

SA Floodgate, LLC

The Floodgate Apartments

San Antonio, TX

80% CONSTRUCTION DOCUMENTS - HDRC FINAL

11/16/18

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PROJECT TABULATIONS

ZONING CALCULATIONS & PROJECT TOTALS

APARTMENTS

Residential Unit Type	Description	%	Balcony SF	Unit SF	Unit Sub-Total	Bedroom Sub-Total	SF Sub-Total	Pkg Spaces/Unit	Pkg Spaces (Target)
A-1	1BR 1 BA	4.76%	35	751	3	3	2,253	1	3
A-2	1BR 1 BA	4.76%	57	758	3	3	2,274	1	3
A-3	1BR 1 BA	4.76%		786	3	3	2,358	1	3
A-4	1BR 1 BA	6.35%	97	806	4	4	3,224	1	4
A-5	1BR 1 BA	6.35%		827	4	4	3,308	1	4
A-6	1BR 1 BA	4.76%		866	3	3	2,598	1	3
A-7	1BR 1 BA	6.35%	201	878	4	4	3,512	1	4
A-8	1BR 1-1/2 BA	6.35%	72	907	4	4	3,628	1	4
A-9	1BR 1-1/2 BA	4.76%	85	937	3	3	2,811	1	3
A-10	1BR 1 1/2 BA	4.76%	117	970	3	3	2,910	1	3
A-11	1BR 1 1/2 BA	6.35%		1005	4	4	4,020	1	4
A-12	1BR 1-1/2 BA	4.76%	90	1015	3	3	3,045	1	3
A-13	1BR 1-1/2 BA	4.76%		1045	3	3	3,135	1	3
A-14	1BR 1 1/2 BA	4.76%		1065	3	3	3,195	1	3
A-15	1BR 1-1/2 BA	4.76%		1073	3	3	3,219	1	3
B-1	2BR 2-1/2 BA	4.76%	73	1430	3	6	4,290	1	3
B-2	2BR 2-1/2 BA	4.76%	105	1435	3	6	4,305	1	3
B-3	2BR 2-1/2 BA	6.35%		1607	4	8	6,428	1	4
PH-1	2BR 2-1/2 BA	1.59%		1664	1	2	1,664	1	1
PH-2	2BR 2-1/2 BA	1.59%	364	1689	1	2	1,689	1	1
PH-3	2BR 2-1/2 BA	1.59%	250	1924	1	2	1,924	1	1
					Total Units	**Total Bedrooms**	**Total Unit NRSF**	**Avg Unit Size**	**Tot Parking (Target)**
					63	**76**	**65,790**	**1044**	**63**

	1BR	2BR
Unit Mix	**79.4%**	**20.6%**

Apt. Accessory Use	**Enclosed**
Level -1 Amenity shell space	715
Level 1 Amenity shell space	1,149
Level 5 Amenity shell space	1,568
Total Apt. Accessory Use	**3,432**

COMMERCIAL SHELL LEASE SPACE

	Interior GSF	Exterior GSF	Total
Shell Lease Space A - Commerce	**4,209**	**446**	**4,655**
Shell Lease Space B - River	**4,116**	**980**	**5,096**
Total Shell Lease Space	**8,325**	**1,426**	**9,751**

CAR STORAGE

Com Shell Lease Space Car Storage		**0**
Apartment Car Storage	Standard	81
	Compact	NA
	Accessible	NA
	Total	**81**
Residential Unit Vehicle Ratio		1.29
Residential Bedroom Vehicle Ratio		1.07
Staff Car Storage		0
TOTAL PARKING PROVIDED		**81**

FLOOR AREA SUMMARY

FLOOR	APARTMENTS NSRF	SHELL LEASE SPACE GSF	CAR STORAGE GSF	TOTAL ENCLOSED GSF	EFFECIENCY
-1 - RESI/COM SHELL, MECH, FIRE		4,116		7,735	
1 - RESI LOBBY, COM SHELL, CAR		4,209	662	6,575	
2 - CAR STORAGE			7,371	7,371	
3 - CAR STORAGE			7,371	7,371	
4 - CAR STORAGE			7,371	7,371	
5 - AMENITY				1,970	
6 - APT. UNITS - TIER 1	6,112			6,775	90%
7 - APT. UNITS - TIER 1	6,112			6,775	90%
8 - APT. UNITS - TIER 1	6,112			6,775	90%
9 - APT. UNITS - TIER 2	6,030			6,769	89%
10 - APT. UNITS - TIER 2	6,030			6,769	89%
11 - APT. UNITS - TIER 2	6,030			6,769	89%
11 - APT. UNITS - TIER 2	6,030			6,769	89%
13 - APT. UNITS - TIER 3	6,019			6,978	86%
14 - APT. UNITS - TIER 3	6,019			6,978	86%
15 - APT. UNITS - TIER 3	6,019			6,978	86%
16 - APT. UNITS - PENTHOUSE	5,277			6,226	85%
TOTAL	**65,790**	**8,325**	**22,775**	**112,954**	

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A901 PARTITION TYPES

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RP PROJECT NUMBER 117012.00

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80% CDs HDRC

ISSUE DESCRIPTION	DATE
100% SCHEMATIC DESIGN	04/11/18
100% DD - CORE & SHELL	08/13/18
50% CD - CORE & SHELL	09/18/18
80% CD - HDRC FINAL	11/16/18

DRAWING INDEX AND TABULATIONS

G001

DRAWING CONVENTIONS

NORTH SYMBOL

PROPERTY / SETBACK LINE

MATCHLINE

ONE-HOUR FIRE RATED PARTITION

TWO-HOUR FIRE RATED PARTITION

THREE-HOUR FIRE RATED PARTITION

FOUR-HOUR FIRE RATED PARTITION

1 — COLUMN LINE

X/XXXX — BUILDING SECTION

X/XXXX — WALL SECTION

X/XXXX — EXTERIOR / INTERIOR ELEVATION

ROOM XXXX — ROOM NAME AND NUMBER

X — WINDOW TYPE

XX — DOOR TYPE

X — PARTITION TYPE

XX — KEYED NOTE

X/XXX — ENLARGED DETAIL

9'-0" — CEILING HEIGHT

X'-X" — DIMENSION

X — REVISION NUMBER

REVISION CLOUD

MATERIAL CONVENTIONS

EARTH

STONE

CONCRETE MASONRY UNIT

STRUCTURAL CONCRETE

LIGHTWEIGHT CONCRETE

STEEL

PLASTER

PLYWOOD

WOOD FINISH

RIGID INSULATION

BATT INSULATION

WOOD BLOCKING

WOOD FRAMING

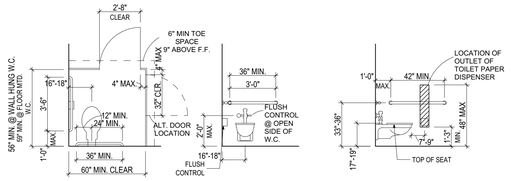
ABBREVIATIONS

AAC	AUTOCLAVED AERATED CONCRETE	F.F.	FINISHED FLOOR	P.BD.	PARTICLE BOARD	V	VACUUM, VALVE, VENT, VOLT
ABV.	ABOVE	F. HD.	FLAT HEAD	PNL.	PANEL	VAR.	VARIES
AC.	ACOUSTICAL	F.H.M.S.	FLAT HEAD MACHINE SCREW	PAR.	PARALLEL	V.B.	VALVE BOX
A/C	AIR CONDITIONING	F.H.S.	FLAT HEAD SCREW	PASS.	PASSAGE	V.C.T.	VINYL COMPOSITION TILE
AC.T.	ACOUSTICAL TILE	FIN.	FINISH	PC.	PIECE	V.I.C.	VAR. INTENSITY CONTROL
AC.W.C.	ACOUSTICAL WALL COVERING	FIXT.	FIXTURE	P.C.	POINT OF CURVE	V.I.F.	VERIFY IN FIELD
A.D.	AREA DRAIN	FL.	FLOOR	P.C.F.	POUNDS/CUBIC FOOT	VERT.	VERTICAL
ADA	AMERICANS WITH DISABILITIES ACT (2012)	F.L.	FLOW LINE	PED.	PEDESTAL	VEST.	VESTIBULE
ADD.	ADDENDUM	FLASH.	FLASHING	PERF.	PERFORATE	VOL.	VOLUME
ADD'L	ADDITIONAL	FLG.	FLOORING	PERM.	PERMANENT	V.T.R.	VENT THRU ROOF
ADH.	ADHESIVE	FLUOR.	FLUORESCENT	PERP.	PERPINDICULAR	VWC	VINYL WALL COVERING
ADJ.	ADJUSTABLE	F.P.M.	FEET PER MINUTE	P.H.S.	PHILLIPS HEAD SCREW	V.W.F.	VINYL WALL FABRIC
ADMIN.	ADMINISTRATION	F.P.S.	FEET PER SECOND	PL.	PLATE		
A.F.F.	ABOVE FINISH FLOOR	FP.	FIREPROOF, FIREPROOFING	P.L.	PROPERTY LINE	W/	WITH
ALT.	ALTERNATE	FR.	FRAME, FRAMING	P.LAM.	PLASTIC LAMINATE	W/O	WITHOUT
ALUM.	ALUMINUM	F.S.	FULL SIZE	PLAS(T).	PLASTER-CEMENT	W	WATT
ANCH.	ANCHOR	FT.	FOOT, FEET	PLAS-G	PLASTER-GYPSUM	W.	WEST, WIDTH
ANOD.	ANODIZED	FTG.	FOOTING	PLAT.	PLATFORM	W.B.	WALL BUMPER
APPD.	APPROVE	F. TO F.	FACE TO FACE	PLMB.	PLUMBING	W.C.	WATER CLOSET
APPROX.	APPROXIMATE	FURN.	FURNISH	PLYWD.	PLYWOOD	W. CAB.	WALL CABINET
ARCH.	ARCHITECT (-URAL)	FURR.	FURRING	POL.	POLISH	WD.	WOOD
ASP.	ASPHALT	FV	FIRE VALVE	PORT.	PORTABLE	WDW.	WINDOW
ASSN.	ASSOCIATION	F.V.	FIELD VERIFY	POS.	POSITION	WF	WIDE FLANGE
ASSOC.	ASSOCIATE			P.P.	POWER POLE	W.GL.	WIRE GLASS
ASSY.	ASSEMBLY	G.	GAS	PR.	PAIR	WH. C.	WHEEL CHAIR
AUTO.	AUTOMATIC	GA.	GAUGE	PREFAB.	PREFABRICATED	W.P.	WATERPROOFING
AVG.	AVERAGE	GAL.	GALLON	PRELIM.	PRELIMINARY	WSCT.	WAINSCOT
		GALV./GLV.	GALVANIZED	PREP.	PREPARATION	WT.	WEIGHT
B.	BATHROOM	G.C.	GENERAL CONTRACTOR	P.S.F.	POUNDS PER SQUARE FOOT	W.W.F.	WELDED WIRE FABRIC
BATT.	BATTERY	GEN.	GENERAL	P.S.I.	POUNDS PER SQUARE INCH		
BD.	BOARD	G.I.	GALVANIZED IRON	PT.	PAINT, POINT	YD.	YARD
BET.	BETWEEN	GL.	GLASS, GLAZED	PTN.	PARTITION	Y.P.	YIELD POINT
BEV.	BEVELED	GOVT.	GOVERNMENT	P.V.C.	POLYVINYL CHLORIDE	Y.S.	YIELD STRENGTH
B.G.	BUMPER GUARD	G.P.M.	GALLONS PER MINUTE	PVMT.	PAVEMENT		
BLDG.	BUILDING	GR.	GRADE	PWR.	POWER	&	AND
BLKG.	BLOCKING	G.W.B.	GYPSUM WALL BOARD	PROD.	PRODUCT	∠	ANGLE
BM.	BEAM	GYP.	GYPSUM	PROJ.	PROJECT	℄	CENTERLINE
B.M.	BENCH MARK			PROP.	PROPERTY	°	DEGREE
BOT.	BOTTOM	H.B.	HOSE BIB			#	NUMBER
BR.	BEDROOM	H.C.	HANDICAPPED ACCESSIBLE	QTY.	QUANTITY	¢	PENNY
BRKT.	BRACKET	HD.	HEAD	Q.T.	QUARRY TILE	⊥	PERPENDICULAR
BRZ.	BRONZE	HDWD.	HARDWOOD	QTR.	QUARTER	Ø	ROUND, DIAMETER
BSMT.	BASEMENT	HEX.	HEXAGONAL			□	SQUARE
B.T.U.	BRITISH THERMAL UNIT	H.M.	HOLLOW METAL	R.	RADIUS, RISER, RIGHT		
B.W.	BOTH WAYS	HORIZ.	HORIZONTAL	R.B.C.	RUBBER BASE-COVED		
		H.P.	HORSE POWER	R.B.S.	RUBBER BASE-STRAIGHT		
CAB.	CABINET	H. PT.	HIGH POINT	R.D.	ROOF DRAIN		
CAULK.	CAULKING	HR.	HOUR	RE.	REFER, REFERENCE		
CEM.	CEMENT	HR.B.	HANDRAIL BUMPER	RECEP.	RECEPTACLE		
CER.	CERAMIC	H., HT.	HEIGHT	RECT.	RECTANGLE		
C.F.M.	CUBIC FEET PER MINUTE	HTR.	HEATER	REF.	REFRIGERATOR		
C.G.	CORNER GUARD	HVAC	HEATING, VENTILATING & AIR CONDITIONING	REG.	REGISTER, REGULATOR		
C.I.	CAST IRON	H.W.	HARDWARE	REIN.	REINFORCE, REINFORCING		
C.I.P.	CAST-IN-PLACE			REPRO.	REPRODUCE		
CIR.	CIRCLE (-AR)	I.D.	INSIDE DIAMETER	REQD.	REQUIRED		
C.J.	CONTROL JOINT	IMPR.	IMPREGNATE	RESIL.	RESILIENT		
CLR.	CLEAR	IN.	INCH	RESIST.	RESISTANT		
C.L.	CENTER LINE	INC.	INCORPORATED	RET.	RETURN		
CLG.	CEILING	INCAND.	INCANDESCENT	REV.	REVISE, REVISION		
CLO.	CLOSET	INCIN.	INCINERATOR	R.H.	RIGHT HAND		
C.M.U.	CONCRETE MASONRY UNIT	IND.	INDUSTRIAL	RM.	ROOM		
CNTR.	COUNTER	INFO.	INFORMATION				
CO.	COMPANY	INSUL.	INSULATE, INSULATION	S, SEC.	SECOND		
C.O.	CLEAN OUT	INT.	INTERIOR, INTERNAL	S.	SOUTH		
COL.	COLUMN	ISOL.	ISOLATION	SCHED.	SCHEDULE, SCHED.		
COMPR.	COMPRESSED, COMPRESSOR			SC.	SELF-CLOSING		
COMPT.	COMPARTMENT	JAN.	JANITOR	S.C.	SOLID CORE		
CONC.	CONCRETE	JCT.	JUNCTION	S.C.	SILL COCK		
COND.	CONDITION	JST.	JOIST	S.D.	STORM DRAIN		
CONN.	CONNECTION	JT.	JOINT	SDG.	SIDING		
CONST.	CONSTRUCTION			SEAL.	SEALANT		
CONT.	CONTINUE, CONTINUOUS	kw	KILOWATT	SECT.	SECTION		
CONTR.	CONTRACTOR	K.D.	KNOCK DOWN	SEP.	SEPARATE		
CONV.	CONVENIENCE	K/O	KNOCK OUT	SERV.	SERVICE		
COR.	CORNER	K.O.P.	KNOCK OUT PANEL	S.F.	STOREFRONT		
CORR.	CORRIDOR			S.G.I.	SPANDREL GLASS INSULATION		
CPT.	CARPET	L.	LEFT	S.H.	SINGLE HUNG		
CR.	CHAIR RAIL	LAM.	LAMINATE, LAMINATED	SHELVG.	SHELVING		
CRS.	COURSES	LAT.	LATERAL, LATITUDE	SHT.	SHEET		
C.R.S.	COLD ROLLED STEEL	LAV.	LAVATORY	SHTHG.	SHEATHING		
CS.	COUNTERSUNK	LB.	POUND	SHWR.	SHOWER		
CSG.	CASING	LBR.	LUMBER	SIM.	SIMILAR		
C.T.	CERAMIC TILE	LDG.	LANDING	S.M.S.	SHEET METAL SCREW		
C. TO C.	CENTER TO CENTER	L., LG.	LONG	SP.	PARKING SPACES		
CTR.	CENTER	L.H.	LEFT HAND	SPECS.	SPECIFICATIONS		
C.W.	COLD WATER	LIN. FT.	LINEAR FEET	SQ.	SQUARE		
CU.	CUBIC	LKR.	LOCKER	S.F.	SQUARE FOOT		
CU. FT.	CUBIC FOOT	L.L.	LIVE LOAD	S.I.	SQUARE INCH		
CU. IN.	CUBIC INCH	L.L.H.	LONG LEG HORIZONTAL	S.R.	SHOWER ROD		
CU. YD.	CUBIC YARD	L.L.V.	LONG LEG VERTICAL	S.S.	STAINLESS STEEL		
		LOC.	LOCATION	ST.	STREET		
D.B.	DOCK BUMPER	LOUV.	LOUVER	STAG.	STAGGERED		
D.B.A.	DEFORMED BAR ANCHOR	L.P.	LOW POINT	STD.	STANDARD		
DBL.	DOUBLE	LT.	LIGHT	STIFF.	STIFFENER		
DEG.	DEGREE	LT. WT.	LIGHT WEIGHT	STIR.	STIRRUP		
DEPT.	DEPARTMENT			STL.	STEEL		
D.F.	DRINKING FOUNTAIN	MACH.	MACHINE	STO.	STORAGE		
DET.	DETAIL	MAS.	MASONRY	STRUCT.	STRUCTURAL		
DIA.	DIAMETER	MATL.	MATERIAL	SUPP.	SUPPLEMENT		
DIAG.	DIAGRAM, DIAGONAL	MATL.	MATERIAL	SUP.	SUPPLY, SUPPORT		
DIM.	DIMENSION	MAX.	MAXIMUM	SUR.	SURFACE		
DIST.	DISTRIBUTE (-D), DISTRIBUTION	MECH.	MECHANICAL	SUSP.	SUSPEND		
DIV.	DIVISION	MEMB.	MEMBRANE	SW.	SWITCH		
DN.	DOWN	MEZZ.	MEZZANINE	SYM.	SYMBOL		
DP.	DAMPPROOFING	MFD.	MANUFACTURED	SYM.	SYMETRICAL		
D.R.	DRESSING ROOM	MFG.	MANUFACTURING	SYS.	SYSTEM		
DS.	DOWNSPOUT	MFR.	MANUFACTURE				
DWG.	DRAWING	M.H.	MANHOLE	T.	TEE		
		MIN.	MINIMUM	T & B	TOP & BOTTOM		
E.	EAST	MISC.	MISCELLANEOUS	T & G	TONGUE & GROOVE		
EA.	EACH	M.L.	METAL LATH	TAS	TEXAS ACCESSIBILITY STANDARDS		
EDF	ELECTRIC DRINKING FOUNTAIN	M.O.	MASONRY OPENING	TEL.	TELEPHONE		
E.J.	EXPANSION JOINT	MOD.	MODEL, MODULE	TEMP.	TEMPERED		
EL.	ELEVATION	MTD.	MOUNTED	TERR.	TERRAZZO		
ELAST.	ELASTIC, ELASTOMERIC	MTG.	MOUNTING	T.G.	TINTED GLASS		
ELEC.	ELECTRIC	MTL.	METAL	THD.	THREAD		
ELEV.	ELEVATOR	MULL.	MULLION	THERMO.	THERMOSTAT		
ENCL.	ENCLOSE, ENCLOSURE	MULT.	MULTIPLE	THK.	THICK, THICKNESS		
ENGR.	ENGINEER			THRESH.	THRESHOLD		
ENT.	ENTRANCE	N.	NORTH	THRU	THROUGH		
EQ.	EQUAL	N.C.	NON-CORROSIVE	TLT.	TOILET		
EQPT.	EQUIPMENT	N.I.C.	NOT IN CONTRACT	T.O.B.	TOP OF BLOCKING		
EST.	ESTIMATE	NO.	NUMBER	T.O.C.	TOP OF CONCRETE, TOP OF CURB		
E. TO E.	END TO END	NOM.	NOMINAL	T.O.S.	TOP OF STEEL		
E.W.	EACH WAY	NOS.	NUMBERS	T.O.W.	TOP OF WALL		
E.W.C.	ELECTRIC WATER COOLER	N.S.	NON-SLIP	TR.	TREAD		
EXC.	EXCAVATE	N.T.S.	NOT TO SCALE	TREAT.	TREATMENT		
EXST.	EXISTING			TS	TUBULAR STEEL		
EXP.	EXPANSION	O.C.	ON CENTER	T.V.	TELEVISION		
E.J.	EXPANSION JOINT	O.D.	OUTSIDE DIAMETER	TYP.	TYPICAL		
EXT.	EXTERIOR	OFF.	OFFICE				
		OVHD.	OVERHEAD	UC.	UNDERCOUNTER		
FAB.	FABRICATE, FABRICATED	O.H.	OPPOSITE HAND	U.H.	UNIT HEATER		
F.D.	FLOOR DRAIN	OPNG.	OPENING	U.L.	UNDERWRITERS' LABS. INC.		
F.D.C.	FIRE DEPARTMENT CONNECTION	OPP.	OPPOSITE	ULT.	ULTIMATE		
FDN.	FOUNDATION	O. TO O.	OUT TO OUT	UNFIN.	UNFINISHED		
F.E.	FIRE EXTINGUISHER	ORIG.	ORIGINAL	UNIV.	UNIVERSAL		
F.E.C.	FIRE EXTINGUISHER CABINET	OV.H.S.	OVAL HEAD SCREW	U.N.O.	UNLESS NOTED OTHERWISE		
FED.	FEDERAL	OZ.	OUNCE	UR.	URINAL		
F.E.V.C.	FIRE EXTINGUISHER & VALVE CABINET						

ACCESSIBILITY GUIDELINES

DESCRIPTION	TAS PUBLIC SPACES	ANSI A117.1 TYPE A DWELLING UNIT	ANSI A117.1 TYPE B DWELLING UNIT
DRINKING FOUNTAINS:			
Height to Spout	36" max.	N/A	N/A
Knee Clearance Height	27" min.	N/A	N/A
	floor clearance req.	---	---
WATER CLOSET:			
Height to Top of Seat	17"-19"	15"-19"	N/A
Height to Grab Bars	33"-36"	provide blocking	provide blocking
Height to Flush Controls	44" max.	48" max.	48" max.
Height to Center of Toilet Paper Dispenser	19" min.	15" min. to outlet	15" min. to outlet
	floor clearance req.	floor clearance req.	floor clearance req.
URINAL:			
Height to Rim of Basin	17" max.	17" max.	N/A
Height to Flush Control	44" max.	48" max.	48" max.
	floor clearance req.	---	---
LAVATORY:			
Height to Top of Rim	34" max.	34" max.	N/A
Knee Clearance Height	27" min.	27" min.	N/A
Knee Clearance Width	30" min.	30" min.	N/A
	floor clearance req.	floor clearance req.	floor clearance req.
MIRROR:			
Height to Bottom of Reflective Surface	40" max.	40" max.	N/A
Height to Top of Reflective Surface	72" min.	N/A	N/A
BATHTUB:			
Height to Top of Seat	seat required, no limit	N/A	N/A
Height to Grab Bars	33"-36"	provide blocking	provide blocking
Height to Hand-Held Shower Spray Unit Mounting Device	48" max.	48" max.	N/A
	floor clearance req.	floor clearance req.	floor clearance req.
SHOWER:			
Height to Top of Seat	17"-19"	provide blocking	provide blocking
Height to Grab Bars	33"-36"	provide blocking	provide blocking
Height to Hand-Held Shower Spray Unit Mounting Device	48" max.	38"-48"	48" max.
Curb Height	1/2" max. for transfer no curb for roll-in	1/2" max. for transfer 1/2" max. for roll-in	2" min. - 9" max. per UPC
SINK:			
Height to Top of Rim	34" max.	34" max.	N/A
Knee Clearance Height	27" min.	27" min.	N/A
Knee Clearance Width	30" min.	30" min.	N/A
Bowl Depth	6 1/2"	6 1/2" max.	N/A
	floor clearance req.	floor clearance req.	floor clearance req.
STORAGE/CONTROLS AND OPERATING MECHANISMS:			
Frontal Approach Height to Shelf/Control	48" max.	48" max.	N/A
Side Approach Height to Shelf/Control	54" max.	48" max.	N/A
Height to Electrical Control	15" min.	15" min.	15" min.
FIXED OR BUILT-IN SEATING:			
Height of Table or Counter	28"-34"	34" max.	N/A
Knee Clearance Height	27" min.	27" min.	N/A
Knee Clearance Width	30" min.	30" min.	N/A

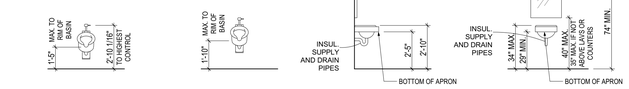
TAS MOUNTING HEIGHTS



ACCESSIBLE TOILET STALL [TAS 604]

ACCESSIBLE TOILET WITH GRAB BARS [TAS 604]

ACCESSIBLE TOILET WITH GRAB BARS AND TOILET TISSUE HOLDER [TAS 604]

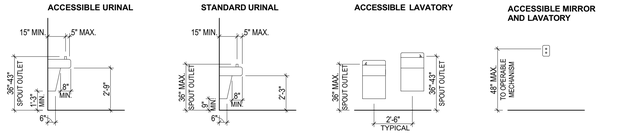


ACCESSIBLE URINAL

STANDARD URINAL

ACCESSIBLE LAVATORY

ACCESSIBLE MIRROR AND LAVATORY



STANDARD DRINKING FOUNTAIN

ACCESSIBLE DRINKING FOUNTAIN

ACCESSIBLE AND STANDARD DRINKING FOUNTAINS

ACCESSIBLE ELEVATOR CALL BUTTON

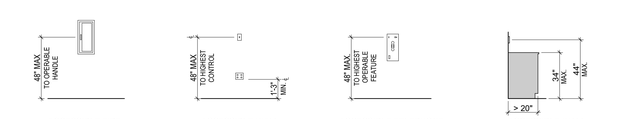


ACCESSIBLE SANITARY NAPKIN DISPERSER - FORWARD APPROACH

ACCESSIBLE PAPER TOWEL DISP. AND TRASH RECEPTACLE - FORWARD APPROACH

ACCESSIBLE PAPER TOWEL DISPENSER - FORWARD APPROACH

ACCESSIBLE SOAP DISPENSER - FORWARD APPROACH

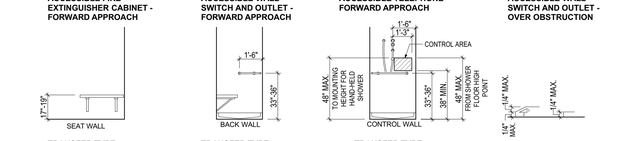


ACCESSIBLE FIRE EXTINGUISHER CABINET - FORWARD APPROACH

ACCESSIBLE WALL SWITCH AND OUTLET - FORWARD APPROACH

ACCESSIBLE TELEPHONE - FORWARD APPROACH

ACCESSIBLE WALL SWITCH AND OUTLET - OVER OBSTRUCTION



TRANSFER TYPE ACCESSIBLE SHOWER (36"x36")

TRANSFER TYPE ACCESSIBLE SHOWER (36"x36")

TRANSFER TYPE ACCESSIBLE SHOWER (36"x36")

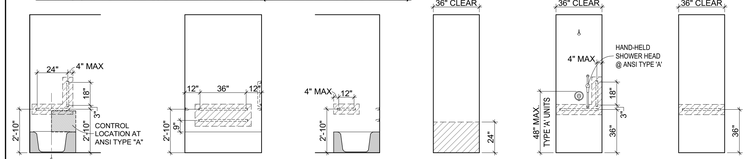
DOOR THRESHOLDS

ALL DIMENSIONS TO ARE TO THE FINISHED SURFACE

VICINITY MAP



FHA / ANSI REQUIREMENTS (DWELLING UNITS)



TUB - CONTROL WALL

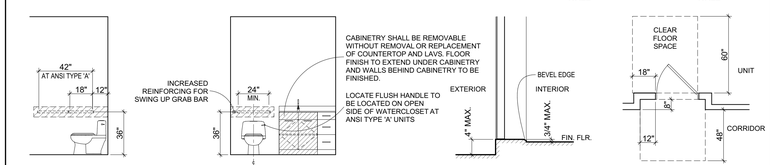
TUB - BACK WALL

TUB - HEAD WALL

SHOWER - SEAT WALL

SHOWER - CONTROL WALL

SHOWER - BACK WALL



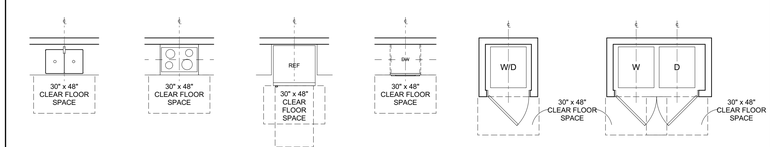
TOILET - SIDE WALL

TOILET - REAR WALL

BALCONY DOOR THRESHOLD

TYPICAL ENTRY DOOR

PROVIDE BLOCKING AT ALL DWELLING UNITS TO ACCOMODATE OPTIONAL INSTALLATION OF GRAB BARS. BLOCKING SHALL BE 4" TO 8" LONGER THAN GRAB BAR FOR MOUNTING PLATES



SINK (PARALLEL APPROACH)

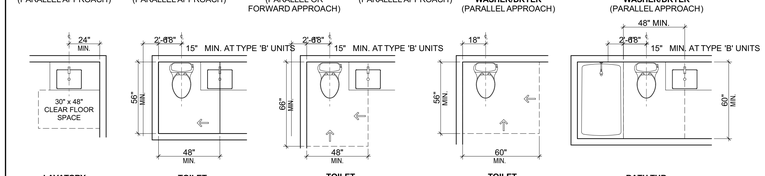
RANGE (PARALLEL APPROACH)

REFRIGERATOR (PARALLEL OR FORWARD APPROACH)

DISHWASHER (PARALLEL APPROACH)

STACKED WASHER/DRYER (PARALLEL APPROACH)

PAIRED WASHER/DRYER (PARALLEL APPROACH)



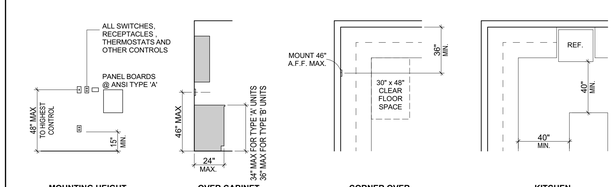
LAVATORY (PARALLEL APPROACH)

TOILET (PARALLEL APPROACH)

TOILET (PARALLEL OR FORWARD APPROACH)

TOILET (PARALLEL OR FORWARD APPROACH)

BATH TUB



MOUNTING HEIGHT

OVER CABINET

CORNER OVER CABINET

KITCHEN CLEARANCES

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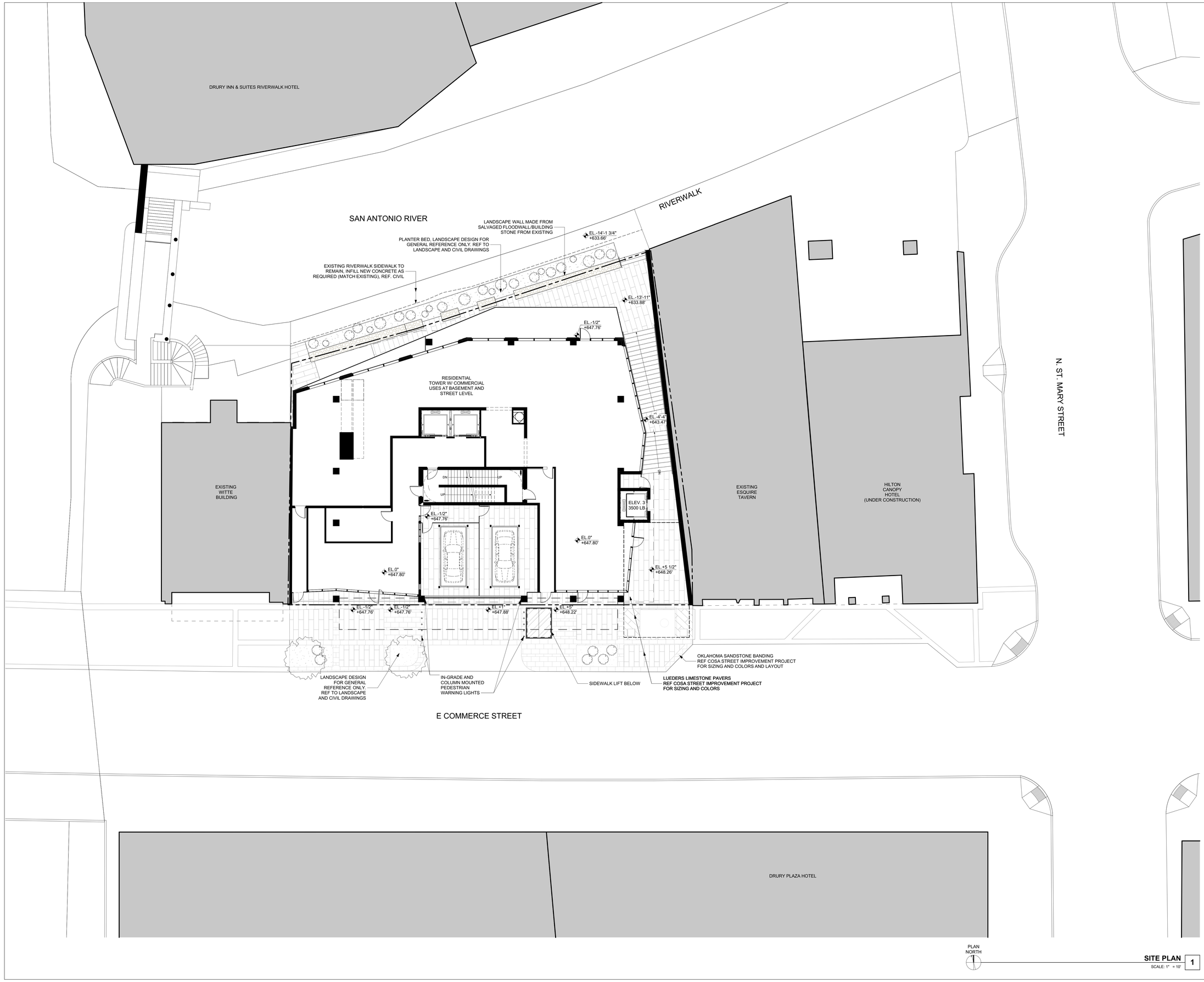
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IF THIS DOCUMENT I



SITE PLAN
SCALE: 1" = 10'
1

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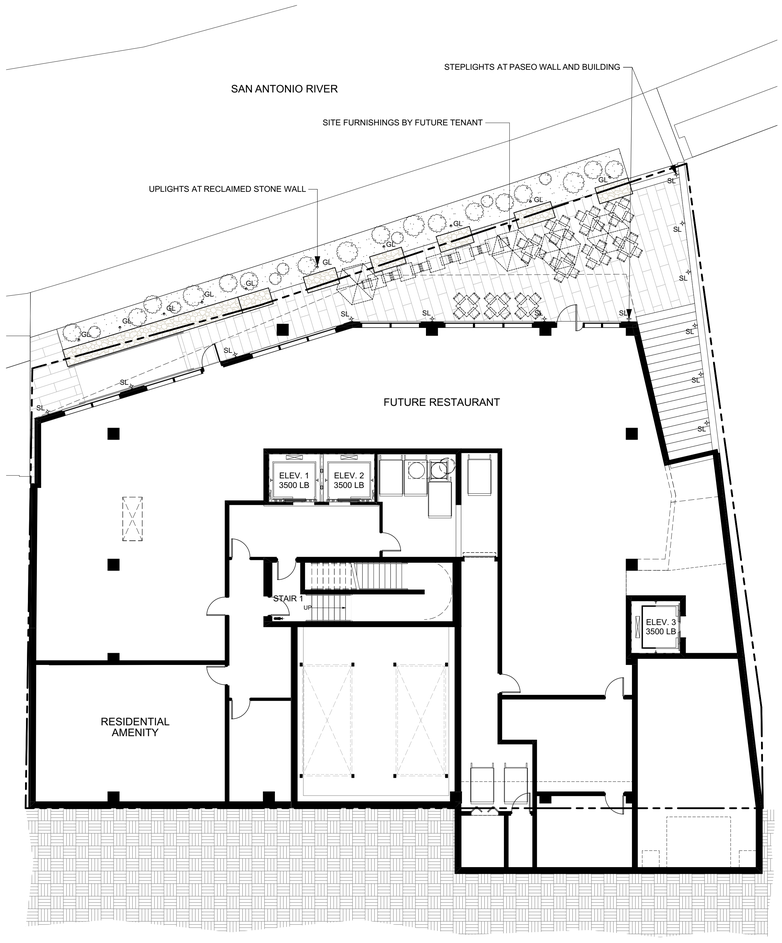
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SITE PLAN

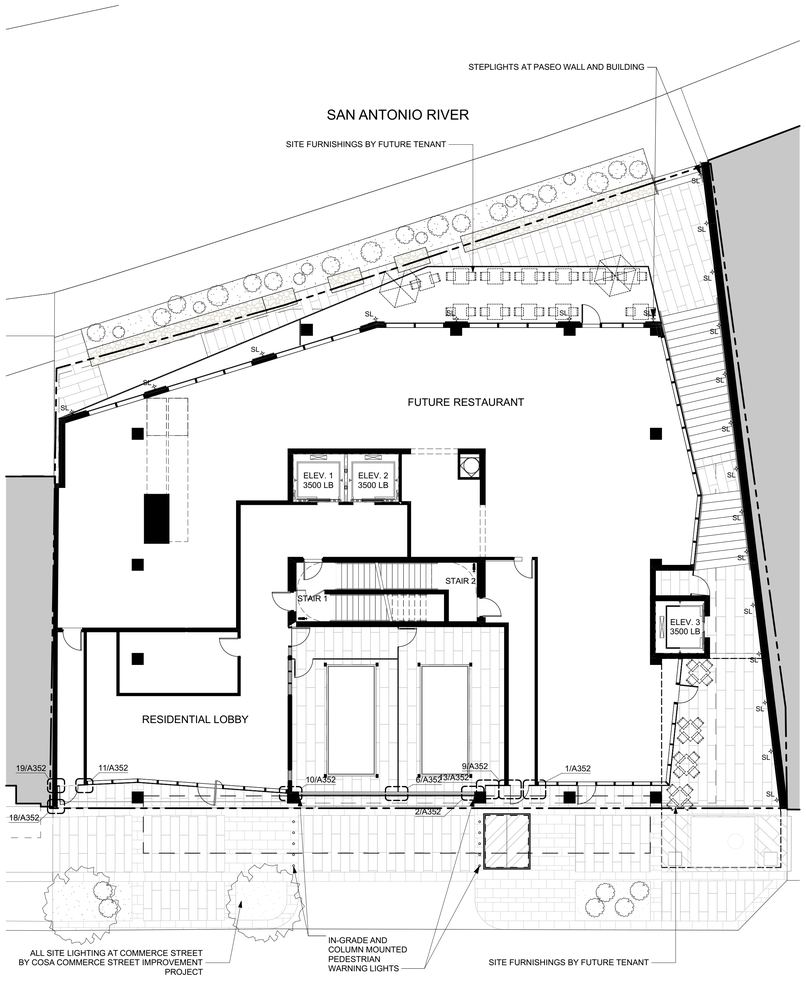
A010



PLAN NORTH

SITE LIGHTING AND FURNITURE - RIVERWALK 2

SCALE: 1" = 10'



PLAN NORTH

SITE LIGHTING AND FURNITURE - COMMERCE STREET 1

SCALE: 1" = 10'

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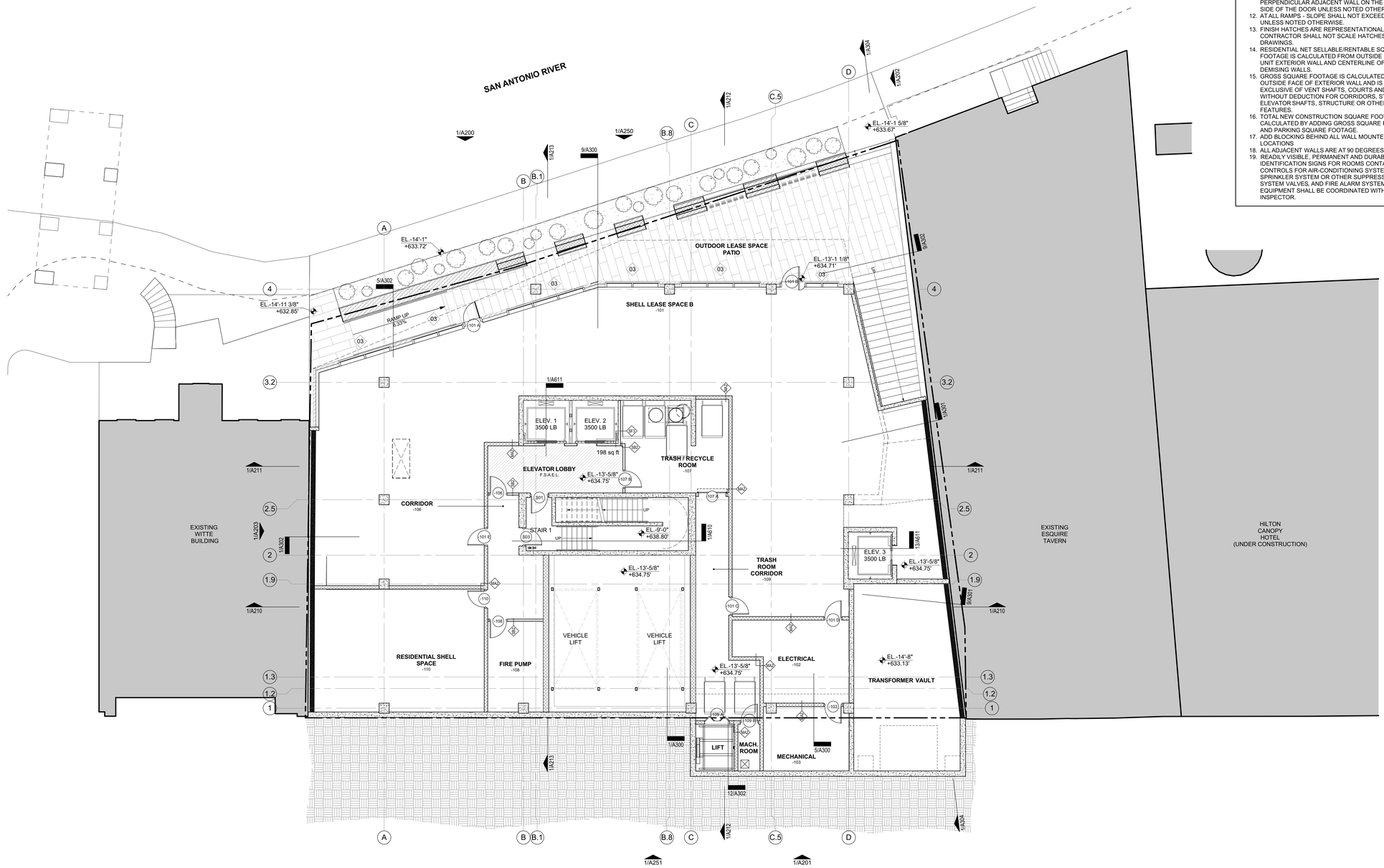
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SITE LIGHTING AND FURNITURE PLANS

A011

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET G002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET G002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES IN DWELLING UNITS.
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16. TOTAL NEW CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
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18. ALL ADJACENT WALLS ARE AT 90 DEGREES U.N.O.
19. READILY VISIBLE, PERMANENT AND DURABLE IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE SPRINKLER SYSTEM OR OTHER SUPPRESSION SYSTEM VALVES, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE INSPECTOR.



PLAN NORTH

FLOOR PLAN - BASEMENT LEVEL 1

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

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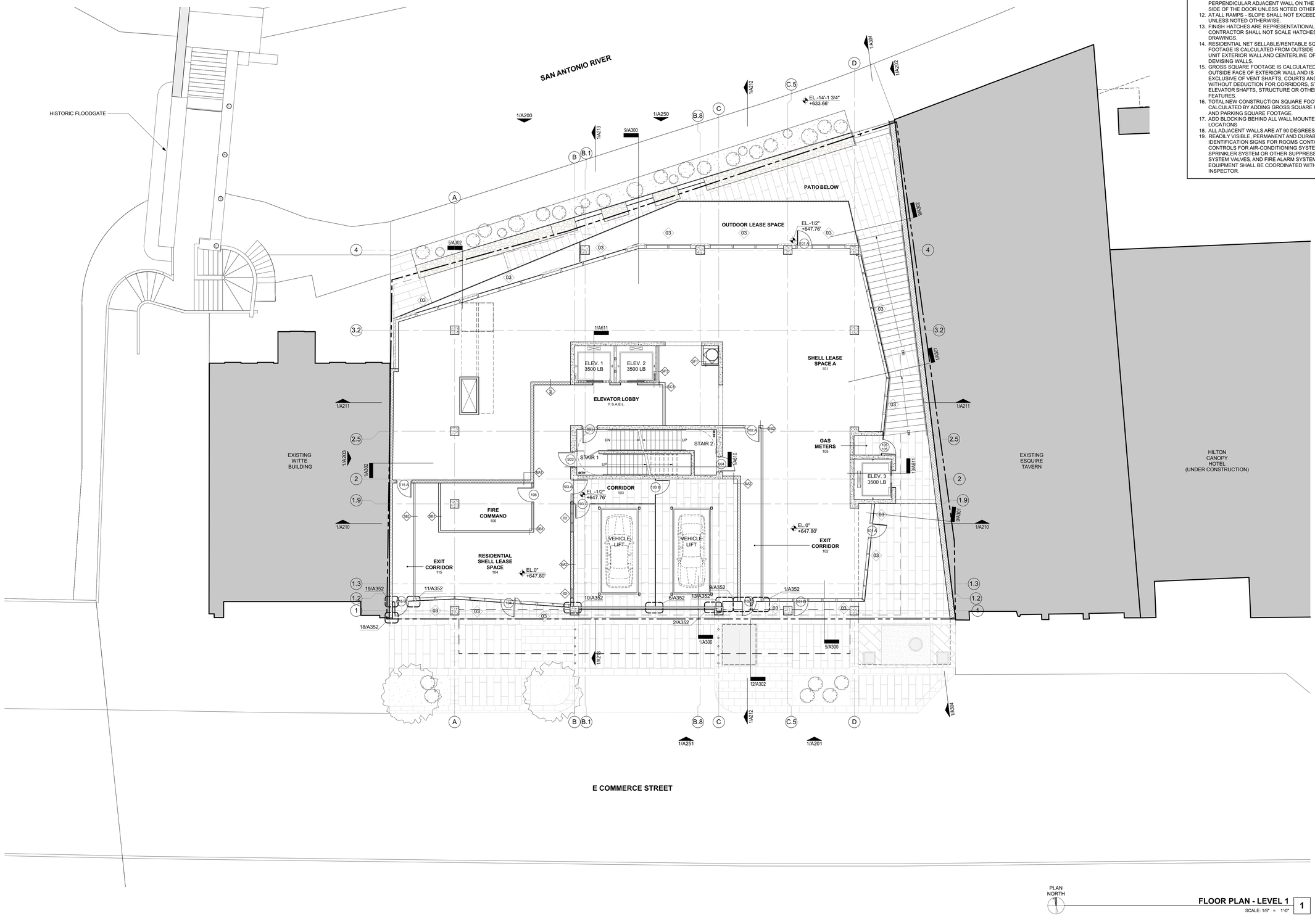
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FLOOR PLAN - BASEMENT LEVEL

A100

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PLAN NORTH

FLOOR PLAN - LEVEL 1
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1

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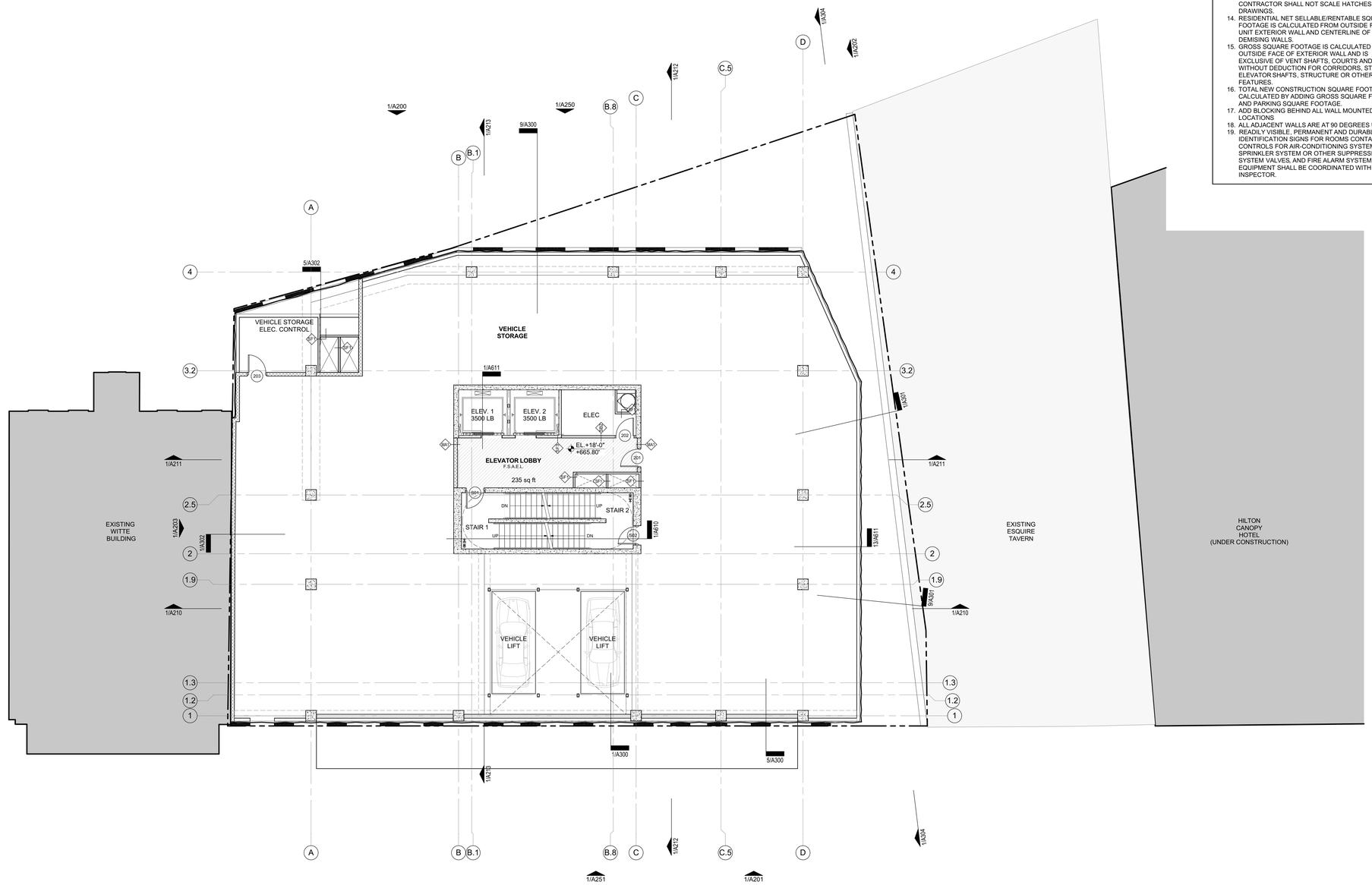
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FLOOR PLAN - LEVEL 1

A101

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PLAN NORTH

FLOOR PLAN - LEVEL 2 - VEHICLE STORAGE 1

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

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AUSTIN, TEXAS 78701

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The Floodgate Apartments

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San Antonio, TX, 78205

RP PROJECT NUMBER 117012.00

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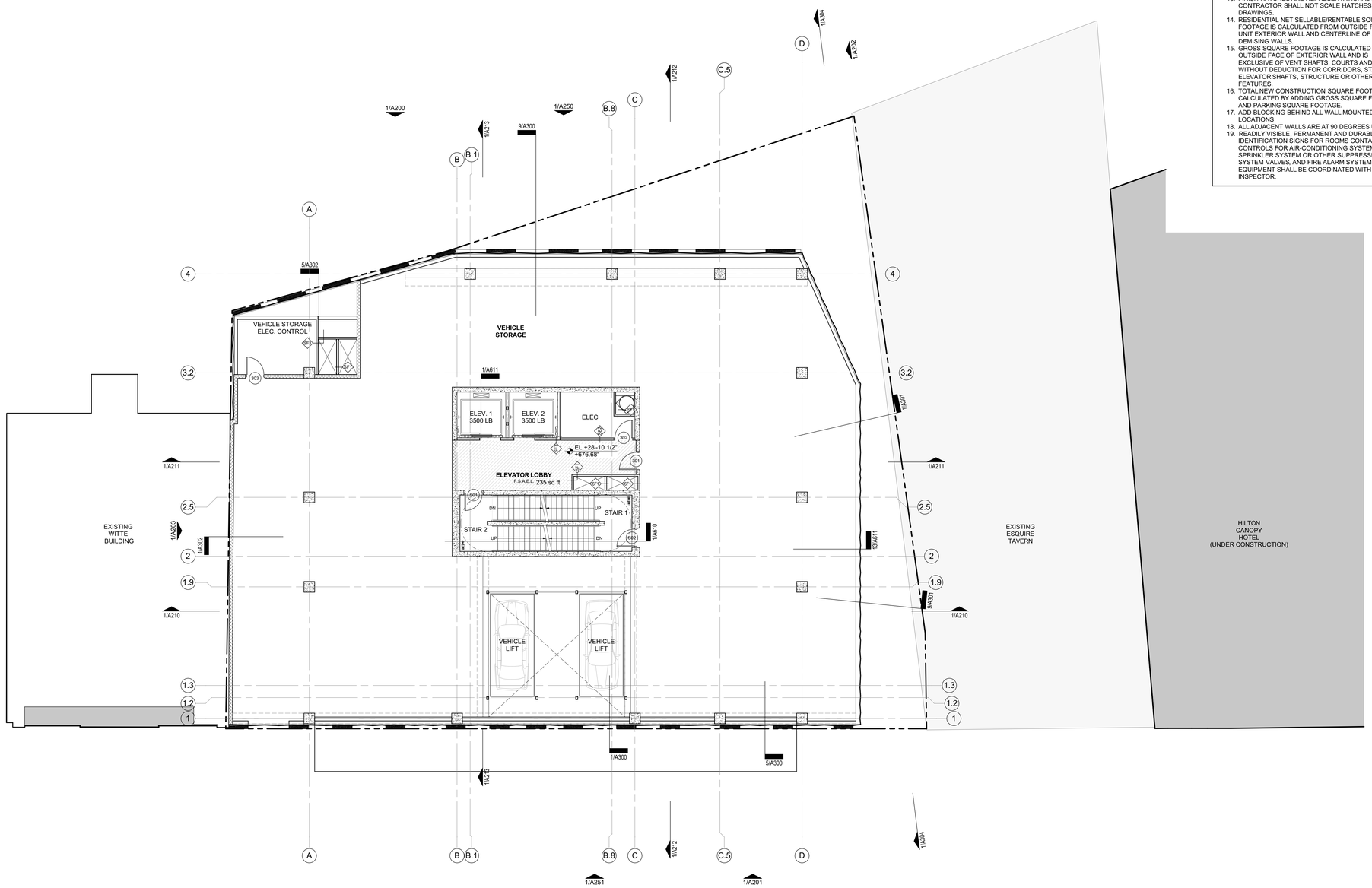
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FLOOR PLAN - LEVEL 2 - VEHICLE STORAGE

A102



FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET G002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET G002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES IN DWELLING UNITS.
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PLAN NORTH

FLOOR PLAN - LEVEL 3 - VEHICLE STORAGE 1

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

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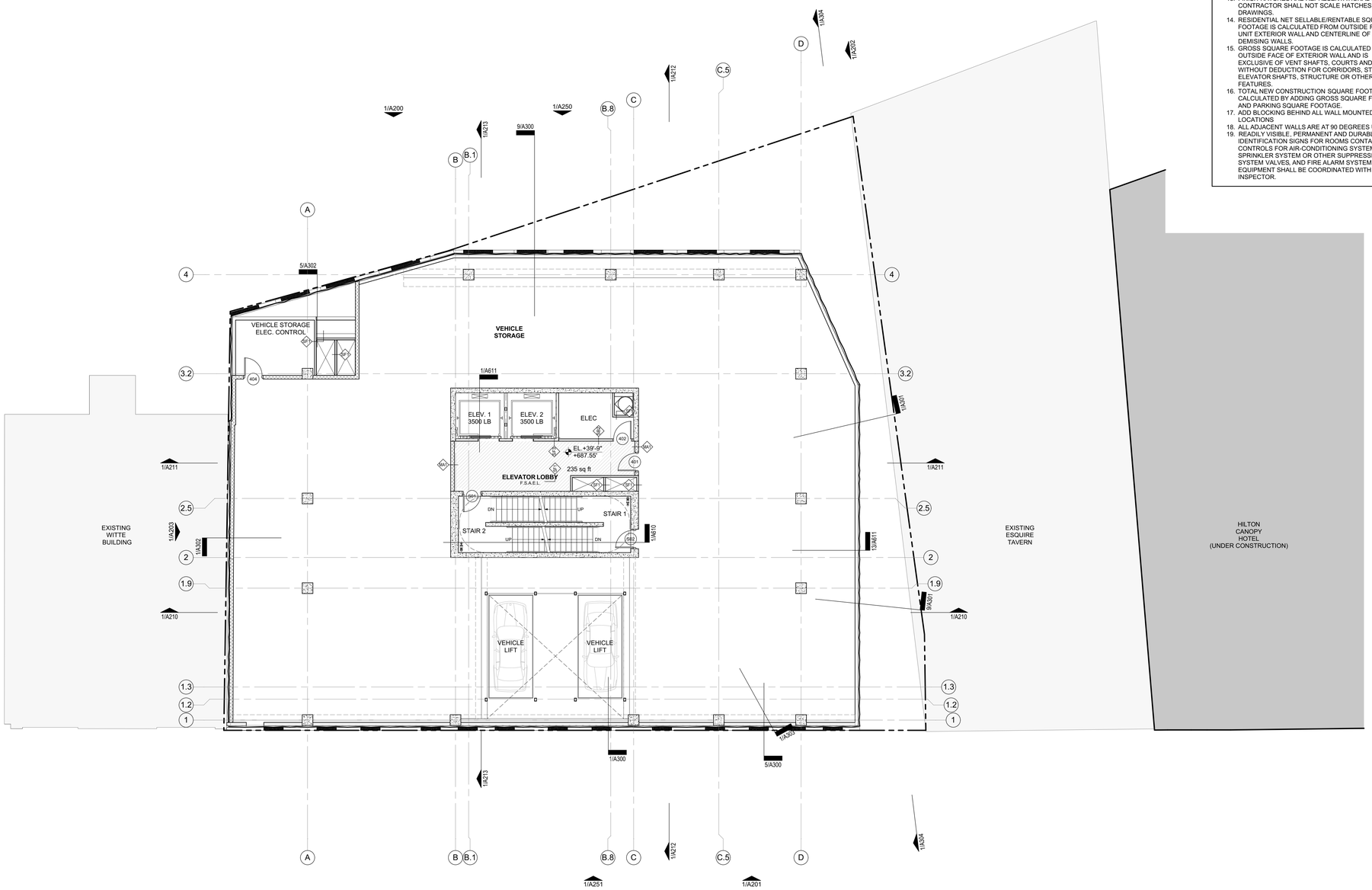
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FLOOR PLAN - LEVEL 3 - VEHICLE STORAGE

A103

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET G002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET G002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES IN DWELLING UNITS.
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PLAN NORTH

FLOOR PLAN - LEVEL 4 - VEHICLE STORAGE 1

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

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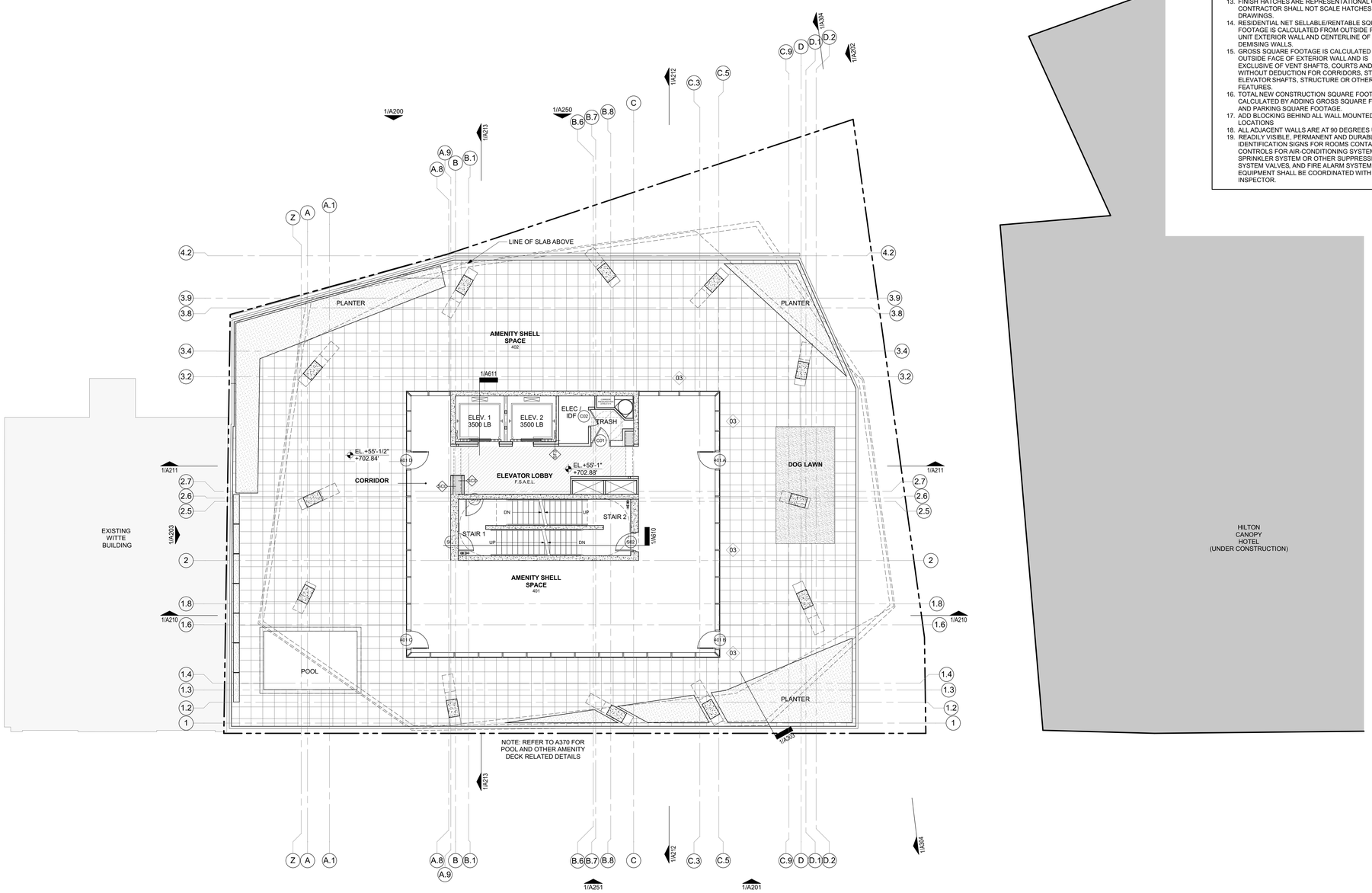
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FLOOR PLAN - LEVEL 4 - VEHICLE STORAGE

A104



FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET G002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET G002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES IN DWELLING UNITS.
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PLAN NORTH

FLOOR PLAN - LEVEL 5 - AMENITY 1

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

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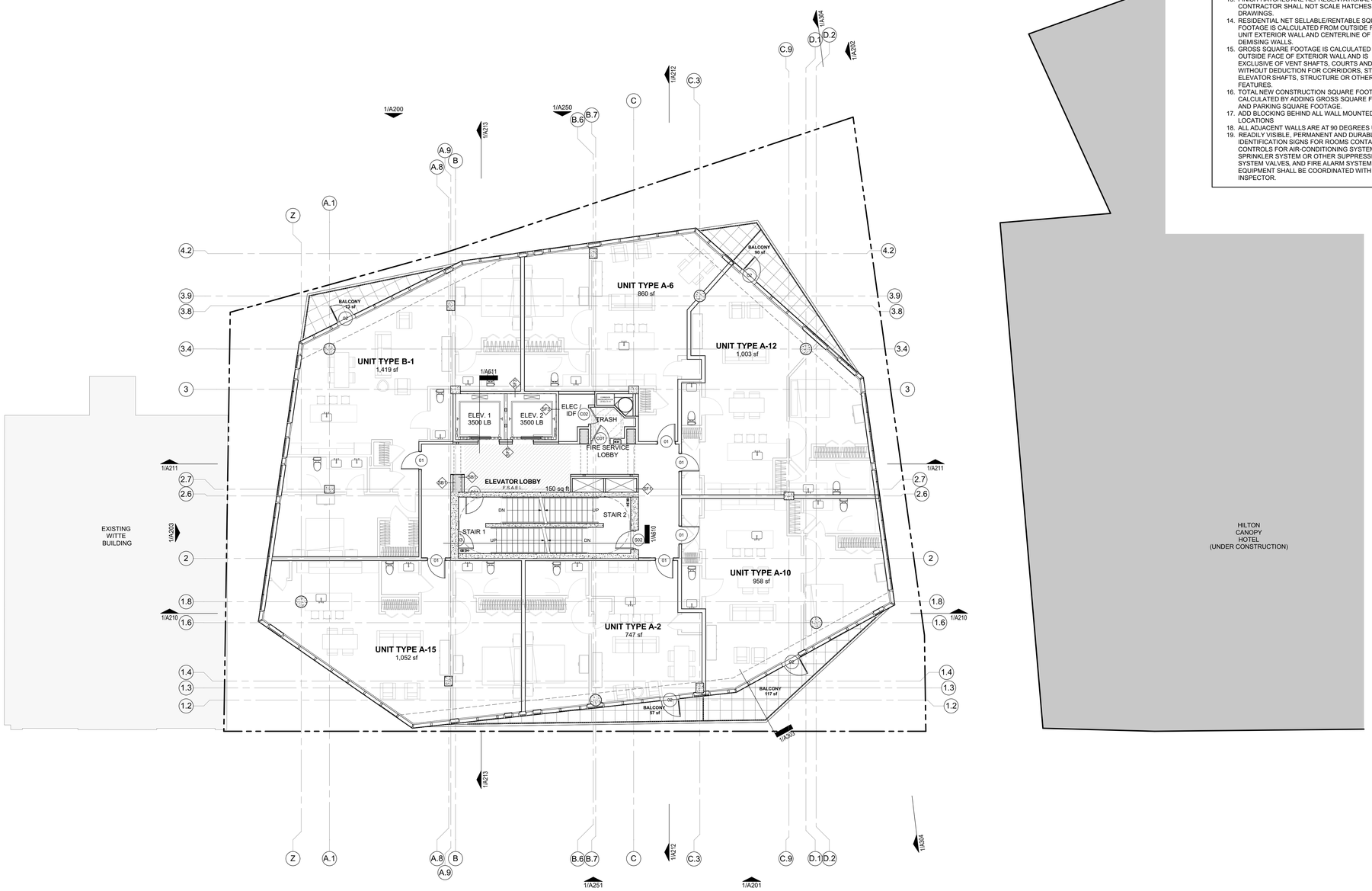
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FLOOR PLAN - LEVEL 5 - AMENITY

A105

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET G002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET G002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES IN DWELLING UNITS.
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PLAN NORTH

FLOOR PLAN - LEVELS 6-9
SCALE: 1/8" = 1'-0"

1

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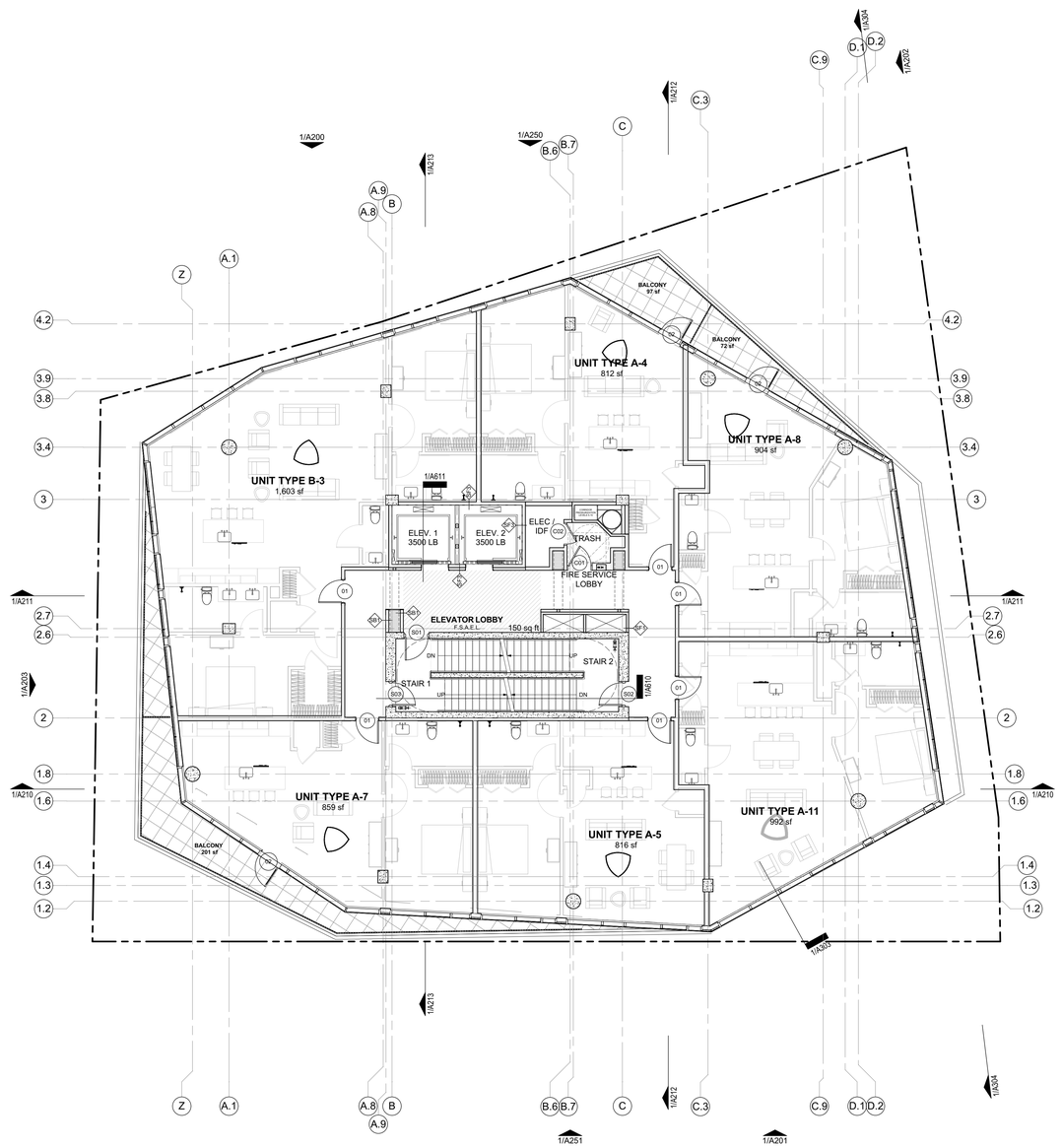
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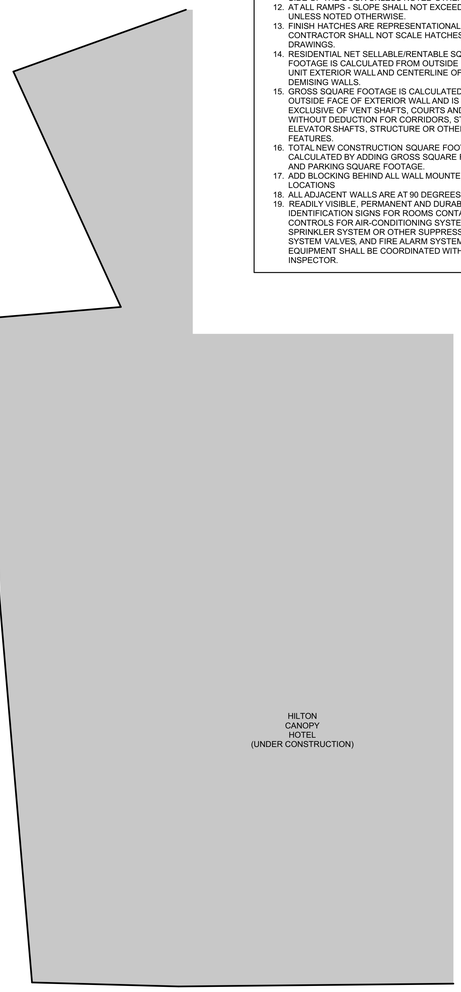
FLOOR PLAN - RESIDENTIAL LEVELS 6-9

A106

FLOOR PLAN GENERAL NOTES

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PLAN NORTH

FLOOR PLAN - LEVELS 10-12 1

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

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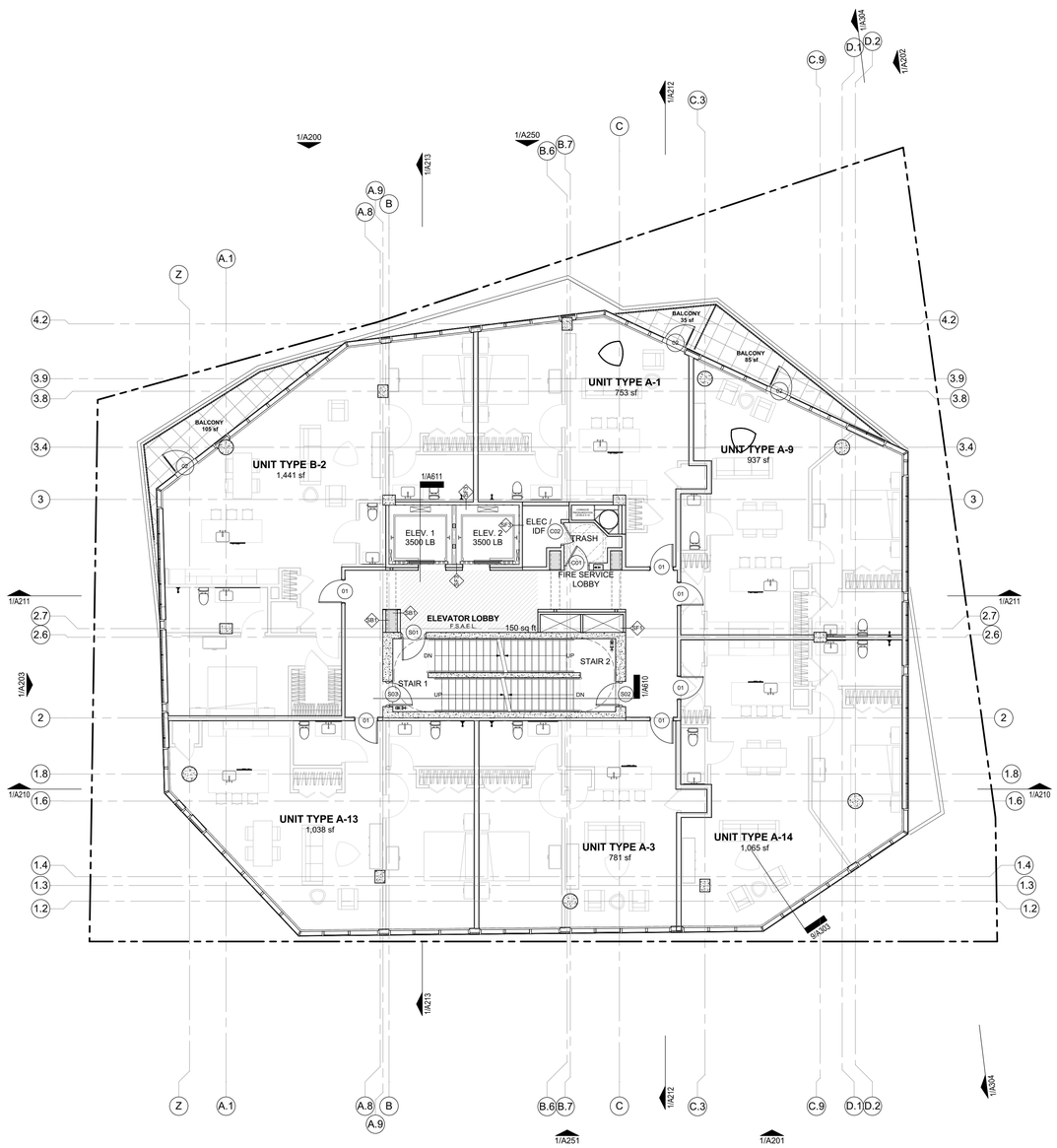
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100% SCHEMATIC DESIGN	04/11/18
100% DD - CORE & SHELL	**08/13/18**
50% CD - CORE & SHELL	09/18/18
80% CD - HDRC FINAL	11/16/18

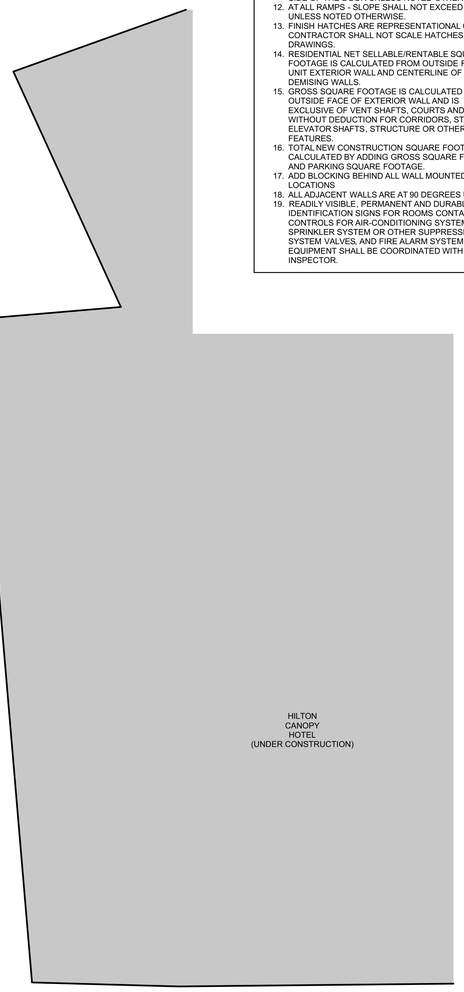
FLOOR PLAN - RESIDENTIAL LEVELS 10-12

A110

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET G002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET G002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES IN DWELLING UNITS.
3. REFER TO CIVIL DRAWINGS FOR SIDEWALK LANDSCAPE AND DETAILS.
4. REFER TO A700s FOR RESIDENTIAL UNIT PLANS.
5. REFER TO SHEET A800 FOR DOOR TYPES.
6. REFER TO SHEET A801 FOR WINDOW TYPES.
7. REFER TO SHEET A900 FOR PARTITION TYPES.
8. ADD BLOCKING TO UNIT BATHROOM WALLS TO ACCOMMODATE LATER INSTALLATION OF GRAB BARS. REFER TO G002 AND A700s FOR EXACT LOCATIONS. GRAB BARS SHALL NOT BE INSTALLED IN UNIT BATHROOMS. GRAB BARS SHALL BE INSTALLED IN COMMON USE SPACES.
9. "CLEARMIN." SPECIFIED DIMENSIONS MUST BE MAINTAINED FOR CODE COMPLIANCE OR APPLIANCE REQUIREMENTS.
10. ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
11. ALL DOORS SHALL BE SET 5" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
12. AT ALL RAMPS - SLOPE SHALL NOT EXCEED 1:12 UNLESS NOTED OTHERWISE.
13. FINISH HATCHES ARE REPRESENTATIONAL ONLY. CONTRACTOR SHALL NOT SCALE HATCHES OFF OF DRAWINGS.
14. RESIDENTIAL NET SELLABLE/RENTABLE SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF UNIT EXTERIOR WALL AND CENTERLINE OF UNIT DEMISING WALLS.
15. GROSS SQUARE FOOTAGE IS CALCULATED FROM OUTSIDE FACE OF EXTERIOR WALL AND IS EXCLUSIVE OF VENT SHAFTS, COURTS AND PARKING WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, ELEVATOR SHAFTS, STRUCTURE OR OTHER FEATURES.
16. TOTAL NEW CONSTRUCTION SQUARE FOOTAGE IS CALCULATED BY ADDING GROSS SQUARE FOOTAGE AND PARKING SQUARE FOOTAGE.
17. ADD BLOCKING BEHIND ALL WALL MOUNTED T.V. LOCATIONS
18. ALL ADJACENT WALLS ARE AT 90 DEGREES U.N.O.
19. READILY VISIBLE, PERMANENT AND DURABLE IDENTIFICATION SIGNS FOR ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, FIRE SPRINKLER SYSTEM OR OTHER SUPPRESSION SYSTEM VALVES, AND FIRE ALARM SYSTEM EQUIPMENT SHALL BE COORDINATED WITH FIRE INSPECTOR.





PLAN NORTH

FLOOR PLAN - LEVELS 13-15
SCALE: 1/8" = 1'-0" 1

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RP PROJECT NUMBER 117012.00

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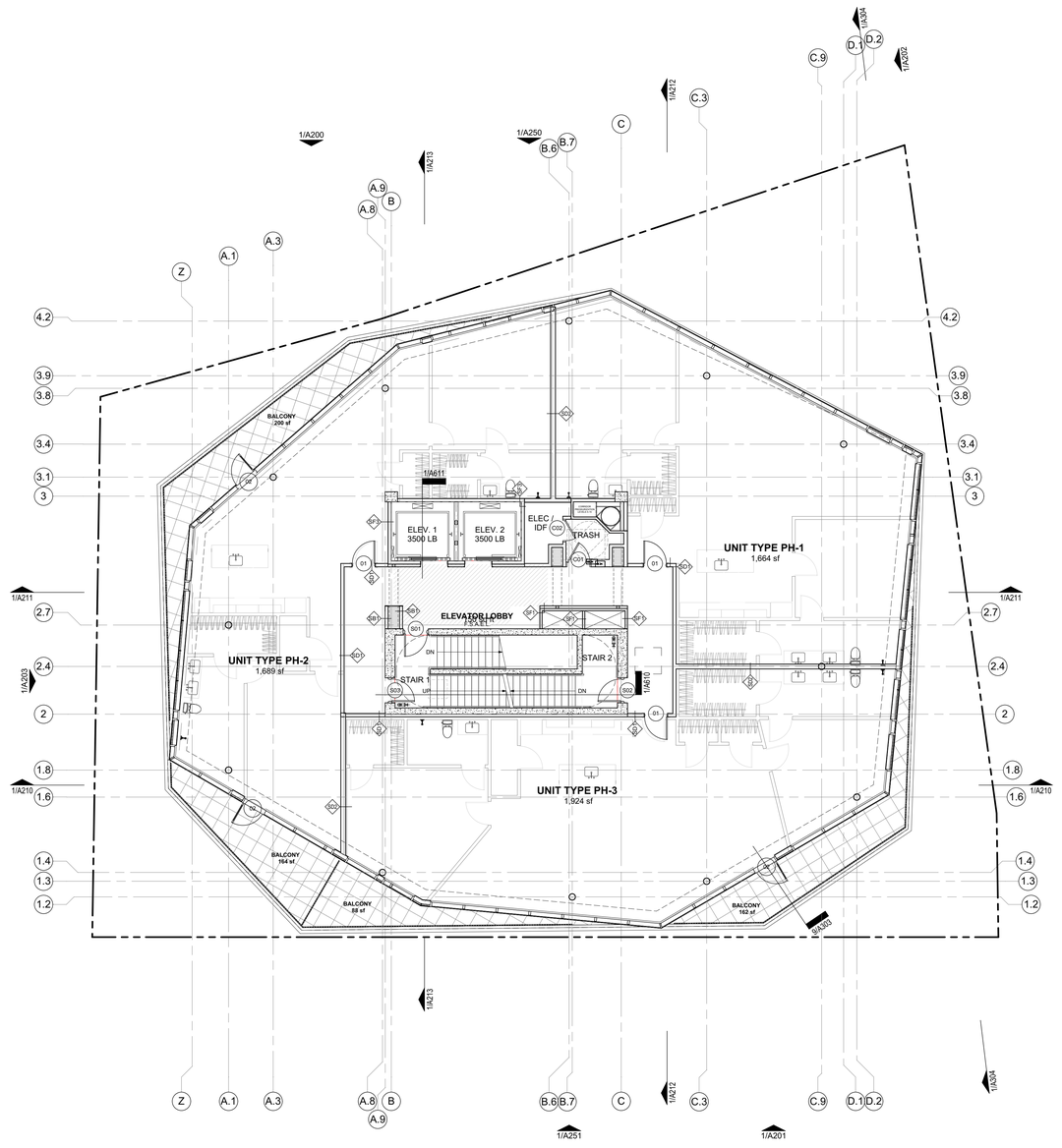
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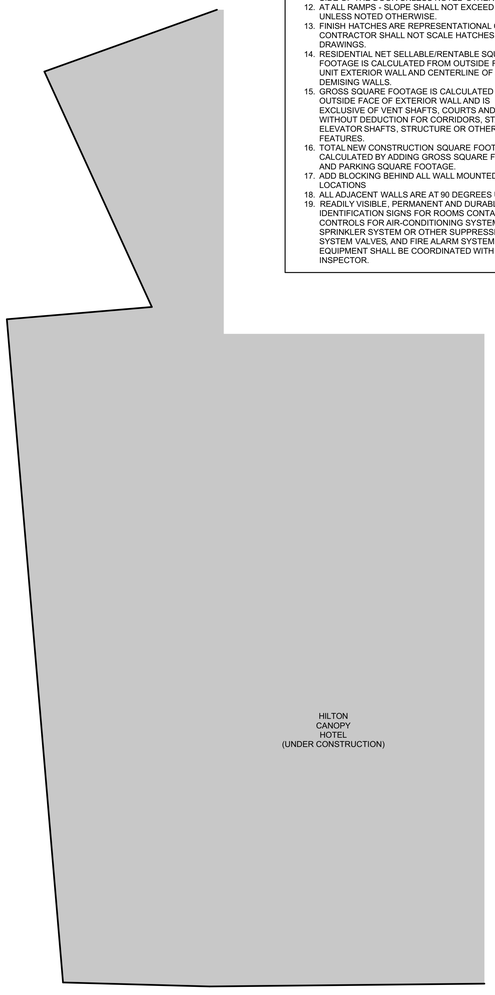
FLOOR PLAN - RESIDENTIAL LEVELS 13-15

A113

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET G002 FOR ARCHITECTURAL SYMBOL LEGEND.
2. REFER TO SHEET G002 FOR TAS MOUNTING HEIGHTS OF BATHROOM FIXTURES AND ACCESSORIES IN COMMON USE SPACES AND FOR ANSI MOUNTING HEIGHTS AND CLEARANCES IN DWELLING UNITS.
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PLAN NORTH

FLOOR PLAN - LEVEL 16 PENTHOUSE 1

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

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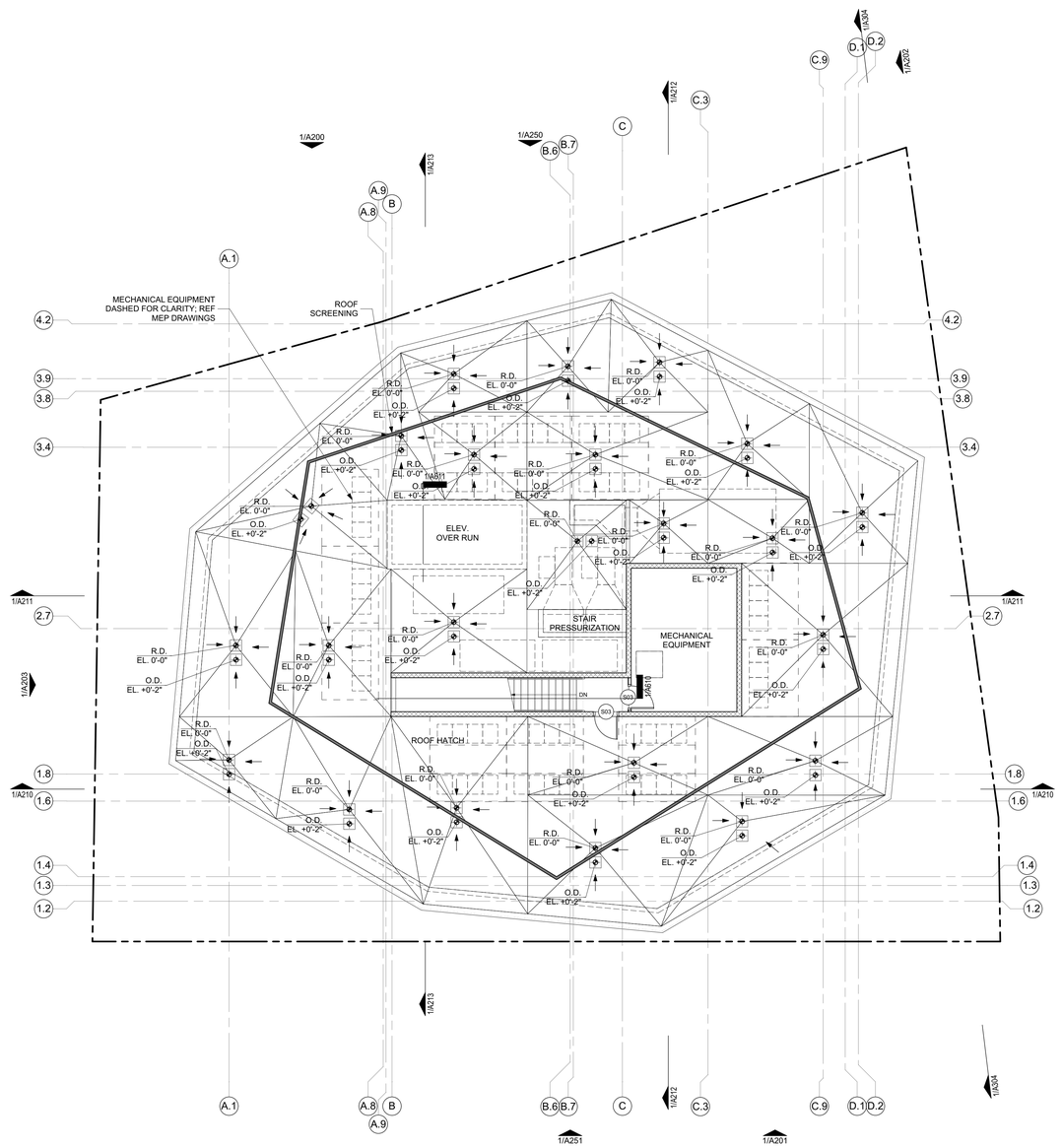
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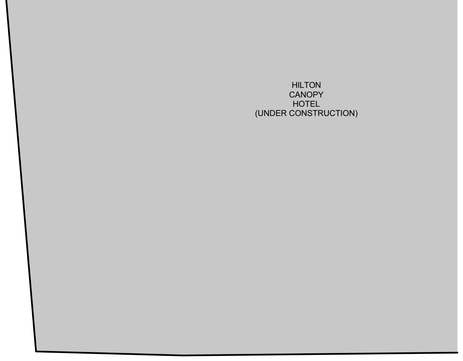
FLOOR PLAN - PENTHOUSE

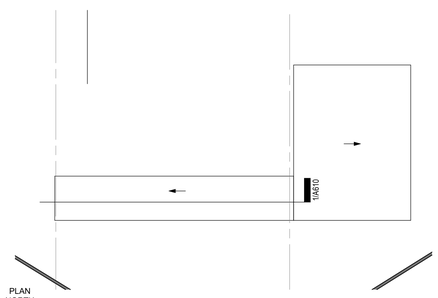
A116

FLOOR PLAN GENERAL NOTES

1. REFER TO SHEET G002 FOR ARCHITECTURAL SYMBOL LEGEND.
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PLAN NORTH

FLOOR PLAN - UPPER ROOF 2

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

PLAN NORTH

FLOOR PLAN - ROOF 1

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

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Keller Henderson

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100% SCHEMATIC DESIGN	04/11/18
100% DD - CORE & SHELL	**08/13/18**
50% CD - CORE & SHELL	09/18/18
80% CD - HDRC FINAL	11/16/18

FLOOR PLAN - ROOF

A117

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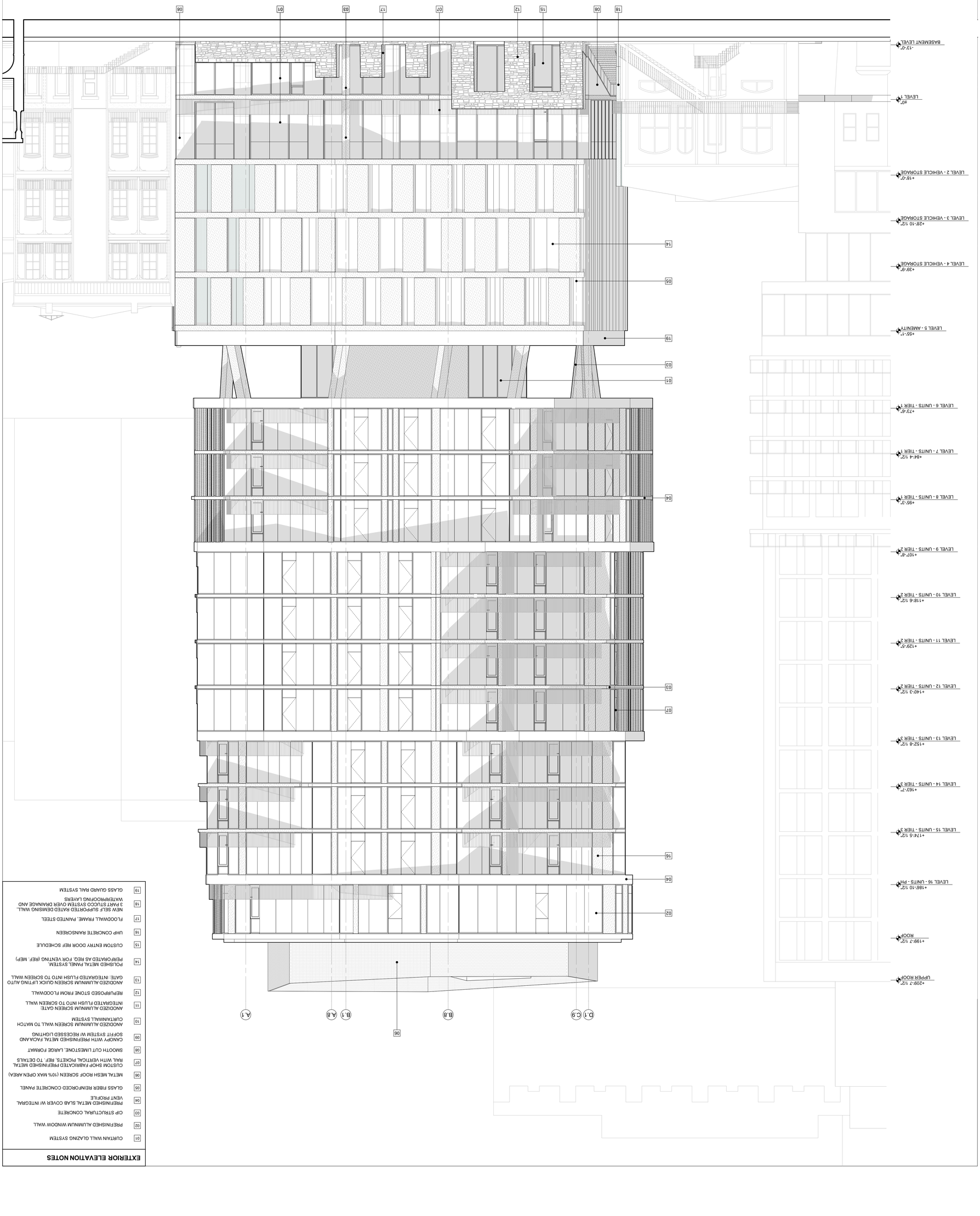
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ISSUE DESCRIPTION	DATE
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100% DD - CORE & SHELL	08/13/18
95% CD - CORE & SHELL	09/19/18
80% CD - HDRC FINAL	11/16/18

ELEVATION - NORTH

A200

ELEVATION - RIVERWALK
SCALE: 1/8" = 1'-0"
1

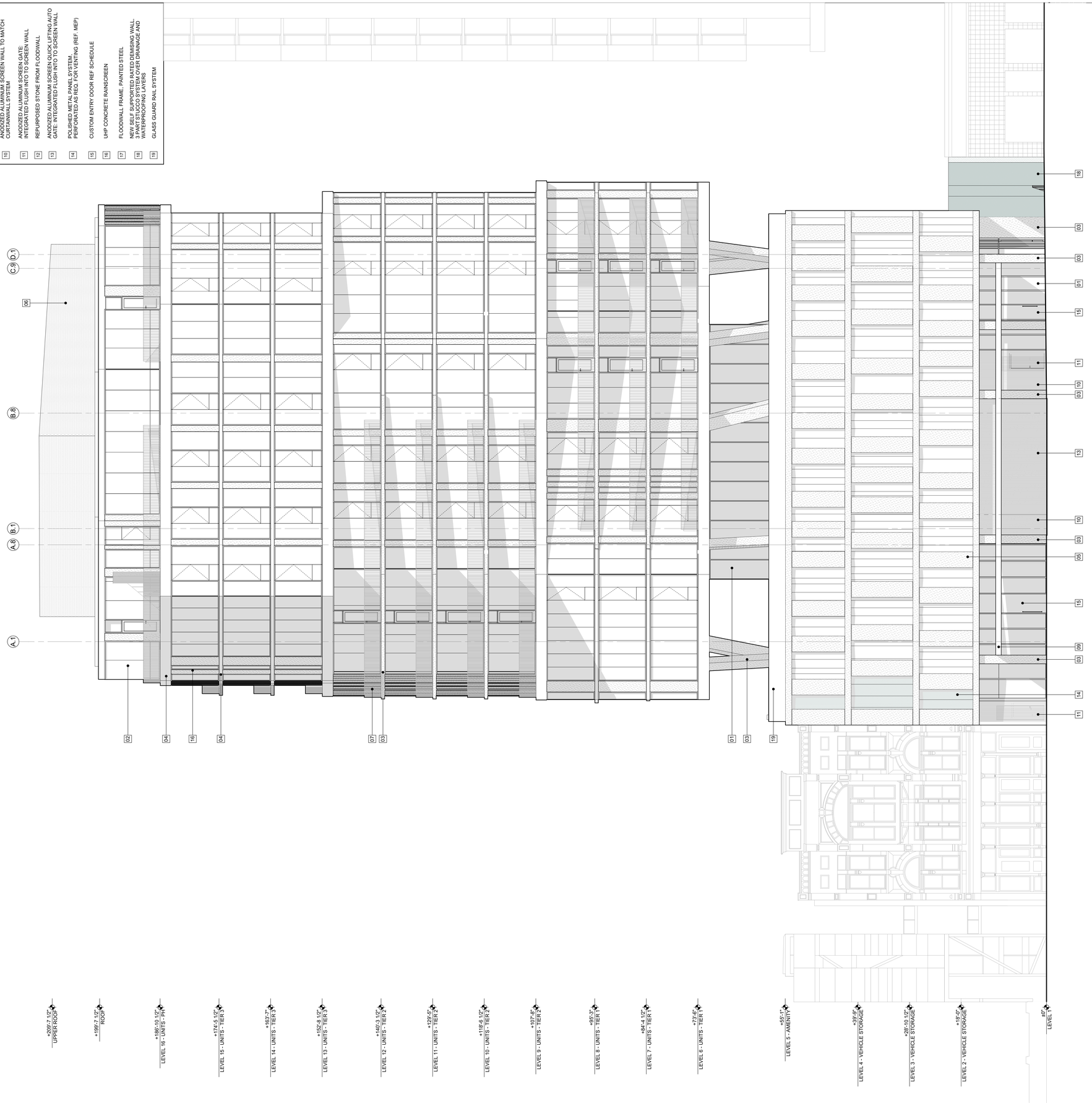


EXTERIOR ELEVATION NOTES

01	CURTAIN WALL GLAZING SYSTEM
02	PREFINISHED ALUMINUM WINDOW WALL
03	CIP STRUCTURAL CONCRETE
04	PREFINISHED METAL SLAB COVER W/ INTEGRAL VENT PROFILE
06	GLASS FIBER REINFORCED CONCRETE PANEL
06	METAL MESH ROOF SCREEN (10% MAX OPEN AREA)
07	CUSTOM SHOP FABRICATED PREFINISHED METAL RAIL WITH VERTICAL PICKETS. REF. TO DETAILS
08	SMOOTH CUT LIMESTONE. LARGE FORMAT
09	CANOPY WITH PREFINISHED METAL FACIA AND SOFFIT SYSTEM W/ RECESSED LIGHTING
10	ANODIZED ALUMINUM SCREEN WALL TO MATCH CURTAINWALL SYSTEM
11	ANODIZED ALUMINUM SCREEN GATE. INTEGRATED FLUSH INTO TO SCREEN WALL
12	REPURPOSED STONE FROM FLOODWALL
13	ANODIZED ALUMINUM SCREEN QUICK LIFTING AUTO GATE. INTEGRATED FLUSH INTO TO SCREEN WALL
14	POLISHED METAL PANEL SYSTEM, PERFORATED AS REQ. FOR VENTING (REF. MEP)
15	CUSTOM ENTRY DOOR REF SCHEDULE
16	UHP CONCRETE RAINSCREEN
17	FLOODWALL FRAME, PAINTED STEEL
18	NEW SELF SUPPORTED RATED DEMISING WALL. 3 PART STUCCO SYSTEM OVER DRAINAGE AND WATERPROOFING LAYERS
19	GLASS GUARD RAIL SYSTEM

EXTERIOR ELEVATION NOTES

01	CURTAIN WALL GLAZING SYSTEM
02	PREFINISHED ALUMINUM WINDOW WALL
03	CIP STRUCTURAL CONCRETE
04	PREFINISHED METAL SLAB COVER W/ INTEGRAL VENT PROFILE
05	GLASS FIBER REINFORCED CONCRETE PANEL
06	METAL MESH ROOF SCREEN (10% MAX OPEN AREA)
07	CUSTOM SHOP FABRICATED PREFINISHED METAL RAIL WITH VERTICAL PICKETS; REF. TO DETAILS
08	SMOOTH CUT LIMESTONE: LARGE FORMAT
09	CANOPY WITH PREFINISHED METAL FACIA AND SOFFIT SYSTEM W/ RECESSED LIGHTING
10	ANODIZED ALUMINUM SCREEN WALL TO MATCH CURTAINWALL SYSTEM
11	ANODIZED ALUMINUM SCREEN GATE: INTEGRATED FLUSH INTO TO SCREEN WALL
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13	ANODIZED ALUMINUM SCREEN QUICK LIFTING AUTO GATE: INTEGRATED FLUSH INTO TO SCREEN WALL
14	POLISHED METAL PANEL SYSTEM PERFORATED AS REQ. FOR VENTING (REF. MEP)
15	CUSTOM ENTRY DOOR REF SCHEDULE
16	UHP CONCRETE RAINSCREEN
17	FLOODWALL FRAME: PAINTED STEEL
18	NEW SELF SUPPORTED RATED DEMISING WALL BETWEEN TOWER AND PODIUM OVER DRAINAGE AND WATERPROOFING LAYERS
19	GLASS GUARD RAIL SYSTEM



ELEVATION - E COMMERCE 1

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

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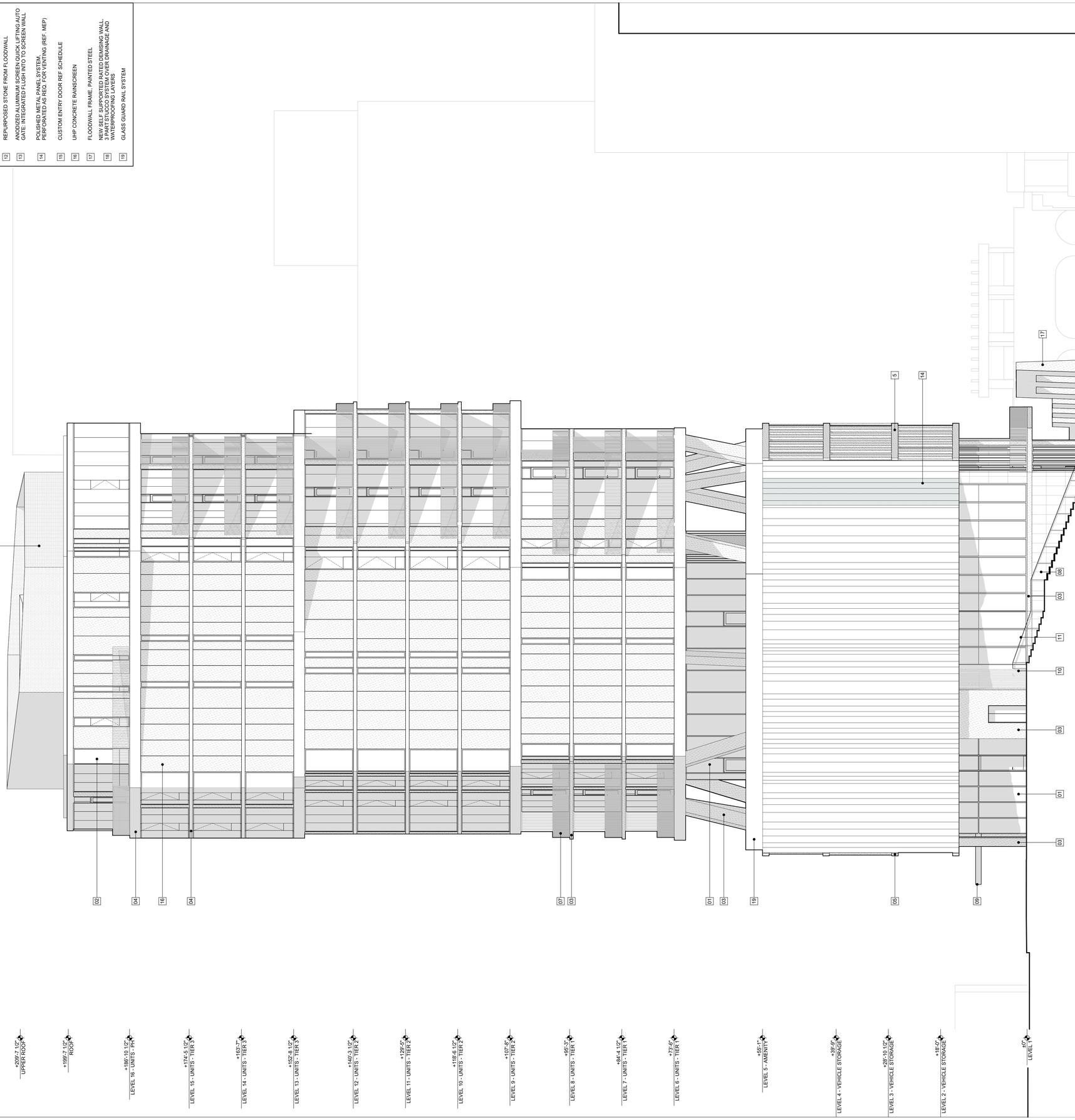
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80% CD - HDRC FINAL	11/16/18

ELEVATION - SOUTH

A201

EXTERIOR ELEVATION NOTES

01	CURTAIN WALL GLAZING SYSTEM
02	PREFINISHED ALUMINUM WINDOW WALL
03	CIP STRUCTURAL CONCRETE
04	PREFINISHED METAL SLAB COVER W/ INTEGRAL VENT PROFILE
05	GLASS FIBER REINFORCED CONCRETE PANEL
06	METAL MESH ROOF SCREEN (10% MAX OPEN AREA)
07	CUSTOM SHOP FABRICATED PREFINISHED METAL RAIL WITH VERTICAL PICKETS. REF. TO DETAILS
08	SMOOTH CUT LIMESTONE. LARGE FORMAT
09	CANOPY WITH PREFINISHED METAL FACIA AND SOFFIT SYSTEM W/ RECESSED LIGHTING
10	ANODIZED ALUMINUM SCREEN WALL TO MATCH CURTAINWALL SYSTEM
11	ANODIZED ALUMINUM SCREEN GATE. INTEGRATED FLUSH INTO TO SCREEN WALL
12	REPURPOSED STONE FROM FLOODWALL
15	ANODIZED ALUMINUM SCREEN QUICK LIFTING AUTO GATE. INTEGRATED FLUSH INTO TO SCREEN WALL
14	POLISHED METAL PANEL SYSTEM. PERFORATED AS REQ. FOR VENTING (REF. MEP)
15	CUSTOM ENTRY DOOR REF SCHEDULE
16	UHP CONCRETE RAINSCREEN
17	FLOODWALL FRAME. PAINTED STEEL
18	NEW SELF SUPPORTED RATED DEMISING WALL. 2 HOUR RATED CONSTRUCTION OVER DRAINAGE AND WATERPROOFING LAYERS
19	GLASS GUARD RAIL SYSTEM



ELEVATION - EAST 1

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

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Chris Orem

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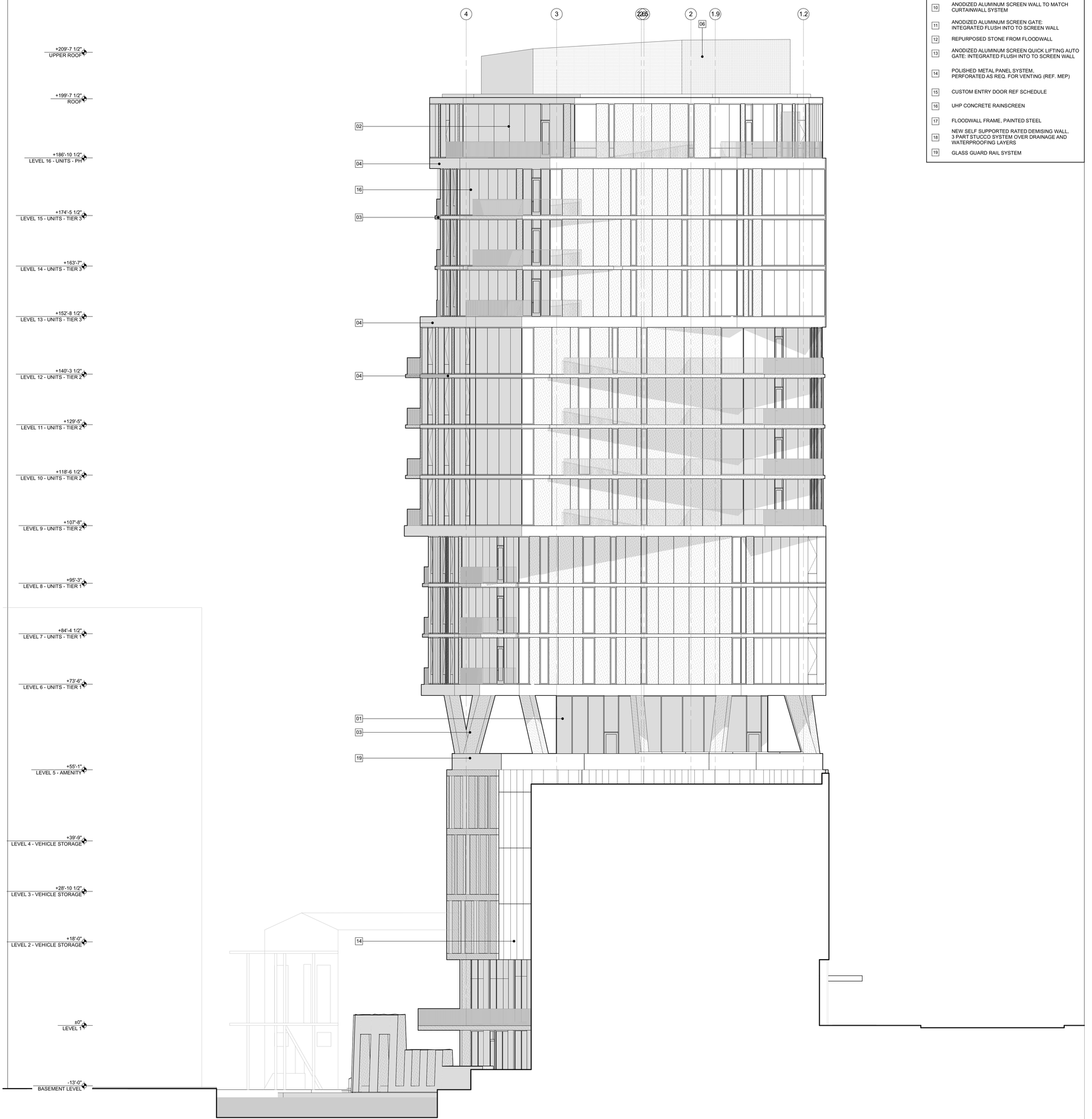
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ISSUE DESCRIPTION	DATE
100% SCHEMATIC DESIGN	04/11/18
100% DD - CORE & SHELL	08/13/18
50% CD - CORE & SHELL	09/18/18
80% CD - HDRC FINAL	11/16/18

ELEVATION - EAST

A202



EXTERIOR ELEVATION NOTES

01	CURTAIN WALL GLAZING SYSTEM
02	PREFINISHED ALUMINUM WINDOW WALL
03	CIP STRUCTURAL CONCRETE
04	PREFINISHED METAL SLAB COVER W/ INTEGRAL VENT PROFILE
05	GLASS FIBER REINFORCED CONCRETE PANEL
06	METAL MESH ROOF SCREEN (10% MAX OPEN AREA)
07	CUSTOM SHOP FABRICATED PREFINISHED METAL RAIL WITH VERTICAL PICKETS, REF. TO DETAILS
08	SMOOTH CUT LIMESTONE, LARGE FORMAT
09	CANOPY WITH PREFINISHED METAL FACIA AND SOFFIT SYSTEM W/ RECESSED LIGHTING
10	ANODIZED ALUMINUM SCREEN WALL TO MATCH CURTAINWALL SYSTEM
11	ANODIZED ALUMINUM SCREEN GATE: INTEGRATED FLUSH INTO TO SCREEN WALL
12	REPURPOSED STONE FROM FLOODWALL
13	ANODIZED ALUMINUM SCREEN QUICK LIFTING AUTO GATE: INTEGRATED FLUSH INTO TO SCREEN WALL
14	POLISHED METAL PANEL SYSTEM, PERFORATED AS REQ. FOR VENTING (REF. MEP)
15	CUSTOM ENTRY DOOR REF SCHEDULE
16	UHP CONCRETE RAINSCREEN
17	FLOODWALL FRAME, PAINTED STEEL
18	NEW SELF SUPPORTED RATED DEMISING WALL, 3 PART STUCCO SYSTEM OVER DRAINAGE AND WATERPROOFING LAYERS
19	GLASS GUARD RAIL SYSTEM

ELEVATION - WEST 1

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

The Floodgate Apartments

143 East Commerce Street
San Antonio, TX. 78205

RP PROJECT NUMBER 117012.00

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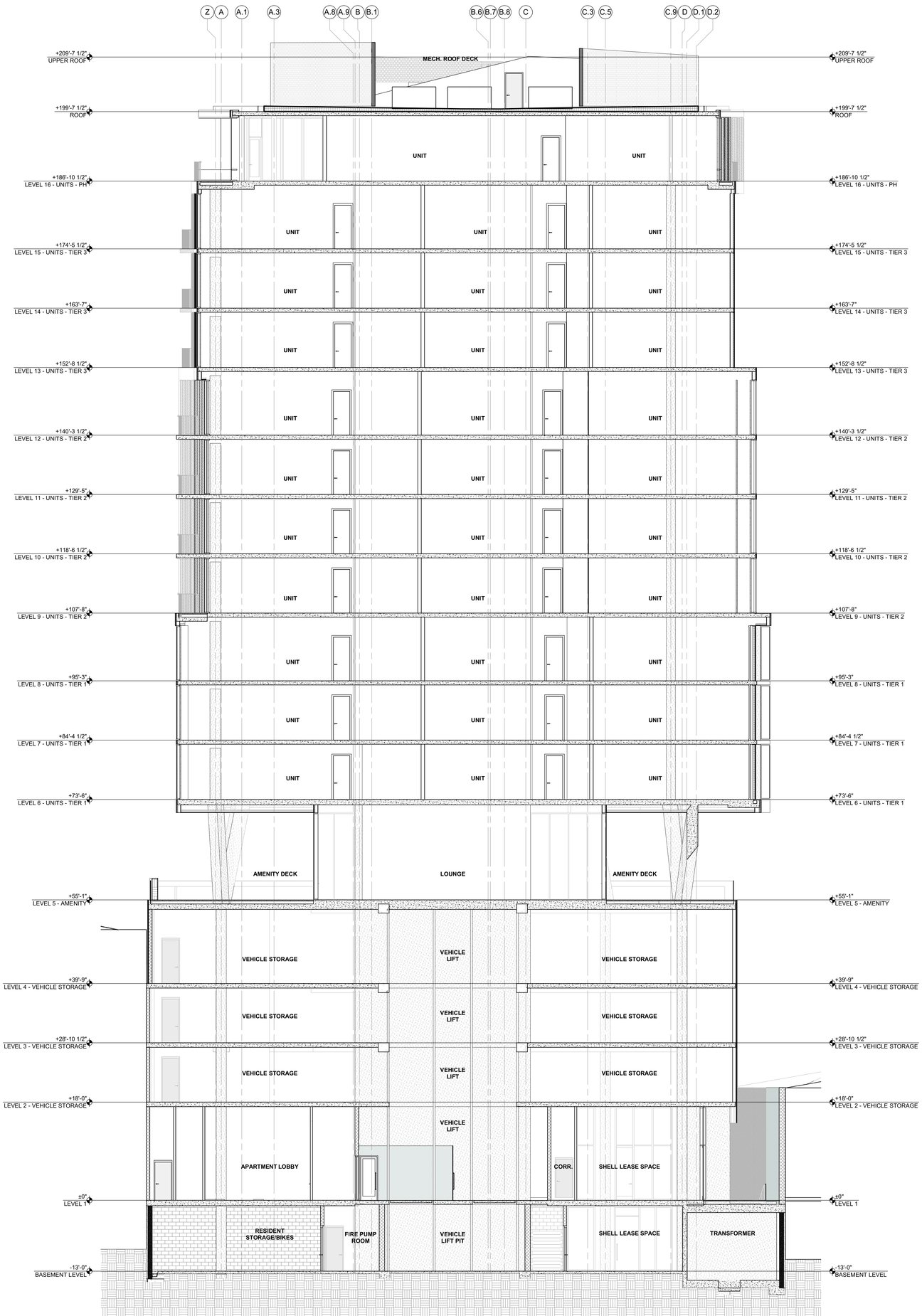
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ELEVATION - WEST

A203

SECTION GENERAL NOTES

1. ALL EXTERIOR RESIDENTIAL WALLS SHALL MEET MINIMUM REQUIRED R-19 PER CODE AND SHALL BE COMPRISED OF THE FOLLOWING -- FROM INTERIOR TO EXTERIOR -- UNLESS NOTED OTHERWISE:
   A. 5/8" GYP BOARD
   B. 6" STEEL STUD WITH 6" R-19 BATT INSULATION
   C. 1/2" GLASS MATT SHEATHING. TAPE JOINTS AS REQUIRED.
   D. ROLL-ON AIR & WATER BARRIER, FULLY ADHERED TO SHEATHING (APPLY PRIMER AS REQUIRED BY MANUFACTURER).
   E. 3-COAT STUCCTO
2. ALL ROOF AREAS OVER OCCUPIED SPACE SHALL MEET MINIMUM REQUIRED R-30 PER CODE. ALL BALCONIES OVER OCCUPIED SPACE SHALL MEET MINIMUM REQUIRED R-4 PER CODE.
3. ALL FLOOR-CEILING ASSEMBLIES IN UNCONDITIONED SPACE BELOW CONDITIONED OCCUPIED SPACE SHALL MEET REQUIRED CODE (1" FULLY-ADHERED RIGID INSULATION SHOT TO CONCRETE STRUCTURE AND PAINTED TO MATCH OR 4" BATT INSULATION NESTED IN FRAMING OF SUSPENDED CEMENT BOARD CEILING).
4. ALL BALCONIES ABOVE CONDITIONED SPACES SHALL HAVE TRAFFIC COATING U.N.O.
5. ALL TOPSIDE CONCRETE ON BALCONIES, PUBLIC WALKWAYS AND PUBLIC AREAS SHALL HAVE BROOM FINISH U.N.O.
6. ALL UNDERSIDE CONCRETE AT BALCONIES AND CIP CONCRETE VISIBLE TO PUBLIC VIEW SHALL HAVE FORM FINISH WITH SYMMETRICAL TIE-HOLES, PATCHED AND RUBBED TO FINISH-OUT.
9. ALL CONCRETE BALCONIES AND CANOPIES SHALL HAVE A DRIP ALONG UNDERSIDE OF PERIMETER EDGE. SUCH DRIP SHALL TERMINATE 2" SHORT OF ADJACENT EXTERIOR FINISH AT PERIMETER WALL.
10. PROVIDE APPROPRIATE SPACER MATERIAL BETWEEN DISPARATE METALS.
11. REFERENCE A810 FOR TYPICAL HEAD, JAMB AND SILL FLASHING DETAILING AT WINDOWS. PROVIDE DEFLECTION TRACK FOR ALL FLOOR-TO-CEILING HEIGHT WINDOWS AT PERIMETER WHERE REQUIRED.



E-W BUILDING SECTION @ VEHICLE LIFT 1

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

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The Floodgate Apartments

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RP PROJECT NUMBER: 117012.00

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Kevin Henderson

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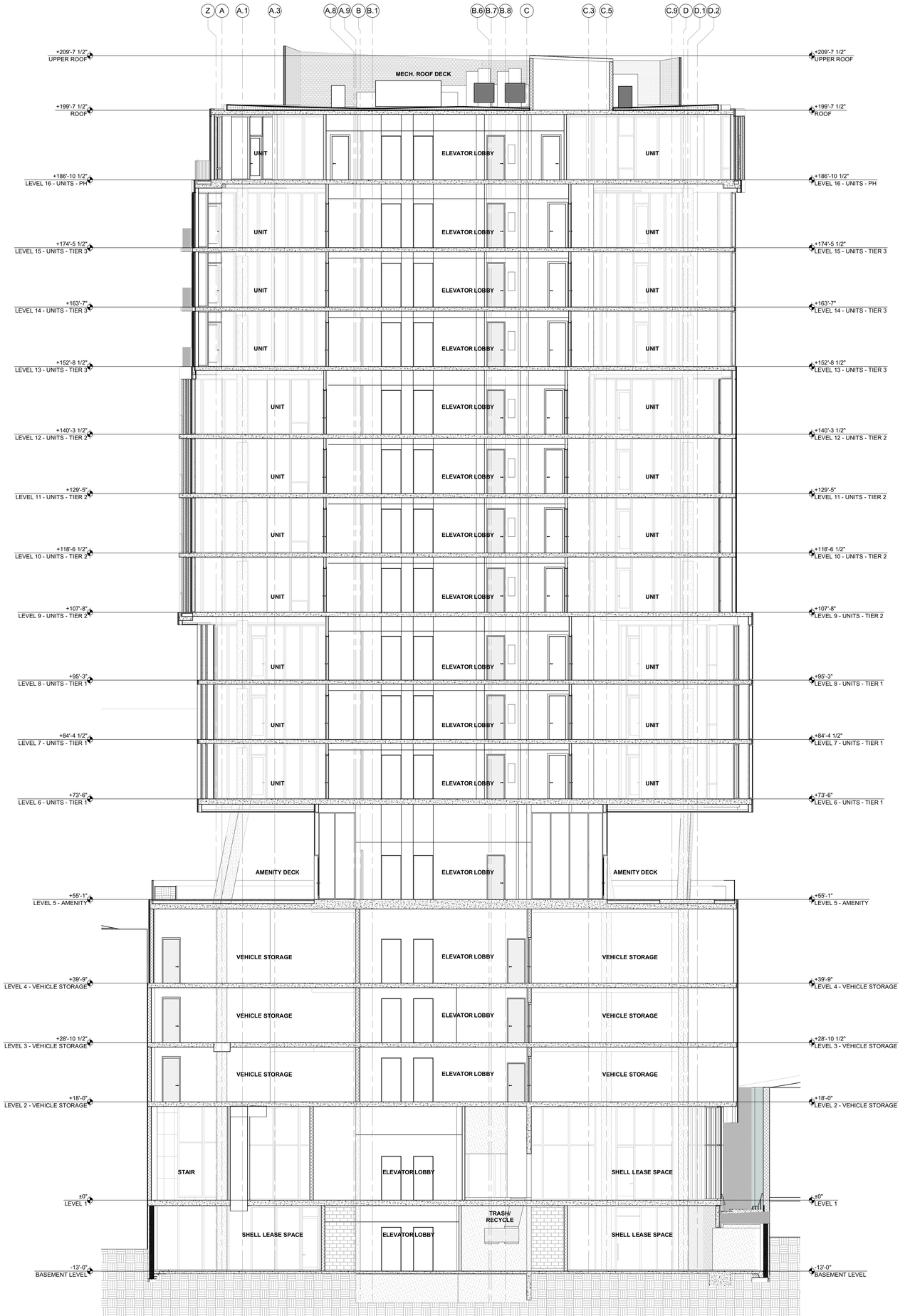
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80% CD - HDRC FINAL	11/16/18

BUILDING SECTION E-W AT VEHICLE LIFT

A210

SECTION GENERAL NOTES

1. ALL EXTERIOR RESIDENTIAL WALLS SHALL MEET MINIMUM REQUIRED R-19 PER CODE AND SHALL BE COMPRISED OF THE FOLLOWING -- FROM INTERIOR TO EXTERIOR -- UNLESS NOTED OTHERWISE:
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10. PROVIDE APPROPRIATE SPACER MATERIAL BETWEEN DISPARATE METALS.
11. REFERENCE A810 FOR TYPICAL HEAD, JAMB AND SILL FLASHING DETAILING AT WINDOWS. PROVIDE DEFLECTION TRACK FOR ALL FLOOR-TO-CEILING HEIGHT WINDOWS AT PERIMETER WHERE REQUIRED.



E-W BUILDING SECTION @ CORE 1

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

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The Floodgate Apartments

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RP PROJECT NUMBER 117092.00

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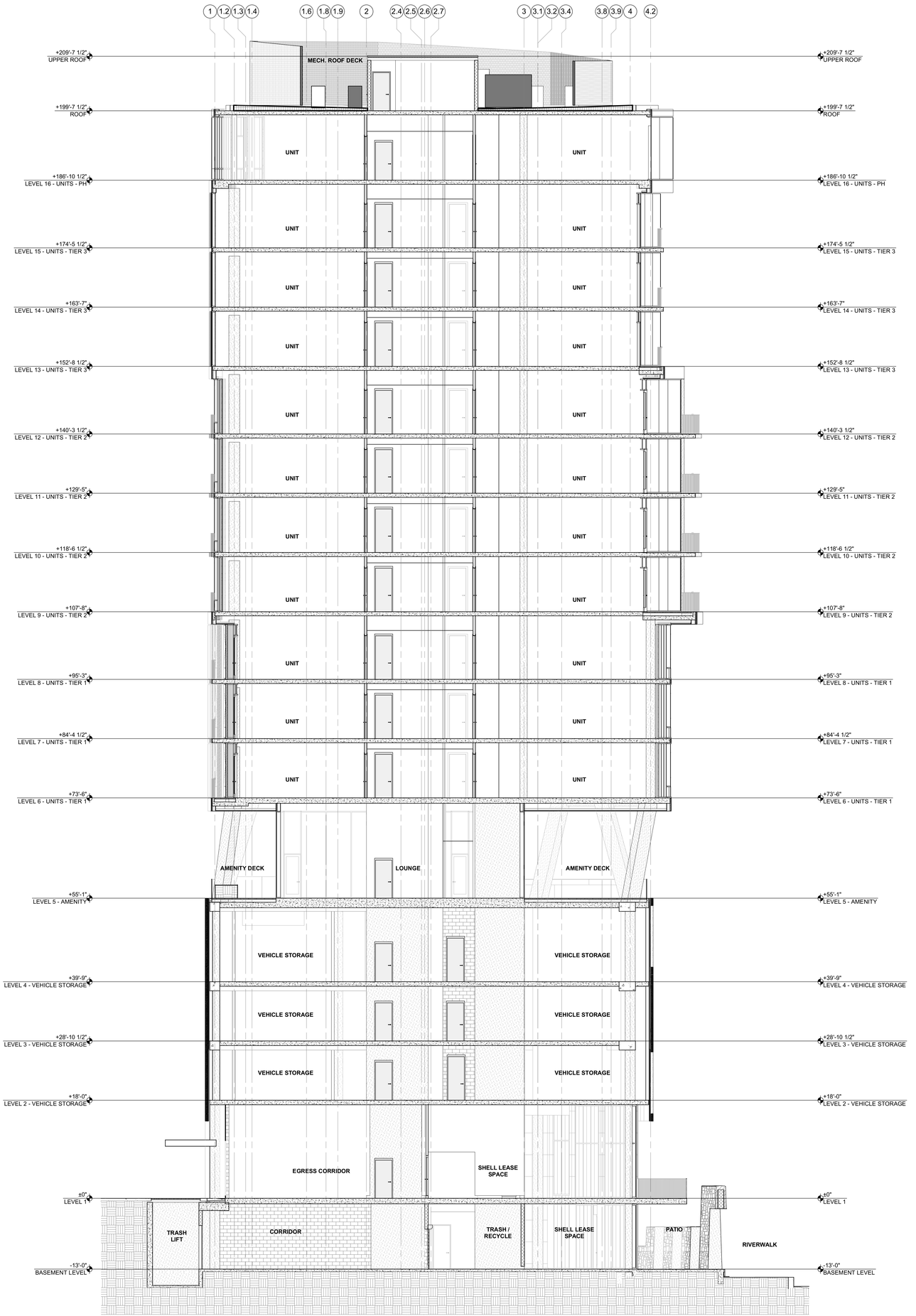
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90% CD - CORE & SHELL	09/19/18
80% CD - HDRC FINAL	11/16/18

BUILDING SECTION E-W AT CORE

A211



N-S BUILDING SECTION 1

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

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RP PROJECT NUMBER 117092.00

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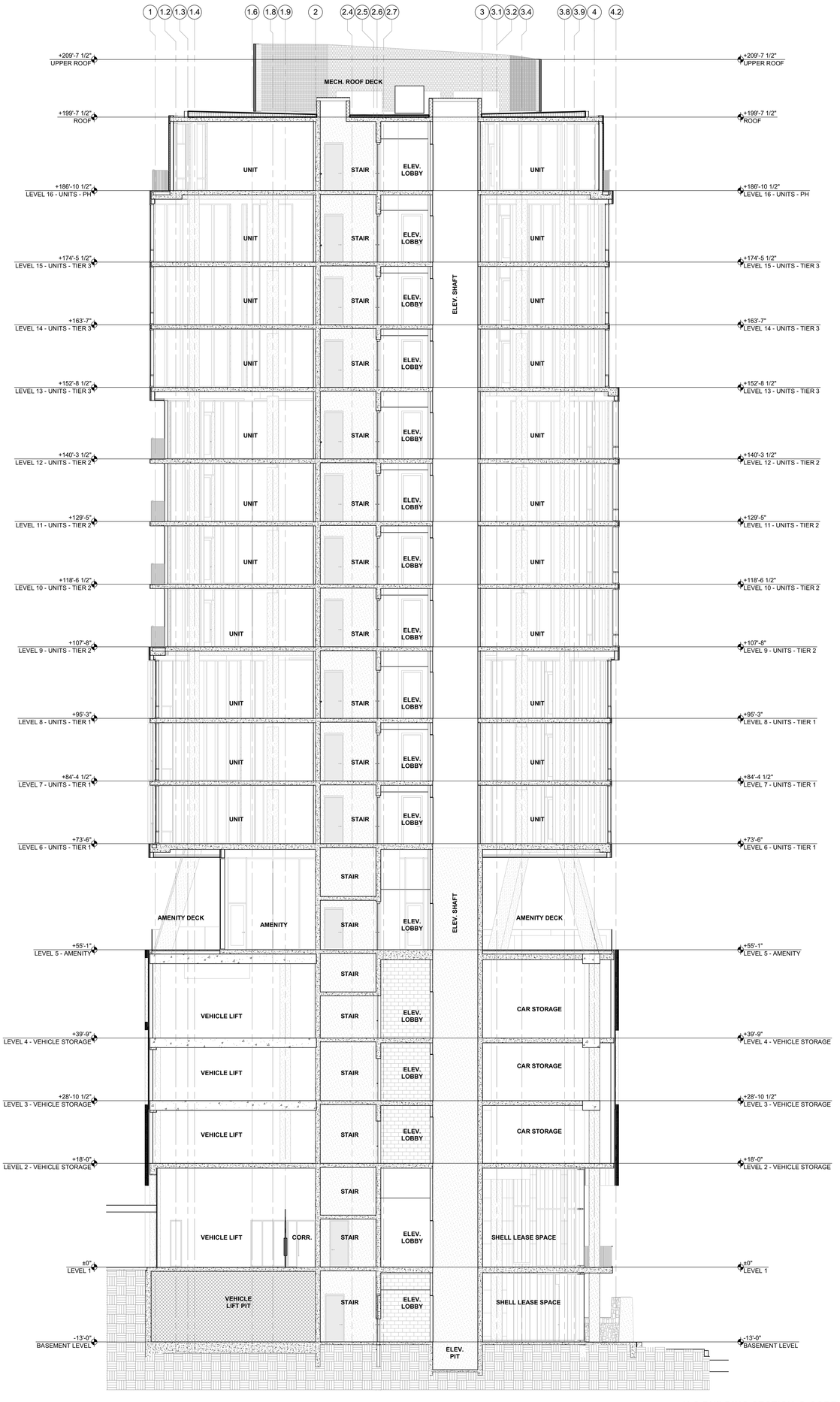
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90% CD - CORE & SHELL	09/19/18
80% CD - HDRC FINAL	11/16/18

BUILDING SECTION N-S AT VAULT

A212

SECTION GENERAL NOTES

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N-S BUILDING SECTION @ CORE 1
SCALE: 1/8" = 1'-0"

The Floodgate Apartments

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San Antonio, TX, 78205

RP PROJECT NUMBER 117012.00

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Kelsie Vandervort

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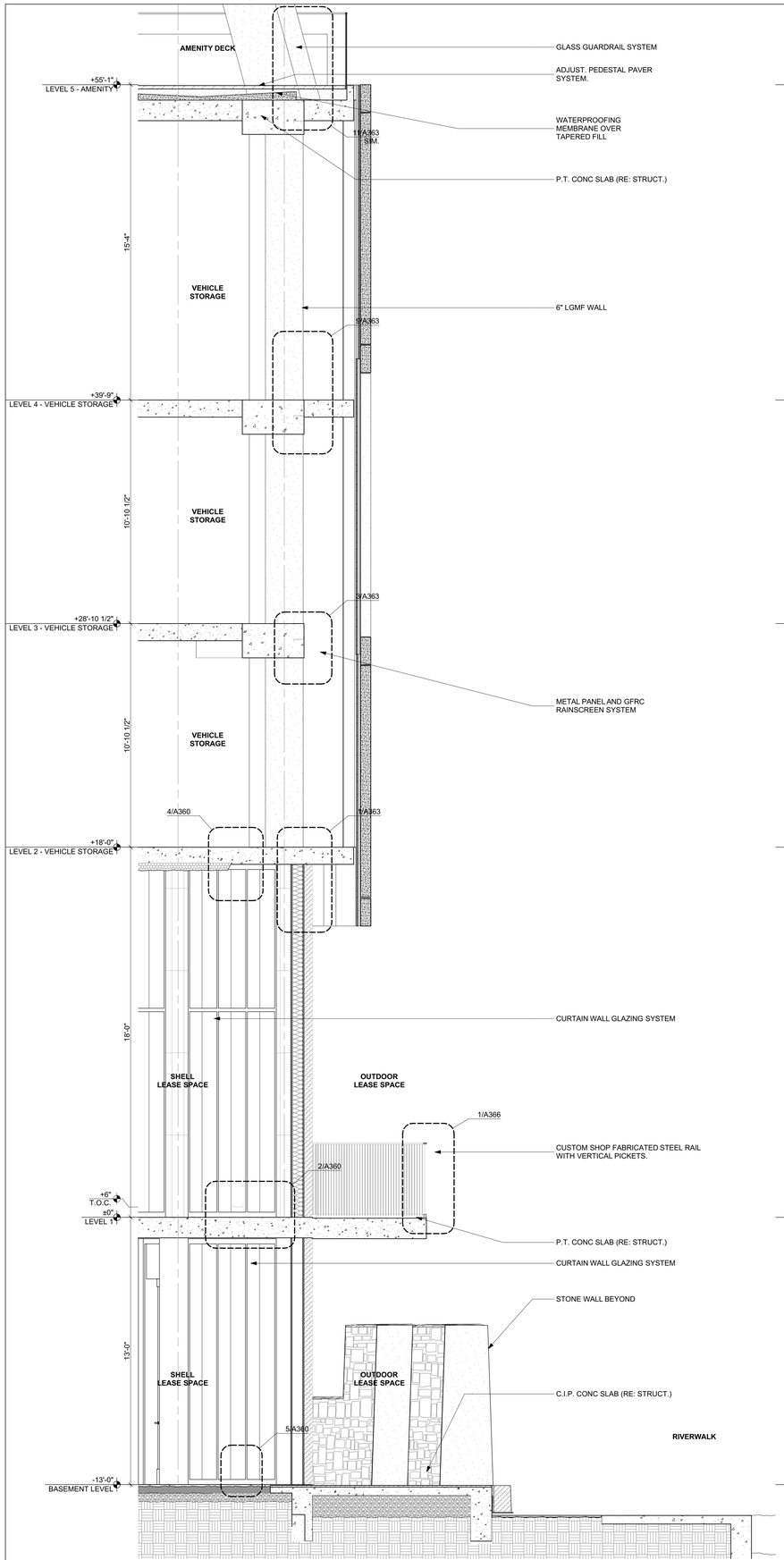
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BUILDING SECTION N-S AT CORE

A213

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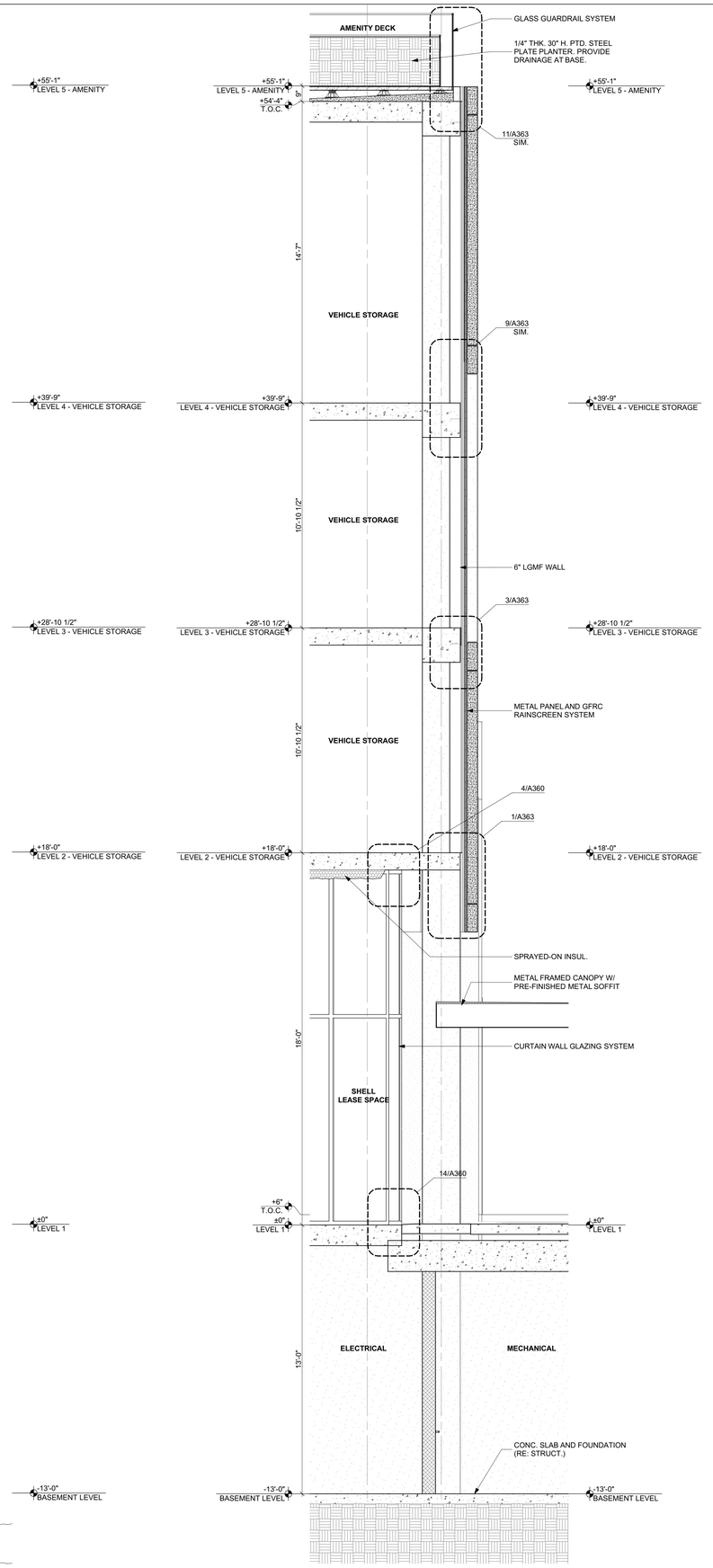
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SECTION @ RIVERWALK PATIO

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

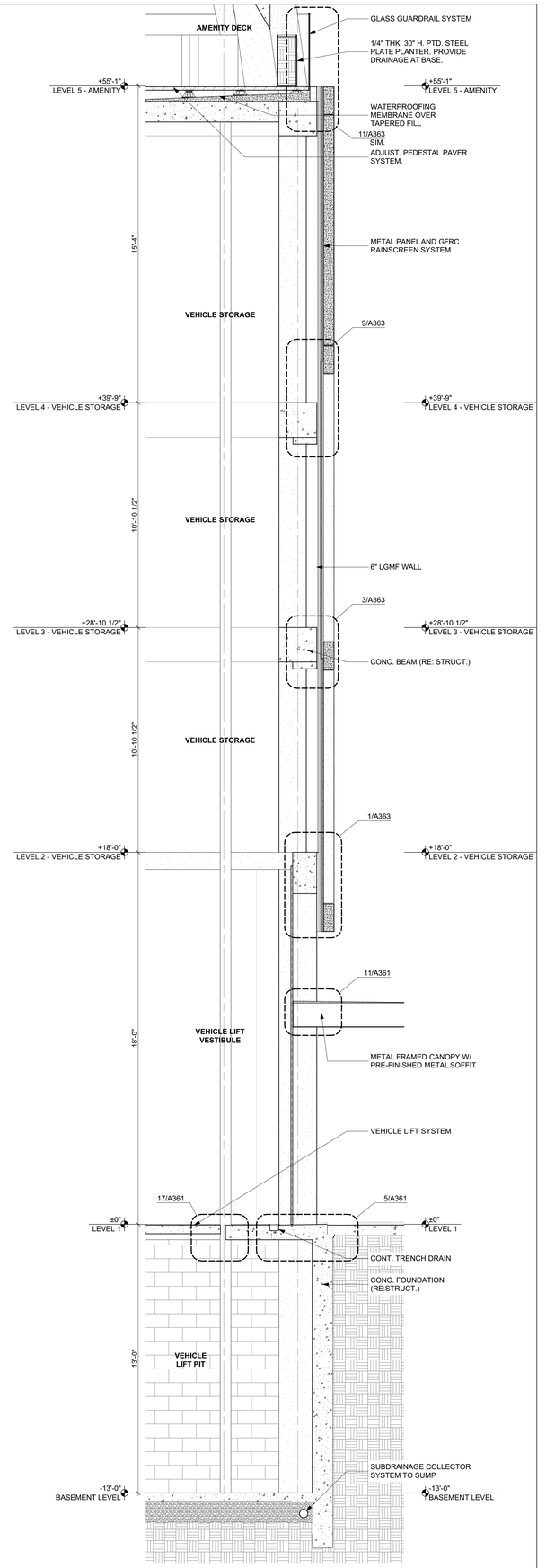
9



SECTION @ STREET LEVEL LEASE SPACE

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

5



SECTION @ VEHICLE LIFT

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

1

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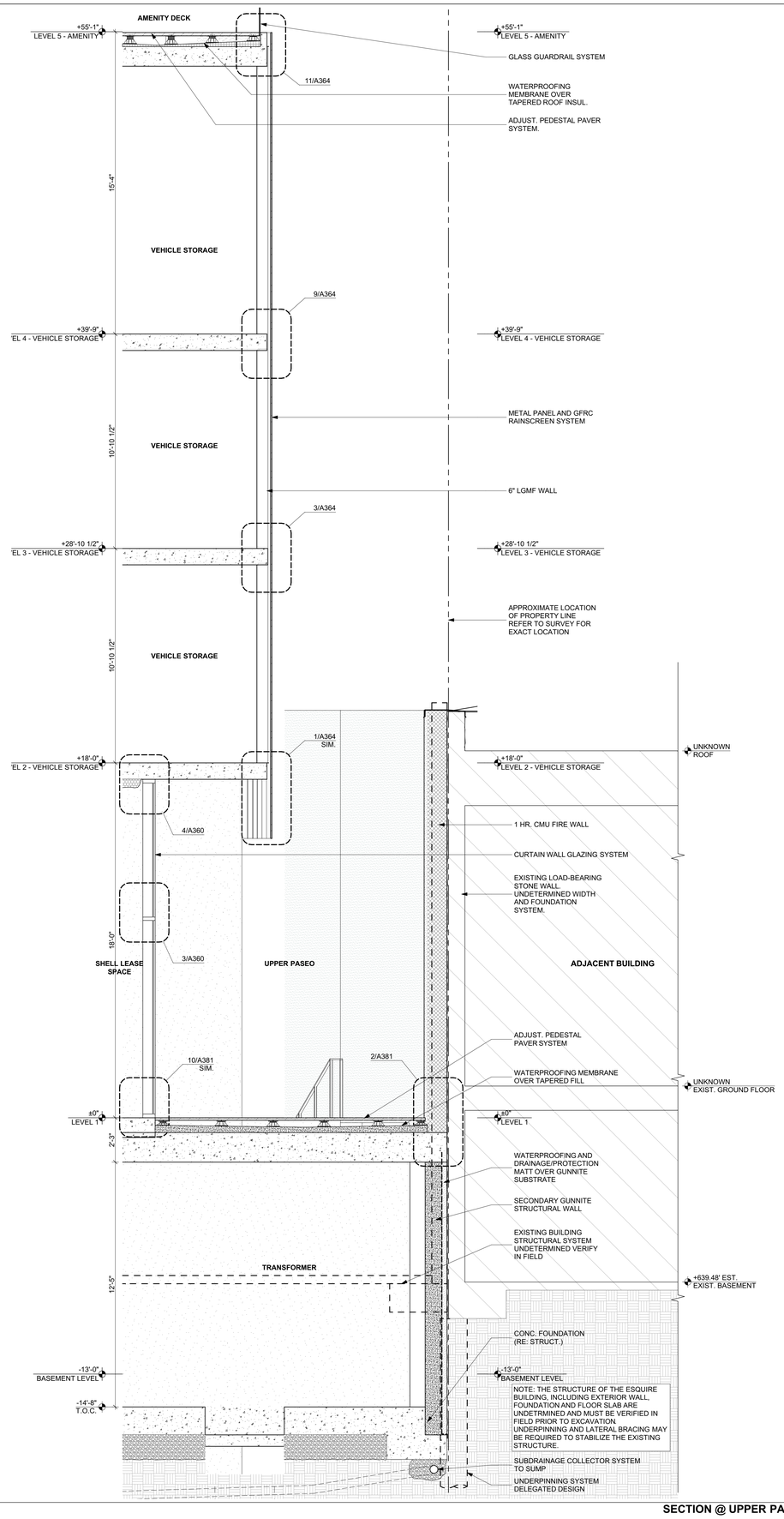
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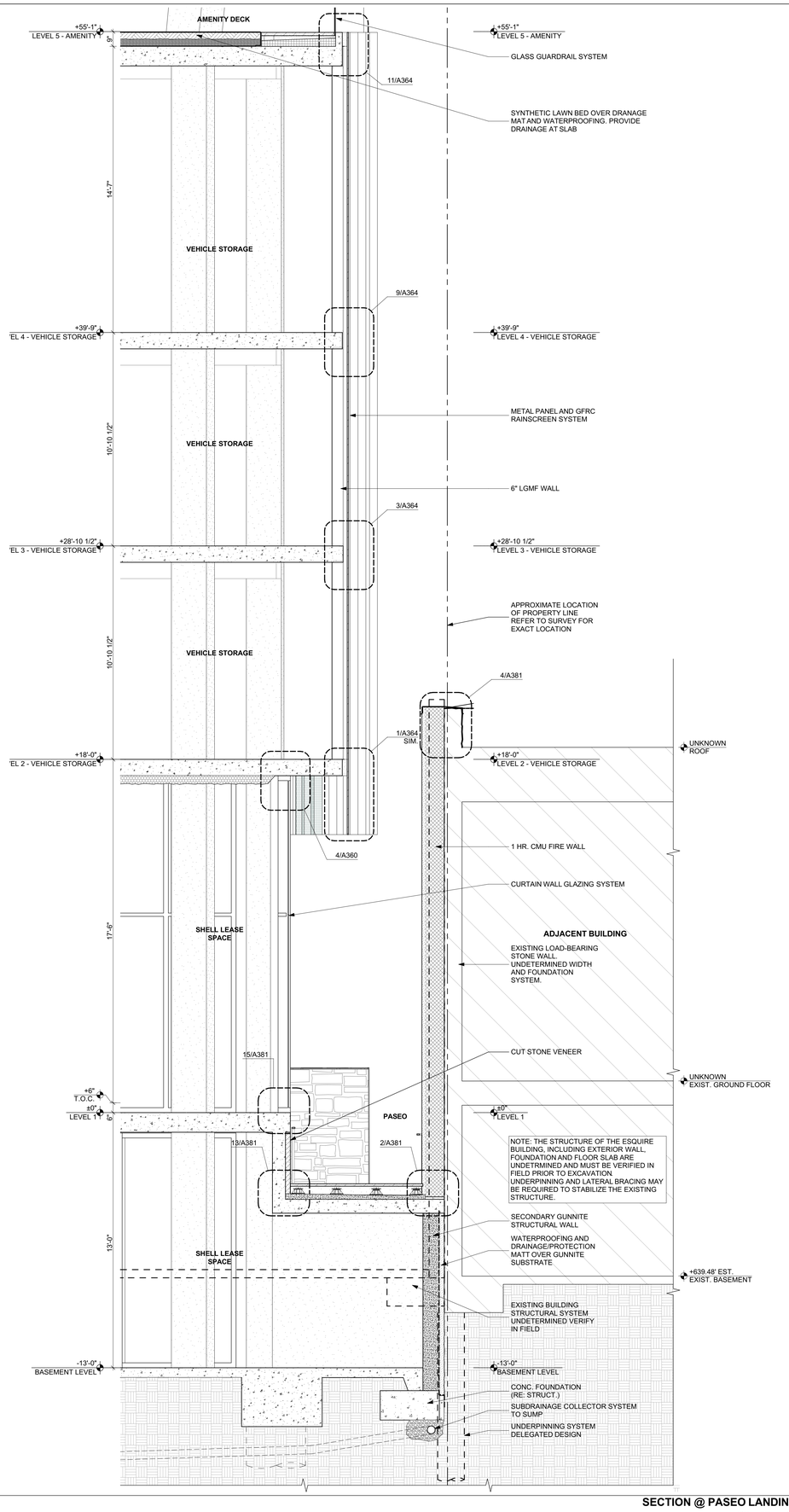
EXTERIOR WALL SECTIONS

A300



SECTION @ UPPER PASEO 9

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



SECTION @ PASEO LANDING 1

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

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Chris Orem

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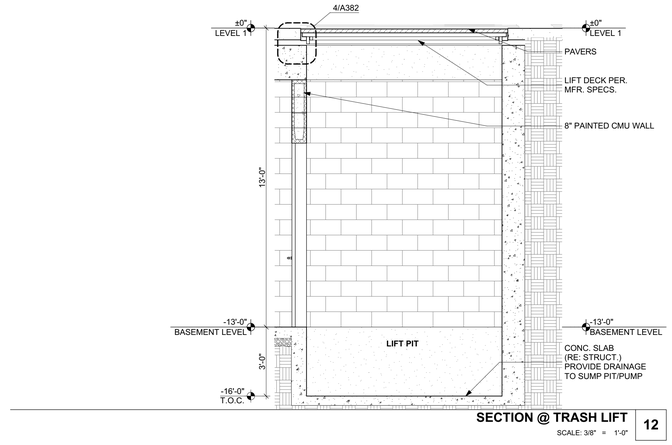
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80% CDs HDRC

ISSUE DESCRIPTION	DATE
100% SCHEMATIC DESIGN	04/11/18
100% DD - CORE & SHELL	08/13/18
50% CD - CORE & SHELL	09/18/18
80% CD - HDRC FINAL	11/16/18

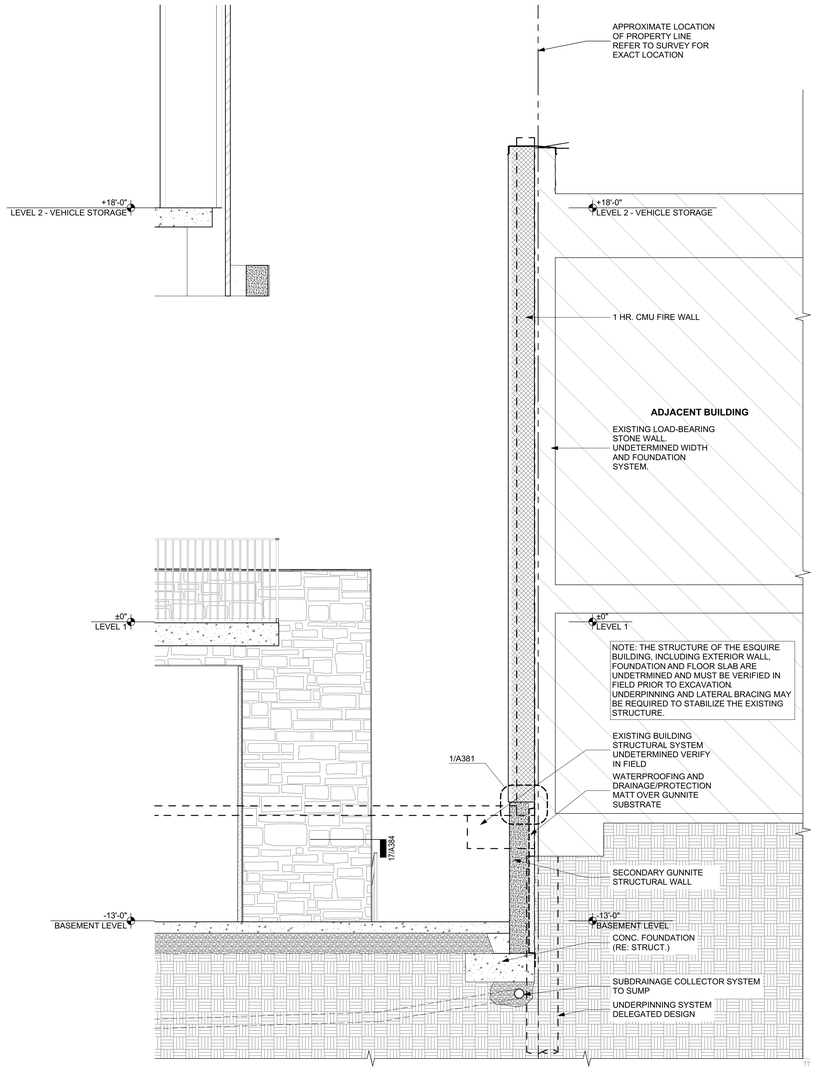
EXTERIOR WALL SECTIONS

A301



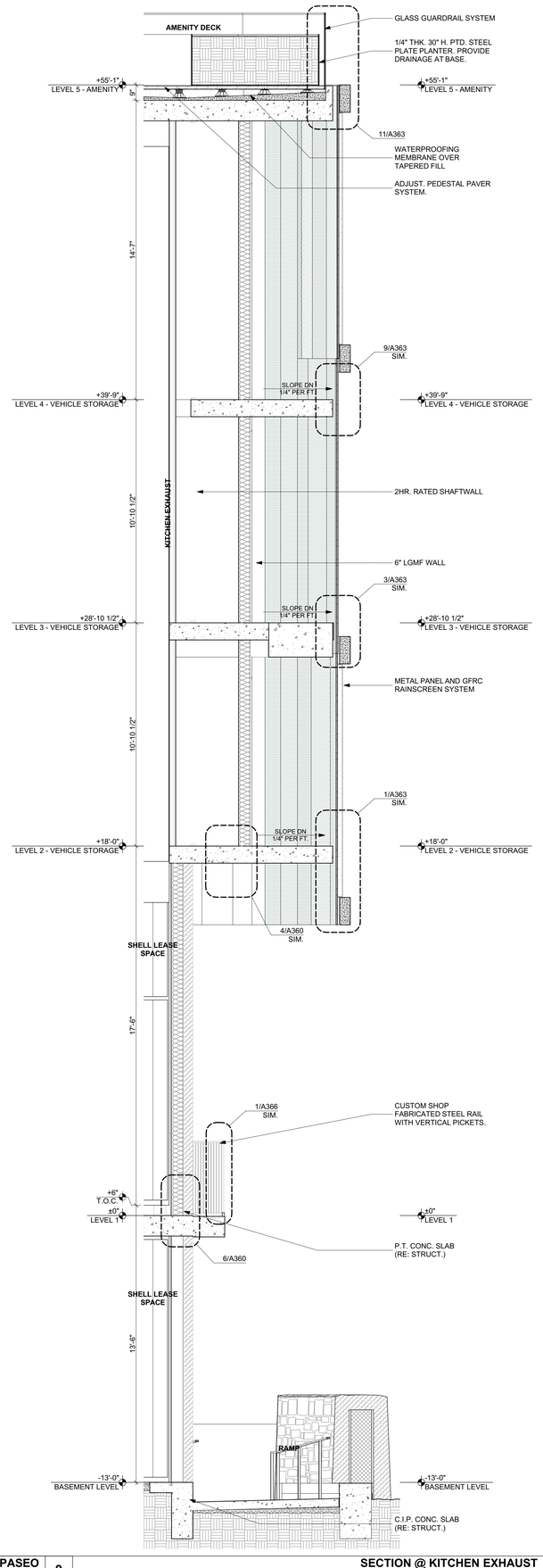
SECTION @ TRASH LIFT 12

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



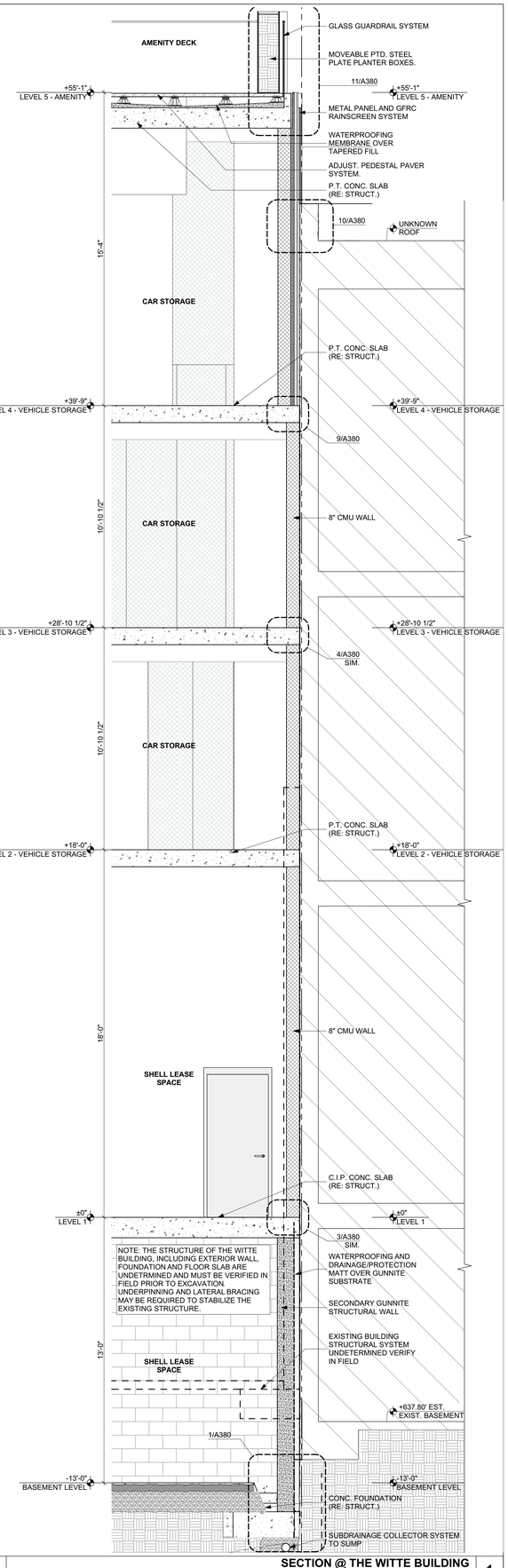
SECTION @ LOWER PASEO 9

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



SECTION @ KITCHEN EXHAUST 5

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



SECTION @ THE WITTE BUILDING 1

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

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The Floodgate Apartments

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RP PROJECT NUMBER 117012.00

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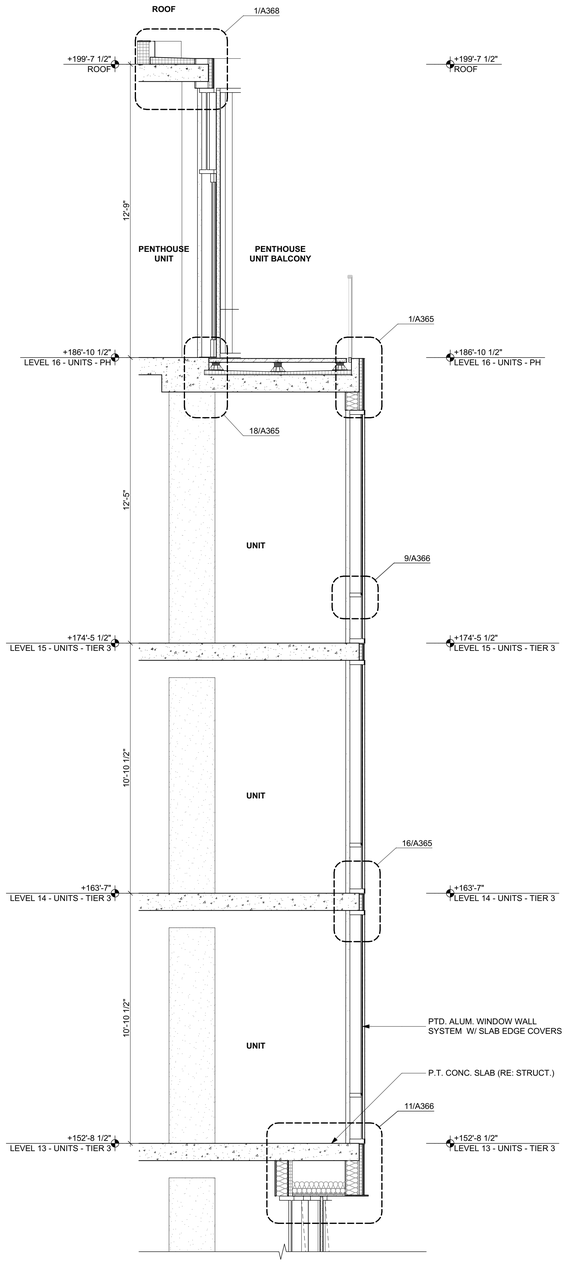
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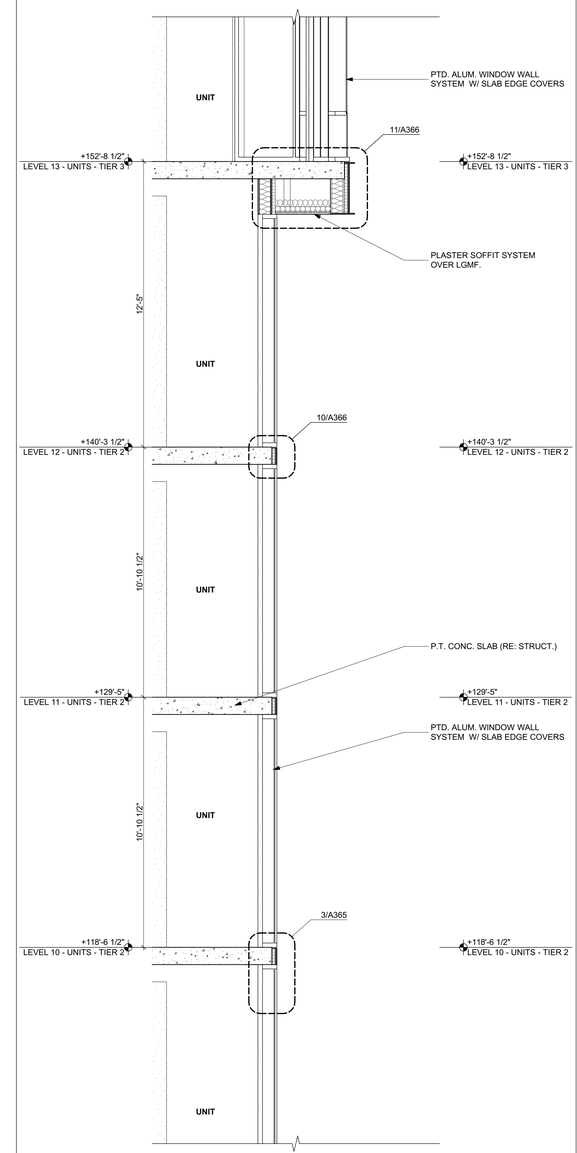
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EXTERIOR WALL SECTIONS

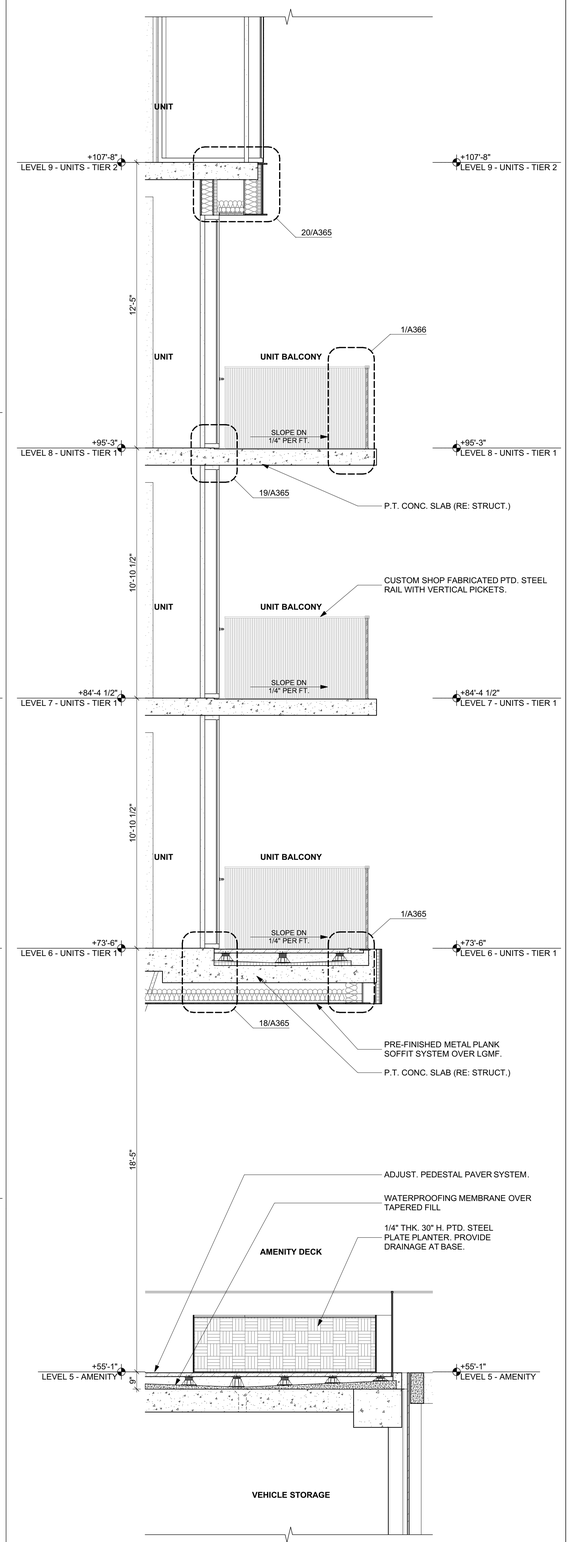
A302



SECTION @ TOWER SE WALL - TIER 3 & PH 9
SCALE: 3/8" = 1'-0"



SECTION @ TOWER SE WALL - TIER 2 5
SCALE: 3/8" = 1'-0"



SECTION @ TOWER SE WALL - TIER 1 1
SCALE: 3/8" = 1'-0"

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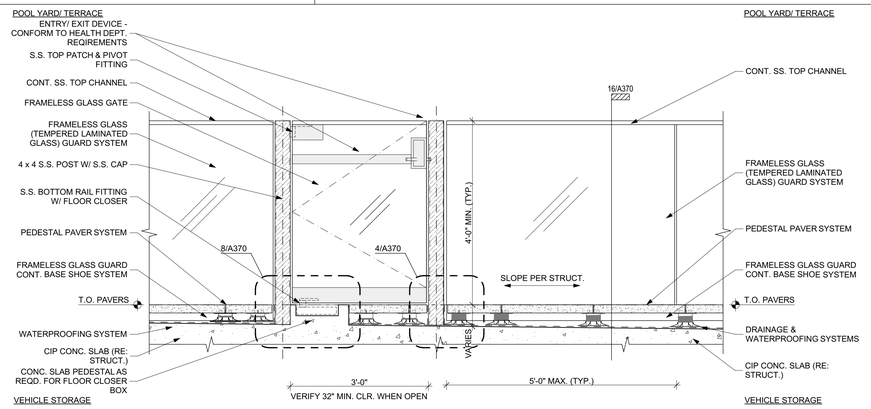
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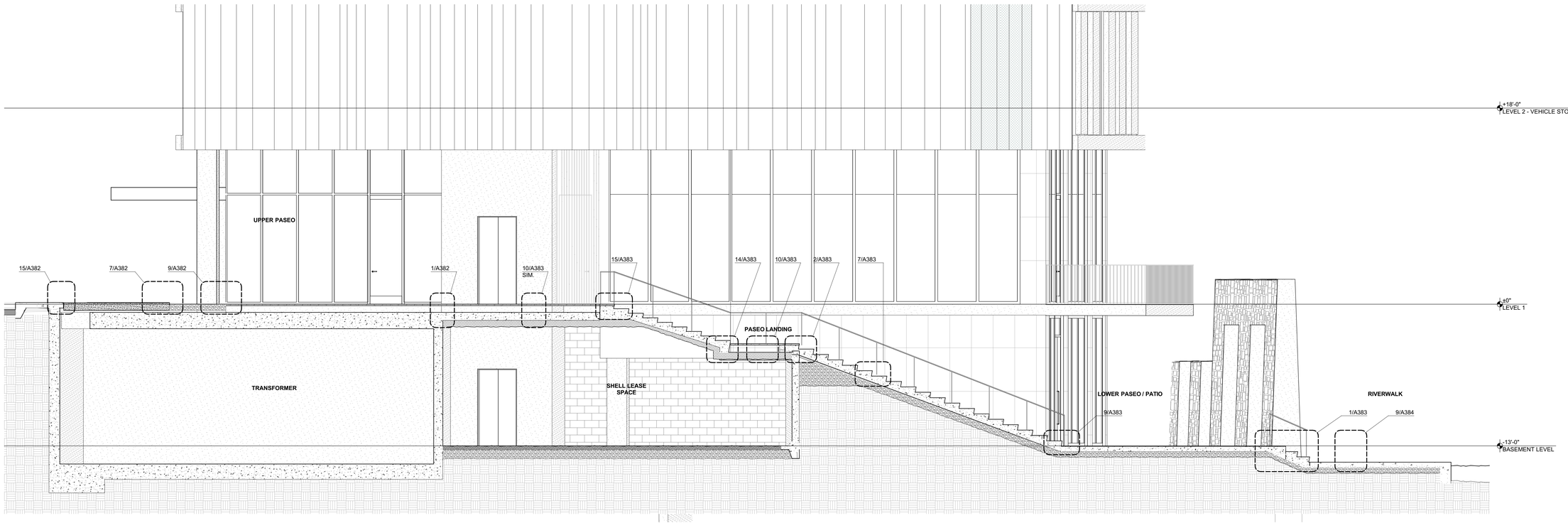
EXTERIOR TOWER WALL SECTIONS

A303



POOL YARD ENCLOSURE PARTIAL ELEVATION 11

SCALE: 3/4" = 1'-0"



SECTION @ PASEO STAIR 1

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

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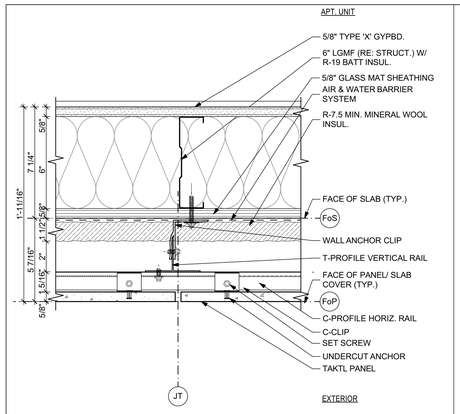
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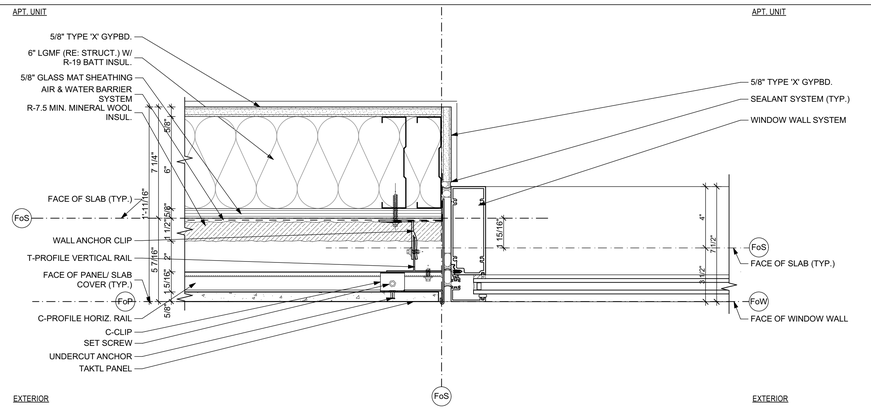
EXTERIOR WALL SECTIONS

A304



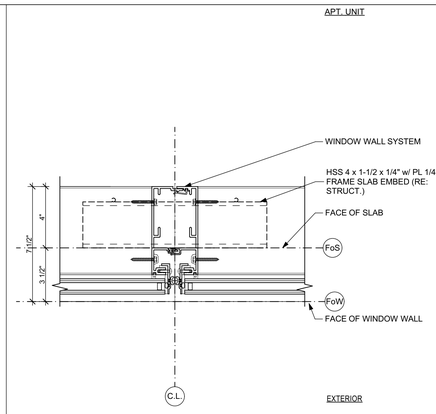
EXTERIOR WALL PLAN DETAILS - TOWER 20

SCALE: 3" = 1'-0"



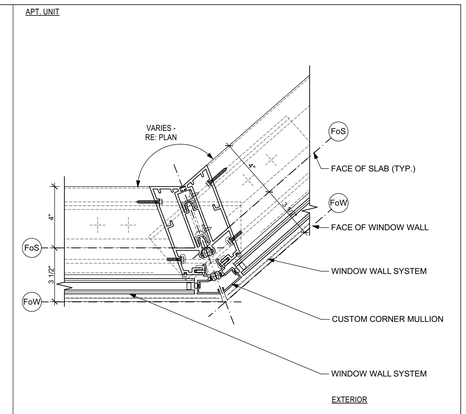
EXTERIOR WALL PLAN DETAILS - TOWER 12

SCALE: 3" = 1'-0"



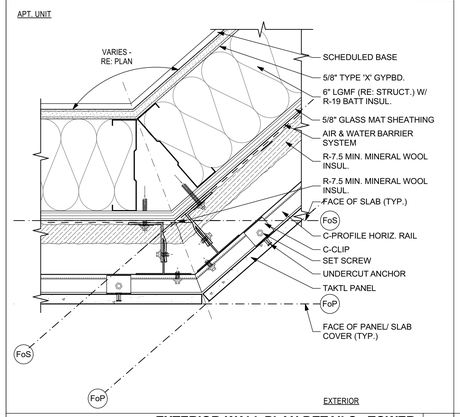
EXTERIOR WALL PLAN DETAILS - TOWER 8

SCALE: 3" = 1'-0"



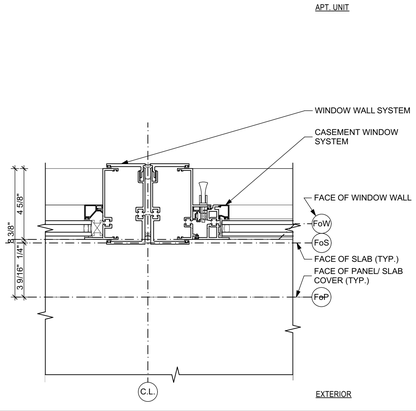
EXTERIOR WALL PLAN DETAILS - TOWER 4

SCALE: 3" = 1'-0"



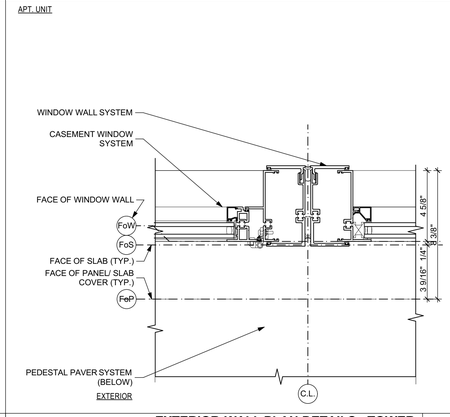
EXTERIOR WALL PLAN DETAILS - TOWER 19

SCALE: 3" = 1'-0"



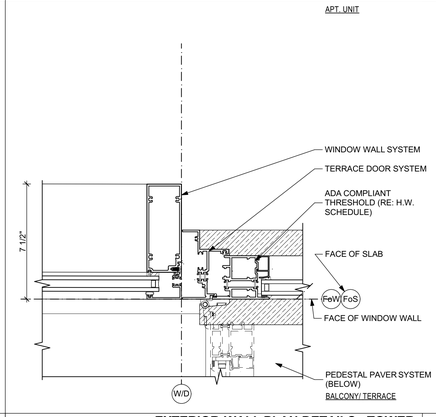
EXTERIOR WALL PLAN DETAILS - TOWER 15

SCALE: 3" = 1'-0"



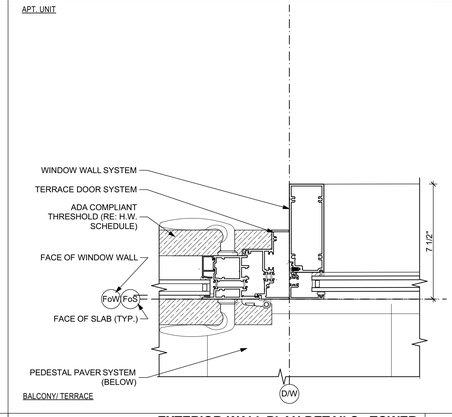
EXTERIOR WALL PLAN DETAILS - TOWER 11

SCALE: 3" = 1'-0"



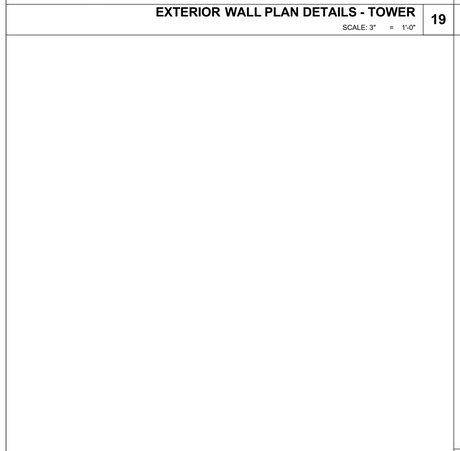
EXTERIOR WALL PLAN DETAILS - TOWER 7

SCALE: 3" = 1'-0"



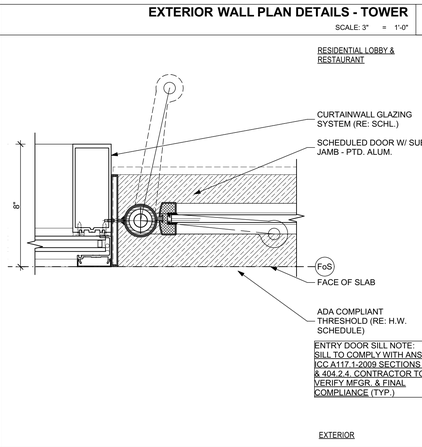
EXTERIOR WALL PLAN DETAILS - TOWER 3

SCALE: 3" = 1'-0"



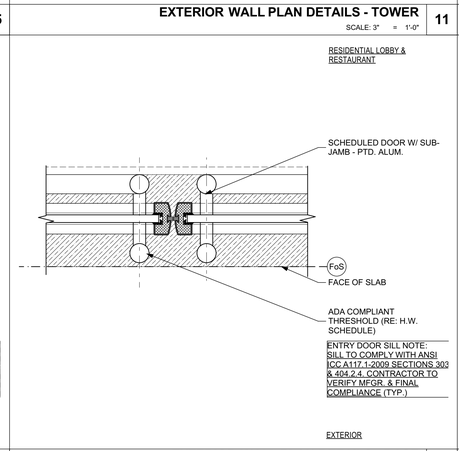
EXTERIOR WALL PLAN DETAILS - BASE 14

SCALE: 3" = 1'-0"



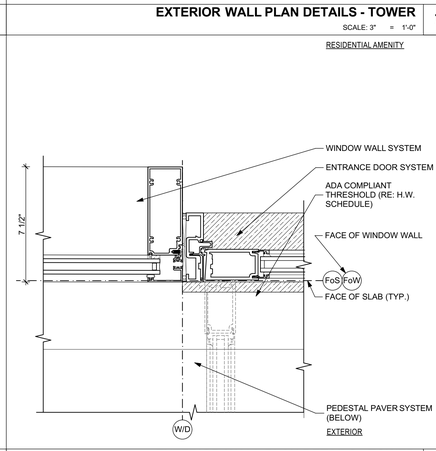
EXTERIOR WALL PLAN DETAILS - BASE 13

SCALE: 3" = 1'-0"



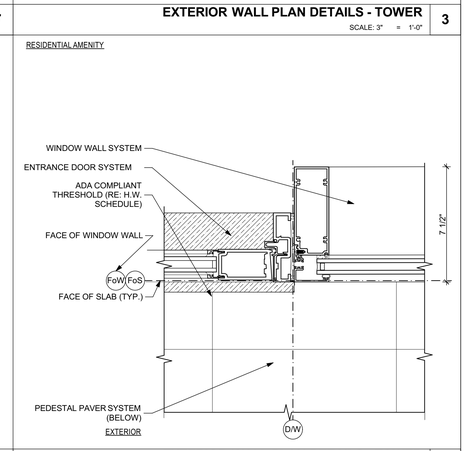
EXTERIOR WALL PLAN DETAILS - BASE 10

SCALE: 3" = 1'-0"



EXTERIOR WALL PLAN DETAILS - TOWER 6

SCALE: 3" = 1'-0"



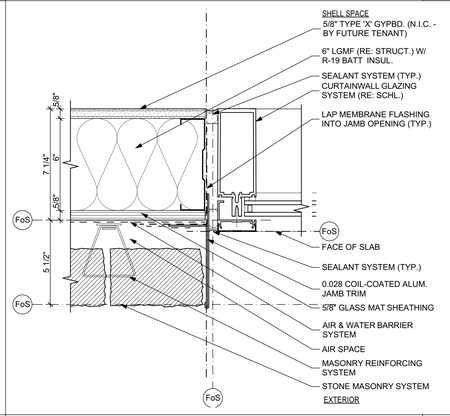
EXTERIOR WALL PLAN DETAILS - TOWER 2

SCALE: 3" = 1'-0"



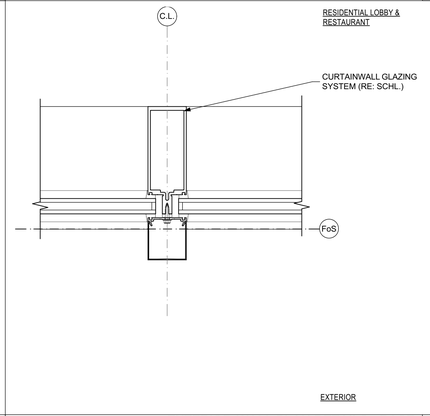
EXTERIOR WALL PLAN DETAILS - BASE 13

SCALE: 3" = 1'-0"



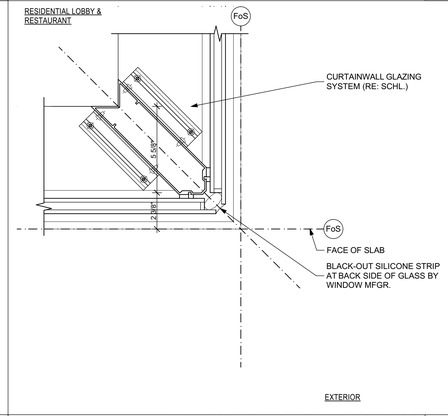
EXTERIOR WALL PLAN DETAILS - BASE 9

SCALE: 3" = 1'-0"



EXTERIOR WALL PLAN DETAILS - BASE 5

SCALE: 3" = 1'-0"



EXTERIOR WALL PLAN DETAILS - BASE 1

SCALE: 3" = 1'-0"

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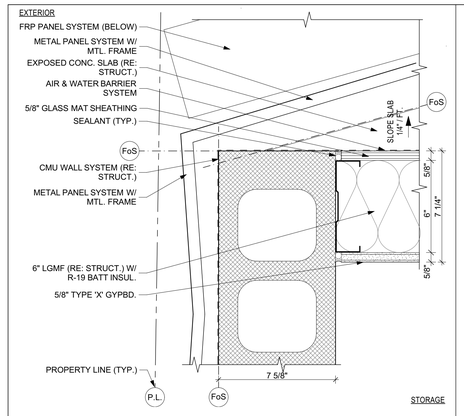
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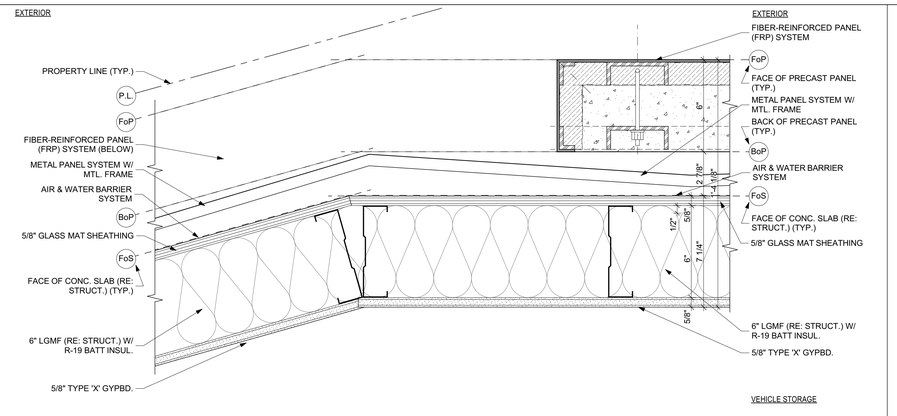
EXTERIOR WALL PLAN DETAILS

A350



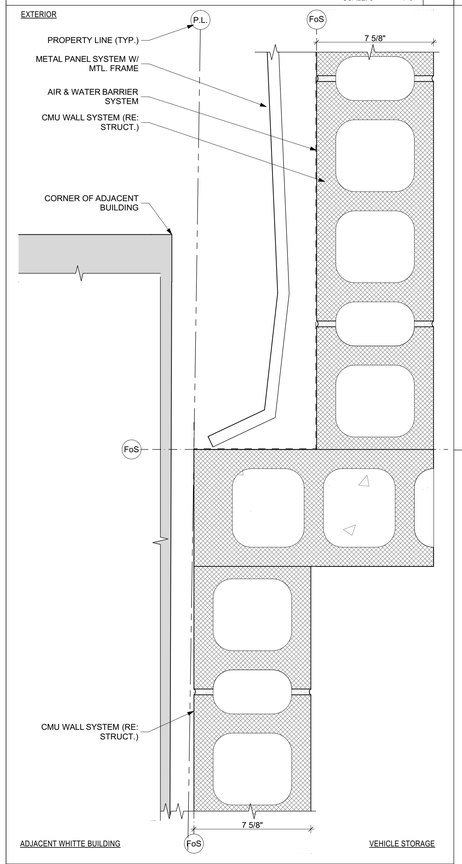
VEHICLE STORAGE PLAN DETAIL 20

SCALE: 3" = 1'-0"



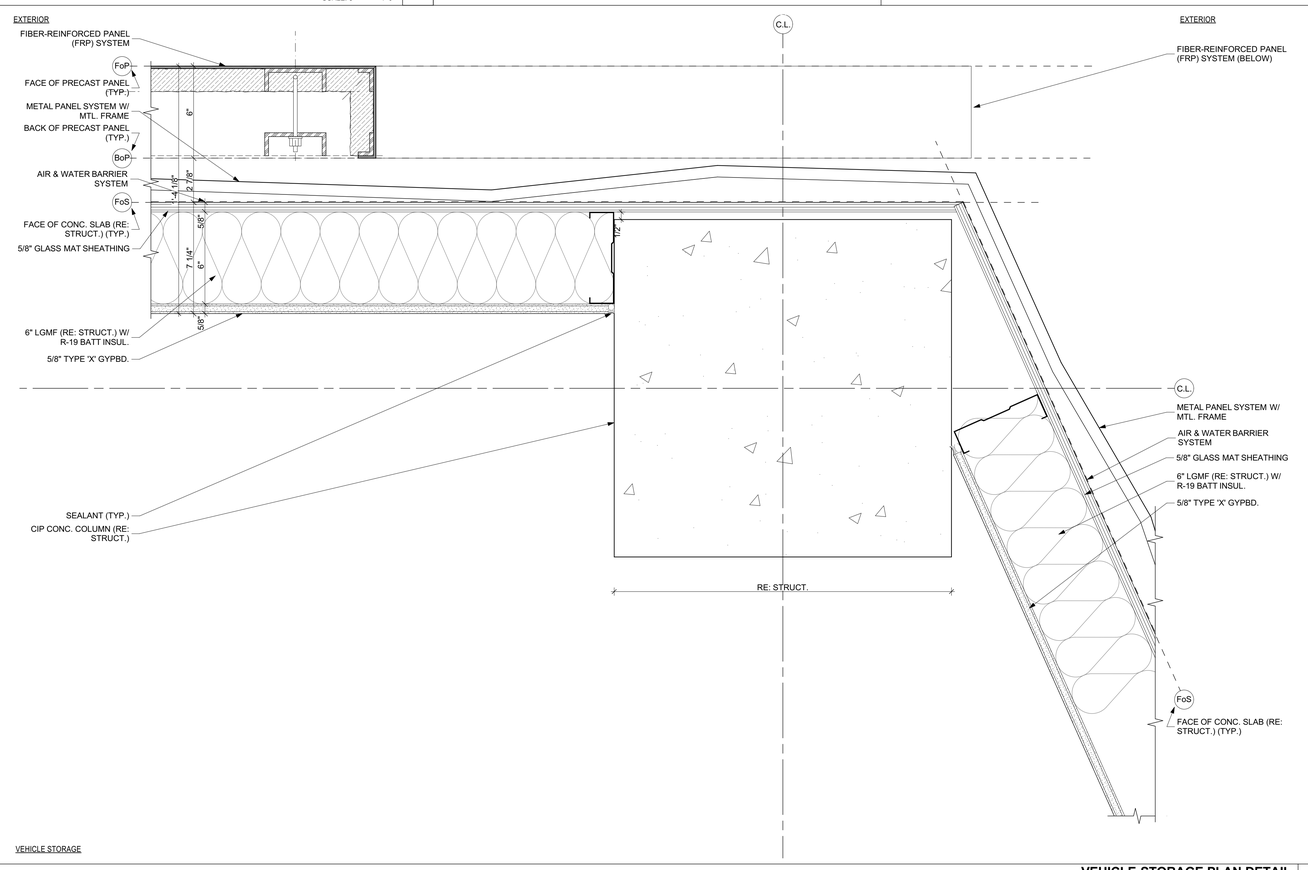
VEHICLE STORAGE PLAN DETAIL 12

SCALE: 3" = 1'-0"



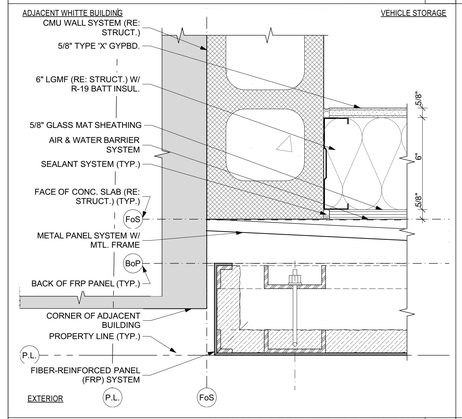
VEHICLE STORAGE PLAN DETAIL 18

SCALE: 3" = 1'-0"



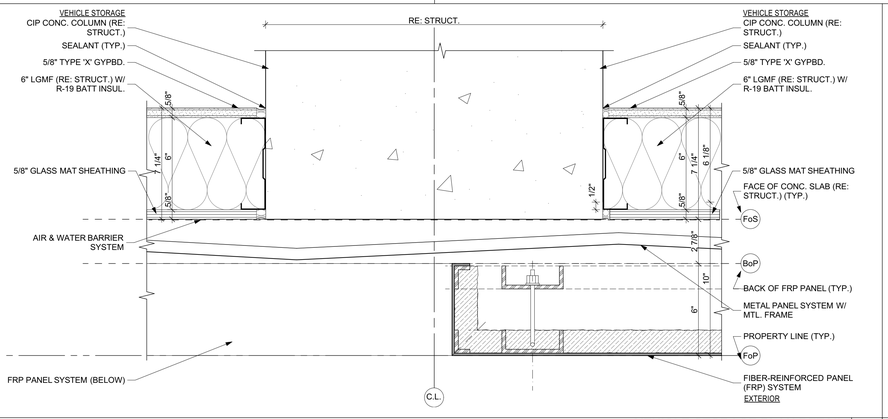
VEHICLE STORAGE PLAN DETAIL 2

SCALE: 3" = 1'-0"



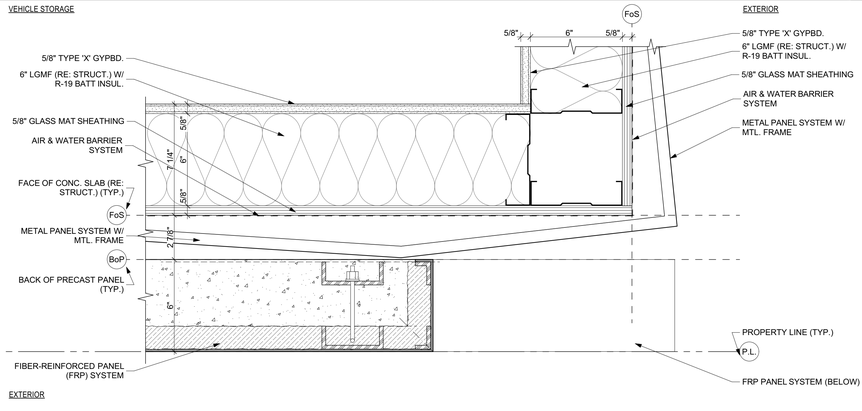
VEHICLE STORAGE PLAN DETAIL 17

SCALE: 3" = 1'-0"



VEHICLE STORAGE PLAN DETAIL 9

SCALE: 3" = 1'-0"



VEHICLE STORAGE PLAN DETAIL 1

SCALE: 3" = 1'-0"

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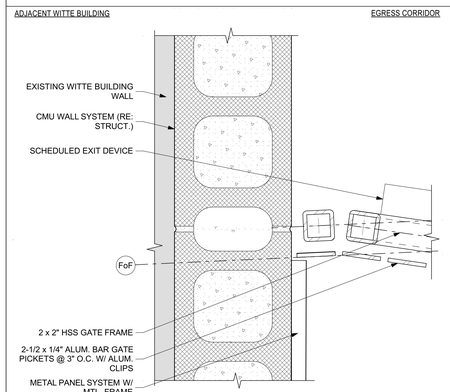
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80% CDs HDRC

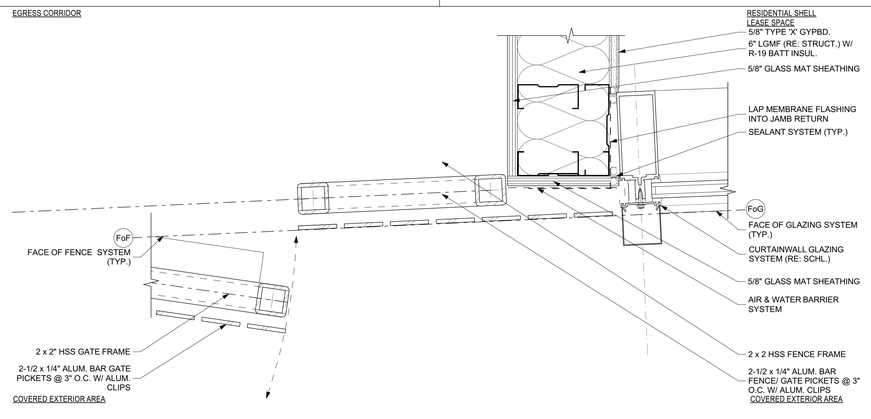
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80% CD - HDRC FINAL	11/16/18

EXTERIOR WALL PLAN DETAILS - VEHICLE STORAGE

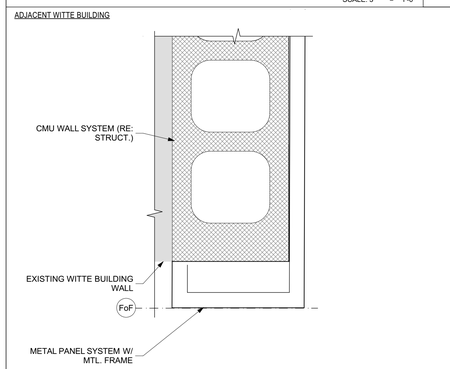
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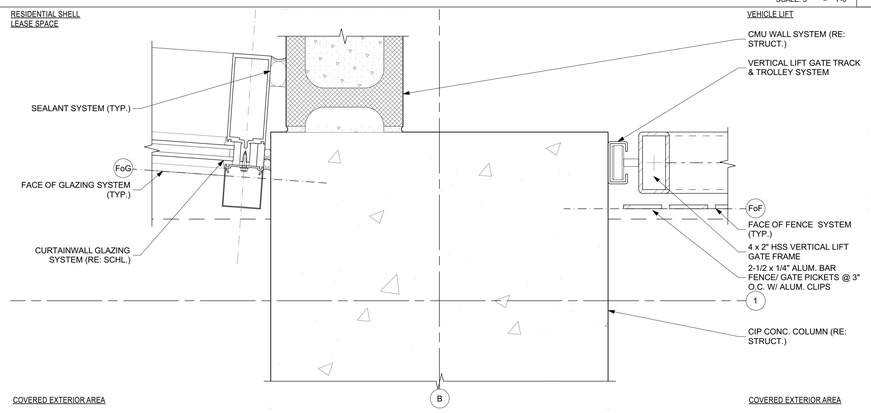
EXTERIOR WALL PLAN DETAIL - LEVEL 1 19
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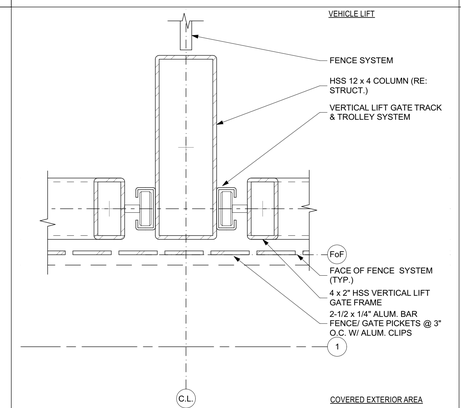
EXTERIOR WALL PLAN DETAIL - LEVEL 1 11
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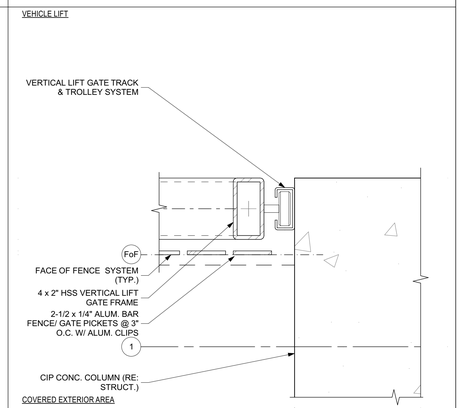
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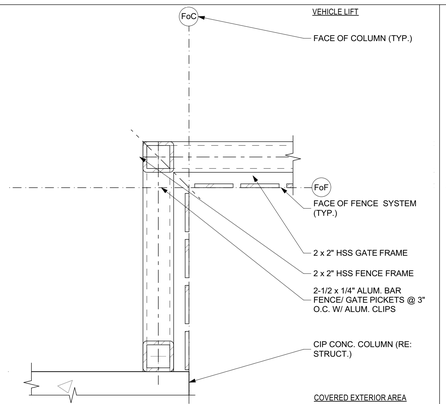
EXTERIOR WALL PLAN DETAIL - LEVEL 1 10
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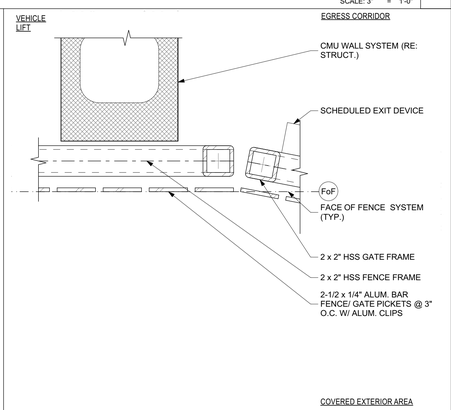
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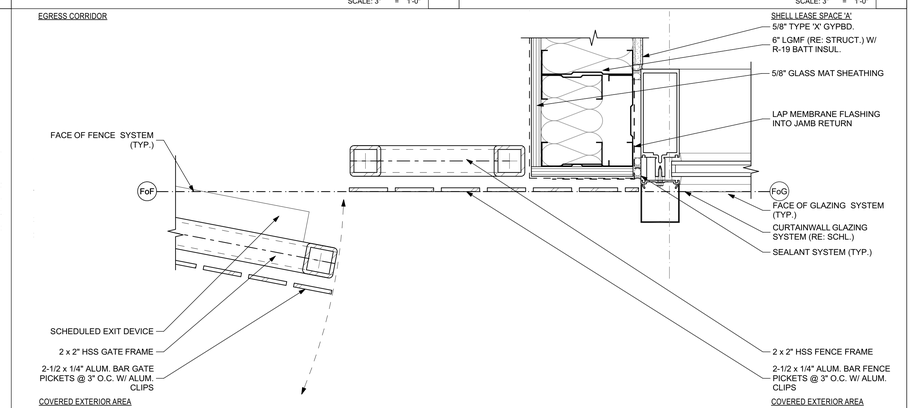
EXTERIOR WALL PLAN DETAIL - LEVEL 1 2
SCALE: 3" = 1'-0"



EXTERIOR WALL PLAN DETAIL - LEVEL 1 13
SCALE: 3" = 1'-0"



EXTERIOR WALL PLAN DETAIL - LEVEL 1 9
SCALE: 3" = 1'-0"



EXTERIOR WALL PLAN DETAIL - LEVEL 1 1
SCALE: 3" = 1'-0"

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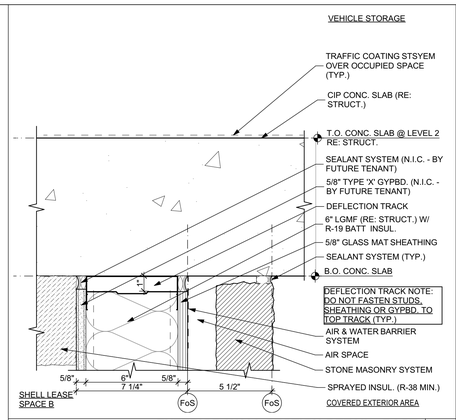
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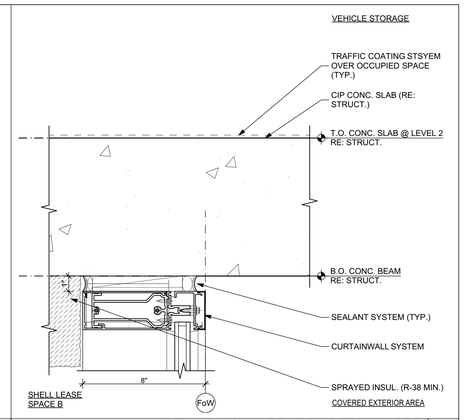
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EXTERIOR WALL PLAN DETAILS - LEVEL 1

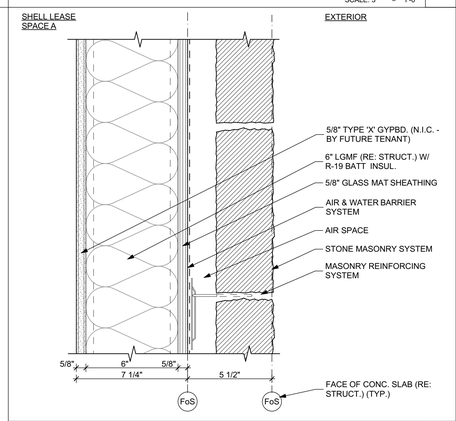
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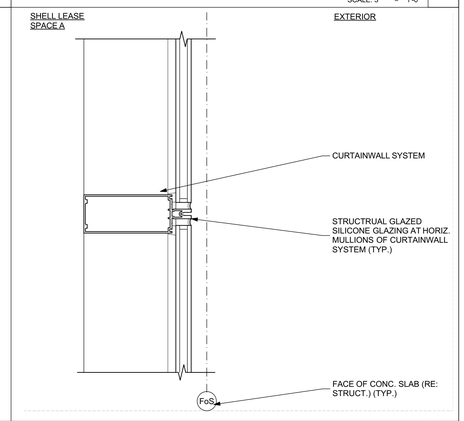
EXTERIOR WALL SECTION DETAIL - BASE 8
SCALE: 3" = 1'-0"



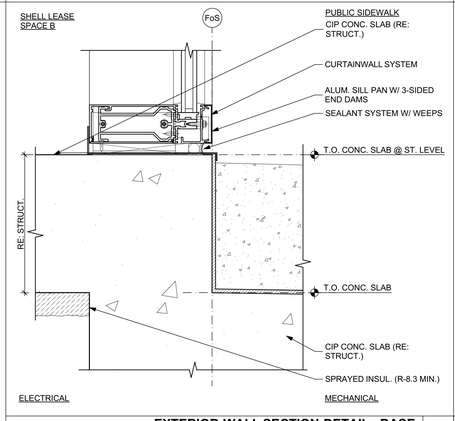
EXTERIOR WALL SECTION DETAIL - BASE 4
SCALE: 3" = 1'-0"



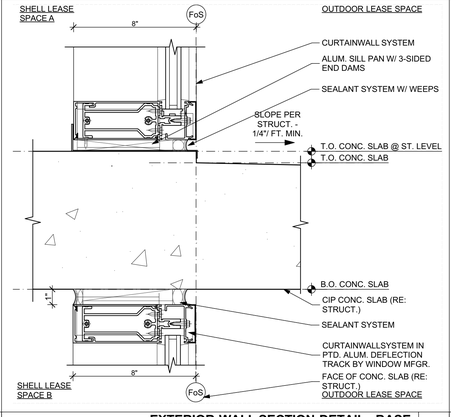
EXTERIOR WALL SECTION DETAIL - BASE 7
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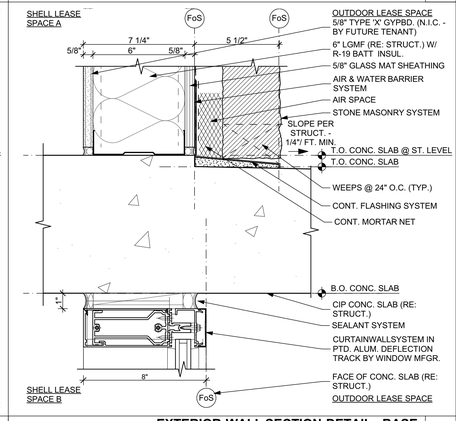
EXTERIOR WALL SECTION DETAIL - BASE 3
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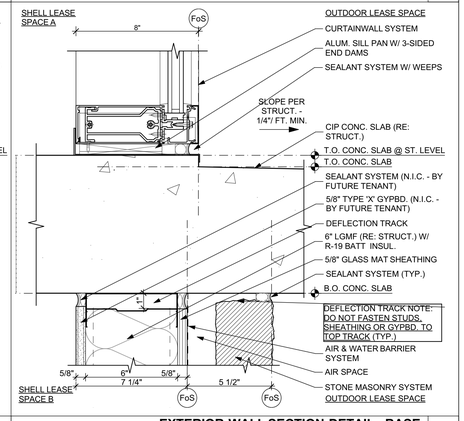
EXTERIOR WALL SECTION DETAIL - BASE 14
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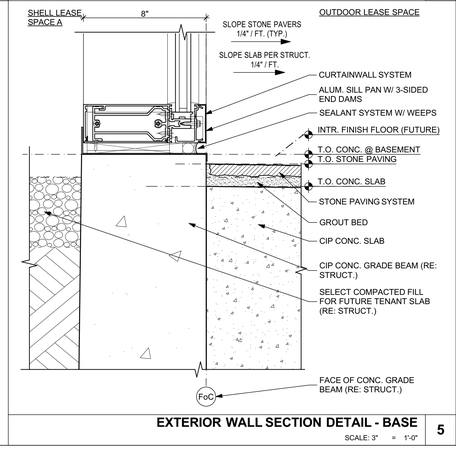
EXTERIOR WALL SECTION DETAIL - BASE 10
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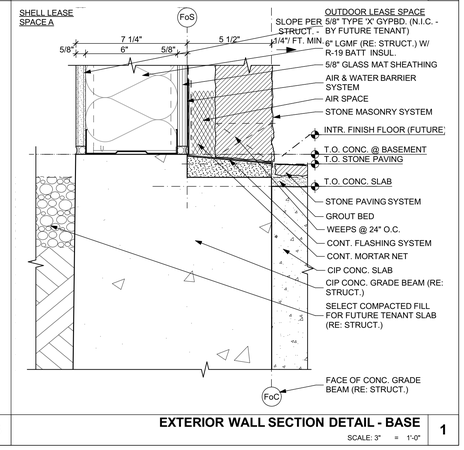
EXTERIOR WALL SECTION DETAIL - BASE 6
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EXTERIOR WALL SECTION DETAIL - BASE 2
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - BASE 5
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - BASE 1
SCALE: 3" = 1'-0"

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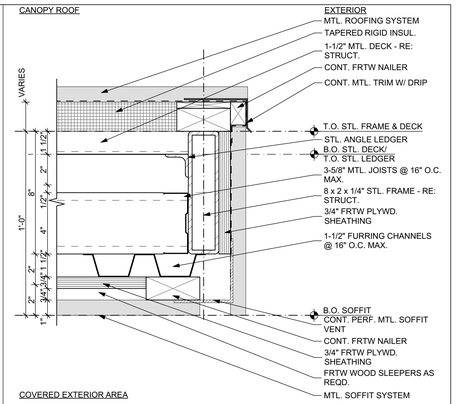
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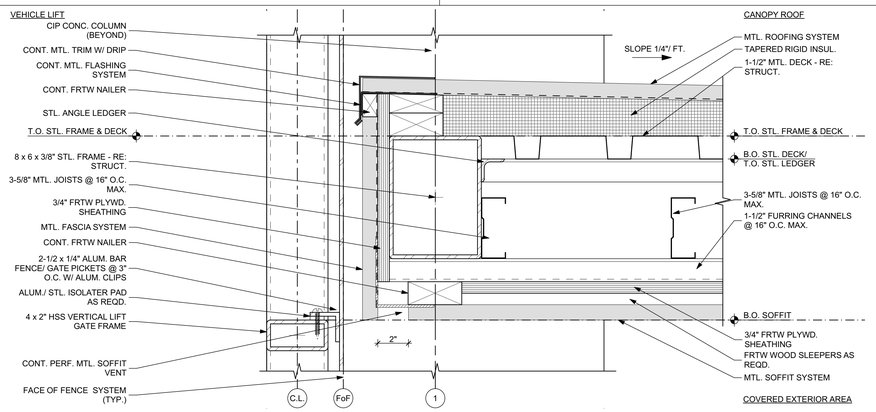
EXTERIOR WALL SECTION DETAILS - BASE

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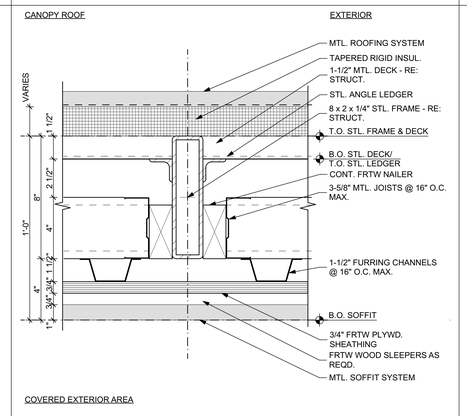
CANOPY SECTION DETAIL - RAKE 4

SCALE: 3" = 1'-0"



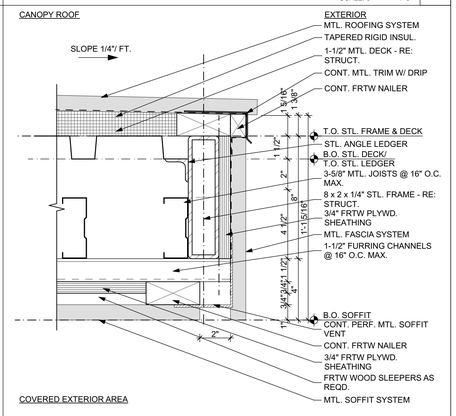
CANOPY SECTION DETAIL - HIGH SIDE 11

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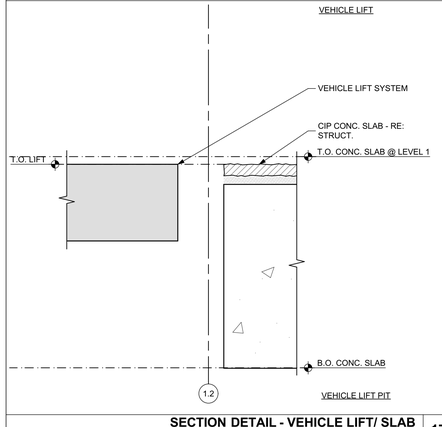
CANOPY SECTION DETAIL - MID 7

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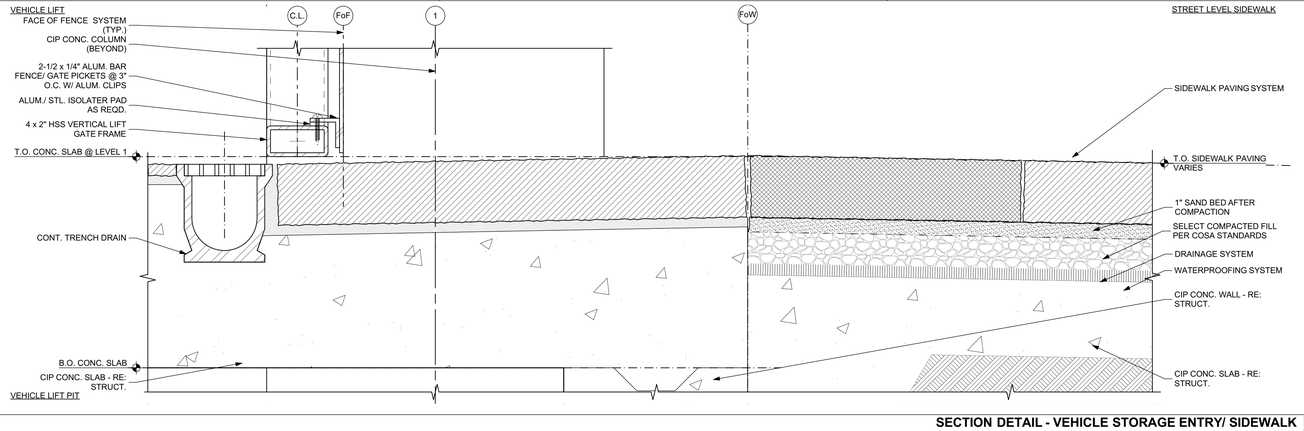
CANOPY SECTION DETAIL - LOW SIDE 3

SCALE: 3" = 1'-0"



SECTION DETAIL - VEHICLE LIFT/ SLAB 17

SCALE: 3" = 1'-0"



SECTION DETAIL - VEHICLE STORAGE ENTRY/ SIDEWALK 5

SCALE: 3" = 1'-0"

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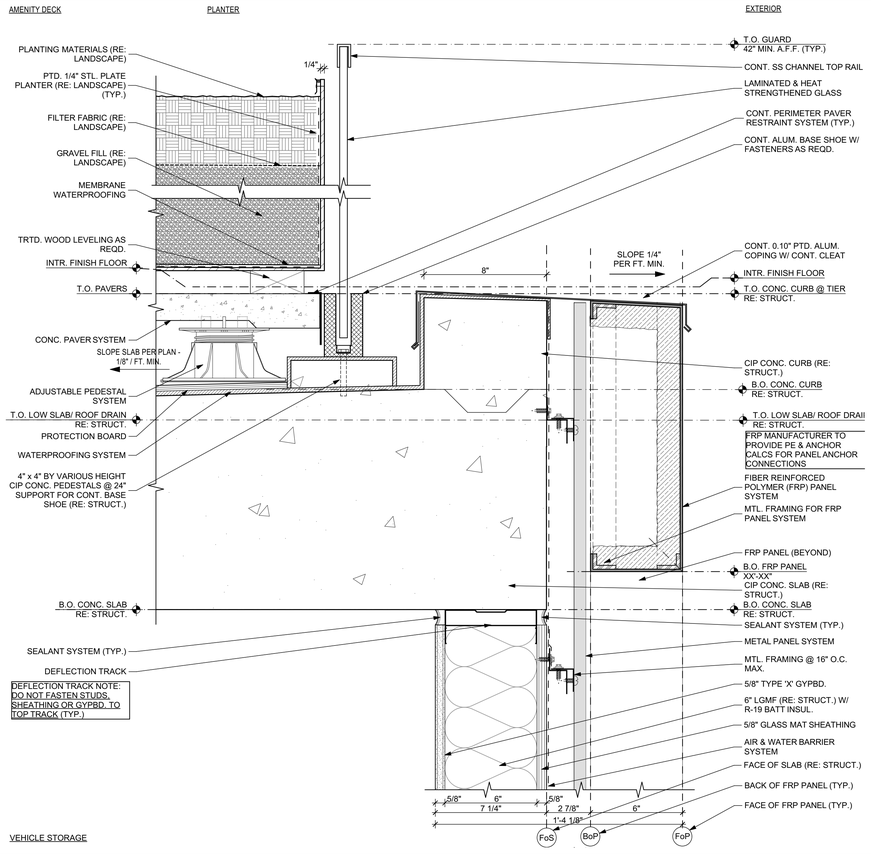
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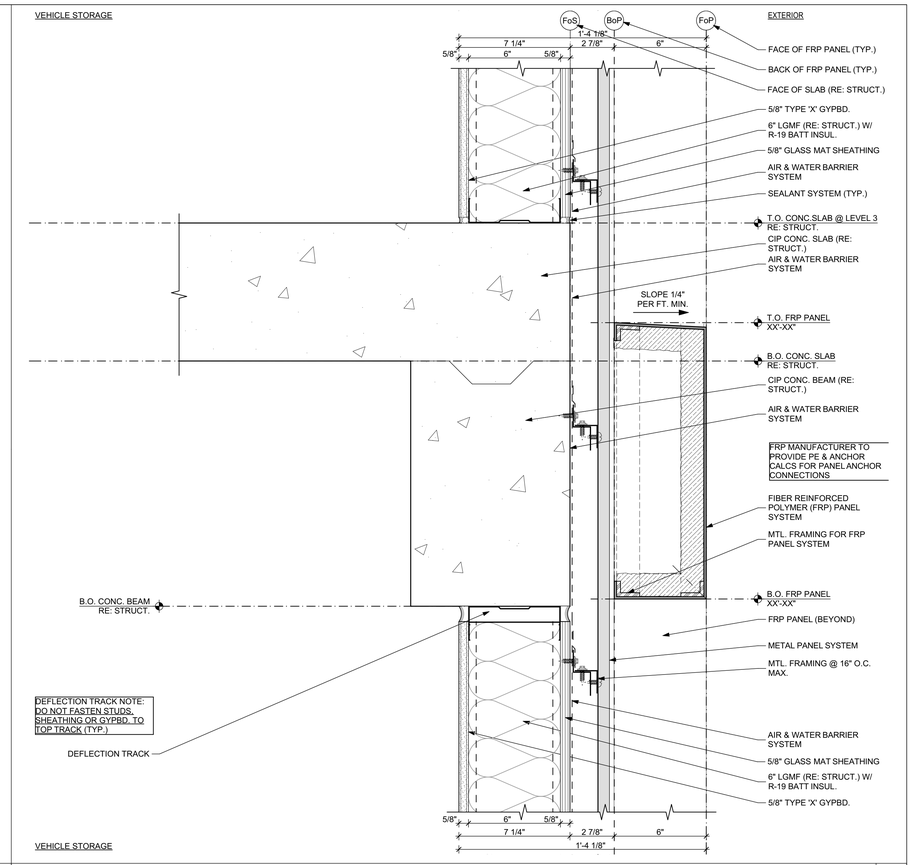
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EXTERIOR SECTION DETAILS - CANOPY

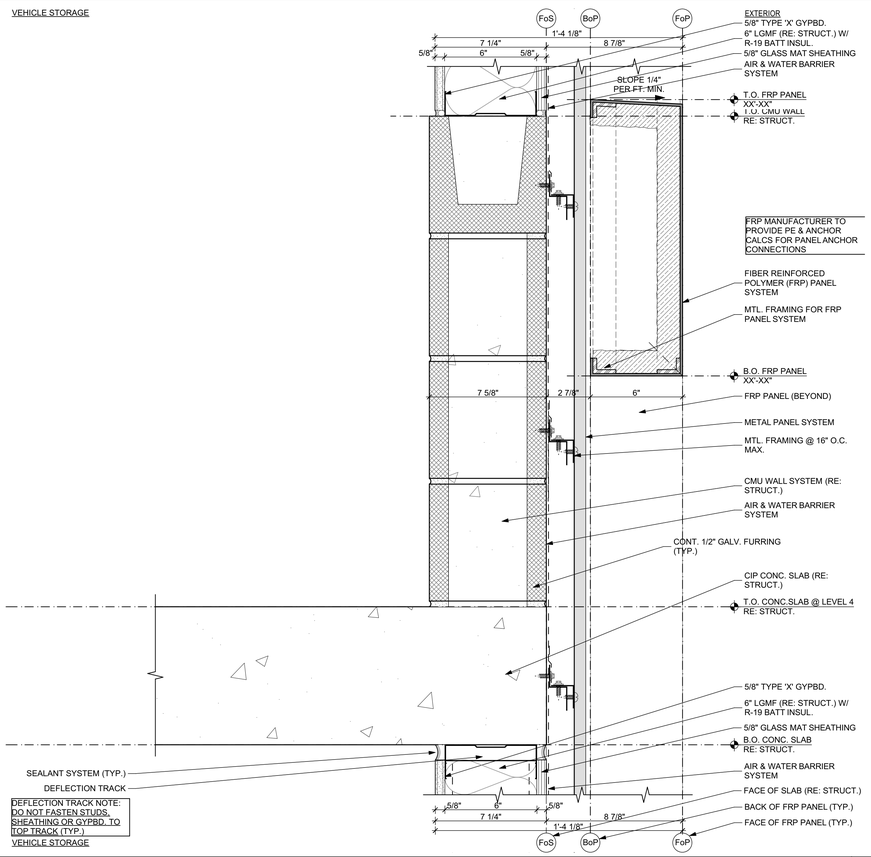
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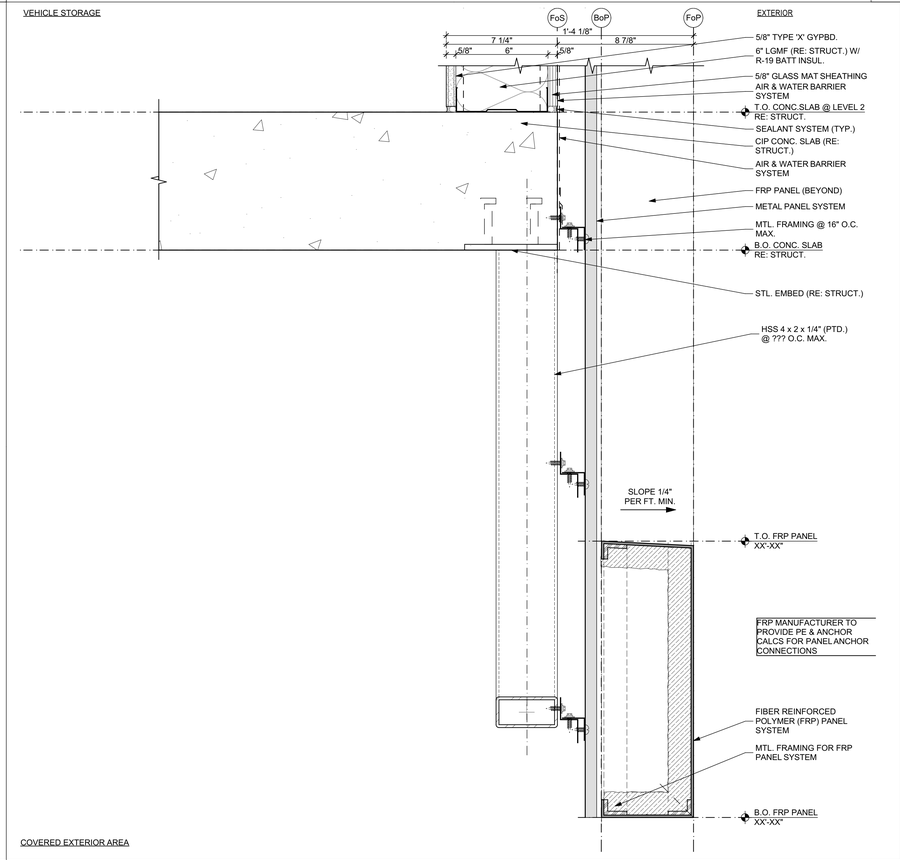
EXTERIOR WALL SECTION DETAIL - VEHICLE STORAGE 11
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - VEHICLE STORAGE 3
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - VEHICLE STORAGE 9
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - VEHICLE STORAGE 1
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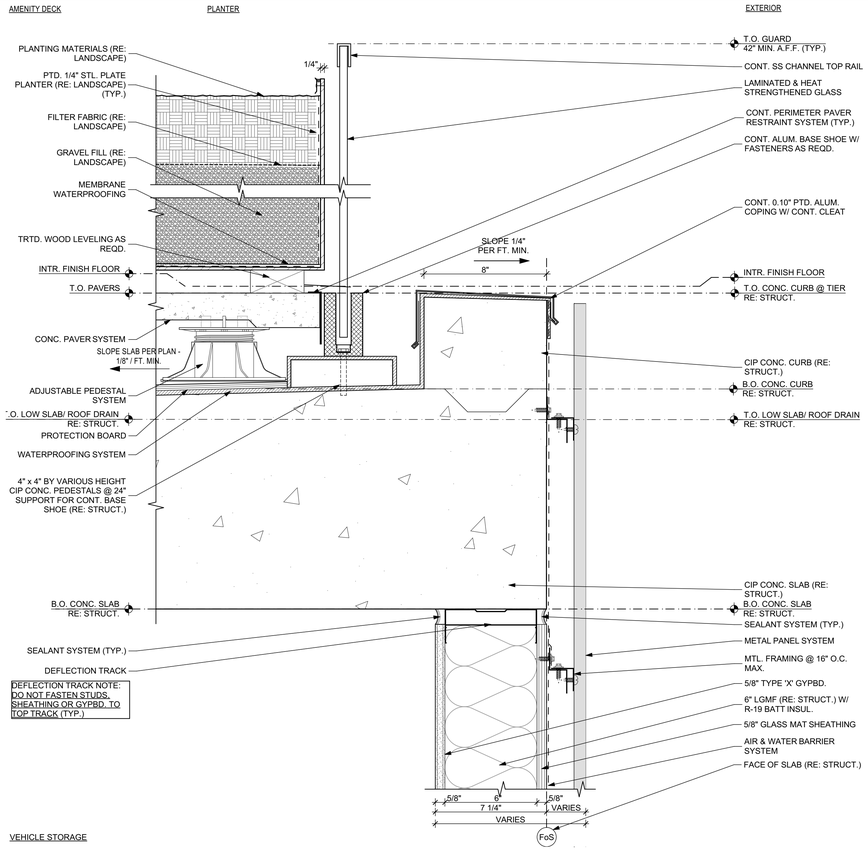
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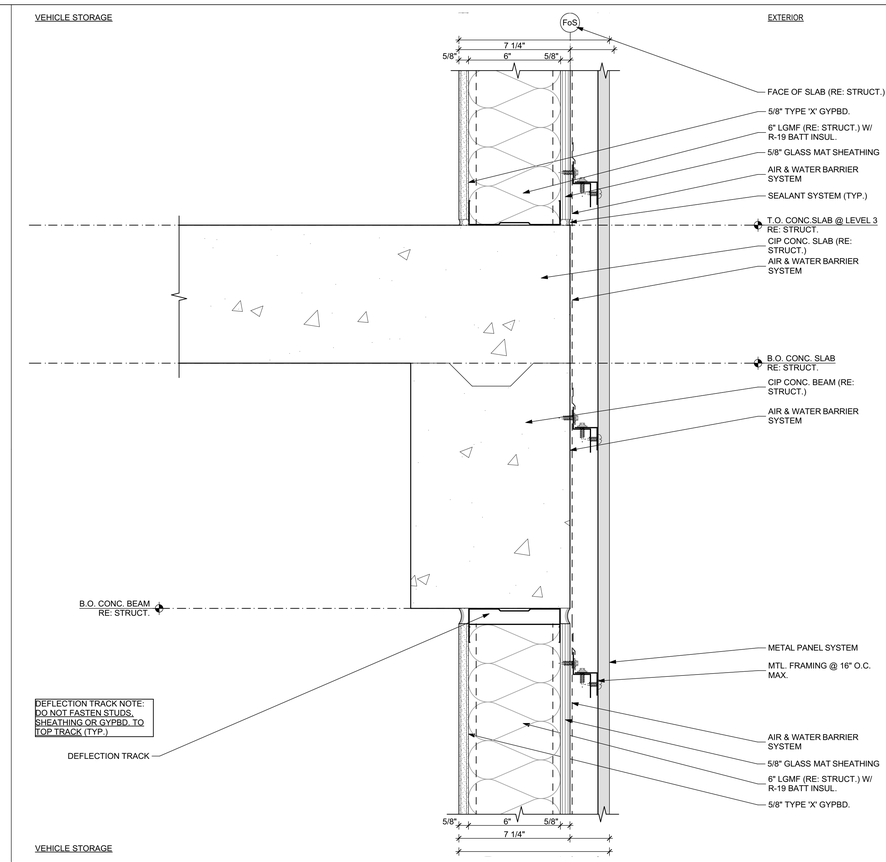
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EXTERIOR WALL SECTION DETAILS - VEHICLE STORAGE

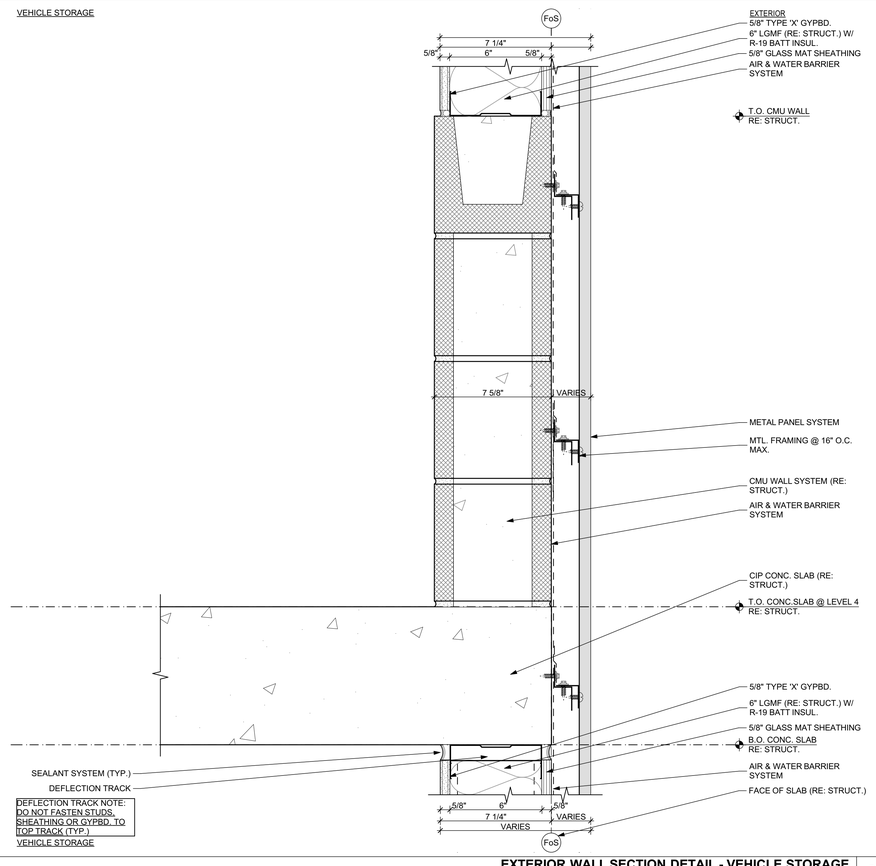
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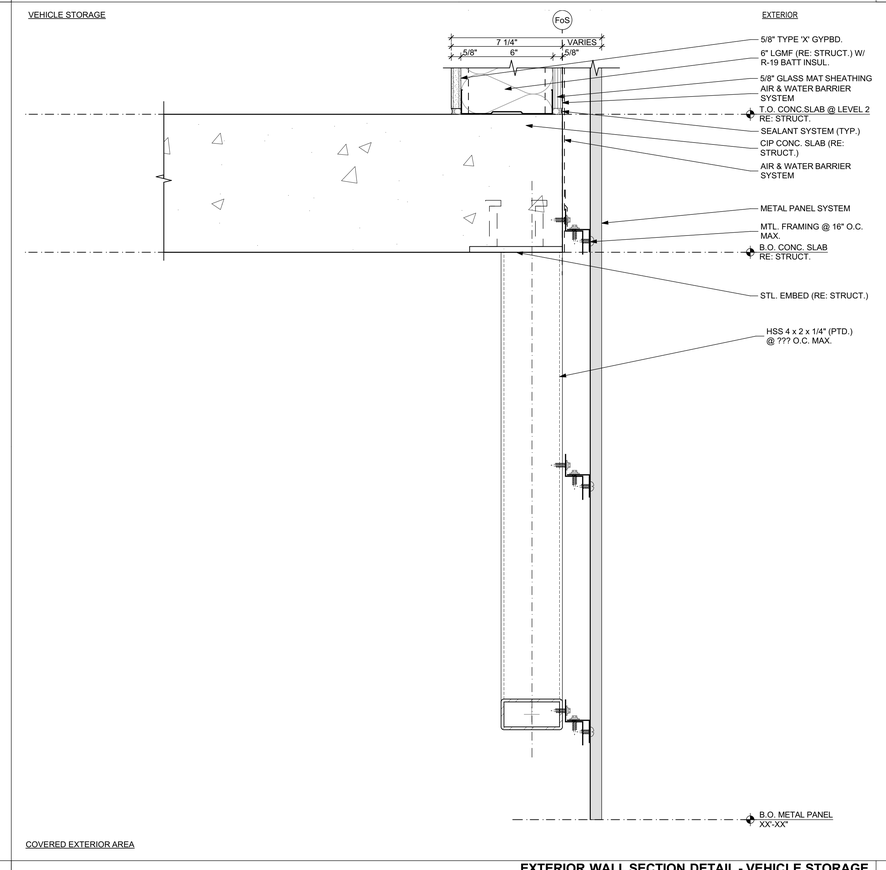
EXTERIOR WALL SECTION DETAIL - VEHICLE STORAGE 11
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - VEHICLE STORAGE 3
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - VEHICLE STORAGE 9
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - VEHICLE STORAGE 1
SCALE: 3" = 1'-0"

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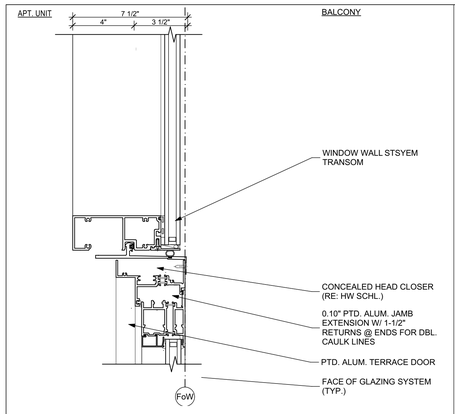
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80% CDs HDRC

ISSUE DESCRIPTION	DATE
100% SCHEMATIC DESIGN	04/11/18
100% DD - CORE & SHELL	08/13/18
50% CD - CORE & SHELL	09/18/18
80% CD - HDRC FINAL	11/16/18

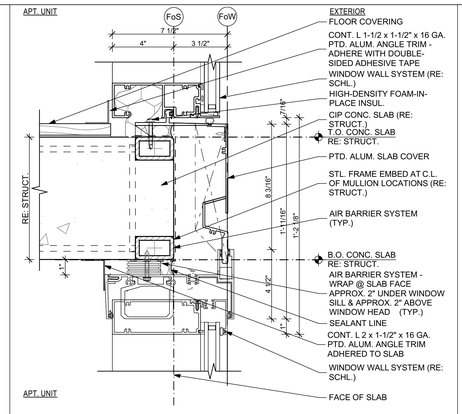
EXTERIOR WALL SECTION DETAILS - VEHICLE STORAGE

A364



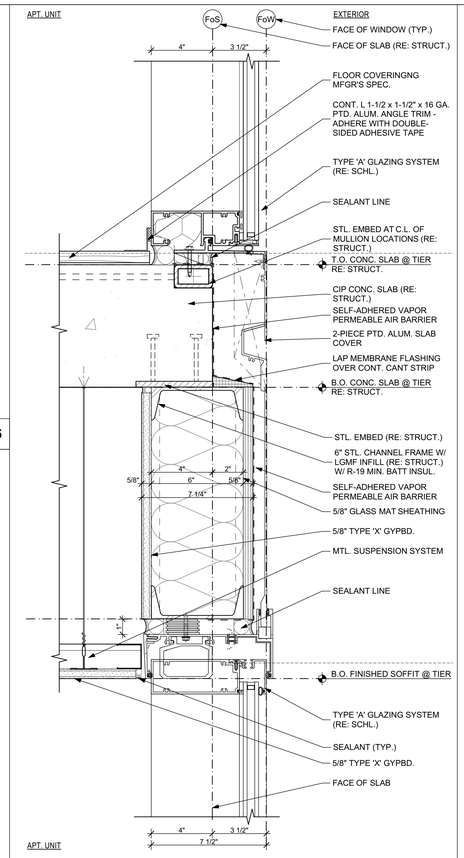
EXTERIOR WALL SECTION DETAIL - TOWER 20

SCALE: 3" = 1'-0"



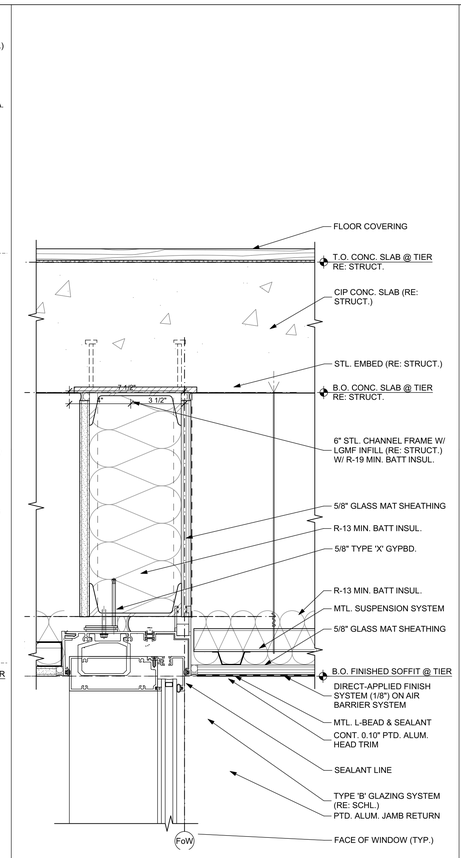
EXTERIOR WALL SECTION DETAIL - TOWER 16

SCALE: 3" = 1'-0"



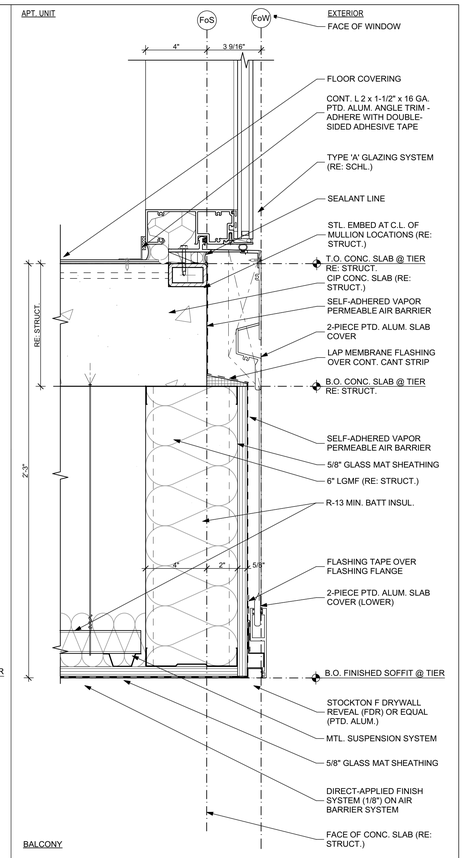
EXTERIOR WALL SECTION DETAIL - TOWER 11

SCALE: 3" = 1'-0"



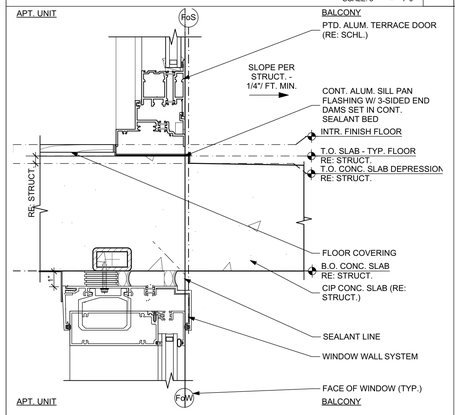
EXTERIOR WALL SECTION DETAIL - TOWER 7

SCALE: 3" = 1'-0"



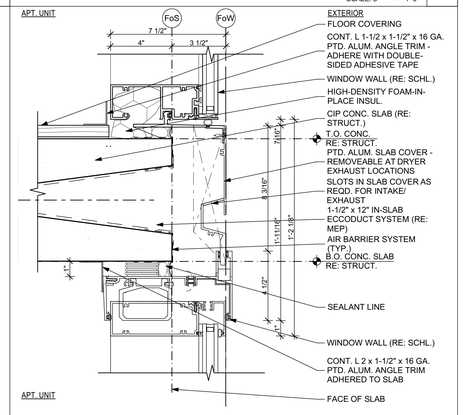
EXTERIOR WALL SECTION DETAIL - TOWER 3

SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - TOWER 19

SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - TOWER 15

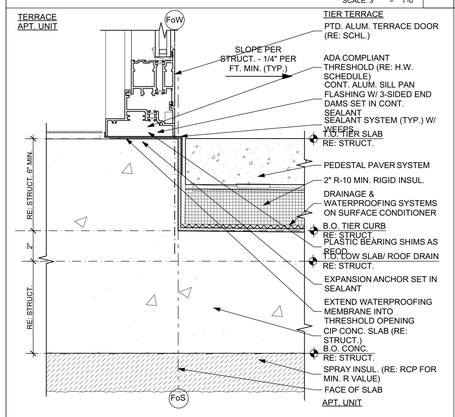
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EXTERIOR WALL SECTION DETAIL - TOWER 9

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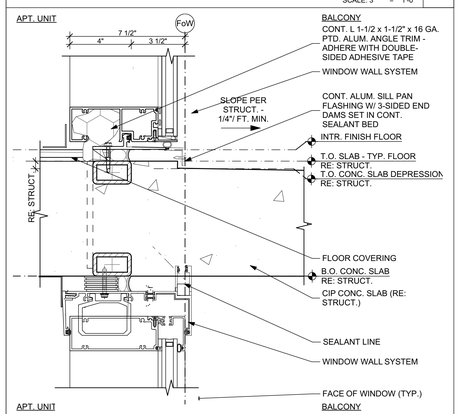
EXTERIOR WALL SECTION DETAIL - TOWER 1

SCALE: 3" = 1'-0"



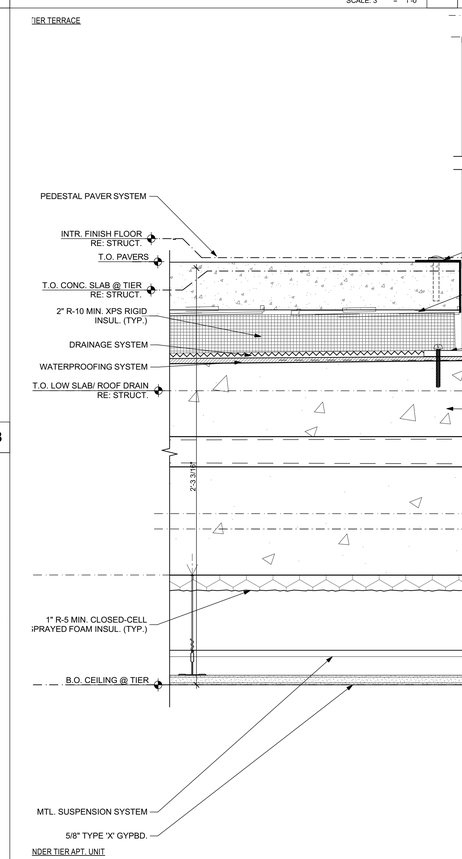
EXTERIOR WALL SECTION DETAIL - TOWER 18

SCALE: 3" = 1'-0"



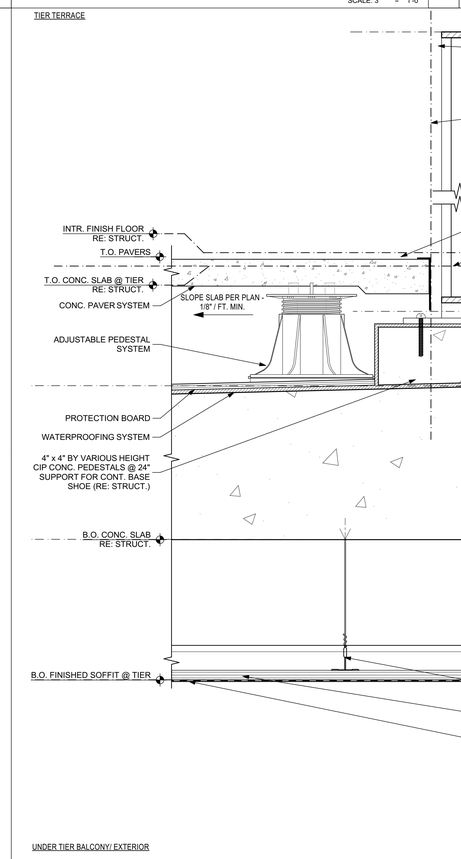
EXTERIOR WALL SECTION DETAIL - TOWER 17

SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - TOWER 15

SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - TOWER 1

SCALE: 3" = 1'-0"

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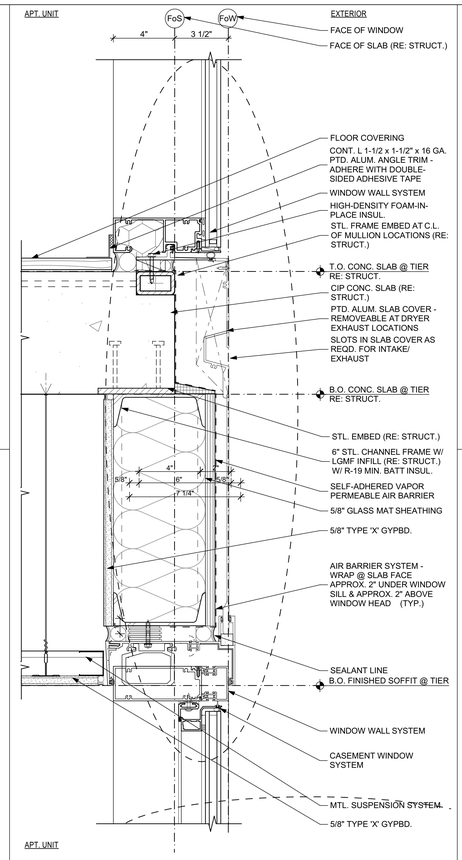
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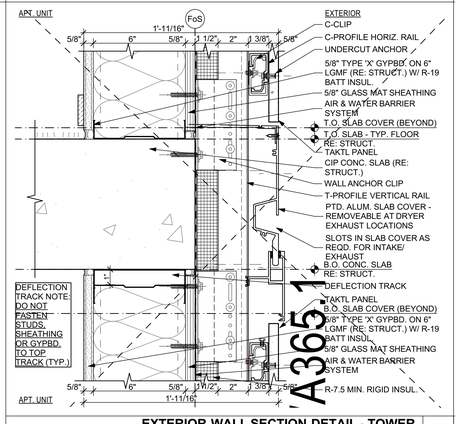
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EXTERIOR WALL SECTION DETAILS - TOWER

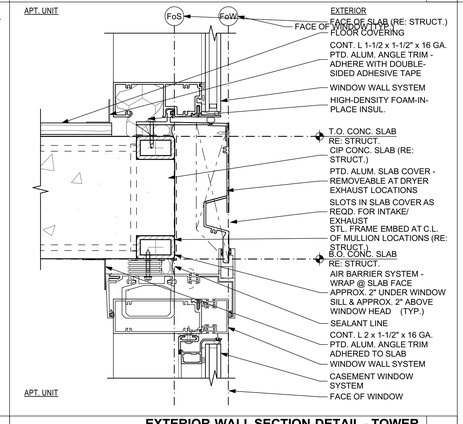
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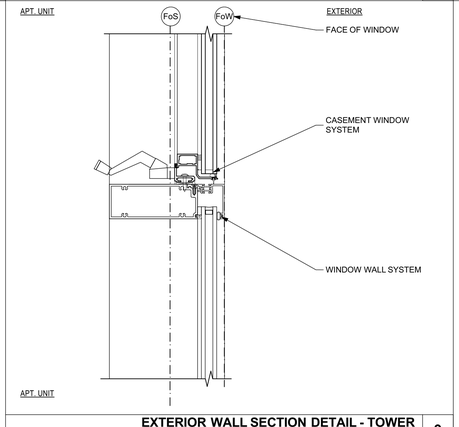
EXTERIOR WALL SECTION DETAIL - TOWER 11
SCALE: 3" = 1'-0"



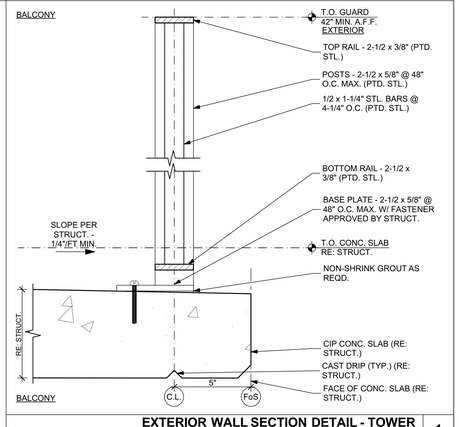
EXTERIOR WALL SECTION DETAIL - TOWER 14
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - TOWER 10
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - TOWER 9
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - TOWER 1
SCALE: 3" = 1'-0"

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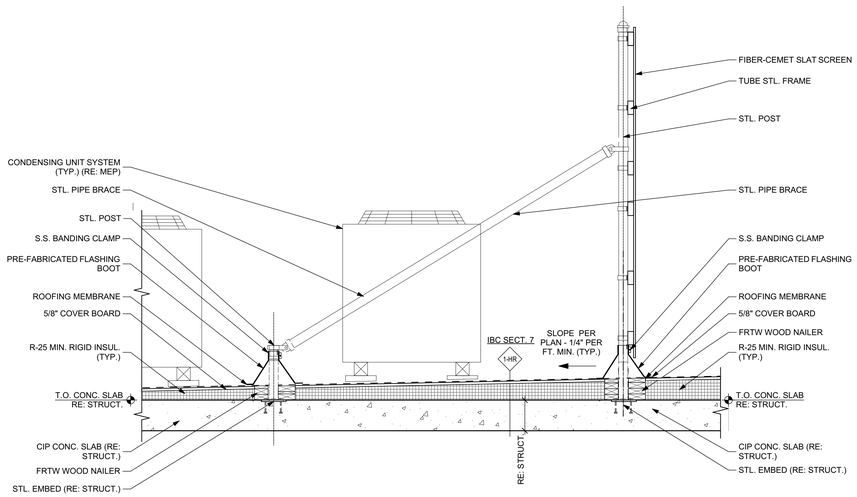
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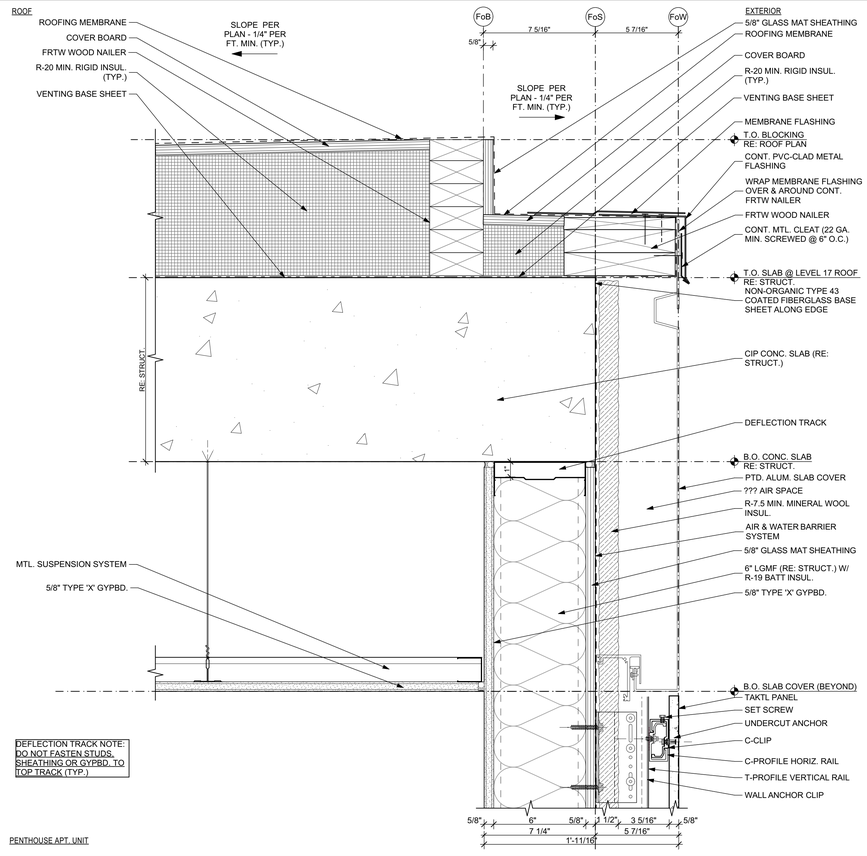
EXTERIOR WALL SECTION DETAILS - TOWER

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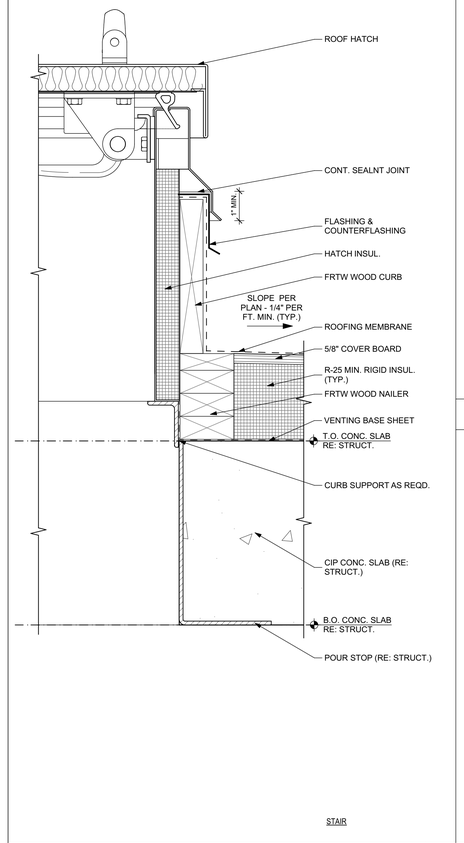
EXTERIOR WALL SECTION DETAIL - ROOF 11

SCALE: 3/4" = 1'-0"



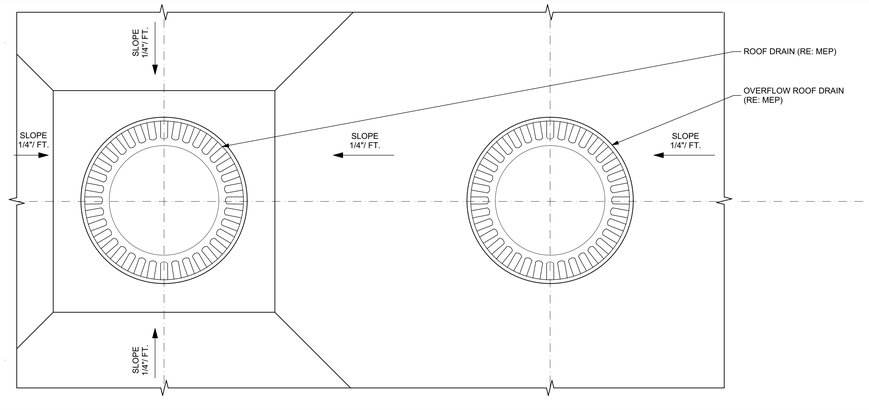
EXTERIOR WALL SECTION DETAIL - ROOF 3

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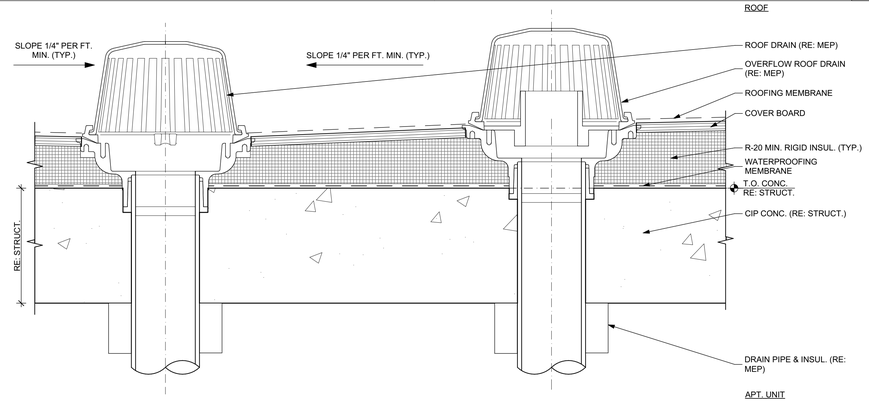
EXTERIOR WALL SECTION DETAIL - ROOF 17

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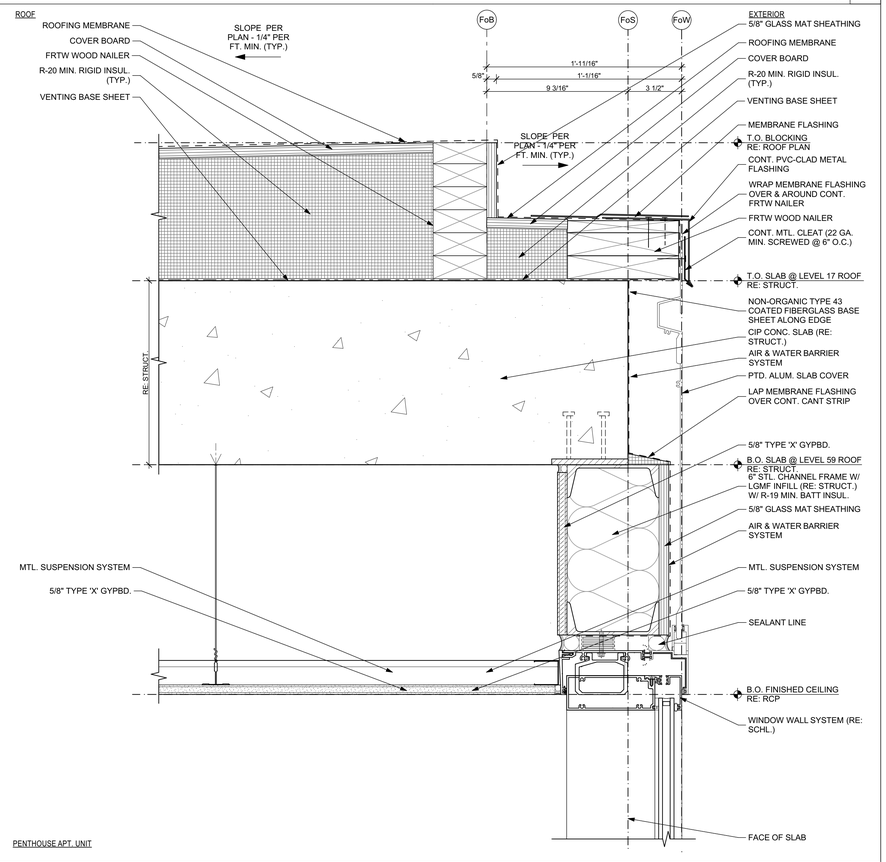
EXTERIOR WALL SECTION DETAIL - ROOF 10

SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - ROOF 9

SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - ROOF 1

SCALE: 3" = 1'-0"

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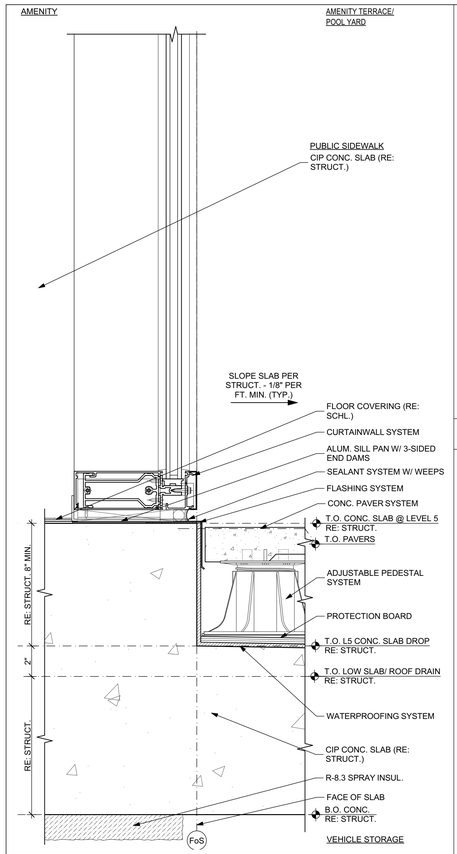
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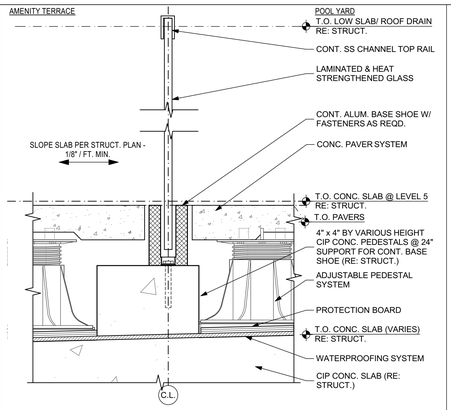
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EXTERIOR WALL SECTION DETAILS - ROOF

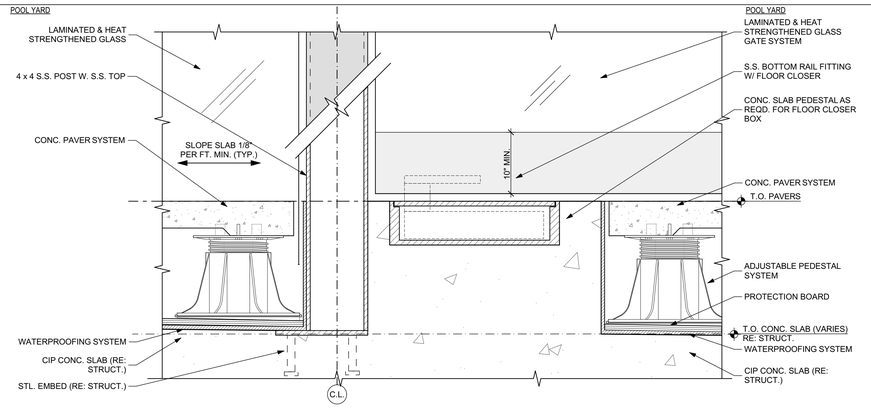
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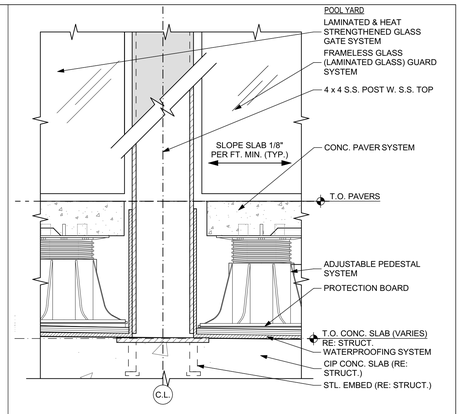
EXTERIOR WALL SECTION DETAIL - AMENITY 19
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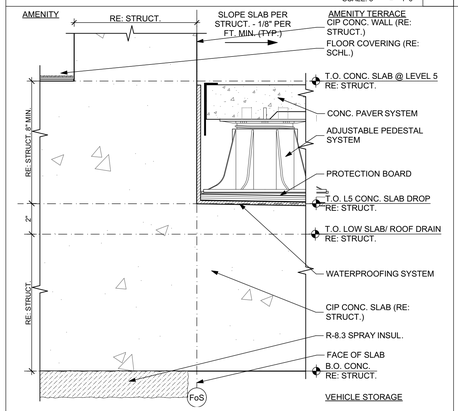
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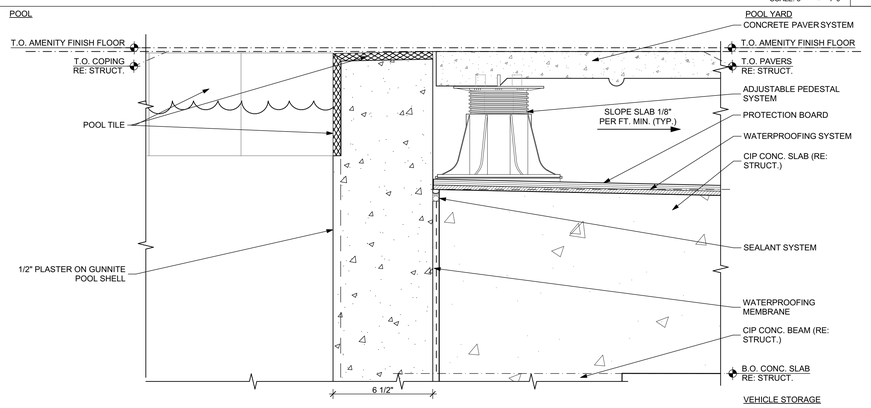
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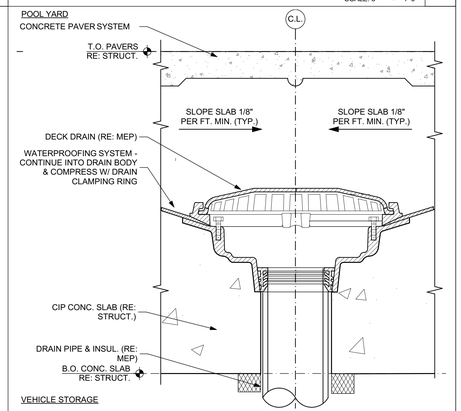
EXTERIOR WALL SECTION DETAIL - AMENITY 4
SCALE: 3" = 1'-0"



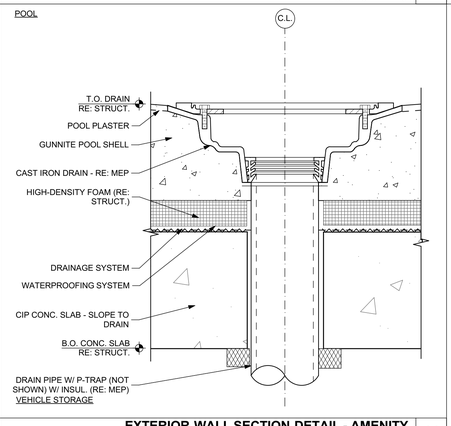
EXTERIOR WALL SECTION DETAIL - AMENITY 15
SCALE: 3" = 1'-0"



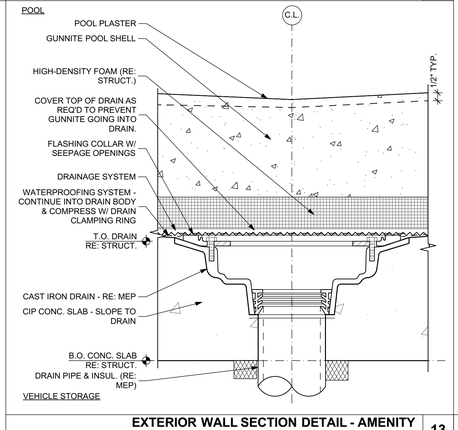
EXTERIOR WALL SECTION DETAIL - AMENITY 7
SCALE: 3" = 1'-0"



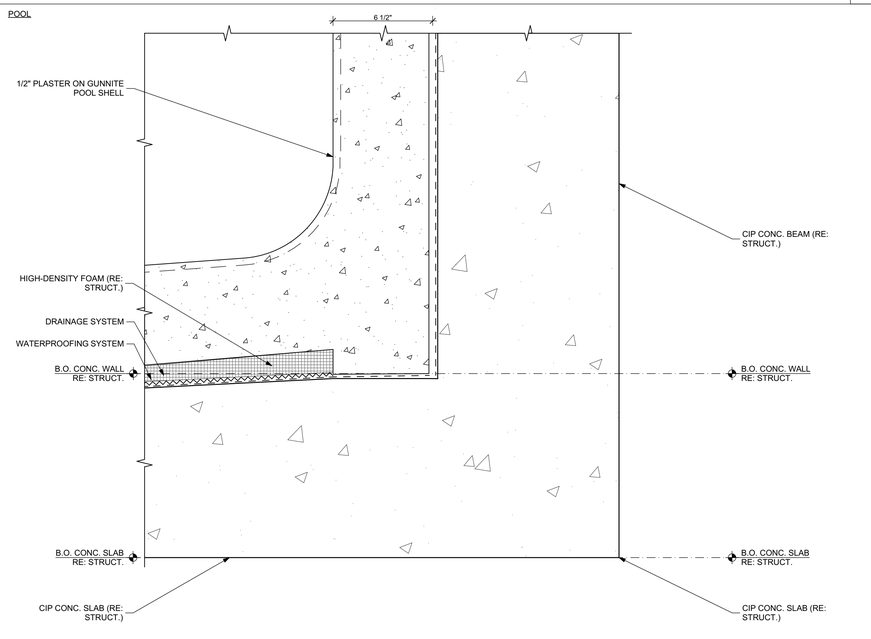
EXTERIOR WALL SECTION DETAIL - AMENITY 3
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - AMENITY 14
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - AMENITY 13
SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL - AMENITY 5
SCALE: 3" = 1'-0"

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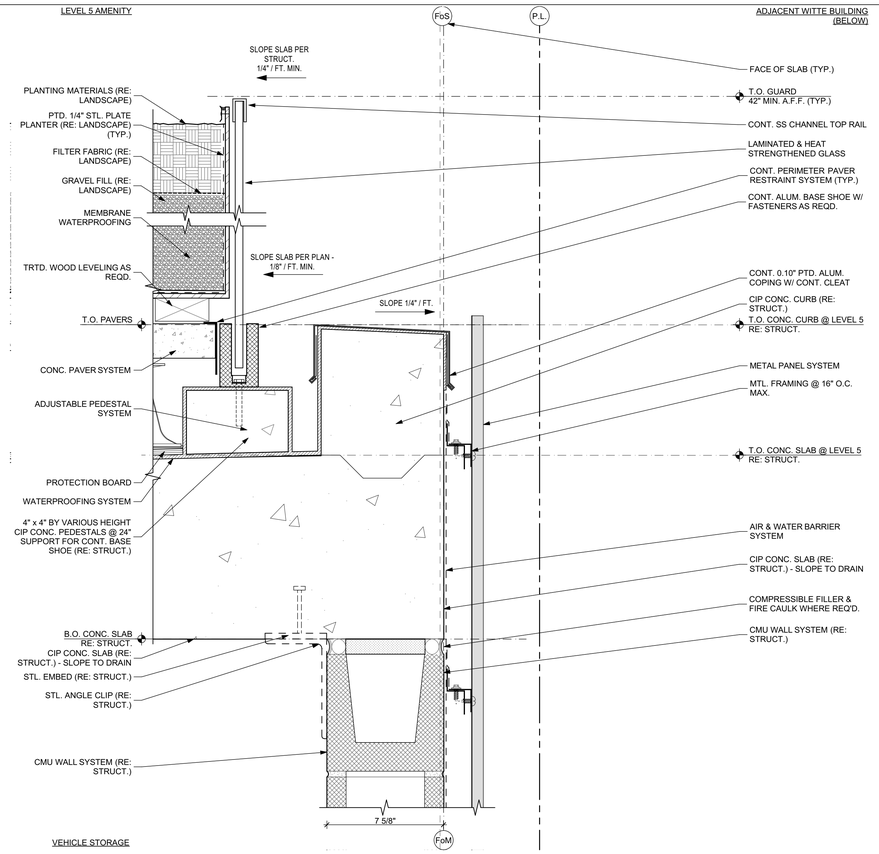
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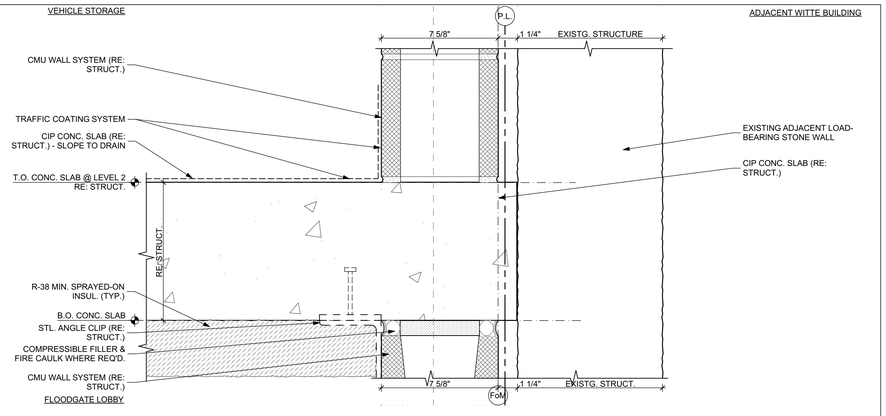
EXTERIOR SECTION DETAILS - AMENITY

A370



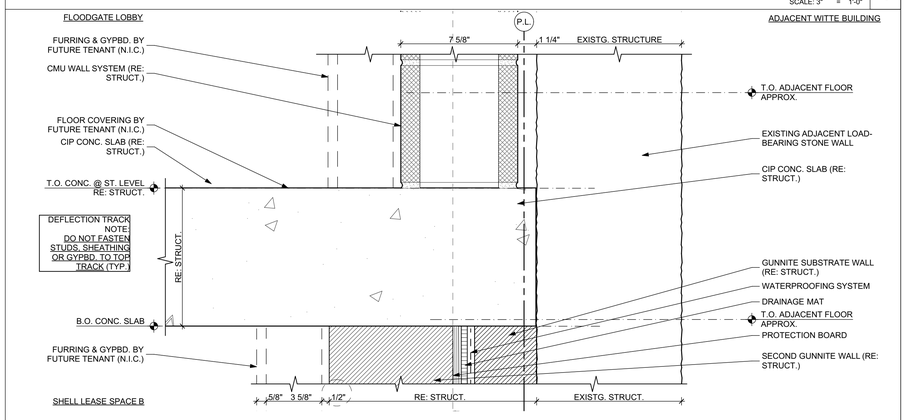
EXTERIOR WALL SECTION DETAIL @ ADJACENT WHITTE BUILDING 11

SCALE: 3" = 1'-0"



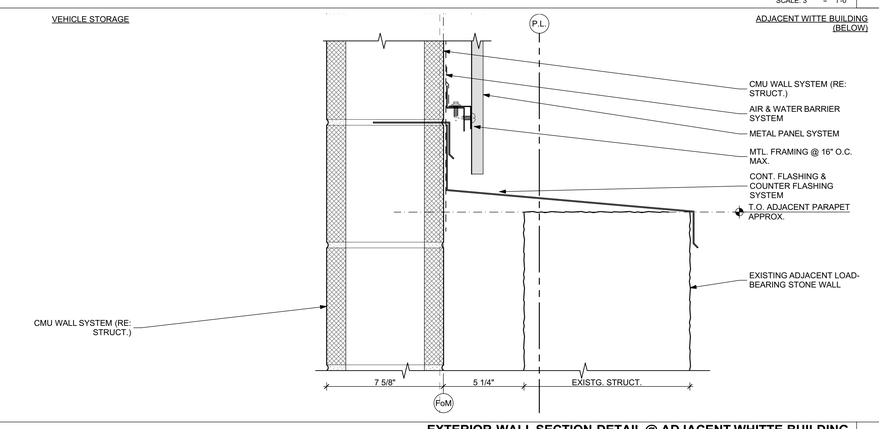
EXTERIOR WALL SECTION DETAIL @ ADJACENT WHITTE BUILDING 4

SCALE: 3" = 1'-0"



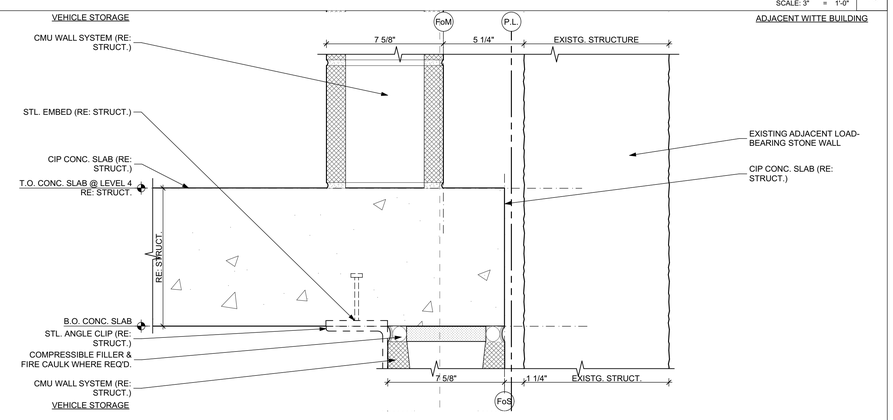
EXTERIOR WALL SECTION DETAIL @ ADJACENT WHITTE BUILDING 3

SCALE: 3" = 1'-0"



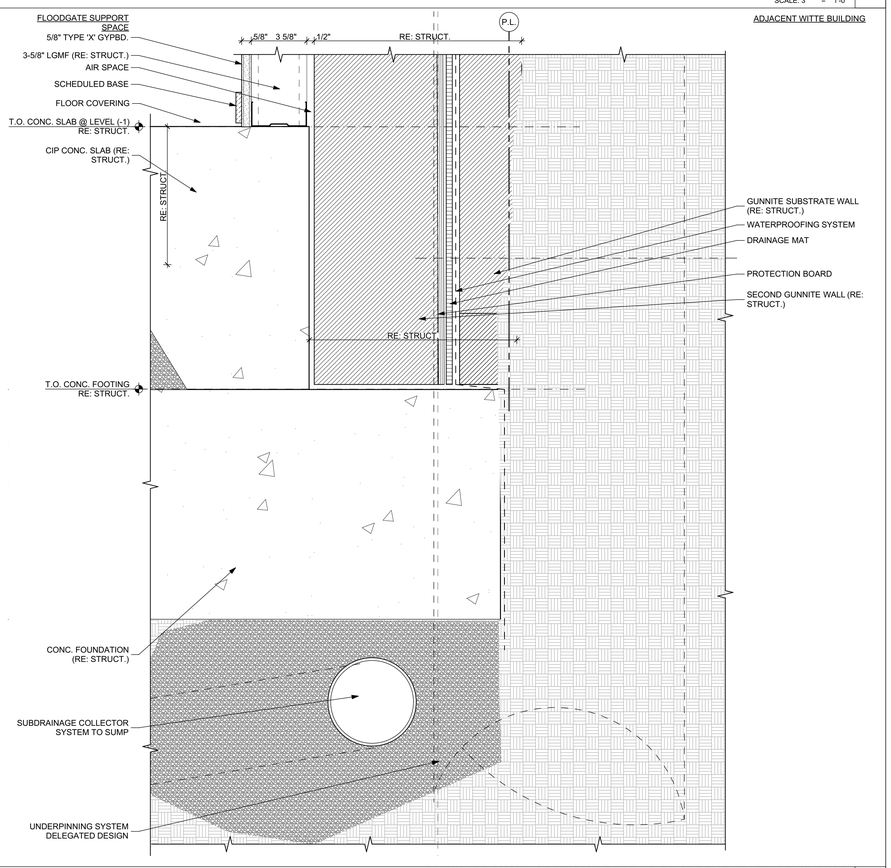
EXTERIOR WALL SECTION DETAIL @ ADJACENT WHITTE BUILDING 10

SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL @ ADJACENT WHITTE BUILDING 9

SCALE: 3" = 1'-0"



EXTERIOR WALL SECTION DETAIL @ ADJACENT WHITTE BUILDING 1

SCALE: 3" = 1'-0"

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RP PROJECT NUMBER 117012.00

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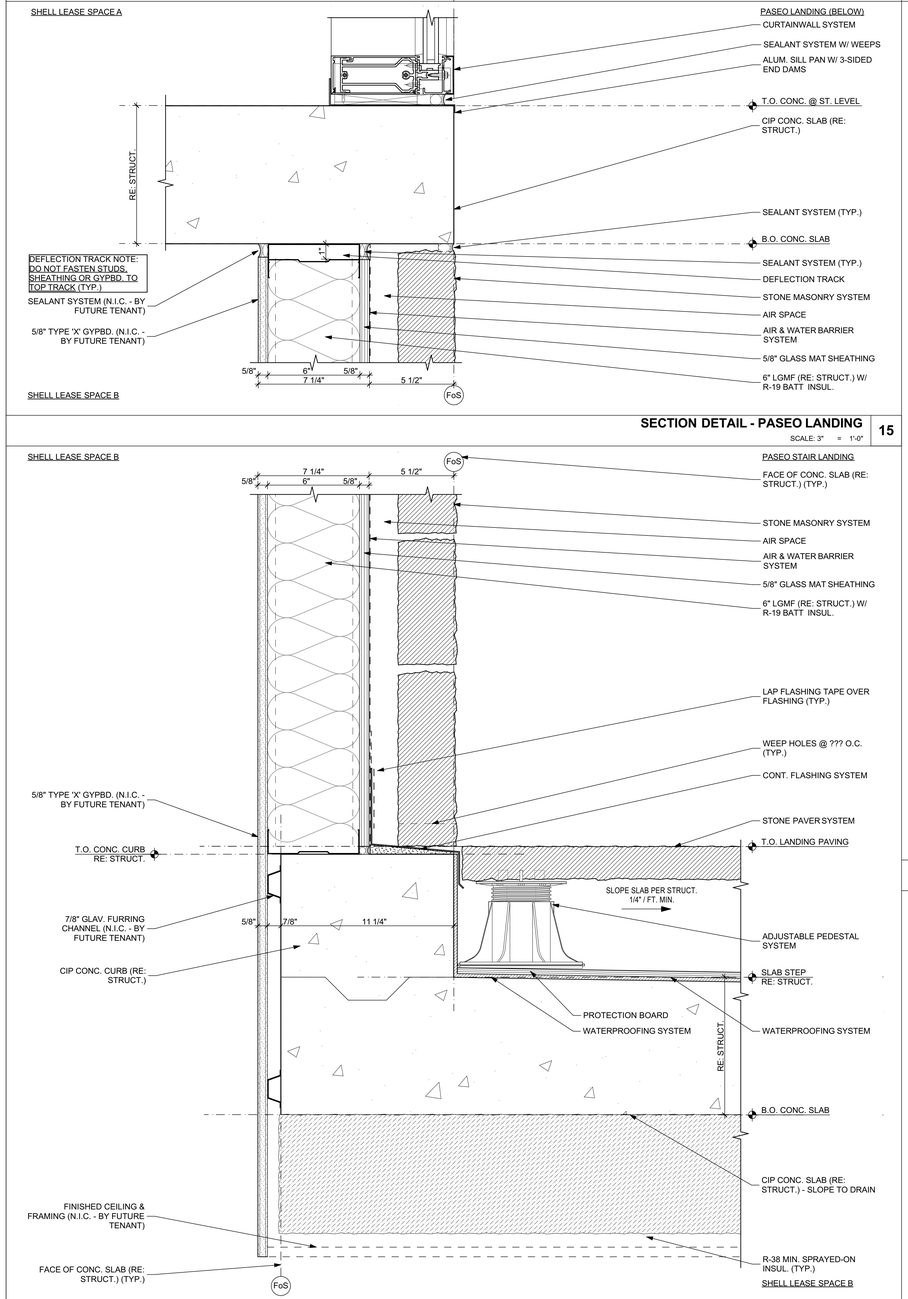
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80% CDs HDRC

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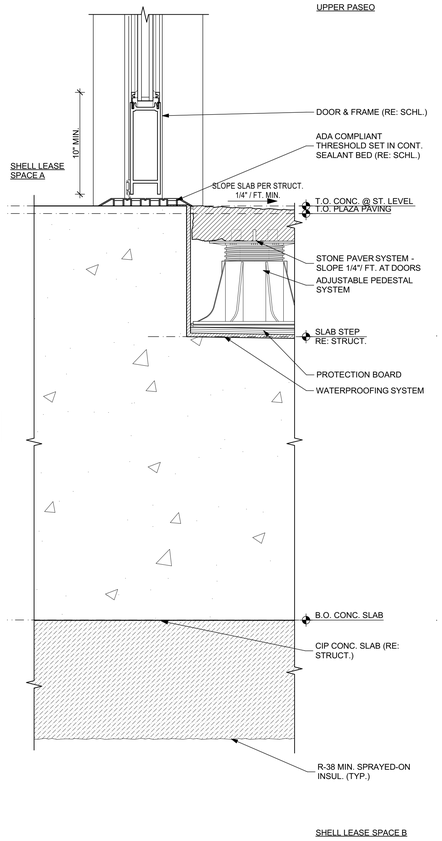
EXTERIOR WALL SECTION DETAILS @ ADJACENT BUILDINGS

A380



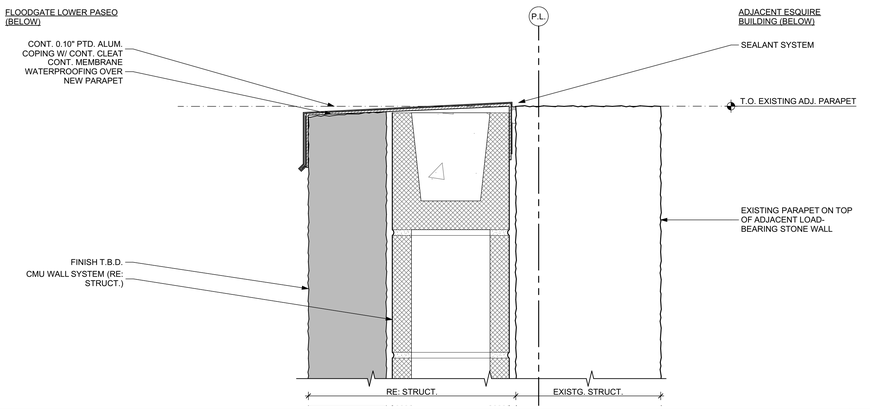
SECTION DETAIL - PASEO LANDING

SCALE: 3" = 1'-0" | 15



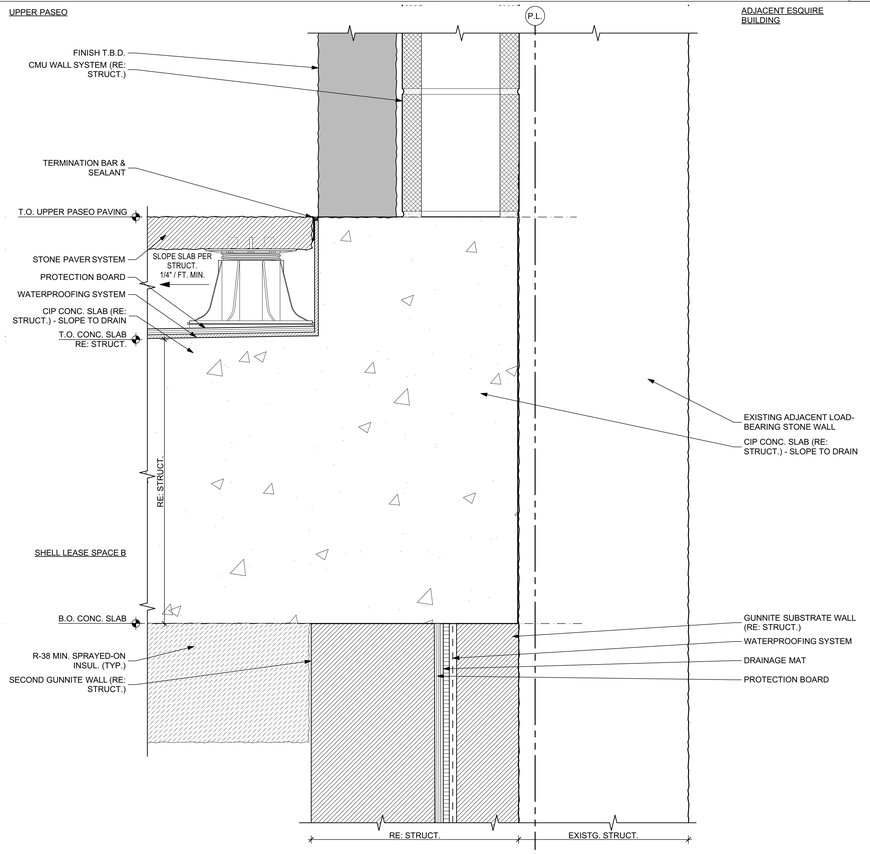
SECTION DETAIL - UPPER PASEO

SCALE: 3" = 1'-0" | 10



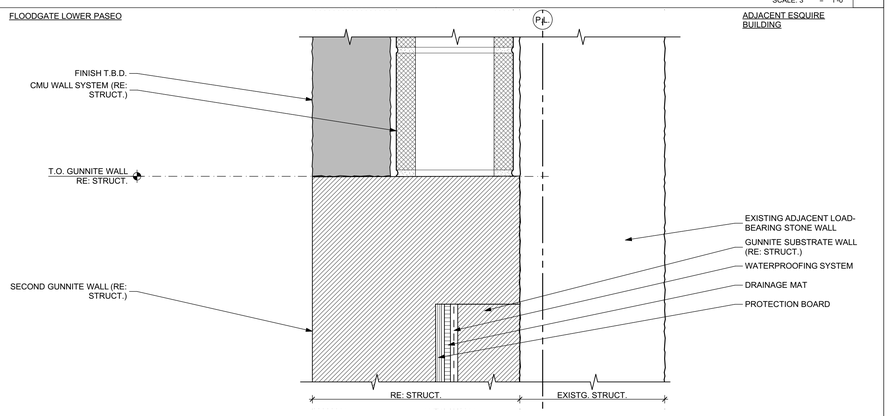
SECTION DETAIL - LOWER PASEO

SCALE: 3" = 1'-0" | 4



SECTION DETAIL - UPPER PASEO

SCALE: 3" = 1'-0" | 2



SECTION DETAIL - LOWER PASEO

SCALE: 3" = 1'-0" | 1

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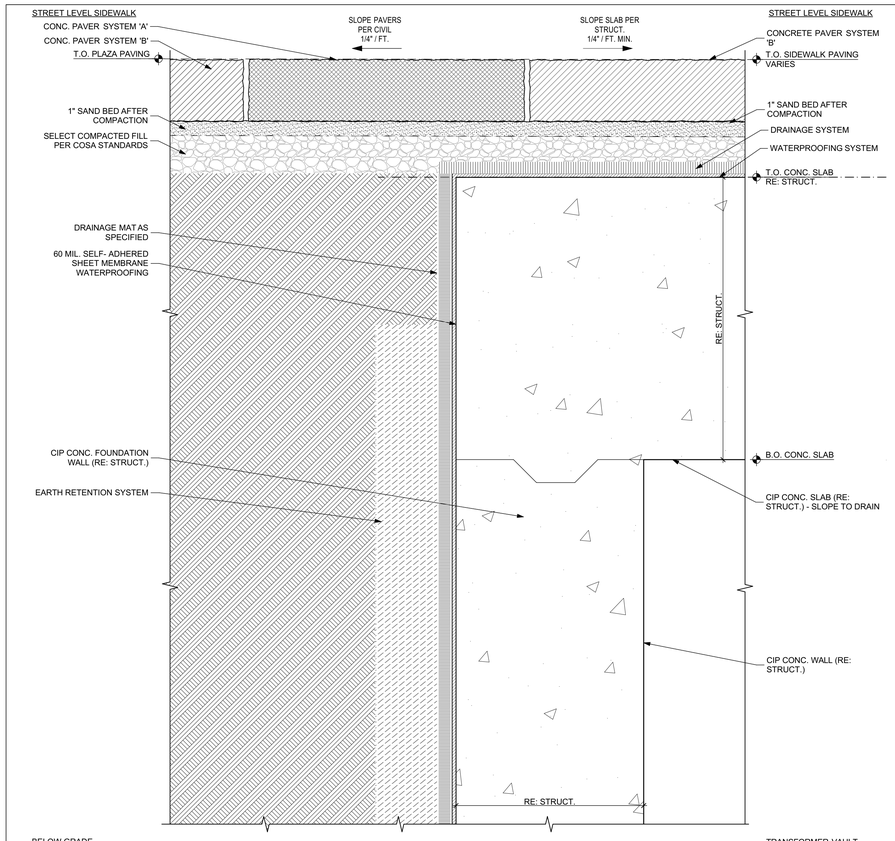
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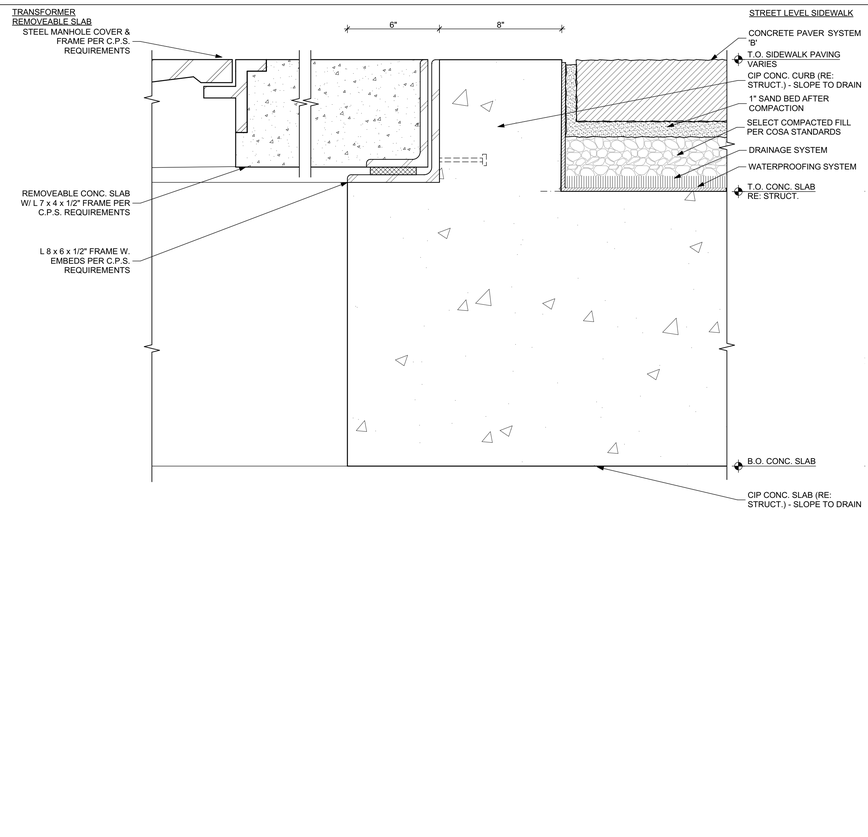
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EXTERIOR WALL SECTION DETAILS @ ADJACENT BUILDINGS

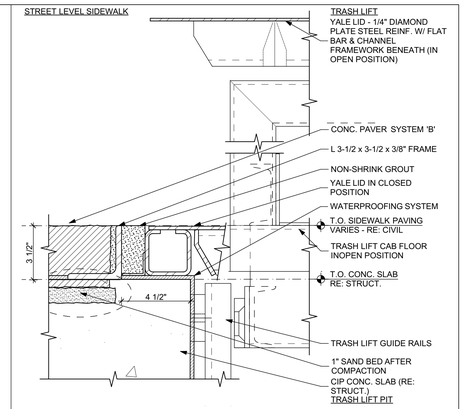
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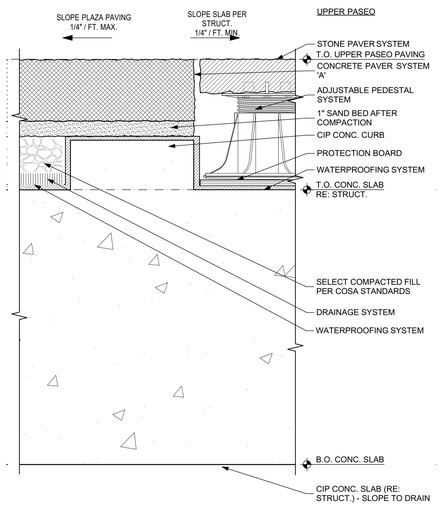
SECTION DETAIL @ TRANSFORMER VAULT — SCALE: 3" = 1'-0" — **15**



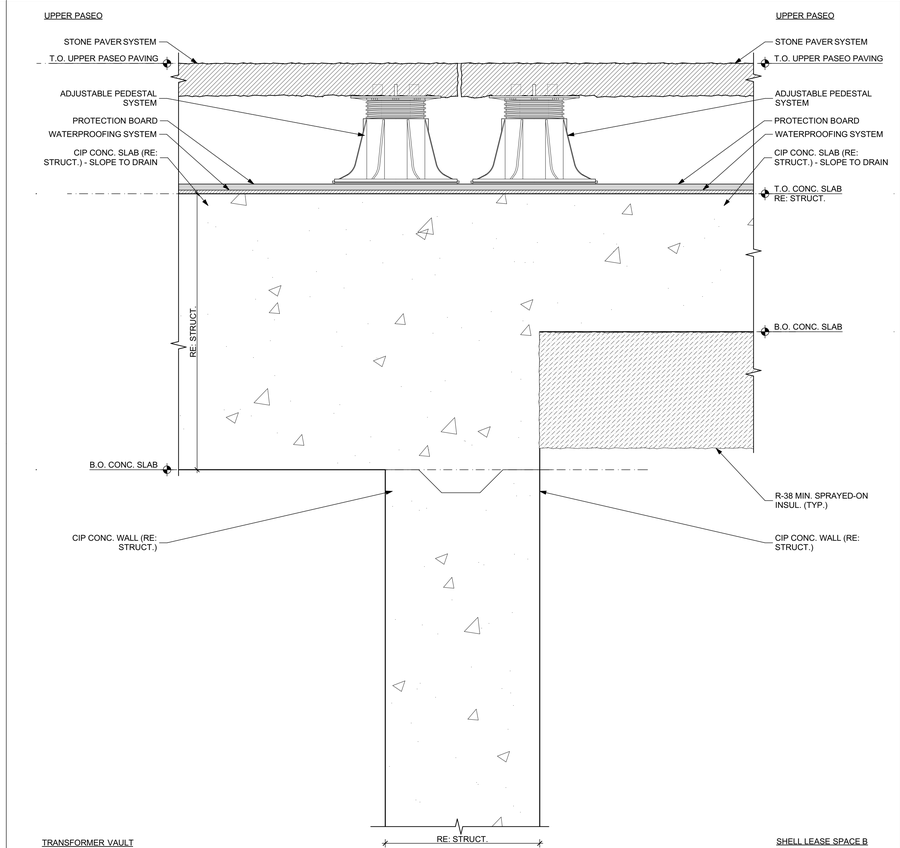
SECTION DETAIL @ TRANSFORMER VAULT — SCALE: 3" = 1'-0" — **7**



TRASH LIFT SECTION DETAIL — SCALE: 3" = 1'-0" — **4**



SECTION DETAIL @ TRANSFORMER VAULT — SCALE: 3" = 1'-0" — **9**



SECTION DETAIL @ TRANSFORMER VAULT — SCALE: 3" = 1'-0" — **1**

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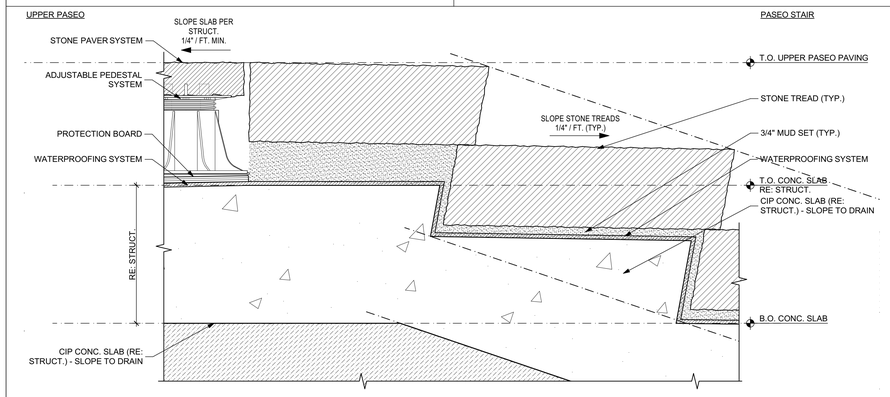
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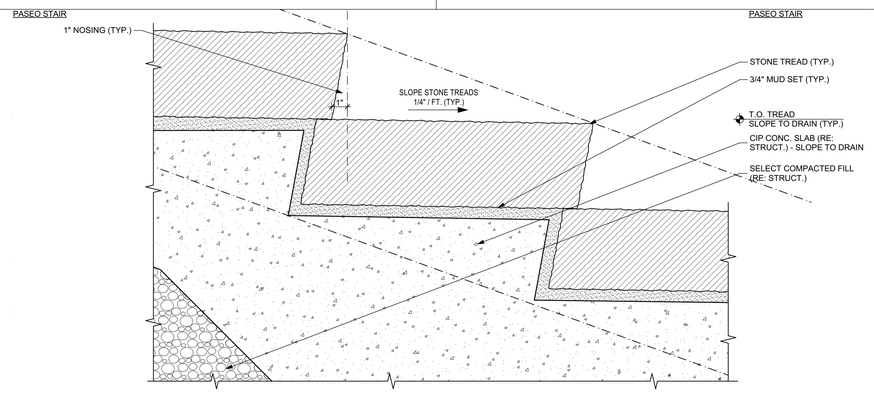
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EXTERIOR SECTION DETAILS - UPPER PASEO/ TRANSFORMER VAULT

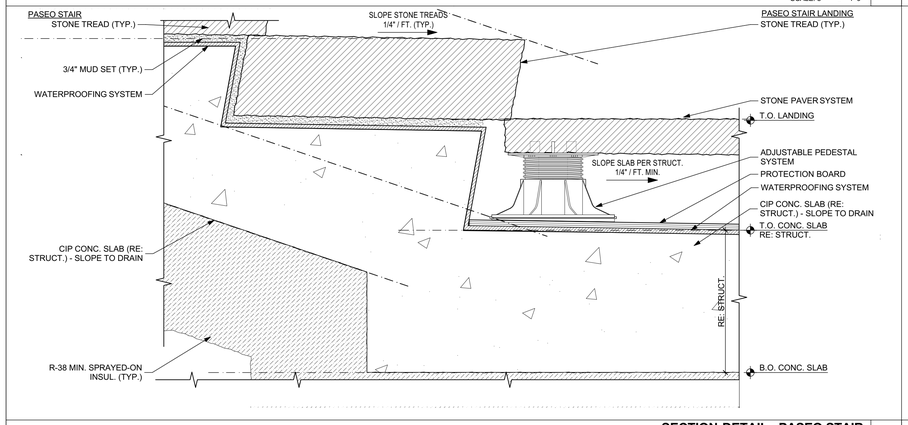
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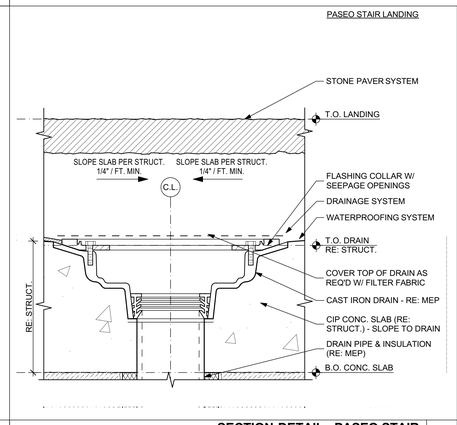
SECTION DETAIL - PASEO STAIR 15
SCALE: 3" = 1'-0"



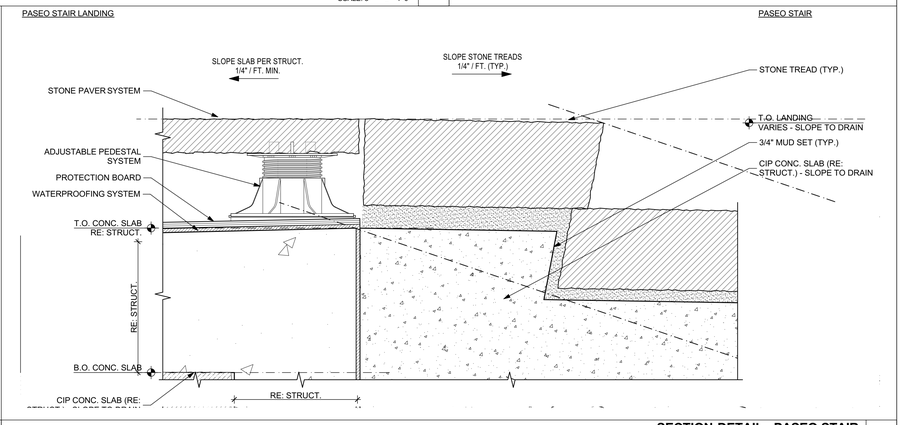
SECTION DETAIL - PASEO STAIR 7
SCALE: 3" = 1'-0"



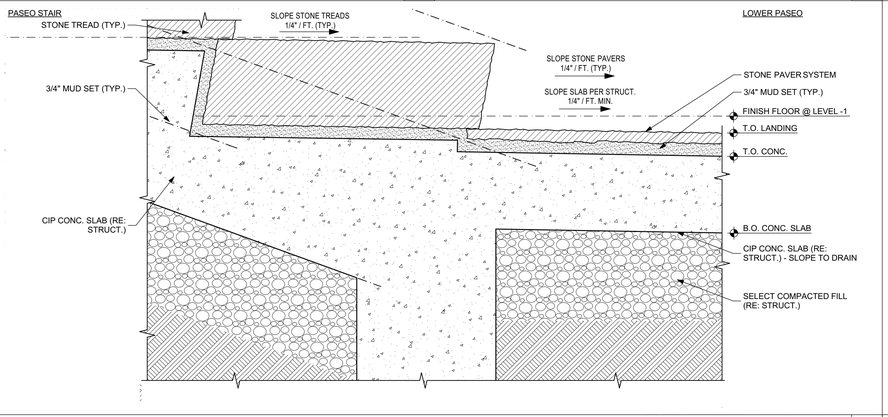
SECTION DETAIL - PASEO STAIR 14
SCALE: 3" = 1'-0"



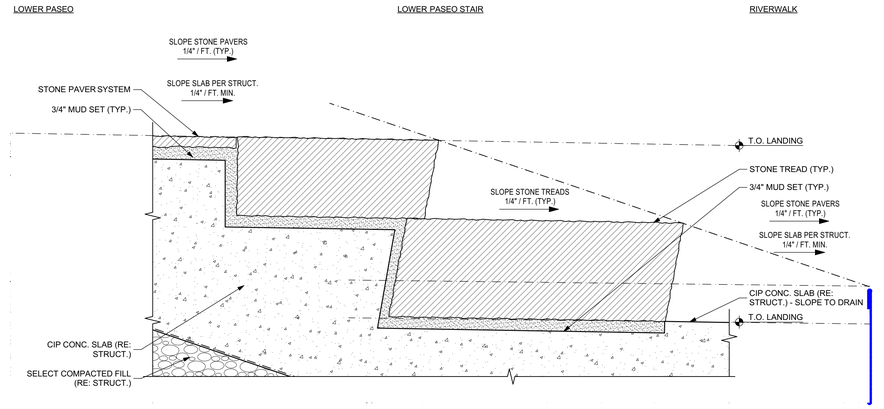
SECTION DETAIL - PASEO STAIR 10
SCALE: 3" = 1'-0"



SECTION DETAIL - PASEO STAIR 2
SCALE: 3" = 1'-0"



SECTION DETAIL - PASEO STAIR 9
SCALE: 3" = 1'-0"



SECTION DETAIL - PASEO STAIR 1
SCALE: 3" = 1'-0"

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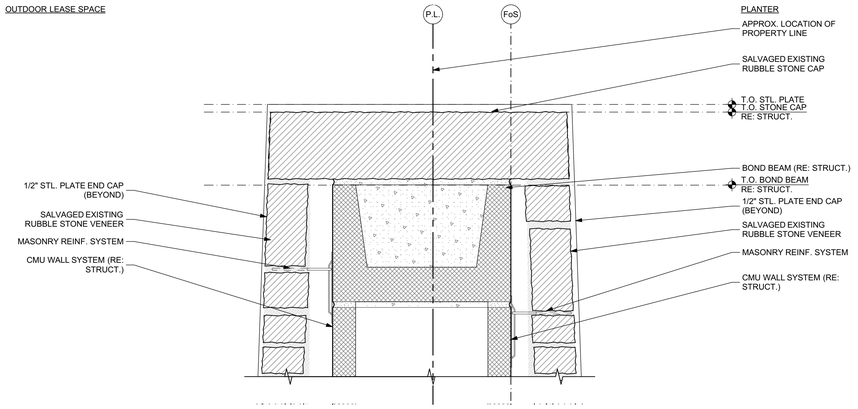
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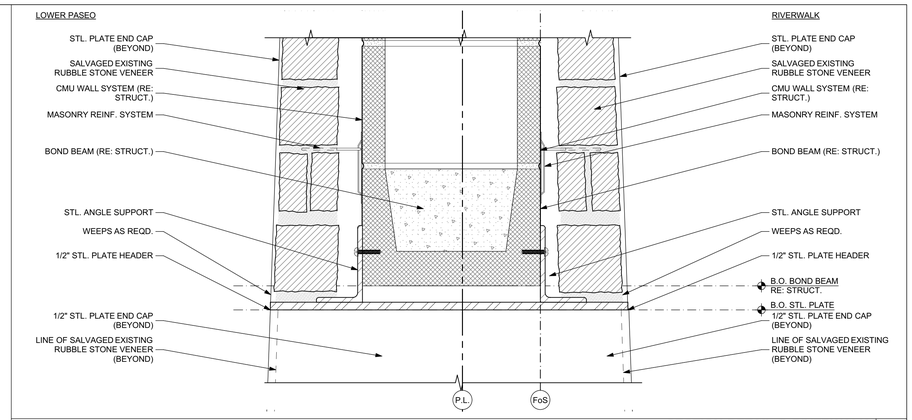
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EXTERIOR SECTION DETAILS - PASEO STAIR

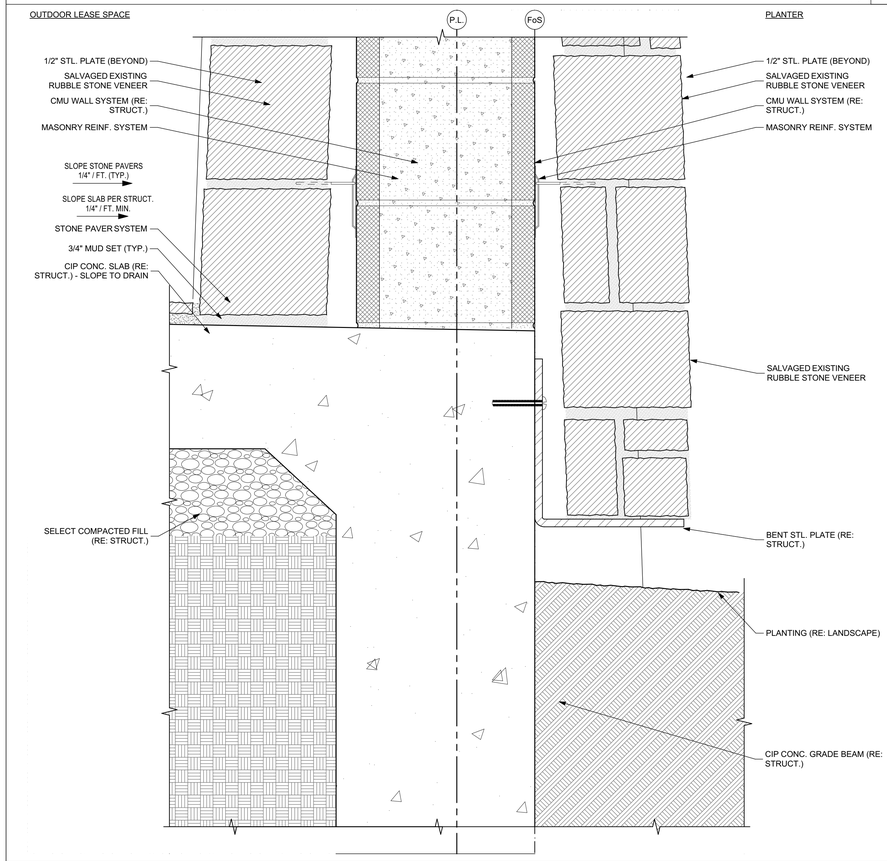
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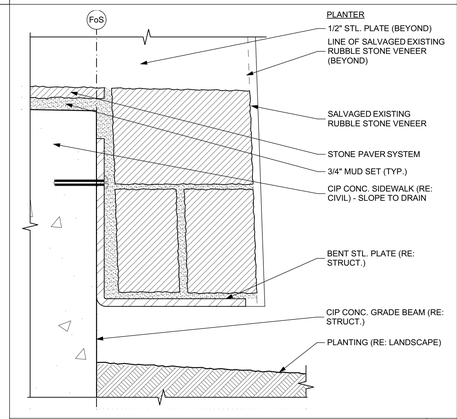
SECTION DETAIL @ RIVERWALK 16
SCALE: 3" = 1'-0"



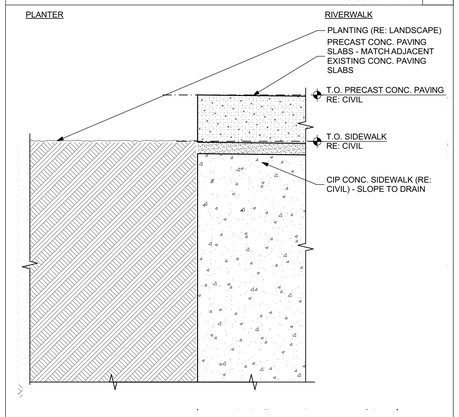
SECTION DETAIL @ RIVERWALK 4
SCALE: 3" = 1'-0"



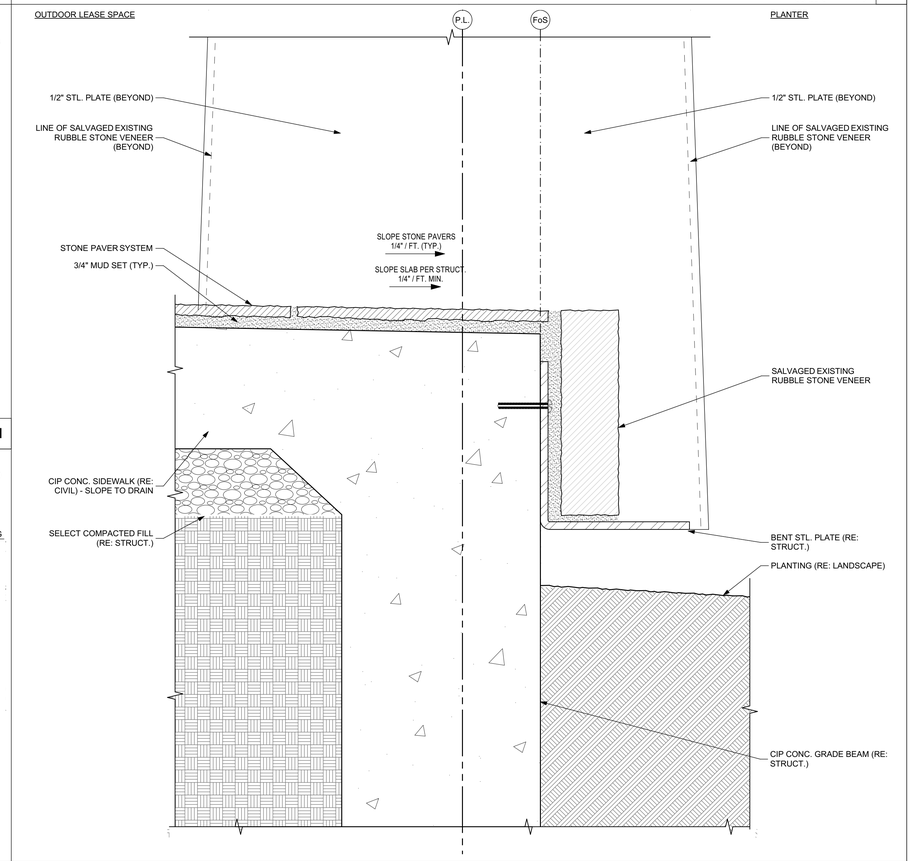
SECTION DETAIL @ RIVERWALK 14
SCALE: 3" = 1'-0"



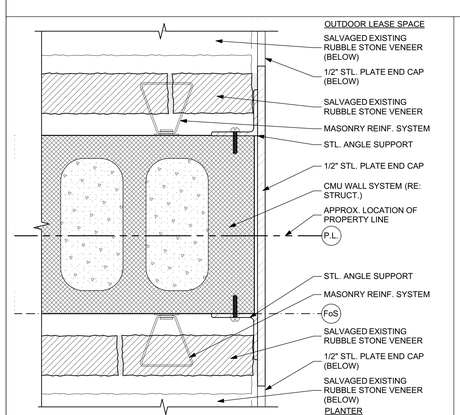
SECTION DETAIL @ RIVERWALK 11
SCALE: 3" = 1'-0"



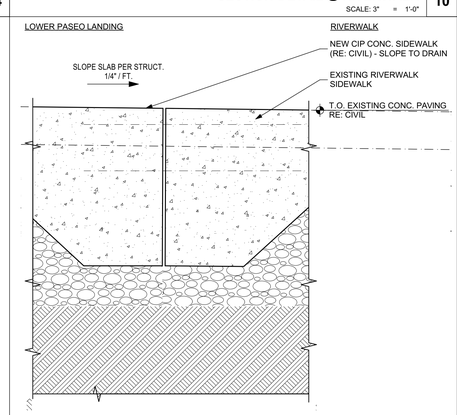
SECTION DETAIL @ RIVERWALK 10
SCALE: 3" = 1'-0"



SECTION DETAIL @ RIVERWALK 2
SCALE: 3" = 1'-0"



PLAN DETAIL @ RIVERWALK 17
SCALE: 3" = 1'-0"



SECTION DETAIL @ LOWER PASEO/ RIVERWALK 9
SCALE: 3" = 1'-0"

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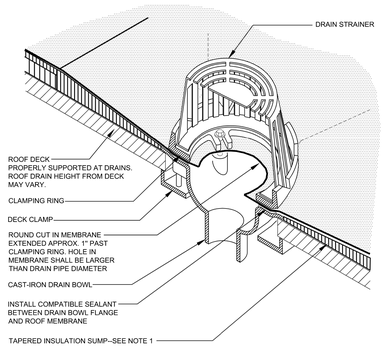
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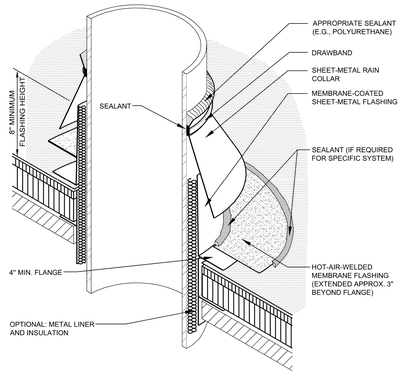
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EXTERIOR SECTION DETAILS - LOWER PASEO/ RIVERWALK

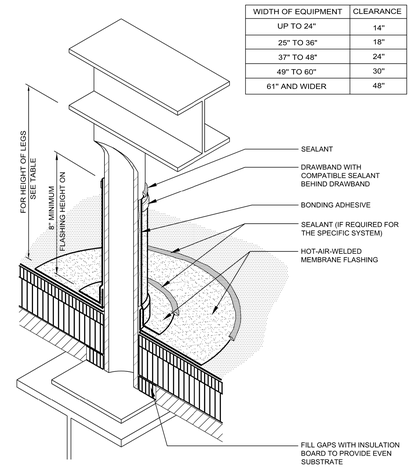
A384



ROOF DRAIN | 12
SCALE : NTS

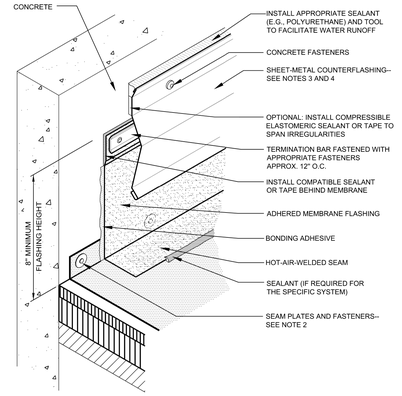


SHEET-METAL STACK VENT | 9
SCALE : NTS



WIDTH OF EQUIPMENT	CLEARANCE
UP TO 24"	14"
25" TO 36"	18"
37" TO 48"	24"
49" TO 60"	30"
61" AND WIDER	48"

EQUIP. SUPPORT STAND LEG | 6
SCALE : NTS



FLASHING W/SURFACE-MOUNTED COUNTERFLASHING | 3
SCALE : NTS

CABLE PENETRATION | 11
SCALE : NTS

FLASHING @ ENCLOSURE FOR PIPING THROUGH ROOF | 8
SCALE : NTS

WIDTH OF EQUIPMENT	CLEARANCE ⓒ
UP TO 24"	14"
25" TO 36"	18"
37" TO 48"	24"
49" TO 60"	30"
61" AND WIDER	48"

FLASHING AT LIGHTWEIGHT EQUIP. CURB | 5
SCALE : NTS

DRAINING PERIMETER EDGE METAL | 2
SCALE : NTS

PLUMBING VENT (PRE-MANUFACTURED BOOT) | 10
SCALE : NTS

NOTES:
1. THE CURBS, TOP WOOD NAILER AND SEAL STRIP ARE TO BE SUPPLIED BY THE CURB MANUFACTURER.
2. WHEN POSSIBLE, THE MECHANICAL UNITS SHOULD NOT BE SET UNTIL THE ROOF MEMBRANE AND FLASHING HAVE BEEN INSTALLED.
3. WHERE THE SKYLIGHT, SCUTTLE OR SMOKE VENT FRAME OVERLAPS THE BASE FLASHING AT LEAST 3 INCHES, THE REMOVABLE SHEET-METAL COUNTERFLASHING IS NOT REQUIRED.
4. NRCA RECOMMENDS DESIGNERS CONSIDER PERMANENT INTERNAL OR EXTERNAL FALL-PROTECTION DEVICES AT ALL SKYLIGHTS.
5. REFER TO SECTION 10.1--INFORMATION APPLICABLE TO ALL CONSTRUCTION DETAILS FOR ALTERNATIVE BASE SECUREMENT OPTIONS.
6. REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING, CONDENSATION CONTROL AND REROOFING--2010 FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR COUNTERFLASHINGS.
7. REFER TO SECTION 10.1--INFORMATION APPLICABLE TO ALL CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

BASE FLASHING AT WOOD CURB | 7
SCALE : NTS

FLASHING AT ROOF/WALL EXPANSION JOINT | 4
SCALE : NTS

EMBEDDED EDGE-METAL FLASHING | 1
SCALE : NTS

ROOF NOTES

1. CONTRACTOR SHALL VISIT SITE TO ASCERTAIN EXISTING CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. AFTER AWARD OF CONTRACT, CHANGE ORDER REQUESTS FOR ADDITIONAL MONEY SHALL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND WARRANTY REQUIREMENTS.
2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN IN THESE DOCUMENTS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION OF EXISTING CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN AND CONFIRM.
3. ALL NEW CRICKETS AND TAPERED INSULATION SHALL BE INSTALLED WITH A FINISHED 1/2" PER FOOT MIN. SLOPE. PROVIDE CRICKETS AT UPSLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS.
4. REFER TO MANUFACTURER, NRCA AND SMACNA FOR SPECIFIC ROOF NOMENCLATURE DETAILS.
5. PROVIDE SHEET METAL HOODS AT ALL GAS LINE, CHILLED WATER LINE, AND SIMILAR LARGE OR MULTIPLE ROOF PENETRATIONS. ENSURE LINES SLOPE AWAY FROM COVER. CONSTRUCT NEW TREATED WOOD CURBS WHERE NECESSARY.
6. PROVIDE WALKWAY PROTECTION PADS (AS ACCEPTABLE TO MANUFACTURER, RE: SPECS.) AROUND ALL ROOF HATCHES, MECHANICAL EQUIPMENT, DOORS THAT OPEN ONTO ROOF, AND ROOF TOP ACCESS LADDERS (TOP AND BOTTOM).
7. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED AND OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.
8. ENSURE ALL SOIL STACK FLASHING IS 8" MINIMUM ABOVE ROOF. COUPLE PVC PIPE ABOVE AND BELOW DECK.
9. PROVIDE TAPERED LIGHTWEIGHT CONCRETE AS REQUIRED AT ROOF EDGES FOR REVERSE TAPER. REFER TO MEP DRAWINGS FOR ROOF PENETRATIONS AND GAS PIPE LOCATIONS.
10. USE PHP PIPE SUPPORTS FOR ALL CONDUIT SUPPORTS.
11. CONTRACTOR SHALL COORDINATE FINAL HEIGHTS OF ROOF DRAINS WITH FINAL HEIGHT OF ROOF SYSTEM. DO NOT SHAVE INSULATION AT DRAIN INLET.
12. PERMANENT ROOF MOUNTED TIE-BACK ANCHORS AND FALL PROTECTION RAILS ARE TO BE PROVIDED IN ACCORDANCE WITH OSHA REQUIREMENTS.

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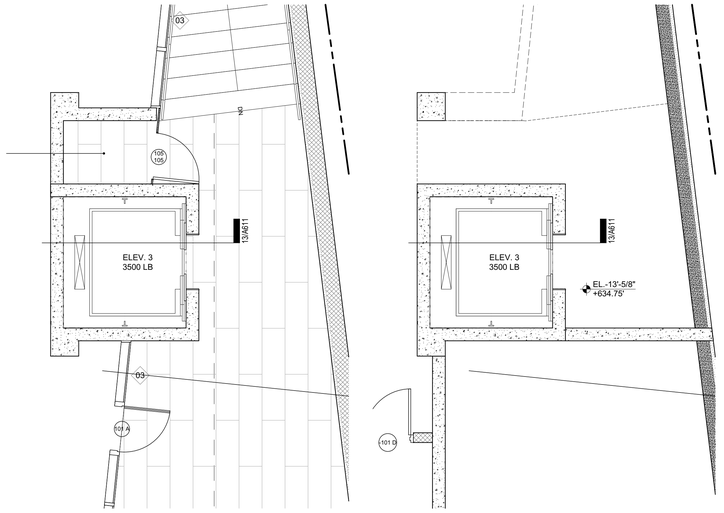
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100% DD - CORE & SHELL	08/13/18
50% CD - CORE & SHELL	09/18/18
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ROOF DETAILS

A500

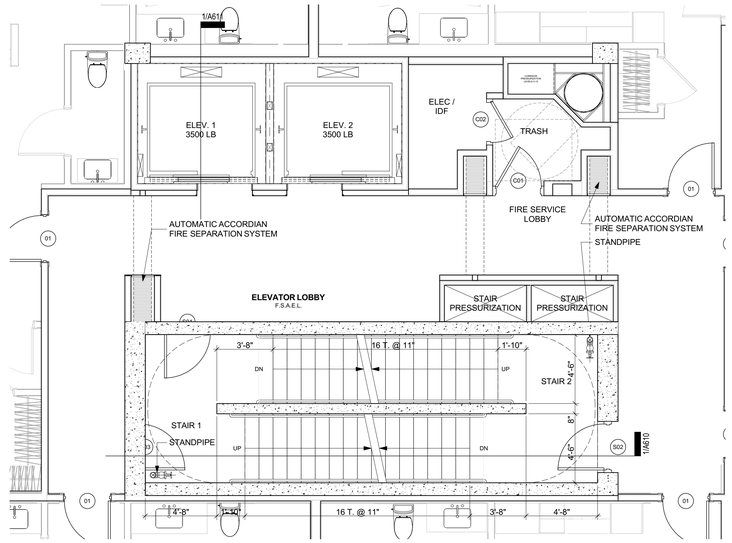


STREET LEVEL

RIVER LEVEL

ELEV. 3 PLANS 9

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

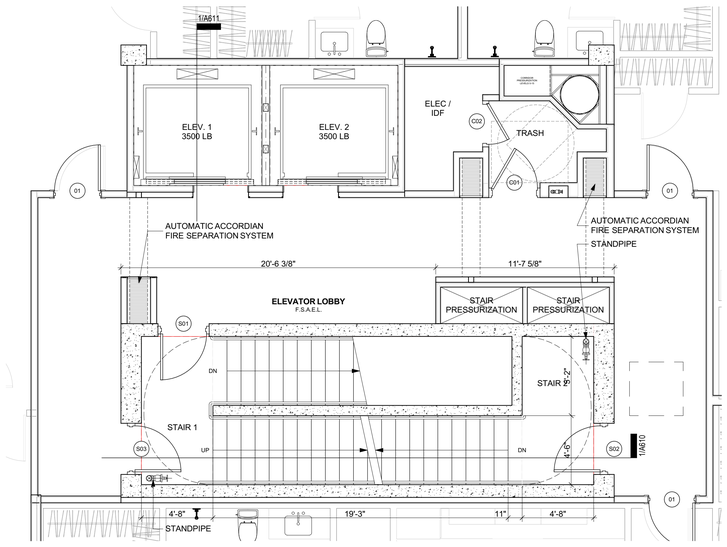


STAIR / ELEV. PLAN - LEVEL 6 - UNITS - TIER 1 6

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

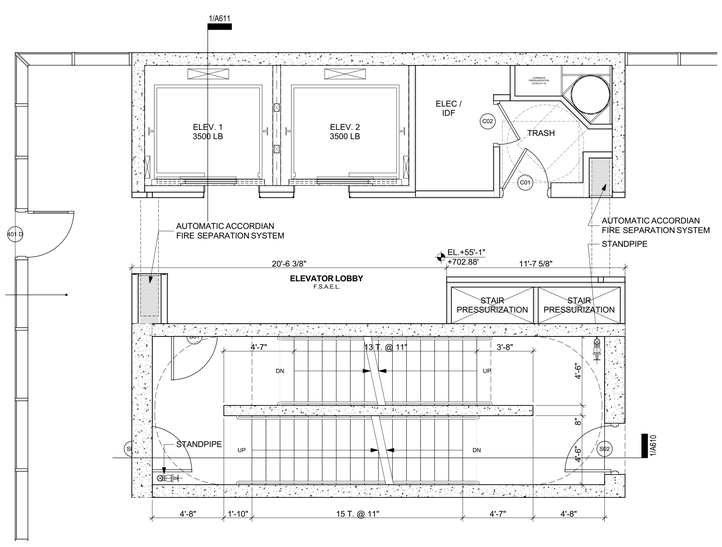
STAIR GENERAL NOTES

1. DIMENSIONS SHOWN IN DIAGRAM INDICATE CLEAR DIMENSIONS ONLY AND DO NOT ASSUME MANUFACTURER'S TYPICAL STAIR DETAILING.
2. ALL DIMENSIONS SHALL BE VERIFIED IN SHOP DRAWINGS AND FIELD VERIFIED AGAINST AS-BUILT CONDITIONS. IF FIELD MEASUREMENTS REQUIRE ADJUSTMENTS, INDICATE REVISIONS IN SHOP DRAWINGS AND MAINTAIN CODE-COMPLIANT CLEARANCES.
3. ALL VERICAL DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FLOOR.
4. ALL LANDING WIDTHS ARE FROM BACK OF LANDING WALL TO TOE OF LANDING.
5. ALL TREAD RISES ARE 7" MAXIMUM. ALL TREAD RUNS ARE 11" MINIMUM. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER/TREAD SHALL NOT EXCEED 0.375" IN ANY FLIGHT OF STEPS.
6. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING OR FINISH FLOOR, SHALL BE 34" MINIMUM AND 38" MAXIMUM.
7. PROVIDE A MINIMUM 80" HEADROOM CLEARANCE.



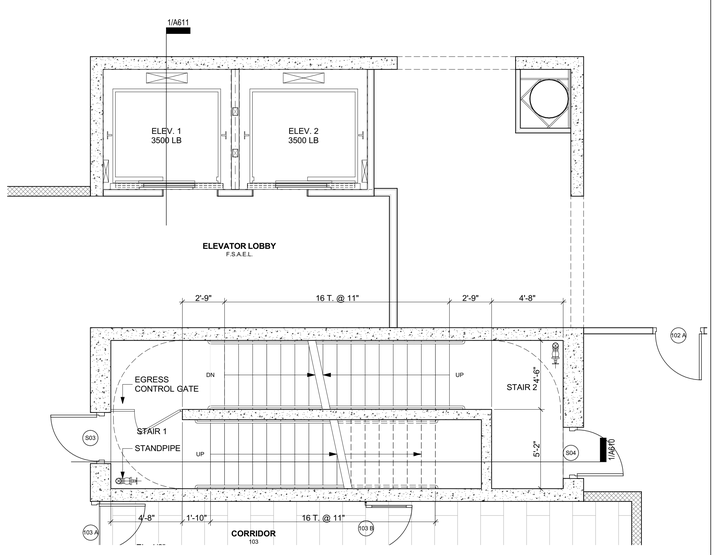
STAIR / ELEV. PLAN - LEVEL 16 - UNITS - PH 8

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



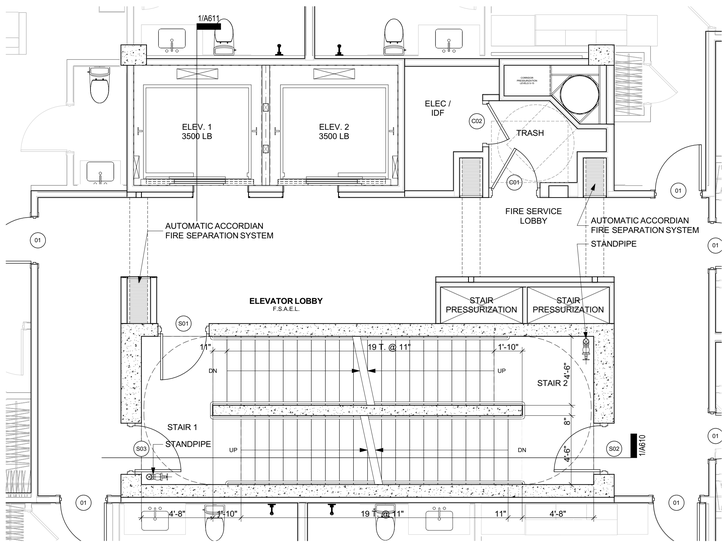
STAIR / ELEV. PLAN - LEVEL 5 - AMENITY 5

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



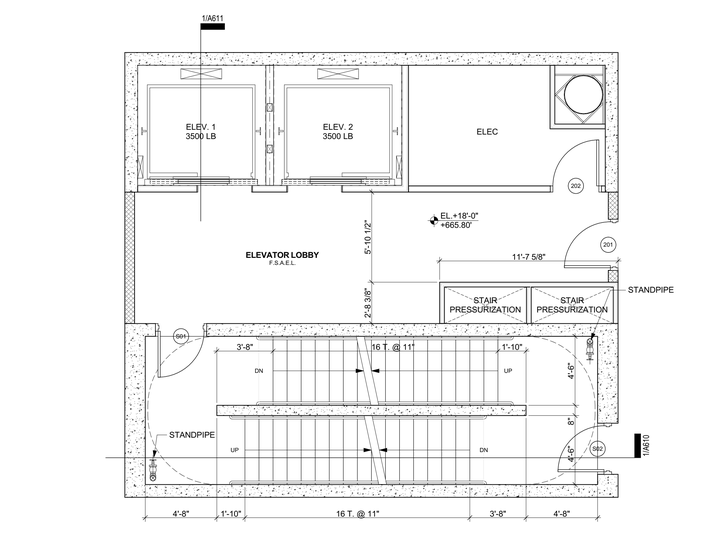
STAIR / ELEV. PLAN - LEVEL 1 2

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



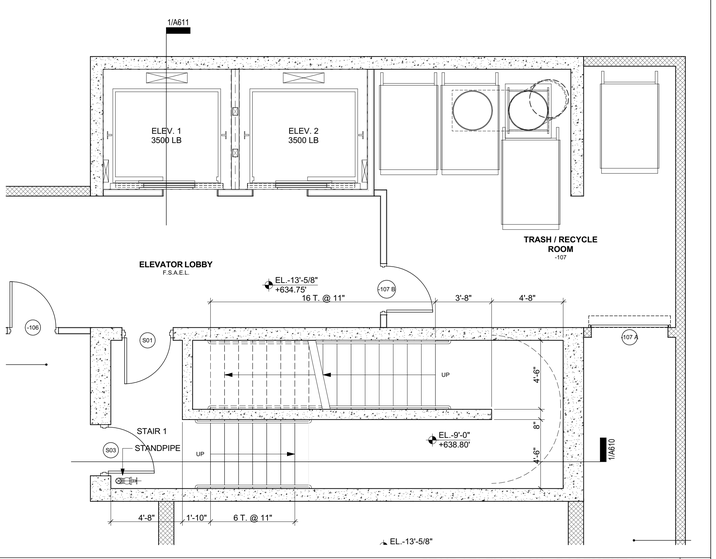
STAIR / ELEV. PLAN - TYPICAL UNIT LEVEL 7

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



STAIR / ELEV. PLAN - LEVEL 2 - VEHICLE STORAGE 4

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



STAIR / ELEV. PLAN - BASEMENT LEVEL 1

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

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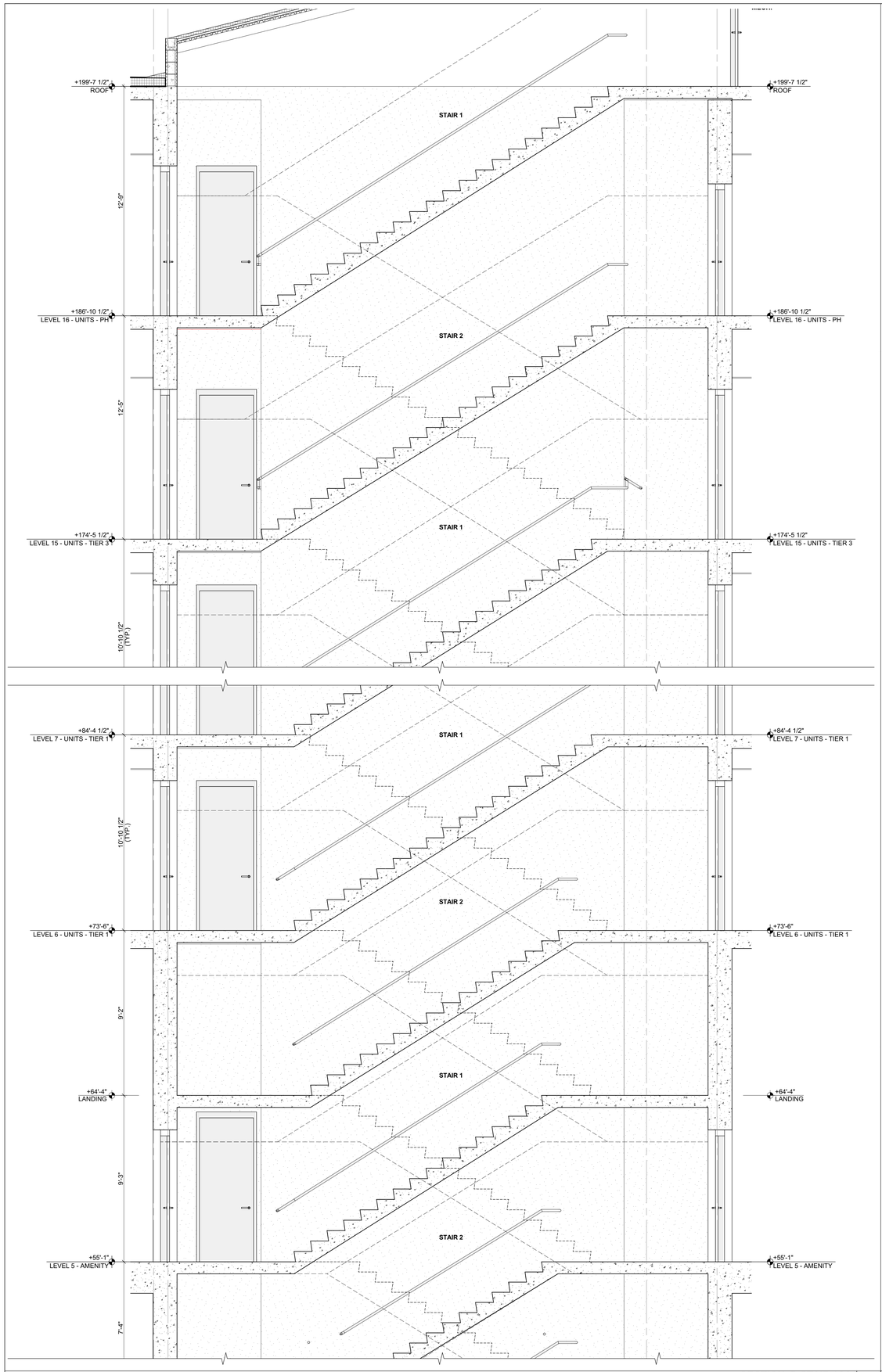
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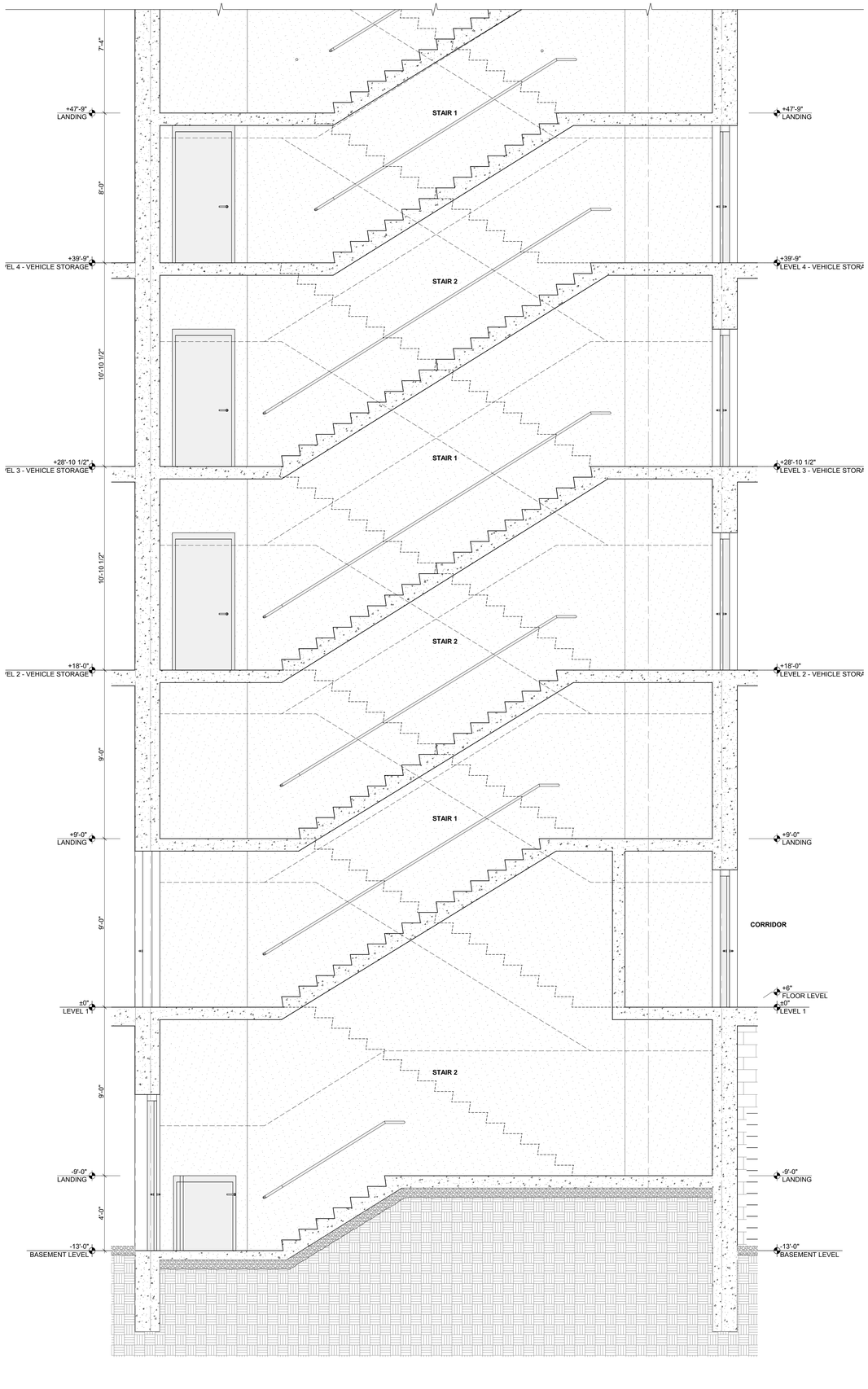
STAIR/ELEVATOR PLANS

A600



SECTION @ STAIR 1&2
SCALE: 3/8" = 1'-0"

9



SECTION @ STAIR 1&2
SCALE: 3/8" = 1'-0"

1

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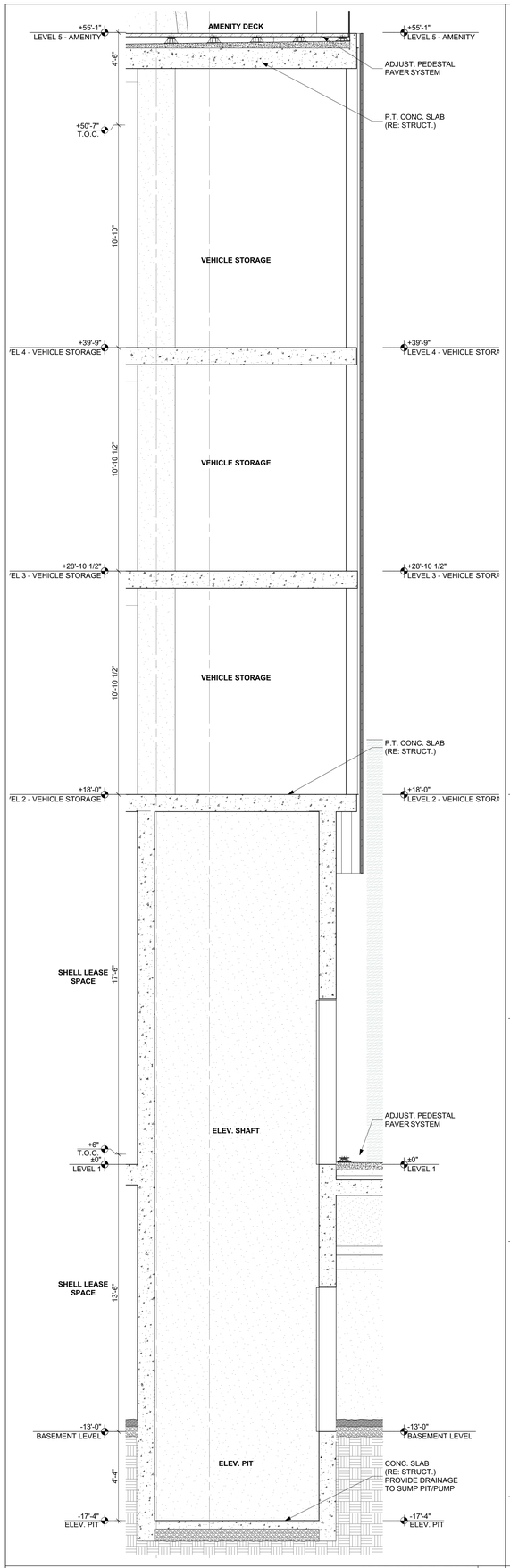
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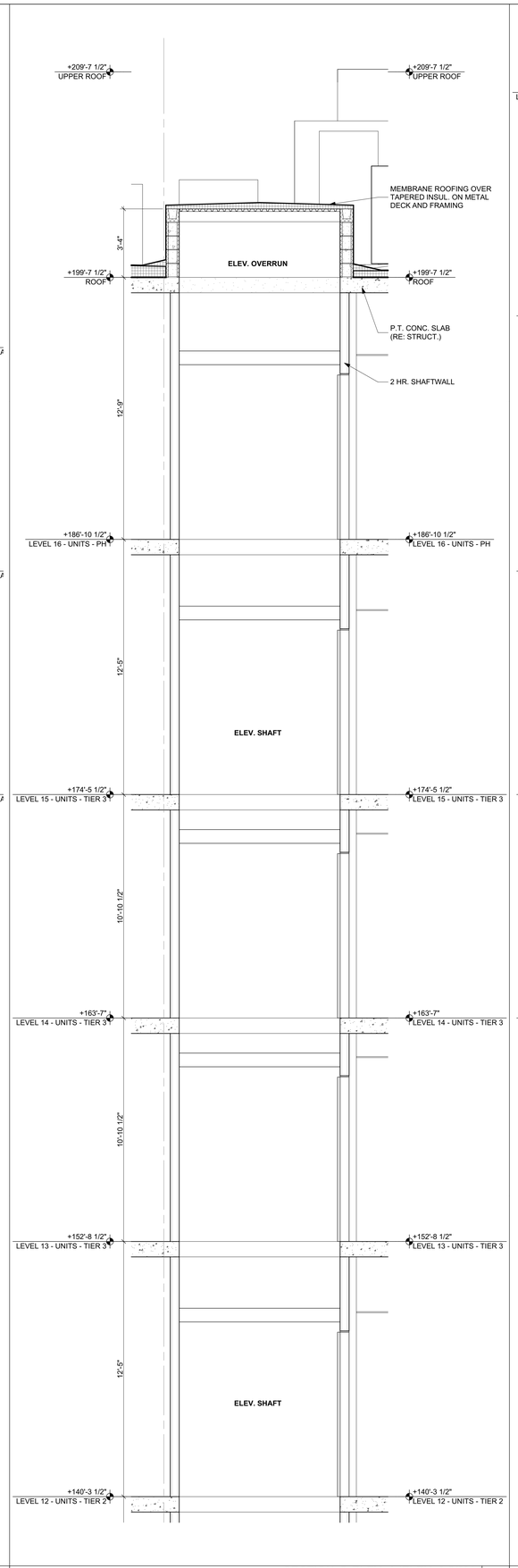
STAIR SECTIONS

A610



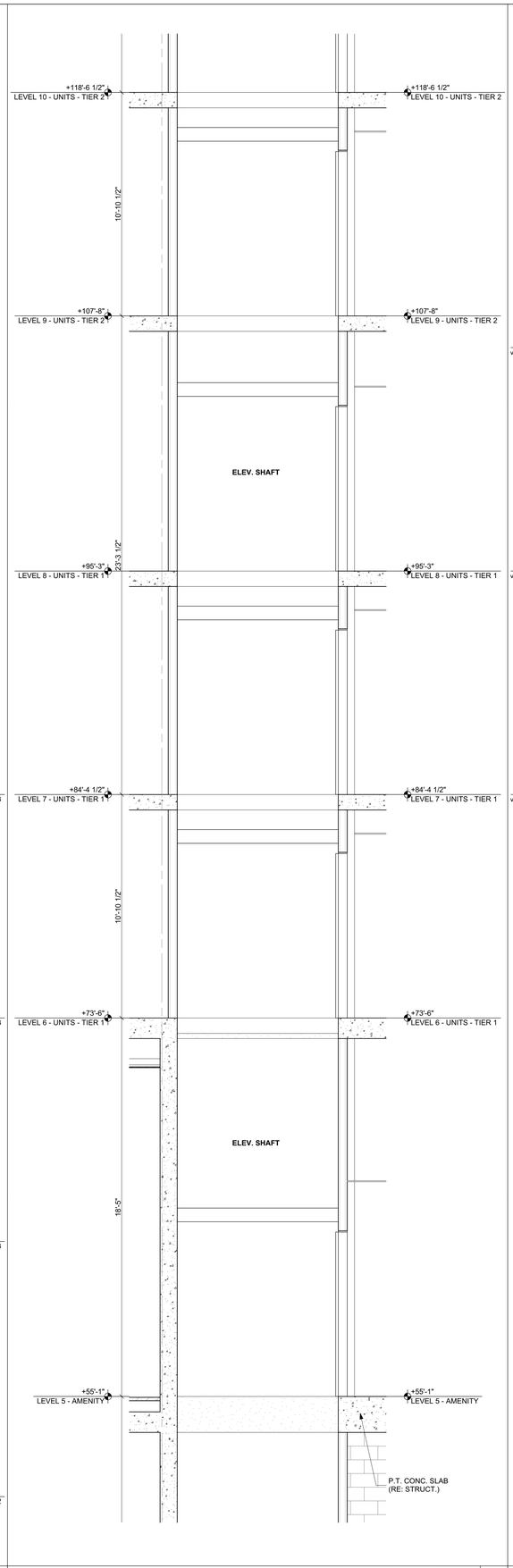
SECTION @ ELEV. 3 13

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



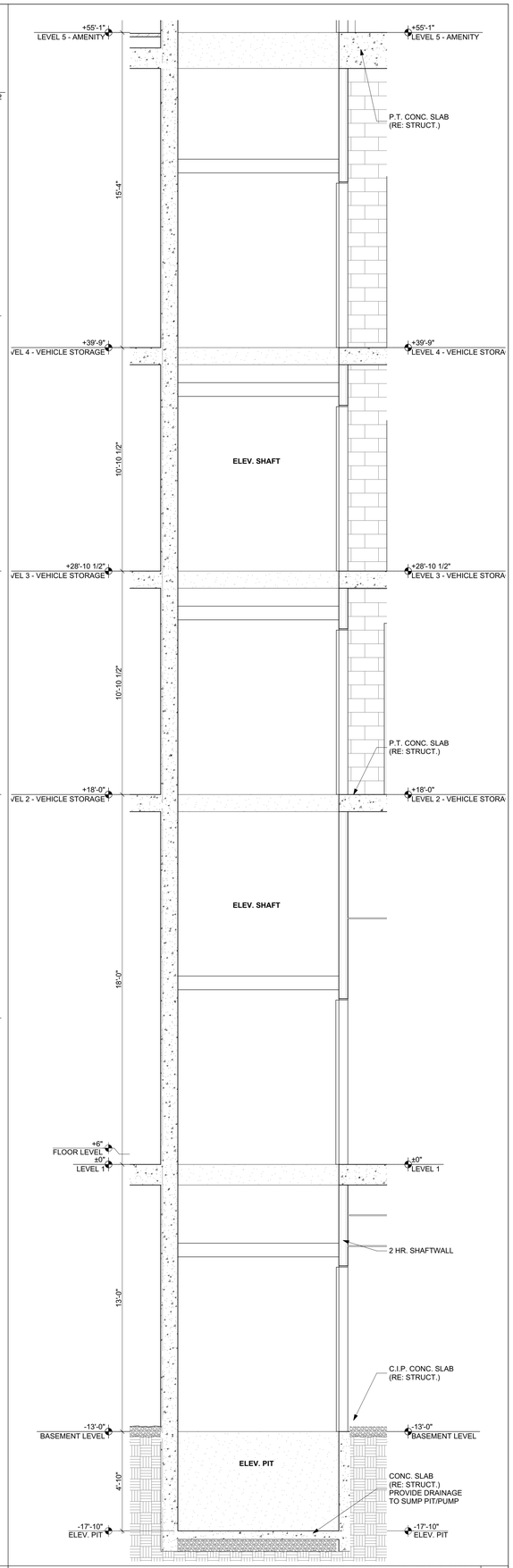
SECTION @ ELEV. 1 (ELEV. 2 SIM.) 9

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



SECTION @ ELEV. 1 (ELEV. 2 SIM.) 5

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



SECTION @ ELEV. 1 (ELEV. 2 SIM.) 1

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

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ELEVATOR SECTIONS

A611

BUILDING DOOR SCHEDULE

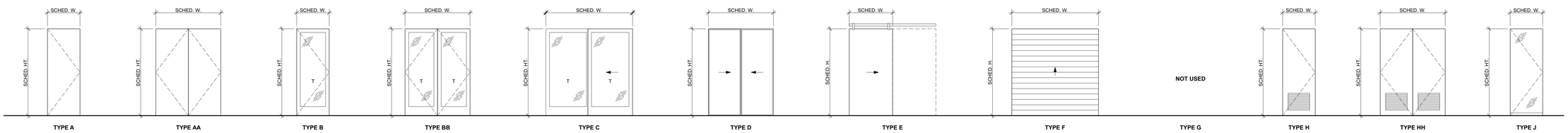
DOOR NO	TYPE	LEAFS	WD	HT	THK	DOOR MATL.	DOOR FINISH	FRAME MATL	FRAME FINISH	FIRE RATING	SMOKE CNTRL	HDWR	NOTES
BASEMENT LEVEL													
-101 A	B	SINGLE	3'-0"	10'-0"	1 3/4"	ALUM	ANOD.	ALUM	ANOD.	---	---	---	
-101 B	A	SINGLE	4'-3"	10'-0"	2 1/4"	SC WOOD	PTD.	ALUM	PTD.	---	---	---	W/ TEMPER. GLASS SIDE PANEL
-101 C	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
-101 D	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
-101 E	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
-103	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
-106	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
-107 A	E	SINGLE	5'-0"	7'-4"	1 3/4"	STEEL	PTD.	STEEL	PTD.	---	---	---	ROLL-UP DOOR
-107 B	A	SINGLE	3'-0"	8'-0"	1 3/4"	ALUM	PTD.	HM	PTD.	---	---	---	
-108	A	SINGLE	3'-0"	8'-0"	1 3/4"	ALUM	PTD.	HM	PTD.	---	---	---	
-109 A	A	PAIR	4'-6"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
-109 B	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
-110	A	SINGLE	3'-0"	8'-0"	1 3/4"	ALUM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
LEVEL 1													
101 A	B	SINGLE	3'-0"	10'-0"	1 3/4"	GLASS	PTD.	WOOD	PTD.	---	---	---	
101 B	B	SINGLE	3'-0"	10'-0"	2 1/4"	SC WOOD	PTD.	ALUM	PTD.	---	---	---	
102 A	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
102 B	A	SINGLE	3'-0"	10'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
103 A	A	SINGLE	3'-0"	8'-0"	1 3/4"	SC WOOD	PTD.	HM	PTD.	---	---	---	
103 B	A	SINGLE	3'-0"	8'-0"	1 3/4"	ALUM	PTD.	ALUM	PTD.	---	---	---	
103 C	A	SINGLE	3'-0"	8'-0"	1 3/4"	ALUM	PTD.	ALUM	PTD.	---	---	---	
104	B	SINGLE	4'-0"	10'-0"	2 1/4"	SC WOOD	PTD.	ALUM	PTD.	---	---	---	W/ TEMPER. GLASS SIDE PANEL
105	A	SINGLE	3'-0"	10'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	GATE
106	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
115 A	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
115 B	A	SINGLE	3'-0"	10'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S04	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
LEVEL 2 - VEHICLE STORAGE													
201	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
202	A	SINGLE	3'-7"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
203	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S02	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
LEVEL 3 - VEHICLE STORAGE													
301	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
302	A	SINGLE	3'-7"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
303	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S02	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
LEVEL 4 - VEHICLE STORAGE													
401	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
402	A	SINGLE	3'-7"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
404	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S02	A	SINGLE	3'-0"	7'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
LEVEL 5 - AMENITY													
401 A	B	SINGLE	3'-7"	8'-0"	1 3/4"	ALUM	PTD.	ALUM	PTD.	---	---	---	
401 B	B	SINGLE	3'-0"	8'-0"	1 3/4"	ALUM	PTD.	ALUM	PTD.	---	---	---	
401 C	B	SINGLE	3'-7"	8'-0"	1 3/4"	ALUM	PTD.	ALUM	PTD.	---	---	---	
401 D	B	SINGLE	3'-7"	8'-0"	1 3/4"	ALUM	PTD.	ALUM	PTD.	---	---	---	
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
LEVEL 6 - UNITS - TIER 1													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
LEVEL 7 - UNITS - TIER 1													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
LEVEL 8 - UNITS - TIER 1													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
LEVEL 9 - UNITS - TIER 2													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
LEVEL 10 - UNITS - TIER 2													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
LEVEL 11 - UNITS - TIER 2													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
LEVEL 12 - UNITS - TIER 2													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
LEVEL 13 - UNITS - TIER 3													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
LEVEL 14 - UNITS - TIER 3													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S02	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
S03	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	
LEVEL 15 - UNITS - TIER 3													
C01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
C02	A	SINGLE	2'-8"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	---	---	---	
S01	A	SINGLE	3'-0"	8'-0"	1 3/4"	HM	PTD.	HM	PTD.	-	☐	-	

A8 DOOR SCHEDULE - UNIT

DOOR NO	TYPE	LEAFS	WD	HT	THK	DOOR MATL.	DOOR FINISH	FRAME MATL	FRAME FINISH	FIRE RATING	SMOKE CNTRL	HDWR	NOTES
01	A	SINGLE	3'-0"	8'-0"	1 3/4"	SC WOOD	PTD.	HM	PTD.	---	---	---	
01	A	SINGLE	3'-0"	8'-0"	1 3/4"	SC WOOD	PTD.	HM	PTD.	-	☐	-	
02	B	SINGLE	3'-0"	8'-0"	1 3/4"	ALUM	PTD	ALUM	ANOD.	---	---	---	
02	B	SINGLE	3'-0"	8'-0"	1 3/4"	ALUM	PTD	ALUM	ANOD.	-	☐	-	

DOOR / WINDOW GENERAL NOTES

1. T = TEMPERED GLASS
2. SP = SPANDREL GLASS
3. W' = OPPOSITE HAND, RE: FLOOR PLANS
4. QUANTITIES AND LOCATIONS SHOWN ARE FOR REFERENCE ONLY
5. REFER TO SPECIFICATIONS FOR GLASS TYPES
6. DIMENSIONS SHOWN ARE ROUGH OPENINGS. ALL DIMENSIONS SHALL BE VERIFIED IN SHOP DRAWINGS AND FIELD VERIFIED AGAINST AS-BUILT CONDITIONS.
7. ALL GLASS LESS THAN 24" A.F.F. TO BE TEMPERED.



DOOR TYPES

RHODE : PARTNERS
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AUSTIN, TEXAS 78701
(512) 473-0923
www.rhodepartners.com

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The Floodgate Apartments

143 East Commerce Street
San Antonio, TX, 78205

RP PROJECT NUMBER 117012.00

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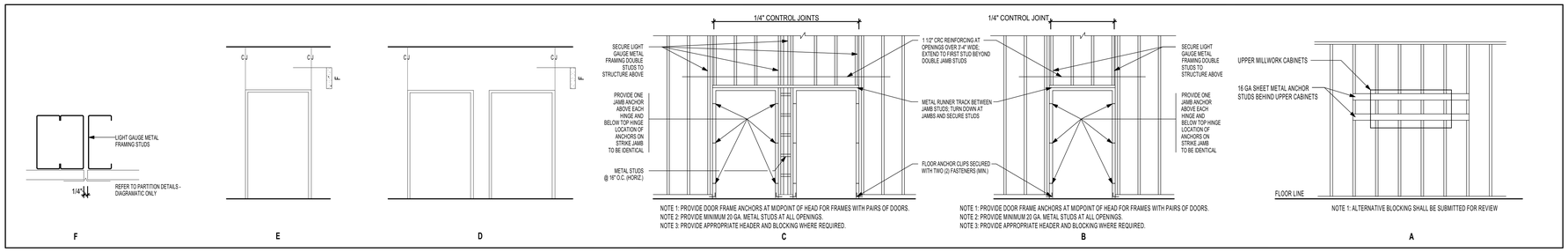
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80% CDs HDRC

ISSUE DESCRIPTION	DATE
100% SCHEMATIC DESIGN	04/11/18
100% DD - CORE & SHELL	**08/13/18**
50% CD - CORE & SHELL	09/18/18
80% CD - HDRC FINAL	11/16/18

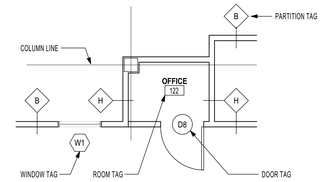
DOOR SCHEDULE

A800



PARTITION NOTES

PARTITION TAG LEGEND



NOTE:ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED

STUD SCHEDULE

STUD OPTION	STUD DEPTH	MINIMUM GAUGE	HEIGHT LIMIT	STUD OPTION	STUD DEPTH	MINIMUM GAUGE	HEIGHT LIMIT
1	1 5/8"	25	9'-6"	4	4"	25	17'-3"
2	2 1/2"	25	12'-6"	5	7/8"	25	4'-0"
3	3 5/8"	25	16'-0"	6	6"	25	20'-0"

STUD SECTIONS AND HEIGHT LIMITS ARE BASED ON U.S. GYPSUM PRODUCT DATA. "C" STUDS MAY BE TYPE "ST" OR "SJ". HEIGHT LIMIT IS FOR A TYPICAL CASE WITH STUDS 16" ON CENTER, 1 LAYER GYPSUM WALLBOARD EACH SIDE, A 5 PSF LIVE LOAD ACTING NORMAL TO THE FACE OF THE PARTITION AND A DEFLECTION LIMIT OF 1/240 OF THE UNBRACED HEIGHT. REFER TO U.S. GYPSUM PRODUCT DATA FOR OTHER CONDITIONS. PROVIDE MINIMUM 20 GA. METAL STUDS AT ALL OPENINGS.

GENERAL NOTES

PARTITION TYPE DRAWINGS ARE NOT TO SCALE.

NOT EVERY PARTITION TYPE SHOWN IS NECESSARILY INTENDED FOR USE ON THIS PROJECT. REFER TO FLOOR PLANS AND GENERAL NOTES FOR REFERENCE MARKS INDICATING APPLICABLE PARTITION TYPES.

PARTITIONS ARE CONTINUOUS ACROSS DOORWAYS, OPENINGS AND ABUTTING PARTITIONS. A TAG SHOWN IN ONE SEGMENT OF A PARTITION APPLIES TO ALL UNMARKED SEGMENTS THAT ARE IN LINE WITH AND CONTINUOUS WITH THE TAGGED SEGMENT.

RATED WALLS AND PARTITIONS EXTEND THRU THE CEILING TO THE STRUCTURE OVER. PARTITIONS SHALL EXTEND TO THE DECK AND BE PROFILED TO FIT NEATLY AROUND FRAMING MEMBERS WITHIN 1/2". JOINTS TO BE SEALED ALONG THE ENTIRE LENGTH. PORTIONS OF THE PARTITION ABOVE THE CEILING ARE CONTINUOUS, WITHOUT OPENINGS OTHER THAN THOSE REQUIRED FOR PENETRATION OF SERVICES.

WHERE WALLS OR PARTITIONS WITH DISSIMILAR RATINGS INTERSECT, ASSEMBLIES WITH HIGHER RATINGS HAVE PRIORITY. SMOKE PARTITIONS HAVE PRIORITY OVER FIRE PARTITIONS WITH EQUAL RATING. FIRE RATINGS HAVE PRIORITY OVER ACOUSTIC RATINGS. CONSTRUCT PARTITION SUCH THAT THE HIGHER RATED ASSEMBLY IS CONTINUOUS THRU THE INTERSECTION.

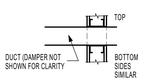
REQUIREMENTS TO LABEL WALLS ABOVE CEILINGS AND IN CONCEALED SPACES APPLY ONLY TO PROJECTS UNDER STANDARD BUILDING CODE JURISDICTION. IF A PARTITION IS DESIGNATED AS A "SMOKE" PARTITION, THE WORD SMOKE SHALL BE INCORPORATED INTO THE LABEL; E.G. "2 HOUR FIRE WALL" BECOMES "2 HOUR SMOKE AND FIRE WALL".

SHOWER AND TUB/SHOWER SURROUNDING WALLS RECEIVING TILE FINISH SHALL RECEIVE WR DENSHIELD SHEATHING BEHIND TILE IN LIEU OF GYPSUM BOARD INDICATED ON THE PARTITION TYPES. TUBS SHALL RECEIVE WR DENSHIELD ON THE HORIZONTAL AND VERTICAL OF SURROUND, HOWEVER TUB SURROUNDING WALLS WILL REMAIN AS GYP BOARD AS SHOWN ON PARTITION TYPES. WHERE CERAMIC TILE IS APPLIED PARTITION, PROVIDE 20 GAUGE METAL STUD.

RIGIDLY BRACE ALL DOOR JAMBS AT THE HINGE AND STRIKE SIDES.

PROVIDE DEFLECTION TRACK AT NON-LOAD BEARING STUD CONNECTION AT BOTTOM OF DECK AND FILL VOIDS.

DUCT PENETRATIONS SECT. ABOVE CLG. (N.T.S.)



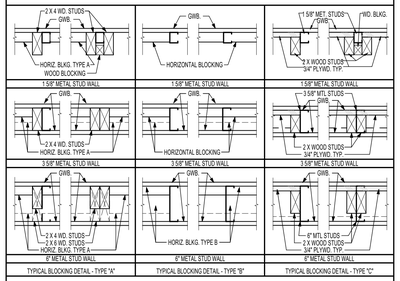
NOTES:
- SCREW GYPSUM BOARD TO FRAMING ON ALL 4 SIDES AND SEAL JOINT BETWEEN DUCT AND PARTITION
- PROVIDE METAL STUD FRAMING ON BOTH SIDES AND AT THE TOP AND BOTTOM OF DUCT OPENINGS IN FIRE RATED PARTITIONS

IN-WALL BRACING PLAN (N.T.S.)



NOTES:
- GRAB BAR BRACKET SHOWN, OTHER DEVICES SIMILAR
- REINF. TO EXTEND 2" BEYOND REQ'D GRAB BAR LENGTH
- PROVIDE IN-WALL BRACING IN ALL PARTITIONS OR EXTERIOR WALLS WHERE GRAB BARS, HANDRAILS, SHOWER SEATS OR OTHER EQUIP. ANCHORS TO METAL STUD WALLS AND IN OTHER LOCATIONS AS NOTED ON THE DWGS.
- IN-WALL BRACING SHALL BE NO LESS THAN A 6" x 1 1/4" x 14 GUAGE CHANNEL, STEEL Fy = 50ksi, AND SHALL SUPPORT A 250 POUND GRAVITY LOAD CONCENTRATED AT ANY POINT ON THE DEVICE BEING ANCHORED.

BLOCKING DETAILS



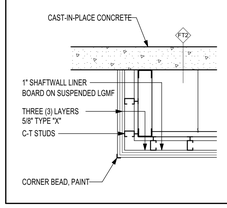
BLOCKING SCHEDULE

ITEM	BLKG.	TOP OF BLOCKING ABOVE FINISH FLOOR	TOP OF BLOCKING ABOVE FINISH FLOOR
TOWEL DISPENSER (SURFACE)	B	1 X 4 @ *	
TOWEL DISPENSER (RECESSED)	B	1 X 4 @ *	1 X 4 @ **
SOAP DISPENSER (SURFACE)	B	1 X 4 @ *	
MIRRORS	B	2 X 6 @ *	2 X 6 @ **
TOILET PAPER HOLDER (SURFACE)	B	1 X 4 CENTERED ON UNIT	
TOILET PAPER (RECESSED)	B	1 X 4 @ *	1 X 4 @ **
COAT HOOK	B	1 X 4 CENTERED ON UNIT	
GRAB BARS & TOWEL RING/BARS	A	2 X 6 CENTERED ON ANCHORS	
BROOM AND MOP HOLDER	B	1 X 6 CENTERED ON UNIT	
ELECTRIC WATER COOLER	B	2 X 8 @ *	2 X 12 @ ** (CUT HOLE FOR PIPES)
BASE CABINET	A	2 X 6 @ *	2 X 6 @ **
WALL CABINET	A	2 X 6 @ *	2 X 6 @ **
TACK BOARD	B	2 X 6 CENTERED ON UNIT	
MARKER BOARD	B	2 X 6 CENTERED ON UNIT	

NOTE: ALL BLOCKING TO BE FIRE RETARDANT TREATED.
* TOP OF BLOCKING LOCATED IN LINE WITH TOP OF UNIT.
** BOTTOM OF BLOCKING LOCATED IN LINE WITH BOTTOM OF UNIT.

SOUND CONTROL GENERAL NOTES

1. INSULATE ALL DRYER, BATH AND/OR KITCHEN RANGE DUCTS THAT PENETRATE THE FLOOR/CEILING SYSTEM WITH TWO (2) LAYERS OF 1 LB. LOADED VINYL FOR 6 FT MINIMUM BEYOND PENETRATION. THE PENETRATION HOLE SHALL NOT BE GREATER THAN ½" LARGER THAN DUCT. SEAL GAP HOLE WITH ACOUSTICAL SEALANT.
2. INSULATE WALL CAVITIES THAT CONTAIN PLUMBING PIPES WITH FIBERGLASS INSULATION OR APPROVED EQUAL TO CONTAIN NOISE.
3. PROVIDE FLEXIBLE FOAM INSULATION AT ALL LOCATIONS WHERE WATER SUPPLY AND SANITARY SEWER PIPING IS HUNG WITH STRAPPING AND AT ALL NON-FIRE CAULKED WATER SUPPLY AND SANITARY SEWER PENETRATIONS - HORIZONTAL AND VERTICAL.
4. PROVIDE ACOUSTICAL MAT SOUND CONTROL SYSTEM PER MANUFACTURER'S SPECIFICATIONS AT ALL UNIT FLOORS.
5. PROVIDE CONTINUOUS FLEXIBLE ACOUSTICAL SEALANT AT THE BOTTOM EDGE OF WALLBOARD PANELS.
6. PROVIDE CONTINUOUS FLEXIBLE ACOUSTICAL SEALANT OR JOINT TAPE AND MUD AT WALL INTERSECTIONS. SEAL BETWEEN WALLBOARD AND DISSIMILAR MATERIALS SUCH AS DOOR OR WINDOW FRAMES.
7. PROVIDE CONTINUOUS ACOUSTICAL SEALANT OR FIRE-CAULK SEALANT (AS REQUIRED BY THE ASSEMBLY LISTING) AT THE TOP EDGE OF THE WALLBOARD WHERE THE JOINT IS CONCEALED, OR PROVIDE WALLBOARD TAPE AND MUD WHERE THE TOP JOINT IS EXPOSED TO VIEW.
8. PROVIDE FLEXIBLE ACOUSTICAL SEALANT OR FIRE-CAULK (AS REQUIRED BY THE ASSEMBLY LISTING) AT ALL FULL OR PARTIAL WALL PENETRATIONS AND AROUND OPENINGS, FLUSH-MOUNTED ACCESSORIES, FIRE EXTINGUISHER CABINETS, ELECTRICAL BOXES, ETC. LINE ALL RECESSES FOR BUILT-IN DEVICES SUCH AS FIRE EXTINGUISHER CABINETS, TOILET ACCESSORIES, ETC. WITH WALLBOARD AND SEAL ALL JOINTS.
9. COVER ALL KNOCK-OUT PLUGS AND SCREW HOLES IN FLUSH-MOUNTED ELECTRICAL BOXES WITH A MINIMUM 1/16 INCH THICK LAYER OF ACOUSTICAL SEALANT. APPLY TAPE OVER MISSING KNOCK-OUT PLUGS AND COVER WITH MINIMUM 1/8 INCH THICK LAYER OF ACOUSTICAL SEALANT. SOUND-RATED WALLS SHALL BE SEALED AIR-TIGHT AT THE PERIMETER AND AT ALL PARTIAL AND THROUGH PENETRATIONS.
10. GYPSUM WALLBOARD AND ACOUSTICAL INSULATION IN SOUND-RATED PARTITIONS SHOULD NOT BE INTERRUPTED AT THE INTERSECTIONS WITH NON-SOUND RATED PARTITIONS. FRAMING AND WALLBOARD OF NON-SOUND RATED CONSTRUCTION SHOULD ABUT THE CONTINUOUS WALLBOARD OF THE SOUND-RATED WALL.
11. REFER TO THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL GA-600 - LATEST EDITION, SECTION III SOUND CONTROL FOR ADDITIONAL DETAILS. FOLLOW GYPSUM ASSOCIATION RECOMMENDATIONS FOR EFFECTIVE SOUND ISOLATION CONSTRUCTION.

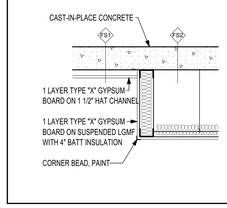


LGMF FLOOR / CEILING ASSEMBLY — FS1

SLAB THICKNESS	RE: STRUCT.
FIRE RATING (HOURS)	2
UL / FIRE TEST NUMBER*	PER IBC SEC 7
ACOUSTICAL RATING (STC)	> 50
IMPACT INSUL. CLASS (IIC)	> 50

REMARKS:
1. REFERENCE IBC 2003, SECTION 7.
2. REFERENCE STRUCTURAL SECTION "FIRE RESISTANCE".
3. REFERENCE REFLECTED CEILING PLANS FOR CEILING HEIGHTS.

FT



LGMF FLOOR / CEILING ASSEMBLY — FS1

SLAB THICKNESS	RE: STRUCT.
FIRE RATING (HOURS)	1
UL / FIRE TEST NUMBER*	PER IBC SEC 7
ACOUSTICAL RATING (STC)	> 50
IMPACT INSUL. CLASS (IIC)	> 50

LGMF FLOOR / CEILING FURR-DOWN ASSEMBLY — FS2

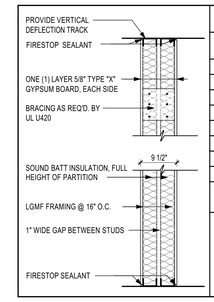
SLAB THICKNESS	RE: STRUCT.
FIRE RATING (HOURS)	1
UL / FIRE TEST NUMBER*	PER IBC SEC 7
ACOUSTICAL RATING (STC)	> 50
IMPACT INSUL. CLASS (IIC)	> 50

RIGID INSULATION FLOOR / CEILING ASSEMBLY — FS3

SLAB THICKNESS	RE: STRUCT.
FIRE RATING (HOURS)	1
UL / FIRE TEST NUMBER*	PER IBC SEC 7
ACOUSTICAL RATING (STC)	> 50
IMPACT INSUL. CLASS (IIC)	> 50

REMARKS:
1. REFERENCE IBC 2003, SECTION 7.
2. REFERENCE STRUCTURAL SHEET S100, SECTION "FIRE RESISTANCE".
3. REFERENCE REFLECTED CEILING PLANS FOR CEILING HEIGHTS.

FS

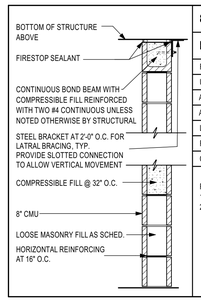


LGMF FIRE SEPARATION WALL- 1HR

PARTITION TYPE SL	SL1
FIRE RATING (HOURS)	1
UL / FIRE TEST NUMBER	U420
ACOUSTICAL RATING	52 STC
ACOUSTICAL TEST NUMBER	RAL-TL-76-155
SOUND BATT INSULATION THICKNESS	3 5/8"
FIRESTOP SEALANT	YES
STUD SIZE	3 5/8"
STUD SPACING (O.C.)	16"
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	YES

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF FLOOR BELOW.
2. PROVIDE VERTICAL DEFLECTION CONNECTION.
3. PROVIDE STEEL OR GWB BRACING BETWEEN WALLS PER UL U420.

SL

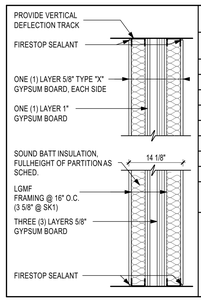


8" CMU PARTITION

PARTITION TYPE MA	MA1	MA2	MA3	MA4
FIRE RATING (HOURS)	1	2	3	4
UL / FIRE TEST NUMBER	U905	U905	U904	U901
ACOUSTICAL RATING	---	---	---	---
ACOUSTICAL TEST NUMBER	---	---	---	---
LOOSE MASONRY FILL	NO	NO	NO	YES
FIRESTOP SEALANT	YES	YES	YES	YES
CONCRETE BLOCK CATEGORY	D-2	D-2	C-3	B-4

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF CONCRETE FLOOR BELOW.
2. PROVIDE 1" SPACE BETWEEN TOP OF CMU AND STRUCTURE/DECK FOR DEFLECTION.

MA

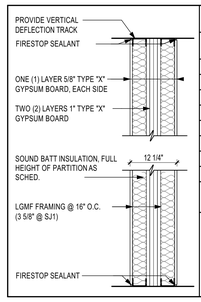


LGMF FIRE SEPARATION WALL- 3HR

PARTITION TYPE SK	SK1
FIRE RATING (HOURS)	3
UL / FIRE TEST NUMBER	U415
ACOUSTICAL RATING	50 STC
ACOUSTICAL TEST NUMBER	GA 4136
BATT. INSULATION THICKNESS	3 5/8"
FIRESTOP SEALANT	YES
STUD SIZE	3 5/8"
STUD SPACING (O.C.)	16"
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	YES

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF FLOOR BELOW.
2. PROVIDE REQUIRED VERTICAL DEFLECTION CONNECTION.

SK

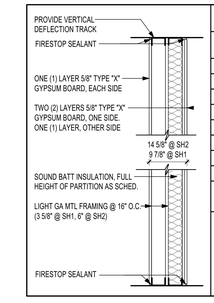


LGMF FIRE SEPARATION WALL- 2HR

PARTITION TYPE SJ	SJ1
FIRE RATING (HOURS)	2
UL / FIRE TEST NUMBER	U349
ACOUSTICAL RATING	50 STC
ACOUSTICAL TEST NUMBER	GA 4136
BATT. INSULATION THICKNESS	3 5/8"
FIRESTOP SEALANT	YES
STUD SIZE	3 5/8"
STUD SPACING (O.C.)	16"
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	YES

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF FLOOR BELOW.
2. PROVIDE REQUIRED VERTICAL DEFLECTION CONNECTION.

SJ

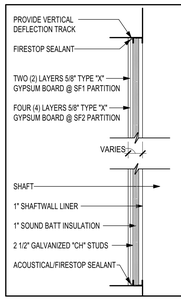


LGMF DEMISING PARTITION - 1HR

PARTITION TYPE SH	SH1	SH2
FIRE RATING (HOURS)	1	1
UL / FIRE TEST NUMBER	V490	V490
ACOUSTICAL RATING	50 STC	50 STC
ACOUSTICAL TEST NUMBER	GA 4136	USG-30-FT-G&H
BATT. INSULATION THICKNESS	3 5/8"	6"
FIRESTOP SEALANT	YES	YES
STUD SIZE	3 5/8"	6"
STUD SPACING (O.C.)	16"	16"
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	YES	YES

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF FLOOR BELOW.
2. PROVIDE REQUIRED VERTICAL DEFLECTION CONNECTION.

SH

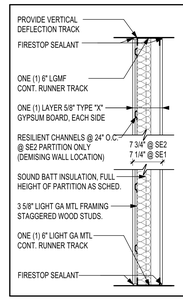


LGMF SHAFTWALL PARTITION

PARTITION TYPE SF	SF1	SF2
FIRE RATING (HOURS)	2	4
UL / FIRE TEST NUMBER	UL U415	UL U415
ACOUSTICAL RATING	48 STC	48 STC
ACOUSTICAL TEST NUMBER	ASTM E90	ASTM E90
BATT. INSULATION THICKNESS	1"	1"
FIRESTOP SEALANT	YES	YES
METAL THICKNESS	RE:STRUCT.	RE:STRUCT.
STUD SPACING (O.C.)	RE:STRUCT.	RE:STRUCT.
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	YES	YES

REMARKS:

SF

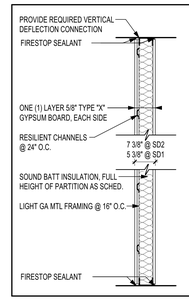


LGMF TOILET PARTITION - 1HR

PARTITION TYPE SE	SE1	SE2
FIRE RATING (HOURS)	1	1
UL / FIRE TEST NUMBER	U305	U327
ACOUSTICAL RATING	34 STC	>50 STC
ACOUSTICAL TEST NUMBER	USG-30-FT-G&H	BBN-760903
BATT. INSULATION THICKNESS	3 5/8"	3 5/8"
FIRESTOP SEALANT	YES	YES
STUD SIZE	3 5/8"	3 5/8"
STUD SPACING (O.C.)	16"	16"
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	YES	YES

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF FLOOR BELOW.
2. PROVIDE REQUIRED VERTICAL DEFLECTION CONNECTION.
3. STUDS STAGGERED IN 6" WIDE CAVITY.
4. PARTITION TYPE SE2 USED AT DEMISING WALL LOCATIONS AS SHOWN ON PLANS AS REQUIRED.

SE

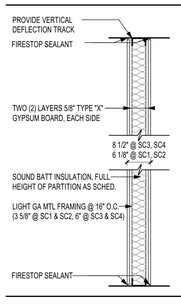


LGMF CORRIDOR PARTITION - 1HR

PARTITION TYPE SD	SD1	SD2
FIRE RATING (HOURS)	1	1
UL / FIRE TEST NUMBER	U419	U419
ACOUSTICAL RATING	50 STC	50 STC
ACOUSTICAL TEST NUMBER	GA WP-1049	GA WP-1049
BATT. INSULATION THICKNESS	3 5/8"	6"
FIRESTOP SEALANT	YES	YES
STUD SIZE	3 5/8"	6"
STUD SPACING (O.C.)	16"	16"
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	YES	YES

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF FLOOR BELOW.
2. PROVIDE REQUIRED VERTICAL DEFLECTION CONNECTION.

SD

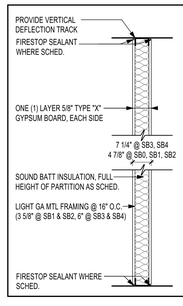


LGMF PARTITION - 2HR

PARTITION TYPE SC	SC1	SC2	SC3	SC4
FIRE RATING (HOURS)	2	2	2	2
UL / FIRE TEST NUMBER	U411	U423	U411	U423
ACOUSTICAL RATING	45 - 49 STC	55 - 59 STC	45 - 49 STC	55 - 59 STC
ACOUSTICAL TEST NUMBER	NGC 2005005	NRCC 818-NV	NGC 2005005	NRCC 818-NV
BATT. INSULATION THICKNESS	NONE	3 5/8"	NONE	6"
FIRESTOP SEALANT	YES	YES	YES	YES
STUD SIZE	3 5/8"	3 5/8"	6"	6"
STUD SPACING (O.C.)	16"	16"	16"	16"
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	YES	YES	YES	YES

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF FLOOR BELOW.
2. PROVIDE REQUIRED VERTICAL DEFLECTION CONNECTION.

SC

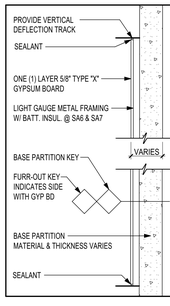


LGMF PARTITION - NR & 1HR

PARTITION TYPE SB	SB0	SB1	SB2	SB3	SB4
FIRE RATING (HOURS)	-	1	1	1	1
UL / FIRE TEST NUMBER	-	U419	U419	U419	U419
ACOUSTICAL RATING	-	-	48 STC	-	48 STC
ACOUSTICAL TEST NUMBER	-	-	ASTM E90	-	ASTM E90
BATT. INSULATION THICKNESS	NONE	NONE	3 5/8"	NONE	6"
FIRESTOP SEALANT	NO	YES	YES	YES	YES
STUD SIZE	3 5/8"	3 5/8"	3 5/8"	6"	6"
STUD SPACING (O.C.)	16"	16"	16"	16"	16"
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	NO	YES	YES	YES	YES

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF FLOOR BELOW.
2. PROVIDE REQUIRED VERTICAL DEFLECTION CONNECTION.

SB



LGMF FURR-OUT PARTITION

PARTITION TYPE SA	SA1	SA2	SA3	SA4	SA5	SA6	SA7
FIRE RATING (HOURS)	-	-	-	-	-	-	-
UL / FIRE TEST NUMBER	-	-	-	-	-	-	-
ACOUSTICAL RATING	-	-	-	-	-	-	-
ACOUSTICAL TEST NUMBER	-	-	-	-	-	-	-
BATT. INSULATION THICKNESS	NONE	NONE	NONE	NONE	NONE	3 5/8"	6"
FIRESTOP SEALANT	NO	NO	NO	NO	NO	YES	YES
STUD SIZE	7/8"	1 1/2"	2 1/2"	3 5/8"	6"	3 5/8"	6"
STUD SPACING (O.C.)	16"	16"	16"	16"	16"	16"	16"
STUDS AND GYPSUM BOARD TO STRUCTURE ABOVE	YES	YES	YES	YES	YES	YES	YES

REMARKS:
1. BOTTOM OF STRUCTURE ABOVE TO TOP OF FLOOR BELOW.
2. PROVIDE REQUIRED VERTICAL DEFLECTION CONNECTION.
3. KEY INDICATES SIDE WITH GYPSUM BOARD.

SA

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RP PROJECT NUMBER 117012.00

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