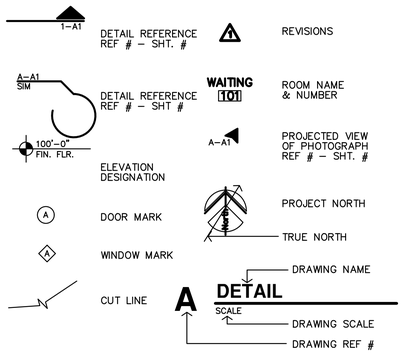
ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, **22-3281** **TEXAS**

REFERENCE LEGEND



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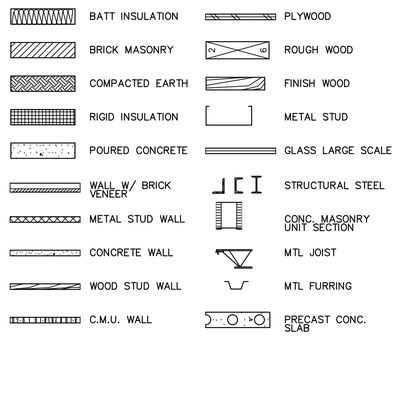



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ABBREVIATIONS

&	AND	Cntr.	Counter	Exp.	Expansion	Hr.	Hour	N.	North	Reinf.	Reinforced	Temp.	Tempered
∠	Angle	Col.	Column	Ext.	Exterior	Hgt.	Height	N.I.C.	Not In Contract	Req'd	Required	T.&G.	Tongue & Groove
@	At	Conc.	Conc. Concrete					No. or #	Number	Resil.	Resilient	Thk.	Thick
℄	Centerline	C.T.	Ceramic Tile	F.A.	Fire Alarm	I.D.	Inside Diameter	Nom.	Nominal	Rm.	Room	T.O.M.	Top Of Masonry
ø	Diameter or Round	CMU	Concrete Masonry Unit	F.D.	Floor Drain	Insul.	Insulation	N.T.S.	Not To Scale	R.O.	Rough Opening	T.O.S.	Top Of Steel
#	Pound or Number	Ctr.	Center	Fdn.	Foundation	Int.	Interior					T.P.	Top Of Pavement
				F.E.	Fire Extinguisher			O/	On or Over	S.	South	T.P.D.	Toilet Paper Dispenser
Acous.	Acoustical	Dbl.	Double	F.E.C.	F.E. Cabinet	Jan	Janitor	Obs.	Obscure	S.B.	Splash Block	T.V.	Television
Adj.	Adjustable	Det.	Detail	Fin.	Finish	Jt.	Joint	O.C.	On Center	S.C.	Solid Core	T.W.	Tackwall
A.F.F.	Above Finished Floor	D.F.	Drinking Fountain	Fl.	Floor			O.D.	Diameter	Sched.	Schedule	Typ.	Typical
Aggr.	Aggregate	Dia.	Diameter	Flash.	Flashing	Kit.	Kitchen	Off.	Office	S.D.	Soap Dispenser	Trd.	Tread
Al.	Aluminum	Dim.	Dimension	℄	Flow line			Opng.	Opening	Sect.	Section		
Approx.	Approximate	Dn.	Down	Ft.	Foot or feet	Lab.	Laboratory	Opp.	Opposite	Shr.	Shower	U.O.N.	Unless Otherwise Noted
Arch.	Architect or Architectural	Dr.	Door	Ftg.	Footing	Lam.	Laminate			Sht.	Sheet	Ur.	Urinal
Asb.	Asbestos	Ds.	Downspout	Furr.	Furring	Lav.	Lavatory	P.	Paint	Sim.	Similar		
Asph.	Asphalt	Dwg.	Drawing	Fut.	Future	Lkr.	Locker	Pl.	Plate	S.N.D.	Sanitary Napkin Disp.	V.C.T.	Vinyl Composition Tile
A.V.	Audio Visual	Dwr.	Drawer			Lt.	Light	P.Lam.	Plastic Laminate	S.N.R.	Sanitary Napkin Recep.	V.T.	Vinyl Tile
				Ga.	Gauge			Plas.	Plaster	Spec.	Specification	V.B.	Vapor Barrier
Bd.	Board	(E)	Existing	Galv.	Galvanized	Mas.	Masonry	Plywd.	Plywood	Sq.	Square	Vert.	Vertical
Bitum.	Bituminous	E.	East or Existing	G.B.	Grab Bar	Max.	Maximum	Pr.	Pair	SST.	Stainless Steel	Vest.	Vestibule
Bldg.	Building	Ea.	Each	Gl.	Glass	M.C.	Medicine Cabinet	Pt.	Point	Std.	Standard	Vyl.	Vinyl
Blk.	Block	E.J.	Expansion Joint	Gnd.	Ground	Mech.	Mechanical	P.T.D.	Paper Towel Dispenser	St.	Steel		
Blk'g.	Blocking	El.	Elevation	Gr.	Grade	Memb.	Membrane	Ptn.	Partition	Stor.	Storage	W.	West
Bm.	Beam	Elec.	Electrical	Gyp.	Gypsum	Met.	Metal	P.T.R.	Paper Towel Receptacle	Strl.	Structural	w/	With
Bot.	Bottom	Elev.	Elevator			Mfr.	Manufacturer			Susp.	Suspended	w/o	Without
BO	BY OWNER	Eq.	Equal	H.B.	Hose Bibb	Mh.	Manhole	Q.T.	Quarry Tile	S.V.	Sheet Vinyl	W.C.	Wall Covering
Brg.	Bearing	Equip.	Equipment	H.C.	Hollow Core	Min.	Minimum			Sym.	Symmetrical	Wd.	Wood
Brk.	Brick	E.W.	Each Way	Hdwd.	Hardwood	Mir.	Mirror	R.	Riser			Wp.	Waterproof
		E.W.C.	Elec. Water Cooler	Hdwr.	Hardware	Misc.	Miscellaneous	Rad.	Radius	Tex.	Texture	Wdw.	Window
Cab.	Cabinet	Exist.	Existing	H.M.	Hollow Metal	M.O.	Masonry Opening	R.D.	Roof Drain	T.B.	Towel Bar	Wsct.	Wainscot
Clg.	Ceiling	Expo.	Exposed	Horiz.	Horizontal	Mtd.	Mounted	Ref.	Reference	T.Bd.	Tack Board	Wt.	Weight
Clr.	Clear												

SHEET INDEX

GENERAL

	COVER & SHEET INDEX
CFP1	CODE FOOT PRINT
CFP2	CODE FOOT PRINT
ADA	ADA DIAGRAMS AND INFORMATION
ANSI-1	ANSI DIAGRAMS AND INFORMATION
ANSI-2	ANSI DIAGRAMS AND INFORMATION
ANSI-3	ANSI DIAGRAMS AND INFORMATION
FH	FAIR HOUSING DIAGRAMS AND INFORMATION
UFAS	UFAS DIAGRAMS AND INFORMATION
TAS1	TAS DIAGRAMS AND INFORMATION
TAS2	TAS DIAGRAMS AND INFORMATION

CIVIL

(DRAWINGS SUBMITTED FOR SEPARATE PERMIT REVIEW)

C1.0	CIVIL COVER SHEET
C2.0	SURVEY (DATED 2-15-2023)
C3.0	DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	UTILITY PLAN
C6.0	GRADING PLAN
C7.0	GRADING PLAN (ENLARGED)
C8.0	SITE DETAILS

ARCHITECTURAL

D1.1	SITE DEMOLITION PLAN & NOTES
D2.1	DEMOLITION FLOOR PLANS
D3.1	DEMOLITION EXTERIOR ELEVATIONS
D3.2	DEMOLITION EXTERIOR ELEVATIONS
A1.1	SITE PLAN
A1.2	ENLARGED SITE PLANS
A1.3	SITE DETAILS AND AMENITIES
A2.0	APARTMENT GENERAL NOTES, SCHEDULES & DETAILS
A2.1	FIRST & SECOND OVERALL FLOOR PLANS
A2.2	THIRD OVERALL FLOOR PLAN
A2.3	AREA A FIRST FLOOR PLAN
A2.4	AREA B FIRST FLOOR PLAN
A2.5	AREA A SECOND FLOOR PLAN
A2.6	AREA B SECOND FLOOR PLAN
A2.7	AREA A THIRD FLOOR PLAN
A2.8	AREA B THIRD FLOOR PLAN
A2.9	FLOOR FINISH PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A5.1	ROOF PLAN
A5.2	ROOF DECK DETAILS
A5.3	ROOF DETAILS & HISTORIC SIGN DETAILS
A6.1	STAIR S1 & ELEVATOR E1 ENLARGED PLANS & SECTIONS
A6.2	STAIR S1 PHOTOGRAPHS
A6.3	STAIR S2 ENLARGED PLANS & SECTIONS
A6.4	STAIR S2 PHOTOGRAPHS
A7.1	FIRST & SECOND FLOOR REFLECTED CEILING PLANS
A7.2	THIRD FLOOR REFLECTED CEILING PLAN
A8.1	ENLARGED PUBLIC RESTROOM PLAN & INTERIOR ELEVATIONS
A8.2	PUBLIC INTERIOR ELEVATIONS AND DETAILS
A8.3	APARTMENT BATH PLANS & ELEVATIONS
A8.4	APARTMENT BATH PLANS & ELEVATIONS
A8.5	APARTMENT BATH PLANS & ELEVATIONS
A8.6	APARTMENT BATH PLANS & ELEVATIONS
A9.1	INTERIOR ELEVATIONS
A9.2	INTERIOR ELEVATIONS
A9.3	INTERIOR ELEVATION DETAILS
A9.4	APARTMENT KITCHEN ELEVATIONS & DETAILS
A9.5	APARTMENT KITCHEN ELEVATIONS & DETAILS
A10.1	FINISH SCHEDULES AND NOTES
A10.2	DOOR SCHEDULES AND DETAILS
A10.3	WINDOW SCHEDULE
A10.4	WINDOW DETAILS
A10.5	WINDOW/DOOR DETAILS
A10.6	CANOPY PHOTOGRAPHS
A10.7	DOOR/CANOPY SECTIONS AND DETAILS

STRUCTURAL

S0.0	STRUCTURAL NOTES & SPECIFICATIONS
S0.1	SPECIAL INSPECTION SCHEDULES
SD1.0	SECOND FLOOR DEMO AND BEAM REPAIR PLAN
SD1.1	THIRD FLOOR DEMO AND BEAM REPAIR PLAN
SD1.2	ROOF DEMO AND BEAM REPAIR PLAN
S1.0	FOUNDATION AND BASEMENT PLANS
S1.1	SECOND FLOOR & LOW ROOF FRAMING PLAN
S1.2	THIRD FLOOR FRAMING PLAN
S1.3	ROOF FLOOR FRAMING PLAN
S1.4	MECHANICAL FRAMING PLAN
S2.0	BUILDING SECTIONS
S2.1	BUILDING SECTIONS
S3.0	STRUCTURAL DETAILS
S4.0	ELEVATOR SHAFT SECTIONS AND DETAILS
S5.0	STAIR SECTIONS AND DETAILS

MECHANICAL

M1.1	FIRST FLOOR HVAC PLAN
M1.2	SECOND FLOOR HVAC PLAN
M1.3	THIRD FLOOR HVAC PLAN
M1.4	ROOF HVAC PLAN
M1.5	FIRST FLOOR WASTE AND VENT PLAN
M1.6	SECOND FLOOR WASTE AND VENT PLAN
M1.7	THIRD FLOOR WASTE AND VENT PLAN
M1.8	FIRST FLOOR & BASEMENT DOMESTIC WATER PLAN
M1.9	SECOND FLOOR DOMESTIC WATER PLAN
M1.10	THIRD FLOOR DOMESTIC WATER PLAN
M6.1	SCHEDULES & DIAGRAMS
M6.2	SCHEDULES & DIAGRAMS
M6.3	DIAGRAMS & SYMBOLS

ELECTRICAL

E1.0	SITE ELECTRICAL PLAN
E1.1	PARTIAL FIRST FLOOR ELECTRICAL PLAN
E1.2	PARTIAL FIRST FLOOR ELECTRICAL PLAN
E1.3	PARTIAL SECOND FLOOR ELECTRICAL PLAN
E1.4	PARTIAL SECOND FLOOR ELECTRICAL PLAN
E1.5	PARTIAL THIRD FLOOR ELECTRICAL PLAN
E1.6	PARTIAL THIRD FLOOR ELECTRICAL PLAN
E1.7	ELECTRICAL ROOF PLAN
E1.8	PARTIAL FIRST FLOOR SPECIAL SYSTEMS PLAN
E1.9	PARTIAL FIRST FLOOR SPECIAL SYSTEMS PLAN
E1.10	PARTIAL SECOND FLOOR SPECIAL SYSTEMS PLAN
E1.11	PARTIAL SECOND FLOOR SPECIAL SYSTEMS PLAN
E1.12	PARTIAL THIRD FLOOR SPECIAL SYSTEMS PLAN
E1.13	PARTIAL THIRD FLOOR SPECIAL SYSTEMS PLAN
E6.1	ELECTRICAL DIAGRAMS
E6.2	DIAGRAMS, FIXTURE SCHEDULE AND SYMBOLS
E6.3	PANEL SCHEDULES

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BUILDING PERMIT & BID SET (1-16-2024)

CODE INFORMATION

OCCUPANCY OVERALL: R-2 MIXED-USE

OCCUPANCY GROUPS:
B OFFICE
R-2 APARTMENTS

CONSTRUCTION TYPE: III-B (EXISTING BUILDING)

AREA ALLOWED PER FLOOR: R-2 (S13R) 16,000 SF
(TABLE 506.2)

ACTUAL BUILDING AREA:

BASEMENT	532 SF*
FIRST FLOOR	9,994 SF
SECOND FLOOR	7,117 SF
+ OCCUPIED ROOF	527 SF*
THIRD FLOOR	7,117 SF
TOTAL BLDG AREA	24,228 SF

*BASEMENT AND OCCUPIED ROOF NOT INCLUDED IN OVERALL CALCULATIONS PER 503.1.4 & 506.1.3

ALLOWABLE HEIGHT (S): 60' ACTUAL HEIGHT: 52'-8"
(PER IBC TABLE 504.3)

ALLOWABLE STORIES (S): 4 ACTUAL STORIES: 3
(PER IBC TABLE 504.4)

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: III-B

EXTERIOR NON-BEARING WALLS:	1 HOUR*
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
FLOOR/CEILING ASSEMBLY:	0 HOUR
CEILING/ROOF ASSEMBLY:	0 HOUR
CORRIDOR (DWELLING UNITS):	1/2 HOUR
SHAFT ENCLOSURE	2 HOUR
WALLS SEPARATING DWELLING UNITS, OTHER OCCUPANCIES	1 HOUR
FLR/CLG SEPARATING DWELLING UNITS, OTHER OCCUPANCIES	1 HOUR

*EXISTING EXTERIOR MASONRY WALLS ARE ASSUMED TO BE NON-BEARING, 2-HR CONSTRUCTION.

ELEVATOR REQUIREMENTS

HOISTWAY OPENING PROTECTION: NOT REQUIRED PER 3006.2:
ELEVATOR HOISTWAY DOES NOT CONNECT MORE THAN 3 STORIES
BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE.

PLUMBING AND MECHANICAL SYSTEMS SHALL NOT BE LOCATED IN AN ELEVATOR HOISTWAY ENCLOSURE (EXCEPTIONS: FLR DRAINS, SUMPS & SUMP PUMPS)

OPENINGS SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING BY SMOKE DETECTION.

PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED.

ELEVATORS SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE WITH ASME A17.1/CSA B44 (3003.2)

AN AREA OF REFUGE IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. *(SECTION 1009.4.2, Exception 2)*

OCCUPANCY & INCIDENTAL SEPARATIONS: *(NON-SEPARATED USES. PER IBC SEC. 508.3)*
WALLS SEPARATING DWELLING AND SLEEPING UNITS SHALL HAVE A FIRE-RESISTIVE RATING NOT LESS THAN 1-HR *(SECT. 708.3)*
HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS SHALL NOT BE LESS THAN 1-HR RATED. *(SECT. 711.2.4.3)*
LAUNDRY ROOMS OVER 100 SF – 1 HR RATED

ROOF COVERINGS
CLASS C OR BETTER, (*TABLE 1505.1)*

DRAFTSTOPPING *(SECT. 708.4.2)*
FIRE PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE ROOF DECK ABOVE.

AUTOMATIC SPRINKLER SYSTEMS
REQUIRED, NFPA 13R SYSTEM PROVIDED

FIRE PUMPS:
WHEN PROVIDED, FIRE PUMPS SHALL BE LOCATED IN ROOM THAT ARE SEPARATED FROM ALL OTHER AREAS BY 2-HR FIRE BARRIER CONSTRUCTION.
EXCEPTION: SEPARATION BY 1-HR FIRE BARRIERS IS PERMITTED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

PORTABLE FIRE EXTINGUISHERS
REQUIRED, PROVIDED AS SPECIFIED BY SECTION 906.1:
EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C
ON EACH FLOOR (WHILE UNDER CONSTRUCTION)

STANDPIPES:
NOT REQUIRED PER 905.3.1

SMOKE ALARM REQUIREMENTS:
REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO SECT. 907.2.11.2
- ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA
- IN EACH ROOM USED FOR SLEEPING
- ON EACH STORY

SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT AS REQUIRED ABOVE.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.

WIRING AND ALARM SHALL BE EQUIPPED WITH A BATTERY BACKUP.

OCCUPIED ROOF: SHALL BE PROVIDED WITH AUTOMATIC SMOKE DETECTION SYSTEM, A FIRE DEPARTMENT COMMUNICATION SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.

FIRE ALARM REQUIREMENTS:
REQUIRED, PROVIDED – MANUAL FIRE ALARM SYSTEM, 907.2.9.1 & NFPA 72
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
INITIATING DEVICES: PULL STATIONS
AUTOMATIC SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING PROVIDED
EGRESS – NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NO HAZARDOUS MATERIALS ARE TO BE STORED

SMOKE CONTROL: NOT REQUIRED
SMOKE PARTITIONS: NOT REQUIRED

EXITING & OCCUPANT LOAD: REFERENCE SHEET CFP2

PROJECT INFORMATION

TYPE OF CONSTRUCTION	INTERIOR REMODEL
FACILITY NAME	ROOSEVELT LOFTS
FACILITY ADDRESS	50 N. CHADBORNE ST. SAN ANGELO, TEXAS 76903
OWNER NAME	OPG | ROOSEVELT LOFTS PARTNERS, LLC
OWNER ADDRESS	254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913-396-6310
REASON FOR SUBMITTAL	CHANGE IN USE, PRIOR HOTEL TO MULTI-FAMILY HOUSING
COUNTY	TOM GREEN
FIRE DEPARTMENT	CITY OF SAN ANGELO
WATER SUPPLY	CITY OF SAN ANGELO
BUILDING INSPECTION DEPT	CITY OF SAN ANGELO
AUTHORITY HAVING JURISDICTION	CITY OF SAN ANGELO
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

1 HOUR CONSTRUCTION

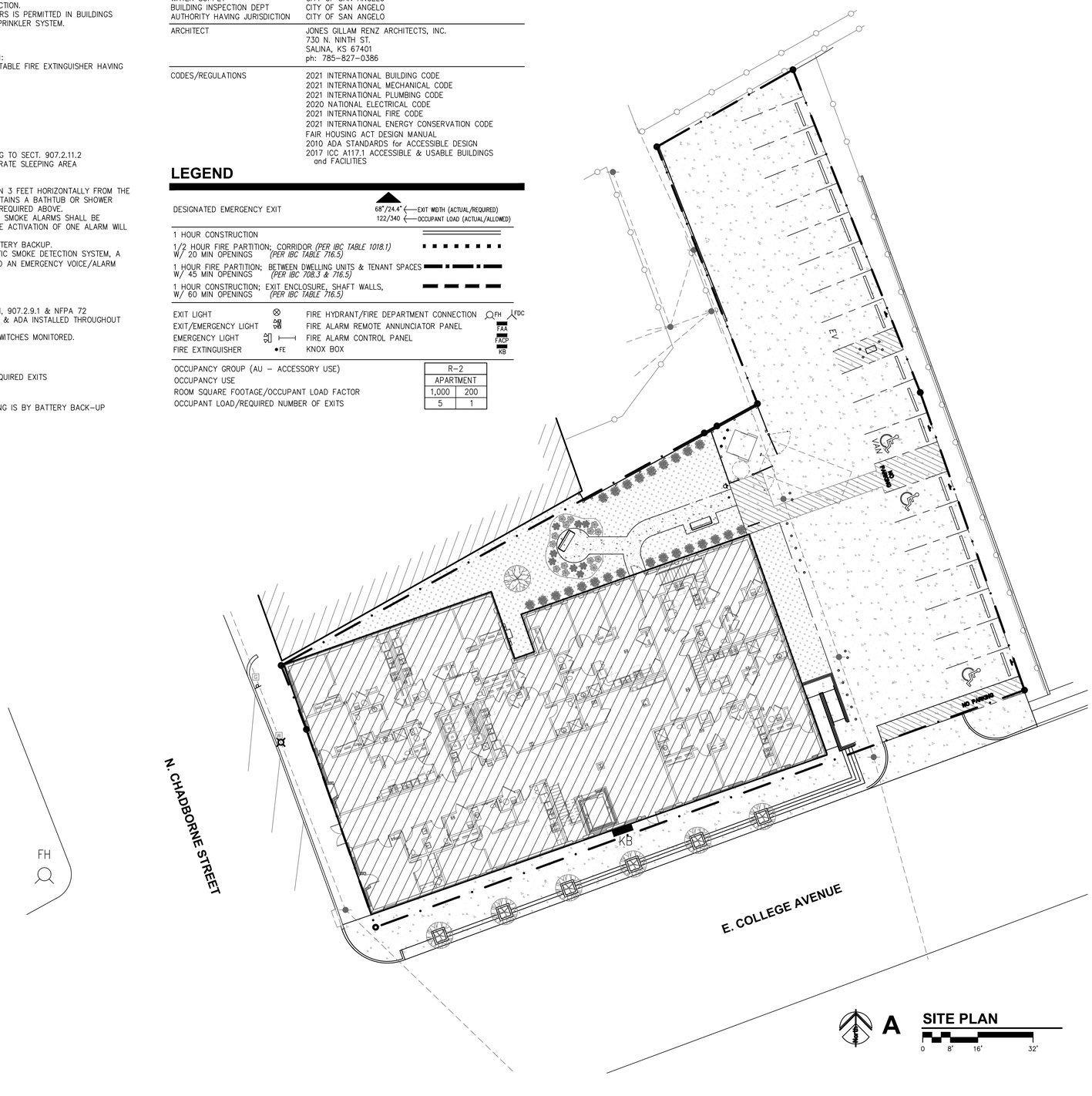
1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1018.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS & TENANT SPACES W/ 45 MIN OPENINGS *(PER IBC 708.3 & 716.5)*

1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 60 MIN OPENINGS *(PER IBC TABLE 716.5)*

EXIT LIGHT
EXIT/EMERGENCY LIGHT
EMERGENCY LIGHT
FIRE EXTINGUISHER
FIRE HYDRANT/FIRE DEPARTMENT CONNECTION (FH, FDC)
FIRE ALARM REMOTE ANNUNCIATOR PANEL (FAA)
FIRE ALARM CONTROL PANEL (FACP)
KNOX BOX (KB)

	R-2	
OCCUPANCY GROUP (AU – ACCESSORY USE)	APARTMENT	
OCCUPANCY USE		
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	1,000	200
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	5	1



A SITE PLAN
0 8' 16' 32'

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT — JEFFREY S. GILLAM — STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

CFP1

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LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

1 HOUR CONSTRUCTION

1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1018.1)*
W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS & TENANT SPACES
W/ 45 MIN OPENINGS *(PER IBC 708.3 & 716.5)*

1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS,
W/ 60 MIN OPENINGS *(PER IBC TABLE 716.5)*

EXIT LIGHT — FIRE HYDRANT/FIRE DEPARTMENT CONNECTION (FH, FDC)
EXIT/EMERGENCY LIGHT — FIRE ALARM REMOTE ANNUNCIATOR PANEL (FAA)
EMERGENCY LIGHT — FIRE ALARM CONTROL PANEL (FACP)
FIRE EXTINGUISHER (FE) — KNOX BOX (KB)

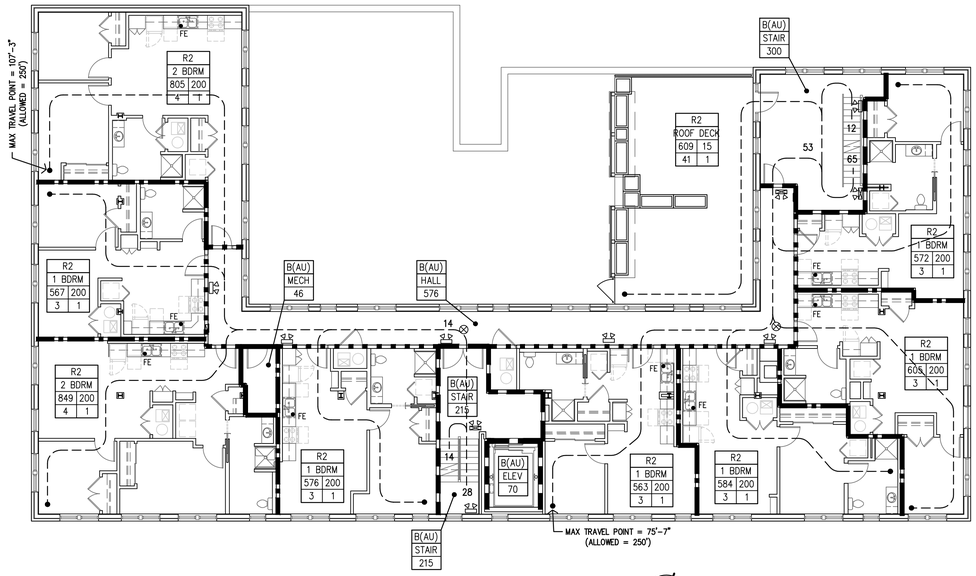
	R-2	
OCCUPANCY GROUP (AU – ACCESSORY USE)	APARTMENT	
OCCUPANCY USE		
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	1,000	200
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	5	1

EXITING: REF PLANS ON THIS SHEET

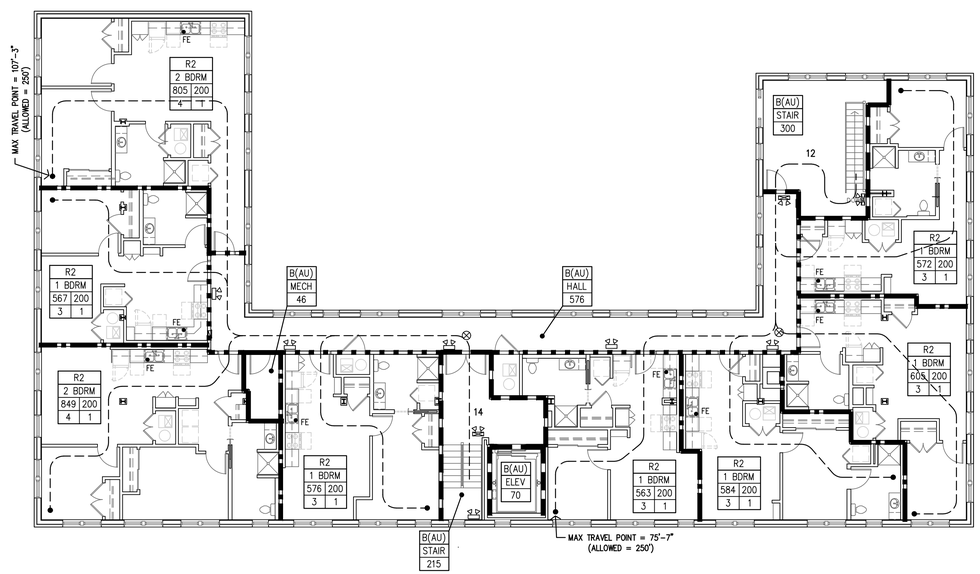
OCCUPANT LOAD: 187 TOTAL
FIRST FLOOR: 94 TOTAL
SECOND FLOOR: 67 TOTAL
THIRD FLOOR: 26 TOTAL

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	COMMONS	15 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
B	MECH/ELEC	300 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10



B SECOND FLOOR PLAN
3/32"=1'-0"



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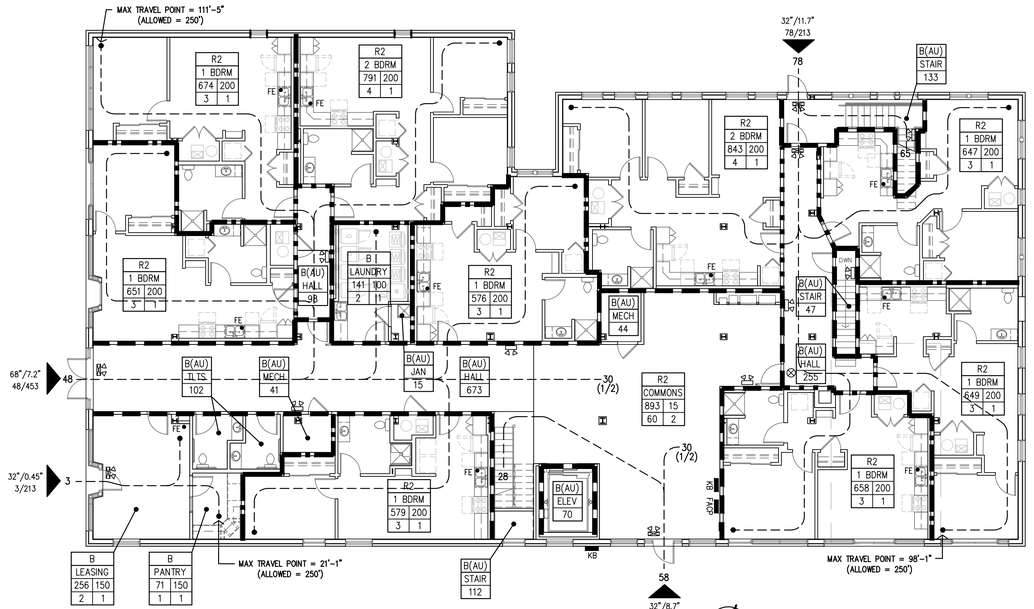
3/32"=1'-0"



A FIRST FLOOR PLAN
3/32"=1'-0"

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

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CFP2

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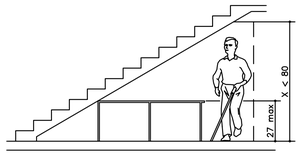
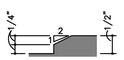


Vertical Clearance

S STANDARD VERTICAL CLEARANCE

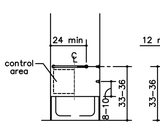
NO SCALE



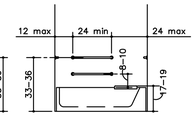
Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

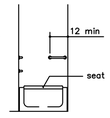
NO SCALE



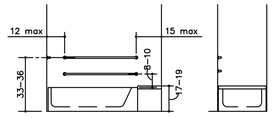
Controls Location



Grab Bars at Removable Seat

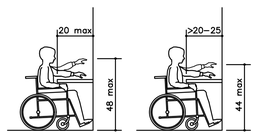


Grab Bars at Removable Seat

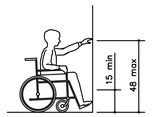


Grab Bars at Permanent Seat

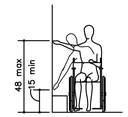
Grab Bars at Permanent Seat



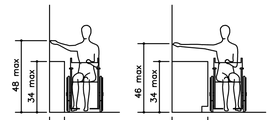
Obstructed High Forward Reach



Unobstructed Forward Reach



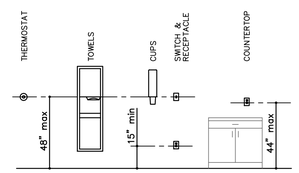
Unobstructed Side Reach



Obstructed High Side Reach

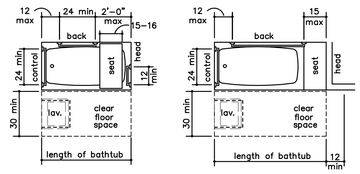
R STANDARD REACH ADA DIAGRAMS

NO SCALE



Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE

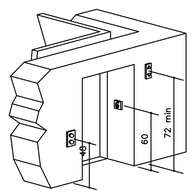


Clear Floor Space at Bathtub With Removable Seat

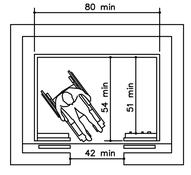
Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

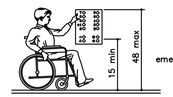
NO SCALE



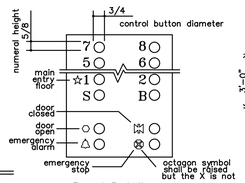
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



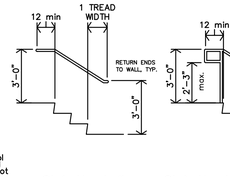
Car Control Height



Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



Stair Handrail Extensions at Walls

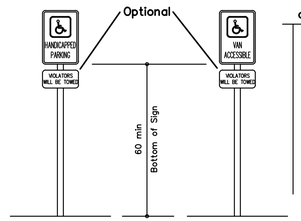
Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails

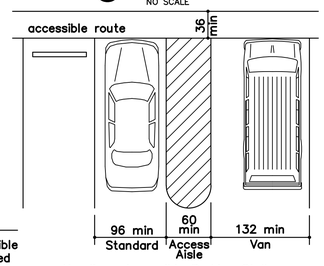
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

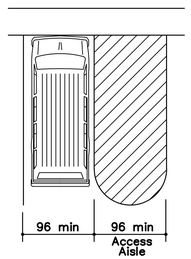


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



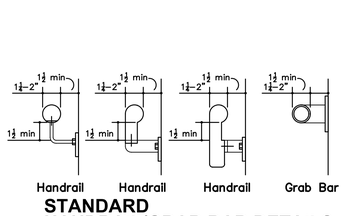
Handicap Accessible Parking Stalls



Van Accessible Parking Stall (per 502.2 exception)

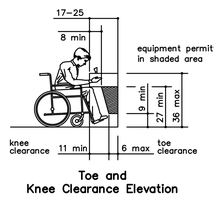
L STANDARD PARKING ADA DIAGRAMS

NO SCALE

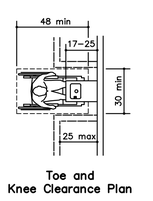


K STANDARD HANDRAIL/GRAB BAR DETAILS

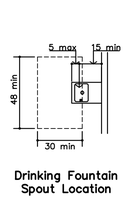
NO SCALE



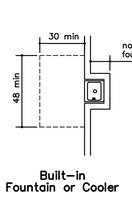
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



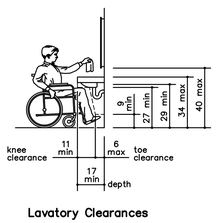
Drinking Fountain Spout Location



Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE

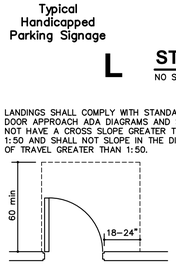


Lavatory Clearances

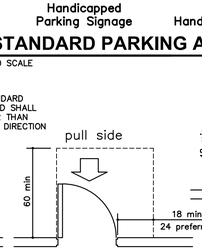
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

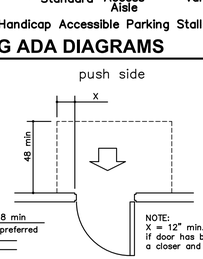
NO SCALE



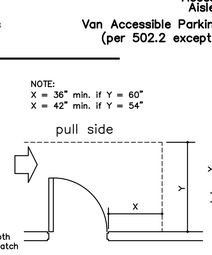
Exterior Landing



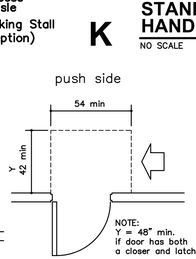
Front Approach – Swinging Door



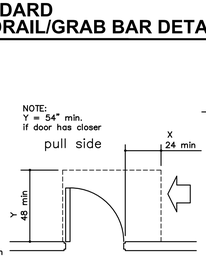
Front Approach – Swinging Door



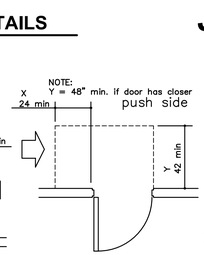
Hinge Side Approach – Swinging Door



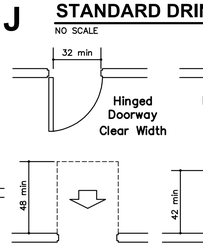
Side Approach – Swinging Door



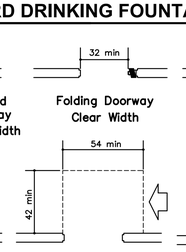
Latch Side Approach Swinging Door



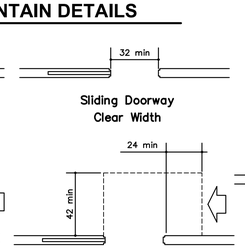
Latch Side Approach Swinging Door



Front Approach – Sliding or Folding Doors



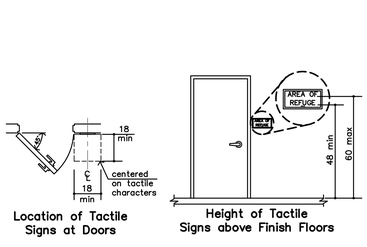
Side Approach – Sliding or Folding Doors



Stop or Latch Side Approach – Sliding or Folding Doors

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE

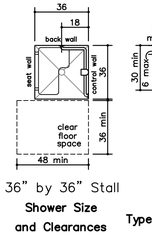


Location of Tactile Signs at Doors

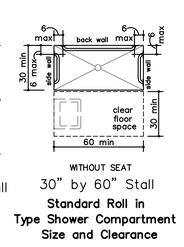
Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

NO SCALE



36" by 36" Stall Shower Size and Clearances



30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

WITHOUT SEAT

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

WITH SEAT

Seat Design

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE

36" by 36" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

WITHOUT SEAT

30" by 60" Stall Grab bars at Shower Stall

WITH SEAT

Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

Clear Floor Space at Urinal

Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE

Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

FOR REFERENCE ONLY

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT
CASEY S. GILLAM
16-2024
STATE OF TEXAS

REVISION:

DATE: 1–16–2024

JOB: 22–3281

SHEET NO.:

ADA

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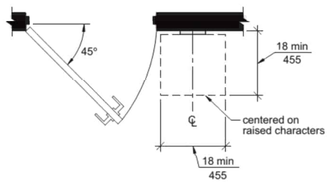
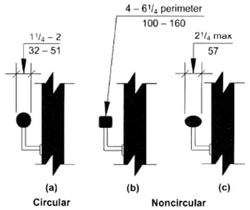
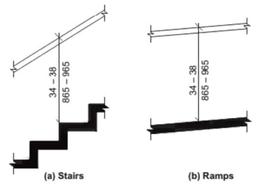


Note: For braille character mounting height see Section 703.4.5

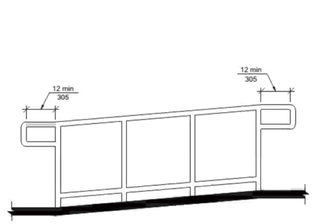
V SIGNAGE (Section 703)
NO SCALE



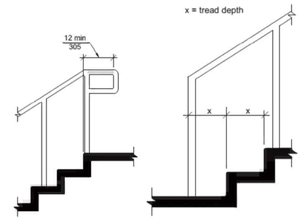
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



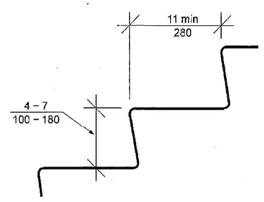
S HANDRAIL HEIGHT (Section 505)
NO SCALE



T RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



R STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



Q STAIR TREAD & RISER (Section 504)
NO SCALE

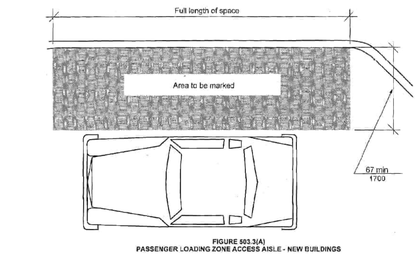
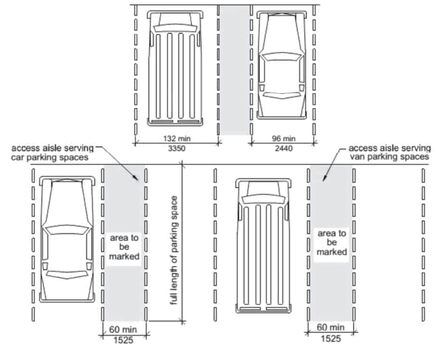
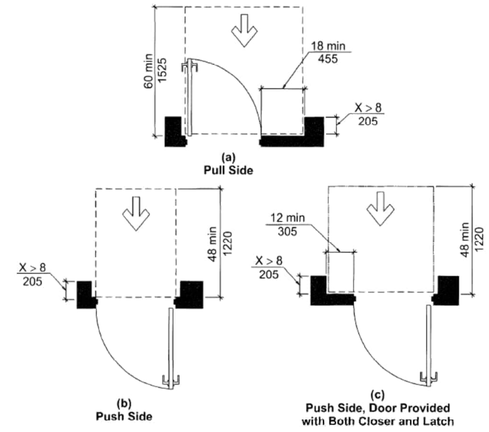


FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

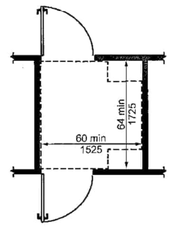
P PASSENGER LOADING ZONE (Section 503)
NO SCALE

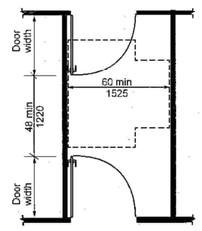


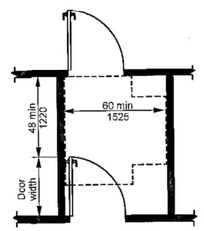
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



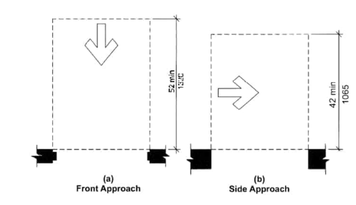
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



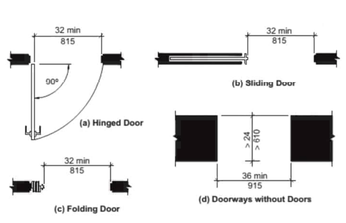




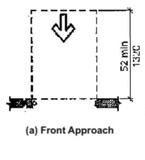
J TWO DOORS IN SERIES (Section 404)
NO SCALE

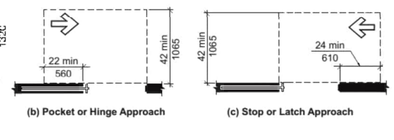


M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE

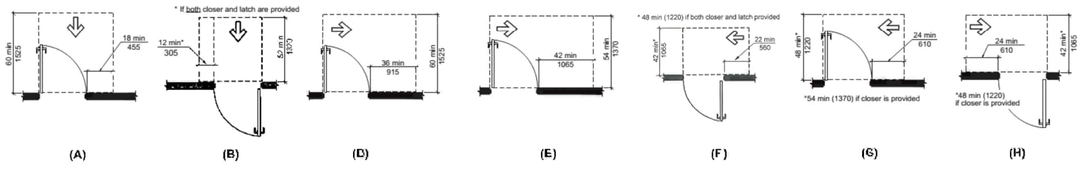


L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE

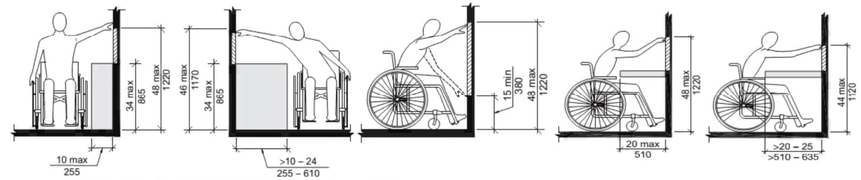




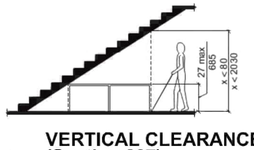
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



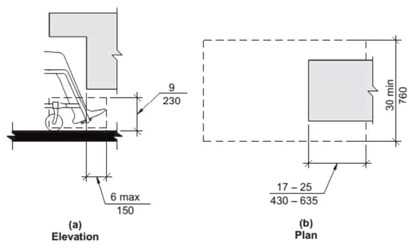
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



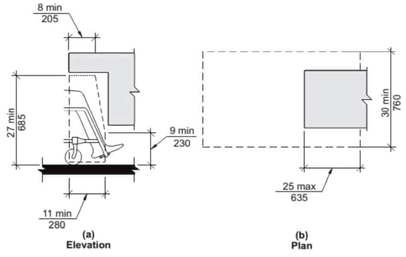
G REACH CLEARANCES (Section 308)
NO SCALE



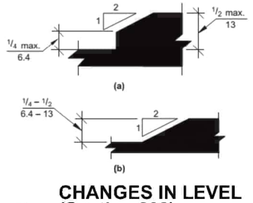
F VERTICAL CLEARANCE (Section 307)
NO SCALE



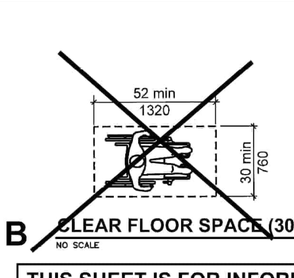
E TOE CLEARANCE (Section 306)
NO SCALE



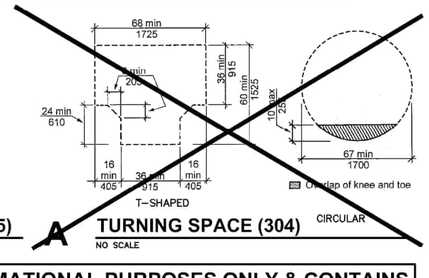
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B CLEAR FLOOR SPACE (305)
NO SCALE



A TURNING SPACE (304)
NO SCALE

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

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10-2024
2411
STATE OF TEXAS

REVISION:

DATE: 1–16–2024
JOB: 22–3281
SHEET NO.:

ANSI-1

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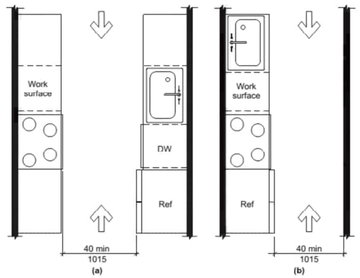
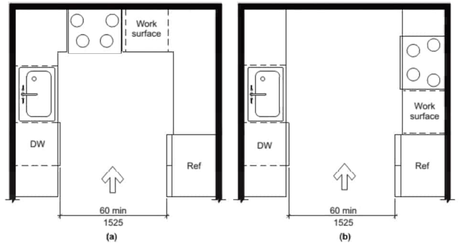
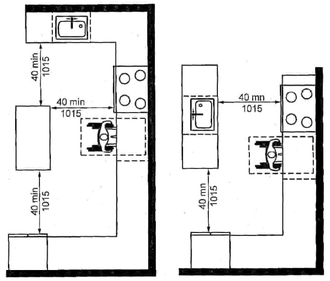


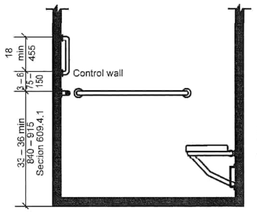
V **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



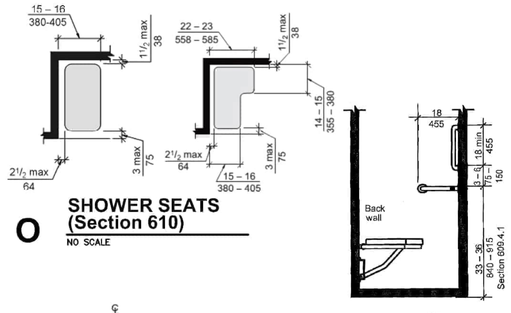
U **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



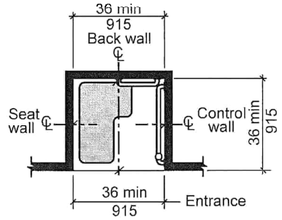
T **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
NO SCALE



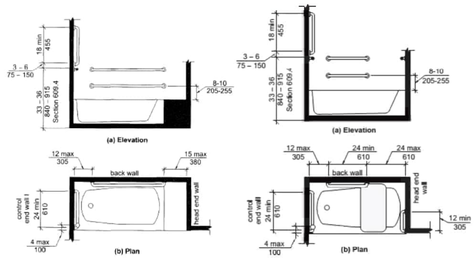
S **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE



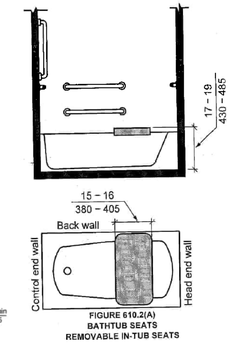
O **SHOWER SEATS (Section 610)**
NO SCALE



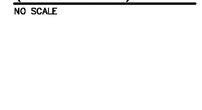
Note: inside finished dimensions measured at the center points of opposing sides



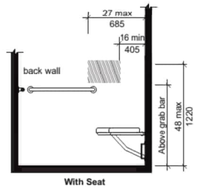
L **GRAB BARS FOR BATHTUBS (Section 607)**
NO SCALE



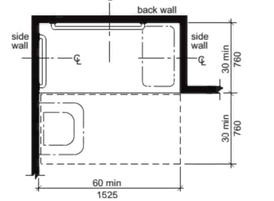
K **BATHTUB SEAT (Section 610)**
NO SCALE



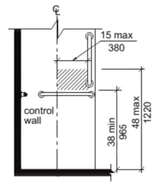
G **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



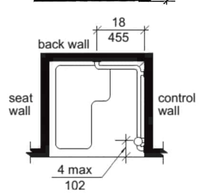
R **ROLL-IN SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



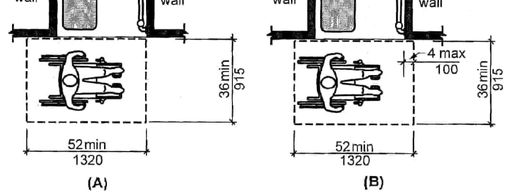
Q **ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



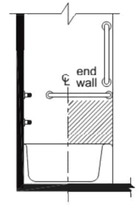
O **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



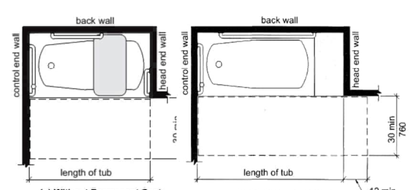
N **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



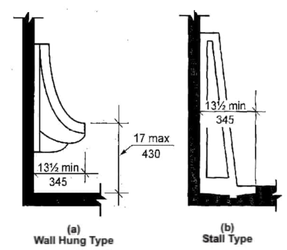
M **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



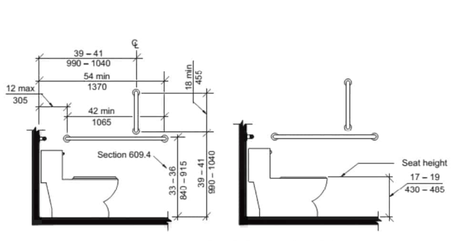
J **BATHTUB CONTROLS (Section 607)**
NO SCALE



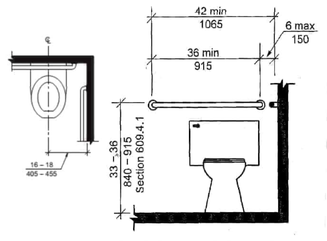
H **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE



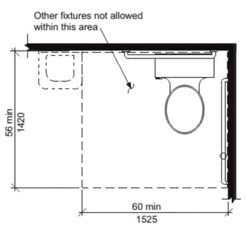
F **HEIGHT OF URINALS (Section 605)**
NO SCALE



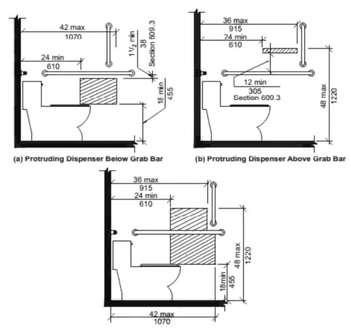
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



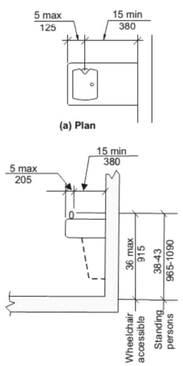
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



C **CLEARANCES AT WATER CLOSET (Section 604)**
NO SCALE



B **DISPENSER OUTLET LOCATION (Section 604)**
NO SCALE



A **DRINKING FOUNTAIN (Section 602)**
NO SCALE

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DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

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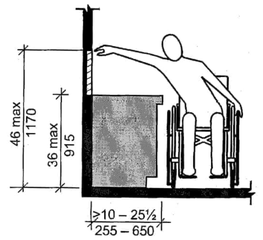
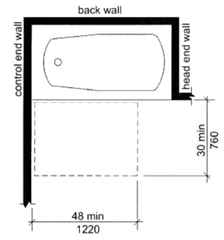
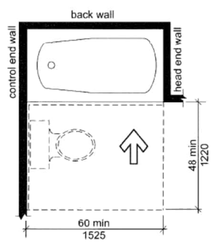


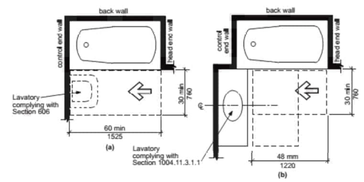
P REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)
NO SCALE



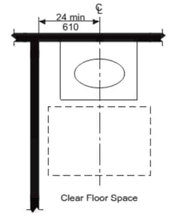
O BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)
NO SCALE



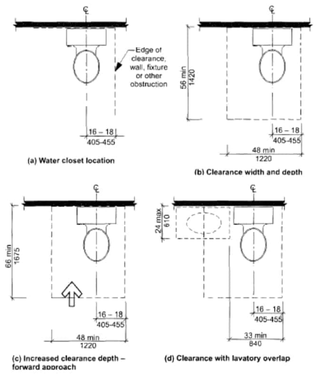
N BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



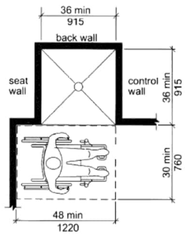
M BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



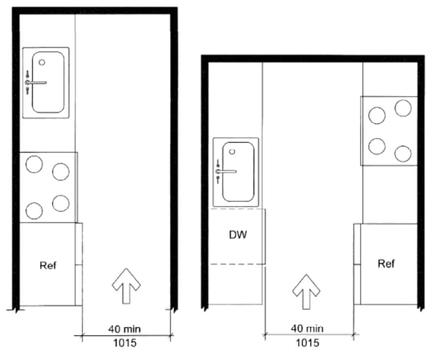
L LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



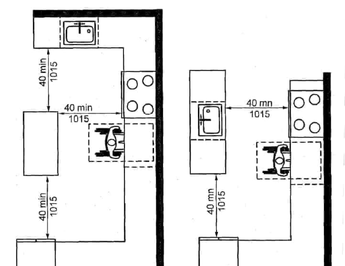
K WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)
NO SCALE



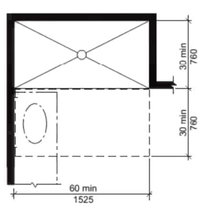
J TRANSFER SHOWER AT TYPE B UNITS (Section 1104)
NO SCALE



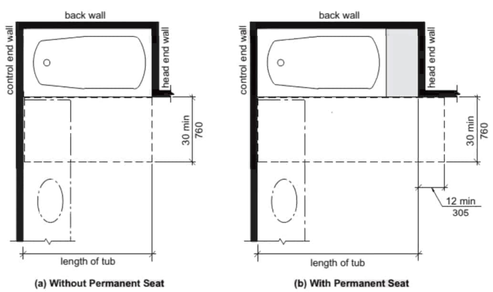
H MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)
NO SCALE



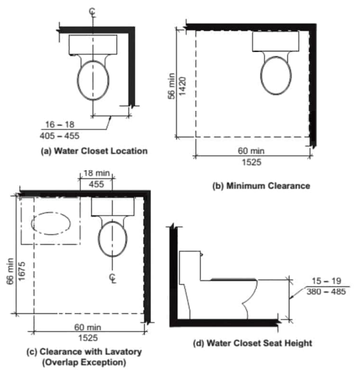
G U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)
NO SCALE



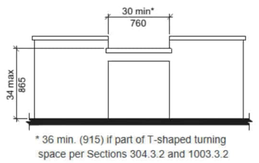
F ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



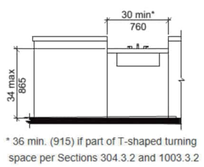
E BATHTUB CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



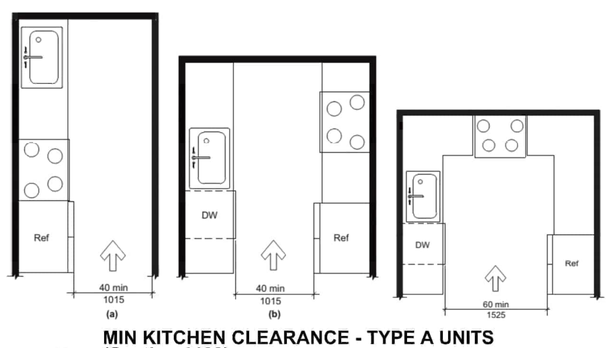
D WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



C WORK SURFACE - TYPE A UNITS (Section 1103)
NO SCALE



B KITCHEN SINK - TYPE A UNITS (Section 1103)
NO SCALE



A MIN KITCHEN CLEARANCE - TYPE A UNITS (Section 1103)
NO SCALE

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
1-16-2024
STATE OF TEXAS

REVISION:

DATE: 1–16–2024
JOB: 22–3281
SHEET NO.:

ANSI-3

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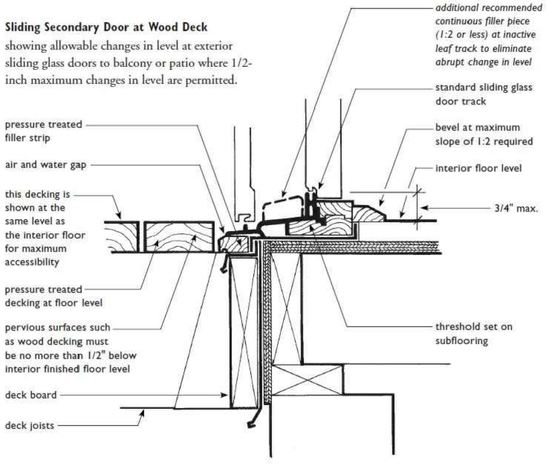
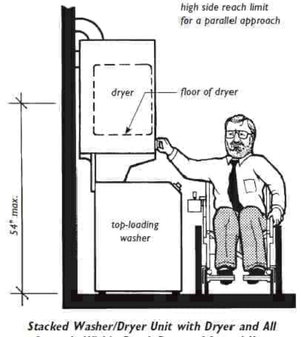
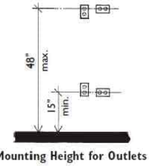


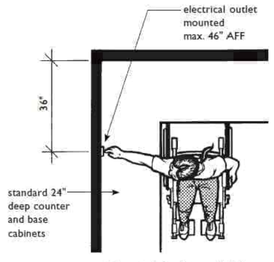
Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.



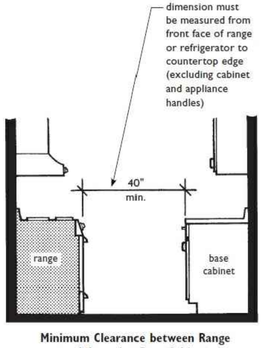
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



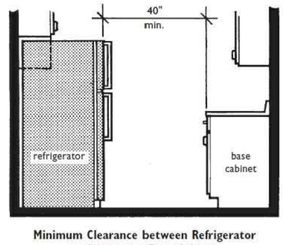
Mounting Height for Outlets



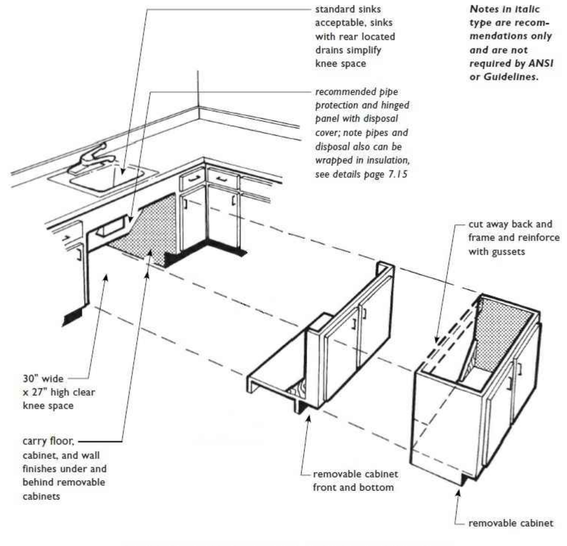
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



Minimum Clearance between Range and Opposing Base Cabinet



Minimum Clearance between Refrigerator and Opposing Base Cabinet



Notes in italic type are recommendations only and are not required by ANSI or Guidelines.

Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
1-16-2024
22415
STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

FH

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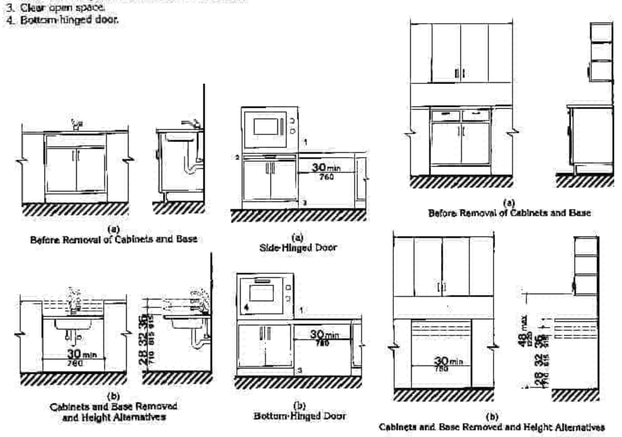
SYMBOL KEY:
1. Countertop or wall-mounted oven.
2. Pull-out board preferred with side-opening door.
3. Clear open space.
4. Bottom-hinged door.



G STANDARD UFAS KITCHEN DIAGRAMS

NO SCALE

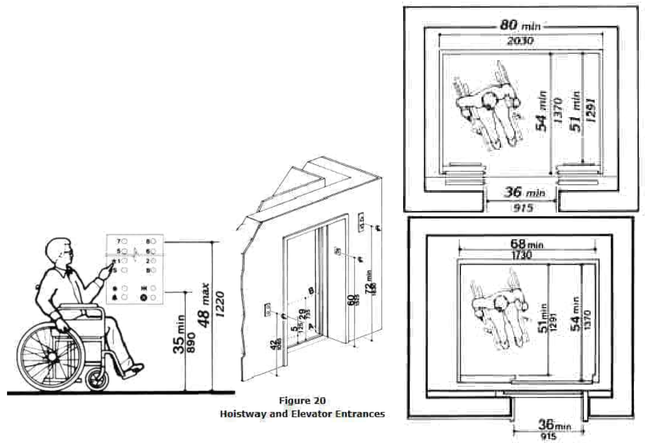


Figure 20
Hoistway and Elevator Entrances

Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

F STANDARD UFAS ELEVATOR DETAILS

NO SCALE

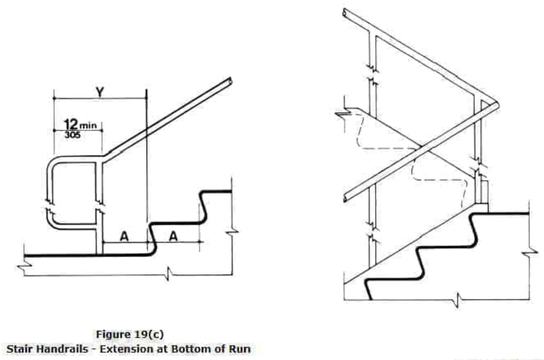


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

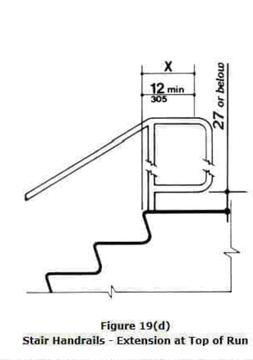
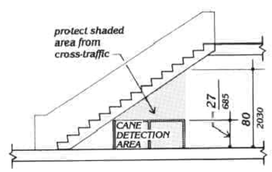


Figure 19(d)
Stair Handrails - Extension at Top of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

E STANDARD UFAS HANDRAILS

NO SCALE



D GENERAL UFAS DIAGRAM

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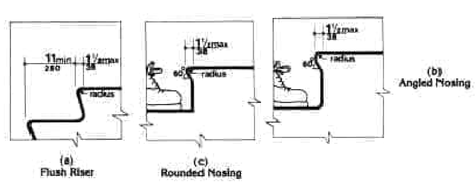
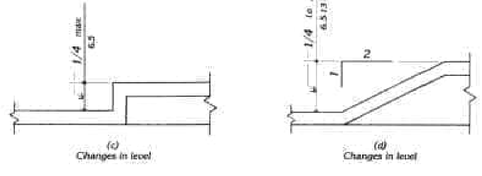


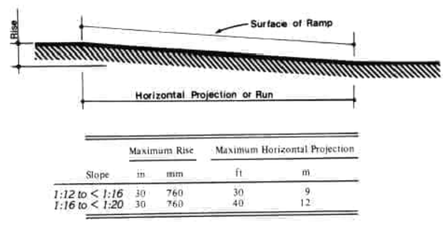
C STAIR NOSINGS

NO SCALE



B UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE



Slope	Maximum Rise in	Maximum Rise mm	Maximum Horizontal Projection ft	Maximum Horizontal Projection m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

A SLOPE AND RISE

NO SCALE

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 16-2024 25416 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

UFAS

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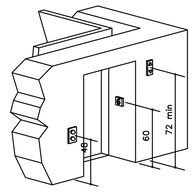
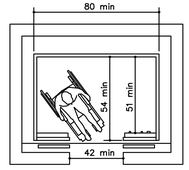
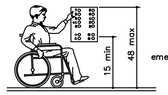


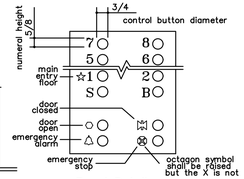
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



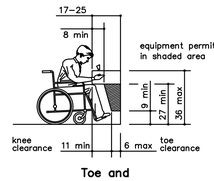
Car Control Height



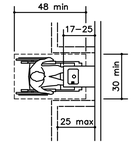
Panel Detail

M STANDARD ELEVATOR DIAGRAMS

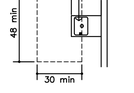
NO SCALE



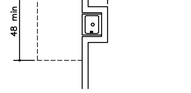
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



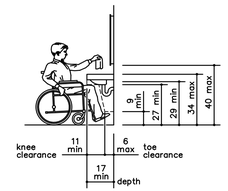
Drinking Fountain Spout Location



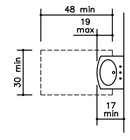
Built–in Fountain or Cooler

L STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



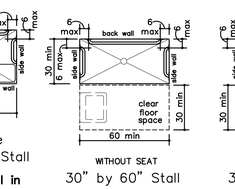
Lavatory Clearances at Lavatories



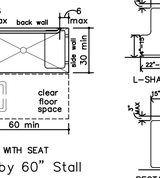
Clear Floor Space

K STANDARD LAVATORY DETAILS

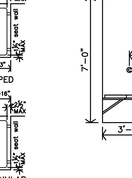
NO SCALE



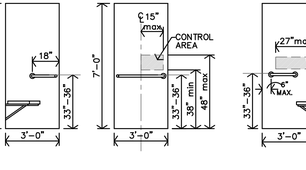
Obstructed High Forward Reach



Unobstructed Forward Reach



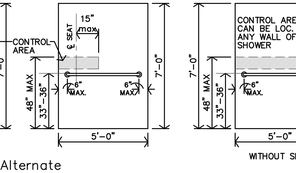
Unobstructed Side Reach



Obstructed High Side Reach

J STANDARD REACH TSA DIAGRAMS

NO SCALE



H STANDARD CONTROL REACH LIMITATIONS DETAILS

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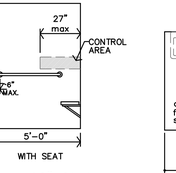
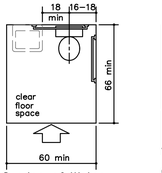
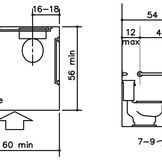


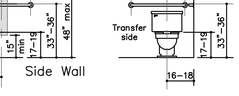
Recessed Door or Gate Pull Side



Recessed Door or Gate Push Side

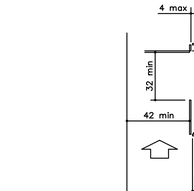


Recessed Door or Gate with Closer and Latch

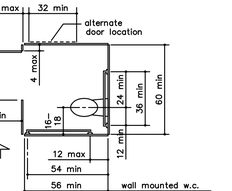


Two Hinged Doors in Series

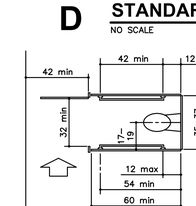
Exterior Landing



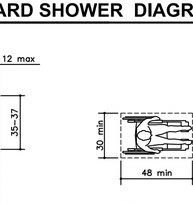
Front Approach — Swinging Door



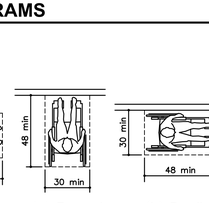
Front Approach — Swinging Door



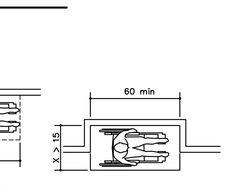
Hinge Side Approach — Swinging Door



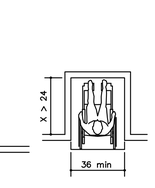
Side Approach — Swinging Door



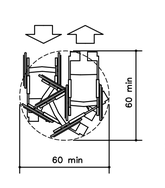
Latch Side Approach Swinging Door



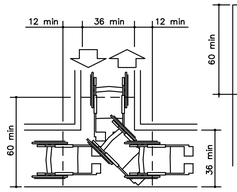
Latch Side Approach Swinging Door



Front Approach — Sliding or Folding Doors



Side Approach — Sliding or Folding Doors

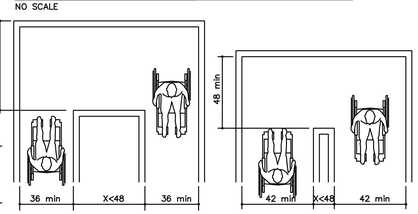


Stop or Latch Side Approach — Sliding or Folding Doors

Hinged Doorway Clear Width

Folding Doorway Clear Width

Sliding Doorway Clear Width



Pocket or Hinge Side Approach — Sliding or Folding Doors

Two Hinged Doors in Series

Two Hinged Doors in Series

G STANDARD DOOR APPROACH DIAGRAMS

NO SCALE

Clear Floor Space at Urinal

Heights at Urinal

Wall hung type

Stall type

F STANDARD URINAL DIAGRAMS

NO SCALE

Controls Location

Grab Bars at Removable Seat

Grab Bars at Removable Seat

Grab Bars at Permanent Seat

Grab Bars at Permanent Seat

Clear Floor Space at Bathtub With Removable Seat

Clear Floor Space at Bathtub With Permanent Seat

E STANDARD BATHROOM/TUB DIAGRAMS

NO SCALE

36" by 36" Stall Shower Size and Clearances

Alternate Roll in Type Shower Compartment Size and Clearance

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

Seat Design

36" by 36" Stall Grab bars at Shower Stall

Alternate 30" by 60" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD SHOWER DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

C STANDARD TOILET DIAGRAMS

NO SCALE

Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

B STANDARD TOILET STALL DIAGRAMS

NO SCALE

A STANDARD DIAGRAMS

NO SCALE

FOR REFERENCE ONLY

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REVISION:

DATE: 1–16–2024

JOB: 22–3281

SHEET NO.:

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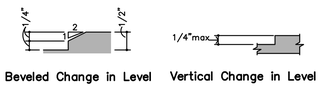
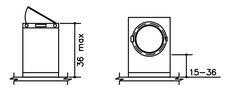


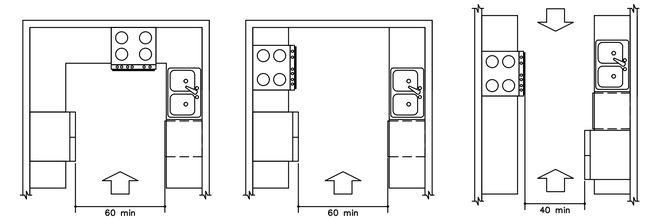
Beveled Change in Level Vertical Change in Level

K THRESHOLD DIAGRAMS
NO SCALE



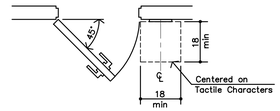
Top loading Front loading

J LAUNDRY
NO SCALE

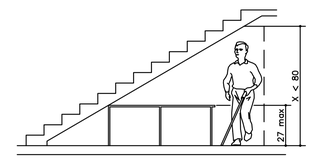


U–shaped Kitchens Pass Through Kitchens

H KITCHENS
NO SCALE

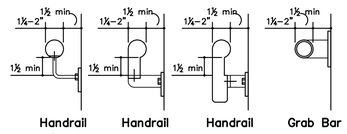


Location of Tactile Signs at Doors



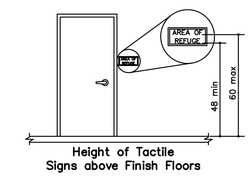
Vertical Clearance

G STANDARD VERTICAL CLEARANCE
NO SCALE



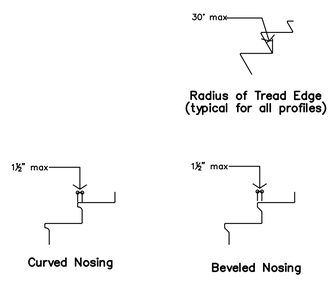
Handrail Handrail Handrail Grab Bar

F STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE



Height of Tactile Signs above Finish Floors

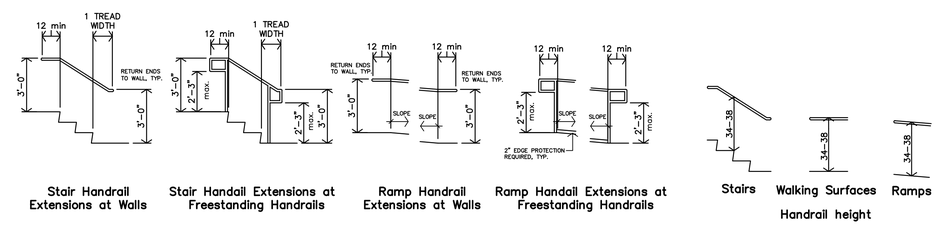
E TACTILE SIGN DIAGRAM
NO SCALE



Radius of Tread Edge (typical for all profiles)

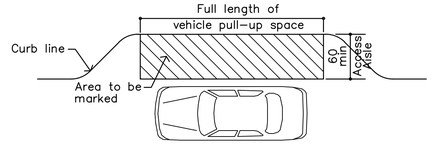
Curved Nosing Beveled Nosing

D STANDARD STAIR NOSING DETAILS
NO SCALE

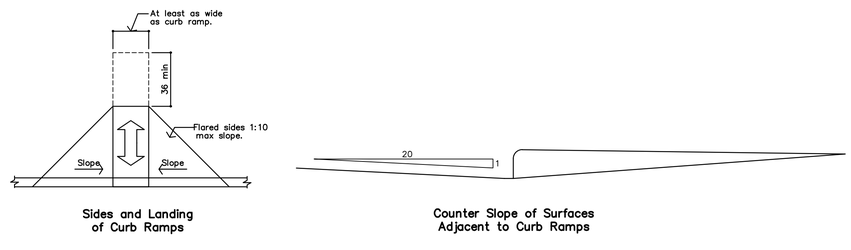


Stair Handrail Extensions at Walls Stair Handail Extensions at Freestanding Handrails Ramp Handrail Extensions at Walls Ramp Handail Extensions at Freestanding Handrails Stairs Walking Surfaces Ramps

Handrail height

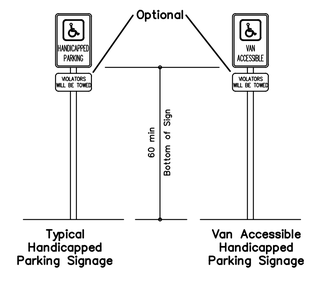


C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE

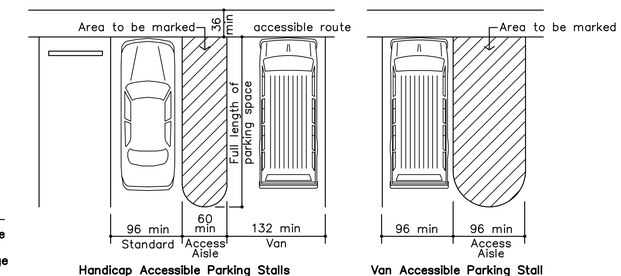


Sides and Landing of Curb Ramps Counter Slope of Surfaces Adjacent to Curb Ramps

B STANDARD CURB RAMPS DIAGRAMS
NO SCALE



Typical Handicapped Parking Signage Van Accessible Handicapped Parking Signage



Handicap Accessible Parking Stalls Van Accessible Parking Stall (per 502.2 exception)

A STANDARD PARKING DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
1-16-2024
22415

REVISION:

DATE: 1–16–2024
JOB: 22–3281
SHEET NO.:

TAS2

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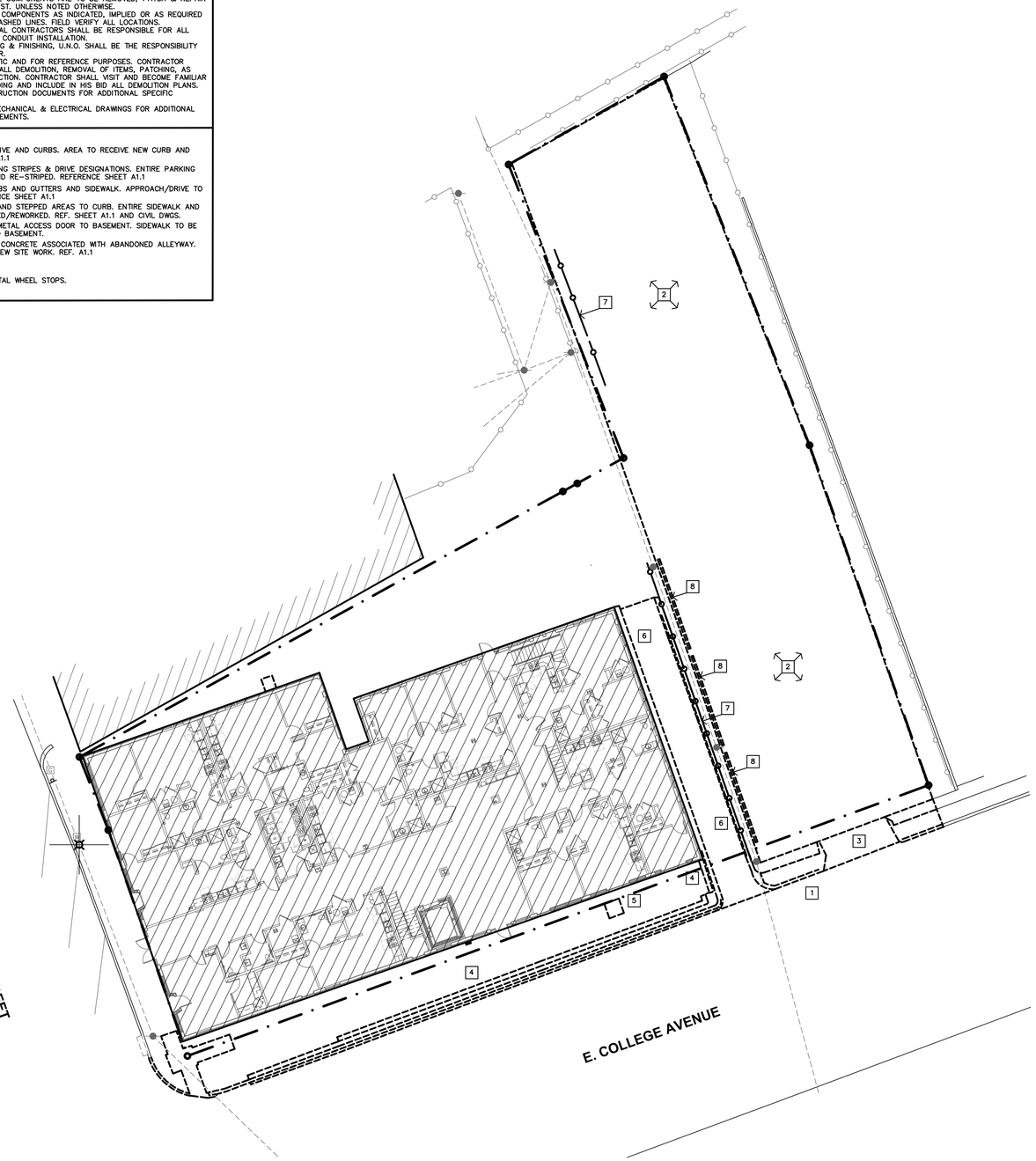
DEMOLITION SITE PLAN NOTES

GENERAL

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF CONROE, TEXAS.
3. WHERE EXISTING BLDG. & SITE COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXIST. UNLESS NOTED OTHERWISE.
4. REMOVE EXIST. BLDG. & SITE COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
5. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
6. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. DEMOLITION PLAN IS SCHEMATIC AND FOR REFERENCE PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, REMOVAL OF ITEMS, PATCHING, AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE SITE PRIOR TO BIDDING AND INCLUDE IN HIS BID ALL DEMOLITION PLANS.
8. REFERENCE COMPLETE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIC DEMOLITION REQUIREMENTS.
9. REFERENCE SURVEY, CIVIL, MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL SITE DEMOLITION AND SITE ELEMENTS.

SPECIFIC

1. REMOVE EXIST. CONCRETE DRIVE AND CURBS. AREA TO RECEIVE NEW CURB AND GUTTER. REFERENCE SHEET A1.1
2. REMOVE ANY EXISTING PARKING STRIPES & DRIVE DESIGNATIONS. ENTIRE PARKING LOT TO BE RE-SURFACED AND RE-STRIPED. REFERENCE SHEET A1.1
3. REMOVE EXISTING DRIVE/CURBS AND GUTTERS AND SIDEWALK. APPROACH/DRIVE TO BE RE-CONFIGURED. REFERENCE SHEET A1.1
4. REMOVE EXISTING SIDEWALK AND STEPPED AREAS TO CURB. ENTIRE SIDEWALK AND GRADING TO BE RECONFIGURED/REWORKED. REF. SHEET A1.1 AND CIVIL DWGS.
5. REMOVE EXISTING SIDEWALK METAL ACCESS DOOR TO BASEMENT. SIDEWALK TO BE INFILLED WITH NO ACCESS TO BASEMENT.
6. REMOVE EXISTING CURB AND CONCRETE ASSOCIATED WITH ABANDONED ALLEYWAY. AREA TO BE INFILLED WITH NEW SITE WORK. REF. A1.1
7. REMOVE EXISTING FENCE
8. REMOVE EXISTING RAISED METAL WHEEL STOPS.



A **SITE DEMOLITION PLAN**
1/16"=1'-0"

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
1-16-2024

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

D1.1

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DEMOLITION NOTES

GENERAL NOTES

1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. EXISTING SALVAGED BRICK TO BE STOCK PILED FOR RE-USE.
10. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS
11. REMOVE ALL EXISTING EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC. THAT REMAINS IN THE BUILDING, ROOF AND EXTERIOR WALLS.
12. MEDIA BLAST (PER PRESERVATION BRIEFS) ALL GRAFFITI FROM EXTERIOR AND INTERIOR WALLS.
13. REBUILD EXISTING HEAD/SILL/JAMBS AT WINDOW AND DOOR OPENINGS AS NEEDED TO PREP FOR THE INSTALLATION OF NEW DOORS/WINDOWS.

GENERAL & BASEMENT

1 REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.

2 MEDIA BLAST GRAFFITI (PER PRESERVATION BRIEFS) OFF ALL WALLS.

3 REMOVE ALL EXISTING EQUIPMENT, DEBRIS, ETC. IN BASEMENT. MAKE REPAIRS AT JOISTS, BEAMS, COLUMNS, FOUNDATION WALLS, ETC. AS NEEDED. CLEAN UP FLOOR, WALLS, ETC.

4 REPAIR EXISTING STAIRS TO BASEMENT AS NEEDED FOR SAFE ACCESS.

ROOF, STAIRS, ELEVATOR, EQUIPMENT

10 REMOVE EXISTING ROOFING, VENTS, PIPING, FLASHING, ETC. TO DECK. REPAIR ANY DAMAGE, VOIDS, HOLES, ETC. IN DECK & MAKE WATER TIGHT. PREP FOR NEW FLASHING, INSULATION & ROOFING SYSTEM.

11 REMOVE EXISTING MTL GUTTER & DOWNSPOUT. PREP FOR NEW.

12 REMOVE EXISTING MTL SCUPPER & DOWNSPOUT. PREP FOR NEW.

13 REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.

14 REMOVE EXISTING STEEL STAIR, STRINGERS, PANS, ETC. BETWEEN FLOOR 1 & 2. PREP EXISTING OPENING FOR NEW STAIR & RAILING.

15 EXISTING STAIR & RAILING TO REMAIN.

16 REMOVE EXISTING SKYLIGHTS. REPAIR OPENING TO MATCH ADJACENT STRUCTURE & MAKE WATER TIGHT. REF. STRUCT.

17 REMOVE & SALVAGE PORTION OF EXISTING RAILING FOR NEW STAIR.

WALLS

20 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY, AND PLASTER WALL BELOW THE WINDOW OPENING FOR NEW DOOR OPENING TO NEW ROOF-TOP PATIO.

21 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY, PLASTER WALL FOR NEW WINDOW OPENING.

22 SAWCUT & REMOVE SMALL PORTION OF BRICK ALONG SIDE OF WINDOW OPENING TO PREP WINDOW FOR NEW 3'-4" WIDE FRAME AND 3'-0" WIDE EXIT DOOR.

WINDOWS

30 REMOVE EXISTING WINDOW UNIT, OR REMNANTS OF WINDOW FRAME. CLEAN & PREP MASONRY FOR NEW WINDOW/DOOR INSTALLATION.

31 REMOVE EXISTING PLYWOOD/METAL INFILL, CLEAN & PREP ORIGINAL MASONRY OPENING. PREP MASONRY OPENING FOR NEW STOREFRONT, DOOR, WINDOW, ETC.

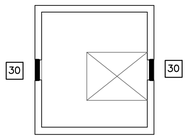
DOORS

40 REMOVE EXISTING DOOR, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, ETC., FILL HOLES CLEAN & PREP MASONRY FOR NEW WINDOW/DOOR INSTALLATION.

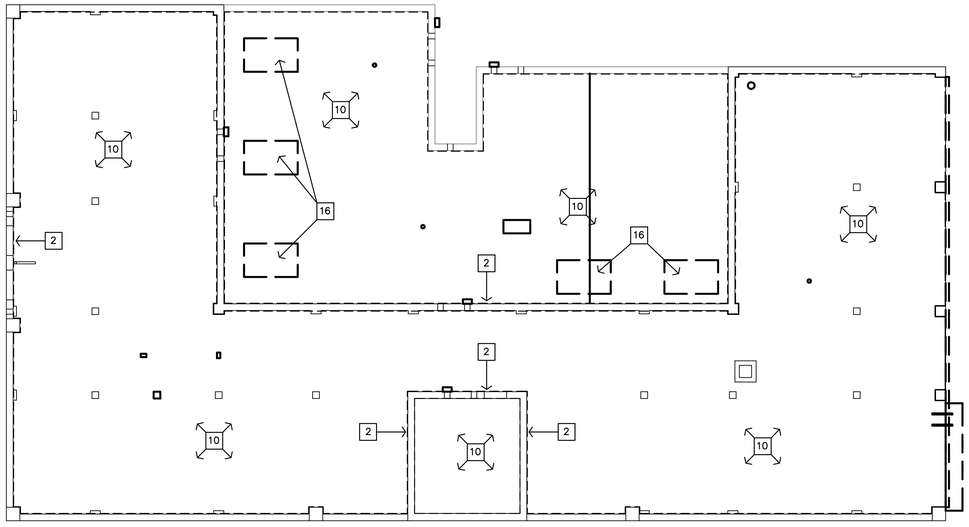
FLOORS

50 EXISTING TERRAZZO FLOORING (SHOWN AS DOTTED HATCH) TO BE PROTECTED DURING CONSTRUCTION. SAWCUT/GRIND ANY RAISED AREAS AT REMOVED WALLS. PROTECT, CLEAN, PATCH AND REPAIR AS NEEDED. REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL TERRAZZO FLOOR. PROTECT, CLEAN & REPAIR AS NEEDED ORIGINAL TERRAZZO FLOOR. REFERENCE TERRAZZO PRESERVATION NOTES ON SHEET A2.0

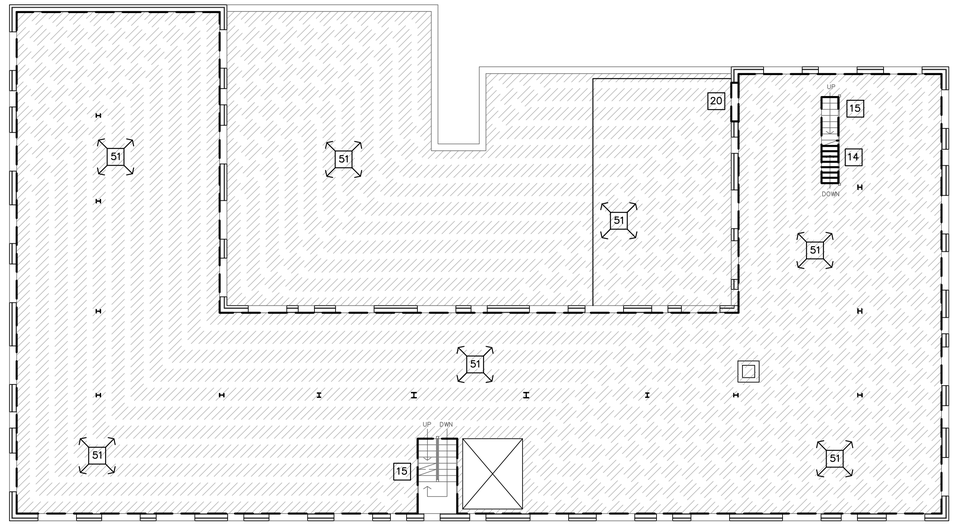
51 REMOVE ENTIRETY OF CONCRETE FLOOR/ROOF SLAB AND MESH REINFORCING AT THE 2ND & 3RD LEVELS (SHOWN AS ANGLED HATCH). PROTECT ADJACENT WALLS, PLASTER FINISH, AND BEAMS/COLUMNS DURING REMOVAL/CONSTRUCTION.



G **UPPER PENTHOUSE DEMOLITION PLAN**
1/8"=1'-0"

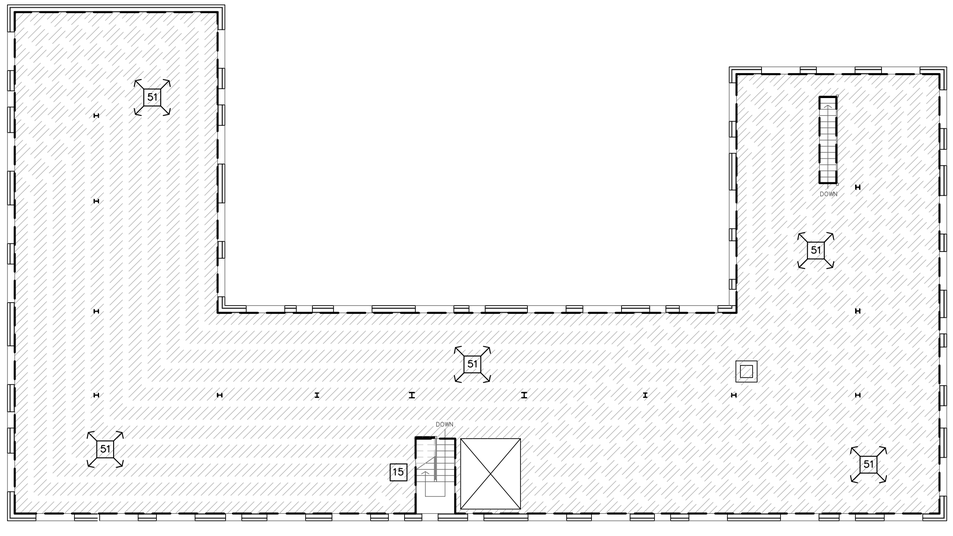


F **PENTHOUSE DEMOLITION PLAN**
1/8"=1'-0"

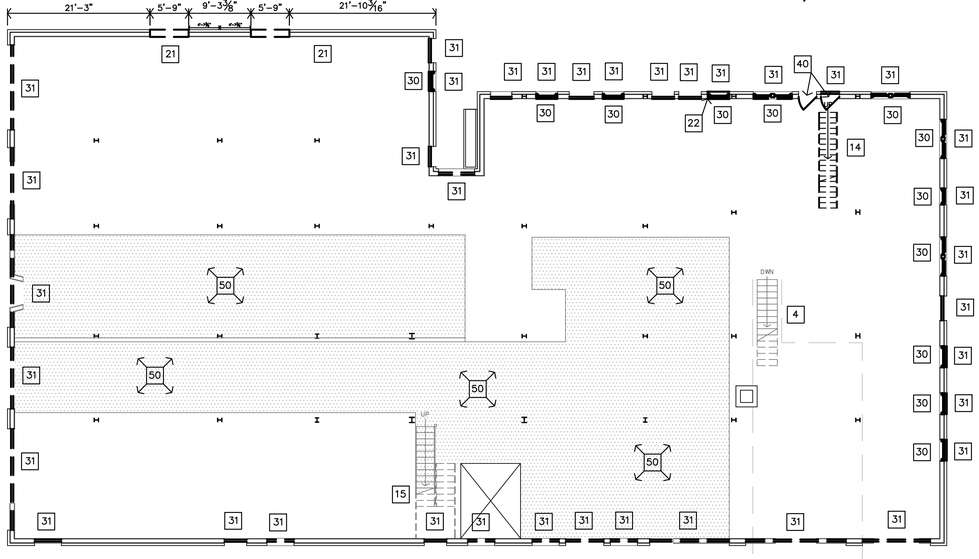


E **ROOF DEMOLITION PLAN**
3/32"=1'-0"

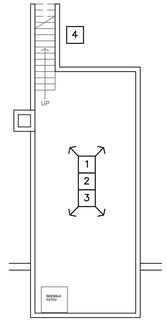
C **SECOND FLOOR DEMOLITION PLAN**
3/32"=1'-0"



D **THIRD FLOOR DEMOLITION PLAN**
3/32"=1'-0"



B **FIRST FLOOR DEMOLITION PLAN**
3/32"=1'-0"



A **BASEMENT DEMOLITION PLAN**
3/32"=1'-0"

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT STACEY S. GILLAM 25415 STATE OF TEXAS 1-16-2024

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

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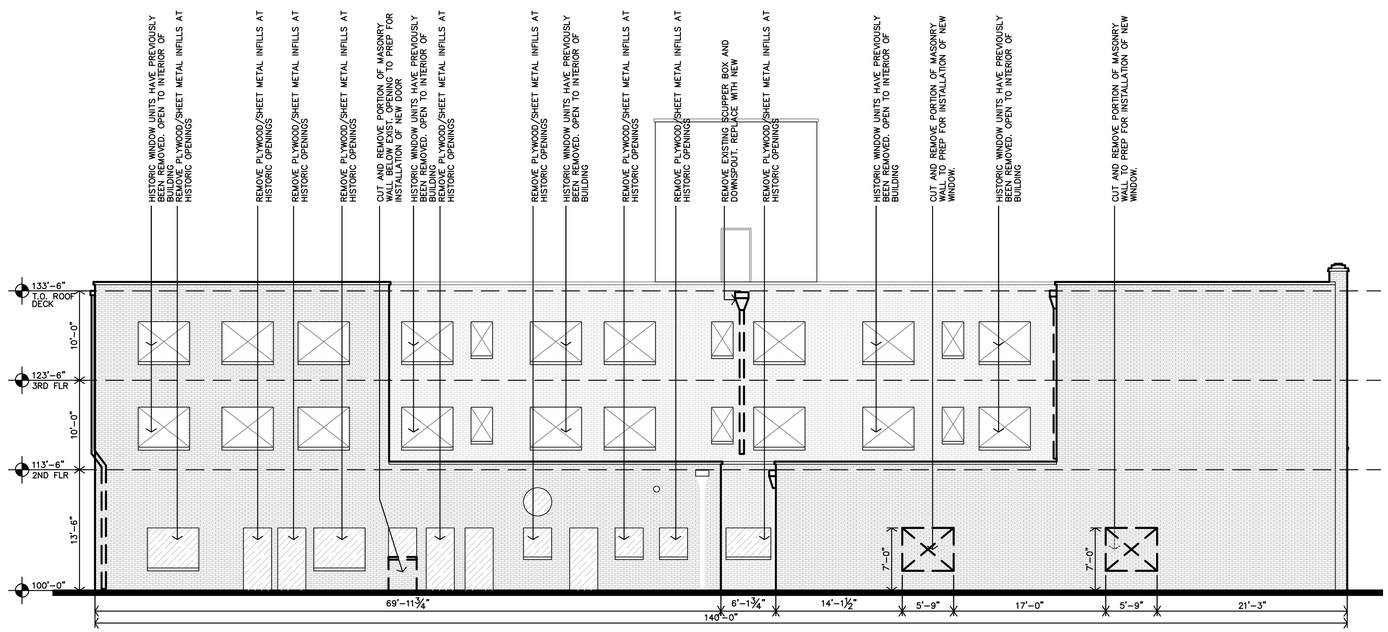
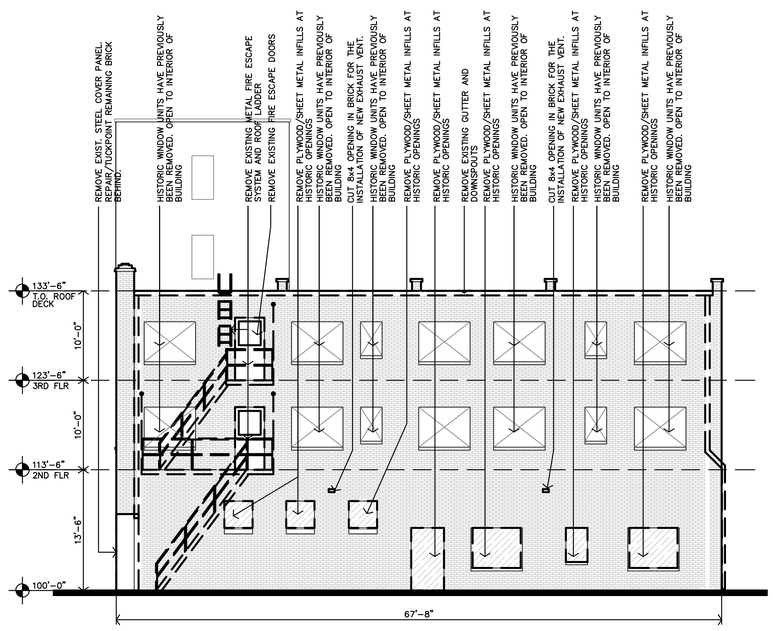
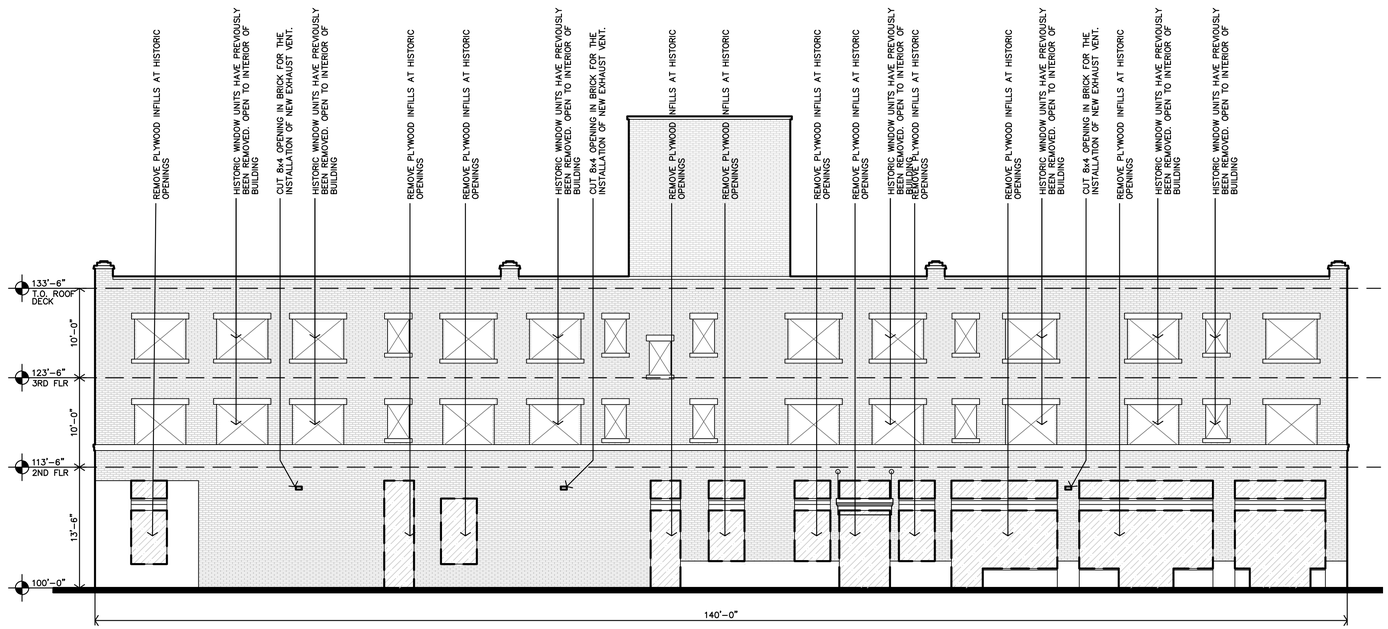


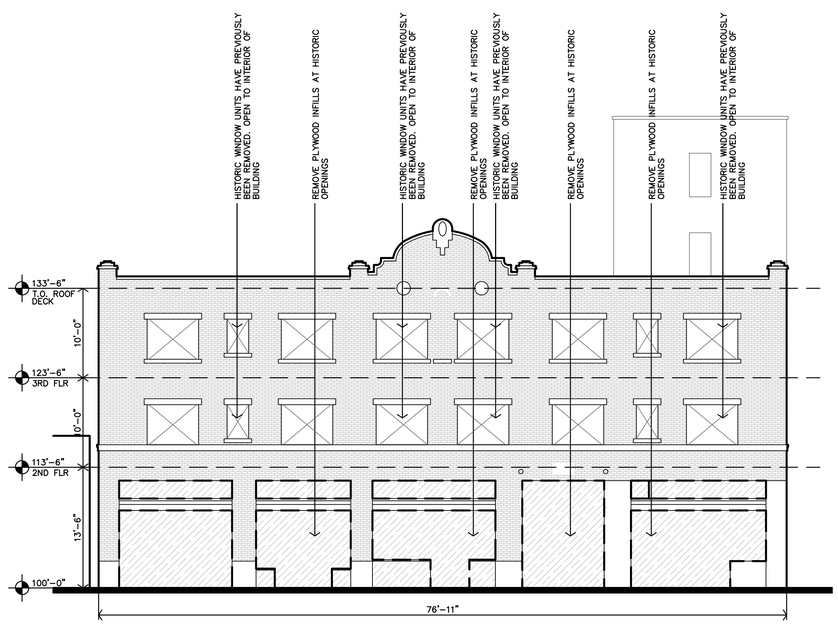
D DEMOLITION NORTH ELEVATION
1/8"=1'-0"



C DEMOLITION EAST ELEVATION
1/8"=1'-0"



B DEMOLITION SOUTH ELEVATION
1/8"=1'-0"



A DEMOLITION WEST ELEVATION
1/8"=1'-0"

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ROOSEVELT LOFTS

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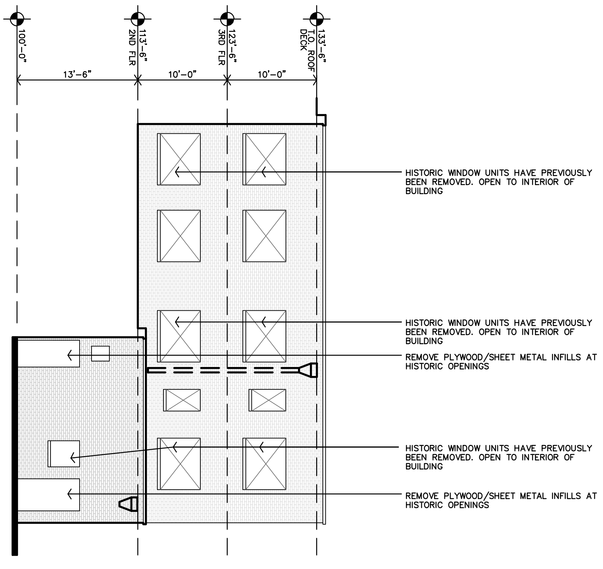
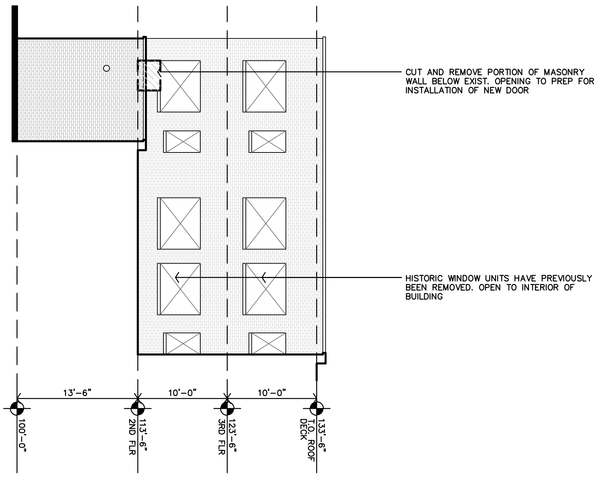


B **DEMOLITION EAST ELEVATION**
1/8"=1'-0"



A **DEMOLITION WEST ELEVATION**
1/8"=1'-0"

D3.2

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

REVISION:

REGISTERED ARCHITECT STATE OF TEXAS

ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

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GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE ¾" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN ½" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF CONROE.
11. ALL DAMAGED PAVING AND LANDSCAPING CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
12. DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, TILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.
13. AT ALL AREAS OF CONCRETE/ASPHALT SIDEWALK, PATIO, PARKING, ETC. THAT ARE EXISTING TO REMAIN:
    A) CONTRACTOR TO MAKE REPAIRS AND CORRECTIONS AS REQUIRED TO MAINTAIN THE ADA ACCESSIBLE ROUTE AND MEET ALL ADA STANDARDS FOR PARKING AND ACCESSIBLE ROUTES.
    B) CONTRACTOR TO CLEAN-UP AND REPAIR CRACKS, DE-WEED, AND TIDY-UP ALL EXISTING CONCRETE/ASPHALT.
14. REF. SHEETS A2.1 – A2.8 FOR LOCATION OF ACCESSIBLE UNITS & HEARING IMPAIRED UNITS.
15. EXISTING PLANTER AREAS/BED – CLEAN OUT ALL WEEDS, DEBRIS, OLD MULCH, ETC. ADD NEW LANDSCAPE FABRIC WHERE MISSING & 2" BLACK MULCH (OR OTHER AS SPECIFIED BY OWNER). COORDINATE WITH LOCATION OF NEW PLANTINGS. REF. L1.1

ZONING NOTES

THIS PROPERTY IS LOCATED IN THE DOWNTOWN DEVELOPMENT DISTRICT AND IS ZONED CBD (CENTRAL BUSINESS DISTRICT). HOUSEHOLD LIVING (RESIDENTIAL OCCUPANCY OF A DWELLING BY A "HOUSEHOLD") IS AN ALLOWED USE WITHIN THE CBD ZONING REGULATIONS. THIS IS AN EXISTING, HISTORIC STRUCTURE.

SAN ANGELO, TX, CODE OF ORDINANCES, ZONING ORDINANCE:

SECTION 304.F.
THE CBD (CENTRAL BUSINESS DISTRICT) IS INTENDED TO PROVIDE OPPORTUNITIES TO PROMOTE THE TRADITIONAL DOWNTOWN OF SAN ANGELO AS A MARKETPLACE WHICH SERVES A VARIETY OF NEEDED IN A RELATIVELY CONFINED AREA. THE CENTRAL BUSINESS DISTRICT IS INTENDED TO INCLUDE OFFICE, RETAIL SALES, REPAIR AND SERVICE BUSINESSES, COMMERCIAL RECREATION AND ENTERTAINMENT, AS WELL AS RESIDENTIAL USES. DEVELOPMENT SHOULD COMPLEMENT NEIGHBORING ACTIVITIES IN THE AREA AND PROMOTE A VARIETY MARKETPLACE CONCEPT.

SECTION 313.F – USE TABLE
HOUSEHOLD LIVING (RESIDENTIAL OCCUPANCY OF A DWELLING BY A "HOUSEHOLD") IS AN ALLOWED USE WITHIN THE CBD ZONING REGULATIONS.

SECTION 316.B – RESIDENTIAL USE CATEGORIES
HOUSEHOLD LIVING
1) CHARACTERISTICS: HOUSEHOLD LIVING IS CHARACTERIZED BY THE RESIDENTIAL OCCUPANCY OF A DWELLING UNIT BY A HOUSEHOLD. TENANCY IS ARRANGED ON A MONTH TO MONTH OR LONGER BASIS. USES WHERE TENANCY MAY BE ARRANGED FOR A SHORTER PERIOD ARE NOT CONSIDERED RESIDENTIAL.

SECTION 502.A. – RESIDENTIAL USES IN NONRESIDENTIAL DISTRICT
EXCEPTION – WHEREVER A RESIDENTIAL USE IS LOCATED IN A CBD DISTICT, THAT RESIDENTIAL USE SHALL CONFORM TO DEVELOPMENT STANDARDS OF THE CBD DISTRICT.

SECTION 502.B – NON RESIDENTIAL DISTRICT BULK REGULATIONS
MAXIMUM FLOOR AREA RATIO = 3.20
MAXIMUM HEIGHT = N/A
MINIMUM LOT AREA = 6,000 SF
MINIMUM LOT WIDTH = 50 FT
MINIMUM LOT DEPTH = 80 FT
MINIMUM FRONT YARD = EXEMPT
MINIMUM SIDE/REAR YARD = NONE REQ'D UNLESS ABUTTING RESIDENTIAL DISTRICT OR USE, WHERE MIN. OF 10 FT IS REQ'D.

SITE PLAN KEY NOTES

(A)	TRASH ENCLOSURE REF. A1.3
(B)	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
(C)	NEW BENCH, REF. INFORMATION A1.3
(D)	POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
(E)	POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
(F)	DASHED LINE INDICATES ACCESSIBLE PATH
(G)	PAINTED STRIPPING @ ACCESSIBLE ROUTE
(H)	BUILDING METER CENTER REF. ELECT. DWGS
(J)	6'-0" TALL WOOD PRIVACY FENCE
(K)	5-WAVE BIKE RACK, (1 TOTAL). REF. INFORMATION A1.3
(M)	GRASS/SOD (SHOWN AS HATCHED)
(N)	LANDSCAPED AREA
(O)	ELECTRICAL VEHICLE CHARGE STATION
(P)	POLE MOUNTED "ELECTRIC VEHICLE PARKING ONLY" SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
(Q)	DOG WASTE STATION (1) REF. F-A1.3
(R)	6"ø BOLLARDS. REF. G-A1.3

LOT COVERAGE

SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (FOOT PRINT)	LOT COVERAGE
0.525 ACRES	22,869 SF	9,807 sf	42.8%

ACCESSIBLE/HEARING SUMMARY

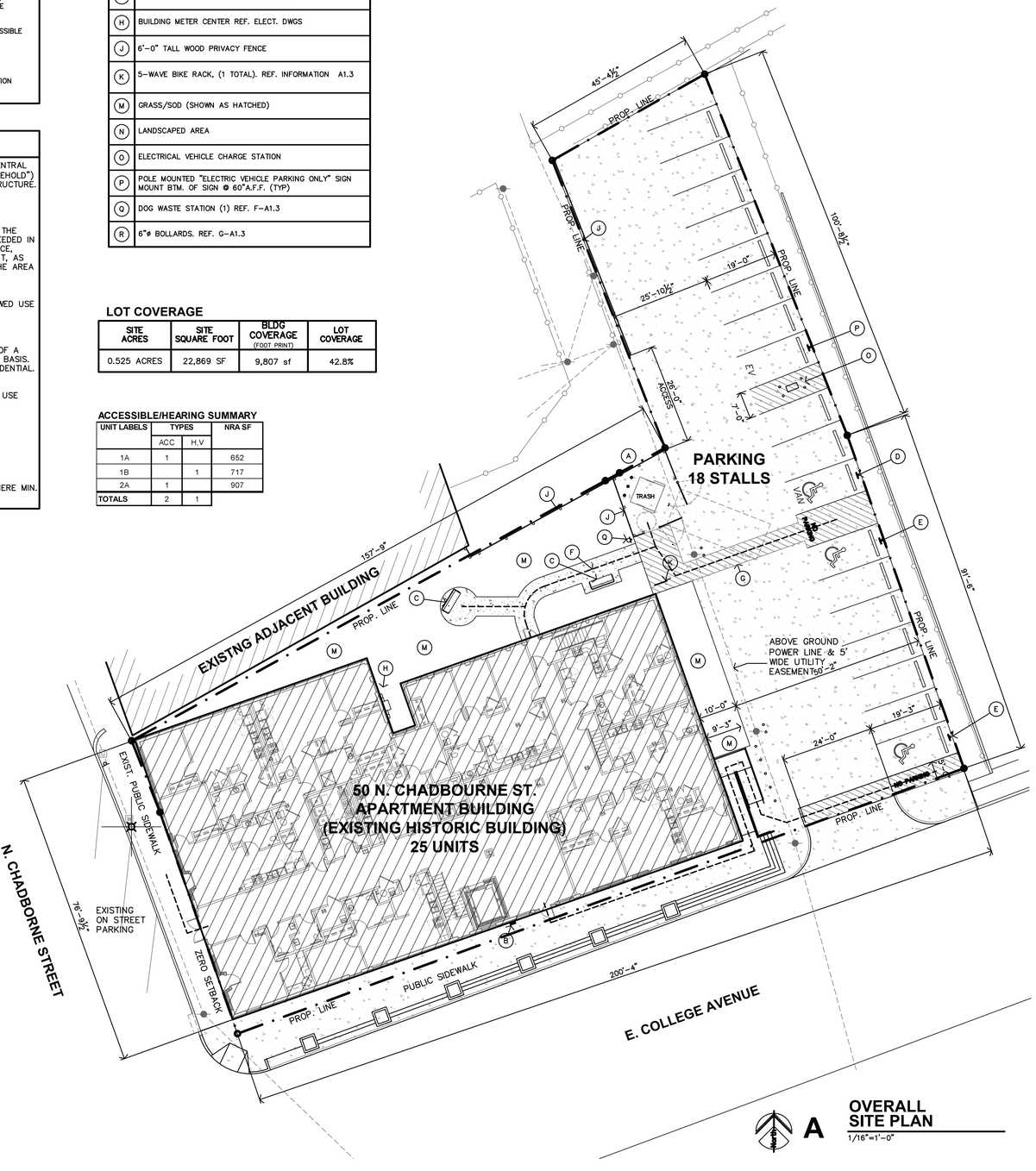
UNIT LABELS	TYPES		NRA SF
	ACC	H.V	
1A	1		652
1B		1	717
2A	1		907
TOTALS	2	1	

PARKING SUMMARY

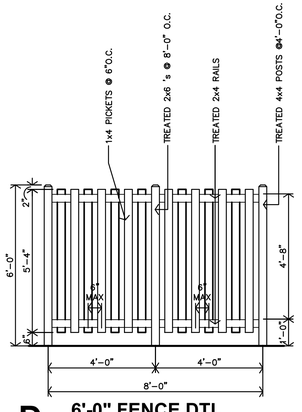
ACCESSIBLE PARKING STALLS	STANDARD	2
	VAN	1
STANDARD PARKING STALLS UNCOVERED		15
TOTAL PROVIDED PARKING STALLS		18
PARKING RATIO (STALLS/UNITS)		0.64

LOCAL PARKING REQUIREMENTS

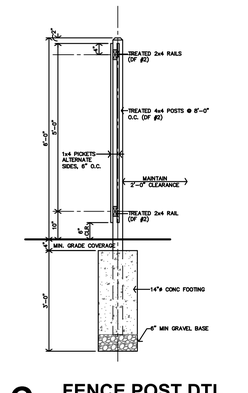
SECTION 511.B.4 – EXCEPTIONS:
PARKING IN THE CENTRAL BUSINESS DISTRICT. NO OFF-STREET PARKING SHALL BE REQUIRED IN THE CENTRAL BUSINESS DISTRICT, HOWEVER, SHOULD OFF-STREET PARKING BE PROVIDED, IT SHALL COMPLY WITH THE MINIMUM OFF-STREET PARKING & LOADING STANDARDS REQUIRED UNDER SECTIONS 511 & 512.



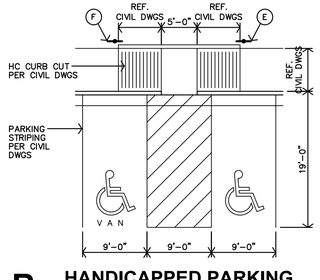
A OVERALL SITE PLAN
1/16"=1'-0"



D 6'-0" FENCE DTL
3/8" =1'-0"



C FENCE POST DTL
3/4" =1'-0"



B HANDICAPPED PARKING
1"=10'-0"

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 16-2024 25416 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
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A1.1

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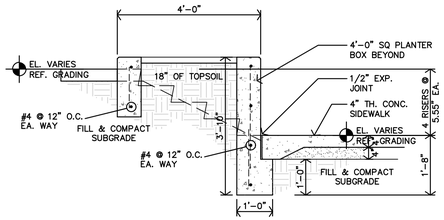
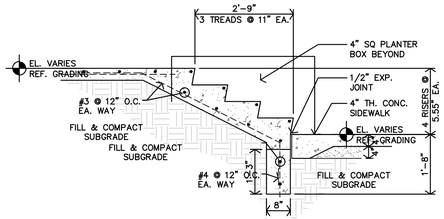
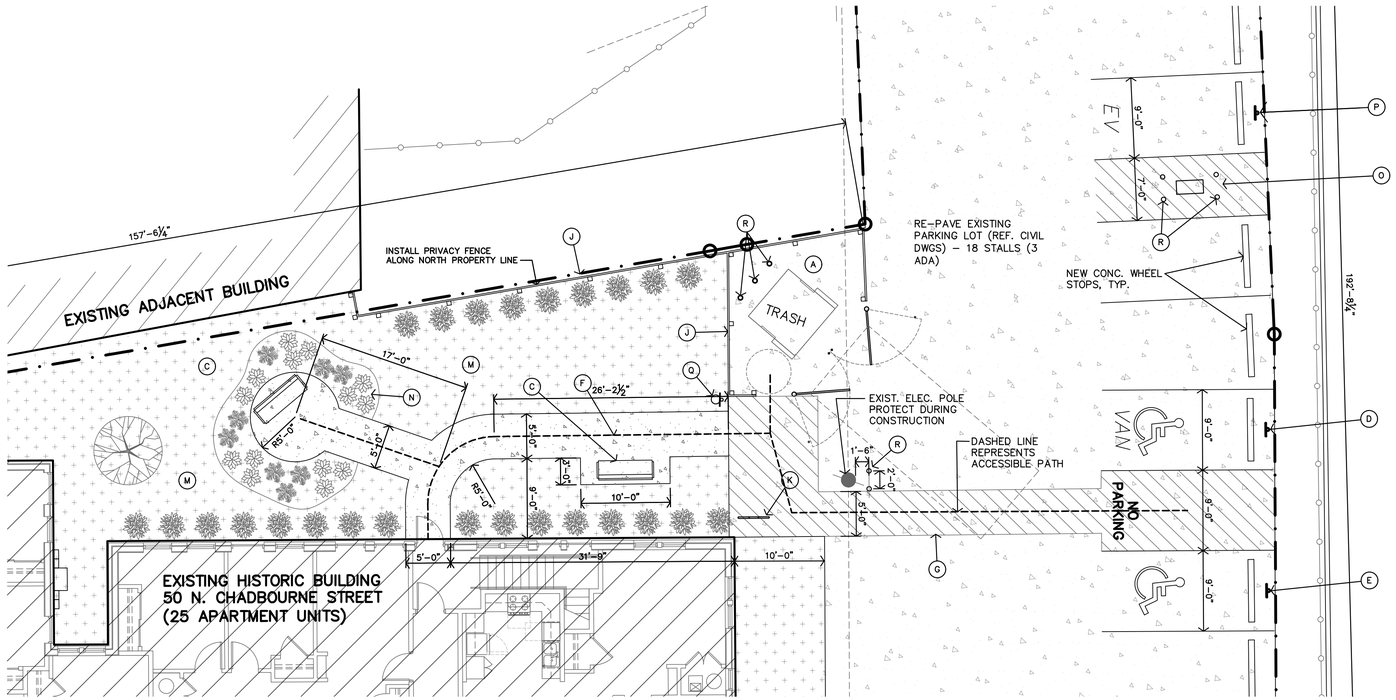


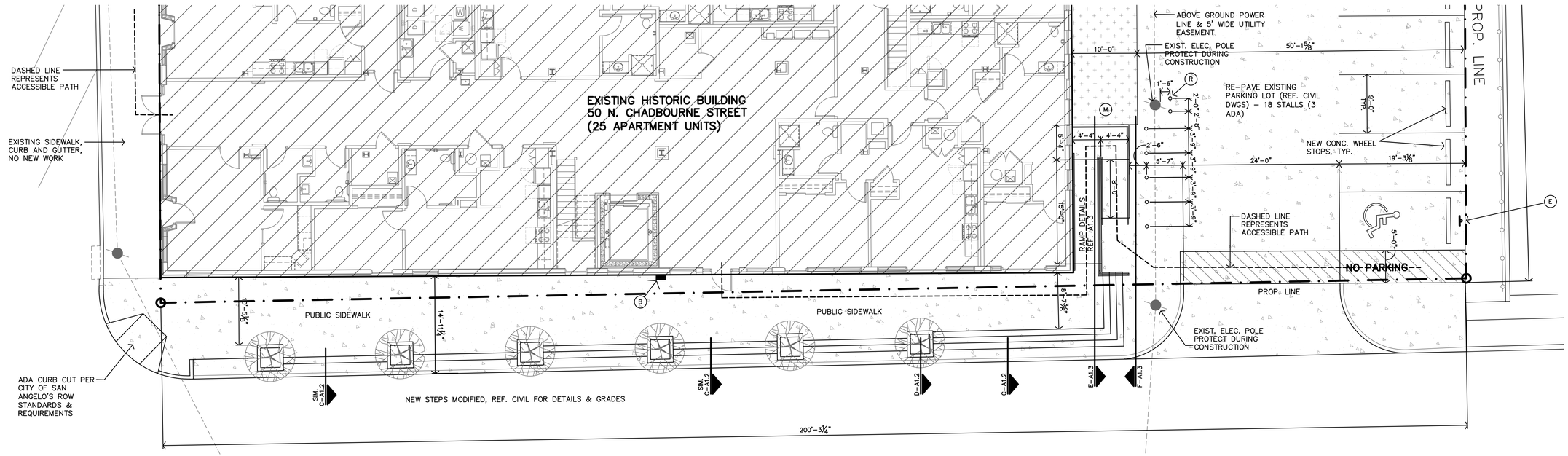
D PLANTER BOX
1/2"=1'-0"



C EXTERIOR STEPS
1/2"=1'-0"



B ENLARGED COURYARD & TRASH
1/8"=1'-0"



A ENLARGED COLLEGE PUBLIC WAY
1/8"=1'-0"

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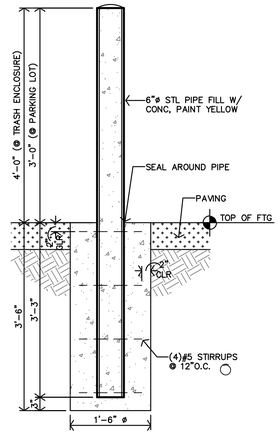
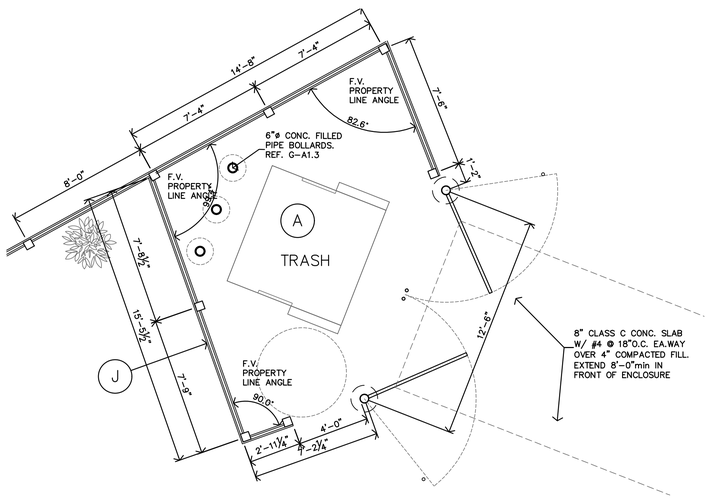
H DOG WASTE STATION
NO SCALE

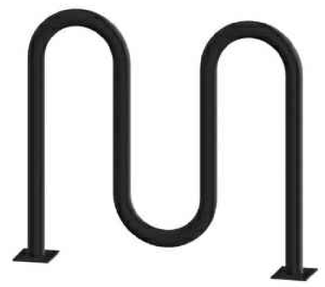


G BOLLARD DETAIL
3/4"=1'-0"

D TRASH GATE DTL
1/4" =1'-0"



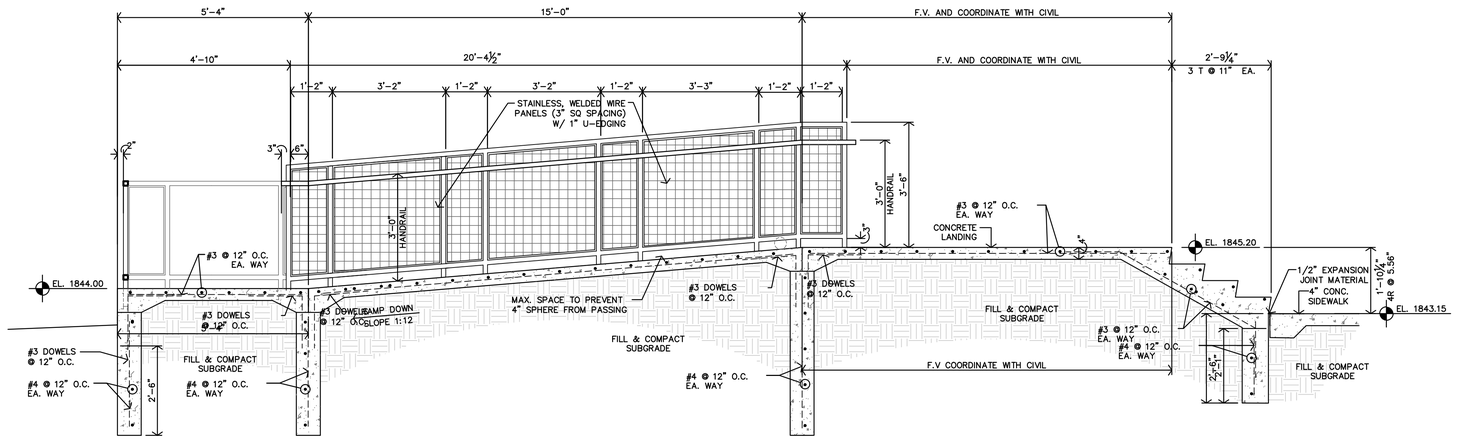
C TRASH ENCLOSURE
1/4" =1'-0"



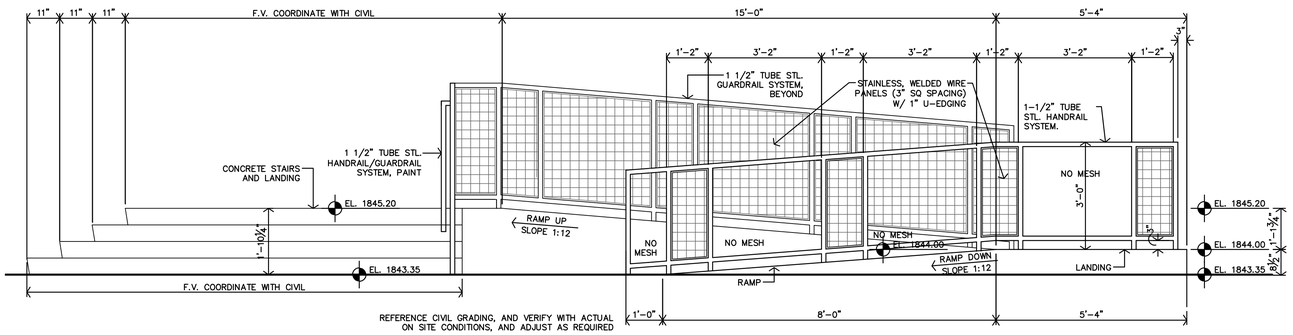
B BIKE RACK (5)
NO SCALE



A OUTDOOR BENCH
NO SCALE



E RAMP
ELEVATION & SECTION
1/4" =1'-0"



F RAMP
ELEVATION & SECTION
1/4" =1'-0"

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REGISTERED ARCHITECT
JEFFREY S. GILLAM
STATE OF TEXAS
16-2024
23418

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A1.3

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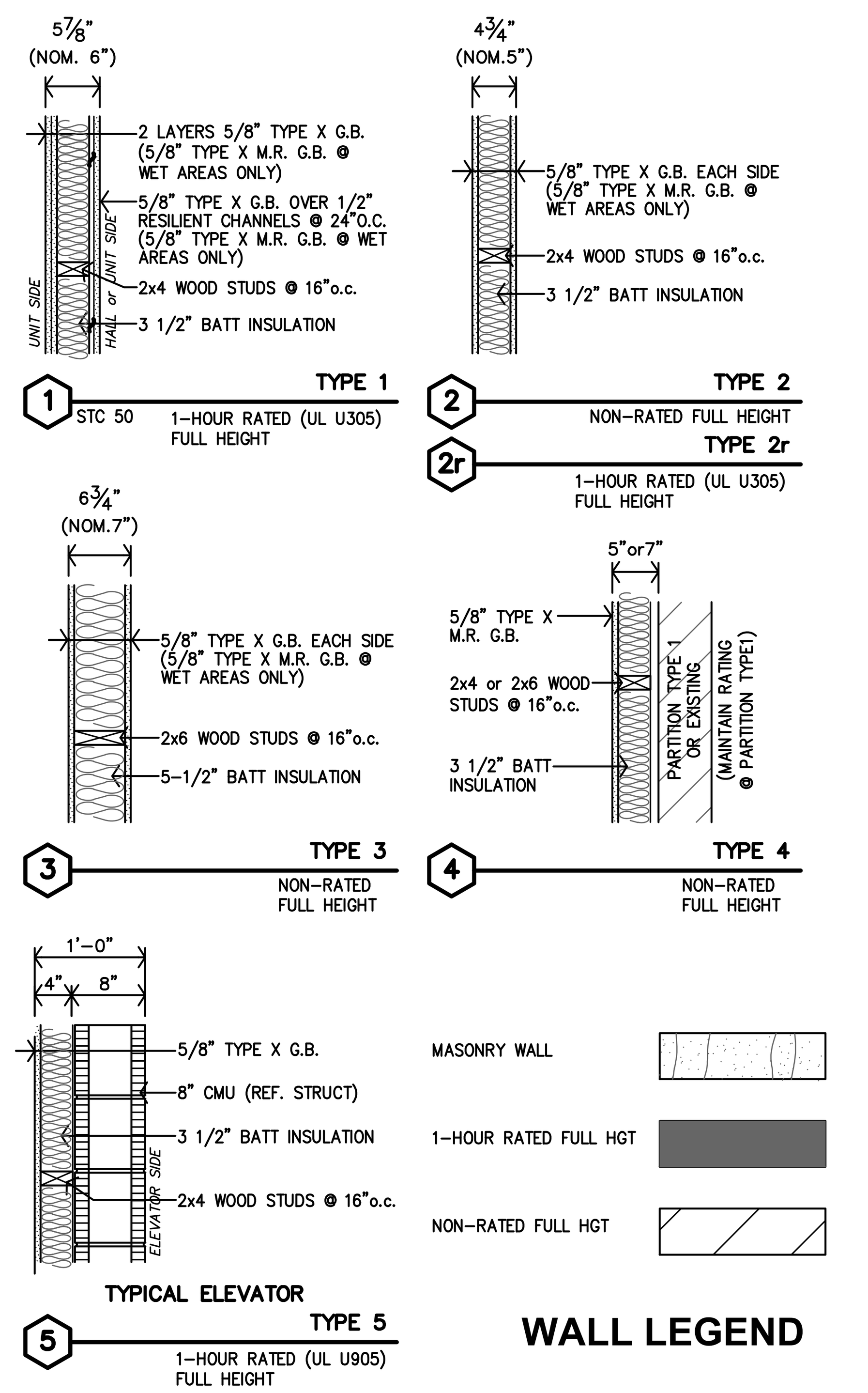
PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP, A7.1 & A7.2 FOR RATED WALLS, LOCATIONS & CODE INFORMATION



WALL LEGEND

APT. KITCHEN MATRIX

REF. SHEETS A9.4-A9.5

TYPE	UNIT NO.	SIMILAR	MIRRORED
ACCESSIBLE TYPE 1	109		
TYPE 2	112,113,114,118,122,201,301		207,307
TYPE 3 (NOT USED)			
TYPE 4	127		
TYPE 5	123		
TYPE 6	126		
ACCESSIBLE TYPE 7	203	303	
TYPE 8	202,302		
TYPE 9	209,309		
TYPE 10	211,311		
TYPE 11	212,213,312,313		

APT. BATH MATRIX

REF. SHEETS A8.3-A8.6

TYPE	UNIT NO.	SIMILAR
ACCESSIBLE TYPE 1	109	
TYPE 2	112	118,122,126,212,312
TYPE 3	113	
TYPE 4	202,302	201,301
TYPE 5	127	
TYPE 6	123	
ACCESSIBLE TYPE 7	203	303
TYPE 8	207,307	114
TYPE 9	209,309	
TYPE 10	211,311	
TYPE 11	213,313	

HISTORIC PRESERVATION NOTES

STRUCTURE, MASONRY AND EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING MASONRY, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
3. NATIONAL PARK SERVICE PRESERVATION BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
4. ANY EXISTING BRICK/STONE TO BE REMOVED SHOULD BE SALVAGED FOR REUSE. IF EXISTING STONE IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, AND TEXTURE.
5. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM EXTERIOR BRICK/STONE, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC MASONRY. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
6. STUCCO REPAIR SHOULD BE ACCOMPLISHED IN ACCORDANCE WITH NATIONAL PARK SERVICE PRESERVATION BRIEF 22.

WINDOWS

1. ANY REMAINING WINDOWS ARE TO BE REMOVED AND REPLACED AS INDICATED ON THE DRAWINGS AND SPECIFIC KEYNOTES PER BUILDING LOCATION. NEW WINDOWS MUST MATCH EXISTING AS CLOSELY AS POSSIBLE IN CONFIGURATION, PROFILE, AND DIMENSION.
2. NEW WINDOWS MAY BE ALUMINUM OR ALUMINUM-CLAD WOOD.
3. GLASS IN WINDOWS MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.

ALUM. STOREFRONT

1. THE MISSING STOREFRONT & TILE WAINSCOT AT THE FIRST FLOOR ALONG CHADBOURNE & COLLEGE AVE. ARE CHARACTER DEFINING FEATURES AND SHOULD RETAINED OR REPLACED IF MISSING, TO MATCH EXISTING.
2. ALL TRANSOMS ABOVE STOREFRONT SHALL BE REPLACED WITH NEW ALUMINUM STOREFRONT AND ETCHED/FROSTED GLAZING.
3. ALL DECORATIVE WOOD TRANSOM CANOPIES SHALL BE REPAIRED OR REPLACED.
4. WOOD CANOPY & ATTACHMENT ACCESSORIES AT THE SOUTH ENTRANCE IS TO BE RESTORED AND REPAIRED. NEW CANOPY IS TO BE INSTALLED AT THE WEST ENTRANCE TO MATCH THE EXISTING SOUTH CANOPY.

INTERIOR

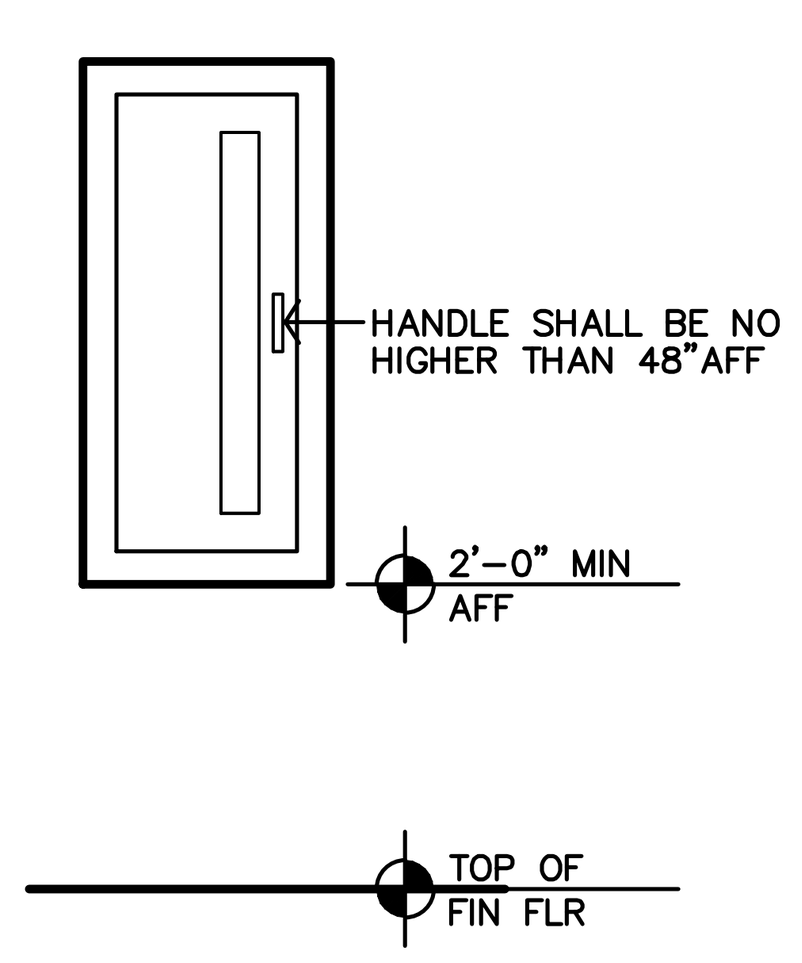
1. NEW PARTITIONS SHOULD NOT INTERSECT WINDOWS. ANY PARTITION OR DROPPED CEILING THAT JOGS IN FRONT OF WINDOWS SHOULD BE HELD BACK A MIN. OF 3 FEET.
2. INTERIOR PLASTER WALLS SHALL REMAIN, BE REPAIRED AND REPLACED. FISHED TEXTURE, AND THICKENS TO MATCH EXISTING..
3. TERRAZZO FLOORS ON FIRST FLOOR SHALL BE GRINDED DOWN AT AREAS WHERE WALLS WERE REMOVED, CLEANED AND REPAIRED.
4. STAIR STRINGERS, PANS, RAILS (WEAR REMAINING) SHALL BE RETAINED IN MOST AREAS (REFERENCE PLAN). REPLACE MISSING RAILINGS, POSTS AND TOPPERS. CLEAN & REPAIR.

MECHANICAL, ELECTRICAL, PLUMBING

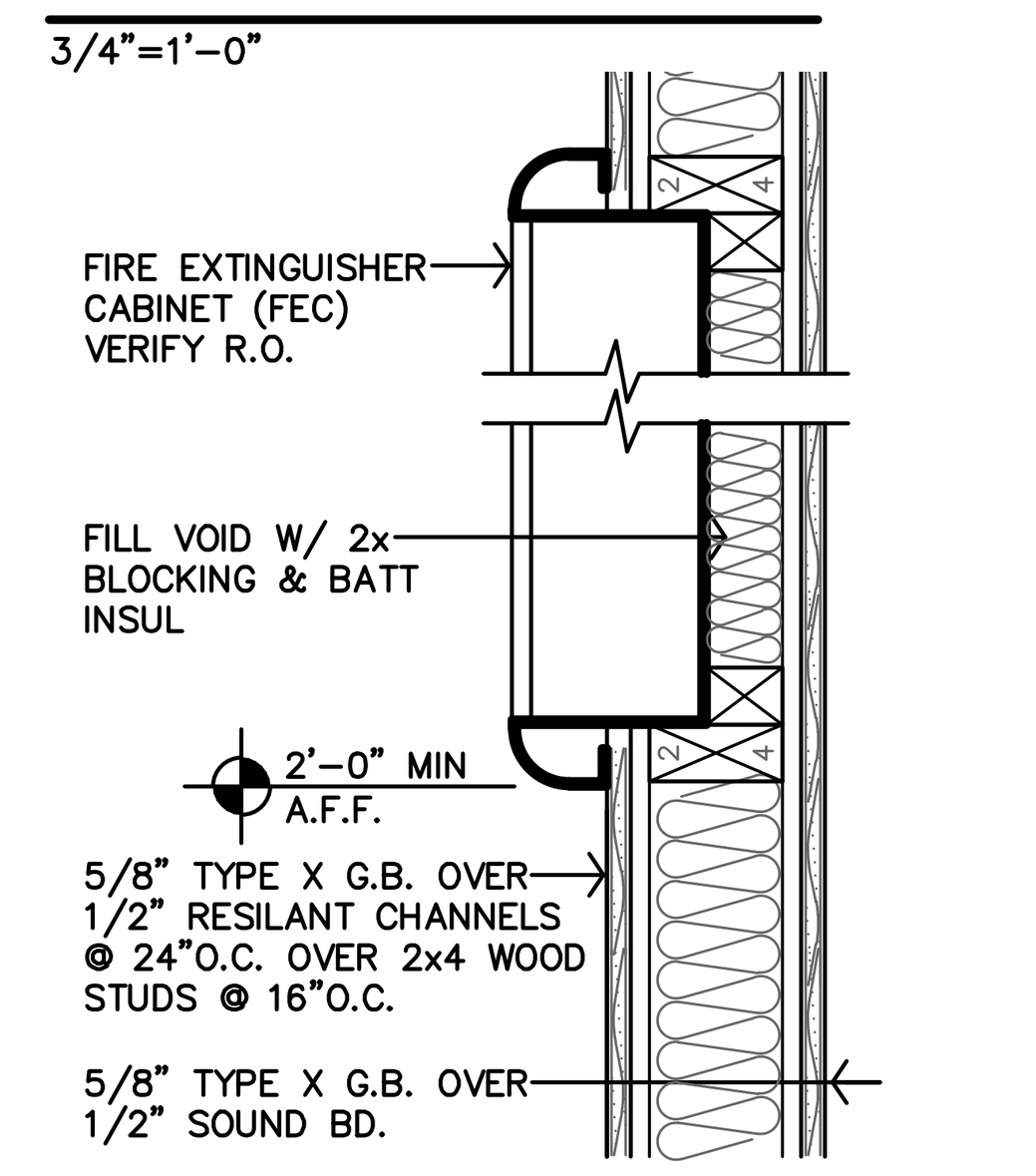
1. NEW HVAC SHALL RUN ABOVE CEILINGS AND DUCTS ARE NOT TO BE EXPOSED.
2. ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND.
3. ELECTRICAL CONDUIT SHALL RUN ABOVE CEILINGS AND WITHIN WALLS (EXCEPT AT PLASTER WALLS). EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
4. NEW PLUMBING SHALL NOT BE EXPOSED.

ROOF

1. REPAIR OR REPLACE ROOF SURFACE AS NEEDED. NEW FLASHING AT BRICK/STONE PARAPET SHALL MATCH BRICK/STONE IN COLOR.
2. ANY NEW STRUCTURES, HVAC EQUIPMENT SHALL BE HELD BACK FROM THE PARAPET SO THAT IT IS MINIMALLY, IF AT ALL, VISIBLE FROM THE GROUND.



B TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



A FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'-0"

ARCHITECTURAL FLOOR PLAN NOTES

1. CONTRACTOR TO ENSURE THAT ALL PLUMBING WALLS AT EACH UNIT STACK FROM FLOOR TO FLOOR.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & EXISTING CONDITIONS.
3. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
4. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
5. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MIN. CLEARANCE REQUIRED.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. NEW DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
8. MHO = INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. FEC = FIRE EXTINGUISHER CABINET & FE = FIRE EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 906.1. REF. SHEET A2.1 CONTRACTOR TO VERIFY EXISTING FIRE EXTINGUISHER CABINET LOCATIONS AND SIZE WILL MEET FOR NEW EXTINGUISHER.
10. CONTRACTOR TO VERIFY EXISTING FIRE EXTINGUISHER CABINET LOCATIONS AND SIZE WILL MEET FOR NEW EXTINGUISHER.
11. FURNITURE SHOWN IS BY OWNER or TENANT.
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL BLOCKING TO BE 2x8 FIRE TREATED

APARTMENT GENERAL NOTES

1. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO PROVIDE FIRE BLOCKING AT NEW PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.2.
3. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS.
4. FE = FIRE EXTINGUISHER, WALL MOUNTED. LOCATION TO BE APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2021 IBC, SECTION 906.
5. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
6. *ADAPTABLE UNITS: (ALL UNITS, EXCEPT FOR ACCESSIBLE UNIT)*
   - KITCHEN & BATH - REMOVABLE CABINET FRONTS @ SINKS & WORK SURFACE NEXT TO STOVE. WALLS SHALL BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
   - CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPES & DISPOSAL COVERS. OWNER TO INSTALL COVERS AFTER CABINET FRONT IS REMOVED AT LATER DATE.
   - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, FUTURE GRAB BARS AND FUTURE SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A8.6)
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 69" AFF
7. *ACCESSIBLE UNITS:*
   - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
   - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A8.6)
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD. HEIGHT AS NOTED.
8. *HEARING/VISION IMPAIRED:*
   - ALL ADAPTABLE UNITS NOTES
   - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1-2021 SEC. 1106.
9. PER CODE, A TOTAL OF 2 ACCESSIBLE UNITS ARE PROVIDED. THESE ARE LOCATED ON FLOORS 1 AND 2 OF THE BUILDING
10. ALL UNITS WILL COMPLY WITH THE VISITABILITY REQUIREMENTS AS OUTLINED IN THE TEXAS ACCESSIBILITY STANDARDS
11. THE FOLLOWING AMENITIES SHALL BE PROVIDED AT ALL UNITS:
    a. ALL BEDROOMS, DINING ROOMS AND LIVING ROOMS TO BE WIRED WITH CURRENT CABLING TECHNOLOGY FOR DATA & PHONE.
    b. LAUNDRY CONNECTIONS
    c. EXHAUST/VENT FANS (VENTED TO OUTSIDE) IN ALL BATHROOMS
    d. SCREENS ON ALL OPERABLE WINDOWS
    e. DISPOSAL
    f. ENERGY-STAR OR EQUIVALENTLY RATED DISHWASHER
    g. ENERGY-STAR OR EQUIVALENTLY RATED REFRIGERATOR WITH ICE MAKER
    h. OVEN/RANGE
    i. BLINDS OR WINDOW COVERINGS FOR ALL WINDOWS
    j. AT LEAST ONE ENERGY-STAR OR EQUIVALENTLY RATED CEILING FAN PER UNIT
    k. ENERGY-STAR OR EQUIVALENTLY RATED LIGHTING
    l. ALL AREAS OF UNIT WILL BE HEATED AND AIR-CONDITIONED
    m. ENERGY STAR OR EQUIVALENTLY RATED WINDOWS
    n. COVERED ENTRIES
    o. NINE FOOT CEILINGS IN LIVING ROOMS AND ALL BEDROOMS
    p. MICROWAVE OVENS
    q. SELF-CLEANING OR CONTINUOUS CLEANING OVENS
    r. BUILT-IN (RECESSED INTO THE WALL) SHELVING UNIT
    s. KITCHEN PANTRY WITH SHELVING
    t. HARD FLOOR SURFACES IN OVER 50% OF UNIT NRA.
    u. RECESSED LED LIGHTING OR LED LIGHTING FIXTURES IN KITCHEN AND LIVING AREAS
    v. ENERGY-STAIR OR EQUIVALENTLY RATED CEILING FANS IN ALL BEDROOMS.
    w. EPA WATERSENSE OR EQUIVALENTLY QUALIFIED TOILETS IN ALL BATHROOMS.
    x. EPA WATERSENSE OF EQUIVALENTLY QUALIFIED SHOWERHEADS AND FAUCETS IN ALL BATHROOMS.

APARTMENT CHART

TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
ACCESSIBLE UNITS	#109	#203		2
ADAPTABLE HEARING/VISION IMPAIRED UNIT	#112			1
ADAPTABLE UNITS	ALL REMAINING UNITS			22
TOTAL	24	14	9	25

109 - 1BED ACCESSIBLE
203 - 2BED ACCESSIBLE
112 - HEARING & VISION

NOTE:
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

SQUARE FOOTAGE

	NO.	UNIT	TDHCA NRA	IBC 2021
FIRST FLOOR	#109	APARTMENT 1 (1-bedroom)	630 sf	579 sf
	#112	APARTMENT 2 (1-bedroom)	703 sf	651 sf
	#113	APARTMENT 3 (1-bedroom)	724 sf	674 sf
	#114	APARTMENT 4 (2-bedroom)	844 sf	791 sf
	#118	APARTMENT 5 (1-bedroom)	608 sf	576 sf
	#122	APARTMENT 6 (1-bedroom)	704 sf	658 sf
	#123	APARTMENT 7 (1-bedroom)	706 sf	649 sf
	#126	APARTMENT 8 (1-bedroom)	719 sf	642 sf
	#127	APARTMENT 9 (2-bedroom)	901 sf	843 sf
SECOND FLOOR	#201	APARTMENT 10 (2-bedroom)	877 sf	805 sf
	#202	APARTMENT 11 (1-bedroom)	604 sf	567 sf
	#203	APARTMENT 12 (2-bedroom)	910 sf	849 sf
	#207	APARTMENT 13 (1-bedroom)	620 sf	576 sf
	#209	APARTMENT 14 (1-bedroom)	610 sf	563 sf
	#211	APARTMENT 15 (1-bedroom)	613 sf	584 sf
	#212	APARTMENT 16 (1-bedroom)	655 sf	605 sf
	#213	APARTMENT 17 (1-bedroom)	630 sf	572 sf
THIRD FLOOR	#301	APARTMENT 18 (2-bedroom)	877 sf	805 sf
	#302	APARTMENT 19 (1-bedroom)	604 sf	567 sf
	#303	APARTMENT 20 (2-bedroom)	910 sf	849 sf
	#307	APARTMENT 21 (1-bedroom)	620 sf	576 sf
	#309	APARTMENT 22 (1-bedroom)	610 sf	563 sf
	#311	APARTMENT 23 (1-bedroom)	613 sf	584 sf
	#312	APARTMENT 24 (1-bedroom)	655 sf	605 sf
	#313	APARTMENT 25 (1-bedroom)	630 sf	572 sf

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S GILLAM 22415 STATE OF TEXAS 1-16-2024

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A2.0

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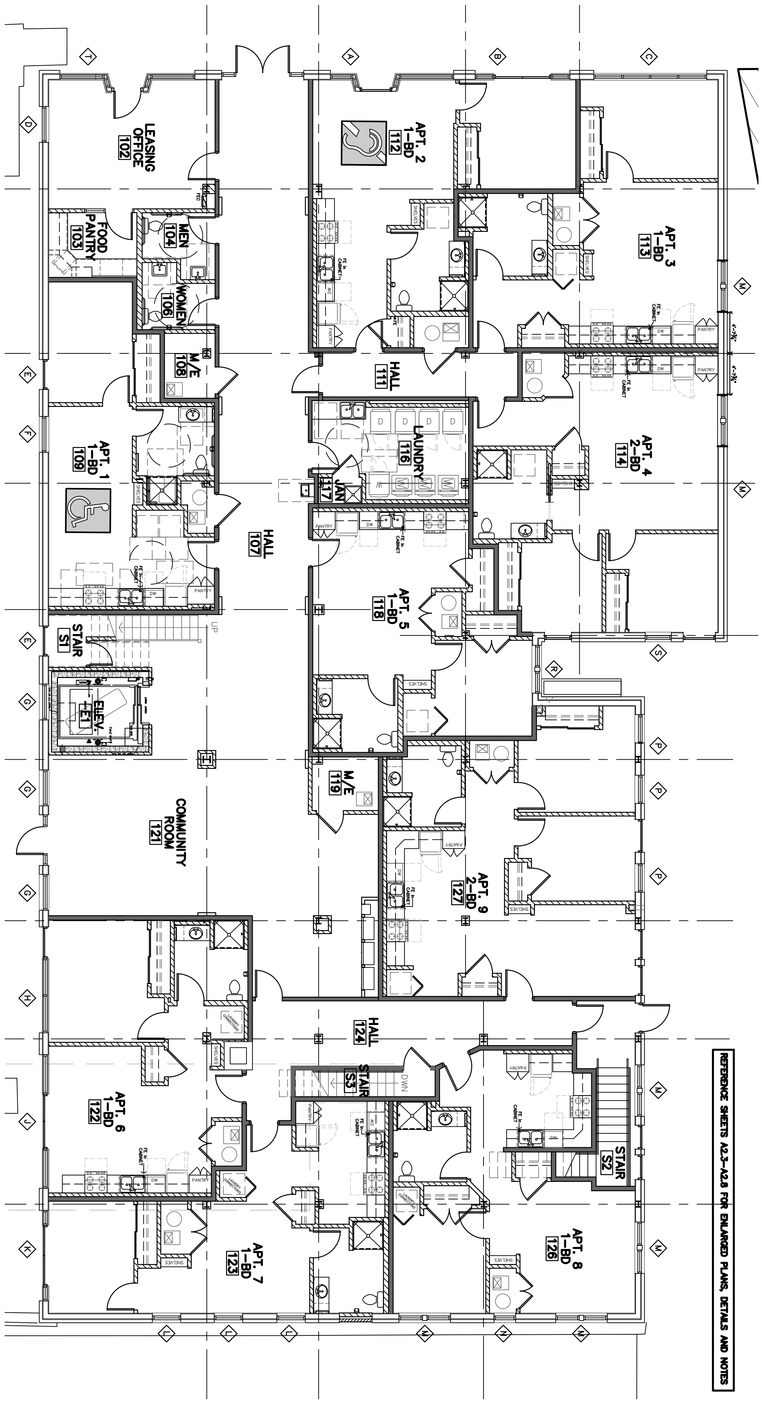
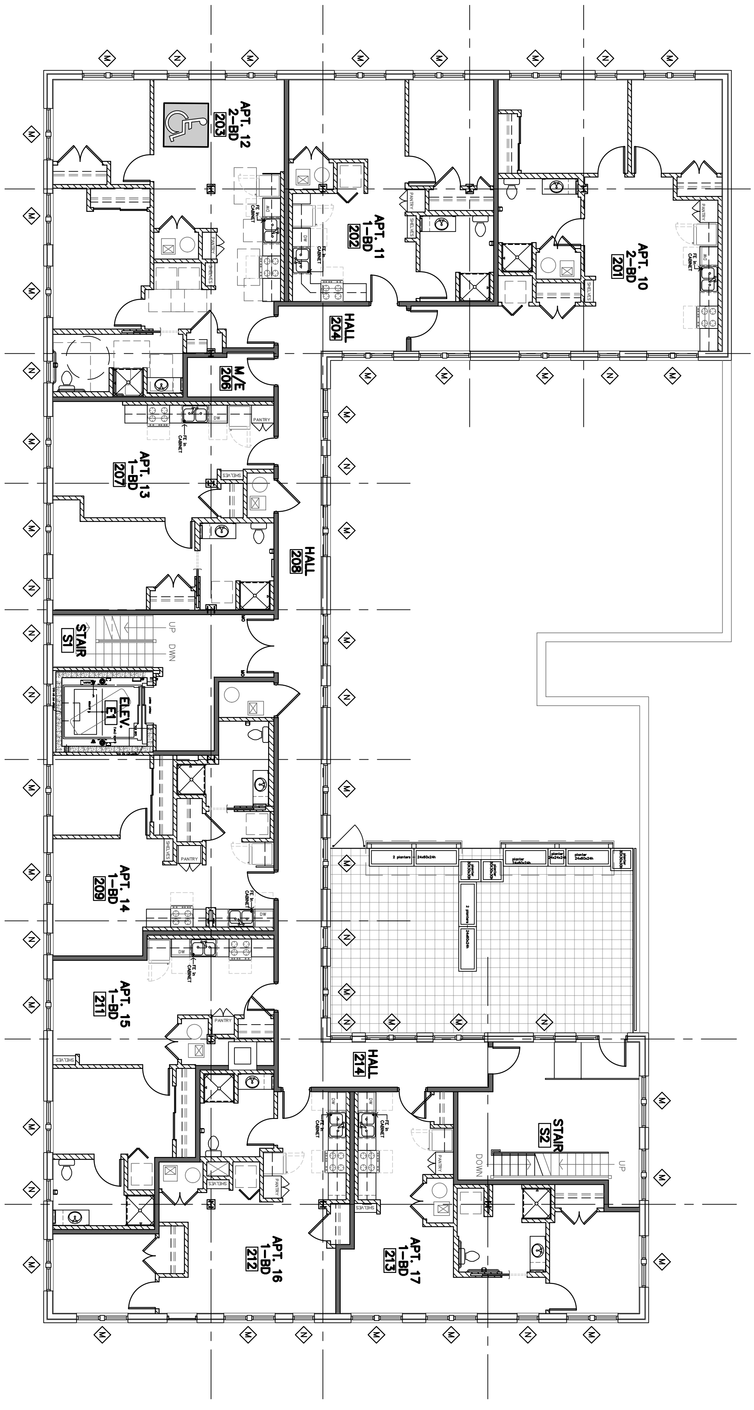


A FIRST FLOOR PLAN
1/8"=1'-0"



B SECOND FLOOR PLAN
1/4"=1'-0"

ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

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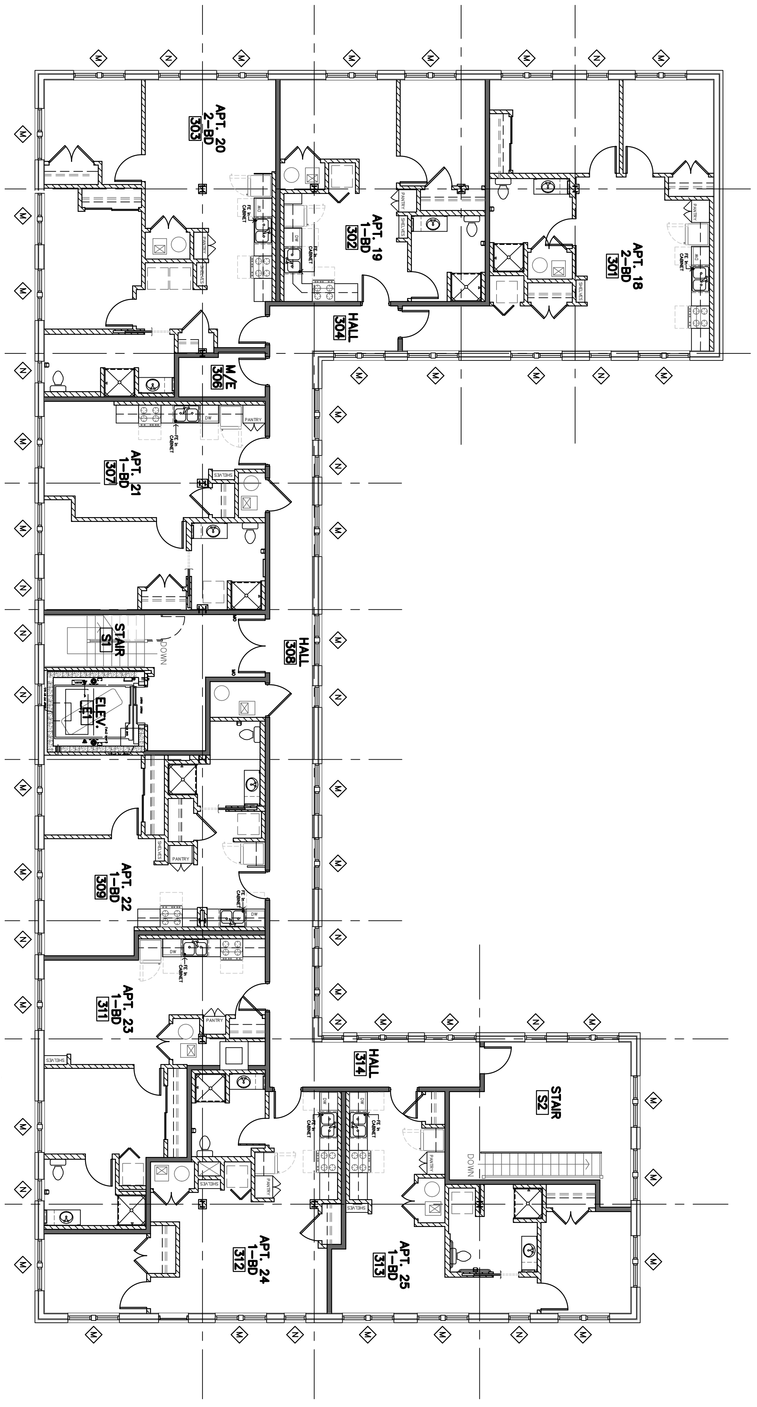

A THIRD FLOOR PLAN
1/8"=1'-0"

REFERENCE SHEETS A2.3-A2.5 FOR ENLARGED PLANS, DETAILS AND NOTES

A2.2

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ROOSEVELT LOFTS

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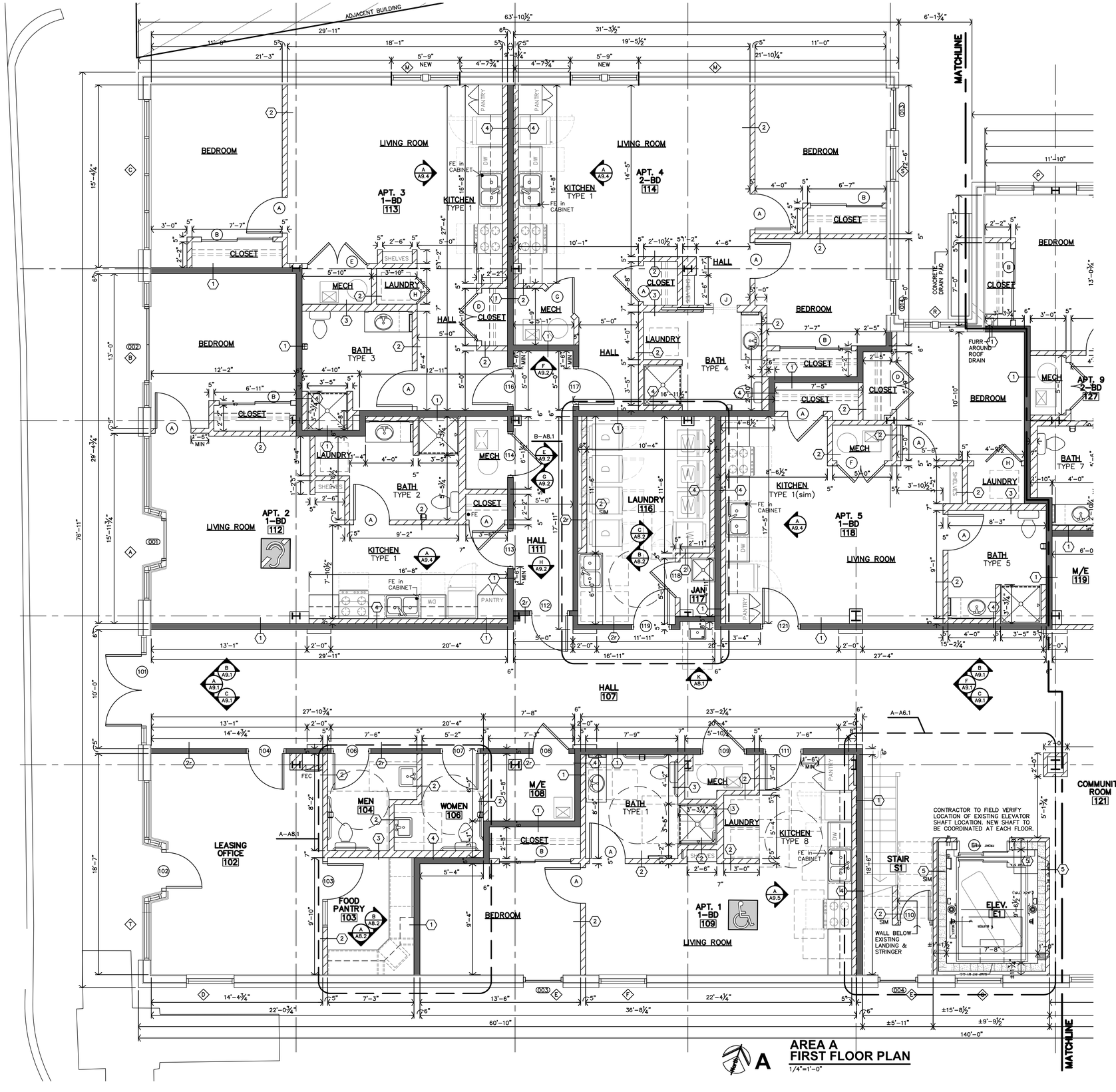
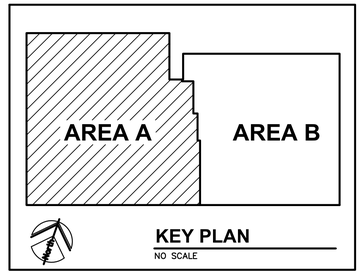


A AREA A
FIRST FLOOR PLAN
1/4"=1'-0"



KEY PLAN
NO SCALE

PLAN NOTES

1. REF SHEET A2.0 FOR UNIT GENERAL NOTES PARTITION SCHEDULE, KITCHEN/BATH MATRIX AND STANDARD DETAILS.

PARTITION SCHEDULE

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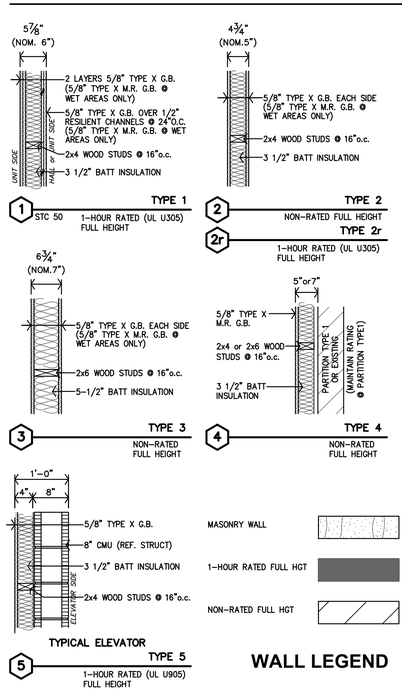
- REF. SHEETS CFP, A7.1 & A7.2 FOR RATED WALLS, LOCATIONS & CODE INFORMATION



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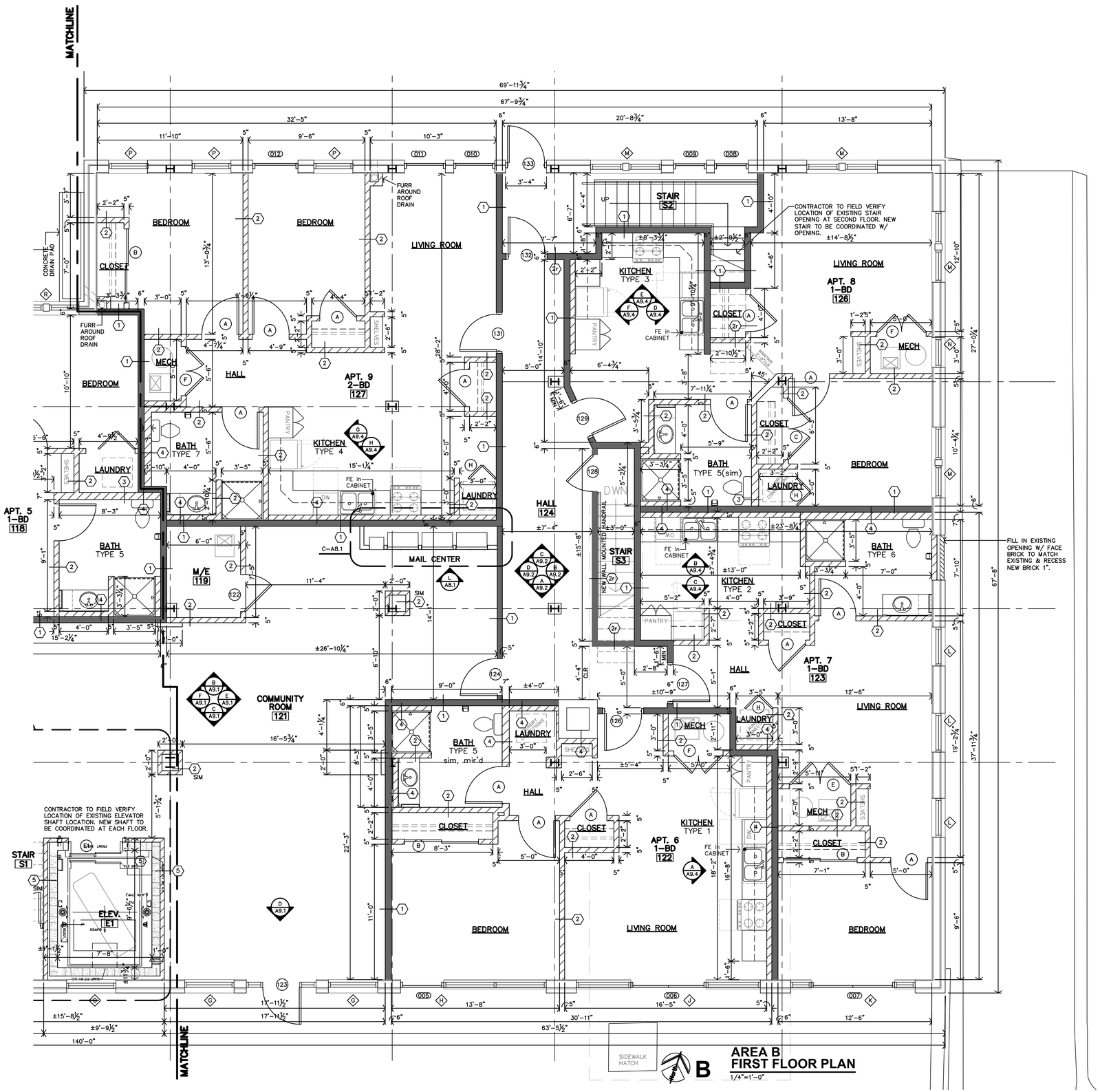
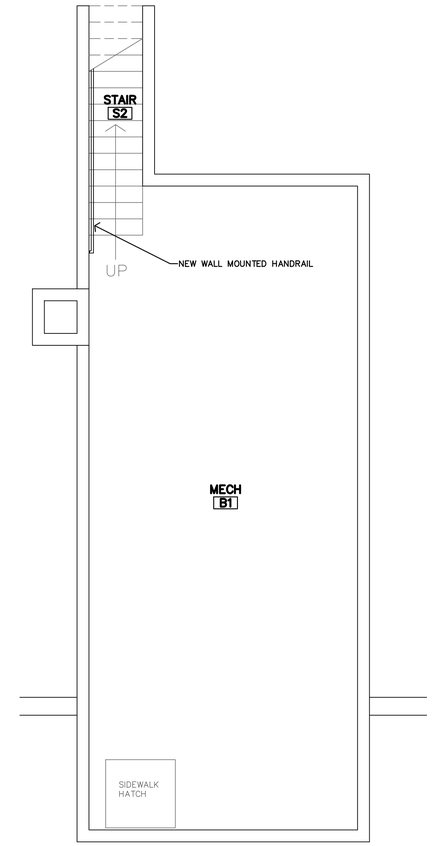
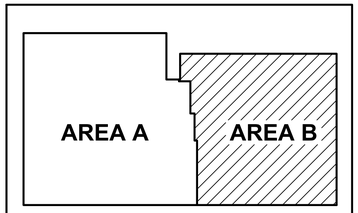


B AREA B FIRST FLOOR PLAN
1/4"=1'-0"



A BASEMENT PLAN
1/8"=1'-0"



KEY PLAN
NO SCALE

PLAN NOTES

1. REF SHEET A2.0 FOR UNIT GENERAL NOTES PARTITION SCHEDULE, KITCHEN/BATH MATRIX AND STANDARD DETAILS.

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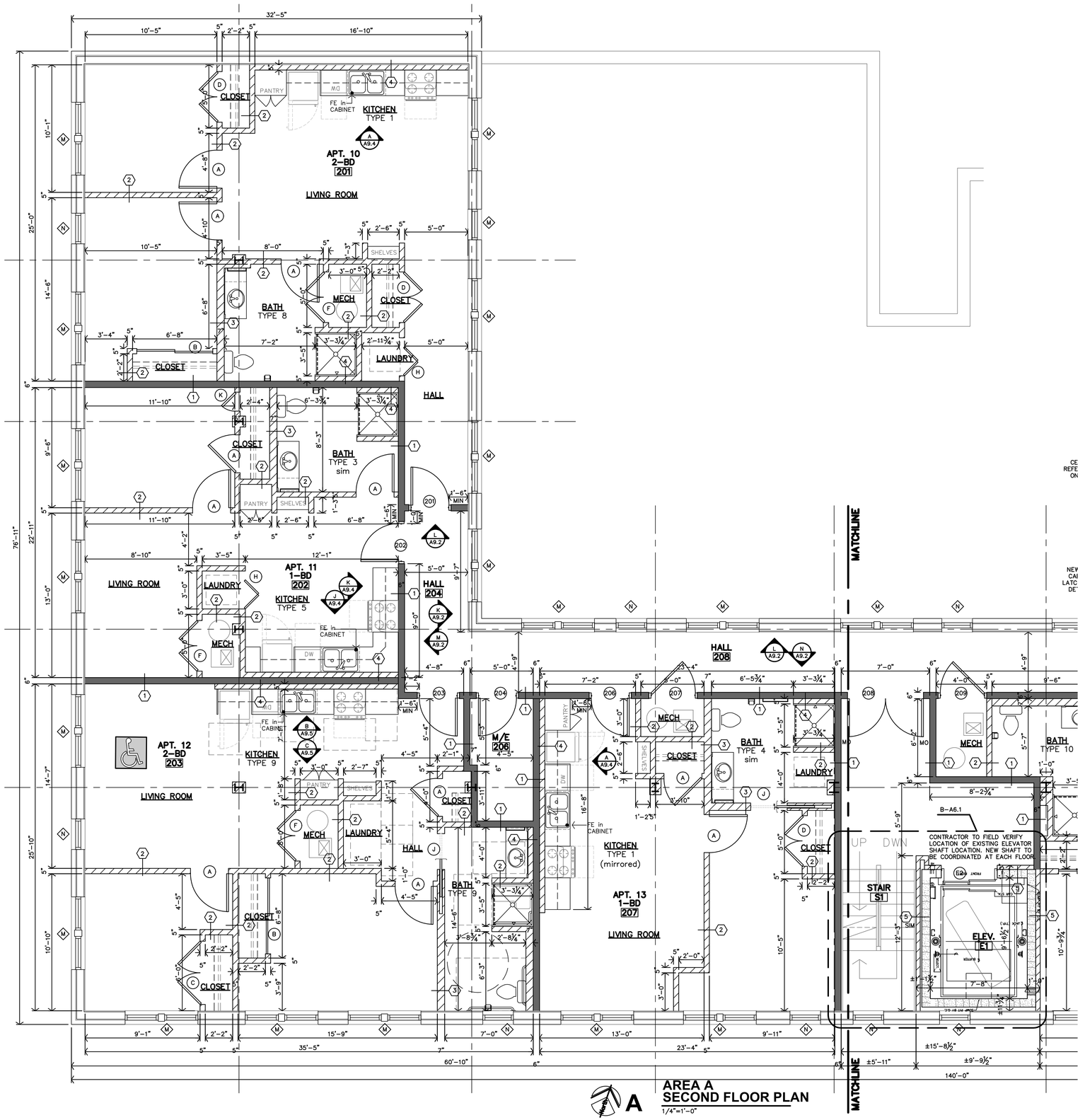
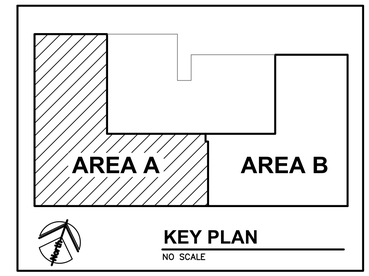


A AREA A
SECOND FLOOR PLAN
1/4"=1'-0"



PLAN NOTES

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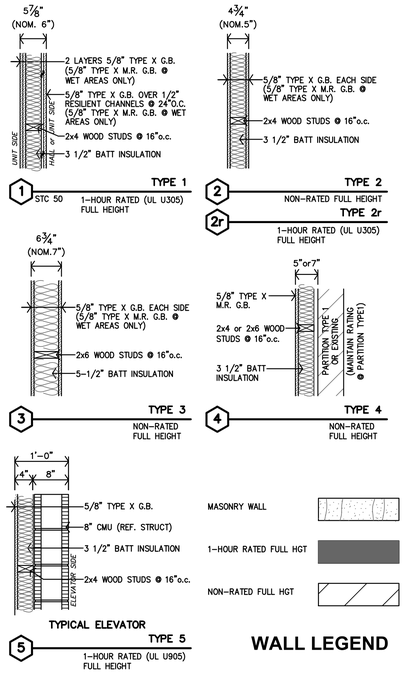
- REF. SHEETS CFP, A7.1 & A7.2 FOR RATED WALLS, LOCATIONS & CODE INFORMATION



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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

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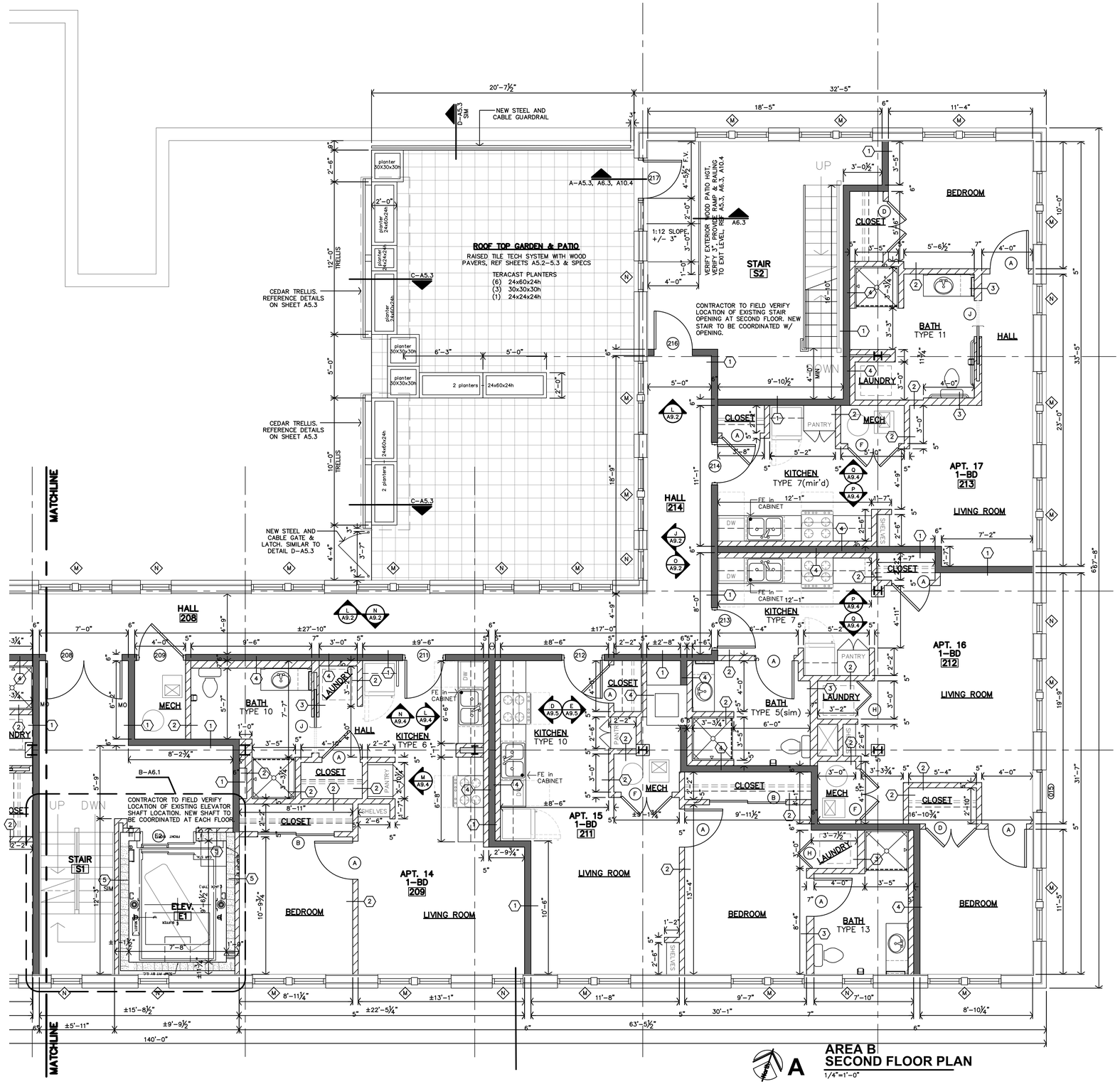

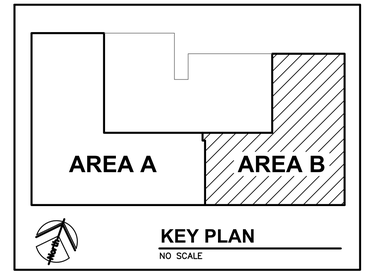

PLAN NOTES

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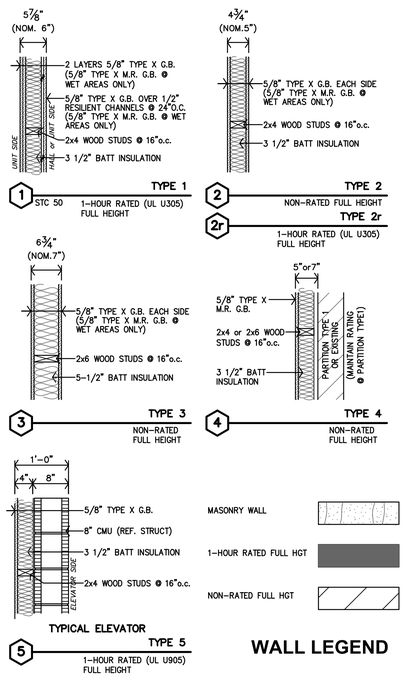

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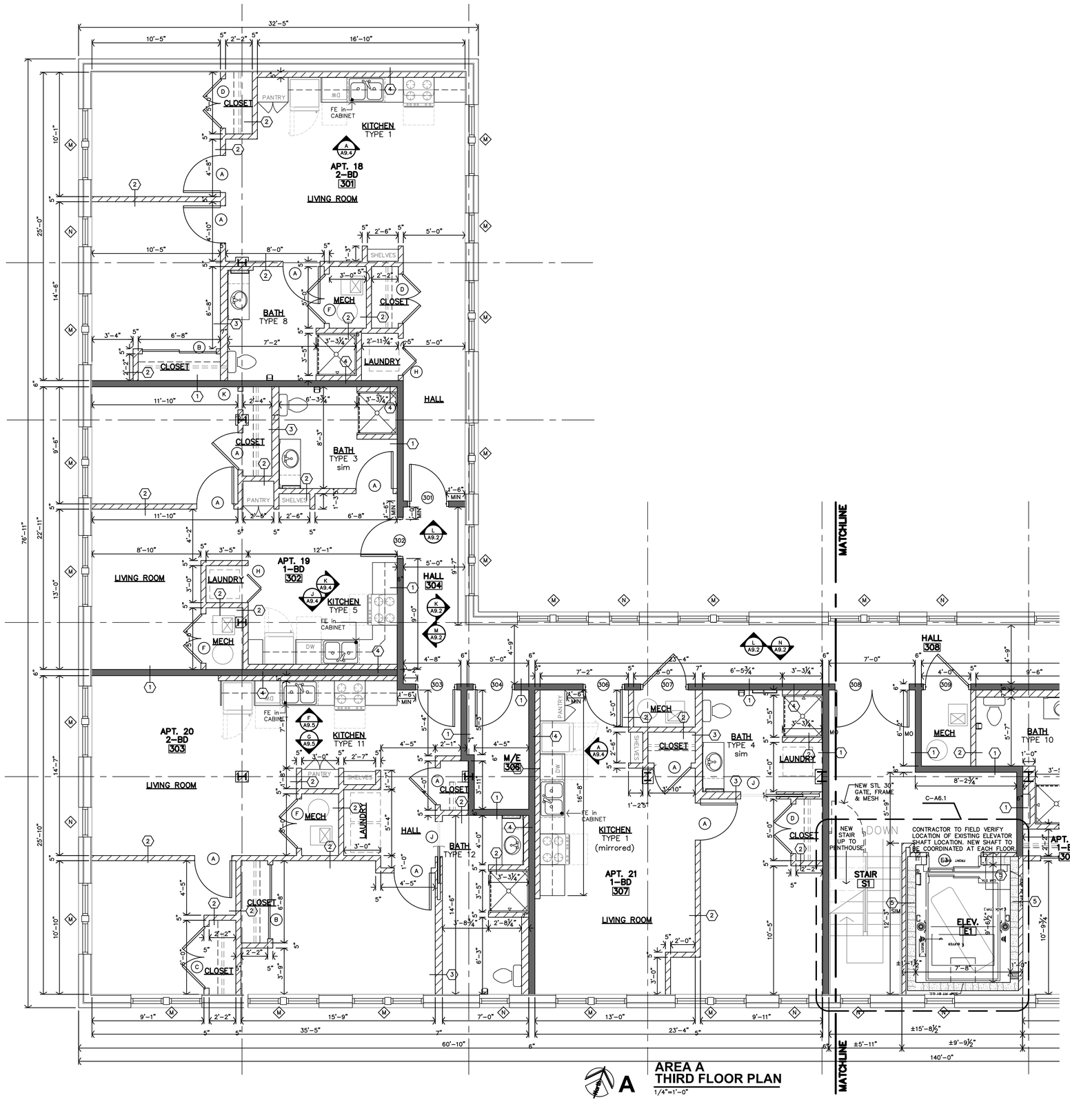
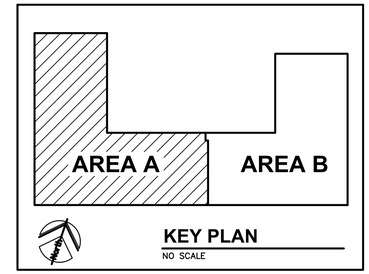


A AREA A THIRD FLOOR PLAN
1/4"=1'-0"



KEY PLAN
NO SCALE

PLAN NOTES

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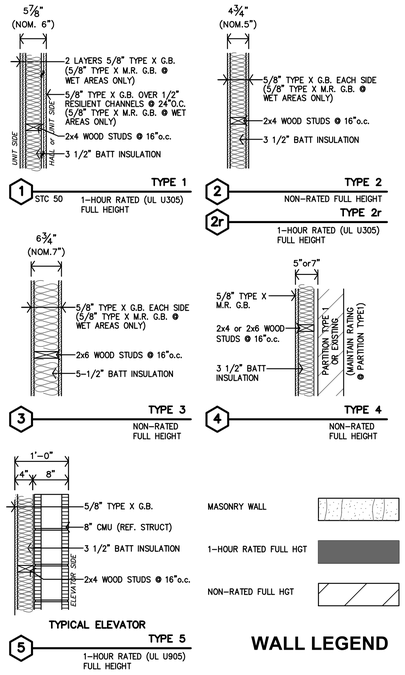

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ROOSEVELT LOFTS
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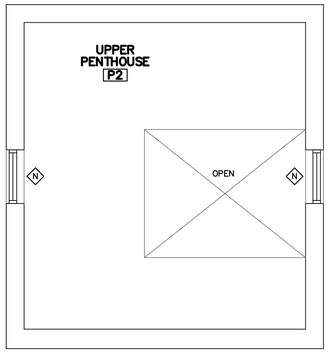
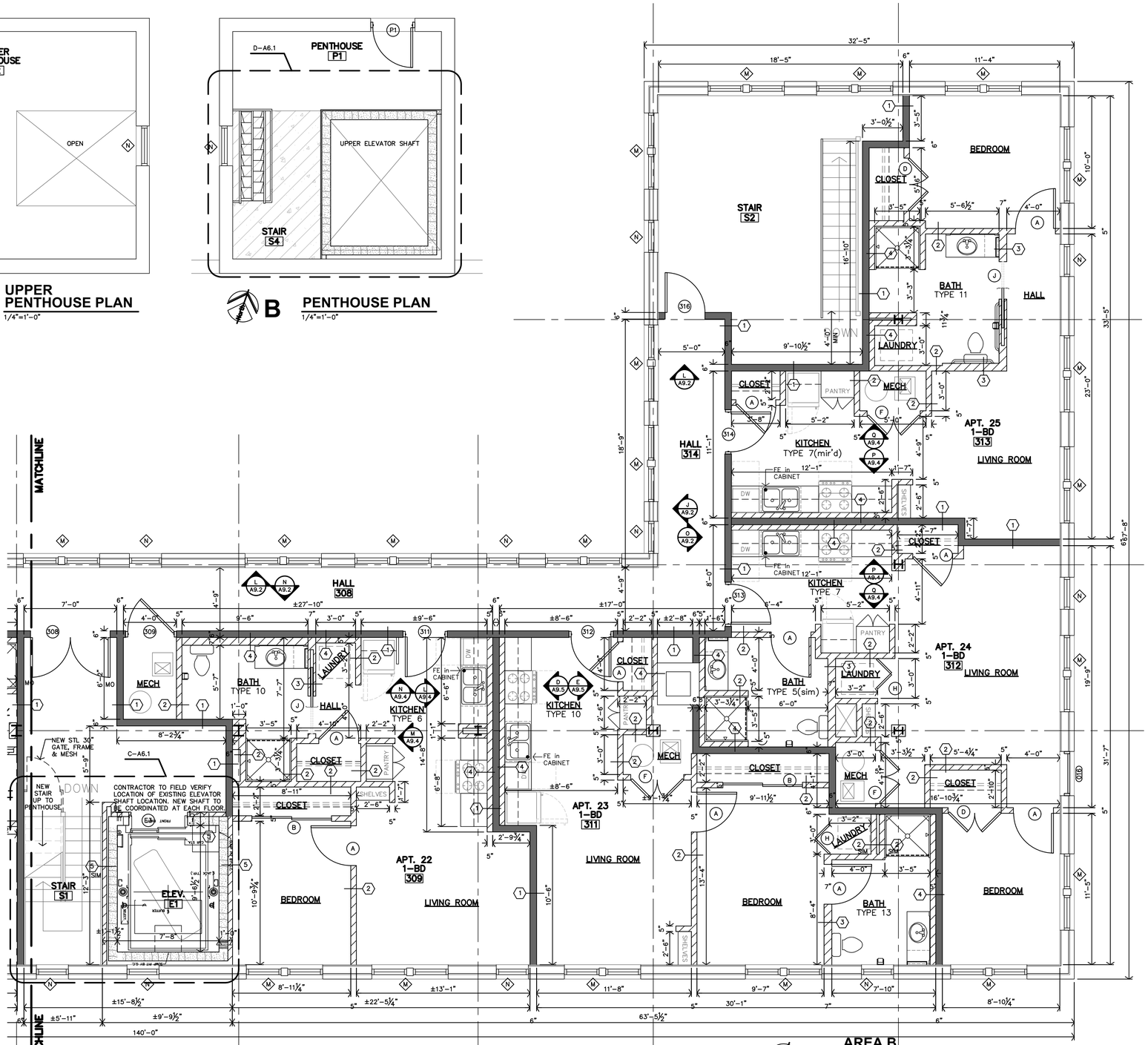
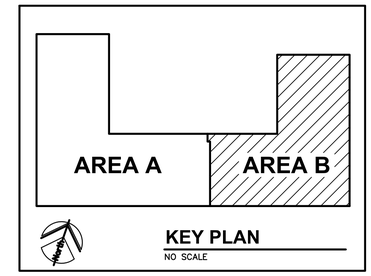


C UPPER PENTHOUSE PLAN
1/4"=1'-0"

B PENTHOUSE PLAN
1/4"=1'-0"



A AREA B THIRD FLOOR PLAN
1/4"=1'-0"



KEY PLAN
NO SCALE

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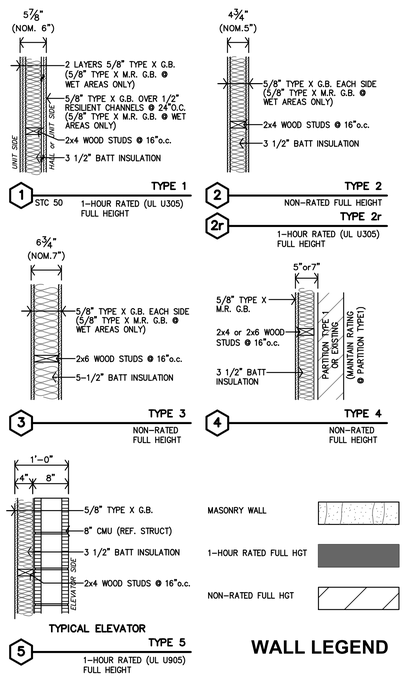

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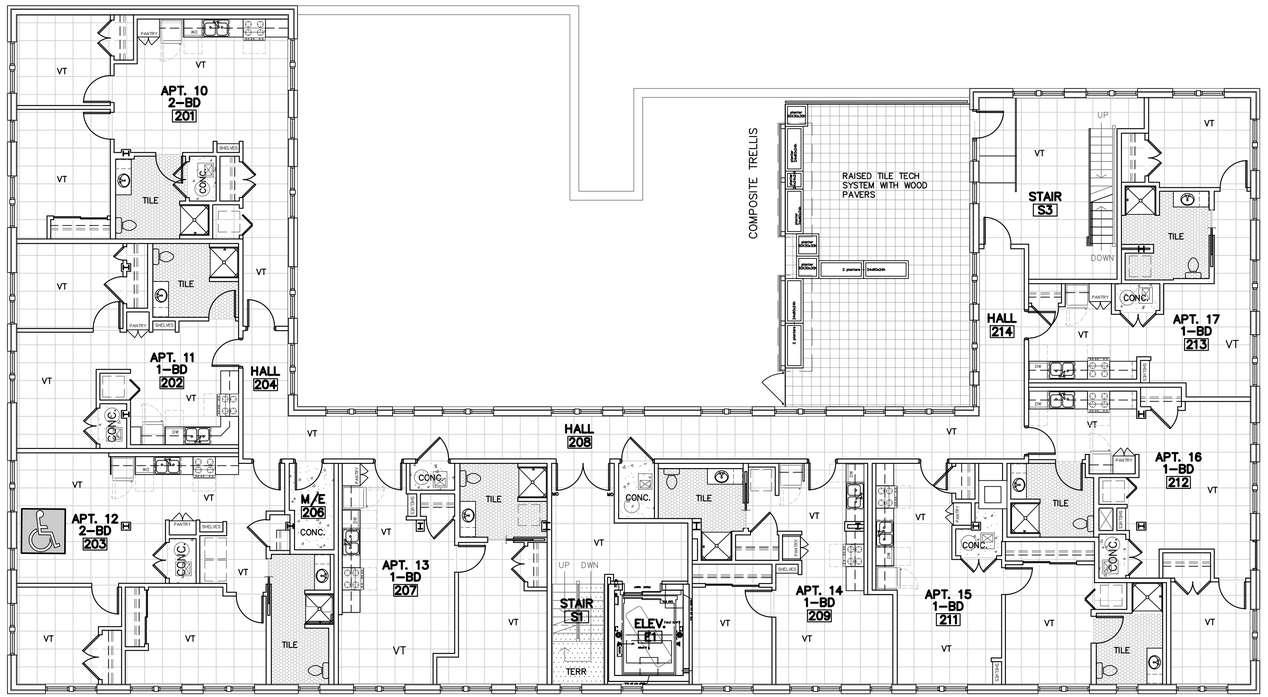
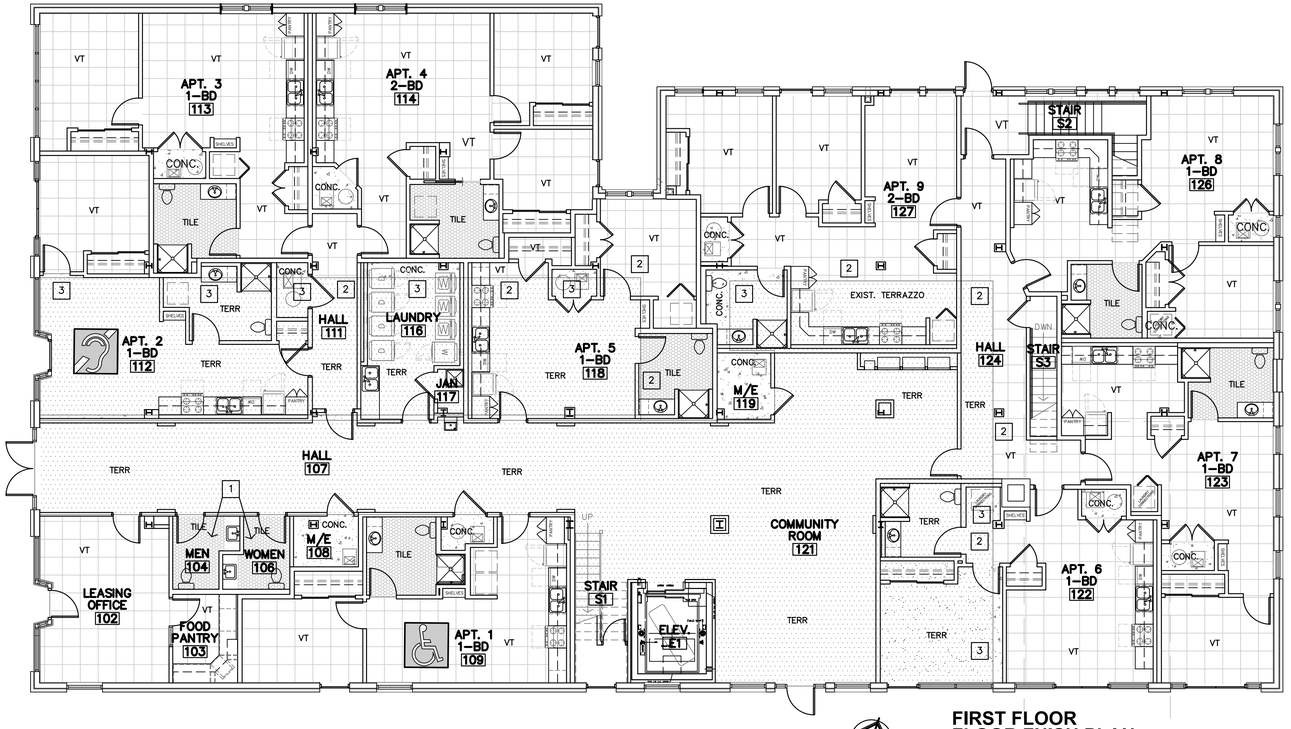


B **SECOND FLOOR FLOOR FNISH PLAN**
3/32"=1'-0" THIRD FLOOR SIMILAR



A **FIRST FLOOR FLOOR FNISH PLAN**
1/8"=1'-0"

FLOORING GENERAL NOTES

1. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
2. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
3. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS
4. CUT TILE TIGHT AROUND DOOR FRAMES, AT VT FLOORS INSTALL CLEAR SILICONE SEALANT AT THE FLOOR/FRAME TRANSITION.
5. INSTALL METAL SCHLUTER TRANSITION BETWEEN FLOOR & WALL MATERIAL TRANSITIONS UNLESS BULLNOSE OR WOOD TRIM IS INDICATED.
6. ADD REDUCER STRIP AT ALL FLOORING TRANSITIONS
7. UNIT KITCHEN & BATH: AT REMOVABLE CABINET FRONTS. WALLS TO BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
8. VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW. INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
9. CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

SPECIFIC NOTES

1. AT MEN'S #104 AND WOMEN'S #106 – MOSIAC FLOORING PATTERN, REFERENCE DETAIL U-A8.1
2. VINYL & CERAMIC TILE TO TERRAZZO TRANSITIONS: CUT/TRIM TERRAZZO SO THAT A STRAIGHT CLEAN LINE IS CREATED. USE A STAINLESS STEEL SCHLUTER SCHIENE TRIM (OR EQUIVALENT) BETWEEN THE TERRAZZO AND VINYL TILE.
3. AT AREAS WHERE TERRAZZO DOESN'T MEET WALLS, AND SMALL PORTION OF SUB FLOORING IS EXPOSED. INSTALL SEALED CONCRETE. CONCRETE TO HAVE SIMILAR TEXTURE AND COLOR AS ORIGINAL TERRAZZO FLOOR. INSTALL NEW CONCRETE IN A SIMILAR FASHION TO REPLACEMENT TERRAZZO. REFERENCE SHEET A10.1 FOR ADDITIONAL DETAILS.

FLOORING LEGEND

VT	NEW VINYL TILE	TERR	EXISTING TERRAZZO
TILE	NEW MOSAIC TILE	CONC.	SEALED CONCRETE

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S GILLAM 1-16-2024 25415 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A2.9

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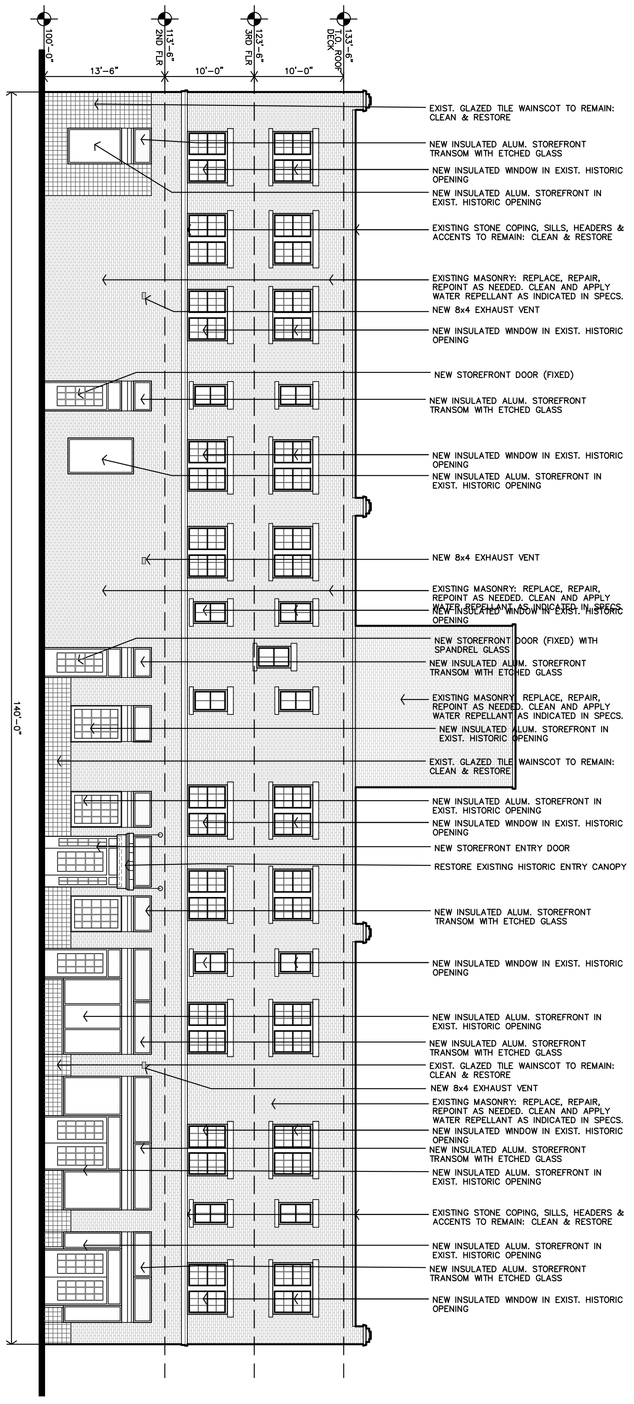
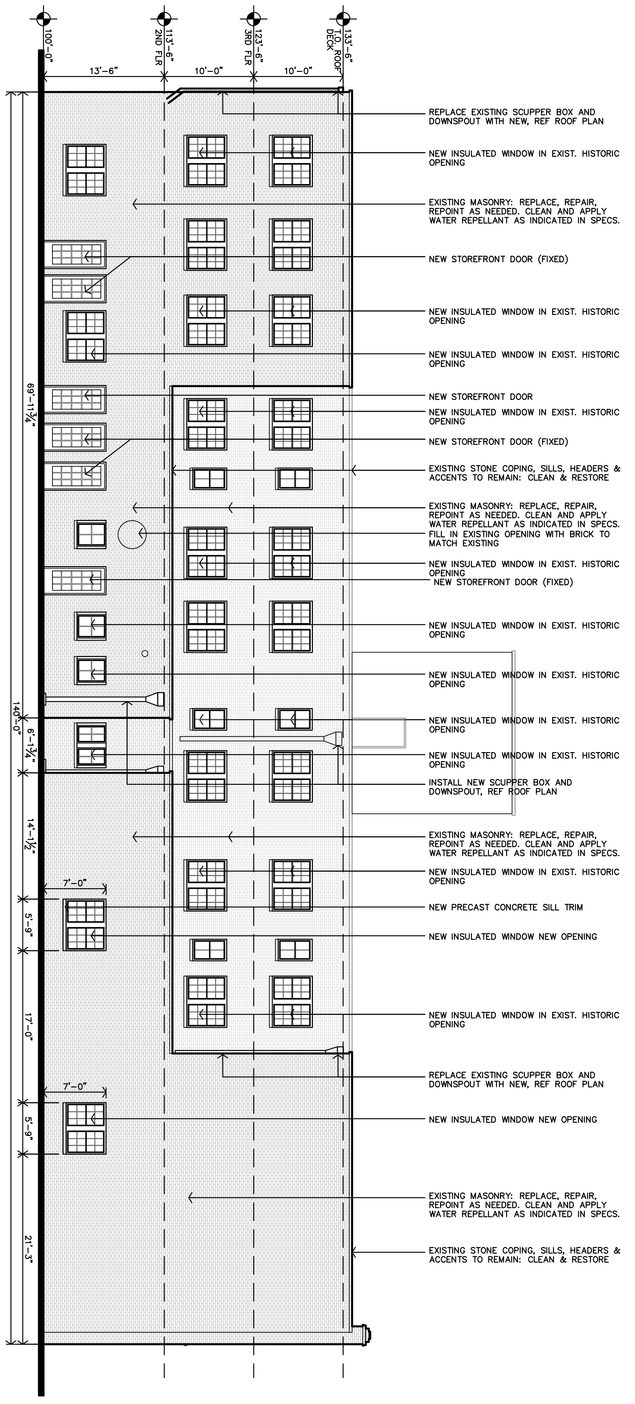
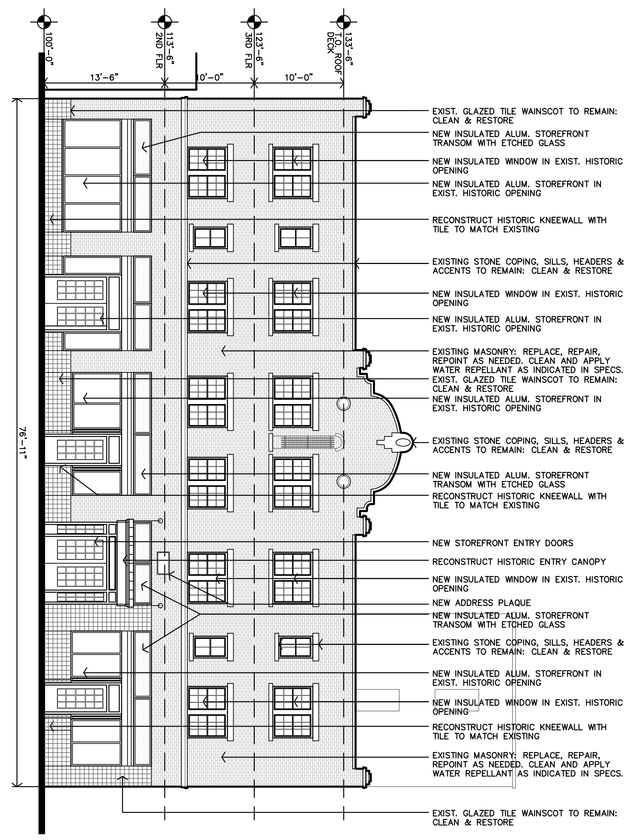


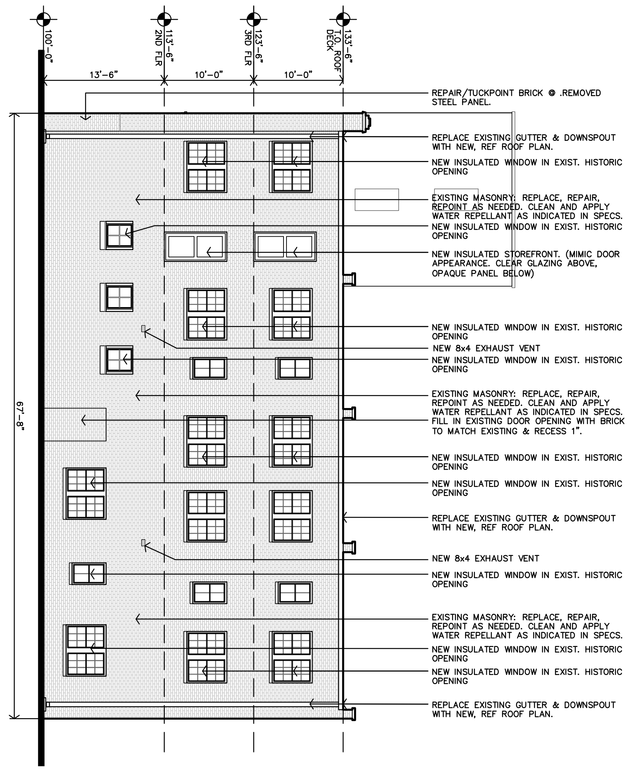
C PROPOSED SOUTH ELEVATION
1/8"=1'-0"



C PROPOSED NORTH ELEVATION
1/8"=1'-0"



A PROPOSED WEST ELEVATION
1/8"=1'-0"



A PROPOSED EAST ELEVATION
1/8"=1'-0"

HISTORIC PRESERVATION AND RESTORATION NOTES CAN BE FOUND ON SHEET A3.2

A3.1

DATE: 1-16-2024
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REVISION:

REGISTERED ARCHITECT STATE OF TEXAS

ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

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GENERAL NOTES, REGARDING TUCKPOINTING
Reference Specifications & Preservation Briefs

PROTECTION
Remove gutters and downspouts and associated hardware adjacent to masonry and prepare for replacement. Install new after tuckpointing is complete.
- Provide temporary rain drainage during work to direct water away from building.
- Protect windows, stairs, utilities. etc. during work.

REPOINTING MASONRY
Rake out and repoint joints to the following extent:
All joints in areas indicated, Joints indicated to receive sealant–filled. Seal these joints according to Section 079200 "Joint Sealants."

Joints at locations of the following defects:
- Holes and missing mortar.
- Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
- Cracks 1/16 inch (1.6 mm) or more in width and of any depth.
- Hollow–sounding joints when tapped by metal object.
- Eroded surfaces 1/4 inch (6 mm) or more deep.
- Deterioration to point that mortar can be easily removed by hand, without tools.
- Joints filled with substances other than mortar.

Do not rake out and repoint joints where not indicated, required or instructed. Rake out joints as follows, according to procedures demonstrated in approved mockup:
- Remove mortar from joints to 2 times joint width, but not less than 3/4 inch (20 mm) or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches (50 mm) deep; consult Architect or Engineer for direction.
- Remove mortar from masonry surfaces within raked–out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
- Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

POINTING WITH MORTAR
- Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
- Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch (9 mm) until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
- After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch (9 mm). Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feather edge the mortar.
- When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
- Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.

Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

FINAL CLEANING
After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff–nylon or –fiber brushes, and clean water, applied by low pressure spray.
- Do not use metal scrapers or brushes.
- Do not use acidic or alkaline cleaners.

GENERAL NOTES, REGARDING CLEANING, ASSESSING MASONRY
Reference Specifications & Preservation Briefs

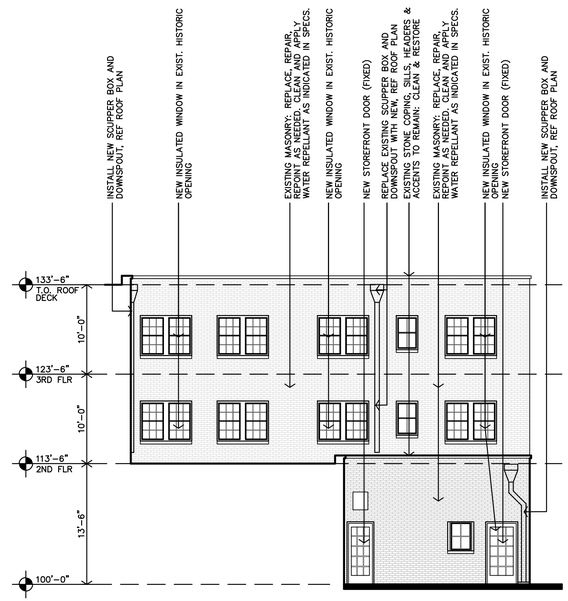
IDENTIFY WHAT IS TO BE REMOVED
The general nature and source of dirt or soiling material on a building must be identified to remove it in the gentlest means possible––that is, in the most effective, yet least harmful, manner. Soot and smoke, for example, require a different cleaning agent to remove than oil stains or metallic stains. Other common cleaning problems include biological growth such as mold or mildew, and organic matter such as the tendrils left on masonry after removal of ivy.

CONSIDER THE PRACTICALITIES OF CLEANING OR PAINT REMOVAL
Some gypsum or sulfate crusts may have become integral with the stone and, if cleaning could result in removing some of the stone surface, it may be preferable not to clean. Even where unpainted masonry is appropriate, the retention of the paint may be more practical than removal in terms of long range preservation of the masonry. In some cases, however, removal of the paint may be desirable. For example, the old paint layers may have built up to such an extent that removal is necessary to ensure a sound surface to which the new paint will adhere.

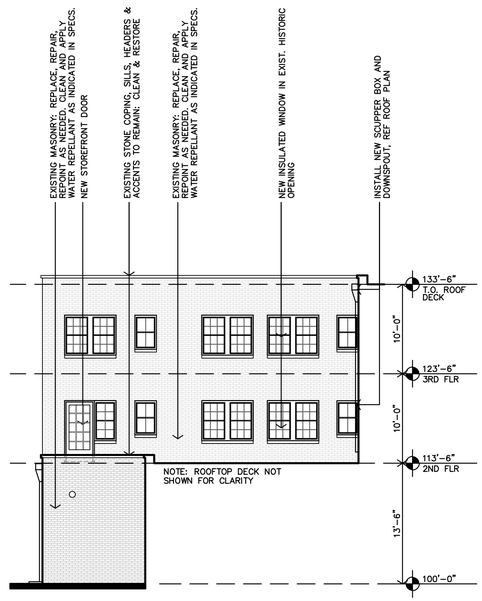
STUDY THE MASONRY
Although not always necessary, in some instances it can be beneficial to have the coating or paint type, color, and layering on the masonry researched before attempting its removal. Analysis of the nature of the soiling or of the paint to be removed from the masonry, as well as guidance on the appropriate cleaning method, may be provided by professional consultants, including architectural conservators, conservation scientists, and preservation architects. The State Historic Preservation Office (SHPO), local historic district commissions, architectural review boards, and preservation–oriented websites may also be able to supply useful information on masonry cleaning techniques.

IDENTIFY PRIOR TREATMENTS
Previous treatments of the building and its surroundings should be researched and building maintenance records should be obtained, if available. Sometimes if streaked or spotty areas do not seem to get cleaner following an initial cleaning, closer inspection and analysis may be warranted. The discoloration may turn out not to be dirt but the remnant of a water–repellent coating applied long ago which has darkened the surface of the masonry over time. Successful removal may require testing several cleaning agents to find something that will dissolve and remove the coating. Complete removal may not always be possible. Repairs may have been stained to match a dirty building, and cleaning may make these differences apparent. De–icing salts used near the building that have dissolved can migrate into the masonry. Cleaning may draw the salts to the surface, where they will appear as efflorescence (a powdery, white substance), which may require a second treatment to be removed. Allowances for dealing with such unknown factors, any of which can be a potential problem, should be included when investigating cleaning methods and materials. Just as more than one kind of masonry on a historic building may necessitate multiple cleaning approaches, unknown conditions that are encountered may also require additional cleaning treatments.

CHOOSE THE APPROPRIATE CLEANER
The importance of testing cleaning methods and materials cannot be over emphasized. Applying the wrong cleaning agents to historic masonry can have disastrous results. Acidic cleaners can be extremely damaging to acid–sensitive stones, such as marble and limestone, resulting in etching and dissolution of these stones. Other kinds of masonry can also be damaged by incompatible cleaning agents, or even by cleaning agents that are usually compatible. There are also numerous kinds of sandstone, each with a considerably different geological composition. While an acid–based cleaner may be safely used on some sandstones, others are acid–sensitive and can be severely etched or dissolved by an acid cleaner. Some sandstones contain water–soluble minerals and can be eroded by water cleaning. And, even if the stone type is correctly identified, stones, as well as some bricks, may contain unexpected impurities, such as iron particles, that may react negatively with a particular cleaning agent and result in staining. Thorough understanding of the physical and chemical properties of the masonry will help avoid the inadvertent selection of damaging cleaning agents. Other building materials also may be affected by the cleaning process. Some chemicals, for example, may have a corrosive effect on paint or glass. The portions of building elements most vulnerable to deterioration may not be visible, such as embedded ends of iron window bars. Other totally unseen items, such as iron cramps or ties which hold the masonry to the structural frame, also may be subject to corrosion from the use of chemicals or even from plain water. The only way to prevent problems in these cases is to study the building construction in detail and evaluate proposed cleaning methods with this information in mind. However, due to the very likely possibility of encountering unknown factors, any cleaning project involving historic masonry should be viewed as unique to that particular building.



B PROPOSED EAST ELEVATION
1/8"=1'–0"



A PROPOSED WEST ELEVATION
1/8"=1'–0"

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REVISION:

DATE: 1–16–2024
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SHEET NO.:

A3.2

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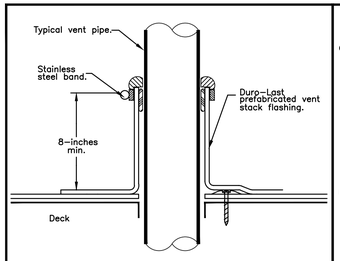
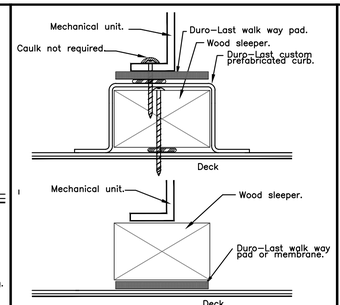
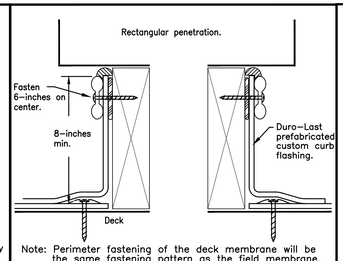


Note: Membrane attachment will be the same as the deck membrane with a minimum one plate/fastener per flashing.

E ROUND PENETRATION

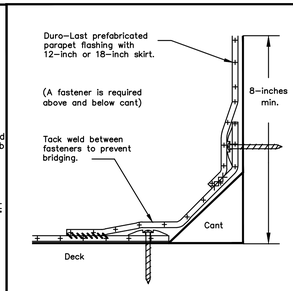


D SLEEPER DETAIL

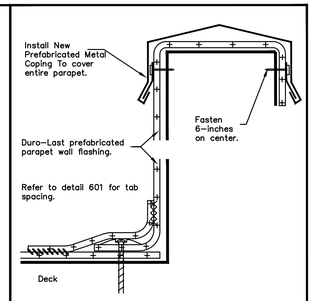


Note: Perimeter fastening of the deck membrane will be the same fastening pattern as the field membrane, no less than one fastener per side.
Note: All termination bar to have a fastener 1-inch max. from each corner.

C RECT. PENETRATION



B PARAPET CANT



A PARAPET WALL

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING. CONTACT ARCHITECT IMMEDIATELY W/ ANY DISCREPANCIES.
2. ROOFING INSTALLATION: MANUFACTURERS DETAILS ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY TO SPECIFICATIONS, MANUFACTURER'S DETAILS & RECOMENDATIONS & THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL".
3. CONTRACTOR MUST COMPLY W/ ALL STATE & LOCAL CODES & REGULATIONS.
4. CONTRACTOR TO REPLACE ALL EXISTING VENT BOOTS EXISTING VENTS & FLASHINGS TO REMAIN. PROTECT DURING CONSTRUCTION.
5. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
6. DIMENSIONS ON ROOF PLAN REFLECT DIMENSIONS PARALLEL WITH FLOOR PLANE. ACTUAL ROOF AREA IS LARGER DUE TO ROOF SLOPE.
7. ALL METAL MATERIALS (I.E. FLASHINGS, ETC...) SHALL BE .0217" (26 GA.) THICK PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
8. EXISTING ROOFING MUST BE REMOVED, INSPECT AND REPAIR DAMAGED DECKING PRIOR TO PROCEEDING WITH NEW ROOF ASSEMBLY.

LEGEND

1	REMOVE EXISTING ROOFING ASSEMBLY, COVER BOARDS, INSULATION, RELATED ITEMS & MATERIALS. MECHANICALLY ATTACH NEW 60-MIL PVC ROOF MEMBRANE OVER 5/8" DENS DECK, 4.0" MIN. POLYSTYRENE RIGID INSULATION (MIN. R-25cI PER 2021 IECC), & TAPERED INSULATION WHERE REQ'D FOR 1/8"PER FT SLOPE, OVER VAPOR BARRIER, 1/2" COVER BOARD. PROVIDE ALL NEW TERMINATION BARS, FLASHINGS, SEALANT, & CAULKING. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
1b	NEW 60-MIL PVC ROOF MEMBRANE OVER 1/2" COVER BD., 1.0" MIN. POLYSTYRENE TAPERED INSULATION, FOR 1/8" PER FT SLOPE, OVER VAPOR BARRIER, PROVIDE ALL NEW TERMINATION BARS, FLASHINGS, SEALANT, & CAULKING. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
2	EXISTING GUTTERS, SCUPPERS & DOWNSPOUTS TO BE REMOVED & REPLACED WITH NEW, SAME SIZE & SHAPE
3	REMOVE EXISTING SCUPPERS, DOWNSPOUTS, PANS, THRU WALL FLASHING, ETC. REPLACE WITH NEW METAL SCUPPER BOX, DOWNSPOUT AND FLASHING PER ROOF MANUFACTURER
4	AT ALL ROOF TOP EQUIPMENT INSTALL WALK OR TRAFFIC MEMBRANE AROUND.
5	EXISTING DECORATIVE STONE COPING EXISTS ALONG TOP OF WEST & SOUTH PARAPET. CLEAN, REPAIR AND REPLACE AS NEEDED. RUN NEW ROOF UP INSIDE OF PARAPET TO UNDERSIDE OF COPING AND TERMINATE USING TERMINATION BAR AND CAULK.
6	EXISTING SOLDIER BRICK LEDGE EXISTS ALONG TOP OF EAST & NORTH PARAPETS, AND AT TOP OF PENTHOUSE PARAPET. CLEAN, REPAIR AND REPLACE BRICK/MORTAR AS NEEDED. RUN NEW ROOF UP INSIDE OF PARAPET TO UNDERSIDE OF SOLDIER BRICK COURSE AND TERMINATE USING TERMINATION BAR AND CAULK.
7	CUT PORTION OF EXISTING PARAPET AND BRICK WALL. PREP FOR THE INSTALLATION OF NEW OVERFLOW SCUPPER BOX, FLASHING, LAMBS TONGUE AND ALL ACCESSORIES. TO MATCH OTHER SCUPPERS AND IN SIZE AND PROFILE.
8	INSTALL NEW METAL ACCESS STAIR & RAILING AT DOOR INTO PENTHOUSE.

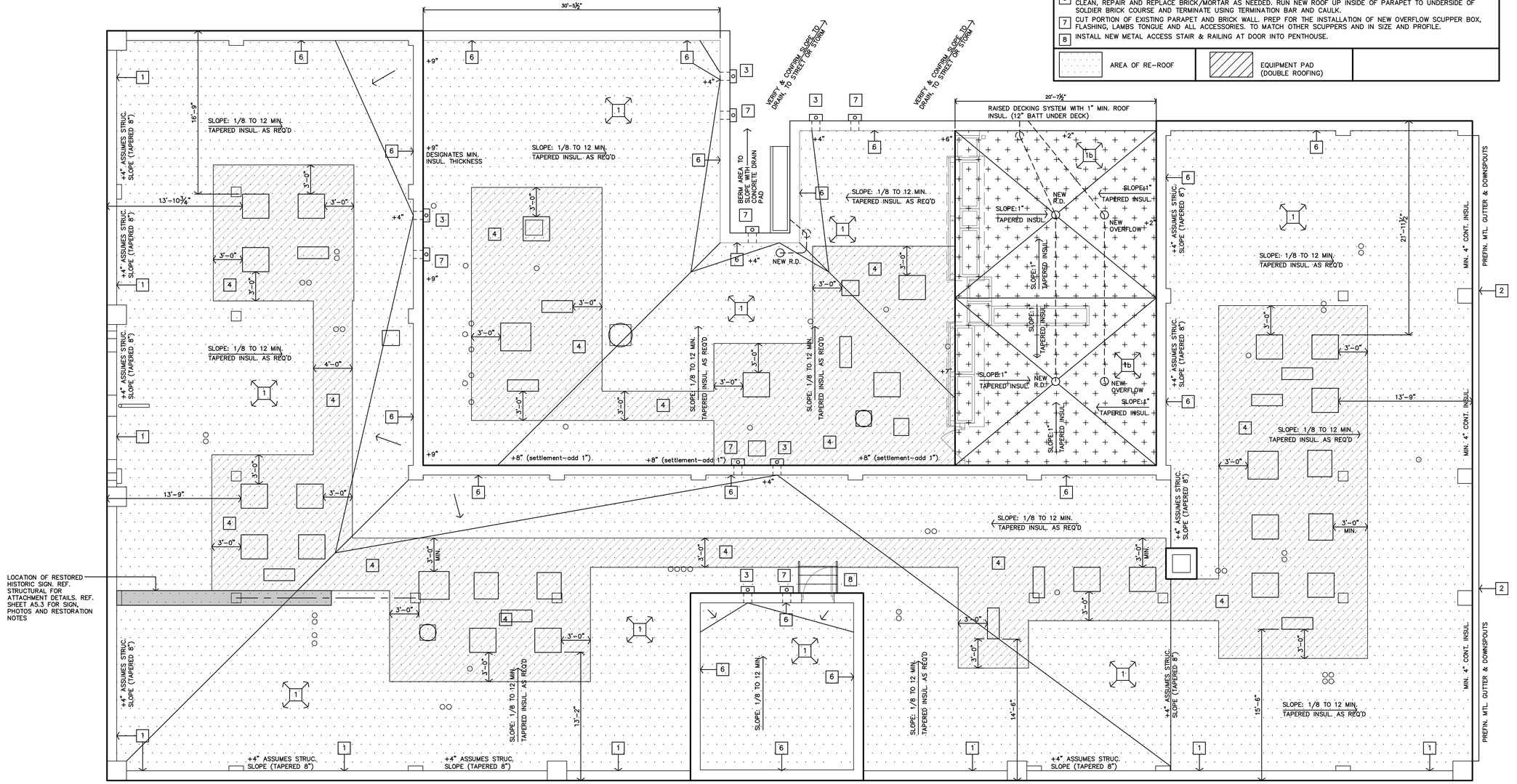
AREA OF RE-ROOF | EQUIPMENT PAD (DOUBLE ROOFING)

MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY

1. TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP OF WOOD ATTACH WOOD NAILERS SHALL BE SPACED NO GREATER THAN 18"O.C.

B MANUFACTURES DETAILS

NO SCALE



A ROOF PLAN

3/16"=1'-0"

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ROOSEVELT LOFTS

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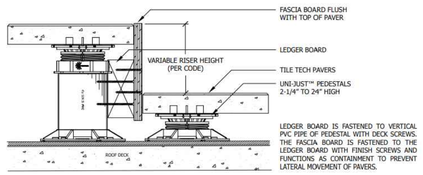
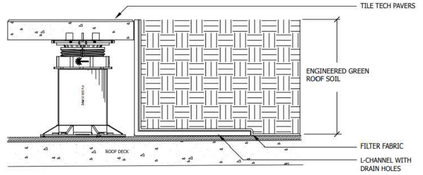
PERIMETER EDGE RESTRAINT OPTIONS
STEP-DOWN AND GREEN ROOF CONTAINMENT DETAILS

STEP-DOWN CONTAINMENT



GREEN ROOF CONTAINMENT



GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
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2. DRAWING NOT TO SCALE.
3. USE OF BUFFER PADS IS MANDATORY.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.TILETECHPAVERS.com

8 PERIMETER EDGE RESTRAINT OPT. DETAIL
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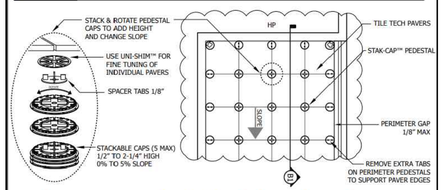
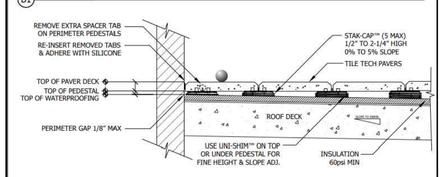
1/E LOW HEIGHT PEDESTAL APPLICATION
ENLARGED PLAN VIEW & SECTION DETAILS

ENLARGED PLAN VIEW



B1 LOW HEIGHT PEDESTAL APPLICATION - SECTION DETAILS



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6 LOW HEIGHT PEDESTAL APP. DETAIL
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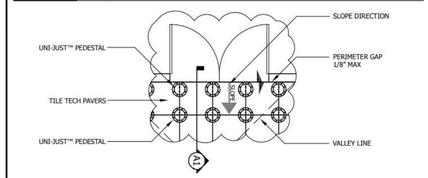
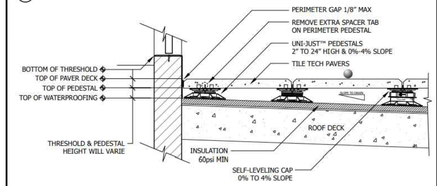
1/A THRESHOLD PEDESTAL APPLICATION
ENLARGED PLAN VIEW & SECTION DETAILS

ENLARGED PLAN VIEW



A1 THRESHOLD PEDESTAL APPLICATION - SECTION DETAILS



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4 THRESHOLD PEDESTAL APP. DETAIL
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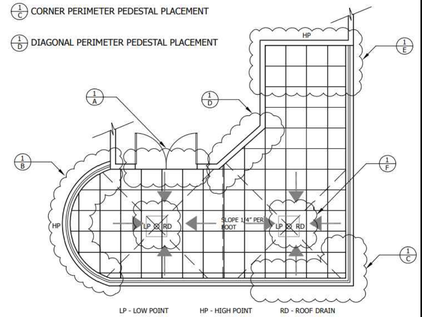
Toll Free: 888-380-5575 Fax: 213-380-5561

1 SAMPLE DECK LAYOUT
OVERVIEW OF PEDESTAL PLACEMENT

SEE ENLARGED SECTION PLANS:

- 1/A DOOR THRESHOLD PEDESTAL PLACEMENT
- 1/F LOW THRESHOLD PEDESTAL PLACEMENT
- 1/B RADIUS PERIMETER PEDESTAL PLACEMENT
- 1/F ROOF DRAIN PEDESTAL PLACEMENT
- 1/C CORNER PERIMETER PEDESTAL PLACEMENT
- 1/D DIAGONAL PERIMETER PEDESTAL PLACEMENT



LP - LOW POINT HP - HIGH POINT RD - ROOF DRAIN

GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH INC PRODUCT SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. USE OF BUFFER PADS IS MANDATORY.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.TILETECHPAVERS.COM

2 SAMPLE DECK LAYOUT DETAIL
NTS

TILE TECH PEDESTAL SYSTEM

Manufacturers Installation Details, Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE

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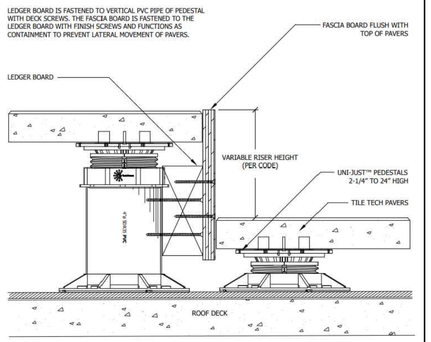
2 STEP-DOWN PEDESTAL APPLICATION
STEP-DOWN PEDESTAL APPLICATION SECTION DETAILS



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9 STEP-DOWN PEDESTAL APP. DETAIL
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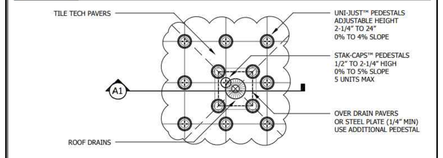
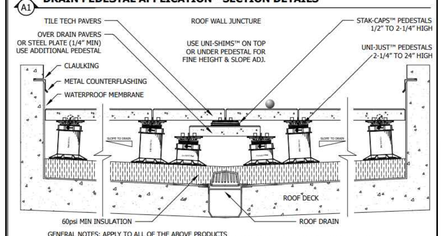
1/F DRAIN PEDESTAL APPLICATION
ENLARGED PLAN VIEW & SECTION DETAILS

ENLARGED PLAN VIEW



A1 DRAIN PEDESTAL APPLICATION - SECTION DETAILS



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7 DRAIN PEDESTAL APP. DETAIL
NTS

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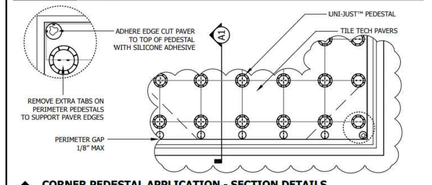
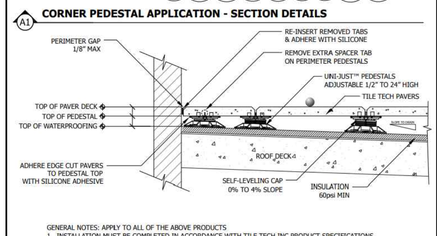
1/C CORNER PEDESTAL APPLICATION
ENLARGED PLAN VIEW & SECTION DETAILS

ENLARGED PLAN VIEW



A1 CORNER PEDESTAL APPLICATION - SECTION DETAILS



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5 CORNER PEDESTAL APP. DETAIL
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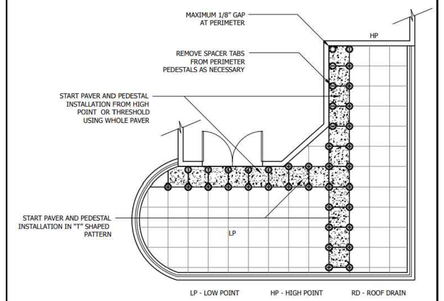
2 SAMPLE INITIAL INSTALLATION
USING "T" SHAPED PATTERN



LP - LOW POINT HP - HIGH POINT RD - ROOF DRAIN

DETERMINE CAVITY HEIGHT AT ALL THRESHOLDS, DRAINS AND HIGH POINTS. DEDUCT THE THICKNESS OF THE PAVERS FROM THE MEASURED DISTANCE BETWEEN THE TOP OF THE MEMBRANE AND THE TOP OF THE PAVERS TO DETERMINE THE PEDESTAL HEIGHT NEEDED FOR EACH LOCATION. USE A LASER LEVEL TO MARK THE TOP OF PEDESTAL ELEVATION AROUND THE DECK. PLAN PAVER & PEDESTAL LAYOUT PATTERN BEFORE STARTING, BY MARKING GUIDELINES ON THE ROOF IF NEEDED. USING THE GUIDELINES INSTALL A "T" SHAPED PORTION OF THE NEW DECK STARTING FROM THE THRESHOLD OR HIGH POINT. PAVERS ON BOTH ROWS OF THE "T" SHOULD BE ADJUSTED TO THE CORRECT HEIGHT AND LEVELED BEFORE PROCEEDING. INSTALLATION ON ALL SIDES OF THE "T" CAN THEN PROCEED AT THE SAME TIME.

GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
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3 SAMPLE INITIAL INST. DETAIL
NTS

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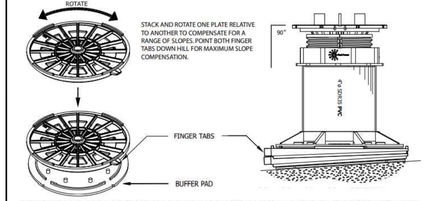
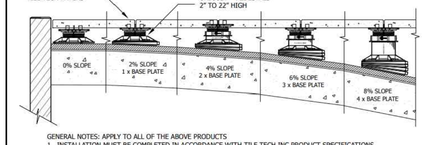
BASE SLOPE PLATE
BASE SLOPE ADJUSTMENT FROM 0° TO 1° (0-8%) PER FOOT SLOPE.



FOR BASE LEVELING, BASE SLOPE PLATES (BSP) CAN BE STACKED UNDER UNI-BASE AND EACH PLATE COMPENSATES FOR 1/4" PER FOOT (2%) SLOPE AND ADDS 3/8" TO THE OVERALL HEIGHT OF PEDESTAL. A MAXIMUM OF FOUR PLATES MAY BE STACKED BELOW A PEDESTAL IN ORDER TO COMPENSATE FOR UP TO 1" PER FOOT (0-8%) SLOPE. ALWAYS USE A BUFFER PAD UNDER COMPLETE PEDESTAL ASSEMBLY.

A1 BASE SLOPE PLATE APPLICATION - SECTION DETAILS



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1 BASE SLOPE PLATE DETAIL
NTS

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1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT — JEFFREY S. GILLAM — 16-2024 — 24215 — STATE OF TEXAS

REVISION:

DATE: 1–16–2024
JOB: 22–3281
SHEET NO.:

A5.2

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PHOTO
EXISTING SIGN CONDITION
N.T.S.



PHOTO
EXISTING SIGN CONDITION
N.T.S.



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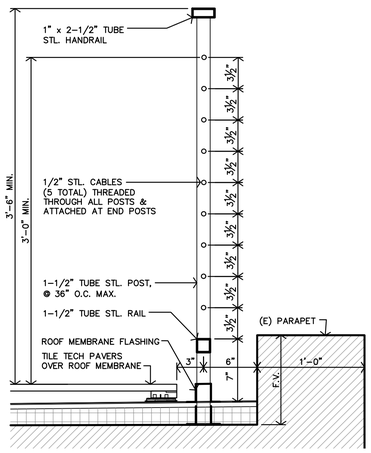
EXISTING SIGN CONDITION
N.T.S.



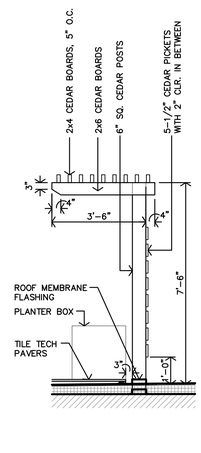
HISTORIC PHOTO
ORIGINAL SIGN LOCATION
N.T.S.

HISTORIC ROOFTOP SIGN NOTES

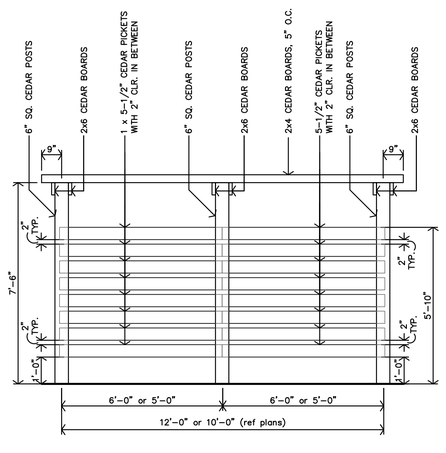
1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING. CONTACT ARCHITECT IMMEDIATELY W/ ANY DISCREPANCIES.
2. SIGN IS BEING STORED AT H&S RENTAL & SERVICES (ph: 325-245-7517), 818 LAKE VIEW HEROS DRIVE, SAN ANGELO, TEXAS, 76903.
3. SIGN IS APPROXIMATELY 16'-0" TALL BY 22'-0" WIDE AND MOST CONSTRUCTION CONSISTS OF ANGLE IRON AND SHEET METAL. CONTRACTOR TO FIELD VERIFY MEASUREMENTS, CONSTRUCTION AND CONDITION.
4. SIGN IS TO BE RELOCATED BACK TO SITE, RESTORED AND REINSTALLED ON TOP OF ROOF AS SHOWN ON SHEET A5.1.
5. SIGN COMPONENTS, ACCESSORIES, STRUCTURAL ELEMENTS, ETC. ARE TO BE REPLACED, REPAIRED AND RESTORED AS NECESSARY FOR STRUCTURAL STABILITY AND COMPLETE SIGN RESTORATION.
6. REMOVE ANY AND ALL EXISTING LIGHTING AND NEON COMPONENTS REMAINING ON THE SIGN.
7. REMOVE 'HOTEL' 3-D BOX LETTERS. STRUCTURAL STRUTS AND SUPPORTS TO REMAIN AND PREPPED FOR THE INSTALLATION OF NEW LETTERS.
8. INSTALL NEW 'LOFTS' STEEL PLATE LETTERS IN PLACE OF THE 'HOTEL' LETTERS. SIZE AND FONT OF LETTERS TO BE SIMILAR TO EXISTING.
9. ATTACHMENT DETAILS CAN BE FOUND ON STRUCTURAL DRAWINGS.
10. ENTIRE SIGN TO BE REPAINTED. PAINT COLORS ARE TO BE SIMILAR TO EXISTING.



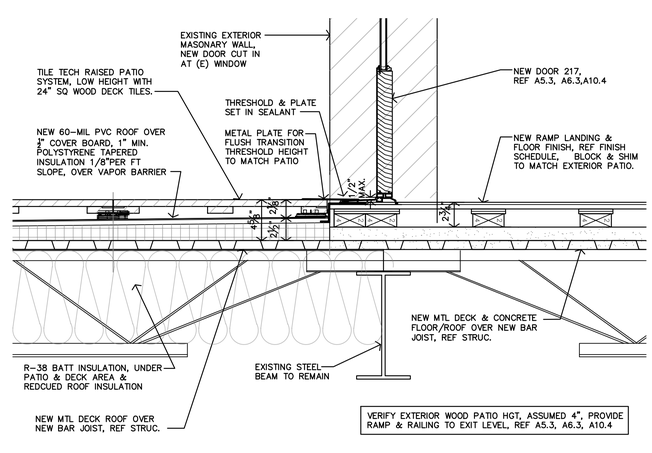
D **ROOF TOP GUARDRAIL SECTION**
3/8" =1'-0"



C **ROOF TOP TRELLIS DETAIL**
3/8" =1'-0"



B **ROOF TOP TRELLIS DETAIL**
3/8" =1'-0"



A **AT DOOR 217**
ROOF PATIO & TILE SYSTEM
1 1/2""=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
1-16-2024
25415
STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A5.3

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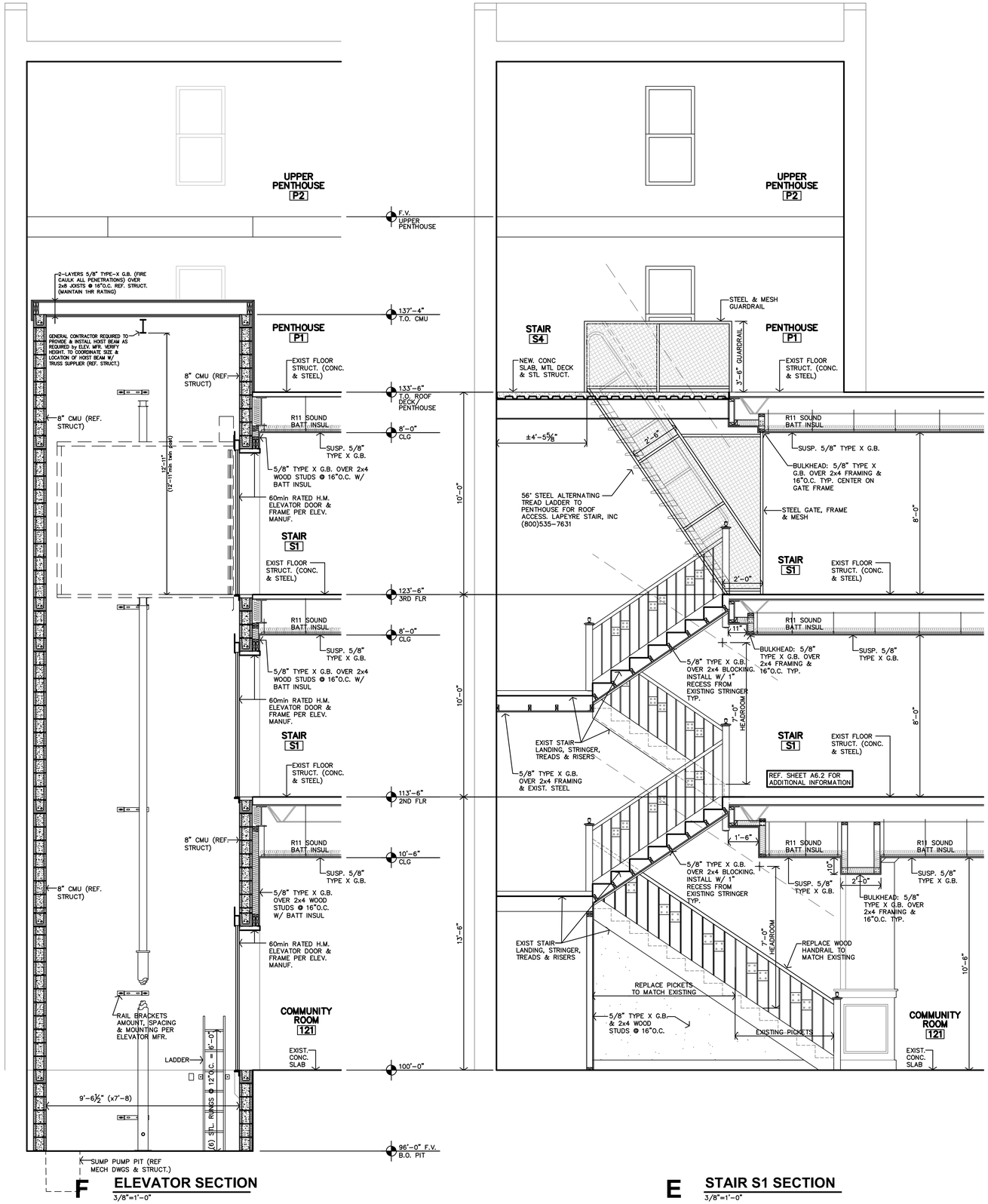
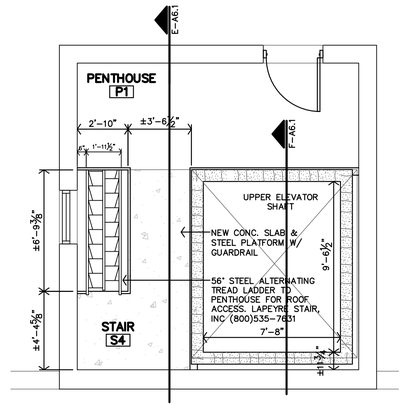
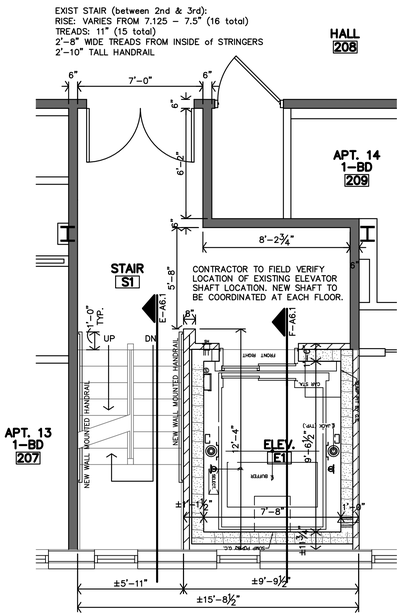


F **ELEVATOR SECTION**
3/8"=1'-0"

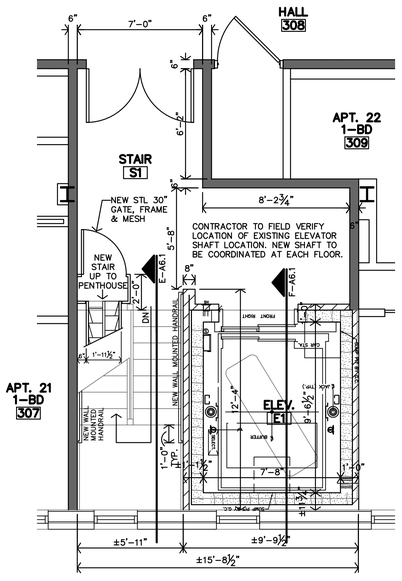
E **STAIR S1 SECTION**
3/8"=1'-0"



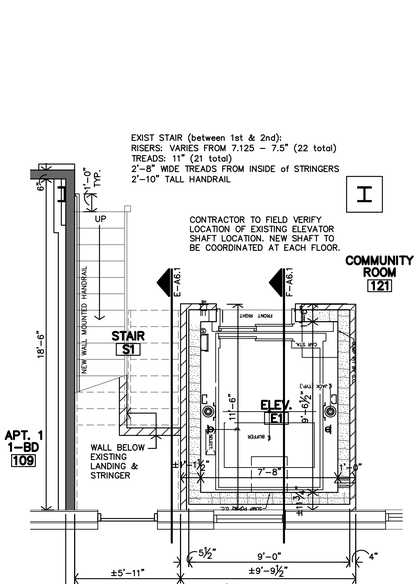
D **STAIR S4 & ELEVATOR E1 ENLARGED PENTHOUSE PLAN**
1/4"=1'-0"



B **STAIR S1 & ELEVATOR E1 ENLARGED 2ND FLR. PLAN**
1/4"=1'-0"



C **STAIR S1/S4 & ELEVATOR E1 ENLARGED 3RD FLR. PLAN**
1/4"=1'-0"



A **STAIR S1 & ELEVATOR E1 ENLARGED FIRST FLR. PLAN**
1/4"=1'-0"

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730 N. Ninth
Salina, KS 67401
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Kansas City, MO 64108
jgr@jgrarchitects.com

ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 16-204 23415 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A6.1

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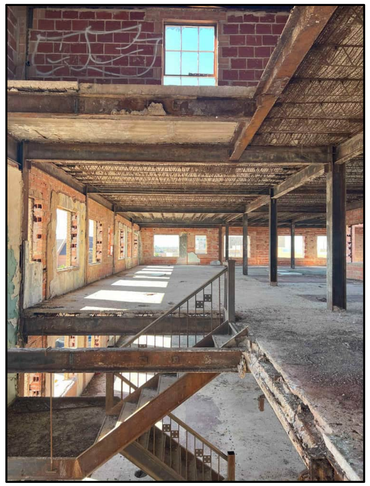

1. REPAIR EXISTING STEEL STRINGERS AND STAIR PANS AS NEEDED. CLEAN AND PAINT BLACK.
2. REPAIR EXISTING CONCRETE STAIR TREADS AND LANDING. FILL HOLES AND GAPS. CLEAN AND SEAL.
3. RAILINGS: REPAIR, STRAIGHTEN AND REPLACE RAILS AS NEEDED. STABILIZE & STRENGTHEN ENTIRE SYSTEM. CLEAN ALL RAILS, DECORATIVE PLATES, AND WOOD HANDRAIL. PAINT RAILS & DECORATIVE PLATES BLACK. STAIN WOOD HANDRAIL. STAIN COLOR TBD.
5. METAL POSTS AT LANDINGS: REPAIR AS NEEDED. CLEAN & PAINT BLACK.
6. REPLACE MISSING METAL POST TOPPERS (TO MATCH EXISTING). CLEAN AND REPAIR EXISTING POST TOPPERS. PAINT. COLOR TBD
7. RAIL AT TOP OF STAIR: REMOVE, PREP FOR INSTALLATION NEW STAIR TO PENTHOUSE.

H PHOTO
STAIR S1 - 3RD FLOOR
1/4"=1'-0"



1. REPAIR EXISTING STEEL STRINGERS AND STAIR PANS AS NEEDED. CLEAN AND PAINT BLACK.
2. REPAIR EXISTING CONCRETE STAIR TREADS AND LANDING. FILL HOLES AND GAPS. CLEAN AND SEAL.
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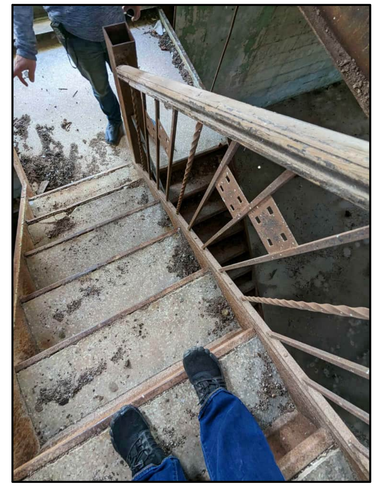
6. REPLACE MISSING METAL POST TOPPERS (TO MATCH EXISTING). CLEAN AND REPAIR EXISTING POST TOPPERS. PAINT. COLOR TBD
7. NEW FIRE-RATED WALLS TO BE INSTALLED ALONG WEST SIDE AND EAST SIDE OF STAIR. INSTALL NEW WALL MOUNTED HANDRAILS, WOOD STAIN TO MATCH EXISTING HANDRAIL.

G PHOTO
STAIR S1 - 2ND FLOOR
1/4"=1'-0"



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2. REPAIR EXISTING TERRAZZO STAIR TREADS AND LANDING. FILL HOLES AND GAPS WITH CONCRETE THAT MATCHES IN COLOR. CLEAN AND SEAL.
3. RAILING FROM LANDING TO 2ND FLOOR: REPAIR, STRAIGHTEN AND REPLACE RAILS AS NEEDED. STABILIZE & STRENGTHEN ENTIRE SYSTEM. CLEAN ALL RAILS, DECORATIVE PLATES, AND WOOD HANDRAIL. PAINT RAILS & DECORATE PLATES BLACK. STAIN WOOD HANDRAIL. STAIN COLOR TBD.
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F PHOTO
STAIR S1 - 2ND FLOOR TO LANDING
1/4"=1'-0"



1. REPAIR EXISTING STEEL STRINGERS AND STAIR PANS AS NEEDED. CLEAN AND PAINT BLACK.
2. REPAIR EXISTING TERRAZZO STAIR TREADS AND LANDING. FILL HOLES AND GAPS WITH CONCRETE THAT MATCHES IN COLOR. CLEAN AND SEAL.
3. RAILING FROM 1ST FLOOR TO LANDING: REMOVE AND SALVAGE. PREP STRINGER FOR NEW RAILING, DESIGNED TO MATCH EXISTING.
4. RAILING FROM LANDING TO 2ND FLOOR: REPAIR, STRAIGHTEN AND REPLACE RAILS AS NEEDED. STABILIZE & STRENGTHEN ENTIRE SYSTEM. CLEAN ALL RAILS, DECORATIVE PLATES, AND WOOD HANDRAIL. PAINT RAILS & DECORATE PLATES BLACK. STAIN WOOD HANDRAIL. STAIN COLOR TBD.
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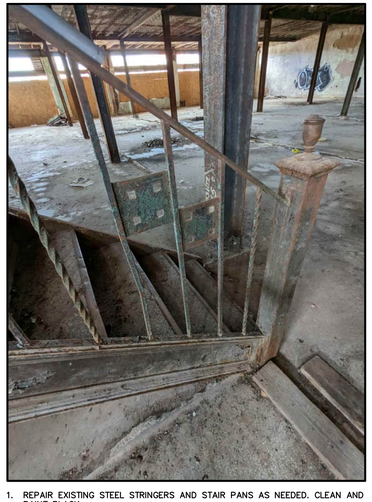
E PHOTO
STAIR S1 - LANDING BTWN 1ST & 2ND
1/4"=1'-0"



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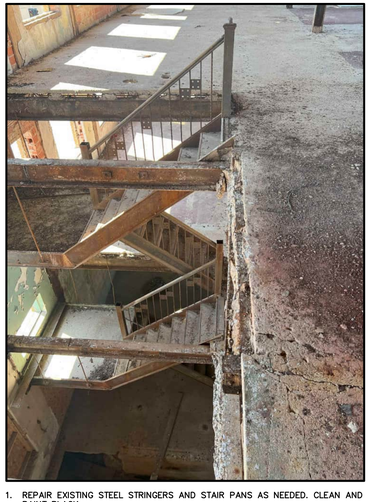
2. REPAIR EXISTING TERRAZZO STAIR TREADS AND LANDING. FILL HOLES AND GAPS WITH CONCRETE THAT MATCHES IN COLOR. CLEAN AND SEAL.
3. RAILING FROM 1ST FLOOR TO LANDING: REMOVE AND SALVAGE. PREP STRINGER FOR NEW RAILING, DESIGNED TO MATCH EXISTING..
4. METAL POST AT BOTTOM OF STAIR: REPAIR AS NEEDED. CLEAN & PAINT BLACK.
5. CLEAN AND REPAIR EXISTING POST TOPPER. STAIN. COLOR TBD
6. NEW FIRE-RATED WALLS TO BE INSTALLED ALONG WEST SIDE AND EAST SIDE OF STAIR. INSTALL NEW WALL MOUNTED HANDRAILS, WOOD STAIN TO MATCH EXISTING HANDRAIL.

D PHOTO
STAIR S1 - 1ST FLOOR
1/4"=1'-0"



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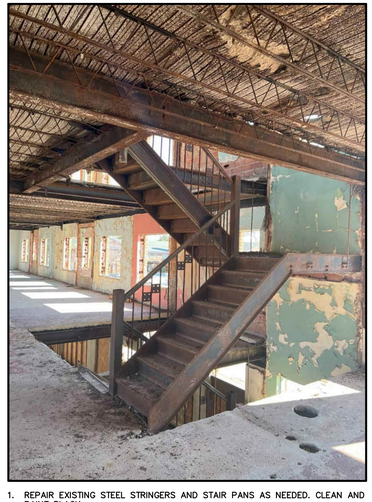
2. REPAIR EXISTING CONCRETE STAIR TREADS AND LANDING. FILL HOLES AND GAPS. CLEAN AND SEAL.
3. RAILINGS: REPAIR, STRAIGHTEN AND REPLACE RAILS AS NEEDED. STABILIZE & STRENGTHEN ENTIRE SYSTEM. CLEAN ALL RAILS, DECORATIVE PLATES, AND WOOD HANDRAIL. PAINT RAILS & DECORATIVE PLATES BLACK. STAIN WOOD HANDRAIL. STAIN COLOR TBD.
5. METAL POSTS AT LANDINGS: REPAIR AS NEEDED. CLEAN & PAINT BLACK.
6. REPLACE MISSING METAL POST TOPPERS (TO MATCH EXISTING). CLEAN AND REPAIR EXISTING POST TOPPERS. PAINT. COLOR TBD
7. NEW FIRE-RATED WALLS TO BE INSTALLED ALONG WEST SIDE AND EAST SIDE OF STAIR. INSTALL NEW WALL MOUNTED HANDRAILS, WOOD STAIN TO MATCH EXISTING HANDRAIL.
8. RAIL AT TOP OF STAIR: REMOVE, PREP FOR INSTALLATION NEW STAIR TO PENTHOUSE.

C PHOTO
STAIR S1 - 3RD FLOOR
1/4"=1'-0"



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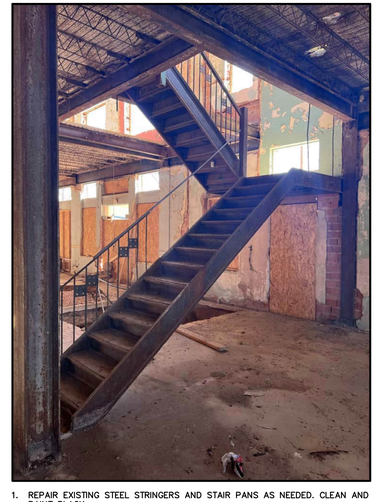
B PHOTO
STAIR S1 - 2ND TO 3RD FLOOR
1/4"=1'-0"



1. REPAIR EXISTING STEEL STRINGERS AND STAIR PANS AS NEEDED. CLEAN AND PAINT BLACK..
2. REPAIR EXISTING TERRAZZO STAIR TREADS AND LANDING. FILL HOLES AND GAPS WITH CONCRETE THAT MATCHES IN COLOR. CLEAN AND SEAL.
3. RAILING FROM 1ST FLOOR TO LANDING: REMOVE AND SALVAGE. PREP STRINGER FOR NEW RAILING, DESIGNED TO MATCH EXISTING..
4. RAILING FROM LANDING TO 2ND FLOOR: REPAIR, STRAIGHTEN AND REPLACE RAILS AS NEEDED. STABILIZE & STRENGTHEN ENTIRE SYSTEM. CLEAN ALL RAILS, DECORATIVE PLATES, AND WOOD HANDRAIL. PAINT RAILS & DECORATE PLATES BLACK. STAIN WOOD HANDRAIL. STAIN COLOR TBD.
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A PHOTO
STAIR S1 - 1ST TO 2ND FLOOR
1/4"=1'-0"

STAIR S1

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Kansas City, MO 64108
jgr@jgrarchitects.com

ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
1-16-2024
25415
STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A6.2

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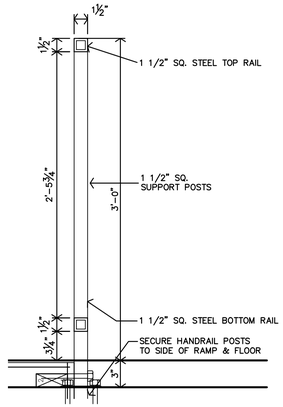
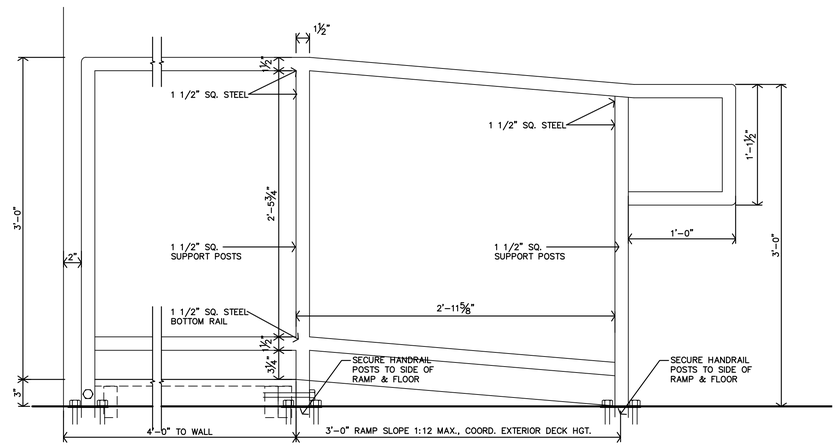


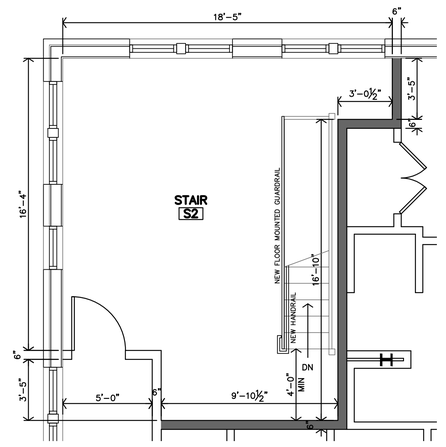
G DOOR 217 RAMP SECTION

1 1/2" = 1'-0"



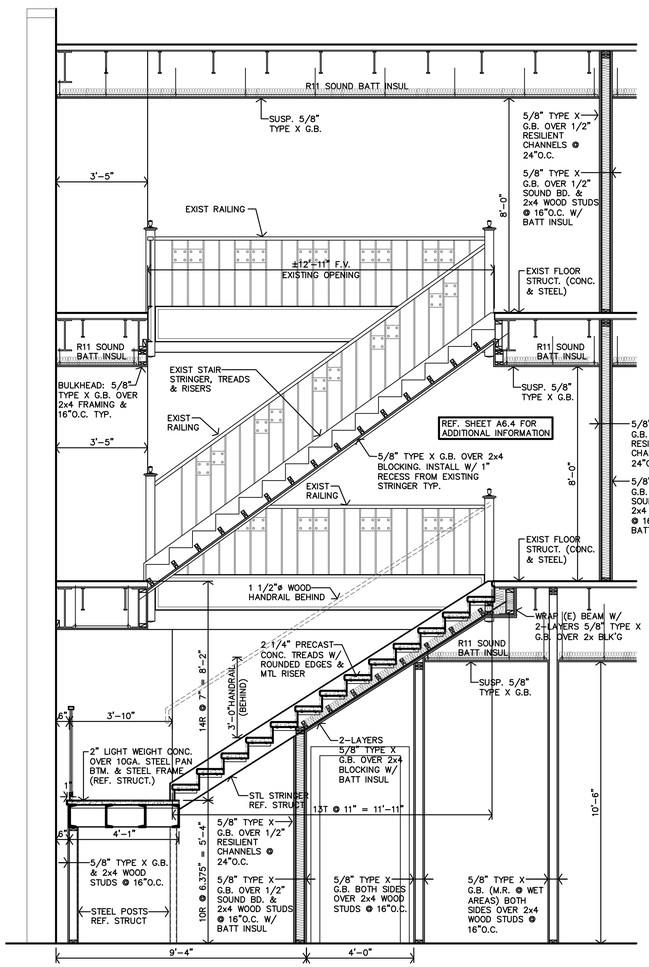
F DOOR 217 RAMP ELEVATION

1 1/2" = 1'-0"



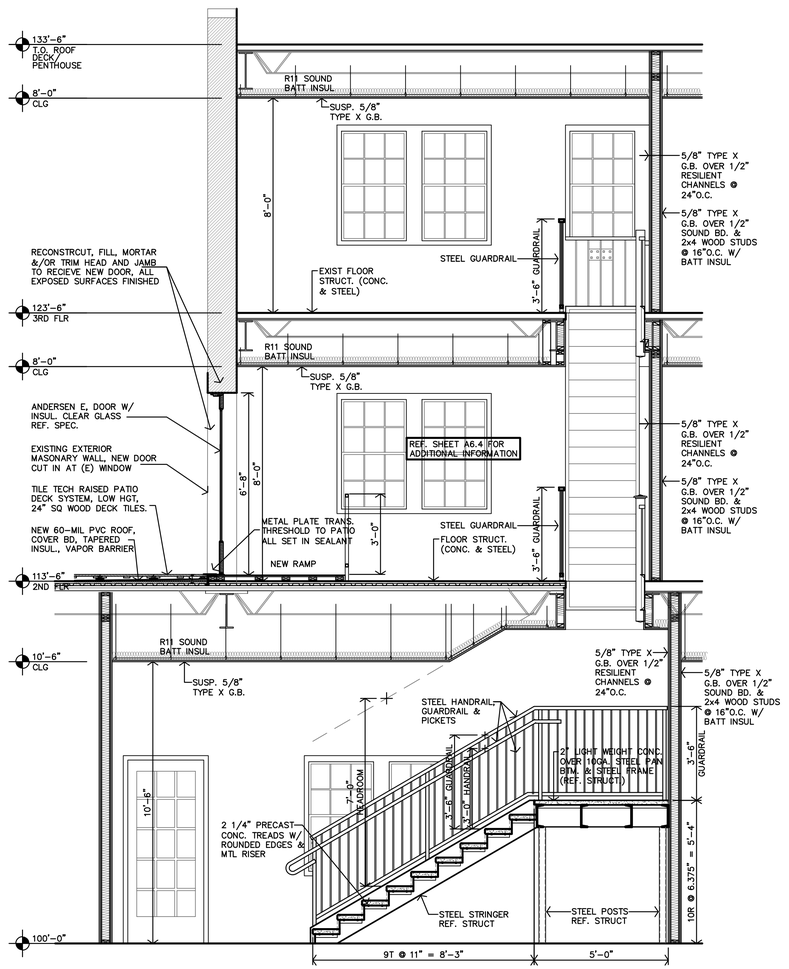
C STAIR S2 ENLARGED 3RD FLR. PLAN

1/4"=1'-0"



E STAIR S2 SECTION

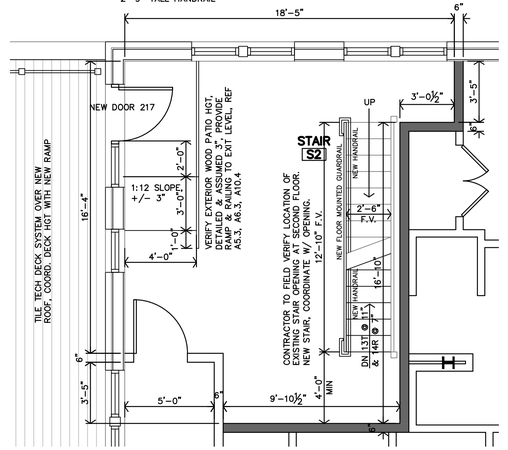
3/8"=1'-0"



D STAIR S2 SECTION

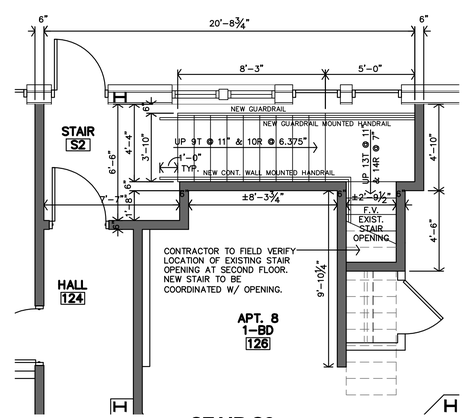
3/8"=1'-0"

EXIST STAIR (between 2nd & 3rd):
RISE: VARIES FROM 7.125 – 7.5" (16 total)
TREADS: 11" (15 total)
2'-6" WIDE TREADS FROM INSIDE of STRINGERS
2'-9" TALL HANDRAIL



B STAIR S2 ENLARGED 2ND FLR. PLAN

1/4"=1'-0"



A STAIR S2 ENLARGED FIRST FLR. PLAN

1/4"=1'-0"

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT — JEFFREY S. GILLAM — 16-2024 — 22415 — STATE OF TEXAS

REVISION:	
DATE:	1-16-2024
JOB:	22-3281
SHEET NO.:	A6.3

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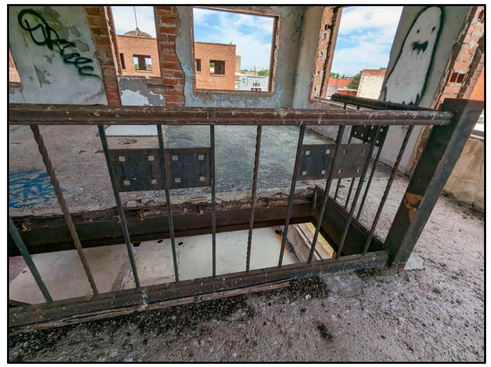

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3. RAILING ALONG EAST & NORTH SIDE OF STAIR: REPAIR, STRAIGHTEN AND REPLACE RAILS AS NEEDED. STABILIZE & STRENGTHEN ENTIRE SYSTEM. CLEAN ALL RAILS, DECORATIVE PLATES, AND WOOD HANDRAIL. PAINT RAILS & DECORATE PLATES BLACK. STAIN WOOD HANDRAIL. STAIN COLOR TBD.
4. REPLACE METAL POST & WOOD TOPPER AT NORTHWEST CORNER OF STAIR. MATCH EXISTING.
5. METAL POSTS AT LANDINGS: REPAIR AS NEEDED. CLEAN & PAINT BLACK.
6. REPLACE MISSING METAL POST TOPPERS (TO MATCH EXISTING). CLEAN AND REPAIR EXISTING POST TOPPERS. PAINT, COLOR TBD
7. NEW GUARDRAIL SHALL BE INSTALLED ALONG WEST SIDE OF STAIR OPENING. DESIGN TO COMPLIMENT EXISTING.
8. NEW GUARDRAIL & HANDRAIL SHALL BE INSTALLED DOWN WEST SIDE OF STRINGER TO 3RD FLOOR. DESIGN TO COMPLIMENT EXISTING.

J PHOTO
STAIR S1 - 3RD FLOOR
1/4"=1'-0"



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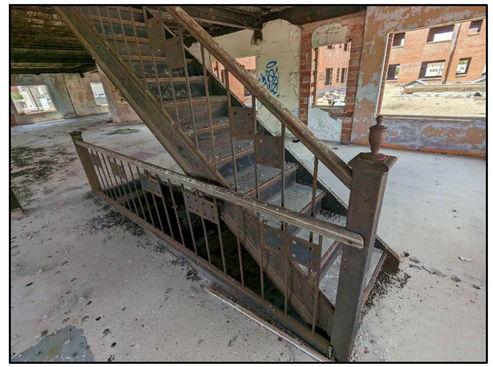

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G PHOTO
STAIR S1 - 2ND TO 3RD FLOOR
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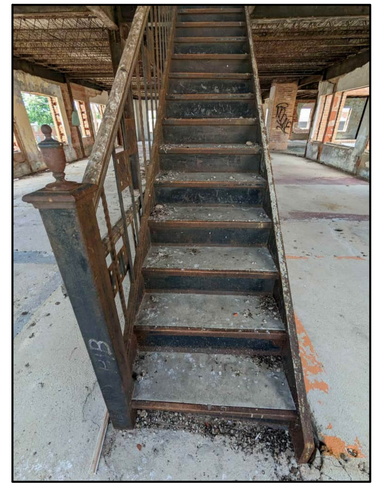

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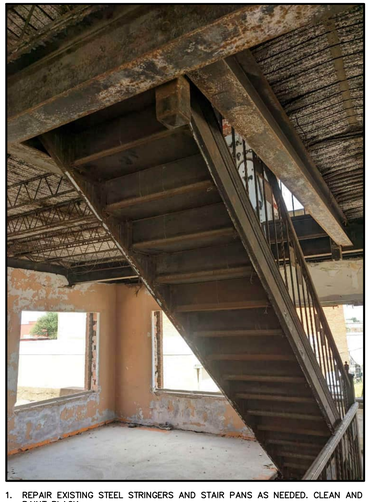

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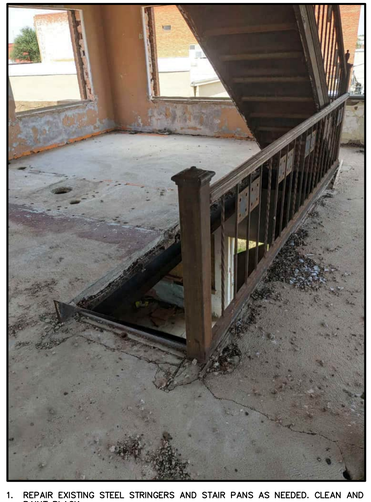
E PHOTO
STAIR S2 - 2ND TO 3RD FLOOR
1/4"=1'-0"



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D PHOTO
STAIR S2 - 2ND TO 3RD FLOOR
1/4"=1'-0"



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2. OPENING AT 2ND FLOOR SHALL BE RETAINED, NEW STAIR SHALL BE CONSTRUCTED USING THE EXISTING, HISTORIC OPENING IN THE FLOOR/STRUCTURE.
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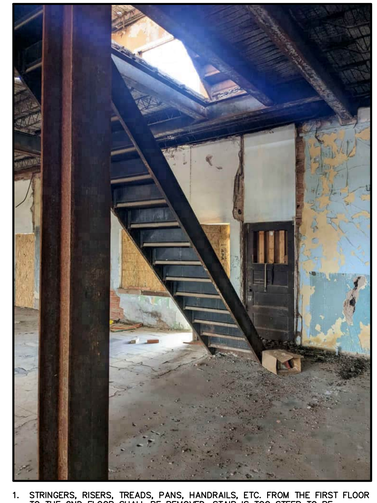

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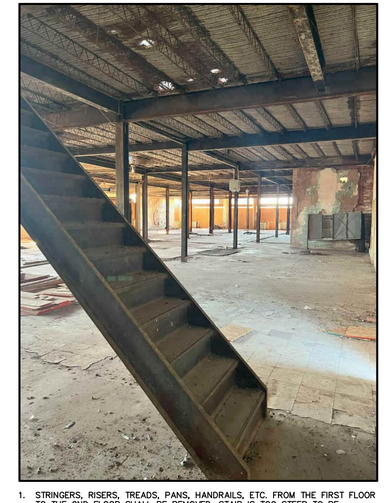

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A PHOTO
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STAIR S2

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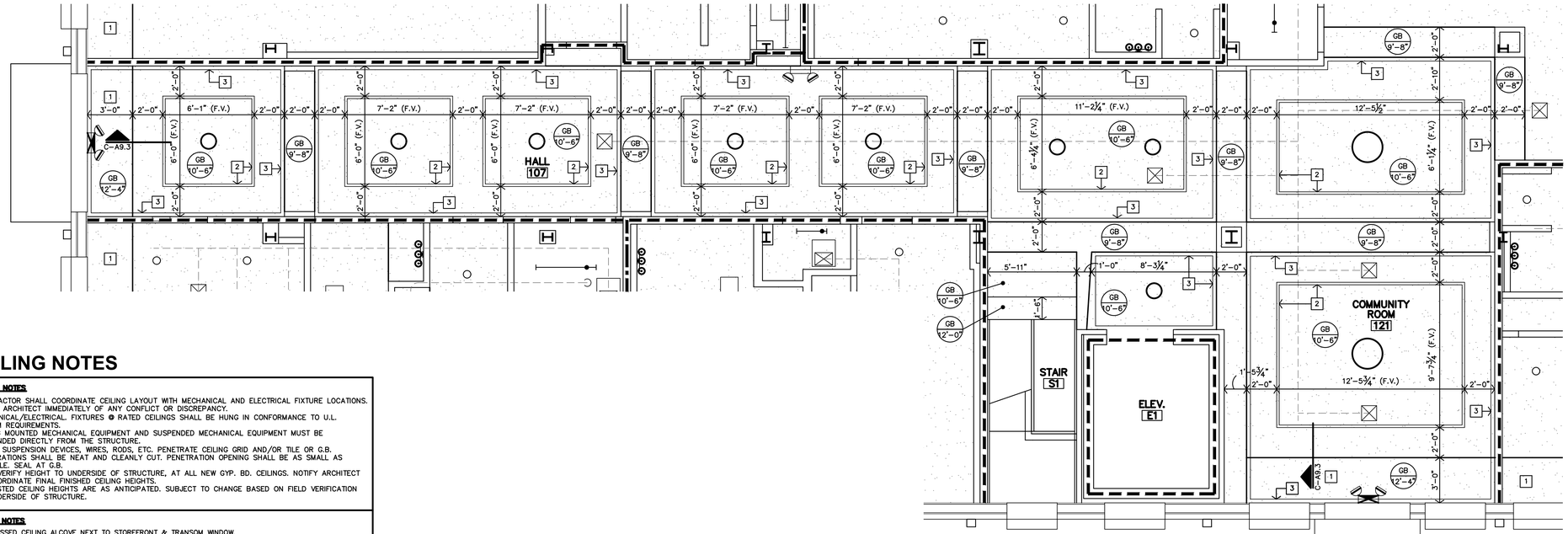


B

ENLARGED FIRST FLOOR REFLECTED CEILING PLAN

1/4"=1'-0"

CEILING NOTES

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE, AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED. SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.

SPECIFIC NOTES

1. RECESSED CEILING ALCOVE NEXT TO STOREFRONT & TRANSOM WINDOW.
2. NEW CEILING-MOUNTED, 2" THICK ACCENT TRIM/MOLDING
3. NEW CEILING CROWN MOLDING

CEILING TYPES
REFER SPECIFICATIONS

GB	GYP BD (PAINTED)
ST	EXPOSED STRUCTURE
P	EXIST./NEW PLASTER (PAINTED)

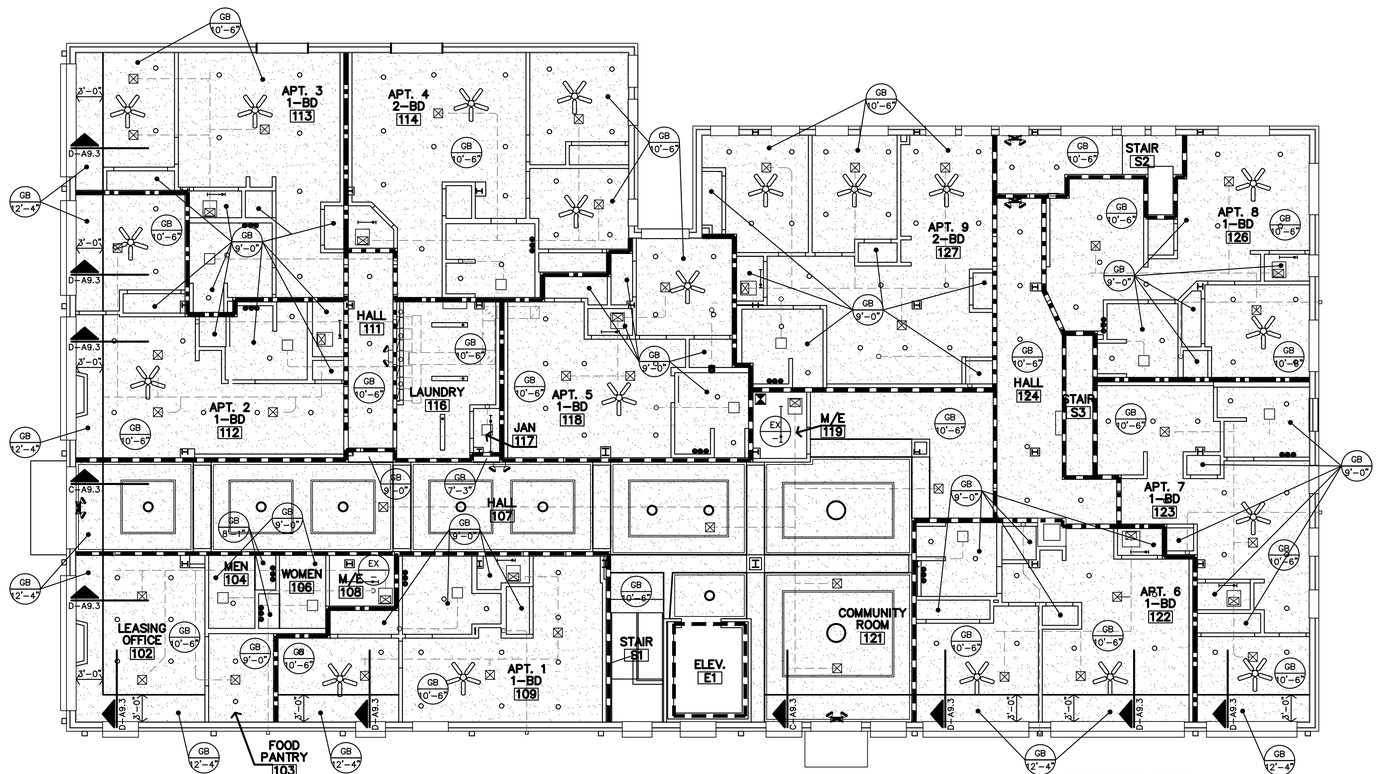
1 / 8'-8" — CLG. TYPE / CLG. HEIGHT (ASSUMED)

NON-RATED WALLS
1/2 HOUR FIRE PARTITION; CORRIDOR
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS
1 HOUR SHAFT WALL

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

INDICATES G.B. CEILING FINISH

INDICATES A LOWERED SOFFIT/CEILING AREA



A

FIRST FLOOR REFLECTED CEILING PLAN

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GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE, AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED. SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.

SPECIFIC NOTES

1. RECESSED CEILING ALCOVE NEXT TO STOREFRONT & TRANSOM WINDOW.
2. NEW CEILING-MOUNTED, 2" THICK ACCENT TRIM/MOLDING
3. NEW CEILING CROWN MOLDING

CEILING TYPES
REFER SPECIFICATIONS

GB	GYP BD (PAINTED)
ST	EXPOSED STRUCTURE
P	EXIST./NEW PLASTER (PAINTED)

1 / 8'-8" — CLG. TYPE / CLG. HEIGHT (ASSUMED)

NON-RATED WALLS
1/2 HOUR FIRE PARTITION; CORRIDOR
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS
1 HOUR SHAFT WALL

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

INDICATES G.B. CEILING FINISH

INDICATES A LOWERED SOFFIT/CEILING AREA

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT — STEVEN S. GILLAM — 16-2024 — 22415 — STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A7.1

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CEILING NOTES

GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
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P	EXIST./NEW PLASTER (PAINTED)

1 / 8'-8" — CLG. TYPE / CLG. HEIGHT (ASSUMED)

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1/2 HOUR FIRE PARTITION; CORRIDOR
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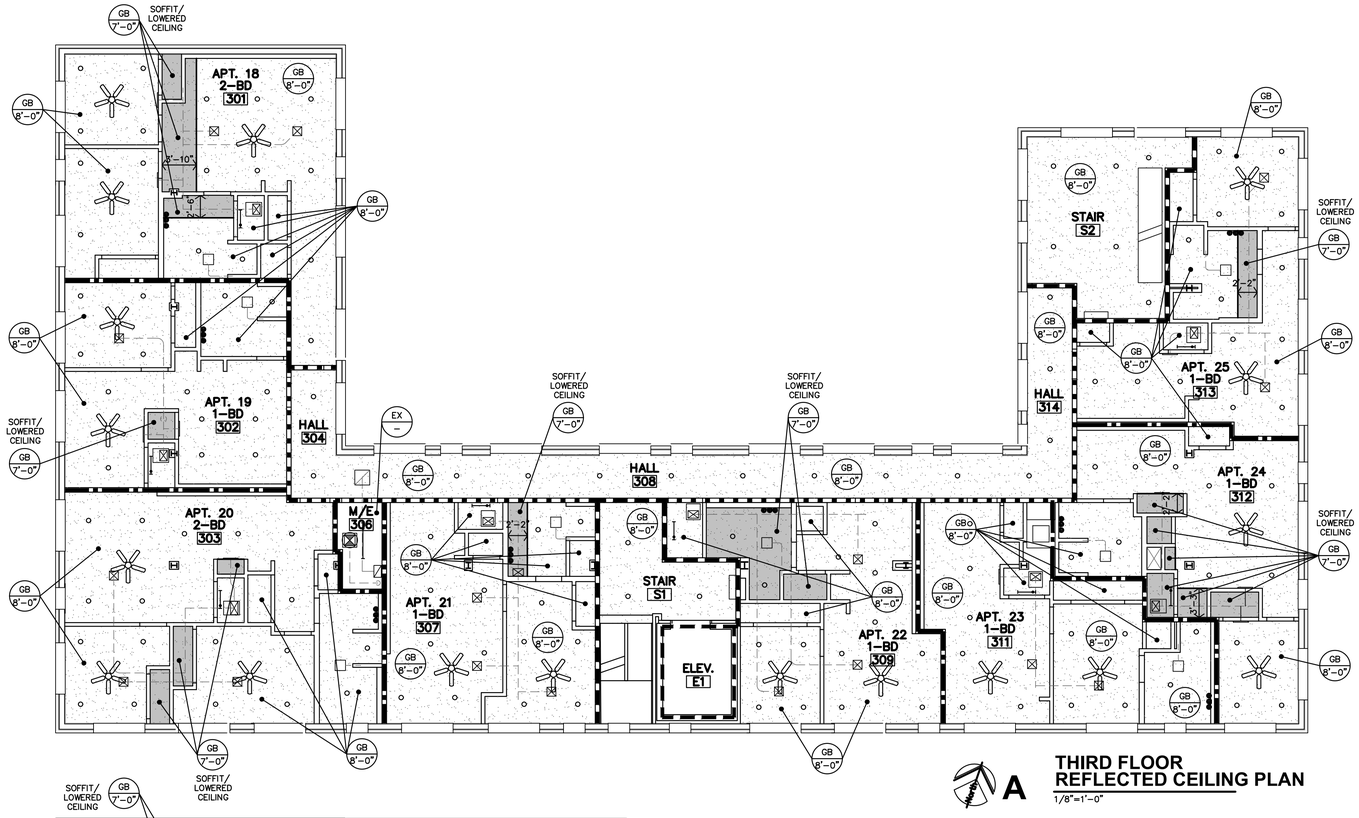
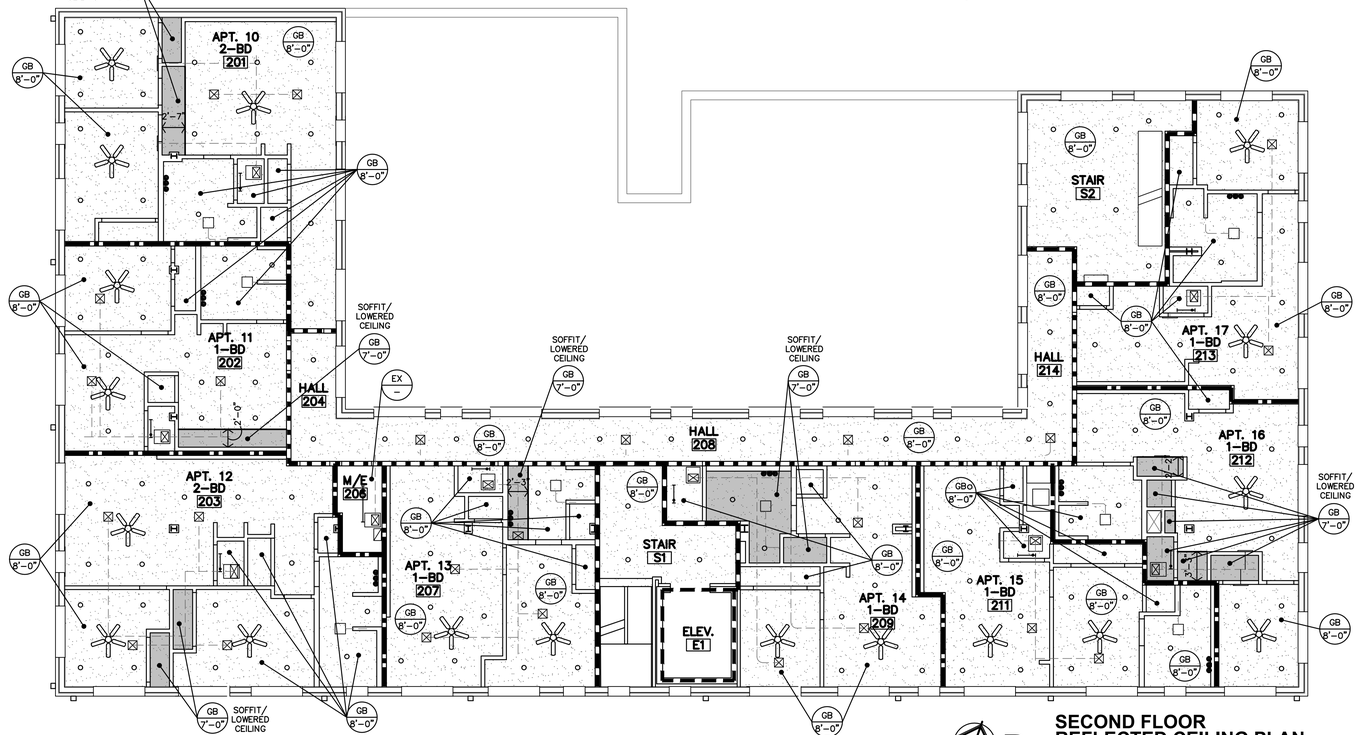
INDICATES G.B. CEILING FINISH | INDICATES A LOWERED SOFFIT/CEILING AREA



A — THIRD FLOOR REFLECTED CEILING PLAN
1/8"=1'-0"



B — SECOND FLOOR REFLECTED CEILING PLAN
3/32"=1'-0"

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HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT — JEFFREY S. GILLAM — 1-16-2024 — 23416 — STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

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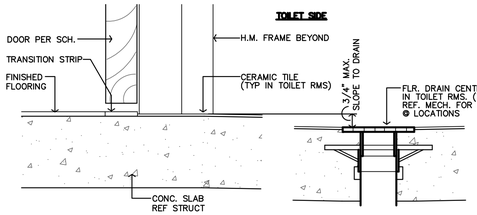
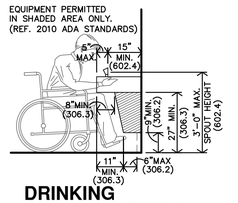
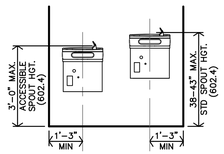


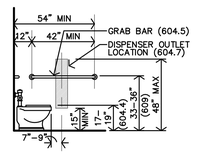
T FLOOR DRAIN DETAIL
3"=1'-0"



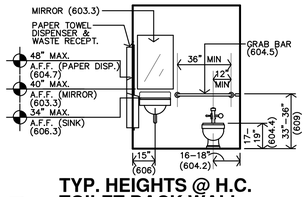
S DRINKING FOUNTAIN DETAIL
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



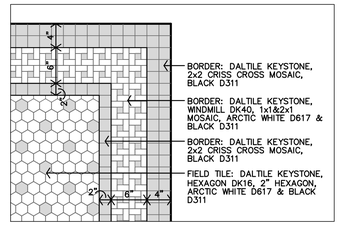
R DRINKING FOUNTAIN ELEVATION
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



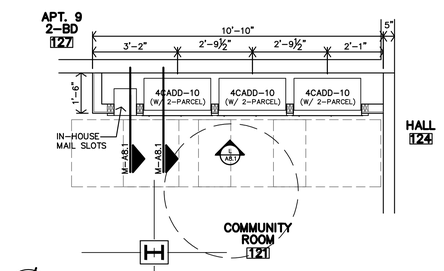
Q TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



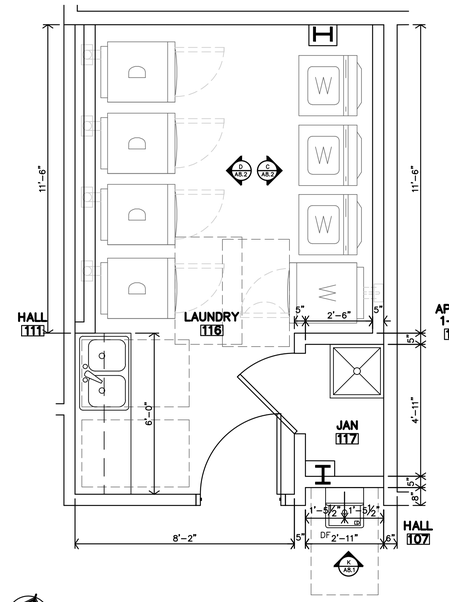
P TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



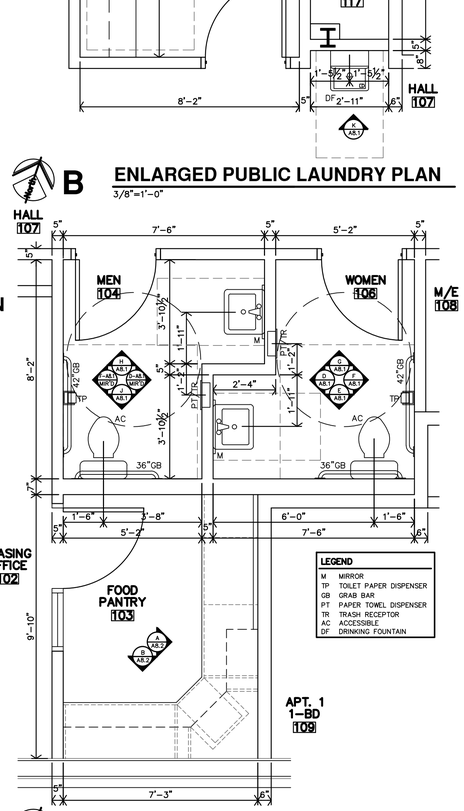
U MEN #104 & WOMEN #106 FLOOR TILE DETAIL
1"=1'-0"



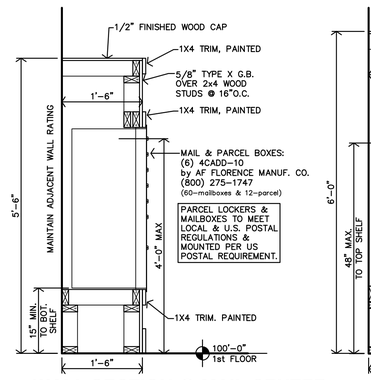
C ENLARGED MAIL CENTER PLAN
3/8"=1'-0"



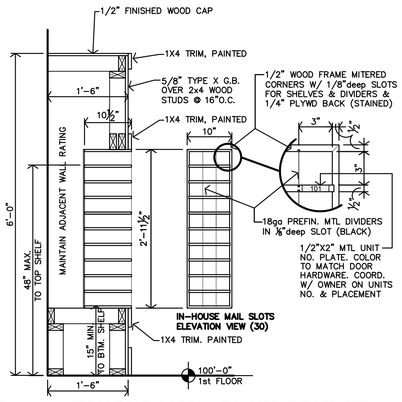
B ENLARGED PUBLIC LAUNDRY PLAN
3/8"=1'-0"



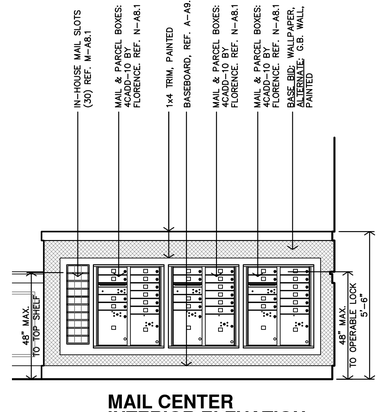
A ENLARGED PUBLIC RESTROOM PLAN
3/8"=1'-0"



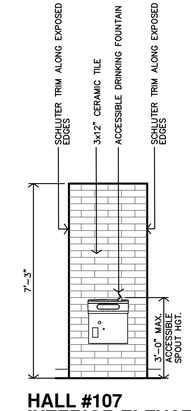
N WALL SECTION @ MAIL CENTER
3/4"=1'-0"



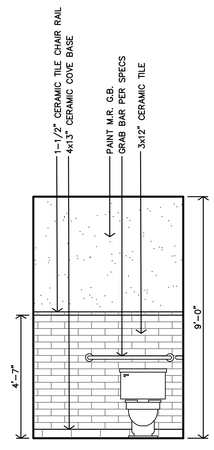
M IN-HOUSE MAIL SLOTS SECTION
3/4"=1'-0"



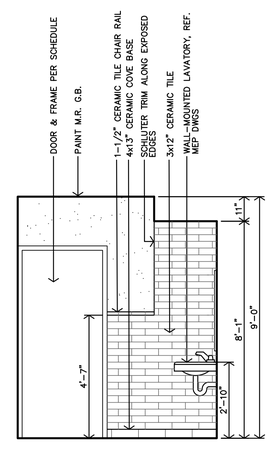
L MAIL CENTER INTERIOR ELEVATION
3/8"=1'-0"



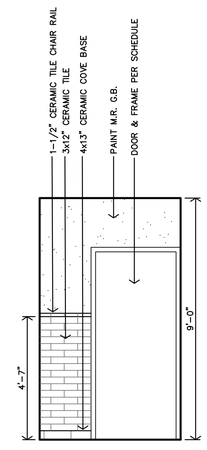
K HALL #107 INTERIOR ELEVATION
3/8"=1'-0"



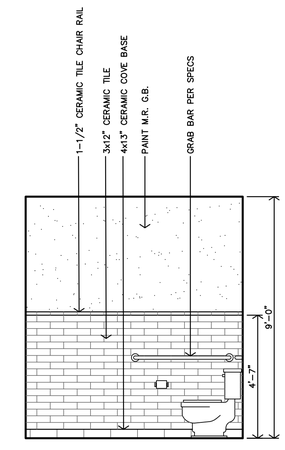
J MEN #104 INTERIOR ELEVATION
3/8"=1'-0"



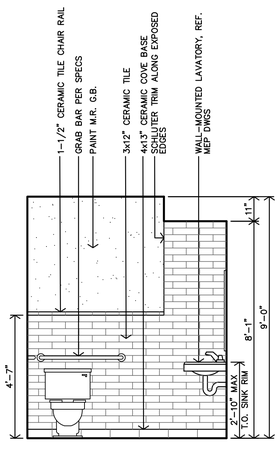
H MEN #104 INTERIOR ELEVATION
3/8"=1'-0"



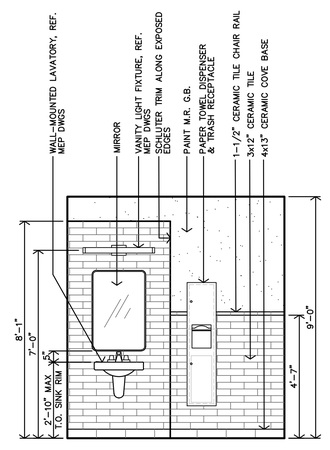
G WOMEN#106 INTERIOR ELEVATION
3/8"=1'-0"



F WOMEN #106 INTERIOR ELEVATION
3/8"=1'-0" MEN #104 MIR'D



E WOMEN #106 INTERIOR ELEVATION
3/8"=1'-0"



D WOMEN #106 INTERIOR ELEVATION
3/8"=1'-0" MEN #104 MIR'D

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 1-16-2024 25415 STATE OF TEXAS

REVISION:	
DATE:	1-16-2024
JOB:	22-3281
SHEET NO.:	

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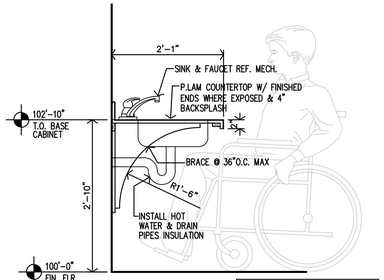
CASEWORK NOTES

1. PLASTIC LAMINATE ON ALL EXPOSED SURFACES UNLESS NOTED OTHERWISE.
2. PLASTIC LAMINATE AT ALL EXPOSED EDGES UNLESS NOTED OTHERWISE.
3. ENTIRE CABINET DOOR (INTERIOR & EXTERIOR) TO BE PLASTIC LAMINATE.
4. INTERIOR UNEXPOSED SURFACES TO BE "BLACK" MELAMINE UNLESS NOTED OTHERWISE.
5. COUNTERTOPS & BACKSPLASHES TO BE PLASTIC LAMINATE W/ EASED EDGES.
6. PROVIDE ALL NECESSARY FILLERS OF MATCHING MATERIALS. INSTALL CONTINUOUS FINISH FLOORING BASE @ CASEWORK TOEKICK.
7. ALL ADJUSTABLE SHELVING SHALL BE 3/4" THICK MATERIAL.
8. ALL ADJUSTABLE UNEXPOSED MELAMINE SHELVING SHALL HAVE ALL FOUR EDGES TAPED.
9. EXPOSED ADJUSTABLE SHELVING SHALL HAVE FULL THICKNESS PLASTIC LAMINATE AT ALL EXPOSED SURFACES AND ALL FOUR EDGES. TAPE IS NOT ACCEPTABLE.
10. COUNTERTOPS SHALL RECEIVE 1½"W x 3mm EDGE BAND.
11. ALL UPPER CABINETS SHALL HAVE (2) ADJUSTABLE SHELVES PER EACH, UNLESS NOTED OTHERWISE.
12. REFERENCE ELEVATIONS FOR NUMBER OF ADJUSTABLE SHELVES AT LOWER CABINET UNITS.
13. STAINING AND PAINTING OF ALL HARDWOOD TRIM SHALL BE PER THE PAINTER.
14. MULTIPLE LAMINATES (PREMIUM FINISHES AS WELL) WILL BE SELECTED BY ARCHITECT.
15. CABINETS TO BE FLUSH OVERLAY UNLESS NOTED OTHERWISE.
16. PROVIDE BLOCKING BEHIND WALL FOR SUPPORT OF CABINETRY.
17. PROVIDE & INSTALL ANGLE SUPPORT BRACKETS WHERE COUNTERTOP SPAN EXCEEDS 36" IN WIDTH.

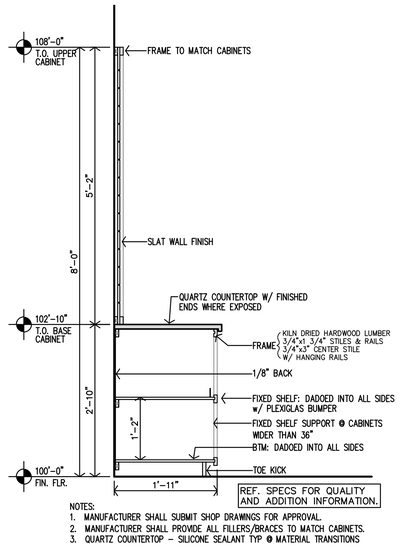


FOOd PANTRY #103 CASEWORK INSPIRATION



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. QUARTZ COUNTERTOP – SILICONE SEALANT TYP @ MATERIAL TRANSITIONS

G LAUNDRY #116 CASEWORK SECTION
3/8"=1'-0"



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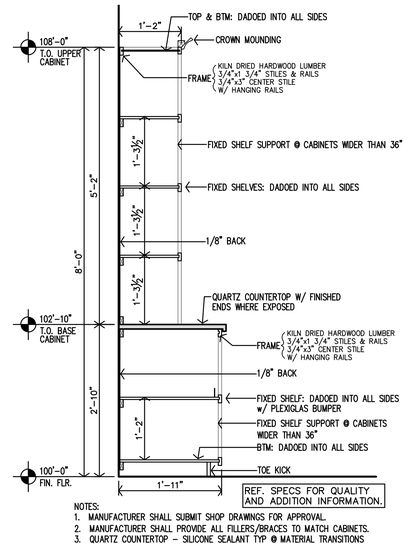
3. QUARTZ COUNTERTOP – SILICONE SEALANT TYP @ MATERIAL TRANSITIONS

F FOOD PANTRY #103 CASEWORK SECTION
3/4"=1'-0"



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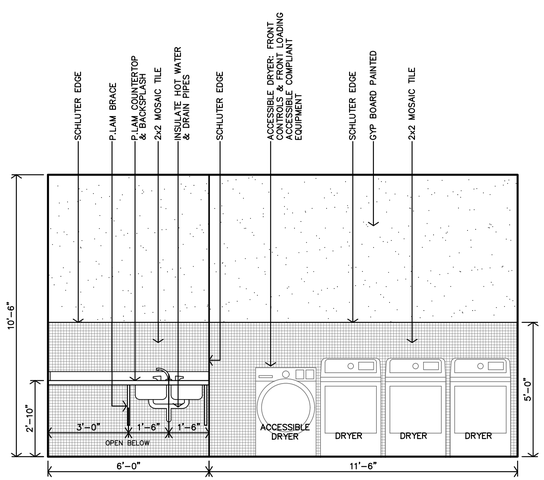
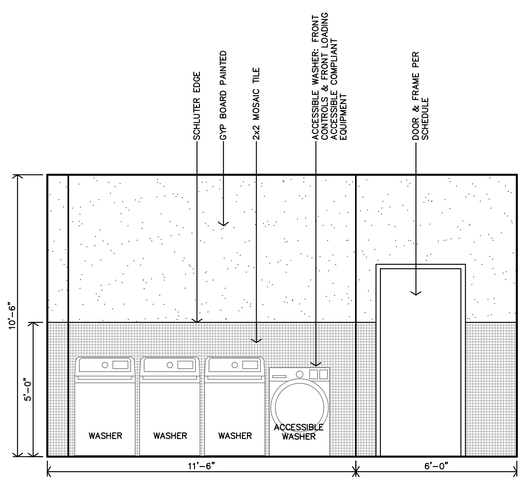
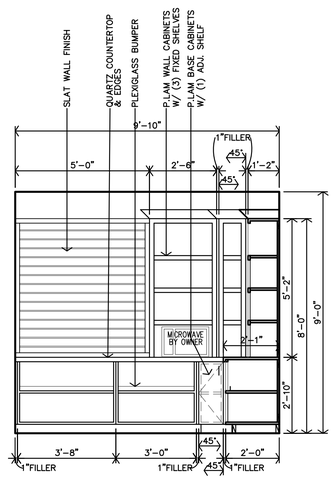
E FOOD PANTRY #103 CASEWORK SECTION
3/4"=1'-0"



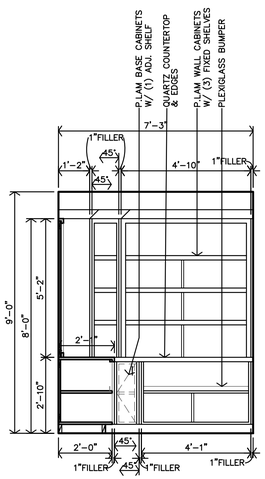
D LAUNDRY #116 INTERIOR ELEVATION
3/8"=1'-0"



C LAUNDRY #116 INTERIOR ELEVATION
3/8"=1'-0"



B FOOD PANTRY #103 INTERIOR ELEVATION
3/8"=1'-0"



A FOOD PANTRY #103 INTERIOR ELEVATION
3/8"=1'-0"

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ROOSEVELT LOFTS
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SAN ANGELO, TEXAS

REGISTERED ARCHITECT STEPHEN S. GILLAM 25415 STATE OF TEXAS 1-16-2024

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

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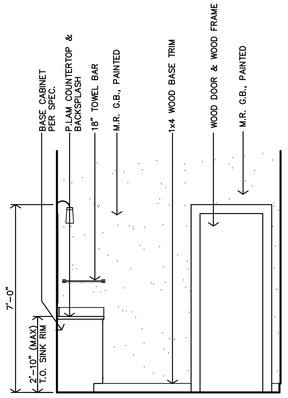
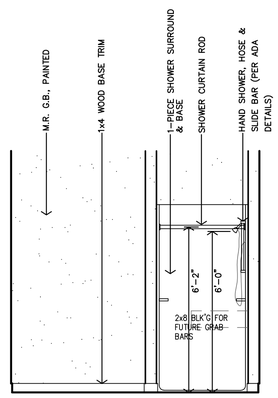


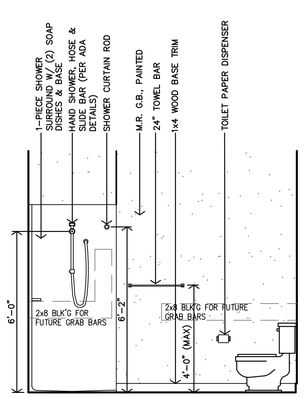
R ADAPTABLE BATH - TYPE #3 INTERIOR ELEVATION

3/8"=1'-0"



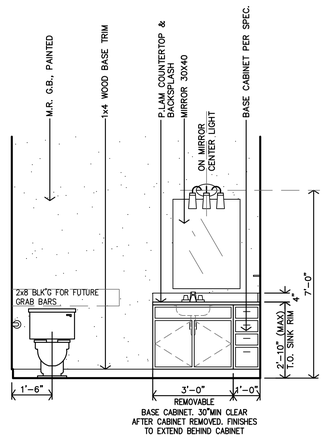
Q ADAPTABLE BATH - TYPE #3 INTERIOR ELEVATION

3/8"=1'-0"



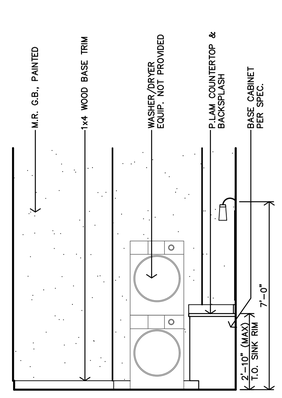
P ADAPTABLE BATH - TYPE #3 INTERIOR ELEVATION

3/8"=1'-0"



N ADAPTABLE BATH - TYPE #3 INTERIOR ELEVATION

3/8"=1'-0"



M ADAPTABLE BATH - TYPE #2 INTERIOR ELEVATION

3/8"=1'-0"

ENLARGED BATH GENERAL NOTES:

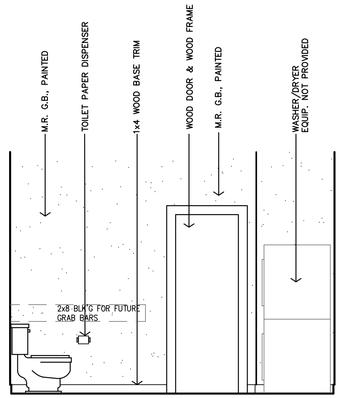
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET AA8.3).
4. SHOWER SEAT TO INSTALLED PER TENANT REQUEST IN ADAPTABLE UNITS.
5. REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN. FLOORING & WALL FINISH TO BE CONTINUOUS UNDER CABINET.
6. ALL APARTMENT LAUNDRY AREAS: HOOK-UPS TO BE PROVIDED. WASHING MACHINES AND DRYER EQUIPMENT ARE NOT PART OF THIS CONTRACT.

BATH KEYNOTES:

1. VERIFY ROUGH OPENING SIZE w/ SHOWER UNIT REF. MECH DWGS
2. PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF
3. PLASTIC COATED WIRE SHELF & ROD @ 47" O.C. AFF (ACCESSIBLE UNITS)
4. WATER HEATER & FURNACE – REF. MECH. DRAWINGS
5. 12" DEEP PLASTIC COATED WIRE SHELVES WITH ADJUSTABLE BRACKETS (5 TOTAL)
6. REMOVABLE CABINET
7. ELECTRICAL, WATER, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER AND DRYER (ACCESSIBLE). (WASHER & DRYER EQUIPMENT NOT PROVIDED)
8. ELECTRICAL, WATER, ETC. HOOK-UPS FOR STACKED WASHER AND DRYER. (WASHER & DRYER EQUIPMENT NOT PROVIDED)

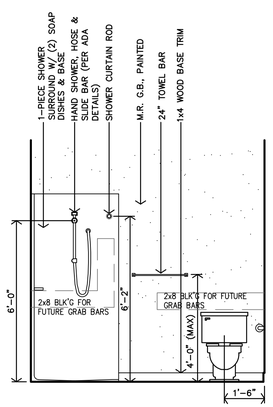
LEGEND

M	MIRROR
TP	TOILET PAPER DISPENSER
TB	TOWEL BAR
SR	SHOWER ROD
CL	CORNER LEDGE
SH	SHOWER HEAD
SS	SHOWER SEAT
GB	GRAB BAR



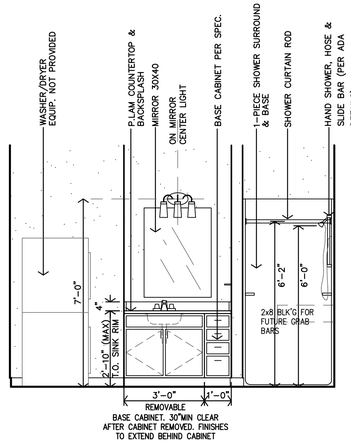
L ADAPTABLE BATH - TYPE #2 INTERIOR ELEVATION

3/8"=1'-0"



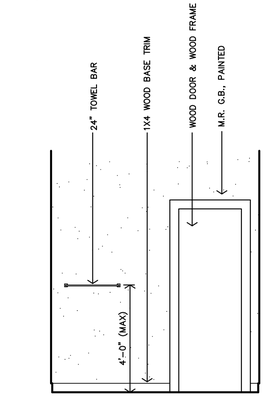
K ADAPTABLE BATH - TYPE #2 INTERIOR ELEVATION

3/8"=1'-0"



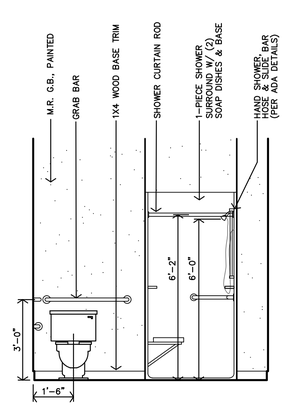
J ADAPTABLE BATH - TYPE #2 INTERIOR ELEVATION

3/8"=1'-0"



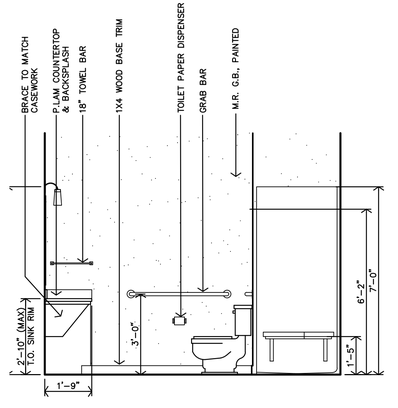
H ACCESSIBLE BATH - TYPE #1 INTERIOR ELEVATION

3/8"=1'-0"



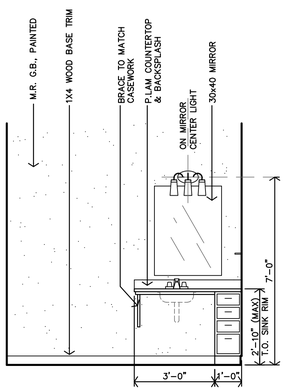
G ACCESSIBLE BATH - TYPE #1 INTERIOR ELEVATION

3/8"=1'-0"



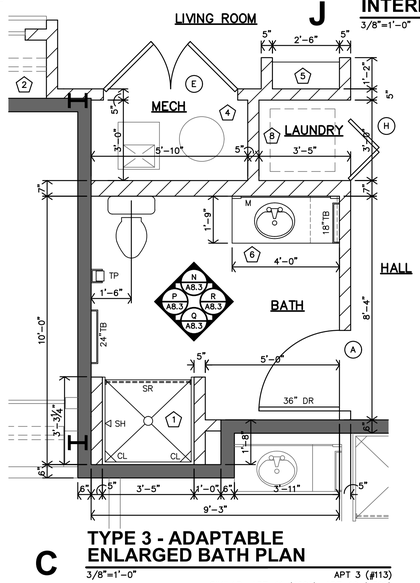
F ACCESSIBLE BATH - TYPE #1 INTERIOR ELEVATION

3/8"=1'-0"



E ACCESSIBLE BATH - TYPE #1 INTERIOR ELEVATION

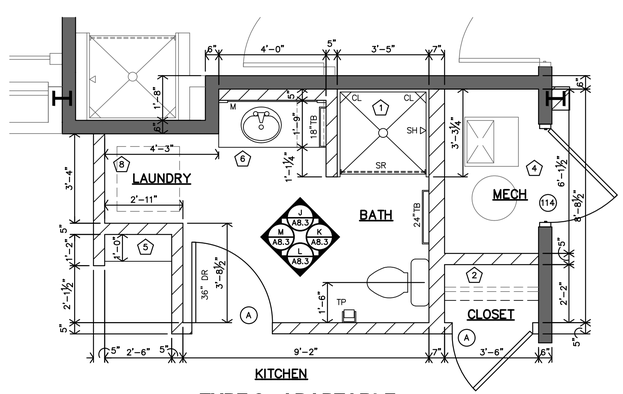
3/8"=1'-0"



C TYPE 3 - ADAPTABLE ENLARGED BATH PLAN

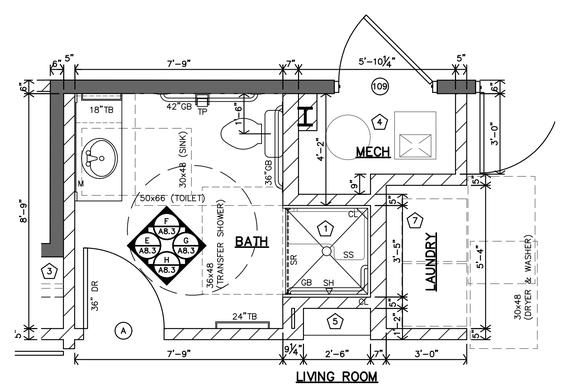
3/8"=1'-0" APT 3 (#113)

SIMILAR: APT. 11 (#202), APT. 19 (#302)



B TYPE 2 - ADAPTABLE ENLARGED BATH PLAN

3/8"=1'-0" APT 2 (#112)



A TYPE 1 (ACCESSIBLE) ENLARGED BATH PLAN

3/8"=1'-0" APT 1 (#109)

ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

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REGISTERED ARCHITECT JEFFREY S. GILLAM 15-20424 STATE OF TEXAS

REVISION:	
DATE:	1-16-2024
JOB:	22-3281
SHEET NO.:	A8.3

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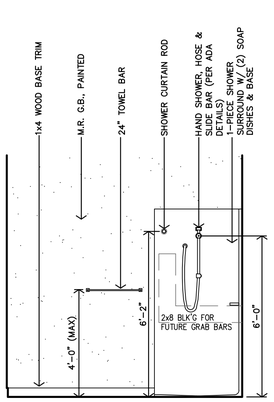
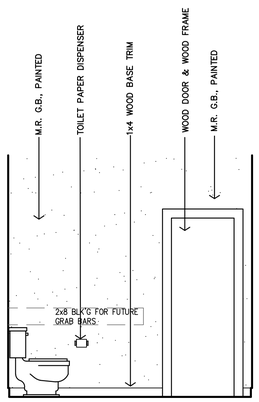
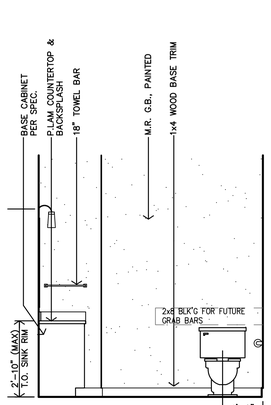


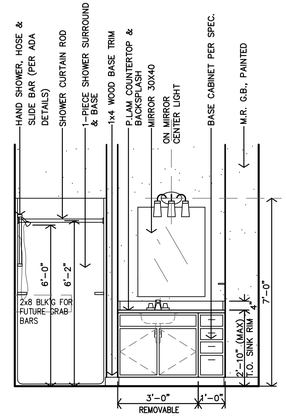
V ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"



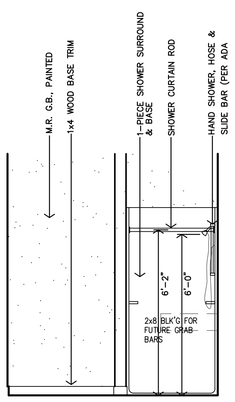
U ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"



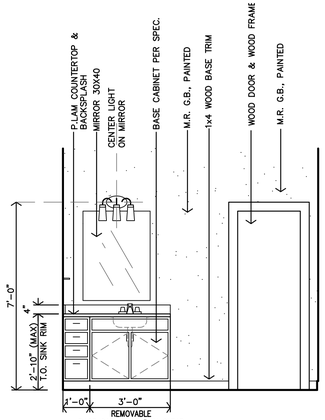
T ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"



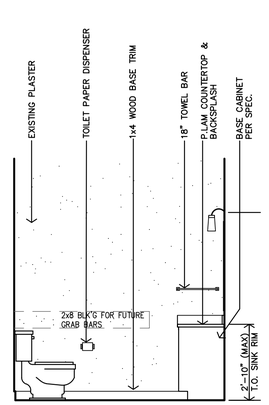
S ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"



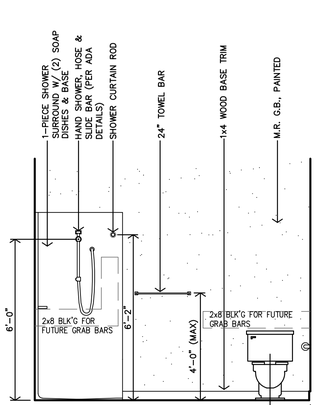
R ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



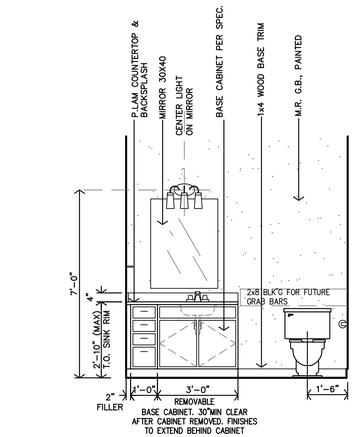
Q ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



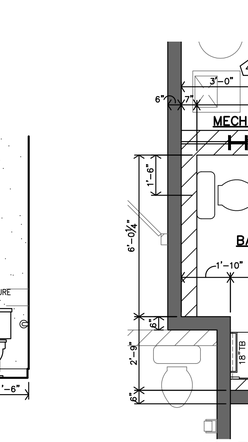
P ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



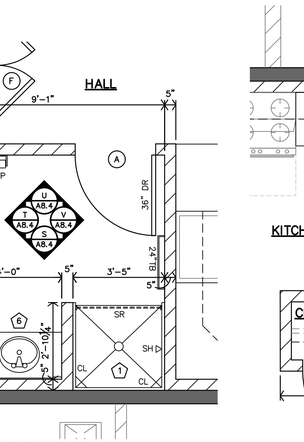
N ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



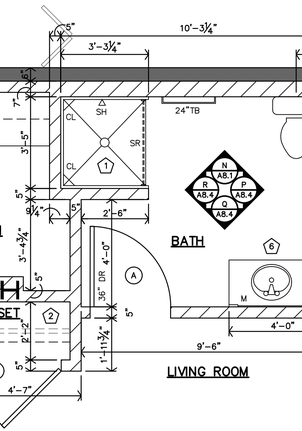
M ADAPTABLE BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



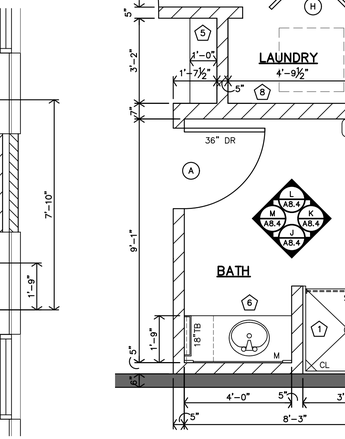
L ADAPTABLE BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



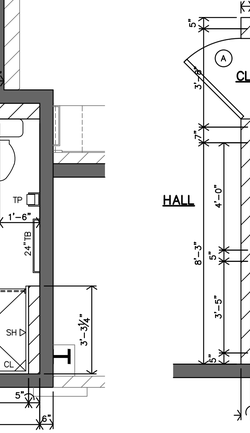
K ADAPTABLE BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



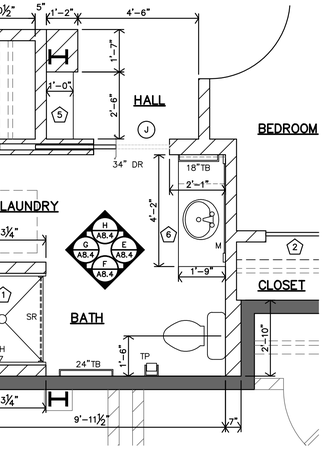
J ADAPTABLE BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



H ADAPTABLE BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"



G ADAPTABLE BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"



F ADAPTABLE BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"

E ADAPTABLE BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"

D TYPE 7 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0" APT 9 (#127)

C TYPE 6 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0" APT 7 (#123)

B TYPE 5 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0" APT 5 (#118)
SIMILAR: APT. 6 (#122), APT. 8 (#126), APT. 16 (#212), APT. 24 (#312)

A TYPE 4 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0" APT 4 (#114)
SIMILAR: APT. 13 (#207), APT. 21 (#307)

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT CASEY S. GILLAM 16-2024 22415 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A8.4

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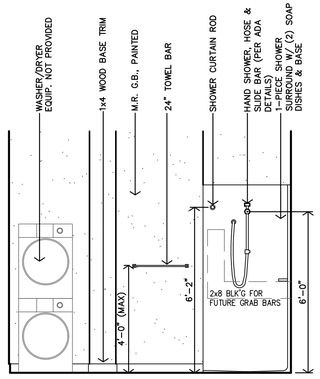
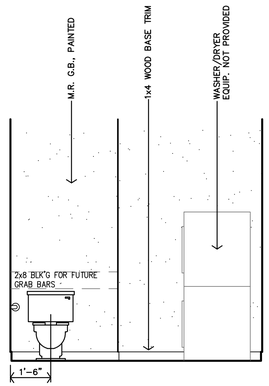


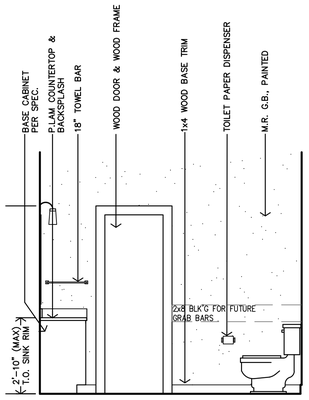
V ADAPTABLE BATH - TYPE #11 INTERIOR ELEVATION

3/8"=1'-0"



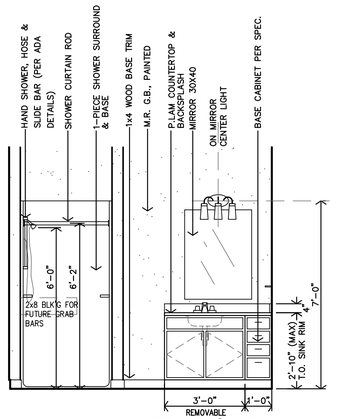
U ADAPTABLE BATH - TYPE #11 INTERIOR ELEVATION

3/8"=1'-0"



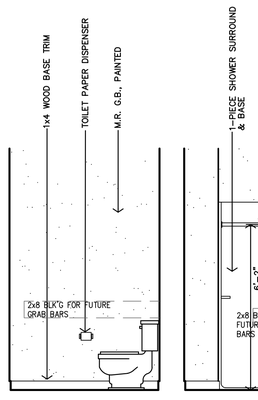
T ADAPTABLE BATH - TYPE #11 INTERIOR ELEVATION

3/8"=1'-0"



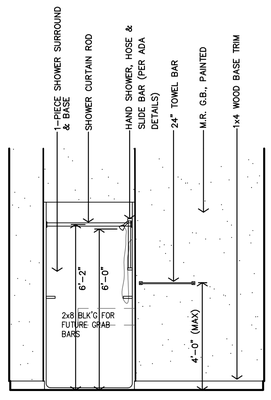
S ADAPTABLE BATH - TYPE #11 INTERIOR ELEVATION

3/8"=1'-0"



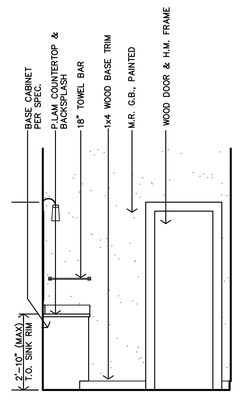
R ADAPTABLE BATH - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0"



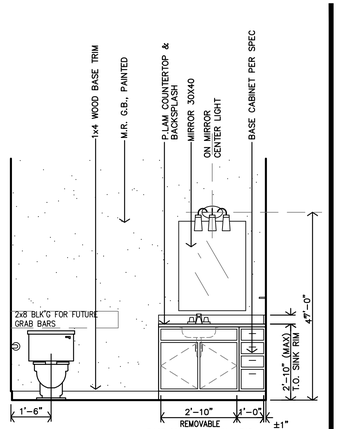
Q ADAPTABLE BATH - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0"



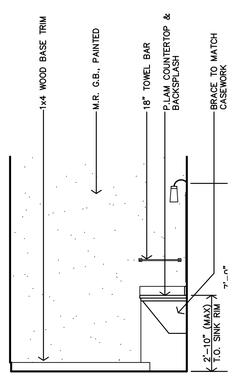
P ADAPTABLE BATH - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0"



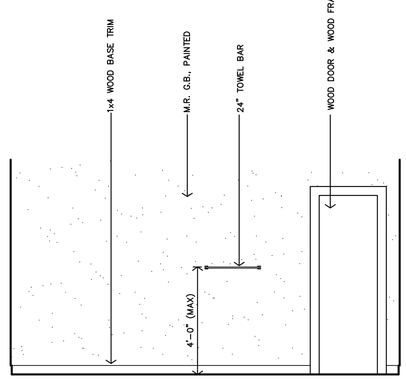
N ADAPTABLE BATH - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0"



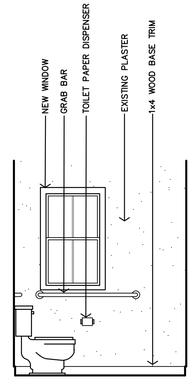
M ACCESSIBLE BATH - TYPE #9 INTERIOR ELEVATION

3/8"=1'-0"



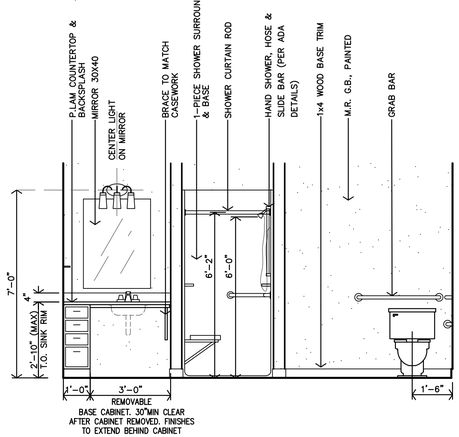
L ACCESSIBLE BATH - TYPE #9 INTERIOR ELEVATION

3/8"=1'-0"



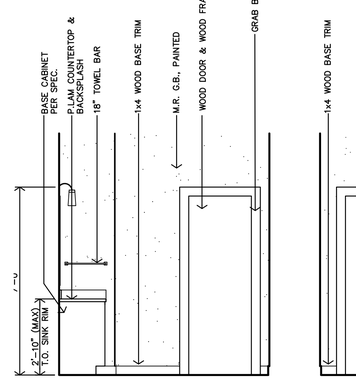
K ACCESSIBLE BATH - TYPE #9 INTERIOR ELEVATION

3/8"=1'-0"



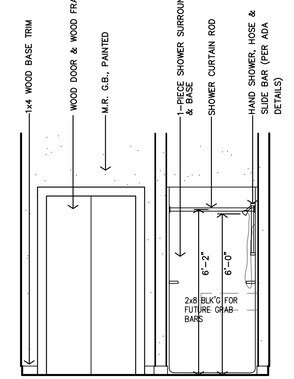
J ACCESSIBLE BATH - TYPE #9 INTERIOR ELEVATION

3/8"=1'-0"



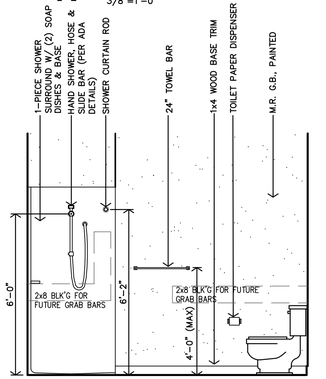
H ADAPTABLE BATH - TYPE #8 INTERIOR ELEVATION

3/8"=1'-0"



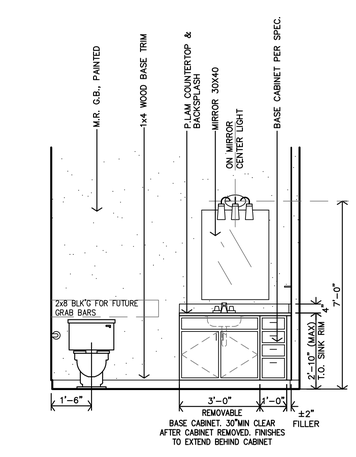
G ADAPTABLE BATH - TYPE #8 INTERIOR ELEVATION

3/8"=1'-0"



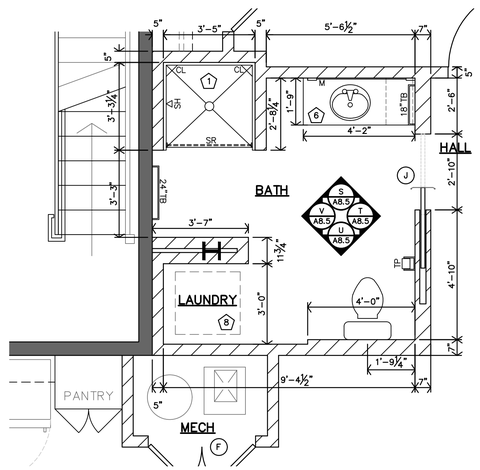
F ADAPTABLE BATH - TYPE #8 INTERIOR ELEVATION

3/8"=1'-0"



E ADAPTABLE BATH - TYPE #8 INTERIOR ELEVATION

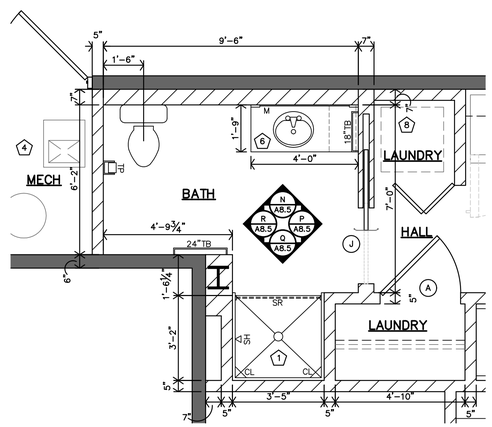
3/8"=1'-0"



D TYPE 11 - ADAPTABLE ENLARGED BATH PLAN

3/8"=1'-0"

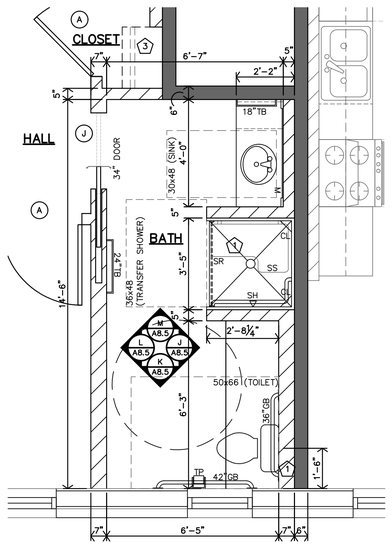
APT 17 (#213)
SIMILAR: APT. 25 (#313)



C TYPE 10 - ADAPTABLE ENLARGED BATH PLAN

3/8"=1'-0"

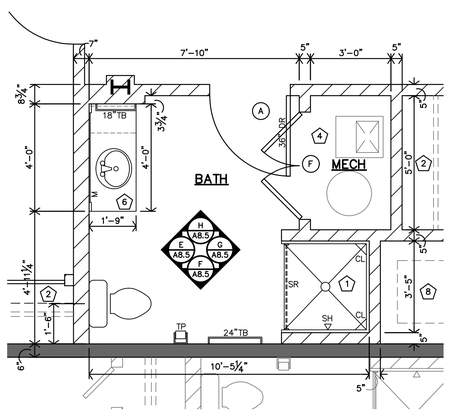
APT 14 (#209)
SIMILAR: APT. 22 (#309)



B TYPE 9 - ACCESSIBLE ENLARGED BATH PLAN

3/8"=1'-0"

APT 12 (#203)



A TYPE 8 - ADAPTABLE ENLARGED BATH PLAN

3/8"=1'-0"

APT 10 (#201)
SIMILAR: APT. 18 (#301)

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 22415 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A8.5

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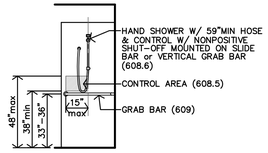
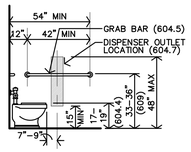


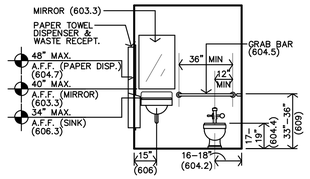
DETAIL PER 2010 ADA

T TYP. HEIGHTS @ ACCESSIBLE SHOWER CONTROL WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



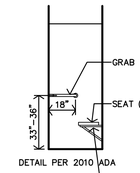
DETAIL PER 2010 ADA

S TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



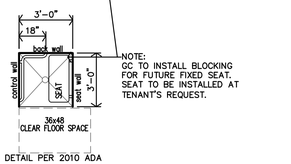
DETAIL PER 2010 ADA

R TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



DETAIL PER 2010 ADA

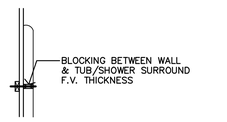
Q TYP. HEIGHTS @ ACCESSIBLE SHOWER BACK WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



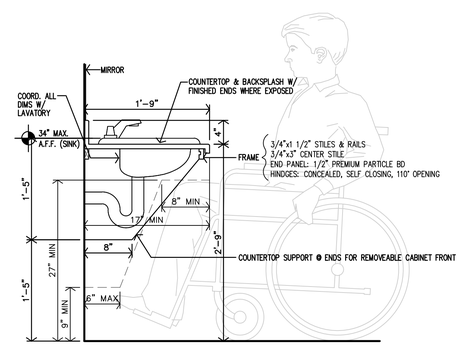
DETAIL PER 2010 ADA

P TYP. HEIGHTS @ ACCESSIBLE SHOWER PLAN
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

UNIT ACCESSIBLE BATH DETAILS

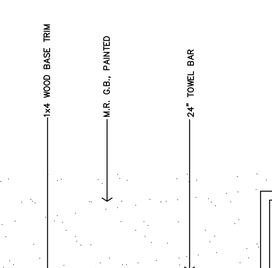


O TYPICAL TUB/SHOWER SURROUND BLOCKING
NTS

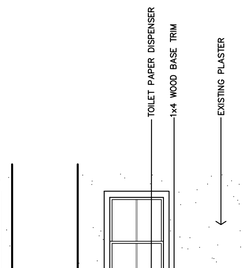


N ACCESSIBLE BATH VANITY CASEWORK SECTION
1"=1'-0"

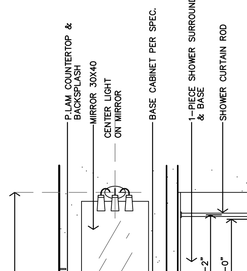
M ADAPTABLE BATH VANITY CASEWORK SECTION
1"=1'-0"



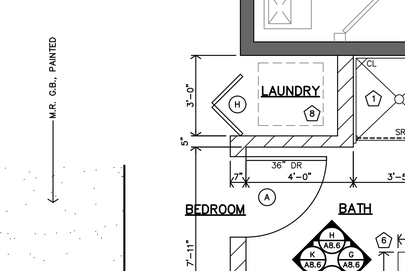
L ADAPTABLE BATH - TYPE #13 INTERIOR ELEVATION
3/8"=1'-0"



K ADAPTABLE BATH - TYPE #13 INTERIOR ELEVATION
3/8"=1'-0"

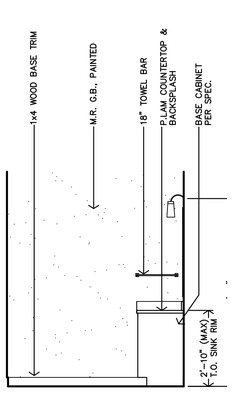


H ADAPTABLE BATH - TYPE #13 INTERIOR ELEVATION
3/8"=1'-0"



BASE CABINET, 30"MIN CLEAR AFTER CABINET REMOVED. FINISHES TO EXTEND BEHIND CABINET

G ADAPTABLE BATH - TYPE #13 INTERIOR ELEVATION
3/8"=1'-0"



F ADAPTABLE BATH - TYPE #12 INTERIOR ELEVATION
3/8"=1'-0"

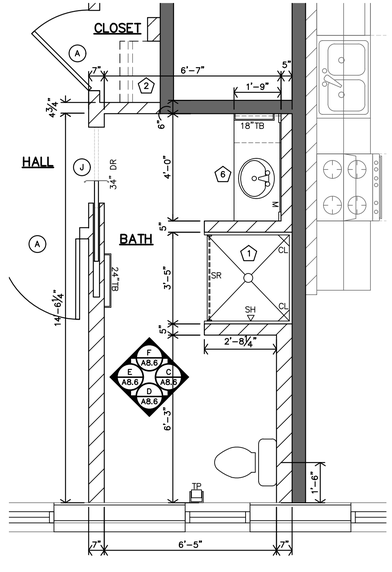
E ADAPTABLE BATH - TYPE #12 INTERIOR ELEVATION
3/8"=1'-0"

D ADAPTABLE BATH - TYPE #12 INTERIOR ELEVATION
3/8"=1'-0"

REMOVABLE BASE CABINET, 30"MIN CLEAR AFTER CABINET REMOVED. FINISHES TO EXTEND BEHIND CABINET

C ADAPTABLE BATH - TYPE #12 INTERIOR ELEVATION
3/8"=1'-0"

B TYPE 13 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0" APT 15 (#211)
SIMILAR: APT. 23 (#311)



A TYPE 12 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0" APT 20 (#303)

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 1-16-2024 23415 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A8.6

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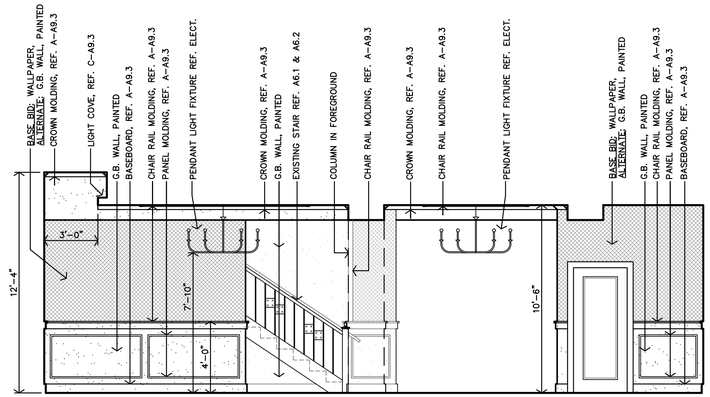
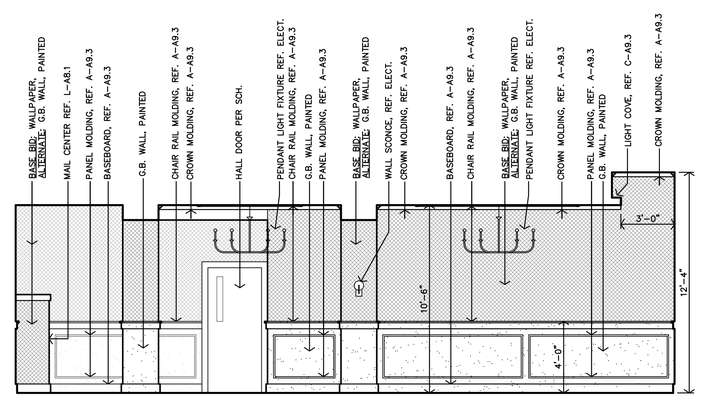


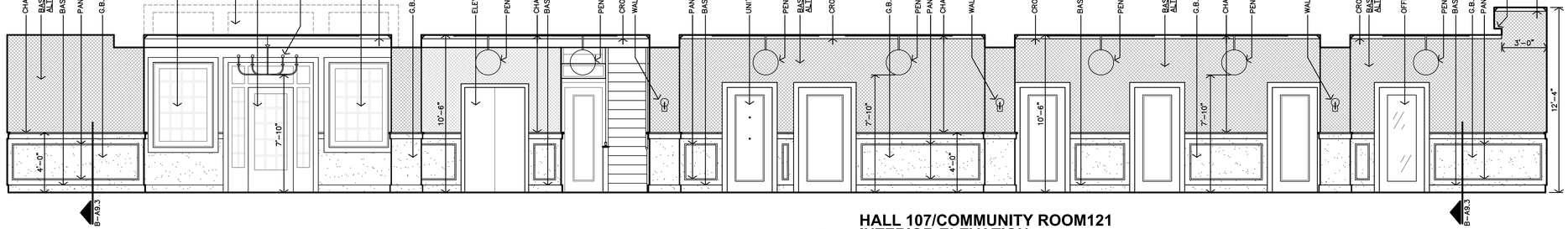
F **COMMUNITY ROOM121 INTERIOR ELEVATION**
1/4"=1'-0"



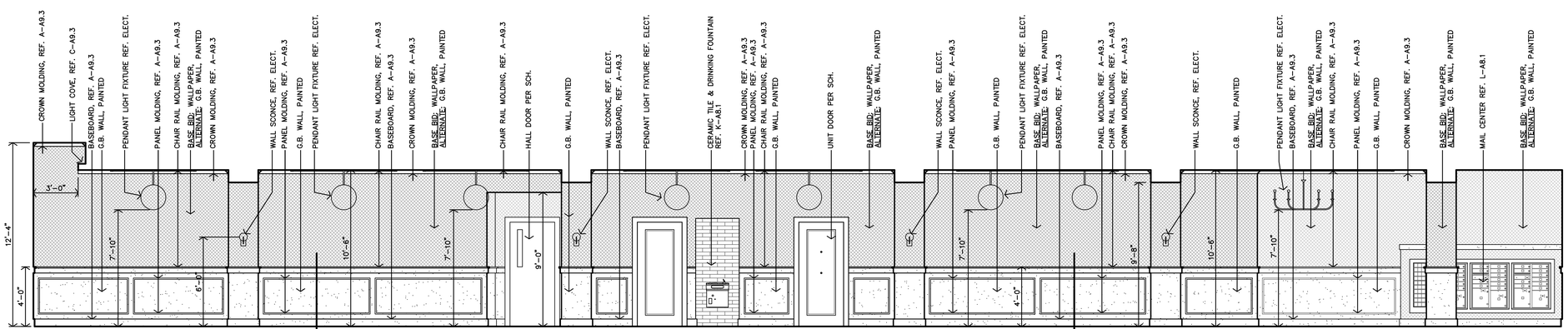
E **COMMUNITY ROOM121 INTERIOR ELEVATION**
1/4"=1'-0"



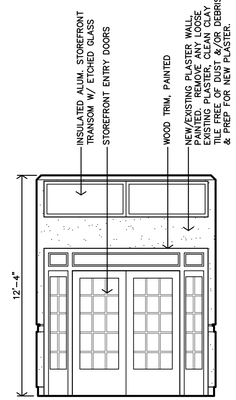
D **COMMUNITY ROOM121 INTERIOR ELEVATION**
1/4"=1'-0"



C **HALL 107/COMMUNITY ROOM121 INTERIOR ELEVATION**
1/4"=1'-0"



B **HALL 107/COMMUNITY ROOM121 INTERIOR ELEVATION**
1/4"=1'-0"



A **HALL 107 INTERIOR ELEVATION**
1/4"=1'-0"

ROOSEVELT LOFTS
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REGISTERED ARCHITECT
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12411
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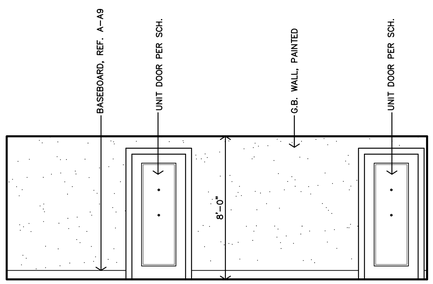
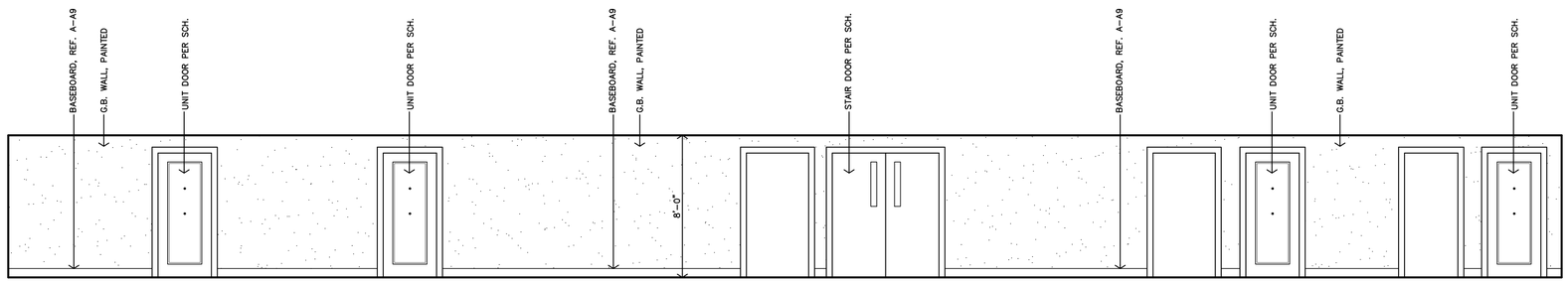
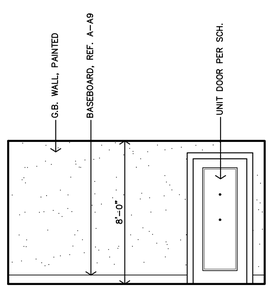


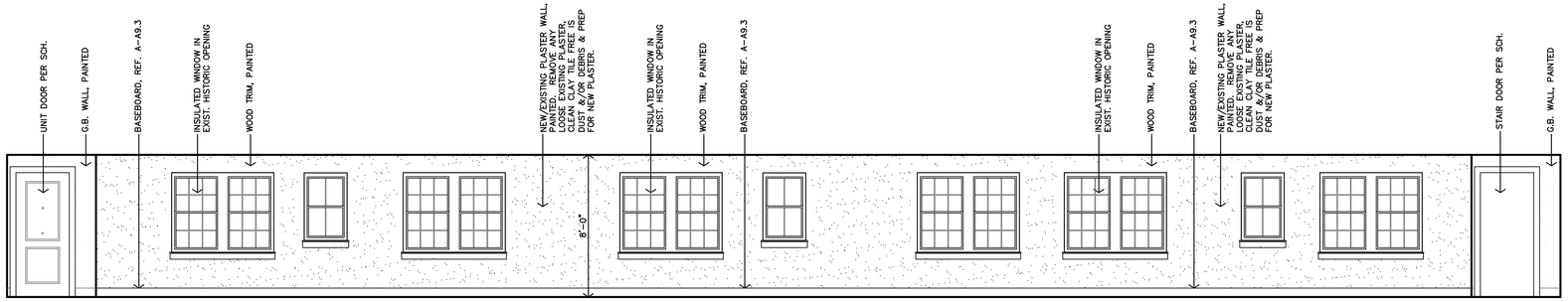
O HALL 214 & 314
INTERIOR ELEVATION
1/4"=1'-0"



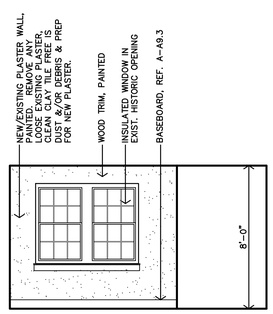
N HALL 208 & 308
INTERIOR ELEVATION
1/4"=1'-0"



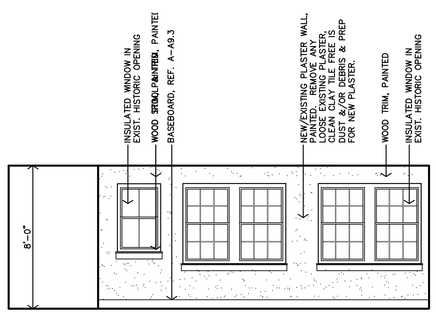
M HALL 204 & 304
INTERIOR ELEVATION
1/4"=1'-0"



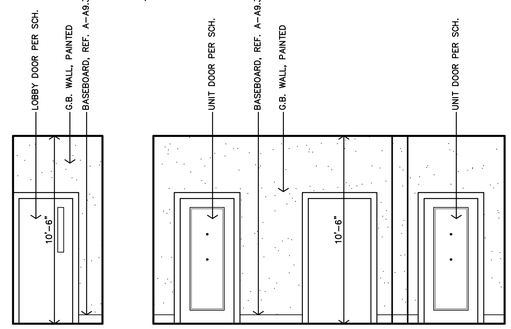
L HALL 208 & 308
INTERIOR ELEVATION
1/4"=1'-0"



K HALL 204 & 304
INTERIOR ELEVATION
1/4"=1'-0"

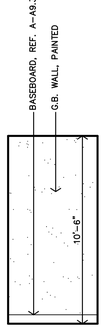


J HALL 214 & 314
INTERIOR ELEVATION
1/4"=1'-0"

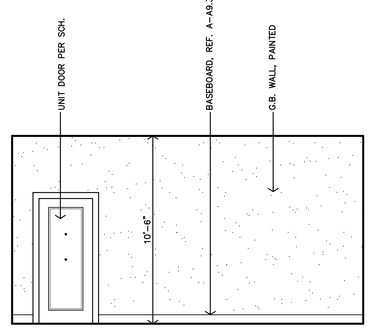


H HALL 111
INTERIOR ELEVATION
1/4"=1'-0"

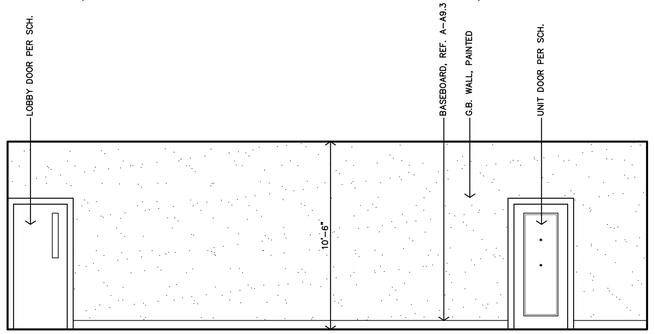
G HALL 111
INTERIOR ELEVATION
1/4"=1'-0"



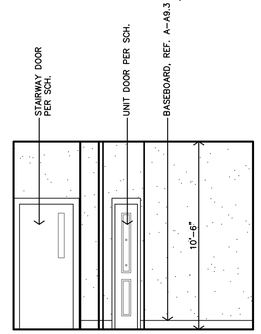
F HALL 111
INTERIOR ELEVATION
1/4"=1'-0"



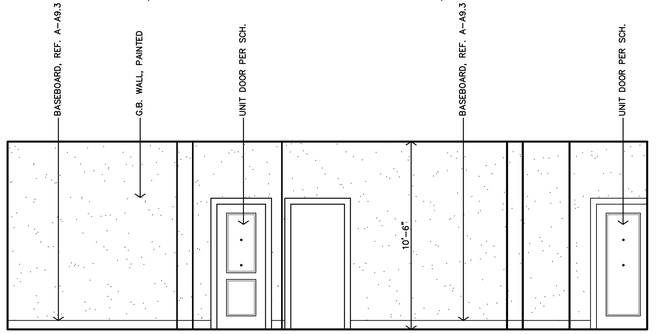
E HALL 111
INTERIOR ELEVATION
1/4"=1'-0"



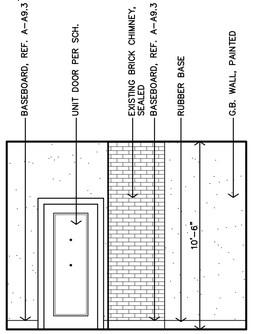
D HALL 124
INTERIOR ELEVATION
1/4"=1'-0"



C HALL 124
INTERIOR ELEVATION
1/4"=1'-0"



B HALL 124
INTERIOR ELEVATION
1/4"=1'-0"



A HALL 124
INTERIOR ELEVATION
1/4"=1'-0"

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 16-2024 25416 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

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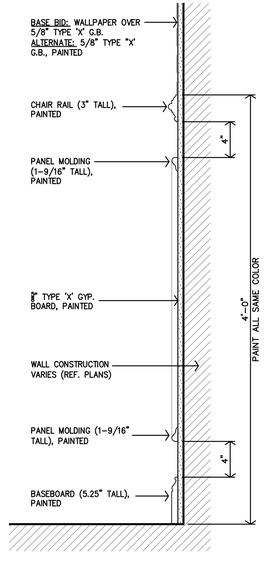
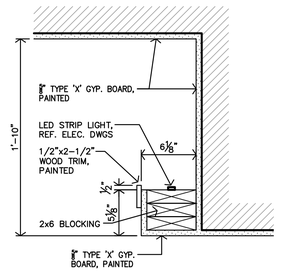
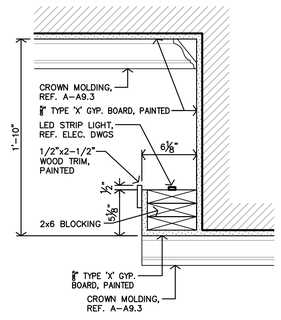


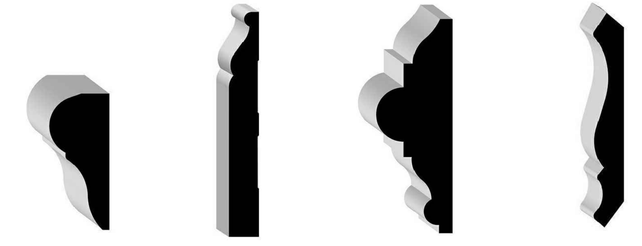
B **SECTION @ WALL PANELS**
1-1/2" = 1'-0"



D **SECTION @ LIGHT COVE**
1-1/2" = 1'-0"



C **SECTION @ LIGHT COVE**
1-1/2" = 1'-0"



PANEL MOLDING
CRAFTWOOD PANEL & DECORATIVE MOLDING G262A

BASEBOARD
CRAFTWOOD BASEBOARD 92133

CHAIR RAIL MOLDING
CRAFTWOOD CHAIR RAIL WM300

CROWN MOLDING
CRAFTWOOD CROWN 84136

A **TRIM AND MOLDING PROFILES**
N.T.S.

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
1-16-2024

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A9.3

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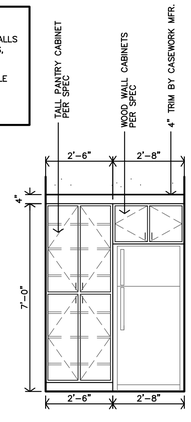
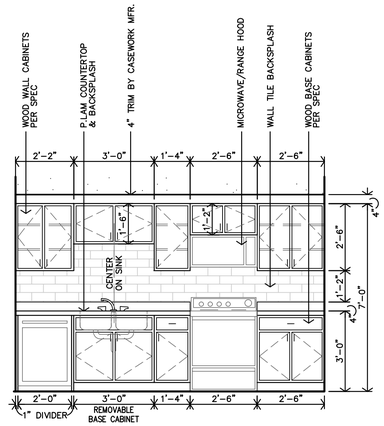
CASEWORK NOTES:

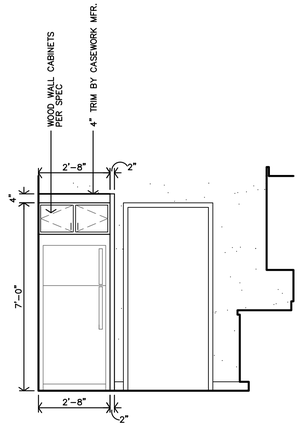
1. REF SHEET A2.0 FOR GENERAL NOTES.
2. CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC.
3. REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN.
4. FLOORING & WALL FINISH TO BE CONTINUOUS AT REMOVEABLE CABINETS & APPLIANCES.
5. REF. CASEWORK SECTIONS ON SHEET A9.5
6. ALL BLOCKING TO BE 2x8 FIRE TREATED.



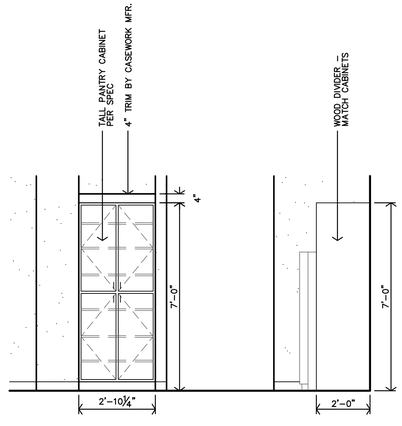
Q ADAPTABLE KITCHEN - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 16 (#212), APT. 17 (#213) APT. 24 (#312), APT. 25 (#313)



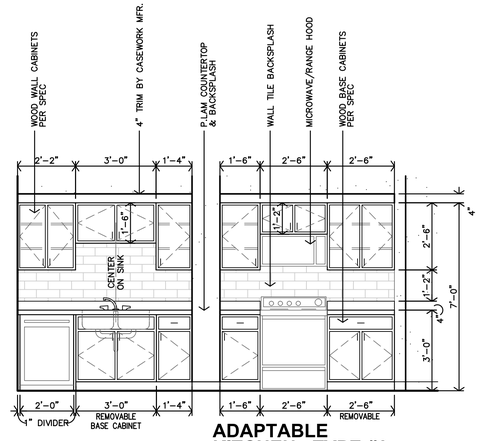
P ADAPTABLE KITCHEN - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 16 (#212), APT. 17 (#213) APT. 24 (#312), APT. 25 (#313)



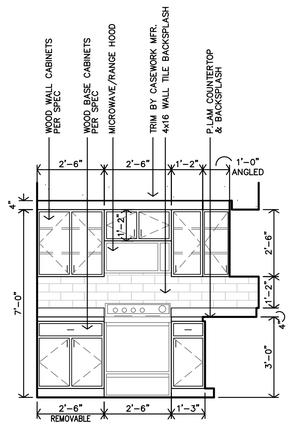
N ADAPTABLE KITCHEN - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 14 (#209) APT. 22 (#309)



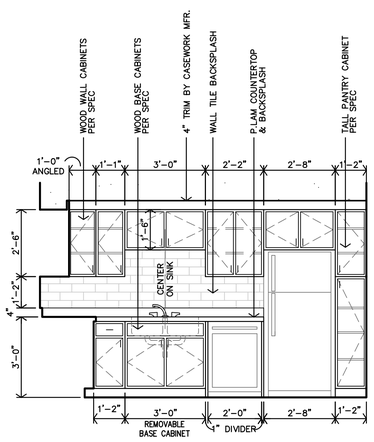
M ADAPTABLE KITCHEN - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 14 (#209) APT. 22 (#309)



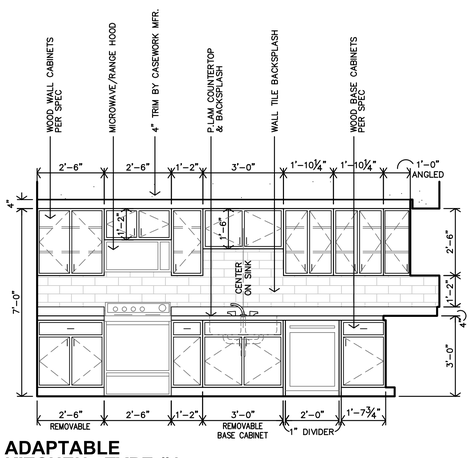
L ADAPTABLE KITCHEN - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 14 (#209) APT. 22 (#309)



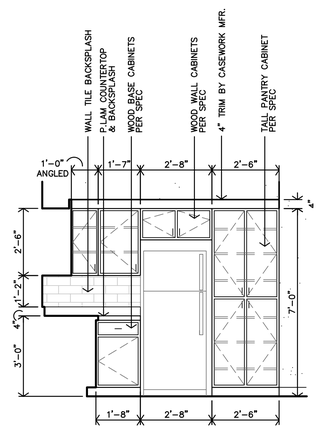
K ADAPTABLE KITCHEN - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 11 (#202) APT. 19 (#302)



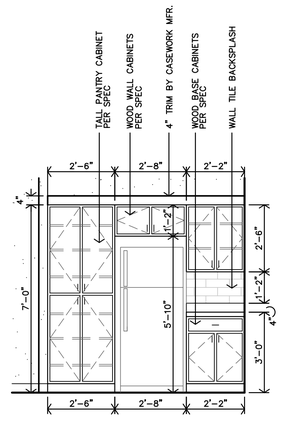
J ADAPTABLE KITCHEN - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 11 (#202) APT. 19 (#302)



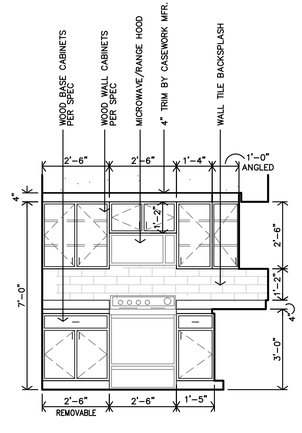
H ADAPTABLE KITCHEN - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 9 (#127)



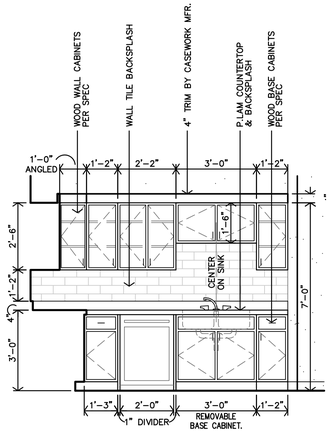
G ADAPTABLE KITCHEN - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 9 (#127)



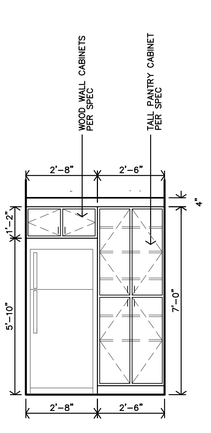
F ADAPTABLE KITCHEN - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 8 (#126)



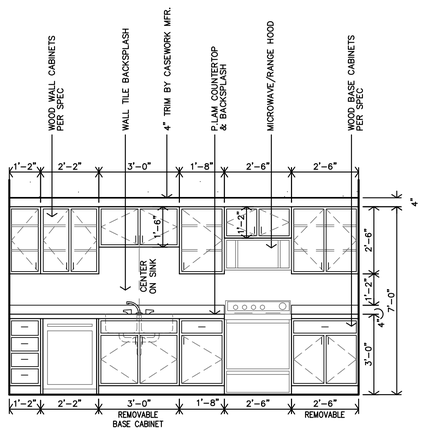
E ADAPTABLE KITCHEN - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 8 (#126)



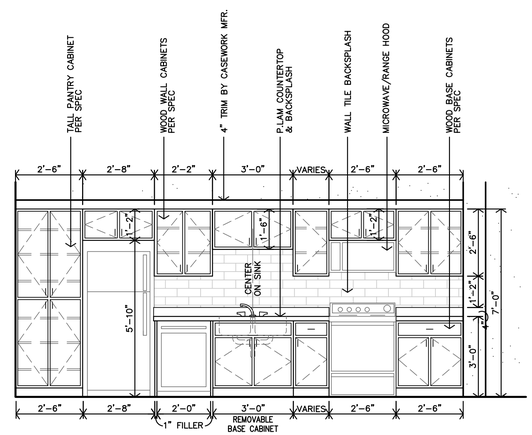
D ADAPTABLE KITCHEN - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 8 (#126)



C ADAPTABLE KITCHEN - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 7 (#311)



B ADAPTABLE KITCHEN - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 7 (#311)



A ADAPTABLE KITCHEN - TYPE #1 INTERIOR ELEVATION
3/8"=1'-0" UNITS: APT. 2 (#112), APT. 3 (#113), APT. 4 (#114) APT. 5 (#118), APT. 6 (#122), APT. 10 (#201) APT. 13 (#207), APT. 18 (#301), APT. 21 (#307)

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A9.4

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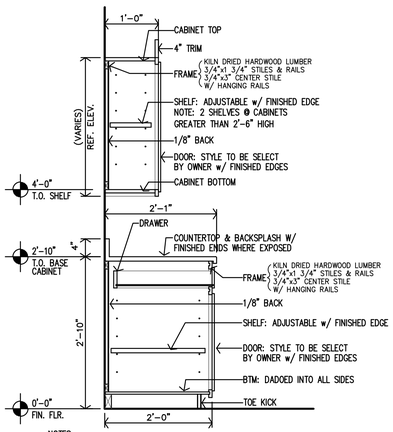
CASEWORK NOTES:

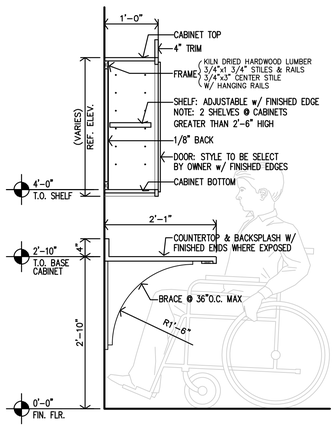
1. REF SHEET A2.0 FOR GENERAL NOTES.
2. CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC.
3. REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN.
4. FLOORING & WALL FINISH TO BE CONTINUOUS AT REMOVEABLE CABINETS & APPLIANCES.
5. REF. CASEWORK SECTIONS ON SHEET A9.5
6. ALL BLOCKING TO BE 2x8 FIRE TREATED.



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

K ACCESSIBLE KITCHEN CASEWORK SECTION

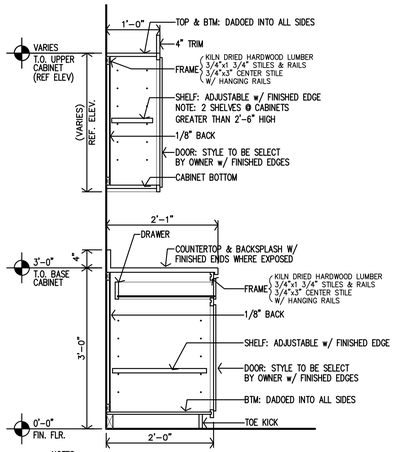
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

J ACCESSIBLE KITCHEN CASEWORK SECTION

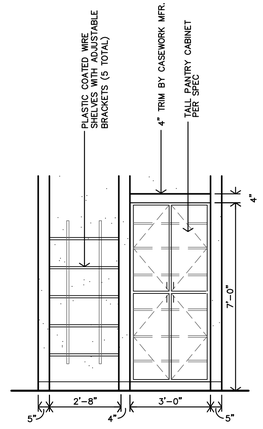
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

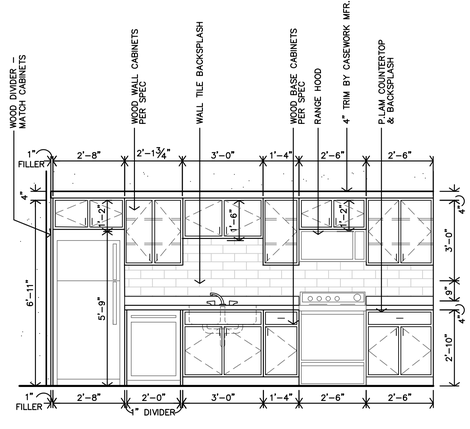
H ADAPTABLE KITCHEN CASEWORK SECTION

3/4"=1'-0"



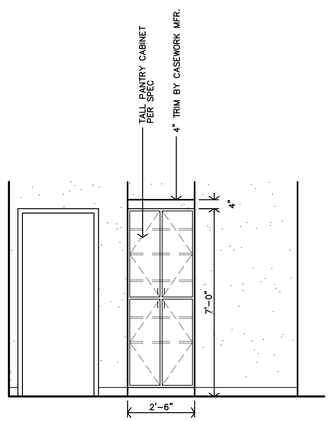
G ADAPTABLE KITCHEN - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0" UNITS: APT. 20 (#303)



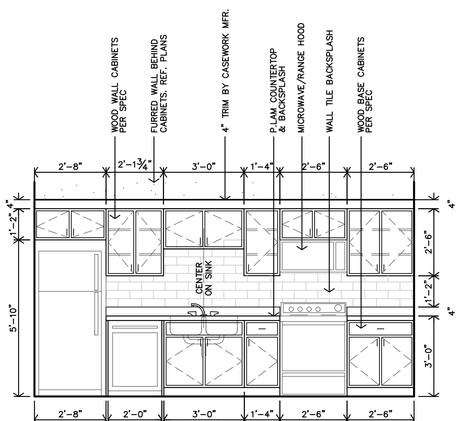
F ADAPTABLE KITCHEN - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0" UNITS: APT. 20 (#303)



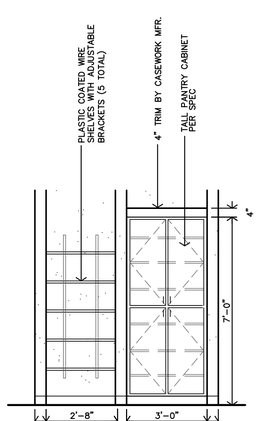
E ADAPTABLE KITCHEN - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0" UNITS: APT. 15 (#211) APT. 23 (#311)



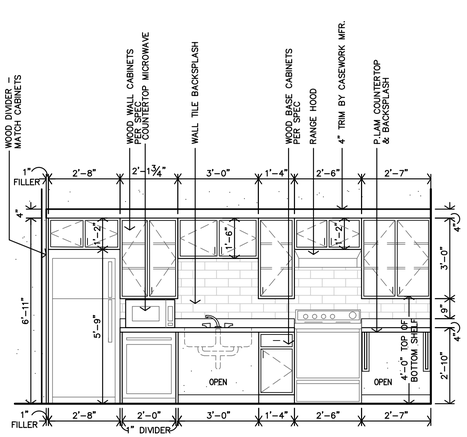
D ADAPTABLE KITCHEN - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0" UNITS: APT. 15 (#211) APT. 23 (#311)



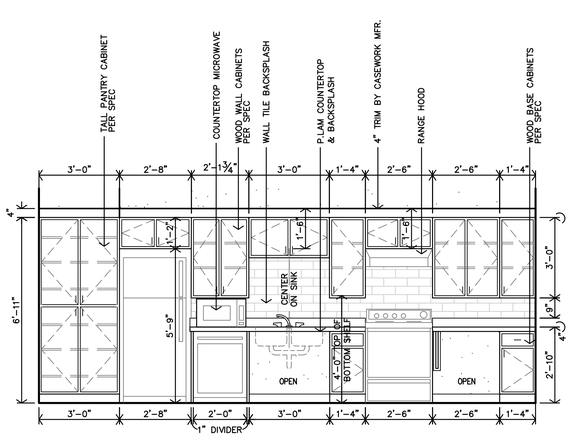
C ACCESSIBLE KITCHEN - TYPE #9 INTERIOR ELEVATION

3/8"=1'-0" UNITS: APT. 12 (#203)



B ACCESSIBLE KITCHEN - TYPE #9 INTERIOR ELEVATION

3/8"=1'-0" UNITS: APT. 12 (#203)



A ACCESSIBLE KITCHEN - TYPE #8 INTERIOR ELEVATION

3/8"=1'-0" UNITS: APT. 1 (#109)

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT STEVEN S. GILLAM 23415 STATE OF TEXAS 1-16-2024

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A9.5

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GENERAL NOTES, REPAIRING & CLEANING TERRAZZO

Terrazzo floors are either a cement or epoxy matrix (binder) with a variety of aggregates. Color matching existing aggregates in floors may not be exact, as these are mined products and may alter over time. A meeting to clarify the extent of repairs and expectations is recommended. This includes mapping out cracks and clarifying various repair options. It may be necessary for the contractor to reevaluate conditions once substrates are uncovered, or unknown conditions arise.

Crack Repair
The owner and contractor shall walk the entire floor and identify cracks and agree on NA (No action), RC (Repair Crack) or RT (Replace Terrazzo). Replacement (RT) shall be from architectural break to architectural break.

- Repair Crack (RC): contractor shall clean crack or loose material, dirt or sealer. Fill with resin to match existing. Use aggregate in the crack if crack is wider than 1/4".
- Replace Terrazzo (RT): If repair is not to architectural break or existing terrazzo divider strip, the joining edge shall be a saw tooth (jagged edge). Remove areas to be replaced; clean area and prepare concrete for new terrazzo; repair concrete, fill cracks in concrete substrate as needed. Fill cracks in concrete with hardening expoxy (or employ the use of mesh to cover crack with liquid applied membrane in epoxy systems only); fill area with epoxy or cement/cement matrix and approved mixture/blend.

Initial Grinding
Wet or dry grind with appropriate medium diamonds/stones.

Grouting
Cleanse floor with clean water and rinse. Wet grind with 50 or higher abrasive grit medium diamonds. Remove excess water and machine or hand grind with cement or epoxy material to fill as needed. Allow grout to cure a minimum of 12 hours. Maintain ambient air temperature between 75 degrees F. and 80 degrees F.

Fine (Final) Grinding
Grind with 120 grit carborundum or 200 grit resin bond diamond until grout has been removed from the terrazzo surface.

Cleaning, Sealing & Protection
Rinse with clean water and allow too thoroughly dry. Seal: apply sealer per sealer manufacturer's written directions. Remove protection and clean any adjacent surfaces effected by the refinishing process. General contractor shall protect the finish floor from all site activity until substantial completion.

GENERAL NOTES, REPAIRING HISTORIC PLASTER

If major structural problems are found to be the source of the plaster problem, the structural problem should be corrected. Minor structural problems that will not endanger the building can generally be ignored. Cosmetic damages from minor building movement, holes, or bowed areas can be repaired without the need for wholesale demolition. However, it may be necessary to remove deteriorated plaster for masonry walls to dry out. Repairs made to a wet base will fail again.

Filling Cracks
Hairline cracks in wall and ceiling plaster are not a serious cause for concern as long as the underlying plaster is in good condition. Fill with a patching material. For cracks that reopen bridge the crack with fiberglass mesh tape pressed into the patching material. After the first application of a quick setting joint compound dries, apply a second coat to cover the tape, feathering it at the edges. Apply third coat to even out the surface, followed by light sanding. The area is cleaned off with a damp sponge, then dried to remove any leftover plaster residue or dust.
When cracks are larger, the plaster on each side of the crack should be removed to a width of about 6 inches down to the lath. The debris is cleaned out, and metal lath applied to the cleared area, leaving the EXISTING wood lath in place. The metal lath usually prevents further cracking. The crack is patched with an appropriate plaster in three layers (i.e., base coats and finish coat).

Replacing Delaminated Areas of the Finish Coat
When the finish coat of plaster comes loose from the base coat. Paint a liquid plaster–bonding agent onto the areas of base–coat plaster that will be replastered with a new lime finish coat. To repair small areas of delaminated finish coat can use the methods described in "Patching Materials."

Patching Holes in Walls
For small holes (less than 4 inches in diameter) that involve loss of the brown and finish coats, the repair is made in two applications. First, a layer of base coat plaster is troweled in place and scraped back below the level of the EXISTING plaster. When the base coat has set but not dried, more plaster is applied to create a smooth, level surface. For larger holes where all three coats of plaster are damaged or missing down to the wood lath. Clean out and any loose lath is re–nailed. Next, a water mist is sprayed on the old lath to keep it from twisting when the new, wet plaster is applied or a bonding agent is used. To strengthen the patch, expanded metal lath (diamond mesh) should be attached to the wood lath with tie wires or nailed over the wood lath with lath nails. The plaster is then applied in three layers over the metal lath, lapping each new layer of plaster over the old plaster so that old and new are evenly joined. This stepping is recommended to produce a strong, invisible patch. If patch is made in a plaster wall that is slightly wavy, the contour of the patch should be made to conform to the irregularities of the EXISTING work.

Patching Holes in Ceilings
First, the plaster around the loose plaster should be examined.
To patch a hole in the ceiling plaster, metal lath is fastened over the wood lath; then the hole is filled with successive layers of plaster, as described above. When Damaged Plaster Cannot be Repaired–Replacement Options
Partial or complete removal may be necessary if plaster is badly damaged, particularly by long–term moisture problems. Workers undertaking demolition should wear OSHA–approved masks. If plaster in adjacent rooms is still in good condition, walls should not be pounded–a small trowel or pry bar is worked behind the plaster carefully in order to pry loose pieces off. When the damaged plaster has been removed, decide whether to replaster over the EXISTING lath or use a different system. This decision should be based in part on the thickness of the original plaster and the condition of the original lath. It is important to ensure that the wood trim around the walls, windows, and doors will have the same "reveal" as before. A lath and plaster system that will give this required depth should be selected.

Replaster Old Wood Lath
When plasterers work with old lath, each lath strip is re–nailed and the chunks of old plaster are cleaned out. Because the old lath is dry, it must be thoroughly soaked before applying the base coats of plaster, or it will warp and buckle; furthermore, because the water is drawn out, the plaster will fail to set properly. As noted earlier, if new metal lath is installed over old wood lath as the base for new plaster, many of these problems can be avoided and the historic lath can be retained. The ceiling should still be sprayed unless a vapor barrier is placed behind the metal lath.

Replaster Over New Metal Lath
Galvanized metal lath. When lathing over open joists, cover the joists with kraft paper or a polyethylene vapor barrier. Three coats of wet plaster are applied consecutively to form a solid, monolithic unit with the lath. The scratch coat keys into the metal lath; the second, or brown, coat bonds to the scratch coat and builds the thickness; the third, or finish coat, consists of lime putty and gauging plaster.

Painting New Plaster
It is best to allow new plaster to cure two to three weeks. A good alkaline–resistant primer, specifically formulated for new plaster, should then be used. A compatible latex or oil–based paint can be used for the final coat.

GENERAL NOTES, REPAIR & REPLACEMENT HISTORIC CERAMIC TILE

The Secretary of the Interior's Standards for the Treatment of Historic Properties emphasize the retention and preservation of historic building material. Preservation and repair treatments are always preferable to replacement.

Mortar Joint Repair
Deteriorated mortar joints and loose mortar or grout can generally be repaired. First, the entire floor should be checked for loose tiles that need to be regrouted. Damaged mortar should be carefully removed by hand and the joints wetted or a bonding agent applied in preparation for regrouting. When making mortar repairs, it is important to use grout that matches the old in color and consistency as closely as possible.

Tile Repair
Trying to remove one tile can endanger surrounding tiles. Thus, it may be better to preserve and retain an original historic tile that is only slightly damaged, rather than replace it. If a tile is chipped or a small corner or edge is missing, a carefully executed patch of epoxy–mixed with colored enamel, or mortar tinted to blend with the tile, may be less conspicuous than trying to replace every tile that has even the slightest damage. And, it is a better preservation treatment.

Tile Replacement
When an individual tile or a larger portion of an historic ceramic tile floor is missing or so severely damaged that it cannot be repaired, or if it has become a safety hazard, then it should be replaced.

Selective Replacement of Individual Tiles
This cautious approach, typically an attempt to replace only the most seriously damaged tiles, is often taken or considered when only a small number of tiles are involved. Unless old or matching tiles can be found and reused, replacement often requires specially fabricated reproduction tiles. In some instances, individual historic tiles that are damaged may be replaced with matching tiles salvaged from other, less prominent areas of the floor or from other buildings. This is most feasible if the tiles to be replaced are either plain, and easy to match, or decorated with a common historic floor tile pattern.
Replacing a single damaged tile is based on the ability to remove only the deteriorated tile without harming surrounding tiles. To avoid damaging good tiles, all the grout around the tile must be removed. This is best accomplished by an experienced tile installer using a hand tool called a grout saw or, for grout joints wider than 3/8", a dry–cutting diamond blade, mounted in an angle grinder or circular saw.
Other difficulties may be encountered when selectively replacing damaged tiles with reproduction tiles. New tiles, especially encaustic tiles, may be different in thickness and, sometimes, despite the attention to detail of the reproduction process, slightly different in color and design from historic tiles.

Sectional Replacement of Tiles
In some instances, the best approach may be to remove a complete section of damaged original tiles and replace that section of floor in its entirety with new reproduction tiles. Advantages of this method include the ability to lay a level setting bed, as well as achieving a finished product that is uniform in color and pattern match. Although this approach may involve replacing more original tiles with reproduction tiles than may be absolutely necessary, original tiles that remain in good condition can be saved to be reused in other sections where only a few tiles are damaged. This technique is generally most appropriate either when the section being replaced is the most damaged portion of the floor, or is in a relatively inconspicuous location and the tiles that are removed will supply enough salvaged pieces to permit in–kind repair of a more visually prominent area.
When laying a section of reproduction tiles, it may be a good idea to use contemporary materials and installation methods such as expansion joints or flexible expansion material.

PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 LATEX PAINT	C CARPET	CT CERAMIC TILE	TX TEXTURE
P2 EPOXY PAINT	E EXISTING	VT VINYL FLR'G TILE	S CLEAN & SEAL BRICK

NO.	DESCRIPTION	FLOOR						BASE				N.WALL				E.WALL				S.WALL				W.WALL				CEILING REF. REFLECTED CEILING PLANS				REMARKS
		SEALED CONC.	VINYL TILE	CARPET	EXIST. TERRAZZO TO REMAIN	CERAMIC TILE		SELF COVE RUBBER BASE	5" CRAFTWOOD BASEBOARD	4" WOOD BASE, PAINTED	CERAMIC TILE	5/8" FIRE RATED G.B.	CERAMIC TILE	EXISTING PLASTER	EXISTING CONC.	5/8" FIRE RATED G.B.	CERAMIC TILE	EXISTING PLASTER	EXISTING CONC.	5/8" FIRE RATED G.B.	CERAMIC TILE	EXISTING PLASTER	EXISTING CONC.	5/8" FIRE RATED G.B.	CERAMIC TILE	EXISTING PLASTER	EXISTING CONC.	5/8" FIRE RATED G.B.	STRUCT. EXPOSED	SUSPENDED ACOUS. TILE		
BASEMENT																																
B1	MECHANICAL	●													●				●				●				●		●			
FIRST FLOOR																																
101	NOT USED																															
102	LEASING OFFICE		VT						●			P1				P1				P1		P1		P1		P1		P1				2
103	FOOD PANTRY		VT						●			P1				P1						P1		P1				P1				2
104	MEN					CT					CT	P2	CT			P2	CT			P2	CT			P2	CT			P1				4
106	WOMEN					CT					CT	P2	CT			P2	CT			P2	CT			P2	CT			P1				4
107	HALL				●				●			P1								P1				P1		P1		P1				2,3
108	MECHANICAL	●						●				P1				P1				P1				P1					●			
109	APT. 1 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
111	HALL		VT		●				●			P1				P1				P1				P1				P1				
112	APT. 2 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
113	APT. 3 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
114	APT. 4 (21–BD)				REFERENCE UNIT FINISH SCHEDULE																											
116	LAUNDRY	●			●						CT	P1	CT			P1	CT			P1	CT			P1	CT			P1				
117	JANITOR				●			●				P1				P1				P1				P1				P1				1
118	APT. 5 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
119	MECHANICAL	●						●				P1				P1				P1				P1				P1	●			
121	COMMUNITY ROOM				●				●			P1				P1				P1		P1						P1				2,3
122	APT. 6 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
123	APT. 7 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
124	HALL		VT		●				●			P1				P1				P1				P1				P1				
126	APT. 8 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
127	APT. 9 (2–BD)				REFERENCE UNIT FINISH SCHEDULE																											
SECOND FLOOR																																
201	APT. 10 (21–BD)				REFERENCE UNIT FINISH SCHEDULE																											
202	APT. 11 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
203	APT. 12 (2–BD)				REFERENCE UNIT FINISH SCHEDULE																											
204	HALL		VT						●			P1						P1		P1				P1				P1				2,3
206	MECHANICAL	●						●				P1				P1				P1				P1					●			
207	APT. 13 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
208	HALL		VT						●					P1		P1				P1				P1				P1				2,3
209	APT. 14 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
211	APT. 15 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
212	APT. 16 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
213	APT. 17 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
214	HALL		VT						●			P1				P1				P1						P1		P1				2,3
THIRD FLOOR																																
301	APT. 18 (21–BD)				REFERENCE UNIT FINISH SCHEDULE																											
302	APT. 19 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
303	APT. 20 (2–BD)				REFERENCE UNIT FINISH SCHEDULE																											
304	HALL		VT						●			P1						P1		P1				P1				P1				2,3
306	MECHANICAL	●						●				P1				P1				P1				P1					●			
307	APT. 21 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
308	HALL		VT						●					P1		P1				P1				P1				P1				2,3
309	APT. 22 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
311	APT. 23 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
312	APT. 24 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
313	APT. 25 (1–BD)				REFERENCE UNIT FINISH SCHEDULE																											
314	HALL		VT						●			P1				P1				P1						P1		P1				2,3
PENTHOUSE																																
P1	PENTHOUSE	●						●						P1				P1				P1				P1			●			
STAIRS/ELEVATORS																																
S1	STAIR		VT						●							P1				P1				P1		P1						2,3
S2	STAIR		VT						●					P1		P1				P1						P1						2,3
S3	STAIR	●						●				P1				P1				P1				P1								
E1	ELEVATOR		VT					●								REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER																

FINISH SCHEDULE NOTES

GENERAL NOTES:

A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED, PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
H. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
I. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY. NO BRUSH FINISH.
J. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
K. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
L. NOTE NOT USED.
M. EXISTING PLASTER WALLS: TO REMAIN, CLEAN & REMOVE LOOSE MATERIAL, PATCH TO MATCH AS REQ'D & PREP FOR PAINT.
N. EXISTING STRUCTURE, COLUMNS, BEAMS, FLOOR JOIST & EXPOSED FLOOR/CEILING DECKING CLEAN & PREPARE FOR PAINT.
O. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL WALLS & GYP CEILINGS.
P. CERAMIC WALL TILE BEHIND DRINKING FOUNTAINS. REFERENCE INTERIOR ELEVATIONS.
Q. ALL ADAPTABLE KITCHEN & BATH – REMOVABLE CABINET FRONTS @ SINKS & WORK AREA. WALLS SHALL BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
R. REF. A2.7 FOR FLOORING & PATTERNS.
S. REF. A2.7, FOR CERAMIC TILE PATTERNS.
T. TYPES OF FLOORING AND LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES AND PATTERNS.
U. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS AND SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
V. EXISTING STAIRS: REMOVE ANY DEBRIS & LOOSE PAINT. REPAIR ANY LOOSE OR MISSING PLASTER. PAINT WALLS & HANDRAILS. VERIFY ANY LOOSE HANDRAILS AND SECURE. REF. A6 SHEETS FOR ADDITIONAL INFORMATION.

SPECIFIC NOTES:

1. INSTALL FRP PANEL TO 4'–0" ABOVE MOP SINK & EXTEND 1'–0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.
2. EXISTING EXTERIOR WALLS ARE PLASTER FINISH. FOLLOW GUIDELINES ON THIS SHEET TO PATCH AND REPAIR EXISTING PLASTER WALLS. TEXTURE TO MATCH EXISTING.
3. EXISTING TERRAZZO FLOORS. FOLLOW GUIDELINES ON THIS SHEET TO CLEAN, PATCH AND REPAIR EXISTING TERRAZZO.
4. PUBLIC RESTROOM MOSAIC FLOOR PATTERN, REFERENCE DETAIL U–A8.1

UNIT FINISH SCHEDULE - 25 UNITS

FINISHES & INSTRUCTIONS

P1 LATEX PAINT	C CARPET	CT CERAMIC TILE	TX TEXTURE
P2 EPOXY PAINT	E EXISTING	VT VINYL FLR'G TILE	S CLEAN & SEAL BRICK

DESCRIPTION	FLOOR	BASE			WALLS				CEILING	REMARKS
	REF. FINISH FLOOR PLANS	4" WOOD BASE, PAINTED			5/8" FIRE RATED G.B.	EXISTING PLASTER (note M)			REF. REFLECTED CEILING PLANS	
KITCHEN		●			P1	●				2,3
LIVING ROOM		●			P1	●				2,3
MECHANCIAL		●			P1	●				2,3
BATH		●			P2	●				2,3
BEDROOM		●			P1	●				2,3
CLOSET		●			P1	●				2,3
HALL		●			P1	●				2,3

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT
JEFFREY S GILLAM
1-16-2024
22415
STATE OF TEXAS

REVISION:

DATE: 1–16–2024
JOB: 22–3281
SHEET NO.:

A10.1

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UNIT DOOR SCHEDULE - 25 UNITS

MARK	LOCATION	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL H.C.WOOD	DOOR MATERIAL S.C.WOOD, LOUVER	DOOR TYPE TYPE	DOOR TYPE POCKET	DOOR TYPE BI-PASS	DOOR TYPE BI-FOLD	DOOR FINISH PREFINISHED	DOOR FINISH PAINT	FRAME MATERIAL WOOD	FRAME TYPE	FRAME FINISH PREFINISHED	FRAME FINISH PAINT	DETAILS	REMARKS
A	BDRM/BATH/CLST	3'-0"	6'-8"	1 3/4"	●		B				●		●	1	●		C/D-A10.2	1,4
B	CLOSET	PR3'-0"	6'-8"	1 3/4"	●			D			●		●	1	●		J/K-A10.2	3
C	CLOSET	PR5'-0"	6'-8"	1 3/4"	●		D				●		●	1	●		E/F-A10.2	
D	CLOSET	PR4'-0"	6'-8"	1 3/4"	●		D				●		●	1	●		E/F-A10.2	
E	MECHANICAL	PR5'-0"	6'-8"	1 3/4"	●		C				●		●	1	●		E/F-A10.2	5
F	MECHANICAL	PR4'-0"	6'-8"	1 3/4"	●		C				●		●	1	●		E/F-A10.2	5
G	MECHANICAL	3'-0"	6'-8"	1 3/4"	●		E				●		●	1	●		E/F-A10.2	5
H	LAUNDRY	PR1'-6"	6'-8"	1 3/4"	●					C	●		●	1	●		J/K-A10.2	3
J	BATH	3'-0"	6'-8"	1 3/4"	●				B		●		●	1	●		G/H-A10.2	2,4
K	CLOSET	1'-6"	6'-8"	1 3/4"	●		B				●		●	1	●		E/F-A10.2	

GENERAL NOTES:

A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS U.N.O. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
C. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET AS WELL.
http://codes.lp.findlaw.com/txstatutes/PR/8/92/D/92.153
(1) window latch on each exterior window of dwelling;
(2) doorknob lock or keyed dead bolt on each exterior door;
(3) sliding door pin lock on each exterior sliding glass door;
(4) handle latch or security bar on each exterior sliding glass door;
(5) keyless bolting device and a door viewer on each exterior door.
D. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE.

SPECIFIC NOTES:

1. BEDROOM & BATH DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
3. BI-PASS/BI-FOLD DOORS – VERIFY FINISHED G.B. OPENING w/ SIZE OF DOOR HARDWARE & MANUFACTURER.
4. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS, 1" TYP.
5. MECHANICAL DOORS WITHIN UNITS SHALL BE LOCKED, NOT ACCESSIBLE TO RESIDENTS

GLAZING SCHEDULE

MARK	EXTERIOR	INTERIOR	3/4" INSULATED	1/4"	CLEAR GLASS	FROSTED	SPANDREL	TEMPERED	FIRE RATED
A1	●		●		●			●	
A2	●		●		●				
A3	●		●			●			
A4	●		●				●		
B1		●		●				●	
B2		●		●					●

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

IECC 2021 REQUIREMENTS

FENESTRATION
U-FACTOR
FIXED FENSTRATION .42
OPERABLE FENSTRATION .54
ENTRANCE DOOR .68

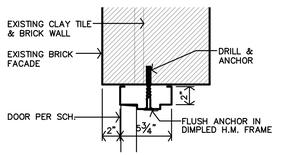
SHGC	FIXED	OPERABLE
PF < .25	.25	.23
.25 ≤ PF < .5	.30	.28
PF ≥ .5	.40	.37

PUBLIC DOOR SCHEDULE

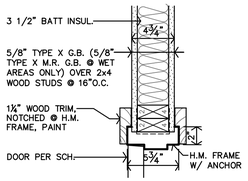
MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL HOLLOW METAL	DOOR MATERIAL ALUMINUM	DOOR MATERIAL S.C. WOOD	DOOR TYPE TYPE	DOOR FINISH PREFINISHED	DOOR FINISH PAINT	FRAME MATERIAL HOLLOW METAL	FRAME MATERIAL ALUMINUM	FRAME MATERIAL WOOD	FRAME TYPE	FRAME FINISH PREFINISHED	FRAME FINISH PAINT	RATING	DETAILS	REMARKS
FIRST FLOOR																		
001	3'-0"	7'-0"f.v.	1 3/4"		●		F	●			●		7	●			B-A10.5	9
002	3'-0"	7'-0"f.v.	1 3/4"		●		F	●			●		7	●			A-A10.5	9
003	3'-0"	7'-0"f.v.	1 3/4"		●		F	●			●		7	●			A-A10.5	9
004	3'-0"	7'-0"f.v.	1 3/4"		●		F	●			●		7	●			A-A10.5	9, SPANDREL GLASS
005	3'-0"	7'-0"f.v.	1 3/4"		●		F	●			●		7	●			A-A10.5	9
006	PR2'-10"f.v.	7'-0"f.v.	1 3/4"		●		F	●			●		7	●			A-A10.5	9
007	PR3'-0"	7'-0"f.v.	1 3/4"		●		F	●			●		7	●			A-A10.5	9
008	2'-10"f.v.	7'-0"f.v.	1 3/4"		●		F	●			●		2	●			A-A10.5	9
009	2'-10"f.v.	7'-0"f.v.	1 3/4"		●		F	●			●		2	●			A-A10.5	9
010	2'-10"f.v.	7'-0"f.v.	1 3/4"		●		F	●			●		2	●			A-A10.5	9
011	2'-10"f.v.	7'-0"f.v.	1 3/4"		●		F	●			●		2	●			A-A10.5	9
012	2'-10"f.v.	7'-0"f.v.	1 3/4"		●		F	●			●		2	●			A-A10.5	9
013	3'-3"f.v.	7'-0"f.v.	1 3/4"		●		F	●			●		2	●			A-A10.5	9
014	2'-8"f.v.	7'-0"f.v.	1 3/4"		●		F	●			●		2	●			A-A10.5	9
015	3'-0"f.v.	7'-0"f.v.	1 3/4"		●		K	●			●		2	●			A-A10.5 SIM	9
016	3'-0"f.v.	7'-0"f.v.	1 3/4"		●		K	●			●		2	●			A-A10.5 SIM	9
FIRST FLOOR																		
101	3'-0"	7'-0"	1 3/4"		●		F	●			●		5	●			A-A10.7	1,2,3,4
102	3'-0"	7'-0"	1 3/4"		●		F	●			●		7	●			B/C/D-A10.5	1,2,3,4
103	3'-0"	6'-8"	1 3/4"			●	G		●		●		4	●			N/O-A10.2	
104	3'-0"	6'-8"	1 3/4"			●	H		●			●	2		●	60min	N/O-A10.2	11
106	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	60min	N/O-A10.2	
107	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	60min	N/O-A10.2	
108	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	60min	N/O-A10.2	
109	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	60min	C/D-A10.2	
110	2'-6"	6'-8"	1 3/4"			●	G		●		●		2		●		N/O-A10.2	
111	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	60min	C/D-A10.2	5,6,7,8
112	3'-0"	6'-8"	1 3/4"			●	J		●		●		2		●	60min	N/O-A10.2	
113	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
114	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	20min	C/D-A10.2	
116	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
117	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
118	3'-0"	6'-8"	1 3/4"			●	G		●			●	2		●		F/E-A10.2	
119	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	60min	N/O-A10.2	
121	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	60min	C/D-A10.2	5,6,7,8
122	3'-0"	6'-8"	1 3/4"			●	G			●		●	2		●		F/E-A10.2	
123	3'-0"	7'-0"	1 3/4"		●		F	●			●		5	●			A-A10.7	1,2,3,4
124	3'-0"	6'-8"	1 3/4"			●	J		●		●		2		●	60min	N/O-A10.2	
126	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
127	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
128	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	60min	N/O-A10.2	
129	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
131	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
132	3'-0"	6'-8"	1 3/4"			●	J		●		●		2		●	60min	N/O-A10.2	
133	3'-0"	7'-0"f.v.	1 3/4"		●		F	●			●		7	●			A-A10.5 SIM	1,2,3,4
SECOND FLOOR																		
201	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
202	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
203	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
204	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	20min	C/D-A10.2	
206	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
207	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	20min	C/D-A10.2	
208	PR3'-0"	6'-8"	1 3/4"			●	J		●		●		2		●	60min	C/D-A10.2	10
209	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	20min	C/D-A10.2	
211	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
212	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
213	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
214	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
216	3'-0"	6'-8"	1 3/4"			●	J		●		●		2		●	60min	C/D-A10.2	
217	3'-0"	7'-0"(f.v.)	1 3/4"		●		F	●				●	8	●			B-A10.4	1,2,3,4
THIRD FLOOR																		
301	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
302	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
303	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
304	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	20min	C/D-A10.2	
306	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
307	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	20min	C/D-A10.2	
308	PR3'-0"	6'-8"	1 3/4"			●	J		●		●		2		●	60min	C/D-A10.2	10
309	3'-0"	6'-8"	1 3/4"			●	G		●		●		2		●	20min	C/D-A10.2	
311	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
312	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
313	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
314	3'-0"	6'-8"	1 3/4"			●	A		●		●		2		●	20min	C/D-A10.2	5,6,7,8
316	3'-0"	6'-8"	1 3/4"			●	J		●		●		2		●	60min	C/D-A10.2	
PENTHOUSE																		
P1	3'-0"	7'-0"	1 3/4"	●			H		●		●		2		●		P-A10.2	1,2,3,4
ELEVATOR																		
E1	4'-0"	7'-0"														60min	F-A6.1	
E2	4'-0"	7'-0"														60min	F-A6.1	
E3	4'-0"	7'-0"														60min	F-A6.1	

NOTES:

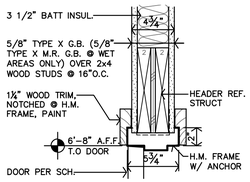
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. INSTALL MTL. FLASHINGS & CONT. CAULKING FOR A WEATHERTIGHT SEAL, AT ALL EXTERIOR DOORS & FRAMES.
3. F.V. EXISTING OPENING.
4. NEW EXTERIOR DOOR & FRAME – VERIFY THICKNESS OF EXISTING OPENING. INSTALL DOOR, FRAME, HARDWARE, SILL & WEATHERSTRIPPING, FOR A WEATHERTIGHT SEAL. FIELD VERIFY CONDITIONS
5. UNIT ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER. WEATHER STRIPPING TO BE INSTALLED.
6. UNIT ENTRY DOOR – 180° PEEP HOLES at *ADAPTABLE* UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
7. UNIT ENTRY DOOR – 180° PEEP HOLES at *ACCESSIBLE* UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
8. NOISE THRESHOLD TO NOT EXCEED CODE VALUES FOR DWELLING TO CORRIDOR RATING.
9. NEW DOOR & FRAME IN EXISTING OPENING. SECURE SHUT W/ NO OPERABLE HARDWARE
10. DOOR ON MAGNETIC HOLD OPEN.
11. DOOR TO HAVE CLEAR, FIRE-RATED GLAZING
12. ALL EXTERIOR DOOR FRAME OPENINGS TO HAVE LIQUID APPLIED FLASHING MEMBRANE PER SPECS.



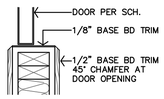
P DOOR JAMB DTL.
1 1/2"=1'-0" HEAD SIMILAR



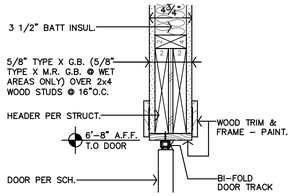
O DOOR JAMB DTL.
1 1/2"=1'-0"



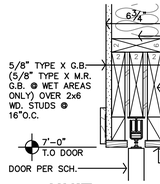
N DOOR HEAD DTL.
1 1/2"=1'-0"



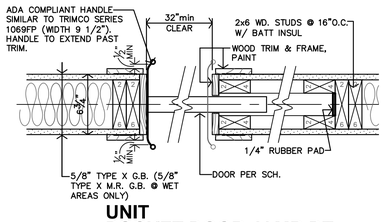
K UNIT BASE DETAIL @ BI-PASS DOOR
1 1/2"=1'-0"



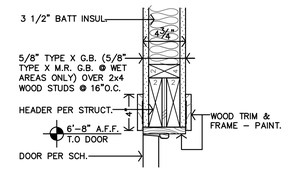
J UNIT HEAD DETAIL @ BI-FOLD DOOR
1 1/2"=1'-0" BI-PASS SIMILAR



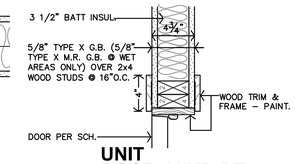
H UNIT POCKET DOOR HEAD DTL.
1 1/2"=1'-0"



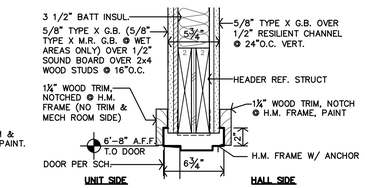
G UNIT POCKET DOOR JAMB DTL.
1 1/2"=1'-0"



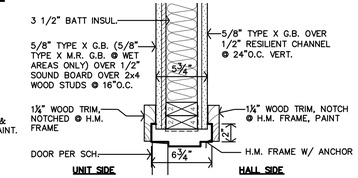
F UNIT DOOR HEAD DTL.
1 1/2"=1'-0"



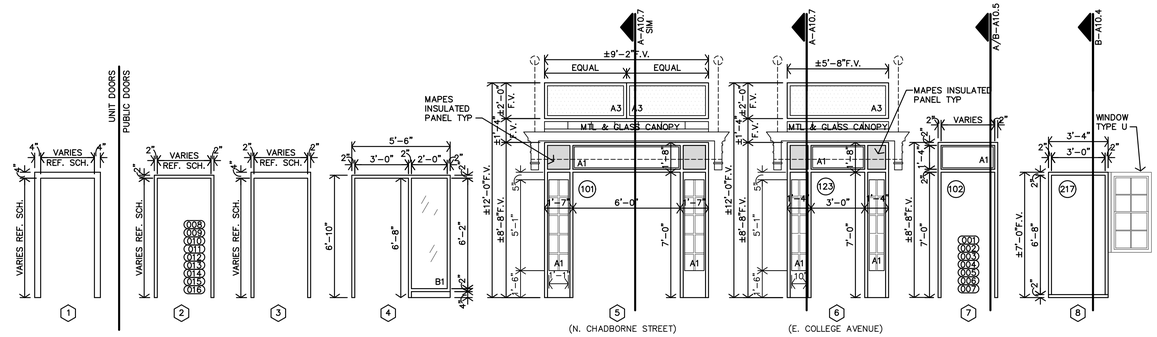
E UNIT DOOR JAMB DTL.
1 1/2"=1'-0"



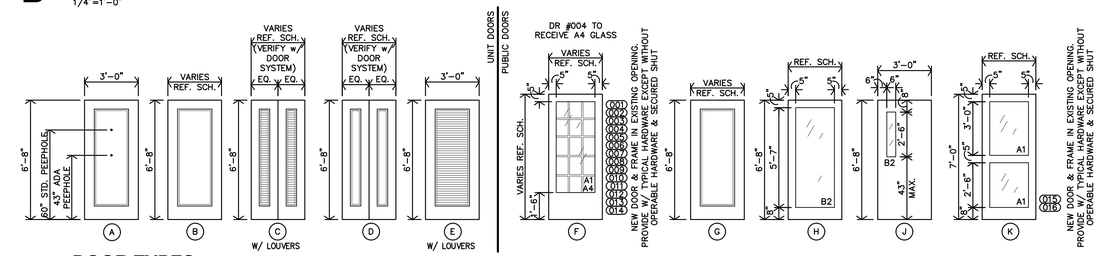
D DOOR HEAD DTL.
1 1/2"=1'-0"



C DOOR JAMB DTL.
1 1/2"=1'-0"



B DOOR FRAME TYPES
1/4"=1'-0"



A DOOR TYPES
1/4"=1'-0"

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A10.2

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GENERAL NOTES REPLACEMENT WINDOWS

REMOVE & REPLACE, Confirm location of EXISTING windows

BASIC SCOPE & MAINTENANCE

- Removal of EXISTING caulking, window, frame, anchors etc.
- Protect adjacent substrate, siding, stone, brick, stucco, etc. from damage
- Clean, repair, patch, opening to be solid secure & ready for new window
- Repainting & sealing opening to match original
- Caulking new window to EXISTING opening, high quality elastomeric caulk.

WEATHERIZATION

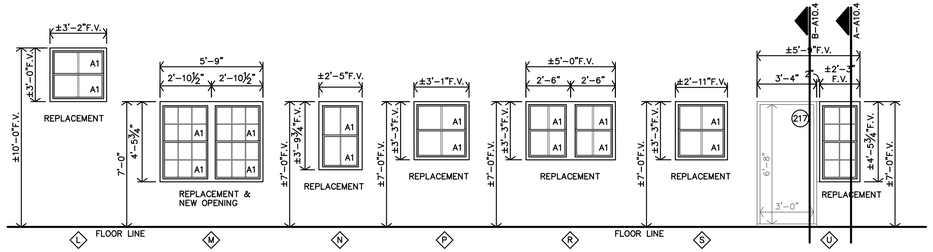
Caulking & sealing around the masonry openings, installing weatherstripping
All exterior openings to recieve liquid-applied flashing membrane per specifications.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	STYLE: FIXED	STYLE: DOUBLE HUNG	STYLE: CASEMENT	STYLE: AWNING	EXTERIOR	INTERIOR	DETAILS
A	±13'-9 1/4" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
	±13'-9 1/4" F.V.	±5'-6" F.V.								
B	±10'-7" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
	±10'-7" F.V.	±6'-6" F.V.								
C	±12'-7 1/2" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
	±12'-7 1/2" F.V.	±6'-6" F.V.								
D	±4'-0" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
	±4'-0" F.V.	±6'-0" F.V.								
E	±3'-4" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
F	±4'-0" F.V.	±7'-4" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
G	±4'-0" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
	±4'-0" F.V.	±5'-8" F.V.								
H	±11'-10" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
	±11'-10" F.V.	±6'-6" F.V.								
J	±14'-11 3/8" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
	±14'-11 3/8" F.V.	±6'-6" F.V.								
K	±10'-1 3/8" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
	±10'-1 3/8" F.V.	±6'-6" F.V.								
L	±3'-2" F.V.	±3'-0" F.V.	ALUM./WOOD CLAD		●			●		A/D-A10.4
M	(2)2'-10 1/2"	4'-5 3/4"	ALUM./WOOD CLAD		●			●		A/C-A10.4
N	2'-5"	3'-9 3/4"	ALUM./WOOD CLAD		●			●		A/D-A10.4
P	±3'-1" F.V.	±3'-3" F.V.	ALUM./WOOD CLAD		●			●		A/D-A10.4
R	(2)2'-6	3'-3"	ALUM./WOOD CLAD		●			●		A/C-A10.4
S	±2'-11" F.V.	±3'-3" F.V.	ALUM./WOOD CLAD		●			●		A/D-A10.4
T	±15'-1" F.V.	±2'-0" F.V.	ALUM. STOREFRONT SYSTEM	●				●		-
	±15'-1" F.V.	±5'-8" F.V.								
U	2'-3"	4'-5 3/4"	ALUM./WOOD CLAD		●			●		A/B/E-A10.4

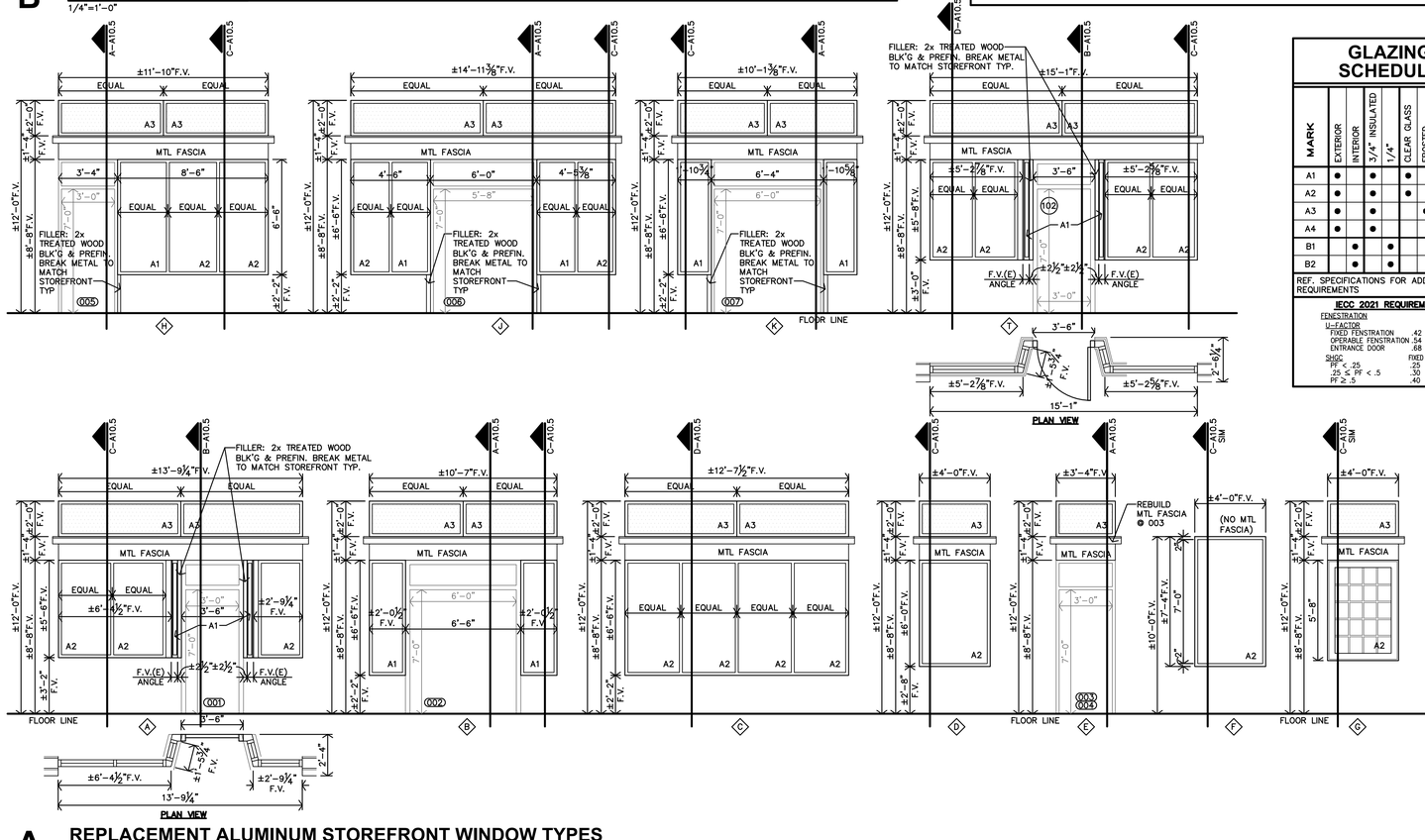
NOTES:

1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. WINDOWS A & B MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
5. ALL OPERABLE WINDOWS W/ THE SILL 6'-0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM F2090 & 2021 IBC SEC. 1030.1.1
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2021 IBC CODE 2406.4. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
7. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.
8. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1030.2. (20"w X 24"h MIN.) OPENINGS, 5.7sf MIN. AREA
12. ALL EXTERIOR WINDOW FRAME OPENINGS TO HAVE LIQUID APPLIED FLASHING MEMBRANE PER SPECS.



B REPLACEMENT/NEW ALUMINUM/CLAD WINDOW TYPES

1/4"=1'-0"



GLAZING SCHEDULE

MARK	EXTERIOR	INTERIOR	3/4" INSULATED	1/4"	CLEAR GLASS	FROSTED	SPANDREL	TEMPERED	FIRE RATED
A1	●		●		●			●	
A2	●		●		●				
A3	●		●			●			
A4	●		●				●		
B1		●		●				●	
B2		●		●					●

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

IECC 2021 REQUIREMENTS

FENESTRATION

U-FACTOR

FIXED FENSTRATION	.42
OPERABLE FENSTRATION	.54
ENTRANCE DOOR	.68

SHGC

	FIXED	OPERABLE
PF < .25	.25	.23
.25 ≤ PF < .5	.30	.28
PF ≥ .5	.40	.37

A REPLACEMENT ALUMINUM STOREFRONT WINDOW TYPES

1/4"=1'-0"

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 1-16-2024 25416 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A10.3

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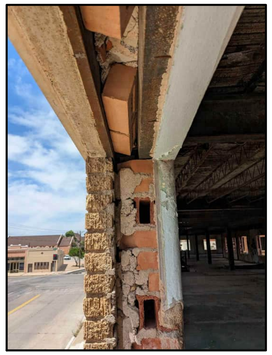
9 PHOTOGRAPH
NO SCALE



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7 PHOTOGRAPH
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6 PHOTOGRAPH
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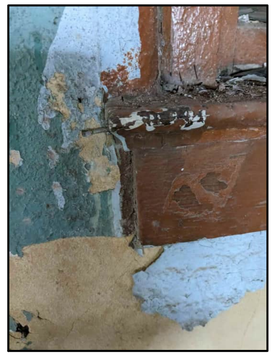

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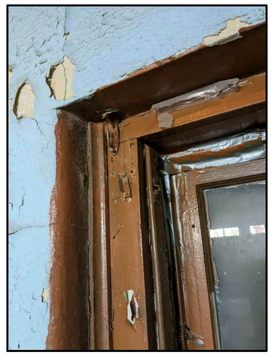

4 PHOTOGRAPH
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3 PHOTOGRAPH
NO SCALE



2 PHOTOGRAPH
NO SCALE



1 PHOTOGRAPH
NO SCALE



HISTORIC PHOTOGRAPH
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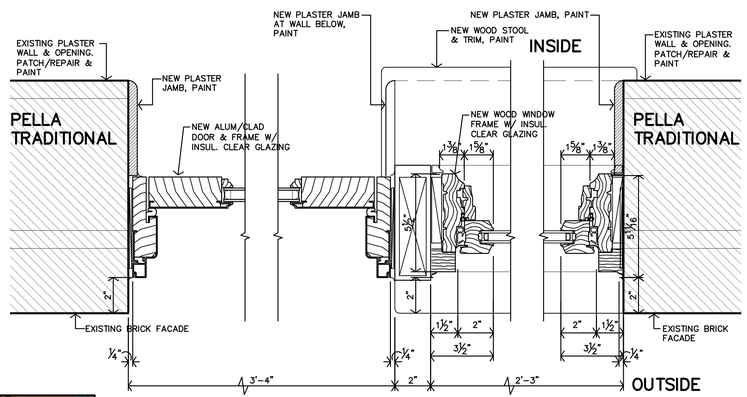
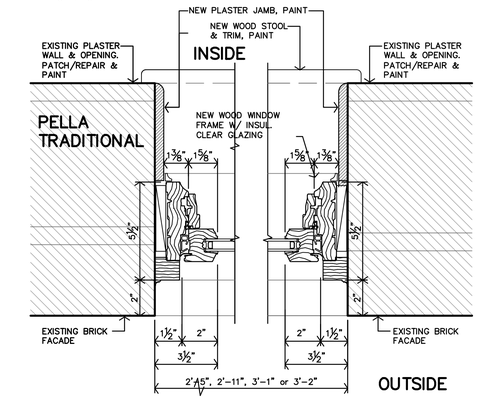
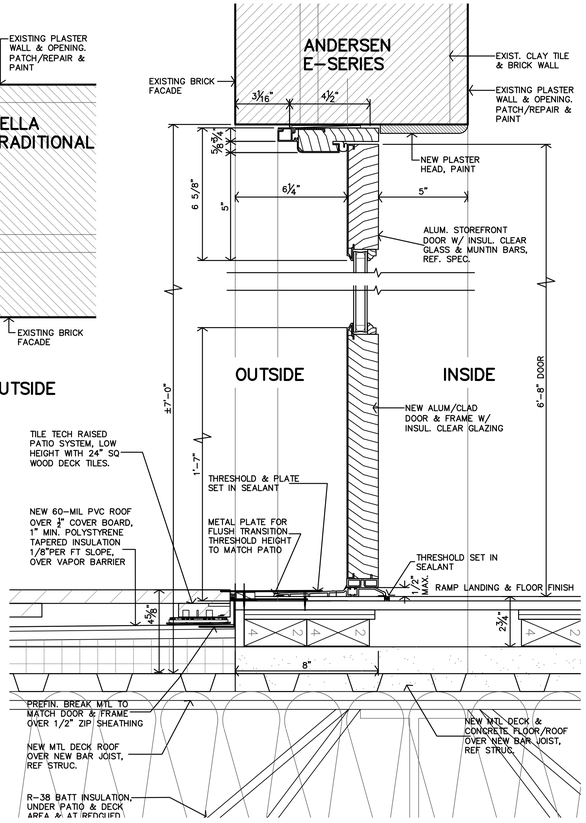


E REPLACEMENT WINDOW U & DOOR 217
JAMB/MULLION DETAILS
3"=1'-0"



D REPLACEMENT WINDOWS L/N/P/S
JAMB/MULLION DETAILS
3"=1'-0"

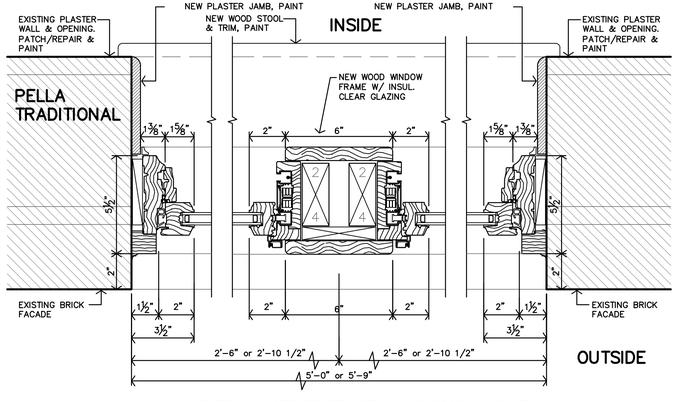


B REPLACEMENT DOOR 217
HEAD & SILL DETAILS
3"=1'-0"

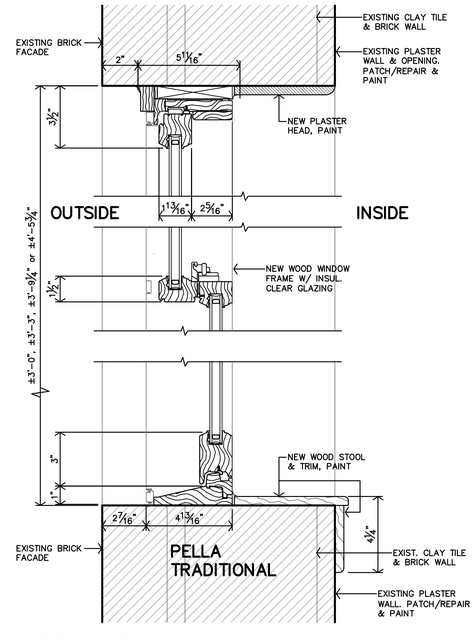
GENERAL NOTES REPLACEMENT WINDOWS
REMOVE & REPLACE, Confirm location of EXISTING windows

BASIC SCOPE & MAINTENANCE
- Removal of EXISTING caulking, window, frame, anchors etc.
- Protect adjacent substrate, siding, stone, brick, stucco, etc. from damage
- Clean, repair, patch, opening to be solid secure & ready for new window
- Repainting & sealing opening to match original
- Caulking new window to EXISTING opening, high quality elastomeric caulk.

WEATHERIZATION
Caulking & sealing around the masonry openings, installing weatherstripping
All exterior openings to recieve liquid-applied flashing membrane per specifications.



C REPLACEMENT/NEW WINDOWS M/R
JAMB/MULLION DETAILS
3"=1'-0"



A REPLACEMENT/NEW WINDOWS L/M/N/P/R/S/U
HEAD & SILL DETAILS
3"=1'-0"

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ROOSEVELT LOFTS
HISTORIC REHABILITATION - APARTMENTS
SAN ANGELO, TEXAS

REGISTERED ARCHITECT
JEFFREY S GILLAM
1-16-2024
22415
STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A10.4

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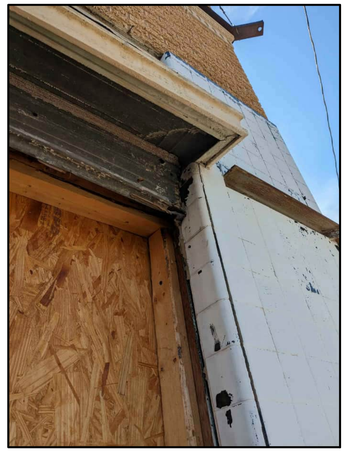
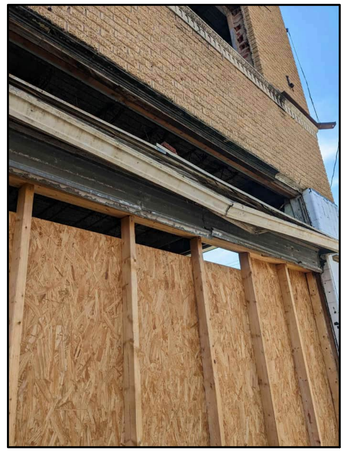
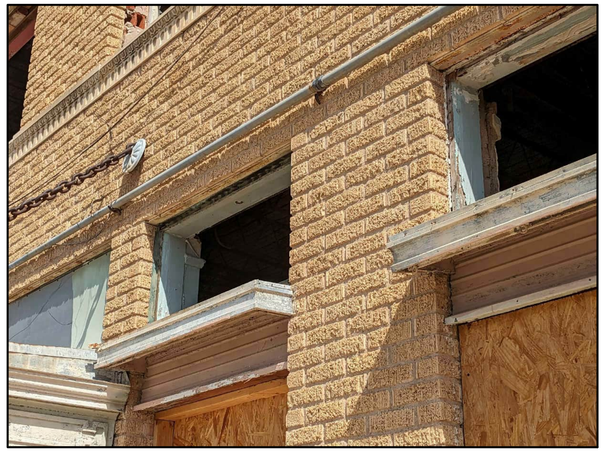
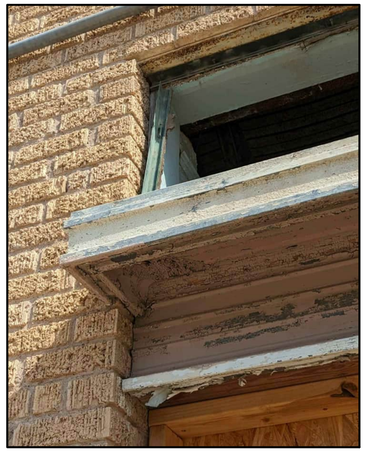








HISTORIC METAL FASCIA NOTES

1. REMOVE ALL PAINT, EXCESS CAULKING AND DEBRIS (REF. THE PRESERVATION BRIEFS FOR MEANS AND METHODS). CLEAN.
2. REPAIR AND REPLACE PIECES AND ELEMENTS AS NEEDED TO FULLY RESTORE FASCIA TO ORIGINAL APPEARANCE.
3. REMOVE UNNECESSARY NAILS, BOLTS, ANCHORS & ACCESSORIES FROM PREVIOUS NON-HISTORIC INFILL.
4. CLEAN AND PREP HISTORIC OPENINGS ABOVE AND BELOW FOR THE INSTALLATION OF NEW ALUM. STOREFRONT AND TRANSOM.
5. FASCIAS THAT ARE IN A STATE OF DISREPAIR SHALL BE CAREFULLY REMOVED AND NEW FASCIAS SHALL BE CONSTRUCTED TO MATCH THE EXISTING.
6. MISSING FASCIAS SHALL BE RECONSTRUCTION TO MATCH EXISTING.
7. FASCIA FINAL FINISH SHALL BE PAINTED, COLOR TO BE DETERMINED.

HISTORIC METAL FASCIA PHOTOGRAPHS

NO SCALE

GENERAL NOTES REPLACEMENT WINDOWS

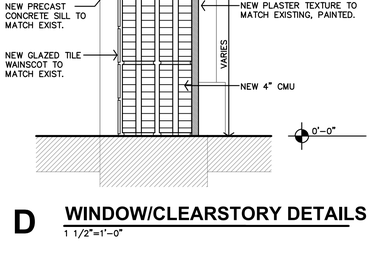
REMOVE & REPLACE, Confirm location of EXISTING windows

BASIC SCOPE & MAINTENANCE

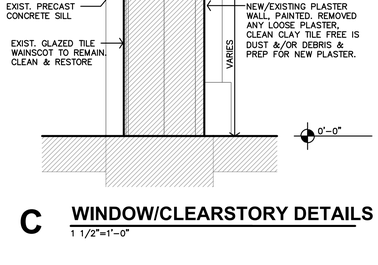
- Removal of EXISTING caulking, window, frame, anchors etc.
- Protect adjacent substrate, siding, stone, brick, stucco, etc. from damage
- Clean, repair, patch, opening to be solid secure & ready for new window
- Repainting & sealing opening to match original
- Caulking new window to EXISTING opening, high quality elastomeric caulk.

WEATHERIZATION

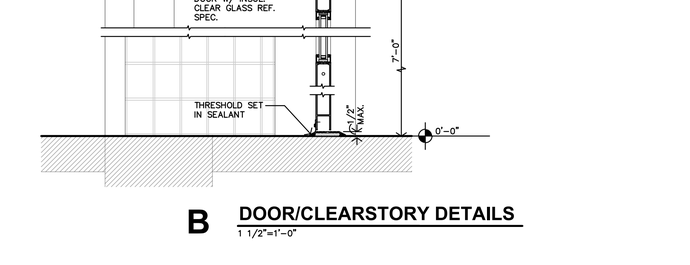
Caulking & sealing around the masonry openings, installing weatherstripping
All exterior openings to recieve liquid-applied flashing membrane per specifications.



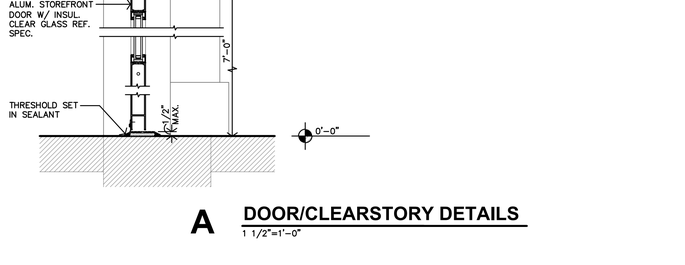
D WINDOW/CLEARSTORY DETAILS
1 1/2"=1'-0"



C WINDOW/CLEARSTORY DETAILS
1 1/2"=1'-0"



B DOOR/CLEARSTORY DETAILS
1 1/2"=1'-0"



A DOOR/CLEARSTORY DETAILS
1 1/2"=1'-0"

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 16-2024 23415 STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A10.5

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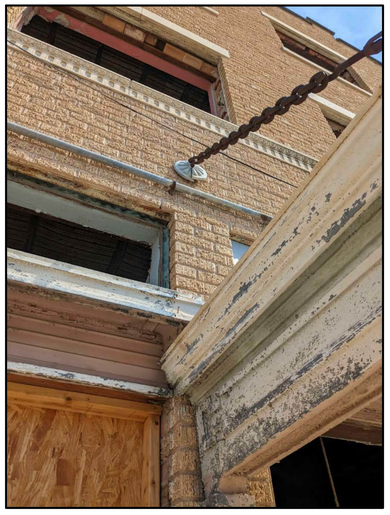
EXISTING CANOPY (SOUTH) NOTES

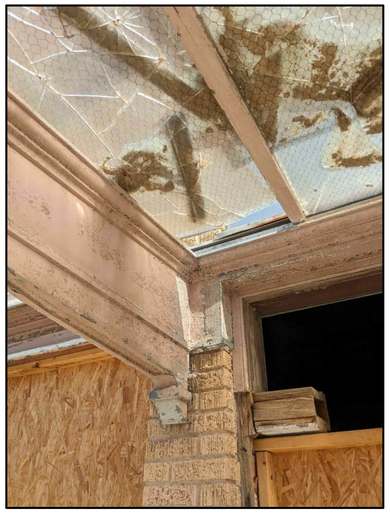
1. REMOVE ALL PAINT, EXCESS CAULKING AND DEBRIS (REF. THE PRESERVATION BRIEFS FOR MEANS AND METHODS). CLEAN.
2. REPAIR AND REPLACE PIECES AND ELEMENTS AS NEEDED TO FULLY RESTORE CANOPY TO ORIGINAL APPEARANCE.
3. REMOVE ALL CRACKED AND DAMAGED GLASS ON TOP OF CANOPY. PREP CANOPY FOR THE INSTALLATION OF NEW GLASS TOP.
4. REMOVE UNNECESSARY NAILS, BOLTS, ANCHORS & ACCESSORIES FROM PREVIOUS NON-HISTORIC INFILL AND REPAIRS.
5. REMOVE ANY CONDUIT, WIRES, ALARMS, LIGHTS, ETC.
6. CLEAN AND PREP HISTORIC OPENINGS ABOVE AND BELOW FOR THE INSTALLATION OF NEW ALUM. STOREFRONT AND TRANSOM.
7. STRUCTURAL ENGINEER TO EVALUATE CANOPY AND IF NECESSARY, PROVIDE RECOMMENDATION FOR FURTHER REPAIR AND STABILIZATION.
8. CANOPY FINAL FINISH SHALL BE PAINTED, COLOR TO BE DETERMINED.

NEW CANOPY (WEST) NOTES

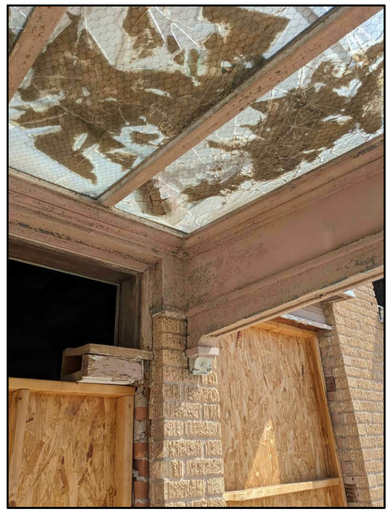
CONSTRUCT NEW CANOPY TO MATCH EXISTING.



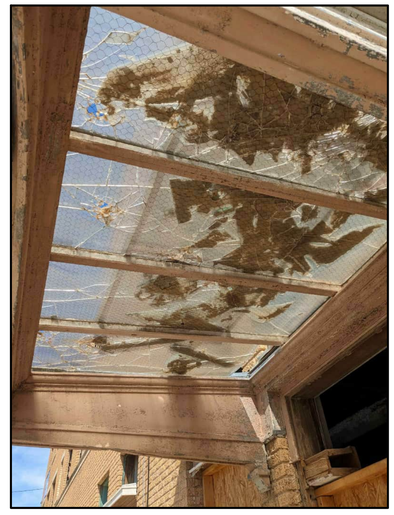
E. COLLEGE AVENUE (DR #123)
HISTORIC ENTRANCE CANOPY
NO SCALE



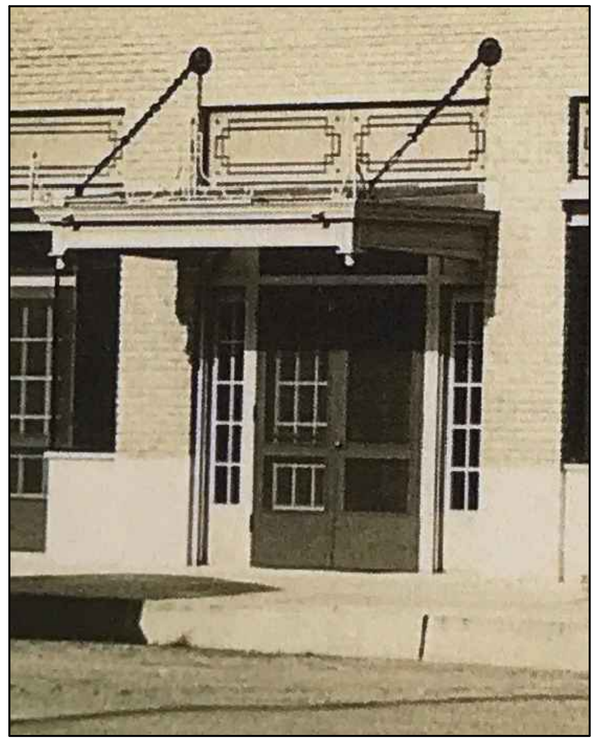
E. COLLEGE AVENUE (DR #123)
HISTORIC ENTRANCE CANOPY
NO SCALE



E. COLLEGE AVENUE (DR #123)
HISTORIC ENTRANCE CANOPY
NO SCALE



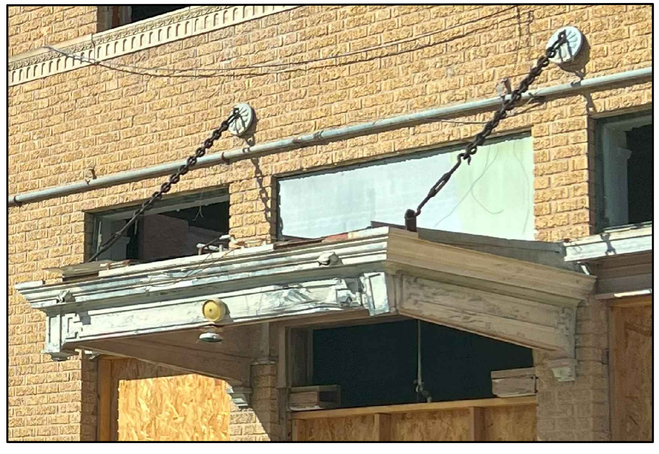
E. COLLEGE AVENUE (DR #123)
HISTORIC ENTRANCE CANOPY
NO SCALE



N. CHADBORNE STREET (DR #101)
HISTORIC ENTRANCE PHOTOGRAPH
NO SCALE



E. COLLEGE AVENUE
HISTORIC ENTRANCE CANOPY
NO SCALE



E. COLLEGE AVENUE (DR #123)
HISTORIC ENTRANCE CANOPY
NO SCALE



E. COLLEGE AVENUE (DR #123)
HISTORIC ENTRANCE CANOPY
NO SCALE

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ROOSEVELT LOFTS

HISTORIC REHABILITATION - APARTMENTS

SAN ANGELO, TEXAS

REGISTERED ARCHITECT
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1-16-2024
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STATE OF TEXAS

REVISION:

DATE: 1-16-2024
JOB: 22-3281
SHEET NO.:

A10.6

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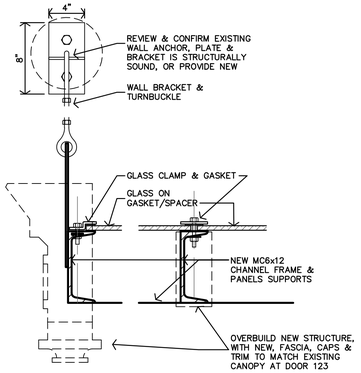
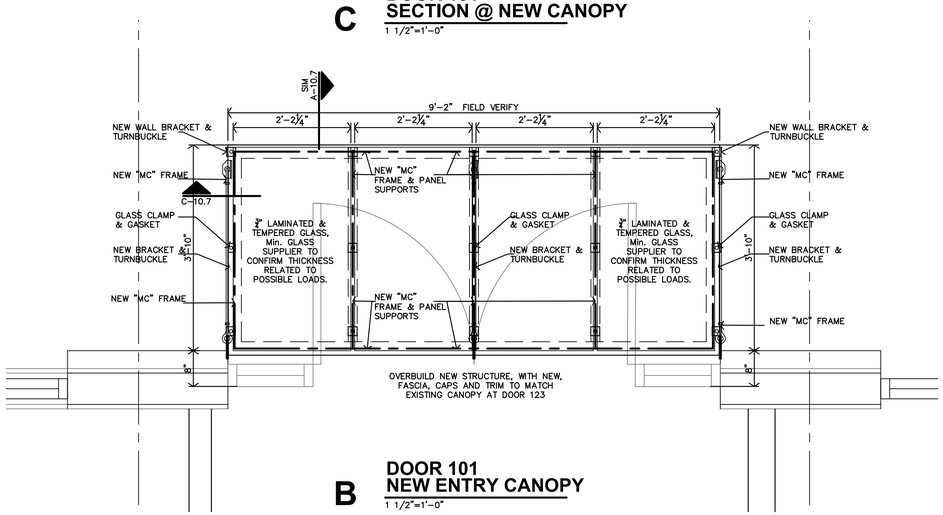
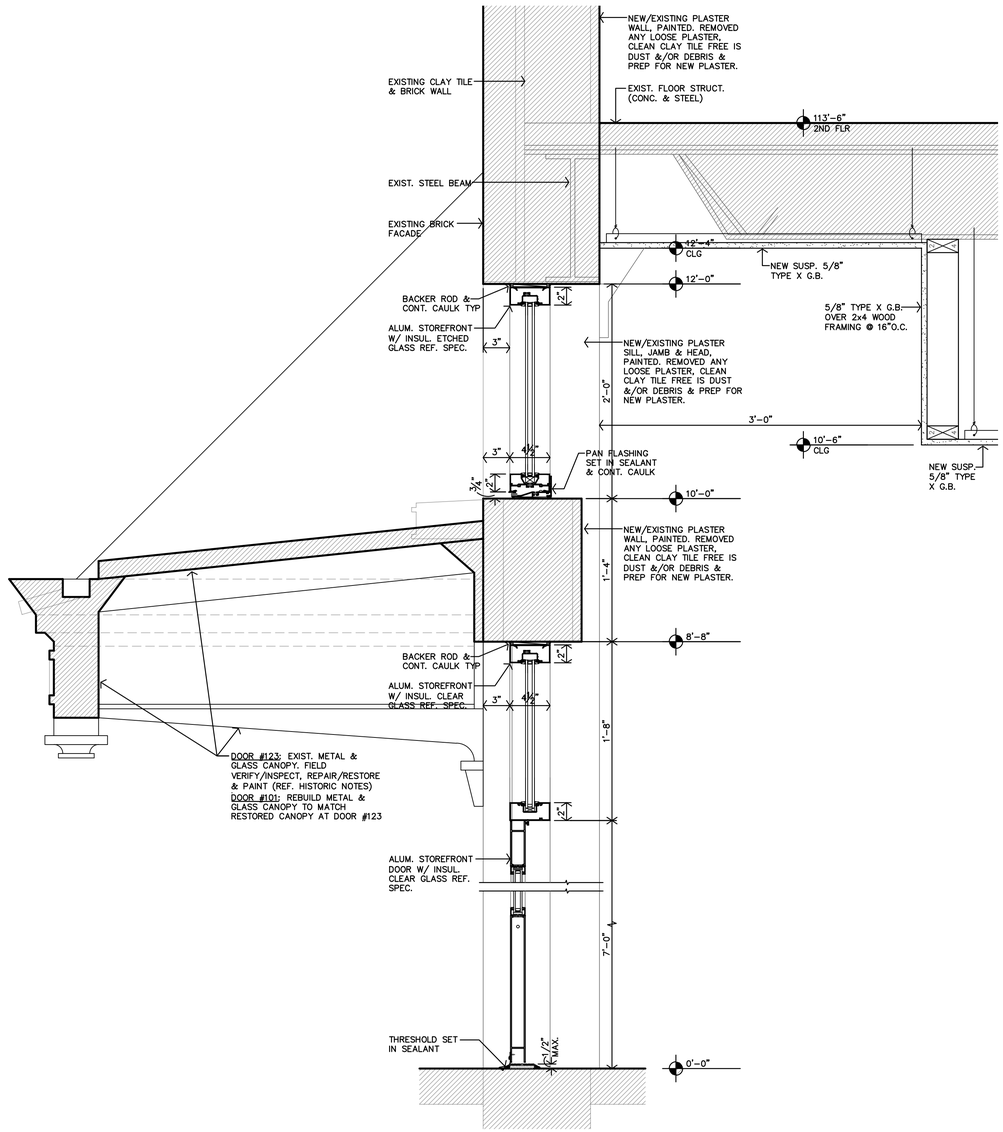


C **DOOR 101**
SECTION @ NEW CANOPY
1 1/2"=1'-0"



B **DOOR 101**
NEW ENTRY CANOPY
1 1/2"=1'-0"



A **DOOR #123 (#101 SIMILAR)**
ENTRY DOOR/CLEARSTORY DETAILS
1 1/2"=1'-0"

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