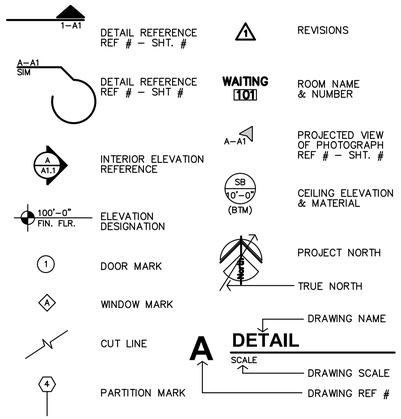
LANDMARK ON CYPRESS

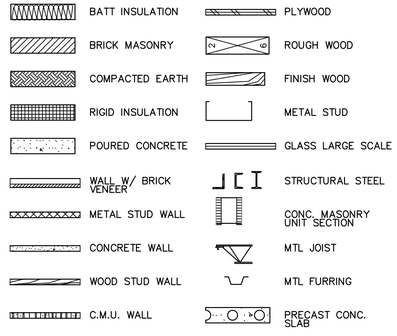
HISTORIC REHABILITATION - APARTMENTS

ABILENE, 24-3483 TEXAS

REFERENCE LEGEND



MATERIAL LEGEND



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ABBREVIATIONS

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

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GENERAL

	COVER & SHEET INDEX
	ALTA SURVEY
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CFP2	CODE FOOTPRINT
CFP3	CODE FOOTPRINT
ANSI–1	ICC A117.1–2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES
ANSI–2	ICC A117.1–2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES
ANSI–3	ICC A117.1–2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES
UFAS	UFAS DIAGRAMS
TAS1	TEXAS ACCESSIBILITY STANDARDS
TAS2	TEXAS ACCESSIBILITY STANDARDS
ADA	2010 ADA STANDARD FOR ACCESSIBILITY DESIGN

CIVIL

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C–1.2	CITY SITE PLAN
C–1.3	SITE PLAN
C–1.4	UTILITY PLAN
C–1.5	DETAILS
C–1.6	DETAILS
C–1.7	DETAILS

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D2.4	FIRST & SECOND DEMOLITION CEILING PLANS
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D2.6	SIXTH, SEVENTH & PENTHOUSE DEMOLITION CEILING PLANS
D2.7	ROOF DEMOLITION PLAN
D3.1	DEMOLITION WEST ELEVATION
D3.2	DEMOLITION SOUTH ELEVATION
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A2.8	FLOOR FINISH PLANS
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A3.4	EAST ELEVATION
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A8.2	UNIT BATH PLANS & INTERIOR ELEVATIONS
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E2.4	FOURTH FLOOR SPECIAL SYSTEMS PLAN
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E2.6	SIXTH FLOOR SPECIAL SYSTEMS PLAN
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E6.3	PANEL SCHEDULES
E6.4	PANEL SCHEDULES
E6.5	PANEL SCHEDULES

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PERMIT SET 10-24-2025

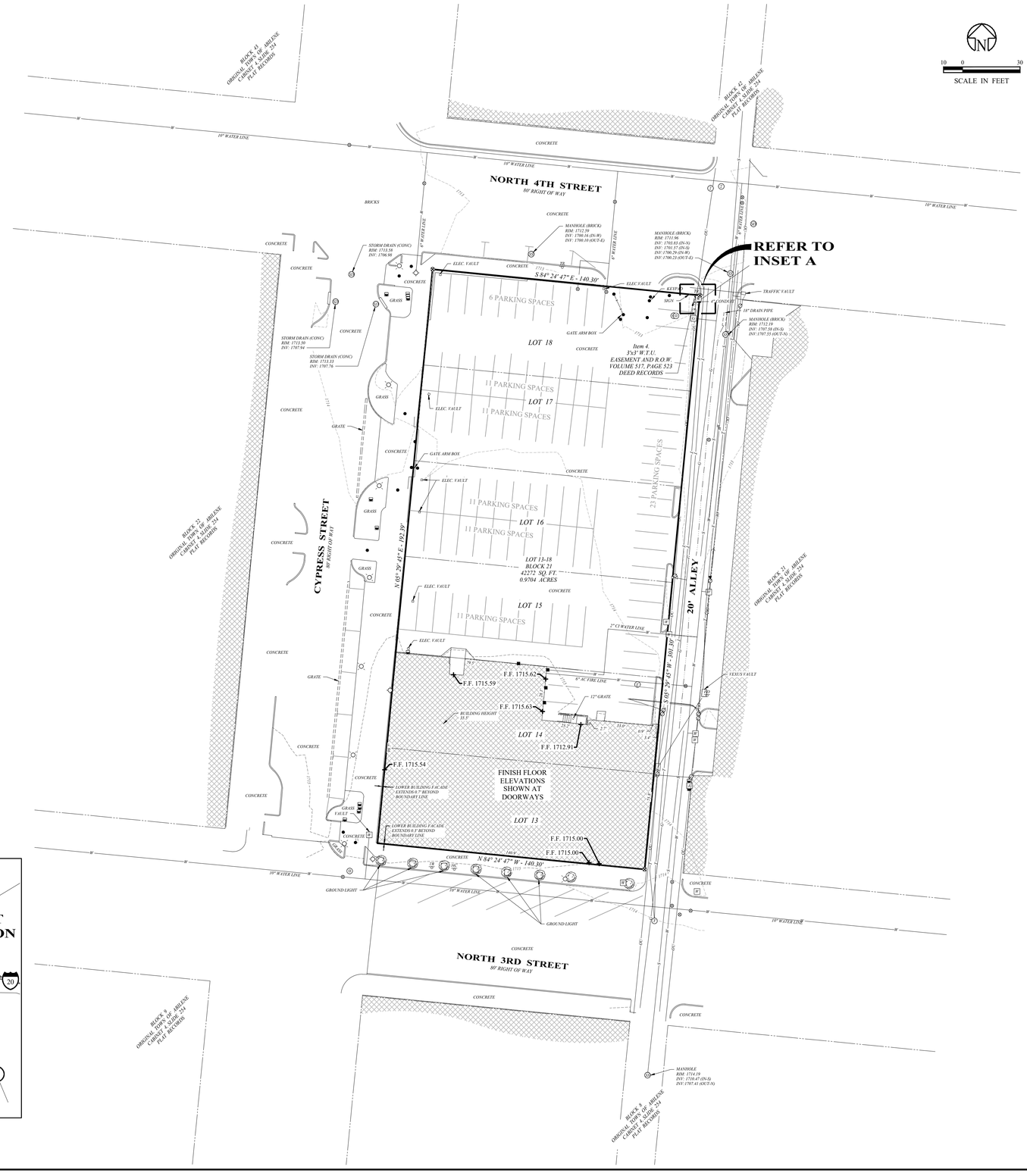
LEGEND

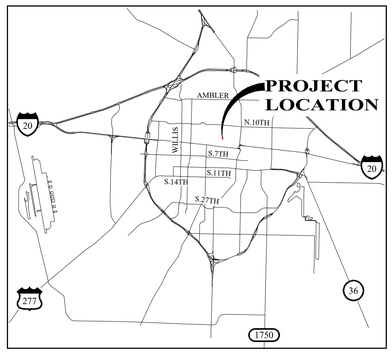
- SANITARY SEWER CLEANOUT
- MANHOLE - SANITARY SEWER
- MANHOLE - STORM DRAIN
- MANHOLE - TELEPHONE
- MANHOLE - ELECTRIC
- FIRE HYDRANT
- GIS - FIRE HYDRANT
- WATER METER
- WATER VALVE
- GIS - WATER VALVE
- GAS METER
- ELECTRIC METER
- FLOOD LIGHT
- UTILITY POLE
- TRAFFIC LIGHT
- PULL-BOX - ELECTRIC
- SIGN
- SIGN - TRAFFIC
- SIGN - HANDICAP PARKING
- SIGN - BURIED FIBER OPTIC
- ROOF DRAIN
- PIPE BOLLARD
- TREE
- GUY ANCHOR
- GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- GIS - WATER LINE
- BURIED TELEPHONE
- OVERHEAD UTILITY LINE
- ADJOINER LOT LINES
- PROPERTY BOUNDARY
- SET X IN CONCRETE

BASIS OF BEARING IS GRID NORTH, NAD 83, TEXAS NORTH CENTRAL ZONE
BASED ON GPS OBSERVATIONS

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.





LOCATION MAP
NO SCALE

SCALE IN FEET
10 0 30

LEGAL DESCRIPTION:

BEING LOTS 13, 14, 15, 16, 17 AND 18, BLOCK 21, ORIGINAL TOWN OF ABILENE, TAYLOR COUNTY, TEXAS, RECORDED IN CABINET 4, SLIDE 254, PLAT RECORDS, TAYLOR COUNTY, TEXAS.

NOTES:

2) THE ADDRESS IS 301 CYPRESS STREET, ABILENE, TEXAS 79601.
3) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA OF 100 YEAR FLOOD AS INDICATED ON THE FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 485450, MAP NUMBER 48441C0228F, EFFECTIVE DATE: JANUARY 6, 2012.
4) THE GROSS LAND AREA COMPRISED IS 0.9704 ACRES.
6) THE CURRENT ZONING FOR THIS TRACT IS MF.
20) (A) ALL AREAS AFFECTED BY ANY RECORDED RESTRICTIONS OR ACCESS LIMITATIONS (NOTE: ALL SUCH AREAS ARE TO BE IDENTIFIED BY A DOCUMENT RECORDING NUMBER OR OTHER DOCUMENT REFERENCE);
(B) THE LOCATIONS OF EXISTING IMPROVEMENTS AS MEASURED ON EACH SIDE TO THE NEAREST PROPERTY LINE;
(C) THE PROPOSED LOCATIONS OF CONTEMPLATED IMPROVEMENTS;
(D) INTERIOR LOT LINES, IF ANY;
(E) LOCATION OF ALL BUILDINGS AND IMPROVEMENTS, AS BUILT, AS MEASURED ON EACH SIDE TO THE NEAREST PROPERTY LINE;
(F) ALL ENTRANCES TO AND EXITS FROM EACH BUILDING;
(G) ALL WATER RETENTION AREAS AND DRAINAGE WATER RECEPTACLES.

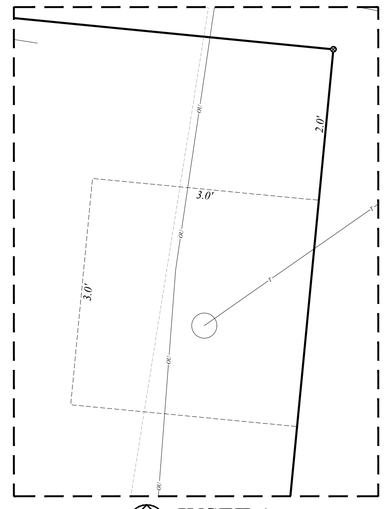
REFER TO SCHEDULE B, ITEM 10, FOR COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY INDEPENDENCE TITLE, FILE NO.2442346-COM, POLICY NO.: 50268448-0002881E, EFFECTIVE NOVEMBER 1, 2024.

(4) EASEMENT DATED 4/3/1956, EXECUTED BY W.R. ELY TO WEST TEXAS UTILITIES COMPANY, RECORDED IN VOLUME 517, PAGE 523, DEED RECORDS, TAYLOR COUNTY, TEXAS. LOCATION: AS SHOWN ON SURVEY DATED 02/25/2025 PREPARED BY DREW MALCOLM BLESSING, R.P.L.S. 7069 DOES AFFECT THE SURVEYED TRACT AS SHOWN.
(5) EASEMENT AND RESERVATION OF ELECTRIC EQUIPMENT AND APPURTENANT POLES, TOWERS, AND LINES, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED 5/27/2025, EXECUTED BY AEP TEXAS NORTH COMPANY TO DARBY ENTERPRISES, LTD, RECORDED IN VOLUME 3101, PAGE 866, OFFICIAL PUBLIC RECORDS, TAYLOR COUNTY, TEXAS, IS A BLANKET EASEMENT AND MAY AFFECT LOTS 13, 14, 15, AND 16, OF SAID BLOCK 21.

CERTIFICATION:

TO LEGACY BANK & TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS, INDEPENDENCE TITLE INSURANCE COMPANY, MHEG FUND 62, LP, AND OPG CYPRESS PARTNERS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA ND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN OCTOBER 2025.



INSET A
SCALE: 1" = 1'

I, DREW MALCOLM BLESSING, R.P.L.S. #7069, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND DURING THE MONTH OF NOVEMBER 2025.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DREW MALCOLM BLESSING, R.P.L.S. #7069

DATE 10/22/2025

Enprotec | Hibbs & Todd
402 Cedar Street • Abilene, Texas 79601 • T: (325) 698-5560 • F: (325) 690-3240 • www.e-ht.com
PE Firm Registration No. 1151 • PG Firm Registration No. 50103 • RPLS Firm Registration No. 10011900

9259 PROJECT NO.
10/22/2025 DATE

ALTA/NSPS LAND TITLE SURVEY OF 301 CYPRESS STREET ABILENE, TAYLOR COUNTY, TEXAS

A.D.E. DRAWN BY:
D.M.B. CHECKED BY:
1 OF 1

P:\Projects\Private Developers\2025 Projects\9259 - Landlord, on Cypress-Ince-Gillon Rect\9. CAD\2. 10092929 - ALTA.dwg

CODE INFORMATION

OCCUPANCY OVERALL: R-2 MIXED-USE

OCCUPANCY GROUPS:
B OFFICE
R-2 APARTMENTS

CONSTRUCTION TYPE: I-B (EXISTING BUILDING)

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

ALLOWED AREA PER FLOOR: UNLIMITED

ACTUAL BUILDING AREA:

BASEMENT	2,804 SF*	
FIRST FLOOR	12,522 SF	
SECOND FLOOR	8,142 SF	
THIRD FLOOR	7,162 SF	*BASEMENT & OCCUPIED ROOF NOT INCLUDED IN OVERALL CALCULATIONS PER 503.1.4 & 506.1.3
FOURTH FLOOR	7,162 SF	
FIFTH FLOOR	7,162 SF	
SIXTH FLOOR	7,162 SF	
SEVENTH FLOOR	7,162 SF	
PENTHOUSE	532 SF*	
TOTAL BLDG AREA	56,474 SF	

ALLOWABLE HEIGHT (S): 180'
(PER IBC TABLE 504.3)

ALLOWABLE STORIES (S): 12
(PER IBC TABLE 504.4)

ACTUAL HEIGHT: 83'-3"

ACTUAL STORIES: 7

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: I-B

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

*EXISTING EXTERIOR MASONRY WALLS & FLOOR/CEILING ASSEMBLY ARE ASSUMED TO BE 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 13 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:

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: REF PLANS ON SHEETS CFP2 & CFP3

OCCUPANT LOAD: 256 TOTAL

FIRST FLOOR:	64 TOTAL	FOURTH FLOOR:	24 TOTAL
SECOND FLOOR:	72 TOTAL	FIFTH FLOOR:	24 TOTAL
THIRD FLOOR:	24 TOTAL	SIXTH FLOOR:	24 TOTAL
		SEVENTH FLOOR:	24 TOTAL

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	COMMONS	15 sf/OCCUPANT	49
B	OFFICE	150 sf/OCCUPANT	49
B	MECH/ELEC	300 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10

PROJECT INFORMATION

TYPE OF CONSTRUCTION	INTERIOR REMODEL
FACILITY NAME	LANDMARK ON CYPRESS
FACILITY ADDRESS	301 CYPRESS ABILENE, TEXAS 79601
OWNER NAME	OPG – LANDMARK ON CYPRESS 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 OFFICE TO MULTI-FAMILY HOUSING
COUNTY	TAYLOR
FIRE DEPARTMENT	CITY OF ABILENE
WATER SUPPLY	CITY OF ABILENE
BUILDING INSPECTION DEPT	CITY OF ABILENE
AUTHORITY HAVING JURISDICTION	CITY OF ABILENE
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 1020.2)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.1(2))*

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS & TENANT SPACES W/ 45 MIN OPENINGS *(PER IBC 708.3 & 716.1(2))*

2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC TABLE 716.1(2))*

EXIT LIGHT
EXIT/EMERGENCY LIGHT
EMERGENCY LIGHT
FIRE EXTINGUISHER — FE
FIRE HYDRANT — FH
FIRE ALARM REMOTE ANNUNCIATOR PANEL — FAA
KNOX BOX — KB

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

North A SITE PLAN
0 10' 20' 40'

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 22853 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

CFP1

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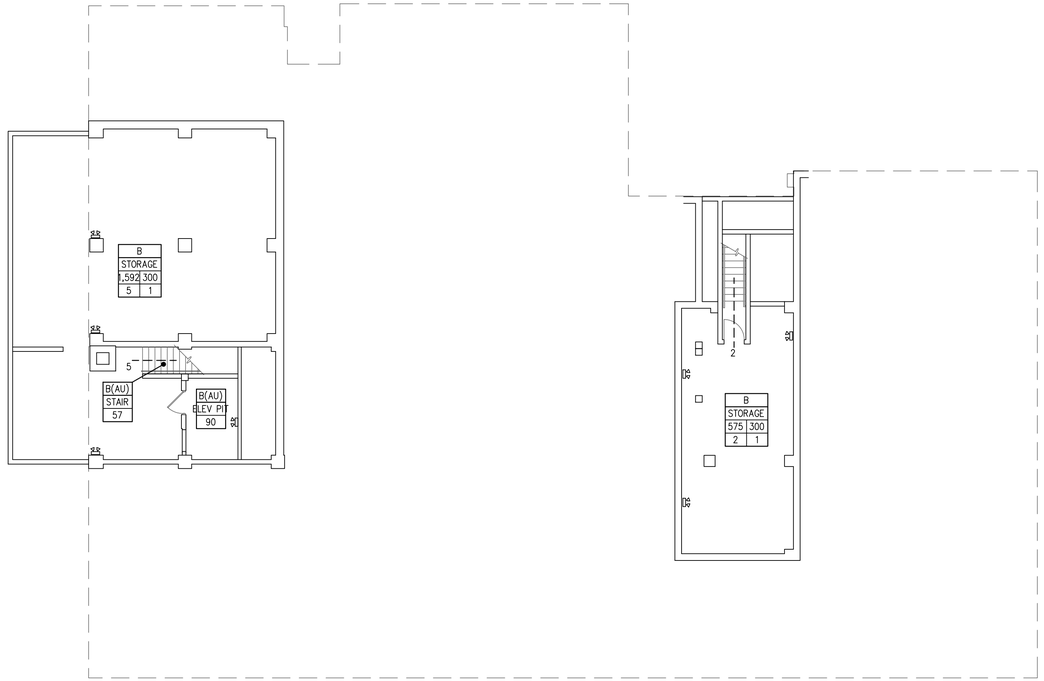
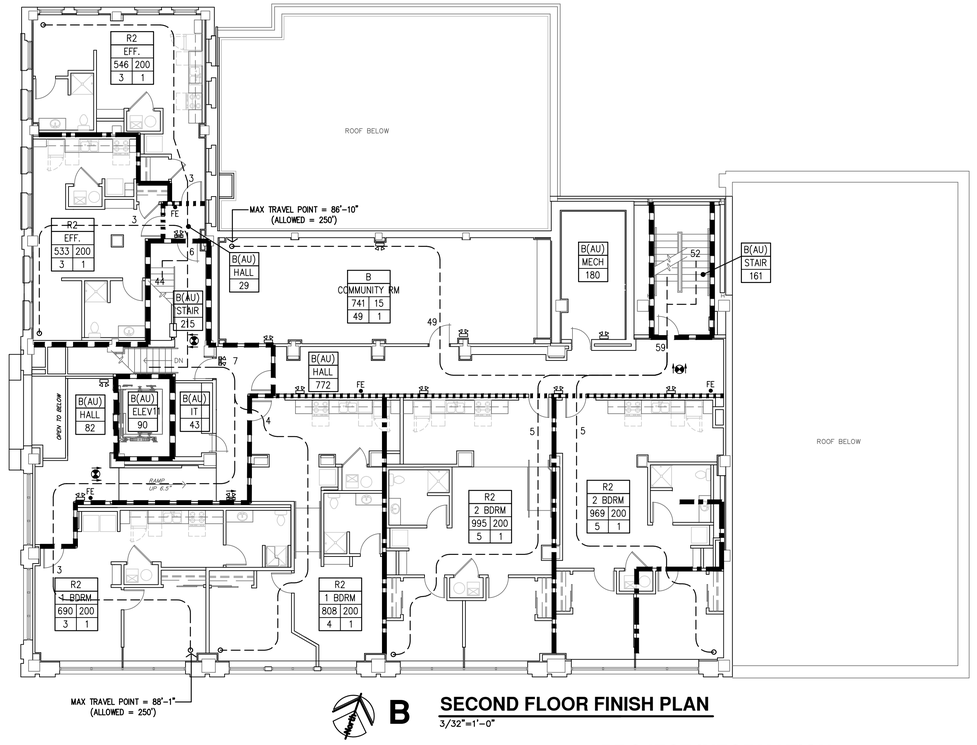
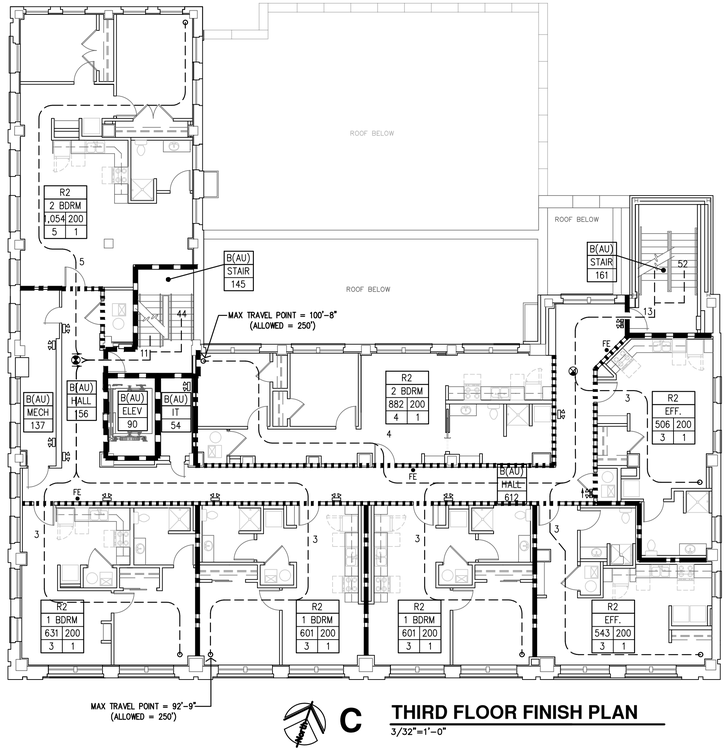


D **BASEMENT PLAN**
3/32"=1'-0"



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



C **THIRD FLOOR FINISH PLAN**
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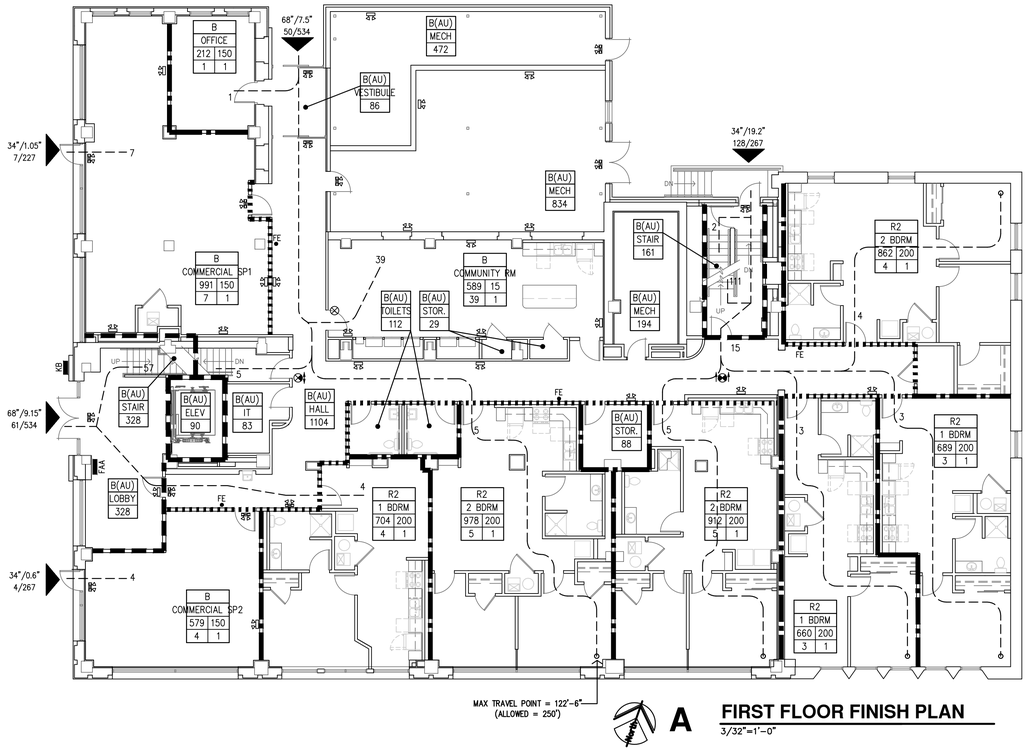

A **FIRST FLOOR FINISH PLAN**
3/32"=1'-0"

PROJECT INFORMATION

TYPE OF CONSTRUCTION	INTERIOR REMODEL
FACILITY NAME	LANDMARK ON CYPRESS
FACILITY ADDRESS	301 CYPRESS ABILENE, TEXAS 79601
OWNER NAME	OPG - LANDMARK ON CYPRESS 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 OFFICE TO MULTI-FAMILY HOUSING
COUNTY	TAYLOR
FIRE DEPARTMENT	CITY OF ABILENE
WATER SUPPLY	CITY OF ABILENE
BUILDING INSPECTION DEPT	CITY OF ABILENE
AUTHORITY HAVING JURISDICTION	CITY OF ABILENE
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 1020.2)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.1(2))*	
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS & TENANT SPACES W/ 45 MIN OPENINGS *(PER IBC 708.3 & 716.1(2))*	
2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC TABLE 716.1(2))*	
EXIT LIGHT	
EXIT/EMERGENCY LIGHT	
EMERGENCY LIGHT	
FIRE EXTINGUISHER	FE
FIRE HYDRANT	FH
FIRE ALARM REMOTE ANNUNCIATOR PANEL	FAA
KNOX BOX	KB

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

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 32854 10-24-2025 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

CFP2

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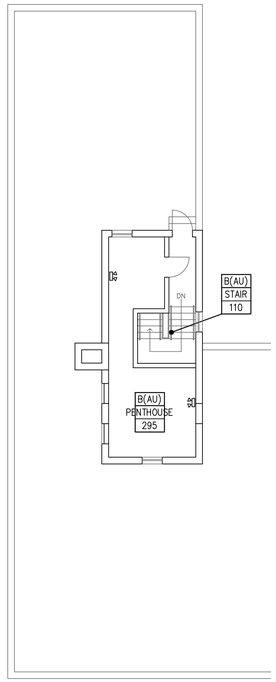
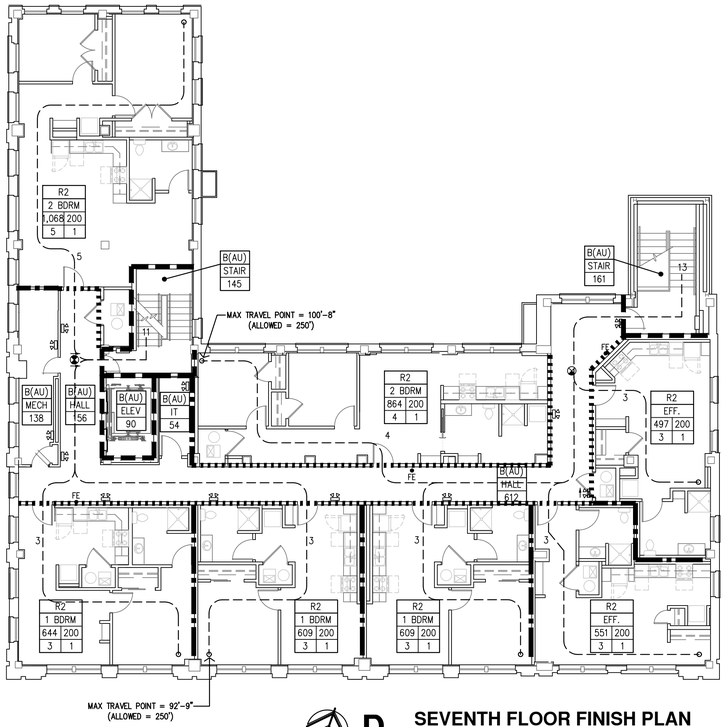
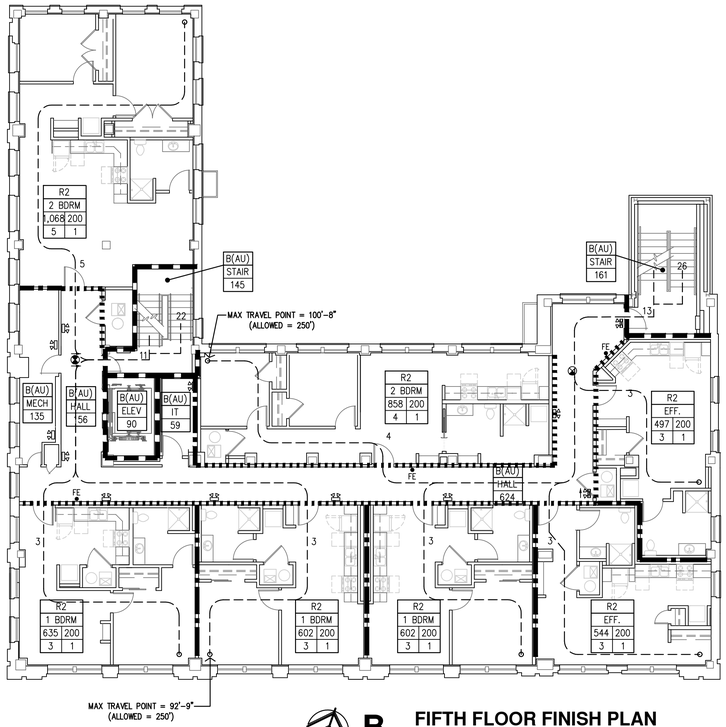


D **PENTHOUSE PLAN**
3/32"=1'-0"



D **SEVENTH FLOOR FINISH PLAN**
3/32"=1'-0"



B **FIFTH FLOOR FINISH PLAN**
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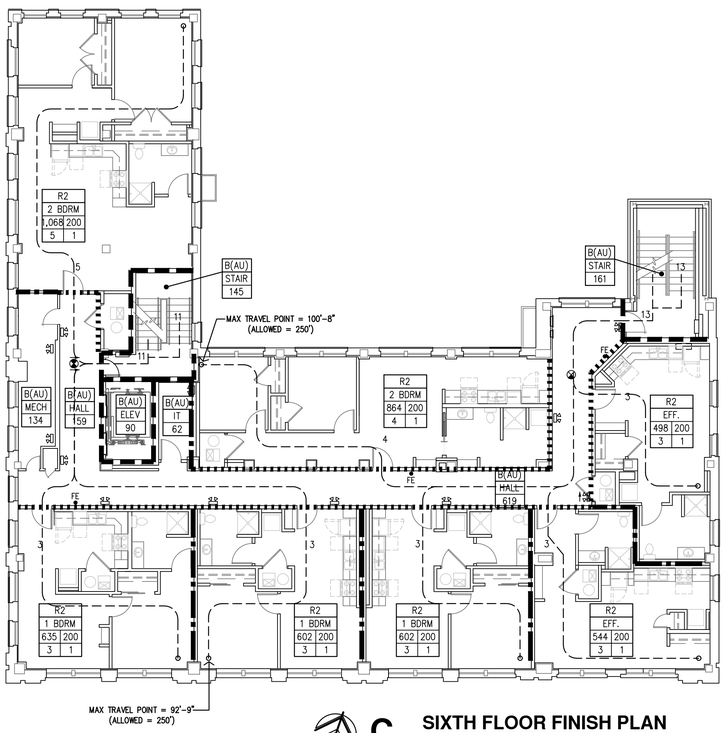
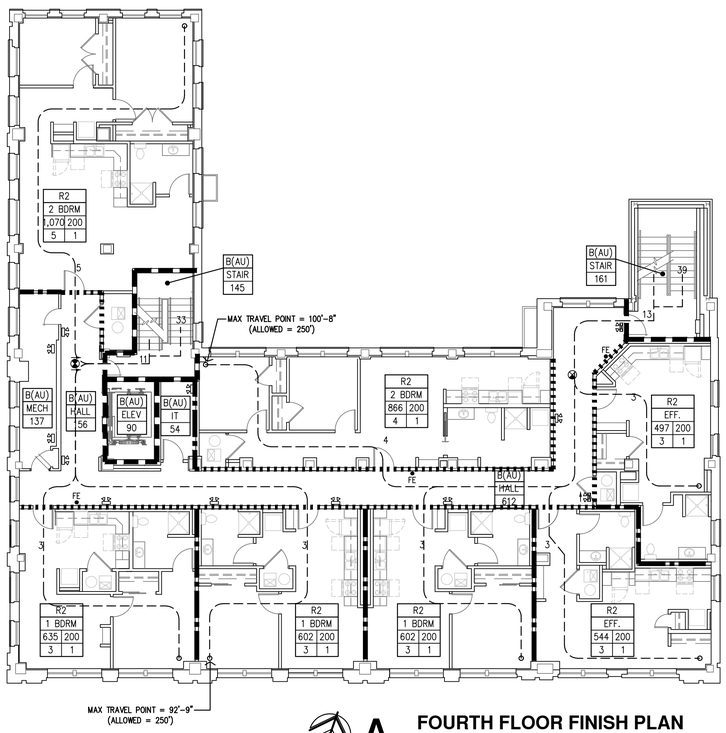


C **SIXTH FLOOR FINISH PLAN**
3/32"=1'-0"



A **FOURTH FLOOR FINISH PLAN**
3/32"=1'-0"

PROJECT INFORMATION

TYPE OF CONSTRUCTION	INTERIOR REMODEL
FACILITY NAME	LANDMARK ON CYPRESS
FACILITY ADDRESS	301 CYPRESS ABILENE, TEXAS 79601
OWNER NAME OWNER ADDRESS	OPG – LANDMARK ON CYPRESS PARTNERS, LLC 254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913-396-6310
REASON FOR SUBMITTAL	CHANGE IN USE, PRIOR OFFICE TO MULTI-FAMILY HOUSING
COUNTY	TAYLOR
FIRE DEPARTMENT	CITY OF ABILENE
WATER SUPPLY	CITY OF ABILENE
BUILDING INSPECTION DEPT	CITY OF ABILENE
AUTHORITY HAVING JURISDICTION	CITY OF ABILENE
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386
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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 1020.2)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.1(2))*	
1 HOUR FIRE PARTITION: BETWEEN DWELLING UNITS & TENANT SPACES W/ 45 MIN OPENINGS *(PER IBC 708.3 & 716.1(2))*	
2 HOUR CONSTRUCTION: EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC TABLE 716.1(2))*	
EXIT LIGHT	
EXIT/EMERGENCY LIGHT	EXIT
EMERGENCY LIGHT	
FIRE EXTINGUISHER	FE
FIRE HYDRANT	FH
FIRE ALARM REMOTE ANNUNCIATOR PANEL	FAA
KNOX BOX	KB

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

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
10-24-2025
32854
STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

CFP3

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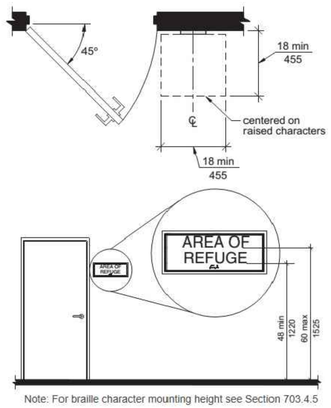
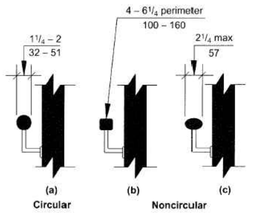


Note: For braille character mounting height see Section 703.4.5

V SIGNAGE (Section 703)
NO SCALE



U HANDRAIL CROSS SECTION (Section 505)
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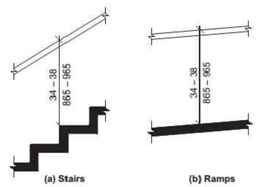

S HANDRAIL HEIGHT (Section 505)
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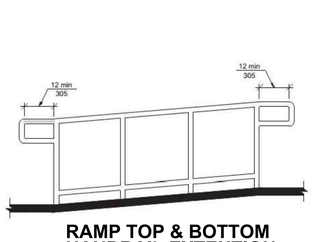

T RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
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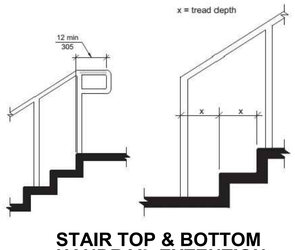
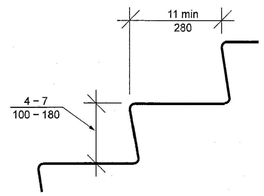


R STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



Q STAIR TREAD & RISER (Section 504)
NO SCALE

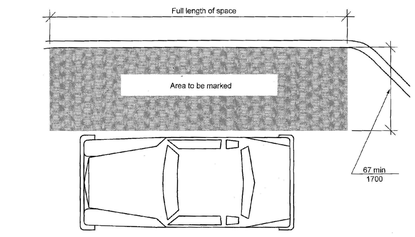
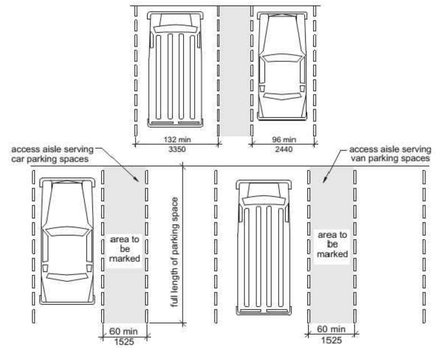


FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

P PASSENGER LOADING ZONE (Section 503)
NO SCALE



O ACCESSIBLE PARKING SPACES (Section 502)
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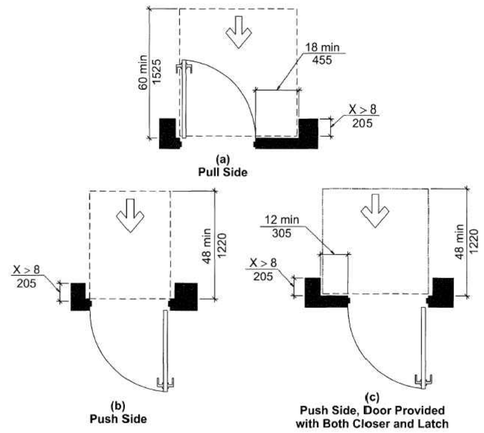

N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
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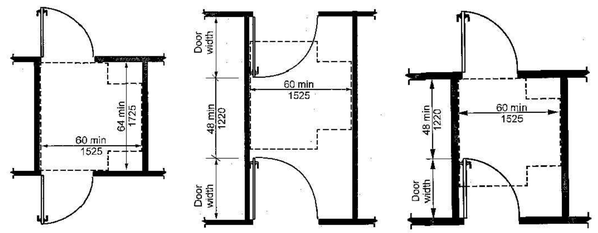
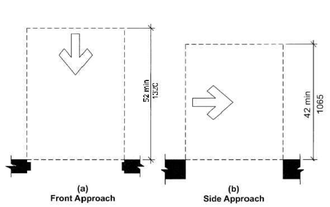
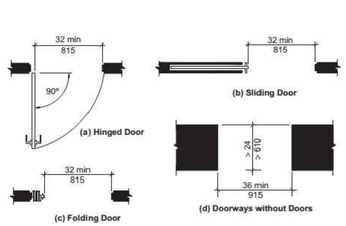


(A) (B) (C)

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)
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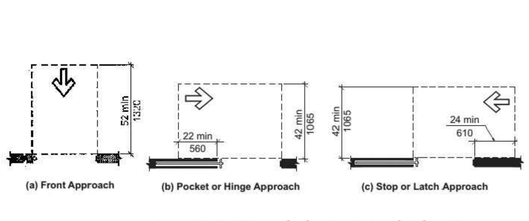

K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
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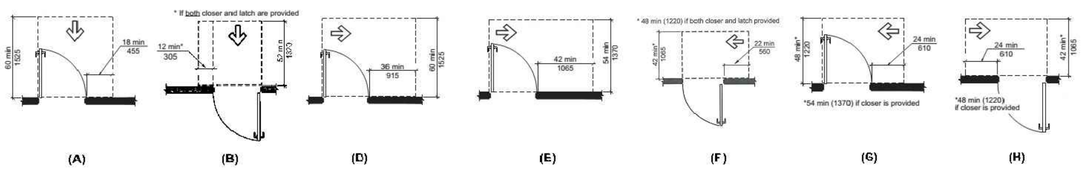
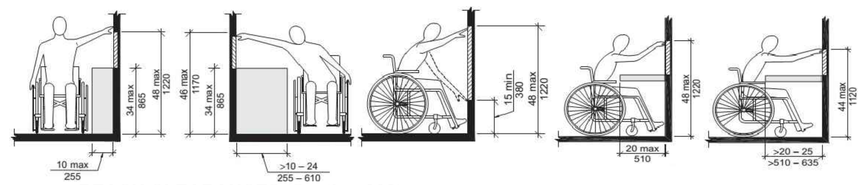


H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



G REACH CLEARANCES (Section 308)
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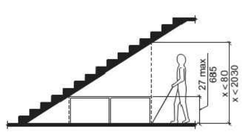

F VERTICAL CLEARANCE (Section 307)
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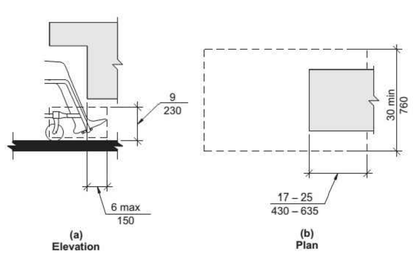

E TOE CLEARANCE (Section 306)
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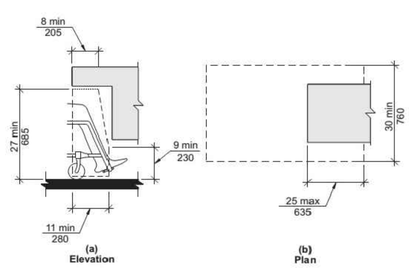

D KNEE CLEARANCE (Section 306)
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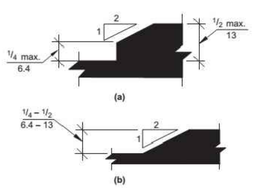

C CHANGES IN LEVEL (Section 303)
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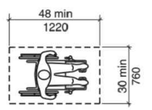
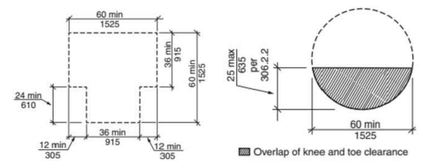


B EXISTING BUILDING CLEAR FLOOR SPACE (305)
NO SCALE



A EXISTING BUILDING TURNING SPACE (304)
NO SCALE

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

ANSI-1

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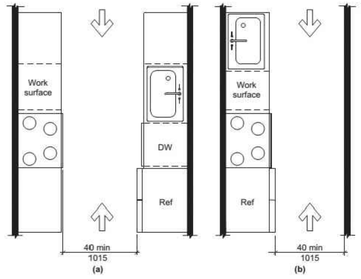
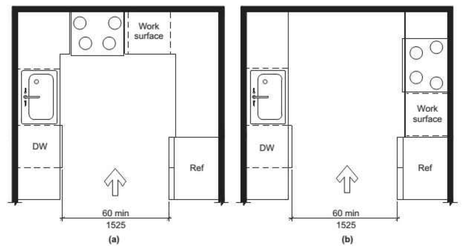
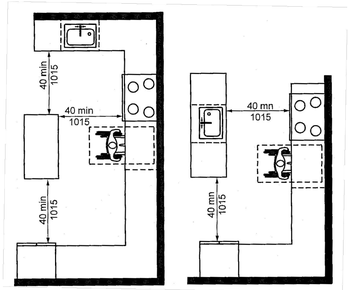


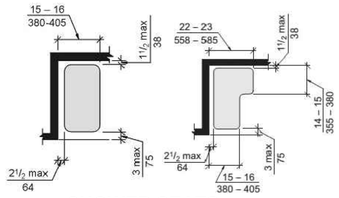
N **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



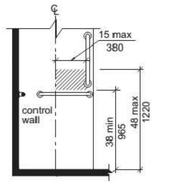
M **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



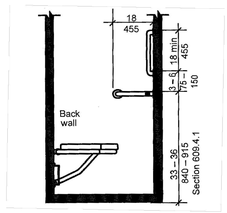
L **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
NO SCALE

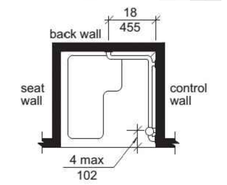


K **SHOWER SEATS (Section 610)**
NO SCALE

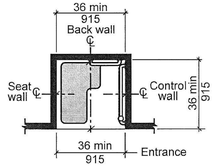


J **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE

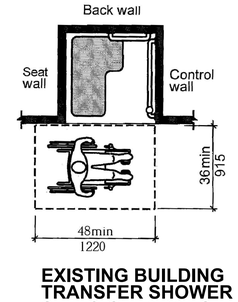




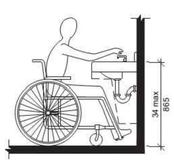
H **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



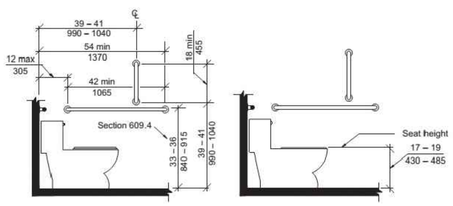
Note: inside finished dimensions measured at the center points of opposing sides



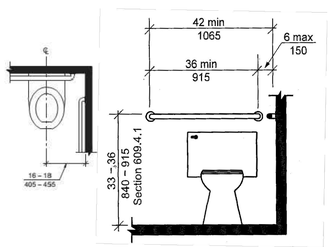
G **EXISTING BUILDING TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



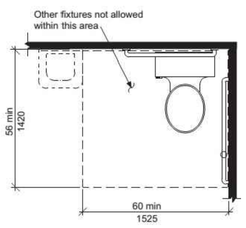
F **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



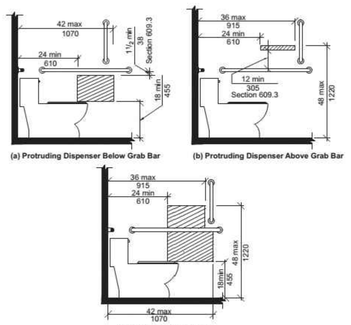
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



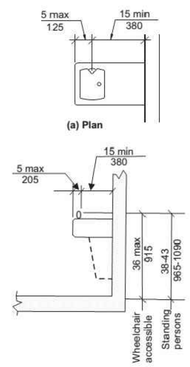
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



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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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10–24–2025
JOB: 24–3483
SHEET NO.:

ANSI-2

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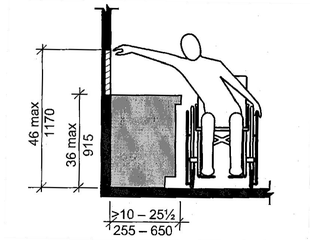
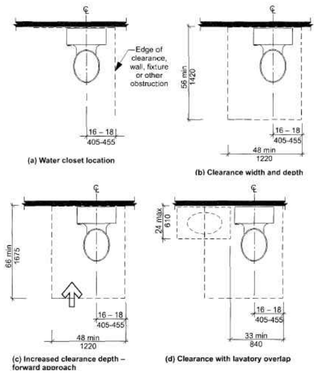


M **REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)**

NO SCALE

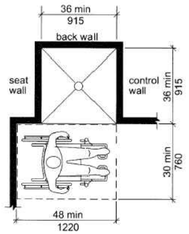
L **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)**

NO SCALE



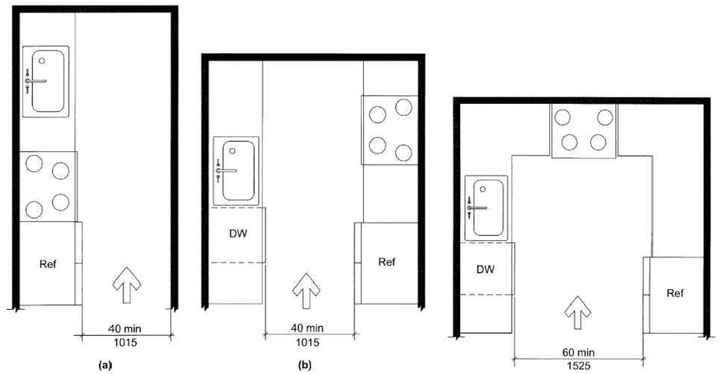
K **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)**

NO SCALE



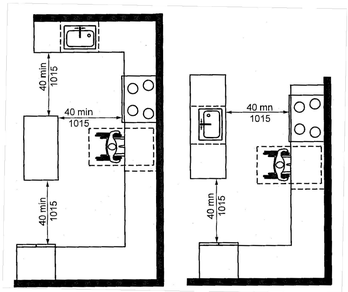
J **TRANSFER SHOWER AT TYPE B UNITS (Section 1104)**

NO SCALE



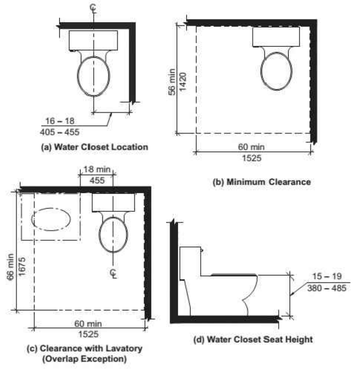
H **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)**

NO SCALE



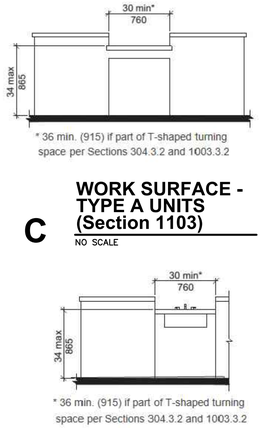
G **U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)**

NO SCALE



D **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)**

NO SCALE

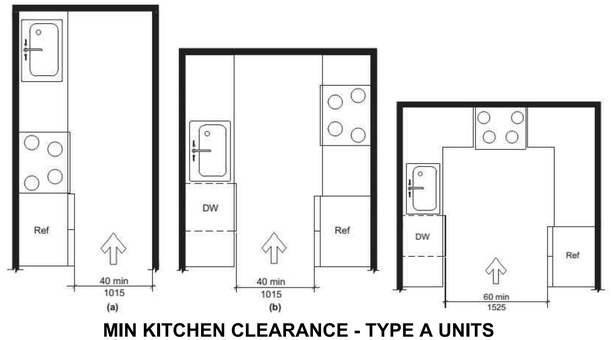


C **WORK SURFACE - TYPE A UNITS (Section 1103)**

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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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLHAM 10-24-2025 42854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

ANSI-3

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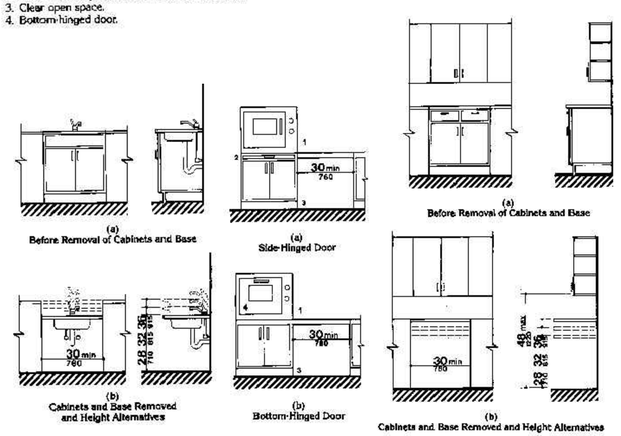
SYMBOL KEY:
1. Countertop or wall-mounted oven.
2. Pull-out board preferred with side-opening door.
3. Clear open space.
4. Bottom-hinged door.



G STANDARD UFAS KITCHEN DIAGRAMS

NO SCALE

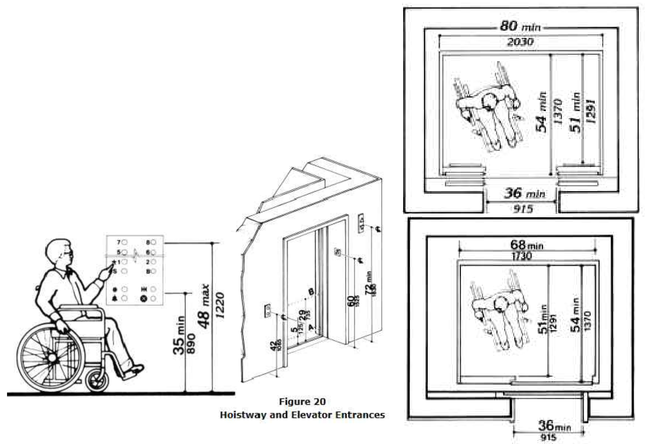


Figure 20
Hoistway and Elevator Entrances

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

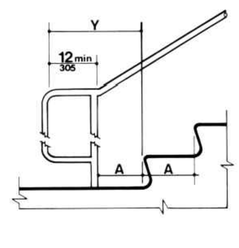
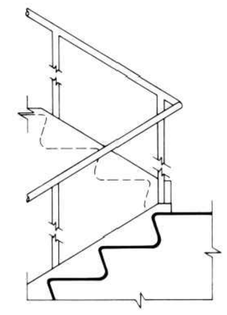


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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.



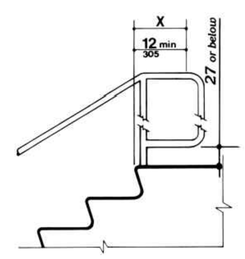
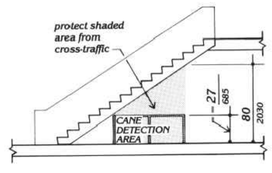


Figure 19(d)
Stair Handrails - Extension at Top of Run

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.

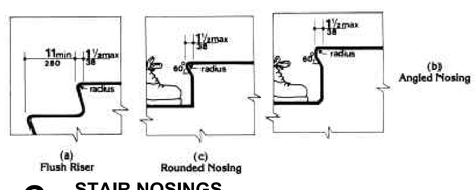
E STANDARD UFAS HANDRAILS

NO SCALE



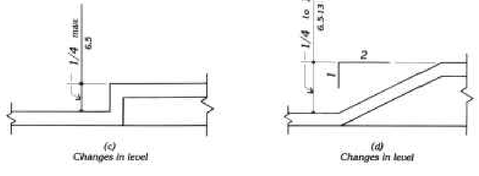
D GENERAL UFAS DIAGRAM

NO SCALE



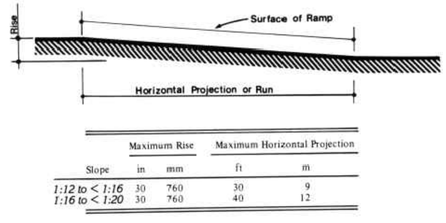
C STAIR NOSINGS

NO SCALE



B UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE



	Maximum Rise		Maximum Horizontal Projection	
Slope	in	mm	ft	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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REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 22852 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

UFAS

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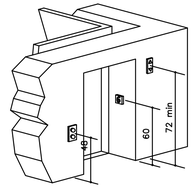
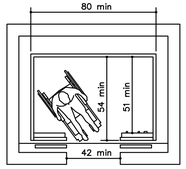
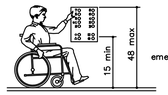


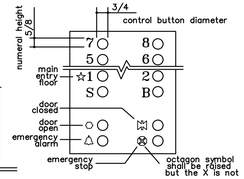
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



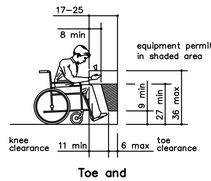
Car Control Height



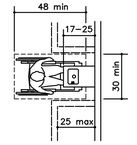
Panel Detail

M STANDARD ELEVATOR DIAGRAMS

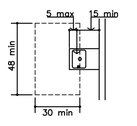
NO SCALE



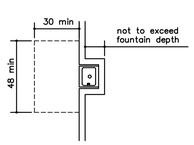
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



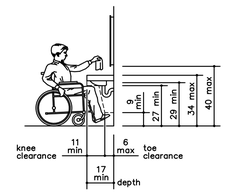
Drinking Fountain Spout Location



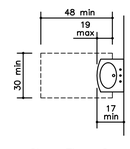
Built–in Fountain or Cooler

L STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



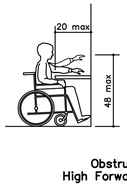
Lavatory Clearances at Lavatories



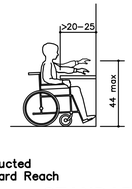
Clear Floor Space

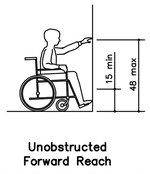
K STANDARD LAVATORY DETAILS

NO SCALE

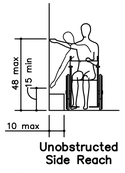


Obstructed High Forward Reach

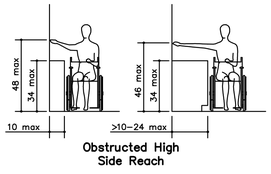




Unobstructed Forward Reach



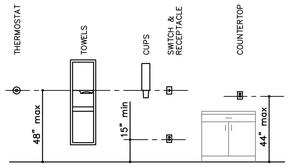
Unobstructed Side Reach



Obstructed High Side Reach

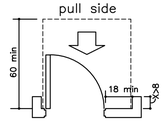
J STANDARD REACH TSA DIAGRAMS

NO SCALE

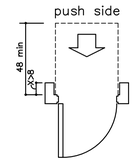


H STANDARD CONTROL REACH LIMITATIONS DETAILS

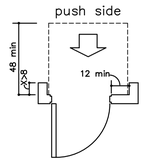
NO SCALE



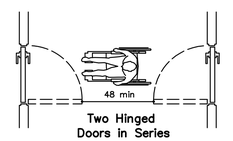
Recessed Door or Gate Pull Side



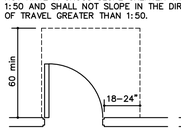
Recessed Door or Gate Push Side



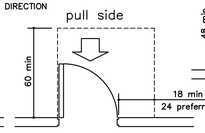
Recessed Door or Gate with Closer and Latch



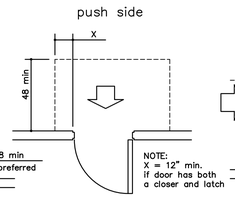
Two Hinged Doors in Series



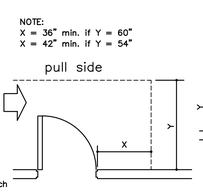
Exterior Landing



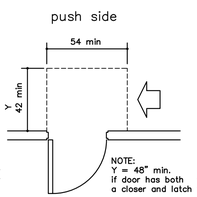
Front Approach — Swinging Door



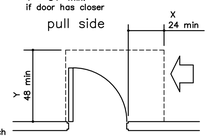
Front Approach — Swinging Door



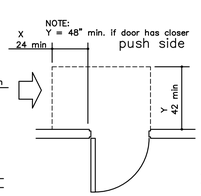
Hinge Side Approach — Swinging Door



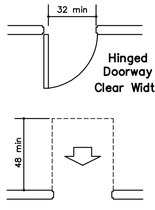
Side Approach — Swinging Door



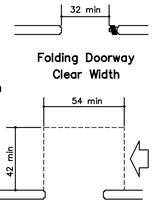
Latch Side Approach Swinging Door



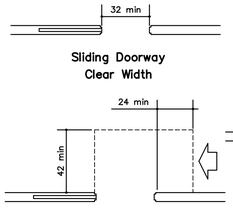
Latch Side Approach Swinging Door



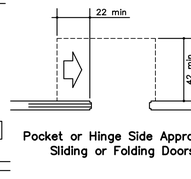
Hinged Doorway Clear Width



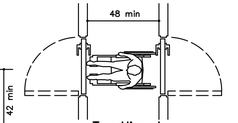
Folding Doorway Clear Width



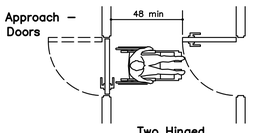
Sliding Doorway Clear Width



Pocket or Hinge Side Approach — Sliding or Folding Doors



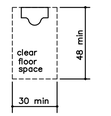
Two Hinged Doors in Series



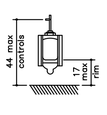
Two Hinged Doors in Series

G STANDARD DOOR APPROACH DIAGRAMS

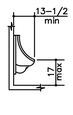
NO SCALE



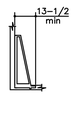
Clear Floor Space at Urinal



Heights at Urinal



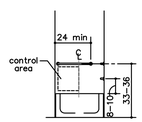
Wall hung type



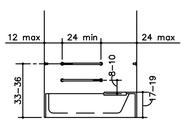
Stall type

F STANDARD URINAL DIAGRAMS

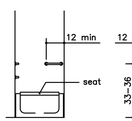
NO SCALE



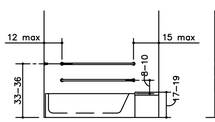
Controls Location



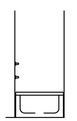
Grab Bars at Removable Seat



Grab Bars at Removable Seat



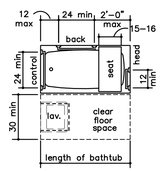
Grab Bars at Permanent Seat



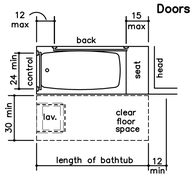
Grab Bars at Permanent Seat

E STANDARD BATHROOM/TUB DIAGRAMS

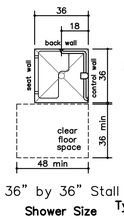
NO SCALE



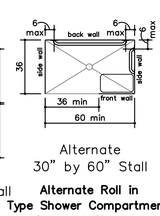
Clear Floor Space at Bathtub With Removable Seat



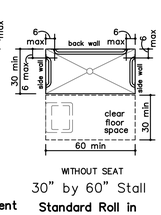
Clear Floor Space at Bathtub With Permanent Seat



36" by 36" Stall Shower Size and Clearances

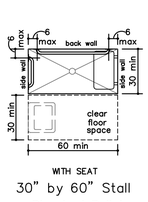


Alternate 30" by 60" Stall Alternate Roll in Type Shower Compartment Size and Clearance



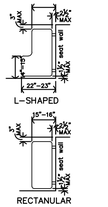
WITHOUT SEAT

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

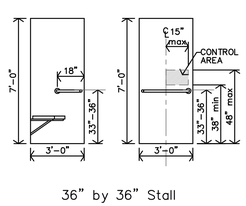


WITH SEAT

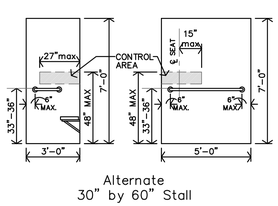
30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance



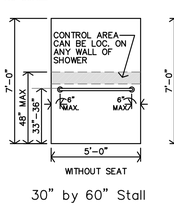
Seat Design



36" by 36" Stall Grab bars at Shower Stall

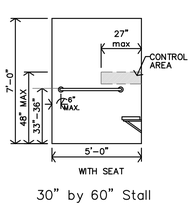


Alternate 30" by 60" Stall Grab bars at Shower Stall



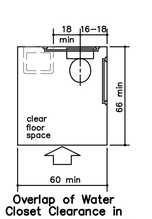
WITHOUT SEAT

30" by 60" Stall Grab bars at Shower Stall

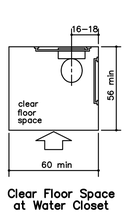


WITH SEAT

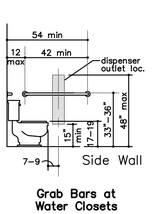
30" by 60" Stall Grab bars at Shower Stall



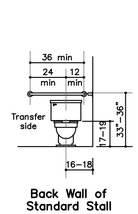
Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)



Clear Floor Space at Water Closet



Grab Bars at Water Closets



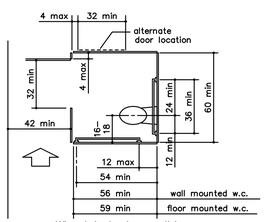
Back Wall of Standard Stall

D STANDARD SHOWER DIAGRAMS

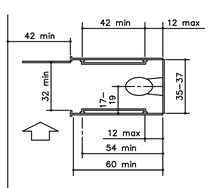
NO SCALE

C STANDARD TOILET DIAGRAMS

NO SCALE



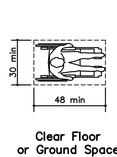
Wheelchair Accessible Toilet Compartment



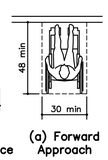
Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL DIAGRAMS

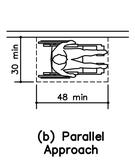
NO SCALE



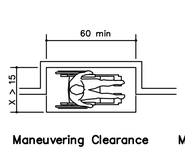
Clear Floor or Ground Space



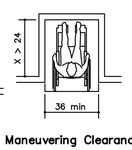
(a) Forward Approach



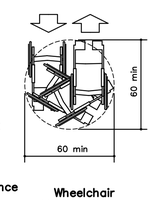
(b) Parallel Approach



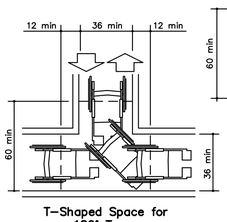
Maneuvering Clearance in an Alcove, Parallel Approach



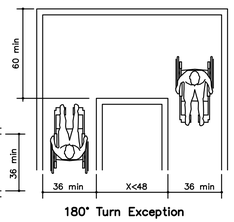
Maneuvering Clearance in an Alcove Forward Approach



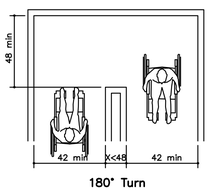
Wheelchair Turning Space



T–Shaped Space for 180° Turns



180° Turn Exception



180° Turn

A STANDARD DIAGRAMS

NO SCALE

FOR REFERENCE ONLY

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10–24–2025

JOB: 24–3483

SHEET NO.:

TAS1

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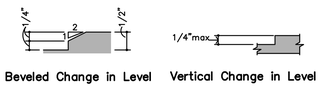
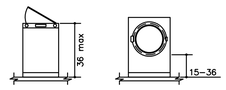


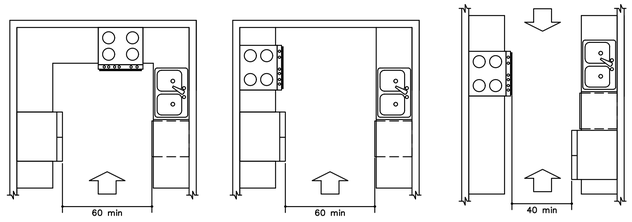
Beveled Change in Level Vertical Change in Level

K THRESHOLD DIAGRAMS
NO SCALE



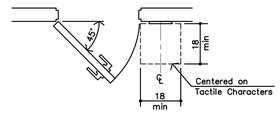
Top loading Front loading

J LAUNDRY
NO SCALE

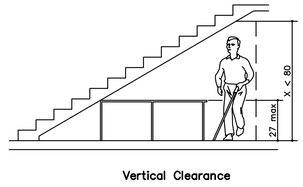


U–shaped Kitchens Pass Through Kitchens

H KITCHENS
NO SCALE

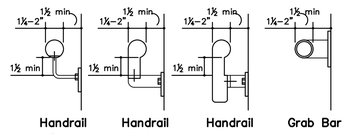


Location of Tactile
Signs at Doors



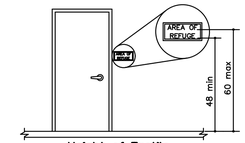
Vertical Clearance

G STANDARD VERTICAL CLEARANCE
NO SCALE



Handrail Handrail Handrail Grab Bar

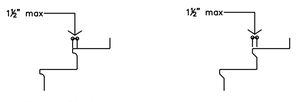
F STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE



Height of Tactile
Signs above Finish Floors

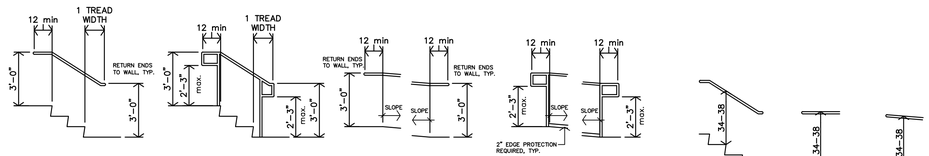
E TACTILE SIGN DIAGRAM
NO SCALE

Radius of Tread Edge
(typical for all profiles)



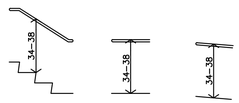
Curved Nosing Beveled Nosing

D STANDARD STAIR NOSING DETAILS
NO SCALE



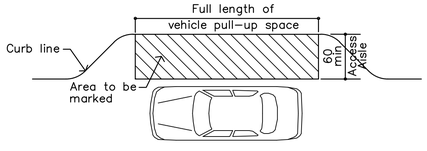
Stair Handrail Extensions at Walls Stair Handail Extensions at Freestanding Handrails Ramp Handrail Extensions at Walls Ramp Handail Extensions at Freestanding Handrails

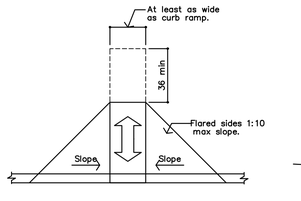
C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE



Stairs Walking Surfaces Ramps

Handrail height

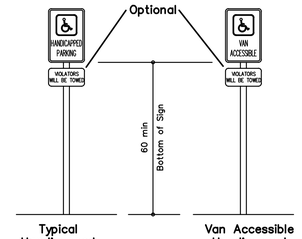




Sides and Landing
of Curb Ramps

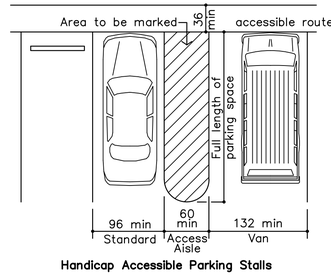
Counter Slope of Surfaces
Adjacent to Curb Ramps

B STANDARD CURB RAMPS DIAGRAMS
NO SCALE

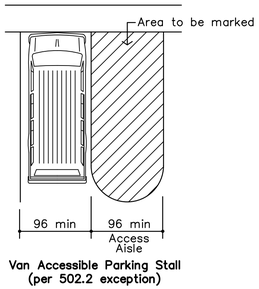


Typical
Handicapped
Parking Signage

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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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
10–24–2025
42854
STATE OF TEXAS

REVISION:

DATE: 10–24–2025
JOB: 24–3483
SHEET NO.:

TAS2

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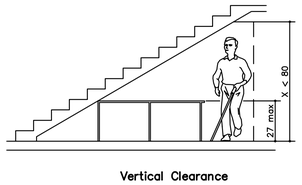
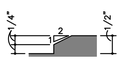


Vertical Clearance

S STANDARD VERTICAL CLEARANCE

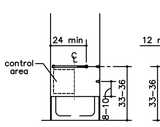
NO SCALE



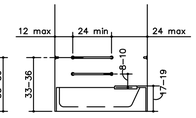
Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

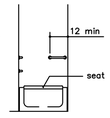
NO SCALE



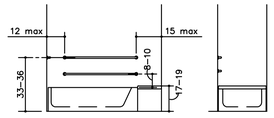
Controls Location



Grab Bars at Removable Seat

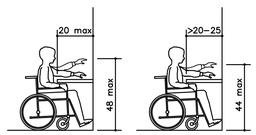


Grab Bars at Removable Seat

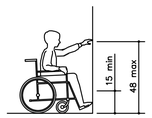


Grab Bars at Permanent Seat

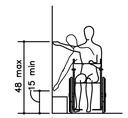
Grab Bars at Permanent Seat



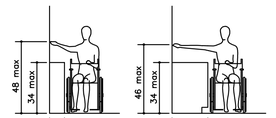
Obstructed High Forward Reach



Unobstructed Forward Reach



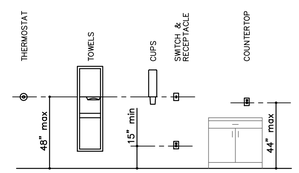
Unobstructed Side Reach



Obstructed High Side Reach

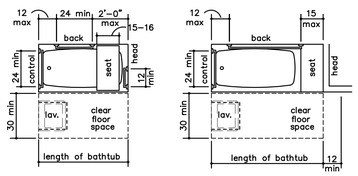
R STANDARD REACH ADA DIAGRAMS

NO SCALE



Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE

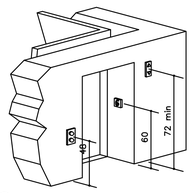


Clear Floor Space at Bathtub With Removable Seat

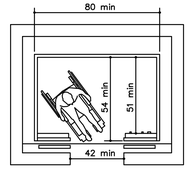
Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

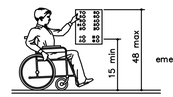
NO SCALE



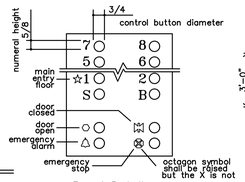
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



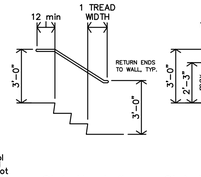
Car Control Height



Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



Stair Handrail Extensions at Walls

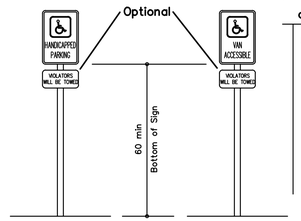
Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails

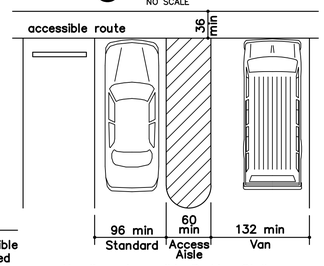
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

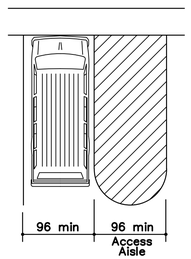


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



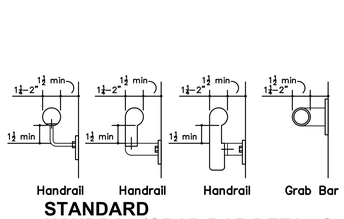
Handicap Accessible Parking Stalls



Van Accessible Parking Stall (per 502.2 exception)

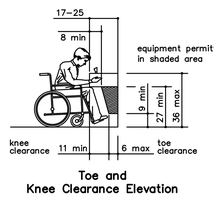
L STANDARD PARKING ADA DIAGRAMS

NO SCALE

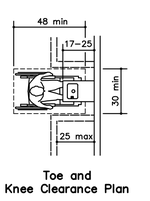


K STANDARD HANDRAIL/GRAB BAR DETAILS

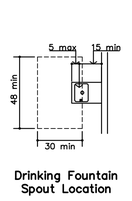
NO SCALE



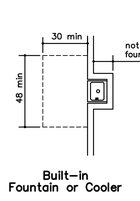
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



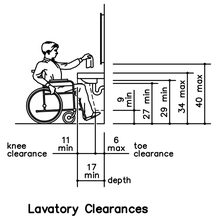
Drinking Fountain Spout Location



Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE

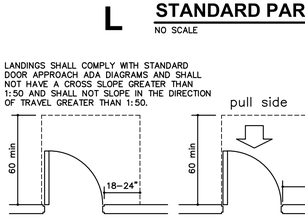


Lavatory Clearances

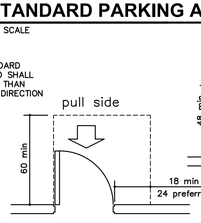
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

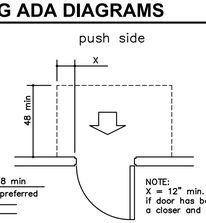
NO SCALE



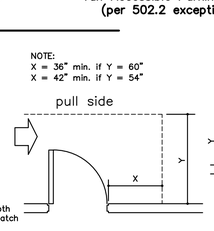
Exterior Landing



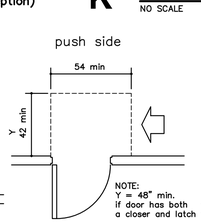
Front Approach – Swinging Door



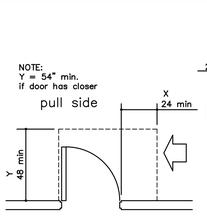
Front Approach – Swinging Door



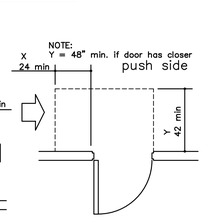
Hinge Side Approach – Swinging Door



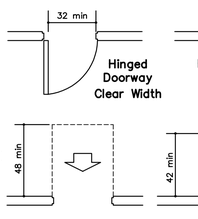
Side Approach – Swinging Door



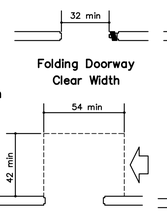
Latch Side Approach Swinging Door



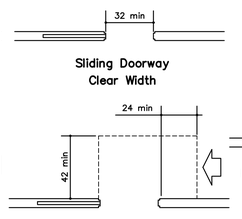
Latch Side Approach Swinging Door



Hinged Doorway Clear Width



Folding Doorway Clear Width



Sliding Doorway Clear Width

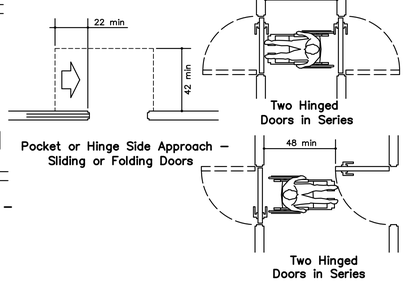
Front Approach – Sliding or Folding Doors

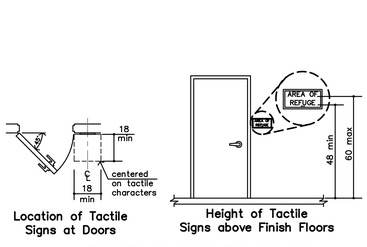
Side Approach – Sliding or Folding Doors

Stop or Latch Side Approach – Sliding or Folding Doors

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE



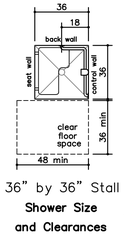


Location of Tactile Signs at Doors

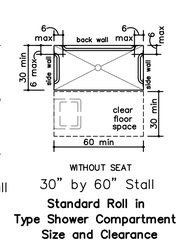
Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

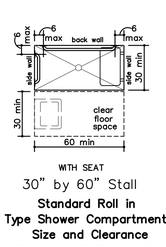
NO SCALE



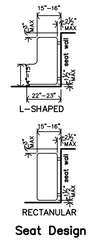
36" by 36" Stall Shower Size and Clearances



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



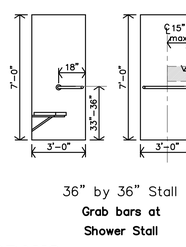
30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance



Seat Design

E STANDARD SHOWER ADA DIAGRAMS

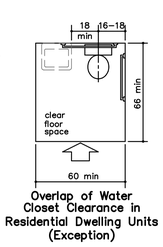
NO SCALE



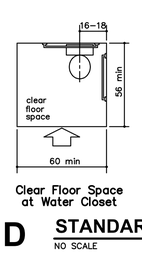
36" by 36" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

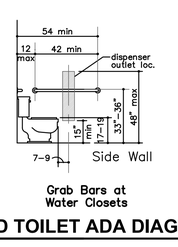
30" by 60" Stall Grab bars at Shower Stall



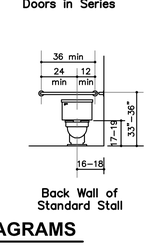
Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)



Clear Floor Space at Water Closet



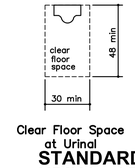
Grab Bars at Water Closets



Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

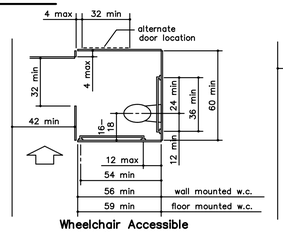


Clear Floor Space at Urinal

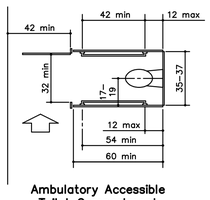
Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE



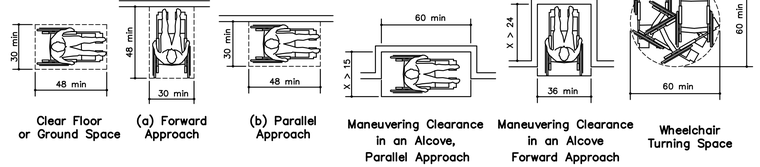
Wheelchair Accessible Toilet Compartment



Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE



Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

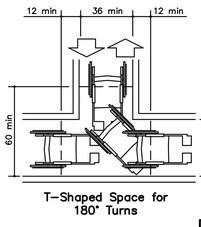
Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

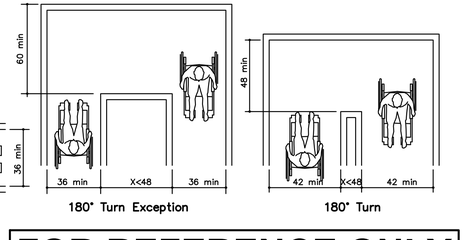
Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE



T–Shaped Space for 180° Turns



180° Turn Exception

180° Turn

FOR REFERENCE ONLY

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 24-3483 32858 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

ADA

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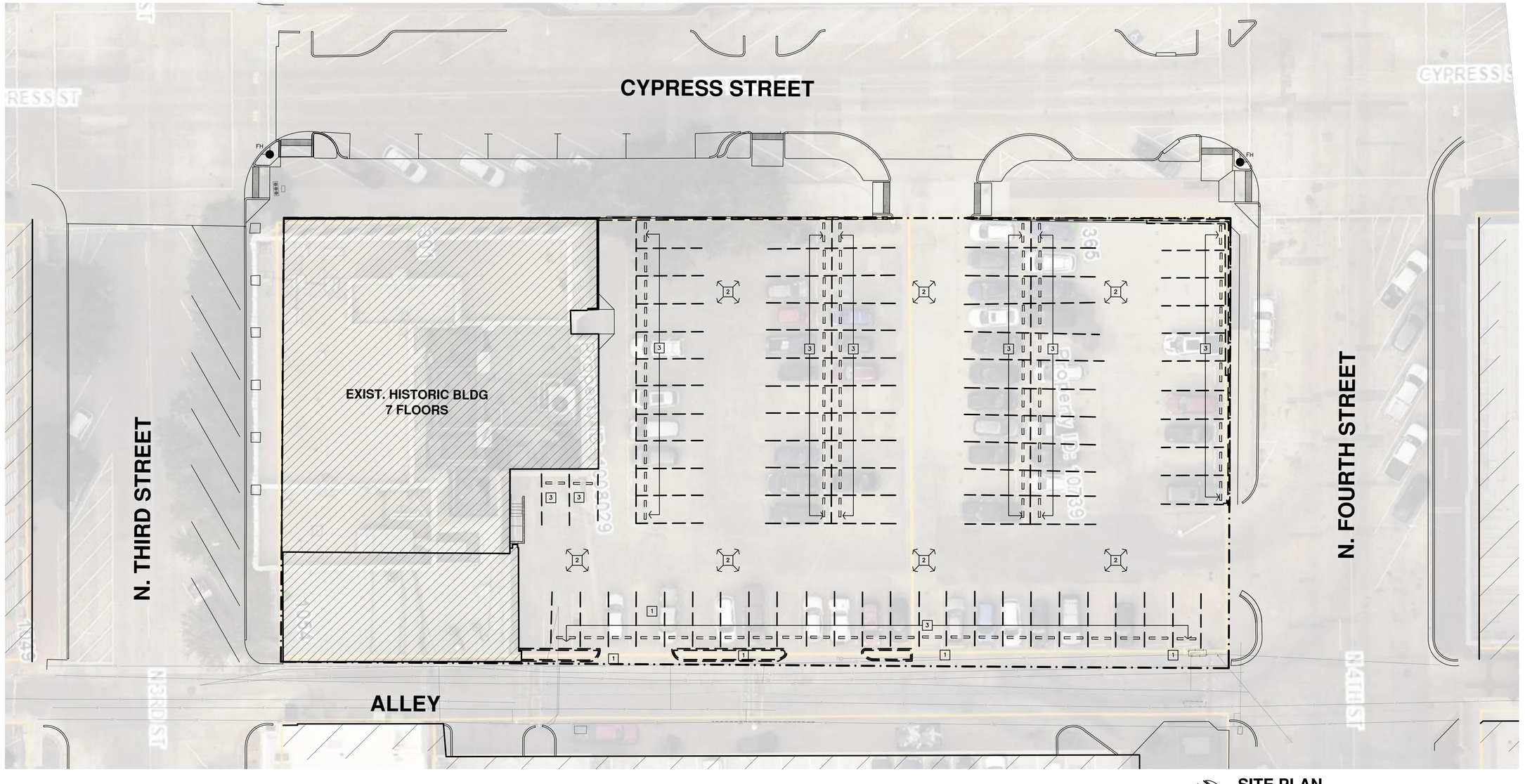
DEMOLITION SITE PLAN NOTES

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. SAWCUT & REMOVE CONCRETE PAVING AS REQ'D FOR NEW TRASH ENCLOSURE REF. CIVIL DWGS & SHEET A1.1
2. EXISTING CONCRETE PARKING LOT TO REMAIN. REF. CIVIL DWGS & SHEET A1.1 FOR NEW STRIPPING
3. REMOVE EXISTING RAISED METAL WHEEL STOPS.
4.
5.
6.
7.
8.



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

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Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D1.1

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HISTORIC PRESERVATION NOTES

STRUCTURE, AND EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK 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. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED AND REPAIRED ACCORDING TO PRESERVATION STANDARS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, AND TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES AND STOREFRONT

1. THE NONHISTORIC PRECAST PANELS OVER THE STOREFRONTS SHOULD BE REMOVED.
2. NEW STOREFRONT THAT MATCHES THAT SEEN IN HISTORIC PHOTOGRAPHS AND DRAWINGS WILL REPLACE THE MISSING HISTORIC STOREFRONT. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS MAY BE INSULATED AND/OR LOW-E BUT MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLT. .
3. DIVIDED LIGHT TRANSOMS MAY BE TRUE DIVIDED OR SIMULATED. IF SIMULATED, TRANSOMS SHOULD HAVE BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS. IF INSULATED, TRANSOMS SHOULD HAVE SPACER BARS BETWEEN PANES OF GLASS.

WINDOWS

1. EXISTING WINDOWS ARE TO REMAIN AND BE REPAIRED.
2. NEW WINDOWS WILL BE ADDED TO THE REAR ELEVATIONS, THESE WILL BE SIMILAR TO HISTORIC WINDOWS BUT DISTINCT IN DETAIL. NEW WINDOWS MAY BE WOOD, CLAD-WOOD, OR ALUMINUM. GLASS SHOULD BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR. .

INTERIOR

1. NON-HISTORIC FINISHES MAY REMAIN OR BE REMOVED. IF ANY HISTORIC FINISHES ARE UNCOVERED THROUGH THE COURSE OF DEMOLITION, THESE SHOULD BE PROTECTED, RETAINED, AND REPAIRED TO THE GREATEST DEGREE POSSIBLE.
2. NEW PARTITIONS WILL NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. ANY WALL JOGS WILL BE HELD BACK FROM WINDOWS AT LEAST 4'. WHERE A PARTITION MUST INTERSECT WITH A MULLION, IT MUST BE NO THICKER THAN THE MULLION FOR 18" BACK FROM THE WINDOW.
3. EXISTING NON-HISTORIC FINISHES MAY BE REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE DISCOVERED, THESE SHOULD BE RETAINED AND REPAIRED TO THE GREATEST EXTENT POSSIBLE.
5. PLASTER CEILINGS AND PLASTER OGEE TRIM AT THE BEAMS ON THE SECOND FLOOR SHOULD BE PRIORITIZED. THESE SHOULD BE RETAINED AND REPAIRED IN ACCORDANCE WITH PRESERVATION BRIEF 21.
6. ORIGINAL CEILING HEIGHTS WILL BE RESTORED WHEREVER POSSIBLE, PRIORITIZING PUNLIC SPACES, SUCH AS CORRIDORS AND MEETING ROOMS. IF POSSIBLE, LIVING ROOMS WILL HAVE ORIGINAL CEILING HEIGHTS.
7. WOOD FLOORS WILL BE RETAINED AND RESTORED TO THE GREATEST EXTENT POSSIBLE. DAMAGED OR MISSING PLANKS SHOULD BE REPLACED IN KIND AND ANY PATCHES KNITTED INTO THE FLOOR PATTERN.
8. HISTORIC MILLWORK, SUCH AS PICTURE RAILS, WILL BE RETAINED AND REPAIRED TO THE GREATEST EXTENT POSSIBLE WITH DAMAGED OR MISSING ELEMENTS REPLACED IN KIND.
9. NEW MILLWORK SHOULD BE DISTINCT FROM HISTORIC.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS CAN REPLACE EXISTING IN THE CURRENT SHAFT. THE ELEVATOR LOBBIES SHOULD RETAIN THEIR CURRENT CONFIGURATION
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED IN ORDER TO MEET CODE

MECHANICAL, ELECTRICAL, PLUMBING

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, AND LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES AND NOT PRIMARY FACADES.

LIGHTING & SINAGE

1. NEW EXTERIOR LIGHTING FIXTURES SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING. ACCENT LIGHTING SHOULD BE VISIBLY UNOBTRUSIVE.
2. NEW INTERIOR LIGHTING SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
3. THE BLADE SIGN COULD BE REFERENCED IN SHAPE, SCALE, AND STYLE IN A NEW BLADE SIGN WITH THE BUILDING'S NEW NAME.
4. SMALLER SIGNS AT THE STOREFRONT LEVEL SHOULD BE INSTALLED ABOVE WINDOWS OR, IF NECESSARY, ANCHORED INTO MASONRY.

GENERAL DEMOLITION 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. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH AND REPAIR EXISTING CEILING, ADJACENT WALLS AND FLOOR AS NEEDED.

02 REMOVE EXISTING DOOR AND FRAME.

03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS.

04 REMOVE EXISTING NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS.

05 REMOVE EXISTING NON-HISTORIC CARPET OR TILE FLOORING.

06 REMOVE EXISTING NON-HISTORIC PRECAST PANELS.

07 REMOVE EXISTING NON-HISTORIC PARQUET WOOD FLOORING.

08 REMOVE EXISTING NON-HISTORIC GLASS PARTITION.

09 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY & PLASTER WALL FOR NEW WINDOW OPENING. PREP FOR NEW WINDOW UNIT INSTALLATION

10 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW UNIT.

11 REMOVE EXISTING DOOR. PREP FOR NEW WINDOW UNIT.

12 REMOVE EXISTING WOOD HANDRAILS & PREP FOR NEW CODE COMPLIANT HANDRAILS

13 REMOVE NON-HISTORIC WINDOW OPENING IN-FILL. PREP AREA FOR INSTALLATION OF NEW STOREFRONT or WINDOW UNIT.

14 SAWCUT & REMOVE PORTION OF EXISTING CONCRETE RAMP.

15 REMOVE EXISTING DRINKING FOUNTAIN. REF. MEP DWGS.

16 REMOVE EXISTING GLASS & METAL PANEL. ALUM FRAME TO REMAIN.

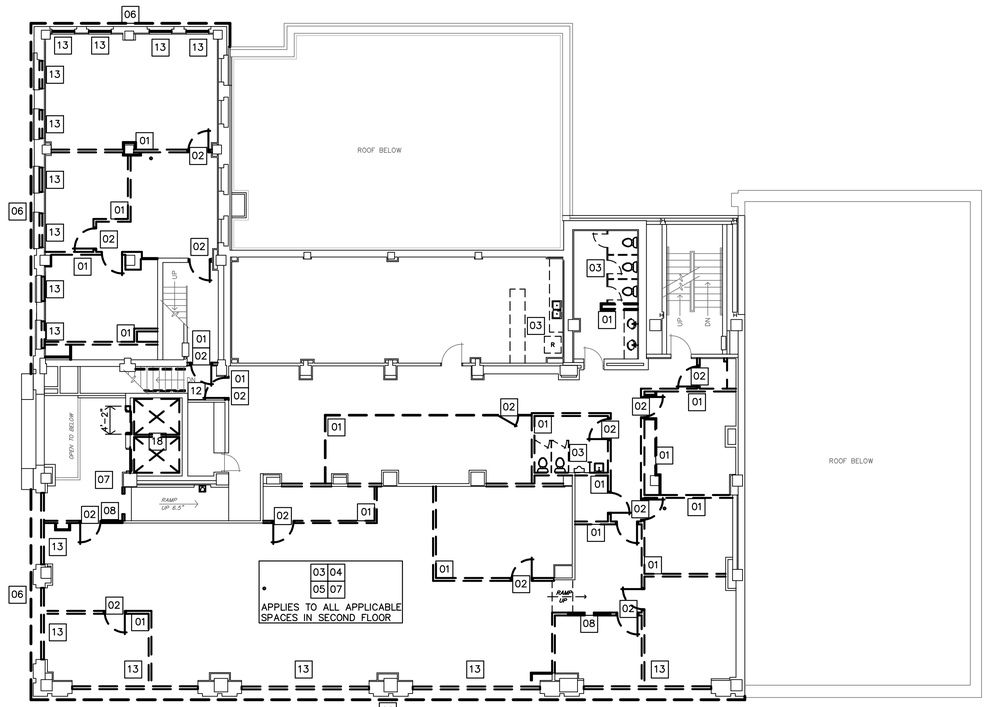
17 EXISTING TERRAZZO & MARBLE FLOORING (SHADED AREA) TO BE PROTECTED DURING CONSTRUCTION. AT TERRAZZO SAWCUT/GRIND ANY RAISED AREAS AT REMOVED WALLS. PROTECT, CLEAN, PATCH AND REPAIR AS NEEDED. REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL TERRAZZO &/OR MARBLE FLOOR. PROTECT, CLEAN & REPAIR AS NEEDED ORIGINAL TERRAZZO & MARBLE FLOOR.

18 REMOVE EXISTING ELEVATOR SYSTEM. SOUTH ELEV. DOOR TO REMAIN & SECURED CLOSED.

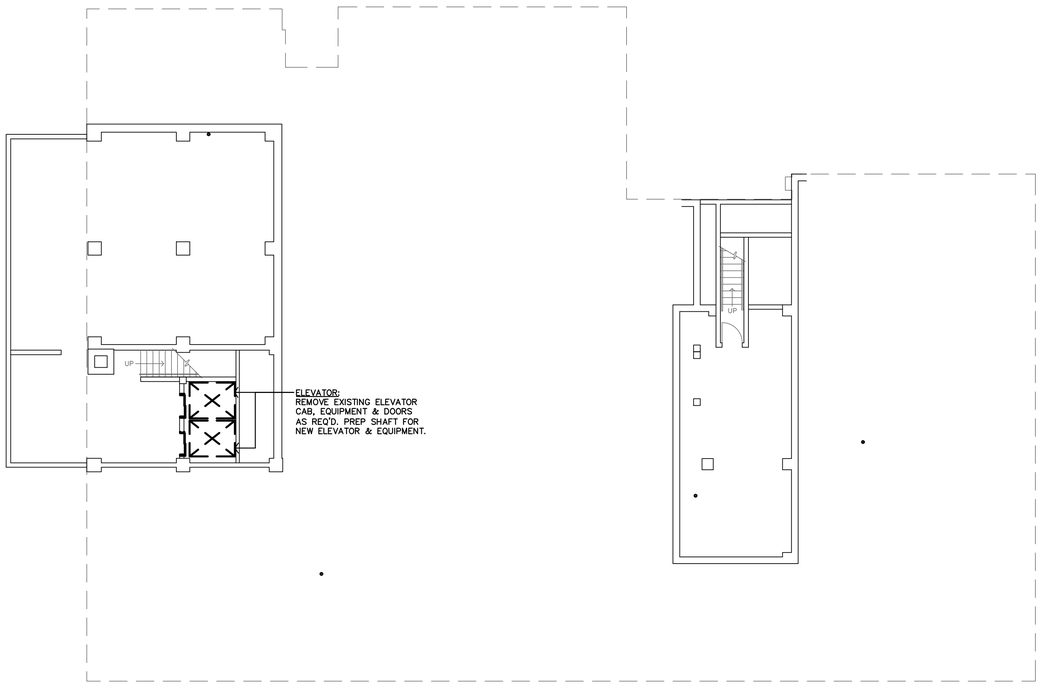
03, 04, 05, 07 — ALL LIKELY APPROPRIATE ACTIONS FOR SELECTIVE FINISH REMOVAL DEMOLITIONS. CONSULT HISTORIC BEFORE CARRYING OUT.

(WHERE HISTORIC STOREFRONT LOCATIONS ARE NOTED BY #13) INTERIOR SELECTIVE REMOVAL OF GYP WALLS IS LIKELY APPROPRIATE IN ORDER TO FIND SAID HISTORICAL OPENINGS.

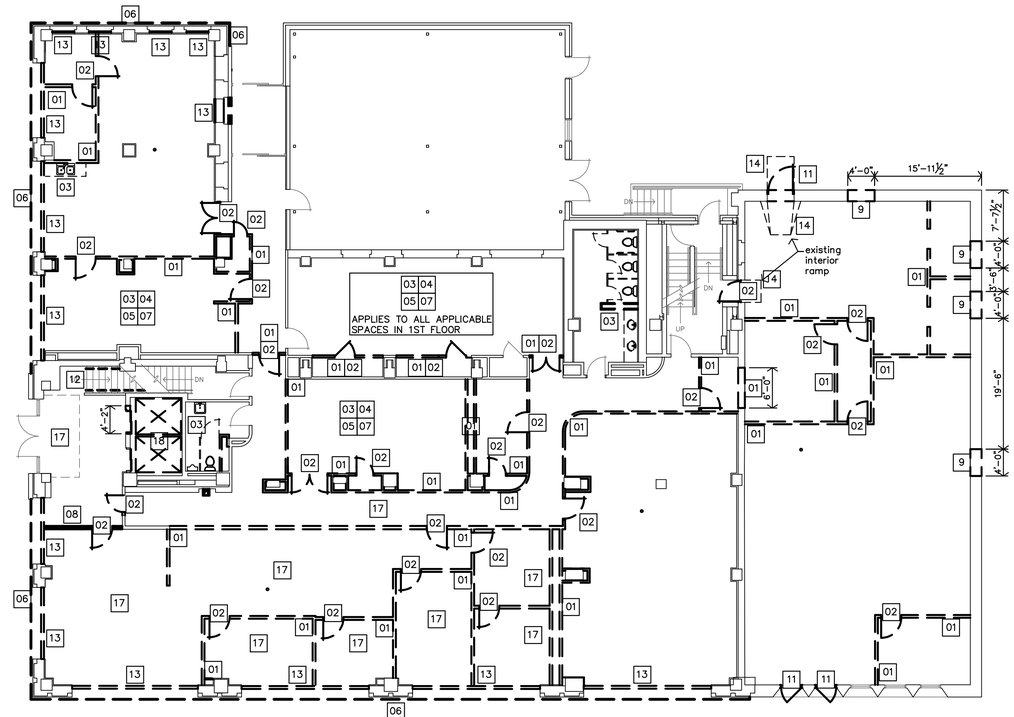
CONSULT HISTORIC PRIOR TO CARRYING OUT ANY ABOVE ACTIONS.



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



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



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

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

LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
10-24-2025
32854
STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D2.1

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HISTORIC PRESERVATION NOTES

STRUCTURE, AND EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK 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. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED AND REPAIRED ACCORDING TO PRESERVATION STANDARDS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, AND TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES AND STOREFRONT

1. THE NONHISTORIC PRECAST PANELS OVER THE STOREFRONTS SHOULD BE REMOVED.
2. NEW STOREFRONT THAT MATCHES THAT SEEN IN HISTORIC PHOTOGRAPHS AND DRAWINGS WILL REPLACE THE MISSING HISTORIC STOREFRONT. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS MAY BE INSULATED AND/OR LOW-E BUT MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLT. .
3. DIVIDED LIGHT TRANSOMS MAY BE TRUE DIVIDED OR SIMULATED. IF SIMULATED, TRANSOMS SHOULD HAVE BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS. IF INSULATED, TRANSOMS SHOULD HAVE SPACER BARS BETWEEN PANES OF GLASS.

WINDOWS

1. EXISTING WINDOWS ARE TO REMAIN AND BE REPAIRED.
2. NEW WINDOWS WILL BE ADDED TO THE REAR ELEVATIONS, THESE WILL BE SIMILAR TO HISTORIC WINDOWS BUT DISTINCT IN DETAIL. NEW WINDOWS MAY BE WOOD, CLAD-WOOD, OR ALUMINUM. GLASS SHOULD BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR. .

INTERIOR

1. NON-HISTORIC FINISHES MAY REMAIN OR BE REMOVED. IF ANY HISTORIC FINISHES ARE UNCOVERED THROUGH THE COURSE OF DEMOLITION, THESE SHOULD BE PROTECTED, RETAINED, AND REPAIRED TO THE GREATEST DEGREE POSSIBLE.
2. NEW PARTITIONS WILL NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. ANY WALL JOGS WILL BE HELD BACK FROM WINDOWS AT LEAST 4'. WHERE A PARTITION MUST INTERSECT WITH A MULLION, IT MUST BE NO THICKER THAN THE MULLION FOR 18" BACK FROM THE WINDOW.
3. EXISTING NON-HISTORIC FINISHES MAY BE REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE DISCOVERED, THESE SHOULD BE RETAINED AND REPAIRED TO THE GREATEST EXTENT POSSIBLE.
5. PLASTER CEILINGS AND PLASTER OGEE TRIM AT THE BEAMS ON THE SECOND FLOOR SHOULD BE PRIORITIZED. THESE SHOULD BE RETAINED AND REPAIRED IN ACCORDANCE WITH PRESERVATION BRIEF 21.
6. ORIGINAL CEILING HEIGHTS WILL BE RESTORED WHEREVER POSSIBLE, PRIORITIZING PUNLIC SPACES, SUCH AS CORRIDORS AND MEETING ROOMS. IF POSSIBLE, LIVING ROOMS WILL HAVE ORIGINAL CEILING HEIGHTS.
7. WOOD FLOORS WILL BE RETAINED AND RESTORED TO THE GREATEST EXTENT POSSIBLE. DAMAGED OR MISSING PLANKS SHOULD BE REPLACED IN KIND AND ANY PATCHES KNITTED INTO THE FLOOR PATTERN.
8. HISTORIC MILLWORK, SUCH AS PICTURE RAILS, WILL BE RETAINED AND REPAIRED TO THE GREATEST EXTENT POSSIBLE WITH DAMAGED OR MISSING ELEMENTS REPLACED IN KIND.
9. NEW MILLWORK SHOULD BE DISTINCT FROM HISTORIC.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS CAN REPLACE EXISTING IN THE CURRENT SHAFT. THE ELEVATOR LOBBIES SHOULD RETAIN THEIR CURRENT CONFIGURATION
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED IN ORDER TO MEET CODE

MECHANICAL, ELECTRICAL, PLUMBING

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, AND LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES AND NOT PRIMARY FACADES.

LIGHTING & SINAGE

1. NEW EXTERIOR LIGHTING FIXTURES SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING. ACCENT LIGHTING SHOULD BE VISIBLY UNOBTRUSIVE.
2. NEW INTERIOR LIGHTING SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
3. THE BLADE SIGN COULD BE REFERENCED IN SHAPE, SCALE, AND STYLE IN A NEW BLADE SIGN WITH THE BUILDING'S NEW NAME.
4. SMALLER SIGNS AT THE STOREFRONT LEVEL SHOULD BE INSTALLED ABOVE WINDOWS OR, IF NECESSARY, ANCHORED INTO MASONRY.

GENERAL DEMOLITION 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. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH AND REPAIR EXISTING CEILING, ADJACENT WALLS AND FLOOR AS NEEDED.

02 REMOVE EXISTING DOOR AND FRAME.

03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS.

04 REMOVE EXISTING NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS.

05 REMOVE EXISTING NON-HISTORIC CARPET OR TILE FLOORING.

06 REMOVE EXISTING NON-HISTORIC PRECAST PANELS.

07 REMOVE EXISTING NON-HISTORIC PARQUET WOOD FLOORING.

08 REMOVE EXISTING NON-HISTORIC GLASS PARTITION.

09 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY & PLASTER WALL FOR NEW WINDOW OPENING. PREP FOR NEW WINDOW UNIT INSTALLATION

10 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW UNIT.

11 REMOVE EXISTING DOOR. PREP FOR NEW WINDOW UNIT.

12 REMOVE EXISTING WOOD HANDRAILS & PREP FOR NEW CODE COMPLIANT HANDRAILS

13 REMOVE NON-HISTORIC WINDOW OPENING IN-FILL. PREP AREA FOR INSTALLATION OF NEW STOREFRONT or WINDOW UNIT.

14 SAWCUT & REMOVE PORTION OF EXISTING CONCRETE RAMP.

15 REMOVE EXISTING DRINKING FOUNTAIN. REF. MEP DWGS.

16 REMOVE EXISTING GLASS & METAL PANEL. ALUM FRAME TO REMAIN.

17 EXISTING TERRAZZO & MARBLE FLOORING (SHADED AREA) TO BE PROTECTED DURING CONSTRUCTION. AT TERRAZZO SAWCUT/GRIND ANY RAISED AREAS AT REMOVED WALLS. PROTECT, CLEAN, PATCH AND REPAIR AS NEEDED. REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL TERRAZZO &/OR MARBLE FLOOR. PROTECT, CLEAN & REPAIR AS NEEDED ORIGINAL TERRAZZO & MARBLE FLOOR.

18 REMOVE EXISTING ELEVATOR SYSTEM. SOUTH ELEV. DOOR TO REMAIN & SECURED CLOSED.

03, 04, 05, 07 — ALL LIKELY APPROPRIATE ACTIONS FOR SELECTIVE FINISH REMOVAL DEMOLITIONS. CONSULT HISTORIC BEFORE CARRYING OUT.

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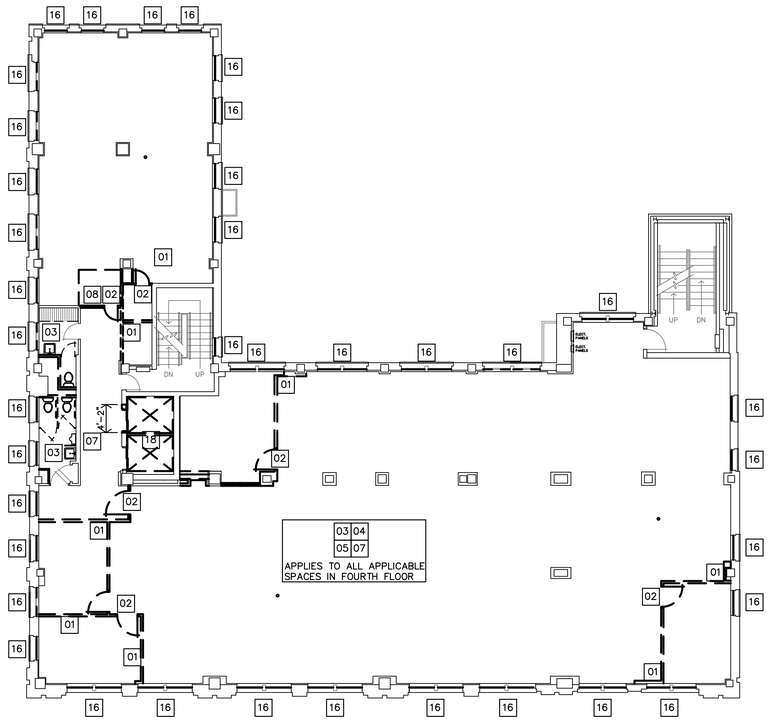
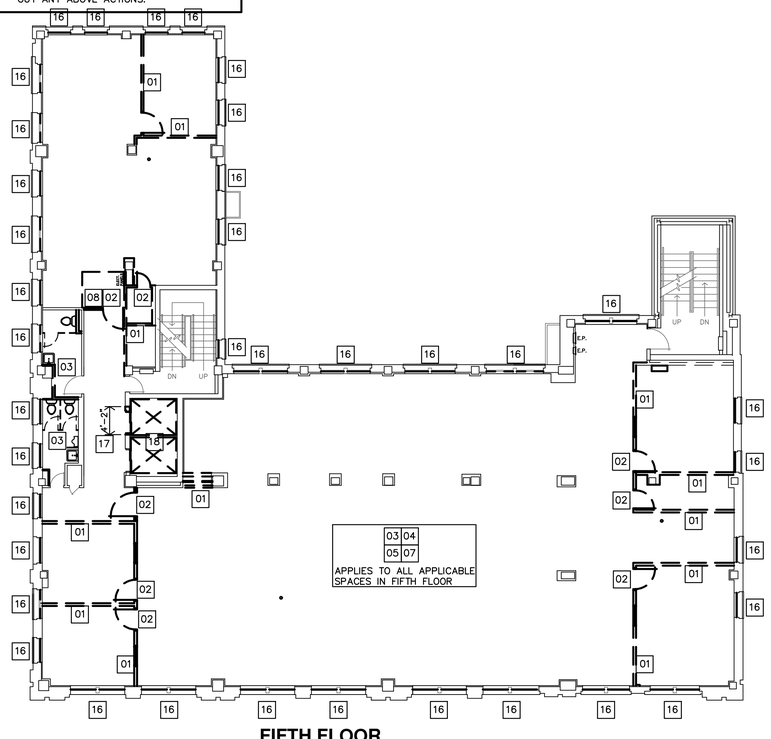
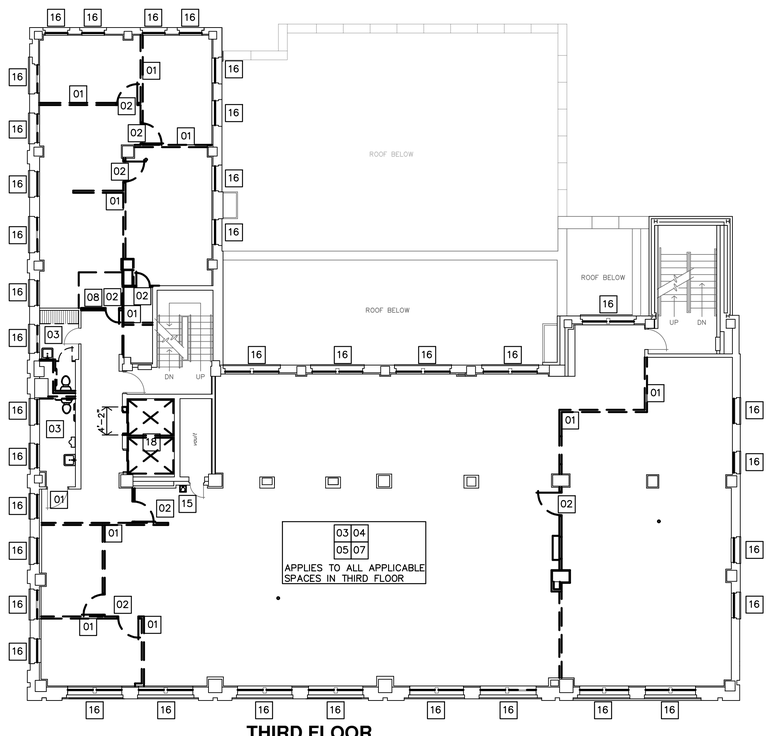


B **FOURTH FLOOR DEMOLITION PLAN**
3/32"=1'-0"



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



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

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

LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT — MARGARET GILLAM — 10-24-2025 — 32854 — STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D2.2

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6. ORIGINAL CEILING HEIGHTS WILL BE RESTORED WHEREVER POSSIBLE, PRIORITIZING PUNLIC SPACES, SUCH AS CORRIDORS AND MEETING ROOMS. IF POSSIBLE, LIVING ROOMS WILL HAVE ORIGINAL CEILING HEIGHTS.
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GENERAL DEMOLITION NOTES

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SPECIFIC DEMOLITION NOTES

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15 REMOVE EXISTING DRINKING FOUNTAIN. REF. MEP DWGS.

16 REMOVE EXISTING GLASS & METAL PANEL. ALUM FRAME TO REMAIN.

17 EXISTING TERRAZZO & MARBLE FLOORING (SHADED AREA) TO BE PROTECTED DURING CONSTRUCTION. AT TERRAZZO SAWCUT/GRIND ANY RAISED AREAS AT REMOVED WALLS. PROTECT, CLEAN, PATCH AND REPAIR AS NEEDED. REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL TERRAZZO &/OR MARBLE FLOOR. PROTECT, CLEAN & REPAIR AS NEEDED ORIGINAL TERRAZZO & MARBLE FLOOR.

18 REMOVE EXISTING ELEVATOR SYSTEM. SOUTH ELEV. DOOR TO REMAIN & SECURED CLOSED.

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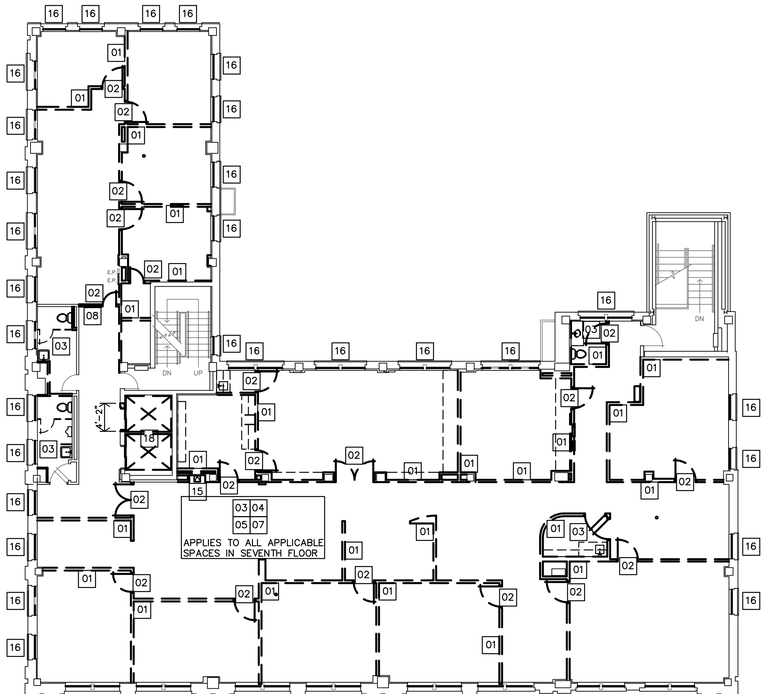
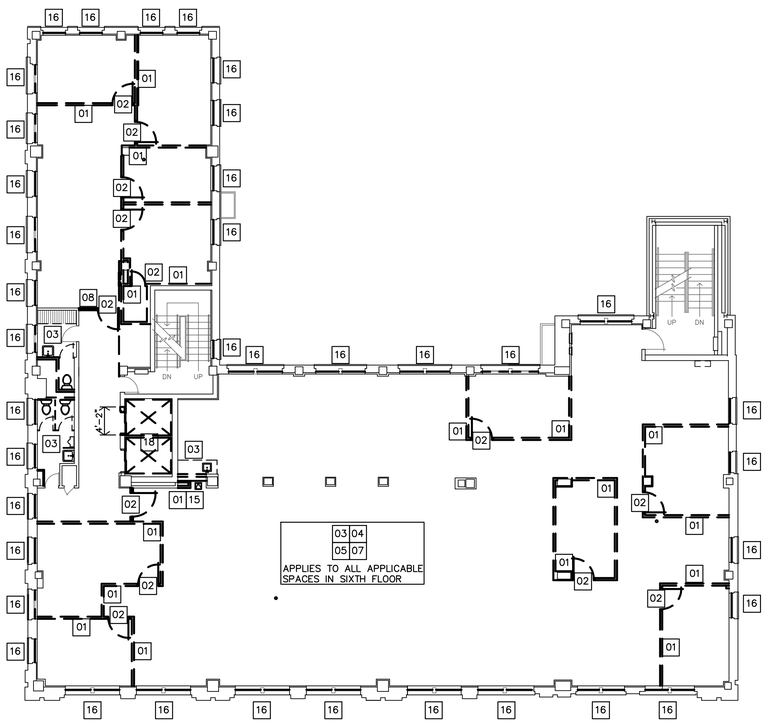
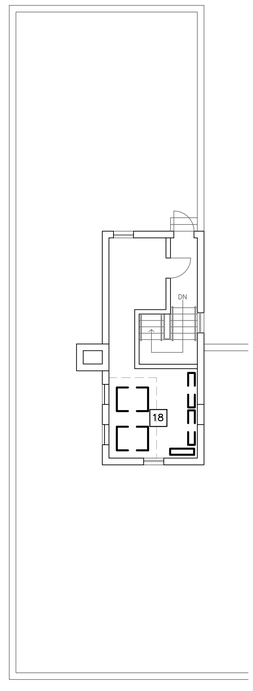


B SEVEN FLOOR DEMOLITION PLAN
3/32"=1'-0"



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



C PENTHOUSE DEMOLITION PLAN
3/32"=1'-0"

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

LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D2.3

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HISTORIC PRESERVATION NOTES

WINDOWS

1. EXISTING WINDOWS ARE TO REMAIN AND SHOULD BE PROTECTED DURING THE INVESTIGATIVE DEMOLITION PROCESS.

INTERIOR

1. IF ANY HISTORIC FINISHES ARE UNCOVERED THROUGH THE COURSE OF INVESTIGATIVE DEMOLITION, THESE SHOULD BE PROTECTED TO THE GREATEST DEGREE POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
2. PLASTER CEILINGS AND PLASTER ARHCITECTURAL MOLDINGS AT THE BEAMS ON THE SECOND FLOOR SHOULD BE PROTECTED DURING THE INVESTIGATIVE DEMOLITION PROCESS.
3. HISTORIC WOOD FLOORS ARE LIKELY PRESENT BENEATH THE NON HISTORIC FINISHES IN AREAS NOTATED WITH DEMOLITION NOTES 1 AND 5. REMOVE NON-HISTORIC FINISHES IN A FASHION APPROPRIATE FOR THE PROTECTION OF WOOD FLOORING BENEATH.
4. HISTORIC MARBLE FLOORING ON FLOORS 1 & 5 (OR OTHERWISE UNCOVERED), SHOULD BE PROTECTED TO THE GREATEST DEGREE POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
5. HISTORIC MILLWORK, SUCH AS PICTURE RAILS SHOULD BE PROTECTED TO THE GREATEST EXTENT POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
6. IF ANY HISTORIC FINISHES NOT PREVIOUSLY NOTED ARE UNCOVERED, CONTACT THE ARCHITECT.
7. DO NOT DEMO ANY EXISTING PLASTER FINISHES, INCLUDING CEILINGS, IF UNCOVERED DURING INVESTIGATIVE DEMOLITION. CONTRACTOR IS TO PROTECT PLASTER DURING THE DURATION OF DEMOLITION.
8. PROTECT WINDOWS AND/OR STOREFRONT TO REMAIN, NOTE #3. DO NOT DAMAGE FINISH, MATERIALS OR PARTS OF THE WINDOW/STOREFRONT SYSTEM, PROTECT & COVER AS REQUIRED.

VERTICAL CIRCULATION

1. PROTECT & COVER HISTORIC HANDRAILS IN THE STAIRWELLS DURING THE COURSE OF ALL WORK & DEMOLITION.
2. REMOVE CARPET WHERE PRESENT IN STAIRWELLS.

MECHANICAL, ELECTRICAL, PLUMBING

1. REMOVE LIGHT FIXTURES, CONDUIT, PIPING, VENTS, DUCTWORK, ASSOCIATED ANCHORS, BRACKETS, EQUIPMENT, CONTROLS, ETC.
2. REMOVE LAY-IN CEILING LIGHTS AND ALL ASSOCIATED CONDUIT, WIRING, CONTROLS, ETC.
3. PROTECT AVOID INTERFERENCE WITH ANY STRUCTURAL, MECHANICAL, ELECRICAL, OR PLUMBING WHEN SELECTING LOCATIONS TO CARRY OUT DEMOLITION NOTE NUMBER 3 & DEMO NOTE [B].

SPECIFIC DEMOLITION NOTES

[A] REMOVE ACOUSTIC CEILINGS, WITH ASSOCIATED MEP, LIGHT FIXTURES, WIRING, VENTS, GRILLS, PIPING, DUCTWORK, CEILING EQUIPMENT, ASSOCIATED ANCHORS, BRACKETS, CONTROLS, ETC., PROTECT ORIGINAL PLASTER CEILINGS, TRIM, MOULDING, CONSIDERED HISTORIC.

[B] REMOVE GYP BD, HARD LID CEILINGS, FRAMING, WITH ASSOCIATED MEP, LIGHT FIXTURES, WIRING, VENTS, GRILLS, PIPING, DUCTWORK, CEILING EQUIPMENT, ASSOCIATED ANCHORS, BRACKETS, CONTROLS, ETC., PROTECT ORIGINAL PLASTER CEILINGS, TRIM, MOULDING, CONSIDERED HISTORIC.

GENERAL DEMOLITION NOTES

1. REMOVE & DEMOLISH ALL EXISTING MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS. PROTECT HISTORIC PLASTER FINISHES & TRIM.
2. DO NOT DEMOLISH ANY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO BEAMS, JOISTS, COLUMNS, ETC. PROTECT DURING THE DURATION OF ALL DEMOLITION AND WORK.
3. REF DEMOLITION PLANS RELATED TO WALLS, FLOORS ETC.
4. IF HISTORIC ELEMENTS ARE UNCOVERED THAT ARE NOT ADDRESSED IN THIS SET OF OF DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY AND PROTECT DURING THE DURATION OF DEMOLITION & WORK.
5. NOTIFY ARCHITECT/OWNER IMMEDIATELY IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE FOUND OR SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION OF ALL DIFFERING TRADES.

REFERENCE PHOTOS

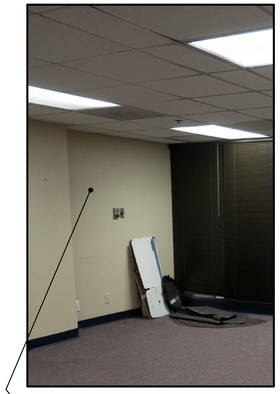


PHOTO A

NON-HISTORIC LAY-IN CEILINGS, TILE, GRID, LIGHTS, VENTS, ETC., TO BE REMOVED
DEMO NOTE [A] PROTECT ORIGINAL & HISTORIC PLASTER CEILINGS & TRIM
INTERIOR HP. NOTE #1,2,6,7
MEP HP. NOTE #1,2,3

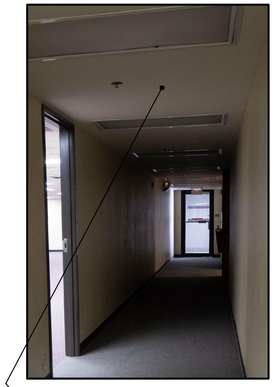


PHOTO B

(EXAMPLE) GYP BD CEILING, NON HISTORIC HARDLID CEILING TO BE REMOVED.
DEMO NOTE [B] PROTECT ORIGINAL & HISTORIC PLASTER CEILINGS & TRIM
INTERIOR HP. NOTE #1,2,6,7
MEP HP. NOTE #1,3

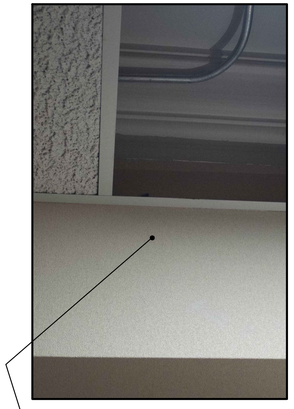
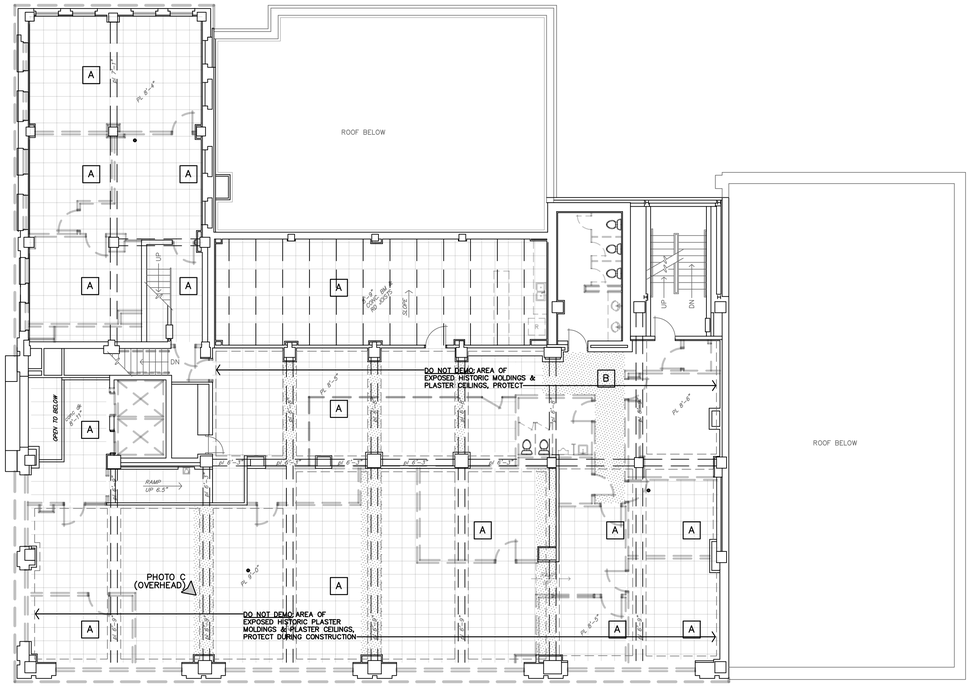


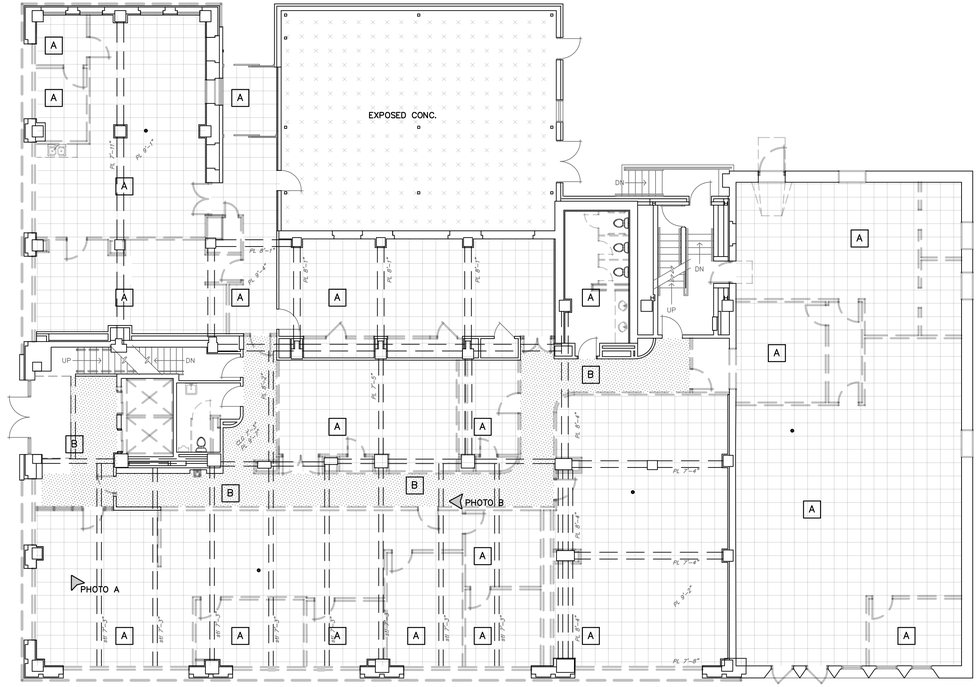
PHOTO C

HISTORIC ARCHITECTURAL MOULDINGS & PLASTER CEILINGS TO BE PROTECTED DURING DEMO, INCLUDING DROPPED BEAMS & TRIM.
INTERIOR HP. NOTE #2,7



B **SECOND FLOOR DEMOLITION CEILING PLAN**

3/32"=1'-0"



A **FIRST FLOOR DEMOLITION CEILING PLAN**

3/32"=1'-0"

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D2.4

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HISTORIC PRESERVATION NOTES

WINDOWS

1. EXISTING WINDOWS ARE TO REMAIN AND SHOULD BE PROTECTED DURING THE INVESTIGATIVE DEMOLITION PROCESS.

INTERIOR

1. IF ANY HISTORIC FINISHES ARE UNCOVERED THROUGH THE COURSE OF INVESTIGATIVE DEMOLITION, THESE SHOULD BE PROTECTED TO THE GREATEST DEGREE POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
2. PLASTER CEILINGS AND PLASTER ARHCITECTURAL MOLDINGS AT THE BEAMS ON THE SECOND FLOOR SHOULD BE PROTECTED DURING THE INVESTIGATIVE DEMOLITION PROCESS.
3. HISTORIC WOOD FLOORS ARE LIKELY PRESENT BENEATH THE NON HISTORIC FINISHES IN AREAS NOTATED WITH DEMOLITION NOTES 1 AND 5. REMOVE NON-HISTORIC FINISHES IN A FASHION APPROPRIATE FOR THE PROTECTION OF WOOD FLOORING BENEATH.
4. HISTORIC MARBLE FLOORING ON FLOORS 1 & 5 (OR OTHERWISE UNCOVERED), SHOULD BE PROTECTED TO THE GREATEST DEGREE POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
5. HISTORIC MILLWORK, SUCH AS PICTURE RAILS SHOULD BE PROTECTED TO THE GREATEST EXTENT POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
6. IF ANY HISTORIC FINISHES NOT PREVIOUSLY NOTED ARE UNCOVERED, CONTACT THE ARCHITECT.
7. DO NOT DEMO ANY EXISTING PLASTER FINISHES, INCLUDING CEILINGS, IF UNCOVERED DURING INVESTIGATIVE DEMOLITION. CONTRACTOR IS TO PROTECT PLASTER DURING THE DURATION OF DEMOLITION.
8. PROTECT WINDOWS AND/OR STOREFRONT TO REMAIN, NOTE #3. DO NOT DAMAGE FINISH, MATERIALS OR PARTS OF THE WINDOW/STOREFRONT SYSTEM, PROTECT & COVER AS REQUIRED.

VERTICAL CIRCULATION

1. PROTECT & COVER HISTORIC HANDRAILS IN THE STAIRWELLS DURING THE COURSE OF ALL WORK & DEMOLITION.
2. REMOVE CARPET WHERE PRESENT IN STAIRWELLS.

MECHANICAL, ELECTRICAL, PLUMBING

1. REMOVE LIGHT FIXTURES, CONDUIT, PIPING, VENTS, DUCTWORK, ASSOCIATED ANCHORS, BRACKETS, EQUIPMENT, CONTROLS, ETC.
2. REMOVE LAY-IN CEILING LIGHTS AND ALL ASSOCIATED CONDUIT, WIRING, CONTROLS, ETC.
3. PROTECT AVOID INTERFERENCE WITH ANY STRUCTURAL, MECHANICAL, ELECRICAL, OR PLUMBING WHEN SELECTING LOCATIONS TO CARRY OUT DEMOLITION NOTE NUMBER 3 & DEMO NOTE [B].

SPECIFIC DEMOLITION NOTES

[A] REMOVE ACOUSTIC CEILINGS, WITH ASSOCIATED MEP, LIGHT FIXTURES, WIRING, VENTS, GRILLS, PIPING, DUCTWORK, CEILING EQUIPMENT, ASSOCIATED ANCHORS, BRACKETS, CONTROLS, ETC., PROTECT ORIGINAL PLASTER CEILINGS, TRIM, MOULDING, CONSIDERED HISTORIC.

[B] REMOVE GYP BD, HARD LID CEILINGS, FRAMING, WITH ASSOCIATED MEP, LIGHT FIXTURES, WIRING, VENTS, GRILLS, PIPING, DUCTWORK, CEILING EQUIPMENT, ASSOCIATED ANCHORS, BRACKETS, CONTROLS, ETC., PROTECT ORIGINAL PLASTER CEILINGS, TRIM, MOULDING, CONSIDERED HISTORIC.

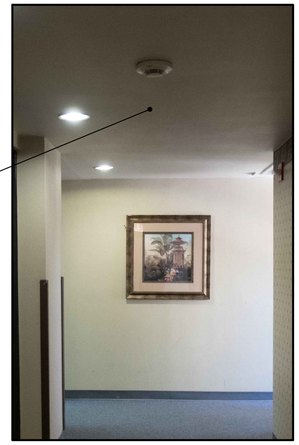
GENERAL DEMOLITION NOTES

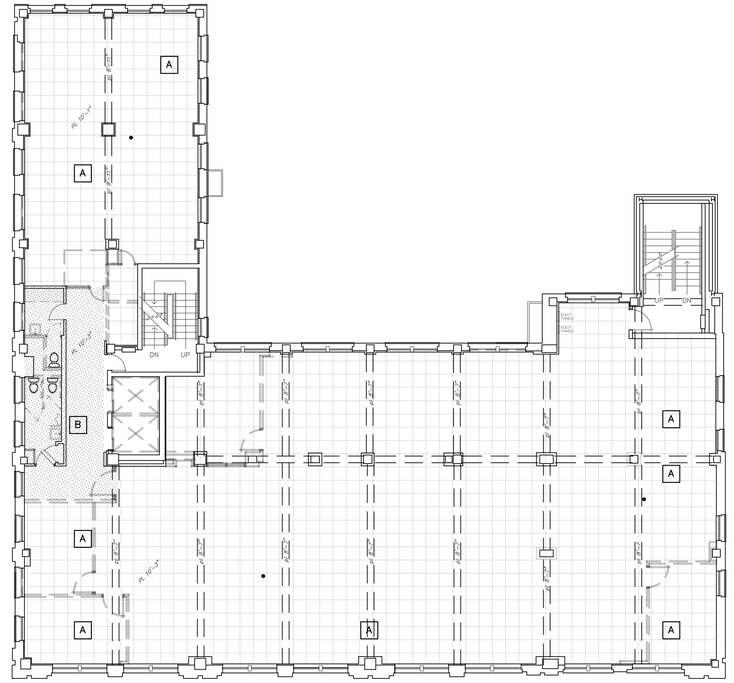
1. REMOVE & DEMOLISH ALL EXISTING MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS. PROTECT HISTORIC PLASTER FINISHES & TRIM.
2. DO NOT DEMOLISH ANY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO BEAMS, JOISTS, COLUMNS, ETC. PROTECT DURING THE DURATION OF ALL DEMOLITION AND WORK.
3. REF DEMOLITION PLANS RELATED TO WALLS, FLOORS ETC.
4. IF HISTORIC ELEMENTS ARE UNCOVERED THAT ARE NOT ADDRESSED IN THIS SET OF OF DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY AND PROTECT DURING THE DURATION OF DEMOLITION & WORK.
5. NOTIFY ARCHITECT/OWNER IMMEDIATELY IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE FOUND OR SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION OF ALL DIFFERING TRADES.

REFERENCE PHOTOS

PHOTO A
NON-HISTORIC LAY-IN CEILINGS, TILE, GRID, LIGHTS, VENTS, ETC., TO BE REMOVED
DEMO NOTE [A] PROTECT ORIGINAL & HISTORIC PLASTER CEILINGS & TRIM
INTERIOR HP. NOTE #1,2,6,7
MEP HP. NOTE #1,2,3

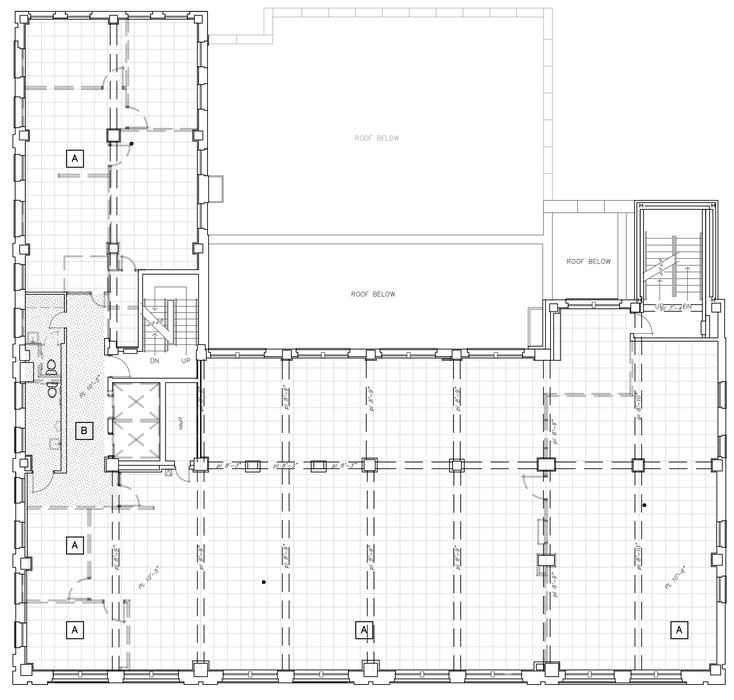
PHOTO B
NON HISTORIC GYP BD CEILING, HARDLID CEILING TO BE REMOVED.
DEMO NOTE [B] PROTECT ORIGINAL & HISTORIC PLASTER CEILINGS & TRIM
INTERIOR HP. NOTE #1,2,6,7
MEP HP. NOTE #1,3





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

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



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

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
10-24-2025
32854
STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D2.5

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HISTORIC PRESERVATION NOTES

WINDOWS

1. EXISTING WINDOWS ARE TO REMAIN AND SHOULD BE PROTECTED DURING THE INVESTIGATIVE DEMOLITION PROCESS.

INTERIOR

1. IF ANY HISTORIC FINISHES ARE UNCOVERED THROUGH THE COURSE OF INVESTIGATIVE DEMOLITION, THESE SHOULD BE PROTECTED TO THE GREATEST DEGREE POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
2. PLASTER CEILINGS AND PLASTER ARHCITECTURAL MOLDINGS AT THE BEAMS ON THE SECOND FLOOR SHOULD BE PROTECTED DURING THE INVESTIGATIVE DEMOLITION PROCESS.
3. HISTORIC WOOD FLOORS ARE LIKELY PRESENT BENEATH THE NON HISTORIC FINISHES IN AREAS NOTATED WITH DEMOLITION NOTES 1 AND 5. REMOVE NON-HISTORIC FINISHES IN A FASHION APPROPRIATE FOR THE PROTECTION OF WOOD FLOORING BENEATH.
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5. HISTORIC MILLWORK, SUCH AS PICTURE RAILS SHOULD BE PROTECTED TO THE GREATEST EXTENT POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
6. IF ANY HISTORIC FINISHES NOT PREVIOUSLY NOTED ARE UNCOVERED, CONTACT THE ARCHITECT.
7. DO NOT DEMO ANY EXISTING PLASTER FINISHES, INCLUDING CEILINGS, IF UNCOVERED DURING INVESTIGATIVE DEMOLITION. CONTRACTOR IS TO PROTECT PLASTER DURING THE DURATION OF DEMOLITION.
8. PROTECT WINDOWS AND/OR STOREFRONT TO REMAIN, NOTE #3. DO NOT DAMAGE FINISH, MATERIALS OR PARTS OF THE WINDOW/STOREFRONT SYSTEM, PROTECT & COVER AS REQUIRED.

VERTICAL CIRCULATION

1. PROTECT & COVER HISTORIC HANDRAILS IN THE STAIRWELLS DURING THE COURSE OF ALL WORK & DEMOLITION.
2. REMOVE CARPET WHERE PRESENT IN STAIRWELLS.

MECHANICAL, ELECTRICAL, PLUMBING

1. REMOVE LIGHT FIXTURES, CONDUIT, PIPING, VENTS, DUCTWORK, ASSOCIATED ANCHORS, BRACKETS, EQUIPMENT, CONTROLS, ETC.
2. REMOVE LAY-IN CEILING LIGHTS AND ALL ASSOCIATED CONDUIT, WIRING, CONTROLS, ETC.
3. PROTECT AVOID INTERFERENCE WITH ANY STRUCTURAL, MECHANICAL, ELECRICAL, OR PLUMBING WHEN SELECTING LOCATIONS TO CARRY OUT DEMOLITION NOTE NUMBER 3 & DEMO NOTE [B].

SPECIFIC DEMOLITION NOTES

[A] REMOVE ACOUSTIC CEILINGS, WITH ASSOCIATED MEP, LIGHT FIXTURES, WIRING, VENTS, GRILLS, PIPING, DUCTWORK, CEILING EQUIPMENT, ASSOCIATED ANCHORS, BRACKETS, CONTROLS, ETC., PROTECT ORIGINAL PLASTER CEILINGS, TRIM, MOULDING, CONSIDERED HISTORIC.

[B] REMOVE GYP BD, HARD LID CEILINGS, FRAMING, WITH ASSOCIATED MEP, LIGHT FIXTURES, WIRING, VENTS, GRILLS, PIPING, DUCTWORK, CEILING EQUIPMENT, ASSOCIATED ANCHORS, BRACKETS, CONTROLS, ETC., PROTECT ORIGINAL PLASTER CEILINGS, TRIM, MOULDING, CONSIDERED HISTORIC.

GENERAL DEMOLITION NOTES

1. REMOVE & DEMOLISH ALL EXISTING MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS. PROTECT HISTORIC PLASTER FINISHES & TRIM.
2. DO NOT DEMOLISH ANY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO BEAMS, JOISTS, COLUMNS, ETC. PROTECT DURING THE DURATION OF ALL DEMOLITION AND WORK.
3. REF DEMOLITION PLANS RELATED TO WALLS, FLOORS ETC.
4. IF HISTORIC ELEMENTS ARE UNCOVERED THAT ARE NOT ADDRESSED IN THIS SET OF OF DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY AND PROTECT DURING THE DURATION OF DEMOLITION & WORK.
5. NOTIFY ARCHITECT/OWNER IMMEDIATELY IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE FOUND OR SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION OF ALL DIFFERING TRADES.

REFERENCE PHOTOS

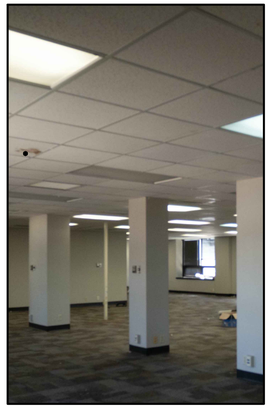


PHOTO A
NON-HISTORIC LAY-IN CEILINGS, TILE, GRID, LIGHTS, VENTS, ETC., TO BE REMOVED.
DEMO NOTE [A] PROTECT ORIGINAL & HISTORIC PLASTER CEILINGS & TRIM
INTERIOR HP. NOTE #1,2,6,7,
MEP HP. NOTE #1,2,3

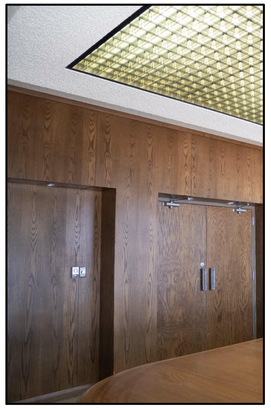
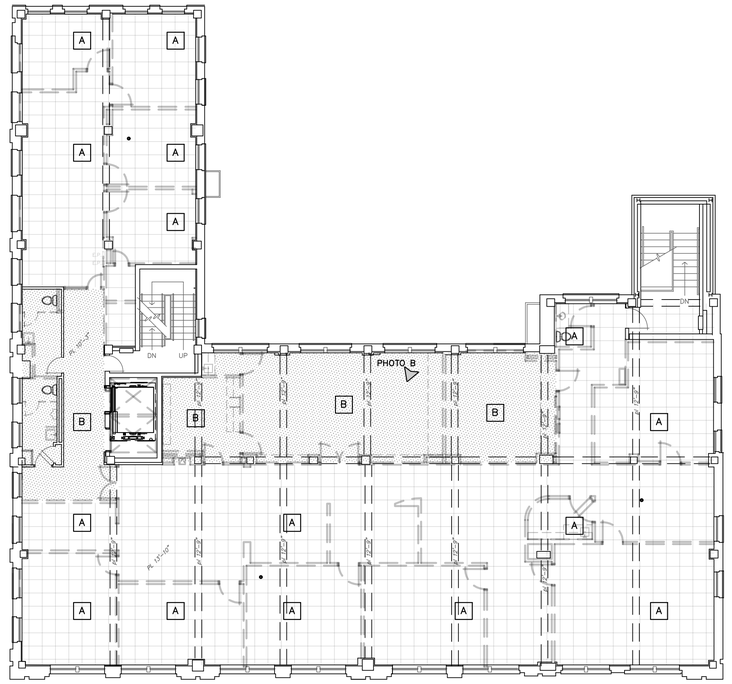
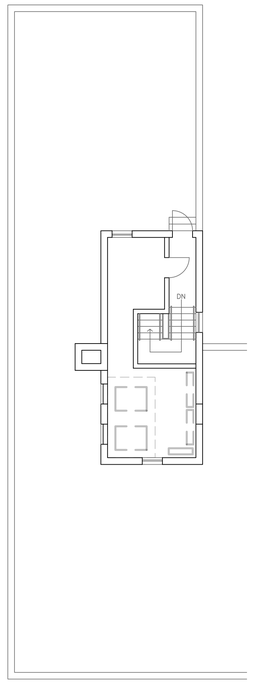


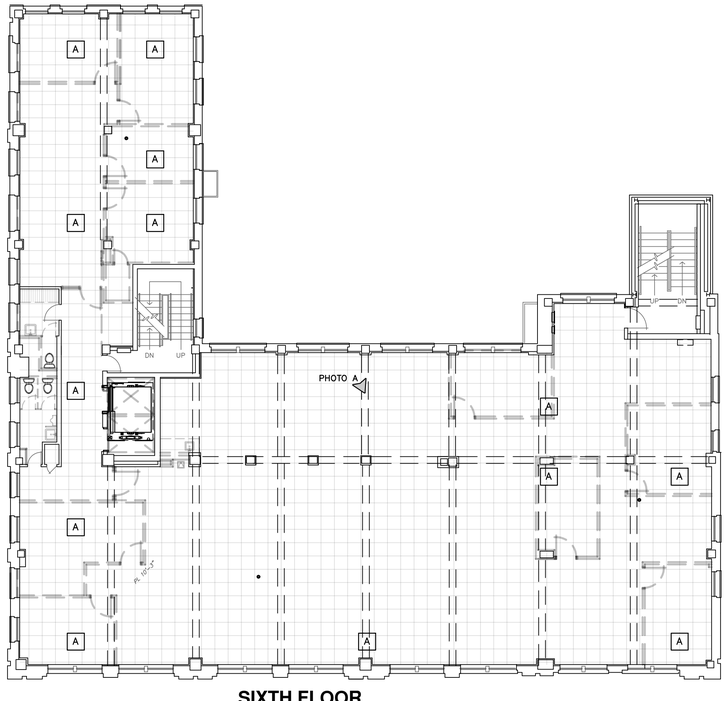
PHOTO B
NON HISTORIC GYP BD CEILING, HARDLID LIGHT CEILING, GRID, LIGHTS, VENTS, ETC., TO BE REMOVED.
DEMO NOTE [B] PROTECT ORIGINAL & HISTORIC PLASTER CEILINGS & TRIM
INTERIOR HP. NOTE #1,2,6,7
MEP HP. NOTE #1,3



B SEVEN FLOOR DEMOLITION CEILING PLAN
3/32"=1'-0"



C PENTHOUSE DEMOLITION CEILING PLAN
3/32"=1'-0"



A SIXTH FLOOR DEMOLITION CEILING PLAN
3/32"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT
JAMES BRET GILLAM
10-24-2025
32854
STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D2.6

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PHOTO C
NTS

PHOTO B
NTS

PHOTO A
NTS

PHOTO D
NTS

SPECIFIC ROOF DEMOLITION NOTES

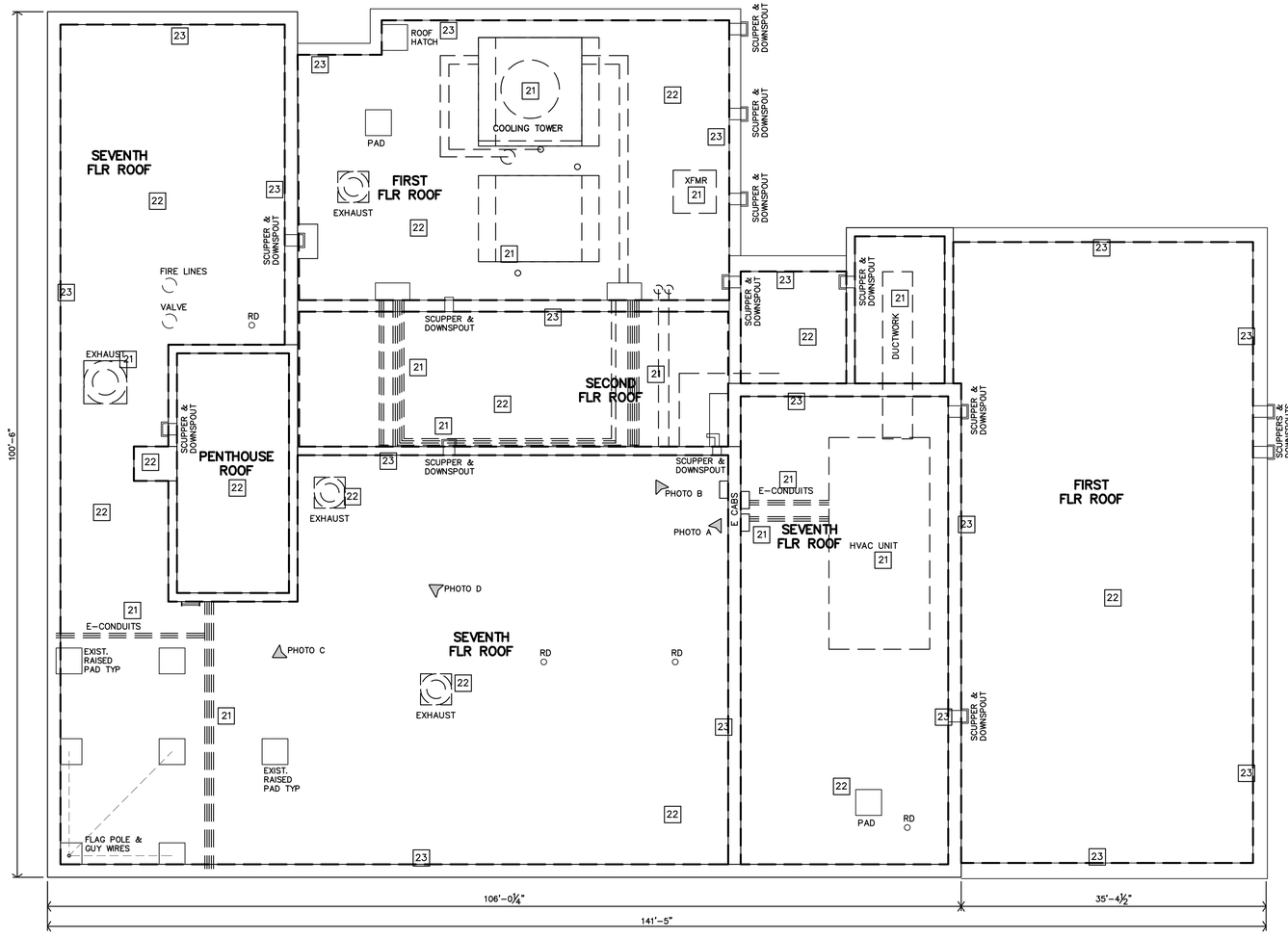
21 COORDINATE WITH MECHANICAL, ELECTRICAL, & PLUMBING, DOCUMENTS. REMOVE ALL EXISTING MECHANICAL, ELECTRICAL, AND PIPING, INCLUDING COOLING TOWERS, CONDENSING UNITS, BLOWERS, CONDUIT, J-BOXES, ELEC., CABINETS, FANS, EXHAUST, ANCHORS, STRAPS, AND ALL ASSOCIATED ATTACHMENTS

22 PREPARE FOR NEW ROOF. REMOVE ALL ROOFING MATERIALS, (GRAVEL, MEMBRANES, TAR, CAULK, FLASHING, ANCHORS & ATTACHMENTS. CLEAN DECK AS REQUIRED AND APPROVED BY ROOFING MANUFACTURER & INSTALLER.

23 CLEAN, TUCKPOINT, SEAL, & CAULK ALL PARAPET WALLS & CAPS TO BE WEATHER TIGHT. REMOVE & REPLACE ANY DAMAGED CAPS, (MASONRY, TILE, OR CAST), INCLUDING ASSOCIATED METAL FLASHINGS.

GENERAL DEMOLITION 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. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS



ROOF DEMOLITION PLAN
1/8"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
10-24-2025
22854
STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D2.7

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HISTORIC PRESERVATION NOTES

EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, PRE-CAST, STONE, WINDOWS, & CHARACTER-DEFINING FEATURES, CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. EXISTING BRICK & EXISTING CAST STONE REHABILITATION SHALL CONSIST OF SPOT REPOINTING, SEALING 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 BRIEF 2 SPECIFIES RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
4. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK 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 EXISTING BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC EXISTING BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
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ENTRANCES AND STOREFRONT

1. THE NONHISTORIC 2-STORY PRE-CAST PANELS, OVER THE EXISTING BRICK & STOREFRONTS SHALL BE REMOVED.
2. CURRENT INVESTIGATIONS, INDICATE THE ORIGINAL STOREFRONT BEHIND THESE PANELS HAVE BEEN REMOVED. HOWEVER, IF THE ORIGINAL STOREFRONT REMAINS, IT SHOULD BE PROTECTED, REMAIN AND EVALUATED BY ARCHITECT & HISTORICAL CONSULTANT, AS TO POSSIBLE RE-USE &/OR REPAIR IN LIEU OF REPLACEMENT. CONTACT THE ARCHITECT IF ANY IS DISCOVERED.

WINDOWS

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GENERAL DEMOLITION NOTES

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5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
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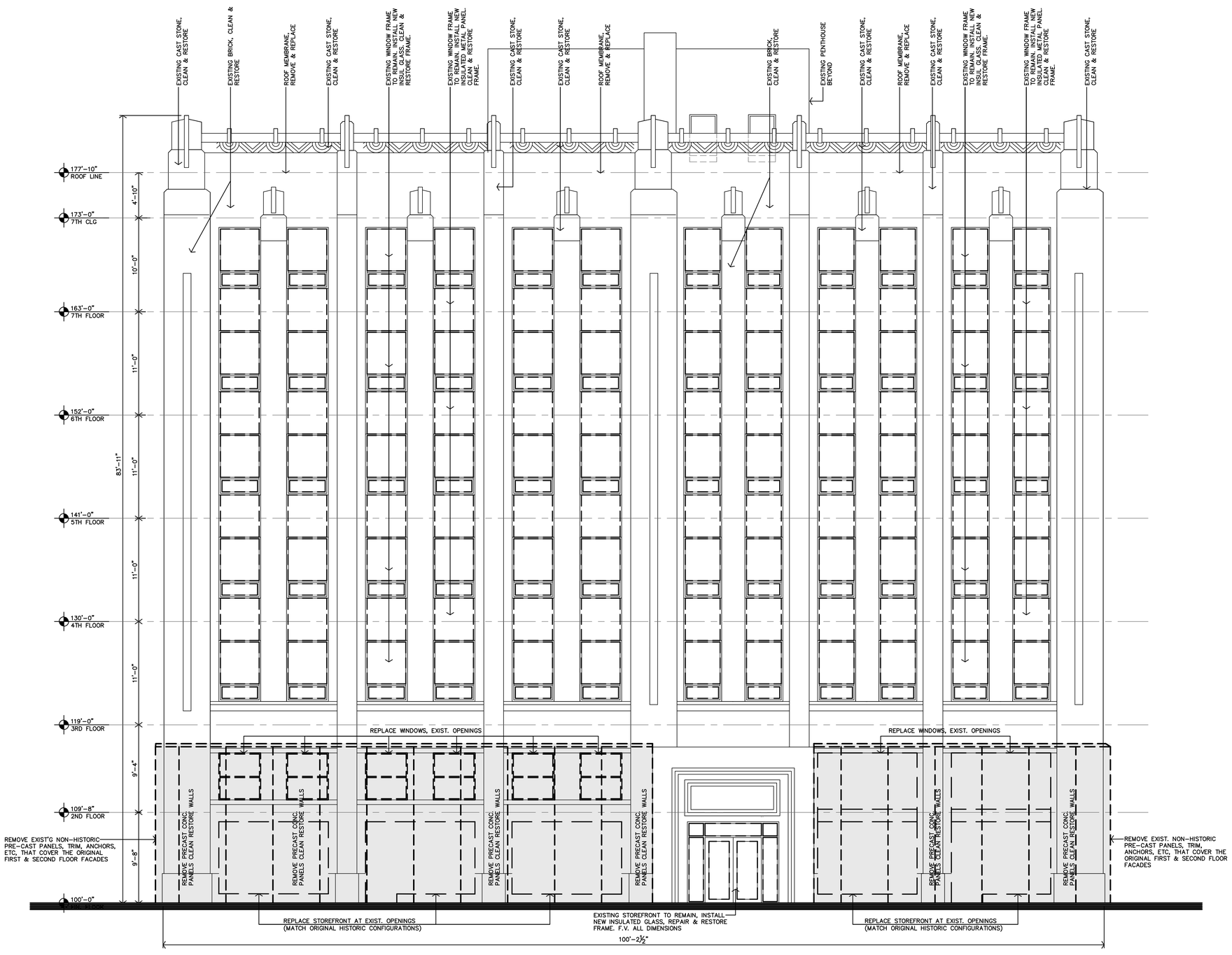
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS



A **DEMOLITION WEST ELEVATION**
3/16"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 22854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D3.1

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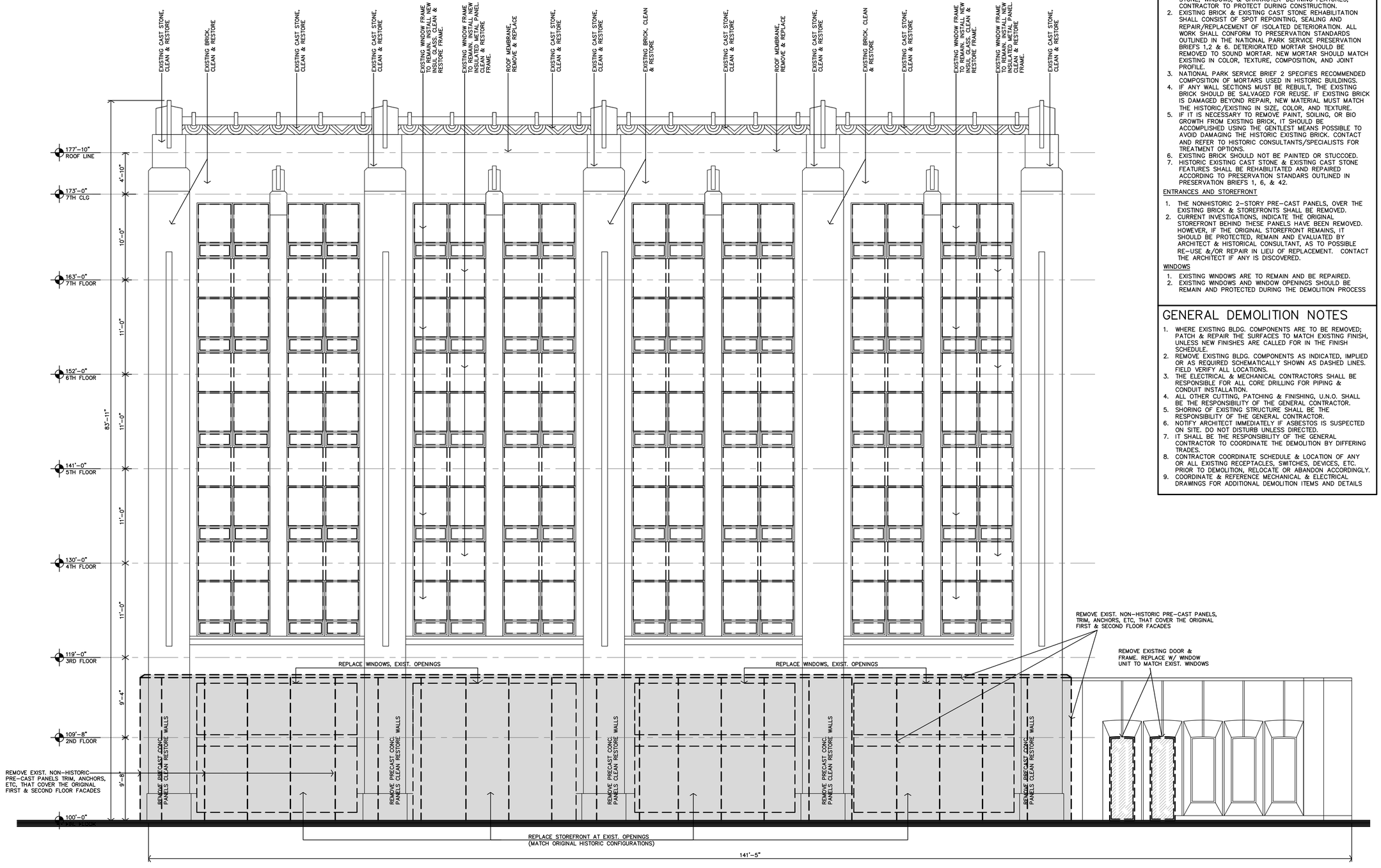

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A **DEMOLITION SOUTH ELEVATION**
3/16"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT JAMES-ROBERT GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

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3/16"=1'-0"

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILMAN 10-24-2025 22853 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

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B **DEMOLITION EAST ELEVATION**
3/16"=1'-0"

A **DEMOLITION EAST ELEVATION**
3/16"=1'-0"

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ABILENE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
10-24-2025
22853
STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

D3.4

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D OUTDOOR BENCH
NO SCALE

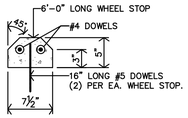
PARKING SUMMARY

ACCESSIBLE PARKING STALLS	STANDARD	4
	VAN	1
STANDARD PARKING STALLS UNCOVERED		68
TOTAL PROVIDED PARKING STALLS		74
PARKING RATIO (STALLS/UNITS)		1.51

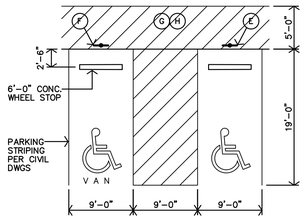
LOCAL PARKING REQUIREMENTS

CITY OF ABILENE – ZONING ORDINANCES CHART 2.4.2.

MULTI-FAMILY – 3 STALLS REQUIRED PER EVERY 2 DWELLINGS. THUS, (49 UNITS/2 = 24.5 X 3 = 73.5)
74 PARKING STALLS REQUIRED.



C WHEEL STOP DETAIL
1"=1'-0"



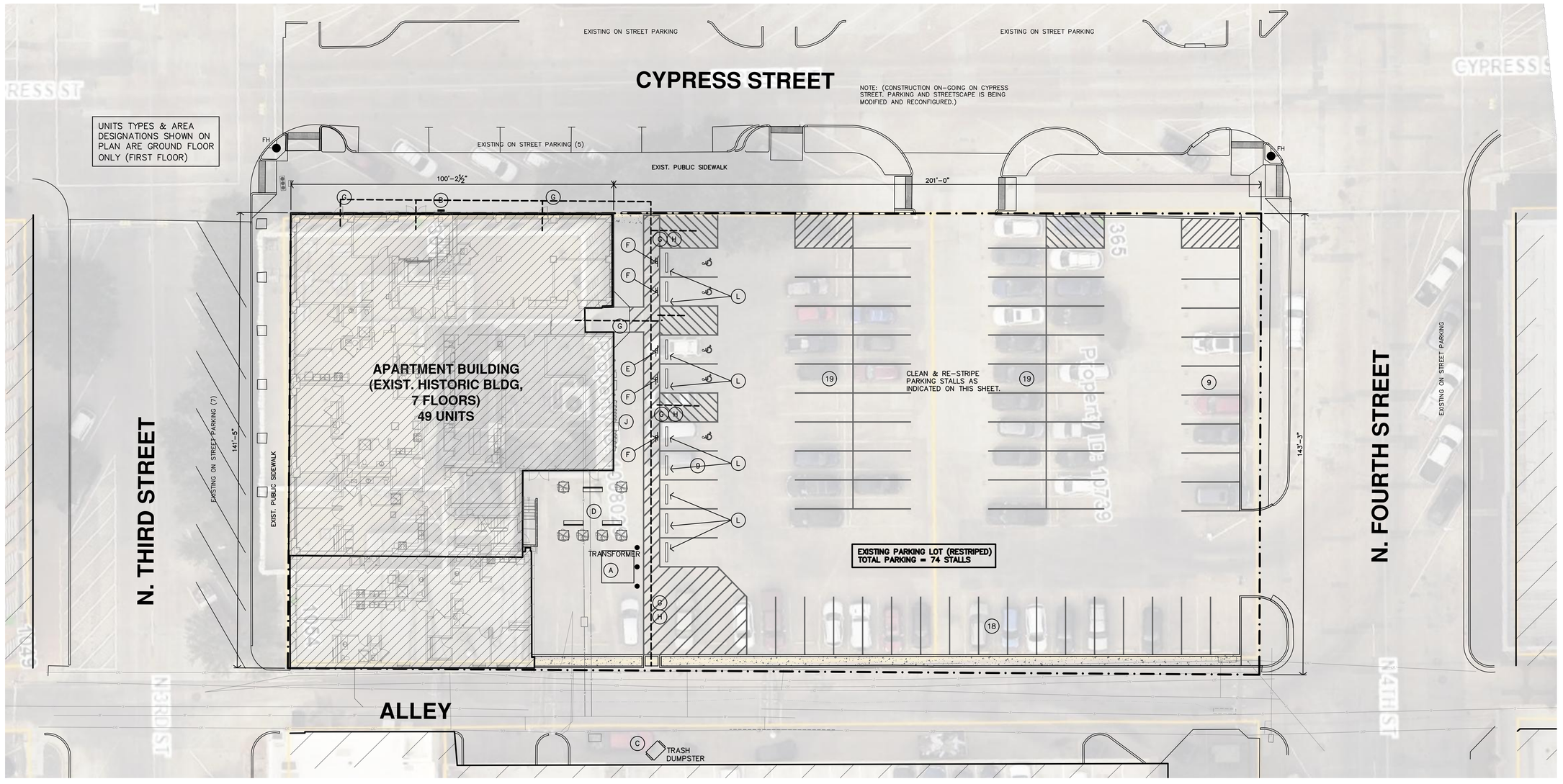
B HANDICAPPED PARKING
1"=10'-0"

SITE PLAN KEY NOTES

A	BUILDING TRANSFORMER REF. ELECT. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH ELECT. COMPANY
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	TRASH DUMPSTER
D	NEW BENCH, REF. SHEET A1.2 & PLANTERS
E	POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
F	POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	DASHED LINE INDICATES ACCESSIBLE PATH
H	PAINTED STRIPPING @ ACCESSIBLE ROUTE
J	BUILDING METER CENTER REF. ELECT. DWGS
K	INSTALL NEW REMOTE FDC PER CIVIL DRAWINGS
L	6'-0" CONCRETE WHEEL STOP. REF. A1.1

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



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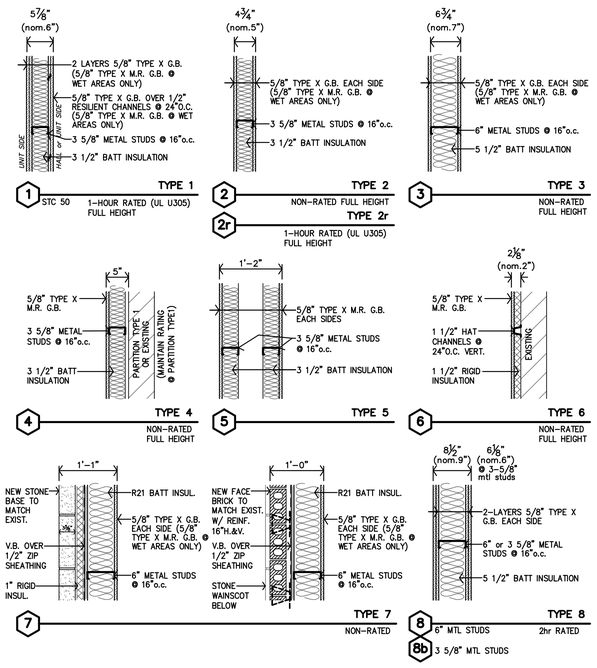
PARTITION SCHEDULE

- 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 FOR RATED WALLS, LOCATIONS & CODE INFORMATION
- ALTERNATE: INSTALL WOOD STUDS IN PLACE OF METAL STUDS.
  - 3 5/8" METAL STUDS = 2x4 WOOD STUDS
  - 6" METAL STUDS = 2x6 WOOD STUDS
  - 1 1/2" METAL HAT CHANNELS = 2x2 WOOD STUDS

WALL LEGEND

EXISTING WALL	
1-HOUR RATED FULL HGT	
NON-RATED FULL HGT	
2-HOUR RATED	



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STRUCTURE, AND EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK 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. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED AND REPAIRED ACCORDING TO PRESERVATION STANDARS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, AND TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES AND STOREFRONT

1. THE NONHISTORIC PRECAST PANELS OVER THE STOREFRONTS SHOULD BE REMOVED.
2. NEW STOREFRONT THAT MATCHES THAT SEEN IN HISTORIC PHOTOGRAPHS AND DRAWINGS WILL REPLACE THE MISSING HISTORIC STOREFRONT. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS MAY BE INSULATED AND/OR LOW-E BUT MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLT.
3. DIVIDED LIGHT TRANSOMS MAY BE TRUE DIVIDED OR SIMPLIFIED. IF SIMPLIFIED, TRANSOMS SHOULD HAVE BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS. IF INSULATED, TRANSOMS SHOULD HAVE SPACER BARS BETWEEN PANES OF GLASS.

WINDOWS

1. EXISTING WINDOWS ARE TO REMAIN AND BE REPAIRED.
2. NEW WINDOWS WILL BE ADDED TO THE REAR ELEVATIONS, THESE WILL BE SIMILAR TO HISTORIC WINDOWS BUT DISTINCT IN DETAIL. NEW WINDOWS MAY BE WOOD, CLAD-WOOD, OR ALUMINUM. GLASS SHOULD BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.

INTERIOR

1. NON-HISTORIC FINISHES MAY REMAIN OR BE REMOVED. IF ANY HISTORIC FINISHES ARE UNCOVERED THROUGH THE COURSE OF DEMOLITION, THESE SHOULD BE PROTECTED, RETAINED, AND REPAIRED TO THE GREATEST DEGREE POSSIBLE.
2. NEW PARTITIONS WILL NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. ANY WALL JOGS WILL BE HELD BACK FROM WINDOWS AT LEAST 4'. WHERE A PARTITION MUST INTERSECT WITH A MULLION, IT MUST BE NO THICKER THAN THE MULLION FOR 18" BACK FROM THE WINDOW.
3. EXISTING NON-HISTORIC FINISHES MAY BE REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE DISCOVERED, THESE SHOULD BE RETAINED AND REPAIRED TO THE GREATEST EXTENT POSSIBLE.
5. PLASTER CEILINGS AND PLASTER OGEE TRIM AT THE BEAMS ON THE SECOND FLOOR SHOULD BE PRIORITIZED. THESE SHOULD BE RETAINED AND REPAIRED IN ACCORDANCE WITH PRESERVATION BRIEF 21.
6. ORIGINAL CEILING HEIGHTS WILL BE RESTORED WHEREVER POSSIBLE, PRIORITIZING PUBLIC SPACES, SUCH AS CORRIDORS AND MEETING ROOMS. IF POSSIBLE, LIVING ROOMS WILL HAVE ORIGINAL CEILING HEIGHTS.
7. WOOD FLOORS WILL BE RETAINED AND RESTORED TO THE GREATEST EXTENT POSSIBLE. DAMAGED OR MISSING PLANKS SHOULD BE REPLACED IN KIND AND ANY PATCHES KNITTED INTO THE FLOOR PATTERN.
8. HISTORIC MILLWORK, SUCH AS PICTURE RAILS, WILL BE RETAINED AND REPAIRED TO THE GREATEST EXTENT POSSIBLE WITH DAMAGED OR MISSING ELEMENTS REPLACED IN KIND.
9. NEW MILLWORK SHOULD BE DISTINCT FROM HISTORIC.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS CAN REPLACE EXISTING IN THE CURRENT SHAFT. THE ELEVATOR LOBBIES SHOULD RETAIN THEIR CURRENT CONFIGURATION
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED
3. IN ORDER TO MEET CODE

MECHANICAL, ELECTRICAL, PLUMBING

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, AND LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES AND NOT PRIMARY FACADES.

LIGHTING & SINAGE

1. NEW EXTERIOR LIGHTING FIXTURES SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING. ACCENT LIGHTING SHOULD BE VISIBLY UNOBTRUSIVE.
2. NEW INTERIOR LIGHTING SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
3. THE BLADE SIGN COULD BE REFERENCED IN SHAPE, SCALE, AND STYLE IN A NEW BLADE SIGN WITH THE BUILDING'S NEW NAME.
4. SMALLER SIGNS AT THE STOREFRONT LEVEL SHOULD BE INSTALLED ABOVE WINDOWS OR, IF NECESSARY, ANCHORED INTO MASONRY.

SQUARE FOOTAGE

	NO.	UNIT	TDHCA NRA	IBC 2021
FIRST FLOOR	#127	UNIT 1B 1 BEDROOM	373 sf	
	#128	UNIT 2B 2 BEDROOM	969 sf	
	#129	UNIT 2A 2 BEDROOM	926 sf	
	#131	UNIT 1C 1 BEDROOM	657 sf	
	#132	UNIT 1D 1 BEDROOM	689 sf	
	#133	UNIT 2E 2 BEDROOM	862 sf	
	#211	UNIT eC EFFICIENCY	554 sf	
	#212	UNIT eB EFFICIENCY	508 sf	
	#213	UNIT 1A 1 BEDROOM	690 sf	
SECOND FLOOR	#214	UNIT 1G 1 BEDROOM	810 sf	
	#216	UNIT 2B 2 BEDROOM	995 sf	
	#217	UNIT 2B 2 BEDROOM	969 sf	
	#307	UNIT 2D 2 BEDROOM	1,054 sf	
	#308	UNIT 1H 1 BEDROOM	631 sf	
	#309	UNIT 1J 1 BEDROOM	601 sf	
THIRD FLOOR	#311	UNIT 1K 1 BEDROOM	601 sf	
	#312	UNIT eA EFFICIENCY	543 sf	
	#313	UNIT eD EFFICIENCY	506 sf	
	#314	UNIT 2C 2 BEDROOM	887 sf	
	#407	UNIT 2D 2 BEDROOM	1,070 sf	
	#408	UNIT 1H 1 BEDROOM	635 sf	
	#409	UNIT 1J 1 BEDROOM	602 sf	
FOURTH FLOOR	#411	UNIT 1K 1 BEDROOM	602 sf	
	#412	UNIT eF EFFICIENCY	537 sf	
	#413	UNIT eD EFFICIENCY	504 sf	
	#414	UNIT 2C 2 BEDROOM	866 sf	
	#507	UNIT 2D 2 BEDROOM	1,068 sf	
	#508	UNIT 1H 1 BEDROOM	635 sf	
	#509	UNIT 1J 1 BEDROOM	602 sf	
FIFTH FLOOR	#511	UNIT 1K 1 BEDROOM	602 sf	
	#512	UNIT eF EFFICIENCY	537 sf	
	#513	UNIT eD EFFICIENCY	503 sf	
	#514	UNIT 2C 2 BEDROOM	860 sf	
	#607	UNIT 2D 2 BEDROOM	1,068 sf	
	#608	UNIT 1H 1 BEDROOM	635 sf	
	#609	UNIT 1J 1 BEDROOM	602 sf	
SIXTH FLOOR	#611	UNIT 1K 1 BEDROOM	602 sf	
	#612	UNIT eF EFFICIENCY	537 sf	
	#613	UNIT eD EFFICIENCY	504 sf	
	#614	UNIT 2C 2 BEDROOM	864 sf	
	#707	UNIT 2D 2 BEDROOM	1,068 sf	
	#708	UNIT 1H 1 BEDROOM	644 sf	
	#709	UNIT 1J 1 BEDROOM	602 sf	
SEVENTH FLOOR	#711	UNIT 1K 1 BEDROOM	609 sf	
	#712	UNIT eF EFFICIENCY	547 sf	
	#713	UNIT eD EFFICIENCY	502 sf	
	#714	UNIT 2C 2 BEDROOM	864 sf	

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 REF SPEC. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2021 IBC, SECTION 906.1. REF. SHEET A2.0 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
14. REF. PLUMBING DRAWINGS FOR RADON PIPE LOCATIONS.

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. *TYPE B UNITS: (ALL UNITS, EXCEPT FOR ACCESSIBLE UNIT)*
   - KITCHEN & BATH – REMOVABLE CABINET FRONTS @ SINKS WHERE INDICATED ON ELEVATIONS. WALLS SHALL BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
   - WHERE REMOVABLE CABINETS ARE INDICATED, CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPES & DISPOSAL COVERS. OWNER TO INSTALL COVERS AFTER CABINET FRONT IS REMOVED AT LATER DATE.
   - CONTRACTOR TO INSTALL BLOCKING IN WALLS FOR ALL COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, FUTURE GRAB BARS AND FUTURE SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A8.4)
   - 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 A8.4)
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD. HEIGHT AS NOTED.
8. *HEARING/VISION IMPAIRED UNIT:*
   - ALL TYPE B 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. BLINDS OR WINDOW COVERINGS FOR ALL WINDOWS
    m. ENERGY-STAIR OR EQUIVALENTLY RATED CEILING FANS IN ALL BEDROOMS.
    n. ENERGY-STAR OR EQUIVALENTLY RATED LIGHTING
    o. ALL AREAS OF UNIT WILL BE HEATED AND AIR-CONDITIONED
    p. ENERGY STAR OR EQUIVALENTLY RATED WINDOWS
    q. COVERED ENTRIES
    r. MICROWAVE OVENS
    h. SELF-CLEANING OR CONTINUOUS CLEANING OVEN/RANGE
    i. BUILT-IN (RECESSED INTO THE WALL) SHELVING UNIT
    j. KITCHEN PANTRY WITH SHELVING
    k. HARD FLOOR SURFACES IN OVER 50% OF UNIT NRA.
    l. RECESSED LED LIGHTING OR LED LIGHTING FIXTURES IN KITCHEN AND LIVING AREAS
    m. EPA WATERSENSE OR EQUIVALENTLY QUALIFIED TOILETS IN ALL BATHROOMS.
    n. EPA WATERSENSE OF EQUIVALENTLY QUALIFIED SHOWERHEADS AND FAUCETS IN ALL BATHROOMS.

APARTMENT CHART

TYPE OF APARTMENT	1st FLOOR	2nd FLOOR	3rd–7th FLOOR	TOTAL
ACCESSIBLE UNITS	#129	#213	#312	3
HEARING/VISION IMPAIRED TYPE B UNIT	#127			1
TYPE B UNITS	ALL REMAINING UNITS			43
TOTAL	6	6	35	47

#127 – 1BED HEARING/VISION IMPAIRED
#129 – 2BED ACCESSIBLE
#213 – 1BED ACCESSIBLE
#312 – EFFICIENCY ACCESSIBLE

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

APT. KITCHEN MATRIX

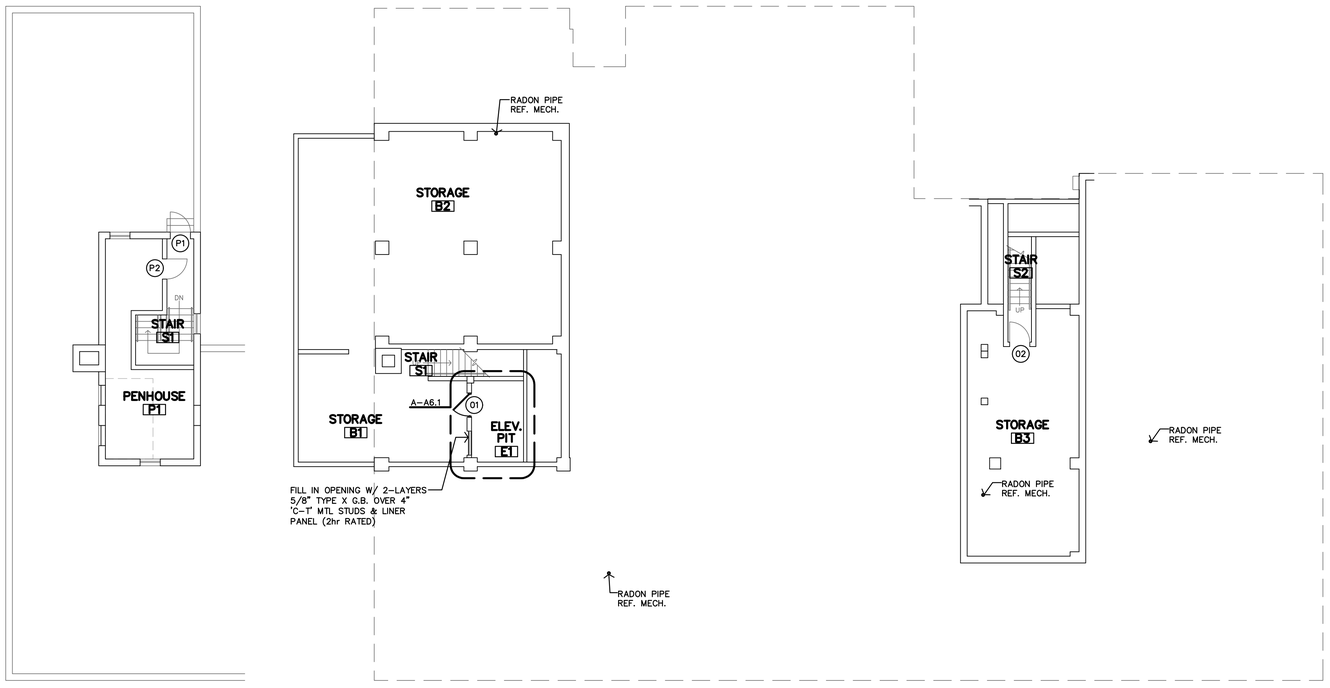
REF. SHEETS A9.4–A9.5

TYPE	UNIT NO.
ACCESSIBLE TYPE 1	129
ACCESSIBLE TYPE 2	213
ACCESSIBLE TYPE 3	312
TYPE 4	412, 512, 612, 712
TYPE 5	127, 132, 133, 214, 216, 217, 309, 311, 314, 409, 411, 414, 509, 511, 514, 609, 611, 614, 709, 711, 714
TYPE 6	308, 408, 508, 608, 708
TYPE 7	128
TYPE 8	131
TYPE 9	211
TYPE 10	212
TYPE 11	313, 413, 513, 613, 713
TYPE 12	307, 407, 507, 607, 707

APT. BATH MATRIX

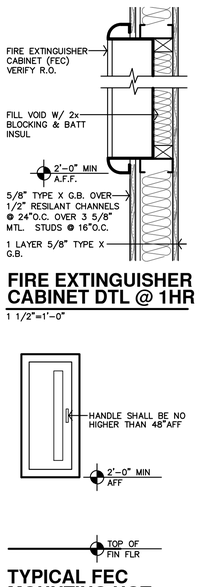
REF. SHEETS A8.2–A8.4

TYPE	UNIT NO.
ACCESSIBLE TYPE 1	129
ACCESSIBLE TYPE 2	213
ACCESSIBLE TYPE 3	312
TYPE 4	127, 128, 131, 132, 133, 211, 212, 214, 216, 217, 307, 308, 309, 311, 313, 407, 408, 409, 411, 413, 414, 507, 508, 509, 511, 513, 514, 607, 608, 609, 611, 613, 614, 707, 708, 709, 711, 713, 714
TYPE 5	314, 414, 514, 614, 714
TYPE 6	412, 513, 613, 713



B **PENHOUSE PLAN**
3/32"=1'-0"

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



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

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

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32857 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

A2.0

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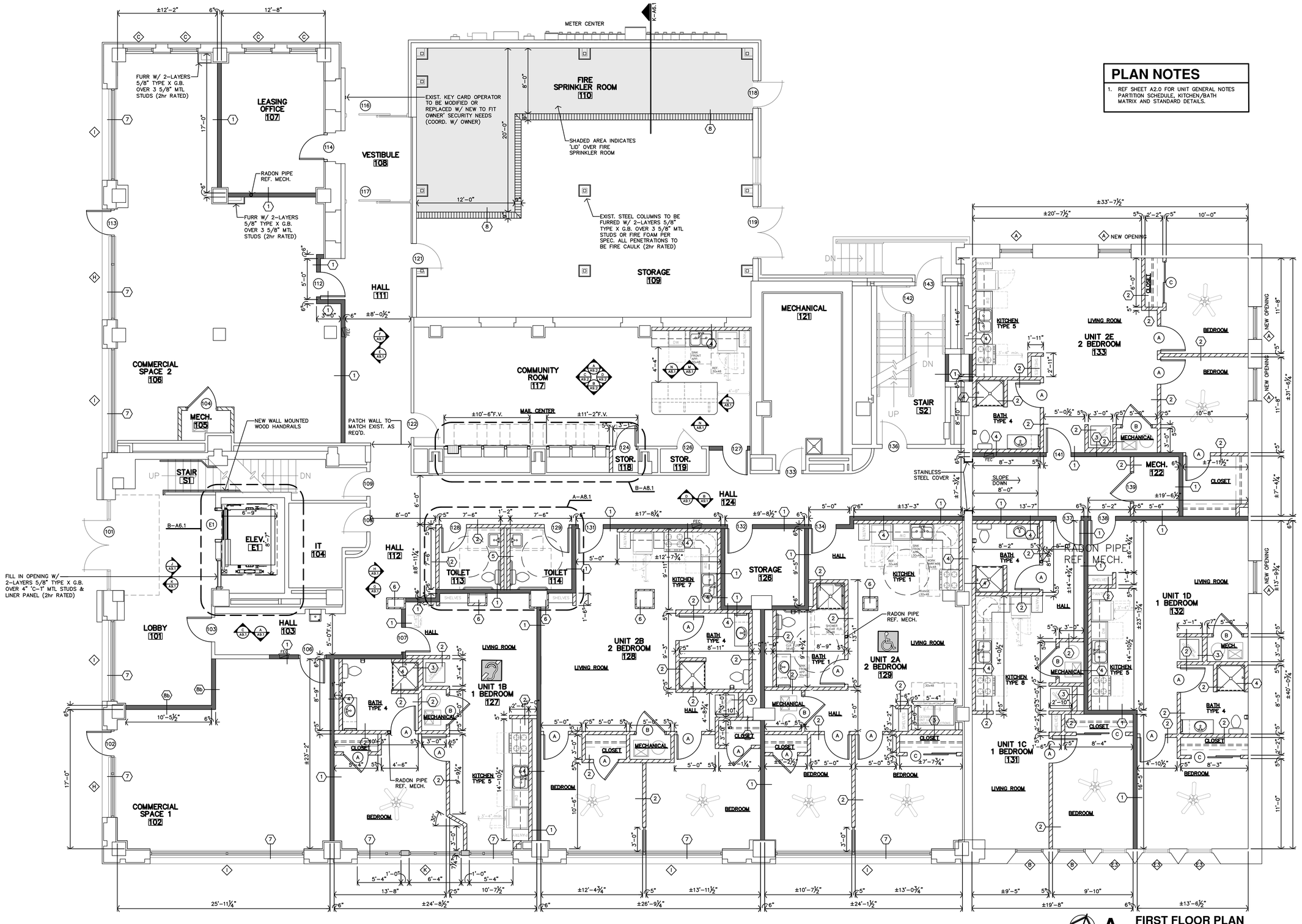
PLAN NOTES

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



A **FIRST FLOOR PLAN**
3/16"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT
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10-24-2025
32853
STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

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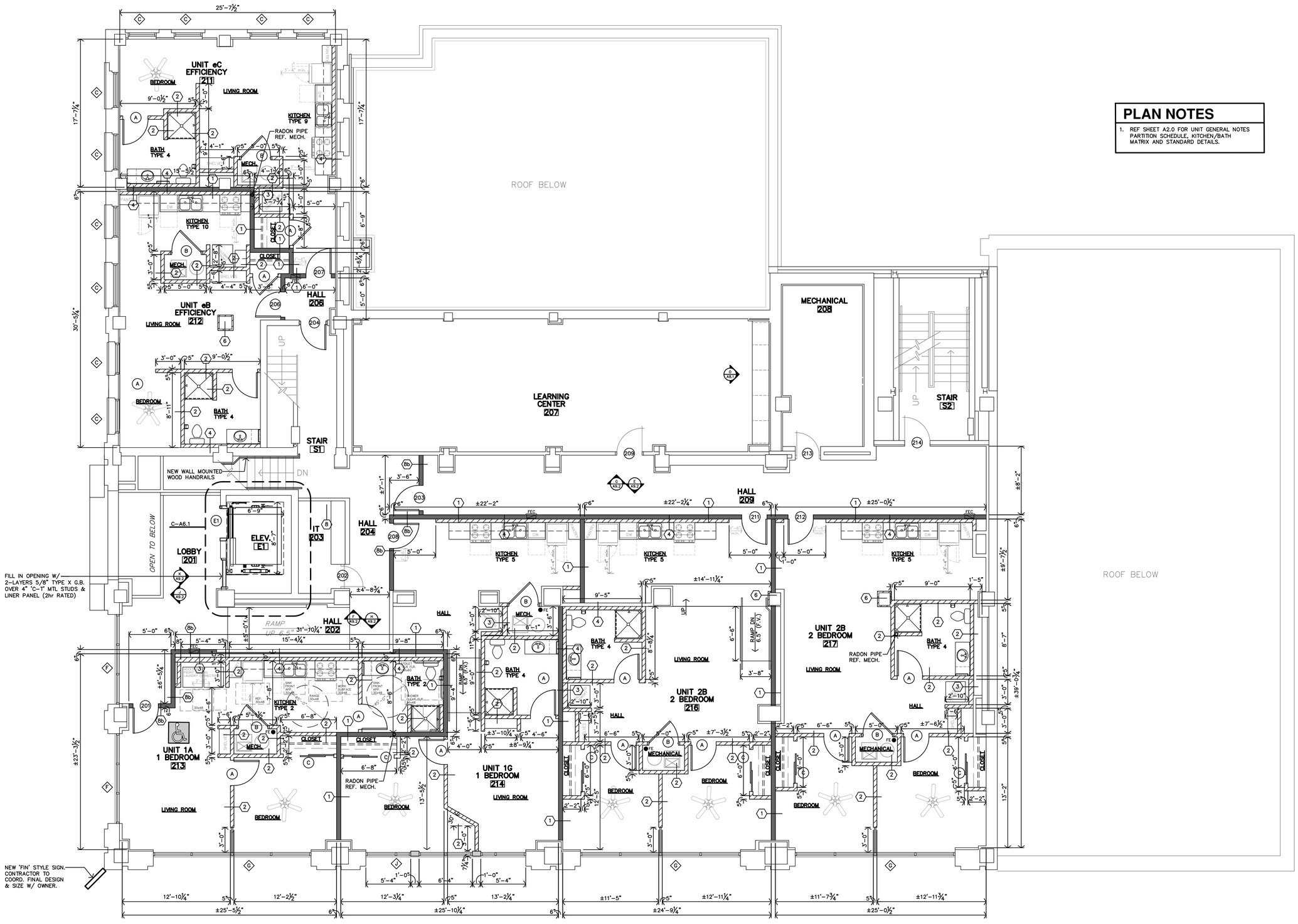

PLAN NOTES

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

A SECOND FLOOR PLAN
3/16"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

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10-24-2025
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STATE OF TEXAS

REVISION:

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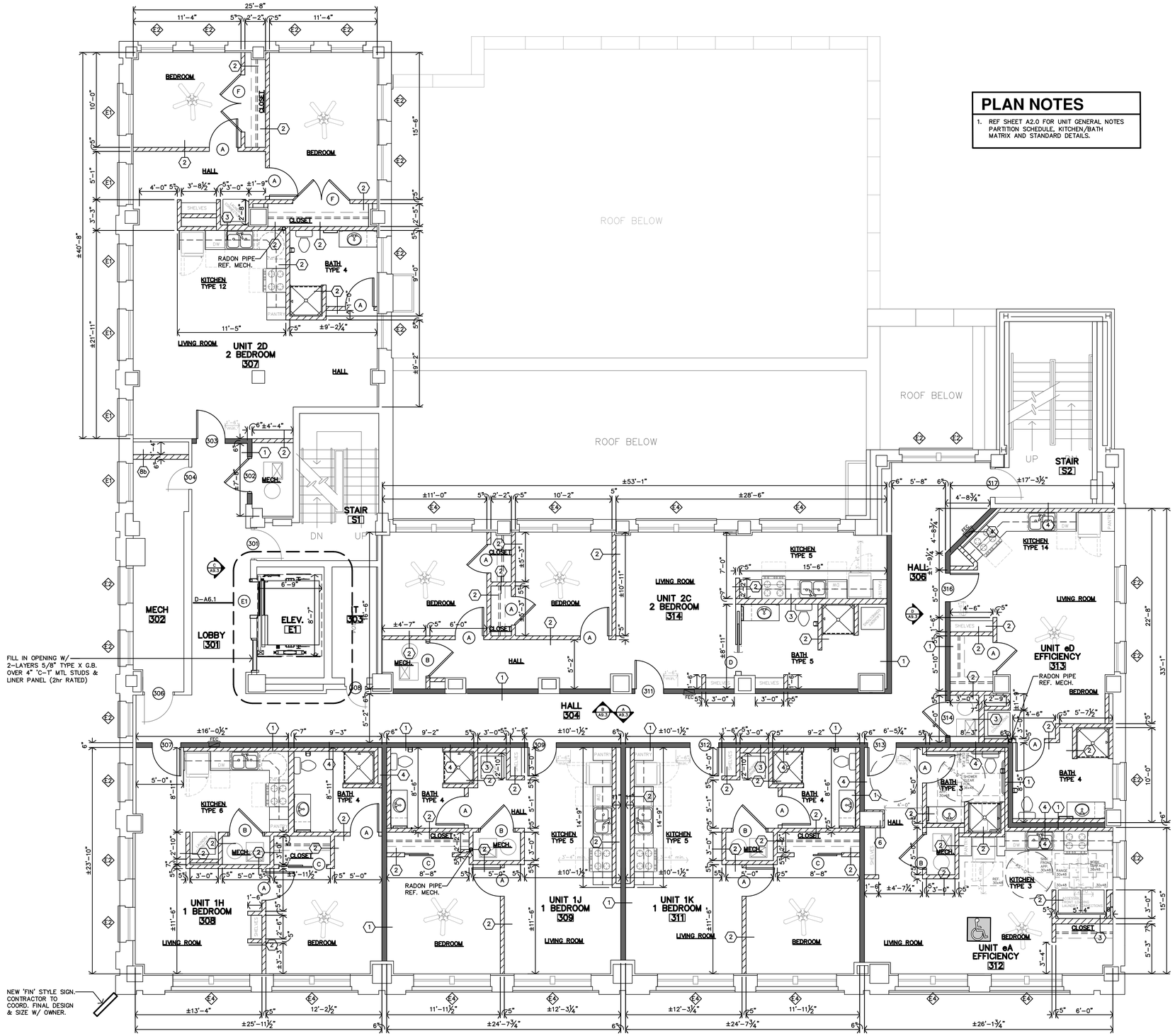

PLAN NOTES

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

A THIRD FLOOR PLAN
3/16"=1'-0"

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:	
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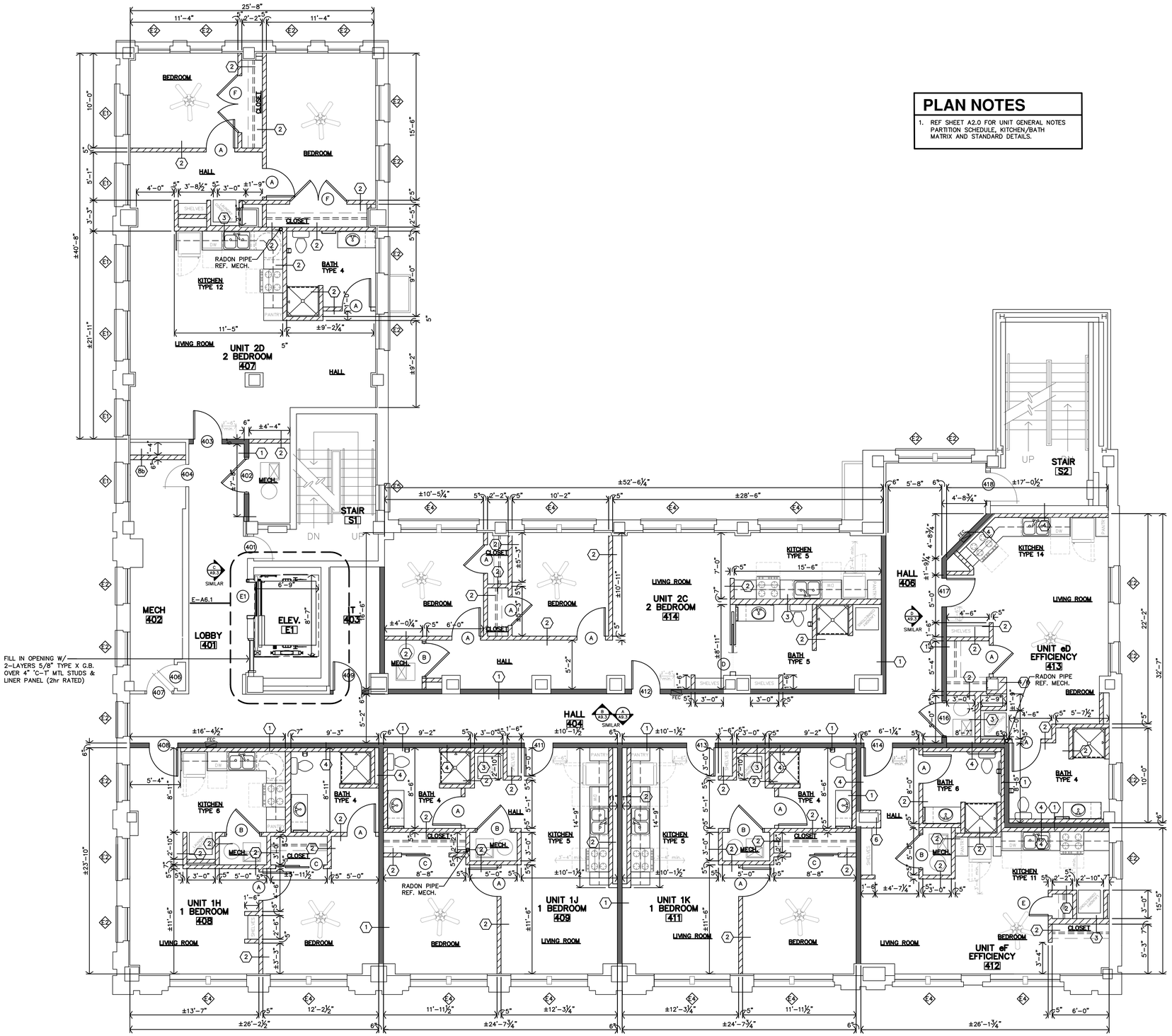

PLAN NOTES

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

A FOURTH FLOOR PLAN
3/16"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

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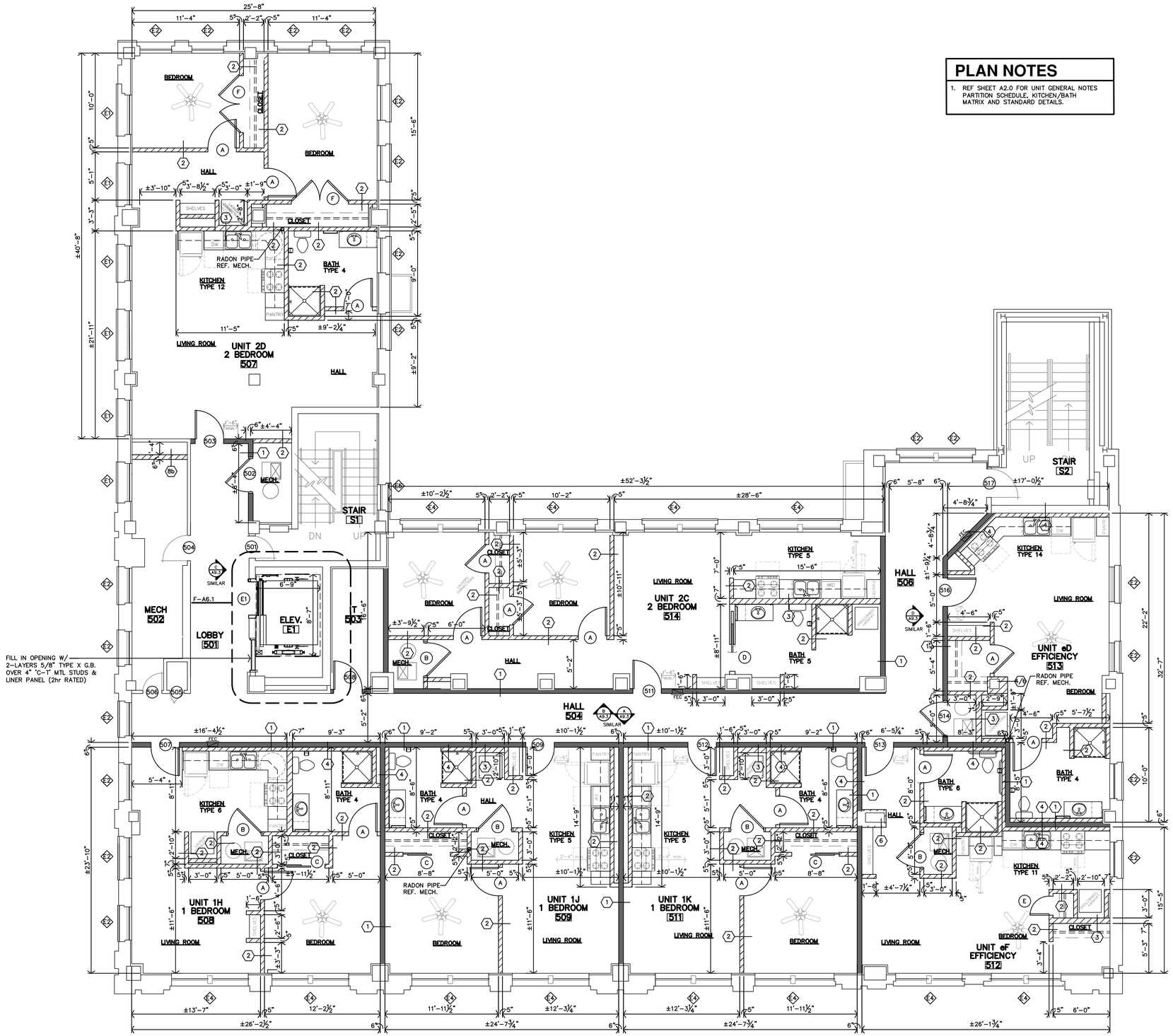
PLAN NOTES

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



A **FIFTH FLOOR PLAN**
3/16"=1'-0"

LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

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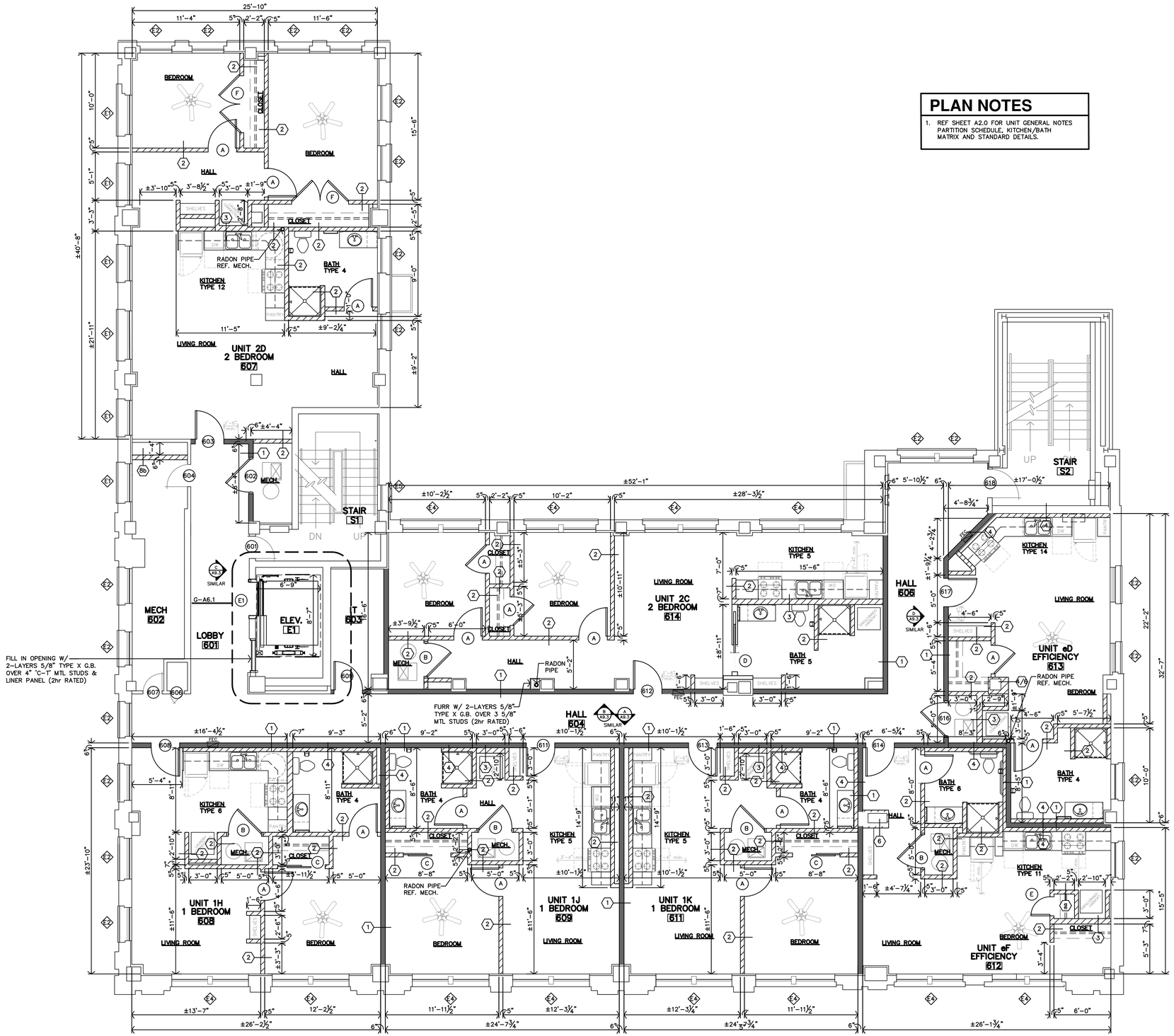
PLAN NOTES

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



A SIXTH FLOOR PLAN
3/16"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
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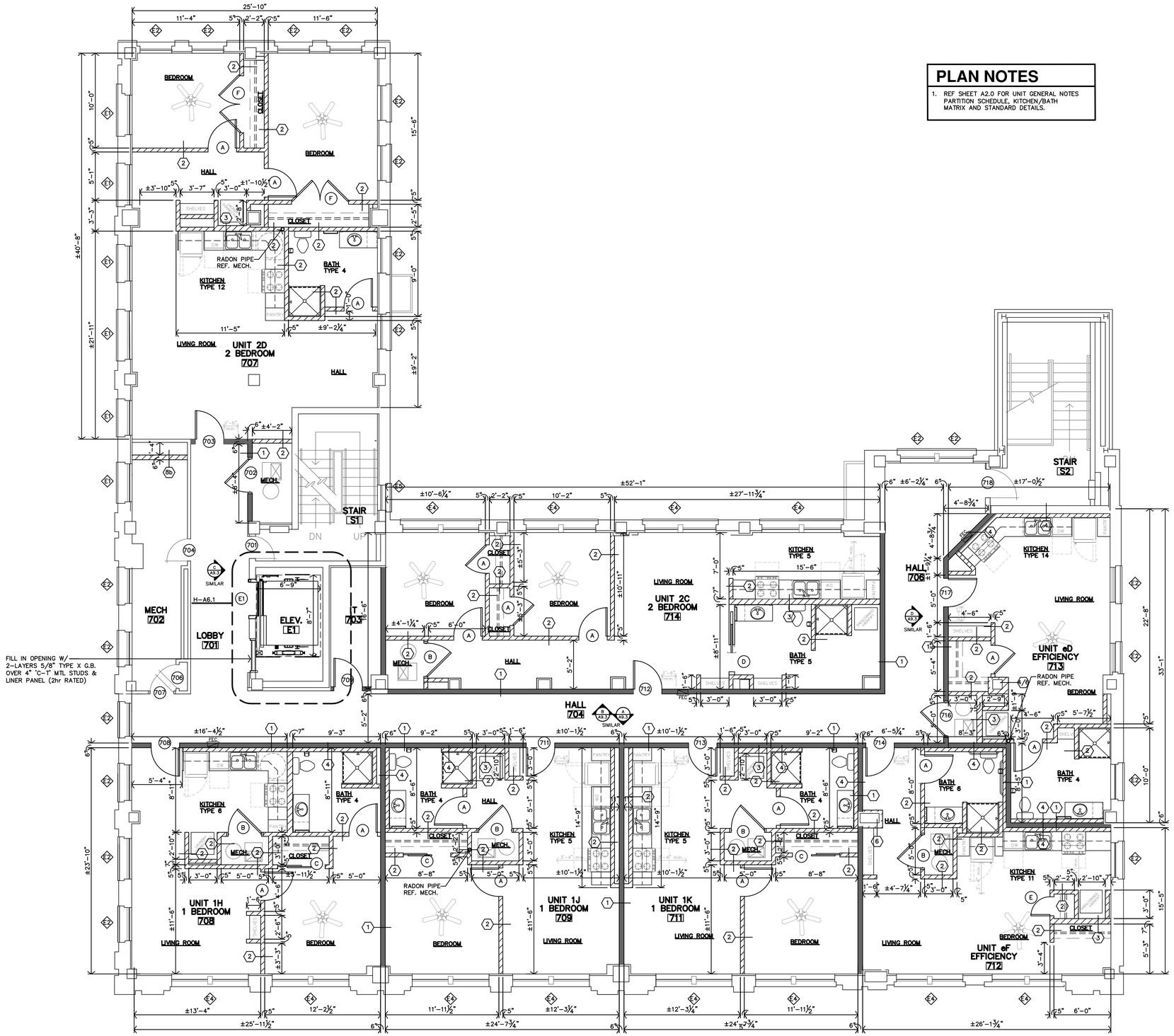
PLAN NOTES

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



A **SEVENTH FLOOR PLAN**
3/16"=1'-0"

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
10-24-2025
32854
STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

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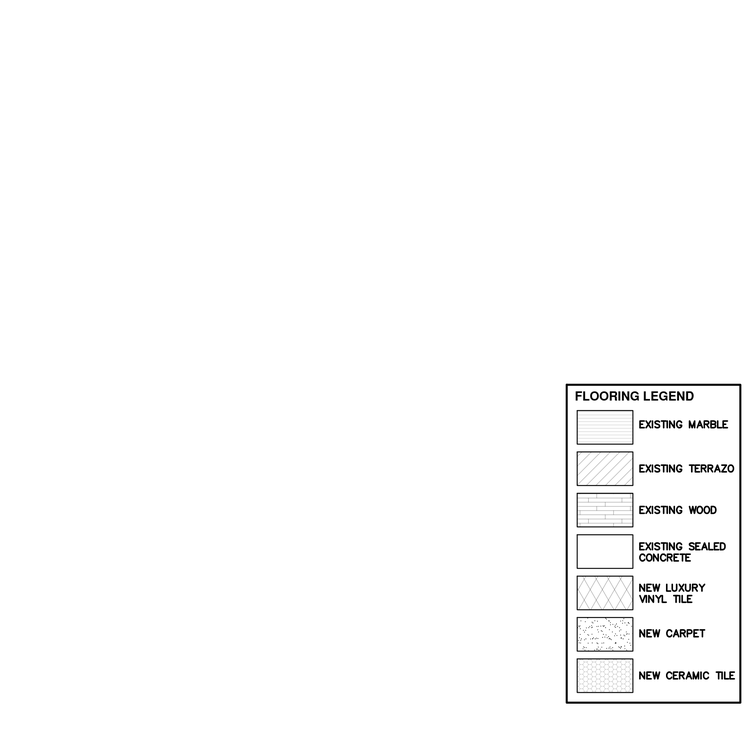
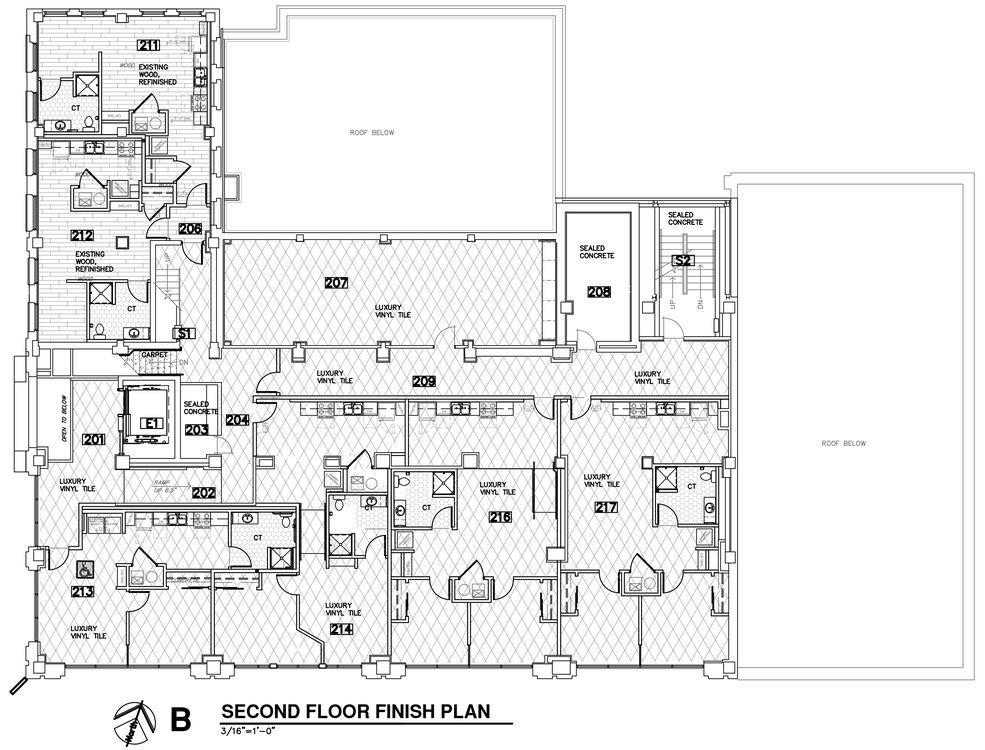
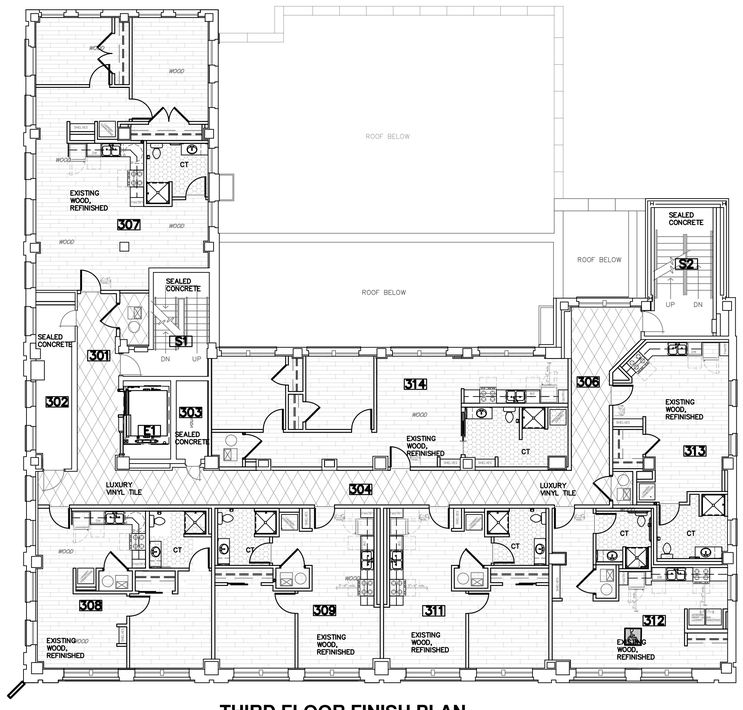
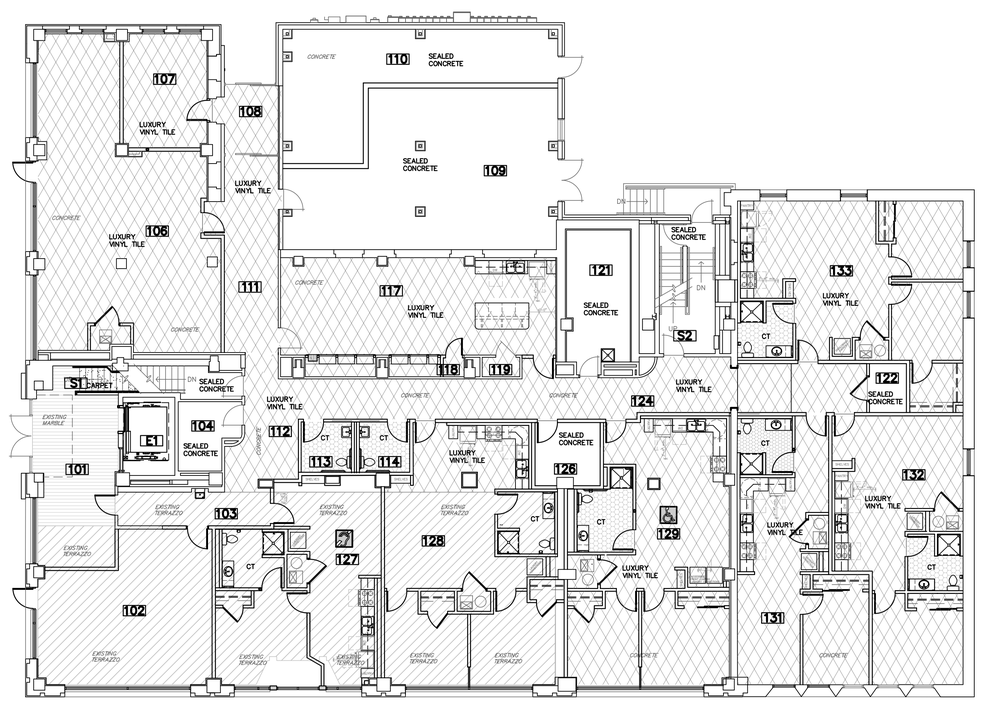




B **SECOND FLOOR FINISH PLAN**
3/16"=1'-0"



C **THIRD FLOOR FINISH PLAN**
FOURTH/FIFTH/SIXTH/SEVENTH FLOORS - SIMILAR
3/16"=1'-0"



A **FIRST FLOOR FINISH PLAN**
3/16"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT
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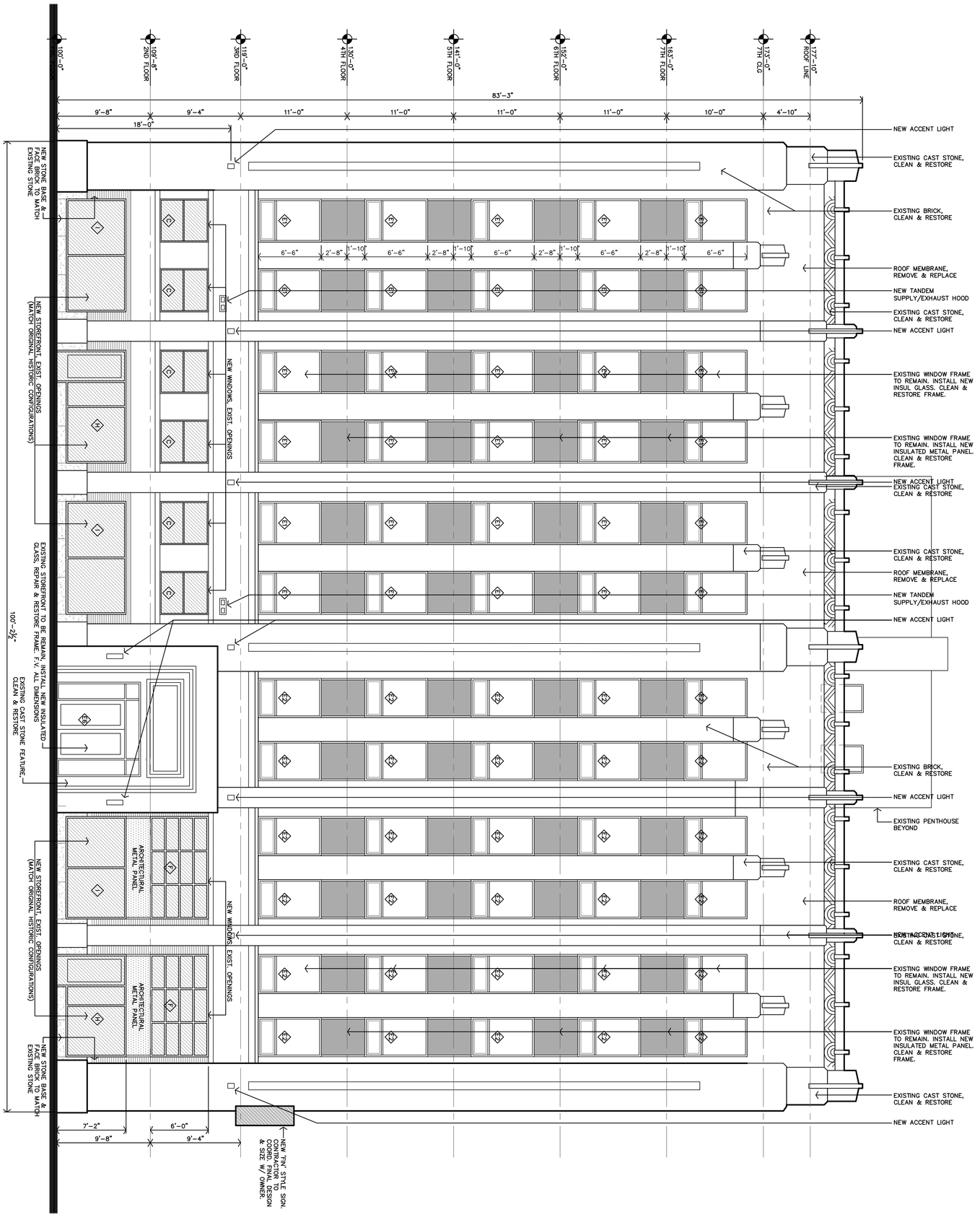

A WEST ELEVATION

3/16"=1'-0"

LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

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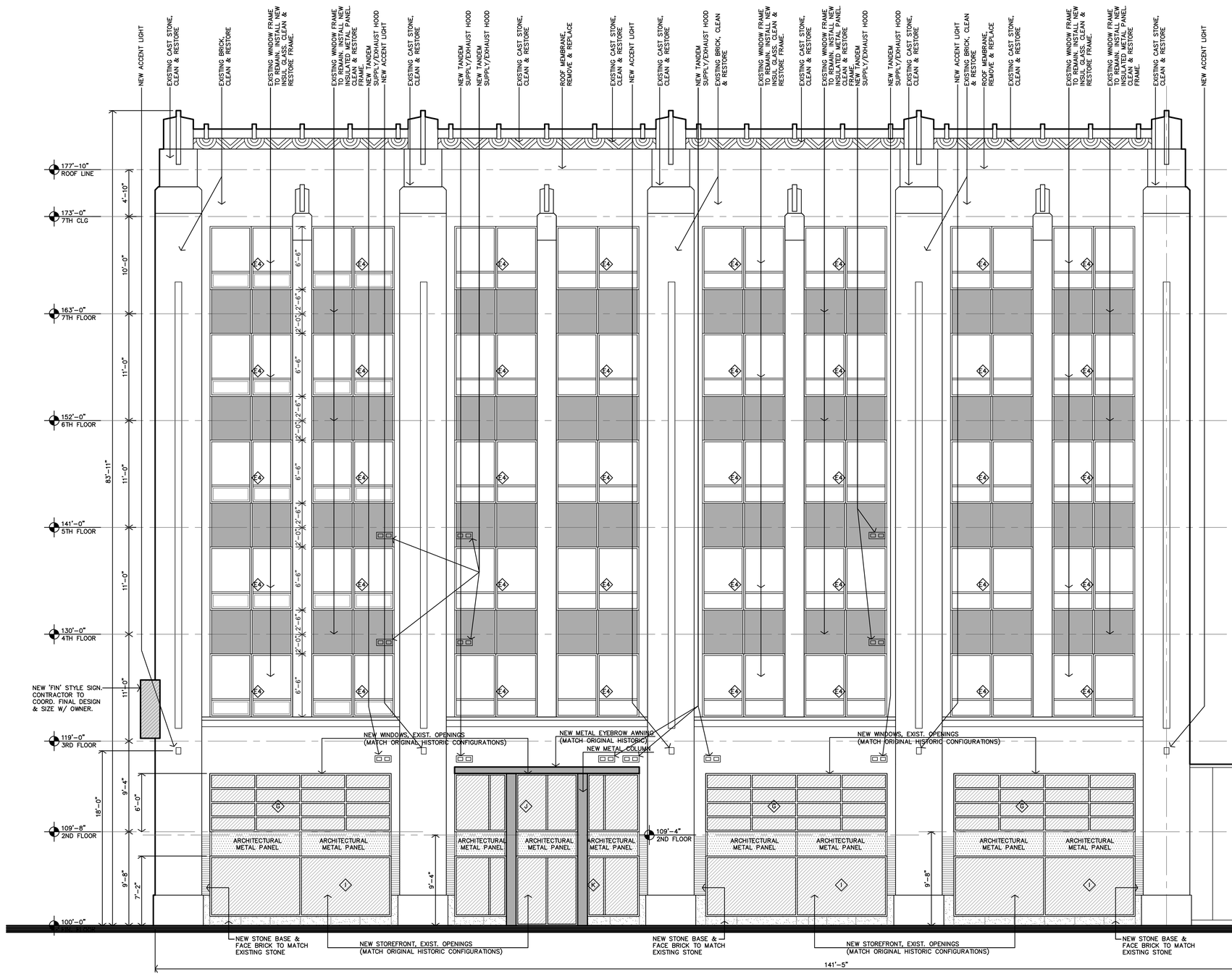

A **SOUTH ELEVATION**
3/16"=1'-0"

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HISTORIC REHABILITATION - APARTMENTS

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A NORTH ELEVATION
3/16"=1'-0"

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ABILENE, TEXAS

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10-24-2025
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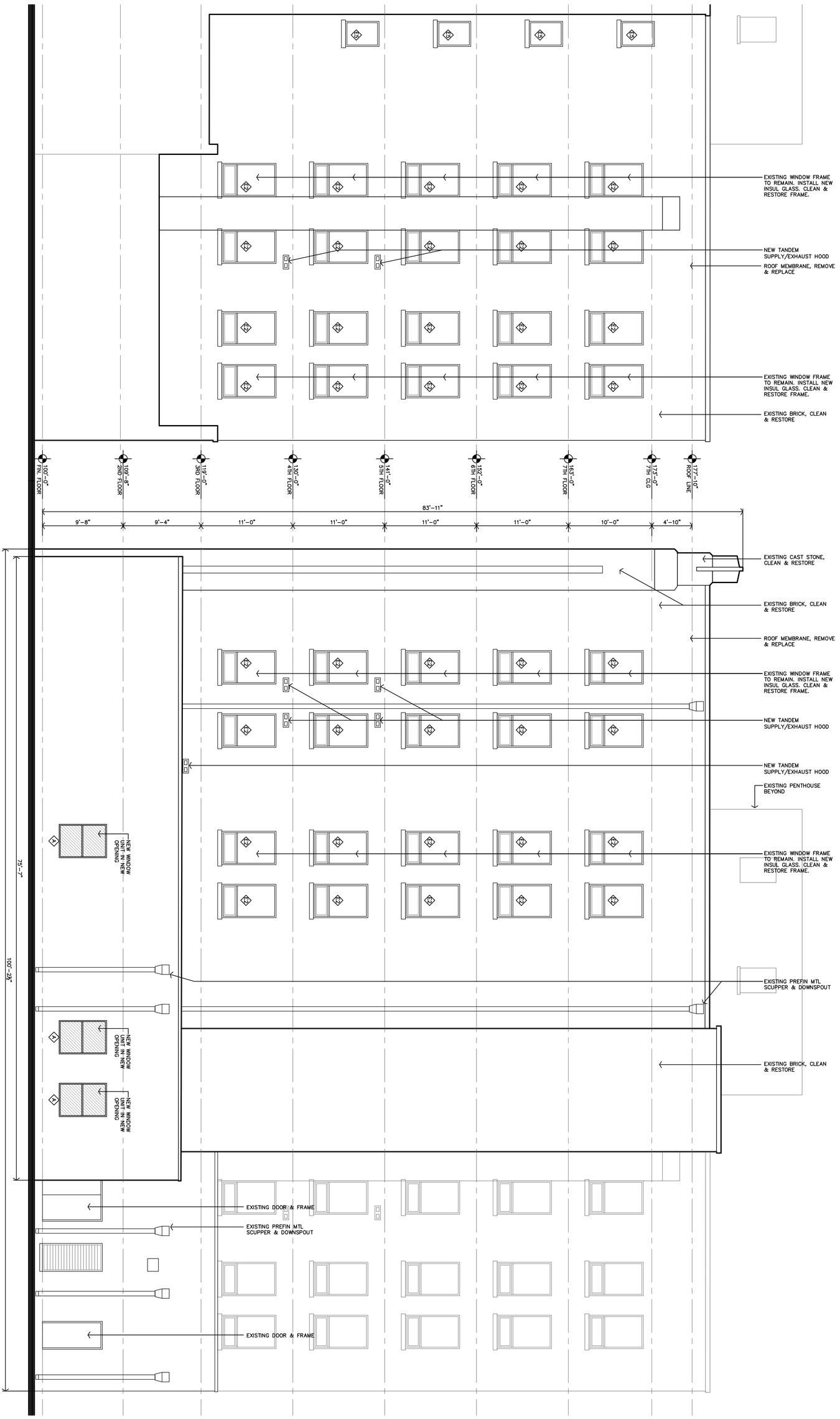

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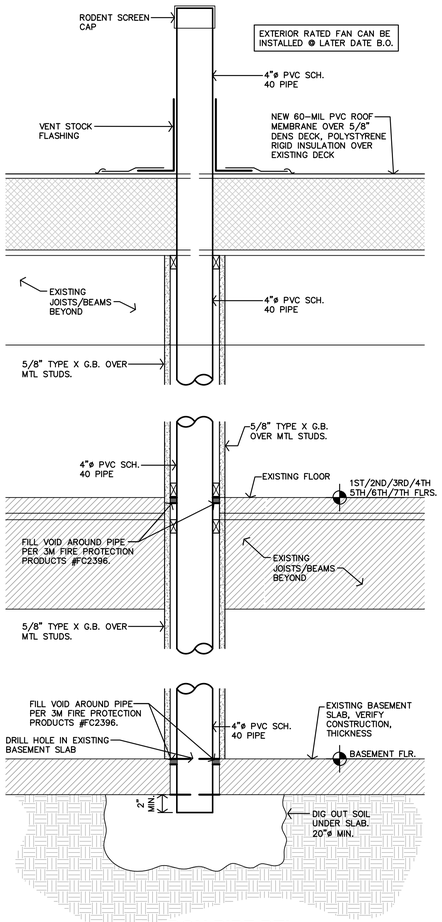


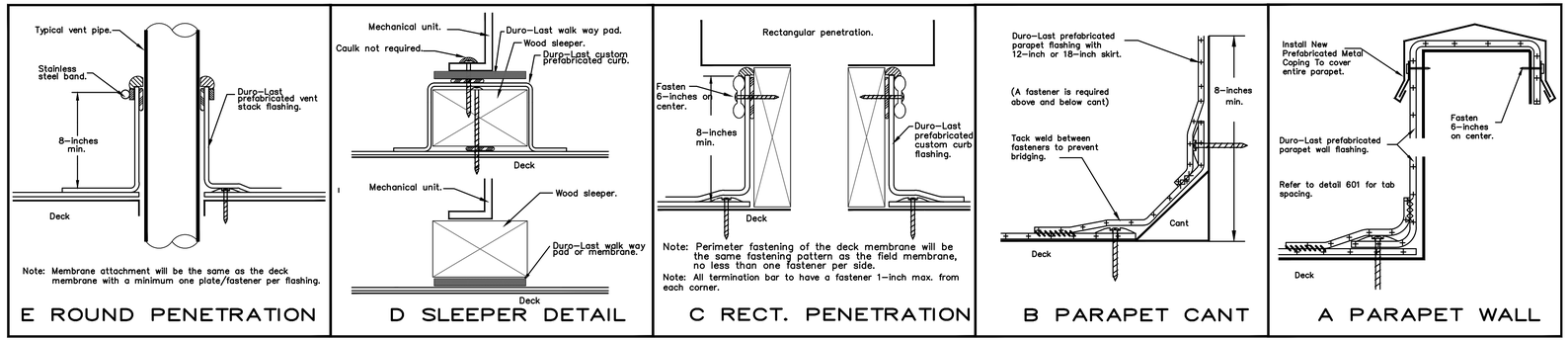
B RADON PIPE DTL.
1-1/2"=1'-0"

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

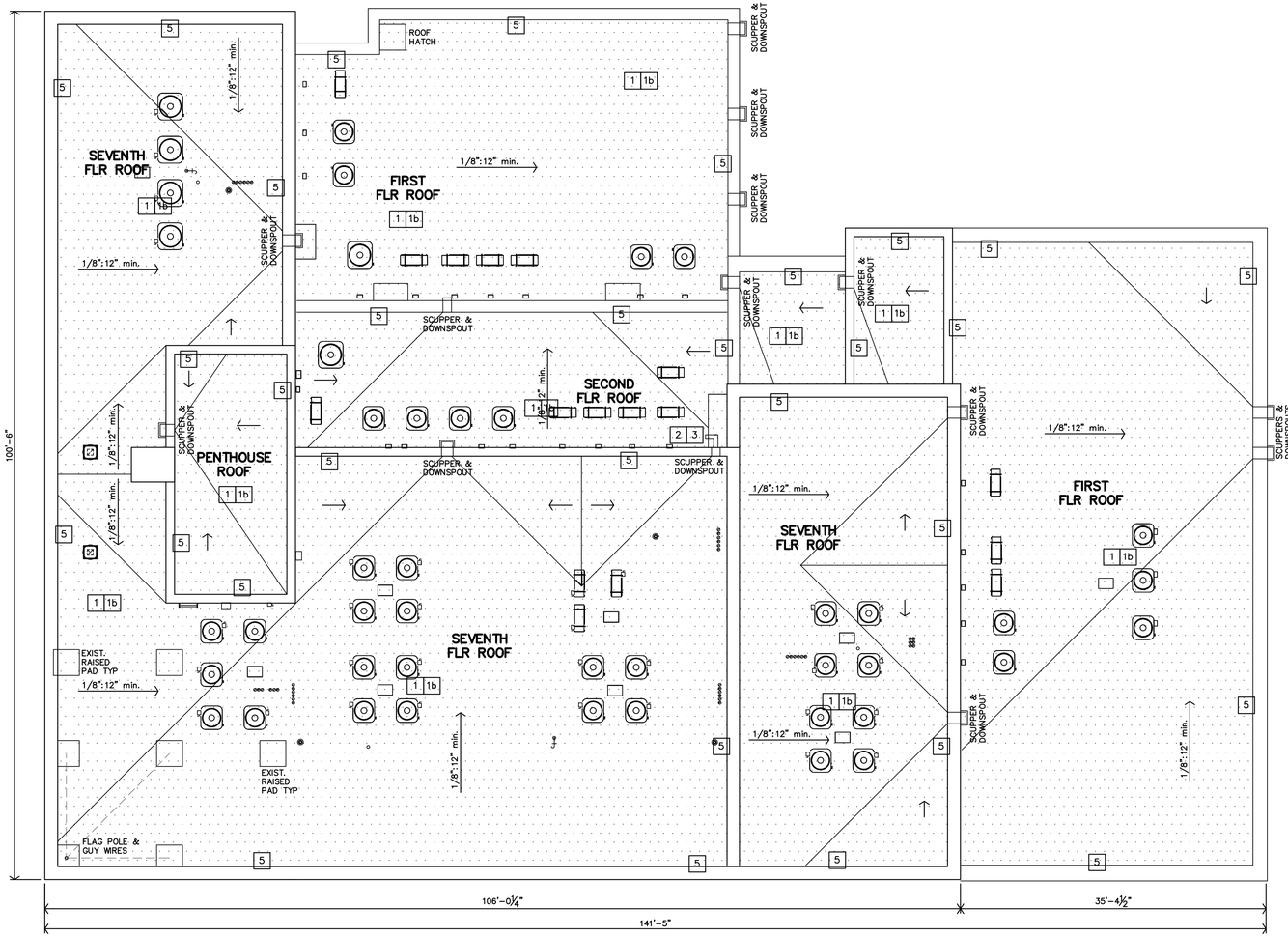
1	REMOVE EXISTING ROOFING ASSEMBLY, COVER BOARDS, INSULATION, RELATED ITEMS & MATERIALS. MECHANICALLY ATTACH NEW 60-MIL PVC ROOF MEMBRANE OVER 5/8" DENS DECK, 4.0" MIN. POLYSTYRENE RIGID INSULATION (MIN. R-25ci PER 2021 IECC), & TAPERED INSULATION TO ENSURE 1/8"PER FT SLOPE TO DRAINS & SCUPPERS, OVER 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 PREFINISHED METAL SCUPPER BOX, DOWNSPOUT AND FLASHING PER ROOF MANUFACTURER
5	EXISTING DECORATIVE PRE-CAST OR STONE COPING EXISTS TOP OF 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	AT ALL ROOF TOP EQUIPMENT INSTALL WALK OR TRAFFIC PAD, MEMBRANE AROUND.
7	CUT PORTION OF EXISTING PARAPET AND BRICK WALL. PREP FOR THE INSTALLATION OF NEW OVERFLOW SCUPPER BOX, FLASHING, AND ALL ACCESSORIES. TO MATCH OTHER SCUPPERS AND IN SIZE AND PROFILE.
	AREA OF RE-ROOF



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
1/8"=1'-0"

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 24-2025 32859 STATE OF TEXAS

REVISION:

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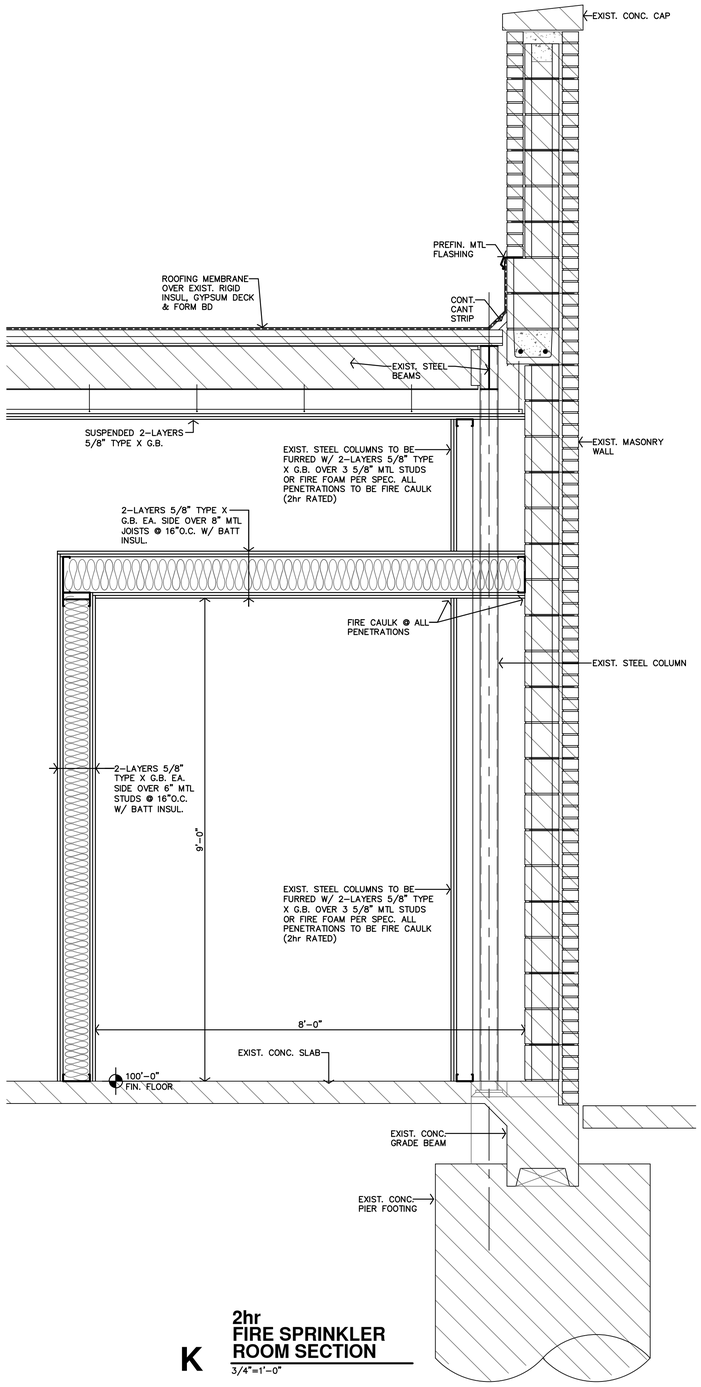
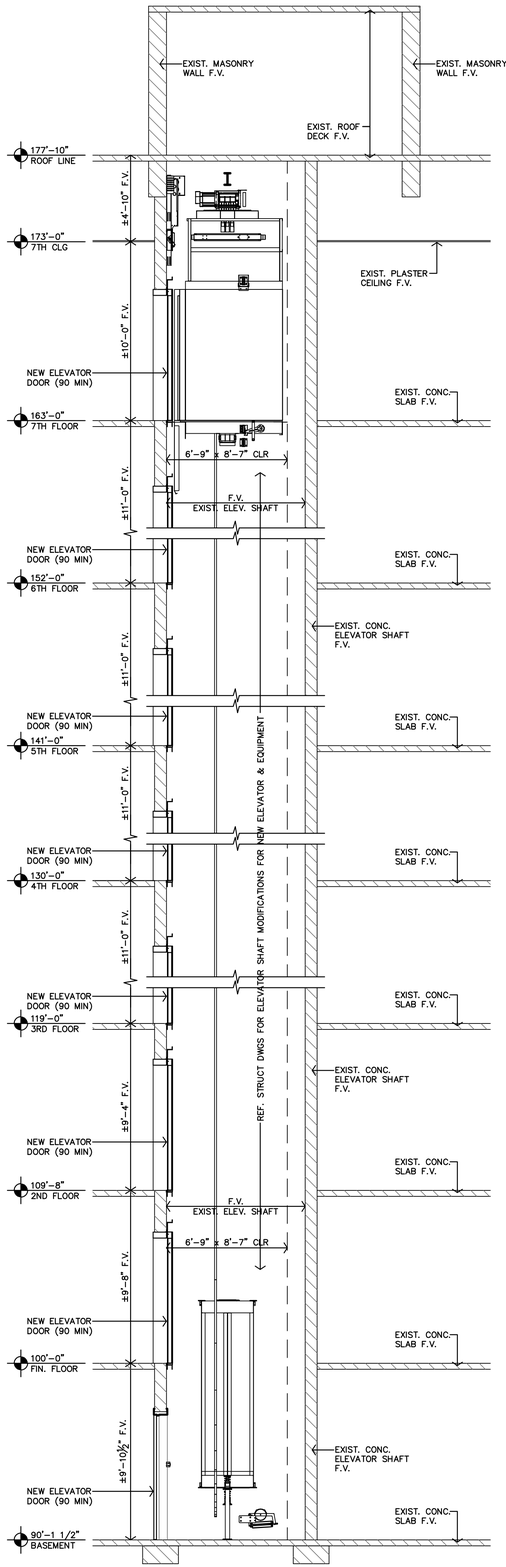
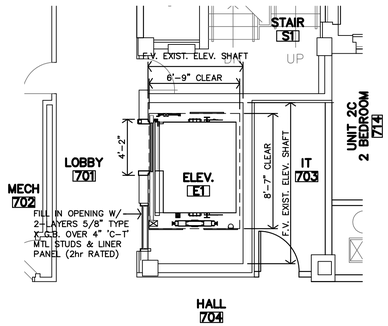


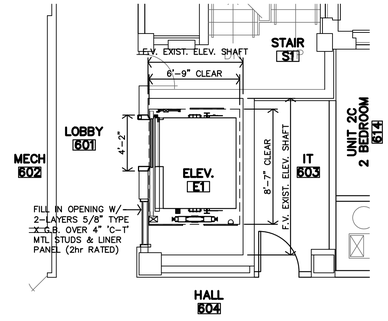
K 2hr FIRE SPRINKLER ROOM SECTION
3/4"=1'-0"



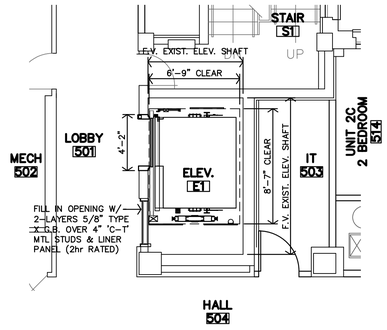
J ELEVATOR SECTION
1/4"=1'-0"



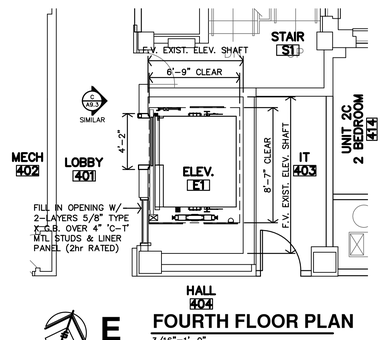
H SEVENTH FLOOR PLAN
3/16"=1'-0"



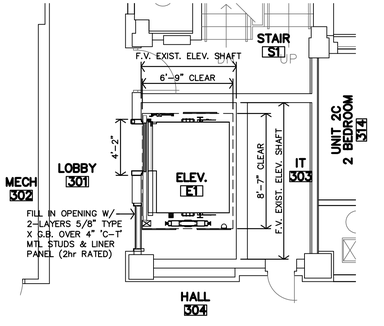
G SIXTH FLOOR PLAN
3/16"=1'-0"



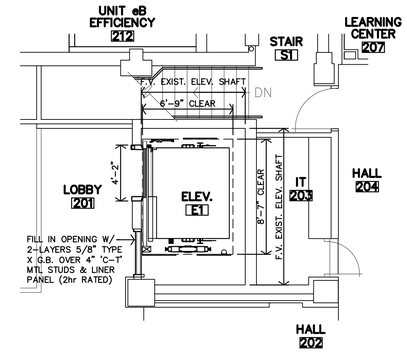
F FIFTH FLOOR PLAN
3/16"=1'-0"



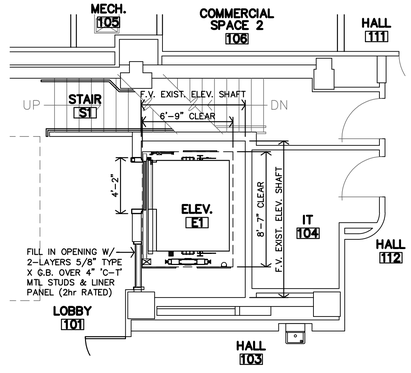
E FOURTH FLOOR PLAN
3/16"=1'-0"



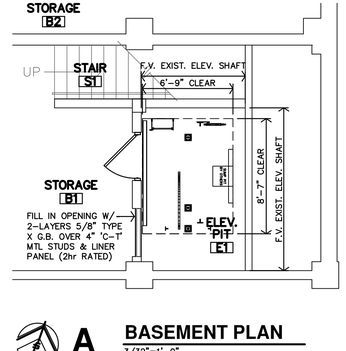
D THIRD FLOOR PLAN
3/16"=1'-0"



C SECOND FLOOR PLAN
3/16"=1'-0"



B FIRST FLOOR PLAN
3/16"=1'-0"



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

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

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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.
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/HISORIC 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'-0" — CLG. TYPE / CLG. HEIGHT (ASSUMED)

INDICATES G.B. CEILING FINISH

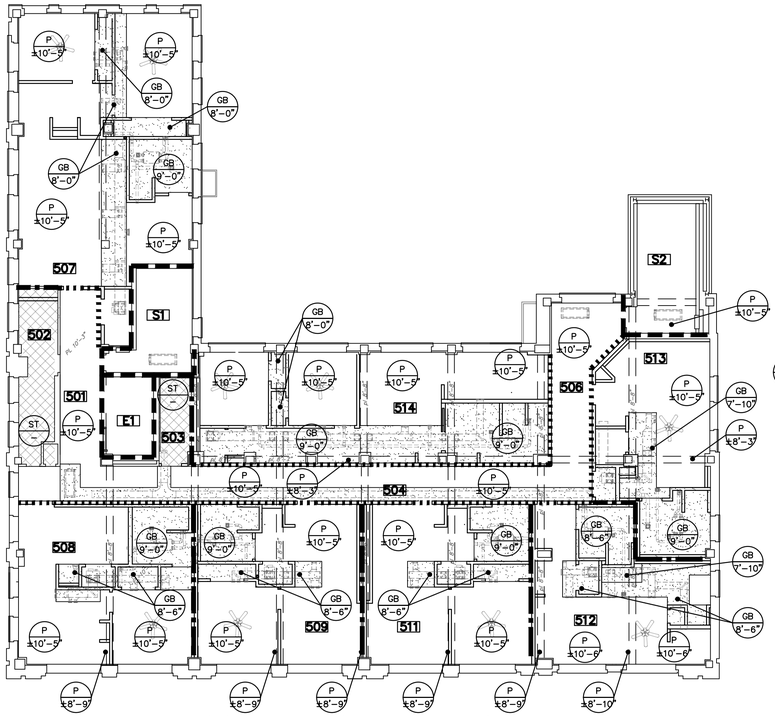
NON-RATED WALLS

1/2 HOUR FIRE PARTITION; CORRIDOR

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

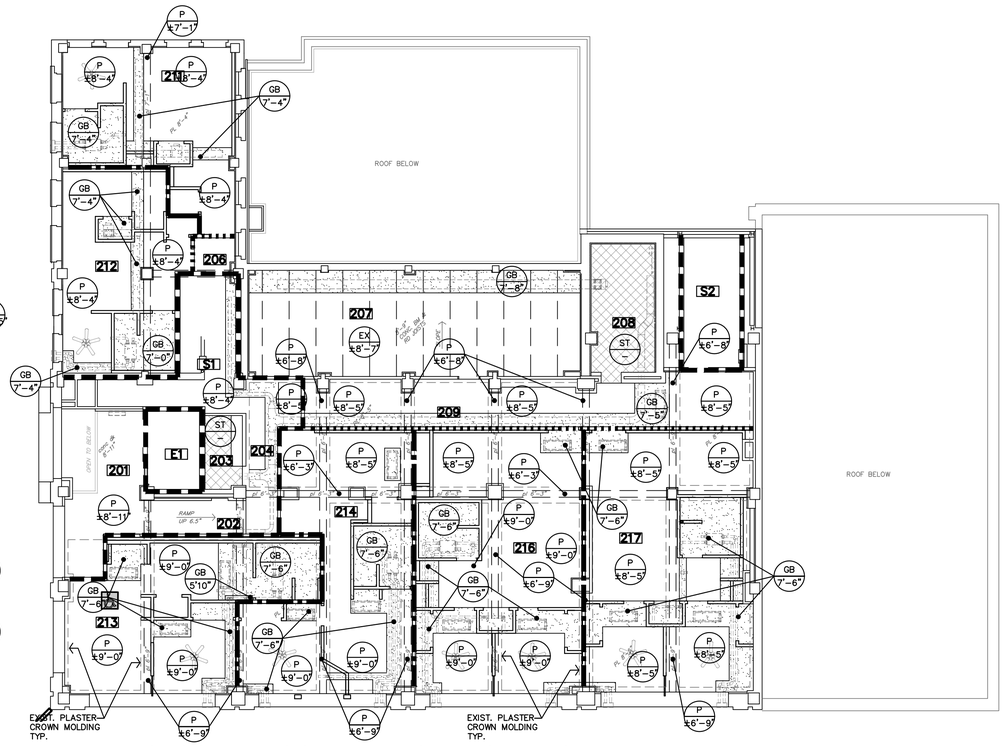
1 HOUR SHAFT WALL

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.



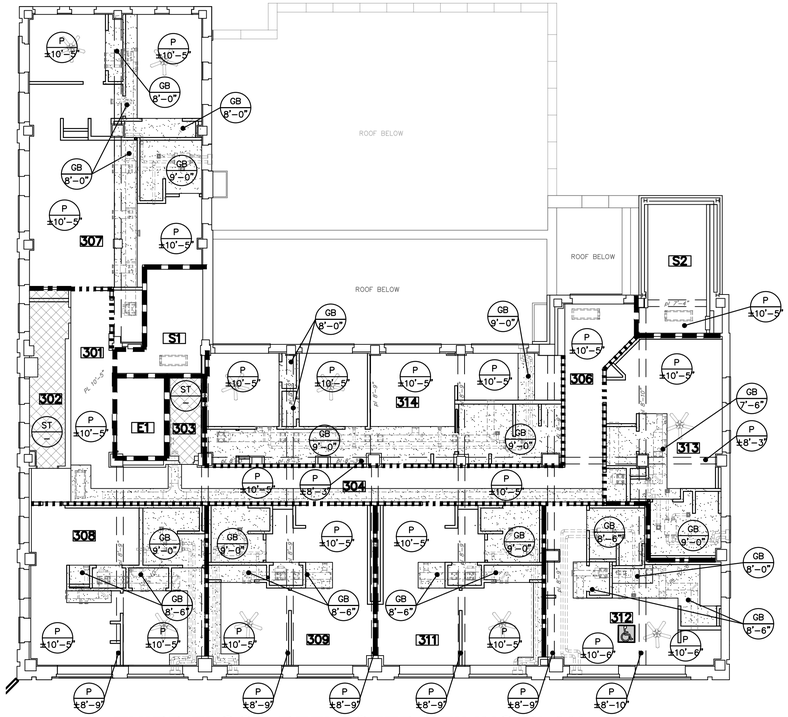
FIFTH FLOOR REFLECTED CEILING PLAN
SIXTH/SEVENTH FLOORS - SIMILAR

3/16"=1'-0"



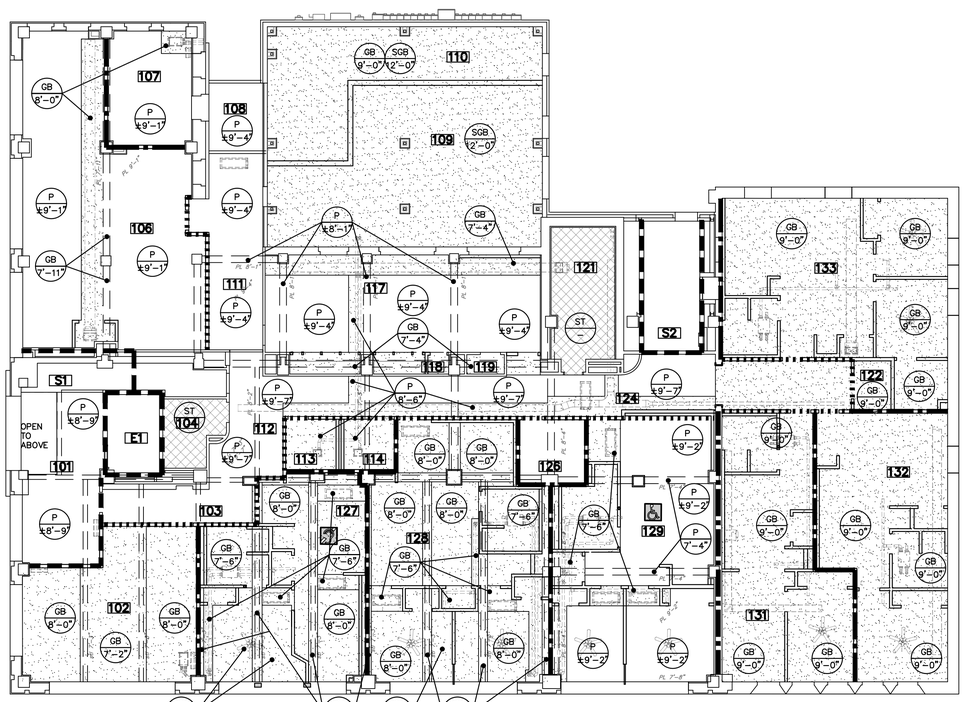
SECOND FLOOR REFLECTED CEILING PLAN

3/16"=1'-0"



THIRD FLOOR REFLECTED CEILING PLAN
FOURTH FLOOR - SIMILAR

3/16"=1'-0"



FIRST FLOOR REFLECTED CEILING PLAN

3/16"=1'-0"

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

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REVISION:

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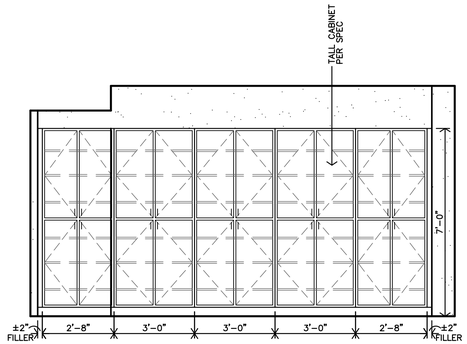
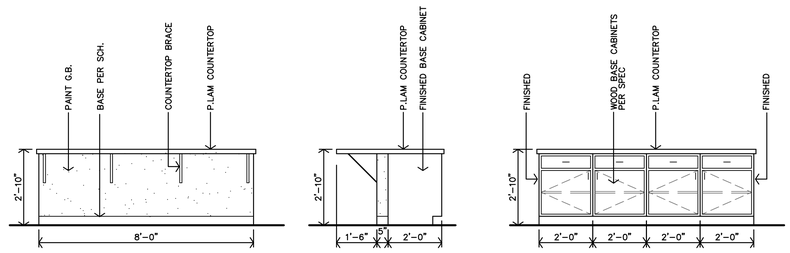
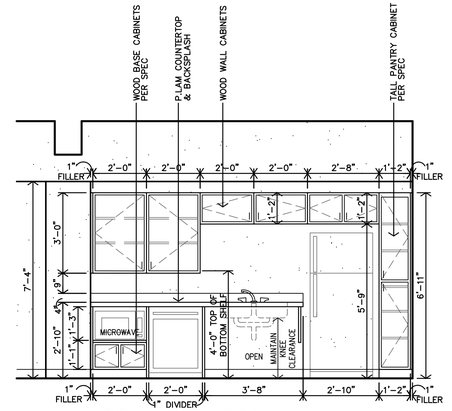


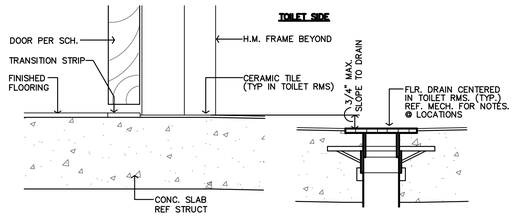
O LEARNING CENTER #207 CASEWORK ELEVATION
3/8"=1'-0"



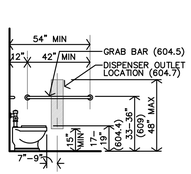
N COMMUNITY ROOM #117 ISLAND ELEVATIONS
3/8"=1'-0"



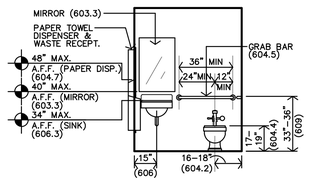
M COMMUNITY ROOM #117 CASEWORK ELEVATION
3/8"=1'-0"



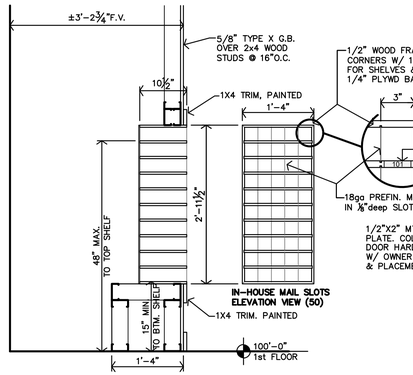
L FLOOR DRAIN DETAIL
3"=1'-0"



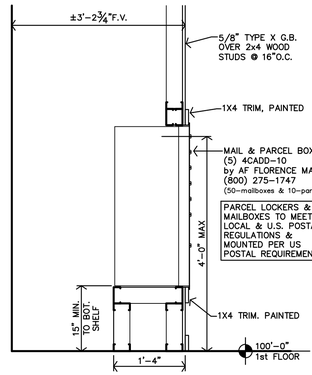
K TYP. HEIGHTS @ ACC. TOILET SIDE WALL
1/4"=1'-0" FOR ACC. HEIGHTS & LOCATION ONLY



J TYP. HEIGHTS @ ACC. TOILET BACK WALL
1/4"=1'-0" FOR ACC. HEIGHTS & LOCATION ONLY

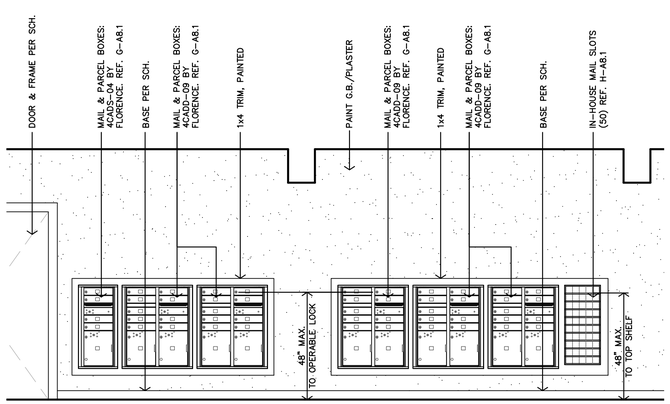


H IN-HOUSE MAIL SLOTS SECTION
3/4"=1'-0"

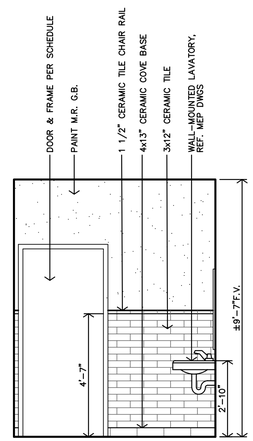


G WALL SECTION @ MAIL CENTER
3/4"=1'-0"

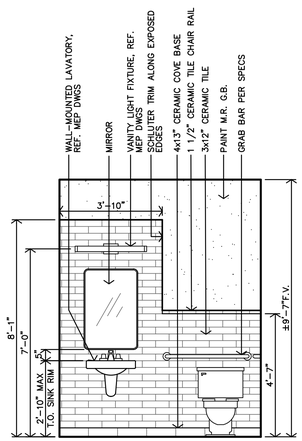
B ENLARGED MAIL CENTER PLAN
3/8"=1'-0"



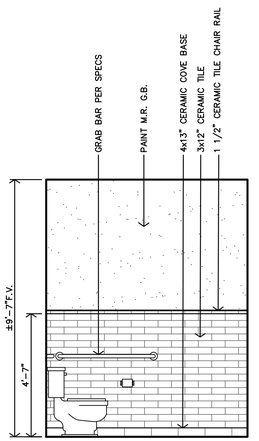
F MAIL CENTER INTERIOR ELEVATION
3/8"=1'-0"



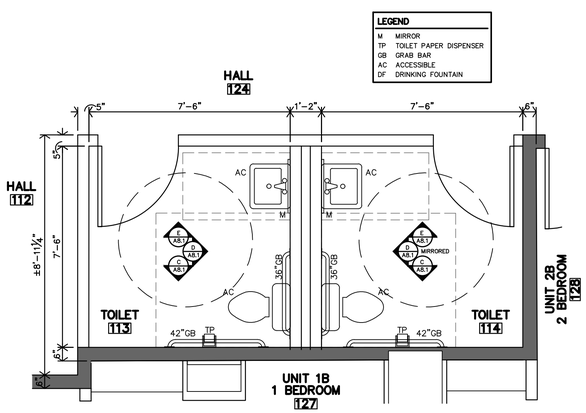
E TOILET #113 INTERIOR ELEVATION
3/8"=1'-0" TOILET #114 MIR'D



D TOILET #113 INTERIOR ELEVATION
3/8"=1'-0" TOILET #114 MIR'D



C TOILET #113 INTERIOR ELEVATION
3/8"=1'-0" TOILET #114 MIR'D



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

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785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

A8.1

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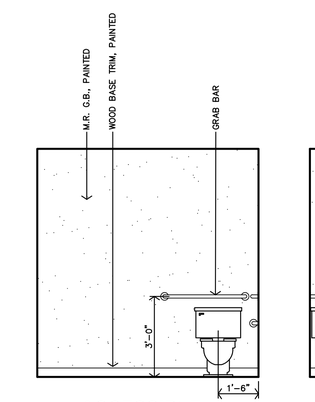
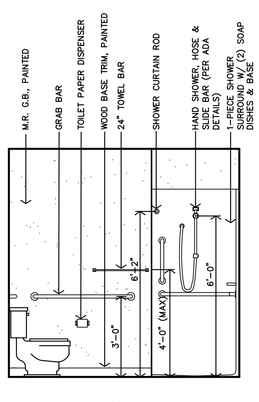
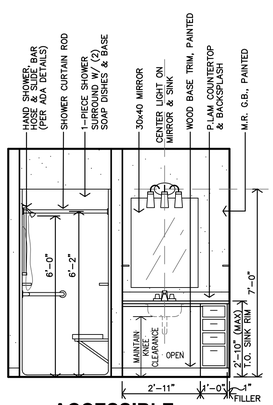


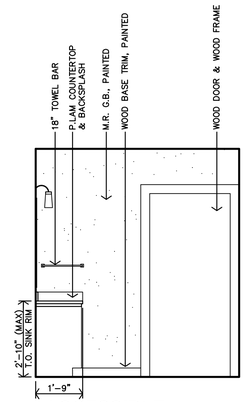
T ACCESSIBLE BATH - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0"



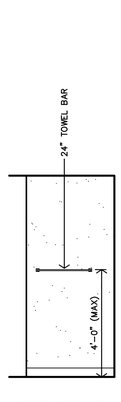
S ACCESSIBLE BATH - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0"



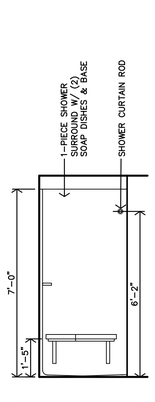
R ACCESSIBLE BATH - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0"



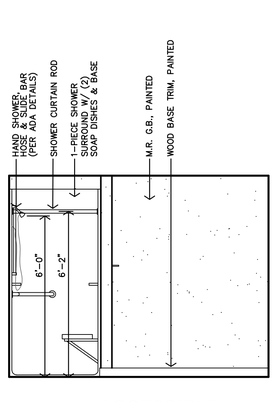
P ACCESSIBLE BATH - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0"



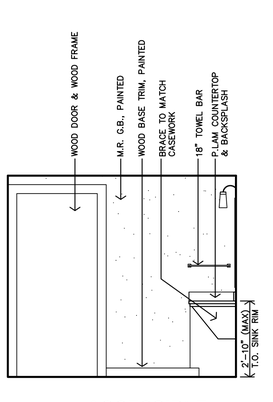
O ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0"



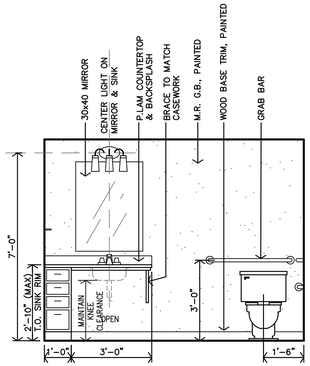
N ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0"



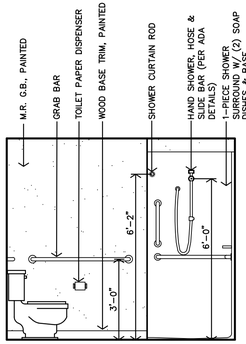
M ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0"



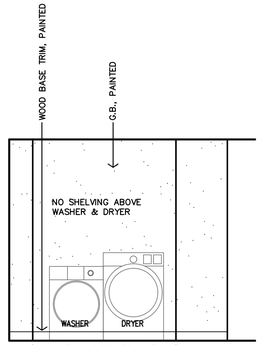
L ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0"



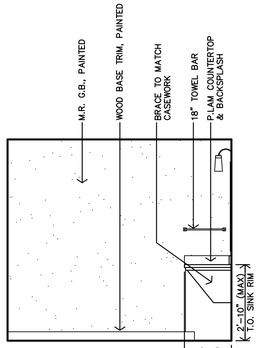
K ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0"



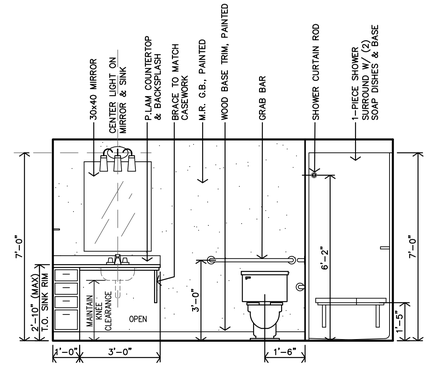
J ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION
3/8"=1'-0"



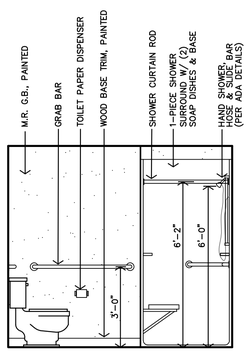
H ACCESSIBLE LAUNDRY - TYPE #1 INTERIOR ELEVATION
3/8"=1'-0"



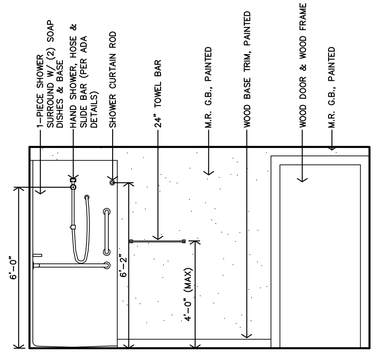
G ACCESSIBLE BATH - TYPE #1 INTERIOR ELEVATION
3/8"=1'-0"



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



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



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

ENLARGED BATH GENERAL NOTES:

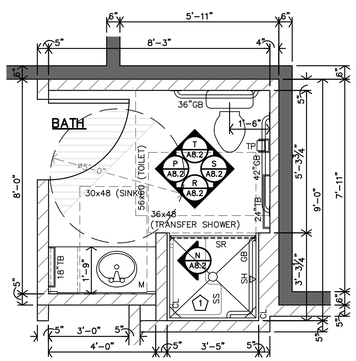
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET AA8.2).
4. SHOWER SEAT TO INSTALLED PER TENANT REQUEST IN ADAPTABLE UNITS.
5. ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".

BATH KEYNOTES:

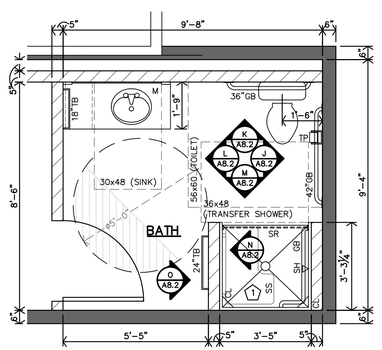
1. VERIFY ROUGH OPENING SIZE w/ SHOWER UNIT REF. MECH DWGS
2. PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF
3. PLASTIC COATED WIRE SHELF & ROD @ 47"O.C. AFF (ACCESSIBLE UNITS)
4. WATER HEATER & FURNACE – REF. MECH. DRAWINGS
5. 12" DEEP PLASTIC COATED WIRE SHELVES WITH ADJUSTABLE BRACKETS (5 TOTAL)
6. REMOVABLE CABINET
7. ELECTRICAL, WATER, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER & DRYER (ACCESSIBLE). WASHER IS TO BE LEFT OF DRYER.
8. ELECTRICAL, WATER, ETC. HOOK-UPS FOR STACKABLE WASHER & DRYER.

LEGEND

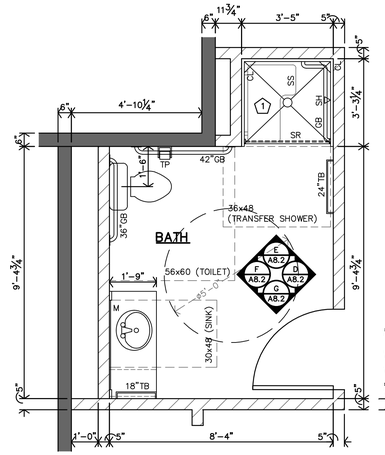
M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
SR SHOWER ROD
CL CORNER LEDGE
SH SHOWER HEAD
SS SHOWER SEAT
GB GRAB BAR



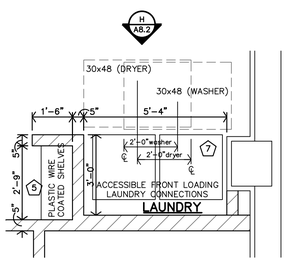
C TYPE 3 - ACCESSIBLE ENLARGED BATH PLAN
3/8"=1'-0"



B TYPE 2 - ACCESSIBLE ENLARGED BATH PLAN
3/8"=1'-0"



A TYPE 1 - ACCESSIBLE ENLARGED BATH PLAN
3/8"=1'-0"



UNIT #129

LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

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785.827.0386
jgr@jgrarchitects.com

REGISTERED ARCHITECT MARGARET GILLAM 32854 10-24-2025 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

A8.2

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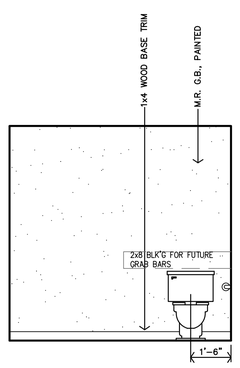
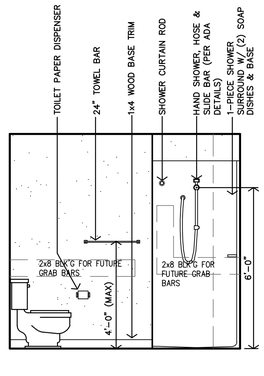
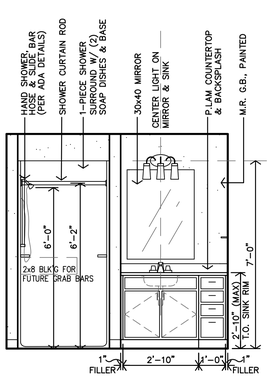


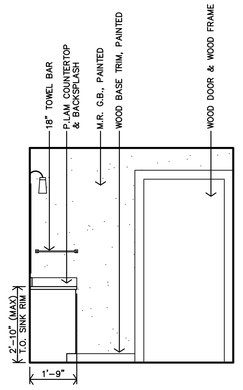
P TYPE B UNIT BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



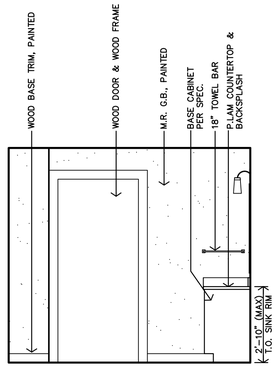
O TYPE B UNIT BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



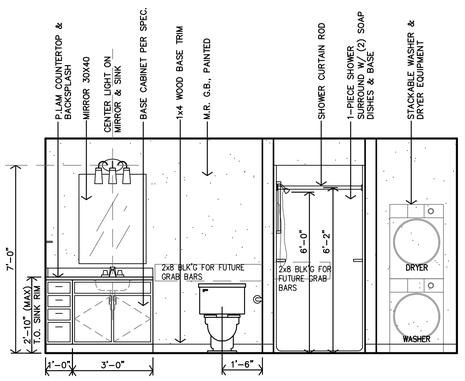
N TYPE B UNIT BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



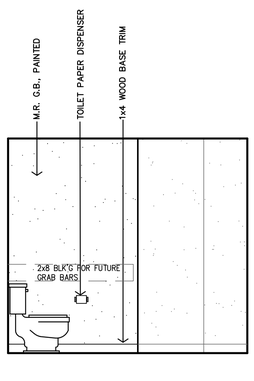
M TYPE B UNIT BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



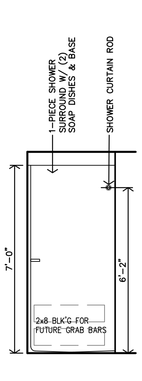
L TYPE B UNIT BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



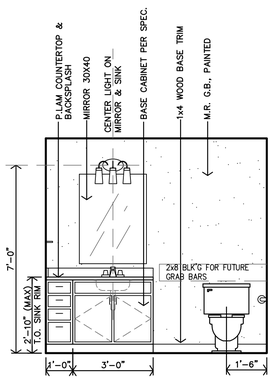
K TYPE B UNIT BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



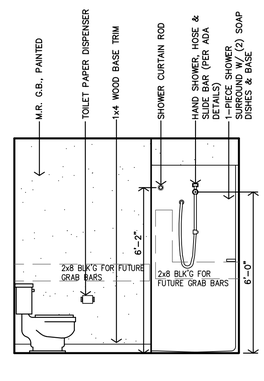
J TYPE B UNIT BATH - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



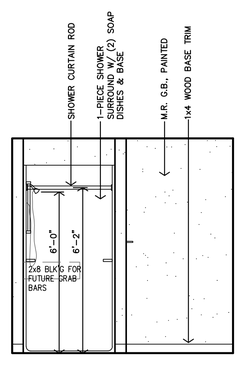
H TYPE B UNIT BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"



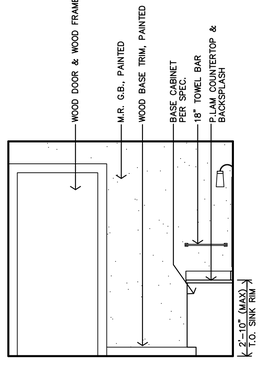
G TYPE B UNIT BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"



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



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



D TYPE B UNIT BATH - TYPE #4 INTERIOR ELEVATION
3/8"=1'-0"

ENLARGED BATH GENERAL NOTES:

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3. PLASTIC COATED WIRE SHELF & ROD @ 47"O.C. AFF (ACCESSIBLE UNITS)
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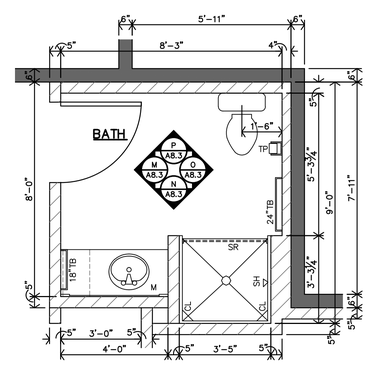
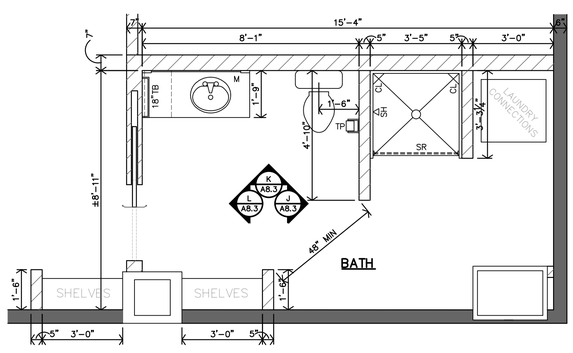
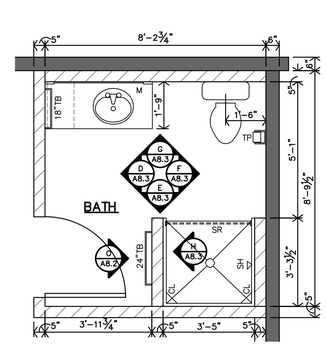
M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
SR SHOWER ROD
CL CORNER LEDGE
SH SHOWER HEAD
SS SHOWER SEAT
GB GRAB BAR



C TYPE 6 - TYPE B UNIT ENLARGED BATH PLAN
3/8"=1'-0"



B TYPE 5 - TYPE B UNIT ENLARGED BATH PLAN
3/8"=1'-0"



A TYPE 4 - TYPE B UNIT ENLARGED BATH PLAN
3/8"=1'-0"

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HISTORIC REHABILITATION - APARTMENTS

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REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

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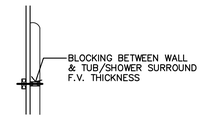
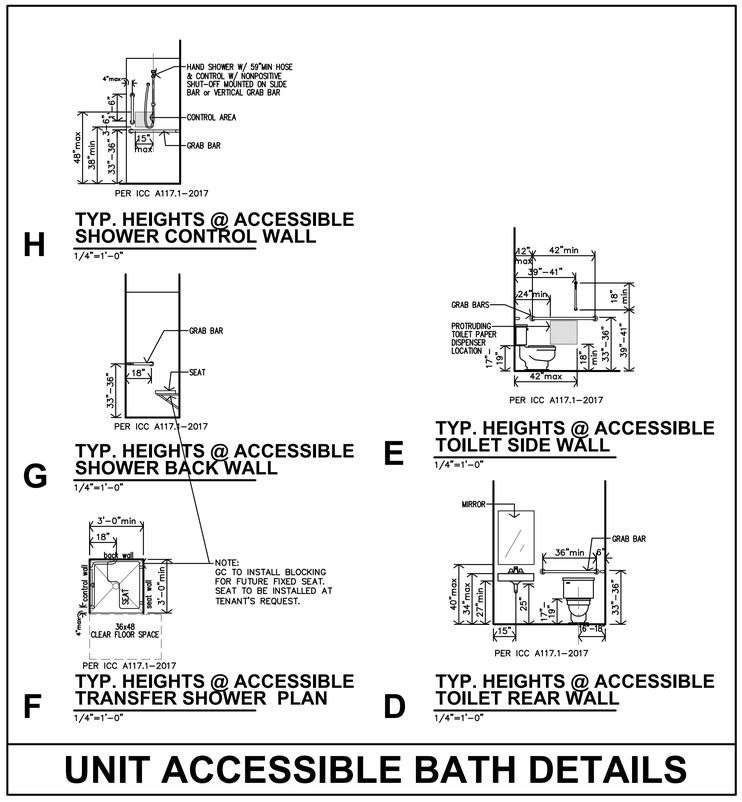


C **TYPICAL TUB/SHOWER SURROUND BLOCKING**
NTS



H **TYP. HEIGHTS @ ACCESSIBLE SHOWER CONTROL WALL**
1/4"=1'-0"

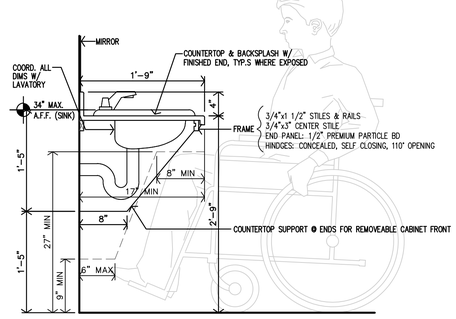
G **TYP. HEIGHTS @ ACCESSIBLE SHOWER BACK WALL**
1/4"=1'-0"

F **TYP. HEIGHTS @ ACCESSIBLE TRANSFER SHOWER PLAN**
1/4"=1'-0"

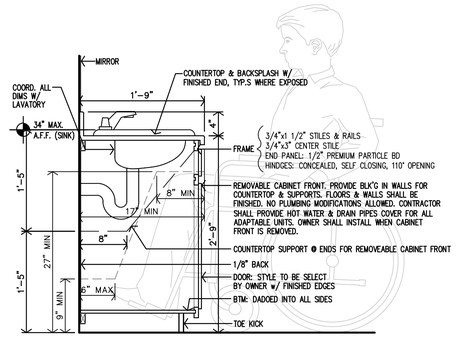
E **TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL**
1/4"=1'-0"

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

UNIT ACCESSIBLE BATH DETAILS



B **ACCESSIBLE BATH VANITY CASEWORK SECTION**
1"=1'-0"



A **ADAPTABLE BATH VANITY CASEWORK SECTION**
1"=1'-0"

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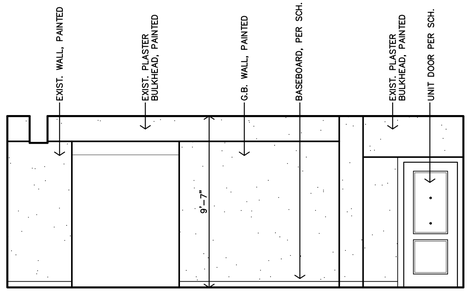
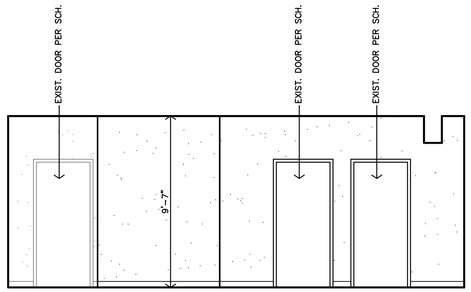
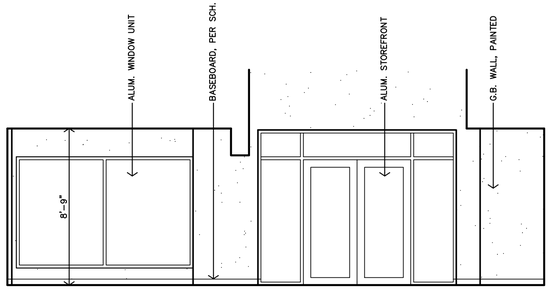


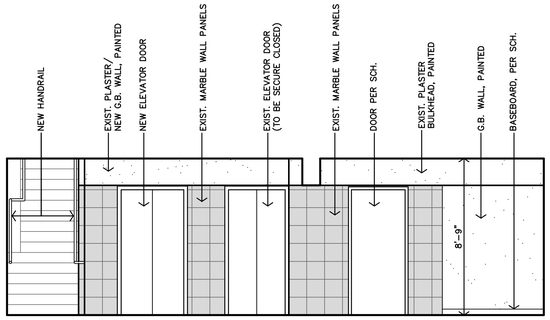
H HALL 112 INTERIOR ELEVATION
1/4"=1'-0"



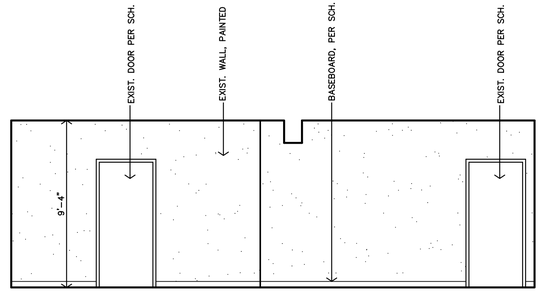
G HALL 112 INTERIOR ELEVATION
1/4"=1'-0"



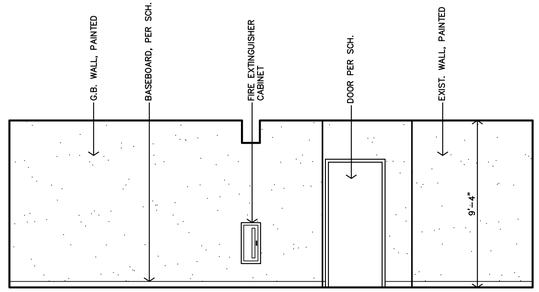
K LOBBY 101 INTERIOR ELEVATION
1/4"=1'-0"



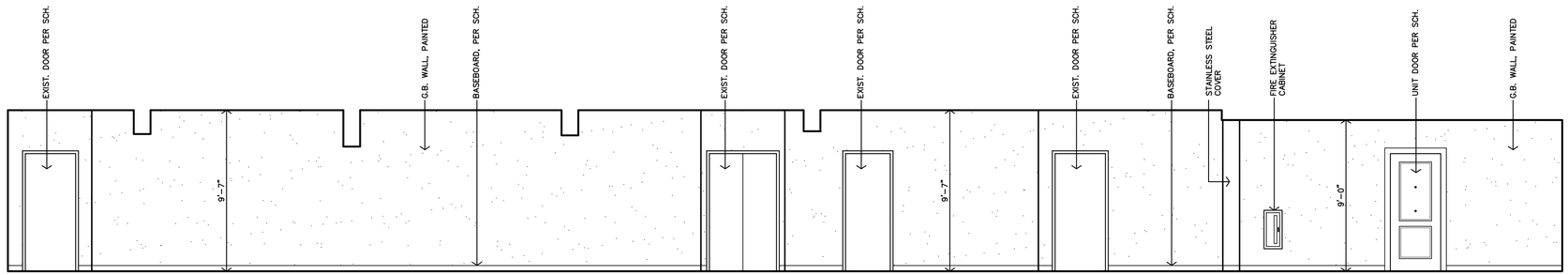
J LOBBY 101 INTERIOR ELEVATION
1/4"=1'-0"



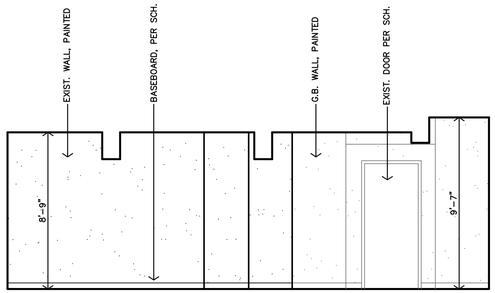
F HALL 111 INTERIOR ELEVATION
1/4"=1'-0"



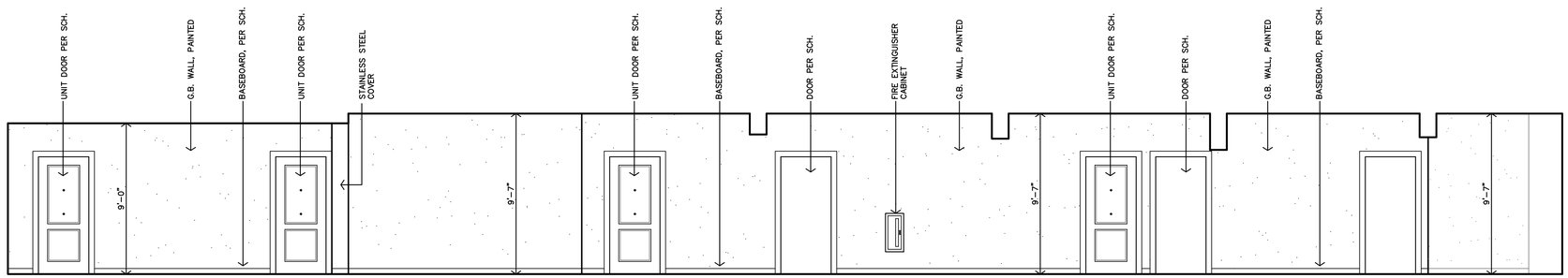
E HALL 111 INTERIOR ELEVATION
1/4"=1'-0"



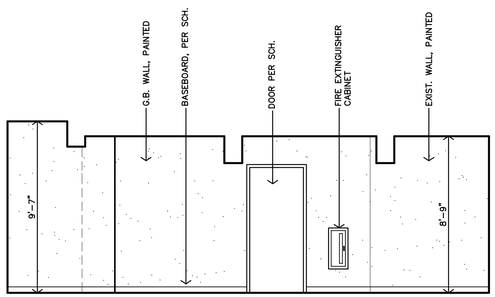
D HALL 124 INTERIOR ELEVATION
1/4"=1'-0"



C HALL 103 INTERIOR ELEVATION
1/4"=1'-0"



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



A HALL 103 INTERIOR ELEVATION
1/4"=1'-0"

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

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STATE OF TEXAS

REVISION:

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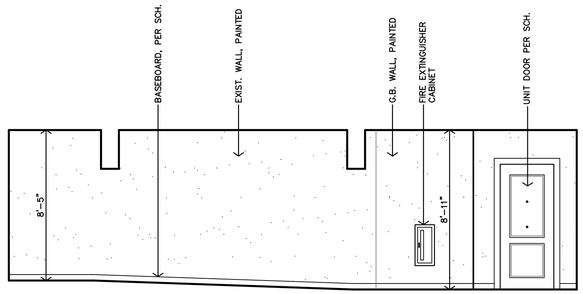
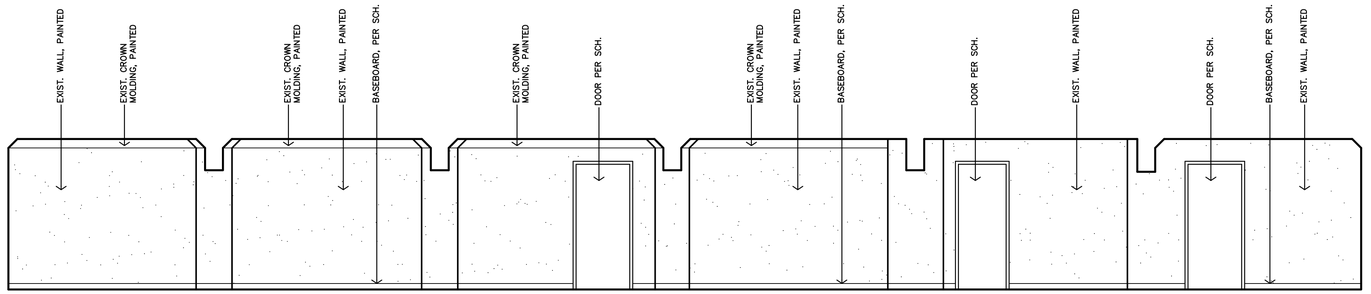
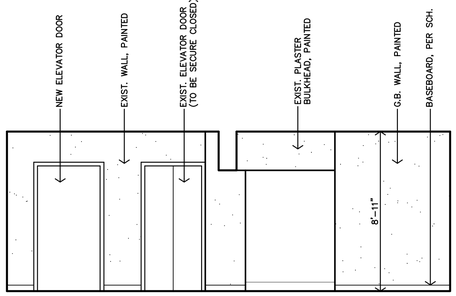


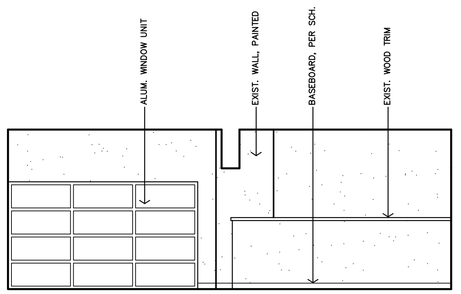
H HALL 202 INTERIOR ELEVATION
1/4"=1'-0"



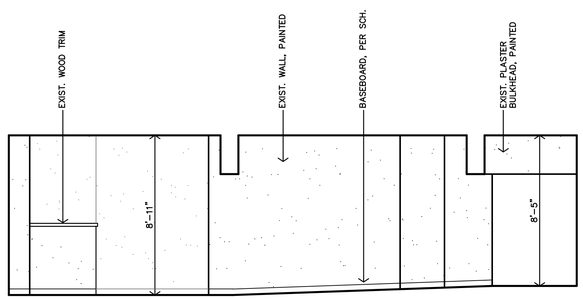
G HALL 209 INTERIOR ELEVATION
1/4"=1'-0"



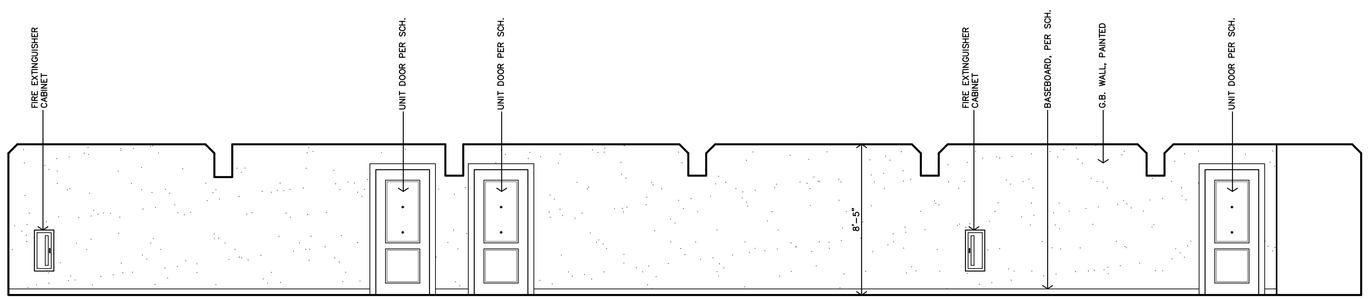
K LOBBY 201 INTERIOR ELEVATION
1/4"=1'-0"



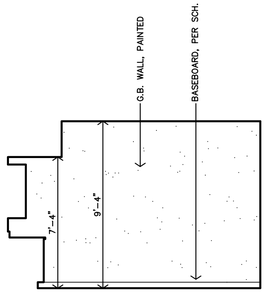
J LOBBY 201 INTERIOR ELEVATION
1/4"=1'-0"



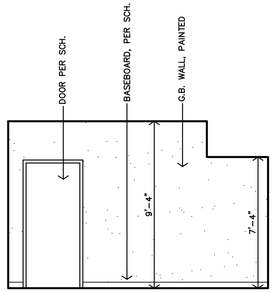
F HALL 202 INTERIOR ELEVATION
1/4"=1'-0"



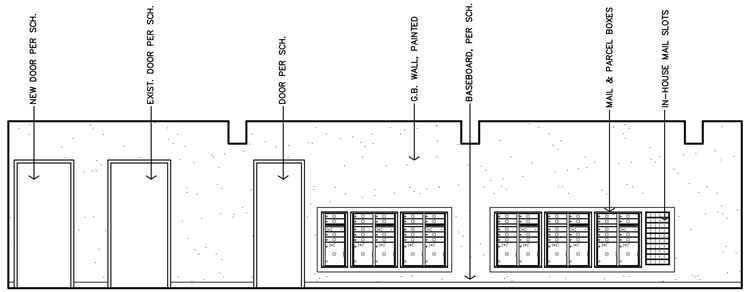
E HALL 209 INTERIOR ELEVATION
1/4"=1'-0"



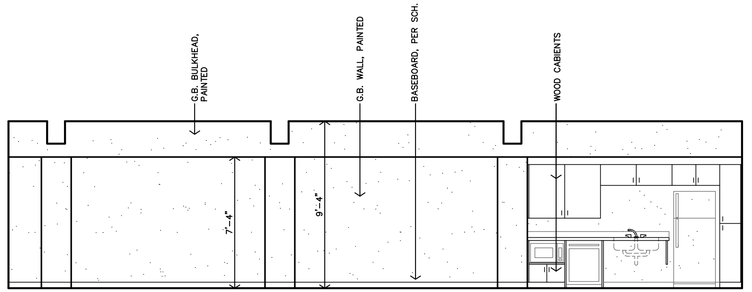
D COMMUNITY ROOM 117 INTERIOR ELEVATION
1/4"=1'-0"



C COMMUNITY ROOM 117 INTERIOR ELEVATION
1/4"=1'-0"



B COMMUNITY ROOM 117 INTERIOR ELEVATION
1/4"=1'-0"



A COMMUNITY ROOM 117 INTERIOR ELEVATION
1/4"=1'-0"

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

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STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

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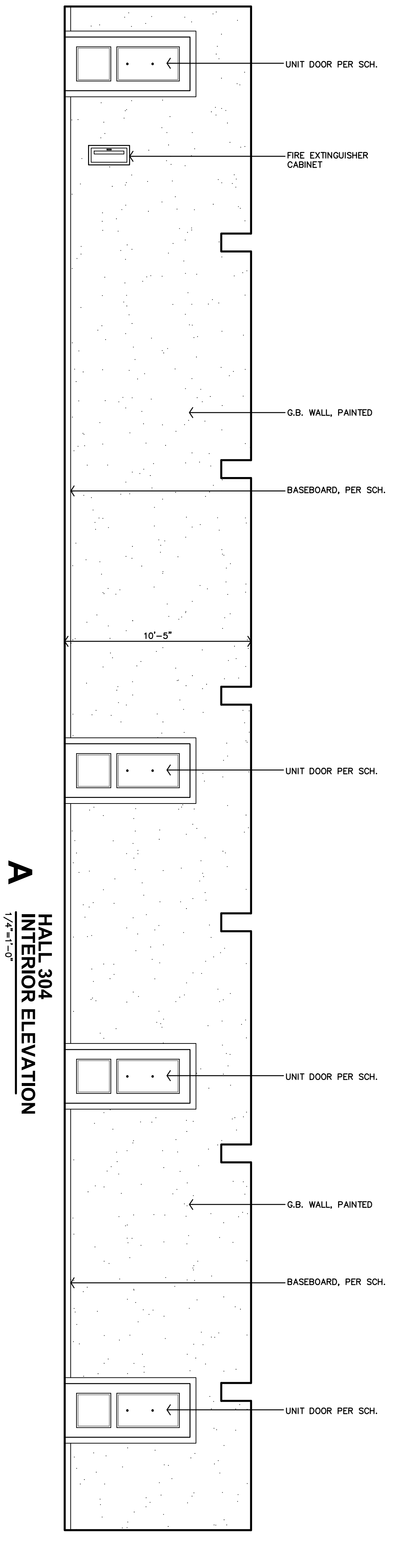
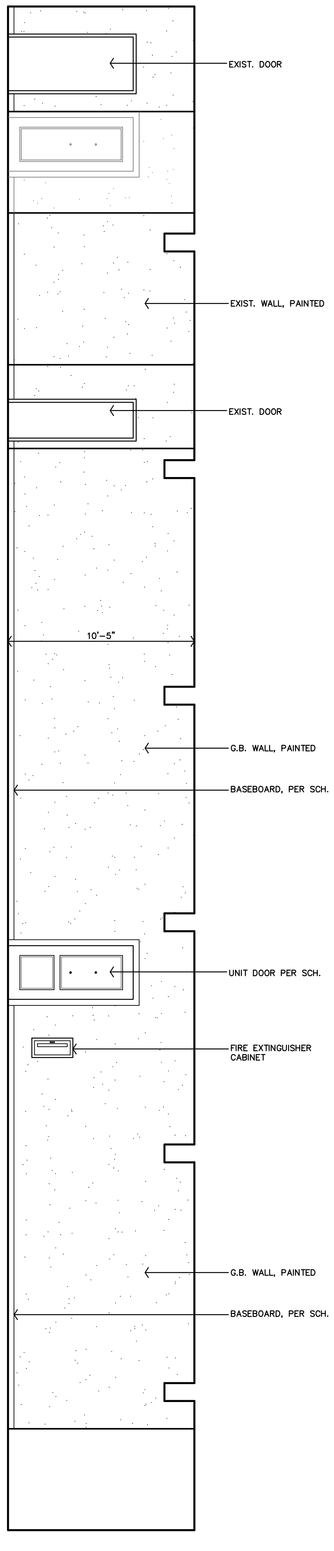
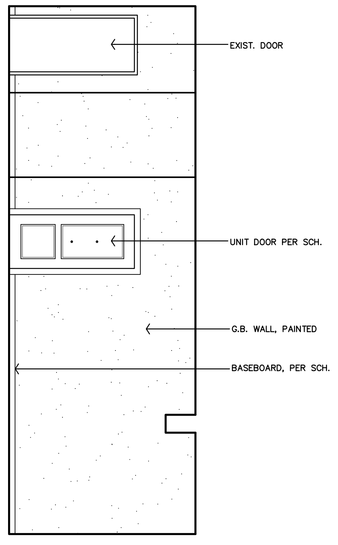


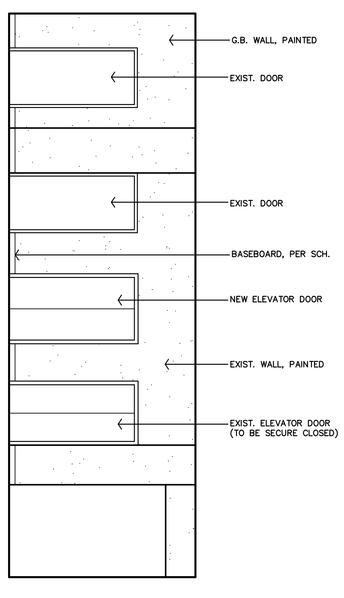
A
HALL 304
INTERIOR ELEVATION
1/4"=1'-0"



B
HALL 304
INTERIOR ELEVATION
1/4"=1'-0"



D
HALL 306
INTERIOR ELEVATION
1/4"=1'-0"



C
LOBBY 301
INTERIOR ELEVATION
1/4"=1'-0"

DATE: 10-24-2025
JOB: 24-3483
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STATE OF TEXAS

LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

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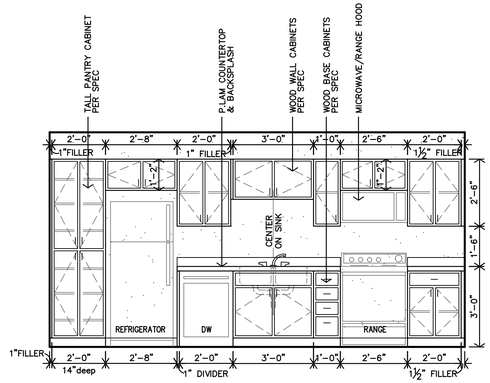
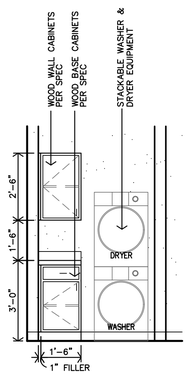


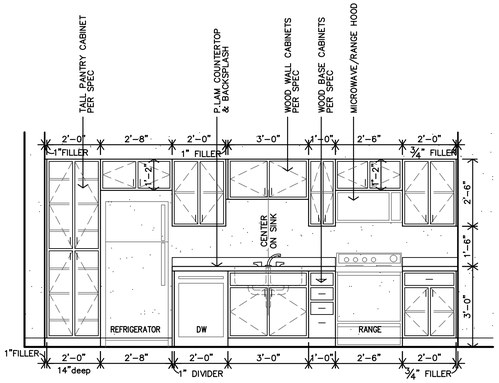
O TYPE B UNIT KITCHEN - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0"



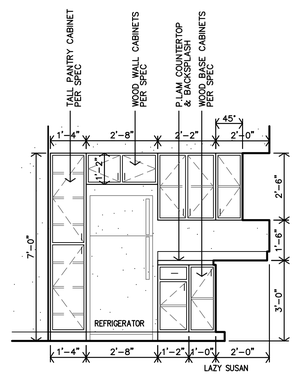
N TYPE B UNIT KITCHEN - TYPE #10 INTERIOR ELEVATION

3/8"=1'-0"



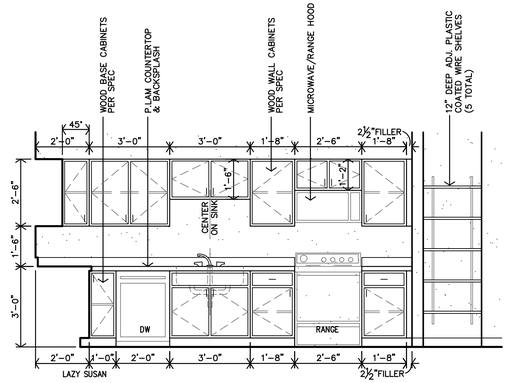
M TYPE B UNIT KITCHEN - TYPE #9 INTERIOR ELEVATION

3/8"=1'-0"



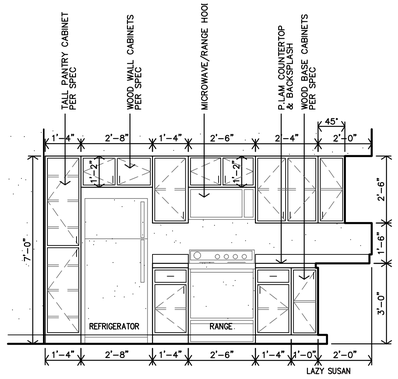
L TYPE B UNIT KITCHEN - TYPE #8 INTERIOR ELEVATION

3/8"=1'-0"



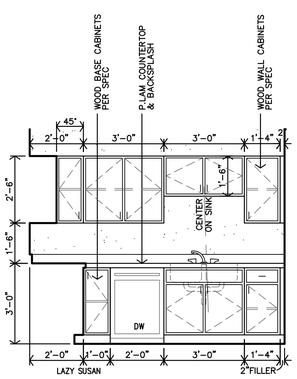
K TYPE B UNIT KITCHEN - TYPE #8 INTERIOR ELEVATION

3/8"=1'-0"



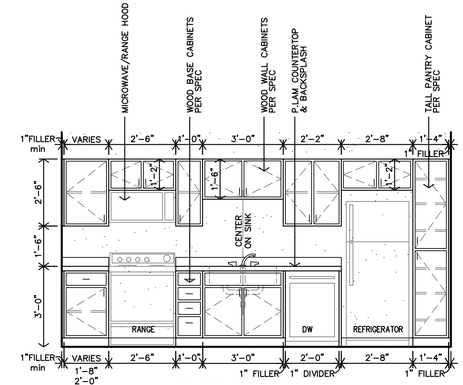
J TYPE B UNIT KITCHEN - TYPE #7 INTERIOR ELEVATION

3/8"=1'-0"



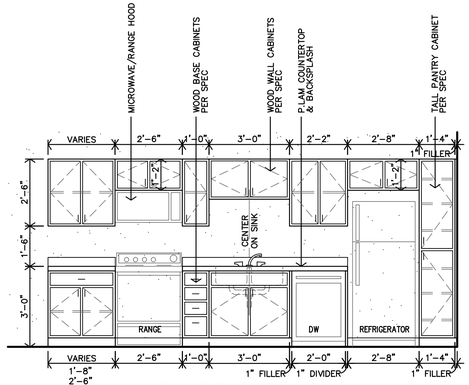
H TYPE B UNIT KITCHEN - TYPE #7 INTERIOR ELEVATION

3/8"=1'-0"



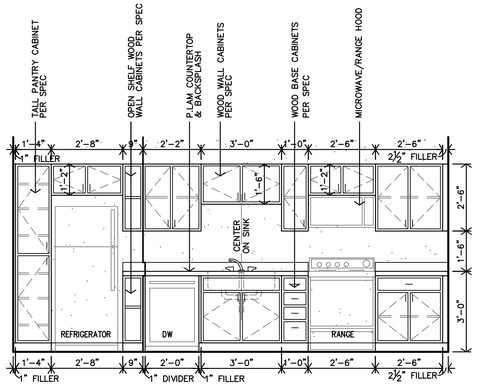
G TYPE B UNIT KITCHEN - TYPE #5B INTERIOR ELEVATION

3/8"=1'-0"



F TYPE B UNIT KITCHEN - TYPE #5A INTERIOR ELEVATION

3/8"=1'-0"

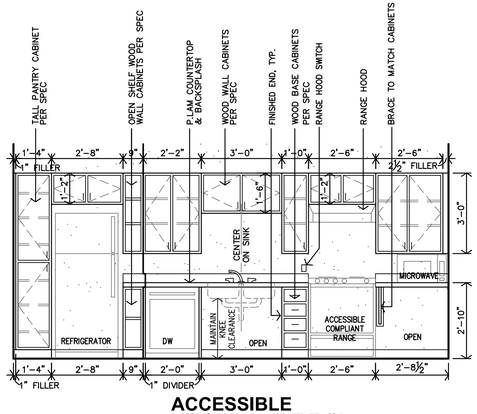


E TYPE B UNIT KITCHEN - TYPE #4 INTERIOR ELEVATION

3/8"=1'-0"

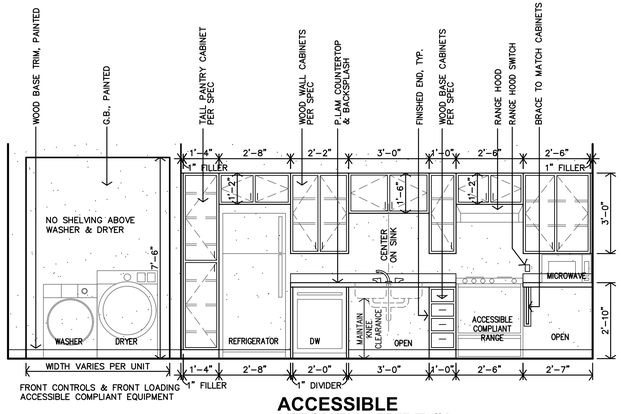
CASEWORK NOTES:

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.
7. TYPE B UNITS (ADAPTABLE) – REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH.



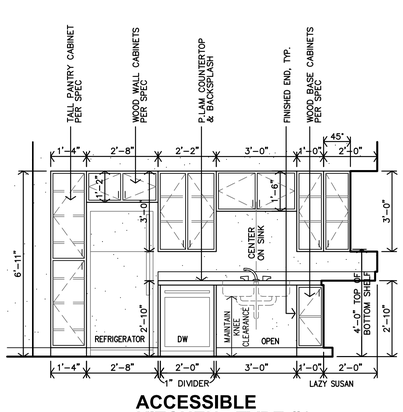
D ACCESSIBLE KITCHEN - TYPE #3 INTERIOR ELEVATION

3/8"=1'-0"



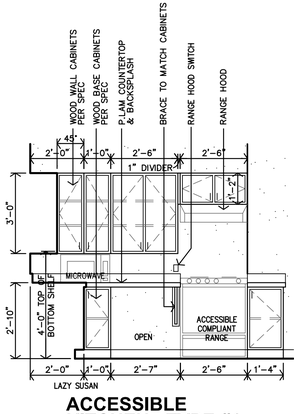
C ACCESSIBLE KITCHEN - TYPE #2 INTERIOR ELEVATION

3/8"=1'-0"



B ACCESSIBLE KITCHEN - TYPE #1 INTERIOR ELEVATION

3/8"=1'-0"



A ACCESSIBLE KITCHEN - TYPE #1 INTERIOR ELEVATION

3/8"=1'-0"

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025

JOB: 24-3483

SHEET NO.:

A9.4

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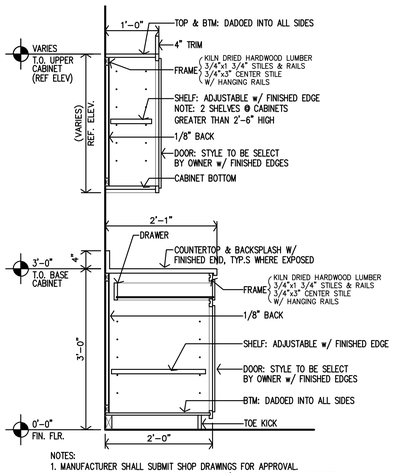
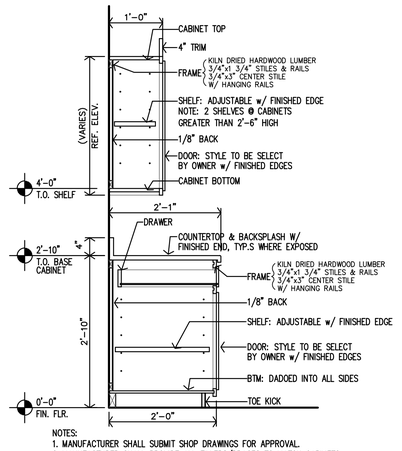


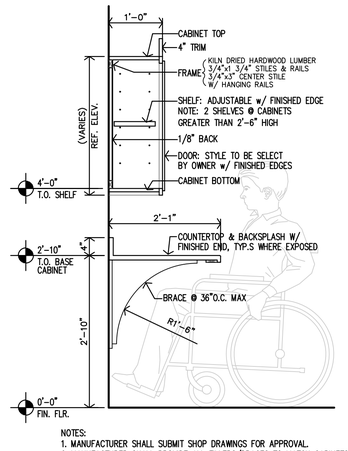
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

K TYPE B UNIT KITCHEN CASEWORK SECTION
3/4"=1'-0"



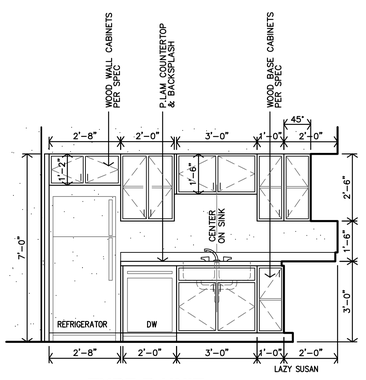
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

J ACCESSIBLE KITCHEN CASEWORK SECTION
3/4"=1'-0"

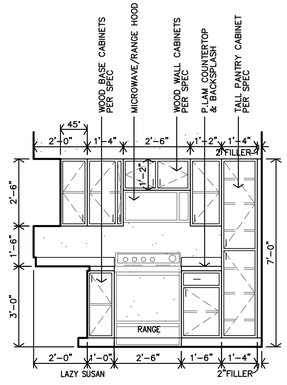


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

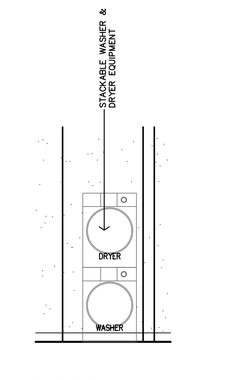
H ACCESSIBLE KITCHEN CASEWORK SECTION
3/4"=1'-0"



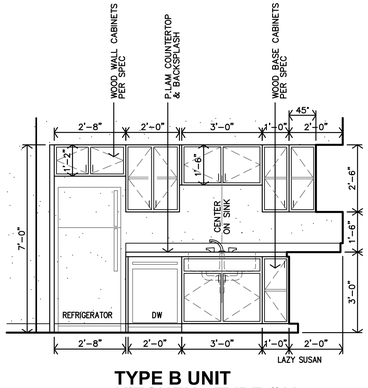
TYPE B UNIT KITCHEN - TYPE #13 INTERIOR ELEVATION
G 3/8"=1'-0"



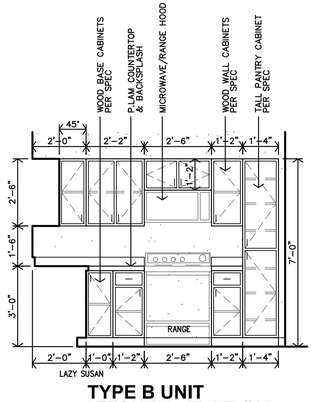
TYPE B UNIT KITCHEN - TYPE #13 INTERIOR ELEVATION
F 3/8"=1'-0"



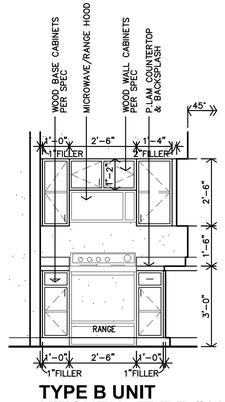
TYPE B UNIT KITCHEN - TYPE #13 INTERIOR ELEVATION
E 3/8"=1'-0"



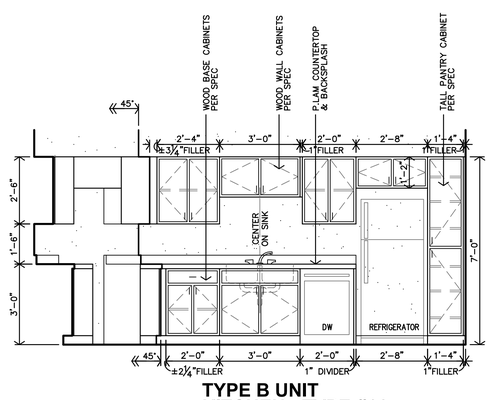
TYPE B UNIT KITCHEN - TYPE #12 INTERIOR ELEVATION
D 3/8"=1'-0"



TYPE B UNIT KITCHEN - TYPE #12 INTERIOR ELEVATION
C 3/8"=1'-0"



TYPE B UNIT KITCHEN - TYPE #11 INTERIOR ELEVATION
B 3/8"=1'-0"



TYPE B UNIT KITCHEN - TYPE #11 INTERIOR ELEVATION
A 3/8"=1'-0"

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.
7. TYPE B UNITS (ADAPTABLE) – REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH.

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 32854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
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, 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.

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.

UNIT FINISH SCHEDULE - 49 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: REF. FINISH FLOOR PLANS	BASE: 4" WOOD BASE, PAINTED	WALLS: 5/8" FIRE RATED G.B.	WALLS: EXISTING PLASTER (note M)	CEILING: REF. REFLECTED CEILING PLANS	REMARKS
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

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: SEALED CONC.	FLOOR: VINYL TILE	FLOOR: CARPET	FLOOR: EXIST. MARBLE TO REMAIN	FLOOR: EXIST. TERRAZZO TO REMAIN	FLOOR: CERAMIC TILE	BASE: SELF COVE RUBBER BASE	BASE: 4" WOOD BASE, PAINTED	BASE: CERAMIC TILE	BASE: EXIST. MARBLE TO REMAIN	BASE: EXISTING CONC./MASONRY	N.WALL: 5/8" FIRE RATED G.B.	N.WALL: CERAMIC TILE	N.WALL: EXISTING PLASTER	N.WALL: EXISTING MARBLE	N.WALL: EXISTING CONC./MASONRY	E.WALL: 5/8" FIRE RATED G.B.	E.WALL: CERAMIC TILE	E.WALL: EXISTING PLASTER	E.WALL: EXISTING MARBLE	E.WALL: EXISTING CONC./MASONRY	S.WALL: 5/8" FIRE RATED G.B.	S.WALL: CERAMIC TILE	S.WALL: EXISTING PLASTER	S.WALL: EXISTING MARBLE	S.WALL: EXISTING CONC./MASONRY	W.WALL: 5/8" FIRE RATED G.B.	W.WALL: CERAMIC TILE	W.WALL: EXISTING PLASTER	W.WALL: EXISTING MARBLE	W.WALL: EXISTING CONC./MASONRY	CEILING: REF. REFLECTED CEILING PLANS: 5/8" FIRE RATED G.B.	CEILING: REF. REFLECTED CEILING PLANS: STRUCT. EXPOSED	CEILING: REF. REFLECTED CEILING PLANS: EXISTING PLASTER	REMARKS
BASEMENT/PENTHOUSE																																				
B1	STORAGE	●										●					●					●					●					●			
B2	STORAGE	●										●					●					●					●					●			
B3	STORAGE	●										●					●					●					●					●			
P1	PENTHOUSE	●						●						P1					P1					P1					P1					●		
FIRST FLOOR																																				
101	LOBBY				●	●					●		P1			●		P1					P1	P1				P1	●				P1			2,5
102	COMMERCIAL SPACE 1					●		●					P1					P1	P1				P1	P1				P1	P1				P1			2
103	HALL					●		●					P1					P1	P1				P1	P1				P1	P1				P1			2,3
104	IT	●						●							P1				P1				P1	P1				P1	P1				●			2
105	MECHANICAL		VT					●					P1					P1					P1	P1				P1	P1				P1			2
106	COMMERCIAL SPACE 2		VT					●					P1	P1				P1	P1				P1	P1				P1	P1				P1			2
107	LEASING OFFICE		VT					●						P1				P1					P1	P1				P1	P1				P1			2
108	VESTIBULE		VT					●						P1					P1					P1					P1				P1			2
109	STORAGE	●						●					P1					P1				P1	P1	P1				P1	P1				P1			
110	FIRE SPRINKLER ROOM	●						●								P1						P1	P1	P1				P1	P1				P1			
111	HALL		VT					●							P1				P1				P1	P1				P1	P1				P1			2
112	HALL		VT					●					P1	P1				P1					P1	P1				P1	P1				P1			2
113	TOILET					CT		CT					P2	CT				P2	CT				P2	CT				P2	CT				P1			4
114	TOILET					CT		CT					P2	CT				P2	CT				P2	CT				P2	CT				P1			4
116	*NOT USED*																																			
117	COMMUNITY ROOM		VT					●						P1				P1	P1				P1	P1				P1	P1				P1			2,3
118	STORAGE		VT					●						P1				P1					P1	P1				P1	P1				P1			2
119	STORAGE		VT					●						P1				P1					P1	P1				P1	P1				P1			2
121	MECHANICAL	●						●						P1				P1					P1	P1				P1	P1				●			1
122	MECHANICAL	●						●					P1					P1					P1	P1				P1	P1				P1			2
123	*NOT USED*																																			
124	HALL		VT					●					P1					P1					P1	P1				P1	P1				P1			2
126	STORAGE	●						●					P1					P1					P1	P1				P1	P1				P1			2
127	UNIT 1B (1–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
128	UNIT 2B (2–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
129	UNIT 2A (2–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1	P1		2
131	UNIT 1C (1–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
132	UNIT 1D (1–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
133	UNIT 2E (2–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
SECOND FLOOR																																				
201	LOBBY		VT					●						P1				P1					P1					P1					P1			2
202	HALL		VT					●						P1				P1	P1				P1					P1					P1			2,3
203	IT	●						●						P1				P1					P1	P1				P1	P1				●			2
204	HALL		VT					●					P1	P1				P1					P1	P1				P1	P1				P1			2,3
206	HALL		VT					●						P1				P1	P1				P1	P1				P1	P1				P1			2
207	LEARNING CENTER		VT					●						P1				P1					P1	P1				P1	P1				P1			2
208	MECHANICAL	●						●						P1				P1					P1	P1				P1	P1				●			2
209	HALL		VT					●					P1					P1					P1	P1				P1	P1				P1			2,3
211	UNIT eC (EFF.)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
212	UNIT eB (EFF.)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
213	UNIT 1A (1–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
214	UNIT 1G (1–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
216	UNIT 2B (2–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
217	UNIT 2B (2–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
THIRD FLOOR – *FOURTH/FIFTH/SIXTH/SEVENTH FLOORS SIMILAR*													**S.WALL**					**E.WALL**					**S.WALL**					**W.WALL**							
301	LOBBY		VT					●					P1					P1					P1					P1					P1			2
302	MECHANICAL	●						●						P1				P1					P1					P1					●			2
303	IT	●						●						P1				P1					P1					P1					●			2
304	HALL		VT					●					P1					P1	P1				P1	P1				P1	P1				P1			2,3
306	HALL		VT					●					P1	P1				P1	P1				P1	P1				P1	P1				P1			2,3
307	UNIT 2D (2–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
308	UNIT 1H (1–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
309	UNIT 1J 1–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
311	UNIT 1K (1–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
312	UNIT eC (EFF.)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
313	UNIT eB (EFF.)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
314	UNIT 2D (2–BD)								*REFERENCE UNIT FINISH SCHEDULE*																								P1			2
ELEVATOR/STAIR																																				
S1	STAIR		VT	C				●										P1					P1					P1					P1			2,3,4
S2	STAIR		VT	C				●							P1					P1				P1				P1				P1			2,3,4
E1	ELEVATOR		VT					●					*REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER*																							

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. REF. A2.8 FOR FLOORING & PATTERNS.
R. TYPES OF FLOORING AND LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES AND PATTERNS.
S. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS AND SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
T. 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. EXISTING STAIR: CLEAN & REPAIR EXIST. CONCRETE TREADS/RISERS.
5. INSTALL NEW WOOD BASE AT NEW G.B. & EXIST./PLASTER WALLS.

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REVISION:

DATE: 10–24–2025
JOB: 24–3483
SHEET NO.:

A10.1

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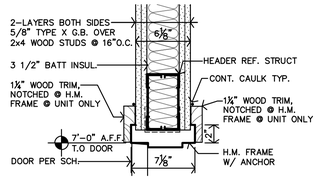
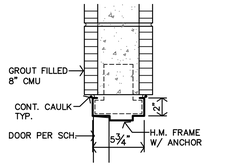
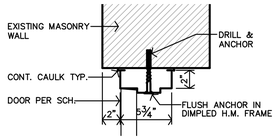


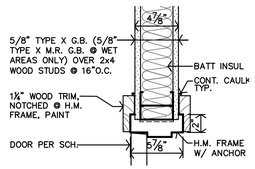
R **DOOR HEAD DTL.**
1 1/2"=1'-0"



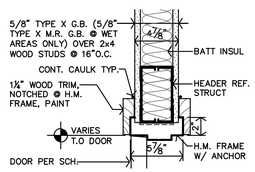
Q **DOOR HEAD DTL.**
1 1/2"=1'-0" JAMB SIMILAR



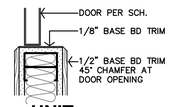
P **DOOR JAMB DTL.**
1 1/2"=1'-0" HEAD SIMILAR



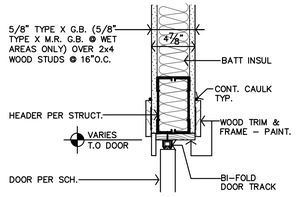
O **DOOR JAMB DTL.**
1 1/2"=1'-0"



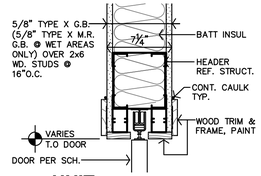
N **DOOR HEAD DTL.**
1 1/2"=1'-0"



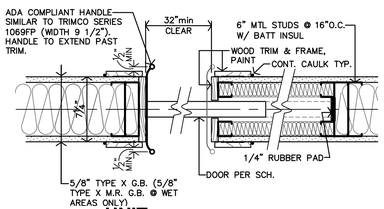
K **UNIT BASE DETAIL @ BI-PASS DOOR**
1 1/2"=1'-0"



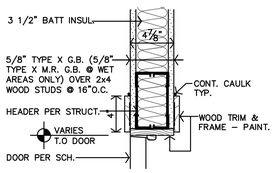
J **UNIT HEAD DETAIL @ BI-PASS DOOR**
1 1/2"=1'-0"



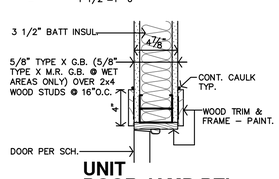
H **UNIT POCKET DOOR HEAD DTL.**
1 1/2"=1'-0"



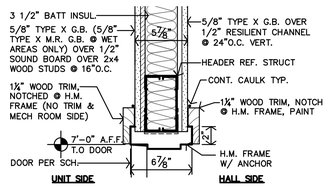
G **UNIT POCKET DOOR JAMB DTL.**
1 1/2"=1'-0"



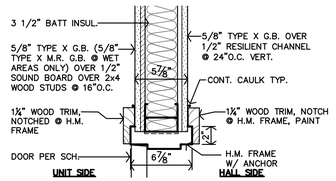
F **UNIT DOOR HEAD DTL.**
1 1/2"=1'-0"



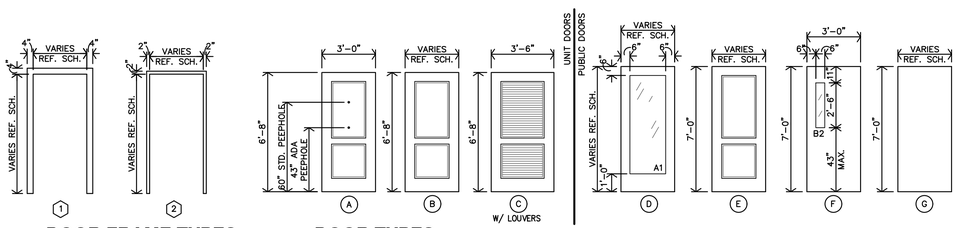
E **UNIT DOOR JAMB DTL.**
1 1/2"=1'-0"



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"

UNIT DOOR SCHEDULE - 25 UNITS

MARK	LOCATION	DOOR SIZE W	SIZE H	SIZE T	MATERIAL H.C.WOOD	MATERIAL S.C.WOOD/LOUVER	TYPE TYPE	TYPE POCKET	TYPE BI–PASS	FINISH PREFINISHED	FINISH PAINT	FRAME MATERIAL WOOD	FRAME TYPE 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	MECHANICAL	3'–6"	6'–8"	1 3/4"	●		C			●		●	1	●		E/F–A10.2	5
C	CLOSET	PR2'–6"	6'–8"	1 3/4"	●				B	●		●	1	●		J/K–A10.2	3
D	CLOSET	PR3'–0"	6'–8"	1 3/4"	●			B		●		●	1	●		G/H–A10.2	2
E	CLOSET	2'–0"	6'–8"	1 3/4"	●		B			●		●	1	●		E/F–A10.2	
F	CLOSET	PR3'–0"	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	TEMPERED	FIRE RATED
A1	●		●		●		●	
A2	●		●		●			
A3	●		●			●		
B1		●		●			●	
B2		●		●				●

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

IECC 2021 REQUIREMENTS

FENESTRATION
U–FACTOR
FIXED FENESTRATION .42
OPERABLE FENESTRATION .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	SIZE H	SIZE T	MATERIAL HOLLOW METAL	MATERIAL ALUMINUM	MATERIAL S.C. WOOD	TYPE TYPE	TYPE PREFINISHED	TYPE PAINT	FRAME MATERIAL HOLLOW METAL	FRAME MATERIAL ALUMINUM	FRAME MATERIAL WOOD	FRAME TYPE TYPE	FRAME TYPE (WINDOW) TYPE	FRAME FINISH PREFINISHED	FRAME FINISH PAINT	RATING	DETAILS	REMARKS
BASEMENT																			
01	3'–3"F.V.	7'–0"	1 3/4"	●			G		●	●			2			●	90min	Q–A10.2	
02	EXISTING DOOR & FRAME																		
FIRST FLOOR																			
101	EXISTING DOOR & FRAME													E6					
102	3'–0"	7'–0"	1 3/4"		●		D	●			●		H	●				B–A10.5	
103	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	90min	P–A10.2 SIM	
104	3'–0"	7'–0"	1 3/4"			●	G		●	●			2			●		E/F–A10.2	
106	3'–0"	7'–0"	1 3/4"			●	G		●	●			2			●	20min	C/D–A10.2	
107	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
108	EXISTING DOOR & FRAME																		
109	EXISTING DOOR & FRAME																		
111	*NOT USED*																		
112	3'–0"	7'–0"	1 3/4"		●		G		●	●			2			●	20min	C/D–A10.2	
113	3'–0"	7'–0"	1 3/4"	●			D	●			●		H	●				B–A10.5	
114	3'–0"	7'–0"	1 3/4"	●			D	●			●		2	●				P–A10.2	
116	EXISTING DOOR & FRAME													E5					
117	EXISTING DOOR & FRAME																		
118	EXISTING DOOR & FRAME																		
119	EXISTING DOOR & FRAME																		
121	EXISTING DOOR & FRAME																		
122	EXISTING DOOR & FRAME																		
123	*NOT USED*																		
124	3'–6"	7'–0"	1 3/4"		●		G		●	●			2			●		E/F–A10.2	
126	EXISTING DOOR & FRAME																		
127	3'–0"	7'–0"	1 3/4"		●		G		●	●			2			●		E/F–A10.2	
128	3'–0"	7'–0"	1 3/4"		●		E		●	●			2			●	20min	C/D–A10.2	
129	3'–0"	7'–0"	1 3/4"		●		E		●	●			2			●	20min	C/D–A10.2	
131	3'–0"	7'–0"	1 3/4"		●		E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
132	3'–0"	7'–0"	1 3/4"		●		G		●	●			2			●	20min	C/D–A10.2	
133	EXISTING DOOR & FRAME																		
134	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
136	EXISTING DOOR & FRAME																		
137	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
138	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
139	3'–0"	7'–0"	1 3/4"			●	G		●	●			2			●	20min	C/D–A10.2	
141	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
142	EXISTING DOOR & FRAME																		
143	EXISTING DOOR & FRAME																		
SECOND FLOOR																			
201	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	90min	R–A10.2	1,2,3,4
202	EXISTING DOOR & FRAME																		
203	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	90min	R–A10.2	
204	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	90min	P–A10.2 SIM	
206	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
207	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
208	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	90min	R–A10.2	1,2,3,4
209	EXISTING DOOR & FRAME																		
211	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
212	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
213	EXISTING DOOR & FRAME																		
214	EXISTING DOOR & FRAME																		
THIRD FLOOR																			
301	EXISTING DOOR & FRAME																		
302	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	5
303	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
304	EXISTING DOOR & FRAME																		
306	EXISTING DOOR & FRAME																		
307	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
308	EXISTING DOOR & FRAME																		
309	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
311	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
312	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
313	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
314	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	5
316	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
317	EXISTING DOOR & FRAME																		
FOURTH FLOOR – *FIFTH/SIXTH/SEVENTH FLOORS SIMILAR*																			
401	EXISTING DOOR & FRAME																		
402	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	5
403	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
404	EXISTING DOOR & FRAME																		
406	EXISTING DOOR & FRAME																		
407	EXISTING DOOR & FRAME																		
408	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
409	3'–0"	7'–0"	1 3/4"			●	G		●	●			2			●		N/O–A10.2	5
411	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
412	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
413	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
414	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
416	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	5
417	3'–0"	7'–0"	1 3/4"			●	E		●	●			2			●	20min	C/D–A10.2	1,2,3,4
418	EXISTING DOOR & FRAME																		
PENTHOUSE																			
P1	EXISTING DOOR & FRAME																		
P2	EXISTING DOOR & FRAME																		
ELEVATOR																			
E1	3'–6"	7'–0"															90min	J–A6.1	

GENERAL NOTES:
A. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
B. INSTALL MTL. FLASHINGS & CONT. CAULKING FOR A WEATHERTIGHT SEAL, AT ALL EXTERIOR DOORS & FRAMES.

NOTES:
1. 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.
2. UNIT ENTRY DOOR – 180° PEEP HOLES at *ADAPTABLE* UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
3. UNIT ENTRY DOOR – 180° PEEP HOLES at *ACCESSIBLE* UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
4. NOISE THRESHOLD TO NOT EXCEED CODE VALUES FOR DWELLING TO CORRIDOR RATING.
5. OMIT WOOD TRIM AT INTERIOR OF MECH ROOM.
6. EXISTING KEY CARD OPERATOR TO BE MODIFIED OR REPLACED W/ NEW TO FIT OWNER' SECURITY NEEDS (COORD. W/ OWNER)

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LANDMARK ON CYPRESS
HISTORIC REHABILITATION - APARTMENTS
ABILENE, TEXAS

REGISTERED ARCHITECT JAMES RET GILLAM 10–24–2025 32854 STATE OF TEXAS

REVISION:

DATE: 10–24–2025
JOB: 24–3483
SHEET NO.:

A10.2

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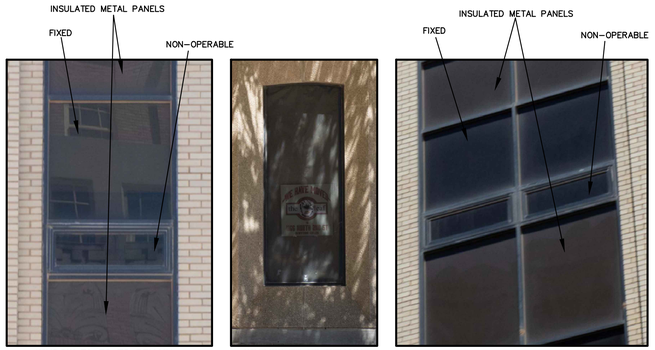


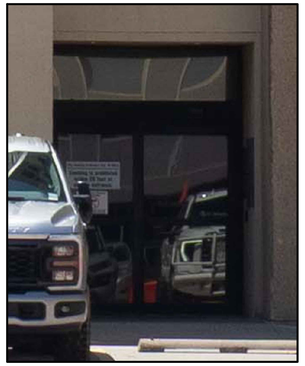
WINDOW E1/E2 TO REMAIN

WINDOW E3 TO REMAIN

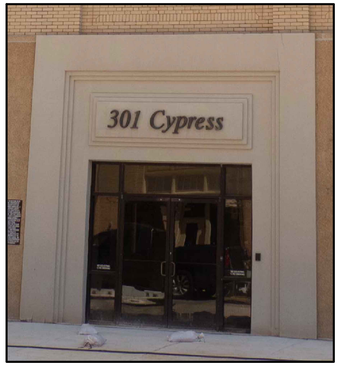
WINDOW E4 TO REMAIN

B PHOTOS: EXISTING WINDOWS

NTS



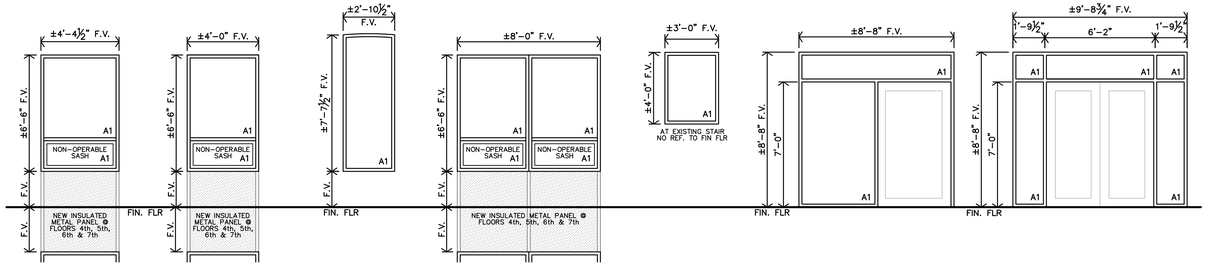
E5 STOREFRONT TO REMAIN

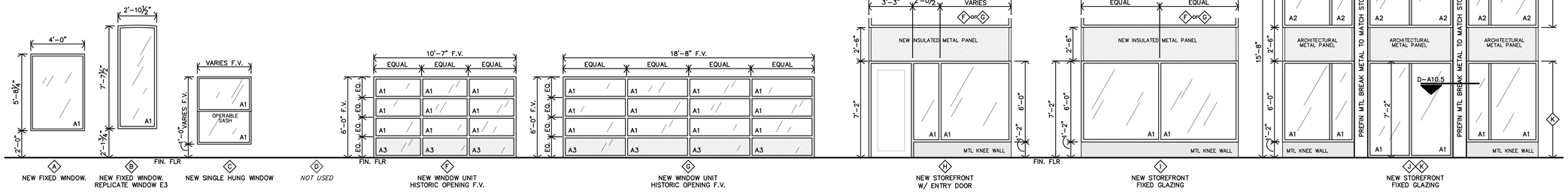


E6 STOREFRONT TO REMAIN

C PHOTOS: EXISTING WINDOWS

NTS





A WINDOW ELEVATIONS

1/4"=1'-0"

GLAZING SCHEDULE

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

WINDOW SCHEDULE

	MARK	WIDTH	HEIGHT	MATERIAL	STYLE: FIXED	STYLE: SINGLE HUNG	EXTERIOR	INTERIOR	DETAILS
	A	±4'-0" F.V.	±5'-8" F.V.	ALUM. WINDOW UNIT		●	●		B-A10.4
	B	±2'-10" F.V.	±7'-7" F.V.	ALUM. WINDOW UNIT	●		●		B-A10.4
	C	±4'-5" F.V.	±5'-0" F.V.	ALUM. WINDOW UNIT		●	●		B-A10.4
	D	*NOT USED*							
EXISTING	E1	±4'-5" F.V.	±6'-6" F.V.	EXIST. ALUM. W/ INSUL. GLASS & INSUL MTL PANEL	●		●		
EXISTING	E2	±4'-0" F.V.	±6'-6" F.V.	EXIST. ALUM. W/ INSUL. GLASS & INSUL MTL PANEL	●		●		
EXISTING	E3	±2'-10" F.V.	±7'-7" F.V.	EXIST. WINDOW UNIT W/ NEW INSUL GLASS	●		●		
EXISTING	E4	±8'-0" F.V.	±6'-6" F.V.	EXIST. ALUM. W/ INSUL. GLASS & INSUL MTL PANEL	●		●		
EXISTING	E5	±8'-8" F.V.	±8'-8" F.V.	EXIST. STOREFRONT W/ INSUL. GLASS	●		●		
EXISTING	E6	±9'-9" F.V.	±8'-8" F.V.	EXIST. STOREFRONT W/ INSUL. GLASS	●		●		
	F	±10'-7" F.V.	±6'-0" F.V.	NEW ALUM. STOREFRONT W/ INSUL GLASS	●		●		C-A10.5
	G	±18'-8" F.V.	±6'-0" F.V.	NEW ALUM. STOREFRONT W/ INSUL GLASS	●		●		B-A10.5
	H	±10'-8" F.V. ±11'-8" F.V.	±8'-8" F.V. ±8'-8" F.V.	NEW ALUM. STOREFRONT W/ INSUL GLASS & INSUL MTL PANEL	●		●		A-A10.4 & C-A10.5
	I	±10'-7" F.V. ±11'-8" F.V. ±18'-8" F.V.	±8'-8" F.V. ±8'-8" F.V. ±8'-8" F.V.	NEW ALUM. STOREFRONT W/ INSUL GLASS & INSUL MTL PANEL	●		●		B-A10.5
	J	±19'-0" F.V.	±6'-0" F.V.	NEW ALUM. STOREFRONT W/ INSUL GLASS & INSUL MTL PANEL					A-A10.4
	K	±19'-0" F.V.	±6'-1 1/2" F.V. ±7'-2" F.V.	NEW ALUM. STOREFRONT W/ INSUL GLASS & INSUL MTL PANEL					A-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.

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LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 10-24-2025 22854 STATE OF TEXAS

REVISION:

DATE: 10-24-2025
JOB: 24-3483
SHEET NO.:

A10.3

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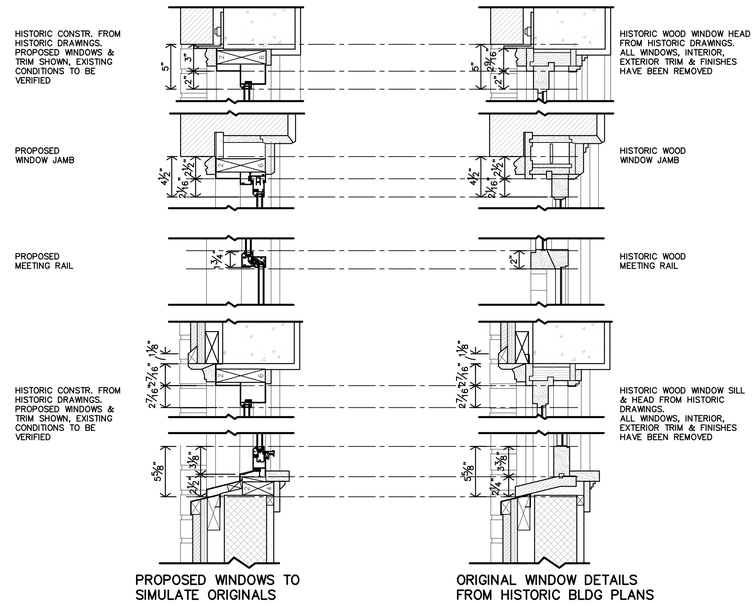
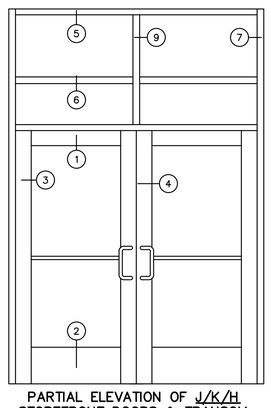
D **1ST & 2ND FLR - CURRENT STOREFRONT & WINDOW IMAGE**
1 1/2"=1'-0"

C **1ST & 2ND FLR - HISTORIC STOREFRONT & WINDOW IMAGE**
1 1/2"=1'-0"

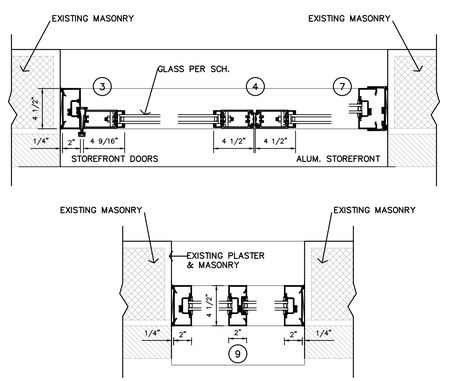


NEW WINDOWS A/B/C, IN EXISTING OPENINGS. EXISTING WINDOWS & TRIM HAVE BEEN REMOVED, OPENINGS ARE COVERED UP BY PRECAST PANELS. ORIGINAL DETAILS ARE FROM HISTORIC BUILDING PLANS.

B **1ST & 2ND FLR NEW VS HISTORIC WINDOW DETAILS**
1 1/2"=1'-0"



PARTIAL ELEVATION OF J/K/H
STOREFRONT DOORS & TRANSOM



A **STOREFRONT DETAILS**
1 1/2"=1'-0"

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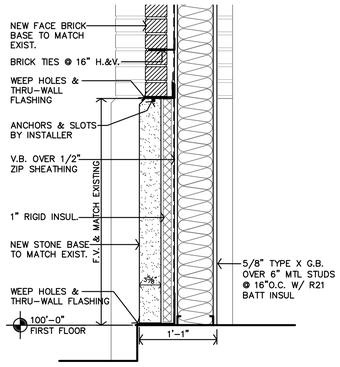
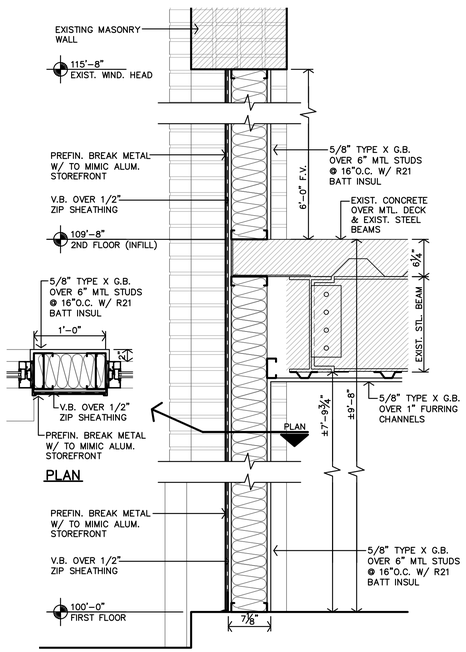
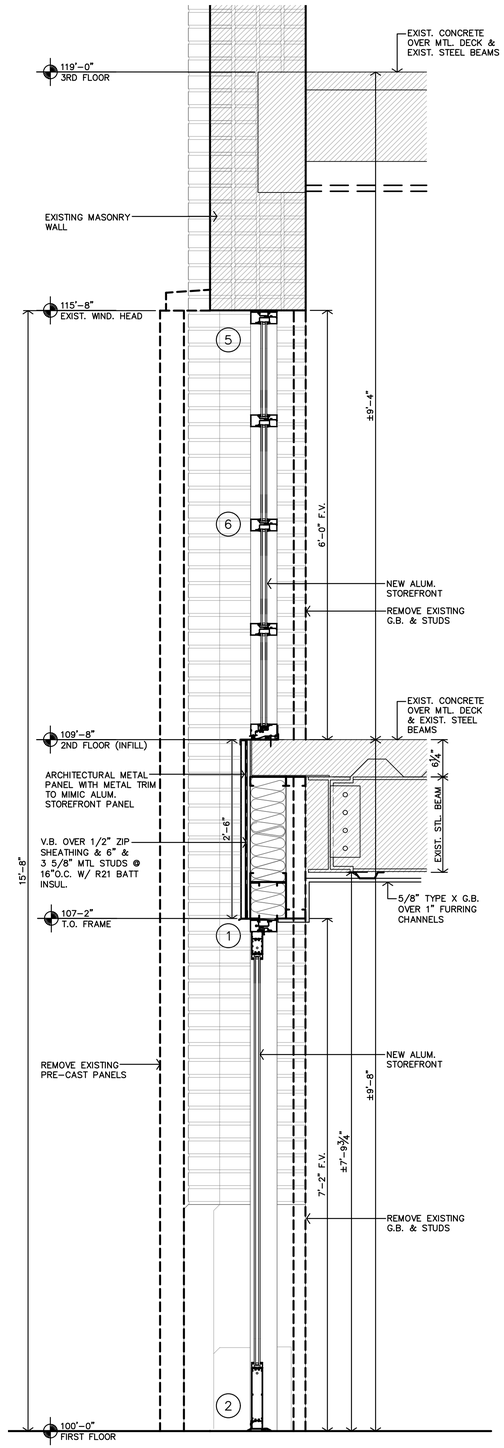


E SECTION
1"=1'-0"

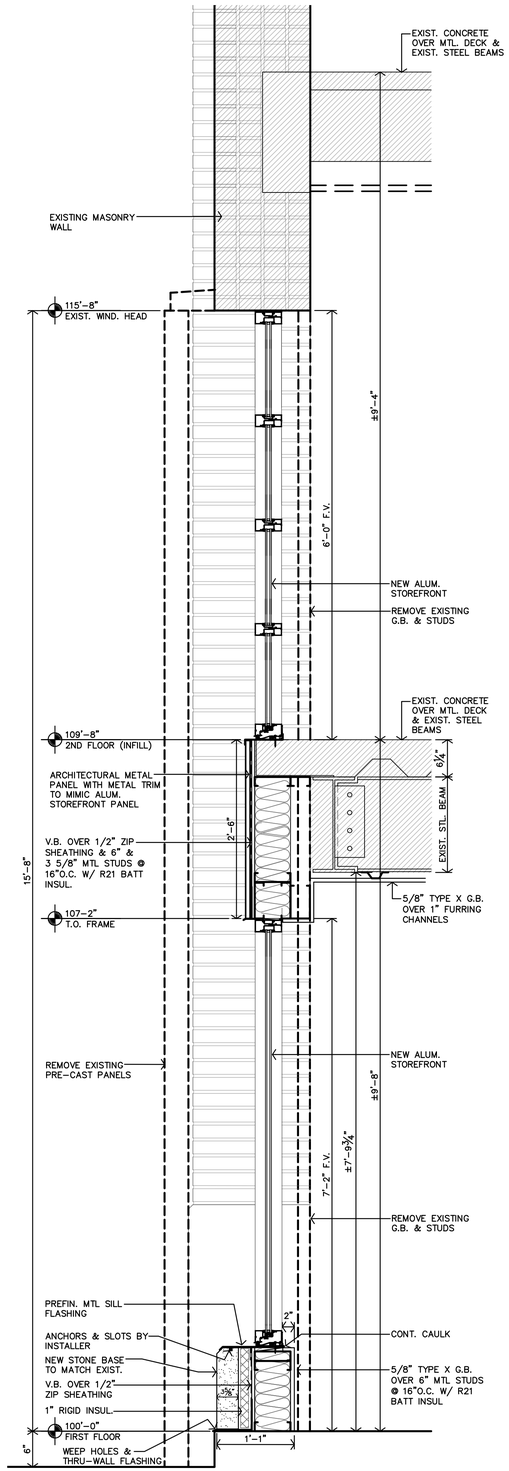


D SECTION
1"=1'-0"



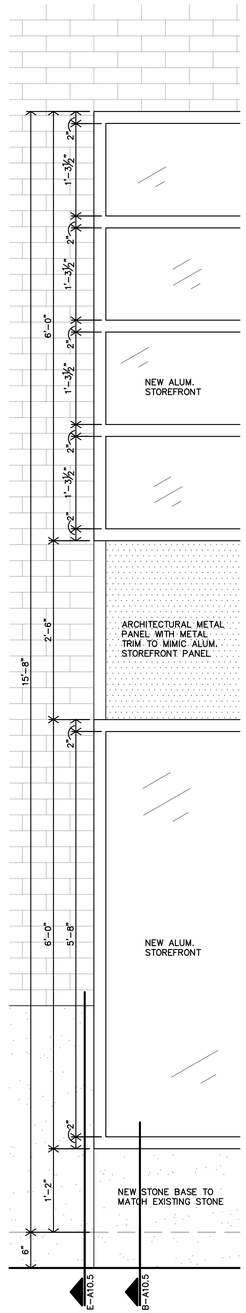
SECTION OF K/J STOREFRONT

C NEW STOREFRONT SECTION
1"=1'-0"

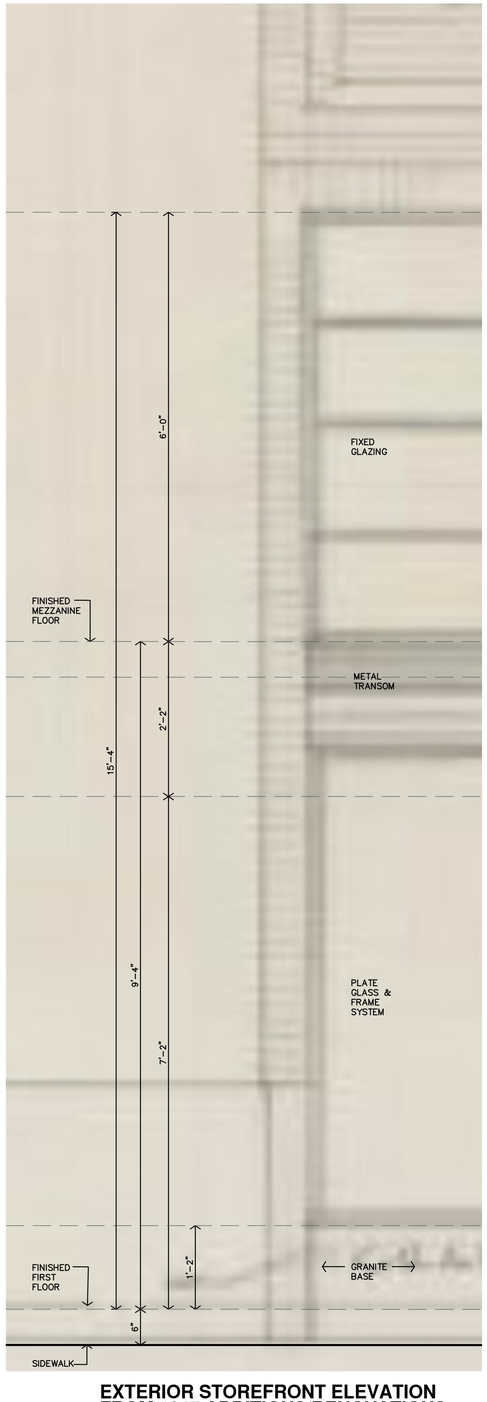


SECTION OF H/F STOREFRONT

B NEW STOREFRONT SECTION
1"=1'-0"



PARTIAL ELEVATION
1"=1'-0"



A EXTERIOR STOREFRONT ELEVATION FROM 1947 ADDITIONS/RENOVATIONS
1" = 1'-0"

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