



Tower
View
Townhomes

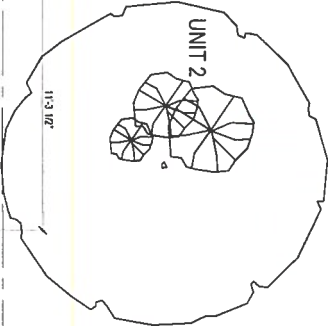
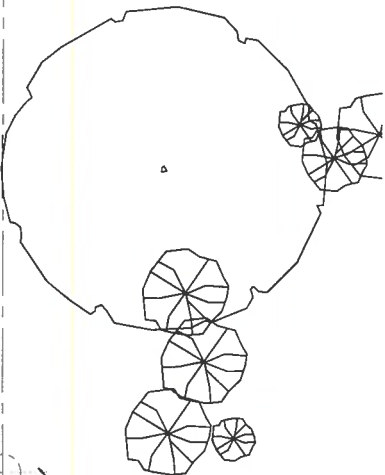
Gerardo
Ituarte
701 Montana Street
San Antonio, TX 78203

PROJECT NUMBER:
18TowerView
DESIGN DEVELOPMENT
NO. DATE DESCRIPTION OF ISSUE

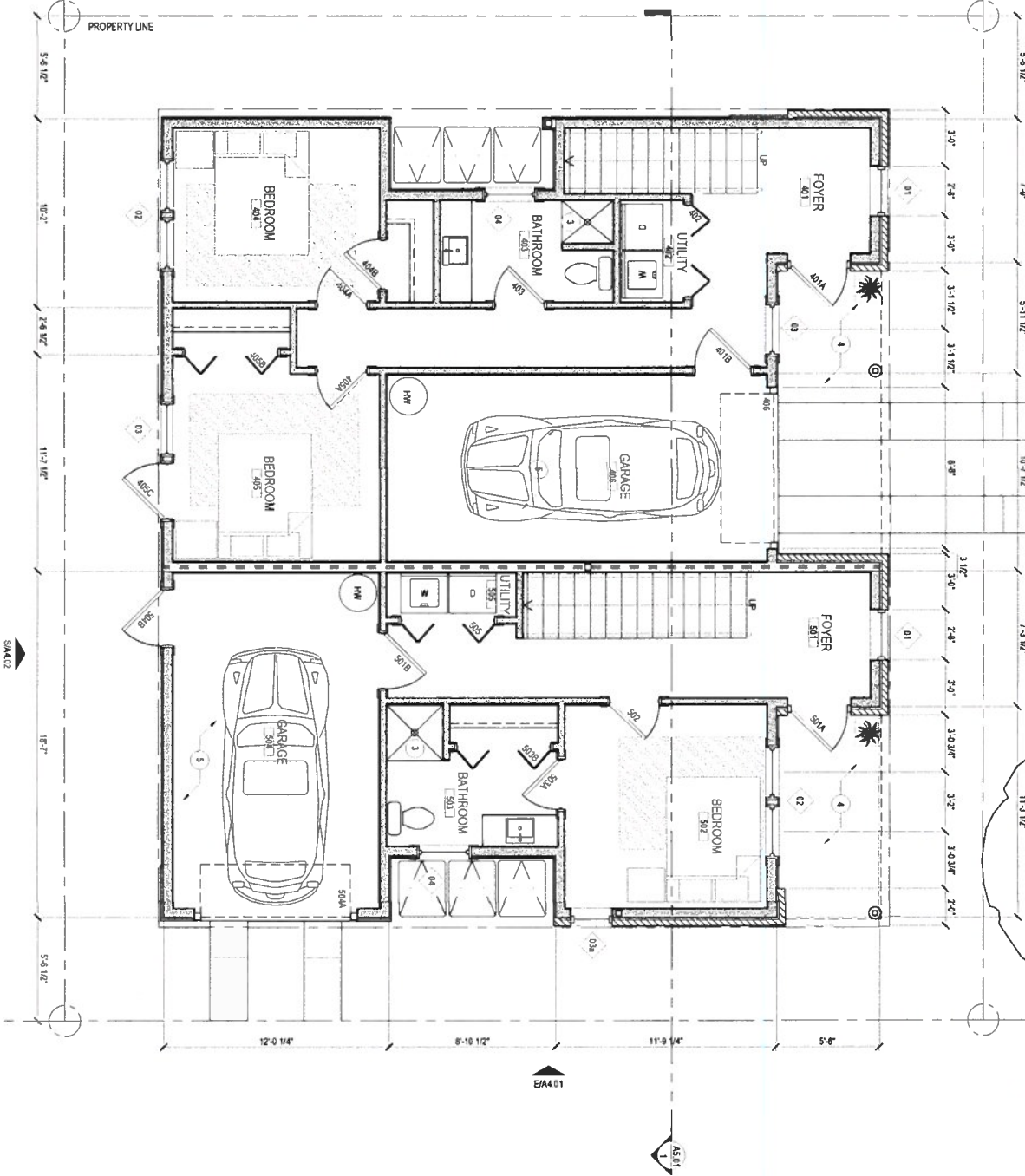
SCALE: 1/8" = 1'-0"

SHEET TITLE:
First Floor Plan

DATE:
6 June 2018
SHEET NUMBER:
A2.01



SQUARE FOOTAGES	
UNIT 1	UNIT 2
LEVEL 1: 521 SF	LEVEL 1: 370 SF
LEVEL 2: 673 SF	LEVEL 2: 542 SF
LEVEL 3: 484 SF	LEVEL 3: 408 SF
TOTAL: 1,678 SF	TOTAL: 1,320 SF
NOT INCL. TERRACES OR GARAGE	



GENERAL NOTES

- A. FIRST FLOOR: 10'-0" PLATE HEIGHT LINO.
- B. FIRST FLOOR: 7'-0" HEADER HEIGHT LINO.
- C. ESCAPE / RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MINIMUM 5.7 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20" / FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FINISH FLOOR.
- D. PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS.
- E. ELECTRICAL CONTROLS TO LOCATE: TYP. GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR.
- F. BAULSTERS AT 4" ON CENTER MAX SPACING.
- G. MIN. 1" LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR.
- H. ALL WIRING SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC), SEC. 90.10.
- I. PROVIDE HANDRAILS ON ALL STAIRS, STAIRS WITH AT LEAST 2 RISERS PER 11" RUN.
- J. INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES.
- K. EACH ELECTRICAL PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" AFF.
- L. EACH ELECTRICAL OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" AFF.
- M. EXTERIOR ELECTRICAL PANELS MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVED BY AN ACCESSIBLE ROUTE.

KEYNOTES

1. VENT HOOD ABOVE STOVE TO MEET CODE.
2. VENT DUCT THROUGH ROOF BACK WALL / PROVIDE VENT CAP.
3. SLOPE PORCH AWAY FROM THRESHOLD NOT TO EXCEED 1/4" RISE PER 1" RUN.
4. TWO LAYERS OF GWB AT INSIDE OF GARAGE WALLS AND CEILING TO MEET CODE.
5. THIS WINDOW SILL TO BE 2" ABOVE LANDING HEIGHT.
- 6.

WALL LEGEND

- EXTERIOR WALL WITH BRICK VENEER
- EXTERIOR WALL / REFER TO ELEVATIONS
- INTERIOR PARTITION WALL
- 2-HOUR FIRE RATED PARTITION / ILL DES 1081

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FIRST FLOOR PLAN