Sheet Index - General	
Sheet Number	Sheet Name
A000	Cover Sheet
A001	Sheet Index
A002	General Notes & Conditions
A003	Code Narrative
A003a	Garage Natural Ventilation Diagram
A004	Matrix
A005	Phasing Plan
A005a	Phasing Plan
A005b	Phasing Plan
A006	Addressing Plan
A007	Texas Accessibilty Requirments
A007a	Texas Accessibilty Requirments
A008	Fair Housing Code Compliance
A008a	Fair Housing Code Compliance
A008b	Fair Housing Code Compliance
A008c	Fair Housing Code Compliance
A008d	Fair Housing Code Compliance
A008e	Fair Housing Code Compliance
A010	Construction Mock Up

Sheet Index - Life Safety	
Sheet Number	Sheet Name
LS-0.0	Notes
LS-0.1	Notes
LS-1.1	1st Floor Area North
LS-1.2	1st Floor Area South
LS-2.1	2nd Floor Area North
LS-2.2	2nd Floor Area South
LS-3.1	3rd Floor Area North
LS-3.2	3rd Floor Area South
LS-4.1	4th Floor Area North
LS-4.2	4th Floor Area South

Sheet Index - Architecture	
Sheet Number	Sheet Name
A100	Architectural Reference Site Plan
A101	Level 1 Plan Overall
A101a	Level 1 Partial Plan A
A101b	Level 1 Partial Plan B
A101c	Level 1 Partial Plan C
A101d	Level 1 Partial Plan D
A102	Level 2 Plan Overall
A102a	Level 2 Partial Plan A
A102b	Level 2 Partial Plan B
A102c	Level 2 Partial Plan C
A102d	Level 2 Partial Plan D
A103	Level 3 Plan Overall
A103a	Level 3 Partial Plan A
A103b	Level 3 Partial Plan B
A103c	Level 3 Partial Plan C
A103d	Level 3 Partial Plan D
A104	Level 4 Plan Overall
A104a	Level 4 Partial Plan A
A104b	Level 4 Partial Plan B
A104c	Level 4 Partial Plan C
A104d	Level 4 - Partial Plan D
A105	Level 5 and 6 Garage Plans
A110	Level 1 - RCP Overall
A111	Level 2 - RCP Overall
A112	Level 3 - RCP Overall
A113	Level 4 - RCP Overall
A120	Unit A1 - Plan
A120a	Unit A1 - Interior Elevations
A121	Unit A2 - Plan
A121a	Unit A2 - Interior Elevations
A122	Unit A3 - Plan
A122a	Unit A3 - Interior Elevations
A123	Unit A4 - Plan
A123a	Unit A4 - Interior Elevations
A124	Unit A5 - Plan
A124a	Unit A5 - Interior Elevations
A125	Unit A6 - Plan
A125a	Unit A6 - Interior Elevations
A126	Unit A7 - Plan
A126a	Unit A7 Interior Elevations
A127	Unit B1 - Plan
A127a	Unit B1 - Interior Elevations
A128	Unit B2 - Plan
A128a	Unit B2-alt - Plan
A128b	Unit B2 - Interior Elevations
A128c	Unit B2 Alt - Interior Elevations
A129	Unit B3 - Plan
A129a	Unit B3 - Interior Elevations
A130	Unit B4/B4 alt/B4 alt 2 - Plan
A130a	Unit B4 - Interior Elevations
A131	Unit B5 - Plans
A131a	Unit B5 - Interior Elevations
A132	Unit B6 - Plans
A132a	Unit B6 - Interior Elevations
A133	Unit C1 - Plans
A133a	Unit C1 - Interior Elevations
A134	Unit Plans
A135	Unit Plans
A140	Unit Interior Details
A200	Exterior Elevations - Overall East & West B&W
A201a	Exterior Elevation - Partial East Color
A202a	Exterior Elevation - Partial West Color
A203a	Exterior Elevations - North Color
A204	Exterior Elevations - South B&W
A204a	Exterior Elevations - South Color
A205	Exterior Elevations - North Courtyard B&W
A206	Exterior Elevations - South Courtyard B&W
A210	Hidden Elevations
A211	Hidden Elevations North Courtyard
A212	Hidden Elevations South Courtyard
A213	Hidden Elevations Garage
A300	Building Sections
A301	Building Sections
A305	Typical Interior Wall Sections
A306	Typical Interior Wall Sections
A310	Enlarged Elevations and Wall Sections
A311	Enlarged Elevations and Wall Sections
A312	Enlarged Elevations and Wall Sections

Sheet Index - Architecture	
Sheet Number	Sheet Name
A313	Enlarged Elevations and Wall Sections
A314	Enlarged Elevations and Wall Sections
A315	Enlarged Elevations and Wall Sections
A316	Enlarged Elevations and Wall Sections
A317	Enlarged Elevations and Wall Sections
A318	Enlarged Elevations and Wall Sections
A319	Enlarged Elevations and Wall Sections
A320	Enlarged Elevation and Wall Sections
A321	Enlarged Elevations and Wall Sections
A322	Enlarged Elevations and Wall Sections
A400	Enlarged Amenity Plans
A401	Enlarged Amenity Plans and Elevations
A402	Enlarged Amenity Plans
A403	Enlarged Corridor Plans
A404	Enlarged Amenity Reflected Ceiling Plans
A405	Enlarged Amenity Reflected Ceiling Plans
A406	Enlarged Plan
A411	Stair A - Plans and Section
A412	Stair B - Plans and Section
A413	Stair C - Plans and Section
A414	Stair D - Plans and Section
A415	Stair E & Elevator 03 - Plans
A416	Stair E & Elevator 03 - Sections
A417	Stair F & Elevator 01 - Plans
A418	Stair F & Elevator 01 - Sections
A419	Elevator 02 - Plans and Section
A420	Trash Plans and Section
A501	Typical Balcony Details
A503	Typical Railing Details
A504	Canopy Detail
A505	Wood Canopy Details
A506	Details - Roof Deck
A510	Firewall Details
A550	Typical Cladding Details
A551	Typical Cladding Transitions
A560	Roof Details
A561	Roof Details
A562	Roof Details
A570	Typical Stair Details
A571	Stair Details at Garage
A572	Elevator Details
A600	Partition Types
A600a	Partition Types
A600b	Partition Types
A600c	Floor and Roof Types
A601	UL Assemblies
A602	UL Assemblies
A603	UL Assemblies
A604	UL Assemblies
A605	UL Assemblies
A606	UL Assemblies
A607	UL Assemblies
A608	UL Assemblies
A609	UL Assemblies
A610	UL Assemblies
A611	Door & Window Schedule
A612	Door Schedule
A613	Window Flashing
A614	Window Details
A616	Door Sill Flashing
A617	Balcony Door Details
A618	Door Flashing
A619	Door Details
A620	Storefront Types
A621	Storefront Details
A625	Garage Details
A630	Penetration/Firestop Details

Grand total: 145

Sheet Index - Landscape	
Sheet Number	Sheet Name
L102	COSA Site Plan For Shade Structures
L500	Construction Details
L501	Construction Details
L502	Construction Details
L503	Construction Details
L504	Construction Details

Grand total: 6

Sheet Index - Interior Design	
Sheet Number	Sheet Name
ID0.0	Interior Design Cover Sheet / General Notes
ID0.1	Amenity Finish Schedules
ID0.2	Amenity Finish Schedules (Continued)
ID0.3	Amenity Supplemental Drawings
ID0.4	Amenity Decorative Lighting Schedule
ID0.5	Unit Schedules- Finish and Decorative Lighting
ID1.0	Amenity Finish Plans - Level 1
ID1.1	Amenity Finish Plans - Level 2
ID1.2	Amenity Finish Plans - Level 4
ID2.0	Amenity RCP & Deco Lighting Plans - Level 1
ID2.1	Amenity RCP & Deco Lighting Plans - Level 2
ID2.2	Amenity RCP & Deco Lighting Plans - Level 4
ID3.0	Amenity Furniture Plans - Level 1
ID3.1	Amenity Furniture Plans - Level 2
ID3.2	Amenity Furniture Plans - Level 4
ID4.0	Amenity Interior Elevations
ID4.1	Amenity Interior Elevations
ID4.2	Amenity Interior Elevations
ID4.3	Amenity Interior Elevations
ID4.4	Amenity Interior Elevations
ID4.5	Amenity Interior Elevations
ID4.6	Amenity Interior Elevations
ID4.7	Amenity Interior Elevations

Grand total: 23

Sheet Index - Structural	
Sheet Number	Sheet Name
S0-1	Structural Specifications
S0-2	Structural Schedules
S0-3	Shearwall Sections & Details
S0-4	Exterior Clip & Strap Details
S1-0A	Forming Plan - Bldg Area 1 & 2
S1-0B	Forming Plan - Bldg Area 3
S1-0C	Forming Plan - Bldg Area 4 & 5
S1-0D	Forming Plan - Bldg Area 6
S1-0E	Forming Plan - Bldg Area 7 & 8
S1-0F	Forming Plan - Bldg Area 9 & 10
S1-1A	Foundation Plan - Bldg Area 1 & 2
S1-1B	Foundation Plan - Bldg Area 3
S1-1C	Foundation Plan - Bldg Area 4 & 5
S1-1D	Foundation Plan - Bldg Area 6
S1-1E	Foundation Plan - Bldg Area 7 & 8
S1-1F	Foundation Plan - Bldg Area 9 & 10
S2-1	2nd Flr Framing & 1st Flr Bracing - Bldg Area 1 - 4
S2-2	2nd Flr Framing & 1st Flr Bracing - Bldg Area 5, 6 & 10
S2-3	2nd Flr Framing & 1st Flr Bracing - Bldg Area 7, 8 & 9
S3-1	3rd Flr Framing & 2nd Flr Bracing - Bldg Area 1- 4
S3-2	3rd Flr Framing & 2nd Flr Bracing - Bldg Area 5, 6 & 10
S3-3	3rd Flr Framing & 2nd Flr Bracing - Bldg Area 7, 8 & 9
S4-1	4th Flr Framing & 3rd Flr Bracing - Bldg Area 1 - 4
S4-2	4th Flr Framing & 3rd Flr Bracing - Bldg Area 5, 6 & 10
S4-3	4th Flr Framing & 3rd Flr Bracing - Bldg Area 7, 8 & 9
S5-1	Roof Framing & 4th Flr Bracing - Bldg Area 1 - 4
S5-2	Roof Framing & 4th Flr Bracing - Bldg Area 5, 6 & 10
S5-3	Roof Framing & 4th Flr Bracing - Bldg Area 7, 8 & 9
SD1-1	Foundation Sections & Details
SD1-2	Foundation Sections & Details
SD2-1	Floor Framing Sections & Details
SD2-2	Floor Framing Sections & Details
SD2-3	Floor Framing Sections & Details
SD3-1	Roof Framing Sections & Details
SD4-1	Landscape Foundation & Framing Plans & Details
SD4-2	Landscape Foundation & Framing Plans & Details
SU-1	Unit Framing Plan
SU-2	Unit Framing Plan
SU-3	Unit Framing Plan
SU-4	Unit Framing Plan

Grand total: 40

Sheet Index - Mechanical/Plumbing/Electrical	
Sheet Number	Sheet Name
G-0-01	Cover
G-0-02	Legends
G-0-03	General Notes

Sheet Index - Electrical	
Sheet Number	Sheet Name
ES-1-01	Electrical - Site Plan
ES-1-02	Electrical - Photometric
ES-1-03	Utility Site Plan
E-1-01	Electrical - Level 1 - Overall
E-1-02	Electrical - Level 1 - Part A
E-1-03	Electrical - Level 1 - Part B
E-1-04	Electrical - Level 1 - Part C
E-1-05	Electrical - Level 1 - Part D
E-1-06	Electrical - Level 1 - Part E
E-1-07	Electrical - Level 2 - Overall
E-1-13	Electrical - Level 3 - Overall
E-1-19	Electrical - Level 4 - Overall
E-4-01	Electrical - Unit A1
E-4-02	Electrical - Unit A2
E-4-03	Electrical - Unit A3
E-4-04	Electrical - Unit A4
E-4-05	Electrical - Unit A5
E-4-06	Electrical - Unit A6
E-4-07	Electrical - Unit A7
E-4-08	Electrical - Unit B1
E-4-09	Electrical - Unit B2
E-4-10	Electrical - Unit B3
E-4-11	Electrical - Unit B4
E-4-12	Electrical - Unit B5
E-4-13	Electrical - Unit B6
E-4-14	Electrical - Unit C1
E-6-01	Electrical - Unit Calculations I
E-6-02	Electrical - Unit Calculations II
E-5-01	Electrical - Details I
E-5-02	Electrical - Details II
E-6-03	Electrical - Building Calculations I
E-6-04	Electrical - Building Calculations II
E-6-05	Electrical - Building Calculations III
E-1-08	Electrical - Level 2 - Part A
E-1-09	Electrical - Level 2 - Part B
E-1-10	Electrical - Level 2 - Part C
E-1-11	Electrical - Level 2 - Part D
E-1-12	Electrical - Level 2 - Part E
E-1-14	Electrical - Level 3 - Part A
E-1-15	Electrical - Level 3 - Part B
E-1-16	Electrical - Level 3 - Part C
E-1-17	Electrical - Level 3 - Part D
E-1-18	Electrical - Level 3 - Part E
E-1-20	Electrical - Level 4 - Part A
E-1-21	Electrical - Level 4 - Part B
E-1-22	Electrical - Level 4 - Part C
E-1-23	Electrical - Level 4 - Part D
E-1-24	Electrical - Level 4 - Part E
E-1-25	Electrical - Roof - Overall

Sheet Index - Electrical	
Sheet Number	Sheet Name
E-1-26	Electrical - Roof - Part A
E-1-27	Electrical - Roof - Part B
E-1-28	Electrical - Roof - Part C
E-1-29	Electrical - Roof - Part D
E-1-30	Electrical - Roof - Part E
E-1-31	Electrical - Level 6 - Part A
E-1-32	Electrical - Level 6 - Part C
E-2-01	Electrical - Ammenity
E-2-02	Electrical - Ammenity
E-2-03	Electrical - Ammenity
E-2-04	Electrical - Ammenity
E-6-06	Electrical - Panel Schedules I
E-6-07	Electrical - Panel Schedules II
E-6-08	Electrical - Panel Schedules III
E-6-09	Electrical - Panel Schedules IV
E-6-10	Electrical - Panel Schedules V

Grand total: 65

Sheet Index - Mechanical	
Sheet Number	Sheet Name
M-1-01	Mechanical - Level 1 - Overall
M-1-02	Mechanical - Level 1 - Part A
M-1-03	Mechanical - Level 1 - Part B
M-1-04	Mechanical - Level 1 - Part C
M-1-05	Mechanical - Level 1 - Part D
M-1-06	Mechanical - Level 1 - Part E
M-1-07	Mechanical - Level 2 - Overall
M-1-08	Mechanical - Level 2 - Part A
M-1-09	Mechanical - Level 2 - Part B
M-1-10	Mechanical - Level 2 - Part C
M-1-11	Mechanical - Level 2 - Part D
M-1-12	Mechanical - Level 2 - Part E
M-1-13	Mechanical - Level 3 - Overall
M-1-14	Mechanical - Level 3 - Part A
M-1-15	Mechanical - Level 3 - Part B
M-1-16	Mechanical - Level 3 - Part C
M-1-17	Mechanical - Level 3 - Part D
M-1-18	Mechanical - Level 3 - Part E
M-1-19	Mechanical - Level 4 - Overall
M-1-20	Mechanical - Level 4 - Part A
M-1-21	Mechanical - Level 4 - Part B
M-1-22	Mechanical - Level 4 - Part C
M-1-23	Mechanical - Level 4 - Part D
M-1-24	Mechanical - Level 4 - Part E
M-1-25	Mechanical - Roof - Overall
M-1-26	Mechanical - Roof - Part A
M-1-27	Mechanical - Roof - Part B
M-1-28	Mechanical - Roof - Part C
M-1-29	Mechanical - Roof - Part D
M-1-30	Mechanical - Roof - Part E
M-1-31	Mechanical - Level 6 - Part A
M-1-32	Mechanical - Level 6 - Part B
M-2-01	Mechanical - Amenity
M-2-02	Mechanical - Amenity
M-2-03	Mechanical - Amenity
M-2-04	Mechanical - Amenity
M-4-01	Mechanical - Unit A1
M-4-02	Mechanical - Unit A2
M-4-03	Mechanical - Unit A3
M-4-04	Mechanical - Unit A4
M-4-05	Mechanical - Unit A5
M-4-06	Mechanical - Unit A6
M-4-07	Mechanical - Unit A7
M-4-08	Mechanical - Unit B1
M-4-09	Mechanical - Unit B2
M-4-10	Mechanical - Unit B3
M-4-11	Mechanical - Unit B4
M-4-12	Mechanical - Unit B5
M-4-13	Mechanical - Unit B6
M-4-14	Mechanical - Unit C1
M-5-01	Mechanical - Details I
M-5-02	Mechanical - Details II
M-6-01	Mechanical - Schedules I
M-6-02	Mechanical - Schedules II

Grand total: 54

Sheet Index - Plumbing	
Sheet Number	Sheet Name
PS-1-01	Plumbing Site Plan
P-1-02	Plumbing - Domestic Water & Gas - Level 1 - Part A
P-1-03	Plumbing - Domestic Water & Gas - Level 1 - Part B
P-1-04	Plumbing - Domestic Water & Gas - Level 1 - Part C
P-1-05	Plumbing - Domestic Water & Gas - Level 1 - Part D
P-1-10	Plumbing - Domestic Water - Level 2 - Part C
P-1-14	Plumbing - Domestic Water - Level 3 - Part A
P-1-15	Plumbing - Domestic Water - Level 3 - Part B
P-1-16	Plumbing - Domestic Water - Level 3 - Part C
P-1-17	Plumbing - Domestic Water - Level 3 - Part D
P-1-18	Plumbing - Domestic Water - Level 3 - Part E
P-1-33	Plumbing - Sanitary Sewer - Level 1 - Part A
P-1-34	Plumbing - Sanitary Sewer - Level 1 - Part B
P-1-35	Plumbing - Sanitary Sewer - Level 1 - Part C
P-1-36	Plumbing - Sanitary Sewer - Level 1 - Part D
P-1-37	Plumbing - Sanitary Sewer - Level 1 - Part E
P-1-57	Plumbing - Storm Water - Level 1 - Part A
P-1-58	Plumbing - Storm Water - Level 1 - Part B
P-1-59	Plumbing - Storm Water - Level 1 - Part C
P-1-60	Plumbing - Storm Water - Level 1 - Part D
P-1-61	Plumbing - Storm Water - Level 1 - Part E
P-1-65	Plumbing - Storm Water - Level 2 - Part C
P-1-71	Plumbing - Storm Water - Level 3 - Part D
P-1-77	Plumbing - Storm Water - Level 4 - Part C
P-1-83	Plumbing - Storm Water - Roof - Part C
P-1-84	Plumbing - Storm Water - Roof - Part D
P-1-85	Plumbing - Storm Water - Roof - Part E
P-1-86	Plumbing - Storm Water - Level 6 - Part A
P-1-87	Plumbing - Storm Water - Level 6 - Part C
P-4-01	Plumbing - Unit A1

Sheet Index - Plumbing	
Sheet Number	Sheet Name
P-4-02	Plumbing - Unit A2
P-4-03	Plumbing - Unit A3
P-4-04	Plumbing - Unit A4
P-4-05	Plumbing - Unit A5
P-4-06	Plumbing - Unit A6
P-4-07	Plumbing - Unit A7
P-4-08	Plumbing - Unit B1
P-4-09	Plumbing - Unit B2
P-4-10	Plumbing - Unit B3
P-4-11	Plumbing - Unit B4
P-4-12	Plumbing - Unit B5
P-4-13	Plumbing - Unit B6
P-4-14	Plumbing - Unit C1
P-5-01	Plumbing - Details
P-6-01	Plumbing - Schedules
P-1-06	Plumbing - Domestic Water - Level 1 - Part E
P-1-07	Plumbing - Domestic Water - Level 2 - Overall
P-1-08	Plumbing - Domestic Water - Level 2 - Part A
P-1-09	Plumbing - Domestic Water - Level 2 - Part B
P-1-01	Plumbing - Domestic Water - Level 1 - Overall
P-1-11	Plumbing - Domestic Water - Level 2 - Part D
P-1-12	Plumbing - Domestic Water - Level 2 - Part E
P-1-13	Plumbing - Domestic Water - Level 3 - Overall
P-1-19	Plumbing - Domestic Water - Level 4 - Overall
P-1-20	Plumbing - Domestic Water - Level 4 - Part A
P-1-21	Plumbing - Domestic Water - Level 4 - Part B
P-1-22	Plumbing - Domestic Water - Level 4 - Part C
P-1-23	Plumbing - Domestic Water - Level 4 - Part D
P-1-24	Plumbing - Domestic Water - Level 4 - Part E
P-1-25	Plumbing - Domestic Water - Roof - Overall
P-1-26	Plumbing - Domestic Water - Roof - Part A
P-1-27	Plumbing - Domestic Water - Roof - Part B
P-1-28	Plumbing - Domestic Water - Roof - Part C
P-1-29	Plumbing - Domestic Water - Roof - Part D
P-1-30	Plumbing - Domestic Water - Roof - Part E
P-1-31	Plumbing - Domestic Water - Level 6 - Part C
P-1-32	Plumbing - Sanitary Sewer - Level 1 - Overall
P-1-38	Plumbing - Sanitary Sewer - Level 2 - Overall
P-1-39	Plumbing - Sanitary Sewer - Level 2 - Part A
P-1-40	Plumbing - Sanitary Sewer - Level 2 - Part B
P-1-41	Plumbing - Sanitary Sewer - Level 2 - Part C
P-1-42	Plumbing - Sanitary Sewer - Level 2 - Part D
P-1-43	Plumbing - Sanitary Sewer - Level 2 - Part E
P-1-44	Plumbing - Sanitary Sewer - Level 3 - Overall
P-1-45	Plumbing - Sanitary Sewer - Level 3 - Part A
P-1-46	Plumbing - Sanitary Sewer - Level 3 - Part B
P-1-47	Plumbing - Sanitary Sewer - Level 3 - Part C
P-1-48	Plumbing - Sanitary Sewer - Level 3 - Part D
P-1-49	Plumbing - Sanitary Sewer - Level 3 - Part E
P-1-50	Plumbing - Sanitary Sewer - Level 4 - Overall
P-1-51	Plumbing - Sanitary Sewer - Level 4 - Part A
P-1-52	Plumbing - Sanitary Sewer - Level 4 - Part B
P-1-53	Plumbing - Sanitary Sewer - Level 4 - Part C
P-1-54	Plumbing - Sanitary Sewer - Level 4 - Part D
P-1-55	Plumbing - Sanitary Sewer - Level 4 - Part E
P-1-56	Plumbing - Storm Water - Level 1 - Overall
P-1-62	Plumbing - Storm Water - Level 2 - Overall
P-1-63	Plumbing - Storm Water - Level 2 - Part A
P-1-64	Plumbing - Storm Water - Level 2 - Part B
P-1-66	Plumbing - Storm Water - Level 2 - Part D
P-1-67	Plumbing - Storm Water - Level 3 - Overall
P-1-68	Plumbing - Storm Water - Level 3 - Part A
P-1-69	Plumbing - Storm Water - Level 3 - Part B
P-1-70	Plumbing - Storm Water - Level 3 - Part C
P-1-72	Plumbing - Storm Water - Level 4 - Overall
P-1-73	Plumbing - Storm Water - Level 4 - Part A
P-1-74	Plumbing - Storm Water - Level 4 - Part B
P-1-75	Plumbing - Storm Water - Level 4 - Part C
P-1-76	Plumbing - Storm Water - Level 4 - Part D
P-1-78	Plumbing - Storm Water - Level 4 - Part D
P-1-79	Plumbing - Storm Water - Level 4 - Part E
P-1-80	Plumbing - Storm Water - Roof - Overall
P-1-81	Plumbing - Storm Water - Roof - Part A
P-1-82	Plumbing - Storm Water - Roof - Part B
P-2-01	Plumbing - Amenity
P-2-02	Plumbing - Amenity
P-6-02	Plumbing - Domestic Water Risers
P-6-03	Plumbing - Sanitary System Risers
P-6-04	Plumbing - Sanitary System Risers
P-6-05	Plumbing - gas Riser Diagram

Grand total: 110

DAVIES
COLLABORATIVE

3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'AGOSTINO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Sheet Index

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A001

2/10/2022 2:43:00 PM

PROJECT ABBREVIATIONS

A	
&	AND
AMP	AMPERES
L	ANGLE
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADJ.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ACS. PNL.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
ASB.	ASBESTOS
ASC	ABOVE SUSPENDED CEILING
ASPH.	ASPHALT
AUTO	AUTOMATIC
AUX	AUXILARY
B	
BCS	BABY CHANGING STATION
BD.	BOARD
BITUM.	BITUMINOUS
BFF	BELOW FINISHED FLOOR
BL	BUILDING LINE
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT	BOTTOM
BS	BACKSPLASH
C	
CND	CONDUIT
CAB.	CABINET
CG.	CORNER GUARD
CJ	CONTROL JOINT
CLG.	CEILING
CL	CENTER LINE
CL	CLOSET
CO	CLEAN OUT
COL.	COLUMN
COMM	COMMUNICATION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
CNTR.	COUNTER
CTR.	CENTER
CTV	CABLE TELEVISION
CW	COLD WATER PIPING
D	
D	DRYER
DEG.	DEGREES
DEPT.	DEPARTMENT
DF.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DW	DISHWASHER
DWG.	DRAWING
E	
E.	EAST
EA.	EACH
E/A	EXHAUST AIR
EE	ENLARGED ELEVATION
EXH FN	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ.	EXPANSION JOINT
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EP	ELECTRICAL PANEL
EPS	EXTERIOR PAINT SYSTEM
EQ.	EQUAL
E.W.	EACH WAY
E.W.C.	ELECTRICAL WATER COOLER
EXP.	EXPANSION
EXH	EXHAUST
EXT.	EXTERIOR
F	
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FCB	FIBER CEMENT BOARD
FD	FLOOR DRAIN
FDN.	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CAB.
F.F.E.	FINISH FLOOR ELEVATION
FHC	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH	FLASHING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FP	FIREPROOF
FT.	FOOT OR FEET
FTG.	FOOTING
FURG	FURRING
FUT.	FUTURE
G	
GA.	GAGE
GALV.	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFCI	GROUND FAULT INTERRUPT
GD	GENERAL DUTY
GL	GLASS
G	GROUND
GR.	GRADE
GYP.	GYPSUM WALL BOARD
H	
HB	HOSE BIB
HC.	HANDICAP
HCS	HANDICAP SHOWER
HD	HAND DRYER
HDWD.	HARDWOOD
HDW	HARDWARE
HE	HIDDEN ELEVATION
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT	HEIGHT
HVAC	HEAT/VENTILATION/AIR COND
HW	HOT WATER
I	
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
IPS	INTERIOR PAINT SYSTEM
J	
JAN.	JANITOR
JT.	JOINT
K	
K	KIPS (1000 POUNDS)
KIT.	KITCHEN
L	
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LOC	LOCATION
LPT	LOW POINT
LT.	LIGHT
M	
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MARKER BOARD
M.C.	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBER BD
MEMB.	MEMBRANE
MECH.	MECHANICAL
MTL.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MID	MIDDLE
MIRR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD	MODIFIED
M.R.	MOISTURE RESISTANT
MSB	MAIN SWITCH BOARD
MTD.	MOUNTED
MULL	MULLION
N	
NEC	NATIONAL ELECTRIC CODE
NEUT	NEUTRAL
NHCS	NON HANDICAP SHOWER
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
NTS	NOT TO SCALE
O	
OA	OVERALL
OBS.	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
P	
P	POLE
PERF.	PERFORATED
PH	PHASE
PL.	PLATE
PLAM	PLASTIC LAMINATE
PLAS.	PLASTER
PLBG	PLUMBING
PLYWD.	PLYWOOD
PNL	PANEL
PR	PAIR
PRCST.	PRECAST
P.T.	PRESSURE TREATED
PTD	PAINTED
PTN.	PARTITION
Q	
QT	QUARRY TILE
R	
R.	RISER
RA	RETURN AIR
RAD.	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECPT	RECEPTACLE
RTU	ROOF TOP UNIT
REINF.	REINFORCED
REQ	REQUIRED
RESIL.	RESILIENT
REF	REFRIGERATOR/FREEZER
RVS	REVERSE
RFP	REINFORCED FIBERGLASS PANEL
REG	REGISTER
RL	RAINLEADER
RM	ROOM
RO	ROOF OVERHANG
R.OP.	ROUGH OPENING
RWL	RAIN WATER LEADER
S	
S.	SOUTH
S/A	SUPPLY AIR
S.C.	SEALED CONCRETE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SD	STORM DRAIN
SECT.	SECTION
SF	SQUARE FOOTAGE
SH.	SINGLE HUNG
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SND	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
STA.	STATION
STD.	STANDARD
STIFF.	STIFFENER
STL.	STEEL
STOR.	STORAGE
STRC.	STRUCTURAL
SUSP.	SUSPENDED
SV.	SHEET VINYL
SYMM	SYMMETRICAL
T	
T.	TOP
TB	TOWEL BAR
T&B	TOP & BOTTOM
TOC	TOP OF CONCRETE
TOF	TOP OF FINISH FLOOR
TS	TRANSITION STRIP
TEL	TELEPHONE
TMP	TEMPERED
T.&G.	TONGUE AND GROOVE
THK.	THICK
THRU.	THROUGH
TOM	TOP OF MASONRY
TOP	TOP OF PIER
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TREE PROTECTION
TTB	TELEPHONE TERMINAL BOARD
TPH	TOILET PAPER HOLDER
TV	TELEVISION
TYP.	TYPICAL
U	
UC	UNDERCOUNTER
UE	UNDERGROUND ELECTRIC CIRCUIT
UNDG	UNDERGROUND
UL	UNDERWRITER'S LABORATORIES
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
US.	UNDERSIDE
UT	UNDERGROUND TELEPHONE
V	
VCT.	VINYL COMPOSITE TILE
VEST.	VESTIBULE
VTR	VENT THROUGH ROOF
W	
W	WASHER
WCO	WALL CLEANOUT
W.C.	WATER CLOSET
WH	WATER HEATER
WD.	WOOD
W/O	WITH OUT
WP	WATERPROOF
WS	WALL SECTION
WT.	WEIGHT
WTR	WATER
WW	WASTE WATER
W.W.F.	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
WSCT.	WAINSCOT

GENERAL PROJECT NOTES AND CONDITIONS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF 2015 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL FIRE RESISTANT RATINGS SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARD PRACTICES INCLUDING ALL FEDERAL, STATE, AND LOCAL BUILDING CODES WITH LOCAL AMENDMENTS.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND ESTABLISHING THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING CONDITIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATING AUTHORITIES HAVING JURISDICTION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CONTINUOUS MAINTENANCE OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER THEFT, FIRE OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION WITH THE CONTRACT.

5. CONTRACTORS SHALL COORDINATE LOCATION OF ALL UTILITIES WITH EQUIPMENT TO BE INSTALLED BY OTHERS WITH EXISTING CONDITIONS AND THE ENGINEERS' DRAWINGS.

6. THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL, OR EXPOSURE OF PEOPLE TO HAZARDOUS MATERIALS IN ANY FORM, INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.

7. ALL PENETRATIONS IN RATED ASSEMBLIES, WHETHER NEW OR EXISTING, SHALL BE SEALED WITH UL/FM APPROVED MATERIALS AND PROCEDURES. NOTIFY ARCHITECT OF QUESTIONABLE CONDITIONS.

8. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE OF ANY CHANGES THAT INVOLVE ADDITIONAL COST AND/OR TIME TO THE ARCHITECT AND OWNER WITHIN FIVE DAYS OF ITS DISCOVERY AND BEFORE PROCEEDING WITH THE WORK. THIS SHALL BE SUBMITTED IN THE FORM OF A UNIT COST AND DETAILED LUMP SUM BREAKDOWN. COST EVENTS WITHOUT AN ACCOMPANYING BREAKDOWN WILL NOT BE CONSIDERED FOR REVIEW AND APPROVAL.

9. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, (HEREINAFTER THE AGREEMENT), CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY AND OTHER CONDITIONS), DRAWINGS, SPECIFICATION, ADDENDA ISSUED PRIOR TO THE EXECUTION OF THE CONTRACT, OTHER DOCUMENTS LISTED IN THE AGREEMENT AND MODIFICATIONS ISSUED AFTER THE EXECUTION OF THE CONTRACT.

10. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.

11. SINCE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, BEFORE STARTING EACH PORTION OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION FURNISHED BY THE OWNER, SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTOR AND ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS; HOWEVER, ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY THE CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AS A REQUEST FOR INFORMATION IN SUCH FORM AS THE ARCHITECT MAY REQUIRE. ANY DESIGN ERRORS OR OMISSIONS NOTED BY THE CONTRACTOR DURING THIS REVIEW SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. IF THE CONTRACTOR FAILS TO PERFORM THE REVIEW OF THE EXISTING CONDITIONS AND THE COORDINATION OF THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL PAY SUCH COSTS AND DAMAGES TO THE OWNER AS WOULD HAVE BEEN AVOIDED IF THE CONTRACTOR HAD PERFORMED THESE OBLIGATIONS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND SUBCONTRACTORS' AGENTS AND EMPLOYEES, AND OTHER PERSONS OR ENTITIES PERFORMING PORTIONS OF THE WORK FOR OR ON BEHALF OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS.

13. THE CONTRACTOR MAY MAKE SUBSTITUTIONS ONLY WITH THE CONSENT OF THE OWNER, AFTER EVALUATION BY THE ARCHITECT, AND IN ACCORDANCE WITH THE SPECIFICATION MANUAL AND IN ACCORDANCE WITH A CHANGE ORDER.

14. IT IS UNDERSTOOD THAT THE ARCHITECT HAS DESIGNED THIS PROJECT AS A MULTIFAMILY RENTAL PROJECT.

15. THE CONTRACT DOCUMENTS INCLUDE THE PROJECT SPECIFICATIONS WHICH CANNOT BE EXCLUDED, MODIFIED, OR AMENDED, IN ANY WAY WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ARCHITECT'S CONSULTANTS.

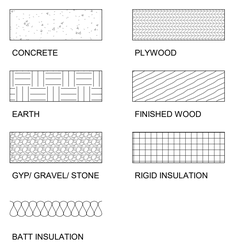
16. ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO PROCUREMENT INSTALLATION. FAILURE TO FOLLOW THIS PROCEDURE MAY RESULT IN THE REJECTION OF SOME OR ALL WORK INSTALLED, REGARDLESS OF THE STATUS OF WORK, AT THE SOLE EXPENSE OF THE CONTRACTOR.

17. ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWINGS DO NOT RELIEVE THE CONTRACTOR(S) FROM EXECUTING WORK INTENDED IN THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.

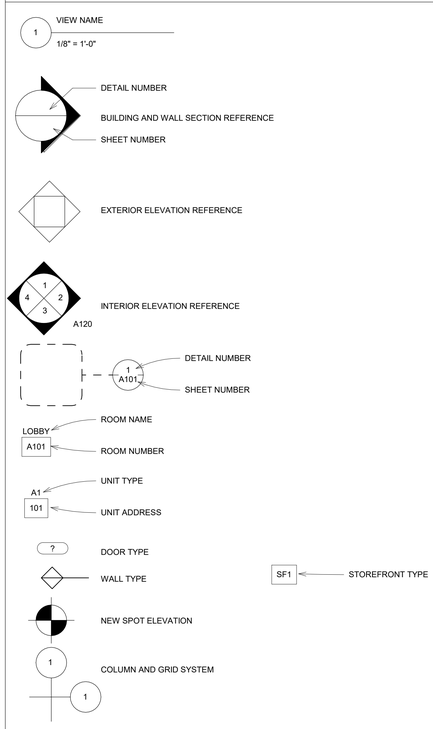
18. DO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSION(S), THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.

19. INSTALL ALL ITEMS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE THE MORE STRINGENT SHALL BE COMPLIED WITH. NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS.

MATERIAL LEGEND



ARCHITECTURAL SYMBOLS



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

General Notes & Conditions

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A002

2/10/2022 11:27:02 AM

APPLICABLE CODES AND ORDINANCES

BUILDING
2018 International Building Code with Local Amendments
2018 International Fire Code with Local Amendments
2018 International Energy Conservation Code with Local Amendments
2017 National Electrical Code with Local Amendments
2018 Uniform Plumbing Code with Local Amendments
2018 Uniform Mechanical Code with Local Amendments
2018 International Fuel Gas Code

ACCESSIBILITY
2012 Texas Accessibility Standards as administered by TDLR
Federal Fair Housing Act

POOL
2018 International Swimming Pool and Spa Code

PLANNING AND ZONING
Refer to Site Development Permit

ADDRESS

400 Probandt Street
San Antonio, TX 78204

NARRATIVE SUMMARY

The project is a multi-story multifamily development constructed as multiple buildings.

The project includes occupancies:
R-2: (310) apartment units
A-3: resident-only fitness, club room, business center, dog wash, game room
roof club and roof terrace, mail room
B: leasing center
S-2: parking garage

The project includes eleven (11) code-defined buildings:
BUILDING G - PARKING GARAGE:
Type IIA construction
5.5-story building (all levels above grade)
S-2 occupancy
Open and naturally ventilated garage
Non-sprinklered
NFPA 14 Class I manual wet standpipe

BUILDING 1:
Type VA construction
4-story building
R-2 occupancy
29 apartment units
Level 1: separated R-2 and A-3 occupancies
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

BUILDING 2:
Type VA construction
4-story building
R-2 occupancy
47 apartment units
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

BUILDING 3:
Type VA construction
4-story building
R-2 occupancy
27 apartment units
Level 5: A-3 Roof Club & Terrace
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

BUILDING 4:
Type VA construction
4-story building
R-2 occupancy
32 apartment units
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

BUILDING 5:
Type VA construction
4-story building
R-2 occupancy
27 apartment units
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

BUILDING 6:
Type VA construction
4-story building
R-2 occupancy
32 apartment units
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

BUILDING 7:
Type VA construction
4-story building
R-2 occupancy
40 apartment units
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

BUILDING 8:
Type VA construction
4-story building
R-2 occupancy
32 apartment units
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

BUILDING 9:
Type VA construction
4-story building
R-2 occupancy
28 apartment units
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

BUILDING 10:
Type VA construction
4-story building
R-2 occupancy
16 apartment units
NFPA 13 - fully sprinklered
NFPA 14 Class I manual wet standpipe
Manual fire alarm with occupant notification
Single / Multi-station smoke detection

NARRATIVE OCCUPANCY PHASING SUMMARY

The buildings are intended to have a phased occupancy separating occupied areas from areas still undergoing construction. The garage building (Building G) and Buildings 1, 2, & 3 will be the first phase of construction. The life safety systems for the garage will be fully functional before occupancy of any area of the garage. A 2-hour rated fire separation will be located between the garage building and adjacent buildings. A 2-hour rated fire separation will be located between Buildings 1, 2 & 3. Buildings 2, 3, & 4 are intended to have a phased occupancy with a 2-hour rated fire wall separating occupied areas from areas still undergoing construction. Phasing of the buildings will be done to meet City of San Antonio standards as outlined in the phasing diagrams located on sheets A005, A005a & A005b.

WALL AND FRAME CONSTRUCTION GENERAL NOTES

Fire Ratings

1. All walls listed as fire rated shall comply with fire resistant construction requirements as listed in chapter 7 of the 2018 International Building Code and with provisions of the referenced UL rated assembly.

2. All penetrations into or through fire rated walls shall be protected to achieve the same ratings as the wall. All such penetrations shall meet the requirements of section 714 and 715 of the International Building Code. Refer to the provided UL rated penetration assemblies for allowable systems. Refer to the mechanical, electrical, and plumbing engineer drawings for additional rated penetration assemblies.

3. Provide markings and identification of fire rated walls per IBC section 703.7 where concealed in an accessible floor ceiling or roof ceiling assembly. R-2 occupancies do not require markings on walls where the walls occur above a fixed gypsum board ceiling.

4. Exterior walls shall conform to requirements listed in IBC section 705 and as indicated in the drawings.

5. Fire partitions separating dwelling units in the same building shall comply with IBC 708 and as indicated in the drawings.

6. Fire rated shafts around stairs and around vertical chases shall be continuous from the slab to the rated roof ceiling assembly. The sheet rock membrane forming the fire rated protection shall not be penetrated without a fire rated penetration assembly.

7. Stair shafts shall not be penetrated by mechanical, electrical, or plumbing lines. Fire sprinkler systems may penetrate the stair shaft with a rated penetration assembly.

8. All recessed devices and penetrations shall have the same amount of layers of gyp board being penetrated installed behind the devices to maintain fire ratings.

9. Doors and windows in fire rated walls shall comply with International Building Code chapter 7 and specifically table 716.1.
2 hour rated Fire Wall opening protection - 90 hour rating
2 hour rated shaft opening protection - 90 minute rating
1 hour rated fire partition 20 minute rating

10. All structural steel columns required to be fire rated shall be protected per IBC 704.2 of the 2018 IBC.

11. All structural steel shall receive intumescent coating to achieve a rating equal to that of the structure that it supports per IBC 704.3.

Exterior Envelope Construction

1. Exterior envelope construction shall be done in a manner to maintain the continuity of weather resistant systems and the air barrier. All penetrations through the air barrier shall be taped and sealed per the air barrier manufacturer's installation instructions and per details in the construction documents.

2. All concealed sealant joints shall be done with a silicon based sealant.

FIRE PROTECTION GENERAL NOTES - REFERENCE CHAPTER 9 OF THE 2018 IBC

1. Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 are to be protected throughout with an NFPA 13 automatic fire sprinkler system per section 903.3.1.1 of the International Building Code 2018.

2. The sprinkler system shall be designed by a resident fire protection engineer and shall be submitted to the city for review via separate submittal. The sprinkler shop drawings shall be submitted to the Architect for review prior to submittal to the city.

3. Fire sprinkler design shall be coordinated with the occupancy phasing plan. A sprinkler line serving an occupied area shall not cross through an unoccupied area.

4. Fire sprinkler system Monitoring and supervision stations shall be provided per chapter 9 of the IBC.

5. Refer to Civil plans for location of fire hose connections.

6. Provide a fire alarm system in each residential building per requirements listed in chapter 9 of the International Building Code 2018.

7. Smoke alarms interconnected with the fire alarm system shall be installed in each dwelling unit per NFPA 72.

8. Fire extinguishers shall be provided in all buildings with a maximum travel distance of 75' to the extinguisher. Fire extinguishers shall be rated 2A - 10-B:C and shall be 5 pound charge. Fire extinguishers shall be provided in the corridor. Refer to the Life Safety sheets for locations.

9. Fire department connections shall be provided for each building. Refer to separate civil engineer and code plan drawings for specific locations.

10. Refer to separate civil engineer drawings for Fire Department hydrant locations.

11. Fire standpipe system per NFPA 14. Provide a 2" x 2" cane detection rail at walls where any standpipe valve sticks out more than 4" from wall.

12. Balconies and decks shall be protected per section 903.3.1.2.1 with local amendments. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units and sleeping where the building is of Type V construction. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1" to 6" below the structural members and a maximum distance of 14" below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

ACOUSTICS

1. At all walls required to have a sound rating, provide continuous insulation and acoustical sealants to maintain the rating across the entire assembly. Conceal the acoustic SEALANT at the top of the wall board with tape and mud.

2. Provide acoustical or fire-rated caulking around all penetrations in sound rated walls.

3. Build gypsum boxes where 2 electrical boxes are in the same stud space within sound rated walls.

4. Walls separating dwelling units from each other or from public or service areas shall have an STC class of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance with ASTM E90 - per 2021 IBC Section 1206.2.

5. Floor/ceiling assemblies between dwelling unit or between a dwelling unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E492 - per 2021 IBC Section 1206.3.
- Throughout units: pour 1" gypcrete with sound mat on top to provide field tested system to achieve STC/IIC of 55+
- At carpeted surface add 1" gypcrete of 53+: sound test RAL TL-04-321.

PLUMBING FIXTURES AT AMENITY SPACES

R2 occupancy units are served by individual bathrooms.

Leasing Center is served by a public accessible bathroom.

Amenity and Fitness areas are served by restrooms accessible to the residents and guests.

Pool deck and pool area are served by restrooms accessible to the residents and guests.

ENERGY CODE COMPLIANCE

BUILDING SHALL COMPLY WITH THE 2018 IECC - TABLE C402.1.3 (WITH LOCAL AMENDMENTS) AND CITY OF SAN ANTONIO INFORMATION BULLETIN 221

PROVIDED:
CEILING AND ROOF R VALUE -
R38 BATT INSULATION AT ALL CEILINGS AND ATTIC

WALL R VALUE
R20 BATTS WHERE SEPARATING CONDITIONED SPACE

FLOOR R VALUE -
R30 CONTINUOUS INSULATION WHERE SEPARATING CONDITIONED SPACE

GLAZING -
SHGC .25 MAX.
FENESTRATION U FACTOR - FIXED .5, OPERABLE .65, ENTRANCE DOORS .83
STOREFRONT SYSTEMS SHALL BE ALUMINUM WITH INSULATED LOW-E GLASS

INTERIOR ENVIRONMENTS

1. Refer to A600 series drawings for all partition, floor , and UL systems on the project.

2. Interior finishes shall be rated as follows:
Exit Stairs and Exit Access - Class A finish, or more restrictive.
Assembly Spaces (inside Building) - Class C
All other spaces - Class C finish, or more restrictive at residences and resident only corridors.

3. Finishes for Unit interiors, Leasing Center, Amenity Areas, and Corridors shall be defined in the Interior Designer's documents.

4. Finishes for all other building areas are as follows:
STAIRS
Floors - Smooth troweled with sealer
Walls - Gypsum board with orange peel finish, painted
Wall Base - 1x4 fiber cement trim
Ceiling - Gypsum board, painted

STORAGE ROOMS
Floors - Smooth troweled with no sealer
Walls - Gypsum board with orange peel finish, painted
Wall Base - 1x4 MDF, painted
Ceiling - Gypsum board, painted

UTILITY ROOMS (data, electrical, etc.)
Floors - Smooth troweled with no sealer
Walls - Gypsum board with orange peel finish, painted
Wall Base - 1x4 MDF, painted
Ceiling - Gypsum board, painted

TRASH ROOMS
Floors - Smooth troweled with sealer; Ref. to Interior Design documents for additional info.
Walls - Gypsum board with orange peel finish, plastic protective finish
Wall Base - 1x4 MDF, painted
Ceiling - Gypsum board, painted

LIFE SAFETY DESCRIPTIONS AND DIAGRAMS

REFER TO LIFE SAFETY PLAN SHEETS (LS Series) FOR SPECIFIC BUILDING LIFE SAFETY INFORMATION AND CODE CALCULATIONS

GARAGE NATURAL VENTILATION CALCULATIONS

REFER TO SHEET A003a FOR GARAGE NATURAL VENTILATION INFORMATION.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

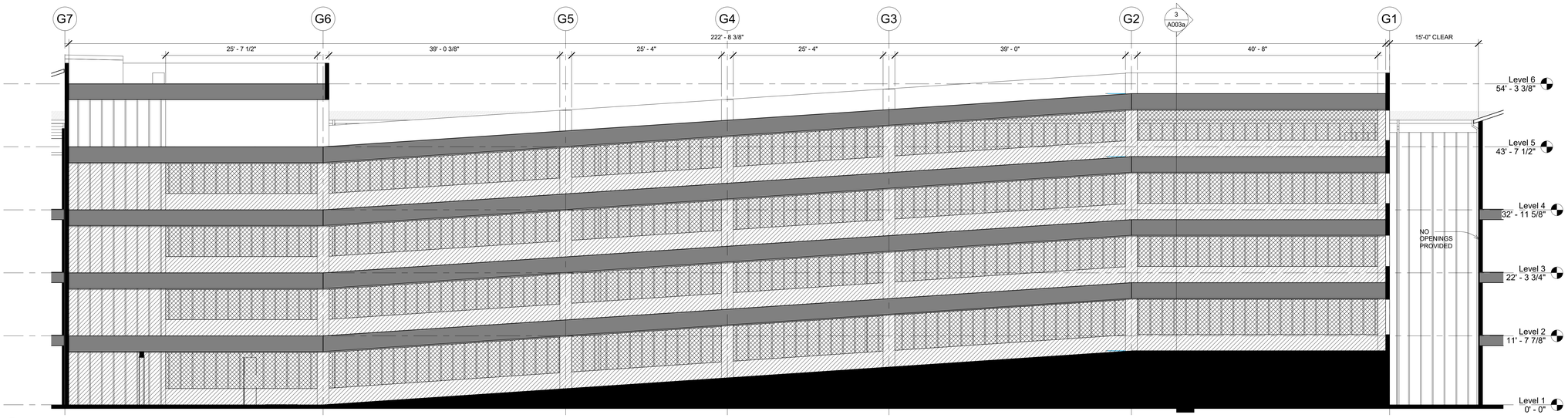
Probandt
400 Probandt St.
San Antonio, Texas 78204

Code Narrative

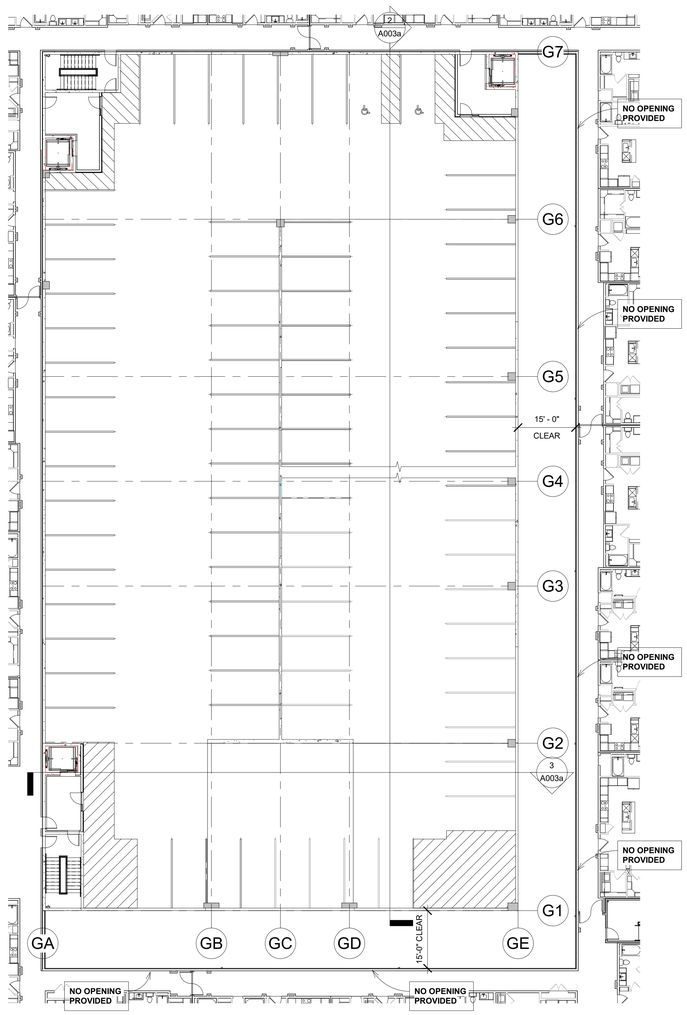
Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A003

2/10/2022 11:27:09 AM



2 Code Diagram - Garage Section A
1/8" = 1'-0"



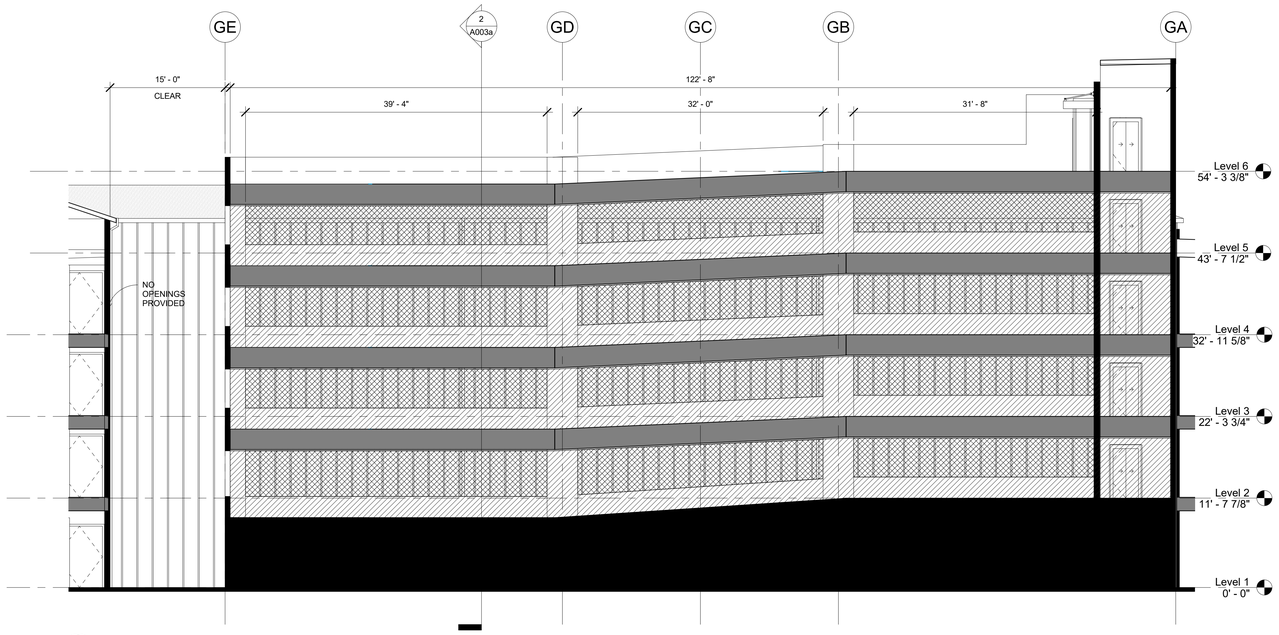
1 Code Diagram - Garage Plan
1/16" = 1'-0"

18012 - Garage code ventilation

East	Level 1	Level 2	Level 3	Level 4	TOTAL
Garage Area per tier	1953	1741	1741	1741	7176
Opening Area per tier	1172	989	989	989	4139
Wall length	222.7	222.7	222.7	222.7	
Opening Length	194.99	194.99	194.99	194.99	

South	Level 1	Level 2	Level 3	Level 4	TOTAL
Garage Area per tier	1013	960	960	960	3893
Opening Area per tier	569	521	521	521	2132
Wall length	122.67	122.67	122.67	122.67	
Opening Length	103	103	103	103	

Total per level	Level 1	Level 2	Level 3	Level 4	TOTAL
Garage Area per tier	5932	5402	5402	5402	22138
Opening Area per tier	1741	1510	1510	1510	6271
Percentage Area per tier	29%	28%	28%	28%	28%
Wall perimeter length	690.74	690.74	690.74	690.74	2762.96
Aggregate length of openings	297.99	297.99	297.99	297.99	1191.96
Percentage Length of Openings	43%	43%	43%	43%	43%



3 Code Diagram - Garage Section B
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Garage Natural Ventilation Diagram

Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A003a

2/10/2022 11:27:32 AM

18012 - PROBANDT
PROJECT MATRIX 02/10/2022

UNIT MATRIX

UNIT	UNIT NET	UNIT GROSS	UNIT COUNT	UNIT NRSF	UNIT TYPE	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	PERCENTAGES
A1	528	573	6	3,168	one bed/one bath	0	2	2	2	
A1a	528	528	9	4,752	one bed/one bath	6	1	1	1	
A1b	528	618	7	3,696	one bed/one bath	0	1	3	3	
A1c	528	634	2	1,056	one bed/one bath	0	2	0	0	
A2	608	653	23	13,984	one bed/one bath	2	7	7	7	
A2a	608	608	4	2,432	one bed/one bath	4	0	0	0	
A2b	608	698	3	1,824	one bed/one bath	0	1	1	1	
A2c	608	728	3	1,824	one bed/one bath	0	1	1	1	
A3	644	689	20	12,880	one bed/one bath	2	6	6	6	
A3a	644	644	4	2,576	one bed/one bath	4	0	0	0	
A3b	644	734	6	3,864	one bed/one bath	0	2	2	2	
A4	686	731	18	12,348	one bed/one bath	0	6	6	6	
A4a	686	686	10	6,860	one bed/one bath	10	0	0	0	69.7%
A4b	686	776	12	8,232	one bed/one bath	0	4	4	4	
A5	728	773	12	8,736	one bed/one bath	0	4	4	4	
A5a	728	728	7	5,096	one bed/one bath	7	0	0	0	
A5b	728	782	3	2,184	one bed/one bath	0	1	1	1	
A5c	728	818	8	5,824	one bed/one bath	1	2	2	3	
A5d	728	1,044	1	728	one bed/one bath	0	0	1	0	
A6	768	813	33	25,344	one bed/one bath	0	11	11	11	
A6a	768	768	11	8,448	one bed/one bath	11	0	0	0	
A7	836	890	4	3,344	one bed/one bath	1	1	1	1	
A7a	836	836	1	836	one bed/one bath	1	0	0	0	
A7b	836	926	8	6,688	one bed/one bath	0	2	3	3	
A7c	836	1,023	1	836	one bed/one bath	0	1	0	0	
B1	885	969	6	5,310	two bed/two bath	0	2	2	2	
B1a	885	885	2	1,770	two bed/two bath	2	0	0	0	
B2	1,008	1,062	6	6,048	two bed/two bath	0	2	2	2	
B2a	1,008	1,008	8	8,064	two bed/two bath	2	2	2	2	
B2b	1,013	1,158	2	2,026	two bed/two bath	0	0	1	1	
B2-alt	1,132	1,132	1	1,132	two bed/two bath	0	1	0	0	
B3	1,064	1,118	6	6,384	two bed/two bath	0	2	2	2	
B3a	1,064	1,064	3	3,192	two bed/two bath	3	0	0	0	
B3b	1,064	1,154	3	3,192	two bed/two bath	0	1	1	1	28.1%
B4	1,141	1,300	22	25,102	two bed/two bath	5	5	6	6	
B4-alt	1,133	1,293	4	4,532	two bed/two bath	1	1	1	1	
B4-alt 2	1,138	1,299	4	4,552	two bed/two bath	1	1	1	1	
B5	1,216	1,270	9	10,944	two bed/two bath	0	3	3	3	
B5a	1,216	1,216	3	3,648	two bed/two bath	3	0	0	0	
B6	1,225	1,300	2	2,450	two bed/two bath	2	0	0	0	
B6 alt	1,241	1,316	6	7,446	two bed/two bath	0	2	2	2	
C1	1,416	1,506	3	4,248	three bed/two bath	0	1	1	1	
C1a	1,416	1,416	2	2,832	three bed/two bath	2	0	0	0	2.3%
C1-alt	1,432	1,522	2	2,864	three bed/two bath	0	1	1	0	
TOTALS	**AVERAGE SF**	**817**	**310**	**253,296**		**70**	**79**	**81**	**80**	**100.0%**

GARAGE	SPACES	GSF
Floor 1	23	16,537
Floor 2	82	27,246
Floor 3	82	27,246
Floor 4	82	27,246
Floor 5	82	27,246
Floor 6	82	16,537
TOTALS	433	142,058

10 Accessible spaces provided (2 Van Spaces)

BUILDING MATRIX

FLOOR	RESIDENTIAL		AMENITY									BLDG TOTAL SF
	UNIT NRSF	CORRIDOR	LEASING	MAIL	BUSINESS CENTER	GAME ROOM	DOG WASH	CLUB ROOM	FITNESS	ROOF CLUB	ROOF TERRACE	
1st Floor	57,368	14,743	1,443	1,029	1,495	733	289	1,158	1,290	-	-	79,548
2nd Floor	64,620	12,502		-	-	-	-		-	-	-	77,122
3rd Floor	66,370	12,526	-	-	-	-	-	-	-	-	-	78,896
4th Floor	64,938	12,732	-	-	-	-	-	-	-	741	431	78,842
TOTALS	**253,296**	**52,503**	**1,443**	**1,029**	**1,495**	**733**	**289**	**1,158**	**1,290**	**741**	**431**	**314,408**

Project Notes

Unit Net square footage is defined as the area from exterior face of stud at exterior wall to exterior face of stud at demising wall(s) to exterior face of stud at corridor wall.
Unit Gross square footage is defined as the unit net square footage, plus any unit balcony or area.
Corridor square footage areas for the matrix includes all conditioned corridor, data, utility rooms, electrical rooms, & public restroom locations on the project.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

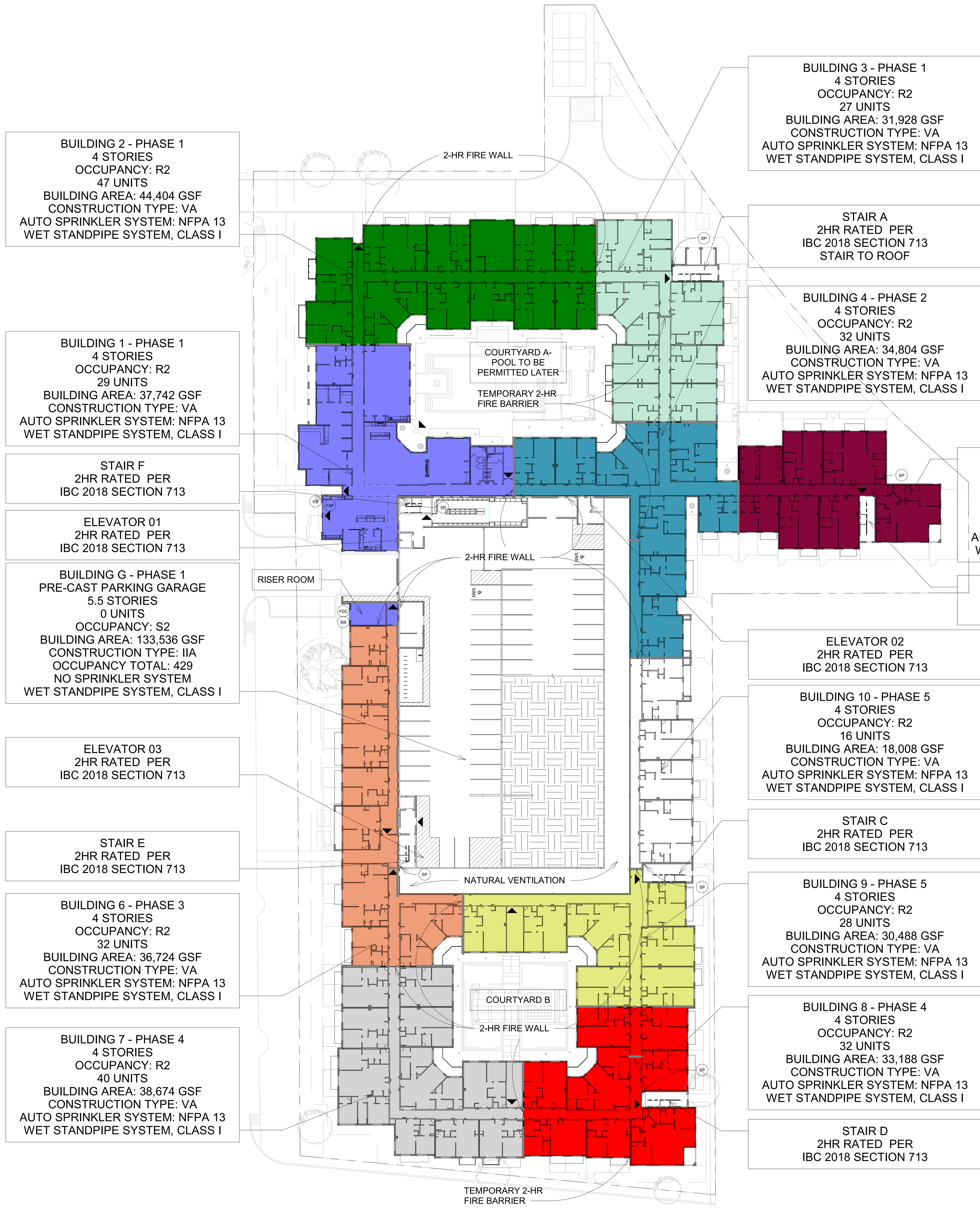
Probandt
400 Probandt St.
San Antonio, Texas 78204

Matrix

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A004

2/10/2022 11:27:43 AM



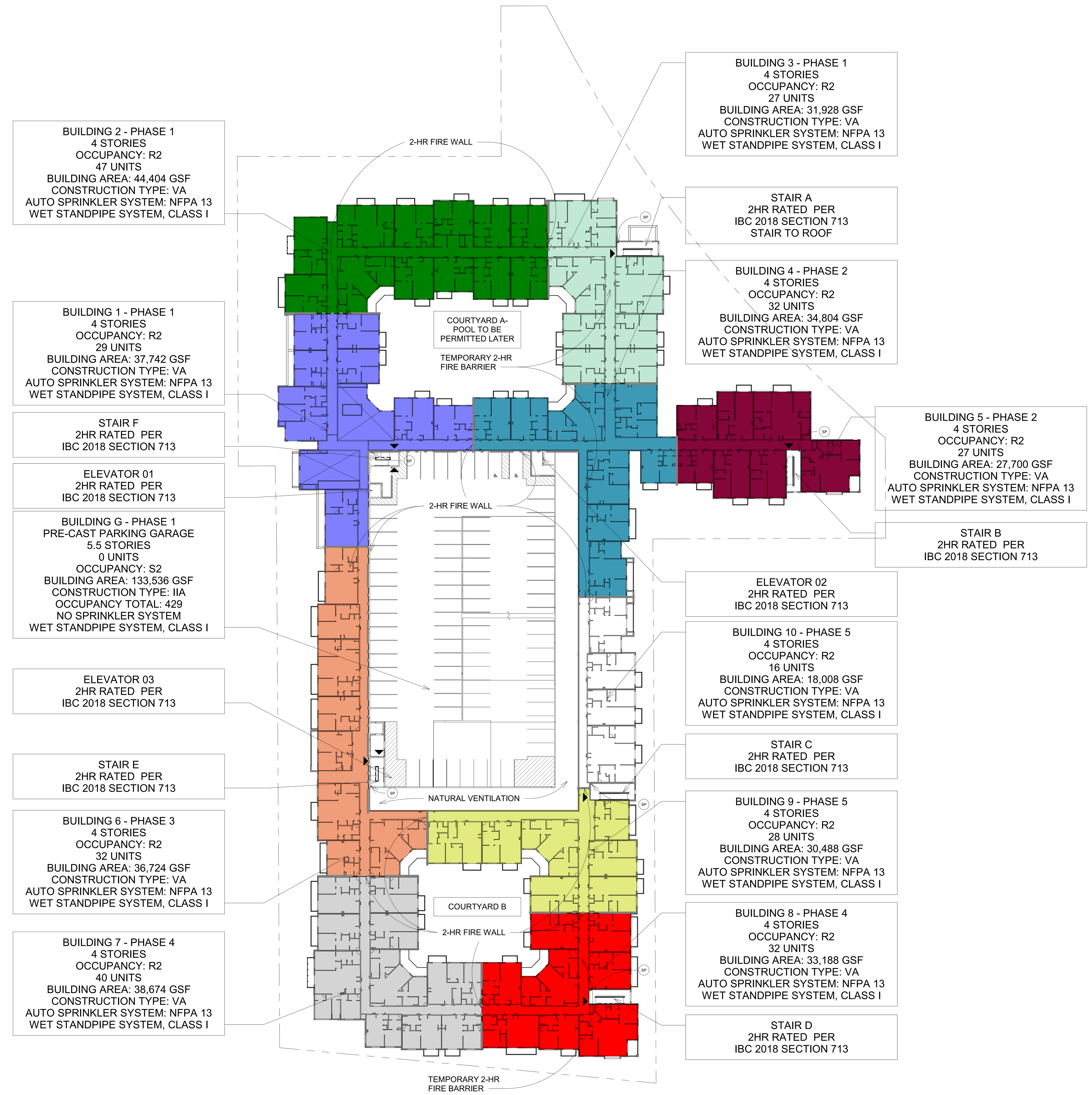
1 Level 1 Phasing
1" = 40'-0"

PHASING LEGEND	
KB	KNOX EMERGENCY KEY ENCLOSURE BOX
FDC	FIRE DEPARTMENT CONNECTION
FAP	FIRE ALARM CONTROL UNIT
SP	STANDPIPE
▼	EXIT
— · · —	2-HR TEMPORARY FIRE BARRIER
— · · · —	2-HR FIRE WALL

PHASING GENERAL NOTES

Prior to requesting occupancy within the phase:

1. Vertical and horizontal fire separations between the occupied phase and other phases shall be approved, completed and accepted.
2. Any required standpipe system in the occupied or adjacent unoccupied phases shall be approved, tested and accepted.
3. The required automatic sprinkler system throughout the occupied phase and adjacent unoccupied phases shall be approved, tested and accepted, electronically supervised and monitored. Sprinkler piping supplying the occupied phase shall not be located in an incomplete phase. Sprinklers in the adjacent unoccupied phase must be capped during work that would damage the sprinklers (such as sanding and painting), and the caps must be removed immediately after the work is done in that area and caps must be removed overnight.
4. Any required Elevator shall be approved, tested and accepted,
5. Required exiting (minimum 2) shall be approved and accepted, from any part of the occupied phase to the public way without entering an incomplete phase, or unfinished area of the site. Barriers erected at the boundary of the phase shall not create a dead-end corridor greater than 20' except 50' shall be allowed in B, E, F, I-1, M, R-1, R-2, S and U occupancies sprinklered per **NFPA 13** (not 13R).
6. The accessible means of egress shall terminate to the public way. For accessible means of egress the elevator serving the phase shall be approved by TDLR and the City of Austin.
7. Signage shall be provided at any door from occupied phase to incomplete phase indicating "DANGER, Construction Area, Authorized personnel only."
8. The exterior building envelope for all phases shall be an approved water-resistive barrier, and there shall be no overhead hazards in the occupied phase.
9. Fire department access roads and private fire hydrants shall be completed and accepted.
10. Fire Department Connections serving the phase shall be maintained visible and accessible.
11. There shall be no exposed framing in the occupied phase or adjacent phases.
12. Fire department building access opening serving the phase shall be accessible and approved, including Key boxes with keys for: main doors, mechanical rooms/closets, fire control rooms or fire panel location, elevators, and any other areas that may require after hours emergency entry.
13. The accessible public entrance for the phase shall be approved.
14. The phasing plan shall be submitted with the fire sprinkler and fire alarm shop drawing.
15. Where fire walls or fire barriers are used to establish boundaries of a phase, all fire and life safety features shall be approved within the phase.
16. When the phase means of egress is through a parking garage the exit access pass shall be clearly demarcated to lead to the public way.
17. Fire alarm wiring may not cross through unoccupied buildings or areas to serve occupied areas.
18. Electrical service shall be connected in first phase of each building. Electrical service may not cross through unoccupied buildings to serve occupied areas.
19. Elevators to comply with the requirements of Fire Fighters' Emergency Operation as noted on IBC 2015 3003.2 and IFC 2015 607.1.
20. At all interior exit stairway, stairway identification signs shall be provided. Signage shall meet the requirements noted on IFC 2018.
21. Address and building identification shall be provided. Identification shall meet the requirements noted on IFC 2018 505.1.



2 Level 2 Phasing
1" = 40'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'AGOSTINO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

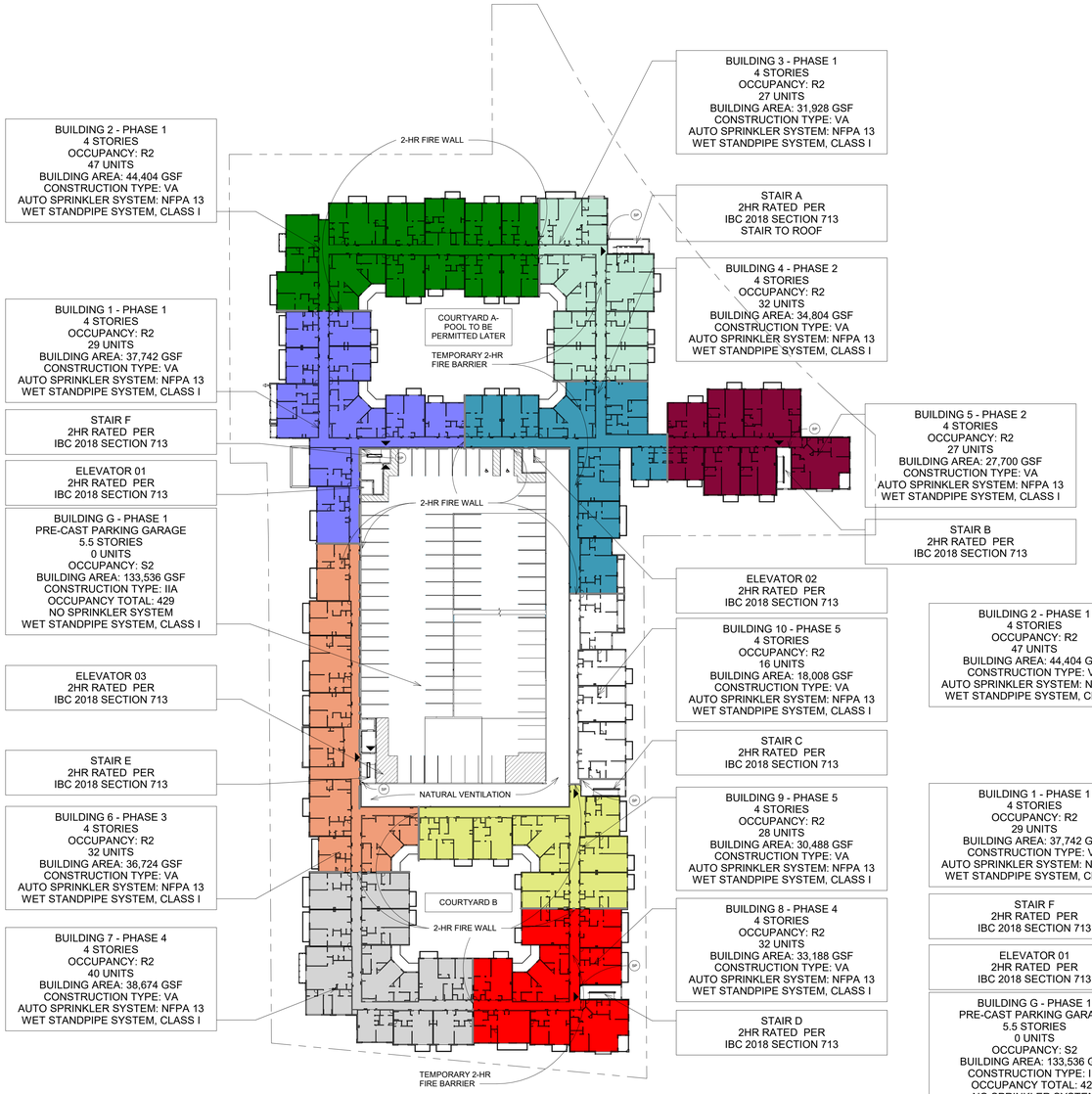
Probandt
400 Probandt St.
San Antonio, Texas 78204

Phasing Plan

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A005

2/10/2022 2:43:38 PM



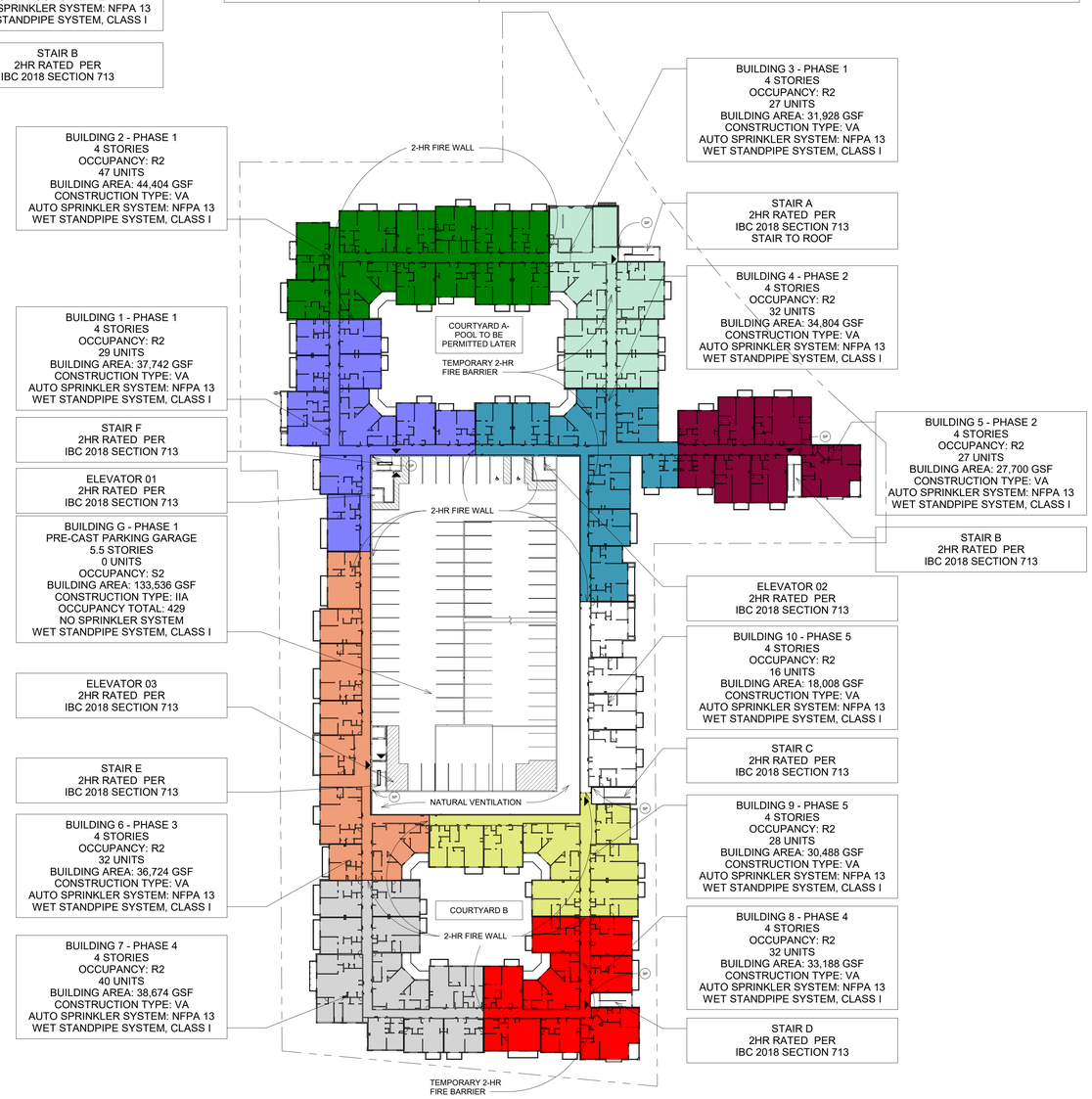
1 Level 3 Phasing
1" = 40'-0"

PHASING LEGEND	
KB	KNOX EMERGENCY KEY ENCLOSURE BOX
FDC	FIRE DEPARTMENT CONNECTION
FAP	FIRE ALARM CONTROL UNIT
SP	STANDPIPE
▼	EXIT
— · · —	2-HR TEMPORARY FIRE BARRIER
— · · —	2-HR FIRE WALL

PHASING GENERAL NOTES

Prior to requesting occupancy within the phase:

1. Vertical and horizontal fire separations between the occupied phase and other phases shall be approved, completed and accepted.
2. Any required standpipe system in the occupied or adjacent unoccupied phases shall be approved, tested and accepted.
3. The required automatic sprinkler system throughout the occupied phase and adjacent unoccupied phases shall be approved, tested and accepted, electronically supervised and monitored. Sprinkler piping supplying the occupied phase shall not be located in an incomplete phase. Sprinklers in the adjacent unoccupied phase must be capped during work that would damage the sprinklers (such as sanding and painting), and the caps must be removed immediately after the work is done in that area and caps must be removed overnight.
4. Any required Elevator shall be approved, tested and accepted,
5. Required exiting (minimum 2) shall be approved and accepted, from any part of the occupied phase to the public way without entering an incomplete phase, or unfinished area of the site. Barriers erected at the boundary of the phase shall not create a dead-end corridor greater than 20' except 50' shall be allowed in B, E, F, I-1, M, R-1, R-2, S and U occupancies sprinklered per **NFPA 13** (not 13R).
6. The accessible means of egress shall terminate to the public way. For accessible means of egress the elevator serving the phase shall be approved by TDLR and the City of Austin.
7. Signage shall be provided at any door from occupied phase to incomplete phase indicating "DANGER, Construction Area, Authorized personnel only."
8. The exterior building envelope for all phases shall be an approved water-resistive barrier, and there shall be no overhead hazards in the occupied phase.
9. Fire department access roads and private fire hydrants shall be completed and accepted.
10. Fire Department Connections serving the phase shall be maintained visible and accessible.
11. There shall be no exposed framing in the occupied phase or adjacent phases.
12. Fire department building access opening serving the phase shall be accessible and approved, including Key boxes with keys for: main doors, mechanical rooms/closets, fire control rooms or fire panel location, elevators, and any other areas that may require after hours emergency entry.
13. The accessible public entrance for the phase shall be approved.
14. The phasing plan shall be submitted with the fire sprinkler and fire alarm shop drawing.
15. Where fire walls or fire barriers are used to establish boundaries of a phase, all fire and life safety features shall be approved within the phase.
16. When the phase means of egress is through a parking garage the exit access pass shall be clearly demarcated to lead to the public way.
17. Fire alarm wiring may not cross through unoccupied buildings or areas to serve occupied areas.
18. Electrical service shall be connected in first phase of each building. Electrical service may not cross through unoccupied buildings to serve occupied areas.
19. Elevators to comply with the requirements of Fire Fighters' Emergency Operation as noted on IBC 2015 3003.2 and IFC 2015 607.1.
20. At all interior exit stairway, stairway identification signs shall be provided. Signage shall meet the requirements noted on IFC 2018.
21. Address and building identification shall be provided. Identification shall meet the requirements noted on IFC 2018 505.1.



2 Level 4 Phasing
1" = 40'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

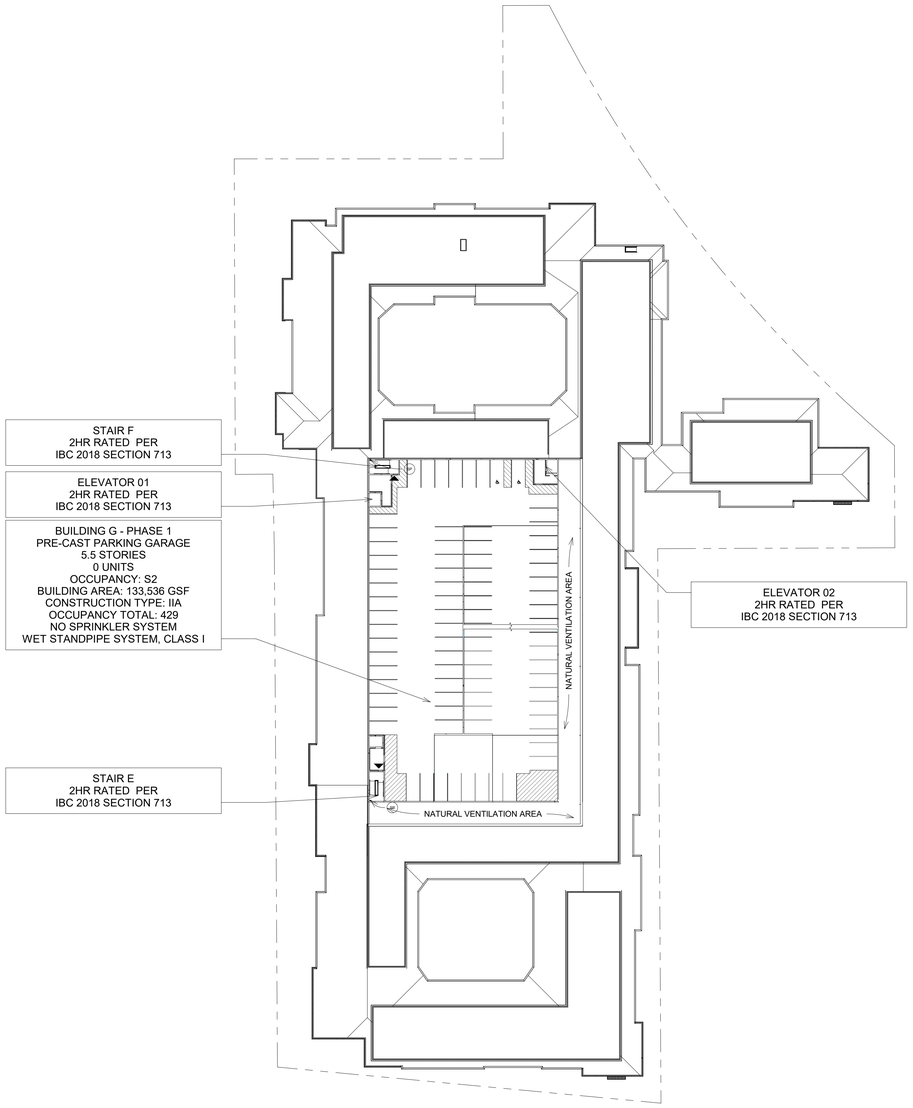
400 Probandt St.
San Antonio, Texas 78204

Phasing Plan

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A005a

2/10/2022 2:48:00 PM



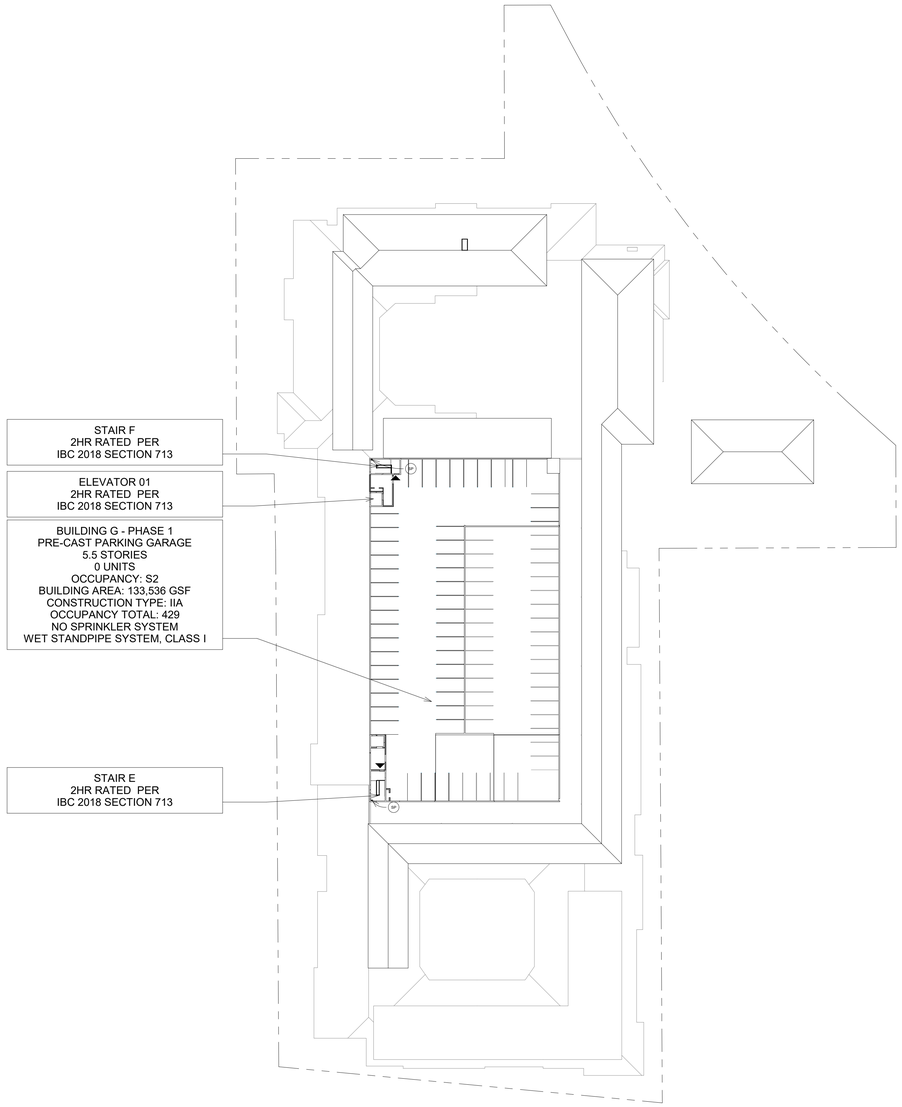
1 Level 5 Phasing
1" = 40'-0"

PHASING LEGEND	
KB	KNOX EMERGENCY KEY ENCLOSURE BOX
FDC	FIRE DEPARTMENT CONNECTION
FAP	FIRE ALARM CONTROL UNIT
SP	STANDPIPE
▼	EXIT
— · · —	2-HR TEMPORARY FIRE BARRIER
— · · —	2-HR FIRE WALL

PHASING GENERAL NOTES

Prior to requesting occupancy within the phase:

1. Vertical and horizontal fire separations between the occupied phase and other phases shall be approved, completed and accepted.
2. Any required standpipe system in the occupied or adjacent unoccupied phases shall be approved, tested and accepted.
3. The required automatic sprinkler system throughout the occupied phase and adjacent unoccupied phases shall be approved, tested and accepted, electronically supervised and monitored. Sprinkler piping supplying the occupied phase shall not be located in an incomplete phase. Sprinklers in the adjacent unoccupied phase must be capped during work that would damage the sprinklers (such as sanding and painting), and the caps must be removed immediately after the work is done in that area and caps must be removed overnight.
4. Any required Elevator shall be approved, tested and accepted,
5. Required exiting (minimum 2) shall be approved and accepted, from any part of the occupied phase to the public way without entering an incomplete phase, or unfinished area of the site. Barriers erected at the boundary of the phase shall not create a dead-end corridor greater than 20' except 50' shall be allowed in B, E, F, I-1, M, R-1, R-2, S and U occupancies sprinklered per **NFPA 13** (not 13R).
6. The accessible means of egress shall terminate to the public way. For accessible means of egress the elevator serving the phase shall be approved by TDLR and the City of Austin.
7. Signage shall be provided at any door from occupied phase to incomplete phase indicating "DANGER, Construction Area, Authorized personnel only."
8. The exterior building envelope for all phases shall be an approved water-resistive barrier, and there shall be no overhead hazards in the occupied phase.
9. Fire department access roads and private fire hydrants shall be completed and accepted.
10. Fire Department Connections serving the phase shall be maintained visible and accessible.
11. There shall be no exposed framing in the occupied phase or adjacent phases.
12. Fire department building access opening serving the phase shall be accessible and approved, including Key boxes with keys for: main doors, mechanical rooms/closets, fire control rooms or fire panel location, elevators, and any other areas that may require after hours emergency entry.
13. The accessible public entrance for the phase shall be approved.
14. The phasing plan shall be submitted with the fire sprinkler and fire alarm shop drawing.
15. Where fire walls or fire barriers are used to establish boundaries of a phase, all fire and life safety features shall be approved within the phase.
16. When the phase means of egress is through a parking garage the exit access pass shall be clearly demarcated to lead to the public way.
17. Fire alarm wiring may not cross through unoccupied buildings or areas to serve occupied areas.
18. Electrical service shall be connected in first phase of each building. Electrical service may not cross through unoccupied buildings to serve occupied areas.
19. Elevators to comply with the requirements of Fire Fighters' Emergency Operation as noted on IBC 2015 3003.2 and IFC 2015 607.1.
20. At all interior exit stairway, stairway identification signs shall be provided. Signage shall meet the requirements noted on IFC 2018.
21. Address and building identification shall be provided. Identification shall meet the requirements noted on IFC 2018 505.1.



2 Level 6 Phasing
1" = 40'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACCIARI 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

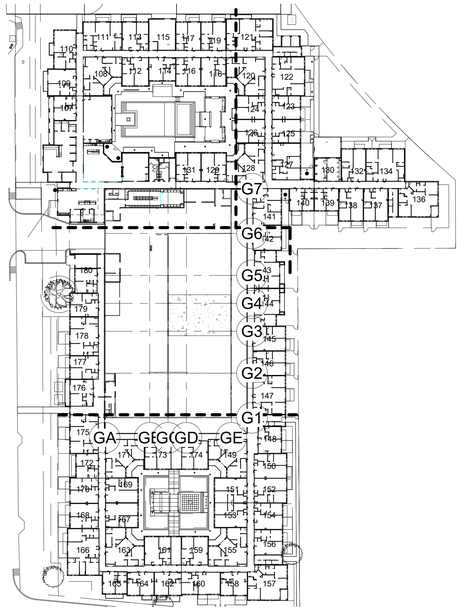
400 Probandt St.
San Antonio, Texas 78204

Phasing Plan

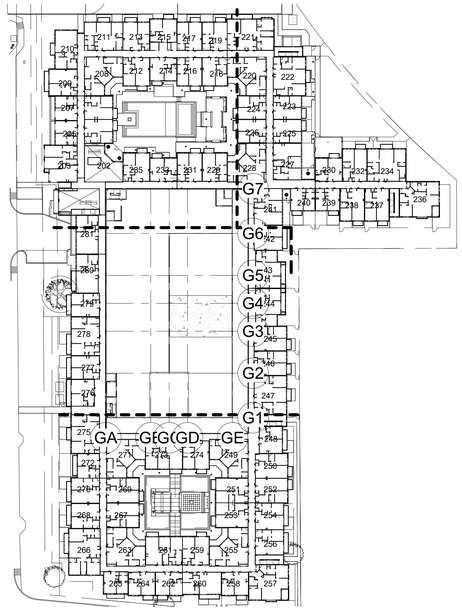
Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A005b

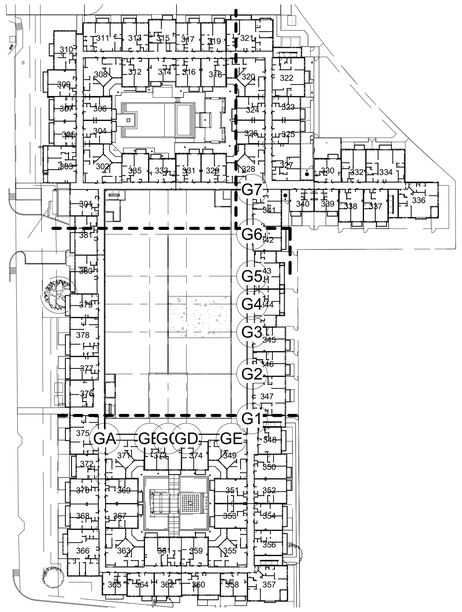
2/10/2022 2:44:56 PM



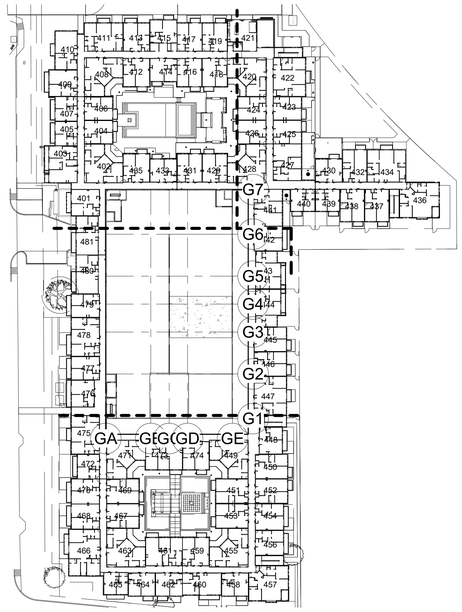
1 Level 1 Addressing
1" = 60'-0"



2 Level 2 Addressing
1" = 60'-0"



3 Level 3 Addressing
1" = 60'-0"



4 Level 4 Addressing
1" = 60'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

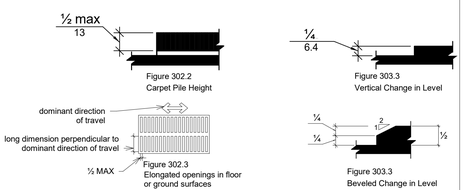
Probandt
400 Probandt St.
San Antonio, Texas 78204

Addressing Plan

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A006

2/10/2022 11:31:39 AM



302 FLOOR OR GROUND SURFACES

303 CHANGES IN LEVEL

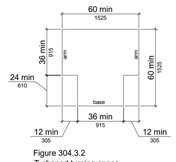


Figure 304.3.2
T-shaped turning space

304 TURNING SPACE

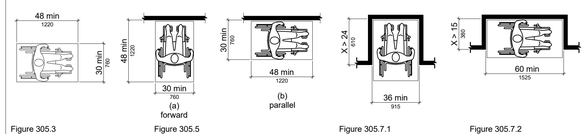


Figure 305.3
Clear Floor or Ground

Figure 305.5
Position of Clear Floor or Ground Space

Figure 305.7.1
Maneuvering Clearance in an Alcove, Forward Approach

Figure 305.7.2
Maneuvering Clearance in an Alcove, Parallel Approach

305 CLEAR FLOOR OR GROUND SPACE

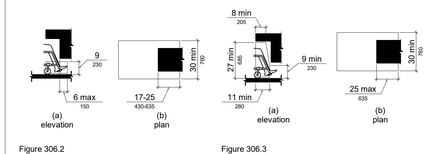


Figure 306.2
Toe Clearance

Figure 306.3
Knee Clearance

306 KNEE AND TOE CLEARANCE

FIGURE 104
Graphic Convention for Figures

Convention	Description
36 / 915	dimension showing English units (in inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
6 / 150	dimension for small measurements
33-36 / 840-915	dimension showing a range
with	
minimum - maximum	
minimum	
max	maximum
>	greater than
≥	greater than or equal to
<	less than
≤	less than or equal to
	boundary of clear floor space or maneuvering clearance centerline
	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling or other element cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control or feature

CHAPTER 3 BUILDING BLOCKS

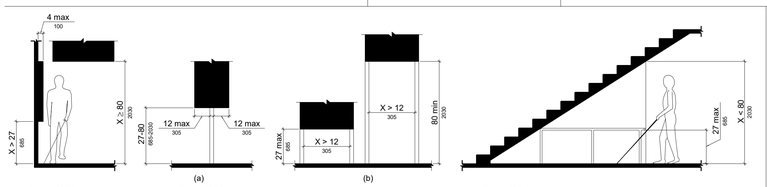


Figure 307.2
Limits of Protruding Objects

Figure 307.3
Post-Mounted Protruding Objects

Figure 307.4
Vertical Clearance

307 PROTRUDING OBJECTS

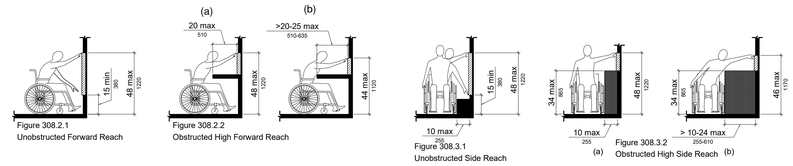


Figure 308.2.1
Unobstructed Forward Reach

Figure 308.2.2
Obstructed High Forward Reach

Figure 308.3.1
Unobstructed Side Reach

Figure 308.3.2
Obstructed High Side Reach

308 REACH RANGES

CHAPTER 3 BUILDING BLOCKS

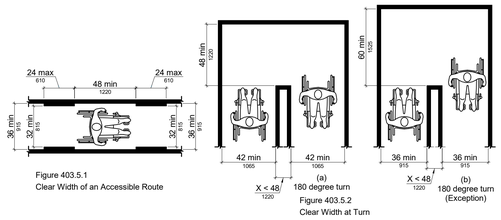


Figure 403.5.1
Clear Width of an Accessible Route

Figure 403.5.2
Clear Width at Turn

403 WALKING SURFACES

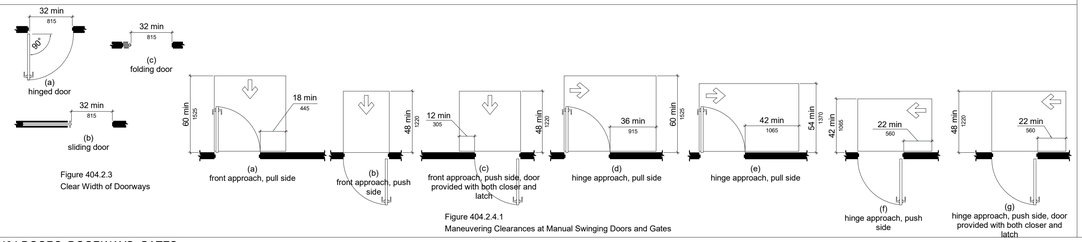


Figure 404.2.3
Clear Width of Doorways

Figure 404.2.4.1
Maneuvering Clearances at Manual Swinging Doors and Gates

404 DOORS, DOORWAYS, GATES

CHAPTER 4 ACCESSIBLE ROUTES

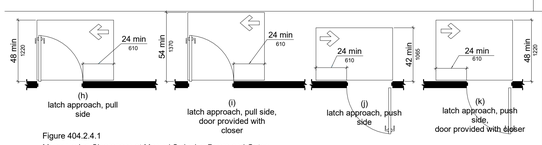


Figure 404.2.4.1
Maneuvering Clearances at Manual Swinging Doors and Gates

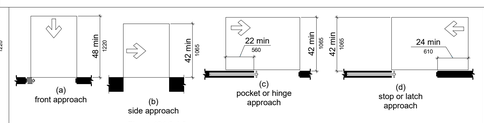


Figure 404.2.4.2
Maneuvering Clearances at Doorways Without Doors, Sliding Doors, Gates, and Folding Doors

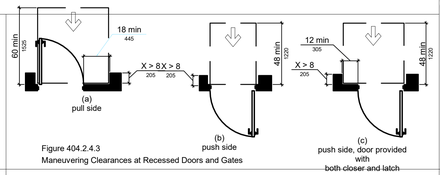


Figure 404.2.4.3
Maneuvering Clearances at Recessed Doors and Gates

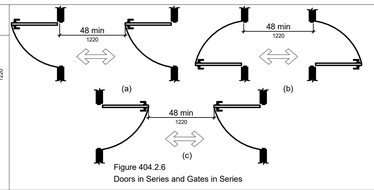


Figure 404.2.6
Doors in Series and Gates in Series

404 DOORS, DOORWAYS, AND GATES

CHAPTER 4 ACCESSIBLE ROUTES

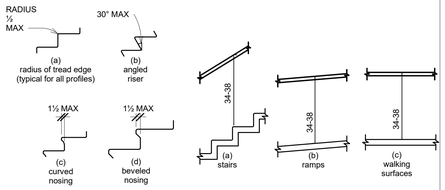


Figure 504.5
Stair Nosings

Figure 505.4
Handrail Height

504 STAIRWAYS

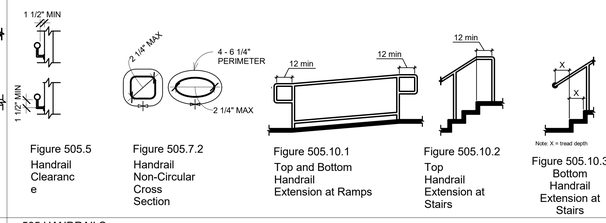


Figure 505.5
Handrail Clearance

Figure 505.7.2
Handrail Non-Circular Cross Section

Figure 505.10.1
Top and Bottom Handrail Extension at Ramps

Figure 505.10.2
Top Handrail Extension at Stairs

Figure 505.10.3
Bottom Handrail Extension at Stairs

505 HANDRAILS

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Texas Accessibilty Requirments

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A007

2/10/2022 12:12:19 PM

CHAPTER 5 GENERAL SITE AND BUILDING ELEMENTS

Figure 602.5
Drinking Fountain Spout Location

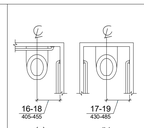


Figure 604.2
Water Closet Location

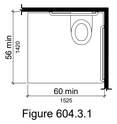


Figure 604.3.1
Size of Clearance at Water Closets

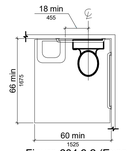


Figure 604.3.2 (Exception)
Overlap of Water Closet Clearance in Residential Dwelling Units

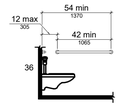


Figure 604.5.1
Side Wall Grab Bar at Water Closets

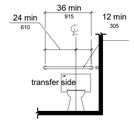


Figure 604.5.2
Rear Wall Grab Bar at Water Closets

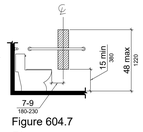
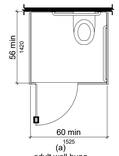


Figure 604.7
Dispenser Outlet Location



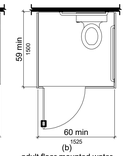


Figure 604.8.1.1
Size of Wheelchair Accessible Toilet Compartment

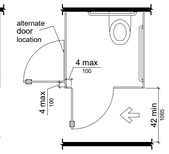


Figure 604.8.1.2
Wheelchair Accessible Toilet Compartment Doors

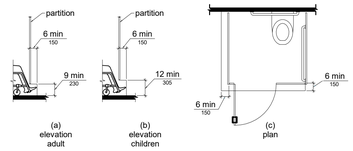


Figure 604.8.1.4
Wheelchair Accessible Toilet Compartment Toe Clearance

602 DRINKING FOUNTAINS | 604 WATER CLOSETS AND TOILET COMPARTMENTS

CHAPTER 6 PLUMBING ELEMENTS & FACILITIES

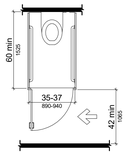


Figure 604.8.2
Ambulatory Accessible Toilet Compartment

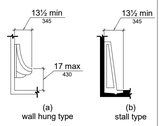


Figure 605.2.2
Height and Depth of Urinals

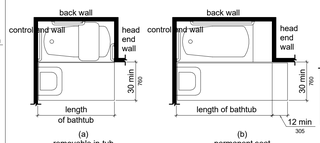


Figure 607.2
Clearance for Bathtubs

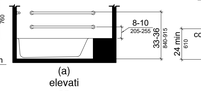


Figure 607.4.1
Grab Bars for Bathtubs with Permanent Seats

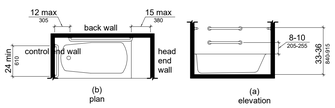
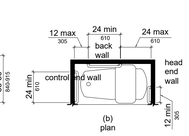


Figure 607.4.2
Grab Bars for Bathtubs with Removable In-Tub Seats



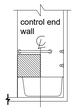
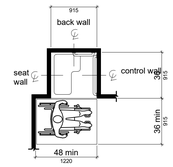
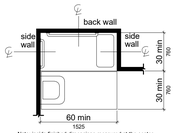


Figure 607.5
Bathtub Control Location



Note: inside finished dimensions measured at the center points of opposing sides

Figure 608.2.1
Transfer Type Shower Compartment Size and Clearance

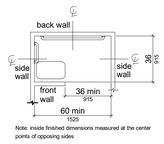


Note: inside finished dimensions measured at the center points of opposing sides

Figure 608.2.2
Standard Roll-In Type Shower Compartment Size and Clearance

607 BATHTUBS

CHAPTER 6 PLUMBING ELEMENTS & FACILITIES



Note: inside finished dimensions measured at the center points of opposing sides

Figure 608.2.2
Standard Roll-In Type Shower Compartment Size and Clearance

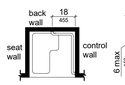
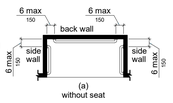


Figure 608.2.2
Standard Roll-In Type Shower Compartment Size and Clearance



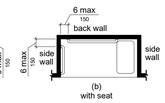


Figure 608.3.2
Grab Bars for Standard Roll-In Type Showers

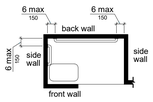


Figure 608.3.3
Grab Bars for Alternate Roll-In Type Showers

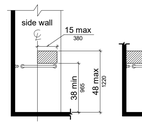
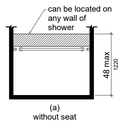


Figure 608.5.1
Transfer Type Shower Compartment Control Location



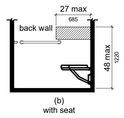


Figure 608.5.2
Standard Roll-In Type Shower Compartment Control Location

Figure 609.2.2
Grab Bar Non-Circular Cross Section

Figure 609.3
Spacing of Grab Bars

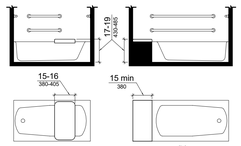


Figure 610.2
Bathtub Seats

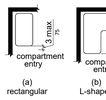


Figure 610.3
Extent of Seat

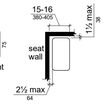
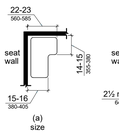


Figure 610.3.1
Rectangular Shower Seat

607 BATHTUBS

CHAPTER 6 PLUMBING ELEMENTS & FACILITIES



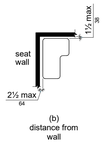


Figure 610.3.2
L-Shaped Shower Seat

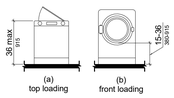


Figure 611.4
Height of Laundry Compartment Opening

Height of Laundry Compartment Opening

Figure 703.2.5
Height of Raised Characters

Figure 703.3.1
Braille Measurement

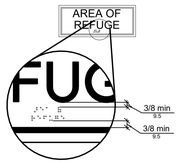


Figure 703.3.2
Position of Braille

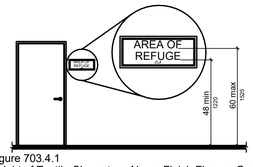


Figure 703.4.1
Height of Tactile Characters Above Finish Floor or Ground

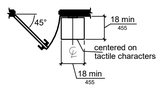


Figure 703.4.2
Location of Tactile Signs at Doors

Figure 703.6.1
Pictogram Field

Figures 703.7.2.1-4
1 International Symbol of Accessibility
2 International Symbol of TTY
3 Volume Control Telephone
4 International Symbol of Access for Hearing Loss

Figures 703.7.2. 1-4
Pictogram Field

610 SEATS

CHAPTER 6 PLUMBING ELEMENTS & FACILITIES

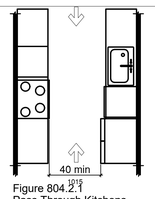


Figure 804.2.1
Pass Through Kitchens

CHAPTER 7 SIGNS

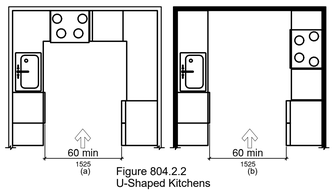


Figure 804.2.2
U-Shaped Kitchens

804 KITCHENS AND KITCHENETTES

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Texas Accessibilty Requirments

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A007a

2/10/2022 12:12:36 PM

Definitions Used in the Guidelines

This is the complete list of definitions used in the Guidelines, excluding a definition for "handicap" and "controlled substance." See Appendix B of this manual for a reprint of the Guidelines, which contains the complete list. Two additional definitions, taken from the regulations and a Guideline Requirement, are provided below. They are so noted with the definition.

Accessible
when used with respect to the public and common use areas of a building containing covered multifamily dwelling units, means that the public or common use areas of the building can be approached, entered, and used by individuals with physical disabilities. The phrase "readily accessible to and usable by" is synonymous with accessible. A public or common use area that complies with the appropriate requirements of ANSI A117.1-1986, a comparable standard, or these Guidelines is "accessible" within the meaning of this paragraph.

Accessible route
means a continuous and unobstructed path connecting accessible elements and spaces in a building or within a site that can be negotiated by a person with a severe disability using a wheelchair, and that is also safe for and usable by people with other disabilities. Interior accessible routes may include corridors, floors, ramps, elevators, and lifts. Exterior accessible routes may include parking access aisles, curb ramps, walks, ramps, and lifts. A route that complies with the appropriate requirements of ANSI A117.1-1986, a comparable standard, or Requirement 1 of these Guidelines is an "accessible route." In the circumstances described in Requirements 1 and 2, "accessible route" may include access via a vehicular route.

Adaptable dwelling units
when used with respect to covered multifamily dwellings, means dwelling units that include the features of adaptable design specified in 24 CFR 100.205(c) (2)-(3).

ANSI A117.1 - 1986
means the 1986 edition of the American National Standard for buildings and facilities providing accessibility and usability for physically disabled people.

Assistive device
means an aid, tool, or instrument used by a person with disabilities to assist in activities of daily living. Examples of assistive devices include tongs, knob-turners, and oven-rack pusher/pullers.

Bathroom
means a bathroom which includes a water closet (toilet), lavatory (sink), and bathtub or shower. It does not include single-fixture facilities or those with only a water closet and lavatory. It does include a compartmented bathroom. A compartmented bathroom is one in which the fixtures are distributed among interconnected rooms. A compartmented bathroom is considered a single unit and is subject to the Act's requirements for bathrooms.

Building
means a structure, facility, or portion thereof that contains or serves one or more dwelling units.

Building entrance on an accessible route
means an accessible entrance to a building that is connected by an accessible route to public transportation stops, to parking or passenger loading zones, or to public streets or sidewalks, if available. A building entrance that complies with ANSI A117.1 -1986 (see Requirement 1 of these Guidelines) or a comparable standard complies with the requirements of this paragraph.

Clear
means unobstructed.

Common use areas
means rooms, spaces, or elements inside or outside of a building that are made available for the use of residents of a building or the guests thereof. These areas include hallways, lounges, lobbies, laundry rooms, refuse rooms, mail rooms, recreational areas, and passageways among and between buildings. See Requirement 2 of these Guidelines.

Covered multifamily dwellings
or covered multifamily dwellings subject to the Fair Housing Amendments means buildings consisting of four or more dwelling units if such buildings have one or more elevators, and ground floor dwelling units in other buildings consisting of four or more dwelling units. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.

Dwelling unit
means a single unit of residence for a household of one or more persons. Examples of dwelling units covered by these Guidelines include: condominiums, an apartment unit within an apartment building, and other types of dwellings in which sleeping accommodations are provided but toileting or cooking facilities are shared by occupants of more than one room or portion of the dwelling. Examples of the latter include dormitory rooms and sleeping accommodations in shelters intended for occupancy as a residence for homeless persons.

Entrance
means any exterior access point to a building or portion of a building used by residents for the purpose of entering. For purposes of these Guidelines, an "entrance" does not include a door to a loading dock or a door used primarily as a service entrance, even if nondisabled residents occasionally use that door to enter.

Finished grade
means the ground surface of the site after all construction, levelling, grading, and development has been completed.

First occupancy
means a building that has never before been used for any purpose. (Definition found in regulations at 24 CFR 100.201)

Ground Floor
means a floor of a building with a building entrance on an accessible route. A building may have one or more ground floors. Where the first floor containing dwelling units is above grade, all units on that floor must be served by a building entrance on an accessible route. This floor will be considered a ground floor.

Loft
means an intermediate level between the floor and ceiling of any story, located within a room or rooms of a dwelling.

Multistory dwelling unit
means a dwelling unit with finished living space located on one floor and the floor or floors immediately above or below it.

Powder room
A room containing a toilet and a sink. (Definition found in Requirement 6 of the Guidelines.)

Public use areas
means interior or exterior rooms or spaces of a building that are made available to the general public. Public use may be provided at a building that is privately or publicly owned.

Single-story dwelling unit
means a dwelling unit with all finished living space located on one floor.

Site
means a parcel of land bounded by a property line or a designated portion of a public right of way.

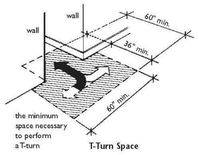
Slope
means the relative steepness of the land between two points and is calculated as follows: The distance and elevation between the two points (e.g., an entrance and a passenger loading zone) are determined from a topographical map. The difference in elevation is divided by the distance and that fraction is multiplied by 100 to obtain a percentage slope figure. For example, if a principal entrance is ten feet from a passenger loading zone, and the principal entrance is raised one foot higher than the passenger loading zone, then the slope is 1/10 x 100 = 10%.

Story
means that portion of a dwelling unit between the upper surface of any floor and the upper surface of the floor next above, or the roof of the unit. Within the context of dwelling units, the terms "story" and "floor" are synonymous.

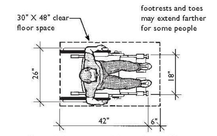
Undisturbed site
means the site before any construction, levelling, grading, or development associated with the current project.

Vehicular or pedestrian arrival points
means public or resident parking areas, public transportation stops, passenger loading zones, and public streets or sidewalks.

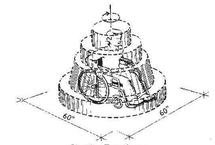
Vehicular route
means a route intended for vehicular traffic, such as a street, driveway, or parking lot.



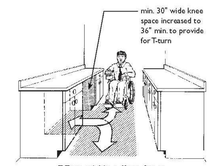
T-Turn Space



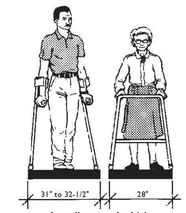
Space Allowances and Approximate Dimensions of Adult-Sized Wheelchairs



Pivoting Turn Space

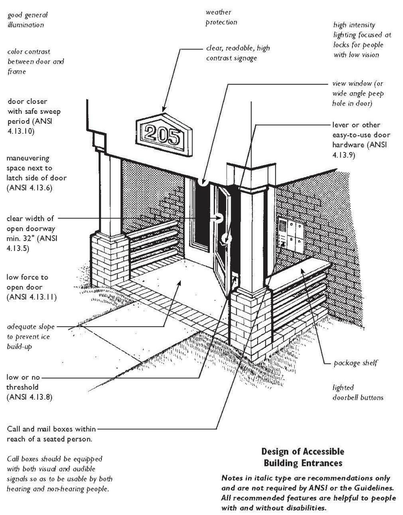


T-Turn within a Knee Space



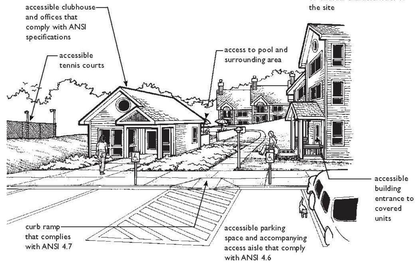
Space Necessary for Adults Using Crutches or Walker

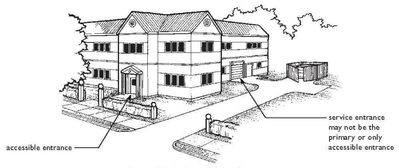
Minimum Space Necessary for Person with a Service Animal



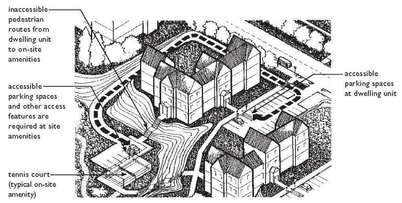
Design of Accessible Building Entrances

Notes in italic type are recommendations only and are not required by ANSI or the Guidelines. All recommended features are helpful to people with and without disabilities.

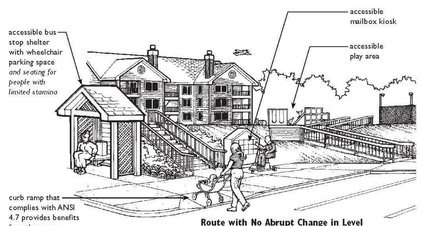




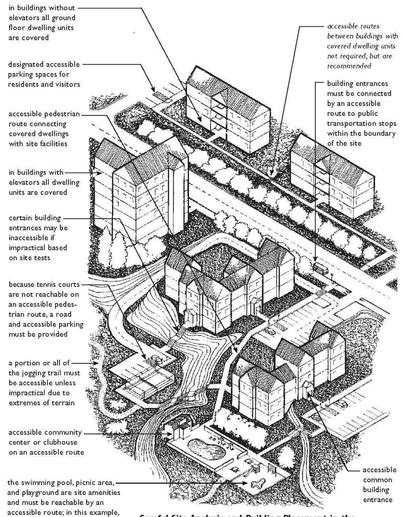
Accessible Primary Use Entrance



In Some Circumstances, Site Access by Vehicle May Be Acceptable



Route with No Abrupt Change in Level to Provide Access to Dwelling Units and Site Amenities



Careful Site Analysis and Building Placement in the Planning Stage of a Housing Development Makes Accessible Entrances Easier to Provide

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO JR. 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Fair Housing Code Compliance

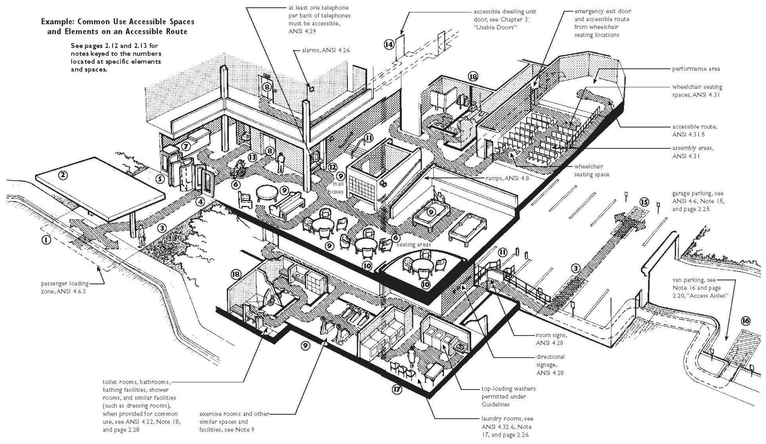
Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A008

2/10/2022 12:12:51 PM

Example: Common Use Accessible Spaces and Elements on an Accessible Route

See pages 2.12 and 2.13 for notes keyed to the numbers located at specific elements and spaces.



2.10

The following numbered notes are keyed to the perspective "Example: Common Use Accessible Spaces and Elements on an Accessible Route" appearing on pages 2.10 and 2.11. Each note contains selected technical design references and explanations based on the FHA Guidelines and the ANSI A117.1 - 1986.

1
Passenger Loading Zones. Passenger loading zones must have a large clear pedestrian access aisle connected by an accessible route to accessible building entrances. They also must have sufficient headroom to clear buses or vans with high roofs. See ANSI 4.6 and Notes 2 and 3 below.

2
Overhanging Objects. Roofs, tree limbs, or other elements that overhang passenger loading zones must be kept high enough to clear buses or vans with high roofs. See ANSI 4.6.

3
Accessible Route. Accessible routes must connect accessible transportation stops, parking spaces, passenger loading zones, and public streets and sidewalks within the boundaries of the site to accessible entrances. See ANSI 4.3, Note 6, and page 2.15.

4
Accessible Entrance. Doors along accessible routes must meet ANSI 4.13. See also Chapter 1: "Accessible Building Entrance on an Accessible Route."

5
Revolving Doors. Revolving doors generally cannot meet the requirements of ANSI 4.13, and, therefore, cannot be the only means of passage at an accessible entrance or on an accessible route.

6
Accessible Route. An accessible route must connect accessible building or facility entrances with accessible spaces and elements within the building or facility, including adaptable (or covered) dwelling units. See also ANSI 4.3, Note 3, and page 2.15.

7
Reception Desk. Accessible reception desks are not specifically described in ANSI. This common use facility must be accessible to people with disabilities and should comply with the applicable specifications of ANSI 4.1 - 4.31. See also Note 9.

8
Elevators. All elevators, if provided, must comply with ANSI 4.10.

9
Multiple Elements, Features, or Spaces. Whenever one of a type of element, feature, or space is provided for public or common use of residents, it must be on an accessible route and meet the applicable specifications of ANSI. Whenever multiple features or facilities are provided, sufficient accessible features of each type must be provided to assure equitable opportunity for use by people with disabilities.

When ANSI does not contain specifications for the specific facility or feature in question, then related human factors and performance specifications must be used to achieve accessibility. Such specifications include, but are not limited to, 4.2 Space Allowances and Reach Ranges, 4.3 Accessible Route, 4.4 Protruding Objects, 4.5 Ground and Floor Surfaces, and 4.25 Controls and Operating Mechanisms.

10
Raised or Sunken Floor Areas. Small raised or sunken floor areas within a single space or room not connected by an accessible route may be allowed, provided that any facilities or elements on the raised or lowered area also are provided on the main or accessible floor area in the same room or space. In many building codes raised areas, such as mezzanines, are limited to a maximum of 33-1/3 percent of the floor area of the space in which they are located. This seems to be a reasonable limiting percentage for a cumulative total of the entire inaccessible raised and lowered floor areas. The majority of all facilities or elements must be on the accessible floor area and be served by an accessible route. The raised or sunken area must not prevent an accessible route from serving other accessible areas, facilities, or elements; it must not require people with disabilities to take a circuitous route or travel an inordinate additional distance to reach the accessible space.

11
Stairs Along Accessible Routes. A properly designed ramp is considered to be an acceptable part of an accessible route. However, since some users are safer on stairs than on ramps, it is best if stairs are provided in combination with ramps. This is especially true when they are located along an accessible route connecting levels not connected by an elevator. Such stairs are required to meet the ANSI requirements since they will be used by people with particular disabilities for whom steps are easier to traverse than ramps. See page 2.17 for further discussion of stairs along accessible routes.

12
Protruding Objects. The corridor space is an accessible route and like all accessible routes and maneuvering areas, it must be free of hazardous protruding objects that project from walls and posts and are dangerous to someone who is inobservant or a person with a visual impairment. See ANSI 4.4 Protruding Objects and page 2.18.

13
Drinking Fountains and Water Coolers. Where drinking fountains or water coolers are provided, 50 percent on each floor, or at least one, must be on an accessible route and comply with ANSI 4.15.

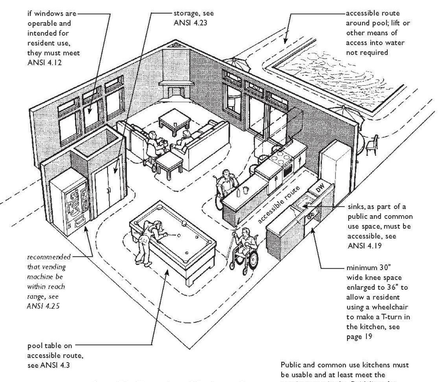
14
Doors to Covered Units. Doors to adaptable (or covered) dwelling units must meet ANSI 4.13 on the exterior or public and common use side, but need only meet Guidelines Requirement Three: Usable Doors on the inside. See Chapter 3: "Usable Doors."

15
Parking. Where parking is provided on a multifamily building site, accessible parking spaces on an accessible route are required for residents and visitors. To comply with the Guidelines, such spaces must meet the ANSI 4.6 specifications for parking. The accessible parking that serves a particular building should be located on the shortest possible accessible circulation route to an accessible entrance of the building.

16
Van Parking. The Guidelines do not require special van parking, but they do require headroom over passenger loading zones for vans. ANSI accessible parking spaces, when located in parking garages, may or may not have sufficient headroom to accommodate vans. Also, the 60-inch access aisle specified in ANSI is not wide enough for vans with side-mounted lifts. For these reasons, it is recommended, where accessible parking is located in garages not having headroom equal to that required by ANSI at loading zones, additional supplemental designated van parking spaces be placed outdoors and furnished with an 8-foot (96 inches) wide access aisle and an accessible route to the garage or other entrances of the building.

17
Laundry Rooms. Where laundry rooms are provided for common use of residents, at least one of each type of appliance provided in each laundry area must be accessible, see ANSI 4.32.6. Note, however, front-loading machines are not required. The accessible route into the room must adjoin a clear floor space to permit a person using a wheelchair to make a parallel or forward approach (see page 5.5) to at least one of each type of appliance, i.e., washing machines, dryers, and soap dispensers. If related features are provided in laundry rooms, such as wash sinks, tables, and storage, at least one of each type must be accessible and comply with applicable ANSI specifications. See page 2.26.

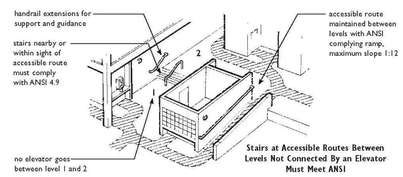
18
Toilet Rooms, Bathrooms, Bathing Facilities, and Shower Rooms. Where toilet rooms and bathing facilities are provided for public use or common use of residents, at least one fixture of each type provided must be accessible per room. See page 2.28 and ANSI 4.22. If related features are provided, such as lockers, at least one of each type must be accessible and comply with applicable ANSI specifications including 4.2 Space Allowances and Reach Ranges, 4.25 Controls and Operating Mechanisms, and 4.23 Storage.



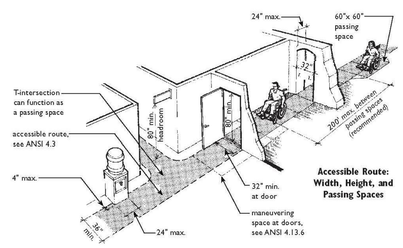
Accessible Elements and Features of a Public and Common Use Clubhouse

Public and common use kitchens must be usable and at least meet the requirements in the Guidelines for kitchens. If preferred, the requirements for kitchens in ANSI 4.32 could be followed.

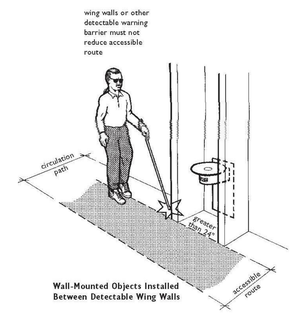
Notes in italic type are recommendations only and are not required by ANSI or the Guidelines. All recommended features are helpful to people with and without disabilities.



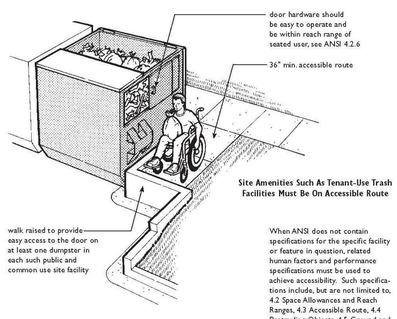
Stairs at Accessible Routes Between Levels Not Connected By an Elevator Must Meet AMSI



Accessible Route: Width, Height, and Passing Spaces

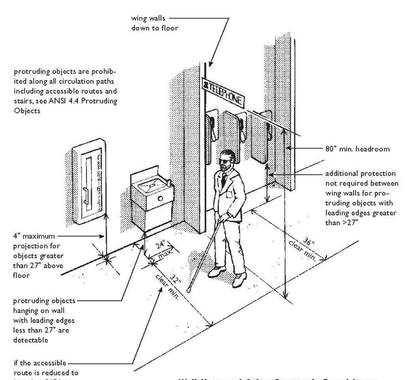


Wall-Mounted Objects Installed Between Detectable Wing Walls

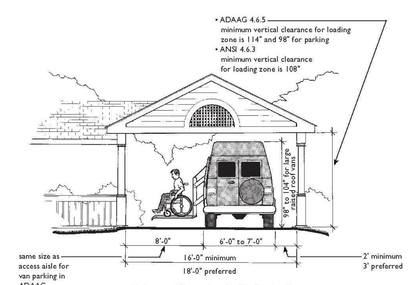


Site Amenities Such As Tenant-Use Trash Facilities Must Be On Accessible Route

When ANSI does not contain specifications for the specific facility or feature in question, related human factors and performance specifications must be used to achieve accessibility. Such specifications include, but are not limited to, 4.2 Space Allowances and Reach Ranges, 4.3 Accessible Route, 4.4 Protruding Objects, 4.5 Ground and Floor Surfaces, and 4.25 Controls and Operating Mechanisms.



Wall-Hung and Other Commonly Found Items in Public and Common Use Spaces Located so They Are Not Hazardous Protruding Objects



Reference Dimensions for Vertical and Horizontal Clearances for Raised Roof Van with Lift Extended

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

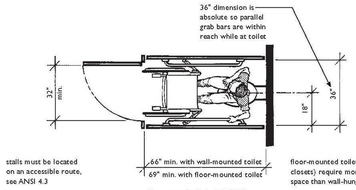
Fair Housing Code Compliance

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A008a

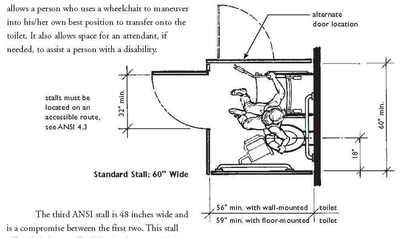
2/10/2022 12:13:08 PM

PART TWO - REQUIREMENT 2 (continued):



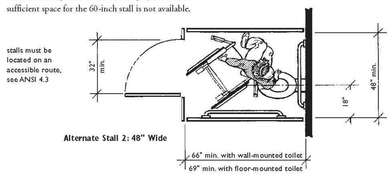
Alternate Stall 1: 36" Wide

The 60-inch wide stall is a significant improvement over the narrow one because it accommodates most users. The extra floor space allows a person who uses a wheelchair to maneuver into his/her own best position to transfer onto the toilet. It also allows space for an attendant, if needed, to assist a person with a disability.



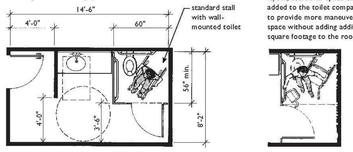
Standard Stall: 60" Wide

The third ANSI stall is 48 inches wide and is a compromise between the first two. This stall offers slightly more flexibility in the manner it is used by people with disabilities than the 36-inch wide stall. Since it cannot be used the same way as either of the others, it is limited in its usefulness. Often it is designed into renovation projects where sufficient space for the 60-inch stall is not available.



Alternate Stall 2: 48" Wide

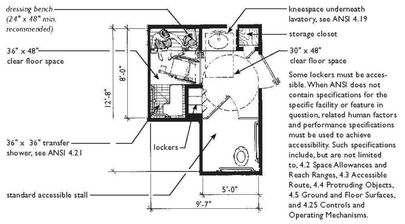
Sample plans of toilet rooms and shower/dressing rooms are presented to offer examples of how fixtures and elements can be combined into modest efficient spaces that comply with the ANSI.



Small Toilet Room with Single Standard Stall
Scale 3/16"=1'-0"

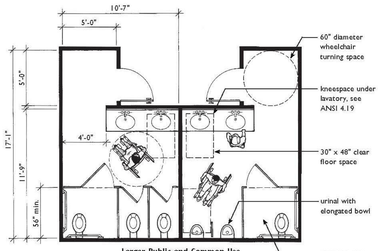
By repositioning the partition layout, additional space can be added to the toilet compartment to provide more maneuvering space without adding additional square footage to the room.

Standard Alcove or "End of Row" Stall
Scale 3/16"=1'-0"

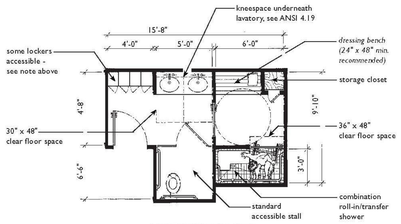


Some lockers must be accessible. When ANSI does not contain specifications for the specific facility or feature in question, related human factors and performance specifications must be used to achieve accessibility. Such specifications include, but are not limited to, 4.2 Space Allowances and Reach Ranges, 4.3 Accessible Route, 4.4 Protruding Objects, 4.5 Ground and Floor Surfaces, and 4.25 Controls and Operating Mechanisms.

Small Toilet/Dressing Room with 36-Inch x 36-Inch Transfer Shower
Scale 3/16"=1'-0"

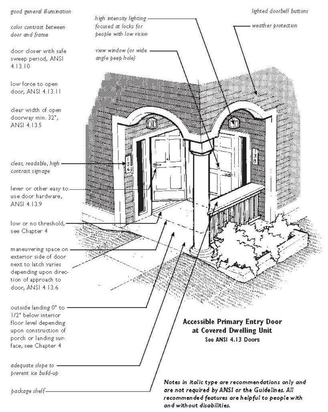


Larger Public and Common Use Toilet Room
Scale 3/16"=1'-0"



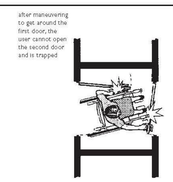
Small Toilet/Dressing Room with Combination Roll-in/Transfer Shower
Scale 3/16"=1'-0"

PART TWO - REQUIREMENT 3:

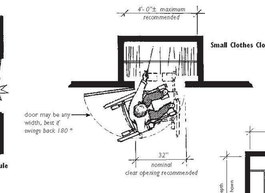


Accessible Primary Entry Door at Covered Dwelling Unit
See ANSI 4.13 Doors

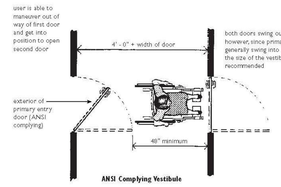
Notes in italic type are recommendations only and are not required by ANSI or the Guidelines. All recommended features are helpful to people with and without disabilities.



Inadequate Space in Vestibule

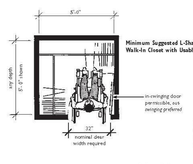


Small Clothes Closet



both doors swing out of the vestibule, however, since primary entry doors generally swing into the dwelling unit, the size of the vestibule as shown is recommended

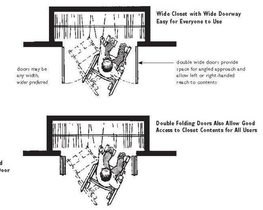
ANSI Complying Vestibule



Minimum Suggested L-Shaped Walk-In Closet with Double Door

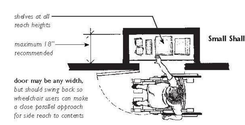
in-swinging door permissible, out-swinging preferred

Notes in italic type are recommendations only and are not required by ANSI or the Guidelines.



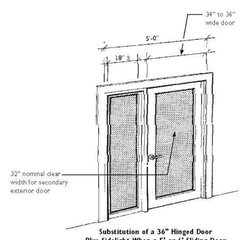
Wide Closet with Wide Doorway Easy for Everyone to Use

Double Folding Doors Also Allow Good Access to Closet Contents for All Users

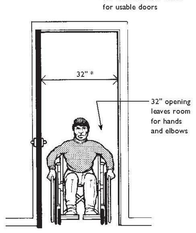


Small Shallow Storage Closet

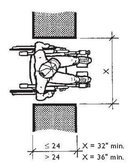
Notes in italic type are recommendations only and are not required by ANSI or the Guidelines.



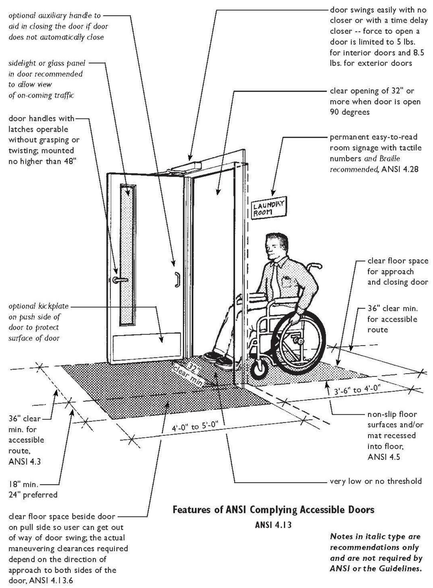
Substitution of a 36" Hinged Door Plus Sidelight When a 5' or 6' Sliding Door



Doorway Clear Opening



Doorway Depth



Features of ANSI Complying Accessible Doors
ANSI 4.13

Notes in italic type are recommendations only and are not required by ANSI or the Guidelines.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

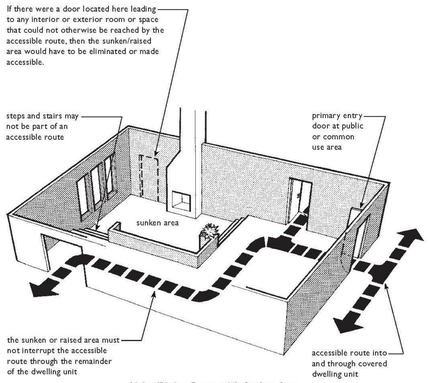
400 Probandt St.
San Antonio, Texas 78204

Fair Housing Code Compliance

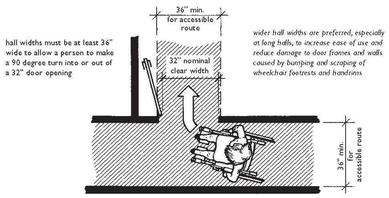
Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A008b

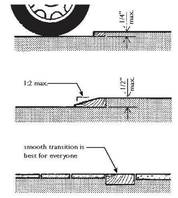
2/10/2022 12:13:25 PM



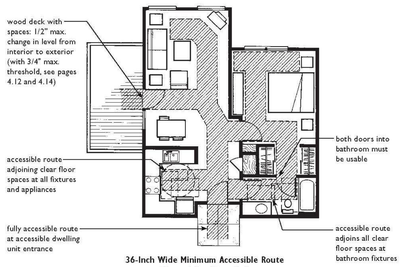
Living/Dining Room with Sunken Area



Minimum Width of Accessible Route



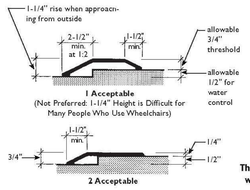
Small Changes in Level Along Accessible Routes



36-Inch Wide Minimum Accessible Route Through Dwelling Unit

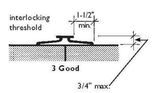
Maximum Allowable Height Difference Between Interior Floor Level and Exterior Floor Level

level difference 0"	**at primary entry door** pervious construction (e.g., wood decking with spaces)
1/2"	impervious construction (e.g., concrete, brick, or flagstone)
level difference 1/2"	**at secondary door** pervious construction
4"	impervious construction



1 Acceptable
(Not Preferred: 1-1/4" Height is Difficult for Many People Who Use Wheelchairs)

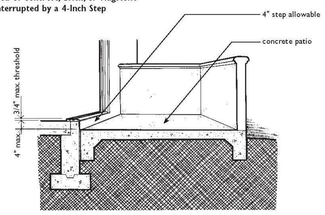
2 Acceptable



3 Good

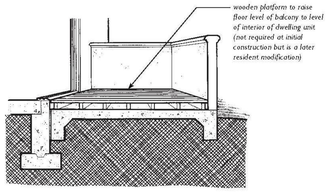
Threshold Details at Primary Entry with Impervious Landing Surface

Accessible Route onto Balcony Constructed of Concrete, Brick, or Flagstone May Be Interrupted by a 4-Inch Step

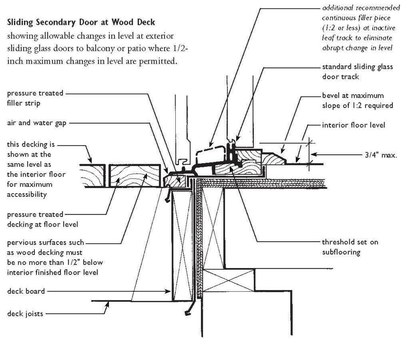


Notes in italic type are recommendations only and are not required by ANSI or the Guidelines.

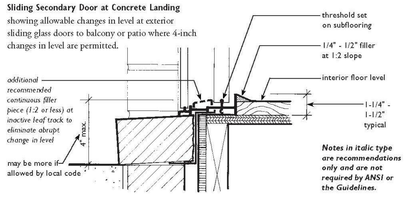
Accessible Route onto Balcony Created with the Addition of a Raised Platform (Added by the Resident)



Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

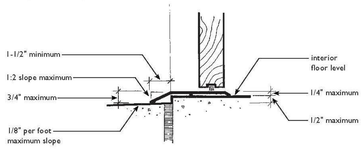


Sliding Secondary Door at Concrete Landing
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 4-inch changes in level are permitted.

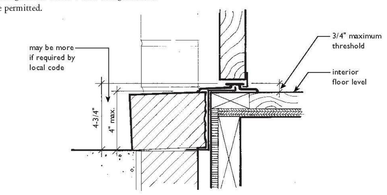


Notes in italic type are recommendations only and are not required by ANSI or the Guidelines.

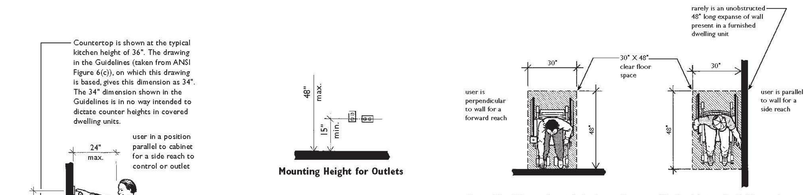
Swinging Primary Entry Door at Concrete Landing
showing allowable changes in level at primary entry doors with direct exterior access onto concrete or other impervious landing surface where 1/2-inch maximum changes in level are permitted.



Swinging Secondary Door at Concrete Landing
showing allowable changes in level at exterior swinging doors onto concrete or other impervious landing surface where 4-inch changes in level are permitted.



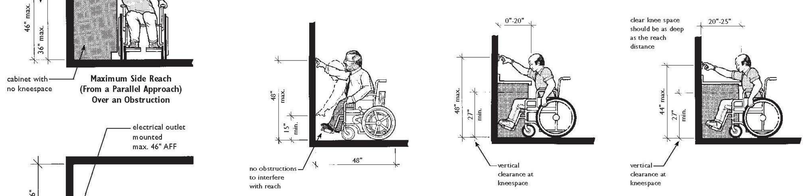
Mounting Height for Outlets

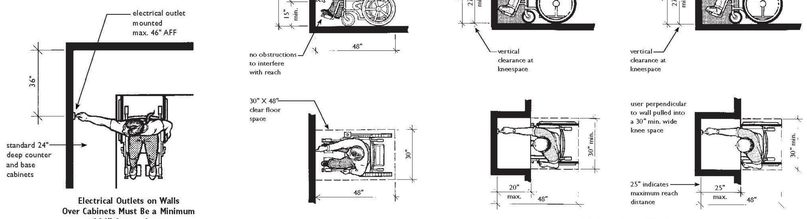


Forward Reach From a Perpendicular Approach Included in Guidelines

Side Reach from a Parallel Approach Not Included in Guidelines

Maximum Side Reach (From a Parallel Approach) Over an Obstruction





Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner

High and Low Forward Reach Limits From a Perpendicular Approach

Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

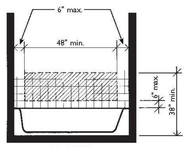
400 Probandt St.
San Antonio, Texas 78204

Fair Housing Code Compliance

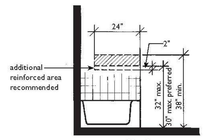
Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A008c

2/10/2022 12:16:39 PM

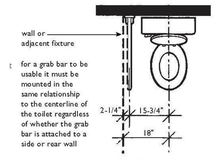


Back Wall

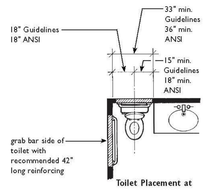


Head

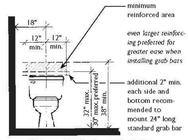
Reinforced Areas Required by the Guidelines at Conventional Bathtubs



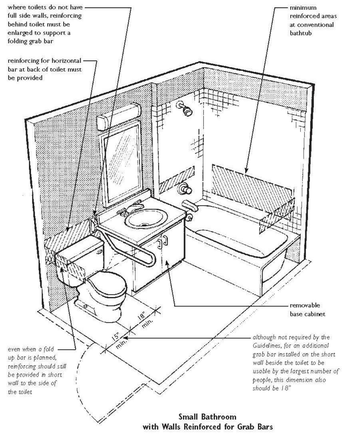
Grab Bar Placement



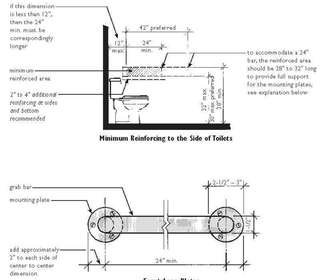
Toilet Placement at Adjoining Walls and Fixtures



Minimum Reinforcing Behind Toilets Located Beside a Wall

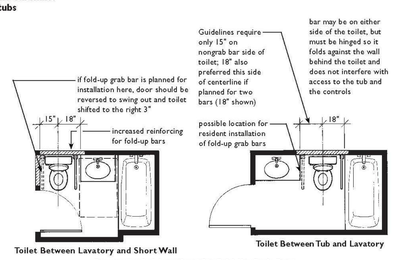


Small Bathroom with Walls Reinforced for Grab Bars



Minimum Reinforcing to the Side of Toilets

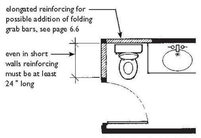
Escutcheon Plates Extend Beyond the Given Grab Bar Length



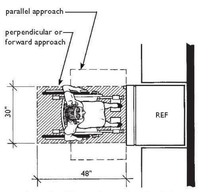
Toilet Between Lavatory and Short Wall

Toilet Between Tub and Lavatory

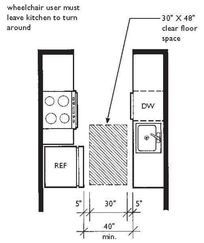
Recommended Locations for Fold-Up Grab Bars



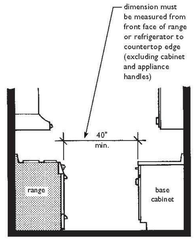
Reinforcing Beside Toilet Shorter Because Door is Located on Same Wall



Space for Either a Forward or Parallel Approach Must be Provided



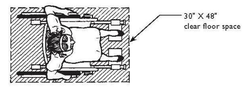
40" Minimum Clearance Between all Counters, Base Cabinets, Appliances, and Walls



Minimum Clearance between Range and Opposing Base Cabinet

Forward Approach at Range is Difficult and Unsafe

Parallel Approach to Range Specified in Guidelines



Clear Floor Space for Wheelchair Parking at Appliances and Fixtures

counters may be at the standard height of 36" (counter height of 34" as shown in Fig. 2(c) of the Guidelines does not apply)

lever hardware, although preferred and more usable by everyone, is not required

kitchens in covered units must be on an accessible route and have door openings at least 32" clear to allow passage; see Chapter 4 "Usable Doors" and Chapter 5 "Accessible Route"

outlet located beyond reach of seated person permitted if other outlets in accessible locations are provided, see Chapter 6 "Switches, Outlets, and Controls"

ranges and cooktops may have front-, rear-, or side-mounted controls; *for safety reasons and ease of use, front- or side-mounted controls are preferred*

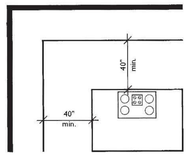
adequate space within the kitchen to provide 30" X 48" clear floor space at each fixture and appliance

in U-shaped kitchens, if less than 60" between the two legs of the U, then sink base must be removable, see page 7.12

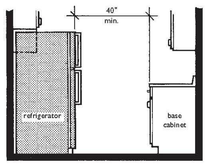
Notes in italic type are recommendations only and are not required by ANSI or Guidelines.

Guideline Specifications for Kitchens

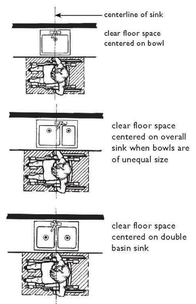
In more elaborate kitchens where an island is planned, the 40-inch clearance must be maintained between the face of the island and all opposing features. Even though an accessible route for a 90-degree turn around an obstruction is 36 inches, to ensure sufficient space for maneuvering within the kitchen, the Guidelines require that the minimum clearance of 40 inches be maintained.



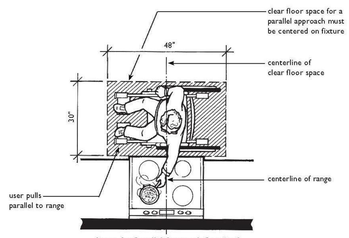
40" Must Be Maintained Between Island and all Opposing Features



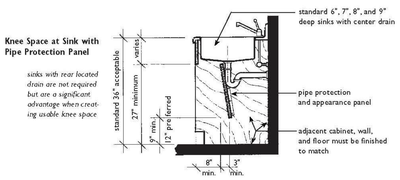
Minimum Clearance between Refrigerator and Opposing Base Cabinet



pace for Parallel Approach Required at Sinks

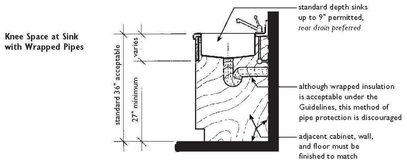


Space for Parallel Approach Required at Range and Cooktop

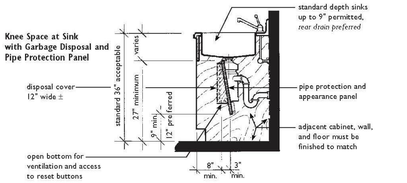


Knee Space at Sink with Pipe Protection Panel

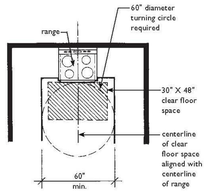
sinks with rear located drain are not required but are a significant advantage when creating usable knee space



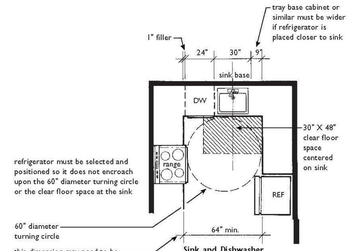
Knee Space at Sink with Wrapped Pipes



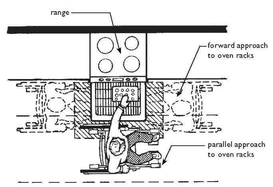
Knee Space at Sink with Garbage Disposal and Pipe Protection Panel



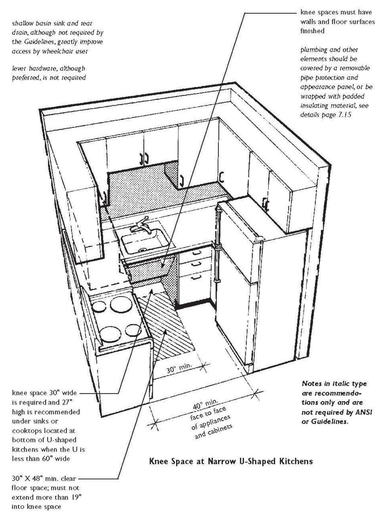
60" Diameter Turning Circle when Sink (Only), Cooktop, or Range is at Bottom of U-Shaped Kitchen



Sink and Dishwasher at Bottom of U-Shaped Kitchen Increases Room Width



Functional Use of Oven Could Be From Any One of These Positions



Knee Space at Narrow U-Shaped Kitchens

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACCHIARDI 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

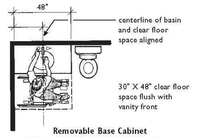
400 Probandt St.
San Antonio, Texas 78204

Fair Housing Code Compliance

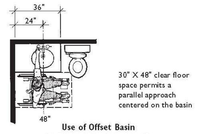
Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A008d

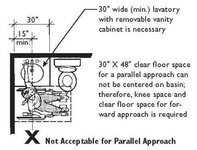
2/10/2022 12:16:55 PM



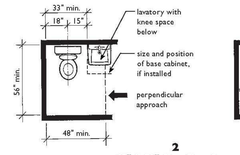
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin
(Applicable in A and B Bathrooms)



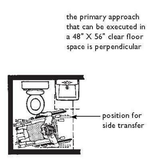
Use of Offset Basin to Reduce Lavatory Length
(Applicable in A and B Bathrooms)

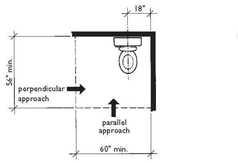


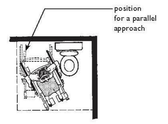
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered
(Required in A and B Bathrooms)



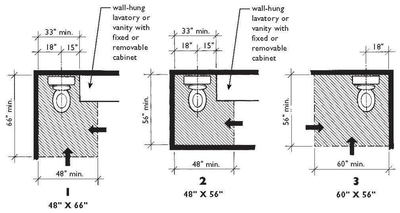
2
48" X 56" Clear Floor Space
(with Overlapping Lavatory)





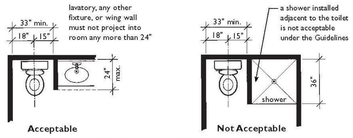


3
60" X 56" Clear Floor Space
(with No Overlapping Elements)

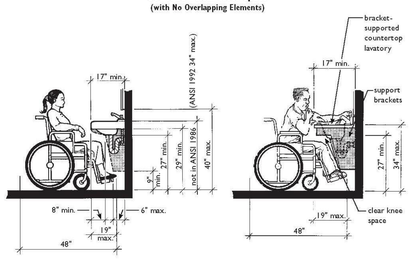


1 48" X 66" **2** 48" X 56" **3** 60" X 56"

Clear Floor Space at Toilets
(One of the Three Must be Provided in "A" and "B" Bathrooms)

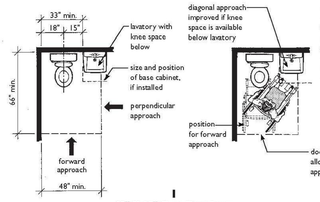


Some Features May Overlap Clear Floor Space at Toilet



ANSI 1986 Requirements at Knee Space
(Guidance for Knee Space in A Bathrooms)

Knee Space at Lavatories that Meets the Requirements for B Bathrooms



1
48" X 66" Clear Floor Space
(with Overlapping Lavatory)

Bathroom Requirements for Covered Dwelling Units

All bathrooms as defined in the Guidelines must:
1. be on an accessible route (Requirement 4),
2. have 32-inch nominal clear width doorways (Requirement 5),
3. have switches, outlets, and controls in accessible locations (Requirement 5),
4. have reinforcing around toilets, tubs, and showers (Requirement 6), and
5. meet Requirement 7, Specification A or B:

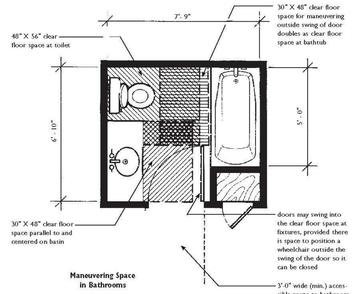
Specification A
If Specification A is used it applies to all bathrooms, and all fixtures in those bathrooms must be usable.

Specification B
If Specification B is used, it applies to one bathroom, and only one of each type of fixture must be usable; additional bathrooms in the unit are exempt **only** from maneuvering and clear floor space requirements at fixtures.

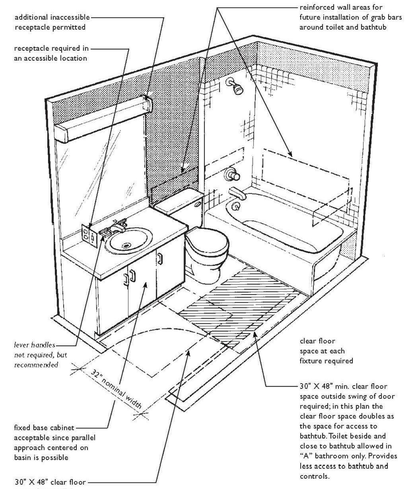
Powder Room Requirements for Covered Dwelling Units

Powder rooms must:
1. be on an accessible route (Requirement 4),
2. have 32-inch nominal clear width doorways (Requirement 5), and
3. have switches, outlets, and controls in accessible locations (Requirement 5).

Exception
When the powder room is the only toilet facility on the entry level of a multi-story unit in a building with one or more elevators, it must, in addition to Requirements 3, 4, and 5, **meet the reinforcing specifications of Requirement 6 and the maneuvering and clear floor specifications of Requirement 7.**

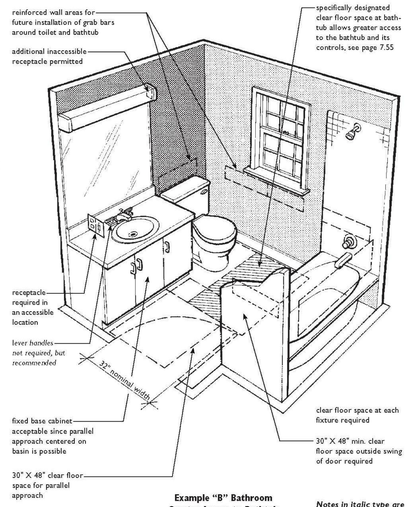


Maneuvering Space in Bathrooms



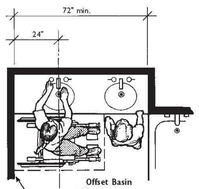
Example "A" Bathroom
9'-4" X 5'-2"
(See plan page 7.66)

Notes in italic type are recommendations only and are not required by the Guidelines.



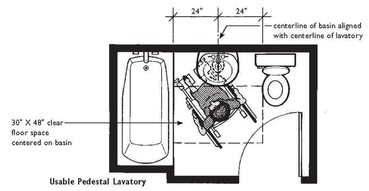
Example "B" Bathroom
Greater Access to Bathtub
6'-10" X 7'-9"
(Similar to Plan on Page 7.67)

Notes in italic type are recommendations only and are not required by the Guidelines.

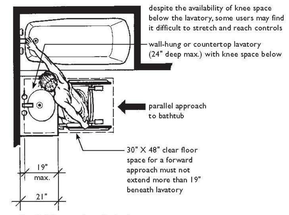


Offset Basin at Double Lavatory

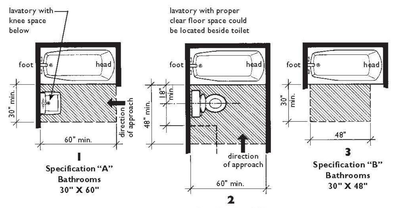
if this wall were not located here and more floor area were available behind the user, the basin may not be required to be offset or the counter as long



Usable Pedestal Lavatory



Parallel Approach to Bathtub at Lavatory with Knee Space Permitted in Specification A Bathrooms

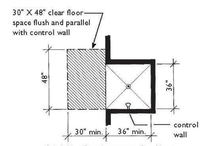


1
Specification "A" Bathrooms
30" X 60"

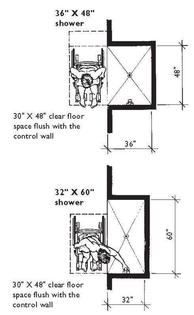
2
Specification "A" Bathrooms
48" X 60"

3
Specification "B" Bathrooms
30" X 48"

Clear Floor Space at Bathtubs/Showers Shaded Areas Must Remain Unobstructed
(Taken from Guideline Figures 7(b) and 8)

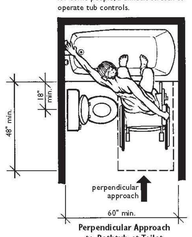


Guideline Requirements for Clear Floor Space at Showers



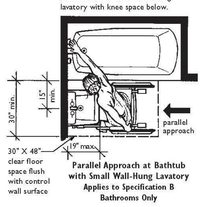
Other Shower Sizes Meet the Requirements of the Guidelines

Toilets typically protrude into the room farther than vanity cabinets, making it necessary for a person using a wheelchair to perform, what may be for some people, a difficult stretch to operate tub controls.

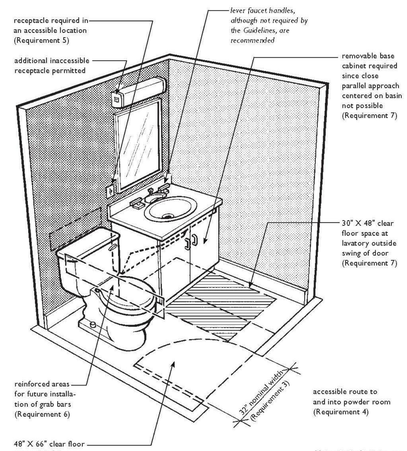


Perpendicular Approach to Bathtub at Toilet Permitted in Specification A Bathrooms Only

The only permissible overlapping element is a 17" to 19" wall-hung lavatory with knee space below.



Parallel Approach at Bathtub with Small Wall-Hung Lavatory
Applies to Specification B Bathrooms Only



Usable Powder Room
5'-6" X 5'-8"
(See Plan Page 7.81)

Notes in italic type are recommendations only and are not required by the Guidelines.

Powder Room in Single-Story Dwelling Unit Must Meet Only Requirements 3, 4, and 5

Powder Room Must Meet Requirements 3, 4, 5, 6, and 7 When It Is the Only Toilet Facility on the Entry Level of a Multistory Unit in a Building with One or More Elevators

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Fair Housing Code Compliance

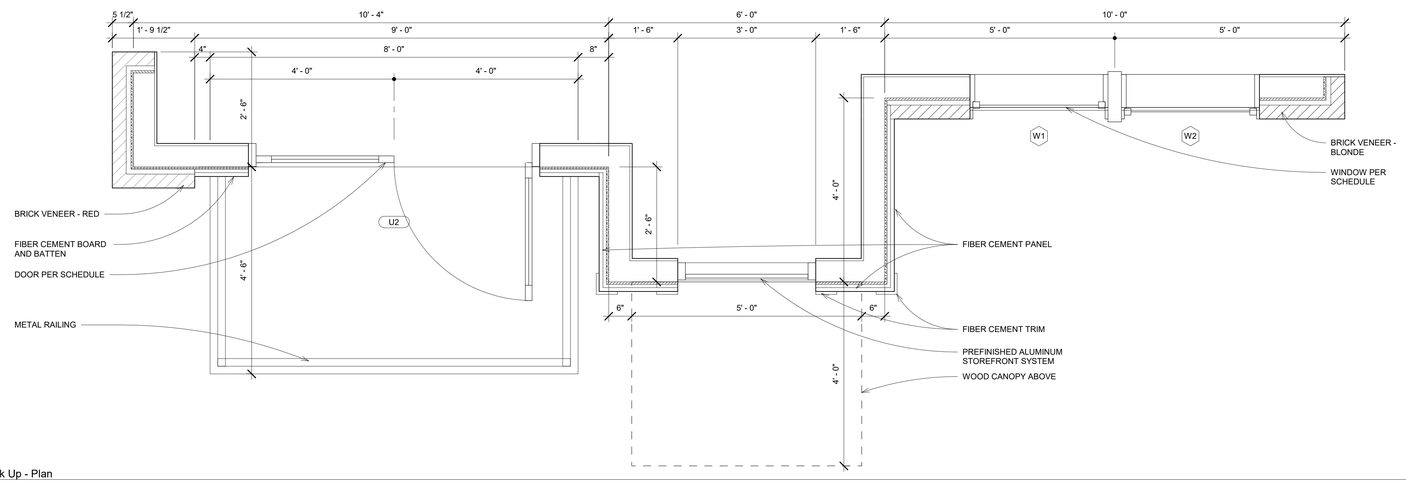
Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A008e

2/10/2022 12:17:11 PM

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

1 Construction Mock Up - Elevation
3/4" = 1'-0"



2 Construction Mock Up - Plan
3/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Construction Mock Up

Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A010

2/10/2022 11:34:30 AM

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Applicable Codes

1. 2018 International Building Code
2. 2018 International Fire Code
3. 2018 International Mechanical Code
4. 2018 International Plumbing Code
5. 2017 National Electrical Code
6. 2018 International Fuel Gas Code
7. 2018 International Energy Conservation Code
8. 2016 NFPA 13
9. 2016 NFPA 72
10. COSA Amendments

Basic Building Information

1. **Building 1:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 37,742 sf
      i. 1st, 3rd and 4th: 9,955 sf
      ii. 2nd: 7,877 sf
   e. Primary Occupancy: R-2; 1st floor separated from floors above by 1-hr construction. 1st floor considered worst case Group A-3 for allowable height/area purposes.
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 292 occupants
      i. 1st: 152 occupants
      ii. 2nd: 40 occupants
      iii. 3rd – 4th: 50 occupants (each floor)
   k. # of Exits/exit accesses and exit capacity:
      i. 1st: 4; 820 occupants
      ii. 2nd – 4th: 2; 320 occupants
2. **Building 2:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 44,404 sf (11,101 sf per floor)
   e. Primary Occupancy: R-2
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 224 occupants (56 each floor)
   k. # of Exits/exit accesses and exit capacity:
      i. 1st: 3; 480 occupants
      ii. 2nd – 4th: 2; 320 occupants
3. **Building 3:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 31,928 sf (7,982 sf per floor)
   e. Primary Occupancy: R-2
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 226 occupants
      i. 1st – 3rd: 40 occupants (each floor)
      ii. 4th: 106 occupants
   k. # of Exits/exit accesses and exit capacity: 3; 480 occupants (each floor)
4. **Building 4:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 34,804 sf (8,701 sf per floor)
   e. Primary Occupancy: R-2
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 176 occupants (44 each floor)
   k. # of Exits/exit accesses and exit capacity: 4; 640 occupants (each floor)
5. **Building 5:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 27,700 sf (6,925 sf per floor)
   e. Primary Occupancy: R-2
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 140 occupants (35 each floor)
   k. # of Exits/exit accesses and exit capacity: 2; 320 occupants (each floor)
6. **Building 6:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 36,724 sf (9,181 sf per floor)
   e. Primary Occupancy: R-2
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 184 occupants (46 each floor)
   k. # of Exits/exit accesses and exit capacity: 4; 640 occupants (each floor)
7. **Building 7:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 38,674 sf (9,671 sf per floor)
   e. Primary Occupancy: R-2
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 196 occupants (49 each floor)
   k. # of Exits/exit accesses and exit capacity: 2; 320 occupants (each floor)
8. **Building 8:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 33,188 sf (8,297 sf per floor)
   e. Primary Occupancy: R-2
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 168 occupants (42 each floor)
   k. # of Exits/exit accesses and exit capacity: 3; 480 occupants (each floor)
9. **Building 9:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 30,488 sf (7,622 sf per floor)
   e. Primary Occupancy: R-2
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 156 occupants (39 each floor)
   k. # of Exits/exit accesses and exit capacity: 3; 480 occupants (each floor)
10. **Building 10:**
   a. Type of Construction: Type VA
   b. Height in Stories: 4
   c. Height in Feet: > 30-ft
   d. Area: 30,488 sf (4,502 sf per floor)
   e. Primary Occupancy: R-2
   f. Automatic Sprinkler System: NFPA 13 sprinkler system
   g. Standpipe System: Class I manual standpipe
   h. Single/Multi-station Smoke Alarm: Provided per IBC 907.2.10
   i. Fire Alarm: Manual fire alarm system with occupant notification
   j. Calculated Occupant Load: 156 occupants (39 each floor)
   k. # of Exits/exit accesses and exit capacity: 3; 480 occupants (each floor)
11. **Garage Building:**
   a. Type of Construction: Type IIA
   b. Height in Stories: 5; rooftop parking
   c. Height in Feet: > 30-ft
   d. Area: 129,483 sf
      i. 1st: 20,215 sf
      ii. 2nd – 5th: 27,317 sf (each)
   e. Primary Occupancy: S-2 open parking garage
   f. Automatic Sprinkler System: None
   g. Standpipe System: Class I manual standpipe
   h. Fire Alarm: Manual fire alarm system with occupant notification
   i. Calculated Occupant Load: 716 occupants
      i. 1st: 101 occupants
      ii. 2nd – 5th: 136 occupants (each floor) + 71 occupants rooftop
   j. # of Exits/exit accesses and exit capacity: 3; 480 occupants (each floor)

Site Fire Department Access

1. **Fire Lanes**
   a. Minimum width: 20-ft; Project utilizes COSA amendment for aerial access exemption
   b. Minimum Height: 13-ft, 6-in
   c. Turning Radii: 25-ft inside; 50-ft outside
   d. Must extend to within 200-ft of all portions of sprinklered buildings; see approved CMR for exterior hose connections to extend hose lay
   e. Turnarounds: Required for dead ends over 200-ft for sprinklered buildings
2. **FDC's:** within 40-ft of fire lane and 250-ft of fire hydrant
3. **Fire Hydrants:** Required within 750-ft of sprinklered building measured along approved route;
4. **Required Fire Flow:** 2,200 gpm at 25 psi for most demanding building (garage)
5. **Knox Box:** Required at restricted access as required by local fire code official

Special Detailed Requirements Based On Occupancy & Use

1. Parking Garage:
   a. Type: Open
   b. Natural Ventilation per IBC 406.5.2: Yes ☒ No ☐
      i. 406.5.2 Openings. For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier shall be not less than 20 percent of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall be not less than 40 percent of the perimeter of the tier. Interior walls shall be not less than 20 percent open with uniformly distributed openings.
   c. Class I manual standpipe system: Yes ☒ No ☐
   d. Enclosure of vertical openings: Interior exit stairways required to be enclosed with 2-hour fire resistance rated construction. While elevators will be enclosed with 2-hour construction, vertical openings (other than interior exit stairways) are permitted to be unenclosed in an open parking garage in accordance with IBC 406.5.9
   e. Standpipe System: Yes ☒ No ☐
2. Group R-2:
   a. **Separation walls.** Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.
   b. **Horizontal separation.** Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.
   c. **Automatic sprinkler system.** Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.
   d. **Smoke detection and fire alarm systems.** Fire alarm systems and smoke alarms shall be provided in Group R-2 occupancies in accordance with Sections 907.2.6, 907.2.8 and 907.2.9, respectively. Single-or multiple-station smoke alarms shall be in accordance with Section 907.2.11.

Allowable Area

Building #1

1. Occupancy: 1st floor Group A-3 separated from Group R-2 on upper levels by minimum 1-hr construction as required for separated occupancies
2. Construction Type: VA
3. Fire Protection: NFPA 13
4. Perimeter: 583-ft
5. Open frontage perimeter: 186-ft
6. Frontage calc: 186 / 583 = 0.319 – 0.25 = 0.069 = 6.9% frontage increase
7. Group A-3 allowable area: 11,500 + (11,500 x 0.069) = 11,500 + 678 = 12,178 sf per floor allowable
8. Group R-2 allowable area: 12,000 + (12,000 x 0.069) = 12,000 + 828 = 12,828 sf per floor allowable
9. 1st floor (assume entirely A-3) actual divided by allowable: 9,955 / 12,178 = 0.817 (less than 1 = compliant)
10. 2nd floor (assume entirely R-2 – will require 1-hr separation at open to below areas) actual divided by allowable: 7,877 / 12,828 = 0.614 (less than 1 = compliant)
11. 3rd floor (assume entirely R-2) actual divided by allowable: 9,955 / 12,828 = 0.776 (less than 1 = compliant)
12. 4th floor (assume entirely R-2) actual divided by allowable: 9,955 / 12,828 = 0.776 (less than 1 = compliant)
13. Sum of ratios all floors: 0.817 + 0.614 + 0.776 + 0.776 = 2.983 (less than 3 = compliant)

Building #2

1. Occupancy: R-2
2. Construction Type: VA
3. Fire Protection: NFPA 13
4. Frontage Increase: 301/588 (-.25) = 26.19%; 3,142 sf
5. Sprinkler Increase: 0%
6. Allowable per floor: 15,142 sf
7. Total allowable area: 45,426 sf

Building #3

1. Occupancy: R-2
2. Construction Type: VA
3. Fire Protection: NFPA 13
4. Frontage Increase: Not needed
5. Sprinkler Increase: 0%
6. Allowable per floor: 12,000 sf
7. Total allowable area: 36,000 sf

Building #4

8. Occupancy: R-2
9. Construction Type: VA
10. Fire Protection: NFPA 13
11. Frontage Increase: Not needed
12. Sprinkler Increase: 0%
13. Allowable per floor: 12,000 sf
14. Total allowable area: 36,000 sf

Building #5

1. Occupancy: R-2
2. Construction Type: VA
3. Fire Protection: NFPA 13
4. Frontage Increase: Not needed
5. Sprinkler Increase: 0%
6. Allowable per floor: 12,000 sf
7. Total allowable area: 36,000 sf

Building #6

1. Occupancy: R-2
2. Construction Type: VA
3. Fire Protection: NFPA 13
4. Frontage Increase: 254/635 (-.25) = 15%; 1,800 sf
5. Sprinkler Increase: 0%
6. Allowable per floor: 13,800 sf
7. Total allowable area: 41,400 sf

Building #7

1. Occupancy: R-2
2. Construction Type: VA
3. Fire Protection: NFPA 13
4. Frontage Increase: 173/509 (-.25) = 8.988%; 1,078 sf
5. Sprinkler Increase: 0%
6. Allowable per floor: 13,078 sf
7. Total allowable area: 39,234 sf

Building #8

1. Occupancy: R-2
2. Construction Type: VA
3. Fire Protection: NFPA 13
4. Frontage Increase: Not needed
5. Sprinkler Increase: 0%
6. Allowable per floor: 12,000 sf
7. Total allowable area: 36,000 sf

Building #9

1. Occupancy: R-2
2. Construction Type: VA
3. Fire Protection: NFPA 13
4. Frontage Increase: Not needed
5. Sprinkler Increase: 0%
6. Allowable per floor: 12,000 sf
7. Total allowable area: 36,000 sf

Building #10

1. Occupancy: R-2
2. Construction Type: VA
3. Fire Protection: NFPA 13
4. Frontage Increase: Not needed
5. Sprinkler Increase: 0%
6. Allowable per floor: 12,000 sf
7. Total allowable area: 36,000 sf

Garage Building

1. Occupancy: S-2
2. Construction Type: IIA
3. Fire Protection: None
4. Frontage Increase: Not needed
5. Sprinkler Increase: 0%
6. Allowable per floor: 39,000 sf
7. Total allowable area: 117,000 sf

Types of Construction

1. **Type of Construction**: Type VA (Apartments); Type IIA (Garage)

Building Element	Type I		Type II		Type III		Type IV	Type V	
	A	B	A	B	A	B	HT	A	B
Primary Structural Frame	3	2	1	0	1	0	HT	1	0
Bearing Walls									
Exterior	3	2	1	0	2	2	2	1	0
Interior	3	2	1	0	1	0	1/HT	1	0
Nonbearing exterior walls	See IBC Table 602								
Nonbearing interior walls	0	0	0	0	0	0	602.4.6	0	0
Floor construction & secondary members	2	2	1	0	1	0	HT	1	0
Roof construction & secondary members	1.5	1	1	0	1	0	HT	1	0

Fire Resistance Rated Elements

1. Fire Resistance Rated Elements:
   a. Fire Walls: 2-hour fire resistance rated (IBC 706)
   b. Shaft Enclosures: 2-hour fire resistance rated (fire barrier)
   c. Corridors: 30-minute fire resistance rated (fire partition) where serving more than 10 residential occupants
   d. Dwelling Unit Separations: 1-hour fire resistance rated (fire partition)
   e. Mixed Occupancy Separation: 1-hour fire resistance rated (fire barrier)
   f. Trash Chute Discharge Room: 2-hour fire resistance rated (fire barrier)
   g. Trash Chute: 2-hour fire resistance rated (fire barrier)
   h. Trash Cute Access Room: 1-hour fire resistance rated (fire barrier)
   i. Exterior walls: 1-hr rated where FSD is less than 30-ft

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
0 to less than 3[c, e, h]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted[f]
	Unprotected, Sprinklered (UP, S)[i]	Not Permitted[f]
	Protected (P)	Not Permitted[f]
3 to less than 5[c, e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[i]	15%
	Protected (P)	15%
5 to less than 10[e, f, j]	Unprotected, Nonsprinklered (UP, NS)	10%[b]
	Unprotected, Sprinklered (UP, S)[i]	25%
	Protected (P)	25%
10 to less than 15[c, f, g, j]	Unprotected, Nonsprinklered (UP, NS)	15%[b]
	Unprotected, Sprinklered (UP, S)[i]	45%
	Protected (P)	45%
15 to less than 20[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, S)[i]	75%
	Protected (P)	75%

1. **713.13 Waste and linen chutes and incinerator rooms.** Waste and linen chutes shall comply with the provisions of NFPA 82, Chapter 6 and shall meet the requirements of Sections 712 and 713.13.1 through 713.13.6. Incinerator rooms shall meet the provisions of Sections 713.13.4 through 713.13.5.
2. **713.13.1 Waste and linen.** A shaft enclosure containing a recycling, or waste or linen chute shall not be used for any other purpose and shall be enclosed in accordance with Section 713.4. A shaft enclosure shall be permitted to contain recycling and waste chutes. Openings into the shaft, from access rooms and discharge rooms, shall be protected in accordance with this section and Section 716. Openings into chutes shall not be located in corridors. Doors into chutes shall be self-closing. Discharge doors shall be self-or automatic-closing upon the actuation of a smoke detector in accordance with Section 716.2.6.6, except that heat-activated closing devices shall be permitted between the shaft and the discharge room.
3. **713.13.2 Materials**. A shaft enclosure containing a waste, recycling, or linen chute shall be constructed of materials as permitted by the building type of construction. 713.13.3 Chute access rooms. Access openings for waste or linen chutes shall be located in rooms or compartments enclosed by not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Openings into the access rooms shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. Doors shall be self- or automatic-closing upon the detection of smoke in accordance with Section 716.2.6.6. The room or compartment shall be configured to allow the access door to the room or compartment to close and latch with the access panel to the refuse or laundry chute in any position.
4. **713.13.4 Chute discharge room.** Waste or linen chutes shall discharge into an enclosed room separated by fire barriers with a fire-resistance rating not less than the required fire rating of the shaft enclosure and constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Openings into the discharge room from the remainder of the building shall be protected by opening protectives having a fire protection rating equal to the protection required for the shaft enclosure. Doors shall be self- or automatic-closing upon the detection of smoke in accordance with Section 716.2.6.6. Waste chutes shall not terminate in an incinerator room. Waste and linen rooms that are not pro-vided with chutes need only comply with Table 509.
5. **713.13.6 Automatic sprinkler system.** An approved automatic sprinkler system shall be installed in accordance with Section 903.2.11.2.

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

REGISTERED ARCHITECT JOHN FRANCIS D'ACOSTA 28039 STATE OF TEXAS

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

Probandt
400 Probandt St.
San Antonio, Texas

LIFE SAFETY NOTES

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-0.0

11/11/2021 8:56:01 AM

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Chapter 8 – Interior Finishes

1. **Group R-2 Interior Wall/Ceiling Finishes:**
   b. Rooms: Minimum Class C
   c. Corridors: Minimum Class C
   d. Exits: Minimum Class B
   e. Attachment: To comply with IBC Section 803.11
2. **Group A-3 Interior Wall/Ceiling Finishes:**
   b. Rooms: Minimum Class C
   c. Corridors: Minimum Class B
   d. Exits: Minimum Class C
   e. Attachment: To comply with IBC Section 803.11
3. Decorative materials and trim must comply with IBC 806.
4. Interior Floor Finishes: To comply with IBC Section 804

Chapter 9 – Fire Protection Systems

1. **Supervisory service:** Automatic sprinkler and fire alarm systems must be monitored by an approved supervising agency.
2. **Automatic Sprinkler System:**
   a. Apartment Buildings: To be equipped throughout with an automatic sprinkler system in accordance with NFPA 13.
3. **Class I Manual Standpipe System**: The buildings are to be provided with a Class I manual standpipe system in accordance with IBC 905 and NFPA 14. Standpipes to be located within stairways. Hose connections to be located at intermediate landings and as necessary to ensure that all portions of the building are within 200-ft of a hose connection. The areas on either side of horizontal exits (at fire walls) must be within 130-ft of a hose connection at the stairway or a hose connection must be provided on either side of the horizontal exit.
4. **Commercial Cooking Equipment:** If commercial cooking equipment is installed, it will be required to be equipped with a Type I hood and suppression system as required by the IFC.
5. **Portable Fire Extinguishers:**
   a. Portable fire extinguishers are required in accordance with IBC Section 906, NFPA 10 and as follows:
      i. Class K extinguishers must be provided within 30-ft of commercial cooking equipment
      ii. Within special hazard rooms
   b. **Type:** Portable fire extinguishers must be minimum 2A-10BC and an individual extinguisher cannot serve an area larger than 3,000 ft^2.
   c. **Number and Location:** Final number and location shall be as required by the local fire code official. Maximum travel distance to an extinguisher shall not exceed 75-ft.
   d. **Conspicuous location.** Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.
   e. **Unobstructed and unobscured.** Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.
   f. **Hangers and brackets.** Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.
   g. **Cabinets.** Cabinets used to house portable fire extinguishers shall not be locked. **Exceptions:** 1. Where portable fire extinguishers subject to malicious use or damage are provided with a means of ready access. 2. In Group I-3 occupancies and in mental health areas in Group I-2 occupancies, access to portable fire extinguishers shall be permitted to be locked or to be located in staff locations provided that the staff has keys.
   h. **Extinguisher installation.** The installation of portable fire extinguishers shall be in accordance with the following:
      i. **Extinguishers weighing 40 pounds or less.** Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.
      ii. **Extinguishers weighing more than 40 pounds.** Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 3.5 feet (1067 mm) above the floor.
   i. **Floor clearance.** The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches (102 mm).
   j. **Wheeled units.** Wheeled fire extinguishers shall be conspicuously located in a designated location.
6. **Fire Alarm Systems:**
   a. The buildings are to be equipped throughout with a manual fire alarm system and occupant notification in accordance with IBC 907 and NFPA 72.
   b. Manual pull stations are not required, except a single pull station in an approved location, where the building is equipped throughout with an automatic sprinkler system and occupant notification appliances will activate upon sprinkler water flow.
   c. Group R-2 Occupancies to be provided with smoke alarms as required by IBC 907.
7. **Emergency Responder Safety Features:**
   a. Vertical shafts must be identified in accordance with IBC 914
   b. Fire protection equipment rooms must be identified in an approved manner.
8. **Emergency Responder Radio Coverage:** Must be provided in accordance with IFC Section 510 and COSA Amendments

Means of Egress

1. **Minimum Ceiling Heights**
   a. Means of egress must have a ceiling height of at least 7-ft, 6-inches unless meeting an exception of IBC 1003.
2. **Protruding objects**
   a. Provide minimum 80-inches for any walking surface
   b. Not more than 50% of the means of egress can be reduced in height by a protruding object
   c. Freestanding object mounted on a post cannot overhang the post by more than 4-inches where the lowest point of the leading edge is more than 27-inches and less than 80-inches above the walking surface.
   d. Structural elements, fixtures, or furnishings cannot project horizontally from either side more than 4-inches over any walking surface between the heights of 27-inches and 80-inches above the walking surface.
3. **Occupant Loads**
   a. Occupant loads must be calculated in accordance with IBC 1004 based on the use of any given space.
      i. Unconcentrated assembly: 1 occupant / 15 ft^2
      ii. Residential: 1 occupant / 200 ft^2
      iii. Business: 1 occupant / 100 ft^2
      iv. Garage: 1 occupant / 200 ft^2
4. **Means of Egress (MOE) Sizing**
   a. Stairways must be at least 44-inches wide, but not less than 0.3-inches per occupant served.
   b. Other egress components must provide not less than 0.2-inches of clear width per occupant served.
5. **MOE Distribution**
   a. Where more than one exit or access to an exit is required, the MOE must be sized such that the loss of any one exit, or access to any one exit, does not reduce the available capacity to less than 50% of the required capacity.
6. **Encroachment**
   a. Doors, when fully opened, cannot reduce the required width by more than 7-inches.
   b. Doors in any position cannot reduce the required width by more than one-half.
7. **MOE Illumination**
   a. The MOE must be illuminated at all times the building is occupied.
   b. The illumination level must provide a minimum of 1 foot-candle at the walking surface.
   c. In the event of a power failure in a room or space that requires two or more means of egress, an emergency electrical system must automatically illuminate the following areas:
      i. Aisles
      ii. Corridors
      iii. Exit access stairways and ramps
   d. In the event of a power failure in buildings that require two or more means of egress, an emergency electrical system must automatically illuminate the following areas:
      i. interior exit access stairways and ramps
      ii. interior exit stairways and ramps
      iii. exit passageways
      iv. vestibules and areas on the level of discharge used for exit discharge in accordance with IBC 1028.1
      v. exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge
   e. In the event of a power failure, an emergency electrical system must automatically illuminate the following areas:
      i. Electrical equipment rooms
      ii. Fire command centers
      iii. Fire pump rooms
      iv. Generator rooms
      v. Public restrooms with an area greater than 300 ft^2
   f. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system must be in accordance with Section 2702.
   g. The emergency lighting facilities must be provided such that the illumination level under emergency power is at least an average of 1 foot-candle and a minimum at any point of 0.1 foot-candle at the floor level of the path of egress. Illumination levels can decline to 0.6 foot-candle average and a minimum at any point of 0.6 foot-candle at the end of the emergency lighting time duration.
   h. A maximum to minimum illumination uniformity ratio of 40 to 1 cannot be exceeded.
8. **Accessible MOE**
   a. All buildings or portions of buildings must comply with the accessibility standards adopted by the State. Projects shall be submitted to the Texas Department of Licensing and Regulation (TDLR) for review, inspection and approval in accordance with state law.
9. **Doors**
   a. Doors must provide a minimum clear width of 32-inches.
   b. MOE doors must be side hinged swinging unless a specific exception of IBC Section 1010.1.2 is met.
   c. The force for pushing or pulling open an interior MOE door, other than a fire door, cannot exceed 5 pounds. Other swinging doors, sliding doors, and folding doors, the door must release when subjected to 15-pounds of force. The door must be set in motion when subjected to a 30-pound force. The door must swing to a full open position when subjected to a 15-pound force.
   d. **Landings**
      i. A landing must be provided on each side of a door.
      ii. The landing must have a width not less than the stairway or door whichever is greater.
      iii. Doors in the fully open position cannot reduce the required landing dimensions by more than 7-inches.
      iv. Doors in any position cannot reduce the required landing width by more than one-half.
      v. Landings must have a length, measured in the direction of travel, of not less than 44-inches.
   e. **Door Arrangement**
      i. The space between two doors in a series must be at least 48-inches, plus the width of a door swinging into the space. Two doors in a series must always swing in the same direction.
   f. **Door Operations**
      i. Must comply with IBC 1010.1.9
      ii. Panic hardware or fire exit hardware required on all doors serving a Group H Occupancy, electrical rooms with equipment over 1,200 amps and 6-ft, and a Group A occupancy space with a calculated occupant load exceeding 49.
10. **Stairways**
   a. Stair materials can be of any material permitted by the building type of construction.
   b. **Width**
      i. 44-inches
      ii. Not less than 0.3-inches per occupant of clear width measured at the walking surface
   c. **Headroom**
      i. Minimum 80-inches
   d. **Treads and Risers**
      i. Riser heights must be 4-inch minimum and 7-inch maximum.
      ii. Tread depths must be 11-inches minimum.
      iii. Stair treads and risers must be uniform.
      iv. Risers must be solid except in Group I-3, F, H, or S occupancies in areas that are not accessible to the public.
   e. **Landings**
      i. A landing is required at the top and bottom of each stairway.
      ii. The width of landing cannot be less than the width of the stairway it serves.
      iii. The landing must have a minimum dimension, measured in the direction of travel, equal to the width of the stair.
      iv. Doors opening onto a landing cannot reduce the landing to less than one-half the required width.
      v. Doors, when fully opened, cannot project more than 7-inches into a landing.
   f. **Enclosures Under Interior Stairways**
      i. The walls and soffits of enclosed usable spaces under enclosed and unenclosed stairways must be protected by 1-hour fire resistance rated construction or the fire resistance rating of the stair enclosure, whichever is greater.
   g. **Vertical Rise**
      i. Cannot exceed 12-ft between floor levels or landings
   h. **Handrails**
      i. Required on both sides of the stairway
      ii. Must comply with IBC 1014
   i. **Guards**
      i. Are required when portions of a ramp are located more than 30-inches above the floor or grade below and must comply with IBC 1015
11. **Ramps**
   a. Must be of construction consistent with the type of building construction
   b. Ramps cannot have a running slope exceeding 8%.
   c. Ramps cannot have a cross slope exceeding 2%.
   d. The maximum vertical rise for any ramp run cannot exceed 30-inches.
   e. The minimum width of the ramp must comply with the minimum corridor width requirements of IBC 1020, but a clear width of at least 36-inches measured between the handrails must be provided.
   f. **Landings**
      i. Required at the top and bottom of each ramp
      ii. Must be at least as wide as the ramp
      iii. Must be at least 48-inches measured in the direction of travel
      iv. Where a change of direction occurs at landings between ramp runs, the landing must be at least 60-inches x 60-inches.
   g. Handrails are required on both sides of the ramp in accordance with IBC 1014.
   h. **Edge Protection**
      i. A curb, rail, wall or barrier must be provided as edge protection.
      ii. Must be at least 4-inches in height
      iii. Must not allow the passage of a 4-inch diameter sphere where any portion of the sphere is within 4 inches of the floor or ground surface.
   i. **Guards**
      i. Are required when portions of a ramp are located more than 30-inches above the floor or grade below.
12. **Exit Signage**
   a. Exits and exit access doors must be marked by an approved exit sign that is readily visible from any direction of travel.
   b. The path of travel to exits and within exits must be marked by a readily visible exit sign to indicate the direction of travel where the location of the exit or the path of travel is not immediately visible to occupants.
   c. Intervening MOE doors within exits must be marked by an exit sign.
   d. Exit signage must be located within corridors such that the maximum spacing does not exceed 100-ft or the listed viewing distance of the sign, whichever is less.
   e. Exit signs are not required in rooms that require only one exit or exit access.
   f. Exit signs are not required for main exterior exit doors that are obviously and clearly identifiable as exits where approved by the building code official.
   g. Exit signs must be internally or externally illuminated in accordance with IBC 1013
13. **Handrails**
   a. Required on both sides of the stairway or ramp
   b. Located between 34-inches and 38-inches above the tread
   c. Grasp-ability to comply with IBC 1014
   d. **Continuity**
      i. Must be continuous without interruption
      ii. Must return to the wall, guard, or walking surface or be continuous to the handrail of an adjacent stair flight or ramp run.
      iii. Where not continuous between flights, handrails must extend at least 12-inches horizontally beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.
      iv. At ramps where handrails are not continuous between runs, the handrails must extend at least 12-inches horizontally beyond the top and bottom of ramp runs.
   e. **Clearance**
      i. Minimum 1.5-inch clear space between handrail and wall
   f. **Projections**
      i. Ramps must have a minimum clear width of 36-inches measured between the handrails.
      ii. Projections into the required width of stairways cannot exceed 4.5-inches at or below the handrail height.
      iii. Projections due to intermediate handrails are not considered a reduction in egress width.
14. **Guards**
   a. Minimum 42-inch high guards are required along open sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps and landings that are located more than 30-inches measure vertically above any floor or grade below.
   b. Unless an exception of IBC 1015 is met, guards cannot have openings that allow the passage of a sphere 4-inches in diameter from the walking surface to the guard height.
   c. Guards are required at roofs and other elevated locations where equipment is located within 10-ft of the edge.
   d. **1015.8 Window openings.** Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:
      i. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
      ii. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
      iii. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
      iv. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1
15. **Exit Access**
   a. **Intervening Rooms:**
      i. Egress is permitted through intervening rooms where the intervening room and the area served are accessory to one another, the door into and out of the intervening room is not capable of being locked, and the intervening room is not a storage room, kitchen or of a similar type use.
   b. **Common Path of Travel (CPT):**
      i. Group B: 100-ft
      ii. Group R-2: 125-ft
      iii. Group A: 75-ft
   c. **Exits and Exit Access Doorways:**
      i. More than 49 occupants: 2-exits or exit access doorways required for Group A, B, E, F, and M occupancies
      ii. More than 29 occupants: 2-exits or exit access doorways required for Group S occupancies
      iii. 2-exits required where the maximum common path of travel is exceeded
      iv. 2-exits required from boiler, incinerator, and furnace rooms that are over 500 ft^2, and have any fuel-fired equipment exceeds 400,000 Btu input capacity.
   d. **Travel Distance:**

Table 1017.2: Exit Access Travel Distance

Occupancy	Without Sprinkler System (ft)	With Sprinkler System (ft)
A, E, F-1, M, R, S-1	200	250[b]
I-1	Not Permitted	250[b]
B	200	300[c]
F-2, S-2, U	300	400[c]
H-1	Not Permitted	75[d]
H-2	Not Permitted	100[d]
H-3	Not Permitted	150[d]
H-4	Not Permitted	175[d]
H-5	Not Permitted	200[c]
I-2, I-3, I-4	Not Permitted	200[c]

b. Buildings equipped with either NFPA 13 or 13R sprinkler systems as permitted
c. Buildings equipped with NFPA 13 sprinkler systems
d. Buildings equipped with sprinkler system per Section 903.2.5.1

   e. **Corridors**
      i. **Fire Resistance Rating:** 30-minute fire resistance rated where serving greater than 10 Group R-2 Occupants
      ii. **Width:** Minimum 44-inches but not less than 0.2-inches x the occupant load served for other occupancies.
      iii. **Dead Ends:**
         1. Max. 20-ft: Group A
         2. Max. 50-ft: Group B and R-2
16. **Interior Exit Stairways:** Stairways to be in accordance with IBC 1023.
   a. **Construction.** Enclosures for interior exit stairways and ramps shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairway and ramp enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories. The number of stories connected by the interior exit stairways or ramps shall include any basements, but not any mezzanines. Interior exit stairways and ramps shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.
   b. **Termination.** Interior exit stairways and ramps shall terminate at an exit discharge or a public way.
      i. **Exception:** Interior exit stairways and ramps shall be permitted to terminate at an exit passageway complying with Section 1024, provided the exit passageway terminates at an exit discharge or a public way.
   c. **Extension.** Where interior exit stairways and ramps are extended to an exit discharge or a public way by an exit passageway, the interior exit stairway and ramp shall be separated from the exit passageway by a fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both. The fire-resistance rating shall be at least equal to that required for the interior exit stairway and ramp. A fire door assembly complying with Section 716.5 shall be installed in the fire barrier to provide a means of egress from the interior exit stairway and ramp to the exit passageway. Openings in the fire barrier other than the fire door assembly are prohibited. Penetrations of the fire barrier are prohibited.
      i. **Exception:** Penetrations of the fire barrier in accordance with Section 1022.5 shall be permitted.
   d. **Openings.** Interior exit stairway and ramp opening protectives shall be in accordance with the requirements of Section 716. Openings in interior exit stairways and ramps other than unprotected exterior openings shall be limited to those necessary for exit access to the enclosure from normally occupied spaces and for egress from the enclosure. Elevators shall not open into interior exit stairways and ramps.
   e. **Penetrations.** Penetrations into or through interior exit stairways and ramps are prohibited except for equipment and ductwork necessary for independent ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the interior exit stairway and ramp and terminating at a steel box not exceeding 16 square inches (0.010 m^2). Such penetrations shall be protected in accordance with Section 714. There shall be no penetrations or communicating openings, whether protected or not, between adjacent interior exit stairways and ramps.
      i. **Exception:** Membrane penetrations shall be permitted on the outside of the interior exit stairway and ramp. Such penetrations shall be protected in accordance with Section 714.3.2.
   f. **Ventilation.** Equipment and ductwork for interior exit stairway and ramp ventilation as permitted by Section 1023.5 shall comply with one of the following items:
      i. Such equipment and ductwork shall be located exterior to the building and shall be directly connected to the interior exit stairway and ramp by ductwork enclosed in construction as required for shafts.
      ii. Where such equipment and ductwork is located within the interior exit stairway and ramp, the intake air shall be taken directly from the outdoors and the exhaust air shall be discharged directly to the outdoors, or such air shall be conveyed through ducts enclosed in construction as required for shafts.
      iii. Where located within the building, such equipment and ductwork shall be separated from the remainder of the building, including other mechanical equipment, with construction as required for shafts.

   In each case, openings into the fire-resistance-rated construction shall be limited to those needed for maintenance and operation and shall be protected by opening protectives in accordance with Section 716 for shaft enclosures. The interior exit stairway and ramp ventilation systems shall be independent of other building ventilation systems.
   g. **Interior exit stairway and ramp exterior walls.** Exterior walls of the interior exit stairway and ramp shall comply with the requirements of Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than 1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than $^{3}/_{4}$ hour. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the topmost landing of the stairway or to the roof line, whichever is lower.
   h. **1023.8 Discharge identification.** An interior exit stairway and ramp shall not continue below its level of exit discharge unless an approved barrier is provided at the level of exit dis-charge to prevent persons from unintentionally continuing into levels below. Directional exit signs shall be provided as specified in Section 1013.
   i. **1023.9 Stairway identification signs**. A sign shall be pro-vided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stairway or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in visual characters, raised characters and braille complying with ICC A117.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.
   j. **1023.9.1 Signage requirements.** Stairway identification signs shall comply with all of the following requirements:1. The signs shall be a minimum size of 18 inches (457 mm) by 12 inches (305 mm). 2. The letters designating the identification of the interior exit stairway and ramp shall be not less than 1-1/2 inches (38 mm) in height. 3. The number designating the floor level shall be not less than 5 inches (127 mm) in height and located in the center of the sign. 4. Other lettering and numbers shall be not less than 1 inch (25 mm) in height. 5. Characters and their background shall have a nonglare finish. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background. 6. Where signs required by Section 1023.9 are installed in the interior exit stairways and ramps of buildings subject to Section 1025, the signs shall be made of the same materials as required by Section 1025.4.
   k. **1023.10 Elevator lobby identification signs.** At landings in interior exit stairways where two or more doors lead to the floor level, any door with direct access to an enclosed elevator lobby shall be identified by signage located on the door or directly adjacent to the door stating "Elevator Lobby." Signage shall be in accordance with Section 1023.9.1, Items 4, 5 and 6.
   l. **1023.11 Smokeproof enclosures.** Where required by Section 403.5.4 or 405.7.2, interior exit stairways and ramps shall be smokeproof enclosures in accordance with Section 909.20.
17. **Exit Discharge**
   a. Exits must discharge to the exterior (or discharge to an exit passageway) and provide occupants with a fixed/secured and slip resistant path of travel to the public way.
   b. Egress courts must be 10-ft wide or the walls forming them must be 1-hour fire resistance rated.

Elevators

1. **3002.1 Hoistway enclosure protection.** Elevator, dumb-waiter and other hoistway enclosures shall be 2-hour shaft enclosures complying with Sections 712 and 713. Enclosure shall not be required within open parking garages in accordance with IBC 406.5.9.
2. **3002.3 Emergency signs.** 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 CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS.
3. **3002.4 Elevator car to accommodate ambulance stretcher.** Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist-way door frame.
4. **3003.2 Fire fighters' emergency operation.** Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44.
5. **[F] 3003.3 Standardized fire service elevator keys.** All elevators shall be equipped to operate with a standardized fire service elevator key in accordance with the International Fire Code.
6. **3005.1 Access.** An approved means of access shall be pro-vided to elevator machine rooms, control rooms, control spaces and machinery spaces.
7. **3005.2 Venting.** Elevator machine rooms, machinery spaces that contain the driving machine, and control rooms or spaces that contain the operation or motion controller for elevator operation shall be provided with an independent ventilation or air-conditioning system to protect against the overheating of the electrical equipment. The system shall be capable of maintaining temperatures within the range established for the elevator equipment.
8. **3005.4 Machine rooms, control rooms, machinery spaces, and control spaces.** Elevator machine rooms, control rooms, control spaces and machinery spaces outside of but attached to a hoistway that have openings into the hoistway shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. The fire-resistance rating shall be not less than the required rating of the hoistway enclosure served by the machinery. Openings in the fire barriers shall be protected with assemblies having a fire protection rating not less than that required for the hoistway enclosure doors.
9. **3005.5 Shunt trip.** Where elevator hoistways, elevator machine rooms, control rooms and control spaces containing elevator control equipment are protected with automatic sprinklers, a means installed in accordance with Section 21.4 of NFPA 72 shall be provided to automatically disconnect the main line power supply to the affected elevator prior to the application of water. This means shall not be self-resetting. The activation of automatic sprinklers outside the hoistway, machine room, machinery space, control room or control space shall not disconnect the main line power supply.

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

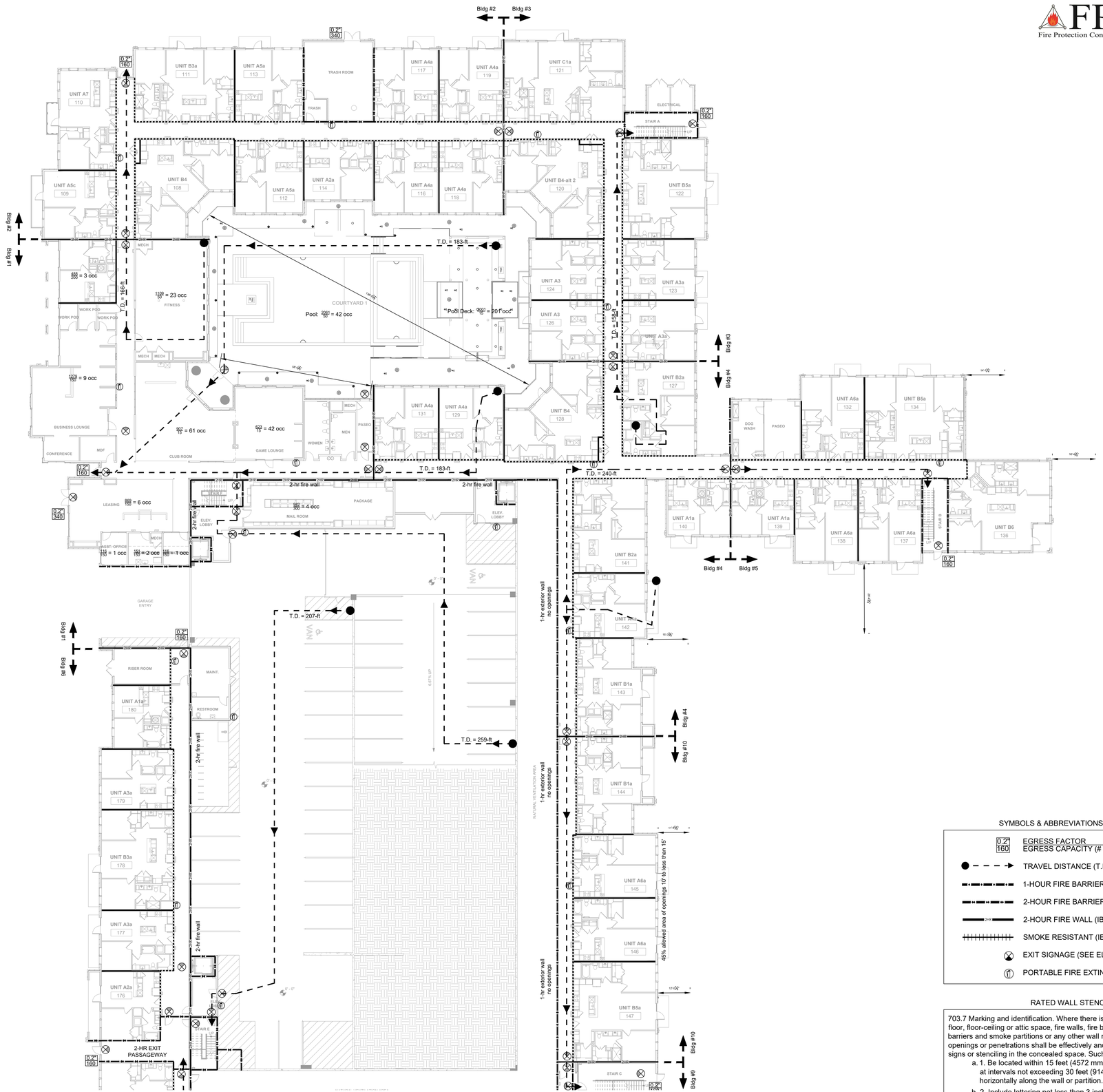
Probandt
400 Probandt St.
San Antonio, Texas

LIFE SAFETY NOTES

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-0.1

11/11/2021 8:56:01 AM



1 LIFE SAFETY PLAN - LEVEL 1 AREA NORTH

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

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

SYMBOLS & ABBREVIATIONS

- 0.2" / 160 — EGRESS FACTOR / EGRESS CAPACITY (# OCCUPANTS)
- TRAVEL DISTANCE (T.D.)
- 1-HOUR FIRE BARRIER (IBC 707)
- 2-HOUR FIRE BARRIER (IBC 707)
- 2-HOUR FIRE WALL (IBC 706)
- SMOKE RESISTANT (IBC 509)
- EXIT SIGNAGE (SEE ELECTRICAL)
- PORTABLE FIRE EXTINGUISHER

RATED WALL STENCILING

703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

a. 1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.

b. 2. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

Probandt

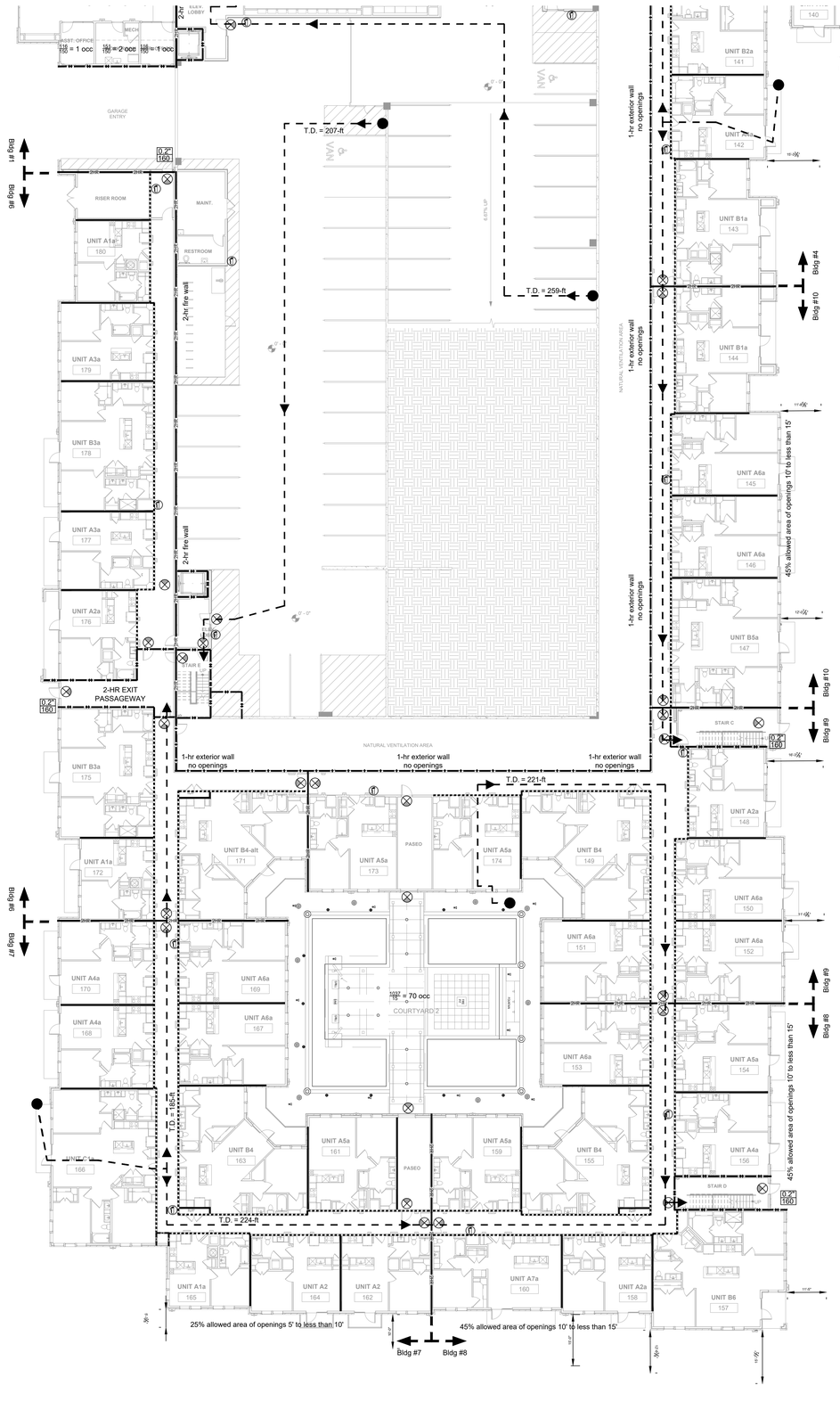
400 Probandt St.
San Antonio, Texas

AREA NORTH LEVEL 1 LIFE SAFETY PLAN

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-1.1

11/11/2021 8:56:01 AM



1 LIFE SAFETY PLAN - LEVEL 1 AREA SOUTH

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

SYMBOLS & ABBREVIATIONS

0.2 / 160	EGRESS FACTOR / EGRESS CAPACITY (# OCCUPANTS)
● - - - →	TRAVEL DISTANCE (T.D.)
	1-HOUR FIRE BARRIER (IBC 707)
	2-HOUR FIRE BARRIER (IBC 707)
	2-HOUR FIRE WALL (IBC 706)
	SMOKE RESISTANT (IBC 509)
	EXIT SIGNAGE (SEE ELECTRICAL)
	PORTABLE FIRE EXTINGUISHER

RATED WALL STENCILING

703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

a. 1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.

b. 2. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

Probandt

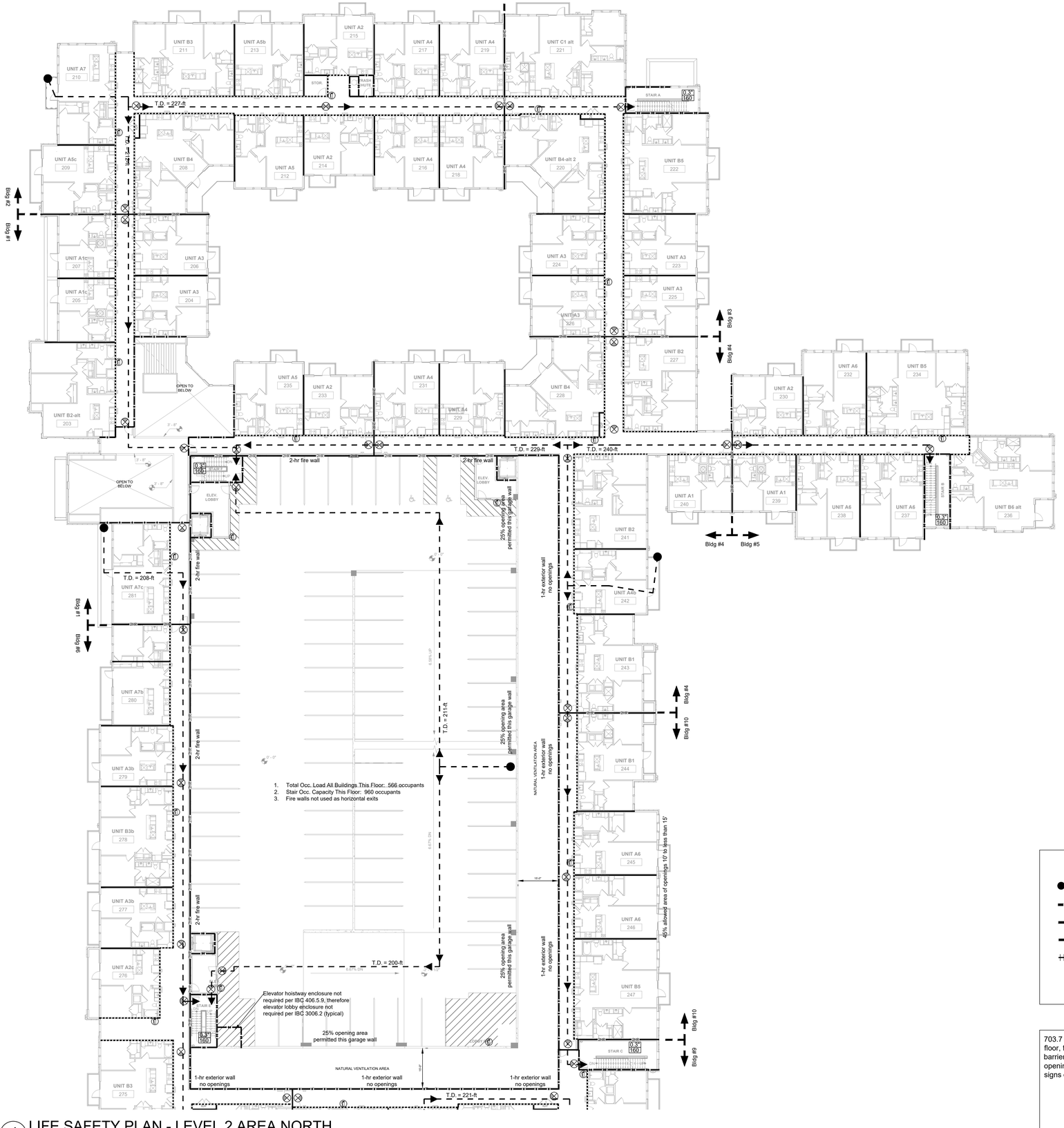
400 Probandt St.
San Antonio, Texas

AREA SOUTH LEVEL 1 LIFE SAFETY PLAN

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-1.1

11/11/2021 8:56:01 AM



1 LIFE SAFETY PLAN - LEVEL 2 AREA NORTH

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

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

SYMBOLS & ABBREVIATIONS

- 0.2" / 160 — EGRESS FACTOR / EGRESS CAPACITY (# OCCUPANTS)
- TRAVEL DISTANCE (T.D.)
- 1-HOUR FIRE BARRIER (IBC 707)
- 2-HOUR FIRE BARRIER (IBC 707)
- 2-HOUR FIRE WALL (IBC 706)
- SMOKE RESISTANT (IBC 509)
- EXIT SIGNAGE (SEE ELECTRICAL)
- PORTABLE FIRE EXTINGUISHER

RATED WALL STENCILING

703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

a. 1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.

b. 2. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

Probandt

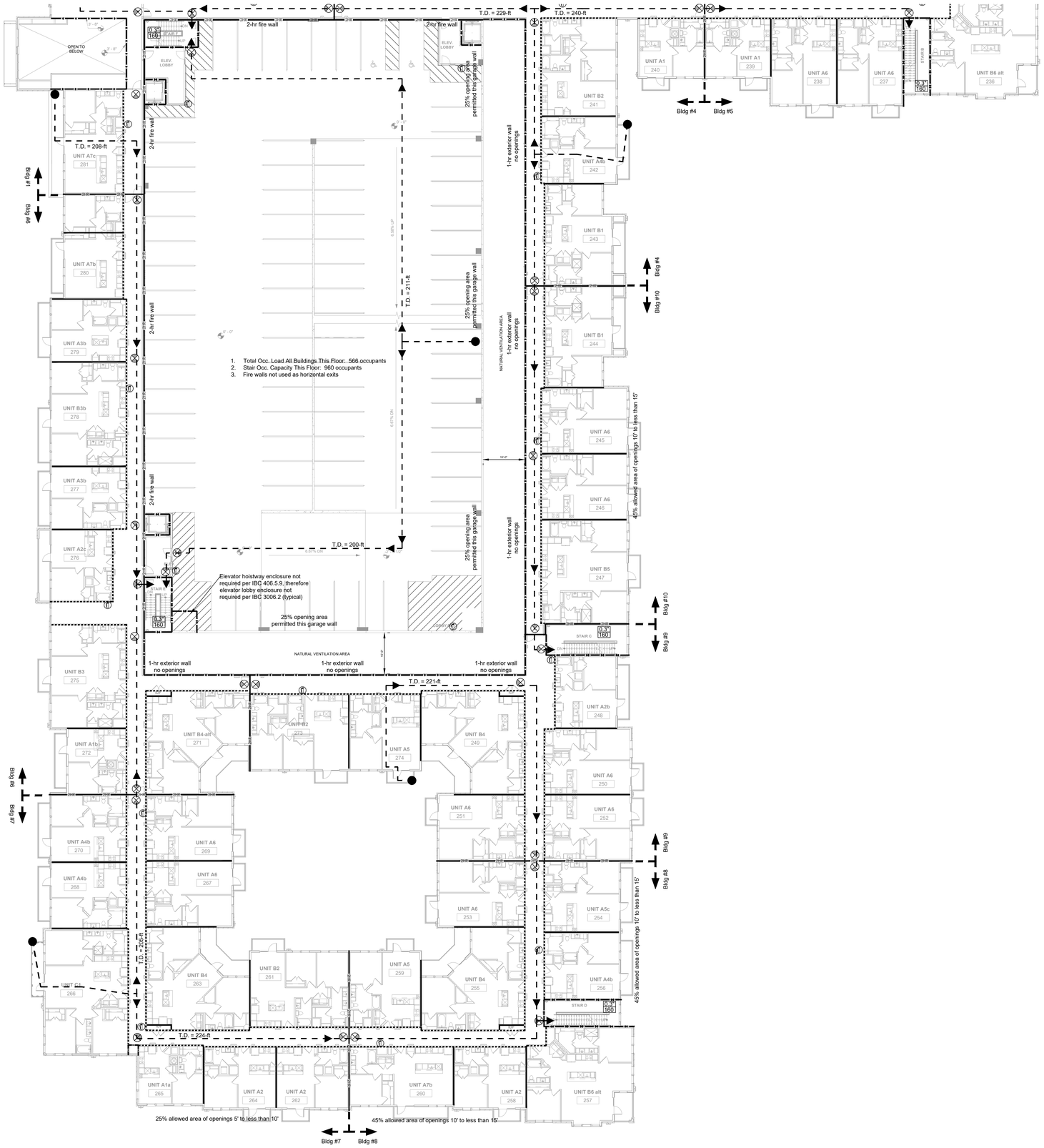
400 Probandt St.
San Antonio, Texas

AREA NORTH LEVEL 2 LIFE SAFETY PLAN

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-2.1

11/11/2021 8:56:01 AM



1 LIFE SAFETY PLAN - LEVEL 2 AREA SOUTH

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

SYMBOLS & ABBREVIATIONS

0.2" / 160	EGRESS FACTOR / EGRESS CAPACITY (# OCCUPANTS)
	TRAVEL DISTANCE (T.D.)
	1-HOUR FIRE BARRIER (IBC 707)
	2-HOUR FIRE BARRIER (IBC 707)
2-HR	2-HOUR FIRE WALL (IBC 706)
	SMOKE RESISTANT (IBC 509)
	EXIT SIGNAGE (SEE ELECTRICAL)
	PORTABLE FIRE EXTINGUISHER

RATED WALL STENCILING

703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

a. 1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.

b. 2. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

Probandt

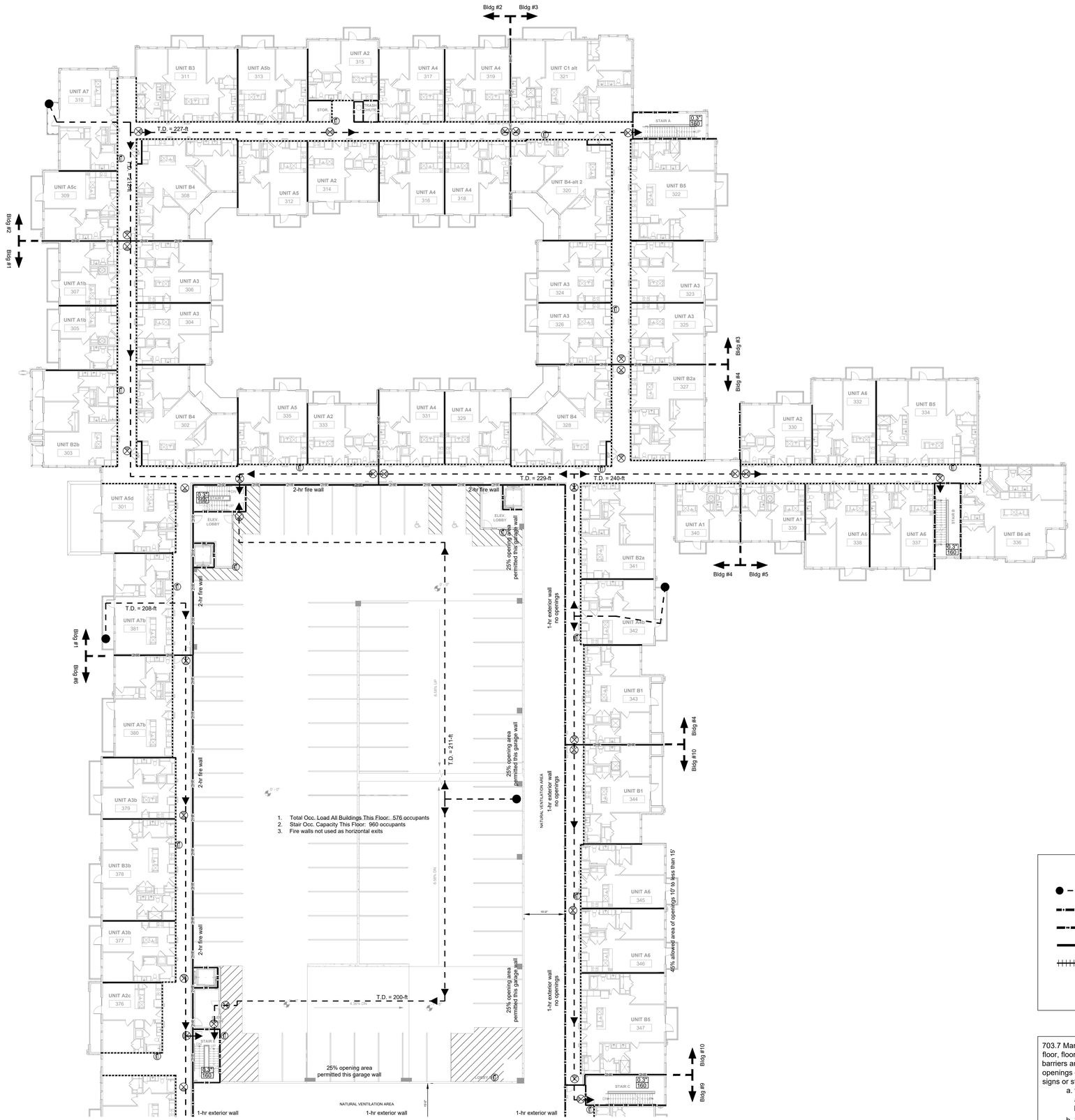
400 Probandt St.
San Antonio, Texas

AREA SOUTH LEVEL 2 LIFE SAFETY PLAN

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-2.2

11/11/2021 8:56:01 AM



1 LIFE SAFETY PLAN - LEVEL 3 AREA NORTH

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

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

SYMBOLS & ABBREVIATIONS

- 0.2" / 160 — EGRESS FACTOR / EGRESS CAPACITY (# OCCUPANTS)
- TRAVEL DISTANCE (T.D.)
- 1-HOUR FIRE BARRIER (IBC 707)
- 2-HOUR FIRE BARRIER (IBC 707)
- 2-HOUR FIRE WALL (IBC 706)
- SMOKE RESISTANT (IBC 509)
- EXIT SIGNAGE (SEE ELECTRICAL)
- PORTABLE FIRE EXTINGUISHER

RATED WALL STENCILING

703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

a. 1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.

b. 2. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

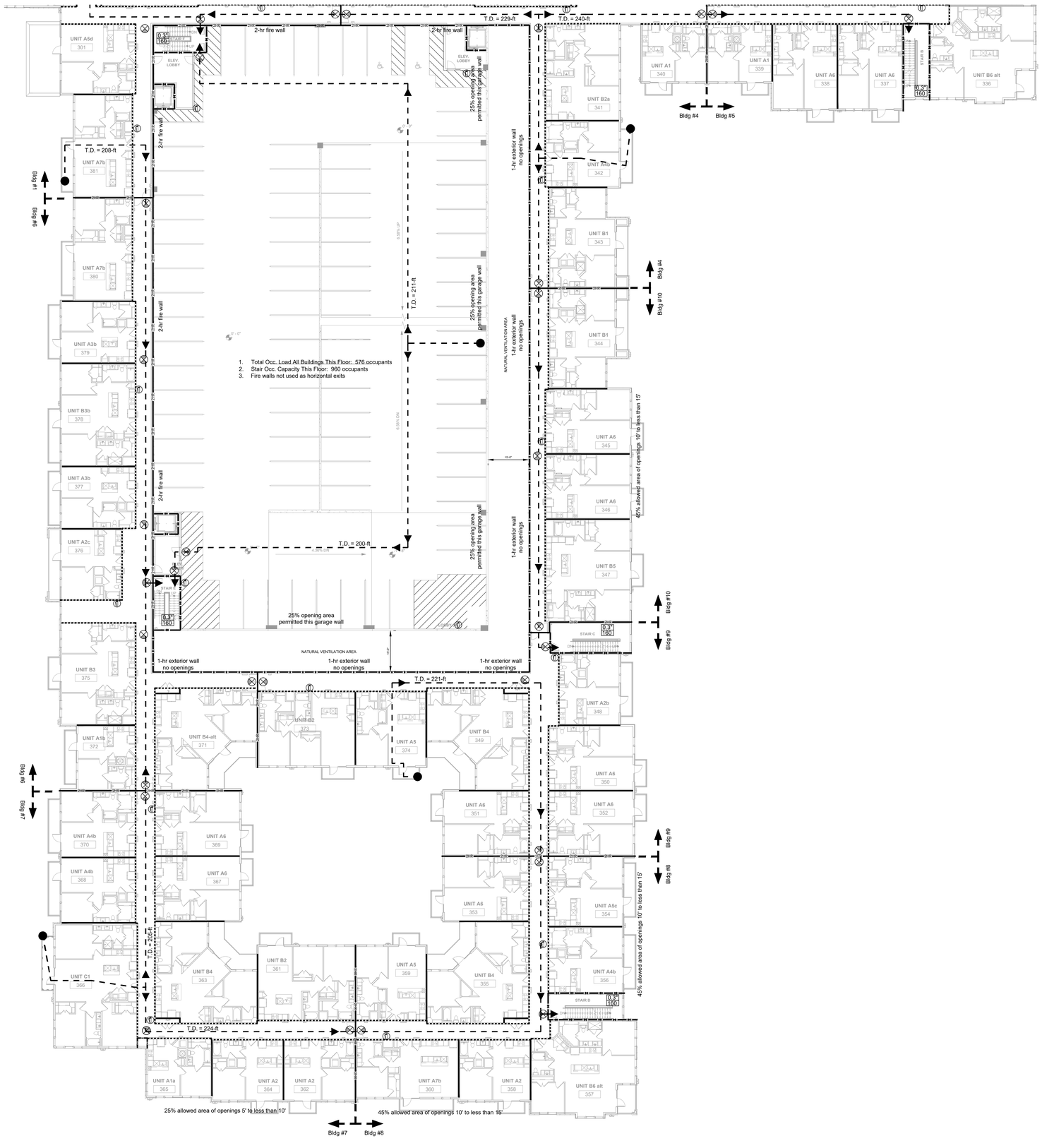
Probandt
400 Probandt St.
San Antonio, Texas

AREA NORTH LEVEL 3 LIFE SAFETY PLAN

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-3.1

11/11/2021 8:56:01 AM



1 LIFE SAFETY PLAN - LEVEL 3 AREA SOUTH

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

SYMBOLS & ABBREVIATIONS

0.2" / 160	EGRESS FACTOR / EGRESS CAPACITY (# OCCUPANTS)
	TRAVEL DISTANCE (T.D.)
	1-HOUR FIRE BARRIER (IBC 707)
	2-HOUR FIRE BARRIER (IBC 707)
	2-HOUR FIRE WALL (IBC 706)
	SMOKE RESISTANT (IBC 509)
	EXIT SIGNAGE (SEE ELECTRICAL)
	PORTABLE FIRE EXTINGUISHER

RATED WALL STENCILING

703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

a. 1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.

b. 2. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

Probandt

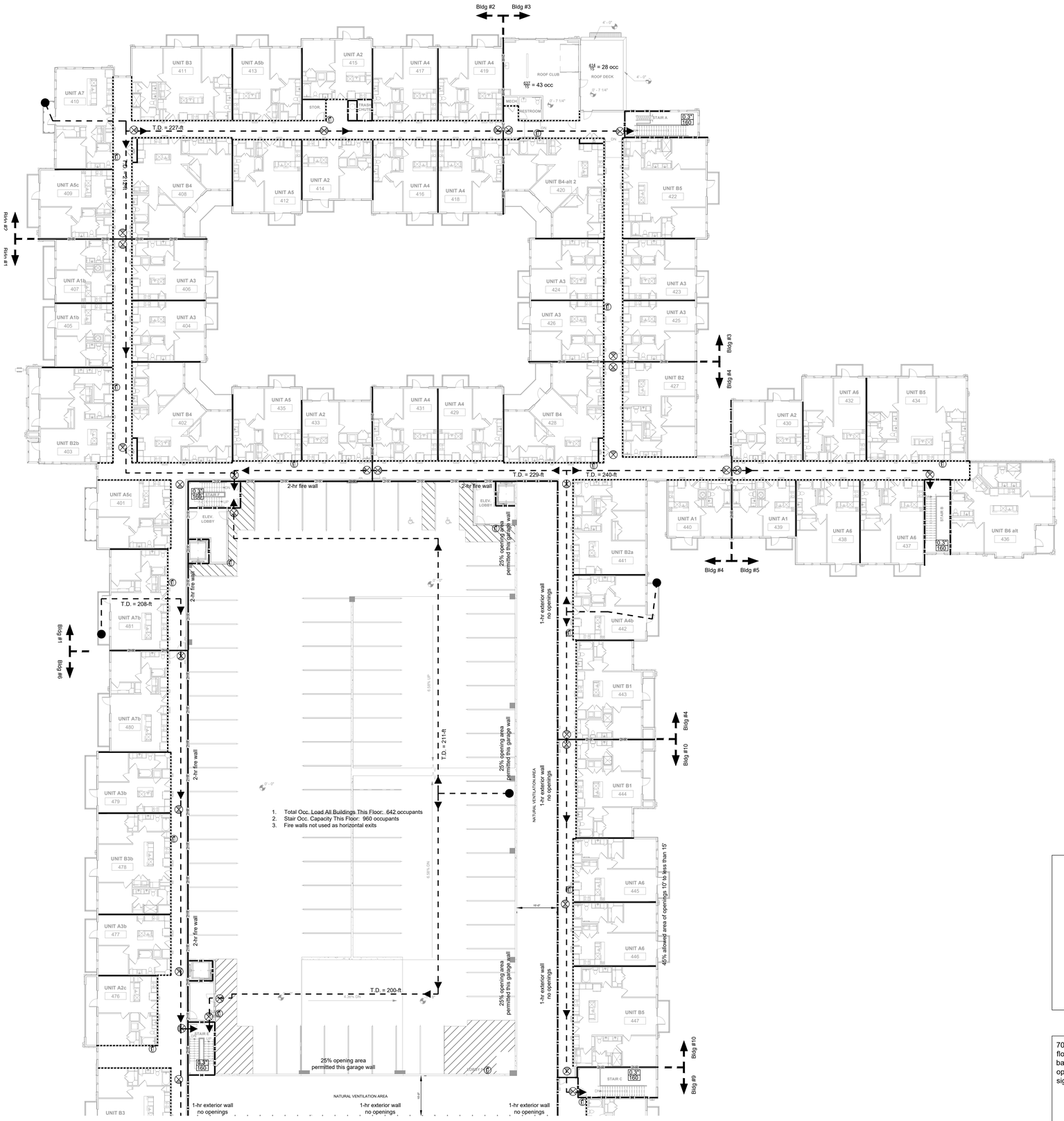
400 Probandt St.
San Antonio, Texas

AREA SOUTH LEVEL 3 LIFE SAFETY PLAN

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-3.2

11/11/2021 8:56:01 AM



1 LIFE SAFETY PLAN - LEVEL 4 AREA NORTH

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

SYMBOLS & ABBREVIATIONS

0.2" / 160	EGRESS FACTOR / EGRESS CAPACITY (# OCCUPANTS)
●- - - →	TRAVEL DISTANCE (T.D.)
	1-HOUR FIRE BARRIER (IBC 707)
	2-HOUR FIRE BARRIER (IBC 707)
2-HR	2-HOUR FIRE WALL (IBC 706)
	SMOKE RESISTANT (IBC 509)
⊗	EXIT SIGNAGE (SEE ELECTRICAL)
(f)	PORTABLE FIRE EXTINGUISHER

RATED WALL STENCILING

703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

a. 1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.

b. 2. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

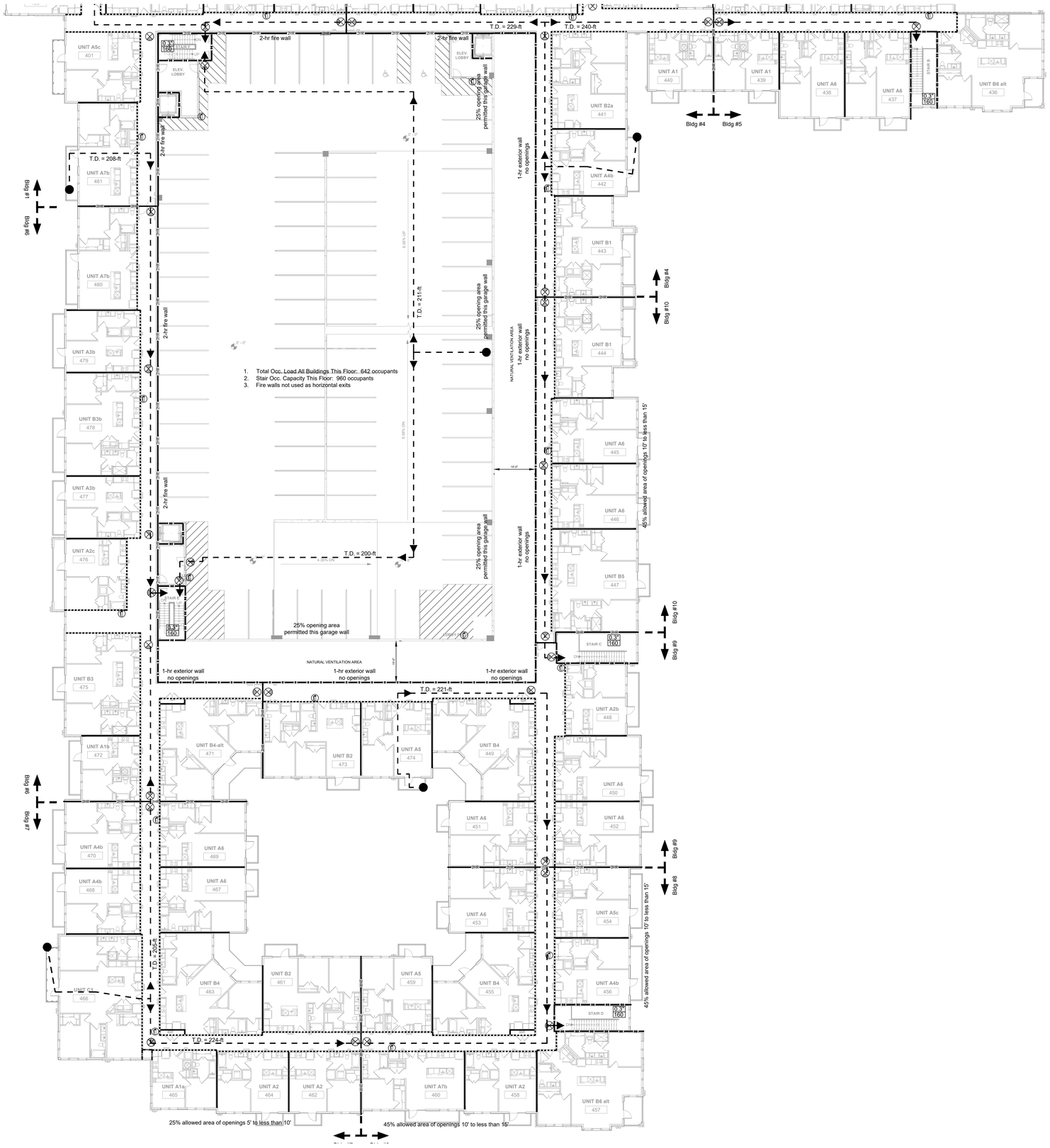
Probandt
400 Probandt St.
San Antonio, Texas

AREA NORTH
LEVEL 4 LIFE
SAFETY PLAN

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-4.1

11/11/2021 8:56:01 AM



1 LIFE SAFETY PLAN - LEVEL 4 AREA SOUTH

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

FPCG
Fire Protection Consulting Group, LLC

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

SYMBOLS & ABBREVIATIONS

- 0.2" / 160 — EGRESS FACTOR / EGRESS CAPACITY (# OCCUPANTS)
- TRAVEL DISTANCE (T.D.)
- 1-HOUR FIRE BARRIER (IBC 707)
- 2-HOUR FIRE BARRIER (IBC 707)
- 2-HOUR FIRE WALL (IBC 706)
- SMOKE RESISTANT (IBC 509)
- EXIT SIGNAGE (SEE ELECTRICAL)
- PORTABLE FIRE EXTINGUISHER

RATED WALL STENCILING

703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

a. 1. Be located within 15 feet (4572 mm) of the end of each wall and at intervals not exceeding 30 feet (9144 mm) measured horizontally along the wall or partition.

b. 2. Include lettering not less than 3 inches (76 mm) in height with a minimum 3/8-inch (9.5 mm) stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS," or other wording.

a multifamily project for
Oden | Hughes
Multifamily Development and Construction

Probandt

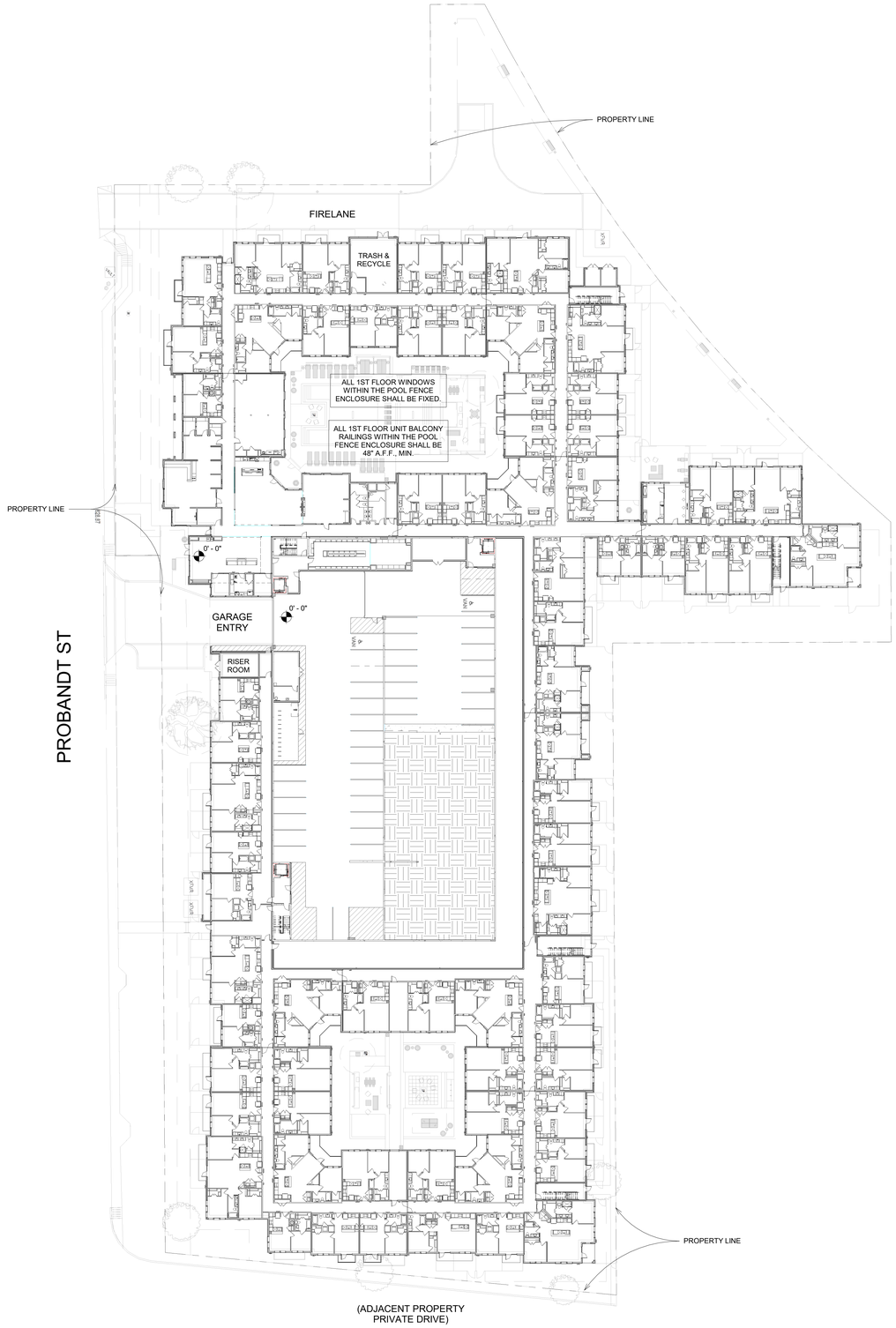
400 Probandt St.
San Antonio, Texas

AREA SOUTH LEVEL 4 LIFE SAFETY PLAN

Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

LS-4.2

11/11/2021 8:56:01 AM



1 Architectural Reference Site Plan (For Reference Only)
1" = 30'-0"

SITE PLAN GENERAL NOTES

SITE COORDINATION

1. REFER TO CIVIL ENGINEER FOR PROJECT LIMITS.
2. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDINGS ON SITE. PROVIDE ELECTRONIC FILE FROM SURVEYOR FOR CONFIRMATION.
3. REFER TO CIVIL ENGINEER FOR FIRE HYDRANT AND FDC LOCATIONS.
4. REFER TO LANDSCAPE DRAWINGS FOR SITE FEATURES AND AMENITIES.
5. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.

ACCESSIBILITY

1. REFER TO CIVIL ENGINEER DRAWINGS FOR ADDITIONAL INFORMATION ABOUT SIDEWALKS AND ACCESSIBLE ROUTES.
2. ACCESSIBLE ROUTES SHALL BE MAX 1:20 SLOPE AND MAX 2% CROSS-SLOPE
3. ACCESSIBLE PARKING SPACES SHALL BE AS INDICATED ON CIVIL ENGINEER DRAWINGS.

PERIMETER GATES, AUTOMOBILE GATES, AND PRIVATE YARDS

1. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR DESIGN OF ALL PERIMETER FENCES AND AUTOMOBILE GATES.
2. CONTRACTOR SHALL COORDINATE ALL NECESSARY IN-SLAB LOOPS AND DETECTION EQUIPMENT AS NEEDED FOR GATE OPERATION.
3. CONTRACTOR SHALL COORDINATE ALL NECESSARY LOW VOLTAGE WIRING CONNECTIONS TO SITE GATES.
4. PROVIDE KNOX BOX AS REQUIRED. EXACT LOCATIONS AND KNOX BOX FIXTURE TO BE COORDINATED WITH THE LOCAL FIRE MARSHALL PRIOR TO INSTALLATION.

POOL COURTYARDS

1. ALL WINDOWS WITHIN THE POOL ENCLOSURE FENCE AND GATES TO BE FIXED.
2. ALL UNIT BALCONY RAILINGS WITHIN THE POOL ENCLOSURE FENCE TO BE 48" AFF, MIN.

TRANSFORMERS - REFER TO ELECTRICAL DRAWINGS FOR DETAILS.

BIKE RACKS - REFER TO LANDSCAPE DRAWINGS FOR DETAILS.

PROVIDE KNOX BOX AT BUILDING RISER ROOM.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ONOFRIO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt

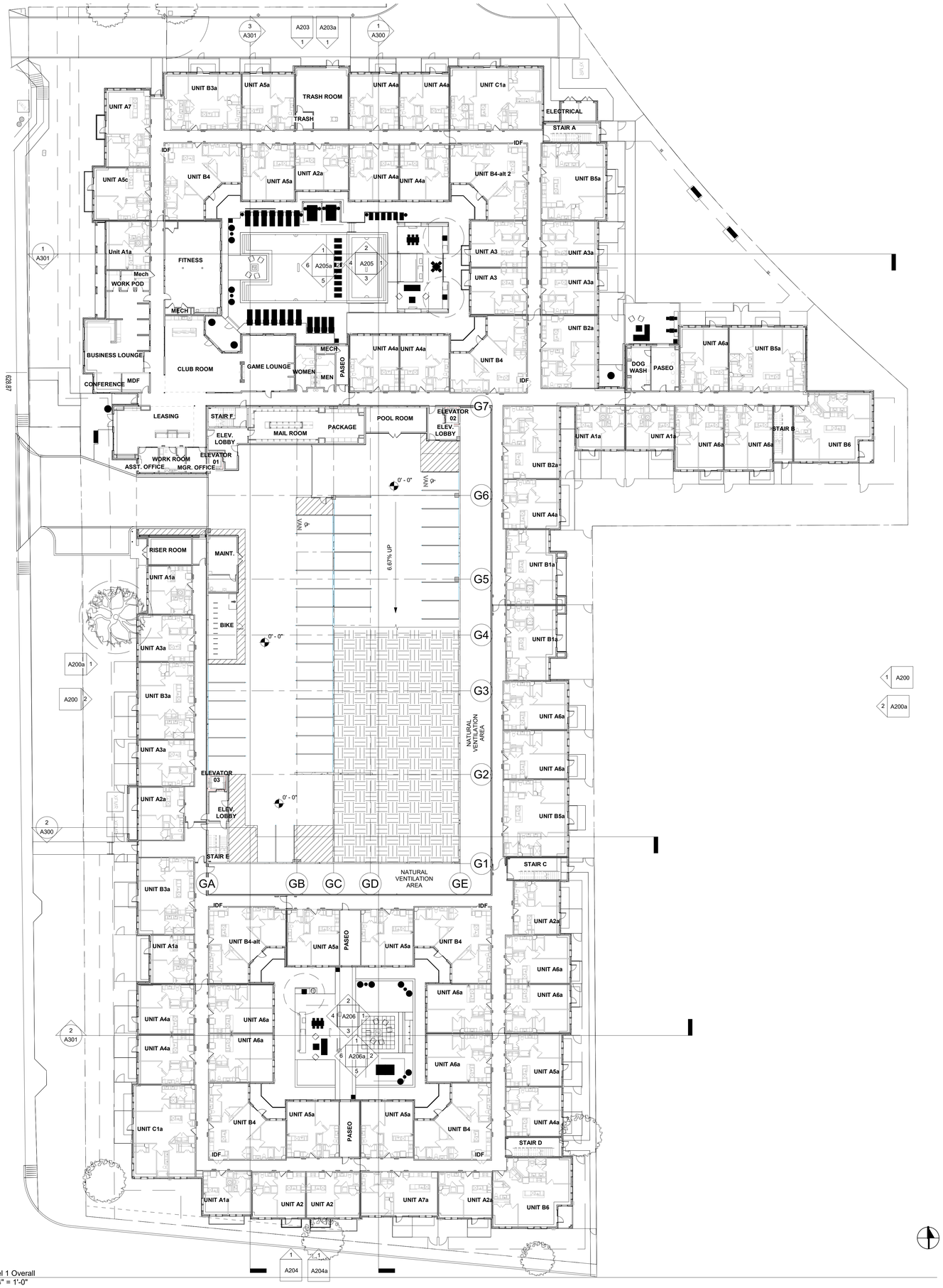
400 Probandt St.
San Antonio, Texas 78204

Architectural Reference Site Plan

Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A100

3/17/2022 9:48:33 AM



1 Level 1 Overall
3/64" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

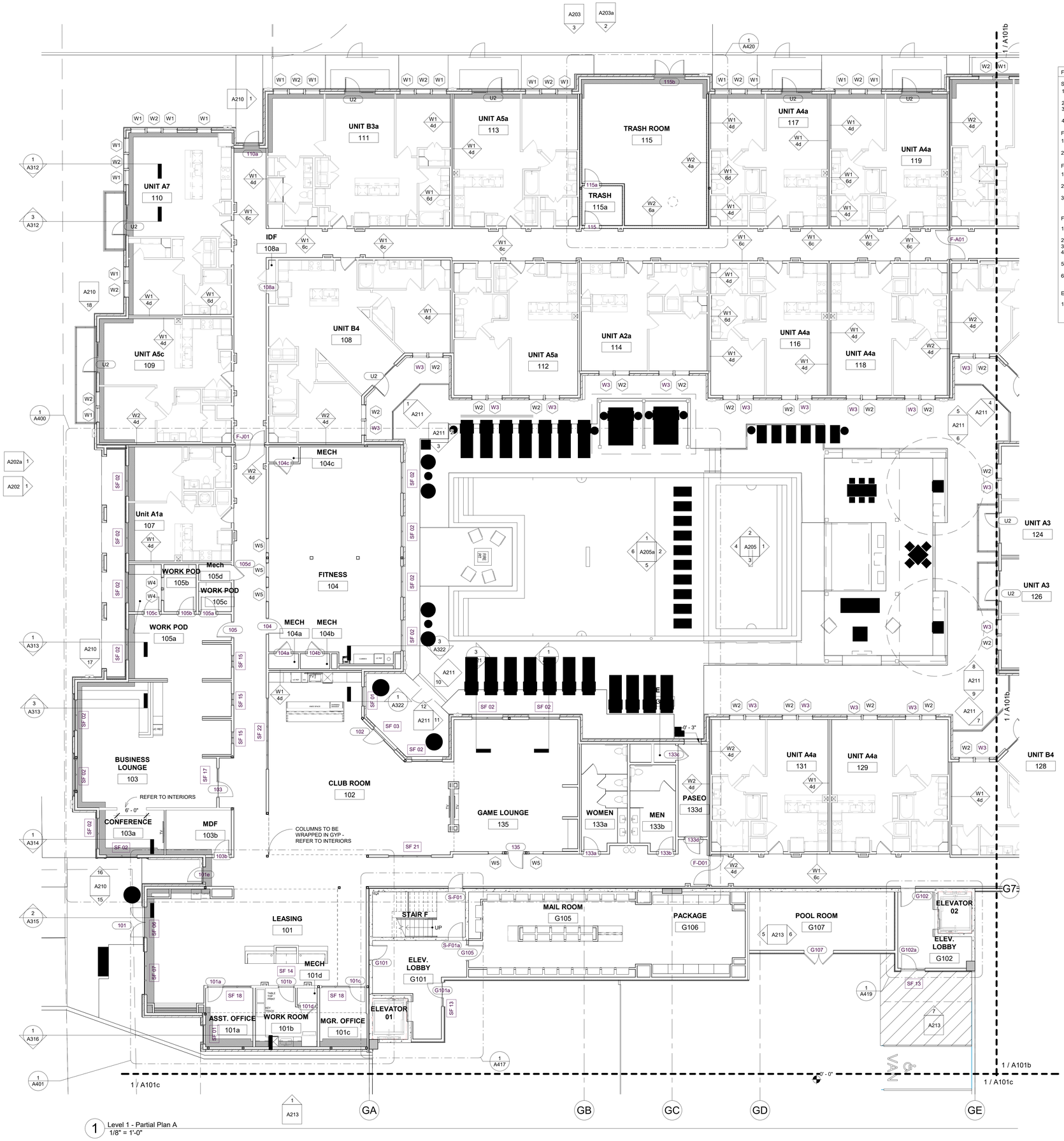
400 Probandt St.
San Antonio, Texas 78204

Level 1 Plan Overall

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A101

3/17/2022 9:49:15 AM



1 Level 1 - Partial Plan A
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

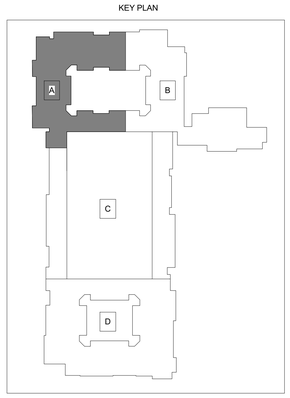
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

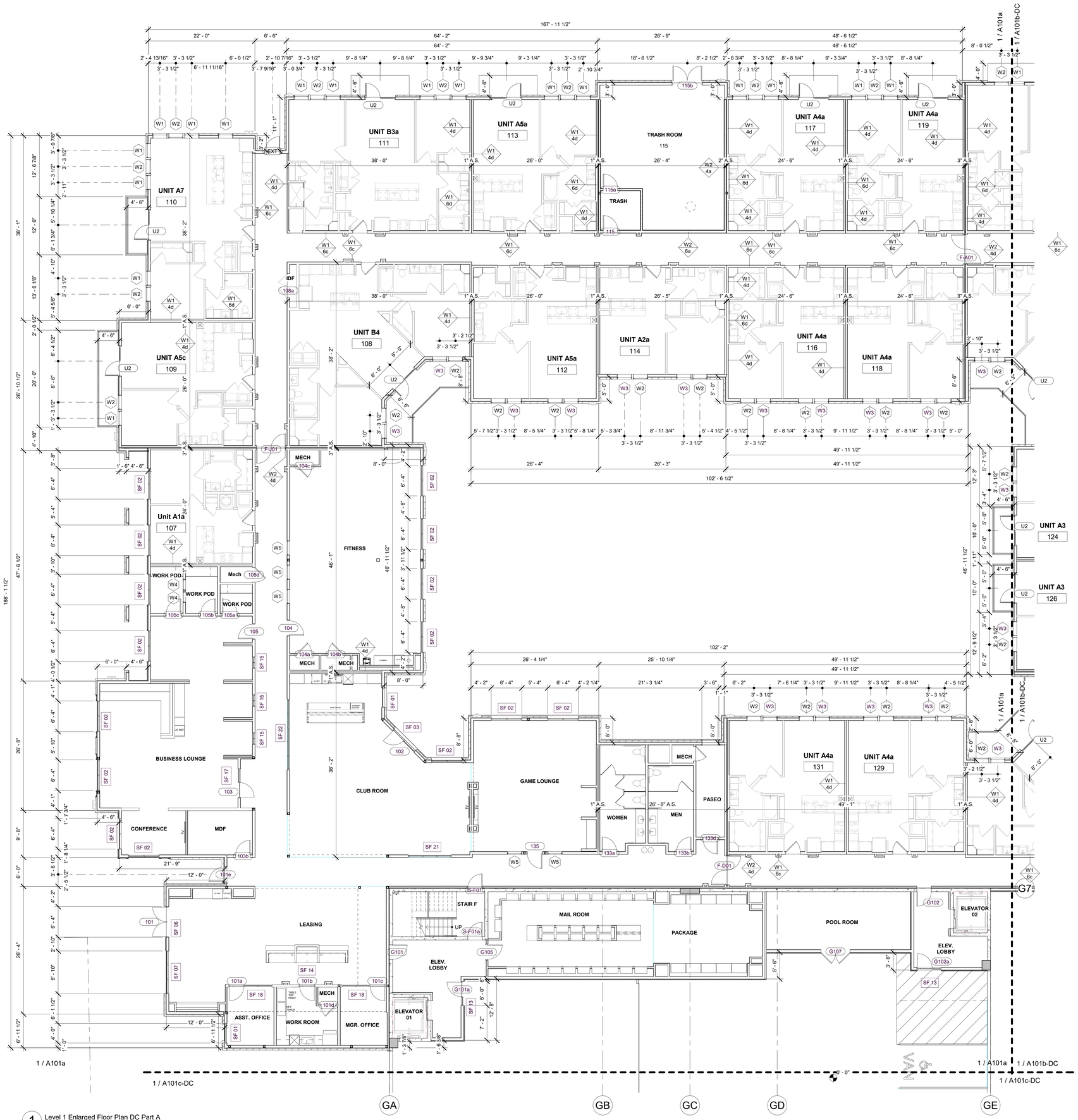
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 1 Partial Plan A

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

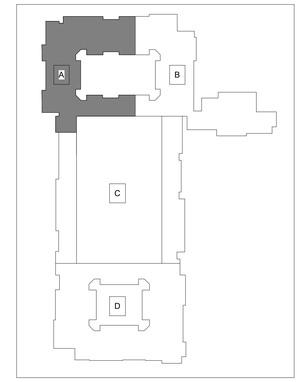
A101a

3/17/2022 9:49:42 AM



1 Level 1 Enlarged Floor Plan DC Part A
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

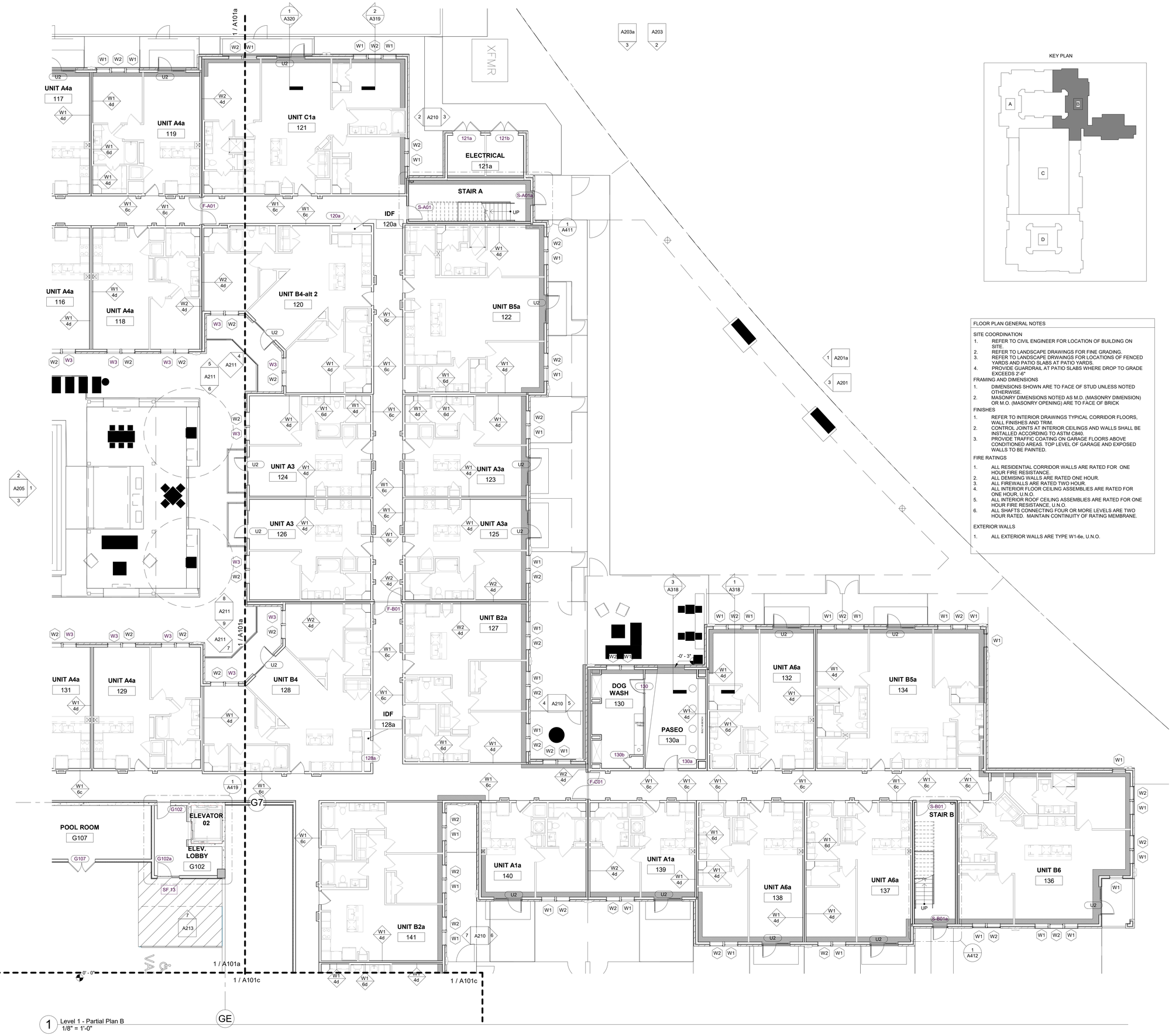
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 1 Partial Plan A - DC

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A101a-DC

3/17/2022 9:50:07 AM



1 Level 1 - Partial Plan B
1/8" = 1'-0"

KEY PLAN

FLOOR PLAN GENERAL NOTES

SITE COORDINATION

1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

FRAMING AND DIMENSIONS

1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES

1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS

1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS

1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

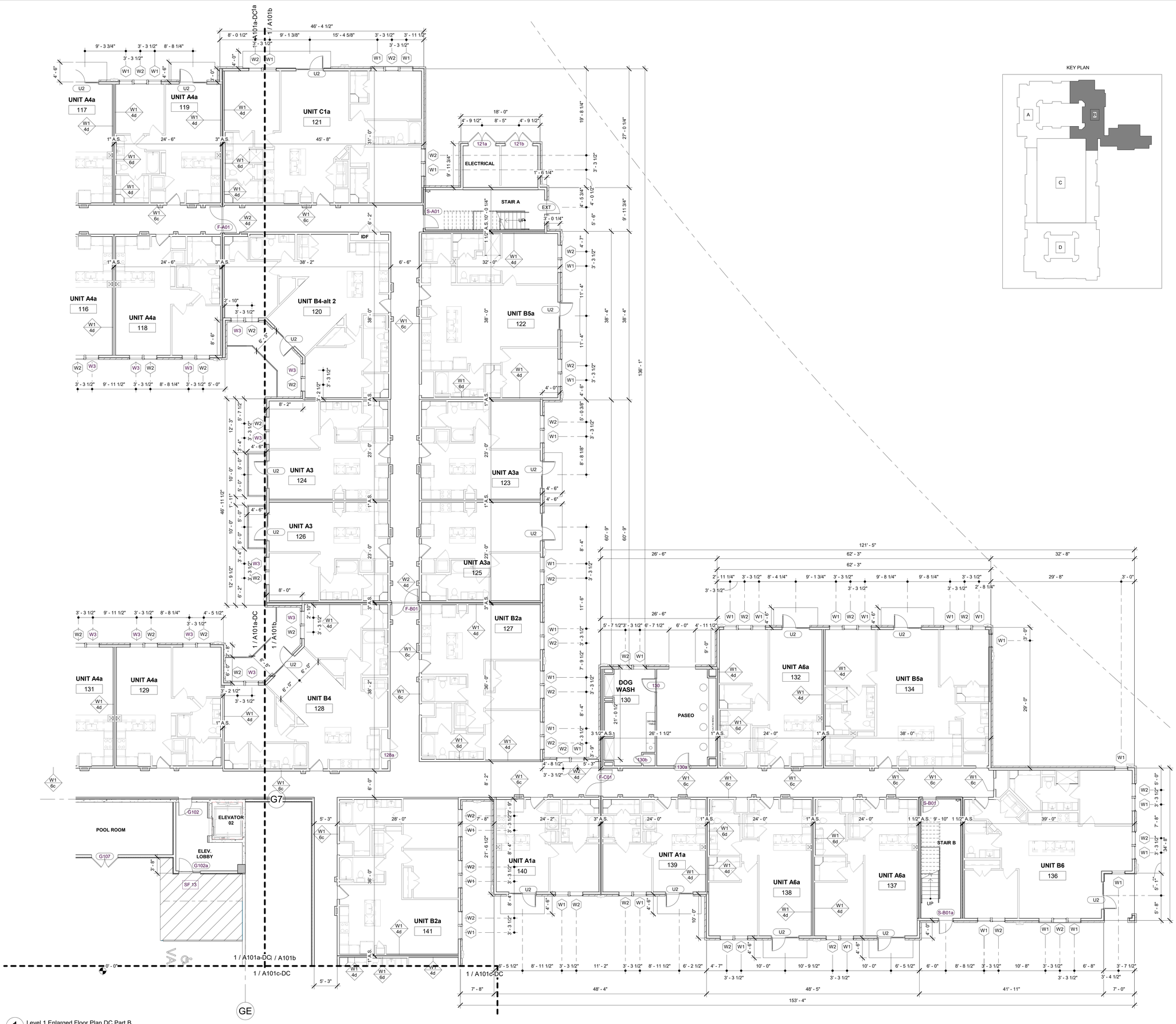
400 Probandt St.
San Antonio, Texas 78204

Level 1 Partial Plan B

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A101b

3/17/2022 9:50:33 AM



1 Level 1 Enlarged Floor Plan DC Part B
1/8" = 1'-0"

KEY PLAN

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 1 Partial Plan B - DC

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A101b-DC

3/17/2022 9:51:10 AM

1 Level 1 - Partial Plan C
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

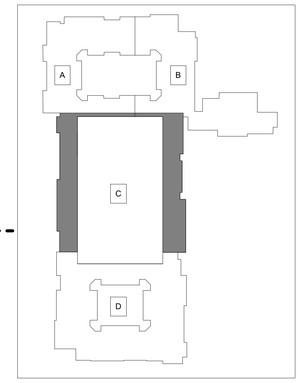
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

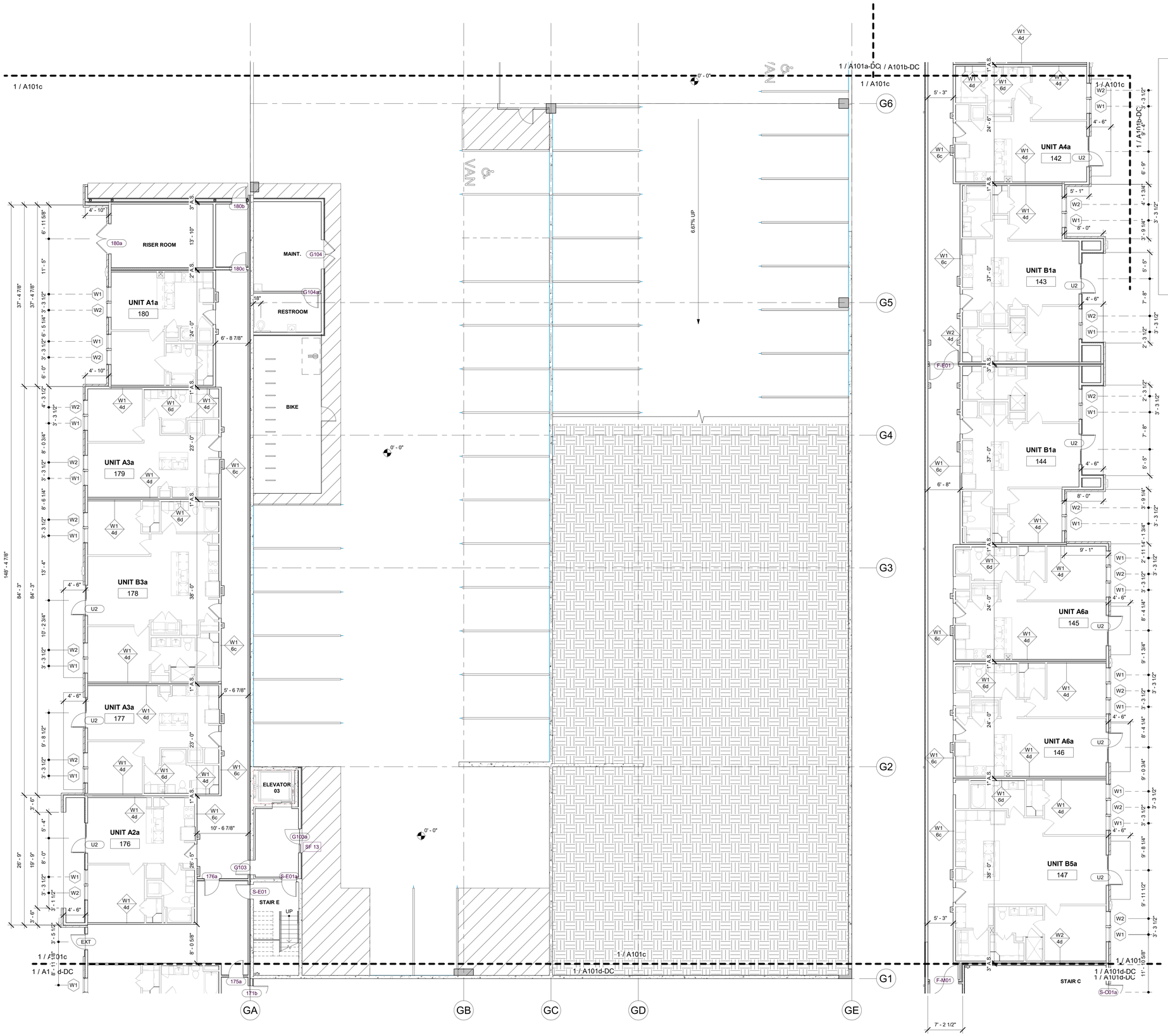
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 1 Partial Plan C

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

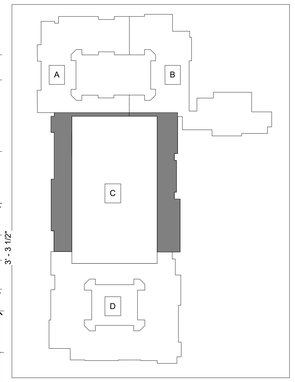
A101c

3/17/2022 9:52:07 AM



1 Level 1 Enlarged Floor Plan DC Part C
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO, JR. 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

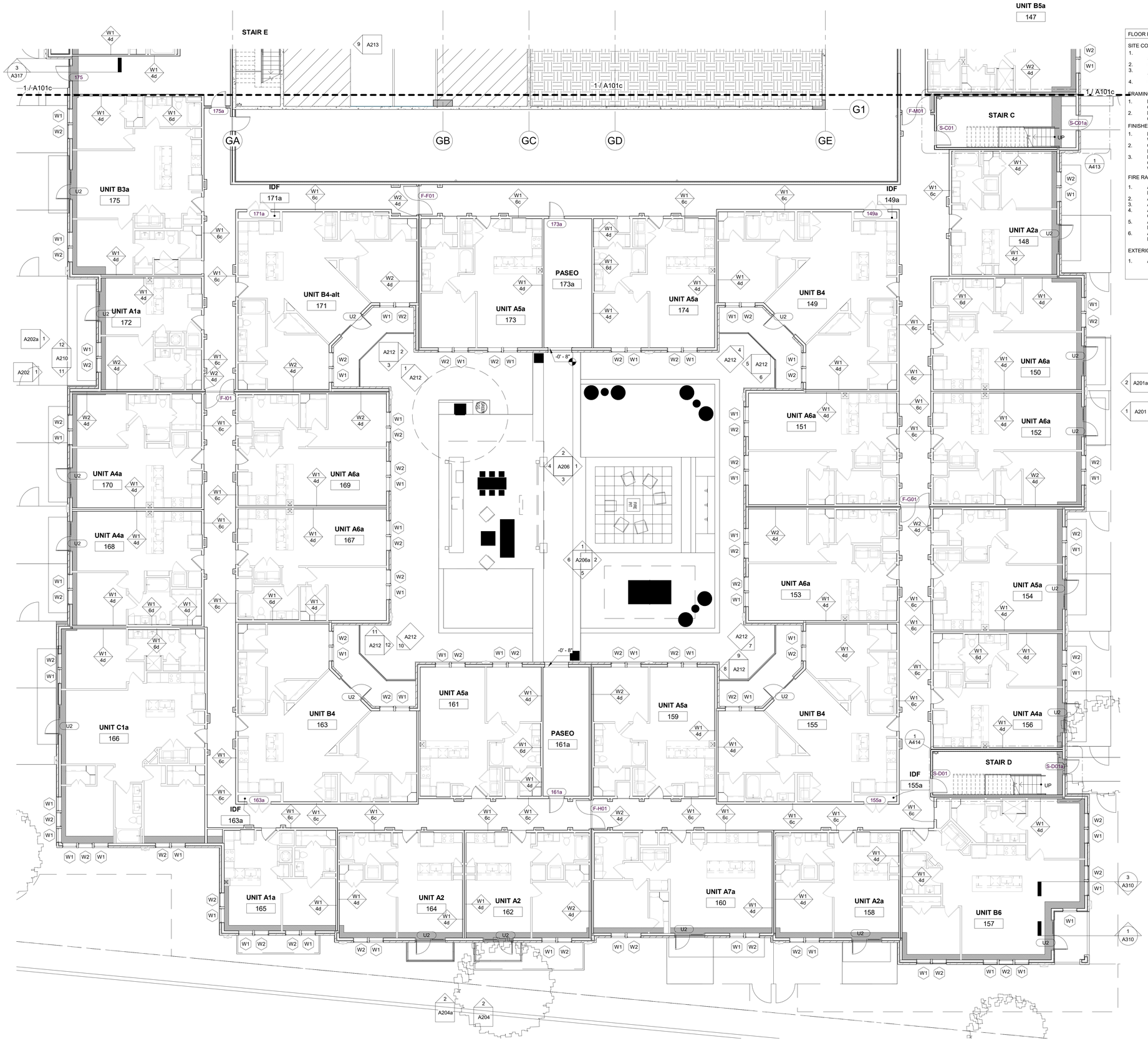
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 1 Partial Plan C - DC

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A101c-DC

3/17/2022 9:52:32 AM



1 Level 1 - Partial Plan D
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

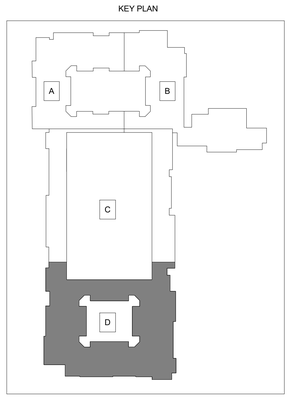
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

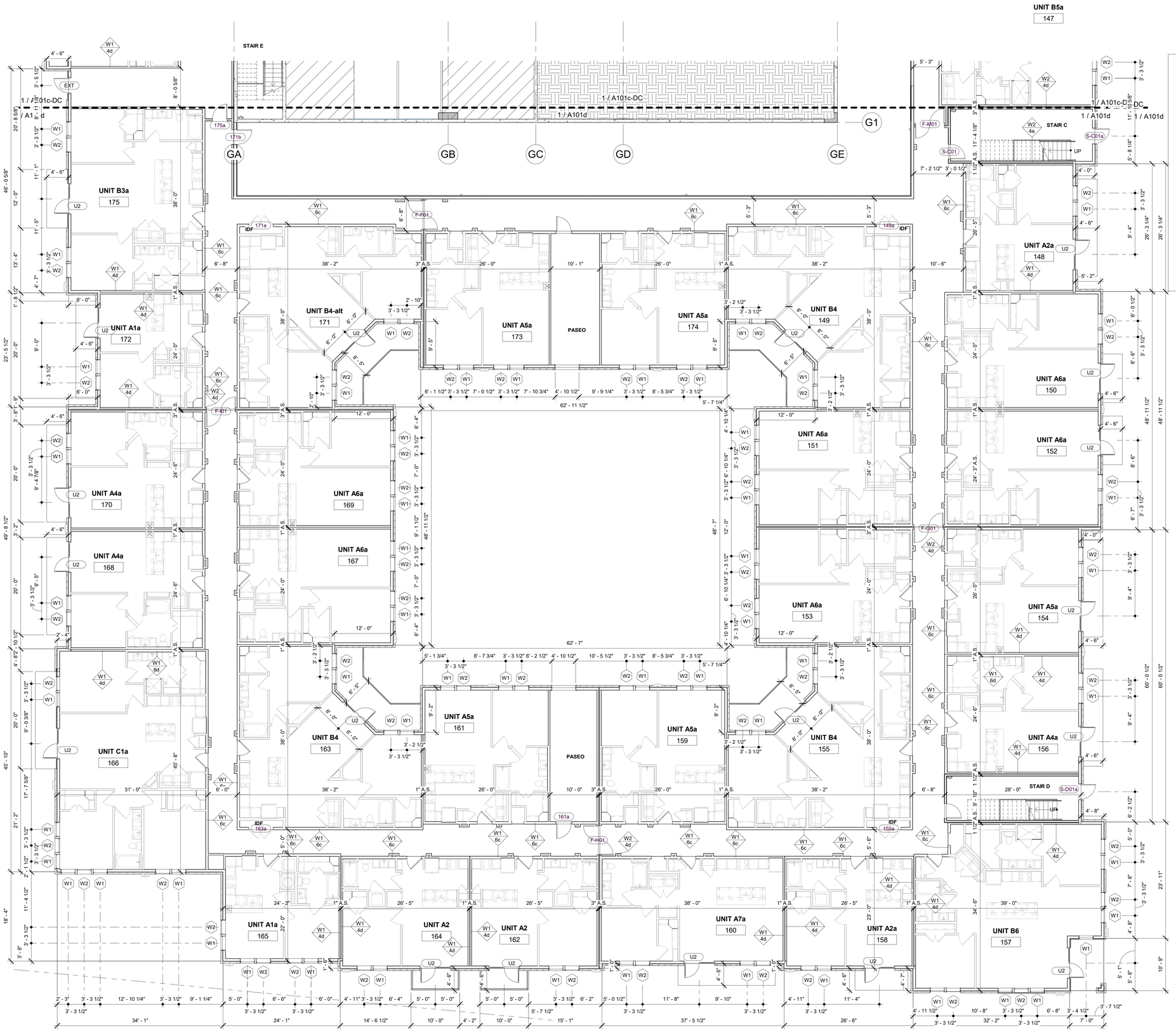
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 1 Partial Plan D

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

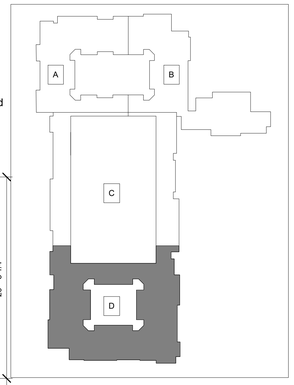
A101d

3/17/2022 9:54:06 AM



1 Level 1 Enlarged Floor Plan DC Part D
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

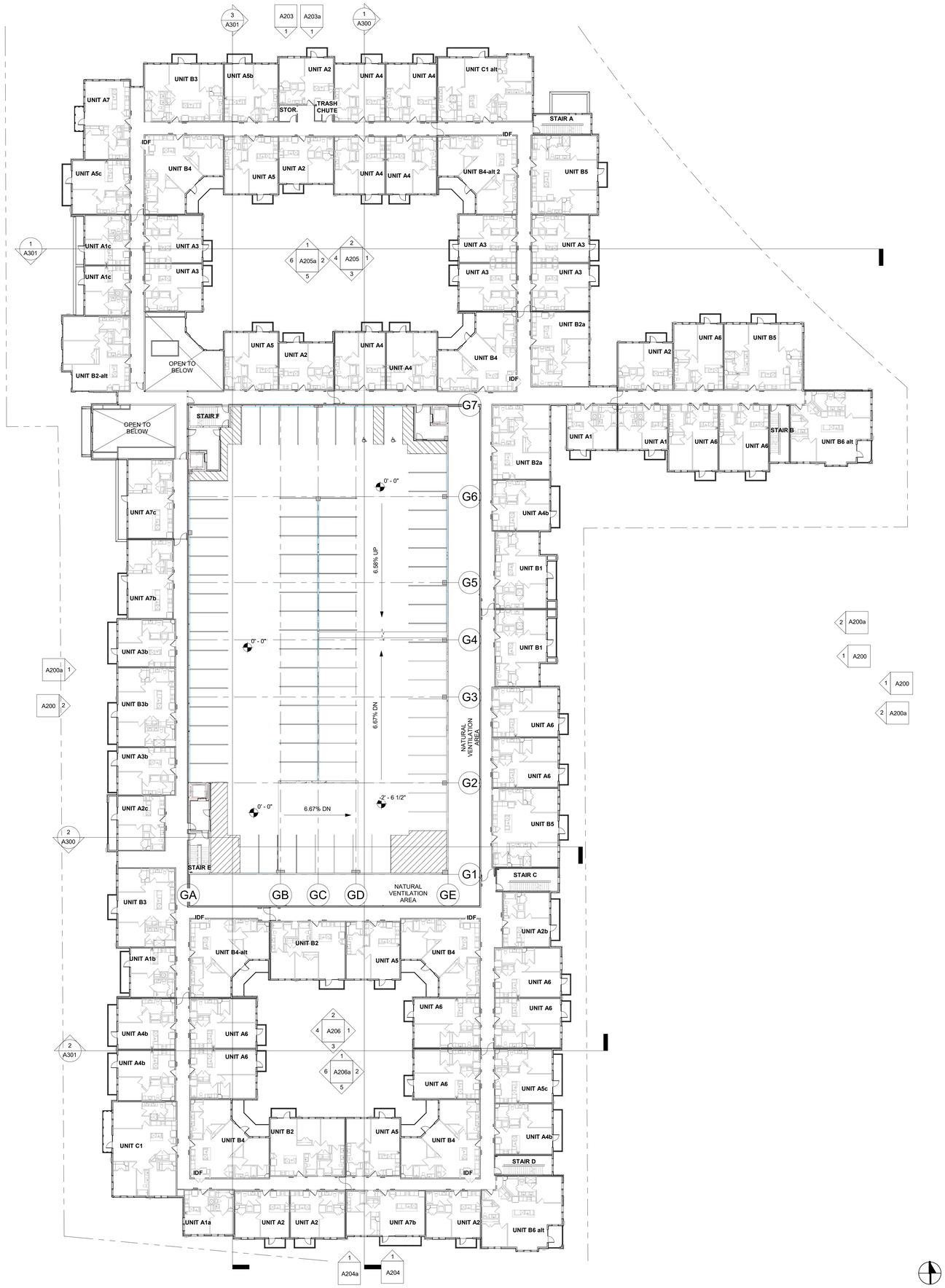
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 1 Partial Plan D - DC

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A101d-DC

3/17/2022 9:54:30 AM



1 Level 2 Overall
3/64" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

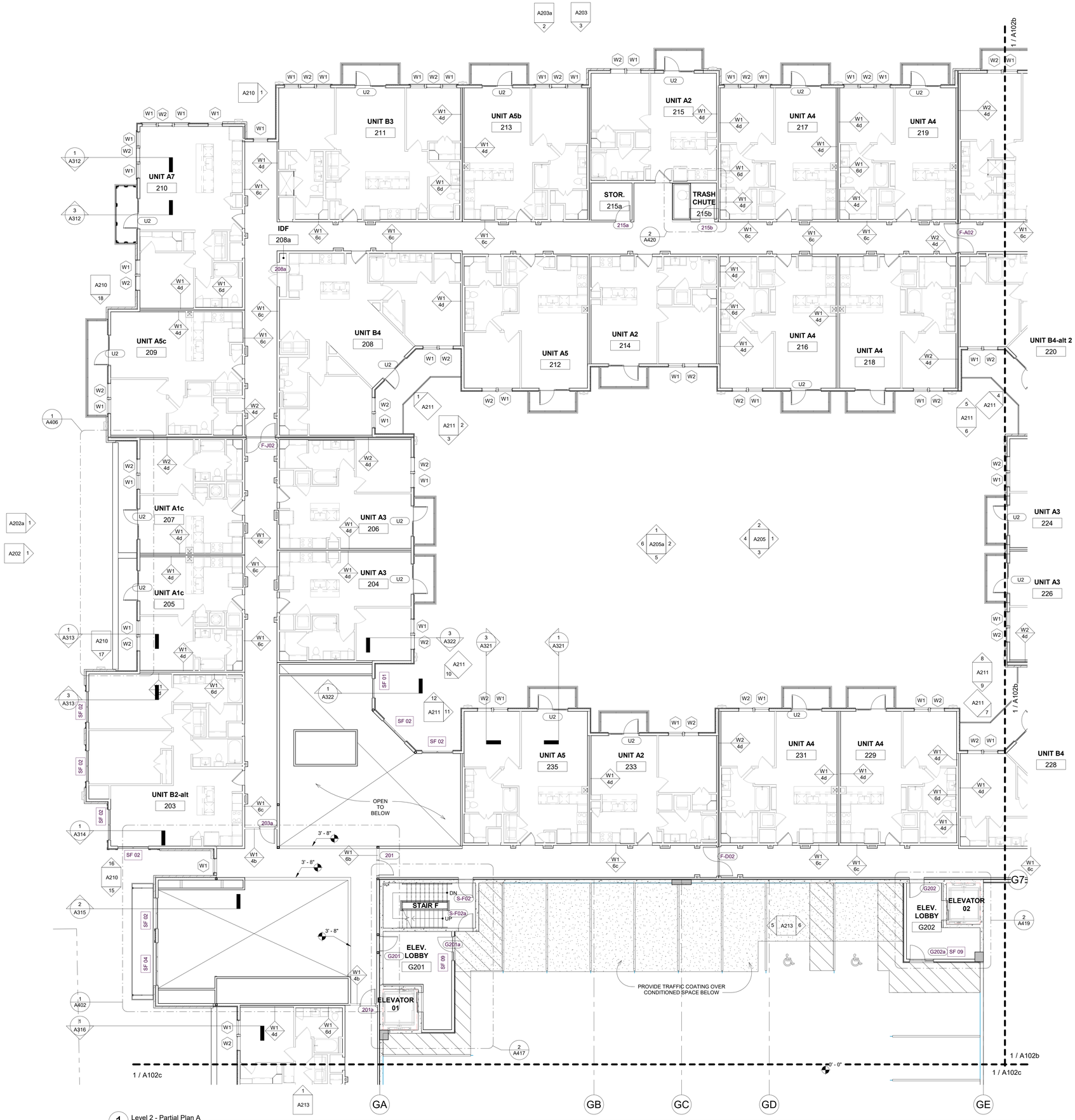
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 2 Plan Overall

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A102

2/10/2022 11:21:48 AM



1 Level 2 - Partial Plan A
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

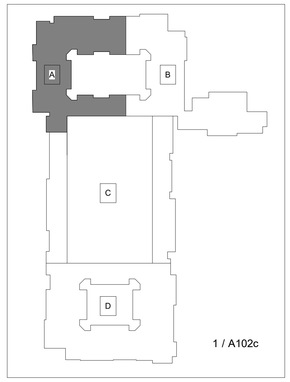
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

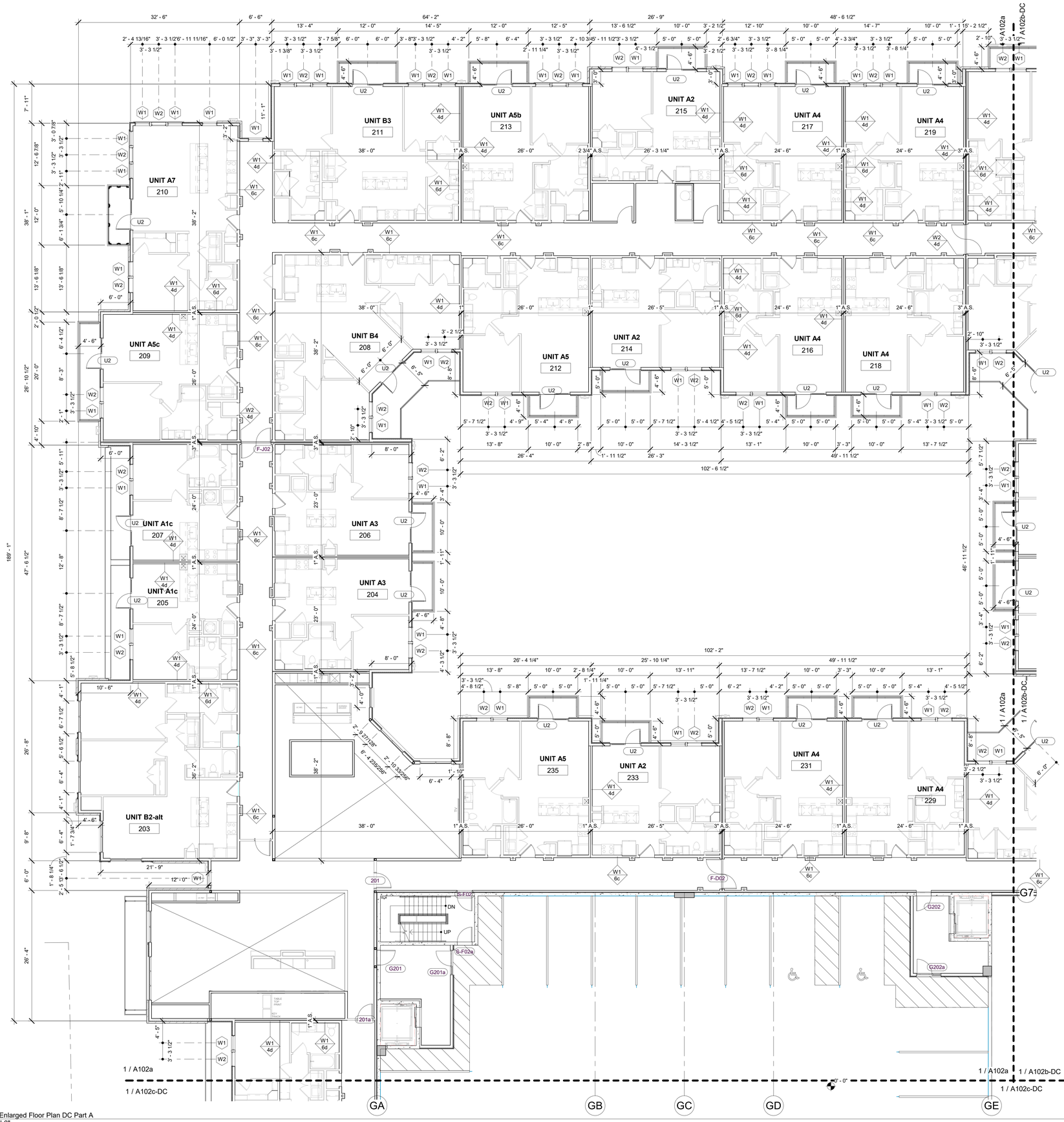
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 2 Partial Plan A

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

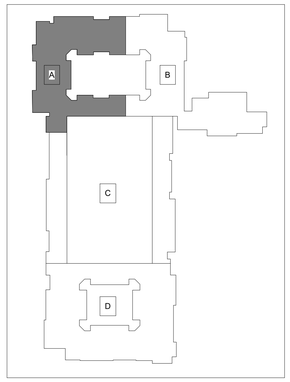
A102a

2/10/2022 11:22:08 AM



1 Level 2 Enlarged Floor Plan DC Part A
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

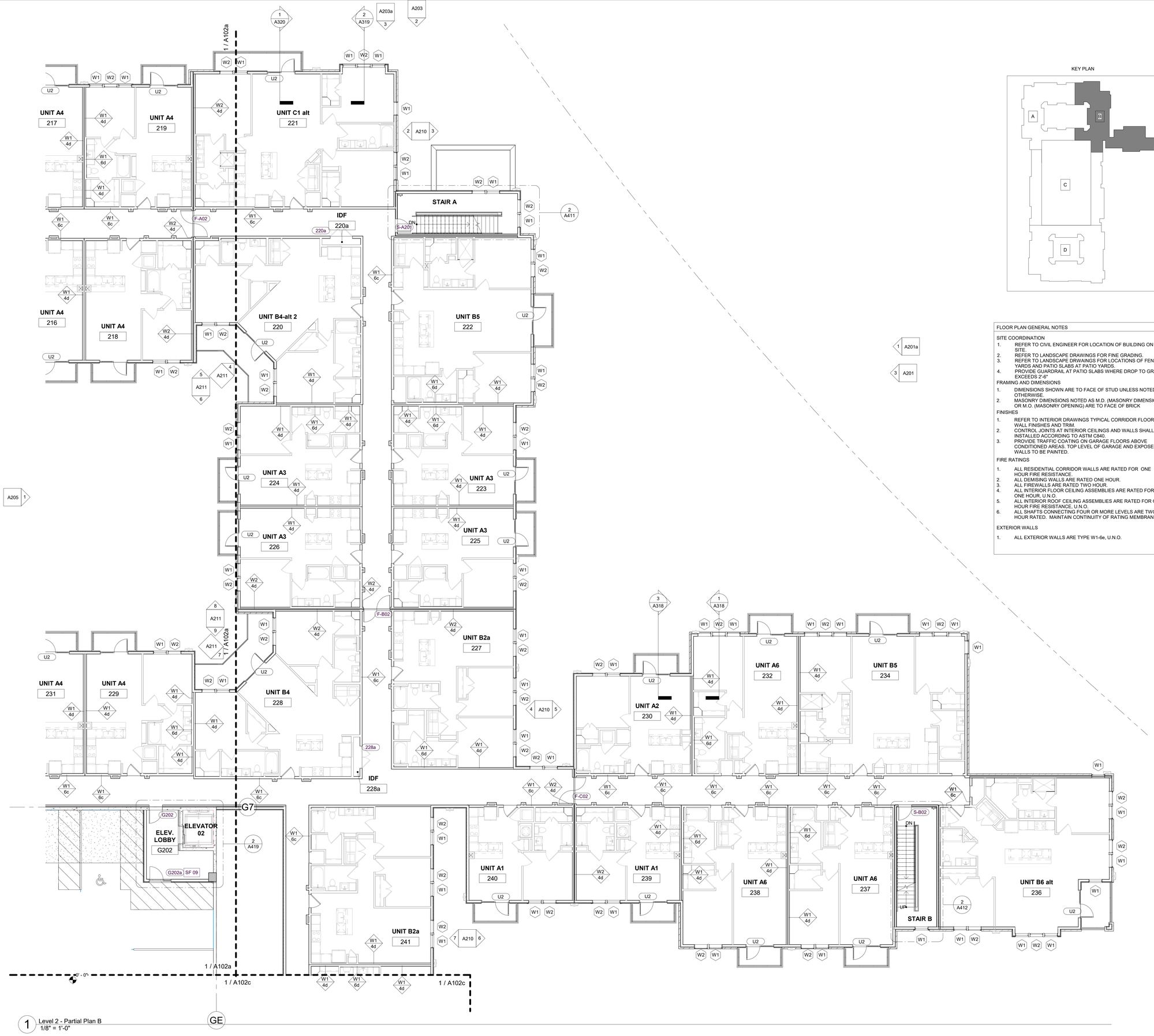
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 2 Partial Plan A - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

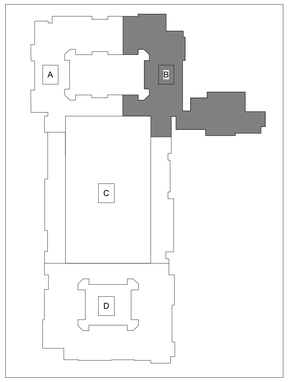
A102a-DC

2/10/2022 11:22:28 AM



1 Level 2 - Partial Plan B
1/8" = 1'-0"

KEY PLAN



FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

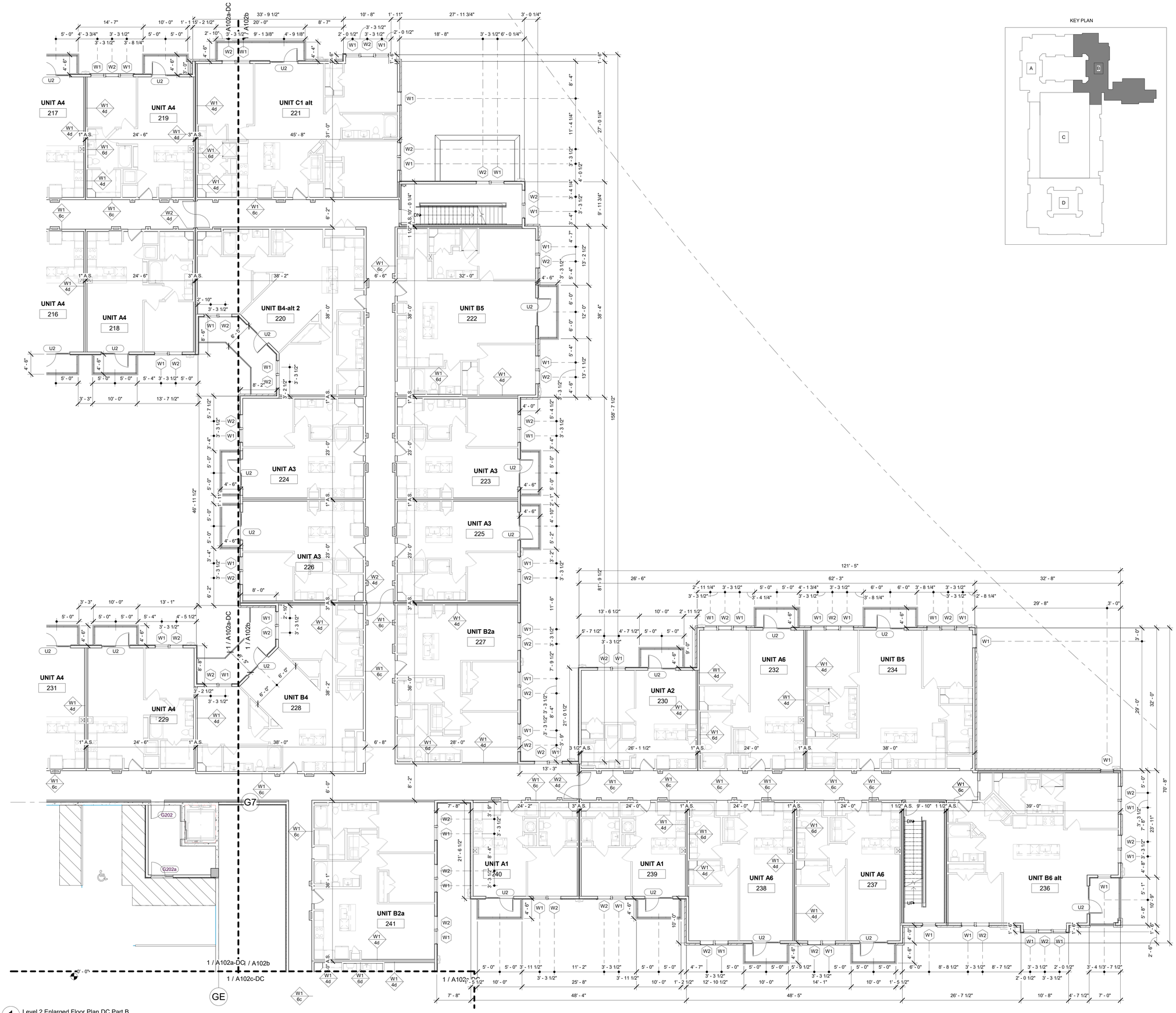
400 Probandt St.
San Antonio, Texas 78204

Level 2 Partial Plan B

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A102b

2/10/2022 11:22:48 AM



1 Level 2 Enlarged Floor Plan DC Part B
1/8" = 1'-0"

KEY PLAN

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ADDARIO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

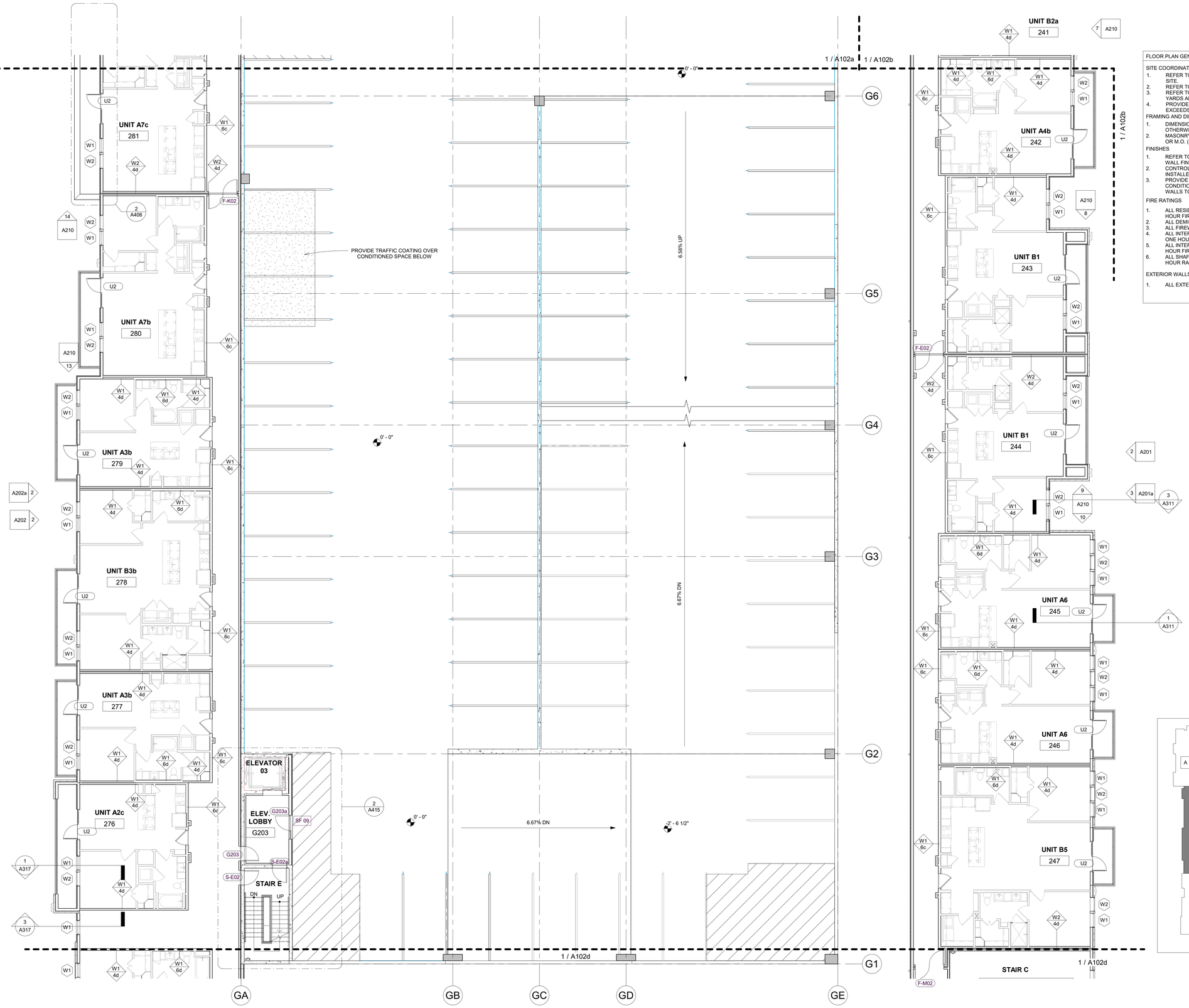
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 2 Partial Plan B - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A102b-DC

2/10/2022 11:23:07 AM



1 Level 2 - Partial Plan C
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

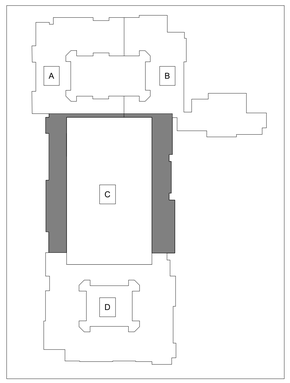
ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

KEY PLAN



REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

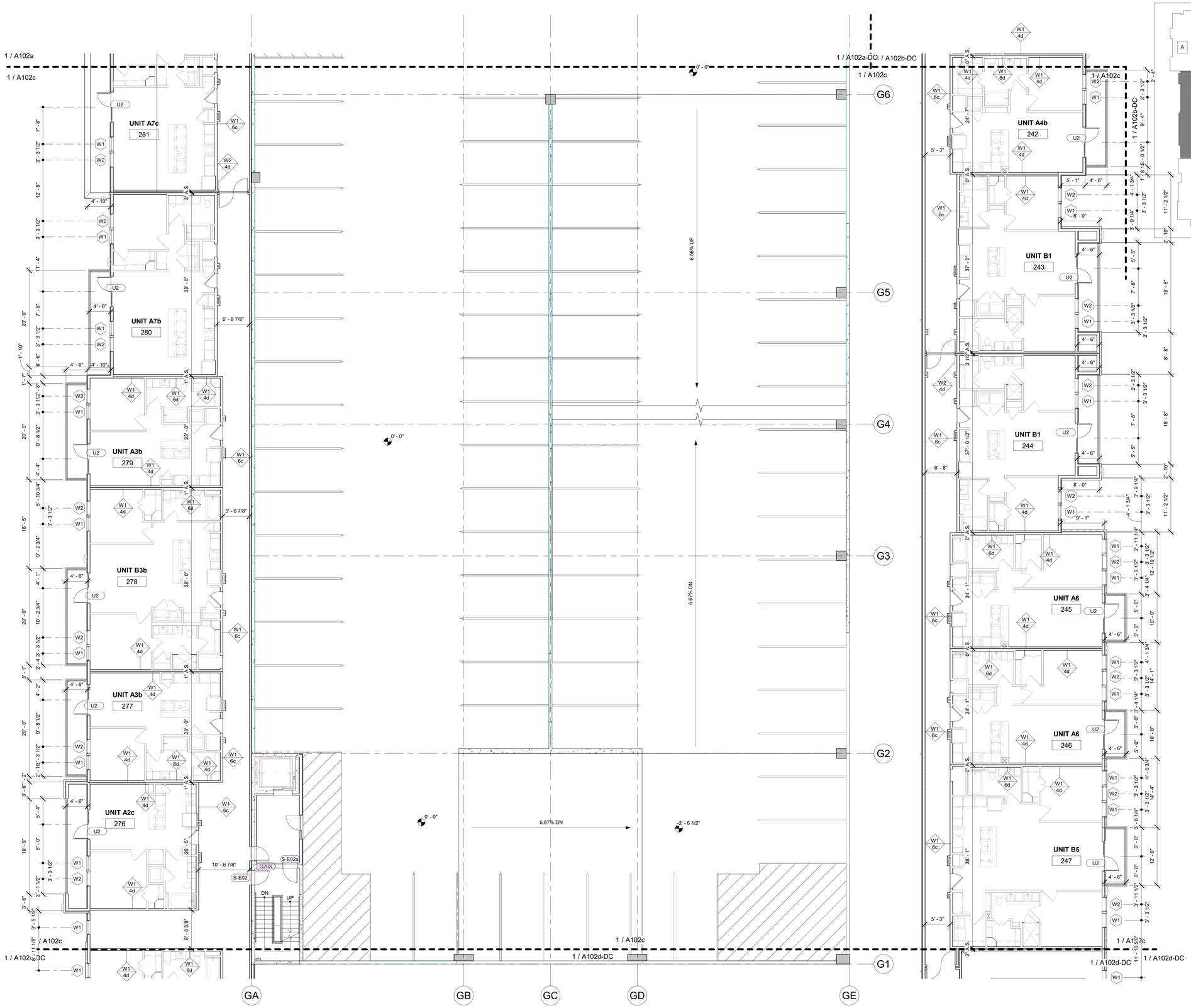
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 2 Partial Plan C

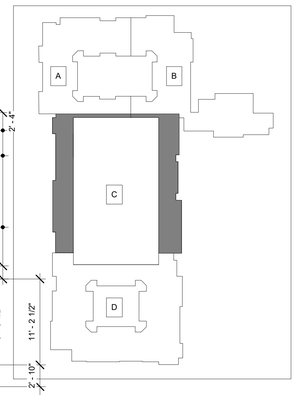
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A102c

2/10/2022 11:23:24 AM



KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

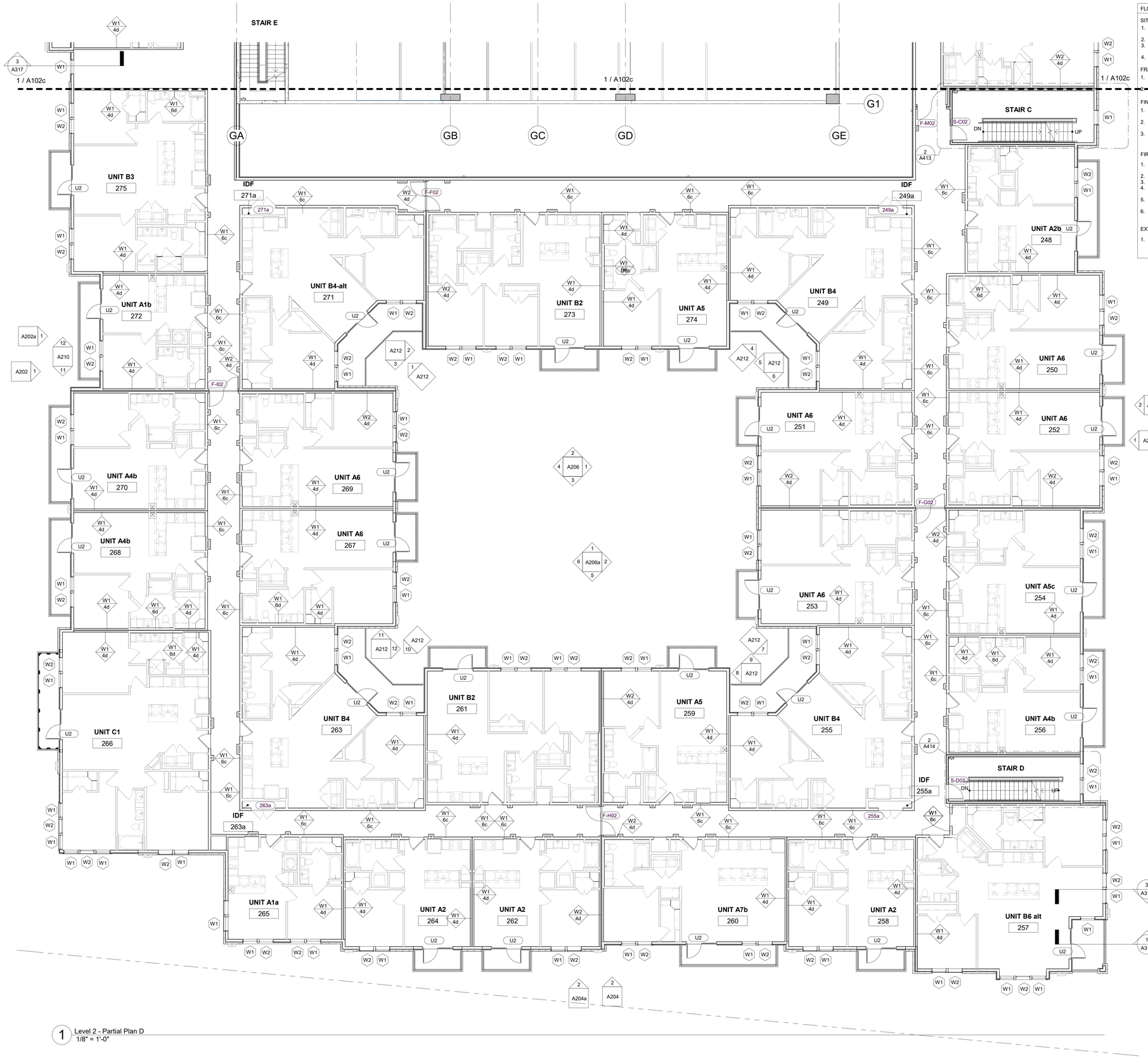
Level 2 Partial Plan C - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A102c-DC

2/10/2022 11:23:40 AM

1 Level 2 Enlarged Floor Plan DC Part C
1/8" = 1'-0"



1 Level 2 - Partial Plan D
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

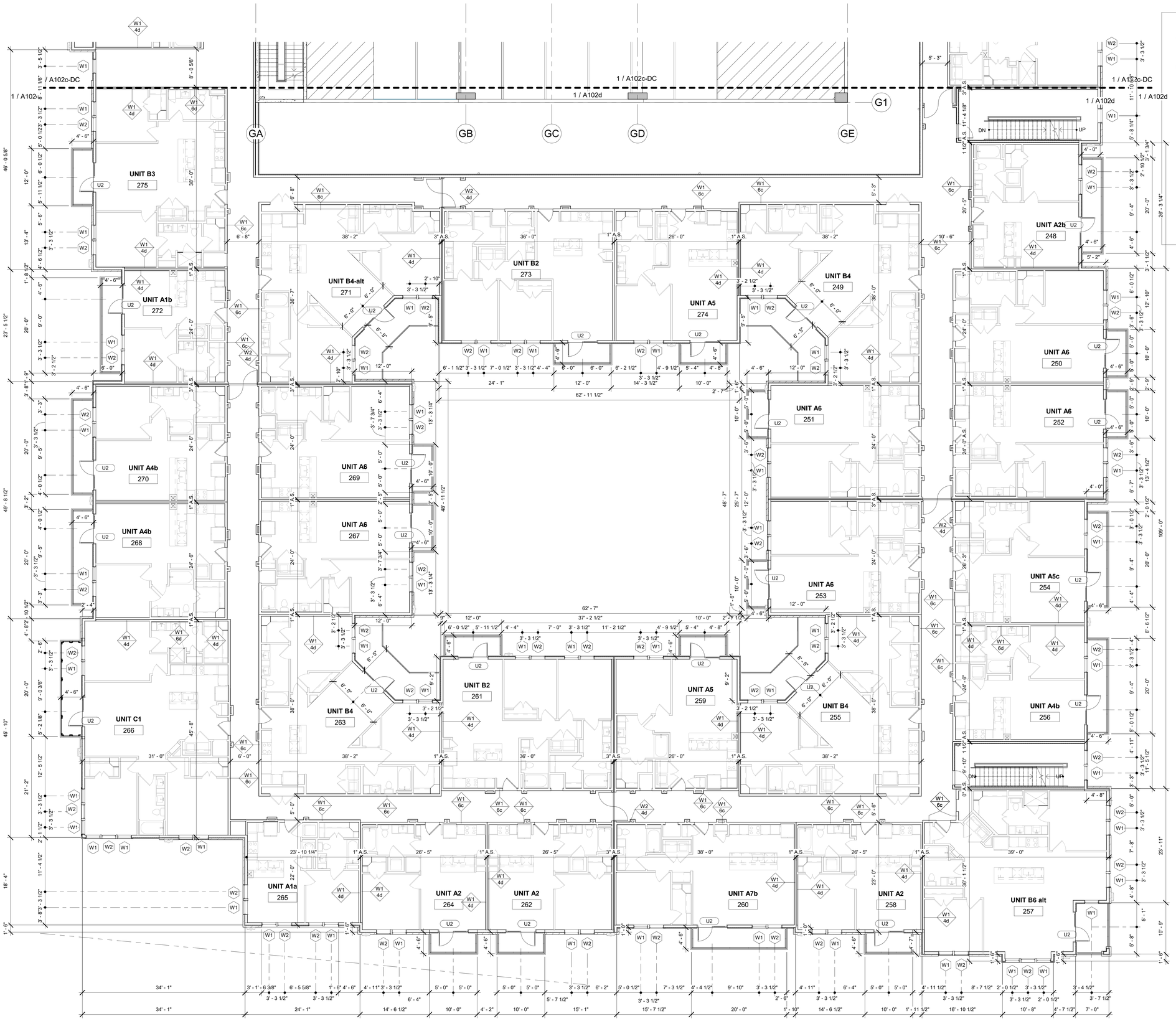
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 2 Partial Plan D

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

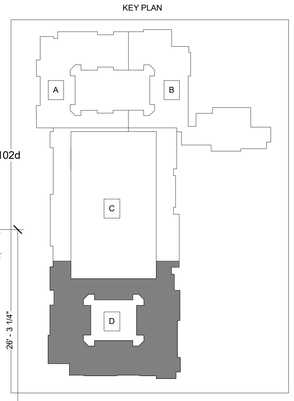
A102d

2/10/2022 11:24:01 AM



1 Level 2 Enlarged Floor Plan DC Part D
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

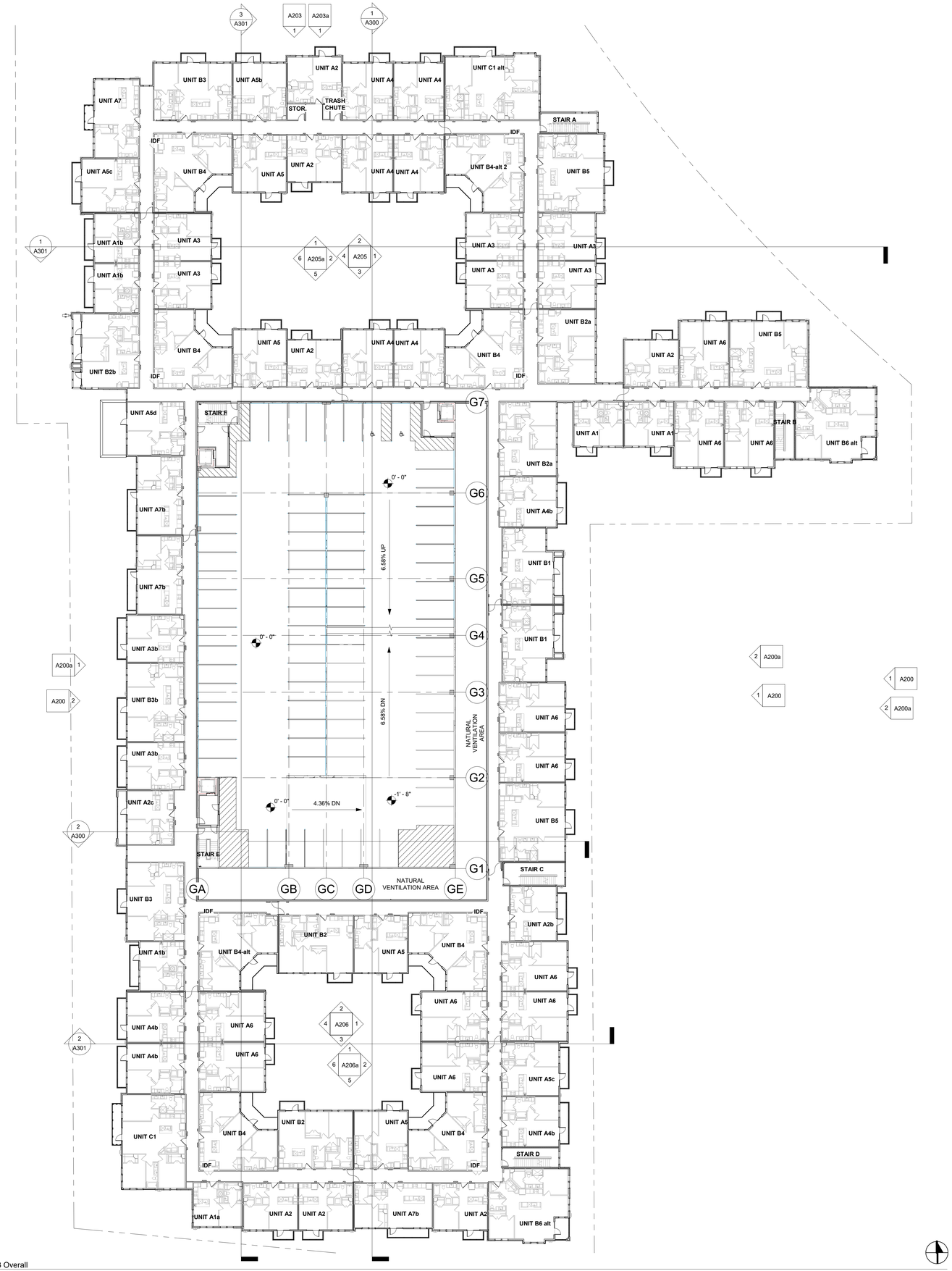
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 2 Partial Plan D - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A102d-DC

2/10/2022 11:24:23 AM



1 Level 3 Overall
3/64" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

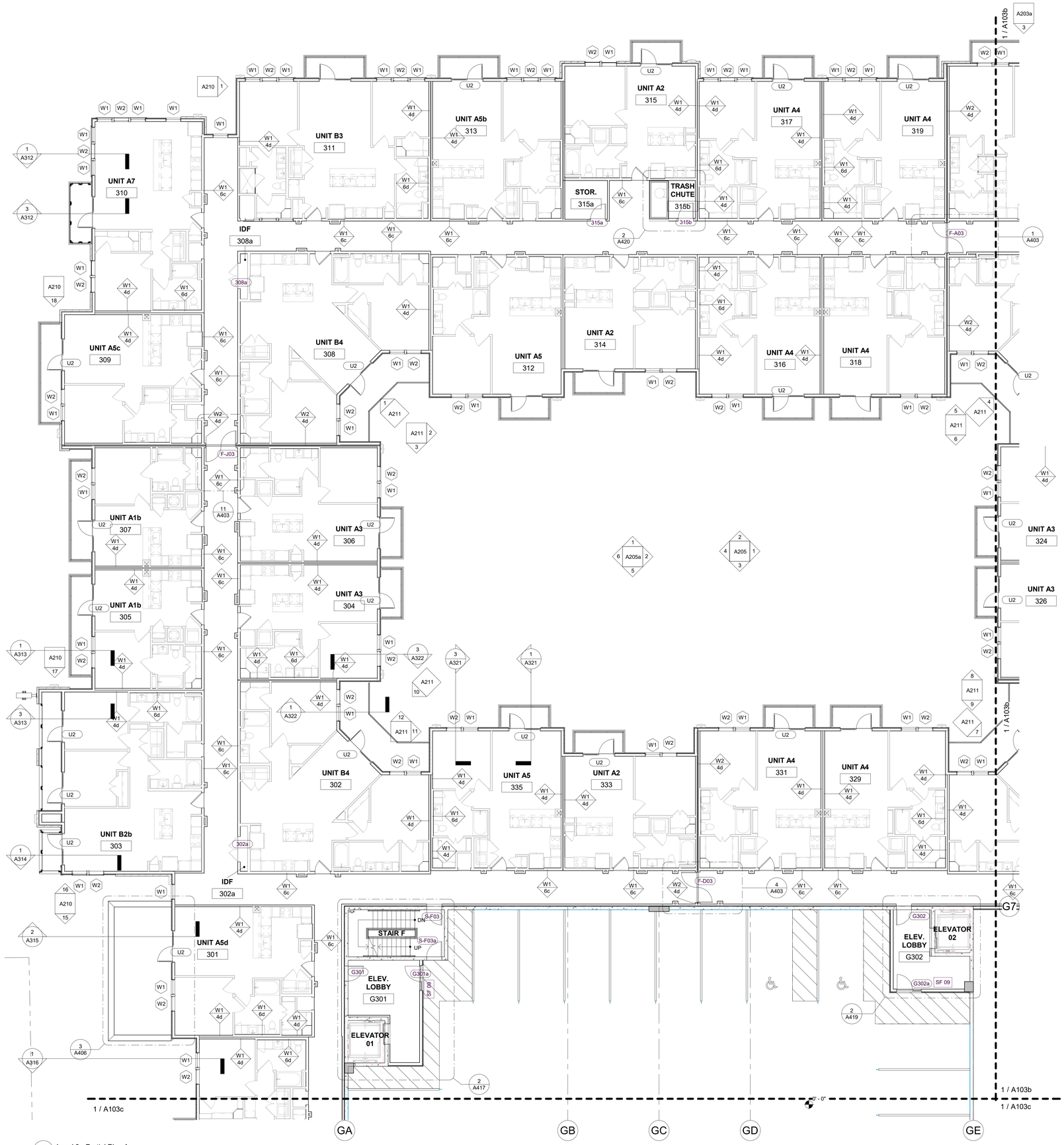
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 3 Plan Overall

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A103

2/10/2022 11:25:08 AM



1 Level 3 - Partial Plan A
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

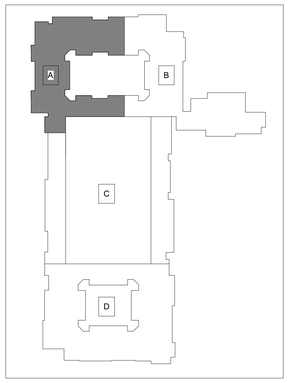
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

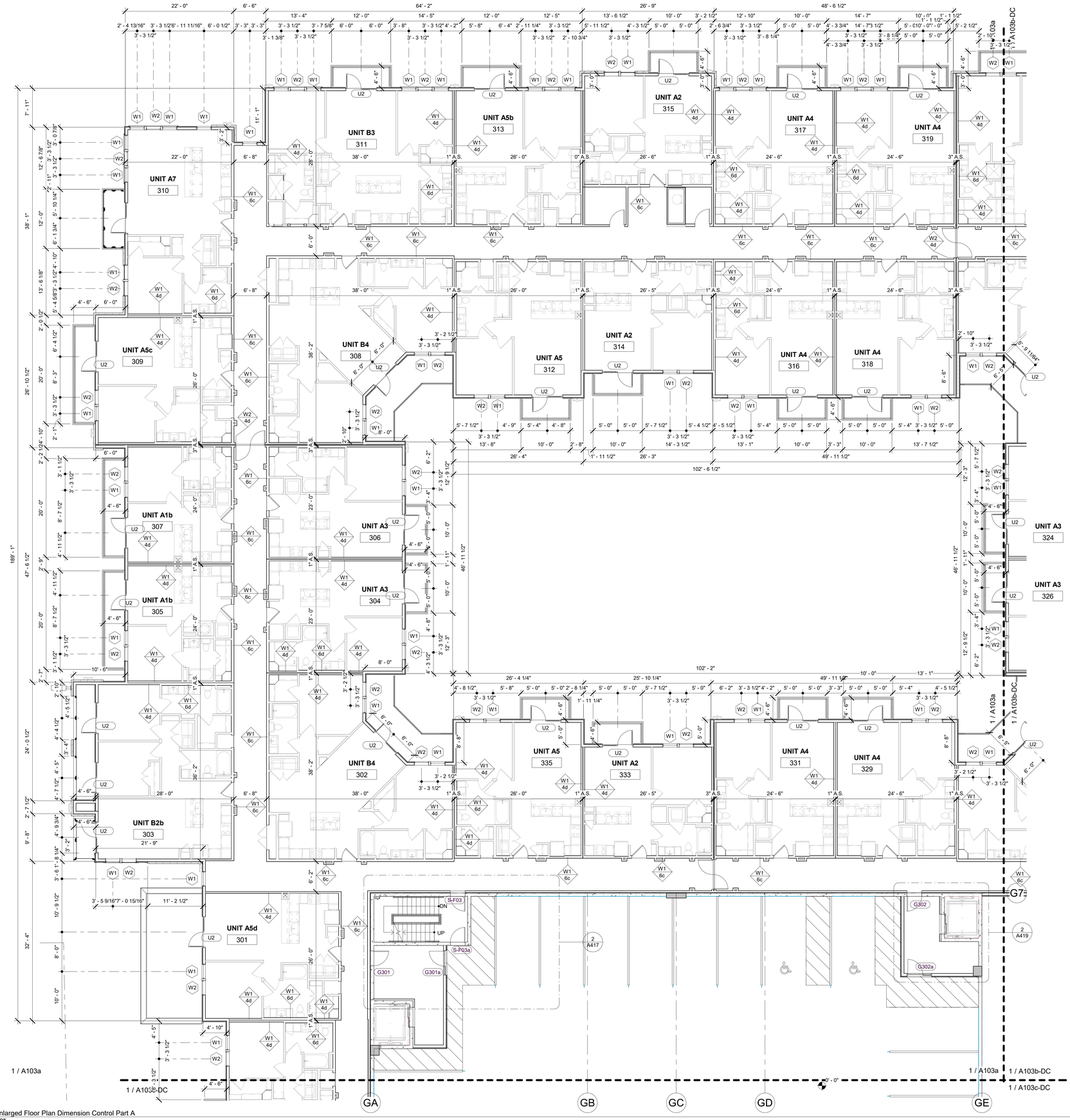
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 3 Partial Plan A

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

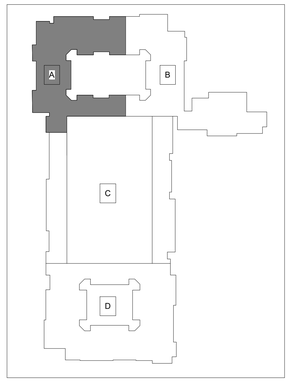
A103a

2/10/2022 11:25:29 AM



1 Level 3 Enlarged Floor Plan Dimension Control Part A
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

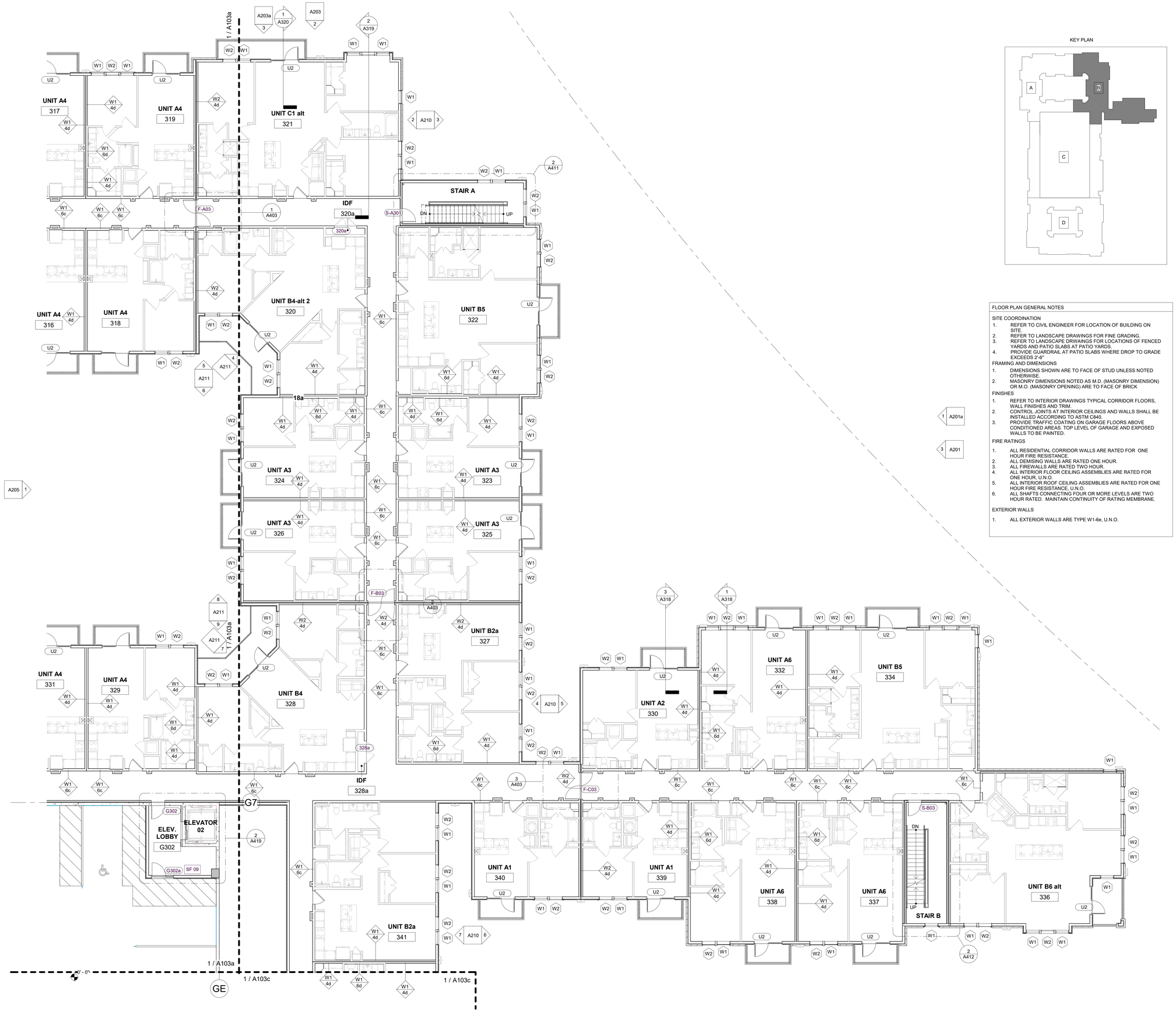
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 3 Partial Plan A - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A103a-DC

2/10/2022 11:33:47 AM



1 Level 3 - Partial Plan B
1/8" = 1'-0"

KEY PLAN

FLOOR PLAN GENERAL NOTES

SITE COORDINATION

1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

FRAMING AND DIMENSIONS

1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES

1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS

1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS

1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

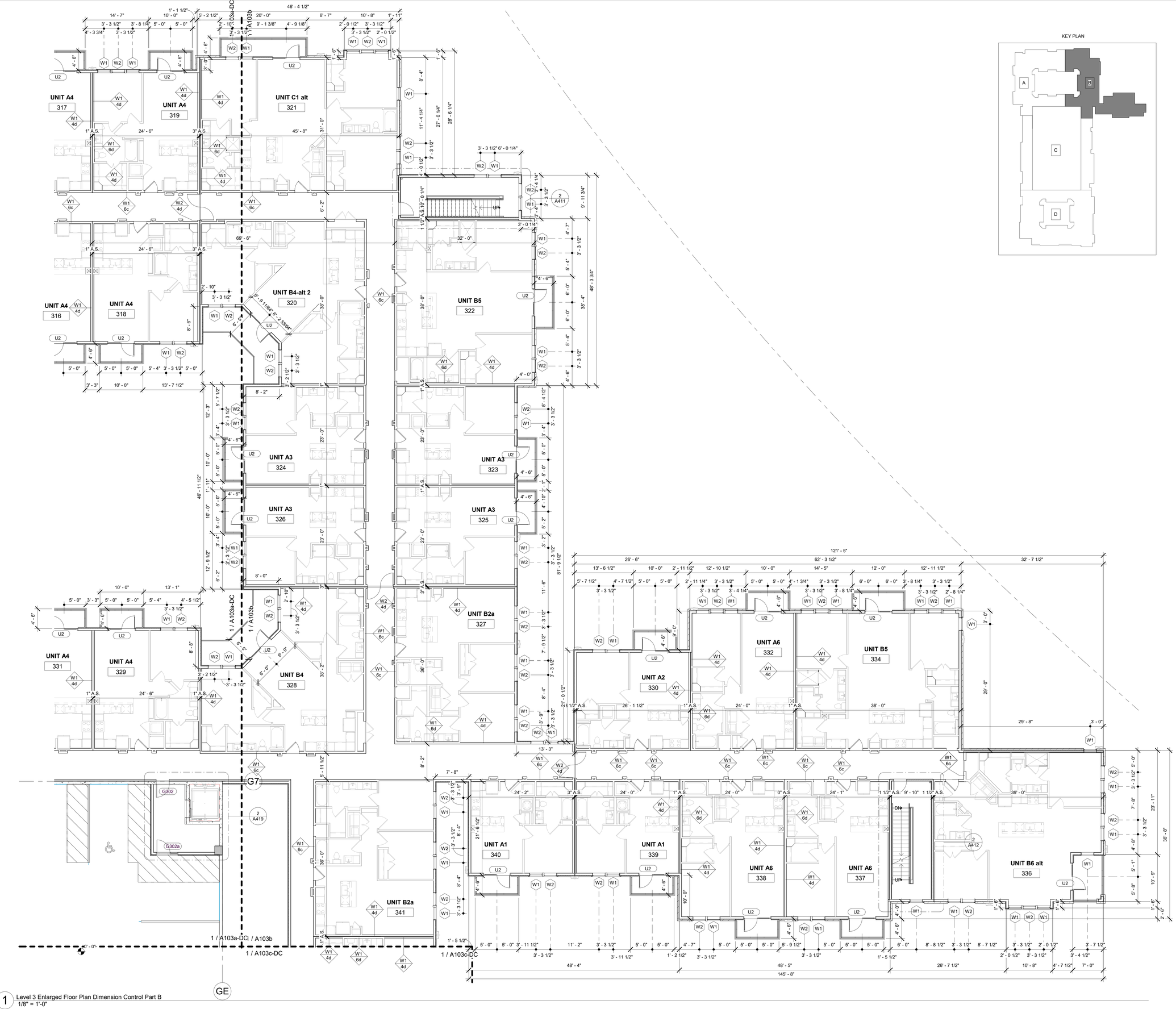
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 3 Partial Plan B

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A103b

2/10/2022 11:26:08 AM



1 Level 3 Enlarged Floor Plan Dimension Control Part B
1/8" = 1'-0"

KEY PLAN

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

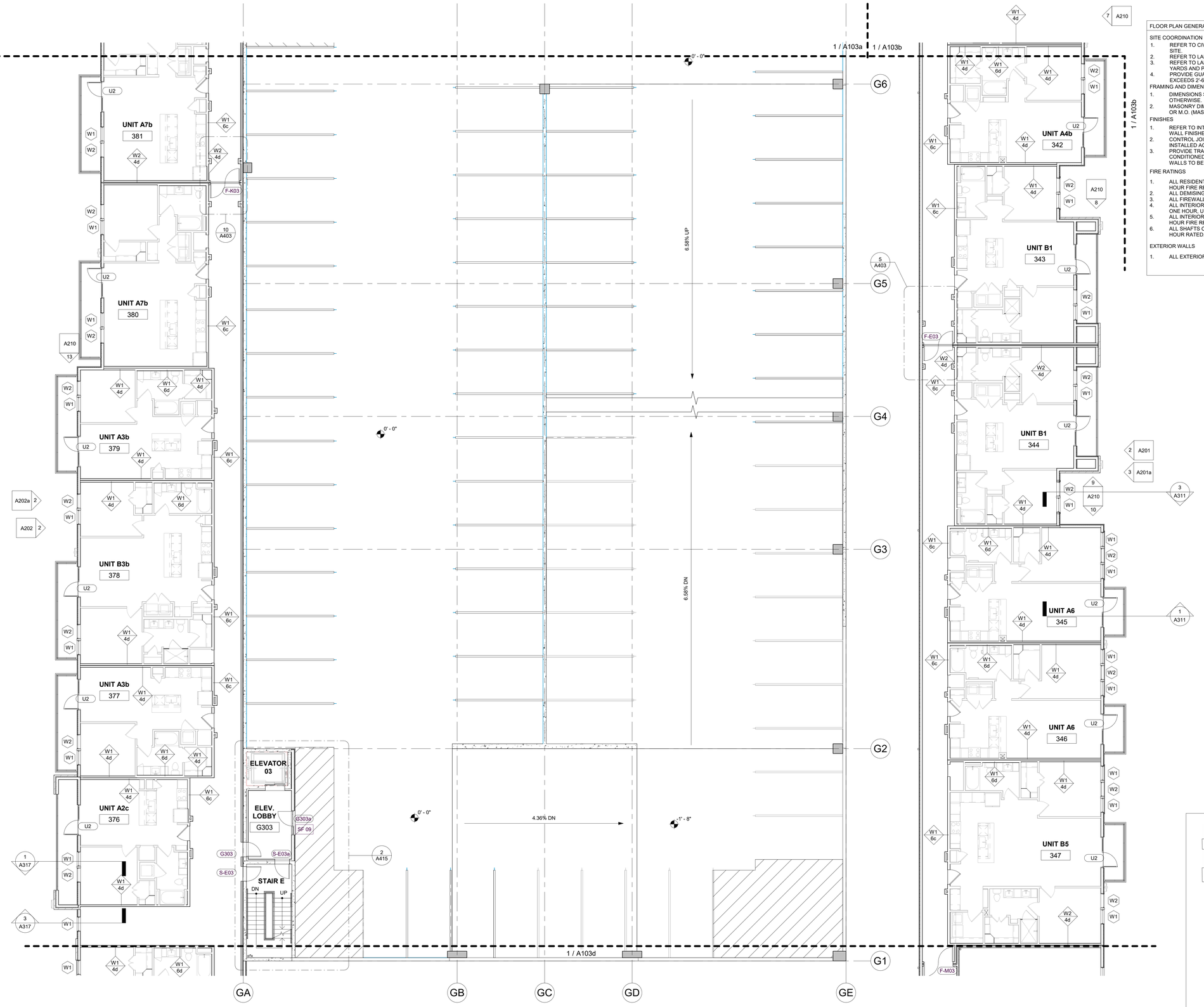
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 3 Partial Plan B - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A103b-DC

2/10/2022 11:34:11 AM



1 Level 3 - Partial Plan C
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

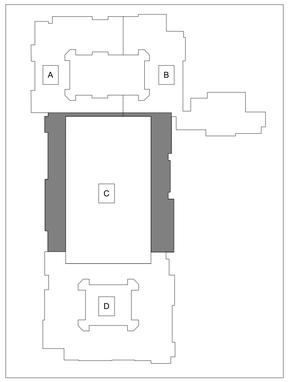
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C940.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

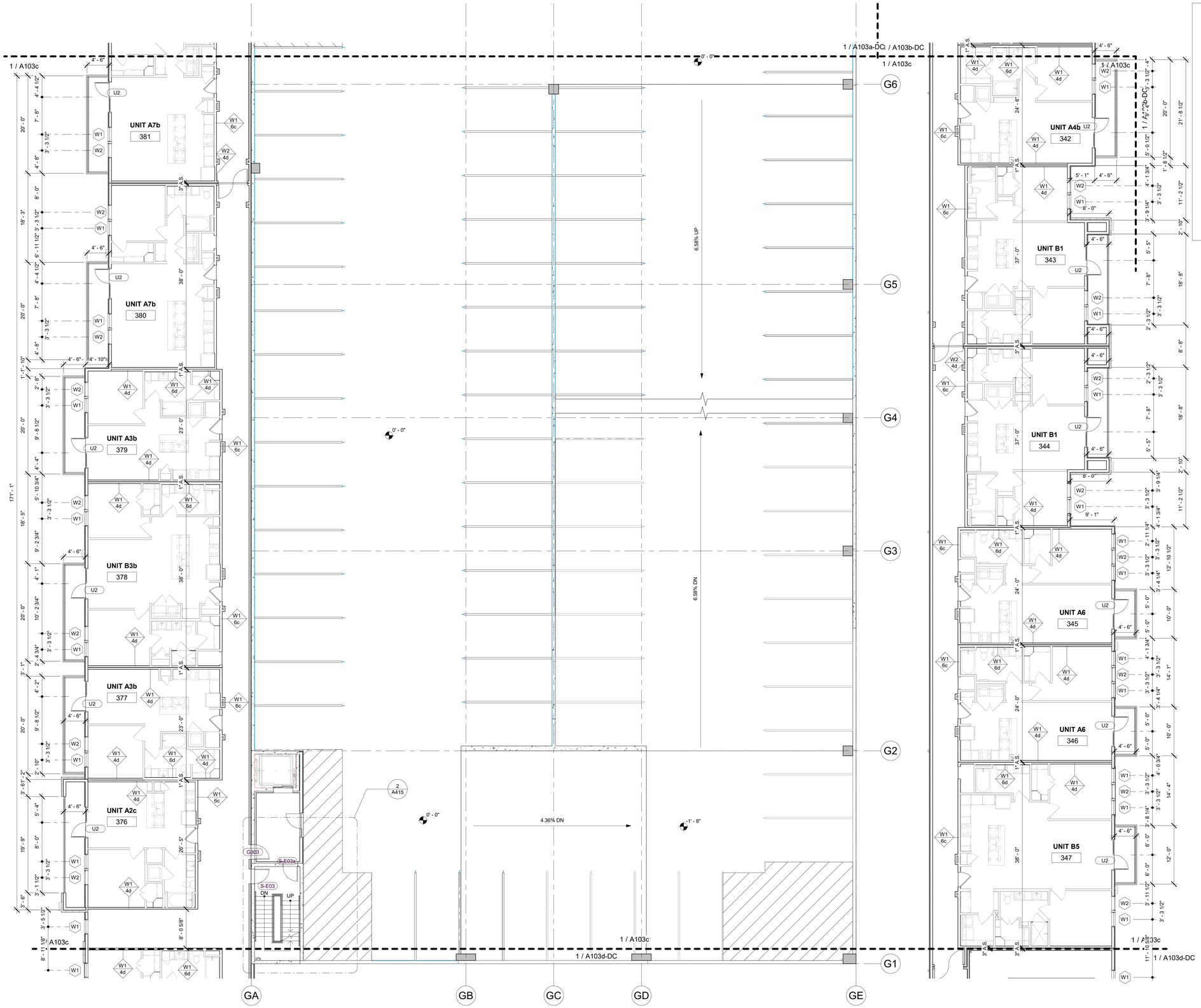
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 3 Partial Plan C

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

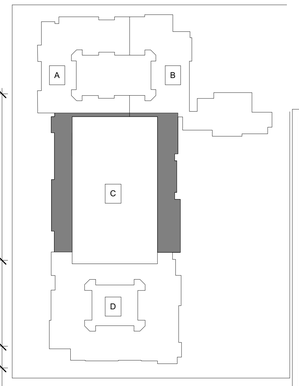
A103c

2/10/2022 11:26:43 AM



1 Level 3 Enlarged Floor Plan Dimension Control Part C
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

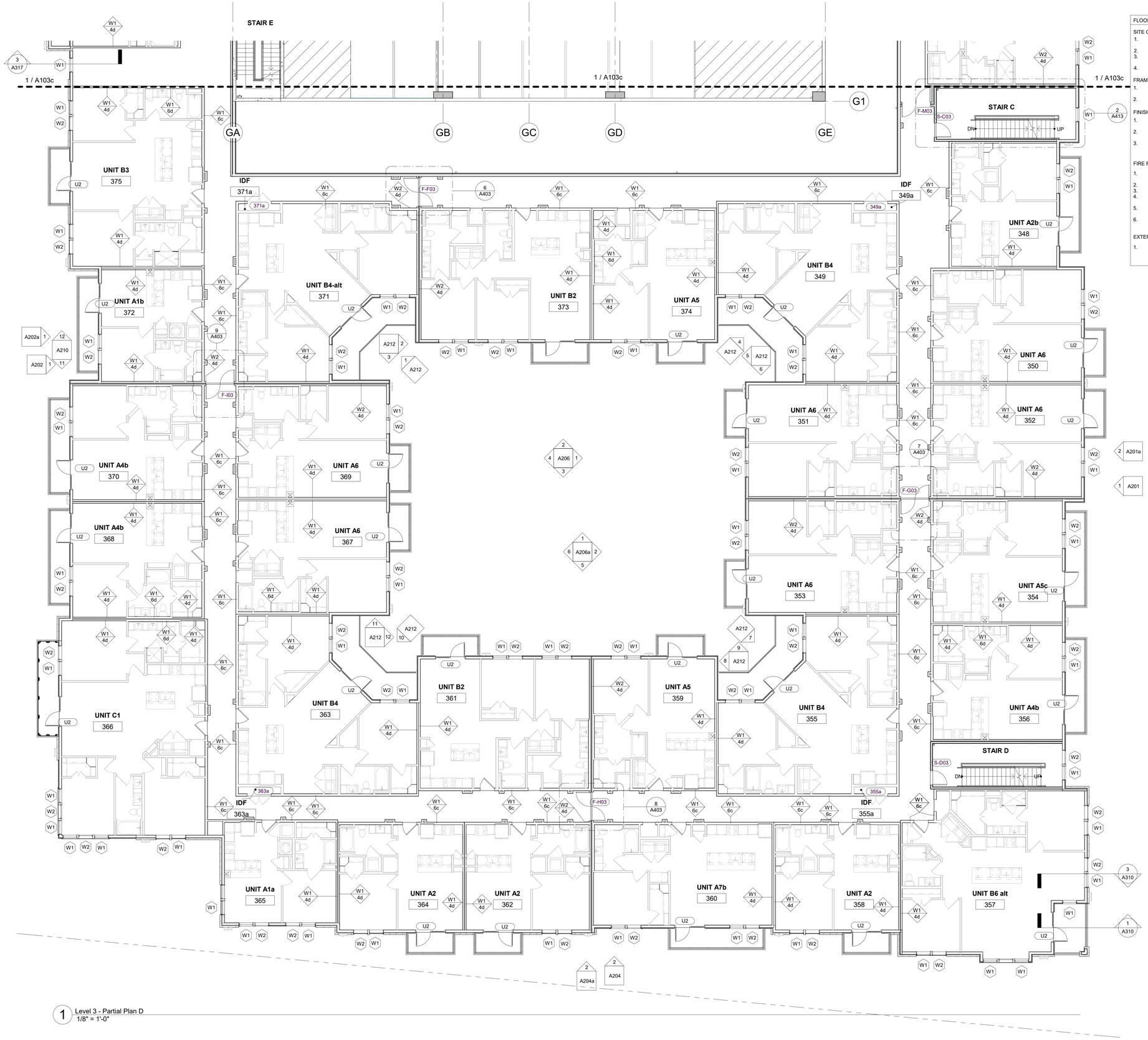
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 3 Partial Plan C - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A103c-DC

2/10/2022 11:34:49 AM



1 Level 3 - Partial Plan D
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

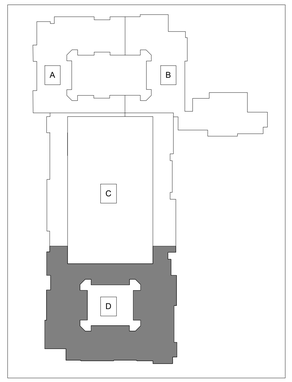
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

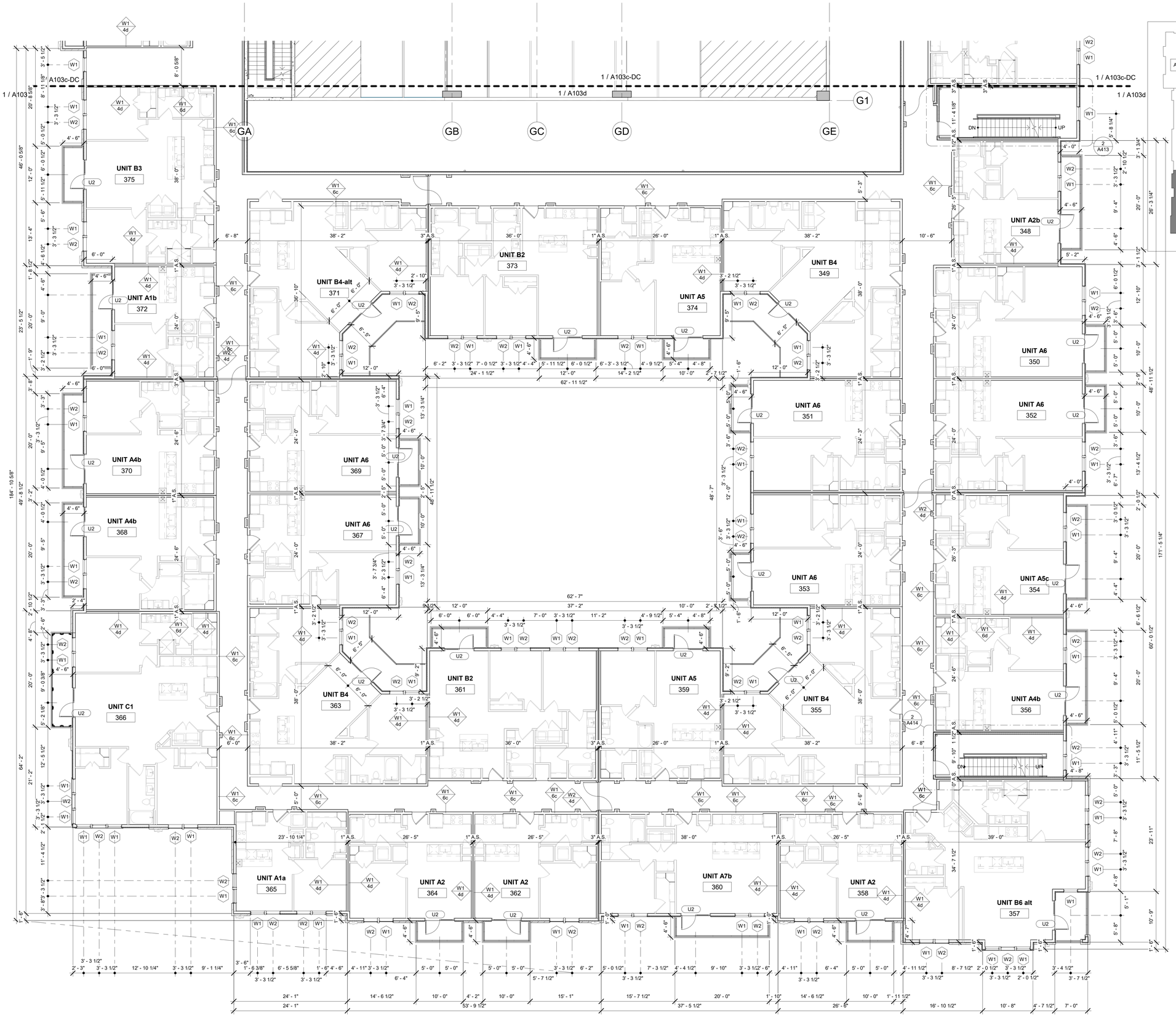
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 3 Partial Plan D

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

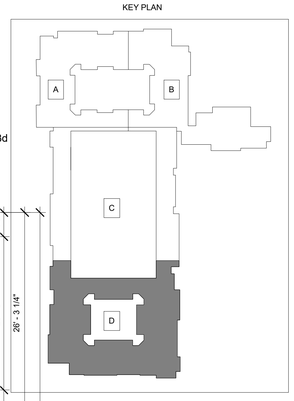
A103d

2/10/2022 11:27:20 AM



1 Level 3 Enlarged Floor Plan Dimension Control Part D
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

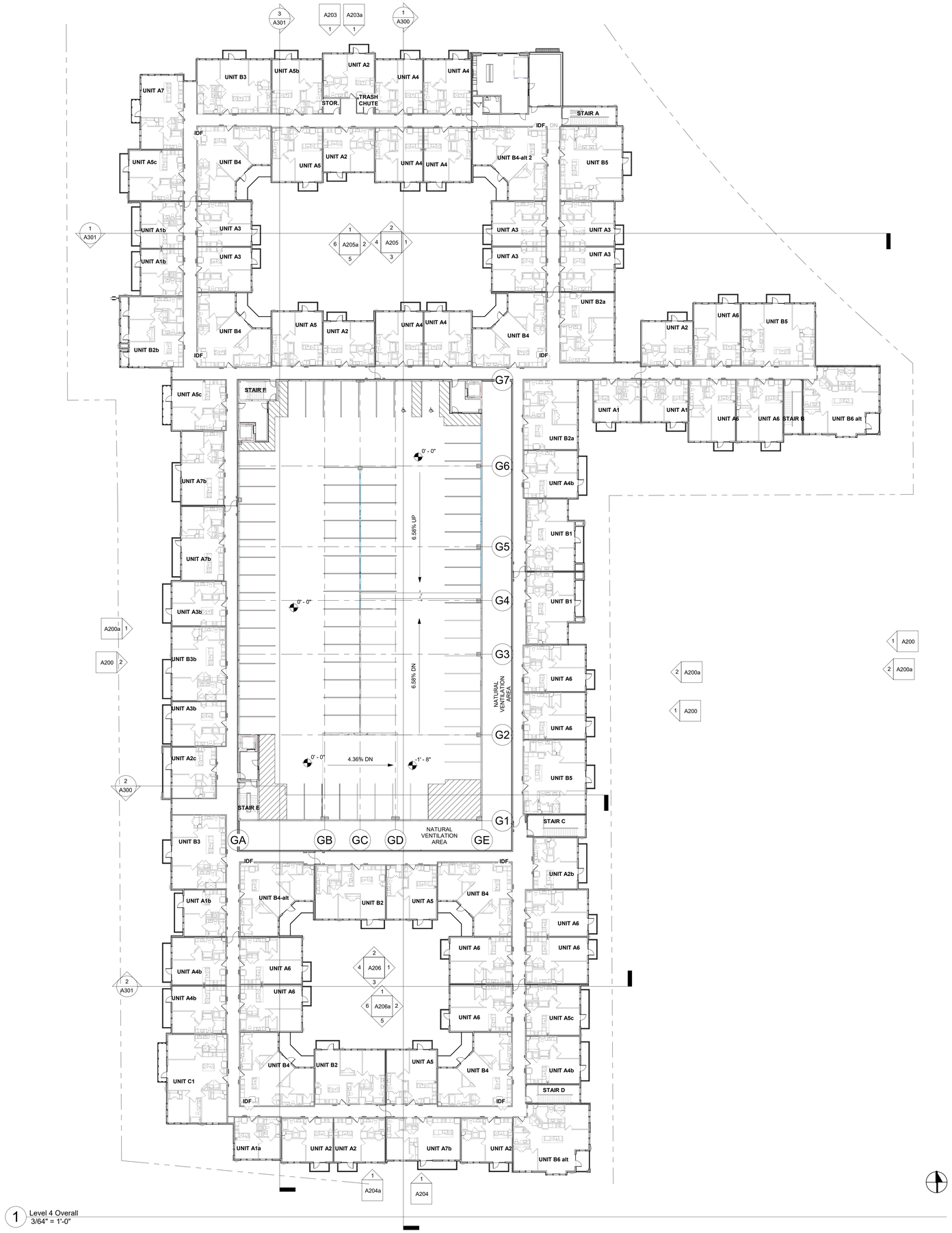
400 Probandt St.
San Antonio, Texas 78204

Level 3 Partial Plan D - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A103d-DC

2/10/2022 11:35:36 AM



1 Level 4 Overall
3/64" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

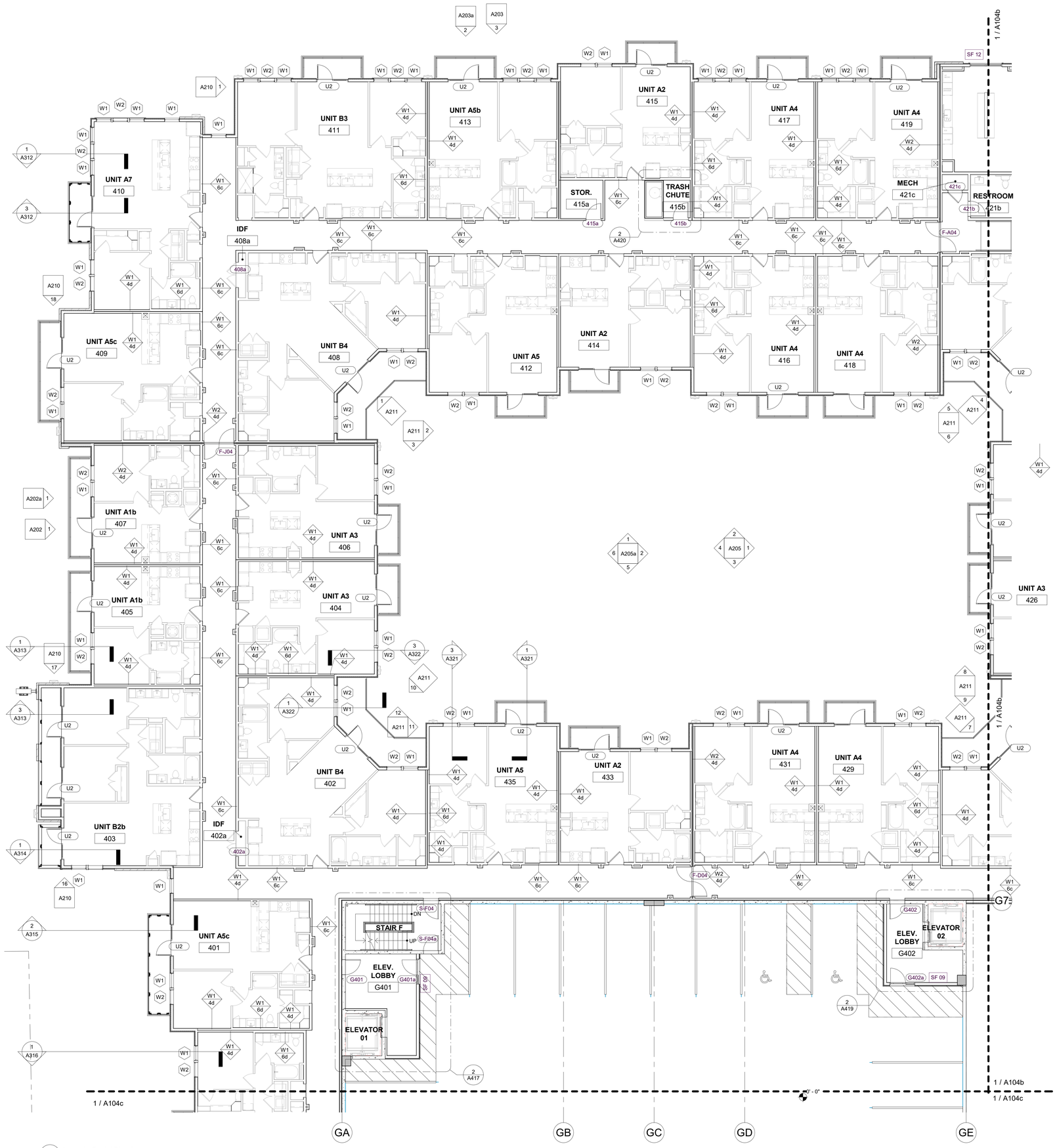
400 Probandt St.
San Antonio, Texas 78204

Level 4 Plan Overall

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A104

2/10/2022 11:28:19 AM



1 Level 4 - Partial Plan A
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

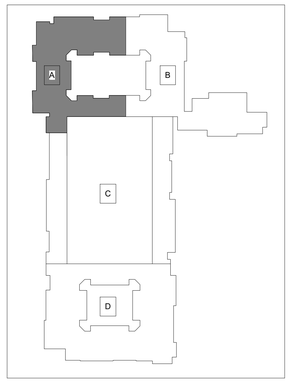
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

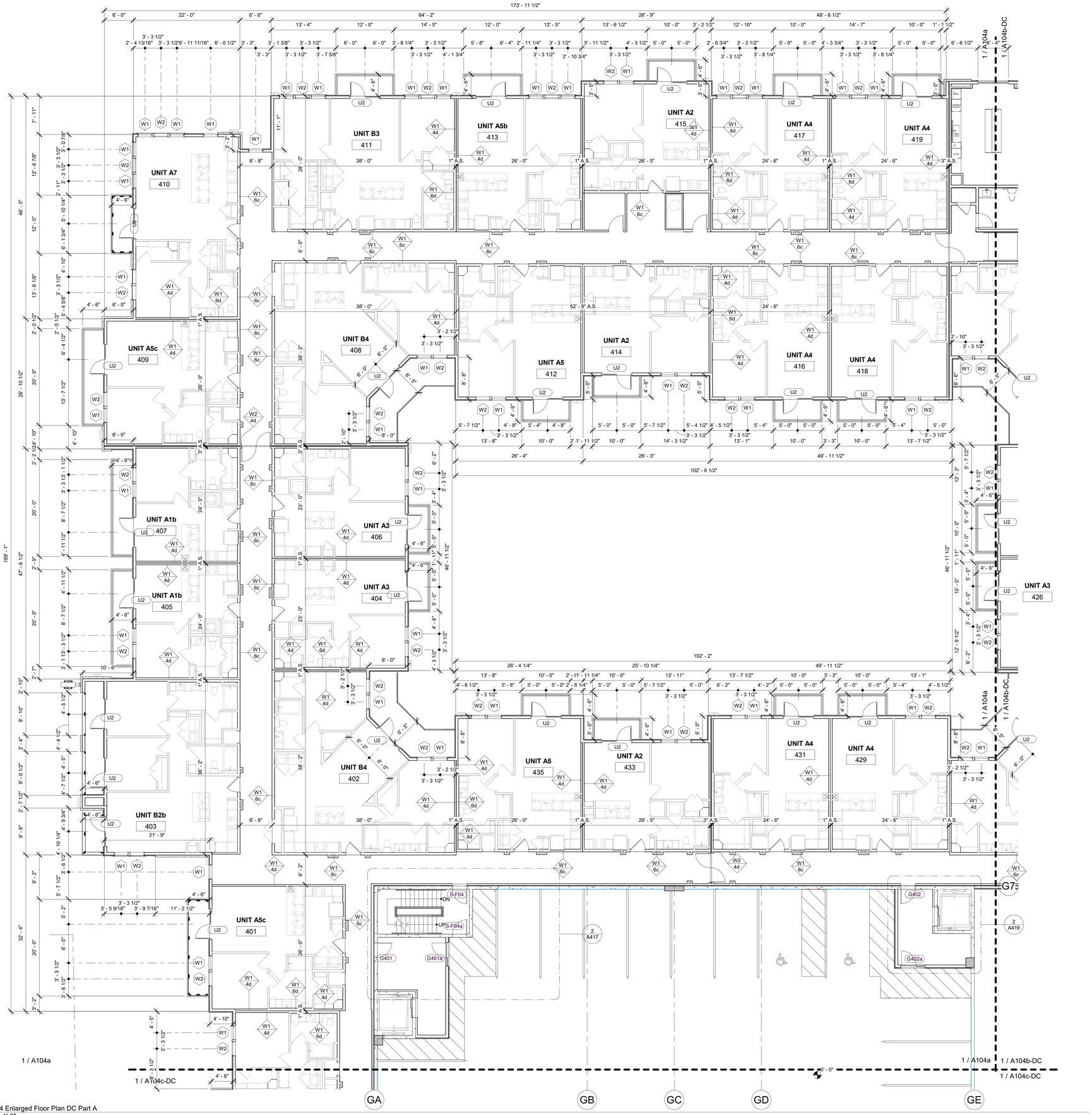
400 Probandt St.
San Antonio, Texas 78204

Level 4 Partial Plan A

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

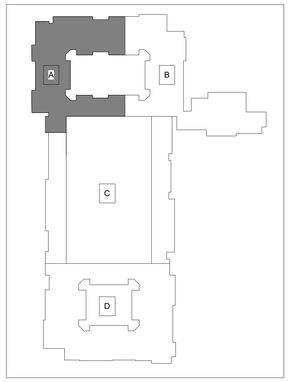
A104a

2/10/2022 11:28:42 AM



1 Level 4 Enlarged Floor Plan DC Part A
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

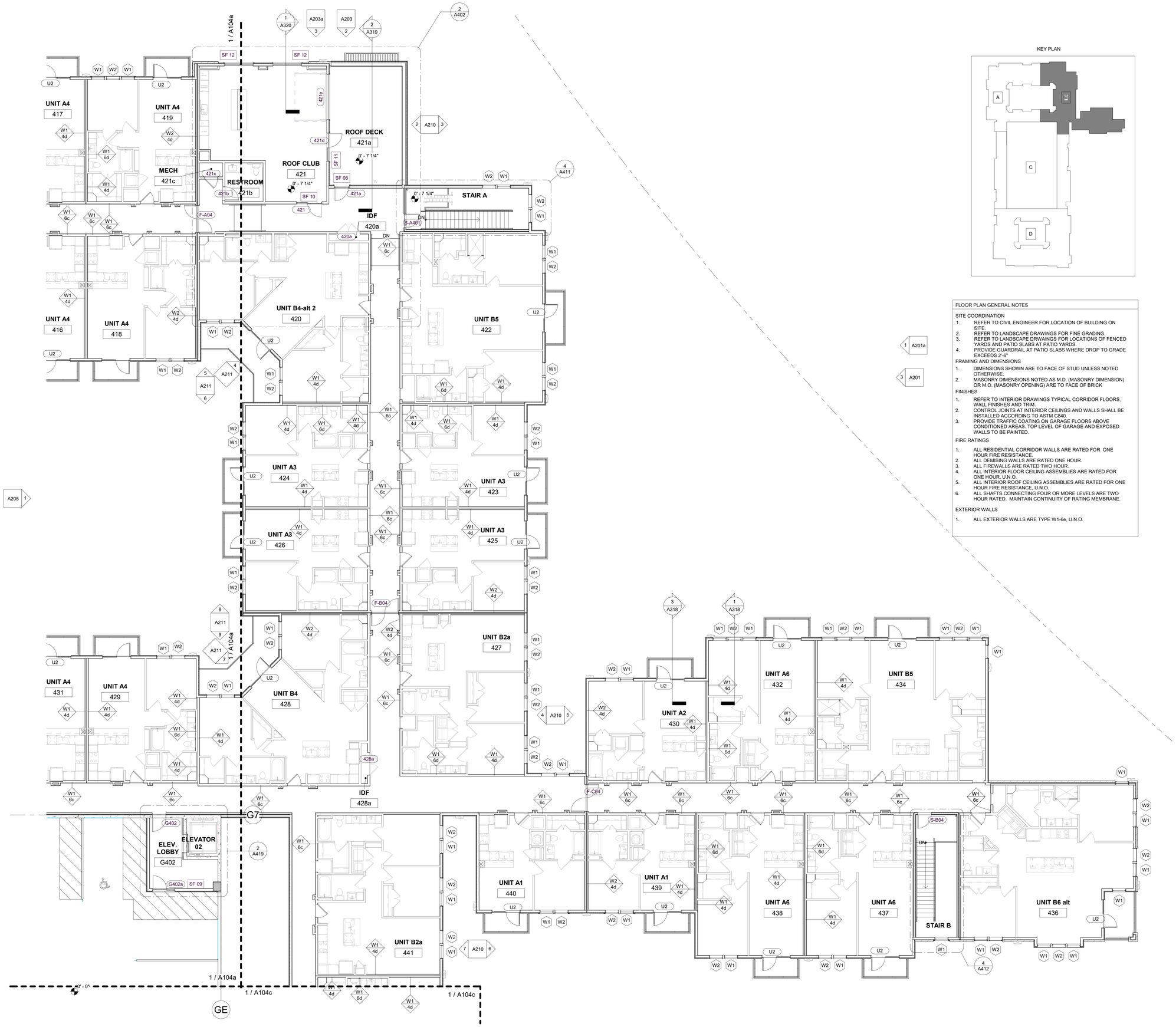
400 Probandt St.
San Antonio, Texas 78204

Level 4 Partial Plan A - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A104a-DC

2/10/2022 11:36:06 AM



1 Level 4 - Partial Plan B
1/8" = 1'-0"

KEY PLAN

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRAWINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

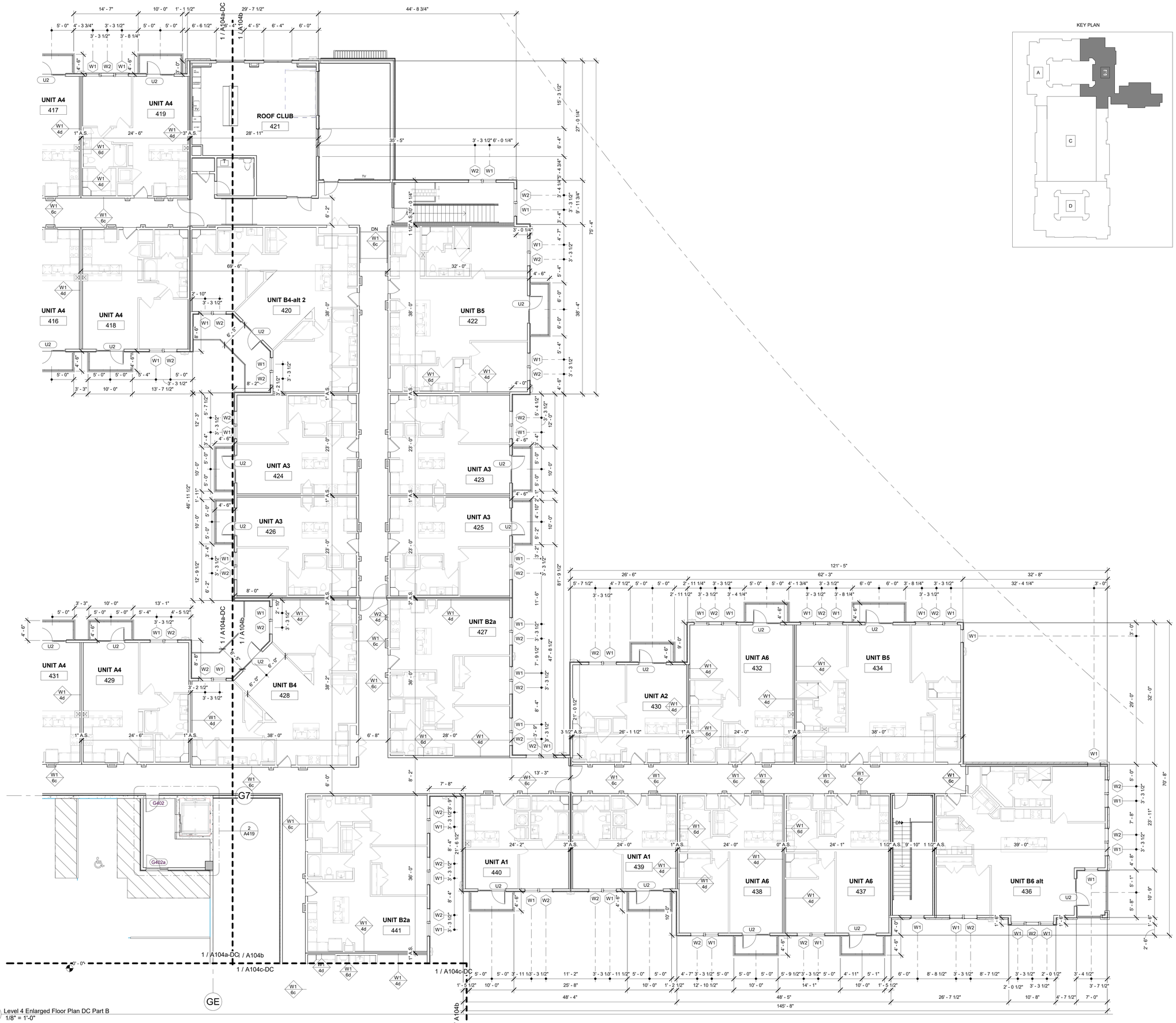
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 4 Partial Plan B

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A104b

2/10/2022 11:29:25 AM



1 Level 4 Enlarged Floor Plan DC Part B
1/8" = 1'-0"

KEY PLAN

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

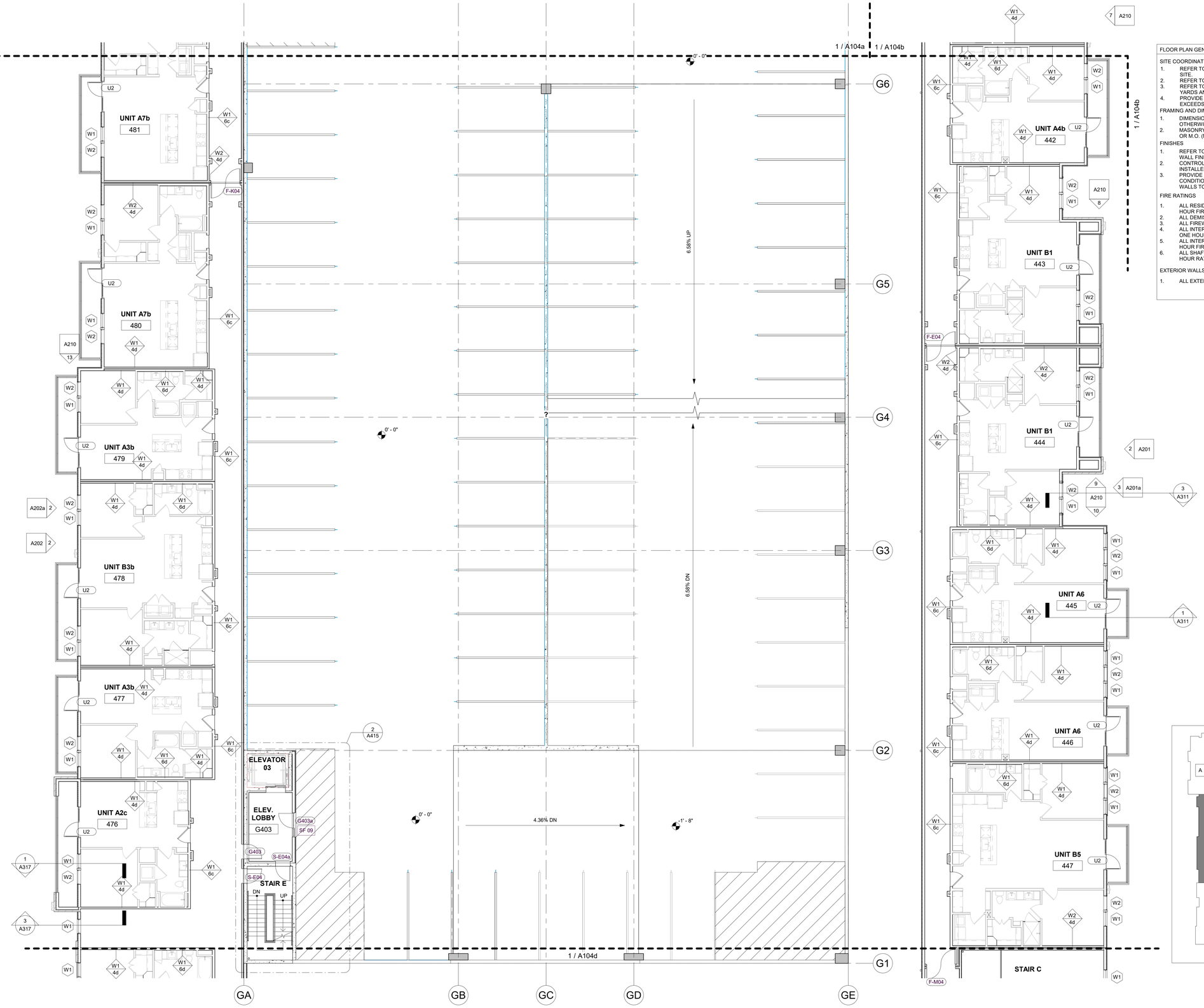
400 Probandt St.
San Antonio, Texas 78204

Level 4 Partial Plan B - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A104b-DC

2/10/2022 11:36:24 AM



1 Level 4 - Partial Plan C
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6"

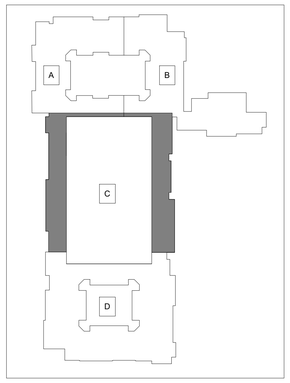
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

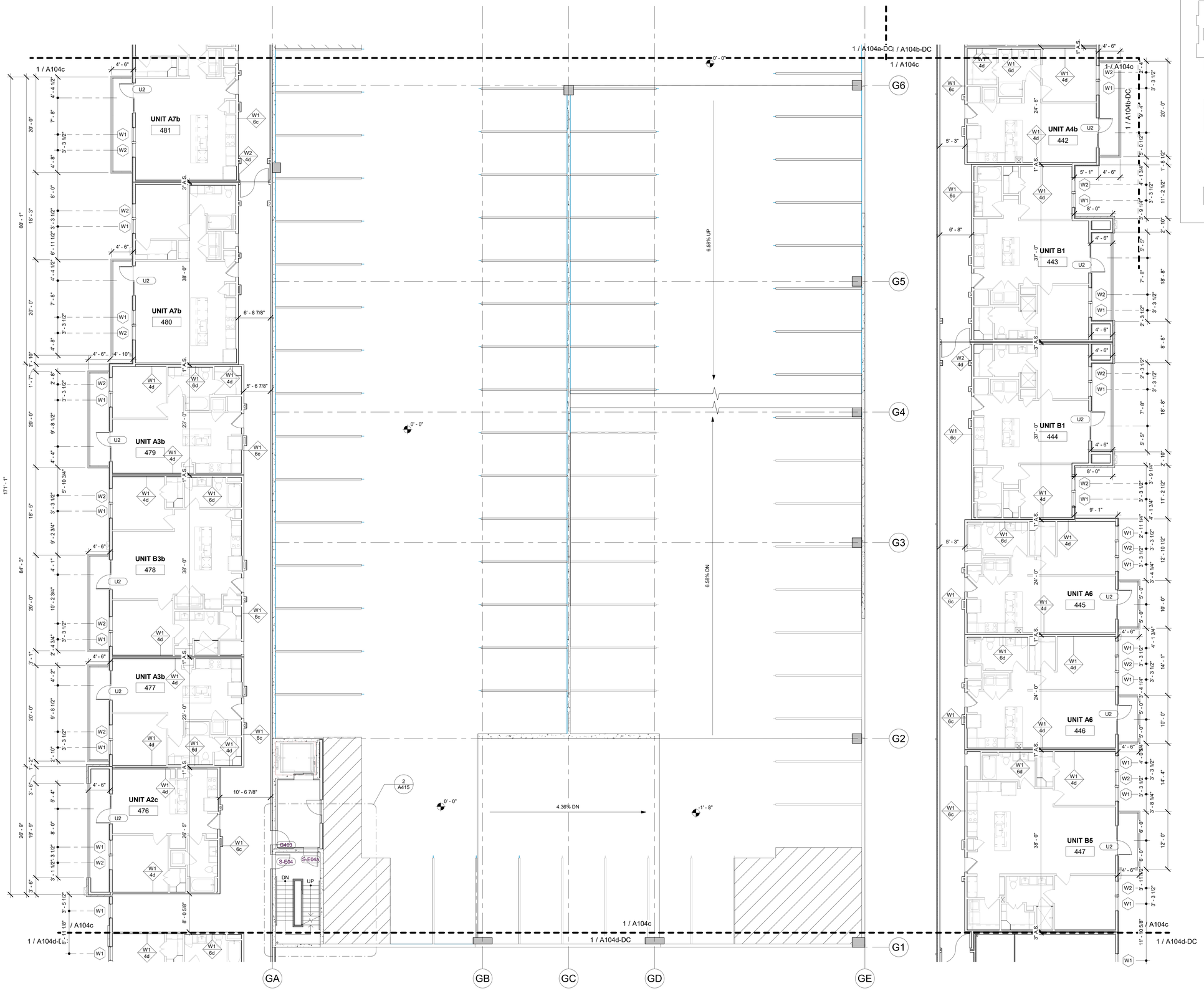
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 4 Partial Plan C

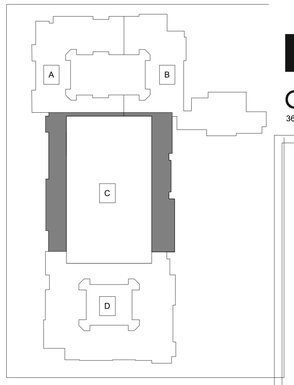
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A104c

2/10/2022 11:30:00 AM



KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

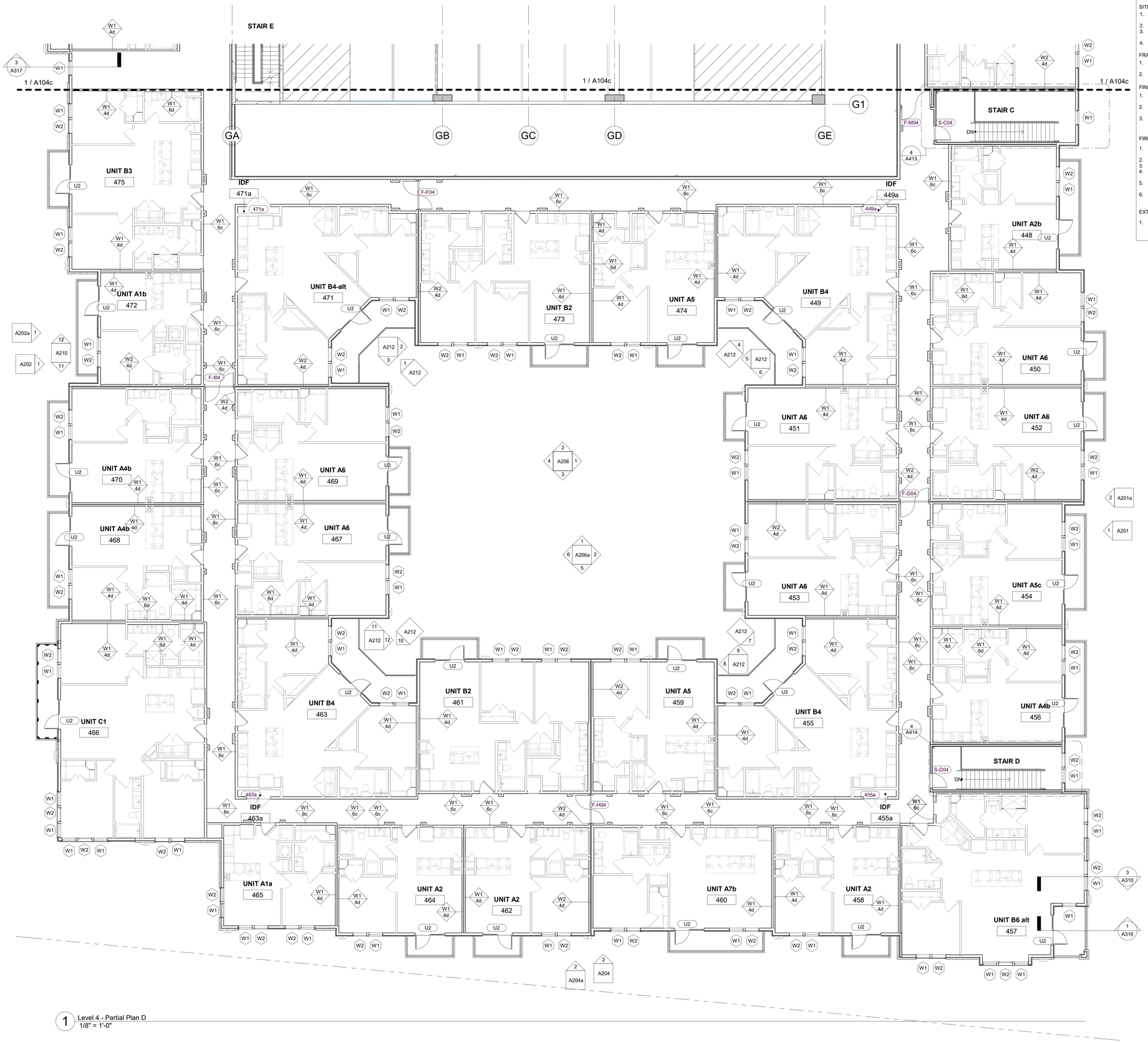
Level 4 Partial Plan C - DC

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A104c-DC

2/10/2022 11:36:39 AM

1 Level 4 Enlarged Floor Plan DC Part C
1/8" = 1'-0"



1 Level 4 - Partial Plan D
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

SITE COORDINATION
1. REFER TO CIVIL ENGINEER FOR LOCATION OF BUILDING ON SITE.
2. REFER TO LANDSCAPE DRAWINGS FOR FINE GRADING.
3. REFER TO LANDSCAPE DRWAINGS FOR LOCATIONS OF FENCED YARDS AND PATIO SLABS AT PATIO YARDS.
4. PROVIDE GUARDRAIL AT PATIO SLABS WHERE DROP TO GRADE EXCEEDS 2'-6".

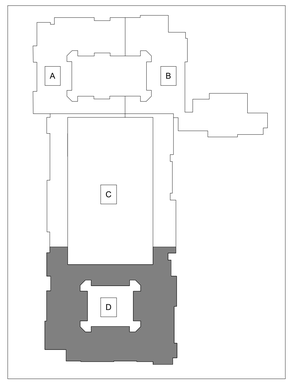
FRAMING AND DIMENSIONS
1. DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. MASONRY DIMENSIONS NOTED AS M.D. (MASONRY DIMENSION) OR M.O. (MASONRY OPENING) ARE TO FACE OF BRICK

FINISHES
1. REFER TO INTERIOR DRAWINGS TYPICAL CORRIDOR FLOORS, WALL FINISHES AND TRIM.
2. CONTROL JOINTS AT INTERIOR CEILINGS AND WALLS SHALL BE INSTALLED ACCORDING TO ASTM C840.
3. PROVIDE TRAFFIC COATING ON GARAGE FLOORS ABOVE CONDITIONED AREAS. TOP LEVEL OF GARAGE AND EXPOSED WALLS TO BE PAINTED.

FIRE RATINGS
1. ALL RESIDENTIAL CORRIDOR WALLS ARE RATED FOR ONE HOUR FIRE RESISTANCE.
2. ALL DEMISING WALLS ARE RATED ONE HOUR.
3. ALL FIREWALLS ARE RATED TWO HOUR.
4. ALL INTERIOR FLOOR CEILING ASSEMBLIES ARE RATED FOR ONE HOUR, U.N.O.
5. ALL INTERIOR ROOF CEILING ASSEMBLIES ARE RATED FOR ONE HOUR FIRE RESISTANCE, U.N.O.
6. ALL SHAFTS CONNECTING FOUR OR MORE LEVELS ARE TWO HOUR RATED. MAINTAIN CONTINUITY OF RATING MEMBRANE.

EXTERIOR WALLS
1. ALL EXTERIOR WALLS ARE TYPE W1-6e, U.N.O.

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

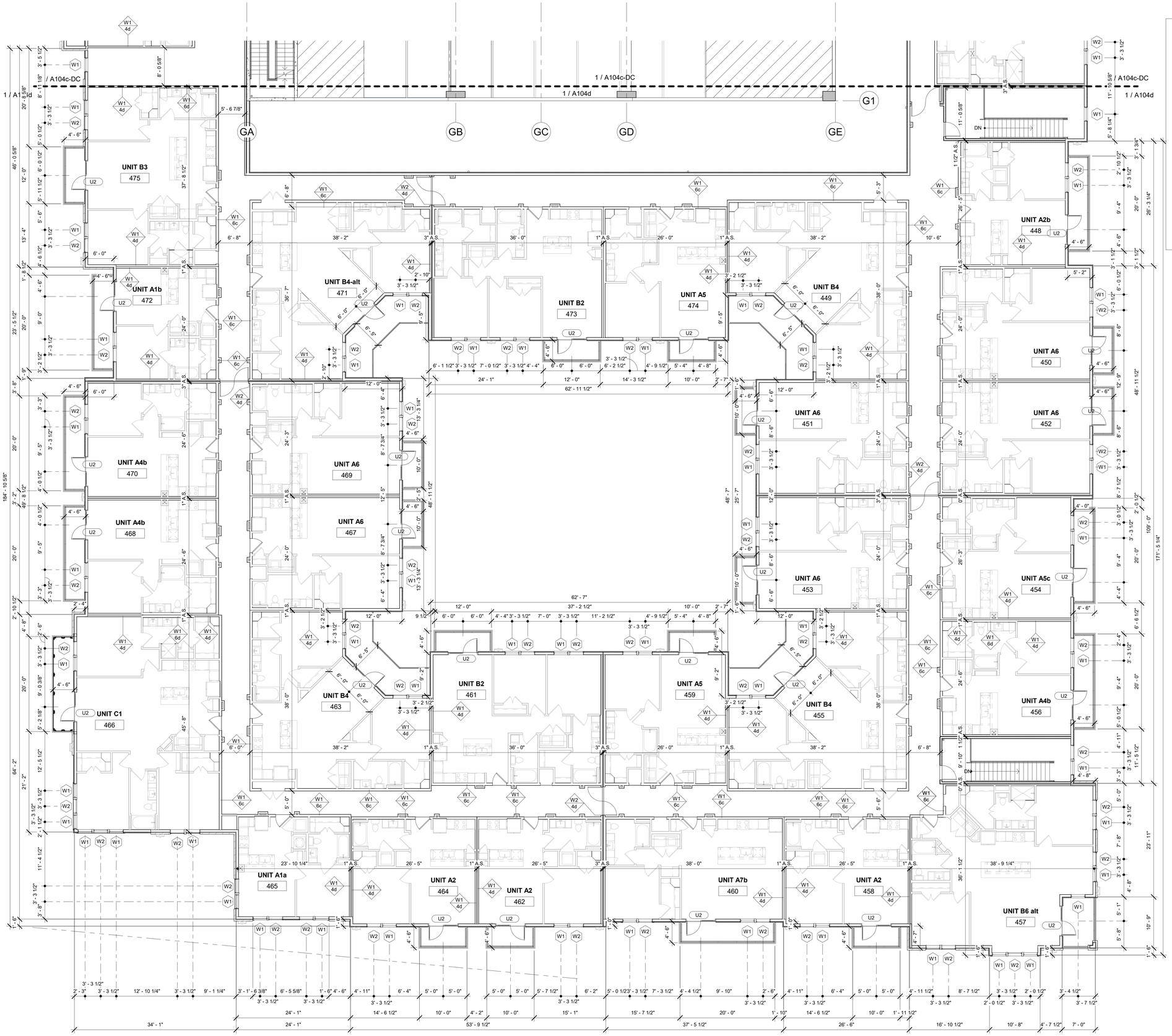
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 4 - Partial Plan D

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

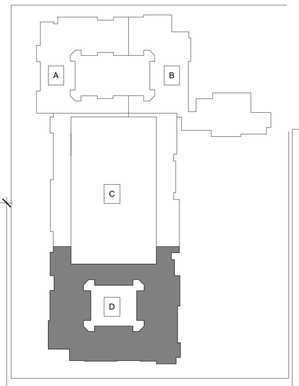
A104d

2/10/2022 11:30:37 AM



1 Level 4 Enlarged Floor Plan DC Part D
1/8" = 1'-0"

KEY PLAN



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT FRANCIS D'AGOSTINO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

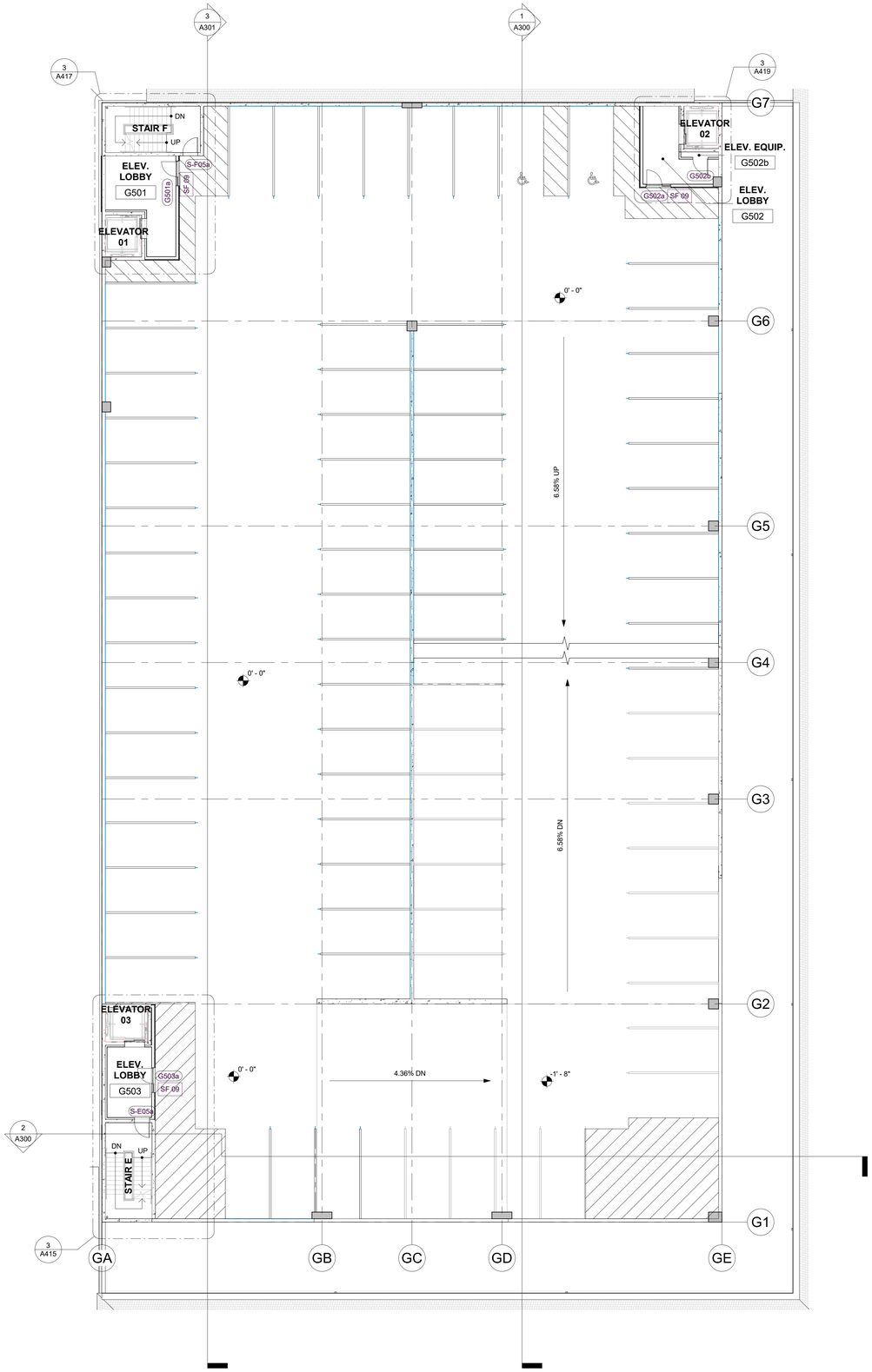
400 Probandt St.
San Antonio, Texas 78204

Level 4 - Partial Plan D - DC

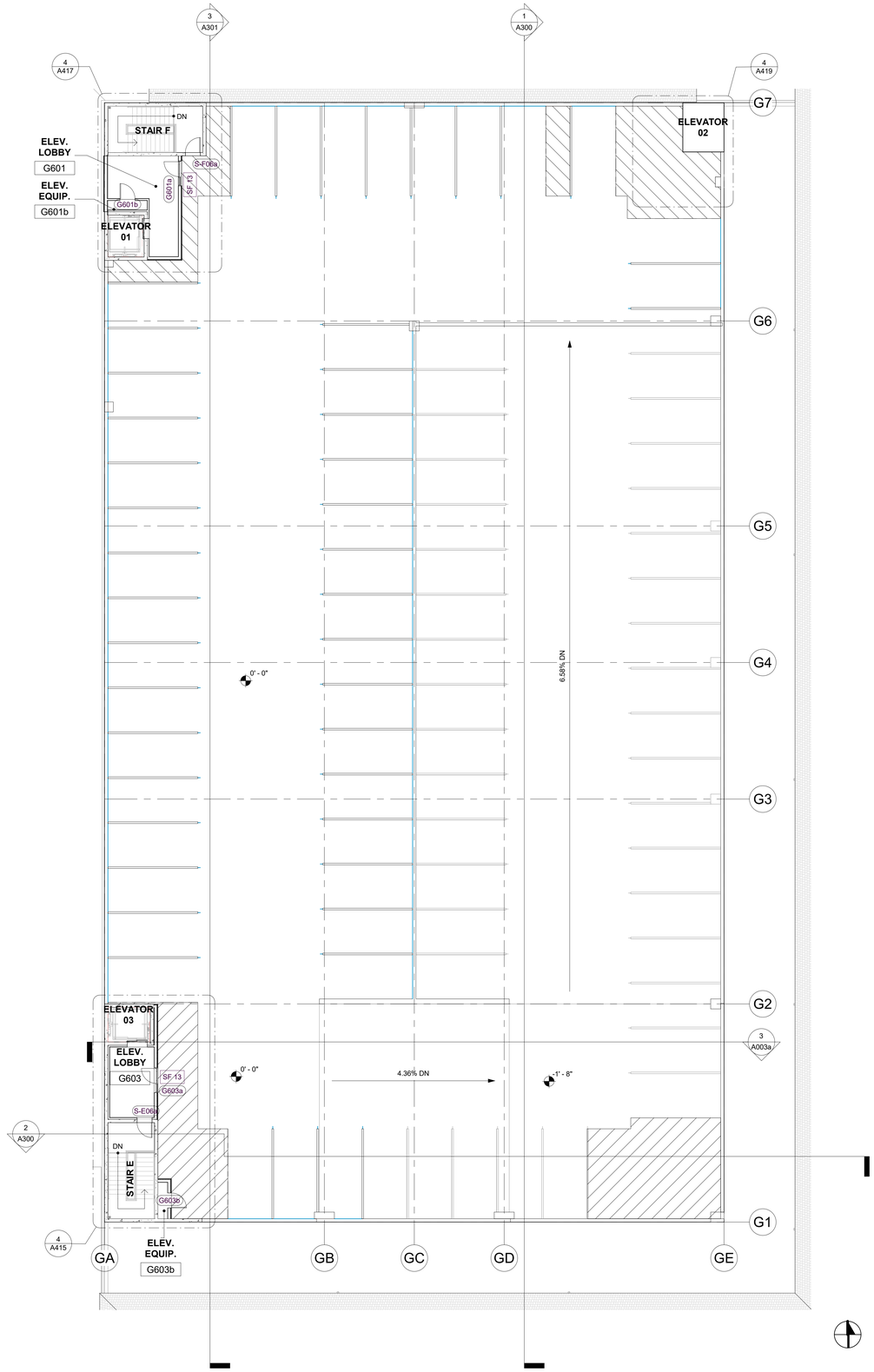
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A104d-DC

2/10/2022 11:37:01 AM



1 Level 5 Garage Overall
3/32" = 1'-0"



2 Level 6 Garage Overall
3/32" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

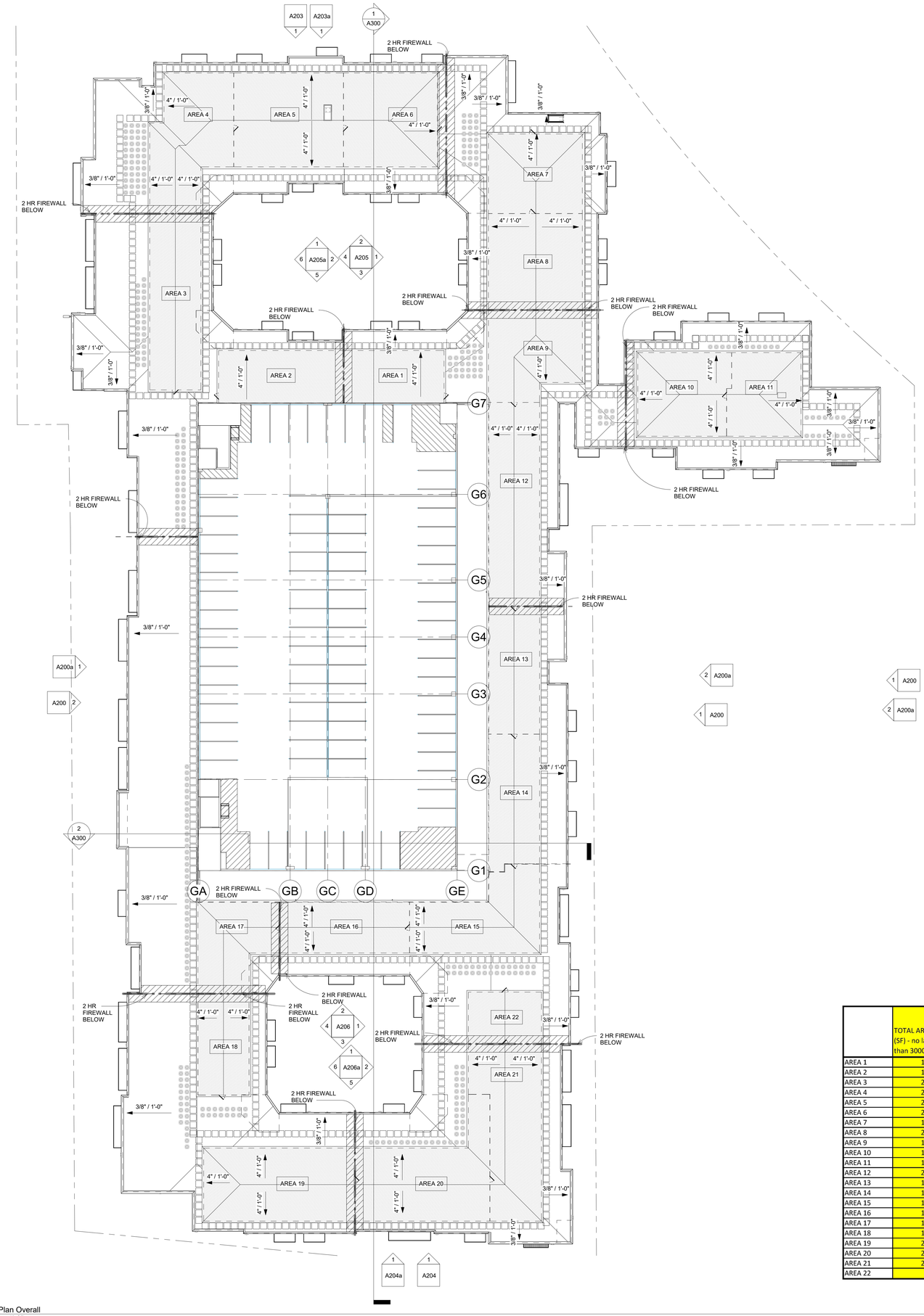
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 5 and 6 Garage Plans

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A105

2/10/2022 11:38:29 AM



1 Roof Plan Overall
3/64" = 1'-0"

ROOF PLAN GENERAL NOTES

CONSTRUCTION

1. ROOF FRAMING SHALL BE ENGINEERED WOOD TRUSS WITH ENGINEERED WOOD TRUSS WITH OUTRIGGERS FOR ROOF OVERHANGS.
2. ROOF MEMBRANE SHALL BE 60MIL TPO TYPICAL, WHITE.
3. FLAT ROOF SHALL BE INSULATED WITH 3" OF POLYISO RIGID INSULATION ABOVE DECK AND R38 BATT INSULATION WITHIN ROOF TRUSS SYSTEM, U.N.O..

DIMENSIONS

1. DIMENSIONS SHOWN ARE FROM EXTERIOR FACE OF STUD AT WALL BELOW TO BACK OF FASCIA BOARD, UNLESS NOTED OTHERWISE

VENTILATION

1. FLAT ROOF IS NOT REQUIRED TO BE VENTILATED BASED ON PROVISION OF INSULATION ABOVE DECK, PER THE 2018 IBC SECTION 1202.3.
2. VENTILATION OF ATTIC SPACE SHALL MEET 2018 IBC SECTION 1202.2.1 WITH LOCAL AMENDMENTS.
3. RIDGE VENT CALCULATIONS BASED ON 18" S.I. PER LINEAR FOOT.
4. ROOF VENT BASED ON 65" S.I. PER LINEAR FOOT.
5. SOFFIT VENT BASED ON VINYL SOFFIT LINEAR VENT WITH 18.8" S.I. FREE AREA PER LINEAR FOOT.
6. A MINIMUM OF 50% OF TOTAL REQUIRED NET FREE VENT AREA MUST BE PROVIDED AT LEAST 36" ABOVE EAVE OR SOFFIT VENTS.

DRAINAGE

1. ALL ROOF SURFACES SHALL SLOPE POSITIVELY TO DRAINS, OR ROOF EDGES
2. WHERE GUTTERS ARE PROVIDED, SLOPE TO PROVIDE POSITIVE DRAINAGE TO DOWNSPOUT CONNECTION. GUTTERS SHALL BE 5" PREFINISHED BOX GUTTER
3. DOWNSPOUTS SHALL BE 4" ROUND PREFINISHED METAL DOWNSPOUTS. PROVIDE .019 TYPICAL AND .024 AT LOWEST 2' ABOVE GRADE.
4. EMERGENCY OVERFLOW SHOULD BE DAYLIGHTED AND VISIBLE. REFER TO DETAIL 1/A561 FOR ADDITIONAL INFORMATION ON PRIMARY AND SECONDARY THRU-WALL SCUPPER CONDITIONS.

DRAFTSTOPPING

1. DRAFTSTOPPING, WHEN REQUIRED SHALL COMPLY WITH THE REQUIREMENTS AS NOTED BY 2018 IBC SECTION 718.4 AND 718.4.1 AND LOCAL AMENDMENTS.
2. GC MAY OMIT DRAFTSTOPPING, IN BUILIDNGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 IBC SECTION 903.3.1.1., PROVIDED THAT AUTOMATIC SPRINKLER ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE THE DRAFTSTOPPING IS BEING OMITTED, AS NOTED BY 2018 IBC SECTION 718.4 EXCEPTION.
3. OPENING STHROUGH DRAFTSTOPPING SHALL COMPLY WITH 2018 IBC SECTION 718.4.1.1.

LEGEND

- WALKWAY PADS ON TPO ROOF MEMBRANE
- D.S. DOWNSPOUT
- FIREWALL BELOW - NO OPENINGS SHALL BE WITHIN 4'-0" FROM WALL
- FIRE RETARDANT TREATED WOOD OR 5/8" TYPE X GYP BOARD - 4'-0" ON BOTH SIDES OF THE FIREWALL
- ROOF CRICKET - PROVIDE POSITIVE SLOPE TO DRAIN. SLOPE 1/2" PER FOOT.

	TOTAL AREA (SF) - no larger than 3000sf	TOTAL AREA (SQ IN)	TOTAL MIN. REQUIRED NET FREE VENT AREA (SQ IN)	ROOF AND OR RIDGE VENT REQUIRED (SQ IN)	RIDGE VENT LENGTH (FT)	RIDGE VENT PROVIDED (SQ IN)	# ROOF VENTS PROVIDED	ROOF VENT PROVIDED (SQ IN)	SOFFIT VENT LENGTH (FT)	SOFFIT VENT PROVIDED (SQ. IN PER FT)	TOTAL NET FREE VENT AREA PROVIDED (SQ IN)
AREA 1	1,207	173,801	1159	579	0.0	0	9	585	32	601.6	1187
AREA 2	1,505	216,720	1445	722	0.0	0	12	780	40	752	1532
AREA 3	2,066	297,504	1983	992	56.0	1008	0	0	54	1015.2	2023
AREA 4	2,193	315,792	2105	1053	60.0	1080	0	0	56	1052.8	2133
AREA 5	2,363	340,272	2268	1134	50.0	900	4	260	60	1128	2288
AREA 6	2,021	291,024	1940	970	48.0	864	2	130	52	977.6	1972
AREA 7	1,716	247,104	1647	824	15.0	270	9	585	44	827.2	1682
AREA 8	2,074	298,656	1991	996	45.0	810	3	195	53	996.4	2001
AREA 9	1,792	258,048	1720	860	32.0	576	5	325	46	864.8	1766
AREA 10	1,745	251,280	1675	838	22.0	396	7	455	45	846	1697
AREA 11	1,386	199,584	1331	665	15.0	270	6	390	36	676.8	1337
AREA 12	2,393	344,592	2297	1149	64.0	1152	0	0	62	1165.6	2318
AREA 13	1,497	215,568	1437	719	40.0	720	0	0	40	752	1472
AREA 14	1,550	223,200	1488	744	42.0	756	0	0	40	752	1508
AREA 15	1,938	279,072	1860	930	52.0	936	0	0	50	940	1876
AREA 16	1,521	219,024	1460	730	42.0	756	0	0	40	752	1508
AREA 17	1,432	206,208	1375	687	38.0	684	0	0	38	714.4	1398
AREA 18	1,187	170,928	1140	570	32.0	576	0	0	30	564	1140
AREA 19	2,533	364,752	2432	1216	52.0	936	5	325	64	1203.2	2464
AREA 20	2,521	363,024	2420	1210	62.0	1116	2	130	64	1203.2	2449
AREA 21	2,340	336,960	2246	1123	64.0	1152	0	0	60	1128	2280
AREA 22	866	124,704	831	416	24.0	432	0	0	24	451.2	883

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO JR. 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

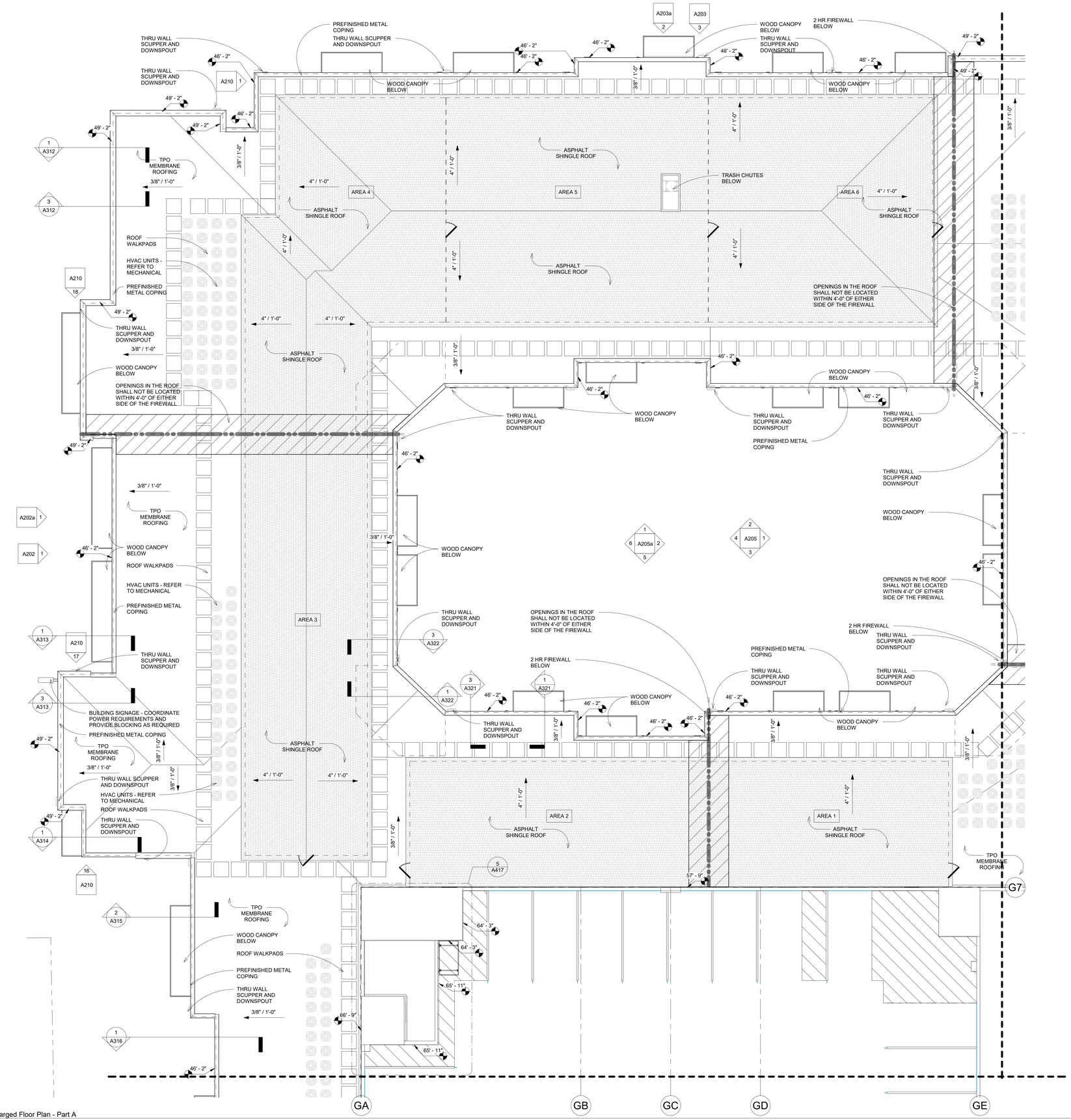
400 Probandt St.
San Antonio, Texas 78204

Roof Plan Overall

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

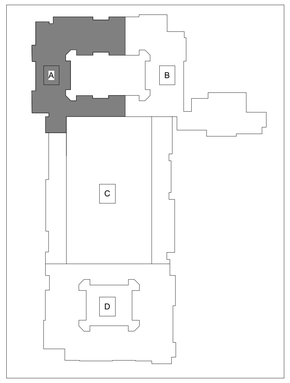
A106

2/10/2022 11:39:42 AM



1 Roof Plan Enlarged Floor Plan - Part A
1/8" = 1'-0"

KEY PLAN



ROOF PLAN GENERAL NOTES

CONSTRUCTION
1. ROOF FRAMING SHALL BE ENGINEERED WOOD TRUSS WITH ENGINEERED WOOD TRUSS WITH OUTRIGGERS FOR ROOF OVERHANGS.
2. ROOF MEMBRANE SHALL BE 60MIL TPO TYPICAL, WHITE.
3. FLAT ROOF SHALL BE INSULATED WITH 3" OF POLYISO RIGID INSULATION ABOVE DECK AND R38 BATT INSULATION WITHIN ROOF TRUSS SYSTEM, U.N.O..

DIMENSIONS
1. DIMENSIONS SHOWN ARE FROM EXTERIOR FACE OF STUD AT WALL BELOW TO BACK OF FASCIA BOARD, UNLESS NOTED OTHERWISE

VENTILATION
1. FLAT ROOF IS NOT REQUIRED TO BE VENTILATED BASED ON PROVISION OF INSULATION ABOVE DECK, PER THE 2018 IBC SECTION 1202.3.
2. VENTILATION OF ATTIC SPACE SHALL MEET 2018 IBC SECTION 1202.2.1 WITH LOCAL AMENDMENTS.
3. RIDGE VENT CALCULATIONS BASED ON 18" S.I. PER LINEAR FOOT.
4. ROOF VENT BASED ON 65" S.I. PER LINEAR FOOT.
5. SOFFIT VENT BASED ON VINYL SOFFIT LINEAR VENT WITH 18.8" S.I. FREE AREA PER LINEAR FOOT.
6. A MINIMUM OF 50% OF TOTAL REQUIRED NET FREE VENT AREA MUST BE PROVIDED AT LEAST 36" ABOVE EAVE OR SOFFIT VENTS.

DRAINAGE
1. ALL ROOF SURFACES SHALL SLOPE POSITIVELY TO DRAINS, OR ROOF EDGES
2. WHERE GUTTERS ARE PROVIDED, SLOPE TO PROVIDE POSITIVE DRAINAGE TO DOWNSPOUT CONNECTION. GUTTERS SHALL BE 5" PREFINISHED BOX GUTTER
3. DOWNSPOUTS SHALL BE 4" ROUND PREFINISHED METAL DOWNSPOUTS. PROVIDE .019 TYPICAL AND .024 AT LOWEST 2' ABOVE GRADE.
4. EMERGENCY OVERFLOW SHOULD BE DAYLIGHTED AND VISIBLE. REFER TO DETAIL 1/A561 FOR ADDITIONAL INFORMATION ON PRIMARY AND SECONDARY THRU-WALL SCUPPER CONDITIONS.

DRAFTSTOPPING
1. DRAFTSTOPPING, WHEN REQUIRED SHALL COMPLY WITH THE REQUIREMENTS AS NOTED BY 2018 IBC SECTION 718.4 AND 718.4.1 AND LOCAL AMENDMENTS.
2. GC MAY OMIT DRAFTSTOPPING, IN BUILIDNGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 IBC SECTION 903.3.1.1, PROVIDED THAT AUTOMATIC SPRINKLER ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE THE DRAFTSTOPPING IS BEING OMITTED, AS NOTED BY 2018 IBC SECTION 718.4 EXCEPTION.
3. OPENING STHROUGH DRAFTSTOPPING SHALL COMPLY WITH 2018 IBC SECTION 718.4.1.1.

LEGEND

	WALKWAY PADS ON TPO ROOF MEMBRANE
D.S.	DOWNSPOUT
	FIREWALL BELOW - NO OPENINGS SHALL BE WITHIN 4'-0" FROM WALL
	FIRE RETARDANT TREATED WOOD OR 5/8" TYPE X GYP BOARD - 4'-0" ON BOTH SIDES OF THE FIREWALL
	ROOF CRICKET - PROVIDE POSITIVE SLOPE TO DRAIN. SLOPE 1/2" PER FOOT.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

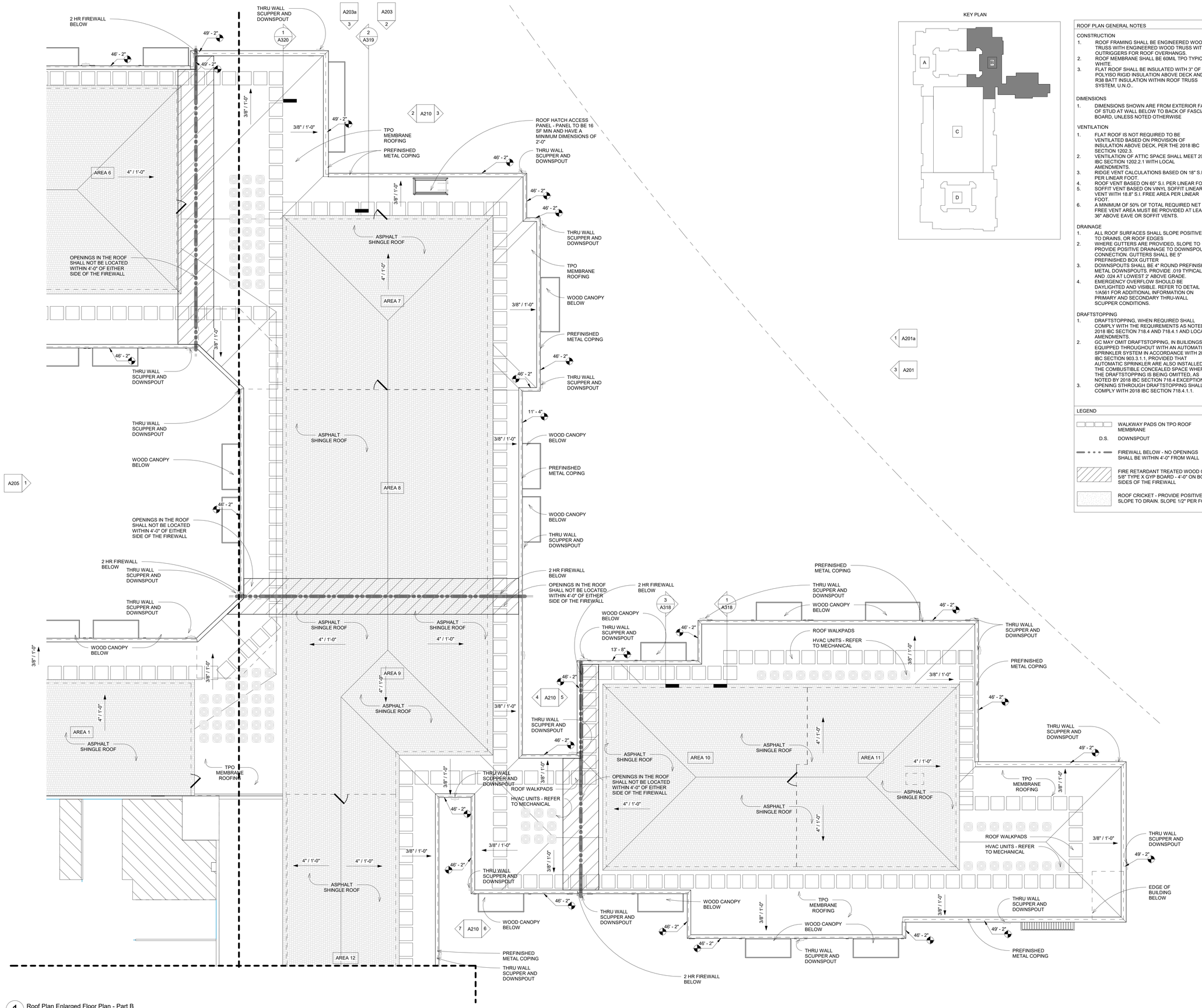
400 Probandt St.
San Antonio, Texas 78204

Roof Partial Plan A

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A106a

2/10/2022 11:40:17 AM



1 Roof Plan Enlarged Floor Plan - Part B
1/8" = 1'-0"

KEY PLAN

ROOF PLAN GENERAL NOTES

CONSTRUCTION

1. ROOF FRAMING SHALL BE ENGINEERED WOOD TRUSS WITH ENGINEERED WOOD TRUSS WITH OUTRIGGERS FOR ROOF OVERHANGS.
2. ROOF MEMBRANE SHALL BE 60MIL TPO TYPICAL, WHITE.
3. FLAT ROOF SHALL BE INSULATED WITH 3" OF POLYISO RIGID INSULATION ABOVE DECK AND R38 BATT INSULATION WITHIN ROOF TRUSS SYSTEM, U.N.O..

DIMENSIONS

1. DIMENSIONS SHOWN ARE FROM EXTERIOR FACE OF STUD AT WALL BELOW TO BACK OF FASCIA BOARD, UNLESS NOTED OTHERWISE

VENTILATION

1. FLAT ROOF IS NOT REQUIRED TO BE VENTILATED BASED ON PROVISION OF INSULATION ABOVE DECK, PER THE 2018 IBC SECTION 1202.3.
2. VENTILATION OF ATTIC SPACE SHALL MEET 2018 IBC SECTION 1202.2.1 WITH LOCAL AMENDMENTS.
3. RIDGE VENT CALCULATIONS BASED ON 18" S.I. PER LINEAR FOOT.
4. ROOF VENT BASED ON 65" S.I. PER LINEAR FOOT.
5. SOFFIT VENT BASED ON VINYL SOFFIT LINEAR VENT WITH 18.8" S.I. FREE AREA PER LINEAR FOOT.
6. A MINIMUM OF 50% OF TOTAL REQUIRED NET FREE VENT AREA MUST BE PROVIDED AT LEAST 36" ABOVE EAVE OR SOFFIT VENTS.

DRAINAGE

1. ALL ROOF SURFACES SHALL SLOPE POSITIVELY TO DRAINS, OR ROOF EDGES
2. WHERE GUTTERS ARE PROVIDED, SLOPE TO PROVIDE POSITIVE DRAINAGE TO DOWNSPOUT CONNECTION. GUTTERS SHALL BE 5" PREFINISHED BOX GUTTER
3. DOWNSPOUTS SHALL BE 4" ROUND PREFINISHED METAL DOWNSPOUTS. PROVIDE .019 TYPICAL AND .024 AT LOWEST 2' ABOVE GRADE.
4. EMERGENCY OVERFLOW SHOULD BE DAYLIGHTED AND VISIBLE. REFER TO DETAIL 1/A561 FOR ADDITIONAL INFORMATION ON PRIMARY AND SECONDARY THRU-WALL SCUPPER CONDITIONS.

DRAFTSTOPPING

1. DRAFTSTOPPING, WHEN REQUIRED SHALL COMPLY WITH THE REQUIREMENTS AS NOTED BY 2018 IBC SECTION 718.4 AND 718.4.1 AND LOCAL AMENDMENTS.
2. GC MAY OMIT DRAFTSTOPPING, IN BUILIDNGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 IBC SECTION 903.3.1.1, PROVIDED THAT AUTOMATIC SPRINKLER ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE THE DRAFTSTOPPING IS BEING OMITTED, AS NOTED BY 2018 IBC SECTION 718.4 EXCEPTION.
3. OPENING STHROUGH DRAFTSTOPPING SHALL COMPLY WITH 2018 IBC SECTION 718.4.1.1.

LEGEND

- WALKWAY PADS ON TPO ROOF MEMBRANE
- D.S. DOWNSPOUT
- FIREWALL BELOW - NO OPENINGS SHALL BE WITHIN 4'-0" FROM WALL
- FIRE RETARDANT TREATED WOOD OR 5/8" TYPE X GYP BOARD - 4'-0" ON BOTH SIDES OF THE FIREWALL
- ROOF CRICKET - PROVIDE POSITIVE SLOPE TO DRAIN. SLOPE 1/2" PER FOOT.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

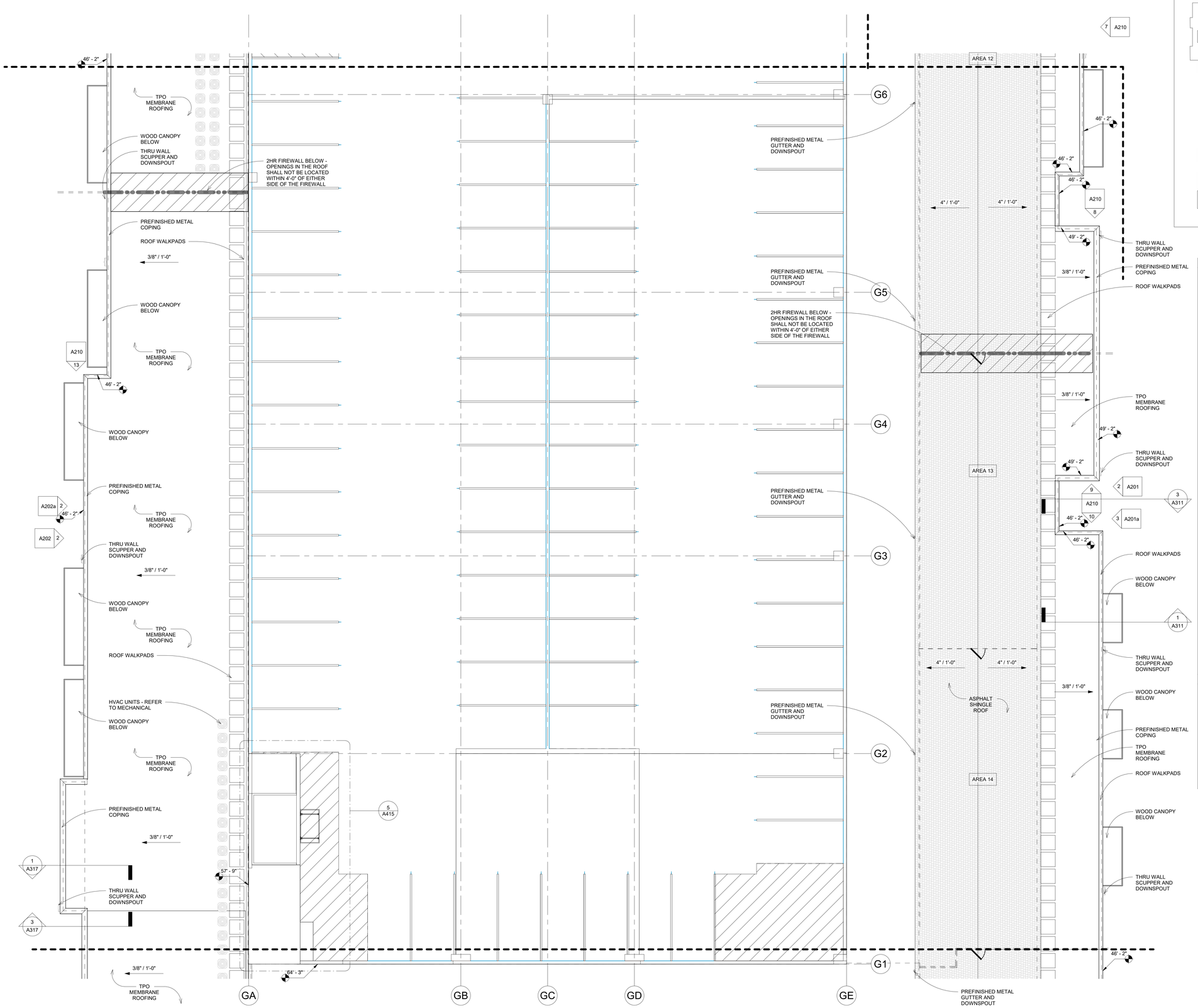
400 Probandt St.
San Antonio, Texas 78204

Roof Partial Plan B

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

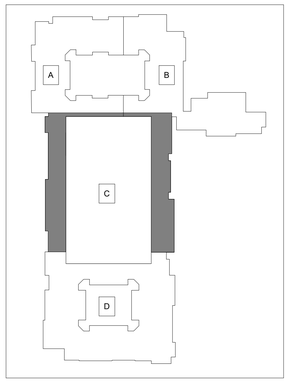
A106b

2/10/2022 11:40:57 AM



1 Roof Plan Enlarged Floor Plan - Part C
1/8" = 1'-0"

KEY PLAN



ROOF PLAN GENERAL NOTES

CONSTRUCTION

1. ROOF FRAMING SHALL BE ENGINEERED WOOD TRUSS WITH ENGINEERED WOOD TRUSS WITH OUTRIGGERS FOR ROOF OVERHANGS.
2. ROOF MEMBRANE SHALL BE 60MIL TPO TYPICAL, WHITE.
3. FLAT ROOF SHALL BE INSULATED WITH 3" OF POLYISO RIGID INSULATION ABOVE DECK AND R38 BATT INSULATION WITHIN ROOF TRUSS SYSTEM, U.N.O..

DIMENSIONS

1. DIMENSIONS SHOWN ARE FROM EXTERIOR FACE OF STUD AT WALL BELOW TO BACK OF FASCIA BOARD, UNLESS NOTED OTHERWISE

VENTILATION

1. FLAT ROOF IS NOT REQUIRED TO BE VENTILATED BASED ON PROVISION OF INSULATION ABOVE DECK, PER THE 2018 IBC SECTION 1202.3.
2. VENTILATION OF ATTIC SPACE SHALL MEET 2018 IBC SECTION 1202.2.1 WITH LOCAL AMENDMENTS.
3. RIDGE VENT CALCULATIONS BASED ON 18" S.I. PER LINEAR FOOT.
4. ROOF VENT BASED ON 65" S.I. PER LINEAR FOOT.
5. SOFFIT VENT BASED ON VINYL SOFFIT LINEAR VENT WITH 18.8" S.I. FREE AREA PER LINEAR FOOT.
6. A MINIMUM OF 50% OF TOTAL REQUIRED NET FREE VENT AREA MUST BE PROVIDED AT LEAST 36" ABOVE EAVE OR SOFFIT VENTS.

DRAINAGE

1. ALL ROOF SURFACES SHALL SLOPE POSITIVELY TO DRAINS, OR ROOF EDGES
2. WHERE GUTTERS ARE PROVIDED, SLOPE TO PROVIDE POSITIVE DRAINAGE TO DOWNSPOUT CONNECTION. GUTTERS SHALL BE 5" PREFINISHED BOX GUTTER.
3. DOWNSPOUTS SHALL BE 4" ROUND PREFINISHED METAL DOWNSPOUTS. PROVIDE .019 TYPICAL AND .024 AT LOWEST 2' ABOVE GRADE.
4. EMERGENCY OVERFLOW SHOULD BE DAYLIGHTED AND VISIBLE. REFER TO DETAIL 1/A561 FOR ADDITIONAL INFORMATION ON PRIMARY AND SECONDARY THRU-WALL SCUPPER CONDITIONS.

DRAFTSTOPPING

1. DRAFTSTOPPING, WHEN REQUIRED SHALL COMPLY WITH THE REQUIREMENTS AS NOTED BY 2018 IBC SECTION 718.4 AND 718.4.1 AND LOCAL AMENDMENTS.
2. GC MAY OMIT DRAFTSTOPPING, IN BUILIDNGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 IBC SECTION 903.3.1.1, PROVIDED THAT AUTOMATIC SPRINKLER ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE THE DRAFTSTOPPING IS BEING OMITTED, AS NOTED BY 2018 IBC SECTION 718.4 EXCEPTION.
3. OPENING STHROUGH DRAFTSTOPPING SHALL COMPLY WITH 2018 IBC SECTION 718.4.1.1.

LEGEND

- WALKWAY PADS ON TPO ROOF MEMBRANE
- D.S. DOWNSPOUT
- FIREWALL BELOW - NO OPENINGS SHALL BE WITHIN 4'-0" FROM WALL
- FIRE RETARDANT TREATED WOOD OR 5/8" TYPE X GYP BOARD - 4'-0" ON BOTH SIDES OF THE FIREWALL
- ROOF CRICKET - PROVIDE POSITIVE SLOPE TO DRAIN. SLOPE 1/2" PER FOOT.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACCIARI 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

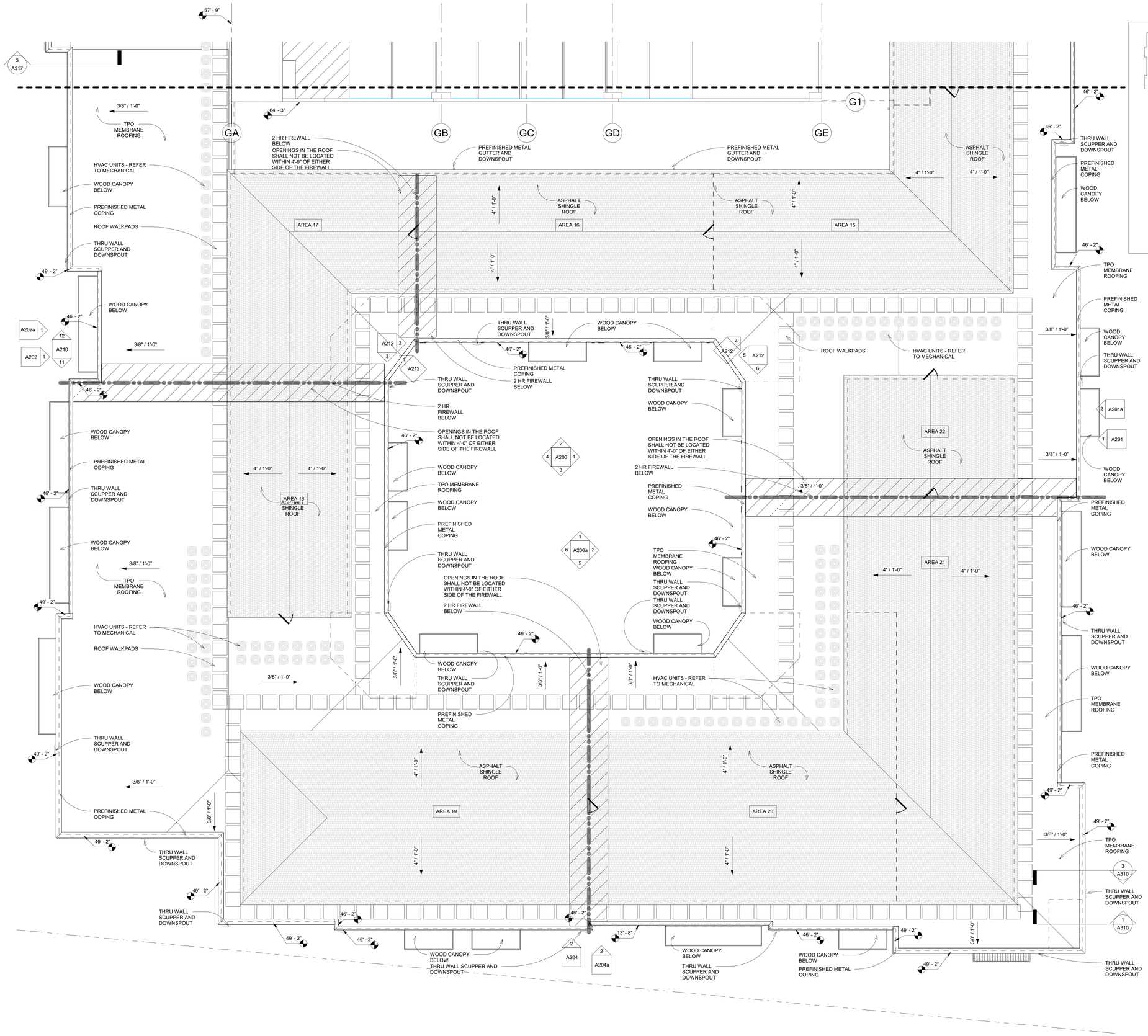
400 Probandt St.
San Antonio, Texas 78204

Roof Partial Plan C

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

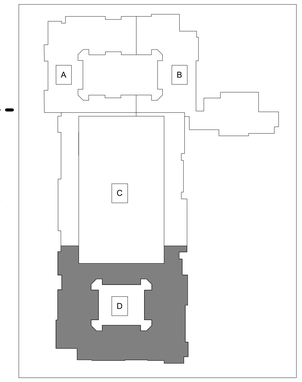
A106c

2/10/2022 11:41:21 AM



1 Roof Plan Enlarged Floor Plan - Part D
1/8" = 1'-0"

KEY PLAN



ROOF PLAN GENERAL NOTES

CONSTRUCTION
1. ROOF FRAMING SHALL BE ENGINEERED WOOD TRUSS WITH ENGINEERED WOOD TRUSS WITH OUTRIGGERS FOR ROOF OVERHANGS.
2. ROOF MEMBRANE SHALL BE 60MIL TPO TYPICAL, WHITE.
3. FLAT ROOF SHALL BE INSULATED WITH 3" OF POLYISO RIGID INSULATION ABOVE DECK AND R38 BATT INSULATION WITHIN ROOF TRUSS SYSTEM, U.N.O..

DIMENSIONS
1. DIMENSIONS SHOWN ARE FROM EXTERIOR FACE OF STUD AT WALL BELOW TO BACK OF FASCIA BOARD, UNLESS NOTED OTHERWISE

VENTILATION
1. FLAT ROOF IS NOT REQUIRED TO BE VENTILATED BASED ON PROVISION OF INSULATION ABOVE DECK, PER THE 2018 IBC SECTION 1202.3.
2. VENTILATION OF ATTIC SPACE SHALL MEET 2018 IBC SECTION 1202.2.1 WITH LOCAL AMENDMENTS.
3. RIDGE VENT CALCULATIONS BASED ON 18" S.I. PER LINEAR FOOT.
4. ROOF VENT BASED ON 65" S.I. PER LINEAR FOOT.
5. SOFFIT VENT BASED ON VINYL SOFFIT LINEAR VENT WITH 18.8" S.I. FREE AREA PER LINEAR FOOT.
6. A MINIMUM OF 50% OF TOTAL REQUIRED NET FREE VENT AREA MUST BE PROVIDED AT LEAST 36" ABOVE EAVE OR SOFFIT VENTS.

DRAINAGE
1. ALL ROOF SURFACES SHALL SLOPE POSITIVELY TO DRAINS, OR ROOF EDGES
2. WHERE GUTTERS ARE PROVIDED, SLOPE TO PROVIDE POSITIVE DRAINAGE TO DOWNSPOUT CONNECTION. GUTTERS SHALL BE 5" PREFINISHED BOX GUTTER
3. DOWNSPOUTS SHALL BE 4" ROUND PREFINISHED METAL DOWNSPOUTS. PROVIDE .019 TYPICAL AND .024 AT LOWEST 2' ABOVE GRADE.
4. EMERGENCY OVERFLOW SHOULD BE DAYLIGHTED AND VISIBLE. REFER TO DETAIL 1/A561 FOR ADDITIONAL INFORMATION ON PRIMARY AND SECONDARY THRU-WALL SCUPPER CONDITIONS.

DRAFTSTOPPING
1. DRAFTSTOPPING, WHEN REQUIRED SHALL COMPLY WITH THE REQUIREMENTS AS NOTED BY 2018 IBC SECTION 718.4 AND 718.4.1 AND LOCAL AMENDMENTS.
2. GC MAY OMIT DRAFTSTOPPING, IN BUILIDNGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 2018 IBC SECTION 903.3.1.1, PROVIDED THAT AUTOMATIC SPRINKLER ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACE WHERE THE DRAFTSTOPPING IS BEING OMITTED, AS NOTED BY 2018 IBC SECTION 718.4 EXCEPTION.
3. OPENING STHROUGH DRAFTSTOPPING SHALL COMPLY WITH 2018 IBC SECTION 718.4.1.1.

LEGEND

	WALKWAY PADS ON TPO ROOF MEMBRANE
D.S.	DOWNSPOUT
	FIREWALL BELOW - NO OPENINGS SHALL BE WITHIN 4'-0" FROM WALL
	FIRE RETARDANT TREATED WOOD OR 5/8" TYPE X GYP BOARD - 4'-0" ON BOTH SIDES OF THE FIREWALL
	ROOF CRICKET - PROVIDE POSITIVE SLOPE TO DRAIN. SLOPE 1/2" PER FOOT.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

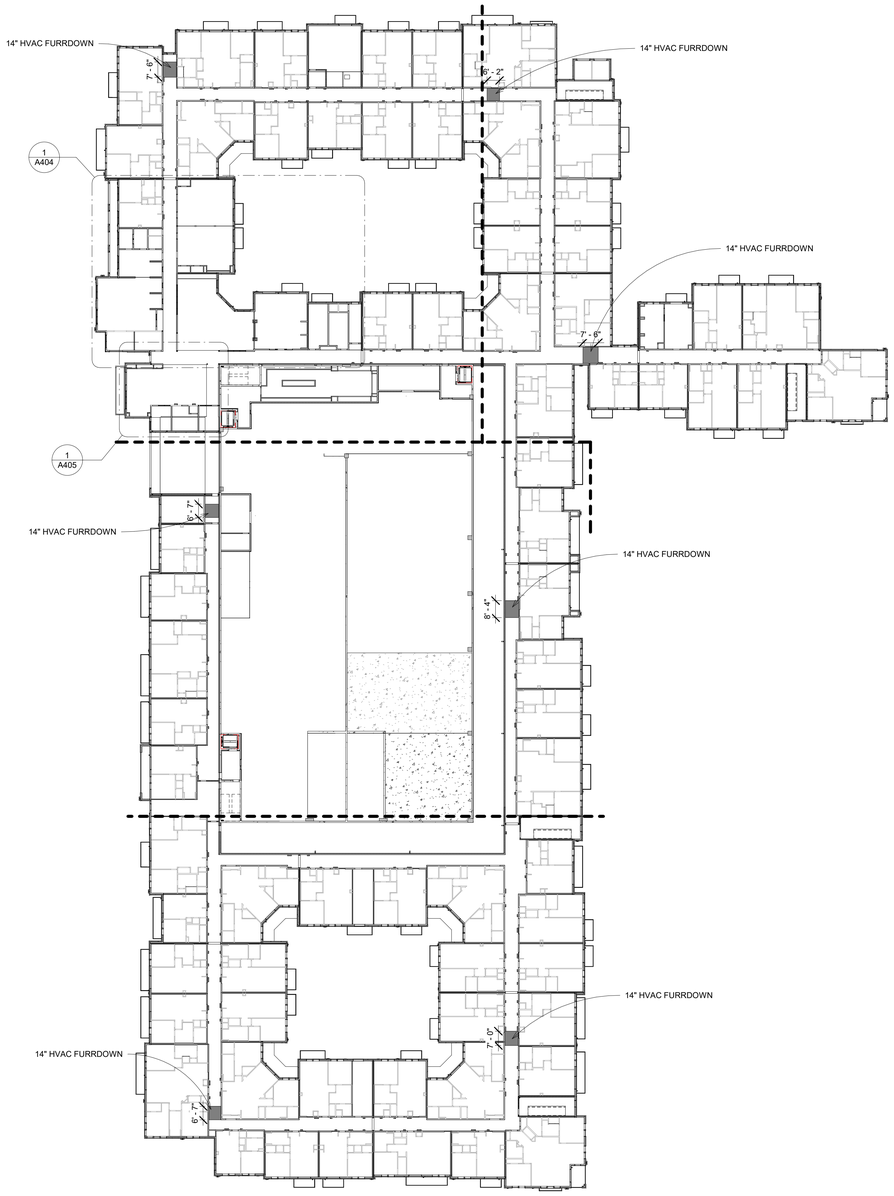
400 Probandt St.
San Antonio, Texas 78204

Roof Partial Plan D

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A106d

2/10/2022 11:42:06 AM



1 Level 1
1" = 30'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

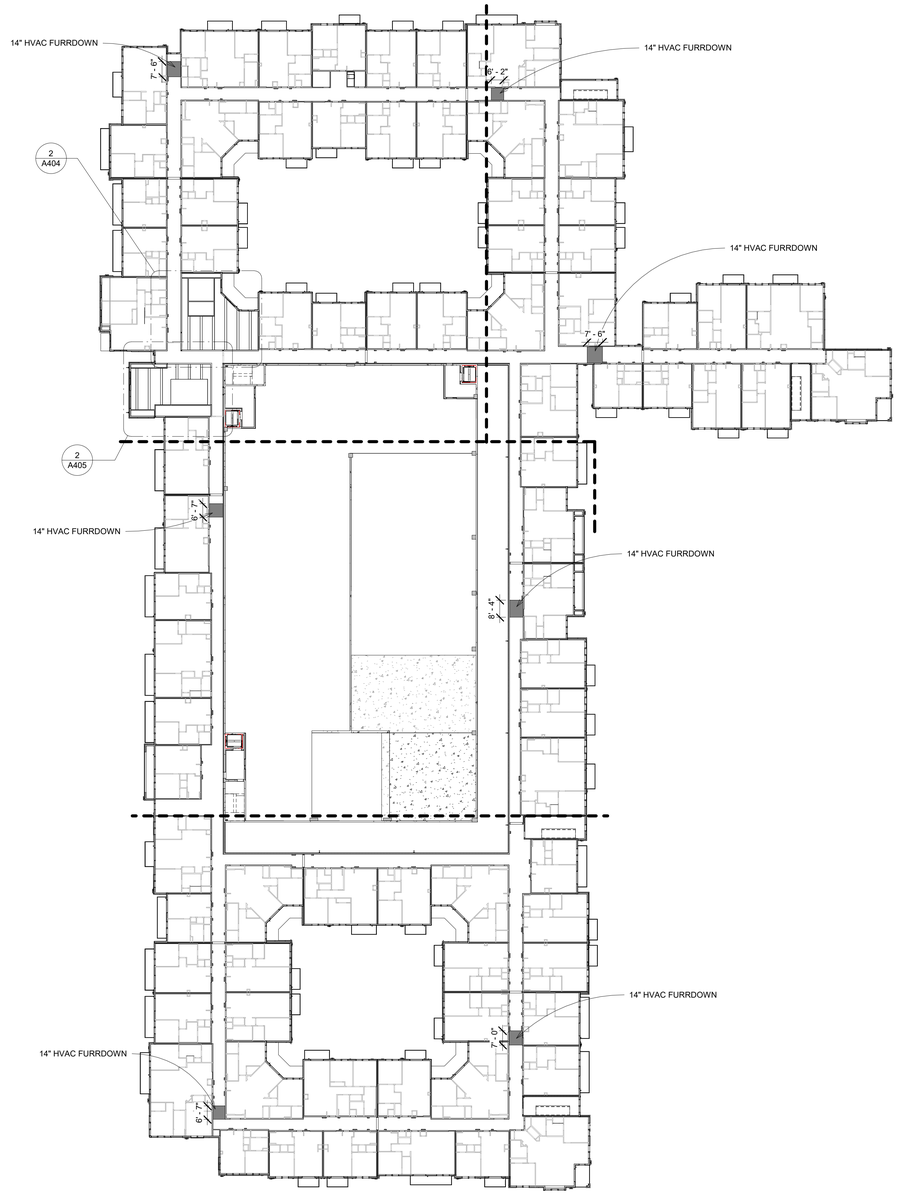
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 1 - RCP Overall

Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A110

3/8/2022 12:03:32 PM



1 Level 2
1" = 30'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JEAN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

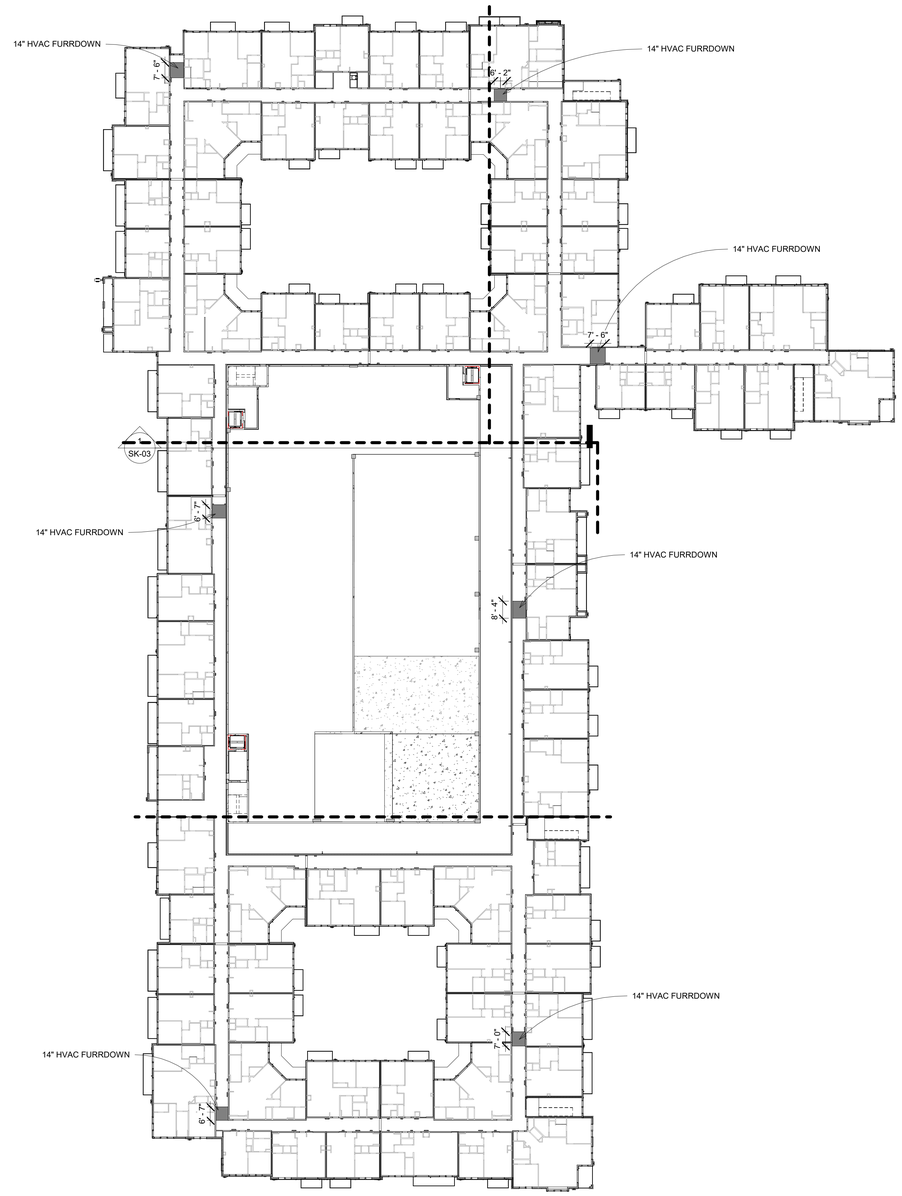
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 2 - RCP Overall

Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A111

2/10/2022 11:42:54 AM



1 Level 3
1" = 30'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

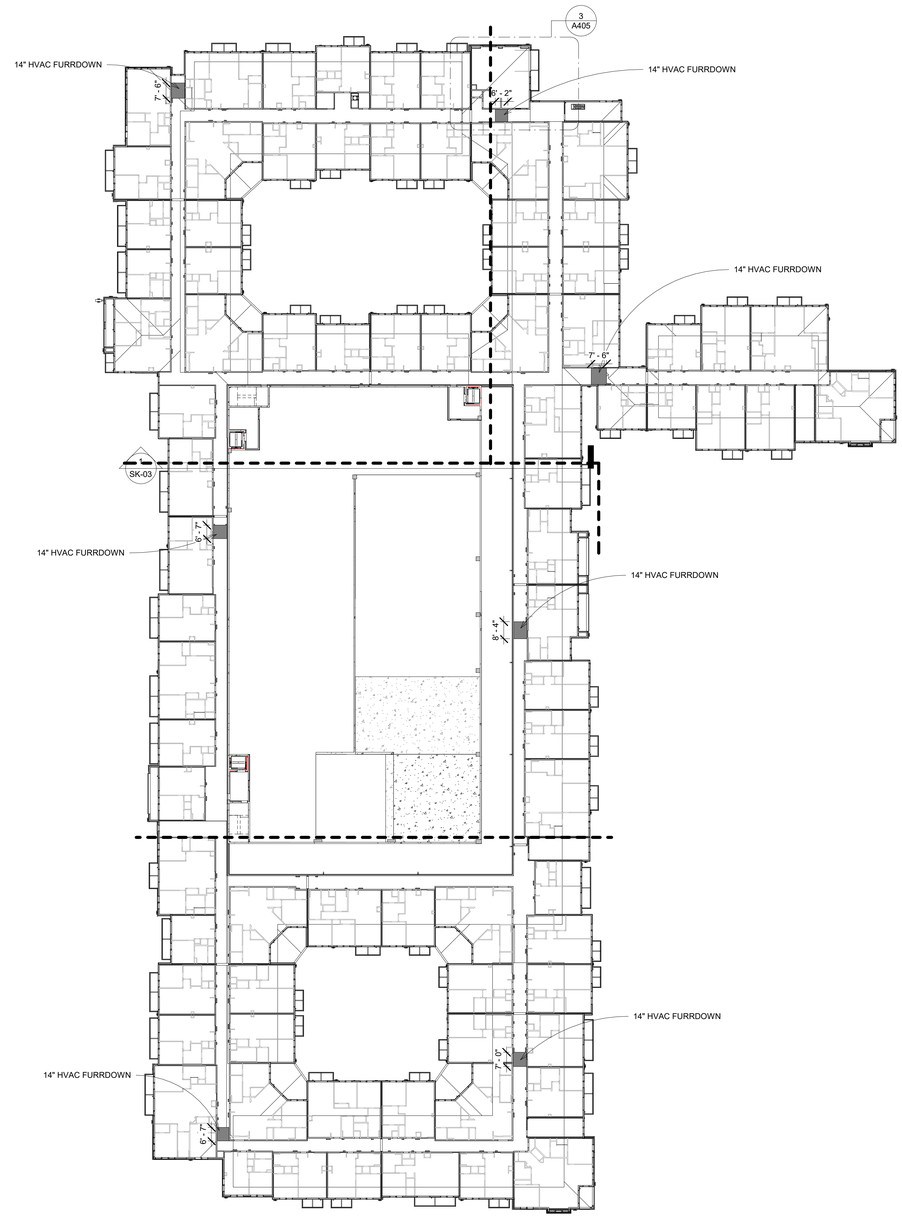
400 Probandt St.
San Antonio, Texas 78204

Level 3 - RCP Overall

Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A112

2/10/2022 11:43:18 AM



1 Level 4
1" = 30'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ORONZIO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

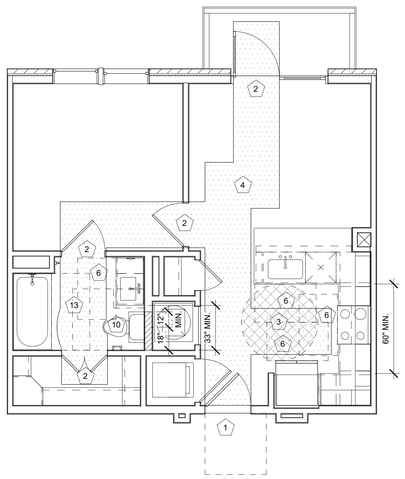
Probandt
400 Probandt St.
San Antonio, Texas 78204

Level 4 - RCP Overall

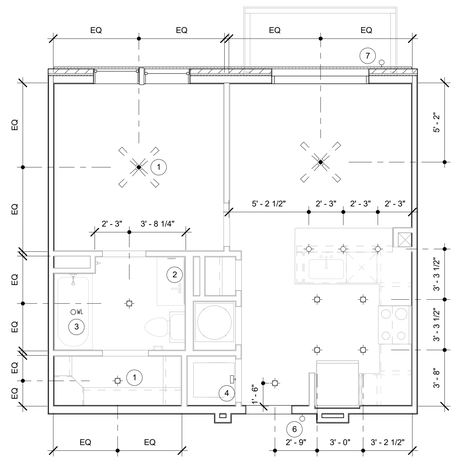
Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A113

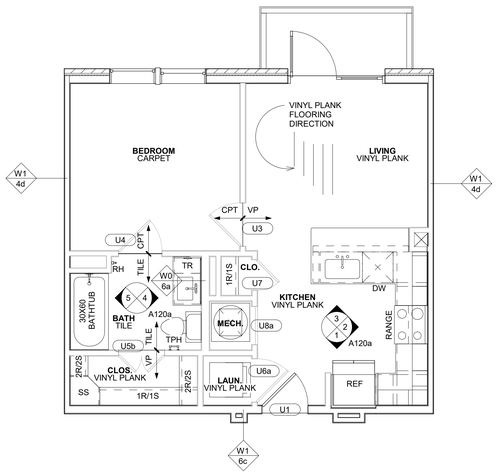
2/10/2022 11:43:40 AM



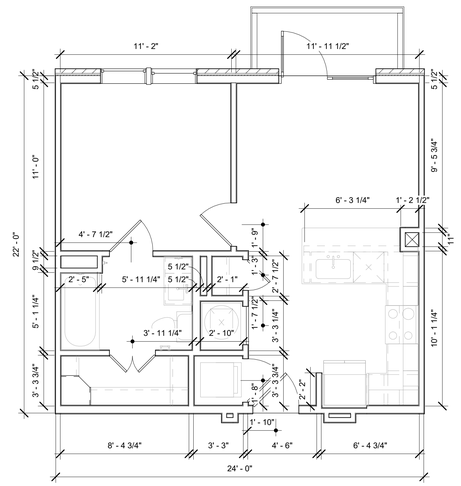
4 Unit A1 - Accessibility Plan
1/4" = 1'-0"



3 Unit A1 - RCP
1/4" = 1'-0"



2 Unit A1 - Tags and Callouts
1/4" = 1'-0"



1 Unit A1 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

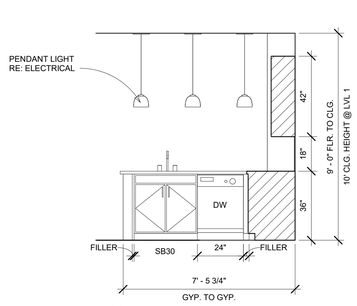
400 Probandt St.
San Antonio, Texas 78204

Unit A1 - Plan

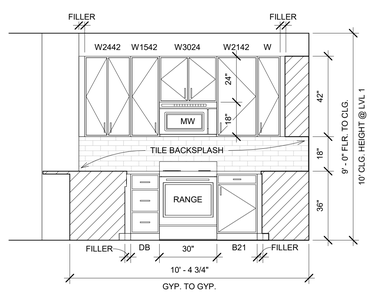
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A120

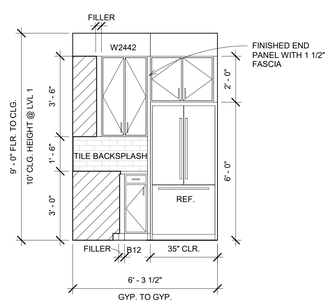
2/10/2022 11:43:59 AM



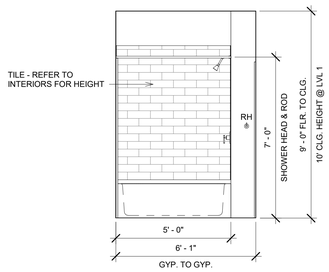
3 Unit A1 - Kitchen 3
3/8" = 1'-0"



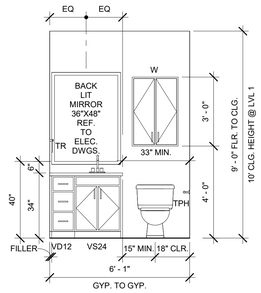
2 Unit A1 - Kitchen 2
3/8" = 1'-0"



1 Unit A1 - Kitchen 1
3/8" = 1'-0"



5 Unit A1 - Bath 2
3/8" = 1'-0"



4 Unit A1 - Bath 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF.
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

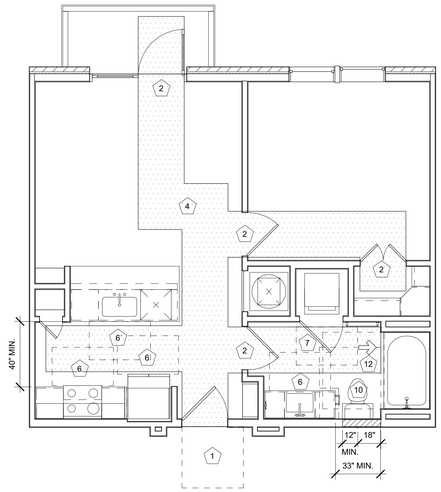
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit A1 - Interior Elevations

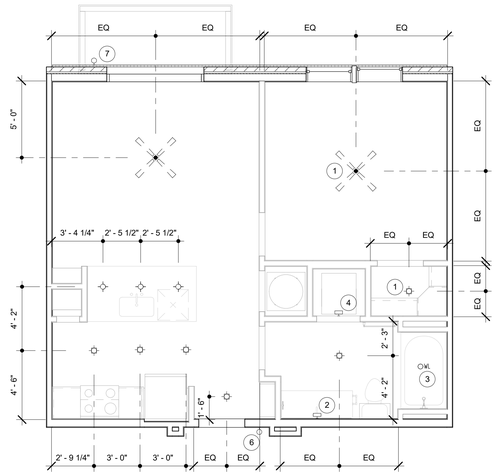
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A120a

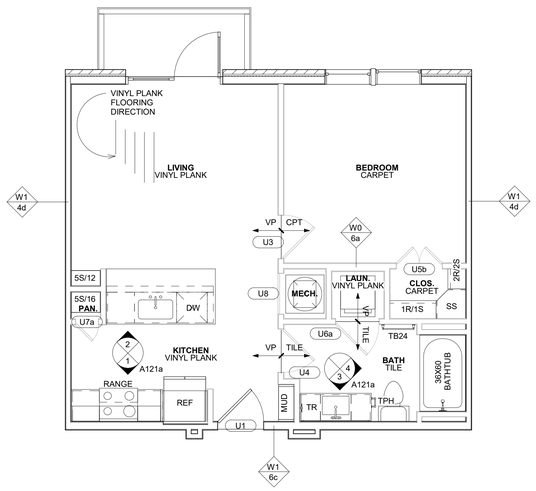
3/7/2022 2:25:43 PM



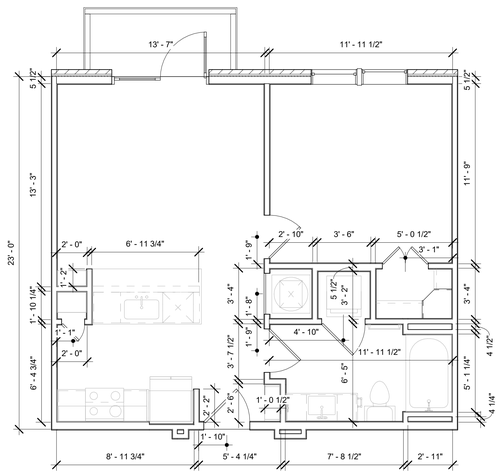
4 Unit A2 - Accessibility Plan
1/4" = 1'-0"



3 Unit A2 - RCP
1/4" = 1'-0"



2 Unit A2 - Tags and Callouts
1/4" = 1'-0"



1 Unit A2 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit A2 - Plan

Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A121

2/10/2022 11:44:32 AM

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF.
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

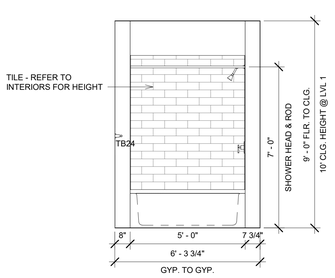
- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

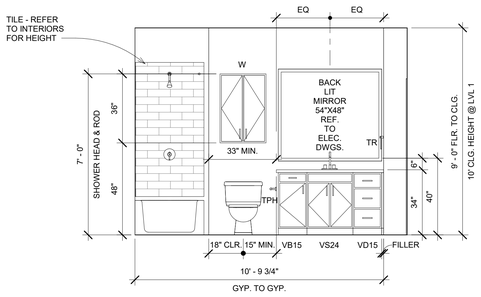
1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

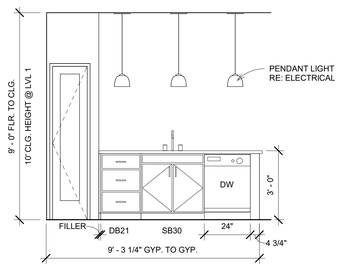
1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL



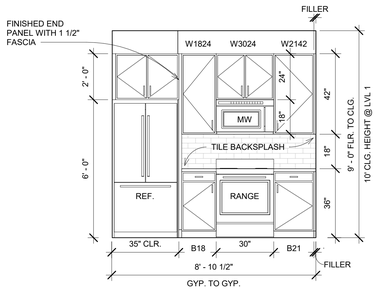
4 Unit A2 - Bath 2
3/8" = 1'-0"



3 Unit A2 - Bath 1
3/8" = 1'-0"



2 Unit A2 - Kitchen 2
3/8" = 1'-0"



1 Unit A2 - Kitchen 1
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

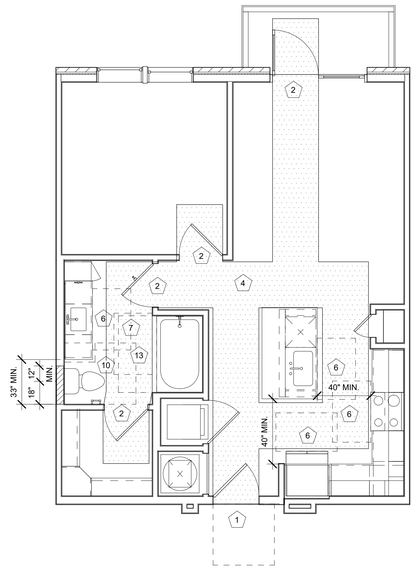
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit A2 - Interior Elevations

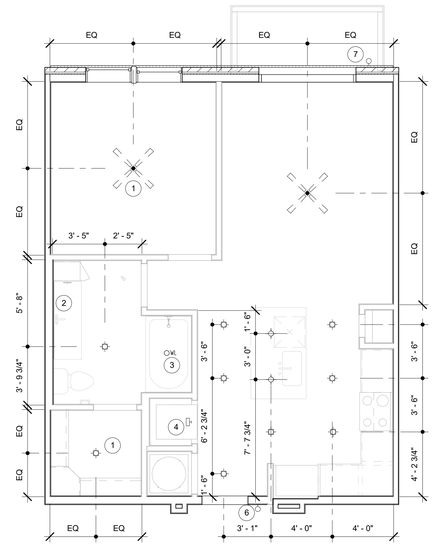
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A121a

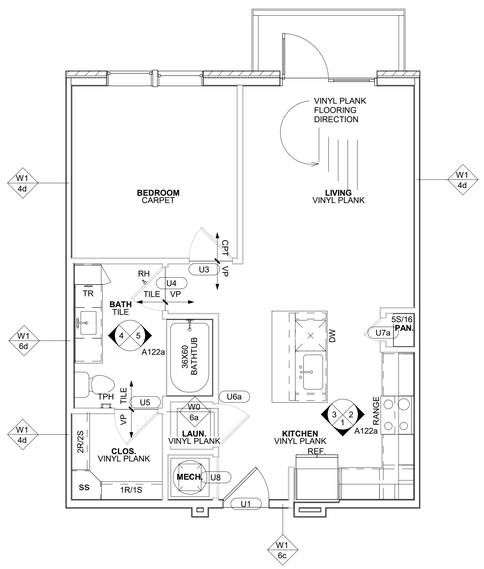
3/7/2022 2:25:44 PM



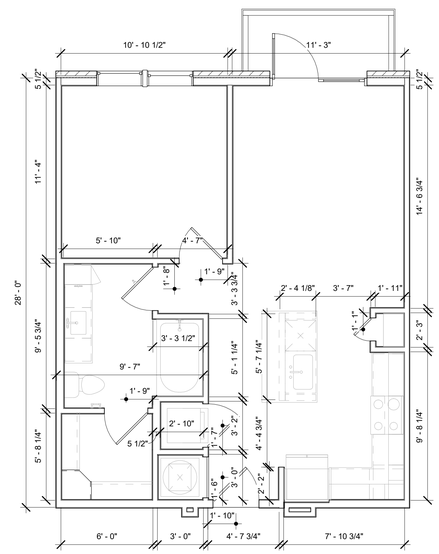
4 Unit A3 - Accessibility Plan
1/4" = 1'-0"



3 Unit A3 - RCP
1/4" = 1'-0"



2 Unit A3 - Tags and Callouts
1/4" = 1'-0"



1 Unit A3 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF.
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ORONZIO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Unit A3 - Plan

Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A122

2/10/2022 11:45:04 AM

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

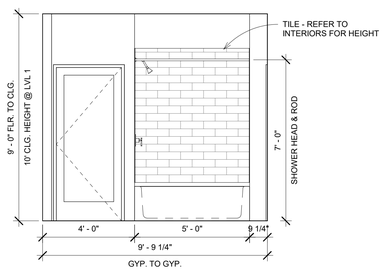
- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- VL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

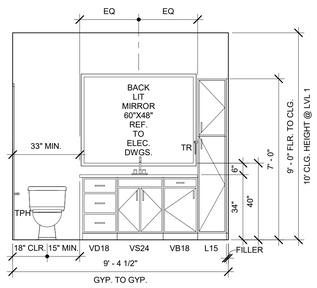
1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

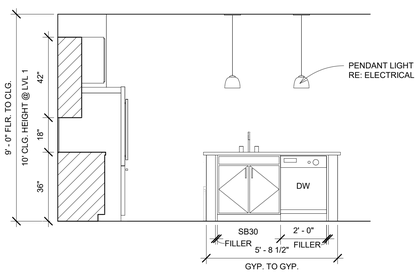
1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL



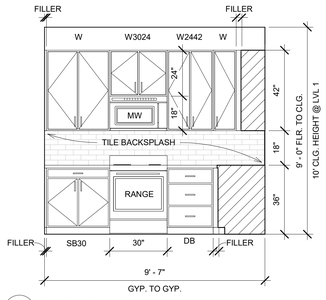
5 Unit A3 - Bath 2
3/8" = 1'-0"



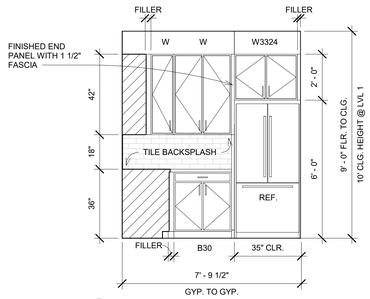
4 Unit A3 - Bath 1
3/8" = 1'-0"



3 Unit A3 - Kitchen 3
3/8" = 1'-0"



2 Unit A3 - Kitchen 2
3/8" = 1'-0"



1 Unit A3 - Kitchen 1
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

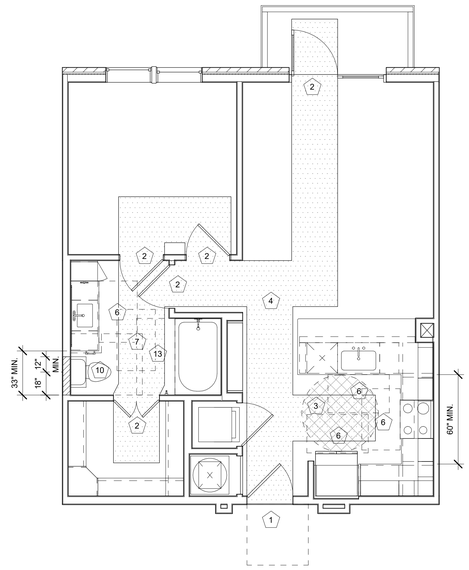
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit A3 - Interior Elevations

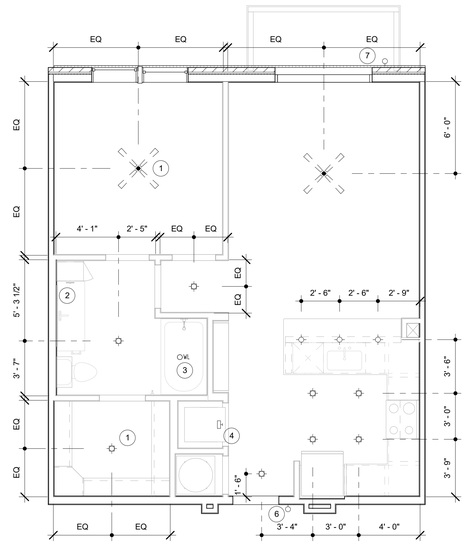
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A122a

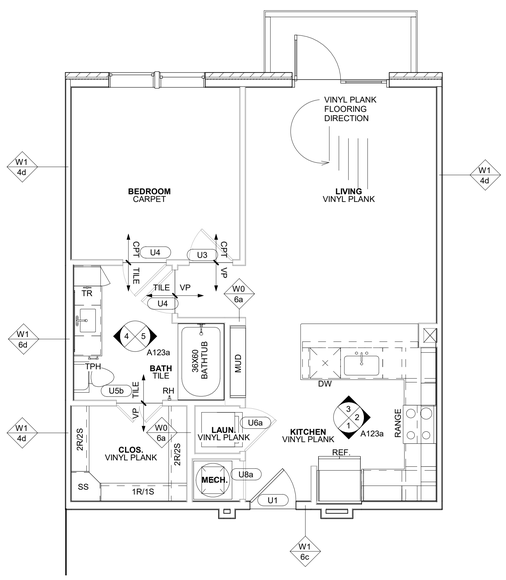
3/7/2022 2:25:45 PM



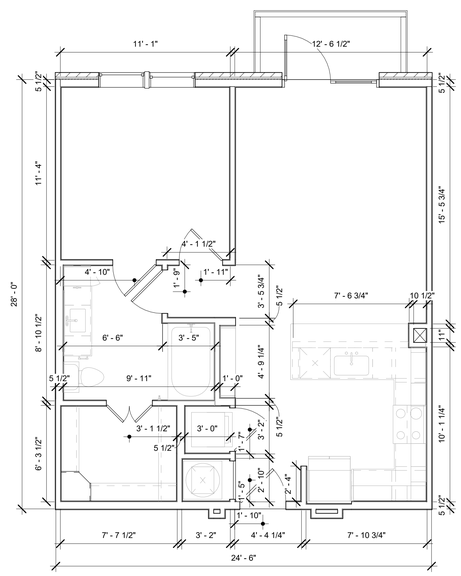
4 Unit A4 - Accessibility Plan
1/4" = 1'-0"



3 Unit A4 - RCP
1/4" = 1'-0"



2 Unit A4 - Tags and Callouts
1/4" = 1'-0"



1 Unit A4 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- VL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

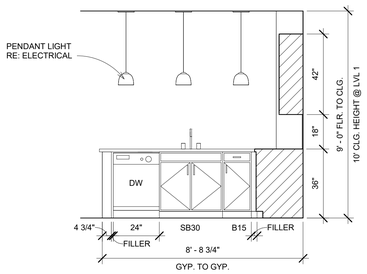
400 Probandt St.
San Antonio, Texas 78204

Unit A4 - Plan

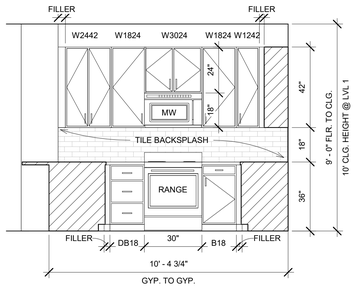
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A123

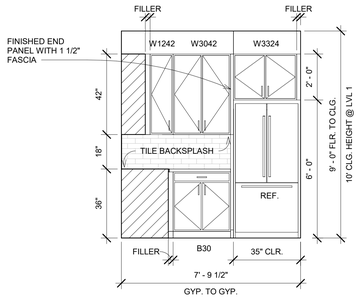
2/10/2022 11:45:36 AM



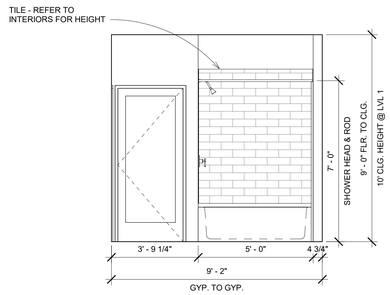
3 Unit A4 - Kitchen 3
3/8" = 1'-0"



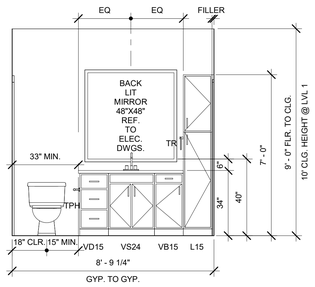
2 Unit A4 - Kitchen 2
3/8" = 1'-0"



1 Unit A4 - Kitchen 1
3/8" = 1'-0"



5 Unit A4 - Bath 2
3/8" = 1'-0"



4 Unit A4 - Bath 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF.
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

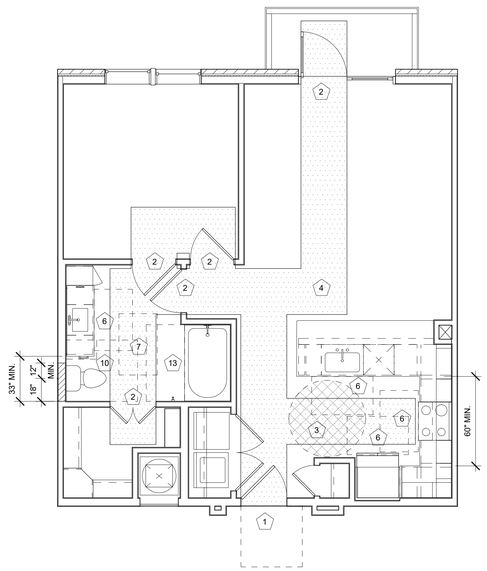
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit A4 - Interior Elevations

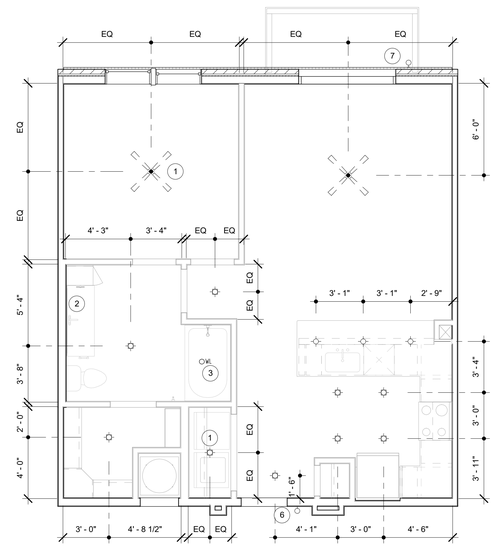
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A123a

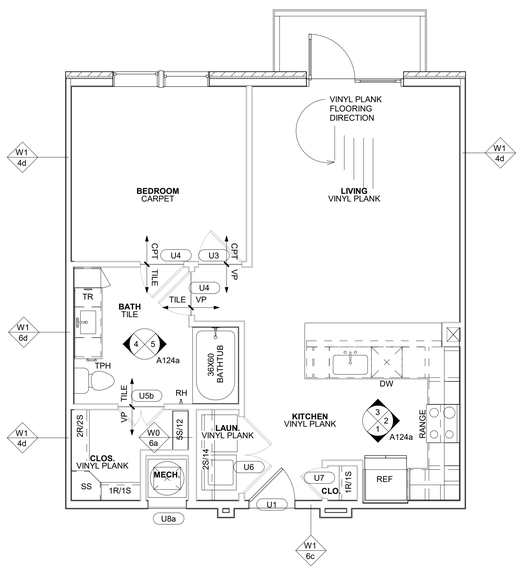
3/7/2022 2:25:48 PM



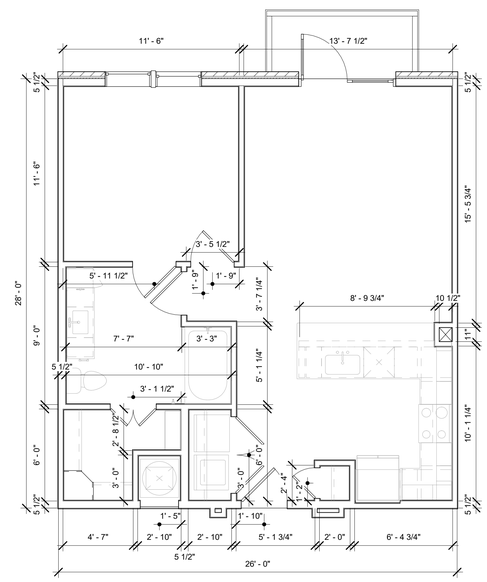
4 Unit A5 - Accessibility Plan
1/4" = 1'-0"



3 Unit A5 - RCP
1/4" = 1'-0"



2 Unit A5 - Tags and Callouts
1/4" = 1'-0"



1 Unit A5 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACCIARI 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

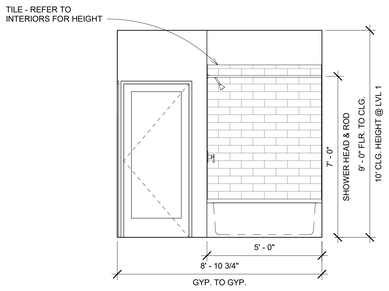
400 Probandt St.
San Antonio, Texas 78204

Unit A5 - Plan

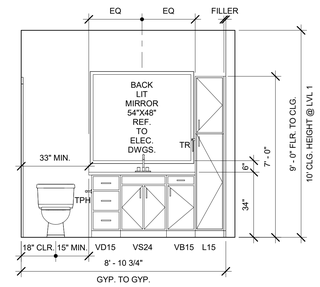
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A124

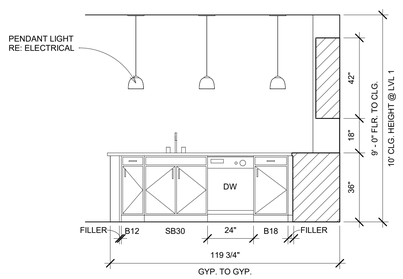
2/10/2022 11:46:42 AM



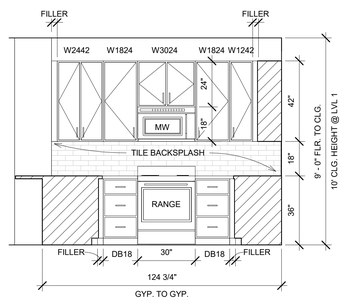
5 Unit A5 - Bath 2
3/8" = 1'-0"



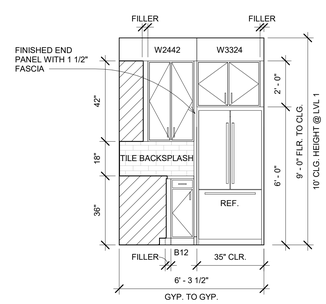
4 Unit A5 - Bath 1
3/8" = 1'-0"



3 Unit A5 - Kitchen 3
3/8" = 1'-0"



2 Unit A5 - Kitchen 2
3/8" = 1'-0"



1 Unit A5 - Kitchen 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF.
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

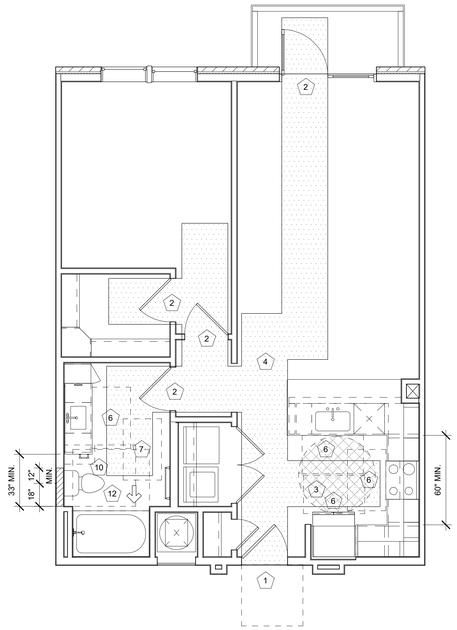
400 Probandt St.
San Antonio, Texas 78204

Unit A5 - Interior Elevations

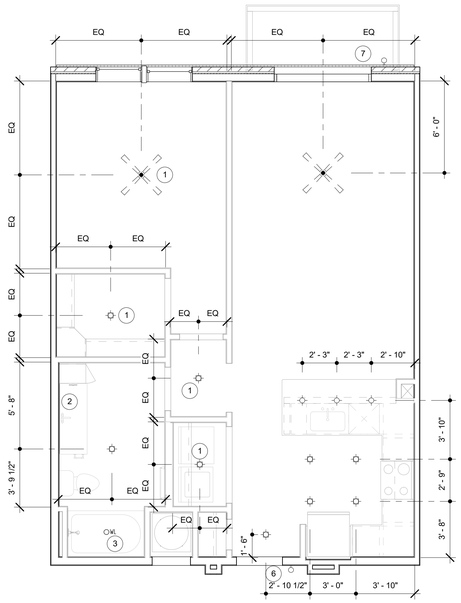
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A124a

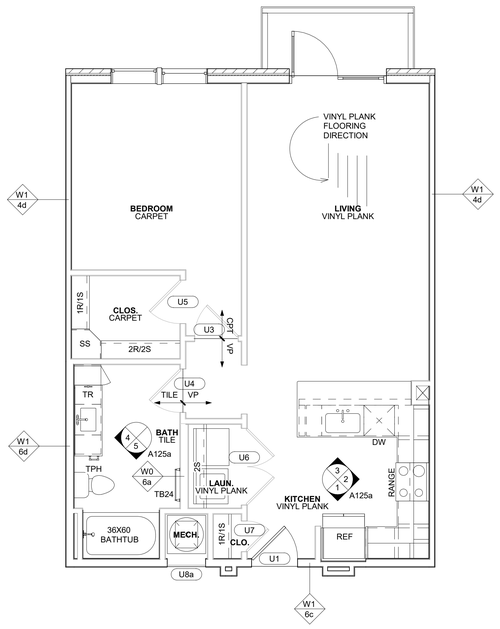
3/7/2022 2:25:54 PM



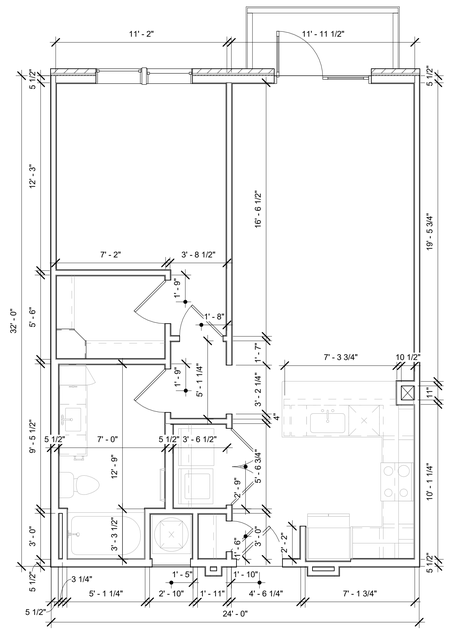
4 Unit A6 - Accessibility Plan
1/4" = 1'-0"



3 Unit A6 - RCP
1/4" = 1'-0"



2 Unit A6 - Tags and Callouts
1/4" = 1'-0"



1 Unit A6 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ORONZIO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

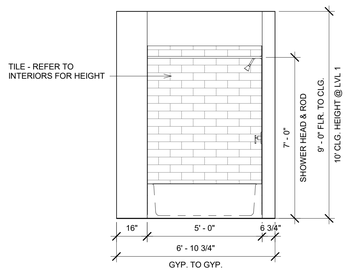
400 Probandt St.
San Antonio, Texas 78204

Unit A6 - Plan

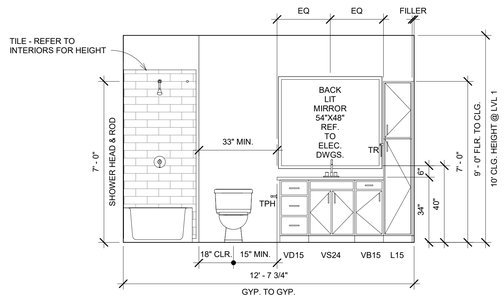
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A125

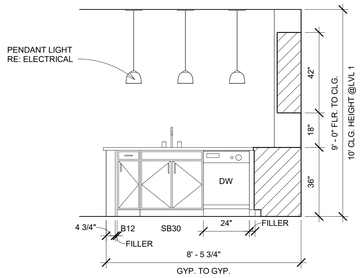
2/10/2022 11:47:13 AM



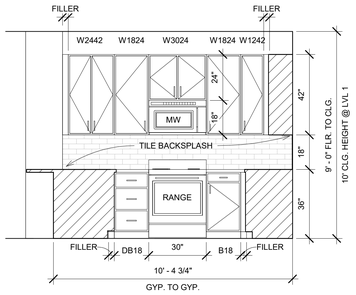
5 Unit A6 - Bath 2
3/8" = 1'-0"



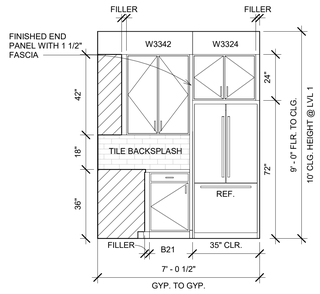
4 Unit A6 - Bath 1
3/8" = 1'-0"



3 Unit A6 - Kitchen 3
3/8" = 1'-0"



2 Unit A6 - Kitchen 2
3/8" = 1'-0"



1 Unit A6 - Kitchen 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING. UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

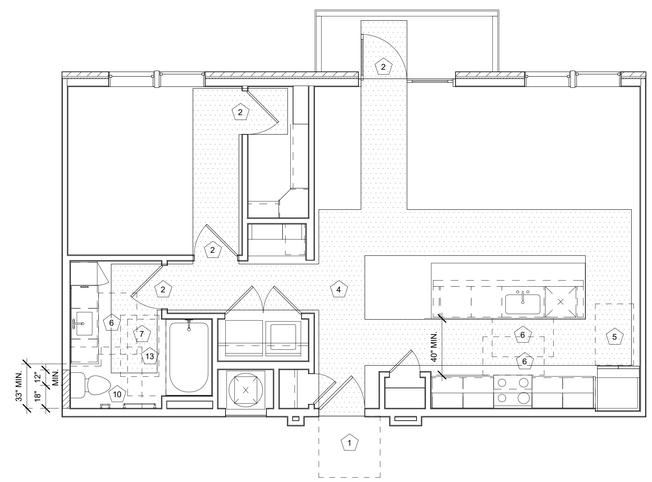
400 Probandt St.
San Antonio, Texas 78204

Unit A6 - Interior Elevations

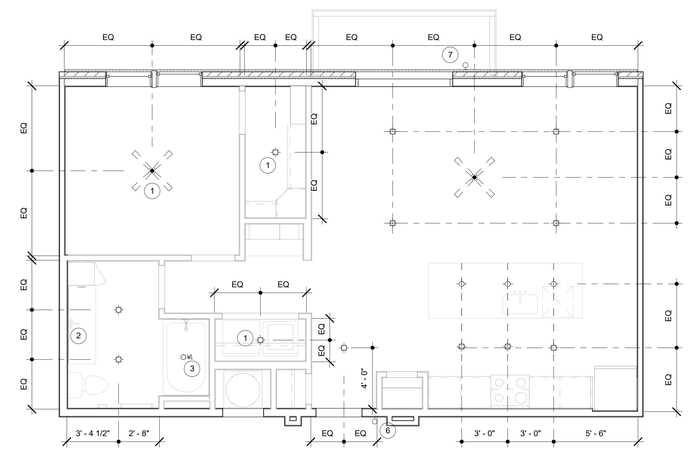
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A125a

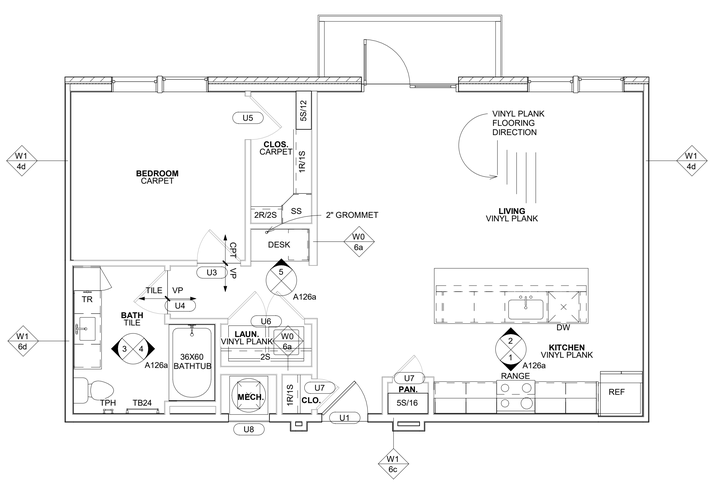
3/7/2022 2:25:55 PM



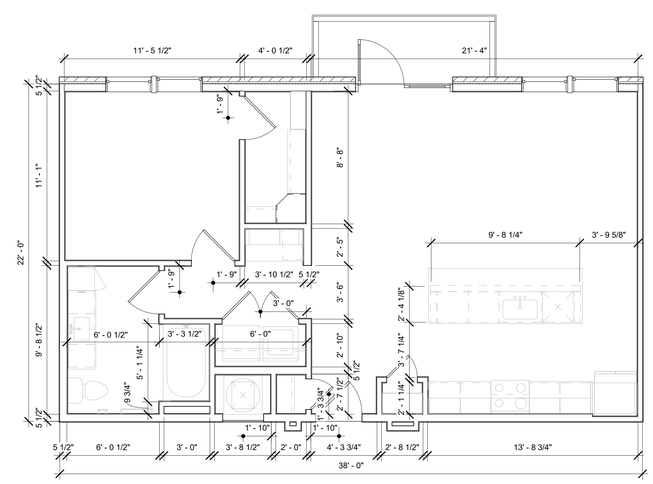
4 Unit A7 - Accessibility Plan
1/4" = 1'-0"



3 Unit A7 - RCP
1/4" = 1'-0"



2 Unit A7 - Tags and Callouts
1/4" = 1'-0"



1 Unit A7 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-8b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

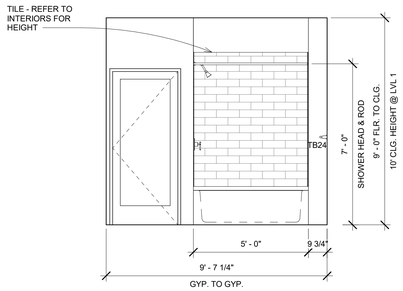
400 Probandt St.
San Antonio, Texas 78204

Unit A7 - Plan

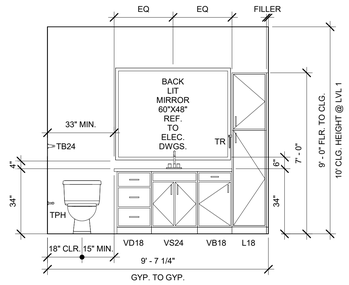
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A126

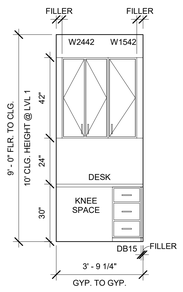
2/10/2022 11:47:45 AM



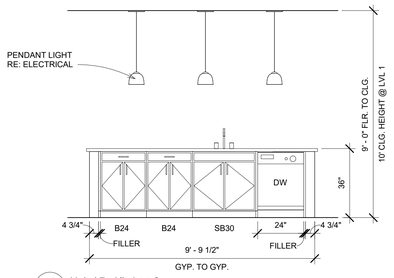
4 Unit A7 - Bath 2
3/8" = 1'-0"



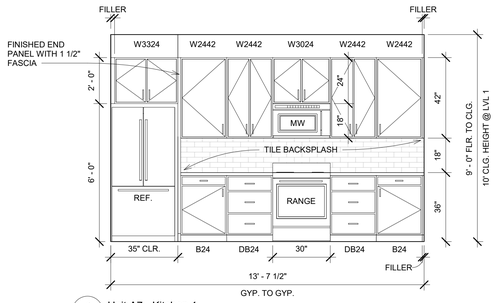
3 Unit A7 - Bath 1
3/8" = 1'-0"



5 Unit A7 - Desk
3/8" = 1'-0"



2 Unit A7 - Kitchen 2
3/8" = 1'-0"



1 Unit A7 - Kitchen 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

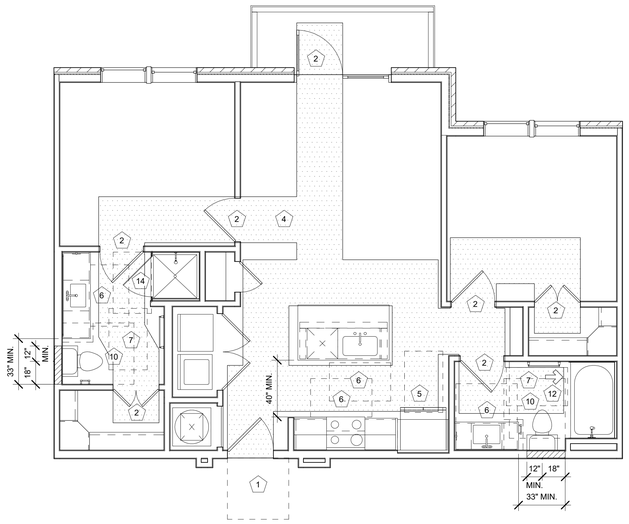
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit A7 Interior Elevations

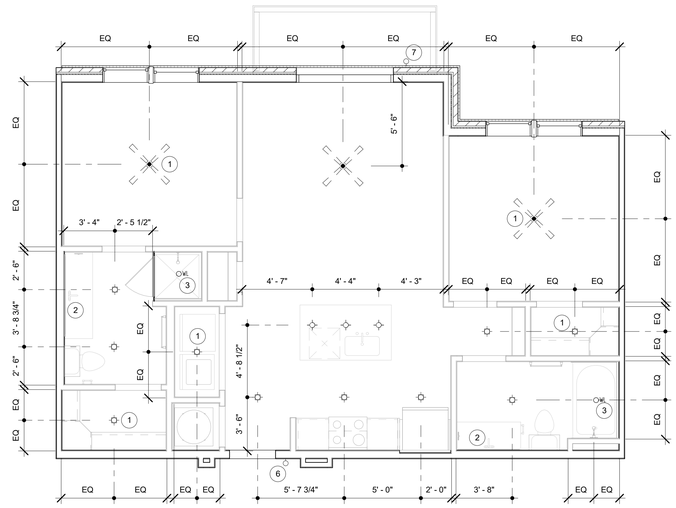
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A126a

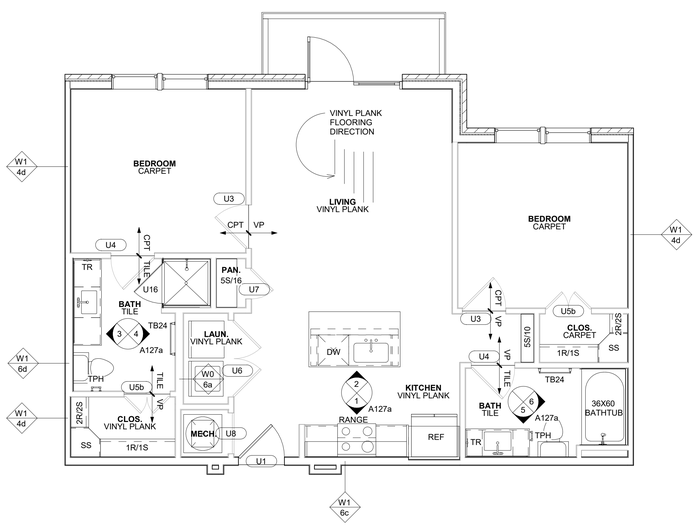
3/7/2022 2:25:57 PM



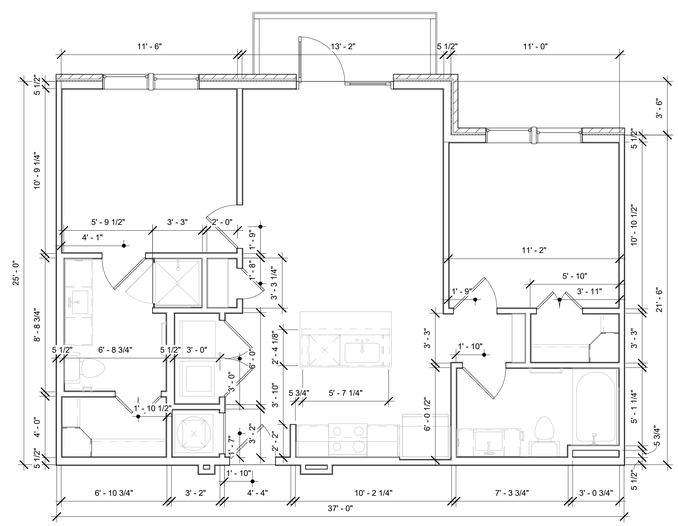
4 Unit B1 - Accessibility Plan
1/4" = 1'-0"



3 Unit B1 - RCP
1/4" = 1'-0"



2 Unit B1 - Tags and Callouts
1/4" = 1'-0"



1 Unit B1 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

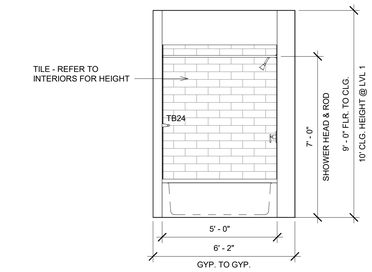
400 Probandt St.
San Antonio, Texas 78204

Unit B1 - Plan

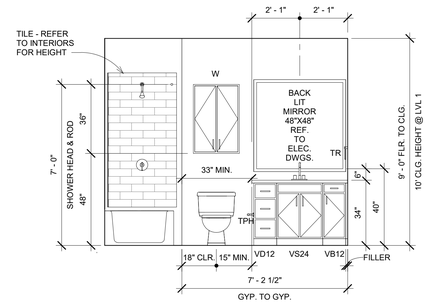
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A127

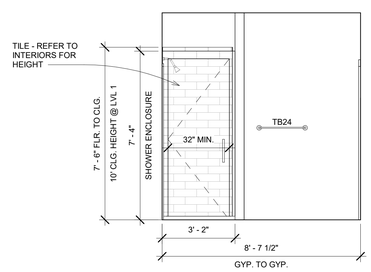
2/10/2022 11:48:20 AM



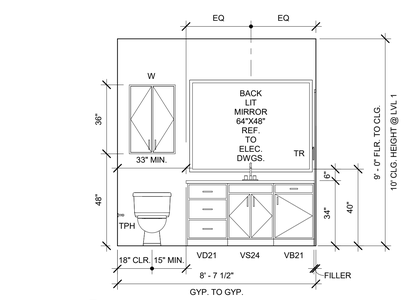
6 Unit B1 - Bath 2
3/8" = 1'-0"



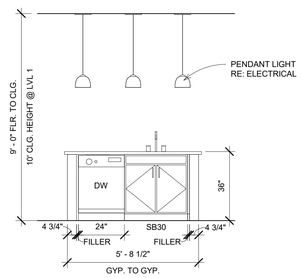
5 Unit B1 - Bath 1
3/8" = 1'-0"



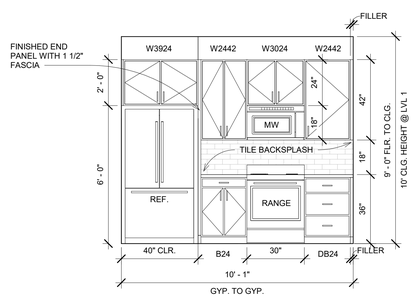
4 Unit B1 - Master Bath 2
3/8" = 1'-0"



3 Unit B1 - Master Bath 1
3/8" = 1'-0"



2 Unit B1 - Kitchen 2
3/8" = 1'-0"



1 Unit B1 - Kitchen 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

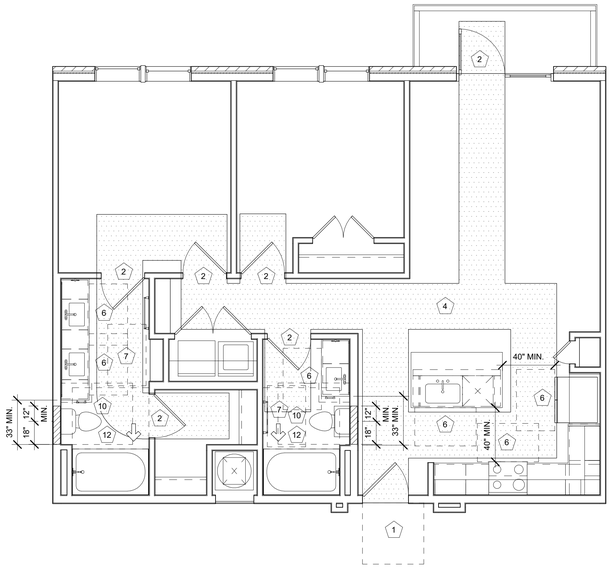
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit B1 - Interior Elevations

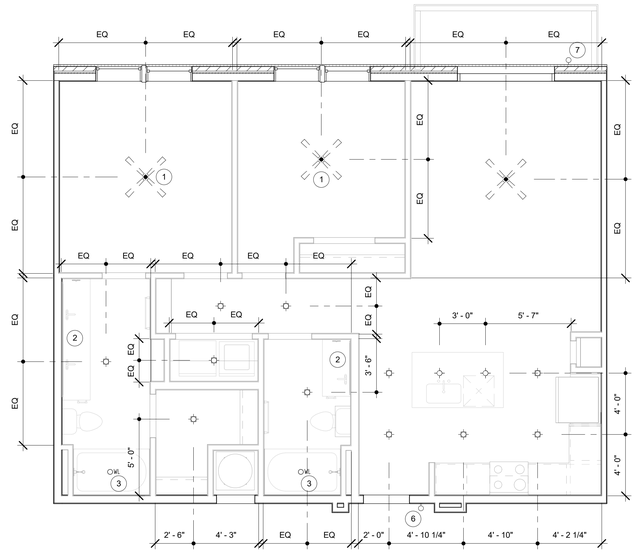
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A127a

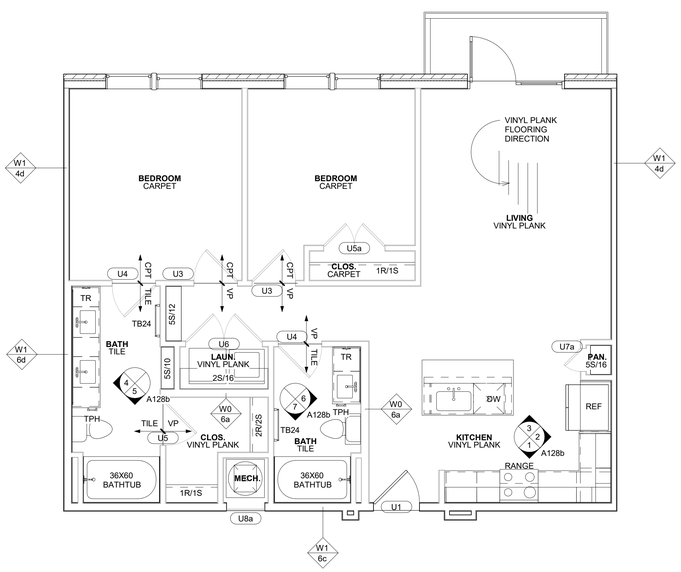
3/7/2022 2:25:58 PM



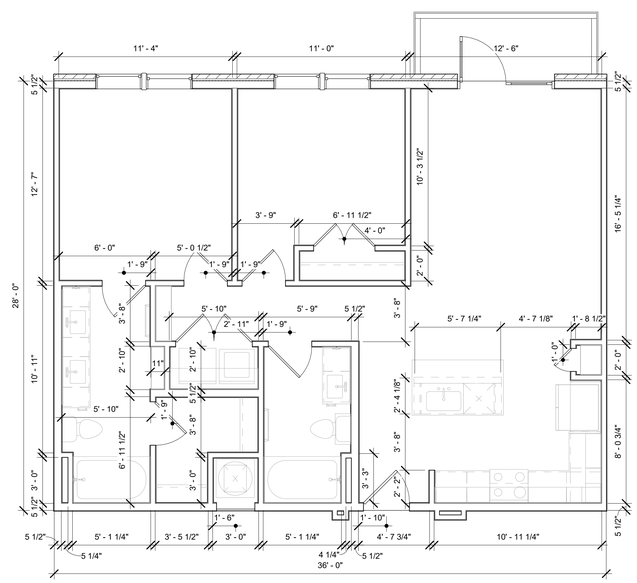
4 Unit B2 - Accessibility Plan
1/4" = 1'-0"



3 Unit B2 - RCP
1/4" = 1'-0"



2 Unit B2 - Tags and Callouts
1/4" = 1'-0"



1 Unit B2 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7"-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

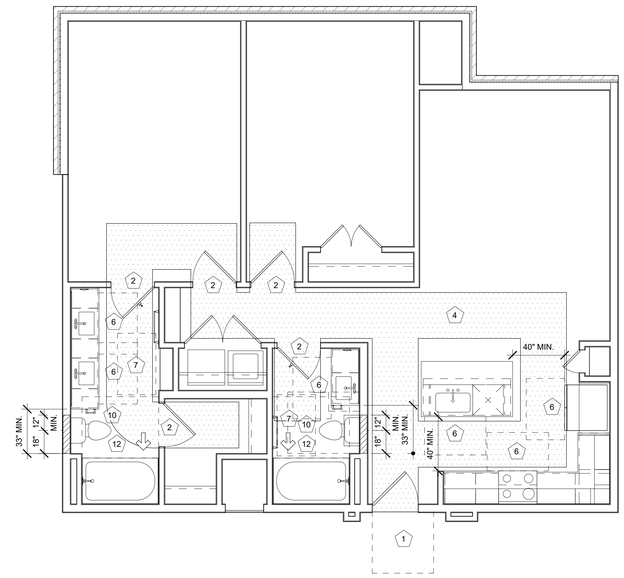
400 Probandt St.
San Antonio, Texas 78204

Unit B2 - Plan

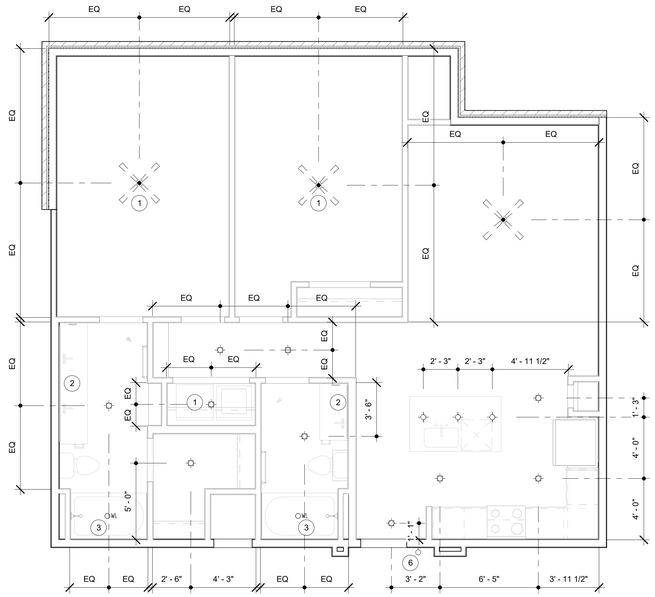
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A128

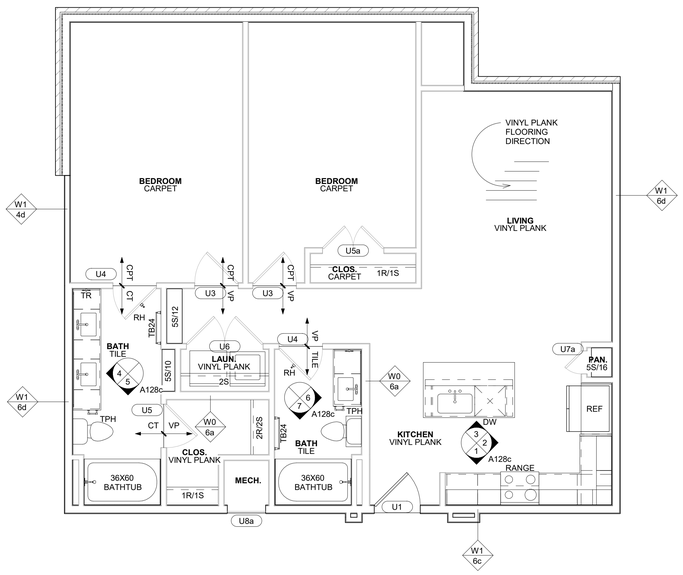
2/10/2022 11:48:53 AM



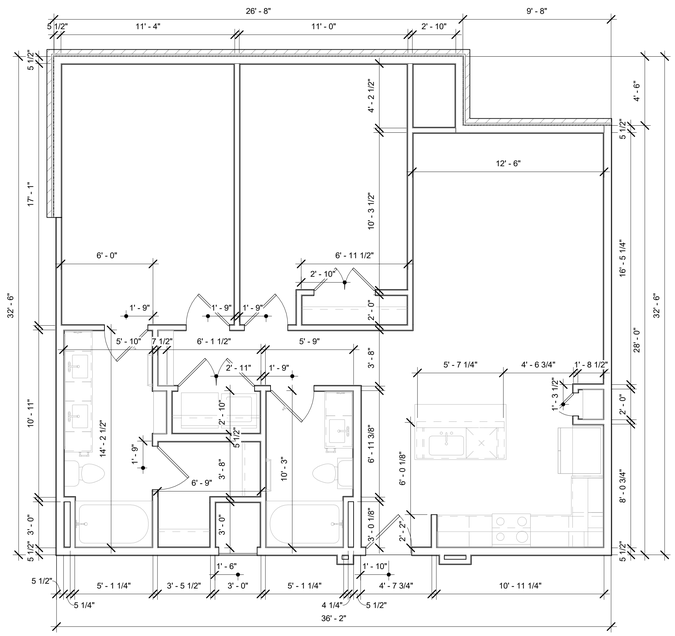
3 Unit B2 Alt - Accessibility Plan
1/4" = 1'-0"



4 Unit B2 Alt - RCP
1/4" = 1'-0"



2 Unit B2 alt - Tags and Callouts
1/4" = 1'-0"



1 Unit B2 alt - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF.
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

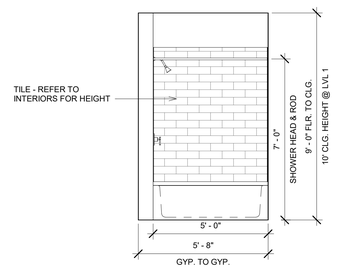
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit B2-alt - Plan

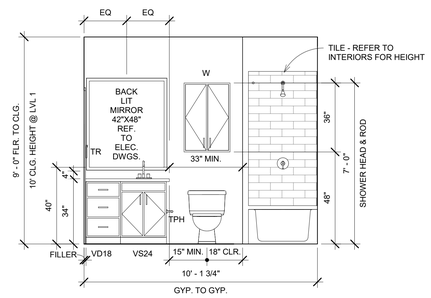
Project Number	18012
Date	February 10, 2022
Drawn By	MT,HR
Checked By	JFD

A128a

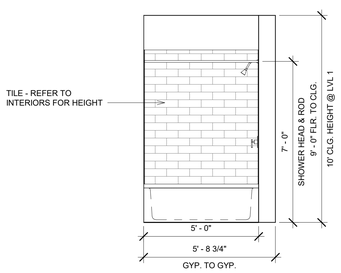
2/10/2022 11:49:14 AM



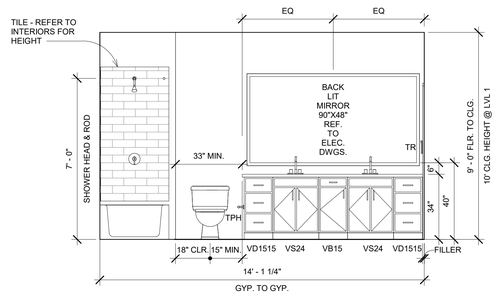
7 Unit B2 - Bath 2
3/8" = 1'-0"



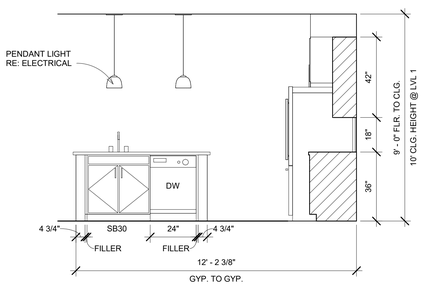
6 Unit B2 - Bath 1
3/8" = 1'-0"



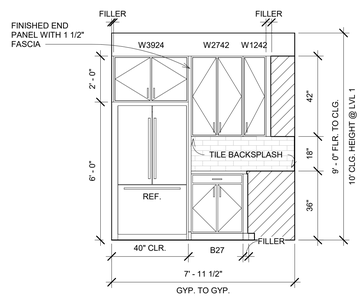
5 Unit B2 - Master Bath 2
3/8" = 1'-0"



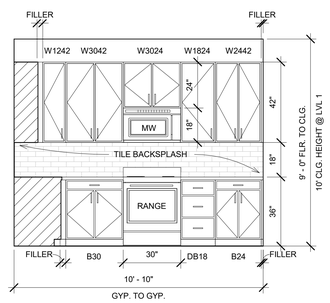
4 Unit B2 - Master Bath 1
3/8" = 1'-0"



3 Unit B2 - Kitchen, Elev. 3
3/8" = 1'-0"



2 Unit B2 - Kitchen, Elev. 2
3/8" = 1'-0"



1 Unit B2 - Kitchen, Elev. 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF.
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING. UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

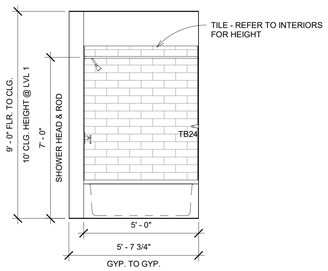
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit B2 - Interior Elevations

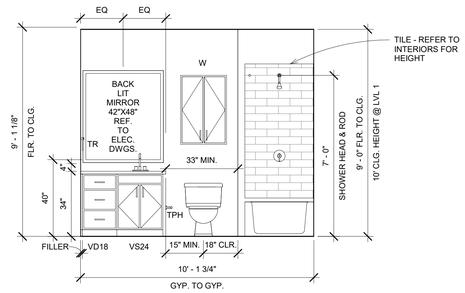
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A128b

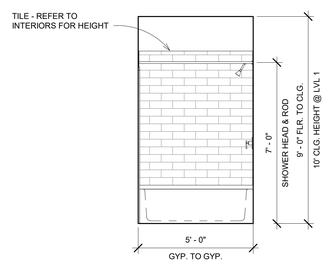
3/7/2022 2:26:00 PM



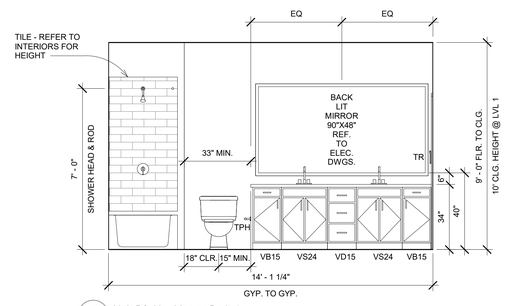
7 Unit B2 Alt - Bath 2
3/8" = 1'-0"



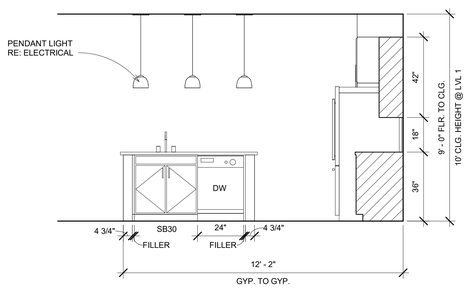
6 Unit B2 Alt - Bath 1
3/8" = 1'-0"



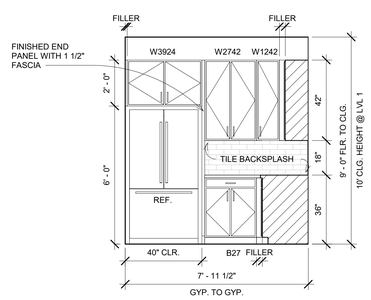
5 Unit B2 Alt - Master Bath 2
3/8" = 1'-0"



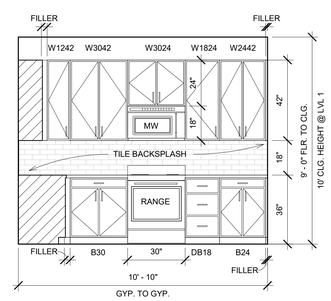
4 Unit B2 Alt - Master Bath 1
3/8" = 1'-0"



3 Unit B2 Alt - Kitchen 3
3/8" = 1'-0"



2 Unit B2 Alt - Kitchen 2
3/8" = 1'-0"



1 Unit B2 Alt - Kitchen 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

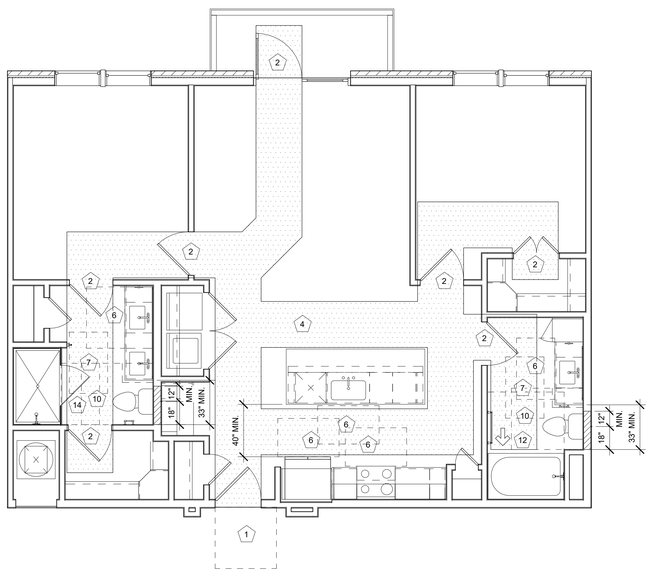
400 Probandt St.
San Antonio, Texas 78204

Unit B2 Alt - Interior Elevations

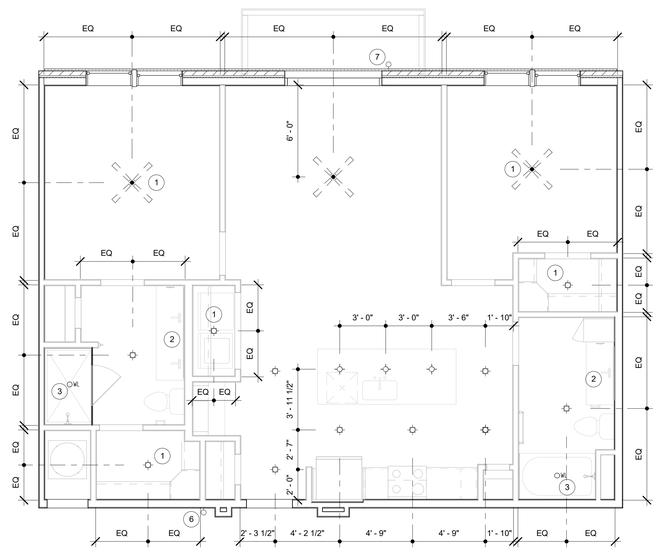
Project Number	18012
Date	March 7, 2022
Drawn By	MT,HR
Checked By	JFD

A128c

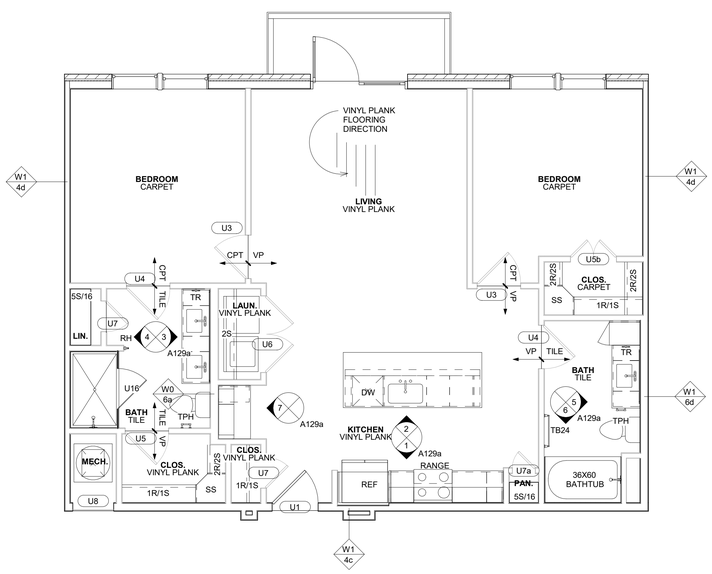
3/7/2022 2:26:02 PM



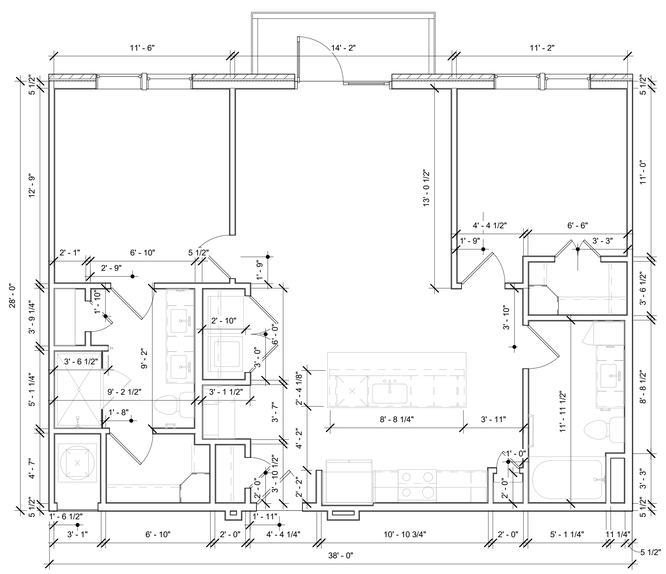
4 Unit B3 - Accessibility Plan
1/4" = 1'-0"



3 Unit B3 - RCP
1/4" = 1'-0"



2 Unit B3 - Tags and Callouts
1/4" = 1'-0"



1 Unit B3 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACOSTA 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

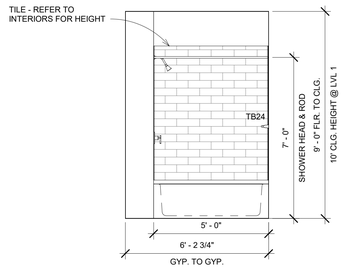
400 Probandt St.
San Antonio, Texas 78204

Unit B3 - Plan

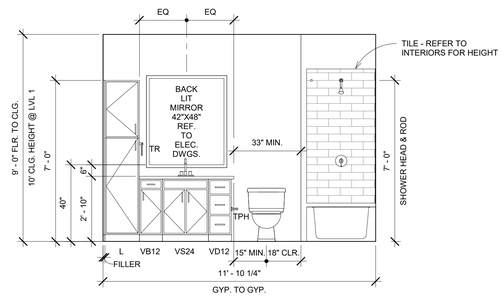
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A129

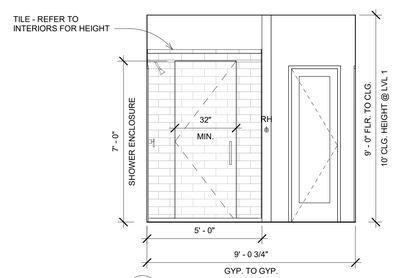
2/10/2022 11:50:00 AM



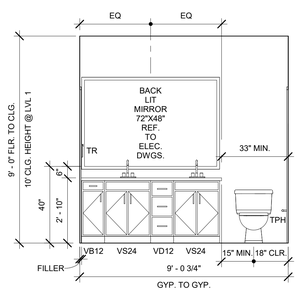
6 Unit B3 - Bath 2
3/8" = 1'-0"



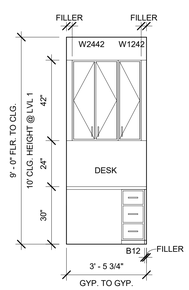
5 Unit B3 - Bath 1
3/8" = 1'-0"



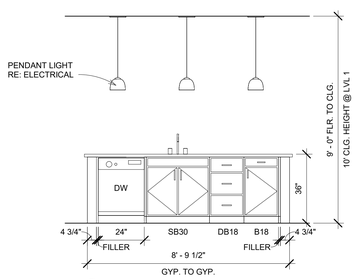
4 Unit B3 - Master Bath 2
3/8" = 1'-0"



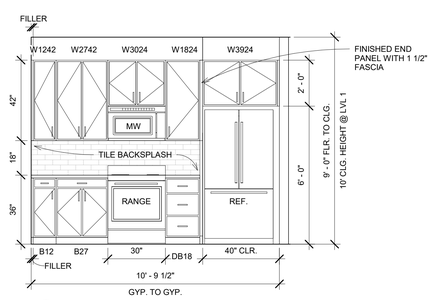
3 Unit B3 - Master Bath 1
3/8" = 1'-0"



7 Unit B3 - Desk
3/8" = 1'-0"



2 Unit B3 - Kitchen 2
3/8" = 1'-0"



1 Unit B3 - Kitchen 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

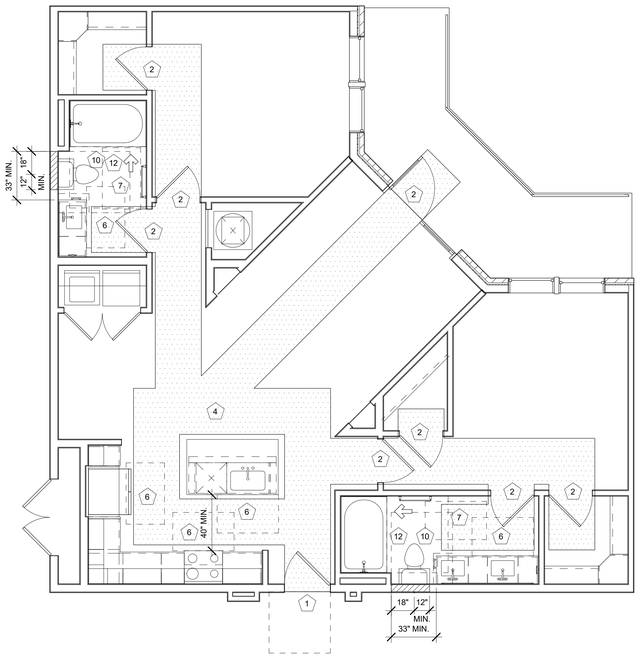
400 Probandt St.
San Antonio, Texas 78204

Unit B3 - Interior Elevations

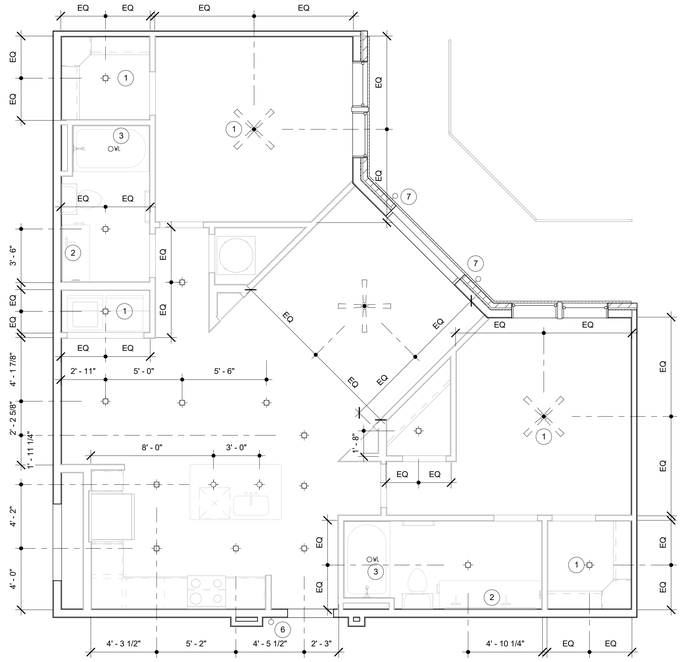
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A129a

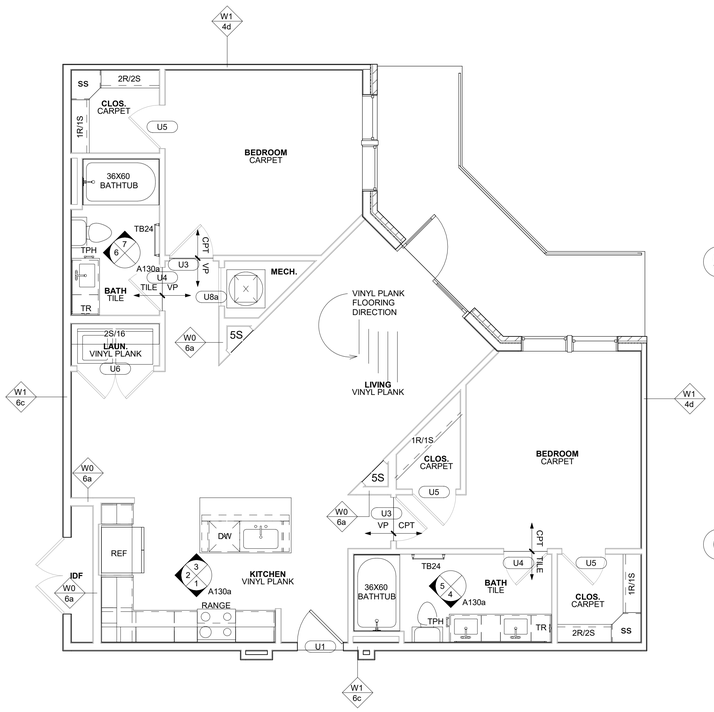
3/7/2022 2:26:03 PM



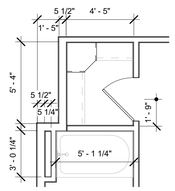
4 Unit B4 - Accessibility Plan
1/4" = 1'-0"



3 Unit B4 - RCP
1/4" = 1'-0"

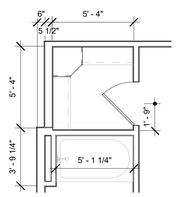


2 Unit B4 - Tags and Callouts
1/4" = 1'-0"



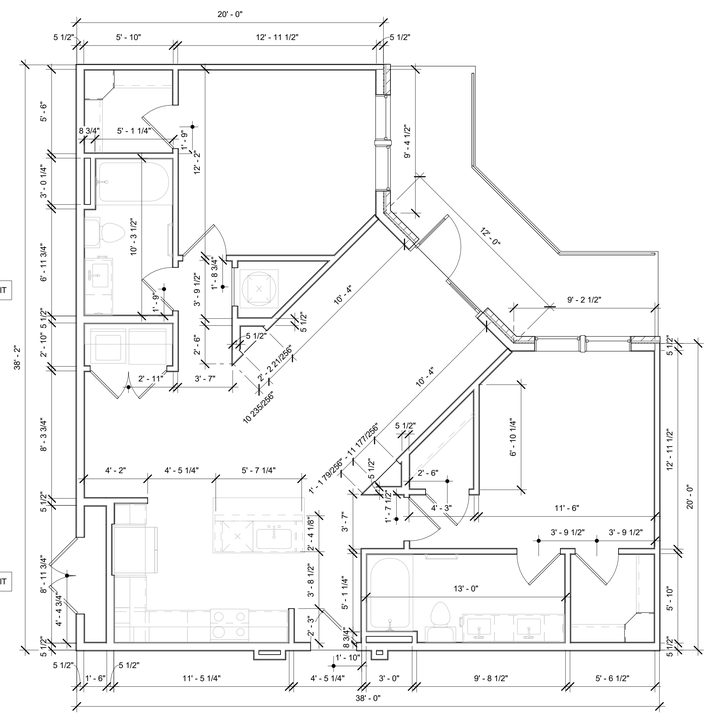
5 Unit B4 alt - Dimension Control
1/4" = 1'-0"

REFER TO UNIT B4 FOR THE REST OF UNIT



6 Unit B4 alt 2 - Dimension Control
1/4" = 1'-0"

REFER TO UNIT B4 FOR THE REST OF UNIT



1 Unit B4 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING. UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANTONIO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

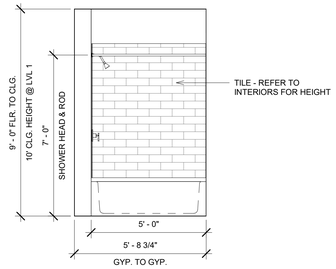
400 Probandt St.
San Antonio, Texas 78204

Unit B4/B4 alt/B4 alt 2 - Plan

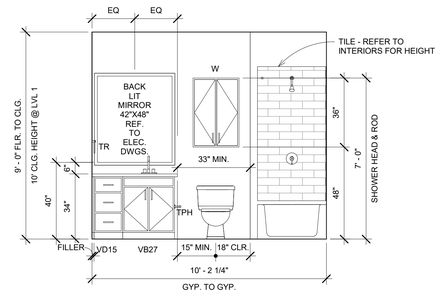
Project Number	18012
Date	February 10, 2022
Drawn By	Author
Checked By	Checker

A130

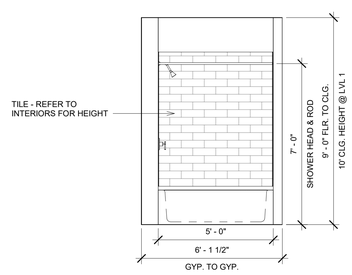
2/10/2022 11:50:35 AM



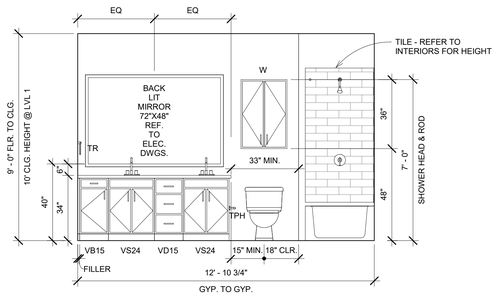
7 Unit B4 - Bath 2
3/8" = 1'-0"



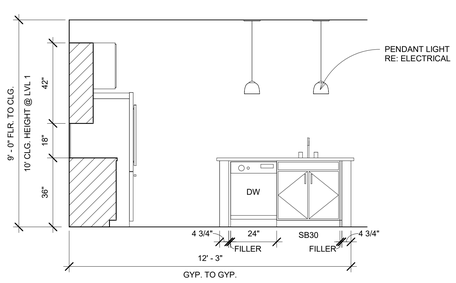
6 Unit B4 - Bath 1
3/8" = 1'-0"



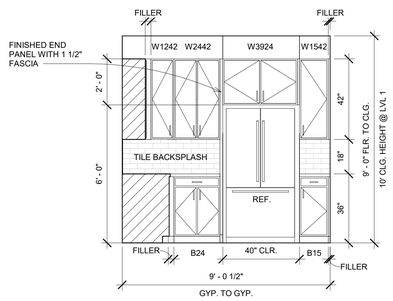
5 Unit B4 - Master Bath 2
3/8" = 1'-0"



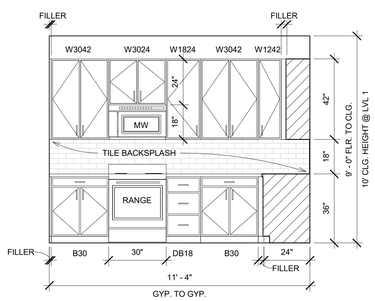
4 Unit B4 - Master Bath 1
3/8" = 1'-0"



3 Unit B4 - Kitchen, Elev. 3
3/8" = 1'-0"



2 Unit B4 - Kitchen, Elev. 2
3/8" = 1'-0"



1 Unit B4 - Kitchen 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

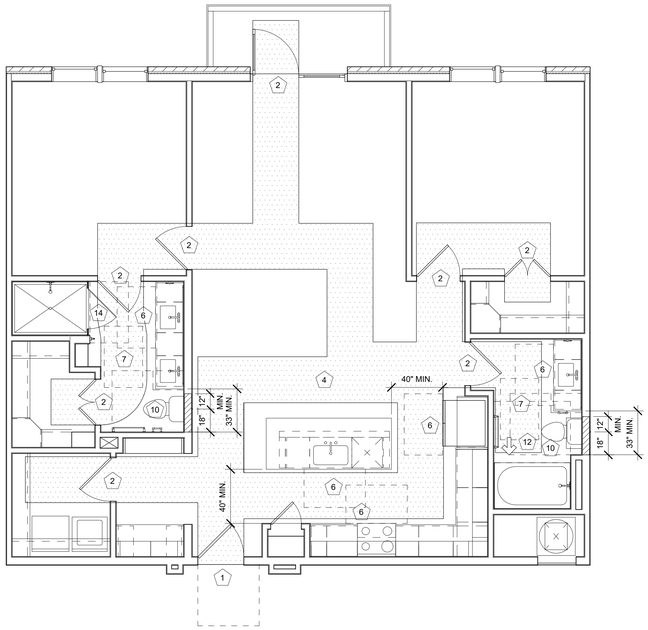
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit B4 - Interior Elevations

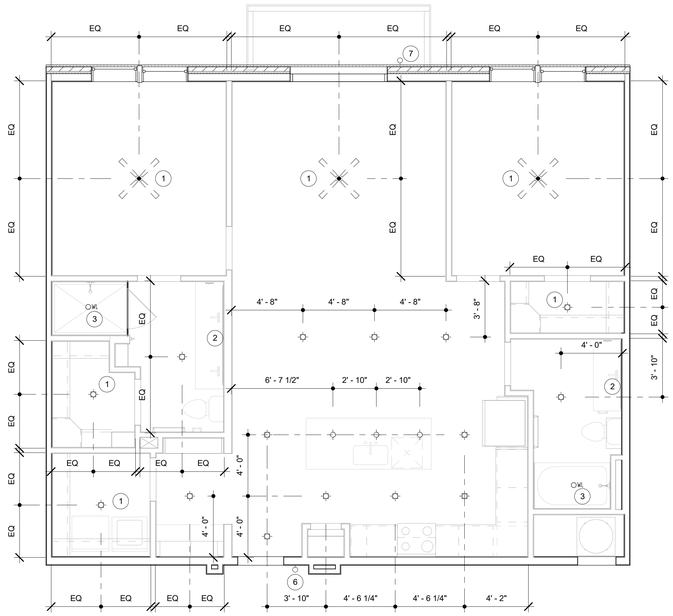
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A130a

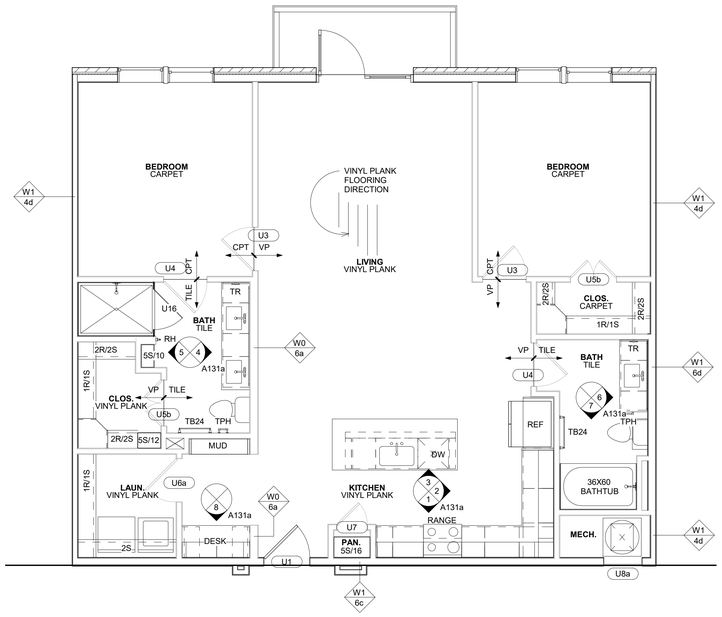
3/7/2022 2:26:05 PM



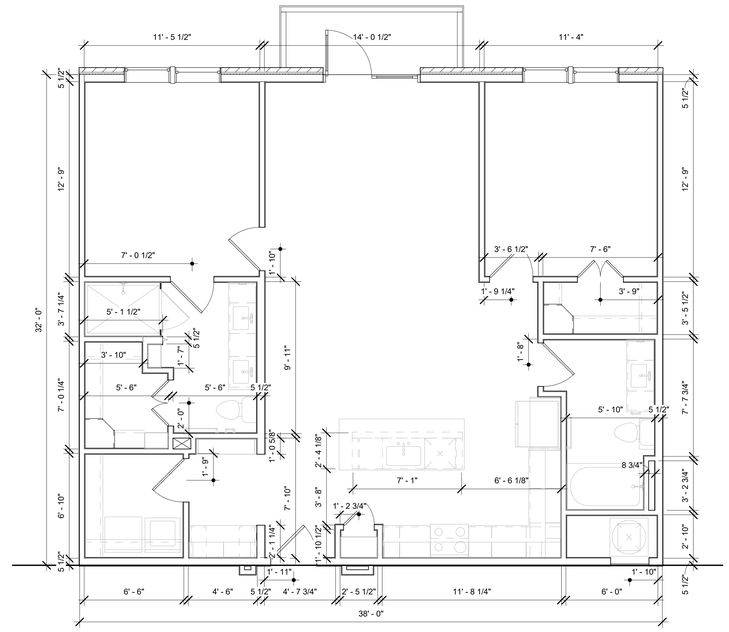
4 Unit B5 - Accessibility Plan
1/4" = 1'-0"



3 Unit B5 - RCP
1/4" = 1'-0"



2 Unit B5 - Tags and Callouts
1/4" = 1'-0"



1 Unit B5 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACCIARI 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

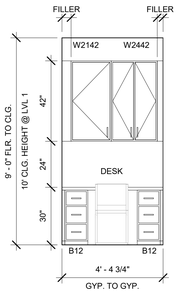
400 Probandt St.
San Antonio, Texas 78204

Unit B5 - Plans

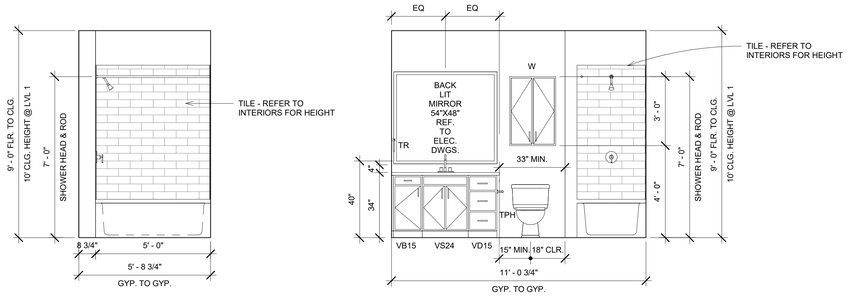
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A131

2/10/2022 11:51:10 AM

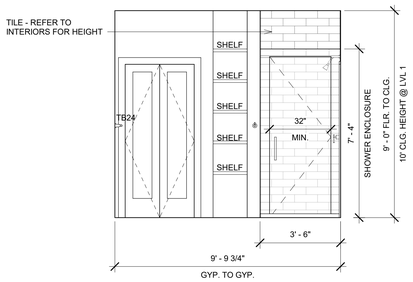


8 Unit B5 - Desk
3/8" = 1'-0"

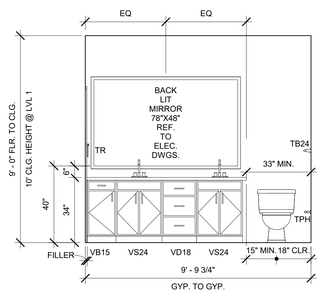


6 Unit B5 - Bath 1
3/8" = 1'-0"

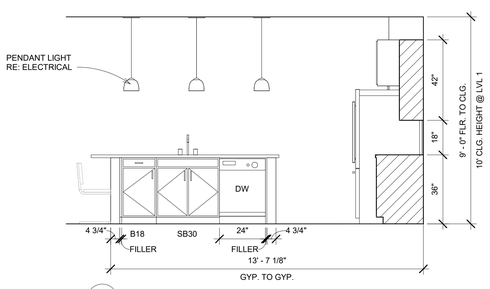
7 Unit B5 - Bath 2
3/8" = 1'-0"



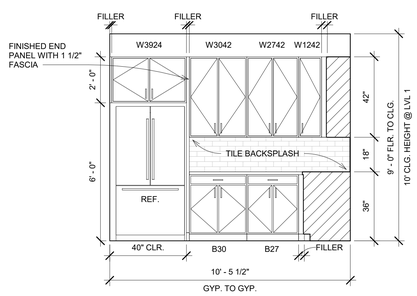
5 Unit B5 - Master Bath 2
3/8" = 1'-0"



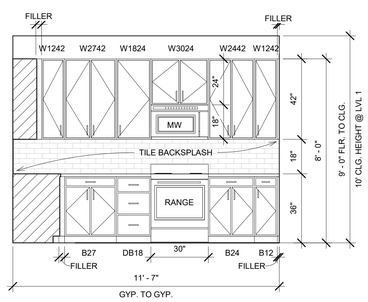
4 Unit B5 - Master Bath 1
3/8" = 1'-0"



3 Unit B5 - Kitchen 3
3/8" = 1'-0"



2 Unit B5 - Kitchen 2
3/8" = 1'-0"



1 Unit B5 - Kitchen 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO JR. 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

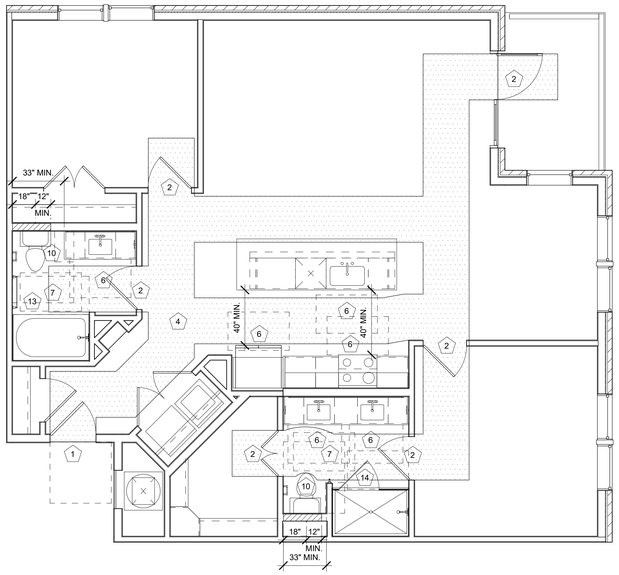
400 Probandt St.
San Antonio, Texas 78204

Unit B5 - Interior Elevations

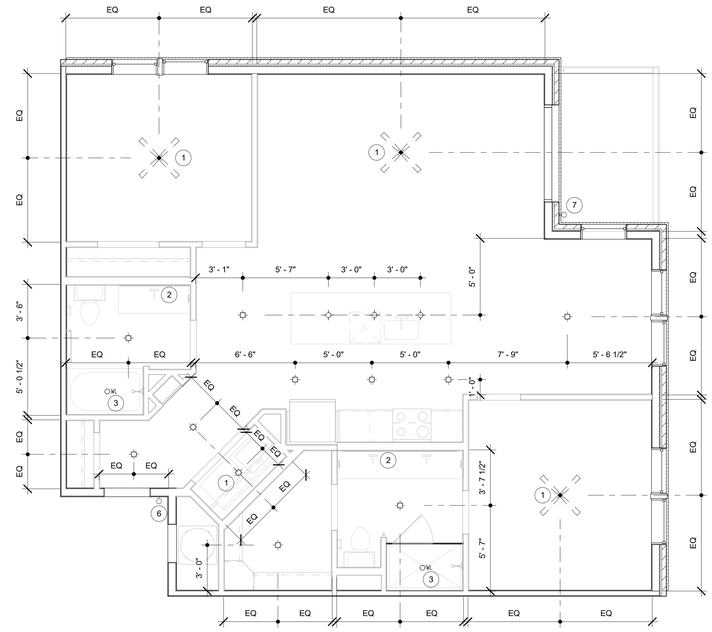
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A131a

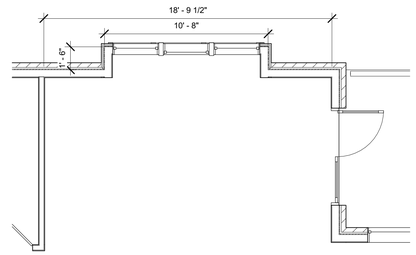
3/7/2022 2:26:07 PM



4 Unit B6 - Accessibility Plan
1/4" = 1'-0"

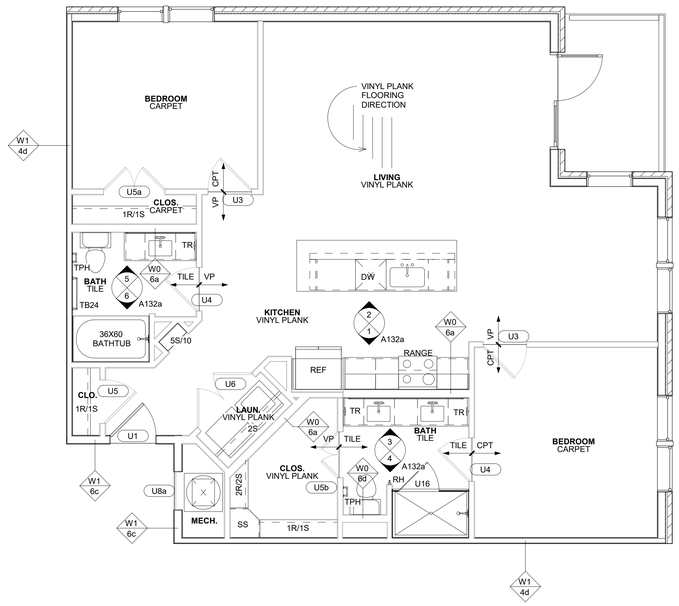


3 Unit B6 - RCP
1/4" = 1'-0"

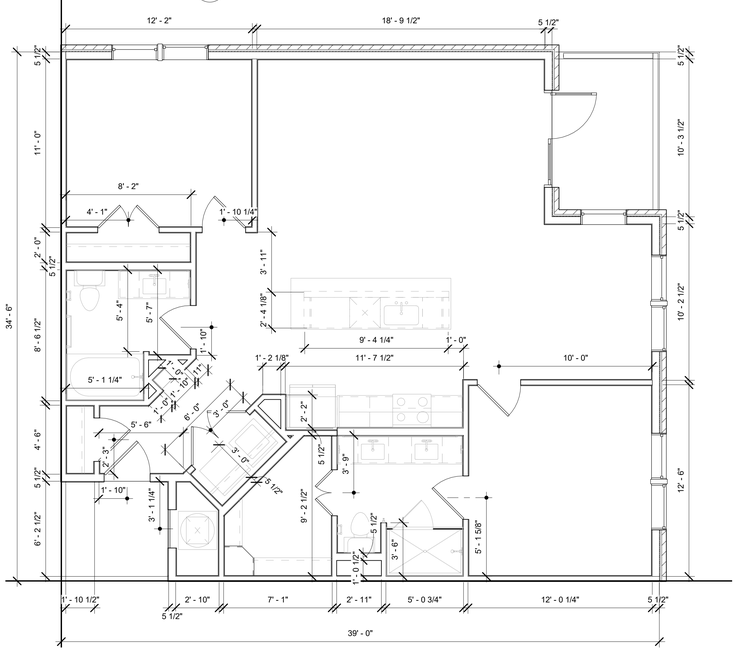


5 Unit B6 alt - Dimension Control
1/4" = 1'-0"

REFIER TO UNIT B6 FOR THE REST OF UNIT



2 Unit B6 - Tags and Callouts
1/4" = 1'-0"



1 Unit B6 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

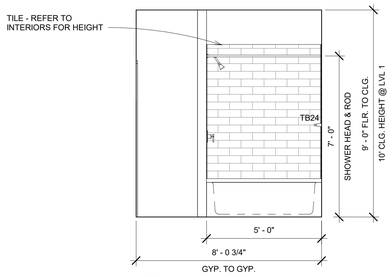
400 Probandt St.
San Antonio, Texas 78204

Unit B6 - Plans

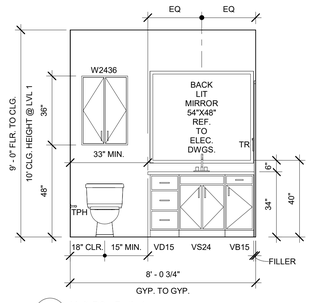
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A132

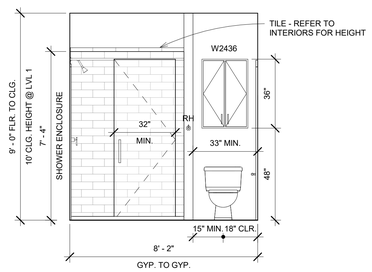
2/10/2022 11:51:44 AM



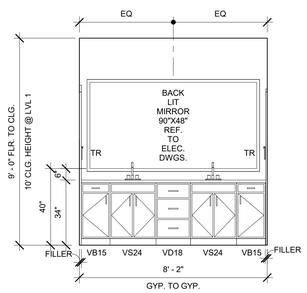
6 Unit B6 - Bath 2
3/8" = 1'-0"



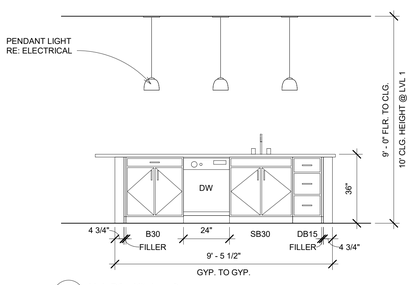
5 Unit B6 - Bath 1
3/8" = 1'-0"



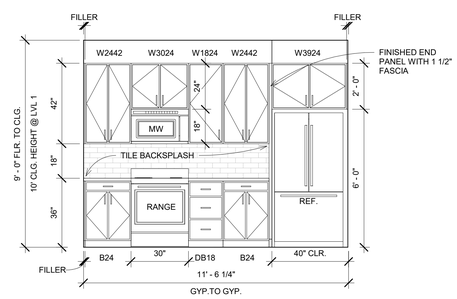
4 Unit B6 - Master Bath 2
3/8" = 1'-0"



3 Unit B6 - Master Bath 1
3/8" = 1'-0"



2 Unit B6 - Kitchen 2
3/8" = 1'-0"



1 Unit B6 - Kitchen 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF.
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ORSOGNA 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

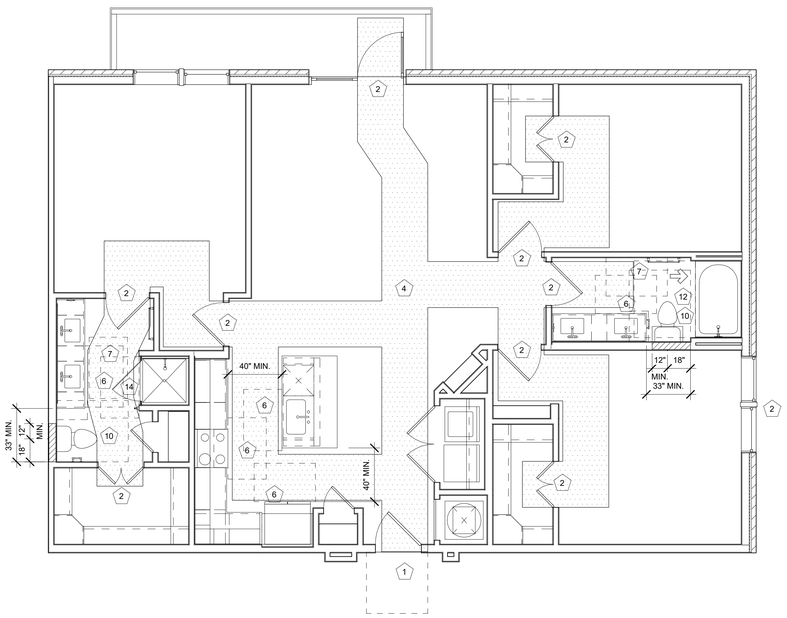
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit B6 - Interior Elevations

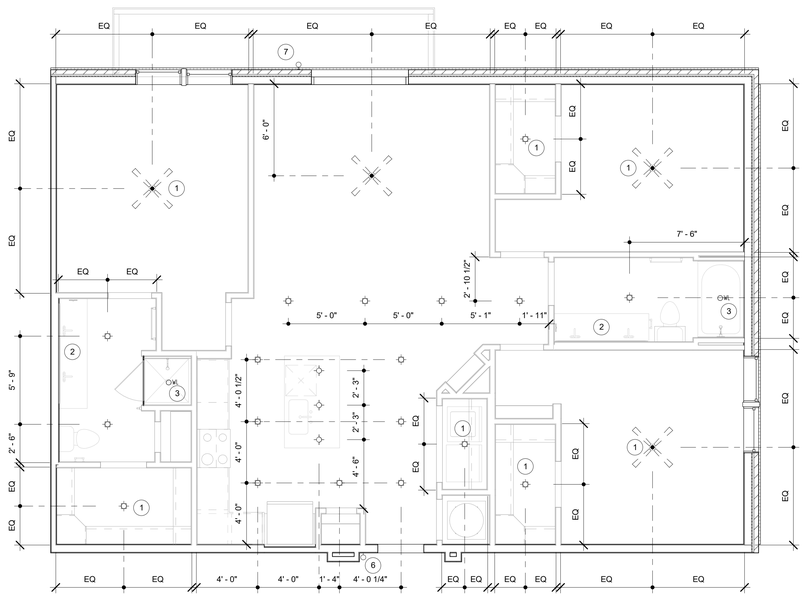
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A132a

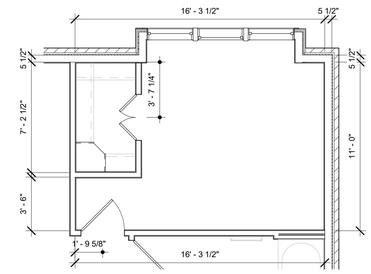
3/7/2022 2:26:09 PM



4 Unit C1 - Accessibility Plan
1/4" = 1'-0"

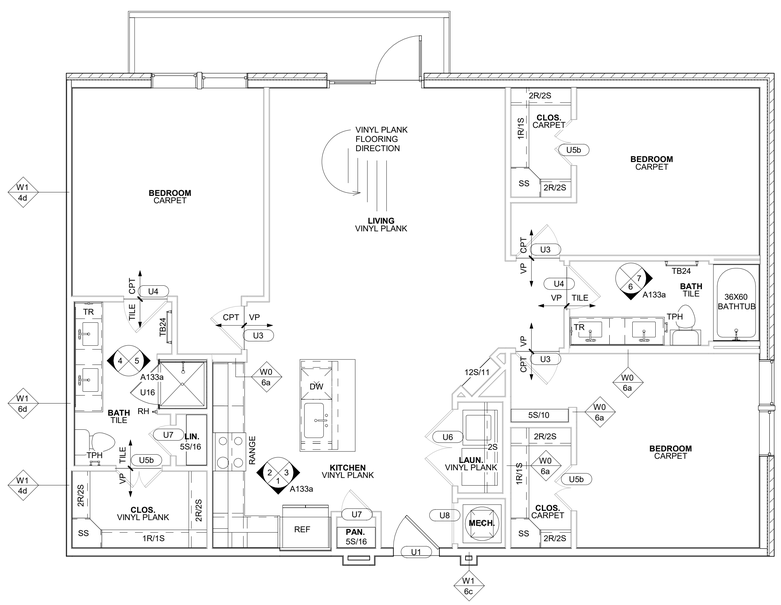


3 Unit C1 - RCP
1/4" = 1'-0"

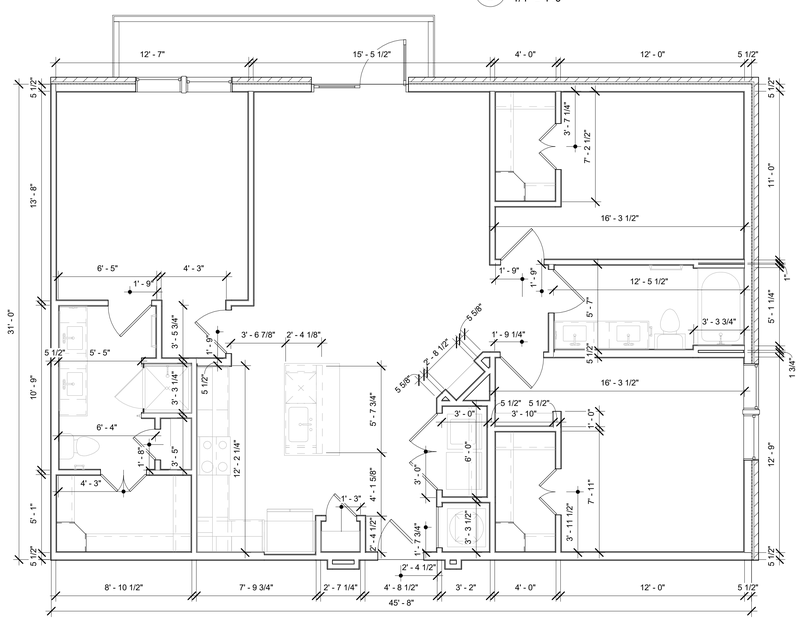


5 Unit C1 alt - Dimension Control
1/4" = 1'-0"

REFIER TO UNIT B6 FOR THE REST OF UNIT



2 Unit C1 - Tags and Callouts
1/4" = 1'-0"



1 Unit C1 - Dimension Control
1/4" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. All interior load bearing walls to be 1 hour rated Type W1-4b/W1-6b. Refer to structural drawings for location of load bearing walls. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A008 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   MUD is mudroom shelving. Shelves and cubbies are painted MDF with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections and additional information.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Verify tile shower/tub walls height with Interior Design documents. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in walls with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass partitions with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sinks and refrigerators.
18. All flooring material transitions shall have a transition strip, per Interior Design documents.
19. Provide flush control at open side of toilet.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- WL — THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. BACKLIT MIRROR OVER VANITY
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

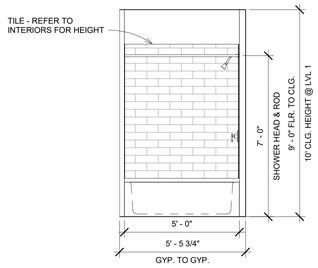
400 Probandt St.
San Antonio, Texas 78204

Unit C1 - Plans

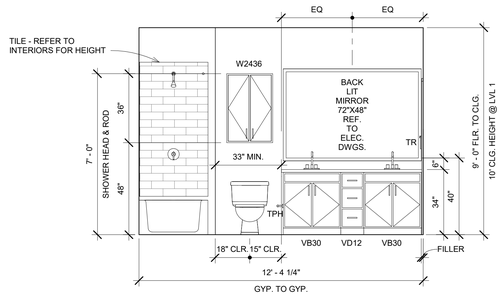
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A133

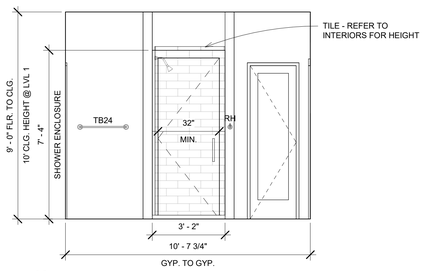
2/10/2022 11:52:49 AM



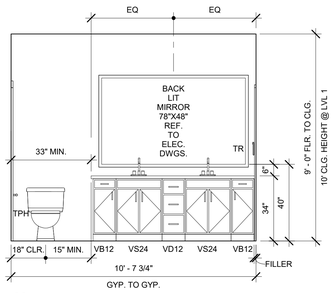
7 Unit C1 - Bath 2, Elev. 2
3/8" = 1'-0"



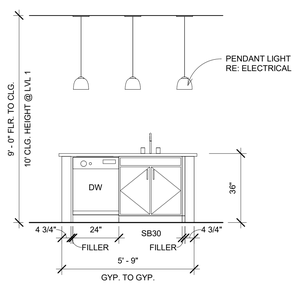
6 Unit C1 - Bath 2, Elev. 1
3/8" = 1'-0"



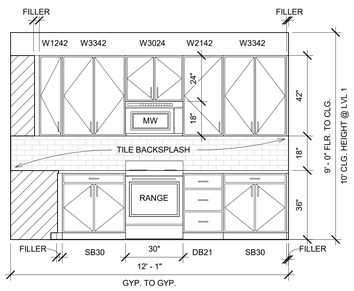
5 Unit C1 - Master Bath 2
3/8" = 1'-0"



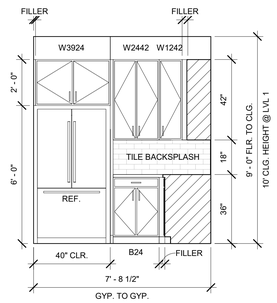
4 Unit C1 - MasterBath 1
3/8" = 1'-0"



3 Unit C1 - Kitchen, Elev. 3
3/8" = 1'-0"



2 Unit C1 - Kitchen, Elev. 2
3/8" = 1'-0"



1 Unit C1 - Kitchen, Elev. 1
3/8" = 1'-0"

GENERAL NOTES:

1. All dimensions on unit plans are to outside face of stud unless otherwise noted. All walls to be unrated 2x4 Type W0-4o unless otherwise noted. All walls are based on 5/8" gypsum board unless otherwise noted. See structural plans for bearing wall locations; typical configurations shown here. See building plans for corridor and demising wall locations; typical configurations shown here.
2. All interior unit walls to have painted base trim including mechanical, utility, and coat closets.
3. All interior unit walls and ceilings are painted 5/8" gypsum board unless otherwise noted.
4. All interior elevations are drawn assuming finish face of gypsum board unless otherwise noted.
5. Refer to Enlarged Building Plans and Dimension Control Plans for locations of exterior openings, balconies, and conditions of the exterior skin.
6. All doors shall be 5" from perpendicular stud wall at hinge side or centered in space, unless otherwise noted. Provide door stop on perpendicular stud wall.
7. Refer to sheets A011 series for further accessibility requirements.
8. All work and construction shall meet or exceed all applicable codes.
9. Closet shelves are painted MDF shelves with a painted wood rod.
   1S is one 14" deep shelf mounted at 68" AFF;
   2S is two 14" deep shelves mounted at 42" and 84" AFF.
   1R is one rod.
   2R is two rods.
   Pantry/linen shelves are painted MDF shelves equally spaced.
   3S/8 is three shelves, 8" deep mounted equally spaced 16" starting at 56" AFF.
   3S/14 is three shelves, 14" deep mounted equally spaced 16"starting at 40" AFF.
   4S/18 is four shelves, 18" deep mounted equally spaced 16"starting at 24" AFF.
   5S/16 is five shelves, 16" deep mounted equally spaced 16"starting at 24" AFF.
   5S/12 is five shelves, 12" deep mounted equally spaced 16"starting at 24" AFF.
   5S/10 is five shelves, 10" deep mounted equally spaced 16"starting at 24" AFF.
   2S/16 is two shelves, 16" deep mounted at 60" and 84" AFF.
   Provide shelving brackets where needed at larger spans.
   Entry shelves and cubbies are painted MDF shelves with cubbies equally spaced. Cubbies to be minimum 3'-0" wide.
   MUD is mudroom shelving.
   RH is robe hook.
   TB is towel bar.
   Robe hook and towel bars to be mounted at 48" AFF.
   See A140 for typical sections.
10. Kitchen base cabinets are 24" deep, typical. Bathroom base cabinets are 21" deep, typical, unless otherwise noted. See A140 for typical sections.
11. Provide blocking as required to accommodate 42" upper cabinets at kitchen.
12. Tile shower/tub walls to 7'-2" AFF. Verify framing of tub/shower with actual tub/shower supplied. Cementitious backer board shall be used at all tub/shower areas. Moisture resistant gypsum board will not be accepted at these locations.
13. Insulate all plumbing risers in wall with batt insulation.
14. Tub/shower at rated walls must have continuous rating behind tub/shower.
15. Verify exact dimensions required to install mechanical equipment with manufacturer before building enclosure walls and furr-downs.
16. All showers shall have glass wall with a door no less than 32" clear in width.
17. Provide finished panels at underside of kitchen wall cabinets above sink and refrigerator.
18. All flooring material transitions shall have a transition strip - Loxscreen or equal.
19. Provide flush control at open side of toilet.
20. Provide toe and knee clearances at any remaining end panel or support at removable cabinetry.

REFLECTED CEILING PLAN LEGEND:

- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- THIN PROFILE SURFACE MOUNTED FIXTURE
- UNDER CABINET LIGHTING
- THIN PROFILE SURFACE MOUNTED FIXTURE AT SHOWER/TUB
- DECORATIVE WALL MOUNT FIXTURE
- ABOVE DOOR WALL MOUNT FIXTURE
- CEILING FAN (CENTERED IN ROOM)

REFLECTED CEILING PLAN NOTES

1. LIGHT FIXTURE CENTERED IN ROOM
2. LIGHT FIXTURE CENTERED ON SINKS.
3. LIGHT FIXTURE CENTERED OVER BATHTUB/ SHOWER
4. LIGHT FIXTURE WALL MOUNTED ABOVE DOOR
5. LIGHT FIXTURE CENTERED WITHIN SPACE
6. LIGHT FIXTURE WALL MOUNTED ON LATCH SIDE OF UNIT ENTRY DOOR. CENTERLINE OF FIXTURE 1'- 6 1/2" FROM LATCH, CENTERED AT ACCENT PAINT, UNLESS NOTED OTHERWISE. RE: INTERIOR DRAWINGS.
7. LIGHT FIXTURE WALL MOUNTED 7'-6" AFF TO CENTER OF FIXTURE. CENTERLINE OF FIXTURE 1'- 0" HORIZONTALLY FROM ROUGH OPENING, UNLESS NOTED OTHERWISE. SEE BUILDING ELEVATIONS FOR LOCATIONS. TYPICAL LOCATIONS SHOWN ON UNIT RCP.

ACCESSIBILITY PLAN NOTES:

1. ACCESSIBLE DOOR
2. USABLE DOOR
3. 60" DIAMETER CIRCULAR TURNING SPACE
   T-SHAPED TURNING SPACE
4. 36" ACCESSIBLE ROUTE
5. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE FORWARD APPROACH
6. 30" X 48" CLEAR FLOOR SPACE CENTERED ON APPLIANCE / FIXTURE PARALLEL APPROACH
7. 30" X 48" CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING
8. 30"x48" CLEAR FLOOR SPACE - POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR - PARALLEL OR FORWARD APPROACH
9. AREA TO RECEIVE CONTINUOUS 2X8 BLOCKING FOR FUTURE GRAB BARS
10. 56" X 48" CLEAR FLOOR SPACE AT WATER CLOSET PARALLEL APPROACH
11. 66"x48" CLEAR FLOOR SPACE AT WATER CLOSET FORWARD APPROACH
12. 48"x60" CLEAR FLOOR SPACE AT BATH TUB FORWARD APPROACH
13. 30"x60" CLEAR FLOOR SPACE AT BATH TUB PARALLEL APPROACH
14. 30"x48" CLEAR FLOOR SPACE AT SHOWER MEASURED FROM THE SHOWER HEAD WALL

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

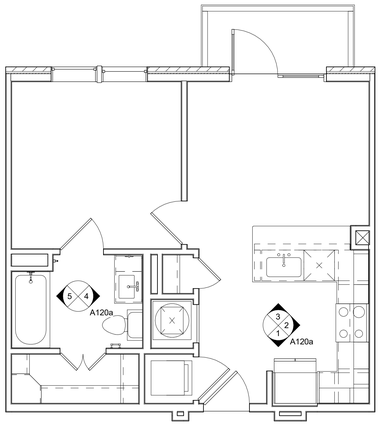
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit C1 - Interior Elevations

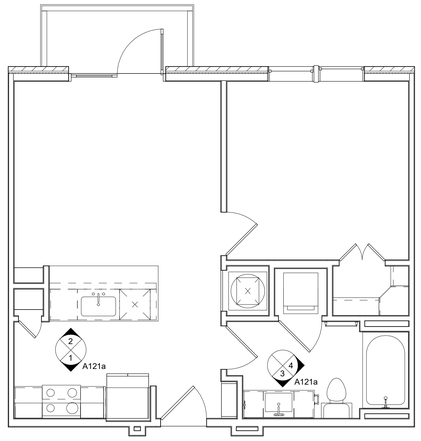
Project Number	18012
Date	March 7, 2022
Drawn By	HR
Checked By	JFD

A133a

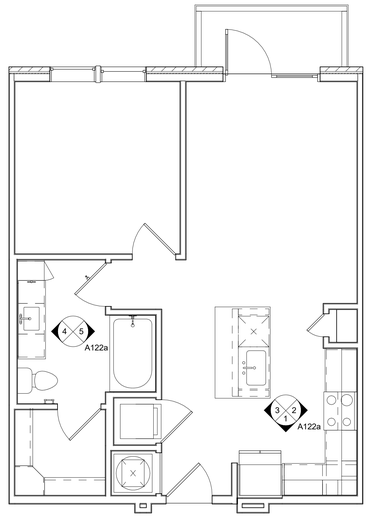
3/7/2022 2:26:11 PM



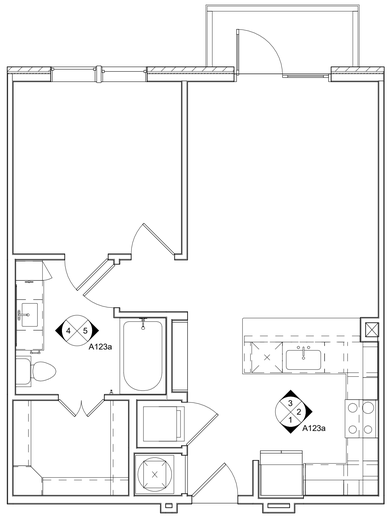
1 Unit Plans Presentation - A1
1/4" = 1'-0"



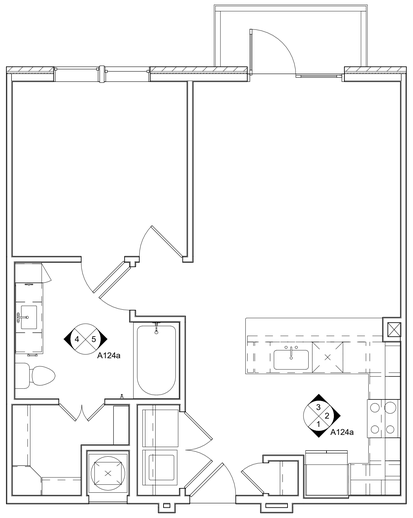
2 Unit Plans Presentation - A2
1/4" = 1'-0"



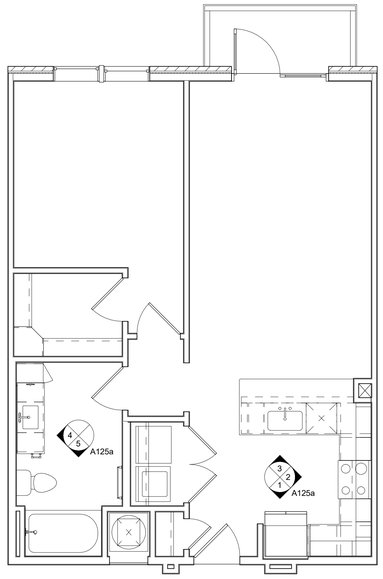
3 Unit Plans Presentation - A3
1/4" = 1'-0"



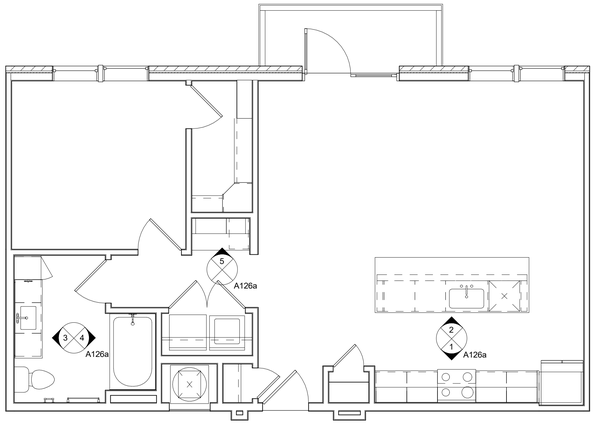
4 Unit Plans Presentation - A4
1/4" = 1'-0"



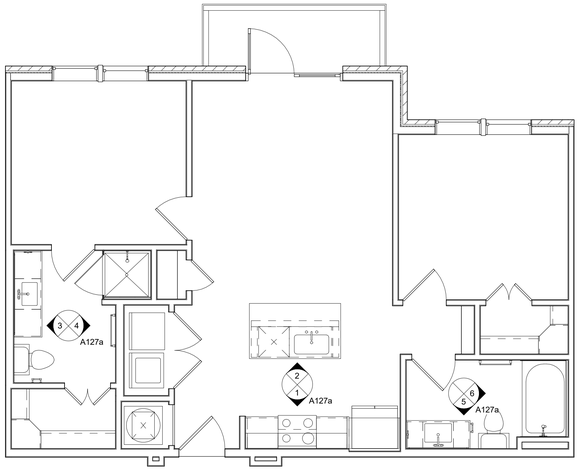
5 Unit Plans Presentation - A5
1/4" = 1'-0"



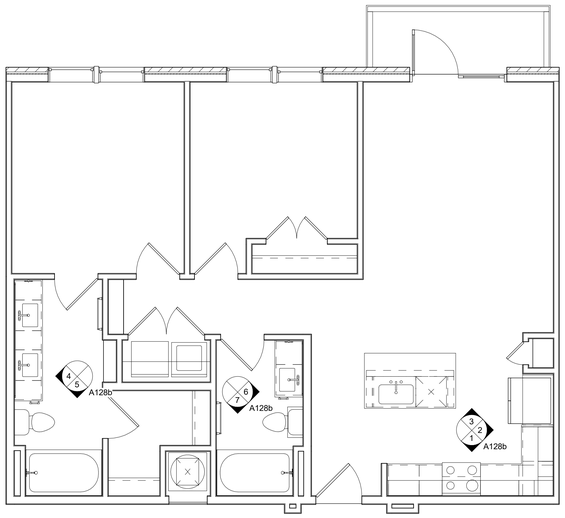
6 Unit Plans Presentation - A6
1/4" = 1'-0"



7 Unit Plans Presentation - A7
1/4" = 1'-0"



8 Unit Plans Presentation - B1
1/4" = 1'-0"



9 Unit Plans Presentation - B2
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

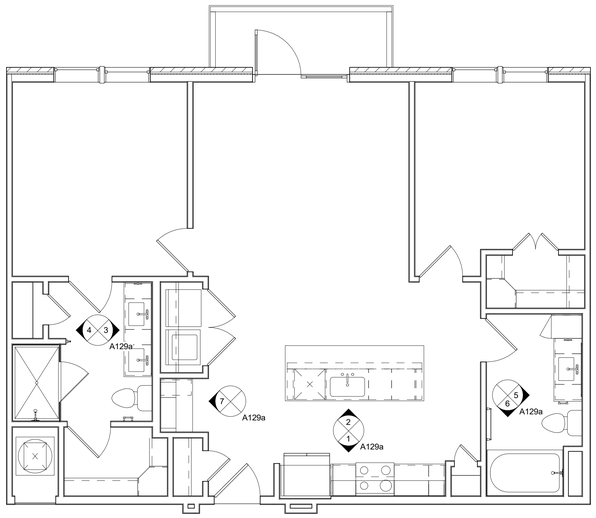
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit Plans

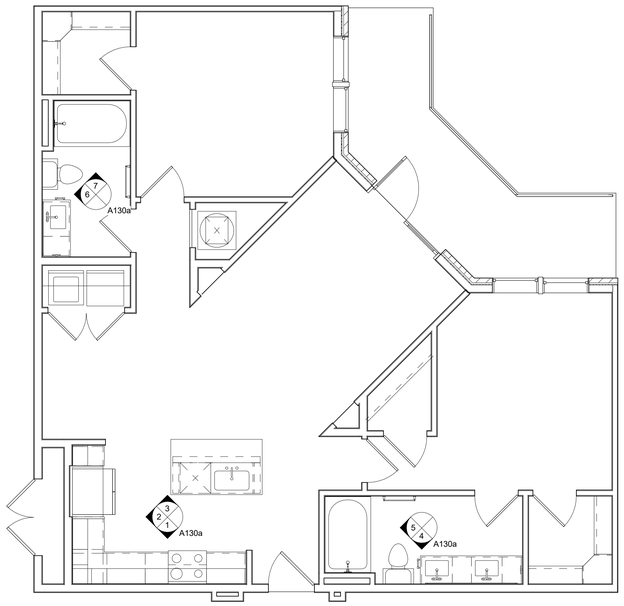
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A134

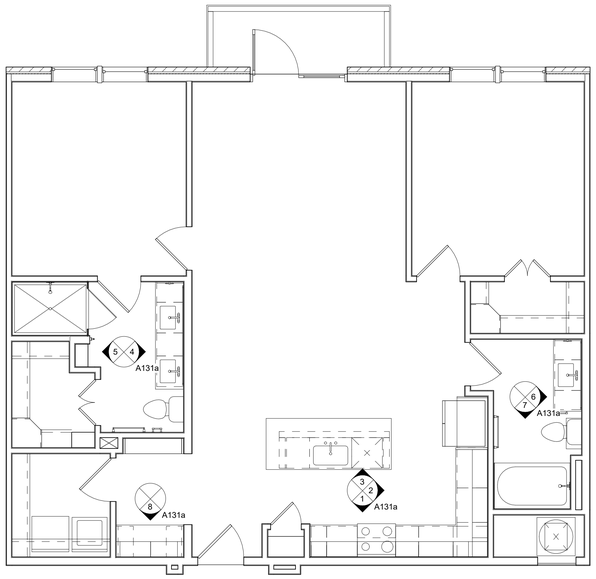
2/10/2022 1:31:05 PM



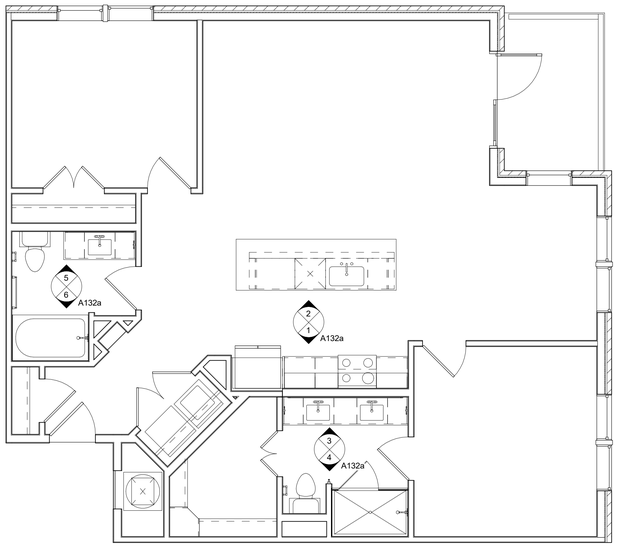
1 Unit Plans Presentation - B3
1/4" = 1'-0"



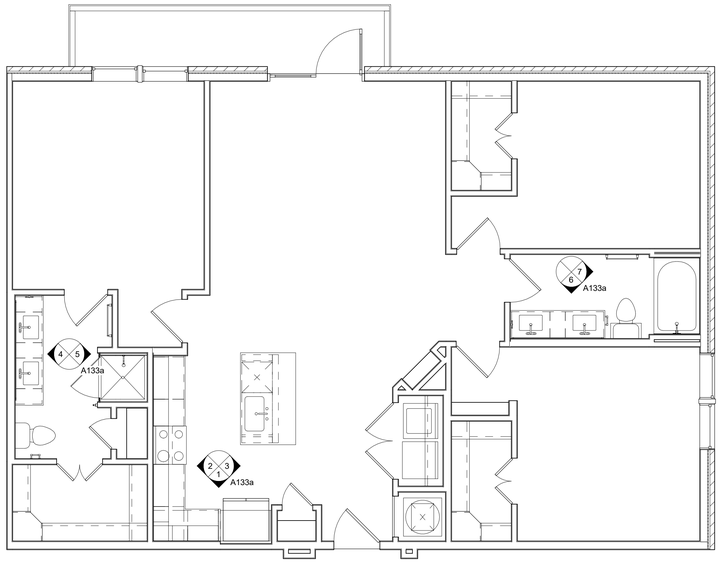
2 Unit Plans Presentation - B4
1/4" = 1'-0"



3 Unit Plans Presentation - B5
1/4" = 1'-0"



4 Unit Plans Presentation - B6
1/4" = 1'-0"



5 Unit Plans Presentation - C1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

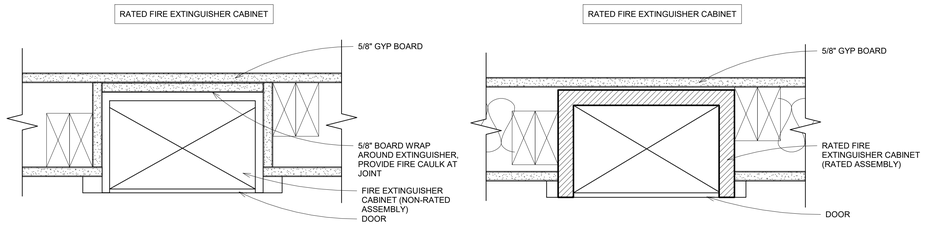
Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit Plans

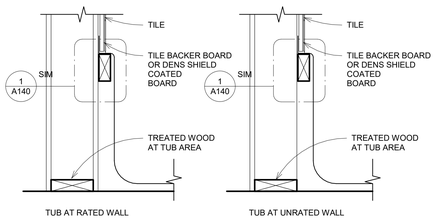
Project Number	18012
Date	February 10, 2022
Drawn By	HR
Checked By	JFD

A135

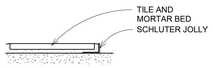
2/10/2022 1:31:17 PM



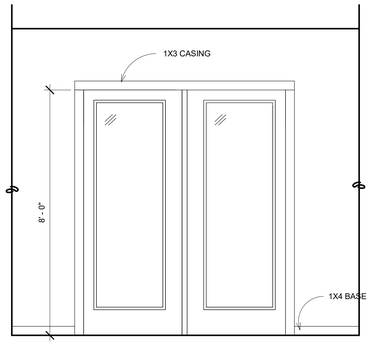
9 Typical FEC Semi-Recessed Plan Detail
3" = 1'-0"



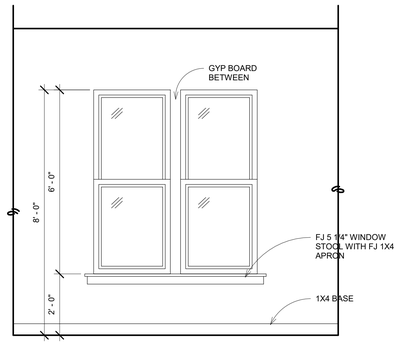
8 Bathtub Wall Tile Section Detail
1 1/2" = 1'-0"



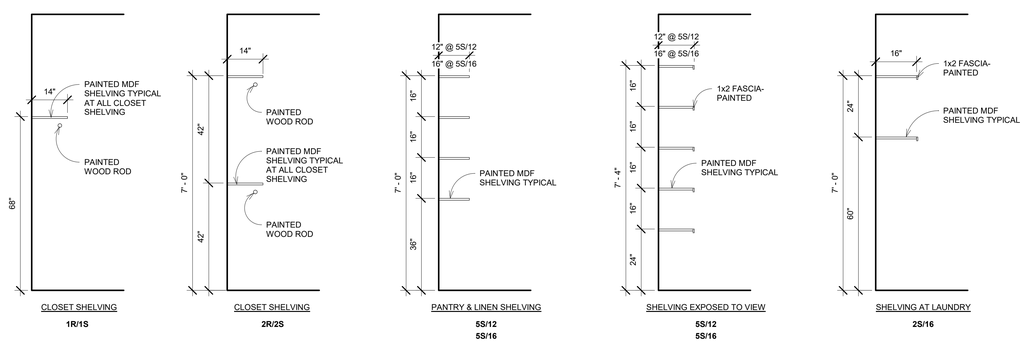
7 Typical Floor Tile Section Detail
3" = 1'-0"



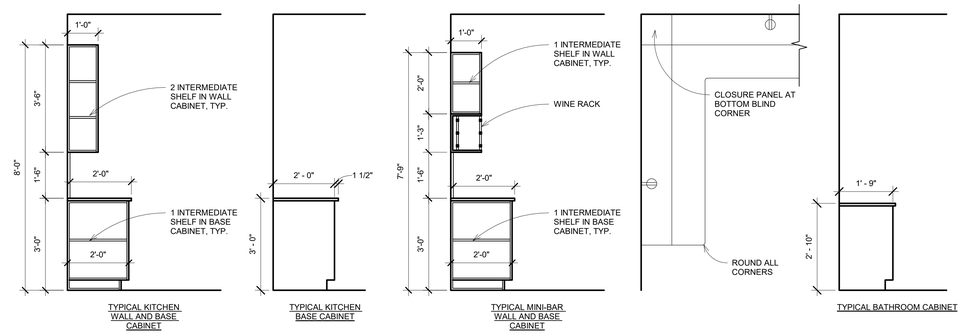
6 Typical Balcony Door Interior Elevation
1/2" = 1'-0"



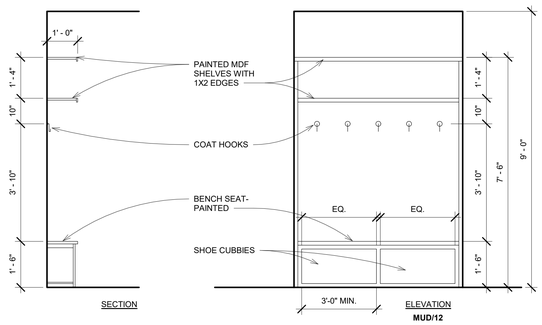
5 Typical Window Interior Elevation
1/2" = 1'-0"



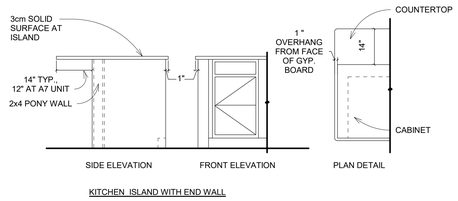
4 Typical Shelving Section Details
1/2" = 1'-0"



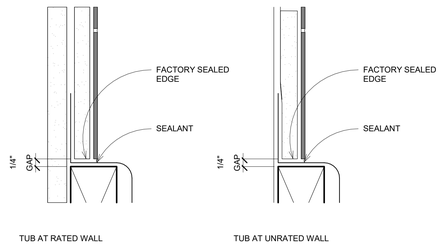
3 Cabinet and Counter Details
1/2" = 1'-0"



10 Mud Shelving Details
1/2" = 1'-0"



2 Kitchen Island Details
1/2" = 1'-0"



1 Bathtub Wall Tile Enlarged Section Detail
6" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Unit Interior Details

Project Number	18012
Date	February 10, 2022
Drawn By	GY
Checked By	JFD

A140

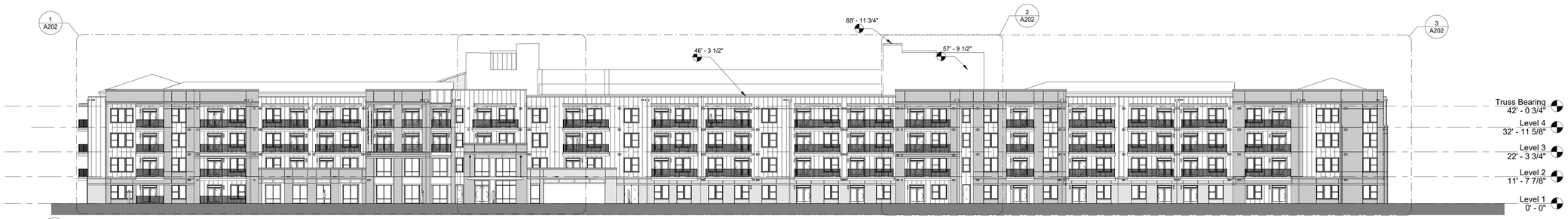
2/10/2022 11:53:43 AM

1 Overall East Elevation - BW
1" = 20'-0"

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

EXTERIOR ELEVATION NOTES

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP OUTSIDE CORNER AND TERMINATE AT INSIDE CORNER, TYPICAL. MATERIAL DOES NOT WRAP AT INSET BALCONIES, UNLESS NOTED OTHERWISE. SEE PLAN DETAILS FOR MATERIAL TERMINATIONS AT BALCONY INSETS. SEE ELEVATIONS.
2. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT, NEAR CORNERS ON RETURN WALL, 2 FEET BACK FROM FACE OF MAIN VENEER, AT INSIDE CORNERS OF SETBACKS, AT OFFSETS, AND ALIGNED WITH VERTICAL EDGES OF OPENINGS. PROVIDE HORIZONTAL CONTROL JOINTS AT LOOSE LINTELS, EXTEND 1/3" PAST EDGE OF LINTEL.
3. PROVIDE CORNER MASONRY UNIT AT ALL MASONRY VENEER OUTSIDE CORNER RETURNS.
4. PROVIDE EXTERIOR TRIM BETWEEN PAIRED WINDOWS TO MATCH WINDWO FRAME COLOR.



2 Overall West Elevation BW
1" = 20'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - Overall East & West B&W

Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A200

3/8/2022 5:13:04 PM

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

2 Overall East Elevation
1" = 20'-0"

1 Overall West Elevation
1" = 20'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - Overall East & West Color

Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A200a

3/8/2022 5:14:51 PM

1 Part 1 - Overall East Elevation - BW
1/8" = 1'-0"

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

3 Part 3 - Overall East Elevation - BW
1/8" = 1'-0"

MATERIAL LEGEND - COLOR

	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

EXTERIOR ELEVATION NOTES

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP OUTSIDE CORNER AND TERMINATE AT INSIDE CORNER, TYPICAL. MATERIAL DOES NOT WRAP AT INSET BALCONIES, UNLESS NOTED OTHERWISE. SEE PLAN DETAILS FOR MATERIAL TERMINATIONS AT BALCONY INSETS. SEE ELEVATIONS.
2. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT, NEAR CORNERS ON RETURN WALL 2 FEET BACK FROM FACE OF MAIN VENEER, AT INSIDE CORNERS OF SETBACKS, AT OFFSETS, AND ALIGNED WITH VERTICAL EDGES OF OPENINGS. PROVIDE HORIZONTAL CONTROL JOINTS AT LOOSE LINTELS, EXTEND 1/3" PAST EDGE OF LINTEL.
3. PROVIDE CORNER MASONRY UNIT AT ALL MASONRY VENEER OUTSIDE CORNER RETURNS.
4. PROVIDE EXTERIOR TRIM BETWEEN PAIRED WINDOWS TO MATCH WINDWO FRAME COLOR.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - Partial East B&W

Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A201

2/10/2022 11:43:15 AM

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

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

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

1 Overall East Elevation - Part 3
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO JR. 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Exterior Elevation - Partial East Color

Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A201a

2/10/2022 11:44:24 AM

MATERIAL LEGEND - COLOR

	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

EXTERIOR ELEVATION NOTES

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP OUTSIDE CORNER AND TERMINATE AT INSIDE CORNER, TYPICAL. MATERIAL DOES NOT WRAP AT INSET BALCONIES, UNLESS NOTED OTHERWISE. SEE PLAN DETAILS FOR MATERIAL TERMINATIONS AT BALCONY INSETS. SEE ELEVATIONS.
2. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT, NEAR CORNERS ON RETURN WALL 2 FEET BACK FROM FACE OF MAIN VENEER, AT INSIDE CORNERS OF SETBACKS, AT OFFSETS, AND ALIGNED WITH VERTICAL EDGES OF OPENINGS. PROVIDE HORIZONTAL CONTROL JOINTS AT LOOSE LINTELS, EXTEND 1/3" PAST EDGE OF LINTEL.
3. PROVIDE CORNER MASONRY UNIT AT ALL MASONRY VENEER OUTSIDE CORNER RETURNS.
4. PROVIDE EXTERIOR TRIM BETWEEN PAIRED WINDOWS TO MATCH WINDWO FRAME COLOR.

1 Part 1 West Elevation BW
1/8" = 1'-0"

2 Part 2 West Elevation BW
1/8" = 1'-0"

3 Part 3 West Elevation BW
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - Partial West B&W

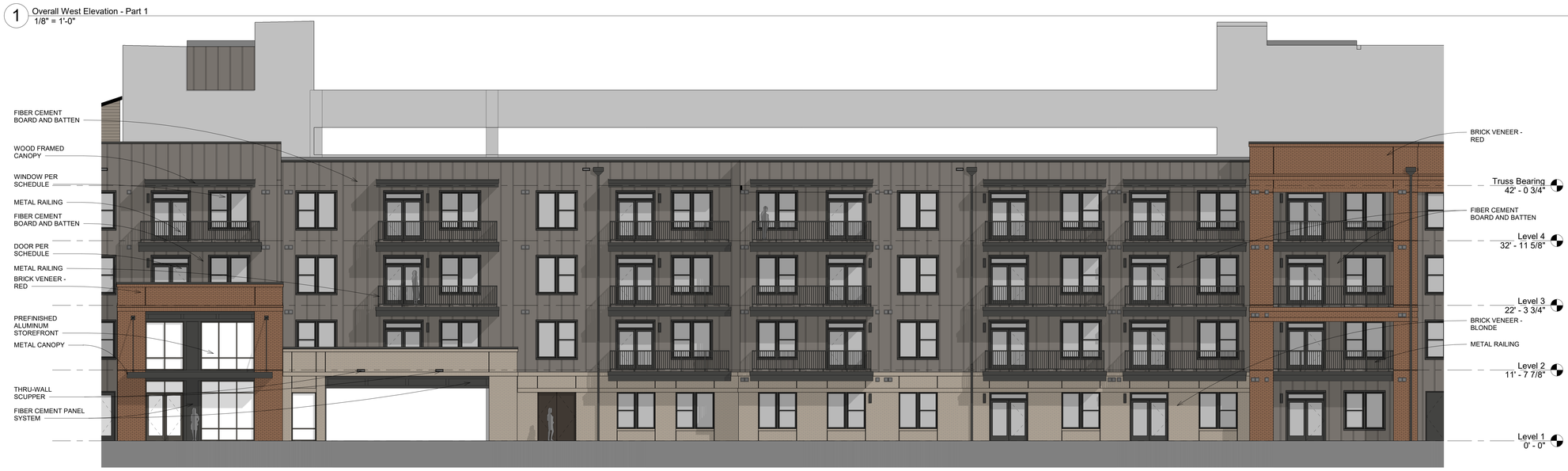
Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A202

3/8/2022 5:15:01 PM

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

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



2 Overall West Elevation - Part 2
1/8" = 1'-0"

3 Overall West Elevation - Part 3
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Exterior Elevation - Partial West Color

Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A202a

3/8/2022 5:17:14 PM

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

EXTERIOR ELEVATION NOTES

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP OUTSIDE CORNER AND TERMINATE AT INSIDE CORNER, TYPICAL. MATERIAL DOES NOT WRAP AT INSET BALCONIES, UNLESS NOTED OTHERWISE. SEE PLAN DETAILS FOR MATERIAL TERMINATIONS AT BALCONY INSETS. SEE ELEVATIONS.
2. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT, NEAR CORNERS ON RETURN WALL 2 FEET BACK FROM FACE OF MAIN VENEER, AT INSIDE CORNERS OF SETBACKS, AT OFFSETS, AND ALIGNED WITH VERTICAL EDGES OF OPENINGS. PROVIDE HORIZONTAL CONTROL JOINTS AT LOOSE LINTELS, EXTEND 1/3" PAST EDGE OF LINTEL.
3. PROVIDE CORNER MASONRY UNIT AT ALL MASONRY VENEER OUTSIDE CORNER RETURNS.
4. PROVIDE EXTERIOR TRIM BETWEEN PAIRED WINDOWS TO MATCH WINDWO FRAME COLOR.

1 Overall North Elevation BW
1" = 20'-0"

2 Part 1 North Elevation BW
1/8" = 1'-0"

3 Part 2 North Elevation - BW
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - North B&W

Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A203

3/8/2022 5:17:31 PM

1 Overall North Elevation
1" = 20'-0"

3 Overall North Elevation - Part 1
1/8" = 1'-0"

2 Overall North Elevation - Part 2
1/8" = 1'-0"

MATERIAL LEGEND - COLOR

	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - North Color

Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A203a

3/8/2022 5:19:35 PM

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

EXTERIOR ELEVATION NOTES

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP OUTSIDE CORNER AND TERMINATE AT INSIDE CORNER, TYPICAL. MATERIAL DOES NOT WRAP AT INSET BALCONIES, UNLESS NOTED OTHERWISE. SEE PLAN DETAILS FOR MATERIAL TERMINATIONS AT BALCONY INSETS. SEE ELEVATIONS.
2. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT, NEAR CORNERS ON RETURN WALL 2 FEET BACK FROM FACE OF MAIN VENEER, AT INSIDE CORNERS OF SETBACKS, AT OFFSETS, AND ALIGNED WITH VERTICAL EDGES OF OPENINGS. PROVIDE HORIZONTAL CONTROL JOINTS AT LOOSE LINTELS, EXTEND 1/3" PAST EDGE OF LINTEL.
3. PROVIDE CORNER MASONRY UNIT AT ALL MASONRY VENEER OUTSIDE CORNER RETURNS.
4. PROVIDE EXTERIOR TRIM BETWEEN PAIRED WINDOWS TO MATCH WINDWO FRAME COLOR.

1 Overall South Elevation BW
1" = 20'-0"

2 Part 1 - South Elevation B&W
1/8" = 1'-0"

3 Part 2 - South Elevation B&W
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - South B&W

Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A204

3/8/2022 5:19:54 PM

1 Overall South Elevation
1" = 20'-0"

2 Overall South Elevation - Part 1
1/8" = 1'-0"

3 Overall South Elevation - Part 2
1/8" = 1'-0"

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - South Color

Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A204a

3/8/2022 5:22:21 PM

1 North Courtyard - East Elevation BW
1/8" = 1'-0"

4 North Courtyard - West Elevation BW
1/8" = 1'-0"

2 North Courtyard - North Elevation BW
1/8" = 1'-0"

3 North Courtyard - South Elevation BW
1/8" = 1'-0"

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

EXTERIOR ELEVATION NOTES

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP OUTSIDE CORNER AND TERMINATE AT INSIDE CORNER, TYPICAL. MATERIAL DOES NOT WRAP AT INSET BALCONIES, UNLESS NOTED OTHERWISE. SEE PLAN DETAILS FOR MATERIAL TERMINATIONS AT BALCONY INSETS. SEE ELEVATIONS.
2. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT, NEAR CORNERS ON RETURN WALL 2 FEET BACK FROM FACE OF MAIN VENEER, AT INSIDE CORNERS OF SETBACKS, AT OFFSETS, AND ALIGNED WITH VERTICAL EDGES OF OPENINGS. PROVIDE HORIZONTAL CONTROL JOINTS AT LOOSE LINTELS. EXTEND 1/3" PAST EDGE OF LINTEL.
3. PROVIDE CORNER MASONRY UNIT AT ALL MASONRY VENEER OUTSIDE CORNER RETURNS.
4. PROVIDE EXTERIOR TRIM BETWEEN PAIRED WINDOWS TO MATCH WINDWO FRAME COLOR.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - North Courtyard B&W

Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A205

2/10/2022 11:50:26 AM

1 North Courtyard - North Elevation
1/8" = 1'-0"

2 North Courtyard - East Elevation
1/8" = 1'-0"

3 Perspective - North Courtyard Looking Northeast

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

4 Perspective - North Courtyard Amenities

5 North Courtyard - South Elevation
1/8" = 1'-0"

6 North Courtyard - West Elevation
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Elevations - North Courtyard Color

Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A205a

2/10/2022 12:04:39 PM

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

EXTERIOR ELEVATION NOTES

1. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP OUTSIDE CORNER AND TERMINATE AT INSIDE CORNER, TYPICAL. MATERIAL DOES NOT WRAP AT INSET BALCONIES, UNLESS NOTED OTHERWISE. SEE PLAN DETAILS FOR MATERIAL TERMINATIONS AT BALCONY INSETS. SEE ELEVATIONS.
2. PROVIDE VERTICAL CONTROL JOINTS AT MASONRY VENEER AT CHANGES IN WALL HEIGHT, NEAR CORNERS ON RETURN WALL 2 FEET BACK FROM FACE OF MAIN VENEER, AT INSIDE CORNERS OF SETBACKS, AT OFFSETS, AND ALIGNED WITH VERTICAL EDGES OF OPENINGS. PROVIDE HORIZONTAL CONTROL JOINTS AT LOOSE LINTELS, EXTEND 1/3" PAST EDGE OF LINTEL.
3. PROVIDE CORNER MASONRY UNIT AT ALL MASONRY VENEER OUTSIDE CORNER RETURNS.
4. PROVIDE EXTERIOR TRIM BETWEEN PAIRED WINDOWS TO MATCH WINDWO FRAME COLOR.

1 South Courtyard - East Elevation BW
1/8" = 1'-0"

2 South Courtyard - North Elevation BW
1/8" = 1'-0"

3 South Courtyard - South Elevation BW
1/8" = 1'-0"

4 South Courtyard - West Elevation BW
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Exterior Elevations - South Courtyard B&W

Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A206

2/10/2022 11:51:42 AM

1 South Courtyard - North Elevation
1/8" = 1'-0"

2 South Courtyard - East Elevation
1/8" = 1'-0"

3 Perspective - South Courtyard Looking North

MATERIAL LEGEND - COLOR	
	BRICK - RED RUNNING BOND
	BRICK - BLONDE RUNNING BOND
	FIBER CEMENT BOARD & BATTEN DARK GRAY
	FIBER CEMENT PANEL DARK GRAY
	FIBER CEMENT LAP SIDING WHITE

4 Perspective - South Courtyard Looking West

5 South Courtyard - South Elevation
1/8" = 1'-0"

6 South Courtyard - West Elevation
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

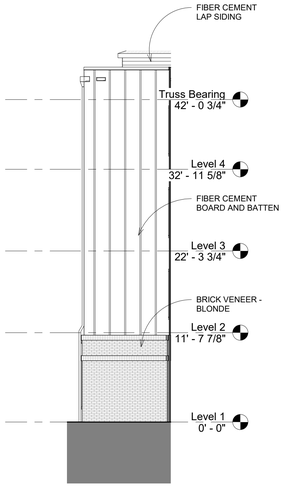
Probandt
400 Probandt St.
San Antonio, Texas 78204

Elevations - South Courtyard Color

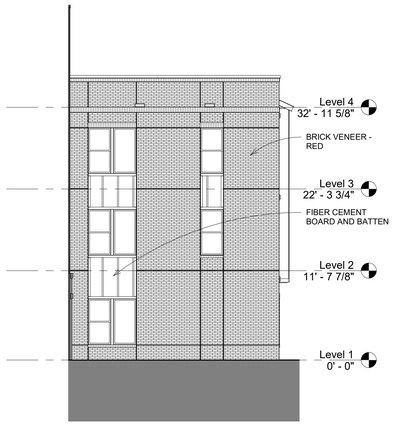
Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A206a

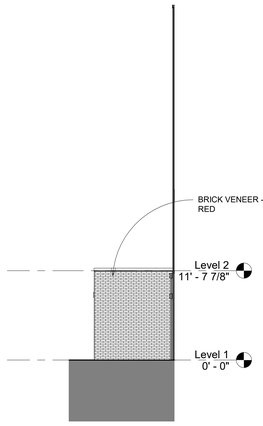
2/10/2022 12:05:19 PM



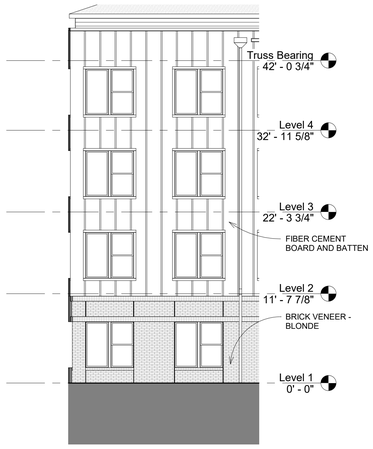
1 Hidden Elevation 1
1/8" = 1'-0"



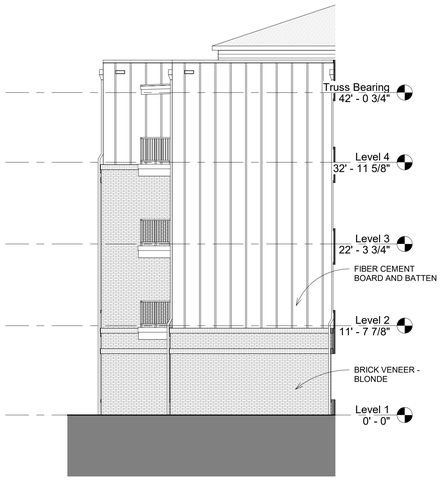
2 Hidden Elevation 2
1/8" = 1'-0"



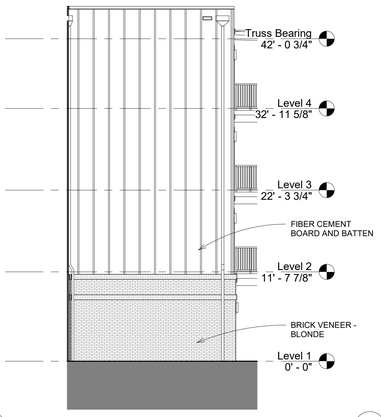
3 Hidden Elevation 3
1/8" = 1'-0"



4 Hidden Elevation 4
1/8" = 1'-0"

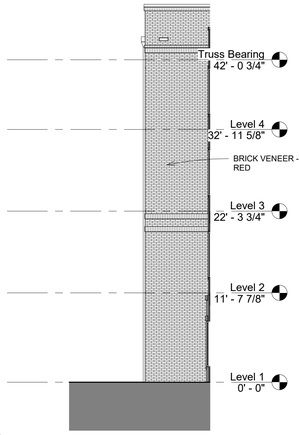


5 Hidden Elevation 5
1/8" = 1'-0"

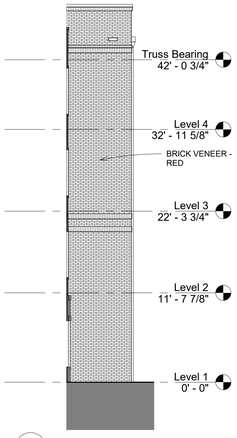


6 Hidden Elevation 6
1/8" = 1'-0"

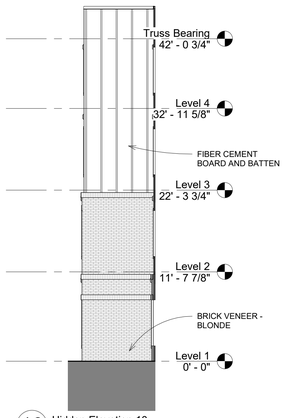
7 Hidden Elevation 7
1/8" = 1'-0"



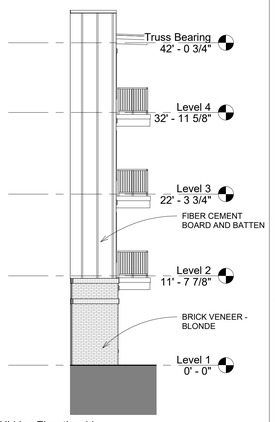
8 Hidden Elevation 8
1/8" = 1'-0"



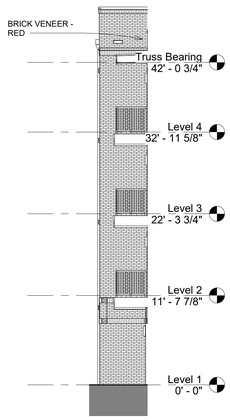
9 Hidden Elevation 9
1/8" = 1'-0"



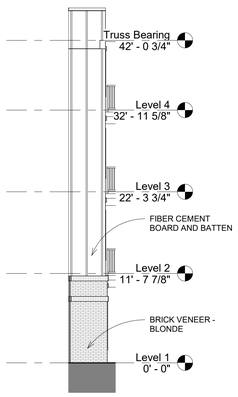
10 Hidden Elevation 10
1/8" = 1'-0"



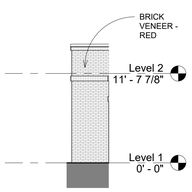
11 Hidden Elevation 11
1/8" = 1'-0"



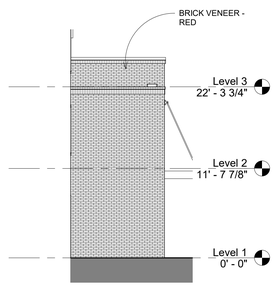
12 Hidden Elevation 12
1/8" = 1'-0"



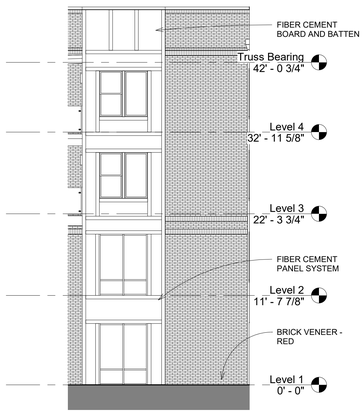
13 Hidden Elevation 13
1/8" = 1'-0"



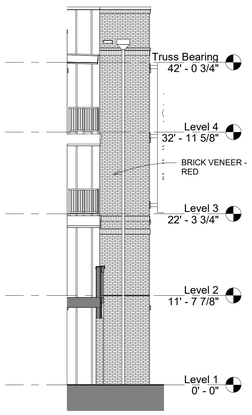
14 Hidden Elevation 14
1/8" = 1'-0"



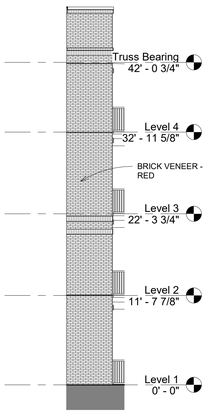
15 Hidden Elevation 15
1/8" = 1'-0"



16 Hidden Elevation 16
1/8" = 1'-0"



17 Hidden Elevation 17
1/8" = 1'-0"



18 Hidden Elevation 18
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

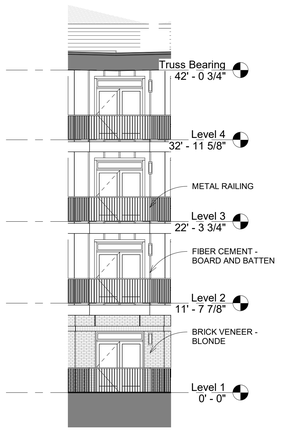
Probandt
400 Probandt St.
San Antonio, Texas 78204

Hidden Elevations

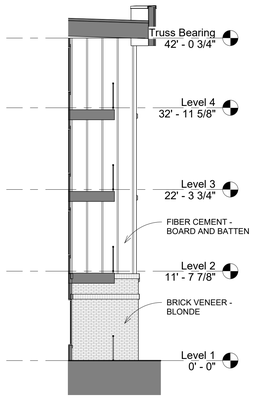
Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A210

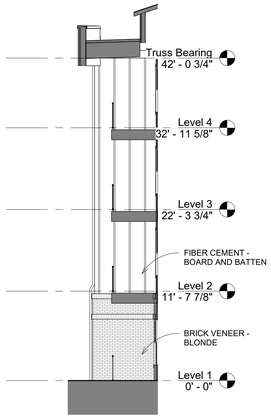
2/10/2022 11:52:45 AM



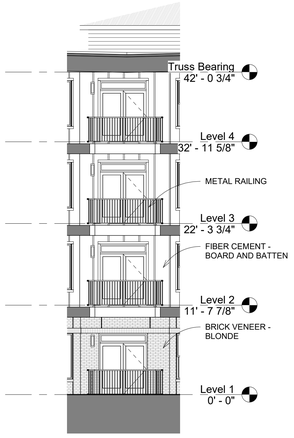
1 Hidden Elevation North Courtyard 1
1/8" = 1'-0"



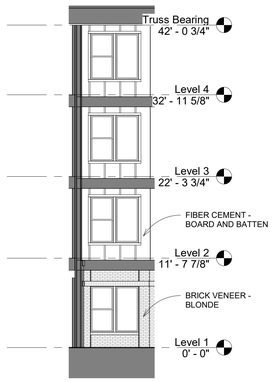
2 Hidden Elevation North Courtyard 2
1/8" = 1'-0"



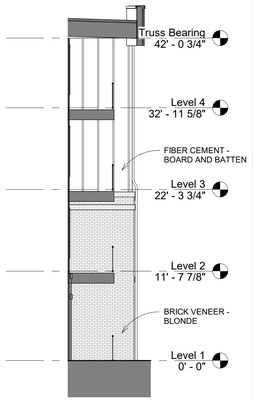
3 Hidden Elevation North Courtyard 3
1/8" = 1'-0"



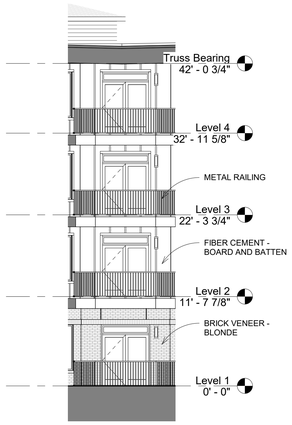
4 Hidden Elevation North Courtyard 4
1/8" = 1'-0"



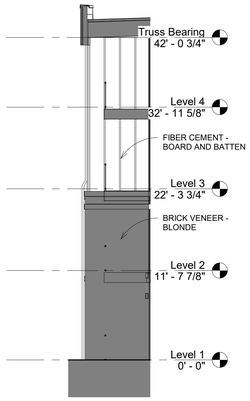
5 Hidden Elevation North Courtyard 5
1/8" = 1'-0"



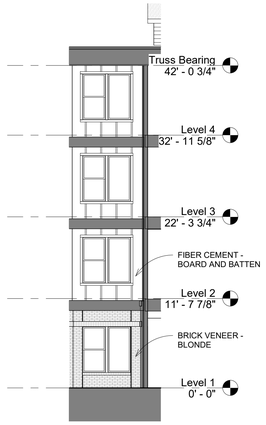
6 Hidden Elevation North Courtyard 6
1/8" = 1'-0"



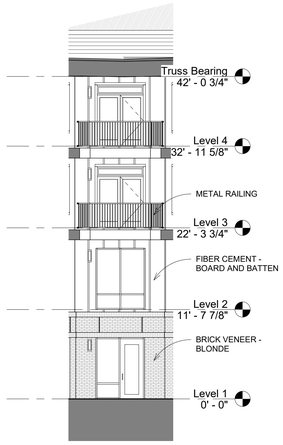
7 Hidden Elevation North Courtyard 7
1/8" = 1'-0"



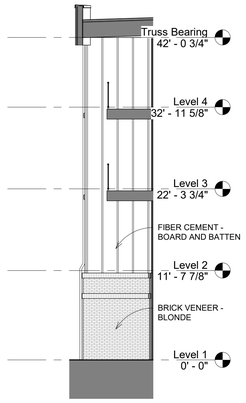
8 Hidden Elevation North Courtyard 8
1/8" = 1'-0"



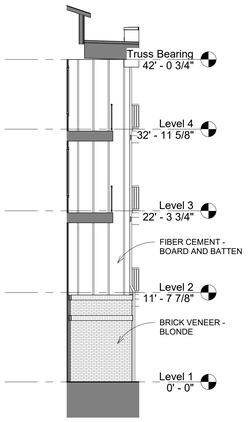
9 Hidden Elevation North Courtyard 9
1/8" = 1'-0"



10 Hidden Elevation North Courtyard 10
1/8" = 1'-0"



11 Hidden Elevation North Courtyard 11
1/8" = 1'-0"



12 Hidden Elevation North Courtyard 12
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

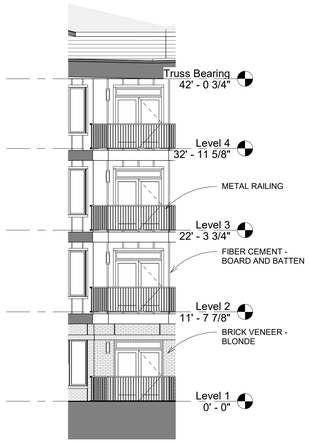
Probandt
400 Probandt St.
San Antonio, Texas 78204

Hidden Elevations North Courtyard

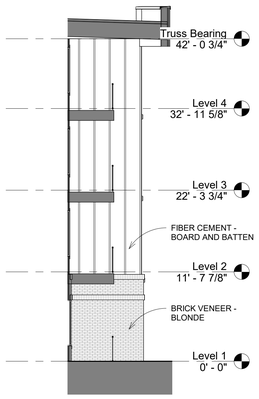
Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A211

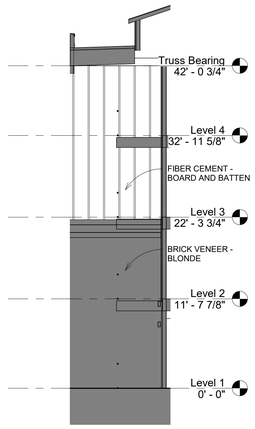
2/10/2022 11:52:57 AM



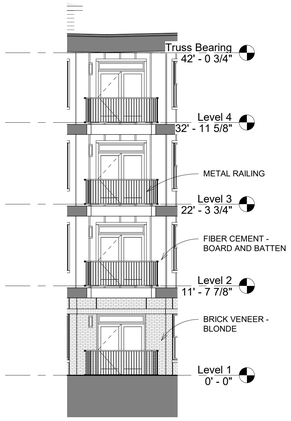
1 Hidden Elevation South Courtyard 1
1/8" = 1'-0"



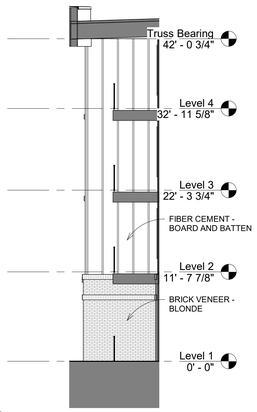
2 Hidden Elevation South Courtyard 2
1/8" = 1'-0"



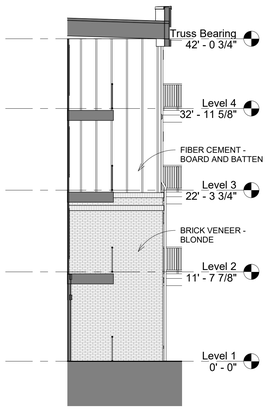
3 Hidden Elevation South Courtyard 3
1/8" = 1'-0"



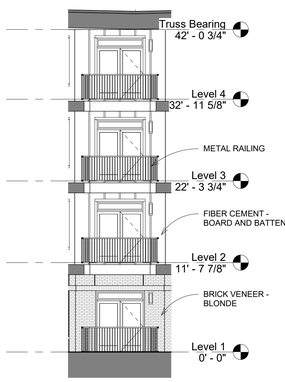
4 Hidden Elevation South Courtyard 4
1/8" = 1'-0"



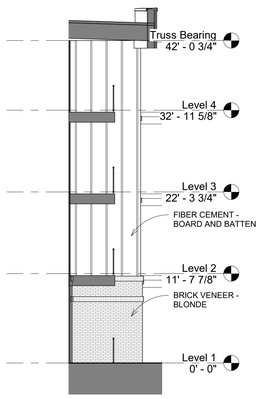
5 Hidden Elevation South Courtyard 5
1/8" = 1'-0"



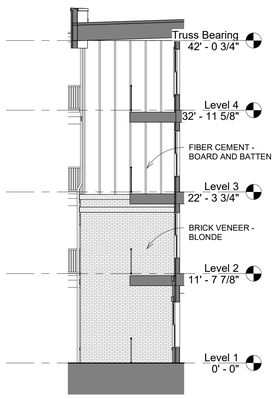
6 Hidden Elevation South Courtyard 6
1/8" = 1'-0"



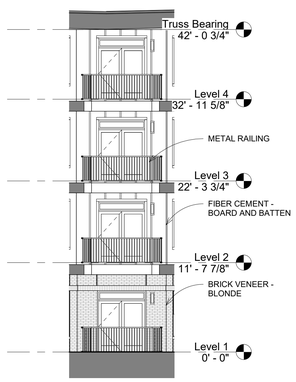
7 Hidden Elevation South Courtyard 7
1/8" = 1'-0"



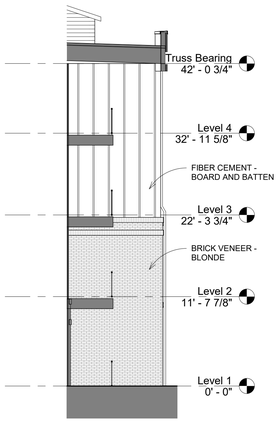
8 Hidden Elevation South Courtyard 8
1/8" = 1'-0"



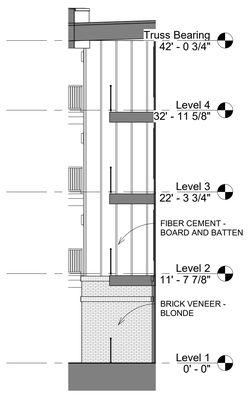
9 Hidden Elevation South Courtyard 9
1/8" = 1'-0"



10 Hidden Elevation South Courtyard 10
1/8" = 1'-0"



11 Hidden Elevation South Courtyard 11
1/8" = 1'-0"



12 Hidden Elevation South Courtyard 12
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

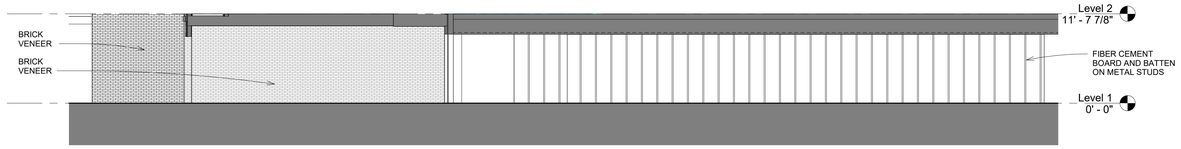
400 Probandt St.
San Antonio, Texas 78204

Hidden Elevations South Courtyard

Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A212

2/10/2022 11:53:10 AM

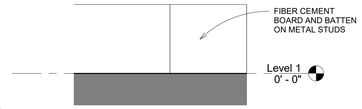


1 Hidden Elevation Garage 1
1/8" = 1'-0"

2 Hidden Elevation Garage 2
1/8" = 1'-0"

7 Hidden Elevation Garage 7
1/8" = 1'-0"

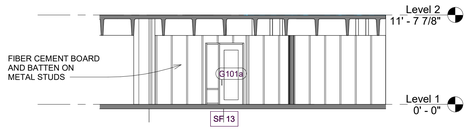
3 Hidden Elevation Garage 3
1/8" = 1'-0"



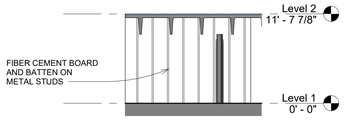
8 Hidden Elevation Garage 8
1/8" = 1'-0"

4 Hidden Elevation Garage 4
1/8" = 1'-0"

9 Hidden Elevation Garage 9
1/8" = 1'-0"



5 Hidden Elevation Garage 5
1/8" = 1'-0"



6 Hidden Elevation Garage 6
1/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

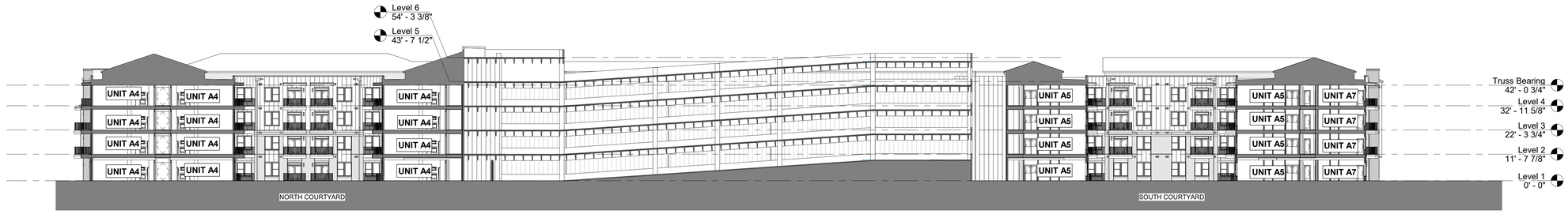
Probandt
400 Probandt St.
San Antonio, Texas 78204

Hidden Elevations Garage

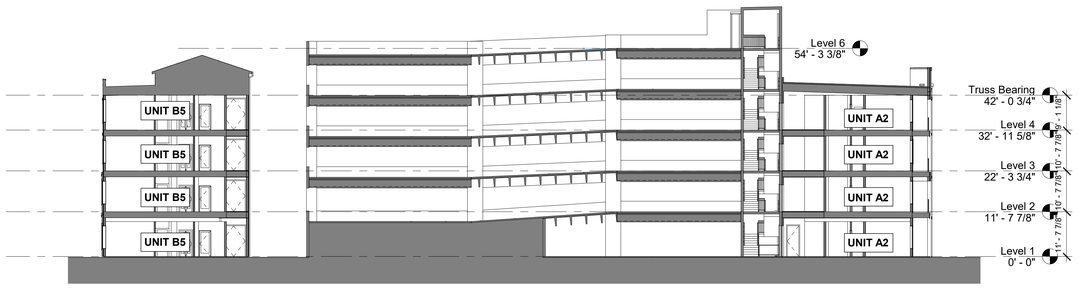
Project Number	18012
Date	March 7, 2022
Drawn By	MT
Checked By	JFD

A213

3/8/2022 12:03:42 PM



1 Garage Section 1
3/64" = 1'-0"



2 Garage Section 2
1/16" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Building Sections

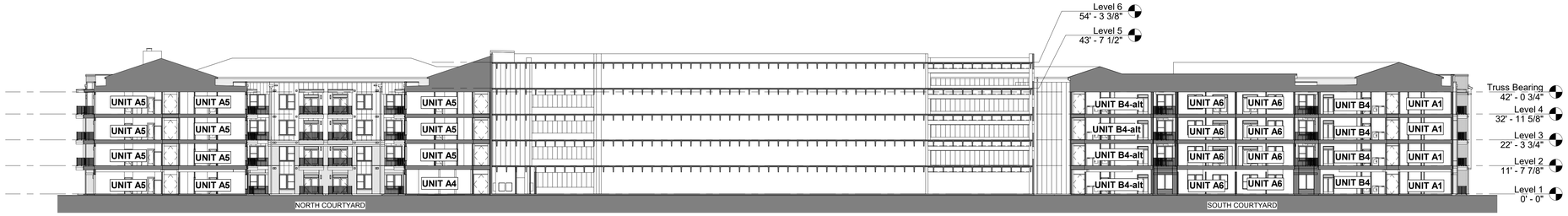
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A300

2/10/2022 1:06:44 PM

1 Building Section 1
1/16" = 1'-0"

2 Building Section 2
1/16" = 1'-0"



3 Building Section 3
3/64" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

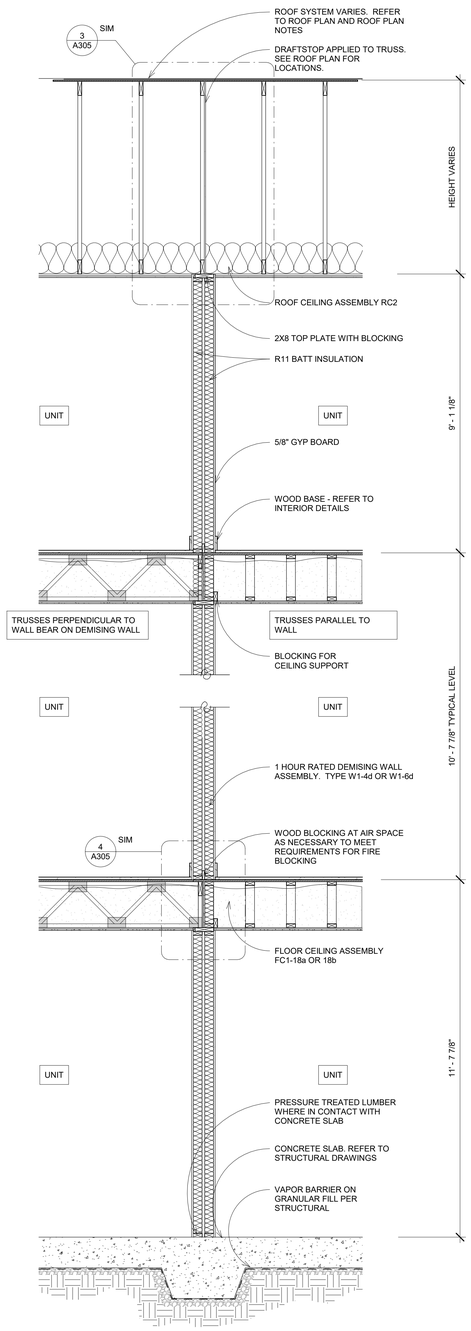
Probandt
400 Probandt St.
San Antonio, Texas 78204

Building Sections

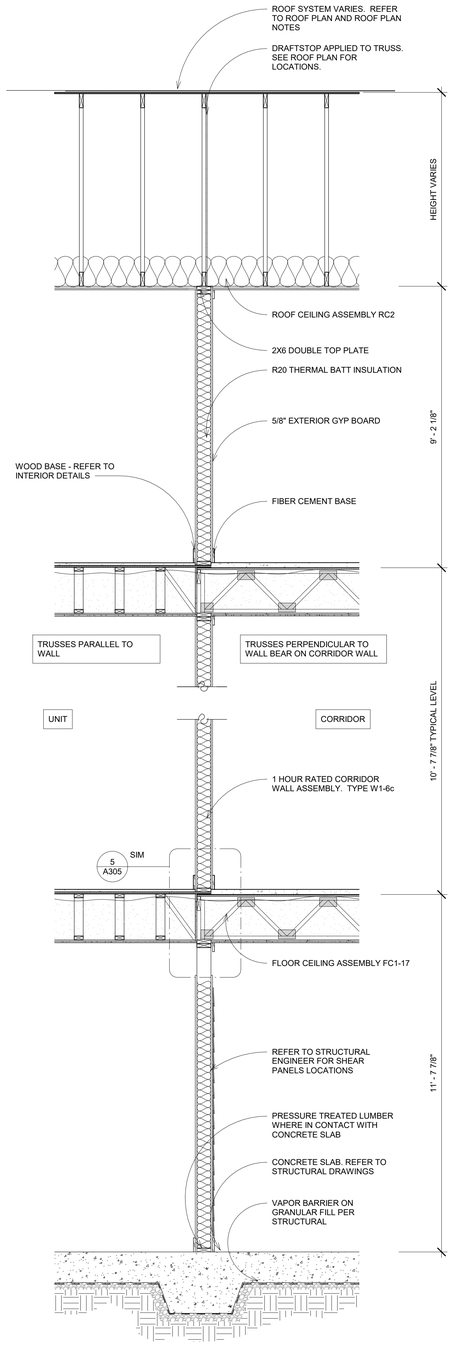
Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A301

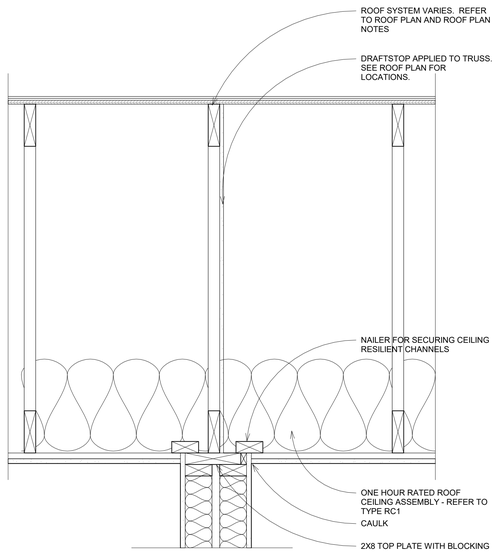
2/10/2022 1:07:14 PM



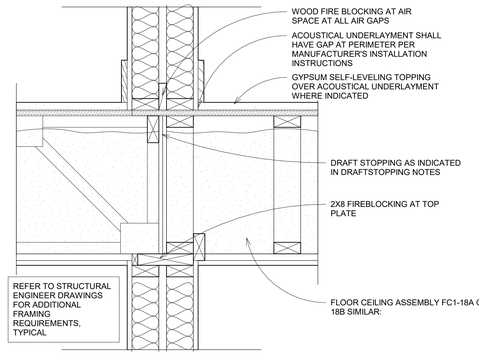
1 Typical Demising Wall Section
1/2" = 1'-0"



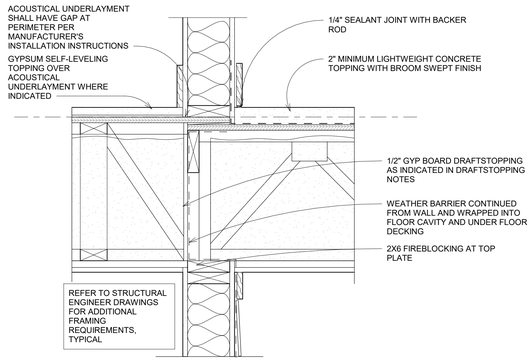
2 Typical Corridor Wall Section
1/2" = 1'-0"



3 Roof Section Detail at Demising Wall
1 1/2" = 1'-0"



4 Floor Section Detail at Demising Wall
1 1/2" = 1'-0"



5 Floor Section Detail at Corridor Wall
1 1/2" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACCIARI 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

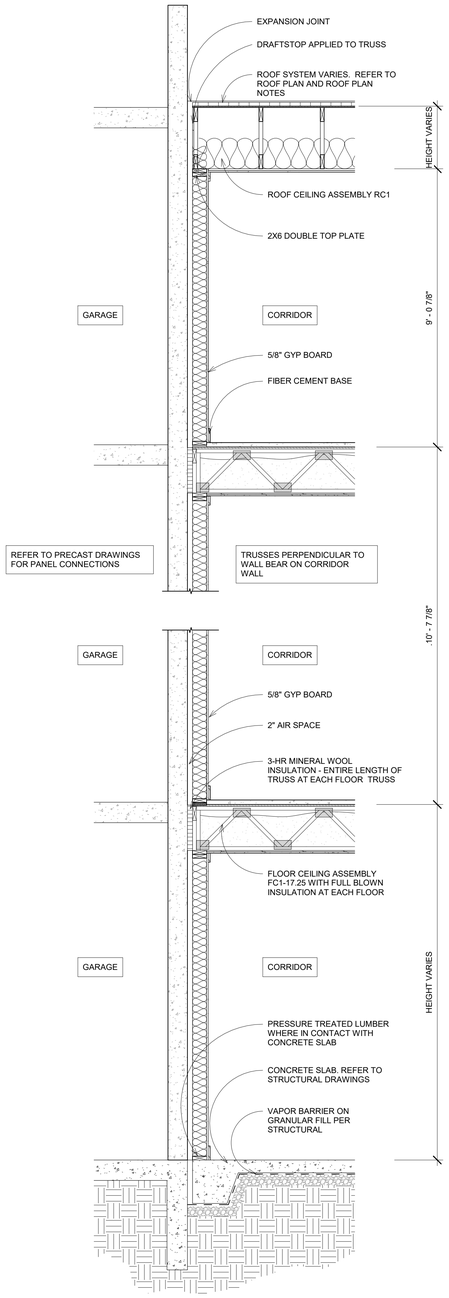
Probandt
400 Probandt St.
San Antonio, Texas 78204

Typical Interior Wall Sections

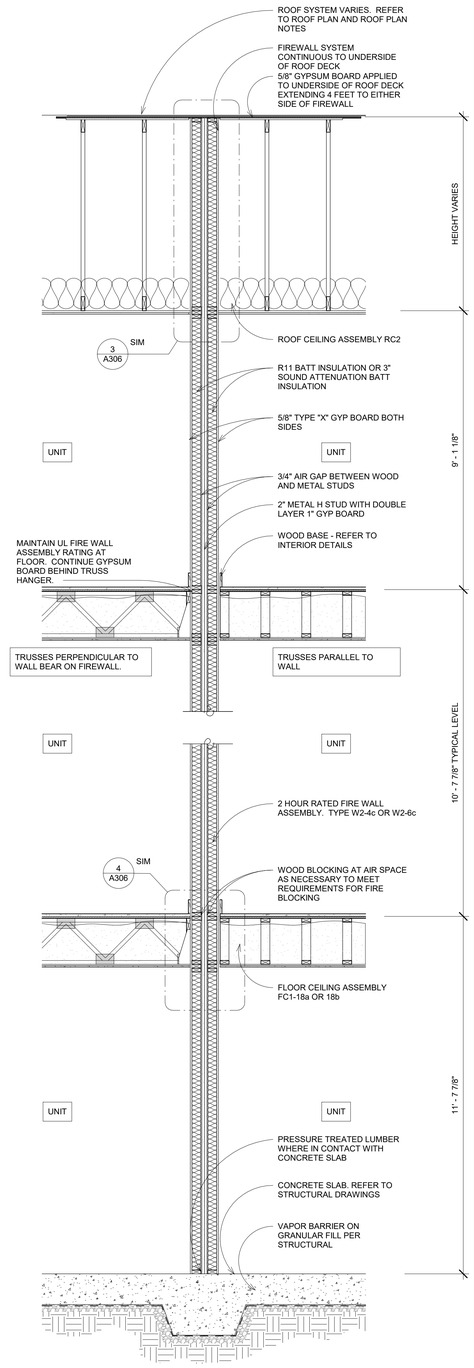
Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A305

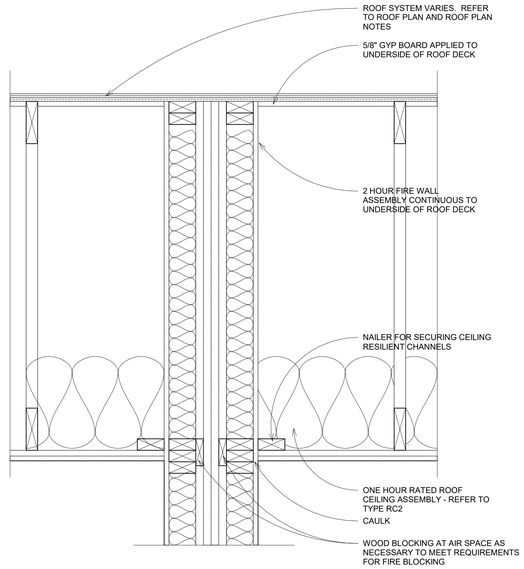
2/10/2022 1:07:23 PM



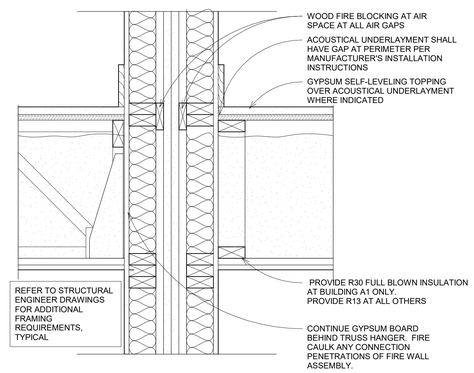
1 Typ. Corridor Wall Section at Garage
1/2" = 1'-0"



2 Typical Fire Wall Section Interior
1/2" = 1'-0"



3 Roof Section Detail at Fire Wall
1 1/2" = 1'-0"



4 Floor Section Detail at Fire Wall
1 1/2" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

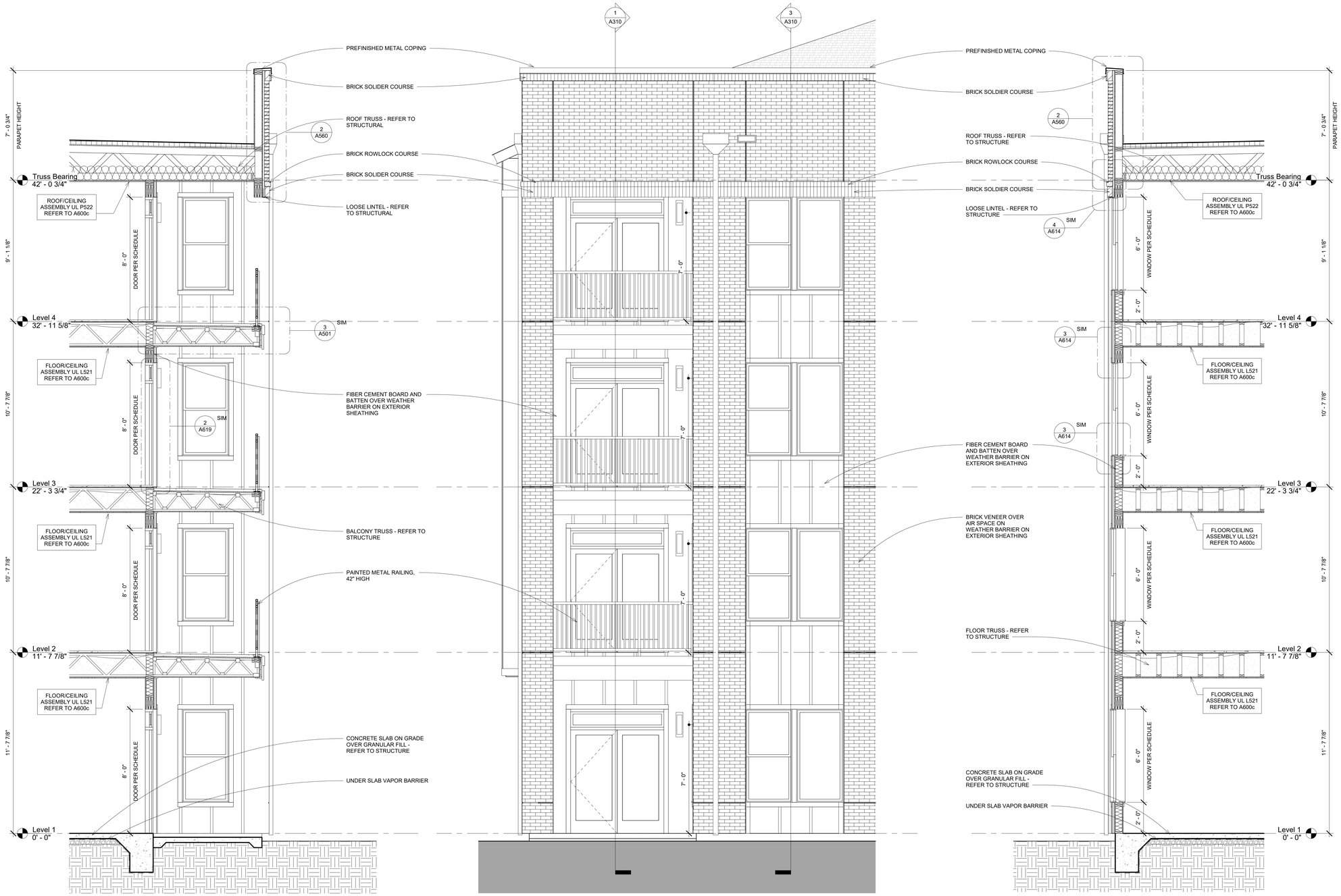
400 Probandt St.
San Antonio, Texas 78204

Typical Interior Wall Sections

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A306

2/10/2022 1:07:31 PM



1 Wall Section 01
3/8" = 1'-0"

2 Enlarged Wall Elevation 01 & 02
3/8" = 1'-0"

3 Wall Section 02
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

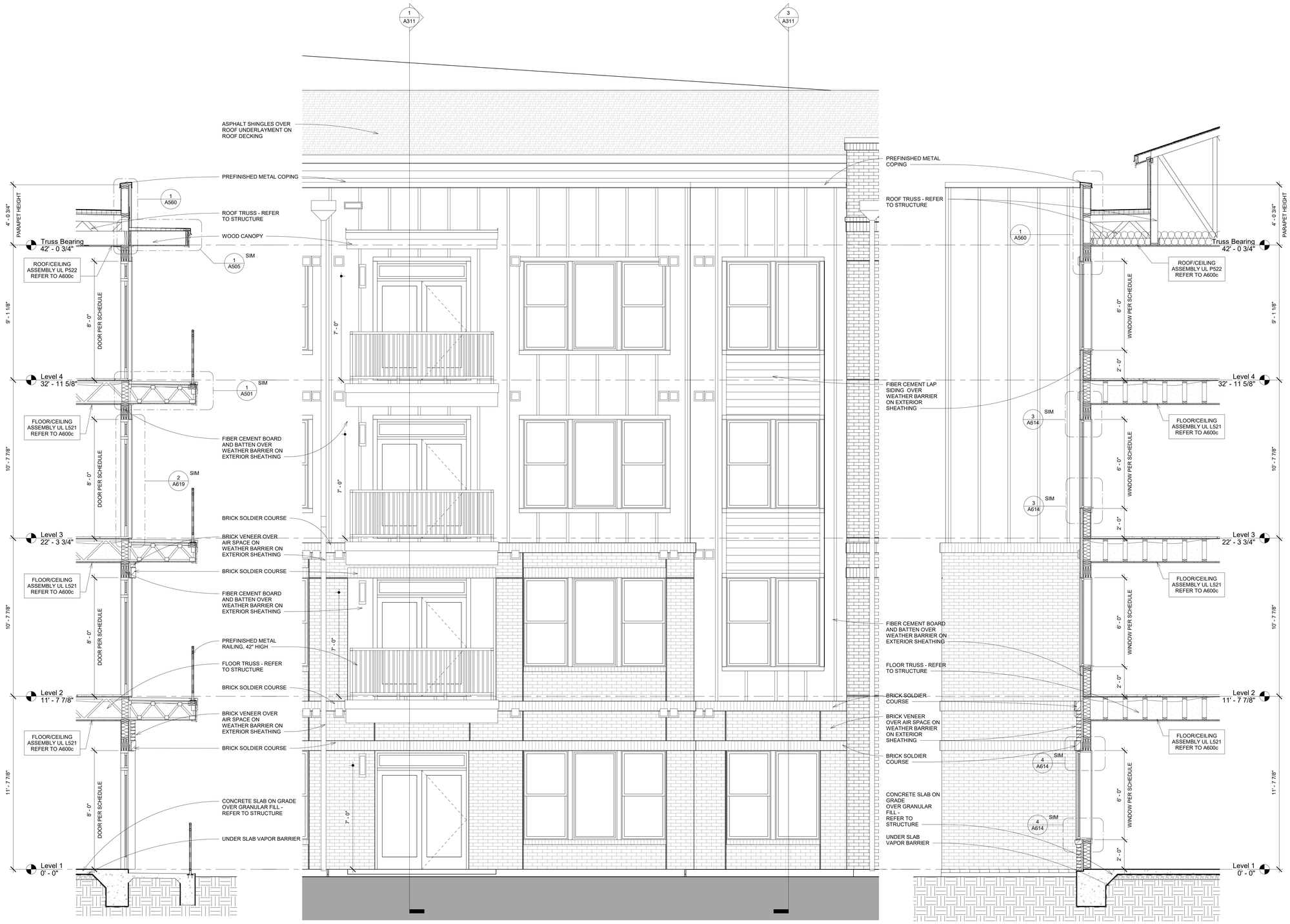
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A310

2/10/2022 1:07:40 PM



1 Wall Section 03
3/8" = 1'-0"

2 Enlarged Wall Elevation 03 & 04
3/8" = 1'-0"

3 Wall Section 04
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

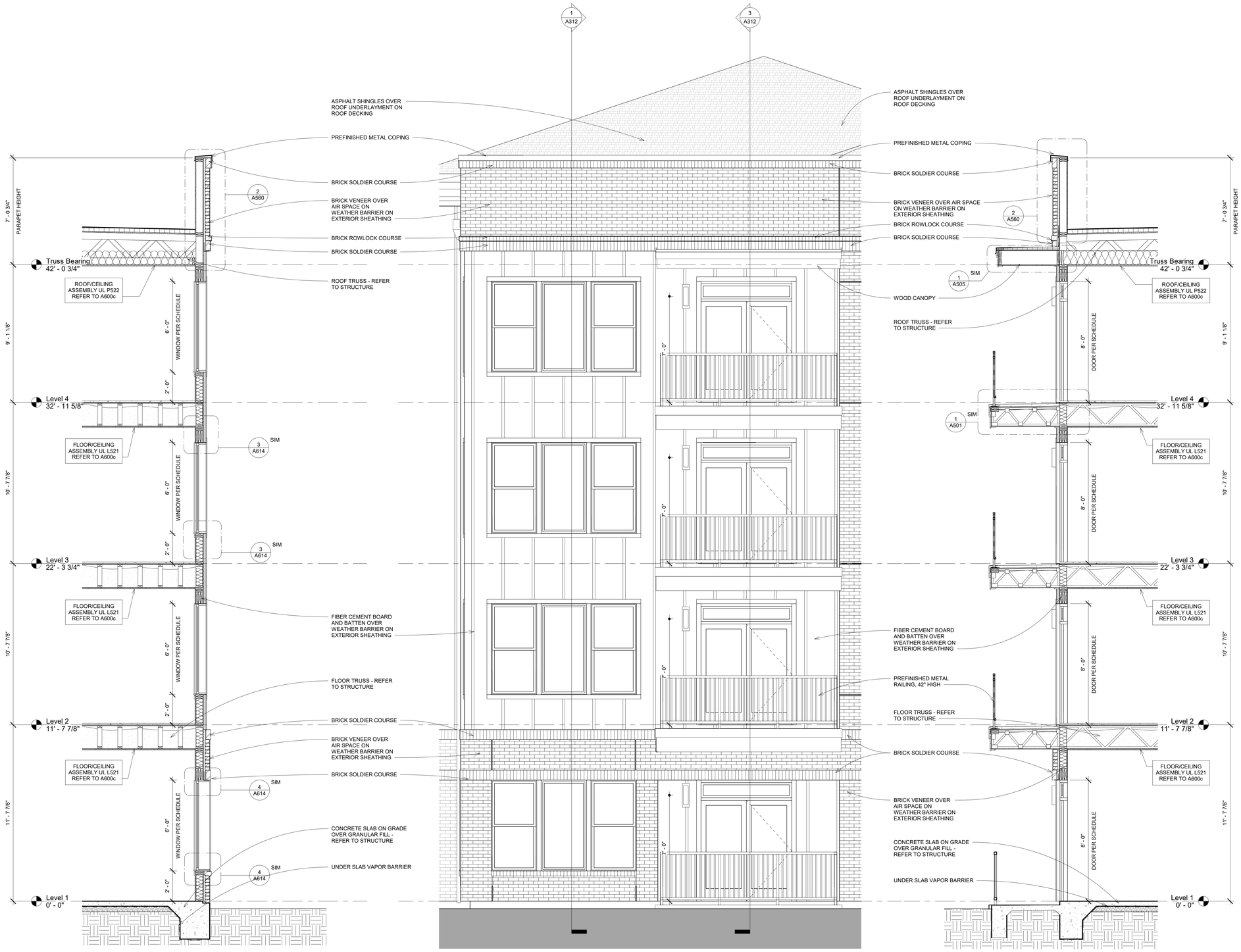
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A311

2/10/2022 1:07:49 PM



1 Wall Section 05
3/8" = 1'-0"

2 Enlarged Wall Elevation 05 & 06
3/8" = 1'-0"

3 Wall Section 06
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A312

3/8/2022 5:22:23 PM

1 Wall Section 07
3/8" = 1'-0"

2 Enlarged Wall Elevation 07 & 08
3/8" = 1'-0"

3 Wall Section 08
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

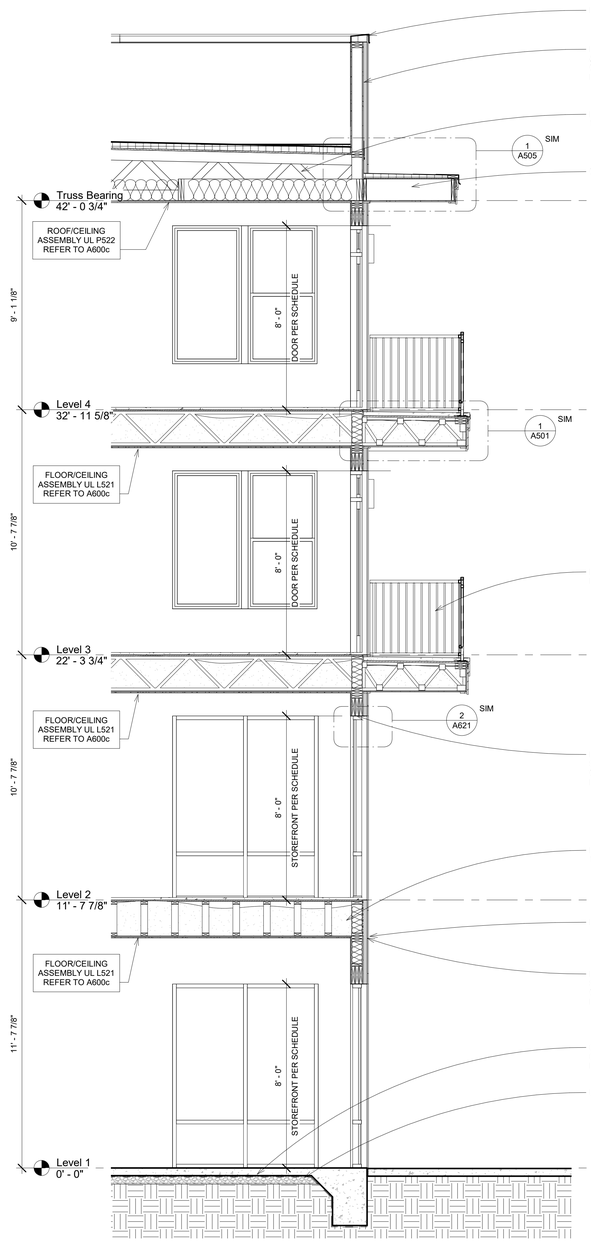
Probandt
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

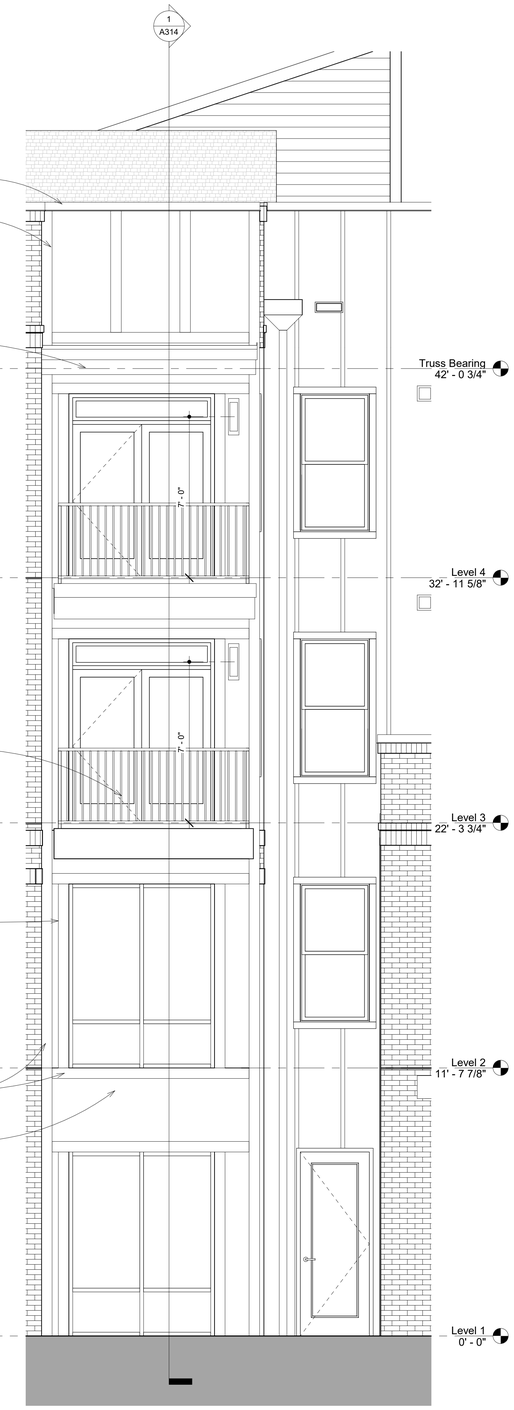
Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A313

3/8/2022 5:22:26 PM



1 Wall Section 09
3/8" = 1'-0"



2 Enlarged Wall Elevation 09
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

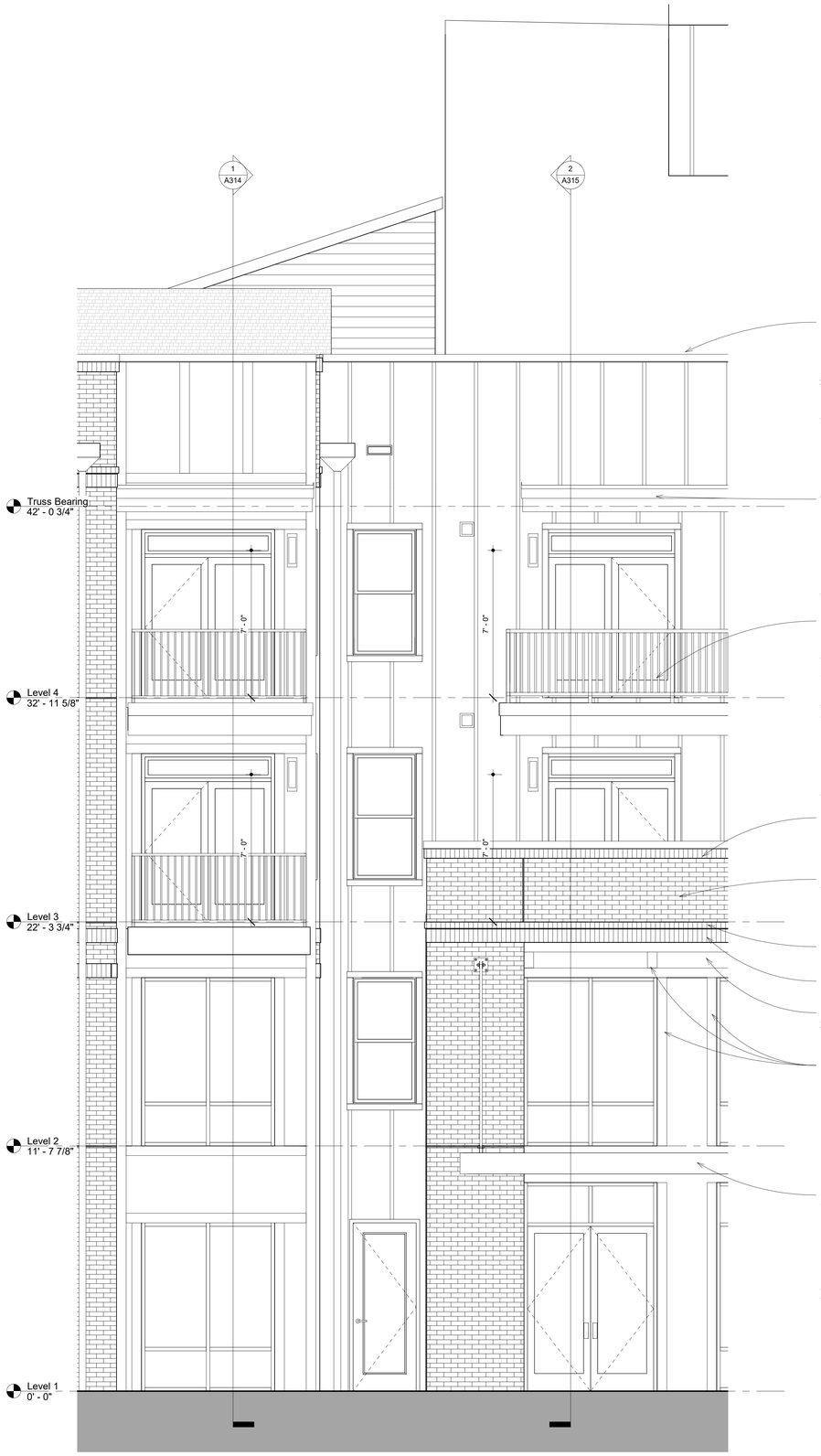
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

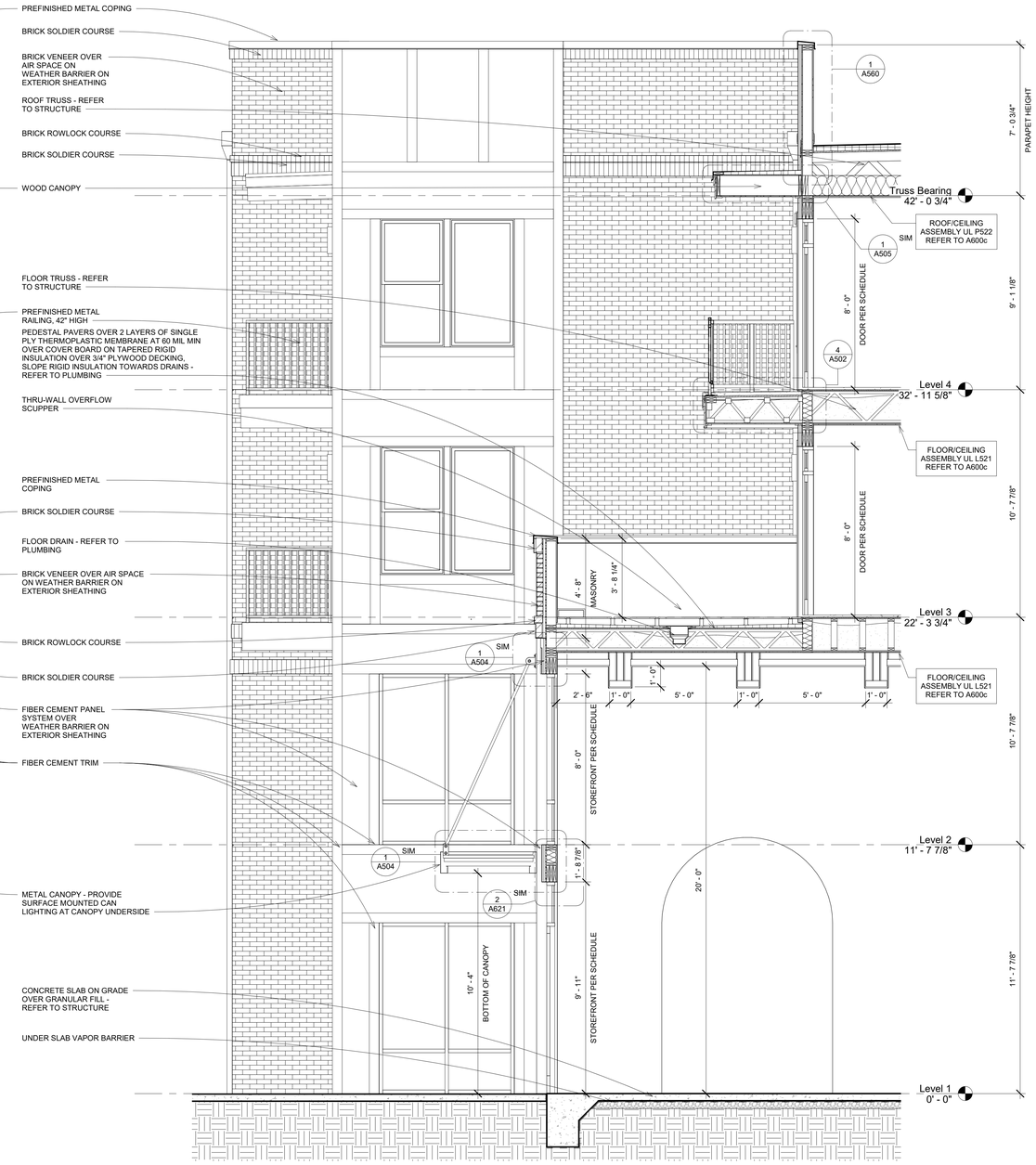
Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A314

3/8/2022 5:22:27 PM



1 Enlarged Wall Elevation 10
3/8" = 1'-0"



2 Wall Section 10
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

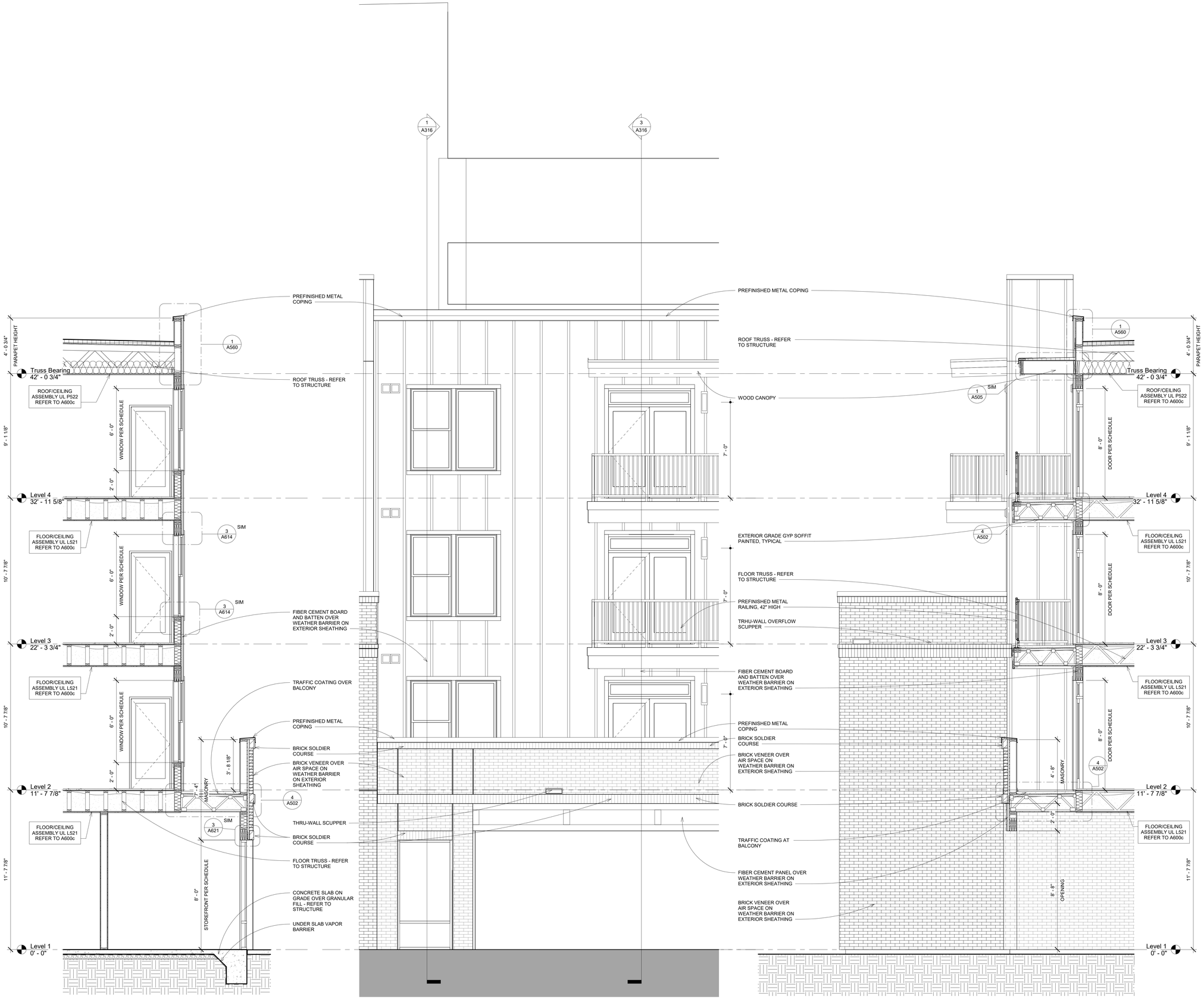
Probandt
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A315

3/8/2022 5:22:30 PM



1 Wall Section 11
3/8" = 1'-0"

2 Enlarged Wall Elevation 11 & 12
3/8" = 1'-0"

3 Wall Section 12
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ORSOGNA 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

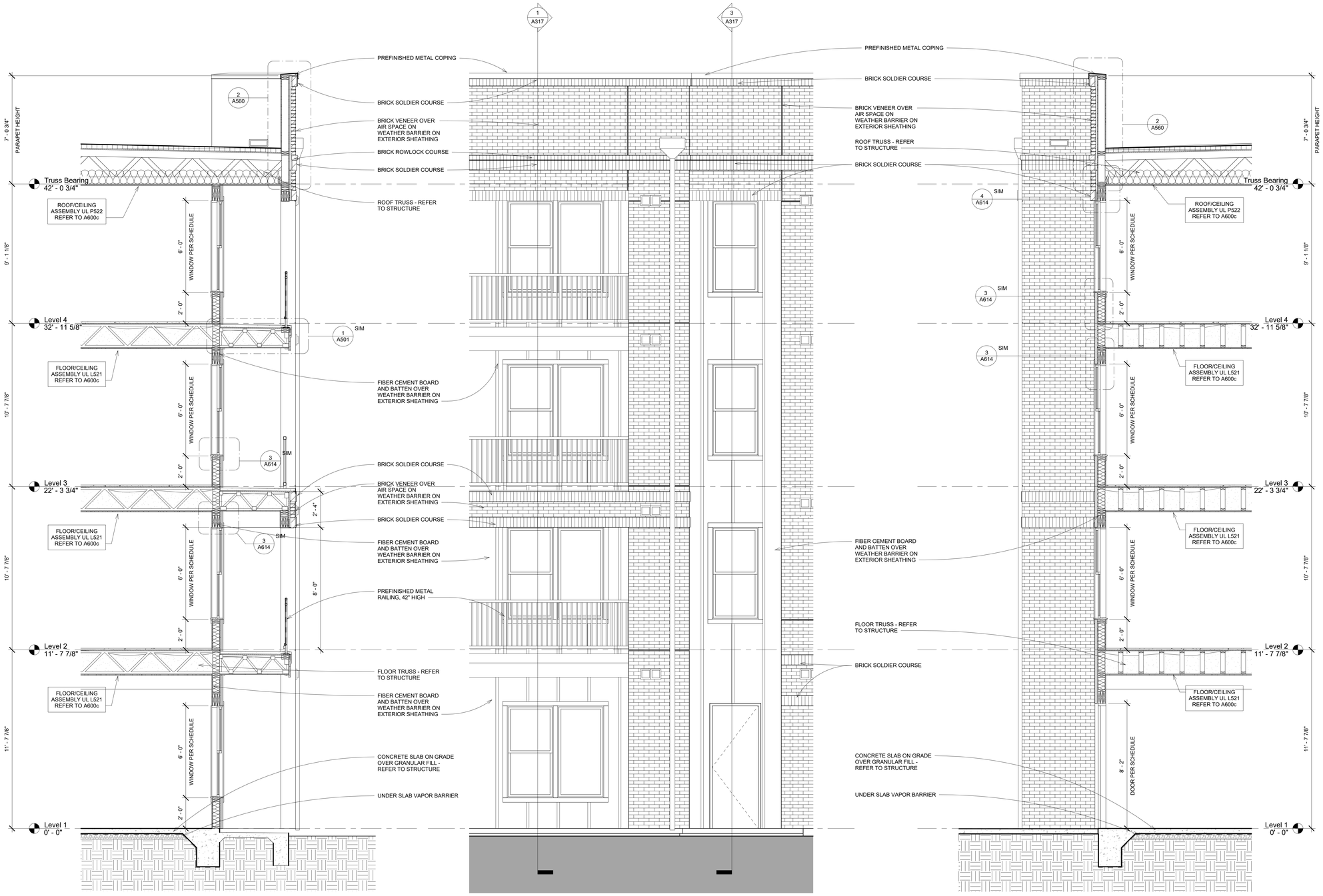
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A316

3/8/2022 5:22:32 PM



1 Wall Section 13
3/8" = 1'-0"

2 Enlarged Wall Elevation 13 & 14
3/8" = 1'-0"

3 Wall Section 14
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACOSTA 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

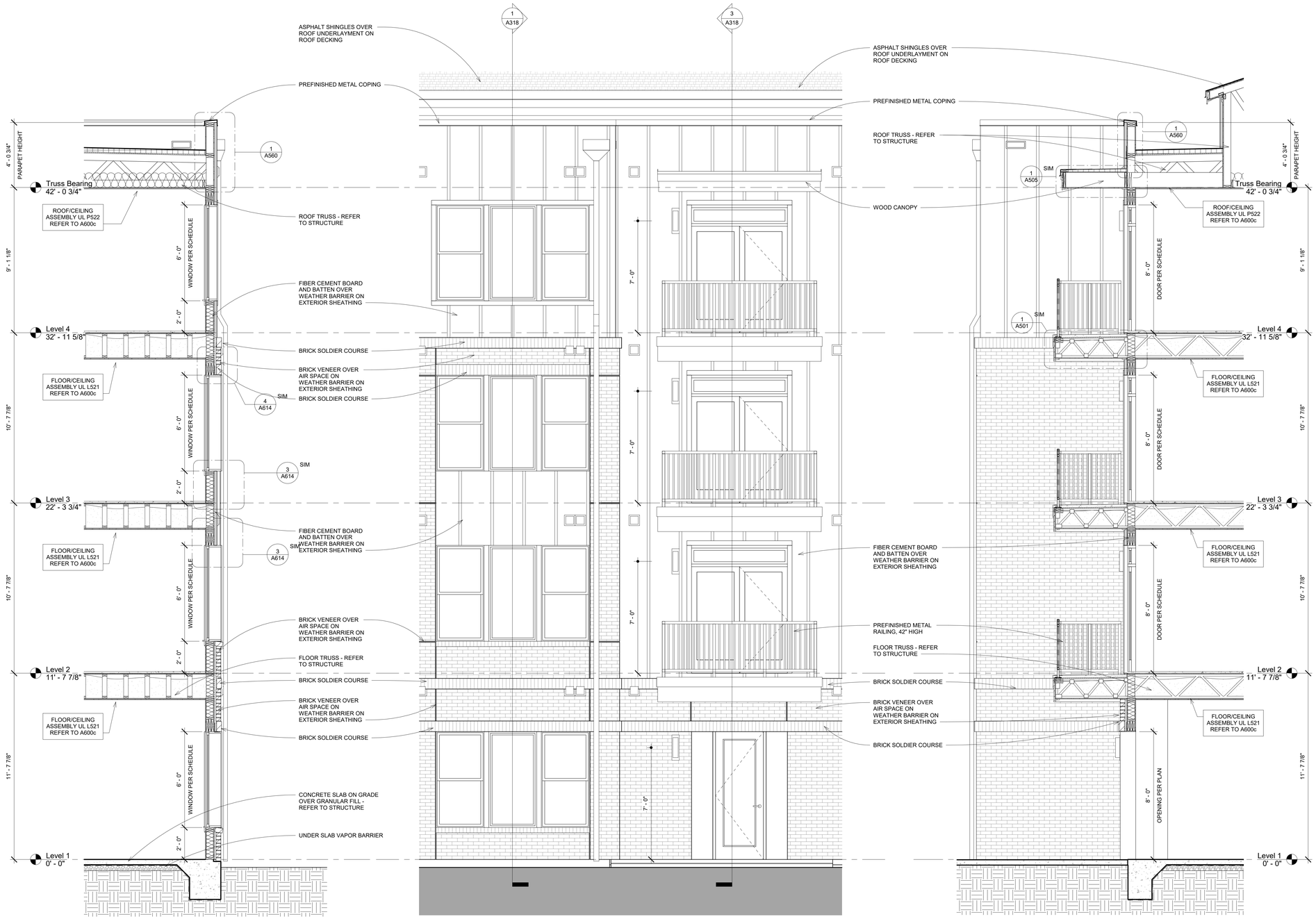
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A317

2/10/2022 1:08:41 PM



1 Wall Section 15
3/8" = 1'-0"

2 Enlarged Wall Elevation 15 & 16
3/8" = 1'-0"

3 Wall Section 16
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

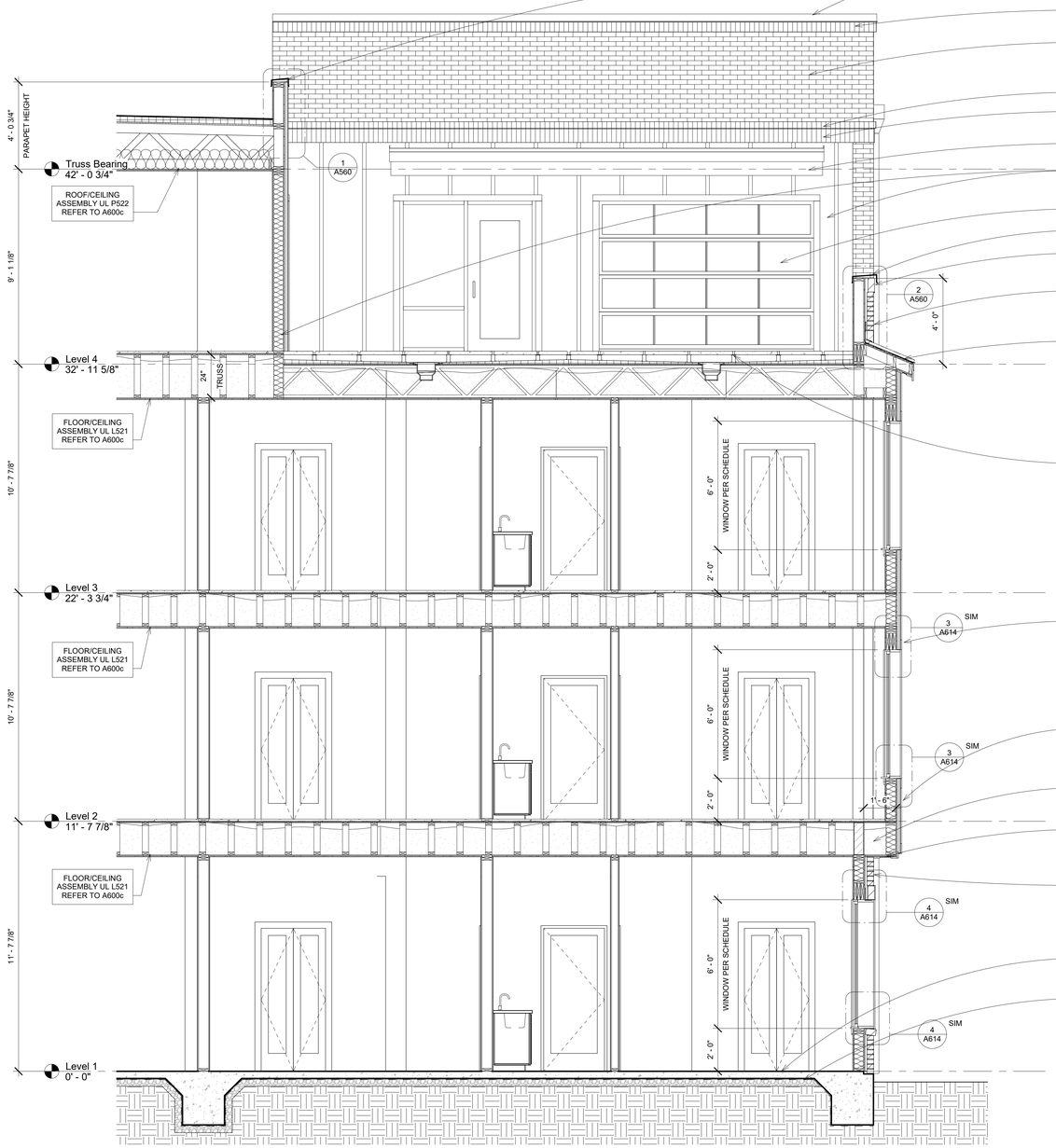
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

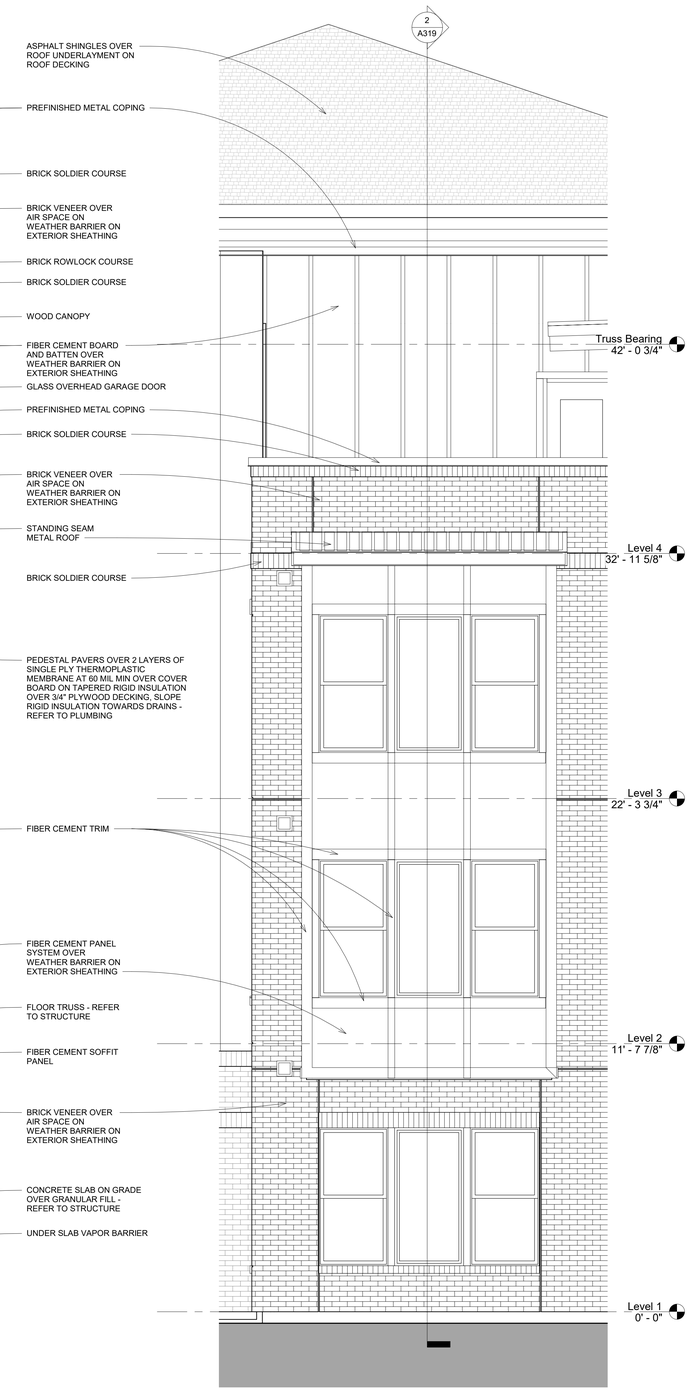
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A318

2/10/2022 1:08:50 PM



2 Wall Section 17
3/8" = 1'-0"



1 Enlarged Wall Elevation 17
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

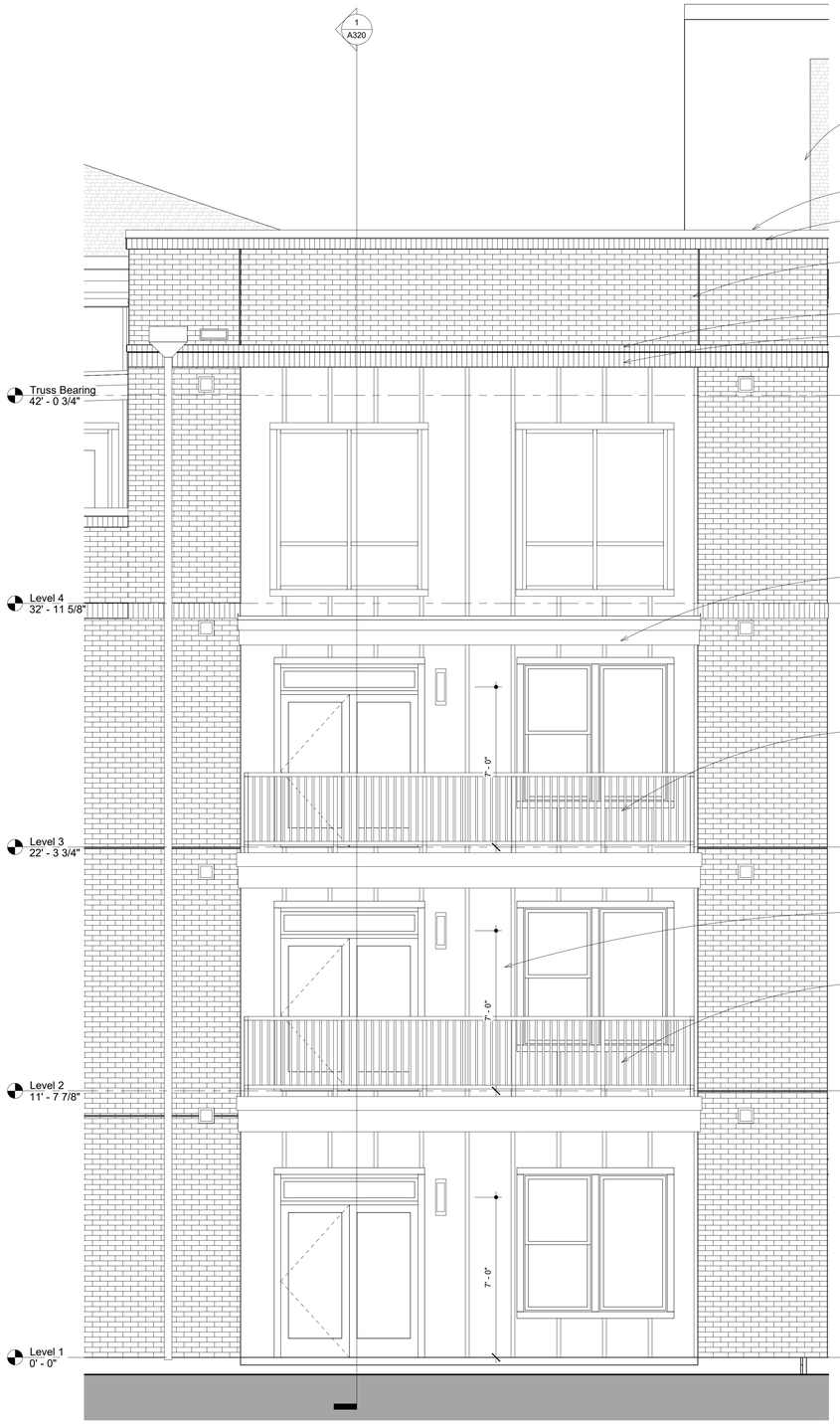
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

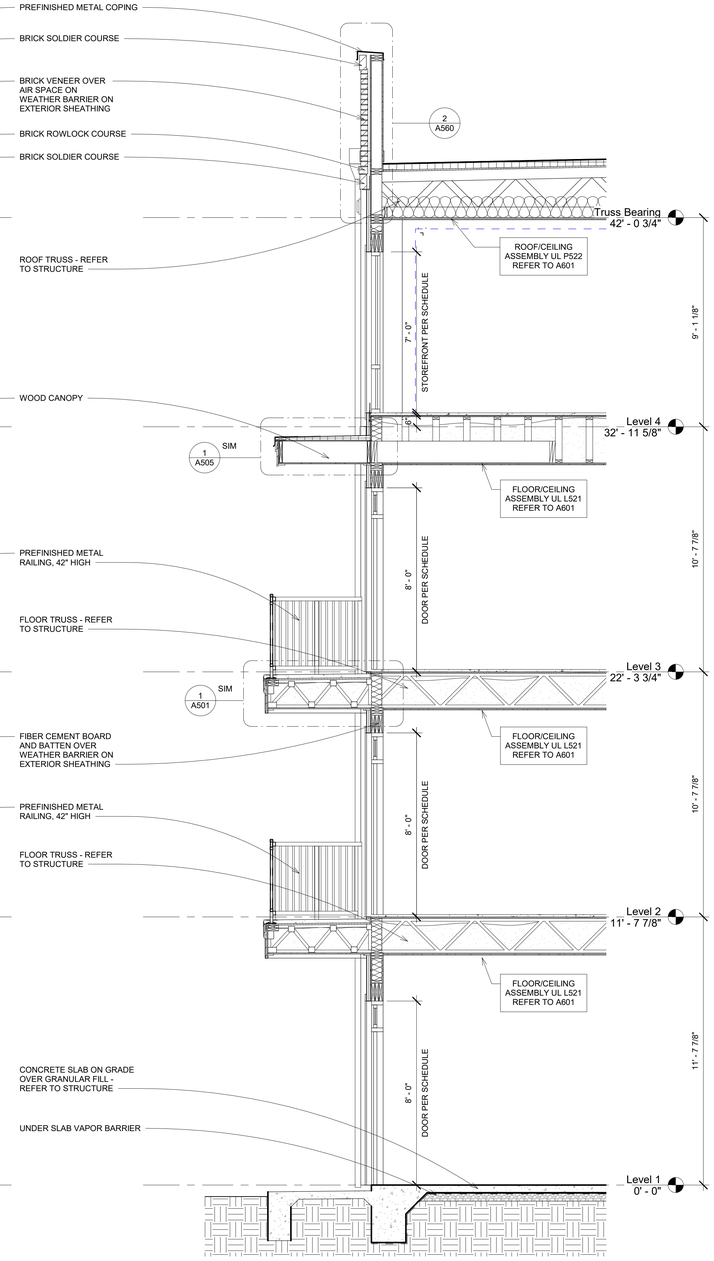
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A319

2/10/2022 1:08:59 PM



2 Enlarged Wall Elevation 18
3/8" = 1'-0"



1 Wall Section 18
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

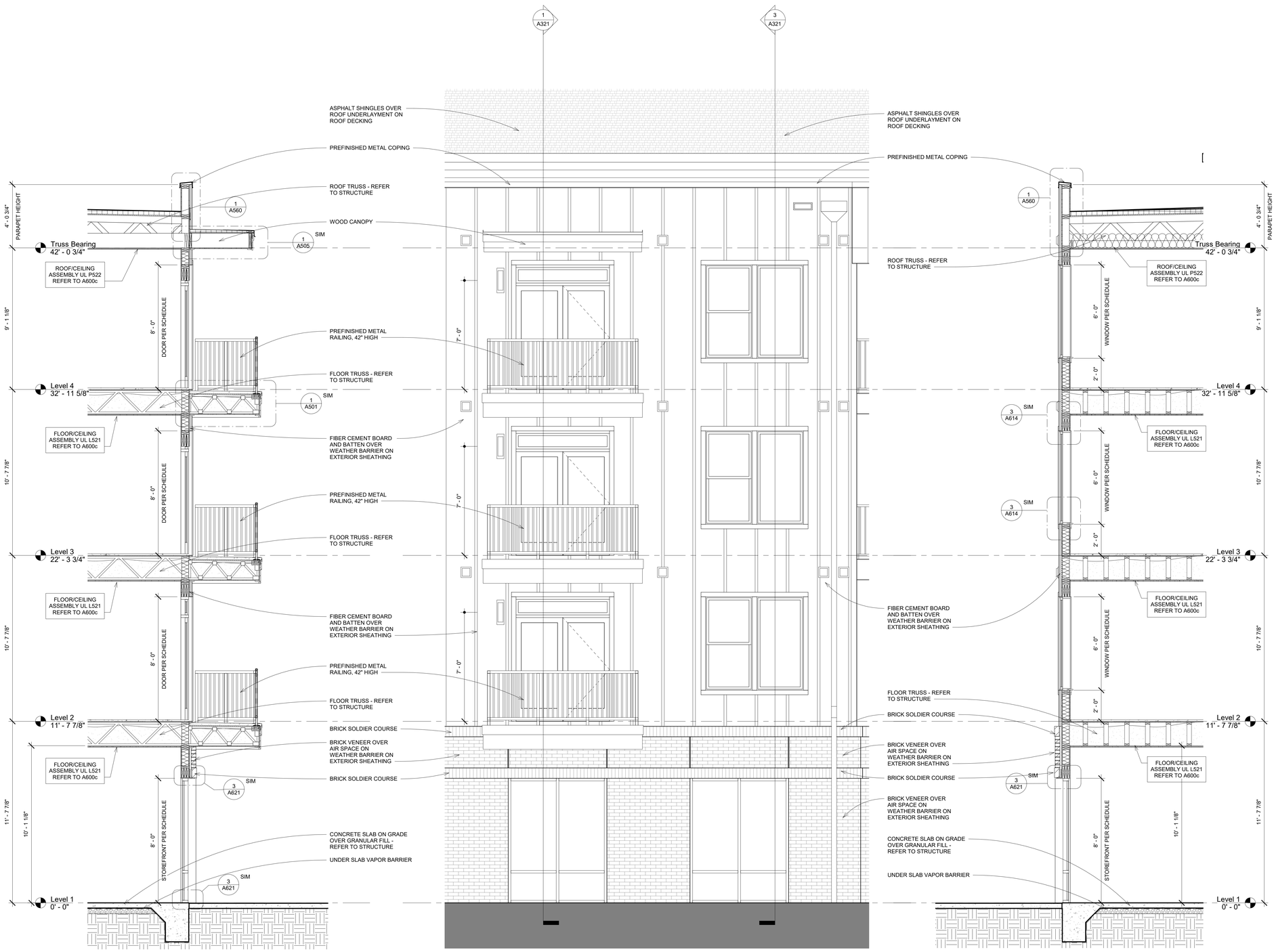
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevation and Wall Sections

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A320

2/10/2022 1:09:08 PM



1 Wall Section 19
3/8" = 1'-0"

2 Enlarged Wall Elevation 19 & 20
3/8" = 1'-0"

3 Wall Section 20
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

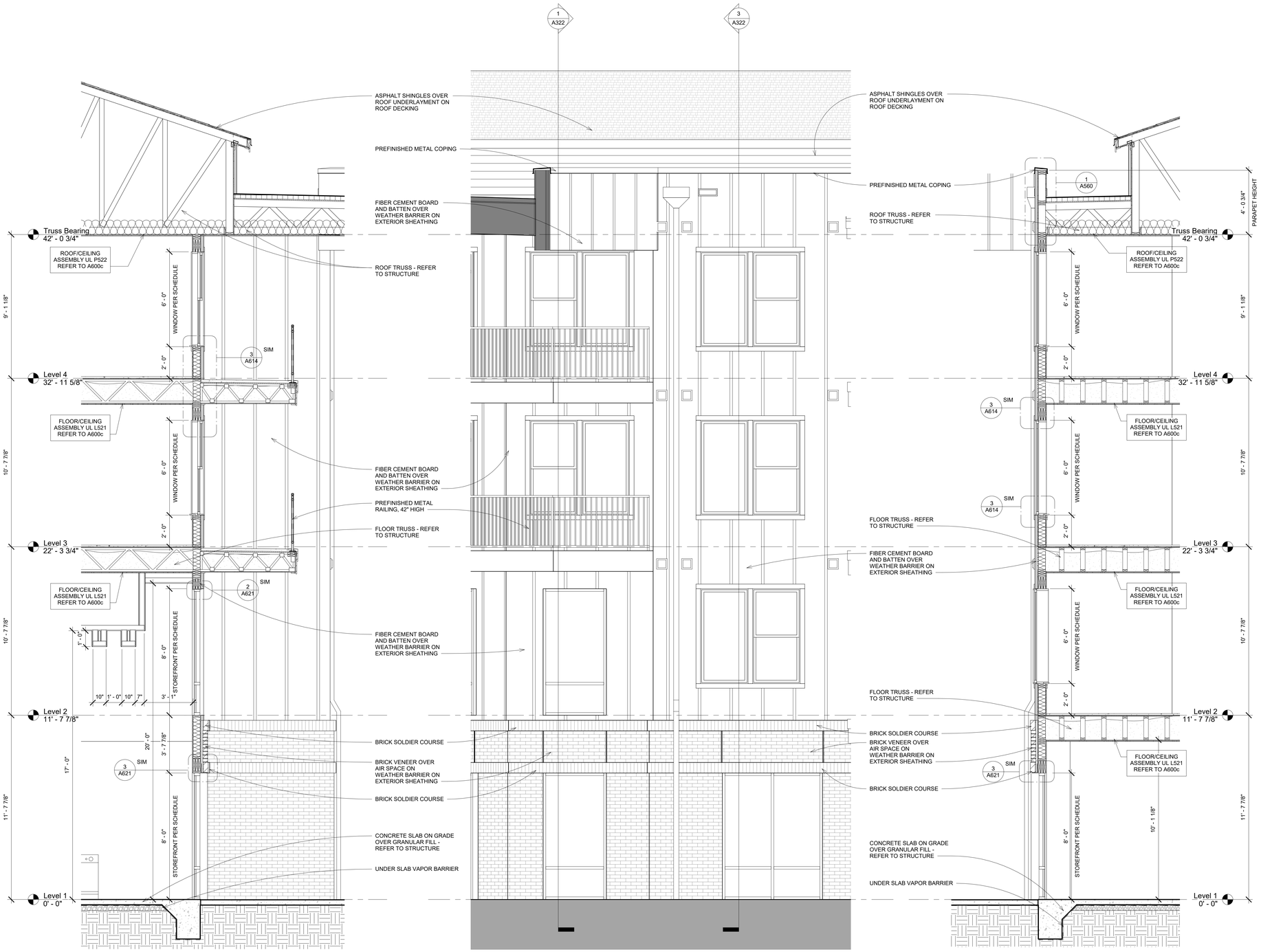
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A321

2/10/2022 1:09:16 PM



1 Wall Section 21
3/8" = 1'-0"

2 Enlarged Wall Elevation 21 & 22
3/8" = 1'-0"

3 Wall Section 22
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

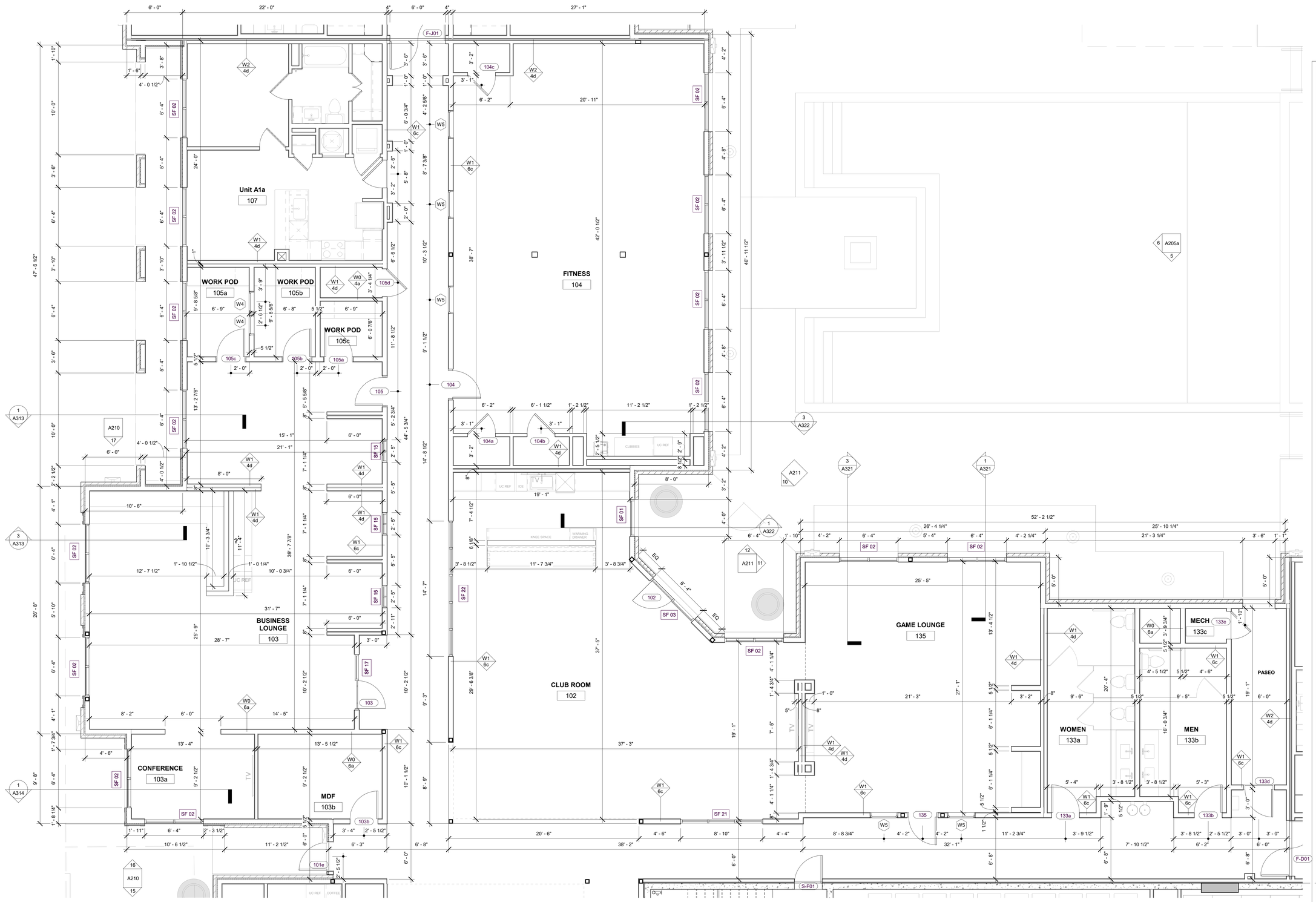
400 Probandt St.
San Antonio, Texas 78204

Enlarged Elevations and Wall Sections

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A322

2/10/2022 1:09:25 PM



1 Level 1 Amenity
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

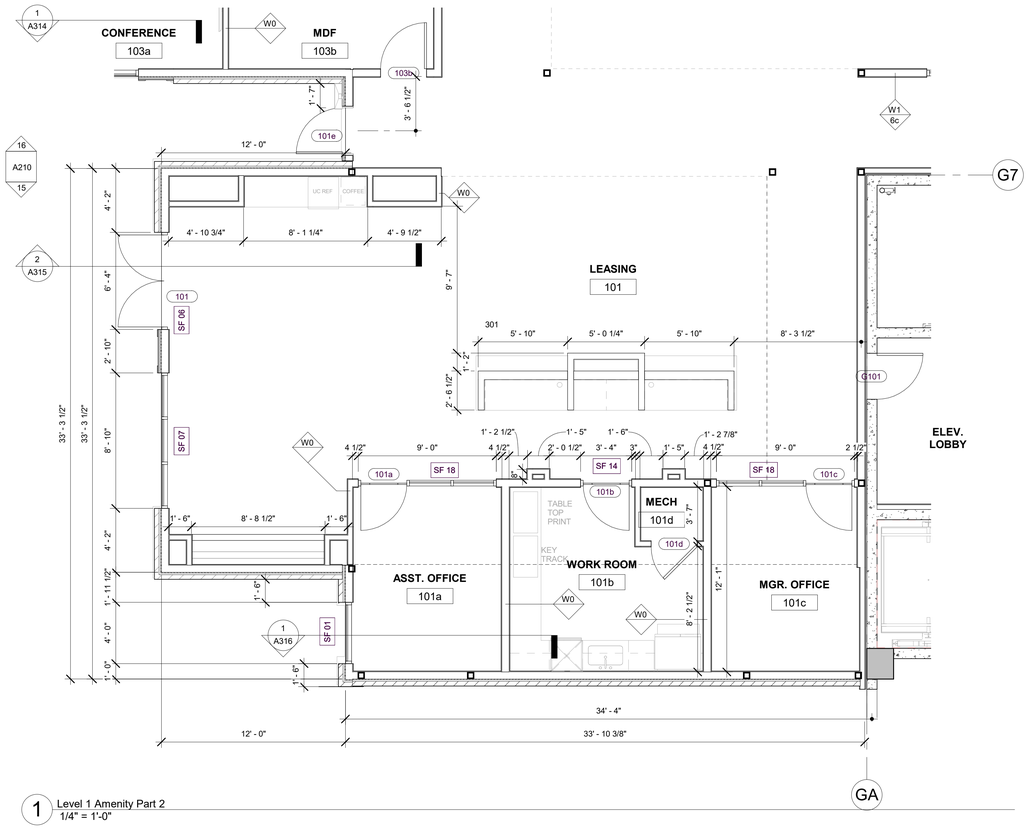
400 Probandt St.
San Antonio, Texas 78204

Enlarged Amenity Plans

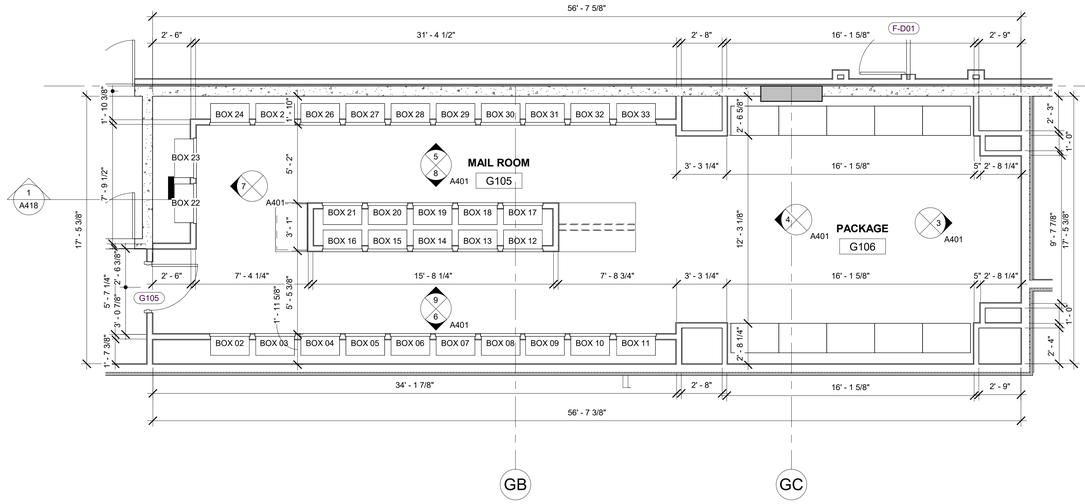
Project Number	18012
Date	March 7, 2022
Drawn By	MT,HR
Checked By	JFD

A400

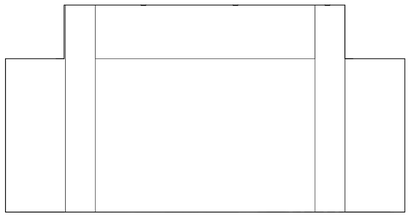
3/8/2022 12:03:43 PM



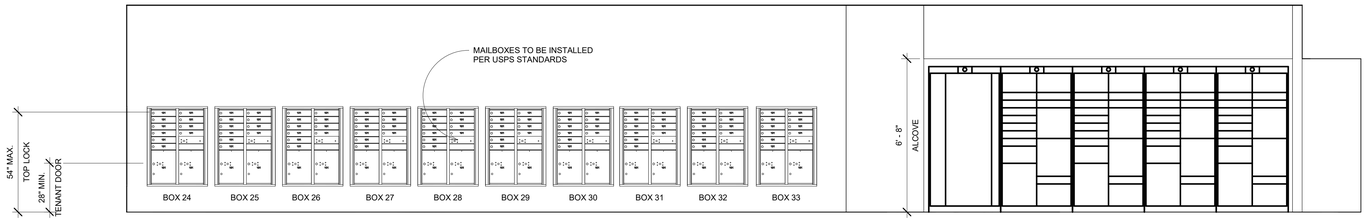
1 Level 1 Amenity Part 2
1/4" = 1'-0"



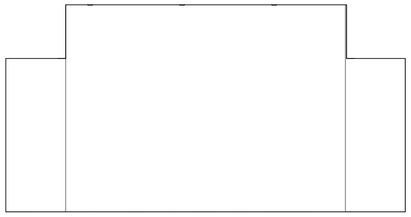
10 Mail and Package Room Floor Plan
1/4" = 1'-0"



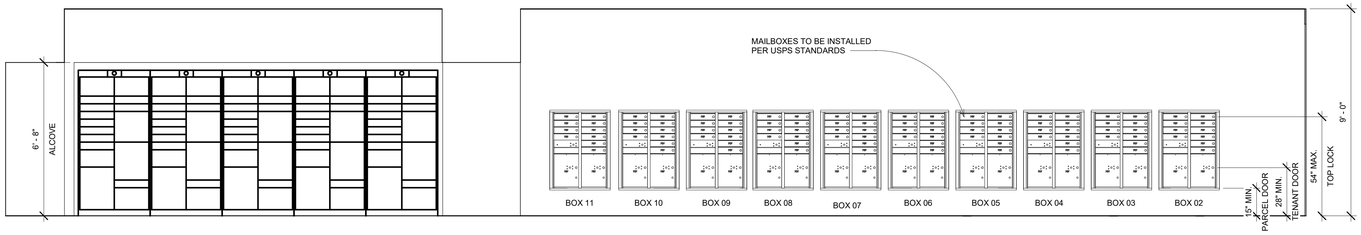
3 Package - East
3/8" = 1'-0"



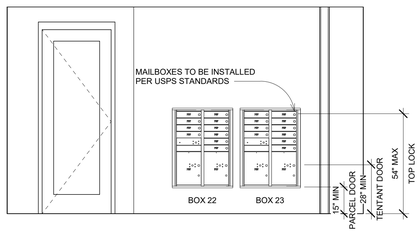
5 Mail and Package - North
3/8" = 1'-0"



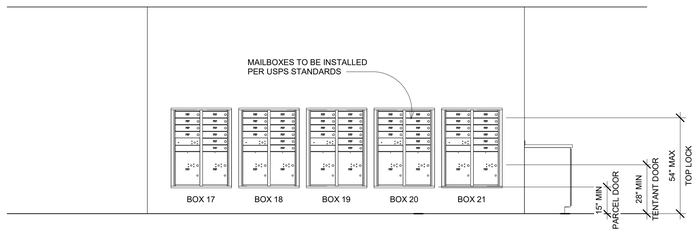
4 Package - West
3/8" = 1'-0"



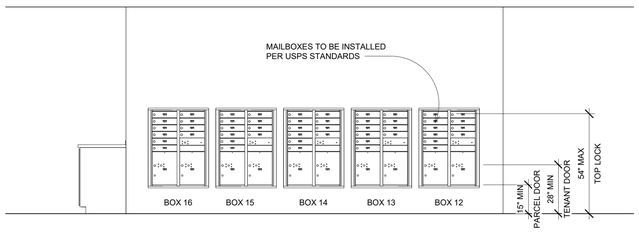
6 Mail and Package - South
3/8" = 1'-0"



7 Mail - West
3/8" = 1'-0"



8 Mail Island - North
3/8" = 1'-0"



9 Mail Island - South
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

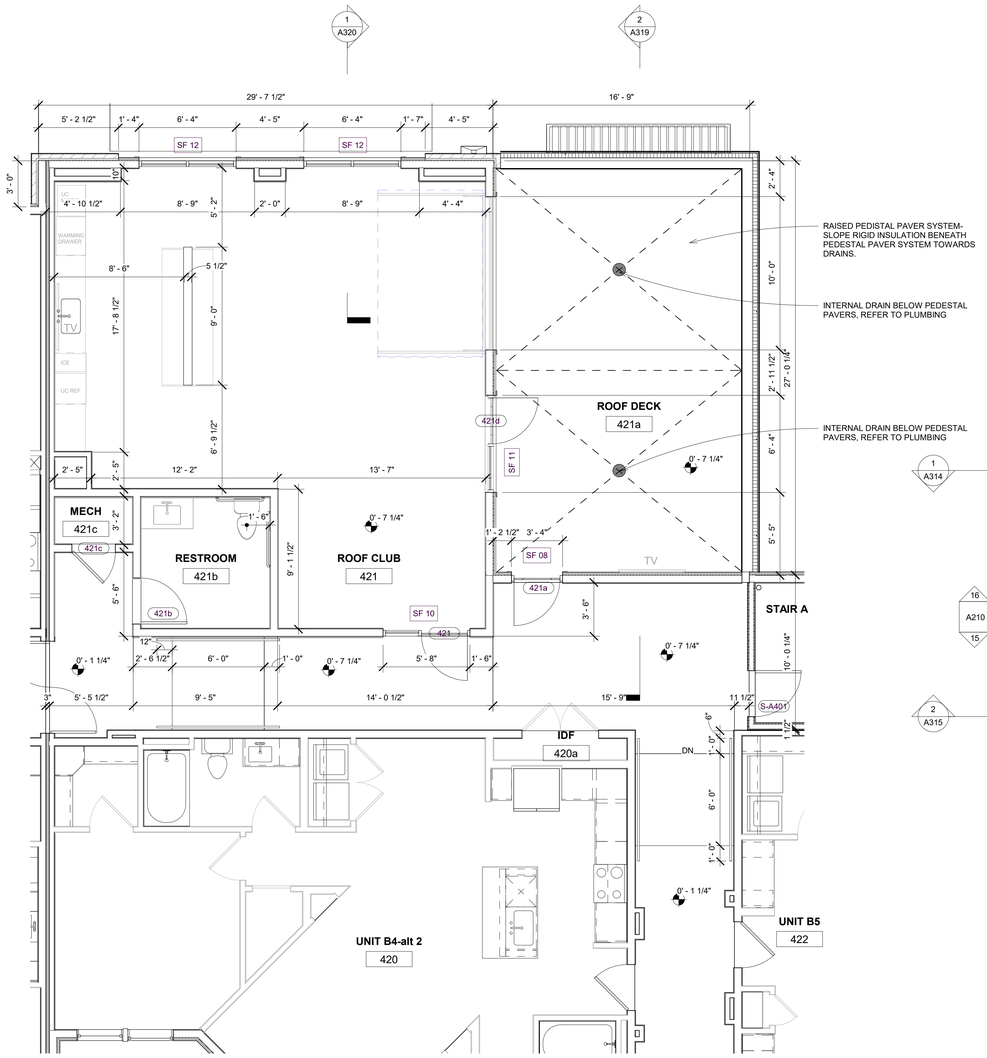
Probandt
400 Probandt St.
San Antonio, Texas 78204

Enlarged Amenity Plans and Elevations

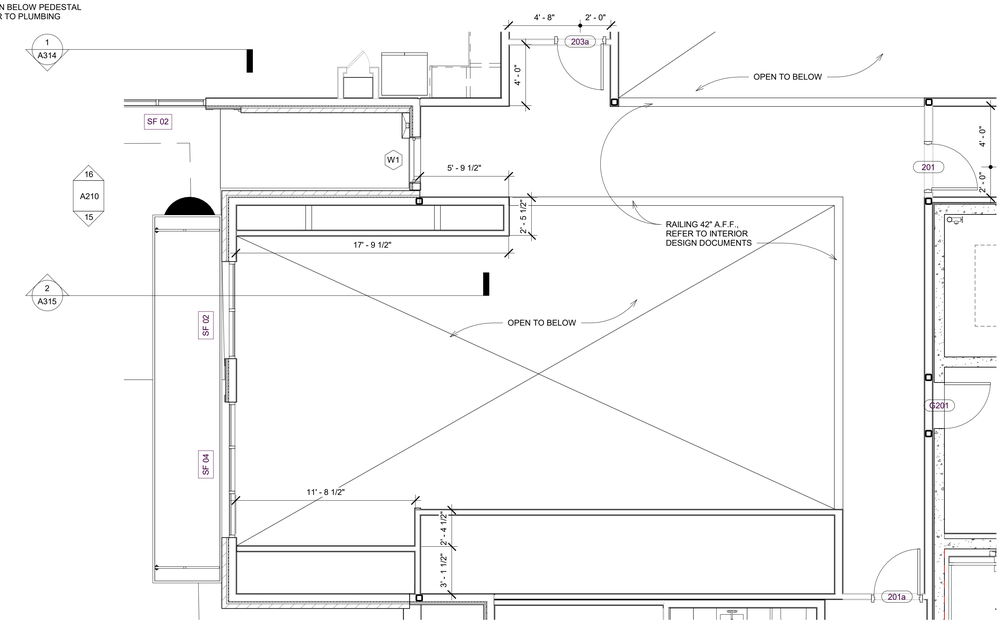
Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A401

3/8/2022 12:10:31 PM



2 Level 4 - Partial Plan B - Callout 1
1/4" = 1'-0"



1 Level 2 - Partial Plan A - Callout 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

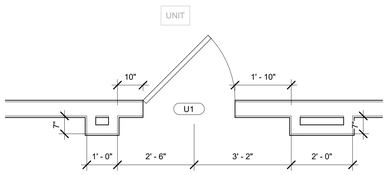
Probandt
400 Probandt St.
San Antonio, Texas 78204

Enlarged Amenity Plans

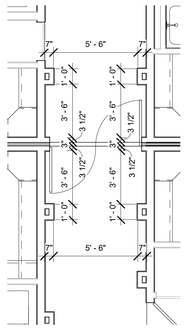
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A402

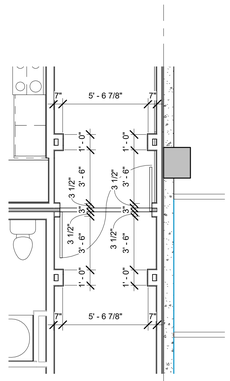
2/10/2022 2:02:52 PM



12 Unit Entry Pilasters
1/2" = 1'-0"

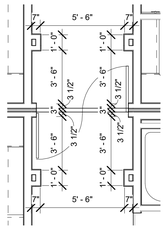


11 Firewall Callout 11
1/4" = 1'-0"

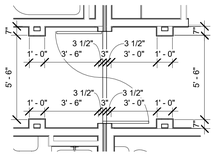


10 Firewall Callout 10
1/4" = 1'-0"

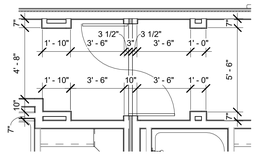
GA



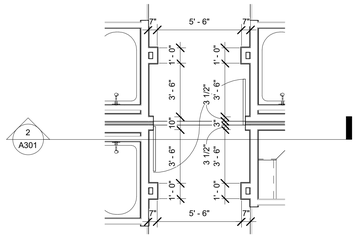
9 Firewall Callout 9
1/4" = 1'-0"



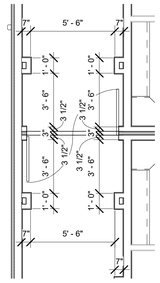
8 Firewall Callout 8
1/4" = 1'-0"



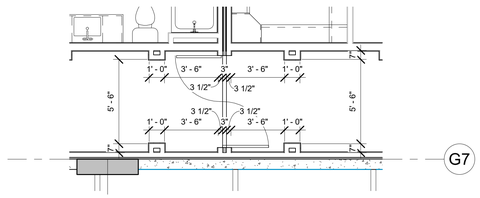
6 Firewall Callout 6
1/4" = 1'-0"



7 Firewall Callout 7
1/4" = 1'-0"

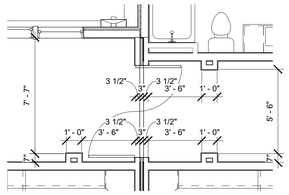


5 Firewall Callout 5
1/4" = 1'-0"

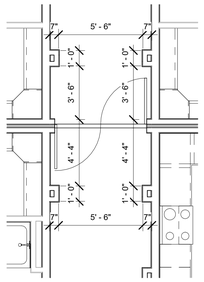


4 Firewall Callout 4
1/4" = 1'-0"

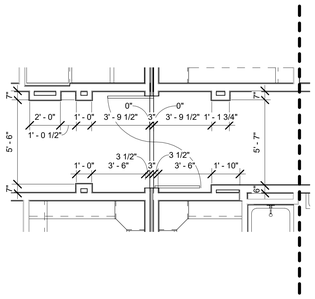
GC



3 Firewall Callout 3
1/4" = 1'-0"



2 Firewall Callout 2
1/4" = 1'-0"



1 Firewall Callout 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

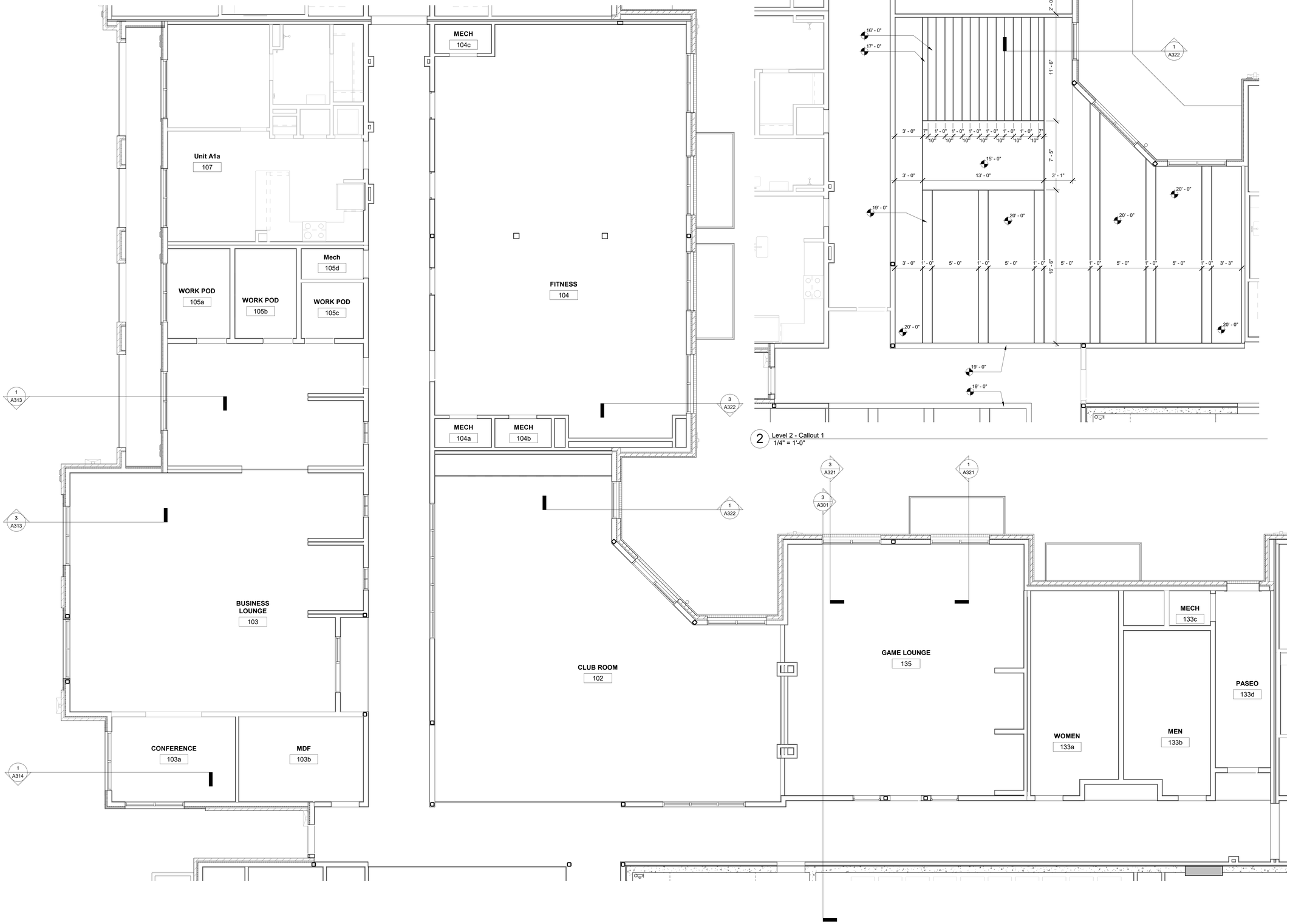
400 Probandt St.
San Antonio, Texas 78204

Enlarged Corridor Plans

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A403

2/10/2022 2:03:09 PM



1 Level 1 - Callout 1
1/4" = 1'-0"

2 Level 2 - Callout 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

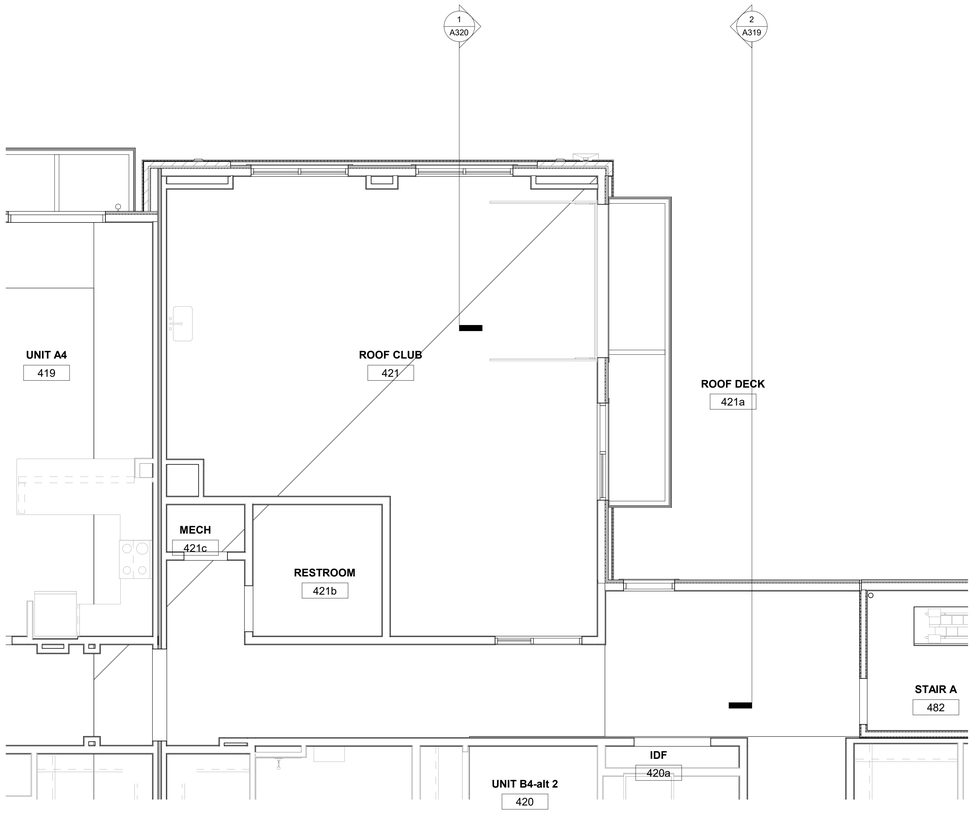
Probandt
400 Probandt St.
San Antonio, Texas 78204

Enlarged Amenity Reflected Ceiling Plans

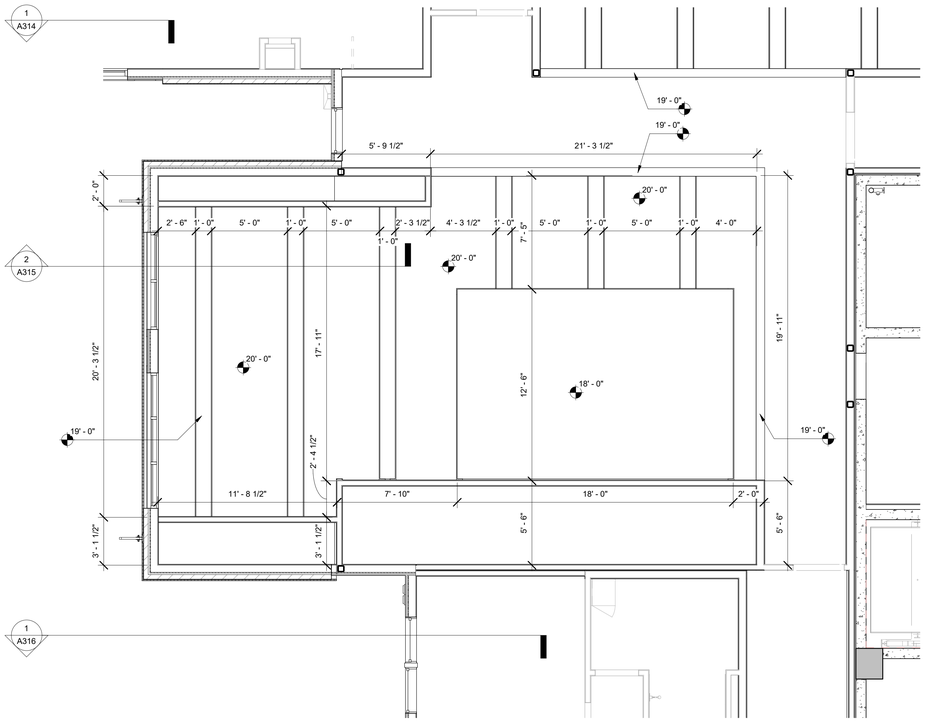
Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A404

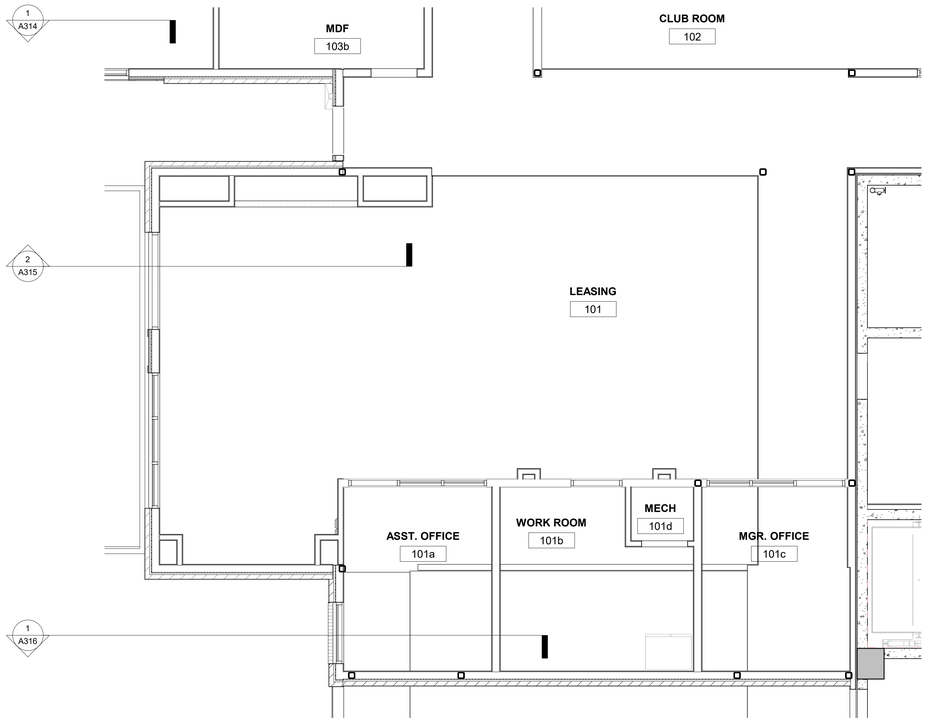
3/8/2022 12:03:51 PM



3 Level 4 - Callout 1
1/4" = 1'-0"



2 Level 2 - Callout 2
1/4" = 1'-0"



1 Level 1 - Callout 2
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

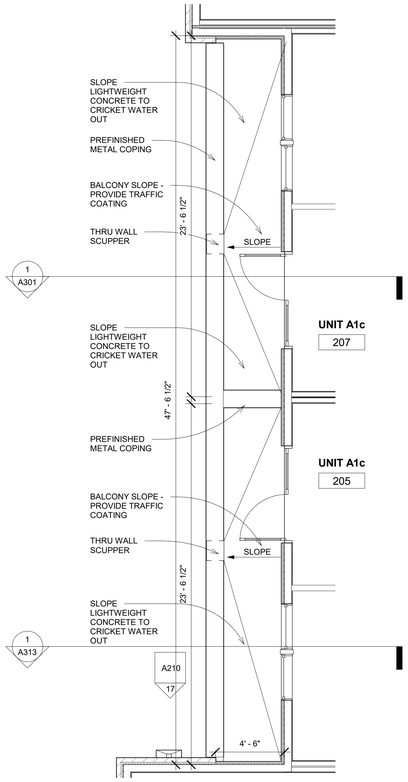
400 Probandt St.
San Antonio, Texas 78204

Enlarged Amenity Reflected Ceiling Plans

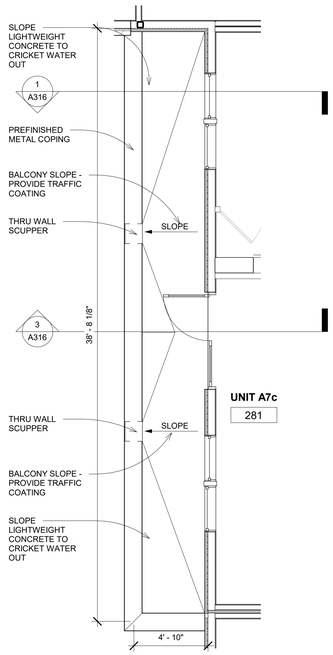
Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A405

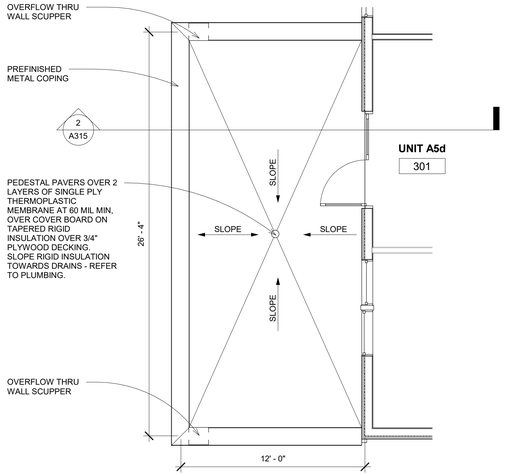
3/8/2022 12:03:53 PM



1 Enlarged Plan - Balcony at Units 205/207
1/4" = 1'-0"



2 Enlarged Plan - Balcony at Unit 281
1/4" = 1'-0"



3 Enlarged Plan - Balcony at Unit 301
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

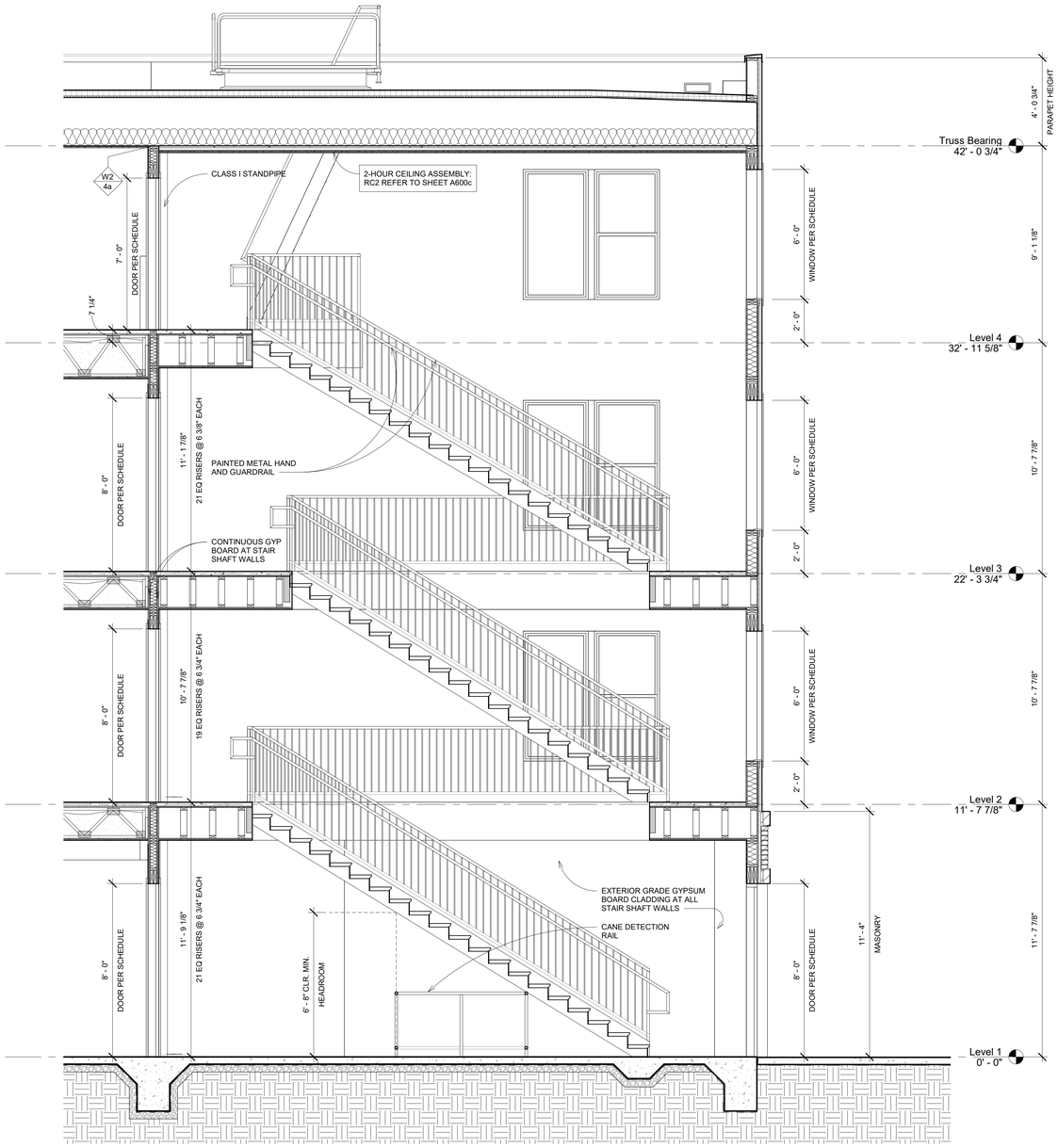
Enlarged Plan

Project Number	18012
Date	February 10, 2022
Drawn By	Author
Checked By	Checker

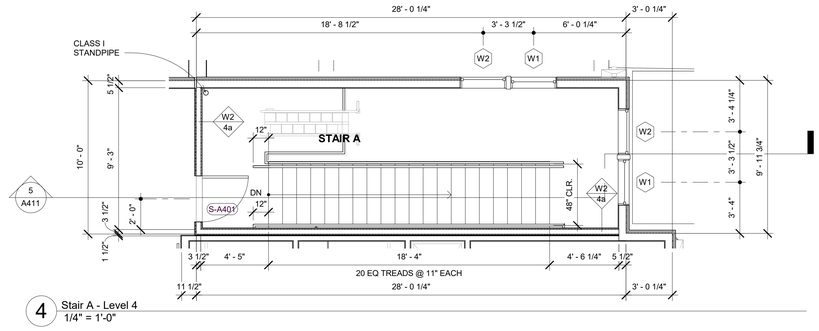
A406

2/10/2022 2:03:45 PM

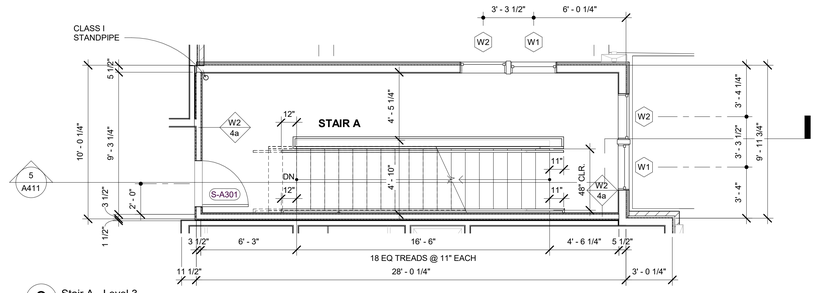
NOTE:
1. PROVIDE A CONTINUOUS 2HR FIRE BARRIER AT STAIRS - DOOR TO STAIRS TO BE 90 MINUTE RATED.
2. DOORS FROM CORRIDORS TO STAIRS PROVIDE PANIC EGRESS HARDWARE.
3. 2HR RATING SHALL BE CONTINUOUS TO THE CEILING/ROOF OF THE STAIR SHAFT.



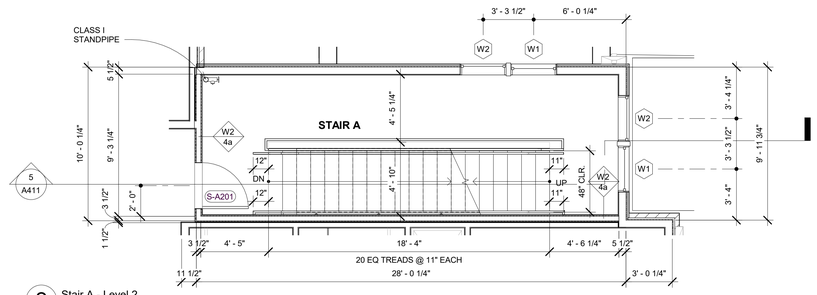
5 Stair A - Section
3/8" = 1'-0"



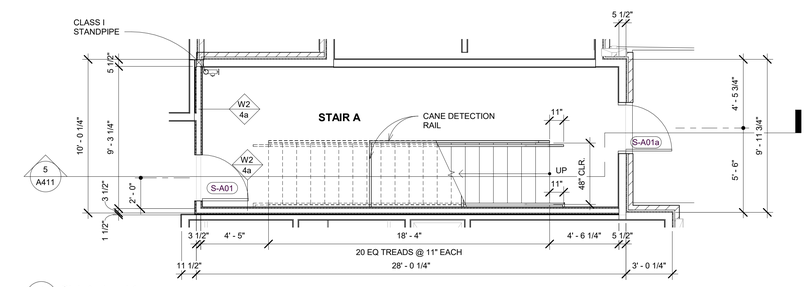
4 Stair A - Level 4
1/4" = 1'-0"



3 Stair A - Level 3
1/4" = 1'-0"



2 Stair A - Level 2
1/4" = 1'-0"



1 Stair A - Level 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

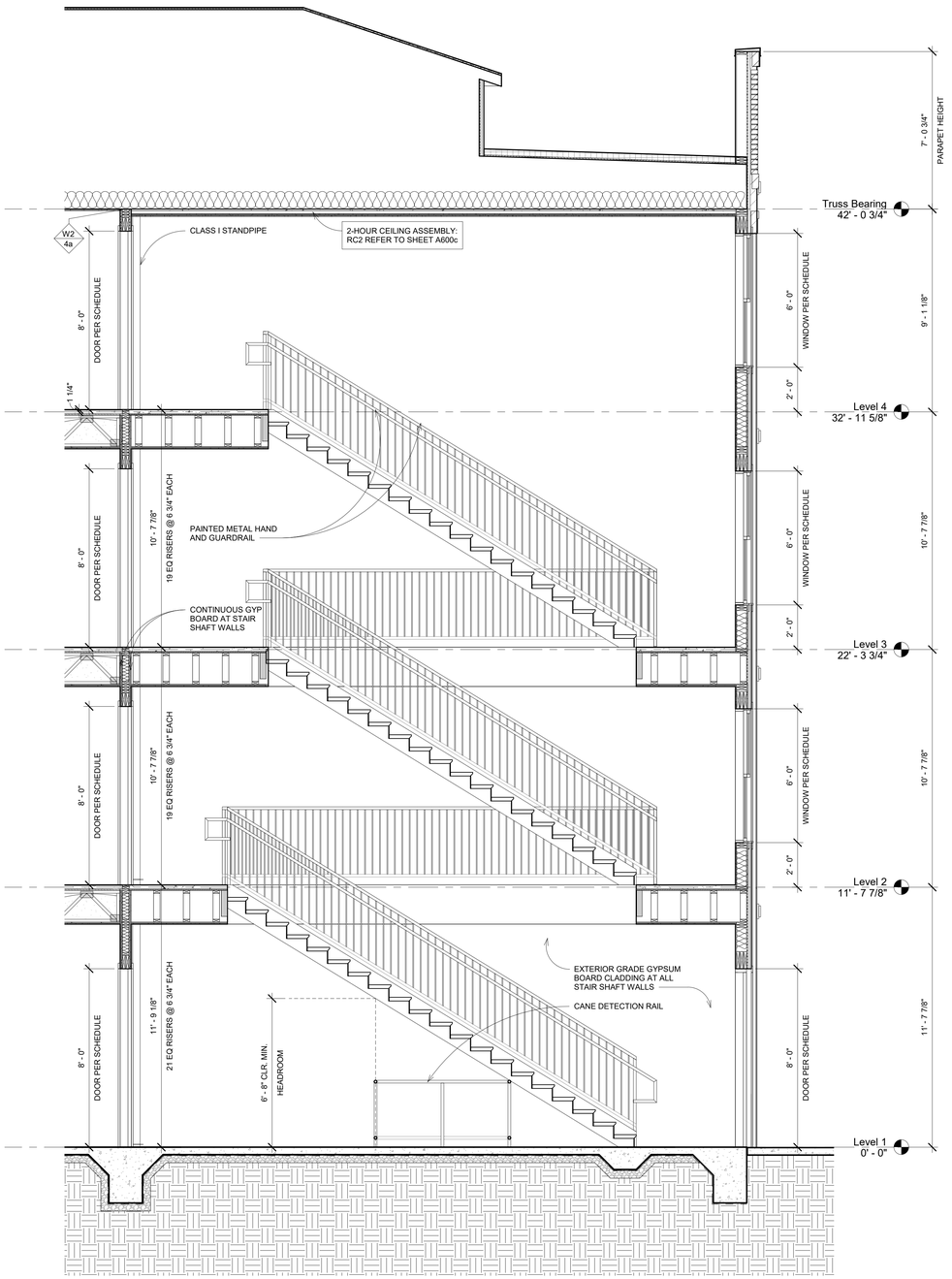
Stair A - Plans and Section

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

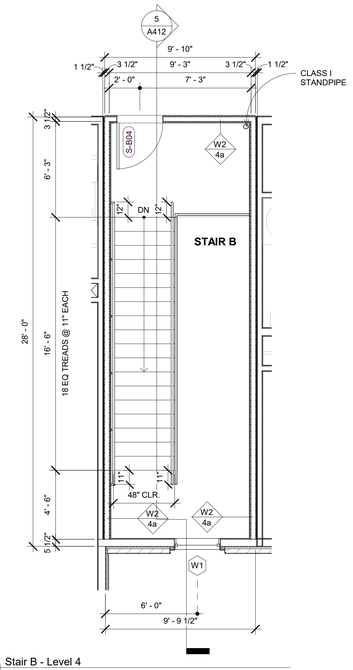
A411

2/10/2022 2:04:07 PM

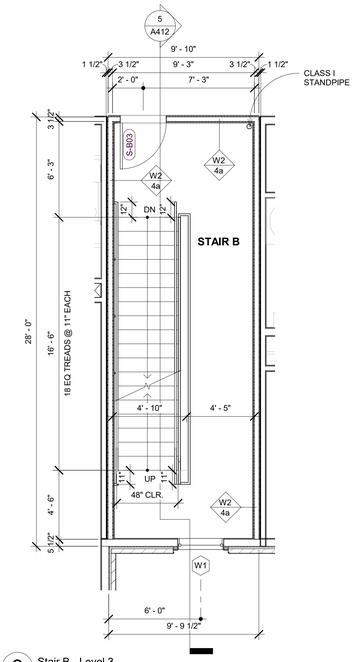
NOTE:
1. PROVIDE A CONTINUOUS 2HR FIRE BARRIER AT STAIRS - DOOR TO STAIRS TO BE 90 MINUTE RATED.
2. DOORS FROM CORRIDORS TO STAIRS PROVIDE PANIC EGRESS HARDWARE.
3. 2HR RATING SHALL BE CONTINUOUS TO THE CEILING/ROOF OF THE STAIR SHAFT.



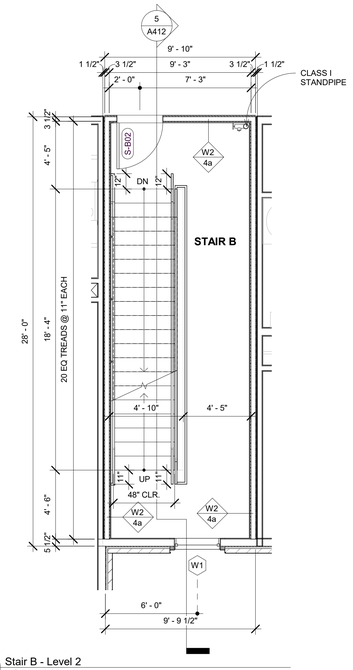
5 Stair B - Section
3/8" = 1'-0"



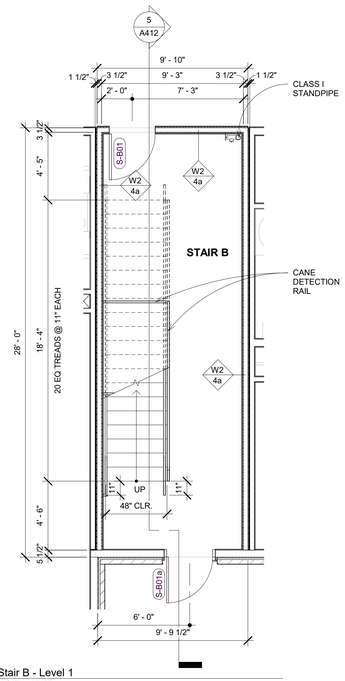
4 Stair B - Level 4
1/4" = 1'-0"



3 Stair B - Level 3
1/4" = 1'-0"



2 Stair B - Level 2
1/4" = 1'-0"



1 Stair B - Level 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

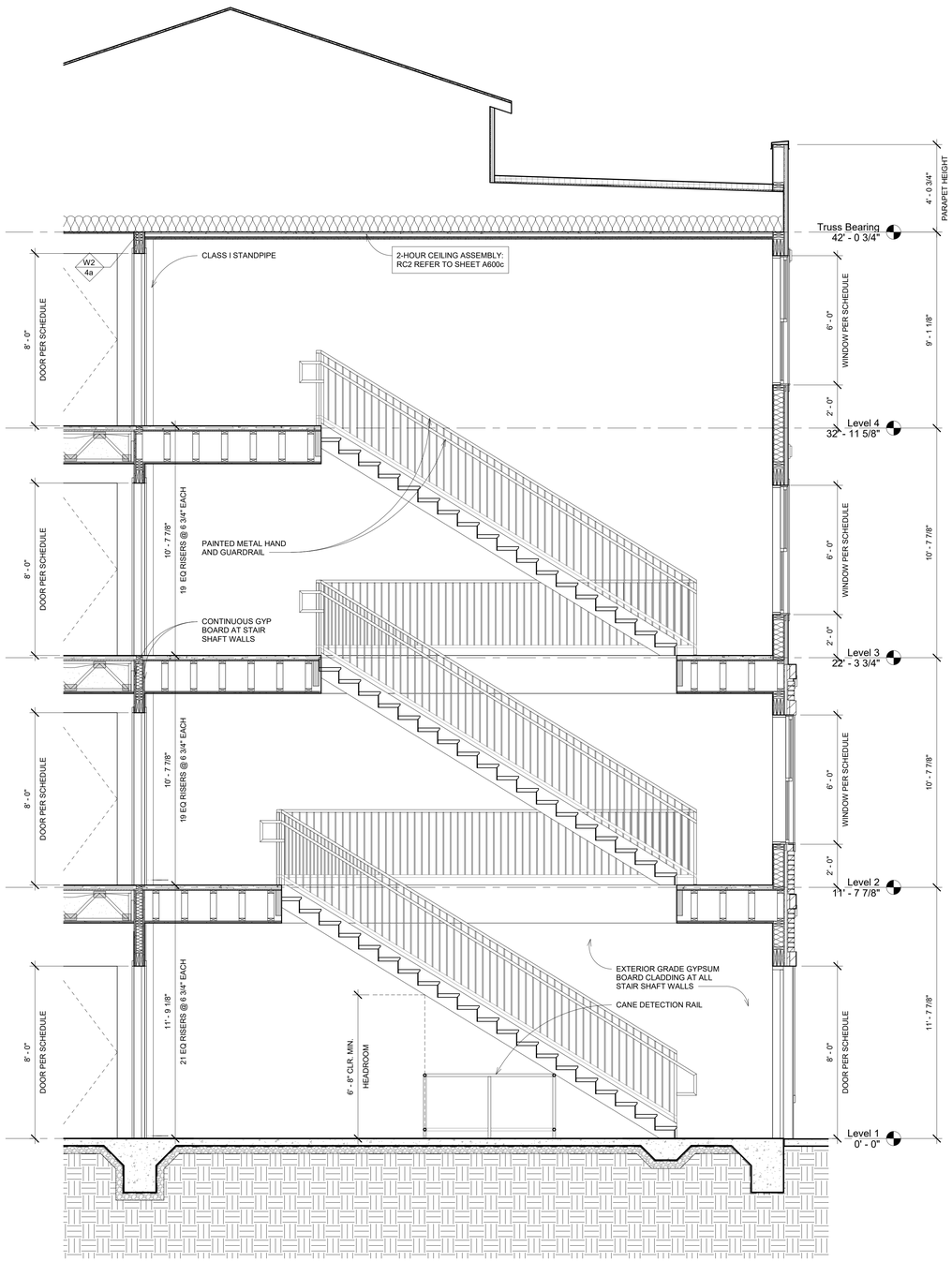
Stair B - Plans and Section

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

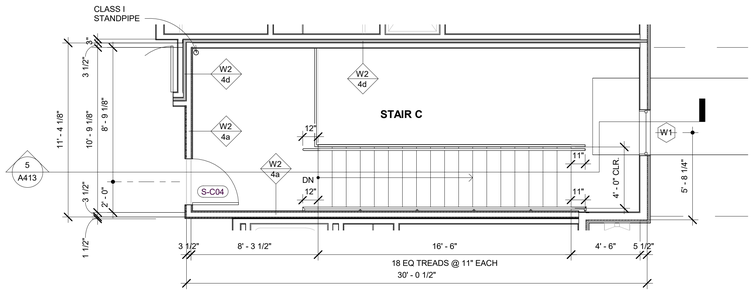
A412

2/10/2022 2:04:35 PM

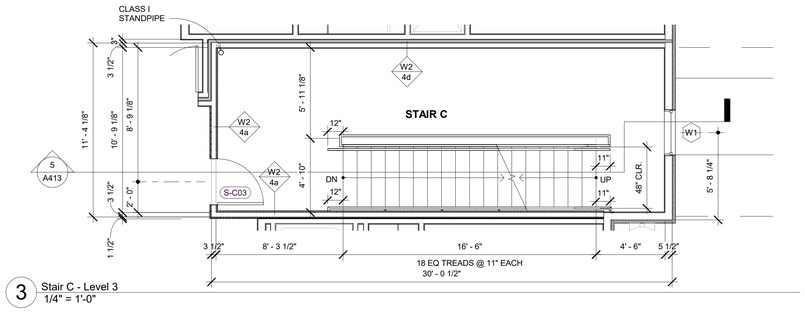
NOTE:
1. PROVIDE A CONTINUOUS 2HR FIRE BARRIER AT STAIRS - DOOR TO STAIRS TO BE 90 MINUTE RATED.
2. DOORS FROM CORRIDORS TO STAIRS PROVIDE PANIC EGRESS HARDWARE.
3. 2HR RATING SHALL BE CONTINUOUS TO THE CEILING/ROOF OF THE STAIR SHAFT.



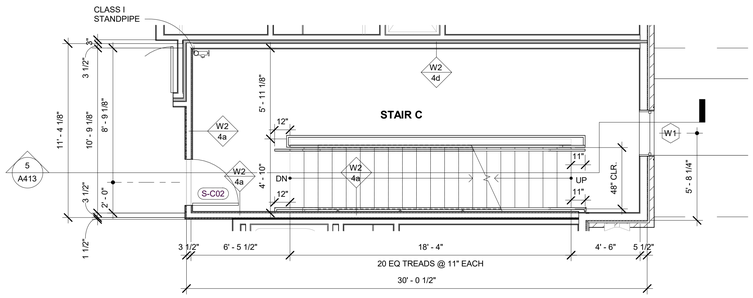
5 Stair C - Section
3/8" = 1'-0"



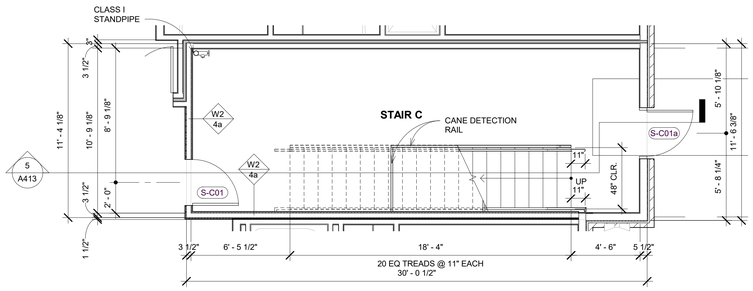
4 Stair C - Level 4
1/4" = 1'-0"



3 Stair C - Level 3
1/4" = 1'-0"



2 Stair C - Level 2
1/4" = 1'-0"



1 Stair C - Level 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

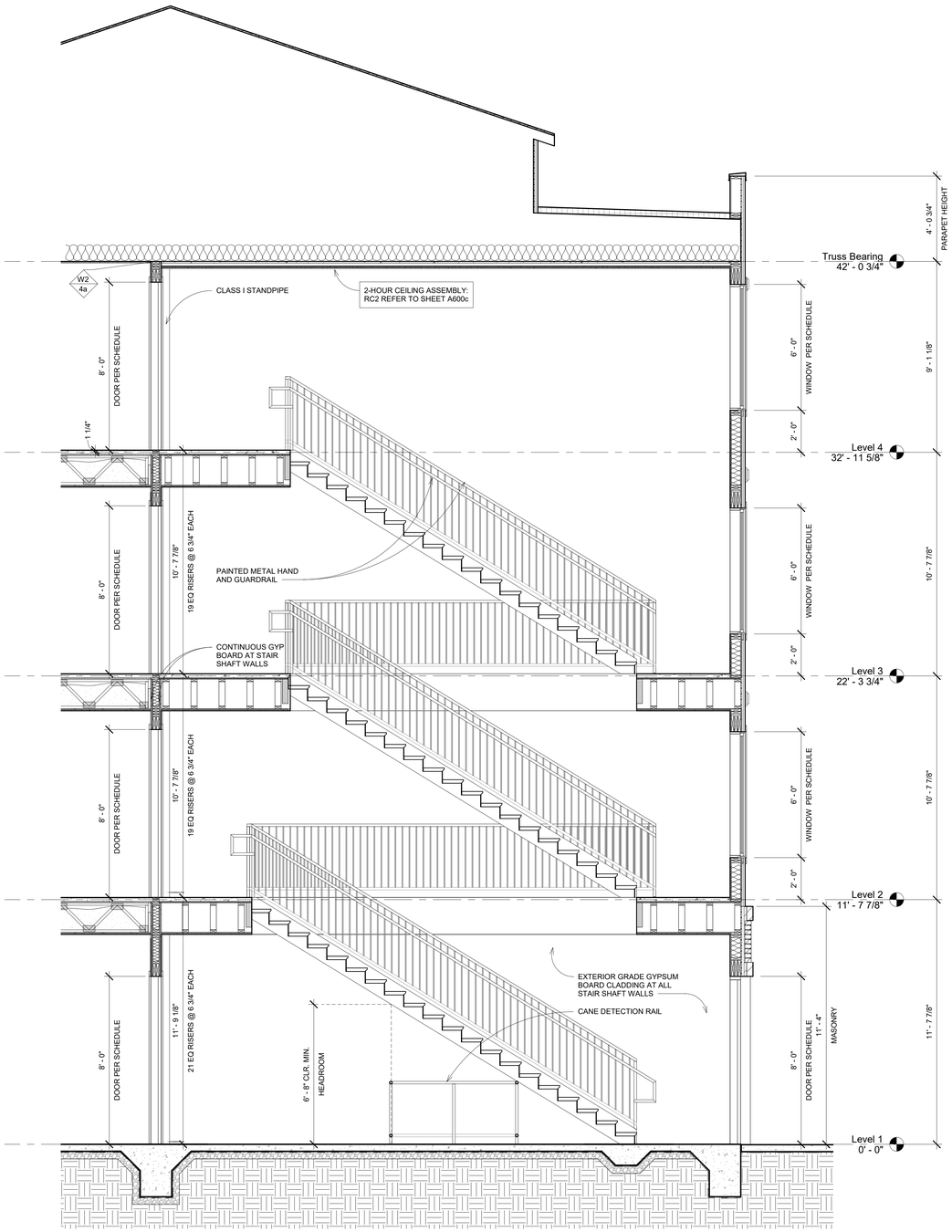
Stair C - Plans and Section

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

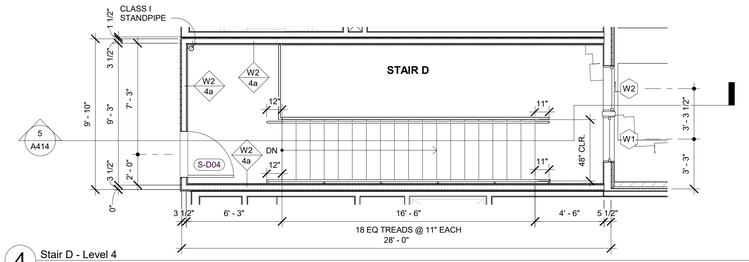
A413

2/10/2022 2:06:00 PM

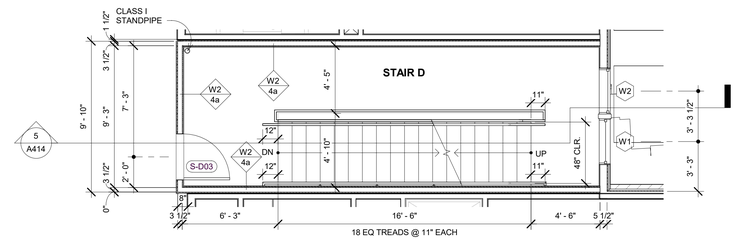
NOTE:
1. PROVIDE A CONTINUOUS 2HR FIRE BARRIER AT STAIRS - DOOR TO STAIRS TO BE 90 MINUTE RATED.
2. DOORS FROM CORRIDORS TO STAIRS PROVIDE PANIC EGRESS HARDWARE.
3. 2HR RATING SHALL BE CONTINUOUS TO THE CEILING/ROOF OF THE STAIR SHAFT.



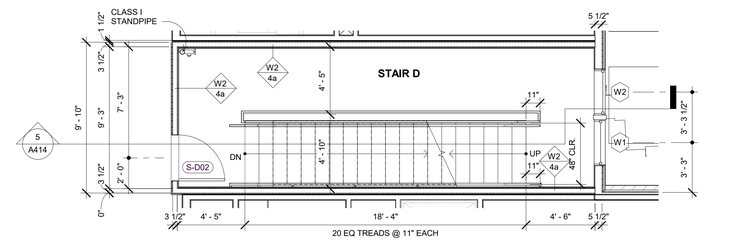
5 Stair D - Section
3/8" = 1'-0"



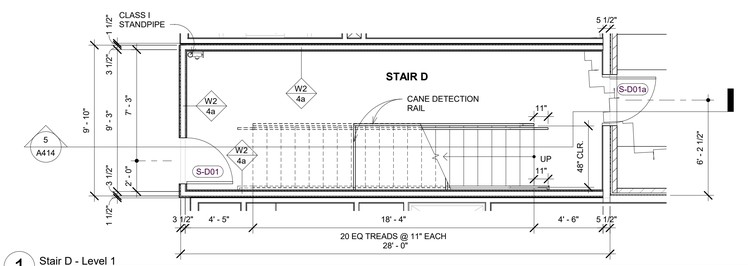
4 Stair D - Level 4
1/4" = 1'-0"



3 Stair D - Level 3
1/4" = 1'-0"



2 Stair D - Level 2
1/4" = 1'-0"



1 Stair D - Level 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

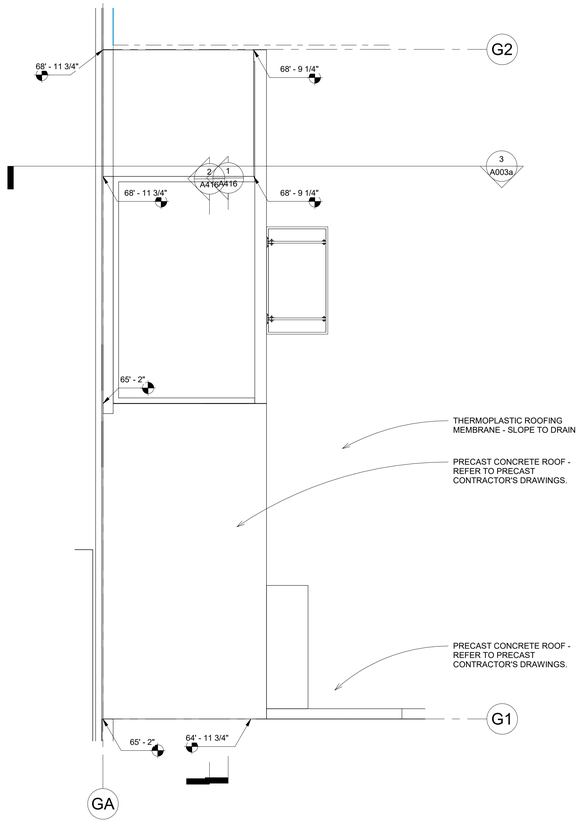
Stair D - Plans and Section

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

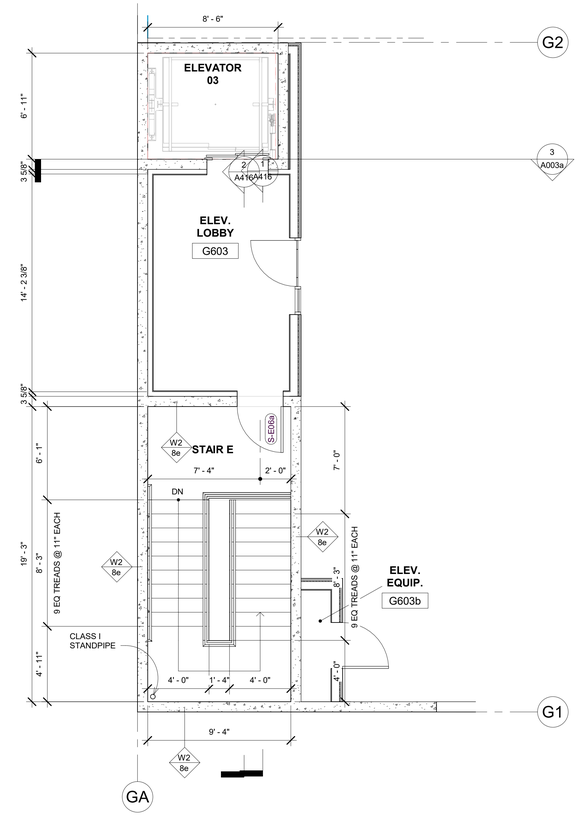
A414

2/10/2022 2:06:25 PM

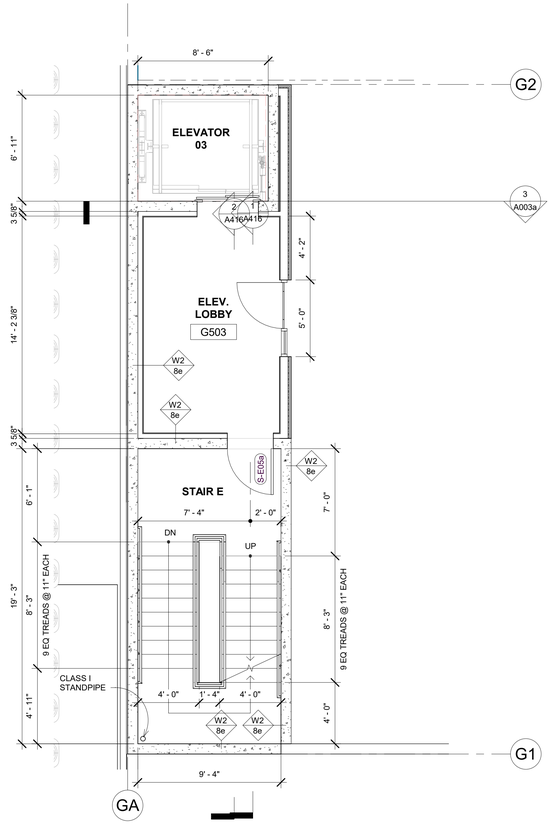
NOTE:
1. PROVIDE A CONTINUOUS 2HR FIRE BARRIER AT STAIRS - DOOR TO STAIRS TO BE 90 MINUTE RATED.
2. DOORS FROM CORRIDORS TO STAIRS PROVIDE PANIC EGRESS HARDWARE.
3. 2HR RATING SHALL BE CONTINUOUS TO THE CEILING/ROOF OF THE STAIR SHAFT.



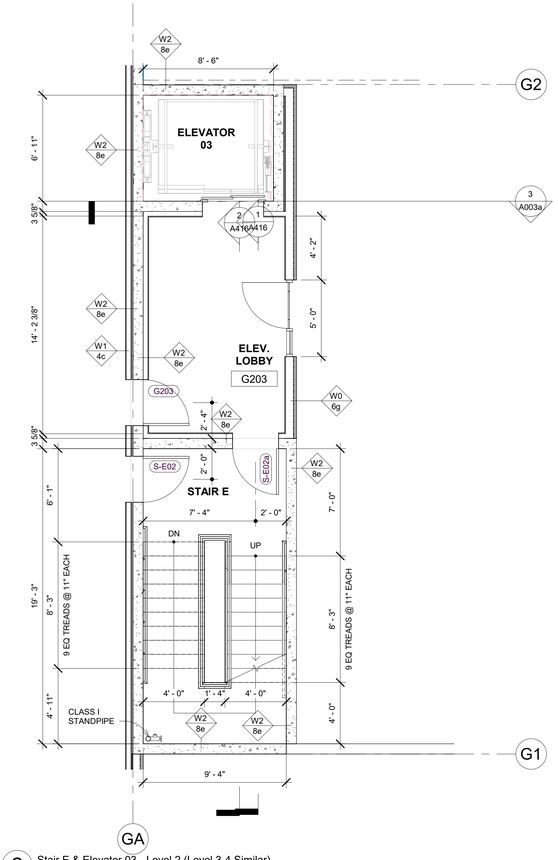
5 Stair E & Elevator 03 - Roof Plan
1/4" = 1'-0"



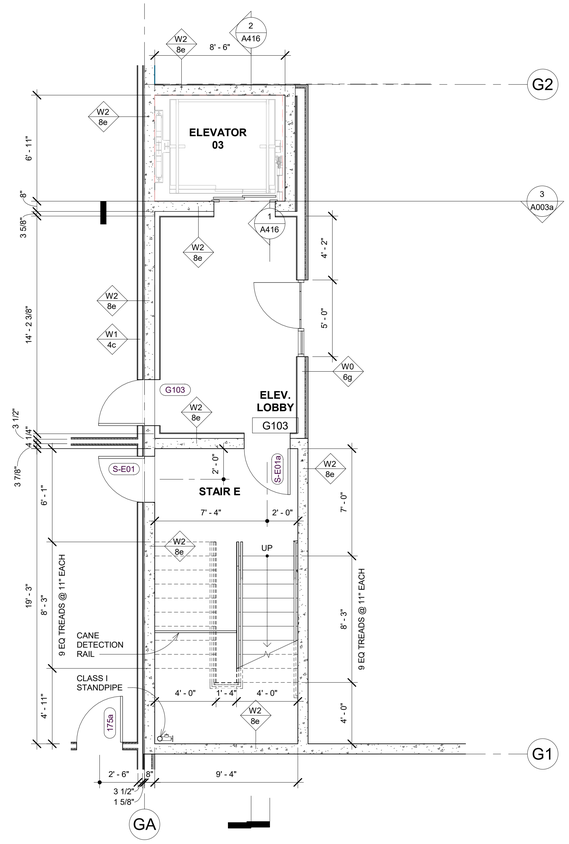
4 Stair E & Elevator 03 - Level 6
1/4" = 1'-0"



3 Stair E & Elevator 03 - Level 5
1/4" = 1'-0"



2 Stair E & Elevator 03 - Level 2 (Level 3-4 Similar)
1/4" = 1'-0"



1 Stair E & Elevator 03 - Level 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

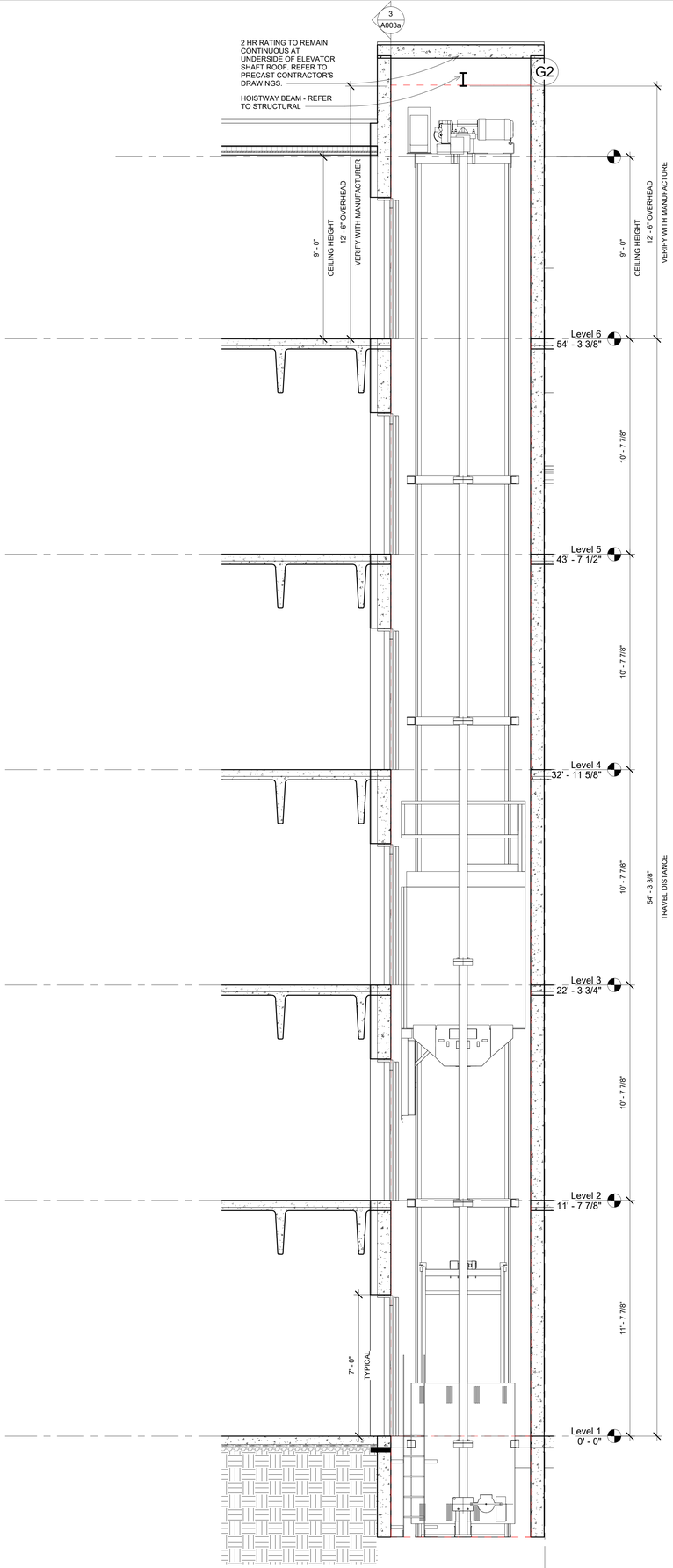
400 Probandt St.
San Antonio, Texas 78204

Stair E & Elevator 03 - Plans

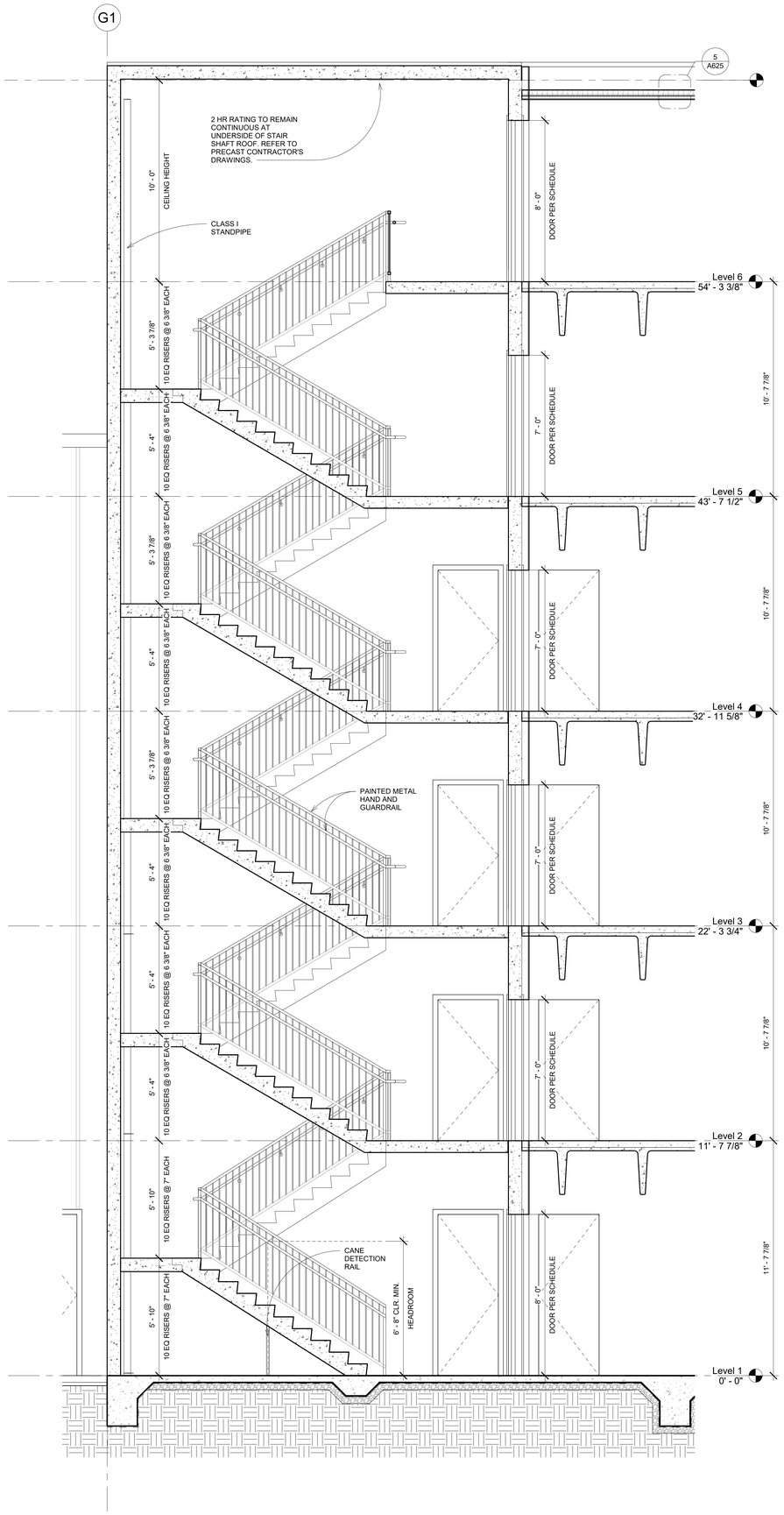
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A415

2/10/2022 2:06:41 PM



2 Elevator 03 - Section
3/8" = 1'-0"



1 Stair E - Section
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ADDARIO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

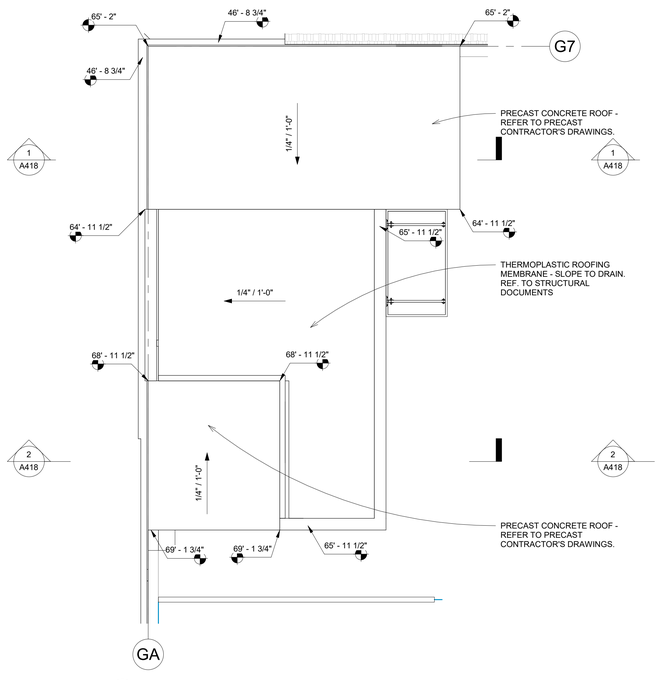
Stair E & Elevator 03 - Sections

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

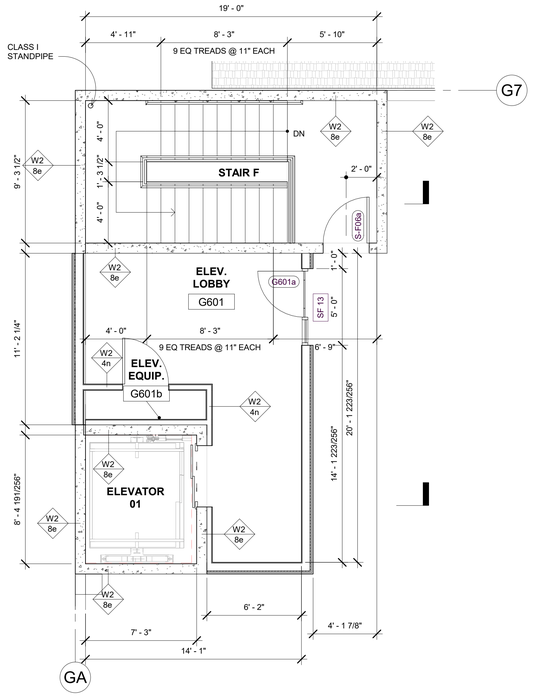
A416

2/10/2022 2:15:16 PM

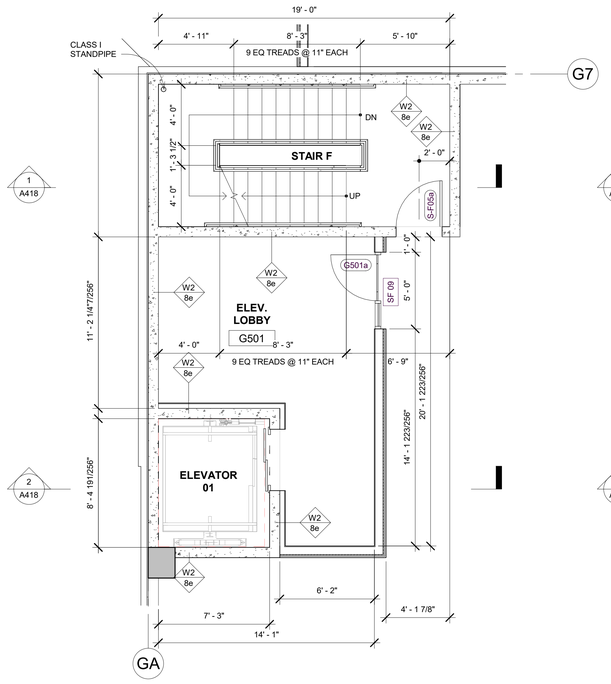
NOTE:
1. PROVIDE A CONTINUOUS 2HR FIRE BARRIER AT STAIRS - DOOR TO STAIRS TO BE 90 MINUTE RATED.
2. DOORS FROM CORRIDORS TO STAIRS PROVIDE PANIC EGRESS HARDWARE.
3. 2HR RATING SHALL BE CONTINUOUS TO THE CEILING/ROOF OF THE STAIR SHAFT.



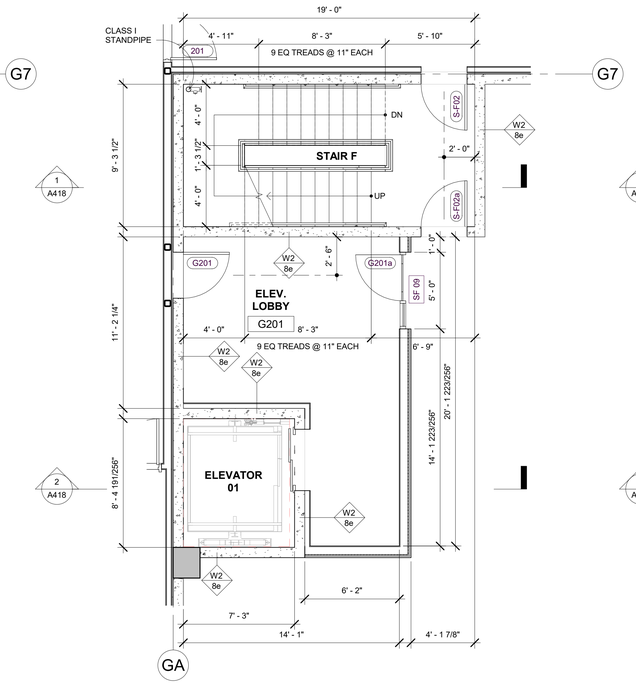
5 Stair F & Elevator 01 - Roof Plan
1/4" = 1'-0"



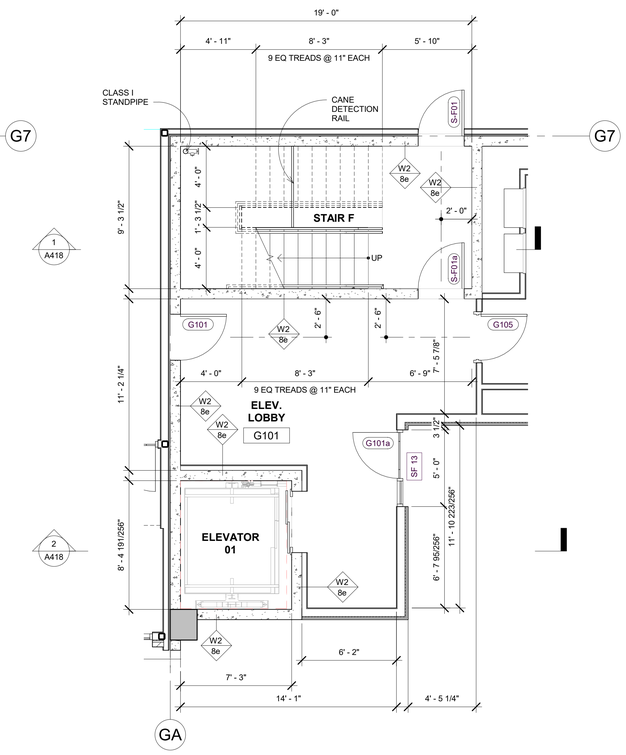
4 Stair F & Elevator 01 - Level 6
1/4" = 1'-0"



3 Stair F & Elevator 01 - Level 5
1/4" = 1'-0"



2 Stair F & Elevator 01 - Level 2 (Level 3-4 Similar)
1/4" = 1'-0"



1 Stair F & Elevator 01 - Level 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ORSOGNA 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

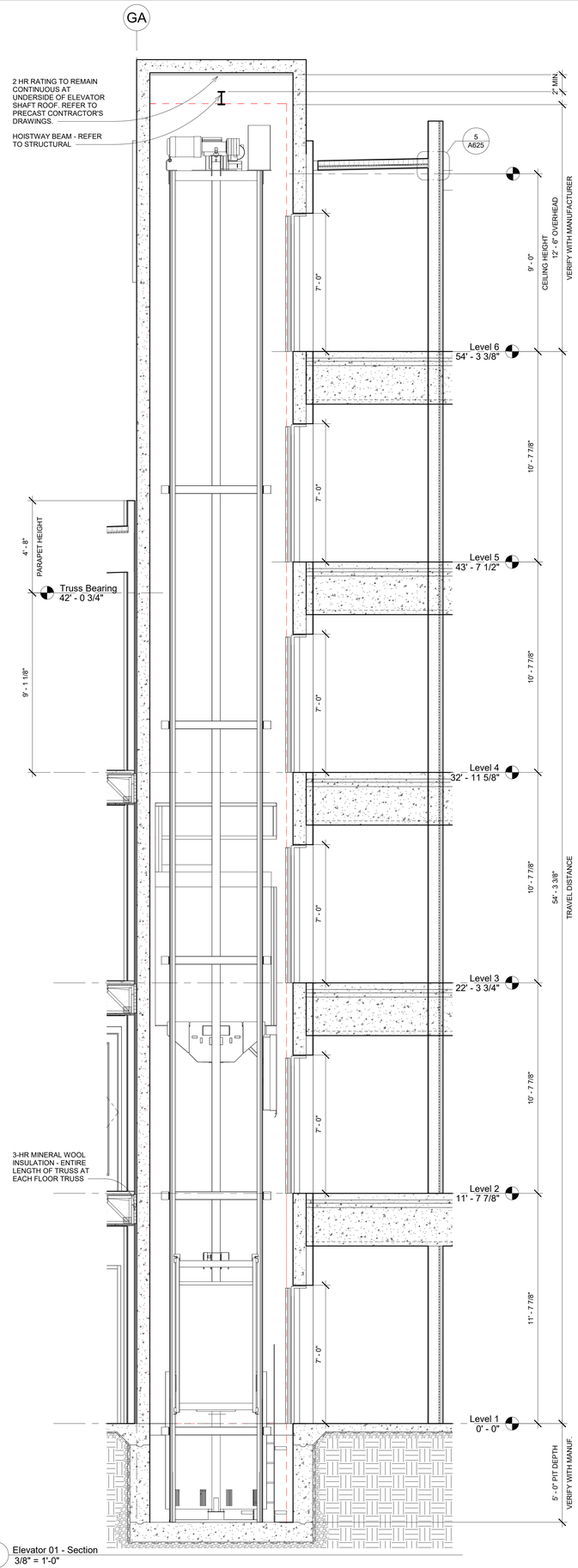
400 Probandt St.
San Antonio, Texas 78204

Stair F & Elevator 01 - Plans

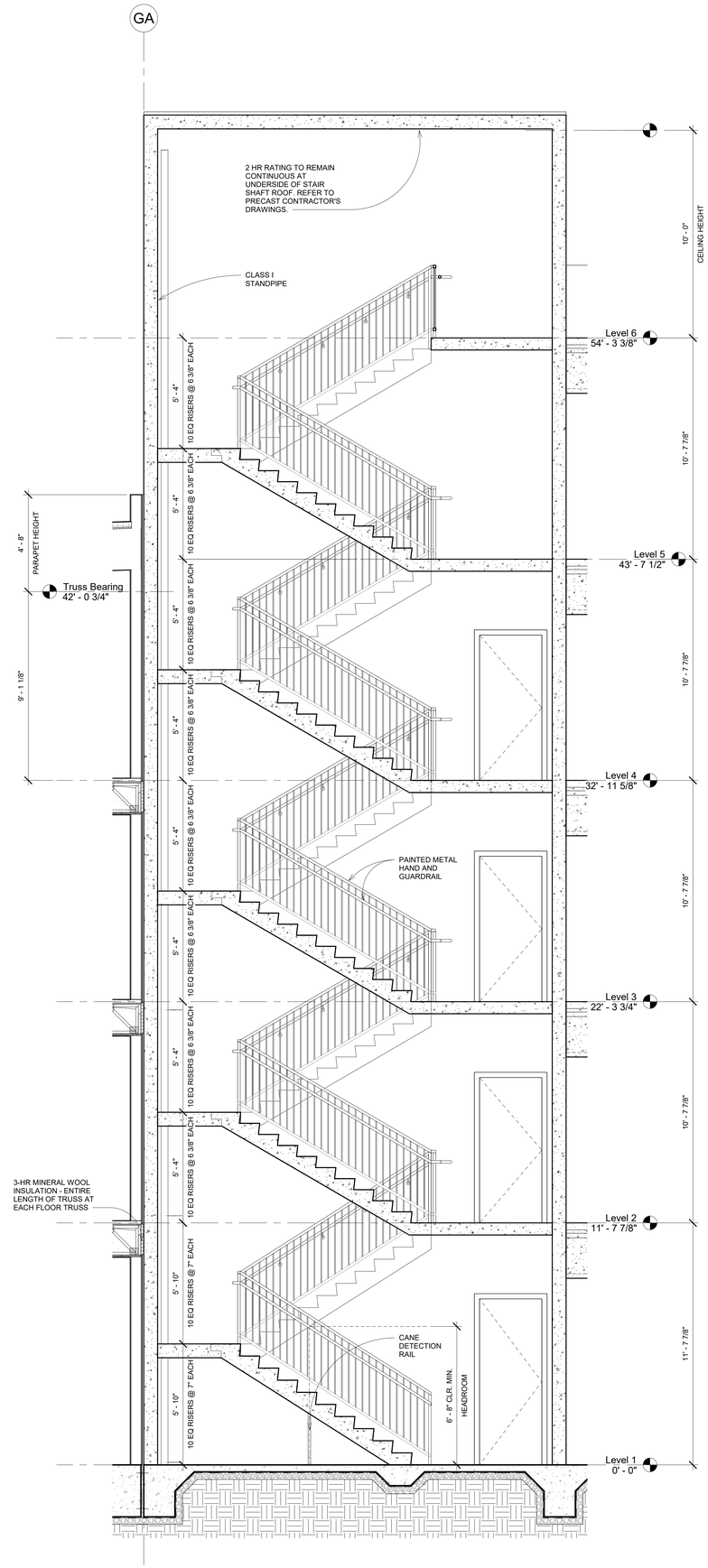
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A417

2/10/2022 2:08:01 PM



2 Elevator 01 - Section
3/8" = 1'-0"



1 Stair F - Section
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

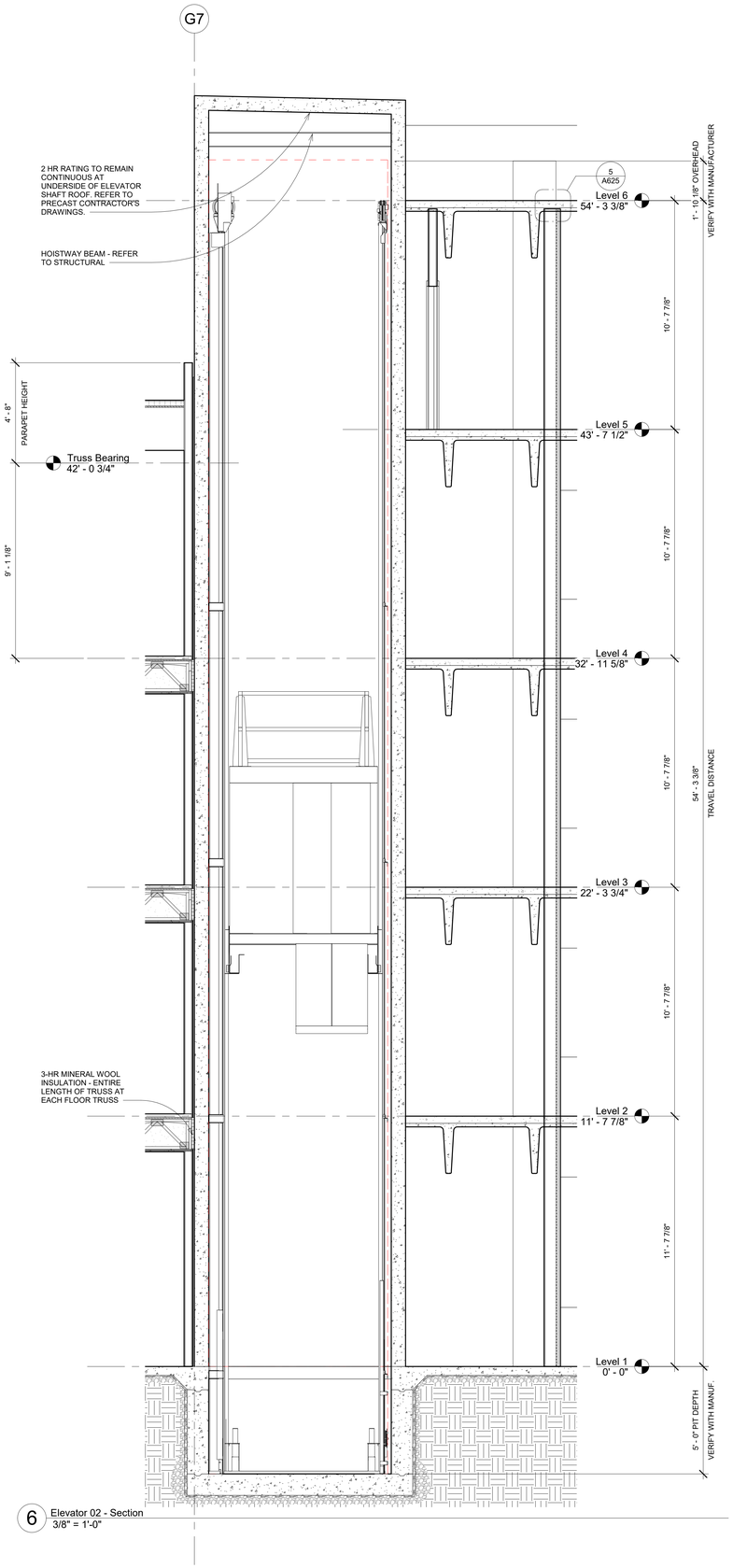
400 Probandt St.
San Antonio, Texas 78204

Stair F & Elevator 01 - Sections

Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

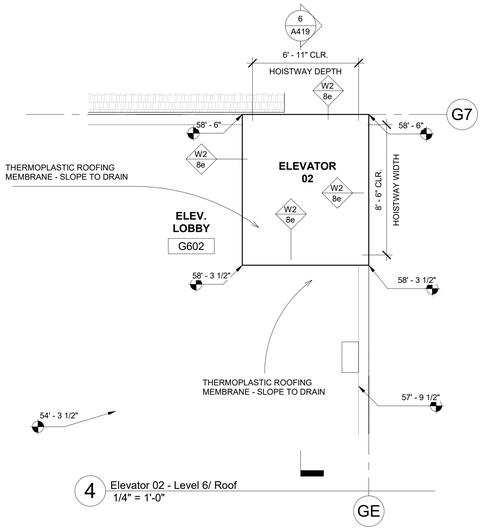
A418

2/10/2022 2:15:41 PM

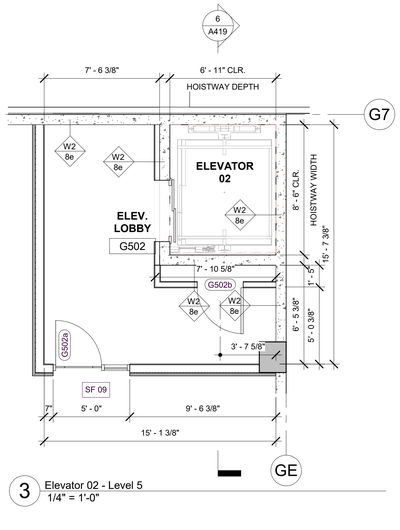


6 Elevator 02 - Section
3/8" = 1'-0"

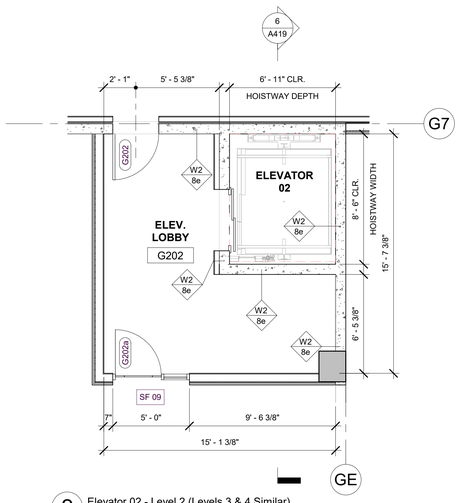
NOTE:
1. PROVIDE A CONTINUOUS 2HR FIRE BARRIER AT STAIRS - DOOR TO STAIRS TO BE 90 MINUTE RATED.
2. DOORS FROM CORRIDORS TO STAIRS PROVIDE PANIC EGRESS HARDWARE.
3. 2HR RATING SHALL BE CONTINUOUS TO THE CEILING/ROOF OF THE STAIR SHAFT.



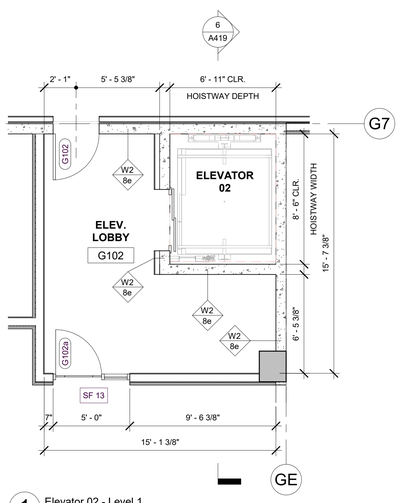
4 Elevator 02 - Level 6/ Roof
1/4" = 1'-0"



3 Elevator 02 - Level 5
1/4" = 1'-0"



2 Elevator 02 - Level 2 (Levels 3 & 4 Similar)
1/4" = 1'-0"



1 Elevator 02 - Level 1
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

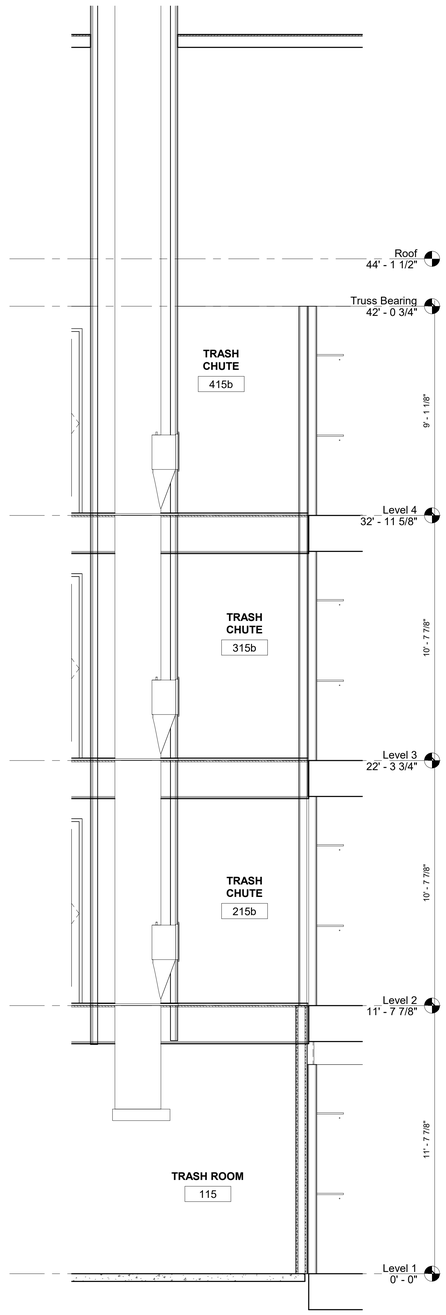
400 Probandt St.
San Antonio, Texas 78204

Elevator 02 - Plans and Section

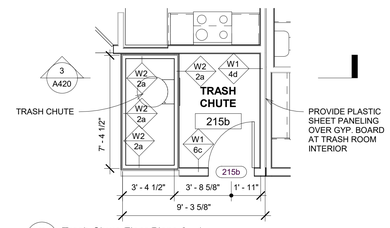
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A419

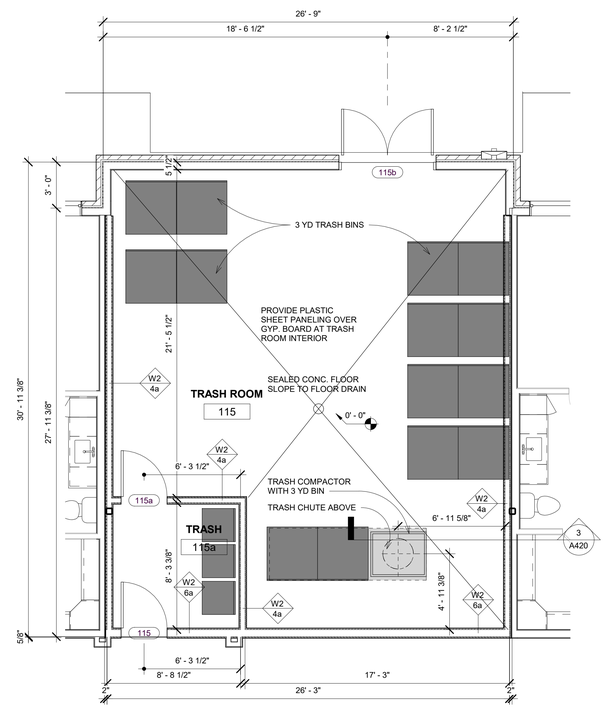
2/10/2022 2:08:59 PM



3 Trash Chute
3/8" = 1'-0"



2 Trash Chute Floor Plans 2 - 4
1/4" = 1'-0"



1 Level 1 Enlarged Trash Room Floor Plan
1/4" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

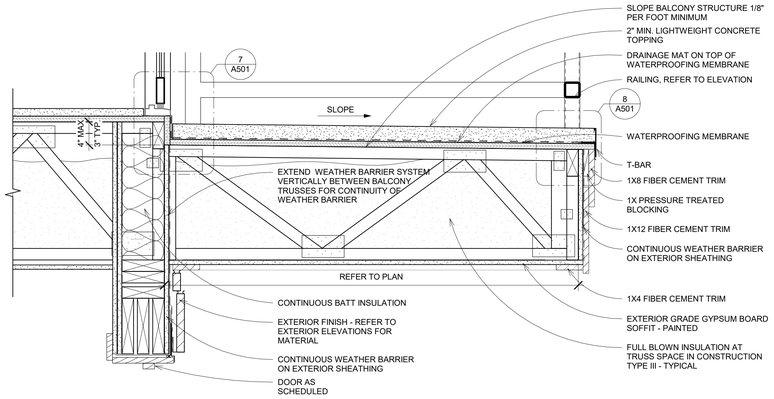
400 Probandt St.
San Antonio, Texas 78204

Trash Plans and Section

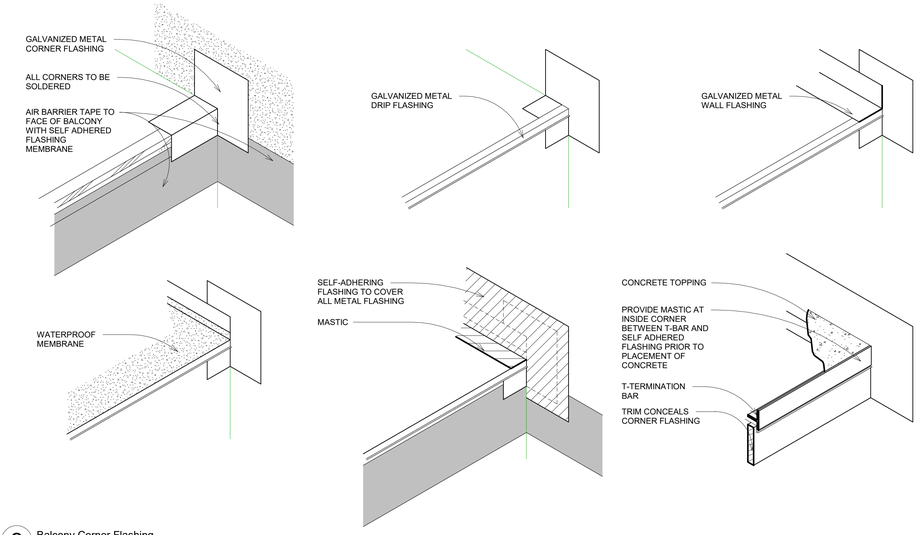
Project Number	18012
Date	February 10, 2022
Drawn By	MT
Checked By	JFD

A420

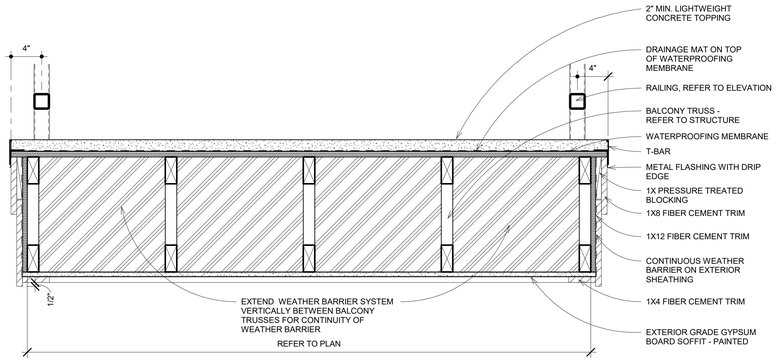
2/10/2022 2:09:38 PM



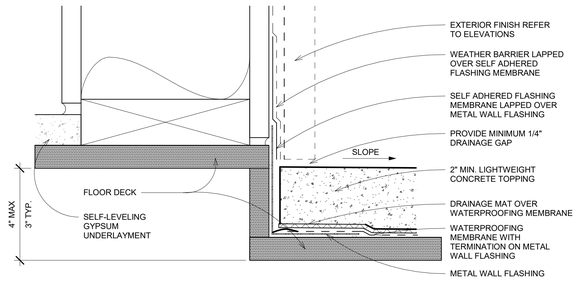
1 Section Detail - Balcony Wood Truss
1 1/2" = 1'-0"



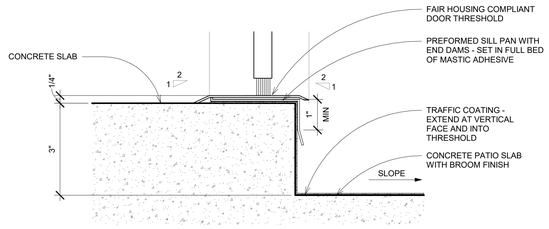
2 Balcony Corner Flashing
1 1/2" = 1'-0"



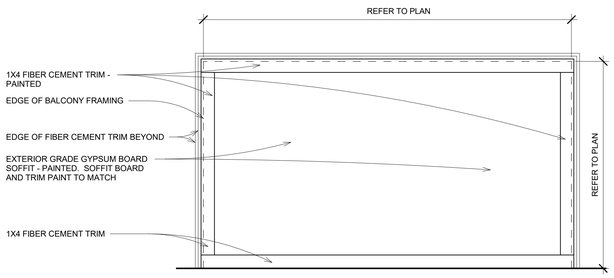
3 Balcony Wall Detail - Wood Truss
1 1/2" = 1'-0"



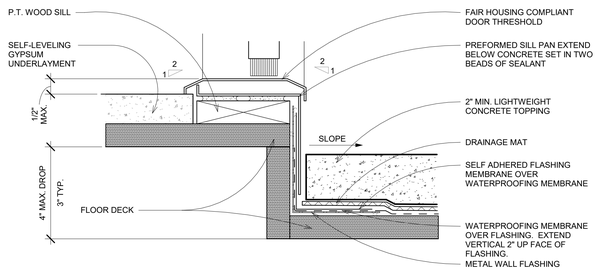
4 Balcony Wall Detail - Wood Truss
6" = 1'-0"



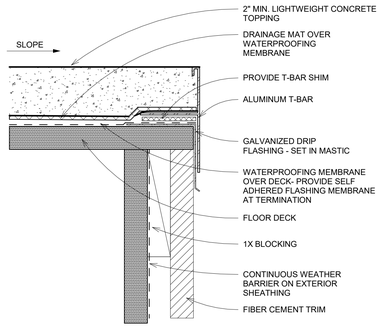
5 Balcony Door Threshold - Concrete, Typ.
6" = 1'-0"



6 Plan Detail - Typical Projected Balcony Reflected Ceiling Plan
3/4" = 1'-0"



7 Balcony Door Threshold - Wood Truss, Typ.
6" = 1'-0"



8 Balcony Edge Detail - Wood Truss
6" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Typical Balcony Details

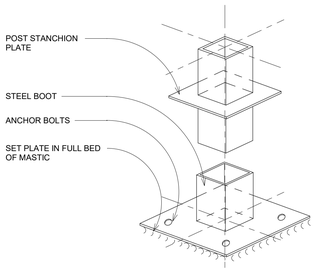
Project Number	18012
Date	March 7, 2022
Drawn By	LYP
Checked By	JFD

A501

3/16/2022 1:42:36 PM

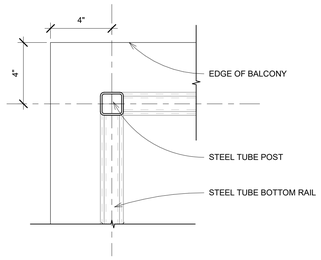
RAILING GENERAL NOTES

1. GUARDRAIL MANUFACTURER TO VERIFY LATERAL LOAD REQUIREMENTS ARE MET.
2. RAILING COMPONENT SIZES INDICATE DESIGN INTENT. ACTUAL GAUGES, THICKNESS, AND SIZES OF COMPONENT MATERIAL SHALL BE ENGINEERED BY A QUALIFIED STRUCTURAL ENGINEER TO MEET OR EXCEED DESIGN LOAD REQUIREMENTS.

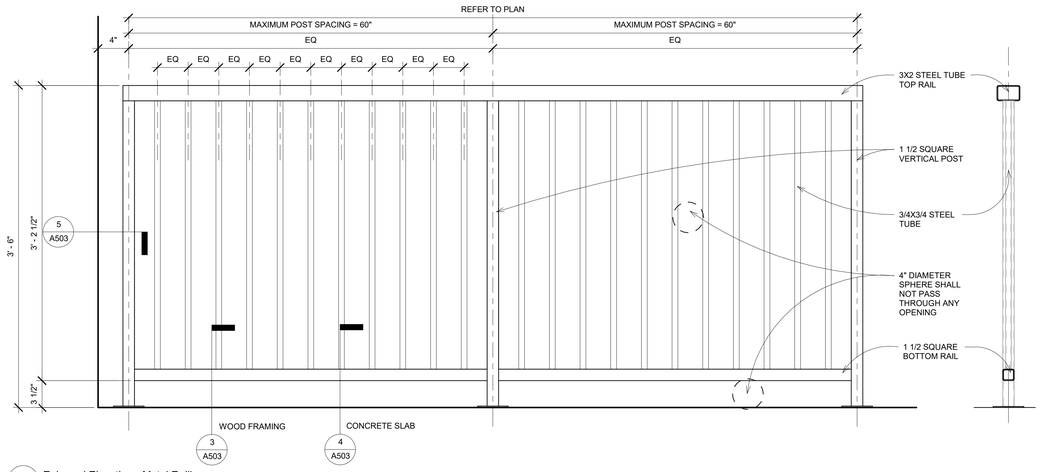


POST STANCHION PLATE ENLARGEMENT AT WOOD TRUSS CONSTRUCTION

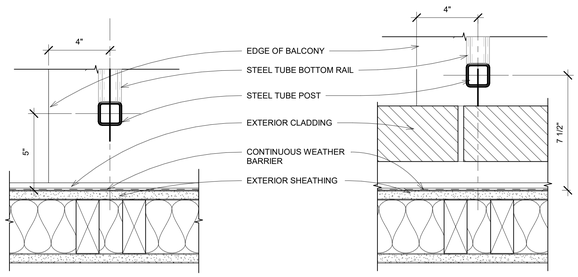
7 Railing Post Stanchion Plate Detail
3" = 1'-0"



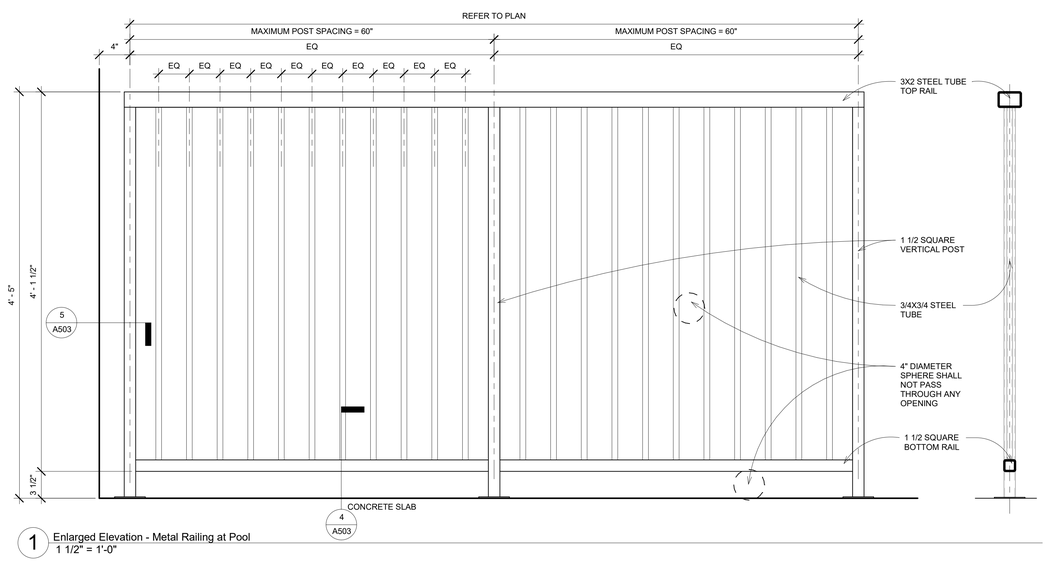
6 Plan Detail - Metal Railing at Corner
3" = 1'-0"



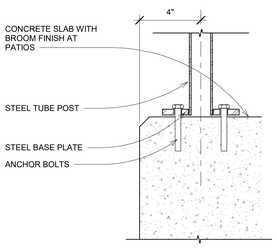
2 Enlarged Elevation - Metal Railing
1 1/2" = 1'-0"



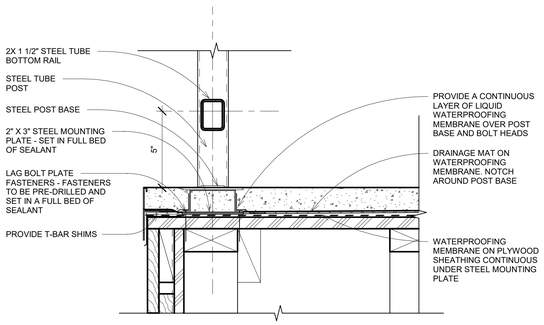
5 Plan Detail - Metal Railing Return at Wall
3" = 1'-0"



1 Enlarged Elevation - Metal Railing at Pool
1 1/2" = 1'-0"



4 Section Detail - Metal Railing Base at Concrete
3" = 1'-0"



3 Section Detail - Metal Railing Base at Wood
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

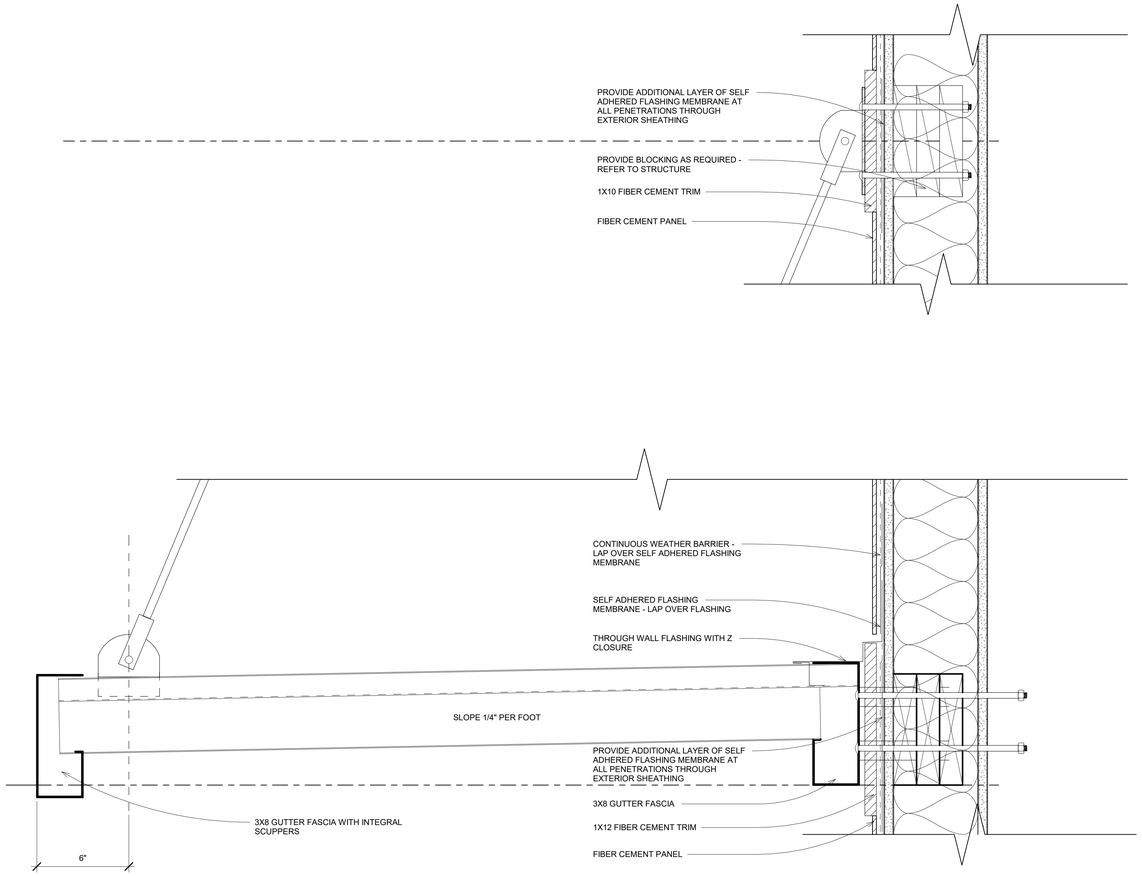
Probandt
400 Probandt St.
San Antonio, Texas 78204

Typical Railing Details

Project Number	18012
Date	March 7, 2022
Drawn By	LYP
Checked By	JFD

A503

3/8/2022 5:25:09 PM



1 SECTION DETAIL - ALUMINUM CANOPY AT FIBER CEMENT PANEL
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

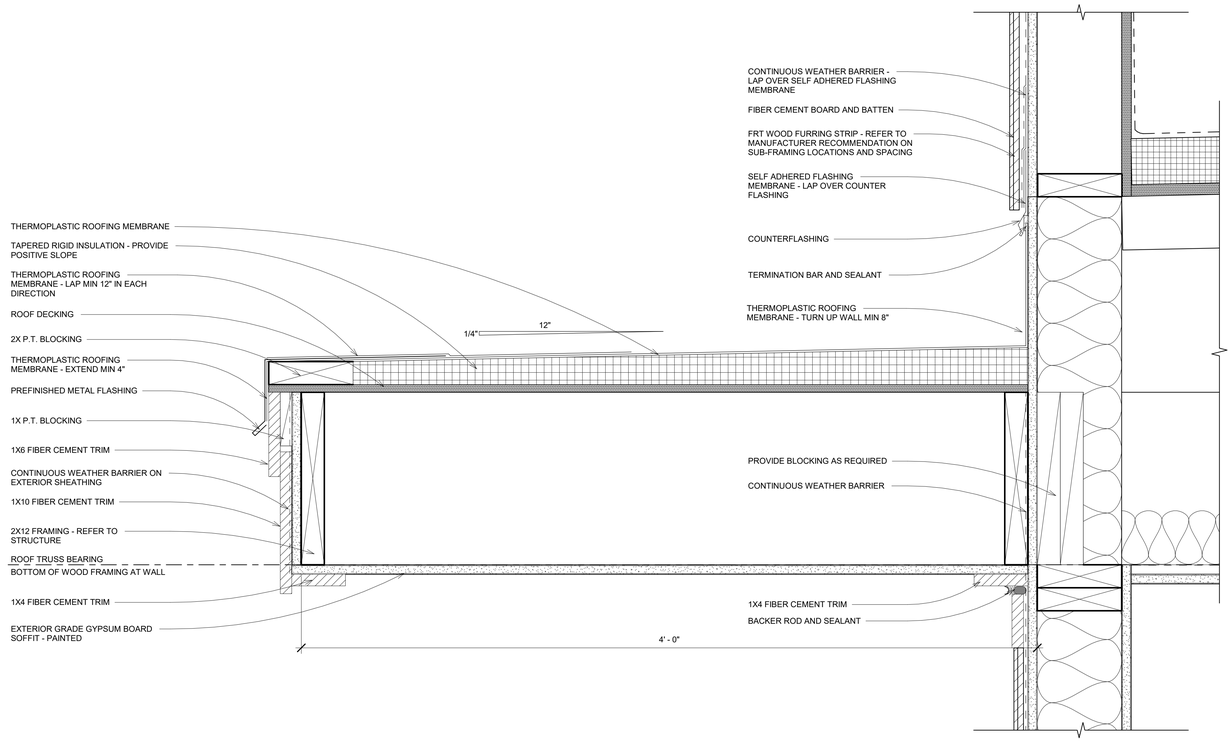
Probandt
400 Probandt St.
San Antonio, Texas 78204

Canopy Detail

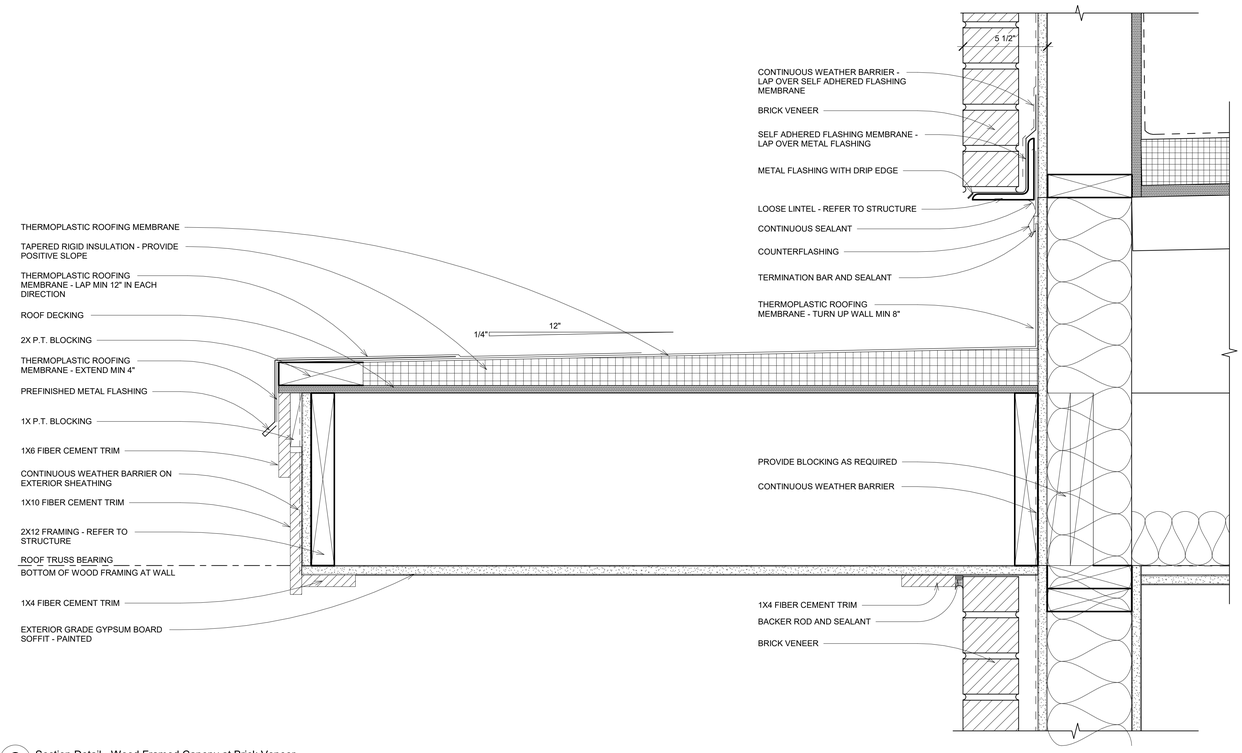
Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A504

2/10/2022 1:15:41 PM



1 Section Detail - Wood Framed Canopy at Fiber Cement Board and Batten
3" = 1'-0"



2 Section Detail - Wood Framed Canopy at Brick Veneer
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ONOFRIO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

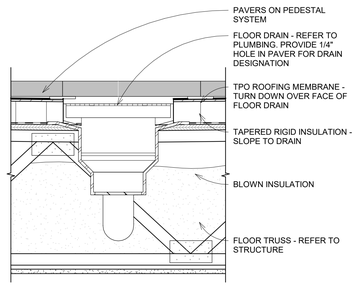
Probandt
400 Probandt St.
San Antonio, Texas 78204

Wood Canopy Details

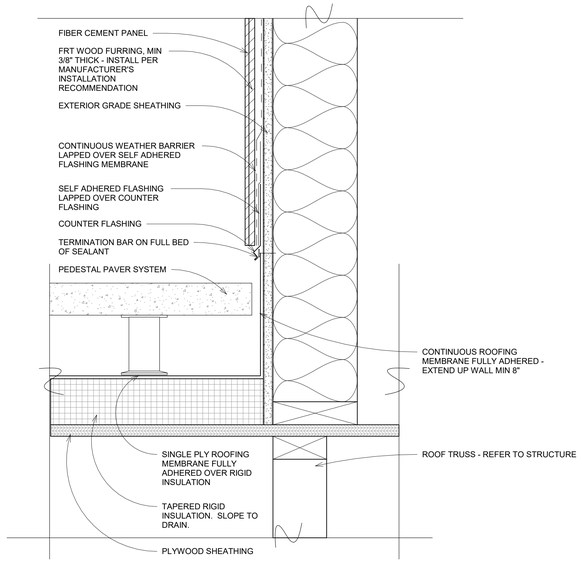
Project Number	18012
Date	February 10, 2022
Drawn By	MRF, RB, LYP
Checked By	JFD

A505

2/10/2022 1:15:48 PM



1 SD - Roof Deck Floor Drain
1 1/2" = 1'-0"



2 SD - Pedestal Paver at Wood Framed Wall
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

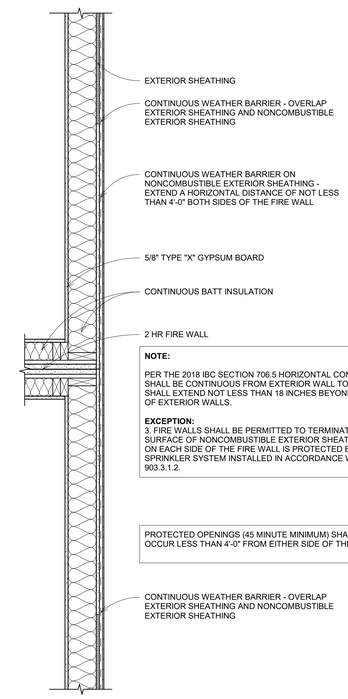
Probandt
400 Probandt St.
San Antonio, Texas 78204

Details - Roof Deck

Project Number	18012
Date	February 10, 2022
Drawn By	Author
Checked By	Checker

A506

2/10/2022 1:15:54 PM



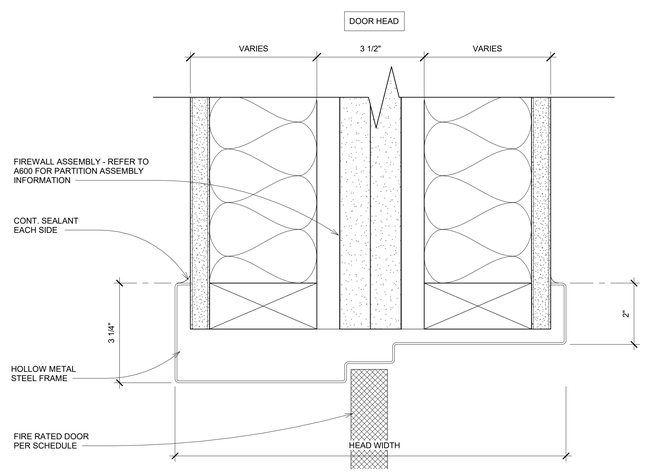
NOTE:

PER THE 2018 IBC SECTION 706.5 HORIZONTAL CONTINUITY - FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND NOT LESS THAN 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.

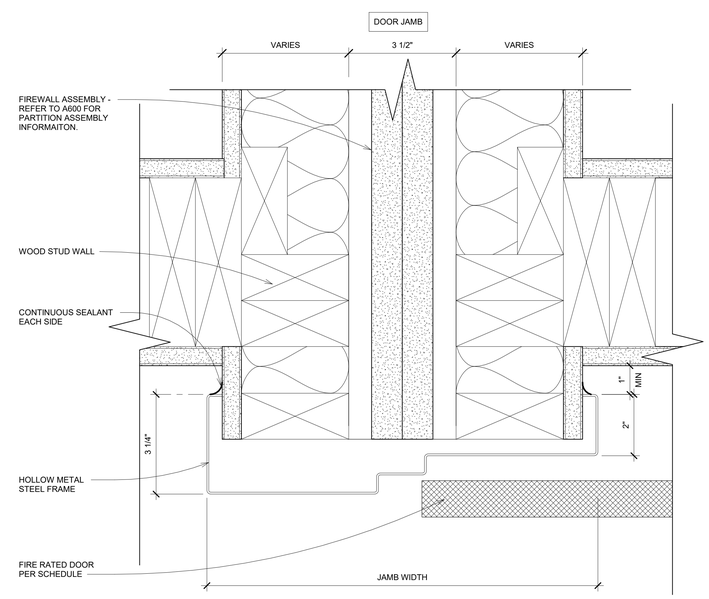
EXCEPTION:
3. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

PROTECTED OPENINGS (45 MINUTE MINIMUM) SHALL BE PROVIDED IF THEY OCCUR LESS THAN 4'-0" FROM EITHER SIDE OF THE FIRE WALL.

1 Plan Detail - Firewall at Exterior Wall
1" = 1'-0"



2 Door Details - Hollow Metal Fire Door Head
6" = 1'-0"



3 Door Details - Hollow Metal Fire Door Jamb
6" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

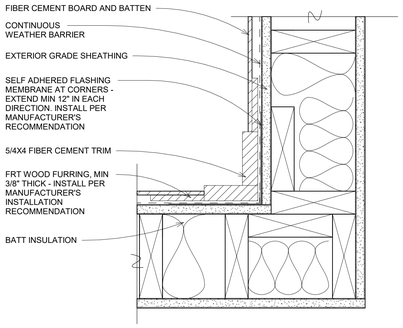
Probandt
400 Probandt St.
San Antonio, Texas 78204

Firewall Details

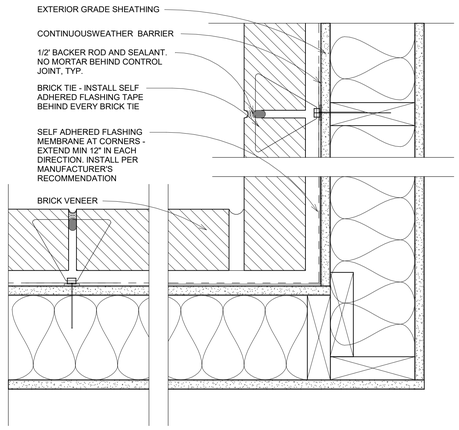
Project Number	18012
Date	February 10, 2022
Drawn By	MT, RB
Checked By	JFD

A510

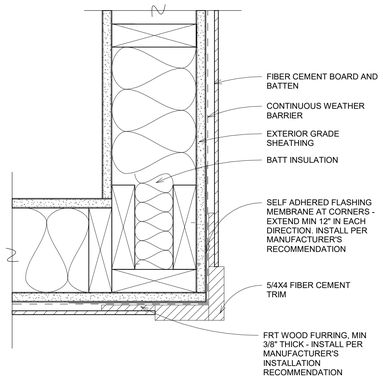
2/10/2022 1:16:00 PM



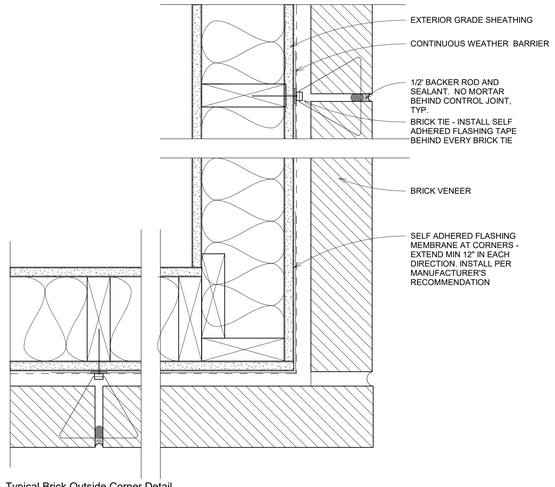
1 Typical Fiber Cement Board and Batten Inside Corner Detail
3" = 1'-0"



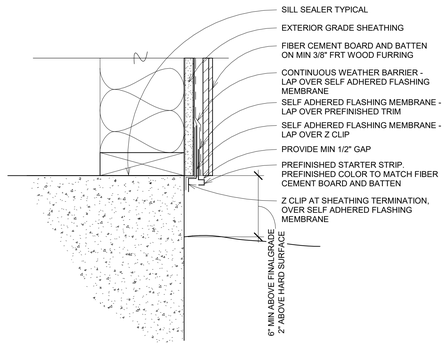
2 Typical Brick Inside Corner Detail
3" = 1'-0"



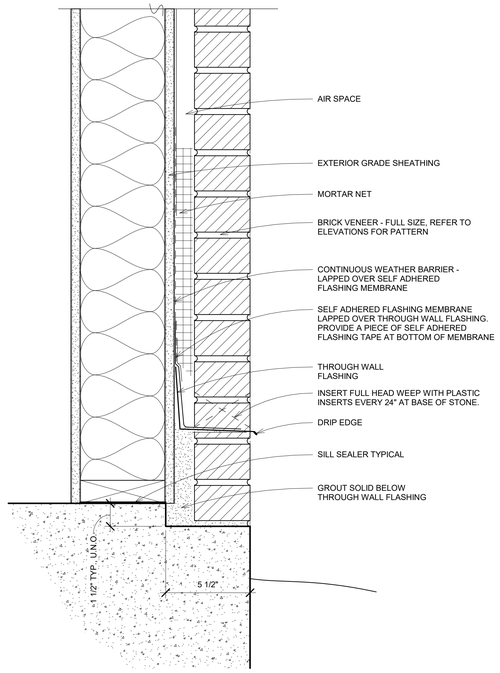
3 Typical Fiber Cement Board and Batten Outside Corner Detail
3" = 1'-0"



4 Typical Brick Outside Corner Detail
3" = 1'-0"



6 Typical Fiber Cement Board and Batten Foundation Detail
3" = 1'-0"



5 Typical Brick Foundation Detail1
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

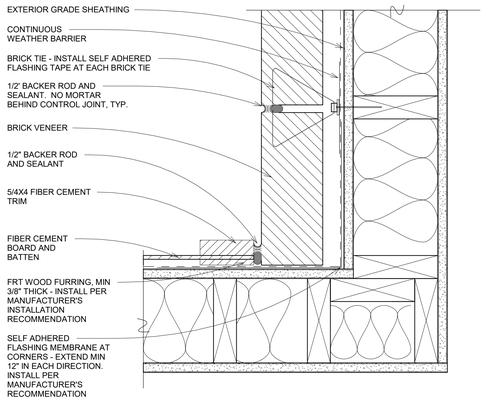
400 Probandt St.
San Antonio, Texas 78204

Typical Cladding Details

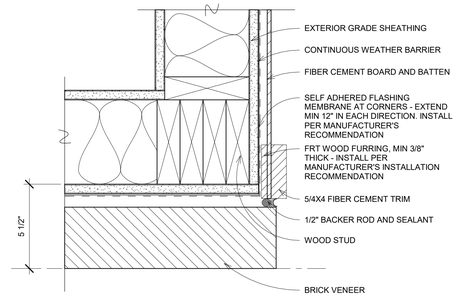
Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A550

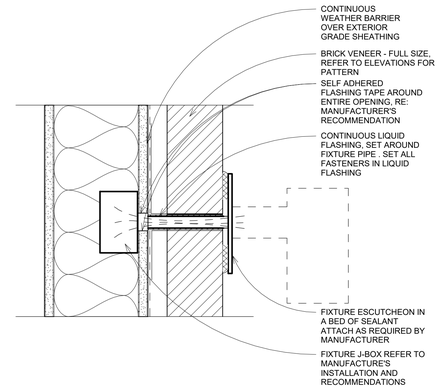
2/10/2022 1:16:08 PM



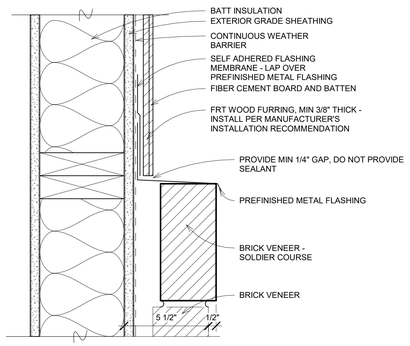
1 Plan Detail - Inside Corner Brick and Fiber Cement Board and Batten
3" = 1'-0"



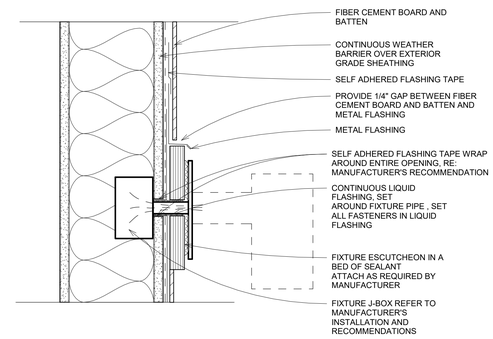
2 Plan Detail - Outside Corner at Brick and Fiber Cement Board and Batten
3" = 1'-0"



3 Lighting Fixture Opening Detail at Full Brick Veneer
3" = 1'-0"

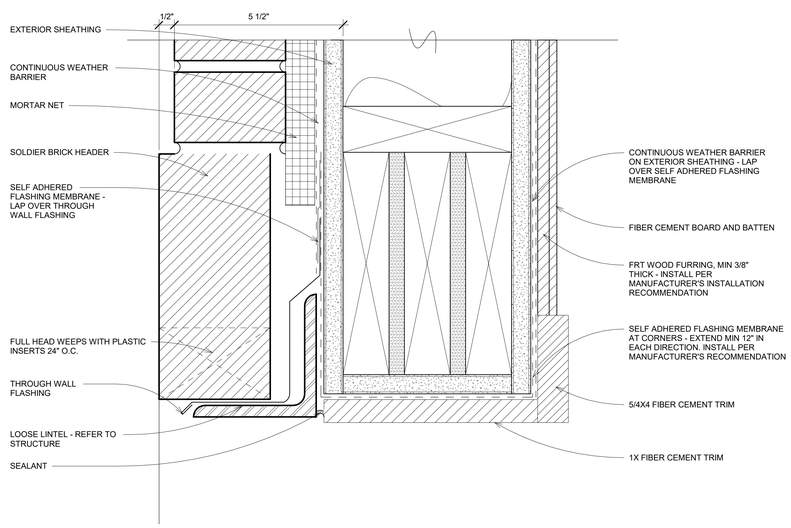


4 Typ. Material Transition Section - Fiber Cement Board and Batten to Brick Veneer
3" = 1'-0"



5 Lighting Fixture Opening Detail at Fiber Cement Board and Batten
3" = 1'-0"

NOTE:
AT ALL BRICK VENEER CONDITIONS, REFER TO ELEVATIONS FOR BRICK PATTERN, BANDING, AND COURSING



6 SD - Header at Brick Veneer
6" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACCIARI 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

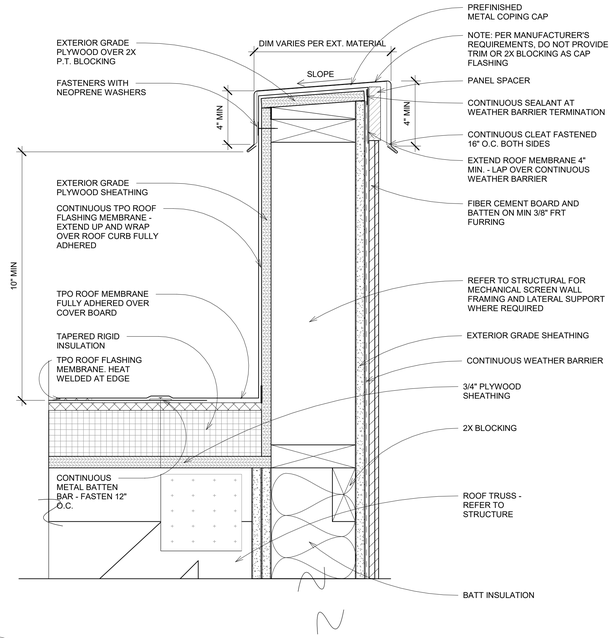
Probandt
400 Probandt St.
San Antonio, Texas 78204

Typical Cladding Transitions

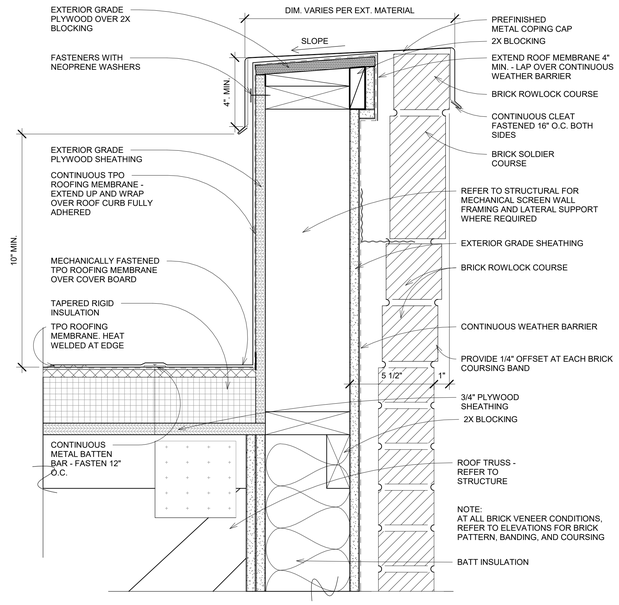
Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A551

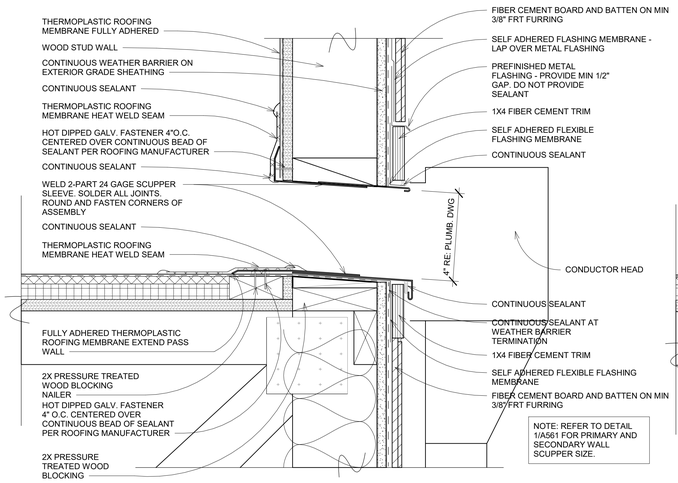
2/10/2022 1:16:15 PM



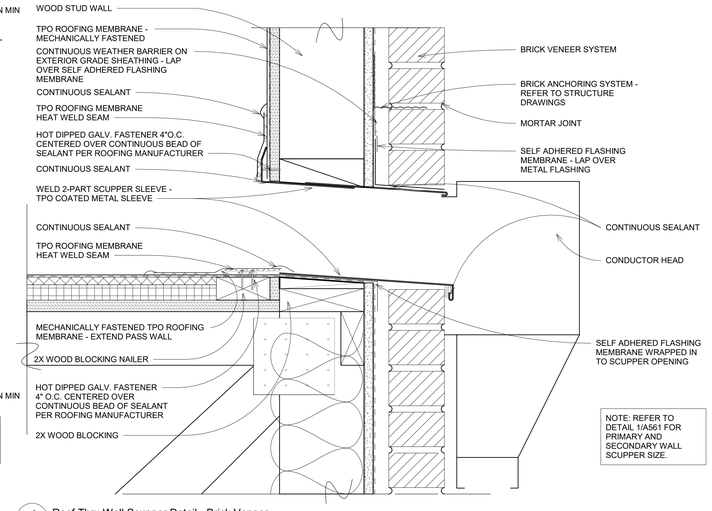
1 Mechanical Screen Wall - Fiber Cement Board and Batten
3" = 1'-0"



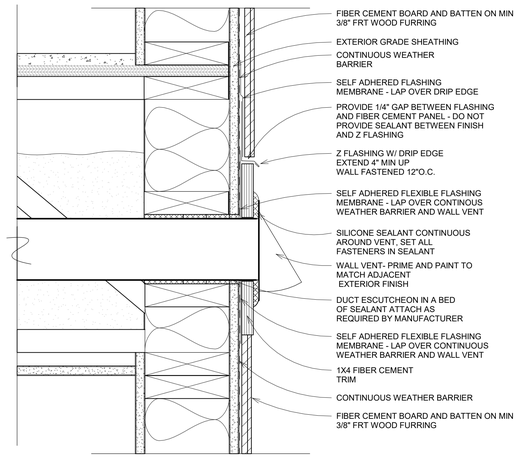
2 Mechanical Screen Wall - Brick Veneer
3" = 1'-0"



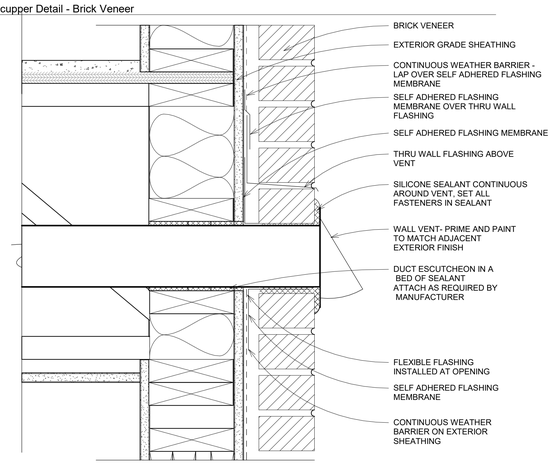
3 Roof Thru Wall Scupper Detail - Fiber Cement Board and Batten
3" = 1'-0"



4 Roof Thru Wall Scupper Detail - Brick Veneer
3" = 1'-0"



5 Detail - Vent at Fiber Cement Board and Batten
3" = 1'-0"



6 Detail - Vent at Brick Veneer
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'AMOUR 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

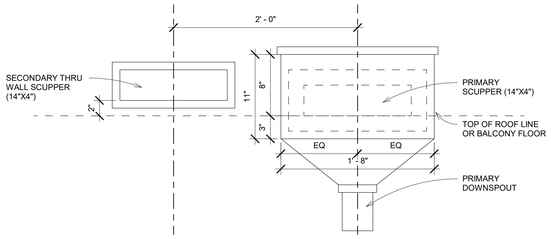
400 Probandt St.
San Antonio, Texas 78204

Roof Details

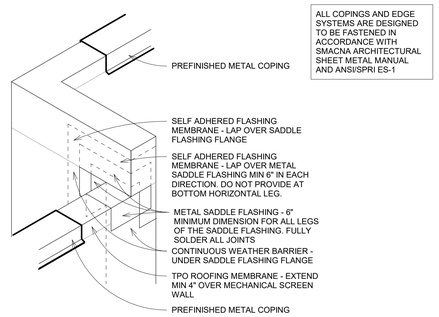
Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A560

2/10/2022 1:16:23 PM



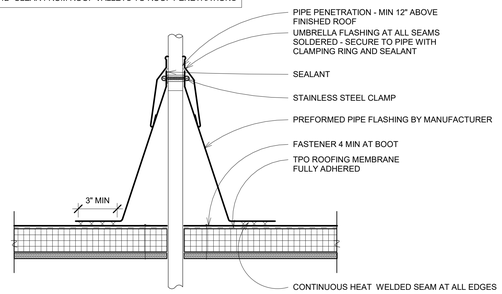
1 Roof Detail - Scupper and Downspout Elevation
1 1/2" = 1'-0"



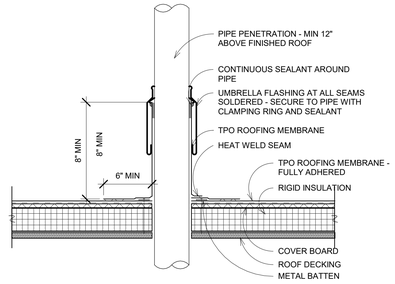
ALL COPINGS AND EDGE SYSTEMS ARE DESIGNED TO BE FASTENED IN ACCORDANCE WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL AND ANSI/SPRI ES-1

2 Roof Detail - Metal Saddle Flashing
3/4" = 1'-0"

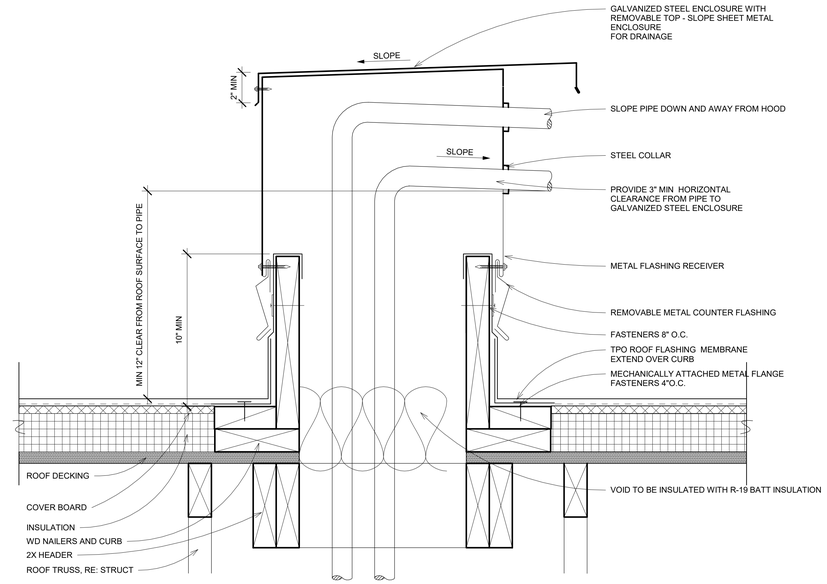
NOTE:
PROVIDE 24" CLEAR BETWEEN ROOF EQUIPMENT CURBS
PROVIDE 18" CLEAR BETWEEN PIPE PENETRATIONS
PROVIDE 12" CLEAR FROM ROOF VALLEYS TO ROOF PENETRATIONS



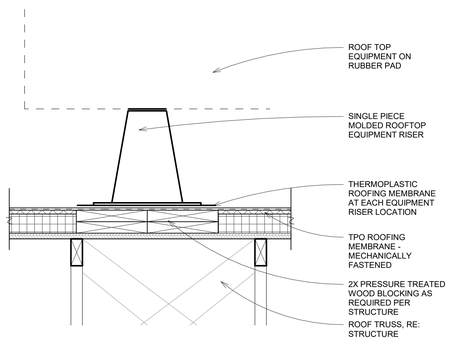
3 Roof Pipe Penetration Detail
1 1/2" = 1'-0"



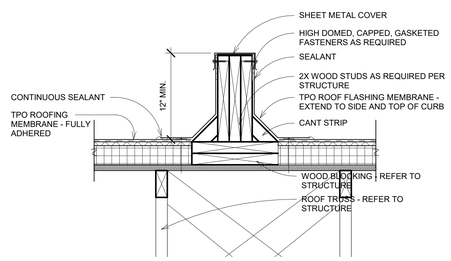
4 Roof Vent Penetration Detail
1 1/2" = 1'-0"



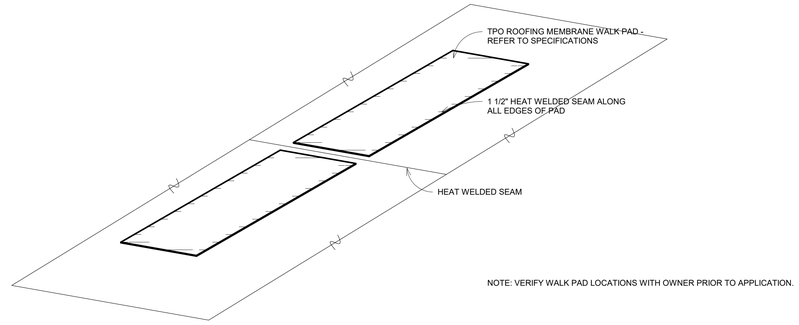
5 Roof Detail - Pipping Box Detail
3" = 1'-0"



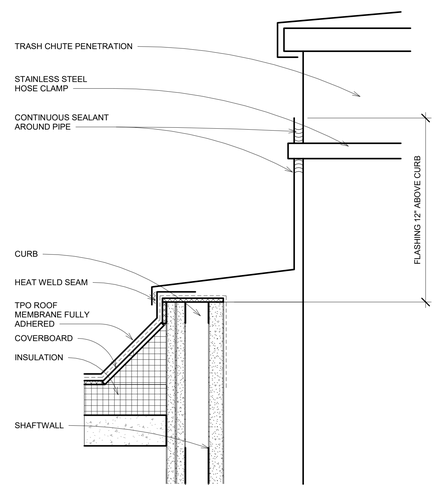
6 Roof Equipment Riser
1 1/2" = 1'-0"



7 Roof Equipment Curb
1 1/2" = 1'-0"



8 Roof Walk Pads
1/2" = 1'-0"



9 Roof Detail - Trash Chute
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

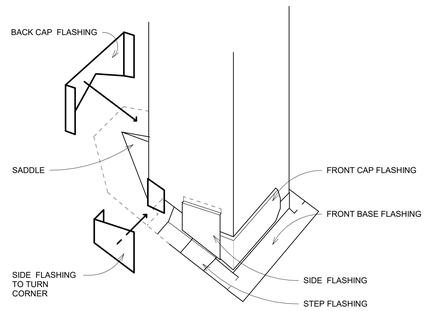
Probandt
400 Probandt St.
San Antonio, Texas 78204

Roof Details

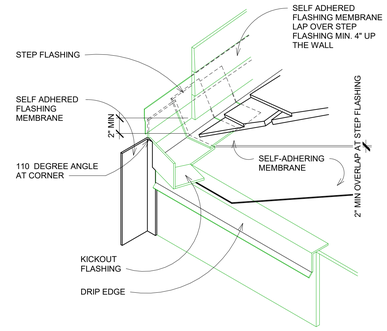
Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A561

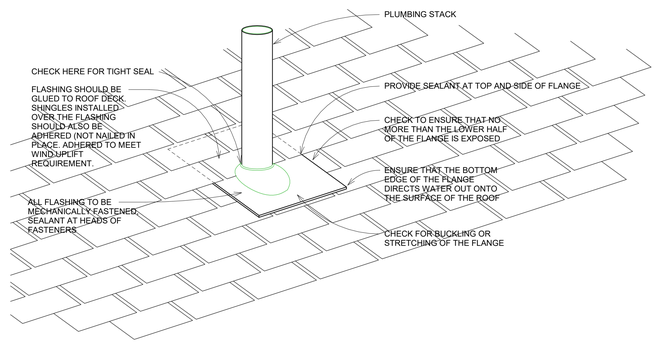
2/10/2022 1:16:31 PM



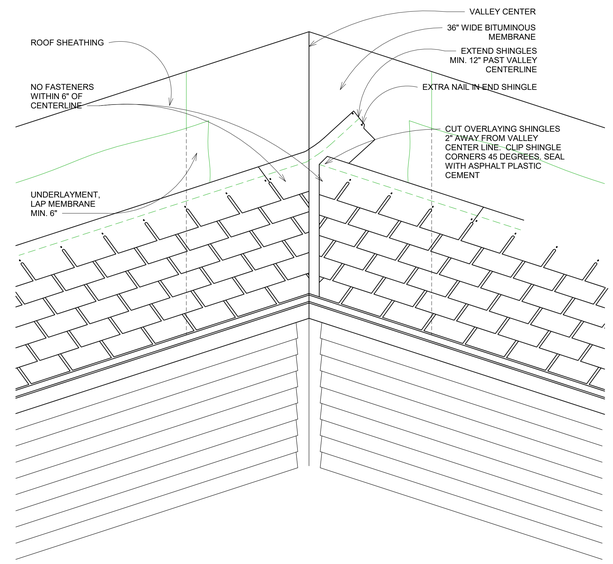
1 Cricket flashing
3" = 1'-0"



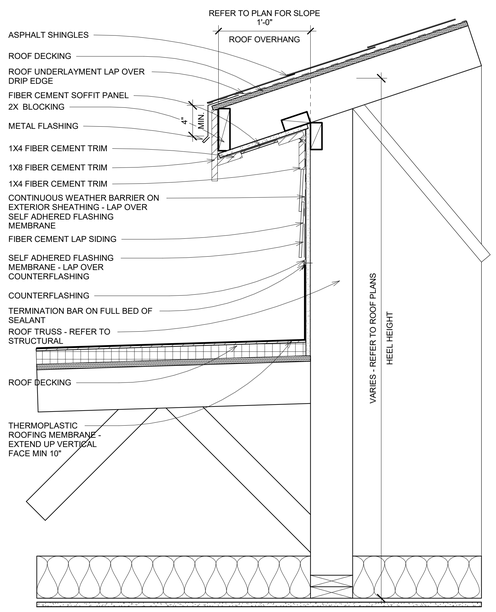
2 Roof Kick-out Flashing
1 1/2" = 1'-0"



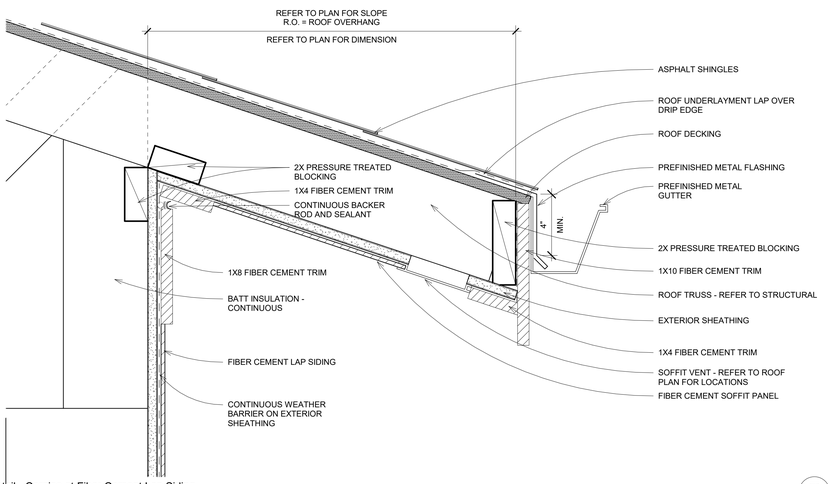
3 Roof Detail - Roof Pipe Penetration
1 1/2" = 1'-0"



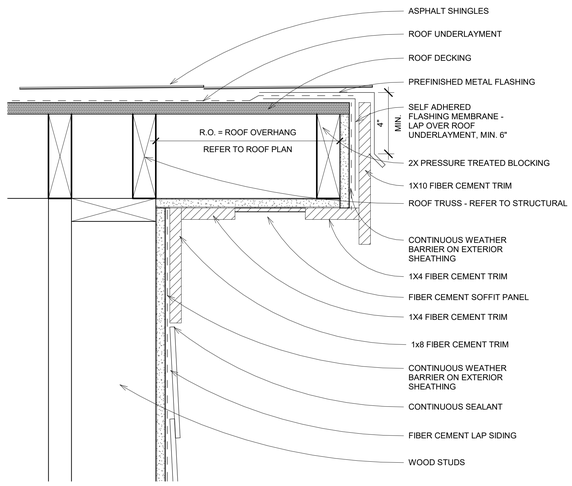
4 Roof Valley Flashing
1" = 1'-0"



55 Roof Detail - Roof Transition
1 1/2" = 1'-0"



6 Roof Detail - Cornice at Fiber Cement Lap Siding
3" = 1'-0"



7 Roof Detail - Gable Detail at Fiber Cement Lap Siding
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

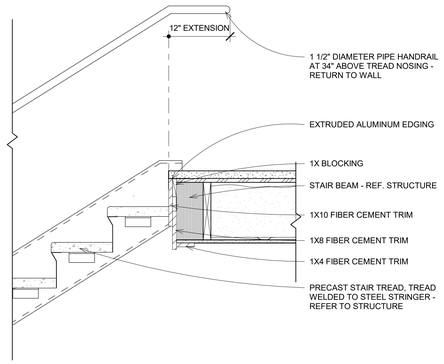
400 Probandt St.
San Antonio, Texas 78204

Roof Details

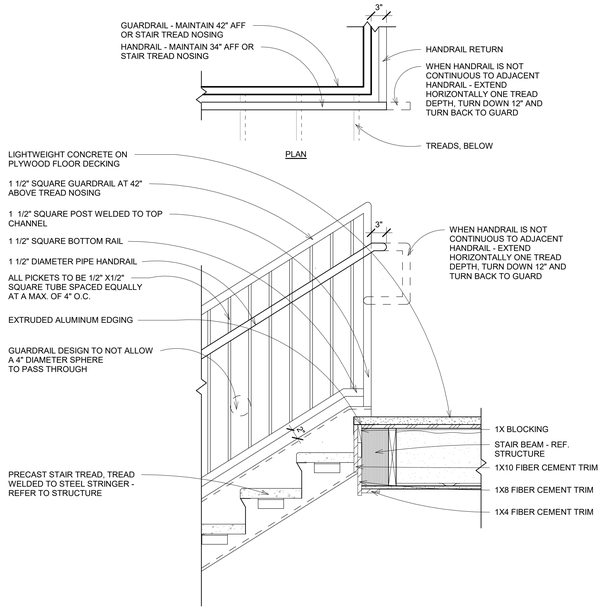
Project Number	18012
Date	February 10, 2022
Drawn By	RB
Checked By	JFD

A562

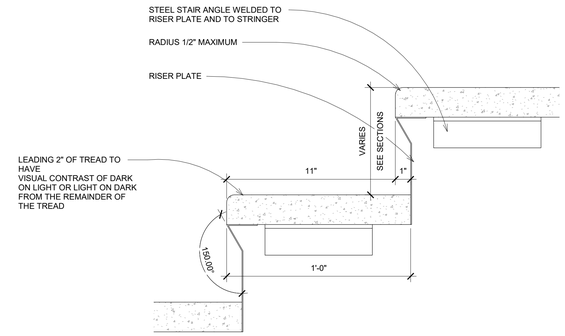
2/10/2022 1:16:39 PM



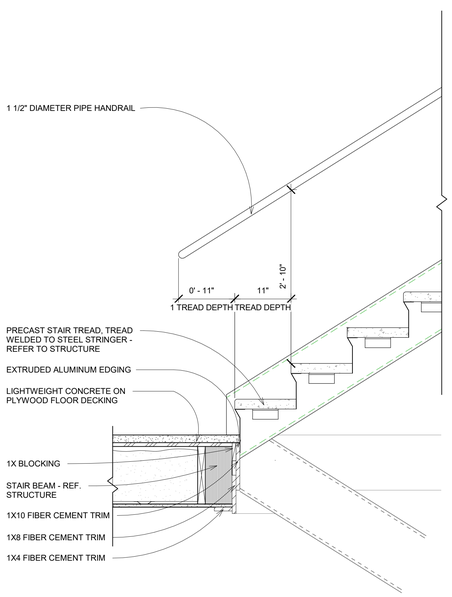
1 Handrail at Top of Landing
1" = 1'-0"



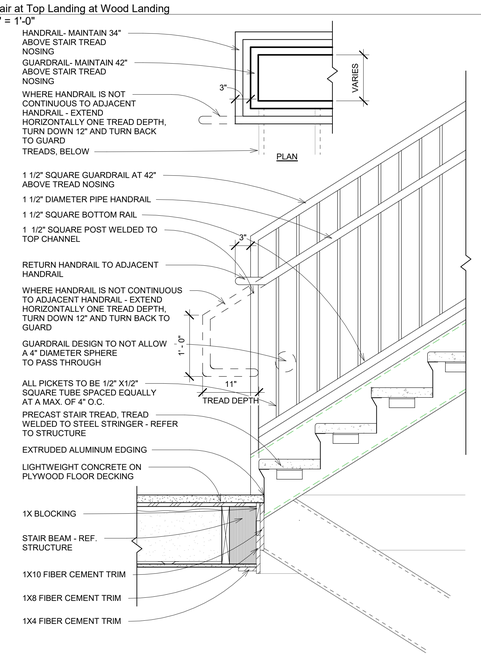
2 Stair at Top Landing at Wood Landing
1" = 1'-0"



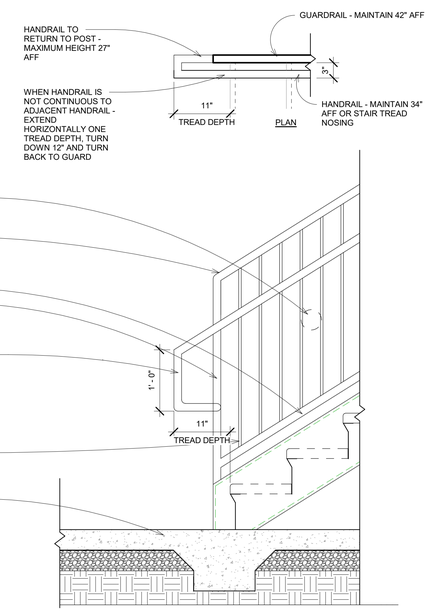
3 Stair Tread
3" = 1'-0"



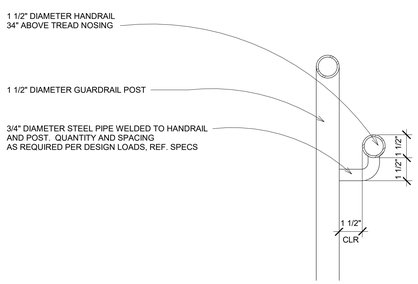
4 Handrail at Bottom of Landing
1" = 1'-0"



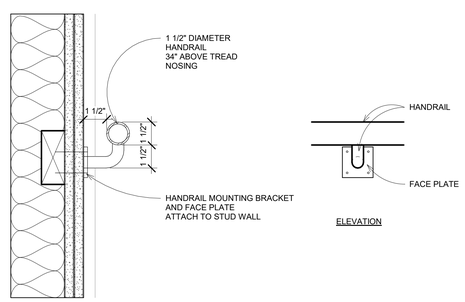
5 Stair at Mid Landing
1" = 1'-0"



6 Stair at Bottom Landing
1" = 1'-0"



7 Handrail at Guardrail
3" = 1'-0"



8 Handrail at Stair Wall
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

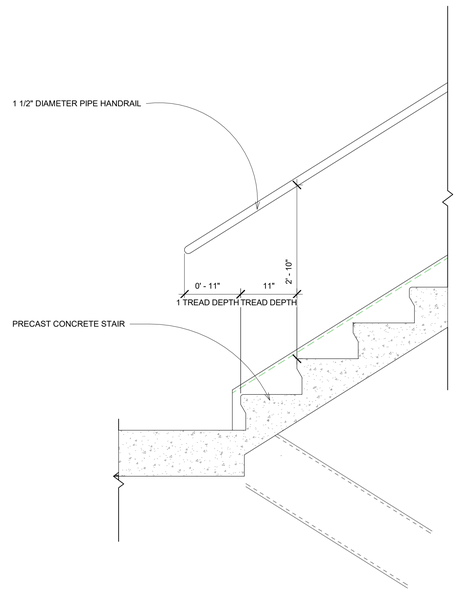
Probandt
400 Probandt St.
San Antonio, Texas 78204

Typical Stair Details

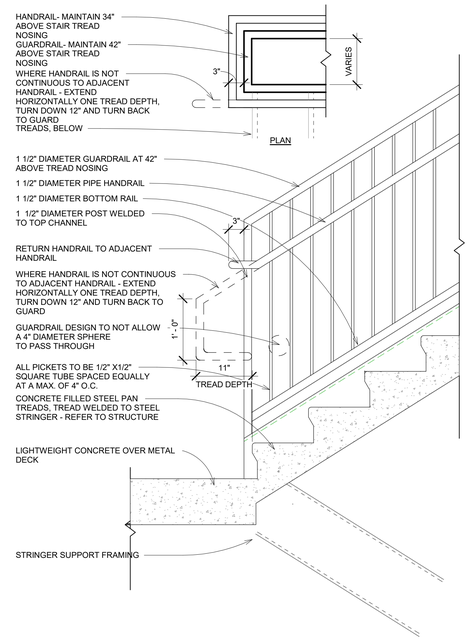
Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	LYP

A570

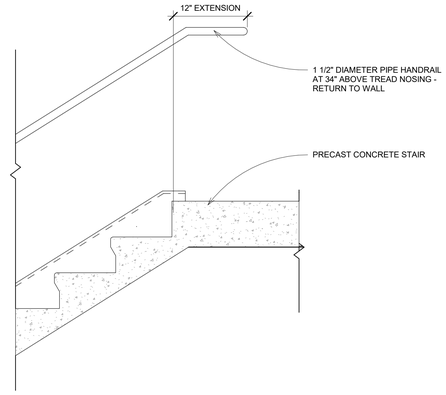
2/10/2022 1:16:47 PM



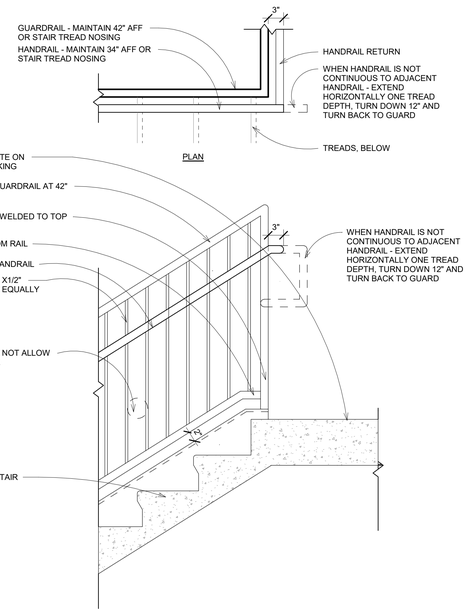
1 Stair Detail at Garage - Handrail at Bottom of Landing
1" = 1'-0"



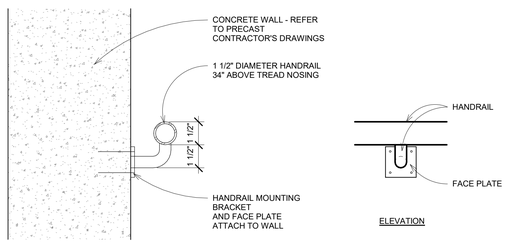
2 Stair Detail at Garage - Stair at Mid Landing
1" = 1'-0"



3 Stair Detail at Garage - Handrail at Top of Landing
1" = 1'-0"



4 Stair Detail at Garage - Stair at Top Landing
1" = 1'-0"



5 Stair Detail at Garage - Handrail at Wall
3" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS		
No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO JR. 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

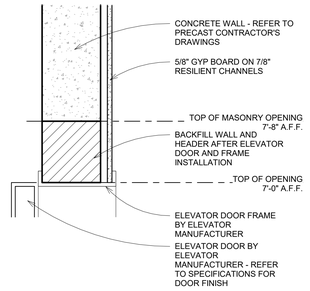
400 Probandt St.
San Antonio, Texas 78204

Stair Details at Garage

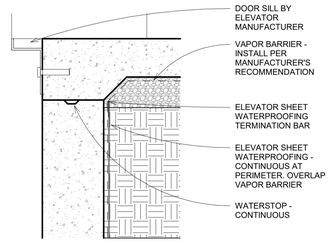
Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	LYP

A571

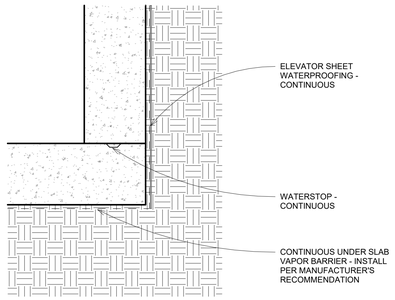
2/10/2022 1:16:53 PM



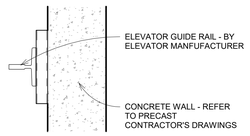
1 Elevator Door Head Detail
1 1/2" = 1'-0"



2 Elevator Door Threshold Detail
1 1/2" = 1'-0"



3 Elevator Pit Corner
1 1/2" = 1'-0"



4 Elevator Guide Rail Plan Detail
1 1/2" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Elevator Details

Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	LYP

A572

2/10/2022 1:16:59 PM

WALL CONSTRUCTION GENERAL NOTES

Fire Ratings:

1. All walls listed as fire rated shall comply with fire resistant construction requirements as listed in Chapter 7 of the 2018 International Building Code and with provisions of the referenced UL rated assembly.

2. All penetrations into or through fire rated walls shall be protected to achieve the same rating as the wall. Refer to the mechanical, electrical, and plumbing engineer drawings for fire rated penetration assemblies.

3. Provide markings and identification of the fire rated walls per IBC section 703.7 where concealed in an accessible floor-ceiling or roof-ceiling assembly. R-2 occupancies do not require marking on walls where the walls occur above a fixed gypsum board ceiling.

4. Exterior walls shall conform to requirements listed in IBC Section 705 and as indicated in the drawings.

5. Fire partitions separating dwelling units in the same building shall comply with IBC Section 708 and as indicated in the drawings.

6. Fire rated shafts around stairs and around vertical chases shall be continuous from the slab to the rated roof-ceiling assembly. The sheet rock membrane forming the fire rated protection shall not be penetrated without a fire rated penetration assembly.

7. Stair shafts shall not be penetrated by mechanical, electrical, or plumbing lines. Fire sprinkler systems may penetrate the stair shaft with a rated penetration assembly.

8. All recessed devices and penetrations shall have additional layers of gyp board installed behind the device to maintain fire rating.

Acoustics:

1. At all walls indicated to have a sound rating, provide continuous installation of insulation and acoustical sealants to maintain the rating across the entire assembly. Conceal the acoustic sealant at the top of the wallboard with tape and mud.

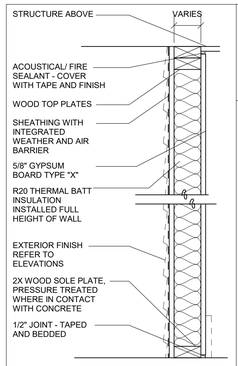
2. Provide acoustical or fire-rated caulking around all penetrations in sound rated wall.

3. Provide acoustic putty pads behind all electrical junction box penetrations in sound rated walls.

Exterior Envelope Construction:

1. Exterior envelope construction shall be done in a manner to maintain the continuity of weather resistant systems and the air barrier. All penetrations through the air barrier shall be taped and sealed per the air barrier manufacturer's installation instructions and per details in the Construction Documents.

2. All concealed sealant joints shall be done with a silicone based sealant.



W1-4e
W1-6e

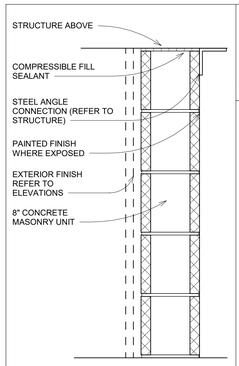
W1-4E WOOD FRAME WALL, 1 HR, 2X4 STUDS
W1-6E WOOD FRAME WALL, 1 HR, 2X6 STUDS

1 HOUR RATED PER UL U356

STC RATING - UNRATED

STUD SPACING SHALL BE 16" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



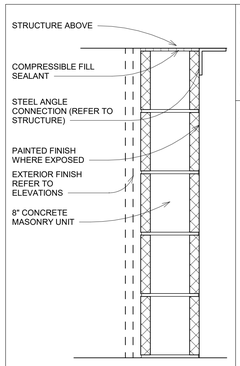
****REFER TO STRUCTURE FOR CMU REINFORCING FILLED CELLS AND BOND BEAM LOCATIONS**

W0-8a

W0-8A CMU WALL, 8" CMU WALL

UNRATED

STC RATING -UNRATED



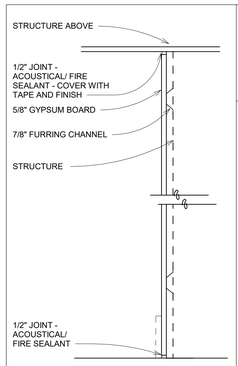
****REFER TO STRUCTURE FOR CMU REINFORCING FILLED CELLS AND BOND BEAM LOCATIONS**

W2-8a

W0-8M CMU WALL, 8" CMU WALL

2HR RATED PER UL U905

STC RATING -UNRATED

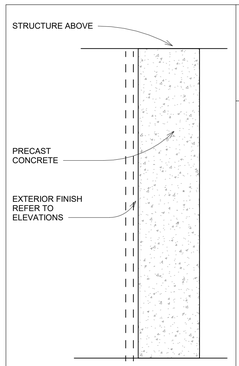


W0-1fc

W0-1FC WALL, 7/8" FURRING CHANNELS

UNRATED

STC RATING -UNRATED



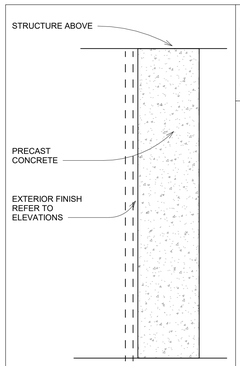
****REFER TO PRECAST CONTRACTOR'S DRAWINGS FOR CONCRETE REINFORCING.**

W0-8e
W0-12e

W0-8E PRECAST WALL, 8" PRECAST CONCRETE PANEL
W0-12E PRECAST WALL, 12" PRECAST CONCRETE PANEL

UNRATED

STC RATING -UNRATED



****REFER TO PRECAST CONTRACTOR'S DRAWINGS FOR CONCRETE REINFORCING.**

W2-8e

W2-8E PRECAST WALL, 8" PRECAST CONCRETE PANEL

2 HOUR RATED PER IBC 2018 CHAPTER 7

REFER TO IBC 2018, TABLE 722.2.1.1 FOR MINIMUM THICKNESS OF CONCRETE WALLS

STC RATING -UNRATED

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

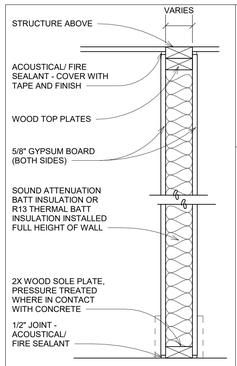
Probandt
400 Probandt St.
San Antonio, Texas 78204

Partition Types

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A600

2/10/2022 11:56:15 AM



W0-4a
W0-6a

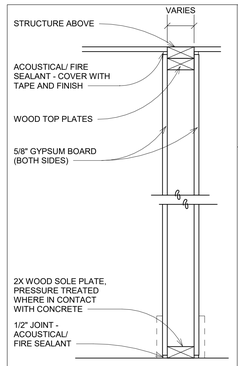
W0-4A WOOD FRAME WALL, 2X4 STUDS
W0-6A WOOD FRAME WALL, 2X6 STUDS

UNRATED

STC RATING -UNRATED

STUD SPACING SHALL BE 16" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING
AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



W0-4o
W0-6o

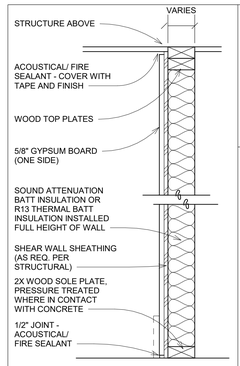
W0-4O WOOD FRAME WALL, 2X4 STUDS
W0-6O WOOD FRAME WALL, 2X6 STUDS

UNRATED

STC RATING -UNRATED

STUD SPACING SHALL BE 16" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING
AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



W0-4d
W0-6d

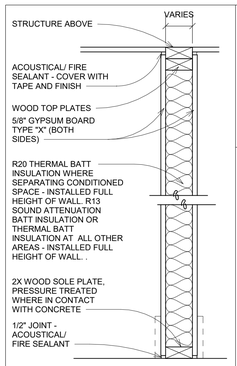
W0-4D WOOD FRAME WALL, 2X4 STUDS
W0-6D WOOD FRAME WALL, 2X6 STUDS

UNRATED

STC RATING -UNRATED

STUD SPACING SHALL BE 24" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



W1-4b
W1-6b

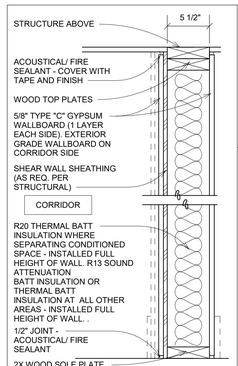
W1-4B WOOD FRAME WALL, 1 HR, 2X4 STUDS
W1-6B WOOD FRAME WALL, 1 HR, 2X6 STUDS

1 HOUR RATED PER UL U305

STC RATING - 48

STUD SPACING SHALL BE 16" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING
AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



W1-6c

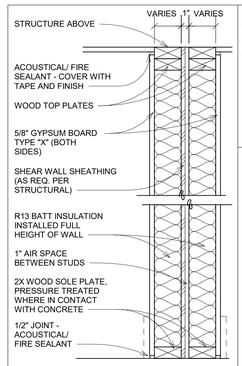
W1-6C WOOD FRAME WALL, 1 HR, 2X4 STUDS W/ 2X6 TOP AND SILL PLATES

1 HOUR RATED PER UL U340

STC RATING - 54 MIN
SOURCE: RAL - TL 77-149

NOM. 2X4 WOOD STUDS ALTERNATING ON OPPOSITE SIDES OF NOM. 2X6 WOOD PLATES, SPACED AT 24" O.C. MAX. STAGGERED 12" O.C. ON OPPOSITE SIDE UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



W1-4d
W1-6d

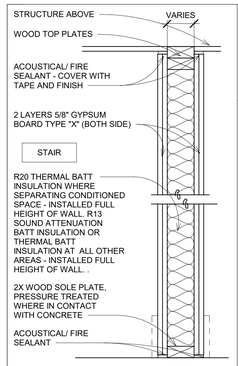
W1-4D WOOD FRAME WALL, 1HR, 2X4 STUDS
W1-6D WOOD FRAME WALL, 1HR, 2X6 STUDS

1 HOUR RATED PER UL U341

STC RATING - 58
SOURCE: TL 93-270

STUD SPACING SHALL BE 16" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING
AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



W2-4a
W2-6a

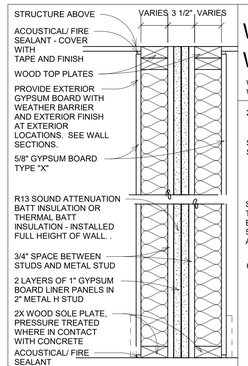
W2-4A WOOD FRAME WALL, 2 HR, 2X4 STUDS
W2-6A WOOD FRAME WALL, 2 HR, 2X6 STUDS

2 HOUR RATED PER UL U301

STC RATING -58
SOURCE: USG-810219

STUD SPACING SHALL BE 16" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING
AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



FIREWALL TO NOT BE USED AS A SHEAR WALL.

W2-4c
W2-6c

W2-4C WOOD FRAME WALL, 2HR, 2X4 STUDS
W2-6C WOOD FRAME WALL, 2HR, 2X6 STUDS

2 HOUR RATED PER UL U347

STC RATING - 55 MIN
SOURCE: NGC-2824

STUD SPACING SHALL BE 16" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING
AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE

WALL CONSTRUCTION GENERAL NOTES

Fire Ratings:

1. All walls listed as fire rated shall comply with fire resistant construction requirements as listed in Chapter 7 of the 2018 International Building Code and with provisions of the referenced UL rated assembly.

2. All penetrations into or through fire rated walls shall be protected to achieve the same rating as the wall. Refer to the mechanical, electrical, and plumbing engineer drawings for fire rated penetration assemblies.

3. Provide markings and identification of the fire rated walls per IBC section 703.7 where concealed in an accessible floor-ceiling or roof-ceiling assembly. R-2 occupancies do not require marking on walls where the walls occur above a fixed gypsum board ceiling.

4. Exterior walls shall conform to requirements listed in IBC Section 705 and as indicated in the drawings.

5. Fire partitions separating dwelling units in the same building shall comply with IBC Section 708 and as indicated in the drawings.

6. Fire rated shafts around stairs and around vertical chases shall be continuous from the slab to the rated roof-ceiling assembly. The sheet rock membrane forming the fire rated protection shall not be penetrated without a fire rated penetration assembly.

7. Stair shafts shall not be penetrated by mechanical, electrical, or plumbing lines. Fire sprinkler systems may penetrate the stair shaft with a rated penetration assembly.

8. All recessed devices and penetrations shall have additional layers of gyp board installed behind the device to maintain fire rating.

Acoustics:

1. At all walls indicated to have a sound rating, provide continuous installation of insulation and acoustical sealants to maintain the rating across the entire assembly. Conceal the acoustic sealant at the top of the wallboard with tape and mud.

2. Provide acoustical or fire-rated caulking around all penetrations in sound rated wall.

3. Provide acoustic putty pads behind all electrical junction box penetrations in sound rated walls.

Exterior Envelope Construction:

1. Exterior envelope construction shall be done in a manner to maintain the continuity of weather resistant systems and the air barrier. All penetrations through the air barrier shall be taped and sealed per the air barrier manufacturer's installation instructions and per details in the Construction Documents.

2. All concealed sealant joints shall be done with a silicone based sealant.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

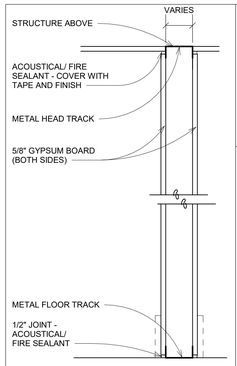
Probandt
400 Probandt St.
San Antonio, Texas 78204

Partition Types

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A600a

2/10/2022 11:56:24 AM



W0-4m
W0-6m

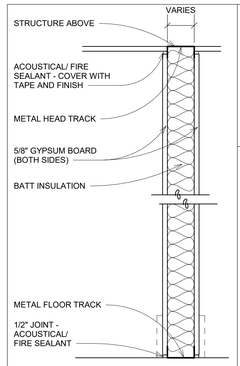
W0-4M METAL STUD WALL, 3 5/8" STUDS
W0-6M METAL STUD WALL, 6" STUDS

UNRATED

STC RATING -UNRATED

STUD SPACING SHALL BE 24" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



W0-4n
W0-6n

W0-4N METAL STUD WALL, 3 5/8" STUDS
W0-6N METAL STUD WALL, 6" STUDS

UNRATED

STC RATING -UNRATED

STUD SPACING SHALL BE 24" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE

WALL CONSTRUCTION GENERAL NOTES

Fire Ratings:

1. All walls listed as fire rated shall comply with fire resistant construction requirements as listed in Chapter 7 of the 2018 International Building Code and with provisions of the referenced UL rated assembly.

2. All penetrations into or through fire rated walls shall be protected to achieve the same rating as the wall. Refer to the mechanical, electrical, and plumbing engineer drawings for fire rated penetration assemblies.

3. Provide markings and identification of the fire rated walls per IBC section 703.7 where concealed in an accessible floor-ceiling or roof-ceiling assembly. R-2 occupancies do not require marking on walls where the walls occur above a fixed gypsum board ceiling.

4. Exterior walls shall conform to requirements listed in IBC Section 705 and as indicated in the drawings.

5. Fire partitions separating dwelling units in the same building shall comply with IBC Section 708 and as indicated in the drawings.

6. Fire rated shafts around stairs and around vertical chases shall be continuous from the slab to the rated roof-ceiling assembly. The sheet rock membrane forming the fire rated protection shall not be penetrated without a fire rated penetration assembly.

7. Stair shafts shall not be penetrated by mechanical, electrical, or plumbing lines. Fire sprinkler systems may penetrate the stair shaft with a rated penetration assembly.

8. All recessed devices and penetrations shall have additional layers of gyp board installed behind the device to maintain fire rating.

Acoustics:

1. At all walls indicated to have a sound rating, provide continuous installation of insulation and acoustical sealants to maintain the rating across the entire assembly. Conceal the acoustic sealant at the top of the wallboard with tape and mud.

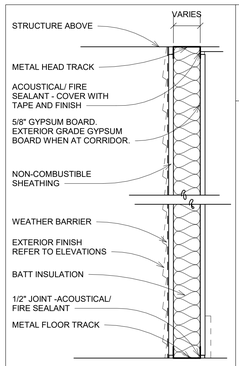
2. Provide acoustical or fire-rated caulking around all penetrations in sound rated wall.

3. Provide acoustic putty pads behind all electrical junction box penetrations in sound rated walls.

Exterior Envelope Construction:

1. Exterior envelope construction shall be done in a manner to maintain the continuity of weather resistant systems and the air barrier. All penetrations through the air barrier shall be taped and sealed per the air barrier manufacturer's installation instructions and per details in the Construction Documents.

2. All concealed sealant joints shall be done with a silicone based sealant.



W0-4g
W0-6g

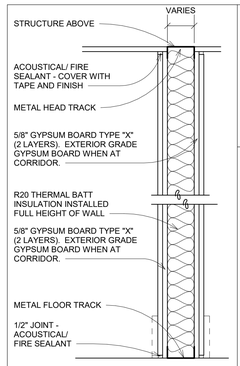
W0-4G METAL STUD WALL, 3 5/8" STUDS
W0-6G METAL STUD WALL, 6" STUDS

UNRATED

STC RATING - UNRATED

STUD SPACING SHALL BE 16" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



W2-4n
W2-6n

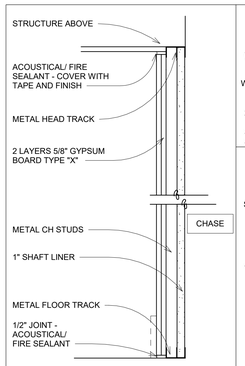
W2-4N METAL STUD WALL, 2 HR, 3 5/8" STUDS
W2-6N METAL STUD WALL, 2 HR, 6" STUDS

2 HOUR RATED PER UL U423

STC RATING - 49 EST.
SOURCE: USG-811006

STUD SPACING SHALL BE 16" ON CENTER UNLESS THE WALL IS BEARING. REFER TO STRUCTURAL ENGINEER FRAMING SCHEDULE FOR STUD SPACING AT ALL LOAD BEARING WALLS

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE



W2-2d

W2-2A SHAFT WALL, 2HR, 2 1/2" CH STUDS

2 HOUR RATED PER UL U438

STC RATING - 38
SOURCE: USG-040917

STUD SPACING SHALL BE 24" ON CENTER

GYP BOARD SHALL EXTEND TO STRUCTURE ABOVE

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

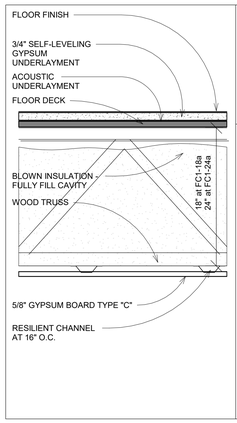
Probandt
400 Probandt St.
San Antonio, Texas 78204

Partition Types

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A600b

2/10/2022 11:56:33 AM

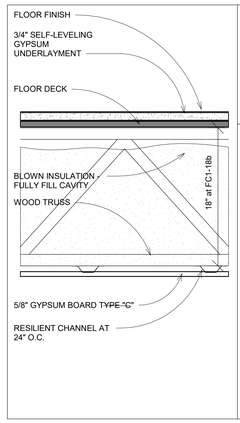


FC1-18a
FC1-24a

FLOOR CEILING ASSEMBLY, 1HR, FC1-18a -18" DEEP TRUSSES
FLOOR CEILING ASSEMBLY, 1HR, FC1-24a -24" DEEP TRUSSES
HARD SURFACE WITH SOUND UNDERLAYMENT

1 HOUR RATED PER UL L521

GYP BOARD MEMBRANE SHALL BE CONTINUOUS EXCEPT AT STUD WALLS. PROVIDE FIRE BLOCKING
AND FIRE CAULK
STC RATING AT HARD SURFACE WITH SOUND UNDERLAYMENT AND 3/4" GYPCRETE - 55
TEST REPORT: 100528151CRT-002G



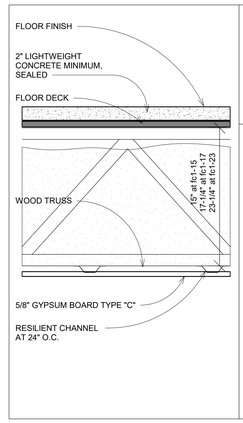
FC1-18b

FLOOR CEILING ASSEMBLY, 1HR, FC1-18b -18" DEEP TRUSSES
CARPETED FLOORING WITH NO UNDERLAYMENT

1 HOUR RATED PER UL L521

STC RATING AT CARPETED SURFACE AND 3/4" GYPCRETE - 53+
SOUND TEST REFERENCE RAL TL-04-321
IIC RATING AT CARPETED SURFACE AND 3/4" GYPCRETE -58+
IMPACT TEST REFERENCE RAL IN-04-019

GYP BOARD MEMBRANE SHALL BE CONTINUOUS EXCEPT AT STUD WALLS. PROVIDE FIRE BLOCKING
AND FIRE CAULK



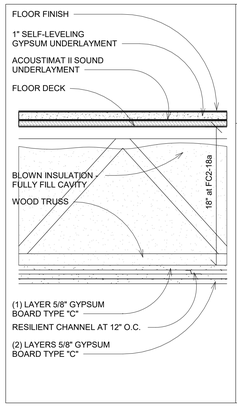
FC1-15
FC1-17
FC1-23

FLOOR CEILIN GASSEMBLY, 1HR, FC1-15 - 15" DEEP TRUSSES
FLOOR CEILING ASSEMBLY, 1HR, FC1-17 - 17.25" DEEP TRUSSES
FLOOR CEILING ASSEMBLY, 1HR, FC1-23 - 23.25" DEEP TRUSSES
CORRIDOR FLOOR SYSTEM

1 HOUR RATED PER UL L521

STC RATING - NOT REQUIRED TO SEPARATE A CORRIDOR FROM A CORRIDOR

GYP BOARD MEMBRANE SHALL BE CONTINUOUS EXCEPT AT STUD WALLS. PROVIDE FIRE BLOCKING
AND FIRE CAULK



FC2-18a

FLOOR CEILING ASSEMBLY, 2HR, FC1-18a -18" DEEP TRUSSES

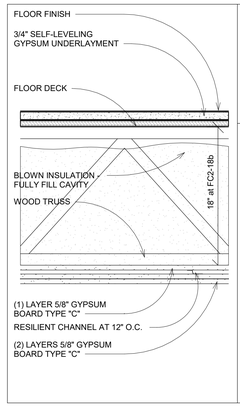
HARD SURFACE FLOORING WITH SOUND UNDERLAYMENT

2 HOUR RATED PER UL L577

STC RATING SEPARATION BETWEEN UNITS:
50 STC CODE MIN.
50 IIC CODE MIN.

SOUND TEST REFERENCE:
121114-1STC @ 59 STC
122214-5 @ 53 IIC

GYP BOARD MEMBRANE SHALL BE CONTINUOUS EXCEPT AT STUD WALLS. PROVIDE FIRE BLOCKING
AND FIRE CAULK



FC2-18b

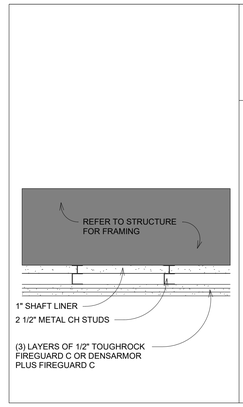
FLOOR CEILING ASSEMBLY, 2HR, FC1-18a -18" DEEP TRUSSES

CARPETED FLOORING WITH NO UNDERLAYMENT
(UNIT BEDROOMS; CARPETED CORRIDOR AREAS)

2 HOUR RATED PER UL L577

STC RATING SEPARATION BETWEEN UNITS:
50 STC CODE MIN.
50 IIC CODE MIN.

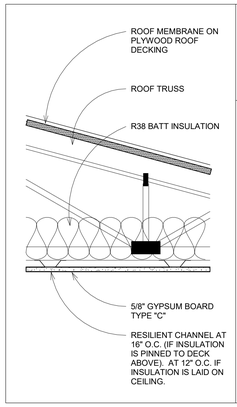
GYP BOARD MEMBRANE SHALL BE CONTINUOUS EXCEPT AT STUD WALLS. PROVIDE FIRE BLOCKING
AND FIRE CAULK



FC2

CEILING ASSEMBLY, 2 HR

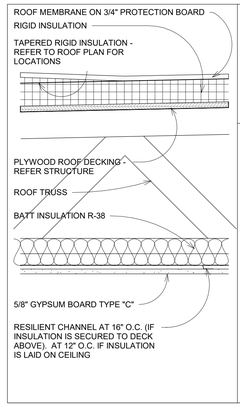
2 HOUR RATED PER WHI 495-PSH-0183



RC1

ROOF CEILING ASSEMBLY, 1 HR

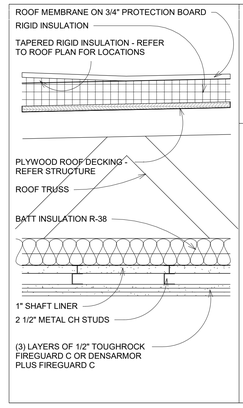
1 HOUR RATED PER UL P522



RC1

ROOF CEILING ASSEMBLY, 1 HR

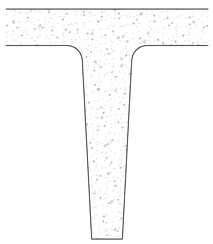
1 HOUR RATED PER UL P522



RC2

ROOF CEILING ASSEMBLY, 2 HR

2 HOUR RATED PER WHI NUMBER 495-PSH-0183

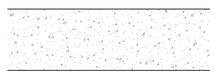


FC1-30c

FLOOR CEILING ASSEMBLY, 1HR,
FC1-30C - 30" PRECAST DOUBLE-TEE

1 HOUR RATED PER IBC 2018 CHAPTER 7

REFER TO IBC 2018, TABLE 722.2.2.1 FOR MINIMUM THICKNESS OF CONCRETE SLABS

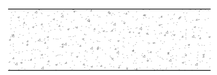


FC1-8c

FLOOR CEILING ASSEMBLY, 1HR, FC1-8C -
8" CAST-IN-PLACE ELEVATED SLAB

1 HOUR RATED PER IBC 2018 CHAPTER 7

REFER TO IBC 2018, TABLE 722.2.2.1 FOR MINIMUM THICKNESS OF CONCRETE SLABS



FC2-8c

FLOOR CEILING ASSEMBLY, 2HR, FC2-8C -
8" CAST-IN-PLACE ELEVATED SLAB

2 HOUR RATED PER IBC 2018 CHAPTER 7

REFER TO IBC 2018, TABLE 722.2.2.1 FOR MINIMUM THICKNESS OF CONCRETE SLABS

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Floor and Roof Types

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A600c

2/10/2022 1:17:05 PM

UL Product iQ™

BXUV.U301

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

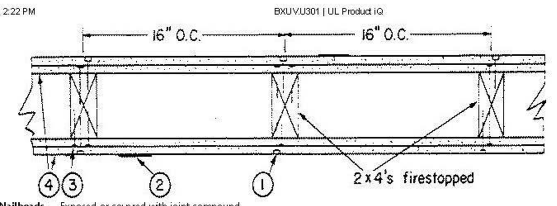
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U301
May 28, 2021

Bearing Wall Rating — 2 Hr.
Finish Rating — 66 Min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Nailheads** — Exposed or covered with joint compound.

2. **Joints** — Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.

3. **Nails** — 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.

4. **Gypsum Board*** — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
When used in widths other than 48 in., gypsum board to be installed horizontally.

When **Steel Framing Members*** (Item 6 or any alternate clips) are used, base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced max 24 in. OC; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max 12 in. OC.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X, Type X-1

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

CERTAINTEED GYPSUM INC — Types LGFC2A, LGFC6A, LGFC-C/A, LGFC-WD, LGLLX, CLLX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPFS6. LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-8, FSW-C, FSW-G, FSMR-C, FSL, RSX

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2, PG-3, PG-3W, PG-4, PG-5, PG-5W, PG-5WS, PG-9, PG-11, PG-C, PGS-WRS, PGI

PANEL REY S A — Types PRC, PRC2, PRX, RHX, MDX, ETX, GREX, GRIX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

4A. **Gypsum Board*** — (As an alternate to Item 4) — Nom 3/4 in. thick, installed as described in Item 4.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

4B. **Gypsum Board*** — (As an alternate to Items 4 and 4A) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 4. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

4C. **Gypsum Board*** — (As an alternate to Items 4, 4A or 4B — Not Shown) — For Direct Application to Studs Only- For use on one or both sides of the wall as the base layer or one or both sides of the wall as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, F4j.one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RAY-BAR ENGINEERING CORP — Type RB-LBG.

4D. **Gypsum Board*** — As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

4E. **Gypsum Board*** — (As an alternate to Items 4 through 4D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board

4F. **Gypsum Board*** — (As an alternate to Item 4) — Not to be used with item 6, 6A, 6B or 6C. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically and secured as described in Item 4.
NATIONAL GYPSUM CO — Type SBWB

4G. **Gypsum Board *** — (As an alternate to Items 4 through 4F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock ES

4H. **Gypsum Board*** — (As an alternate to Item 4) — Not to be used with item 6, 6A, 6B, or 6C. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and secured as described in Item 4.
CERTAINTEED GYPSUM INC — Type SilentFX

4I. **Gypsum Board*** — (As an alternate to item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 8 in. OC. Outer layer attached to studs over inner layer with 2 in. long Type W steel screws spaced 8 in. OC offset 6 in. from base layer. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. As an alternate to the joint compound nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Wallboard other than 48 in. wide must be applied horizontally. The SoundBreak XP Type X Gypsum Board is not to be used with Item 6, 6A, 6B, or 6C.
NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C, SBWB

4J. **Gypsum Board*** — (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick. compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

4K. **Gypsum Board*** — For use with Item 7 — 5/8 in. thick, two layers applied vertically. Inner layer attached to resilient channels with 1 in. long steel screws spaced 8 in. OC. Outer layer attached to resilient channels over inner layer with 1-5/8 in. long steel screws spaced 8 in. OC. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. Insulation, Items 8 or 9 is required.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C, SBWB.

4L. **Gypsum Board*** — (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

4M. **Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick, 4 ft. wide, two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 4.
CERTAINTEED GYPSUM INC — 5/8" Easi-Lite Type X

4N. **Gypsum Board*** — (As an alternate to 5/8 in. Type FSW in Items 4 or 4I) — Nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Two layers of 5/16 in. for every single layer of 5/8 in. gypsum board described in Item 4 or 4I. Horizontal joints on the same side need not be staggered. Inner layer of each double 5/16 in. layer attached with fasteners, as described in item 4 or 4I, spaced 24 in. OC. Outer layer of each double 5/16 in. layer attached per Item 4 or 4I.
NATIONAL GYPSUM CO — Type FSW

4O. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 4 through 4N) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527

4P. **Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. Outer layer attached to studs over inner layer with 1-7/8 in. long Type W steel screws spaced 10 in. OC offset 5 in. from base layer with the last two screws 4 and 1 in. from the edges of the board. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A, Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

4Q. **Gypsum Board*** — (As an alternate to Item 4. For use with Item 13) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in Design Nos. U305 and L501 or G512. Two layers, applied either horizontally or vertically, and screwed to studs with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. For the face layer, screw length to be increased to 2-1/2 in. All joints in face layers staggered with joints in base layers. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

4R. **Gypsum Board*** — As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type C, Type X, Type X-1, Easi-Lite Type X, SilentFX

4S. **Gypsum Board*** — (As an alternate to Item 4. For use with Item 13A) — 5/8 in. thick, two layers applied vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
AMERICAN GYPSUM CO — Types AGX-1

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — "5/8 Type X"

CERTAINTEED GYPSUM INC — Type X

CGC INC — Type SCX

PANEL REY S A — Type PRX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type X

UNITED STATES GYPSUM CO — Type SCX

USG BORAL DRYWALL SFZ LLC — Types SCX

USG MEXICO S A DE C V — Type SCX

4T. **Gypsum Board*** — (As an alternate to Item 4. For use with Item 13B) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 4 above. Two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. All joints in outer layers staggered with joints in inner layers. Inner layer attached to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Outer layer attached to studs over inner layer with the 2-1/2 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC.

5. **Molded Plastic*** — Not Shown, Optional — Solid vinyl siding mechanically secured over the outer layer to framing members in accordance with manufacturer's recommended installation details.
ALSIDE, DIV OF ASSOCIATED MATERIALS INC

GENTEK BUILDING PRODUCTS LTD

VYTEC CORP

6. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 4.

B. **Steel Framing Members*** — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75)

6A. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. **Steel Framing Members*** — Used to attach furring channels (Item 6Aa) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

6B. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Bb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. **Steel Framing Members*** — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.

REGUPOL AMERICA — Type SonusClip

6C. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) —Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 4.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

6D. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.
PAC INTERNATIONAL L L C — Type RC-1 Boost

6E **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
a **Furring Channels** — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 4.

b **Steel Framing Members*** — Used to attach furring channels (Item 6Ea) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

7. **Furring Channel** — Optional — Not Shown — For use on one side of the wall with Item 4K — Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Item 8 or 9 is required.

8. **Batts and Blankets*** — Required for use with resilient channels, Item 7, min. 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the nom 4 in. face of the studs with staples placed 24 in. OC.
ROCKWOOL — Type SAFEnSOUND

THERMAFIBER INC — Type SAFB, SAFB FF

9. **Batts and Blankets*** — (As an alternate to Item 8) — Min. 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the stud cavities. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

9A. **Fiber, Sprayed*** — (Optional) — As an alternate to Batts and Blankets (Item 8), Required for use with resilient channels, Item 7, Not for use with Item 6, 6A, 6B, or 6C. — Spray applied mineral wool insulation. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

10. **Wall and Partition Facings and Accessories*** — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 or QR-510

11. **Cementitious Backer Units*** — (Optional Item Not Shown — For Use On Face Of 2 Hr Systems With All Standard Items Required) — 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied horizontally or vertically with vertical joints centered over studs. Face layer fastened over gypsum board to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Wall and Partition Facings and Accessories*** — (Optional, Not Shown) - When the Wall Assembly is used as an External Wall, on the External side of the wall one of the following Wall and Partition and Facing Accessories may be used, refer to items (A) to (C) below.
A. **Non Insulated system with metal channels** — Install moisture barrier over the Gypsum Board Item 4 and Install Acry Metal Channels vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. Acry Metal Channels attached through the moisture barrier and the Gypsum Board to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Install Acrytec Panels on Acry Metal Channels using 1-1/4" long corrosion coated stainless steel screws spaced at a max spacing of 24 inches OC, along with manufacturer's approved adhesive (3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels shall be Tremco illmod 600 pre compressed polyurethane foam sealant.

B. **Insulated system with metal channels** — Install moisture barrier over the Gypsum Board Item 4. Install galvanized Z girt channels specified by the manufacturer over the moisture barrier and the Gypsum Board Item 4. Z girt channels to be installed horizontally at a max. spacing of 24" OC. Z girt channels attached through the Gypsum Board and the moisture barrier to the wood studs with screws provided by the manufacturer at a max spacing of 24 inches OC. Install mineral wool insulation between the Z girts. Maximum thickness of mineral wool insulation not to exceed 6 in. As per manufacturer's instructions install Acry Metal Channels vertically over the Z girts at a max horizontal spacing of 24 in. OC. Acrytec Panels installed on Acry channel with 1-1/4" long corrosion coated stainless steel screws at a max spacing of 24 in. OC, along with manufacturers approved adhesive (3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels to be Tremco illmod 600 pre compressed polyurethane foam sealant.

C. **Non insulated wood strapping system** — Install moisture barrier over the Gypsum Board Item 4 and Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. 1" x 3" wood strapping attached through the moisture barrier and the Gypsum Board to the Wood studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Acrytec Panels to be installed on the 1" x 3" wood strapping using manufacturers approved stainless steel fasteners spaced at maximum 24 inches OC along with Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco illmod 600 pre compressed polyurethane foam sealant.

D. **Insulated Wood Strapping System** — Install moisture barrier over the Gypsum Board Item 4. Install Extruded Polystyrene Insulation over moisture barrier and the Gypsum Board Item 4, max thickness of insulation not to exceed 4 inches. Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC. Wood strapping attached through the Insulation, the Gypsum Board and moisture barrier to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max. 24 in. OC. Acrytec Panels to be installed over the wood strapping using manufacturers approved stainless steel fasteners at a max spacing of 24 in. OC and Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco illmod 600 pre compressed polyurethane foam sealant.

ACRYTEC PANEL INDUSTRIES — Nominal 5/8 inch thick Acrytec Panel.

13. **Foamed Plastic*** — (Optional, Not Shown - For use with Item 4Q) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
SES FOAM INC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam. For use in Bearing and Non-Load Bearing Walls.

13A. **Foamed Plastic*** — (Optional, Not Shown - For use with Item 4S) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
GACO WESTERN L L C — Types GacoEZSpray F4500, GacoProFill FR6500R, Gaco 052N, GacoOnePass F1850, GacoOnePass Low GWP F1880, and Gaco WallFoam 183M.

13B. **Foamed Plastic*** — (Optional, Not Shown - For use with Item 4T) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
CARLISLE SPRAY FOAM INSULATION — Types SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro One Zero, Foamsulate Closed Cell, Foamsulate OCX, Foamsulate 70, and Foamsulate HFO.

14. **Foamed Plastic*** — (Optional, Not Shown - For use over Gypsum Board, Item 4) - Polyisocyanurate foamed plastic boards, any thickness applied vertically with vertical joints located over studs. May be used with Molded Plastic, Item 5 or any exterior facing, as authorized by the Authority Having Jurisdiction and installed in accordance with the manufacturer's installation instructions.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci Class A", "Xci 286", "Xci Foil (Class A)", "Xci CG", "Xci Foil", "Xci CG NH", "Xci Foil NH"

15. **Building Units*** — (Optional, Not Shown - For use over Gypsum Board, Item 4) Polyisocyanurate composite foamed plastic boards, any thickness, applied vertically with vertical joints located over studs. May be used with Molded Plastic, Item 5 or any exterior facing, as authorized by the Authority Having Jurisdiction and installed in accordance with the manufacturer's installation instructions.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2021-05-28

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'AGOSTINO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

UL Assemblies

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A601

2/10/2022 11:56:58 AM

UL Product iQ™

BXUV.U305

Design System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U305

December 7, 2020

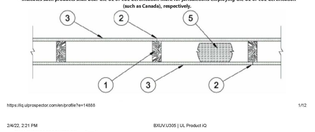
Bearing Wall Rating — 1 Hr

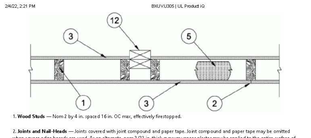
Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L

STC Rating - 56 (See Item 9)

This design was evaluated using a load design imposed on the Steel Stud Manufacturers Industry Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





1. **Wood Studs** — Nom 2 by 4 in., spaced 16 in. OC max, effectively fire-treated.

2. **Joists and Flat Heads** — Joists covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom.3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer backboard with the joints reinforced with paper tape. Nailheads spotted and covered with joint compound.

3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels mated 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Item 6 through **5F, Steel Framing Members***.
When from 6, 6B, 6C, 6D, 6E, or 6F, **Steel Framing Members*** are used, gypsum panels attached to furring channels with 1 in. long type S bugle-head steel screws spaced 12 in. OC.

When from 5G, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When from 7, resilient channels are used 5/8 in thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located in alterny between studs.

AMERICAN GYPSUM CO — Type AGC-1(thick rating 23 min), M-Glass (thick rating 23 min), Type AGX-11 (thick rating 26 min), Type AGC-12 (thick rating 22 min), Type LightBoc (thick rating 23 min) or Type X-G-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (thick rating 24 min)

CABOT MANUFACTURING INC — Type X (thick rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Shangtou Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1 (thick rating 26 min); Type EGRG or GlasRoc (thick rating 23 min), GlasRoc-2, Type Hoddis (thick rating 26 min).

CGC INC — Type AR (thick rating 24 min), Type C (thick rating 24 min), Type IP-AR (thick rating 24 min), Type IP-C AR (thick rating 24 min), Type IPX1 (thick rating 24 min), Type IPX2 (thick rating 24 min), Type DHI (thick rating 24 min), Type SCX (thick rating 24 min), Type ULX (thick rating 22 min), Type VARC (thick rating 24 min), Type VRX (thick rating 24 min), Type VRXI (thick rating 20 min)

CERTAINTEED GYPSUM INC — Type LGFCRA (thick rating 34 min), Type LGFCPLA, Type LGFC-CrA, Type LGFC-WD, Type LGLX (thick rating 21 min), Type CLLX (thick rating 24 min)

GEORGIA-PACIFIC GYPSUM L L C — Type X (finish rating 26 min), Type X (finish rating 33 min), Type X (finish rating 26 min), Type C (finish rating 24 min), Type DGG (finish rating 20 min), Type GPF01 (finish rating 20 min), Type GPF02 (finish rating 20 min), Type GPF06 (finish rating 26 min), Type DS, Type DAP, Type DG (finish rating 20 min), Type DA, Type DAFC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Veneer Plaster Base - Type C, Sheathing - Type X, Soffit - Type X, Type UVX (finish rating 22 min), Veneer Plaster Base Type UVX (finish rating 22 min), Veneer Plaster Base Type UVX (finish rating 22 min), Sheathing Type UVX (finish rating 22 min), Soffit Type UVX (finish rating 22 min), Type DGLX (finish rating 22 min), Veneer Plaster Type DGLX (finish rating 22 min), Sheathing Type DGLX (finish rating 22 min), Soffit Type DGLX (finish rating 22 min), Type DGX (finish rating 22 min), Type DGCX (finish rating 22 min), Veneer Plaster Base - Type DXCR (finish rating 22 min), Water Rated - Type UXCR (finish rating 22 min), Sheathing - Type DXCR (finish rating 22 min), Soffit - Type UXCR (finish rating 22 min), Type DGLCRX (finish rating 22 min), Water Rated - Type DGLCRX (finish rating 22 min), Sheathing - Type DGLCRX (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW (finish rating 24 min), Type FSW (finish rating 26 min), Type FSW (finish rating 33 min), Type FSW II (finish rating 20 min), Type FSW II (finish rating 24 min), Type FSW II (finish rating 26 min), Type FSK C (finish rating 20 min), Type FSW C (finish rating 20 min), Type FSWR C, Type FSW-F (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-R, Type FSCX (finish rating 20 min), Type FSX (finish rating 20 min)

NATIONAL GYPSUM CO — Ryadh, Saudi Arabia — Type PR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, P2, G (finish rating 20 min), P2-3 (finish rating 20 min), P2-3 (finish rating 20 min), Types PG-2W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 20 min), Types PG-5WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-5 (finish rating 26 min), PG-11 PG-15 (Tacks increased to 2 in.), Type PG-C or PG2 (finish rating 26 min)

PANEL REY S A — Type ARX, GREX, GRXX, PRC, PRX, PRXC, Type PRXC Fixed Bed, MDX, ETX (finish rating 21 min), PRX2 (finish rating 21 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type SLX (finish rating 24 min), Type ULX (finish rating 22 min), Type UXX (finish rating 22 min), Type VARC (finish rating 24 min), Type VRX (finish rating 24 min), Type VRXI (finish rating 20 min), Type ULXI (finish rating 20 min)

USG BORAL DRYWALL SRZ LLC — Type GSX (finish rating 24 min)

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IRFX (finish rating 24 min), Type IRFC (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type VARC (finish rating 24 min), Type VRX (finish rating 24 min), Type VRXI (finish rating 20 min)

3A. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

AMERICAN GYPSUM CO — Types AGX-1 (thick rating 25 min), M-Glass (thick rating 25 min), AG-C (finish rating 25 min), Lightbloc (finish rating 25 min)

CERTAINTEED GYPSUM INC — Type C, Type X, Type X-1 (finish rating 26 min), Type EGRG or GlasRoc.

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type VARC (finish rating 24 min), Type VRX (finish rating 24 min), Type VRXI (finish rating 20 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type X (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type IP-X3 (finish rating 24 min), Type VARC (finish rating 24 min), Type VRX (finish rating 24 min), Type VRXI (finish rating 20 min), Type IPC AR (finish rating 24 min)

USG BORAL DRYWALL SRZ LLC — Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type VRX (finish rating 24 min), Type VRXI (finish rating 20 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type IP-X3 (finish rating 24 min), Type IPC AR (finish rating 24 min), Type SCX, Type SHX (finish rating 24 min), Type SGX (finish rating 24 min), Type VARC (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC AR (finish rating 24 min)

3B. **Gypsum Board*** — (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement-coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Type AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

3C. **Gypsum Board*** — (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement-coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

3D. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, or 3C — Not Shown) — For Direct Application to Studs Only: Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead barrier strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips on optional all other locations. Max 3/4 in. diam by max 0.125 in. thick lead disc compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D".
RAY-BAR ENGINEERING CORP — Type RB-LBS (finish rating 24 min)

3E. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, and 3D) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — Type DGG (finish rating 20 min), GreenGlass Type X (finish rating 20 min)

3F. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — Type C (finish rating 24 min), Type X (finish rating 26 min), AG-C (finish rating 25 min), Lightbloc (finish rating 25 min)

3G. **Gypsum Board*** — (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type X CornerGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. **Gypsum Board*** — (As an alternate to Items 3) — Not to be used with Items 6 or 7. 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — Type SBWB

3J. **Gypsum Board*** — (As an alternate to Items 3 through 3H. Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min)

3L. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured with 1-1/4 in. Type W coarse thread gypsum panel steel screws spaced a maximum of 12 in. OC.
CERTAINTEED GYPSUM INC — Type SilentX

3K. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO — Type FSX (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW (finish rating 24 min), Type FSW II (finish rating 24 min), Type FSW II (finish rating 20 min), Type FSW II (finish rating 22 min), Type FSW C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSW-F (finish rating 20 min), Type FSW-F (finish rating 24 min), Type FSL (finish rating 24 min).

3L. **Gypsum Board*** — (As an alternate to Item 3) — For Direct Application to Studs Only — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips on optional all other locations. Max 3/4 in. diam by max 0.125 in. thick lead disc compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D".
SAINT-GOBAIN ADFORS CANADA, LTD — Type Adfors Lead Batten

3M. **Gypsum Board*** — (As an alternate to Items 3) — For Direct Application to Studs Only — For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer maximum length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3.08 in. diam by max 0.08 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fastener for face layer gypsum panels (items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min)

USG BORAL DRYWALL SRZ LLC — Type USGX (finish rating 22 min)

USG MEXICO S A DE C V — Type USGX (finish rating 22 min)

3G. **Gypsum Board*** — (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type X CornerGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. **Gypsum Board*** — (As an alternate to Items 3) — Not to be used with Items 6 or 7. 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — Type SBWB

3J. **Gypsum Board*** — (As an alternate to Items 3 through 3H. Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min)

3L. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured with 1-1/4 in. Type W coarse thread gypsum panel steel screws spaced a maximum of 12 in. OC.
CERTAINTEED GYPSUM INC — Type SilentX

3K. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO — Type FSX (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW (finish rating 24 min), Type FSW II (finish rating 24 min), Type FSW II (finish rating 20 min), Type FSW II (finish rating 22 min), Type FSW C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSW-F (finish rating 20 min), Type FSW-F (finish rating 24 min), Type FSL (finish rating 24 min).

3L. **Gypsum Board*** — (As an alternate to Item 3) — For Direct Application to Studs Only — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.142 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips on optional all other locations. Max 3/4 in. diam by max 0.142 in. thick lead disc compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f. Grades "B, C or D".
PACIFIC INTERNATIONAL L L C — Type RB-LBS (finish rating 24 min)

3M. **Gypsum Board*** — (As an alternate to Items 3) — For Direct Application to Studs Only — For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer maximum length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3.08 in. diam by max 0.08 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fastener for face layer gypsum panels (items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.
CERTAINTEED GYPSUM INC — GasLite Type X (finish rating 24 min), GasLite Type X-2 (finish rating 24 min)

3O. **Wall and Partition Facings and Accessories*** — (As an alternate to Item 3. Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527 (finish rating 24 min)

3P. **Gypsum Board*** — (As an alternate to Item 3. Not Shown) — Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with 4-1/2 in. diagonally from the corner.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

3Q. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 12 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFCSA (finish rating 21 min), Type LGFCPLA, Type LGFC-CrA, Type LGFC-WD, Type LGLX

3R. **Gypsum Board*** — (As an alternate to Item 3) — For use with Item 5H) — As an alternate to Item 3, 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied either horizontally or vertically and screwed to panels with 1-5/8 in. long Type W coarse thread gypsum panel steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 1/4 in. from the edges of the board when applied as the base layer. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

3S. **Gypsum Board*** — 1/4 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels secured as described in Item 3 with nail length increased to 2 in.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-13

3T. **Wall and Partition Facings and Accessories*** — (As an alternate to Item 3. Not shown as outlined in Item 3) — Nominal 1-1/8 in. thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 545

3U. **Gypsum Board*** — (As an alternate to Item 3 - For use with Foamed Plastic products, Item 5J) — 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
AMERICAN GYPSUM CO — Types AGX-1

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING LLC — Type X

CERTAINTEED GYPSUM INC — Type X

CGC INC — Type SCX

PANEL REY S A — Type ARX, PRX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Type C, IP-X2, IPC-AR

USG BORAL DRYWALL SRZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

4F. **Mineral and Fiber Board*** — (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified Gypsum Board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
MONARCH CO — Homasote Type 440-32

4A. **Mineral and Fiber Board*** — (Optional, Not Shown) — For use with Items 14B-14D — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-5/8 in. long ring-shanked nails or 1-1/4 in. long Type W coarse thread gypsum screws spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
MONARCH CO — Homasote Type 440-32

4B. **Glass Fiber Insulation** — (For use with Item 14A) — 3 - 1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

4C. **Batts and Blankets*** — (As an alternate to Item 14B. For use with Item 14A.) 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER INC — Type SAFB, SAFB FF

4D. **Adhesive** — (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

4E. **Gypsum Board*** — (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type C

CGC INC — Types C, IP-X2, IPC-AR

CERTAINTEED GYPSUM INC — Type USPC-CrA

GEORGIA-PACIFIC GYPSUM L L C — Types S, DAFC, TG-C

NATIONAL GYPSUM CO — Types FSC-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

3N. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.
CERTAINTEED GYPSUM INC — GasLite Type X (finish rating 24 min), GasLite Type X-2 (finish rating 24 min)

3O. **Wall and Partition Facings and Accessories*** — (As an alternate to Item 3. Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527 (finish rating 24 min)

3P. **Gypsum Board*** — (As an alternate to Item 3. Not Shown) — Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with 4-1/2 in. diagonally from the corner.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

3Q. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 12 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFCSA (finish rating 21 min), Type LGFCPLA, Type LGFC-CrA, Type LGFC-WD, Type LGLX

3R. **Gypsum Board*** — (As an alternate to Item 3 - For use with Item 5H) — As an alternate to Item 3, 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied either horizontally or vertically and screwed to panels with 1-5

UL Product iQ™

BXUV.U340 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U340

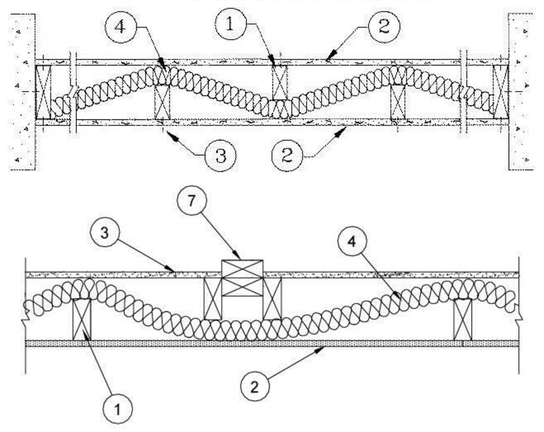
February 11, 2021

Bearing Wall Rating — 1 Hr.

Finish Rating — See Item 2

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



HORIZONTAL SECTION

1. **Wood Studs** — Nom 2 by 4 in. alternating on opposite sides of nom 2 by 6 in. wood plates. Spaced 24 in. OC max on each side of wood plates, staggered 12 in. OC (or staggered equally if less than 24 in. OC) on opposite side.

2. **Gypsum Board*** — 5/8 in. thick gypsum board, paper or vinyl faced with beveled, square, tapered or rounded edges. Gypsum board nailed to each stud 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails. When used in widths other than 48 in., gypsum board to be installed horizontally.
When **Steel Framing Members*** (Item 5 or any alternate clips) are used, gypsum board attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

AMERICAN GYPSUM CO — Types AG-C.

CERTAINTEED GYPSUM INC — Type C

CGC INC — Types C, IP-X2 (Finish rating 26 min).

CERTAINTEED GYPSUM INC — Type LGFC-C/A.

GEORGIA-PACIFIC GYPSUM L L C — Types 5 (Finish rating 26 min), DAPC, TG-C.

NATIONAL GYPSUM CO — Types FSK-C, FSW-C, FSW-G.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C or PG-C.

THAI GYPSUM PRODUCTS PCL — Type C.

UNITED STATES GYPSUM CO — Types C, IP-X2 (Finish rating 26 min).

2A. **Gypsum Board*** — (As an alternate to Item 2) — Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 4B. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 530 (finish rating 23 min).

2B. **Gypsum Board*** — (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass or AG-C, LightRoc

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

2C. **Gypsum Board*** — (As an alternate to Item 2) — Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Horizontal joints of vertically applied panels to be backed by studs.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2D. **Wall and Partition Facings and Accessories*** — (As an alternate to Item 2) — Nominal 5/8 in. thick, 4 ft. wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Horizontal joints of vertically applied panels to be backed by studs.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2E. **Gypsum Board* — (As an alternate to Item 2) — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305 —** Nom. 5/8 in. thick gypsum board, paper or vinyl faced with beveled, square, tapered or rounded edges. Gypsum board nailed to each stud 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails. When used in widths other than 48 in., gypsum board to be installed horizontally. Batts and Blankets placed in stud cavity as described in Item 4B.
When **Steel Framing Members*** (Item 5) are used, gypsum board attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2F. **Gypsum Board*** — (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

2G. **Gypsum Board*** — (For use with Item 5E) - Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in Design Nos. U305 and L501 or G512. Two layers, applied vertically, and attached furring channels (Item 5Ea). Vertical gypsum board side joints offset 24 inches between layers. Horizontal butt joints offset 48 inches from adjacent board horizontal joints and 24 inches from base layer butt joint. Vertical joints staggered one stud cavity on opposite sides of studs. Type S steel screws used to attach gypsum board to furring channels. First layer - 1 in. long, 3 inches from the edge and 24 in. OC. Second layer- 1-5/8 in. long, spaced 1 inch from the edge and 12 in. OC.

3. **Joints and Nailheads —** Gypsum board joints covered with tape and joint compound. Nail heads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to entire surface of Classified veneer baseboard. Joints reinforced.

4. **Batts and Blankets* —** (Optional) Required when Item 5E is used. Any thickness glass or mineral fiber batt insulation friction-fit into stud cavities.
See **Batts and Blankets** (BZJZ) category for list of Classified companies.

4A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product. When Item 5, 5A, 5B, 5C or 5D is used, Fiber, Sprayed shall be INS735, INS745, INS765LD or INS770LD.
U S GREENFIBER L L C — INS735, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS735, INS765LD, and INS773LD are to be used for dry application only.

4B. **Batts and Blankets*** — (Required for use with Wall and Partition Facings and Accessories, Item 2A and Gypsum Board Item 2E) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See **Batts and Blankets** Category (BKNV) for names of manufacturers.

4C. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs./ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

4D. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft^3.
APPLEGATE HOLDINGS L L C — Applegate Advanced Stabilized Cellulose Insulation

5. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item B. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item A) to studs (Item 1) . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

5A. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item A) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted

into clips.
PLITEQ INC — Type Genie Clip

5B. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item 5BA) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

5C. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 5Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item 5Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

5D. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 5) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 5Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

5E. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 5) — Resilient channels and Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item 5Eb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Two layers of gypsum board attached to furring channels as described in Item 2G.

b. **Framing Members*** — Used to attach resilient channels (Item 5Ea) to studs (Item 1). Rafts secured to stud, spaced a maximum of 24 in. OC. horizontally, vertically spaced 3 in. from the top and bottom and 24 inch on center along each

stud and secured with two 1-1/4 inch (No. 6) Type W drywall screws. One on each side of the core. Fasteners should not be placed closer than 1/4 inch to the edges of the mounts.
BCD LLC — Type HushFrame Raft Connector

5F. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 5) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. O.C. Channel ends butted and centered under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board end joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.
PAC INTERNATIONAL L L C — Type RC-1 Boost

5G **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 5) — Furring channels and Steel Framing Members as described below:
a **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b **Steel Framing Members*** — Used to attach furring channels (Item 5Ga) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

6. **Furring Channel —** Optional — Not Shown — For use on one side of the wall with Item 2B - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws.

7. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

8. **Wall and Partition Facings and Accessories*** — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft. wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

9. **Mineral and Fiber Board*** — (Optional, Not Shown) — For use with Items 9A-9D — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft. wide with long dimension parallel and centered over studs. Attached to studs and top and bottom bearing plates with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced

12 in. OC and 24 in. OC along all intermediate framing. The required UL Classified gypsum board layer (Item 9D) is to be installed over the Mineral and Fiber Boards. Glass Fiber Insulation, Item 9A, or Batts and Blankets, Item 9B, and Adhesive, Item 9C, are required.
HOMASOTE CO — Homasote Type 440-32

9A. **Glass Fiber Insulation*** — (For use with Item 9) 5-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to completely fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

9B. **Batts and Blankets*** — (As an alternate to Item 9A, For use with Item 9), 5-1/2 in. thick mineral wool batts, placed to completely fill interior of wall.
THERMAFIBER INC — Type SAFB, SAFB FF

9C. **Adhesive —** (For use with Item 9) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 9).

9D. **Gypsum Board*** — (For use with Item 9) — 5/8 in. thick, 4 ft. wide, applied vertically over Mineral and Fiber Board (Item 9) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 9). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type C

CGC INC — Types C, IP-X2, IPC-AR

CERTAINTEED GYPSUM INC — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types eXP-C, FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

10. **Mineral and Fiber Board*** — (Optional, Not Shown) - For optional use as an additional layer on one side of wall. Nominal 1/2 in. thick, 4 ft wide, square edge fiber boards applied with long dimension parallel and centered over studs, in between the studs and the UL Classified Gypsum Board. Fiber boards installed with 1-1/4 in. long, Type W, bugle head, gypsum board

screws spaced 12 in. OC. The required UL Classified Gypsum Board is to be installed over the Mineral and Fiberboard. Gypsum board installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layers of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC — Type SoundStop

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2021-02-11

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

DAVIES COLLABORATIVE

3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'AGOSTINO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

UL Assemblies

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A603

2/10/2022 11:57:29 AM

UL Product iQ™

BXUV.U341

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Vacancies

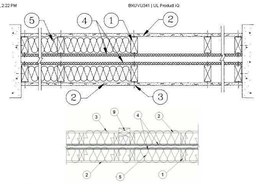
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Vacancies

Design No. U341

July 28, 2021

Bearing Wall Rating — 1 Hr.
Finish Rating — Min 20 min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



HORIZONTAL SECTION

1. **Wood Studs** — Nom 2 by 4 in. spaced 24 in. OC max. Cross braced at mid-height and effectively fire-stopped at top and bottom of wall. No min. air space between stud ends except to accommodate attachment of sheathing, where required. See Items 8 and 3.

2. **Gypsum Board*** — **Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. U501, U372 or U305.** Nom 5/8 in. thick 4 ft wide. Gypsum board applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.28113 in. shank diam and 5/16 in. diam head. As an alternate, No. 8 x-type head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails.
When **Steel Framing Members*** (Item 4) or any alternate clips are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
When used in locations other than 48 in., gypsum board to be installed horizontally.
AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R10214

CABOT MANUFACTURING INC (View Classification) — CKNX.R25170

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3682

USG INC (View Classification) — CKNX.R10P51

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R14842

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R10501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S.A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R10282

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SRZ LLC (View Classification) — CKNX.R10A68

USG BORAL DRYWALL SRZ LLC (View Classification) — CKNX.R10A69

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board*** — (As an alternate to Item 2, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 3C. Not evaluated for use with Steel Framing Members, Furring Channels or Flexi. Spacer.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-510 (Panel rating 22 mm).

2B. **Gypsum Board*** — (As an alternate to Item 2, not shown) — Any 5/8 in. thick gypsum panels that are eligible for use in Design Nos. U501, U372 or U305, supplied by the Classified companies listed below in the **Gypsum Board*** (CKNX) category. Applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with the last two screws 4 and 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.
CERTAINTEED GYPSUM INC — Type GWCAX, finish rating 21 min; Type GWCFA, Type GSFC-CA, Type GSFC-WD, Type GWLUX

USG BORAL DRYWALL SRZ LLC
USG MEXICO S A DE C V

2C. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — 5/8 in. thick gypsum panels applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.
AMERICAN GYPSUM CO — Type AGX-1, M-Glass, AG-C, Lightfoot

CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C Type FSW-X, Type FSL

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2D. **Gypsum Board*** — (As an alternate to Items 2, 2A, 2B and 2C) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws

spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed as described in Item 2. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — GreenGlass Type X, Type DGS.

2E. **Gypsum Board*** — (As an alternate to Items 2 through 2D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically only and secured as described in Item 2.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board.

2F. **Gypsum Board*** — (As an alternate to Items 2 through 2E) - Installed as described in Item 2, 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.28113 in. shank diam and 1/4 in. diam heads, 7 in. OC. Not for use with Item 4E.
NATIONAL GYPSUM CO — Type SBX®

2G. **Gypsum Board*** — (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock 65.

2H. **Gypsum Board*** — (As an alternate to Items 2 through 2G) — Installed as described in Item 2, 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CERTAINTEED GYPSUM INC — Type SheetRX

2I. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 2 through 2H) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2J. **Gypsum Board*** — (As an alternate to Items 2 through 2I) — Nominal 5/8 in. thick 4 ft wide panels, applied vertically or horizontally. Horizontal joints need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 3C. Not evaluated for use with Steel Framing Members, Furring Channels or Flexi. Spacer.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-530 (Panel rating 22 mm).

2K. **Gypsum Board*** — (As an alternate to Item 2, not shown) — Any 5/8 in. thick gypsum panels that are eligible for use in Design Nos. U501, U372 or U305, supplied by the Classified companies listed below in the **Gypsum Board*** (CKNX) category. Applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with the last two screws 4 and 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type GWCAX, finish rating 21 min; Type GWCFA, Type GSFC-CA, Type GSFC-WD, Type GWLUX

3. **Joints and Nailheads** — Gypsum board joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

4. **Sheathing** — (Optional) — Gypsum may be sheathed with nom 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or nom 1/2 in. thick **Mineral and Fiber Boards***.
See **Mineral and Fiber Boards** (QRZ) category for names of Classified companies.

5. **Batts and Blankets*** — 3- 1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 4) is used on both halves of wall.
See **Batts and Blankets** (BZJZ) category for list of Classified companies.

5A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.

U S GREENFIBER L L C — INS715, INS745, INS750LD and SANCTUARY for use with wet or dry application. INS515LD, INS541LD, INS735, INS745LD and INS775LD are to be used for dry application only.

5B. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) and Item 5A when Sheathing (Item 4) is used on both halves of wall - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.03 lb/ft³.
INTERNATIONAL CELLULOSE CORP — Cellon RL

5C. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft³.
APPLEGATE WOLDMAN L L C — Applegate Advanced Stabilized Cellulose Insulation.

6. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels** — Formed of No. 25 MSG galv steel; 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC., and secured to studs with No. 8 x 2- 1/2 in. coarse drywall screw through the center web. Furring channels are friction fitted into clips. RSIC- 1 clip for use with 2- 9/16 in. wide furring channels, RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Type RC- 1 Bend

6F. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels** — Formed of No. 25 MSG galv steel; 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item a) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2- 1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

7. **Wall and Partition Facings and Accessories*** — (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR 500 or QR 510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated in its respective sheet for a fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

8. **Mineral and Fiber Board*** — (Optional, Not Shown) — For optional use as an additional layer on one or both sides of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing as described in Item 2. The required

9. **Steel Framing Members*** — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A357R.

6C. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item 6CA) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2- 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
RESILIENT, AMERICA — Type SonicClip

6D. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) — Resilient channels and Steel Framing Members as described below:
A. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 35 x 1/2 in. Pan Head Type S steel screws spaced 2- 1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2- 1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan head self drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

6E. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) — Used as an alternate method to attach resilient channels to wall studs. A resilient sound isolation accessory shall be used at each attachment point of the resilient channels and spaced max 24 in. OC. Channel studs shall be installed parallel and under the structural members and attached with one accessory at each end. Additional accessories used to hold resilient channels that support the gypsum board and joints. The accessory envelops the mounting edge of the resilient channel. The accessory and resilient channel are fastened to the structural members with the screws supplied with the accessory and per the accessory manufacturer's installation instructions.
PAC INTERNATIONAL L L C — Type RC- 1 Bend

6F. **Steel Framing Members*** — (Optional, Not Shown, As an alternate to Item 6) — Furring channels and Steel Framing Members as described below:
A. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item 6Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2- 1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

7. **Wall and Partition Facings and Accessories*** — (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR 500 or QR 510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated in its respective sheet for a fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

8. **Mineral and Fiber Board*** — (Optional, Not Shown) — For optional use as an additional layer on one or both sides of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing as described in Item 2. The required

UL Product iQ™

BXUV.U347

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

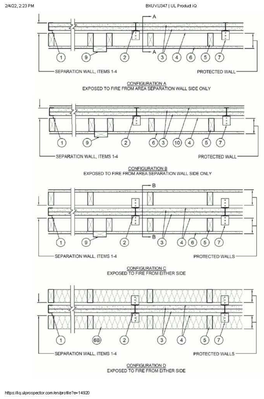
See General Information for Fire resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Vacancies

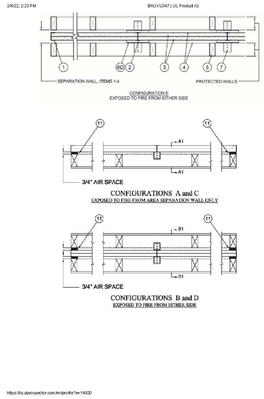
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Vacancies

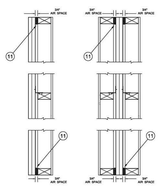
Design No. U347

October 28, 2021

Nonbearing Wall Rating — 2 Hr (See Items 5, 5A and 5B) (Separation Wall, See Items 1,2 and 3)
Bearing Wall Rating-2 Hr. (Protected Wall, See Items 1 and 3A)
Nonbearing Wall Rating-2-Hr (Protected Wall, See Item 5, 5A and 5B)
Finish Rating — 120 Min (See Item 5)
STC Ratings — 61, 69, 70 (See Items 8, 8A and 8B)
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**







SECTION A1-A1 SECTION B1-B1

SEPARATION WALL: (Non-bearing, Max Height - 66 ft - see Item 6)

1. **Steel Track —** *Floor, sidewall* or top wall track, Nom 2 in. wide channel shaped with nom 1 in. long legs, formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Steel Studs —** "H" shaped studs formed from No. 25 MSG galv steel having an overall depth of approximately 2 in. and flange width 1-3/8 in.

3. **Gypsum Board* —** Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.
NATIONAL GYPSUM CO — Types FSW, FSW-B, FSW-7, FSW-9

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

4. **Air Space —** Minimum 3/4 in. air space.

5. **Wood Studs —** *For Bearing or Nonbearing Wall Rating* — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall. Finish rating evaluated for wood studs only.

5A. **Steel Studs —** (As an alternate to Item 5, not shown) — *For Bearing Wall Rating* — Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG

(0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between stud studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC. Studs cross braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5B. **Steel Studs —** (As an alternate to Items 5 and 5A, for use in Configuration B only, not shown) — *For Nonbearing Wall Rating* — Channel shaped, fabricated from min 25 MSG corrosion protected steel, min 3- 1/2 in. wide, min 1- 1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 1/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

6. **Gypsum Board — Classified or Unclassified —** Min 1/2 in. thick, 4 ft wide, applied horizontally or vertically. Wallboard attached to wood studs (Item 5) with 1-1/4 in. long steel drywall screws spaced 12 in. OC. Wallboard attached to steel studs (Item 5A or 5B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.

6A. **Plywood Sheathing or OSB —** (not shown) — As an alternate to Item 6. Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 7.

6B. **Batts and Blankets* —** (Not shown) — As an alternate to Items 6 and 6A. Glass fiber or mineral wool insulation, min. 3- 1/2 in. thick, placed to completely fill the wood or steel stud cavities. When Batts and Blankets are used in place of Items 6 and 6A, the max. height is 54 ft and the aluminum clips (Item 7) shall be spaced a max of 5 ft OC vertically. Min 3/4 in. separation between insulation and area separation wall. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

6C. **Wall and Partition Facings and Accessories* —** (not shown) — As an alternate to Items 6, 6A and 6B. 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 6) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
NATIONAL GYPSUM CO — Type Soundbreak Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock QR-500, QuietRock QR-510, QuietRock QR-525

6D. **Gypsum Board* —** As an alternate to Item 6 - Min 5/8 in. thick, min. 6 in. wide batten strips, applied on both sides of Steel Studs (Item 2) and horizontal back to back Steel Track (Item 1). Min. 5/8 in. thick, min. 3 in. wide batten strips applied on both sides of single Steel Track (Item 1) at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type S steel screws spaced 12 in. OC. Batten joints shall be butted tight to form a closed joint. As an option, entire sheet of gypsum board may be used in lieu of the battens. Clip placement as in Item 7, 7A, 7B, or 7C.
NATIONAL GYPSUM CO — Type FSW-5, FSW, FSW-6.

6E. ***Fiber, Sprayed* —*** Optional - Not Shown. - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — SANCTUARY, FRM, INS715, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS591LD, INS735LD and INS775LD are to be used for dry application only.

7. **Aluminum Clips —** Aluminum angle, 0.049 in. thick, 2 in. wide with 2 in. and 2-1/2 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with 1- 1/4 in. long screws to wood framing or steel framing through holes provided in clip.

7A. Clip placement for separation walls up to 21 ft high: Space clips a max of 10 ft OC vertically between wood or steel framing and "H" studs.

7B. Clip placement for separation walls up to 54 ft high: Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max of 5 ft OC vertically between wood or steel framing and "H" studs.

7C. Clip placement for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft, space clips as described in Item 6B for middle 30 ft. Remaining wall area below requires clips spaced a max of 39 in. OC vertically between wood or steel framing and "H" studs.

8. **STC Rating —** The STC Rating of the wall assembly is 61 when it is constructed as described by Items 1 through 6, except:
A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.

B. Item 6, above — Gypsum Board — Min. weight 1.5 psf. Shall be applied vertically and attached to studs with 1- 1/4 in. long steel drywall screws spaced 16 in. OC. Joints and screwheads shall be covered with paper tape and joint compound.

C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3- 1/2 in. thick fiberglass insulation batts, min. 0.80 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 5A, 5B); Plywood Sheathing or OSB (Item 5A and Item 9) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

8A. **STC Rating —** The STC Rating of the wall assembly is 69 when it is constructed as described by Items 1 through 6, except:
A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.

B. Item 6C, above — Wall and Partition Facings and Accessories* — Type QuietRock QR-510. QuietRock QR-525 panels shall be installed.

C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* - The cavities formed by the wood studs shall be friction fit with 3- 1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.

E. Max Height of Separation Wall is 23 ft.

F. The STC rating applies to Configuration B only.

G. Steel Studs (Items 5A, 5B); Plywood Sheathing or OSB (Item 6A and Item 10) and Batts and Blankets (Items 6B) not evaluated as alternatives for obtaining STC rating.

8B. **STC Rating —** The STC Rating of the wall assembly is 70 when it is constructed as described by Items 1 through 7, except:
A. Item 5, above - Wood Studs - Shall be spaced 16 in. OC.

B. Item 6C, above - Wall and Partition Facings and Accessories* - Type QuietRock QR-525 panels shall be installed as described in Item 5C.

C. Item 7, above — Aluminum Clips - Spaced a max of 10 ft OC vertically.

D. Batts and Blankets* — The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory

UL Product iQ™

BXUV.U356 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U356

October 07, 2020

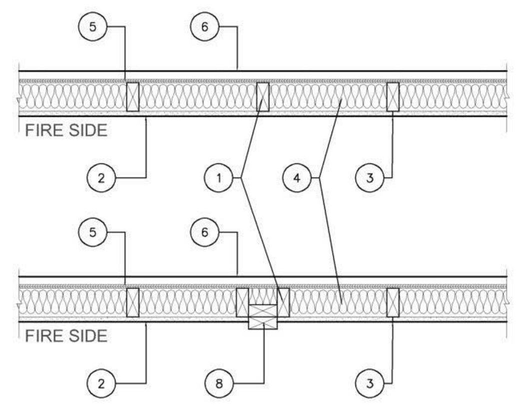
Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only

Bearing Wall Rating — 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)

Finish Rating — 23 Min or 25 Min (See Item 2C)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5). When **Mineral and Fiber Boards*** (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.

When Item **Steel Framing Members*** (Item 7 or any alternate clips), is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 7A **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified Companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CGC INC

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2B. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Type C, Type X, Type X-1, Easi-Lite Type X-2

GEORGIA-PACIFIC GYPSUM L L C — Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. **Gypsum Board* —** (As an alternate to Item 2, Not Shown) — For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in.and 4 in. from edges of board. Finish Rating is 25 min.
CABOT MANUFACTURING ULC — 5/8 Type X, Type Blueglass Exterior Sheathing

GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS, PGI

2D. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
NATIONAL GYPSUM CO — Type SBWB

2E **Gypsum Board* —** (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2F. **Gypsum Board* —** (As an alternate to Item 2) — Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CERTAINTEED GYPSUM INC — Type SilentFX

2G. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2H. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

2I. **Gypsum Board* —** (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

2J. **Gypsum Board* —** (As an alternate to Item 2) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1(finish rating 26 min), Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2, Type EGRG or GlasRoc or GlasRoc Sheathing (finish rating 23 min)

3. **Joints and Fastener Heads —** (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. **Batts and Blankets* —** Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).
See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and **Batts and Blankets*** (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft^3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft^3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735 and INS745 for use with wet or dry application. INS515LD, INS541LD, INS735, INS745, INS765LD, and INS773LD are to be used for dry application only.

4B. **Fiber, Sprayed* —** As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft ^{3}.
NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

4D. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 4) — Spray applied, granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Wood Structural Panel Sheathing —** Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

5A. **Mineral and Fiber Boards* —** As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

6. **Exterior Facings —** Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:
A. **Vinyl Siding — Molded Plastic* —** Contoured rigid vinyl siding having a flame spread value of 20 or less.
See **Molded Plastic** (BTAT) category in the Building Materials Directory for names of manufacturers.

B. **Particle Board Siding —** Hardboard exterior sidings including patterned panel or lap siding.

C. **Wood Structural Panel or Lap Siding —** APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.

D. **Cementitious Stucco —** Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.

E. **Brick Veneer —** Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

F. **Exterior Insulation and Finish System (EIFS) —** Nom 1 in. **Foamed Plastic*** insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic** (BRYX and CCVW) categories for names of Classified companies.

G. **Siding —** Aluminum or steel siding attached over sheathing to studs.

H. **Fiber-Cement Siding —** Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

I. **Wall and Partition Facings and Accessories* —** Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.
ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

J. **Cementitious Backer Units —** 1/2 in. or 5/8 in., min. 32 in. wide.- Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by

a minimum 3/4 in., spaced a max of 8 in. OC. Horizontal joints need not be backed by framing. When Cementitious Backer Units are used, the rating is applicable with exposure on either face. Cementitious Backer Units for use as substrate for exterior finishes such as ceramic tile, slate, marble, natural stone, manufactured stone, thin brick, or Portland cement or synthetic stucco.
NATIONAL GYPSUM CO — Type PermaBase

6A. **Building Units* — As an alternate to Exterior Facing Item 6 —** Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through retainer clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements. KINGSPAN INSULATED PANELS INC — Types 200, 300, 400, 900, or KS series, 2 through 6 in. thickness; CWP-V, H, 2 through 3 in. nominal thickness or Designwall 2000 or Designwall 4000, 2 and 3 in. nominal thickness.

7. **Steel Framing Members* —** (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7A) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

7A. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two layers of gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.

7B. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

7C. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

7D. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7E. **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7F **Steel Framing Members* —** (Optional, Not Shown, As an alternate to Item 7) — Furring channels and Steel Framing Members as described below:
a **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b **Steel Framing Members* —** Used to attach furring channels (Item 7Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

8. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-10-07

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

UL Assemblies

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A605

2/10/2022 11:58:01 AM

UL Product iQ™

BXUV.U423

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire resistance Rating - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Rating - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

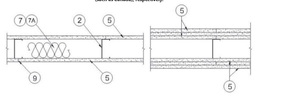
Design No. U423

August 24, 2021

Bearing Wall Ratings — 3/4 Hrs, 1, 1-1/2 or 2 Hr (See Items 5 & 7)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Floor and Ceiling Runners —** (Not Shown) — Channel shaped, fabricated from min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion protected steel, that provide a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.

1A. **Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1. For Use With Item 5A and 5C) — Channel shaped runners min 3- 1/2 in. deep with 1- 1/4 in. flanges fabricated from min No. 20 MSG corrosion protected steel. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.

2. **Steel Studs —** Min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion protected steel studs, min 3- 1/2 in. wide, cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 24 in. OC. Studs attached to floor and ceiling runners with 1/2 in. long Type S-12 steel screws spaced 24 in. OC on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications.

2A. **Steel Studs —** (As an alternate to Item 2, For use with Item 5A, 5C, 5D, and 5E) — Channel shaped, fabricated from min 20 MSG corrosion protected or galv steel, 3- 1/2 in. min width, min 1- 1/2 in. flanges and 1/4 in. return, spaced a max of 16 in. OC. Studs friction fit into floor and ceiling runners.

2B. **Steel Studs —** (As an alternate to Item 2 and 2A, For Use With Item 5B) — Min 0.0329 in., (No. 20 MSG) corrosion protected cold formed steel studs, min 3- 1/2 in. deep by 1- 5/8 in. wide with 1/2 in. returns. Braced at mid-height and designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 24 in. OC. Studs attached to floor and ceiling runners with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications.

2C. **Framing Members - Steel Studs —** (As an alternate to Item 2, For use with Item 5C) — Channel shaped, fabricated from min 20 MSG (0.0327 in. thick) corrosion protected or galv steel. 3-1/2 in. min width, min 1-1/2 in. flanges and 1/4 in. return, spaced a max of 16 in. OC. Studs friction fit into floor and ceiling runners. Studs to be cut 1/8 to 1/4 in. less than assembly height.

3. **Lateral Support Members —** (Not shown) — Where required for lateral support of studs, support shall be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.

4. **Wood Structural Panel Sheathing** — (Optional, For use with Item 5 only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat head self-drilling tapping screws with a min. head diam. of 0.250 in. at maximum 6 in. OC, in the perimeter and 12 in. OC, in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.
The maximum loading on the steel studs was evaluated with the steel studs braced at mid height and not braced by the plywood sheathing.

5. **Gypsum Board*** — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered when load is reduced to 92 percent of max stud capacity. When load is at 100 percent, horizontal edge joints and horizontal butt joints on opposite sides of studs staggered a min of 12 in. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered at 100 percent load with Type ULW, Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) with Type ULW need not be staggered. When used in widths other than 48 in., gypsum panels to be installed horizontally. The thickness and number of layers and percent of design load for the 45 min, 1 hr, 1-1/2 hr, and 2 hr ratings are as follows:

Wallboard Protection on Each Side of Wall

Rating	No. of Layers & Thkns of Panel	% of Design Load
45 Min	1 layer, 1/2 in. thick	100
1 hr	1 layer, 5/8 in. thick	100
1- 1/2 hr	2 layers, 1/2 in. thick	100
2 hr	2 layers, 5/8 in. thick	80
2 hrB	2 layers, 5/8 in. thick	50
2 hr	3 layers, 1/2 in. thick	100
2 hr	2 layers, 3/4 in. thick	100

@Rating applicable when Batts and Blankets (Item 7) are used.

GSC INC — 1/2 in thick Type IP-X2, IPC-AR-C, WRC, or S/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, IP-AR, IP-X2, IPC-AR, LGX, LGX, or WRC; 3/4 in. thick Type AR, IP-AR, IP-X0, ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR, or WRC; 5/8 in. thick Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, UGX, ULX, WRX, or WRC; 3/4 in. thick Types AR, IP-AR or IP-X0, ULTRACODE

USG BORAL DRYWALL PTY LTD — 1/2 in. thick Type C, IP-X2, IPC-AR, or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, WRX or WRC; 3/4 in. thick Types AR, IP-AR, IP-X0, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR, WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, WRX or WRC; 3/4 in. thick Types AR, IP-AR, IP-X0, ULTRACODE

5A. **Gypsum Board*** — (As an alternate to Item 5 when used as the base layer on one or both sides of wall. For direct attachment only, not to be used with Item 4) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5. Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1A, 2A & 8A(a). Wallboard secured to studs with 1-1/4 in. long Type S- 12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 12) or Lead Discs or Tabs (see Item 13).
RAY-BAR ENGINEERING CORP — Type RB-LAV

5B. **Gypsum Board*** — (As an alternate to Items 5 and 5A) — Nom 5/8 in. thick gypsum panels with square edges, applied horizontally or vertically. For the1 hour single layer system - when the gypsum board panels are installed horizontally the joints are to be staggered by a minimum of 12 in. on opposite sides of assembly. they are to be secured on each side of the studs with 1- 1/4 in. long Type S-12 bugle head steel screws spaced 8 in. OC to the top and bottom tracks and in the field when panels are applied horizontally or vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1- 1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1- 5/8 in. long for 1/2 in. and 5/8 in. thick panels or 2- 1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in. thick panels, spaced 24 in. OC, Second layer- 1-5/8 in. long for 1/2 in. thick panels, spaced 24 in. OC. Third layer- 2- 1/4 in. long for 1/2 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

UNITED STATES GYPSUM CO — 5/8 in. thick Type USGX (joint tape and compound, Item 9, optional with Type USGX)

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type USGX (joint tape and compound, Item 9, optional with Type USGX)

USG MEXICO S A DE C V — Type USGX

5C. **Gypsum Board*** — (As an alternate to Item 5 when used as the base layer on one or both sides of wall. For direct attachment only, not to be used with Item 4) — Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or #6 by 1- 1/4 in. long bugle head fine drilled) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5D. **Gypsum Board*** — (As an alternate to Item 5 when used as the base layer on one or both sides of wall). For direct attachment only, not to be used with Item 4) — Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5. Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1A, 2A & 8A(a). Wallboard secured to studs with 1-1/4 in. long Type S- 12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 12A) or Lead Discs (see Item 13A).
MAPCO INDUSTRIES INC — Type X Ray Shielded Gypsum

5E. **Gypsum Board*** — (As an alternate to Item 5 when used as the base layer on one or both sides of wall. For direct attachment only, not to be used with Item 4) — Nom 5/8 in. may be used as alternate to all 5/8. shown in Item 5. Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1A, 2A & 8A(a). Wallboard secured to studs with 1-1/4 in. long Type S- 12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 12) or Lead Discs or Tabs (see Item 13).
RAY-BAR ENGINEERING CORP — Type RB-LAV

6. **Fasteners —** (Not Shown) — For use with Item 5 - Type S- 12 steel screws used to attach panels to runners (Item 1 or 1A) and studs (Item 2 or 2A) or furring channels (Item 8). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1- 1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 12 in. OC when panels are applied vertically. **Single layer system with Type ULW:** 1 in. long, spaced 12 in. OC along the perimeter and in the field when panels are applied horizontally or vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1- 1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in. and 5/8 in. thick panels or 2- 1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three layer systems:** First layer- 1 in. long for 1/2 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in. thick panels, spaced 24 in. OC. Third layer- 2- 1/4 in. long for 1/2 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

7. **Batts and Blankets*** — (Required as indicated under Item 5) — Nom 2 in. thick mineral wool batts, friction fitted between studs and runners. See **Batts and Blankets (BXKV or BZJZ) Categories** for names of Classified companies.

7A. **Batts and Blankets*** — (Optional, Not Shown) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets (BXKV or BZJZ) Categories** for names of Classified companies.

7B. **Batts and Blankets*** — (Optional, Not Shown) — Placed in stud cavities, glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.
OWENS CORNING — Type QuietZone Acoustic Batts

7C. **Fiber, Sprayed*** — (Optional) — As an alternate to Batts and Blankets (Item 7) — Not for use with Items 8A or 8B) — Spray applied mineral wool insulation. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

8. **Furring Channels** — (Optional on one or both sides, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 parkhead steel screws. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.

8A. **Steel Framing Members (Not Shown)*** — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8. furring channels and Steel Framing Members as described below
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2 9/16 in. or 2- 21/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 8. Gypsum board attached to furring channels as described in Item 6. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.

b. **Steel Framing Members*** — Used to attach furring channels (Item 8a) to studs (Item 2). Clips spaced max. 48 in. OC, and secured to studs with No. 8 x 1- 1/2 in. minimum self-drilling, 5-12 steel screw through the center grommet. Furring channels are friction fitted into clips. RSIC- 1 clip for use with 2 9/16 in. wide furring channels. RSIC- 1 (2.75) clip for use with 2- 21/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Type RSIC- 1, RSIC- 1 (2.75).

8B. **Steel Framing Members*** — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8. furring channels and Steel Framing Members as described below
a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-1/8 in. wide by 7/8 in. deep; spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Gypsum board attached to furring channels as described in Item 6. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.

b. **Steel Framing Members*** — Used to attach furring channels to studs (Item 2). Clips spaced max. 48 in. OC, and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, 5-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
FLITEQ INC — Type GENIECLIP

8C. **Steel Framing Members*** — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8. furring channels and Steel Framing Members as described below
a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 6. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D. or 5E.

b. **Steel Framing Members*** — Used to attach furring channels to studs (Item 2). Clips spaced max. 48 in. OC, and secured to studs with 2 in. coarse drywall screw with 1-in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A157R

8D. **Steel Framing Members*** — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8. furring channels and Steel Framing Members as described below
a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Da. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 6. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.

b. **Steel Framing Members*** — Used to attach furring channels to studs (Item 2). Clips spaced max. 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
RSIGROUP, AMERICA — Type SmartClip

8E. **Steel Framing Members*** — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8. resilient channels and Steel Framing Members as described below:
a. **Resilient Channels** — Formed of No. 25 MSG galv steel. spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item 8c. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Phillips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 8Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2- 1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

8F. **Steel Framing Members*** — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8. furring channels and Steel Framing Members as described below:
a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-21/32 in. wide by 7/8 in. or 1- 1/2 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self tapping #8 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 5.

b. **Steel Framing Members*** — Used to attach furring channels (Item 8Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2- 1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

CLARKDETRICH BUILDING SYSTEMS — Type ClerkDetrich Sound Clip

9. **Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layers. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.

10. **Siding, Brick or Stucco** — (Optional, Not Shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

11. **Caulking and Sealants*** — (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.
UNITED STATES GYPSUM CO — Type AS

12. **Lead Batten Strips** — (Not Shown, For Use With Item 5A) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the exterior face of studs and attached from the exterior face of the stud with two 1 in. long Type S- 12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5A) and optional at remaining stud locations.

12A. **Lead Batten Strips** — (Not Shown, For use with Item 5D) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S 8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long Type S 8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5D) and optional at remaining stud locations.

13. **Lead Discs or Tabs** — (Not Shown, For Use With Item 5A) — Lead in lieu of or in addition to the lead batten strips (Item 12) or optional at other locations - Max 3/4 in. diam by max 0.125 in. Brick lead discs compression fitted or adhered over steel screw heads

or max. 1/2 in. by 1- 1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5A) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

13A. **Lead Discs —** (Not Shown, for use with Item 5D) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

14. **Lead Batten Strips —** (Not Shown, For Use With Item 5C) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5C) and optional at remaining stud locations.

15. **Lead Tabs —** (Not Shown, For Use With Item 5C) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 5C) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

16. **Wall and Partition Facings and Accessories*** — (CSJRV) (Optional, Not Shown) — For use with Item 1, Item 2 to 2C, Item 3, Item 5, Item 6, Item 7A, Item 8 and Item 9. For a maximum fire rating of 1 hour. On one side of the wall, over the first layer of Gypsum Board (Item 5), install Reflactor membrane with the gold side facing outwards. Membrane installed with TSO staples spaced 12 inches on center in both directions as per manufacturer's instructions, seams in membrane to be overlapped by 2 inches. When Reflactor membrane is used an additional layer of Gypsum Board identical to the one used in the first layer and as specified in Item 5 shall be installed over the membrane. Additional layer of Gypsum Board to be installed through the membrane to the stud as specified in Item 5 except the fastener length shall be increased by a minimum of 5/8 inch. Install Batts and Blankets in the stud cavity as per Item 7A.

On the other side of the wall prior to the installation of the Gypsum Board install Resilient Channels as per Item 8. Over the Resilient Channels install 3/4 inch thick SONOpan panel secured to the Resilient Channels with min. 1- 1/4 in. long drywall screws and washers spaced at 16 in. OC on the perimeter of the panel and 8 in. OC in the field of the panel. Over the SONOpan panel install the same Gypsum Board as specified in Item 5 with the fastener length increased by minimum 3/4 inch. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

Alternately, on the other side of the wall prior to the installation of the Gypsum Board (Item 5), install 3/4 in. thick SONOpan panels, secured to one side of studs either horizontally or vertically. Panels secured to each stud with min. 1- 1/4 in. long drywall screws spaced 12 in. OC. Over the SONOpan, install 25 MSG galv steel, Resilient Channels, spaced vertically 24 in. OC. Resilient Channels fastened through panels to each stud with min. 2 in. long drywall screws or self tapping screws. Over the Resilient Channels install Gypsum Board as specified in Item 5 with drywall screws as specified in Item 5. Panels not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

MSL — Reflactor membrane, SONOpan panel.

17. **Foamed Plastic*** - (Optional, Not Shown) Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
CARLISLE SPRAY FOAM INSULATION — Types SwelTite Pro Closed Cell (CC), SwelTite Pro Open Cell (OC), SwelTite Pro OCX, SwelTite Pro No Trim 21, SwelTite Pro One Zero, Foamsulate Closed Cell, Foamsulate OCX, Foamsulate 70, and Foamsulate HFO

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2021-08-24

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIES 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

UL Assemblies

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A606

2/10/2022 11:58:17 AM

UL Product iQ™

BXUV.U438 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

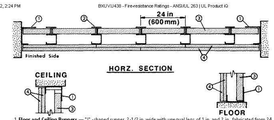
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U438

October 13, 2020

Nonbearing Wall Rating — 2 HR.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Floor and Ceiling Runners** — "J"-shaped runner, 2-1/2 in. wide with one pual leg; of 1 in. and 2 in. fabricated from 24 MSG galv steel (min 20 MSG when Item 4B is used). Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from end; and not greater than 24 in. OC.

2. **Steel Studs** — "C-H" -shaped studs; 2-1/2 in. wide by 1-1/2 in. deep, fabricated from 25 MSG galv steel (min 20 MSG when Item 4B, 4D, or 4E is used). Cut to lengths 3/8 to 1/2 in. less than floor to ceiling height and spaced 24 in. on 600 mm OC (max 18 in. OC when Items 4B, 4D, 4E is used).

2A. **Steel Studs** — (Not shown) "C"-shaped studs installed in place of "C-H" -shaped studs (Item 2) to secure the closure liner panels at the ends of walls. Fabricated from 25 MSG galv steel (min 20 MSG when Item 4B, 4D, or 4E is used), 2-1/2 in. wide, with one leg 1 in. long and two legs 3/4 in. long. Shorter legs 1 in. apart to engage gypsum liner panels. Cut to lengths 3/8 in. less than floor to ceiling height. Slit and bend at opening formed with "J"-shaped runner (Item 1) secured to "C"-shaped studs with angle clips and steel screws.

3. **Gypsum Board*** — 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. or 600 mm (for metric spacing) widths. Panels cut 1 in. less in length than floor to ceiling height. Vertical edges inserted in "H"-shaped section of "C-H" studs. Free edge of end panels attached to long leg of "J"-runners with 1-5/8 in. long Type S steel screws spaced not greater than 12 in. OC.

CGC INC. — Type SLX.

UNITED STATES GYPSUM CO — Type SLX.

USG BORAL DRYWALL SFZ LLC — Type SLX.

USG MEXICO S A DE C V — Type SLX.

4. **Gypsum Board*** — 1/2 in. thick, 4 ft. or 1200 mm (for metric spacing) wide wallboard applied vertically in two layers. Inner or base layer attached to studs with 1 in. long Type S bind screws spaced 24 in. OC along the edges and in the field of the boards. Outer or face layer attached to studs and "J"-runners with 1-5/8 in. long Type S bind screws spaced 12 in. along the edges and in the field of the boards, staggered from screws in inner layer. Joints between inner and outer layers staggered. Outer layer joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound.

As an alternate method, inner wallboard layer applied vertically, outer wallboard layer applied horizontally. Inner layer attached to studs with 1 in. Type S bind screws spaced 24 in. OC along vertical edges and in the field. Outer layer attached to the studs and "J" runners over the inner layer with 1-5/8 in. long Type S bind screws spaced 12 in. OC in the field, along the vertical edges and to the floor and ceiling runners. Outer layer secured to inner layer wallboard with 1-5/2 in. long Type G steel screws located midway between studs and 1 in. from the horizontal joint.

AMERICAN GYPSUM CO — Types AG-C.

CABOT MANUFACTURING ULC — Type C

CERTAINTEED GYPSUM INC — Type C

CGC INC — Type C, IP-X2, or WRC.

CERTAINTEED GYPSUM INC — Type USPC C/A.

GEORGIA-PACIFIC GYPSUM L L C — Types S, DAPC, TG-C.

NATIONAL GYPSUM CO — Types eXP-C, FSK-C, FSW-C, FSMR-C.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-C.

SAINT-GOBAIN GYPROC MIDDLE EAST FZE — Type Gyproc FireStop, Gyproc FireStop MR, Gyproc FireStop M(TECH), Gyproc FireStop ACTIV'Ax, Gyproc FireStop MR ACTIV'Ax, Gyproc FireStop M(TECH) ACTIV'Ax

THAI GYPSUM PRODUCTS PCL — Type C.

UNITED STATES GYPSUM CO — Type C, IP-X2 or WRC.

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Type C, IP-X2 or WRC.

4A. **Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Inner or base layer attached to studs with 1 in. long Type S or S-12 steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S or S-12 steel screws spaced 12 in. OC when installed vertically and staggered 12 in. from base layer screws or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Horizontal joints between inner and outer layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. Outer layer joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges. When used in widths other than 48 in., gypsum panels to be installed horizontally.

CGC INC — Type AR, IP-AR, IP-X1, SCX, ULX, or WRX.

UNITED STATES GYPSUM CO — Type AR, FRX-G, IP-AR, IP-X1, SCX, ULX or WRX.

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type AR, IP-AR, IP-X1, SCX, ULX, or WRX.

4B. **Gypsum Board*** — (Not Shown) - May be used in lieu of Items 4 or 4A for the base layer - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints. To be used with Lead Batten Strips (see Item 6B) or Lead Discs (see Item 6C).

1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips (Item 6) required behind vertical joints.
RAY-BAR ENGINEERING CORP — Type RB-LBG

4C. **Gypsum Board*** — (As an alternate to Item 4, 4A, 4B) — 5/8 in. thick. Two layers installed as described in Item 4.
NATIONAL GYPSUM CO — Type FSMR-C.

4D. **Gypsum Board*** — (Not Shown) - May be used in lieu of Items 4 for the base layer - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied horizontally. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints. To be used with Lead Batten Strips (see Item 6B) or Lead Discs (see Item 6C).
MAPCO INDUSTRIES INC — Type X Ray Shielded Gypsum

4E. **Gypsum Board*** — (Not Shown) - May be used in lieu of Items 4 for the base layer Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, min 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead disc, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPF - Lead Lined Drywall

4F. **Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Inner or base layer attached to studs with 1 in. long Type S or S-12 steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S or S-12 steel screws spaced 8 in. OC when installed vertically and staggered min. 8 in. from base layer screws or 8 in. OC when installed horizontally and staggered min. 8 in. from base layer screws. Horizontal joints between inner and outer layers need not be staggered. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. Outer layer joints covered with paper tape and joint compound. Exposed screw heads covered with joint compound. When used in widths other than 48 in., gypsum panels to be installed horizontally.
CGC INC — Type ULX.

5. **Batts and Blankets*** — (Optional) — (Not shown) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt material bearing the UL Classification Marking as to Fire Resistance.

5A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.3 lb/ft3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS765, INS765, INS765LD for use with wet or dry application. INS765CD and INS765LD are to be used for dry application only.

5B. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU WOOL CO INC — Cellulose Insulation

5C. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.50 lbs/ft3.
INTERNATIONAL CELLULOSE CORP — Cellser RL

5D. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft3.
APPALACHIA HOLDINGS L L C — Applegate Advanced Stabilized Cellulose Insulation

6. **Lead Batten Strips** — For Use with Item 4B - (Not Shown) - Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4A) and optional at remaining stud locations. Strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S 12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201, Grade "C".

6A. **Lead Discs or Tabs** — (Not Shown) - Used in lieu of or in addition to the lead batten strips (Item 6) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1- 1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201, Grade "C".

6B. **Lead Batten Strips** — (Not Shown, for use with Item 4D) Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201, Grades "B, C or D".

6C. **Lead Discs** — (Not Shown, for use with Item 4D) Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201, Grades "B, C or D".

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-10-13

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's follow-up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's follow-up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

Hourly Rating: 2-hour

STC Rating:

Fire Test Reference: WHI-695-PSH-0183, WHI-695-PSH-0196, WHI Design GP/CC 120-01

Sound Test Reference:

Approved for Assembly:

DensGlass® Shaftliner Panel

ToughRock® Fireguard C® Products

DensArmor Plus® Fireguard C® Products

ToughRock® Shaftliner

UL Product iQ™

BXUV.U905 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U905

November 09, 2020

Bearing Wall Rating — 2 HR.

Nonbearing Wall Rating — 2 HR

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

1. **Concrete Blocks*** — Various designs. Classification D-2 (hy).
See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar** — Blocks laid in full bed of mortar, nom, 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clear sharp sand to 1 part Portland cement (prep-portioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster** — Added 5/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a mas. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill** — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process - water repellent vermiculite measuring 4lb insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic*** — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CGP Pro and EnergyShield Pro Pro

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ SHEATHE

DUPONT DE NEMOURS, INC. — Type: Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax-White Finish Insulation, Thermax-U Exterior Insulation, Thermax-NARMCO-B Exterior Insulation, Thermax-I Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ U Insulation, Thermax-Ian Batter (Sylvan) Insulation Board sm Thermax-Morton Heavy Duty Insulation Board

FIRESTONE BUILDING PRODUCTS CO L L C — "Energy™ O Foil Exterior Wall Insulation" and "Energy™ O Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types: "Kis-Class A", "Kis Foil (Class A)", "Kis 28R"

RMAX, A BUILDERS LINE UNIT OF SIKA CORPORATION — Types: "TGX-610ZF", "ECOMAX60 FR", "TGX-615ZF", "ECOMAX 6 FR-White", "ECOMAX6", "ECOMAX6 FR-Air Barrier", "Thermasheath-9F", Thermasheath", "Sturdisheath", "Thermasheath-3", "Sturdisheath-3".

JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

5A. **Building Units*** — As an alternate to Items 5, min. 1-in thick poly-isocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Kis NR", "Kis Ply"

RMAX, A BUILDERS LINE UNIT OF SIKA CORPORATION — "Thermasheath-3", "ECOBARB1", "Thermaflow -G", "ECOMAX6 FR-Ply", "ECOMAX6 Ply "

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2020-11-09

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's follow-up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's follow-up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

UL Assemblies

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A607

2/10/2022 11:58:34 AM

UL Product iQ™

BXUV.L521

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

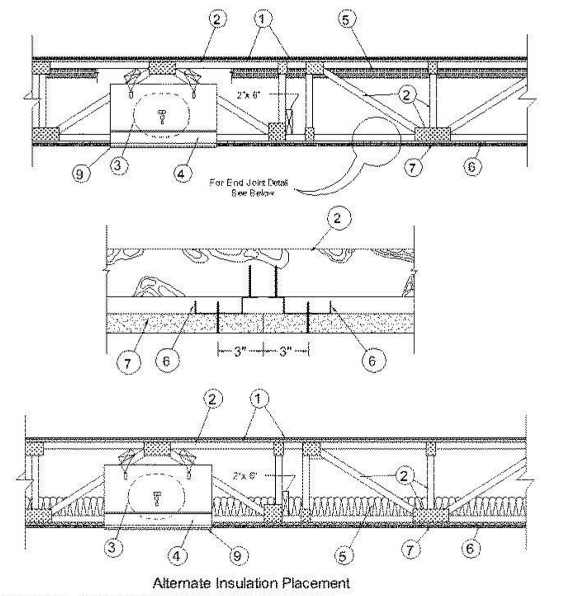
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. L521
June 11, 2021

Unrestrained Assembly Rating — 1 Hr
Finish Rating — 25 Min (See Items 5 and 5A), 20 Min (See Items 6H and 7A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Alternate Insulation Placement

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

UL Assemblies

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A608

2/10/2022 11:59:00 AM

UL Product iQ™

BXUV.L577

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

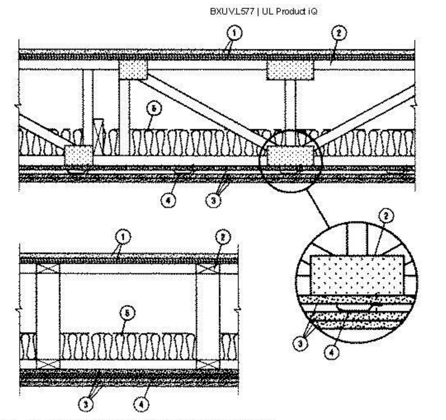
Design No. **L577**

January 27, 2022

Unrestrained Assembly Rating — 2 Hr.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Flooring Systems** — The flooring system shall consist of one of the following:

System No. 1

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25.

Alternate Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding minimum thickness of floor topping over floor mat.

GRASSWORX L L C — SC Types

System No. 2

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies.

Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Types Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Types Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Types Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Types Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Types Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

System No. 3

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min. 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
MAXXON CORP — Types Maxxon Standard and Maxxon High Strength

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
MAXXON CORP — Type Encapsulated Sound Mat.

Floor Mat Reinforcement — (Optional) Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material.

Fiber Glass Reinforcement — (Optional) 0.015 in. thick PVC coated non-woven fiberglass mesh, 0.368 lbs./sq. yd loose laid over the floor mat material.

System No. 4

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood panels secured to trusses with construction adhesive and No.6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
FORMULATED MATERIALS LLC — — Types FR-25, FR-30, SiteMix, and SiteMix SL

Floor Mat Material* — (Optional) — Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.
FORMULATED MATERIALS LLC — Types M1, M2, M3, Elite, Duo, R1, and R2

System No. 5

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial asphalt saturated felt.

Finish Floor - Mineral and Fiber Board* — Min 1/2 in. thick, supplied in sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.
HOMASOTE CO — Types 440-32 Mineral and Fiber Board

System No. 6

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood panels secured to trusses with construction adhesive and No.6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
ARCOSA SPECIALTY MATERIALS — AccuCrete® Types NexGen, Green, Prime and PrePour, AccuRadiant®, AccuLevel® Types G40, G50 and SD30

Floor Mat Material* — (Optional) — Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.
ARCOSA SPECIALTY MATERIALS — AccuQuiet® Types D13, D-18, D25, DX38, EM.125, EM.125S, EM.250, EM.250S, EM.375, EM.375S, EM.750, and EM.750S.

System No. 7

Subflooring — Min 19/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

Floor Mat Materials* — (Optional) — Floor mat material nom 1/8 in. (3 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19 mm)
HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm)
HACKER INDUSTRIES INC — Type FIRM-FILL SCM 250

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm)
HACKER INDUSTRIES INC — FIRM-FILL SCM 400

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/4 in. (19 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38 mm)

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 750

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 5/64 in. (2 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of floor-topping mixture. Floor topping thickness a min 1 in. over the floor mat.
HACKER INDUSTRIES INC — Type Hacker Sound-Mat.(HSM1.02)

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor-topping mixture.
HACKER INDUSTRIES INC — Type Hacker Sound-Mat II. (HSM2.06)

Metal Lath — (Optional) — For use with 3/8 in. (10 mm) or greater floor mat materials, 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.
HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 8

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood panels secured to trusses with construction adhesive and No.6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
DEPENDABLE LLC — GSL M3.4, GSL K2.6, GSL-CSD or GSL RH

Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.
KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.
KEENE BUILDING PRODUCTS CO INC — Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

System No. 9

Subflooring — Min 15/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered. Plywood panels secured to trusses with construction adhesive and No.6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Wall and Partition Facings and Accessories* - Sound Barrier (Optional) — Acoustic Sleeper pads stapled to the top of the subfloor and centered over wood trusses. Acoustic Sleeper pads are to be spaced appropriately so that the finish floor panels are fastened through Acoustic Sleeper pads to the trusses.
STC ARCHITECTURAL PRODUCTS L L C DBA STC SOUND CONTROL — Acoustic Sleeper

Finish Flooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Butt joints of panels have the option of being sealed with any UL Classified caulk or sealant found under - Fill, Void or Cavity Materials* (XHHW).

System No. 10

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring - Floor Topping Mixture* — Min 1 in. thickness of floor topping mixture having a min compressive strength of 4500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
SIKA DEUTSCHLAND GMBH — Type SCHONOX AP Rapid Plus

System No. 11

Subflooring - Building Units* — Nom. 1-1/2 in. thick T & G laminated composite plywood sub-floor panels to be perpendicular to the trusses with end joints staggered 4 ft. End joints centered over top chord of trusses. Subfloor panels secured to trusses with construction adhesive and #8 by 3 in. wood screws spaced 12 in. OC in the field and 6 in. OC at the end joints.
RSP INDUSTRIES INC — SAP board

System No. 12

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies.

Floor Mat Materials* — (Optional, Not Shown) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
LOW & BONAR INC — EnkaSonic® by Colbond a member of the Low & Bonar group Types 125, 250, 250 Plus, 400, 400 Plus, 750 and 750 Plus.

Floor Mat Reinforcement — (Optional) - Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — Expanded steel diamond mesh, 2.5 lb / sq yd loose laid over floor mat material.

Fiberglass Mesh Reinforcement — (Optional) — Coated non-woven glass fiber mesh grid loose laid over floor mat material.

System No. 13

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — **(Optional)** — Nom 0.030 in. thick commercial asphalt saturated felt.

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

GRASSWORX L L C — SC Types

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies.

Floor Mat Reinforcement — (Optional) - Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — Expanded steel diamond mesh, 2.5 lb / sq yd loose laid over floor mat material.

Fiberglass Mesh Reinforcement — (Optional) — Coated non-woven glass fiber mesh grid loose laid over floor mat material.

2. **Trusses —** Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. Truss members secured together with min 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

3. **Gypsum Board* —** Three layers of 5/8 in. thick by 4 ft wide gypsum board. Top layer boards installed with the long dimension perpendicular to trusses with end joints located under bottom of trusses. End joints in adjacent rows shall be staggered on adjacent trusses. Top layer boards secured to bottom chord of trusses with 1-5/8 in. long Type S bugle head screws, spaced max 8 in. OC. Screws located 1-1/2 to 2 in., and 3/4 in. from side and end joints, respectively. Bottom two layers of gypsum board installed perpendicular to furring channels with end joints centered on the furring channels. Middle layer boards secured to each furring channel with 1 or 1-1/4 in. long Type S-12 bugle head steel screws spaced max 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. Face layer boards secured to each furring channel through the middle layer with 1-5/8 or 1-7/8 in. long Type S-12 bugle head steel screws, spaced a max of 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. End joints and side joints of the face layer boards shall be staggered a min of 16 in. from the joints in the middle layer. If end joints of the face layer boards are not centered on the furring channels, the end of boards at the end joint shall be attached to the middle layer boards with 1-1/2 in. long Type G steel screws spaced 8 in. OC and located 1-1/2 in. from the end joint. When **Steel Framing Members** (Item 4A) are used - Three layers of 5/8 in. thick by 4 ft wide gypsum board installed with long dimension perpendicular to furring channels Item 4A. Top layer secured with 1 or 1-1/4 in. long Type S bugle head screws, spaced max 8 in. OC. Screws located 1-1/2 to 2 in., and 3/4 in. from side and end joints, respectively. Middle layer boards secured to furring channels with 1-5/8 or 1-7/8 in. long Type S-12 bugle head steel screws spaced max 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. Face layer boards secured to each furring channels with 2-1/4 in. long Type S-12 bugle head steel screws, spaced a max of 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. Butted end joints shall be staggered minimum 2 ft. within the assembly. Additional furring channels constructed as per Item 4A shall be used to support each end of each gypsum board. These additional furring channels shall be attached to underside of the truss with Genie clips as described in Item 4A. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Butted side joints shall be offset min 16 in. When **Steel Framing Members** (Item 4B) are used, three layers of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels (item 4B). Top layer secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Screws located 1-1/2 to 2 in., and 3/4 in. from side and end joints, respectively. Middle layer boards secured to furring channels with 1-5/8 or 1-7/8 in. long Type S-12 bugle head steel screws spaced max 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. Face layer boards secured to each furring channels with 2-1/4 in. long Type S-12 bugle head steel screws, spaced a max of 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel.
When **Steel Framing Members** (Item 4C) are used, three layers of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels (item 4C). Top layer secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Screws located 1-1/2 to 2 in., and 3/4 in. from side and end joints, respectively. Middle layer boards secured to furring channels with 1-5/8 or 1-7/8 in. long Type S-12 bugle head steel screws spaced max 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. Face layer boards secured to each furring channels with 2-1/4 in. long Type S-12 bugle head steel screws, spaced a max of 8 in. OC. Screws located 1-1/2 to 2 in. and 5/8 to 3/4 in. from side and end joints, respectively. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring

channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one truss beyond the width of the gypsum panel and be attached to the adjacent trusses with one SonusClip at every truss involved with the butt joint.

CGC INC — Types C, IP-X2, IPC-AR, ULIX

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, ULIX

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

4. **Furring Channels —** Resilient channels, 1/2 in. deep, or inverted hat type furring channels, 7/8 in. deep, formed from 0.019 in. thick galv steel, spaced 12 in. OC perpendicular to trusses. Channels secured to each truss with 1-7/8 in. long Type S steel screws.

4A. **Steel Framing Members* —** (Not Shown) — As an alternate to Item 4.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 12 in. OC perpendicular to wood structural members. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. As an alternate, ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in item 3.
PLITEQ INC — Type GENIECLIP

4B. **Steel Framing Members* —** (Not Shown) — As an alternate to Item 4.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in deep, spaced 12 in OC, perpendicular to wood structural members. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the trusses (Item 2). Clips spaced at 24" OC and secured to the bottom of the trusses with one No. 10 x 2-1/2 Coarse Drywall Screw through the center hole. Furring channels are then friction fitted into clips. As an alternate, ends of channels are overlapped 6" and screwed with four No. 8 x 1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Additional clips are required to hold the Gypsum Butt joints as described in item 3.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

4C. **Steel Framing Members —** (Not Shown) — As an alternate to Item 4.
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-1/2 in. wide by 7/8 in deep, spaced 12 in OC, perpendicular to wood structural members. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.

b. **Steel Framing Members* —** Used to attach furring channels (Item a) to the trusses (Item 2). Clips spaced at 24" OC and secured to the bottom of the trusses with one No. 10 x 2-1/2 Coarse Drywall Screw through the center hole. Furring channels are then friction fitted into clips. As an alternate, ends of channels are overlapped 6" and screwed with four No. 8 x 1/2 Self Drilling screws (2 per side 1 in. and 4 in. from overlap edge). Additional clips are required to hold the Gypsum Butt joints as described in item 3.
REGUPOL AMERICA — Type SonusClip

4D. **Steel Framing Members* —** (Optional - Not Shown) — Used to attach resilient channels (Item 4) to trusses (Item 2). Clips spaced 48 in. OC and secured to trusses with one No. 8 x 2-1/2 in. coarse drywall screw through center grommet hole. Channels secured to clips with one #10 x 1/2 in. pan-head self-drilling screw. Ends of adjoining channels overlapped 6 in. and secured together with two #8 15 x 1/2 in. Philips Modified screws spaced 2-1/2 in. from the center of the overlap. Gypsum board butt joints require additional resilient channels spaced 1-1/2 in. from the butt joint on either side. One edge of the extra channels will extend to an adjacent truss where it is secured with a clip.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

5. **Batts and Blankets* —** Any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. Insulation secured against the subflooring, held suspended in the concealed space or draped over the resilient channels (or furring channels) and gypsum panel membrane. There is no limit in the overall thickness of insulation.

5A. **Loose Fill Material* —** As an alternate to Item 5, any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics. There is no limit in the overall thickness of insulation.

6. **Finishing System —** (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2022-01-27

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data (or drawings). 2. The statement "Reprinted from the Online Certifications Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'AGOSTINO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

UL Assemblies

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

A609

2/10/2022 11:59:15 AM

UL Product iQ™

BXUV.P522

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Uses of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

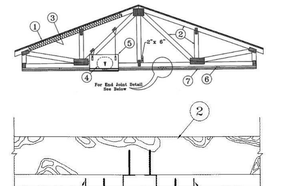
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. P522

May 22, 2021

Unrestrained Assembly Rating — 1 Hr
Finish Rating — 25 Min (See Items 3 or 3A)
This design was evaluated using a load-bearing method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Alternate Installation Placement

1. **Roofing System** * — Any UL Class A, B or C Roofing System (FSR/I) or Prepared Roof Covering (TPRQ) acceptable for use over nom 15/32 in. thick wood structural panels, exp grade "C-D" or "Sheathing". Nom 15/32 in. wide x nom 2 in. deep (actual 1 in. deep) nailers secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.

2. **Trusses** — Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically on horizontally. Truss members secured together with nom 0.036 in. thick gang clad plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (ready for the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Minimum parallel chord truss depth shall be 1 in. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Installation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.

3. **Batts and Blankets*** — (Optional) — Required when Item 6B is used — Glass fiber insulation, secured to the wood structural panels with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking for Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane when resilient channels are specified or suspended as specified in Items 6 and 7. When **Steel Framing Members** (Item 6B) are used, nom 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ba) and gypsum board ceiling membrane, and friction fitted between the resilient channels (Item 6Bd). The finished rating has only been determined when the insulation is secured to the decking.

3A. **Fiber, Sprayed*** — As an alternate to Item 3 (not evaluated for use with Item 6B) — Any thickness of spray applied cellulose insulation material, mixture, having a min density of 2.5 lb/ft³ over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the application instructions supplied with a minum density of 2.5 lb/ft³ over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 2.5 lb/ft³ behind netting (Item 9) stapled to the rafters. The netting is clipped at both lower edges of the rafters creating a cavity to accept the cellulose fiber.
US KNAUF INSULATION: KI — INSTEA, INSTAGL INSTAGL and SANCTUARY for use with wet or dry application. INSSTAGL INSSTAGLD, INSSAVLD, INSTAS, INSTASD, and INSSTAGLD are to be used for dry application only.

3B. **Foamed Plastic*** — (As an alternate to Item 3 or 3A, Not Shown) — Spray foam insulation applied directly to the underside of the underside of the roofing system (Item 5). Spray foam insulation installed to a maximum thickness of 10 in. at a nominal 0.5 lb/ft³ density, while maintaining a minimum 8-1/2 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board (Item 7) installed at 6 in. OC to allow for maximum 3 in. spacing off ends of the gypsum board joints. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a fire damper (Items 5 through 5K) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Not evaluated for use with Items 6A through 6F.
SES FOAM INC — EasySeal 5

3F. **Foamed Plastic*** — (As alternate to Item 3 - not to be used in combination with any alternates to Item 3) — Spray foam insulation applied directly to the underside of the roofing system (Item 5). Spray foam insulation installed to a maximum thickness of 11 in. at a nominal 1.0 lb/ft³ - 2.5 lb/ft³ density, while maintaining a minimum 7 in. clearance between the spray foam insulation and the gypsum board (Item 7). When spray foam insulation is installed, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to butt joints of gypsum board spaced maximum 3 in. away from gypsum butt joints. Gypsum board to be installed using minimum 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. If used with a fire damper (Items 5 through 5K) in the concealed space, no clearance is necessary between damper housing and spray foam insulation. Only for use with Item 6 evaluated for use with alternates to Item 6.
CARLISLE SPRAY FOAM INSULATION — Type SwelTite Pro Closed Cell (CC), SwelTite Pro Open Cell (OC), SwelTite Pro OCX, SwelTite Pro No Trim 21, SwelTite Pro One Zero, Foamsulate Closed Cell, Foamsulate OCX, Foamsulate 70, and Foamsulate HFO.

4. **Air Duct*** — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

5. **Ceiling Damper*** — Max nom area, 324 sq in. Max square size, 18 in. by 18 in. rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max length of damper, 34 in. Installed in accordance with manufacturers installation instructions provided with the damper. Max damper operating temp not to exceed 162 sq in. per 100 sq ft of ceiling area.
C&G AIR PRODUCTS — Model RD-521

5A. **Alternate Ceiling Damper*** — Max nom area, 196 sq in. Max square size, 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 26 in. Max overall damper height 6.7 in. Installed in accordance with the manufacturers installation instructions provided with the damper. Max damper operating temp not to exceed 98 sq in. per 100 sq ft of ceiling area.
C&G AIR PRODUCTS — Model RD-521-8T

5B. **Cavity Insulation - Batts and Blankets* or Fiber, Sprayed*** — (As described above) in Items 3 and 3A — (For Use with Item 7B, Not Shown) — Min. 3-1/2 in thick with no limit on maximum thickness fitted in the concealed space, draped over the resilient channel (Item 6Gg)/gypsum board (Item 7B) ceiling membrane.

5D. **Ceiling Damper*** — Ceiling damper & fan. Max nom area shall be 75 sq in. with the length not to exceed 9-1/4 in. and the width not to exceed 9-1/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 45 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SIG-CRZ

5E. **Alternate Ceiling Damper*** — Max nom area shall be 144 sq in. with the length not to exceed 14 in. and the width not to exceed 12 in. Max height of damper shall be 7.7-7.8 in. Aggregate damper openings shall not exceed 74 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. A steel grille shall be installed in accordance with installation instructions.
C&G AIR PRODUCTS — Model RD-521-96, RD-521-NPW

5F. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly. Max nom area shall be 131 sq in. with the length not to exceed 11-1/16 in. and the width not to exceed 11.8 in. Aggregate damper openings shall not exceed 63 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SMT-CRD

5G. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly. Max nom area shall be 103 sq in. with the length not to exceed 9-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model FC-9D05C5

5H. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly. Max nom area shall be 133 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDFUN7T

5I. **Alternate Ceiling Damper*** — Ceiling damper & fan. Max nom area shall be 78 sq in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings not to exceed 98 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Models RDFI1 and RDFI

5J. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDNMT

5K. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDNMTQ

6. **Furring Channels** — Resilient channels formed of 25 MSG thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space, or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane, or when insulation (Item 3B, 3D or 3E) is applied to the underside of the roofing system (Item 5). Two courses of resilient channel positioned 6 in. OC at wallboard butt joints (3 in. from each end of wallboard). Channels oriented opposite at wallboard butt joints. Channel splices overlapped 4 in. beneath wood trusses. Channels secured to each truss with 1-1/4 in. long Type S screws.

6A. **Steel Framing Members*** — (Not Shown) — As an alternate to Item 6, furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC, perpendicular to trusses when no insulation (Items 3 or 3A) is fitted in the concealed space or 12 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane or 24 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane and a second layer of gypsum board is attached as described in Item 7 for steel framing members. Channels secured to trusses as described in Item 6Ab. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members** — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (0.75) clips secured to alternating trusses with No. 8 by 2- 1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (0.75) clips secured to alternating trusses with No. 8 by 1- 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC- 1 (0.75) and RSIC-V (0.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item 6Aa. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
ARMSTRONG/AWI LLC — Type Sonic Clip

6B. **Steel Framing Members*** — (Not Shown) — As an alternate to Items 6, 6A, 6B and 6C.

a. **Main runners** — Installed perpendicular to trusses — Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft OC. Main runners hung a min of 2 in. from bottom chord of trusses with 12 SWG galv steel wire. Wires located a max of 48 in. OC.

b. **Cross tees or channels** — Nom 4 ft long, 15/16 in. or 1-1/2 in. wide face or cross channels, nom 4 ft long, 1-1/2 wide face, installed perpendicular to the main runners, spaced 16 in. OC. Additional cross tees or channels used at 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw attached to the wall angle or channel to facilitate the ceiling installation.

c. **Wall angles or channels** — Used to support steel framing member ends and for screw attachment of the gypsum wallboard — Min 0.016 in. thick painted or galvanized steel angle with 1 in. legs or min 0.016 in. thick painted or galvanized steel channel with a 1 by 1- 1/2 by 1 in. profile, attached to walls at perimeter of ceiling with fasteners 16 in. OC.
CGC INC — Type DXL or RX

6Ba **Furring Channels** — Resilient channels formed of 25 MSG thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space, or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane, or when insulation (Item 3B, 3D or 3E) is applied to the underside of the roofing system (Item 5). Two courses of resilient channel positioned 6 in. OC at wallboard butt joints (3 in. from each end of wallboard). Channels oriented opposite at wallboard butt joints. Channel splices overlapped 4 in. beneath wood trusses. Channels secured to each truss with 1-1/4 in. long Type S screws.

6Bb **Steel Framing Members*** — (Not Shown) — As an alternate to Item 6, furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2- 9/16 in. or 2- 23/32 in. wide by 7/8 in. deep, spaced 16 in. OC, perpendicular to trusses when no insulation (Items 3 or 3A) is fitted in the concealed space or 12 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane or 24 in. OC when insulation (Items 3 or 3A) is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane and a second layer of gypsum board is attached as described in Item 7 for steel framing members. Channels secured to trusses as described in Item 6Ab. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members** — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC- 1 and RSIC- 1 (0.75) clips secured to alternating trusses with No. 8 by 2- 1/2 in. coarse drywall screw through the center grommet. RSIC- V and RSIC- V (0.75) clips secured to alternating trusses with No. 8 by 1- 1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC- 1 and RSIC- V clips for use with 2- 9/16 in. wide furring channels. RSIC- 1 (0.75) and RSIC- V (0.75) clips for use with 2- 23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item 6Aa. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
ARMSTRONG/AWI LLC — Type RSIC 1, RSIC -1, RSIC -1 (0.75), RSIC -V (0.75)

6B. **Steel Framing Members*** — (Not Shown) — As an alternate to Items 6 and 6A.

a. **Furring Channels** — Hat shaped furring channels, 7/8 in. deep by 2- 5/8 in. wide at the base and 1- 1/4 in. wide at the face, formed from No. 25 ga. galv steel, spaced max 16 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6Bb). Furring channels secured to Cold Rolled Channels at every intersection with a 1 in. pan head self-drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG galv steel wire ties, one at each end of overlap. Supplemental furring channels at base layer and outer layer gypsum board butt joints are not required. Batts and Blankets (Item 3) secured over furring channels as described in Item 3. Two layers of gypsum board attached to furring channels as described in Item 7.

b. **Cold Rolled Channels** — 1- 1/2 in. by 1/2 in., formed from No. 16 ga. galv steel, positioned vertically and parallel to trusses. Friction fitted into the channel saddle on the Steel Framing Members (Item 6Bb). Adjoining lengths of cold rolled channels lapped min. 6 in. and wire tied together with two double strand 18 SWG galv steel wire ties, one at each end of overlap.

c. **Blocking** — Where truss design does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (Blocking), min. 6 in. long to permit full contact of the hanger bracket, to be secured vertically to the side of the truss (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6Bd) location.

d. **Steel Framing Members*** — Hangers spaced 48 in. OC, max along truss, and secured to the blocking (Item 6Bc) on alternating trusses with a single 5/16 in. by 2 in. hex head lag bolt (or Hex #6 - 1/4 in. drywall screws through mounting hole(s) on the hanger bracket). The two 1/4 in. long tapered teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and leveling bolt height adjusted such that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger chosen per manufacturer's instructions.
RAMTECH NOISE CONTROL INC. — Type CH.

6C. **Steel Framing Members*** — (Not Shown) — As an alternate to Items 6, 6A and 6B.

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2- 3/8 in. wide by 7/8 in. deep installed perpendicular to wood structural members. Channels spaced a max of 16 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space. Channels secured to trusses as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
RSIGROUP, AMERICA — Type SonicChel

7. **Gypsum Board*** — One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channels using 1 in. long Type S bugle head screws. Screws spaced a max of 12 in. OC along butted end joints and in the field when no insulation (Item 3 or 3A) is fitted in the concealed space, or a max of 8 in. OC along butted end joints and in the field when insulation (Item 3 or 3A) is fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. When insulation (Item 3B, 3D or 3E) is installed in the concealed space, spray applied to the underside of the roofing system (Item 5), screws are spaced a max of 8 in. OC along resilient channels, fasteners are increased in length to 1- 1/4 in. and gypsum board butt joints shall be staggered min. 2 ft within the assembly, and occur between the main furring channels.
When **Steel Framing Members*** (Item 6A or 6C) are used, sheets installed with long dimension perpendicular to furring channels and side joints of gypsum board located on furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC and butted end joints shall be staggered min. 2 ft within the assembly, and occur between the main furring channels. When insulation (Item 3 or 3A) is fitted in the concealed space, or is in contact with the underside of the roofing system, the end joints of gypsum board to be installed using 1-1/4 in. long Type S screws, spaced maximum 8 in. OC, and butted end joints shall be staggered min. 2 ft within the assembly, and occur between the main furring channels. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the wallboard plus 6 in. on each end. The furring channels shall be spaced approximately 1-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (outer) layer of gypsum board required when furring channels (Item 6A, a) are spaced 24 in. OC and insulation is fitted in the concealed space, draped over the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1- 5/8 in. long Type S bugle head screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints of outer layer to be offset a minimum of 8 in. from base layer end joints. Butted side joints of outer layer to be offset minimum 16 in. from butted side joints of base layer.
When **Steel Framing Members** (Item 6B) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels (Item 6Ba). Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints centered on the continuous furring channels. Butted base layer end joints to be offset a min of 16 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints centered on the continuous furring channels and offset a min of 16 in. from butted end joints of base layer. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer.
When **Steel Framing Members** (Item 6C) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 12 in. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end, spaced approximately 1-1/2 in. OC, in front joints from spacing along the gypsum board butt joint shall be 8 in. OC. Butt joint furring channels shall be attached with a RSIGROUP, America Sonic Chel fastener clip secured to the flange of every truss that is located over the butt joint. Over all Gypsum Board side joints, a second layer of gypsum board is required. Second layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints centered on the furring channels offset a min of 16 in. from butted end joints of base layer. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer.
When **Steel Framing Members** (Item 6B) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from end joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RSIGROUP, America Sonic Chel Isolation Clip at each end of the channel.
When alternate **Steel Framing Members*** (Item 6F) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board sheets installed with long dimension (side joints) perpendicular to the 4 ft long cross tees with the end joints staggered min 4 ft and centered between cross tees which are spaced 8 in. OC. Gypsum board side joints may occur beneath or between main runners. Prior to installation of the gypsum board sheets, backer strips consisting of nom 7-1/4 in. wide pieces of gypsum board are to be laid atop the cross tee flanges and centered over each butted end joint location. The backer strips are to be secured to the flanges of the cross tees at opposite corners of the backer strip with hold down clips to prevent the backer strips from being uplifted during screw attachment of the gypsum board sheets. Gypsum board fastened to cross tees with 1 in. drywall screws spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board. The butted end joints are to be secured to the backer strip with No. 10 by 1-1/2 in. long Type S screwlock screws located 1 in. from each side of the butted end joint and spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board.

When **Steel Framing Members** (Item 6H) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from end joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RSIGROUP, America Sonic Chel Isolation Clip at each end of the channel.

8. **Finishing System** — (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2- in. wide, embedded in first layer of compound over all joints. As an alternate, nom 0.032 in. thick veneer plaster may be applied to the entire surface of gypsum board. **Alternate Ceiling Membrane** — Not Shown.

9. **Netting** — Fibrous, woven netting material fastened to underside of each joint with staples, with side joints overlapped.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2021-05-22

The appearance of a company's name or product in this database does not in itself assure that products or identified have been manufactured under UL's follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's follow-Up Service. Always look for the Mark on the product.

UL permits the reproduction of the material contained in the Online Certification Directory subject to the following conditions: 1. The Guide Information, Assemblies, Constructions, Designs, Systems, and/or Certifications (files) must be presented in their entirety and in a non-misleading manner, without any manipulation of the data or of meaning. 2. The statement "Reprinted from the Online Certification Directory with permission from UL" must appear adjacent to the extracted material. In addition, the reprinted material must include a copyright notice in the following format: "© 2022 UL LLC".

DAVIS COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS DAVIS 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

UL Assemblies

Project Number	18012
Date	February 10, 2022
Drawn By	JFD
Checked By	JFD

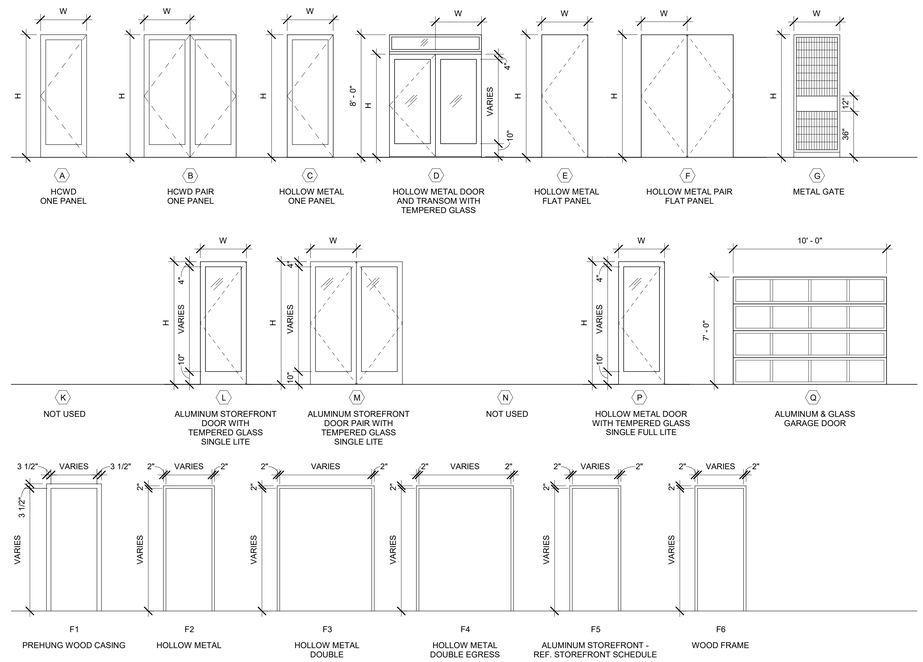
A610

2/10/2022 11:59:37 AM

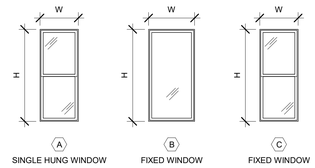
UNIT DOOR SCHEDULE

DESCRIPTION	TYPE MARK	DOOR						FRAME		REMARKS
		WIDTH	HEIGHT	ELEV	THICK	MAT'L	RATING	ELEV	MAT'L	
ENTRY	U1	3' - 0"	8' - 0"	C	0' - 1 3/4"	HM	20 MIN	F2	HM	
BALCONY	U2	3' - 0"	6' - 8"	D	0' - 1 3/4"	HM		F2	HM	TRANSOM ABOVE
BED	U3	2' - 10"	6' - 8"	A	0' - 1 3/8"	HCWD		F1	WD	
BATH	U4	2' - 10"	6' - 8"	A	0' - 1 3/8"	HCWD		F1	WD	
CLOSET	U5	2' - 10"	6' - 8"	A	0' - 1 3/8"	HCWD		F1	WD	
CLOSET	U5a	2' - 0"	6' - 8"	B	0' - 1 3/8"	HCWD		F1	WD	PAIRED DOORS
CLOSET	U5b	1' - 6"	6' - 8"	B	0' - 1 3/8"	HCWD		F1	WD	PAIRED DOORS
LAUNDRY	U6	2' - 6"	6' - 8"	B	0' - 1 3/8"	HCWD		F1	WD	PAIRED DOORS
LAUNDRY	U6a	2' - 10"	6' - 8"	B	0' - 1 3/8"	HCWD		F1	WD	PAIRED DOORS
STORAGE	U7	2' - 0"	6' - 8"	A	0' - 1 3/8"	HCWD		F1	WD	
STORAGE	U7a	1' - 6"	6' - 8"	A	0' - 1 3/8"	HCWD		F1	WD	
MECHANICAL	U8	2' - 8"	6' - 8"	A	0' - 1 3/8"	HCWD		F1	WD	
MECHANICAL (CORRIDOR)	U8a	2' - 6"	6' - 8"	C	0' - 1 3/4"	HM	20 MIN	F2	HM	PAINT TO MATCH CORRIDOR WALLS

DOOR AND FRAME TYPES



WINDOW TYPES



GENERAL NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND DETAILS
2. ALL WINDOWS SHALL HAVE OPENING CONTROL DEVICES AS REQUIRED BY IBC CODE SECTION 1015.8.1 - OPENING OF WINDOW SHALL REQUIRE TWO SIMULTANEOUS ACTIONS
3. CLEAR GLASS. VINYL FRAME COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
4. REFER TO THE SCHEDULES FOR ACTUAL WINDOW SIZES.
5. REFER TO SHEET A140 FOR TRIM DETAILS AROUND WINDOWS.
6. PROVIDE TEMPERED SAFETY GLAZING AS REQUIRED PER 2018 IBC SECTION 2406.4.
7. WINDOWS AT LEVEL 1 IN COURTYARDS FACING A POOL ARE FIXED. PROVIDE SASH LIMITERS AT ALL WINDOWS LOCATED ON LEVELS 2 THROUGH 4.

WINDOW SCHEDULE

WINDOW						FRAME	REMARKS
TYPE	WIDTH	HEIGHT	ELEV.	DEPTH	RATING		
W1	3'-0"	6'-0"	A			VINYL	SILL AT 2'-0", U.N.O.
W2	3'-0"	6'-0"	B			VINYL	SILL AT 2'-0", U.N.O.
W3	3'-0"	6'-0"	C			VINYL	SILL AT 2'-0", U.N.O. FIXED.
W4	2'-3"	2'-0"	B			VINYL	SILL AT 6'-0", U.N.O.
W5	3'-0"	7'-0"	B			VINYL	SILL AT 1'-0", U.N.O. TEMPERED GLASS.

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANGELO JR. 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Door & Window Schedule

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A611

3/8/2022 12:03:54 PM

COMMON DOOR SCHEDULE

DESCRIPTION	MARK	DOOR						FRAME		REMARKS
		WIDTH	HEIGHT	ELEV	THICK	MAT'L	RATING	ELEV	MAT'L	
LEASING - MAIN ENTRY	101	6' - 0"	7' - 10"	M	0' - 1 3/4"	ALUM	-		ALUM	
LEASING - ASST. OFFICE	101a	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
LEASING - WORK RM.	101b	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
LEASING - MANAGER OFFICE	101c	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
LEASING - MECH.	101d	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	
LEASING - EXTERIOR	101e	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
CLUB ROOM - EXTERIOR	102	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
BUSINESS LOUNGE	103	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
BUSINESS LOUNGE - MDF	103b	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	
FITNESS - CORRIDOR	104	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
FITNESS - MECHANICAL	104a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	
FITNESS - MECHANICAL	104b	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	
FITNESS - MECHANICAL	104c	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	
BUSINESS LOUNGE	105	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
BUSINESS LOUNGE - WORK POD	105a	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
BUSINESS LOUNGE - WORK POD	105b	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
BUSINESS LOUNGE - WORK POD	105c	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
BUSINESS LOUNGE - MECH	105d	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	108a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	PAIRED DOORS
EXTERIOR DOOR	110a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	PROVIDE PANIC EGRESS HARDWARE
TRASH	115	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN	F2	HM	
TRASH ROOM	115a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN	F2	HM	
TRASH ROOM - EXTERIOR	115b	3' - 0"	8' - 0"	F	0' - 1 3/4"	HM			HM	PAIRED DOORS
IDF (PAIR)	120a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	PAIRED DOORS
ELECTRICAL	121a	3' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PAIRED DOORS, PROVIDE PANIC EGRESS HARDWARE
ELECTRICAL	121b	3' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PAIRED DOORS, PROVIDE PANIC EGRESS HARDWARE
IDF (PAIR)	128a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	PAIRED DOORS
DOG WASH	130	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
PASEO	130a	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
DOG WASH - MECHANICAL	130b	2' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	
WOMENS RESTROOM	133a	3' - 0"	8' - 0"	C	0' - 1 3/4"	HM			HM	
MENS RESTROOM	133b	3' - 0"	8' - 0"	C	0' - 1 3/4"	HM			HM	
PASEO - MECH.	133c	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	
PASEO	133d	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
GAME LOUNGE	135	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
IDF (PAIR)	149a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	PAIRED DOORS
IDF (PAIR)	155a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	PAIRED DOORS
PASEO	161a	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
IDF (PAIR)	163a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	PAIRED DOORS
IDF (PAIR)	171a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
CORRIDOR	171b	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
PASEO	173a	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
EXTERIOR DOOR	175	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	
CORRIDOR	175a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
CORRDIOR	176a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
RISER ROOM - EXTERIOR	180a	3' - 0"	8' - 0"	F	0' - 1 3/4"	HM			HM	PAIRED DOORS
CORRIDOR - EXIT PASSAGE	180b	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
CORRIDOR	180c	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
CORRIDOR - AMENITY LEVEL 2	201	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM	45 MIN		HM	
CORRIDOR - AMENITY LEVEL 2	201a	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM	45 MIN		HM	
CORRIDOR - AMENITY LEVEL 2	203a	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM	45 MIN		HM	
IDF (PAIR)	208a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
STORAGE	215a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	20 MIN	F2	HM	
TRASH CHUTE	215b	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	45 MIN	F2	HM	
IDF (PAIR)	220a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	228a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	249a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	255a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	263a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	271a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	302a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	308a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
STORAGE	315a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	20 MIN	F2	HM	
TRASH CHUTE	315b	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	45 MIN	F2	HM	
IDF (PAIR)	320a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	328a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	349a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	355a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	363a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	371a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	402a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	408a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
STORAGE	415a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	20 MIN	F2	HM	
TRASH CHUTE	415b	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	45 MIN	F2	HM	

COMMON DOOR SCHEDULE

DESCRIPTION	MARK	DOOR						FRAME		REMARKS
		WIDTH	HEIGHT	ELEV	THICK	MAT'L	RATING	ELEV	MAT'L	
IDF (PAIR)	420a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
ROOF CLUB	421	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM	20 MIN		ALUM	
ROOF DECK	421a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ROOF CLUB - RESTROOM	421b	10' - 0"	7' - 0"	E	0' - 1 3/4"	HM	20 MIN		HM	
ROOF CLUB - MECHANICAL	421c	2' - 10"	7' - 0"	E	0' - 1 3/4"	HM	20 MIN		HM	
ROOF DECK	421d	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ROOF DECK - GARAGE DOOR	421e	0' - 0"	0' - 0"	Q	0' - 0"	ALUM			ALUM	GLASS OVERHEAD DOOR - REFER TO DOOR TYPES FOR DIMENSIONS
IDF (PAIR)	428a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	449a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	455a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	463a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
IDF (PAIR)	471a	2' - 6"	8' - 0"	F	0' - 1 3/4"	HM	20 MIN		HM	
FIREWALL (DOUBLE EGRESS)	F-A01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-A02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-A03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-A04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-B01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-B02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-B03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-B04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-C01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-C02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-C03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-C04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-D01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-D02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-D03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-D04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-E01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-E02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-E03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-E04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-F01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-F02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-F03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-F04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-G01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-G02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-G03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-G04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-H01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-H02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-H03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-H04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-I01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-I02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-I03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-I04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-J01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-J02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-J03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-J04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-K02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-K03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-K04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-M01	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-M02	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-M03	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
FIREWALL (DOUBLE EGRESS)	F-M04	6' - 0"	8' - 0"	F	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
GARAGE PEDESTRIAN GATE	G100	3' - 0"	8' - 0"	G	0' - 1 3/4"	HM			HM	PROVIDE PANIC EGRESS HARDWARE
ELEV. 01 LOBBY - CORRIDOR	G101	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 01 LOBBY - GARAGE	G101a	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 02 LOBBY - CORRIDOR	G102	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 02 LOBBY - GARAGE	G102a	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 03 LOBBY - CORRIDOR	G103	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 03 LOBBY - GARAGE	G103a	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
MAINTENCE - GARAGE	G104	3' - 0"	8' - 0"	F	0' - 1 3/4"	HM		F3	HM	
MAINTENCE - RESTROOM	G104a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	
MAIL ROOM	G105	3' - 0"	8' - 0"	P	0' - 1 3/4"	HM			HM	
POOL EQUIPMENT ROOM	G107	3' - 0"	8' - 0"	F	0' - 1 3/4"	HM		F3	HM	PAIRED DOORS
BIKE STORAGE	G108	3' - 0"	8' - 0"	G	0' - 1 3/4"	HM			HM	
ELEV. 01 LOBBY - CORRIDOR	G201	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 01 LOBBY - GARAGE	G201a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	

COMMON DOOR SCHEDULE

DESCRIPTION	MARK	DOOR						FRAME		REMARKS
		WIDTH	HEIGHT	ELEV	THICK	MAT'L	RATING	ELEV	MAT'L	
ELEV. 02 LOBBY - CORRIDOR	G202	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 02 LOBBY - GARAGE	G202a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 03 LOBBY - CORRIDOR	G203	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 03 LOBBY - GARAGE	G203a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 01 LOBBY - CORRIDOR	G301	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 01 LOBBY - GARAGE	G301a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 02 LOBBY - CORRIDOR	G302	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 02 LOBBY - GARAGE	G302a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 03 LOBBY - CORRIDOR	G303	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 03 LOBBY - GARAGE	G303a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 01 LOBBY - CORRIDOR	G401	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 01 LOBBY - GARAGE	G401a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 02 LOBBY - CORRIDOR	G402	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 02 LOBBY - GARAGE	G402a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 03 LOBBY - CORRIDOR	G403	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 03 LOBBY - GARAGE	G403a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 01 LOBBY - GARAGE	G501a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 02 LOBBY - GARAGE	G502a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 02 ELEV. EQUIPMENT	G502b	3' - 0"	6' - 8"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 03 LOBBY - GARAGE	G503a	3' - 0"	6' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 01 LOBBY - GARAGE	G601a	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 01 ELEV. EQUIPMENT	G601b	3' - 0"	6' - 8"	E	0' - 1 3/4"	HM	90 MIN		HM	
ELEV. 03 LOBBY - GARAGE	G603a	3' - 0"	7' - 10"	L	0' - 1 3/4"	ALUM			ALUM	
ELEV. 03 ELEV. EQUIPMENT	G603b	3' - 0"	6' - 8"	E	0' - 1 3/4"	HM	90 MIN		HM	
STAIR A - CORRIDOR	S-A01	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR A - EXTERIOR	S-A01a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	PROVIDE PANIC EGRESS HARDWARE
STAIR A - CORRIDOR	S-A201	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR A - CORRIDOR	S-A301	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR A - CORRIDOR	S-A401	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR B - CORRIDOR	S-B01	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR B - EXTERIOR	S-B01a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	PROVIDE PANIC EGRESS HARDWARE
STAIR B - CORRIDOR	S-B02	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR B - CORRIDOR	S-B03	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR B - CORRIDOR	S-B04	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR C - CORRIDOR	S-C01	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR C - EXTERIOR	S-C01a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	PROVIDE PANIC EGRESS HARDWARE
STAIR C - CORRIDOR	S-C02	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR C - CORRIDOR	S-C03	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR C - CORRIDOR	S-C04	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR D - CORRIDOR	S-D01	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR D - EXTERIOR	S-D01a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM			HM	PROVIDE PANIC EGRESS HARDWARE
STAIR D - CORRIDOR	S-D02	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR D - CORRIDOR	S-D03	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR D - CORRIDOR	S-D04	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - CORRIDOR	S-E01	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - GARAGE	S-E01a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - CORRIDOR	S-E02	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - GARAGE	S-E02a	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - CORRDIOR	S-E03	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - GARAGE	S-E03a	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - CORRIDOR	S-E04	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - GARAGE	S-E04a	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - GARAGE	S-E05a	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR E - GARAGE	S-E06a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - CORRIDOR	S-F01	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - GARAGE	S-F01a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - CORRIDOR	S-F02	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - GARAGE	S-F02a	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - CORRDIOR	S-F03	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - GARAGE	S-F03a	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - CORRDIOR	S-F04	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - GARAGE	S-F04a	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - GARAGE	S-F05a	3' - 0"	7' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE
STAIR F - GARAGE	S-F06a	3' - 0"	8' - 0"	E	0' - 1 3/4"	HM	90 MIN		HM	PROVIDE PANIC EGRESS HARDWARE

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Door Schedule

Project Number	18012
Date	March 7, 2022
Drawn By	MT, RB
Checked By	JFD

A612

3/8/2022 12:04:02 PM

WINDOW FLASHING INSTALLATION INSTRUCTIONS NOTED BELOW ARE BASED ON DUPONT SYSTEMS.

DO NOT STRETCH DuPont™ FlexWrap™ NF when installing along the length of sills or jambs. DuPont™ FlexWrap'M NF is only intended to be extended when covering corners or curved sections.

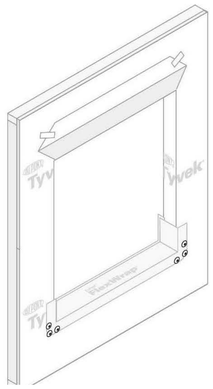
These installation instructions are applicable to both DuPont'M FlexWrap'M NF and FlexWrap'M which can be used interchangeably throughout the installation guide. However, DuPont™ FlexWrap™ must be secured with recommended fasteners as shown in the illustration at right.

DuPont Flashing Systems products perform best when installed at temperatures above 25oF (-4oc)

DuPont™ Flashing Systems products should not be installed over cap fasteners.

Priming is generally not required for adhering DuPont™ Flashing Systems products to most common building materials. However, adverse weather conditions or cold temperatures may require use of a primer to promote adhesion. Additionally, concrete, masonry, and glass mat gypsum sheathing require the use of approved primers. For primer recommendations, see page 3.

For additional guidelines please call 1-800-44-Tyvek (800-448-9835), visit our website at www.Weatherization.Tyvek.com, or consult your local DuPont™ Tyvek® Specialist.



Integral Flanged Window AFTER Water-Resistive Barrier (WRB) is Installed

Method applies to the following products:

- DuPont™ StraightFiash™, DuPont'M FlexWrap™ NF and DuPont'M Flashing Tape

STEP 1

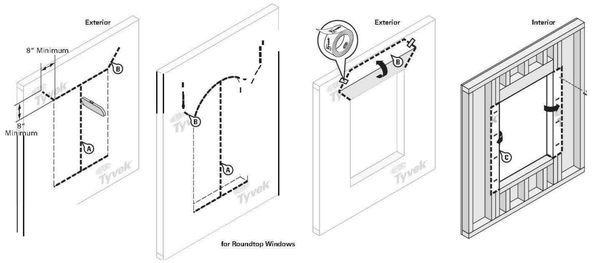
Prepare the DuPont™ Tyvel<" WRB for window installation:

A. Make an "1-Cut" (Standard 1-Cut) in the DuPont™ Tyvek® WRB (modified 1-Cut is also accepted). For an "1-Cut". begin with a horizontal cut across the bottom and the top of the window frame (for round top windows. the cut should begin above the mulljoint). From the center. cut straight down to the sill.

B. Cut two 45 degree slits a minimum of 8" extending from the corner of the window head, up and away from the window opening. This will create a flap above the rough opening to expose sheathing or framing members to allow head flashing installation (see step 4). Flip head flap up and temporarily secure with DuPont'M Tyvek® Tape.

NOTE: Some windows and flashing widths may require longer slits.

C. Fold side flaps into rough opening and secure to inside wall. Cut off excess flaps if desired.



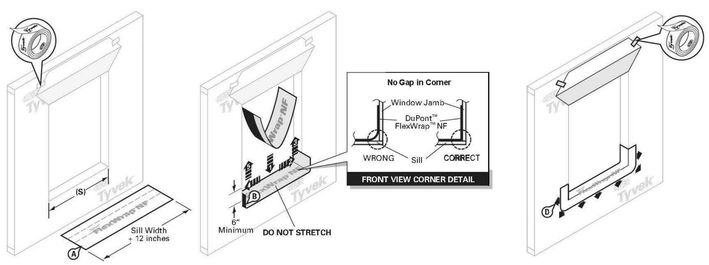
STEP2

A. Cut DuPont'M FlexWrap'M NF at least 12" **LONGER** than width of rough opening sill (S).

B. Remove first piece of release paper, cover horizontal sill by aligning inside edge of sill, and adhere into rough opening along sill and upjambs (min. 6" on each side).

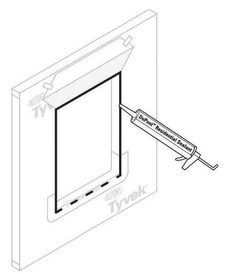
C. Remove second release paper.

D. Fan out DuPont'M FlexWrap'M NF at bottom corners onto face of wall. Coverage of DuPont'M FlexWrap'M NF should be 2" to 3" onto the face of the wall.



STEP3

Apply DuPont'M Residential Sealant. DuPont™ Commercial Sealant or recommended sealant on three sides Uambs and head) as shown below. If sealant is applied to the sill. ensure that there are at least two (2) 2" gaps in the sealant bead for every 4' of window to allow for drainage.



FOR RECTANGULAR WINDOWS

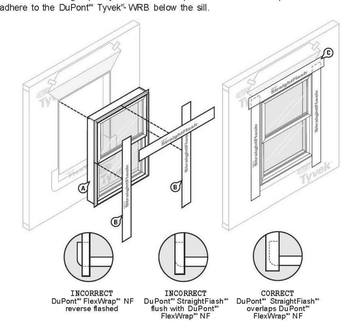
STEP4

A. Install window according to manufacturer's instructions.

B. Cut two pieces of DuPont™ StraightFiash'M, DuPont'M FlexWrap™ NF. or DuPont™ Flashing Tape for jamb flashing extending 1" above window head flange and below bottom edge of sill flashing. Remove release paper and press tightly along sides of window frame.

C. Cut a piece of DuPont'M StraightFiash'M, DuPont'M FlexWrap'M NF, or DuPont ™ Flashing Tape for head flashing, long enough to extend beyond outer edges of jamb flashings. Remove release paper and install completely covering flange and adhering to exposed sheathing or framing members.

NOTE: Ensure proper shingling. DuPont™ StraightFiash'M. DuPont'M FlexWrap'M NF. or DuPont'M Flashing Tape at jambs must overlap the DuPont™ FlexWrap'M NF at the sill and adhere to the DuPont™ Tyvek® WRB below the sill.



STEP 4.5

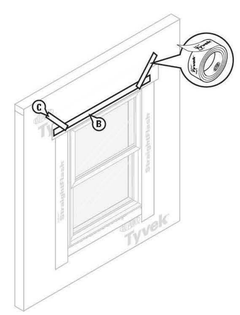
PROVIDE METAL HEADING FLASHING BEFORE SECURE WEATHER BARRIER.

STEP5

A. Flip down upper flap of DuPont'M Tyvek® WRB so it lays flat across head flashing.

B. Tape seams as shown. **DO NOT TAPE** at bottom of window. At the head, continuous tape seams as shown with DuPont™ Tyvek® Tape. Skip-taping at the head is acceptable if an air barrier is not required or if additional drainage is desired.

C. Tape down diagonal seams of DuPont'M Tyvek® WRB.

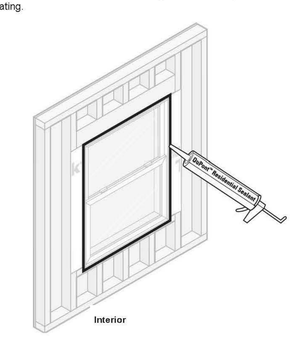


STEP6

Final Step

Install DuPont™ Residential Sealant DuPont™ Commercial Sealant or recommended sealant (and backer rod as necessary) around the window opening at the interior. It is also acceptable to use DuPont™ Window & Door Foam or recommended foam. The seal created by the sealant (and backer rod as necessary) or foam will also serve as a back dam. DuPont™ Residential Sealant or DuPont™ Commercial Sealant should be tooled flat to allow the natural curing process to create a concave shape. Be sure that the sealant penetrates the grooves of the DuPont'M FlexWrap NF'M around the sill.

NOTE: Installations that specify a window/door design rating of DP45 or greater require extra precautions. See General Instructions for performance requirements exceeding this design rating.



DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT FRANCIS D'ANGELO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

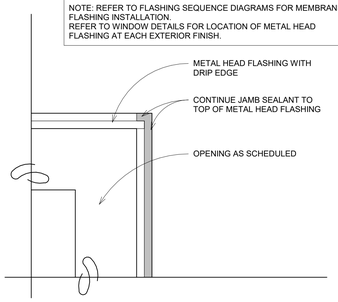
Window Flashing

Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A613

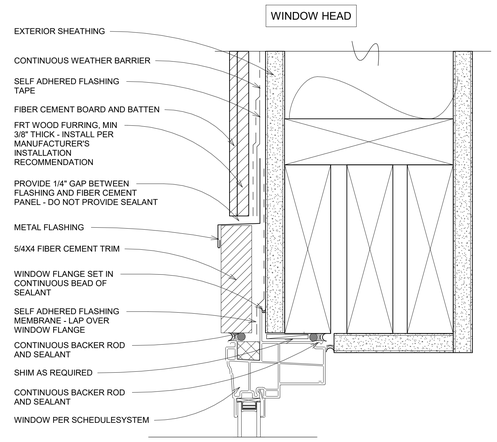
2/10/2022 12:00:28 PM

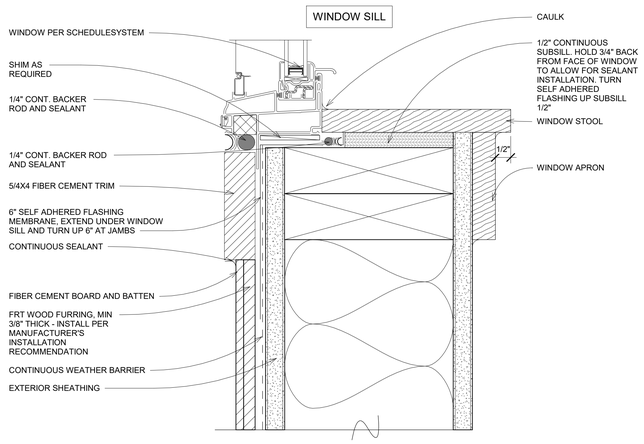
NOTE: REFER TO FLASHING SEQUENCE DIAGRAMS FOR MEMBRANE FLASHING INSTALLATION.
REFER TO WINDOW DETAILS FOR LOCATION OF METAL HEAD FLASHING AT EACH EXTERIOR FINISH.



WINDOW ELEVATION DETAIL

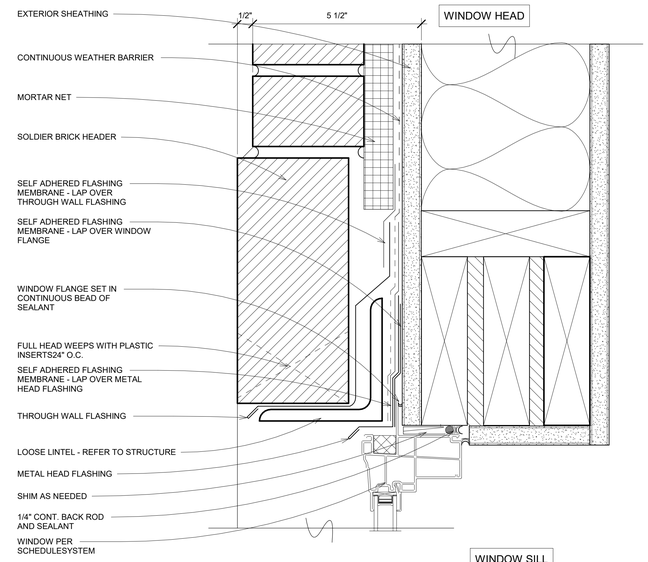
1 Window Details - Elevation
6" = 1'-0"

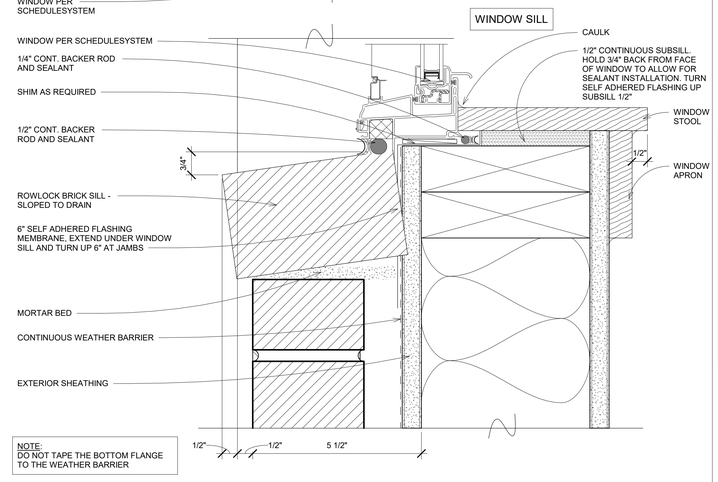




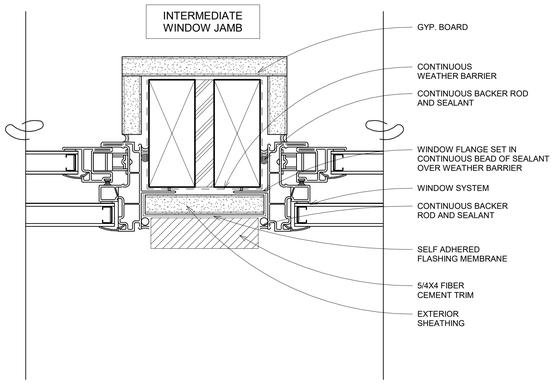
NOTE:
DO NOT TAPE THE BOTTOM FLANGE TO THE WEATHER BARRIER

NOTE:
AT ALL BRICK VENEER CONDITIONS, REFER TO ELEVATIONS FOR BRICK PATTERN, BANDING, AND COURSING





NOTE:
DO NOT TAPE THE BOTTOM FLANGE TO THE WEATHER BARRIER



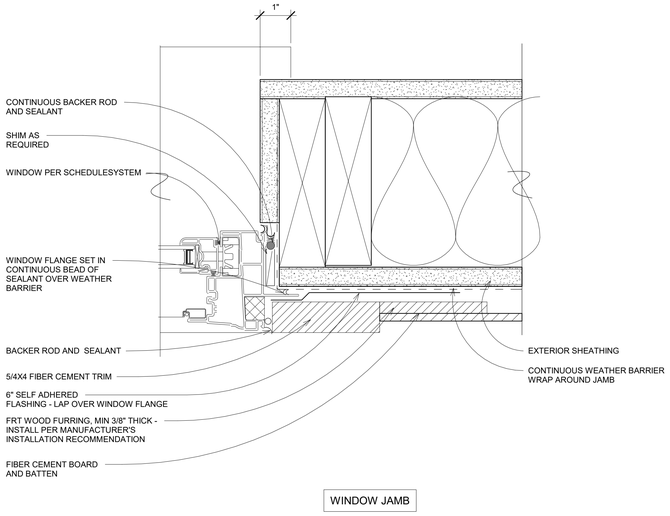
GENERAL WINDOW NOTES:

REFER TO FLASHING SEQUENCE DIAGRAMS FOR MEMBRANE FLASHING INSTALLATION.

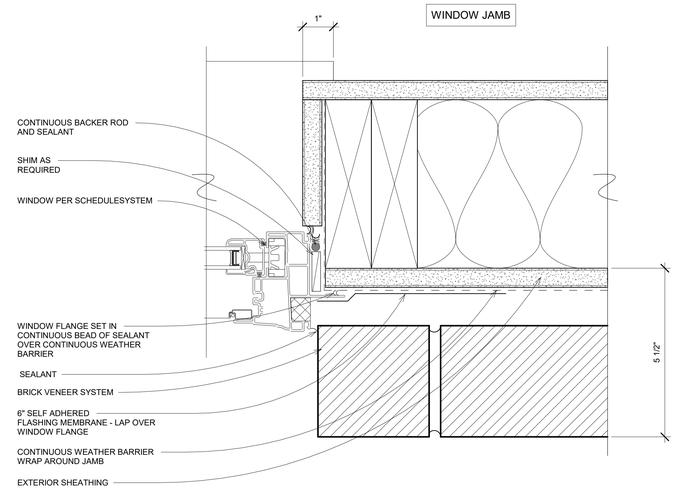
REFER TO PARTITION TYPES FOR SPECIFIC WALL ASSEMBLY.

DO NOT TAPE THE BOTTOM FLANGE TO THE WEATHER BARRIER

2 Window Details - Intermediate Jamb
6" = 1'-0"



3 Window Details - Fiber Cement Board and Batten
6" = 1'-0"



4 Window Details - Brick Veneer
6" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ANDRADE 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

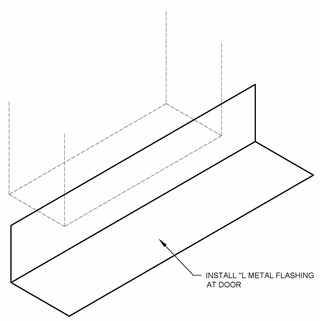
400 Probandt St.
San Antonio, Texas 78204

Window Details

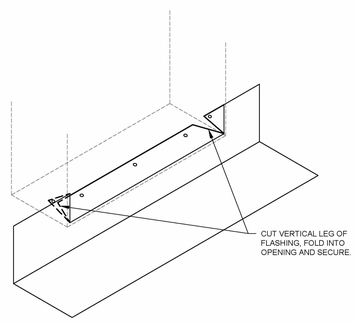
Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A614

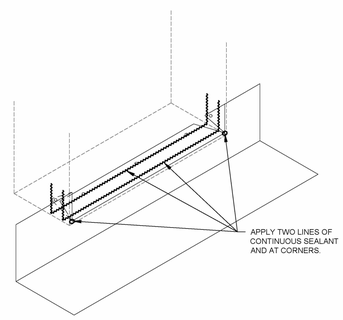
2/10/2022 12:00:39 PM



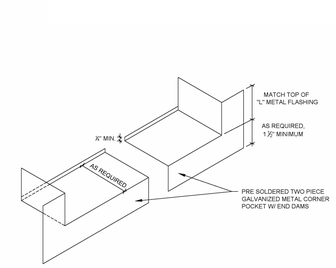
STEP 1



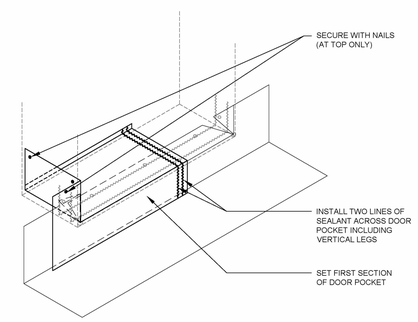
STEP 2



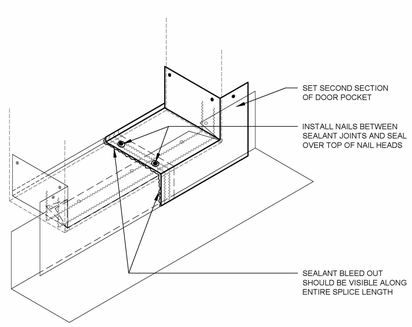
STEP 3



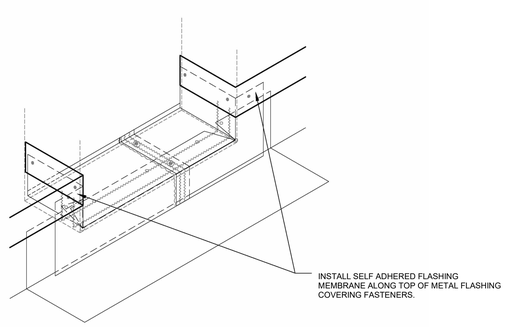
STEP 4



STEP 5



STEP 6



STEP 7

DOOR SILL FLASHING SEQUENCING

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Door Sill Flashing

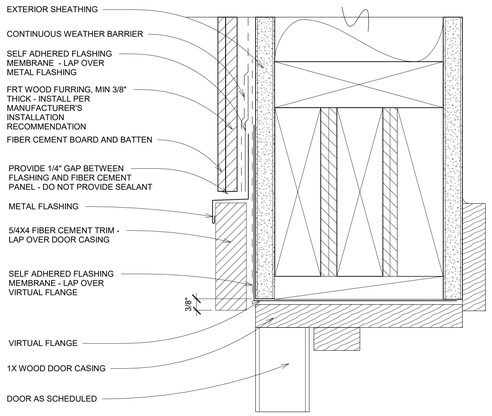
Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A616

2/10/2022 12:00:59 PM

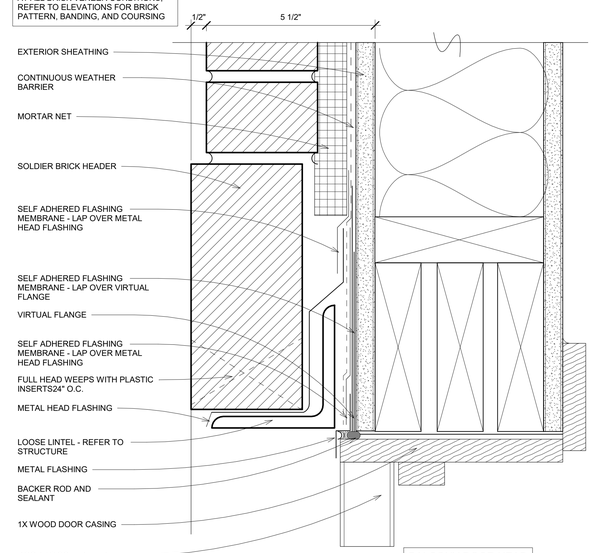
NOTES:

REFER TO PARTITION TYPES FOR SPECIFIC WALL ASSEMBLY.

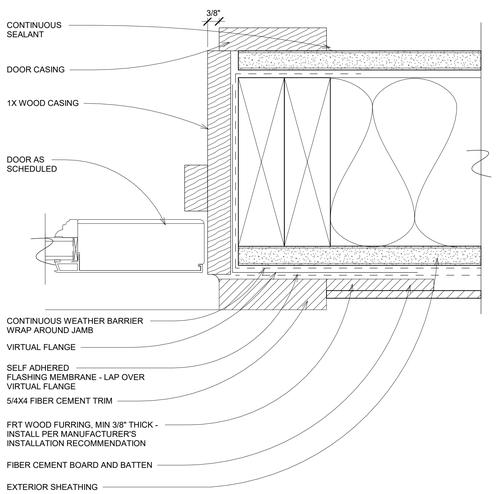


BALCONY DOOR HEAD

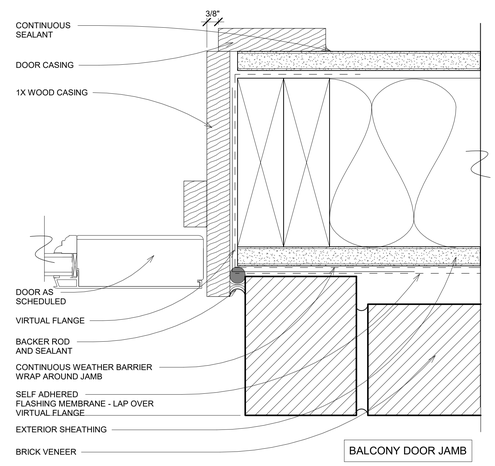
NOTE:
AT ALL BRICK VENEER CONDITIONS, REFER TO ELEVATIONS FOR BRICK PATTERN, BANDING, AND COURSING



BALCONY DOOR HEAD



BALCONY DOOR JAMB



BALCONY DOOR JAMB

1 Balcony Door Details - Fiber Cement Board and Batten
6" = 1'-0"

2 Balcony Door Details - Brick
6" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES		
01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ORSOGNA 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt

400 Probandt St.
San Antonio, Texas 78204

Balcony Door Details

Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A617

2/10/2022 12:01:08 PM

Brick Mold Door AFTER Water-Resistive Barrier (WRB) Is Installed

This installation guide is intended for doors installed above grade and/or with wood floor construction.
Method applies to the following products:

- DuPont''' StraightFiash'M, DuPont''' StraightFiash'M VF. DuPont''' FlexWrap'M NF. and DuPont''' Flashing Tape

STEP 1

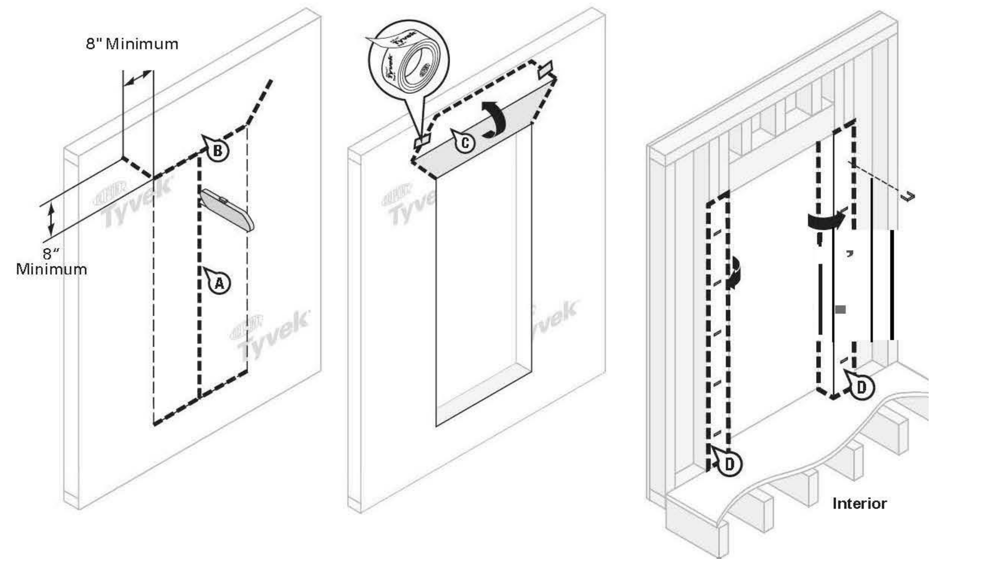
Prepare the DuPont'M Tyvek' WRB for door installation:

A. Make an "1-Cut" (Standard 1-Cut) in the DuPont'' Tyvek' WRB. For an "1-Cut". begin with a horizontal cut across the bottom and the top of the door frame. From the center. cut straight down to the sill.

B. Cut two 45 degree slits a minimum of 8" extending from the corner of the door head. up and away from door opening. This will create a flap above the rough opening to expose sheathing or framing members to allow head flashing installation (see step 8). **NOTE:** Some doors and flashing widths may require longer slits.

C. Flip head flap up and temporarily secure with DuPont'M Tyvek' Tape.

D. Fold side flaps into rough opening, and secure to inside wall framing. Cut off excess flaps if desired.



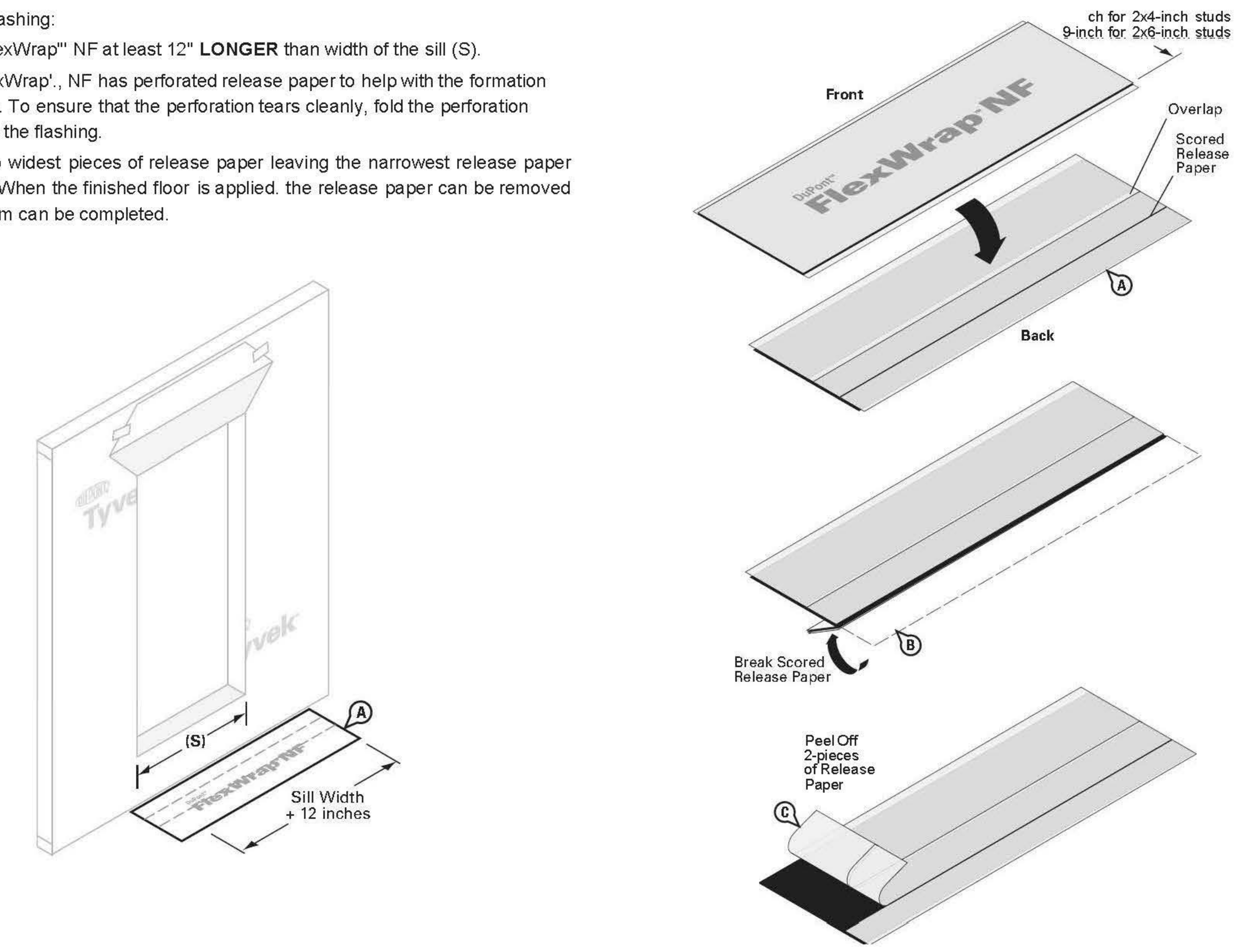
STEP2

Preparation of sill flashing:

A. Cut DuPont''' FlexWrap''' NF at least 12" **LONGER** than width of the sill (S).

B. 9" DuPont'., FlexWrap'., NF has perforated release paper to help with the formation of the back dam. To ensure that the perforation tears cleanly, fold the perforation 180° and crease the flashing.

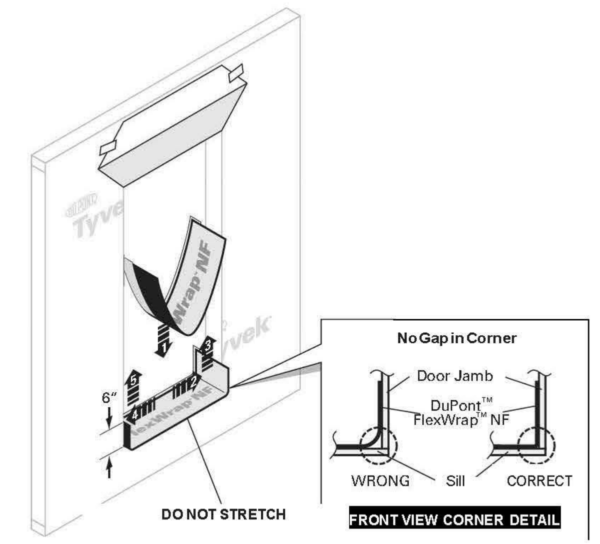
C. Remove the two widest pieces of release paper leaving the narrowest release paper on the flashing. When the finished floor is applied. the release paper can be removed and the back dam can be completed.



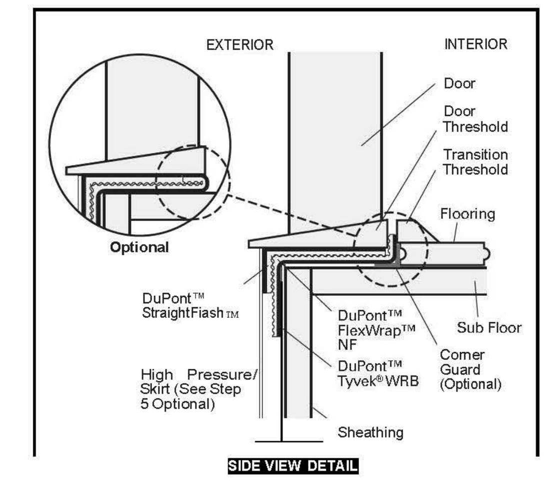
STEP 3 (OPTIONAL BACK DAM)

Install the sill flashing as indicated leaving the 1" of 9" DuPont'M FlexWrap'M NF with release paper extending it past the door threshold on the inside. When the 1" of release paper is removed, 3/4" of flashing will be available to form the back dam.

Option 2: Some flooring cannot accomodate a back dam. In that case fold the 1" back dam on top of the 9" DuPont'M FlexWrap''' NF in the sill. Door will be installed on top of 1" fold to create a back dam.



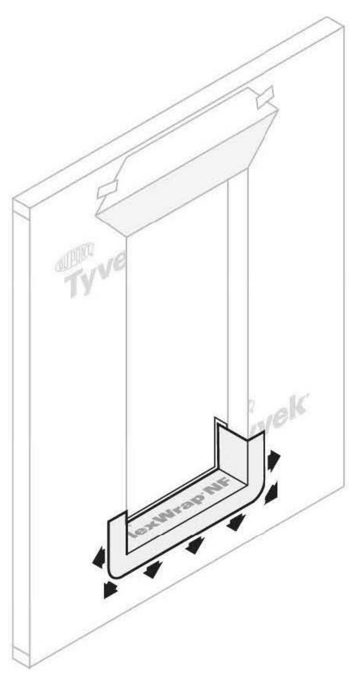
REFER TO DOOR THRESHOLD DETAILS ON SHEET A501 FOR INSTALLATION OF PREFORMED METAL SILL PAN AND TAPING-IN OF SILL PAN



DOOR FLASHING INSTALLATION INSTRUCTIONS NOTED BELOW ARE BASED ON DUPONT SYSTEMS. ALTERNATE SYSTEMS WILL BE ALLOWED BASED UPON A REVIEW OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. REFER TO SPECIFICATION PAGES FOR A NON-EXCLUSIVE LIST OF ALTERNATE PRODUCTS

STEP4

Fan DuPont'M FlexWrap'M NF at bottom corners onto face of wall. Coverage of DuPont''' FlexWrap''' NF should be 2" to 3" onto the face of the wall.



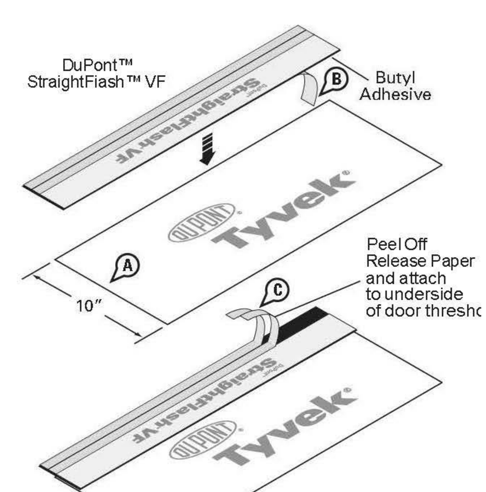
STEP 5 (OPTIONAL)

For extreme weather conditions. performance requirements exceeding ASTM E1677. or window/door design ratings of greater. see General Instructions.

A. Create the high pressure skirt by cutting a piece of DuPont''' Tyvek' WRB 1" wider than the width of door threshold approximately 10" in height.

B. Cut a 4" piece of DuPont™ StraightFiash™ VF or DuPont™ StraightFiash™ to the same width as the skirt. Remove release paper and adhere to the DuPont''' Tyvek' WRB.

C. Remove the last pieces of release paper and attach the skirt to the underside of the door threshold. This skirt may b either DuPont''' StraightFiash''' VF or DuPont'M StraightFiash'M.



FOR BRICK MOLD

STEP6

A. Prepare head flashing by cutting a piece of DuPont'., StraightFiash'., VF at least twelve (12) inches **LONGER** than the head length.

B. Break the scored release paper on one edge of the head flashing by folding it back and forth upon itself.

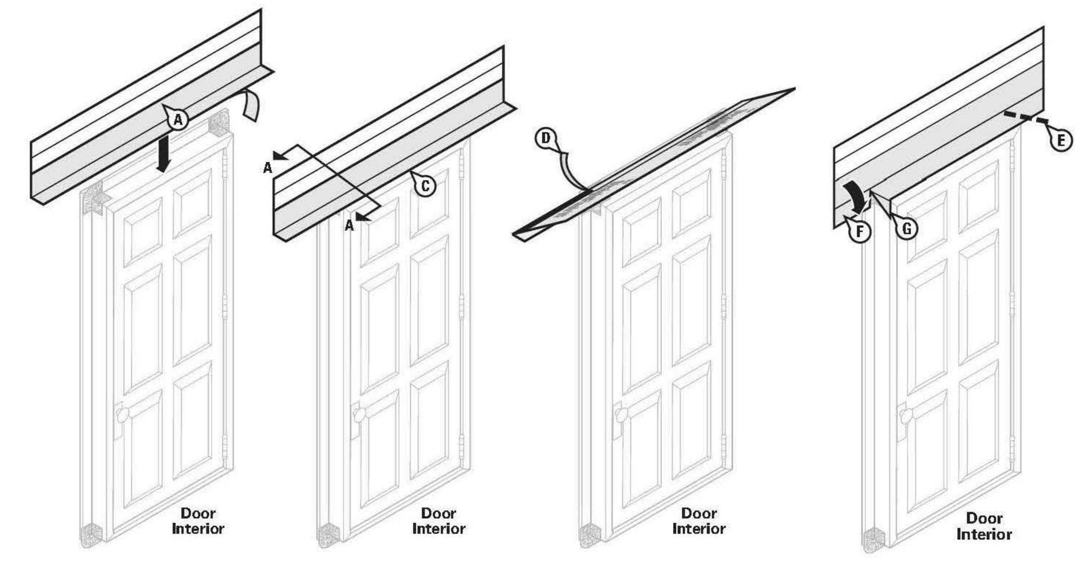
C. Center the DuPont'., StraightFiash'., VF along the length ofthe door head and position so that it contacts the door frame and interior side ofthe brick mold or flange. Remove the outer release paper and adhere the flashing to the door frame. Use the inner release paper to form a tight seal in the corner.

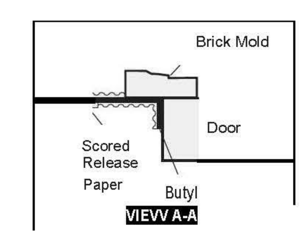
D. Remove the inner release paper strip and adhere the flashing to the back of the brick mold or flange.

E. Beginning at the junction of the jamb and head, and away from the comer, cut the DuPont''' StraightFiash'., VF at a 45o angle.

F. Fold the newly created flashing flap down flat against the brick mold or flange.

G. Fold remaining head flashing flaps down onto the jamb frame.





STEP7

A. Preparejamb flashing by cutting a piece of DuPont'M StraightFiash''' VF at least six (6) inches **LONGER** than the jamb.

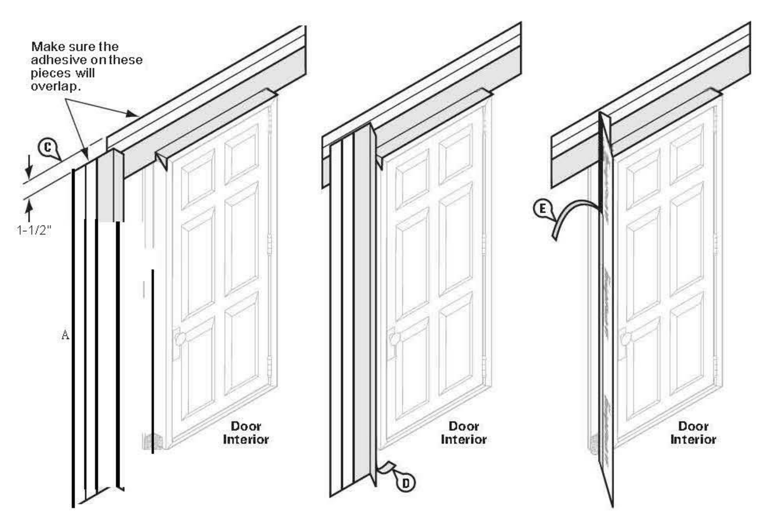
B. Break the scored release paper on one side of the jamb flashing by folding it back and forth upon itself.

C Position so that the DuPont'M StraightFiash'M VF contacts the door frame and interior side of the brick mold. Ensure that the jamb flashing is positioned 1-1/2 inch below the top edge of the head flashing. **Jamb flashing adhesive must come in contact with head flashing adhesive by one inch.**

D. Remove the outer release paper and adhere the flashing to the door frame. Use the inner release paper to form a tight seal in the corner.

E. Remove the inner release paper and adhere the flashing to the back of the brick mold.

F. Repeat on for opposite jamb.

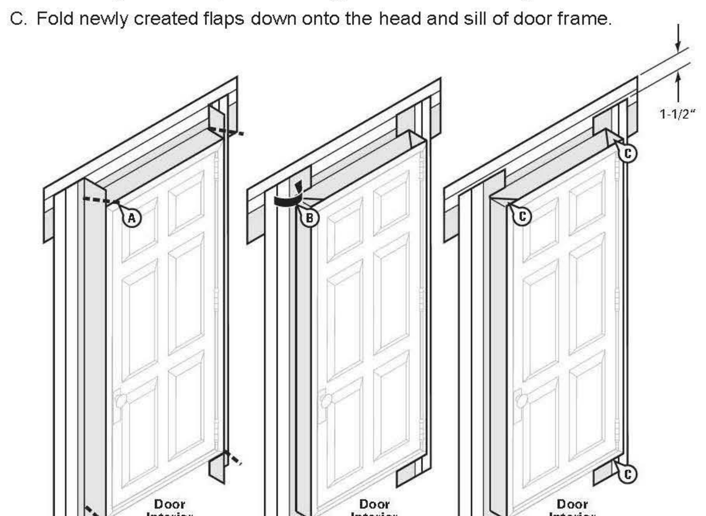


STEPS

A. Beginning at the junction of the jamb and head and beginning at the junction of the jamb and sill, and away from the corner. cut the DuPont'M StraightFiash'M VF along both corners at a 45o angle.

B. Fold newly created flaps down flat against the head flashing.

C. Fold newly created flaps down onto the head and sill of door frame.



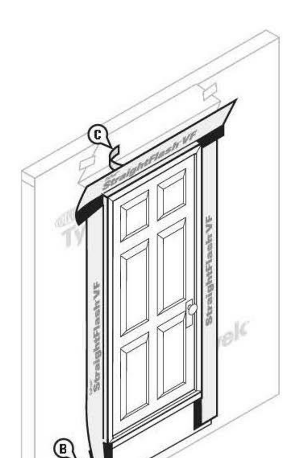
STEP9

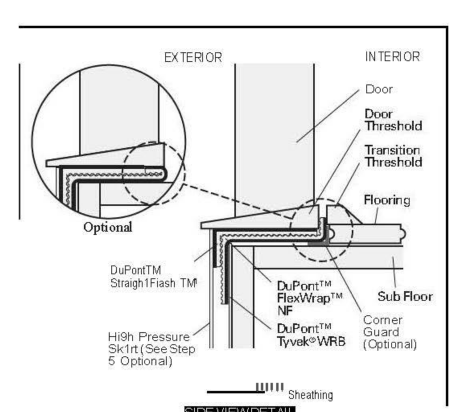
A. Install door according to manufacturer's installation instructions.

B. Remove the remaining release paper from the DuPont''' StraightFiash'.. VF jamb flashing and press firmly to adhere it to the DuPont'.. Tyvel<' WRB.

C. Remove the release paper at the head and adhere it to the wall surface.

D. OPTIONAL: Cover exposed butyl with DuPont'.. StraightFiash'.. or DuPont''' Flashing Tape.





REFER TO DOOR THRESHOLD DETAILS ON SHEET A501 FOR INSTALLATION OF PREFORMED METAL SILL PAN AND TAPING-IN OF SILL PAN

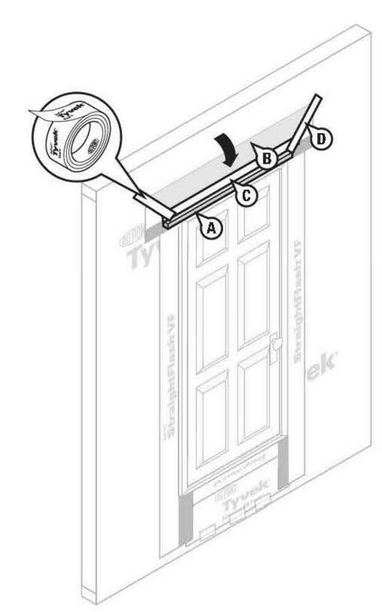
STEP 11 (RECOMMENDED BEST PRACTICE)

A. OPTIONAL: Cut a piece of metal or vinyl drip cap 1/8" **LONGER** than the width of the door and bend down edges. Place a bead of DuPont''' Residential Sealant DuPont''' Commercial Sealant or recommended sealant on the rear side. Install the drip cap tight against the door head and cover the top edge with DuPont''' StraightFiash''' or DuPont''' Flashing Tape.

B. Flip down upper flap of the DuPont'M Tyvek' WRB so it lays flat across head flashing.

C. Tape seams as shown. **DO NOT TAPE** at bottom of door. At the head, continuous tape seams as shown with DuPont'M Tyvek' Tape; if an air barrier is not required or if additional drainage is desired. Skip-taping at the head is acceptable.

D. Tape down diagonal seams of DuPont''' Tyvek''' WRB.



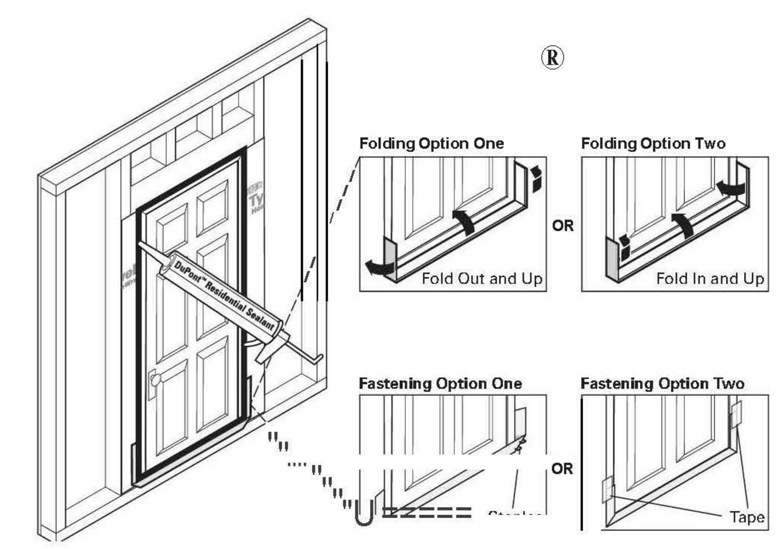
STEP 12

Final Step

A. When the interior flooring is ready to install, remove release paper and use Folding Option One or Two to form back dam.

B. Install DuPont''' Residential Sealant DuPont'M Commercial Sealant or recommended sealant (and backer rod as necessary) around the door opening at the interior. It is also acceptable to use DuPont''' Window & Door Foam or recommended foam. The seal created by the sealant (and backer rod as necessary) or foam will also serve as a back dam. DuPont''' Residential Sealant or DuPont'M Commercial Sealant should be tooled flat to allow the natural curing process to create a concave shape. Be sure that the sealant penetrates the grooves of the DuPont''' FlexWrap''' NF around the sill.

NOTE: Installations that specify a window/door design rating of DP45 or greater require extra precautions. See General Instructions for performance requirements exceeding this design rating.



DAVIES
COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Door Flashing

Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

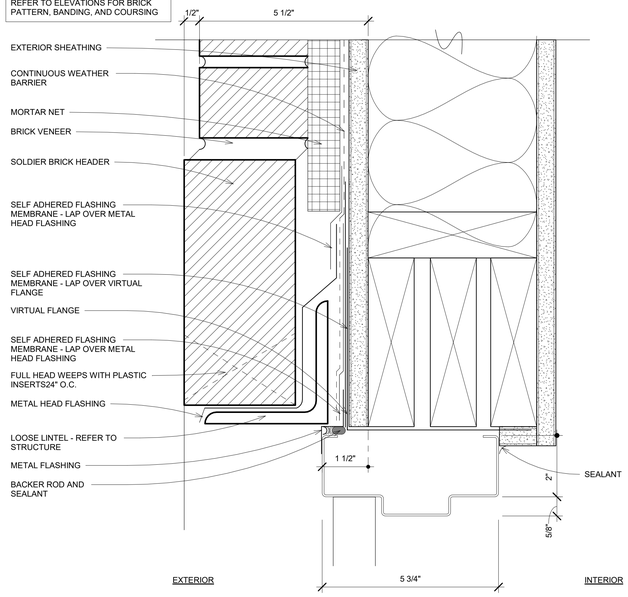
A618

2/10/2022 12:01:23 PM

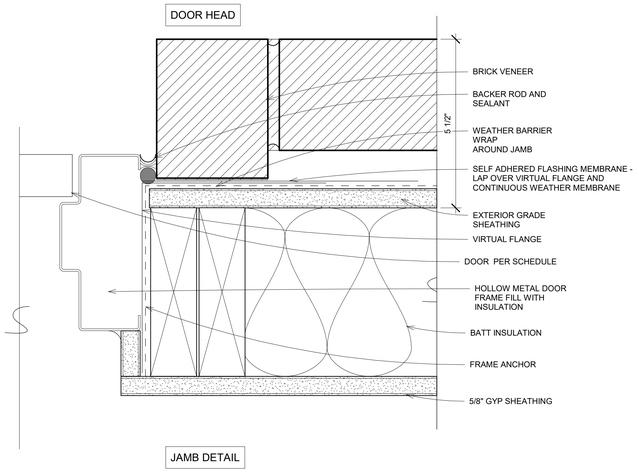
NOTES:

REFER TO PARTITION TYPES FOR SPECIFIC WALL ASSEMBLY.

NOTE:
AT ALL BRICK VENEER CONDITIONS, REFER TO ELEVATIONS FOR BRICK PATTERN, BANDING, AND COURSING

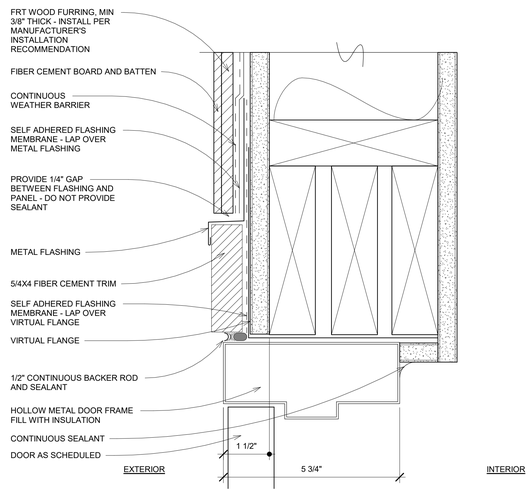


DOOR HEAD

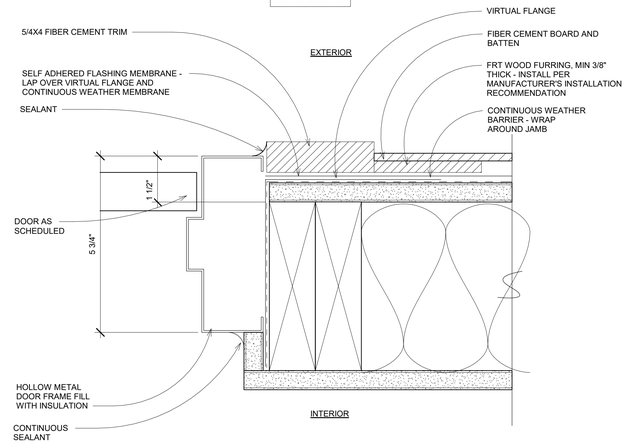


JAMB DETAIL

1 HM Door Detail - Brick Veneer
6" = 1'-0"

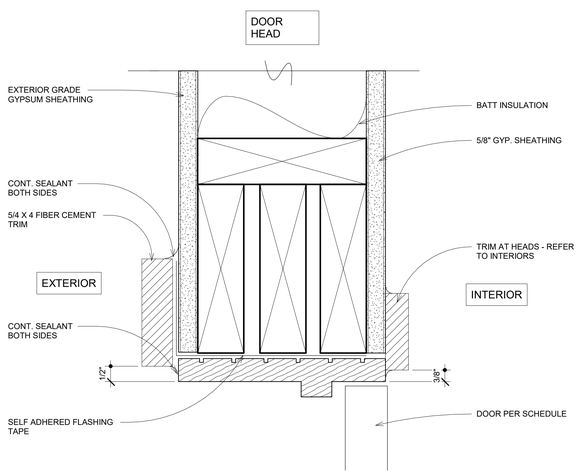


HEAD DETAIL

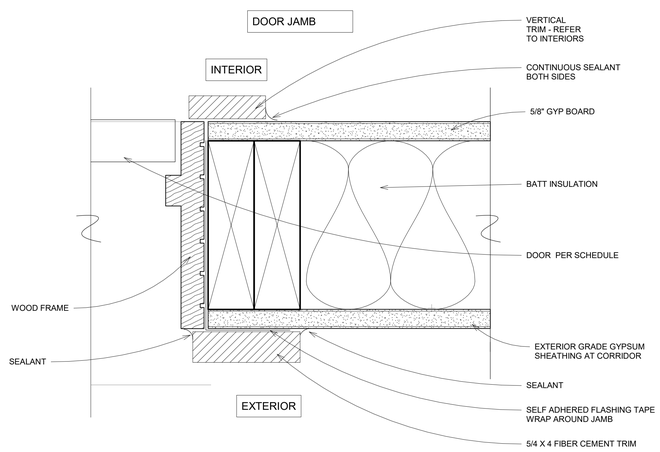


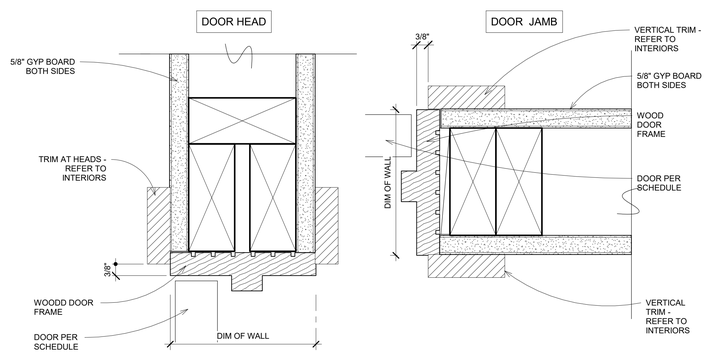
JAMB DETAIL

2 HM Door Detail - Fiber Cement Board and Batten
6" = 1'-0"



3 Door Details - Unit Entry
6" = 1'-0"





4 Door Details - Unit Interior
6" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

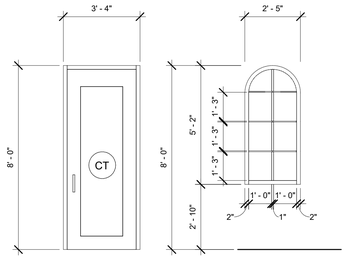
Probandt
400 Probandt St.
San Antonio, Texas 78204

Door Details

Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A619

2/10/2022 12:01:33 PM

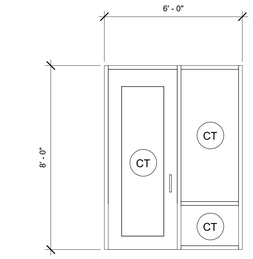


SF 14

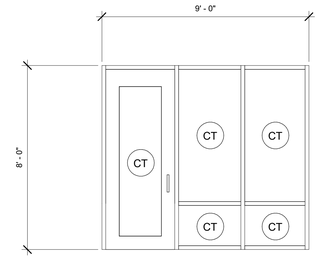
SF 15

SF-16

NOT USED



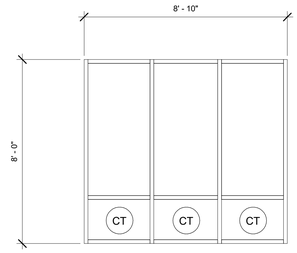
SF 17



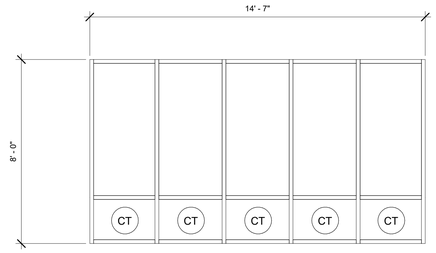
SF 18

SF-19

NOT USED



SF 21



SF 22

SF-20

NOT USED

GLAZING LEGEND

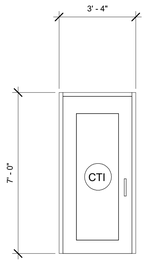
- FRS — FIRE RATED SAFETY GLASS
- CI — CLEAR INSULATED
- CTI — CLEAR TEMPERED INSULATED
- CT — CLEAR TEMPERED

GLAZING NOTES

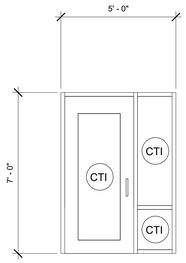
1. EXTERIOR GLAZING TO BE CLEAR INSULATED UNLESS NOTED OTHERWISE.
2. INTERIOR GLAZING TO BE CLEAR UNLESS NOTED OTHERWISE.
3. PROVIDE TEMPERED GLASS AT LOCATIONS WHERE REQUIRED BY CODE.

INTERIOR — **INTERIOR**

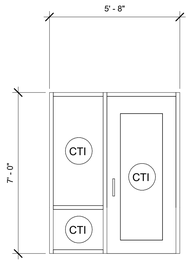
EXTERIOR — **EXTERIOR**



SF 08

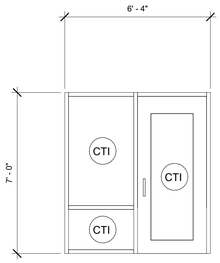


SF 09

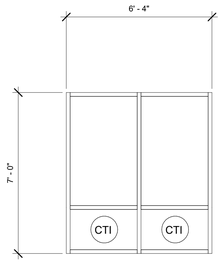


SF 10

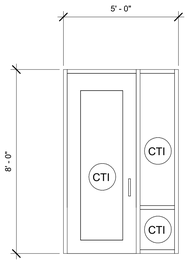
1 HR RATED



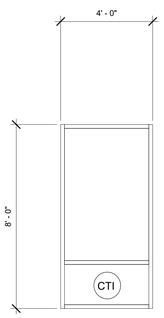
SF 11



SF 12

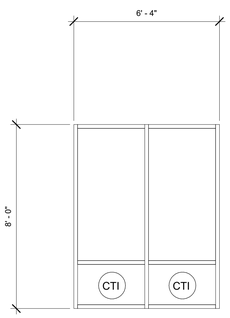


SF 13



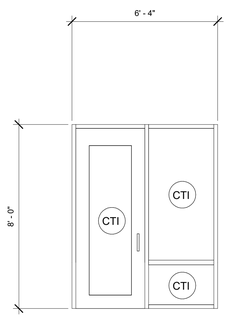
SF 01

NO TEMPERING IN DOUBLE HEIGHT SPACE AT LEVEL 2 LEASING AND CLUB

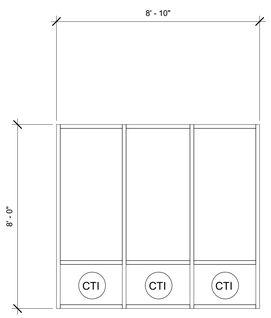


SF 02

NO TEMPERING IN DOUBLE HEIGHT SPACE AT LEVEL 2 LEASING AND CLUB

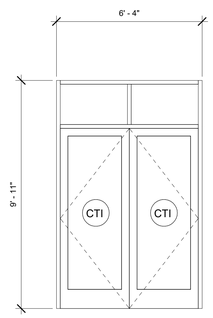


SF 03

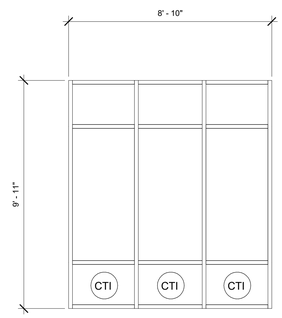


SF 04

NO TEMPERING IN DOUBLE HEIGHT SPACE AT LEVEL 2 LEASING AND CLUB



SF 06



SF 07

1 Storefront Types
3/8" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Storefront Types

Project Number	18012
Date	March 7, 2022
Drawn By	RB
Checked By	JFD

A620

3/8/2022 12:04:09 PM

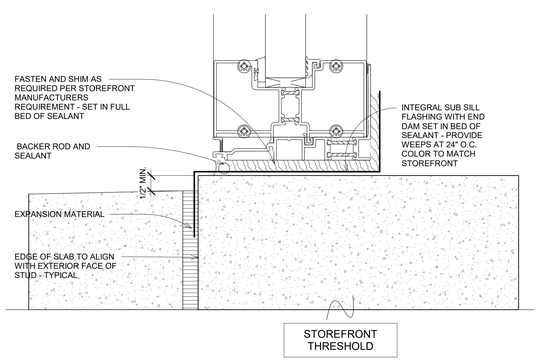
GENERAL NOTES:

REFER TO STOREFRONT TYPES FOR STOREFRONT FINISH. .

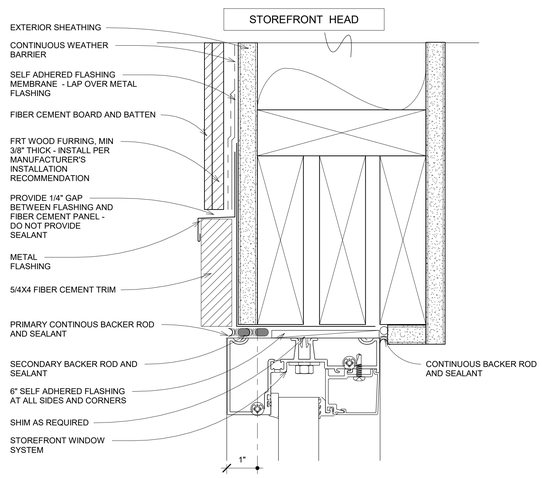
REFER TO PARTITION TYPES FOR SPECIFIC WALL ASSEMBLY.

STOREFRONT SILLS WILL HAVE WEEP MECHANISMS PER MANUFACTURER RECOMMENDATIONS AND STANDARDS

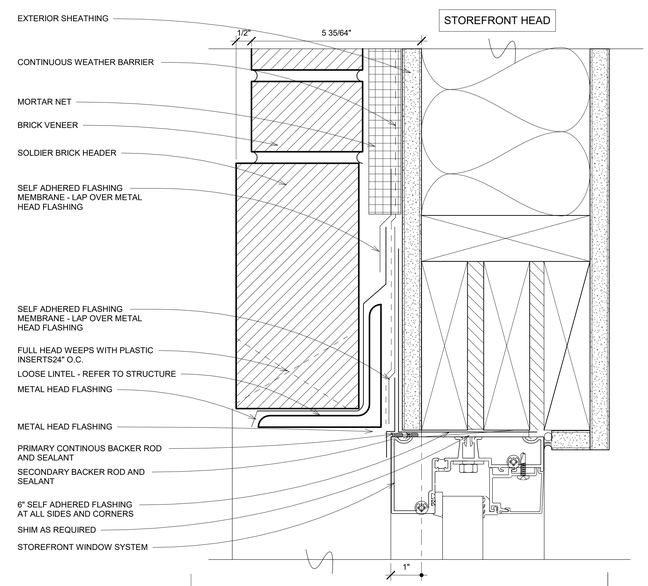
NOTE:
AT ALL BRICK VENEER CONDITIONS, REFER TO ELEVATIONS FOR BRICK PATTERN, BANDING, AND COURSING



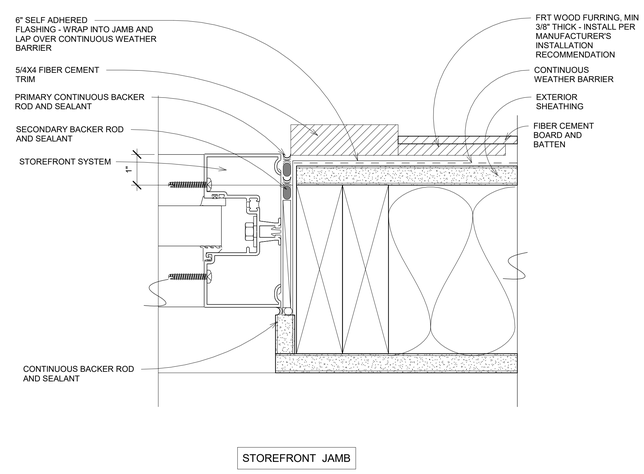
1 Storefront Details - Threshold at Concrete Slab
6" = 1'-0"

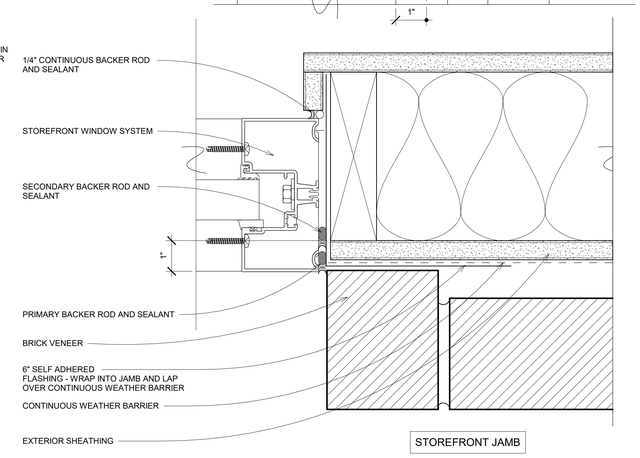


2 Storefront Details - Fiber Cement Board and Batten
6" = 1'-0"



3 Storefront Details - Brick Veneer
6" = 1'-0"





DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

REGISTERED ARCHITECT JOHN FRANCIS D'ACQUISTO 28039 STATE OF TEXAS

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

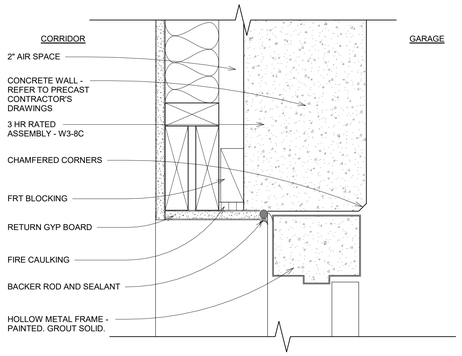
Probandt
400 Probandt St.
San Antonio, Texas 78204

Storefront Details

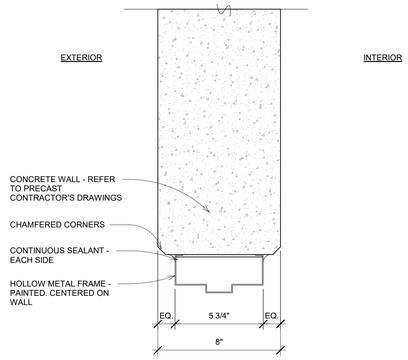
Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A621

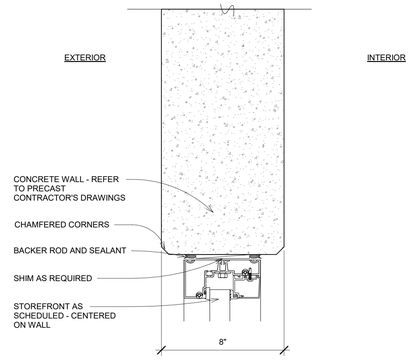
2/10/2022 12:01:54 PM



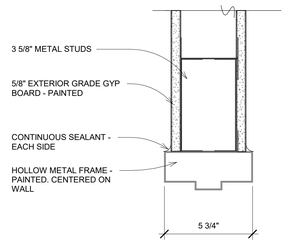
HOLLOW METAL DOOR AT CONCRETE - HEAD DETAIL



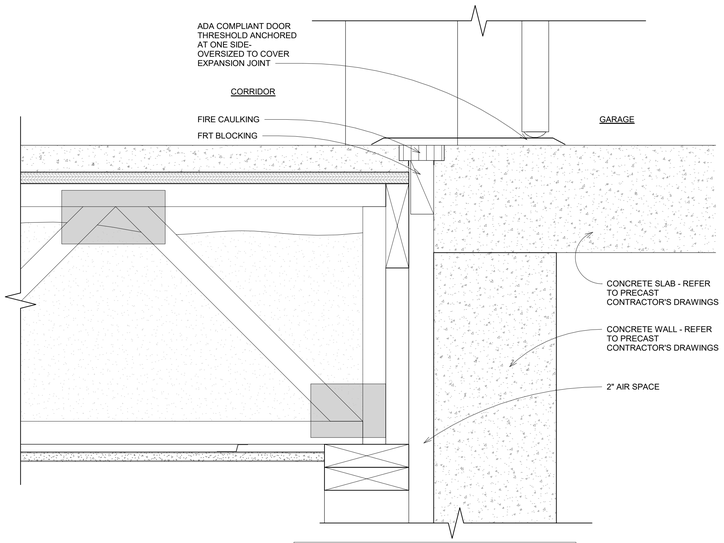
HOLLOW METAL DOOR AT CONCRETE - HEAD DETAIL



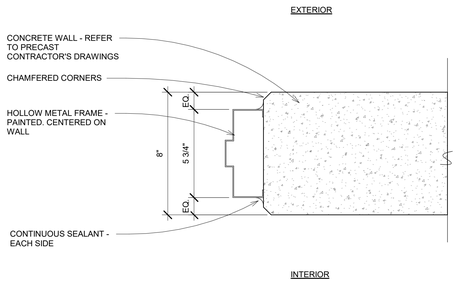
STOREFRONT FRAME AT CONCRETE - HEAD DETAIL



HOLLOW METAL DOOR ON METAL STUD WALL - HEAD DETAIL

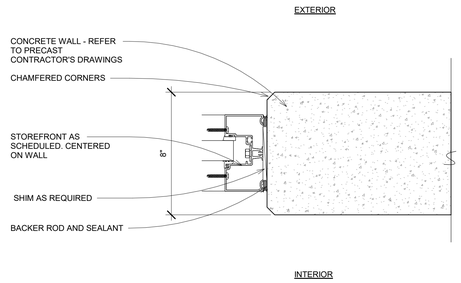


HOLLOW METAL DOOR AT CONCRETE - SILL DETAIL



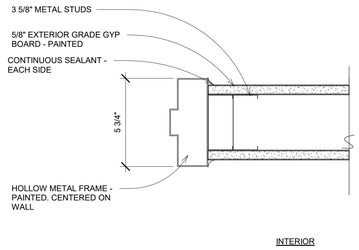
HOLLOW METAL DOOR AT CONCRETE - JAMB DETAIL

2 Garage - HM Door at Concrete
3" = 1'-0"



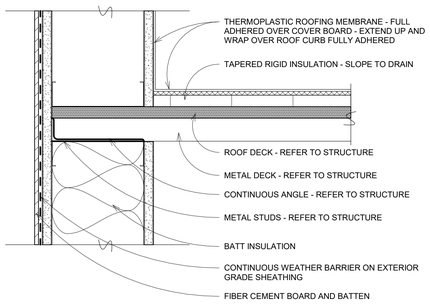
STOREFRONT FRAME AT CONCRETE - JAMB DETAIL

3 Garage - Storefront at Concrete
3" = 1'-0"

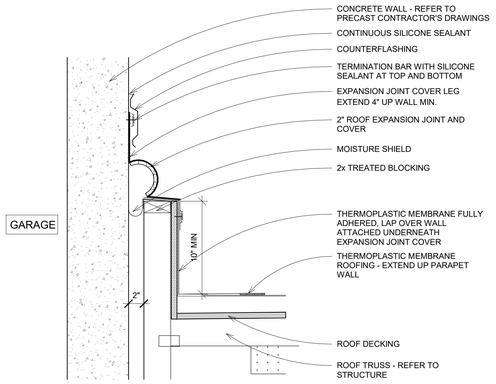


HOLLOW METAL DOOR ON METAL STUD WALL - JAMB DETAIL

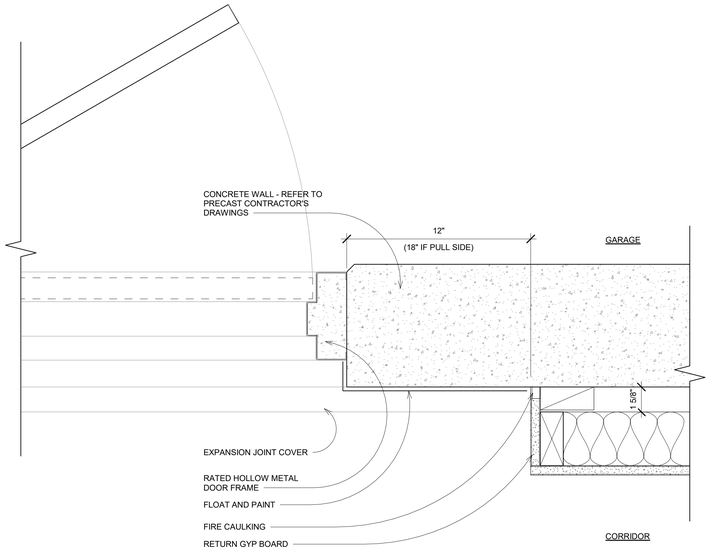
4 Garage - HM Door at Metal Studs
3" = 1'-0"



5 Garage - Roof Detail
3" = 1'-0"

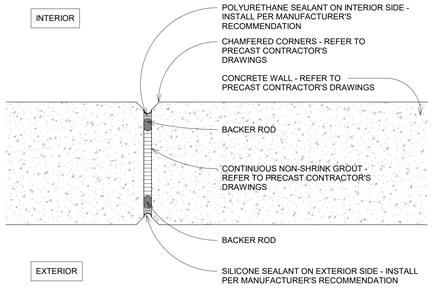


6 Roof Detail - Expansion Joint at Garage
1 1/2" = 1'-0"

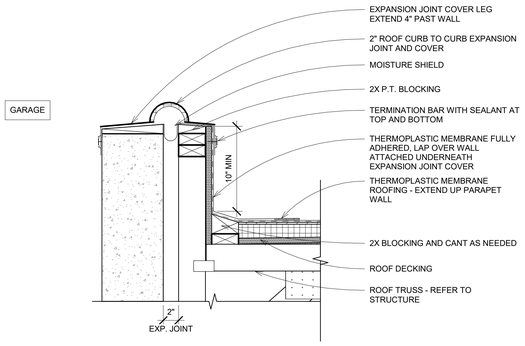


HOLLOW METAL DOOR AT CONCRETE - JAMB DETAIL

1 Garage - HM Door Detail at Expansion Joint
3" = 1'-0"



8 Garage - Vertical Joint
3" = 1'-0"



7 Roof Detail - Expansion Joint at Garage Flush
1 1/2" = 1'-0"

DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for
OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

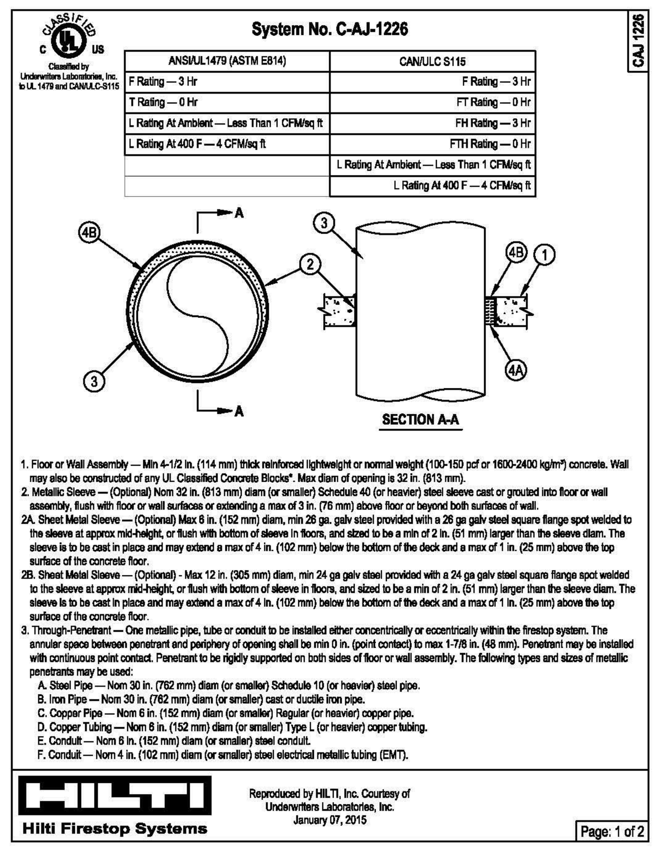
Garage Details

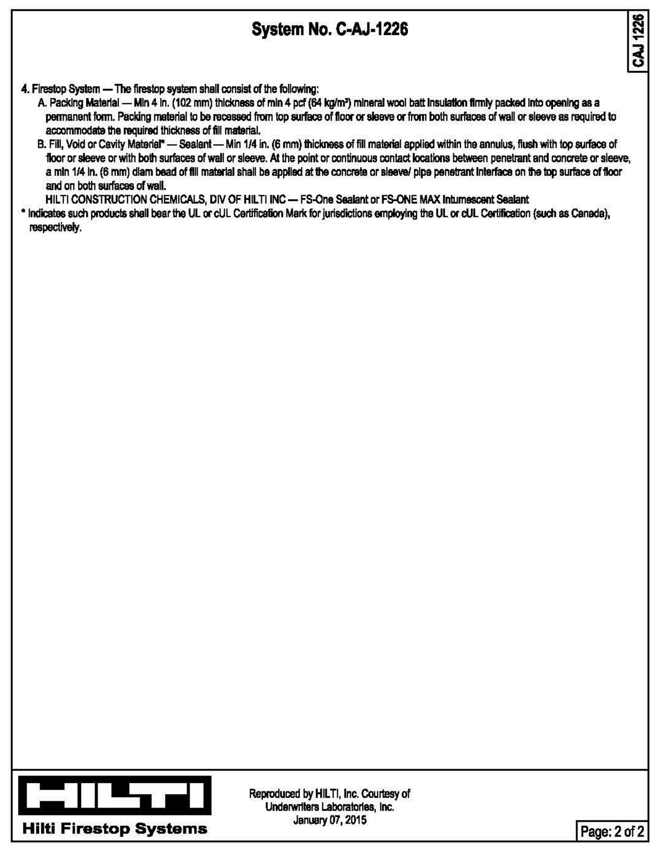
Project Number	18012
Date	March 7, 2022
Drawn By	RB
Checked By	JFD

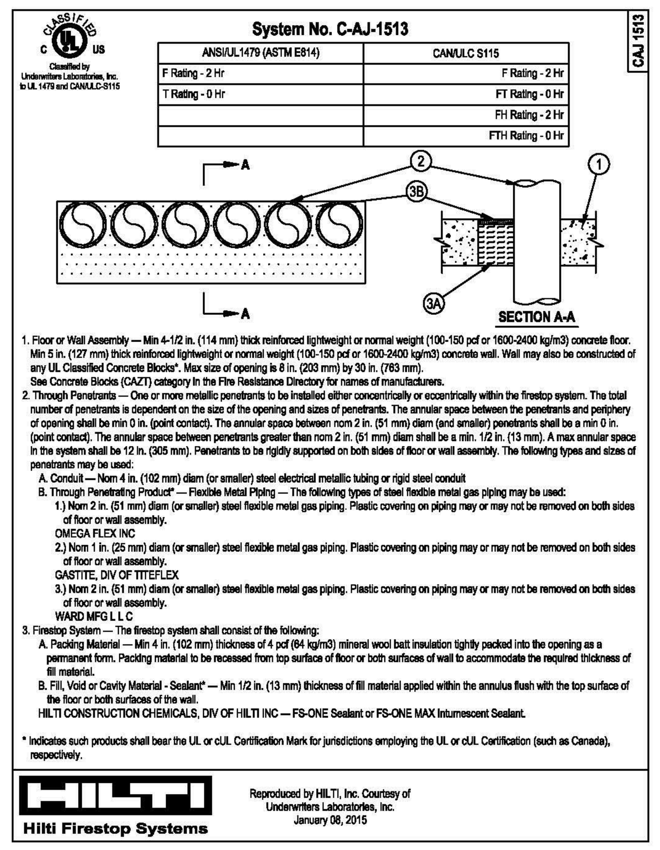
A625

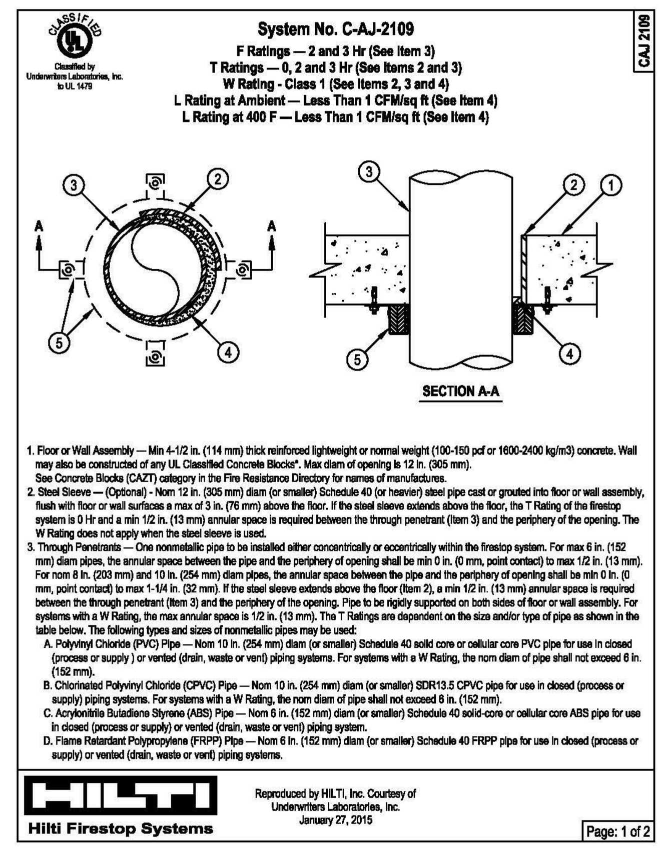
3/16/2022 2:13:43 PM

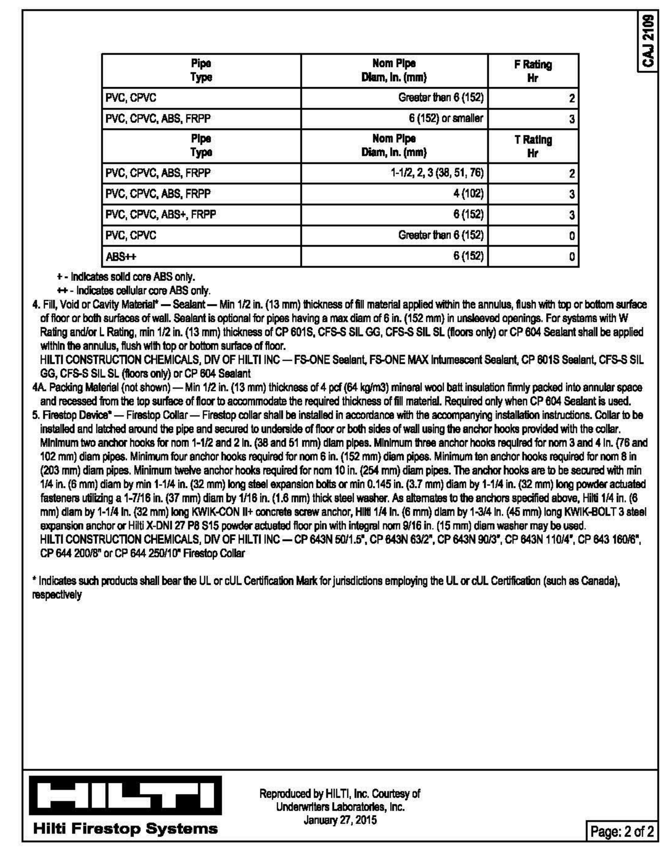
GENERAL FIRE RATING NOTES
1. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE RATED IN COMPLIANCE WITH THE BUILDING CODE AND LOCAL AMENDMENTS, ASTM E-814, AND NFPA 101 LIFE SAFETY CODE.
2. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BEAR A UL MARK AND BE BASED ON A UL DESIGN. LABEL ALL PENETRATIONS IN FIELD WITH THE UL SYSTEM, PRODUCT INFORMATION, HOURLY RATING, AND INSTALLATION DATE.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS INDICATING CODE COMPLIANT FIRE RATED PENETRATION DETAILS.
4. ALL FIRESTOPPING SHALL BE PERFORMED AND INSTALLED BY A SINGLE SUBCONTRACTOR SPECILIZING IN FIRE RATED PENETRATIONS.

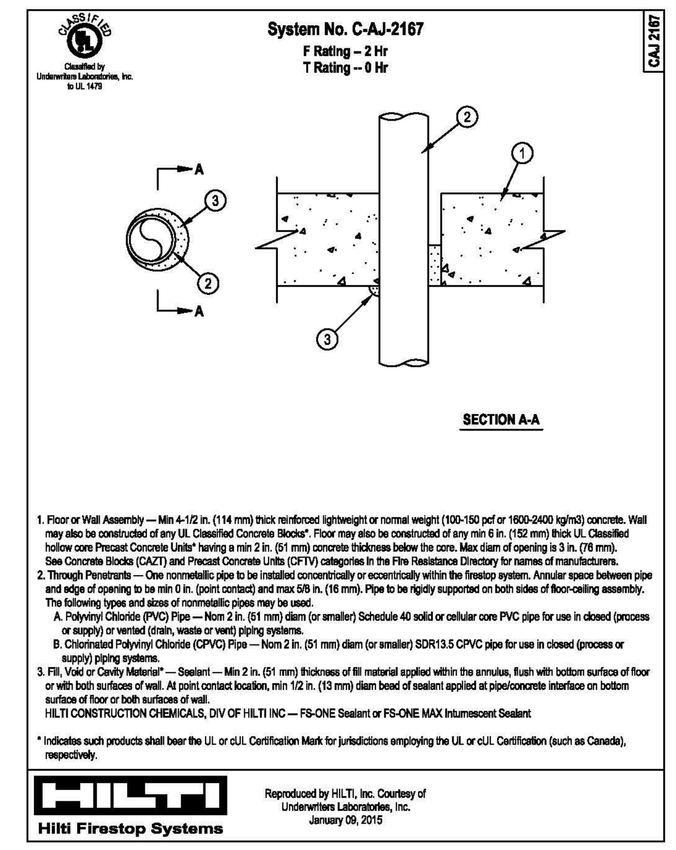


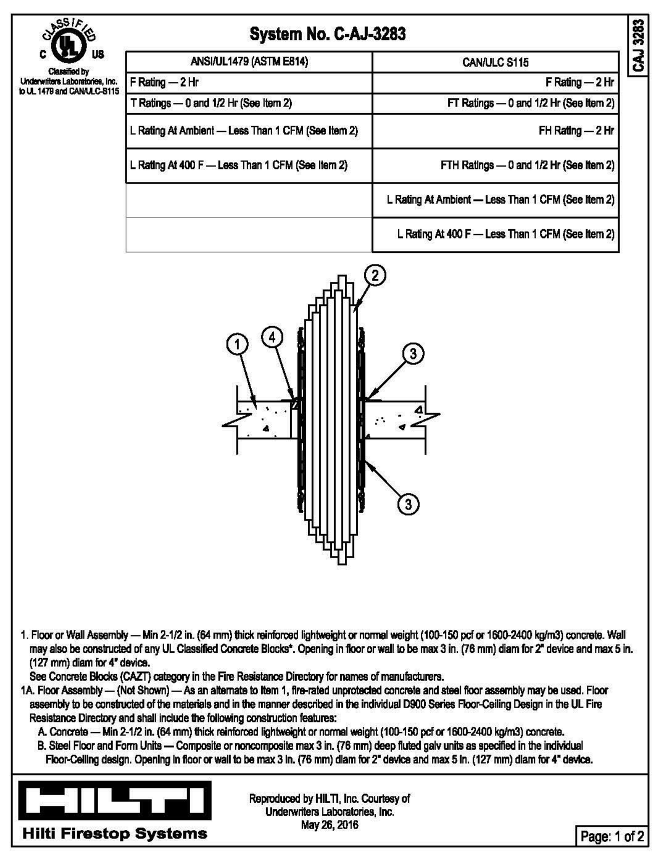


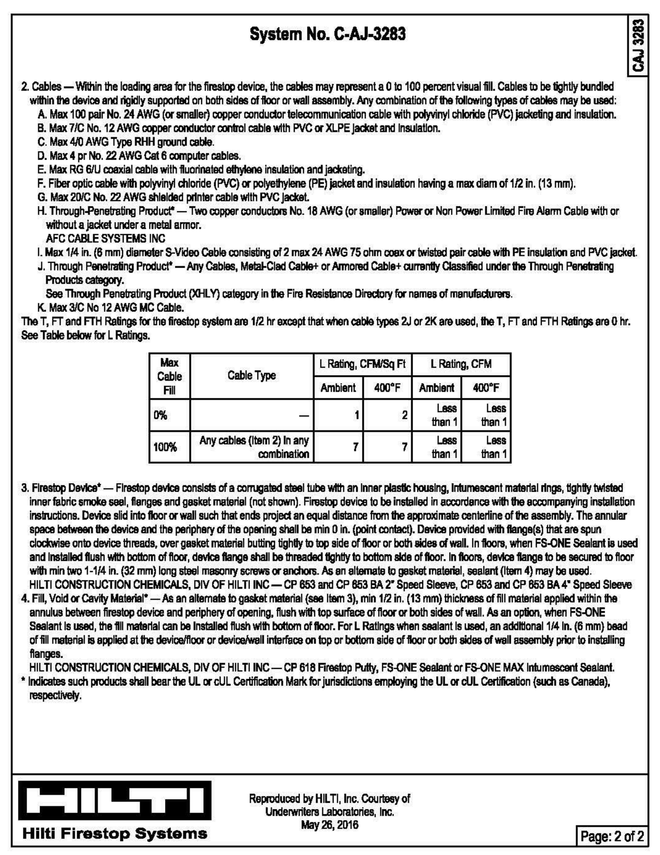


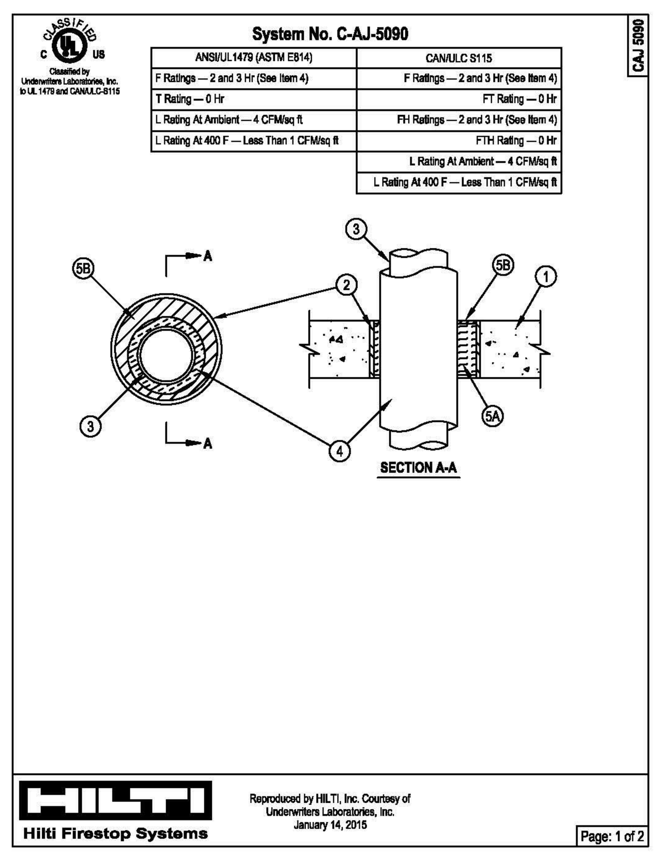


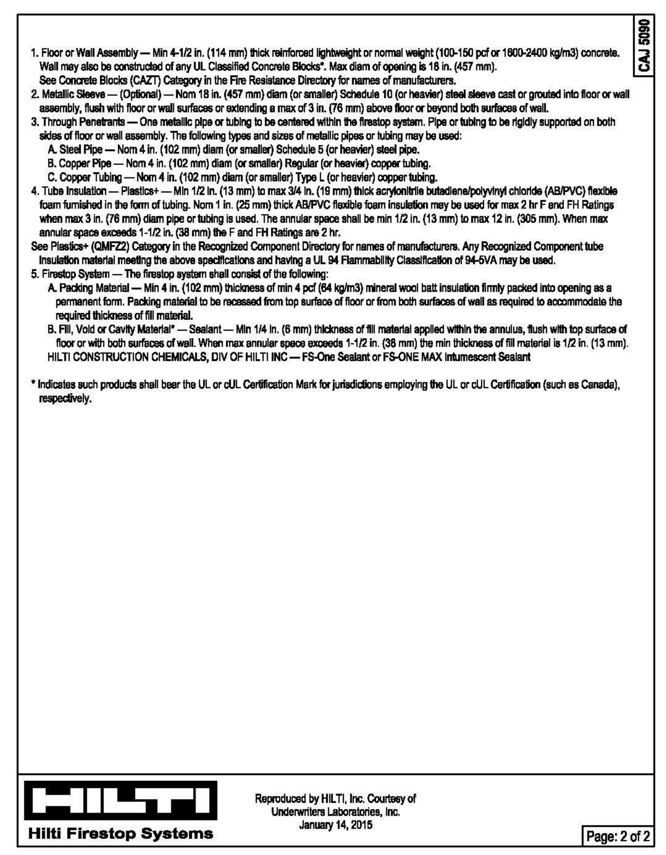


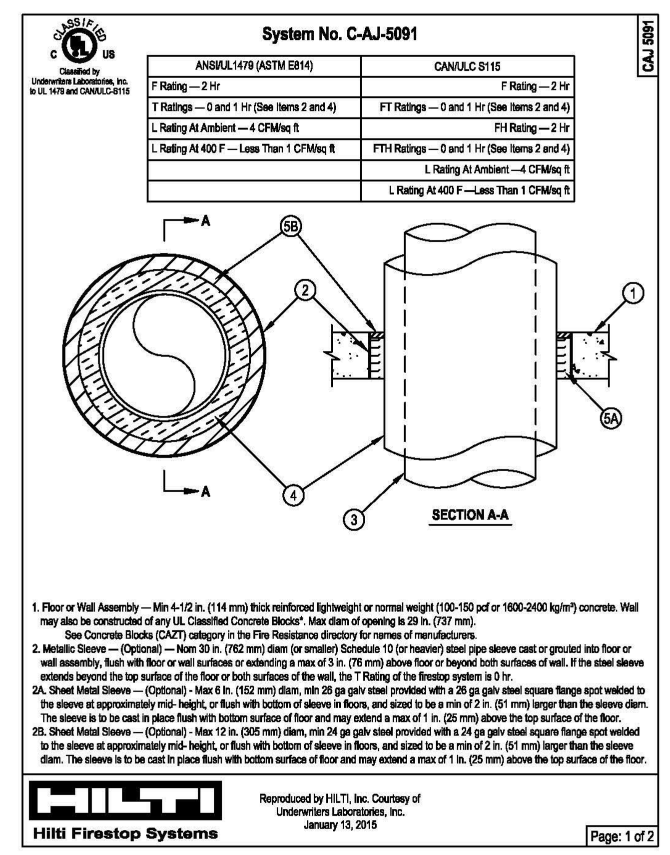


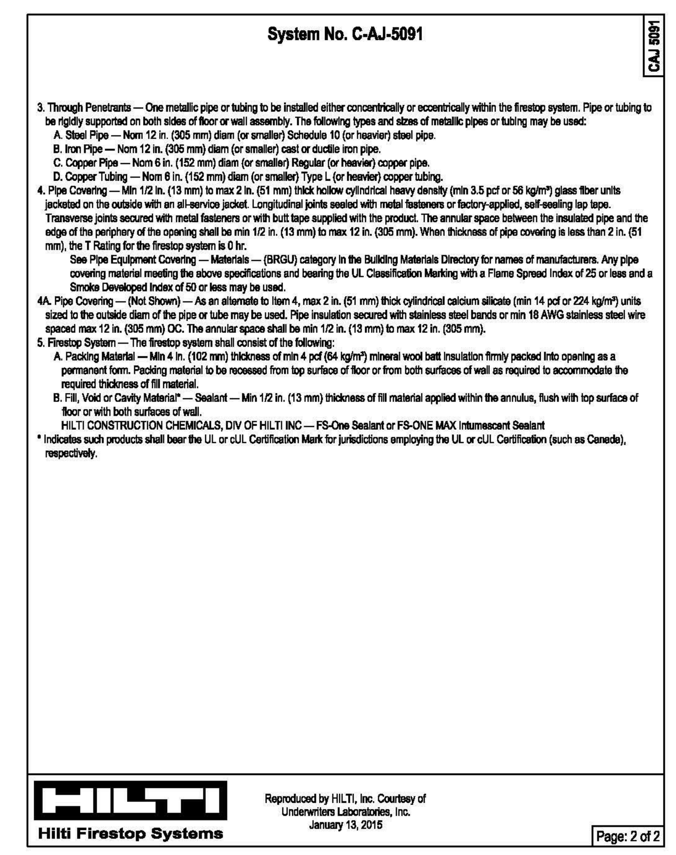


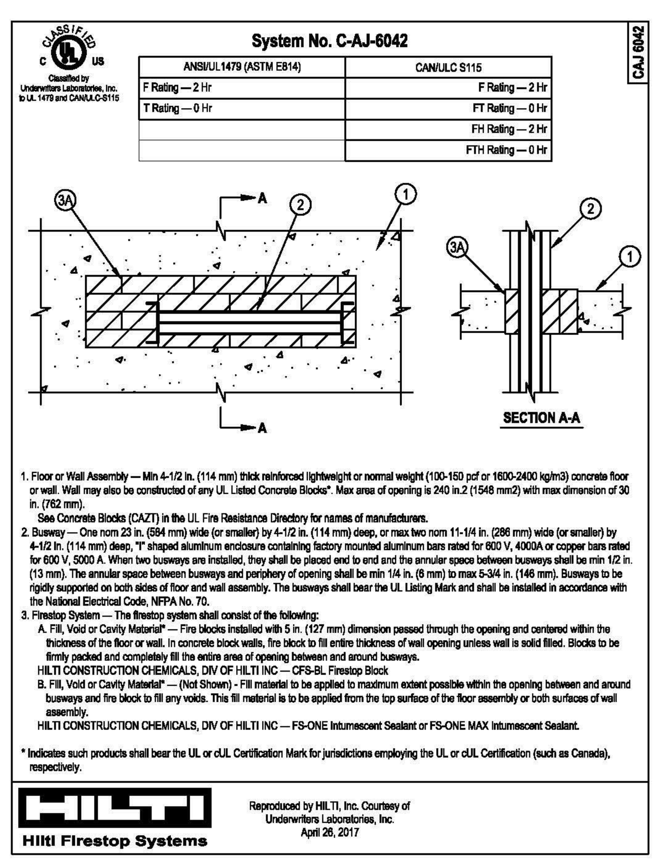


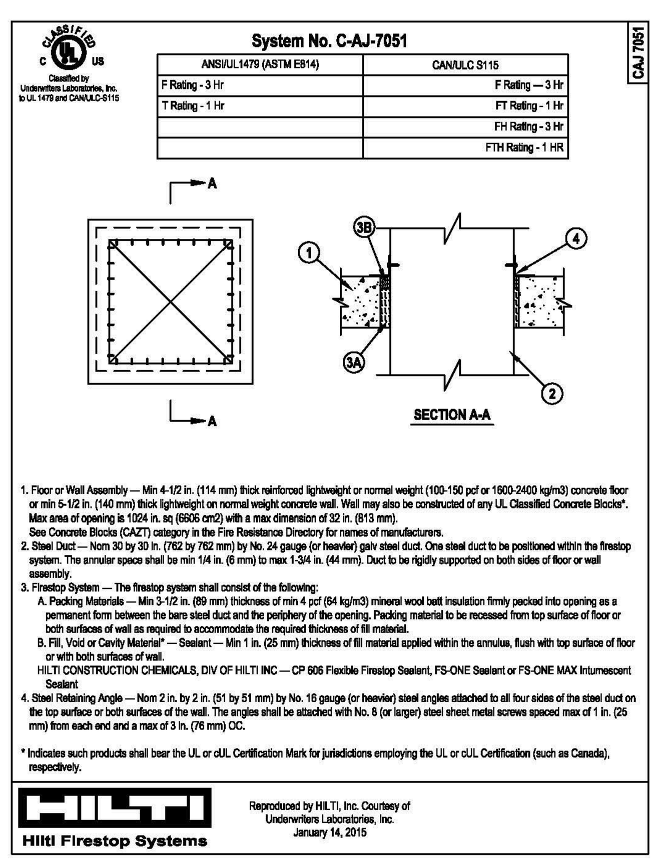


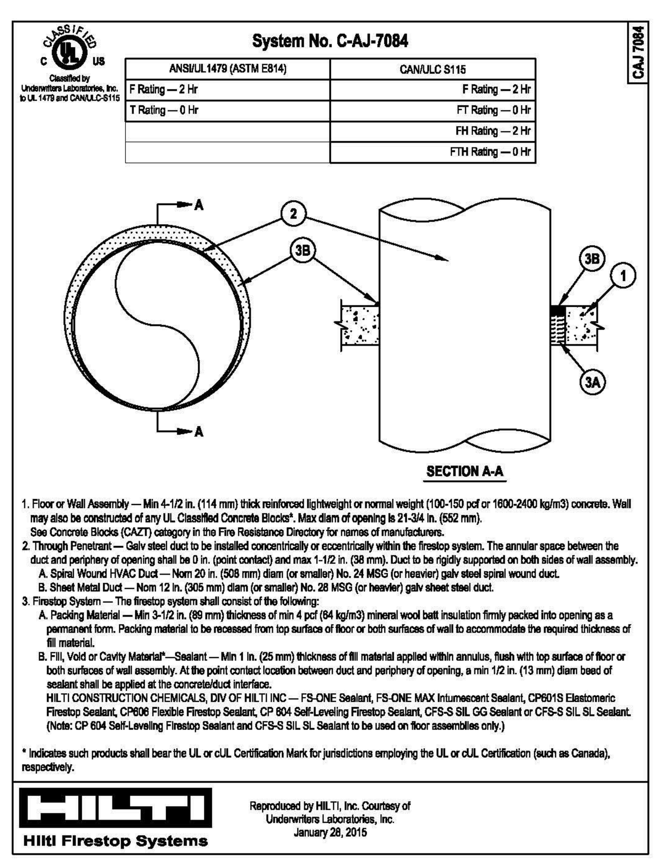


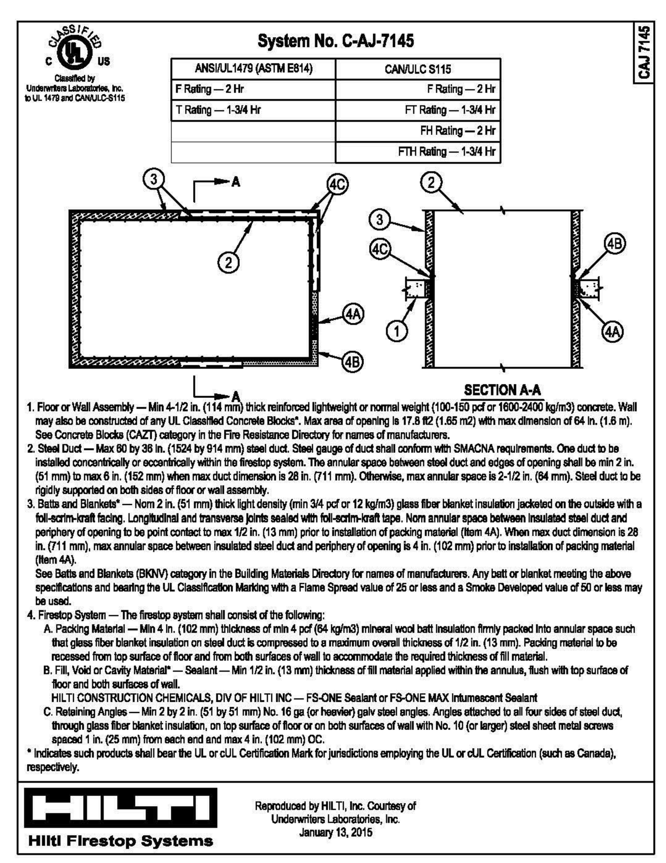


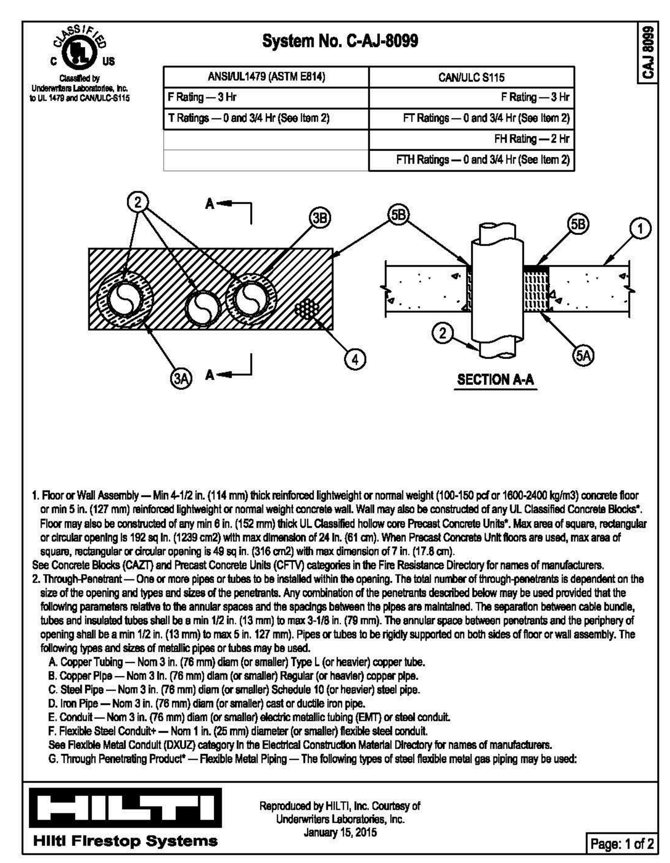


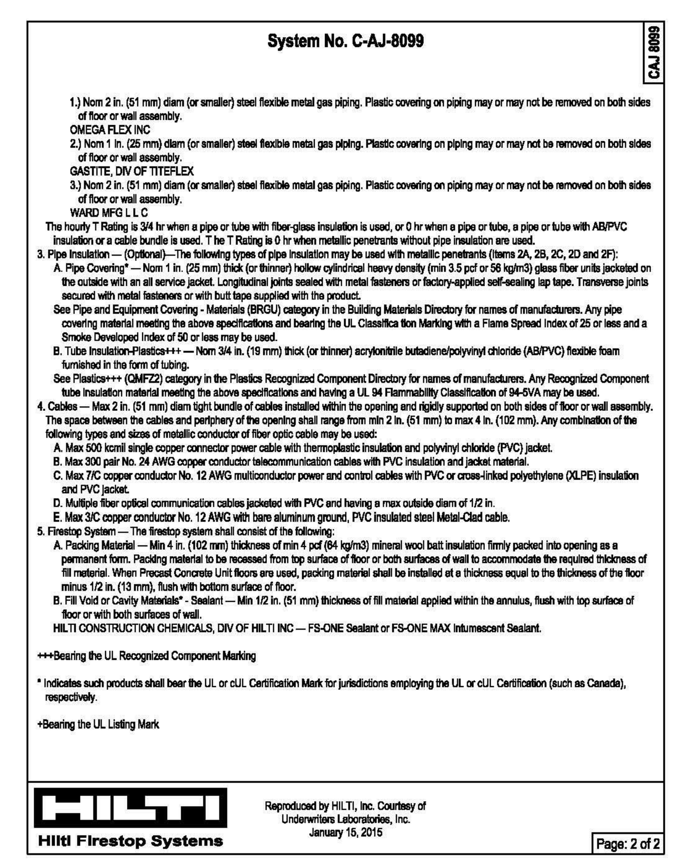












DAVIES COLLABORATIVE
3607 S. Lamar Blvd, Suite 103 Austin, Texas 78704 512.852.4310

Structural Engineer
United Structural Consultants, Inc.
11000 Corporate Centre Drive
Suite 100
Houston, Texas 77041
713.996.9422

MEP Engineer
MEP Delta Design, LLC
PO Box 81271
Austin, Texas 78708
512.215.9792

Civil Engineer
Pape-Dawson Engineers
2000 Northwest Loop 410
San Antonio, Texas 78213
210.375.9000

Landscape Architect
Blu Fish Collaborative, Inc.
3607 S Lamar Blvd
Suite 104
Austin, Texas 78704
512.388.4115

Interior Designer
PPDS
1012 Mopac Circle
Suite 200
Austin, Texas 78746
512.328.1883

ISSUANCES

01	100% DESIGN DEVELOPMENT SET	12.09.2021
02	PERMIT SET	02.10.2022

REVISIONS

No.	Description	Date

architect seal 28039

a multifamily project for

OHT Partners
Development • Construction • Investments

Probandt
400 Probandt St.
San Antonio, Texas 78204

Penetration/Firestop Details

Project Number	18012
Date	February 10, 2022
Drawn By	LYP
Checked By	JFD

A630

2/10/2022 12:02:23 PM