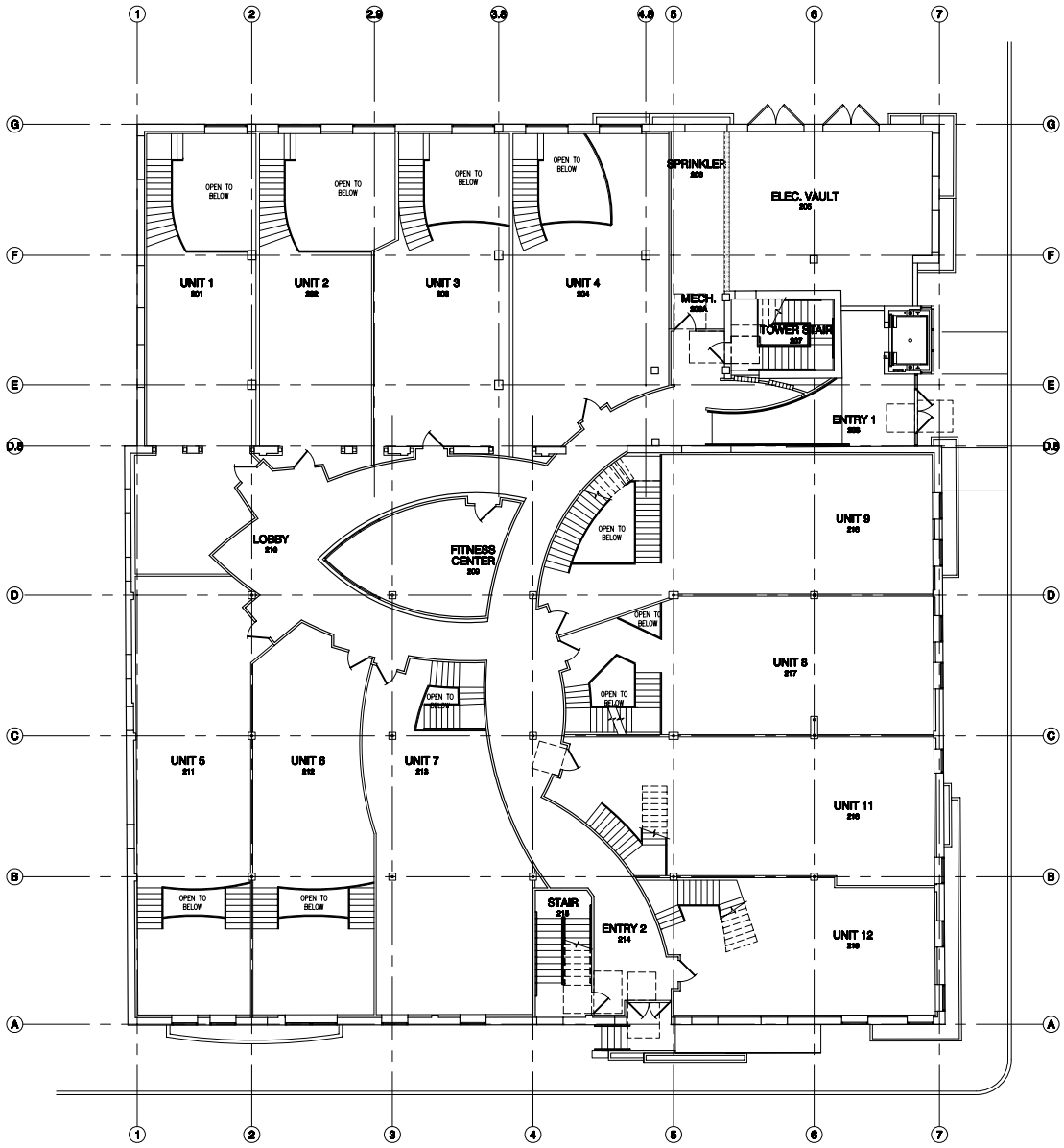

Second Level Overall Floor Plan — SCALE: 1/8" = 1'-0"

Key Notes

LIST IS COMPREHENSIVE NOT ALL NOTES ARE USED ON EVERY SHEET.

1. INFILL EXISTING OPENING WITH METAL STUD WALL. WALLS BETWEEN DWELLING UNITS, CORRIDOR WALL, AND SHAFT ENCLOSURES TO BE RATED FOR 1-HOUR.
2. REF. STRUCT. FOR MODIFICATIONS TO EXISTING COLUMNS.
3. INFILL EXISTING WINDOW OPENING WITH CMU WALL. NORTH AND WEST EXTERIOR WALLS TO BE RATED FOR 1-HOUR.
4. SLOPE SIDEWALK LESS THAN 1:20. NO HANDRAILS REQUIRED.
5. ACCESSIBLE STAIRS AND HANDRAILS TO CODE.
6. NEW PLANTER. PROVIDE DRAINAGE THROUGH DRAIN PIPED TO DAYLIGHT AT ADJACENT FLOOR DECK.
7. 1-HOUR RATED PARTITIONS BETWEEN DWELLING UNITS. MAINTAIN ASSEMBLY TO DECK.
8. 1-HOUR RATED PARTITION. MAINTAIN ASSEMBLY TO DECK.
9. BENCH – REF DETAILS.
10. ROOF TRELLIS AND COLUMNS REF. DETAILS AND STRUCTURAL DRAWINGS.
11. PARAPET – REF DTL.
12. 4" DIAMETER ROOF DRAIN. PROVIDE FEEDER LINE TO GRADE – REF PLUMBING.
13. PROVIDE TAPERED RIGID INSULATION IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
14. 4" DIAMETER OVERFLOW ROOF DRAIN – REF PLUMBING.
15. FLOOR DRAIN REF. DETAILS AND PLUMBING PLANS.
16. TRENCH DRAIN W/ ACCESSIBLE PERFORATED STEEL COVER REF. PLUMBING.
17. SHEETROCK CEILING TO REMAIN UNFINISHED TAPE / FLOAT AND PAINT WHITE. PROVIDE 1-HOUR CEILING THROUGHOUT.
18. METAL LAY-IN TILES OVER RATED S.R. CLG. – REF FINISH & MATERIAL SCHEDULE.
19. METAL SOFFIT REF. DETAILS AND FINISH SCHEDULES.
20. NEW BALCONY WITH 42" GUARDRAIL TO CODE – REF DETAILS.
21. OPEN TO BELOW. PROVIDE 42" GUARDRAIL TO CODE.
22. POOL NEGATIVE EDGE.
23. ACCESSIBLE RAMP MAX. SLOPE 1:12. PROVIDE HANDRAILS TO CODE – REF DETAILS.
24. 6" RISER, 11" TREAD. PROVIDE HANDRAIL ON BOTH SIDES OF STAIRS TO CODE.
25. 1-HR FIRE RATED NEW EXTERIOR MTL STUD WALL. REF A002 FOR FIRE RATING DETAILS.
26. PROVIDE CANE 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 720.1(2).
28. 42" HIGH GUARDRAIL/HANDRAIL TO CODE – REF DETAILS.
29. 34" HIGH HANDRAIL TO CODE – REF DETAILS.
30. EDGE OF SLAB ABOVE.
31. ALUMINUM MAILBOXES – T.B.D.
32. END OF RAMP.
33. EDGE OF AWNING W/ 6" METAL GUTTER – REF DETAILS.
34. 4" SQUARE DOWNSPOUT – REF DETAILS.
35. EDGE OF SECOND LEVEL. FLOOR LINE PROVIDE 42" RAILING TO CODE. REF. DETAILS
36. EDGE OF END OF RAMP.
37. EXISTING CONCRETE COLUMN TO REMAIN. REF STRUCT FOR MODIFICATIONS.
38. 36" TALL 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. DRAINAGE LINE AND SUMP PUMP. REF PLUMB. PLAN.
42. EXIST. CONC. CURB.
43. PLANT LEDGE @ 5'-0" A.F.F. MEASURED FROM SECOND FLOOR.
44. NEW STR. 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. WOOD PANELS OVER RATED S.R. CEILING.
49. FIRE EXTINGUISHER. LOCATE 75' O.C. W/ ONE IN EACH DWELLING UNIT. INSTALL IN ACCORDANCE W/ FIRE CODE.
50. EXIT SIGN TO CODE. REF ELEC.
51. CURVED TILE EDGE. FILL SPACE W/ METALLIC MOULDING.
52. FLUSH FLOORING TRANSITION. REF ACCESSIBILITY DETAILS.
53. 1-HOUR FIRE RATED NEW CMU WALL IN ACCORDANCE W/ 2003 IBC FIRE RATED ASSEMBLY 3-1.4, TABLE 720.1(2).
54. 1-HOUR FIRE RATED NEW DOUBLE MTL STUD WALL. REF A002 FOR FIRE RATING DETAILS.
55. SPRINKLER RISER, REF SPRINKLER SHOP DRAWINGS.
56. STEEL STAIR STR. W/ CLOSED RISERS. INSTALL ALL COMPONENTS IN ACCORDANCE W/ ALL CODES. FIELD MEASURE EXIST STRUCTURE PRIOR TO PRODUCTION OF STAIR SHOP DRAWINGS.
57. ALIGN NEW MECH ROOM WALL W/ STAIR ENCLOSURE WALL BELOW.
58. PROVIDE CANE DETECTION UNDER COMMON AREA STAIRS. REF. ACCESS DTLS.
59. UTILITY SINK. REF PLUMBING. PROVIDE ADEQUATE CLEARANCES FOR SPRINKLER RISER. REF SPRINKLER SHOP DRAWING.
60. NEW STEEL COLUMN JAMB. REF STRUCT.
61. WRAP COLUMN W/ METAL STUD FURROUT, S.R. OVER FURROUT AND BRICK.
62. EXTERIOR DOOR THRESHOLD – 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 720.1(2).
64. 12"x36" METAL PLANTERS. REF DETAILS. CONSULT LANDSCAPE ARCHITECT PRIOR TO CONST.
65. 8" PARAPET. PROVIDE FLASHING IN ACCORDANCE WITH MANUF. RECOMMENDATIONS CONSULT WATER PROOFING MANUF. AND INSTALLED PRIOR TO CONST.
66. STONE VENEER – STONE 1 – REF SPEC. SCHED. INSTALL PER MANUF. REQ'S.
67. STONE VENEER – STONE 2 – REF SPEC. SCHED. INSTALL PER MANUF. REQ'S.
68. STONE VENEER – STONE 3 – REF SPEC. SCHED. INSTALL PER MANUF. REQ'S.
69. ARCHITECTURAL WIRE MESH – MESH 1 – REF SPEC. SCHED. INSTALL PER MANUF. REQ'S.
70. ARCHITECTURAL WIRE MESH – MESH 2 – REF SPEC. SCHED. INSTALL PER MANUF. REQ'S.
71. EIFS VENEER – EIFS 1 – REF SPEC. SCHED. INSTALL PER MANUF. REQ'S.
72. 1-HOUR FIRE RATED EXIST. MASONRY WALL TO BE IN ACCORDANCE W/ 2003 IBC FIRE RATED ASSEMBLY 1-1.2, TABLE 720.1(2).
73. RE-FILL EXIST OPENING W/ 3-HR FIRE RATED 8" 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 720.1(2).
76. 4"x4" GUTTER W/ 3"x3" DOWNSPOUT TO ROOF BELOW.
77. RESIDENTIAL STAIRS, HANDRAILS AND GUARDS TO CODE. REF. STAIR AND RAINLING DETAILS.
78. ALUM PANELS W/ RAIL. REF. DETAIL.
79. 3/4" TEMP GLASS RAILING REF. DETAIL.
80. PRIMARY AREA DRAIN. SLOPE TO DRAIN. REF. PLUMB.
81. INFILL EXISTING DOOR OPENING WITH CMU WALL. EXTERIOR WALL TO BE RATED FOR 1-HOUR.
82. 2"x3"x1/4" STEEL TUBE. ANCHOR BOLT TO CONCRETE – CONCEAL BASE PLATES 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 FRAME 1-HR WALL W/IN FLOOR SPACE. INSULATION IS NOT PERMITTED IN FLOOR/CEILING ASSEMBLY.
84. POOL BY OTHERS
85. OVERFLOW AREA DRAIN SLOPE UP SUCH THAT OVERFLOW DRAIN IS 2" HIGHER THAN PRIMARY DRAIN. CONCEAL BELOW BENCH. REF. PLUMBING.
86. PROVIDE FURROUT AROUND BEAM WHERE BEAM PROJECTS FROM WALL. MATCH BEAM FURROUT AT COLUMN.
87. FURROUT AROUND EXIST CONC. BEAM. OVERALL WIDTH OF BEAM TO MATCH OVERALL WIDTH OF FURRED OUT COLUMN BS. REF. DETAILS.
88. FURROUT AT STEEL COLUMN TO MATCH FURROUT OF CONC. COLUMN BELOW.
89. CLERESTORY WINDOWS. REF. WINDOW SCHEDULE.
90. TRAUF & WATERFALL. REF. POOL DRAWINGS BY OTHERS.
91. NEW FOUNDATION REF. STRUCT.
92. NEW FLOOR SYSTEM REF. STRUCT.
93. EXIST. FLOOR STRUCT. REF. STRUCT. & DEMO DWGS.
94. EXIST. FOUNDATION REF. STRUCT & DEMO DWGS.
95. CRAWL SPACE TO BE CONCEALED. PROVIDE VENTILATION & ACCESS PANEL.
96. EXIST MASONRY WALL.
97. NEW HEADER FOR NEW OPENING IN MASONRY WALL. PROVIDE TEMPORARY SHORING DURING REMOVAL OF WALL. REF. STRUCT FOR HEADER REQUIREMENTS.
98. NEW ROOF ASSEMBLY. REF. DETAILS AND STRUCT. DRAWINGS.
99. PROVIDE 18" x 24" ACCESS PANEL INTO CRAWL SPACE.
100. PROVIDE DRAINAGE & PUMP FOR SPACE BEHIND WALL. REF. PLUMB.
101. 8" STEP IN PARAPET.

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AP Equity
1300 Guadalupe Street
Austin, TX

N-VIZION
FORMS • ENVIRONMENTS • IMAGES

Second Level Overall Floor Plan

Project Number: 0605003.1
Drawn By: N-VIZION, Checked By: SJH
N-VIZION design LK - 4511 Bee Caves Rd - Suite 202
Austin, TX 78746 - p:512.327.2666 - f:512.328.6866

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