16	854 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 3:25:01 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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REGISTERED ARCHITECT
JAMES SIMONE JR
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10.06.2023

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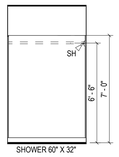
100 % DD SET (04/14/23)

SHEET CONTENTS
UNIT A3 - PLANS & ELEVATIONS

SHEET NO.
A3.03

21159



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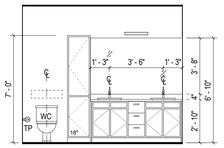
1/4" = 1'-0"



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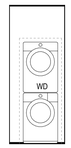

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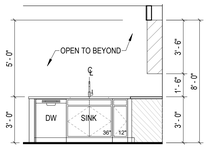

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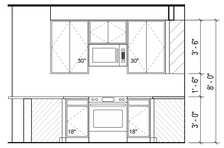

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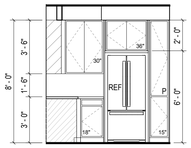

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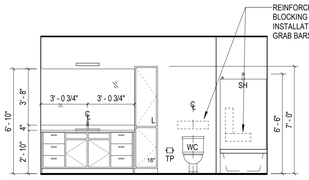

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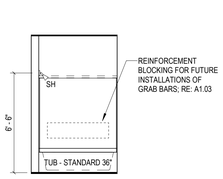

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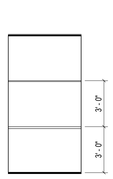

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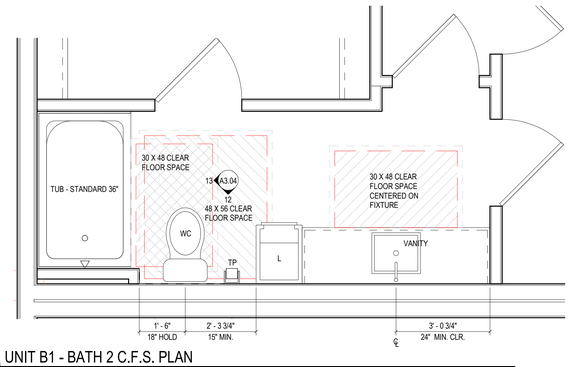

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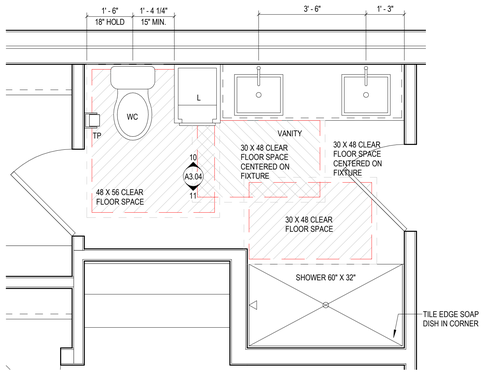

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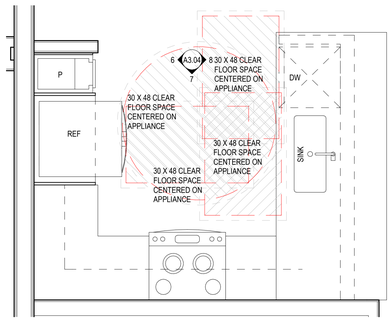

3 UNIT B1 - KITCHEN C.F.S. PLAN
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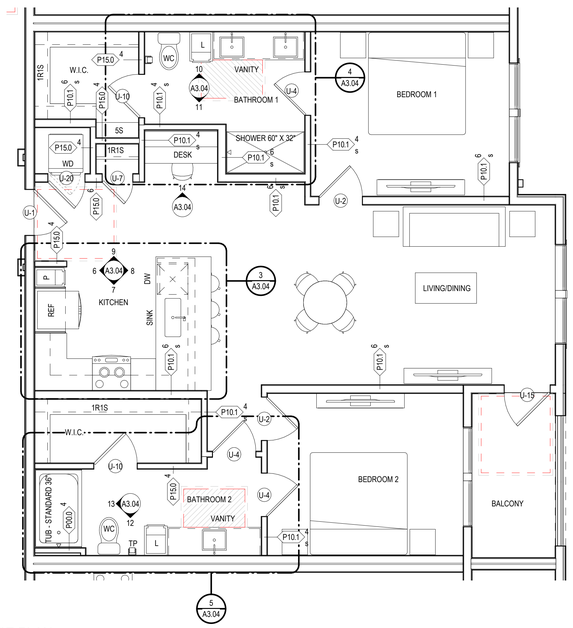

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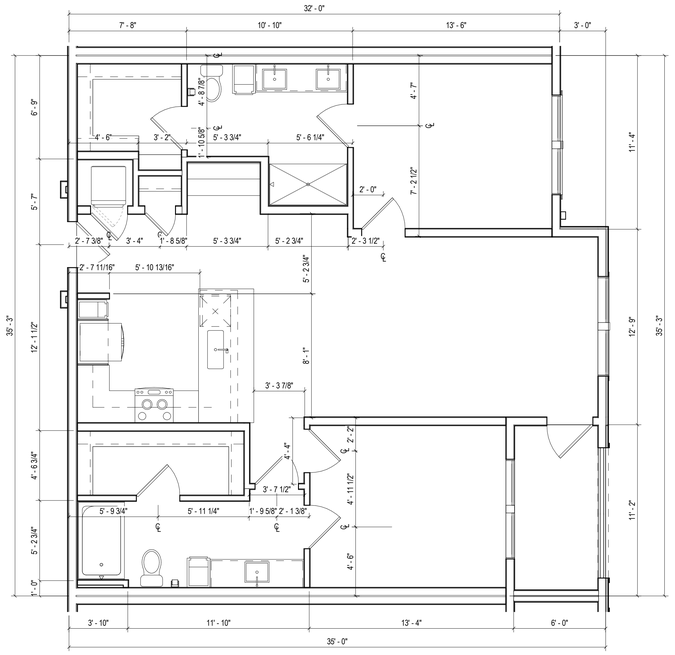
1/4" = 1'-0"



1 UNIT B1 - DIMENSION PLAN
1/4" = 1'-0"

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
2. REFER TO SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
3. REFER TO SHEET A7.70-a7.74 FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2" THICK AND PLUMBING WALLS AS 5 1/2" THICK.
11. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL 2X6 WALL LOCATIONS.
12. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
13. PROVIDE SOUND BATTS IN ALL CORRIDOR WALLS, TENANT SEPARATION WALLS, LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" IS FROM FACE OF FINISH.
18. REFER TO A1.03 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 48" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED, FILLERS SHALL BE A MINIMUM OF 3".
21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
22. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
23. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.03, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB/SHOWER ENCLOSURES AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE AND SPECIFICATIONS FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES :
29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

UNIT PLAN - SYMBOL LEGEND

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- A5.XX 1 2 — INTERIOR ELEVATION SYMBOL
- P01.0 4 1 — PARTITION WALL TAG, REF A1.05
- CT / CPT — FLOORING TRANSITION TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA, REFER TO NOTES FOR REQUIRED DIMENSIONS
- FURRDOWN FOR DEPTH, REFER TO PLAN

AHU = AIR HANDLER UNIT	RH = ROBE HOOK	VP = VINYL PLANK
CO = CASED OPENING	SH = SHOWER HEAD	W = WASHER
CPT = CARPET	SR = SHOWER ROD	W/D = WASHER / DRYER
CSR = CURVED SHOWER ROD	SRO = SHEETROCK OPENING	WH = WATER HEATER
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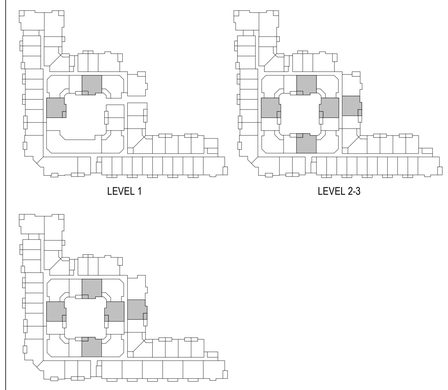
D = CLOTHES DRYER	TB = TOWEL BAR	# S = # OF SHELVES
DW = DISHWASHER	TP = TOILET PAPER DISPENSER	1R1S = DENOTES 1 ROD/ 1 SHELF
KS = KNEE SPACE	TR = TOWEL RING	2R2S = DENOTES 2 RODS/ 2 SHELVES
MC = MEDICINE CABINET @ 44" AFF	V = VINYL	

UNIT - KEY PLAN



UNIT B1			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1130 SF	78 SF	17	1209 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 1:17:29 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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AREA REAL ESTATE

410 PROBANDT
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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT JAMES SIMONE JR. 20551 STATE OF TEXAS
10.06.2023

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ARCHITECTS, L.P.
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PERMIT SET (10.06.2023)

SHEET CONTENTS
UNIT B1 - PLANS & ELEVATIONS

SHEET NO.
A3.04

21159

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
2. REFER TO SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
3. REFER TO SHEET A7.70-A7.74 FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2" THICK AND PLUMBING WALLS AS 5 1/2" THICK.
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16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" IS FROM FACE OF FINISH.
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21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
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UNIT PLAN - SYMBOL LEGEND

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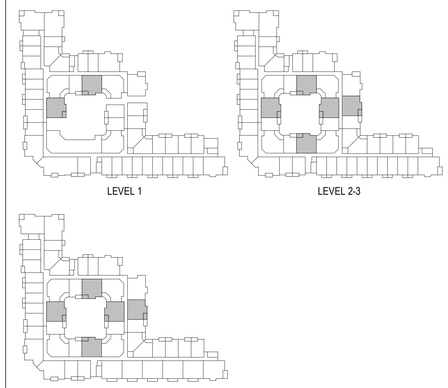
UNIT - KEY PLAN



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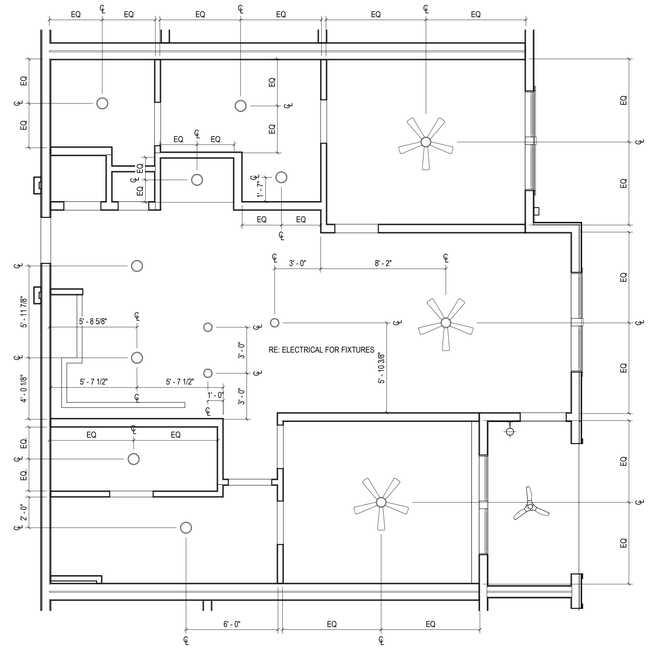

1 UNIT B1 - RCP PLAN
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 1:30:07 PM

Issue for Pricing / Bidding:
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Revisions

#	DATE	COMMENTS

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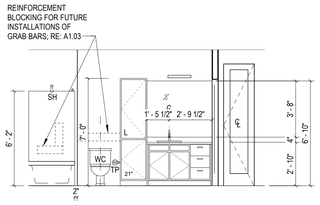
PERMIT SET (10.06.2023)

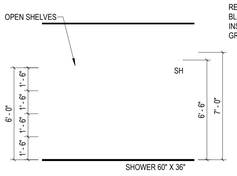
SHEET CONTENTS
UNIT B1 - RCP PLAN

SHEET NO.
A3.04b

21159



12 UNIT B2 - BATH 2 ELEV. 1
1/4" = 1'-0"



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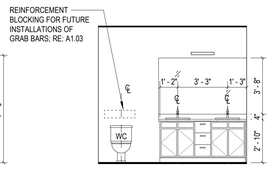
1/4" = 1'-0"



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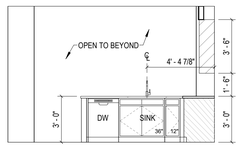
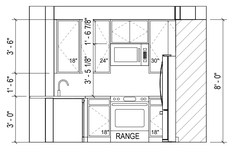
1/4" = 1'-0"



9 UNIT B2 - KITCHEN ELEV. 3
1/4" = 1'-0"



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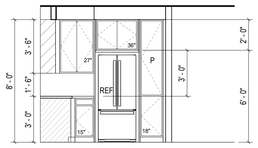

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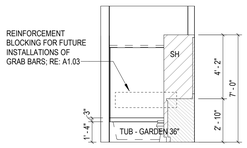

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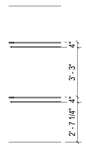

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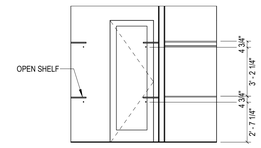

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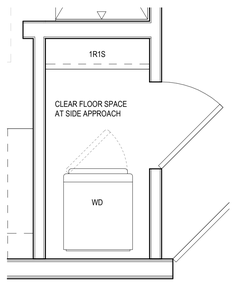
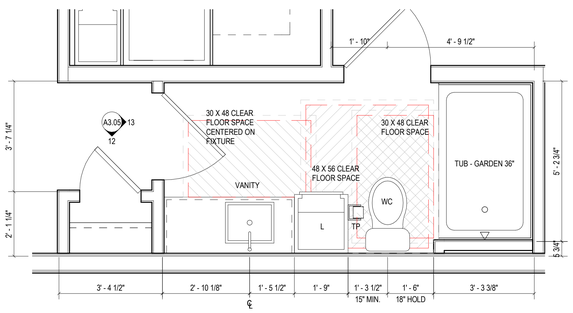


6 UNIT B2 - UTILITY C.F.S. PLAN
1/2" = 1'-0"



5 UNIT B2 - BATH 2 C.F.S. PLAN
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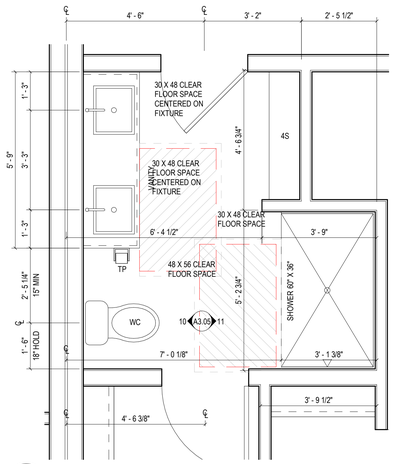
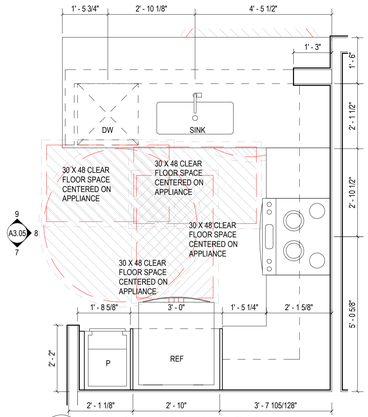
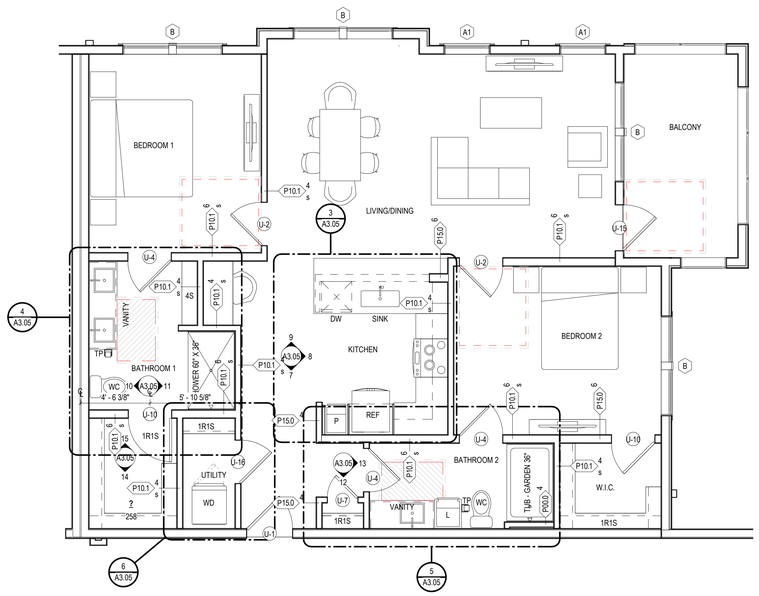


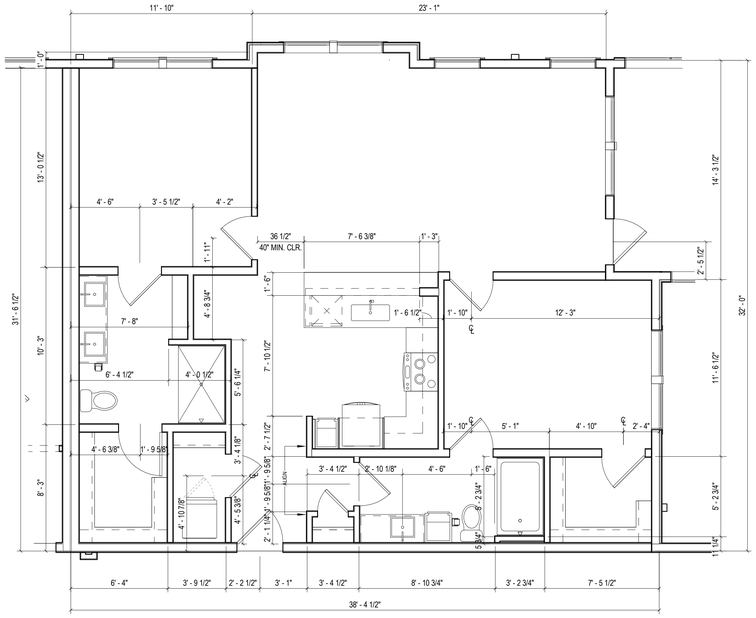
4 UNIT B2 - BATH 1 C.F.S. PLAN
1/2" = 1'-0"



3 UNIT B2 - KITCHEN C.F.S. PLAN
1/2" = 1'-0"



2 UNIT B2 - REFERENCE PLAN
1/4" = 1'-0"



1 UNIT B2 - DIMENSION PLAN
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GENERAL UNIT NOTES

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25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE AND SPECIFICATIONS FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES .
29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

UNIT PLAN - SYMBOL LEGEND

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- AX.XX — INTERIOR ELEVATION SYMBOL
- P01.0 / 4 — PARTITION WALL TAG REF A1.05
- CT / CPT — FLOORING TRANSITION TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
- FURRDOWN FOR DEPTH REFER TO PLAN

AHU = AIR HANDLER UNIT	RH = ROBE HOOK	VP = VINYL PLANK
CO = CASED OPENING	SH = SHOWER HEAD	W = WASHER
CPT = CARPET	SR = SHOWER ROD	W/D = WASHER / DRYER
CSR = CURVED SHOWER ROD	SRO = SHEETROCK OPENING	WH = WATER HEATER
CT = CERAMIC TILE	T = TEMPERED GLASS	WS = WORKSPACE
D = CLOTHES DRYER	TB = TOWEL BAR	# S = # OF SHELVES
DW = DISHWASHER	TP = TOILET PAPER DISPENSER	1R1S = DENOTES 1 ROD/ 1 SHELF
KS = KNEE SPACE	TR = TOWEL RING	2R2S = DENOTES 2 RODS/ 2 SHELVES
MC = MEDICINE CABINET @ 44" AFF	V = VINYL	

UNIT - KEY PLAN

UNIT B2			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1197 SF	114 SF	11	1312 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 12:56:46 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT JAMES SIMONE JR. 20551 STATE OF TEXAS
10.06.2023

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SHEET CONTENTS
UNIT B2 - PLANS & ELEVATIONS

SHEET NO.
A3.05

21159

PERMIT SET (10.06.2023)

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
2. REFER TO SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
3. REFER TO SHEET A7.70-A7.74 FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2" THICK AND PLUMBING WALLS AS 5 1/2" THICK.
11. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL 2X6 WALL LOCATIONS.
12. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
13. PROVIDE SOUND BATTS IN ALL CORRIDOR WALLS, TENANT SEPARATION WALLS, LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" IS FROM FACE OF FINISH.
18. REFER TO A1.03 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 48" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED, FILLERS SHALL BE A MINIMUM OF 3".
21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
22. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
23. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
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UNIT PLAN - SYMBOL LEGEND

X — WINDOW TAG SYMBOL	CT / CPT — FLOORING TRANSITION TAG
X — DOOR TAG SYMBOL	CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
1/A101 — DETAIL SECTION TAG	
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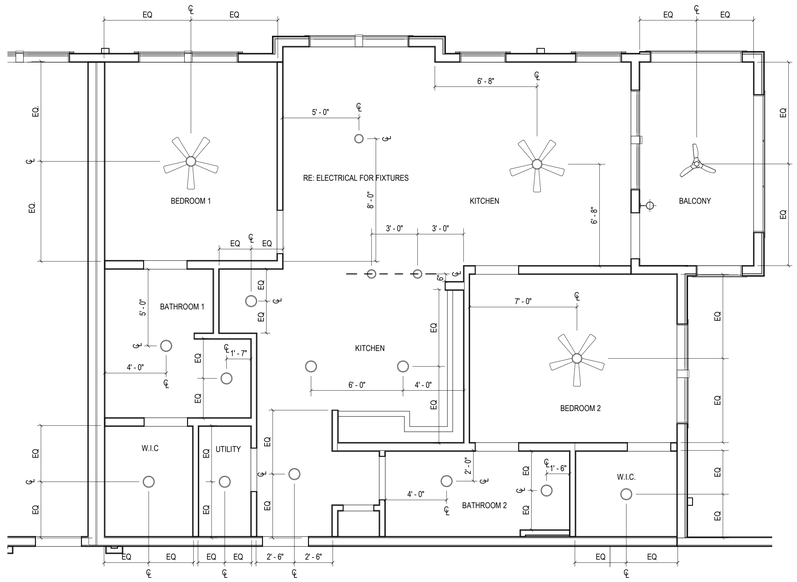
MC = MEDICINE CABINET @ 44" AFF	V = VINYL	

UNIT - KEY PLAN



1 UNIT B2 - RCP PLAN
1/4" = 1'-0"

UNIT B2			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1197 SF	114 SF	11	1312 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 5:34:43 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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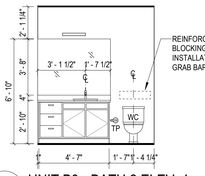
PERMIT SET (10.06.2023)

SHEET CONTENTS
UNIT B2 - RCP PLAN

SHEET NO.
A3.05b

21159



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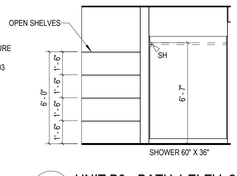
1/4" = 1'-0"



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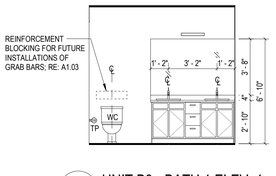
1/4" = 1'-0"



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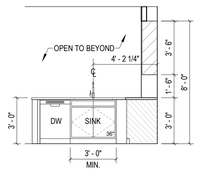
1/4" = 1'-0"



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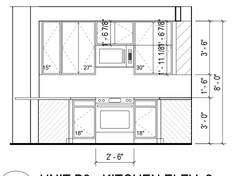

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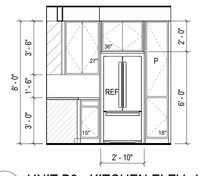
1/4" = 1'-0"



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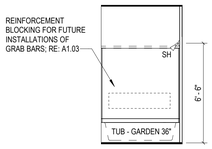
1/4" = 1'-0"



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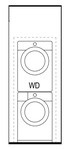

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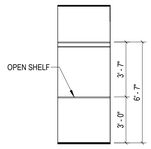

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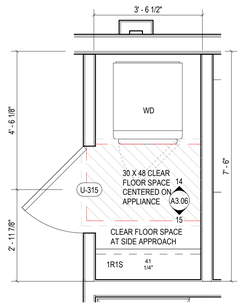
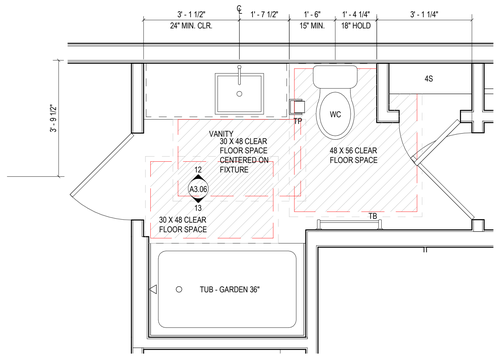
1/4" = 1'-0"



6 UNIT B3 - UTILITY C.F.S. PLAN
1/2" = 1'-0"



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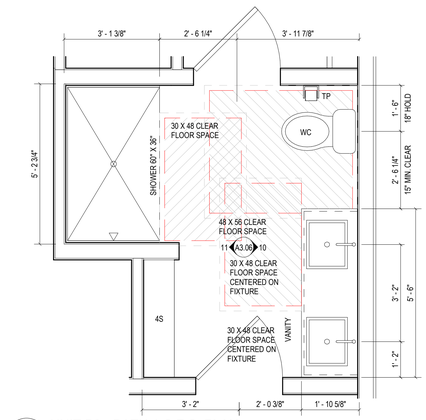
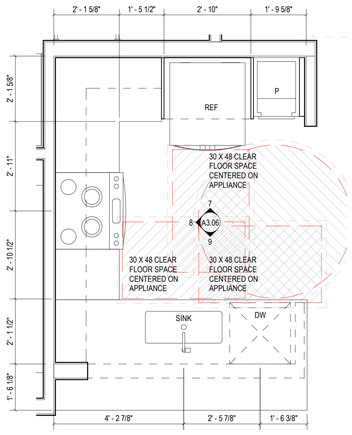
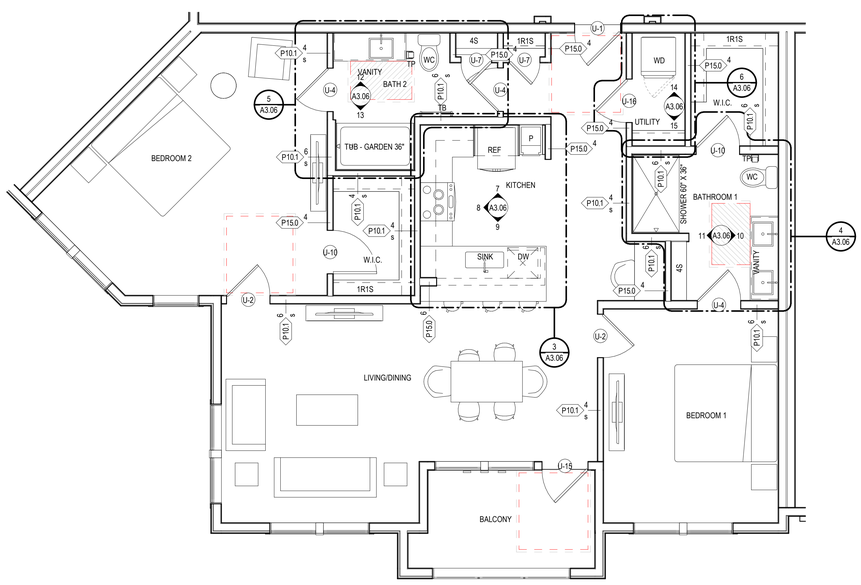
1/2" = 1'-0"



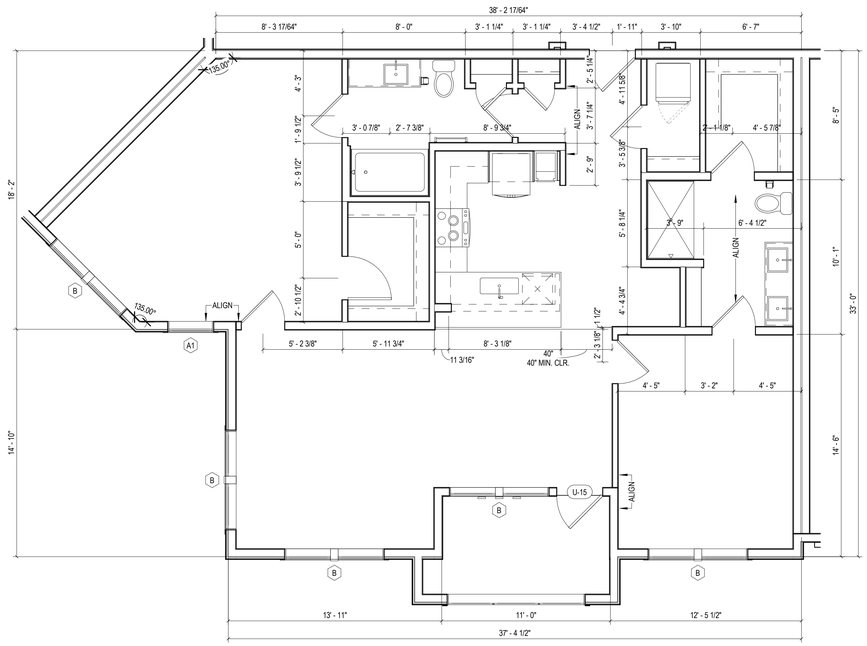
4 UNIT B3 - BATH 1 C.F.S. PLAN
1/2" = 1'-0"



3 UNIT B3 - KITCHEN C.F.S. PLAN
1/2" = 1'-0"



2 UNIT B3 - REFERENCE PLAN
1/4" = 1'-0"



1 UNIT B3 - DIMENSION PLAN
1/4" = 1'-0"

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
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3. REFER TO SHEET A7.70-A7.74 FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
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6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIR FLOW FOR RETURN AIR AT BOTTOM OF DOOR.
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12. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
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30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

UNIT PLAN - SYMBOL LEGEND

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- A4.XX — INTERIOR ELEVATION SYMBOL
- P01.0 / 4 — PARTITION WALL TAG REF A1.05
- CT / CPT — FLOORING TRANSITION TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
- FURRDOWN FOR DEPTH REFER TO PLAN

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CSR = CURVED SHOWER ROD
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W = WASHER
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WS = WORKSPACE
# S = # OF SHELVES
1R1S = DENOTES 1 ROD/ 1 SHELF
2R2S = DENOTES 2 RODS/ 2 SHELVES

UNIT - KEY PLAN

UNIT B3			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1330 SF	82 SF	7	1412 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 1:50:36 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
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Revisions

#	DATE	COMMENTS

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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT JAMES SIMONE 20551 STATE OF TEXAS
10.06.2023

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LONDON MONTEVIDEO MEXICO CITY TORONTO
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PERMIT SET (10.06.2023)

SHEET CONTENTS
UNIT B3 - PLANS & ELEVATIONS

SHEET NO.
A3.06

21159

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
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4. REFER TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
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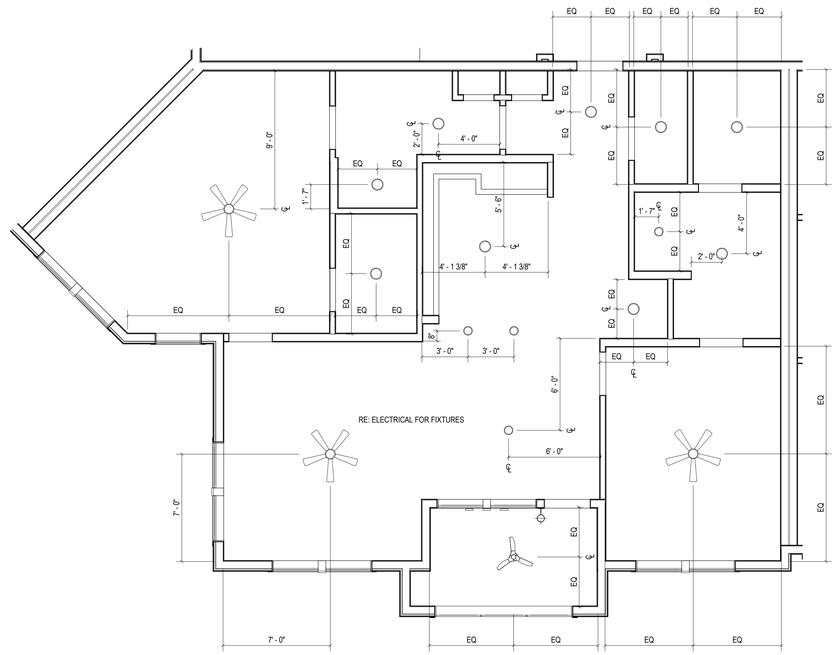
UNIT - KEY PLAN



1 UNIT B3 - RCP PLAN
1/4" = 1'-0"

UNIT B3			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1330 SF	82 SF	7	1412 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 2:02:17 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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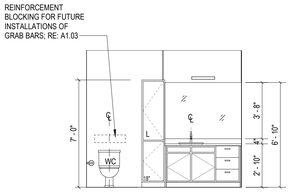
PERMIT SET (10.06.2023)

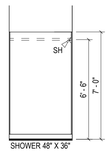
SHEET CONTENTS
UNIT B3 - RCP PLAN

SHEET NO.
A3.06b

21159



12 UNIT B4 - BATH 2 ELEV. 1
1/4" = 1'-0"



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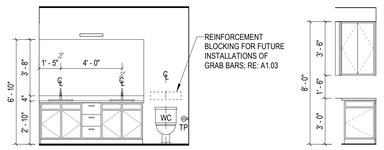
1/4" = 1'-0"



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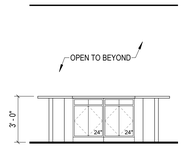
1/4" = 1'-0"

9 UNIT B4 - KITCHEN ELEV. 4
1/4" = 1'-0"



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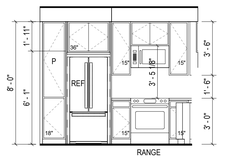
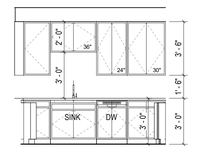
1/4" = 1'-0"



7 UNIT B4 - KITCHEN ELEV. 2
1/4" = 1'-0"



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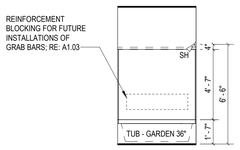
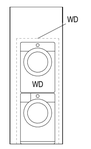
1/4" = 1'-0"



13 UNIT B4 - BATH 2 ELEV. 2
1/4" = 1'-0"



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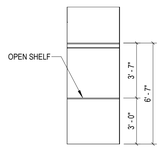
1/4" = 1'-0"



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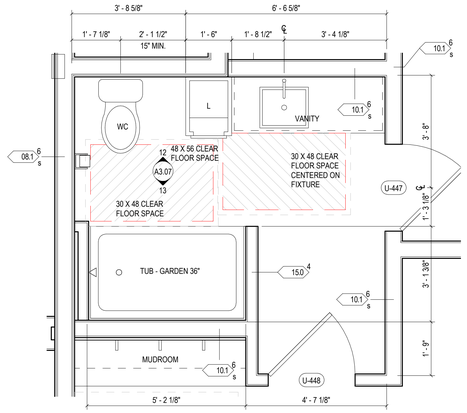
1/4" = 1'-0"



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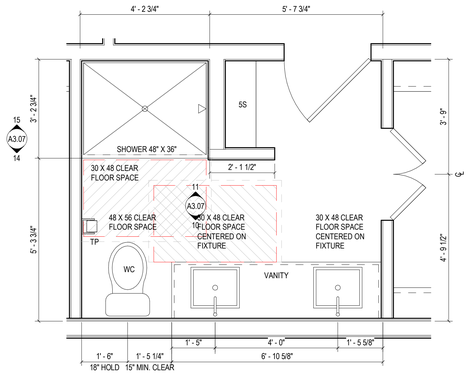
1/2" = 1'-0"



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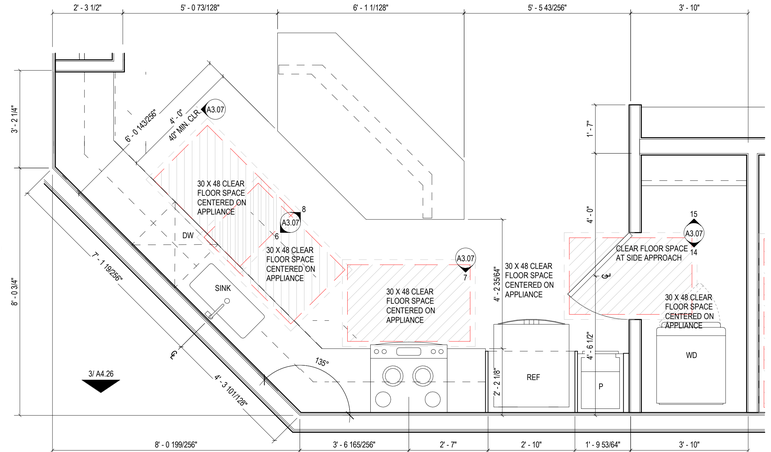
1/2" = 1'-0"



3 UNIT B4 - KITCHEN & UTILITY C.F.S. PLAN
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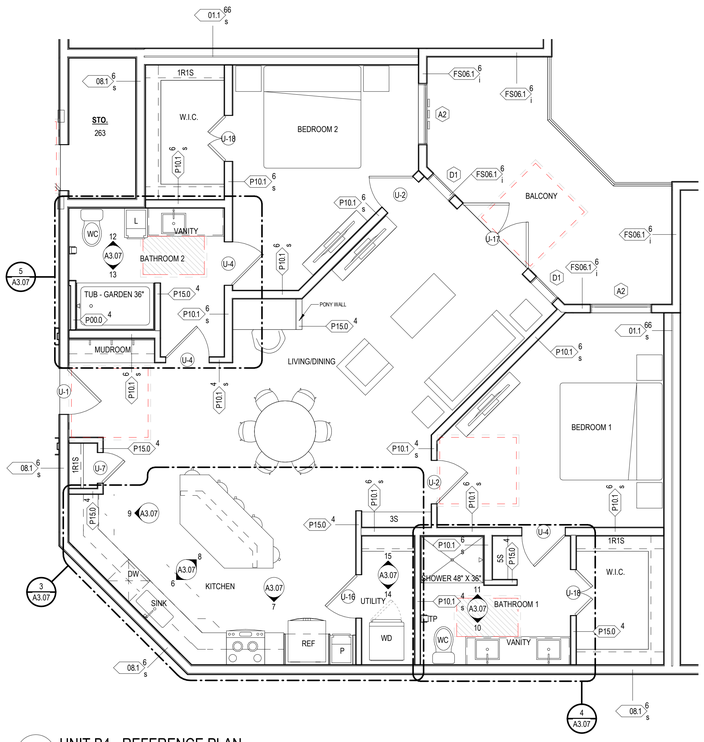

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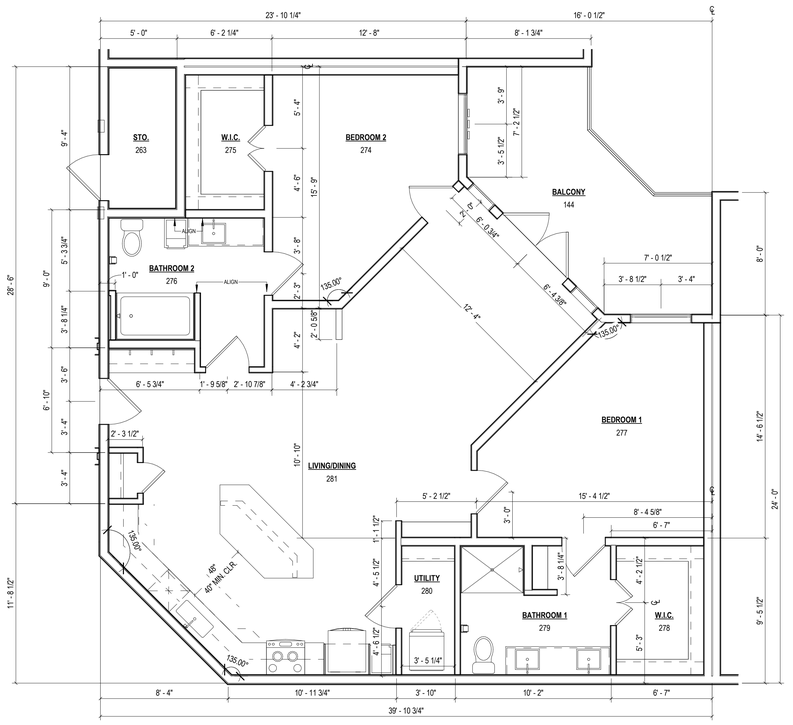

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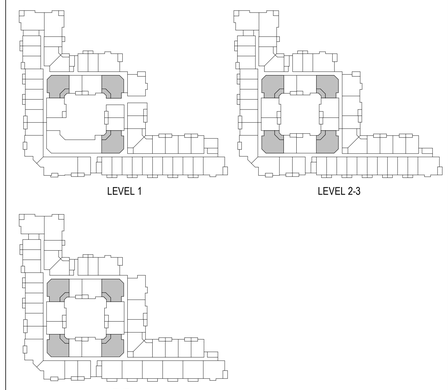
WS = WORKSPACE
# S = # OF SHELVES
1R1S = DENOTES 1 ROD/ 1 SHELF
2R2S = DENOTES 2 RODS/ 2 SHELVES

UNIT - KEY PLAN



UNIT B4			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1305 SF	164 SF	15	1469 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 1:35:52 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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410 PROBANDT
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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT JAMES SIMONE JR. 20591 STATE OF TEXAS
10.06.2023

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PERMIT SET (10.06.2023)

SHEET CONTENTS
UNIT B4 - PLANS & ELEVATIONS

SHEET NO.
A3.07

21159

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
2. REFER TO SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
3. REFER TO SHEET A7.70-A7.74 FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
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34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

UNIT PLAN - SYMBOL LEGEND

X — WINDOW TAG SYMBOL	CT / CPT — FLOORING TRANSITION TAG
X — DOOR TAG SYMBOL	CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
1/A101 — DETAIL SECTION TAG	FURRDOWN FOR DEPTH. REFER TO PLAN
1 / A3.01 — REFERENCE TAG	
A5.XX — INTERIOR ELEVATION SYMBOL	
P01.0 — PARTITION WALL TAG. REF A1.05	

AHU = AIR HANDLER UNIT	RH = ROBE HOOK	VP = VINYL PLANK
CO = CASED OPENING	SH = SHOWER HEAD	W = WASHER
CPT = CARPET	SR = SHOWER ROD	W/D = WASHER / DRYER
CSR = CURVED SHOWER ROD	SRO = SHEETROCK OPENING	WH = WATER HEATER
CT = CERAMIC TILE	T = TEMPERED GLASS	WS = WORKSPACE
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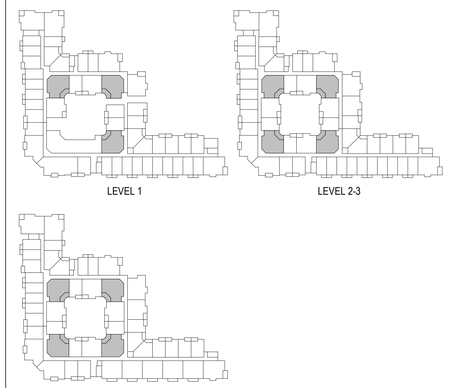
KS = KNEE SPACE	TR = TOWEL RING	2R2S = DENOTES 2 RODS/ 2 SHELVES
MC = MEDICINE CABINET @ 44" AFF	V = VINYL	

UNIT - KEY PLAN



UNIT B4			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
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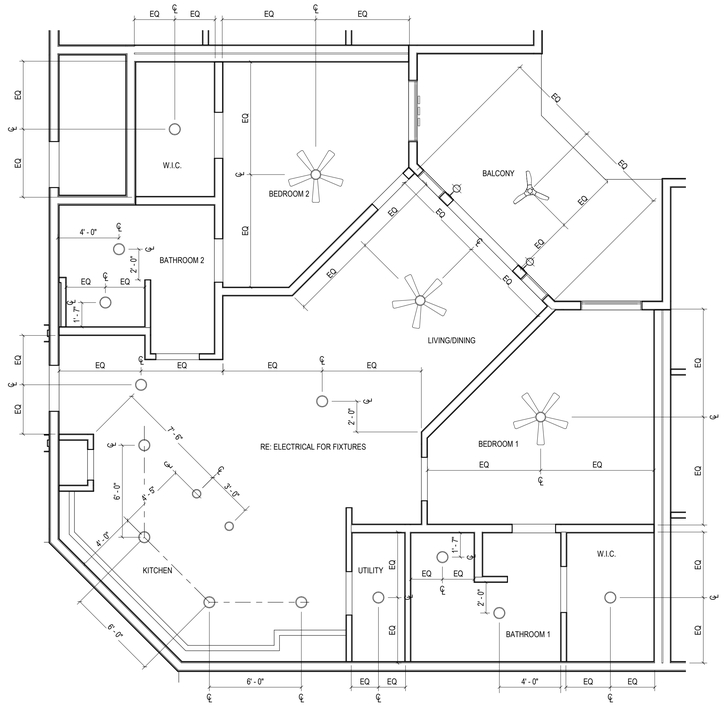

1 UNIT B4 - RCP PLAN
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 3:38:14 PM

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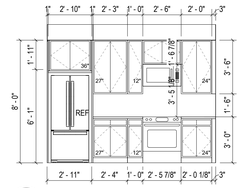
SHEET CONTENTS
UNIT B4 - RCP PLAN

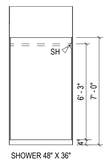
SHEET NO.
A3.07b

PERMIT SET (10.06.2023)

21159



9 UNIT B5 - KITCHEN ELEV. 1
1/4" = 1'-0"



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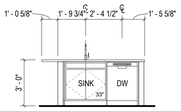
1/4" = 1'-0"



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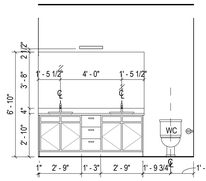
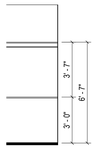


12 UNIT B5 - BATH ELEV. 3
1/4" = 1'-0"



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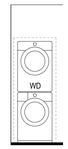
1/4" = 1'-0"



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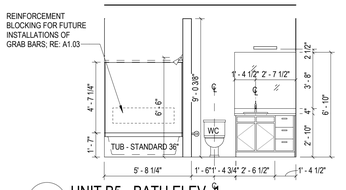
1/4" = 1'-0"



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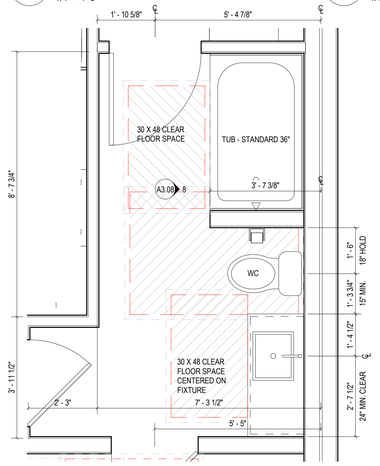
1/4" = 1'-0"



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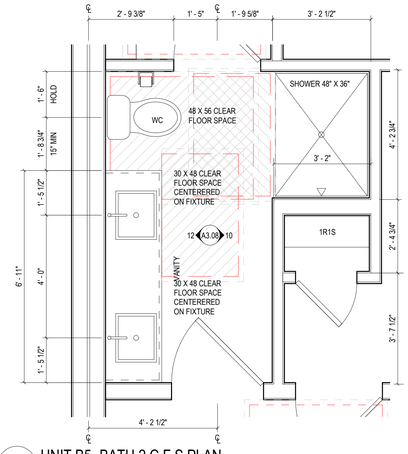
1/2" = 1'-0"



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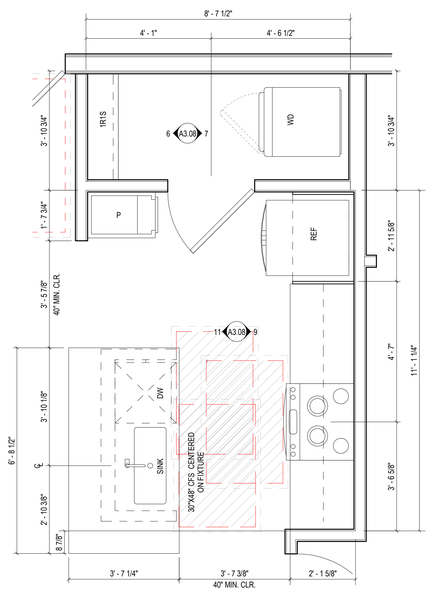
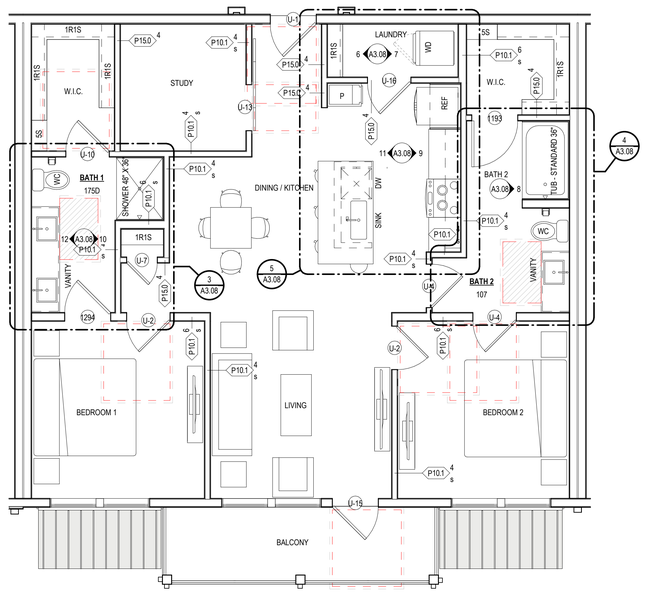
1/2" = 1'-0"



5 UNIT B5 - KITCHEN & UTILITY C.F.S PLAN
1/2" = 1'-0"



1 UNIT B5 - REFERENCE PLAN
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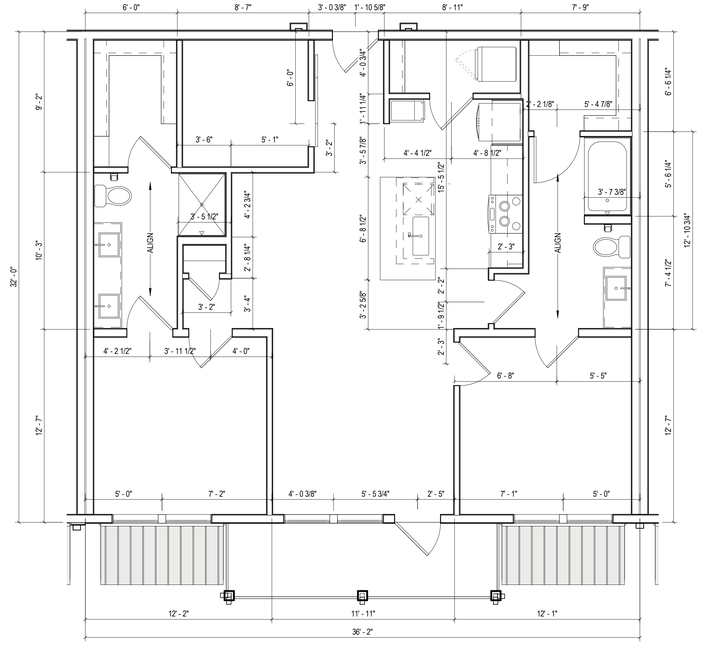

2 UNIT B5 - DIMENSION PLAN
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- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- A — A5.XX — 2 — INTERIOR ELEVATION SYMBOL
- P01.0 — 4 — PARTITION WALL TAG REF A1.05
- CT / CPT — FLOORING TRANSITION TAG
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- FURRDOWN FOR DEPTH REFER TO PLAN

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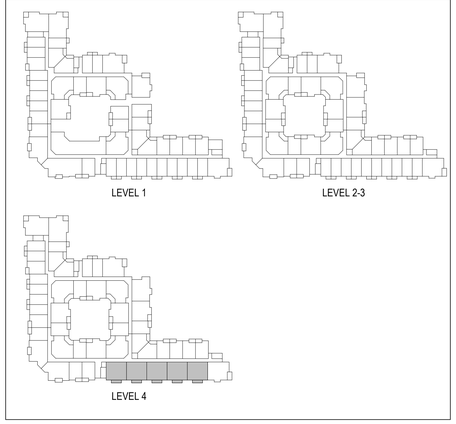
UNIT - KEY PLAN



UNIT B5			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1155 SF	101 SF	5	1255 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:42:18 AM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

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10.06.2023

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SHEET CONTENTS
UNIT B5 - PLANS & ELEVATIONS

SHEET NO.
A3.08

PERMIT SET (10.06.2023)

21159

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
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4. REFER TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
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7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
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16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" IS FROM FACE OF FINISH.
18. REFER TO A1.03 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 48" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE.
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21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
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26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
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29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
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34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

UNIT PLAN - SYMBOL LEGEND

X — WINDOW TAG SYMBOL	CT / CPT — FLOORING TRANSITION TAG
X — DOOR TAG SYMBOL	CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
1/A101 — DETAIL SECTION TAG	
1 / A3.01 — REFERENCE TAG	FURRDOWN FOR DEPTH REFER TO PLAN
A5.XX — INTERIOR ELEVATION SYMBOL	
P01.0 4 — PARTITION WALL TAG REF A1.05	

AHU = AIR HANDLER UNIT	RH = ROBE HOOK	VP = VINYL PLANK
CO = CASED OPENING	SH = SHOWER HEAD	W = WASHER
CPT = CARPET	SR = SHOWER ROD	W/D = WASHER / DRYER
CSR = CURVED SHOWER ROD	SRO = SHEETROCK OPENING	WH = WATER HEATER
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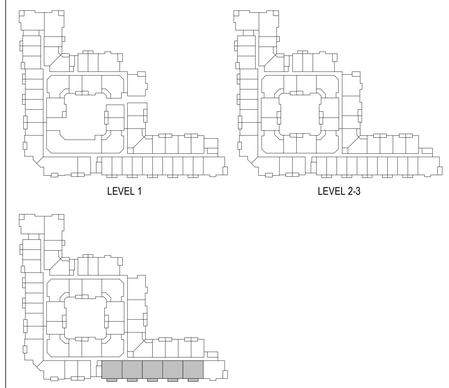
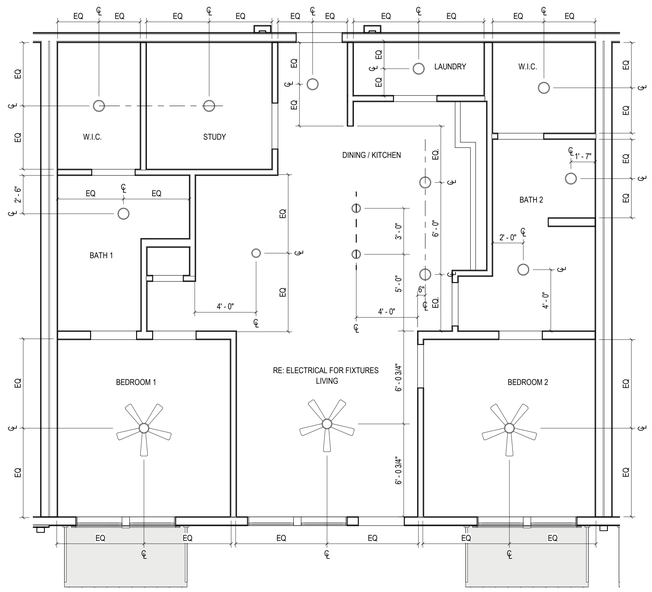
KS = KNEE SPACE	TR = TOWEL RING	2R2S = DENOTES 2 RODS/ 2 SHELVES
MC = MEDICINE CABINET @ 44" AFF	V = VINYL	

UNIT - KEY PLAN





1 UNIT B5 - RCP PLAN
1/4" = 1'-0"

UNIT B5			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1155 SF	101 SF	5	1255 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 3:55:15 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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San Antonio, TX

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REGISTERED ARCHITECT JAMES SIMONE JR 20551 STATE OF TEXAS
10.06.2023

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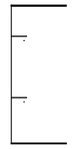
PERMIT SET (10.06.2023)

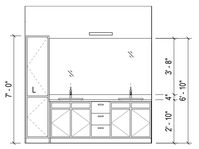
SHEET CONTENTS
UNIT B5 - RCP PLAN

SHEET NO.
A3.08b

21159



11 UNIT C1 - MUDROOM
1/4" = 1'-0"



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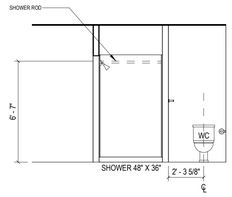
1/4" = 1'-0"



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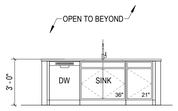

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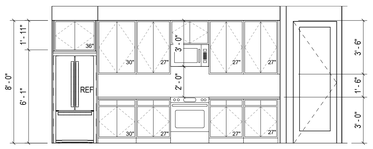

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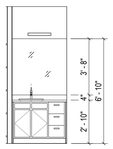
1/4" = 1'-0"



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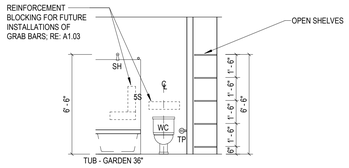
1/4" = 1'-0"



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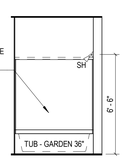
1/4" = 1'-0"



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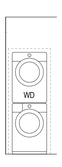
1/4" = 1'-0"



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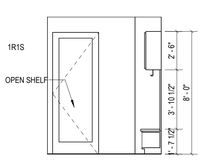
1/4" = 1'-0"



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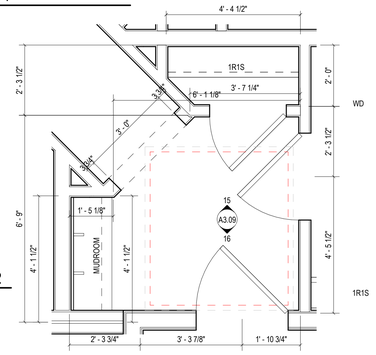
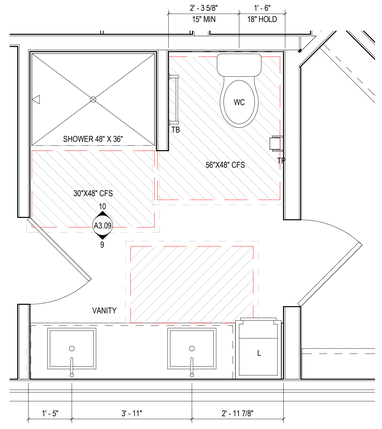
1/4" = 1'-0"



6 UNIT C1 - UTILITY C.F.S. PLAN
1/2" = 1'-0"



4 UNIT C1 - BATH 1 C.F.S. PLAN
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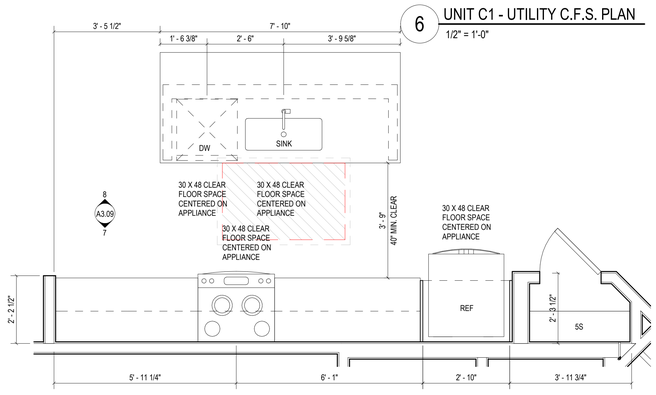
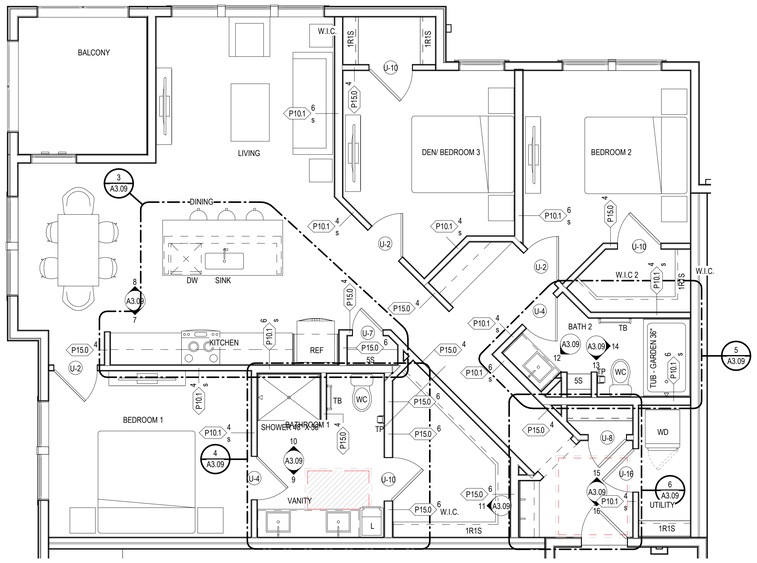
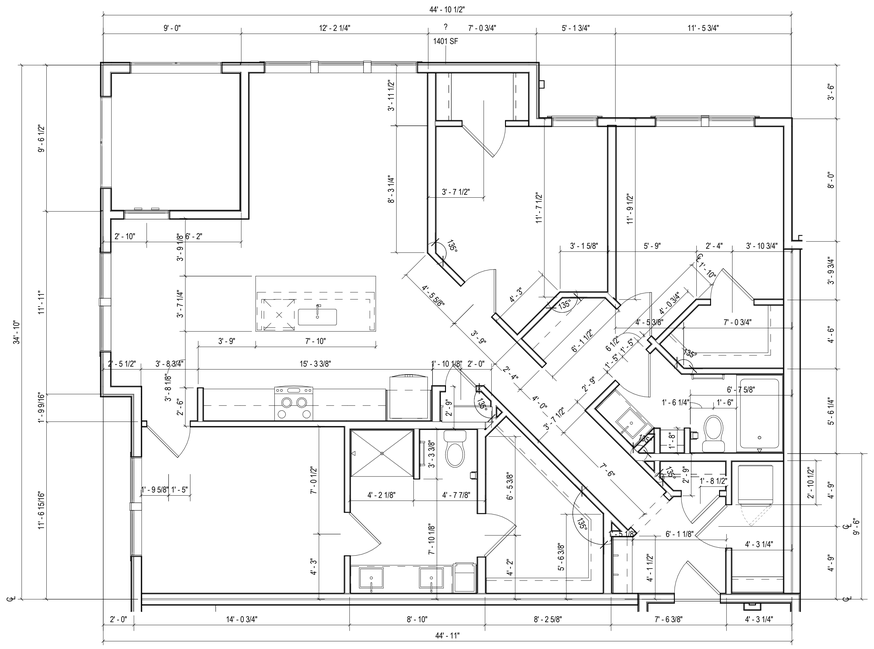


3 UNIT C1 - KITCHEN C.F.S. PLAN
1/2" = 1'-0"

5 UNIT C1 - BATH 2 C.F.S. PLAN
1/2" = 1'-0"



2 UNIT C1 - REFERENCE PLAN
1/4" = 1'-0"



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UNIT - KEY PLAN

UNIT C1			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1401 SF	86 SF	8	1487 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 2:30:14 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT
JAMES SIMONE
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STATE OF TEXAS
10.06.2023

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SHEET NO.
A3.09

21159

PERMIT SET (10.06.2023)

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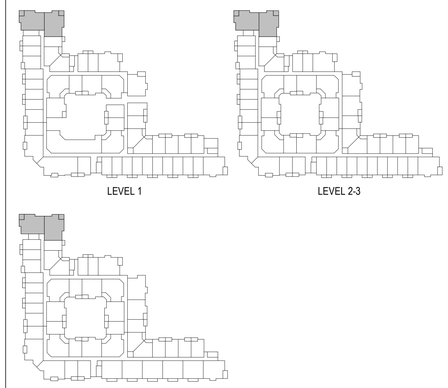
6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2" THICK AND PLUMBING WALLS AS 5 1/2" THICK.
11. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL 2X6 WALL LOCATIONS.
12. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
13. PROVIDE SOUND BATTS IN ALL CORRIDOR WALLS, TENANT SEPARATION WALLS, LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" IS FROM FACE OF FINISH.
18. REFER TO A1.03 FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 48" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED, FILLERS SHALL BE A MINIMUM OF 3".
21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
22. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
23. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.03, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB/SHOWER ENCLOSURES AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE AND SPECIFICATIONS FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES .
29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

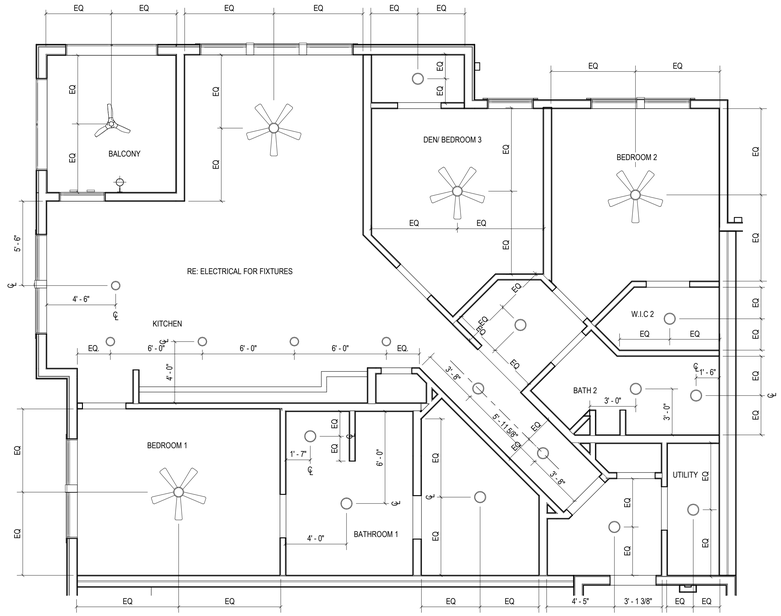
UNIT PLAN - SYMBOL LEGEND

X — WINDOW TAG SYMBOL	CT / CPT — FLOORING TRANSITION TAG
X — DOOR TAG SYMBOL	CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA. REFER TO NOTES FOR REQUIRED DIMENSIONS
1/A101 — DETAIL SECTION TAG	FURRDOWN FOR DEPTH. REFER TO PLAN
1 / A3.01 — REFERENCE TAG	
A5.XX — INTERIOR ELEVATION SYMBOL	
P01.0 — PARTITION WALL TAG. REF A1.05	

AHU = AIR HANDLER UNIT	RH = ROBE HOOK	VP = VINYL PLANK
CO = CASED OPENING	SH = SHOWER HEAD	W = WASHER
CPT = CARPET	SR = SHOWER ROD	W/D = WASHER / DRYER
CSR = CURVED SHOWER ROD	SRO = SHEETROCK OPENING	WH = WATER HEATER
CT = CERAMIC TILE	T = TEMPERED GLASS	WS = WORKSPACE
D = CLOTHES DRYER	TB = TOWEL BAR	# S = # OF SHELVES
DW = DISHWASHER	TP = TOILET PAPER DISPENSER	1R1S = DENOTES 1 ROD/ 1 SHELF
KS = KNEE SPACE	TR = TOWEL RING	2R2S = DENOTES 2 RODS/ 2 SHELVES
MC = MEDICINE CABINET @ 44" AFF	V = VINYL	

UNIT - KEY PLAN





1 UNIT C1 - RCP PLAN
1/4" = 1'-0"

UNIT C1			
NET AREA	BALCONY AREA	COUNT	GROSS AREA
1401 SF	86 SF	8	1487 SF

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 3:26:51 PM

Issue for Pricing / Bidding:
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Revisions

#	DATE	COMMENTS

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REGISTERED ARCHITECT JAMES SIMONE JR. 20551 STATE OF TEXAS
10.06.2023

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PERMIT SET (10.06.2023)

SHEET CONTENTS
UNIT C1 - RCP PLAN

SHEET NO.
A3.09b

21159

1 OVERALL FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

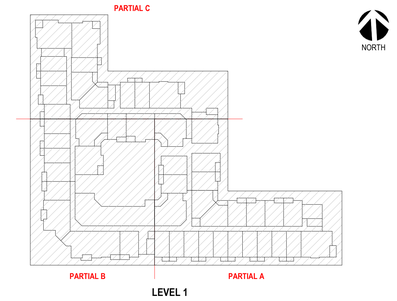
GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A8.00 SHEETS FOR AMENITIES; AND A6.00 SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A300s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. SPACE CONTROL JOINTS IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. EXTEND CONTROL JOINTS AT DOOR JAMBS FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHALL LIMIT THE CEILING AREA TO 2,500 SQUARE FEET MAXIMUM AREA WITH A MAXIMUM OF 50'-0" IN EITHER DIRECTION. INSTALL CONTROL JOINTS WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING OR FURRING, OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG REF A1.05 (P01.0)
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27" (FEC)
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT TYPE (UNIT A)
- SHEET NUMBER (AX.XX)
- ADDRESS NUMBER (201)
- FINISH FLOOR ELEVATION REFER TO CIVIL (100'-0")
- ENTRANCE DOOR MANEUVERING CLEARENCE

BLDG - KEY PLAN



LEVEL 1

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:42:48 AM

Issue for Pricing / Bidding:
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Issue for Construction:

Revisions

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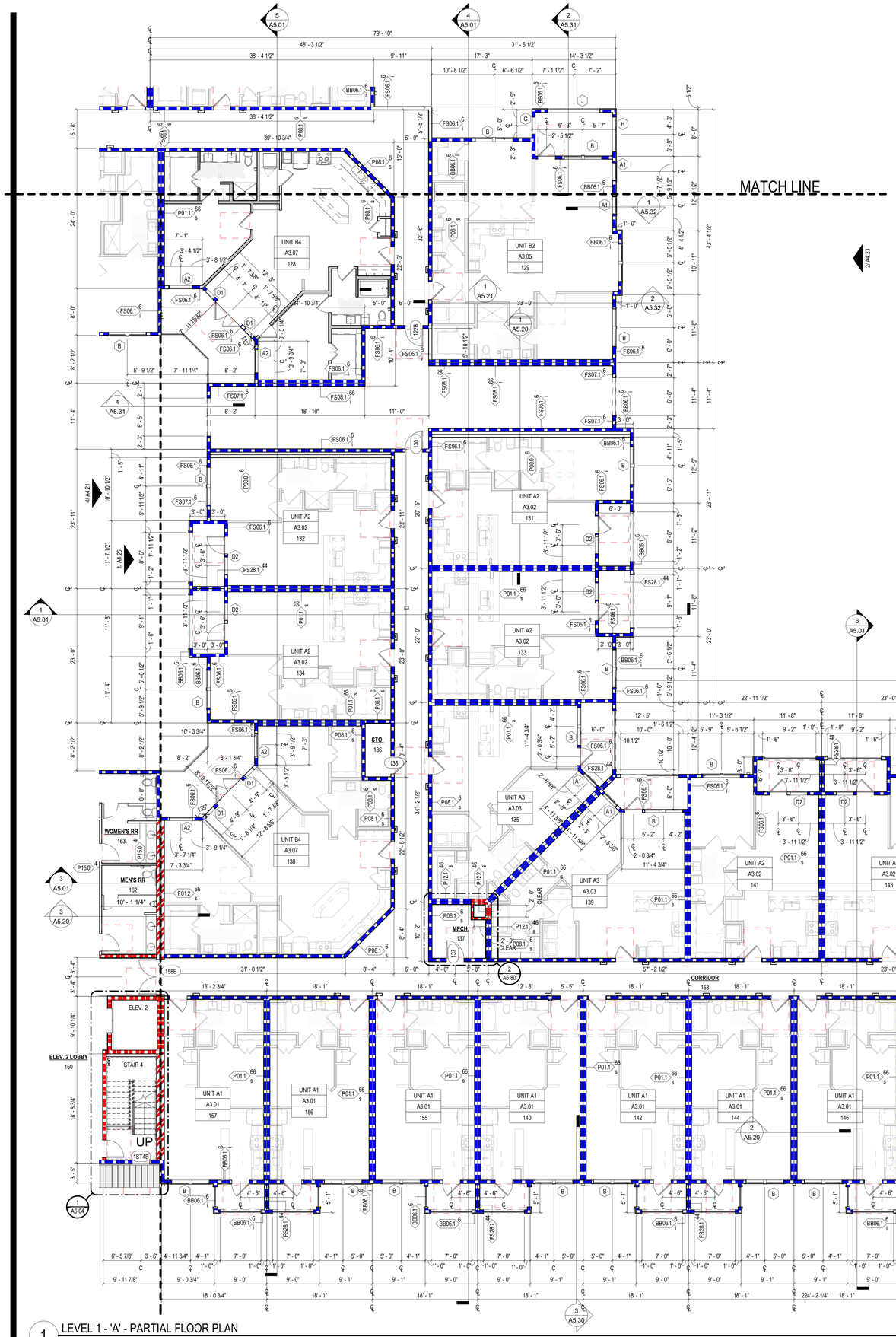
PERMIT SET (10.06.2023)

SHEET CONTENTS
OVERALL FLOOR PLAN - LEVEL 1

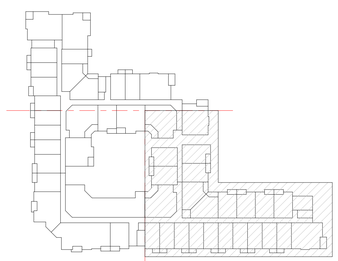
SHEET NO.
A4.11

21159



1 LEVEL 1 - 'A' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

BLDG - KEY PLAN



LEVEL 1

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
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6. FOR UNIT INTERIOR WALL TYPES REFER TO A300s UNIT SHEETS.
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10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG (P010 / 4) REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27" (FEC)
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- WINDOW TAG SYMBOL (X)
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT TYPE (UNIT A)
- SHEET NUMBER (AX.XX)
- ADDRESS NUMBER (201)
- FINISH FLOOR ELEVATION REFER TO CIVIL (100'-0")
- ENTRANCE DOOR MANEUVERING CLEARENCE

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:06:09 PM

Issue for Pricing / Bidding:
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Issue for Construction:

Revisions

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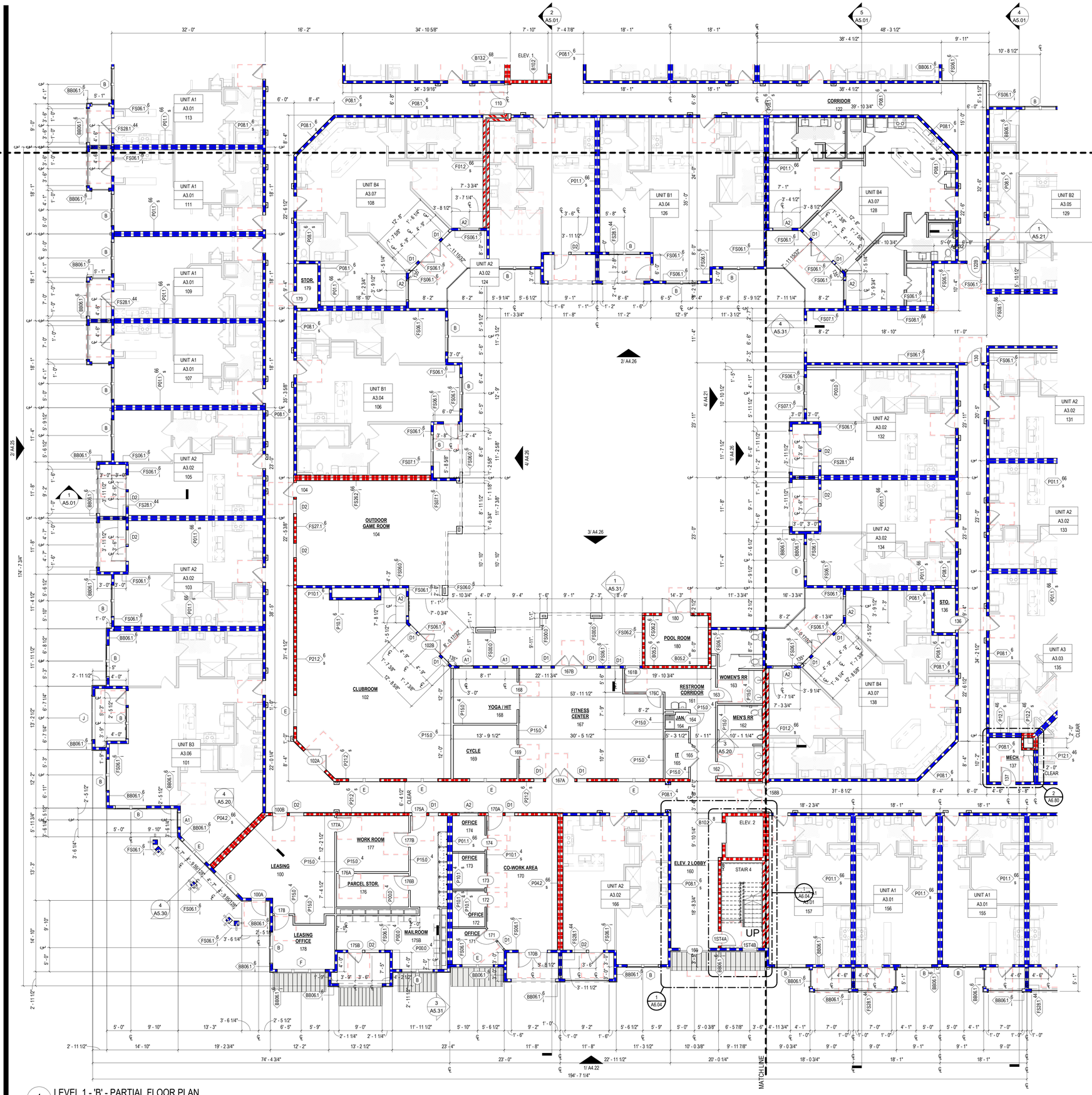
SHEET CONTENTS
LEVEL 1 - PARTIAL PLAN A

SHEET NO.
A4.11A

21159



1 LEVEL 1 - 'B' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

GENERAL BLDG NOTES

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10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG (P01.0 / 4) REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
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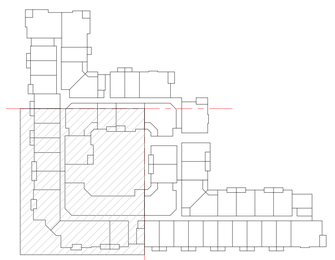
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT A — UNIT TYPE; AX.XX — SHEET NUMBER; 201 — ADDRESS NUMBER
- 100'-0" FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARENCE

BLDG - KEY PLAN



LEVEL 1

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:11:06 PM

Issue for Pricing / Bidding:
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Revisions

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10.06.2023

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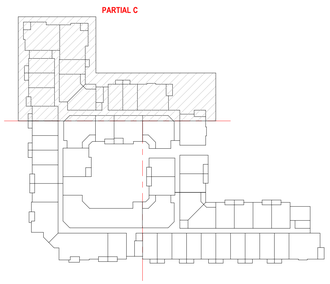
SHEET CONTENTS
LEVEL 1 - PARTIAL PLAN B

SHEET NO.
A4.11B

21159

BLDG - KEY PLAN



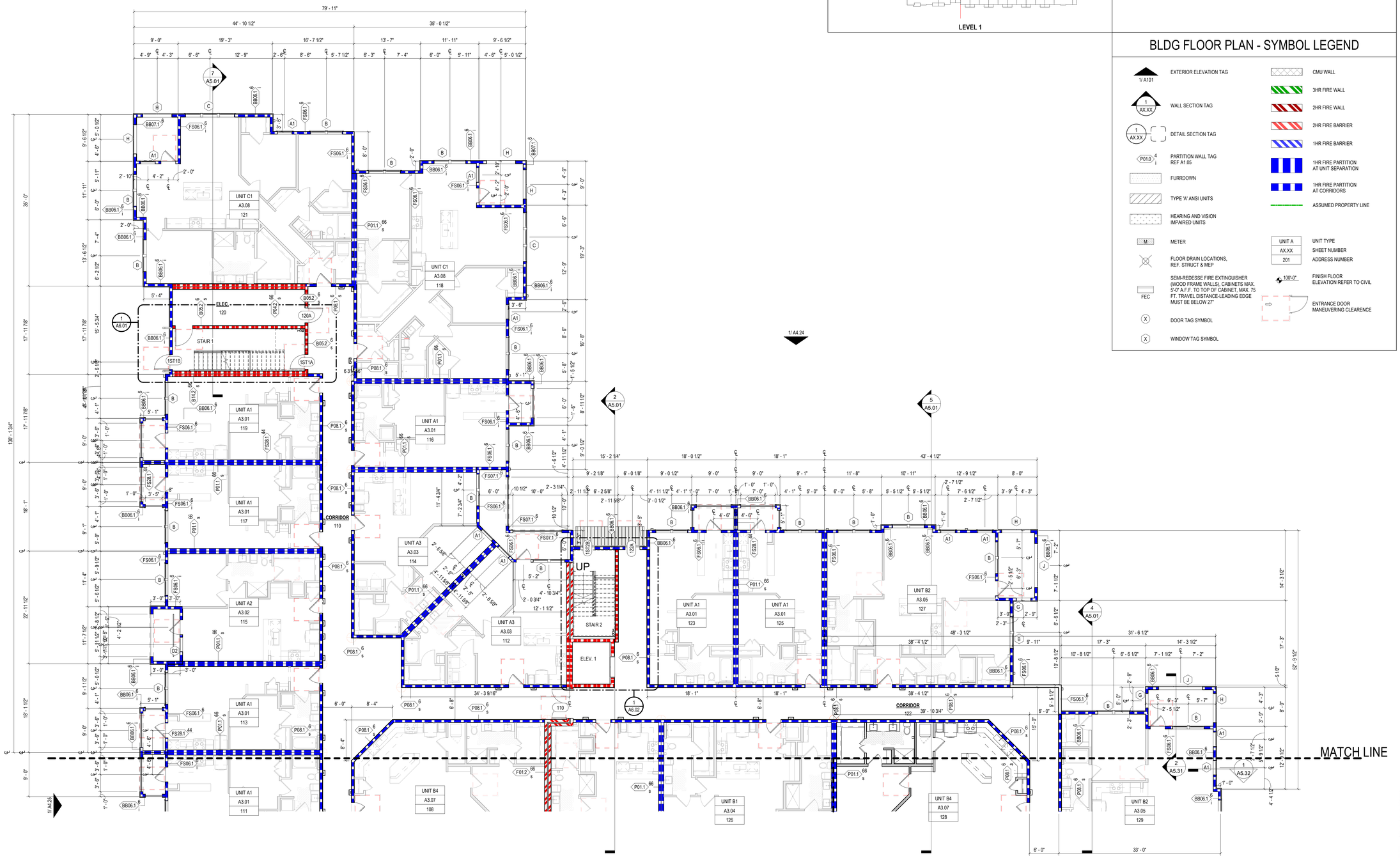
LEVEL 1

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A8.00 SHEETS FOR AMENITIES; AND A6.00 SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A300s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. SPACE CONTROL JOINTS IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. EXTEND CONTROL JOINTS AT DOOR JAMBS FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHALL LIMIT THE CEILING AREA TO 2,500 SQUARE FEET MAXIMUM AREA WITH A MAXIMUM OF 50'-0" IN EITHER DIRECTION. INSTALL CONTROL JOINTS WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING OR FURRING, OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS
10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P01.0 / 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT A / AX.XX / 201 — UNIT TYPE, SHEET NUMBER, ADDRESS NUMBER
- 100'-0" — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARENCE



1 LEVEL 1 - 'C' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:15:01 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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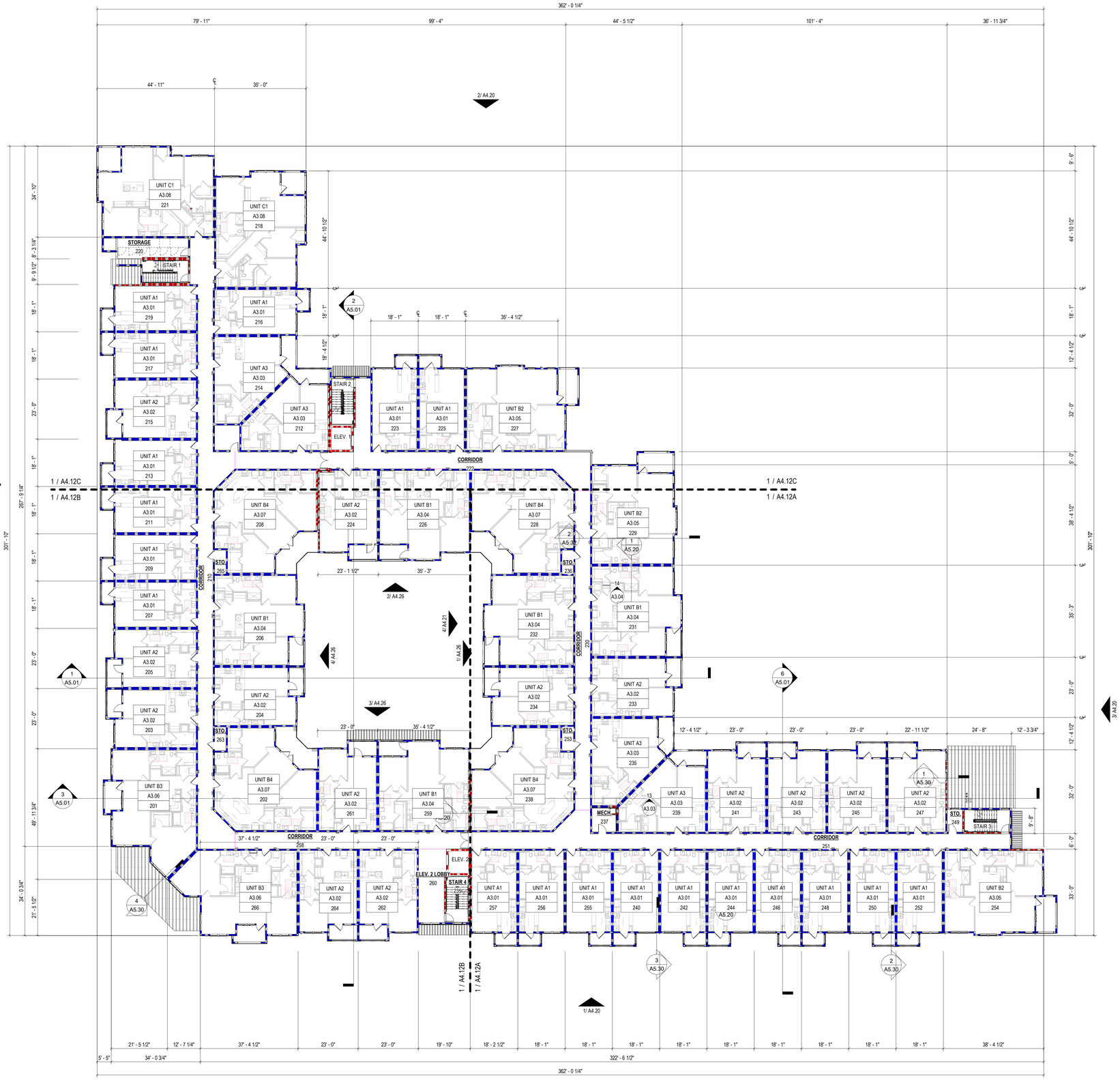
100 % DD SET (04/14/23)

SHEET CONTENTS
LEVEL 1 - PARTIAL PLAN C

SHEET NO.

A4.11C

21159



1 OVERALL FLOOR PLAN - LEVEL 2
1/16" = 1'-0"

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
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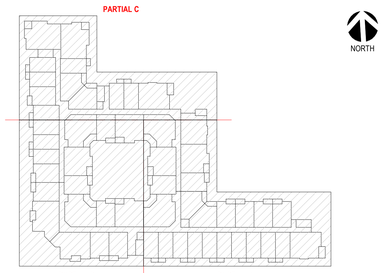
10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG REF A1.05 (P01.0)
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT TYPE (UNIT A)
- SHEET NUMBER (AX.XX)
- ADDRESS NUMBER (201)
- FINISH FLOOR ELEVATION REFER TO CIVIL (100'-0")
- ENTRANCE DOOR MANEUVERING CLEARENCE

BLDG - KEY PLAN



LEVEL 2-3

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:19:50 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
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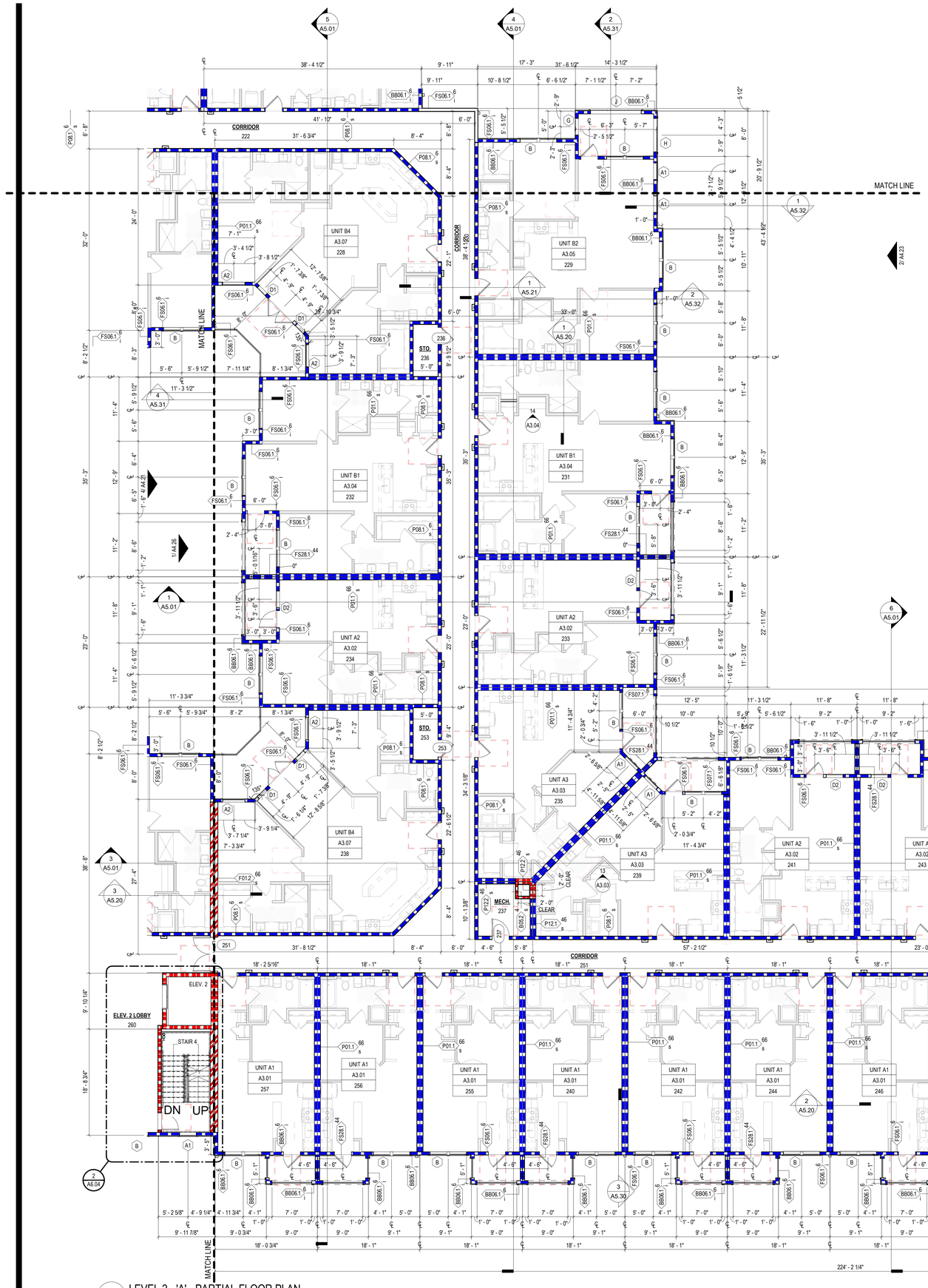
PERMIT SET (10.06.2023)

SHEET CONTENTS
OVERALL FLOOR PLAN - LEVEL 2

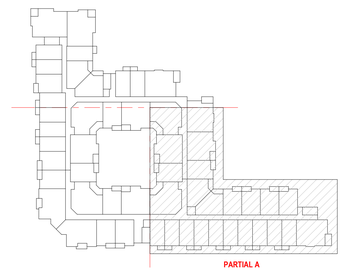
SHEET NO.
A4.12

21159



1 LEVEL 2 - 'A' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

BLDG - KEY PLAN



LEVEL 2-3

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
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5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A300s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. SPACE CONTROL JOINTS IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. EXTEND CONTROL JOINTS AT DOOR JAMBS FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHALL LIMIT THE CEILING AREA TO 2,500 SQUARE FEET MAXIMUM AREA WITH A MAXIMUM OF 50'-0" IN EITHER DIRECTION. INSTALL CONTROL JOINTS WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING OR FURRING, OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P01.0 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT A / AX.XX / 201 — UNIT TYPE, SHEET NUMBER, ADDRESS NUMBER
- 100'-0" — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARENCE

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:24:52 PM

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Issue for Permit Application:	
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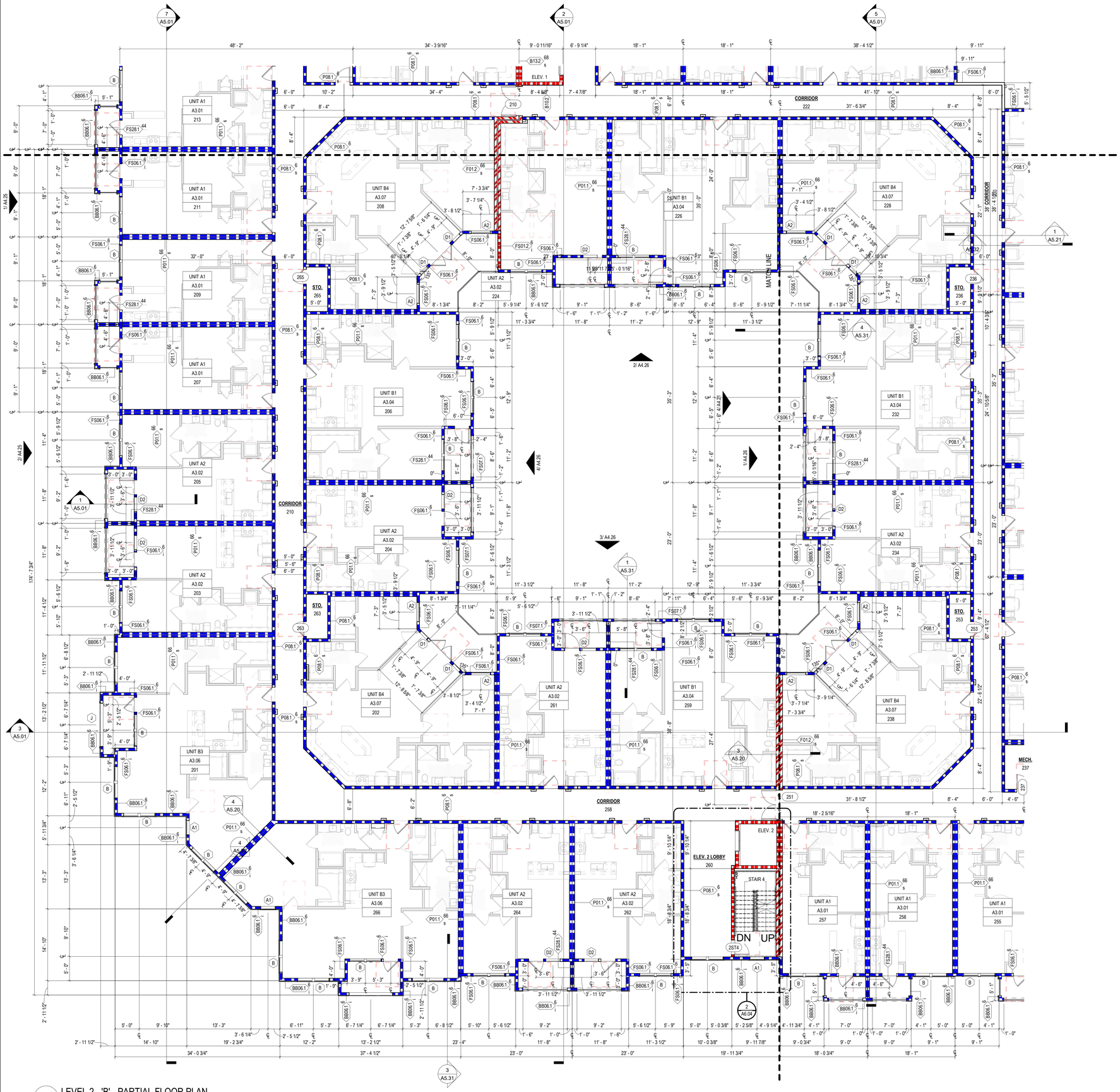
100 % DD SET (04/14/23)

SHEET CONTENTS
LEVEL 2 - PARTIAL PLAN A

SHEET NO.
A4.12A

21159



1 LEVEL 2 - 'B' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
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11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P010 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
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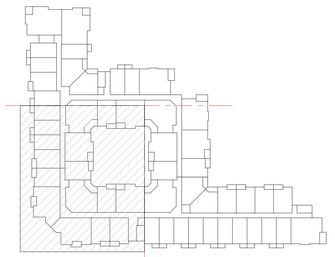
BLDG - KEY PLAN



LEVEL 2-3

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:29:51 PM

Issue for Pricing / Bidding:
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Issue for Construction:

Revisions

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STATE OF TEXAS
10.06.2023

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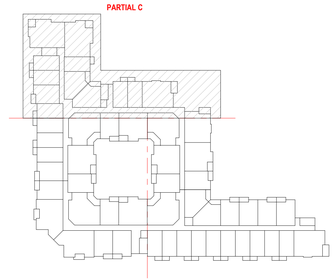
100 % DD SET (04/14/23)

SHEET CONTENTS
LEVEL 2 - PARTIAL PLAN B

SHEET NO.
A4.12B

21159

BLDG - KEY PLAN



LEVEL 2-3

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8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
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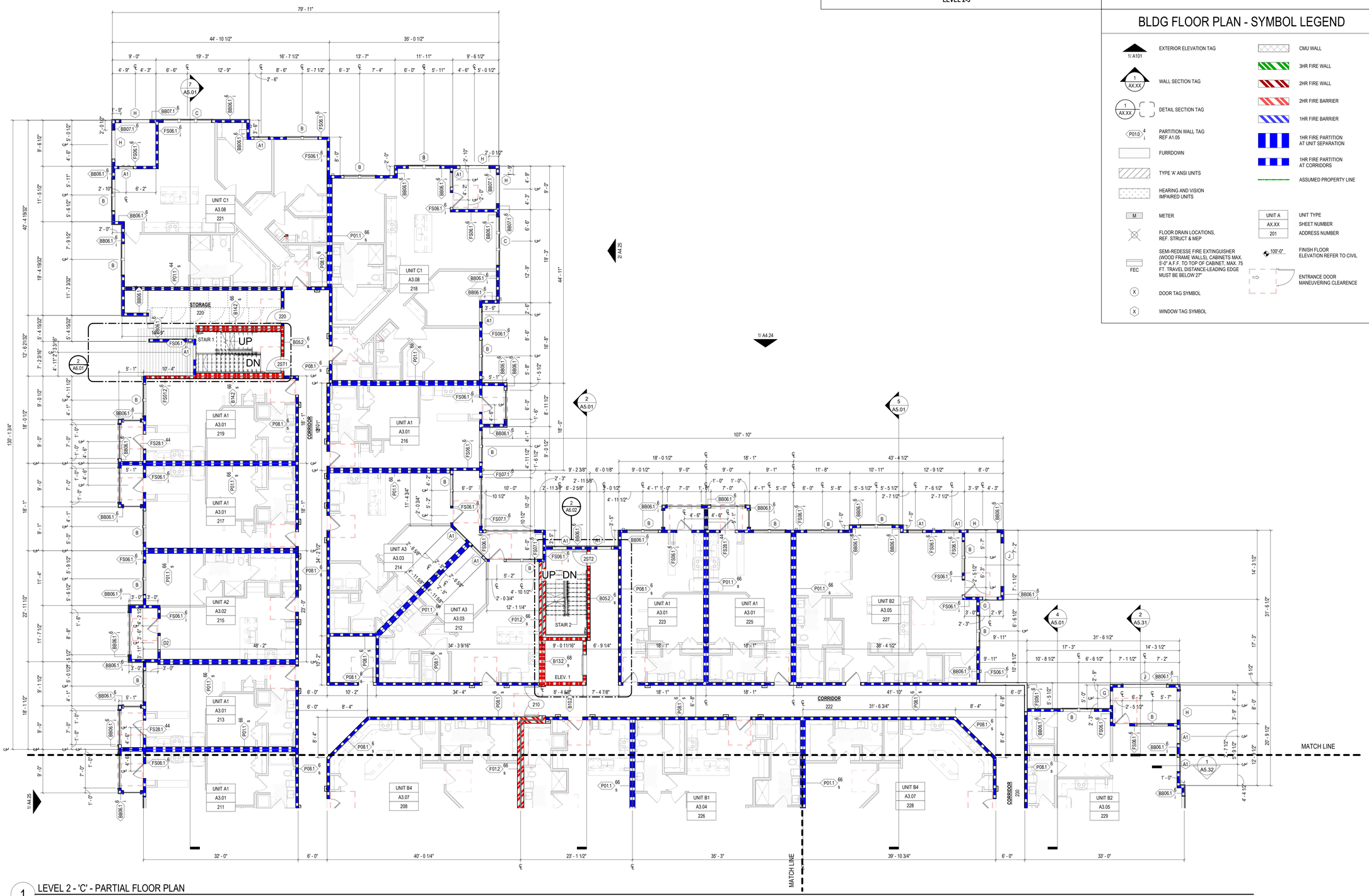
10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG (P01.0 / 4) REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- 201 — ADDRESS NUMBER
- 100'-0" — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARENCE



1 LEVEL 2 - 'C' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:32:36 PM

Issue for Pricing / Bidding:
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Revisions

#	DATE	COMMENTS

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REGISTERED ARCHITECT JAMES SIMONE, JR. 20551 STATE OF TEXAS
10.06.2023

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SHEET CONTENTS
LEVEL 2 - PARTIAL PLAN C

SHEET NO.
A4.12C

100 % DD SET (04/14/23)

21159

1 OVERALL FLOOR PLAN - LEVEL 3
1/16" = 1'-0"

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A8.00 SHEETS FOR AMENITIES; AND A6.00 SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A300s UNIT SHEETS.
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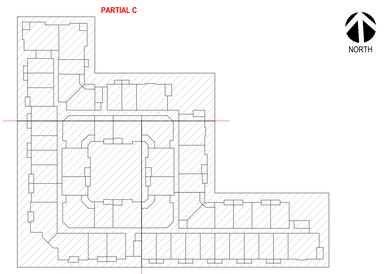
10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG REF A1.05 (P01.0)
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT A / AX.XX / 201 — UNIT TYPE / SHEET NUMBER / ADDRESS NUMBER
- 100'-0" FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARENCE

BLDG - KEY PLAN



LEVEL 2-3

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:35:22 PM

Issue for Pricing / Bidding:
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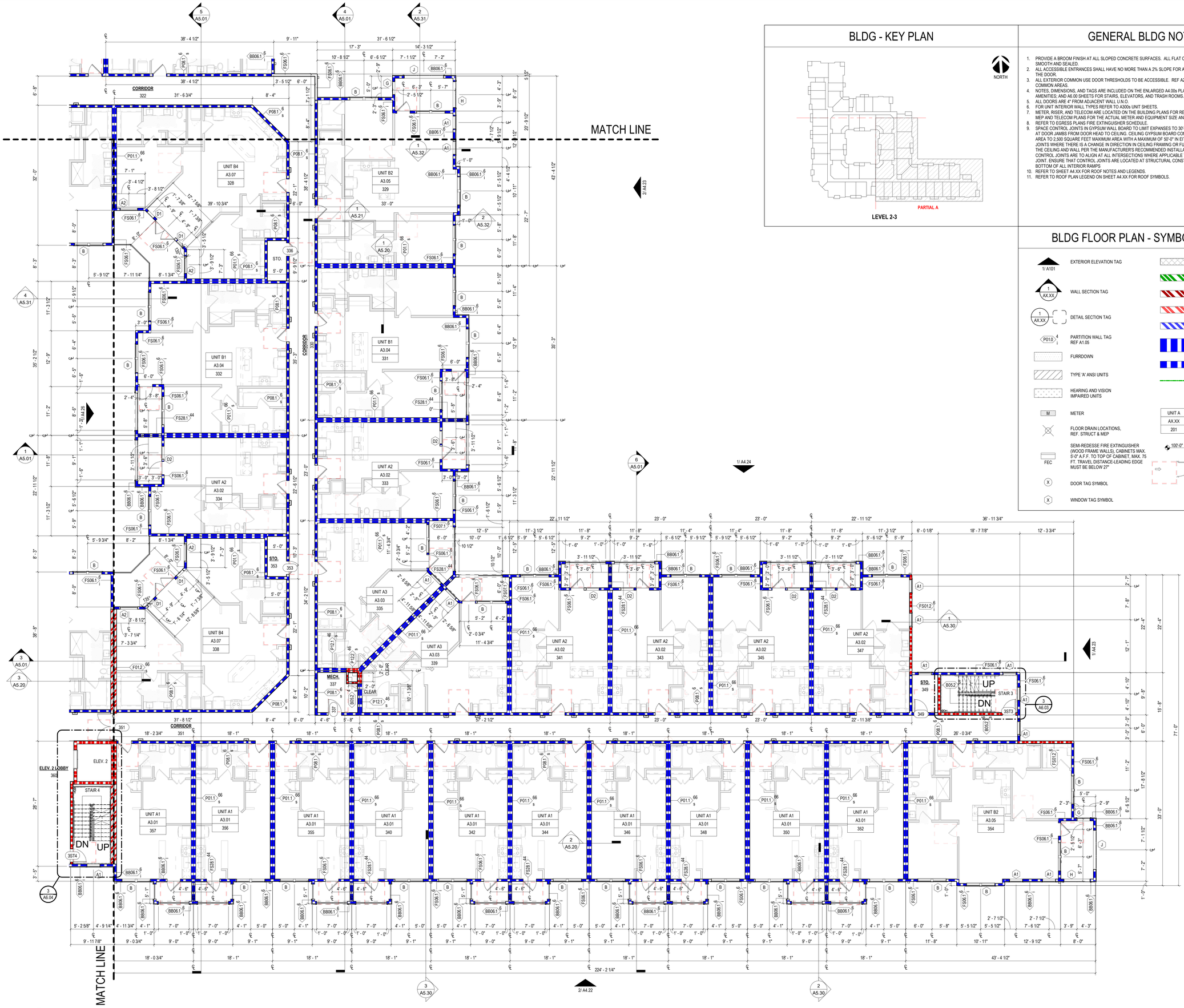
PERMIT SET (10.06.2023)

SHEET CONTENTS
OVERALL FLOOR PLAN - LEVEL 3

SHEET NO.
A4.13

21159



1 LEVEL 3 - 'A' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

BLDG - KEY PLAN

LEVEL 2-3

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
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5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
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7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
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10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P01.0 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT A / AX.XX / 201 — UNIT TYPE / SHEET NUMBER / ADDRESS NUMBER
- 100'-0" — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARENCE

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:44:14 PM

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REGISTERED ARCHITECT
JAMES SIMONE, JR.
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STATE OF TEXAS
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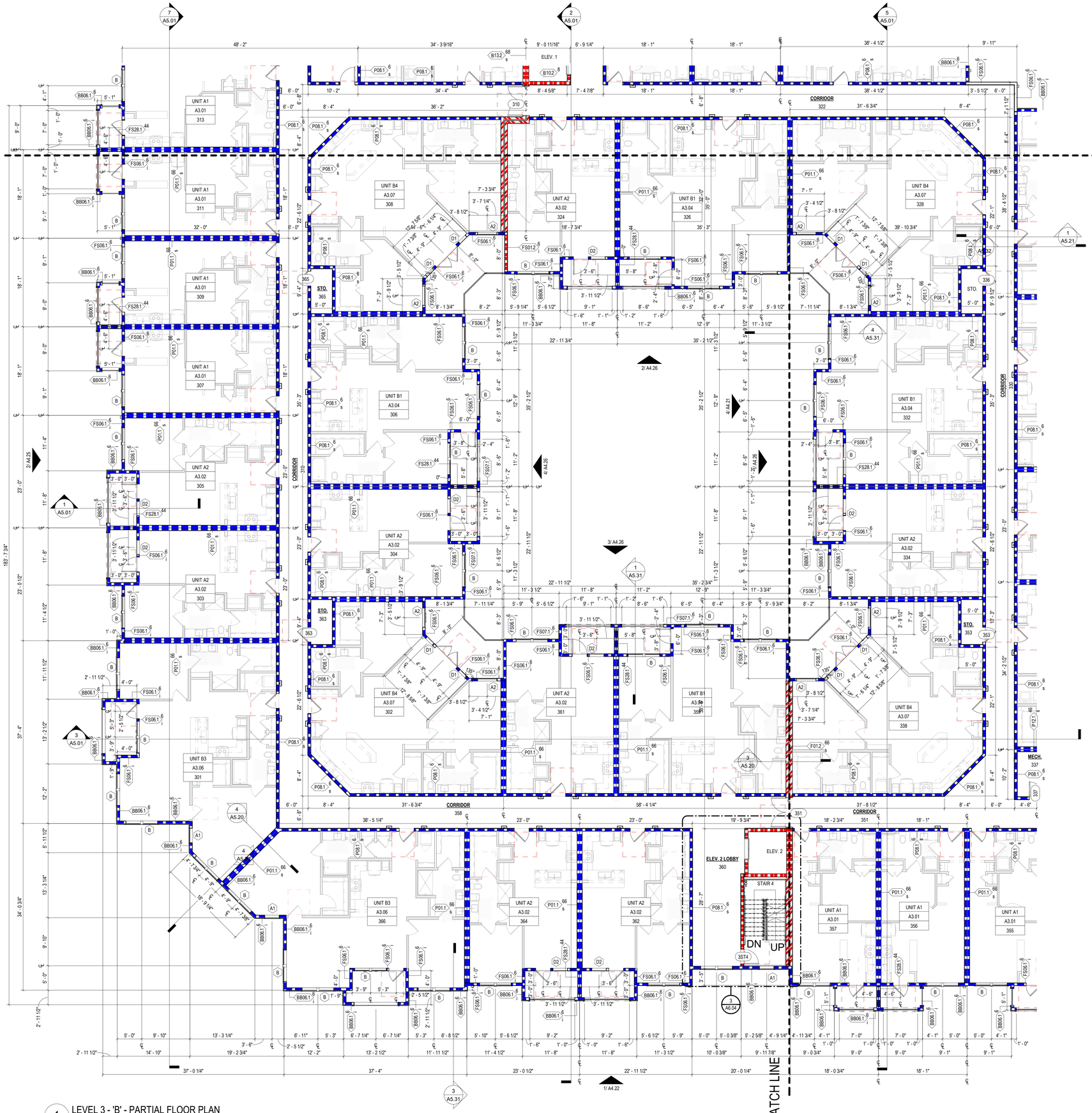
SHEET CONTENTS
LEVEL 3 - PARTIAL PLAN A

SHEET NO.
A4.13A

100 % DD SET (04/14/23)

21159



1 LEVEL 3 - 'B' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
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6. FOR UNIT INTERIOR WALL TYPES REFER TO A300s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
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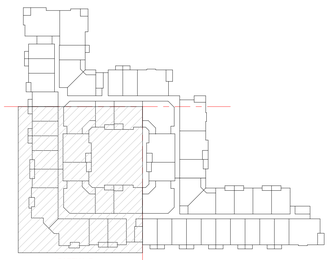
10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG (P01.0 4) REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27" (FEC)
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT A / AX.XX / 201 — UNIT TYPE / SHEET NUMBER / ADDRESS NUMBER
- 100'-0" FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARENCE

BLDG - KEY PLAN



LEVEL 2-3

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:49:05 PM

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REGISTERED ARCHITECT JAMES SIMONE JR. 20551 STATE OF TEXAS
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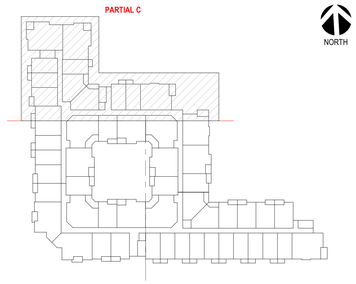
100 % DD SET (04/14/23)

SHEET CONTENTS
LEVEL 3 - PARTIAL PLAN B

SHEET NO.
A4.13B

21159

BLDG - KEY PLAN



LEVEL 2-3

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BLDG FLOOR PLAN - SYMBOL LEGEND

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- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG REF A1.05 (P01.0)
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
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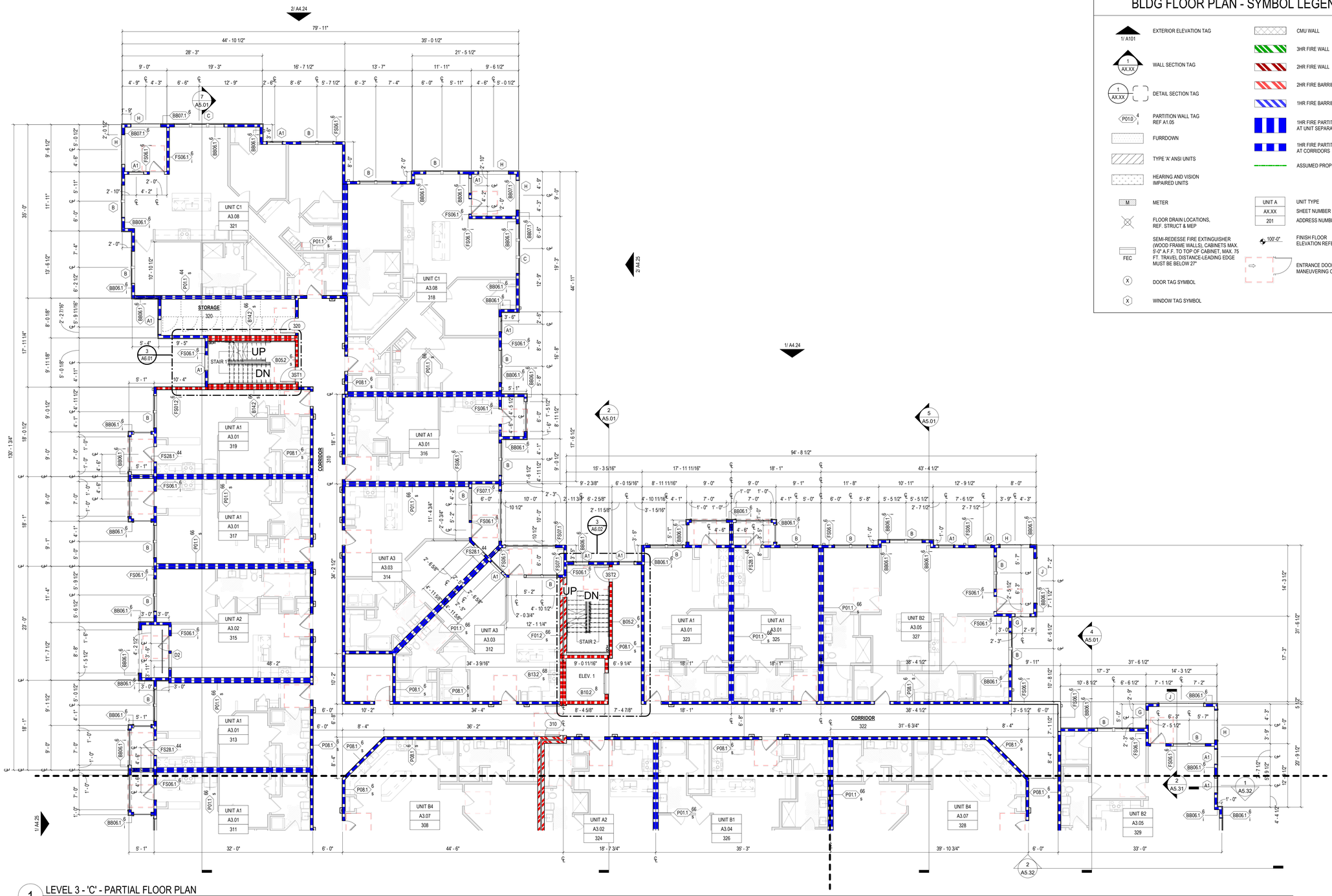

1 LEVEL 3 - 'C' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:51:12 PM

Issue for Pricing / Bidding:
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Revisions

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10.06.2023

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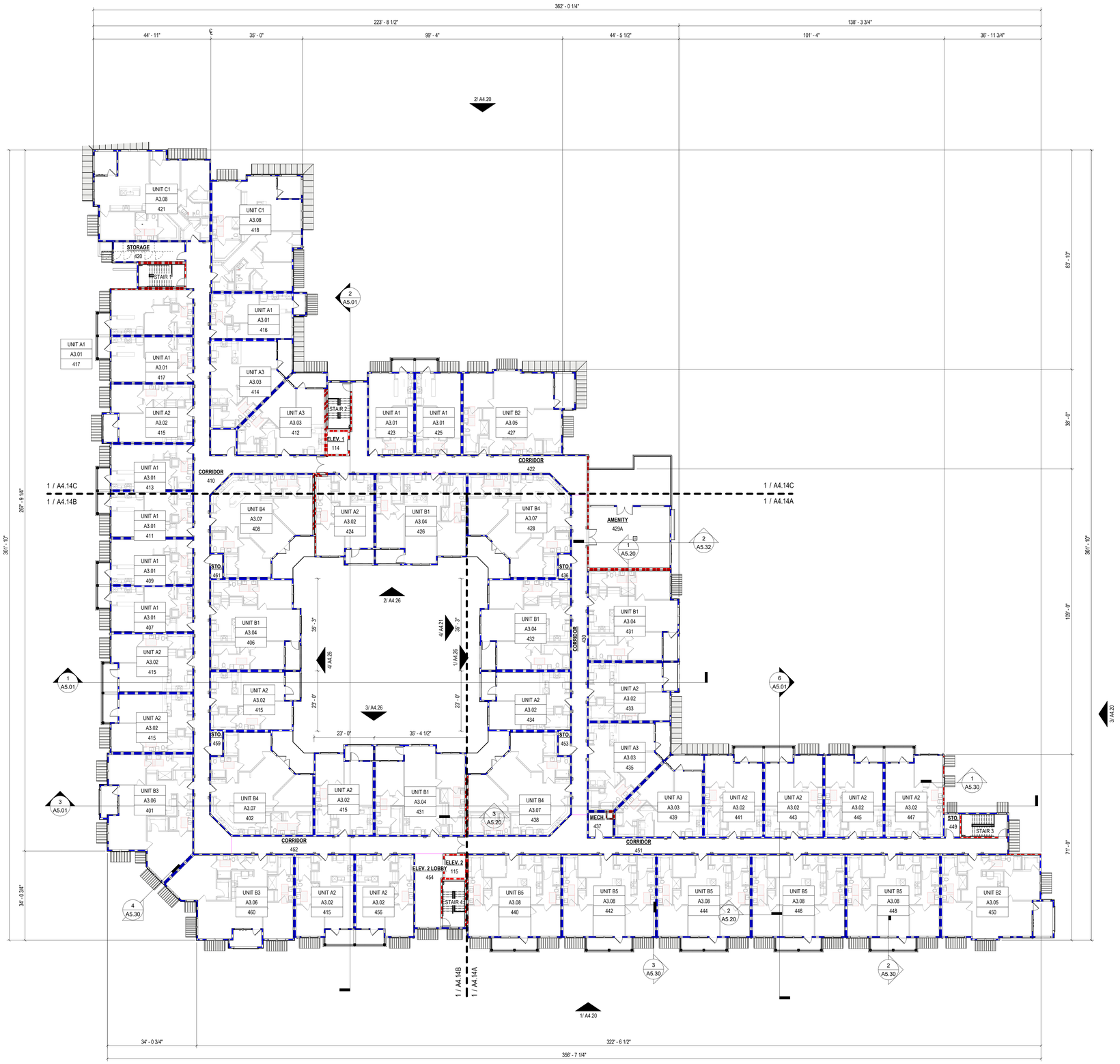
SHEET CONTENTS
LEVEL 3 - PARTIAL PLAN C

SHEET NO.
A4.13C

21159



1 OVERALL FLOOR PLAN - LEVEL 4
1/16" = 1'-0"

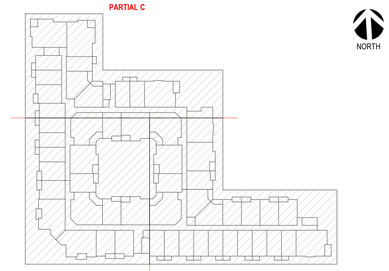
GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A8.00 SHEETS FOR AMENITIES; AND A6.00 SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A300s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. SPACE CONTROL JOINTS IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. EXTEND CONTROL JOINTS AT DOOR JAMBS FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHALL LIMIT THE CEILING AREA TO 2,500 SQUARE FEET MAXIMUM AREA WITH A MAXIMUM OF 50'-0" IN EITHER DIRECTION. INSTALL CONTROL JOINTS WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING OR FURRING, OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS
10. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
11. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG REF A1.05 (P01.0)
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27" (FEC)
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT TYPE (UNIT A)
- SHEET NUMBER (AX.XX)
- ADDRESS NUMBER (201)
- FINISH FLOOR ELEVATION REFER TO CIVIL (100'-0")
- ENTRANCE DOOR MANEUVERING CLEARENCE

BLDG - KEY PLAN



LEVEL 4

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:54:13 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
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Revisions

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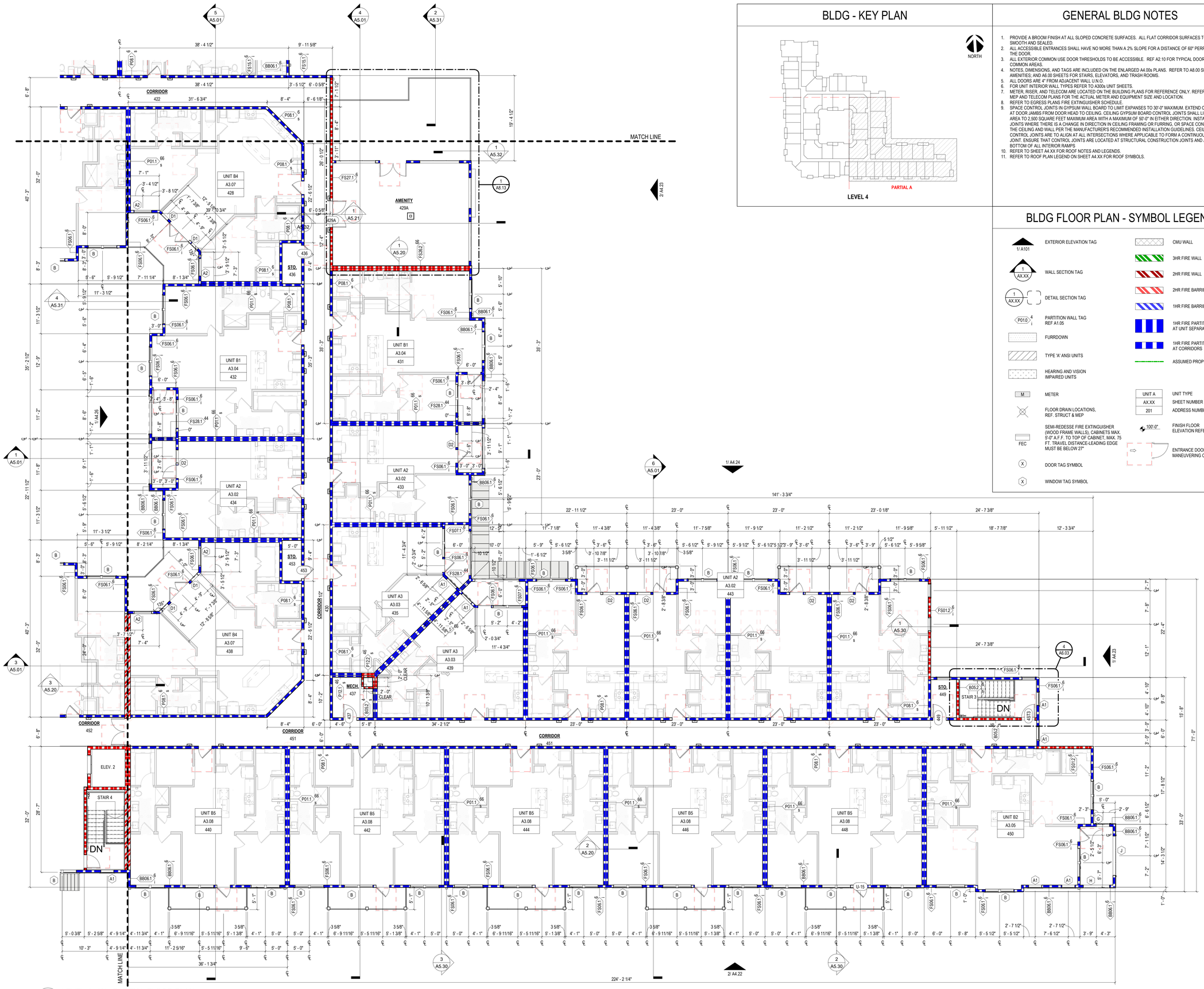
PERMIT SET (10.06.2023)

SHEET CONTENTS
OVERALL FLOOR PLAN - LEVEL 4

SHEET NO.
A4.14

21159



1 LEVEL 4 - 'A' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

BLDG - KEY PLAN

LEVEL 4

GENERAL BLDG NOTES

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BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG (P01.0 4) REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27" (FEC)
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT TYPE (UNIT A)
- SHEET NUMBER (AX.XX)
- ADDRESS NUMBER (201)
- FINISH FLOOR ELEVATION REFER TO CIVIL (100'-0")
- ENTRANCE DOOR MANEUVERING CLEARENCE

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 4:59:37 PM

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Issue for Construction:

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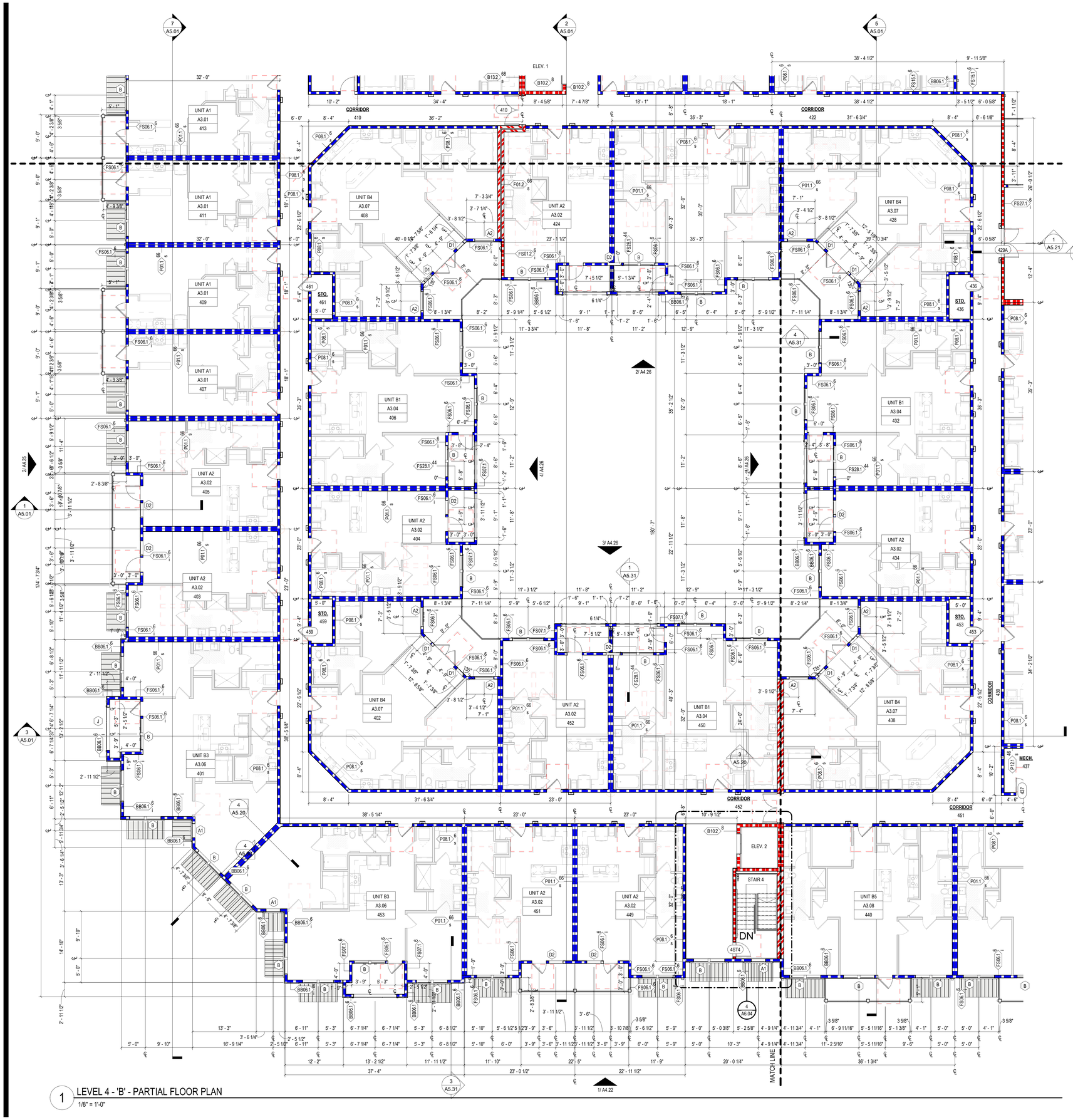
SHEET CONTENTS
LEVEL 4 - PARTIAL PLAN A

SHEET NO.
A4.14A

21159



1 LEVEL 4 - 'B' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

GENERAL BLDG NOTES

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BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG (P01.0 4) REF A1.05
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- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- UNIT TYPE (UNIT A)
- SHEET NUMBER (AX.XX)
- ADDRESS NUMBER (201)
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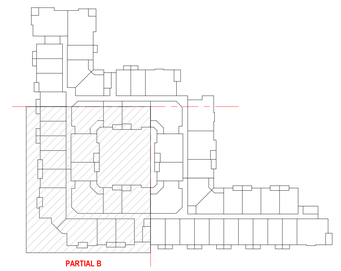
- ENTRANCE DOOR MANEUVERING CLEARENCE

BLDG - KEY PLAN



LEVEL 4

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 5:24:33 PM

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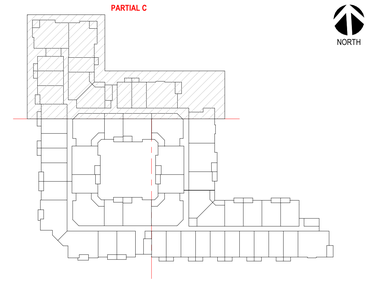
SHEET CONTENTS
LEVEL 4 - PARTIAL PLAN B

SHEET NO.
A4.14B

21159

BLDG - KEY PLAN



LEVEL 4

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BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG (P01.0 / 4) REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
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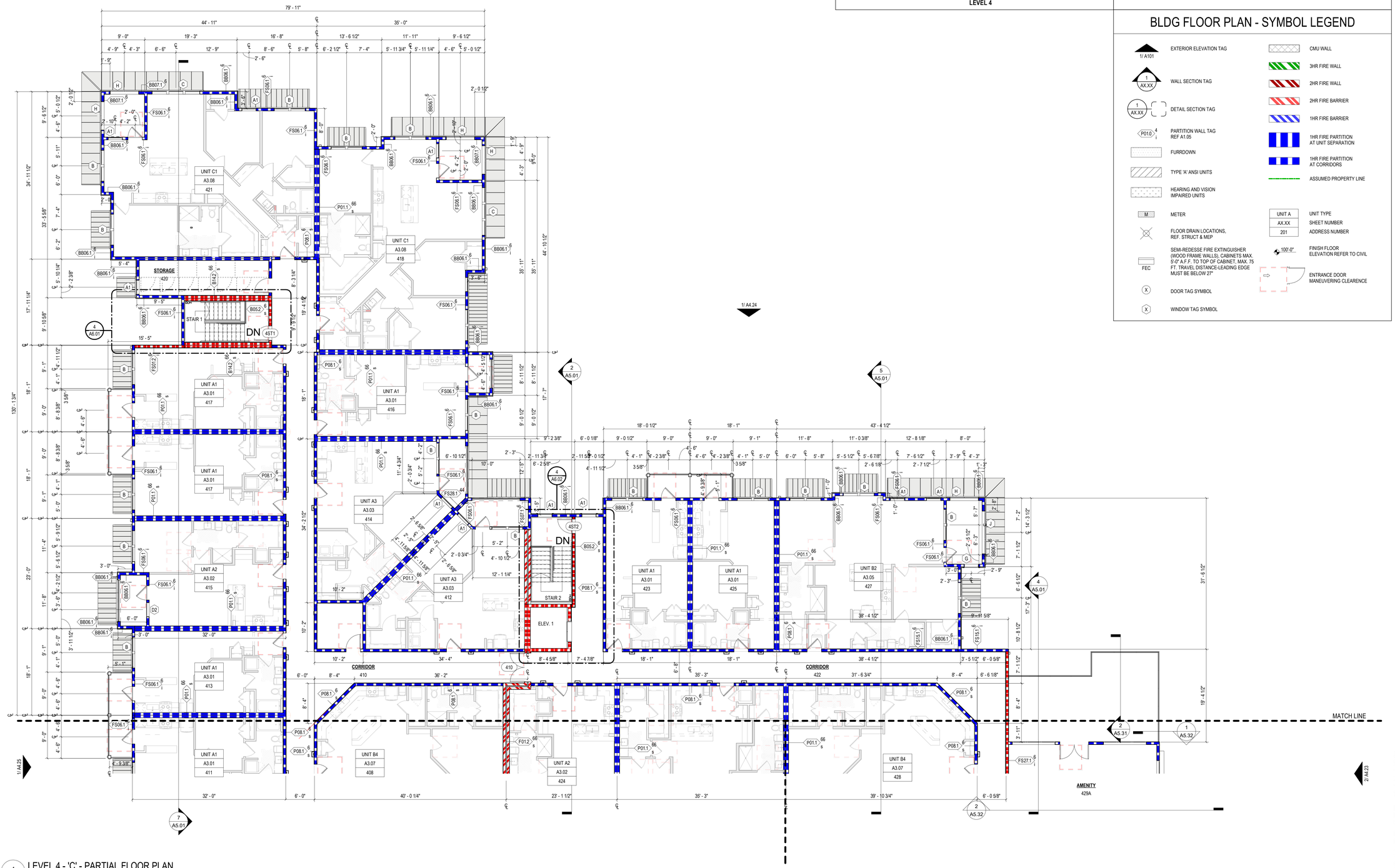

1 LEVEL 4 - 'C' - PARTIAL FLOOR PLAN
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 5:29:06 PM

Issue for Pricing / Bidding:
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Issue for Construction:

Revisions

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LEVEL 4 - PARTIAL PLAN C

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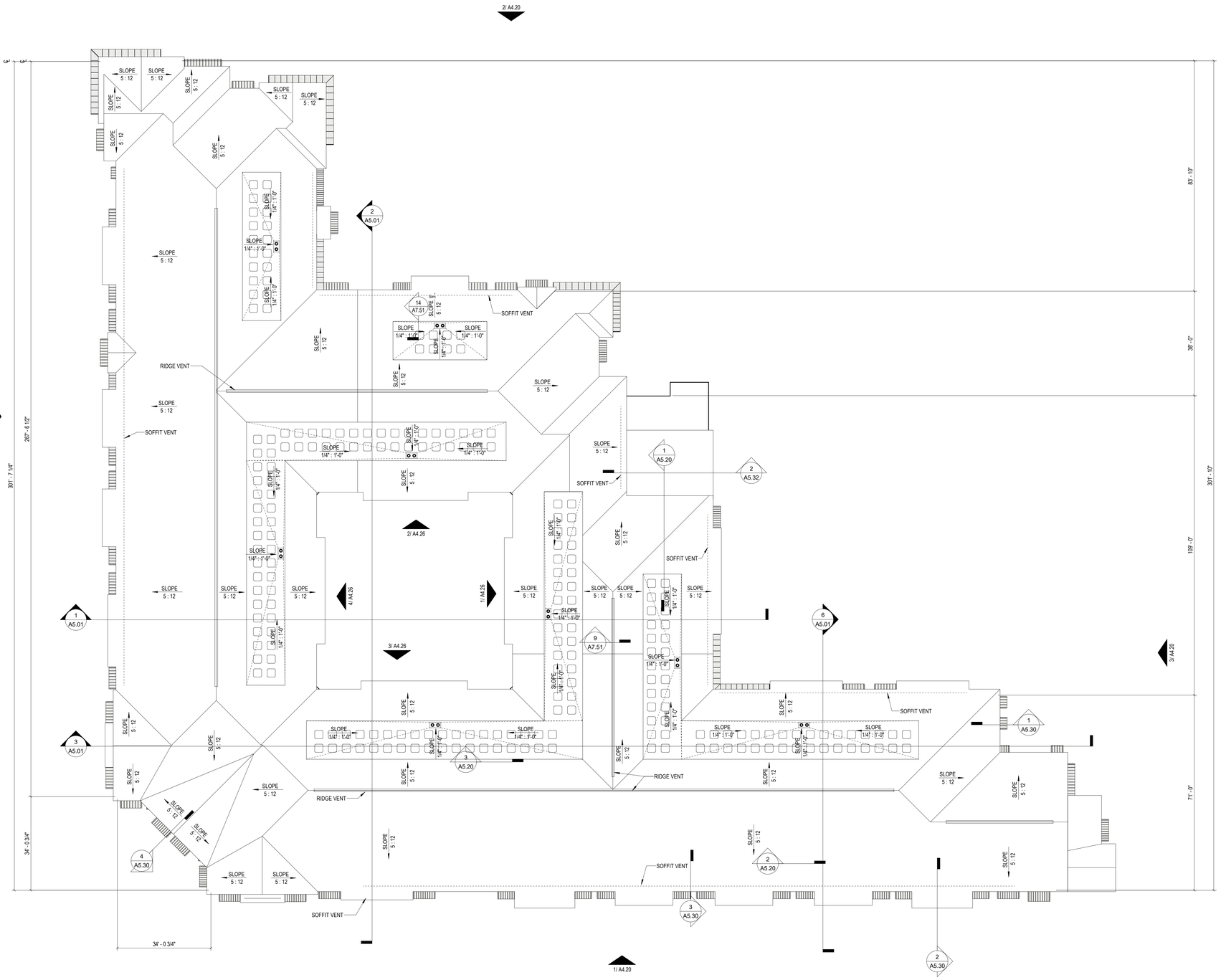

1 OVERALL ROOF PLAN
1/16" = 1'-0"

Area Schedule (ROOF VENTILATION)

ROOF AREAS			VENTILATION AREA REQUIRED SQ. IN.			UPPER EXHAUST VENTS							LOWER INTAKE VENTS						
						RIDGE VENTS			UPPER WALL VENTS				SOFFIT VENTS			LOWER WALL VENTS			
NAME	AREA SQ. FT.	IBC_1203_FACTOR	TOTAL_VENT_REQ	UPPER_VENT_REQ	LOWER_VENT	VENT LINEAR FT	VENT NFA	TOTAL PROV.	VENTS PROV.	VENT NFA	TOTAL PROV.	TOTAL UPPER VENTS PROV.	VENT LINEAR FT	VENT NFA	TOTAL PROV.	OTHER_LOWER_VENTS_PROV	OTHER_LOWER_VENTS_NFA	OTHER_LOWER_VENTS_PROV_TOTAL	TOTAL LOWER VENTS PROV.
ROOF	51570 SF	300	24754 in²	12377 in²	12377 in²	564	216.0 in²	121824 in²	0	0.0 in²	0 in²	121824 in²	719	671 in²	482478 in²	0	0.0 in²	0.0 in²	482478 in²

ROOF NOTES

NOTE:
1. FOR LOW SLOPE ROOFS; SLOPES ARE TO BE MIN 1/4" PER FOOT, U.N.O.
2. PARAPET DIMENSIONS ARE FROM TOP OF PLATE TO TOP OF PARAPET.
3. GUTTERS AND DOWNSPOUTS TO BE PROVIDED AT ALL EAVES.
4. 1'-0" OVERHANG AT TYPICAL U.N.O. pitched roof
5. ALL ROOF DRAINS / DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM.
6. ALL DOWNSPOUTS ON STAIRS AND ELEVATOR TOWER OR ANY NOT CONNECTED DIRECTLY TO STORM WATER SYSTEM TO HAVE LEADERS AND SPLASH BLOCKS.
7. DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALL, SIDEWALKS, AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. LOCATE DOWNSPOUTS AT INTERIOR CORNERS WHEN POSSIBLE.
8. DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.2 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
9. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
10. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
11. PLATE AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
12. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
13. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
14. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS AS REQUIRED BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
15. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A 30" VERTICAL CLEARANCE: U.N.O. REF. 15/A7.03.

ROOF PLAN - SYMBOL LEGEND

- DRAFTSTOP
- ROOF SIDE WALL
- 2-HR FIRE BARRIER
- 2-HR FIRE WALL
- NO PENETRATIONS 4'-0" ON EITHER SIDE OF 2 HOUR FIREWALL
- 12'-0" RAISED CEILING LOCATIONS 3/12 PITCH VAULTED CEILING LOCATIONS
- ICE DAM SHIELD
- 22" X 30" LOCAKABLE ATTIC ACCESS, REF. DET. 10/A7.03
- ATTIC DRAFTSTOP ACCESS DOOR REF. 1/A7.07
- PARAPET
- PARAPET HT. X'-X" — PARAPET HEIGHT FROM TOP OF PLATE
- SLOPE DIRECTION
- 1/4" /FT. X:12 — CONTINUOUS SOFFIT VENT BASIS OF DESIGN TAMLYN CUV8VW 12.7 SQ. IN. PER LINEAR FOOT
- 24" X 18" INTAKE GABLE VENT: BASIS OF DESIGN - CONSTRUCTION METALS., INC.- GALVANIZED MESH: 190 SQ. IN. NET FREE AREA
- RD — 4" ROOF DRAIN WITH OVERFLOW REF. MEP
- OVF-S — OVERFLOW SCUPPER
- 5" X 5" GUTTER
- DS — 4" DOWN SPOUT (DS)
- DS — 4" X 4" LEADER WITH COLLECTOR HEAD
- ROOFTOP CONDENSING UNIT ON RACK SYSTEM, AS SPECIFIED, REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
- 1 / AX.XX — WALL SECTION TAG
- 1/ A101 — EXTERIOR ELEVATION TAG

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 6:56:18 PM

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Issue for Permit Application:
Issue for Construction:

Revisions

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10.06.2023

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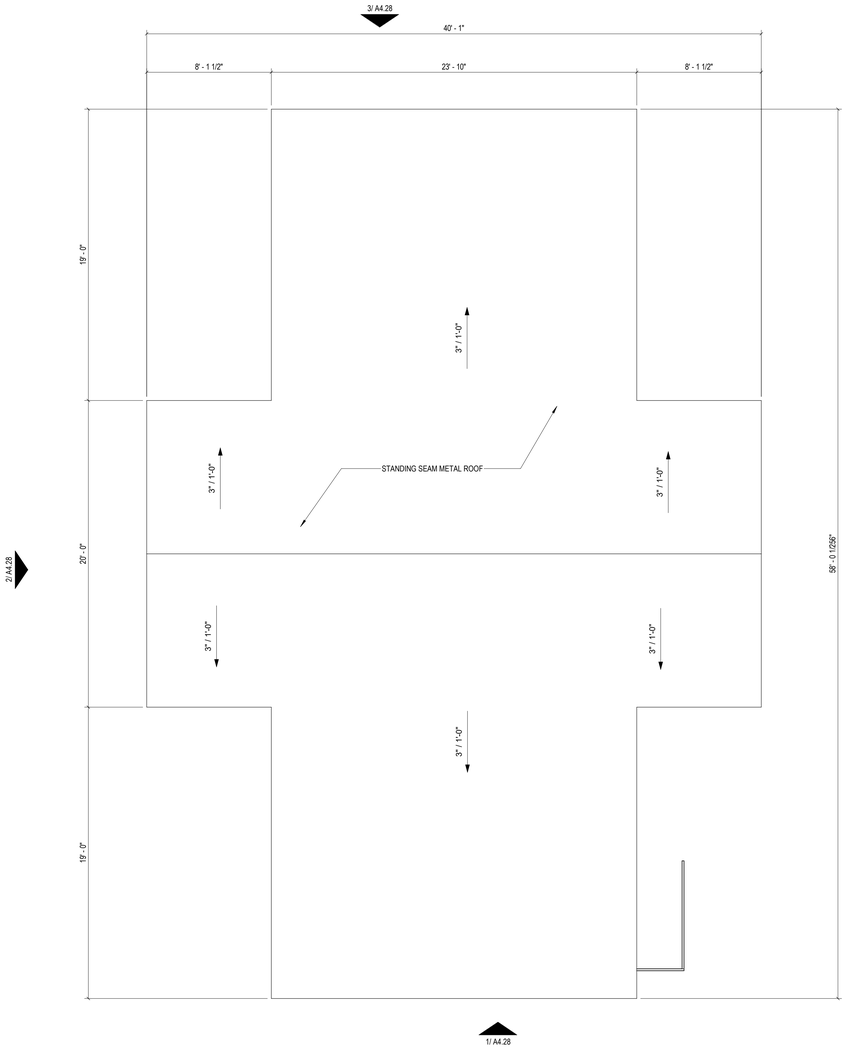
PERMIT SET (10.06.2023)

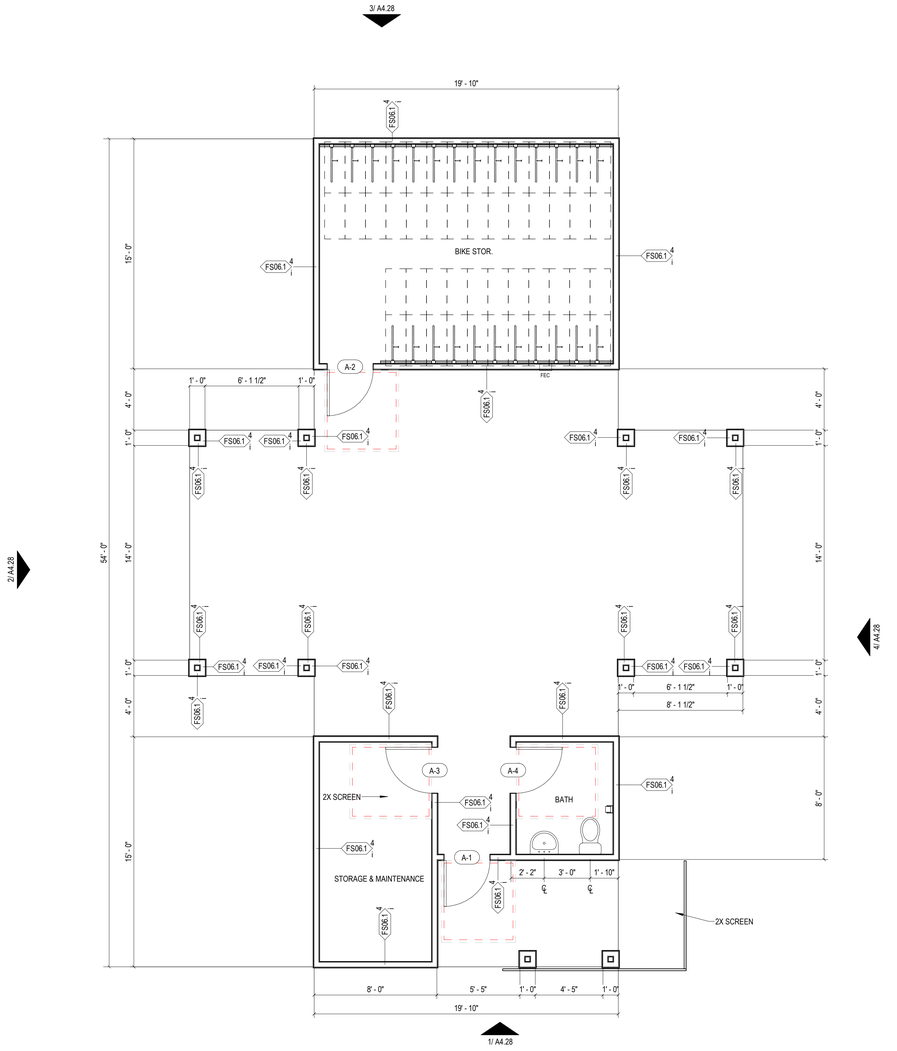
SHEET CONTENTS
BUILDING ROOF PLAN

SHEET NO.
A4.15

21159



6 MAINT. ROOM ROOF PLAN
1/4" = 1'-0"



5 MAINT. ROOM
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 11:35:14 AM

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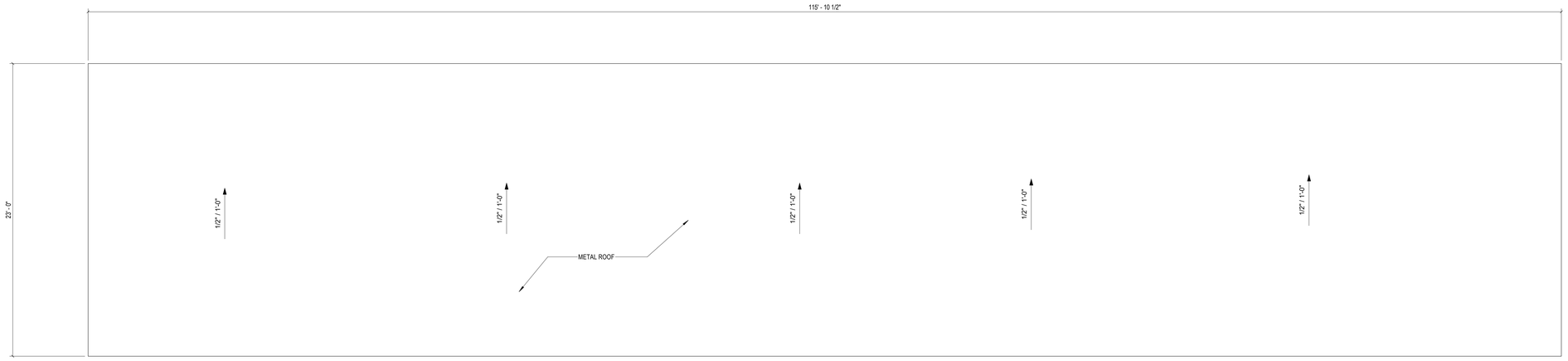
SHEET CONTENTS
AMENITY BUILDING FLOOR & ROOF PLANS

SHEET NO.

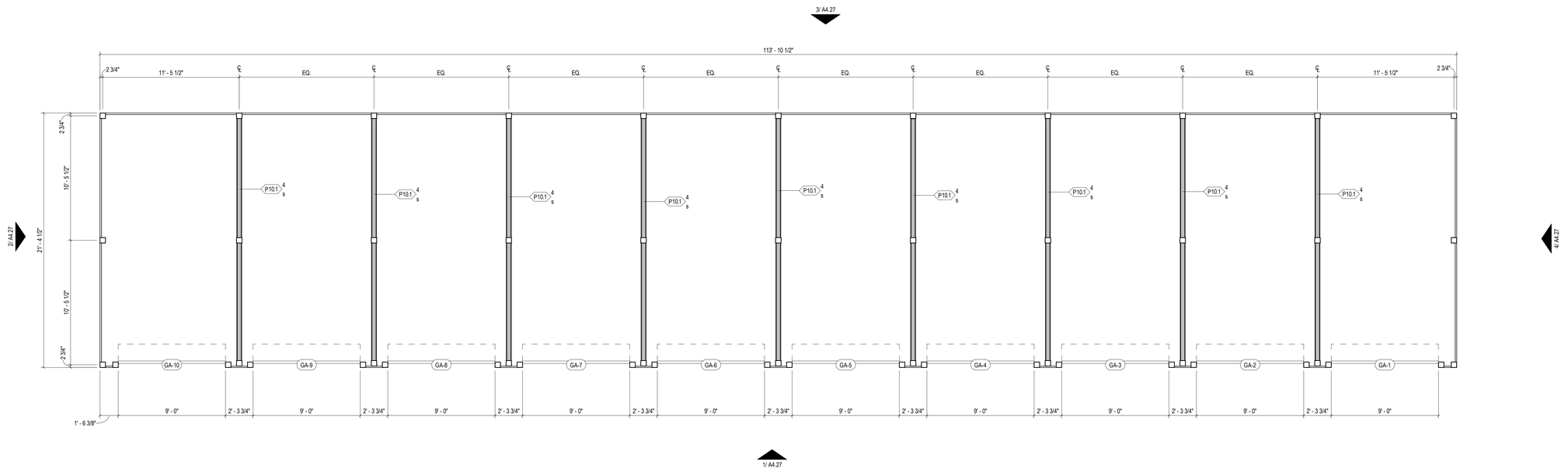
A4.16

PERMIT SET (10.06.2023)

21159



2 GARAGE ROOF PLAN
1/4" = 1'-0"



1 GARAGE PLAN
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 7:05:09 PM

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SHEET CONTENTS
GARAGE FLOOR AND ROOF PLANS

SHEET NO.

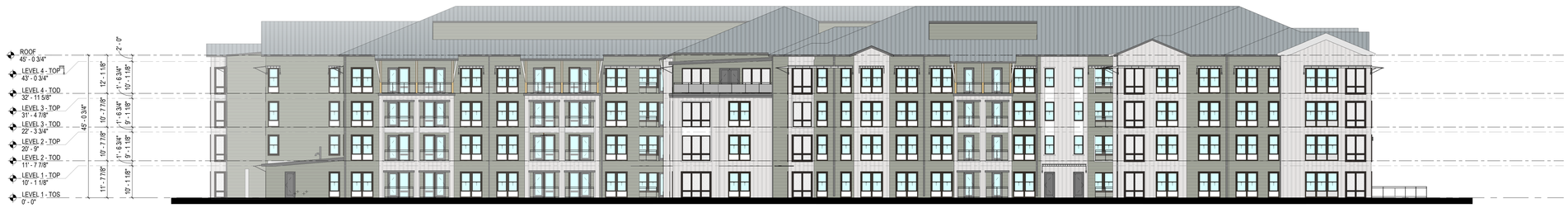
A4.17

PERMIT SET (10.06.2023)

21159

4 OVERALL ELEVATION - WEST
1/16" = 1'-0"

3 OVERALL ELEVATION - EAST
1/16" = 1'-0"



2 OVERALL ELEVATION - NORTH
1/16" = 1'-0"

1 OVERALL ELEVATION - SOUTH
1/16" = 1'-0"

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5%. MIN FOR 10' PER IBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2021 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, III) CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM NICHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROOKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION - SYMBOL LEGEND

X	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
X	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
1 / A.XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR	TOP OF HEEL
		T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
1 / A.XX	DETAIL SECTION TAG	F.F. 100'-0"	FINISH FLOOR
5:12 → 12 / 5	SLOPE TAGS		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
	BRICK VENEER		

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 3:06:03 PM

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SHEET CONTENTS
OVERALL BUILDING EXTERIOR ELEVATIONS

SHEET NO.

A4.20

PERMIT SET (10.06.2023)

21159

4 COURTYARD ELEVATION - WEST

1/16" = 1'-0"

3 COURTYARD ELEVATION - SOUTH

1/16" = 1'-0"

2 COURTYARD ELEVATION - EAST

1/16" = 1'-0"

1 COURTYARD ELEVATION - NORTH

1/16" = 1'-0"

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
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COLOR LEGEND

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P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

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		T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
1 / AX.XX	DETAIL SECTION TAG	F.F. 100'-0"	FINISH FLOOR
5:12 ▸ 12 / 5	SLOPE TAGS		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
	BRICK VENEER		

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:45:20 AM

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10.06.2023

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SHEET CONTENTS
OVERALL COURTYARD ELEVATIONS

SHEET NO.

A4.21

21159

2 ENLARGED ELEVATION - SOUTH B
1/8" = 1'-0"

1 ENLARGED ELEVATION - SOUTH A
1/8" = 1'-0"

EXTERIOR FINISHED	
KEYNOTES	FINISHES
5.1	METAL RAILING
5.2	METAL CANOPY
5.4	STANDING SEAM METAL ROOF
6.1	WOOD ROOF BRACKET
7.11	FIBER CEMENT BANDING (WHITE)
7.12	FIBER CEMENT BANDING (DARK GRAY)
7.72	DOWNSPOUT (4x6)
8.2	VINYL WINDOW (DARK BRONZE)
BB-1	BOARD & BATTEN (WHITE)
FP-1	FIBER CEMENT PANEL (WHITE)
FS-1	FIBER CEMENT SIDING (WHITE)
FS-2	FIBER CEMENT SIDING (DARK GRAY)

ELEVATION NOTES

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2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
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4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5%. MIN FOR 10' PER IBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2021 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, III) CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM NICHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROOKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION - SYMBOL LEGEND

X	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
X	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
1 / AX.XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR	TOP OF HEEL
		T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
1 / AX.XX	DETAIL SECTION TAG	F.F. 100'-0"	FINISH FLOOR
5:12 → 12 / 5	SLOPE TAGS		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
	BRICK VENEER		

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 2:05:31 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

#	DATE	COMMENTS

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San Antonio, TX

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10.06.2023

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PERMIT SET (10.06.2023)

SHEET CONTENTS
ENLARGED BUILDING ELEVATIONS - SOUTH

SHEET NO.
A4.22

21159

EXTERIOR FINISHED	
KEYNOTES	FINISHES
5.1	METAL RAILING
5.2	METAL CANOPY
5.4	STANDING SEAM METAL ROOF
5.5	METAL ROOF
6.1	WOOD ROOF BRACKET
7.11	FIBER CEMENT BANDING (WHITE)
7.12	FIBER CEMENT BANDING (DARK GRAY)
7.72	DOWNSPOUT (4x6)
8.2	VINYL WINDOW (DARK BRONZE)
BB-1	BOARD & BATTEN (WHITE)
FP-1	FIBER CEMENT PANEL (WHITE)
FS-1	FIBER CEMENT SIDING (WHITE)
FS-2	FIBER CEMENT SIDING (DARK GRAY)

2 ENLARGED ELEVATION - EAST B
1/8" = 1'-0"

1 ENLARGED ELEVATION - EAST A
1/8" = 1'-0"

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
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14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
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P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION - SYMBOL LEGEND

X	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
X	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
1 / AX.XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR	TOP OF HEEL
		T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
1 / AX.XX	DETAIL SECTION TAG	F.F. 100'-0"	FINISH FLOOR
5:12 ▸ 12 / 5	SLOPE TAGS		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
	BRICK VENEER		

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 4:07:02 PM

Issue for Pricing / Bidding:
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Issue for Construction:

Revisions

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PERMIT SET (10.06.2023)

SHEET CONTENTS
ENLARGED BUILDING ELEVATIONS - EAST

SHEET NO.
A4.23

21159

EXTERIOR FINISHED	
KEYNOTES	FINISHES
5.1	METAL RAILING
5.2	METAL CANOPY
5.4	STANDING SEAM METAL ROOF
5.5	METAL ROOF
6.1	WOOD ROOF BRACKET
7.6	
7.11	FIBER CEMENT BANDING (WHITE)
7.12	FIBER CEMENT BANDING (DARK GRAY)
7.72	DOWNSPOUT (4x6)
8.2	VINYL WINDOW (DARK BRONZE)
BB-1	BOARD & BATTEN (WHITE)
FP-1	FIBER CEMENT PANEL (WHITE)
FS-1	FIBER CEMENT SIDING (WHITE)
FS-2	FIBER CEMENT SIDING (DARK GRAY)

2 ENLARGED ELEVATION - NORTH B

1/8" = 1'-0"

1 ENLARGED ELEVATION - NORTH A

1/8" = 1'-0"

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
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COLOR LEGEND

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P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION - SYMBOL LEGEND

X	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
X	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
1 / AX.XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR	TOP OF HEEL
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1 / AX.XX	DETAIL SECTION TAG	F.F. 100'-0"	FINISH FLOOR
5:12 → 12 / 5	SLOPE TAGS		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
	BRICK VENEER		

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 5:05:09 PM

Issue for Pricing / Bidding:
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Revisions

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SHEET CONTENTS
ENLARGED BUILDING ELEVATIONS - NORTH

SHEET NO.

A4.24

21159

2 ENLARGED ELEVATION - WEST B
1/8" = 1'-0"

1 ENLARGED ELEVATION - WEST A
1/8" = 1'-0"

EXTERIOR FINISHED	
KEYNOTES	FINISHES
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5.2	METAL CANOPY
5.4	STANDING SEAM METAL ROOF
6.1	WOOD ROOF BRACKET
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7.12	FIBER CEMENT BANDING (DARK GRAY)
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FS-1	FIBER CEMENT SIDING (WHITE)
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P3	FIELD COLOR 3		

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		T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
1 AX.XX	DETAIL SECTION TAG	F.F. 100'-0"	FINISH FLOOR
5:12 12 5	SLOPE TAGS		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
	BRICK VENEER		

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 2:10:36 PM

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SHEET CONTENTS
ENLARGED BUILDING ELEVATIONS - WEST

SHEET NO.
A4.25

21159

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM NICHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROOKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

P1	FIELD COLOR 1	C1	CANOPY #1 REF A7.XX
P2	FIELD COLOR 2	C2	CANOPY #2 REF A7.XX
P3	FIELD COLOR 3		

ELEVATION - SYMBOL LEGEND

X	DOOR TAG	T.O.P. 100'-0" XTH FLOOR	TOP OF PLATE
X	WINDOW TAG	T.O.D. 100'-0" XTH FLOOR	TOP OF DECK
1 A7.XX	WALL SECTION TAG	T.O.H. 100'-0" XTH FLOOR	TOP OF HEEL
1 A7.XX	DETAIL SECTION TAG	T.O.S. 100'-0" XTH FLOOR	TOP OF SLAB
5:12 12 5	SLOPE TAGS	F.F. 100'-0"	FINISH FLOOR
	BRICK VENEER		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5%. MIN FOR 10' PER IBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2021 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, III) CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

4 ENLARGED COURTYARD ELEVATION - WEST1
1/8" = 1'-0"

3 ENLARGED COURTYARD ELEVATION - SOUTH
1/8" = 1'-0"

2 ENLARGED COURTYARD ELEVATION - NORTH
1/8" = 1'-0"

1 ENLARGED COURTYARD ELEVATION - EAST
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:45:28 AM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

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10.06.2023

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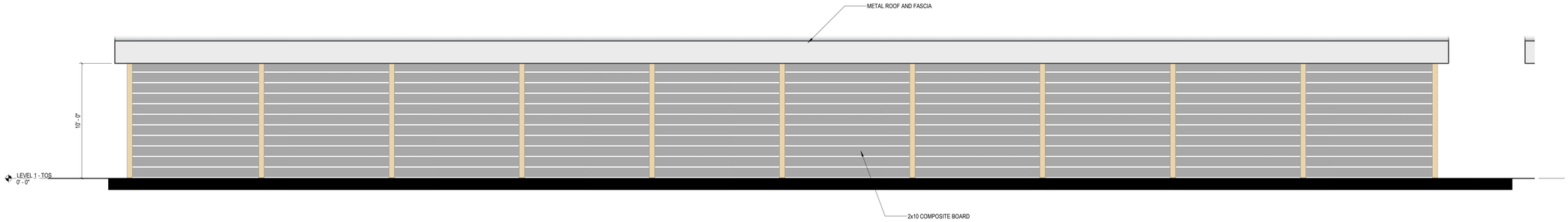
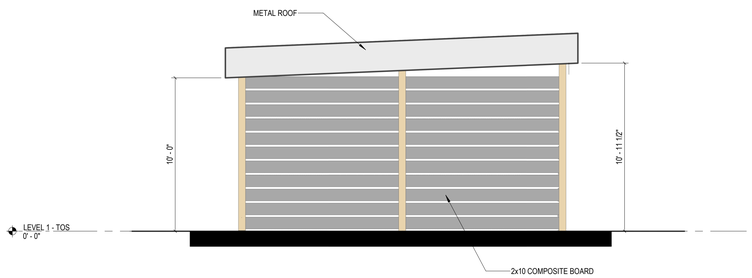
SHEET CONTENTS
ENLARGED COURTYARD ELEVATIONS

SHEET NO.
A4.26

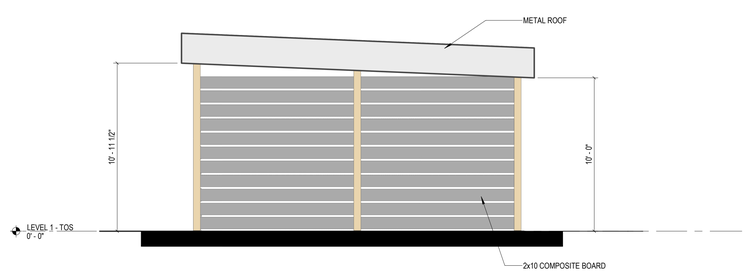
21159



3 GARAGE - NORTH ELEVATION
1/4" = 1'-0"



2 GARAGE - WEST ELEVATION
1/4" = 1'-0"



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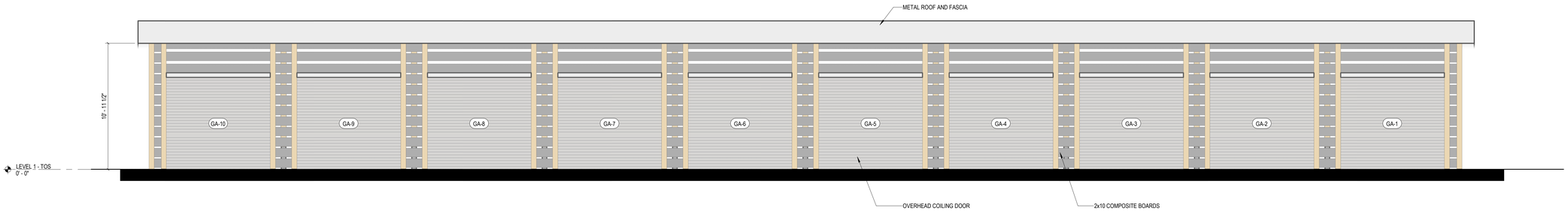
1/4" = 1'-0"



1 GARAGE - SOUTH ELEVATION
1/4" = 1'-0"

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Drawn by: Author
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SHEET CONTENTS
GARAGES ELEVATIONS

SHEET NO.

A4.27

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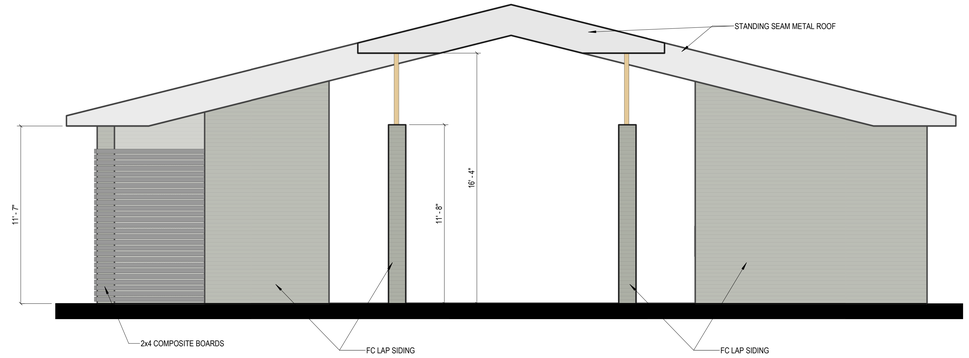
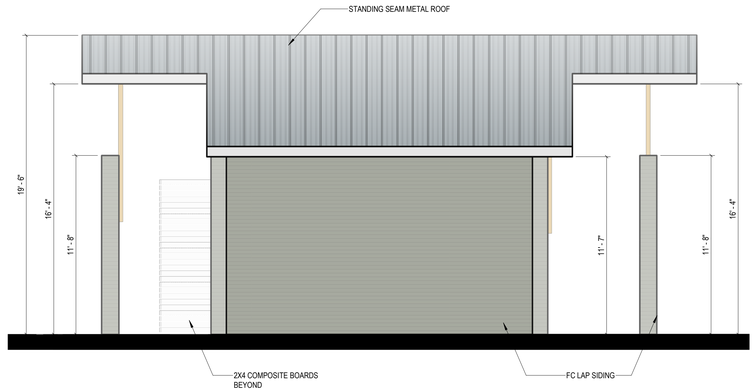
21159



4 AMENITY BUILDING - EAST ELEVATION
1/4" = 1'-0"



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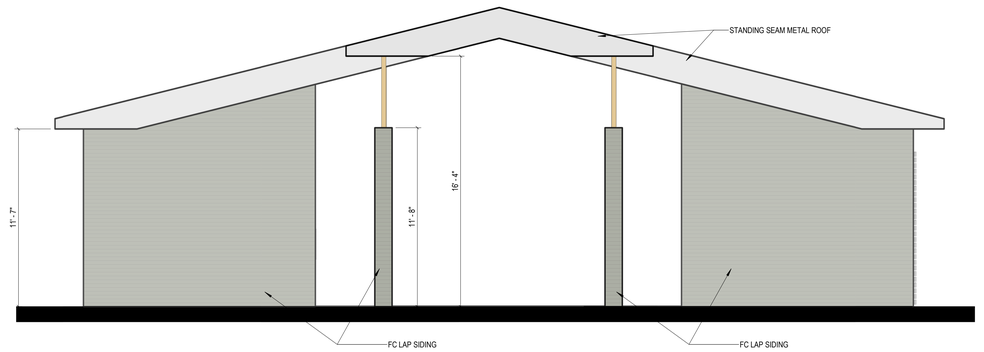
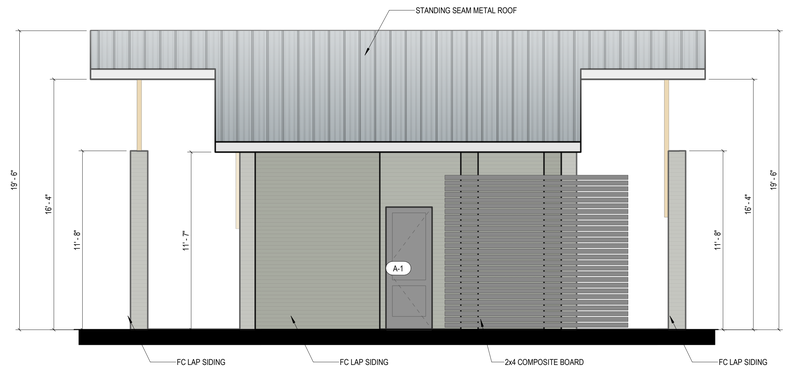
1/4" = 1'-0"



2 AMENITY BUILDING - WEST ELEVATION
1/4" = 1'-0"



1 AMENITY BUILDING - SOUTH ELEVATION
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:45:41 AM

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SHEET CONTENTS
AMENITY BUILDING EXTERIOR ELEVATIONS

SHEET NO.

A4.28

21159

1 RCP - LEVEL 1
1/16" = 1'-0"

RCP - SYMBOL LEGEND

- L-306 - 7" SURFACE MOUNT LED
- 7" SURFACE MOUNT EMERGENCY LED
- 9" SURFACE MOUNT LED
- 4' LED STRIP FIXTURE
- 4' LED STRIP EMERGENCY FIXTURE
- 2' X 2' SURFACE MOUNT OR RECESSED LED
- GYP. BD. CEILING
- BELOW PODIUM 3 HOUR CONSTRUCTION, REFER TO A1.06 - ASSEMBLY FCC03.3
- 1 X 4 WALL MOUNTED FIXTURE
- 1 X 4 WALL MOUNTED EMERGENCY FIXTURE
- PARKING GARAGE 4' LED STRIP FIXTURE
- PARKING GARAGE 4' LED STRIP EMERGENCY FIXTURE
- EXTERIOR SCONCE
- L-305 - CEILING FAN

16" | 15" | 14"

1. ALL CEILINGS TO BE GYP. BD ATTACHED TO UNDERSIDE OF TRUSS ASSEMBLY, U.N.O.
2. REFER TO UNIT RCP NOTES FOR UNIT CEILING HEIGHT.
3. REFER TO INTERIORS FOR FIXTURE SCHEDULE.

ALL CORRIDOR AND UNIT DROPPED CEILING HEIGHT AT **LEVEL 1** TO BE 11'-6" FROM LEVEL 1 AMENITY SLAB (LEVEL 1 - AM) AND 10'-6" FROM LEVEL 1 RESIDENTIAL SLAB (LEVEL 1 - RES), U.N.O.

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Architect of Record: James Simone
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SHEET CONTENTS
RCP - LEVEL 1

SHEET NO.

A4.30

21159

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1 RCP - LEVEL 2-3
1/16" = 1'-0"

RCP - SYMBOL LEGEND

- L-306 - 7" SURFACE MOUNT LED
- 7" SURFACE MOUNT EMERGENCY LED
- 9" SURFACE MOUNT LED
- 4' LED STRIP FIXTURE
- 4' LED STRIP EMERGENCY FIXTURE
- 2' X 2' SURFACE MOUNT OR RECESSED LED
- GYP. BD. CEILING
- BELOW PODIUM 3 HOUR CONSTRUCTION, REFER TO A1.06 - ASSEMBLY FCC03.3
- 1 X 4 WALL MOUNTED FIXTURE
- 1 X 4 WALL MOUNTED EMERGENCY FIXTURE
- PARKING GARAGE 4' LED STRIP FIXTURE
- PARKING GARAGE 4' LED STRIP EMERGENCY FIXTURE
- EXTERIOR SCONCE
- L-305 - CEILING FAN

16" | 15" | 14"

1. ALL CEILINGS TO BE GYP. BD ATTACHED TO UNDERSIDE OF TRUSS ASSEMBLY, U.N.O.
2. REFER TO UNIT RCP NOTES FOR UNIT CEILING HEIGHT.
3. REFER TO INTERIORS FOR FIXTURE SCHEDULE.

ALL CORRIDOR AND UNIT DROPPED CEILING HEIGHT AT **LEVEL 1** TO BE 11'-6" FROM LEVEL 1 AMENITY SLAB (LEVEL 1 - AM) AND 10'-6" FROM LEVEL 1 RESIDENTIAL SLAB (LEVEL 1 - RES), U.N.O.

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Drawn by: Author
Architect of Record: James Simone
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SHEET CONTENTS
RCP - LEVEL 2-3

SHEET NO.
A4.31

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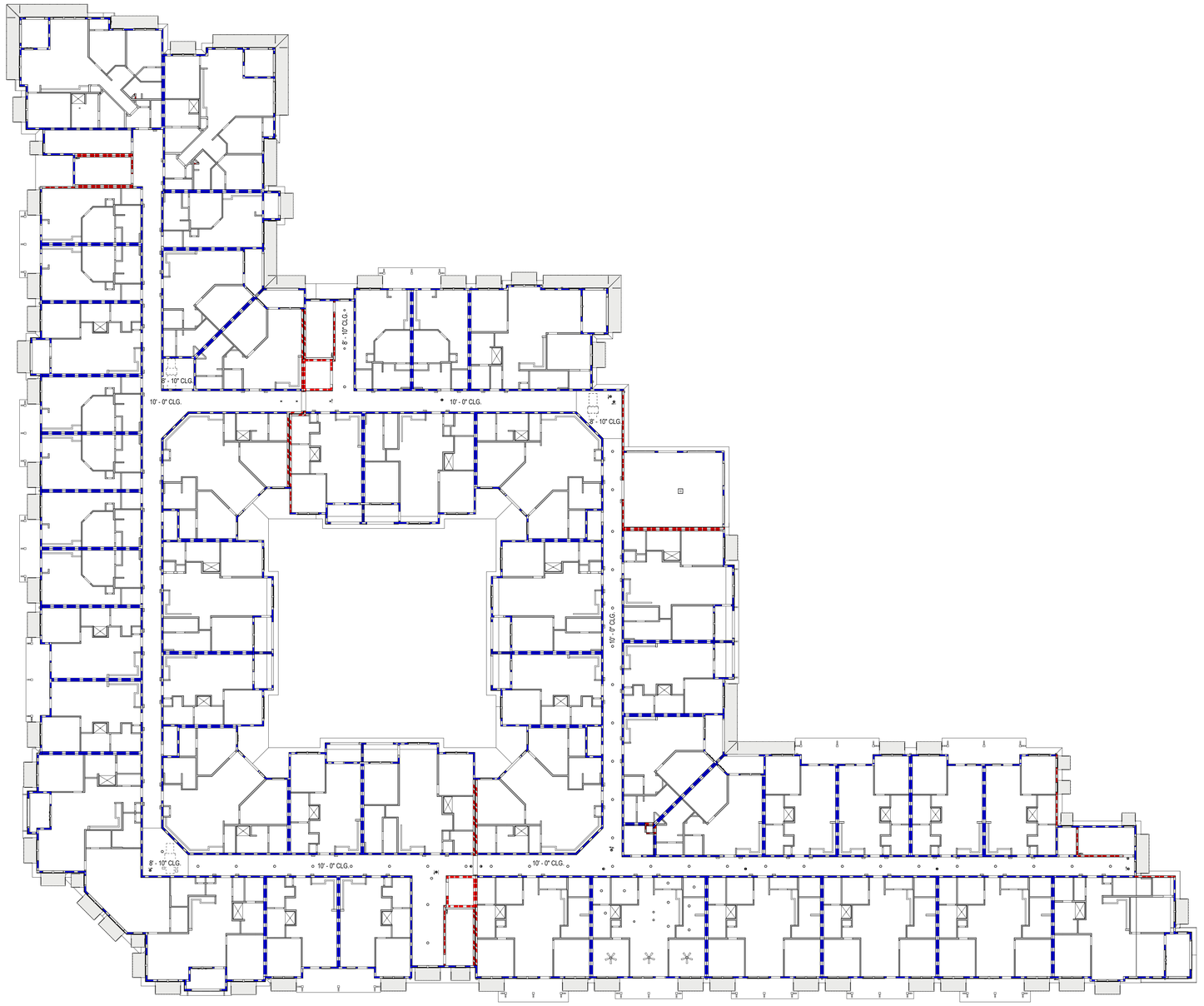

1 RCP - LEVEL 4
1/16" = 1'-0"

RCP - SYMBOL LEGEND

- L-306 - 7" SURFACE MOUNT LED
- 7" SURFACE MOUNT EMERGENCY LED
- 9" SURFACE MOUNT LED
- 4' LED STRIP FIXTURE
- 4' LED STRIP EMERGENCY FIXTURE
- 2' X 2' SURFACE MOUNT OR RECESSED LED
- GYP. BD. CEILING
- BELOW PODIUM 3 HOUR CONSTRUCTION, REFER TO A1.06 - ASSEMBLY FCC03.3
- 1 X 4 WALL MOUNTED FIXTURE
- 1 X 4 WALL MOUNTED EMERGENCY FIXTURE
- PARKING GARAGE 4' LED STRIP FIXTURE
- PARKING GARAGE 4' LED STRIP EMERGENCY FIXTURE
- EXTERIOR SCONCE
- L-305 - CEILING FAN

16" | 15" | 14"

1. ALL CEILINGS TO BE GYP. BD ATTACHED TO UNDERSIDE OF TRUSS ASSEMBLY, U.N.O.
2. REFER TO UNIT RCP NOTES FOR UNIT CEILING HEIGHT.
3. REFER TO INTERIORS FOR FIXTURE SCHEDULE.

ALL CORRIDOR AND UNIT DROPPED CEILING HEIGHT AT **LEVEL 1** TO BE 11'-6" FROM LEVEL 1 AMENITY SLAB (LEVEL 1 - AM) AND 10'-6" FROM LEVEL 1 RESIDENTIAL SLAB (LEVEL 1 - RES), U.N.O.

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:46:02 AM

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SHEET CONTENTS
RCP PLAN - LEVEL 4

SHEET NO.

A4.32

21159

2 3D - NE CORNER

4 NE CORNER 2

5 NE CORNER 3

1 FRONT ELEVATION 3D

3 3D - ENTRY

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:47:25 AM

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SHEET CONTENTS
3D ELEVATIONS

SHEET NO.

A4.33

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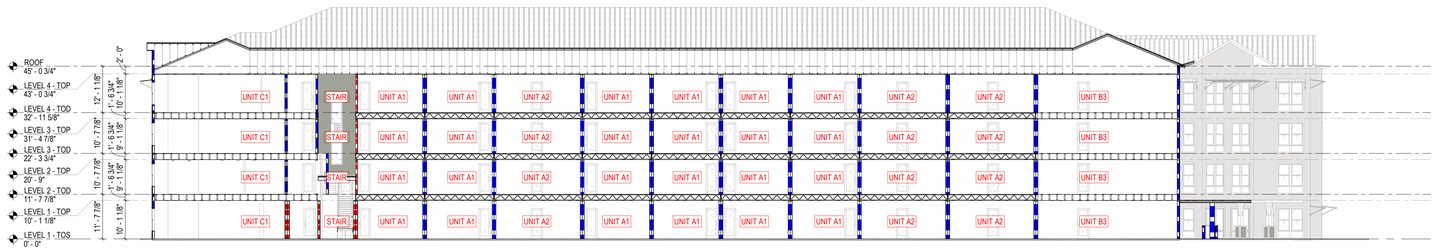
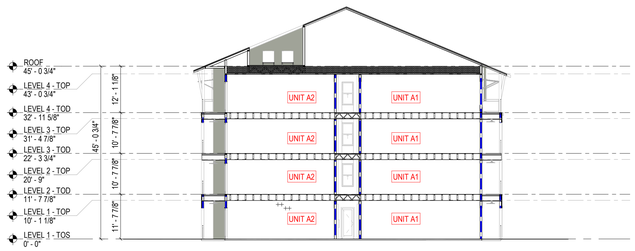
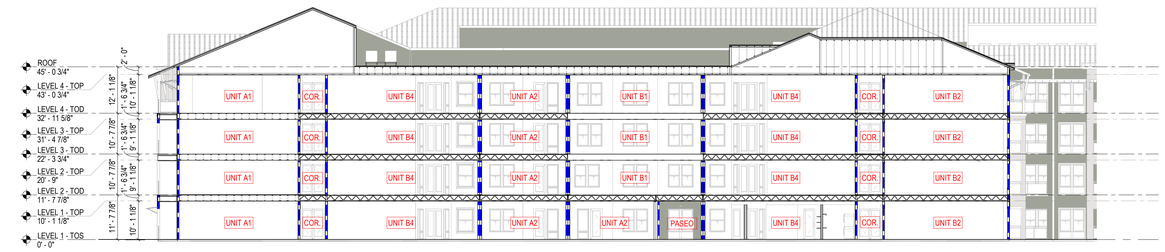


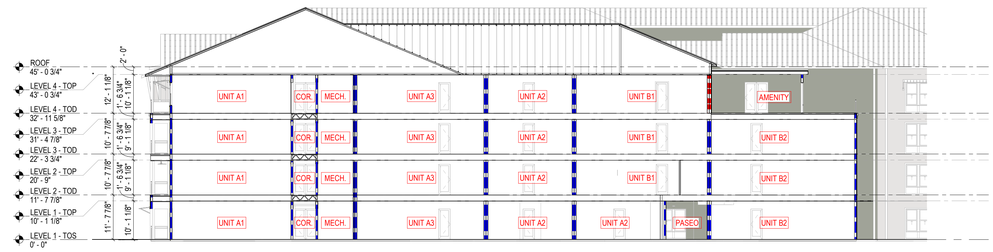
7 Section 5
1/16" = 1'-0"



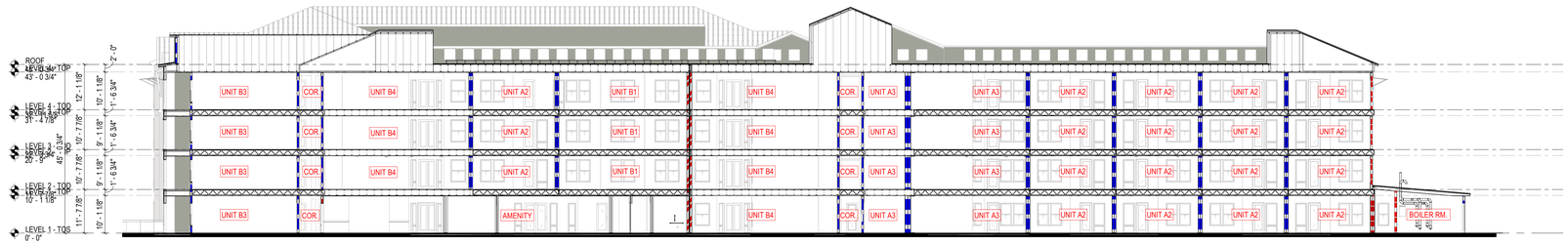
6 BUILDING SECTION SOUTH LEG
1/16" = 1'-0"



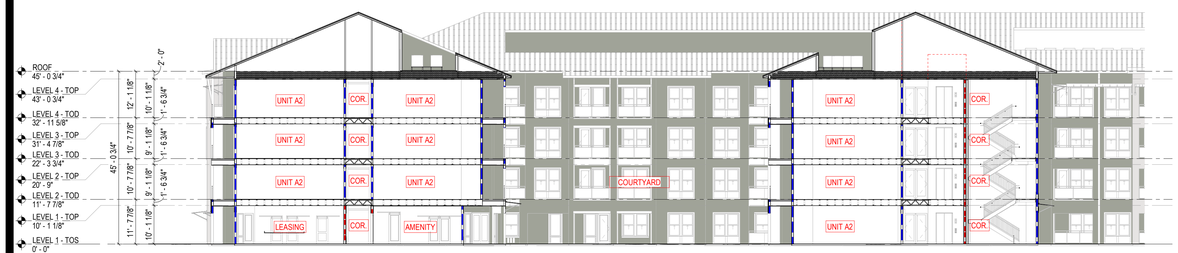
5 Section 7
1/16" = 1'-0"



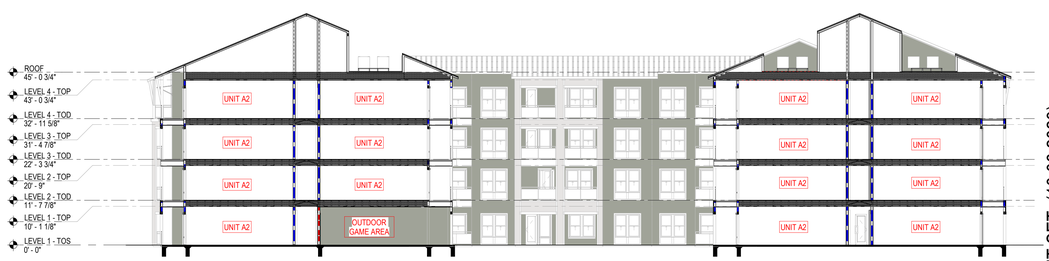
4 Section 6
1/16" = 1'-0"



3 OVERALL BUILDING SECTION 2
1/16" = 1'-0"



2 BUILDING SECTION THROUGH COURTYARD
1/16" = 1'-0"



1 CROSS SECTION AT COURTYARD
1/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 6:02:37 PM

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10.06.2023

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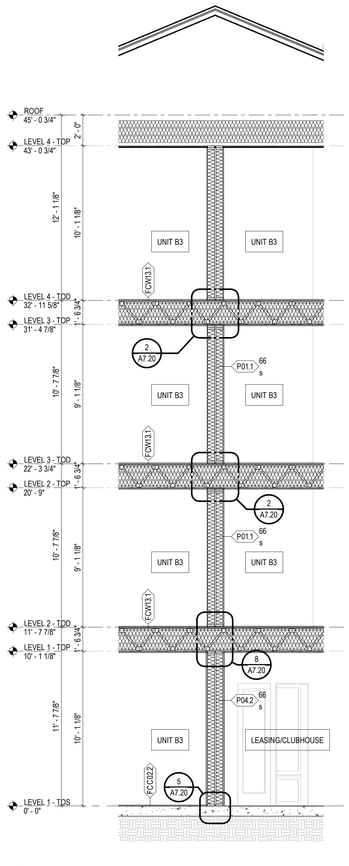
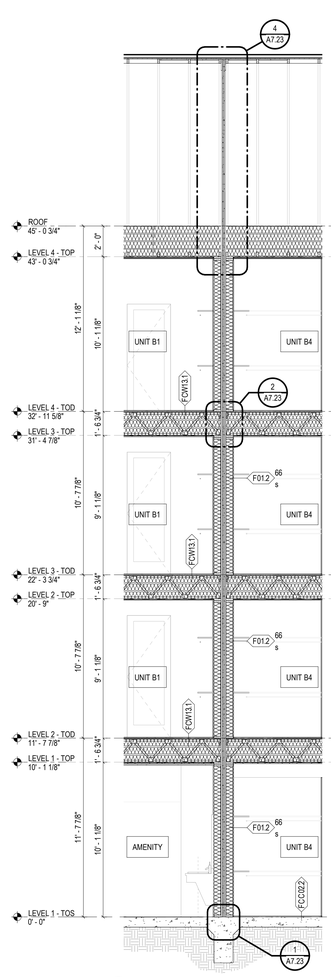
SHEET CONTENTS
BUILDING SECTIONS

SHEET NO.
A5.01

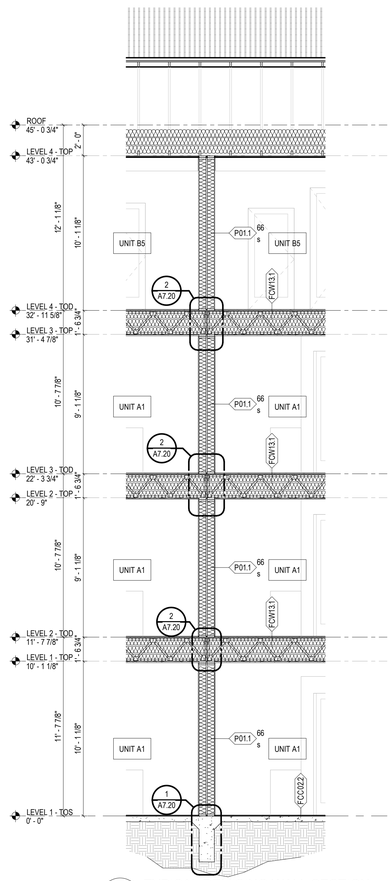
21159



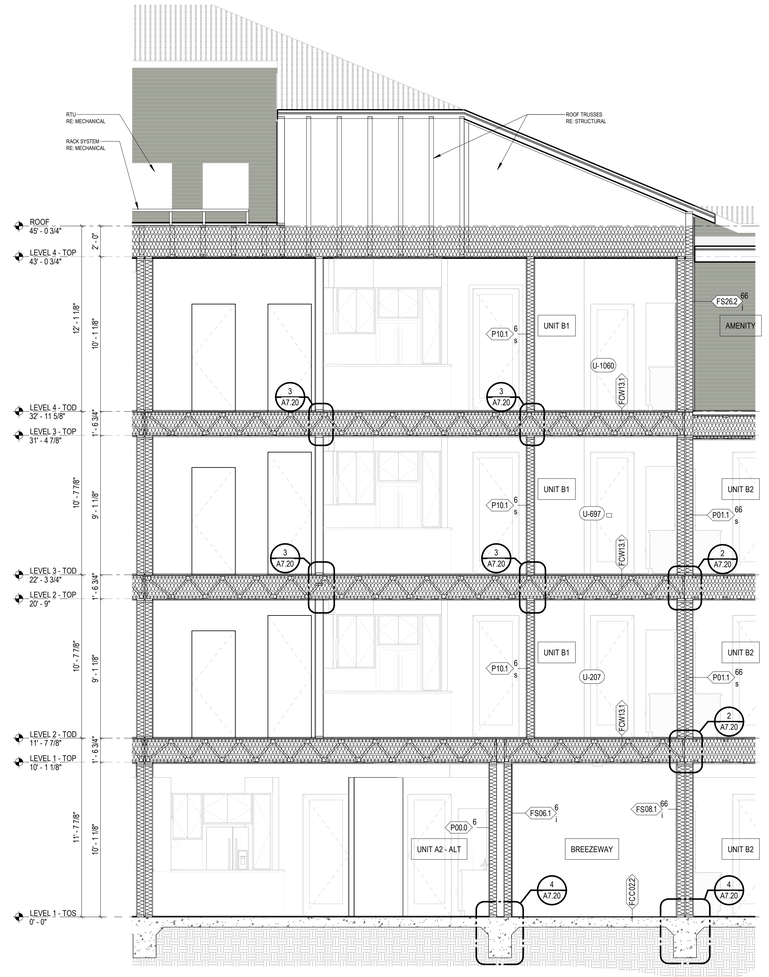
4 WALL SECTION @ CORNER TOWER
1/4" = 1'-0"



3 WALL SECTION @ 2HR FIRE BARRIER
1/4" = 1'-0"



2 TYPICAL DEMISING WALL SECTION
1/4" = 1'-0"



1 WALL SECTION @ LEVEL 1 BREEEZEWAY
1/4" = 1'-0"

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Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
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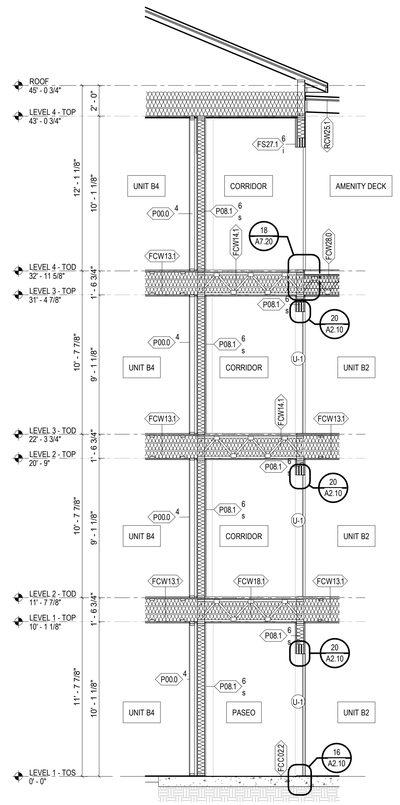
SHEET CONTENTS
INTERIOR WALL SECTIONS

SHEET NO.
A5.20

21159



1 INTERIOR CORRIDOR AT ROOF DECK

1/4" = 1'-0"

Designed by: Designer

Drawn by: Author

Architect of Record: James Simone

Date Plotted: 10/9/2023 6:23:29 PM

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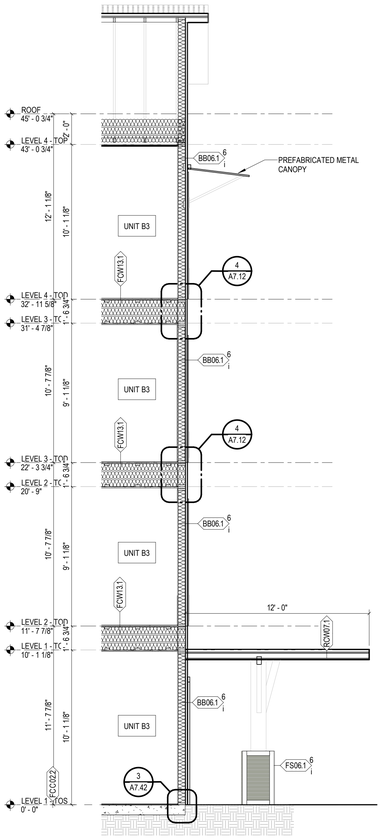
INTERIOR WALL SECTIONS

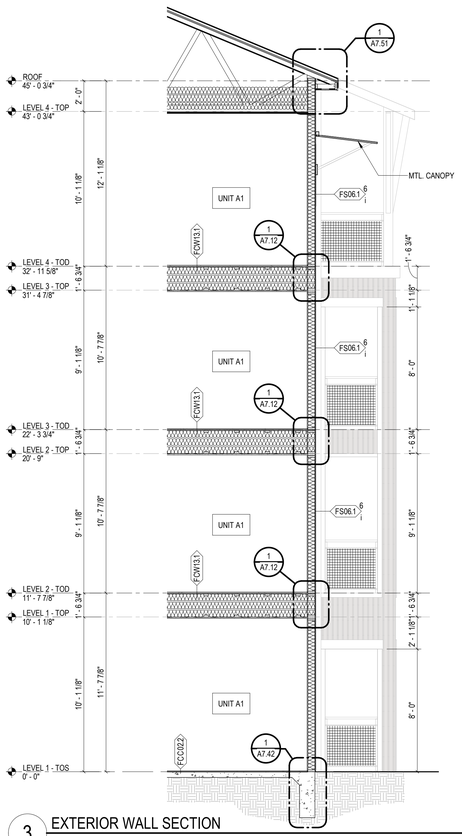
SHEET NO.

A5.21

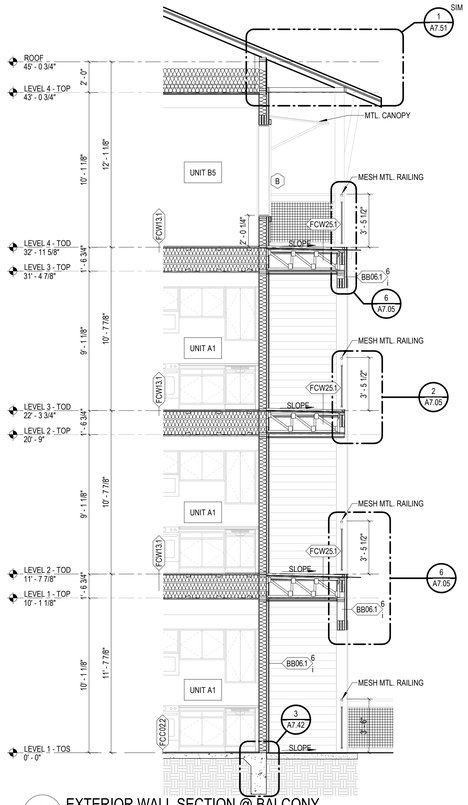
21159



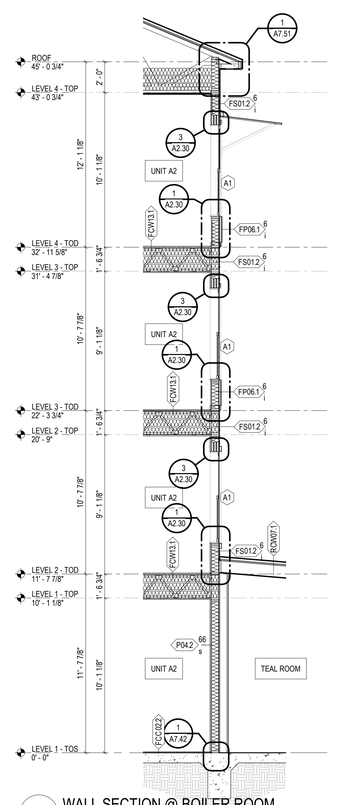
4 EXTERIOR WALL SECTION @ CORNER TOWER
1/4" = 1'-0"



3 EXTERIOR WALL SECTION
1/4" = 1'-0"



2 EXTERIOR WALL SECTION @ BALCONY
1/4" = 1'-0"



1 WALL SECTION @ BOILER ROOM
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 6:41:49 PM

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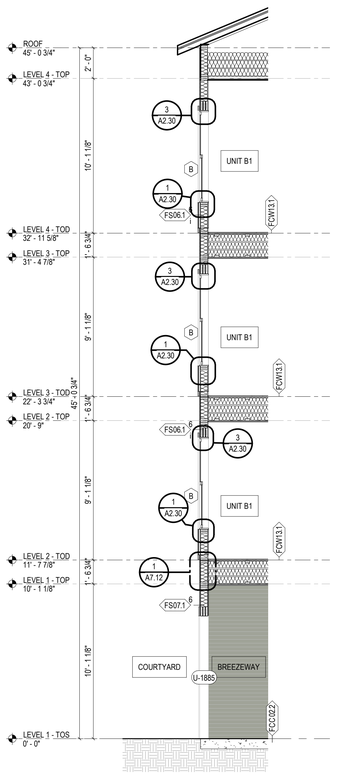
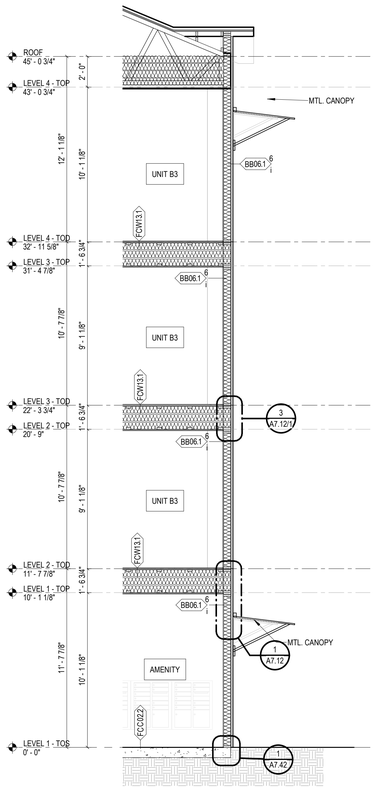
EXTERIOR WALL SECTIONS

SHEET NO.
A5.30

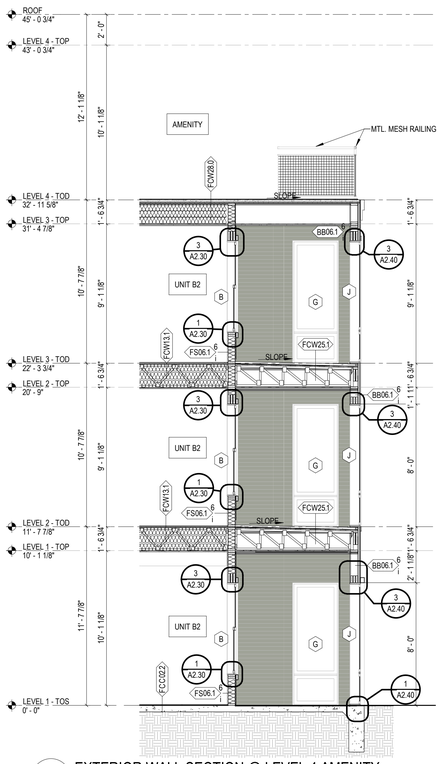
21159



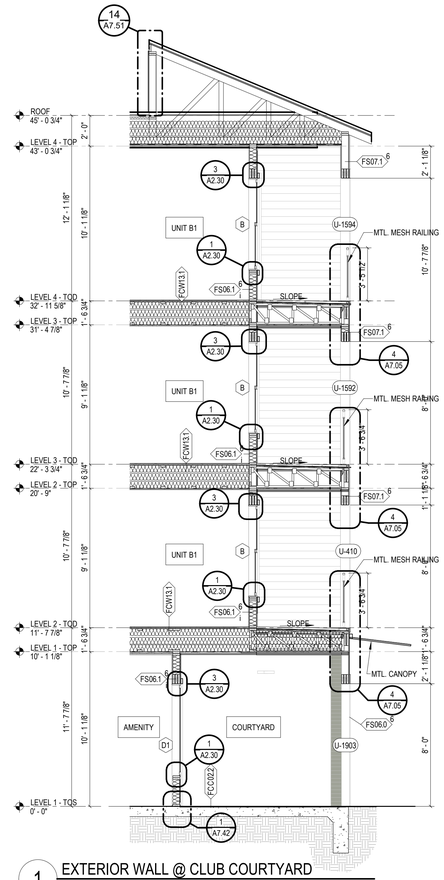
4 EXTERIOR WALL SECTION @ PASEO
1/4" = 1'-0"



3 EXTERIOR WALL @ CANOPY
1/4" = 1'-0"



2 EXTERIOR WALL SECTION @ LEVEL 4 AMENITY
1/4" = 1'-0"



1 EXTERIOR WALL @ CLUB COURTYARD
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 6:48:43 PM

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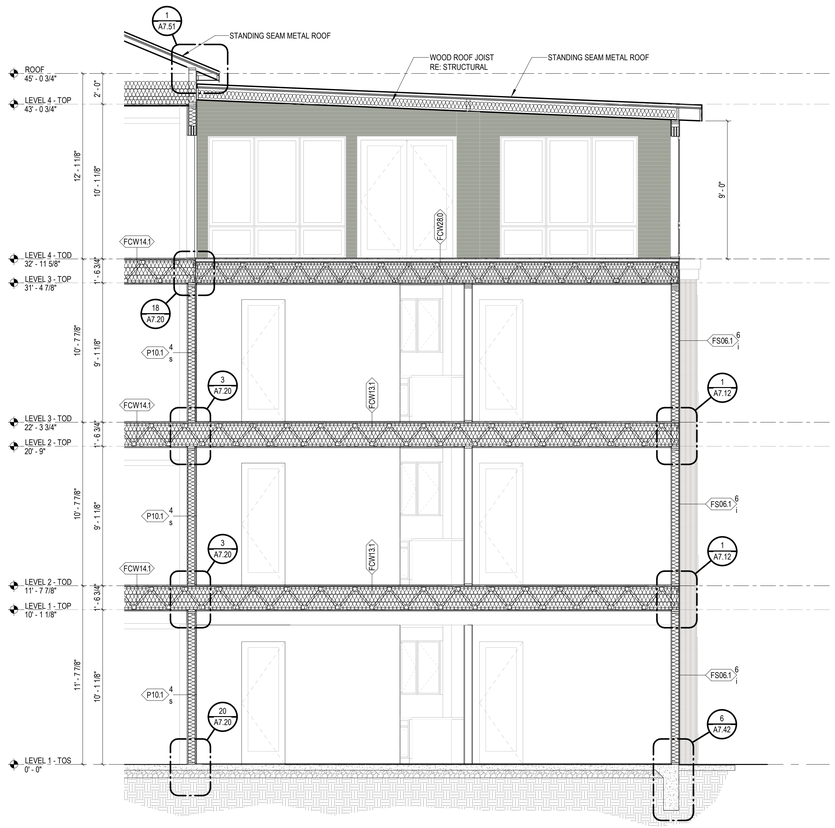
EXTERIOR WALL SECTIONS

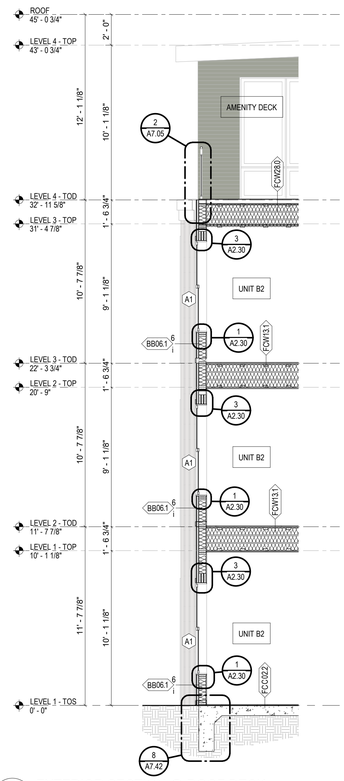
SHEET NO.
A5.31

21159



2 FOURTH FLOOR TERRACE SECTION

1/4" = 1'-0"



1 EXTERIOR SECTION @ ROOF DECK

1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 6:43:34 PM

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SHEET CONTENTS
EXTERIOR WALL SECTIONS

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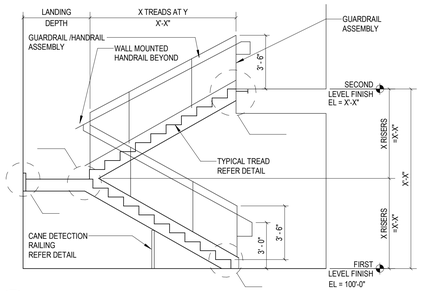
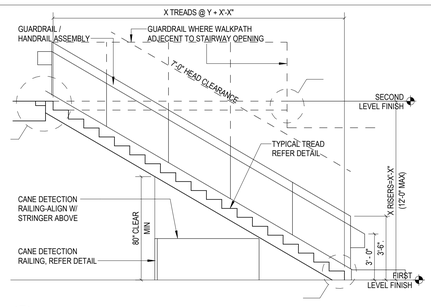


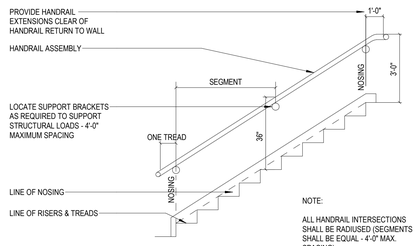
19 STAIR SECTION - TWO LEVELS

1/4" = 1'-0"



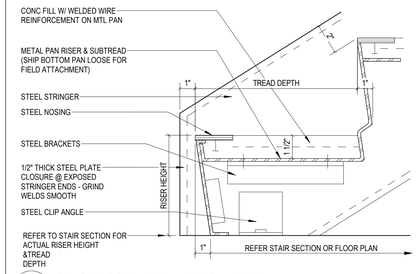
14 STRAIGH RUN STAIRWAY (LESS THAN 12'-0" HEIGHT)

1/4" = 1'-0"



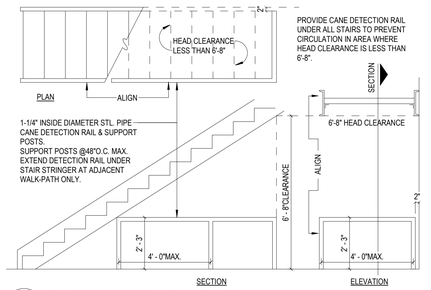
09 WALL MOUNTED HANDRAIL

3/8" = 1'-0"



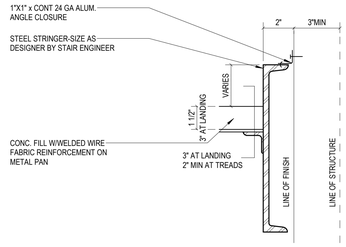
4 STAIR ASSEMBLY ATTACHMENT

3" = 1'-0"



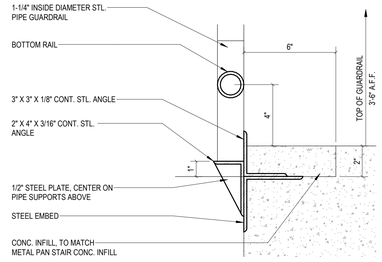
22 CANE DETECTION RAIL DIAGRAM

3/8" = 1'-0"



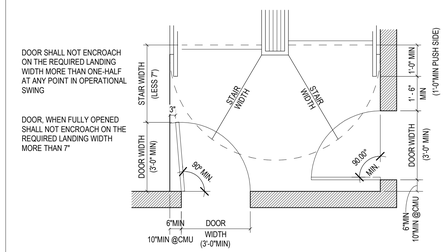
18 STAIR STRINGER / LANDING AT WALL

3" = 1'-0"



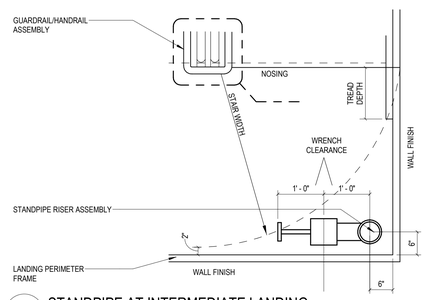
13 GUARDRAIL ATTACHMENT @ SLAB

3" = 1'-0"



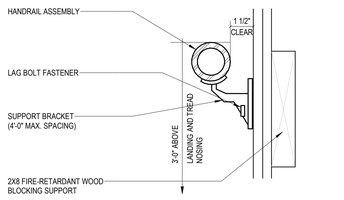
3 STANDARD LANDING CONFIGURATION

3/8" = 1'-0"



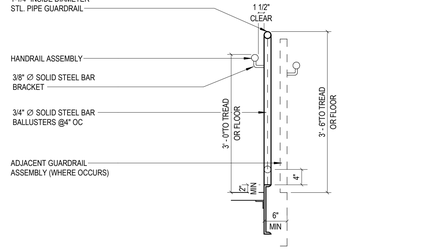
21 STANDPIPE AT INTERMEDIATE LANDING

3/4" = 1'-0"



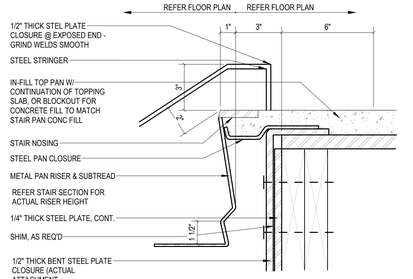
17 HANDRAIL SUPPORT @ STUD PARTIRION

3" = 1'-0"



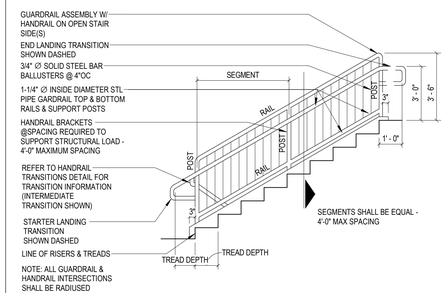
12 HANDRAIL SUPPORT @GUARDRAIL

3/4" = 1'-0"



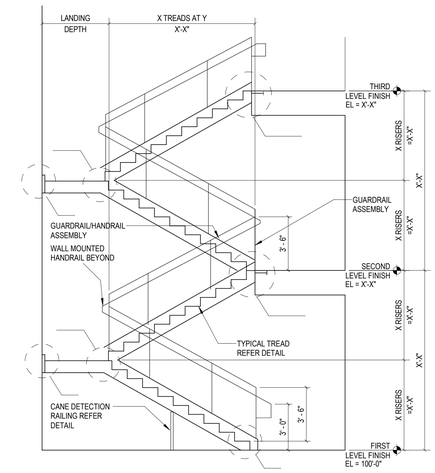
7 STAIR ASSEMBLY ATTACHMENT @ WOOD

3" = 1'-0"



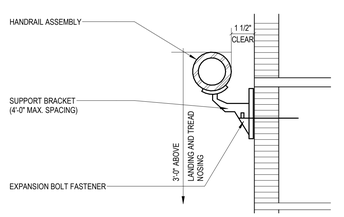
2 GUARDRAIL/HANDRAIL @ OPEN SIDE STAIR

3/8" = 1'-0"



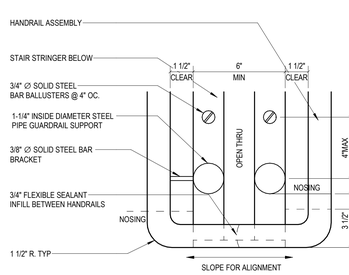
20 STAIR SECTION - THREE LEVELS

1/4" = 1'-0"



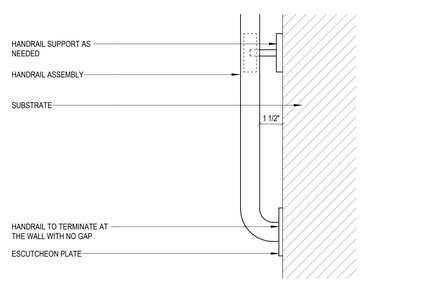
16 HANDRAIL SUPPORT @ CMU / CONCPARTITION

3" = 1'-0"



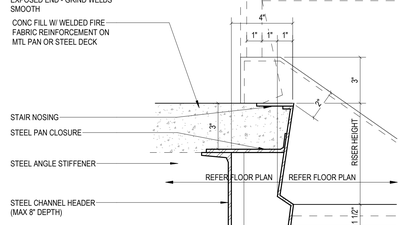
15 INTERMEDIATE LANDING TRANSITION - 2

3" = 1'-0"



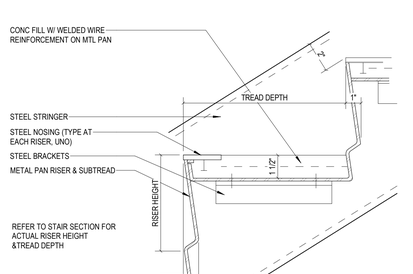
10 INTERMEDIATE LANDING TRANSITION - 2

3" = 1'-0"



11 HANDRAIL TRANSITIONS

1/2" = 1'-0"

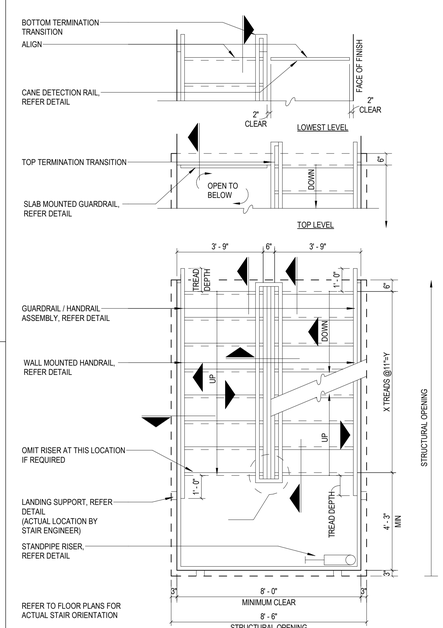


6 INTERMEDIATE LANDING TRANSITION

3" = 1'-0"

5 TYPICAL STAIR RISER / TREAD

3" = 1'-0"



1 TYPICAL STAIRWAY LAYOUT

3/8" = 1'-0"

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 1:32:25 PM

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410 PROBANDT
San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT JAMES SIMONEUR 20551 STATE OF TEXAS

10.06.2023

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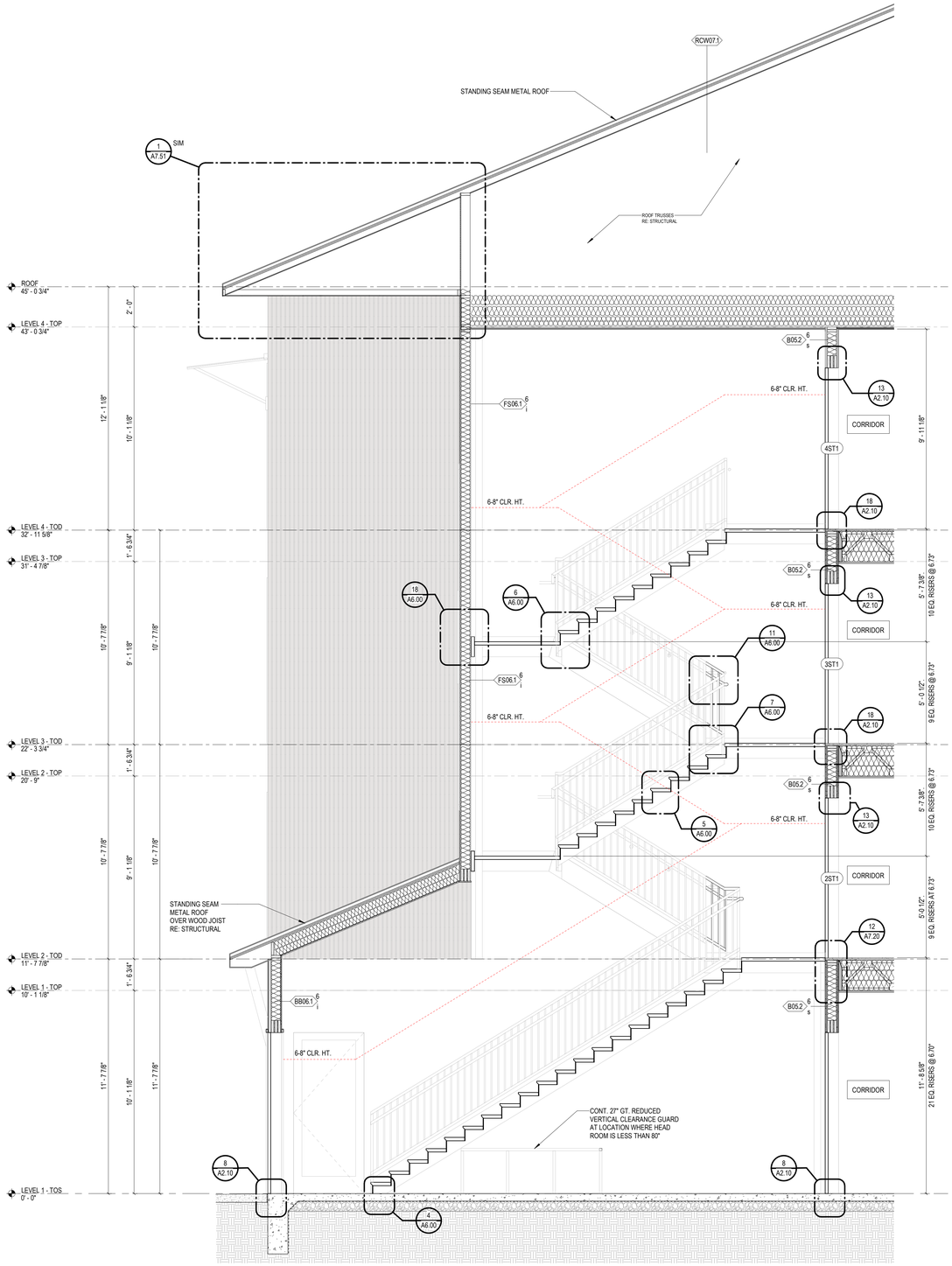
SHEET CONTENTS
METAL PAN STAIR DETAILS

SHEET NO.

A6.00

21159



5 STAIR 1 SECTION
3/8" = 1'-0"

STAIR NOTES

1. PROVIDE SIGNS AT EACH FLOOR LANDING DESIGNATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE, IDENTIFICATION OF THE STAIR STORY NUMBER, DIRECTION TO THE EXIT, AND THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. SIGNS SHALL BE LOCATED 5'-0" ABOVE THE FLOOR LANDING IN A POSITION WHICH IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSE POSITION.
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5. FOR WALL MISC. STAIR DETAILS, SEE SHEETS A6.00.
6. THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK–ON–LIGHT OR LIGHT–ON–DARK FROM THE REMAINDER OF THE TREAD AT STAIRS THAT ARE PART OF AN ACCESSIBLE MEANS OF EGRESS.
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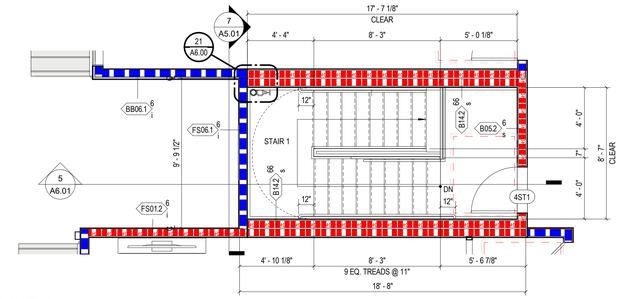
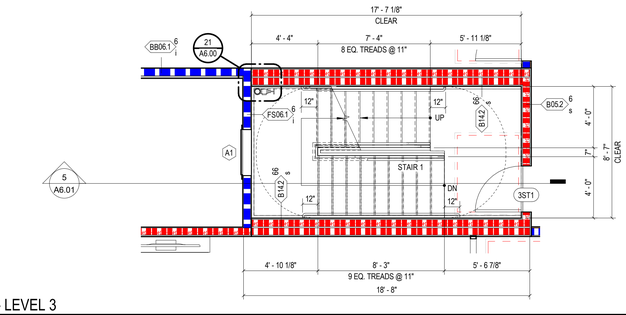
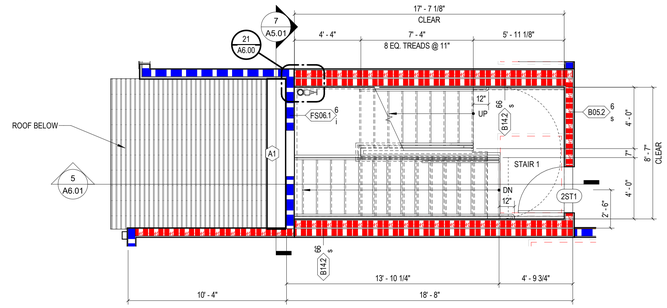


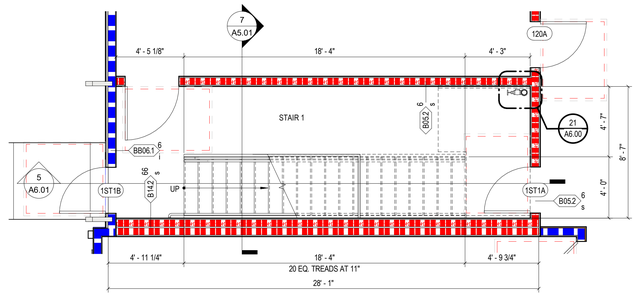
4 STAIR 1 - LEVEL 4
1/4" = 1'-0"



3 STAIR 1 - LEVEL 3
1/4" = 1'-0"



2 STAIR 1 - LEVEL 2
1/4" = 1'-0"



1 STAIR 1 - LEVEL 1
1/4" = 1'-0"

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Architect of Record: James Simone
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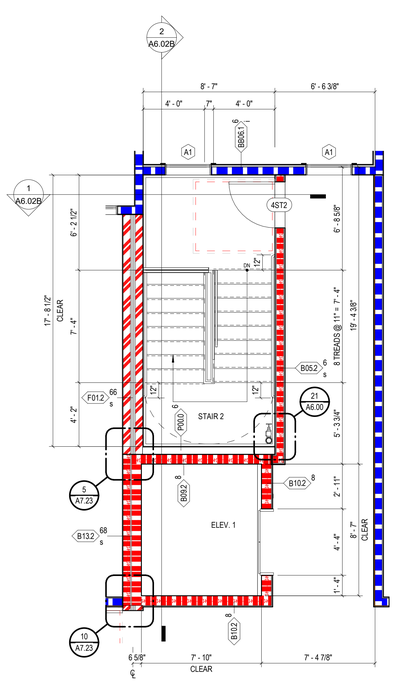
PERMIT SET (10.06.2023)

SHEET CONTENTS
STAIR 1 PLANS / SECTIONS

SHEET NO.
A6.01

21159



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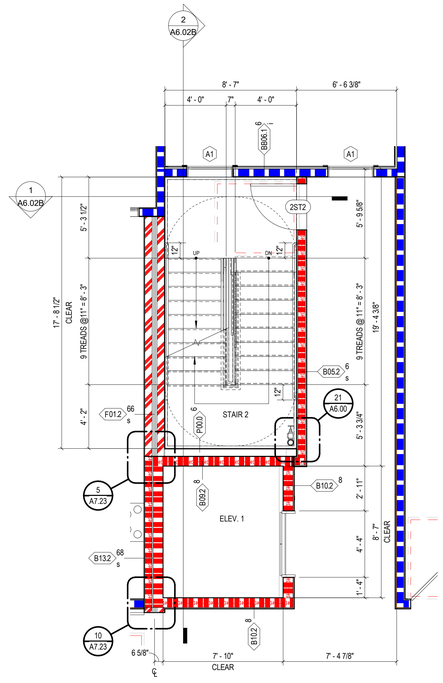
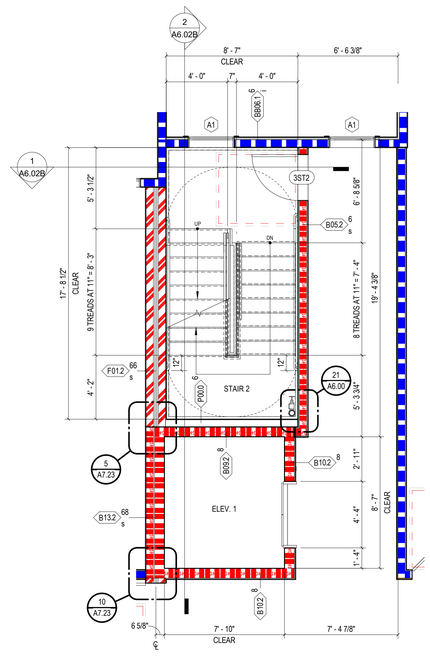
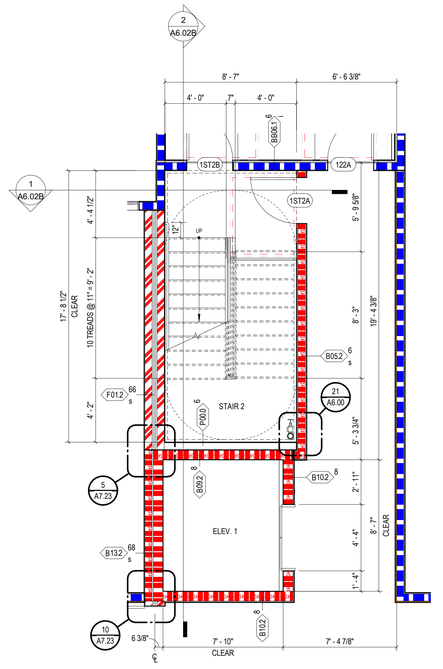
1/4" = 1'-0"



2 STAIR 2 - LEVEL 2
1/4" = 1'-0"



3 STAIR 2 - LEVEL 3
1/4" = 1'-0"



1 STAIR 2 - LEVEL 1
1/4" = 1'-0"

ELEVATOR CODE REQUIREMENTS

ELEVATORS SHALL COMPLY WITH THE FOLLOWING:
ANSI 117.1

SECTION 4.2 - SPACE ALLOWANCES AND REACH RANGES
SECTION 4.10- ELEVATORS

4.10.1.2 - EACH CAR SHOULD HAVE A SELF LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO LANDING WITHIN 1/2" TOLERANCE.
4.10.1.3 - CALL BUTTONS SHALL BE CENTERED AT 42" A.F.F. AND HAVE VISUAL SIGNALS TO INDICATE EACH CALL. THE SMALLEST ALLOWABLE DIMENSION IF 3/4". THE BUTTON THAT INDICATES "UP" DIRECTION SHALL BE LOCATED ABOVE THE BUTTON THAT INDICATES "DOWN DIRECTION.
4.10.1.4 - A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD "UP" OR "DOWN". VISIBLE SIGNALS SHALL: (1) BE CENTERED AT 72" ABOVE LOBBY FLOOR; (2) BE 2 1/2" IN THE SMALLEST DIMENSION; (3) BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
4.10.1.5 - RAISED CHARACTERS AND BRAILLE FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES AND SHALL BE CENTERED 60" A.F.F.
4.10.1.6 - ELEVATOR DOORS SHALL OPEN/CLOSE AUTOMATICALLY. THEY SHALL BE PROVIDED WITH A REOPENING DEVICE THAT STOPS AND REOPENS IF THE DOOR SENSES AN OBSTRUCTION PASSING THROUGH THE OPENING BETWEEN 5" AND 29" ABOVE THE FLOOR. DOOR REOPENING DEVICE SHALL REMAIN IN EFFECT FOR 20 SECONDS, MIN.
4.10.1.7 - THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE SHALL BE 5 SECONDS, MIN.
4.10.1.8 - THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR A LEAST 3 SECONDS.
4.10.1.11- THE LEVEL OF ILLUMINATION AT CAR CONTROLS, PLATFORM, LANDING, AND THRESHOLD SHALL BE 5 FT. CANDLES, MIN.
4.10.1.12- CONTROL PANELS WILL HAVE THE FOLLOWING FEATURES:
- 4.10.1.12.1 THE SMALLEST DIMENSION ON CONTROL BUTTONS SHALL BE 3/4". CONTROL BUTTONS MAY BE RAISED, FLUSH, OR RECESSED. THE NUMBERED BUTTONS SHALL BE ARRANGED IN ASCENDING ORDER.
- 4.10.1.12.2 THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A STAR. RAISED AND BRAILLE DESIGNATIONS FOR CONTROL BUTTON SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE BUTTON.
- 4.10.1.12.3 FLOOR BUTTON SHALL BE LOCATED 54" MAX. FOR PARALLEL APPROACH AND 48" MAX. FOR FRONT APPROACH. EMERGENCY CONTROLS WILL BE GROUPED AT THE BOTTOM OF PANEL. EMERGENCY CONTROL BUTTON SHALL BE MOUNTED 35" TO CENTERLINE A.F.F.

4.10.1.13 - BOTH AUDIBLE AND VISIBLE CAR FLOOR LOCATIONS INDICATORS SHALL BE PROVIDED IN CARS.
- 4.10.1.13.1 VISIBLE INDICATOR
- 4.10.1.13.2 AUDIBLE INDICATOR

4.28.6.1 - CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED 1/32" MIN. RAISED CHARACTERS SHALL BE IN UPPERCASE CHARACTERS, 5/8" HIGH MIN, AND 2" HIGH MAX. RAISED CHARACTERS SHALL BE ACCOMPANIED BY BRAILLE (GRADE II).

IBC 2021
307.3.3 - AUTOMATIC FIRE DETECTORS INSTALLED FOR ELEVATOR EMERGENCY [RECALL] OPERATION SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASME A17.1
3002.3 - AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: ***IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.***

NFPA 101 LIFE SAFETY CODE 2021
7.2.12.1 - AREAS OF REFUGE (ALSO REFERENCE 1007.8, IBC 2021)
- 7.2.12.1.1 AREA OF REFUGE SHALL MEET THE FOLLOWING CRITERIA:
  (1) TWO WAY COMMUNICATION BETWEEN LANDING AND FIRE COMMAND CENTER
  (2) DIRECTIONS FOR THE USE OF THE COMMUNICATION SYSTEM
  (3) TWO-WAY COMMUNICATION SYSTEM SHALL CONTAIN AUDIBLE AND VISIBLE SIGNALS

9.4.2.1 - NEW ELEVATORS SHALL CONFORM TO REQUIREMENTS OF ASME A17.1

ELEVATOR NOTES

1. ELEVATORS SHALL COMPLY WITH ANSI A117.1 402 AND 407
2. ELEVATOR SHALL HAVE A CAPACITY 3,500 LBS.
3. ADJACENT TO THE CALL STATION (ALL LEVELS), PROVIDE SIGN TO READ : "IN FIRE EMERGENCY DO NOT USE ELEVATORS, USE EXIT STAIRS".
4. ELEVATOR CALL BUTTON WI VISUAL SIGNAL. BUTTONS SHALL BE 3/4" MIN. DIMENSION. THE BUTTON THAT DESIGNATES UP SHALL BE ABOVE THE BUTTON THAT DESIGNATES DOWN. THE BUTTONS SHALL BE RAISED OR FLUSH.
5. LOCATE ELEVATOR SIGNALS 72" AFF MIN. (7'-0" TYP.). VISIBLE AND AUDIBLE SIGNALS SHALL BE PROVIDED AT EACH ENTRANCE TO INDICATE THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD "UP" OR "DOWN". AUDIBLE SIGNALS SHALL HAVE A FREQUENCY OF 1500 HZ MAX. THE AUDIBLE SIGNAL OR ANNUCIATOR SHALL BE 10 dBA MIN. ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 dBA MAX. VISIBLE SIGNALS SHALL BE 2 1/2" MIN. IN THEIR SMALLEST DIMENSION. VISIBLE SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
6. TACTILE CHARACTERS AND BRAILLE FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES AND SHALL BE 60" AFF FROM THE BASELINE OF THE CHARACTERS. SUCH CHARACTERS SHALL BE 2" HIGH AND BE RAISED 1/32". THEY MUST BE IN A SANS-SERIV OR SIMPLE SERIF TYPE AND BE ACCOMPANIED BY GRADE 2 BRAILLE.
7. THE MINIMUM ACCEPTABLE NOTIFICATION TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE IS 5 SEC. THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR AT LEAST 3 SECONDS.
8. PER IBC 2021, ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED.
9. HOISTWAY VENTING SHALL BE INSTALLED IN ACCORDANCE WITH 2021 IBC SECTION 3004.1 AND 3004.3. AREA OF VENTS SHALL NOT BE LESS THAN 3.5% OF AREA OF HOISTWAY NOR LESS THAN 3-SQ.FT., FOR EACH ELEVATOR CAR IN HOISTWAY, WHICHEVER IS GREATER. OF TOTAL REQUIRED VENT AREA, NOT LESS THAN 1/3 SHALL BE PERMANENTLY OPEN. CLOSED PORTIONS OF REQUIRED VENT AREA SHALL CONSIST OF OPENINGS GLAZED WITH ANNEALED GLASS NOT GREATER THAN 1/8-IN. THICKNESS. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF VENTS.
10. ELEVATORS SHALL ACCOMMODATE A STRETCHER 24" X 84" IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES ADJACENT TO THE CALL STATION. THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME ON THE DESIGNATED AND ALTERNATE LANDING FLOORS REQUIRED TO BE ESTABLISHED BY ASME A17.1. (IBC 2021 SECTION 3002.4).
11. CONTRACTOR TO VERIFY SHAFT DIMENSIONS, PIT DEPTH, AND HOISTWAY PRIOR TO CONSTRUCTION.

ELEVATOR SOUND CONTROL

1. THE HOIST AND SHEAVES (PRIMARY AND SECONDARY OR DEFLECTOR) ARE TO BE MOUNTED TO A SINGLE UNITIZED STRUCTURAL BASE WHICH IS RESILIENTLY MOUNTED TO THE BUILDING STRUCTURE. THE RESILIENT MOUNTS SHALL BE THE MOST EFFECTIVE ISOLATION SYSTEM PROVIDED BY THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 1" THICK SOLID OR LAYERED NEOPRENE PADS INSTALLED TO PROVIDE 0.10" STATIC DEFLECTION (OR 10% OF TOTAL PAD THICKNESS.)
2. IF EQUIPPED WITH SCR CONTROLS, MOUNT THE SCR CONTROL UNIT(S) ON THE MOST EFFECTIVE ISOLATION SYSTEM AVAILABLE FROM THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 0.75" THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" DEFLECTION (MASON INDUSTRIES, TYPE 'SUPER W', 50 DUROMETER PADS UNIFORMLY LOADED AT 45 PSI). PROVIDE A TOP BEARING PLATE WHERE NECESSARY TO UNIFORMLY DISTRIBUTE LOAD.
3. PROVIDE AN ELECTRICAL FILTER/REACTOR BETWEEN ELECTRIC CONTROLS AND THE HOIST MOTOR. MOUNT THE REACTOR ON THE MOST EFFECTIVE ISOLATION PROVIDED BY THE MANUFACTURER, BUT NOT LESS THAT 0.75" (19 MM) THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" (2.5 MM) DEFLECTION.
4. ALL BOLTS THROUGH ISOLATION PADS SHALL HAVE RESILIENT WASHERS AND SLEEVES TO INSURE NO 'SHORT-CIRCUIT' OF ISOLATION.
5. ALL CONNECTIONS TO EQUIPMENT ARE TO BE RESILIENT.
6. DOUBLE ROPED SYSTEMS SHALL TERMINATE ROPES ON THE UNITIZED RESILIENTLY MOUNTED BASE OF THE MACHINE.
7. PROVIDE THE MAXIMUM POSSIBLE DIAMETER NEOPRENE/RUBBER (RESILIENT SLEEVED) ROLLER WHEELS. IN ADDITION, SPRING-LOADED ROLLERS ARE REQUIRED TO MAINTAIN STEADY PRESSURE AGAINST THE GUIDE RAILS.
8. GUIDE RAILS AND ROLLERS ARE TO BE PROPERLY ALIGNED TO OBTAIN THE 'QUIETEST' OPERATION POSSIBLE. THE SPECIFICATION SHOULD SPECIFY A VERTICAL TOLERANCE OF 0.06 IN PER 98 FT DISTANCE.

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Architect of Record: James Simone
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REGISTERED ARCHITECT JAMES SIMONE JR 20551 STATE OF TEXAS
10.06.2023

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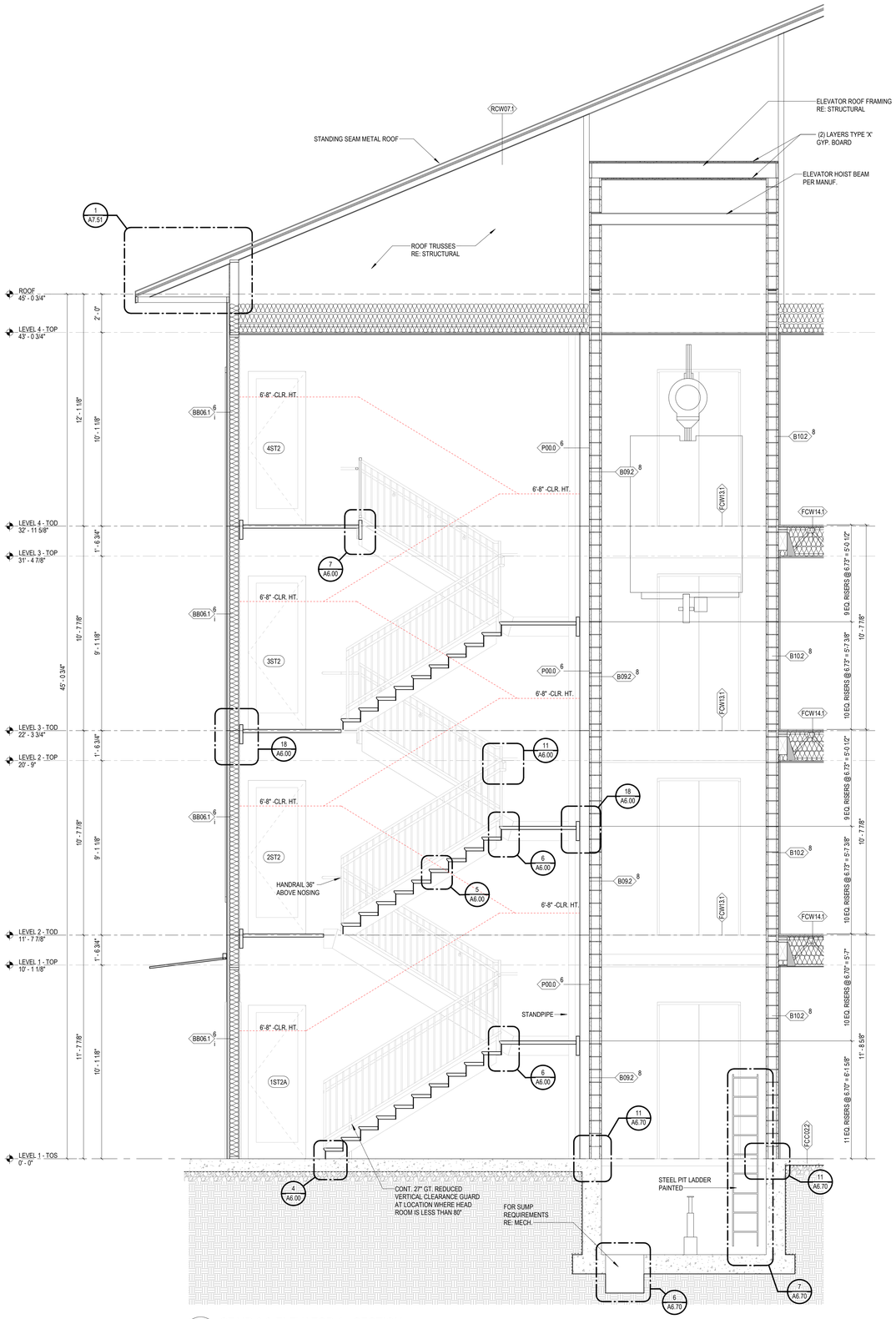
PERMIT SET (10.06.2023)

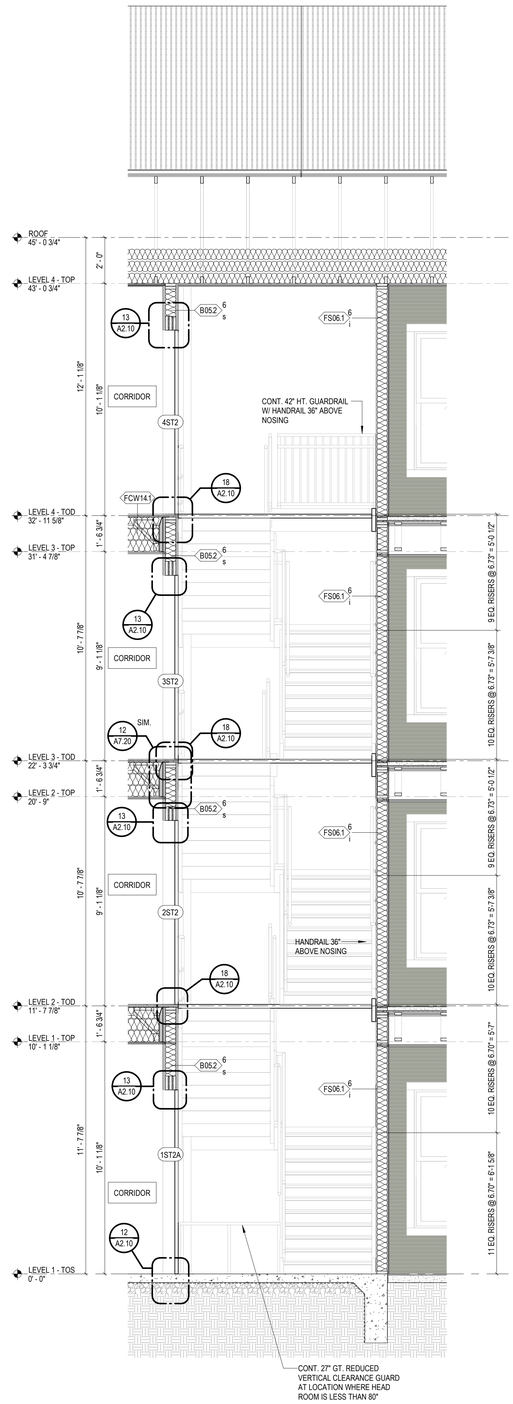
SHEET CONTENTS
STAIR 2 & ELEVATOR 1 CORE PLANS

SHEET NO.
A6.02

21159



2 STAIR 2 & ELEVATOR 1 - SECTION
3/8" = 1'-0"



1 STAIR 2 CROSS SECTION
3/8" = 1'-0"

ELEVATOR CODE REQUIREMENTS

ELEVATORS SHALL COMPLY WITH THE FOLLOWING:
ANSI 117.1

SECTION 4.2 - SPACE ALLOWANCES AND REACH RANGES
SECTION 4.10- ELEVATORS

4.10.1.2 - EACH CAR SHOULD HAVE A SELF LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO LANDING WITHIN 1/2" TOLERANCE.

4.10.1.3 - CALL BUTTONS SHALL BE CENTERED AT 42" A.F.F. AND HAVE VISUAL SIGNALS TO INDICATE EACH CALL. THE SMALLEST ALLOWABLE DIMENSION IF 3/4". THE BUTTON THAT INDICATES "UP" DIRECTION SHALL BE LOCATED ABOVE THE BUTTON THAT INDICATES "DOWN DIRECTION.

4.10.1.4 - A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD "UP" OR 'DOWN. VISIBLE SIGNALS SHALL: (1) BE CENTERED AT 72" ABOVE LOBBY FLOOR; (2) BE 2 1/2" IN THE SMALLEST DIMENSION; (3) BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.

4.10.1.5 - RAISED CHARACTERS AND BRAILLE FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES AND SHALL BE CENTERED 60" A.F.F.

4.10.1.6 - ELEVATOR DOORS SHALL OPEN/CLOSE AUTOMATICALLY. THEY SHALL BE PROVIDED WITH A REOPENING DEVICE THAT STOPS AND REOPENS IF THE DOOR SENSES AN OBSTRUCTION PASSING THROUGH THE OPENING BETWEEN 5" AND 29" ABOVE THE FLOOR. DOOR REOPENING DEVICE SHALL REMAIN IN EFFECT FOR 20 SECONDS, MIN.

4.10.1.7 - THE MINIMUM ACCEPTABLE TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE SHALL BE 5 SECONDS, MIN.

4.10.1.8 - THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR A LEAST 3 SECONDS.

4.10.1.11- THE LEVEL OF ILLUMINATION AT CAR CONTROLS, PLATFORM, LANDING, AND THRESHOLD SHALL BE 5 FT. CANDLES, MIN.

4.10.1.12- CONTROL PANELS WILL HAVE THE FOLLOWING FEATURES:
- 4.10.1.12.1 THE SMALLEST DIMENSION ON CONTROL BUTTONS SHALL BE 3/4". CONTROL BUTTONS MAY BE RAISED, FLUSH, OR RECESSED. THE NUMBERED BUTTONS SHALL BE ARRANGED IN ASCENDING ORDER.
- 4.10.1.12.2 THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A STAR. RAISED AND BRAILLE DESIGNATIONS FOR CONTROL BUTTON SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE BUTTON.
- 4.10.1.12.3 FLOOR BUTTON SHALL BE LOCATED 54" MAX. FOR PARALLEL APPROACH AND 48" MAX. FOR FRONT APPROACH. EMERGENCY CONTROLS WILL BE GROUPED AT THE BOTTOM OF PANEL. EMERGENCY CONTROL BUTTON SHALL BE MOUNTED 35" TO CENTERLINE A.F.F.

4.10.1.13 - BOTH AUDIBLE AND VISIBLE CAR FLOOR LOCATIONS INDICATORS SHALL BE PROVIDED IN CARS.
- 4.10.1.13.1 VISIBLE INDICATOR
- 4.10.1.13.2 AUDIBLE INDICATOR

4.28.6.1 - CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED 1/32" MIN. RAISED CHARACTERS SHALL BE IN UPPERCASE CHARACTERS, 5/8" HIGH MIN, AND 2" HIGH MAX. RAISED CHARACTERS SHALL BE ACCOMPANIED BY BRAILLE (GRADE II).

IBC 2021
907.3.3 - AUTOMATIC FIRE DETECTORS INSTALLED FOR ELEVATOR EMERGENCY [RECALL] OPERATION SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASME A17.1

3002.3 - AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: ***IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.***

NFPA 101 LIFE SAFETY CODE 2021
7.2.12.1 - AREAS OF REFUGE (ALSO REFERENCE 1007.8, IBC 2021)
- 7.2.12.1.1 AREA OF REFUGE SHALL MEET THE FOLLOWING CRITERIA:
  (1) TWO WAY COMMUNICATION BETWEEN LANDING AND FIRE COMMAND CENTER
  (2) DIRECTIONS FOR THE USE OF THE COMMUNICATION SYSTEM
  (3) TWO-WAY COMMUNICATION SYSTEM SHALL CONTAIN AUDIBLE AND VISIBLE SIGNALS

9.4.2.1 - NEW ELEVATORS SHALL CONFORM TO REQUIREMENTS OF ASME A17.1

ELEVATOR NOTES

1. ELEVATORS SHALL COMPLY WITH ANSI A117.1 402 AND 407
2. ELEVATOR SHALL HAVE A CAPACITY 3,500 LBS.
3. ADJACENT TO THE CALL STATION (ALL LEVELS), PROVIDE SIGN TO READ : "IN FIRE EMERGENCY DO NOT USE ELEVATORS, USE EXIT STAIRS".
4. ELEVATOR CALL BUTTON W/ VISUAL SIGNAL. BUTTONS SHALL BE 3/4" MIN. DIMENSION. THE BUTTON THAT DESIGNATES UP SHALL BE ABOVE THE BUTTON THAT DESIGNATES DOWN. THE BUTTONS SHALL BE RAISED OR FLUSH.
5. LOCATE ELEVATOR SIGNALS 72" AFF MIN. (7'-0" TYP.). VISIBLE AND AUDIBLE SIGNALS SHALL BE PROVIDED AT EACH ENTRANCE TO INDICATE THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD "UP" OR "DOWN". AUDIBLE SIGNALS SHALL HAVE A FREQUENCY OF 1500 HZ MAX. THE AUDIBLE SIGNAL OR ANNUCIATOR SHALL BE 10 dBA MIN. ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 dBA MAX. VISIBLE SIGNALS SHALL BE 2 1/2" MIN. IN THEIR SMALLEST DIMENSION. VISIBLE SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
6. TACTILE CHARACTERS AND BRAILLE FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES AND SHALL BE 60" AFF FROM THE BASELINE OF THE CHARACTERS. SUCH CHARACTERS SHALL BE 2" HIGH AND BE RAISED 1/32". THEY MUST BE IN A SANS-SERIV OR SIMPLE SERIF TYPE AND BE ACCOMPANIED BY GRADE 2 BRAILLE.
7. THE MINIMUM ACCEPTABLE NOTIFICATION TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE IS 5 SEC. THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR AT LEAST 3 SECONDS.
8. PER IBC 2021, ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED.
9. HOISTWAY VENTING SHALL BE INSTALLED IN ACCORDANCE WITH 2021 IBC SECTION 3004.1 AND 3004.3. AREA OF VENTS SHALL NOT BE LESS THAN 3.5% OF AREA OF HOISTWAY NOR LESS THAN 3-SQ.FT. FOR EACH ELEVATOR CAR IN HOISTWAY, WHICHEVER IS GREATER. OF TOTAL REQUIRED VENT AREA, NOT LESS THAN 1/3 SHALL BE PERMANENTLY OPEN. CLOSED PORTIONS OF REQUIRED VENT AREA SHALL CONSIST OF OPENINGS GLAZED WITH ANNEALED GLASS NOT GREATER THAN 1/8-IN. THICKNESS. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF VENTS.
10. ELEVATORS SHALL ACCOMMODATE A STRETCHER 24" X 84" IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES ADJACENT TO THE CALL STATION. THE SYMBOL SHALL NOT BE LESS THAN 3 INCHES HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME ON THE DESIGNATED AND ALTERNATE LANDING FLOORS REQUIRED TO BE ESTABLISHED BY ASME A17.1. (IBC 2021 SECTION 3002.4).
11. CONTRACTOR TO VERIFY SHAFT DIMENSIONS, PIT DEPTH, AND HOISTWAY PRIOR TO CONSTRUCTION.

ELEVATOR SOUND CONTROL

1. THE HOIST AND SHEAVES (PRIMARY AND SECONDARY OR DEFLECTOR) ARE TO BE MOUNTED TO A SINGLE UNITIZED STRUCTURAL BASE WHICH IS RESILIENTLY MOUNTED TO THE BUILDING STRUCTURE. THE RESILIENT MOUNTS SHALL BE THE MOST EFFECTIVE ISOLATION SYSTEM PROVIDED BY THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 1" THICK SOLID OR LAYERED NEOPRENE PADS INSTALLED TO PROVIDE 0.10" STATIC DEFLECTION (OR 10% OF TOTAL PAD THICKNESS)
2. IF EQUIPPED WITH SCR CONTROLS, MOUNT THE SCR CONTROL UNIT(S) ON THE MOST EFFECTIVE ISOLATION SYSTEM AVAILABLE FROM THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 0.75" THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" DEFLECTION (MASON INDUSTRIES, TYPE 'SUPER W', 50 DUROMETER PADS UNIFORMLY LOADED AT 45 PSI). PROVIDE A TOP BEARING PLATE WHERE NECESSARY TO UNIFORMLY DISTRIBUTE LOAD.
3. PROVIDE AN ELECTRICAL FILTER/REACTOR BETWEEN ELECTRIC CONTROLS AND THE HOIST MOTOR. MOUNT THE REACTOR ON THE MOST EFFECTIVE ISOLATION PROVIDED BY THE MANUFACTURER, BUT NOT LESS THAT 0.75" (19 MM) THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" (2.5 MM) DEFLECTION.
4. ALL BOLTS THROUGH ISOLATION PADS SHALL HAVE RESILIENT WASHERS AND SLEEVES TO INSURE NO 'SHORT-CIRCUIT' OF ISOLATION.
5. ALL CONNECTIONS TO EQUIPMENT ARE TO BE RESILIENT.
6. DOUBLE ROPED SYSTEMS SHALL TERMINATE ROPES ON THE UNITIZED RESILIENTLY MOUNTED BASE OF THE MACHINE.
7. PROVIDE THE MAXIMUM POSSIBLE DIAMETER NEOPRENE/RUBBER (RESILIENT SLEEVED) ROLLER WHEELS. IN ADDITION, SPRING-LOADED ROLLERS ARE REQUIRED TO MAINTAIN STEADY PRESSURE AGAINST THE GUIDE RAILS.
8. GUIDE RAILS AND ROLLERS ARE TO BE PROPERLY ALIGNED TO OBTAIN THE 'QUIETEST' OPERATION POSSIBLE. THE SPECIFICATION SHOULD SPECIFY A VERTICAL TOLERANCE OF 0.06 IN PER 98 FT DISTANCE.

STAIR NOTES

1. PROVIDE SIGNS AT EACH FLOOR LANDING DESIGNATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE, IDENTIFICATION OF THE STAIR STORY NUMBER, DIRECTION TO THE EXIT, AND THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. SIGNS SHALL BE LOCATED 5'-0" ABOVE THE FLOOR LANDING IN A POSITION WHICH IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSE POSITION.
2. PROVIDE SIGNAGE AT EACH EGRESS STAIRWAY AND EXIT DOOR COMPLYING WITH IBC 2021 SECTION 1011.3.
3. A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC A117.1-2021 IS TO BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY. (IBC 2021 SECTION 1011.3).
4. GUARDRAILS AND HANDRAILS SHALL BE ABLE TO RESIST A 50 LBS/FT. LOAD ON TOP APPLIED IN ANY DIRECTION.
5. FOR WALL MISC. STAIR DETAILS, SEE SHEETS A6.00.
6. THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK–ON–LIGHT OR LIGHT–ON–DARK FROM THE REMAINDER OF THE TREAD AT STAIRS THAT ARE PART OF AN ACCESSIBLE MEANS OF EGRESS.
7. PLATE HEIGHTS AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
8. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
9. REFER TO STRUCTURAL DRAWINGS FOR SILL PLATE ANCHOR BOLT SIZES, EMBEDMENT, DEPTH, AND SPACINGS.
10. FOR VARIATIONS IN WALL THICKNESS SEE BUILDING PLANS.
11. STAIRS ARE A DESIGN BUILD COMPONENT. PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ARCHITECT AND ENGINEER OF RECORD.

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 5:35:51 PM

Issue for Pricing / Bidding:
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Revisions

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SHEET CONTENTS
STAIR 2 & ELEVATOR 1 CORE SECTIONS

SHEET NO.
A6.02B

21159

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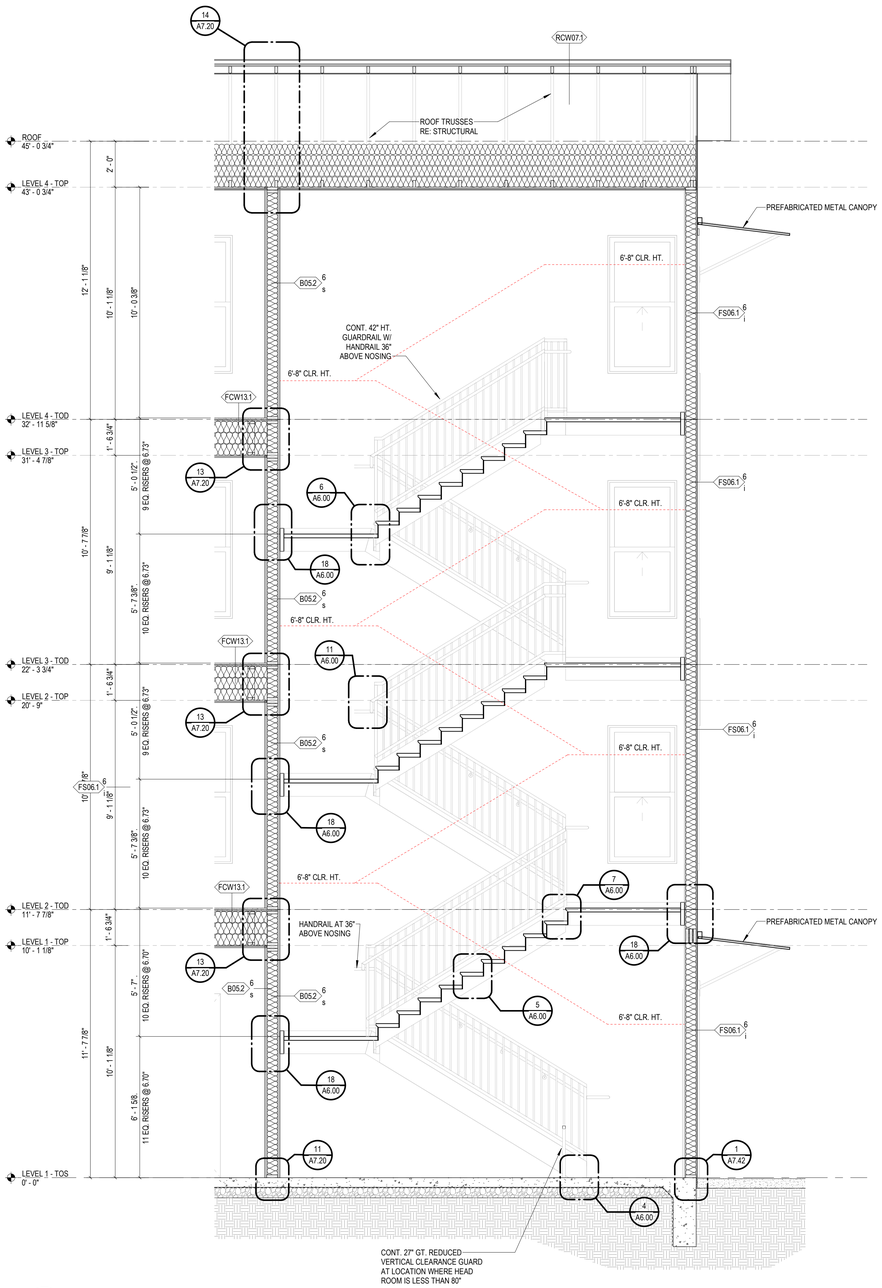

5 STAIR 3 SECTION
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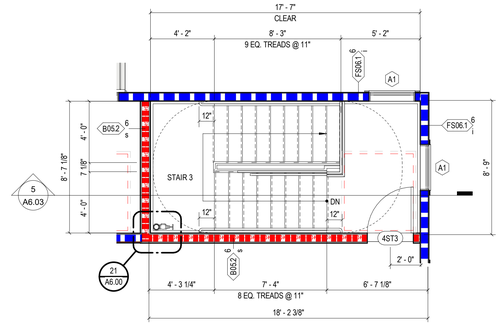

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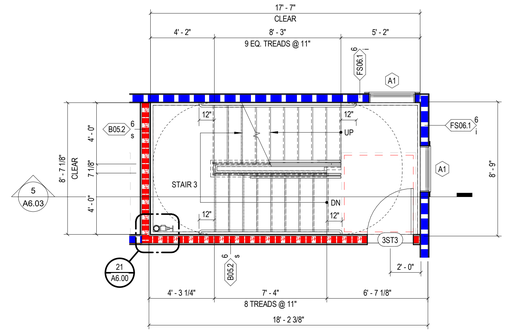
1/4" = 1'-0"



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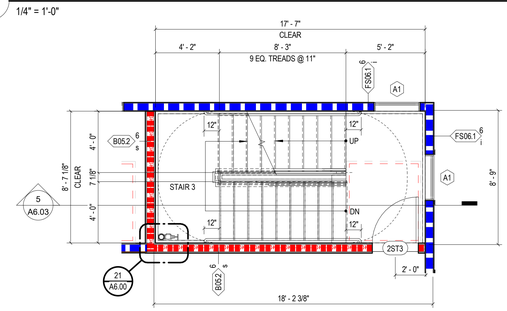

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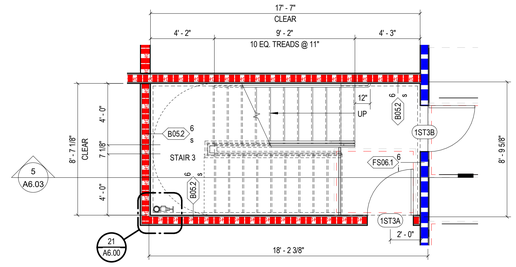

1 STAIR 3 - LEVEL 1
1/4" = 1'-0"

Designed by: Yaohua Yu
Drawn by: Houston
Architect of Record: James Simone
Date Plotted: 10/5/2023 5:46:59 PM

Issue for Pricing / Bidding:
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SHEET CONTENTS
STAIR 3 PLANS / SECTIONS

SHEET NO.
A6.03

PERMIT SET (10.06.2023)

21159

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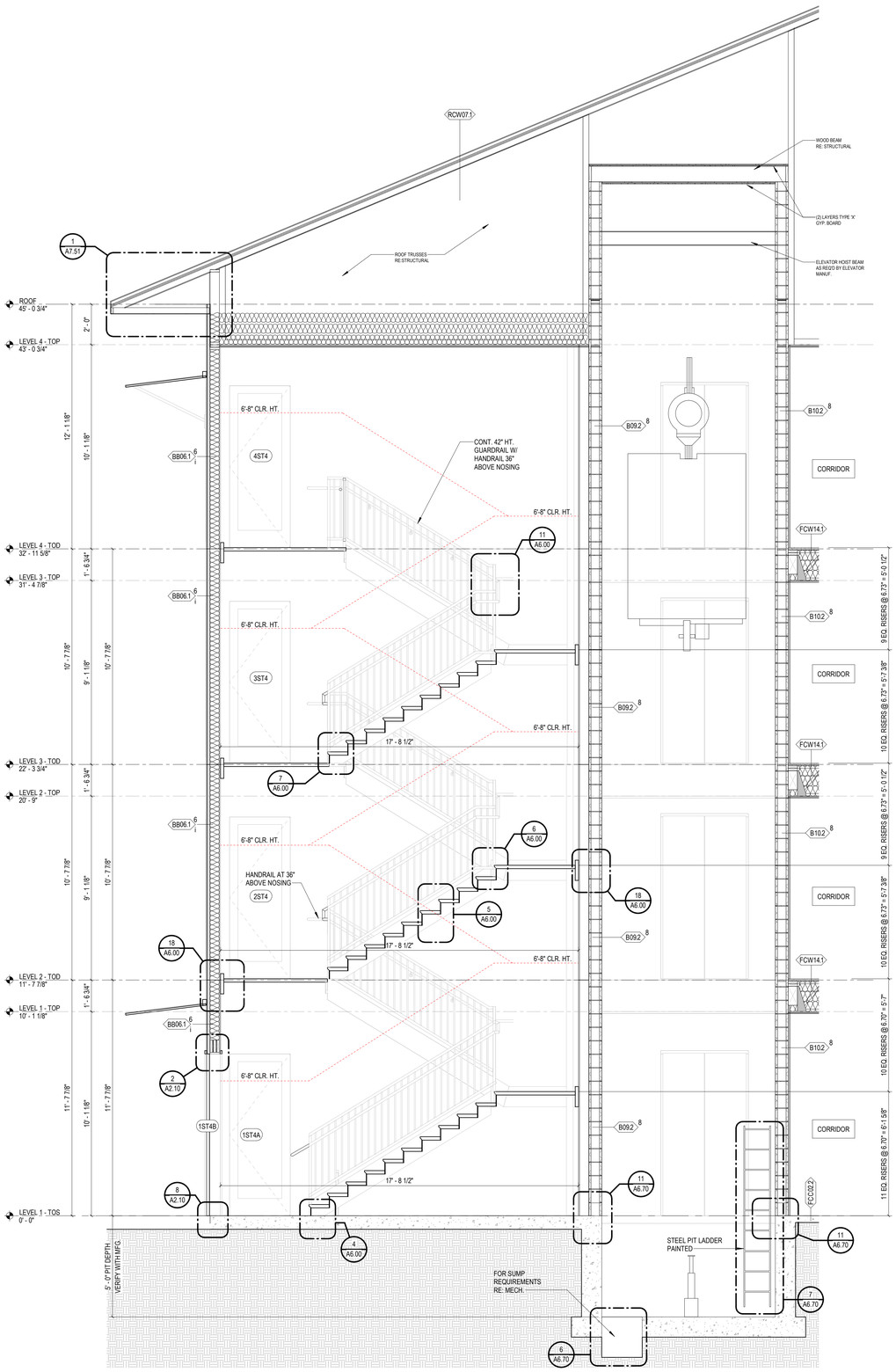
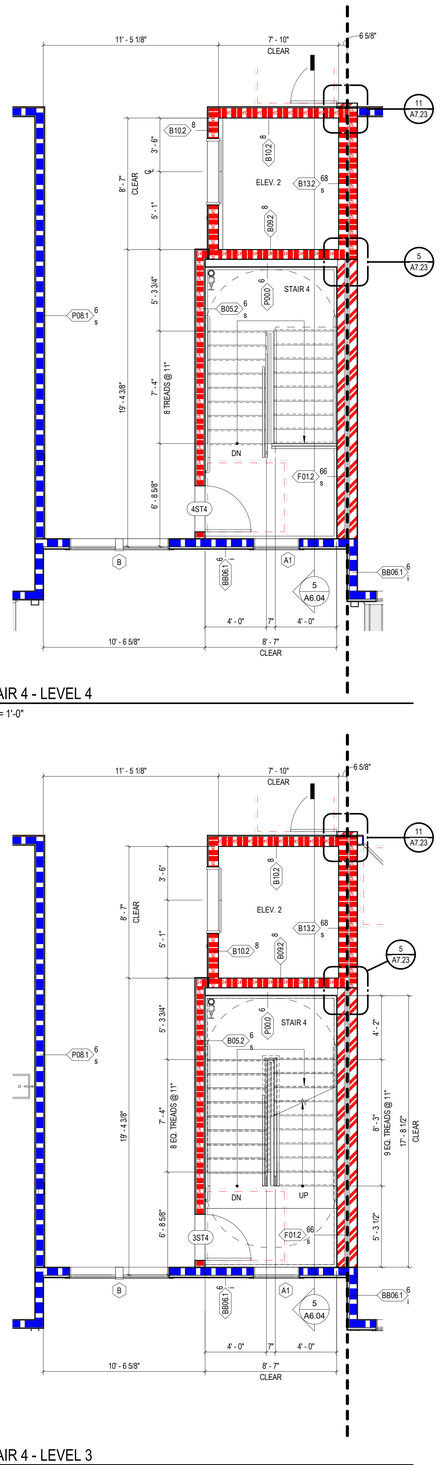
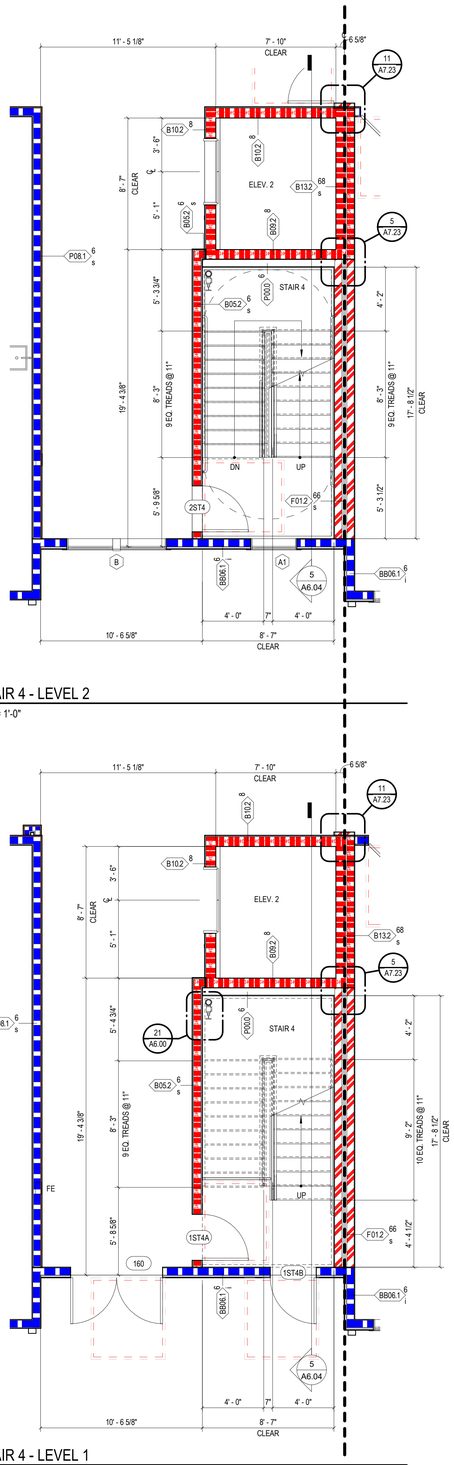


5 STAIR 4 & ELEVATOR 2 - SECTION
3/8" = 1'-0"



4 STAIR 4 - LEVEL 4
1/4" = 1'-0"



2 STAIR 4 - LEVEL 2
1/4" = 1'-0"

3 STAIR 4 - LEVEL 3
1/4" = 1'-0"

1 STAIR 4 - LEVEL 1
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 5:52:42 PM

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10.06.2023

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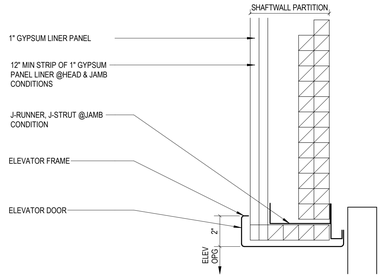
PERMIT SET (10.06.2023)

SHEET CONTENTS
STAIR 4 & ELEVATOR 2 CORE PLANS / SECTIONS

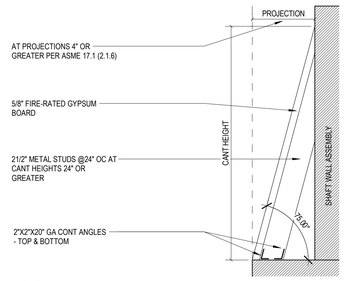
SHEET NO.

A6.04

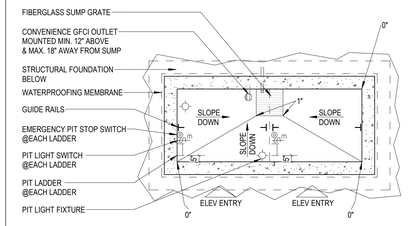
21159



15 ELEVATOR FRAME HEAD/JAMB AT METAL STUD FRAMING
3" = 1'-0"



10 HOISTWAY CANT
1 1/2" = 1'-0"



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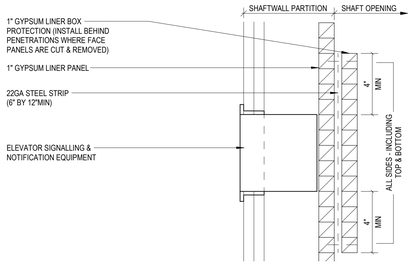
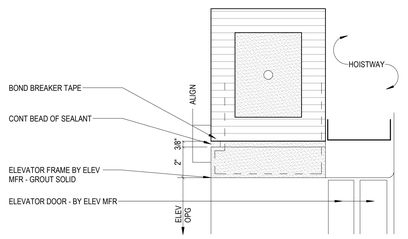
1/4" = 1'-0"



17 ELEVATOR BOX PENETRATION AT FRAME SHAFT
3" = 1'-0"



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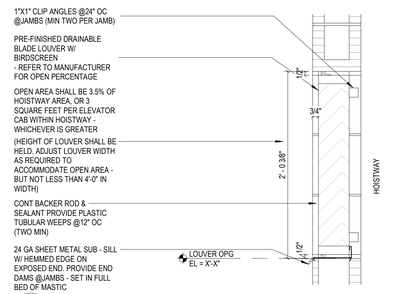

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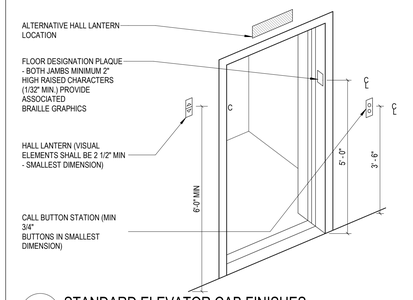
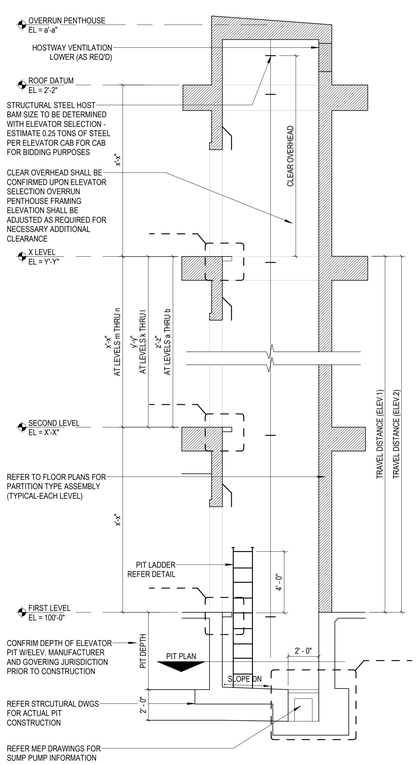
1 1/2" = 1'-0"



4 STANDARD ELEVATOR CAB FINISHES
1/2" = 1'-0"

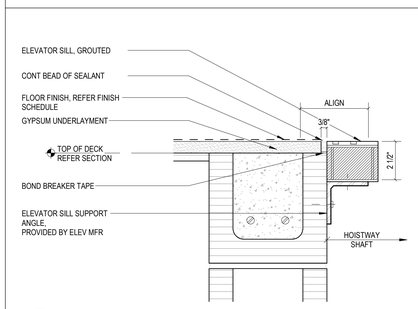


16 ELEVATOR HOISTWAY DIAGRAM
1/4" = 1'-0"

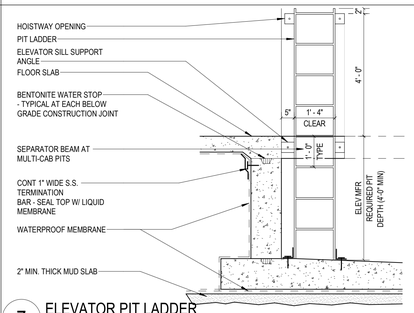
13 ELEVATOR BOX PENETRATION
3" = 1'-0"

8 ELEVATOR CONTROL PANEL
3" = 1'-0"

3 STANDARD ELEVATOR CAB FINISHES
1/4" = 1'-0"



12 GROUTED ELEVATOR SILL @CMU
3" = 1'-0"



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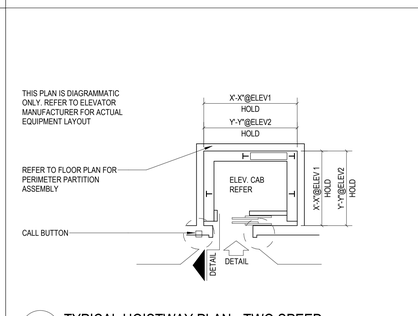
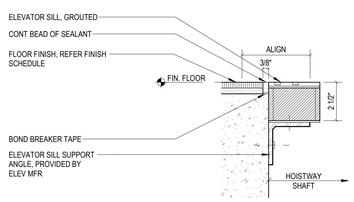
1/2" = 1'-0"



2 TYPICAL HOISTWAY PLAN - TWO SPEED
1/4" = 1'-0"



11 GROUTED ELEVATOR SILL
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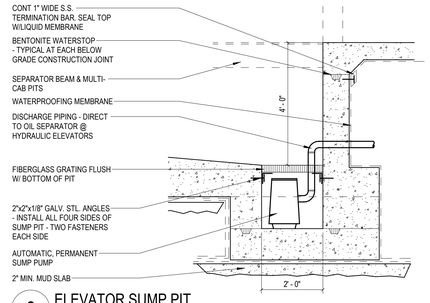
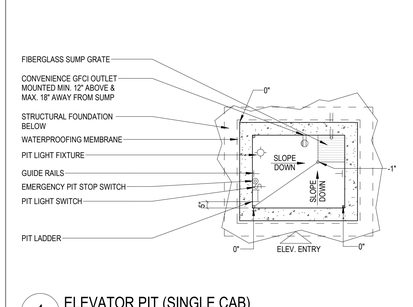


6 ELEVATOR SUMP PIT
1/2" = 1'-0"



1 ELEVATOR PIT (SINGLE CAB)
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 5:54:36 PM

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Revisions

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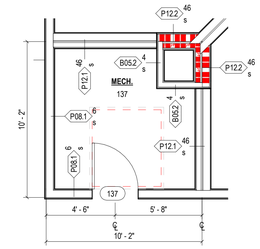
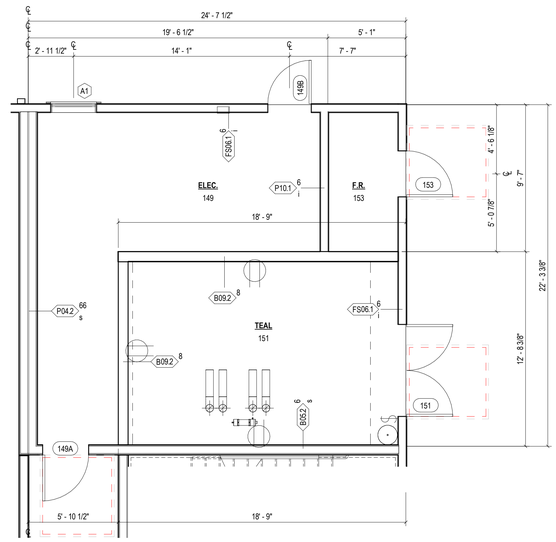
ELEVATOR DETAILS

SHEET NO.
A6.70

21159



2 MECH. ROOM
1/4" = 1'-0"



1 BOILER ROOM - LEVEL1
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:43:47 PM

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MECH. ROOMS

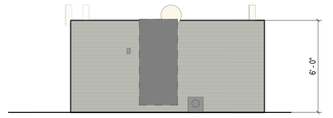
SHEET NO.

A6.80

21159

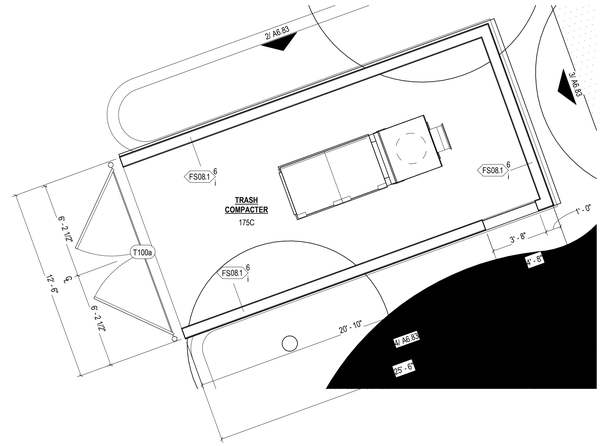
PERMIT SET (10.06.2023)

4 TRASH COMPACTOR - SOUTH ELEVATION
1/4" = 1'-0"



3 TRASH COMPACTOR - EAST ELEVATION
1/4" = 1'-0"

2 TRASH COMPACTOR - NORTH ELEVATION
1/4" = 1'-0"



1 TRASH COMPACTOR
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:48:06 AM

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TRASH COMPACTOR

SHEET NO.

A6.83

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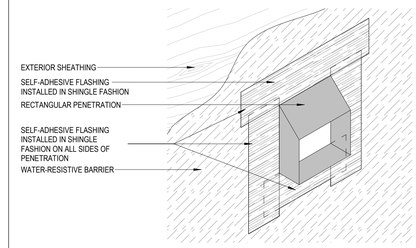
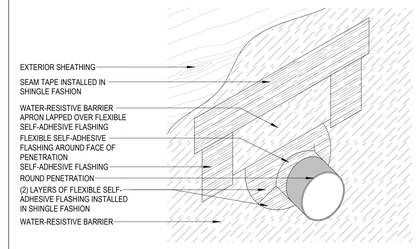


5 FLASHING AT RECTANGULAR PENETRATIONS
N.T.S. AXONOMETRIC



4 FLASHING AT ROUND PENETRATIONS
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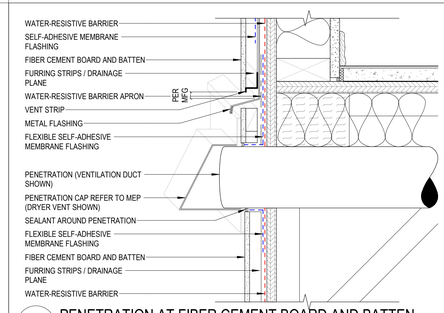
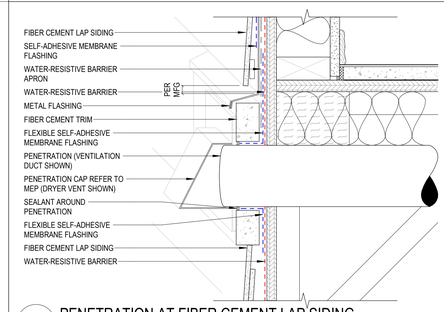


2 PENETRATION AT FIBER CEMENT BOARD AND BATTEN
3" = 1'-0"



1 PENETRATION AT FIBER CEMENT LAP SIDING
3" = 1'-0"

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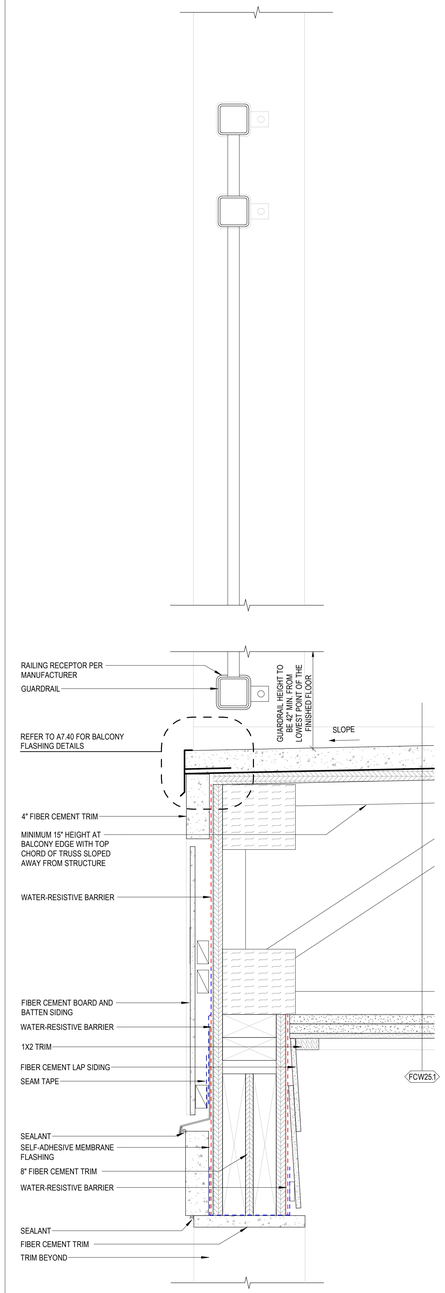
SHEET CONTENTS
EXTERIOR PENETRATIONS

SHEET NO.

A7.00

21159



6 BALCONY AT FIBER CEMENT BOARD & BATTEN
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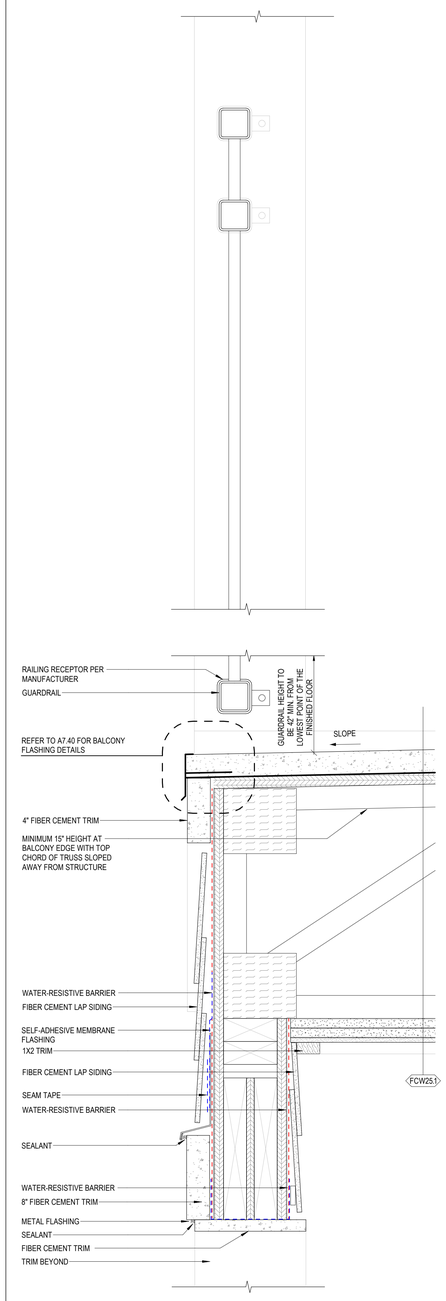

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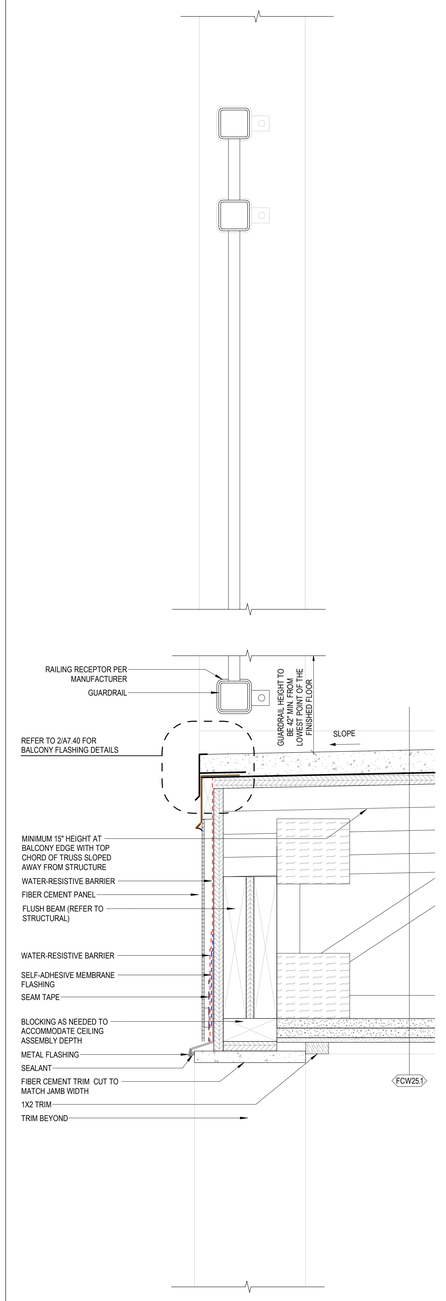

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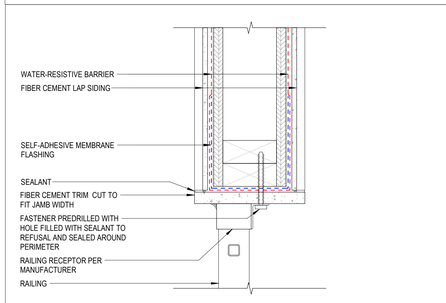
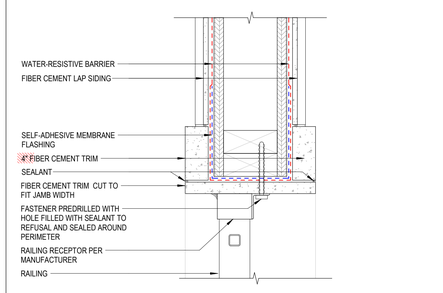
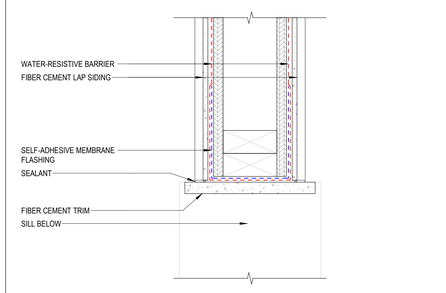


5 BALCONY WING WALL
3" = 1'-0" PLAN VIEW



3 BALCONY WING WALL
3" = 1'-0" PLAN VIEW



1 BALCONY WING WALL
3" = 1'-0" PLAN VIEW

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:23:05 PM

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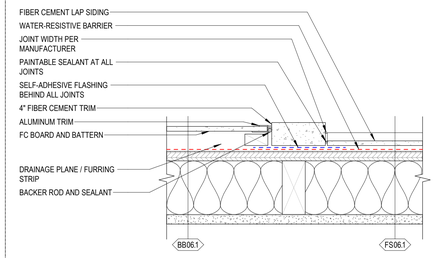
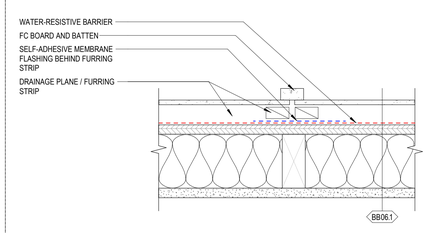
SHEET CONTENTS
BALCONY DETAILS / TYPE III / 1 HR / FC LAP SIDING

SHEET NO.
A7.05

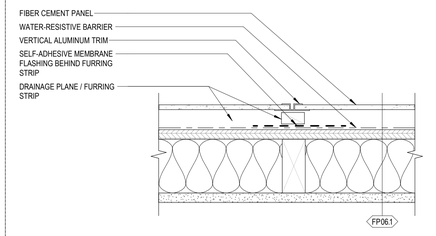
21159



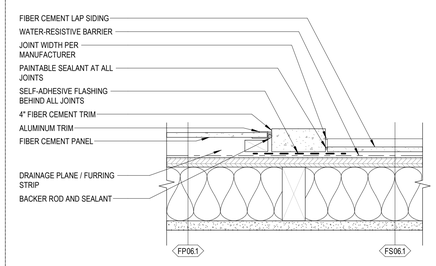
15 FC LAP SIDING AT FC BOARD AND BATTEN
3" = 1'-0" PLAN VIEW



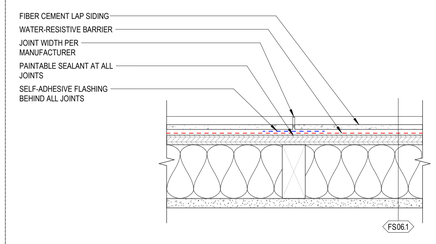
14 FC BOARD AND BATTEN JOINT
3" = 1'-0" PLAN VIEW



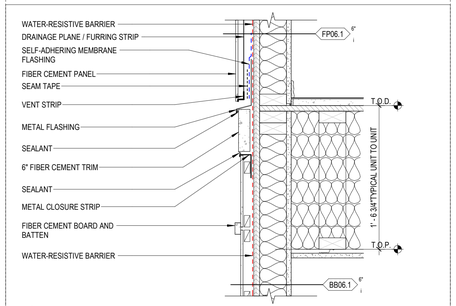
13 FIBER CEMENT PANEL JOINT
3" = 1'-0" PLAN VIEW



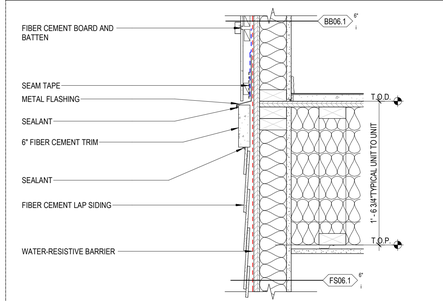
12 FIBER CEMENT LAP SIDING AT FIBER CEMENT PANEL
3" = 1'-0" PLAN VIEW



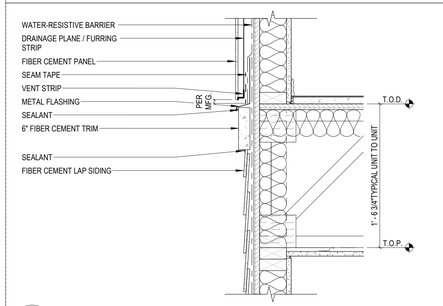
11 FIBER CEMENT LAP SIDING JOINT
3" = 1'-0" PLAN VIEW



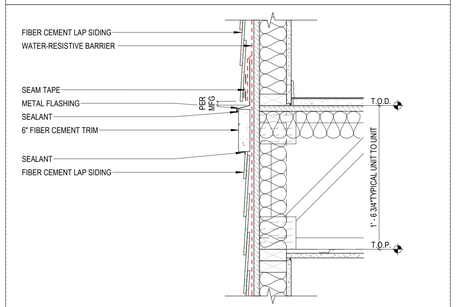
4 FIBER CEMENT BOARD and BATTEN TO FC PANEL
1 1/2" = 1'-0"



3 FC BOARD and BATTEN TO FC LAP SIDING
1 1/2" = 1'-0"



2 FIBER CEMENT LAP TO FIBER CEMENT PANEL
1 1/2" = 1'-0"



1 FIBER CEMENT LAP SIDING BANDING
1 1/2" = 1'-0"

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 10:31:00 AM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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REGISTERED ARCHITECT JAMES SIMONE JR 20551 STATE OF TEXAS
10.06.2023

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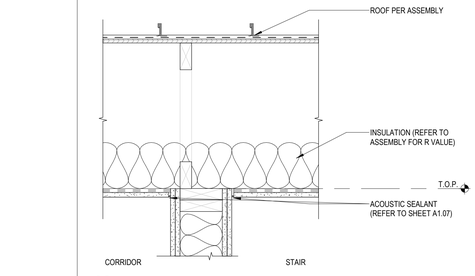
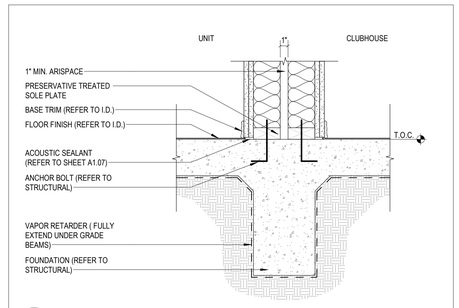
SHEET CONTENTS
VERTICAL & HORIZONTAL MATERIAL TRANSITIONS

SHEET NO.
A7.12

21159



14 2 HOUR FIRE SEPARATION AT STAIR - ROOF
1 1/2" = 1'-0" ROOF / CEILING



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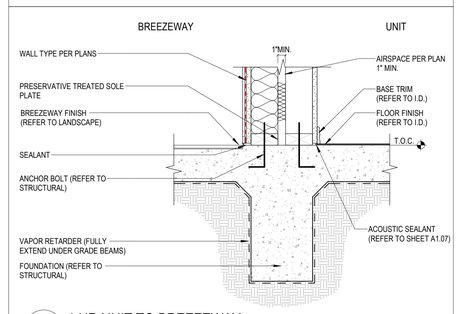
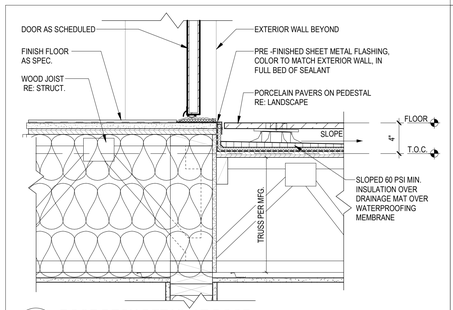
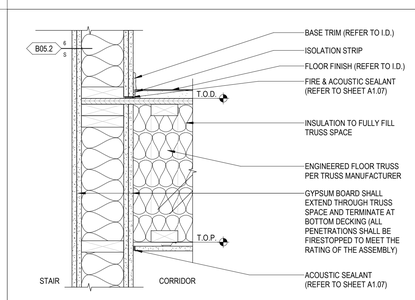
1 1/2" = 1'-0" FOUNDATION



4 1 HR UNIT TO BREEZEWAY
1 1/2" = 1'-0" FOUNDATION



18 ROOF DECK DETAIL AT DOOR
1 1/2" = 1'-0"



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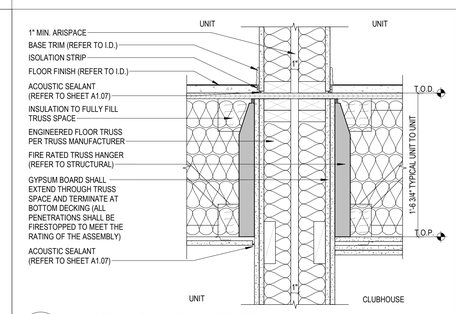
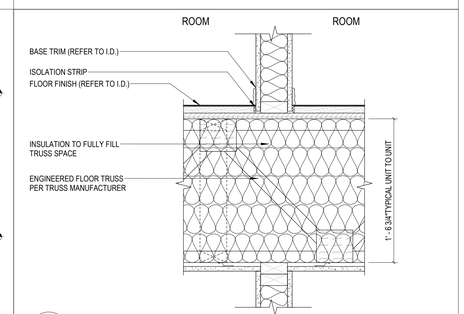
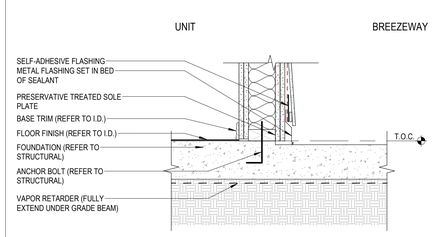
1 1/2" = 1'-0" FLOOR / CEILING



8 2 HOUR OCCUPANCY SEPARATION
1 1/2" = 1'-0" FLOOR / CEILING



3 NON-LOAD BEARING INTERIOR WALL
1 1/2" = 1'-0" FLOOR / CEILING



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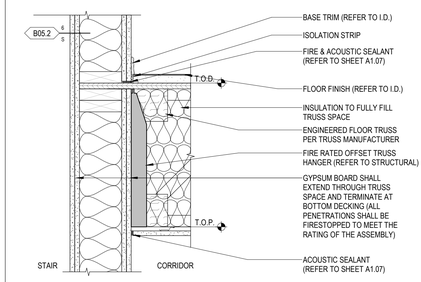
1 1/2" = 1'-0" FOUNDATION



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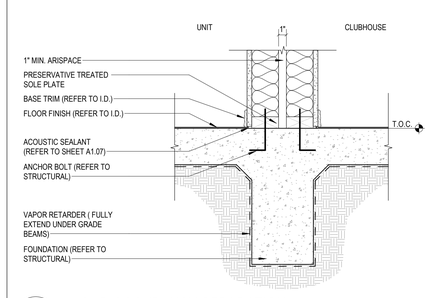
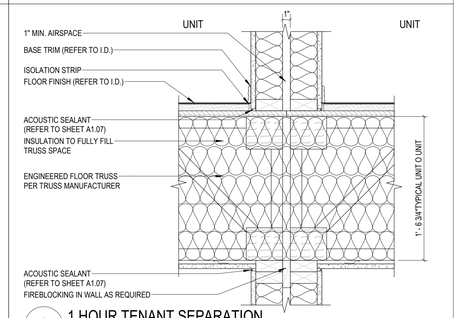
1 1/2" = 1'-0" FLOOR / CEILING



7 1 HOUR OCCUPANCY SEPARATION
1 1/2" = 1'-0" FOUNDATION



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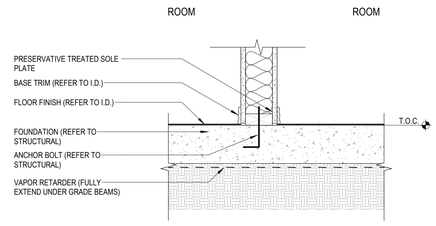

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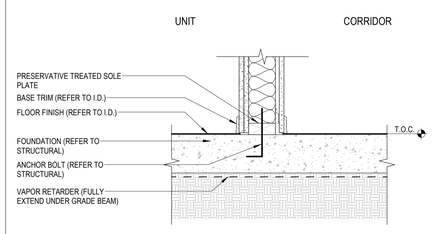
1 1/2" = 1'-0" FOUNDATION



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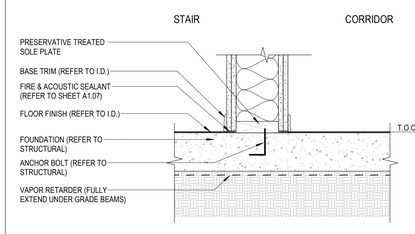

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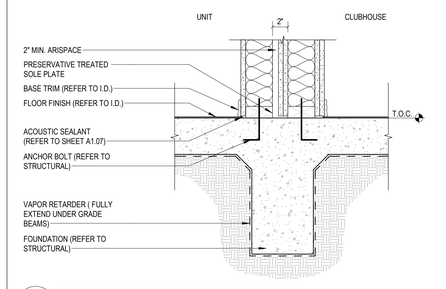
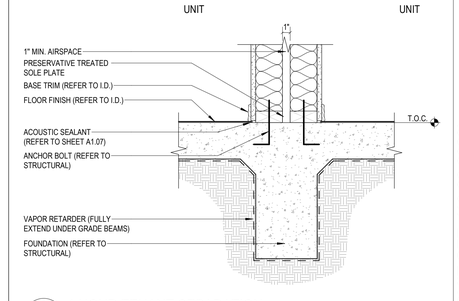


6 2 HOUR OCCUPANCY SEPARATION
1 1/2" = 1'-0" FOUNDATION



1 1 HOUR TENANT SEPARATION
1 1/2" = 1'-0" FOUNDATION

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:21:19 PM

Issue for Pricing / Bidding:
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Revisions

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10.06.2023

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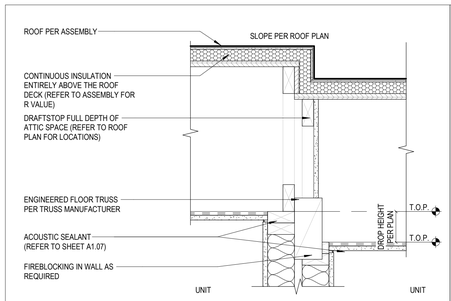
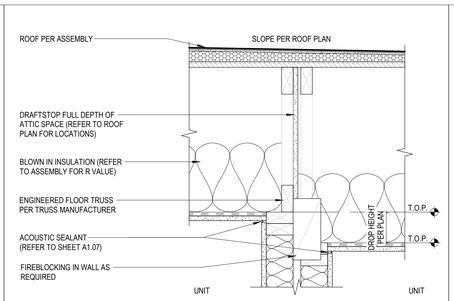
SHEET CONTENTS
INTERIOR WALL DETAILS

SHEET NO.
A7.20

21159



15 1 HR TENANT SEPARATION AT BUILDING DROP
1 1/2" = 1'-0" ROOF / CEILING



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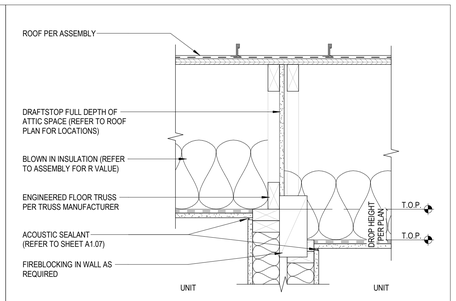

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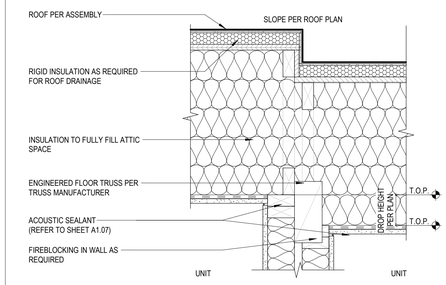

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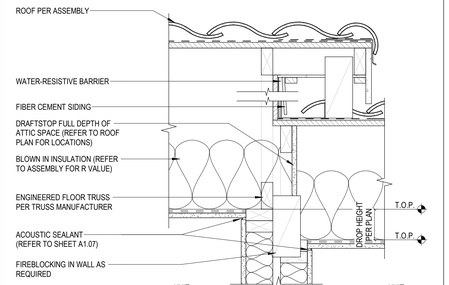
1 1/2" = 1'-0" ROOF / CEILING



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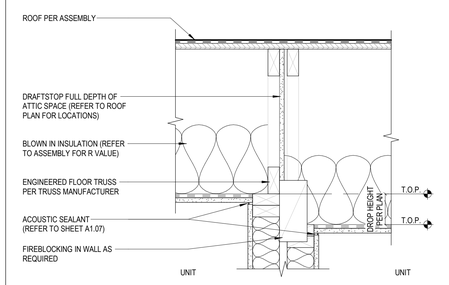

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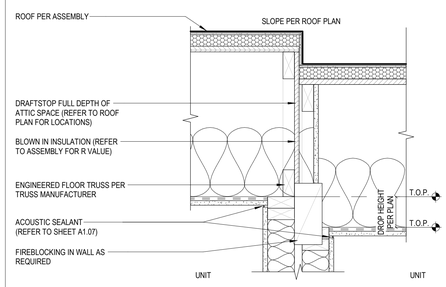

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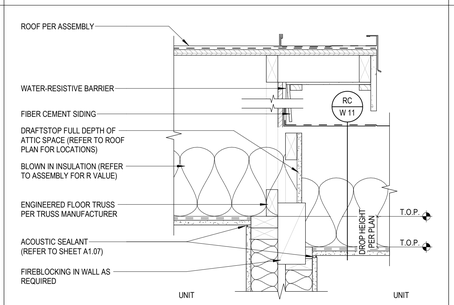
1 1/2" = 1'-0" ROOF / CEILING



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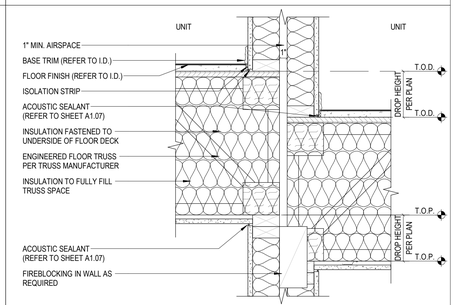
1 1/2" = 1'-0" ROOF / CEILING



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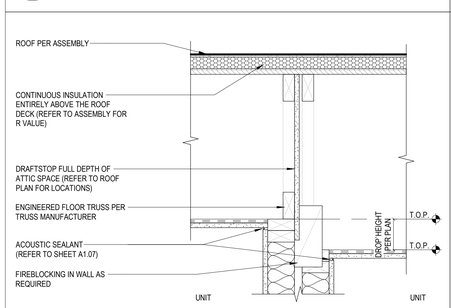

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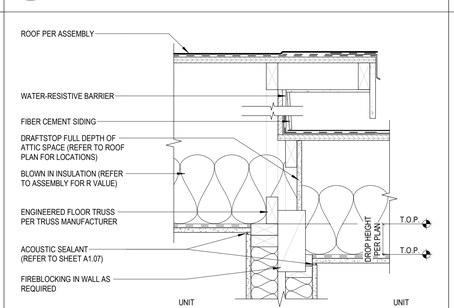

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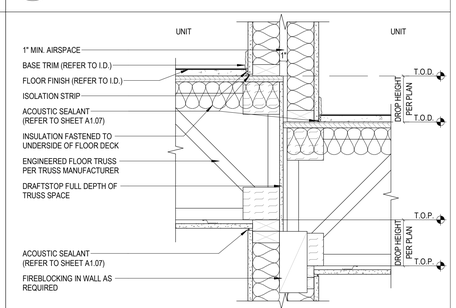

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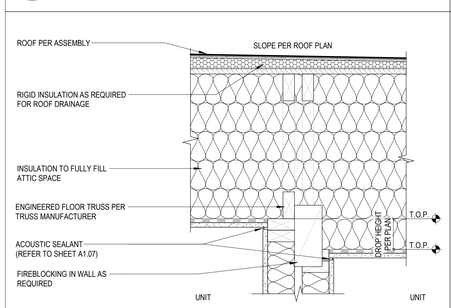

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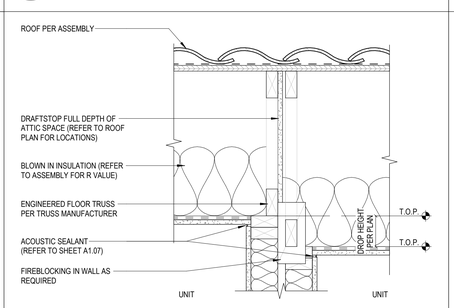

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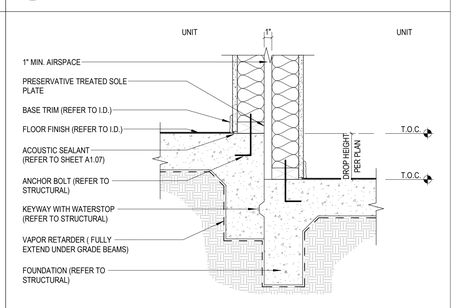

1 1 HR TENANT SEPARATION AT BUILDING DROP
1 1/2" = 1'-0" FOUNDATION

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/8/2023 10:52:00 AM

Issue for Pricing / Bidding:
Issue for Permit Application:
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Revisions

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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT JAMES SIMONE JR 20551 STATE OF TEXAS
10.06.2023

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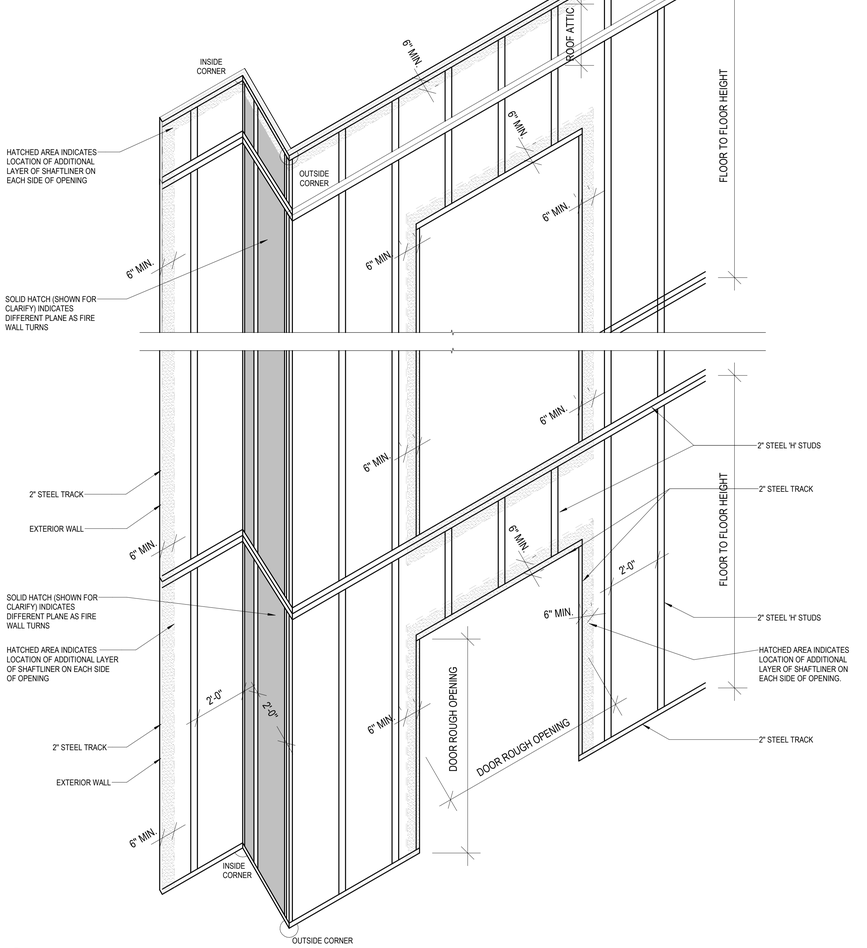
SHEET CONTENTS
INTERIOR WALL DETAILS AT DROP

SHEET NO.
A7.21

21159



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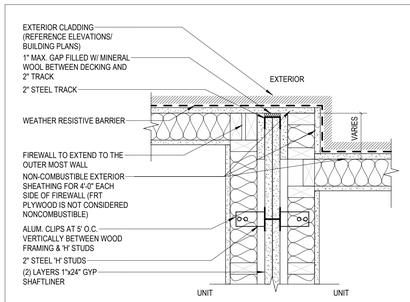
1/2" = 1'-0"



20 2 HR FIRE WALL AT EXTERIOR WALL (PLAN VIEW)
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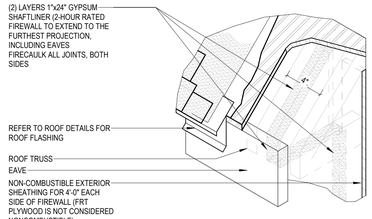
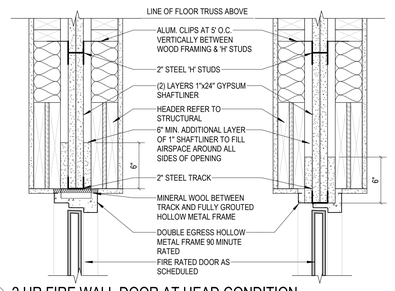
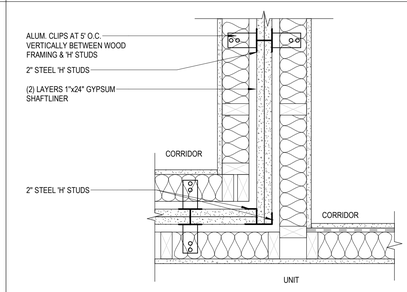


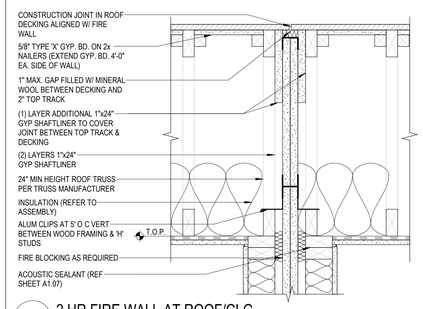
17 DETAIL AT EAVE (FIRE WALL PROJECTION)
1 1/2" = 1'-0"



14 2 HR FIRE WALL DOOR AT HEAD CONDITION
1 1/2" = 1'-0"



9 2 HR FIRE WALL AT INTERIOR WALL (PLAN VIEW)
1 1/2" = 1'-0"

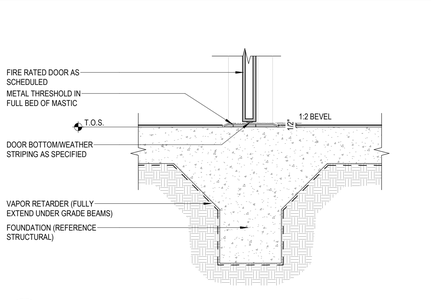


4 2 HR FIRE WALL AT ROOF/CLG.
1 1/2" = 1'-0"

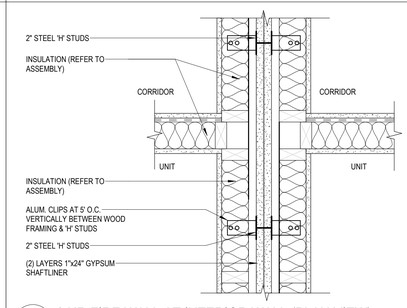
13 2 HR FIRE WALL AT DOOR JAMB (PLAN VIEW)
1 1/2" = 1'-0"

8 2 HR FIRE WALL AT INTERIOR WALL (PLAN VIEW)
1 1/2" = 1'-0"

3 2 HR FIRE WALL AT ROOF/CLG.
1 1/2" = 1'-0"



12 2 HR FIRE WALL DOOR AT FOUNDATION
1 1/2" = 1'-0"



7 2 HR FIRE WALL AT INTERIOR WALL (PLAN VIEW)
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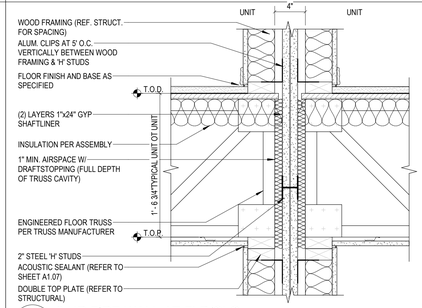

2 2 HR FIRE WALL AT FLR/CLG
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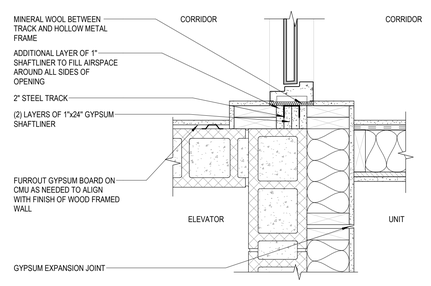
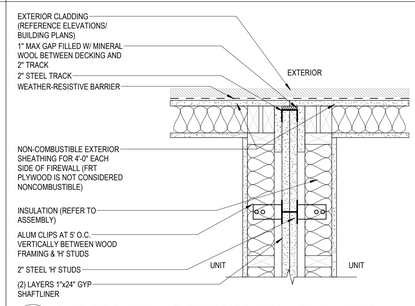


11 2 HR FIRE WALL SHAFTLINER/CMU TRANSITION (PLAN VIEW)
1 1/2" = 1'-0"



6 2 HR FIRE WALL AT EXTERIOR WALL (PLAN VIEW)
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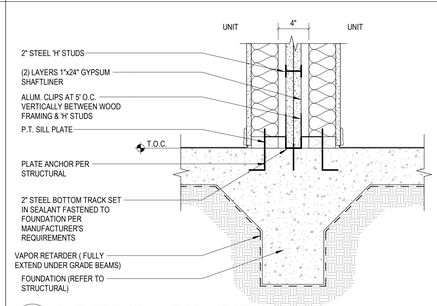

1 2 HR FIRE WALL AT FOUNDATION
1 1/2" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:35:57 PM

Issue for Pricing / Bidding:	
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Revisions

#	DATE	COMMENTS

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410 PROBANDT
San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT JAMES SIMONE JR 20551 STATE OF TEXAS
10.06.2023

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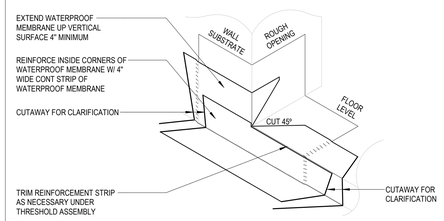
PERMIT SET (10.06.2023)

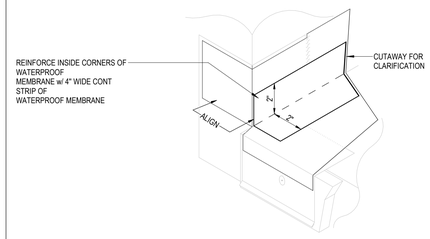
SHEET CONTENTS
SHAFTLINER FIREWALL

SHEET NO.
A7.23

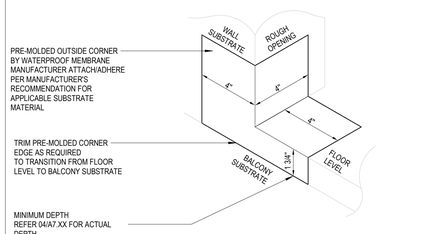
21159



15 JAMB/SILL WATERPROOFING TRANSITION
3" = 1'-0"



10 BALCONY PERIMETER CONTAINMENT ASSEMBLY
3" = 1'-0"



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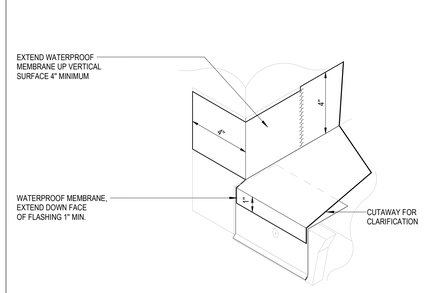
3" = 1'-0"



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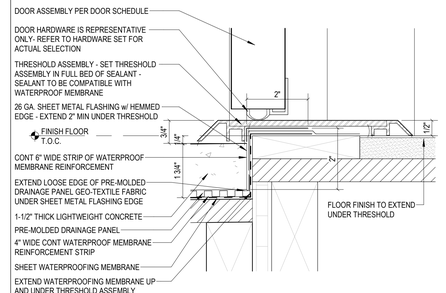
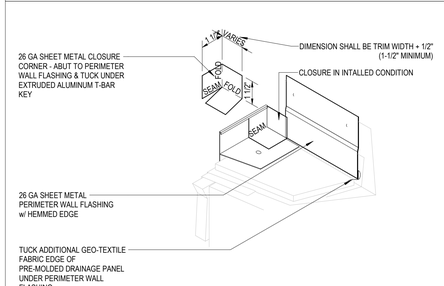
3" = 1'-0"



4 BALCONY EDGE AT THRESHOLD ASSEMBLY
6" = 1'-0" OUTSWINGING DOOR UNITS



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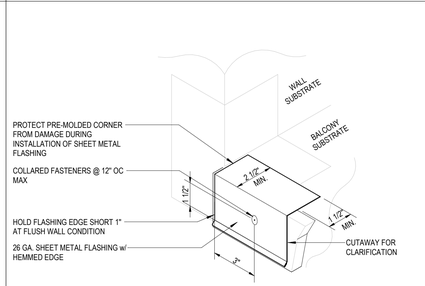
3" = 1'-0"



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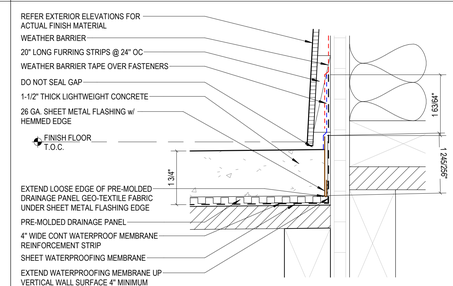
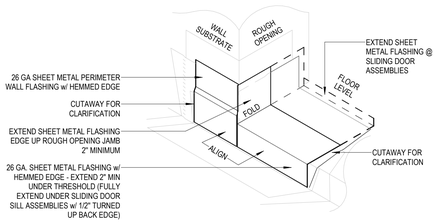
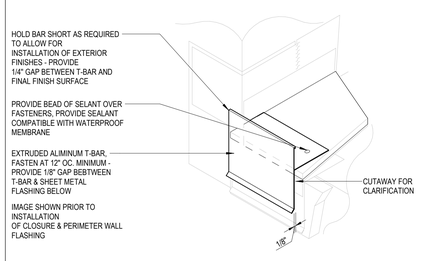


3 BALCONY PERIMETER EDGE @ FIBER CEMENT FINISH
6" = 1'-0"



17 JAMB/SILL WATERPROOFING TRANSITION
3" = 1'-0"



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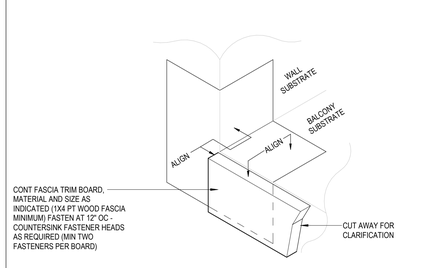
3" = 1'-0"



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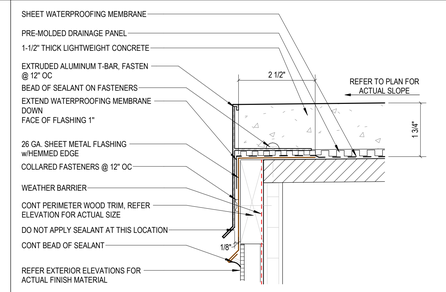
3" = 1'-0"



2 BALCONY EXPOSED EDGE
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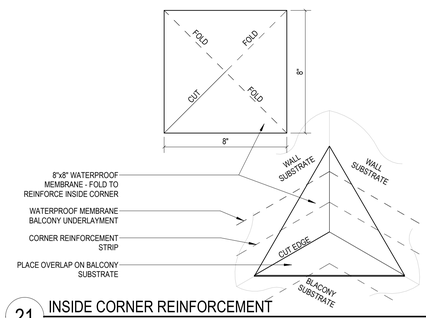
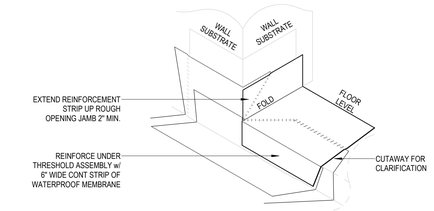


21 INSIDE CORNER REINFORCEMENT
3" = 1'-0"



16 JAMB/SILL WATERPROOFING TRANSITION
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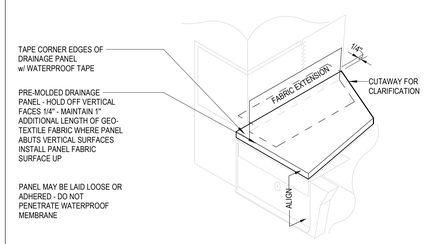
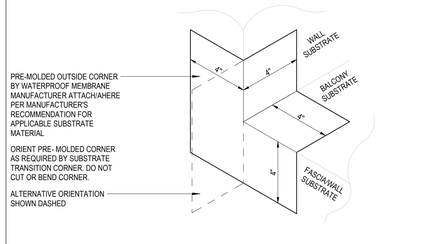


11 BALCONY PERIMETER CONTAINMENT ASSEMBLY
3" = 1'-0"



6 BALCONY PERIMETER CONTAINMENT ASSEMBLY
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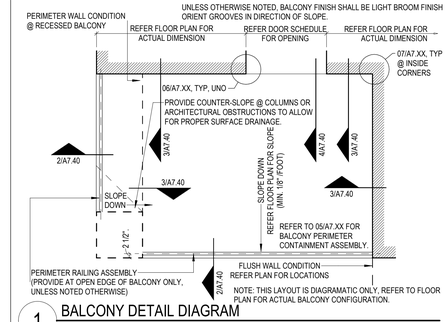

1 BALCONY DETAIL DIAGRAM
3/8" = 1'-0"

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:42:02 PM

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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT JAMES SIMONE 20591 STATE OF TEXAS
10.06.2023

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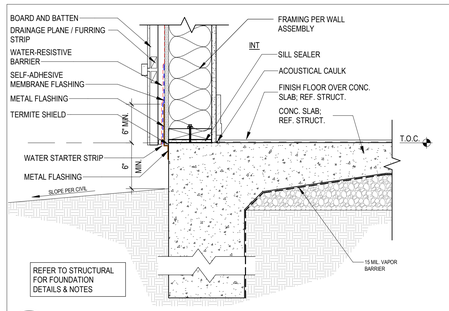
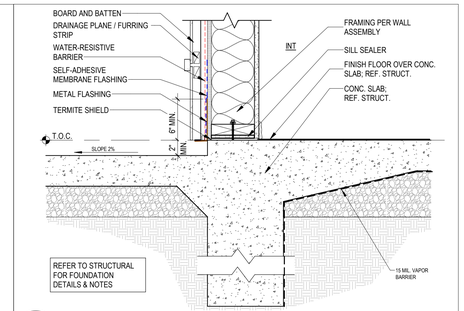
SHEET CONTENTS
BALCONY WP

SHEET NO.
A7.40

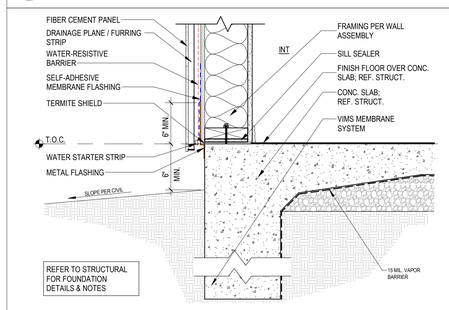
21159



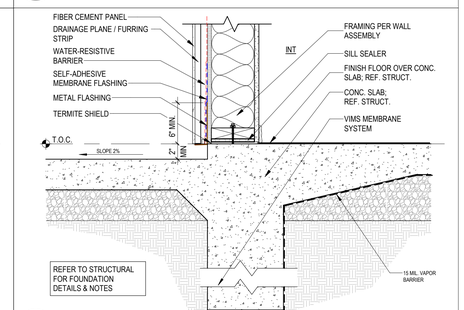
8 EXT. FOUNDATION FC BOARD AND BATTEN
1 1/2" = 1'-0"



3 BOARD AND BATTEN PANEL AT PATIO
1 1/2" = 1'-0"



7 EXT. FOUNDATION FIBER CEMENT PANEL
1 1/2" = 1'-0"



2 FIBER CEMENT PANEL AT PATIO
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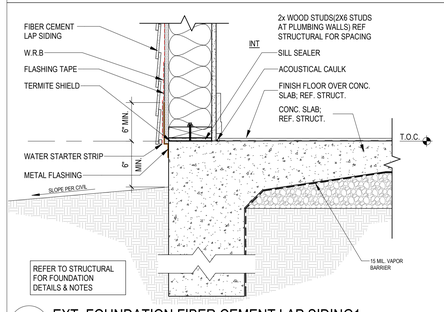

6 EXT. FOUNDATION FIBER CEMENT LAP SIDING1
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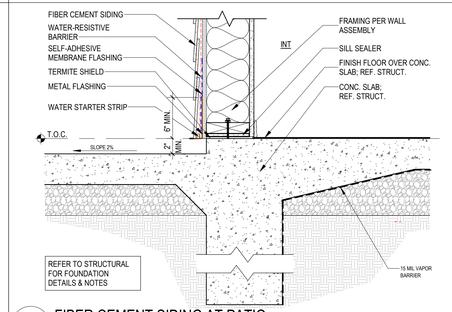

1 FIBER CEMENT SIDING AT PATIO
1 1/2" = 1'-0"

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:39:03 PM

Issue for Pricing / Bidding:
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Revisions

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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT
JAMES SIMONE JR
20551
STATE OF TEXAS

10.06.2023

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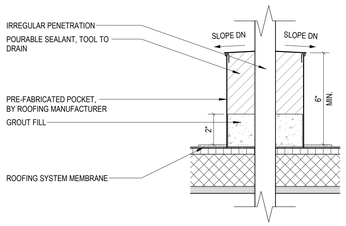
SHEET CONTENTS
BELOW GRADE WATERPROOFING

SHEET NO.

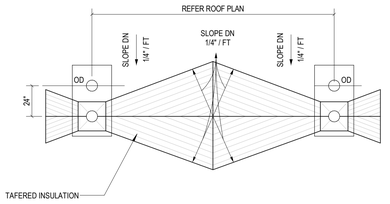
A7.42

21159



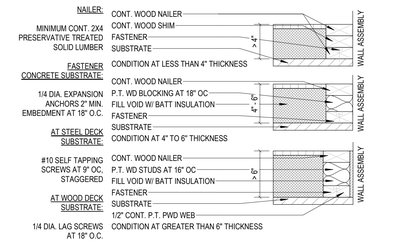
15 IRREGULAR PENETRATION SEALANT POCKET

3" = 1'-0"



10 CRICKET CONFIGURATION

1/4" = 1'-0"



5 ROOFING SYSTEM PERIMETER NAILER CONFIGURATION

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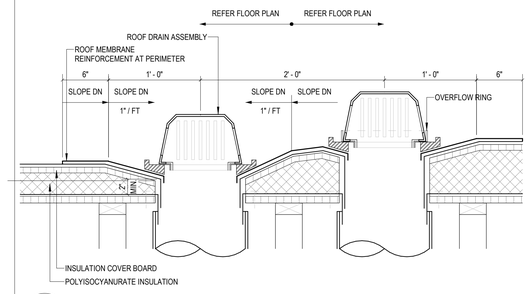
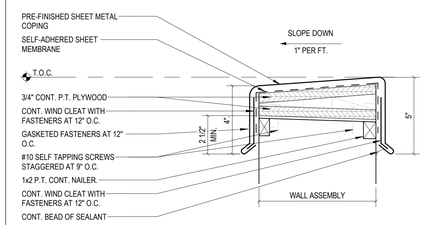


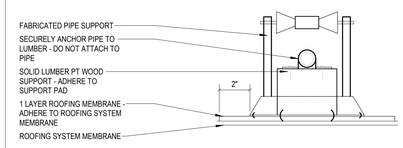
9 ROOF / OVERFLOW DRAIN ASSEMBLY

1 1/2" = 1'-0"



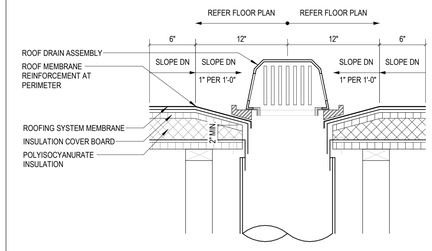
4 PARAPET COPING CAP

3" = 1'-0"



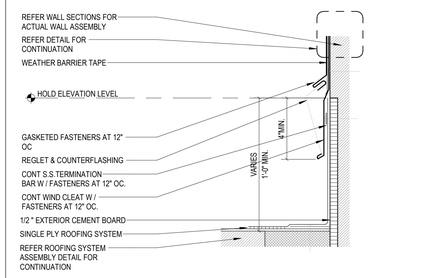
13 PIPE SUPPORT

3" = 1'-0"



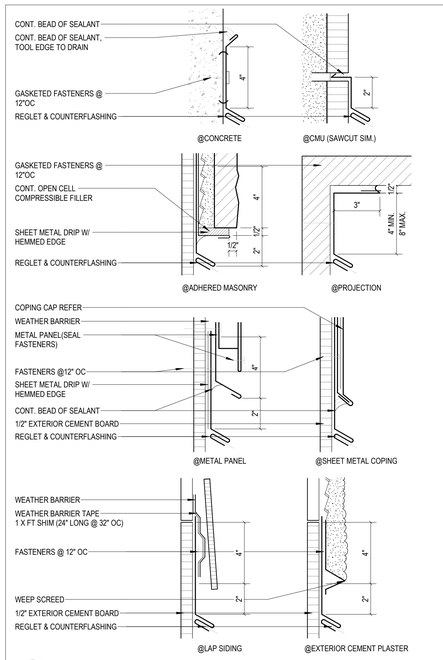
8 TYPICAL ROOF DRAIN ASSEMBLY

1 1/2" = 1'-0"



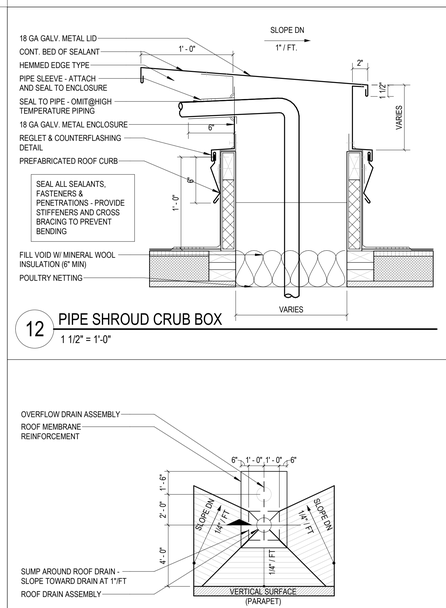
3 REGLET AND COUNTERFLASHING

3" = 1'-0"



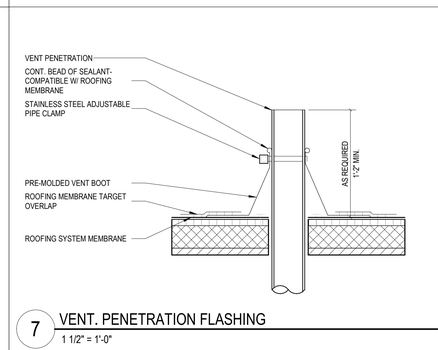
16 COUNTERFLASHING TRANSITIONS

3" = 1'-0"



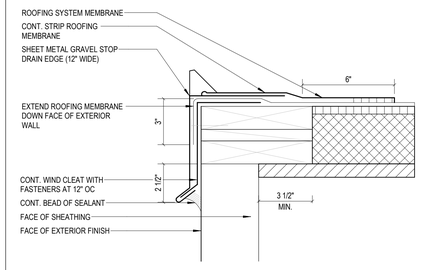
12 PIPE SHROUD CRUB BOX

1 1/2" = 1'-0"



7 VENT. PENETRATION FLASHING

1 1/2" = 1'-0"

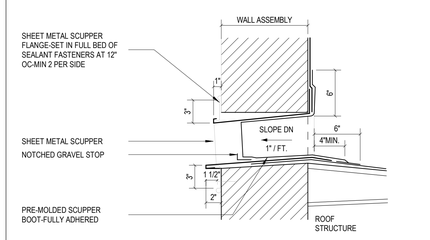


2 GRAVEL STOP DRIP EDGE

3" = 1'-0"

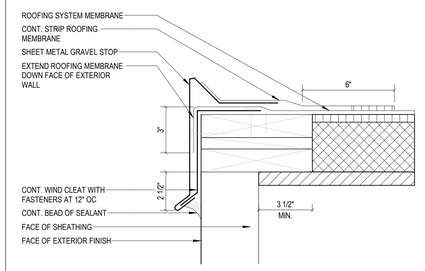
11 ROOF/OVERFLOW CONFIGURATION AT PARAPET

1/4" = 1'-0"



6 SCUPPER THROUGH PARAPET

1 1/2" = 1'-0"



1 PERIMETER GRAVEL STOP

3" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:32:18 PM

Issue for Pricing / Bidding:
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Revisions

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San Antonio, TX

AREA REAL ESTATE, LLC

REGISTERED ARCHITECT JAMES SIMONE JR 20551 STATE OF TEXAS

10.06.2023

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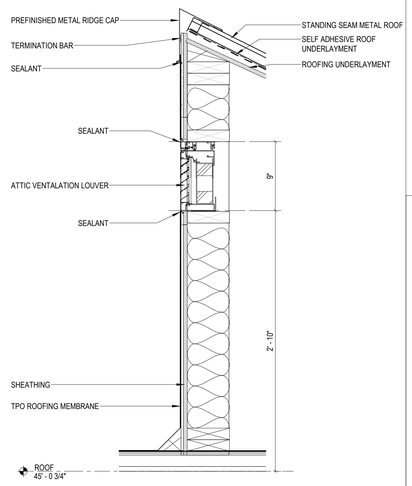
SHEET CONTENTS
SINGLE PLY ROOFING

SHEET NO.

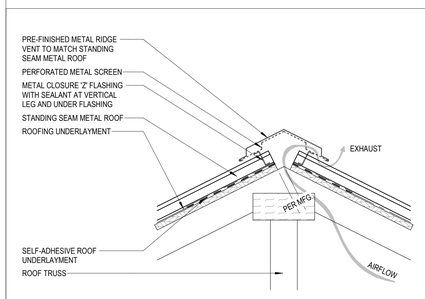
A7.50

PERMIT SET (10.06.2023)

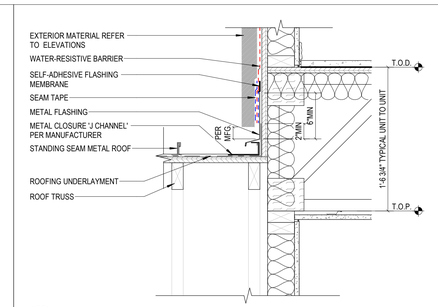
21159



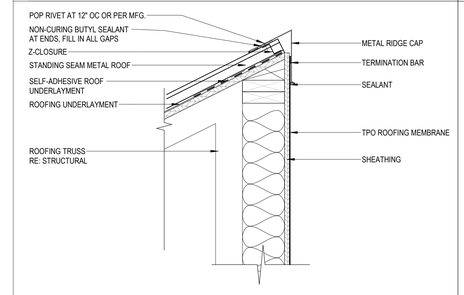
14 EXTERIOR WALL @ ATTIC VENT
1 1/2" = 1'-0"



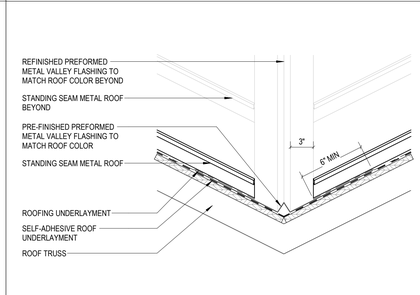
9 STANDING SEAM METAL ROOF RIDGE VENT
1 1/2" = 1'-0"



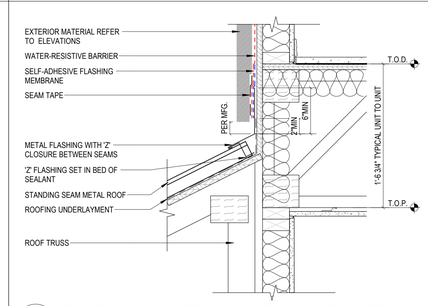
4 STANDING SEAM METAL ROOF TO WALL STEP FLASHING
1 1/2" = 1'-0"



13 PITCHED ROOF TO PARAPET/ WALL
1 1/2" = 1'-0"



8 STANDING SEAM METAL ROOF VALLEY FLASHING
1 1/2" = 1'-0"



3 STANDING SEAM METAL ROOF TO WALL TRANSITION
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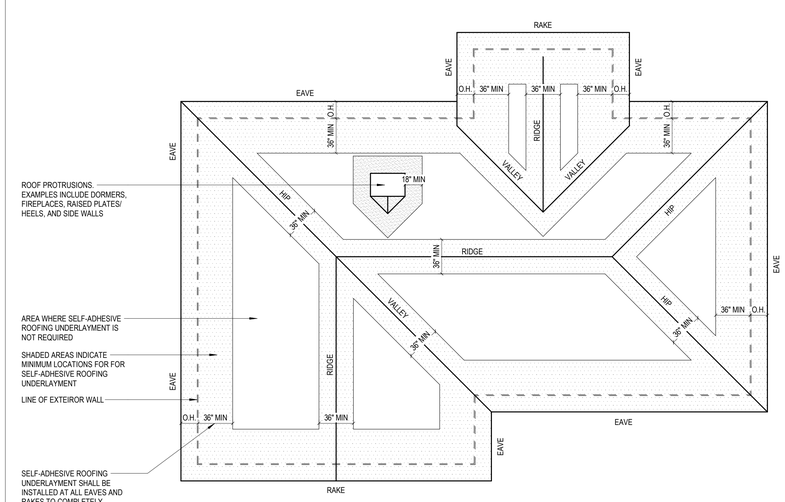
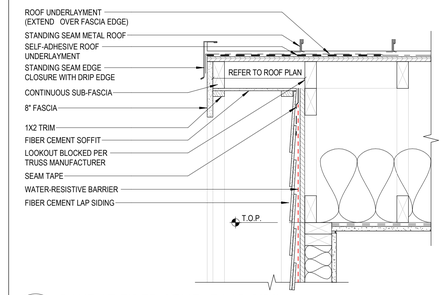
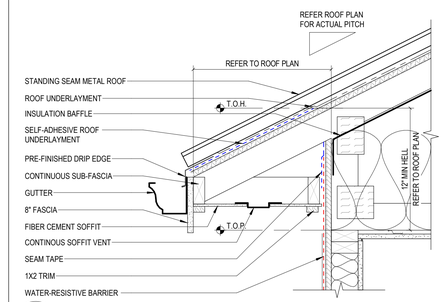


11 SELF-ADHESIVE ROOFING UNDERLAYMENT LOCATION DIAGRAM
1 1/2" = 1'-0"



2 RAKE AT FIBER CEMENT LAP SIDING
1 1/2" = 1'-0"



1 EAVE AT FIBER CEMENT BOARD
1 1/2" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:36:55 PM

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Revisions

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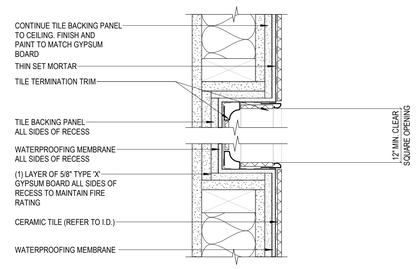
PERMIT SET (10.06.2023)

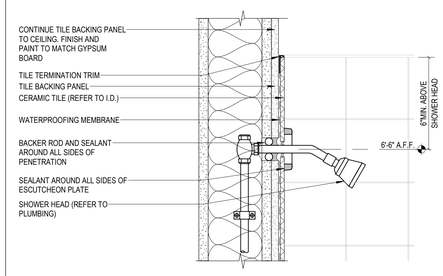
SHEET CONTENTS
PITCHED ROOF

SHEET NO.
A7.51

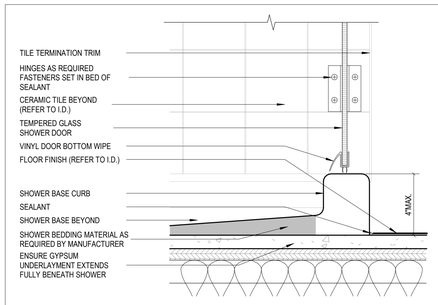
21159



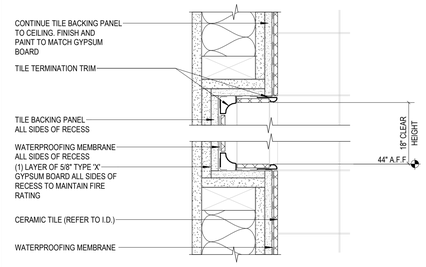
10 TILED RECESS IN SHOWER
3" = 1'-0" PLAN VIEW



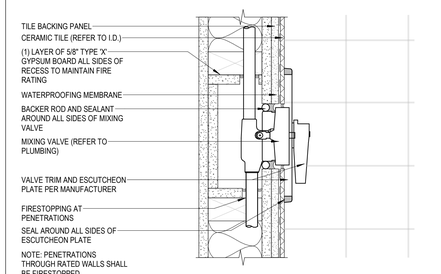
5 SHOWER HEAD
3" = 1'-0" UPPER FLOOR



14 SHOWER BASE THRESHOLD (ANSI TYPE 'B')
3" = 1'-0" UPPER FLOOR



9 TILED RECESS IN SHOWER
3" = 1'-0" SECTION VIEW



4 MIXING VALVE PENETRATION
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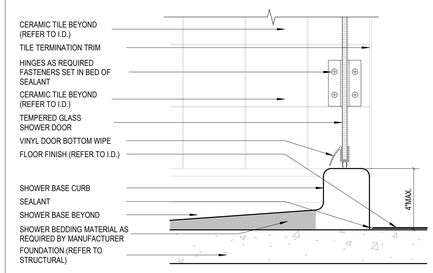

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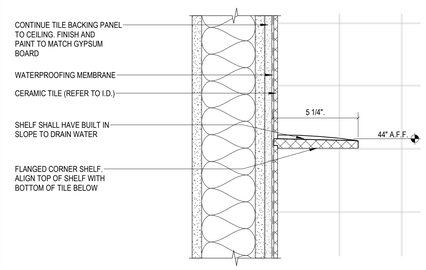

8 SHOWER SHELF
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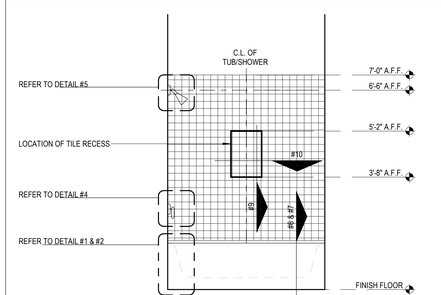
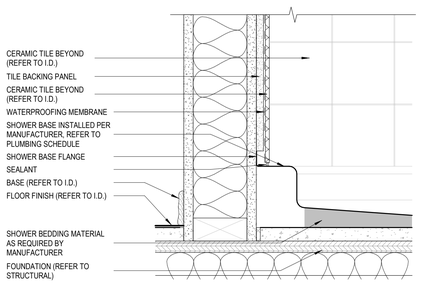
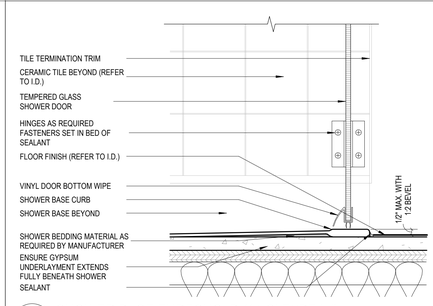


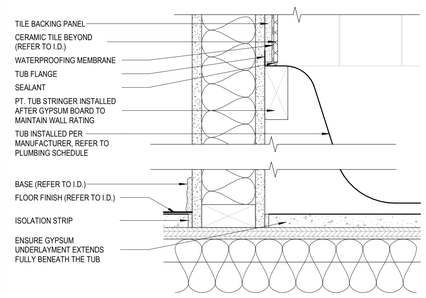
3 TYPICAL TUB ELEVATION
1/2" = 1'-0"



17 SHOWER BASE TO TILE TRANSITION
3" = 1'-0" UPPER FLOOR



12 SHOWER BASE THRESHOLD (ANSI TYPE 'A')
3" = 1'-0" UPPER FLOOR



7 TUB TO TILE TRANSITION
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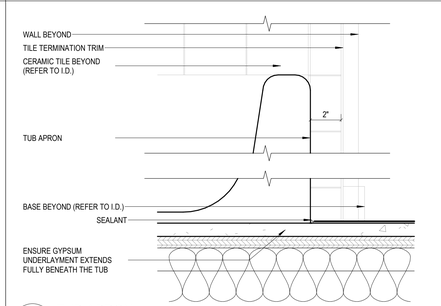
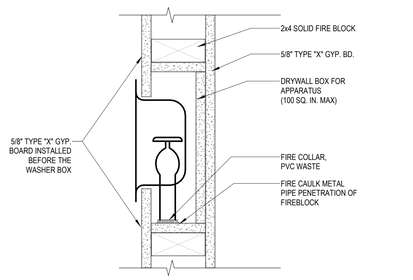
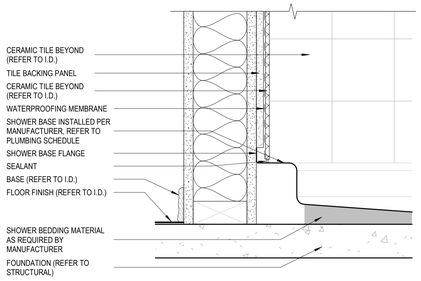


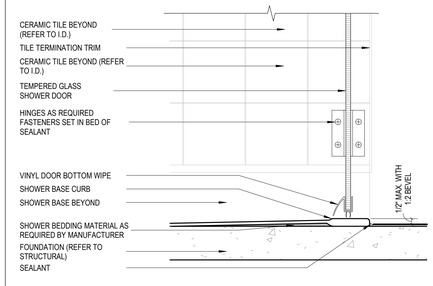
2 TUB APRON
3" = 1'-0" UPPER FLOOR



21 WASHER BOX DETAILER AT 1 HR. WALL
3" = 1'-0"



16 SHOWER BASE TO TILE TRANSITION
3" = 1'-0" FOUNDATION



11 SHOWER BASE THRESHOLD (ANSI TYPE 'A')
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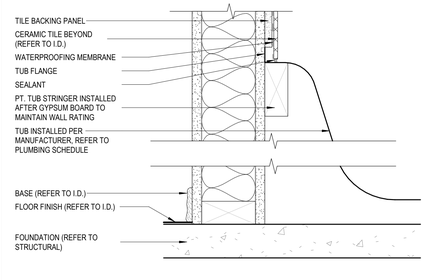

6 TUB TO TILE TRANSITION
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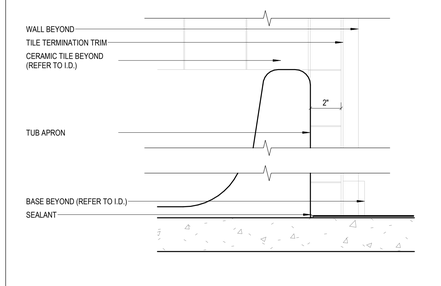

1 TUB APRON
3" = 1'-0" FOUNDATION

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:37:38 PM

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Revisions

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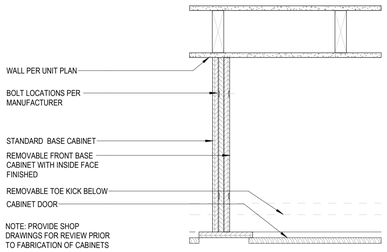
PERMIT SET (10.06.2023)

SHEET CONTENTS
INTERIOR DETAILS

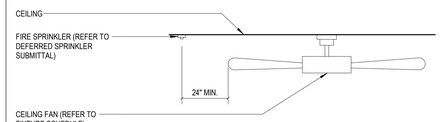
SHEET NO.

A7.70

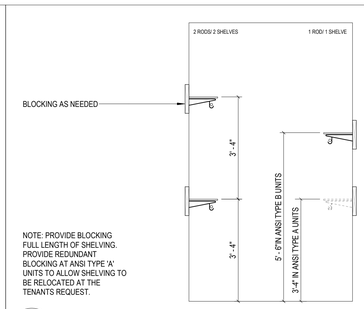
21159



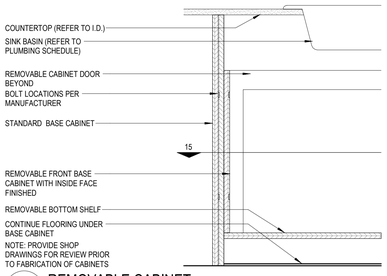
15 REMOVABLE CABINET
1 1/2" = 1'-0" PLAN



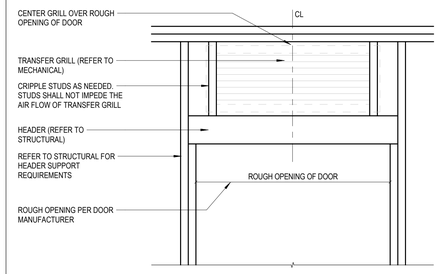
10 SPRINKLER CLEARANCE AROUND CEILING FAN
NOT TO SCALE



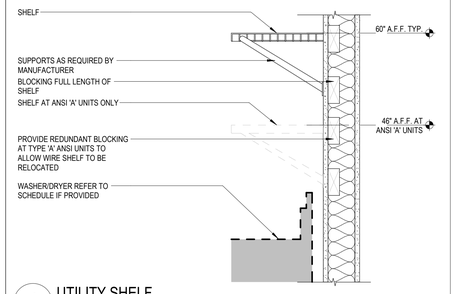
5 TYPICAL CLOSET ROD AND SHELF
1/2" = 1'-0"



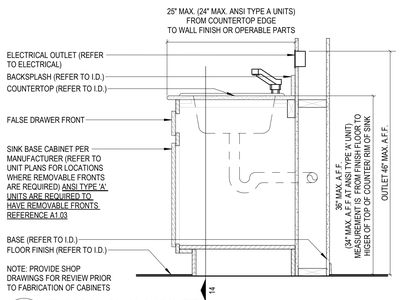
14 REMOVABLE CABINET
1 1/2" = 1'-0" SECTION



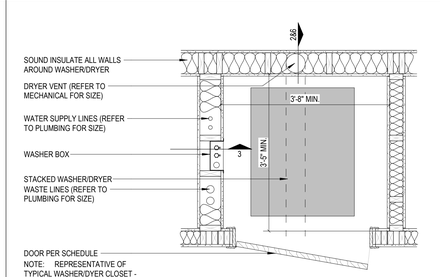
9 HVAC GRILL ABOVE DOOR
1" = 1'-0"



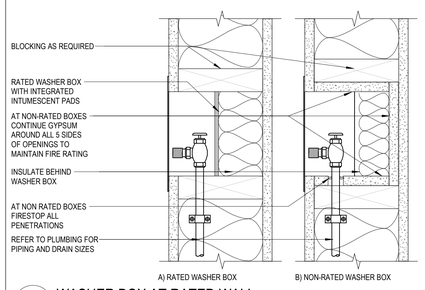
4 UTILITY SHELF
1 1/2" = 1'-0"



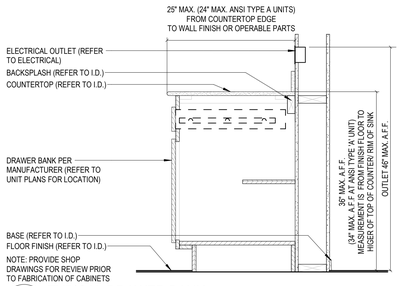
13 TYPICAL SINK CABINET
1" = 1'-0"



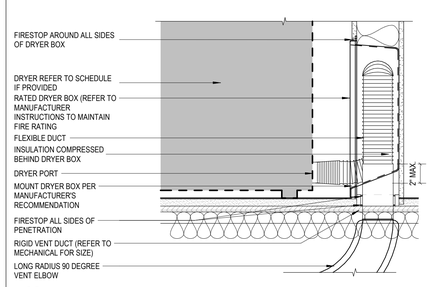
8 DRYER BOX AT RATED WALL
3/4" = 1'-0" STACKABLE WASHER AND DRYER



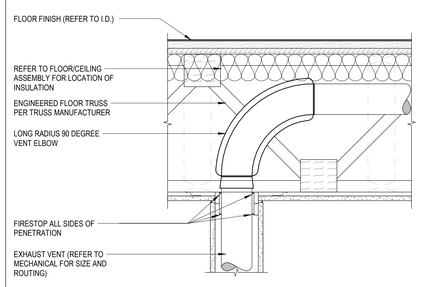
3 WASHER BOX AT RATED WALL
3" = 1'-0"



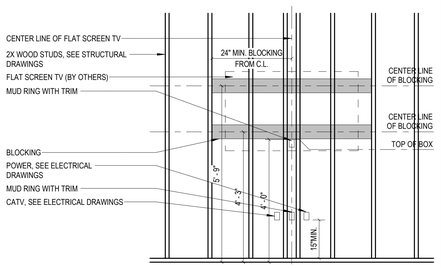
12 TYPICAL DRAWER BANK
1" = 1'-0"



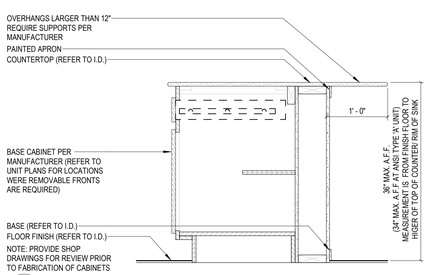
7 DRYER BOX AT RATED WALL
1 1/2" = 1'-0" DOWN THROUGH TRUSS SPACE



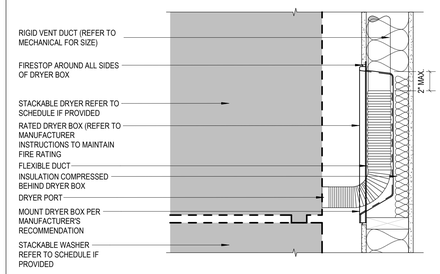
2 MECHANICAL VENT INTERIOR WALL PENETRATION
1 1/2" = 1'-0"



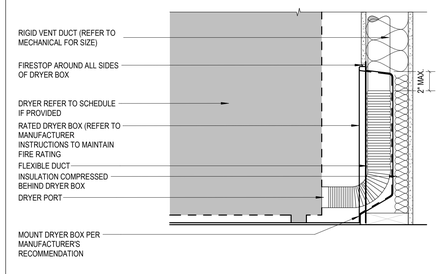
16 WALL MOUNTED TV FRAMING
1/2" = 1'-0"



11 TYPICAL CABINET AT ISLAND
1" = 1'-0"



6 DRYER BOX AT RATED WALL
1 1/2" = 1'-0" STACKABLE WASHER AND DRYER



1 DRYER BOX AT RATED WALL
1 1/2" = 1'-0" STANDARD DRYER

PERMIT SET (10.06.2023)

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/5/2023 7:38:18 PM

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

Revisions

#	DATE	COMMENTS

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REGISTERED ARCHITECT JAMES SIMONE 20551 STATE OF TEXAS
10.06.2023

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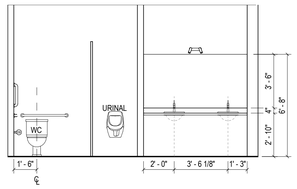
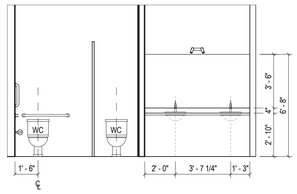
SHEET CONTENTS
INTERIOR DETAILS

SHEET NO.
A7.71

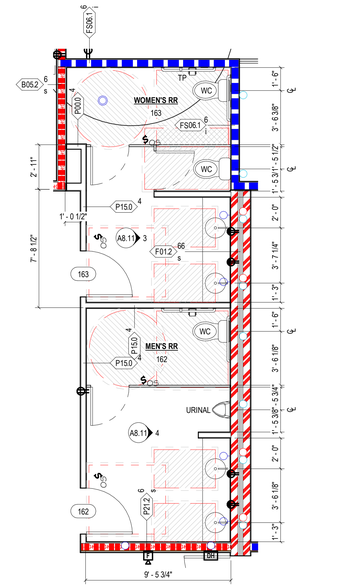
21159



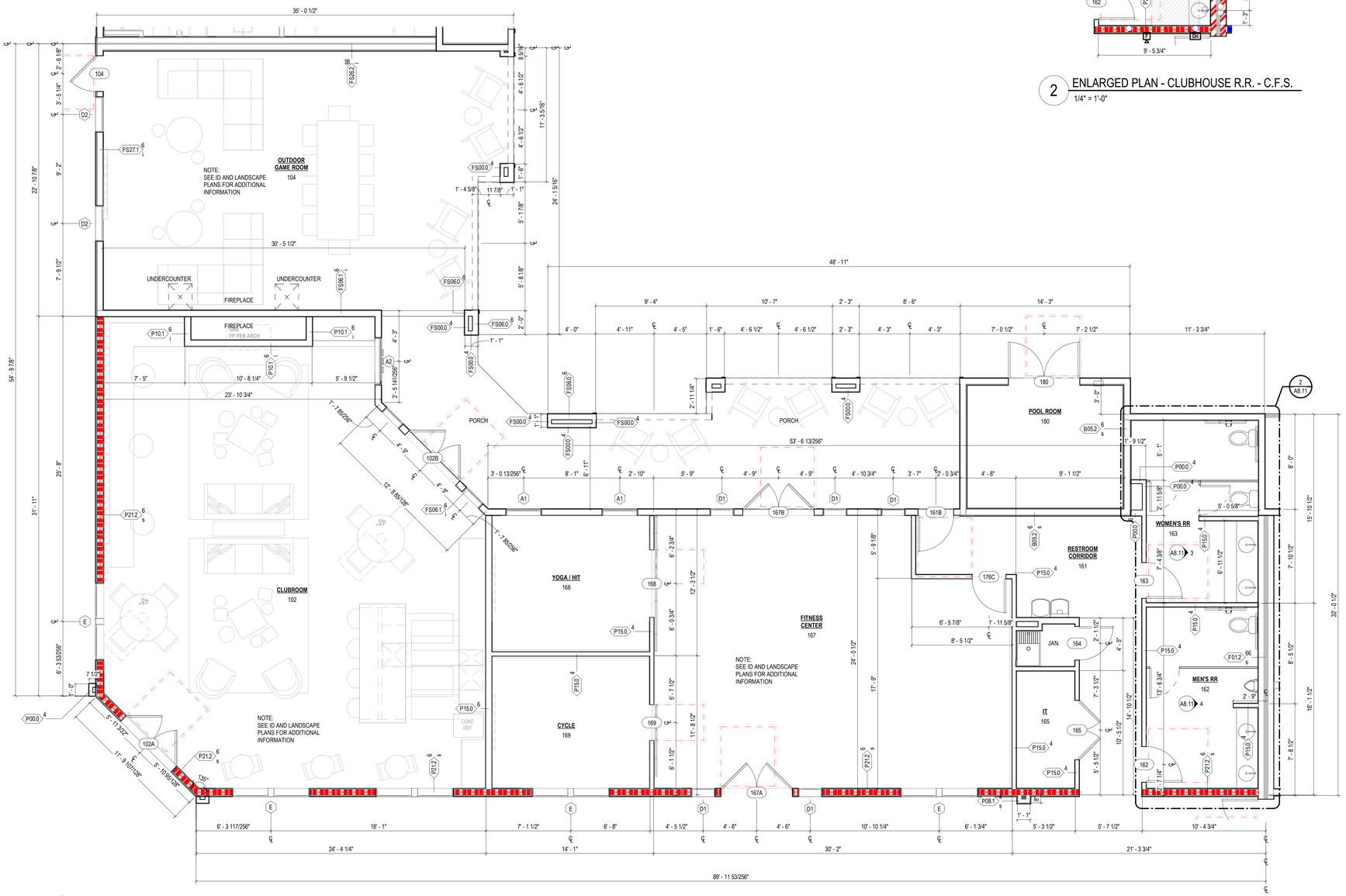
4 CLUBHOUSE - MEN'S R.R. ELEV.
1/4" = 1'-0"



3 CLUBHOUSE - WOMEN'S R.R. ELEV.
1/4" = 1'-0"



2 ENLARGED PLAN - CLUBHOUSE R.R. - C.F.S.
1/4" = 1'-0"



1 ENLARGED PLAN - CLUBHOUSE
1/4" = 1'-0"

CLUBHOUSE NOTES

NOTE:

1. REF. TO MEP DWGS FOR LOCATION OF SMOKE & FIRE DETECTORS.
2. REF. SHEET A1.02 FOR ACCESSIBILITY COMPLIANCE NOTES.
3. REF. SHEET A1.02 FOR TYPICAL INTERIOR ELEVATION PROFILES & NOTES.
4. REF. SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
5. REF. TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
6. REF. SHEET A8.02 FOR DOOR SCHEDULE & DETAILS.
7. REF. SHEET A8.03 FOR WINDOW SCHEDULE & DETAILS.
8. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING.
9. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
10. ACCESSIBLE DIMENSIONS LABELED "CLEAR", "MIN.", "MAX." ARE FINISHED FACE TO FINISHED FACE.
11. ALL ANGLES ARE 45 DEG. TO HORIZONTAL & VERTICAL DIRECTIONS, UNLESS OTHERWISE NOTED.
12. SOUND INSULATE WALLS AROUND ALL HVAC CLOSETS AND OTHER WALLS AS INDICATED ON PLANS.
13. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
14. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2", 5 1/2" or 7 1/2" THICK. REFER TO STRUCTURAL DRAWINGS FOR ANY SPECIAL STUD THICKNESSES.
15. PAINT UNDERSIDE OF ALL EXPOSED SHELVING.
16. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS.
17. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
18. A SIGN STATING THE MAXIMUM OCCUPANCY LOAD OF ALL ROOMS WITH AN ASSEMBLY OCCUPANCY MUST BE POSTED IN A CONSPICUOUS LOCATION IN THE RESPECTIVE ROOM.
19. REFERENCE MEP FOR LOCATIONS OF ELECTRONIC ACCESS LOCATIONS. DOORS AND FRAMES TO BE PRE-WIRED FOR CARD ACCESS.
20. PROVIDE 36" ACCESSIBLE ROUTE TO EACH PIECE OF EQUIPMENT INSTALLED IN FITNESS ROOM.
21. CONTRACTOR TO VERIFY THE QUANTITY AND LOCATION OF FIRE EXTINGUISHER CABINETS WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
22. ALL EXTERIOR SLABS TO SLOPE 1/8" FT TO EDGE OF SLAB. -LIGHT BROOM FINISH AT SLOPED SURFACES.
23. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
24. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.01 AND 1/A8.01a FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
25. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30' MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
26. REF. TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES.
27. REF. TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
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CLUBHOUSE FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / A101 — DETAIL SECTION TAG
- P01.0 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- T — TEMPERED GLASS PER IBC 2406
- CLEAR FLOOR SPACE
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 100'-0" — FINISH FLOOR ELEVATION REFER TO CIVIL
- AX.XX / 2 — INTERIOR ELEVATION SYMBOL

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 11:43:37 AM

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Revisions

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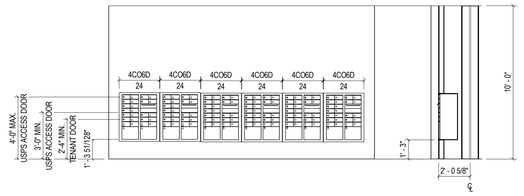
SHEET CONTENTS
ENLARGED PLAN - CLUBHOUSE

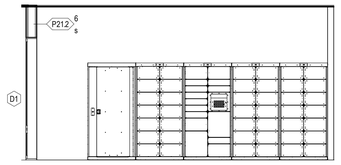
SHEET NO.
A8.11

21159

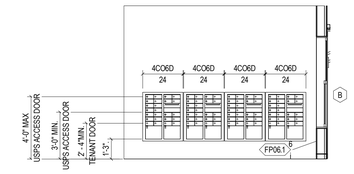
PERMIT SET (10.06.2023)



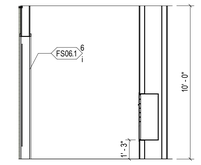
9 MAILROOM ELEV. 4
1/4" = 1'-0"



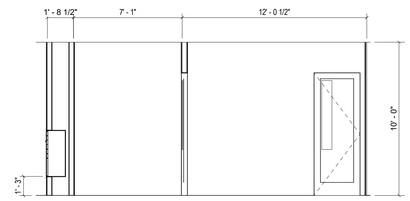
8 PARCEL ROOM ELEVATION
1/4" = 1'-0"



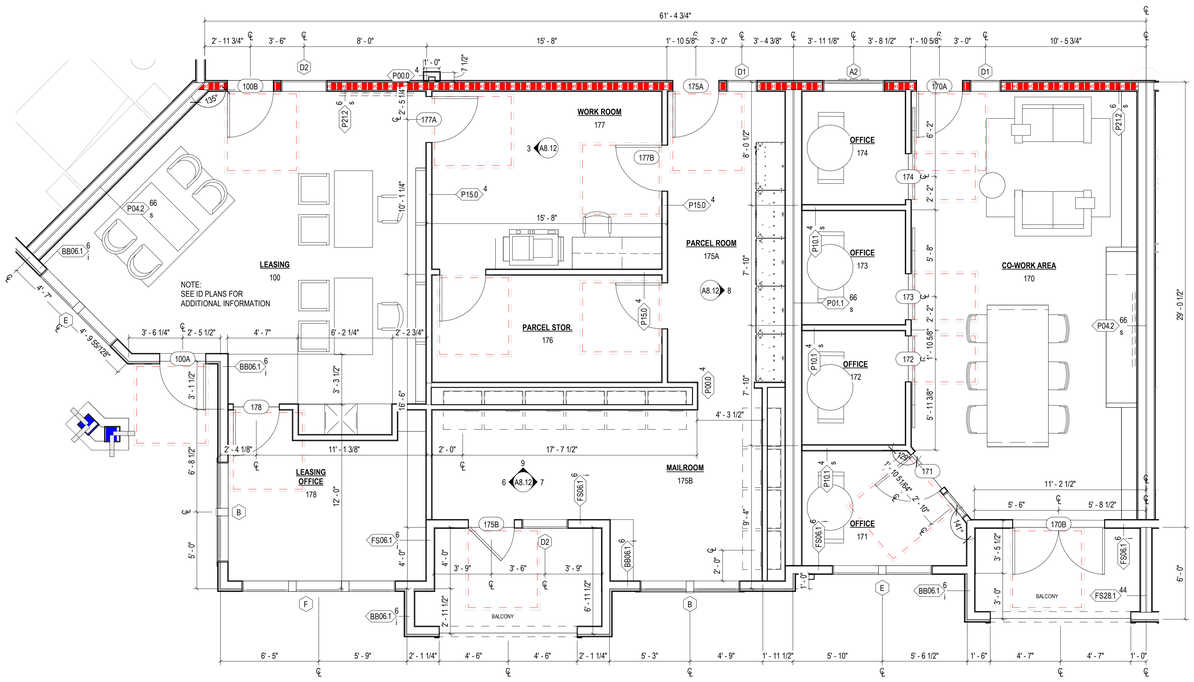
7 MAILROOM ELEV. 6
1/4" = 1'-0"



6 MAILROOM ELEV. 5
1/4" = 1'-0"



3 WORKROOM ELEV. 2
1/4" = 1'-0"



1 ENLARGED PLAN - LEASING/MAIL ROOM
1/4" = 1'-0"

CLUBHOUSE NOTES

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- P010.4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
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- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 100'-0" — FINISH FLOOR ELEVATION REFER TO CIVIL
- AX.XX 2 — INTERIOR ELEVATION SYMBOL

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 11:31:22 AM

Issue for Pricing / Bidding:
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REGISTERED ARCHITECT JAMES SIMONE JR 20551 STATE OF TEXAS
10.06.2023

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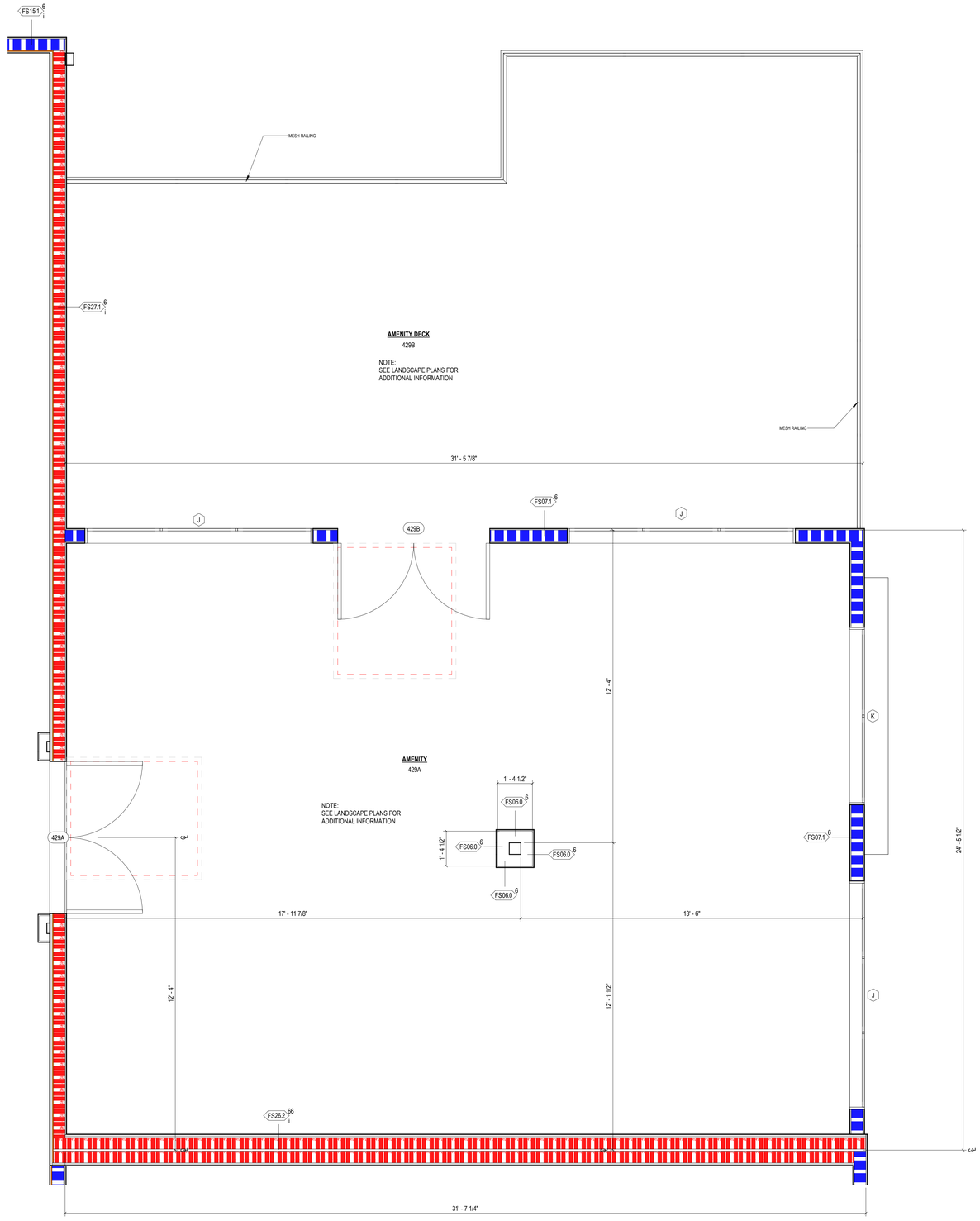
PERMIT SET (10.06.2023)

SHEET CONTENTS
ENLARGED PLAN - LEASING/MAIL ROOM

SHEET NO.
A8.12

21159



1 ENLARGED PLAN - LVL. 4 AMENITY DECK

1/2" = 1'-0"

CLUBHOUSE NOTES

NOTE:

1. REF. TO MEP DWGS FOR LOCATION OF SMOKE & FIRE DETECTORS.
2. REF. SHEET A1.02 FOR ACCESSIBILITY COMPLIANCE NOTES.
3. REF. SHEET A1.02 FOR TYPICAL INTERIOR ELEVATION PROFILES & NOTES.
4. REF. SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
5. REF. TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
6. REF. SHEET A8.02 FOR DOOR SCHEDULE & DETAILS.
7. REF. SHEET A8.03 FOR WINDOW SCHEDULE & DETAILS.
8. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING.
9. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
10. ACCESSIBLE DIMENSIONS LABELED "CLEAR", "MIN.", "MAX." ARE FINISHED FACE TO FINISHED FACE.
11. ALL ANGLES ARE 45 DEG. TO HORIZONTAL & VERTICAL DIRECTIONS, UNLESS OTHERWISE NOTED.
12. SOUND INSULATE WALLS AROUND ALL HVAC CLOSETS AND OTHER WALLS AS INDICATED ON PLANS.
13. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
14. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2", 5 1/2" or 7 1/2" THICK. REFER TO STRUCTURAL DRAWINGS FOR ANY SPECIAL STUD THICKNESSES.
15. PAINT UNDERSIDE OF ALL EXPOSED SHELVING.
16. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS.
17. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
18. A SIGN STATING THE MAXIMUM OCCUPANCY LOAD OF ALL ROOMS WITH AN ASSEMBLY OCCUPANCY MUST BE POSTED IN A CONSPICUOUS LOCATION IN THE RESPECTIVE ROOM.
19. REFERENCE MEP FOR LOCATIONS OF ELECTRONIC ACCESS LOCATIONS. DOORS AND FRAMES TO BE PRE-WIRED FOR CARD ACCESS.
20. PROVIDE 36" ACCESSIBLE ROUTE TO EACH PIECE OF EQUIPMENT INSTALLED IN FITNESS ROOM.
21. CONTRACTOR TO VERIFY THE QUANTITY AND LOCATION OF FIRE EXTINGUISHER CABINETS WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
22. ALL EXTERIOR SLABS TO SLOPE 1/8" FT TO EDGE OF SLAB. -LIGHT BROOM FINISH AT SLOPED SURFACES.
23. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
24. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.01 AND 1/A8.01a FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
25. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30' MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
26. REF. TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES.
27. REF. TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
28. REFER TO ID FOR FLOOR FINISHES. TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS 6" MIN.
29. REFER TO ID DRAWINGS FOR INTERIOR WALL FINISHES. WALLS WITHIN 2' OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE, TO A HEIGHT OF 4' MIN. AFF, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

CLUBHOUSE FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / A101 — DETAIL SECTION TAG
- P01.0 / 4 / I — PARTITION WALL TAG REF A1.05
- FURRDOWN
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- T — TEMPERED GLASS PER IBC 2406
- CLEAR FLOOR SPACE
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 100'-0" — FINISH FLOOR ELEVATION REFER TO CIVIL
- 1 / AX.XX / 2 — INTERIOR ELEVATION SYMBOL

Designed by: Designer
Drawn by: Author
Architect of Record: James Simone
Date Plotted: 10/9/2023 10:36:26 AM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

#	DATE	COMMENTS

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