PECAN PARK

HSD BASTROP PECAN PARK LP

BASTROP, TX 78602

TDLR# TABS2023021447



ARCHITECT:

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CIVIL	LANDSCAPE	STRUCTURAL	INTERIORS	MEP	TELECOMMUNICATIONS	ACCESSIBILITY	WATERPROOFING	CONTRACTOR	GOVERNMENT
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ISSUANCE RECORD

DATE	REASON

PROJECT SCOPE

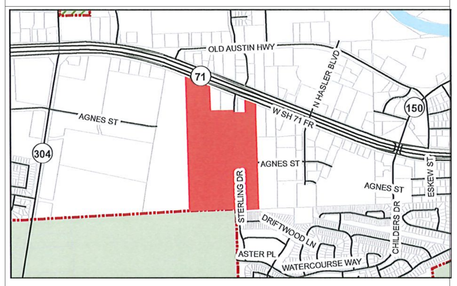
17 INDIVIDUAL BUILDINGS WHICH 3 STORY WOOD RESIDENTIAL.
400 UNITS TOTAL
ONE SINGLE STORY WOOD FRAME CLUBHOUSE/AMENITY CENTER BUILDING.
17 CARPORTS
2 KIOSK BUILDINGS
1 MAINTENANCE BUILDING

DEFERRED SUBMITTALS / SEPARATE PEMITS

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

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

VICINITY MAP



Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:32:34 PM

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

Revisions

#	DATE	COMMENTS

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Client Logo

PECAN PARK
HSD BASTROP PECAN PARK LP
BASTROP, TX 78602



Date: 12/08/2022

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PERMIT SET - 100% CD (06/29/2023)

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22307

LANDSCAPE

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S0.02	GENERAL STRUCTURAL NOTES CONT.		06/29/2023
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S0.04	TYPICAL DETAILS		06/29/2023
S0.05	TYPICAL DETAILS		06/29/2023
S0.06	SHEARWALL ASSEMBLIES AND SCHEDULES		06/29/2023
S1.01	FOUNDATION PLAN - BLDG TYPE 1		06/29/2023
S1.02	FOUNDATION PLAN - BLDG TYPE 1A		06/29/2023
S1.03	FOUNDATION PLAN - BLDG TYPE 2		06/29/2023
S1.04	FOUNDATION PLAN - BLDG TYPE 3		06/29/2023
S1.05	FOUNDATION PLAN - BLDG TYPE 4		06/29/2023
S1.06	FOUNDATION PLAN - CLUB HOUSE		06/29/2023
S1.07	FOUNDATION PLAN - TRASH, MAINTENANCE, AND MAIL BUILDINGS		06/29/2023
S2.01	2ND FLOOR FRAMING PLAN - BLDG TYPE 1		06/29/2023
S2.02	3RD FLOOR FRAMING PLAN - BLDG TYPE 1		06/29/2023
S2.03	ROOF FRAMING PLAN - BLDG TYPE 1		06/29/2023
S2.04	2ND FLOOR FRAMING PLAN - BLDG TYPE 1A		06/29/2023
S2.05	3RD FLOOR FRAMING PLAN - BLDG TYPE 1A		06/29/2023
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S6.02	ROOF FRAMING DETAILS		06/29/2023

SHEETS: 42

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Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:32:12 PM

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Revisions

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HSD BASTROP PECAN PARK LP

BASTROP, TX 78602



Date: 06/29/2023

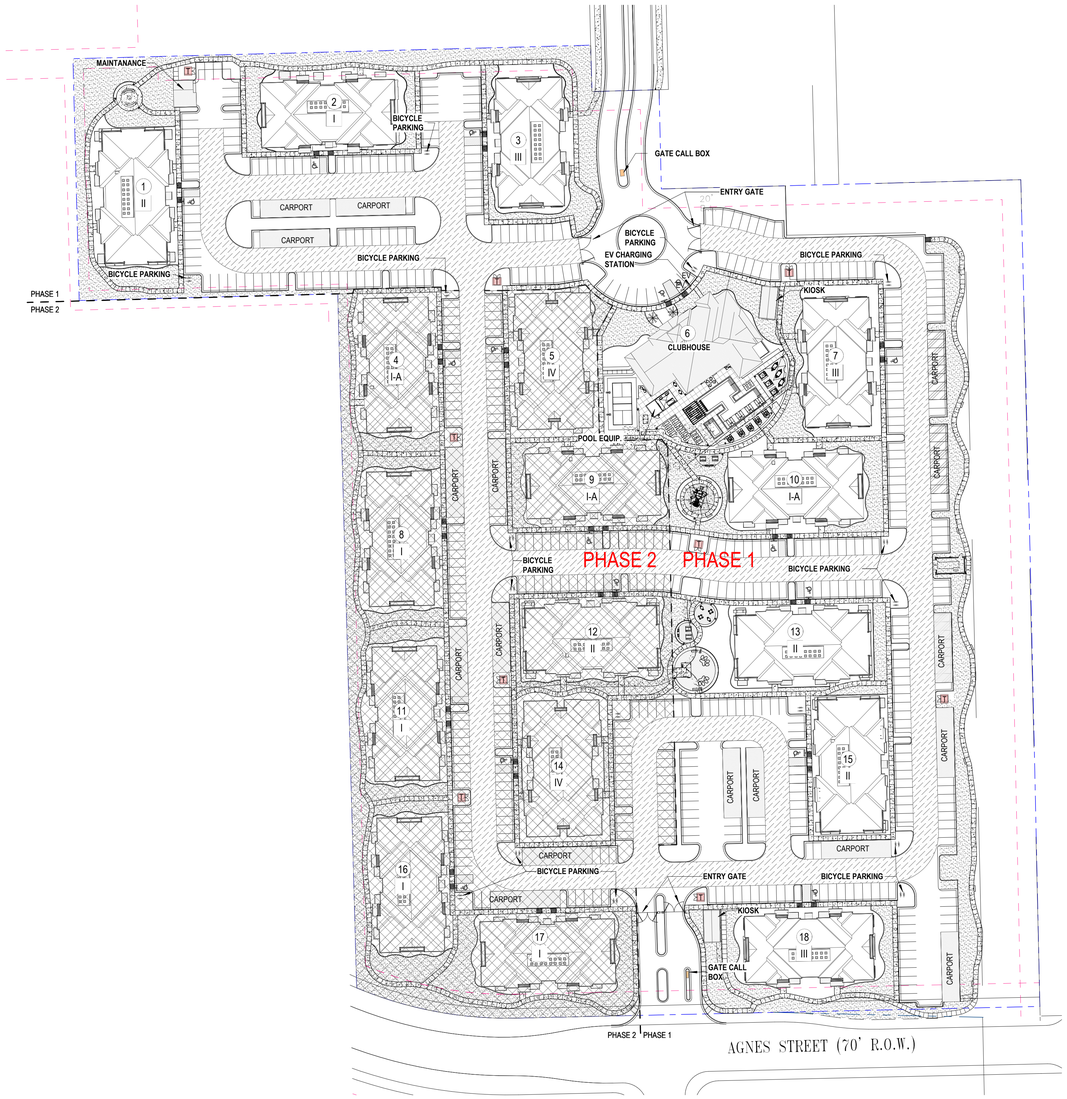
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SHEET CONTENTS
INDEX OF DRAWINGS

SHEET NO.

G0.01

22307



NORTH

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

SITE PLAN NOTES

1. THIS SITE PLAN IS FOR REFERENCE ONLY - REFER TO CIVIL FOR SITE ELEMENT AND BUILDING POSITION DIMENSIONAL CONTROL.
2. REFER TO CIVIL ENGINEERING:
   - CONSTRUCTION DRAWINGS FOR ALL SITE RELATED HANDICAPPED ACCESS ELEMENTS INCLUDING RAMPS AND SIGNAGE. PROVIDE RAMPS, PARKING DESIGNATION, SPACES AND SIGNAGE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
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SITE PLAN - SYMBOL LEGEND

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

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:25:07 PM

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Revisions

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HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

DONALD G. DAVIS REGISTERED ARCHITECT 16632 STATE OF TEXAS
Date: 06/29/2023

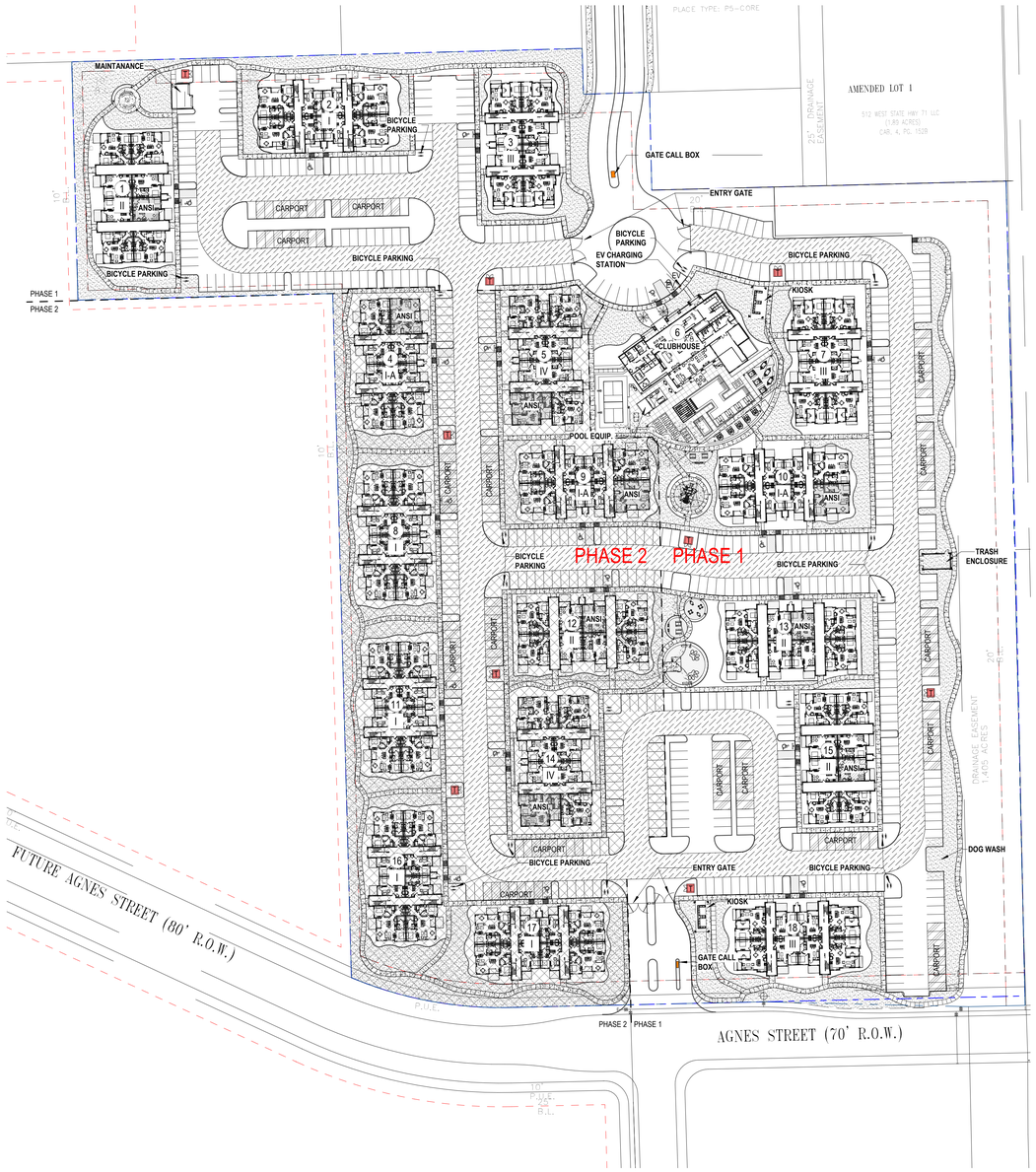
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SHEET CONTENTS
ARCHITECTURAL SITE PLAN

SHEET NO.
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PECAN PARK

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BASTROP, TX 78602

REGISTERED ARCHITECT — JOHN G. DAVIS — 18632 — STATE OF TEXAS

Date: 06/29/2023

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SHEET CONTENTS
PLAN - OVERALL SITE LEVEL 1

SHEET NO.

A1.01a

22307

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ABBREVIATIONS AND SYMBOLS

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

LEGENDS

WALL LEGEND

- 2 X STUD WALL FRAMING
  NOTE: PLUMBING WALLS ARE 2 X 6 STUD FRAMING, EXCEPT AS NOTED, ALL OTHER INTERIOR WALLS ARE 2 X 4 TYP. U.N.O.
- CMU WALL
- 1HR FIRE PARTITION
- 1HR FIRE PARTITION
- 1HR FIRE BARRIER
- 2HR FIRE BARRIER
- 2HR FIRE WALL
- 3HR FIRE WALL
- T.O.D. 100'-0" / 1ST FLOOR — ELEVATION (HEIGHT) TAG
- 1/A101 — EXTERIOR ELEVATION TAG
- FURRDOWN CEILING AREAS

KEY DESIGNATIONS

- 1 / AX.XX — DETAIL SECTION TAG: NUMBER INDICATES DETAIL FOUND IN SHEET SERIES AX.XX
- 1 / AX.XX — WALL SECTION TAG: NUMBER INDICATES WALL SECTIONS FOUND IN SHEET SERIES AX.XX
- AX.XX / 2 — INTERIOR ELEVATION TAG
- X — WINDOW TAG
- X — DOOR TAG
- P01.1 / 4 — WALL ASSEMBLY TAG
- MIN. 30" X 48" CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA (32" X 52" SHOWN)

GENERAL NOTES

BUILDINGS WITH A HEIGHT IN EXCESS OF THREE STORIES:

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

CODE SUMMARY

APPLICABLE CODES

APPLICABLE CODES IN EFFECT FOR CITY OF BASTROP , TEXAS

CODE	ADOPTED EDITION	CODE	ADOPTED EDITION
BUILDING	2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS	LIFE SAFETY	2018 NFPA 101
MECHANICAL	2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS	ACCESSIBILITY	FAIR HOUSING ACT - HUD FAIR HOUSING DESIGN MANUAL (SAFE HARBOR)
PLUMBING	2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS	ACCESSIBILITY	2009 ANSI A117.1
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS	ACCESSIBILITY	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
ENERGY	2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS	ACCESSIBILITY	2012 TEXAS ACCESSIBILITY STANDARDS
		POOL & SPA	2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
FIRE	2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS		
FUEL AND GAS	2018 INTERNATIONAL FUEL AND GAS CODE WITH LOCAL AMENDMENTS		

ZONING

CHECK WITH DESIGNER AND ZONING CHECKLIST FOR INFORMATION

ZONING ORDINANCE: MF-1

	REQUIRED:	REQUIRED:		REQUIRED:	REQUIRED:		REQUIRED:	REQUIRED:		REQUIRED:	REQUIRED:
ACREAGE OF PROPERTY:	16.760		FRONT YARD SETBACK:	25 FEET							
MAXIMUM DENSITY ALLOWED:	25 UNITS PER ACRE		SIDE YARD SETBACK:	15 FEET							
			REAR YARD SETBACK:	35 FEET							
MAXIMUM HEIGHT ALLOWED:	3 STORIES		LANDSCAPE BUFFER:	UNKNOWN							
SITE COVERAGE ALLOWED:	70%		RIGHT OF WAY:	NO ROW							
IMPERVIOUS COVERAGE ALLOWED:	65% MAX		PARKING SETBACK:	UNKNOWN							
DETENTION / RETENTION REQUIRED:	NONE		EASEMENTS:	15' UTILITY EASEMENT							
WIDTH OF FIRE LANE:	26 FEETS										

CODE SUMMARY

ALLOWABLE BUILDING AREA									ACTUAL BUILDING AREA							ALLOWABLE BUILDING HEIGHT			
BUILDING	OCCUPANCY GROUP	CONSTRUCTION TYPE	ALLOWABLE AREA PER FLOOR AREA	PROVIDED SPRINKLER SYSTEM	FRONTAGE INCREASE PERCENTAGE (SEE DIAGRAM)	FRONTAGE INCREASE	MAXIMUM ALLOWABLE AREA PER FLOOR	TOTAL ALLOWABLE AREA PER BLDG	BASEMENT	FIRST	SECOND	THIRD			TOTAL	MAX. ALLOWABLE HEIGHT (FT)	MAX. ALLOWABLE HEIGHT (STORIES)	ACTUAL HEIGHT (FEET)	ACTUAL STORIES
TYPE V BUILDINGS																			
BLDG TYPE I - RESIDENTIAL	R-2	V-A	12,000	NFPA 13R	0%	0	12,000	48,000	-	8,558	8,215	8,215			24,988	60	4	44' 9"	3
BLDG TYPE I-A - RESIDENTIAL	R-2	V-A	12,000	NFPA 13R	0%	0	12,000	48,000	-	8,558	8,215	8,215			24,988	60	4	44' 9"	3
BLDG TYPE II - RESIDENTIAL	R-2	V-A	12,000	NFPA 13R	0%	0	12,000	48,000	-	8,760	8,446	8,446			25,652	60	4	44' 9"	3
BLDG TYPE III - RESIDENTIAL	R-2	V-A	12,000	NFPA 13R	0%	0	12,000	48,000	-	8,169	7,822	7,822			23,813	60	4	44' 9"	3
BLDG TYPE IV - RESIDENTIAL	R-2	V-A	12,000	NFPA 13R	0%	0	12,000	48,000	-	9,187	8,867	8,867			26,921	60	4	44' 9"	3
CLUBHOUSE	A-3	V-A	11,500	NONE	0%	0			-	6,509					6,509	60	2	37' 1"	1
MAINTENANCE	S	V-B	5,500		0%	0			-	570					570	40	2	11' 0"	1
TRASH COMPACTOR	U	V-B	5,500	-	0%	0			-	498					498				
KIOSK MAIL	S	V-B	5,500						-	715					715				

GENERAL NOTES

ACCESSIBILITY:

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

LIFE SAFETY:

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

RATED CONSTRUCTION:

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

STRUCTURAL:

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

WALL NOTES:

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

FLOOR / CEILING NOTES:

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

DOORS / WINDOWS / OPENINGS NOTES:

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

DIMENSIONS:

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

FINISH NOTES:

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

MISCELLANEOUS:

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

CONTRACTOR:

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

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date

TABULATIONS

PROJECT NAME: PECAN PARK APARTMENT PHASE I

UNIT TABULATION

UNIT NAME	UNIT TYPE	NET AREA (SF)[1]	BALCONY/ PATIOS (SF)	GROSS AREA (SF)	UNIT COUNT	BED COUNT	TOTAL NET AREA (SF)	TOTAL GROSS AREA (SF)	PERCENTAGE	PERCENT TOTAL
A1	1BR/1BA/LIV/DIN	552	53	605	24	24	13,248	14,520	12.9%	
A2	1BR/1BA/LIV/DIN	626	60	686	24	24	15,024	16,464	12.9%	
A3	1BR/1BA/LIV/DIN	726	63	789	33	33	23,958	26,037	17.7%	64.5%
A4	1BR/1BA/LIV/DIN	992	66	1,058	36	36	35,712	38,088	19.4%	
A3 ANSI	1BR/1BA/LIV/DIN	726	63	789	3	3	2,178	2,367	1.6%	
B1	2BR/2BA/LIV/DIN	1,008	75	1,083	36	72	36,288	38,988	19.4%	
B2	2BR/2BA/LIV/DIN	1,065	50	1,115	0	0	0	0	0.0%	
B3	2BR/2BA/LIV/DIN	1,150	55	1,205	23	46	26,450	27,715	12.4%	35.5%
B4	2BR/2BA/LIV/DIN	1,252	130	1,382	6	12	7,512	8,292	3.2%	
B3-ANSI	1BR/1BA/LIV/DIN	1,150	55	1,205	1	2	1,150	1,205	0.5%	
C1	3BR/2BA/LIV/DIN	1,338	60	1,398	0	0	0	0	0.0%	0.0%
C1-ANSI	3BR/2BA/LIV/DIN	1,338	60	1,398	0	0	0	0	0.0%	
TOTALS					**186**	**252**	**161,520**	**173,676**	**100.00%**	**100.00%**

UNIT AVERAGE NET SF : **868** SF
UNIT AVERAGE GROSS SF : **934** SF

[1] NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, OR PATIO/BALCONY STORAGE.

PROJECT NAME: PECAN PARK APARTMENT PHASE 2

UNIT TABULATION

UNIT NAME	UNIT TYPE	NET AREA (SF)[1]	BALCONY/ PATIOS (SF)	GROSS AREA (SF)	UNIT COUNT	BED COUNT	TOTAL NET AREA (SF)	TOTAL GROSS AREA (SF)	PERCENTAGE	PERCENT TOTAL
A1	1BR/1BA/LIV/DIN	552	53	605	72	72	39,744	43,560	33.6%	
A2	1BR/1BA/LIV/DIN	626	60	686	20	20	12,520	13,720	9.3%	
A3	1BR/1BA/LIV/DIN	726	63	789	11	11	7,986	8,679	5.1%	54.2%
A4	1BR/1BA/LIV/DIN	992	66	1,058	12	12	11,904	12,696	5.6%	
A3 ANSI	1BR/1BA/LIV/DIN	726	63	789	1	1	726	789	0.5%	
B1	2BR/2BA/LIV/DIN	1,008	75	1,083	12	24	12,096	12,996	5.6%	
B2	2BR/2BA/LIV/DIN	1,065	50	1,115	6	12	6,390	6,690	2.8%	
B3	2BR/2BA/LIV/DIN	1,150	55	1,205	70	140	80,500	84,350	32.7%	43.0%
B4	2BR/2BA/LIV/DIN	1,252	130	1,382	2	4	2,504	2,764	0.9%	
B3-ANSI	1BR/1BA/LIV/DIN	1,150	55	1,205	2	4	2,300	2,410	0.9%	
C1	3BR/2BA/LIV/DIN	1,338	60	1,398	5	15	6,690	6,990	2.3%	2.8%
C1-ANSI	3BR/2BA/LIV/DIN	1,338	60	1,398	1	3	1,338	1,398	0.5%	
TOTALS					**214**	**318**	**184,698**	**197,042**	**100.00%**	**100.00%**

UNIT AVERAGE NET SF : **863** SF
UNIT AVERAGE GROSS SF : **921** SF

[1] NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, OR PATIO/BALCONY STORAGE.

BUILDING ANALYSIS

BULDING TYPES	BLDG TYPE-I	BLDG TYPE-I-A.	BLDG TYPE-II.	BLDG TYPE-III	BLDG TYPE-IV.	NUMBER OF UNITS
NUMBER OF STORIES	3	3	3	3	3	
QUANTITY BUILDING TYPE	5	3	4	4	1	
A1	12	12	0	0	0	24
A2	0	0	0	8	12	20
A3	0	0	11	0	0	11
A4	0	0	0	12	0	12
A3-ANSI	0	0	1	0	0	1
B1	0	0	12	0	0	12
B2	0	0	0	0	6	6
B3	12	11	0	0	0	23
B4	0	0	0	2	0	2
B3-ANSI	0	1	0	0	0	1
C1	0	0	0	0	5	5
C1-ANSI	0	0	0	0	1	1
QUANTITY PER BUILDING	24	24	24	22	24	
TOTALS: QUANTITY PER PROJECT	120	72	96	88	24	**400**

OCCUPANT LOAD - CLUBHOUSE

ROOM	OCCUPANCY TYPE	OCCUPANT LOAD FACTOR	GROSS AREA	NET AREA	OCCUPANT LOAD
AV	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	71 SF		0
AV ROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	71 SF		0
BREAK ROOM	BUSINESS AREA	150 GROSS	192 SF		2
CLUB ROOM	ASSEMBLY UNCONCENTRATED (TABLE AND CHAIRS)	15 NET		675	45
CONFERENCE	BUSINESS AREA	150 GROSS	127 SF		1
COWORK	BUSINESS AREA	150 GROSS	293 SF		2
FITNESS	EXERCISE ROOMS	50 GROSS	839 SF		17
JANITOR	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	60 SF		0
KITCHEN	KITCHENS, COMMERCIAL	200 GROSS	268 SF		0
LEASING/LOUNGE	ASSEMBLY UNCONCENTRATED (TABLE AND CHAIRS)	15 NET		850	57
LOBBY	RESIDENTIAL	200 GROSS	224 SF		1
M. RESTROOM	N/A	200 GROSS	101 SF		0
MECH.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	40 SF		0
MEETING	BUSINESS AREA	150 GROSS	84 SF		1
OFFICE	BUSINESS AREA	150 GROSS			2
PACKAGE ROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS			3
PODS	BUSINESS AREA	150 GROSS			2
RISER ROOM			36 SF		0
STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	34 SF		0
W. RESTROOM	N/A		87 SF		0
YOGA/SPIN	EXERCISE ROOMS	50 GROSS	255 SF		5
					138

PARKING REQUIREMENTS		RATIO	NO. UNIT	TOTAL
STANDARD	1 BEDROOM	1	236	236
	2 BEDROOM	1.5	158	237
	3 BEDROOM	2.5	6	15
			ACTUAL	
CLUBHOUSE/ AMENITY SPACES		SF PER SPACE	SF	
	ASSEMBLY TYPE A-3	300	2,619	9
	LEASING OFFICE	250	1,151	5
TOTAL REQUIRED PARKING SPACES PER CITY				502
TOTAL REQUIRED ACCESSIBLE PARKING (2% OF TOTAL)				10
TOTAL REQUIRED BICYCLE PARKING (10% OF REQUIRED AUTO SPACES)				51

PARKING PROVIDED			TOTAL PROVIDED
		PARKING	
STANDAR PARKING		612	631
ACCESSIBLE PARKING (2% OF TOTAL PROVIDED)		19	
PROVIDED BICYCLE PARKING (10% OF REQUIRED AUTO SPACES)		64	
SURFACE PARKING	PROVIDED STANDARD SURFACE PARKING		481
	PROVIDED ACCESSIBLE		15
CARPORTS	PROVIDED STANDARD CARPORT		130
	PROVIDED ACCESSIBLE CARPORT		3
EV PARKING	PROVIDED EV PARKING		1
	PROVIDED EV ACCESSIBLE PARKING		1
BICYCLE PARK	PROVIDED BICYCLE PARKING		60

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:25:32 PM

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

Revisions

#	DATE	COMMENTS

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Client Logo

PECAN PARK
HSD BASTROP PECAN PARK LP
BASTROP, TX 78602



Date: 06/29/2023

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SHEET CONTENTS
TABULATIONS - BUILDING, UNIT, PARKING, OCCUPANCY, PLUMBING FIXTURES

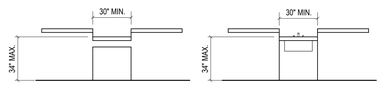
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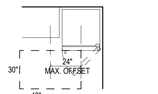
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ACCESSIBILITY DIAGRAMS FOR RESIDENTIAL DWELLING UNITS PER 2012 TEXAS ACCESSIBILITY STANDARDS, 2009 ANSI A117.1, HUD FAIR HOUSING ACT DESIGN MANUAL AUGUST 1996, REVISED APRIL 1998

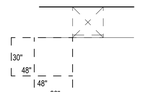
TYPE A UNITS



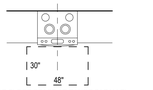
23 WORK SURFACE AND KITCHEN SINK FOR TYPE A UNITS



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

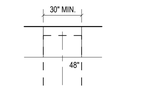


CLEAR FLOOR SPACE AT DISHWASHER FORWARD OR PARALLEL APPROACH
NOTE: THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR SINK.



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

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

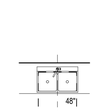


36" WHERE PART OF A T-TURN

CLEAR FLOOR SPACE AT KITCHEN WORK SURFACE

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

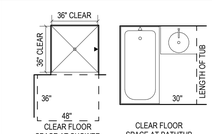
KITCHEN SINK NOTES:
1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH TO THE SINK SHALL BE PROVIDED AND SHALL PROVIDE KNEE AND TOE CLEARANCE.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK. THE FLOOR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



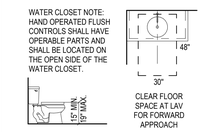
36" WHERE PART OF A T-TURN

CLEAR FLOOR SPACE AT KITCHEN SINK FOR FORWARD APPROACH

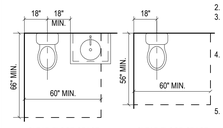
22 TYPE A KITCHEN ELEMENTS



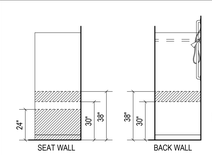
BATHTUB NOTES:
1. CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE MIDPOINT OF THE WIDTH OF THE BATHTUB.
2. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED AS BOTH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



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

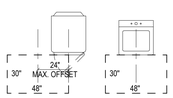


19 TYPE A UNIT BATHROOM ELEMENTS



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

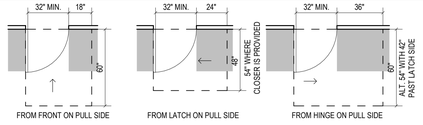
18 TYPE A UNIT GRAB BAR / SHOWER SEAT REINFORCING LOCATIONS

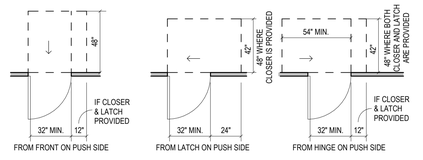


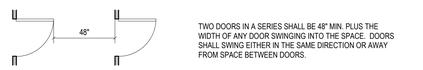
CLEAR FLOOR SPACE AT WASHER/DRYER

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

17 TYPE A LAUNDRY ELEMENTS

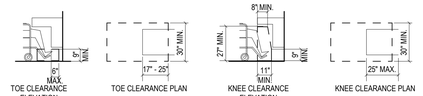




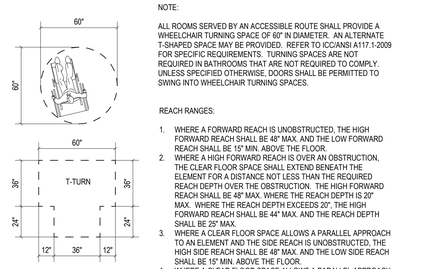


TWO DOORS IN A SERIES SHALL BE 48" MIN. PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. DOORS SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM SPACE BETWEEN DOORS.

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



13 TYPE A UNIT KNEE AND TOE CLEARANCES

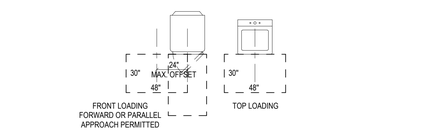


NOTE:

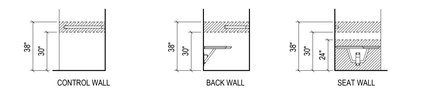
ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A WHEELCHAIR TURNING SPACE OF 60" IN DIAMETER. AN ALTERNATE T-SHAPED SPACE MAY BE PROVIDED. REFER TO ICC/ANSI A117.1-2009 FOR SPECIFIC REQUIREMENTS. TURNING SPACES ARE NOT REQUIRED IN BATHROOMS THAT ARE NOT REQUIRED TO COMPLY. UNLESS SPECIFIED OTHERWISE,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

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

12 TYPE A UNIT REACH RANGE AND TURNING SPACE

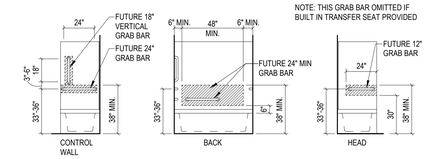


11 TYPE B LAUNDRY ELEMENTS



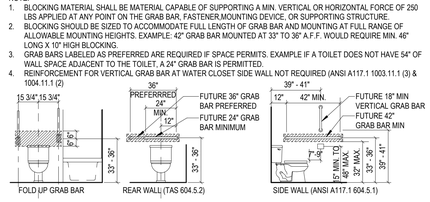
10 TYPE B GRAB BAR REINCORCEMENT AT SHOWERS

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



9 TYPE B GRAB BAR REINFORCEMENT AT BATHTUBS

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

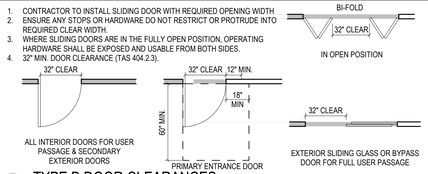


8 GRAB BAR REINFORCEMENT AT TOILETS

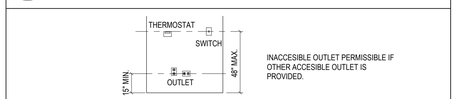


7 TYPE B, SPEC A OR SPEC B CFS AT TOILET

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



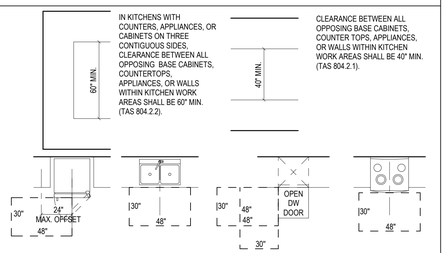
6 TYPE B DOOR CLEARANCES



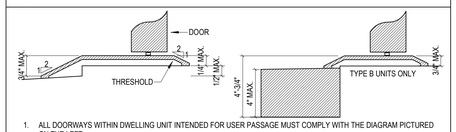
INACCESIBLE OUTLET PERMISSIBLE IF OTHER ACCESIBLE OUTLET IS PROVIDED.

5 FHA REQUIREMENT 5 - CONTROLS

4 KITCHEN OUTLETS REACH RANGE

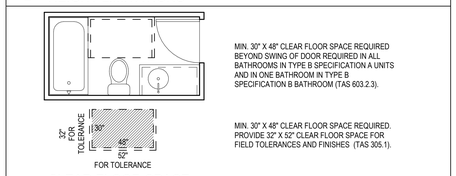


3 TYPE B CFS AT APPLIANCES AND CABINETRY



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

2 PRIMARY ENTRY & SECONDARY DOOR THRESHOLD HEIGHT LIMITATIONS



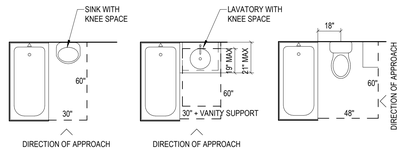
1 CLEAR FLOOR SPACE

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

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

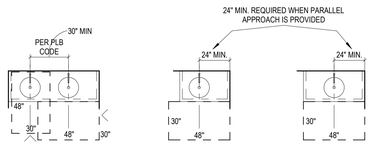
WIDTH OF SHOWER TO BE MINIMUM 36"WIDTH AND DEPTH IF SHOWER IS THE ONLY BATHING FIXTURE PROVIDED.





21 TYPE B, SPEC A BATHTUB AND SHOWER

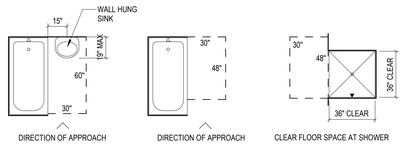
DOUBLE BOWL LAVATORY- BOTH BOWLS IN SPEC A BATHROOM TO RECEIVE FORWARD OR PARALLEL APPROACH CENTERED ON BOWL



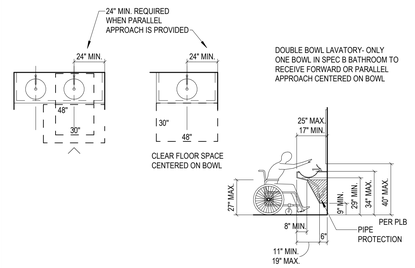
16 TYPE B, SPEC A LAVATORY

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

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



20 TYPE B, SPEC B BATHTUB AND SHOWER



15 TYPE B, SPEC B LAVATORY

ACCESIBILITY NOTES

ALL DWELLING UNITS

ACCESSIBLE COMMUNICATION FEATURES:

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

CONTROLS:

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

GRAB BARS:

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

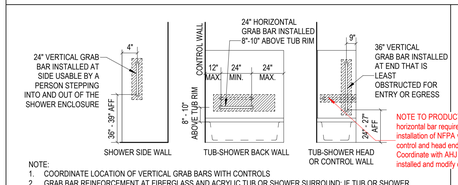
ACCESSIBLE ROUTE:

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

DOORS:

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. MANEUVERING CLEARANCES SHALL BE PROVIDED ON BOTH SIDES OF THE PRIMARY ENTRANCE DOOR.
2. ALL DOORWAYS INTENDED FOR USER PASSAGE WITHIN

ACCESSIBILITY DIAGRAMS FOR TYPE A & TYPE B DWELLING UNITS PER 2015 INTERNATIONAL BUILDING CODE, HUD FAIR HOUSING ACT DESIGN MANUAL AUGUST 1996, REVISED APRIL 1998 & ICC/ANSI A117.1-2009



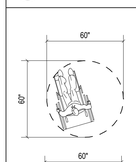
NOTE TO PRODUCTION TEAM: ANSI horizontal bar requirements conflict with installation of NFPA vertical bar both at control and head end walls. Coordinate with AHJ bar needed to be installed and modify drawing accordingly

NOTE:
1. COORDINATE LOCATION OF VERTICAL GRAB BARS WITH CONTROLS
2. GRAB BAR REINFORCEMENT AT FIBERGLASS AND ACRYLIC TUB OR SHOWER SURROUND: IF TUB OR SHOWER SURROUND IS N OT EQUIPPED WITH PRE-MANUFACTURED GRAB BAR REINFORCEMENT, PROVIDE SOLID BLOCKING, CUT TO FIT, INSTALLED INSIDE THE CAVITY BETWEEN THE TUB/SHOWER SURROUND AND THE WALL. THE BLOCKING MUST CONTACT THE TUB/SHOWER SURROUND OVER THE ENTIRE REINFORCED AREA.

DELETE DETAIL 17 IF 2018 NFPA 101 NOT ADOPTED

17 2018 NFPA 101 - GRAB BARS AT BATHTUBS BATHTUB-SHOWERS AND SHOWERS IN ALL UNITS

BLOCKING AND GRAB BARS TO BE INSTALLED IN ALL BATHTUBS, BATHTUB-SHOWERS AND SHOWERS



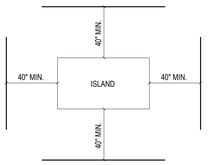
NOTE:

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

REACH RANGES:

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

16 TYPE A UNIT REACH RANGE AND TURNING SPACE



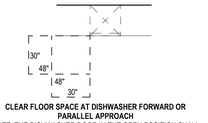
CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS AROUND A KITCHEN ISLAND SHALL BE 40" MIN.

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

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

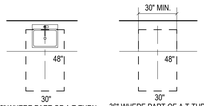
CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN. ONLY IF A T-TURN SPACE IS PROVIDED.

15 TYPE A AND TYPE B UNIT KITCHEN CABINET NOTES



CLEAR FLOOR SPACE AT DISHWASHER FORWARD OR PARALLEL APPROACH

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

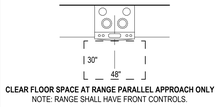


36" WHERE PART OF A T-TURN — 36" WHERE PART OF A T-TURN

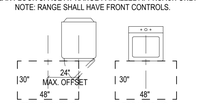
CLEAR FLOOR SPACE AT KITCHEN SINK FOR FORWARD APPROACH — **CLEAR FLOOR SPACE AT KITCHEN WORK SURFACE**



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



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



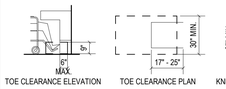
CLEAR FLOOR SPACE AT WASHER & DRYER

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

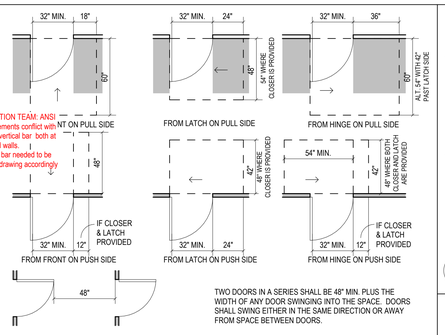
WORK SURFACE NOTES:
1. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH TO THE WORK SURFACE, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE WORK SURFACE, PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE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

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

14 TYPE A UNIT KITCHEN AND LAUNDRY ELEMENTS

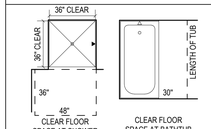


13 TYPE A UNIT KNEE AND TOE CLEARANCES

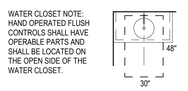


TWO DOORS IN A SERIES SHALL BE 48" MIN. PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACE. DOORS SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM SPACE BETWEEN DOORS.

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

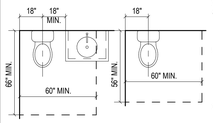


WATER CLOSET NOTE: HAND OPERATED FLUSH CONTROLS SHALL HAVE OPERABLE PARTS AND SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.





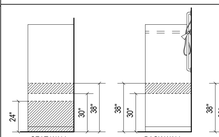
CLEAR FLOOR SPACE AT LAV FOR FORWARD APPROACH



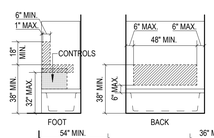
BATHTUB NOTES:
1. CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE MIDPOINT OF THE WIDTH OF THE BATHTUB.
2. A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED AS BOTH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

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

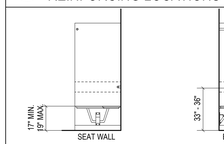
11 TYPE A UNIT BATHROOM ELEMENTS



NOTE:
1. BLOCKING MATERIAL SHALL BE OF WOOD 2X12 LUMBER OR OTHER MATERIAL CAPABLE OF SUPPORTING A MIN. LOAD OF 250 LBS.
2. ALL COVERED UNITS SHALL HAVE BLOCKING INSTALLED IN ALL BATHROOMS AS SHOWN.
3. GRAB BAR REINFORCEMENT AT FIBERGLASS AND ACRYLIC TUB OR SHOWER SURROUND: IF TUB OR SHOWER SURROUND IS NOT EQUIPPED WITH PRE-MANUFACTURED GRAB BAR REINFORCEMENT, PROVIDE SOLID BLOCKING, CUT TO FIT, INSTALLED INSIDE THE CAVITY BETWEEN THE TUB/SHOWER SURROUND AND THE WALL. THE BLOCKING MUST CONTACT THE TUB/SHOWER SURROUND OVER THE ENTIRE REINFORCED AREA.
4. M IT IS RECOMMENDED TO ALLOW AN EXTRA 2 INCHES AT THE SIDES AND BOTTOM OF ALL REINFORCING LOCATION DIMENSIONS FOR GREATER EASE OF FUTURE GRAB BAR INSTALLATION.

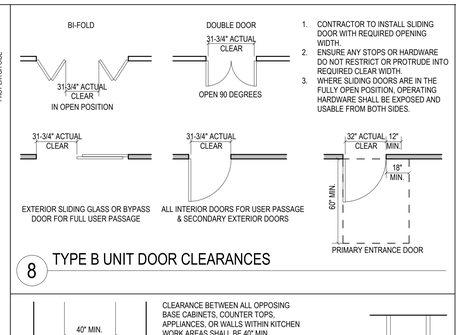


10 TYPE A UNIT GRAB BAR / REAR WALL REINFORCING LOCATIONS



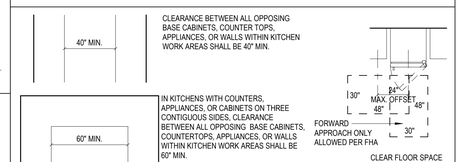
GRAB BARS TO BE INSTALLED UPON RESIDENT REQUEST

9 OPTIONAL GRAB BAR / SIDE WALL INSTALLATION LOCATIONS



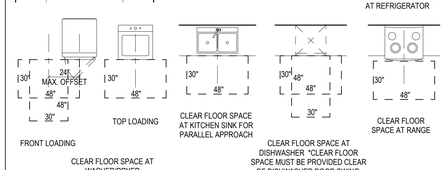
1. CONTRACTOR TO INSTALL SLIDING DOOR WITH REQUIRED OPENING WIDTH.
2. ENSURE ANY STOPS OR HARDWARE DO NOT RESTRICT OR PROTRUDE INTO REQUIRED CLEAR WIDTH.
3. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

8 TYPE B UNIT DOOR CLEARANCES

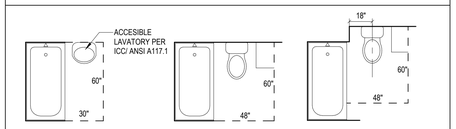


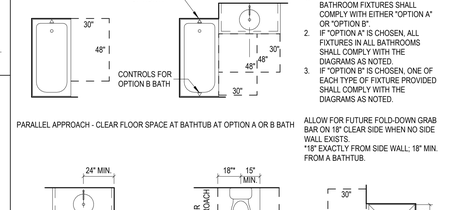
CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.

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



7 TYPE B UNIT KITCHEN ELEMENTS



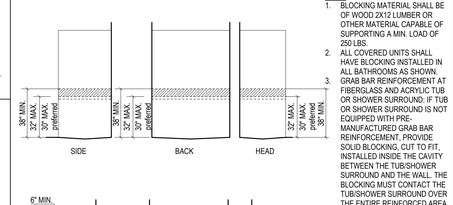


BATHROOM NOTES:
1. IN TYPE B DWELLING UNITS, BATHROOM FIXTURES SHALL COMPLY WITH EITHER "OPTION A" OR "OPTION B".
2. IF "OPTION A" IS CHOSEN, ALL FIXTURES IN ALL BATHROOMS SHALL COMPLY WITH THE DIAGRAMS AS NOTED.
3. IF "OPTION B" IS CHOSEN, ONE OF EACH TYPE OF FIXTURE PROVIDED SHALL COMPLY WITH THE DIAGRAMS AS NOTED.

ALLOW FOR FUTURE FOLD-DOWN GRAB BAR ON 18" CLEAR SIDE WHEN NO SIDE WALL EXISTS.
*18" EXACTLY FROM SIDE WALL; 18" MIN. FROM A BATHTUB.



6 TYPE B UNIT BATHROOM ELEMENTS



NOTE:
1. BLOCKING MATERIAL SHALL BE OF WOOD 2X12 LUMBER OR OTHER MATERIAL CAPABLE OF SUPPORTING A MIN. LOAD OF 250 LBS.
2. ALL COVERED UNITS SHALL HAVE BLOCKING INSTALLED IN ALL BATHROOMS AS SHOWN.
3. GRAB BAR REINFORCEMENT AT FIBERGLASS AND ACRYLIC TUB OR SHOWER SURROUND: IF TUB OR SHOWER SURROUND IS NOT EQUIPPED WITH PRE-MANUFACTURED GRAB BAR REINFORCEMENT, PROVIDE SOLID BLOCKING, CUT TO FIT, INSTALLED INSIDE THE CAVITY BETWEEN THE TUB/SHOWER SURROUND AND THE WALL. THE BLOCKING MUST CONTACT THE TUB/SHOWER SURROUND OVER THE ENTIRE REINFORCED AREA.
4. IT IS RECOMMENDED TO ALLOW AN EXTRA 2 INCHES AT THE SIDES AND BOTTOM OF ALL REINFORCING LOCATION DIMENSIONS FOR GREATER EASE OF FUTURE GRAB BAR INSTALLATION.
5. WHERE WALL SPACE WILL NOT PERMIT A 36" REAR GRAB BAR, THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24" MINIMUM IN LENGTH CENTERED ON THE WATER CLOSET.
6. WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SIDE WALL GRAB BAR 24" MINIMUM IN LENGTH, LOCATED 12" MAXIMUM FROM THE REAR WALL SHALL BE PROVIDED
7. WHERE A SIDE WALL IS NOT AVAILABLE FOR A 42" GRAB BAR, REINFORCEMENT FOR A SWING UP GRAB BAR SHALL BE PERMITTED
8. INSTALL FLUSH CONTROL ON OPEN SIDE OF WATER CLOSET.

5 TYPE B UNIT GRAB BAR REINFORCING LOCATIONS

ACCESSIBILITY NOTES

NOTE: COVERED DWELLING UNITS SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE, THE 1998 FAIR HOUSING ACT AND ICC/ANSI A117.1-2009, WHICHEVER IS MORE STRINGENT.

TYPE B DWELLING UNITS

ACCESSIBLE ROUTE:

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

DOORS:

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. MANEUVERING CLEARANCES SHALL BE PROVIDED ON BOTH SIDES OF THE PRIMARY ENTRANCE DOOR.
2. ALL DOORWAYS INTENDED FOR USER PASSAGE WITHIN THE DWELLING UNIT SHALL HAVE A CLEAR OPENING OF 31 3/4" MIN. MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
3. THRESHOLDS AT ALL EXTERIOR DOORS SHALL NOT EXCEED 1/2", EXCEPT SLIDING DOORS SHALL NOT EXCEED 3/4". CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
4. WHERE AN INACTIVE LEAF OF DOUBLE LEAF DOORWAYS WITH OPERABLE PARTS MORE THAN 48 INCHES OR LESS THAN 15" ABOVE THE FLOOR IS PROVIDED, THE ACTIVE LEAF SHALL PROVIDE A CLEAR OPENING OF 31 3/4 INCHES MIN.
5. THE MINIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS.
6. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON THE PRIMARY ENTRY DOOR SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF.

TOILET AND BATHING FACILITIES:

1. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED, BEYOND THE ARC OF THE DOOR SWING. PROVIDE A CLEAR FLOOR SPACE OF 30" BY 48" BEYOND THE SWING OF ALL DOORS INTO THE ROOM.
2. REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. REINFORCEMENT IS NOT REQUIRED IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE DWELLING UNIT.
3. EITHER ALL TOILET AND BATHING AREAS SHALL COMPLY WITH "OPTION A" REQUIREMENTS, OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH "OPTION B" REQUIREMENTS.

OPTION A:

1. ALL FIXTURES WITHIN THE DWELLING UNIT SHALL COMPLY.
2. A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AND CENTERED AT THE LAVATORY.
3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
4. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36". CLEARANCE 30" MIN. MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

OPTION B:

1. ONE OF EACH TYPE OF FIXTURE PROVIDED AND SHALL BE IN A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.
2. THE FRONT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
4. A CLEARANCE 48" MIN IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB, AND 30" MIN IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.
5. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36". CLEARANCE 30" MIN. MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

KITCHEN AND APPLIANCES:

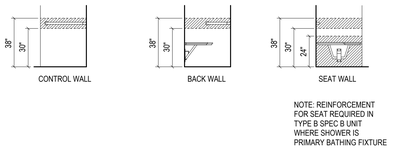
1. A CLEAR FLOOR SPACE OF 30" BY 48" POSITIONED FOR PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE AND KITCHEN SINK.
2. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD OR PARALLEL APPROACH, SHALL BE POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR.

OPERABLE PARTS:

LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH CLEAR FLOOR SPACE AND HEIGHT REQUIRMENTS EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON

ACCESSIBILITY DIAGRAMS FOR RESIDENTIAL DWELLING UNITS PER 2020 FLORIDA ACCESSIBILITY CODE, FAIR HOUSING ACT, FAIR HOUSING ACT DESIGN MANUAL, Revised April 1998 (SAFE HARBOR)

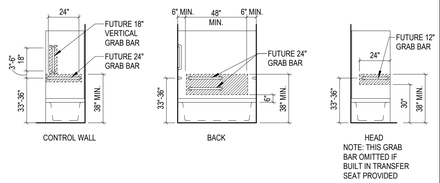
NOTE GRAPHICS ARE DIAGRAMMATIC FOR REFERENCE ONLY. REFER TO DOCUMENTS FOR ACTUAL CONSTRUCTION. NOTIFY ARCHITECT SHOULD THESE DIAGRAMS CONFLICT WITH CONFIGURATIONS IN DOCUMENTS.



NOTE: REINFORCEMENT FOR SEAT REQUIRED IN TYPE B SPEC B UNIT WHERE SHOWER IS PRIMARY BATHING FIXTURE

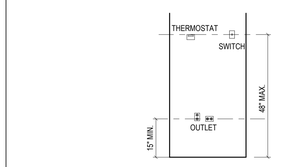
10 GRAB BAR REINFORCEMENT AT SHOWERS

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



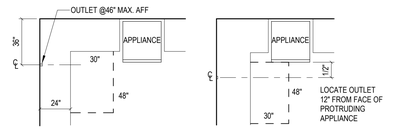
NOTE: THIS GRAB BAR OMITTED IF BUILT IN TRANSFER SEAT PROVIDED

9 GRAB BAR REINFORCEMENT AT BATHTUBS

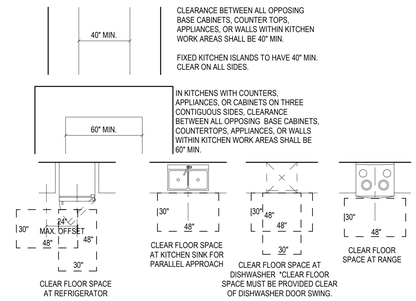


INACCESSIBLE OUTLET PERMISSIBLE IF OTHER ACCESSIBLE OUTLET IS PROVIDED.

5 FHA REQUIREMENT 5 - CONTROLS



4 KITCHEN OUTLETS REACH RANGE

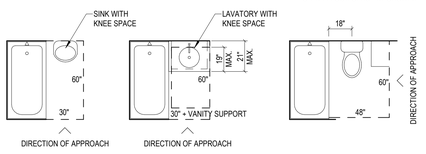


3 CLEAR FLOOR SPACE AT APPLIANCES AND CABINETRY

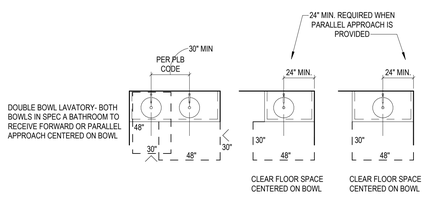
TYPE B UNIT, SPECIFICATION A
WHEN SPEC A BATHROOMS ARE USED ALL FIXTURES IN ALL BATHROOMS IN UNIT SHALL COMPLY

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





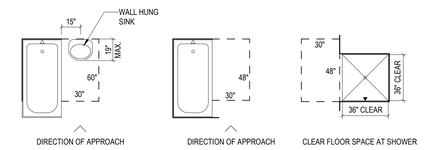
22 TYPE B, SPEC A BATHTUB AND SHOWER



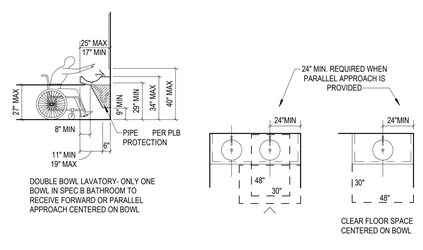
17 TYPE B, SPEC A LAVATORY

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

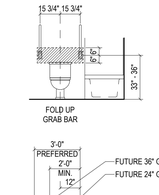
IF BOTH A SHOWER AND BATHTUB ARE PROVIDED WITHIN A BATHROOM IN A TYPE B SPEC B BATHROOM - EITHER THE BATHTUB OR SHOWER SHALL BE PROVIDED WITH CLEAR FLOOR SPACE
IF SHOWER IS SELECTED AS PRIMARY BATHING FIXTURE REINFORCEMENT FOR A SHOWER SEAT IS REQUIRED IN ADDITION TO REINFORCEMENT FOR GRAB BARS.



21 TYPE B, SPEC B BATHTUB AND SHOWER

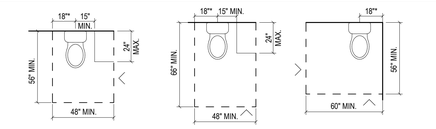


16 TYPE B SPEC B LAVATORY

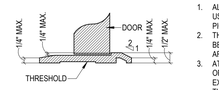


NOTE:
1. BLOCKING MATERIAL SHALL BE MATERIAL CAPABLE OF SUPPORTING A MIN. VERTICAL OR HORIZONTAL FORCE OF 250 LBS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER,MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
2. BLOCKING SHOULD BE SIZED TO ACCOMMODATE FULL LENGTH OF GRAB BAR AND MOUNTING AT FULL RANGE OF ALLOWABLE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

8 GRAB BAR REINFORCEMENT AT TOILETS

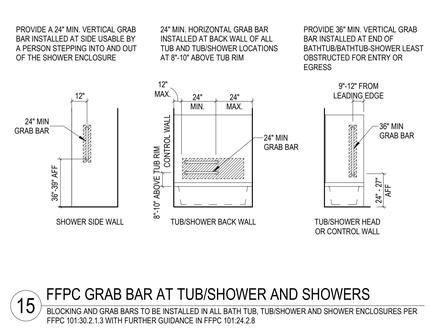


7 TYPE B, SPEC A OR SPEC B CFS AT TOILET



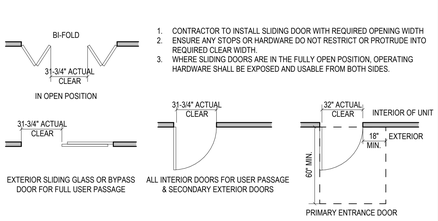
1. ALL DOORWAYS WITHIN DWELLING UNIT INTENDED FOR USER PASSAGE MUST COMPLY WITH THE DIAGRAM PICTURED ON THE LEFT.
2. THRESHOLDS AT EXTERIOR SLIDING GLASS DOORS SHALL BE PERMITTED TO BE 3/4 INCH HIGH MAX. PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.
3. AT SECONDARY ENTRIES, WHERE EXTERIOR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

2 PRIMARY ENTRY DOOR THRESHOLD HEIGHT LIMITATIONS



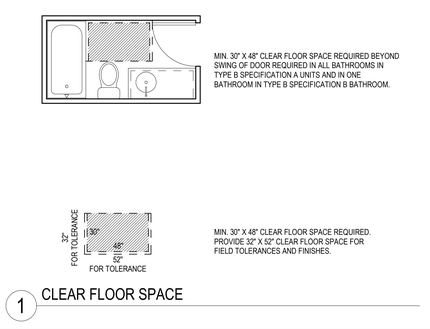
15 FFPC GRAB BAR AT TUB/SHOWER AND SHOWERS

BLOCKING AND GRAB BARS TO BE INSTALLED IN ALL BATH TUB, TUB/SHOWER AND SHOWER ENCLOSURES PER FFPC 101:30.2.1.3 WITH FURTHER GUIDANCE IN FFPC 101:24.2.8



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

6 DOOR CLEARANCES



1 CLEAR FLOOR SPACE

GRAPHICS ARE DIAGRAMMATIC FOR REFERENCE ONLY. REFER TO DOCUMENTS FOR ACTUAL CONSTRUCTION. NOTIFY ARCHITECT SHOULD THESE DIAGRAMS CONFLICT WITH CONFIGURATIONS IN DOCUMENTS

ACCESSIBILITY NOTES

APPLICABLE TO:
1. **ALL DWELLING UNITS IN BUILDINGS WITH 4 OR MORE UNITS AND AN ELEVATOR**
2. **ALL GROUND FLOOR DWELLING UNITS IN BUILDINGS WITH 4 OR MORE UNITS WITHOUT AN ELEVATOR**
3. **ALL DWELLING UNITS ON FIRST LEVEL OF RESIDENTIAL UNITS IN BUILDINGS WITH 4 OR UNITS ABOVE NON-RESIDENTIAL USE. MUST PROVIDE ACCESSIBLE ACCESS TO FIRST LEVEL OF RESIDENTIAL UNITS.**
4. **PRIMARY ENTRY LEVEL OF MULTISTORY UNITS IN BUILDINGS WITH 4 OR MORE UNITS AND AN ELEVATOR**
5. **ALL LEVELS OF MULTISTORY UNITS IN BUILDINGS WITH 4 OR MORE UNITS WITH A PRIVATE ELEVATOR INSIDE THE MULTISTORY UNIT**

REQUIREMENT 3 - DOORS:

1. THE EXTERIOR OF THE PRIMARY ENTRY DOOR OF COVERED DWELLING UNITS IS PUBLIC AND COMMON USE SPACES, THEREFORE IT MUST BE ON AN ACCESSIBLE ROUTE AND MEET FLORIDA BUILDING CODE - ACCESSIBILITY CODE 404 STIPULATIONS.
2. PRIMARY ENTRY DOOR REQUIREMENTS APPLY TO BOTH ENTRY DOORS OPENING OFF AN INTERIOR CORRIDOR IN A BUILDING CONTAINING MULTIPLE UNITS AND EXTERIOR ENTRY DOORS TO GROUND FLOOR DWELLING UNITS
3. PRIMARY ENTRY DOOR THRESHOLDS TO COVERED UNITS ARE TO BE NO HIGHER THAN 3/4". AND MUST BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
4. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON / SWITCH SHALL BE PROVIDED ON THE PUBLIC SIDE OF THE UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE WITHIN THE UNIT.
5. A MEANS FOR VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE UNIT ENTRY DOOR SHALL BE PROVIDED. PEEPHOLES, WHERE USED, SHALL PROVIDE A MIN. 180-DEGREE RANGE OF VIEW.
6. SECONDARY EXTERIOR DOORS FROM THE DWELLING UNIT TO EXTERIOR DECKS, PATIOS, OR BALCONIES MUST BE USEABLE
7. SECONDARY EXTERIOR DOORS TO BE NOMINAL 32" CLEAR (31 5/8") MIN. DOUBLE LEAF DOORS TO PROVIDE 32" NOMINAL WIDTH TOTAL.
8. SECONDARY EXTERIOR DOORS TO PERVIOUS SURFACES TO HAVE MAX. 3/4" THRESHOLD. THRESHOLDS AT IMPERVIOUS SURFACES MAY HAVE 4" MAX. STEP.
9. ALL INTERIOR PASSAGE DOORS TO BE NOMINAL 32" CLEAR (31 5/8") MIN.
10. CLOSET DOORS THAT REQUIRE USERS TO PASS THROUGH THE DOOR WAY TO BE NOMINAL 32" CLEAR (31 5/8") MIN.

REQUIREMENT 4 - ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT:

11. 36" WIDE FULLY ACCESSIBLE ROUTE MUST BE PROVIDED INTO AND THROUGHOUT THE ENTIRE COVERED DWELLING UNIT. IT MUST CONNECT TO THE CLEAR FLOOR SPACE OUTSIDE THE PRIMARY DWELLING UNIT DOOR.
12. ACCESSIBLE ROUTE MAY BE REDUCED TO 32" CLEAR WIDTH AT DOORS.
13. CHANGES IN LEVEL - MAX VERTICAL FLOOR LEVEL CHANGE IS 1/4", EXCEPT WHEN A TAPERED THRESHOLD IS USED, THE MAX. HEIGHT IS 1/2".
14. SPECIAL DESIGN FEATURES - LOFTS, RAISED OR SUNKEN AREAS MAY BE PRESENT WITHIN THE COVERED UNIT. THE ACCESSIBLE ROUTE MAY NOT BE DISRUPTED BY SPECIAL DESIGN FEATURES. KITCHENS AND USEABLE BATHROOMS MUST BE CONNECTED TO THE ACCESSIBLE ROUTE.

REQUIREMENT 5 - SWITCHES OUTLETS AND CONTROLS IN ACCESSIBLE LOCATIONS::

15. SWITCHES, OUTLETS AND CONTROLS OPERATED ON A REGULAR BASIS TO BE IN ACCESSIBLE LOCATIONS BY FORWARD OR PARALLEL APPROACH.
16. CONTROLS TO BE IN ACCESSIBLE LOCATIONS - THERMOSTATS, HEATING AND AIR CONDITIONING CONTROLS, CONTROLS TO CEILING FAN OR VENTILATION SYSTEM.
17. CONTROLS NOT REQUIRED TO BE IN ACCESSIBLE LOCATIONS - CIRCUIT BREAKERS, APPLIANCE CONTROLS, OUTLETS FOR DEDICATED TO SPECIFIC APPLIANCE.

REQUIREMENT 6 - REINFORCEMENT FOR GRAB BARS:

18. REINFORCING FOR FUTURE GRABS BARS AT TOILETS, TUBS AND SHOWERS ALL BATHROOMS INCLUDING POWDER ROOMS.
19. REINFORCING MATERIAL TO ACCOMMODATE MOUNTING OF FUTURE GRAB BARS AT HEIGHTS BETWEEN 33" TO 36".

REQUIREMENT 7 - USEABLE KITCHENS:

20. PARALLEL APPROACH OR FORWARD APPROACH WITH KNEE SPACE TO BE PROVIDED AT RANGE, COOKTOPS, AND SINKS
21. PARALLEL OR FORWARD APPROACH TO BE PROVIDED AT OVENS, DISHWASHERS, REFRIGERATORS, FREEZERS AND TRASH COMPACTORS.
22. "OVENS" INCLUDES WALL MOUNTED MICROWAVE OVENS
23. PROVIDE 40" CLEAR BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, AND WALLS.
24. APPLIANCE HANDLES ARE EXCLUDED FROM THE 40" MIN. CLEAR
25. KITCHEN ISLANDS TO HAVE 40" MIN. CLEAR ON ALL SIDES OF THE ISLAND.
26. U SHAPED KITCHENS THAT HAVE A SINK, RANGE, OR COOKTOP AT ITS BASE TO HAVE A MIN. 60" DIAMETER TURNING CIRCLE.
27. PROVIDE PARALLEL APPROACH AT SINK, RANGE OR COOKTOP IN BASE OF U SHAPED KITCHEN IN ADDITION TO 60" TURNING CIRCLE.
28. VERY NARROW U SHAPED KITCHENS MAY HAVE A SINK OR COOKTOP WITH KNEE SPACE AND FORWARD APPROACH AT ITS BASE .

REQUIREMENT 7 - USEABLE BATHROOMS:

29. USEABLE BATHROOMS TO PROVIDE 30" X 48" CLEAR FLOOR SPACE WITHIN THE BATHROOM BEYOND THE SWING OF THE DOOR.

BATHROOM SPECIFICATION A:

1. ALL BATHROOMS, ALL FIXTURES WITHIN THE DWELLING UNIT SHALL COMPLY.
2. A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AND CENTERED AT THE LAVATORY.
3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
4. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. CLEAR FLOOR AREA 30" MIN. MEASURED FROM THE CONTROL WALL OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

BATHROOM SPECIFICATION B:

1. IN ONE BATHROOM ONE OF EACH TYPE OF FIXTURE PROVIDED AND SHALL BE IN A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.
2. ADDITIONAL BATHROOMS IN UNIT ARE EXEMPT FROM MANEUVERING AND CLEAR FLOOR SPACE AT FIXTURES. ALL OTHER REQUIREMENTS APPLY.
3. THE FRONT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
4. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
5. A CLEARANCE 48" MIN IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB, AND 30" MIN IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.
6. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT SHALL BE PROVIDED IN SHOWER COMPARTMENTS WITH BACK WALL 36" IN LENGTH. CLEAR FLOOR AREA 30" MIN, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:25:41 PM

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

Revisions

#	DATE	COMMENTS

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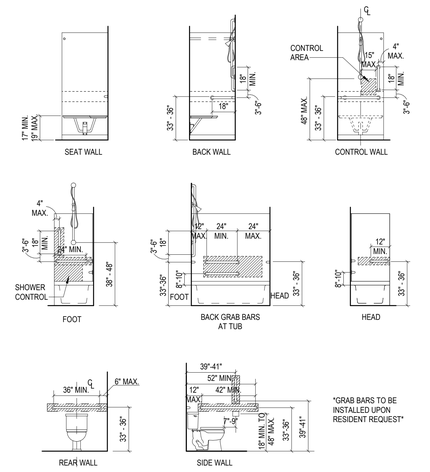
REGISTERED ARCHITECT · G. DAVIS · 16632 · STATE OF TEXAS
Date: 06/29/2023

SHEET CONTENTS
DWELLING UNIT ACCESSIBILITY - 2020 FBC-AC FHA

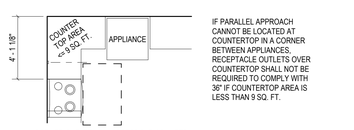
SHEET NO.
A1.03c

22307

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

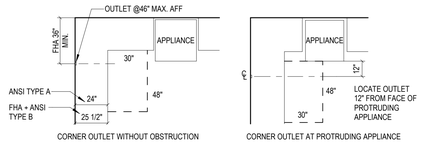


3 TYPE A GRAB BAR / SEAT INSTALLATION LOCATIONS



CORNER OUTLET AT INACCESSIBLE COUNTER

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

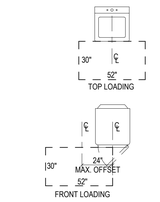


CORNER OUTLET WITHOUT OBSTRUCTION

CORNER OUTLET AT PROTRUDING APPLIANCE

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

6 TYPE A AND B UNITS: KITCHEN OUTLETS

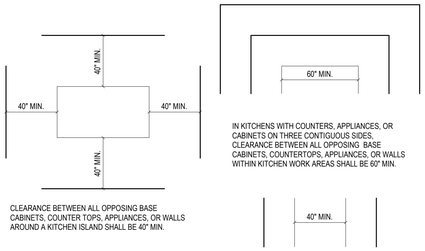


CLEAR FLOOR SPACE AT WASHER/DRYER

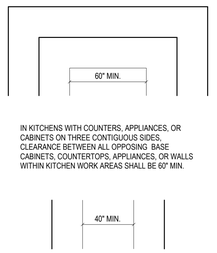
LAUNDRY EQUIPMENT NOTES:

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

2 TYPE A LAUNDRY CLEARANCE



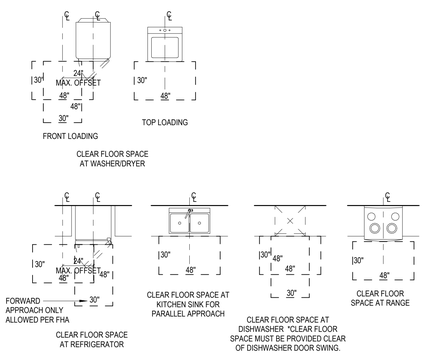
CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS AROUND A KITCHEN ISLAND SHALL BE 40" MIN.



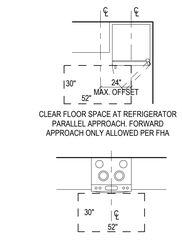
IN KITCHENS WITH COUNTERS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.

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

5 KITCHEN CABINET CLEARANCE ALL UNITS



4 TYPE B UNIT KITCHEN ELEMENTS



CABINET NOTES:

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

WORK SURFACE NOTES:

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

KITCHEN SINK NOTES:

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

1 TYPE A UNIT KITCHEN AND LAUNDRY ELEMENTS

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:25:43 PM

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Revisions

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Date: 06/29/2023

SHEET CONTENTS
DWELLING UNITS ACCESSIBILITY
KITCHENS - 2009 ANSI-IBC 2018

SHEET NO.

A1.03d

22307

ACCESIBILITY NOTES

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

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

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

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

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

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

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

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

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

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

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

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

13. LAVATORIES, SINKS AND MIRRORS: (REF. 606 AND DETAIL 13 THIS SHEET)
CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
EXCEPTION: A PARALLEL APPROACH SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR RANGE IS NOT PROVIDED.
- LAVATORIES/SINKS SHALL BE INSTALLED SO THAT THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE SHALL BE 34 IN. MAX. A.F.F.
- HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MIN.
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
- IF SOAP AND TOWEL DISPENSERS ARE PROVIDED, THEY MUST BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN 308.
- MIRRORS SHALL BE MOUNTED WITH THE BOTTOM OF THE EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" AFF.

14. KITCHENS: (REFER TO 804 AND DETAIL 14 THIS SHEET)
PASS THROUGH - WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, THE CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN WORK AREAS SHALL BE 40 IN. MIN.
- U-SHAPED - THE CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITH WORK AREAS SHALL BE 60 IN. MIN.
- AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH 811 (STORAGE).
- A CLEAR FLOOR SPACE COMPLYING WITH 305 (CLEAR FLOOR OR GROUND SPACE) SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.
- ALL APPLIANCE CONTROLS SHALL COMPLY WITH 309 (OPERABLE PARTS). EXCEPTION: APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO MEET OPERATION REQUIREMENTS OF NO TIGHT GRASPING, PINCHING, OR TWISTING

15. STORAGE: (REF. 225 AND DETAIL 15 THIS SHEET)
- WHERE STORAGE IS PROVIDED IN ACCESSIBLE SPACES, AT LEAST ONE OF EACH TYPE SHALL COMPLY WITH 811 (STORAGE).
ADVISORY: TYPES OF STORAGE INCLUDE, BUT ARE NOT LIMITED TO, CLOSETS, CABINETS, SHELVES, CLOTHES RODS, HOOKS, AND DRAWERS. WHERE PROVIDED, AT LEAST ONE OF EACH TYPE OF STORAGE MUST BE WITHIN THE REACH RANGES SPECIFIED IN 308; HOWEVER, IT IS PERMISSIBLE TO INSTALL ADDITIONAL STORAGE OUTSIDE THE REACH RANGES.
- WHERE LOCKERS ARE PROVIDED, AT LEAST 5 PERCENT, BUT NO FEWER THAN ONE OF EACH TYPE, SHALL COMPLY WITH 811.

16. REACH RANGES: (REF. 308 AND DETAIL 16 THIS SHEET)
- REACH RANGES ARE GRAPHICALLY SHOWN IN DETAIL 16.
- A CLEAR FLOOR SPACE IS REQUIRED FOR EACH REACH RANGE, EITHER PARALLEL OR FORWARD.
- OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308.

17. SIGNAGE: (REF. 703 AND DETAIL 17 THIS SHEET)
WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

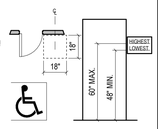
18. MAILBOXES: (REF. 228.2)
WHERE MAILBOXES ARE PROVIDED FOR EACH RESIDENTIAL DWELLING UNIT, MAILBOXES COMPLYING WITH 309 WILL BE PROVIDED FOR EACH "COVERED" DWELLING UNIT AS DEFINED BY 1998 FAIR HOUSING ACCESSIBILITY DESIGN MANUAL.

19. ASSISTED LISTENING DEVISES: (REF. FAC 706.1) EACH BUILIDING, ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WHERE AUDIBLE COMMUNICATION ARE INTEGRAL TO THE USE OF THE SPACE SHALL HAVE AN ASSISTIVE LISTENING SYSTEM

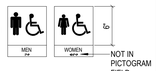
20. EXERISE MACHINES AND EQUIPMENT (REF 1004.1) CLEAR FLOOR SPACE SHALL BE PROVIDED AT EACH PIECE OF EQUIPEMENT. CLEAR FLOOR SPACE PERMITTED TO BE SHARED BETWEEN TWO PIECES OF EQUIPMENT.

17 GENERAL SIGNAGE

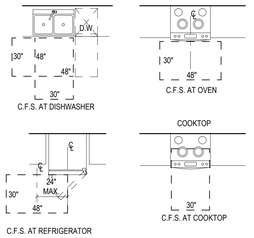
LETTERS AND NUMERALS SHALL BE RAISED 1/32" MIN. IN UPPER CASE SANS SERIF TYPE, AND SHALL BE DUPLICATED WITH GRADE 2 BRAILLE BELOW CORRESPONDING TEXT.
WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, SIGNS SHALL BE INSTALLED ON THE WALL AT THE LATCH SIDE OF THE DOOR. AT DOUBLE DOORS WITH ONE ACTIVE LEAF, SIGN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



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



16 COMMON AREA KITCHEN APPLIANCES



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

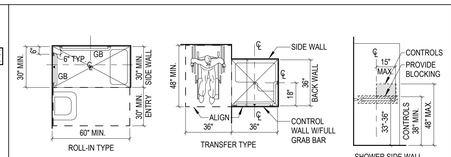
DISHWASHER - THE C.F.S. SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR.

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

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

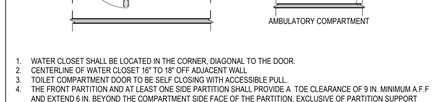
COOKTOP - WHEN A FORWARD APPROACH IS PROVIDED, THE C.F.S. SHALL PROVIDE KNEE AND TOE CLEARANCE. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED.

15 SHOWERS



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

14 URINALS



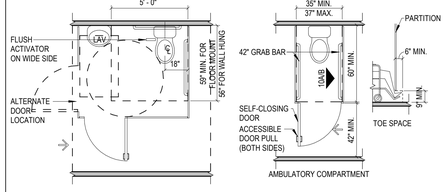
A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. FLUSH CONTROLS WILL COMPLY WITH REACH RANGES.

13 GRAB BARS IN WATER CLOSETS

*EXCEPTIONS:
1. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 34 IN. MIN. CENTERED ON THE WATER CLOSET WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 IN. MIN. DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.
2. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.

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

12 WATER CLOSETS IN COMPARTMENTS

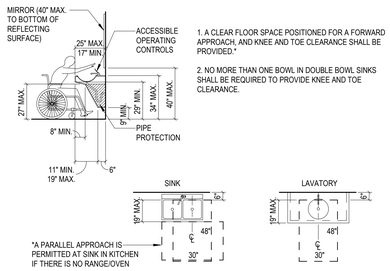


1. WATER CLOSET SHALL BE LOCATED IN THE CORNER, DIAGONAL TO THE DOOR.
2. CENTERLINE OF WATER CLOSET 16" TO 18" OFF ADJACENT WALL
3. TOILET COMPARTMENT DOOR TO BE SELF CLOSING WITH ACCESSIBLE PULL.
4. THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 IN. MINIMUM A.F.F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

11 TOILET ROOMS

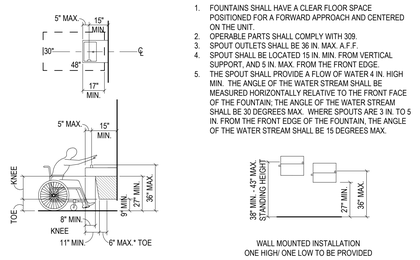
TOILET ROOM:
1. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH 304
2. DOORS SHALL BE ALLOWED TO SWING INTO THE TURNING SPACE.
3. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE.
4. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN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

10 LAVATORIES AND SINKS (AND MIRRORS)



1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED.*
2. NO MORE THAN ONE BOWL IN DOUBLE BOWL SINKS SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE.

9 DRINKING FOUNTAINS

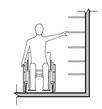


1. FOUNTAINS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT.
2. OPERABLE PARTS SHALL COMPLY WITH 309.
3. SPOUT OUTLETS SHALL BE 36 IN. MAX. A.F.F.
4. SPOUT SHALL BE LOCATED 15 IN. MIN. FROM VERTICAL SUPPORT, AND 5 IN. MAX. FROM THE FRONT EDGE.
5. THE SPOUT SHALL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

8 REACH RANGES AND OPERABLE PARTS

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

7 STORAGE



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

6 DOOR CLEARANCES

32" MIN. CLR
24" MIN. CLR
54" W. CLOSER & LATCH
48" MIN. CLR
PULL SIDE LATCH APPROACH
X IS 36" MIN., IF Y IS 60"
X IS 42" MIN., IF Y IS 54"
X
Y
PULL SIDE HINGE APPROACH
18" MIN. CLR
60"

GENERAL NOTES

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

DEFINITIONS

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

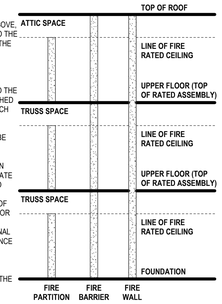
RATED WALL TYPES

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

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

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

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



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

FIREBLOCKING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
2. ONE-HALF-INCH GYPSUM BOARD
3. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY

FLOOR-CEILING ASSEMBLIES

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

PENETRATIONS THROUGH RATED ASSEMBLIES

1. PENETRATIONS: 2018 IBC
   a. SECTION 714.3.1 THOUGH PENETRATIONS - THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.
   b. SECTION 714.31.1 FIRE-RESISTANCE-RATED ASSEMBLIES - PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
   c. SECTION 714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM - *THROUGH PENETRATIONS* SHALL BE PROTECTED BY AN *APPROVED* PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED *FIRE-RESISTANCE RATING* OF THE WALL PENETRATED.
   d. SECTION 714.3.2 MEMBRANE PENETRATIONS - MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1 WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
2. FIRESTOP SEALANTS OR PENETRATION DEVICES SHALL NOT ONLY MEET THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED BUT ALSO MEET THE ACOUSTICAL PROPERTIES OF ASSEMBLIES THAT ARE REQUIRED TO MEET STC/IIC REQUIREMENTS.

INSULATION CHART

CLIMATE ZONE: 2A		ALL GROUPS OTHER THAN R	GROUP R
ROOF	INSULATION ABOVE ROOF DECK	R-35ci	R-25ci
	ATTIC	R-38	R-38
WALLS	WOOD FRAMED	R13 + R-3.8ci OR R-20	R18 + R-3.8ci OR R-20
	METAL FRAMED	R13 + R-5ci	R13 + R-7.5ci
	MASS	R-5.7ci	R-7.6ci
WALLS BELOW GRADE	MASS	NR	NR
FLOORS	JOIST / FRAMING WOOD	R-30	R-30
	MASS	R-6.3ci	R-8.3ci
SLAB ON GRADE FLOORS	UNHEATED SLABS	NR	NR
	HEATED SLABS	R-7.5 FOR 12" BELOW + R-5 FULL SLAB	R-7.5 FOR 12" BELOW + R-5 FULL SLAB
SOUND ATTENUATION BATT	INTERIOR WALLS	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY

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

WALL ASSEMBLY LEGEND

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

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

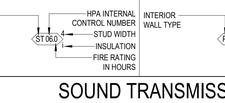
INTERIOR WALL TYPE:
N = NON RATED
P = FIRE PARTITION
B = FIRE BARRIER
F = FIRE WALL

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

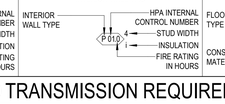
HORIZONTAL ASSEMBLY:
FC = FLOOR-CEILING ASSEMBLY
RC = ROOF CEILING ASSEMBLY

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

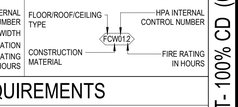
EXTERIOR WALL TAG



INTERIOR WALL TAG



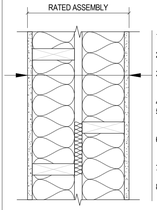
HORIZONTAL ASSEMBLY TAG



SOUND TRANSMISSION REQUIREMENTS

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

RATED ASSEMBLY

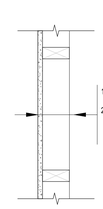


1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 1" MIN. AIRSPACE
5. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. SOUND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

UNIT UNIT

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

RATED ASSEMBLY

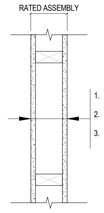


1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING

ROOM WALL

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P11.4	2x4	1 HR	NR	NR	-
P11.6	2x6	1 HR	NR	NR	-

RATED ASSEMBLY

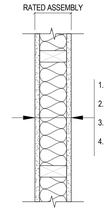


1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
3. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

ROOM ROOM

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
P11.1 4	2x4	1 HR	UL U305	NR	-
P11.1 6	2x6	1 HR	UL U305	NR	-

RATED ASSEMBLY

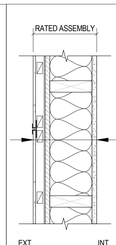


1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

ROOM ROOM

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

RATED ASSEMBLY

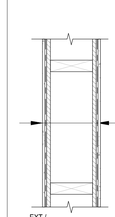


1. FIBER CEMENT PANEL
2. 3/8" MIN. DRAINAGE PLANE / FURRING STRIP
3. WATER-RESISTIVE BARRIER
4. EXTERIOR SHEATHING
5. THERMAL INSULATION PER INSULATION CHART
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

EXT INT

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
FP12.1 4i	2x4	1 HR	UL U356	NR	-
FP12.1 6i	2x6	1 HR	UL U356	NR	-

RATED ASSEMBLY

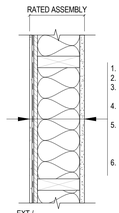


1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. FIRE RETARDANT TREATED WOOD SHEATHING
4. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. FIRE RETARDANT TREATED WOOD SHEATHING
6. WATER-RESISTIVE BARRIER
7. FIBER CEMENT LAP SIDING

EXT / CORRIDOR INT

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

RATED ASSEMBLY

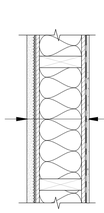


1. FIBER CEMENT LAP SIDING
2. WATER-RESISTIVE BARRIER
3. FIRE RETARDANT TREATED WOOD SHEATHING
4. THERMAL INSULATION PER INSULATION CHART
5. 2X FIRE RETARDANT TREATED WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

EXT / CORRIDOR INT

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

RATED ASSEMBLY

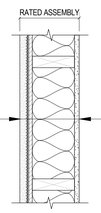


1. STUCCO SYSTEM
2. WATER-RESISTIVE BARRIER
3. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
4. THERMAL INSULATION PER INSULATION CHART
5. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
7. FIBER CEMENT LAP SIDING

EXT BALCONY

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
ST18.1a 4i	2x4	1 HR	UL U356	NR	-
ST18.1a 6i	2x6	1 HR	UL U356	NR	-

RATED ASSEMBLY

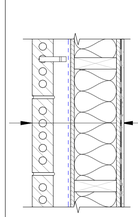


1. STUCCO SYSTEM
2. WATER-RESISTIVE BARRIER
3. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
4. THERMAL INSULATION PER INSULATION CHART
5. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

EXT INT

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
ST18.1 4i	2x4	1 HR	UL U356	NR	-
ST18.1 6i	2x6	1 HR	UL U356	NR	-

RATED ASSEMBLY

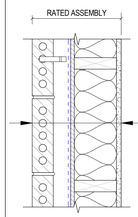


1. FULL BRICK WITH 1" MIN. AIRSPACE AND WALL TIES
2. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
3. THERMAL INSULATION PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
6. FIBER CEMENT LAP SIDING

EXT BALCONY

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
BV18.1a 4i	2x4	1 HR	UL U356	NR	-
BV18.1a 6i	2x6	1 HR	UL U356	NR	-

RATED ASSEMBLY



1. FULL BRICK WITH 1" MIN. AIRSPACE AND WALL TIES
2. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
3. THERMAL INSULATION PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

EXT INT

TAG IDENTITY	FRAME	FIRE RESISTANCE		ACOUSTICAL PERF.	
		RATING	TEST N°	STC	TEST N°
BV18.1 4i	2x4	1 HR	UL U356	NR	-
BV18.1 6i	2x6	1 HR	UL U356	NR	-

PERMIT SET - 100% CD (06/29/2023)

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:25:50 PM

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

Revisions

#	DATE	COMMENTS

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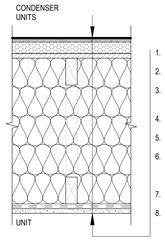
Date: 06/29/2023

SHEET CONTENTS
RATED ASSEMBLIES - INTERIOR/EXTERIOR WALLS

SHEET NO.
A1.05

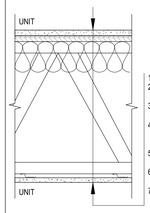
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CONDENSER UNITS



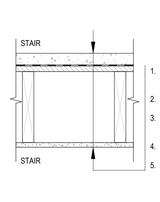
1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD AS REQUIRED
3. RIGID INSULATION AS REQUIRED FOR ROOF DRAINAGE
4. ROOF DECKING (REFER TO STRUCTURAL)
5. ROOF TRUSSES (REFER TO STRUCTURAL)
6. ATTIC SPACE IS FILLED WITH INSULATION. THERMAL INSULATION PER INSULATION CHART
7. RESILIENT CHANNELS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

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
RCW25.1	1 HR	UL P522	NOT REQUIRED	-



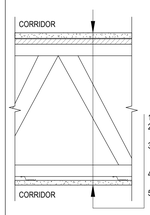
1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. SOUND ATTENUATION BATT PER INSULATION CHART
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. 5/8" TYPE 'C' GYPSUM BOARD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

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW01.1	1 HR	UL L550	LVT 55	F8527.03-113-11
			CARPET 73	IN85-38



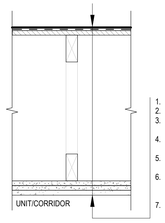
1. 1 1/2" MIN. LIGHTWEIGHT CONCRETE (REFER TO STRUCTURAL)
2. SHEET WATERPROOFING MEMBRANE
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 10" MIN. WOOD JOISTS (REFER TO STRUCTURAL)
5. 5/8" TYPE 'C' GYPSUM BD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW33.0	NR	-	NOT REQUIRED	-



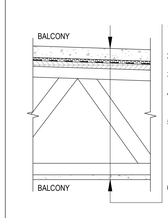
1. GYPSUM UNDERLAYMENT
2. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
3. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
4. RESILIENT CHANNELS PER ASSEMBLY LISTING
5. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
FCW02.1	1 HR	UL L550	NOT REQUIRED	-



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

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST N°	IIC	TEST N°
RCW03.1	1 HR	GA RC 2602	NOT REQUIRED	-



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

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

GENERAL NOTES

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

DEFINITIONS

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

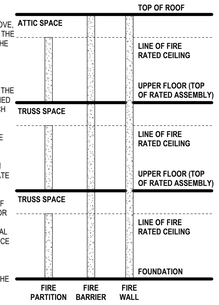
RATED WALL TYPES

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

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

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

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



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

FIREBLOCKING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
2. ONE-HALF-INCH GYPSUM BOARD
3. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY

FLOOR-CEILING ASSEMBLIES

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

PENETRATIONS THROUGH RATED ASSEMBLIES

1. PENETRATIONS: 2018 IBC
   a. SECTION 714.3.1 THOUGH PENETRATIONS - THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.
   b. SECTION 714.31.1 FIRE-RESISTANCE-RATED ASSEMBLIES - PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
   c. SECTION 714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM - *THROUGH PENETRATIONS* SHALL BE PROTECTED BY AN *APPROVED* PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN *F* RATING OF NOT LESS THAN THE REQUIRED *FIRE-RESISTANCE RATING* OF THE WALL PENETRATED.
   d. SECTION 714.3.2 MEMBRANE PENETRATIONS - MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1 WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
2. FIRESTOP SEALANTS OR PENETRATION DEVICES SHALL NOT ONLY MEET THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED BUT ALSO MEET THE ACOUSTICAL PROPERTIES OF ASSEMBLIES THAT ARE REQUIRED TO MEET STC/IIC REQUIREMENTS.

INSULATION CHART

CLIMATE ZONE: 2A		ALL GROUPS OTHER THAN R	GROUP R
ROOF	INSULATION ABOVE ROOF DECK	R-35ci	R-25ci
	ATTIC	R-38	R-38
WALLS	WOOD FRAMED	R13 + R-3.8ci OR R-20	R18 + R-3.8ci OR R-20
	METAL FRAMED	R13 + R-5ci	R13 + R-7.5ci
	MASS	R-5.7ci	R-7.6ci
WALLS BELOW GRADE	MASS	NR	NR
FLOORS	JOIST / FRAMING WOOD	R-30	R-30
	MASS	R-6.3ci	R-8.3ci
SLAB ON GRADE FLOORS	UNHEATED SLABS	NR	NR
	HEATED SLABS	R-7.5 FOR 12" BELOW + R-5 FULL SLAB	R-7.5 FOR 12" BELOW + R-5 FULL SLAB
SOUND ATTENUATION BATT	INTERIOR WALLS	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY

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

WALL ASSEMBLY LEGEND

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

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

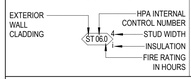
INTERIOR WALL TYPE:
N = NON RATED
P = FIRE PARTITION
B = FIRE BARRIER
F = FIRE WALL

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

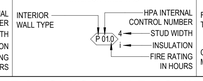
HORIZONTAL ASSEMBLY:
FC = FLOOR-CEILING ASSEMBLY
RC = ROOF CEILING ASSEMBLY

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

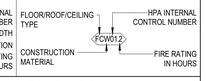
EXTERIOR WALL TAG



INTERIOR WALL TAG



HORIZONTAL ASSEMBLY TAG



SOUND TRANSMISSION REQUIREMENTS

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

PERMIT SET - 100% CD (06/29/2023)

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:25:52 PM

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

Revisions

#	DATE	COMMENTS

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Date: 06/29/2023

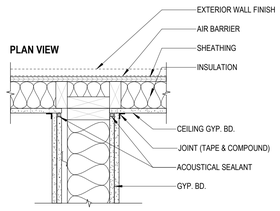
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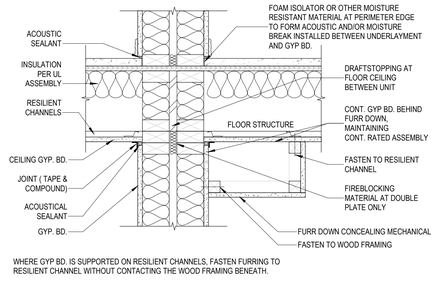
SHEET CONTENTS
RATED ASSEMBLIES - FLOOR-CEILING / WOOD

SHEET NO.
A1.05a

22307

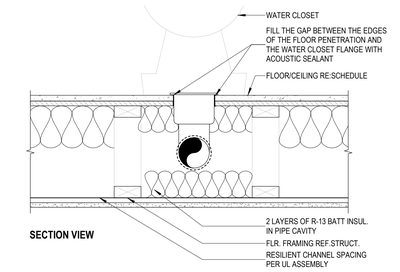


15 INTERSECTION AT EXT. WALL AT DBL. LAYER STUD WALL
1 1/2" = 1'-0"
INTERSECTION AT INTERIOR WALL IS SIMILAR

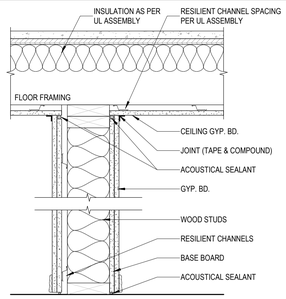


WHERE GYP BD. IS SUPPORTED ON RESILIENT CHANNELS, FASTEN FURRING TO RESILIENT CHANNEL WITHOUT CONTACTING THE WOOD FRAMING BENEATH.

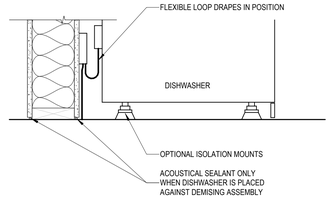
10 FURRDOWN AT DEMISING FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0"
PREFERRED INSTALLATION



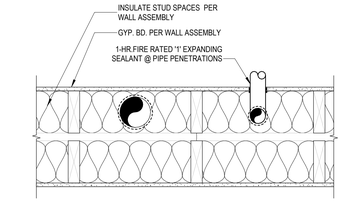
5 PLUMBING PENETRATION AT DEMISING FLOOR ASSEMBLY
1 1/2" = 1'-0"



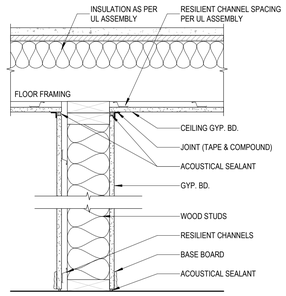
14 DOUBLE LAYER WOOD STUD WALL W/RES. CHANNEL
1 1/2" = 1'-0"



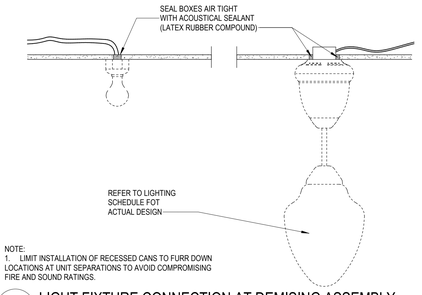
9 DISHWASHER INSTALLATION
1 1/2" = 1'-0"



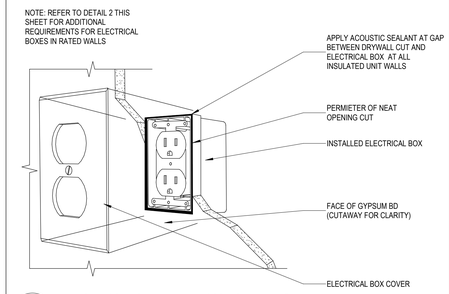
4 PLUMBING PENETRATIONS AT DEMISING ASSEMBLY
1 1/2" = 1'-0"



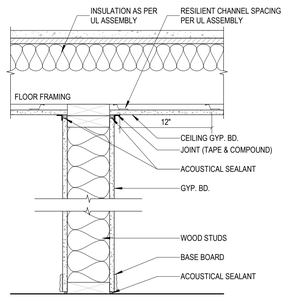
13 SINGLE LAYER WOOD STUD WALL W/RES. CHANNELS
1 1/2" = 1'-0"



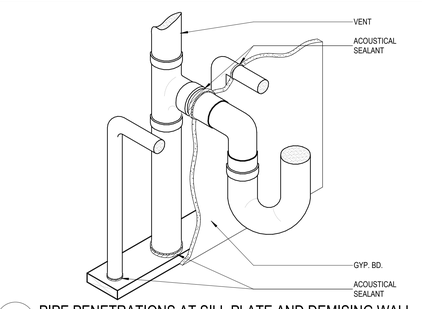
8 LIGHT FIXTURE CONNECTION AT DEMISING ASSEMBLY
1 1/2" = 1'-0"



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

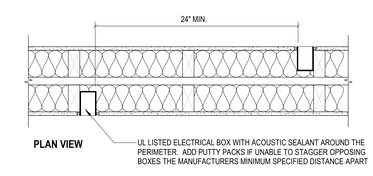


12 SINGLE LAYER WOOD STUD WALL
1 1/2" = 1'-0"

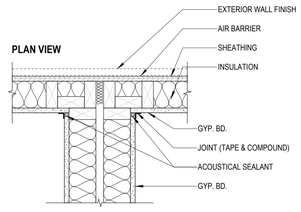


7 PIPE PENETRATIONS AT SILL PLATE AND DEMISING WALL
N.T.S.

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

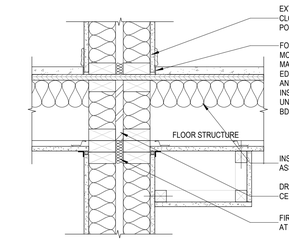


2 ELECTRICAL BOX PENETRATIONS AT DEMISING WALLS
1 1/2" = 1'-0"



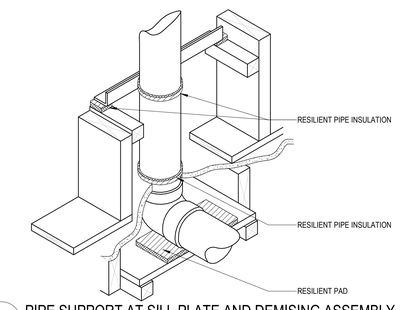
THE EXTERIOR WALL FINISH AND THE SHEATHING ARE THE ONLY SOLID WALL OR FLOOR ELEMENTS THAT BRIDGE THE SEPARATION BETWEEN DWELLING UNITS.

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

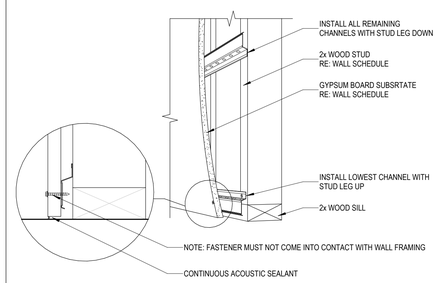


REFER TO DETAIL 14 FOR OTHER SIMILAR NOTES

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



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



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

SOUND CONTROL NOTES FOR MULTI-FAMILY HOUSING

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

DEFINITIONS:

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

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

AIRBORNE SOUND: SOUND, PRODUCED BY VIBRATING SOURCES THAT RADIATE SOUND DIRECTLY INTO THE AIR, WHICH IS TRANSMITTED THROUGH AIR AS A MEDIUM RATHER THAN THROUGH SOLIDS OR THE STRUCTURE OF THE BUILDING.

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

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

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

PERMIT SET- 100% CD (06/29/2023)

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:25:56 PM

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

Revisions

#	DATE	COMMENTS

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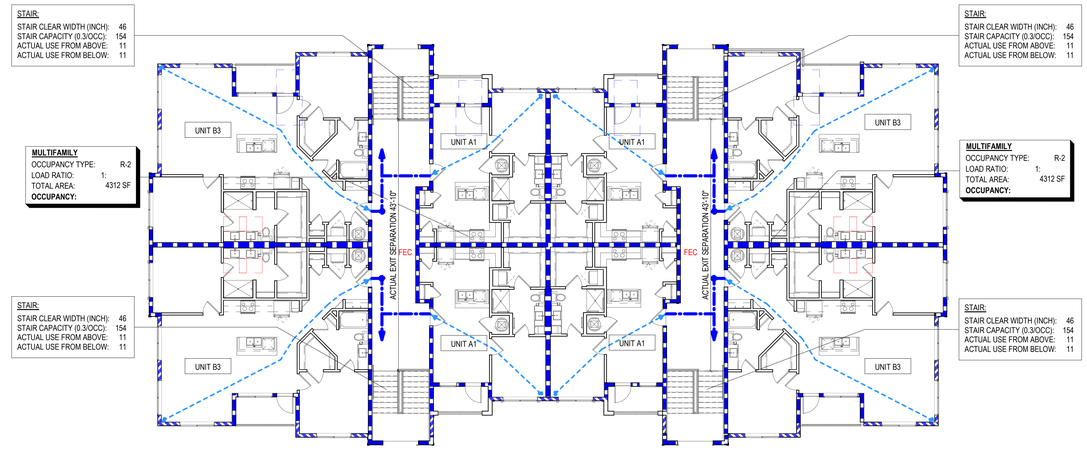
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JESSE G. DAVIS 166.32 REGISTERED ARCHITECT STATE OF TEXAS
Date: 06/29/2023

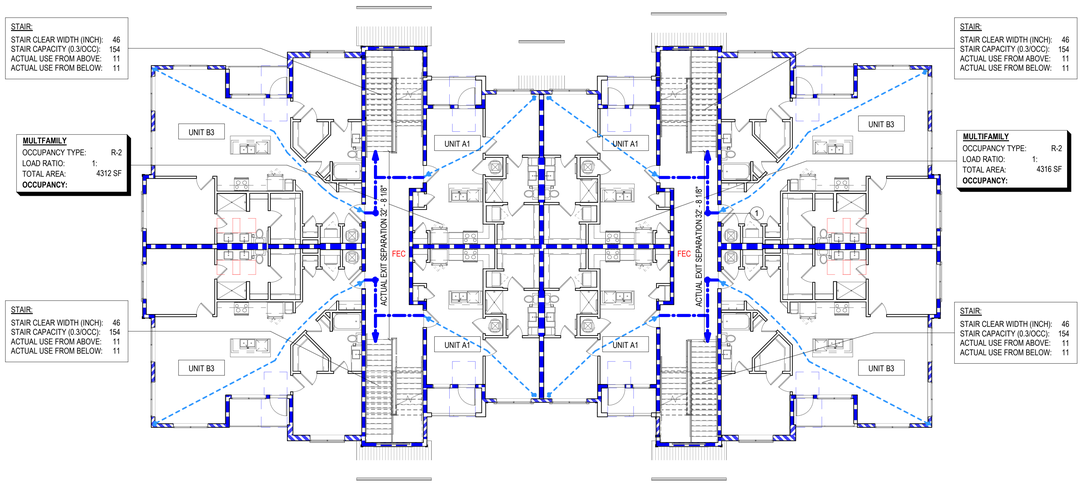
SHEET CONTENTS
ACOUSTIC ASSEMBLIES

SHEET NO.
A1.07

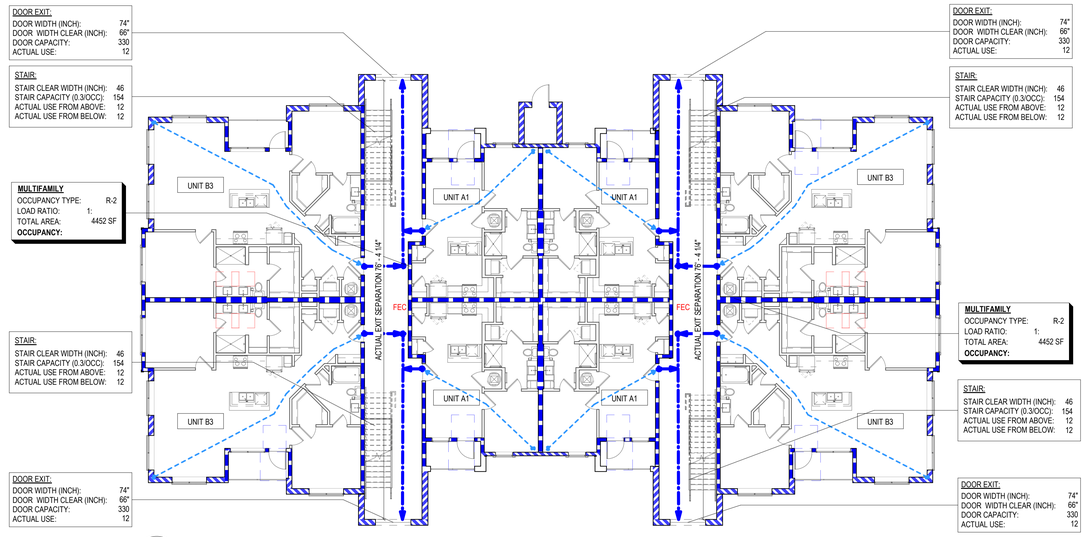
22307



3 BUILDING TYPE I - LIFE SAFETY LEVEL 3
3/32" = 1'-0"



2 BUILDING TYPE I - LIFE SAFETY LEVEL 2
3/32" = 1'-0"



1 BUILDING TYPE I - LIFE SAFETY LEVEL 1
3/32" = 1'-0"

LIFE SAFETY NOTES

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

LIFE SAFETY - SYMBOL LEGEND

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

DESCRIPTION OF EXIT STAIR COMPONENT

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

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

FIRE EXTINGUISHER SCHEDULE

- PER 2018 NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- ALL FIRE EXTINGUISHERS TO BE MULTIPURPOSE DRY CHEMICAL MEETING CLASS A, B & C FIRES U.N.O.
- ALL OCCUPANCIES ARE ORDINARY HAZARD
- MOUNT AT 5'-0" MAX. TO TOP OF CABINET WITH ALL CONTROLS WITHIN ACCESSIBLE REACH RANGE REQUIREMENTS (48" MAX. SIDE APPROACH, UNOBSTRUCTED) AND BOTTOM LEADING EDGE 27" MAX. IF PROTRUDING MORE THAN 4" FROM BACK WALL

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

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

UNIT NAME	OCC LOAD	COMMON PATH OF TRAVEL DISTANCE
UNIT A1	4	24' - 0"
UNIT A2	4	32' - 2"
UNIT A3	4	27' - 5"
UNIT A3 ANSI	4	28' - 8"
UNIT A4	6	34' - 5"
UNIT B1	6	50' - 6"
UNIT B2	6	42' - 1"
UNIT B3	7	45' - 1"
UNIT B3 ANSI	7	52' - 8"
UNIT B4	7	43' - 11"
UNIT C1	7	40' - 10"
UNIT C1 ANSI	7	42' - 8"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:26:03 PM

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Revisions

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HSD BASTROP PECAN PARK LP
BASTROP, TX 78602



Date: 06/29/2023

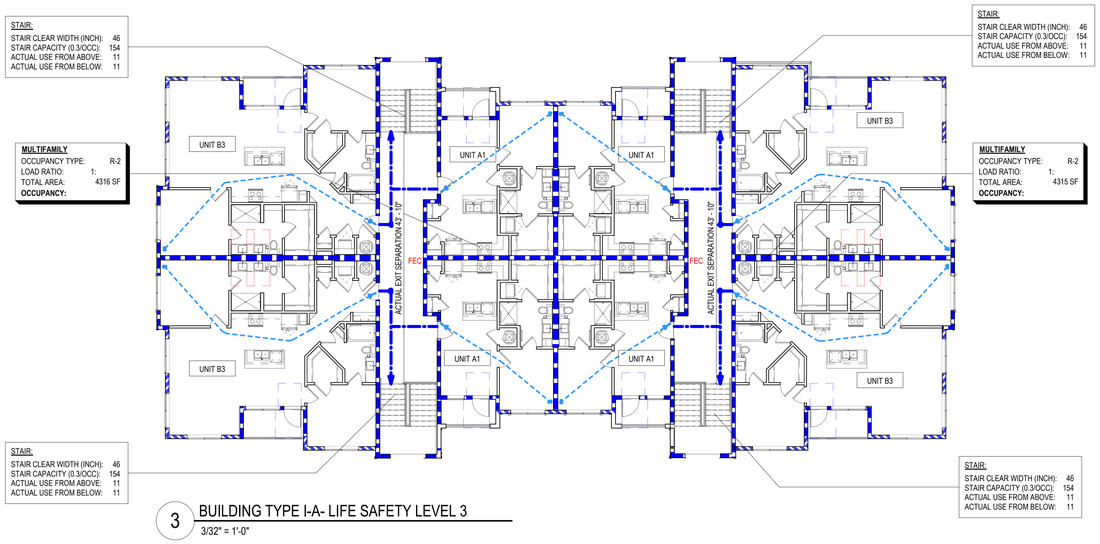
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SHEET CONTENTS
BUILDING TYPE I - LIFE SAFETY PLAN

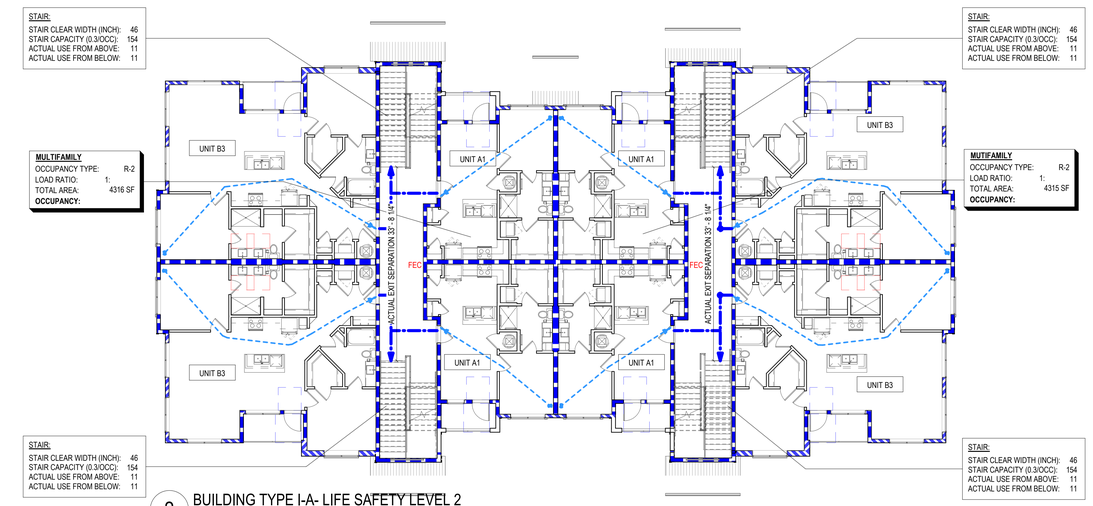
SHEET NO.
A1.21

22307



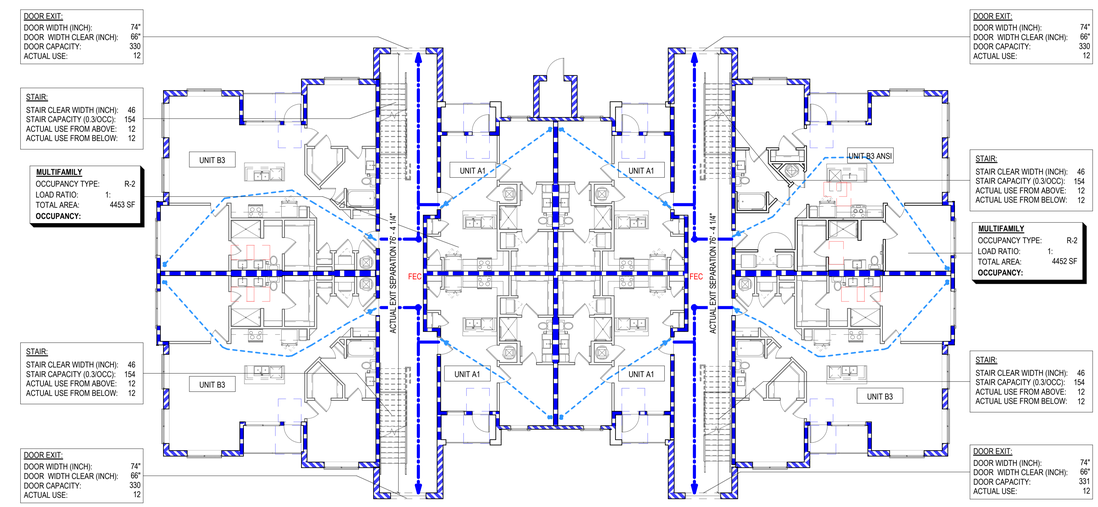
3 BUILDING TYPE I-A- LIFE SAFETY LEVEL 3

3/32" = 1'-0"



2 BUILDING TYPE I-A- LIFE SAFETY LEVEL 2

3/32" = 1'-0"



1 BUILDING TYPE I-A- LIFE SAFETY LEVEL 1

3/32" = 1'-0"

LIFE SAFETY NOTES

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

(#) →	OCCUPANTS PER SPACE		COMMON PATH OF EGRESS
H. EXIT 150	ACTUAL USE PER EXIT		PATH OF TRAVEL
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★	PROVIDE PANIC HARDWARE		1HR FIRE BARRIER
C	DOORS ON ELEC. HOLD OPEN & AUTOMATIC CLOSER		2HR FIRE PARTITION
UNIT A	UNIT TYPE		2HR FIRE BARRIER
FEC	FIRE EXTINGGUISHERS CABINET		2HR FIRE WALL
DESCRIPTION OF EXIT STAIR COMPONENT			3HR FIRE WALL
			ASSUMED PROPERTY LINE

STAIR/DOOR
STAIR/DOOR WIDTH (IN.): — ACTUAL STAIR/DOOR WIDTH
STAIR/DOOR CAPACITY: — NUMBER OF OCCUPANTS ALLOWED ACTUAL
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Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:26:10 PM

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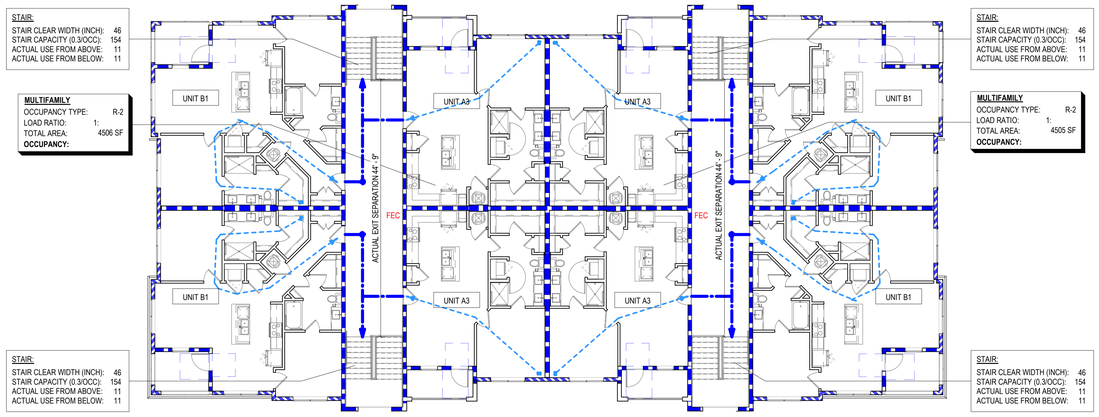
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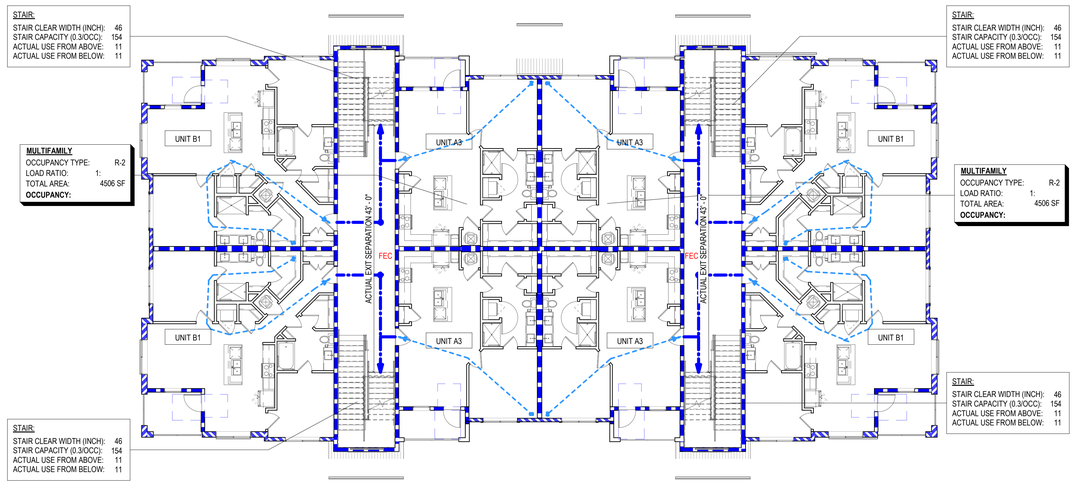
SHEET CONTENTS
BUILDING TYPE I-A - LIFE SAFETY PLAN

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A1.21a

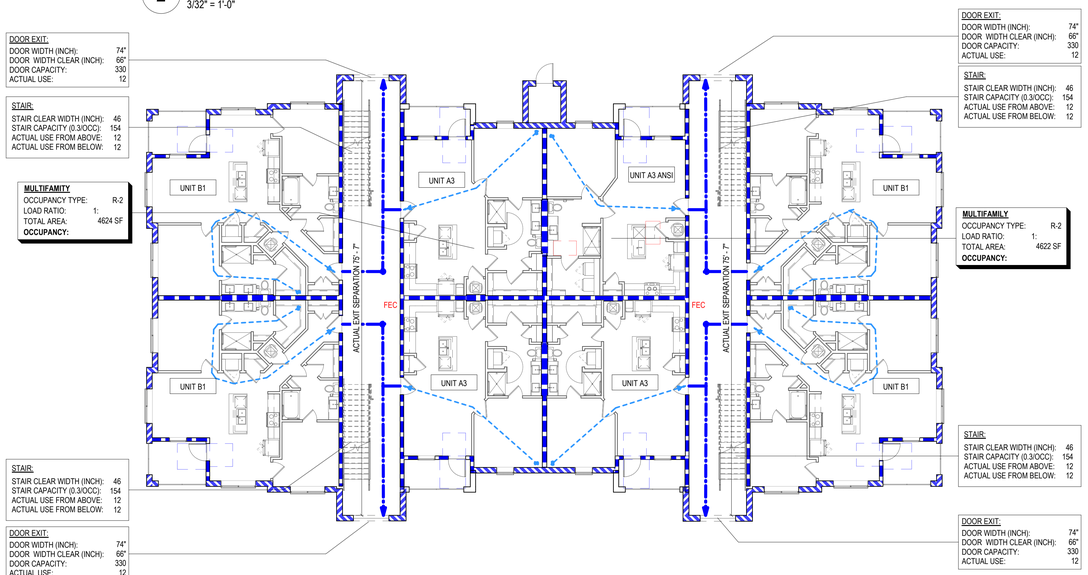
22307



3 BUILDING TYPE II - LIFE SAFETY LEVEL 3
3/32" = 1'-0"



2 BUILDING TYPE II - LIFE SAFETY LEVEL 2
3/32" = 1'-0"



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UNIT A	UNIT TYPE		2HR FIRE BARRIER
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UNIT B4	7	43' - 11"
UNIT C1	7	40' - 10"
UNIT C1 ANSI	7	42' - 8"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
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DONALD G. DAVIS — REGISTERED ARCHITECT — 18632 — STATE OF TEXAS
Date: 06/29/2023

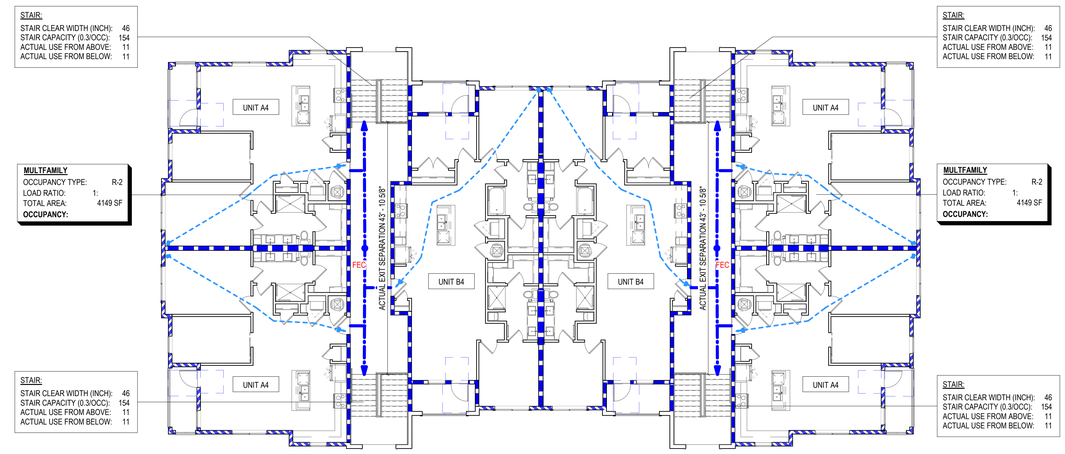
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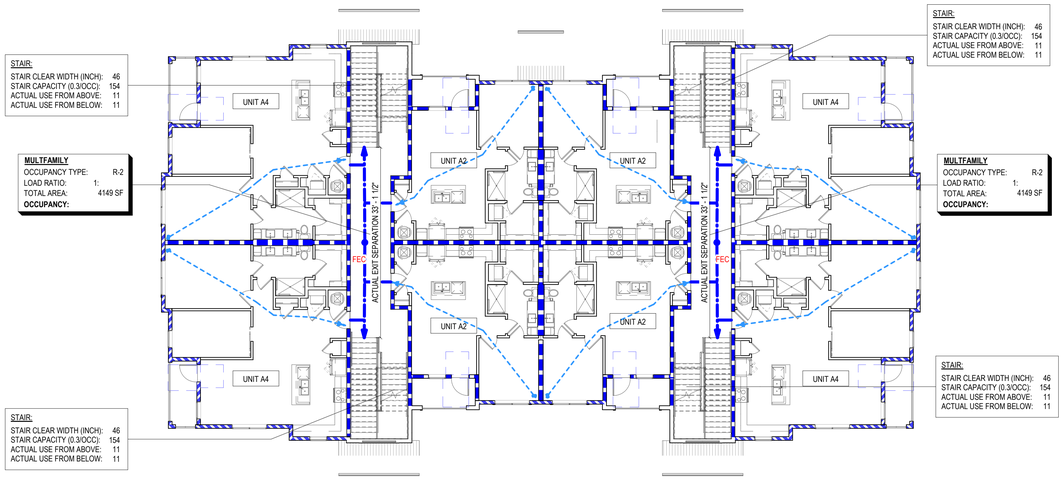
SHEET CONTENTS
BUILDING TYPE II - LIFE SAFETY PLAN

SHEET NO.
A1.22

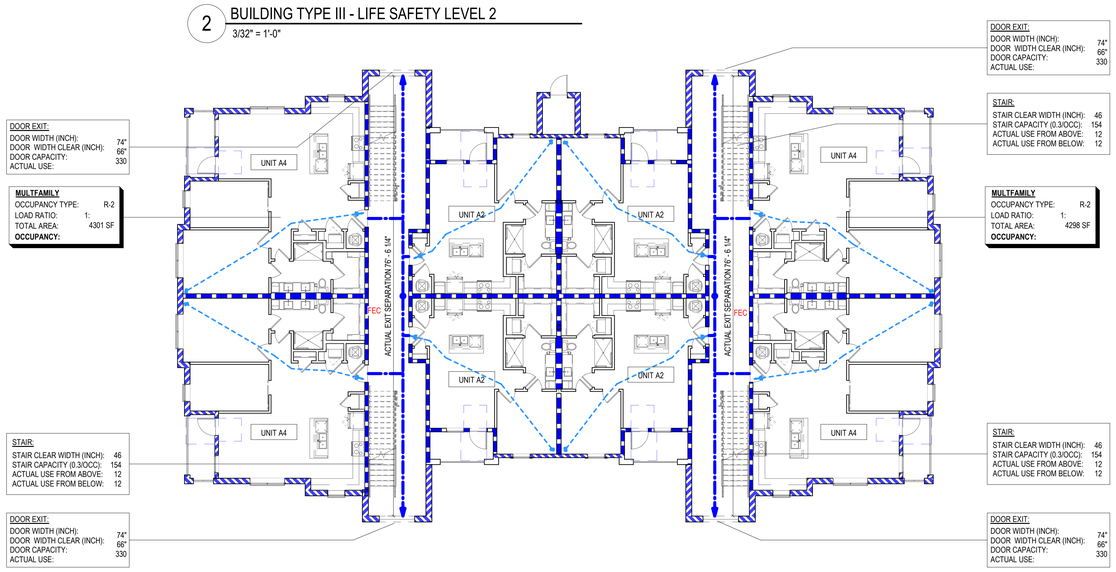
22307



3 BUILDING TYPE III - LIFE SAFETY LEVEL 3
3/32" = 1'-0"



2 BUILDING TYPE III - LIFE SAFETY LEVEL 2
3/32" = 1'-0"



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Drawn by: Author
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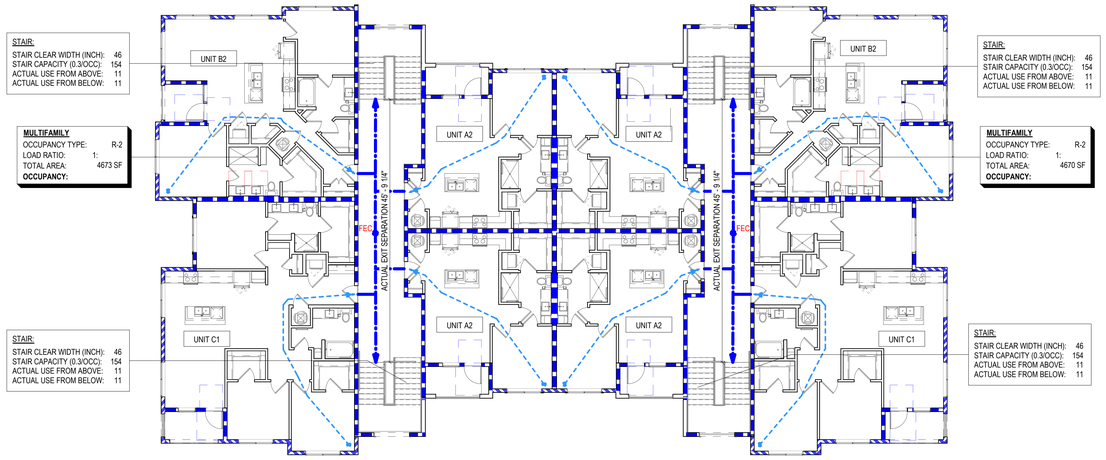
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SHEET CONTENTS
BUILDING TYPE III - LIFE SAFETY PLAN

SHEET NO.
A1.23

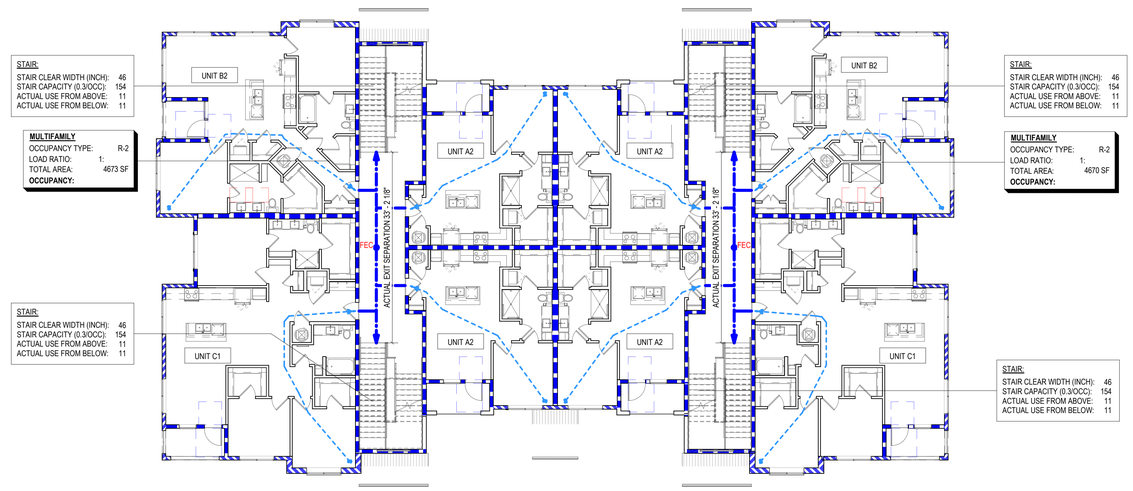
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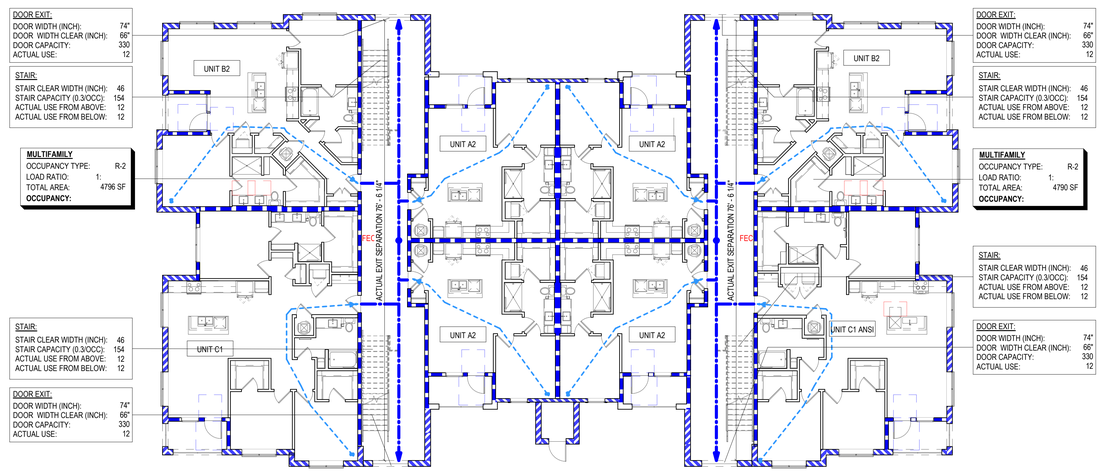
3 BUILDING TYPE IV - LIFE SAFETY LEVEL 3

3/32" = 1'-0"



2 BUILDING TYPE IV - LIFE SAFETY LEVEL 2

3/32" = 1'-0"



1 BUILDING TYPE IV - LIFE SAFETY LEVEL 1

3/32" = 1'-0"

LIFE SAFETY NOTES

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

LIFE SAFETY - SYMBOL LEGEND

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

DESCRIPTION OF EXIT STAIR COMPONENT

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

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

FIRE EXTINGUISHER SCHEDULE

- PER 2018 NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- ALL FIRE EXTINGUISHERS TO BE MULTIPURPOSE DRY CHEMICAL MEETING CLASS A, B & C FIRES U.N.O.
- ALL OCCUPANCIES ARE ORDINARY HAZARD
- MOUNT AT 5'-0" MAX. TO TOP OF CABINET WITH ALL CONTROLS WITHIN ACCESSIBLE REACH RANGE REQUIREMENTS (48" MAX. SIDE APPROACH, UNOBSTRUCTED) AND BOTTOM LEADING EDGE 27" MAX. IF PROTRUDING MORE THAN 4" FROM BACK WALL

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

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

UNIT NAME	OCC LOAD	COMMON PATH OF TRAVEL DISTANCE
UNIT A1	4	24' - 0"
UNIT A2	4	32' - 2"
UNIT A3	4	27' - 5"
UNIT A3 ANSI	4	28' - 8"
UNIT A4	6	34' - 5"
UNIT B1	6	50' - 6"
UNIT B2	6	42' - 1"
UNIT B3	7	45' - 1"
UNIT B3 ANSI	7	52' - 8"
UNIT B4	7	43' - 11"
UNIT C1	7	40' - 10"
UNIT C1 ANSI	7	42' - 8"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:26:32 PM

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

Revisions

#	DATE	COMMENTS

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BASTROP, TX 78602



Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE IV - LIFE SAFETY PLAN

SHEET NO.
A1.24

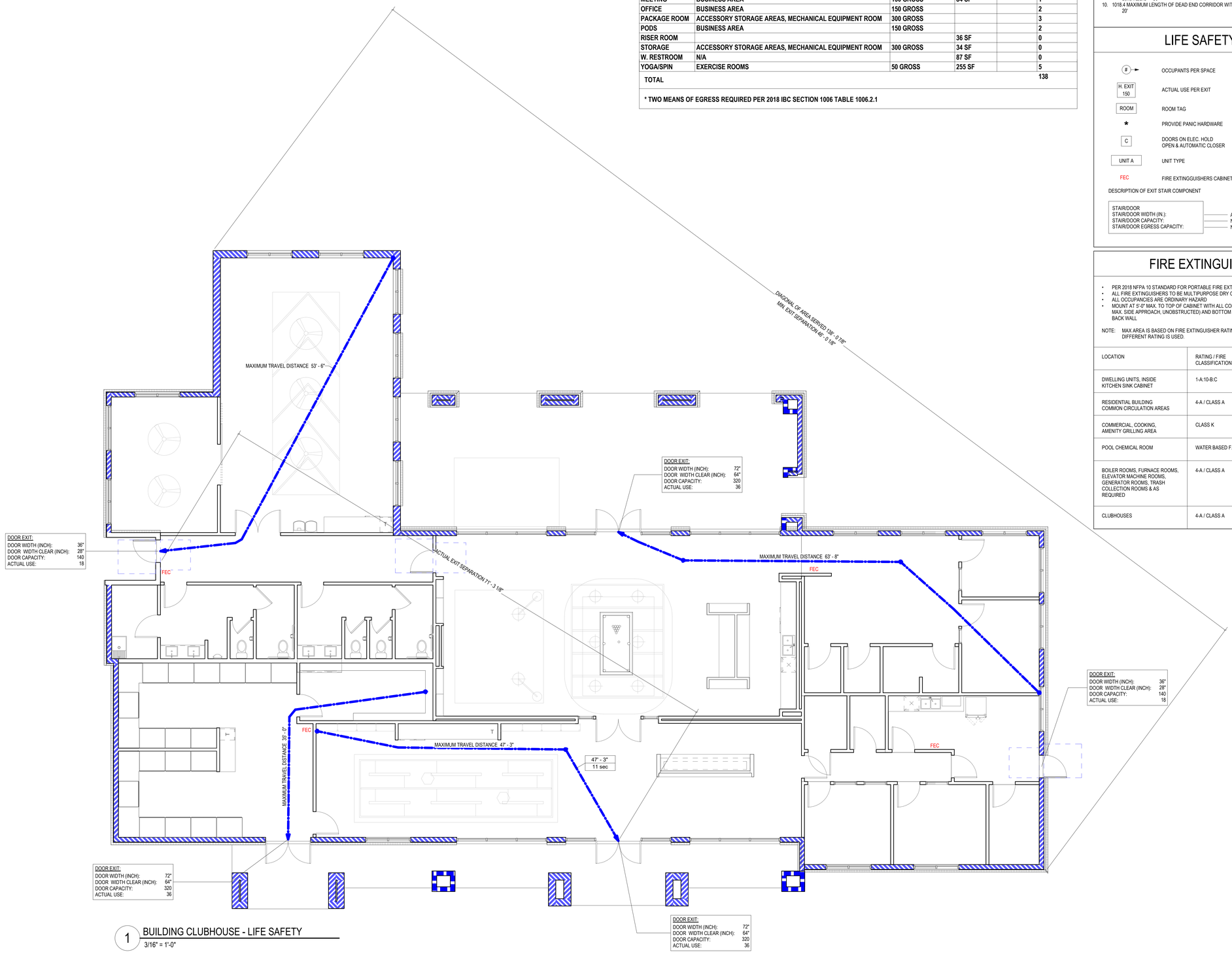
22307

PLUMBING FIXTURE REQ. PER 2018 IBC - TABLE 2902			
ASSEMBLY - USE GROUP A-3			
FIXTURE COUNT TABLE 50% MALE, 50% FEMALE	**OCCUPANCY LOAD**	**FIXTURES REQUIRED**	**FIXTURES PROVIDED**
MALE URINAL	69	0	1
MALE WC	69	1 PER 125	2
FEMALE WC	69	1 PER 65	3
MALE LAVATORY	69	1 PER 200	2
FEMALE LAVATORY	69	1 PER 200	2
SERVICE SINK	138	1	1

OCCUPANT LOAD - CLUBHOUSE

ROOM	OCCUPANCY TYPE	OCCUPANT LOAD FACTOR	GROSS AREA	NET AREA	OCCUPANT LOAD
AV	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	71 SF		0
AV ROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	71 SF		0
BREAK ROOM	BUSINESS AREA	150 GROSS	192 SF		2
CLUB ROOM	ASSEMBLY UNCONCENTRATED (TABLE AND CHAIRS)	15 NET		675	45
CONFERENCE	BUSINESS AREA	150 GROSS	127 SF		1
COWORK	BUSINESS AREA	150 GROSS	293 SF		2
FITNESS	EXERCISE ROOMS	50 GROSS	839 SF		17
JANITOR	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	60 SF		0
KITCHEN	KITCHENS, COMMERCIAL	200 GROSS	268 SF		0
LEASING/LOUNGE	ASSEMBLY UNCONCENTRATED (TABLE AND CHAIRS)	15 NET		850	57
LOBBY	RESIDENTIAL	200 GROSS	224 SF		1
M. RESTROOM	N/A	200 GROSS	101 SF		0
MECH.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	40 SF		0
MEETING	BUSINESS AREA	150 GROSS	84 SF		1
OFFICE	BUSINESS AREA	150 GROSS			2
PACKAGE ROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS			3
PODS	BUSINESS AREA	150 GROSS			2
RISER ROOM			36 SF		0
STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	34 SF		0
W. RESTROOM	N/A		87 SF		0
YOGA/SPIN	EXERCISE ROOMS	50 GROSS	255 SF		5
TOTAL					138

* TWO MEANS OF EGRESS REQUIRED PER 2018 IBC SECTION 1006 TABLE 1006.2.1



1 BUILDING CLUBHOUSE - LIFE SAFETY
3/16" = 1'-0"

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LIFE SAFETY - SYMBOL LEGEND

- (#) → OCCUPANTS PER SPACE
- H. EXIT 150 — ACTUAL USE PER EXIT
- ROOM — ROOM TAG
- ★ — PROVIDE PANIC HARDWARE
- C — DOORS ON ELEC. HOLD OPEN & AUTOMATIC CLOSER
- UNIT A — UNIT TYPE
- FEC — FIRE EXTINGGUISHERS CABINET
- DESCRIPTION OF EXIT STAIR COMPONENT
- COMMON PATH OF EGRESS
- PATH OF TRAVEL
- 1HR FIRE PARTITION
- 1HR FIRE BARRIER
- 2HR FIRE PARTITION
- 2HR FIRE BARRIER
- 2HR FIRE WALL
- 3HR FIRE WALL
- ASSUMED PROPERTY LINE

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COMMERCIAL, COOKING, AMENITY GRILLING AREA	CLASS K	WITHIN 30' OF SOURCE	N/A
POOL CHEMICAL ROOM	WATER BASED F.E.	NEAR EXIT DOOR	N/A
BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED	4-A / CLASS A	NEAR EXIT DOOR	N/A
CLUBHOUSES	4-A / CLASS A	75'	6000 S.F.

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:26:36 PM

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JASON E. FREEMAN — 16832 — REGISTERED ARCHITECT — STATE OF TEXAS
Date: 06/29/2023

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SHEET CONTENTS
CLUBHOUSE - LIFE SAFETY PLAN

SHEET NO.
A1.28

22307

DOOR SCHEDULE - DWELLING UNITS

NUMBER	LOCATION	DOOR SIZE			DOOR DETAILS					FRAME MATERIAL	FIRE RTG.	HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	THICK.	MAT.	TYPE	FINISH	LEAF QTY	GLAZING				
1	ENTRY	3' - 0"	6' - 8"	1 3/4"	HC - WD	A1		1		WD	20 MIN		UNIT EXTERIOR
2	BALCONY	2' - 10"	6' - 8"	1 3/4"	VINYL	C1		1	FULL LITE	VINYL			UNIT EXTERIOR
3	UTILITY	2' - 8"	6' - 8"	1 3/4"	HC - WD	B6		1		WD			UNIT INTERIOR; LOUVERED PER MECHANICAL
4	BEDROOM	2' - 10"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
5	BATHROOM	2' - 6"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
6	WIC	2' - 10"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
7	CLOSET	2' - 0"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
8	CLOSET	2' - 4"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
9	LAUNDRY	2' - 10"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
10	BEDROOM	3' - 0"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
11	BATHROOM	3' - 0"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
12	WIC	3' - 0"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
13	LAUNDRY	6' - 0"	6' - 8"	1 3/4"	HC - WD	A7		2		WD			UNIT INTERIOR
14	CLOSET	3' - 0"	6' - 8"	1 3/4"	HC - WD	A7		2		WD			UNIT INTERIOR
15	PANTRY	2' - 0"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
16	PANTRY	2' - 6"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR
17	DEN	2' - 6"	6' - 8"	1 3/4"	HC - WD	A7		1		WD			UNIT INTERIOR - SLIDING BARN
19	CLOSET	5' - 4"	6' - 8"	1 3/4"	HC - WD	A7		2		WD			UNIT INTERIOR

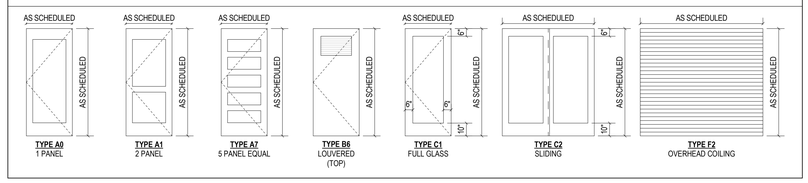
DOOR SCHEDULE - CLUBHOUSE

MARK	From Room: Name	To Room: Name	DOOR SIZE			DOOR DETAILS						FRAME MATERIAL	FIRE RTG.	HARDWARE SET	COMMENTS
			WIDTH	HEIGHT	THICK.	MAT.	TYPE	FINISH	LEAF QTY	GLAZING					
C1	LEASING/LOUNGE	PORCH	6' - 0"	7' - 10"			SF	AL /GLZ	2	FULL LITE			20 MIN		PUSH/PULL
C2	CLUB ROOM	LEASING/LOUNGE	6' - 0"	8' - 0"	1 3/4"		C1	AL /GLZ	2	FULL LITE			20 MIN		PUSH/PULL
C3	PORCH	CLUB ROOM	6' - 0"	7' - 10"			SF	AL /GLZ	2	FULL LITE			20 MIN		PUSH/PULL
C4	EXTERIOR	BREAK ROOM	3' - 0"	7' - 11"	1 3/4"			AL /GLZ		FULL LITE			20 MIN		PUSH/PULL
C5	LOBBY	EXTERIOR	3' - 0"	7' - 11"	1 3/4"			AL /GLZ		FULL LITE			20 MIN		PUSH/PULL
C7	PACKAGE ROOM	PORCH	6' - 0"	7' - 10"			SF	AL /GLZ	2	FULL LITE			20 MIN		PUSH/PULL
C8	LEASING/LOUNGE	CORR.	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C9	CORR.	OFFICE	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C10	CORR.	OFFICE	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C11	CORR.	BREAK ROOM	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C12	BREAK ROOM	AV ROOM	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C13	BREAK ROOM	CORR.	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C14	STORAGE	CORR.	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C15	MECH.	CORR.	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C16	COWORK	PODS	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C17	COWORK	PODS	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C18	COWORK	PODS	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C19	COWORK	CONFERENCE	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C20	COWORK	MEETING	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C21	CLUB ROOM	LOBBY	3' - 0"	7' - 11"	1 3/4"			AL /GLZ		FULL LITE			20 MIN		PUSH/PULL
C22	LOBBY	FITNESS	6' - 0"	8' - 0"	1 3/4"		C1	AL /GLZ	2	FULL LITE			20 MIN		PUSH/PULL
C23	YOGA/SPIN	FITNESS	5' - 5"	6' - 8"	1 3/4"	HC - WD	A7	PAINT	2			WD			UNIT INTERIOR - SLIDING BARN
C24	LOBBY	M. RESTROOM	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C25	M. RESTROOM	M. RESTROOM	3' - 0"	6' - 8"	1 3/4"	HC - WD	A7	PAINT	1			WD			
C26	M. RESTROOM	M. RESTROOM	2' - 6"	6' - 8"	1 3/4"	HC - WD	A7	PAINT	1			WD			
C27	M. RESTROOM	JANITOR	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C28	LOBBY	W. RESTROOM	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C29	W. RESTROOM	W. RESTROOM	3' - 0"	6' - 8"	1 3/4"	HC - WD	A7	PAINT	1			WD			
C30	W. RESTROOM	W. RESTROOM	2' - 6"	6' - 8"	1 3/4"	HC - WD	A7	PAINT	1			WD			
C31	W. RESTROOM	W. RESTROOM	2' - 6"	6' - 8"	1 3/4"	HC - WD	A7	PAINT	1			WD			
C32	PACKAGE ROOM	PACKAGE ROOM	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			
C33	PACKAGE ROOM	LEASING/LOUNGE	3' - 0"	6' - 8"	1 3/4"		A7	PAINT	1			WD			

DOOR SCHEDULE - COMMON

MARK	LOCATION	DOOR SIZE			DOOR DETAILS					FRAME MATERIAL	FIRE RTG.	HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	THICK.	MAT.	TYPE	FINISH	LEAF QTY	GLAZING				
CB1	RISER ROOM	3' - 0"	7' - 0"	1 3/4"		A0		1					
CB2	MAINTENANCE BLDG	3' - 0"	7' - 0"	1 3/4"		A0		1					
CB3	MAINTENANCE BLDG	10' - 0"	7' - 0"			F2		1					
CB4	MAINTENANCE BLDG	10' - 0"	7' - 0"			F2		1					
CB5	TRASH ENCLOSURE	4' - 0"	6' - 6"	1"									
CB6	TRASH ENCLOSURE	5' - 0"	8' - 0"	1"									
CB8	ROOF ACCESS	3' - 0"	7' - 0"	1 3/4"		A0		1					

DOOR TYPES



GENERAL DOOR NOTES

1. REFER TO SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE. REFER TO SPECIFICATIONS FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS. PROVIDE ACCESSIBLE HARDWARE AT ALL PUBLIC DOORS, UNIT ENTRY DOORS, AND TYPE 'A' ANSI UNIT INTERIOR DOORS.
2. ENTRY DEAD BOLT LOCK TO COMPLY WITH MOST STRINGENT CODE REQUIRED FOR THIS PROJECT. CONTRACTOR TO VERIFY WITH CODE OFFICIALS.
3. CONTRACTOR SHALL COORDINATE ROUGH OPENINGS WITH DOOR MANUFACTURER.
4. EXTERIOR DOORS TO BE SOLID CORE DOORS WITH PERIMETER SEALS OR AIRTIGHT WEATHER STRIPPING ALL FRAMES AND SEALS TO BE THOROUGHLY CAULKED AND WEATHER STRIPPED TO PREVENT AIR LEAK AND SOUND TRANSMISSION.
5. COMMON AREA EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE REQUIRING NO KEY, SPECIAL KNOWLEDGE OR EFFORT.
6. REFER TO PLANS FOR DOOR SWING ORIENTATION AND SLIDING DIRECTION.
7. ALL PUBLIC AREA SWINGING DOORS, UNIT ENTRY DOORS, AND ALL PASSAGE DOORS FOR ACCESSIBLE AND ANSI TYPE 'A' UNITS: SURFACES WITHIN 10" OF THE FINISH FLOOR MEASURE VERTICALLY SHALL HAVE A FLUSH AND SMOOTH SURFACE THE FULL WIDTH OF THE DOOR.
8. DOOR THRESHOLDS (COMMON AREAS AND UNITS) GREATER THAN 1/4" HIGH SHALL NOT EXCEED 1/2" IN HEIGHT WITH A 1:2 MAX. BEVELED SLOPE. THRESHOLDS AT EXTERIOR SLIDING DOORS (UNITS) SHALL BE 3/4" MAX WITH A 1:2 MAX. BEVELED SLOPE. THRESHOLDS AT UNIT ENTRY DOORS ARE TO BE FULL DEPTH OF JAMB WIDTH.
9. TYPICAL AT ALL PUBLIC DOORS, FOR 60" MIN., PERPENDICULAR TO DOOR, MAX 1.48 (2%) SLOPE ALLOWED.
10. ANY WOOD USED IN DOORS THAT IS SOURCED FROM TROPICAL REGIONS SHALL BE FSC (THE FOREST STEWARDSHIP COUNCIL) CERTIFIED. REFER TO SPECIFICATIONS FOR MORE INFORMATION REGARDING TROPICAL REGIONS.
11. GLAZING IN EXTERIOR DOORS SHALL MEET COMCHECK REQUIREMENTS.
    a. U-FACTOR TO BE .35 OR BETTER
    b. SHGC TO BE .25 OR BETTER
    c. CONTRACTOR TO COORDINATE HOLLOW METAL DOOR LIGHT FRAME KIT WITH REQUIRED GLAZING TYPE AND THICKNESS.
12. REFER TO LOW VOLTAGE DRAWINGS FOR ACCESS CONTROL DEVICES. SHOULD NO LOW VOLTAGE DRAWINGS BE PROVIDED, OWNER SHALL COORDINATE LOCATIONS WITH THE CONTRACTOR AND DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
    a. ALL ACCESS CONTROLLED DOORS SHALL BE FAIL SAFE UPON POWER LOSS OR A FIRE EVENT.
13. FIRE RATED DOORS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING REQUIREMENTS: (REFER TO NFPA 80 FOR FIRE PROTECTION GUIDELINES)
    a. FIRE RATED DOOR CLASSIFICATION INCLUDING TESTING AND HOURLY RATING.
    b. HINGES SHALL BEAR RATED LISTING AND MAINTAIN THE SAME RATING AS THE DOOR.
    c. HARDWARE SHALL BE FIRE RATED AND MAINTAIN THE SAME RATING AS THE DOOR
    d. GLASS LITES SHALL BEAR RATED LISTING AND MAINTAIN THE SAME RATING AS THE DOOR.
    e. FIRE RATED DOOR SHALL BE SELF-CLOSING AND SELF-LATCHING.

INSTALLATION NOTES

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

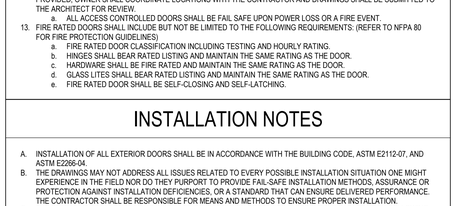
FLASHING REQUIREMENTS:
A. PROPER FLASHING AND SEALING ARE NECESSARY TO PREVENT WATER FROM ENTERING BETWEEN THE W.R.B., THE FENESTRATION PRODUCT FRAME, AND THE ADJACENT CONSTRUCTION MATERIALS.
B. UNLESS OTHERWISE SPECIFIED, FLASHING MATERIAL SHALL PROVIDE TWENTY-FOUR (24) HOUR MINIMUM PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH TEST METHOD D 779.
C. THE FLASHING MEMBRANE SHALL BE SECURELY AFFIXED TO MINIMIZE ANY WEATHER DAMAGE PRIOR TO THE BUILDING'S EXTERIOR TREATMENT BEING APPLIED. THE FENESTRATION PRODUCT AND FLASHING SHALL BE INTEGRATED INTO THE OVERALL W.R.B. THE GENERAL CONTRACTOR SHALL CONSULT THE FENESTRATION AND FLASHING MANUFACTURERS FOR ANY SPECIAL FLASHING REQUIREMENTS UNIQUE TO THEIR PRODUCTS.
D. UNLESS OTHERWISE SPECIFIED, GALVANIZED METAL FLASHING SHALL BE NO LESS THAN 26 GAGE IN THICKNESS AND SHALL BE ZINC COATED ON BOTH SIDES BY EITHER HOT DIPPED GALVANIZED OR ELECTROPLATED. FLASHING CAN BE SURFACE TREATED FOR PAINTING BY PHOSPHATIZING.
E. TO PROVIDE ADEQUATE PROTECTION AGAINST GALVANIC CORROSION, USE ONLY FASTENERS THAT ARE COMPATIBLE WITH THE MATERIALS JOINED AND THAT WILL NOT RESULT IN GALVANIC CORROSION.
F. FASTENER LENGTH SHALL BE SUFFICIENT TO PENETRATE THE SUBSTRATE TO A DEPTH DESIGNED TO MEET APPLICABLE BUILDING CODES, MANUFACTURER'S RECOMMENDATIONS, AND STRUCTURAL CALCULATIONS. NUMBER AND SPACING SHALL BE SUFFICIENT TO MEET LOADS.
G. FASTENERS SHALL NOT PENETRATE HORIZONTAL FLASHINGS.

INSTALLATION REQUIREMENTS:
A. ANCHORING OF DOOR PRODUCTS SHOULD ALWAYS BE DONE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
B. INSTALL SHIMS BETWEEN THE DOOR FRAME AND FRAMING STUDS. THERE SHALL BE A SHIM AT EACH HINGE AND ONE FOR THE LOCK STRIKE.
C. WHEN APPLYING SEALANT, DO NOT PLUG WEEP HOLES.
D. THRESHOLDS
    a. AT FOUNDATION OR ELEVATED CONCRETE DECKS, DOOR THRESHOLDS SHALL BE SET IN A FULL BED OF SEALANT.
    b. AT UPPER FLOORS AND FRAMED CONSTRUCTION, A METAL PAN SHALL BE INSTALLED UNDER THE DOOR THRESHOLD. THE METAL PAN SHALL HAVE END AND BACK DAMS. THRESHOLD SHALL BE SET IN TWO DISCONTINUOUS BEADS OF SEALANT TO ALLOW WATER TO WEEP OUT OF THE METAL PAN. ATTACH THE THRESHOLD TO THE JAMBS. DO NOT ATTACH THE THRESHOLD THROUGH THE PAN FLASHING. IF MANUFACTURER REQUIRES FASTENING THROUGH THE METAL PAN CONTACT ARCHITECT IMMEDIATELY FOR FURTHER INSTRUCTIONS.
E. CONTRACTOR TO FIELD VERIFY ALL DOOR FRAME DEPTHS PRIOR TO ORDERING.
F. APPLY THE W.R.B. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL AND WORKING TOWARDS THE TOP. INSTALL THE W.R.B. TO THE FACE OF THE BUILDING SHEATHING FLUSH WITH THE ROUGH OPENING OF THE DOOR HEAD, JAMBS, AND SILL.

ABBREVIATIONS

INT	INTERIOR	## MIN.	## MINUTES FIRE RATED
EXT	EXTERIOR	FG	FIBERGLASS
SC	SOLID CORE	RF	RED I FRAME
HC	HOLLOW CORE	OH	OVERHEAD DOOR
MTL. INSUL.	METAL INSULATED	TS	TUBE STEEL
HM	HOLLOW METAL	WD	WOOD

DOOR HARDWARE TYPES



ENTRY
KEY OUTSIDE. PUSH BUTTON OR TURN ON INSIDE.

PRIVACY
PUSH BUTTON ON INSIDE AND EMERGENCY RELEASE ON OUTSIDE.

PASSAGE
NO KEY OR PUSH BUTTON ON EITHER SIDE, ALWAYS UNLOCKED.

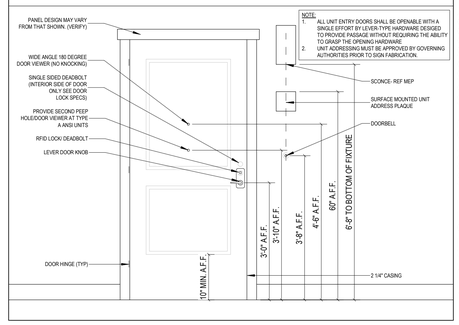
DUMMY
NON-OPERABLE HARDWARE ON OUTSIDE AND NO HARDWARE INSIDE.

STOREROOM
KEY OUTSIDE, NO BUTTON INSIDE. OUTSIDE ALWAYS LOCKED.

CLASSROOM
KEY OUTSIDE, NO BUTTON INSIDE. KEY UNLOCKS/LOCKS OUTSIDE. INSIDE ALWAYS UNLOCKED.

EXIT
EXIT ONLY, NO OUTSIDE LEVER. INSIDE ALWAYS UNLOCKED.

TYPICAL UNIT ENTRY DOOR



PERMIT SET- 100% CD (06/29/2023)

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Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:26:44 PM

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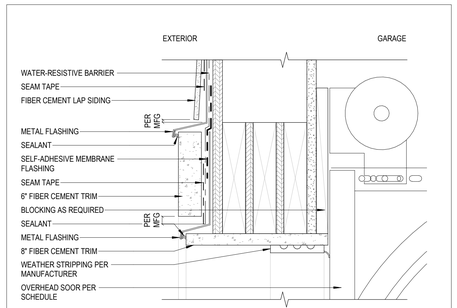
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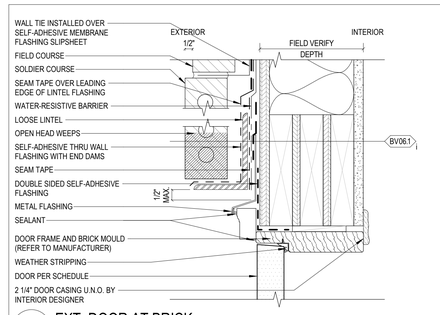
SHEET CONTENTS
DOOR SCHEDULE

SHEET NO.
A2.00

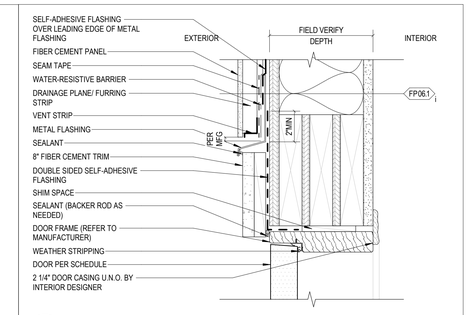
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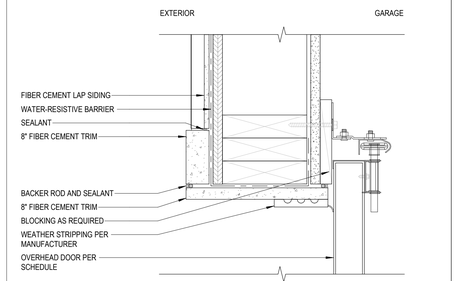
11 EXTERIOR GARAGE DOOR AT F.C. SIDING
3" = 1'-0" HEAD



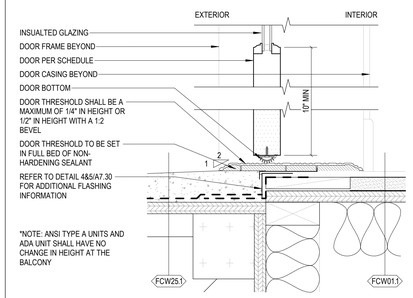
6 EXT. DOOR AT BRICK
3" = 1'-0" HEAD



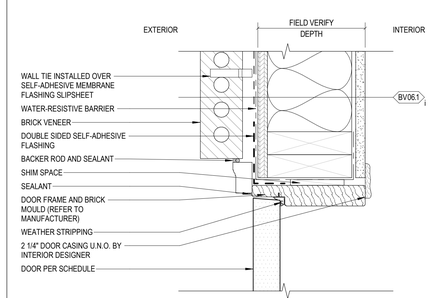
3 EXT. DOOR AT F.C. PANEL
3" = 1'-0" HEAD



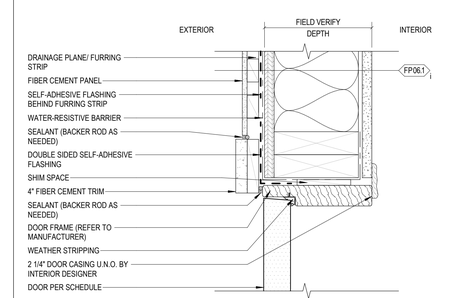
10 EXTERIOR GARAGE DOOR AT F.C. SIDING
3" = 1'-0" JAMB



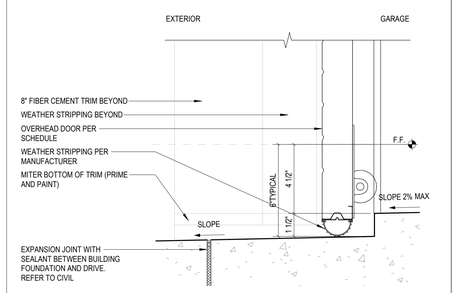
8 EXT. BALCONY DOOR THRESHOLD UPPER FLOOR
3" = 1'-0" ANSI A / ADA / FHA / ANSI B



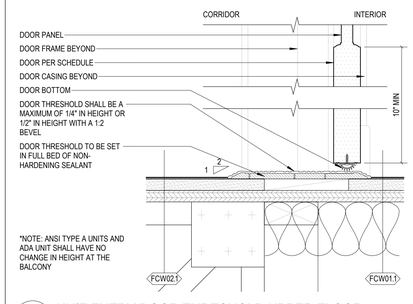
5 EXT.DOOR AT BRICK
3" = 1'-0" JAMB



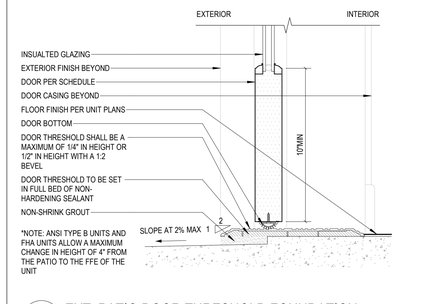
2 EXT. DOOR AT F.C. PANEL
3" = 1'-0" JAMB



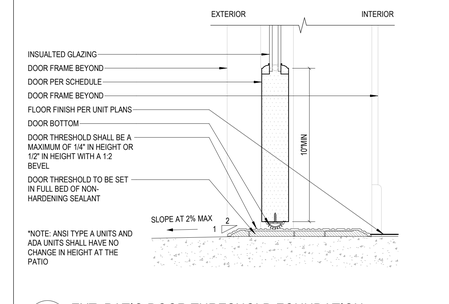
9 EXTERIOR GARAGE DOOR SILL
3" = 1'-0" SILL



7 UNIT ENTRY DOOR THRESHOLD UPPER FLOOR
3" = 1'-0" INTERIOR CORRIDOR



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



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

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
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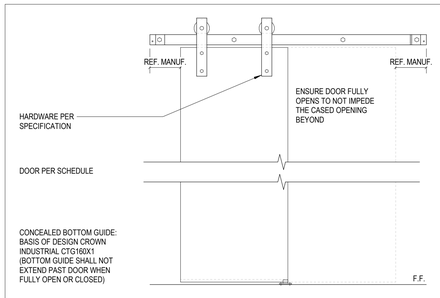
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SHEET CONTENTS
EXTERIOR DOOR DETAILS

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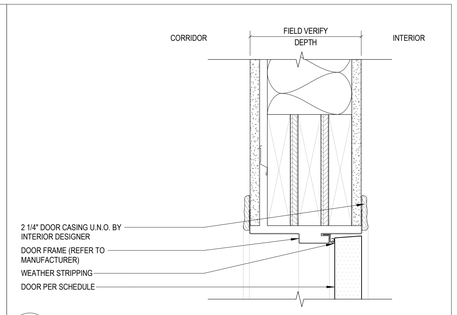
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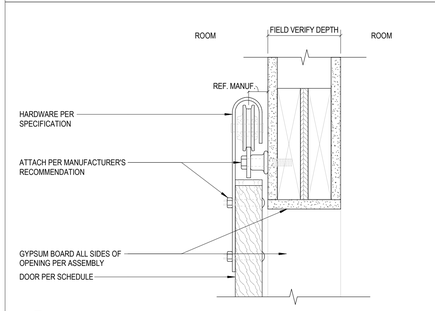
6 BARN DOOR ELEVATION

3" = 1'-0"



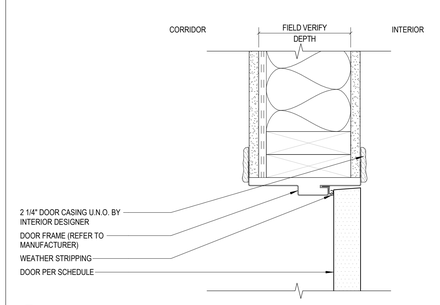
3 UNIT ENTRY DOOR HEAD

3" = 1'-0" INTERIOR CORRIDOR



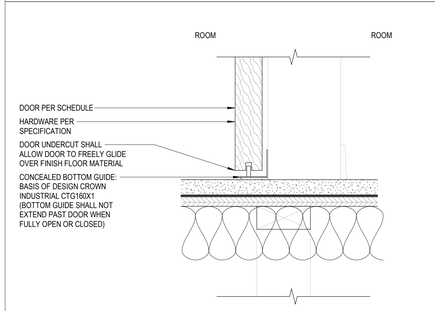
5 BARN DOOR

3" = 1'-0" HEAD



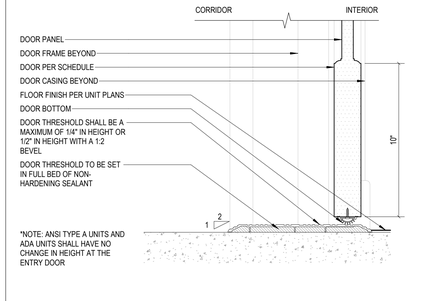
2 UNIT ENTRY DOOR JAMB

3" = 1'-0" INTERIOR CORRIDOR



4 BARN DOOR SILL

3" = 1'-0" JAMB



1 UNIT ENTRY DOOR THRESHOLD FOUNDATION

3" = 1'-0" INTERIOR CORRIDOR

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
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Date: 06/29/2023

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SHEET CONTENTS
INTERIOR DOOR DETAILS

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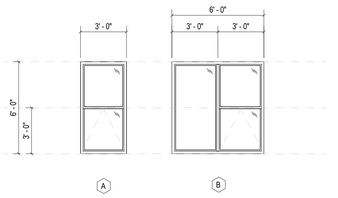
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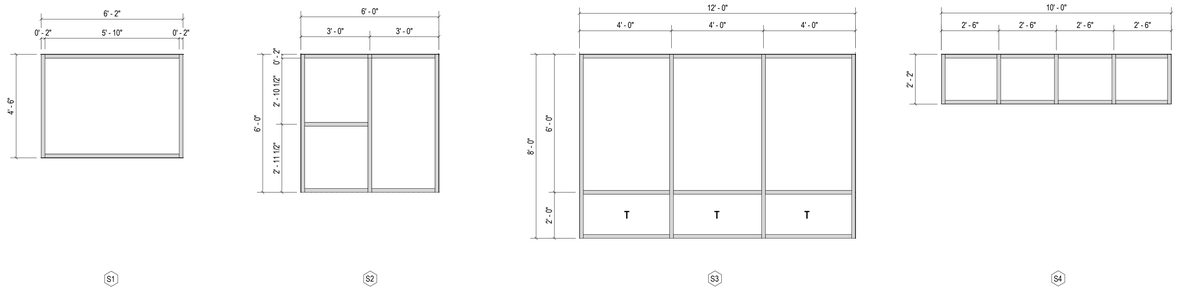
WINDOW SCHEDULE

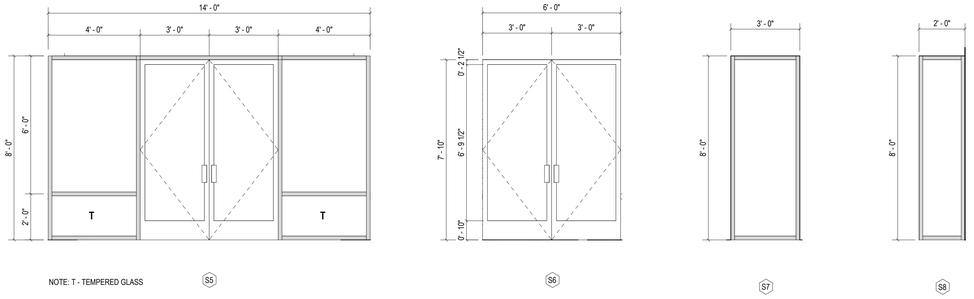
Type Mark	Width	Height	Head Height	Description	Type Comments
A	3' - 0"	6' - 0"	8' - 0"	SINGLE HUNG	Unit Window
B	6' - 0"	6' - 0"	8' - 0"	SINGLE HUNG & FIXED LITE	Unit Window



STOREFRONT SCHEDULE

Type Mark	Width	Height	Description	Type Comments
S1	6' - 2"	4' - 6"	EXT. ALUMINUM STOREFRONT	
S2	6' - 0"		EXT. ALUMINUM STOREFRONT	
S3	12' - 0"		EXT. ALUMINUM STOREFRONT	
S4	10' - 0"	2' - 2"	EXT. ALUMINUM STOREFRONT	
S5	14' - 0"		EXT. ALUMINUM STOREFRONT	
S7	3' - 0"	8' - 0"	INT. ALUMINUM STOREFRONT	
S8	2' - 0"	8' - 0"	INT. ALUMINUM STOREFRONT	





NOTE: T - TEMPERED GLASS

GENERAL DOOR NOTES

1. ALL WINDOWS MUST BE EQUIPPED WITH AN OPENING PROTECTION DEVICE IN COMPLIANCE WITH 2021 IBC SECTION 1015.8. OPENING PROTECTION DEVICES ARE TO LIMIT THE WINDOW OPENING TO NOT ALLOW A 4" SPHERE TO PASS THROUGH THE OPENING AND AFTER OPERATION TO RELEASE ALLOW THE WINDOW TO FULLY OPEN.
   a. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
   b. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOWS IS IN ITS LARGEST OPENED POSITION.
   c. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH A WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
   d. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.
2. WHERE OPERABLE WINDOWS ARE PROVIDED, CONTROLS THAT ARE ACCESSIBLE IN CLEAR FLOOR SPACE, HEIGHT AND OPERATION SHALL COMPLY WITH ICC/ANSI A117.1-2009 SECTION 309.
3. ALL WINDOWS TO HAVE FACTORY INSTALLED LOCKING DEVICES.
4. ALL WINDOWS TO HAVE HALF SCREENS BY MANUFACTURER.
5. INSTALL TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS AS DEFINED IN THE 2021 IBC SECTION 2406. REFER TO UNIT PLANS FOR SPECIFIC LOCATIONS.
6. IN ANSI TYPE 'A' UNITS, AT LEAST 1 OPERABLE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL COMPLY WITH ICC/ANSI A117.1-2009 SECTION 309 WITH THE ACCESSIBLE CONTROLS AT 48" MAX. AFF.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
8. SHIM SPACES AROUND ROUGH OPENINGS SHALL BE FULL SEALED TO MAINTAIN AIR BARRIER REQUIREMENTS.
9. MULLED WINDOW UNITS SHALL HAVE CONTINUOUS TOP HEAD RAIL AND BE FULLY SEALED DURING ASSEMBLY. FACTORY MULLING IS PREFERRED.
10. CONTRACTOR SHALL REQUIRE WINDOW MANUFACTURER TO SEND REPRESENTATIVE TO ATTEND PRECON MEETING, MOCK UP INSTALLATION, AND WINDOW TESTING.
11. J-MOULD WINDOW PROFILES ARE NOT ACCEPTABLE.

SAFETY GLAZING NOTES

REFER TO IBC 2018
2406.4 GLAZING/HAZARDOUS LOCATIONS
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:

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

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

INSTALLATION NOTES

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

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

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

PERMIT SET- 100% CD (06/29/2023)

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:26:55 PM

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

#	DATE	COMMENTS

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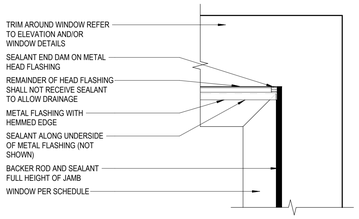
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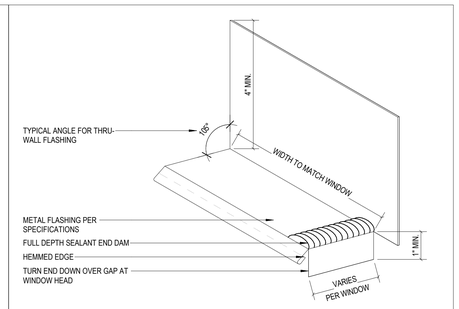
SHEET CONTENTS
WINDOW SCHEDULE

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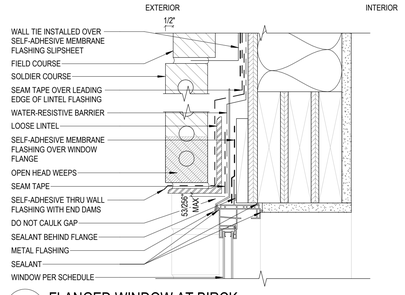
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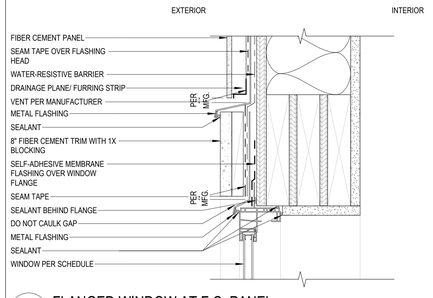
8 WINDOW HEAD SEALANT DIAGRAM
3" = 1'-0" ELEVATION



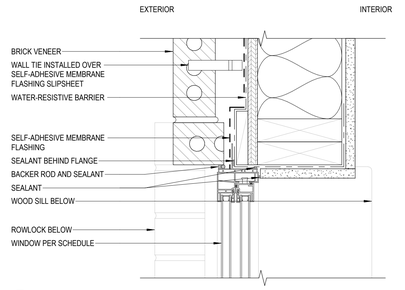
4 WINDOW HEAD FLASHING
3" = 1'-0" AXONOMETRIC



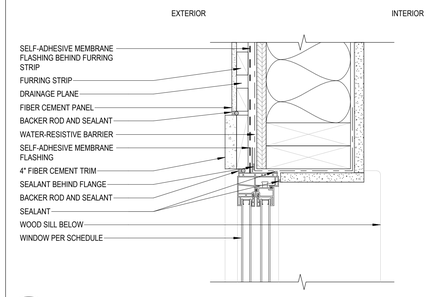
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3" = 1'-0" HEAD



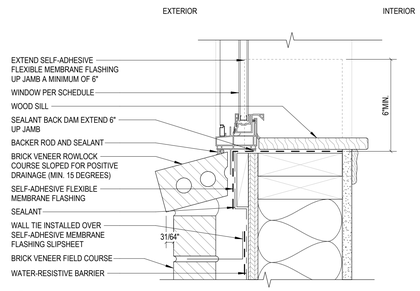
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3" = 1'-0" HEAD



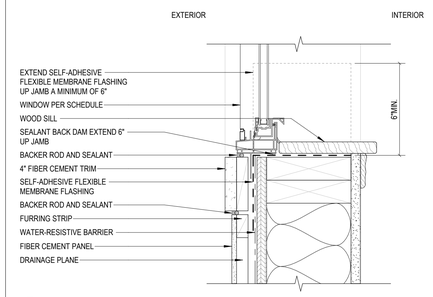
6 FLANGED WINDOW AT BRICK
3" = 1'-0" JAMB



2 FLANGED WINDOW AT F.C. PANEL
3" = 1'-0" JAMB



5 FLANGED WINDOW AT BRICK
3" = 1'-0" SILL



1 FLANGED WINDOW AT F.C. PANEL
3" = 1'-0" SILL

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:26:58 PM

Issue for Pricing / Bidding:
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Revisions

#	DATE	COMMENTS

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Date: 06/29/2023

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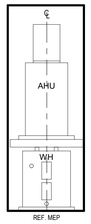
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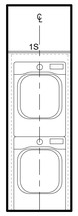
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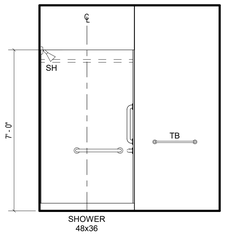
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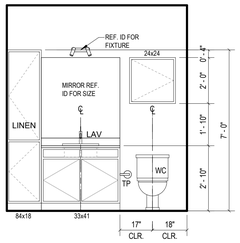
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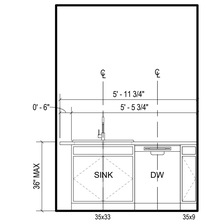
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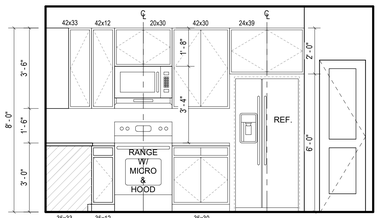
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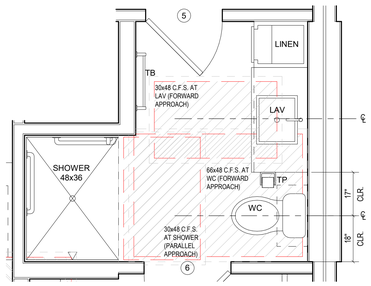
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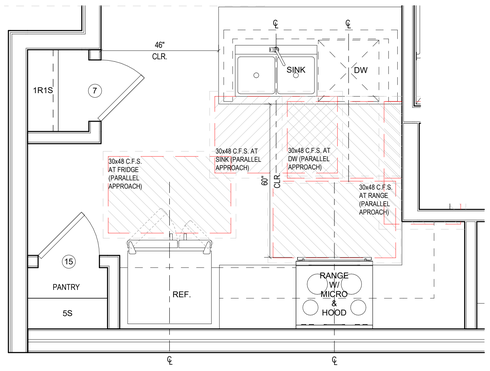
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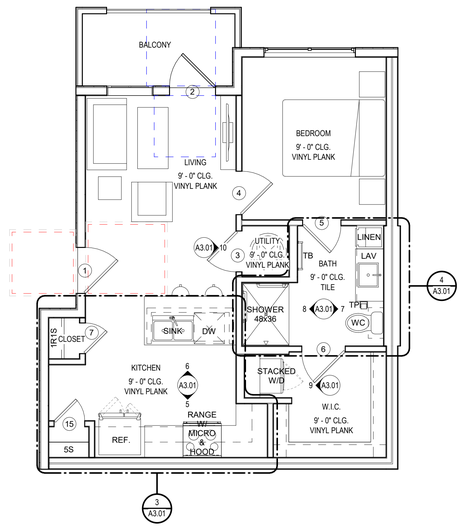
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3/8" = 1'-0"



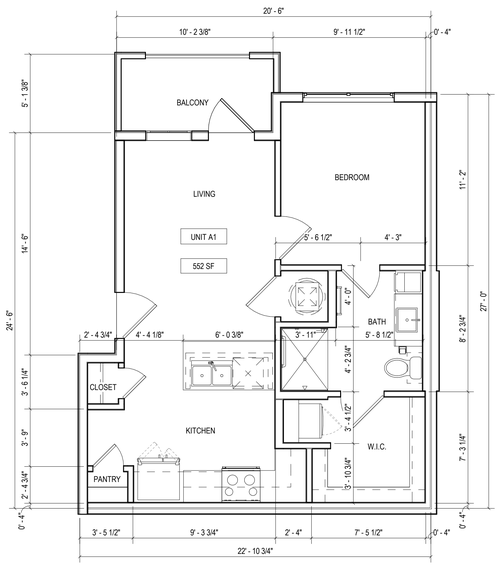
4 UNIT A1 - BATH C.F.S. PLAN
1/2" = 1'-0"



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



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



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

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
2. REFER TO SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
3. REFER TO SHEET A7.70a & A7.70b FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05b FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
11. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL 2X6 WALL LOCATIONS.
12. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
13. PROVIDE SOUND BATTS IN ALL CORRIDOR WALLS, TENANT SEPARATION WALLS, LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" IS FROM FACE OF FINISH.
18. REFER TO A1.03a FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 48" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED, FILLERS SHALL BE A MINIMUM OF 3".
21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
22. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
23. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.03a, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB/SHOWER ENCLOSURES AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DRAIN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE AND SPECIFICATIONS FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES .
29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

UNIT PLAN - SYMBOL LEGEND

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- A4.XX — INTERIOR ELEVATION SYMBOL
- P 01.0 4 — PARTITION WALL TAG REF A1.05b
- CT / CPT — FLOORING TRANSITION TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
- FURRDOWN FOR DEPTH REFER TO PLAN

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

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:03 PM

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

Revisions

#	DATE	COMMENTS

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BASTROP, TX 78602

PERMIT SET- 100% CD (06/29/2023)

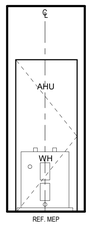
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Date: 06/29/2023

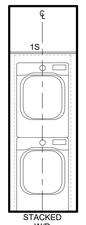
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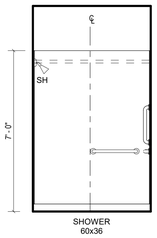
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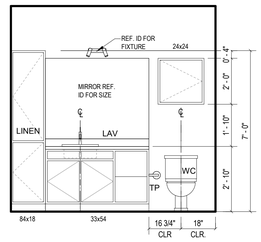
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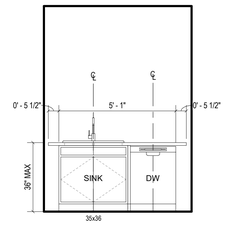
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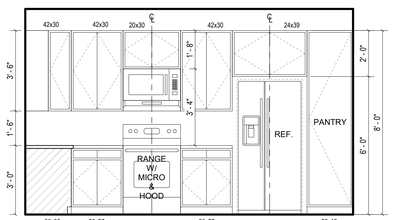
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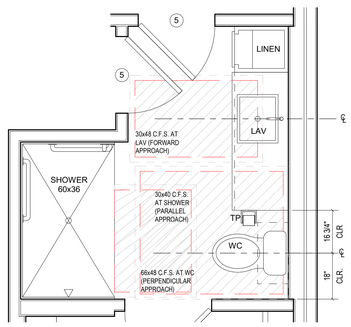
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3/8" = 1'-0"



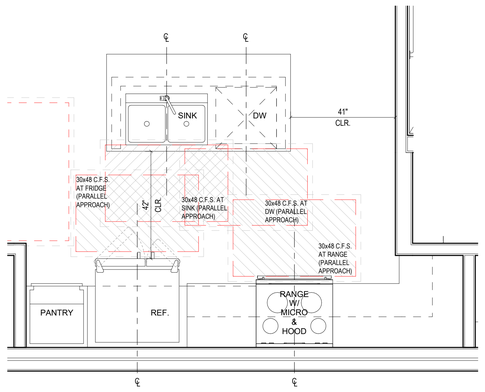
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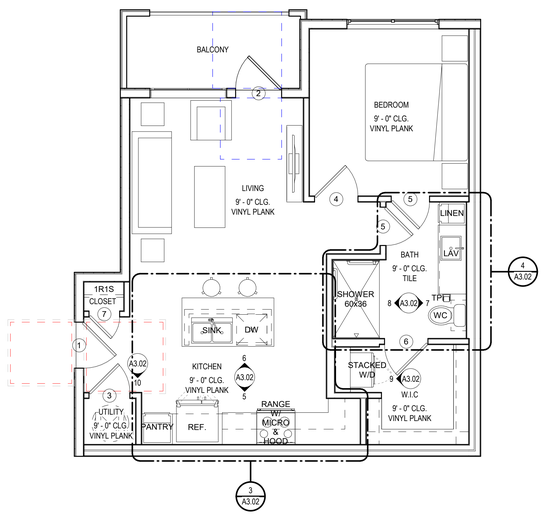
5 UNIT A2 - KITCHEN ELEV.
3/8" = 1'-0"



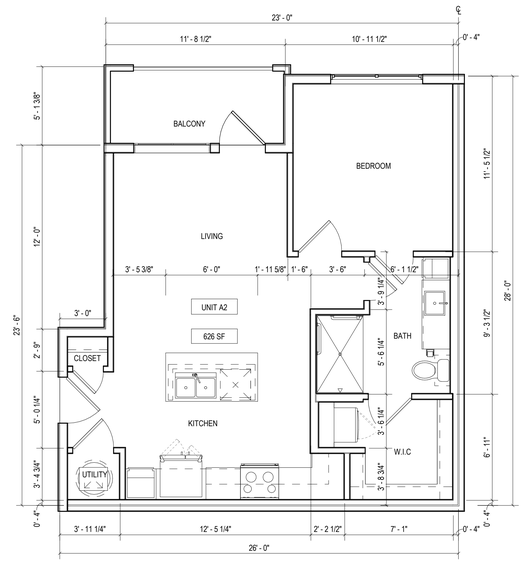
4 UNIT A2 - BATH C.F.S. PLAN
1/2" = 1'-0"



3 UNIT A2 - KITCHEN C.F.S. PLAN
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2 UNIT A2 - REFERENCE PLAN
1/4" = 1'-0"



1 UNIT A2 - DIMENSION PLAN
1/4" = 1'-0"

GENERAL UNIT NOTES

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9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2" THICK AND PLUMBING WALLS AS 5 1/2" THICK.
11. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL 2X6 WALL LOCATIONS.
12. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
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21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
22. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
23. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
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26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE AND SPECIFICATIONS FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES.
29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
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UNIT PLAN - SYMBOL LEGEND

X — WINDOW TAG SYMBOL

X — DOOR TAG SYMBOL

1/A101 — DETAIL SECTION TAG

1 / A3.01 — REFERENCE TAG

A4.XX — INTERIOR ELEVATION SYMBOL

P 01.0 4 — PARTITION WALL TAG
REF A1.05b

CT / CPT — FLOORING TRANSITION TAG

CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA
REFER TO NOTES FOR REQUIRED DIMENSIONS

FURRDOWN FOR DEPTH
REFER TO PLAN

AHU = AIR HANDLER UNIT
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VP = VINYL PLANK
W = WASHER
W/D = WASHER / DRYER
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES
1R1S = DENOTES 1 ROD/ 1 SHELF
2R2S = DENOTES 2 RODS/ 2 SHELVES

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:08 PM

Issue for Pricing / Bidding:
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Issue for Construction:

Revisions

#	DATE	COMMENTS

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PECAN PARK
HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

PERMIT SET- 100% CD (06/29/2023)

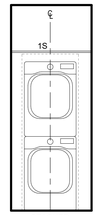
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Date: 06/29/2023

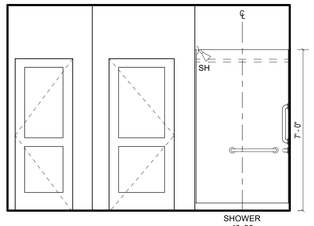
SHEET CONTENTS
A2 UNIT PLANS

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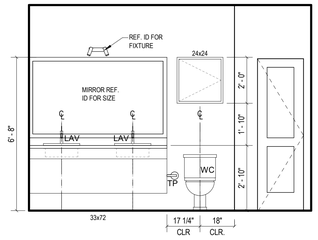
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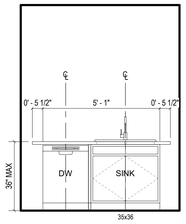
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3/8" = 1'-0"



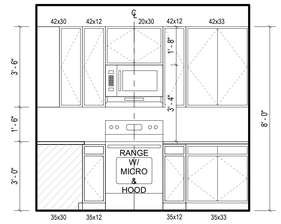
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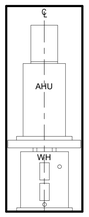
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3/8" = 1'-0"



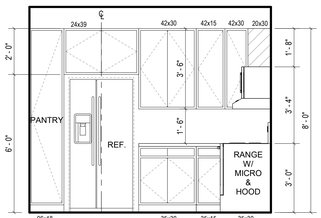
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3/8" = 1'-0"



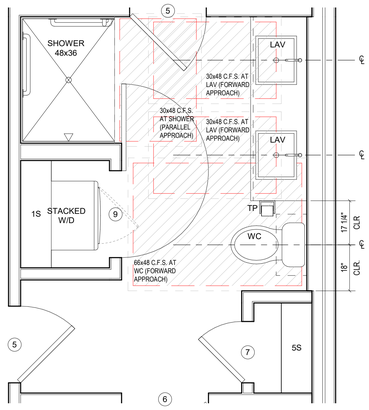
6 UNIT A3 - KITCHEN ELEV.
3/8" = 1'-0"



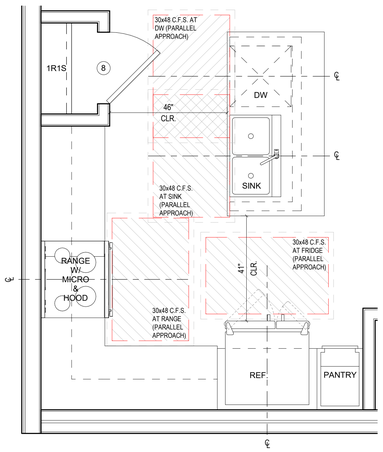
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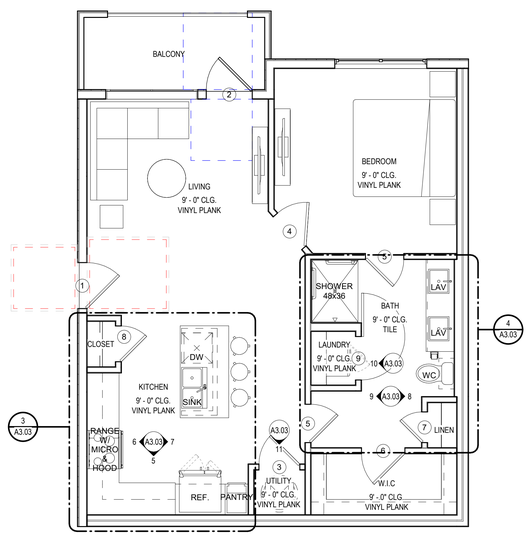
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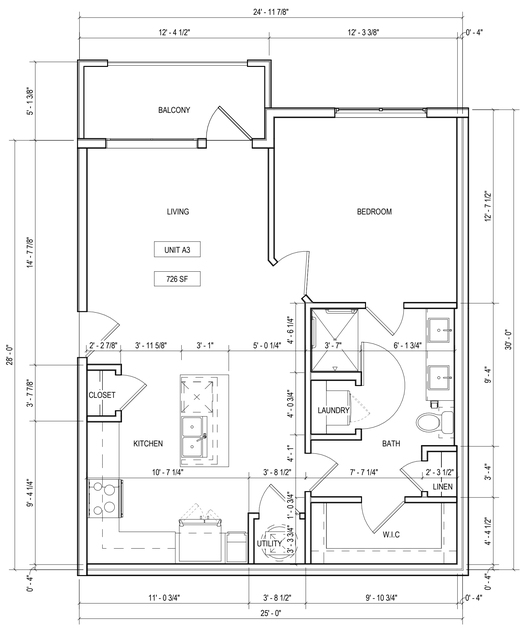
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WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES
1R1S = DENOTES 1 ROD/ 1 SHELF
2R2S = DENOTES 2 RODS/ 2 SHELVES

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:14 PM

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

Revisions

#	DATE	COMMENTS

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BASTROP, TX 78602

DONALD G. DAVIS
REGISTERED ARCHITECT
16632
STATE OF TEXAS
Date: 06/29/2023

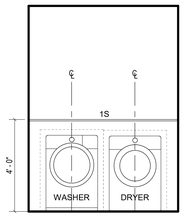
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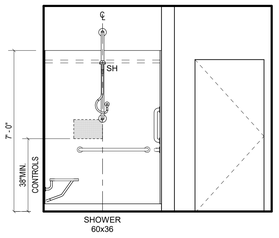
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A3 UNIT PLANS

SHEET NO.
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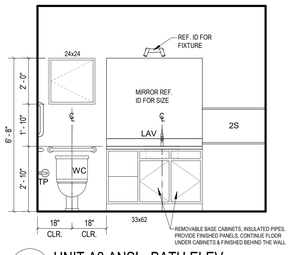
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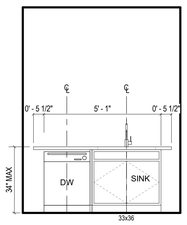
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3/8" = 1'-0"



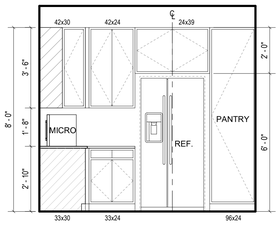
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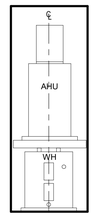
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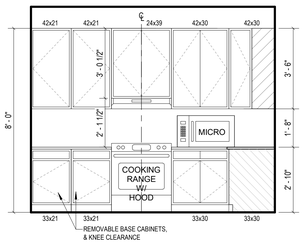
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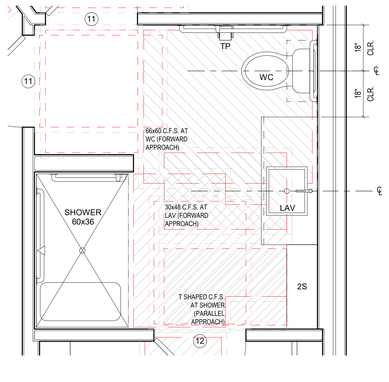
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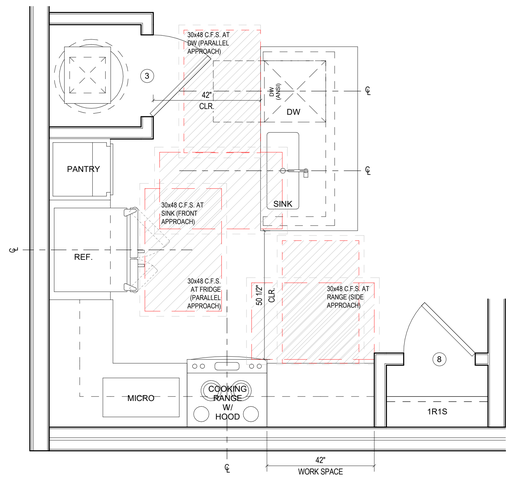
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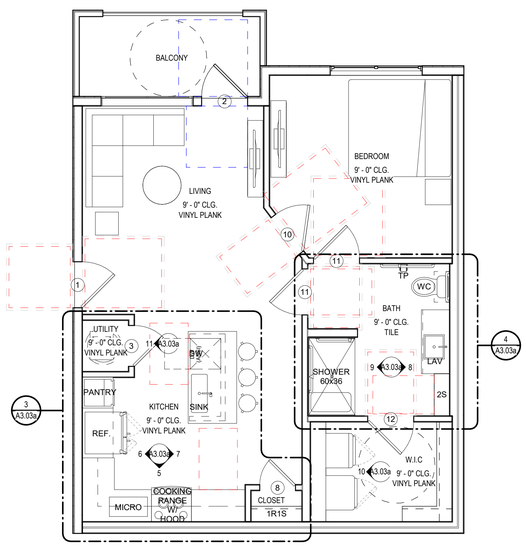
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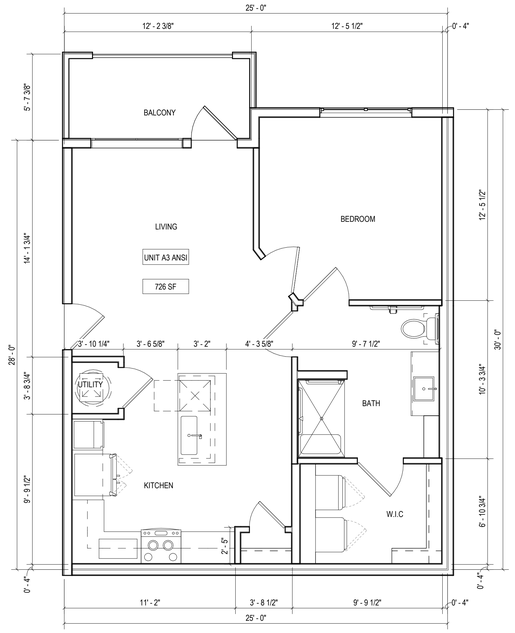
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Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:19 PM

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Revisions

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HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

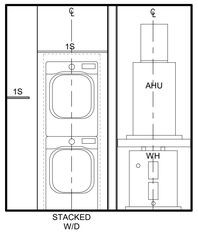
PERMIT SET- 100% CD (06/29/2023)

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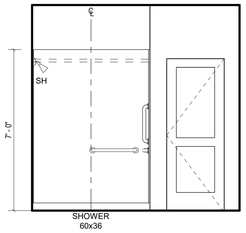
SHEET CONTENTS
A3 ANSI UNIT PLANS

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A3.03a

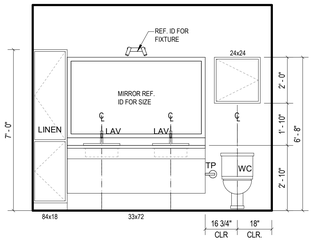
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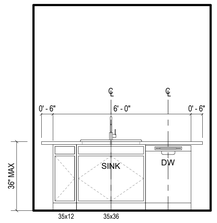
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3/8" = 1'-0"



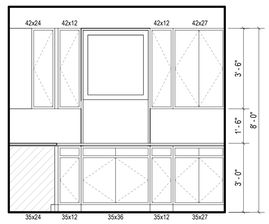
9 UNIT A4 - BATH ELEV.
3/8" = 1'-0"



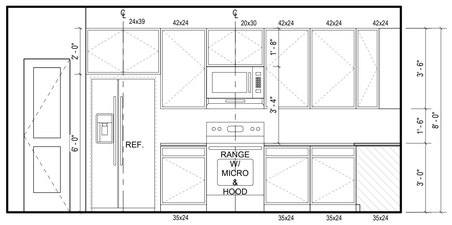
8 UNIT A4 - BATH ELEV.
3/8" = 1'-0"



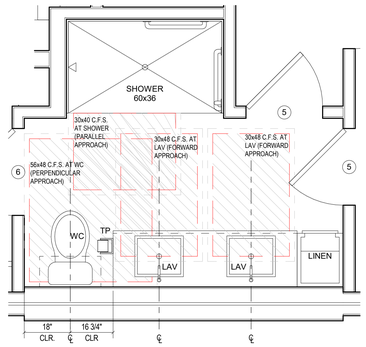
7 UNIT A4 - KITCHEN ELEV.
3/8" = 1'-0"



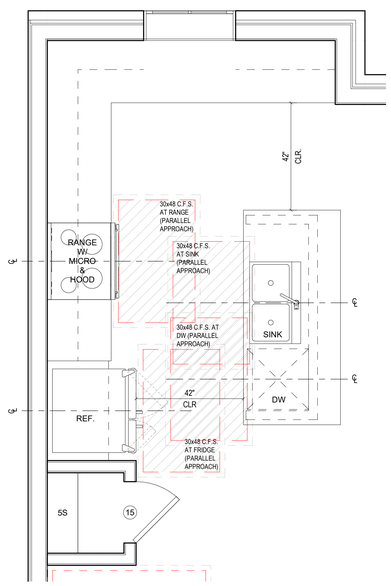
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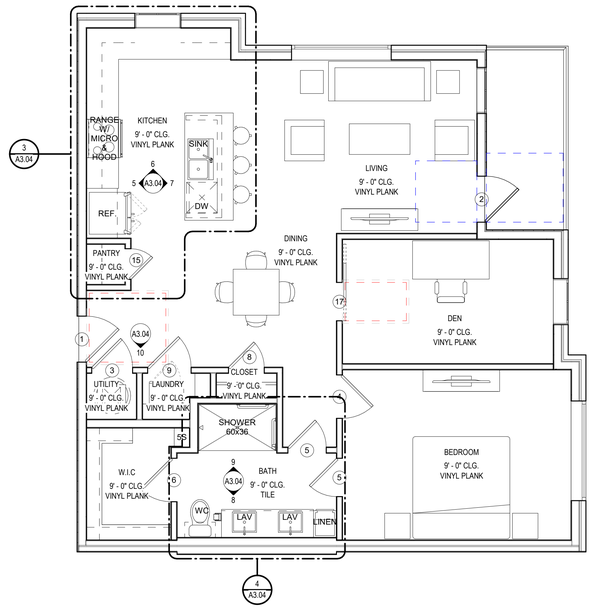
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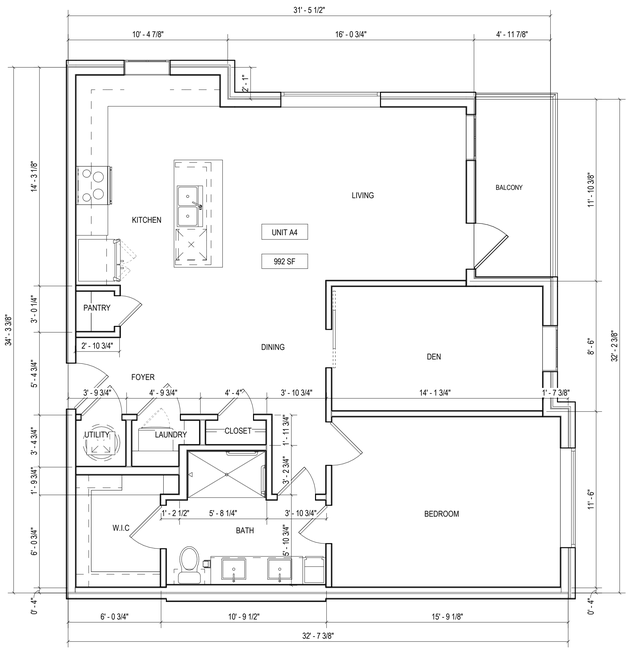
4 UNIT A4 - BATH C.F.S. PLAN
1/2" = 1'-0"



3 UNIT A4 - KITCHEN C.F.S. PLAN
1/2" = 1'-0"



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1/4" = 1'-0"



1 UNIT A4 - DIMENSION PLAN
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GENERAL UNIT NOTES

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UNIT PLAN - SYMBOL LEGEND

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- 1 / A3.01 — REFERENCE TAG
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- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
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SRO = SHEETROCK OPENING
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TB = TOWEL BAR
TP = TOILET PAPER DISPENSER
TR = TOWEL RING
V = VINYL
VP = VINYL PLANK
W = WASHER
W/D = WASHER / DRYER
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES
1R1S = DENOTES 1 ROD/ 1 SHELF
2R2S = DENOTES 2 RODS/ 2 SHELVES

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:24 PM

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

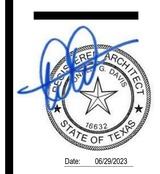
Revisions

#	DATE	COMMENTS

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HSD BASTROP PECAN PARK LP
BASTROP, TX 78602



Date: 06/29/2023

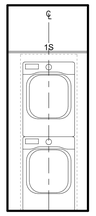
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SHEET CONTENTS
A4 UNIT PLANS

SHEET NO.
A3.04

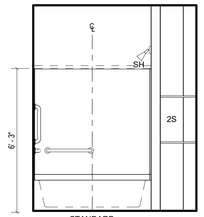
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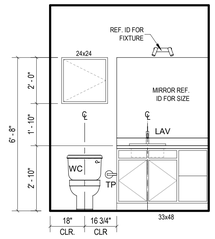
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W/D

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3/8" = 1'-0"

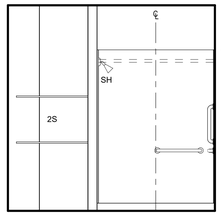


STANDARD
TUB
36"

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3/8" = 1'-0"

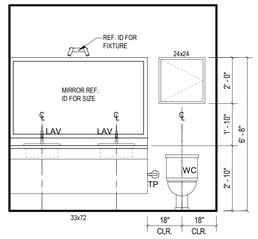


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3/8" = 1'-0"

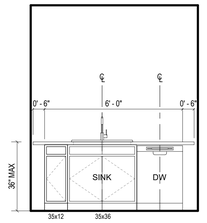


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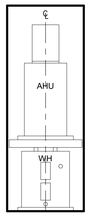
9 UNIT B1 - M. BATH ELEV.
3/8" = 1'-0"



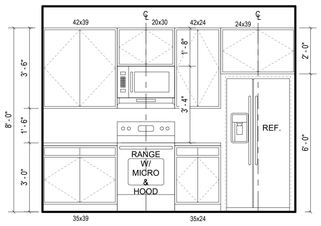
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3/8" = 1'-0"



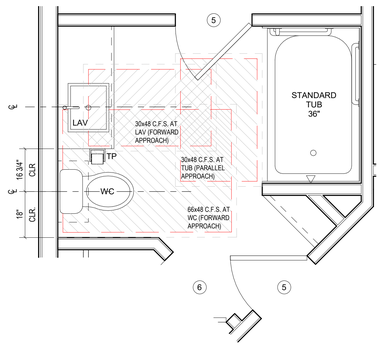
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3/8" = 1'-0"



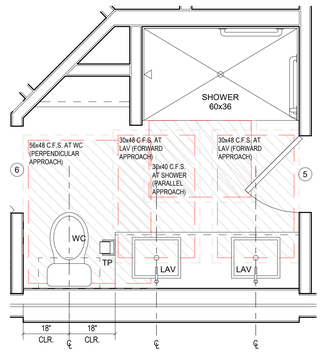
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3/8" = 1'-0"



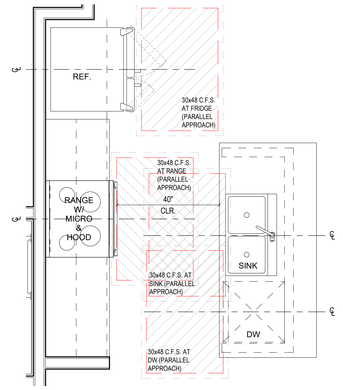
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3/8" = 1'-0"



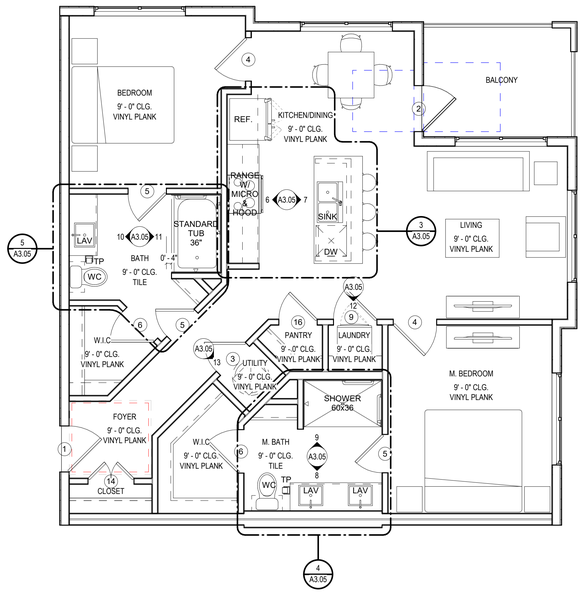
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1/2" = 1'-0"



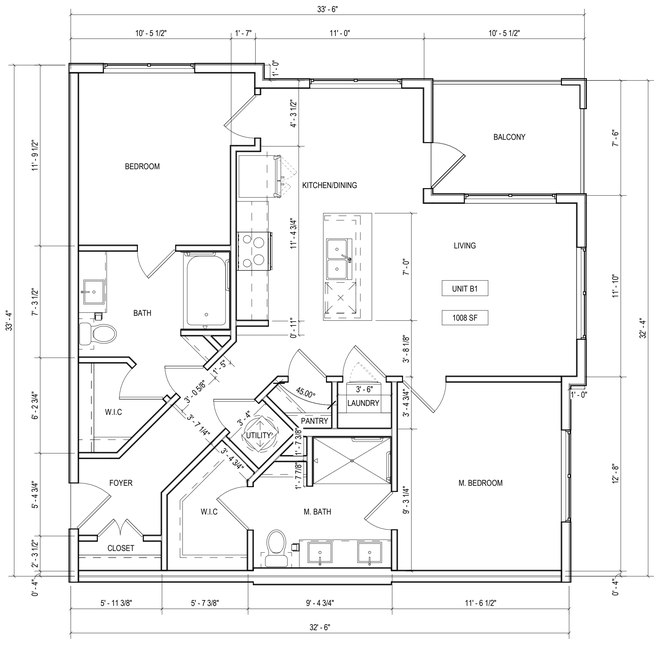
4 UNIT B1 - M. BATH C.F.S. PLAN
1/2" = 1'-0"



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Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:32 PM

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

Revisions

#	DATE	COMMENTS

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BASTROP, TX 78602

PERMIT SET- 100% CD (06/29/2023)

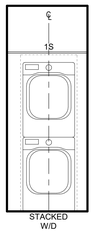
DON DAVIS
REGISTERED ARCHITECT
18632
STATE OF TEXAS
Date: 06/29/2023

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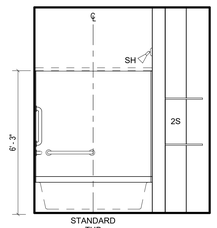
SHEET CONTENTS
B1 UNIT PLANS

SHEET NO.
A3.05

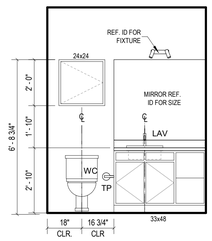
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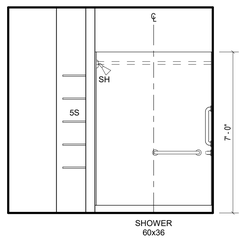
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3/8" = 1'-0"



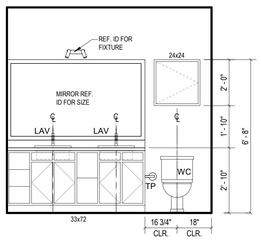
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3/8" = 1'-0"



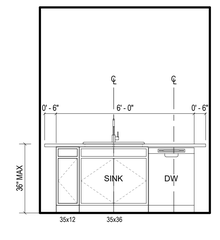
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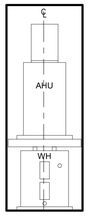
9 UNIT B2 - M. BATH ELEV.
3/8" = 1'-0"



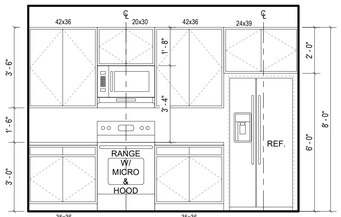
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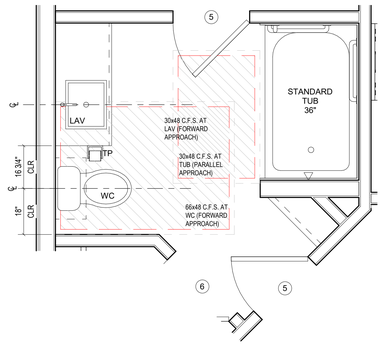
7 UNIT B2 - KITCHEN ELEV.
3/8" = 1'-0"



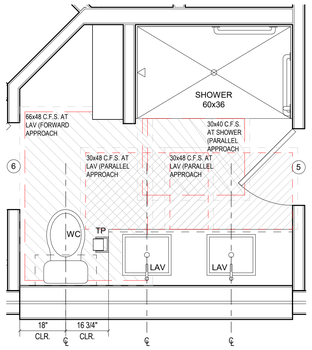
13 UNIT B2 - UTILITY ELEV.
3/8" = 1'-0"



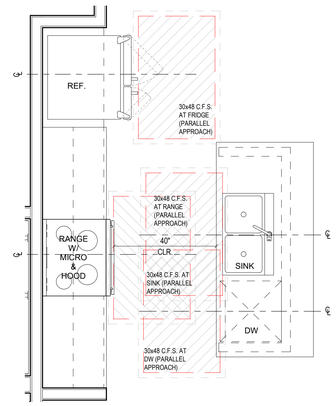
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5 UNIT B2 - BATH 2 C.F.S. PLAN
1/2" = 1'-0"



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



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

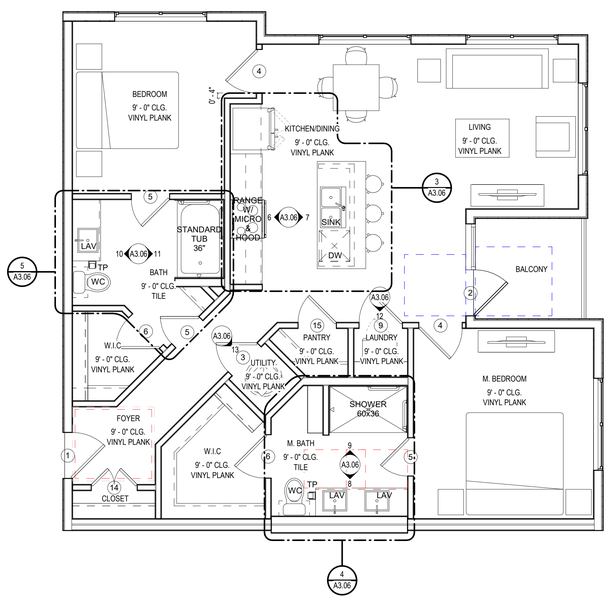
GENERAL UNIT NOTES

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3. REFER TO SHEET A7.70a & A7.70b FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05b FOR TYPICAL WALL ASSEMBLIES.
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23. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB INSTALL.
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26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE AND SPECIFICATIONS FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES.
29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

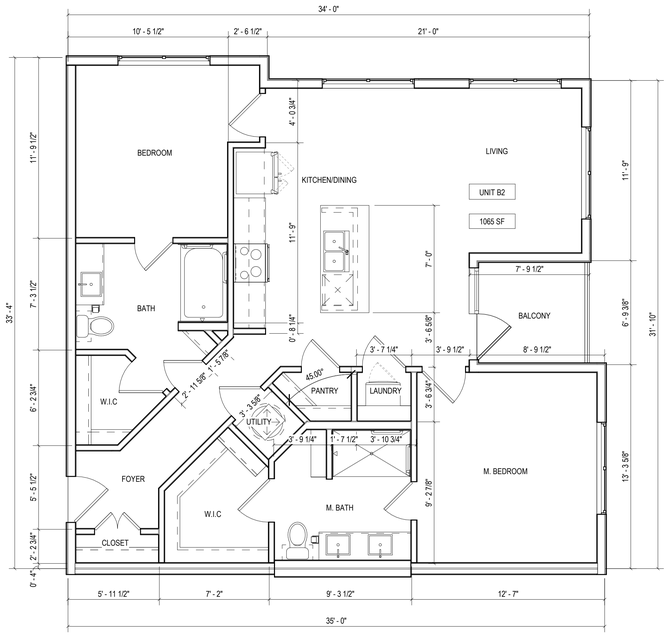
UNIT PLAN - SYMBOL LEGEND

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- AX.XX — INTERIOR ELEVATION SYMBOL
- P 01.0 / 4 — PARTITION WALL TAG, REF A1.05b
- CT / CPT — FLOORING TRANSITION TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
- FURRDOWN FOR DEPTH REFER TO PLAN

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



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



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

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:39 PM

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

Revisions

#	DATE	COMMENTS

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BASTROP, TX 78602



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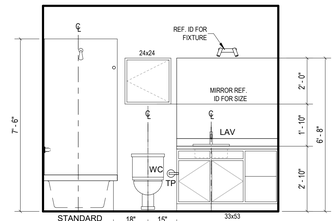
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B2 UNIT PLANS

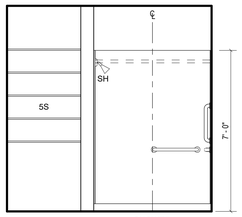
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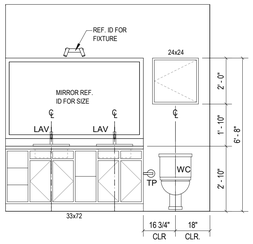
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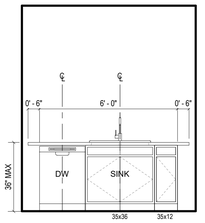
11 UNIT B3 - BATH 2 ELEV.
3/8" = 1'-0"



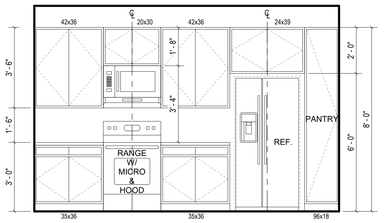
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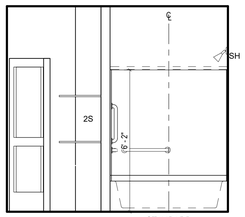
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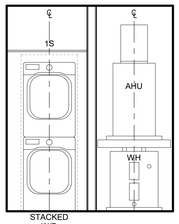
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3/8" = 1'-0"



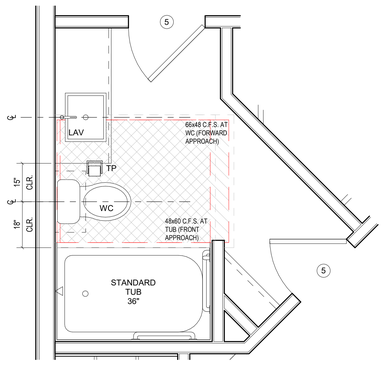
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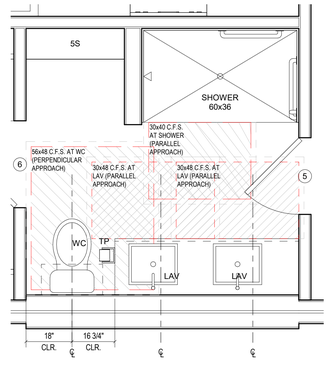
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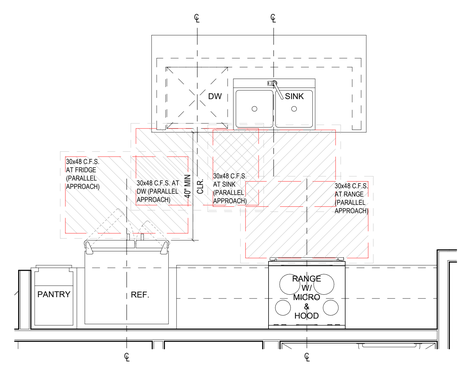
6 UNIT B3 - LAUNDRY/UTILITY ELEV.
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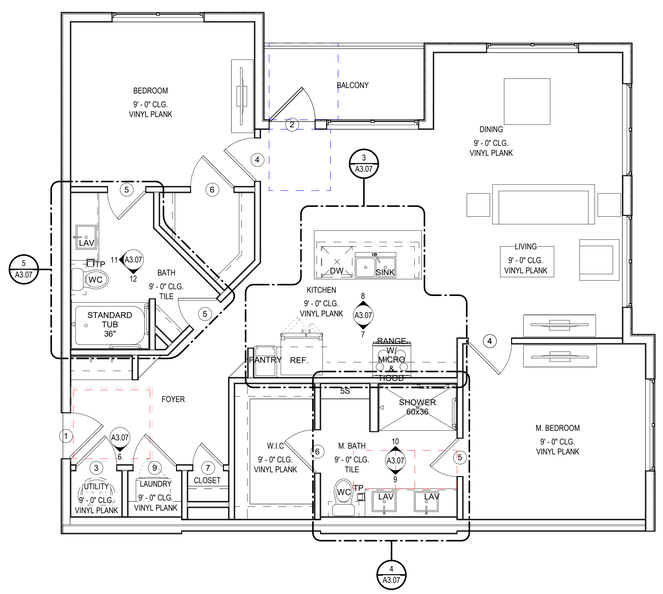
5 UNIT B3 - BATH 2 C.F.S. PLAN
1/2" = 1'-0"



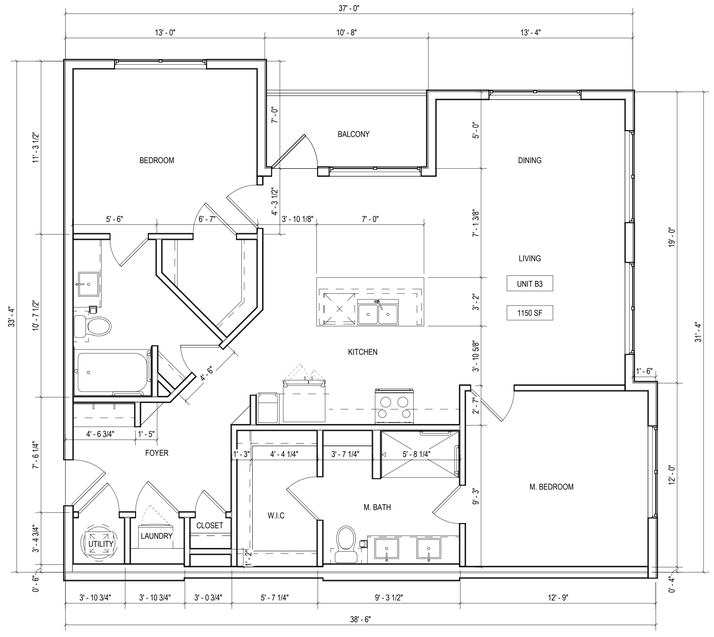
4 UNIT B3 - M. BATH C.F.S. PLAN
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3 UNIT B3 - KITCHEN C.F.S. PLAN
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2 UNIT B3 - REFERENCE PLAN
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WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES
1R1S = DENOTES 1 ROD/ 1 SHELF
2R2S = DENOTES 2 RODS/ 2 SHELVES

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:45 PM

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

Revisions

#	DATE	COMMENTS

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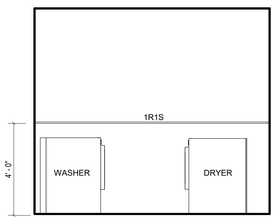
DON DAVIS
REGISTERED ARCHITECT
16532
STATE OF TEXAS
Date: 06/29/2023

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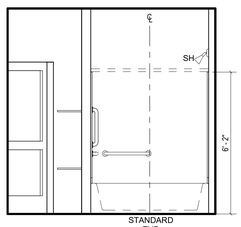
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B3 UNIT PLANS

SHEET NO.
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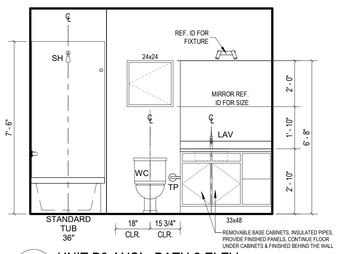
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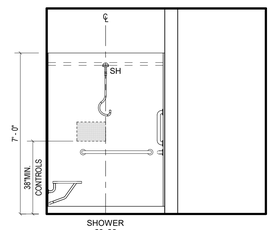
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3/8" = 1'-0"



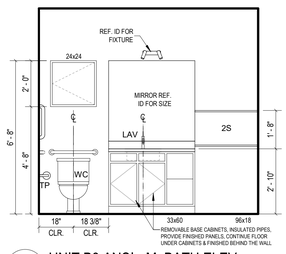
11 UNIT B3 ANSI - BATH 2 ELEV.
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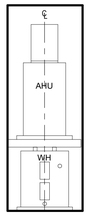
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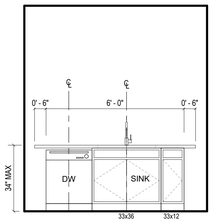
9 UNIT B3 ANSI - M. BATH ELEV.
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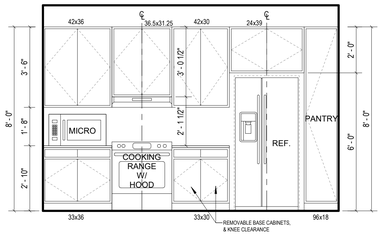
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3/8" = 1'-0"



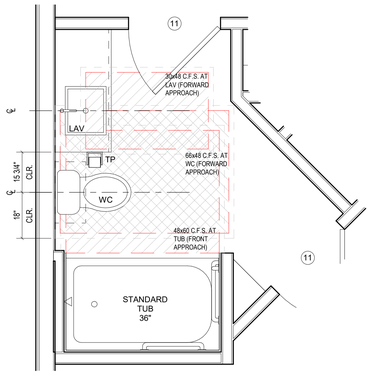
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3/8" = 1'-0"



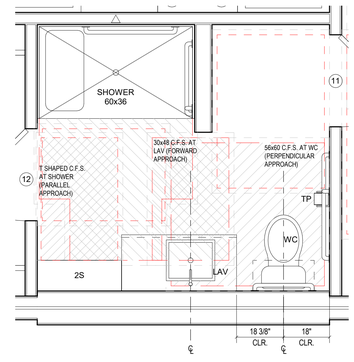
7 UNIT B3 ANSI - KITCHEN ELEV.
3/8" = 1'-0"



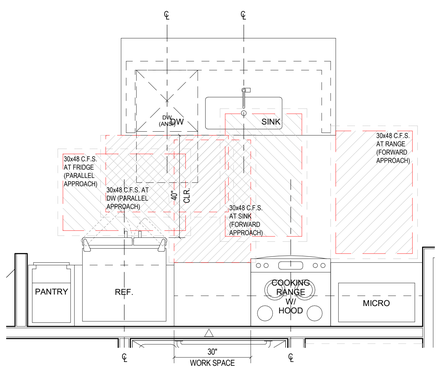
6 UNIT B3 ANSI - KITCHEN ELEV.
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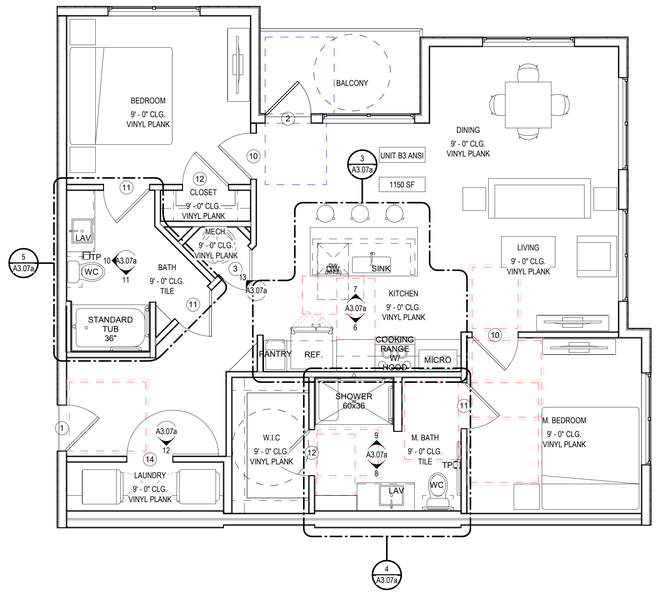
5 UNIT B3 ANSI - BATH 2 C.F.S. PLAN
1/2" = 1'-0"



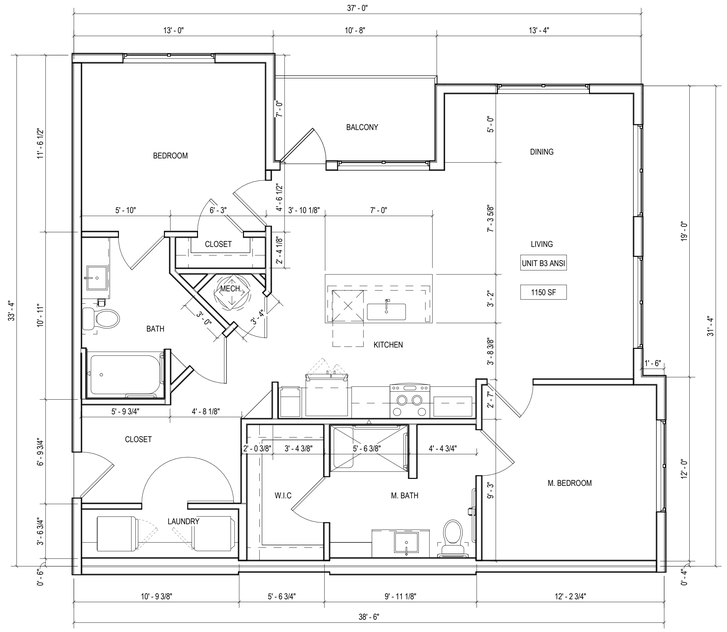
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Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:51 PM

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Revisions

#	DATE	COMMENTS

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DON DAVIS 18632 REGISTERED ARCHITECT STATE OF TEXAS
Date: 06/29/2023

SHEET CONTENTS
B3 ANSI UNIT PLANS

SHEET NO.
A3.07a

22307

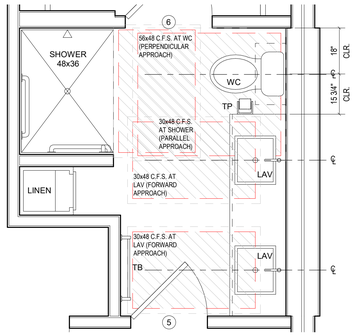
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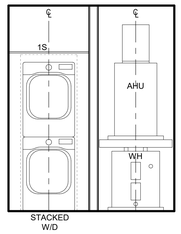
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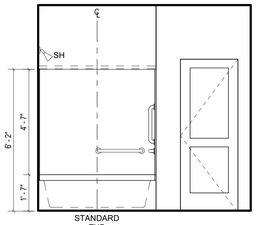
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V = VINYL
VP = VINYL PLANK
W = WASHER
W/D = WASHER / DRYER
WH = WATER HEATER
WS = WORKSPACE
# S = # OF SHELVES
1R1S = DENOTES 1 ROD/ 1 SHELF
2R2S = DENOTES 2 RODS/ 2 SHELVES



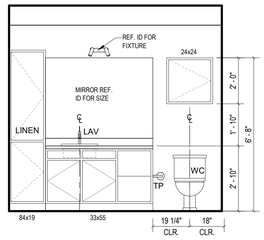
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1/2" = 1'-0"



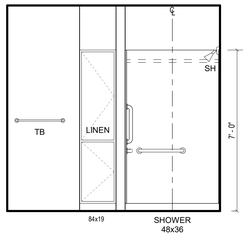
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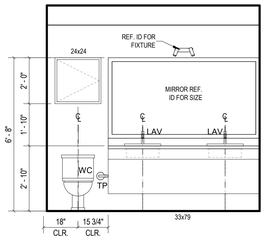
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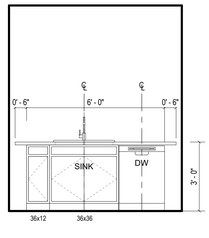
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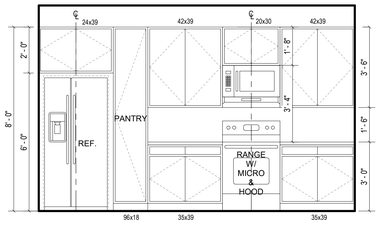
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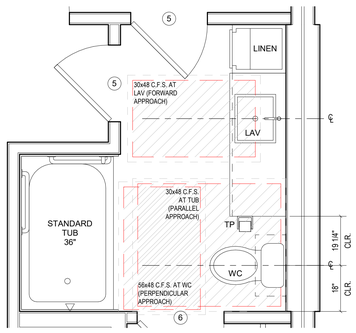
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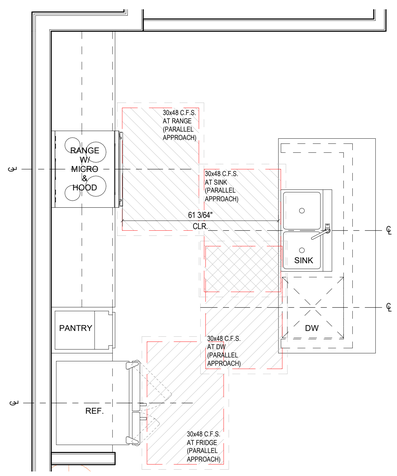
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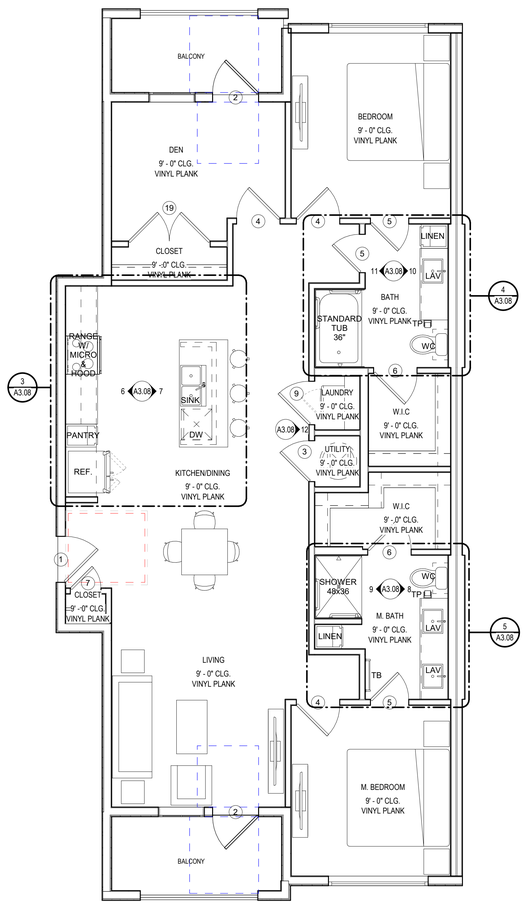
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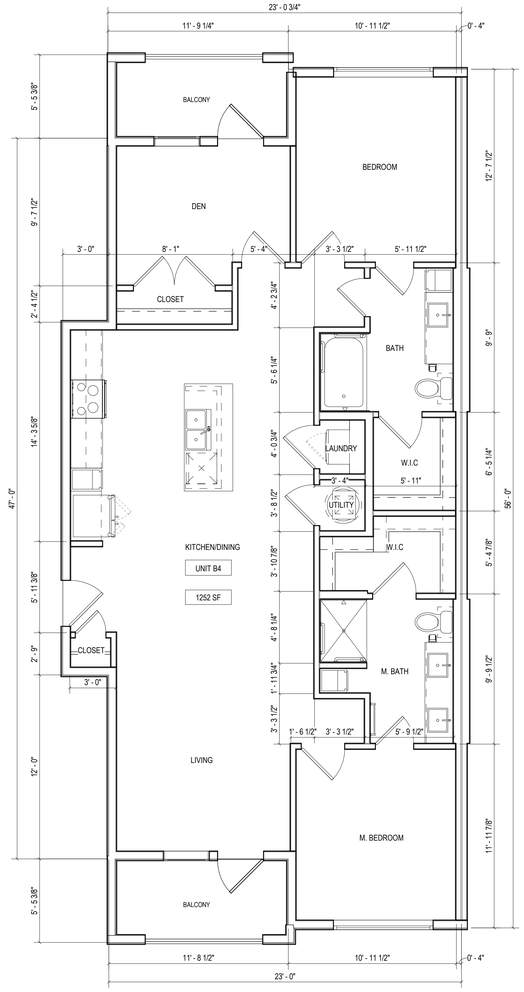
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1/2" = 1'-0"



3 UNIT B4 - KITCHEN C.F.S. PLAN
1/2" = 1'-0"



2 UNIT B4 - REFERENCE PLAN
1/4" = 1'-0"



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

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:27:58 PM

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

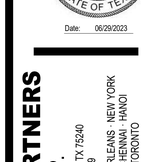
Revisions

#	DATE	COMMENTS

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HSD BASTROP PECAN PARK LP
BASTROP, TX 78602



Date: 06/29/2023

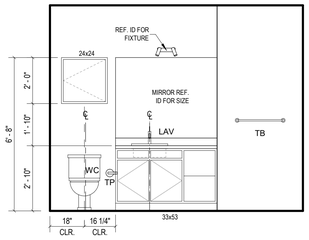
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PERMIT SET- 100% CD (06/29/2023)

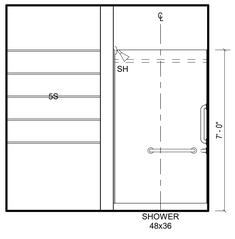
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B4 UNIT PLANS

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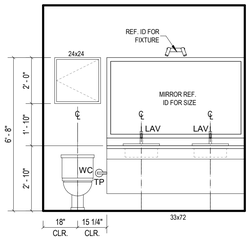
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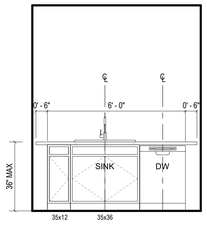
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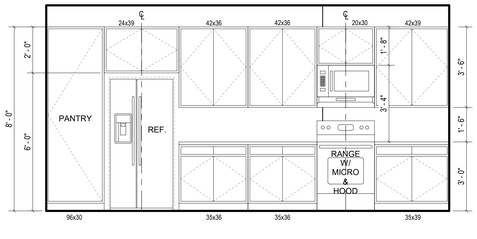
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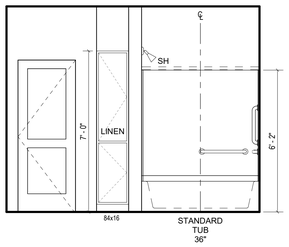
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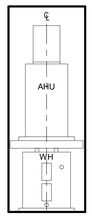
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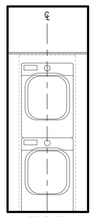


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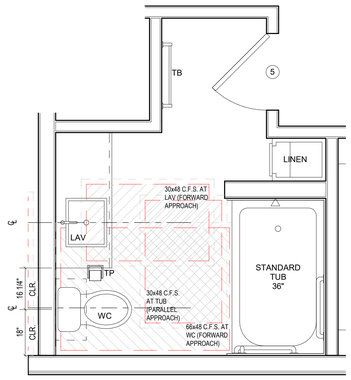
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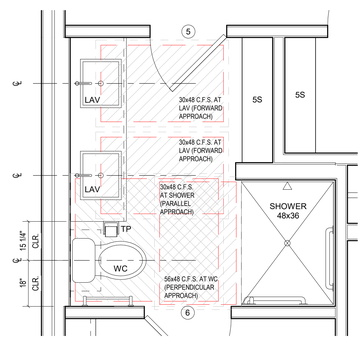


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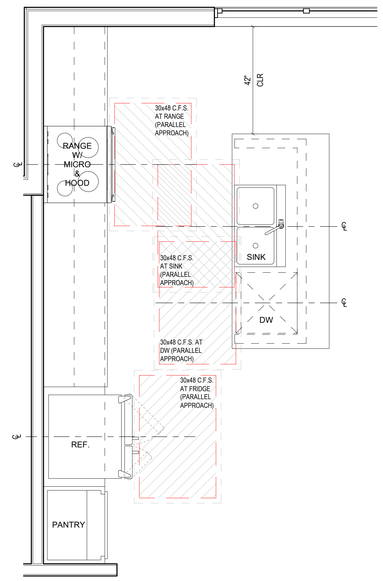
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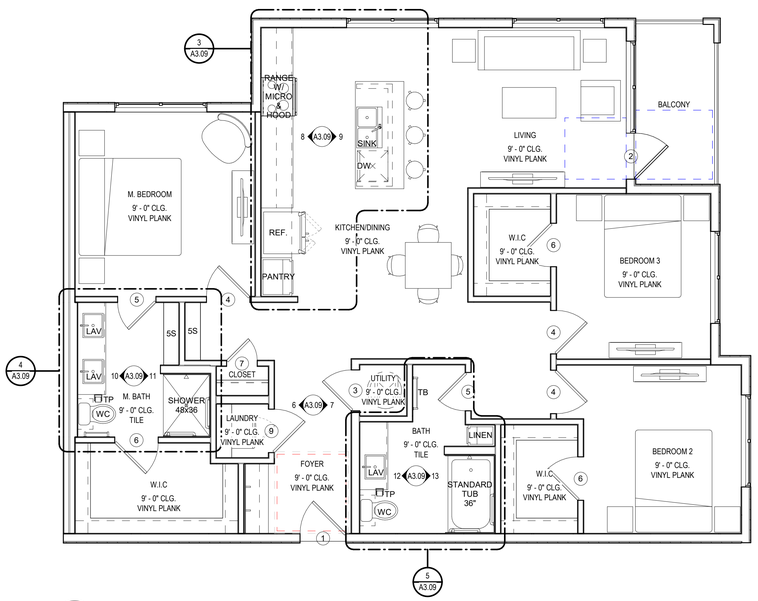
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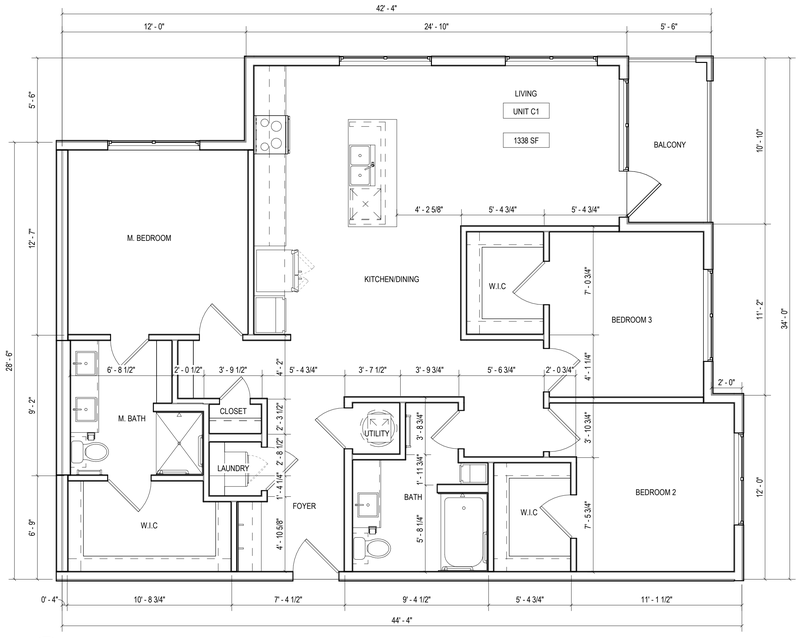
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2 UNIT C1- REFERENCE PLAN
1/4" = 1'-0"



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

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
2. REFER TO SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
3. REFER TO SHEET A7.70a & A7.70b FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05b FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
11. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL 2X6 WALL LOCATIONS.
12. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
13. PROVIDE SOUND BATTS IN ALL CORRIDOR WALLS, TENANT SEPARATION WALLS, LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" IS FROM FACE OF FINISH.
18. REFER TO A1.03a FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 48" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED, FILLERS SHALL BE A MINIMUM OF 3".
21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
22. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
23. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.03a, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB/SHOWER ENCLOSURES AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE AND SPECIFICATIONS FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES .
29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

UNIT PLAN - SYMBOL LEGEND

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- AX.XX — INTERIOR ELEVATION SYMBOL
- P 010 4 1 — PARTITION WALL TAG REF A1.05b
- CT / CPT — FLOORING TRANSITION TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
- FURRDOWN FOR DEPTH REFER TO PLAN

AHU = AIR HANDLER UNIT
CO = CASED OPENING
CPT = CARPET
CSR = CURVED SHOWER ROD
CT = CERAMIC TILE
D = CLOTHES DRYER
DW = DISHWASHER
KS = KNEE SPACE
MC = MEDICINE CABINET @ 44" AFF
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W/D = WASHER / DRYER
WH = WATER HEATER
WS = WORKSPACE
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2R2S = DENOTES 2 RODS/ 2 SHELVES

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:04 PM

Issue for Pricing / Bidding:
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Issue for Construction:

Revisions

#	DATE	COMMENTS

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BASTROP, TX 78602

PERMIT SET- 100% CD (06/29/2023)

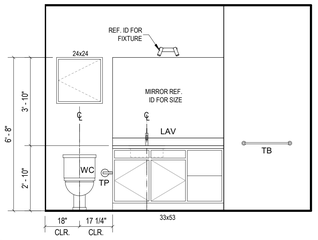
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REGISTERED ARCHITECT · DON G. DAVIS · 16632 · STATE OF TEXAS
Date: 06/29/2023

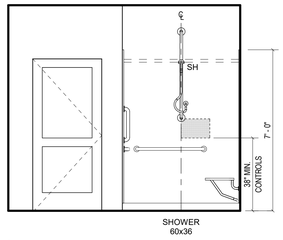
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C1 UNIT PLANS

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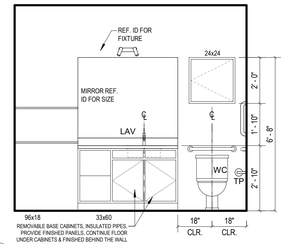
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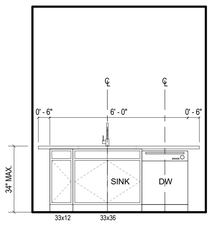
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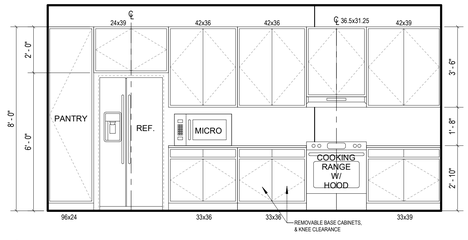
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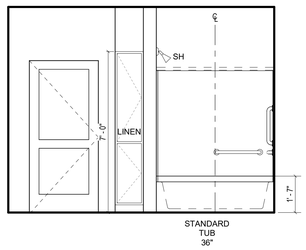
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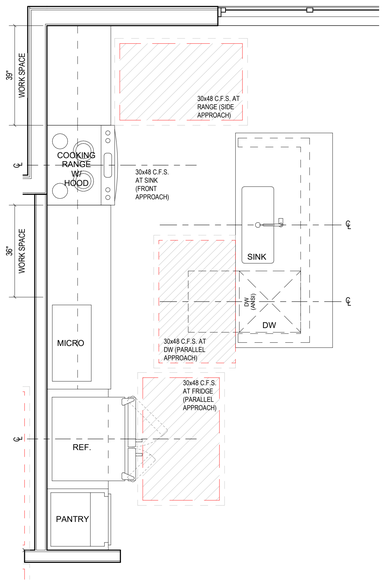
9 UNIT C1 ANSI - KITCHEN ELEV.
3/8" = 1'-0"

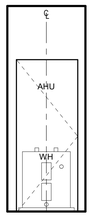


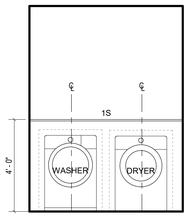
8 UNIT C1 ANSI - KITCHEN ELEV.
3/8" = 1'-0"

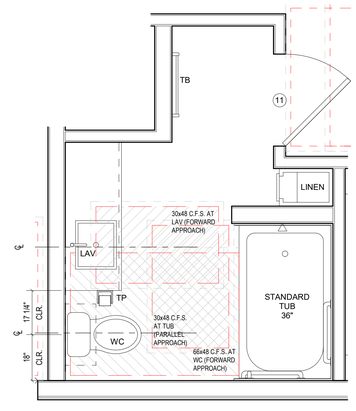


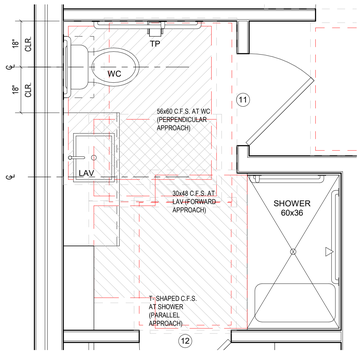
13 UNIT C1 ANSI - BATH 2 ELEV.
3/8" = 1'-0"











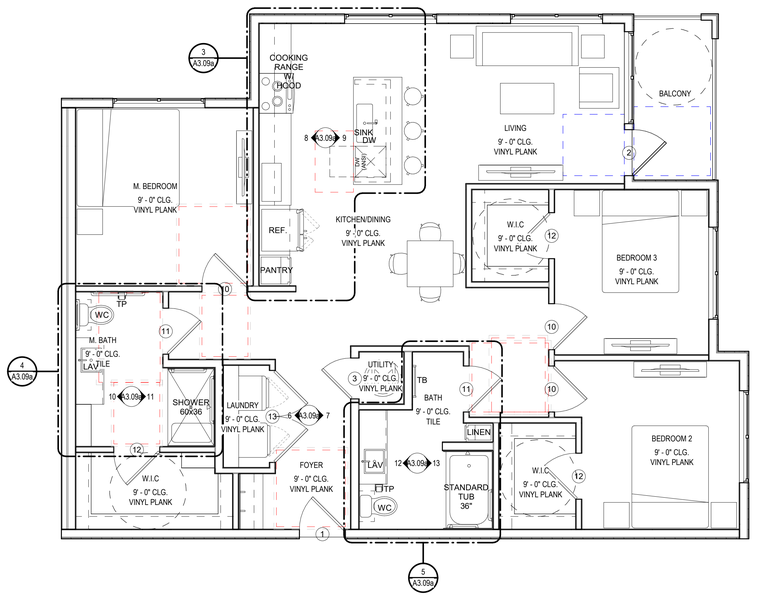
7 UNIT C1 ANSI - UTILITY ELEV.
3/8" = 1'-0"

6 UNIT C1 ANSI - LAUNDRY ELEV.
3/8" = 1'-0"

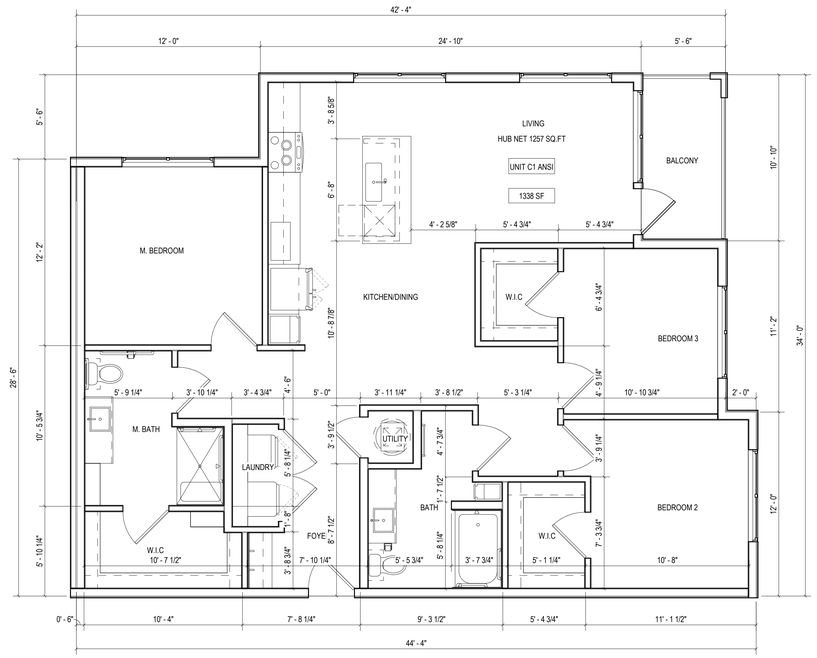
5 UNIT C1 ANSI - BATH 2 C.F.S. PLAN
1/2" = 1'-0"

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

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



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



1 UNIT C1 ANSI - DIMENSION PLAN
1/4" = 1'-0"

GENERAL UNIT NOTES

1. REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
2. REFER TO SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
3. REFER TO SHEET A7.70a & A7.70b FOR INTERIOR DETAILS.
4. REFER TO SHEET A1.05b FOR TYPICAL WALL ASSEMBLIES.
5. REFER TO SHEET A2.00 SERIES FOR DOOR AND WINDOW SCHEDULE & DETAILS.
6. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
7. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS AND SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
8. PER IBC-2021 TABLE 1021.2(1), STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPES OPENINGS. AS REQUIRED BY SECTION 1029, EMERGENCY ESCAPES OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL.
9. REFER TO BUILDING PLANS FOR ADDITIONAL WALL TYPES.
10. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
11. REFER TO STRUCTURAL DRAWINGS FOR ANY ADDITIONAL 2X6 WALL LOCATIONS.
12. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
13. PROVIDE SOUND BATTS IN ALL CORRIDOR WALLS, TENANT SEPARATION WALLS, LAUNDRY ROOMS, PLUMBING, AND ALL HVAC CLOSETS.
14. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
15. VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
16. ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
17. ALL DIMENSIONS AND NOTES STATING "CLEAR" IS FROM FACE OF FINISH.
18. REFER TO A1.03a FOR ALL INTERIOR FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
19. ALL TOWEL BARS ARE TO BE MOUNTED AT 48" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. UNLESS NOTED OTHERWISE.
20. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED, FILLERS SHALL BE A MINIMUM OF 3".
21. VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" A.F.F. IN ANSI TYPE A UNITS.
22. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
23. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
24. PROVIDE SOLID BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.03a, OR ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE FIBERGLASS TUB/SHOWER ENCLOSURES AND THE WALL.
25. SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
26. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
27. ALL EXTERIOR SLABS TO SLOPE DOWN 1/8" PER 1'-0" TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
28. REFER TO INTERIOR DESIGNER FINISH SCHEDULE AND SPECIFICATIONS FOR FINISHES, FOR ADDITIONAL ROOM FINISH NOTES .
29. REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
30. ALL WINDOWS FACING THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
31. FIRST FLOOR BALCONIES FACING THE POOL MUST HAVE 48" HIGH RAILINGS.
32. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
33. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
34. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL IS AN ABSOLUTE MEASUREMENT.

UNIT PLAN - SYMBOL LEGEND

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- 1/A101 — DETAIL SECTION TAG
- 1 / A3.01 — REFERENCE TAG
- AX.XX — INTERIOR ELEVATION SYMBOL
- P 01.0 4 — PARTITION WALL TAG, REF A1.05b
- CT / CPT — FLOORING TRANSITION TAG
- CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA, REFER TO NOTES FOR REQUIRED DIMENSIONS
- FURRDOWN FOR DEPTH, REFER TO PLAN

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

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:11 PM

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

Revisions

#	DATE	COMMENTS

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HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

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SHEET CONTENTS
C1 ANSI UNIT PLANS

SHEET NO.
A3.09a

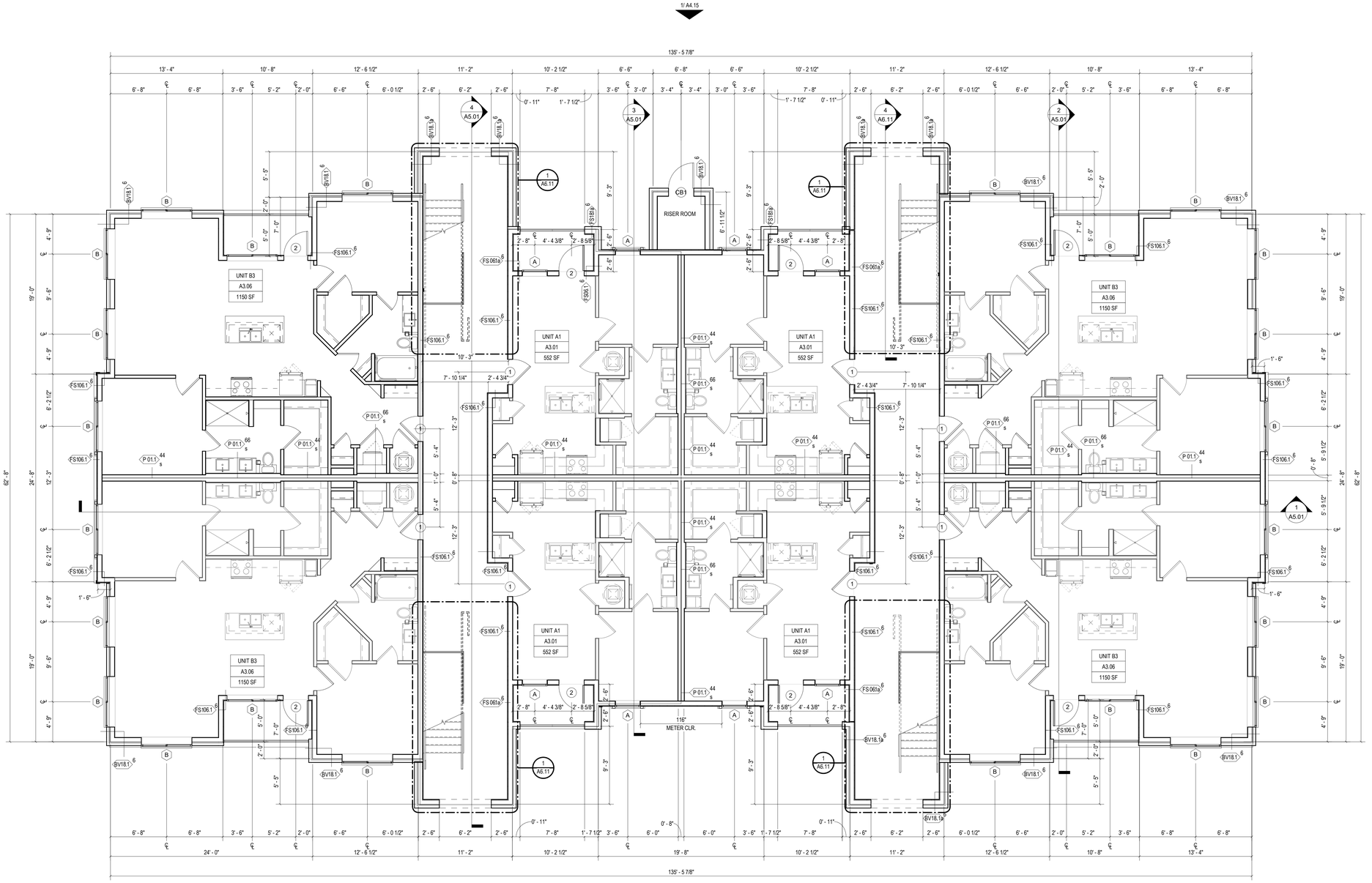
22307

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG (P 01.0 4) REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 2/7" (FEC)
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER (I)
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A44.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.



1 BUILDING TYPE I -LEVEL 1
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:15 PM

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

Revisions

#	DATE	COMMENTS

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HSD BASTROP PECAN PARK LP

BASTROP, TX 78602



Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE I - FIRST FLOOR PLAN

SHEET NO.

A4.11

22307

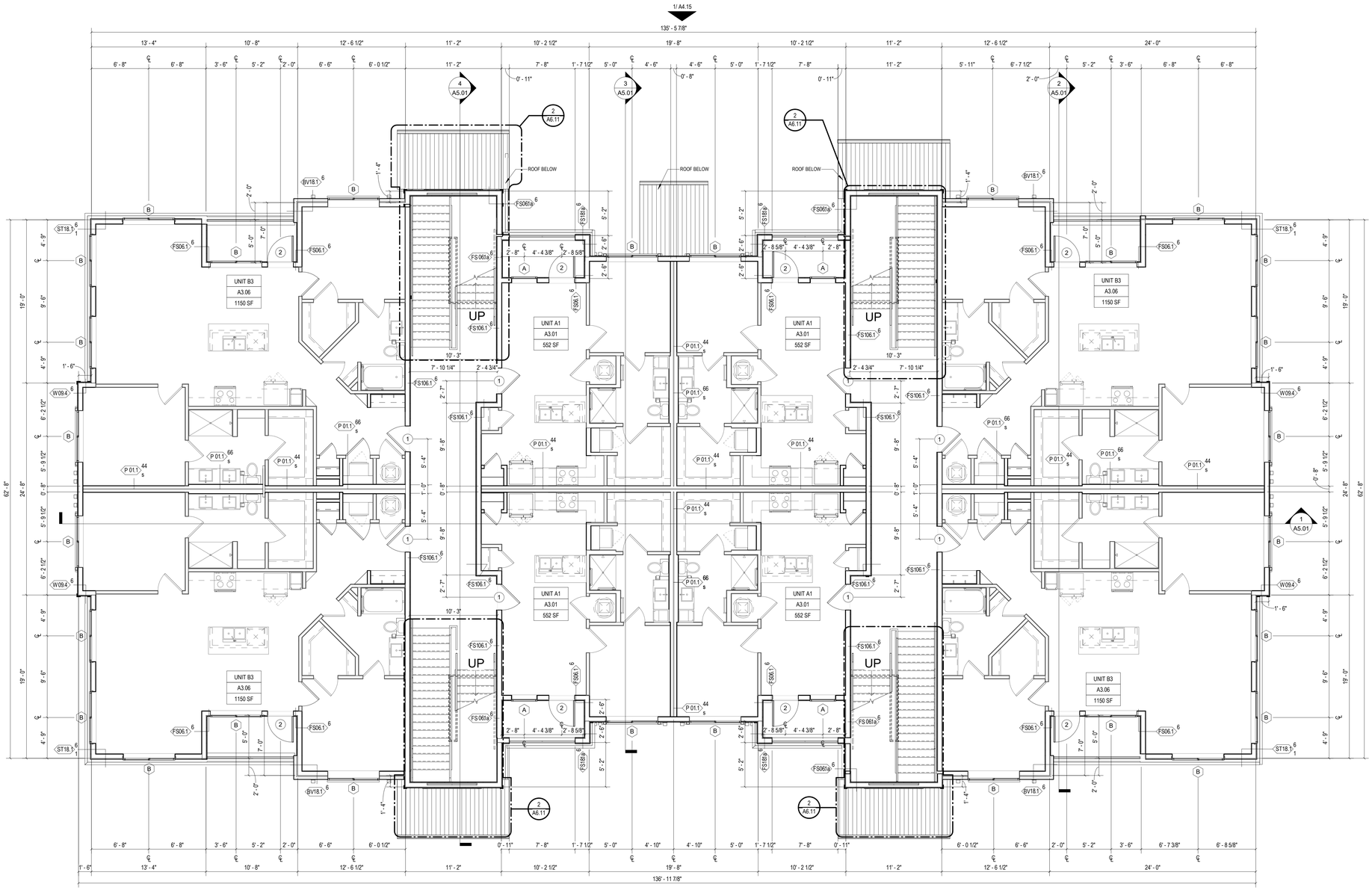
PERMIT SET- 100% CD (06/29/2023)

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
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6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
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8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A44.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 / 4 / 1 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- 1 — BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE I -LEVEL 2
3/16" = 1'-0"

2/ A4.15

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:19 PM

Issue for Pricing / Bidding:

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DONALD G. DAVIS — 16632 — REGISTERED ARCHITECT — STATE OF TEXAS
Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE I - SECOND FLOOR PLAN

SHEET NO.
A4.12

22307

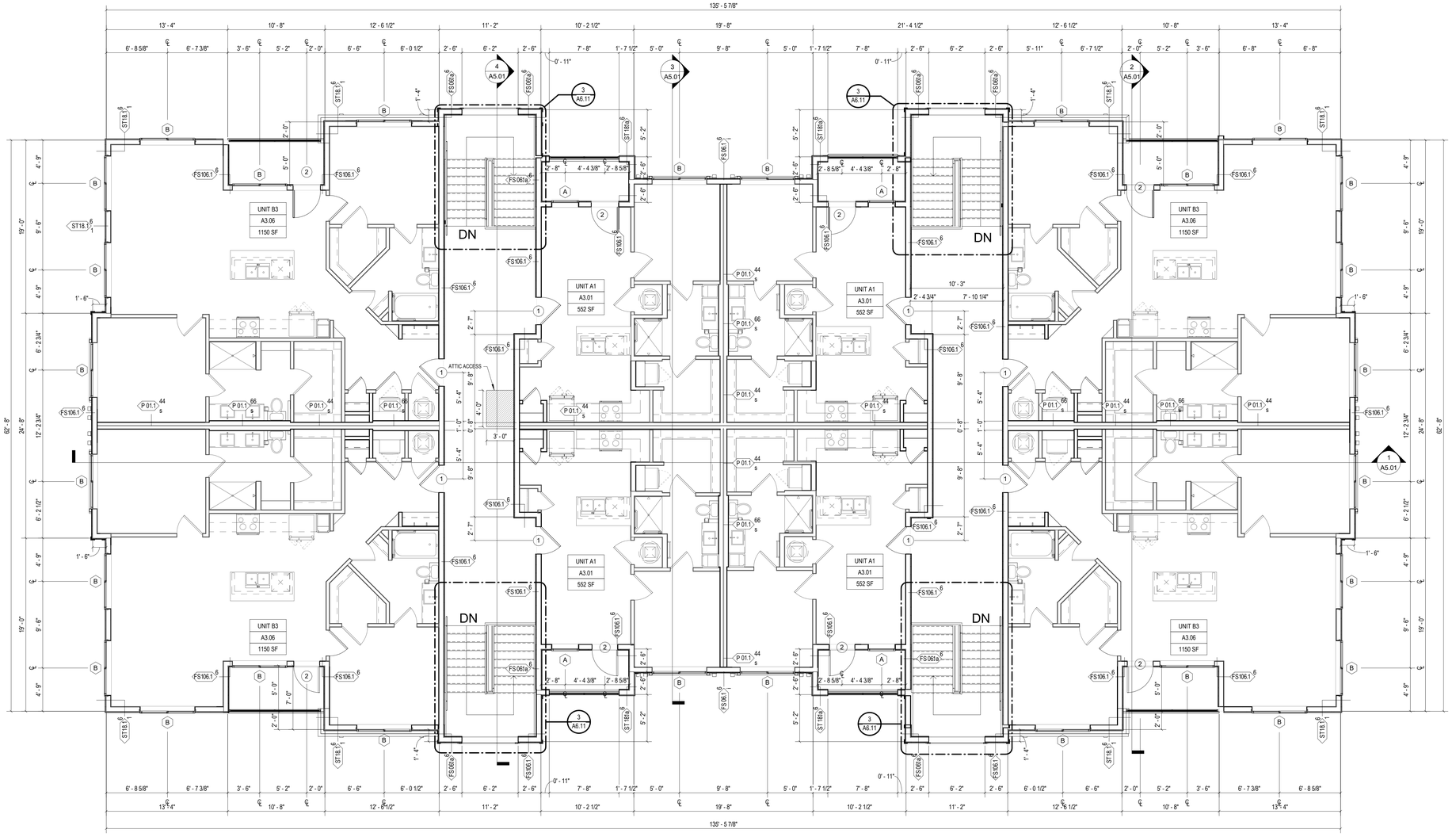
BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 / 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
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8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
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11. REFER TO SHEET A4.14, A4.15, A4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

1/ A4.15



1 BUILDING TYPE I -LEVEL 3
3/16" = 1'-0"

2/ A4.15

PERMIT SET- 100% CD (06/29/2023)

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:23 PM

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Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE I - THIRD FLOOR PLAN

SHEET NO.

A4.13

22307

ROOF VENT CALCULATION NOTES

1. IBC 2018 SECTION 1202.2 REQUIRES ATTIC SPACES BE VENTILATED BY A NET FREE AREA OF NOT LESS THAN 1/150TH OF THE VENTILATED AREA.
2. EXHAUST % (UPPER AREA) IS REQUIRED A MINIMUM OF 50% OF THE REQUIRED VENTILATED AREA.
3. INTAKE % (LOWER AREA) IS REQUIRED TO BE 100% OF THE UPPER VENTILTED AREA.
4. VENTING NET AREA PER GRAVITY VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
5. VENTING NET AREA PER INTAKE VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
6. NO RIDGE VENTS OR SOFFIT VENTS WILL BE USED FOR THIS PROJECT.
7. FLAT ROOFS WILL NOT REQUIRE VENTILATION AS THEY WILL BE INSULATED, SEE SHEET A105 SHEET FOR ASSEMBLY INFORMATION.
8. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSYEM, PER SECTION 718.4 EXCEPTION.

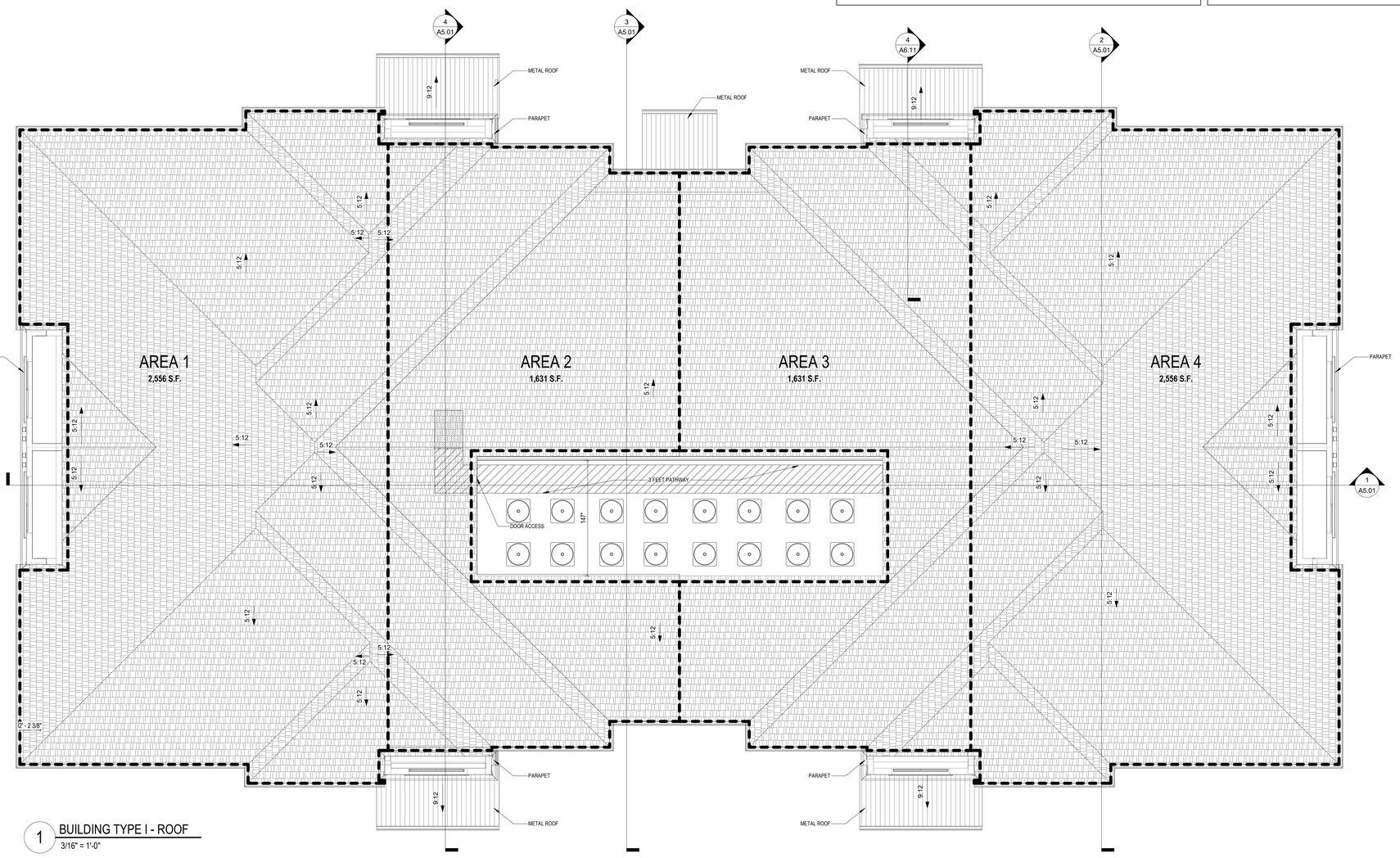
*MANUFACTURER TO PROVIDE SPECIFICATIONS AND CONFIRM AVAILABLE PRODUCTS FOR USED VALUES.

ROOF NOTES

NOTE:
1. GUTTERS AND DOWNSPOUTS TO BE PROVIDED AT ALL EAVES.
2. 2'-4" OVERHANG AT CLUBHOUSE, AND 2'-0" OVERHANG AT MULTIFAMILY BUILDING. DIMEMSION FROM EDGE OR ROOF TO OUTSIDE FACE OF STUD.
3. ALL ROOF DRAINS / DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM.
4. ALL DOWNSPOUTS ON STAIRS AND ELEVATOR TOWER OR ANY NOT CONNECTED DIRECTLY TO STORM WATER SYSTEM TO HAVE LEADERS AND SPLASH BLOCKS.
5. DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALL, SIDEWALKS, AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. LOCATE DOWNSPOUTS AT INTERIOR CORNERS WHEN POSSIBLE.
6. DRAFTSTOPS LOCATED PER 2018 IBC, SECTION 718.4 ATTIC DRAFTSTOPS SHALL BE 1/2" GYPSUM OR PLYWOOD SHEATHING FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFTSTOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.
   &/OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.2 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
   &/OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.4 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2, PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES WHERE THE DRAFTSTOPPING IS BEING OMITTED.
7. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
8. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
9. PLATE AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
10. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
11. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
12. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS AS REQUIRED BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
13. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A 30" VERTICAL CLEARANCE. U.N.O. REF. 15/A7.03.
14. PROVIDE ICE AND SNOW DAM PROTECTION W/43 MIL. PEEL AND STICK ELASTOMERIC MEMBRANE AT VALLEYS, EAVES (36" MIN WIDTH OVER HEATED AREA) AND SHED ROOFS.
15. PROVIDE ONE DEPTH MARKER EVERY 300 SQ. FT. IN ATTIC AREAS RECEIVING BLOWN INSULATION. MARKERS SHALL BE CLEARLY READABLE FROM THE ATTIC ACCESS PER CITY OF WILLISTON REQUIREMENTS.

ROOF PLAN - SYMBOL LEGEND

- DRAFTSTOP
- ROOF SIDE WALL
- 2-HR FIRE BARRIER
- 2-HR FIRE WALL
- NO PENETRATIONS 4'-0" ON EITHER SIDE OF 2 HOUR FIREWALL
- 12'-0" RAISED CEILING LOCATIONS 3/12 PITCH VAULTED CEILING LOCATIONS
- ICE DAM SHIELD
- 22" X 30" LOCAKABLE ATTIC ACCESS, REF. DET. 10/A7.03
- ATTIC DRAFTSTOP ACCESS DOOR REF. 1/A7.07
- 48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68° ALTERNATING TREAD DEVICE REF. 24/A7.07
- PARAPET
- PARAPET HT. X'-X" — PARAPET HEIGHT FROM TOP OF PLATE
- 1/4" /FT. X:12 — SLOPE DIRECTION
- RIDGE VENT 12" WIDE BASIS OF DESIGN AIR VENT, INC. SHINGLE VENT II, 18 SQ. IN. / FT. NET FREE AREA
- CONTINUOUS SOFFIT VENT BASIS OF DESIGN TAMLYN CUVBVW 12.7 SQ. IN. PER LINEAR FOOT
- 14 1/2" X 14 1/2" GRAVITY ROOF VENT, 144 SQ. IN. NET FREE AREA BASIS OF DESIGN AIR VENT B-144 ROOF VENT - REF: 10/A7.03
- INTAKE ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. PV-14 144 SQ. IN. NET FREE AREA
- EXHAUST ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. AV-14 144 SQ. IN. NET FREE AREA
- 24" X 18" INTAKE GABLE VENT: BASIS OF DESIGN - CONSTRUCTION METALS, INC.- GALVANIZED MESH: 190 SQ. IN. NET FREE AREA
- O'HAGIN FLAT CONCRETE TILE ROOF VENT #50043 EACH UNIT EQUALS 118 SQ. IN. NFVA
- ROOFTOP CONDENSING UNIT ON CONDENSING PADS, AS SPECIFIED, REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
- RD — 4" ROOF DRAIN WITH OVERFLOW REF. MEP
- O/F-S — OVERFLOW SCUPPER
- 5" X 5" GUTTER
- DS — 4" DOWN SPOUT (DS)
- DS — 4" X 4" LEADER WITH COLLECTOR HEAD
- 1 / A.XX — WALL SECTION TAG
- 1/ A101 — EXTERIOR ELEVATION TAG



1 BUILDING TYPE I - ROOF
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:26 PM

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

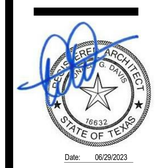
Revisions

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BASTROP, TX 78602



Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE I - ROOF PLAN

SHEET NO.
A4.14

22307

PERMIT SET - 100% CD (06/29/2023)

COLOR LEGEND

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

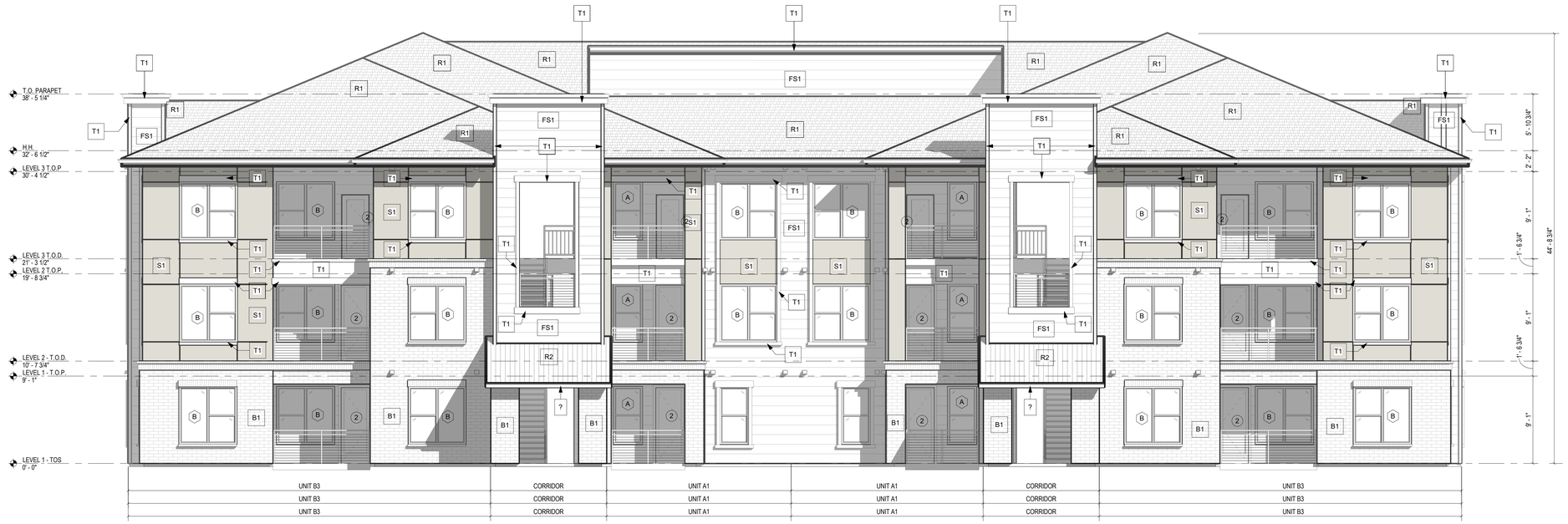
S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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



2 BUILDING TYPE I- REAR ELEV.
3/16" = 1'-0"



1 BUILDING TYPE I - FRONT ELEV.
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:32 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

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BASTROP, TX 78602



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SHEET CONTENTS
BUILDING TYPE I - EXTERIOR ELEVATIONS

SHEET NO.

A4.15

22307

PERMIT SET- 100% CD (06/29/2023)

COLOR LEGEND

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

S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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



2 BUILDING TYPE I- RIGHT ELEV.
3/16" = 1'-0"



1 BUILDING TYPE I- LEFT ELEV.
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:37 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

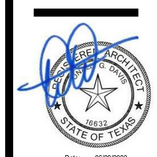
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PERMIT SET- 100% CD (06/29/2023)

SHEET CONTENTS
BUILDING TYPE I - EXTERIOR ELEVATIONS

SHEET NO.

A4.15a

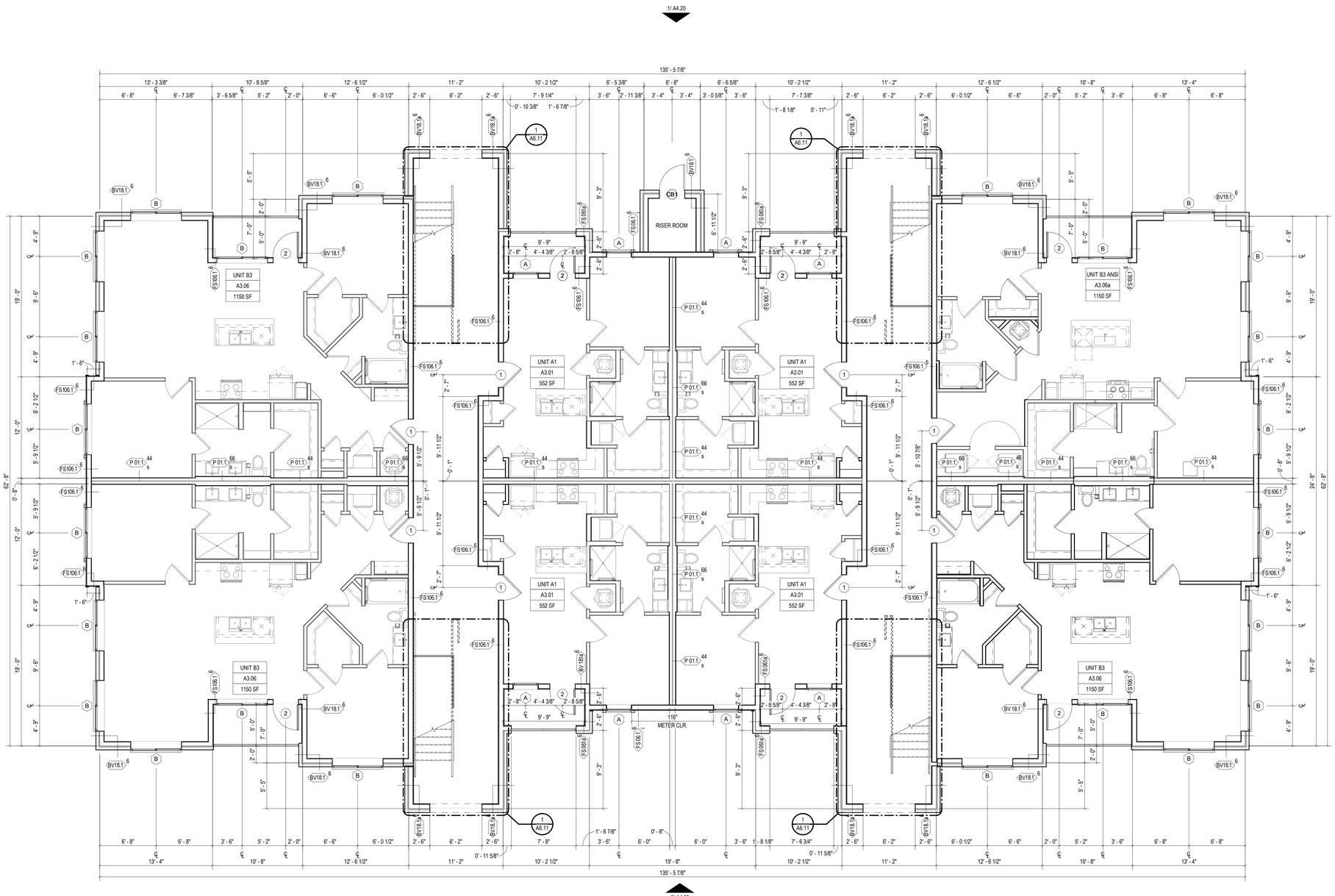
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A/A4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE I-A - LEVEL 1
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:41 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

#	DATE	COMMENTS

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BASTROP, TX 78602

DONALD G. DAVIS 16632 REGISTERED ARCHITECT STATE OF TEXAS

Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE I-A - FIRST FLOOR PLAN

SHEET NO.
A4.16

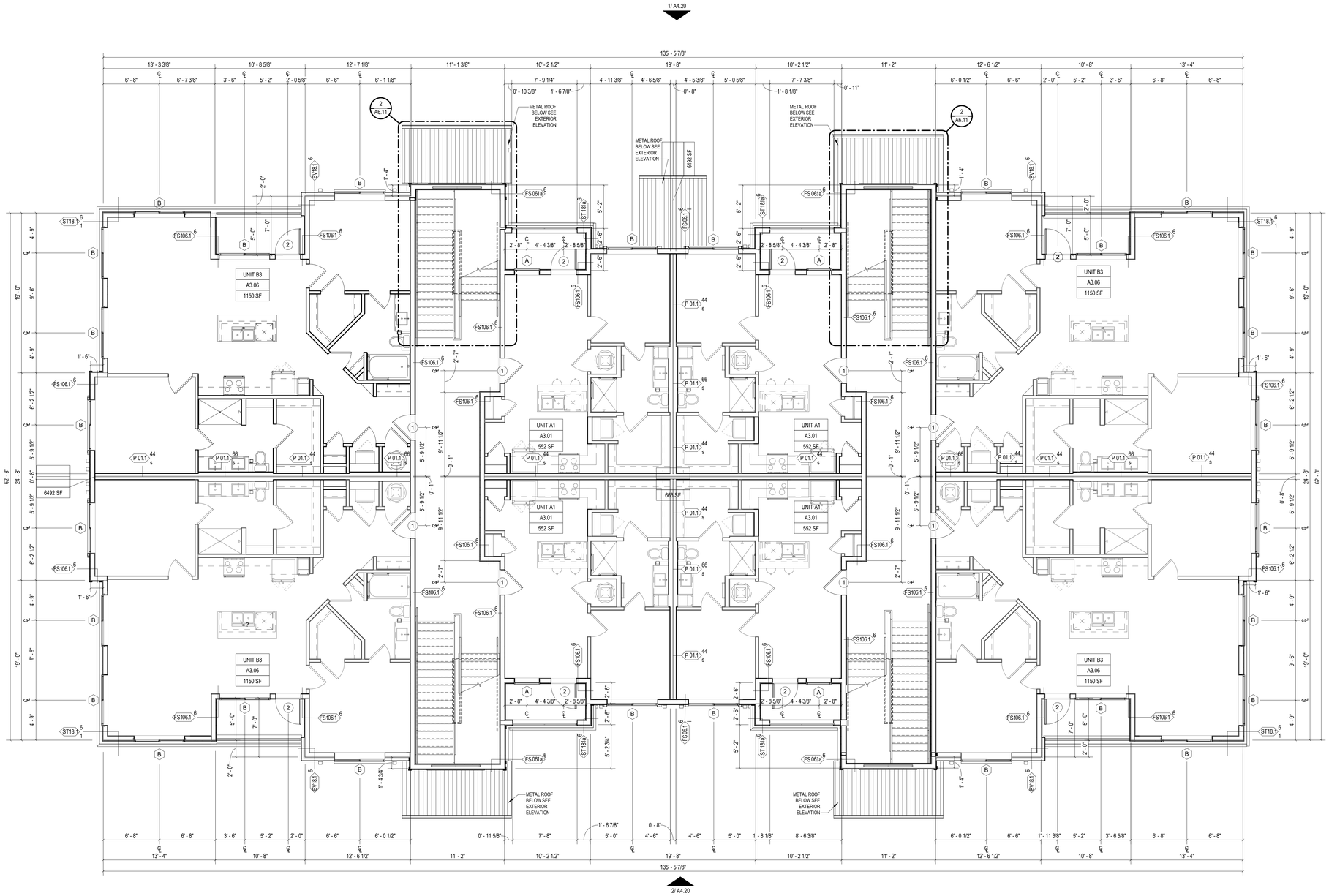
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A8.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY.
11. REFER TO SHEET A4.14, A4.19, A44.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 / 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE I-A -LEVEL 2
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:48 PM

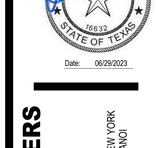
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SHEET CONTENTS
BUILDING TYPE I-A - SECOND FLOOR PLAN

SHEET NO.
A4.17

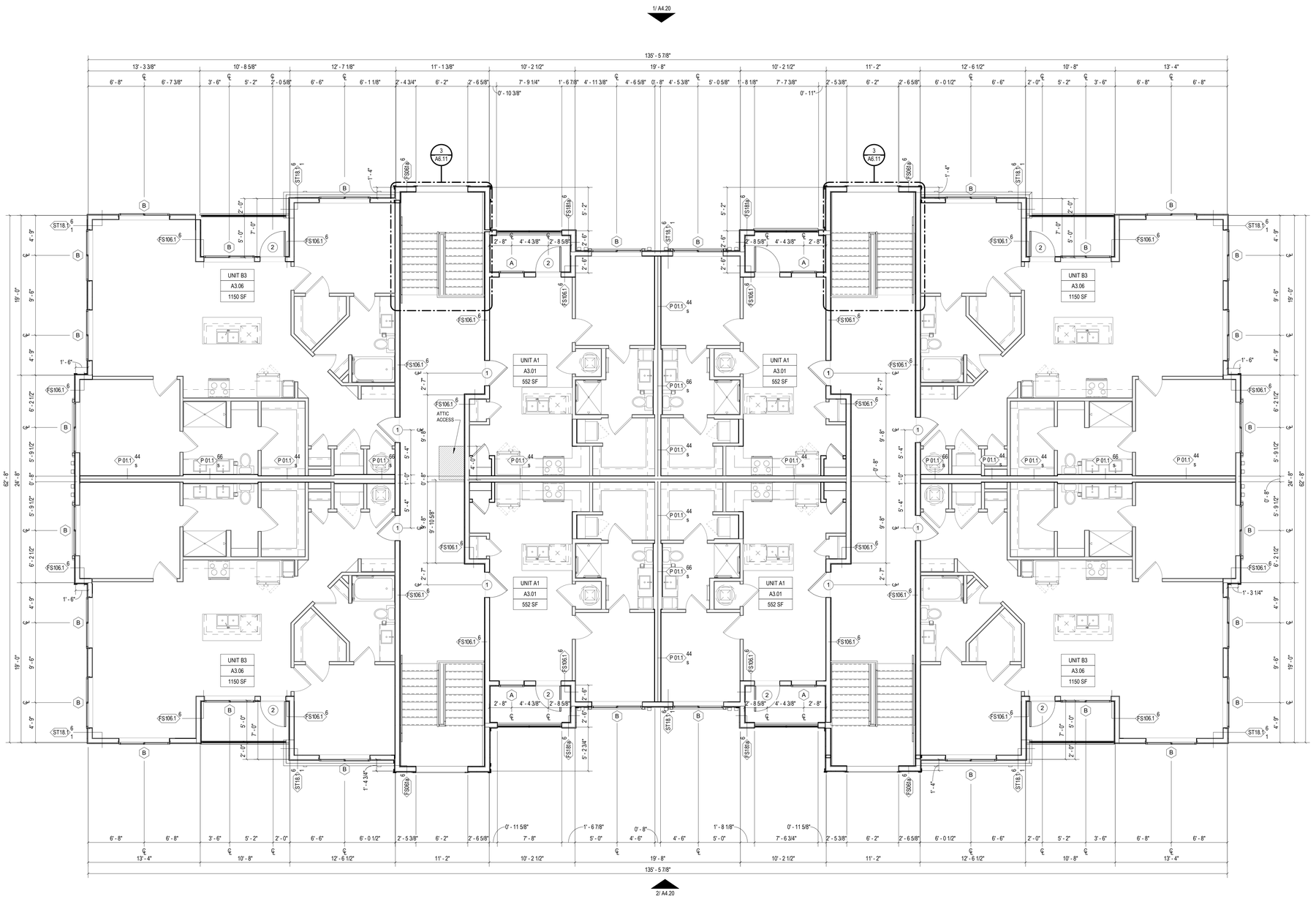
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A/A4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 4 / 1 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
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- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
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- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE I-A -LEVEL 3
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:55 PM

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SHEET CONTENTS
BUILDING TYPE I-A -THIRD FLOOR PLAN

SHEET NO.
A4.18

22307

ROOF VENT CALCULATION NOTES

1. IBC 2018 SECTION 1202.2 REQUIRES ATTIC SPACES BE VENTILATED BY A NET FREE AREA OF NOT LESS THAN 1/150TH OF THE VENTILATED AREA.
2. EXHAUST % (UPPER AREA) IS REQUIRED A MINIMUM OF 50% OF THE REQUIRED VENTILATED AREA.
3. INTAKE % (LOWER AREA) IS REQUIRED TO BE 100% OF THE UPPER VENTILTED AREA.
4. VENTING NET AREA PER GRAVITY VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
5. VENTING NET AREA PER INTAKE VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
6. NO RIDGE VENTS OR SOFFIT VENTS WILL BE USED FOR THIS PROJECT.
7. FLAT ROOFS WILL NOT REQUIRE VENTILATION AS THEY WILL BE INSULATED, SEE SHEET A105 SHEET FOR ASSEMBLY INFORMATION.
8. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSYEM, PER SECTION 718.4 EXCEPTION.

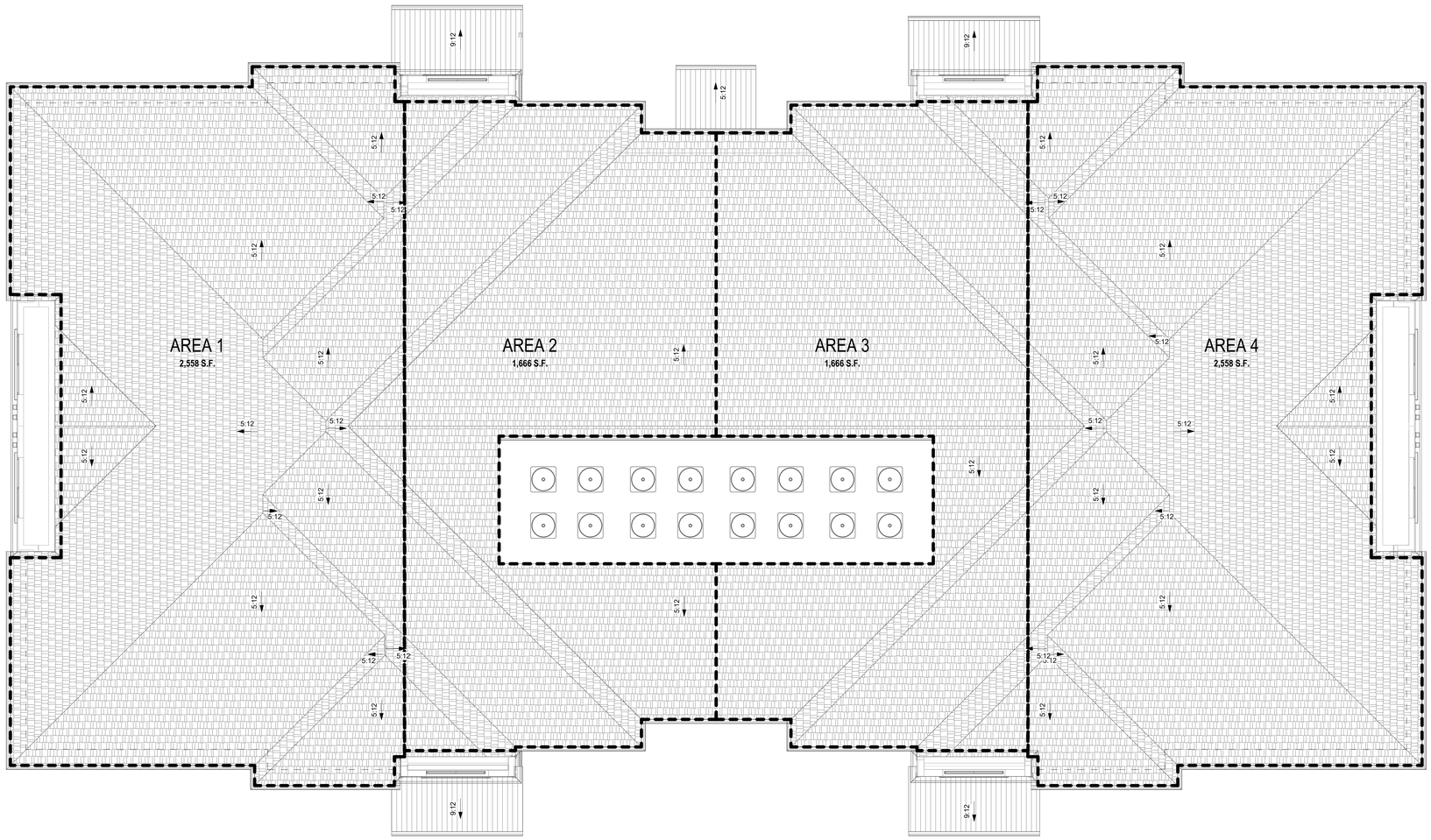
*MANUFACTURER TO PROVIDE SPECIFICATIONS AND CONFIRM AVAILABLE PRODUCTS FOR USED VALUES.

ROOF NOTES

NOTE:
1. GUTTERS AND DOWNSPOUTS TO BE PROVIDED AT ALL EAVES.
2. 2'-4" OVERHANG AT CLUBHOUSE, AND 2'-0" OVERHANG AT MULTIFAMILY BUILDING. DIMEMSION FROM EDGE OR ROOF TO OUTSIDE FACE OF STUD.
3. ALL ROOF DRAINS / DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM.
4. ALL DOWNSPOUTS ON STAIRS AND ELEVATOR TOWER OR ANY NOT CONNECTED DIRECTLY TO STORM WATER SYSTEM TO HAVE LEADERS AND SPLASH BLOCKS.
5. DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALL, SIDEWALKS, AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. LOCATE DOWNSPOUTS AT INTERIOR CORNERS WHEN POSSIBLE.
6. DRAFTSTOPS LOCATED PER 2018 IBC, SECTION 718.4 ATTIC DRAFTSTOPS SHALL BE 1/2" GYPSUM OR PLYWOOD SHEATHING FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFTSTOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.
   &OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.2 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
   &OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.4 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2. PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES WHERE THE DRAFTSTOPPING IS BEING OMITTED.
7. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
8. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
9. PLATE AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
10. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
11. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
12. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS AS REQUIRED BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
13. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A 30" VERTICAL CLEARANCE. U.N.O. REF. 15/A7.03.
14. PROVIDE ICE AND SNOW DAM PROTECTION W/43 MIL. PEEL AND STICK ELASTOMERIC MEMBRANE AT VALLEYS, EAVES (36" MIN WIDTH OVER HEATED AREA) AND SHED ROOFS.
15. PROVIDE ONE DEPTH MARKER EVERY 300 SQ. FT. IN ATTIC AREAS RECEIVING BLOWN INSULATION. MARKERS SHALL BE CLEARLY READABLE FROM THE ATTIC ACCESS PER CITY OF WILLISTON REQUIREMENTS.

ROOF PLAN - SYMBOL LEGEND

DRAFTSTOP	14 1/2" X 14 1/2" GRAVITY ROOF VENT. 144 SQ. IN. NET FREE AREA BASIS OF DESIGN AIR VENT B-144 ROOF VENT - REF. 10/A7.03
ROOF SIDE WALL	
2-HR FIRE BARRIER	INTAKE ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. PV-14 144 SQ. IN. NET FREE AREA
2-HR FIRE WALL	EXHAUST ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. AV-14 144 SQ. IN. NET FREE AREA
NO PENETRATIONS 4'-0" ON EITHER SIDE OF 2 HOUR FIREWALL	24" X 18" INTAKE GABLE VENT: BASIS OF DESIGN - CONSTRUCTION METALS., INC.- GALVANIZED MESH: 190 SQ. IN. NET FREE AREA
12'-0" RAISED CEILING LOCATIONS 3/12 PITCH VAULTED CEILING LOCATIONS	
ICE DAM SHIELD	O'HAGIN FLAT CONCRETE TILE ROOF VENT #S0043 EACH UNIT EQUALS 118 SQ. IN. NFVA
22" X 30" LOCAKABLE ATTIC ACCESS, REF. DET. 10/A7.03	ROOFTOP CONDENSING UNIT ON CONDENSING PADS, AS SPECIFIED, REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
ATTIC DRAFTSTOP ACCESS DOOR REF: 1/A7.07	
48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68° ALTERNATING TREAD DEVICE REF. 24/A7.07	RD 4" ROOF DRAIN WITH OVERFLOW REF. MEP
	OVF-S OVERFLOW SCUPPER
PARAPET	5" X 5" GUTTER
PARAPET HT. X'-X" PARAPET HEIGHT FROM TOP OF PLATE	DS 4" DOWN SPOUT (DS)
1/4" /FT. X:12 SLOPE DIRECTION	DS 4" X 4" LEADER WITH COLLECTOR HEAD
RIDGE VENT 12" WIDE BASIS OF DESIGN AIR VENT, INC. SHINGLE VENT II, 18 SQ. IN. / FT. NET FREE AREA	1 AX.XX WALL SECTION TAG
CONTINUOUS SOFFIT VENT BASIS OF DESIGN TAMLYN CUVBVW 12.7 SQ. IN. PER LINEAR FOOT	1/ A101 EXTERIOR ELEVATION TAG



1 BUILDING TYPE I-A - ROOF
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:28:58 PM

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SHEET CONTENTS
BUILDING TYPE I-A - ROOF PLAN

SHEET NO.

A4.19

22307

COLOR LEGEND

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

S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

- DOOR TAG
- WINDOW TAG
- WALL SECTION TAG (1 / A.XX)
- DETAIL SECTION TAG (1 / A.XX)
- SLOPE TAGS (5:12, 12, 5)
- BRICK
- T.O. PARAPET X'-X" — TOP OF PARAPET
- H.H. X'-X" — HEEL HEIGHT
- T.O.D. X'-X" — TOP OF DECK
- T.O.P. X'-X" — TOP OF PLATE
- T.O.S 0'- 0" — TOP OF SLAB
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

ELEVATION NOTES

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



2 BUILDING TYPE I-A - REAR ELEV.
3/16" = 1'-0"



1 BUILDING TYPE I-A - FRONT ELEV.
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:03 PM

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#	DATE	COMMENTS

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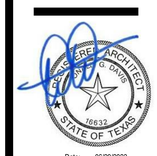
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PECAN PARK

HSD BASTROP PECAN PARK LP

BASTROP, TX 78602



Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE I-A - EXTERIOR ELEVATIONS

SHEET NO.

A4.20

22307

COLOR LEGEND

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

S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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



2 BUILDING TYPE I-A - RIGHT ELEV.
3/16" = 1'-0"



1 BUILDING TYPE I-A - LEFT ELEV.
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:08 PM

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

Revisions

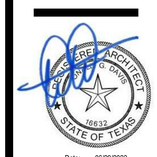
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BASTROP, TX 78602



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SHEET CONTENTS
BUILDING TYPE I-A - EXTERIOR ELEVATIONS

SHEET NO.

A4.20a

22307

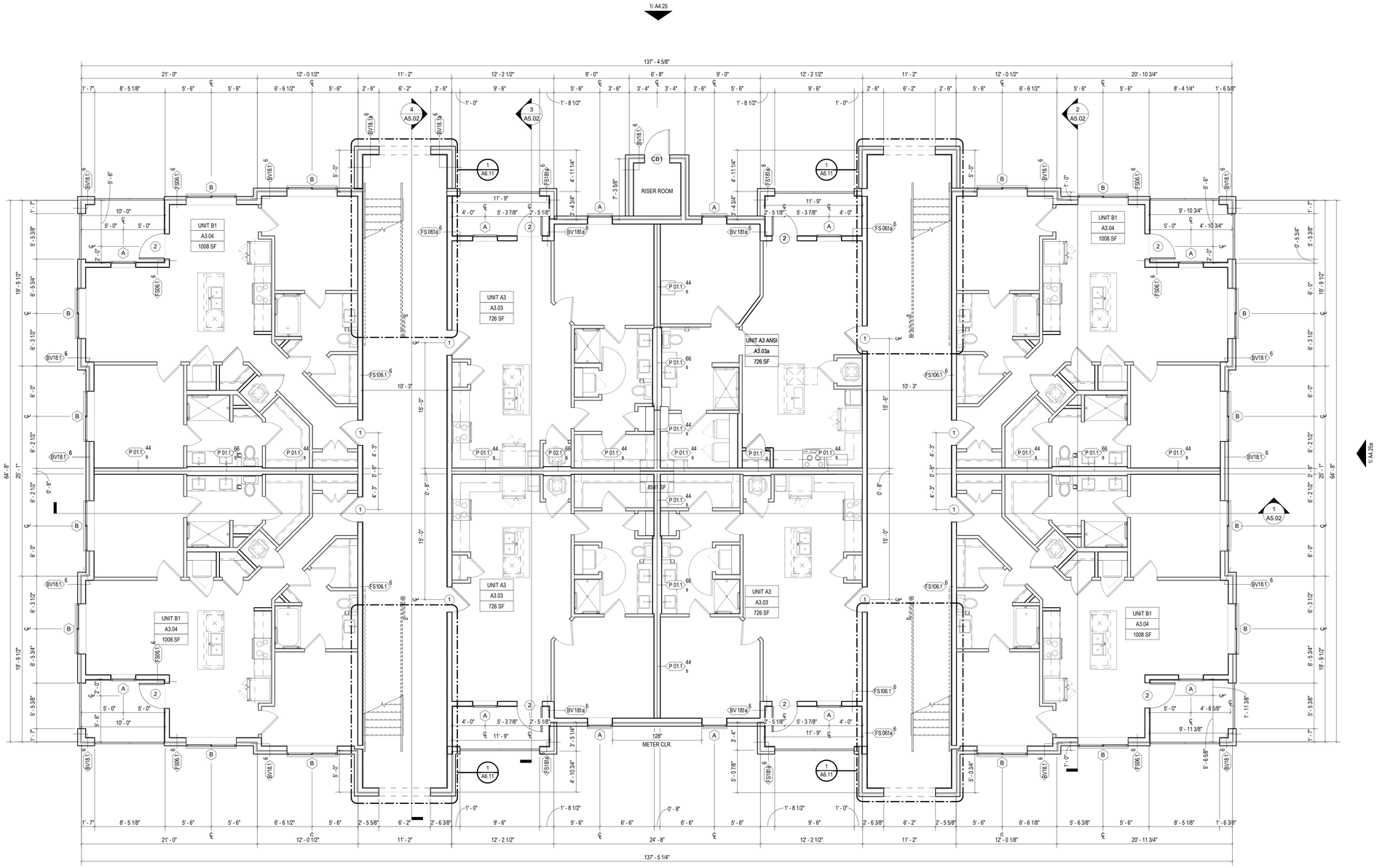
PERMIT SET- 100% CD (06/29/2023)

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A/A4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 / 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE II -LEVEL 1
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:13 PM

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

Revisions

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DON G. DAVIS 16632 REGISTERED ARCHITECT STATE OF TEXAS
Date: 06/29/2023

SHEET CONTENTS
BUILDING TYPE II - FIRST FLOOR PLAN

SHEET NO.
A4.21

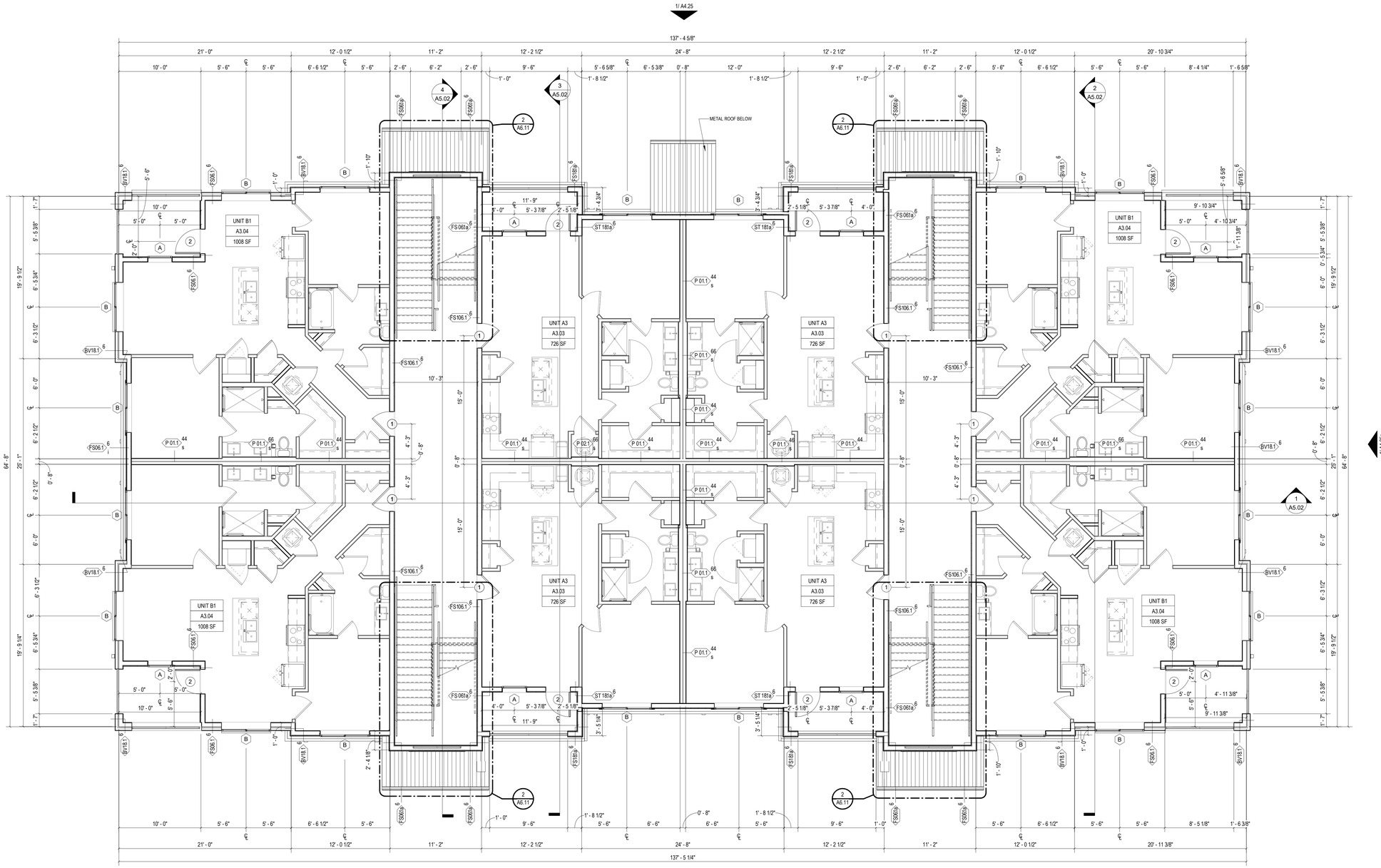
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A/A4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 4 / 1 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE II -LEVEL 2
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:17 PM

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

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DON G. DAVIS — 16632 — REGISTERED ARCHITECT — STATE OF TEXAS

Date: 06/29/2023

SHEET CONTENTS
BUILDING TYPE II - SECOND FLOOR PLAN

SHEET NO.

A4.22

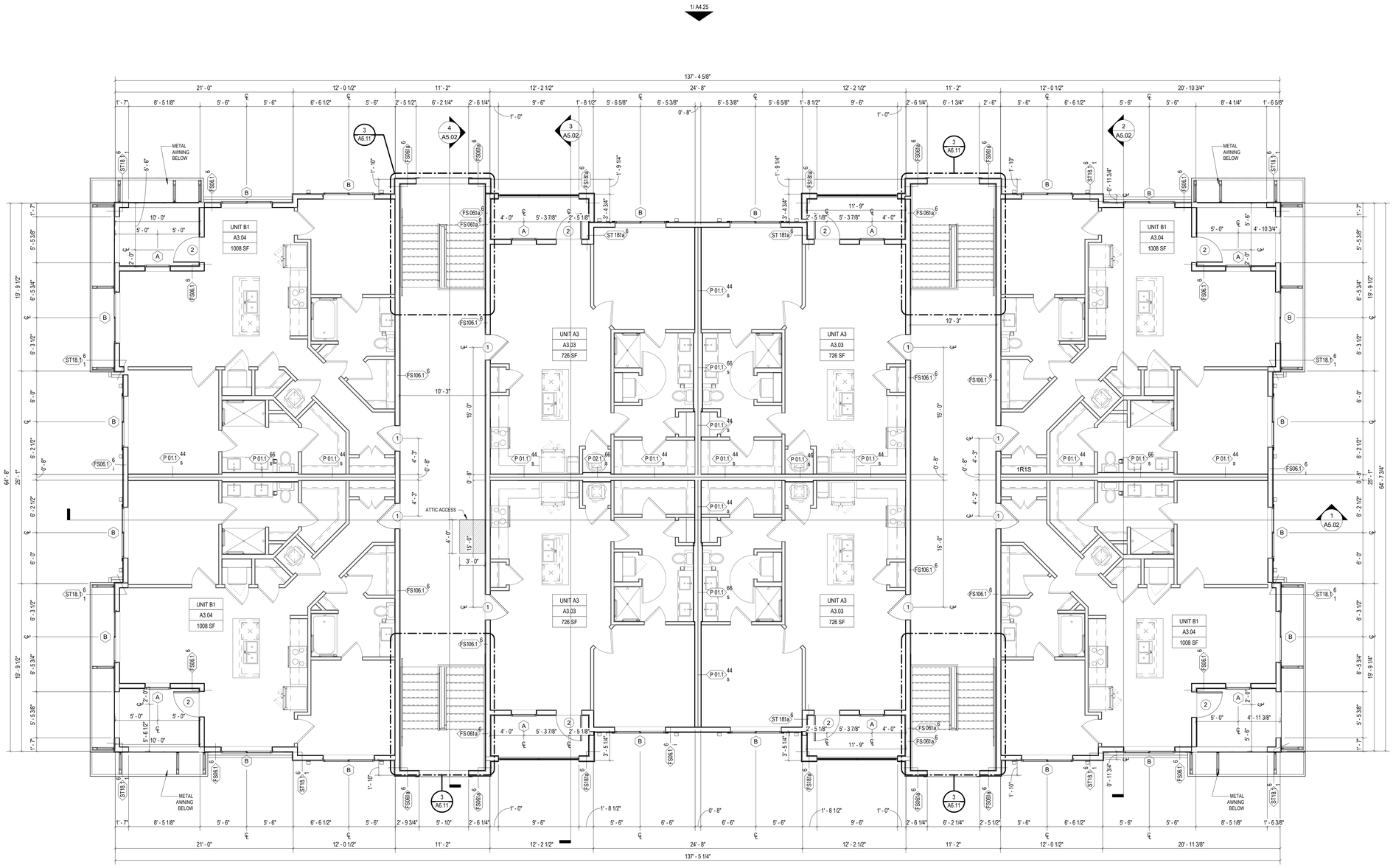
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A4A.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
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- 1 / AX.XX — DETAIL SECTION TAG
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- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
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- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
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- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE II -LEVEL 3
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:21 PM

Issue for Pricing / Bidding:
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Date: 06/29/2023

SHEET CONTENTS
BUILDING TYPE II - THIRD FLOOR PLAN

SHEET NO.
A4.23

22307

ROOF VENT CALCULATION NOTES

1. IBC 2018 SECTION 1202.2 REQUIRES ATTIC SPACES BE VENTILATED BY A NET FREE AREA OF NOT LESS THAN 1/150TH OF THE VENTILATED AREA.
2. EXHAUST % (UPPER AREA) IS REQUIRED A MINIMUM OF 50% OF THE REQUIRED VENTILATED AREA.
3. INTAKE % (LOWER AREA) IS REQUIRED TO BE 100% OF THE UPPER VENTILTED AREA.
4. VENTING NET AREA PER GRAVITY VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
5. VENTING NET AREA PER INTAKE VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
6. NO RIDGE VENTS OR SOFFIT VENTS WILL BE USED FOR THIS PROJECT.
7. FLAT ROOFS WILL NOT REQUIRE VENTILATION AS THEY WILL BE INSULATED, SEE SHEET A105 SHEET FOR ASSEMBLY INFORMATION.
8. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSYEM, PER SECTION 718.4 EXCEPTION.

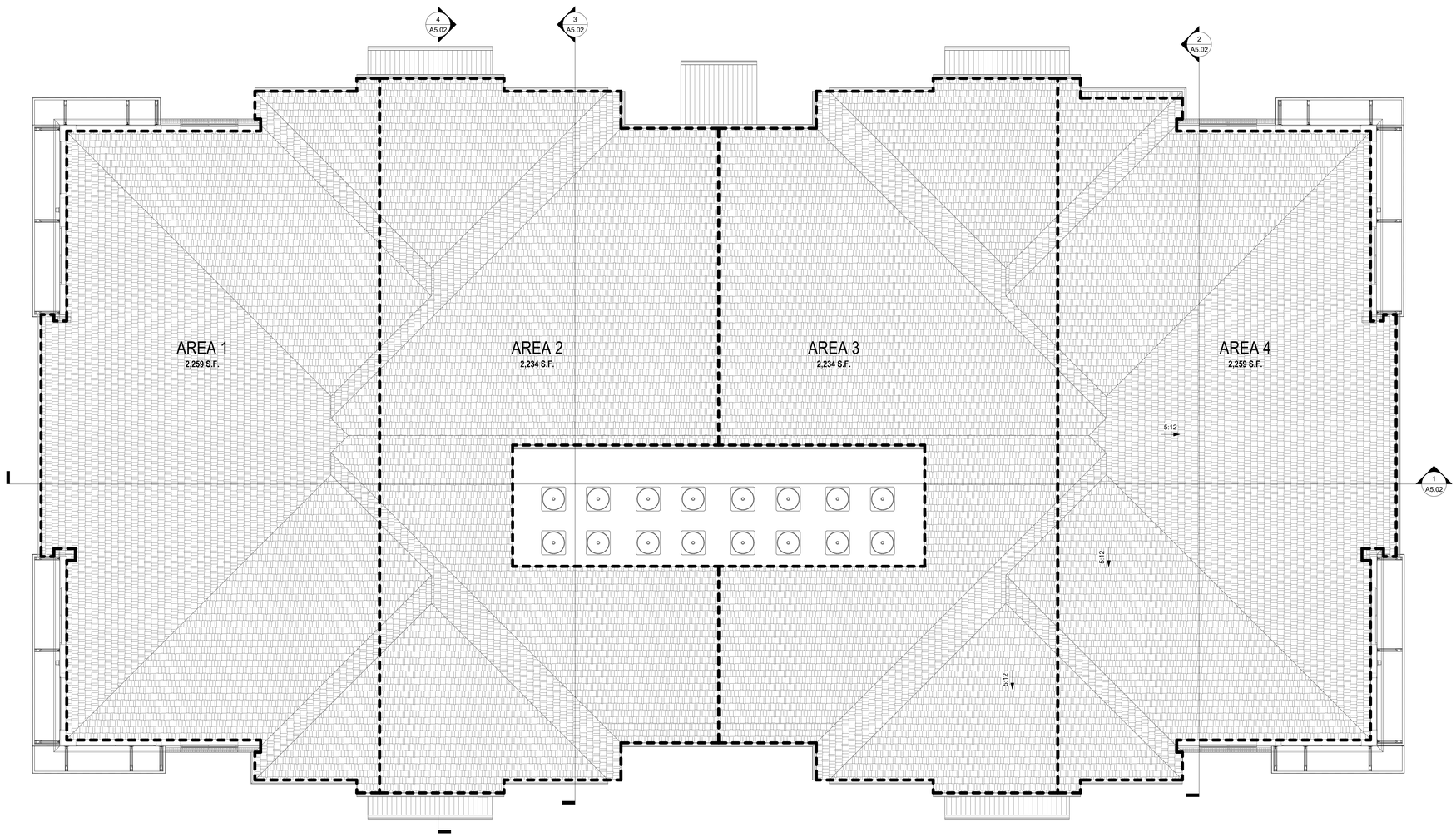
*MANUFACTURER TO PROVIDE SPECIFICATIONS AND CONFIRM AVAILABLE PRODUCTS FOR USED VALUES.

ROOF NOTES

NOTE:
1. GUTTERS AND DOWNSPOUTS TO BE PROVIDED AT ALL EAVES.
2. 2'-4" OVERHANG AT CLUBHOUSE, AND 2'-0" OVERHANG AT MULTIFAMILY BUILDING. DIMEMSION FROM EDGE OR ROOF TO OUTSIDE FACE OF STUD.
3. ALL ROOF DRAINS / DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM.
4. ALL DOWNSPOUTS ON STAIRS AND ELEVATOR TOWER OR ANY NOT CONNECTED DIRECTLY TO STORM WATER SYSTEM TO HAVE LEADERS AND SPLASH BLOCKS.
5. DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALL, SIDEWALKS, AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. LOCATE DOWNSPOUTS AT INTERIOR CORNERS WHEN POSSIBLE.
6. DRAFTSTOPS LOCATED PER 2018 IBC, SECTION 718.4 ATTIC DRAFTSTOPS SHALL BE 1/2" GYPSUM OR PLYWOOD SHEATHING FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFTSTOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.
   &/OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.2 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
   &/OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.4 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2, PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES WHERE THE DRAFTSTOPPING IS BEING OMITTED.
7. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
8. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
9. PLATE AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
10. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
11. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
12. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS AS REQUIRED BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
13. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A 30" VERTICAL CLEARANCE. U.N.O. REF. 15/A7.03.
14. PROVIDE ICE AND SNOW DAM PROTECTION W/43 MIL PEEL AND STICK ELASTOMERIC MEMBRANE AT VALLEYS, EAVES (36" MIN WIDTH OVER HEATED AREA) AND SHED ROOFS.
15. PROVIDE ONE DEPTH MARKER EVERY 300 SQ. FT. IN ATTIC AREAS RECEIVING BLOWN INSULATION. MARKERS SHALL BE CLEARLY READABLE FROM THE ATTIC ACCESS PER CITY OF WILLISTON REQUIREMENTS.

ROOF PLAN - SYMBOL LEGEND

- DRAFTSTOP
- ROOF SIDE WALL
- 2-HR FIRE BARRIER
- 2-HR FIRE WALL
- NO PENETRATIONS 4'-0" ON EITHER SIDE OF 2 HOUR FIREWALL
- 12'-0" RAISED CEILING LOCATIONS 3/12 PITCH VAULTED CEILING LOCATIONS
- ICE DAM SHIELD
- 22" X 30" LOCAKABLE ATTIC ACCESS, REF. DET. 10/A7.03
- ATTIC DRAFTSTOP ACCESS DOOR REF. 1/A7.07
- 48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68" ALTERNATING TREAD DEVICE REF. 24/A7.07
- PARAPET
- PARAPET HT. X'-X" — PARAPET HEIGHT FROM TOP OF PLATE
- 1/4" /FT, X:12 — SLOPE DIRECTION
- RIDGE VENT 12" WIDE BASIS OF DESIGN AIR VENT, INC. SHINGLE VENT II, 18 SQ. IN. / FT. NET FREE AREA
- CONTINUOUS SOFFIT VENT BASIS OF DESIGN TAMLYN CUVBVW 12.7 SQ. IN. PER LINEAR FOOT
- 14 1/2" X 14 1/2" GRAVITY ROOF VENT, 144 SQ. IN. NET FREE AREA BASIS OF DESIGN AIR VENT B-144 ROOF VENT - REF. 10/A7.03
- INTAKE ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. PV-14 144 SQ. IN. NET FREE AREA
- EXHAUST ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. AV-14 144 SQ. IN. NET FREE AREA
- 24" X 18" INTAKE GABLE VENT: BASIS OF DESIGN - CONSTRUCTION METALS., INC.- GALVANIZED MESH: 190 SQ. IN. NET FREE AREA
- O'HAGIN FLAT CONCRETE TILE ROOF VENT #50043 EACH UNIT EQUALS 118 SQ. IN. NFVA
- ROOFTOP CONDENSING UNIT ON CONDENSING PADS, AS SPECIFIED. REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
- RD — 4" ROOF DRAIN WITH OVERFLOW REF. MEP
- OVF-S — OVERFLOW SCUPPER
- 5" X 5" GUTTER
- DS — 4" DOWN SPOUT (DS)
- DS — 4" X 4" LEADER WITH COLLECTOR HEAD
- 1 / A.XX — WALL SECTION TAG
- 1/ A101 — EXTERIOR ELEVATION TAG



1 BUILDING TYPE II- ROOF
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:24 PM

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Revisions

#	DATE	COMMENTS

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HSD BASTROP PECAN PARK LP

BASTROP, TX 78602



Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE II - ROOF PLAN

SHEET NO.

A4.24

22307

PERMIT SET- 100% CD (06/29/2023)

COLOR LEGEND

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

S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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



2 BUILDING TYPE II- REAR ELEV.
3/16" = 1'-0"



1 BUILDING TYPE II- FRONT ELEV.
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:30 PM

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BASTROP, TX 78602



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SHEET CONTENTS
BUILDING TYPE II - EXTERIOR ELEVATIONS

SHEET NO.
A4.25

22307

PERMIT SET- 100% CD (06/29/2023)

COLOR LEGEND

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

S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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



2 BUILDING TYPE II- RIGTH ELEV.
3/16" = 1'-0"



1 BUILDING TYPE II- LEFT ELEV.
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:34 PM

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Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE II - EXTERIOR ELEVATIONS

SHEET NO.

A4.25a

22307

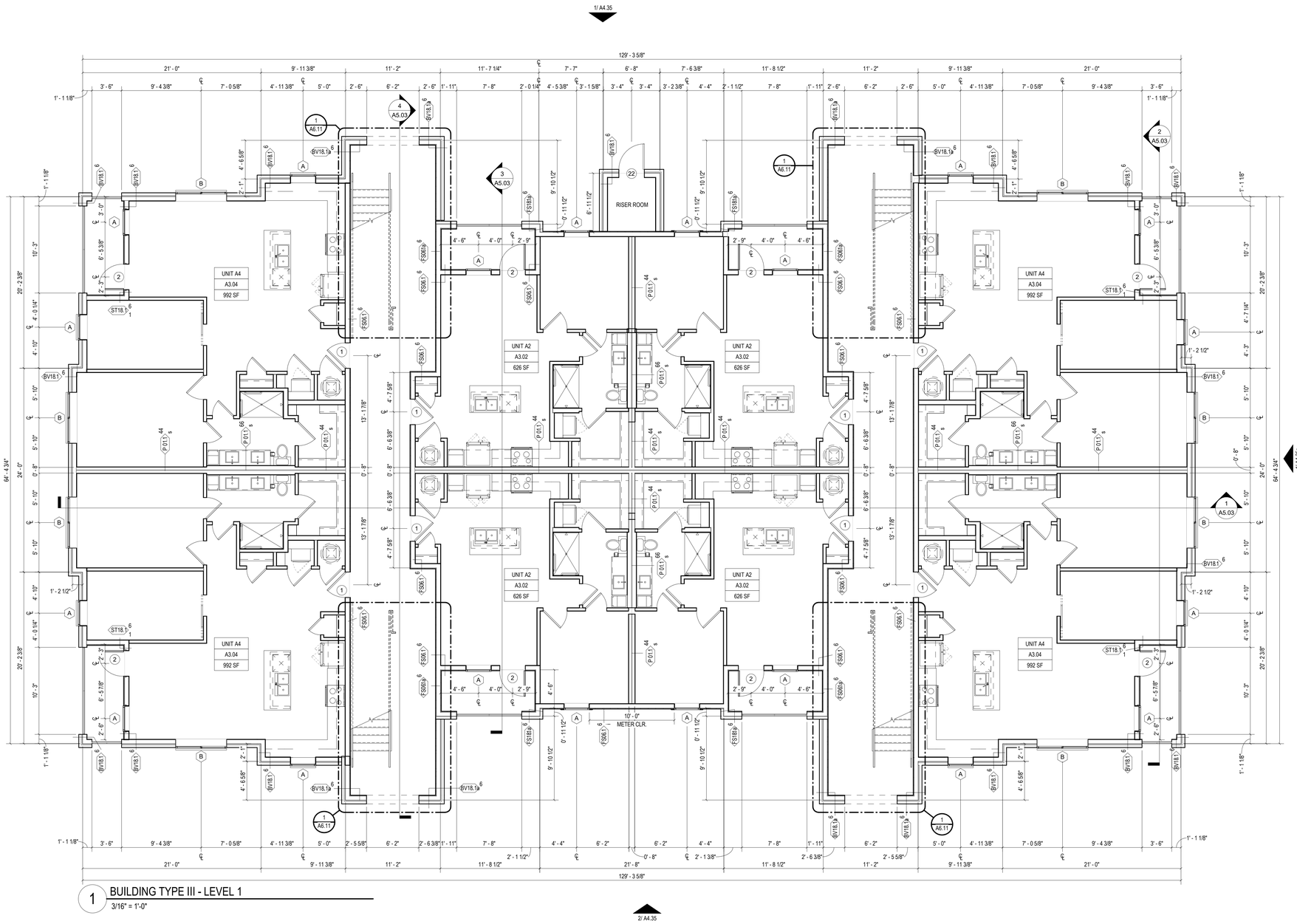
PERMIT SET- 100% CD (06/29/2023)

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A44.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 / 4 / 1 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE III - LEVEL 1
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:38 PM

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

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HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

REGISTERED ARCHITECT DON G. DAVIS 19632 STATE OF TEXAS

Date: 06/29/2023

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PERMIT SET- 100% CD (06/29/2023)

SHEET CONTENTS
BUILDING TYPE III - FIRST FLOOR PLAN

SHEET NO.
A4.31

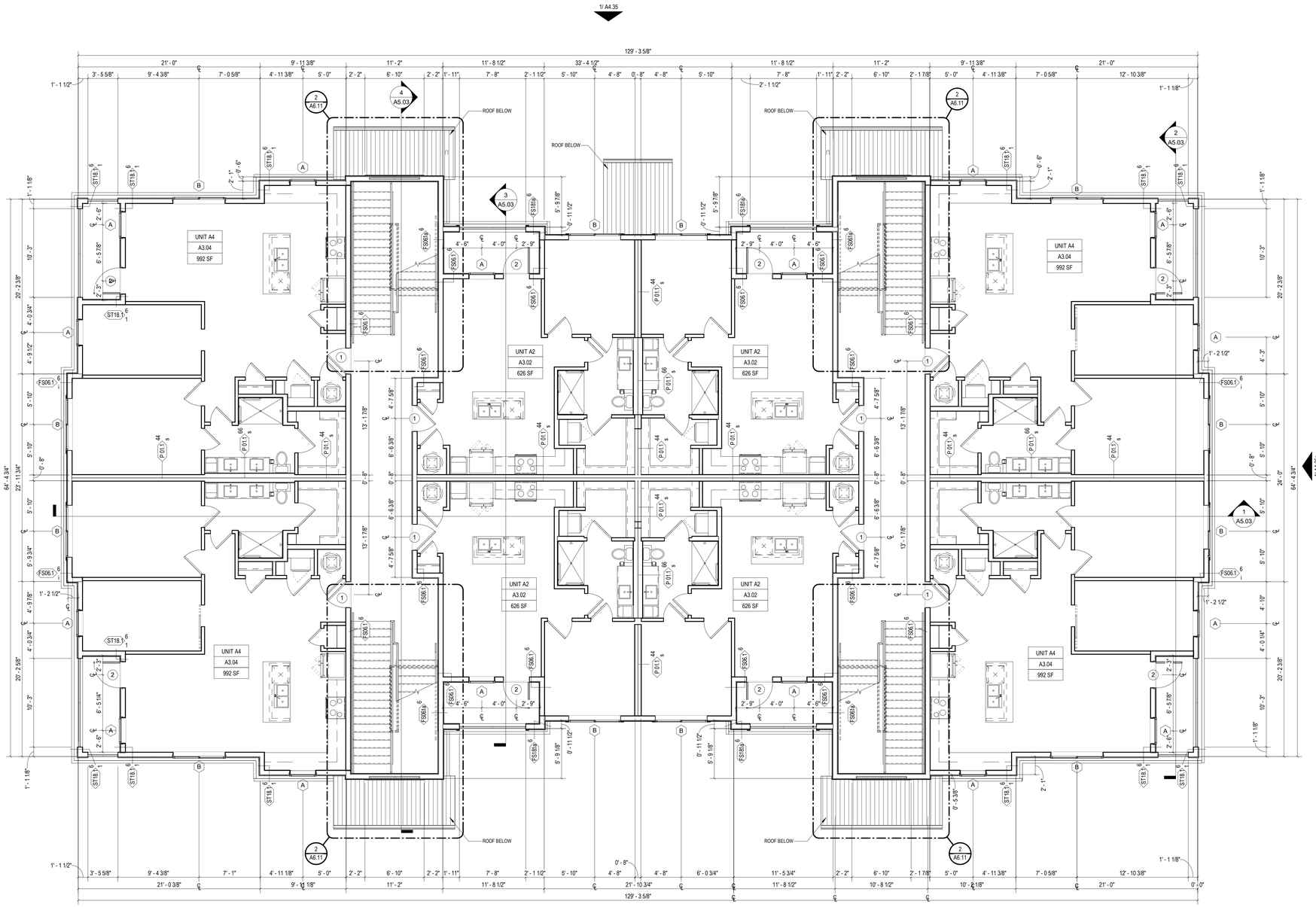
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A4A.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 / 4 / 1 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- 1 — BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE III - LEVEL 2
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:42 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

#	DATE	COMMENTS

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BASTROP, TX 78602

DONALD G. DAVIS — 16632 — REGISTERED ARCHITECT — STATE OF TEXAS
Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE III - SECOND FLOOR PLAN

SHEET NO.
A4.32

22307

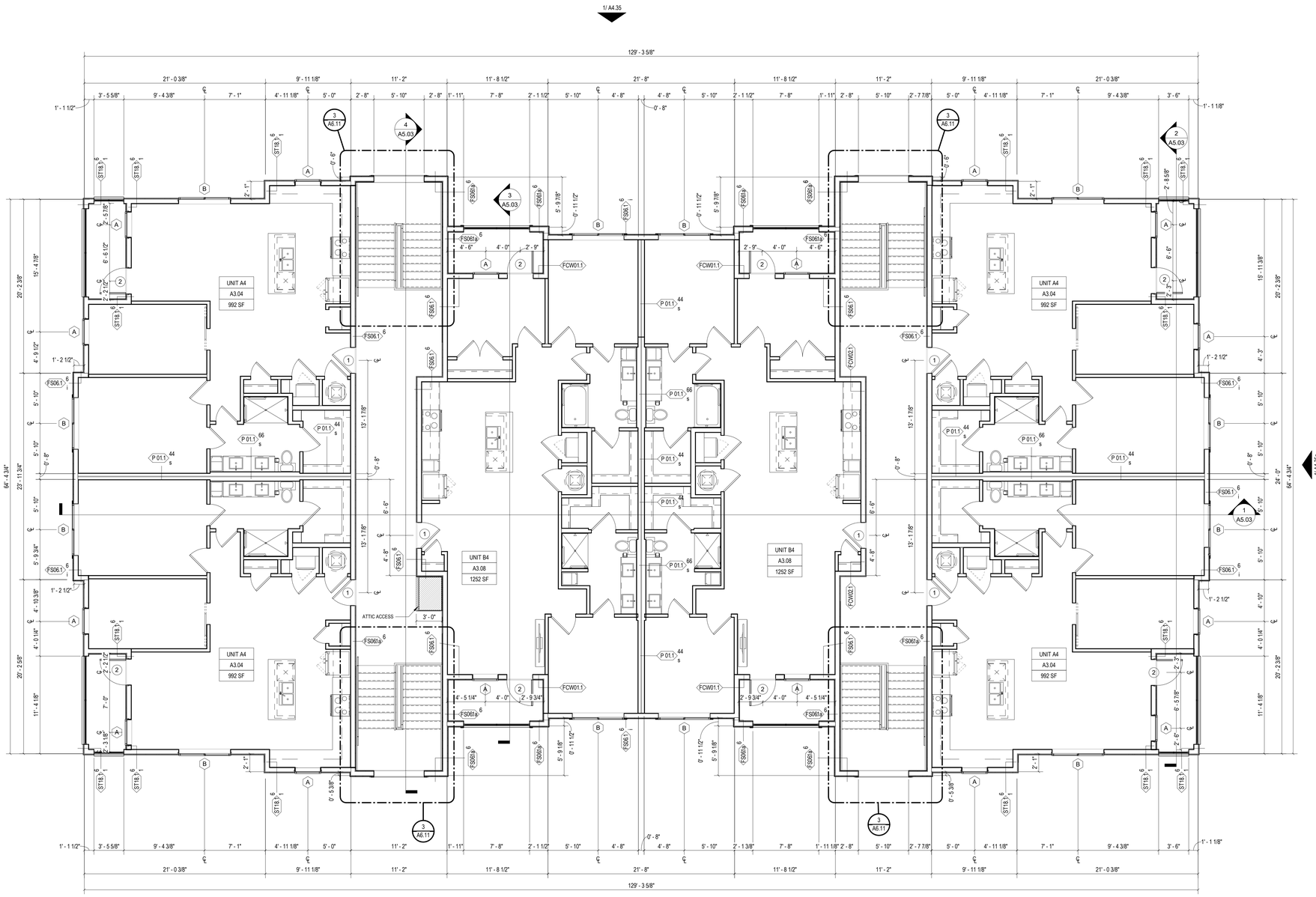
PERMIT SET - 100% CD (06/29/2023)

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A/A4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 / 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
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- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- 1 — BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE III - LEVEL 3
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:45 PM

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PERMIT SET- 100% CD (06/29/2023)

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Date: 06/29/2023

SHEET CONTENTS
BUILDING TYPE III - THIRD FLOOR PLAN

SHEET NO.
A4.33

22307

ROOF VENT CALCULATION NOTES

1. IBC 2018 SECTION 1202.2 REQUIRES ATTIC SPACES BE VENTILATED BY A NET FREE AREA OF NOT LESS THAN 1/150TH OF THE VENTILATED AREA.
2. EXHAUST % (UPPER AREA) IS REQUIRED A MINIMUM OF 50% OF THE REQUIRED VENTILATED AREA.
3. INTAKE % (LOWER AREA) IS REQUIRED TO BE 100% OF THE UPPER VENTILTED AREA.
4. VENTING NET AREA PER GRAVITY VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
5. VENTING NET AREA PER INTAKE VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
6. NO RIDGE VENTS OR SOFFIT VENTS WILL BE USED FOR THIS PROJECT.
7. FLAT ROOFS WILL NOT REQUIRE VENTILATION AS THEY WILL BE INSULATED, SEE SHEET A105 SHEET FOR ASSEMBLY INFORMATION.
8. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSYEM, PER SECTION 718.4 EXCEPTION.

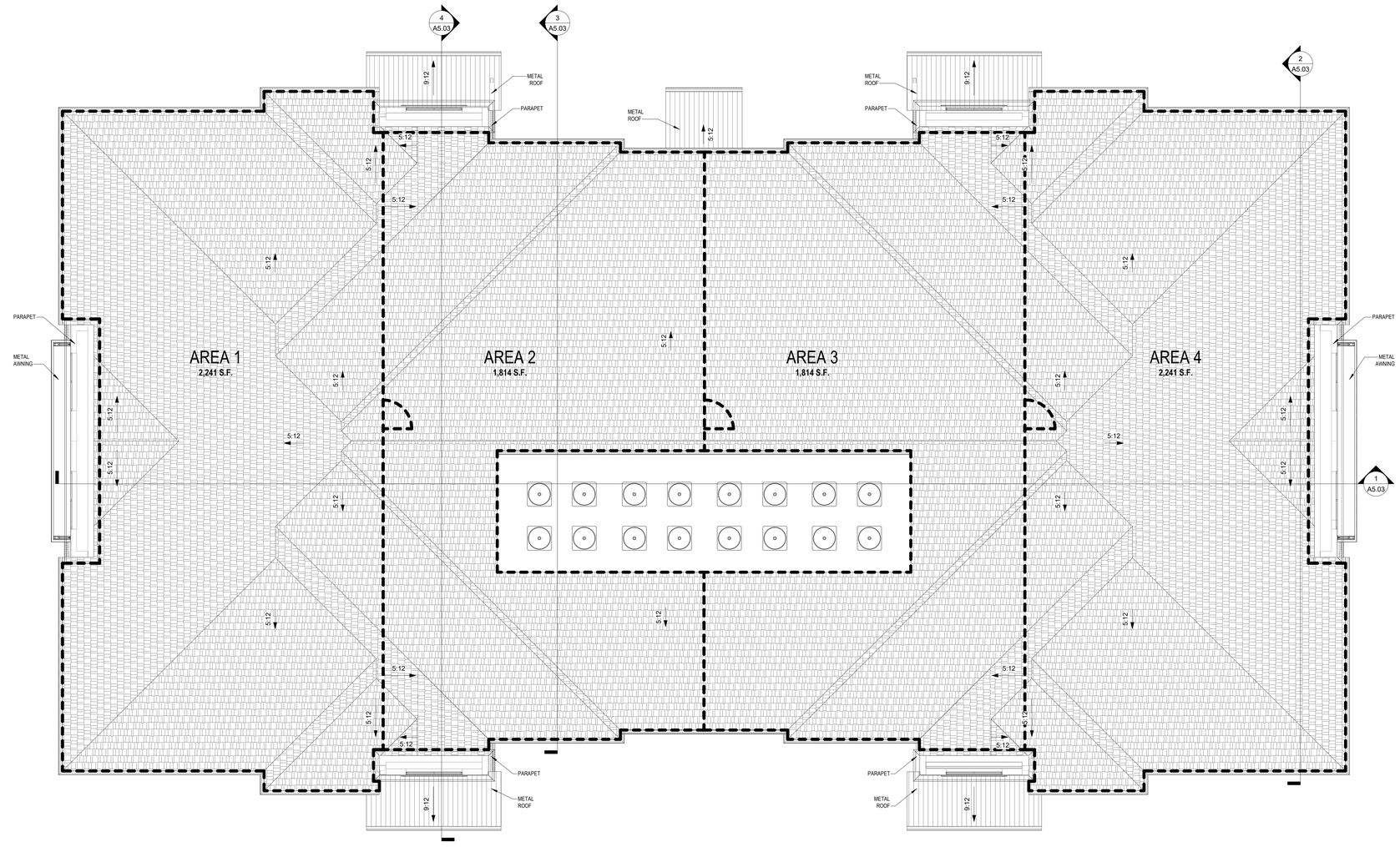
*MANUFACTURER TO PROVIDE SPECIFICATIONS AND CONFIRM AVAILABLE PRODUCTS FOR USED VALUES.

ROOF NOTES

NOTE:
1. GUTTERS AND DOWNSPOUTS TO BE PROVIDED AT ALL EAVES.
2. 2'-4" OVERHANG AT CLUBHOUSE, AND 2'-0" OVERHANG AT MULTIFAMILY BUILDING. DIMEMSION FROM EDGE OR ROOF TO OUTSIDE FACE OF STUD.
3. ALL ROOF DRAINS / DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM.
4. ALL DOWNSPOUTS ON STAIRS AND ELEVATOR TOWER OR ANY NOT CONNECTED DIRECTLY TO STORM WATER SYSTEM TO HAVE LEADERS AND SPLASH BLOCKS.
5. DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALL, SIDEWALKS, AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. LOCATE DOWNSPOUTS AT INTERIOR CORNERS WHEN POSSIBLE.
6. DRAFTSTOPS LOCATED PER 2018 IBC, SECTION 718.4 ATTIC DRAFTSTOPS SHALL BE 1/2" GYPSUM OR PLYWOOD SHEATHING FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFTSTOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.
   &/OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.2 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
   &/OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.4 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2, PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES WHERE THE DRAFTSTOPPING IS BEING OMITTED.
7. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
8. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
9. PLATE AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
10. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
11. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
12. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS AS REQUIRED BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
13. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A 30" VERTICAL CLEARANCE. U.N.O. REF. 15/A7.03.
14. PROVIDE ICE AND SNOW DAM PROTECTION W/43 MIL. PEEL AND STICK ELASTOMERIC MEMBRANE AT VALLEYS, EAVES (36" MIN WIDTH OVER HEATED AREA) AND SHED ROOFS.
15. PROVIDE ONE DEPTH MARKER EVERY 300 SQ. FT. IN ATTIC AREAS RECEIVING BLOWN INSULATION. MARKERS SHALL BE CLEARLY READABLE FROM THE ATTIC ACCESS PER CITY OF WILLISTON REQUIREMENTS.

ROOF PLAN - SYMBOL LEGEND

DRAFTSTOP	14 1/2" X 14 1/2" GRAVITY ROOF VENT, 144 SQ. IN. NET FREE AREA BASIS OF DESIGN AIR VENT B-144 ROOF VENT - REF. 10/A7.03
ROOF SIDE WALL	
2-HR FIRE BARRIER	INTAKE ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. PV-14 144 SQ. IN. NET FREE AREA
2-HR FIRE WALL	EXHAUST ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. AV-14 144 SQ. IN. NET FREE AREA
NO PENETRATIONS 4'-0" ON EITHER SIDE OF 2 HOUR FIREWALL	24" X 18" INTAKE GABLE VENT: BASIS OF DESIGN - CONSTRUCTION METALS, INC.- GALVANIZED MESH: 190 SQ. IN. NET FREE AREA
12"-0" RAISED CEILING LOCATIONS 3/12 PITCH VAULTED CEILING LOCATIONS	O'HAGIN FLAT CONCRETE TILE ROOF VENT #52043 EACH UNIT EQUALS 118 SQ. IN. NFVA
ICE DAM SHIELD	ROOFTOP CONDENSING UNIT ON CONDENSING PADS, AS SPECIFIED, REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
22" X 30" LOCAKABLE ATTIC ACCESS, REF. DET. 10/A7.03	
ATTIC DRAFTSTOP ACCESS DOOR REF. 1/A7.07	RD — 4" ROOF DRAIN WITH OVERFLOW REF. MEP
48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68° ALTERNATING TREAD DEVICE REF. 24/A7.07	OVF-S — OVERFLOW SCUPPER
PARAPET	5" X 5" GUTTER
PARAPET HT. X'-X" — PARAPET HEIGHT FROM TOP OF PLATE	DS — 4" DOWN SPOUT (DS)
1/4" /FT. X:12 — SLOPE DIRECTION	DS — 4" X 4" LEADER WITH COLLECTOR HEAD
RIDGE VENT 12" WIDE BASIS OF DESIGN AIR VENT, INC. SHINGLE VENT II, 18 SQ. IN. / FT. NET FREE AREA	1 / A.XX — WALL SECTION TAG
CONTINUOUS SOFFIT VENT BASIS OF DESIGN TAMLYN CUV8VW 12.7 SQ. IN. PER LINEAR FOOT	1/ A101 — EXTERIOR ELEVATION TAG



1 BUILDING TYPE III - ROOF
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:48 PM

Issue for Pricing / Bidding:
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Issue for Construction:

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Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE III - ROOF PLAN

SHEET NO.
A4.34

22307

PERMIT SET- 100% CD (06/29/2023)

COLOR LEGEND

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

S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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



2 BUILDING TYPE III - REAR ELEV.
3/16" = 1'-0"



1 BUILDING TYPE III - FRONT ELEV.
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:54 PM

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Date: 06/29/2023

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PERMIT SET- 100% CD (06/29/2023)

SHEET CONTENTS
BUILDING TYPE III - EXTERIOR ELEVATIONS

SHEET NO.

A4.35

22307

COLOR LEGEND

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

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S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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



2 BUILDING TYPE III - RIGHT ELEV.
3/16" = 1'-0"



1 BUILDING TYPE III - LEFT ELEV.
3/16" = 1'-0"

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Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:29:59 PM

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

Revisions

#	DATE	COMMENTS

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PECAN PARK
HSD BASTROP PECAN PARK LP
BASTROP, TX 78602



Date: 06/29/2023

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PERMIT SET- 100% CD (06/29/2023)

SHEET CONTENTS
BUILDING TYPE III - EXTERIOR ELEVATIONS

SHEET NO.
A4.35a

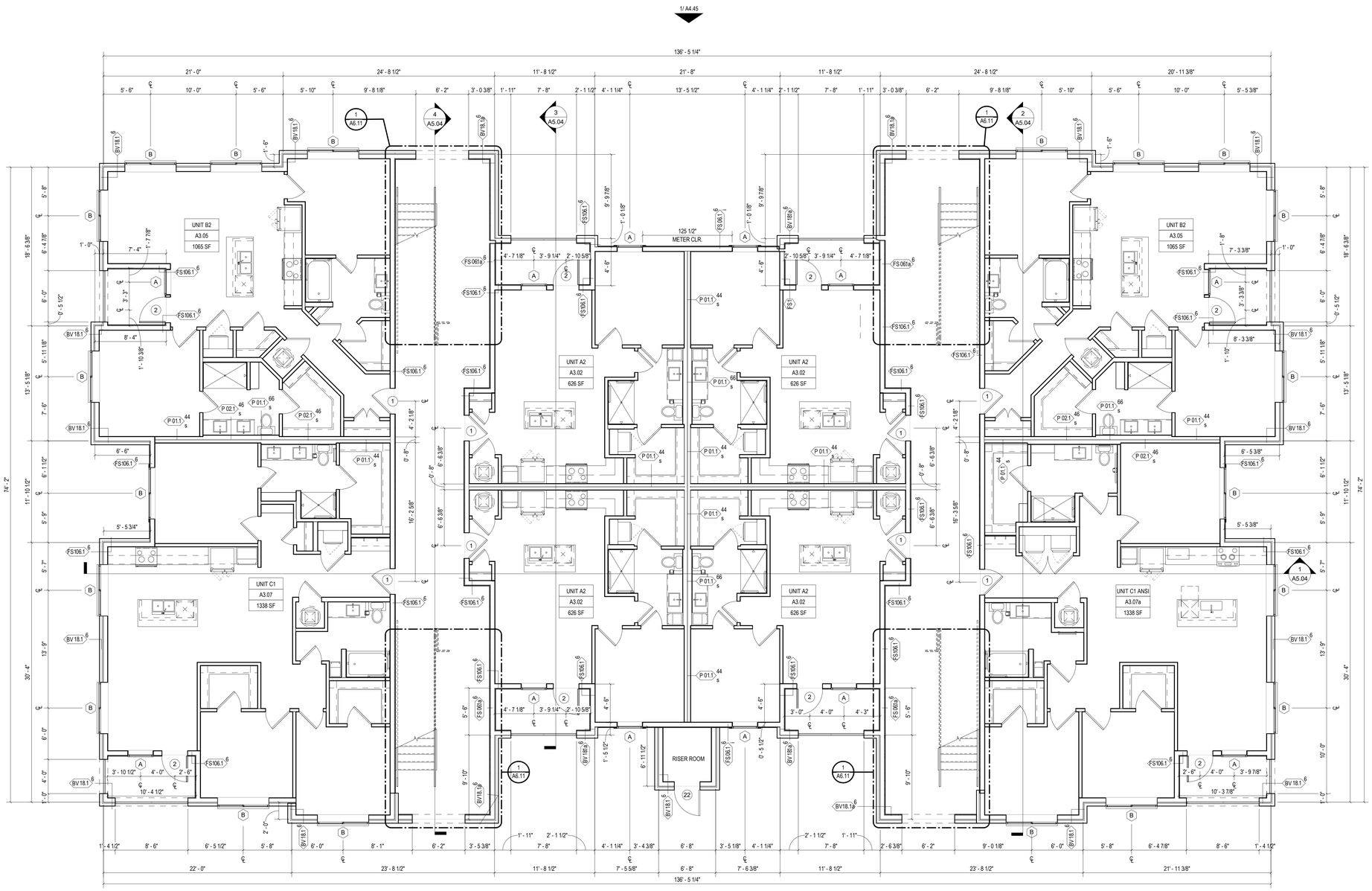
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, AA4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 / 4 — PARTITION WALL TAG REF A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT A — UNIT TYPE
- AX.XX — SHEET NUMBER
- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE IV -LEVEL 1
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:03 PM

Issue for Pricing / Bidding:
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PECAN PARK
HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

REGISTERED ARCHITECT DON G. DAVIS 16632 STATE OF TEXAS
Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE IV - FIRST FLOOR PLAN

SHEET NO.
A4.41

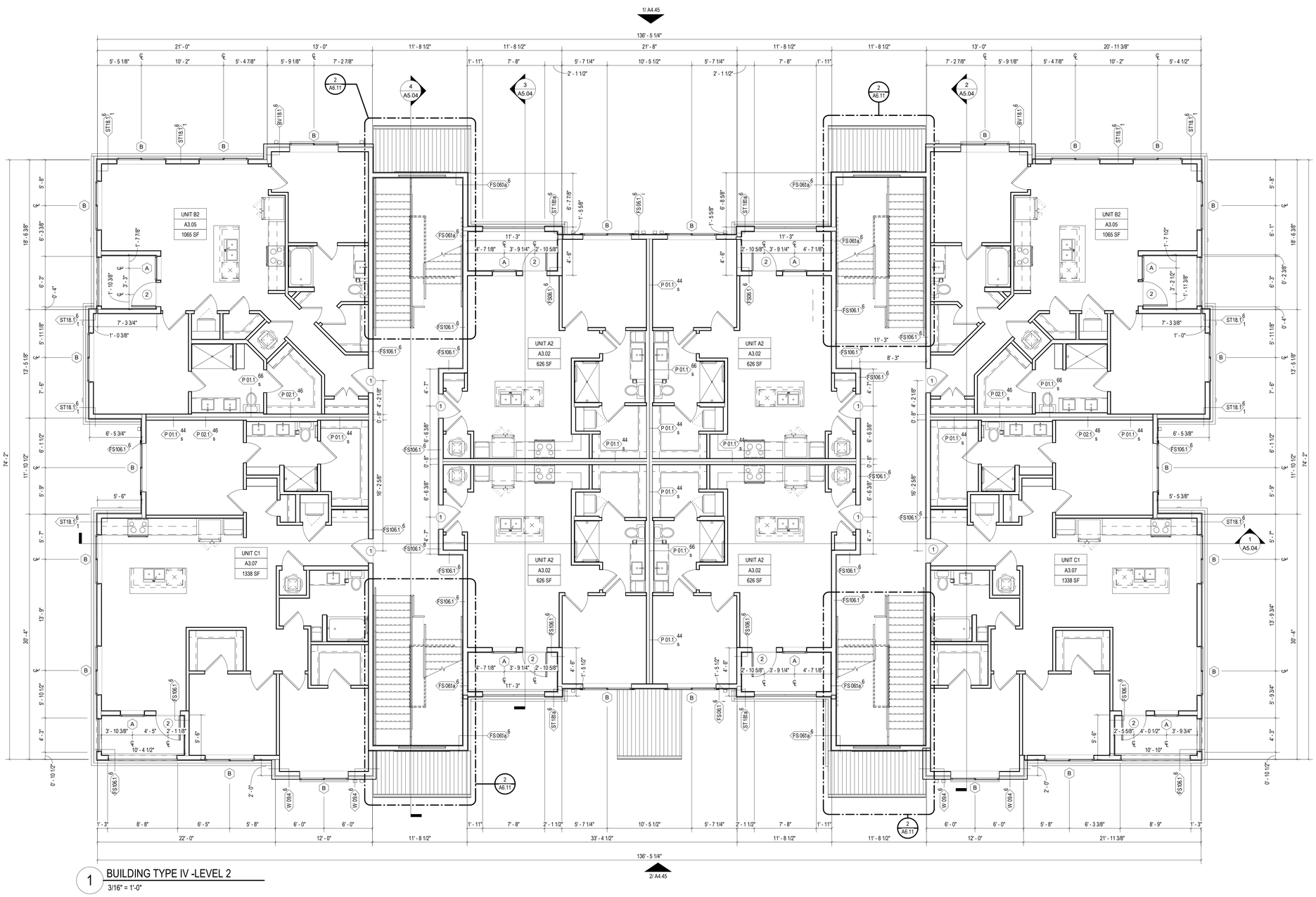
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A/A4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
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- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
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- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
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- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE IV -LEVEL 2
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:07 PM

Issue for Pricing / Bidding:
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BASTROP, TX 78602

Date: 06/29/2023

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PERMIT SET - 100% CD (06/29/2023)

SHEET CONTENTS
BUILDING TYPE IV - SECOND FLOOR PLAN

SHEET NO.

A4.42

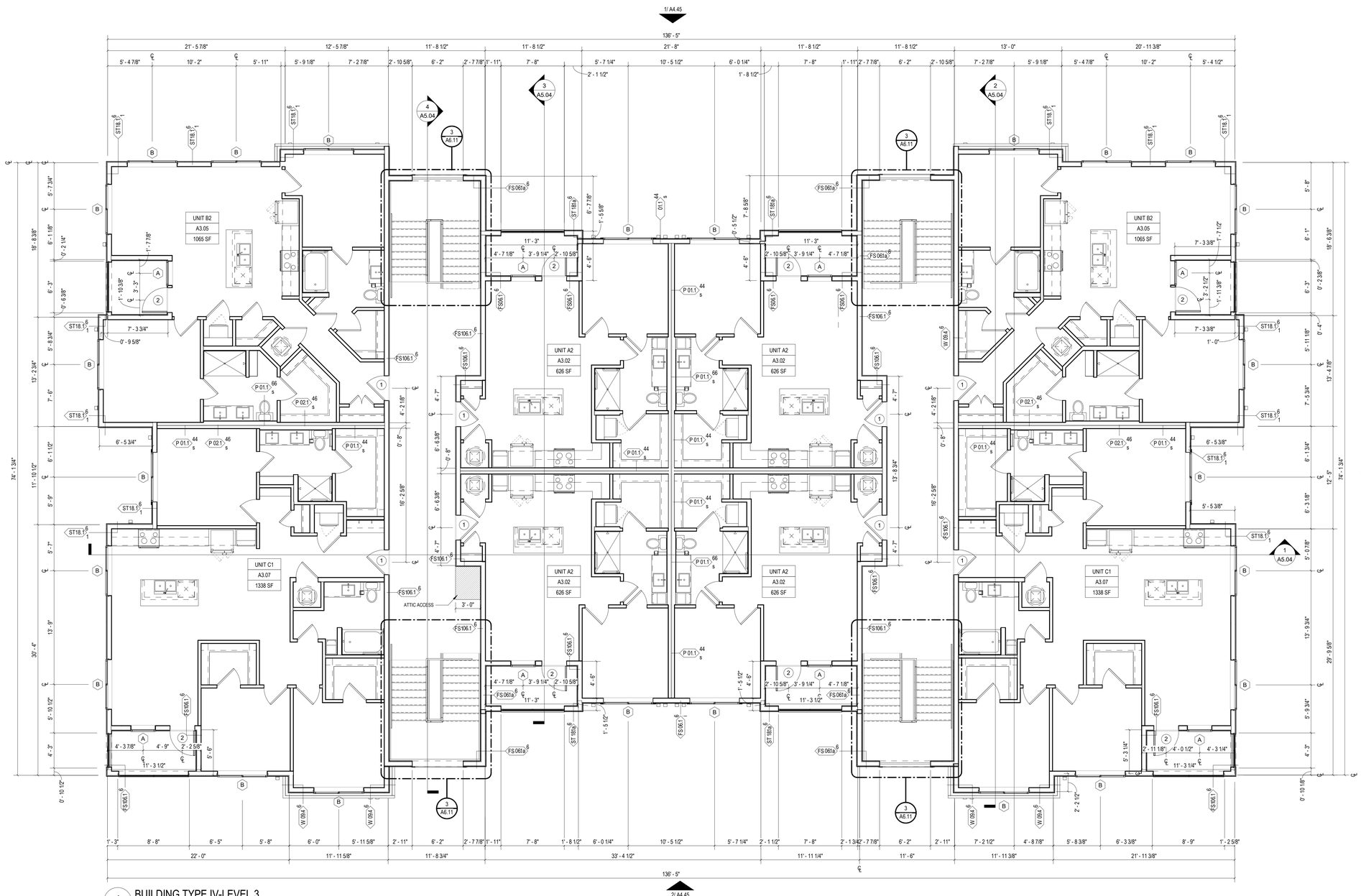
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
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5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A.
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.19, A/A4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- P 01.0 / 4 — PARTITION WALL TAG REF A1.05
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- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
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- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
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- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT A — UNIT TYPE
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- Area — UNIT AREA
- 201 — ADDRESS NUMBER
- F.F. — FINISH FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 BUILDING TYPE IV-LEVEL 3
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:10 PM

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Date: 06/29/2023

SHEET CONTENTS
BUILDING TYPE IV - THIRD FLOOR PLAN

SHEET NO.

A4.43

22307

ROOF VENT CALCULATION NOTES

1. IBC 2018 SECTION 1202.2 REQUIRES ATTIC SPACES BE VENTILATED BY A NET FREE AREA OF NOT LESS THAN 1/150TH OF THE VENTILATED AREA.
2. EXHAUST % (UPPER AREA) IS REQUIRED A MINIMUM OF 50% OF THE REQUIRED VENTILATED AREA.
3. INTAKE % (LOWER AREA) IS REQUIRED TO BE 100% OF THE UPPER VENTILTED AREA.
4. VENTING NET AREA PER GRAVITY VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
5. VENTING NET AREA PER INTAKE VENT (BASIS OF DESIGN) IS 144 SQUARE INCH.
6. NO RIDGE VENTS OR SOFFIT VENTS WILL BE USED FOR THIS PROJECT.
7. FLAT ROOFS WILL NOT REQUIRE VENTILATION AS THEY WILL BE INSULATED, SEE SHEET A105 SHEET FOR ASSEMBLY INFORMATION.
8. DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSYEM, PER SECTION 718.4 EXCEPTION.

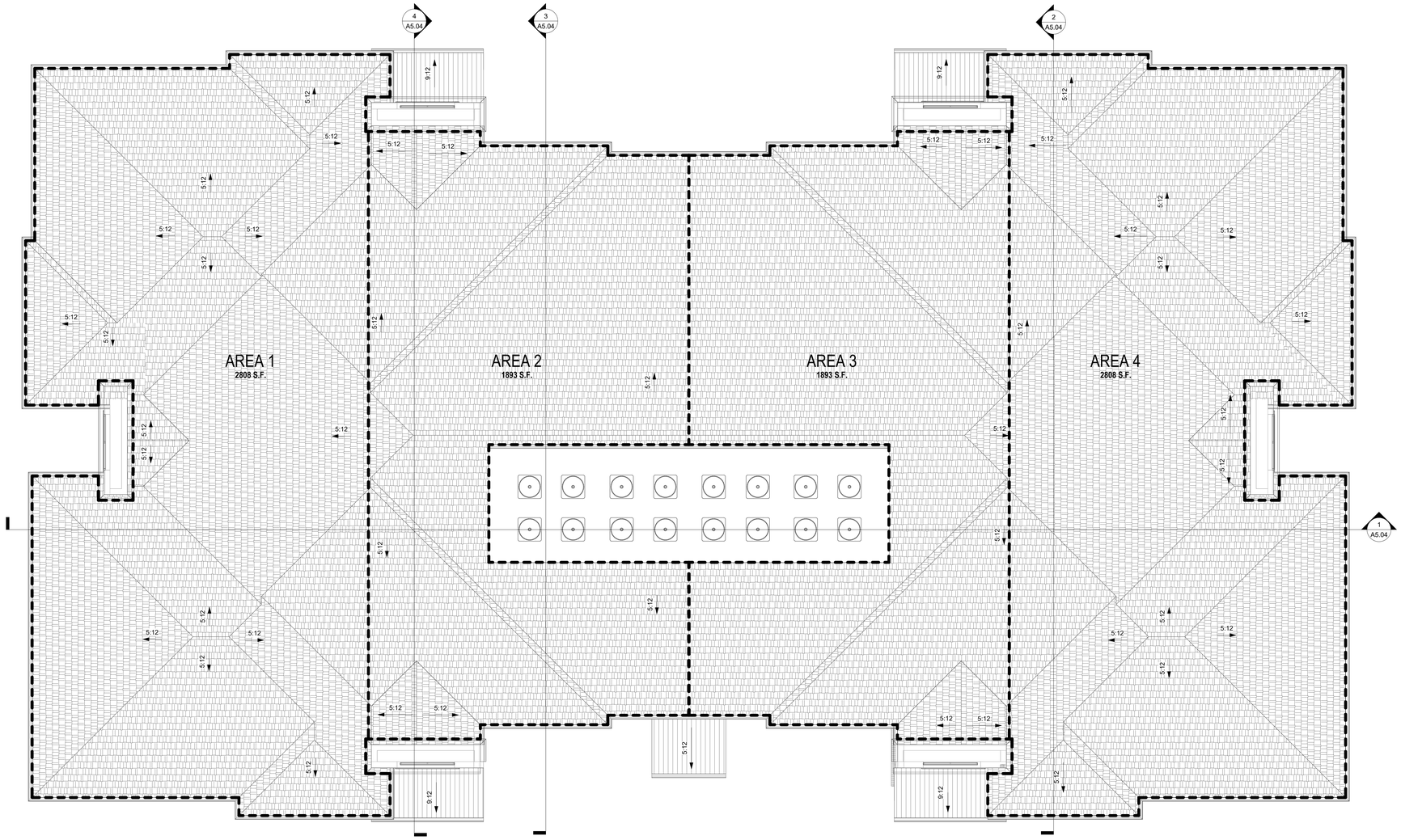
*MANUFACTURER TO PROVIDE SPECIFICATIONS AND CONFIRM AVAILABLE PRODUCTS FOR USED VALUES.

ROOF NOTES

NOTE:
1. GUTTERS AND DOWNSPOUTS TO BE PROVIDED AT ALL EAVES.
2. 2'-4" OVERHANG AT CLUBHOUSE, AND 2'-0" OVERHANG AT MULTIFAMILY BUILDING. DIMEMSION FROM EDGE OR ROOF TO OUTSIDE FACE OF STUD.
3. ALL ROOF DRAINS / DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM.
4. ALL DOWNSPOUTS ON STAIRS AND ELEVATOR TOWER OR ANY NOT CONNECTED DIRECTLY TO STORM WATER SYSTEM TO HAVE LEADERS AND SPLASH BLOCKS.
5. DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE AND MUST BE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALL, SIDEWALKS, AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO INSURE THAT OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. LOCATE DOWNSPOUTS AT INTERIOR CORNERS WHEN POSSIBLE.
6. DRAFTSTOPS LOCATED PER 2018 IBC, SECTION 718.4 ATTIC DRAFTSTOPS SHALL BE 1/2" GYPSUM OR PLYWOOD SHEATHING FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFTSTOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.
   &/OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.2 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
   &/OR
   DRAFTSTOPPING IS NOT REQUIRED PER 2021 IBC, SECTIONS 718.4.2 EX.4 IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.2, PROVIDED THAT AUTOMATIC SPRINKLERS ARE ALSO INSTALLED IN THE COMBUSTIBLE CONCEALED SPACES WHERE THE DRAFTSTOPPING IS BEING OMITTED.
7. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
8. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
9. PLATE AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
10. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
11. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
12. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS AS REQUIRED BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
13. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A 30" VERTICAL CLEARANCE. U.N.O. REF. 15/A7.03.
14. PROVIDE ICE AND SNOW DAM PROTECTION W/43 MIL. PEEL AND STICK ELASTOMERIC MEMBRANE AT VALLEYS, EAVES (36" MIN WIDTH OVER HEATED AREA) AND SHED ROOFS.
15. PROVIDE ONE DEPTH MARKER EVERY 300 SQ. FT. IN ATTIC AREAS RECEIVING BLOWN INSULATION. MARKERS SHALL BE CLEARLY READABLE FROM THE ATTIC ACCESS PER CITY OF WILLISTON REQUIREMENTS.

ROOF PLAN - SYMBOL LEGEND

DRAFTSTOP	14 1/2" X 14 1/2" GRAVITY ROOF VENT, 144 SQ. IN. NET FREE AREA BASIS OF DESIGN AIR VENT B-144 ROOF VENT - REF- 10/A7.03
ROOF SIDE WALL	
2-HR FIRE BARRIER	INTAKE ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. PV-14 144 SQ. IN. NET FREE AREA
2-HR FIRE WALL	
NO PENETRATIONS 4'-0" ON EITHER SIDE OF 2 HOUR FIREWALL	EXHAUST ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. AV-14 144 SQ. IN. NET FREE AREA
12'-0" RAISED CEILING LOCATIONS 3/12 PITCH VAULTED CEILING LOCATIONS	24" X 18" INTAKE GABLE VENT: BASIS OF DESIGN - CONSTRUCTION METALS., INC.- GALVANIZED MESH: 190 SQ. IN. NET FREE AREA
ICE DAM SHIELD	O'HAGIN FLAT CONCRETE TILE ROOF VENT #S0043 EACH UNIT EQUALS 118 SQ. IN. NFVA
22" X 30" LOCAKABLE ATTIC ACCESS, REF. DET. 10/A7.03	ROOFTOP CONDENSING UNIT ON CONDENSING PADS, AS SPECIFIED, REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
ATTIC DRAFTSTOP ACCESS DOOR REF. 1/A7.07	RD 4" ROOF DRAIN WITH OVERFLOW REF. MEP
48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68º ALTERNATING TREAD DEVICE REF. 24/A7.07	OVF-S OVERFLOW SCUPPER
PARAPET	5" X 5" GUTTER
PARAPET HT. X'-X" PARAPET HEIGHT FROM TOP OF PLATE	DS 4" DOWN SPOUT (DS)
1/4" /FT. X:12 SLOPE DIRECTION	DS 4" X 4" LEADER WITH COLLECTOR HEAD
RIDGE VENT 12" WIDE BASIS OF DESIGN AIR VENT, INC. SHINGLE VENT II, 18 SQ. IN. / FT. NET FREE AREA	1 / A X.XX WALL SECTION TAG
CONTINUOUS SOFFIT VENT BASIS OF DESIGN TAMILYN CUV8VW 12.7 SQ. IN. PER LINEAR FOOT	1/ A101 EXTERIOR ELEVATION TAG



1 BUILDING TYPE IV - ROOF
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:13 PM

Issue for Pricing / Bidding:
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Revisions

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PECAN PARK
HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

PERMIT SET- 100% CD (06/29/2023)

DONALD G. DAVIS 16632 REGISTERED ARCHITECT STATE OF TEXAS
Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE IV - ROOF PLAN

SHEET NO.
A4.44

22307

COLOR LEGEND

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

S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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



2 BUILDING TYPE IV - REAR ELEV.
3/16" = 1'-0"



1 BUILDING TYPE IV - FRONT ELEV.
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:19 PM

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

Revisions

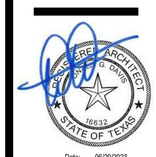
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Client Logo

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BASTROP, TX 78602



Date: 06/29/2023

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PERMIT SET- 100% CD (06/29/2023)

SHEET CONTENTS
BUILDING TYPE IV - EXTERIOR ELEVATIONS

SHEET NO.
A4.45

22307

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
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FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

- X — DOOR TAG
- X — WINDOW TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / AX.XX — DETAIL SECTION TAG
- 5:12 / 12 / 5 — SLOPE TAGS
- BRICK
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- T.O.D. X'-X" — TOP OF DECK
- T.O.P. X'-X" — TOP OF PLATE
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ELEVATION NOTES

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12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. N/A
14. PITCHED ROOFS, CRICKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.



2 BUILDING TYPE IV- RIGHT ELEV.
3/16" = 1'-0"



1 BUILDING TYPE IV- LEFT ELEV.
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:24 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

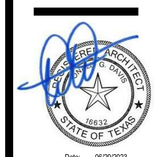
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SHEET CONTENTS
BUILDING TYPE IV - EXTERIOR ELEVATIONS

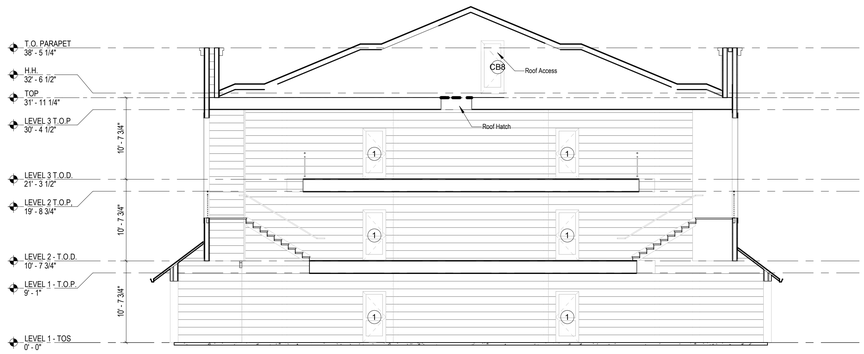
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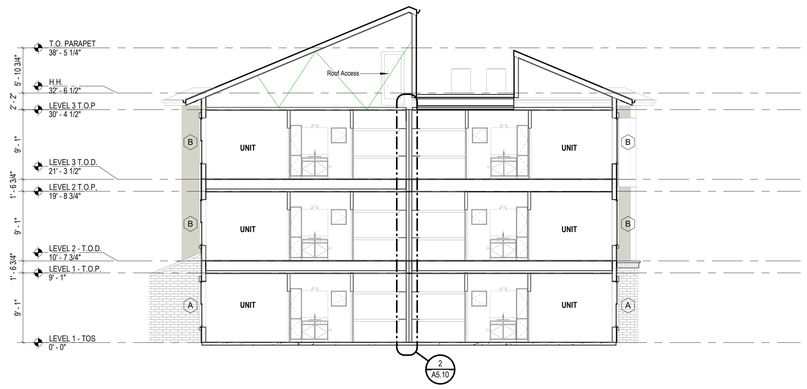
22307

BLDG SECTION NOTES

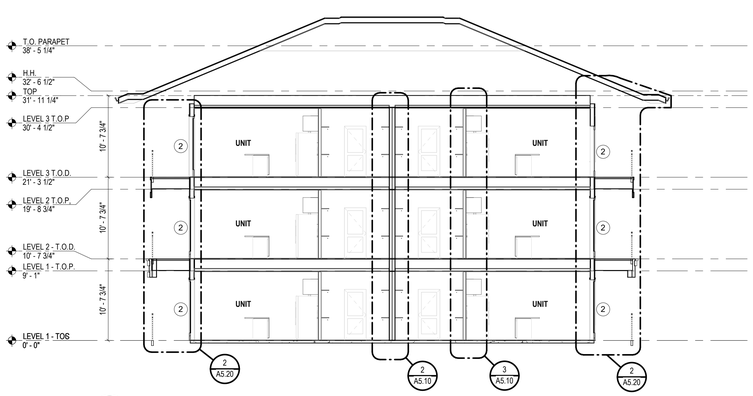
1. PLATE HEIGHTS AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
2. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
3. REFER TO STRUCTURAL DRAWINGS FOR SILL PLATE ANCHOR BOLT SIZES, EMBEDMENT, DEPTHS, AND SPACING.



4 BUILDING TYPE I - SECTION D
1/8" = 1'-0"



3 BUILDING TYPE I - SECTION C
1/8" = 1'-0"



2 BUILDING TYPE I - SECTION B
1/8" = 1'-0"



1 BUILDING TYPE I - SECTION A
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:28 PM

Issue for Pricing / Bidding:
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Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE I & I-A - BUILDING SECTIONS

SHEET NO.

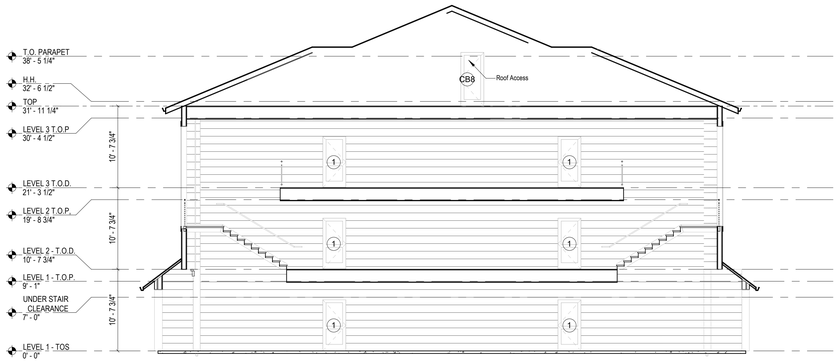
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22307

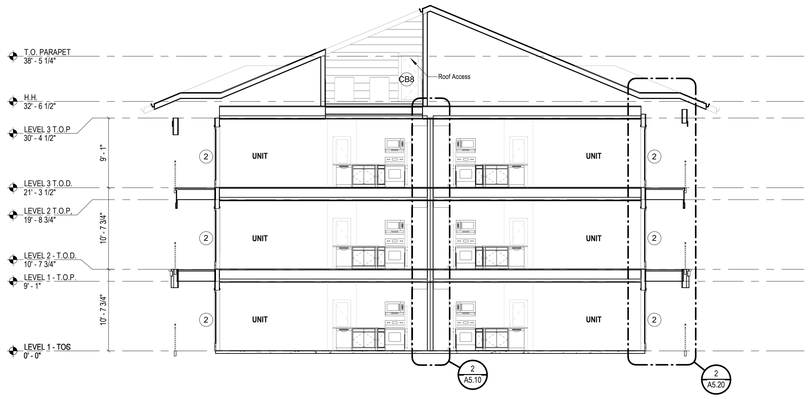
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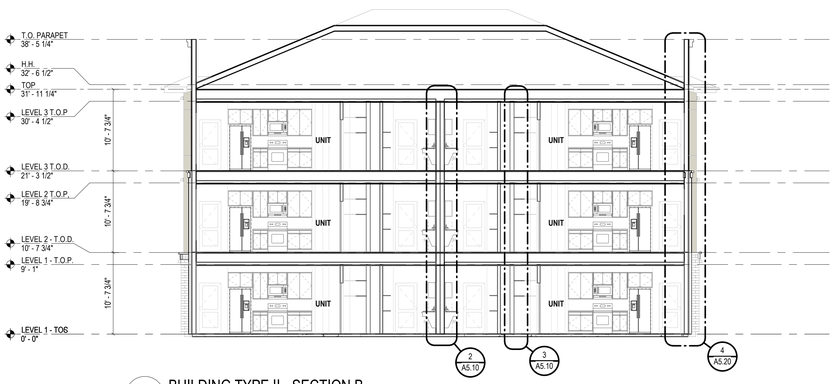
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2. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
3. REFER TO STRUCTURAL DRAWINGS FOR SILL PLATE ANCHOR BOLT SIZES, EMBEDMENT, DEPTHS, AND SPACING.



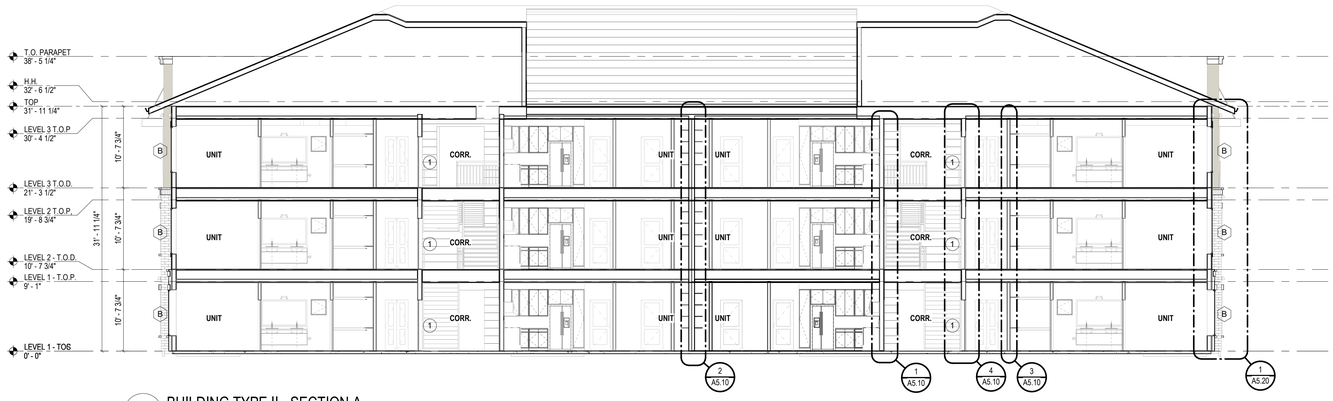
4 BUILDING TYPE II - SECTION D
1/8" = 1'-0"



3 BUILDING TYPE II - SECTION C
1/8" = 1'-0"



2 BUILDING TYPE II - SECTION B
1/8" = 1'-0"



1 BUILDING TYPE II - SECTION A
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:32 PM

Issue for Pricing / Bidding:
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Issue for Construction:

Revisions

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BASTROP, TX 78602



Date: 06/29/2023

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SHEET CONTENTS
BUILDING TYPE II - BUILDING SECTIONS

SHEET NO.

A5.02

22307

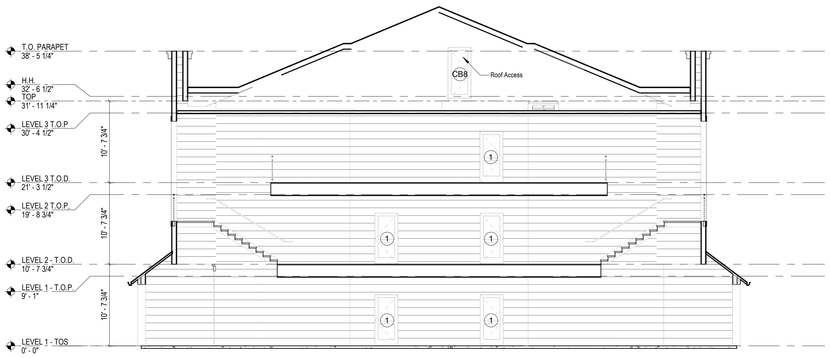
PERMIT SET- 100% CD (06/29/2023)

ELEVATION - SYMBOL LEGEND

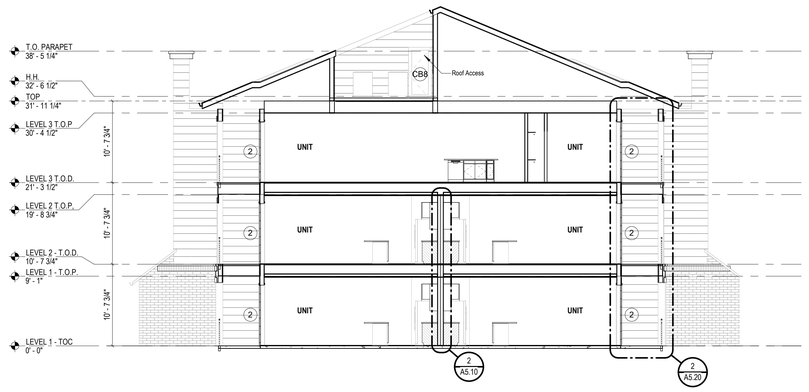
X	DOOR TAG	T.O. PARAPET X'-X"	TOP OF PARAPET
X	WINDOW TAG	H.H. X'-X"	HEEL HEIGHT
1 / AX.XX	WALL SECTION TAG	T.O.D. X'-X"	TOP OF DECK
		T.O.P. X'-X"	TOP OF PLATE
1 / AX.XX	DETAIL SECTION TAG	T.O.S 0'- 0"	TOP OF SLAB
5:12 — 12 — 5	SLOPE TAGS		FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF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

BLDG SECTION NOTES

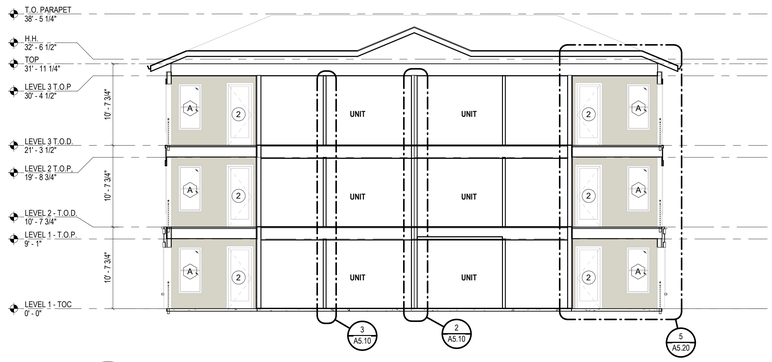
1. PLATE HEIGHTS AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
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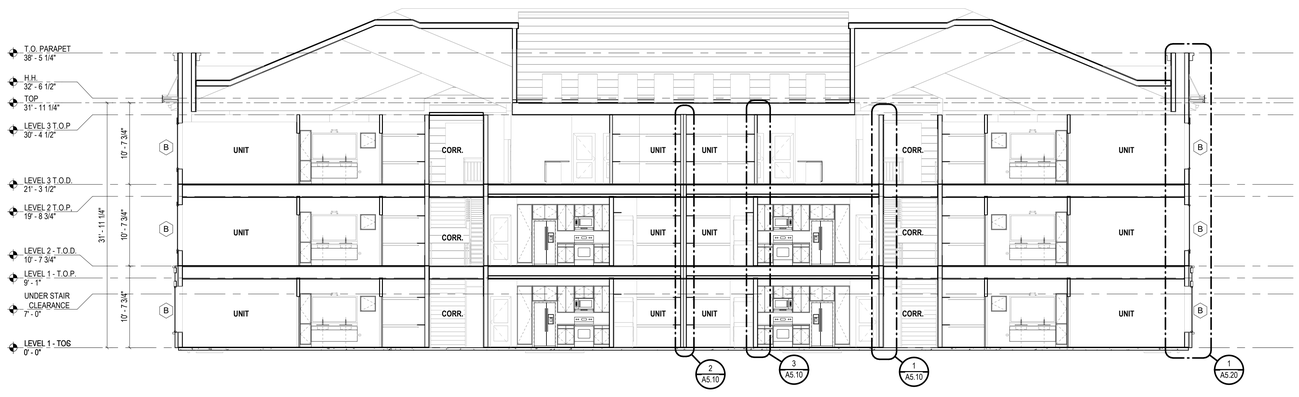
4 BUILDING TYPE III - SECTION D
1/8" = 1'-0"



3 BUILDING TYPE III - SECTION C
1/8" = 1'-0"



2 BUILDING TYPE III - SECTION B
1/8" = 1'-0"



1 BUILDING TYPE III - SECTION A
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:37 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

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BASTROP, TX 78602



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SHEET CONTENTS
BUILDING TYPE III - BUILDING SECTIONS

SHEET NO.

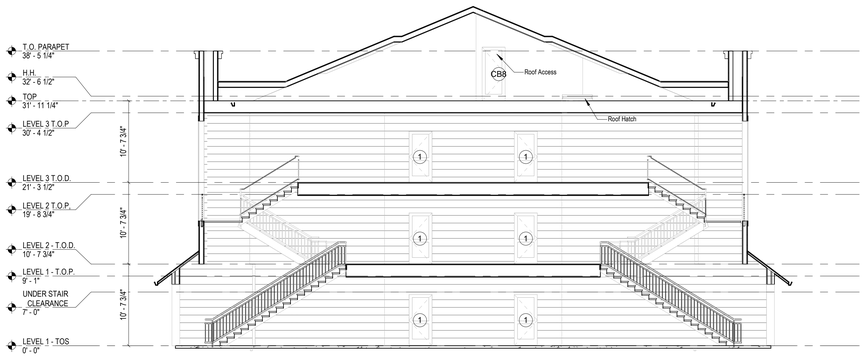
A5.03

22307

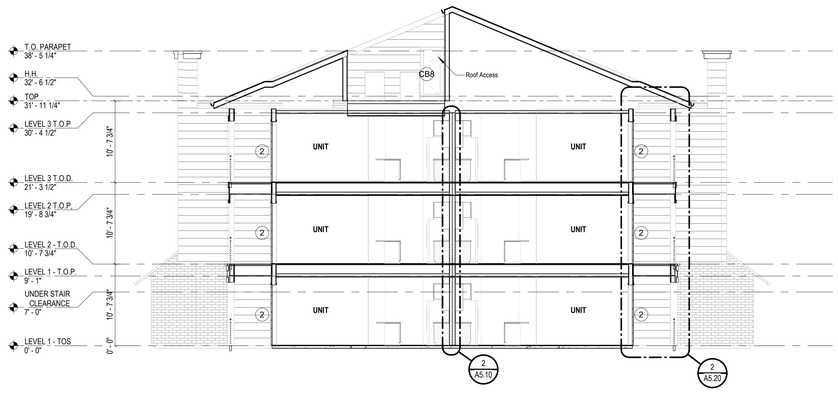
PERMIT SET- 100% CD (06/29/2023)

BLDG SECTION NOTES

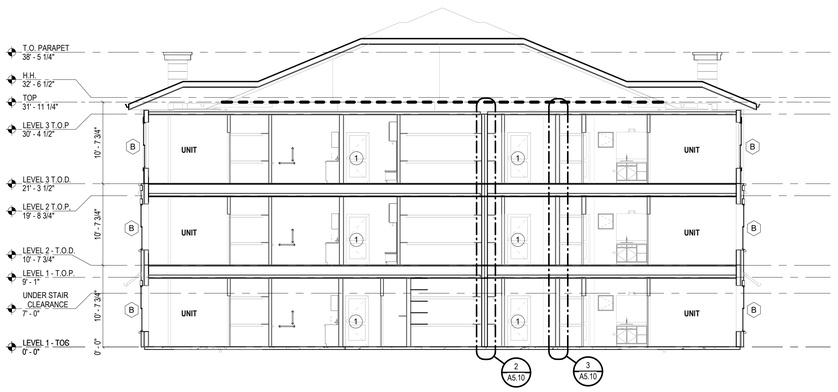
1. PLATE HEIGHTS AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
2. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
3. REFER TO STRUCTURAL DRAWINGS FOR SILL PLATE ANCHOR BOLT SIZES, EMBEDMENT, DEPTHS, AND SPACING.



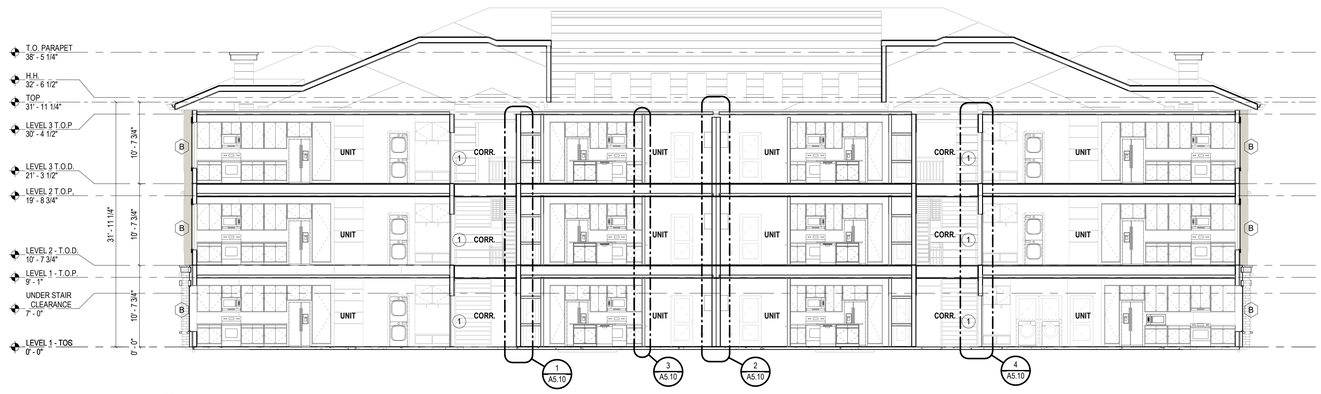
4 BUILDING TYPE IV - SECTION D
1/8" = 1'-0"



3 BUILDING TYPE IV - SECTION C
1/8" = 1'-0"



2 BUILDING TYPE IV - SECTION B
1/8" = 1'-0"



1 BUILDING TYPE IV - SECTION A
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:41 PM

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

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#	DATE	COMMENTS

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PECAN PARK

HSD BASTROP PECAN PARK LP

BASTROP, TX 78602



Date: 06/29/2023

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PERMIT SET - 100% CD (06/29/2023)

SHEET CONTENTS
BUILDING TYPE IV - BUILDING SECTIONS

SHEET NO.

A5.04

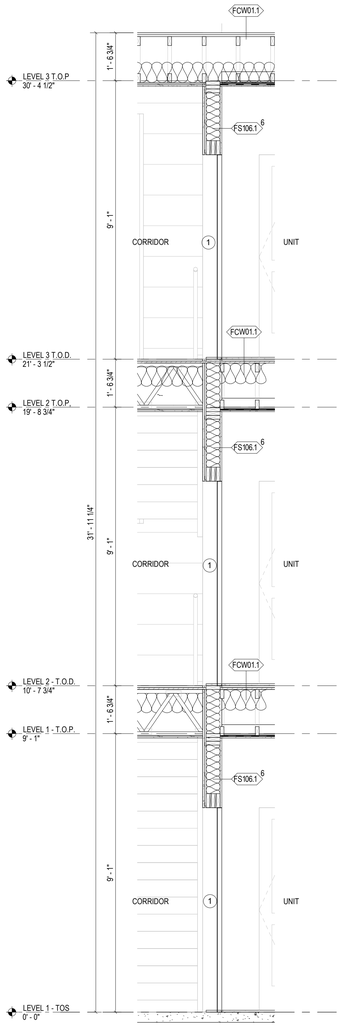
22307

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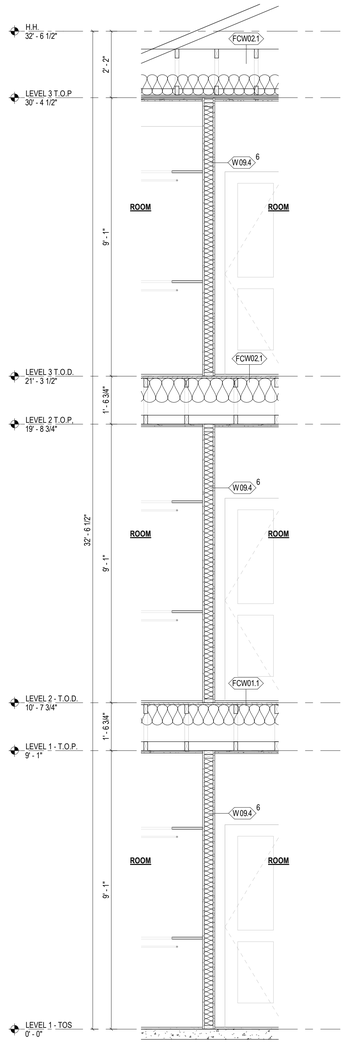
- ROOM NAMES
- MATERIAL DESCRIPTION
- ASSEMBLY TAGS
  - WALL
  - FLOOR / CEILING
  - ROOF / CEILING
- SHEET REFERENCE TAGS (DETAILS)
- NOTES

DIMENSIONS

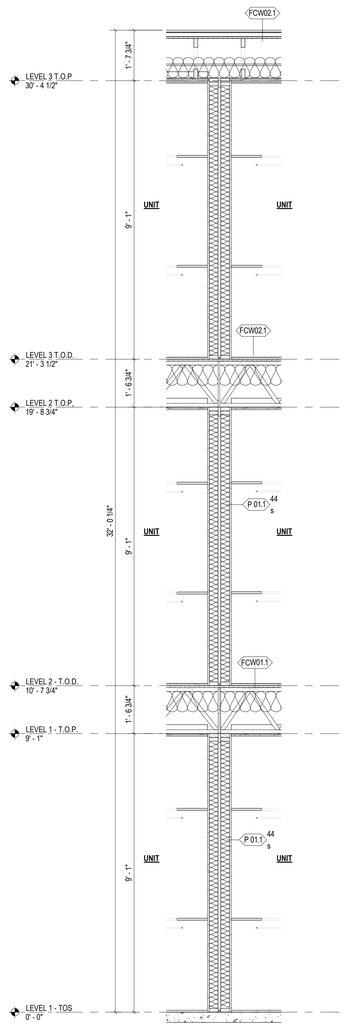
- TYPICAL SCALE: 1/2" = 1'-0"
- HEIGHTS (EG: TOS / TOP / TOD / HH)
  - LEVEL TAGS
  - DIMS



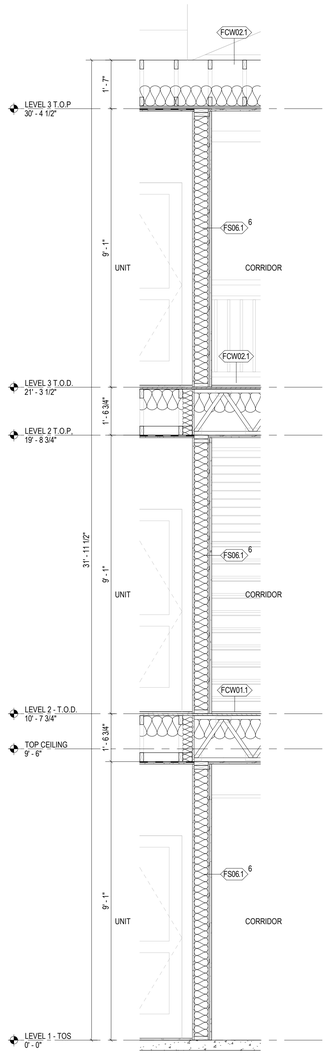
4 ENTRY DOOR/ CORRIDOR
1/2" = 1'-0"



3 ROOM/ ROOM
1/2" = 1'-0"



2 1 HOUR UNIT/ UNIT
1/2" = 1'-0"



1 1 HOUR UNIT/ CORRIDOR
1/2" = 1'-0"

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SHEET CONTENTS
INTERIOR WALL SECTIONS

SHEET NO.

A5.10

22307

PERMIT SET- 100% CD (06/29/2023)

Designed by:	Designer
Drawn by:	Author
Architect of Record:	DON DAVIS
Date Plotted:	6/30/2023 3:30:45 PM

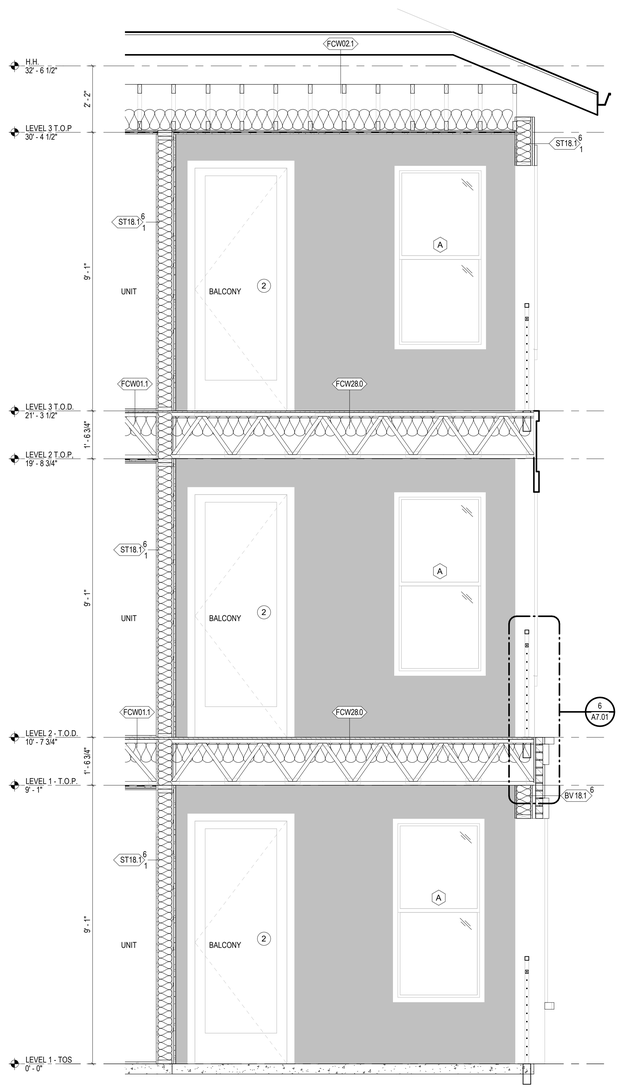
Issue for Pricing / Bidding:
Issue for Permit Application:
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Revisions

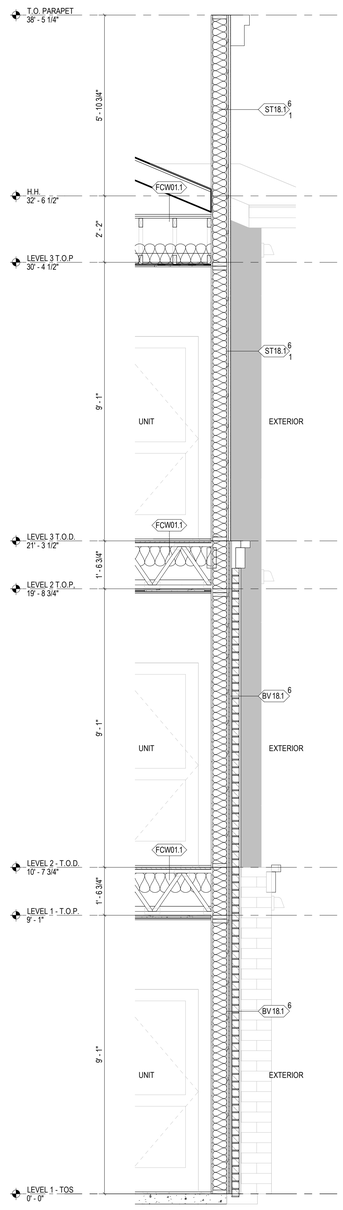
#	DATE	COMMENTS

BLDG SECTION NOTES

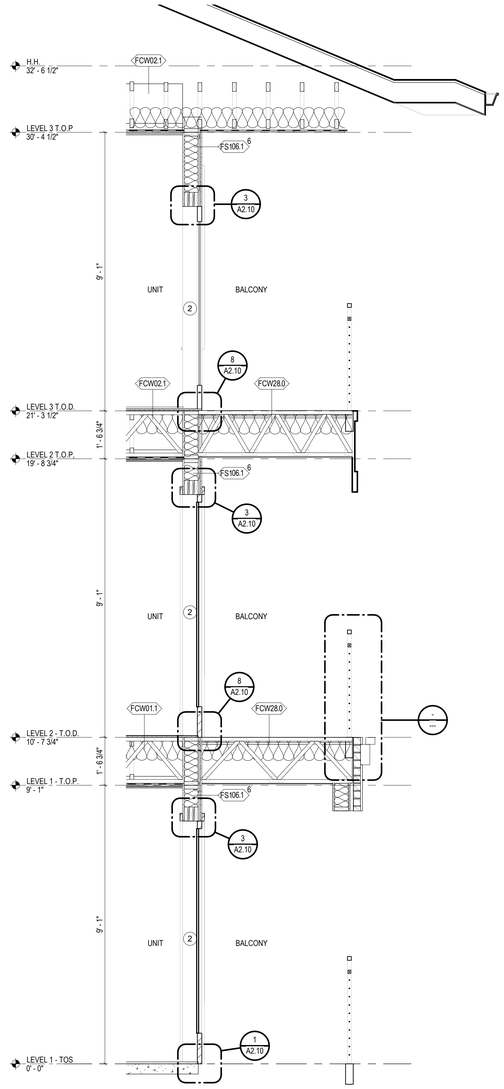
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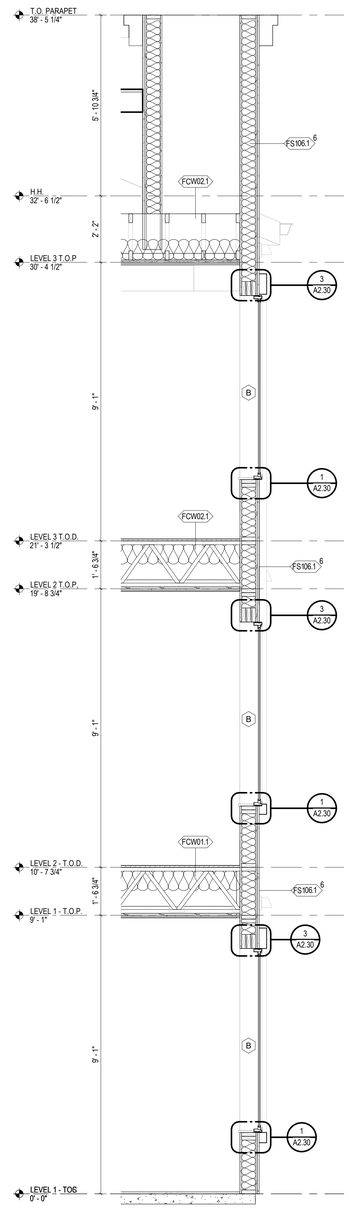
4 EXTERIOR WALL SECTION 5
1/2" = 1'-0"



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



2 EXTERIOR WALL SECTION 2
1/2" = 1'-0"



1 EXTERIOR WALL SECTION 1
1/2" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:59:10 PM

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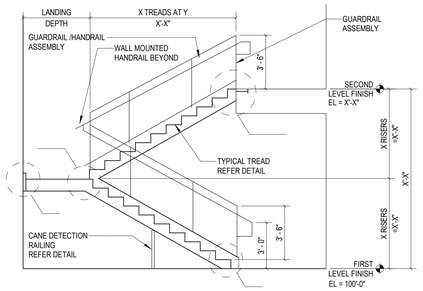
SHEET CONTENTS
EXTERIOR WALL SECTIONS

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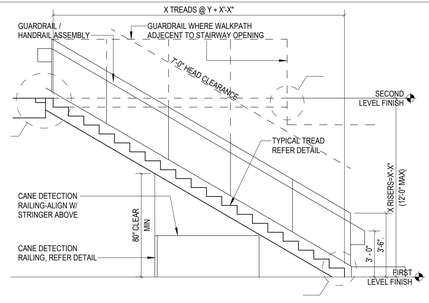
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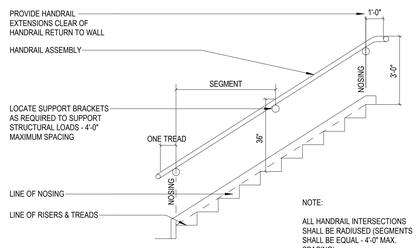
PERMIT SET- 100% CD (06/29/2023)



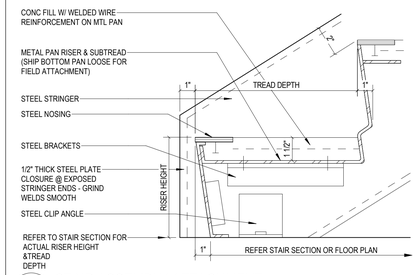
19 STAIR SECTION - TWO LEVELS
1/4" = 1'-0"



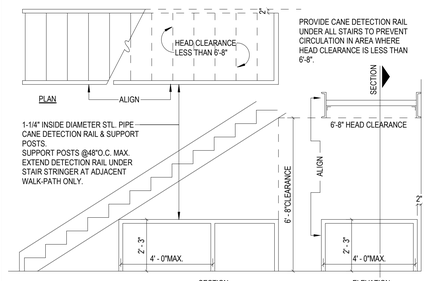
14 STRAIGH RUN STAIRWAY (LESS THAN 12'-0" HEIGHT)
1/4" = 1'-0"



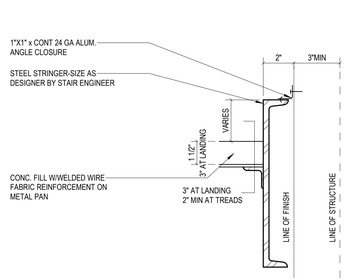
09 WALL MOUNTED HANDRAIL
3/8" = 1'-0"



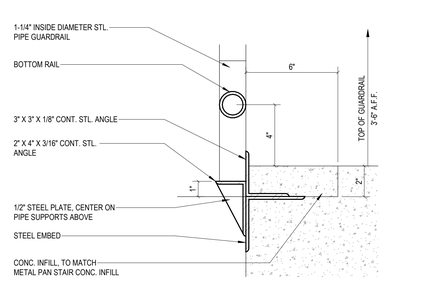
4 STAIR ASSEMBLY ATTACHMENT
3" = 1'-0"



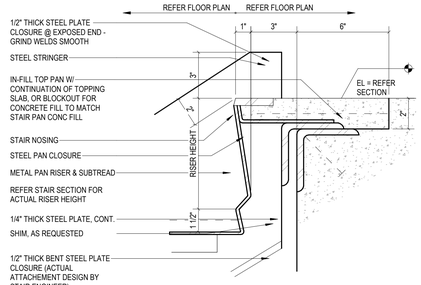
22 CANE DETECTION RAIL DIAGRAM
3/8" = 1'-0"



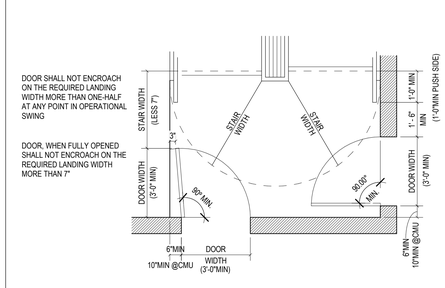
18 STAIR STRINGER / LANDING AT WALL
3" = 1'-0"



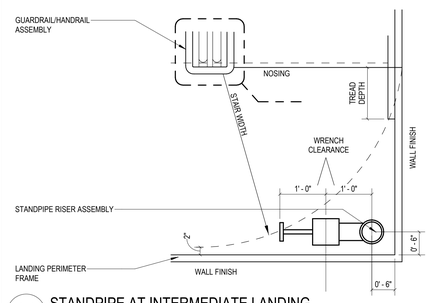
13 GUARDRAIL ATTACHMENT @ SLAB
3" = 1'-0"



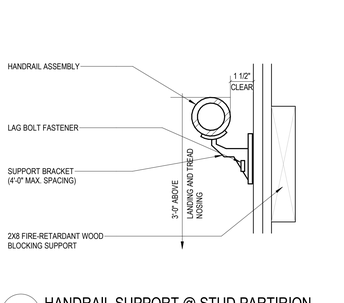
8 STAIR ASSEMBLY ATTACHMENT @ CONC.
3" = 1'-0"



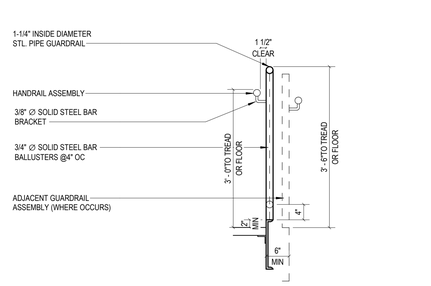
3 STANDARD LANDING CONFIGURATION
3/8" = 1'-0"



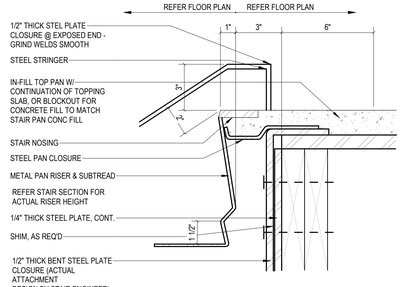
21 STANDPIPE AT INTERMEDIATE LANDING
3/4" = 1'-0"



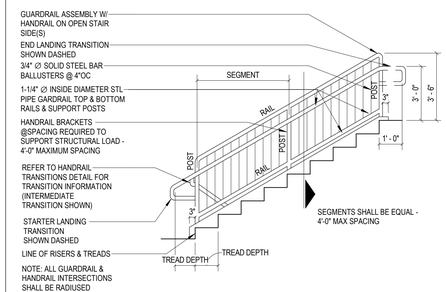
17 HANDRAIL SUPPORT @ STUD PARTIRION
3" = 1'-0"



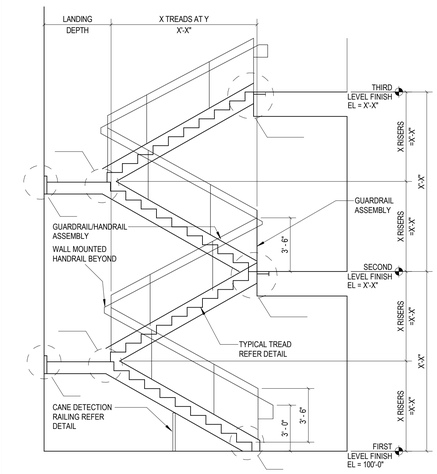
12 HANDRAIL SUPPORT @GUARDRAIL
3/4" = 1'-0"



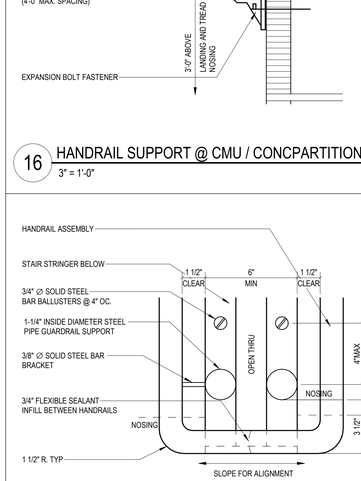
7 STAIR ASSEMBLY ATTACHMENT @ WOOD
3" = 1'-0"



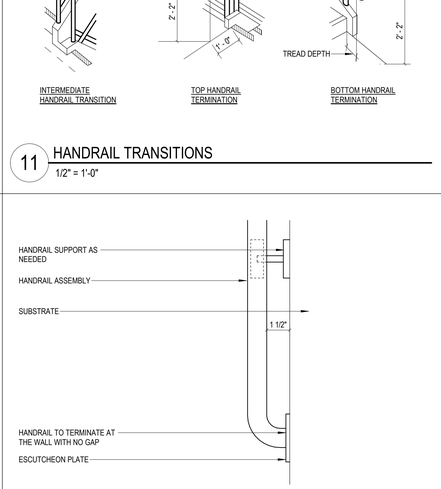
2 GUARDRAIL/HANDRAIL @ OPEN SIDE STAIR
3/8" = 1'-0"



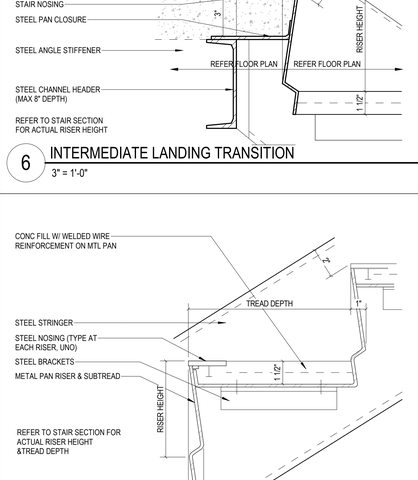
20 STAIR SECTION - THREE LEVELS
1/4" = 1'-0"



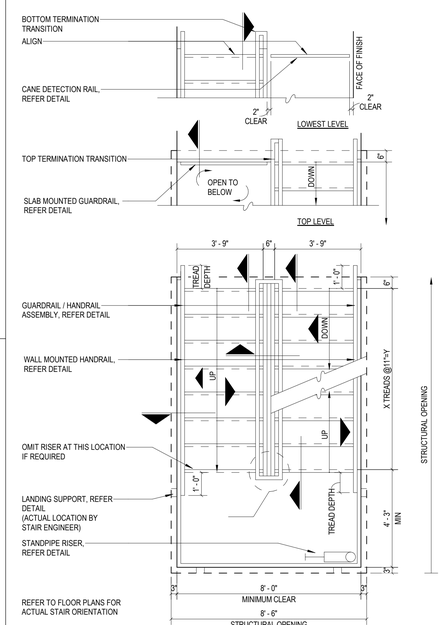
16 HANDRAIL SUPPORT @ CMU / CONCPARTITION
3" = 1'-0"



11 HANDRAIL TRANSITIONS
1/2" = 1'-0"



6 INTERMEDIATE LANDING TRANSITION
3" = 1'-0"



1 TYPICAL STAIRWAY LAYOUT
3/8" = 1'-0"

15 INTERMEDIATE LANDING TRANSITION - 2
3" = 1'-0"

10 INTERMEDIATE LANDING TRANSITION - 2
3" = 1'-0"

5 TYPICAL STAIR RISER / TREAD
3" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:30:56 PM

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Revisions

#	DATE	COMMENTS

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HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

PERMIT SET- 100% CD (06/29/2023)

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REGISTERED ARCHITECT G. DAVIS 16632 STATE OF TEXAS
Date: 06/29/2023

SHEET CONTENTS
METAL PAN STAIR DETAILS

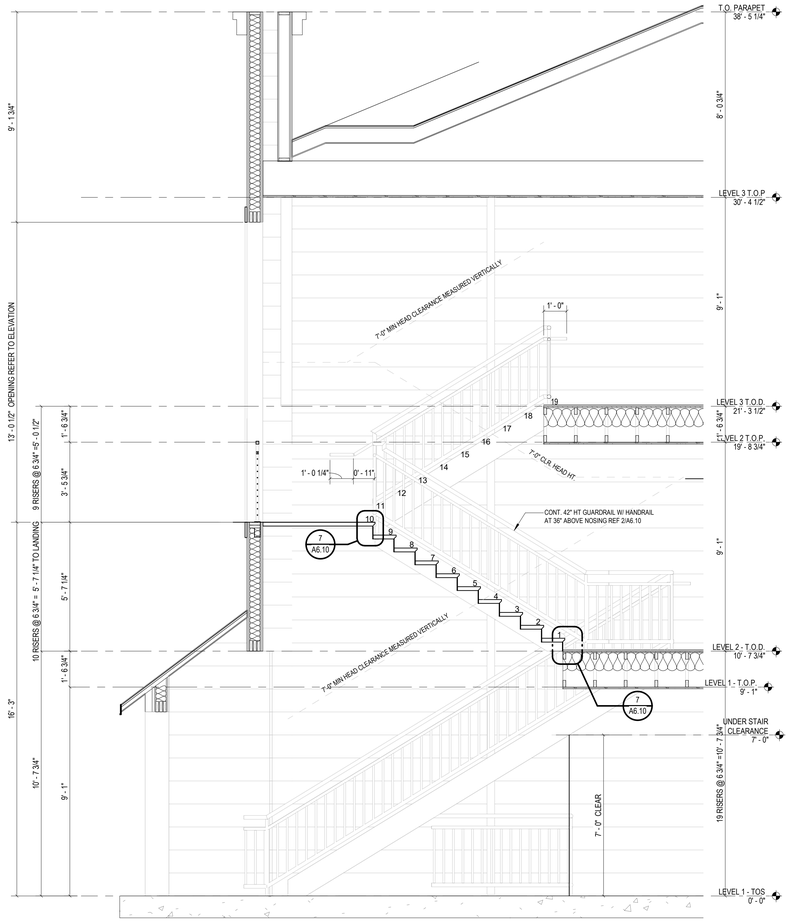
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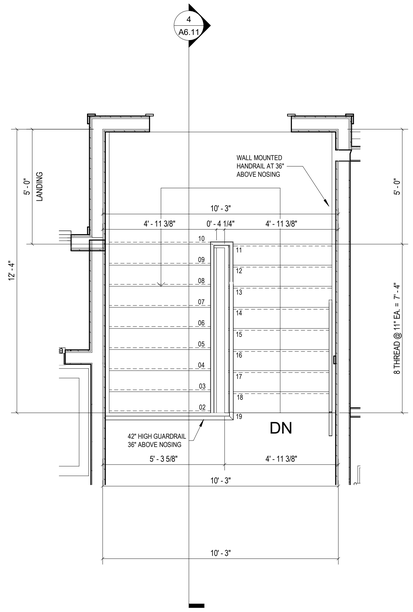
STAIR NOTES

1. PROVIDE SIGNS AT EACH FLOOR LANDING DESIGNATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE, IDENTIFICATION OF THE STAIR STORY NUMBER, DIRECTION TO THE EXIT, AND THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. SIGNS SHALL BE LOCATED 5'-0" ABOVE THE FLOOR LANDING IN A POSITION WHICH IS READILY VISIBLE WHEN THE DOORS ARE IN THE OPEN AND CLOSE POSITION.
2. PROVIDE SIGNAGE AT EACH EGRESS STAIRWAY AND EXIT DOOR COMPLYING WITH IBC 2018 SECTION 1011.3.
3. A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC A117.1-2018 IS TO BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY (IBC 2018 SECTION 1011.3).
4. GUARDRAILS AND HANDRAILS SHALL BE ABLE TO RESIST A 50 LBS/FT. LOAD ON TOP APPLIED IN ANY DIRECTION.
5. FOR WALL MISC. STAIR DETAILS, SEE SHEETS A6.10.
6. THE LEADING 2" OF THE TREAD SHALL HAVE VISUAL CONTRAST OF DARK–ON–LIGHT OR LIGHT–ON–DARK FROM THE REMAINDER OF THE TREAD AT STAIRS THAT ARE PART OF AN ACCESSIBLE MEANS OF EGRESS.
7. PLATE HEIGHTS AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY.
8. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
9. REFER TO STRUCTURAL DRAWINGS FOR SILL PLATE ANCHOR BOLT SIZES, EMBEDMENT, DEPTH, AND SPACINGS.
10. FOR VARIATIONS IN WALL THICKNESS SEE BUILDING PLANS.
11. STAIRS ARE A DESIGN BUILD COMPONENT. PROVIDE PLANS AND ENGINEERING CALCULATIONS FOR EXIT STAIRS FOR REVIEW AND APPROVAL OF THE ARCHITECT AND ENGINEER OF RECORD.

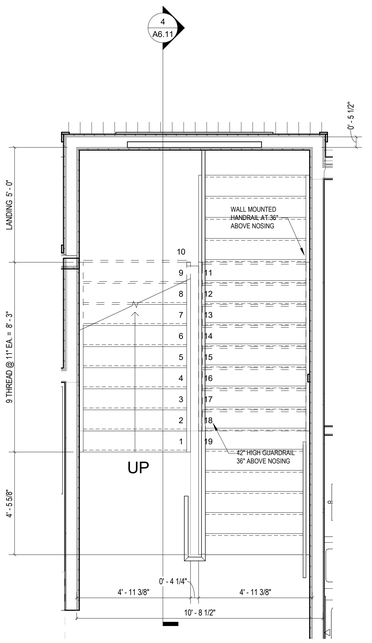
NOTE: ALL STAIRS IN EACH BUILDING ARE THE SAME DIMENSIONS & TREAD COUNT



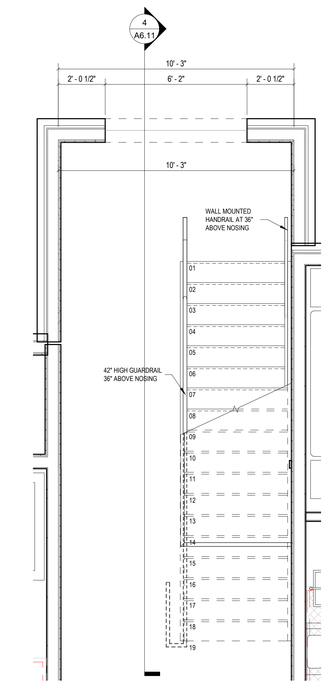
4 STAIR SECTION A
3/8" = 1'-0"



3 STAIR - LEVEL 3
3/8" = 1'-0"



2 STAIR - LEVEL 2
3/8" = 1'-0"



1 STAIR - LEVEL 1
3/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:00 PM

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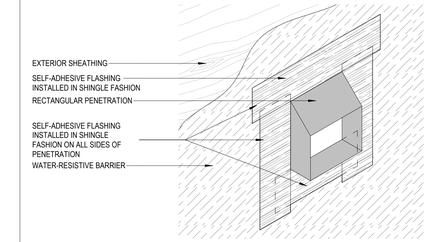
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REGISTERED ARCHITECT · DON G. DAVIS · 16632 · STATE OF TEXAS
Date: 06/29/2023

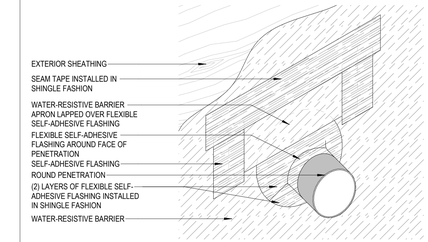
SHEET CONTENTS
STAIR PLANS & SECTIONS

SHEET NO.
A6.11

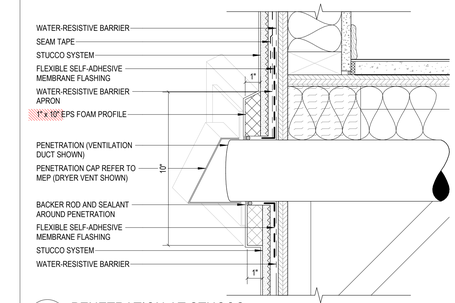
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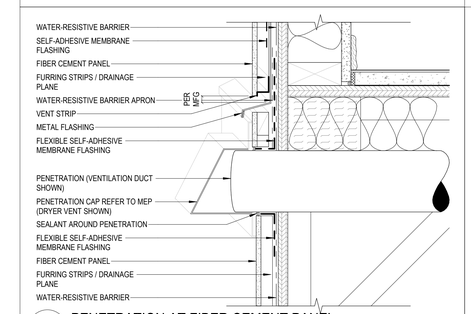
10 FLASHING AT RECTANGULAR PENETRATIONS
N.T.S. AXONOMETRIC



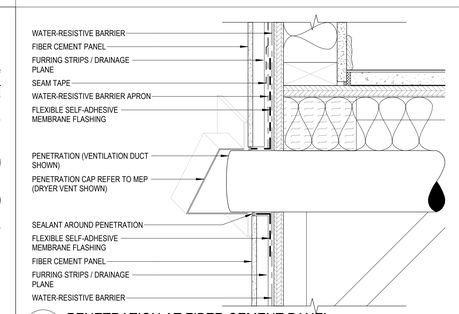
9 FLASHING AT ROUND PENETRATIONS
N.T.S. AXONOMETRIC



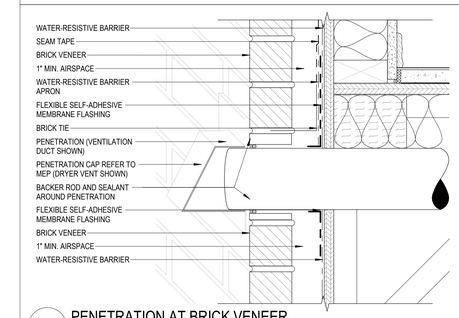
8 PENETRATION AT STUCCO
3" = 1'-0"



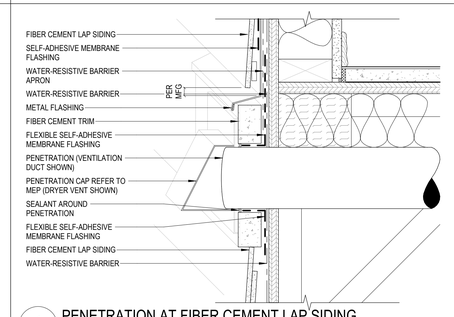
7 PENETRATION AT FIBER CEMENT PANEL
3" = 1'-0"



2 PENETRATION AT FIBER CEMENT PANEL
3" = 1'-0"



6 PENETRATION AT BRICK VENEER
3" = 1'-0"



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

PERMIT SET- 100% CD (06/29/2023)

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Architect of Record: DON DAVIS
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BASTROP, TX 78602



Date: 06/29/2023

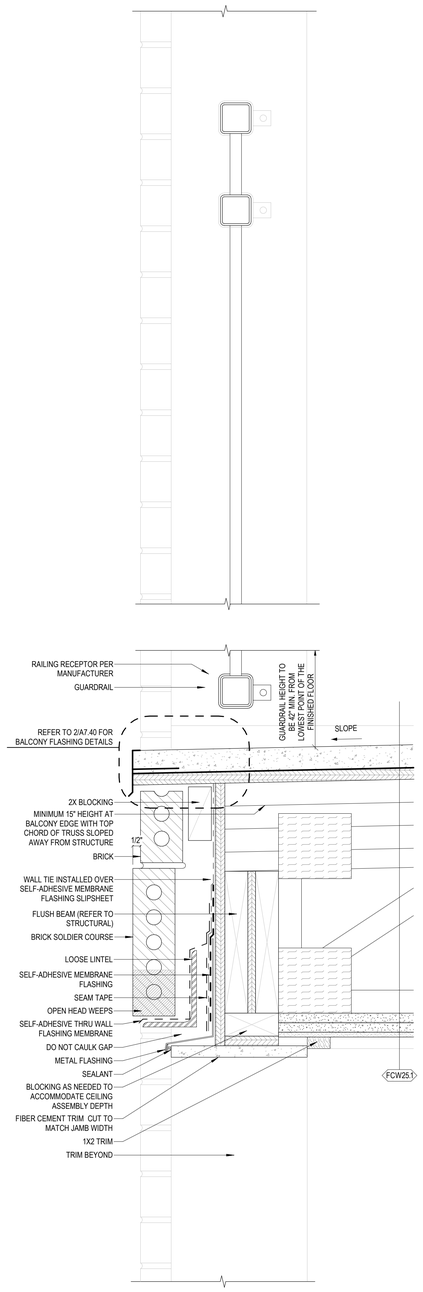
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SHEET CONTENTS
EXTERIOR PENETRATIONS

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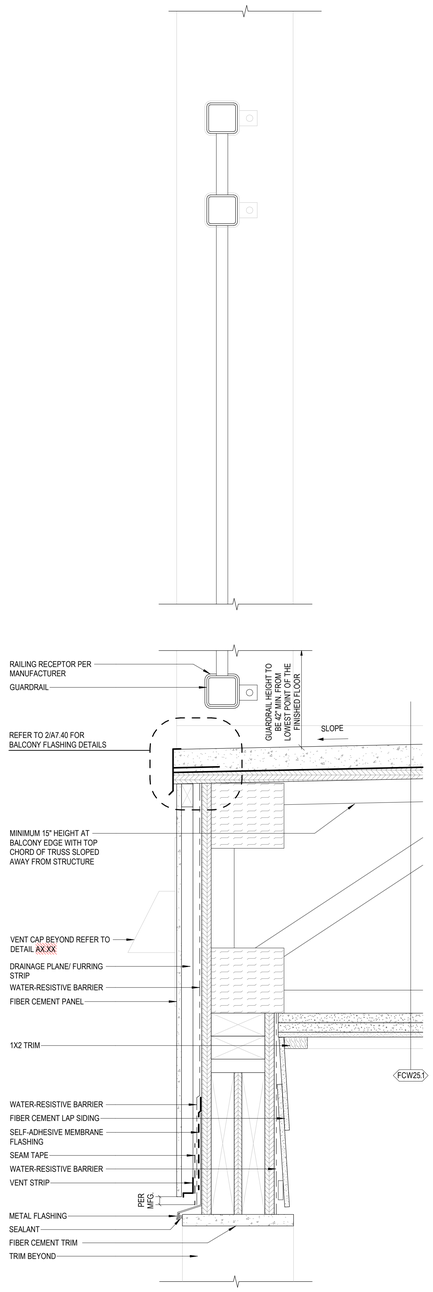
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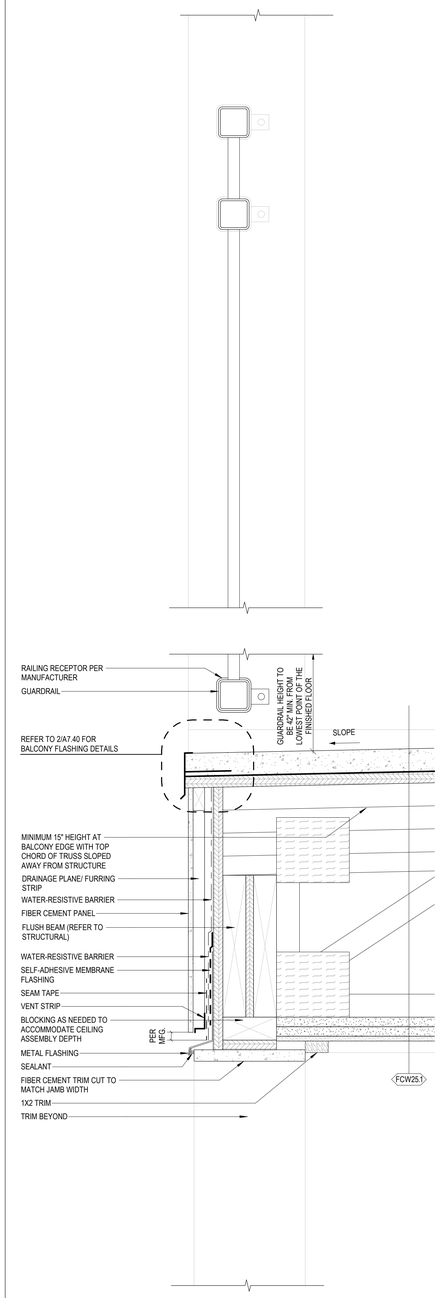
6 BALCONY AT BRICK

3" = 1'-0"



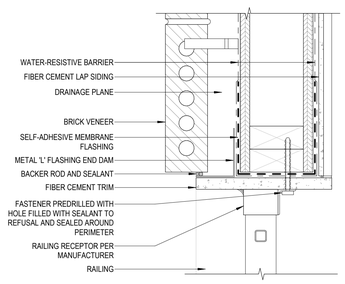
4 BALCONY AT FIBER CEMENT PANEL

3" = 1'-0"



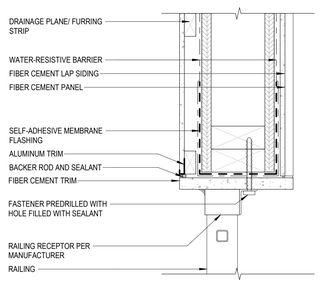
2 BALCONY AT FIBER CEMENT PANEL

3" = 1'-0"



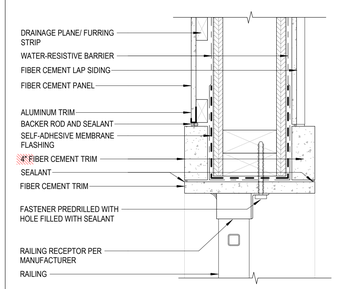
5 BALCONY WING WALL

3" = 1'-0" PLAN VIEW



3 BALCONY WING WALL

3" = 1'-0" PLAN VIEW



1 BALCONY WING WALL

3" = 1'-0" PLAN VIEW

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Date: 06/29/2023

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SHEET CONTENTS
BALCONY DETAILS

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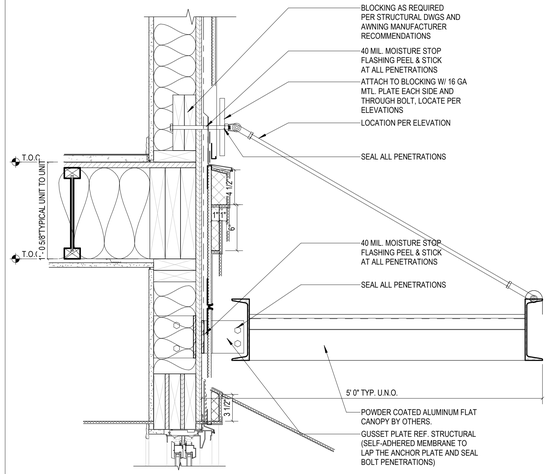
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PERMIT SET- 100% CD (06/29/2023)

NOTE: MTL FABRICATER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL

NOTE: REFER TO ELEVATIONS FOR LOCATIONS

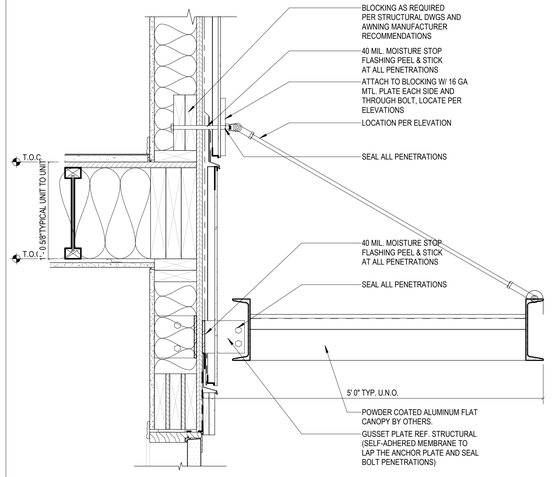


2 AWNING DETAILS AT STUCCO

1 1/2" = 1'-0"

NOTE: MTL FABRICATER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL

NOTE: REFER TO ELEVATIONS FOR LOCATIONS



1 AWNING DETAIL AT CEMENT BOARD

1 1/2" = 1'-0"

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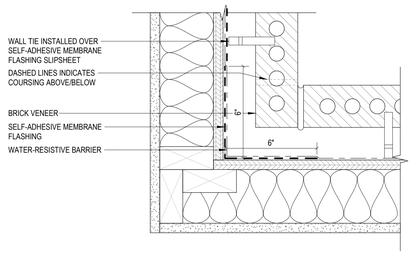
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EXTERIOR DETAILS

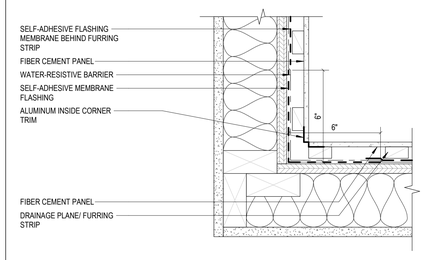
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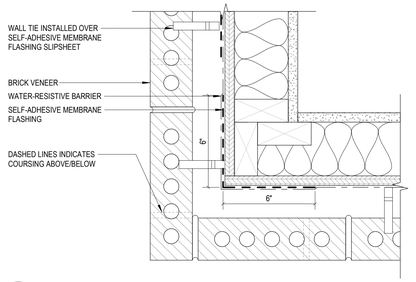
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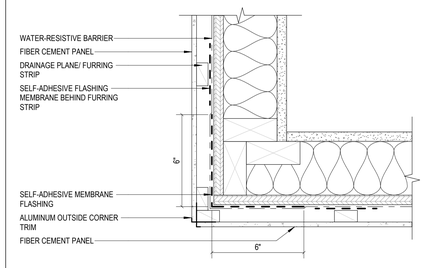
8 BRICK INSIDE CORNER
3" = 1'-0" PLAN VIEW



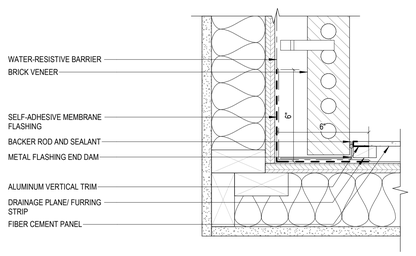
4 FIBER CEMENT PANEL INSIDE CORNER
3" = 1'-0" PLAN VIEW



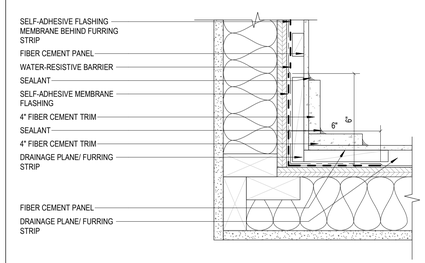
7 BRICK OUTSIDE CORNER
3" = 1'-0" PLAN VIEW



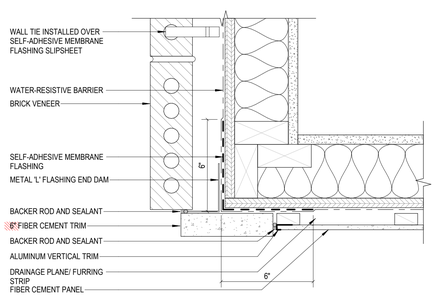
3 FIBER CEMENT PANEL OUTSIDE CORNER
3" = 1'-0" PLAN VIEW



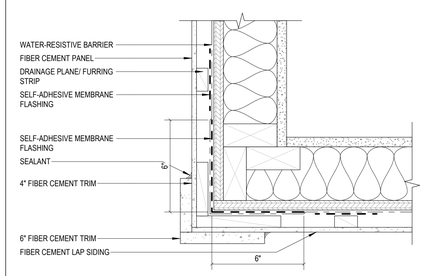
6 FC PANEL TO BRICK INSIDE CORNER
3" = 1'-0" PLAN VIEW



2 FIBER CEMENT PANEL INSIDE CORNER
3" = 1'-0" PLAN VIEW



5 FC PANEL TO BRICK OUTSIDE CORNER
3" = 1'-0" PLAN VIEW



1 FIBER CEMENT PANEL OUTSIDE CORNER
3" = 1'-0" PLAN VIEW

PERMIT SET- 100% CD (06/29/2023)

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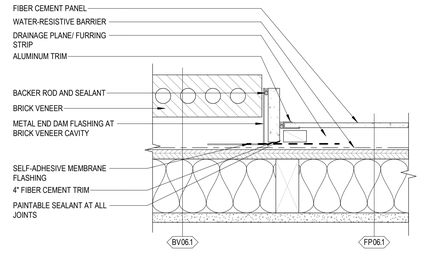
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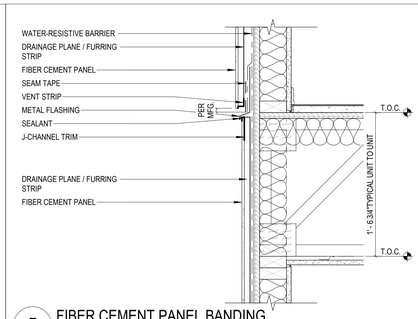
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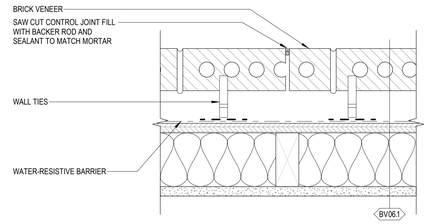
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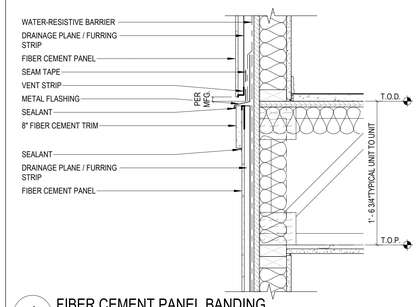
10 FIBER CEMENT PANEL AT BRICK VENEER
3" = 1'-0" PLAN VIEW



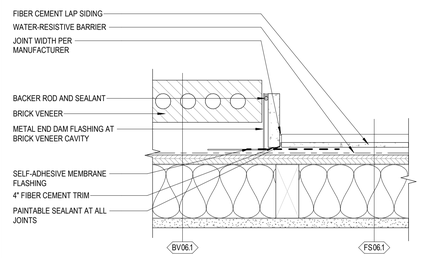
5 FIBER CEMENT PANEL BANDING
1 1/2" = 1'-0"



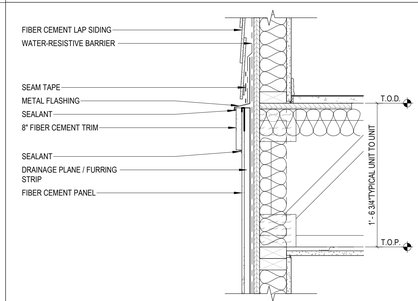
9 BRICK EXPANSION JOINT
3" = 1'-0" PLAN VIEW



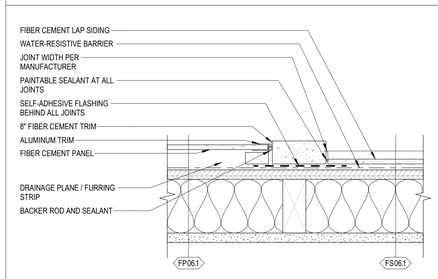
4 FIBER CEMENT PANEL BANDING
1 1/2" = 1'-0"



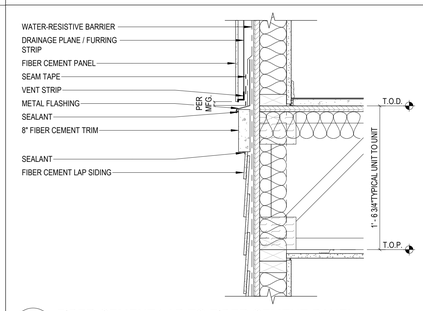
8 FIBER CEMENT LAP SIDING AT BRICK VENEER
3" = 1'-0" PLAN VIEW



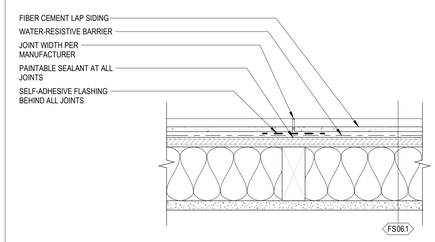
3 FIBER CEMENT PANEL TO FIBER CEMENT LAP SIDING
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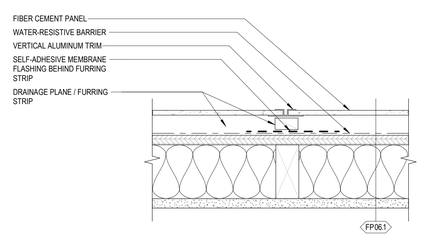
7 FIBER CEMENT LAP SIDING AT FIBER CEMENT PANEL
3" = 1'-0" PLAN VIEW



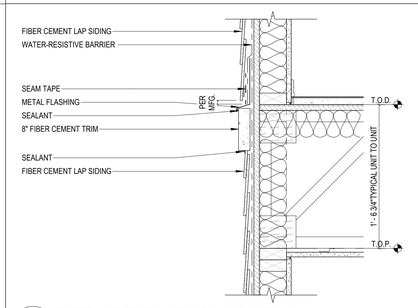
2 FIBER CEMENT LAP TO FIBER CEMENT PANEL
1 1/2" = 1'-0"



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



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



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

PERMIT SET- 100% CD (06/29/2023)

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:13 PM

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Revisions

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HSD BASTROP PECAN PARK LP

BASTROP, TX 78602



Date: 06/29/2023

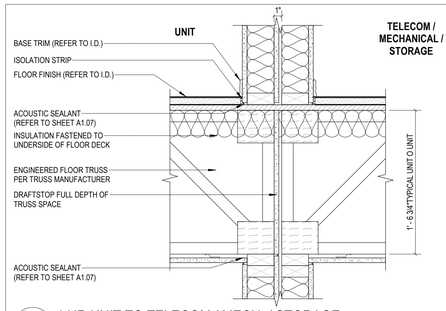
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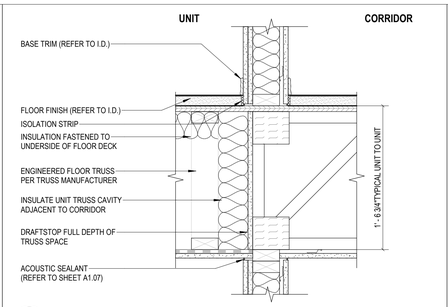
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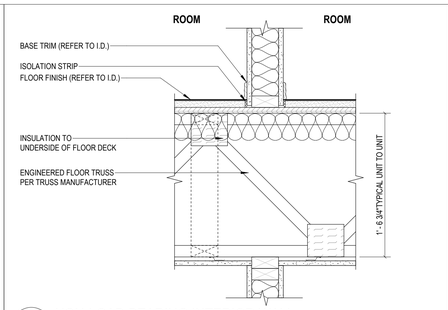
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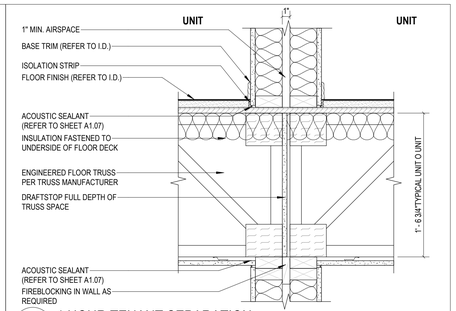
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1 1/2" = 1'-0" FLOOR / CEILING



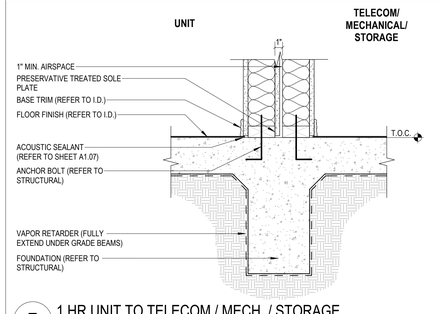
6 1 HOUR TO CORRIDOR SEPARATION
1 1/2" = 1'-0" FLOOR / CEILING



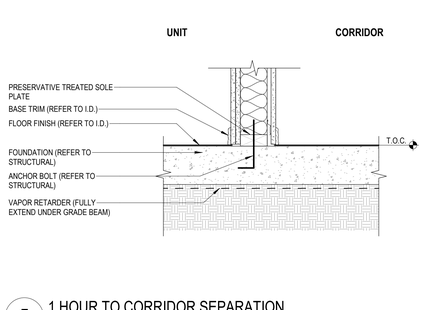
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1 1/2" = 1'-0" FLOOR / CEILING



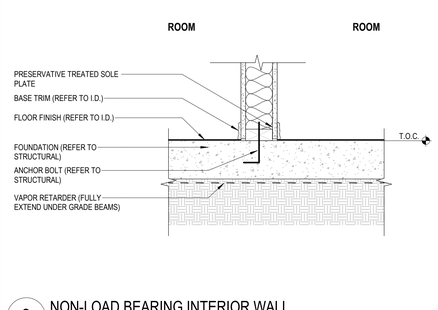
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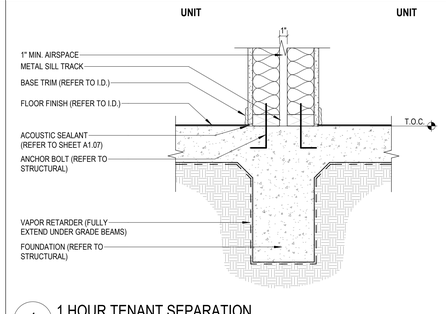
7 1 HR UNIT TO TELECOM / MECH. / STORAGE
1 1/2" = 1'-0" FOUNDATION



5 1 HOUR TO CORRIDOR SEPARATION
1 1/2" = 1'-0" FOUNDATION



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



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

PERMIT SET- 100% CD (06/29/2023)

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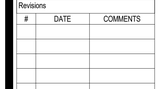
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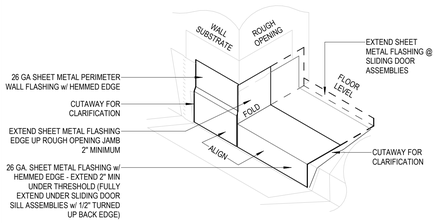
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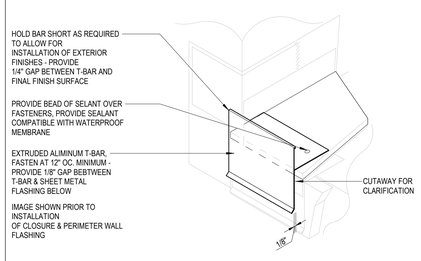
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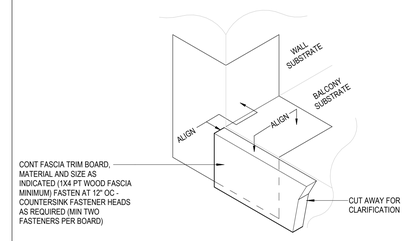
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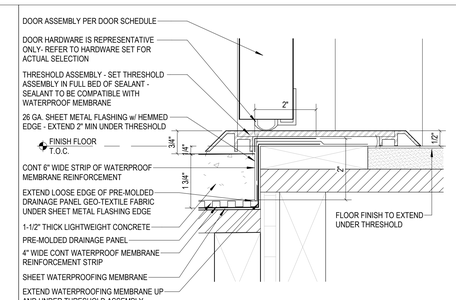
20 JAMB/SILL WATERPROOFING TRANSITION
3" = 1'-0"



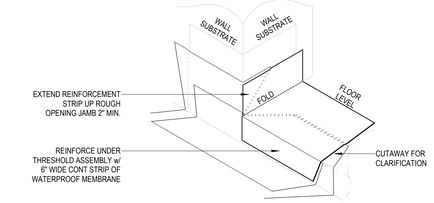
15 BALCONY PERIMETER CONTAINMENT ASSEMBLY
3" = 1'-0"



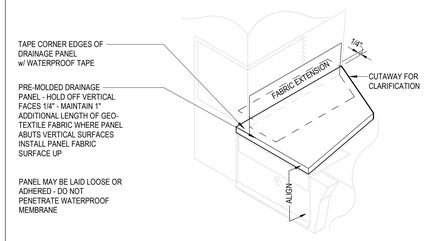
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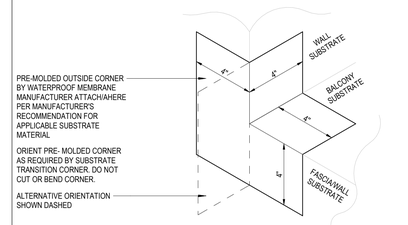
5 BALCONY EDGE AT THRESHOLD ASSEMBLY
6" = 1'-0"
OUTSWINGING DOOR UNITS



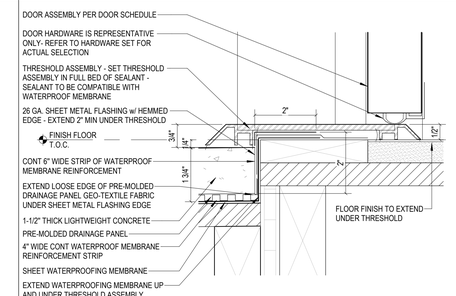
19 JAMB/SILL WATERPROOFING TRANSITION
3" = 1'-0"



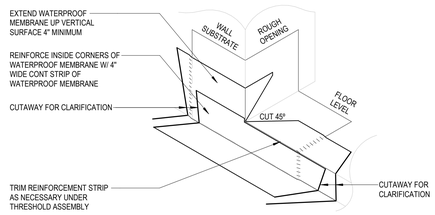
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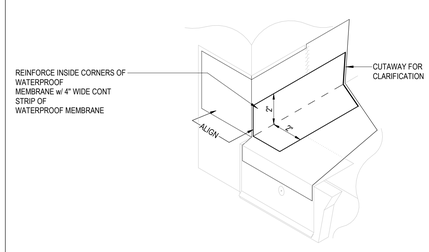
9 BALCONY PERIMETER CONTAINMENT ASSEMBLY
3" = 1'-0"



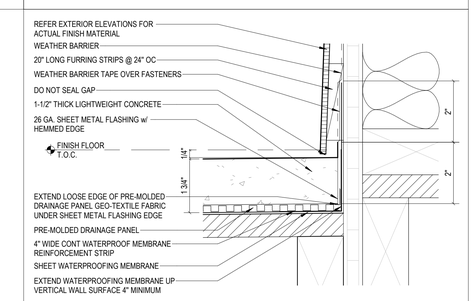
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6" = 1'-0"
IN-SWINGING DOOR UNITS



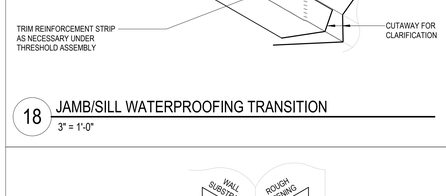
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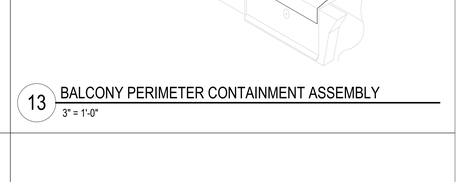
13 BALCONY PERIMETER CONTAINMENT ASSEMBLY
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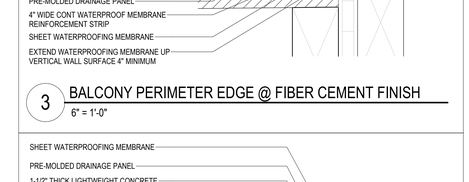
3 BALCONY PERIMETER EDGE @ FIBER CEMENT FINISH
6" = 1'-0"



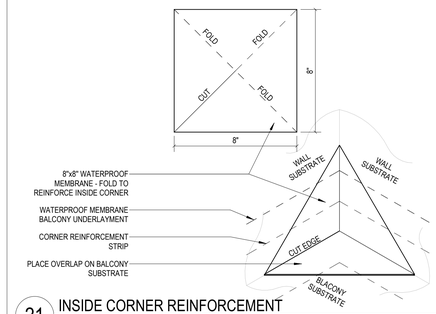
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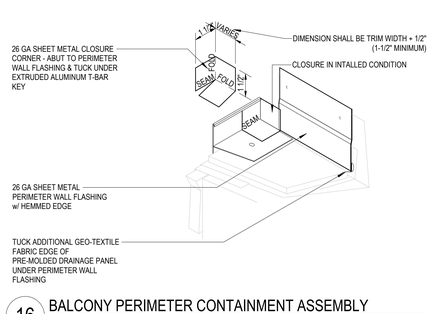
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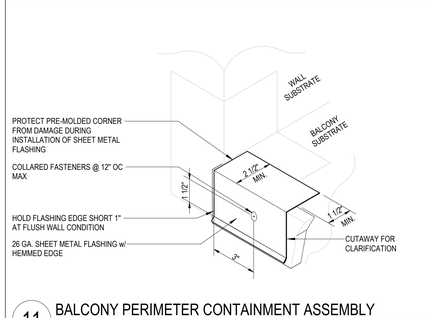
2 BALCONY EXPOSED EDGE
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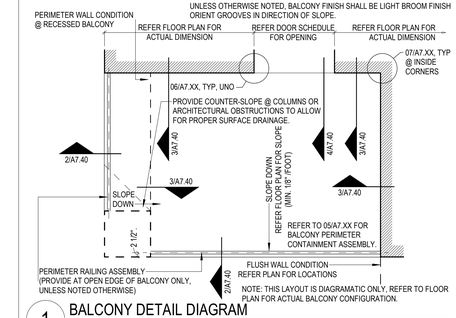
21 INSIDE CORNER REINFORCEMENT
3" = 1'-0"



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



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



1 BALCONY DETAIL DIAGRAM
3/8" = 1'-0"

PERMIT SET- 100% CD (06/29/2023)

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:19 PM

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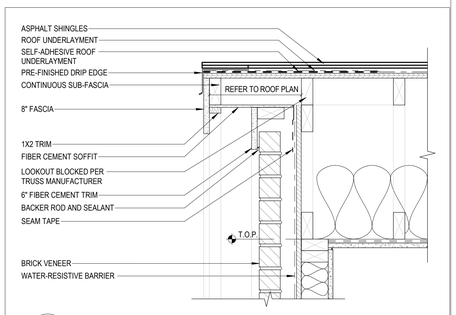
DONALD G. DAVIS
LICENSED ARCHITECT
18632
STATE OF TEXAS
Date: 06/29/2023

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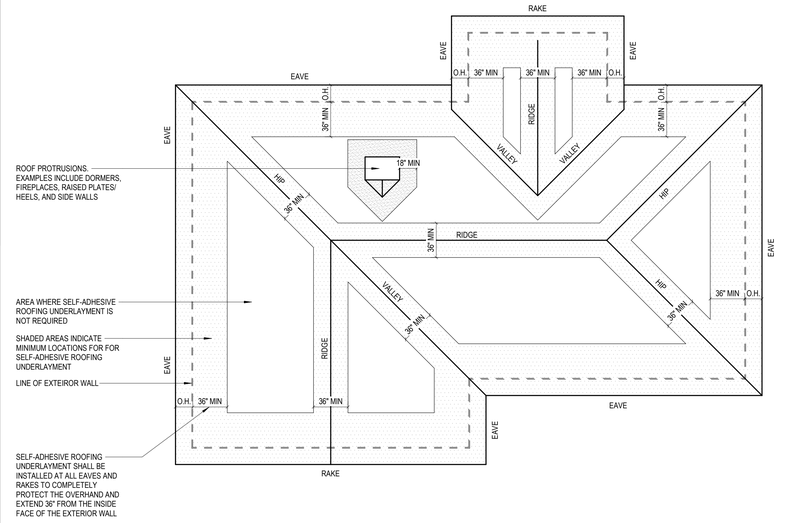
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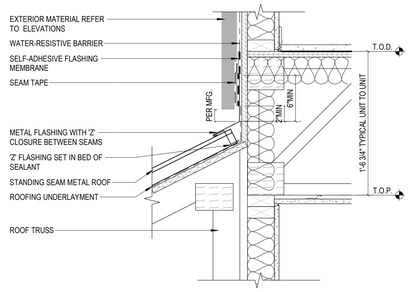
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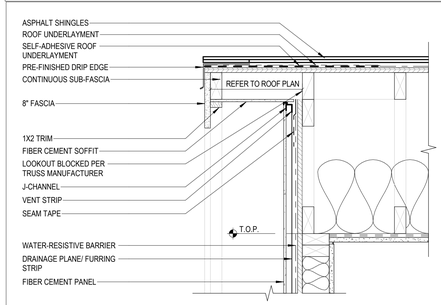
10 RAKE AT BRICK
1 1/2" = 1'-0"



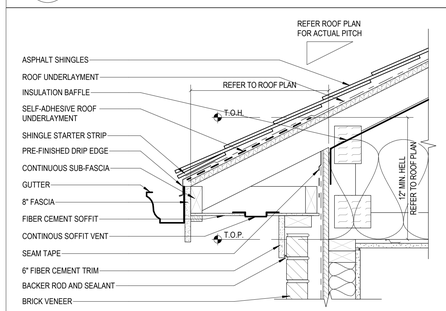
6 SELF-ADHESIVE ROOFING UNDERLAYMENT LOCATION DIAGRAM
1 1/2" = 1'-0"



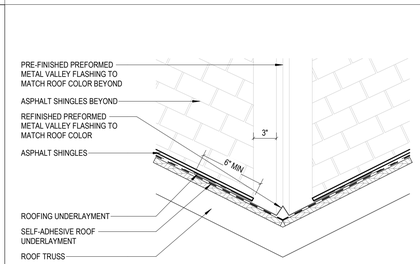
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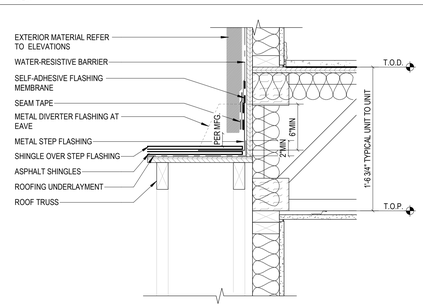
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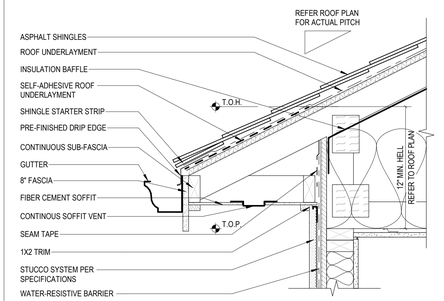
8 EAVE AT BRICK
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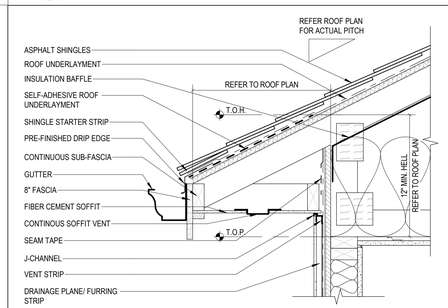
5 ASPHALT SHINGLE VALLEY FLASHING
1 1/2" = 1'-0"



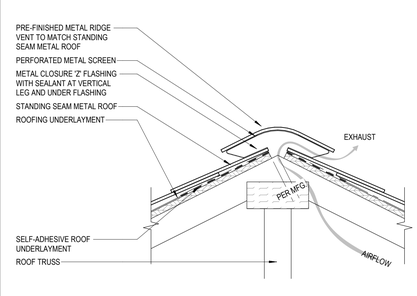
2 ASPHALT SHINGLE ROOF TO WALL STEP FLASHING
1 1/2" = 1'-0"



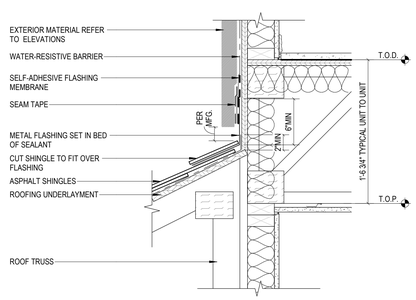
11 EAVE AT STUCCO
1 1/2" = 1'-0"



7 EAVE AT FIBER CEMENT PANEL
1 1/2" = 1'-0"



4 ASPHALT SHINGLE RIDGE VENT
1 1/2" = 1'-0"



1 ASPHALT SHINGLE ROOF TO WALL TRANSITION
1 1/2" = 1'-0"

PERMIT SET- 100% CD (06/29/2023)

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:22 PM

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

Revisions

#	DATE	COMMENTS

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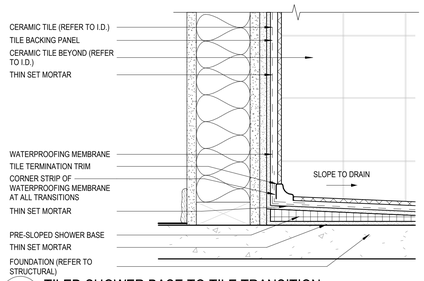
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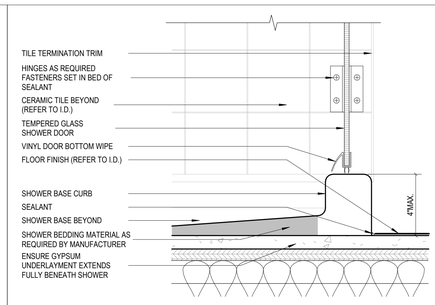
SHEET CONTENTS
PITCHED ROOF

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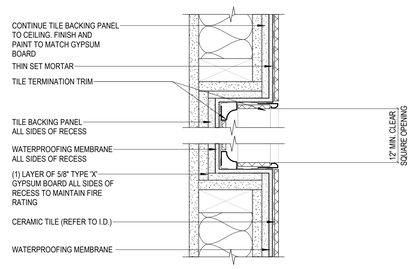
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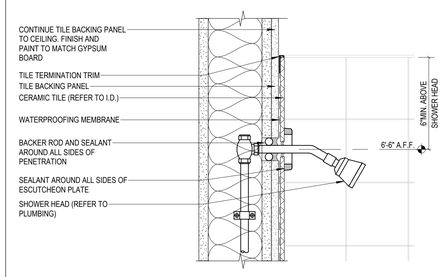
20 TILED SHOWER BASE TO TILE TRANSITION
3" = 1'-0" FOUNDATION



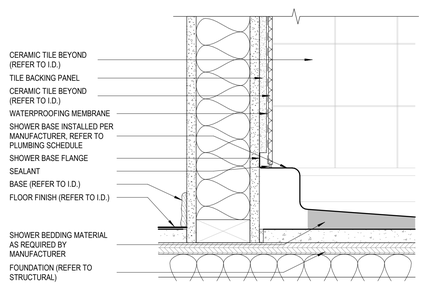
15 SHOWER BASE THRESHOLD (ANSI TYPE 'B')
3" = 1'-0" UPPER FLOOR



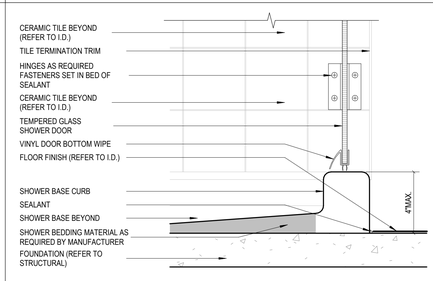
10 TILED RECESS IN SHOWER
3" = 1'-0" PLAN VIEW



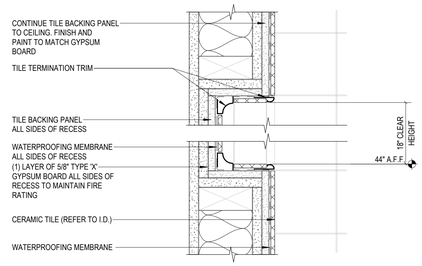
5 SHOWER HEAD
3" = 1'-0" UPPER FLOOR



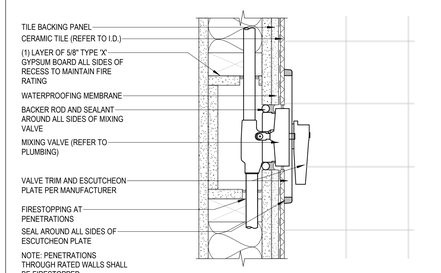
19 SHOWER BASE TO TILE TRANSITION
3" = 1'-0" UPPER FLOOR



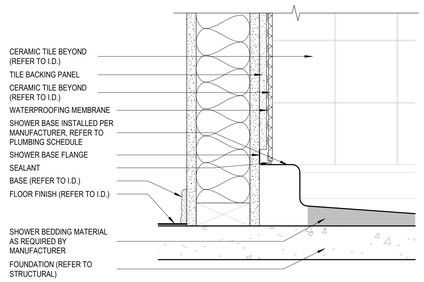
14 SHOWER BASE THRESHOLD (ANSI TYPE 'B')
3" = 1'-0" FOUNDATION



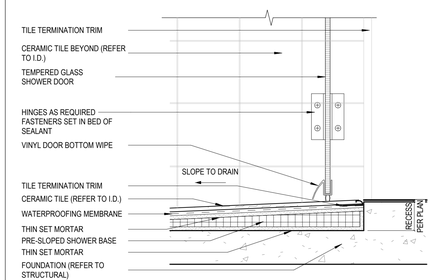
9 TILED RECESS IN SHOWER
3" = 1'-0" SECTION VIEW



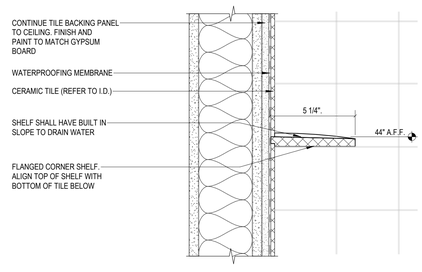
4 MIXING VALVE PENETRATION
3" = 1'-0" UPPER FLOOR



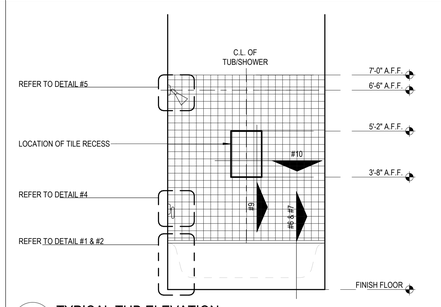
18 SHOWER BASE TO TILE TRANSITION
3" = 1'-0" FOUNDATION



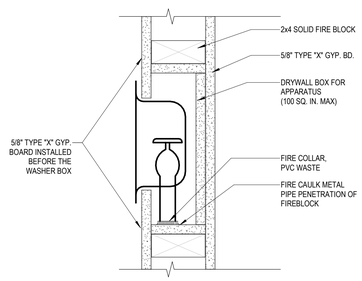
13 TILED SHOWER BASE THRESHOLD (ANSI TYPE 'A')
3" = 1'-0" FOUNDATION



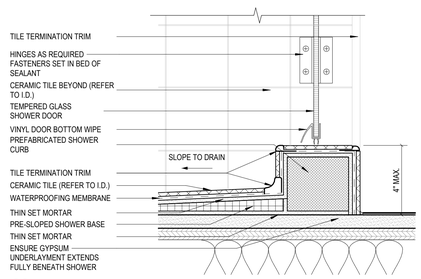
8 SHOWER SHELF
3" = 1'-0" UPPER FLOOR



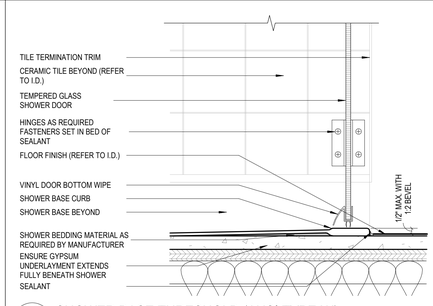
3 TYPICAL TUB ELEVATION
1/2" = 1'-0"



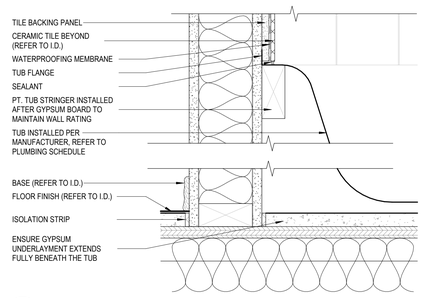
22 WASHER BOX DETAILER AT 1 HR. WALL
3" = 1'-0"



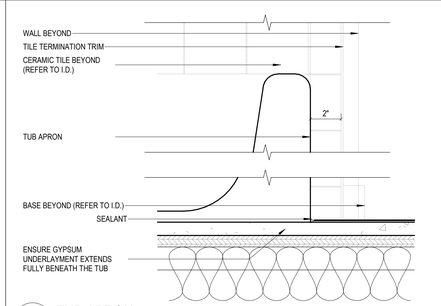
17 TILED SHOWER BASE THRESHOLD (ANSI TYPE 'B')
3" = 1'-0" UPPER FLOOR



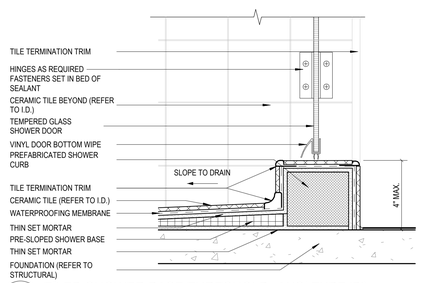
12 SHOWER BASE THRESHOLD (ANSI TYPE 'A')
3" = 1'-0" UPPER FLOOR



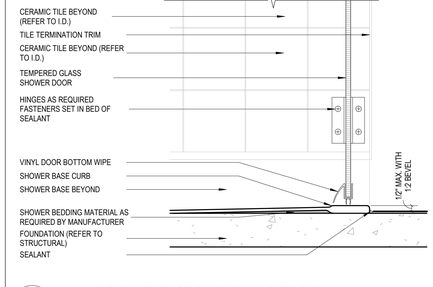
7 TUB TO TILE TRANSITION
3" = 1'-0" UPPER FLOOR



2 TUB APRON
3" = 1'-0" UPPER FLOOR

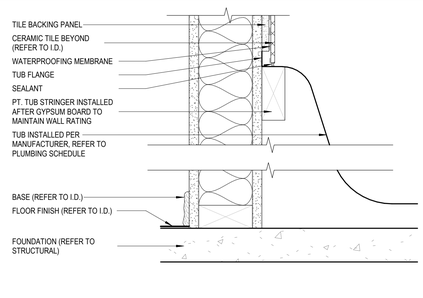


21 TILED SHOWER BASE TO TILE TRANSITION
3" = 1'-0" UPPER FLOOR

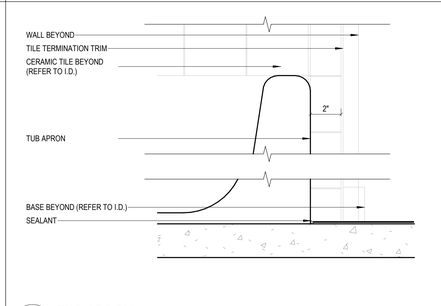


16 TILED SHOWER BASE THRESHOLD (ANSI TYPE 'B')
3" = 1'-0" FOUNDATION

11 SHOWER BASE THRESHOLD (ANSI TYPE 'A')
3" = 1'-0" FOUNDATION



6 TUB TO TILE TRANSITION
3" = 1'-0" FOUNDATION



1 TUB APRON
3" = 1'-0" FOUNDATION

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:25 PM

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PERMIT SET - 100% CD (06/29/2023)



Date: 06/29/2023

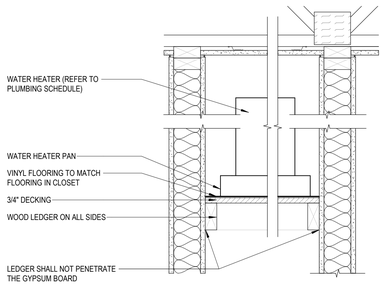
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INTERIOR DETAILS

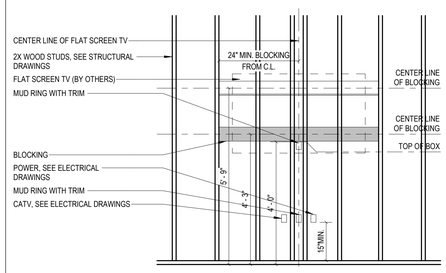
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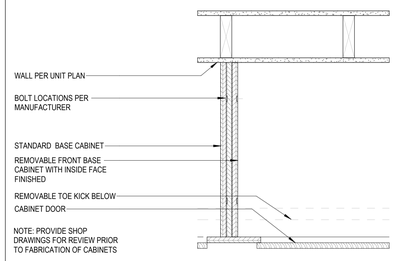
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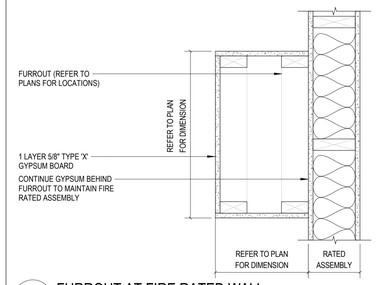
25 WATER HEATER SHELF SUPPORT
1 1/2" = 1'-0"



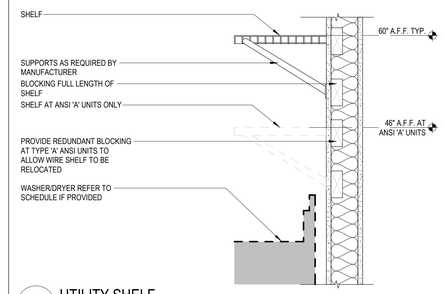
20 WALL MOUNTED TV FRAMING
1/2" = 1'-0"



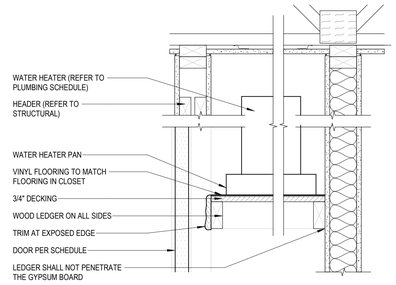
15 REMOVABLE CABINET
1 1/2" = 1'-0" PLAN



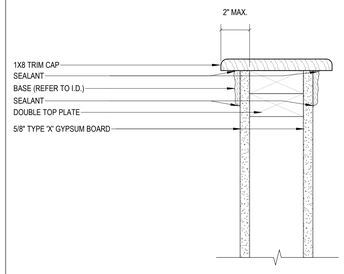
10 FURROUT AT FIRE RATED WALL
1 1/2" = 1'-0"



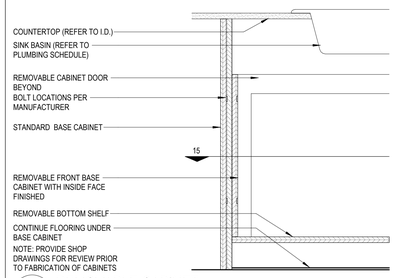
5 UTILITY SHELF
1 1/2" = 1'-0"



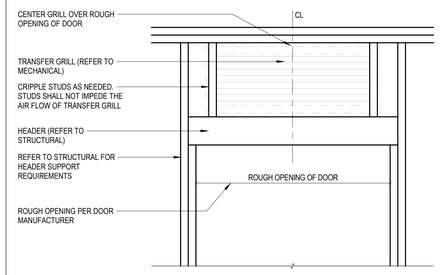
24 WATER HEATER SHELF SUPPORT
1 1/2" = 1'-0"



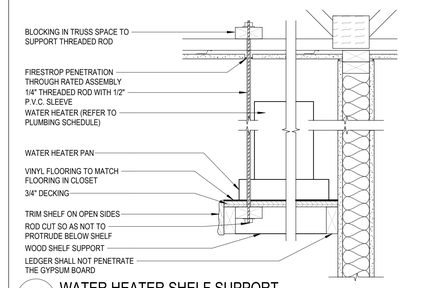
19 INTERIOR LOW WALL
3" = 1'-0"



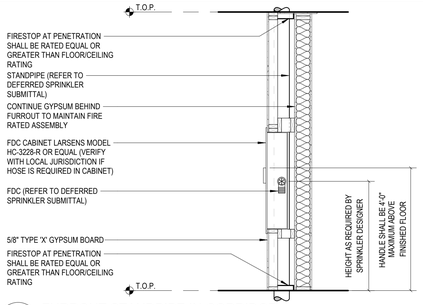
14 REMOVABLE CABINET
1 1/2" = 1'-0" SECTION



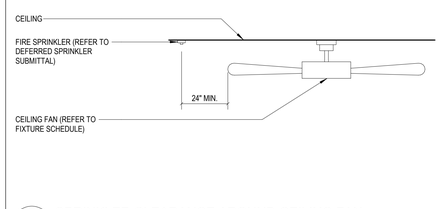
9 HVAC GRILL ABOVE DOOR
1" = 1'-0"



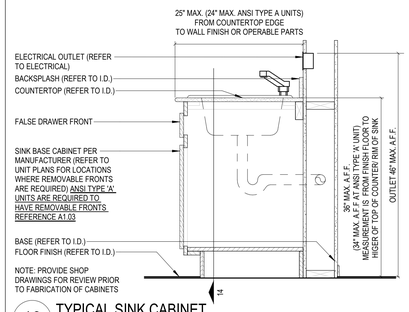
4 WATER HEATER SHELF SUPPORT
1 1/2" = 1'-0"



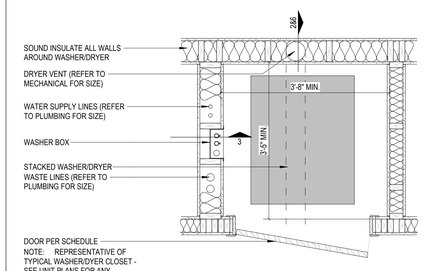
23 FURROUT STANDPIPE IN CORRIDOR
1/2" = 1'-0" SECTION



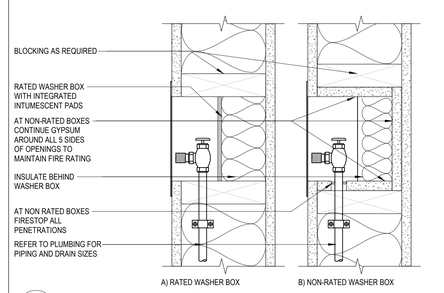
18 SPRINKLER CLEARANCE AROUND CEILING FAN
NOT TO SCALE



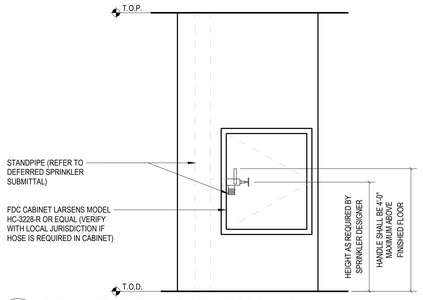
13 TYPICAL SINK CABINET
1" = 1'-0"



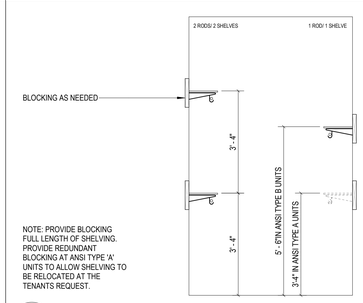
8 DRYER BOX AT RATED WALL
3/4" = 1'-0" STACKABLE WASHER AND DRYER



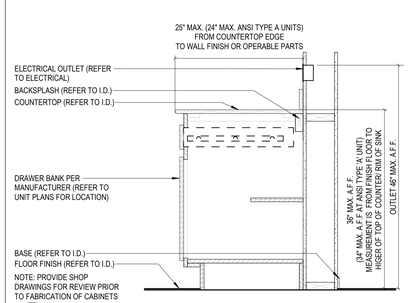
3 WASHER BOX AT RATED WALL
3" = 1'-0"



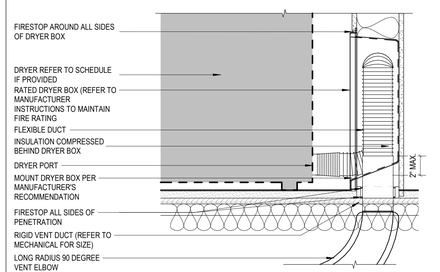
22 FURROUT AT STANDPIPE IN CORRIDOR
1/2" = 1'-0" ELEVATION



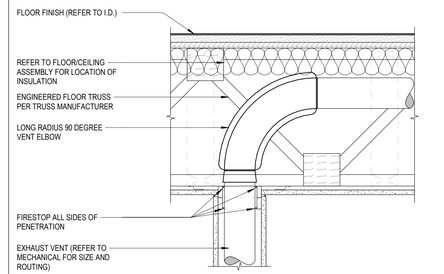
17 TYPICAL CLOSET ROD AND SHELF
1/2" = 1'-0"



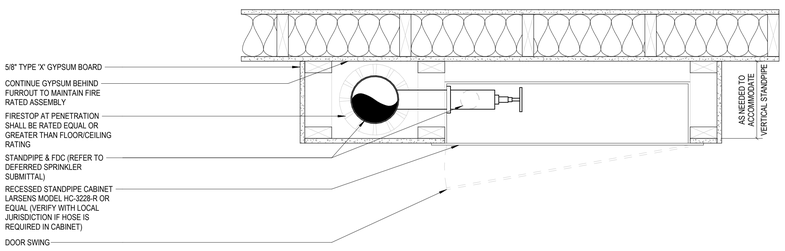
12 TYPICAL DRAWER BANK
1" = 1'-0"



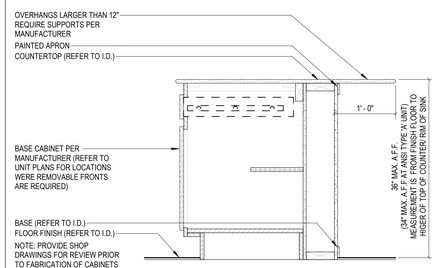
7 DRYER BOX AT RATED WALL
1 1/2" = 1'-0" DOWN THROUGH TRUSS SPACE



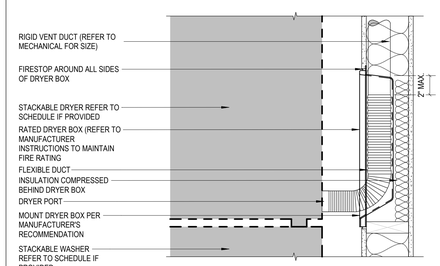
2 MECHANICAL VENT INTERIOR WALL PENETRATION
1 1/2" = 1'-0"



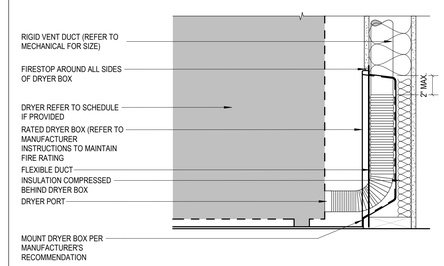
21 FURROUT AT STANDPIPE IN CORRIDOR
1 1/2" = 1'-0"



11 TYPICAL CABINET AT ISLAND
1" = 1'-0"



6 DRYER BOX AT RATED WALL
1 1/2" = 1'-0" STACKABLE WASHER AND DRYER



1 DRYER BOX AT RATED WALL
1 1/2" = 1'-0" STANDARD DRYER

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:29 PM

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SHEET CONTENTS
INTERIOR DETAILS

SHEET NO.
A7.50b

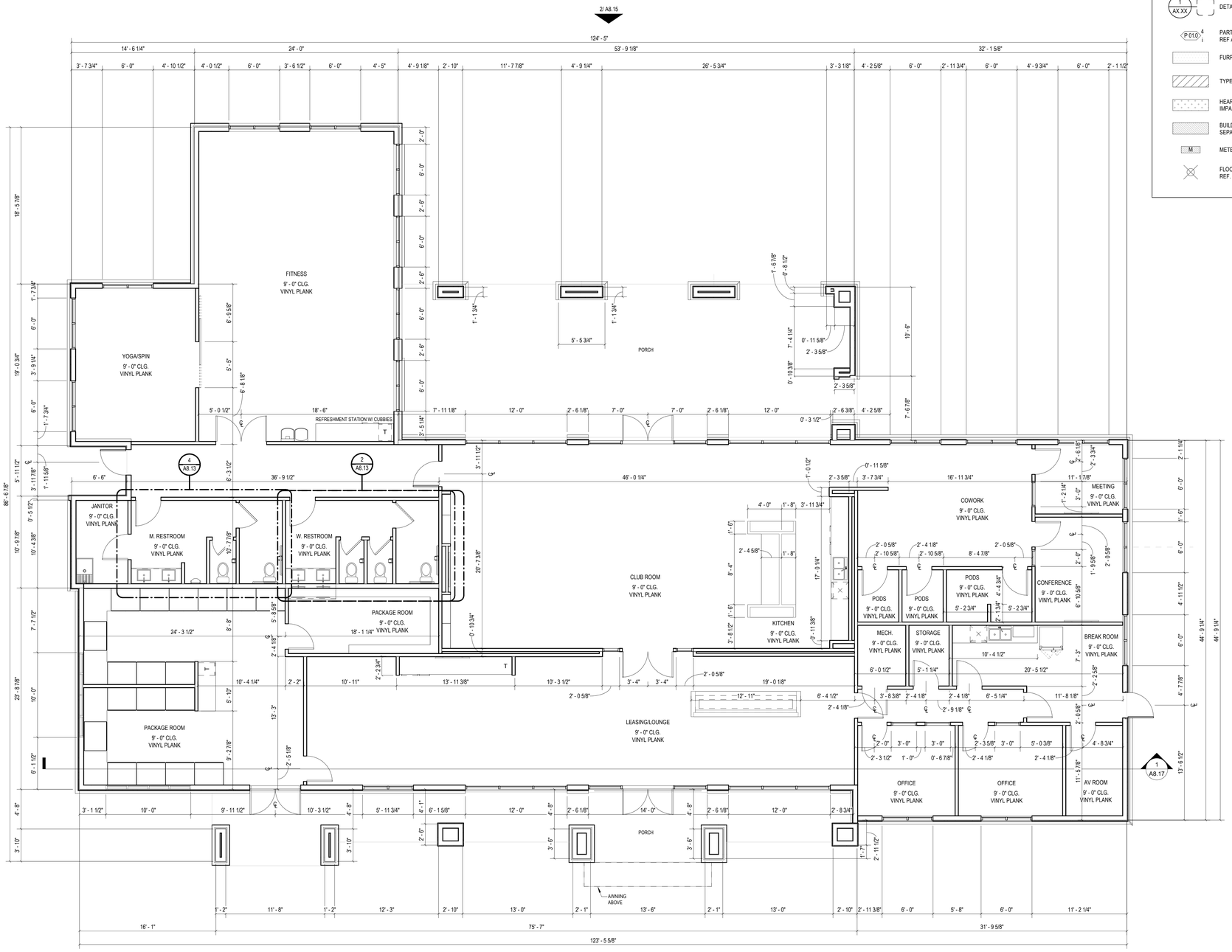
22307

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO A6.00 SHEETS FOR STAIRS; A8.00 SHEETS FOR AMENITIES; AND A9.00 MAIL KIOSK, MAINTAINECE AND TRASH ENCLOSURE ROOM.
5. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
6. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
7. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. REFER TO EGRESS PLANS FIRE EXTINGUISHER SCHEDULE.
9. N/A
10. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY
11. REFER TO SHEET A4.14, A4.15, A/A4.24, A4.34 AND A4.44 FOR ROOF NOTES AND LEGENDS.
12. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- WALL SECTION TAG (Y / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- PARTITION WALL TAG (P 01.0, 4) REF. A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27" (FEC)
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER (I)
- UNIT TYPE (UNIT A)
- SHEET NUMBER (AX.XX)
- UNIT AREA (Area)
- ADDRESS NUMBER (201)
- FINISH FLOOR ELEVATION REFER TO CIVIL (F.F.)
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 CLUBHOUSE DIMENSION PLAN
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:32 PM

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JOSHUA G. DAVIS 16632 REGISTERED ARCHITECT STATE OF TEXAS
Date: 06/29/2023

SHEET CONTENTS
CLUBHOUSE DIMENSION PLAN

SHEET NO.
A8.11

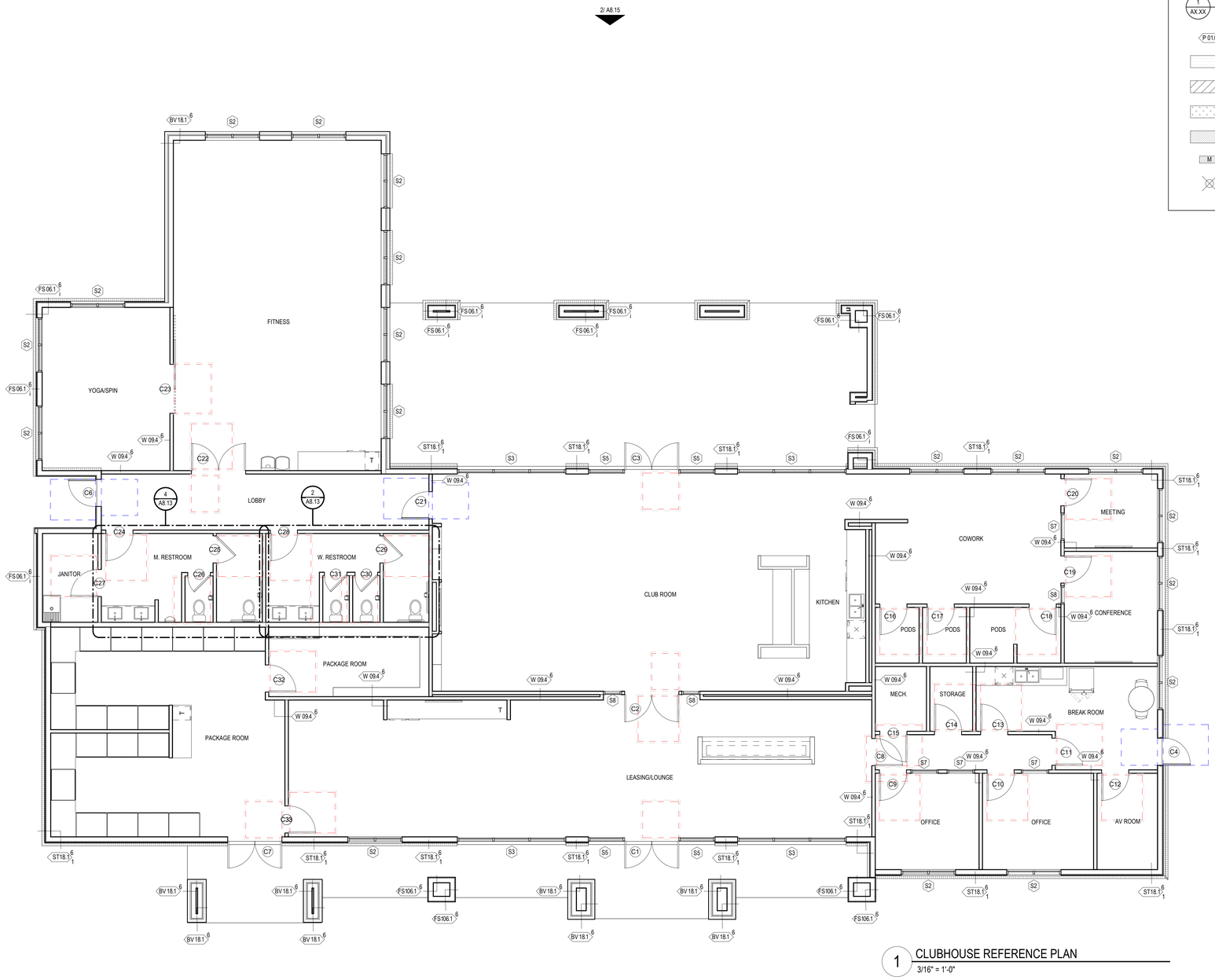
22307

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- PARTITION WALL TAG (P 01.0) REF. A1.05
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- METER (M)
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- SEMI-RECESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27" (FEC)
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (X)
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- BUILDING NUMBER
- UNIT TYPE (UNIT A)
- SHEET NUMBER (AX.XX)
- UNIT AREA (Area)
- ADDRESS NUMBER (201)
- FINISH FLOOR ELEVATION REFER TO CIVIL (F.F.)
- ENTRANCE DOOR MANEUVERING CLEARANCE



1 CLUBHOUSE REFERENCE PLAN
3/16" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:36 PM

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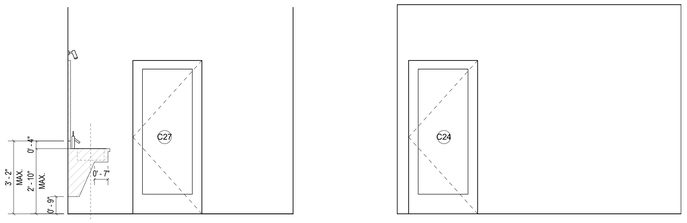
Date: 06/29/2023

SHEET CONTENTS
CLUBHOUSE REFERENCE PLAN

SHEET NO.

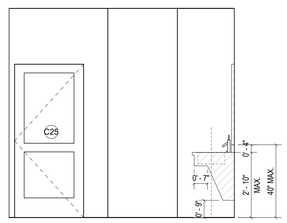
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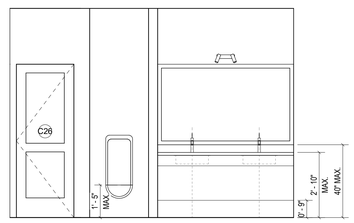
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11 CLUBHOUSE - M RESTROOM - WEST
3/8" = 1'-0"

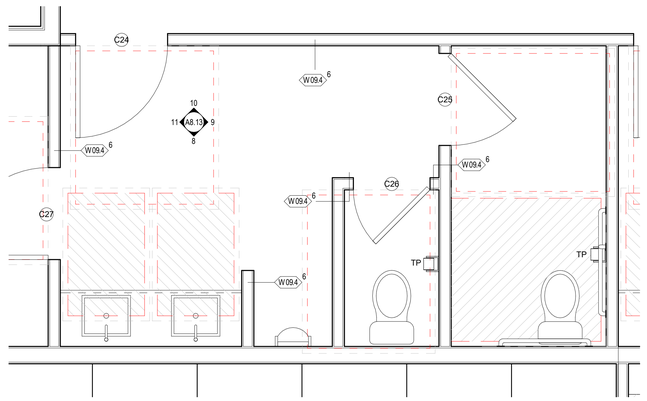
10 CLUBHOUSE - M RESTROOM -NORTH
3/8" = 1'-0"



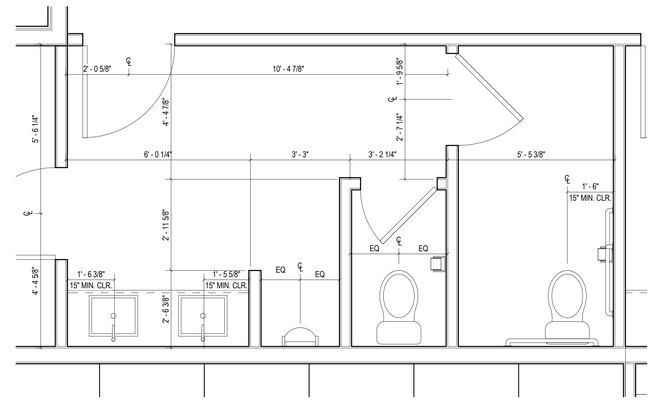


9 CLUBHOUSE - M RESTROOM - EAST
3/8" = 1'-0"

8 CLUBHOUSE - M RESTROOM -SOUTH
3/8" = 1'-0"



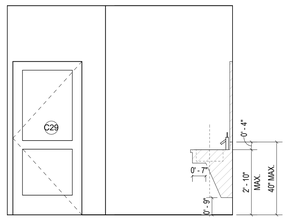
4 CLUBHOUSE - M RESTROOM REFERENCE PLAN
1/2" = 1'-0"

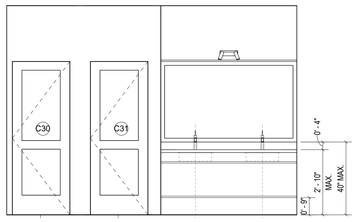


3 CLUBHOUSE - M RESTROOM DIMENSION PLAN
1/2" = 1'-0"



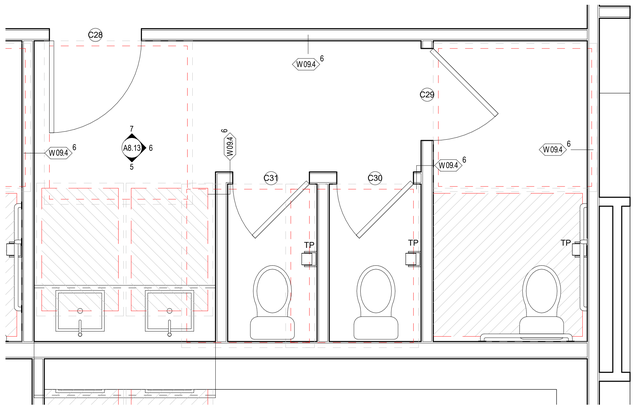
7 CLUBHOUSE - W RESTROOM - NORTH
3/8" = 1'-0"



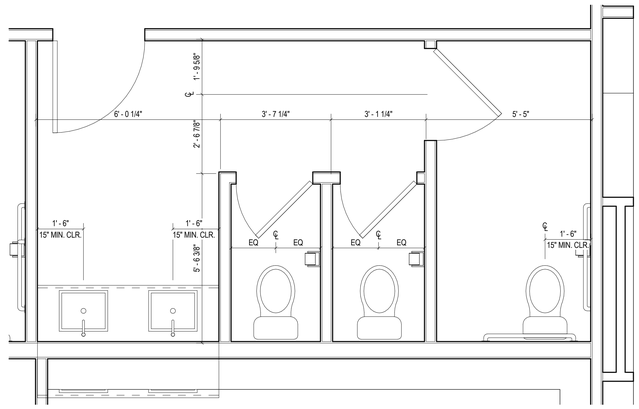


6 CLUBHOUSE - W RESTROOM - WEST
3/8" = 1'-0"

5 CLUBHOUSE - W RESTROOM - SOUTH
3/8" = 1'-0"



2 CLUBHOUSE - W RESTROOM REFERENCE PLAN
1/2" = 1'-0"



1 CLUBHOUSE - W RESTROOM DIMENSION PLAN
1/2" = 1'-0"

CLUBHOUSE FLOOR PLAN - SYMBOL LEGEND

- 1/ A101 — EXTERIOR ELEVATION TAG
- 1 / AX.XX — WALL SECTION TAG
- 1 / A101 — DETAIL SECTION TAG
- P 01.0 4 — PARTITION WALL TAG REF A1.05b
- FURRDOWN
- M — METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-REDESSE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"
- T — TEMPERED GLASS PER IBC 2406
- CLEAR FLOOR SPACE
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1HR FIRE PARTITION AT UNIT SEPARATION
- 1HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- 1 — BUILDING NUMBER
- 100'-0" — FINISH FLOOR ELEVATION REFER TO CIVIL
- 1 / AX.XX / 2 — INTERIOR ELEVATION SYMBOL

CLUBHOUSE NOTES

NOTE:
1. REF. TO MEP DWGS FOR LOCATION OF SMOKE & FIRE DETECTORS.
2. REF. SHEET A1.0Aa FOR ACCESSIBILITY COMPLIANCE NOTES.
3. REF. SHEET A1.04a FOR TYPICAL INTERIOR ELEVATION PROFILES & NOTES.
4. REF. SHEET A1.02 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
5. REF. TO SHEET A1.05b FOR TYPICAL WALL ASSEMBLIES.
6. REF. SHEET A2.00, A2.10 & A2.11 FOR DOOR SCHEDULE & DETAILS.
7. REF. SHEET A2.20 & A2.30 FOR WINDOW SCHEDULE & DETAILS.
8. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING.
9. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
10. ACCESSIBLE DIMENSIONS LABELED "CLEAR", "MIN.", "MAX." ARE FINISHED FACE TO FINISHED FACE.
11. ALL ANGLES ARE 45 DEG. TO HORIZONTAL & VERTICAL DIRECTIONS, UNLESS OTHERWISE NOTED.
12. SOUND INSULATE WALLS AROUND ALL HVAC CLOSETS AND OTHER WALLS AS INDICATED ON PLANS.
13. ALL INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
14. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2", 5 1/2" or 7 1/2" THICK. REFER TO STRUCTURAL DRAWINGS FOR ANY SPECIAL STUD THICKNESSES.
15. PAINT UNDERSIDE OF ALL EXPOSED SHELVING.
16. ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS.
17. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
18. A SIGN STATING THE MAXIMUM OCCUPANCY LOAD OF ALL ROOMS WITH AN ASSEMBLY OCCUPANCY MUST BE POSTED IN A CONSPICUOUS LOCATION IN THE RESPECTIVE ROOM.
19. REFERENCE MEP FOR LOCATIONS OF ELECTRONIC ACCESS LOCATIONS. DOORS AND FRAMES TO BE PRE-WIRED FOR CARD ACCESS.
20. PROVIDE 36" ACCESSIBLE ROUTE TO EACH PIECE OF EQUIPMENT INSTALLED IN FITNESS ROOM.
21. CONTRACTOR TO VERIFY THE QUANTITY AND LOCATION OF FIRE EXTINGUISHER CABINETS WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
22. ALL EXTERIOR SLABS TO SLOPE 1/8"/ FT TO EDGE OF SLAB. -LIGHT BROOM FINISH AT SLOPED SURFACES.
23. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
24. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.10 & A2.11 FOR TYPICAL DOOR THRESHOLD FOR COMMON AREAS.
25. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30' MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
26. REF. TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES.
27. REF. TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
28. REFER TO ID FOR FLOOR FINISHES. TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS 6" MIN.
29. REFER TO ID DRAWINGS FOR INTERIOR WALL FINISHES. WALLS WITHIN 2' OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE. TO A HEIGHT OF 4' MIN. AFF, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:41 PM

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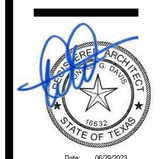
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BASTROP, TX 78602

PERMIT SET- 100% CD (06/29/2023)



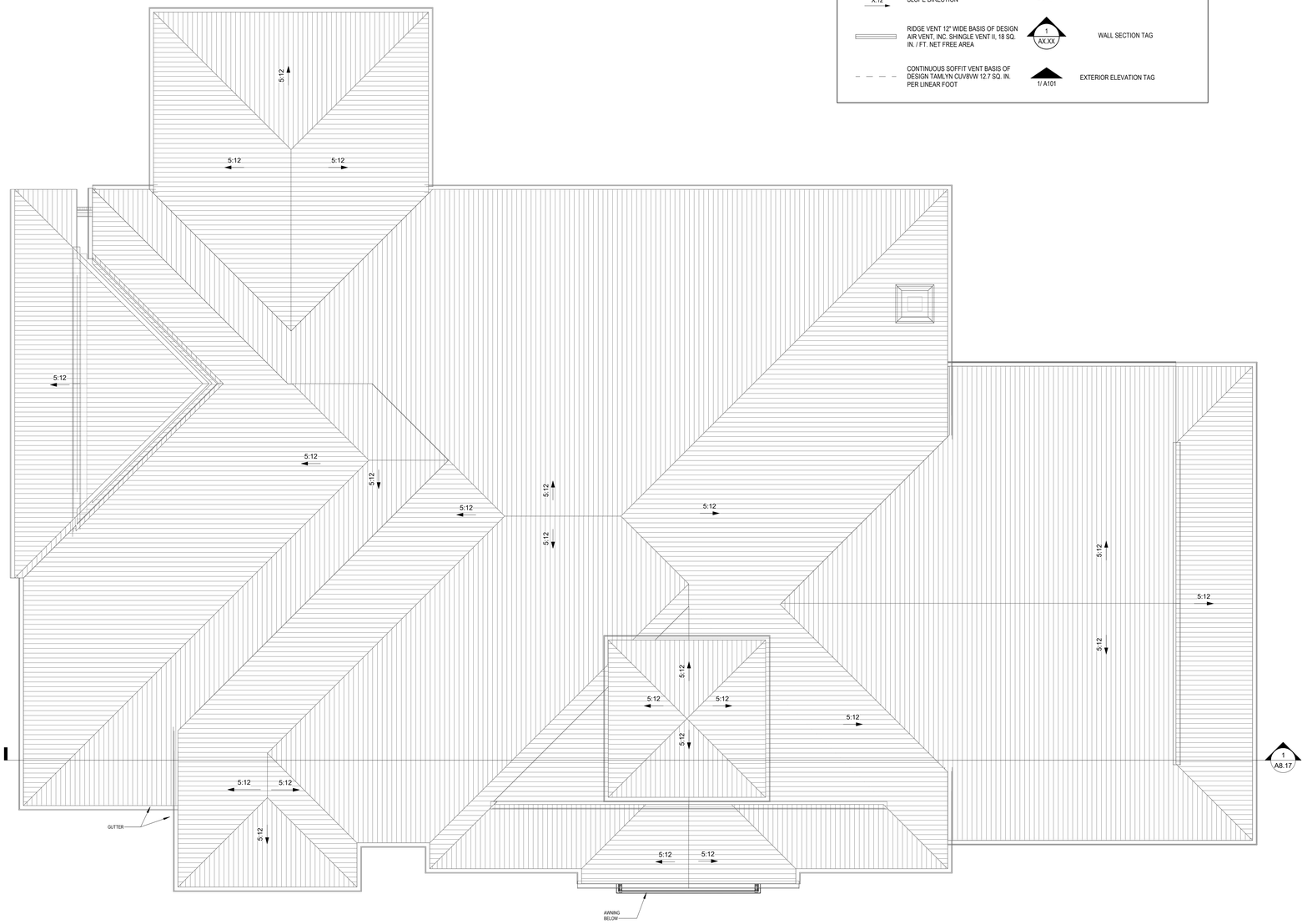
Date: 06/29/2023

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SHEET CONTENTS
CLUBHOUSE - ENLARGED PLANS & INTERIOR ELEVATIONS

SHEET NO.
A8.13

22307


5:12
5:12
5:12

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM NICHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROOKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2855 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6008 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS BY ARCHITECT DURING THE SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

- DOOR TAG
- WINDOW TAG
- WALL SECTION TAG (1 / AX.XX)
- DETAIL SECTION TAG (1 / AX.XX)
- SLOPE TAGS (5:12, 12, 5)
- BRICK
- T.O. PARAPET X'-X" — TOP OF PARAPET
- H.H. X'-X" — HEEL HEIGHT
- T.O.D. X'-X" — TOP OF DECK
- T.O.P. X'-X" — TOP OF PLATE
- T.O.S 0'- 0" — TOP OF SLAB
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

ELEVATION NOTES

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



2 CLUBHOUSE - SOUTH ELEVATION
1/4" = 1'-0"



1 CLUBHOUSE - NORTH ELEVATION
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:50 PM

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions

#	DATE	COMMENTS

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PECAN PARK
HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

LICENSED ARCHITECT — 16632 — STATE OF TEXAS

Date: 06/29/2023

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SHEET CONTENTS
CLUBHOUSE BUILDING - EXTERIOR ELEVATIONS

SHEET NO.
A8.15

PERMIT SET - 100% CD (06/29/2023)

22307

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
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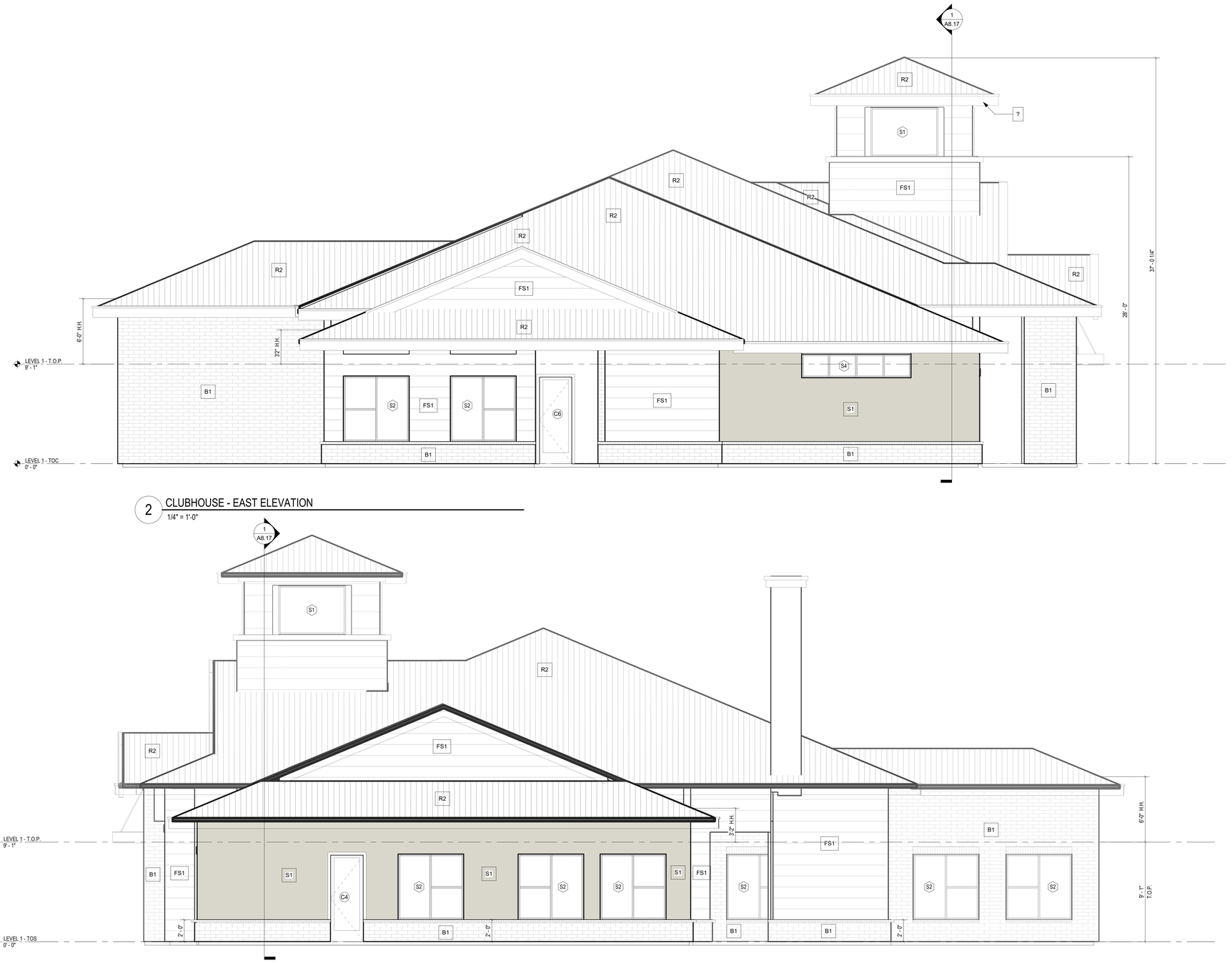
S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
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FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. N/A
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2 CLUBHOUSE - EAST ELEVATION
1/4" = 1'-0"

1 CLUBHOUSE - WEST ELEVATION
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:53 PM

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PECAN PARK
HSD BASTROP PECAN PARK LP
BASTROP, TX 78602

REGISTERED ARCHITECT GARY D. HUMPHREYS 16832 STATE OF TEXAS

Date: 06/29/2023

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SHEET CONTENTS
CLUBHOUSE BUILDING - EXTERIOR ELEVATIONS

SHEET NO.
A8.16

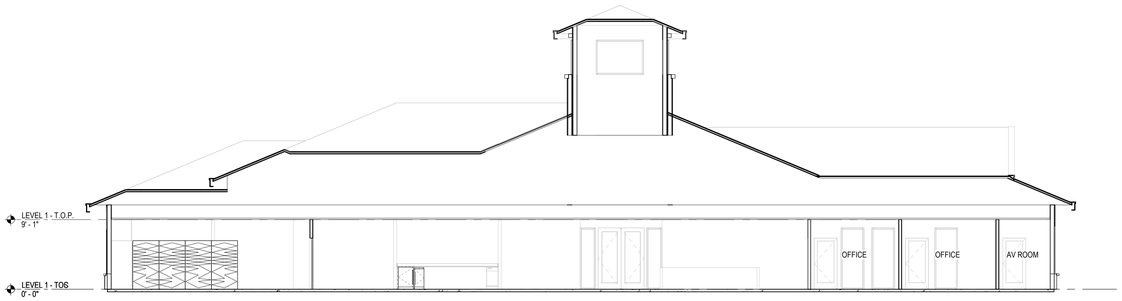
22307

ELEVATION - SYMBOL LEGEND

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

ELEVATION NOTES

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13. N/A
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1 CLUBHOUSE - SECTION A
1/8" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:31:56 PM

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Issue for Construction:

Revisions

#	DATE	COMMENTS

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HSD BASTROP PECAN PARK LP

BASTROP, TX 78602



Date: 06/29/2023

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SHEET CONTENTS
CLUBHOUSE - BUILDING SECTIONS

SHEET NO.

A8.17

22307

PERMIT SET- 100% CD (06/29/2023)

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
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FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

X	DOOR TAG	T.O. PARAPET X'-X"	TOP OF PARAPET
X	WINDOW TAG	H.H. X'-X"	HEEL HEIGHT
1 / AX.XX	WALL SECTION TAG	T.O.D. X'-X"	TOP OF DECK
1 / AX.XX	DETAIL SECTION TAG	T.O.P. X'-X"	TOP OF PLATE
5:12 — 12 — 5	SLOPE TAGS	T.O.S 0'- 0"	TOP OF SLAB
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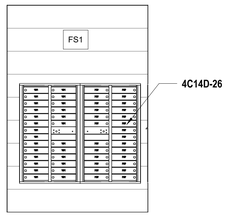
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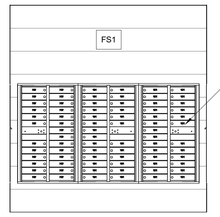
MAILBOX NOTES

ALL MAIL BOXES TO MEET U. S. POSTAL SERVICE 4C-STD SYSTEMS:

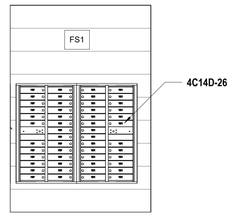
1. MAILBOX SUPPLIER TO VERIFY NUMBER OF MAILBOXES & PARCEL BOXES. FIELD VERIFY DIMENSIONS & PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL.
2. ALL TENANT COMPARTMENTS ASSIGNED TO TYPE 'A' AND TYPE 'B' UNITS SHALL BE POSITIONED LESS THAN 48" FROM THE COMPARTMENT LOCK TO THE FINISHED FLOOR.
3. NO PARCEL LOCKER (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.
4. NO TENANT COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAT 28" AFF.
5. THE USPS ARROW LOCK SHALL BE BE POSITIONED 36"- 48" AFF.
6. REF. MANUFACTURER'S MANUAL FOR ROUGH OPENING REQUIREMENTS AND INSTALLATION INSTRUCTIONS FOR MULTI-UNIT USPS 4C-STD HORIZONTAL MAILBOX MODULES.



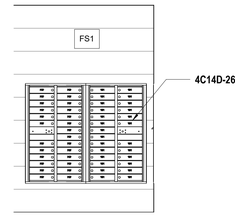
12 MAIL KIOSK - 12
3/8" = 1'-0"



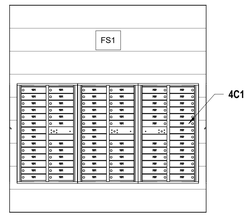
11 MAIL KIOSK - 11
3/8" = 1'-0"



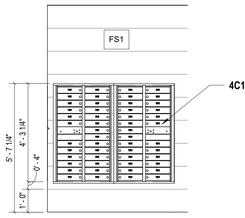
10 MAIL KIOSK - 10
3/8" = 1'-0"



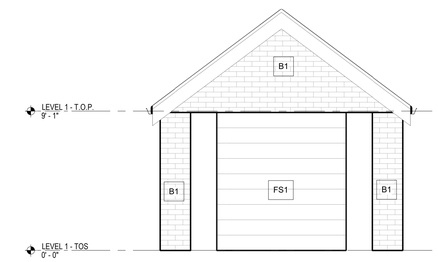
9 MAIL KIOSK - 9
3/8" = 1'-0"



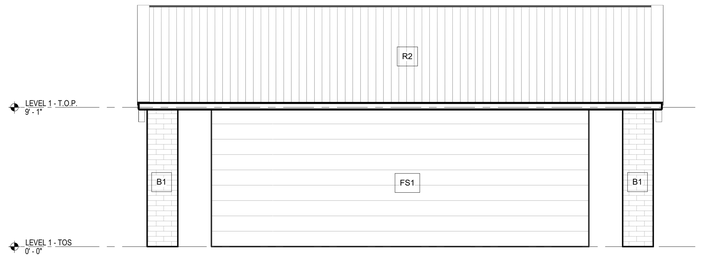
8 MAIL KIOSK - 8
3/8" = 1'-0"



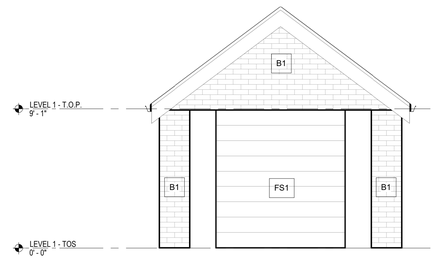
7 MAIL KIOSK - 7
3/8" = 1'-0"



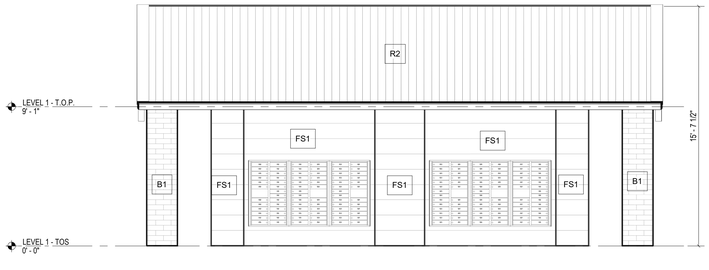
6 MAIL KIOSK - RIGHT ELEV.
1/4" = 1'-0"



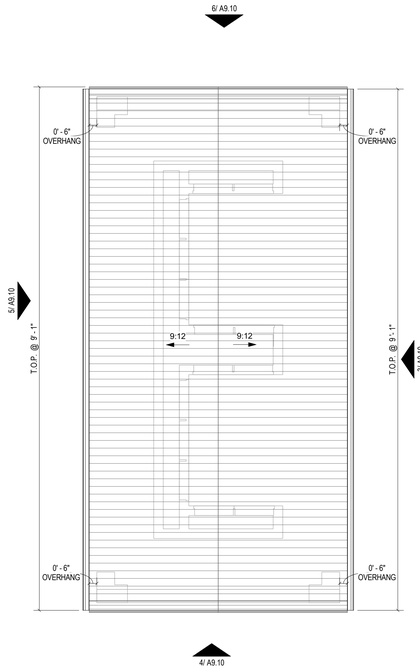
5 MAIL KIOSK - BACK ELEV.
1/4" = 1'-0"



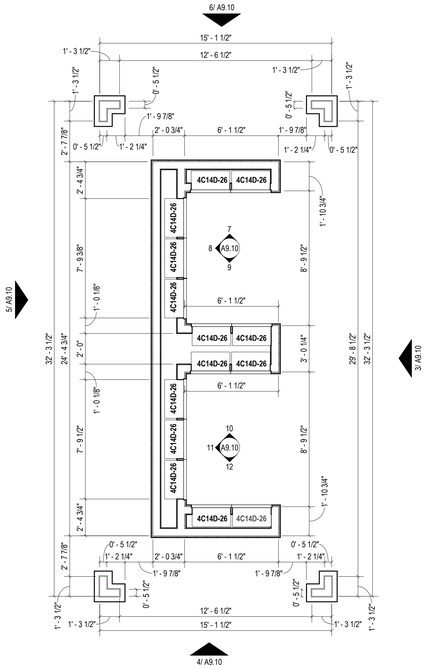
4 MAIL KIOSK - LEFT ELEV.
1/4" = 1'-0"



3 MAIL KIOSK - FRONT ELEV.
1/4" = 1'-0"



2 MAIL KIOSK ROOF PLAN
1/4" = 1'-0"



1 MAIL KIOSK - FLOOR PLAN
1/4" = 1'-0"

Designed by: Designer
Drawn by: Author
Architect of Record: DON DAVIS
Date Plotted: 6/30/2023 3:32:03 PM

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Revisions

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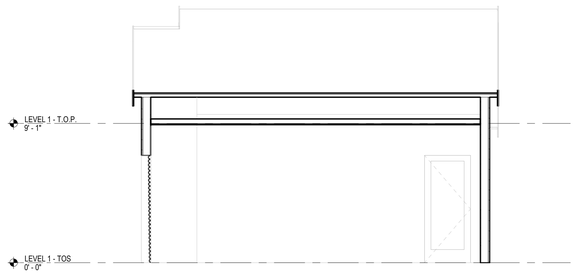
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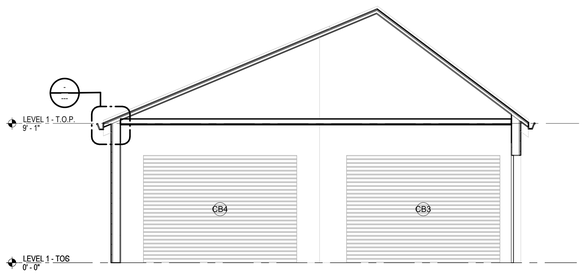
SHEET CONTENTS
MAIL KIOSK

SHEET NO.
A9.10

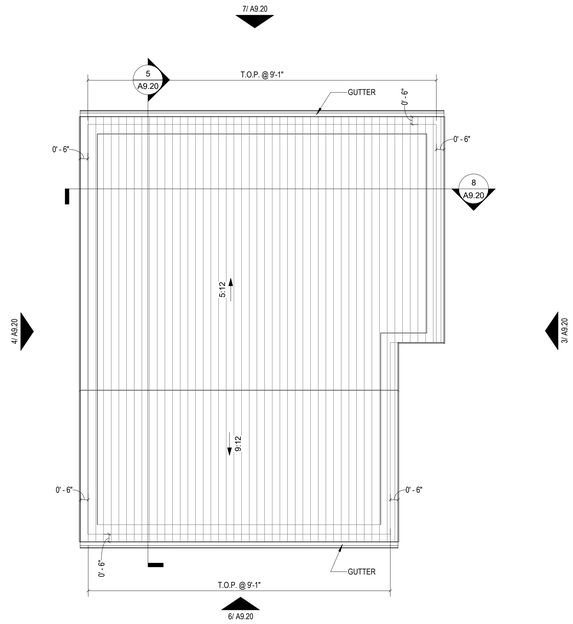
22307



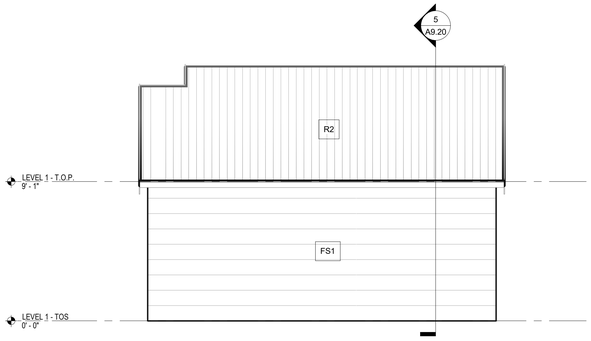
8 MAINTENANCE - SECTION B
1/4" = 1'-0"



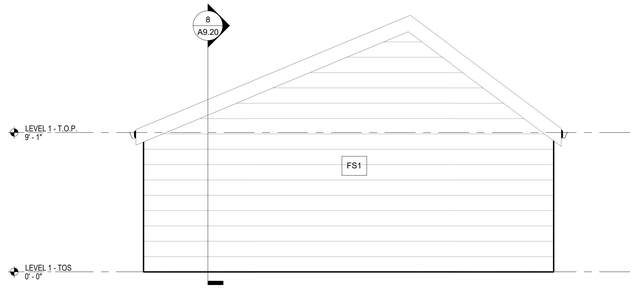
5 MAINTENANCE - SECTION A
1/4" = 1'-0"



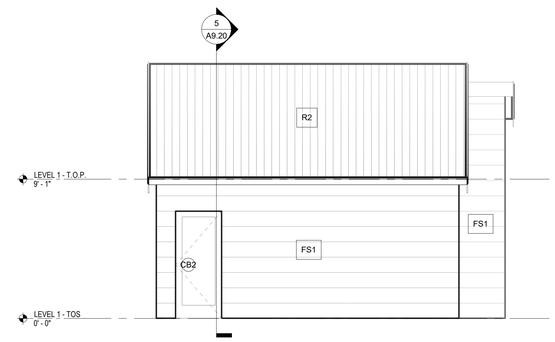
2 MAINTENANCE - ROOF PLAN
1/4" = 1'-0"



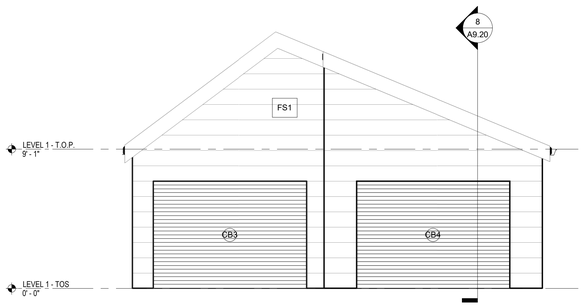
7 MAINTENANCE - RIGHT ELEV.
1/4" = 1'-0"



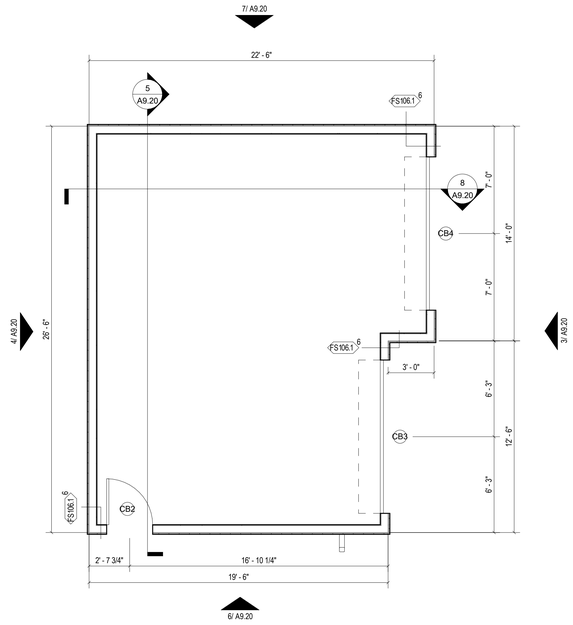
4 MAINTENANCE - BACK ELEV.
1/4" = 1'-0"



6 MAINTENANCE - LEFT ELEV.
1/4" = 1'-0"



3 MAINTENANCE - FRONT ELEV.
1/4" = 1'-0"



1 MAINTENANCE - FLOOR PLAN
1/4" = 1'-0"

Designed by: Designer
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Architect of Record: DON DAVIS
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SHEET CONTENTS
MAINTENANCE BUILDING

SHEET NO.
A9.20

22307

PERMIT SET- 100% CD (06/29/2023)

COLOR LEGEND

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

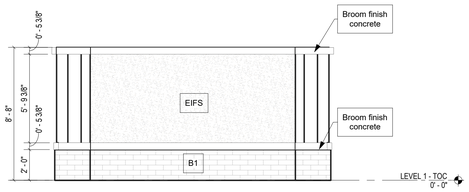
S1	STUCCO - ALABASTER - SW 7008	R1	COMPOSITION SHINGLES ROOF - COLOR	D1	DOOR - COLOR
S2	STUCCO - COLOR	R2	METAL ROOF - PASSIVE - SW 7064	BR1	BALCONY RAIL - COLOR
FS1	FIBER CEMENT HOR. LAP SIDING - PASSIVE - SW 7064	T1	FIBER CEMENT TRIM - PACER WHITE - SW 7098	B1	BRICK - COLOR
FS2	FIBER CEMENT PANEL - PACER WHITE - SW 7098	T2	FIBER CEMENT TRIM - COLOR	A1	METAL AWNING - COLOR

ELEVATION - SYMBOL LEGEND

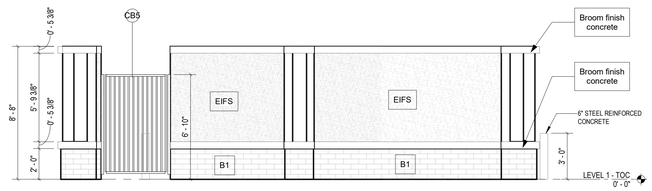
- DOOR TAG
- WINDOW TAG
- WALL SECTION TAG (1 / A.XX)
- DETAIL SECTION TAG (1 / A.XX)
- SLOPE TAGS (5:12, 12, 5)
- BRICK
- T.O. PARAPET X'-X" — TOP OF PARAPET
- H.H. X'-X" — HEEL HEIGHT
- T.O.D. X'-X" — TOP OF DECK
- T.O.P. X'-X" — TOP OF PLATE
- T.O.S 0'- 0" — TOP OF SLAB
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

ELEVATION NOTES

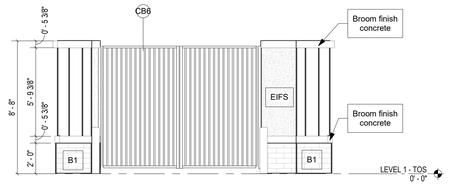
1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING,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



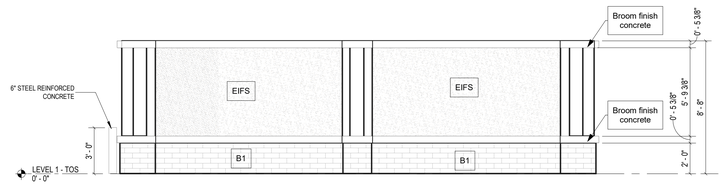
5 TRASH ENCLOSURE - BACK ELEVATION
1/4" = 1'-0"



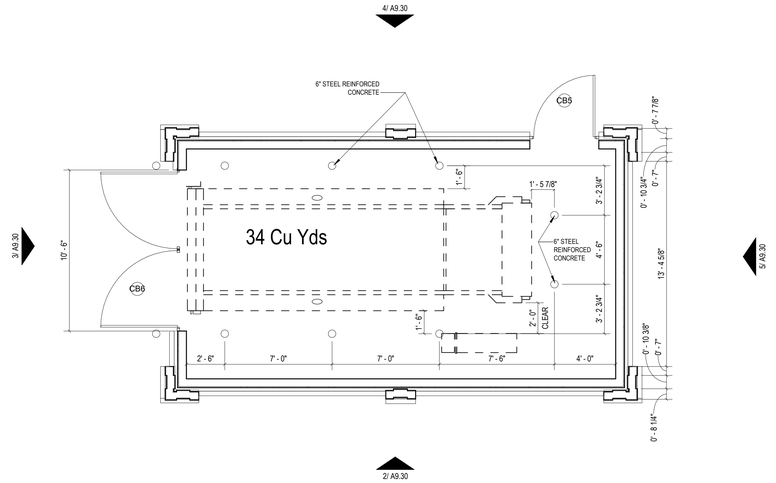
4 TRASH ENCLOSURE - LEFT ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE - RIGHT ELEVATION
1/4" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"

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SHEET CONTENTS
TRASH ENCLOSURE

SHEET NO.

A9.30

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