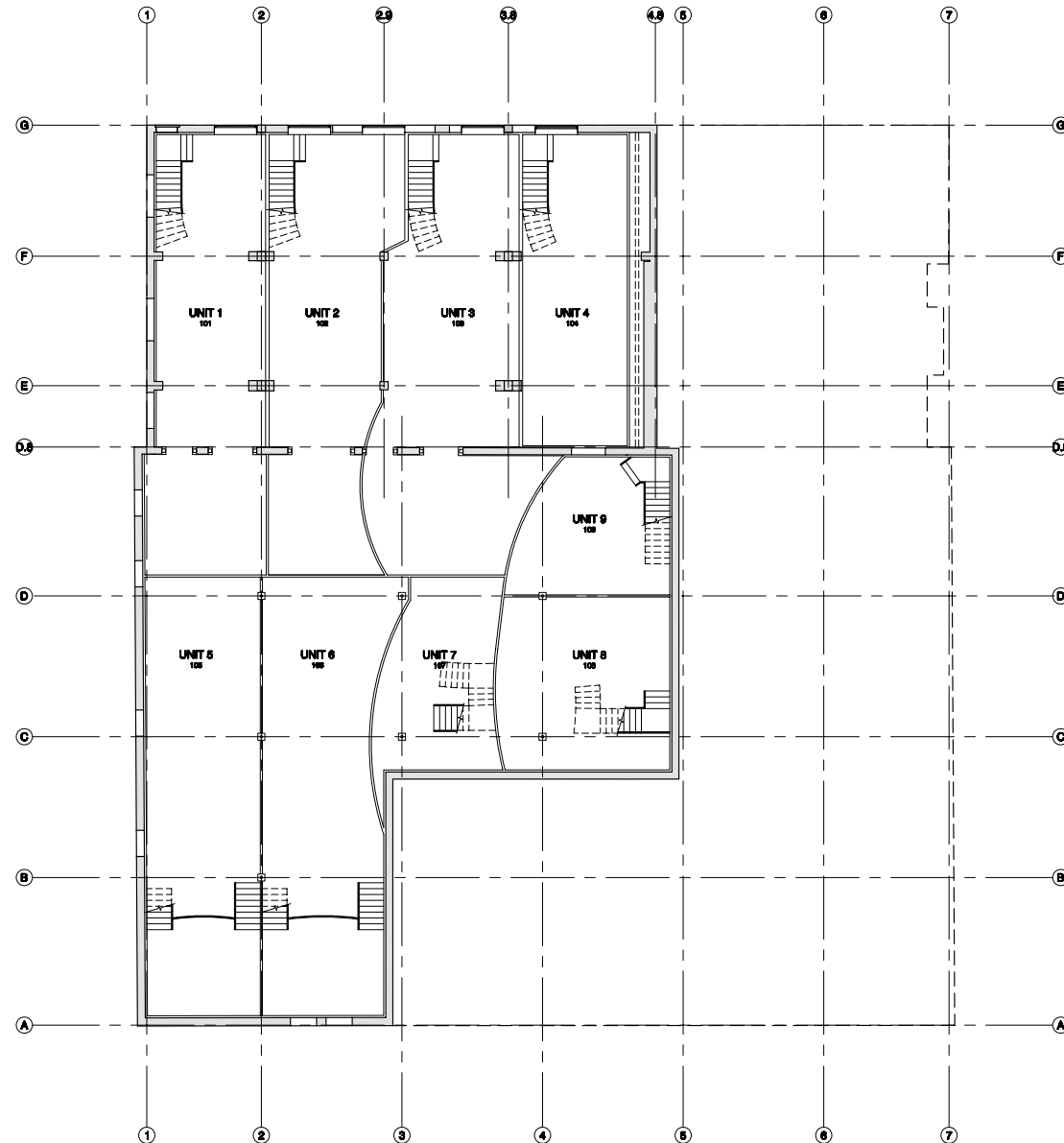




First Level Overall Floor Plan

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

Key Notes

1. REPAIR EXISTING OPENING WITH METAL STUD WALL BETWEEN DWELLING UNITS, CORRIDOR WALL, AND SHWIT ENCLOSURES TO BE WAITED FOR 1-HOUR.
2. REPAIR EXISTING WINDOW OPENING WITH CMU WALL. NORTH AND WEST EXTERIOR WALLS TO BE WAITED FOR 1-HOUR.
3. REPAIR EXISTING WINDOW OPENING WITH CMU WALL. NORTH AND WEST EXTERIOR WALLS TO BE WAITED FOR 1-HOUR.
4. ROOF TRELLIS AND COLLARS REF. DETAILS AND STRUCTURAL DRAWINGS.
5. ACCESSIBLE STAIRS AND HANDRAILS TO CODE.
6. NEW FINISHES PROVIDE DRAINAGE THROUGH DRAIN PIPED TO DRAINAGE AT ADJACENT FLOOR DECK.
7. 1-HOUR RATED PARTITION BETWEEN DWELLING UNITS. MANUFACTURER ASSEMBLY TO DECK.
8. 1-HOUR RATED PARTITION. MANUFACTURER ASSEMBLY TO DECK.
9. REPAIR - REF. DETAILS.
10. ROOF TRELLIS AND COLLARS REF. DETAILS AND STRUCTURAL DRAWINGS.
11. FINISH - REF. DETAILS.
12. 4" DIAMETER ROOF DRAIN PROVIDE FEEDER LINE TO GRADE - REF. PLUMBING.
13. PROVIDE TYPED ROOF INSULATION IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
14. 4" DIAMETER OVERFLOW ROOF DRAIN - REF. PLUMBING.
15. FLOOR DRAIN REF. DETAILS AND PLUMBING PLANS.
16. FINISH DRAIN W/ ACCESSIBLE PERFORATED STEEL COVER REF. PLUMBING.
17. OVERSTOCK CEILING TO REMAIN UNPRESSED TIE / FLIGHT AND FINISH WHITE. PROVIDE 1-HOUR CEILING THROUGHOUT.
18. METAL LIP-IN TILES OVER RATED S.S. CLG. - REF. FINISH AND MATERIAL SCHEDULE.
19. METAL SLOTTED REF. DETAILS AND FINISH SCHEDULES.
20. NEW BALCONY WITH 4" GARDEN, TO CODE - REF. DETAILS.
21. OPEN TO BELOW PROVIDE 4" GARDEN, TO CODE.
22. POOL NEARBY EDGE.
23. ACCESSIBLE RAMP W/ BAL. SLOPE 1:12. PROVIDE HANDRAILS TO CODE - REF. DETAILS.
24. 4" RISER, 11" TREAD. PROVIDE HANDRAIL ON BOTH SIDES OF STAIRS TO CODE.
25. 1-HR FIRE RATED NEW EXTERIOR WEL. STUD WALL. REF. AND FOR FIRE RATING DETAILS.
26. PROVIDE CAME DETECTION IN ACCORDANCE WITH CODE - REF. DETAILS.
27. 3-HOUR FIRE RATED NEW CMU WALL IN ACCORDANCE W/ 2003 IBC FIRE RATED ASSEMBLY 3-1.4, TABLE 703.1(2).
28. 4" HIGH CHAIRING/HANDRAIL TO CODE - REF. DETAILS.
29. 3" HIGH HANDRAIL TO CODE - REF. DETAILS.
30. EDGE OF RAMP ABOVE.
31. ALUMINUM HANDRAILS - T.B.D.
32. END OF RAMP.
33. EDGE OF RAMP W/ 4" METAL GUARD - REF. DETAILS.
34. 4" SQUARE DOWNPOUT - REF. DETAILS.
35. EDGE OF SECOND LEVEL. FLOOR LINE PROVIDE 4" RAILING TO CODE, REF. DETAILS.
36. EDGE OF END OF RAMP.
37. EXISTING CONCRETE COLUMN TO REMAIN. REF. STRUCT FOR MODIFICATIONS.
38. 30" WALL HALF WALL. REF. DETAIL.
39. POUR NEW CONC. FLOOR OVER EXIST. RAMP AND STEPS.
40. ELEVATOR CAB W/ GLASS BACK AND PARTIAL GLASS SIDES. REF. SPEC. SCHED.
41. CHANGE LINE AND SUMP PUMP. REF. PLUMBING PLANS.
42. EXIST. CONC. CURB.
43. FINISH LEVELS $\pm 0'-0"$ A.F.S. MEASURED FROM SECOND FLOOR.
44. NEW STEEL STL. COL. REF. STRUCT.
45. COLUMN W/ IN WALL. REF. STRUCT.
46. MECH. UNITS. AREA REF. MECH. PLANS FOR SIZE, NUMBER, LOCATIONS AND CLEARANCE.
47. ROOF TOP MECH. ROOM.
48. ROOF PANELS OVER RATED S.S. CEILING.
49. FIRE EXTINGUISHER. LOCATE 7'0" O.C. W/ ONE IN EACH DWELLING UNIT. INSTALL IN ACCORDANCE W/ FIRE CODE.
50. EXIST. SIGN TO CODE. REF. ELEC.
51. CURVED TILE EDGE. FILL SPACE W/ METALLIC WOODING.
52. FLOOR FLOORING. PROVIDE REF. ACCESSIBILITY DETAILS.
53. 1-HOUR FIRE RATED NEW CMU WALL IN ACCORDANCE W/ 2003 IBC FIRE RATED ASSEMBLY 3-1.4, TABLE 703.1(2).
54. 1-HOUR FIRE RATED NEW DOUBLE WEL. STUD WALL. REF. AND FOR FIRE RATING DETAILS.
55. SPRINKLER RISER. REF. SPRINKLER SHOP DRAWINGS.
56. STEEL SHW. STR. W/ COATED REINFORC. INSTALL ALL COMPONENTS IN ACCORDANCE W/ ALL CODES. FIELD MEASURE EXIST. STRUCTURE PRIOR TO PRODUCTION OF SHOP DRAWINGS.
57. ALUM. NEW MESH ROOM WALL W/ STAIR ENCLOSURE WALL BELOW.
58. PROVIDE CAME DETECTION UNDER CORRIDOR AREA. CAME. REF. ACCESS. DETAILS.
59. UTILITY SINK. REF. PLUMBING. PROVIDE ADEQUATE CLEARANCES FOR SPRINKLER RISER. REF. SPRINKLER SHOP DRAWINGS.
60. NEW STEEL COLUMN. JAMB. REF. STRUCT.
61. RAMP COLUMN W/ METAL STUD. FURROUT. S.S. OVER FURROUT AND BRICK.
62. EXTERIOR DOOR. FINISHED - PROVIDE MAX. STEP AT THRESHOLD. REF. ACCESSIBILITY DETAILS A001.
63. 1-HOUR FIRE RATED EXIST. CMU WALL IN ACCORDANCE W/ 2003 IBC FIRE RATED ASSEMBLY 3-1.4, TABLE 703.1(2).
64. 1/4" METAL PLANTERS. REF. DETAILS. CONSULT LANDSCAPE ARCHITECT PRIOR TO CONCT.
65. 8" FINISH. PROVIDE FLASHING IN ACCORDANCE WITH MANUF. RECOMMENDATIONS CONSULT WATER PROOFING MANUF. AND INSTALL PRIOR TO CONCT.
66. STONE VENEER - STONE 1 - REF. SPEC. SCHED. INSTALL PER MANUF. REQS.
67. STONE VENEER - STONE 2 - REF. SPEC. SCHED. INSTALL PER MANUF. REQS.
68. STONE VENEER - STONE 3 - REF. SPEC. SCHED. INSTALL PER MANUF. REQS.
69. ARCHITECTURAL WIRE MESH - MESH 1 - REF. SPEC. SCHED. INSTALL PER MANUF. REQS.
70. ARCHITECTURAL WIRE MESH - MESH 2 - REF. SPEC. SCHED. INSTALL PER MANUF. REQS.
71. OPS. VENEER - OPS 1 - REF. SPEC. SCHED. INSTALL PER MANUF. REQS.
72. 1-HOUR FIRE RATED EXIST. MASONRY WALL TO BE IN ACCORDANCE W/ 2003 IBC FIRE RATED ASSEMBLY 1-1.2, TABLE 703.1(2).
73. 8'-0" EXIST. OPENING W/ 3'-0" FIRE RATED 4" CMU BLOCK WALL.
74. REMOVE PORTION OF WALL TO ACCOMMODATE NEW 8'-0" WIDE DOOR OPENING.
75. 3-HOUR FIRE RATED EXIST. BRICK MASONRY WALL IN ACCORDANCE W/ 2003 IBC FIRE RATED ASSEMBLY 1-1.2, TABLE 703.1(2).
76. 4"x4" OUTLET W/ 3/4" DOWNPOUT TO ROOF BELOW.
77. REPAIRING STAIRS. HANDRAILS AND GUARDS TO CODE. REF. STAIR AND RAILING DETAILS.
78. ALUM. PANELS W/ RAIL. REF. DETAIL.
79. 3/4" TAMP. GLASS RAILING REF. DETAIL.
80. FINISH AREA DRAIN. SLOPE TO DRAIN. REF. PLUMB.
81. REPAIR EXISTING DOOR OPENING WITH CMU WALL. EXTERIOR WALL TO BE WAITED FOR 1-HOUR.
82. 3/4"x1/4" STEEL TIE. ANCHOR BOLT TO CONCRETE - CONCRETE SHAPE PLACES IN WALL.
83. 1-HR FIRE RATED CEILING/FLOOR ASSEMBLY PROVIDE 1-HR RATED WALL ASSEMBLY AROUND ALL EDGES OF RATED FLOOR AREA. REF. HATCHED AREA ON FIRE PROTECTION PLANS. WHERE NO WALL IS SHOWN ON PLAN. FINISH 1-HR WALL W/ IN FLOOR SPACE. INSULATION IS NOT PERMITTED IN FLOOR/CEILING ASSEMBLY.
84. POOL BY OTHERS.
85. OVERFLOW AREA DRAIN. SLOPE OF SUCH THAT OVERFLOW DRAIN IS 2" HIGHER THAN PRIMARY DRAIN. CONCRETE. BELOW BRICK. REF. PLUMBING.
86. PROVIDE FURROUT AROUND BEAM WHERE BEAM PROJECTS FROM WALL. MATCH BEAM FURROUT AT COLUMN.
87. FURROUT AROUND EXIST. CONC. BEAM. OVERALL WITH OF BEAM TO MATCH OVERALL WITH OF FURROUT OUT COLUMN BS. REF. DETAILS.
88. CORRIDORY FINISHES. REF. FINISH SCHEDULE.
89. FINISH AT STEEL COLUMN TO MATCH FURROUT OF CONC. COLUMN BELOW.
90. FINISH AT STEEL COLUMN TO MATCH FURROUT OF CONC. COLUMN BELOW.
91. NEW FLOOR SYSTEM REF. STRUCT.
92. EXIST. FLOOR SYSTEM. REF. STRUCT. AND TIE-INS.
93. EXIST. FLOOR SYSTEM. REF. STRUCT. AND TIE-INS.
94. CORNER SPACE TO BE CONCEALED. PROVIDE VENTILATION AND ACCESS PANEL.
95. EXIST. MASONRY WALL.
96. NEW ROOF ASSEMBLY. REF. DETAILS AND STRUCT. DRAWINGS.
97. NEW ROOF FOR NEW OPENING IN MASONRY WALL. PROVIDE TEMPORARY SHORING DURING REMOVAL OF WALL. REF. STRUCT FOR SHORING REQUIREMENTS.
98. PROVIDE 18" x 24" ACCESS PANEL INTO CORNER SPACE.
99. PROVIDE DRAINAGE A PUMP FOR SPACE BEHIND WALL. REF. PLUMB.
100. 4" STEP IN FINISH.

NOT FOR CONSTRUCTION

AP Equity
1300 Guadalupe Street
Austin, TX

N-VIZION
FOR ARCHITECTS, ENGINEERS, AND DESIGNERS

First Level Overall Floor Plan
Drawn By: S.H. / S.H. / S.H.
Checked By: S.H. / S.H. / S.H.
Date: 02/22/2006
Project: 02/22/2006

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