

LANDMARK 601

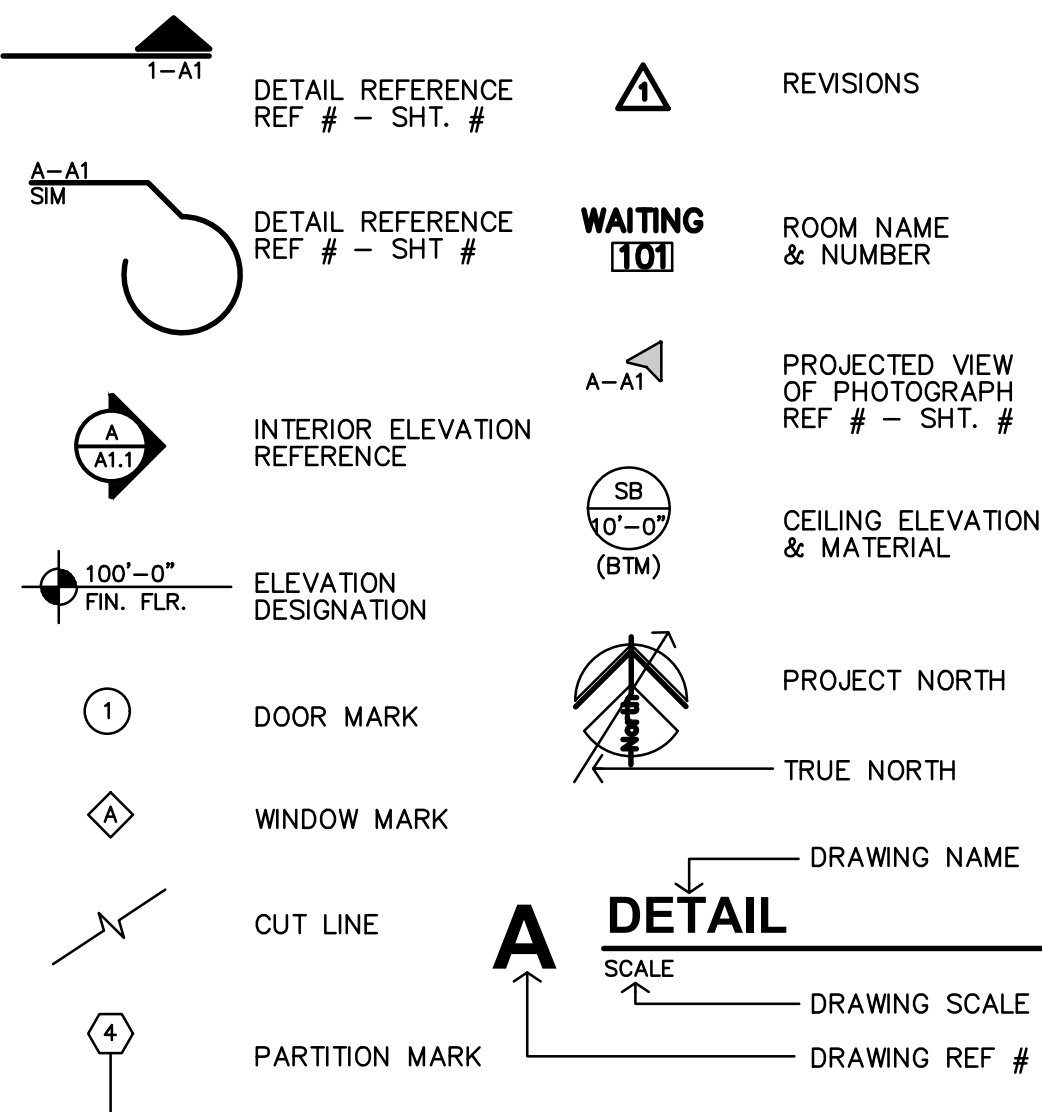
NEW CONSTRUCTION - APARTMENTS

CONROE,

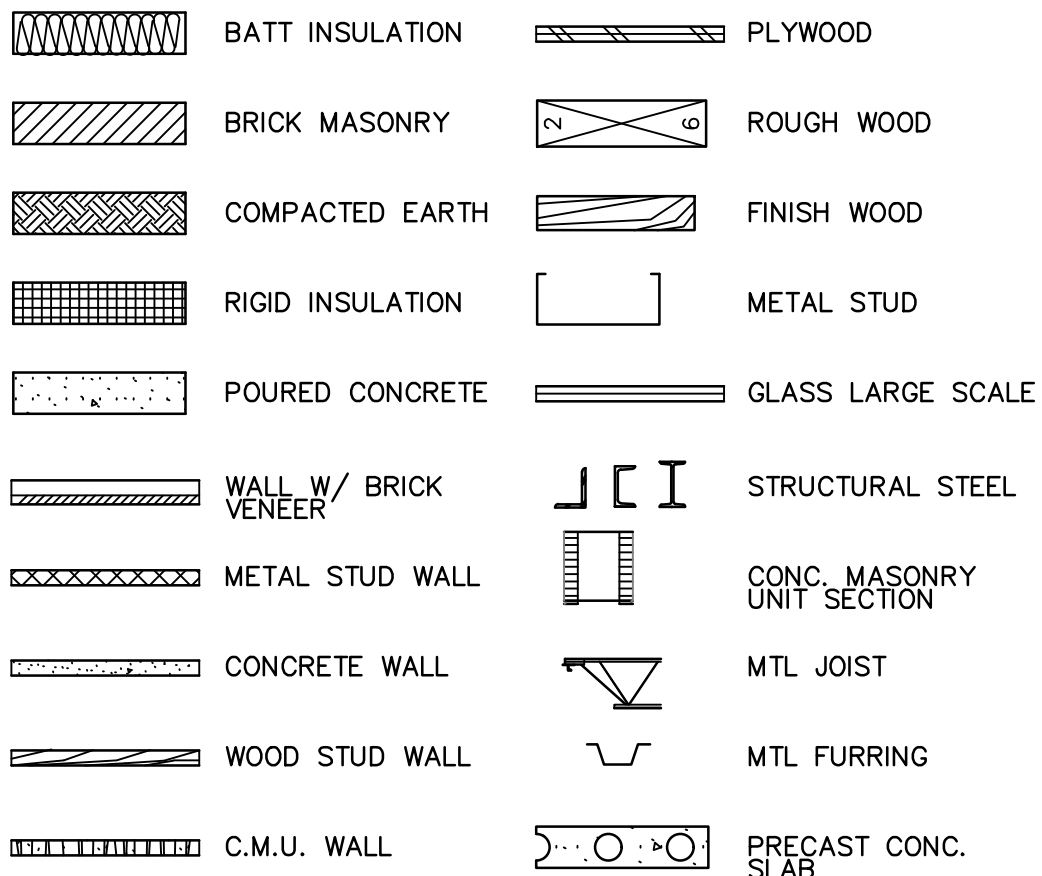
25-3385

TEXAS

REFERENCE LEGEND



MATERIAL LEGEND



ABBREVIATIONS

&	AND	Cntr.	Center	Exp.	Expansion	Hr.	Hour	N.I.C.	North	Reinf.	Reinforced	Temp.	Tempered
@	Angle	Col.	Column	Ext.	Exterior	Ext.	Height	No.	Not In Contract	Req'd	Required	T.&G.	Tongue & Groove
CL	Centerline	Conc.	Concrete	F.A.	Fire Alarm	I.D.	Inside Diameter	Nom.	Nominal	Resil.	Resilient	Thk.	Thick
#	Diameter or Round Pound or Number	CMU	Concrete Masonry Unit	Int.	Interior	Insul.	Insulation	N.T.S.	Not To Scale	Rm.	Room	T.O.M.	Top Of Masonry
Acous.	Acoustical	Det.	Detail	F.E.C.	Fire Extinguisher	Fin.	Finish	O/	On or Over	R.O.	Rough Opening	T.O.S.	Top Of Steel
Adj.	Adjustable	D.F.	Drinking Fountain	F.E.C.	F.E. Cabinet	Fl.	Flow line	Obs.	Obscure	S.	South	T.P.	Top Of Pavement
A.F.F.	Above Finished Floor	Dia.	Diameter	Fin.	Finish	Flash.	Flashing	O.C.	On Center	Sched.	Schedule	T.P.D.	Toilet Paper Dispenser
Aggr.	Aggregate	Dim.	Dimension	Ft.	Foot or feet	Ft.	Foot or feet	Off.	Office	S.D.	Soap Dispenser	T.V.	Television
Al.	Aluminum	Dn.	Down	Fur.	Furring	Fut.	Future	Opp.	Opposite	Shr.	Shower	Typ.	Typical
Arch.	Architect or Architectural	Dwr.	Drawer	Ga.	Gauge	H.	Hose	P.	Paint	Sht.	Sheet	Trd.	Tread
Asb.	Asbestos	(E)	Existing	G.B.	Grab Bar	Hr.	Hour	Pi.	Plate	Sim.	Similar	U.O.N.	Unless Otherwise Noted
Asph.	Asphalt	Ea.	East or Existing	G.C.	Glass	Hgt.	Height	P.Lam.	Plastic Laminate	S.N.D.	Sanitary Napkin Disp.	Ur.	Urinal
A.V.	Audio Visual	E.J.	Expansion Joint	Gd.	Grade	I.D.	Inside Diameter	Plas.	Plaster	S.N.R.	Sanitary Napkin Recep.	V.C.T.	Vinyl Composition Tile
Bd.	Board	Elev.	Elevation	Gp.	Gypsum	Insul.	Insulation	Plywd.	Plywood	Spec.	Specification	V.B.	Vapor Barrier
Bitum.	Bituminous	Equip.	Equipment	H.B.	Hose Bibb	Int.	Interior	P.T.D.	Paper Towel Dispenser	S.S.	Stainless Steel	Vert.	Vertical
Blk.	Block	Expo.	Exposed	H.C.	Hollow Core	Lab.	Laboratory	P.T.R.	Paper Towel Receptacle	Std.	Standard	Vest.	Vestibule
Blk.g.	Blocking	Exp.	Expansion	Hd.	Hardware	Lav.	Lavatory	Q.T.	Quarry Tile	Stl.	Steel	Vyl.	Vinyl
Bm.	Beam	Expo.	Exposed	H.H.	Hollow Hollow	Lk.	Locker	R.	Riser	Str.	Structural	W.	West
Bot.	Bottom	Expo.	Exposed	H.M.	Hollow Metal	Lt.	Light	Rad.	Radius	Susp.	Suspended	W/o	Without
Bot.	Bottom	Expo.	Exposed	H.M.	Hollow Metal	Lt.	Light	R.D.	Roof Drain	Sym.	Symmetrical	W.C.	Wall Covering
Brg.	Bearing	Expo.	Exposed	H.M.	Hollow Metal	Lt.	Light	Ref.	Reference	Tex.	Texture	Wd.	Wood
Brk.	Brick	Expo.	Exposed	H.M.	Hollow Metal	Lt.	Light	Ref.	Reference	T.B.	Towel Bar	Wp.	Waterproof
Cab.	Cabinet	Expo.	Exposed	H.M.	Hollow Metal	Lt.	Light	Ref.	Reference	T.Bd.	Tack Board	Wsc.	Wainscot
Cig.	Ceiling	Expo.	Exposed	H.M.	Hollow Metal	Lt.	Light	Ref.	Reference	Wt.	Weight	Wt.	Weight
Cif.	Clear	Expo.	Exposed	H.M.	Hollow Metal	Lt.	Light	Ref.	Reference				

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ANSI-3 ANSI DETAILS
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FH2 FAIR HOUSING DIAGRAMS
FH3 FAIR HOUSING DIAGRAMS
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BUILDING B

95% CD 1-15-2026

REVIEW SET
NOT FOR CONSTRUCTION
1-15-2026

THESE DRAWINGS ARE FOR REVIEW ONLY AND
PRICING PURPOSES ONLY. THESE DRAWINGS MAY BE
INCOMPLETE AND ARE SUBJECT TO CHANGE.
DRAWINGS WITHOUT THE ARCHITECT'S SEAL AND
SIGNATURE SHALL IN NO WAY BE CONSTRUED AS
CONSTRUCTION DRAWINGS

BUILDING B - CODE INFORMATION

OCCUPANCY OVERALL:	R-2	RESIDENTIAL
OCCUPANCY GROUPS:	B	OFFICE
	R-2	APARTMENTS
CONSTRUCTION TYPE:	V-A	
AREA ALLOWED PER FLOOR:	R-2	12,000 SF
(TABLE 503)		
FRONTAGE INCREASE: 14%		13,680 SF
(506.2)		
ACTUAL BUILDING AREA:		
FIRST FLOOR	10,227 SF	
SECOND FLOOR	10,227 SF	
TOTAL BLDG AREA	20,454 SF	

ALLOWABLE HEIGHT:	50'	ALLOWABLE STORIES (S):	3
(PER IBC TABLE 503)		(PER IBC TABLE 503)	
ACTUAL HEIGHT:	24'-0"	ACTUAL STORIES:	2

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-A	
EXTERIOR BEARING WALLS:	1 HOUR
STRUCTURAL FRAME:	1 HOUR
INTERIOR BEARING WALLS:	1 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
SHAFT ENCLOSURE	2 HOUR
FLOOR/CEILING ASSEMBLY:	1 HOUR
CEILING/ROOF ASSEMBLY:	1 HOUR
CORRIDOR (DWELLING UNITS):	1/2 HOUR
WALLS SEPARATING DWELLING UNITS,	1 HOUR
OTHER OCCUPANCIES	
FLR/CLG SEPARATING DWELLING UNITS,	1 HOUR
OTHER OCCUPANCIES	

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. 709.3)	
HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS SHALL NOT BE LESS THAN 1-HR RATED. (SECT. 712.3)	
ROOF COVERINGS	
CLASS B OR BETTER (TABLE 1505.1)	
DRAFTSTOPPING (SECT. 709.4)	
FIRE PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE ROOF DECK, OR RATED FLOOR/CEILING ASSEMBLY ABOVE.	
AUTOMATIC SPRINKLER SYSTEMS	
REQUIRED, NFPA 13R SYSTEM PROVIDED PER 903.3.1.2	
PORTABLE FIRE EXTINGUISHERS	
REQUIRED, PROVIDED AS SPECIFIED BY SECTION 906.1:	
STANDPIPES:	
NOT REQUIRED PER 905.3.1	
SMOKE ALARM REQUIREMENTS:	
SMOKE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA WITHIN IMMEDIATE VICINITY OF BEDROOMS & IN EACH BEDROOM. (907.2.11.2)	
WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED WITHIN AN INDIVIDUAL DWELLING UNIT, THE SMOKE ALARMS WITHIN THE DWELLING UNIT 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.	

FIRE ALARM REQUIREMENTS:	
REQUIRED - MANUAL FIRE ALARM SYSTEM, 907.2.9.1	
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	
EMERGENCY POWER SOURCE:	
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP	
SMOKE CONTROL:	
NOT REQUIRED	
SMOKE PARTITIONS:	
NOT REQUIRED	
EXITING: REF PLANS ON SHEET CFP1	
OCCUPANT LOAD: 90 TOTAL	
FIRST FLOOR:	45 TOTAL
SECOND FLOOR:	45 TOTAL

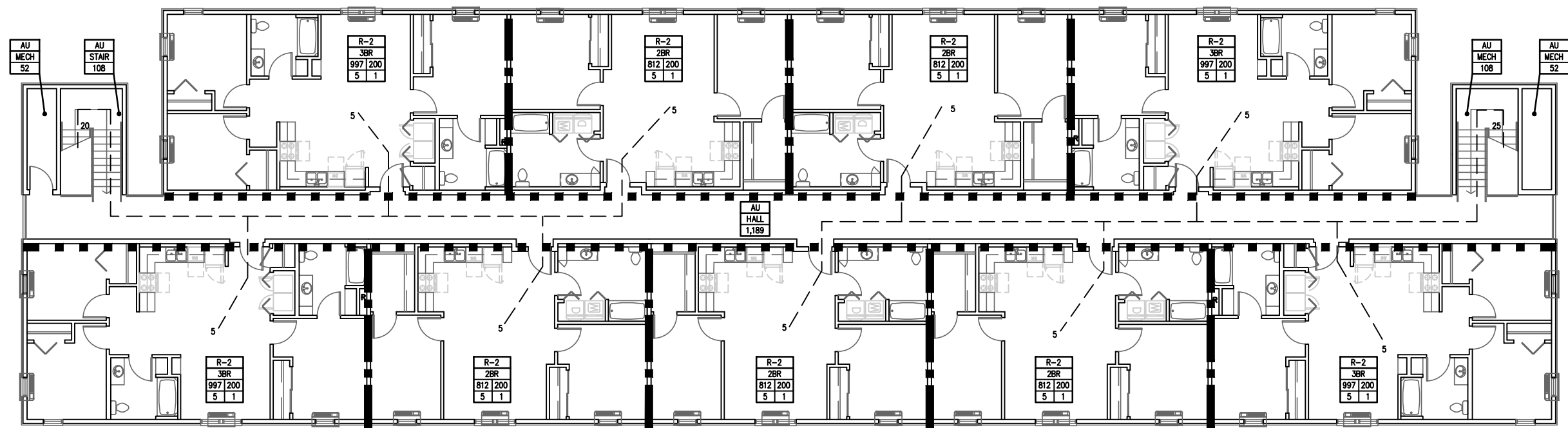
OCCUPANT LOAD FACTORS:			
OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10

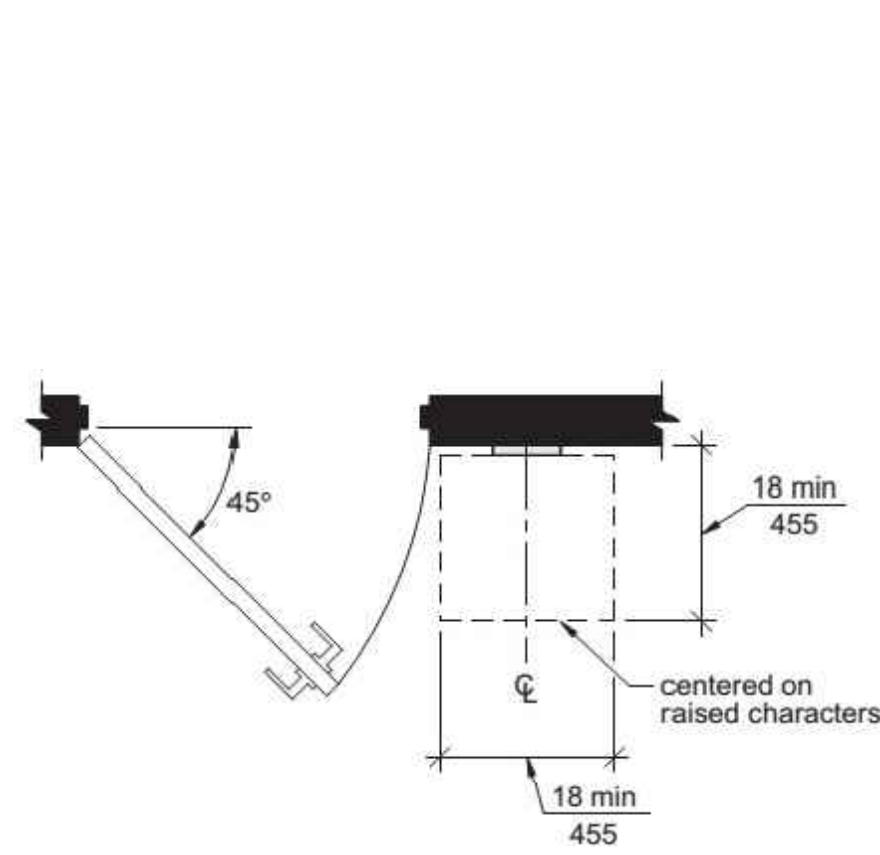
PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW CONSTRUCTION
FACILITY NAME	LANDMARK 601
FACILITY ADDRESS	601 W. LEWIS ST. CONROE, TEXAS 77301
OWNER NAME	OPG - LANDMARK 601 PARTNERS, LLC
OWNER ADDRESS	254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913-396-6310
REASON FOR SUBMITTAL	NEW CONSTRUCTION PERMIT
COUNTY	MONTGOMERY
FIRE DEPARTMENT	CITY OF CONROE
WATER SUPPLY	CITY OF CONROE
BUILDING INSPECTION DEPT	CITY OF CONROE
AUTHORITY HAVING JURISDICTION	CITY OF CONROE
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386
CODES/REGULATIONS	2009 INTERNATIONAL BUILDING CODE 2009 INTERNATIONAL MECHANICAL CODE 2009 INTERNATIONAL PLUMBING CODE 2009 NATIONAL ELECTRICAL CODE 2009 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL TEXAS ACCESSIBILITY STANDARDS 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES

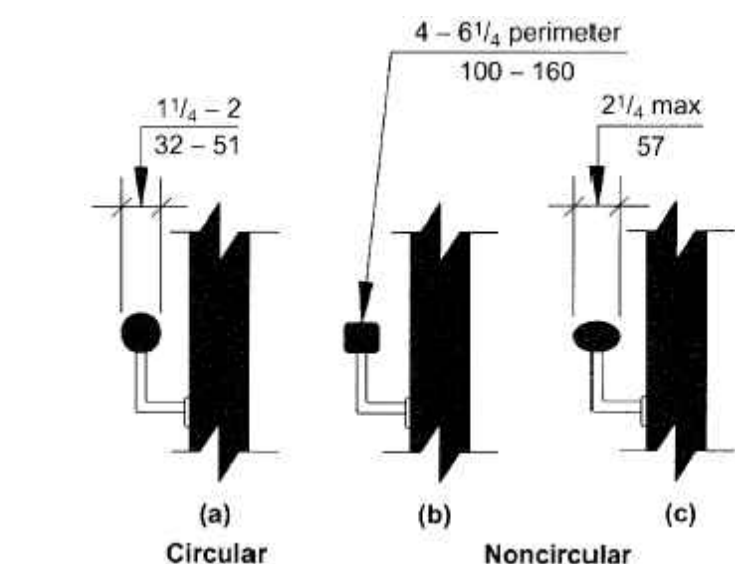
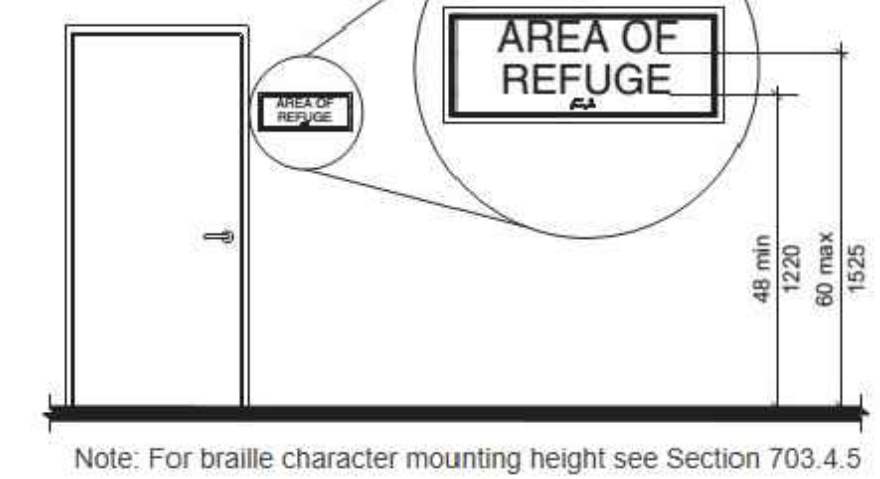
LEGEND

DESIGNATED EMERGENCY EXIT	88"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED) 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)
1 HOUR CONSTRUCTION	—————
1/2 HOUR FIRE PARTITION; CORRIDOR (PER IBC TABLE 1018.1) W/ 20 MIN OPENINGS	—————
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS W/ 45 MIN OPENINGS (PER IBC 709.3 & 715.4)	—————
NOT REQUIRED; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS (PER IBC 708.2 except. 2.1)	—————
EXIT LIGHT	⊗
EXIT/EMERGENCY LIGHT	⊗
EMERGENCY LIGHT	⊗
FIRE EXTINGUISHER	•FE
FIRE HYDRANT	⊗FH
FIRE ALARM REMOTE	⊗FA
ANNUNCIATOR PANEL	⊗KA
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





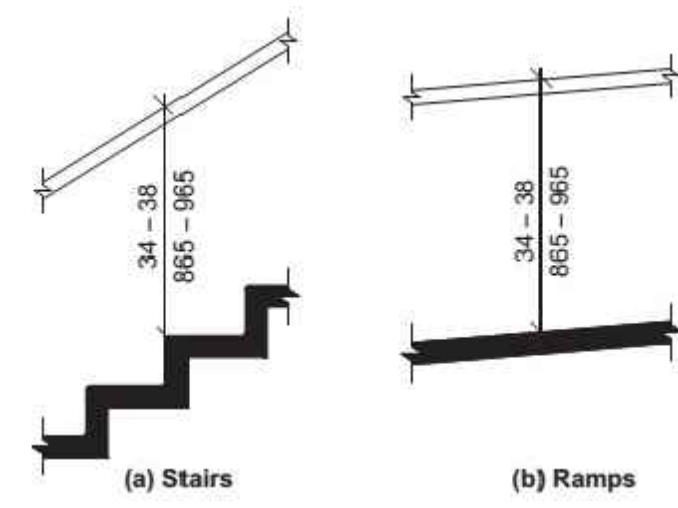
V SIGNAGE (Section 703)
NO SCALE



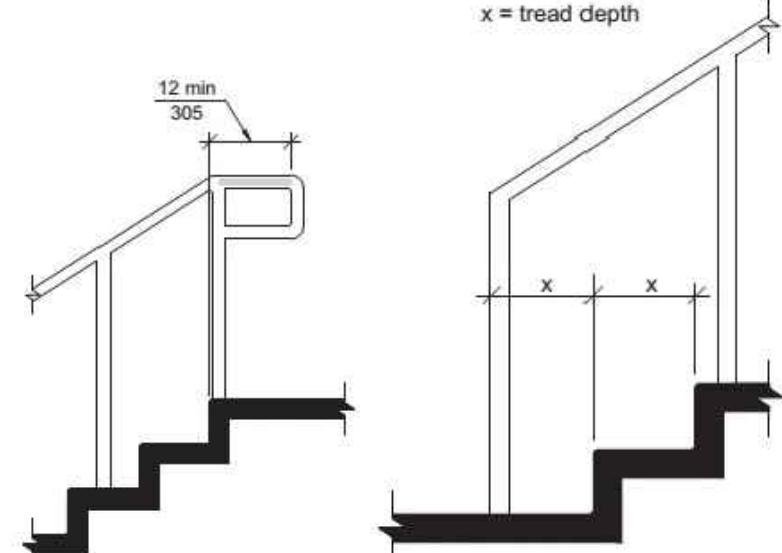
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



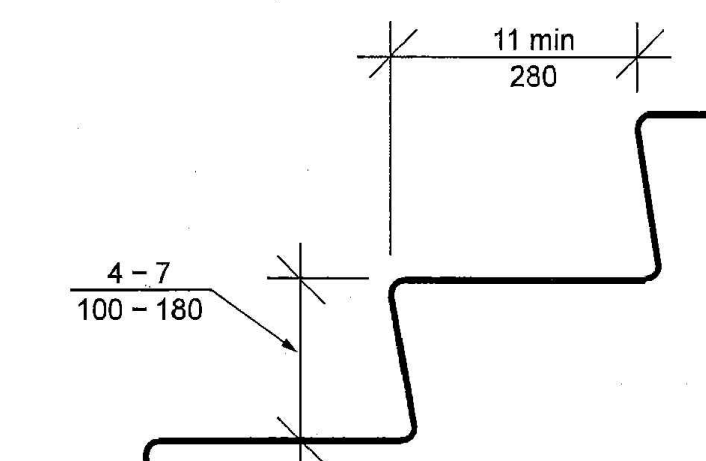
T RAMP TOP & BOTTOM HANDRAIL EXTENSION (Section 505)
NO SCALE



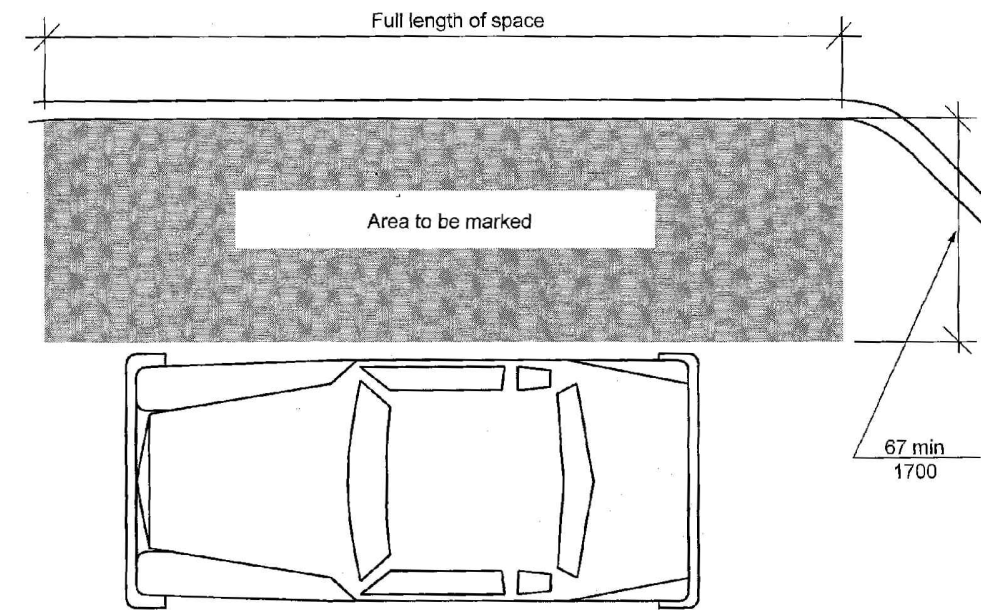
S HANDRAIL HEIGHT (Section 505)
NO SCALE



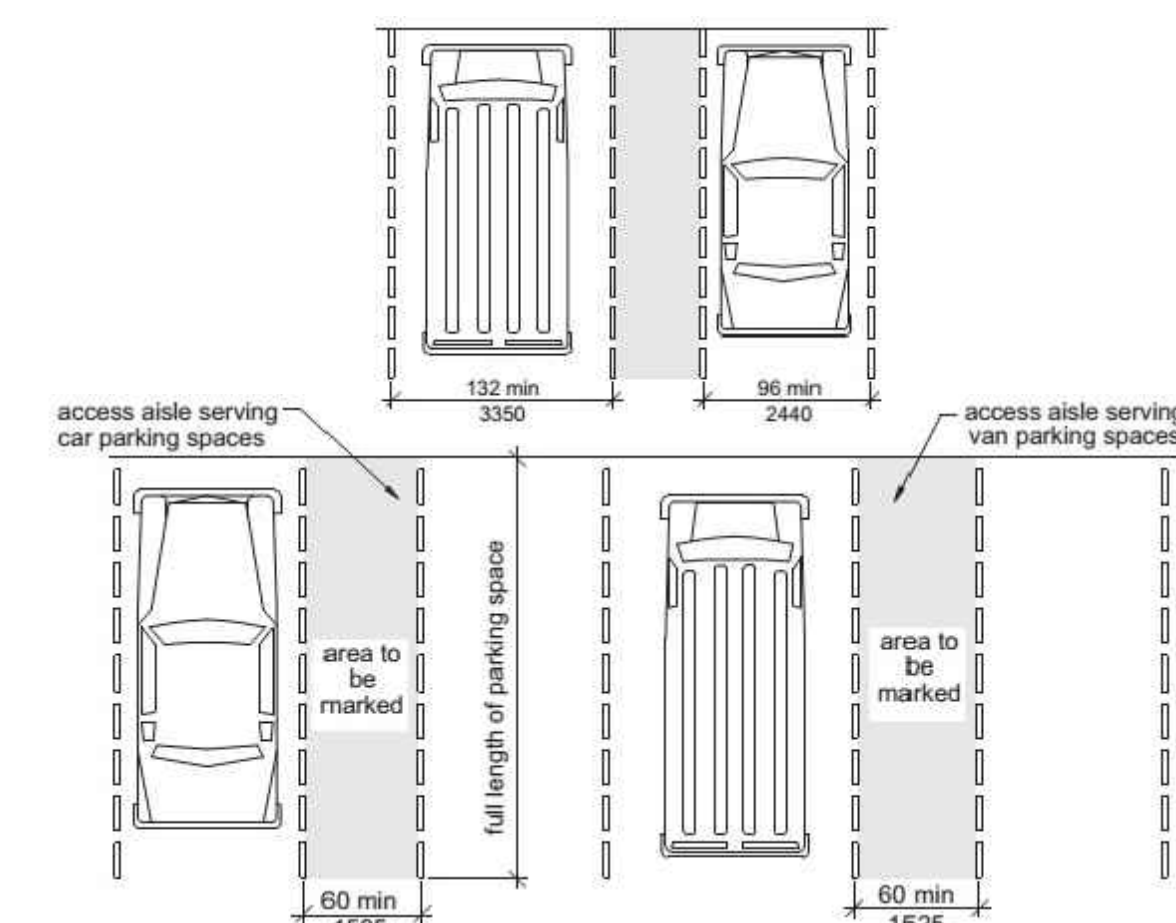
R STAIR TOP & BOTTOM HANDRAIL EXTENSION (Section 505)
NO SCALE



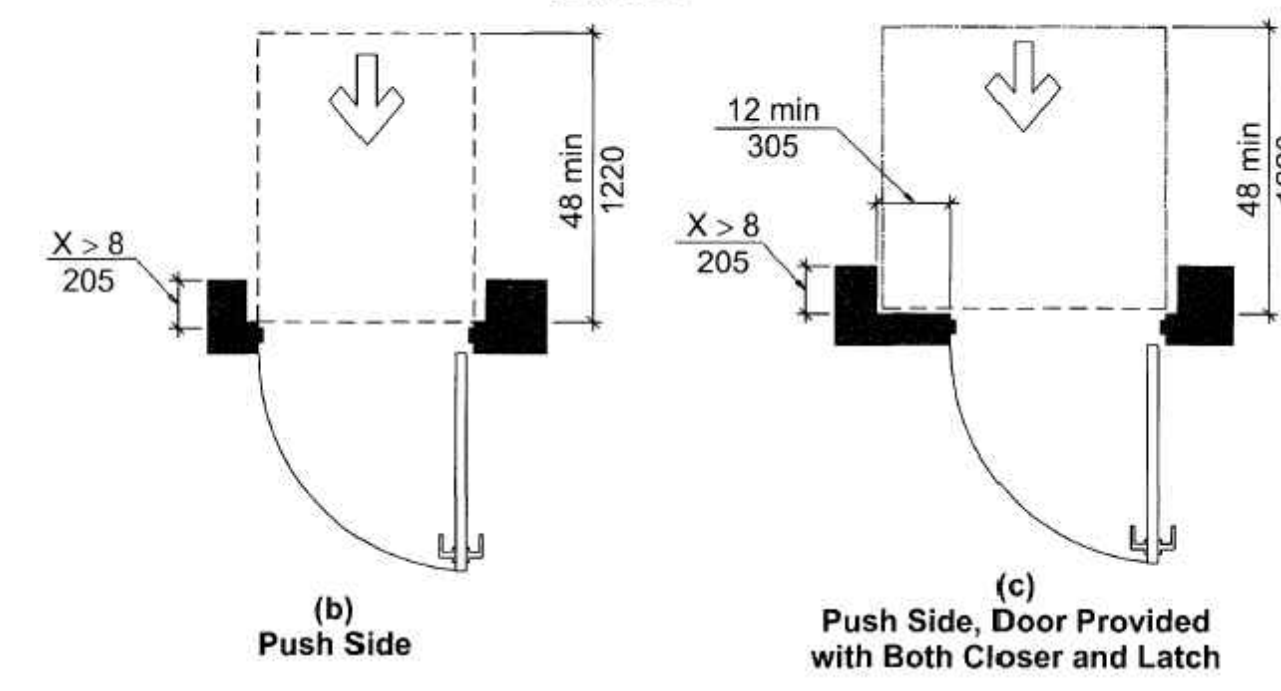
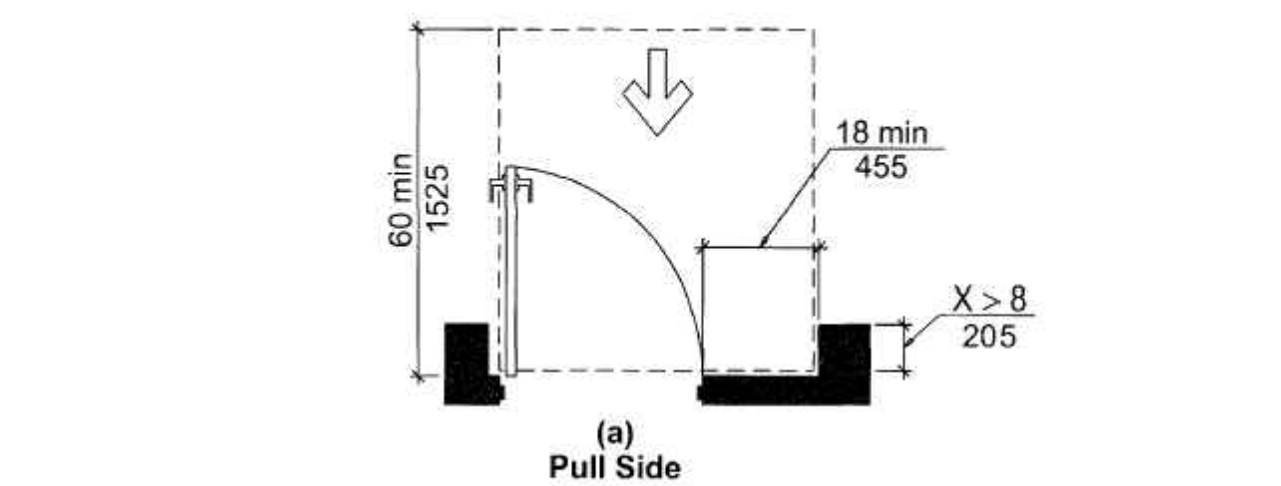
Q STAIR TREAD & RISER (Section 504)
NO SCALE



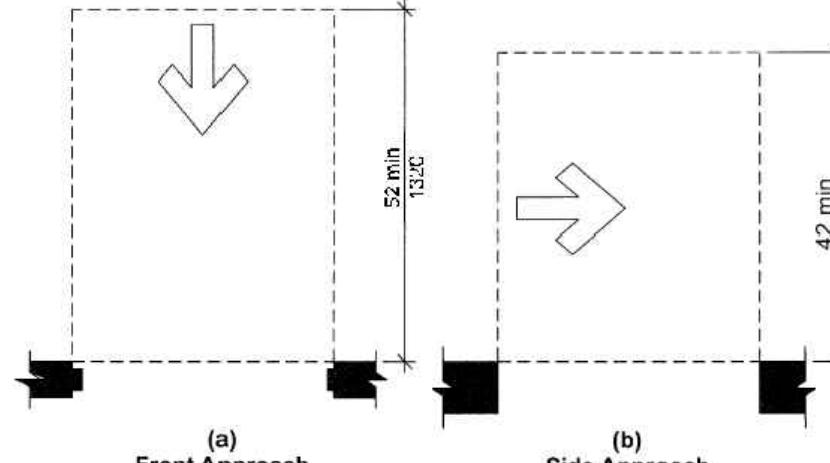
P PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS (Section 503)
NO SCALE



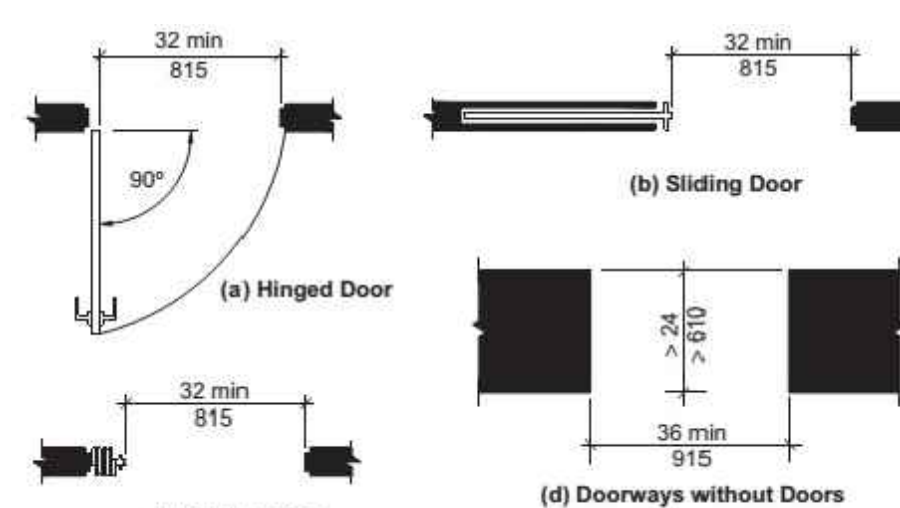
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



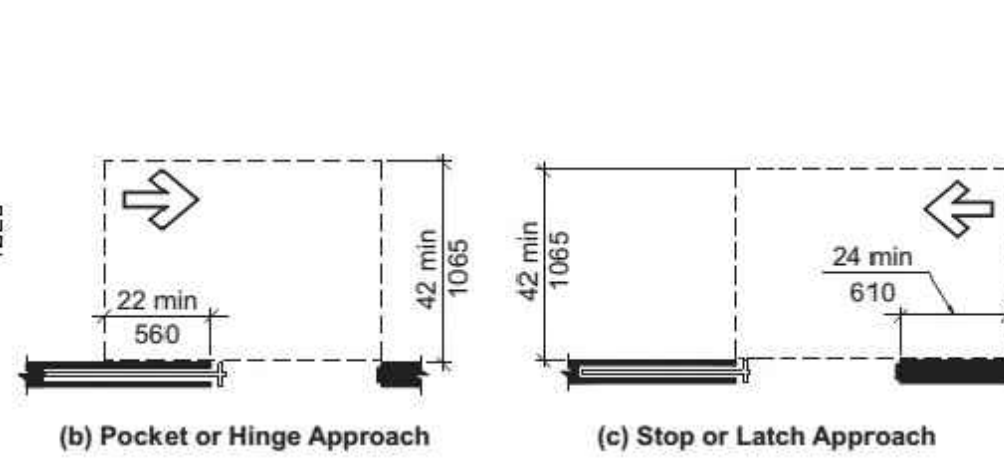
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



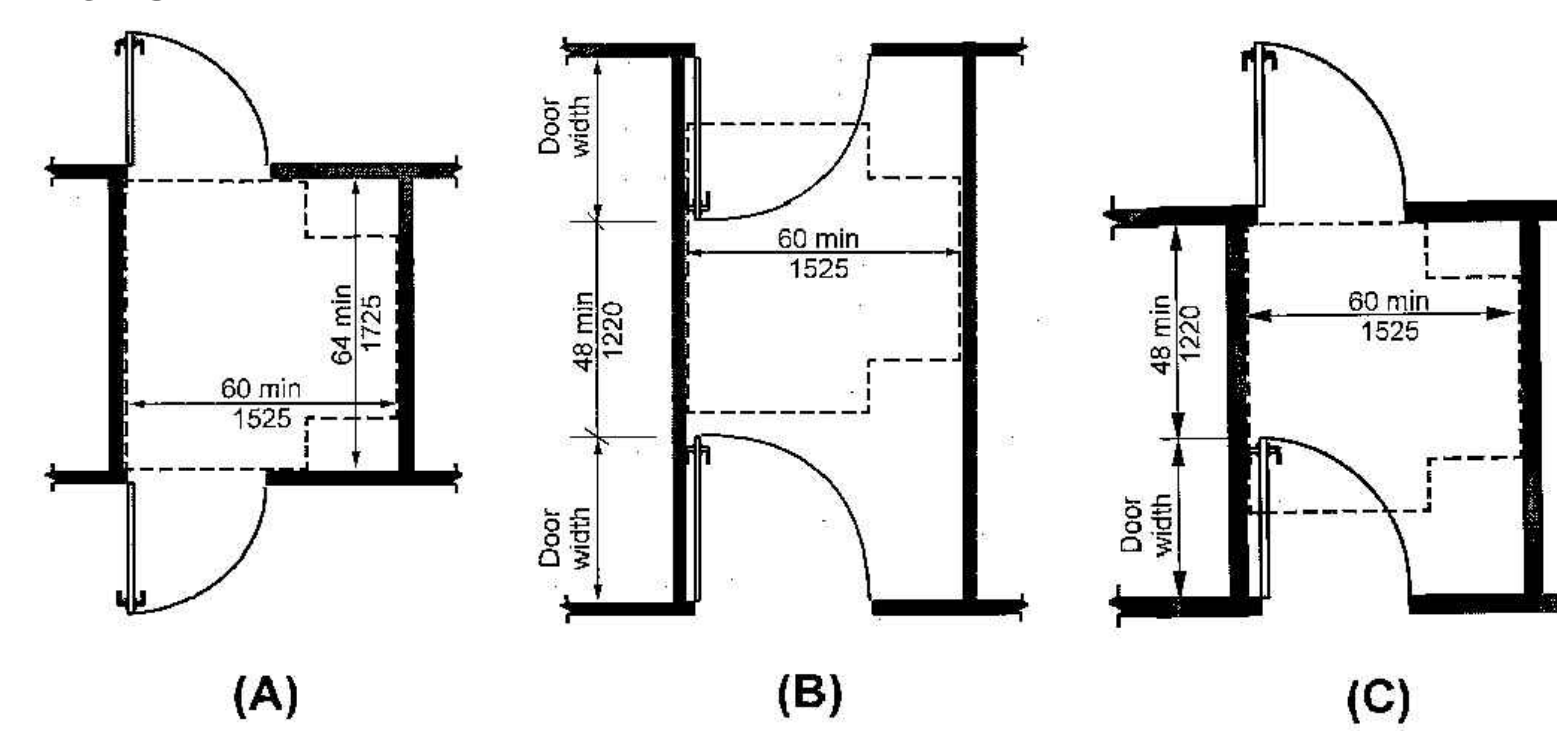
M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



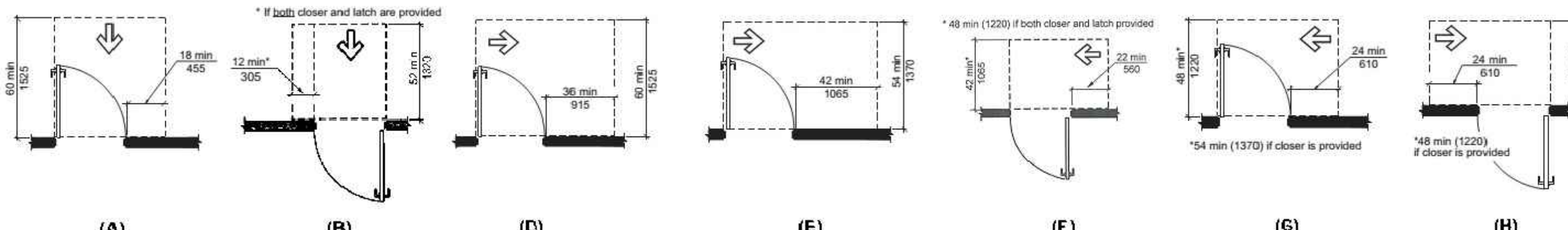
L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



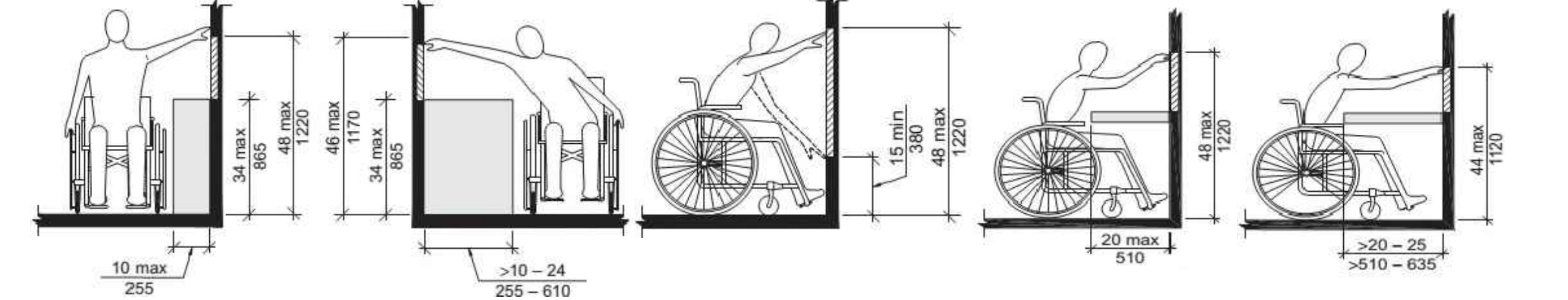
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



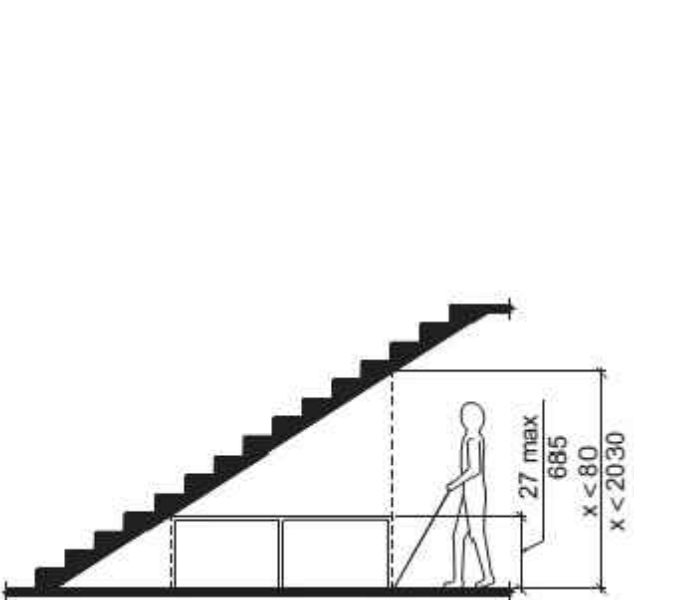
J TWO DOORS IN SERIES (Section 404)
NO SCALE



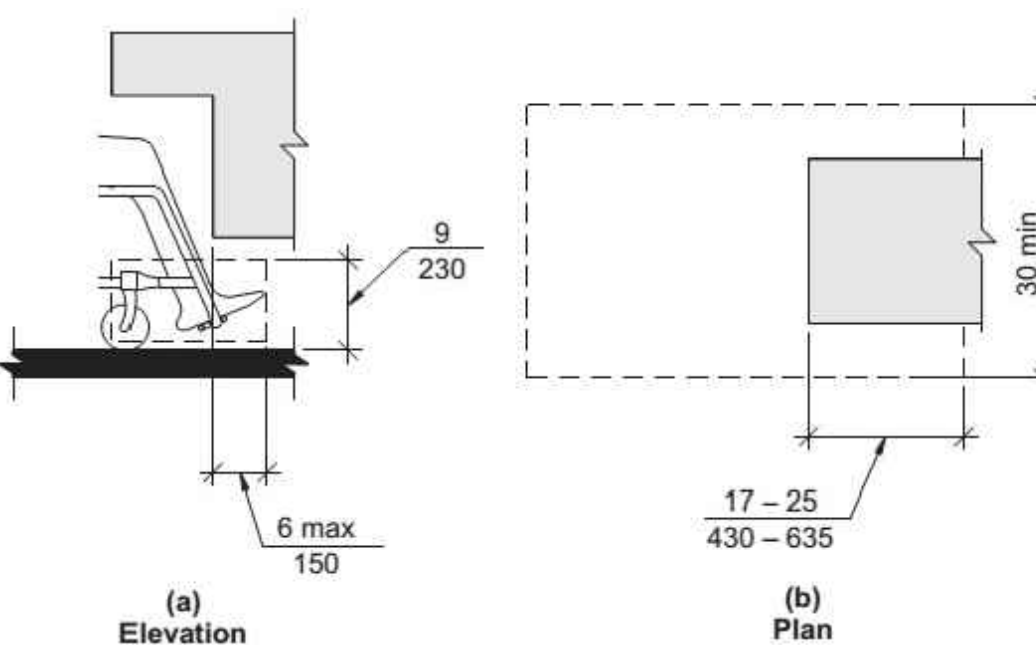
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



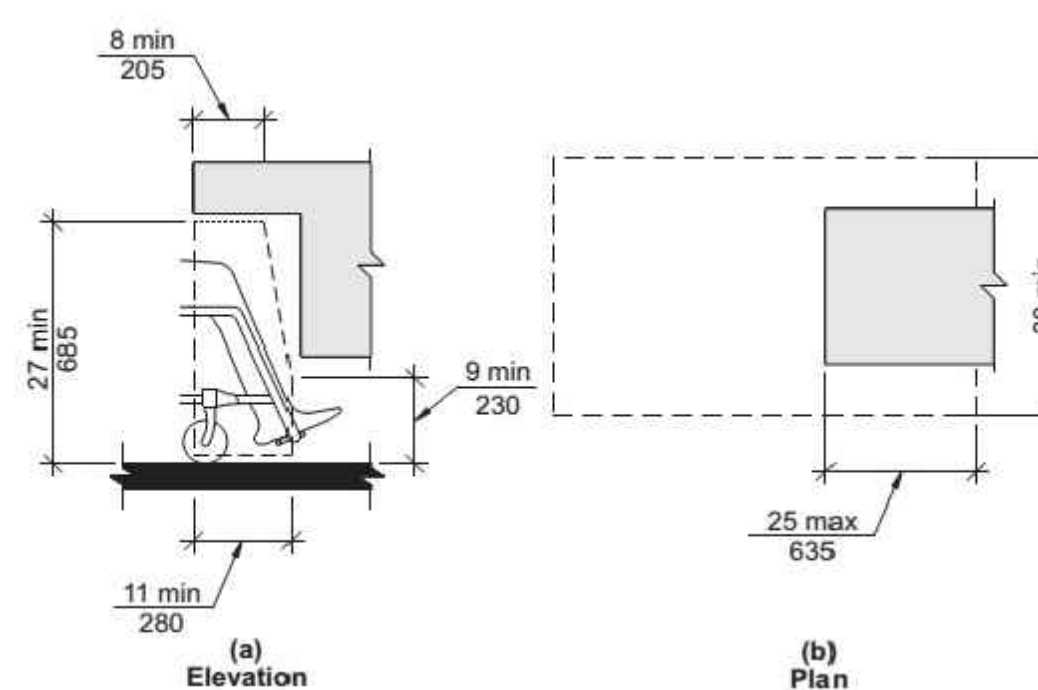
G REACH CLEARANCES (Section 308)
NO SCALE



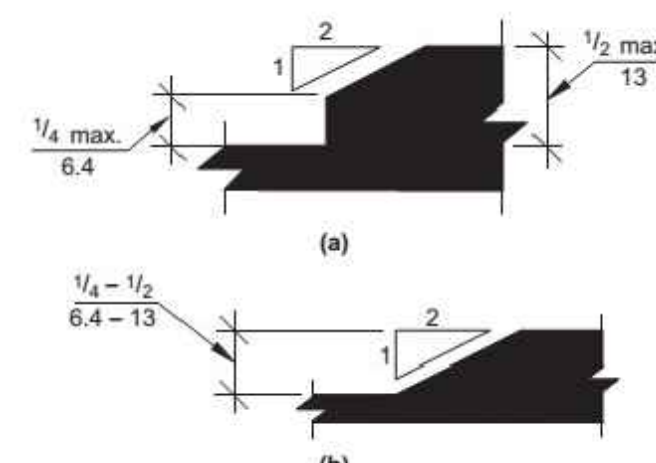
F VERTICAL CLEARANCE (Section 307)
NO SCALE



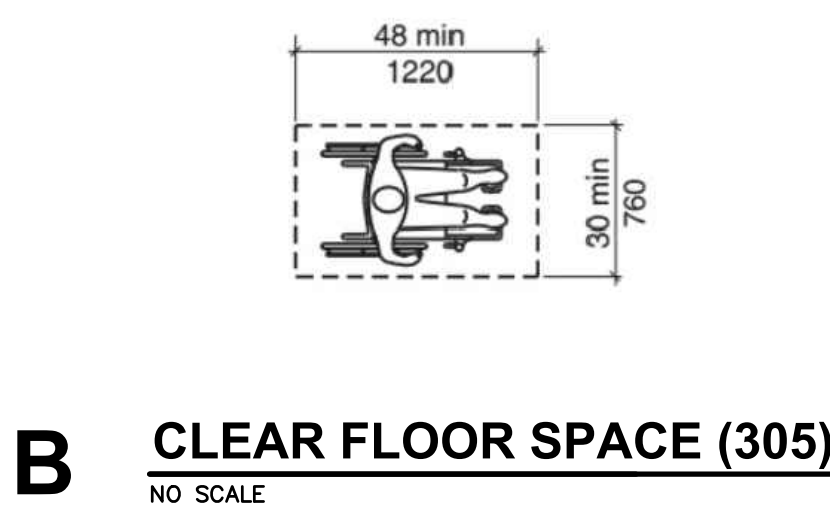
E TOE CLEARANCE (Section 306)
NO SCALE



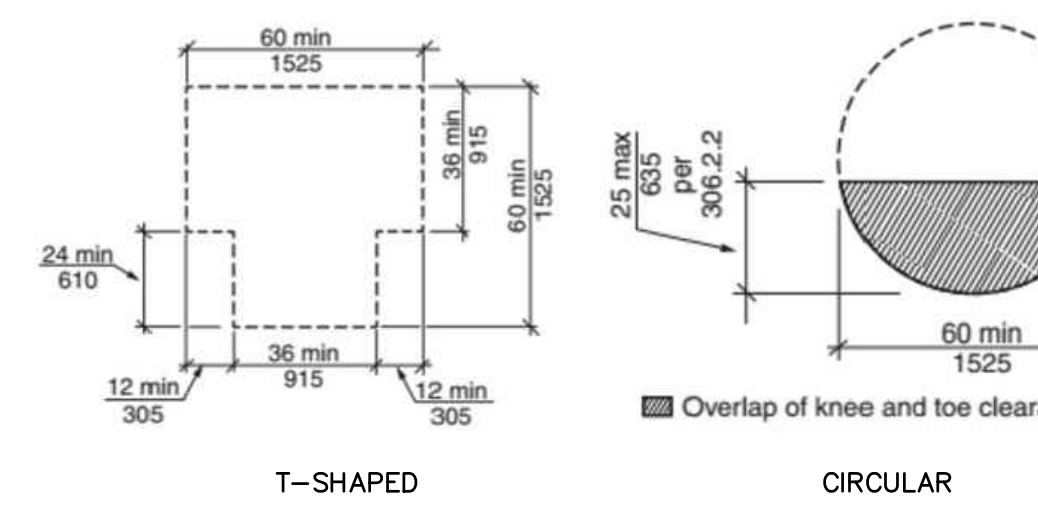
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE

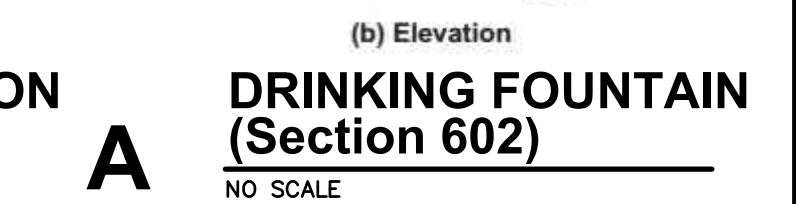
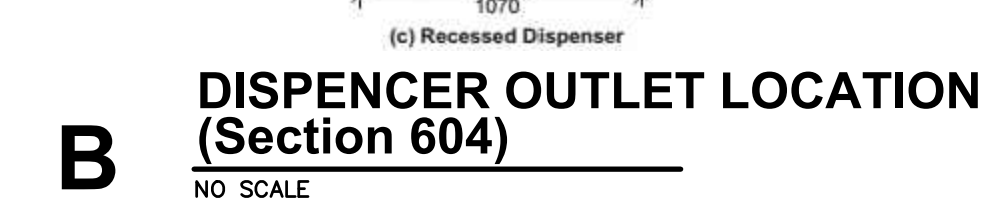
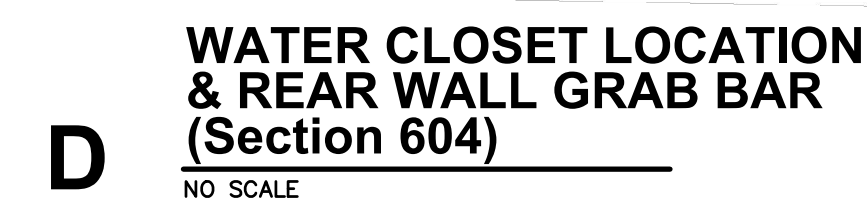
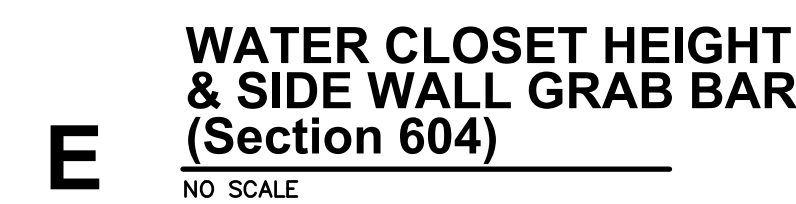
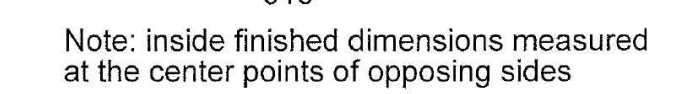
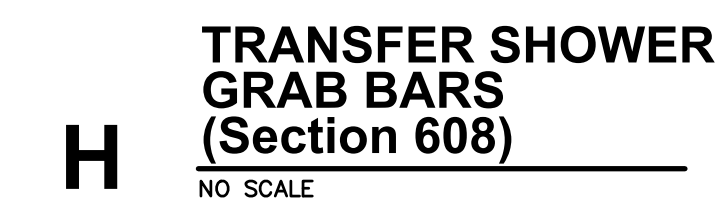
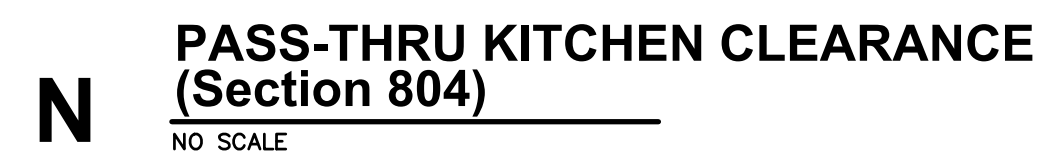


B CLEAR FLOOR SPACE (305)
NO SCALE

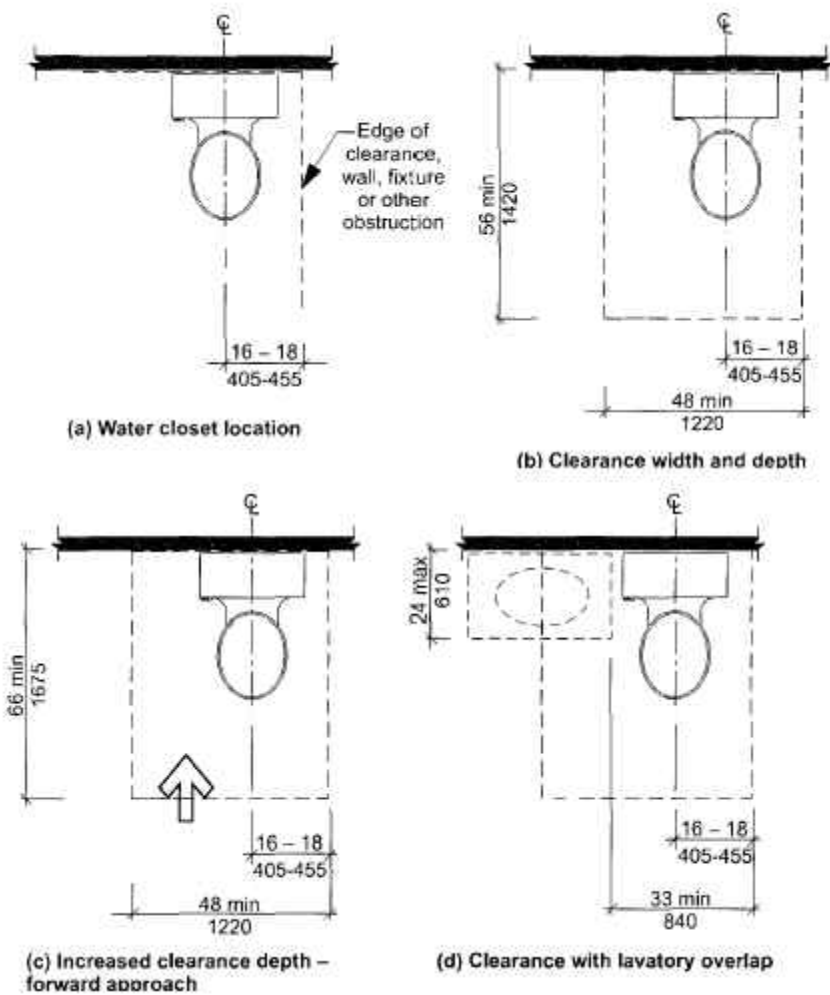


A TURNING SPACE (304)
NO SCALE

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

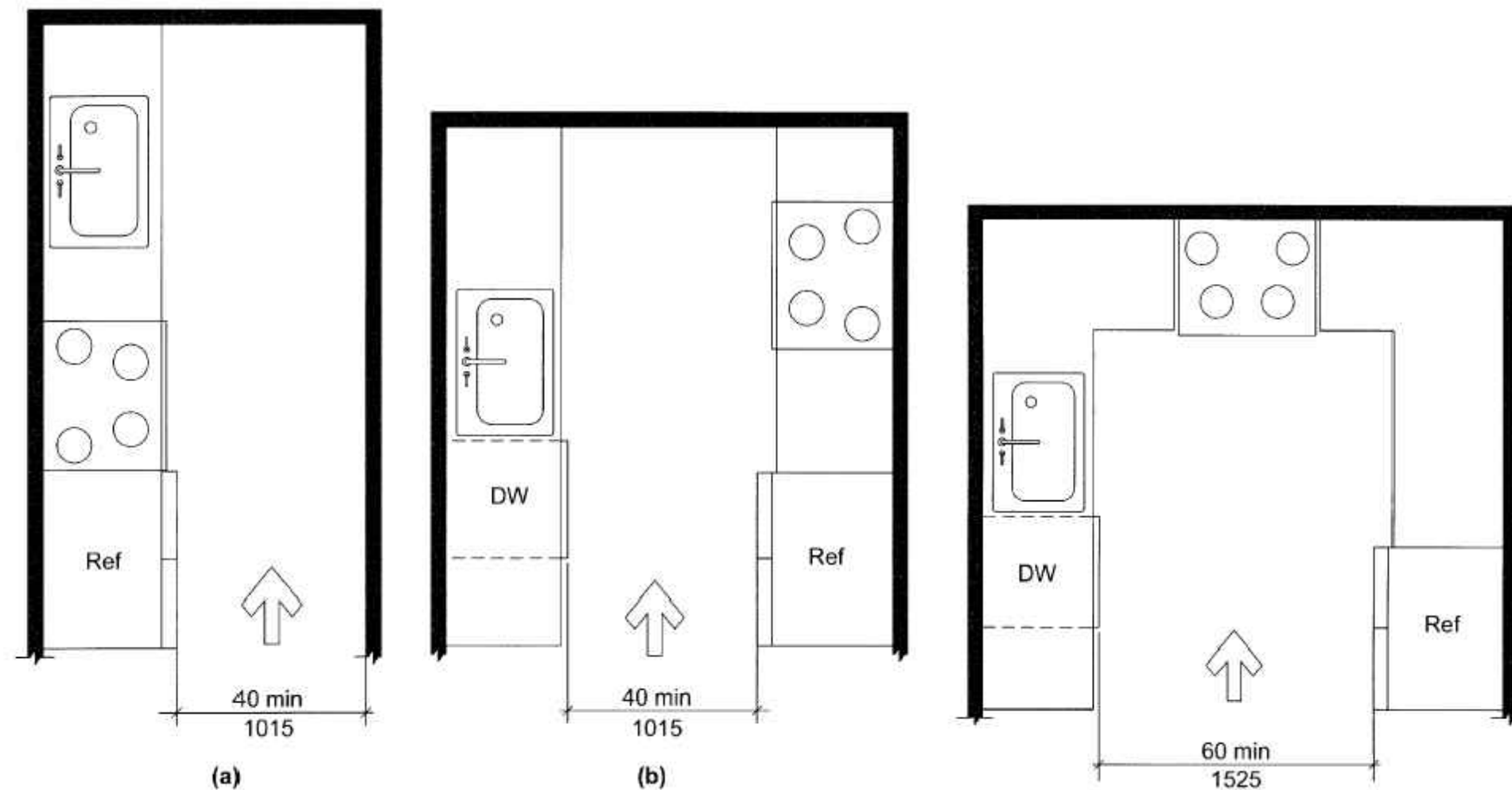


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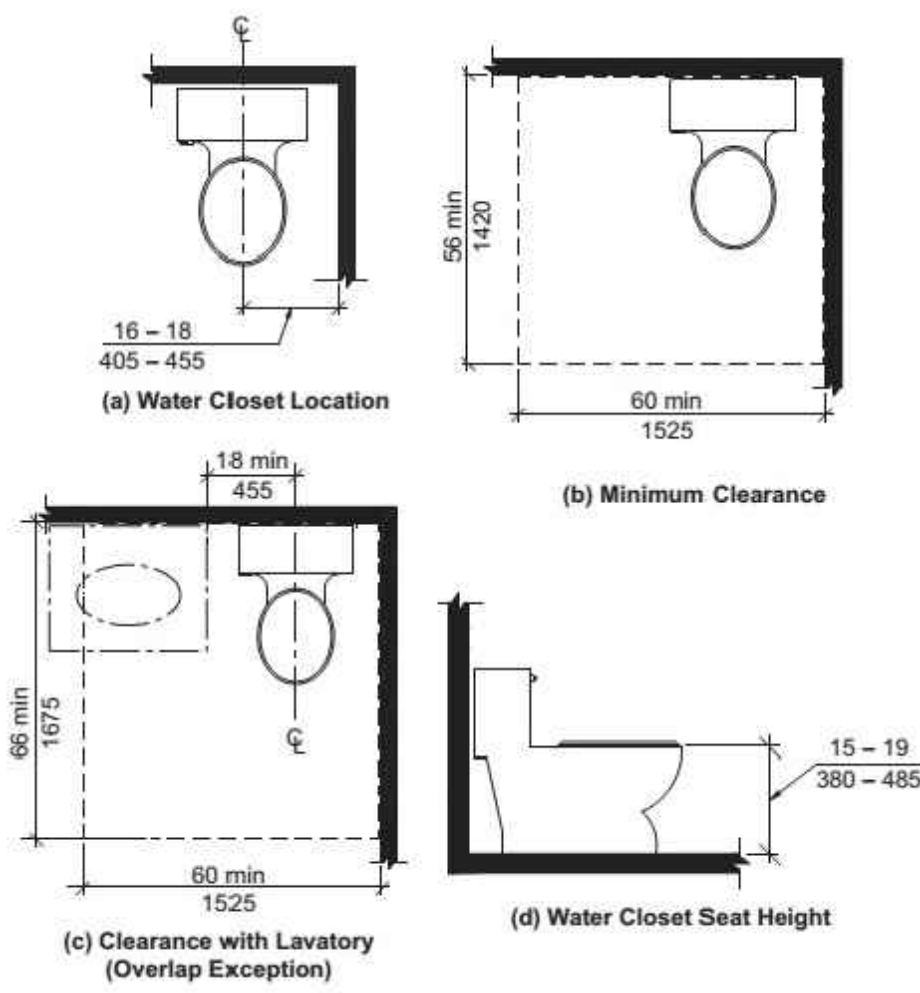
K **WATER CLOSET CLEARANCES**
TYPE B UNITS
(Section 1104)
NO SCALE

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



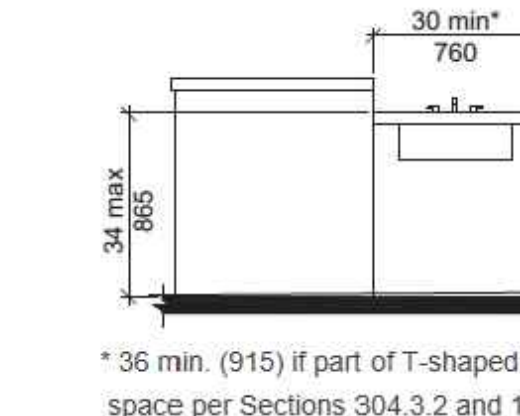
H **MIN KITCHEN CLEARANCE - TYPE B UNITS**
(Section 1104)
NO SCALE

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

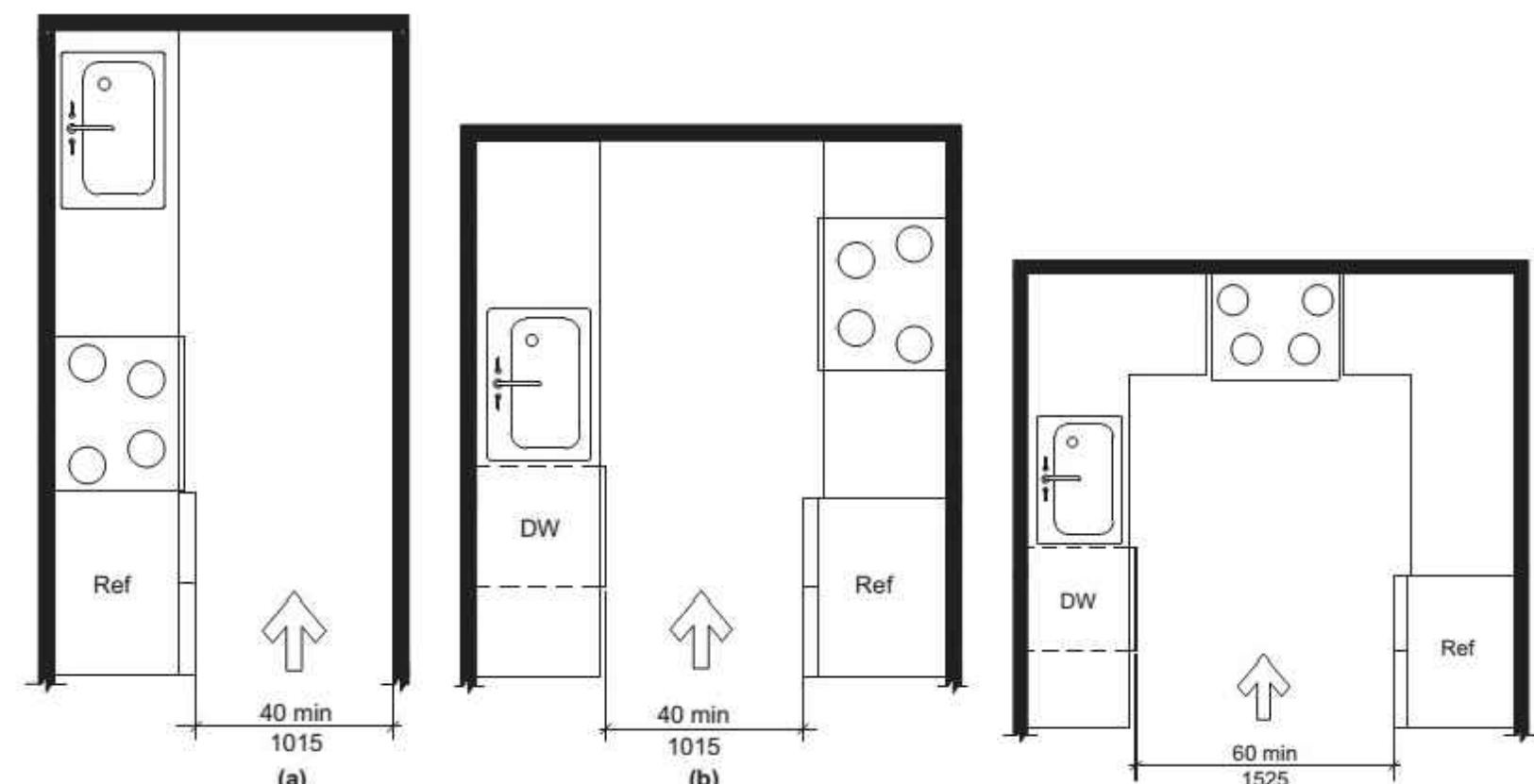


D **WATER CLOSET CLEARANCES**
TYPE A UNITS
(Section 1103)
NO SCALE

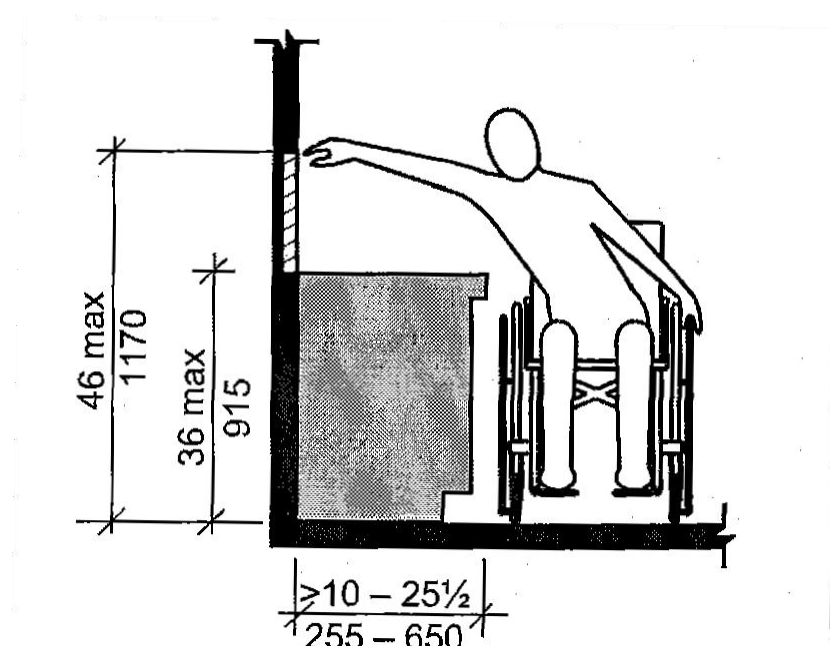
C **WORK SURFACE -**
TYPE A UNITS
(Section 1103)
NO SCALE



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



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

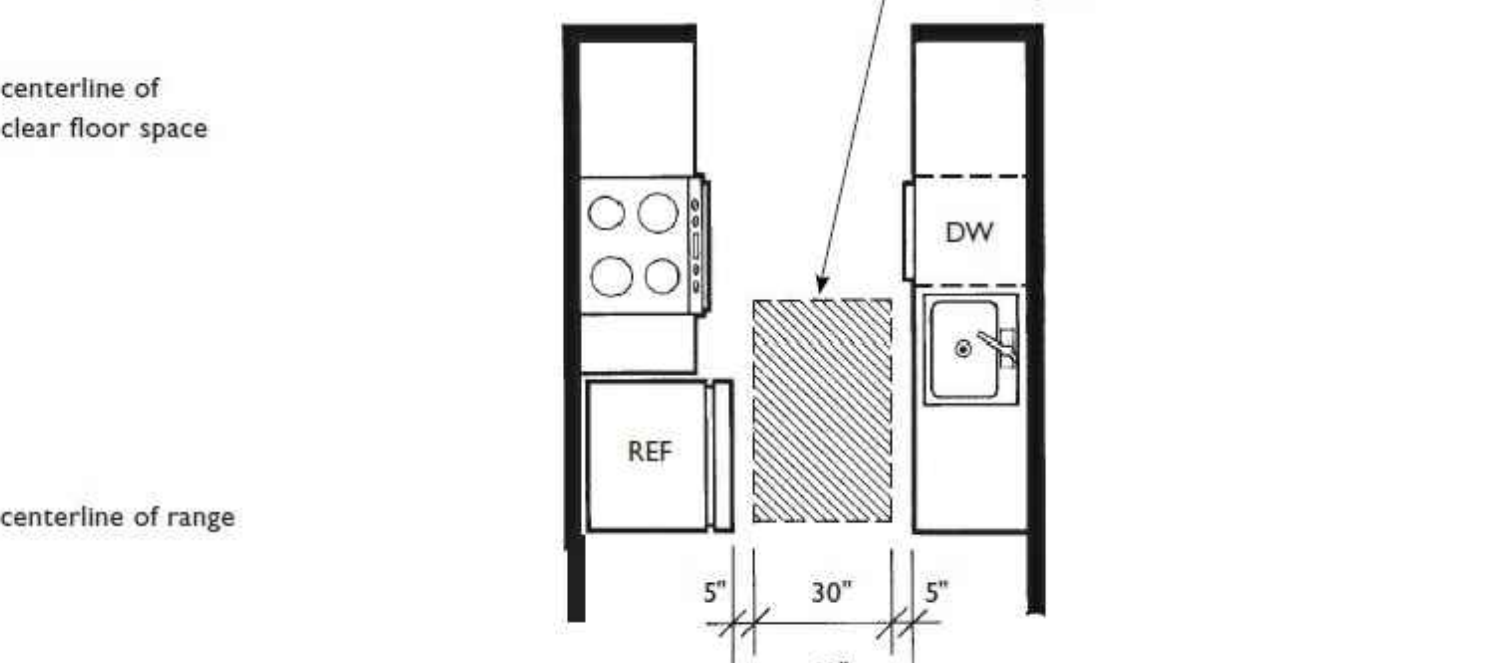
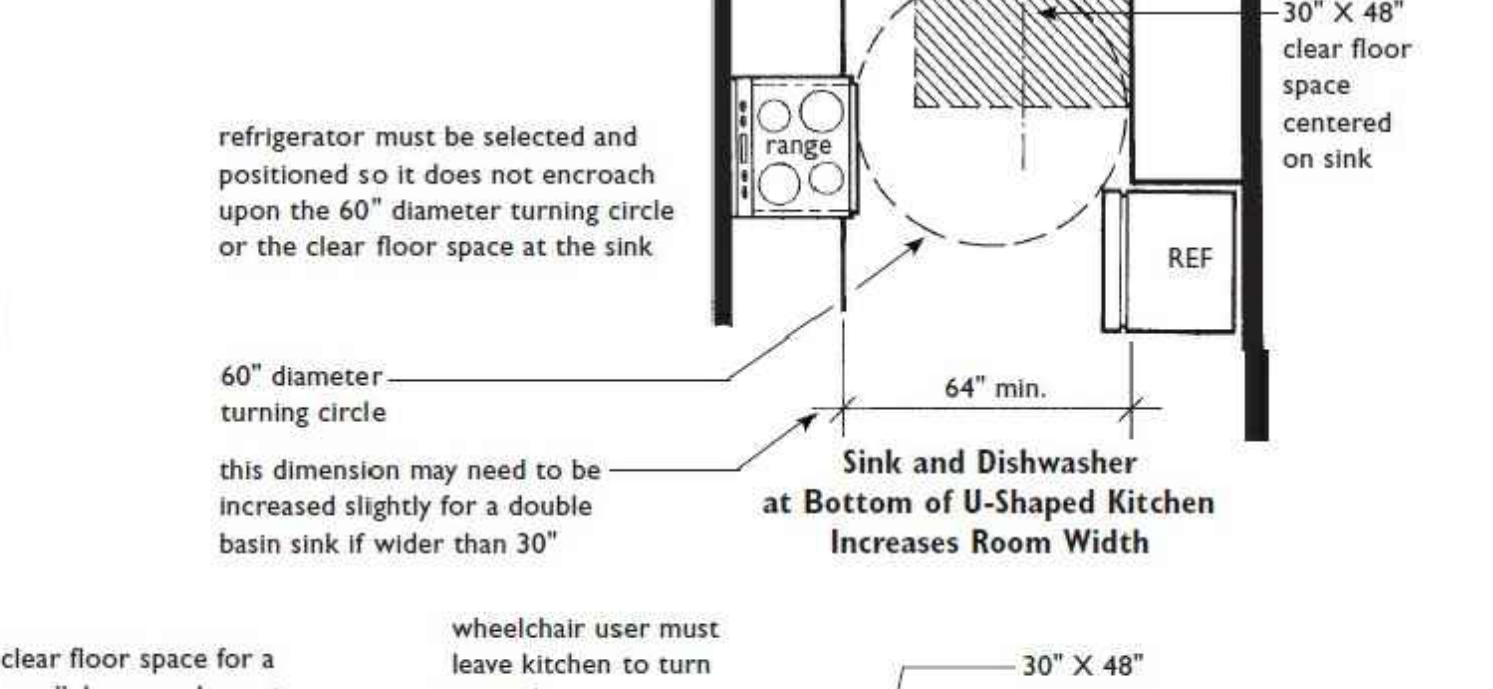
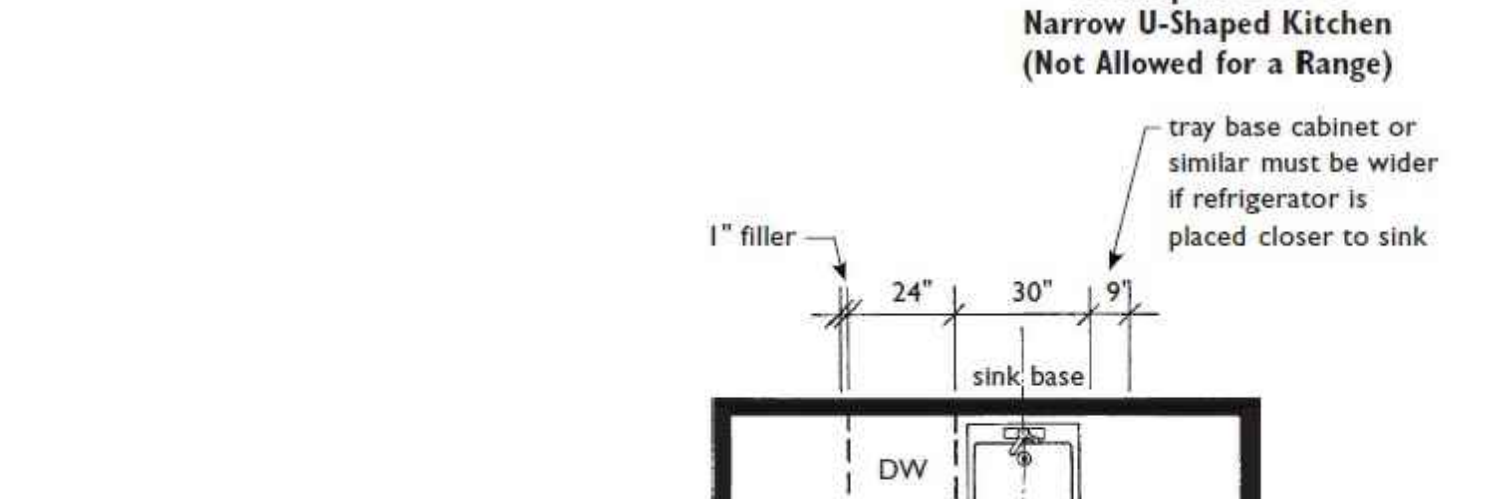
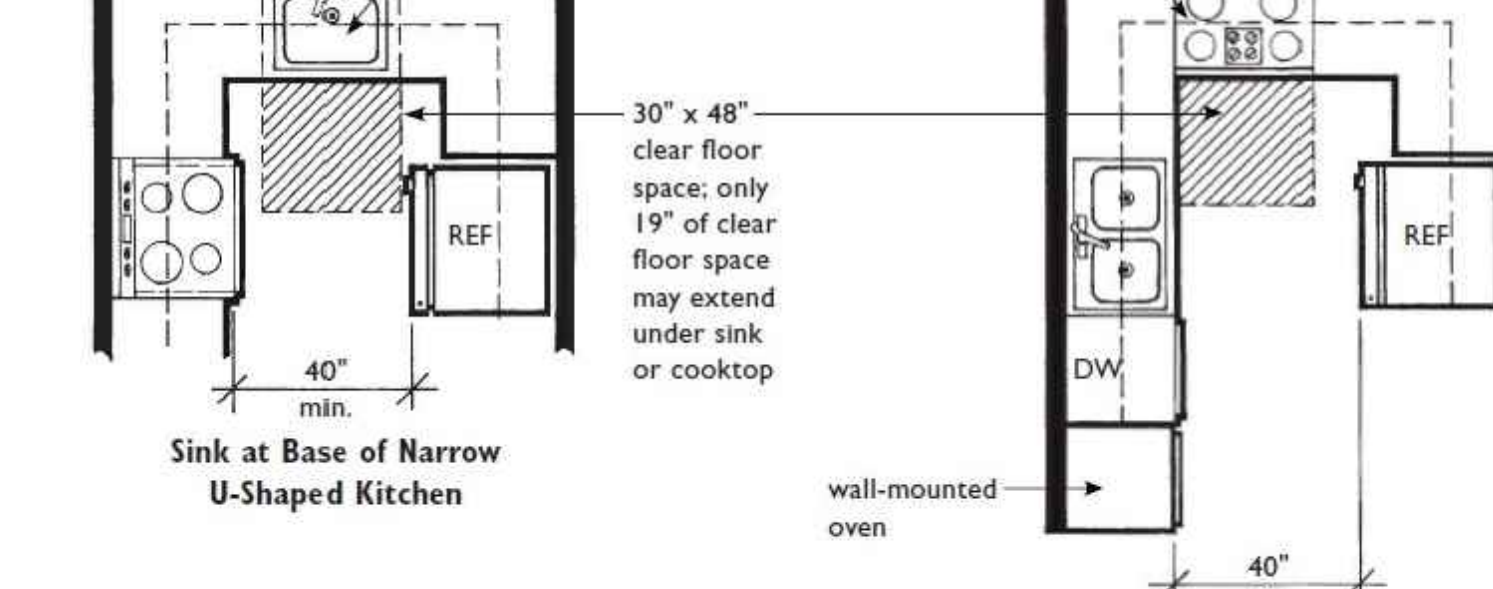
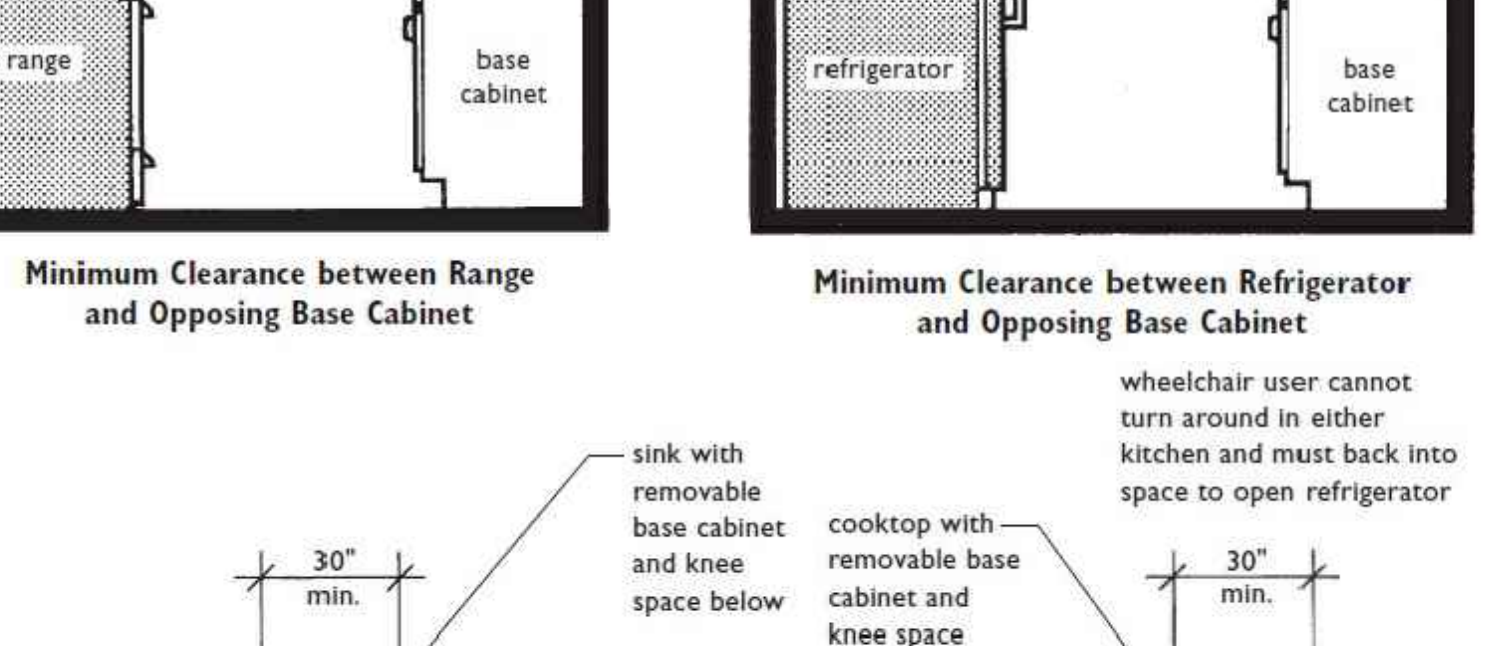
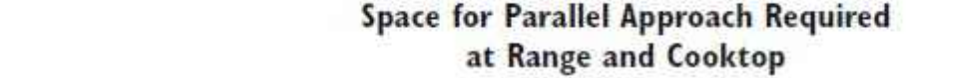
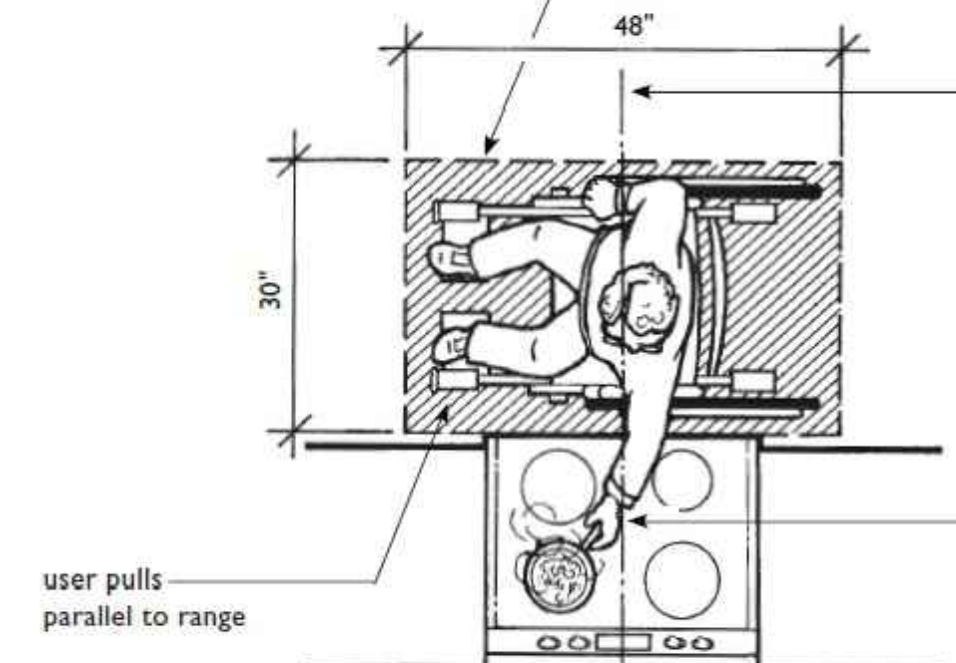
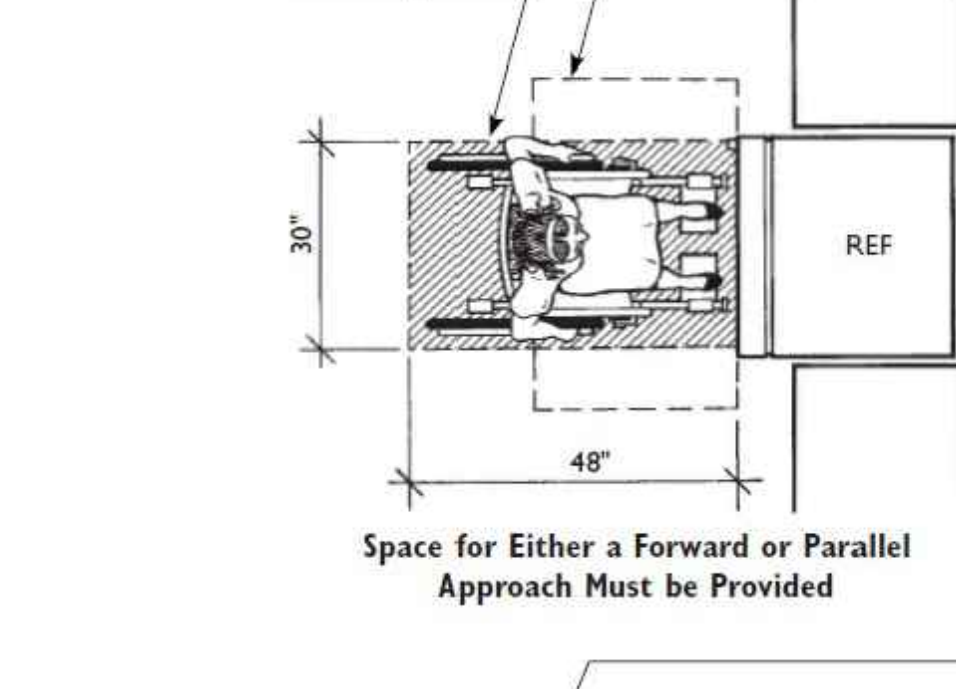
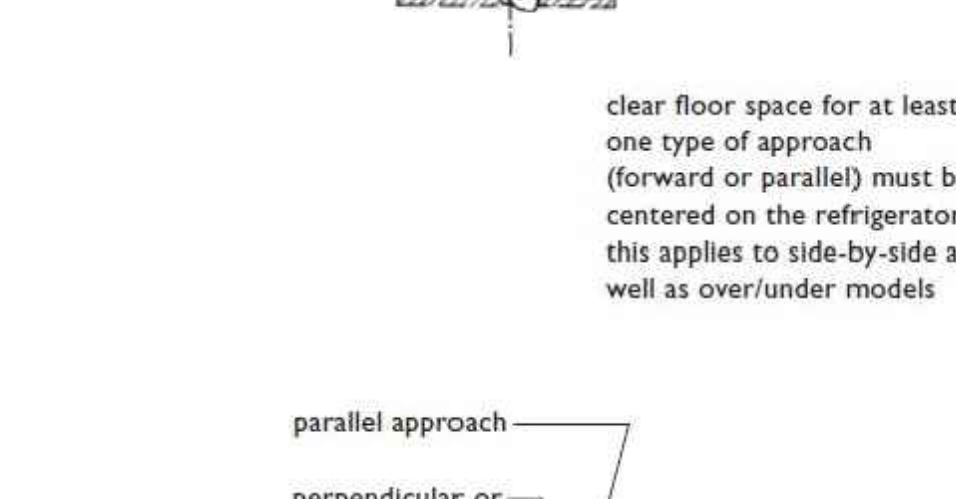
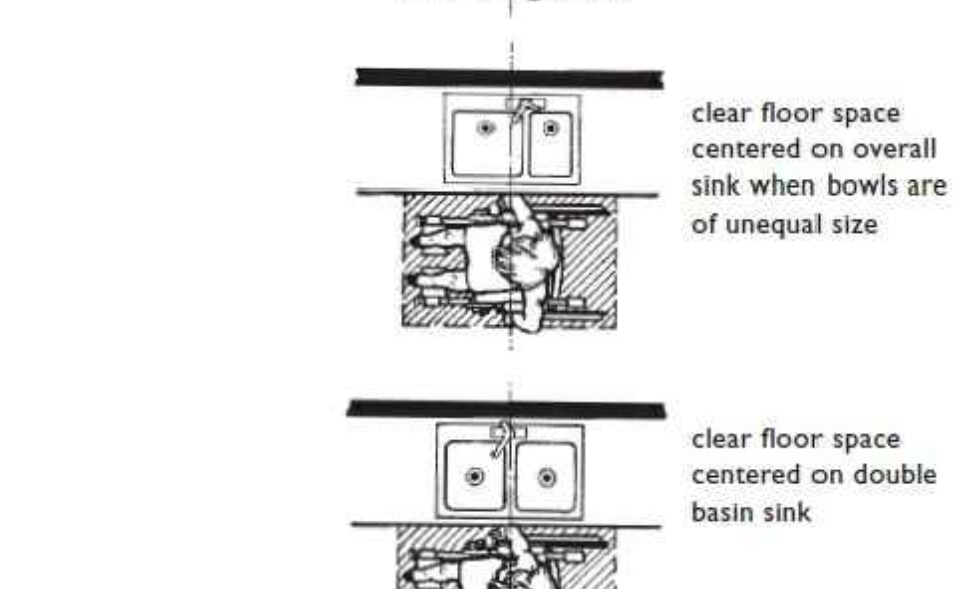
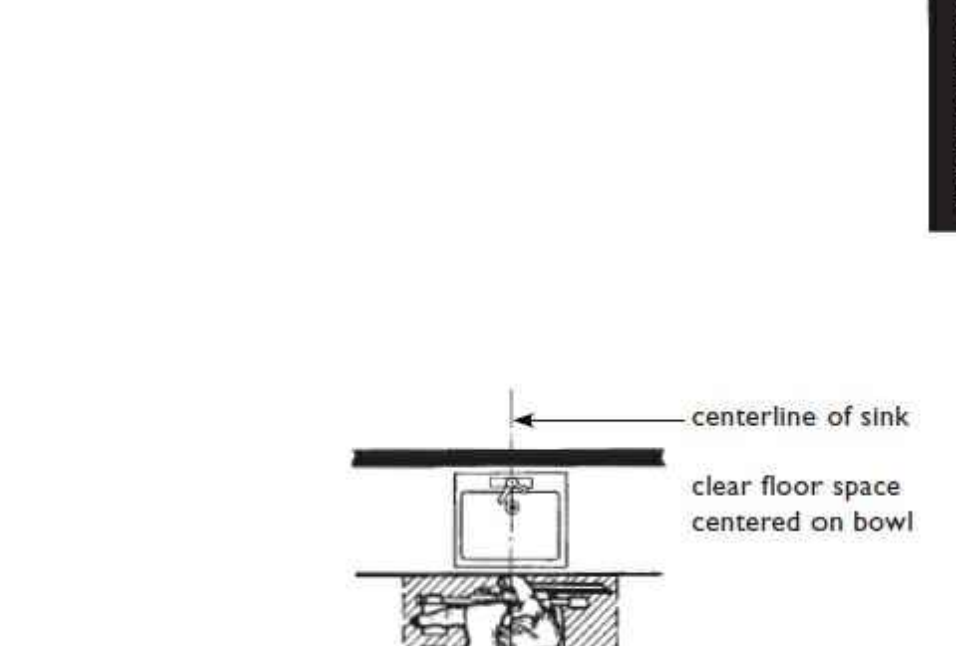
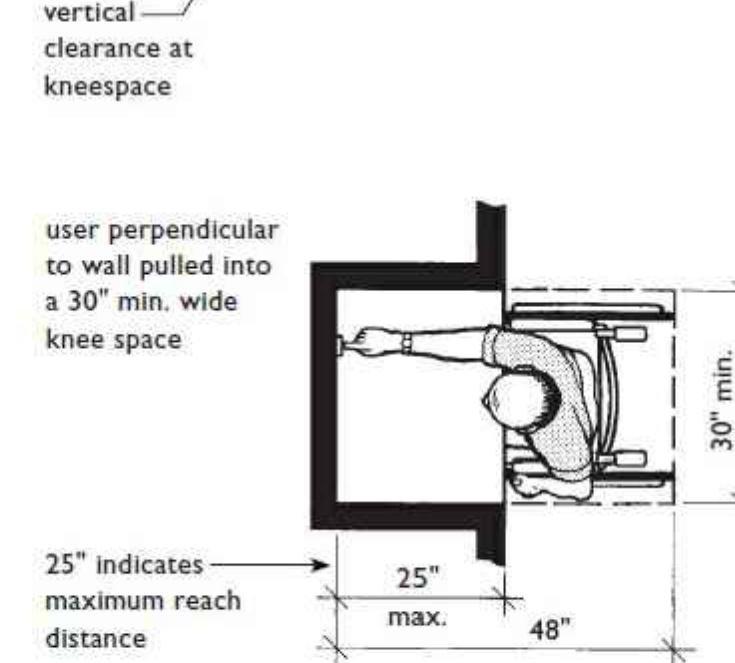
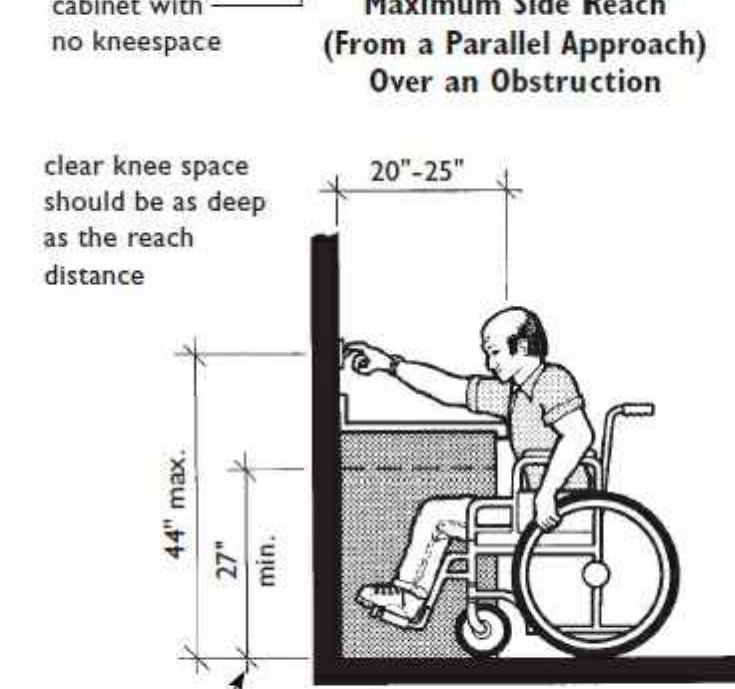
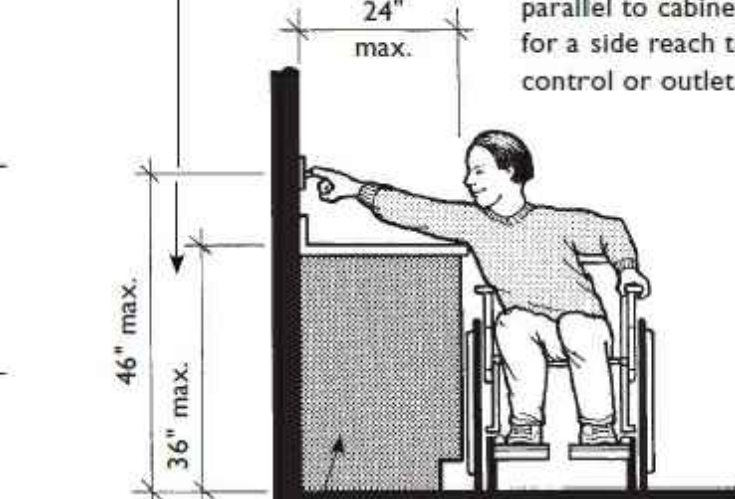
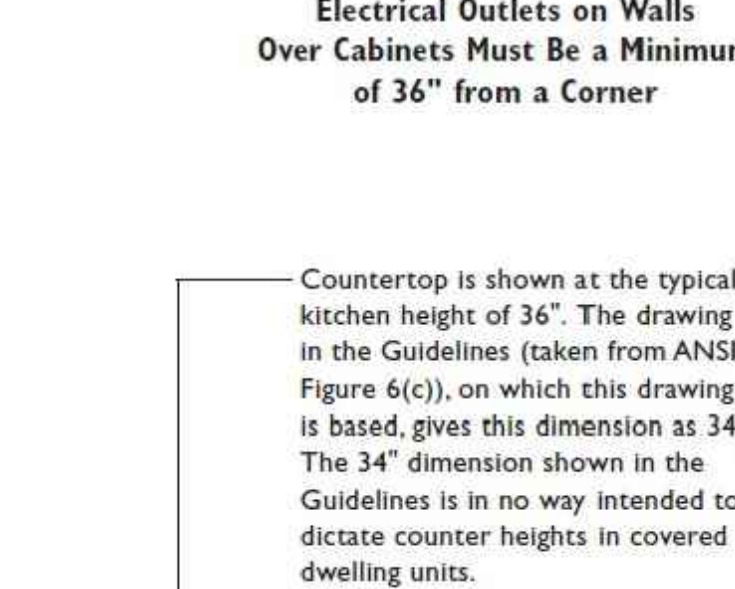
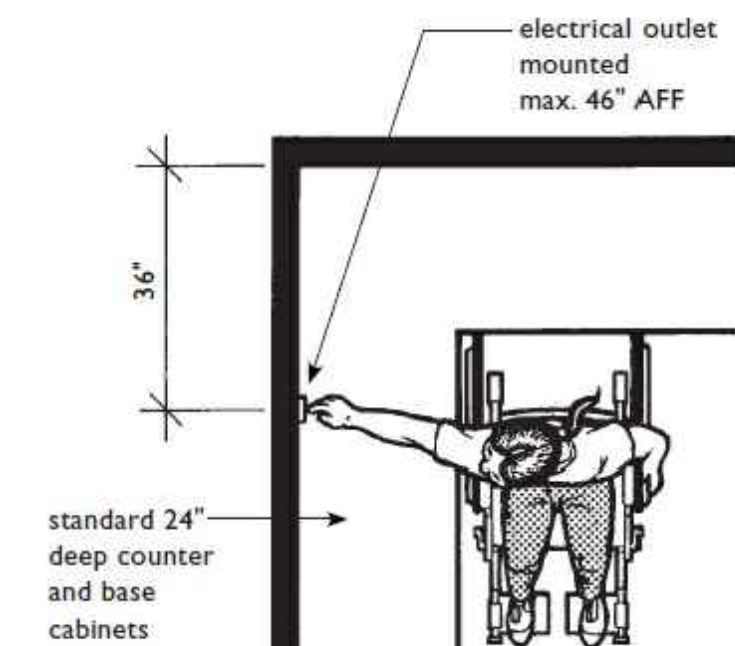
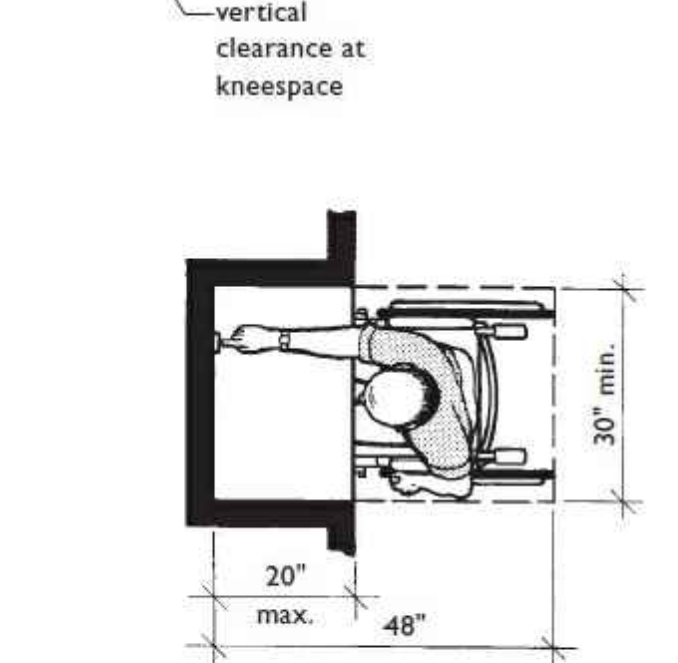
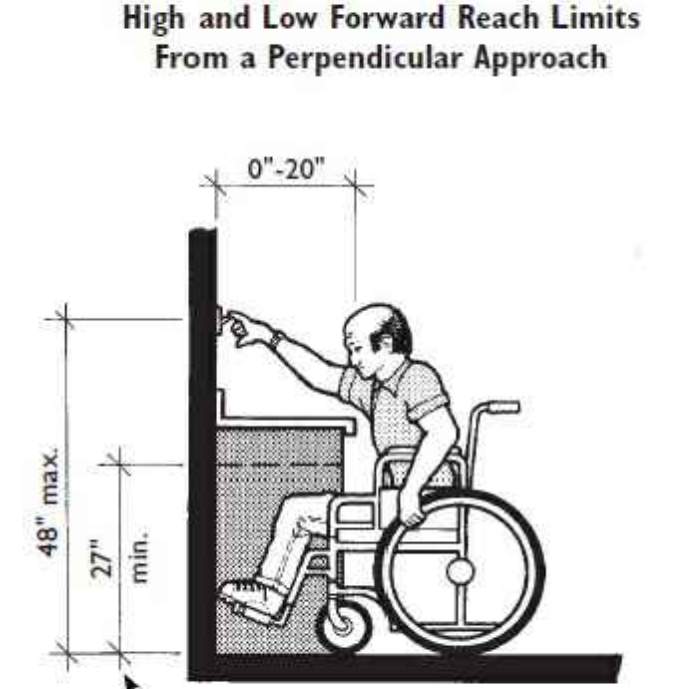
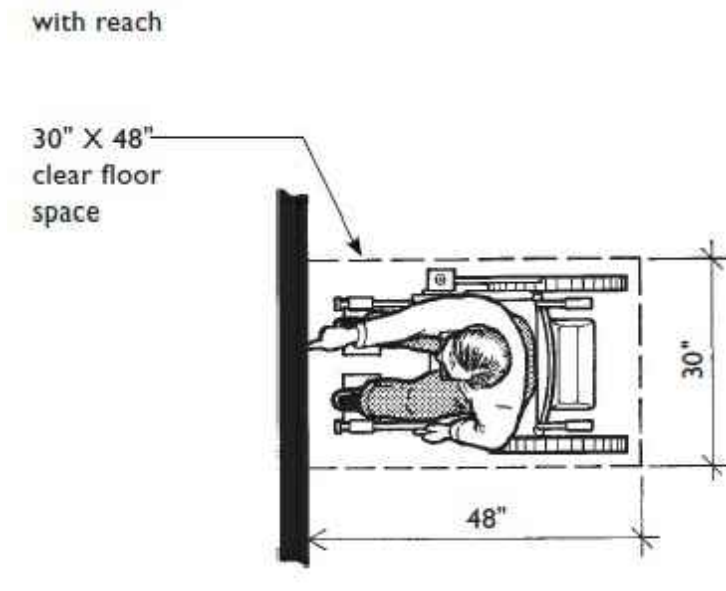
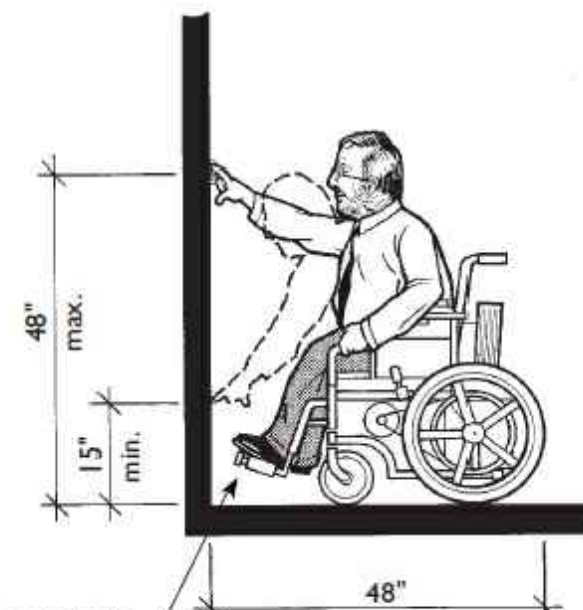
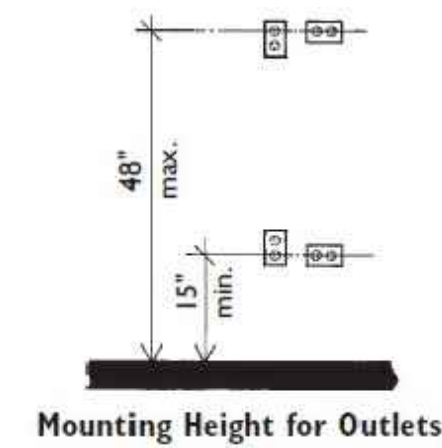
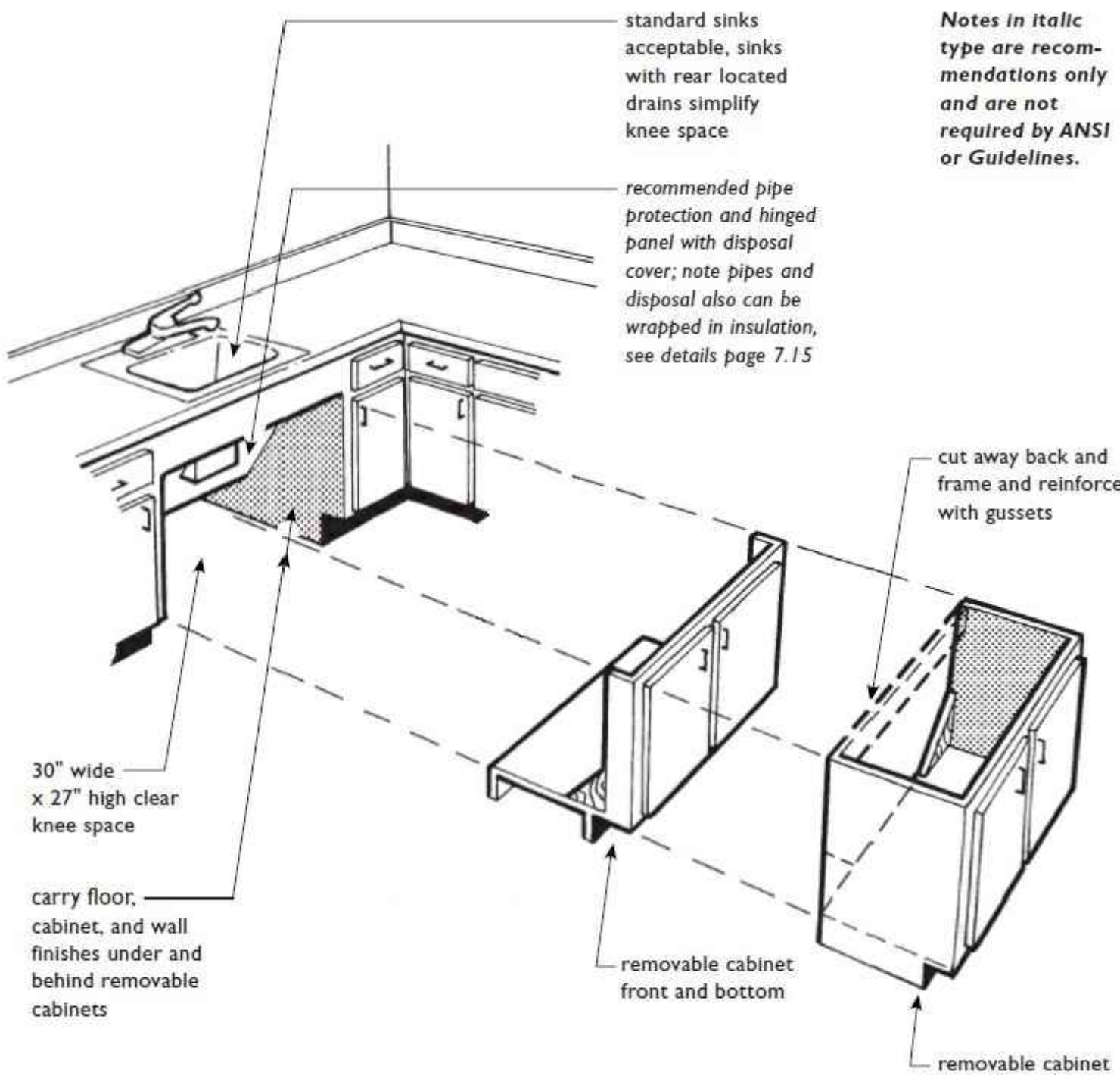
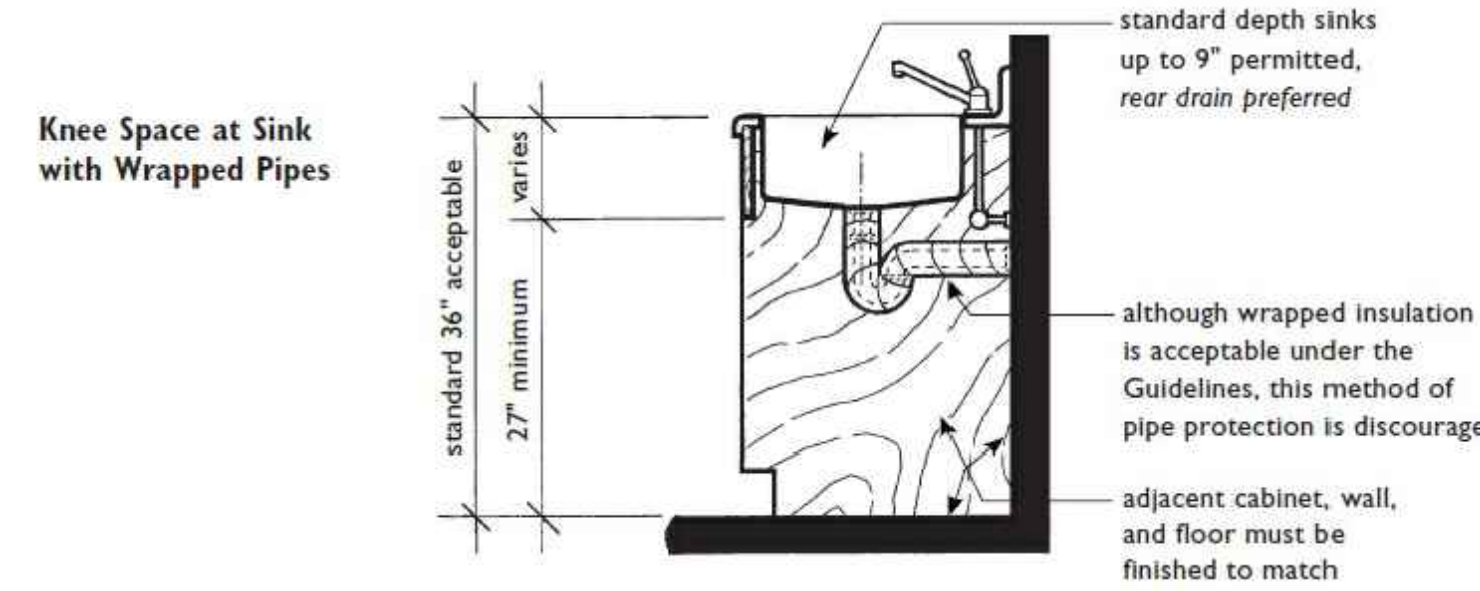
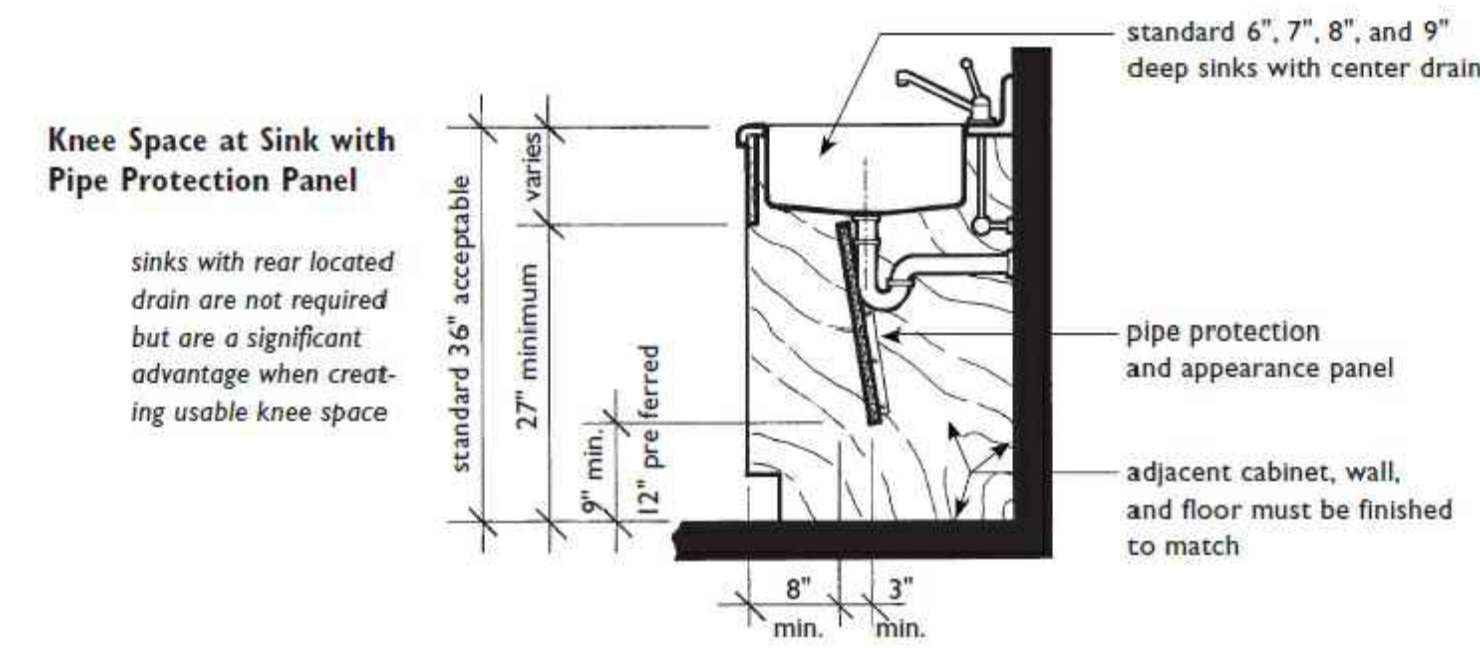
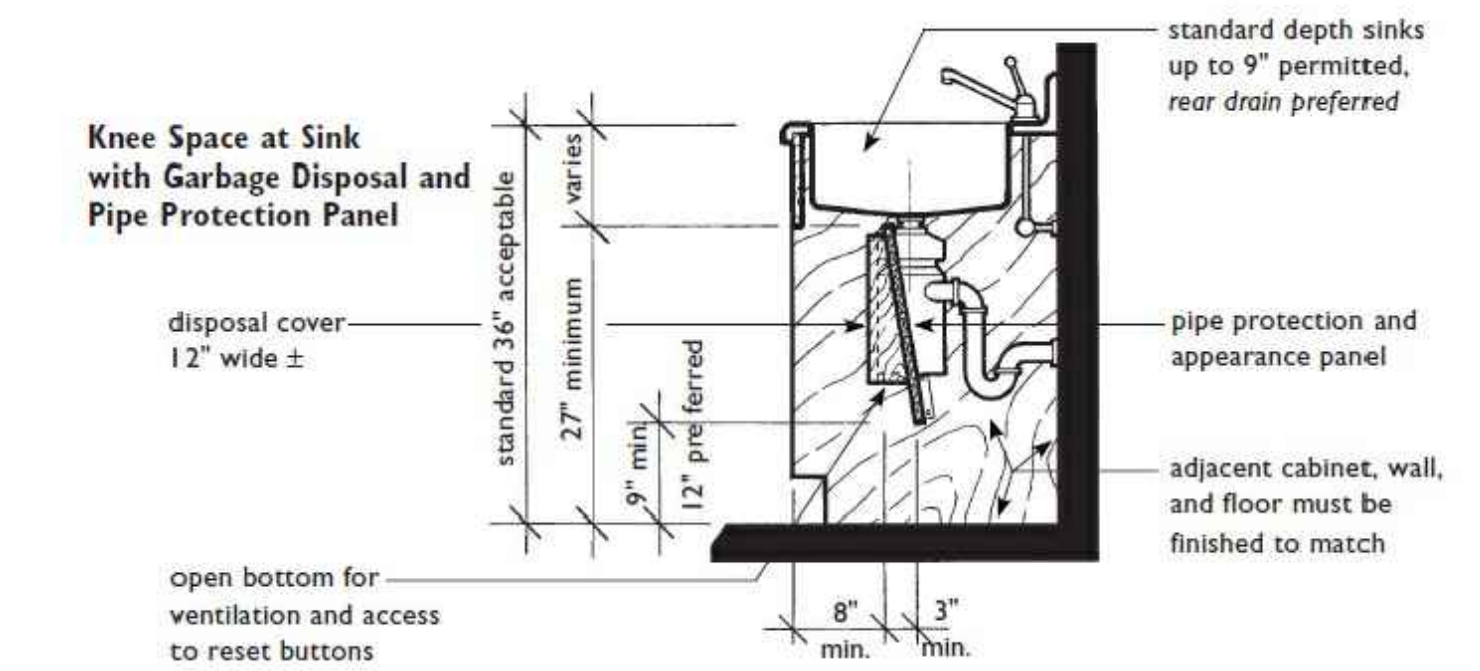


M **REACH RANGE OVER KITCHEN**
or BATH CABINET - TYPE B UNITS
(Section 1104)
NO SCALE

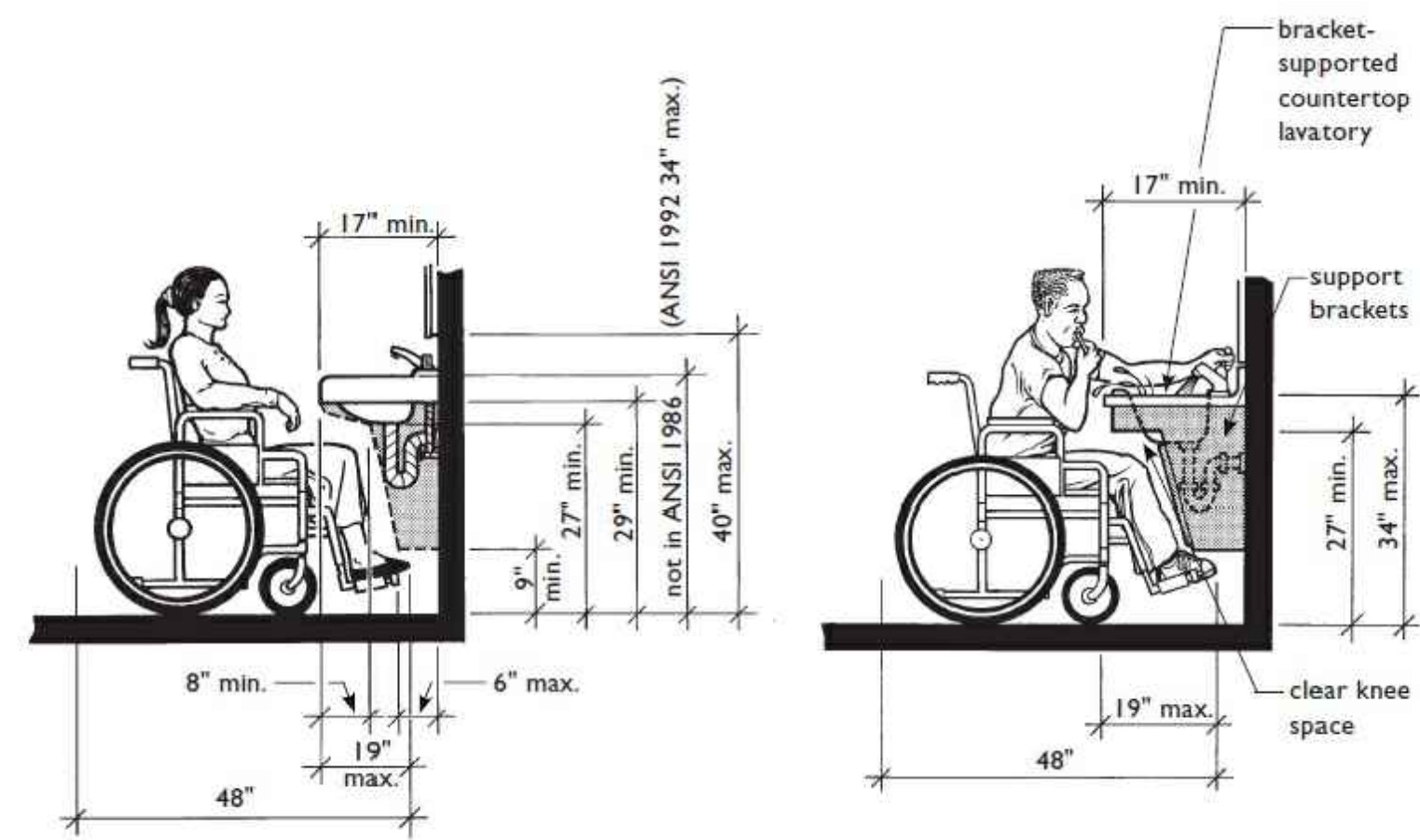


L **LAVATORY AT**
TYPE B UNITS
(Section 1104)
NO SCALE

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

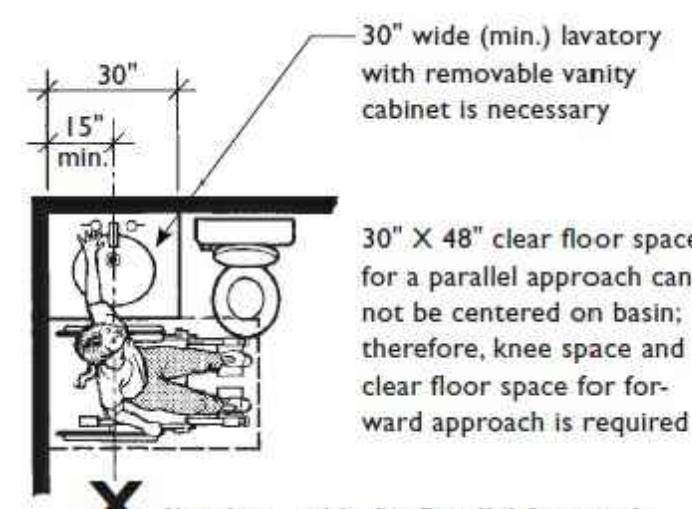


FOR REFERENCE ONLY

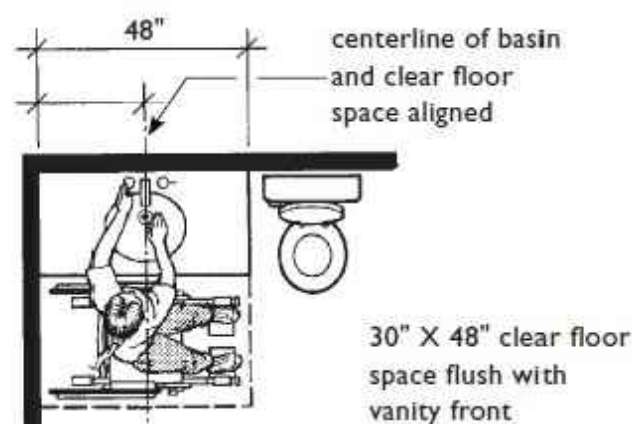


ANSI 1986 Requirements at Knee Space
(Guidance for Knee Space in A Bathrooms)

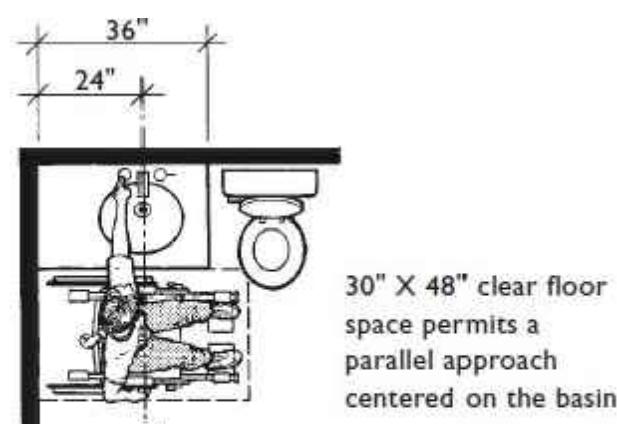
Knee Space at Lavatories that Meets the Requirements for B Bathrooms



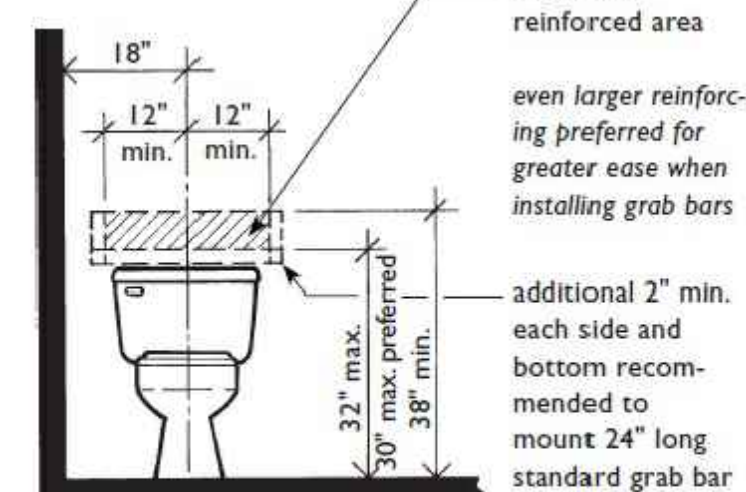
Not Acceptable for Parallel Approach
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered
(Required in A and B Bathrooms)



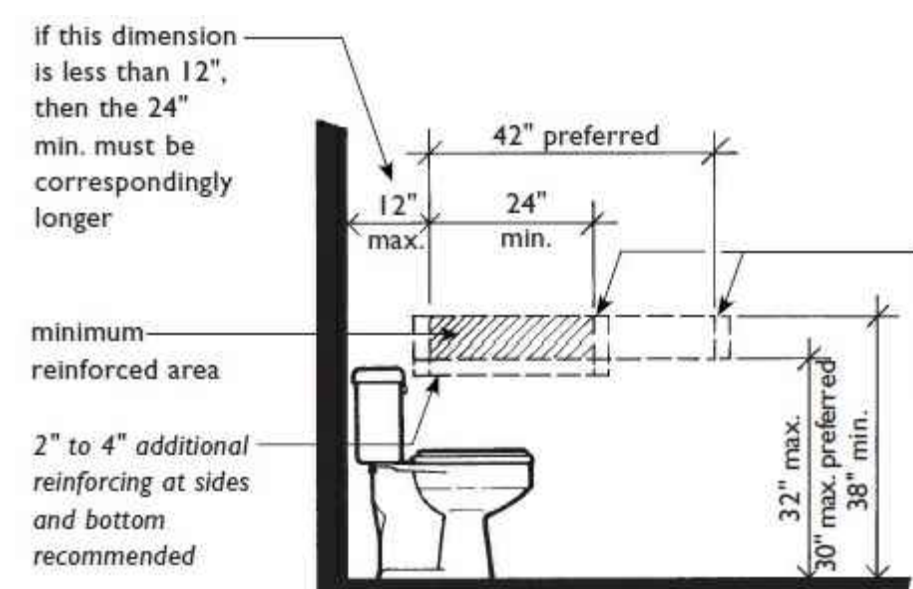
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin
(Applicable in A and B Bathrooms)



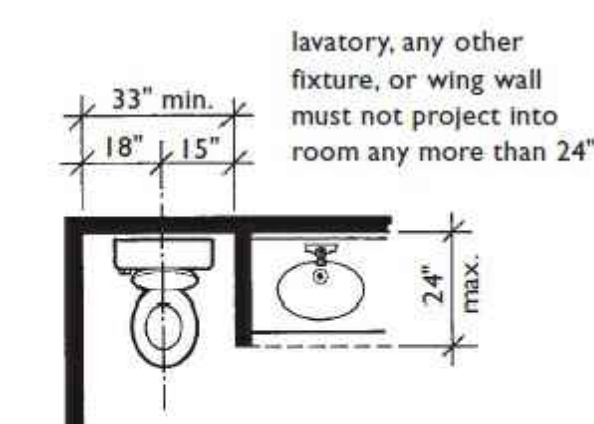
Use of Offset Basin to Reduce Lavatory Length
(Applicable in A and B Bathrooms)



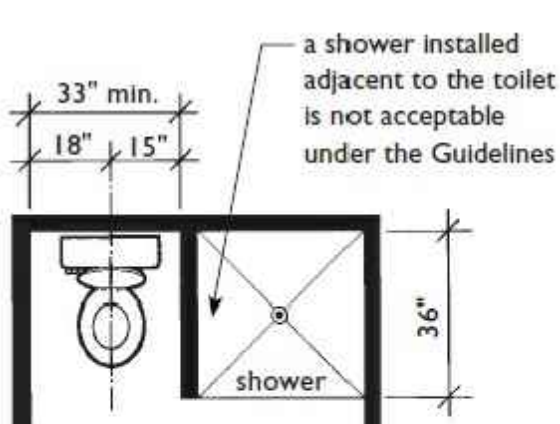
Minimum Reinforcing Behind Toilets Located Beside a Wall



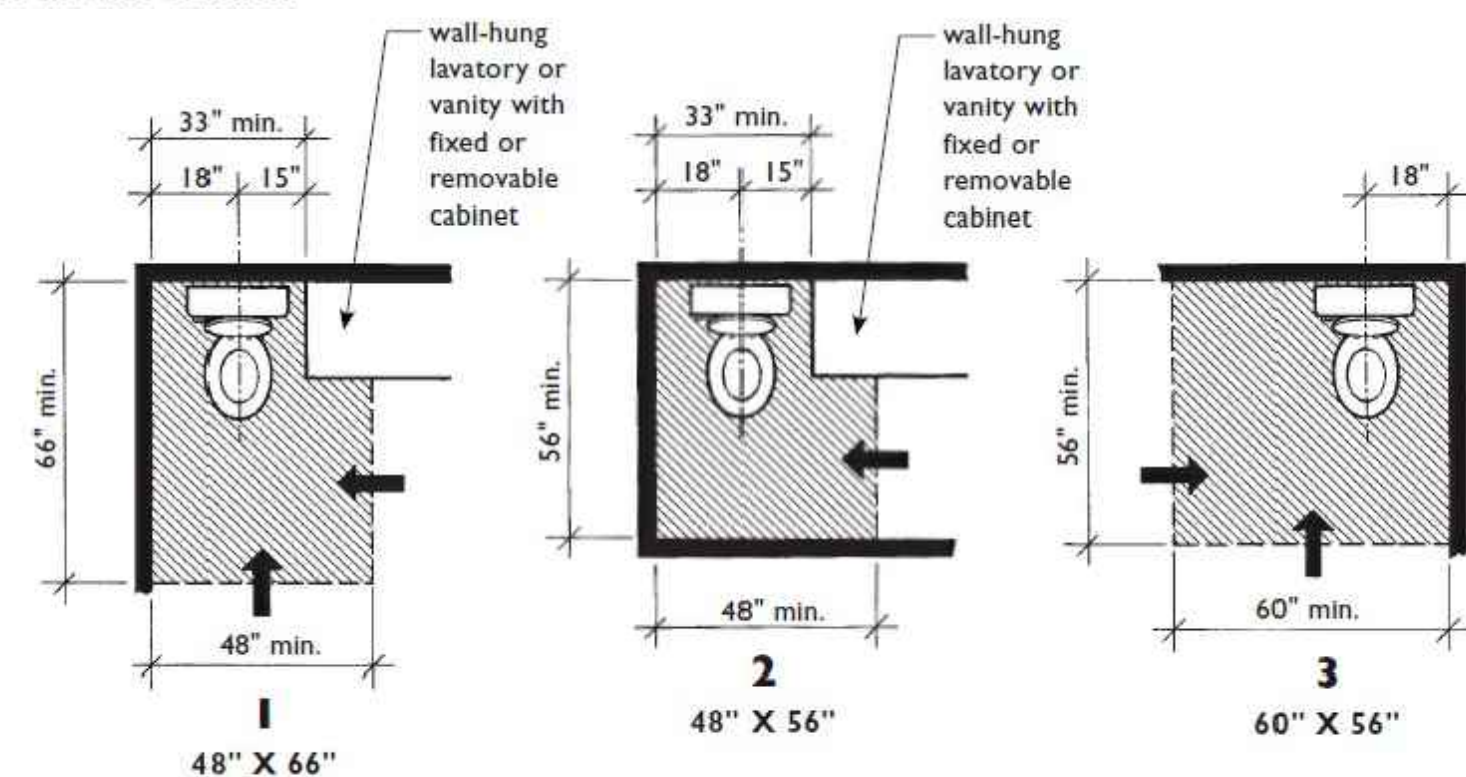
Minimum Reinforcing to the Side of Toilets



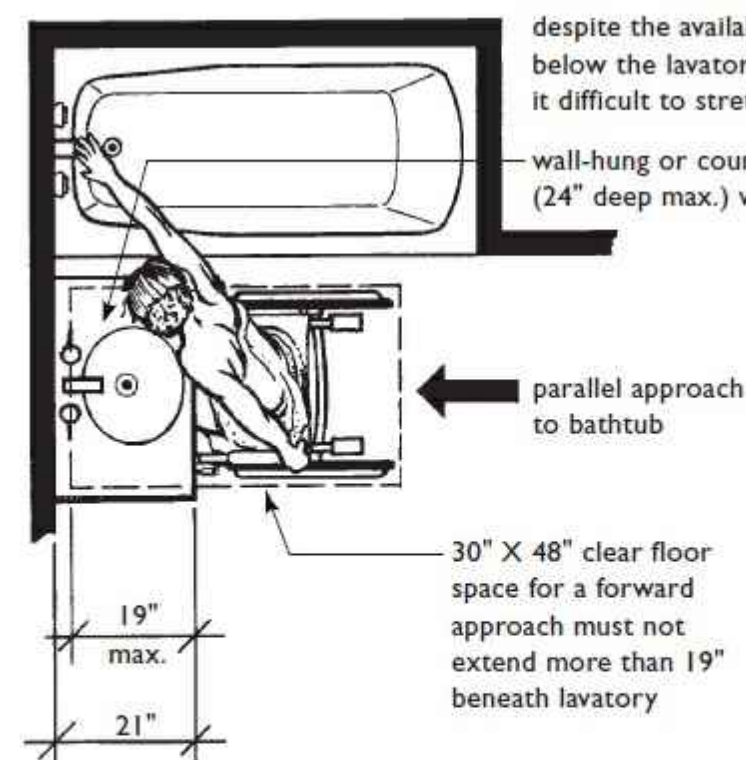
Acceptable
Some Features May Overlap Clear Floor Space at Toilet



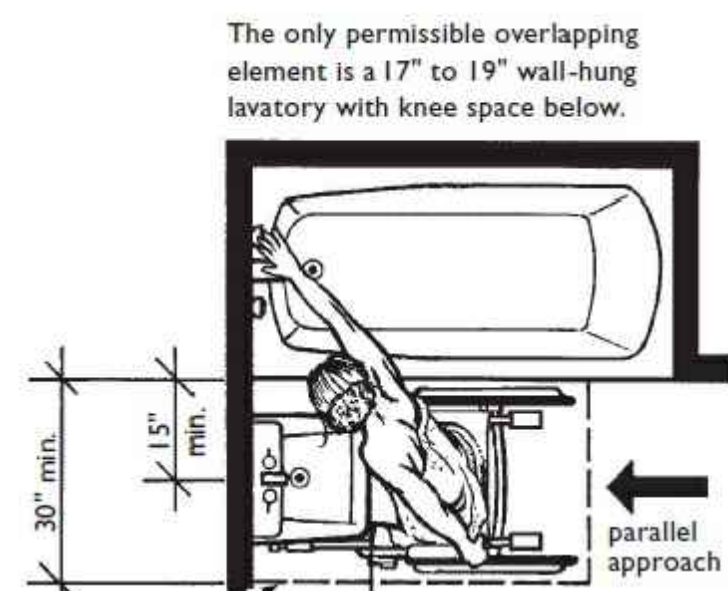
Not Acceptable



Clear Floor Space at Toilets
(One of the Three Must be Provided in "A" and "B" Bathrooms)



Parallel Approach to Bathtub at Lavatory with Knee Space
Permitted in Specification A Bathrooms



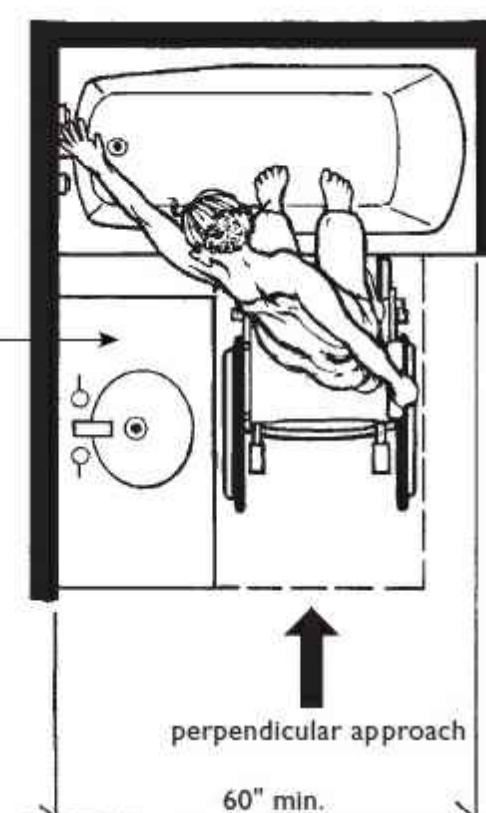
Parallel Approach at Bathtub with Small Wall-Hung Lavatory
Applies to Specification B Bathrooms Only

despite the availability of knee space below the lavatory, some users may find it difficult to stretch and reach controls

parallel approach to bathtub

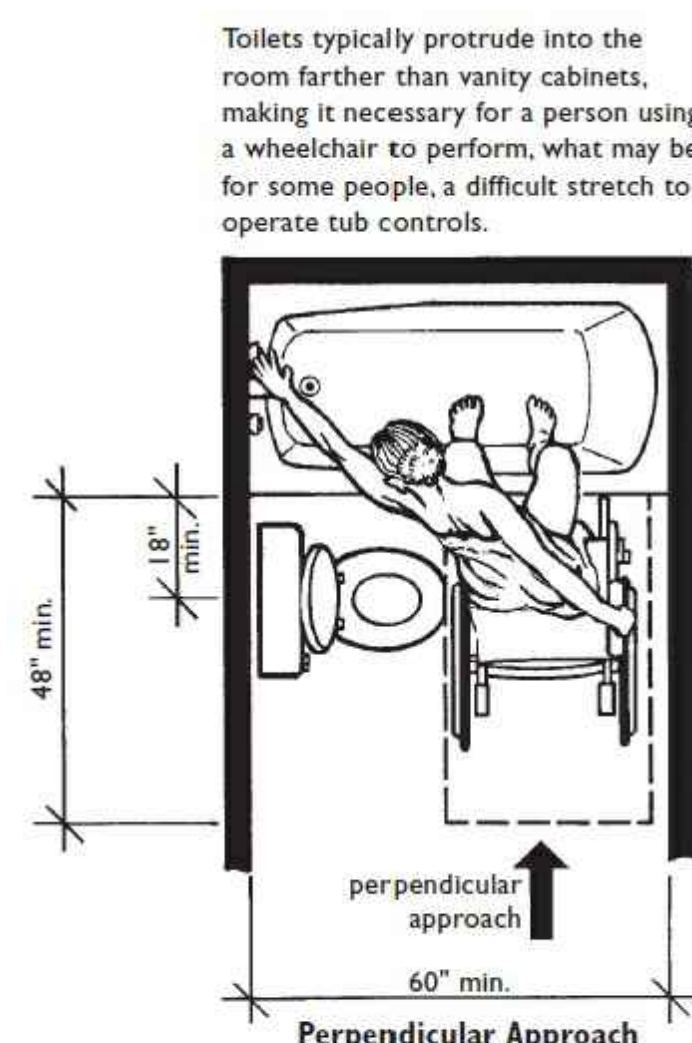
30" X 48" clear floor space for a forward approach must not extend more than 19" beneath lavatory

When a lavatory with vanity cabinet is adjacent to tub, a person using in a wheelchair must make a perpendicular approach to the tub rim to be sufficiently close to operate the controls. The user will have to remove footrests, place feet in tub, and execute a stretch which may be difficult for some people.



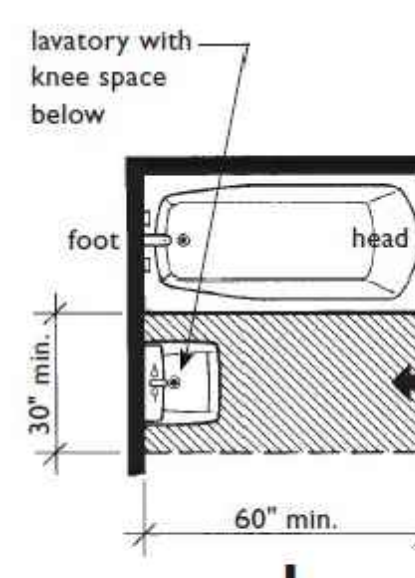
Perpendicular Approach to Bathtub at Vanity Cabinet
Permitted in Specification A Bathrooms Only

typical 21" deep lavatory with vanity cabinet below in this location must permit clear floor space to be centered on lavatory basin

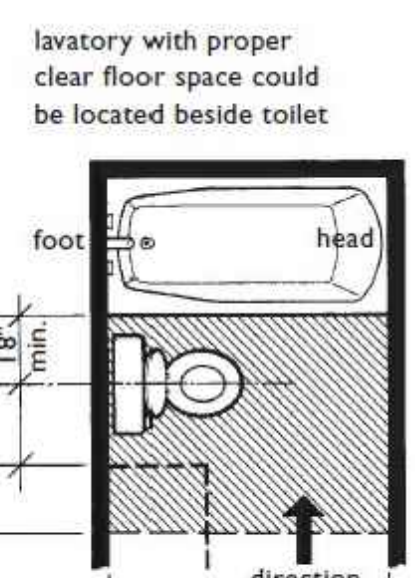


Perpendicular Approach to Bathtub at Toilet
Permitted in Specification A Bathrooms Only

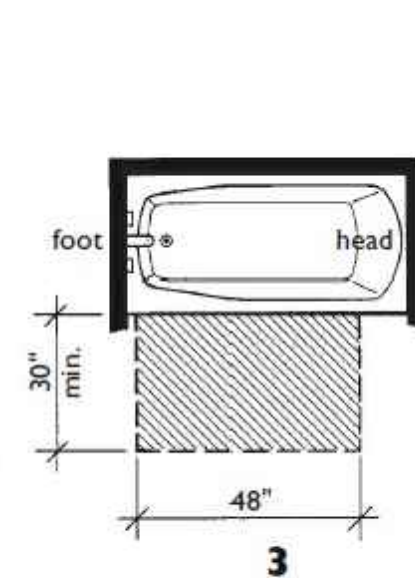
Toilets typically protrude into the room farther than vanity cabinets, making it necessary for a person using a wheelchair to perform, what may be for some people, a difficult stretch to operate tub controls.



Specification "A" Bathrooms
30" X 60"

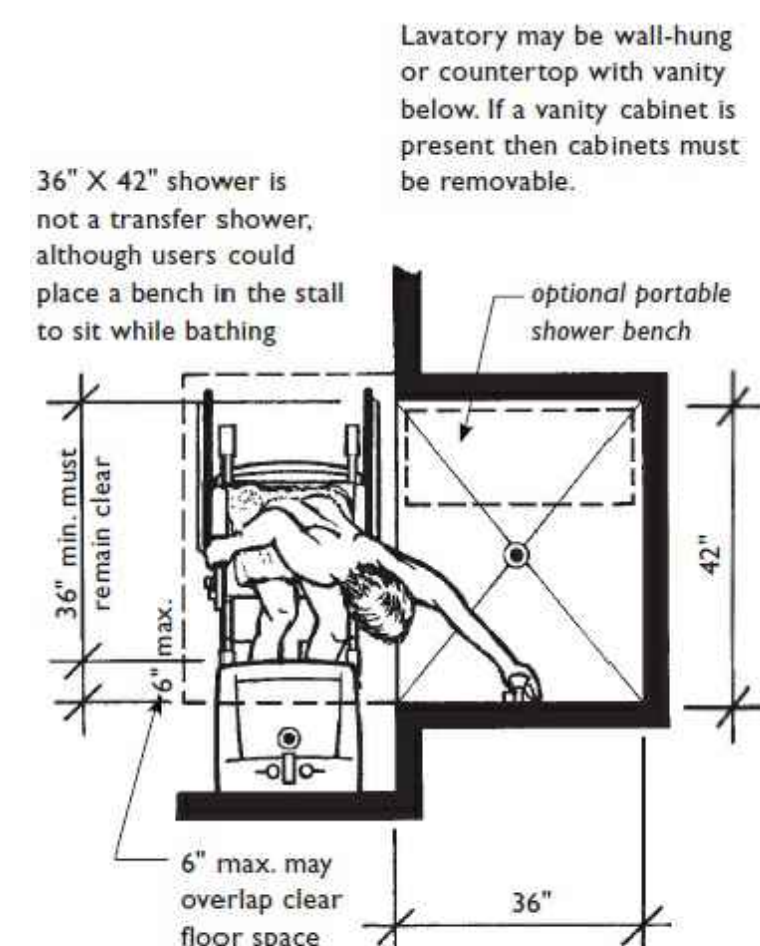


Specification "A" Bathrooms
48" X 60"

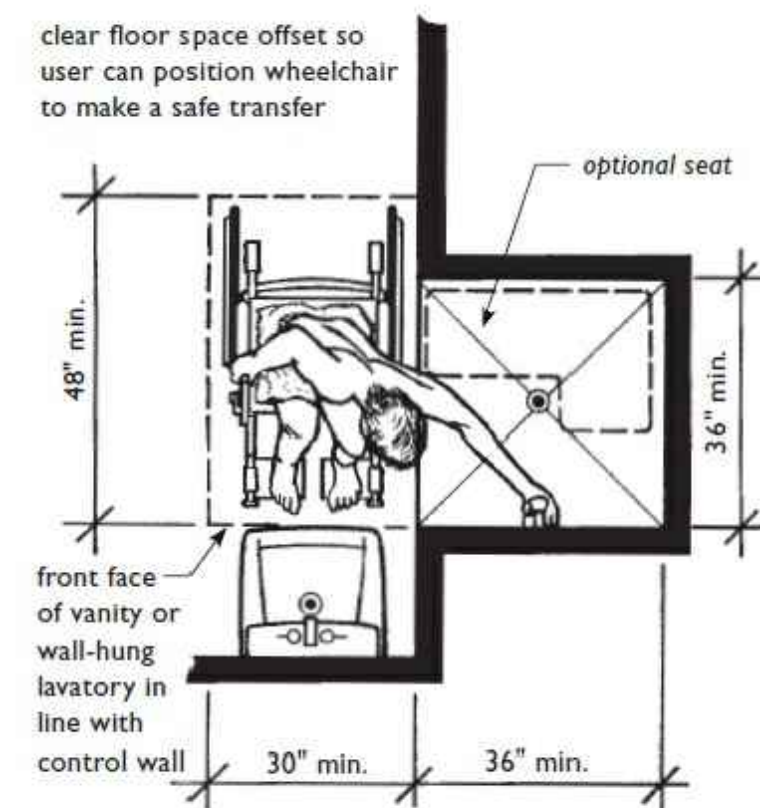


Specification "B" Bathrooms
30" X 48"

Clear Floor Space at Bathtubs/Showers
Shaded Areas Must Remain Unobstructed
(Taken from Guideline Figures 7(b) and 8)

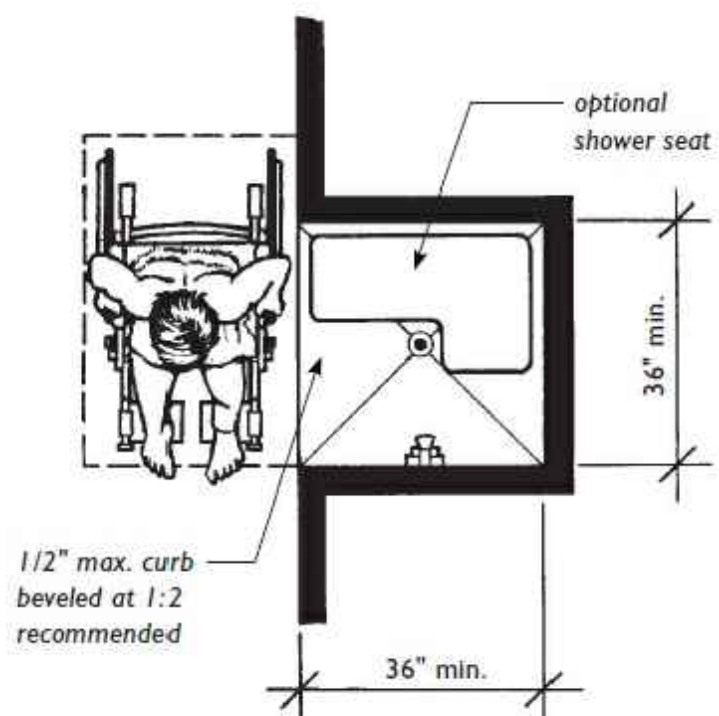


Lavatory at 36-Inch X 42-Inch Shower
Applicable in Specification A and B Bathrooms

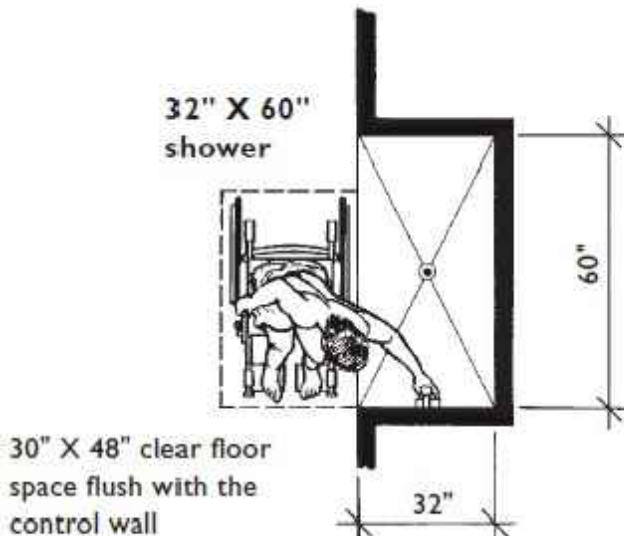


Lavatory at 36-Inch X 36-Inch Shower
Applicable in Specification A and B Bathrooms

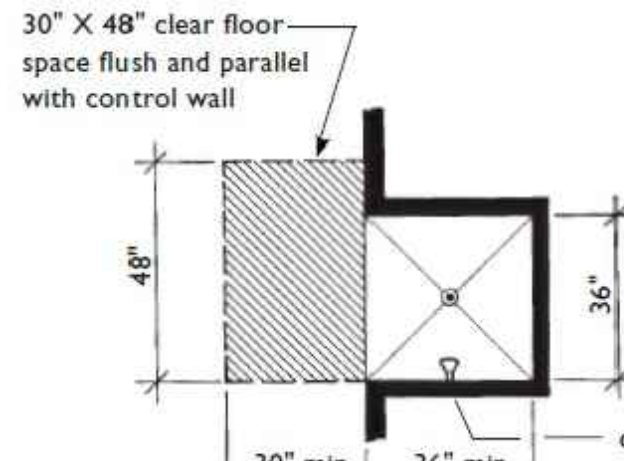
In Specification B bathrooms, when shower is only bathing fixture and is a nominal 36" X 36", it must have reinforcing for grab bars and a wall-mounted shower seat.



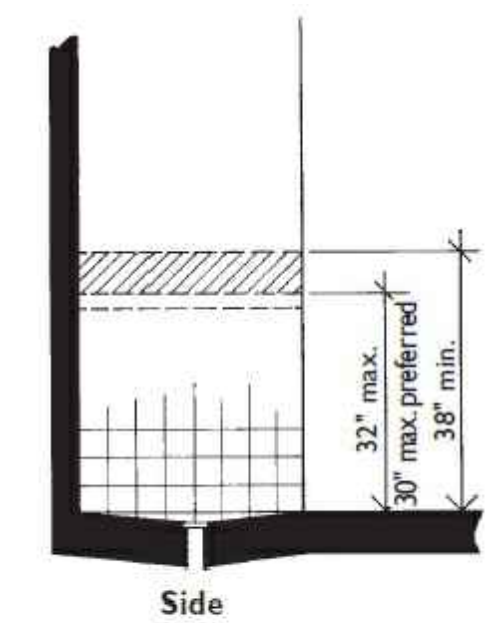
When Shower Stall Is the Only Bathing Fixture It Must Be at Least 36 Inches X 36 Inches



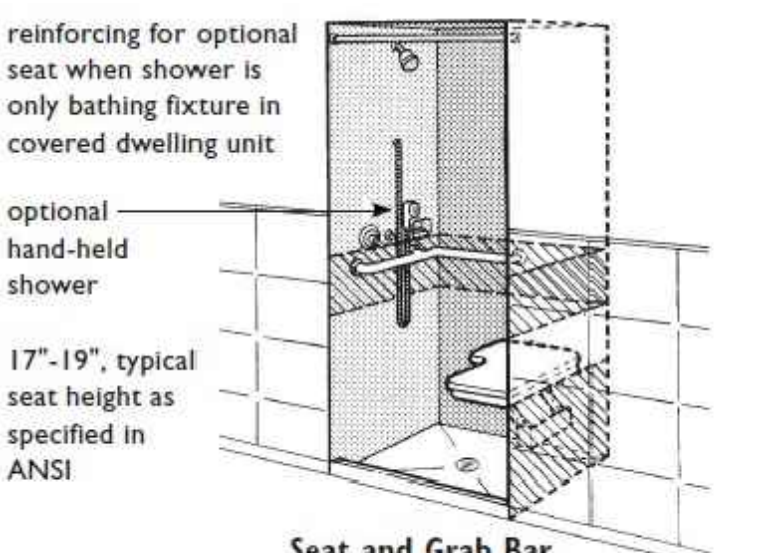
Other Shower Sizes Meet the Requirements of the Guidelines



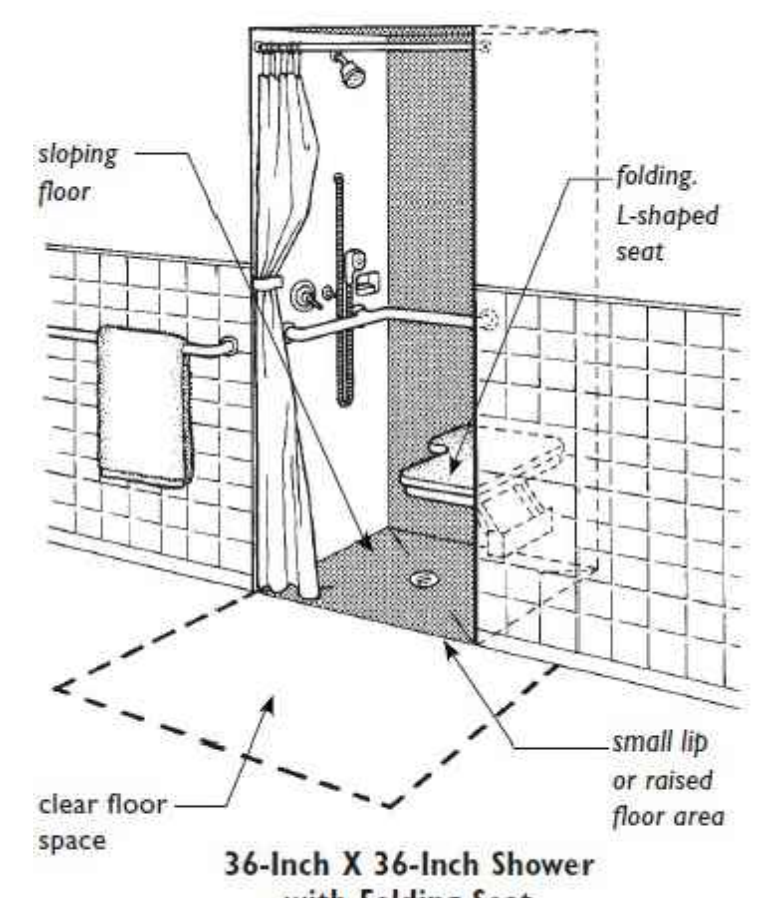
Guideline Requirements for Clear Floor Space at Showers



Minimum Reinforcing for Grab Bars in Showers

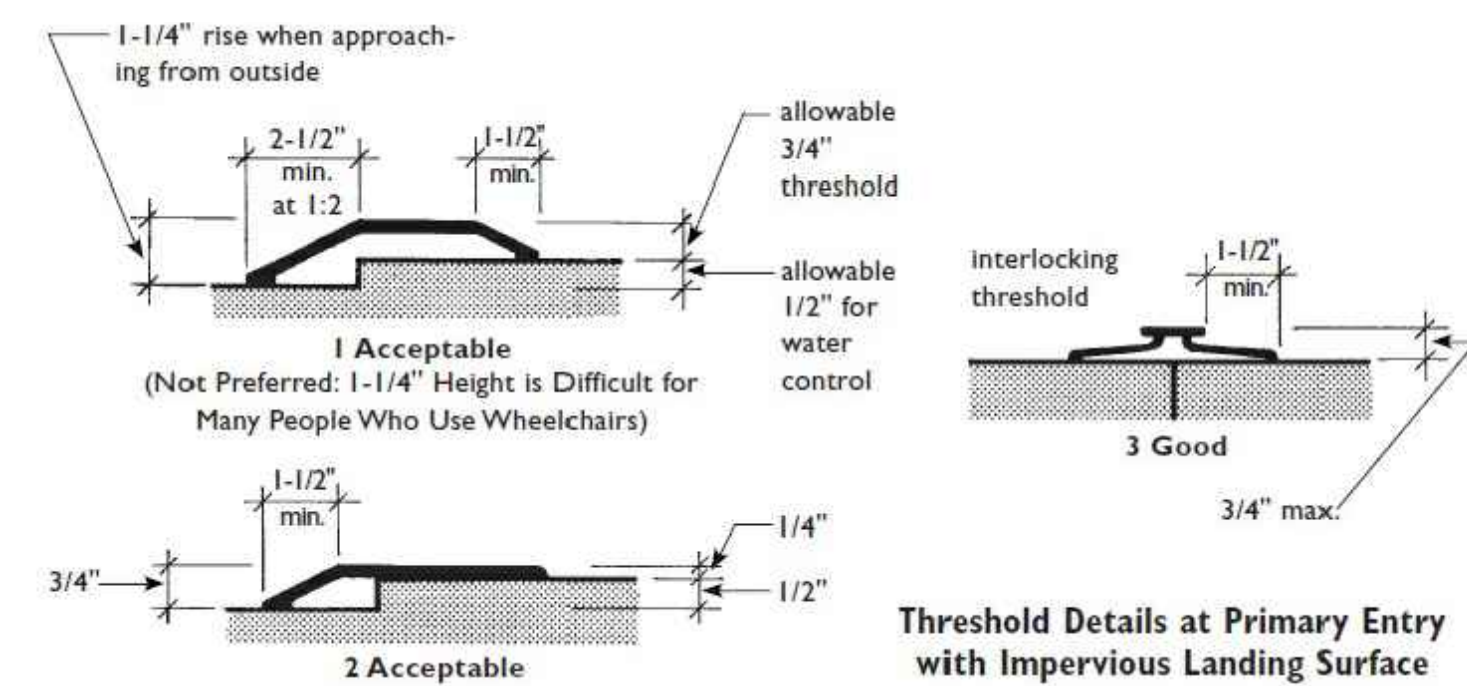


Seat and Grab Bar in 36" X 36" Shower

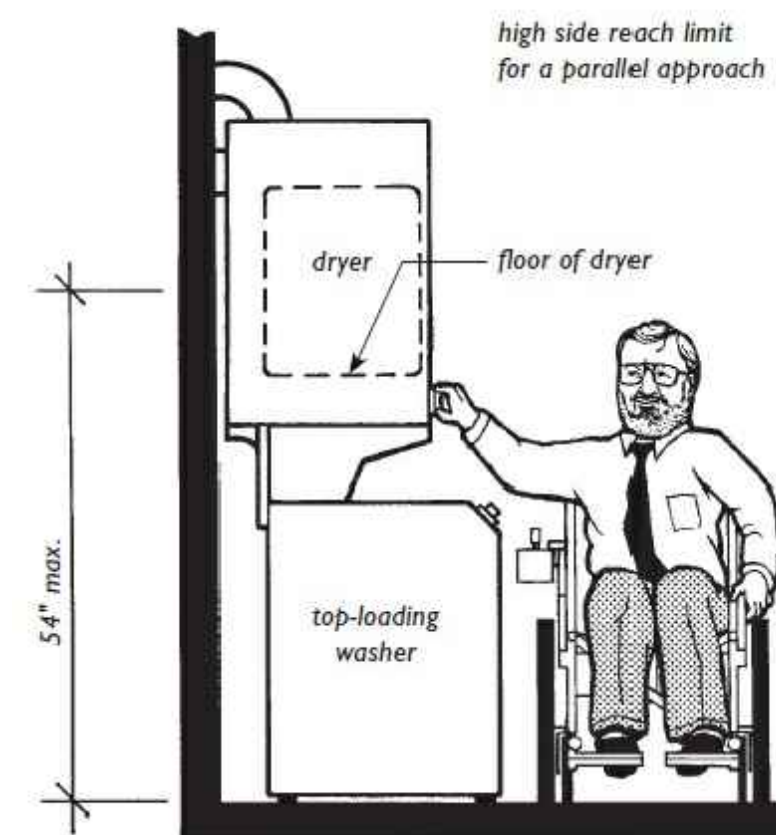
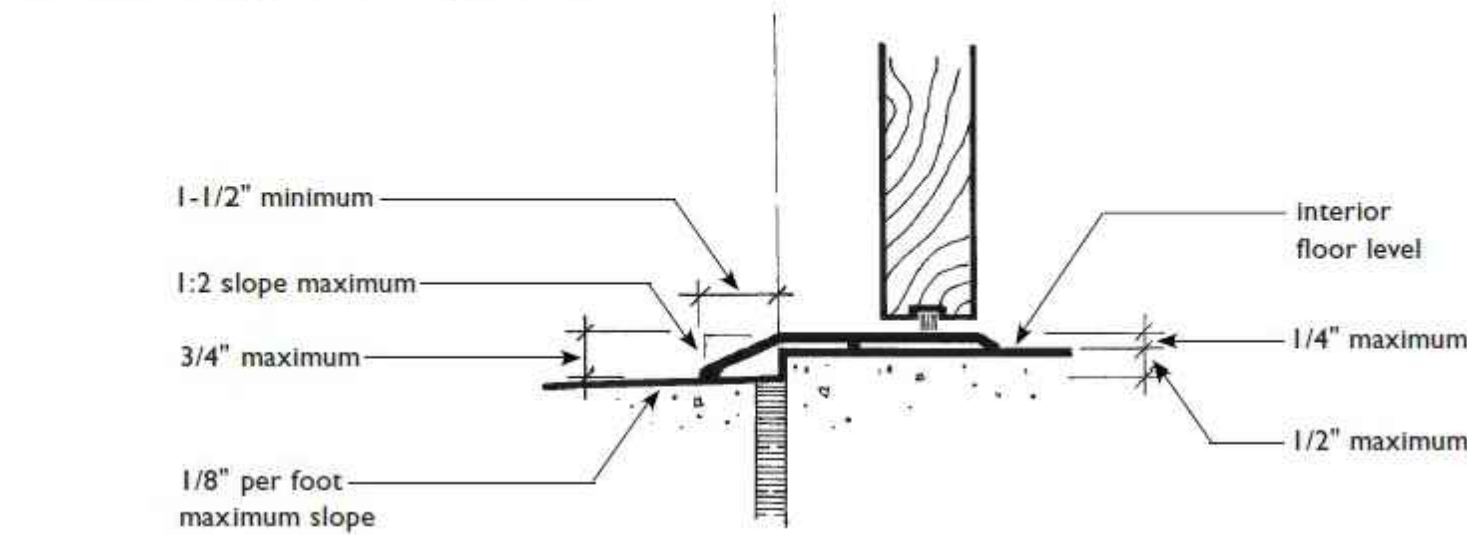


36-Inch X 36-Inch Shower with Folding Seat

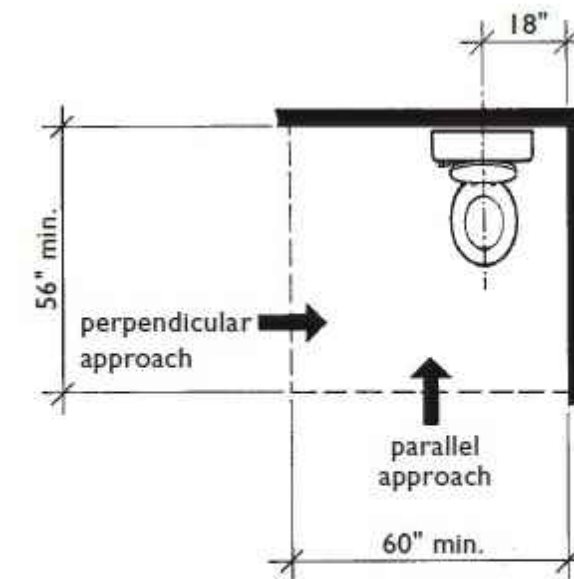
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.



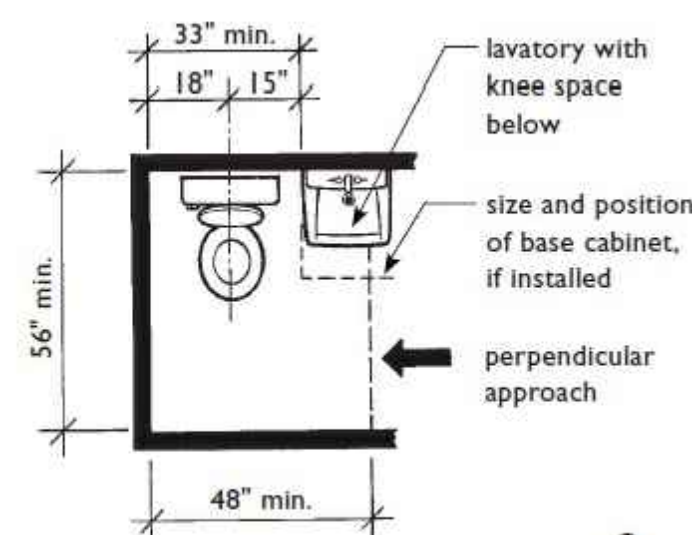
showing allowable changes in level at primary entry doors with direct exterior access onto concrete or other impervious landing surface where 1/2-inch maximum changes in level are permitted.



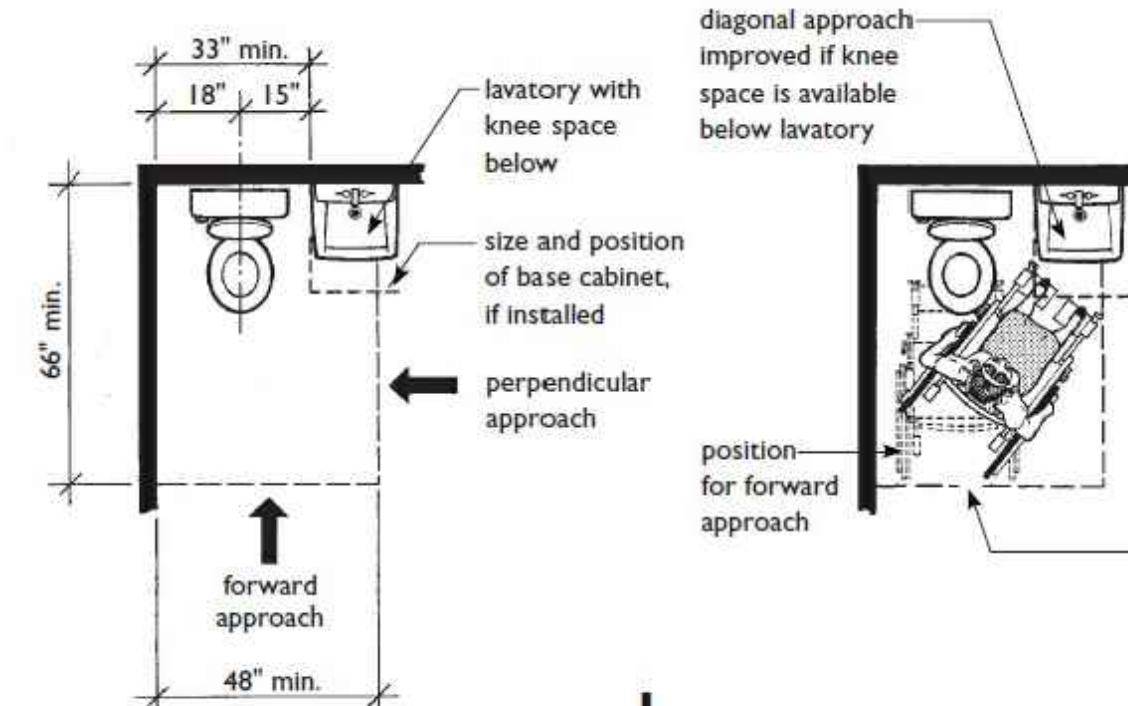
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



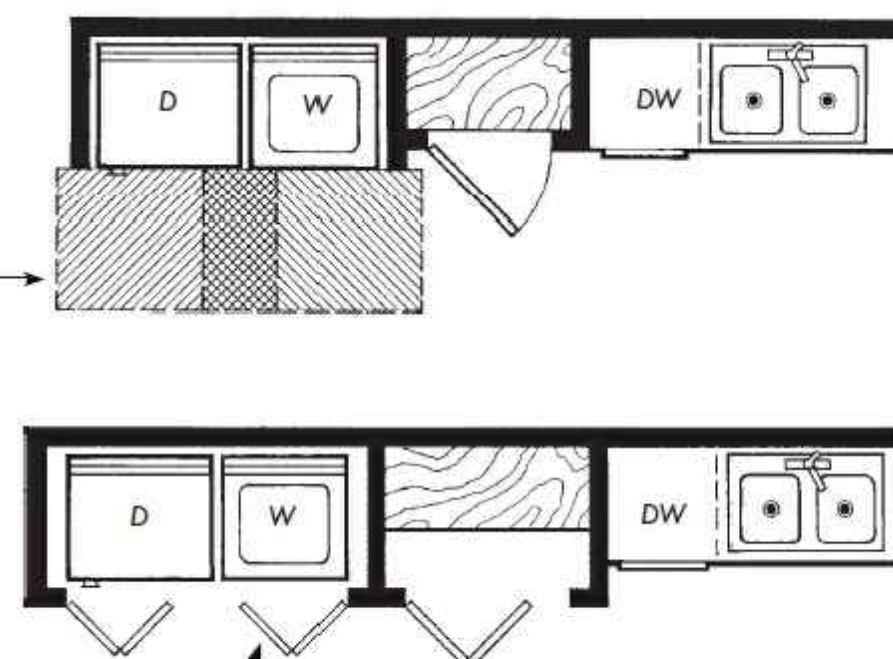
3
60" X 56" Clear Floor Space
(with No Overlapping Elements)



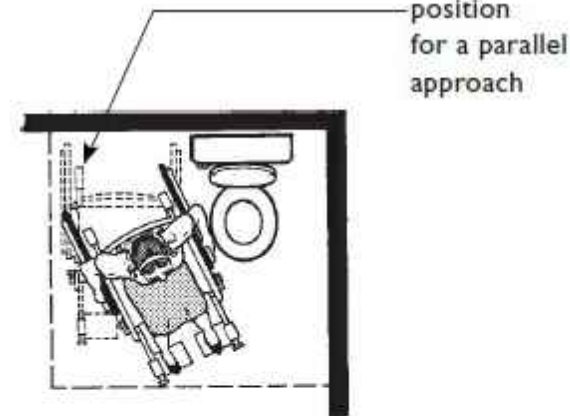
2
48" X 56" Clear Floor Space
(with Overlapping Lavatory)



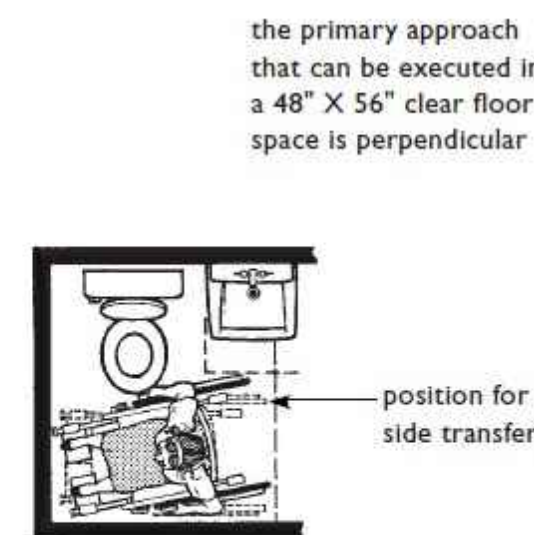
48" X 66" Clear Floor Space
(with Overlapping Lavatory)



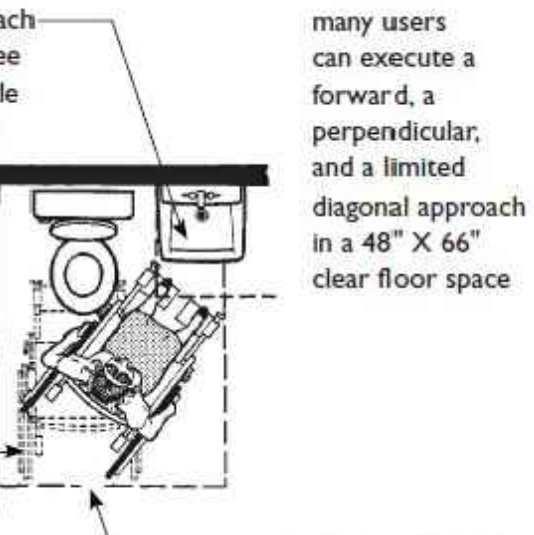
***Clear Floor Space at Laundry Equipment
Not Required But Recommended***



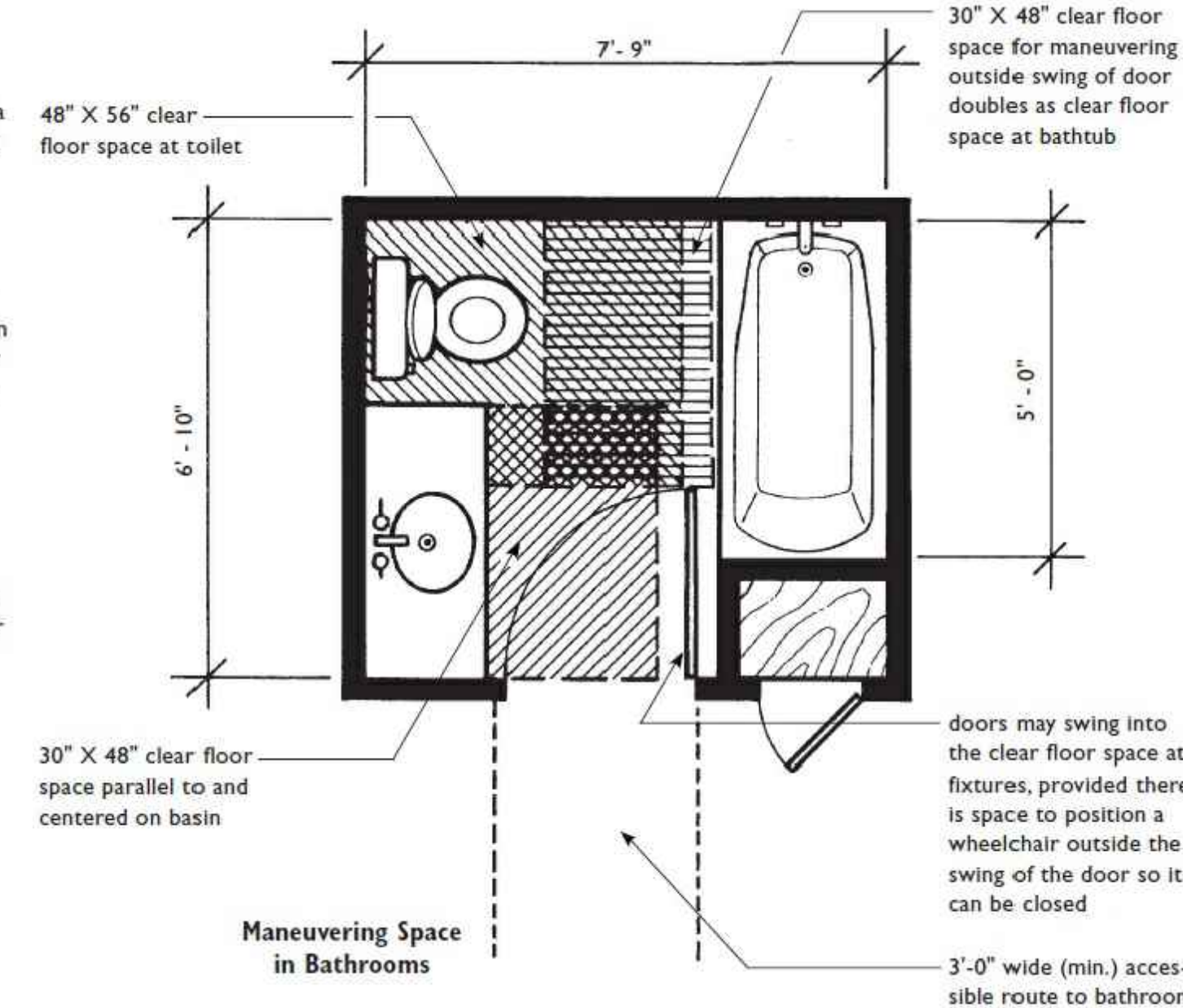
many users can execute a parallel, a perpendicular, and a diagonal approach in a 60" X 56" clear floor space



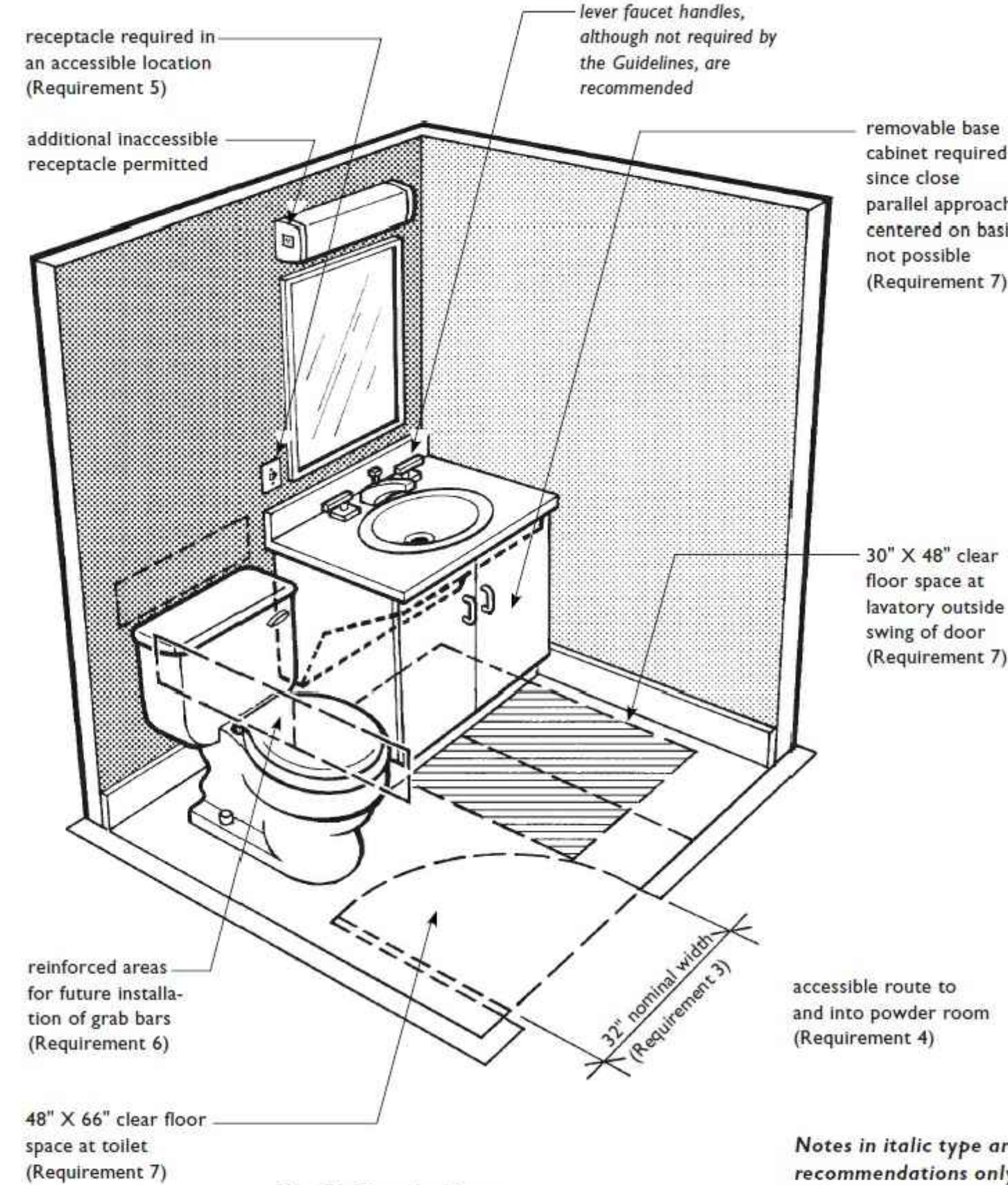
the primary approach that can be executed in a 48" X 56" clear floor space is perpendicular



many users
can execute a
forward, a
perpendicular,
and a limited
diagonal approach
in a 48" X 66"
clear floor space



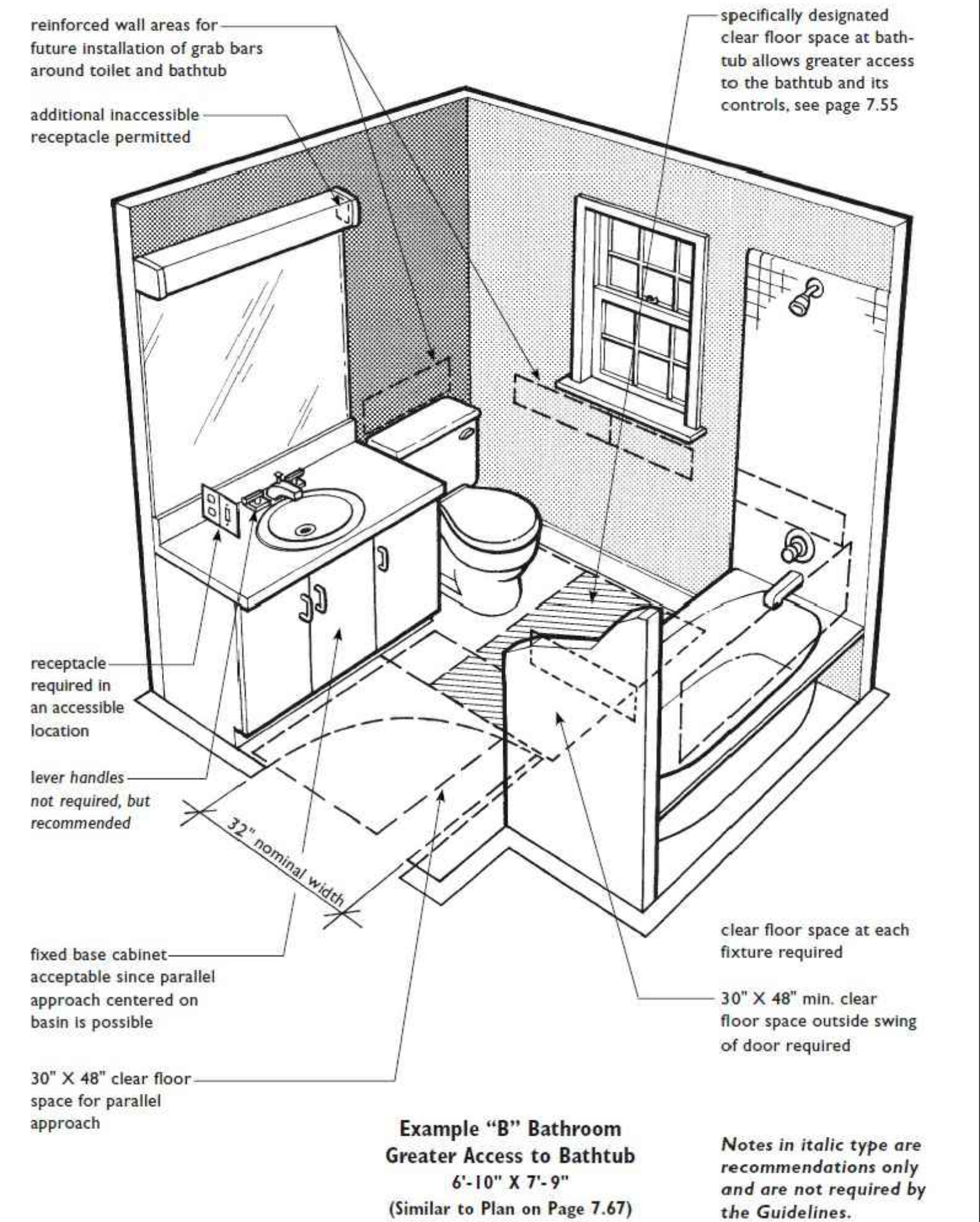
Maneuvering Space in Bathrooms



Usable Powder Room
5'-6" X 5'-8"
(See Plan Page 7.81)

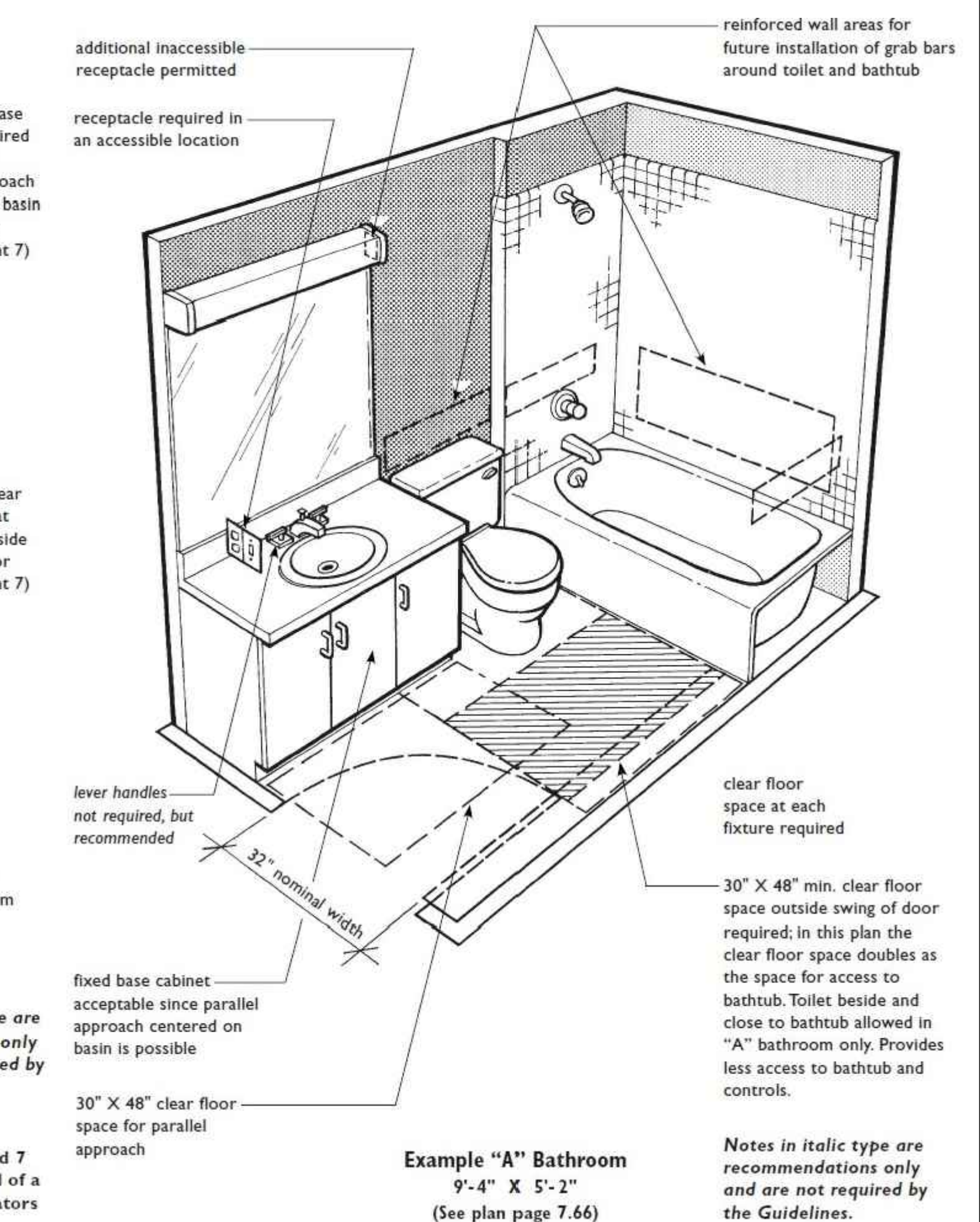
Powder Room in Single-Story Dwelling Unit Must Meet Only Requirements 3, 4, and 5

Powder Room Must Meet Requirements 3, 4, 5, 6, and 7 When It Is the Only Toilet Facility on the Entry Level of a Multistory Unit in a Building with One or More Elevators



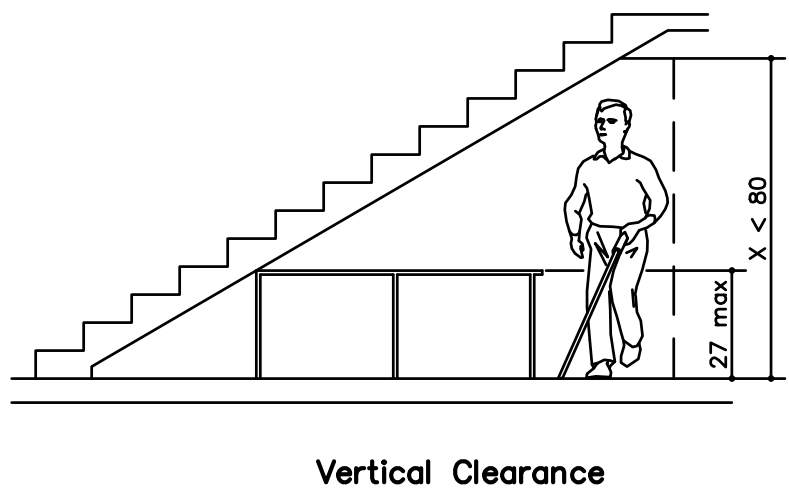
Example "B" Bathroom
Greater Access to Bathtub
6'-10" X 7'-9"
 (Similar to Plan on Page 7.67)

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



Example "A" Bathroom
9'-4" X 5'-2"
(See plan page 7.66)

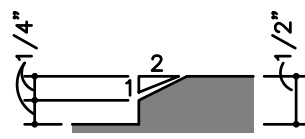
Notes in italic type are recommendations only and are not required by the Guidelines.



Vertical Clearance

S STANDARD VERTICAL CLEARANCE

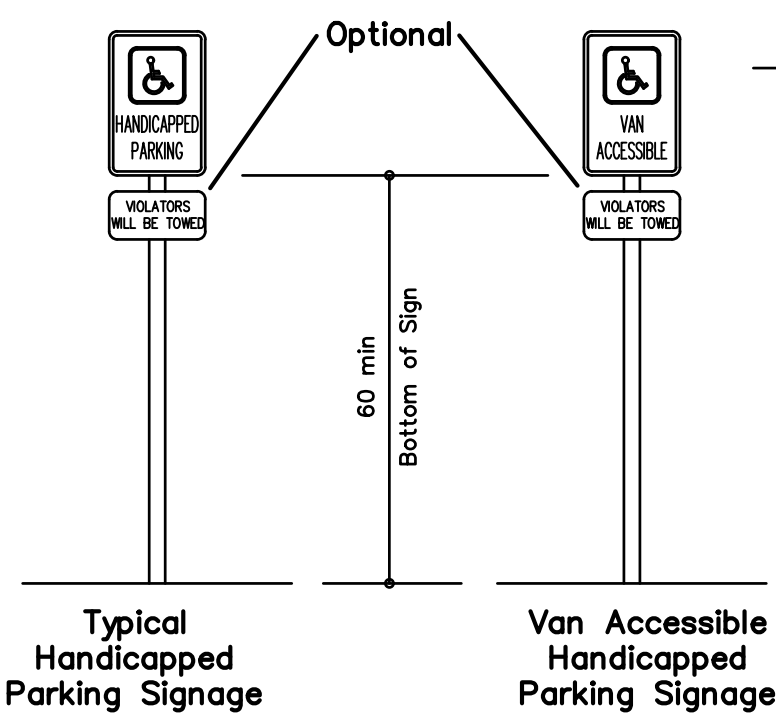
NO SCALE



Beveled Change in Level

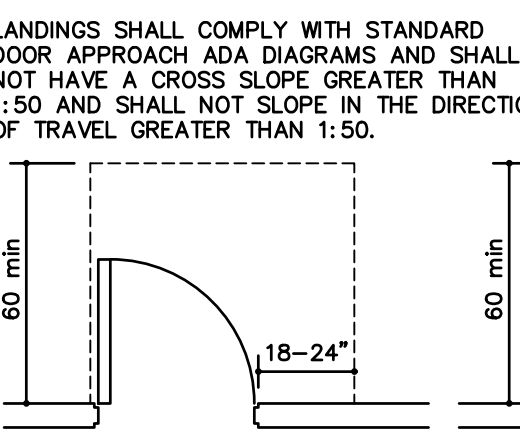
P THRESHOLD ADA DIAGRAMS

NO SCALE



L STANDARD PARKING ADA DIAGRAMS

NO SCALE



Exterior Landing

Front Approach - Swinging Door

Front Approach - Swinging Door

Hinge Side Approach - Swinging Door

Side Approach - Swinging Door

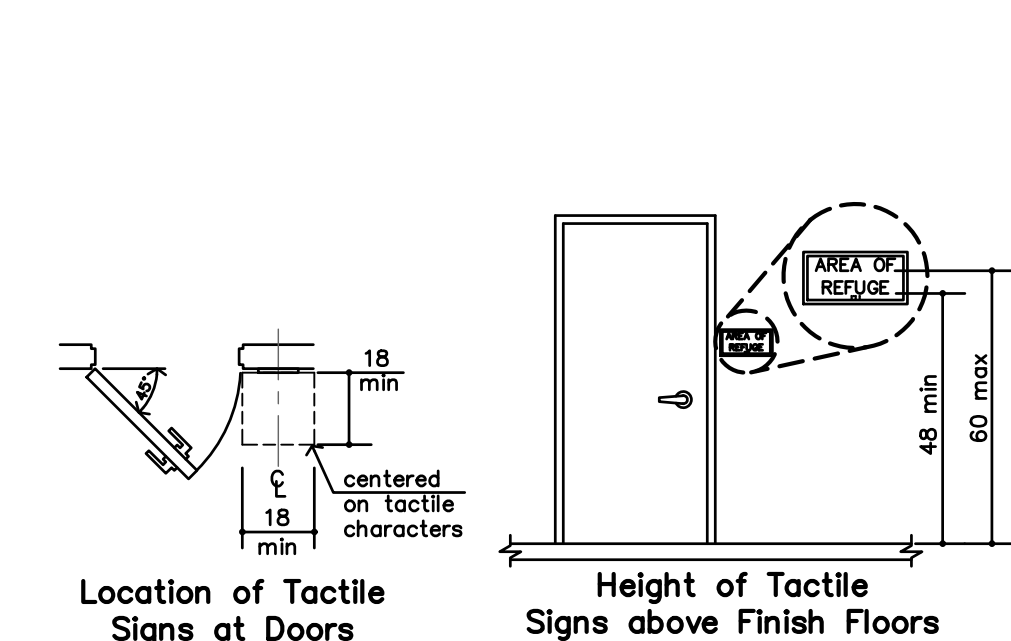
Latch Side Approach - Swinging Door

Latch Side Approach - Swinging Door

Front Approach - Sliding or Folding Doors

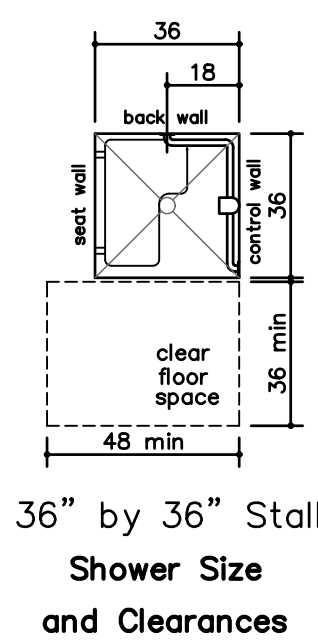
Side Approach - Sliding or Folding Doors

Stop or Latch Side Approach - Sliding or Folding Doors

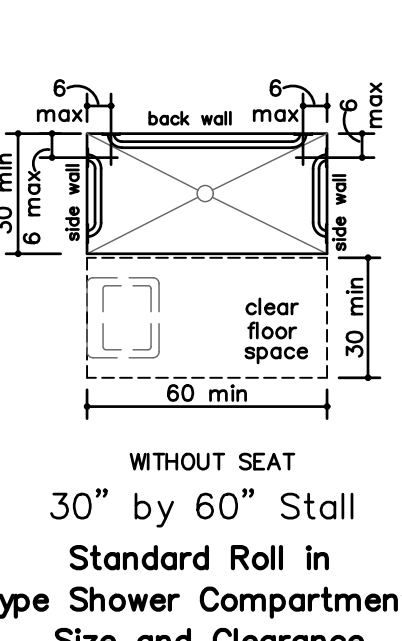


Location of Tactile Signs at Doors

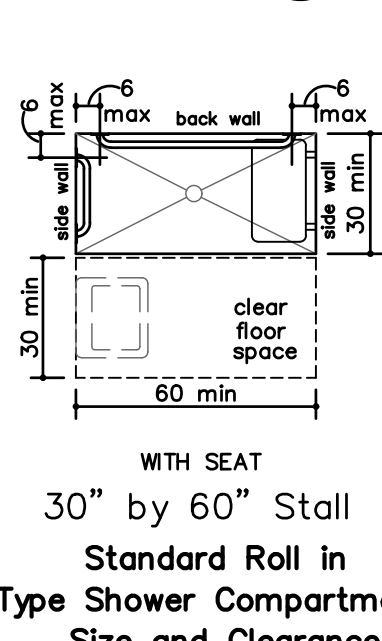
Height of Tactile Signs above Finish Floors



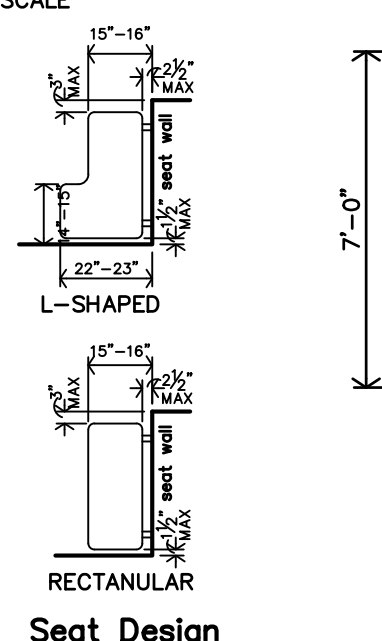
36" by 36" Stall Shower Size and Clearances



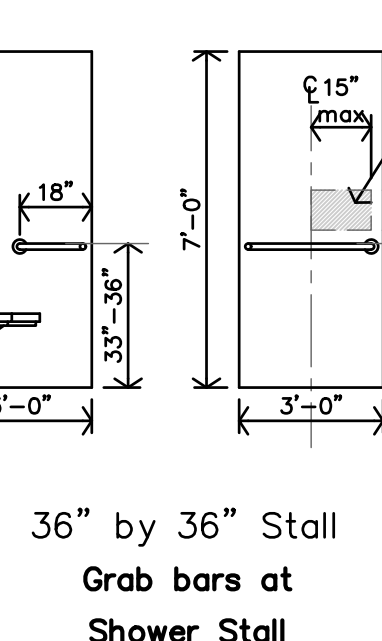
30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance



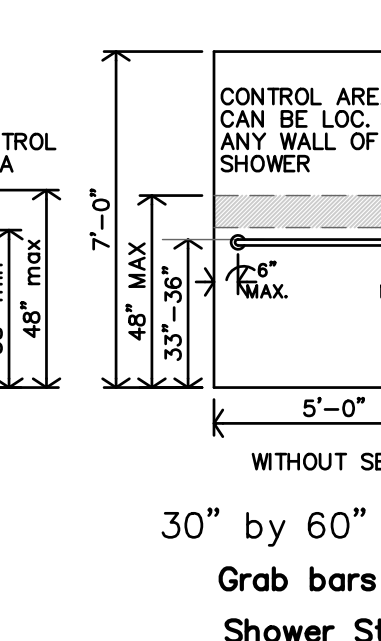
30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance



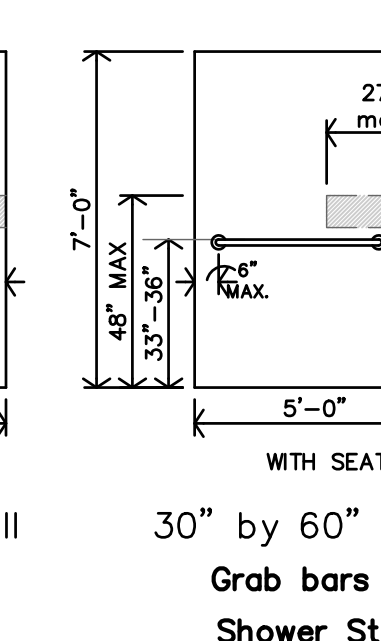
36" by 36" Stall Grab bars at Shower Stall



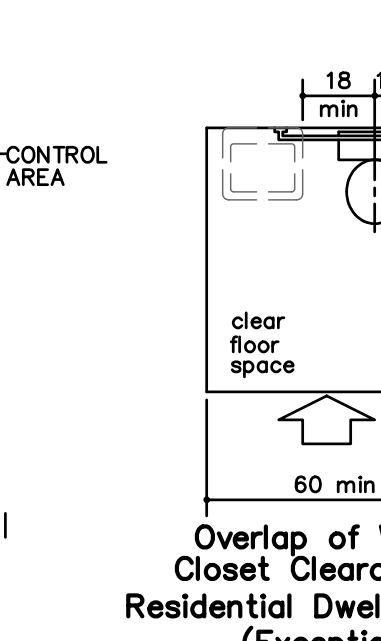
30" by 60" Stall Grab bars at Shower Stall



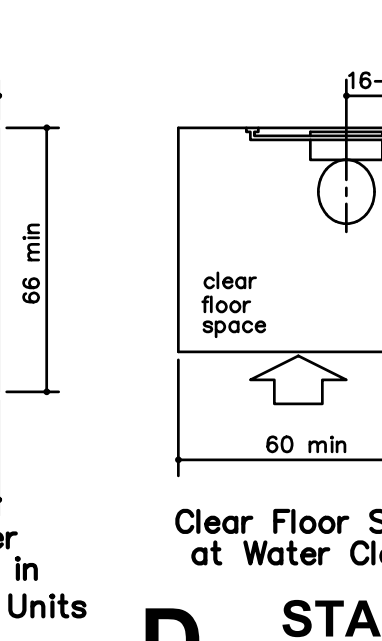
30" by 60" Stall Grab bars at Shower Stall



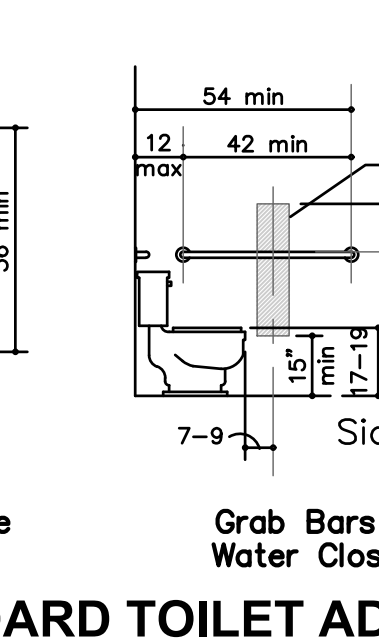
30" by 60" Stall Grab bars at Shower Stall



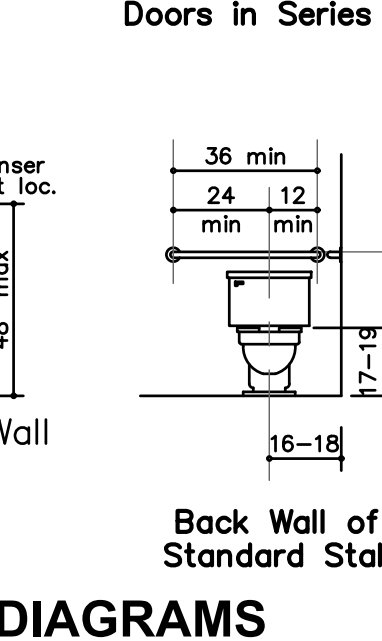
30" by 60" Stall Grab bars at Shower Stall



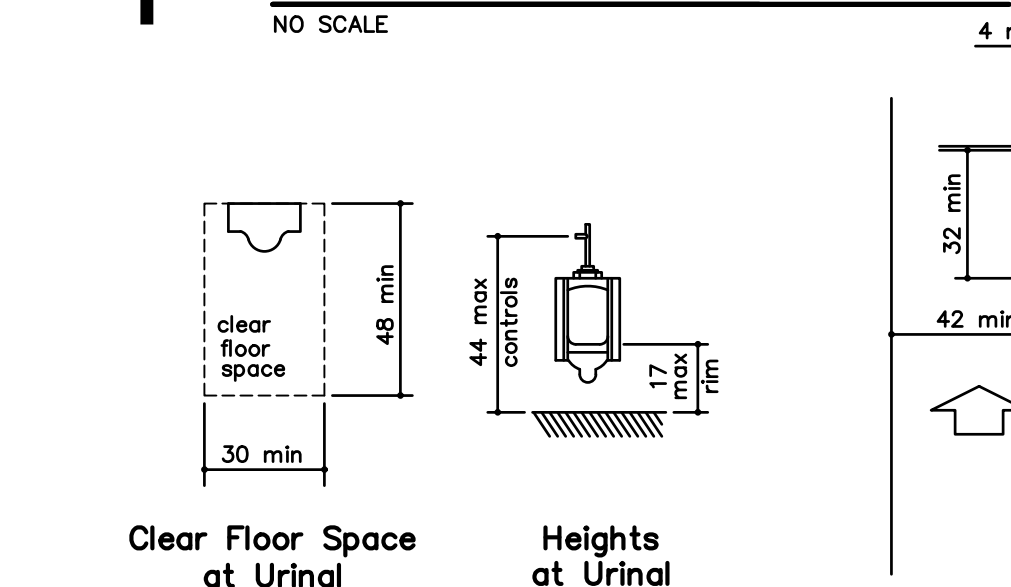
30" by 60" Stall Grab bars at Shower Stall



30" by 60" Stall Grab bars at Shower Stall



30" by 60" Stall Grab bars at Shower Stall

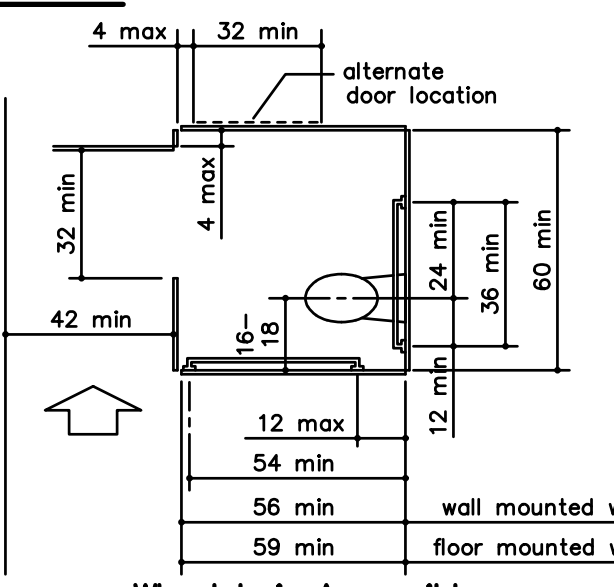


Clear Floor Space at Urinal

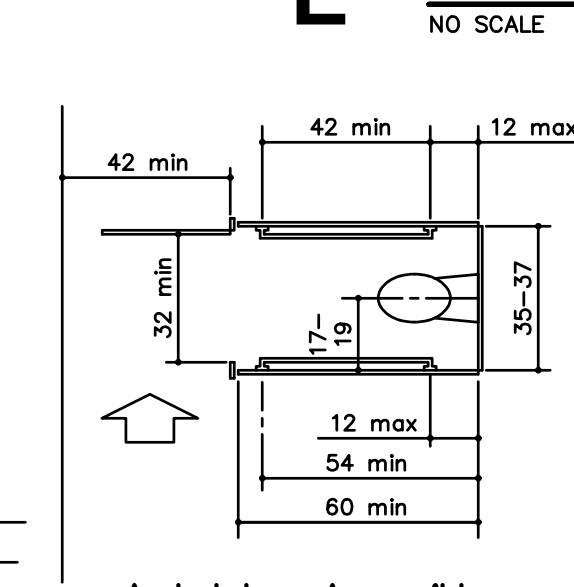
Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

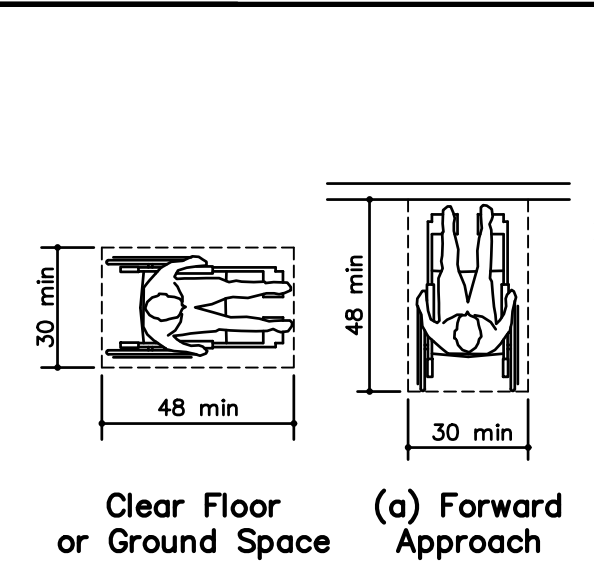
NO SCALE



Wheelchair Accessible Toilet Compartment



Ambulatory Accessible Toilet Compartment



Clear Floor or Ground Space

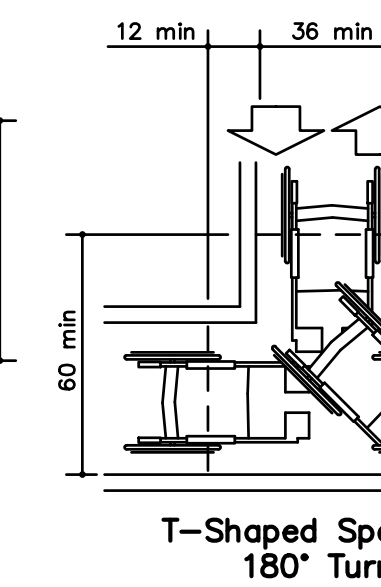
(a) Forward Approach

(b) Parallel Approach

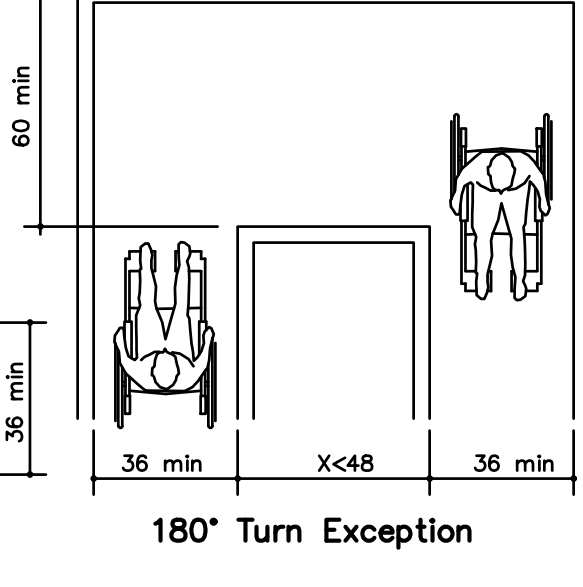
Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove, Forward Approach

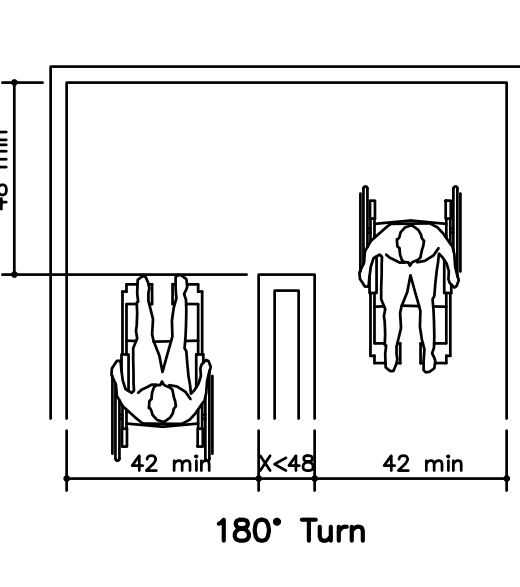
Wheelchair Turning Space



T-Shaped Space for 180° Turns



180° Turn Exception



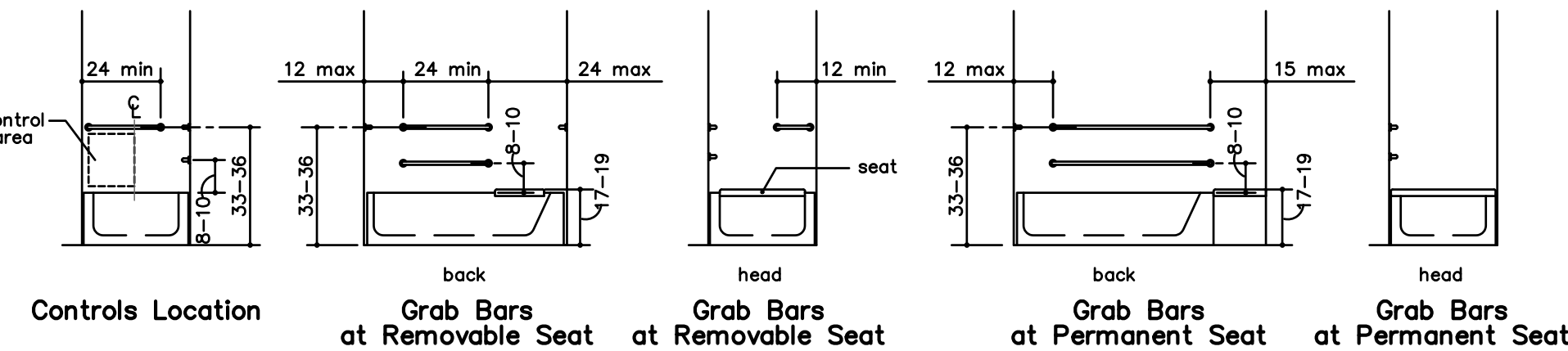
180° Turn

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE

A STANDARD ADA DIAGRAMS

NO SCALE



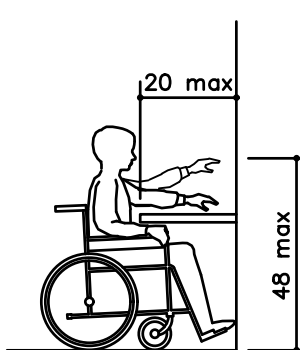
Controls Location

Grab Bars at Removable Seat

Grab Bars at Removable Seat

Grab Bars at Permanent Seat

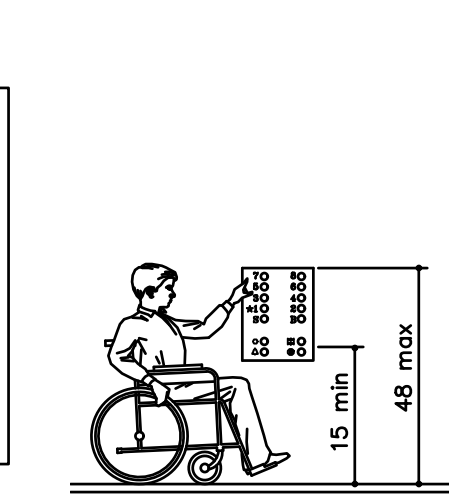
Grab Bars at Permanent Seat



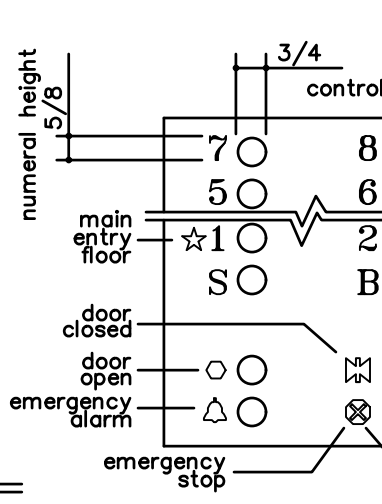
Obstructed High Forward Reach

R STANDARD REACH ADA DIAGRAMS

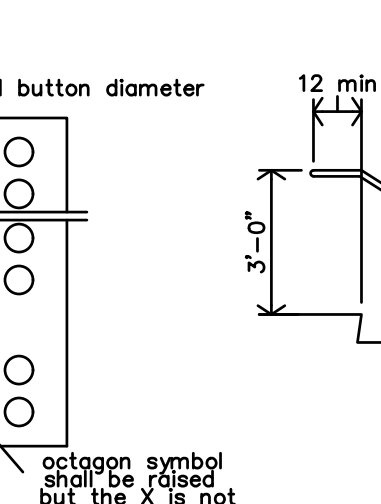
NO SCALE



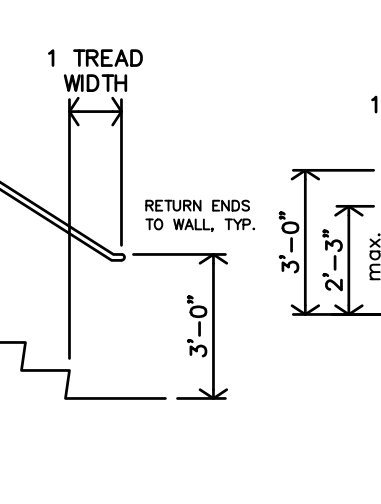
Car Control Height



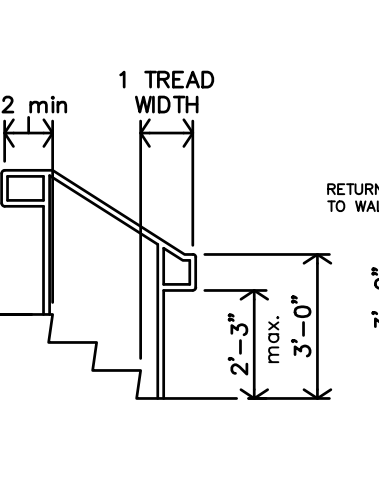
Panel Detail



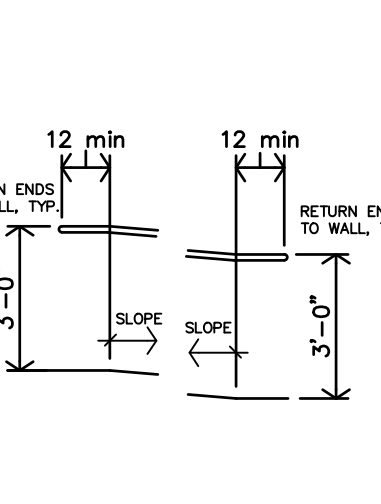
Stair Handrail Extensions at Walls



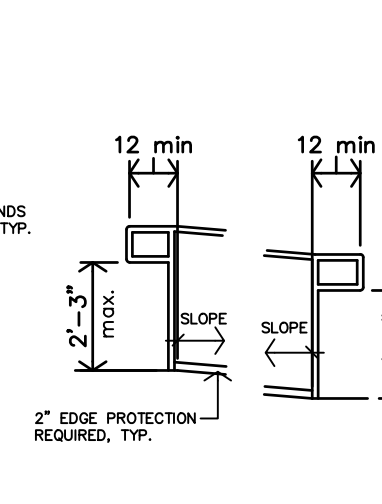
Stair Handrail Extensions at Freestanding Handrails



Ramp Handrail Extensions at Walls



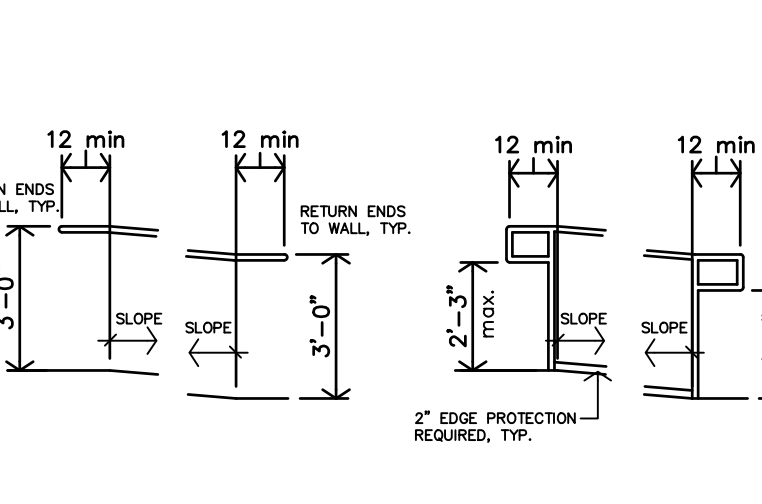
Ramp Handrail Extensions at Freestanding Handrails



Ramp Handrail Extensions at Freestanding Handrails

Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE



Obstructed High Forward Reach

Obstructed High Side Reach

Obstructed High Side Reach

Obstructed High Side Reach

Obstructed High Side Reach

Obstructed High Side Reach

Obstructed High Side Reach

Obstructed High Side Reach

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Obstructed High Side Reach

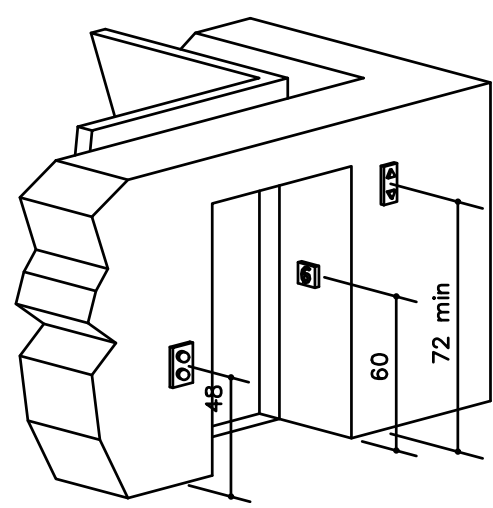
Obstructed High Side Reach

Obstructed High Side Reach

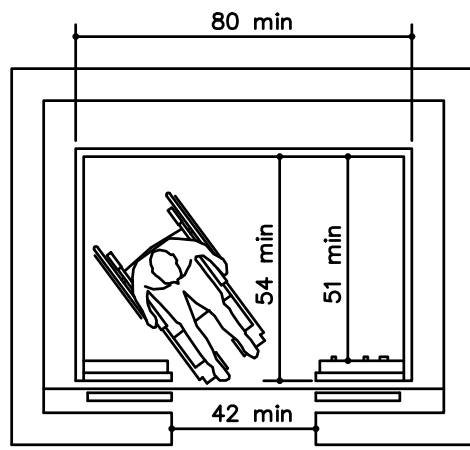
Obstructed High Side Reach

Obstructed High Side Reach

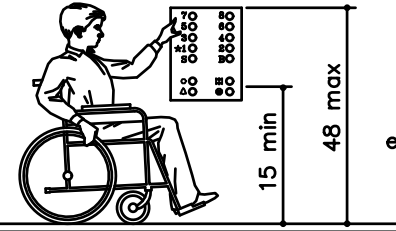
Obstructed High Side Reach



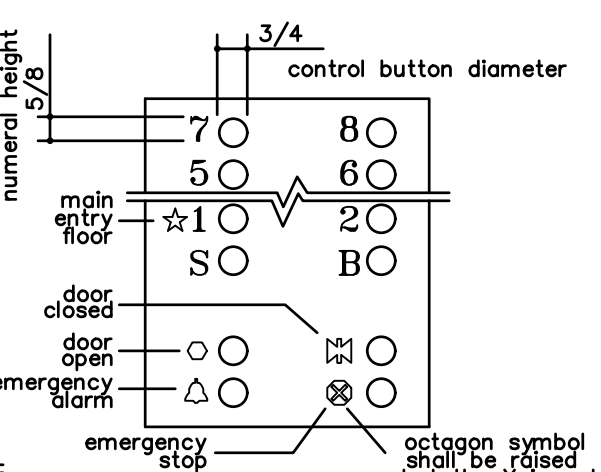
Hoistway and
Elevator Entrances



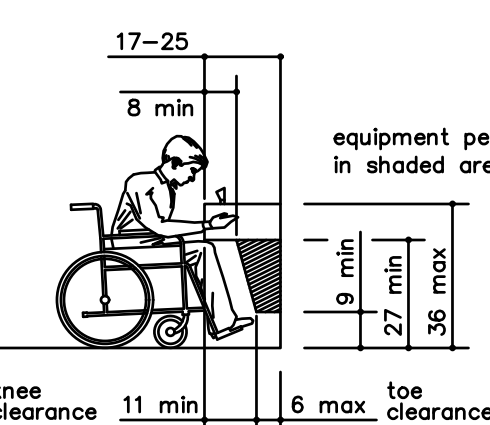
Minimum Dimensions
for Elevator Car



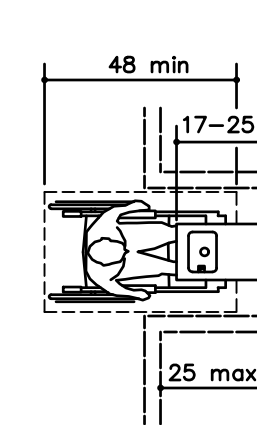
Car Control Height



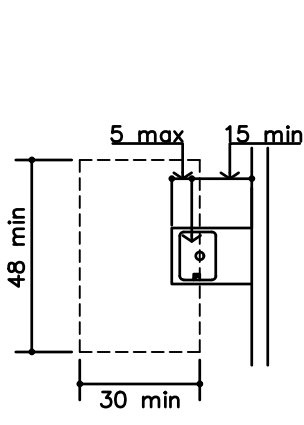
Panel Detail



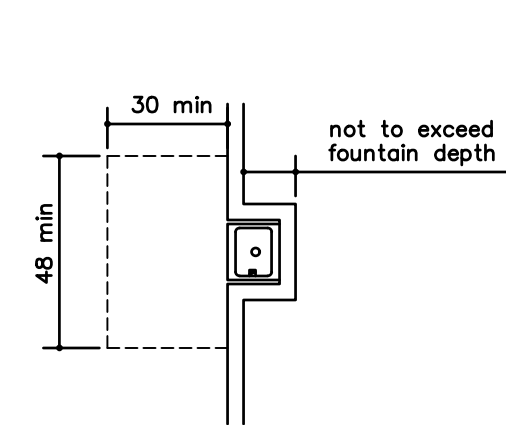
Toe and
Knee Clearance Elevation



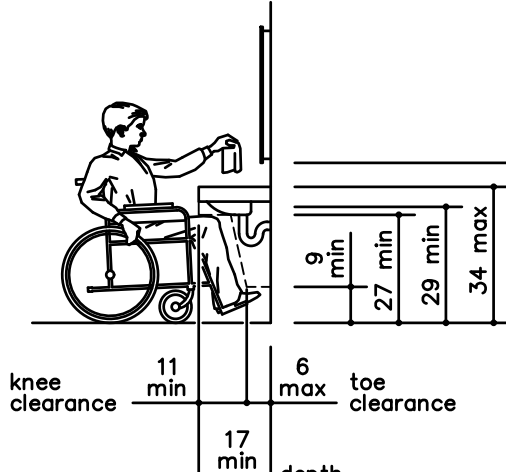
Toe and
Knee Clearance Plan



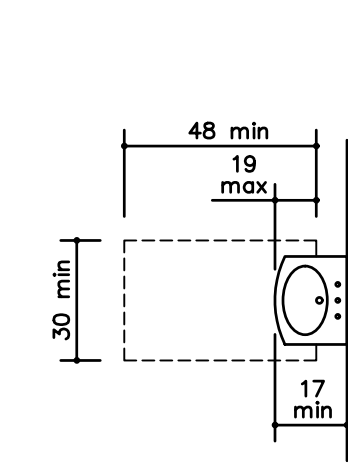
Drinking Fountain
Spout Location



Built-in
Fountain or Cooler



Lavatory Clearances

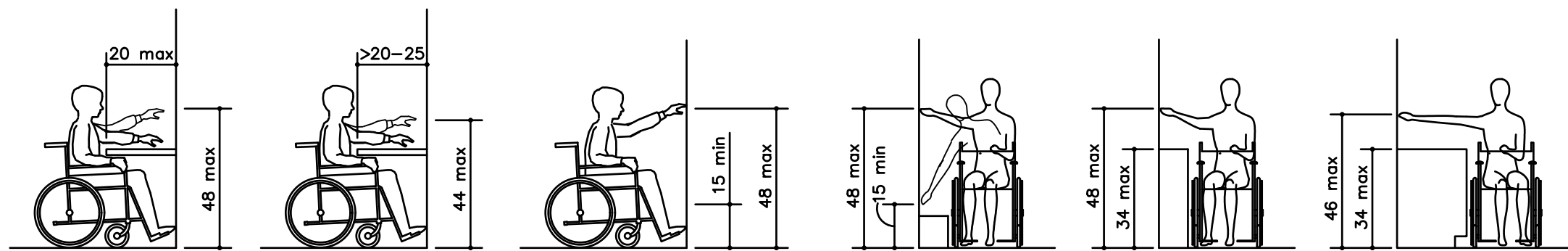


at Lavatories

M STANDARD ELEVATOR DIAGRAMS
NO SCALE

L STANDARD DRINKING FOUNTAIN DETAILS
NO SCALE

K STANDARD LAVATORY DETAILS
NO SCALE



Obstructed
High Forward Reach

Unobstructed
Forward Reach

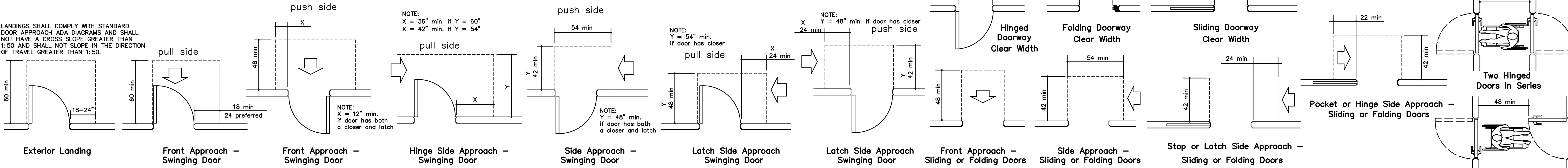
Unobstructed
Side Reach

Obstructed High
Side Reach

J STANDARD REACH TSA DIAGRAMS
NO SCALE

H STANDARD CONTROL REACH LIMITATIONS DETAILS
NO SCALE

LANDINGS SHALL COMPLY WITH STANDARD DOOR APPROACH ADA DIAGRAMS AND SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:50.



Exterior Landing

Front Approach -
Swinging Door

Front Approach -
Swinging Door

Hinge Side Approach -
Swinging Door

Side Approach -
Swinging Door

Latch Side Approach
Swinging Door

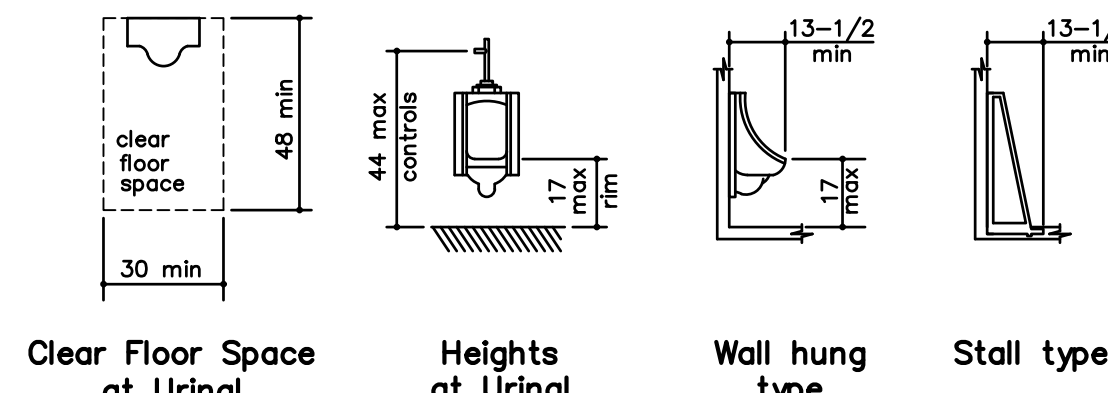
Latch Side Approach
Swinging Door

Front Approach -
Sliding or Folding Doors

Side Approach -
Sliding or Folding Doors

Stop or Latch Side Approach -
Sliding or Folding Doors

G STANDARD DOOR APPROACH DIAGRAMS
NO SCALE



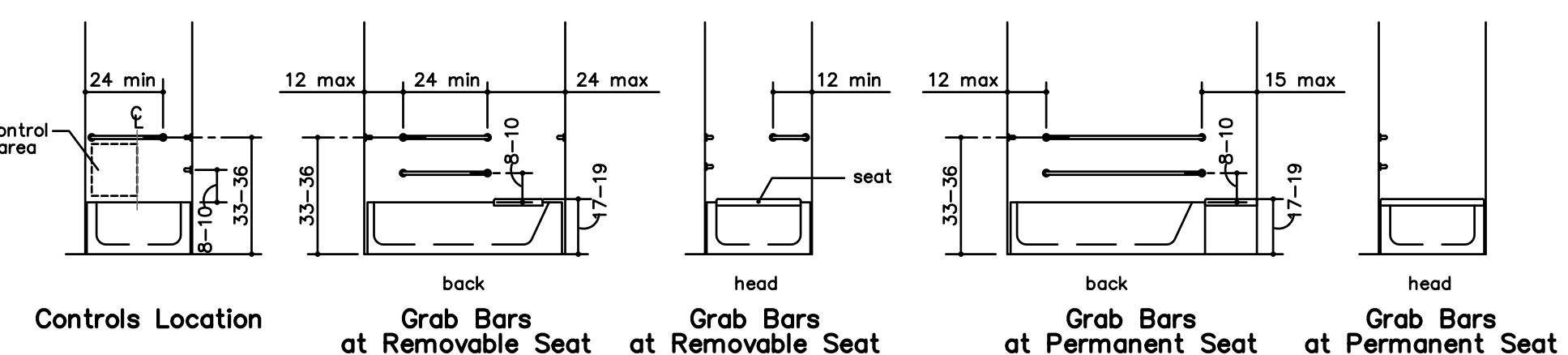
Clear Floor Space
at Urinal

Heights
at Urinal

Wall hung
type

Stall type

F STANDARD URINAL DIAGRAMS
NO SCALE



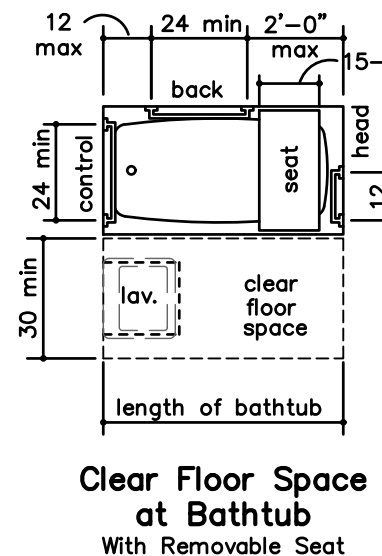
Controls Location

Grab Bars
at Removable Seat

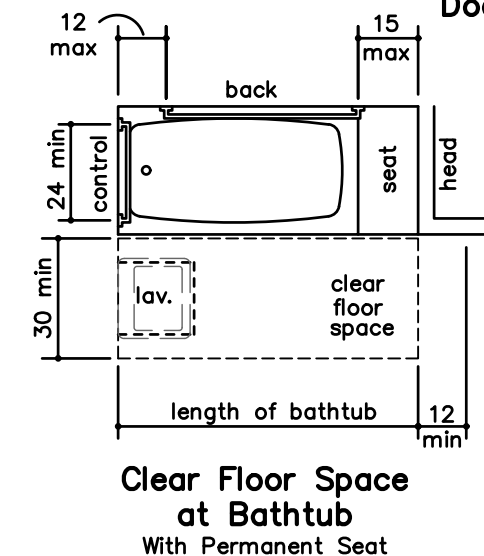
Grab Bars
at Removable Seat

Grab Bars
at Permanent Seat

Grab Bars
at Permanent Seat

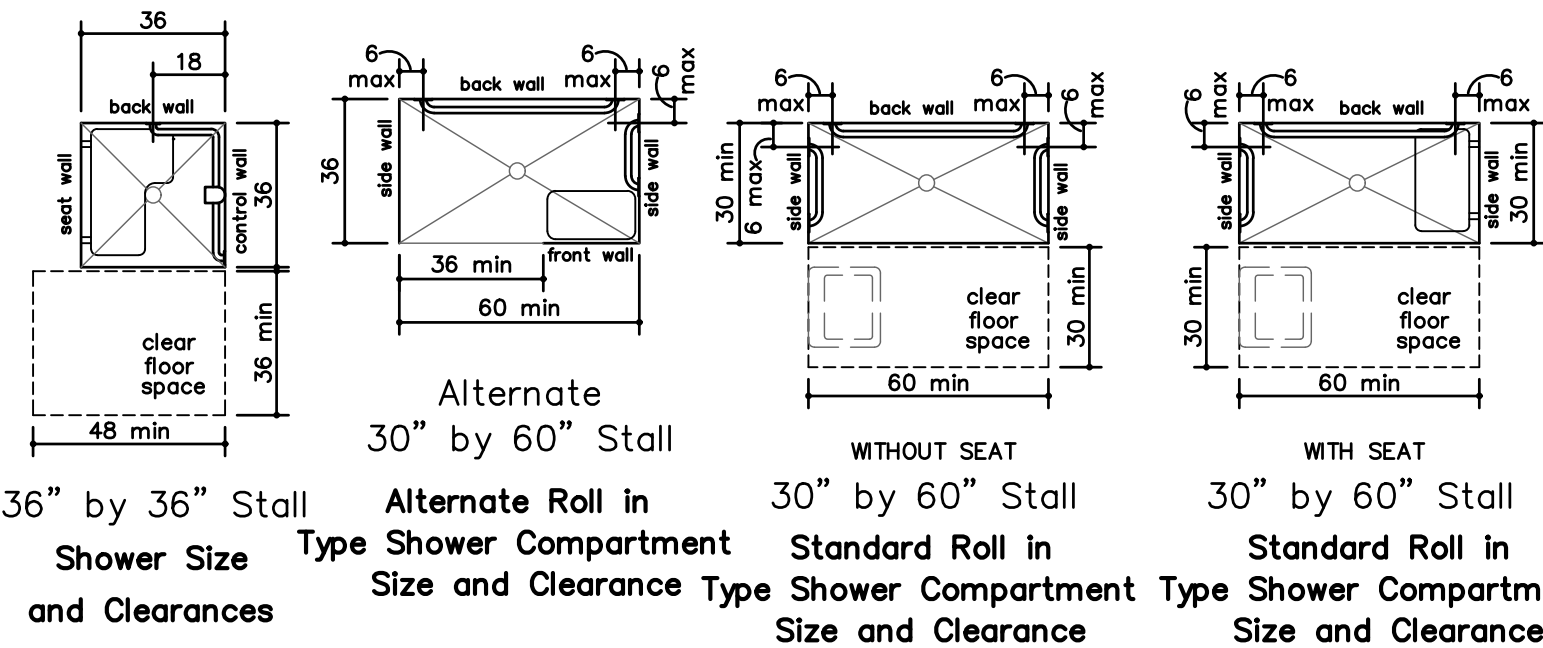


Clear Floor Space
at Bathtub
With Removable Seat



Clear Floor Space
at Bathtub
With Permanent Seat

E STANDARD BATHROOM/TUB DIAGRAMS
NO SCALE

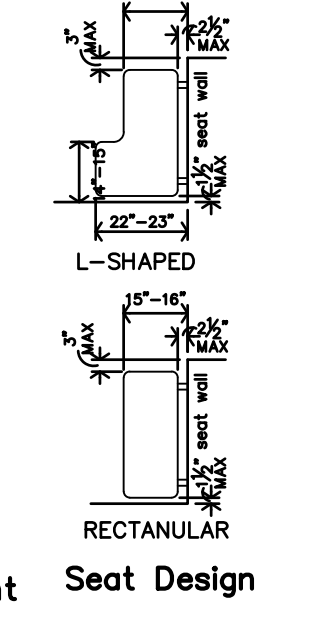


36" by 36" Stall
Shower Size
and Clearances

Alternate Roll in
Type Shower Compartment
Size and Clearance Type

Standard Roll in
Shower Compartment Type
Size and Clearance

Standard Roll in
Shower Compartment Type
Size and Clearance



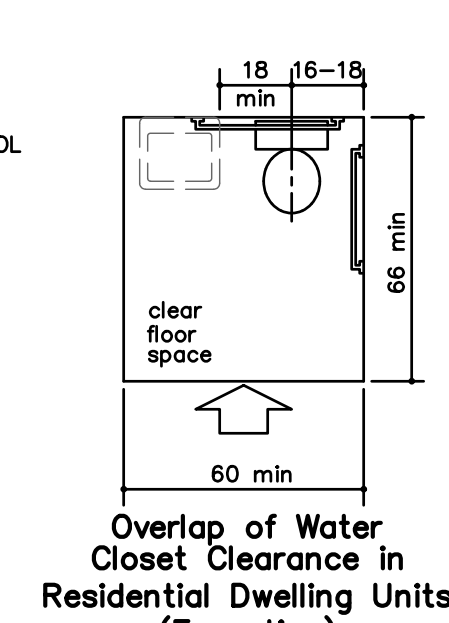
Seat Design

36" by 36" Stall
Grab bars at
Shower Stall

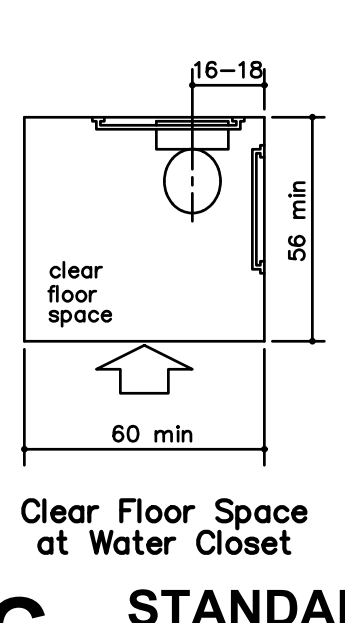
Alternate
30" by 60" Stall
Grab bars at
Shower Stall

30" by 60" Stall
Grab bars at
Shower Stall

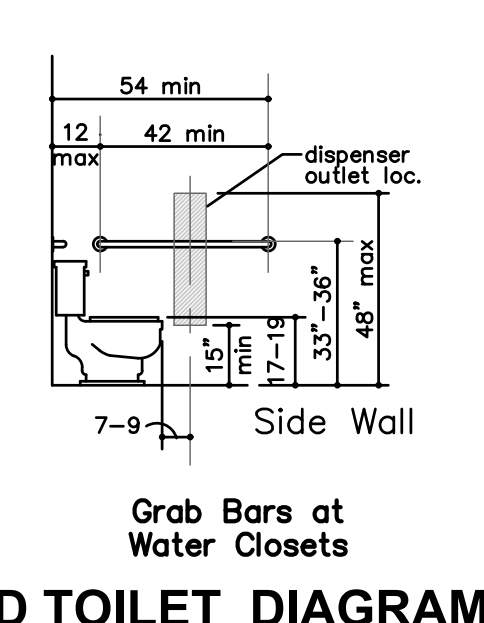
30" by 60" Stall
Grab bars at
Shower Stall



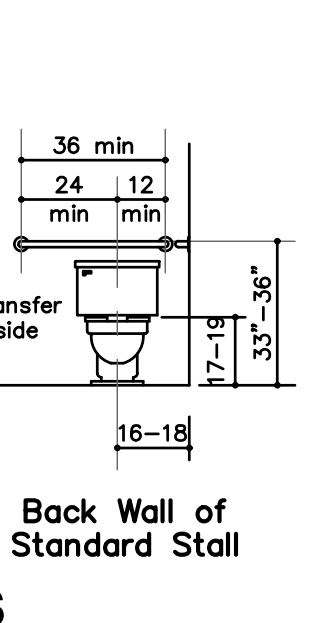
Overlap of Water
Closet Clearance in
Residential Dwelling Units
(Exception)



Clear Floor Space
at Water Closet

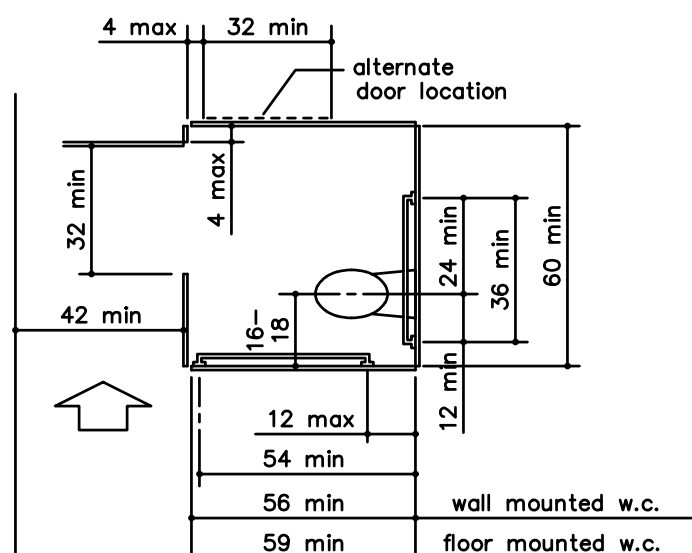


Grab Bars at
Water Closets

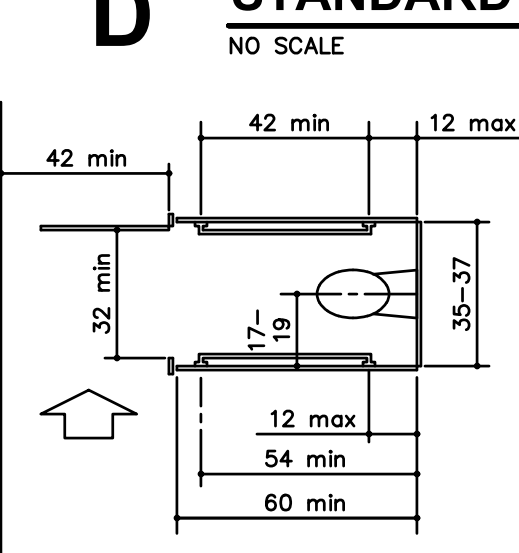


Back Wall of
Standard Stall

D STANDARD SHOWER DIAGRAMS
NO SCALE

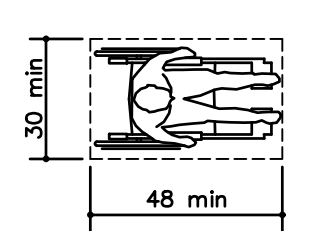


Wheelchair Accessible
Toilet Compartment

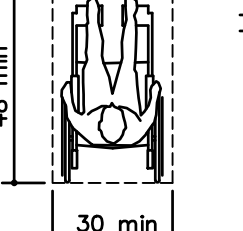


Ambulatory Accessible
Toilet Compartment

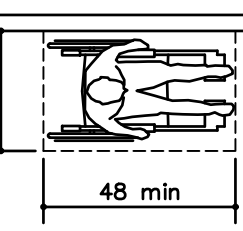
B STANDARD TOILET STALL DIAGRAMS
NO SCALE



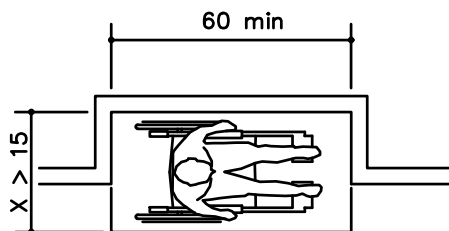
Clear Floor
or Ground Space



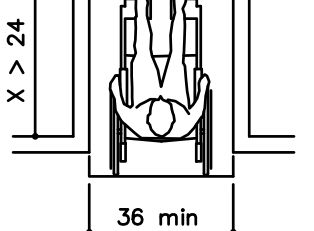
(a) Forward
Approach



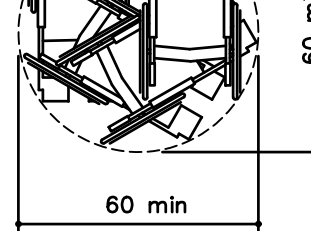
(b) Parallel
Approach



Maneuvering Clearance
in an Alcove,
Parallel Approach

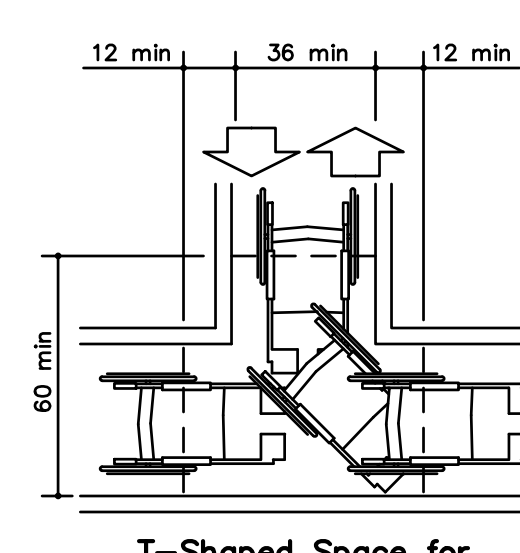


Maneuvering Clearance
in an Alcove,
Forward Approach

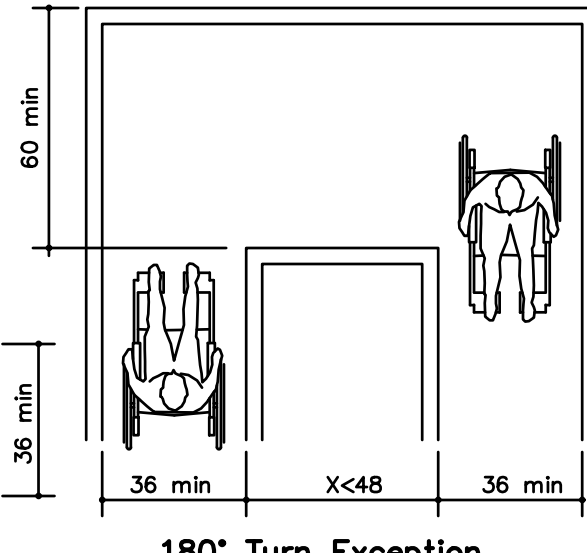


Wheelchair
Turning Space

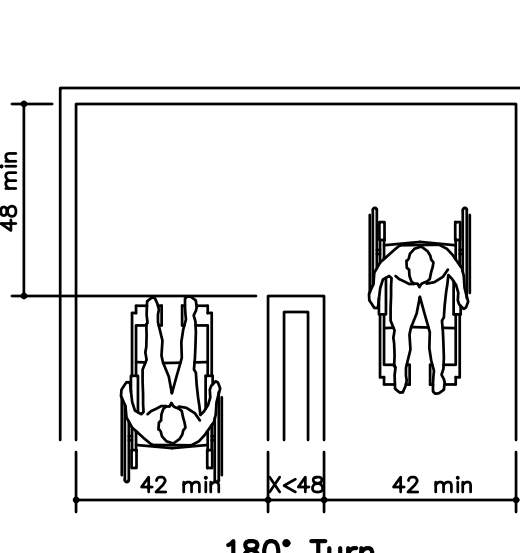
A STANDARD DIAGRAMS
NO SCALE



T-Shaped Space for
180° Turns



180° Turn Exception



180° Turn

FOR REFERENCE ONLY



REVISION:
DATE: 1-14-2026
JOB: 25-3385
SHEET NO.:

TAS1

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

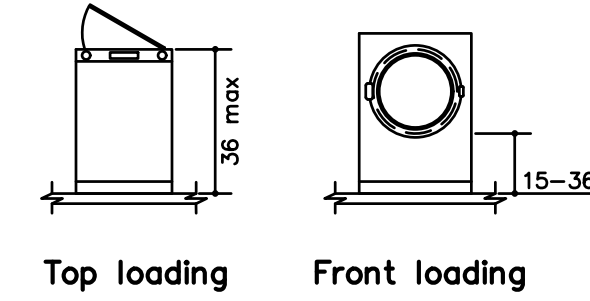
JGR

LANDMARK 601
TEXAS
601 W. LEWIS
CONROE,

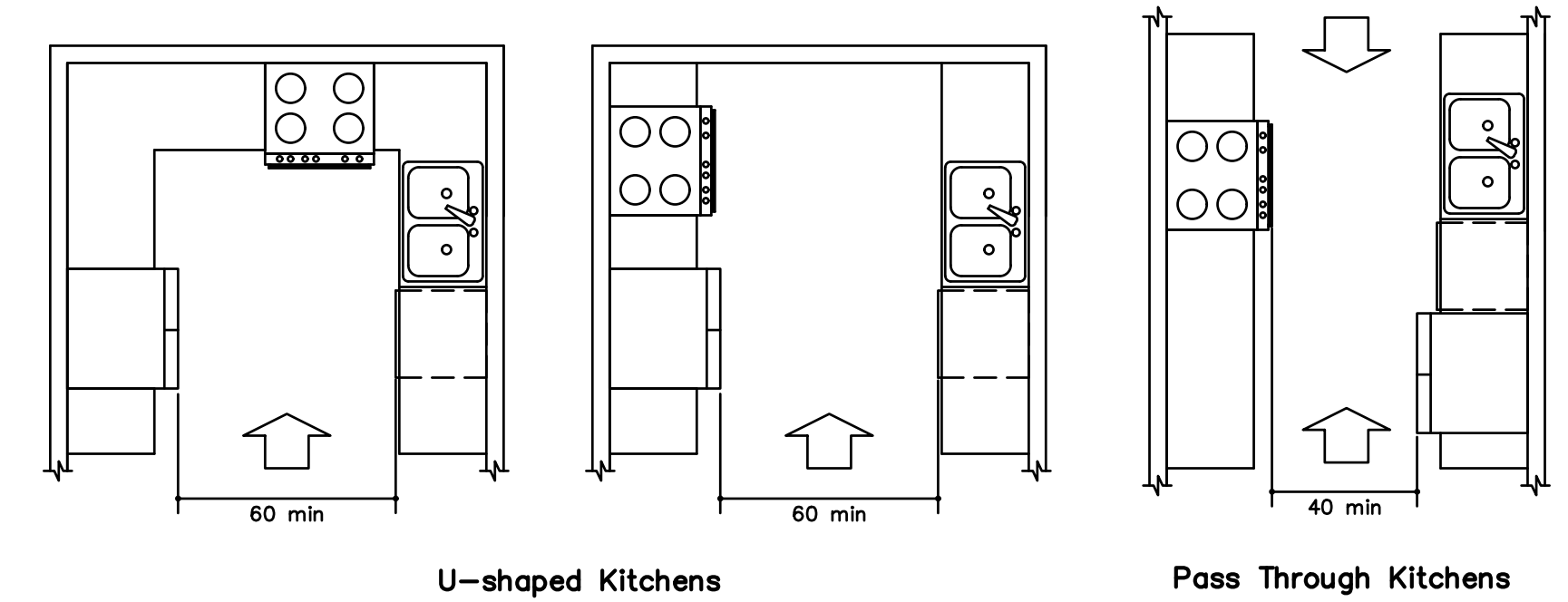
COPYRIGHTED ©



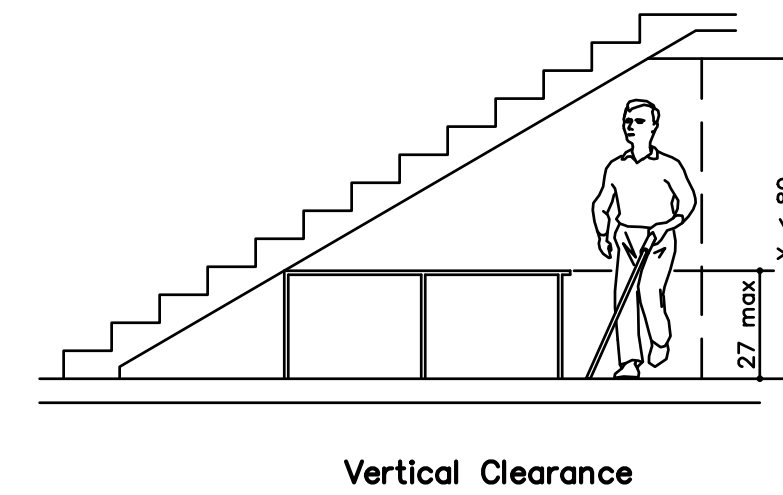
K THRESHOLD DIAGRAMS
NO SCALE



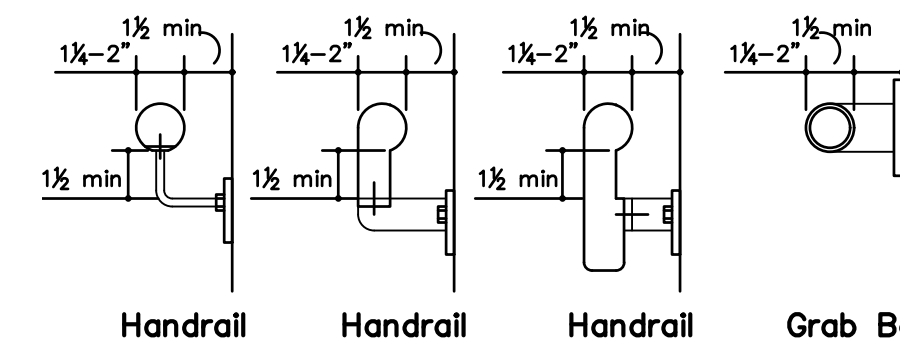
J LAUNDRY
NO SCALE



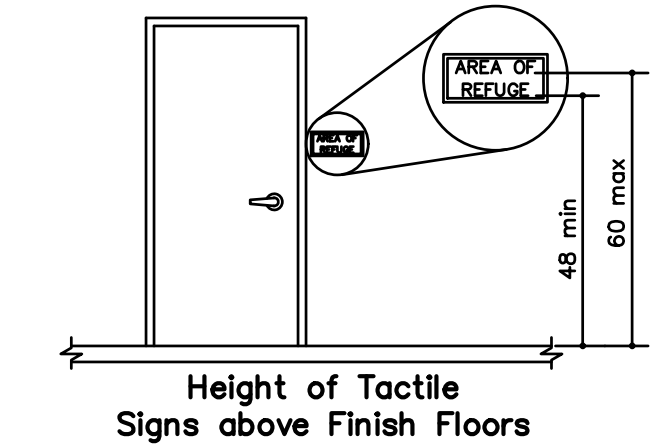
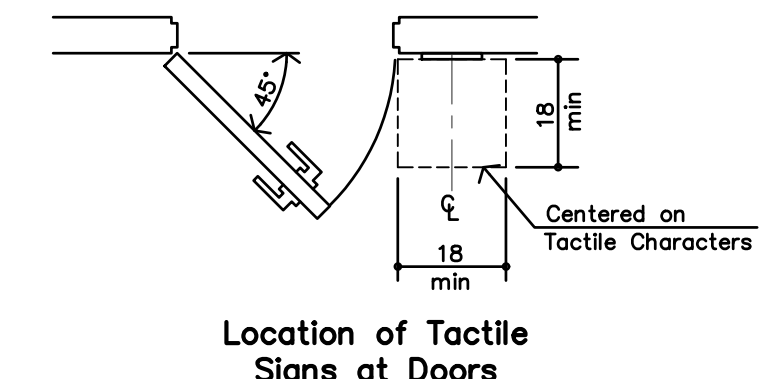
H KITCHENS
NO SCALE



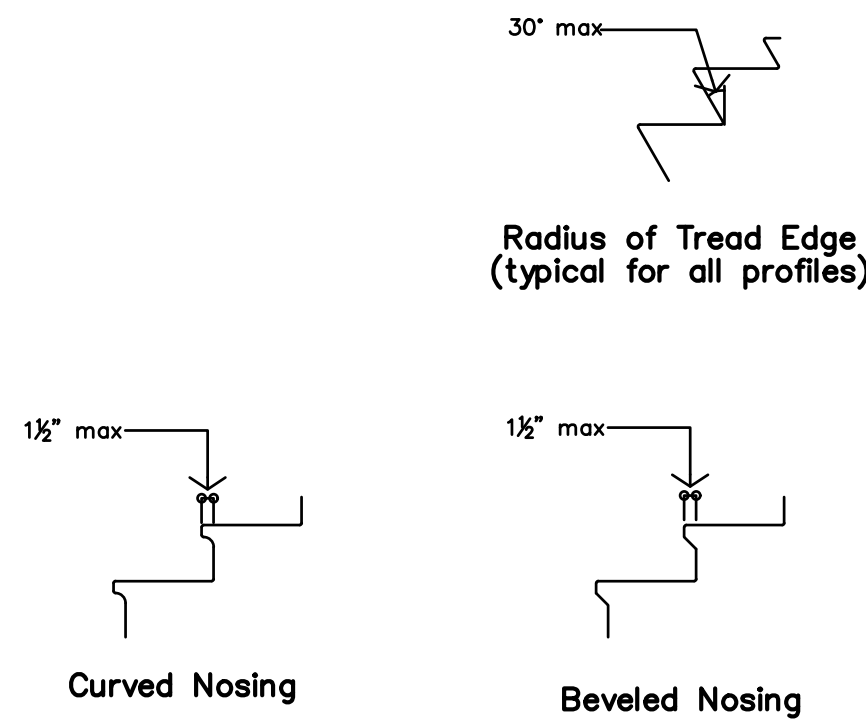
G STANDARD VERTICAL CLEARANCE
NO SCALE



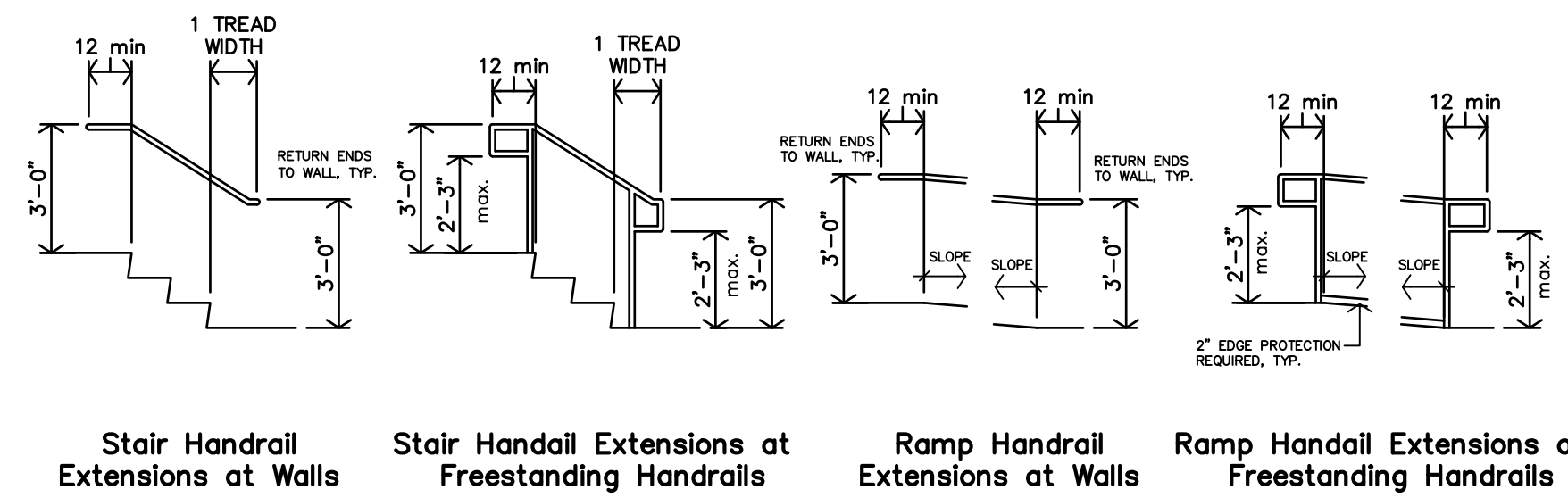
F STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE



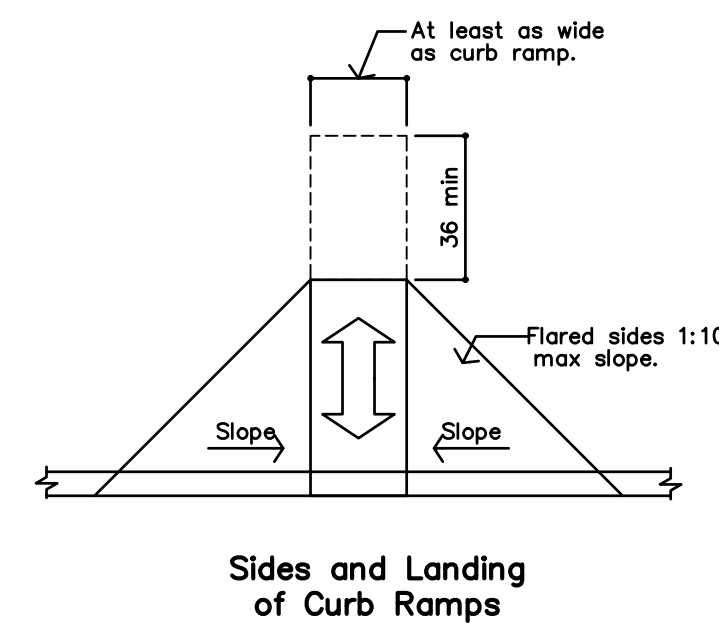
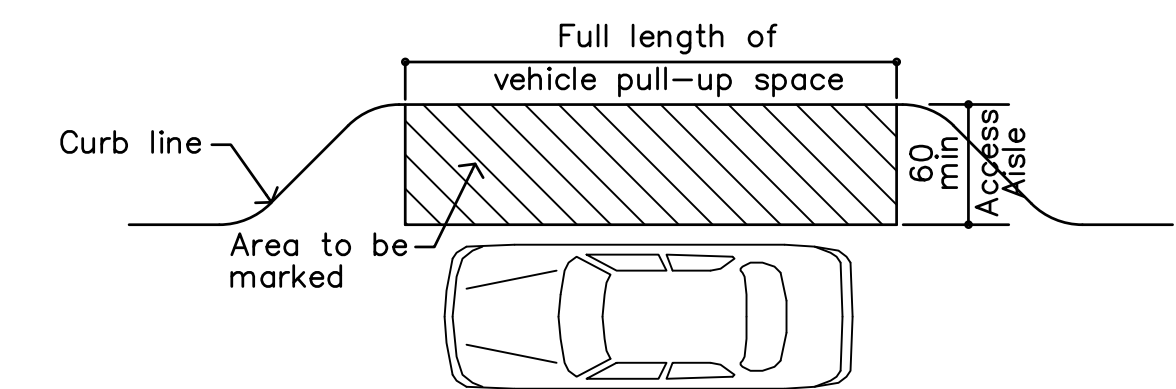
E TACTILE SIGN DIAGRAM
NO SCALE



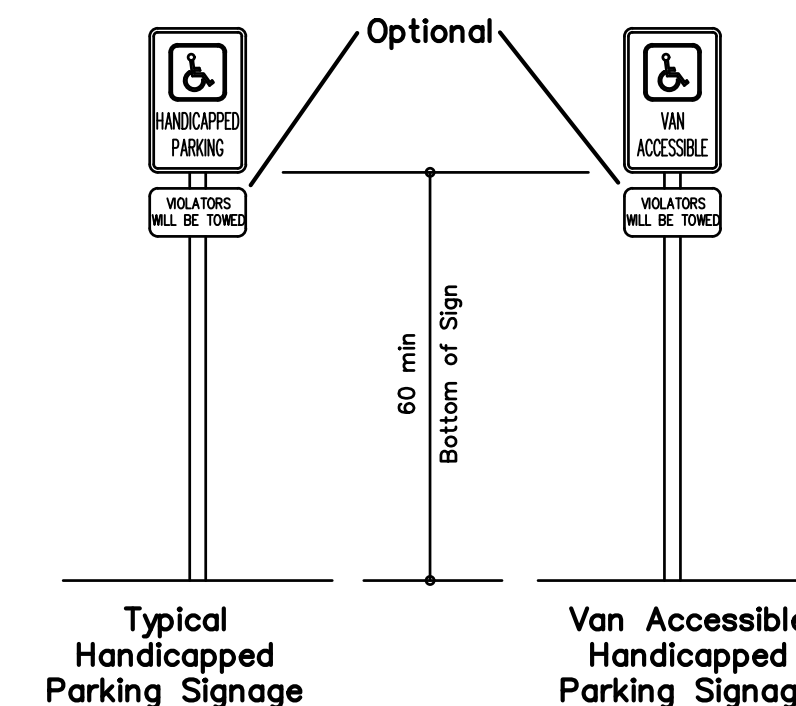
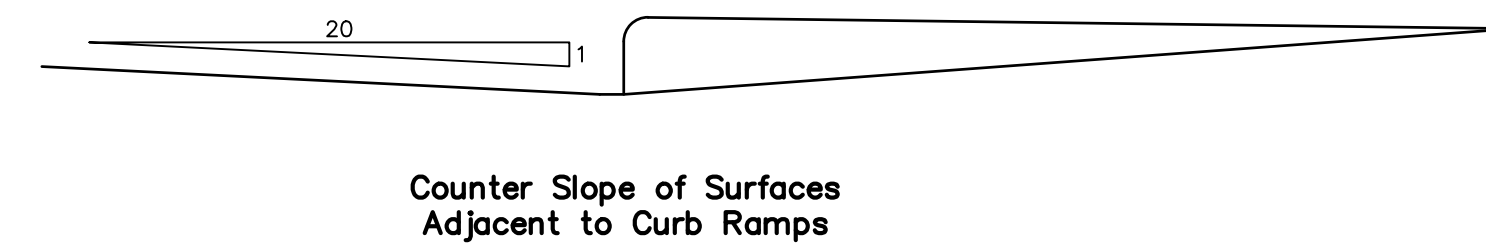
D STANDARD STAIR NOSING DETAILS
NO SCALE



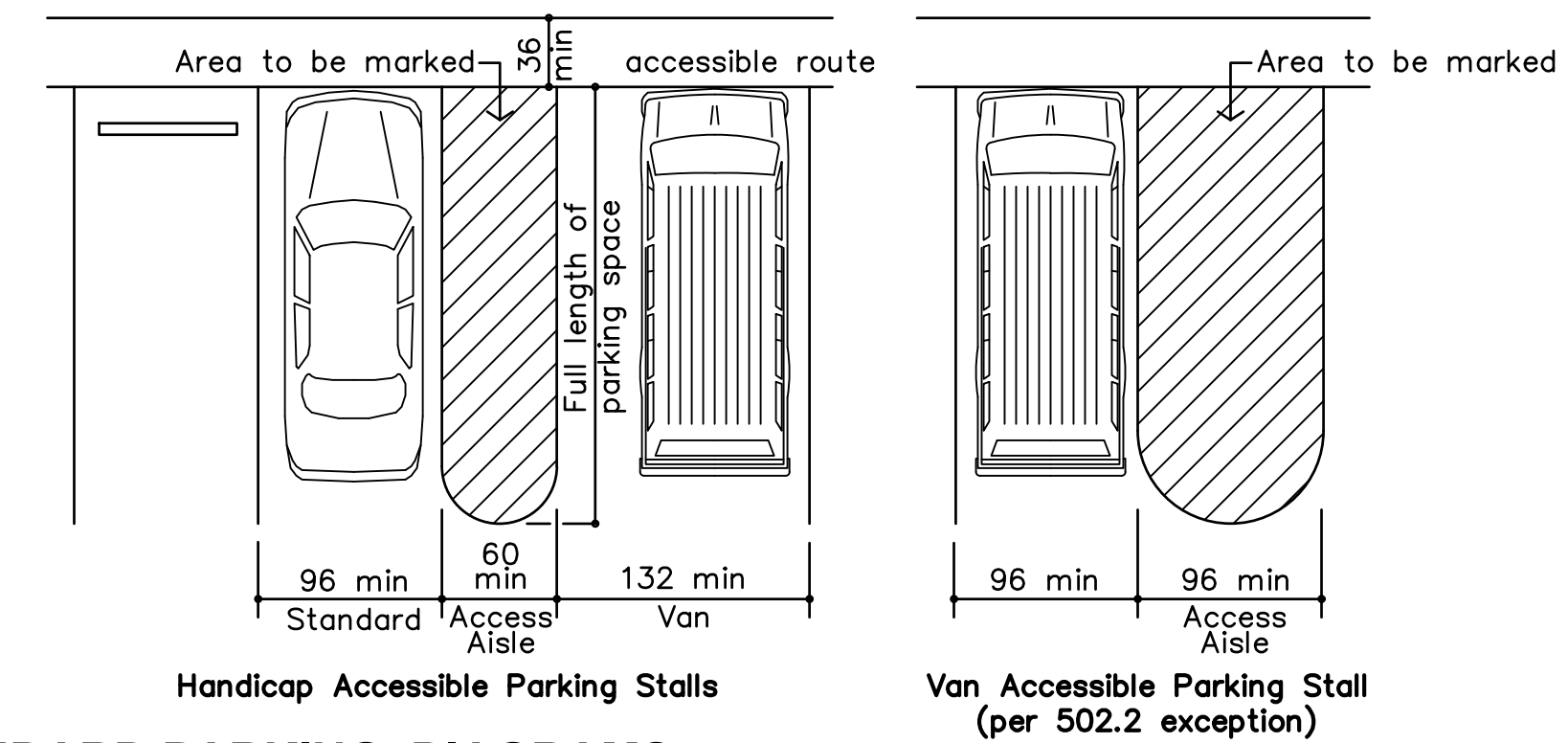
C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE



B STANDARD CURB RAMPS DIAGRAMS
NO SCALE



A STANDARD PARKING DIAGRAMS
NO SCALE



FOR REFERENCE ONLY

DEMOLITION SITE PLAN NOTES

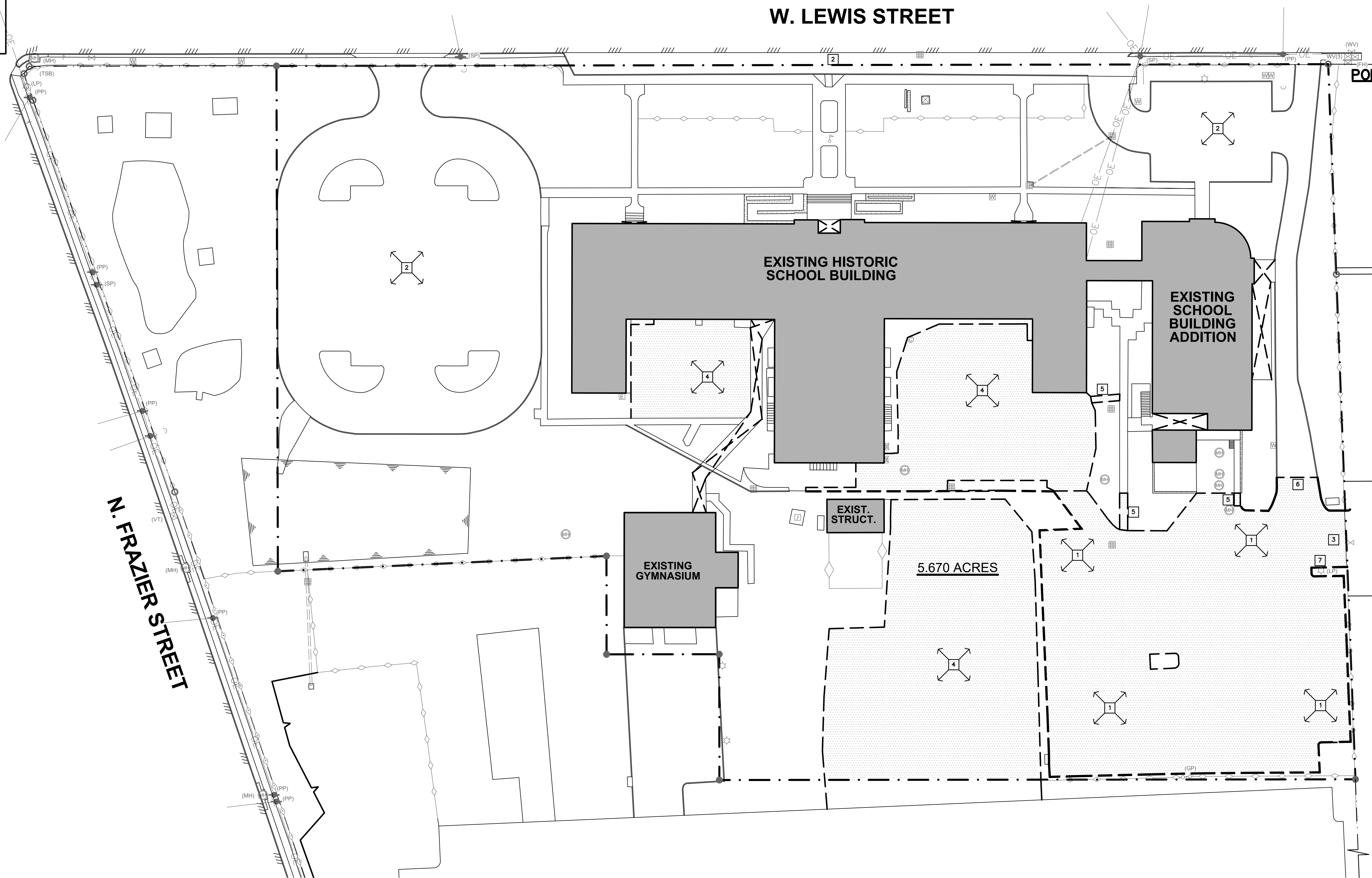
GENERAL

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, MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL SITE DEMOLITION AND SITE ELEMENTS.
10. REVIEW HISTORIC PRESERVATION NOTES ON A2.1 FOR BUILDING FEATURES THAT SHOULD BE PROTECTED AND SHALL NOT BE DEMOLISHED OR DAMAGED. NOTIFY ARCHITECT PRIOR TO WORK THAT MAY IMPACT THESE REFERENCED ITEMS.

SPECIFIC

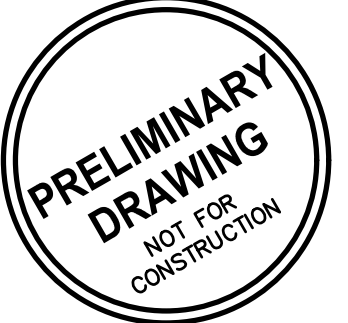
- 1 REMOVE EXIST. CONCRETE DRIVE AND CURBS. AREA TO RECEIVE NEW CURB AND GUTTER. REFERENCE SHEET A1.1
- 2 REMOVE ANY EXISTING PARKING STRIPES & DRIVE DESIGNATIONS. ENTIRE PARKING LOT TO BE RE-SURFACED AND RE-STRIPED. REFERENCE SHEET A1.1
- 3 REMOVE EXISTING DRIVE/CURBS AND GUTTERS AND SIDEWALK. APPROACH/DRIVE TO BE RE-CONFIGURED. REFERENCE SHEET A1.1
- 4 REMOVE ALL ASPHALT & GRAVEL HARD SURFACE TO ROUGH GRADE DIRT.
- 5 REMOVE SECTION OF EXISTING SIDEWALK.
- 6 SAWCUT EXISTING DRIVE, CURBS, GUTTERS, FOR NEW PARKING LOT AND DRIVE CONNECTION.
- 7 REMOVE EXISTING LIGHT POLE & BASE. REF. ME PLANS FOR ELECTRICAL DEMO/RE-USE & CONDUIT

- Demolish. Ref. keynotes
- [Pattern] Demo Asphalt, Gravel, Paving
Ref. Keynote #1 #4 #5



A

SITE
DEMOLITION PLAN
1/32"=1'-0"



REVISION:

DATE: 1-14-2026

JOB: 25-3385

SHEET NO.:

D1.1

LANDMARK 601

601 W. LEWIS

CONROE, TEXAS

JonesGillamRenz

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LOT COVERAGE			
SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (GSF FOOTPRINT)	LOT COVERAGE
5.67 ACRES	246,985 SF	49,173 SF	19.90%

BUILDING A UNIT SUMMARY

UNIT TYPE	TOTAL NO. OF UNITS
EFFICIENCY	14
1-BED, 1-BATH	32
2-BED, 1-BATH	7
TOTAL	53

BUILDING B UNIT SUMMARY

UNIT TYPE	TOTAL NO. OF UNITS
2-BED, 1-BATH	10
3-BED, 2-BATH	8
TOTAL	18

ACCESSIBLE UNIT LEGEND

- (4) UNITS SHALL BE ACCESSIBLE - 5% MIN OF TOTAL
BLDG A-(1) EFFICIENCY
BLDG A-(2) 1-BED
BLDG B-(1) 2-BED
- (1) UNITS SHALL BE ACCESSIBLE (W/ ROLL-IN SHOWER)
BLDG A-(1) 2-BED
- (2) UNITS SHALL BE HEARING & VISION IMPAIRED ACCESSIBLE - 2% OF TOTAL
BLDG A-(1) 1-BED
BLDG B-(1) 2-BED

PARKING SUMMARY

CODE REQUIRED	
TOTAL STALLS	131
HANDICAP STALLS	5

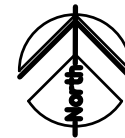
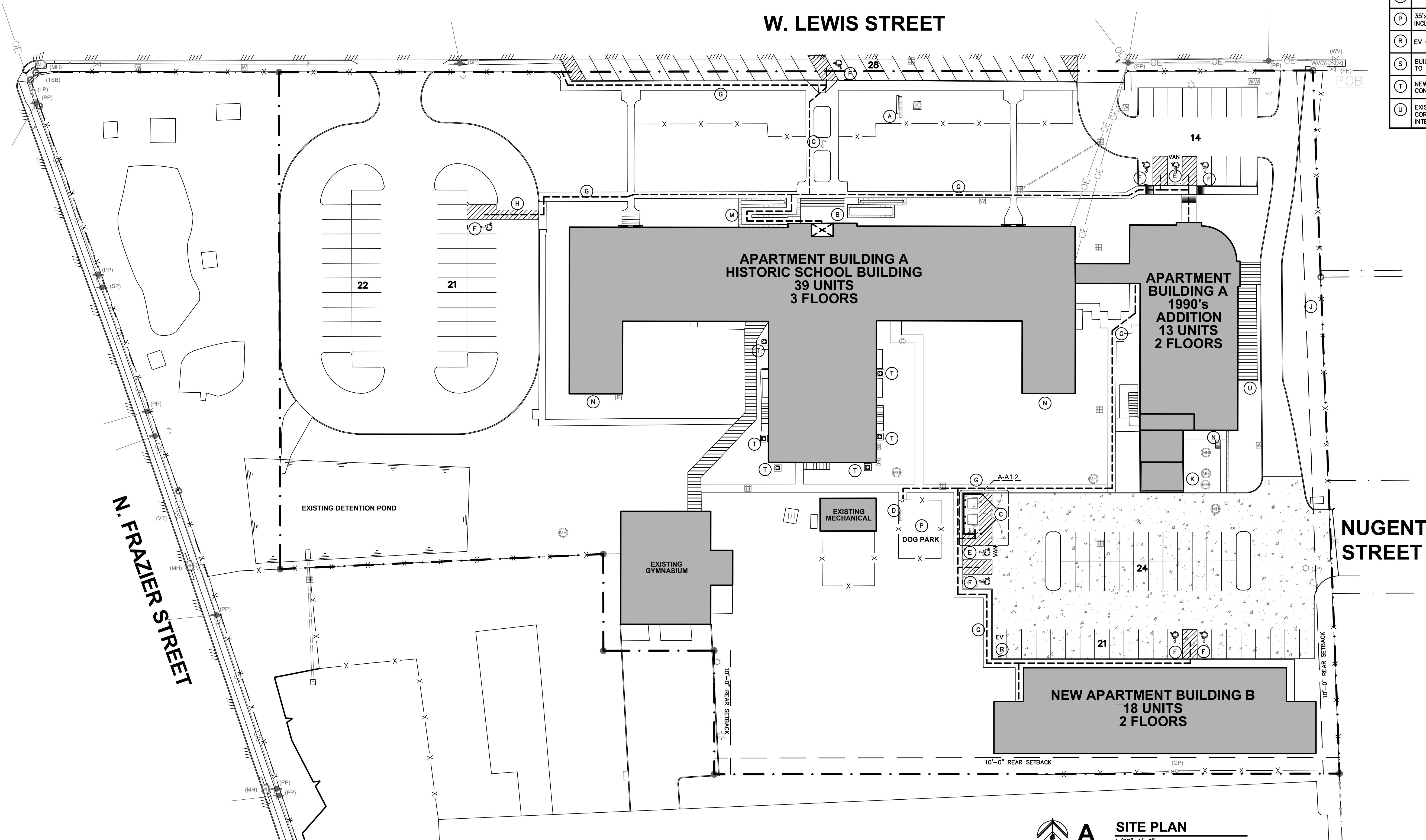
PROVIDED	
HANDICAP PARKING STALLS	9
STANDARD PARKING STALLS	123
TOTAL PARKING STALLS	134
PARKING RATIO (STALLS/UNITS)	1.75 OR 2/UNIT

GENERAL SITE PLAN NOTES

- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
- INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
- WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE 3/4" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
- 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.
- INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
- EXTERIOR DOOR LANDINGS SHALL BE WITHIN 1/2" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
- FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF CONROE.
- ALL DAMAGED PAVING AND LANDSCAPING CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- 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.
- AT ALL AREAS OF CONCRETE/ASPHALT SIDEWALK, PATIO, PARKING, ETC. THAT ARE EXISTING TO REMAIN:
 - CONTRACTOR TO MAKE REPAIRS AND CORRECTIONS AS REQUIRED TO MAINTAIN THE ACCESSIBLE ROUTE AND MEET ALL ADA STANDARDS FOR PARKING AND ACCESSIBLE ROUTES.
 - CONTRACTOR TO CLEAN-UP AND REPAIR CRACKS, DE-WEED, AND TIDY-UP ALL EXISTING CONCRETE/ASPHALT.
- REF. BUILDING PLAN SHEETS FOR LOCATION OF ACCESSIBLE UNITS & HEARING IMPAIRED UNITS.

SITE PLAN KEY NOTES

- | | |
|-----|--|
| (A) | EXISTING MONUMENT SIGN STRUCTURE. ATTACH NEW SIGNAGE BY OWNER |
| (B) | KNOX BOX COORD. W/ FIRE DEPT. (TYP) |
| (C) | TRASH ENCLOSURE, REF. SHEET A1.2 |
| (D) | NEW BENCH, REF. SHEET A1.2 |
| (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) | EXIST. TREES ALONG PROP. LINE TO REMAIN. REF. CIVIL & LANDSCAPING PLANS |
| (K) | EXIST. EQUIPMENT RAMP. NOT ACCESSIBLE |
| (M) | EXISTING ACCESSIBLE RAMP |
| (N) | BUILDING METER CENTER REF. ELECT. DWGS |
| (O) | NEW CONCRETE EQUIPMENT PAD. REF. MECH DWGS |
| (P) | 35'x25' DOG PARK - 4'-0"tall WROUGHT IRON FENCE INCLUDES (1) PARK BENCHES REF. SHEET A1.2 |
| (R) | EV CHARGING STATION; RE. ELECTRICAL |
| (S) | BUILDING TRANSFORMER REF. ELECT. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH ELECT. COMPANY |
| (T) | NEW GROUND MOUNTED CONDENSING UNIT SET ON CONCRETE PAD |
| (U) | EXISTING CANOPY TO BE REPAIRED WHERE DAMAGED, CORRODED, AND/OR HOLES PATCHED. DOWNSPOUTS AND INTERNAL GUTTER SYSTEM SHALL BE REPAIRED. |



A

SITE PLAN

1/32"=1'-0"

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JGR

LANDMARK 601
601 W. LEWIS
CONROE, TEXAS

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

REVISION:

DATE: 1-14-2026
JOB: 25-3385
SHEET NO.:

A1.1

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K OUTDOOR BENCH
NO SCALE



UNIT FINISH SCHEDULE - REF. A2.2										
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	REMARKS	
		CARPET VINYL PLANK FLRG TILE SEALED CONCRETE WOOD		5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	FIRE RATED G.B.		
01	KITCHEN	VP	P	P	P	P	P	P		
02	LIVING ROOM	VP	P	P	P	P	P	P		
03	BATH	VP	P	P	P	P	P	P		
04	LAUNDRY	VP	P	P	P	P	P	P		
05	BEDROOM	VP	P	P	P	P	P	P		
06	CLOSET	VP	P	P	P	P	P	P		
07	BEDROOM	VP	P	P	P	P	P	P		
08	CLOSET	VP	P	P	P	P	P	P		
09	BEDROOM	VP	P	P	P	P	P	P		
10	CLOSET	VP	P	P	P	P	P	P		
11	BATH	VP	P	P	P	P	P	P		

COMMON AREA FINISH SCHEDULE										
FINISHES & INSTRUCTIONS										
P(1,2) LATEX PAINT		VT, VINYL TILE			CT CERAMIC TILE					
P3 EPOXY PAINT		E EXISTING			TX TEXTURE					
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	REMARKS	
		CARPET VINYL PLANK FLRG TILE SEALED CONCRETE WOOD	COMPOSITE TRIM	5/8" FIRE RATED G.B.	COMPOSITE SIDING/TRIM	5/8" FIRE RATED G.B.	COMPOSITE SIDING/TRIM	5/8" FIRE RATED G.B.		
115	STORAGE/JAN	SC	P	P	P	P	P	P		
116	CORRIDOR	SC	P	P	P	P	P	P		
117	FIRE RISER/MECH.	SC	P	P	P	P	P	P		
215	STORAGE/JAN	SC	P	P	P	P	P	P		
216	CORRIDOR	SC	P	P	P	P	P	P		
S1	STAIR	SC	P	P	P	P	P	P		
S2	STAIR	SC	P	P	P	P	P	P		

APARTMENT CHART

TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	TOTAL
ACCESSIBLE UNITS (W/ REMOVEABLE TUB SEAT)	108		1
HEARING/VISION IMPAIRED UNITS	106		1
ALL REMAINING UNITS STANDARD /TYPE B	101,102,103,104, 105,107,109	201,202,203,204, 205,206,207,208, 209	16

TOTAL

2A - 2BED STANDARD /TYPE B
3A - 3BED STANDARD /TYPE B
3B - 3BED ACCESSIBLE

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

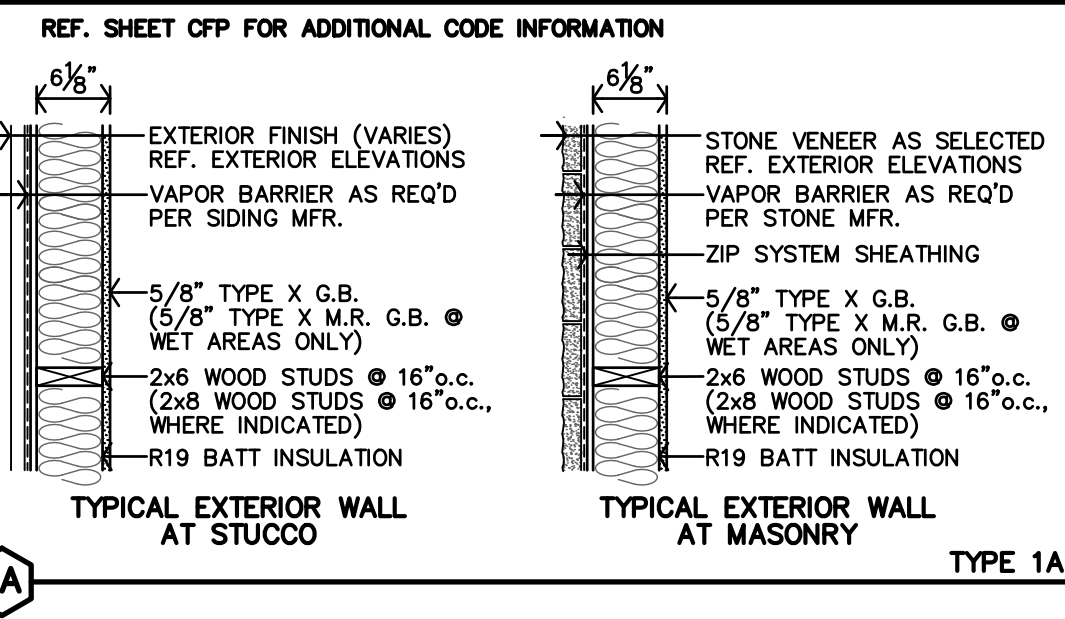
ARCHITECTURAL GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQUIRED.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- FEC - INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF. SPECS. AND DETAILS A/B-A2.0. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2009 IBC, SECTION 906. REF. SHEET A2.0
- WHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- F.O.S - INDICATES DIMENSIONS ARE TO THE FACE OF STUD AT THE EXTERIOR WALLS U.N.O.
- FURNITURE SHOWN IS BY OWNER.
- [R] INDICATES RADON PIPE LOCATION. REF. Q-A4.3

UNIT DOOR SCHEDULE													
MARK	LOCATION	DOOR				FRAME				DETAILS	DETAILS	REMARKS	
		SIZE			MATERIAL	TYPE	FINISH	MATERIAL	TYPE				FINISH
		W	H	T									
A	ENTRY	3'-0"	7'-0"	1 3/4"	●	1	●	●	A	●	20min	4	
B	BDRM/BATH/CLST	3'-0"	7'-0"	1 3/4"	●	2	●	●	A	●		1	
C	CLOSET	(PR)3'-0"	7'-0"	1 3/4"	●	●	●	●	A	●		3	
D	CLOSET	2'-6"	7'-0"	1 3/4"	●	2	●	●	A	●			
E	CLOSET	(PR)2'-0"	6'-8"	1 3/4"	●	4	●	●	A	●		3	
F	BATH	3'-0"	7'-0"	1 3/4"	●	5	●	●	A	●		2	
G	LAUNDRY CLOSET	(PR)2'-8"	6'-8"	1 3/4"	●	4	●	●	A	●		3	
GENERAL NOTES:													
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710													
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.													
C. UNDERCUT DOORS PER MECH DWGS.													
D. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET AS WELL.													
http://codes.lp.findlaw.com/usstatutes/PR/8/92/D/92.153													
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. BL-PASS/BL-FOLD DOORS – VERIFY OPENING W/ SIZE OF DOOR HARDWARE.													
4. UNIT ENTRY DOOR													
– HARDWARE TO BE LEVER TYPE LATCH SETS KEYED OUTSIDE, RELEASE INSIDE AND DEADBOLT W/ THUMB TURN INSIDE, NON-KEY OUTSIDE W/ 1" MIN THROW.													
– PEEP HOLES at ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60" AFF.													
– PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43" AFF. & 60" AFF.													
– ADD SMOKE SEALS.													

GLAZING SCHEDULE								
MARK	EXTERIOR	INTERIOR	3/4" INSULATED	1/4"	CLEAR GLASS	FROSTED	TEMPERED	FIRE RATED
A	●		●		●			
REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS								
<u>IECC 2015 REQUIREMENTS</u>								
FENESTRATION								
U-FACTOR								
FIXED FENESTRATION .40								
OPERABLE FENESTRATION .40								
ENTRANCE DOOR .83								
SHGC								
.25								

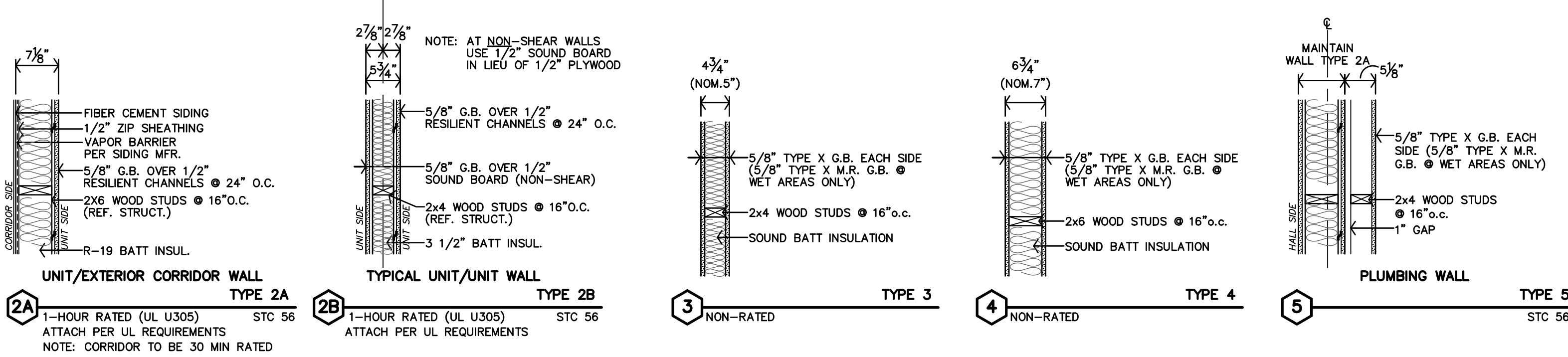
EXTERIOR PARTITION SCHEDULE



- PARTITION NOTES:**
- 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. SHEET CFP FOR ADDITIONAL CODE INFORMATION
 - REF. STRUCTURAL FOR SHEAR WALL LOCATIONS, MATERIAL & SECTIONS
 - FIRE BLOCKING REQUIRED PER 2009 IBC SEC. 702. 10'-0" O.C. VERT. & HORIZ. AND @ ALL BACK TO BACK ELECTRICAL OUTLETS.
(1) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE (REF. SHEET A4.9)
 - ALL LISTED ASSEMBLIES ARE PROPRIETARY. ALL SUBSTITUTIONS SHALL FIRST BE SUBMITTED TO ARCHITECT, AND ARE NOT TO BE INSTALLED PRIOR TO WRITTEN APPROVAL FROM ARCHITECT.
 - REF. SHEET A4.9 FOR FIRE PENETRATION REQUIREMENTS @ ALL PLUMBING CHASES AND ALL PENETRATIONS THRU RATED WALLS, FLOOR/CEILING & CEILING/ROOF ASSEMBLIES

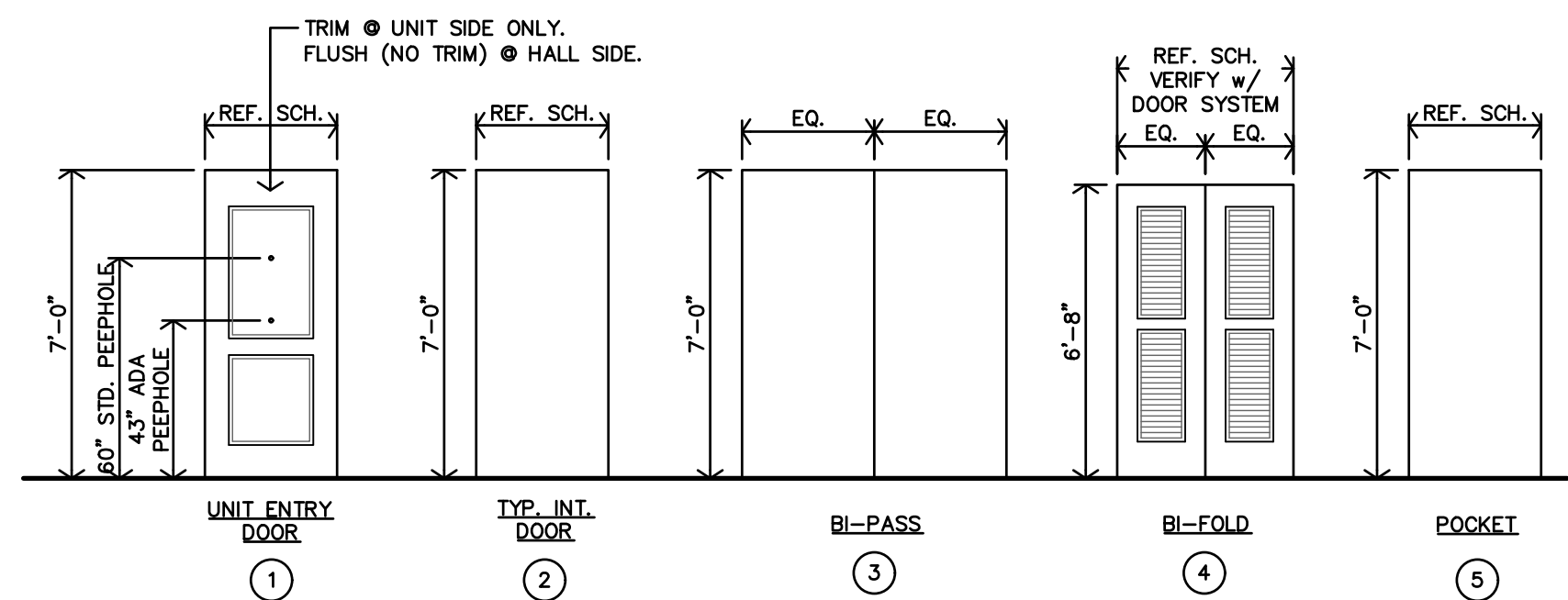
INTERIOR PARTITION SCHEDULE

- 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. SHEET CFP FOR ADDITIONAL CODE INFORMATION



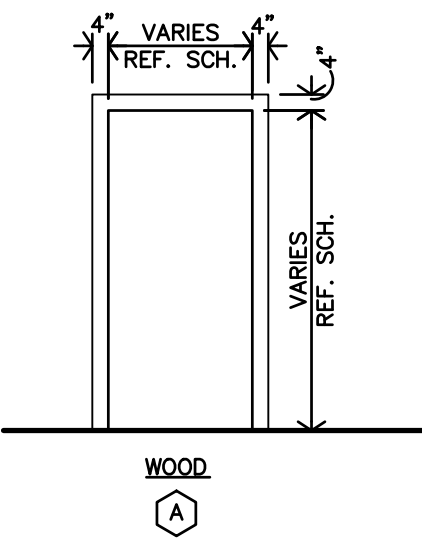
UNIT DOOR TYPES

1/4"=1'-0"

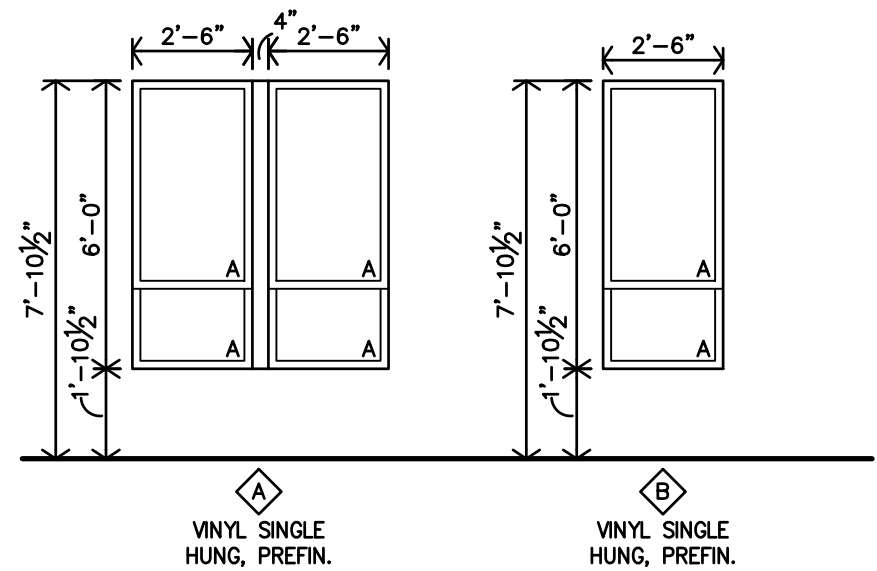


UNIT FRAME TYPES

1/4"=1'-0"



- WINDOW NOTES:**
- 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN U0.40. SAFETY GLASS SHALL BE LOCATED PER 2009 IBC SECTION 2406.4
 - FOR WINDOWS W/ SILLS @ 6'-0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2009 IBC SEC. 1015.8.1
 - EMERGENCY ESCAPE & RESCUE: PER 2009 IBC SEC. 1029 20"W X 24"H MIN. OPENINGS. 5.7 SF MIN. AREA

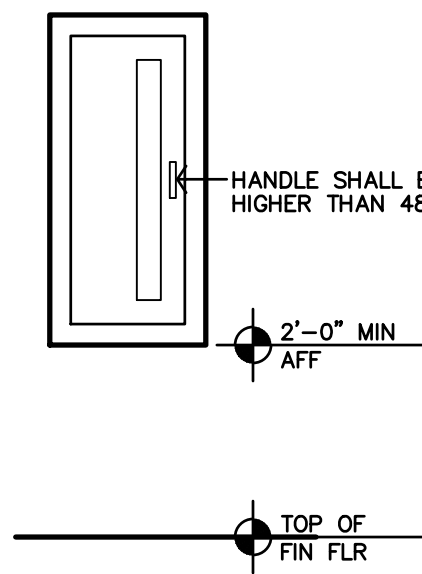


WINDOW SCHEDULE

1/4"=1'-0"

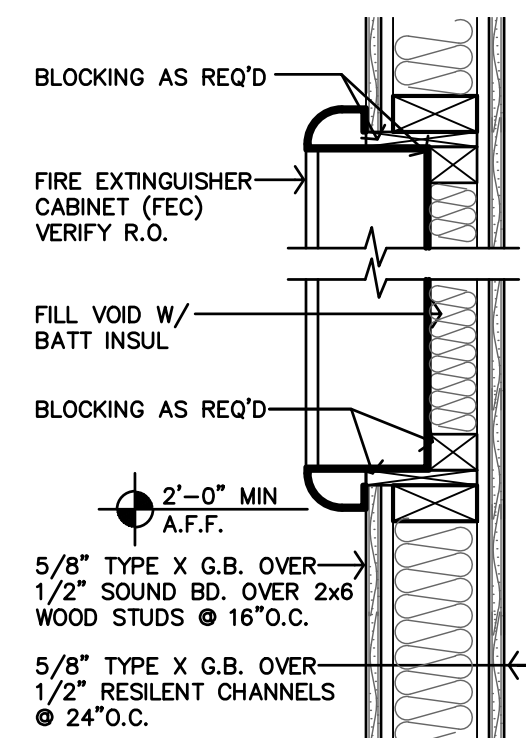
TYPICAL FEC MOUNTING HGT

3/4"=1'-0"

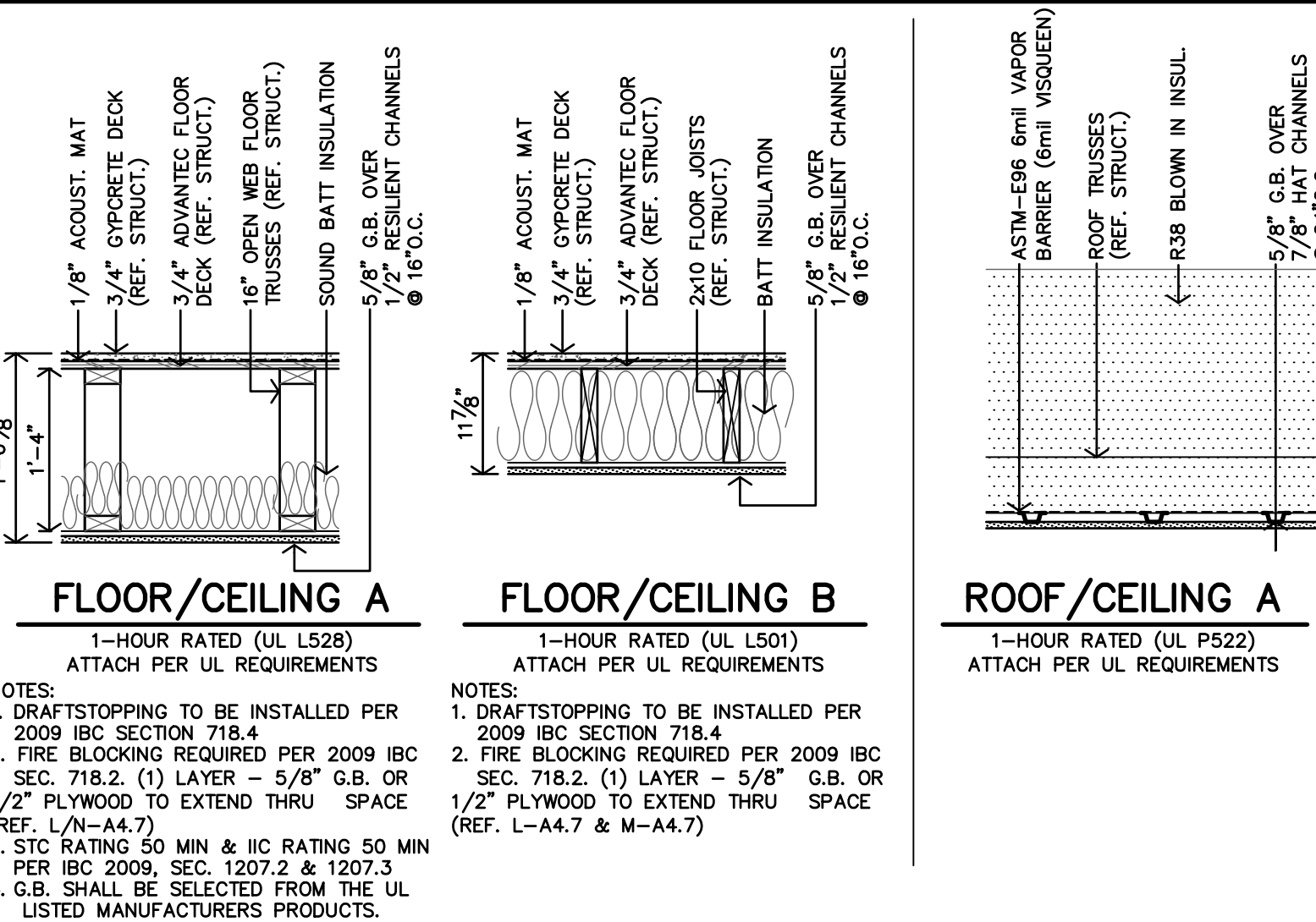


FIRE EXTINGUISHER CABINET DTL @ 1HR WALL

1 1/2"=1'-0"



HORIZONTAL ASSEMBLIES



REVISION:

DATE: 1-14-2026

JOB: 25-3385

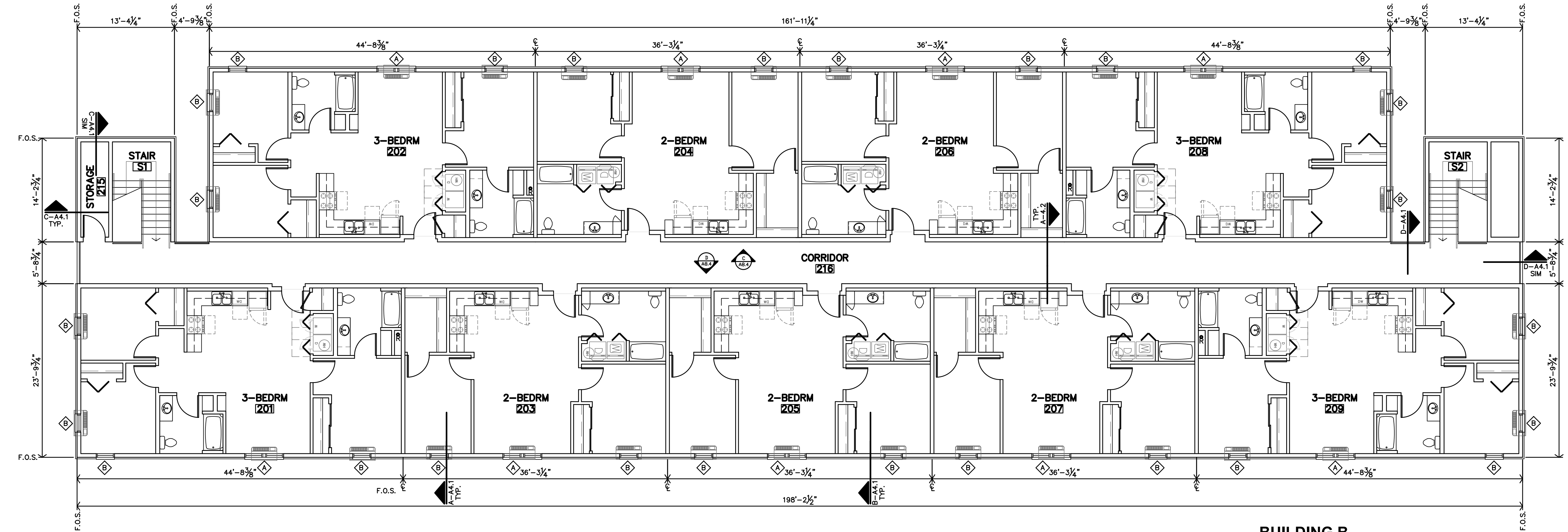
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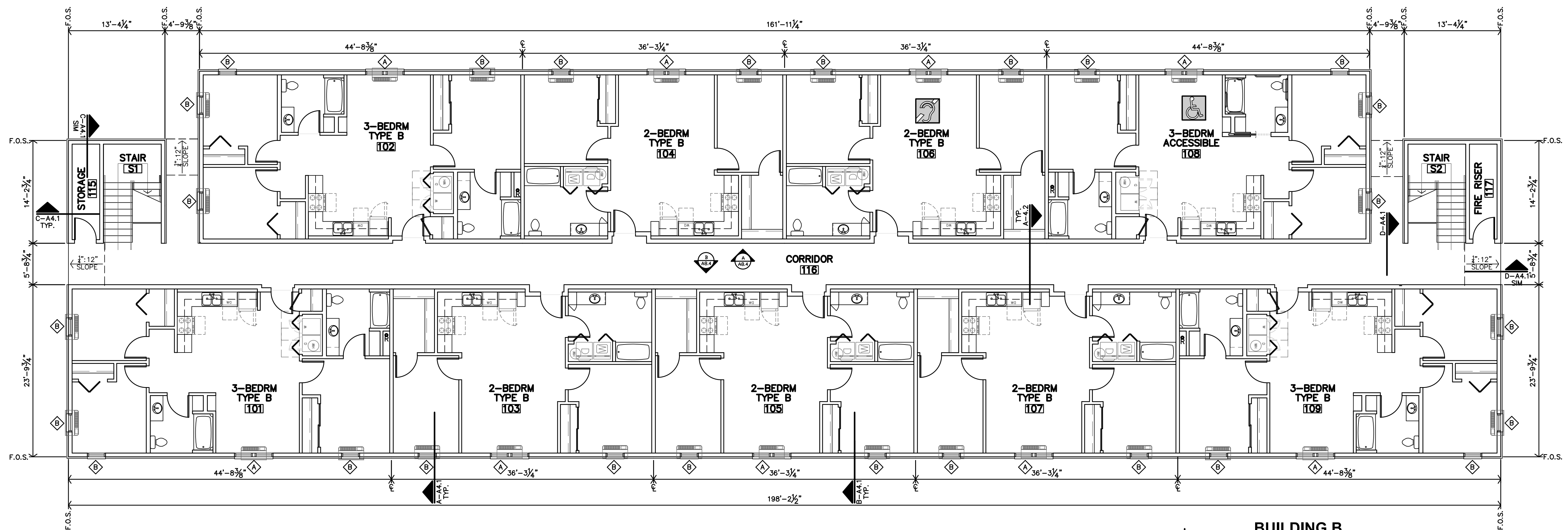
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LANDMARK 601
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CONROE, TEXAS

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B BUILDING B
SECOND FLOOR PLAN
1/8"=1'-0"



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

APARTMENT GENERAL NOTES

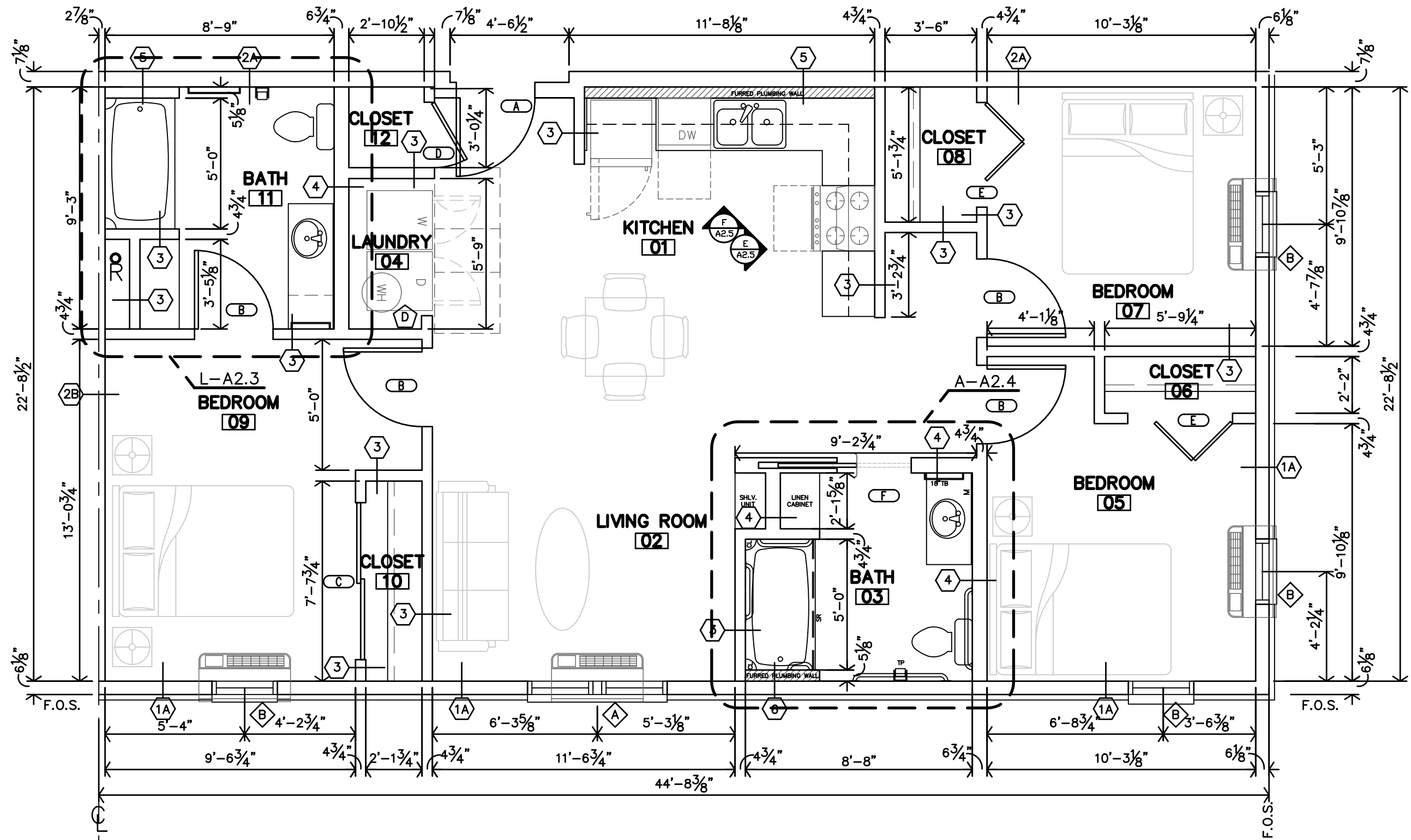
1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
4. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT 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 2009 IBC, SECTIONS 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2009 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS.
9. HOSE BIBS TO BE LOCATED 5" MIN. ABOVE WAINSCOT (30" MIN. ABV. FIN. FLOOR).
10. TYPICAL AT UNIT WINDOWS, BOTTOM OF HEADER IS 95" ABV. FIN. FLR. REF. WALL SECTIONS & STRUCT.
11. KITCHEN RECEPTACLES TO BE @ 44" MAX. ABOVE FIN. FLR.
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 WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
14. F.O.S. = FACE OF STUD
15. HEARING/VISION IMPAIRED UNITS (WHERE INDICATED ON SHEET A2.1): CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. REF. ELECT. DWGS
16. FE = WALL MOUNTED FIRE EXTINGUISHER REF. SPECIFICATIONS.
17. REF SHEET A2.0 FOR PARTITION SCHEDULE.
18. V.P. = VINYL PLANK
19. OPT = CARPET
20. DOOR JAMBS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.

ADAPTABLE NOTES

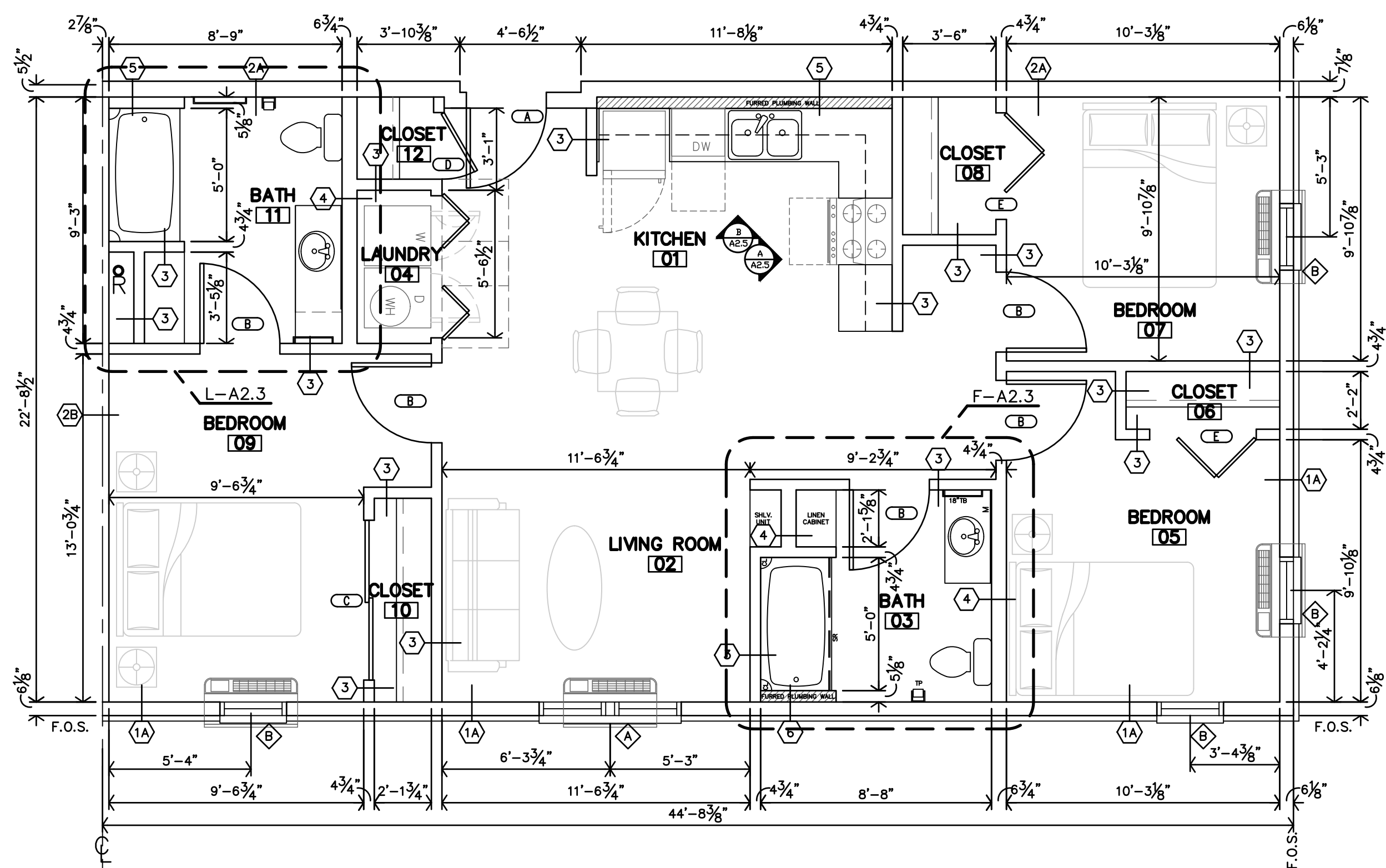
21. ADAPTABLE UNITS (WHERE INDICATED ON SHEET A2.0-A2.1): ALL UNITS LABELED TYPE-B. REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
- 2-BEDROOM, CONTRACTOR TO INSTALL REMOVABLE CABINET WHERE INDICATED & 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS, SHOWER SURROUNDS & BASES AND COUNTERTOPS. KNEE CLEARANCES TO BE PROVIDED AT ALL SINKS WITH REMOVABLE BASE CABINETS.
- 3-BEDROOM, CONTRACTOR TO INSTALL REMOVABLE CABINETS WHERE INDICATED. INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS, SHOWER SURROUNDS & BASES AND COUNTERTOPS. KNEE CLEARANCES TO BE PROVIDED AT ALL SINKS WITH REMOVABLE BASE CABINETS.
- ALL TYPE -B UNITS, CONTRACTOR TO INSTALL REMOVABLE CABINET FRONTS WHERE NOTED @ SINK & WORK SPACE IN KITCHEN. KNEE CLEARANCES TO BE PROVIDED AT ALL SINKS. (REF. SIDE OR FRONT APPROACH)
- AT ALL REMOVABLE CABINETS, FLOORS & WALLS SHALL BE FINISHED. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED. CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPE COVERS. OWNER SHALL INSTALL COVER AFTER CABINET FRONT IS REMOVED.
- TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
- CONTRACTOR TO INSTALL BLOCKING PER ICC/ANSI A117.1-2009.
- REMOVABLE CABINETS REQUIRED WERE PARALLEL APPROACH SPACE CENTERED ON SINK IS NOT PROVIDED.

ACCESSIBLE NOTES

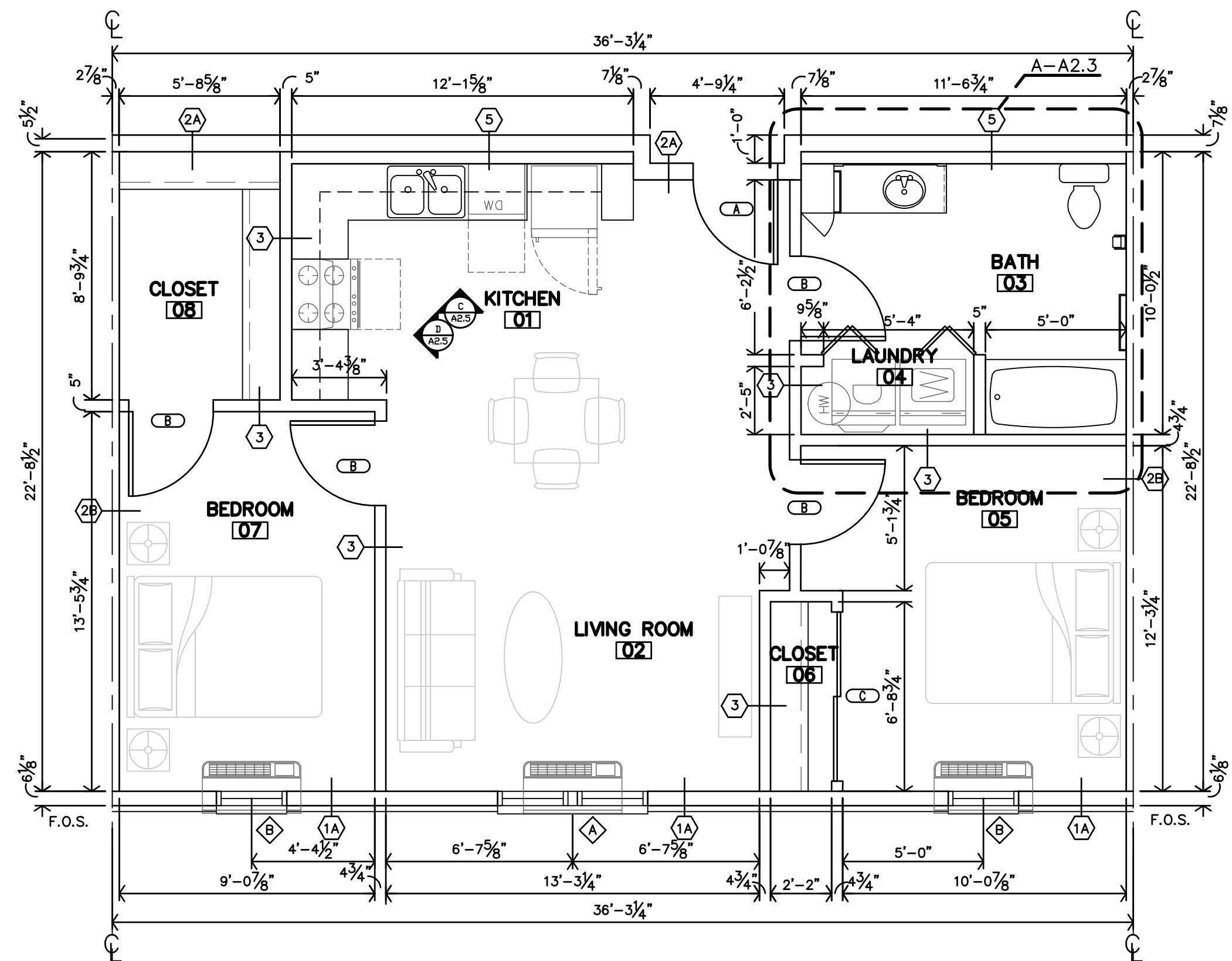
22. ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A2.0-A2.1):
- 3-BEDROOM, KNEE CLEARANCES TO BE PROVIDED AT ALL SINKS. -CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPE COVERS. -TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
- CONTRACTOR TO INSTALL BLOCKING PER ICC/ANSI A117.1-2009.



C UNIT 3B ACCESSIBLE
3 BEDROOM - 2 BATH UNIT PLAN
1/4"=1'-0" 1,050 SF



B UNIT 3A STANDARD/TYPER B
3 BEDROOM - 2 BATH UNIT PLAN
1/4"=1'-0" 1,050 SF

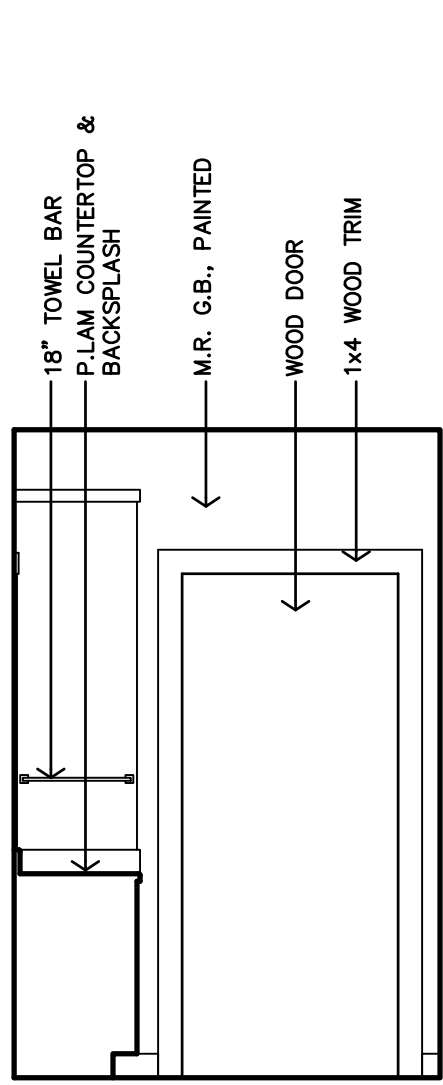


A UNIT 2A STANDARD/TYPER B
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0" 850 SF

ENLARGED BATH NOTES:		
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON THIS SHEET.		
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, GRABS BARS, SHOWER SEAT, ETC. AS REQ'D. (REF. K-A2)		
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE.		
5. ACCESSIBLE UNITS DESIGNED AROUND 27Wx30D WASHER & DRYER.		
6. FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE.		
BATH KEYNOTES:		LEGEND
A NO CABINETS ABOVE WASHER & DRYER		M MIRROR
B VERIFY SIZE W/ SHOWER UNIT		TP TOILET PAPER DISPENSER
C WATER HEATER W/ SHELF REF. MECH. DRAWINGS		GB GRAB BAR
D WATER HEATER TO HAVE COVER SLEEVE		TB TOWEL BAR
		SD SOAP DISH
		SR SHOWER ROD
		SH SHOWER SEAT

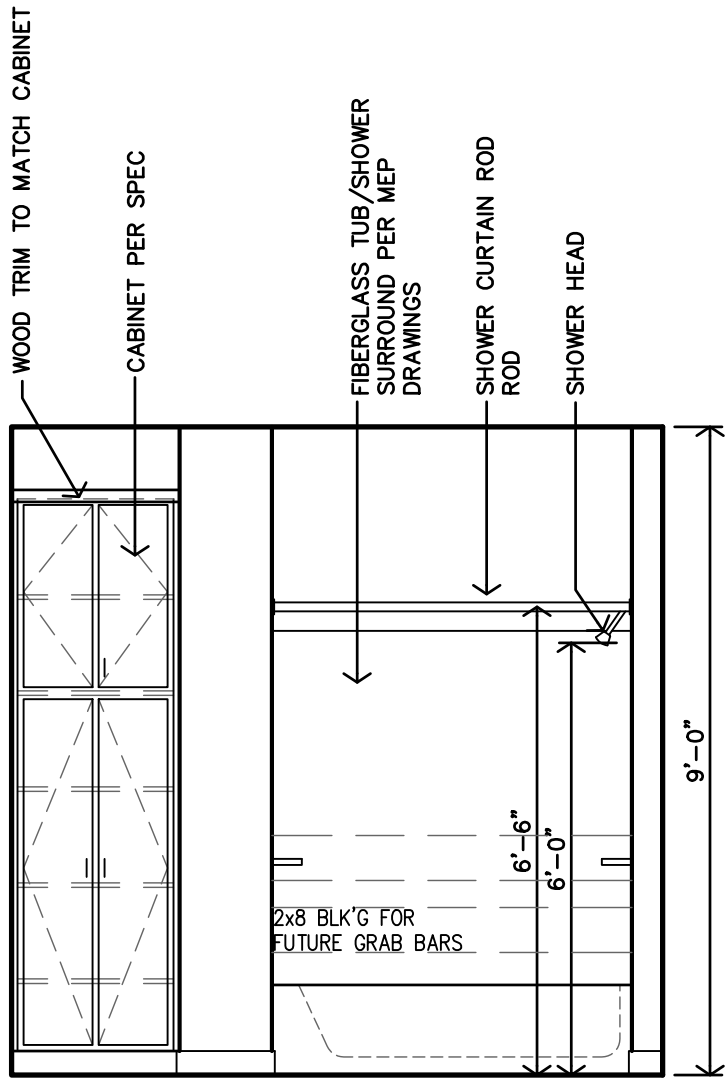
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UNIT 3A STANDARD /
TYPE B - BATH #11
INTERIOR ELEVATION
3/8"=1'-0"



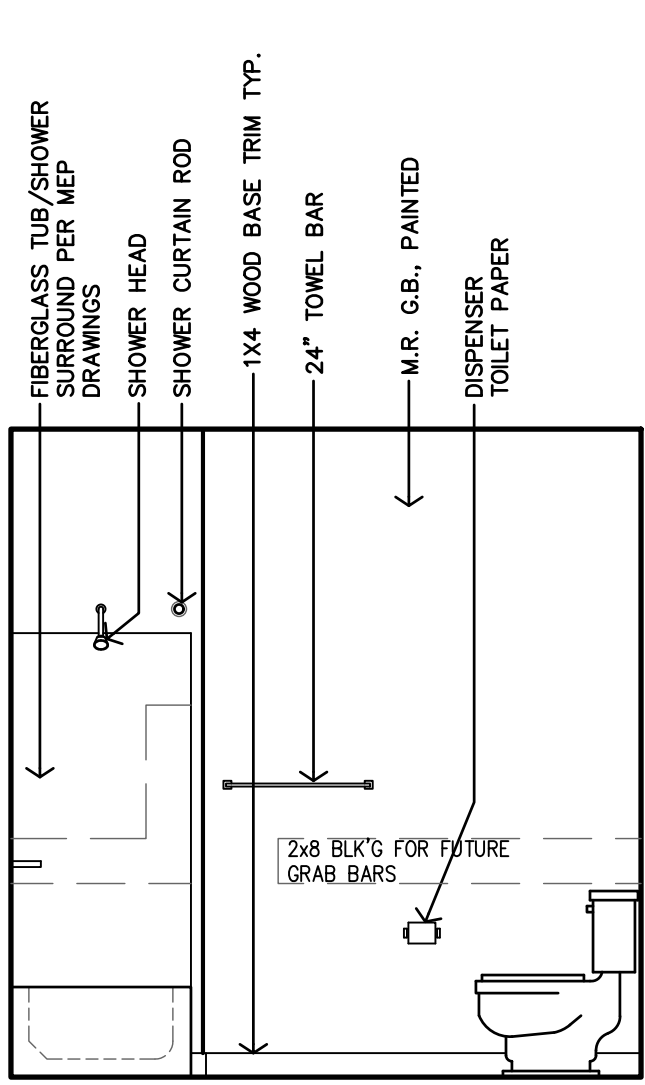
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UNIT 3A STANDARD /
TYPE B - BATH #11
INTERIOR ELEVATION
3/8"=1'-0"



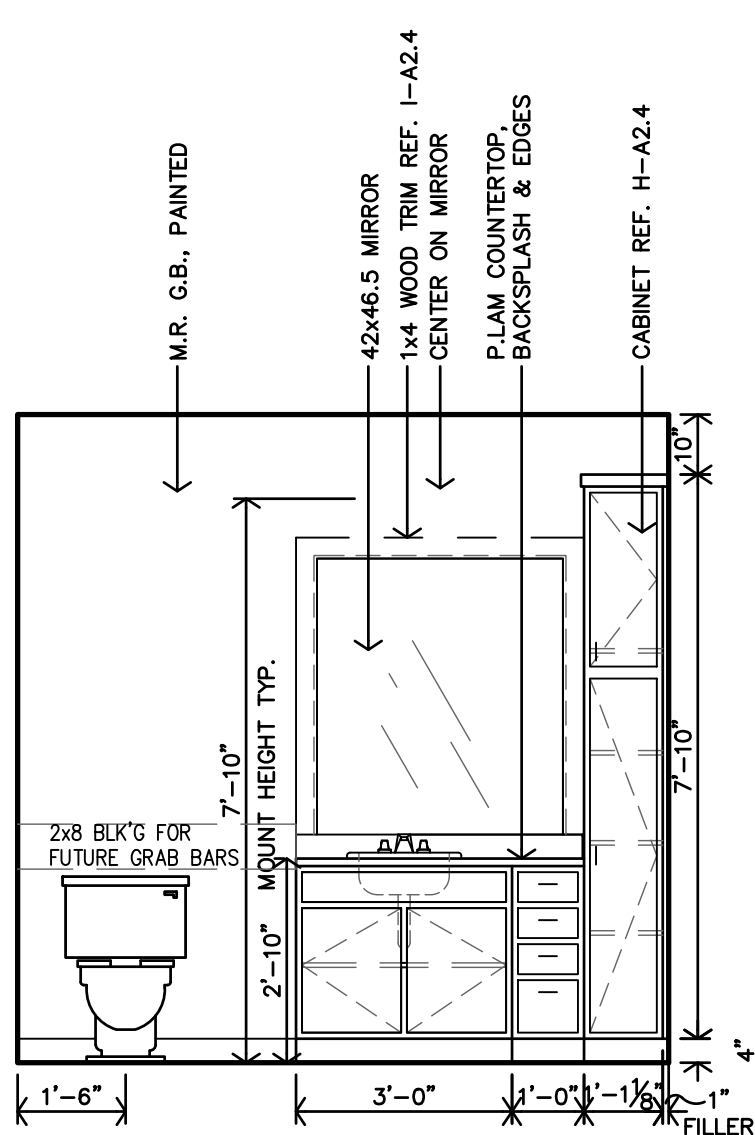
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UNIT 3A STANDARD /
TYPE B - BATH #11
INTERIOR ELEVATION
3/8"=1'-0"



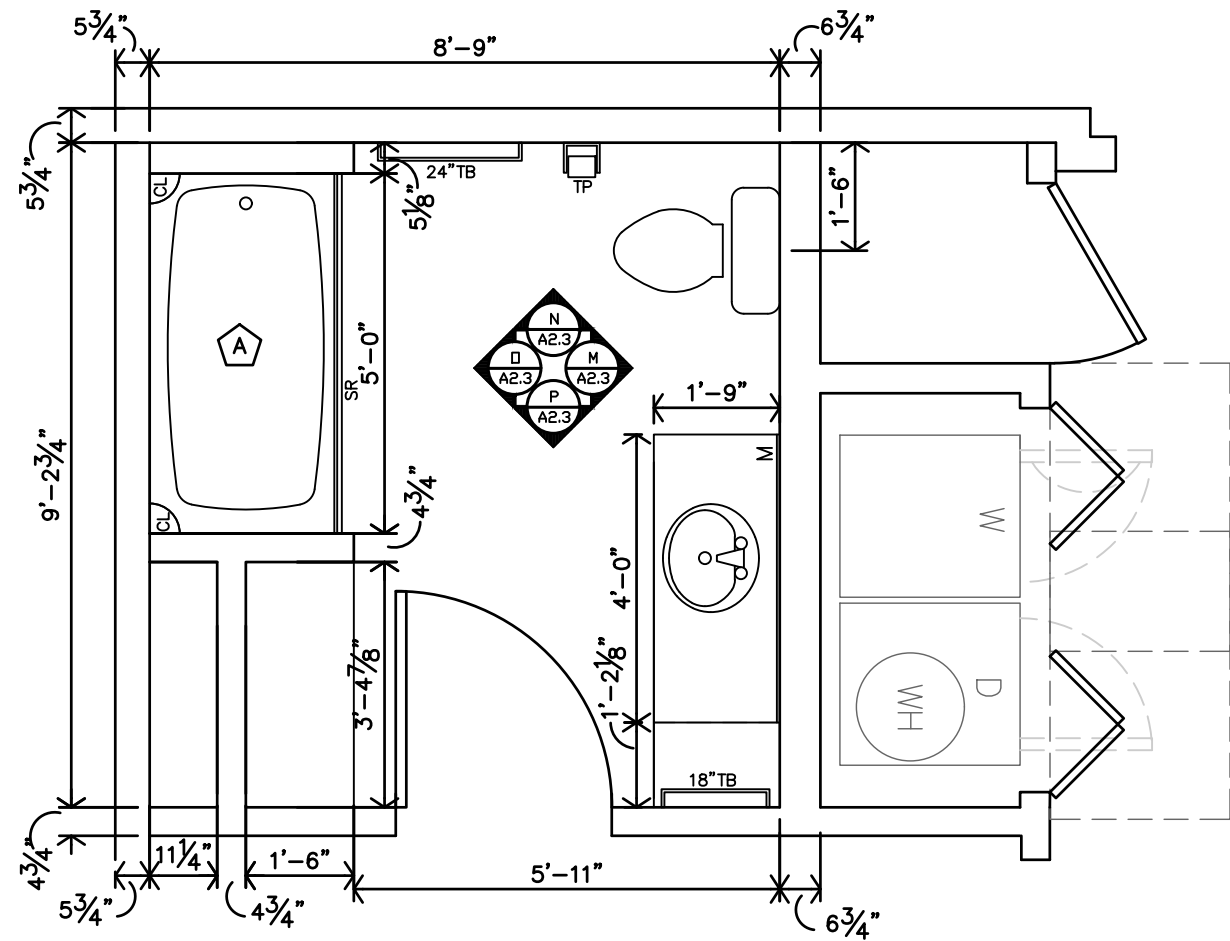
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UNIT 3A STANDARD /
TYPE B - BATH #11
INTERIOR ELEVATION
3/8"=1'-0"



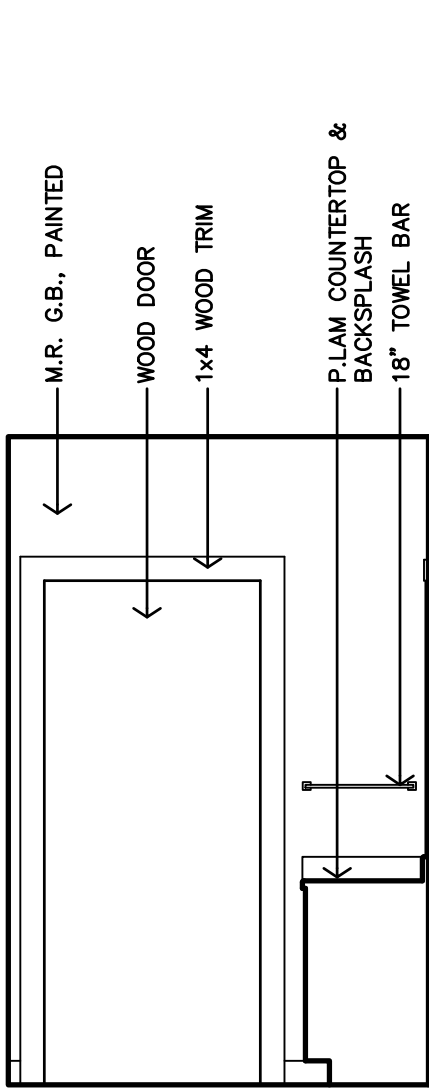
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UNIT 3A STANDARD / TYPE B
ENLARGED BATH #11 PLAN
3/8"=1'-0"



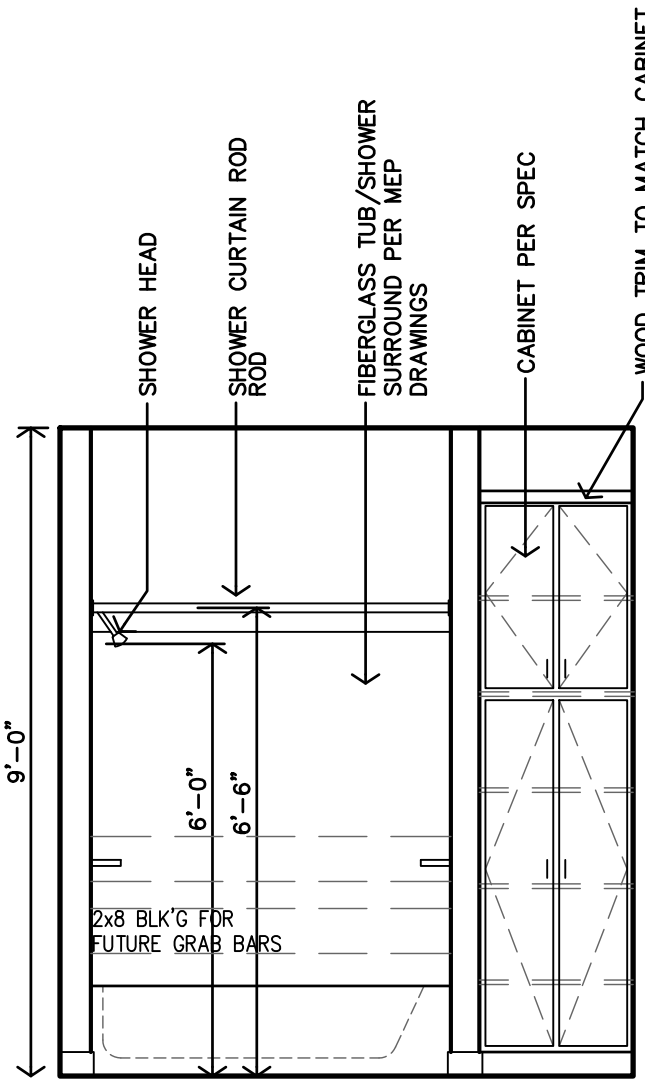
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UNIT 3A STANDARD /
TYPE B - BATH #03
INTERIOR ELEVATION
3/8"=1'-0"



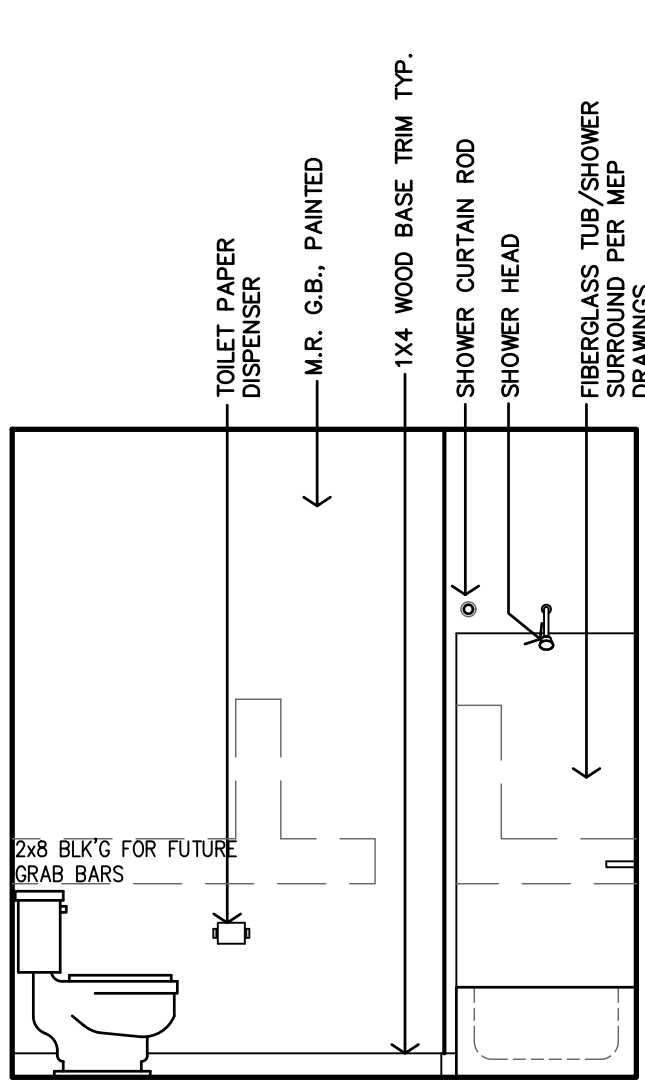
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UNIT 3A STANDARD /
TYPE B - BATH #03
INTERIOR ELEVATION
3/8"=1'-0"



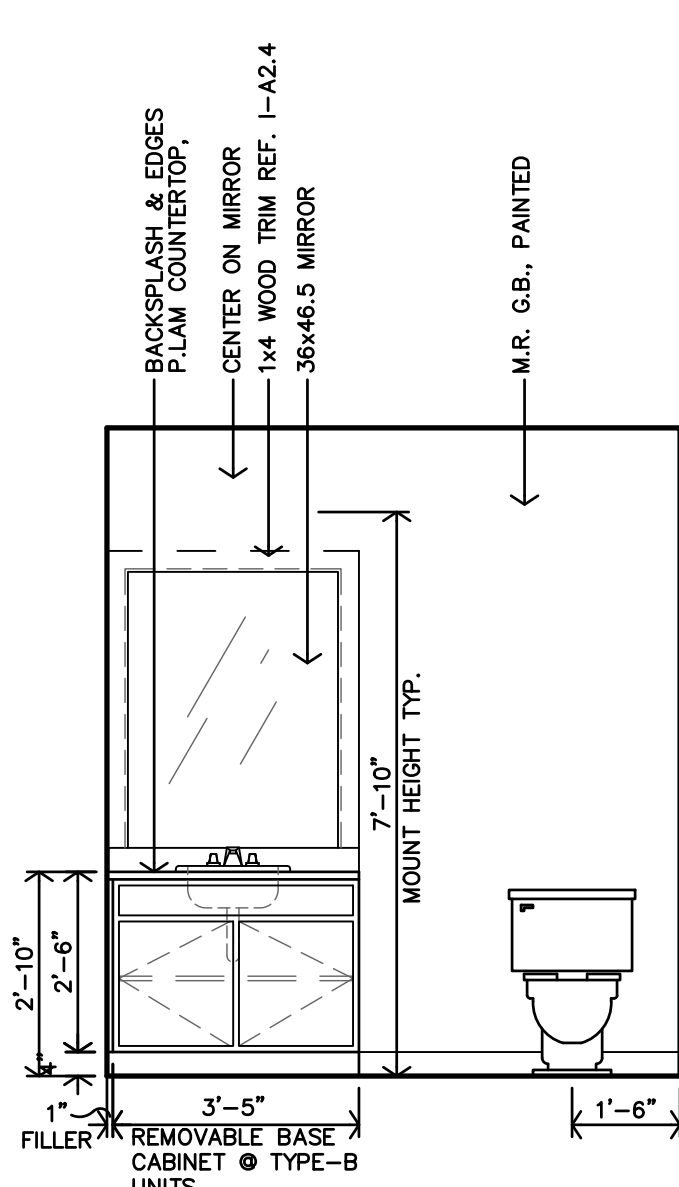
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UNIT 3A STANDARD /
TYPE B - BATH #03
INTERIOR ELEVATION
3/8"=1'-0"



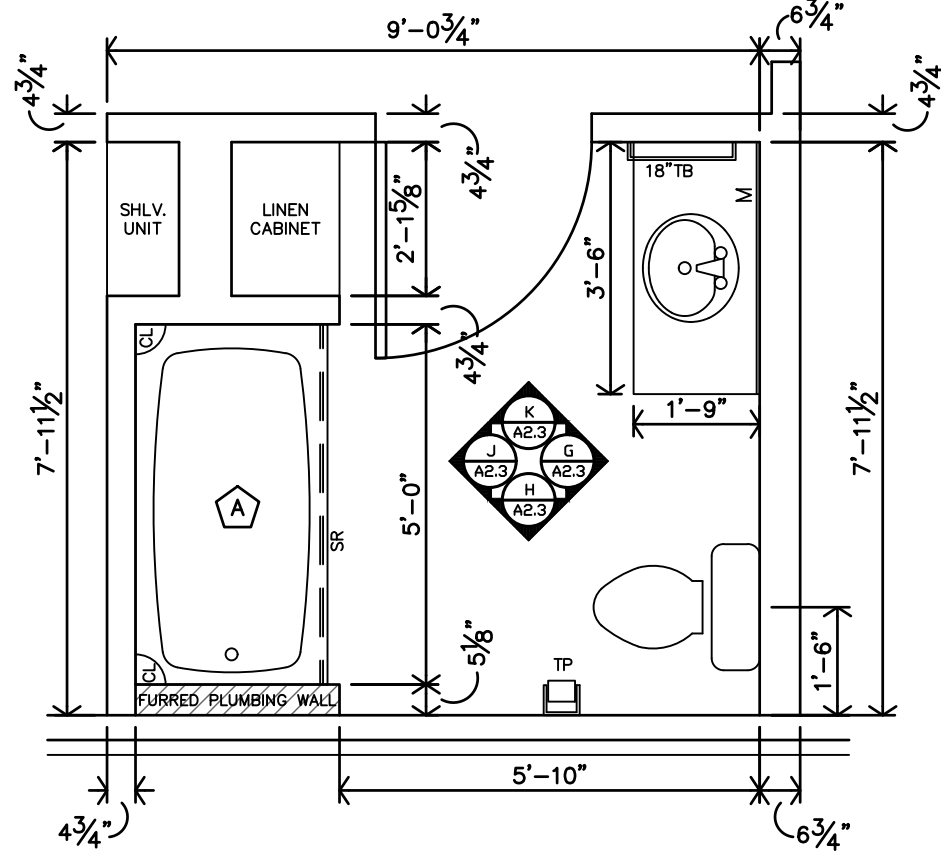
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UNIT 3A STANDARD /
TYPE B - BATH #03
INTERIOR ELEVATION
3/8"=1'-0"



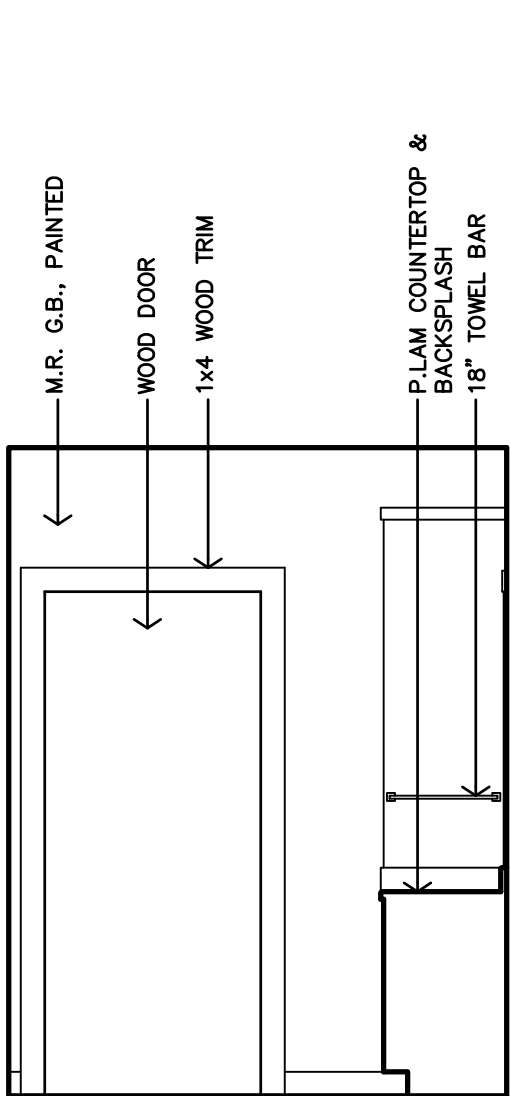
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UNIT 3A STANDARD / TYPE B
ENLARGED BATH #03 PLAN
3/8"=1'-0"



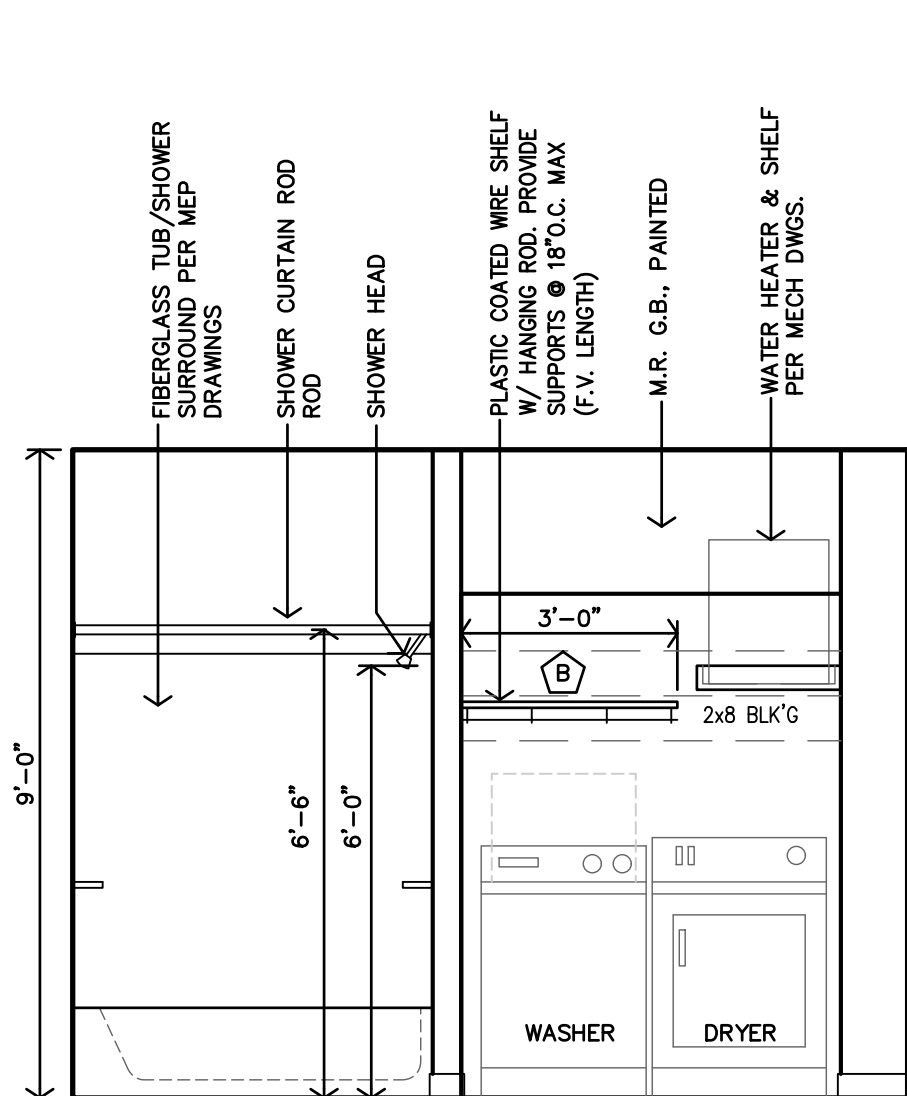
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UNIT 2A STANDARD /
TYPE B - BATH #01
INTERIOR ELEVATION
3/8"=1'-0"



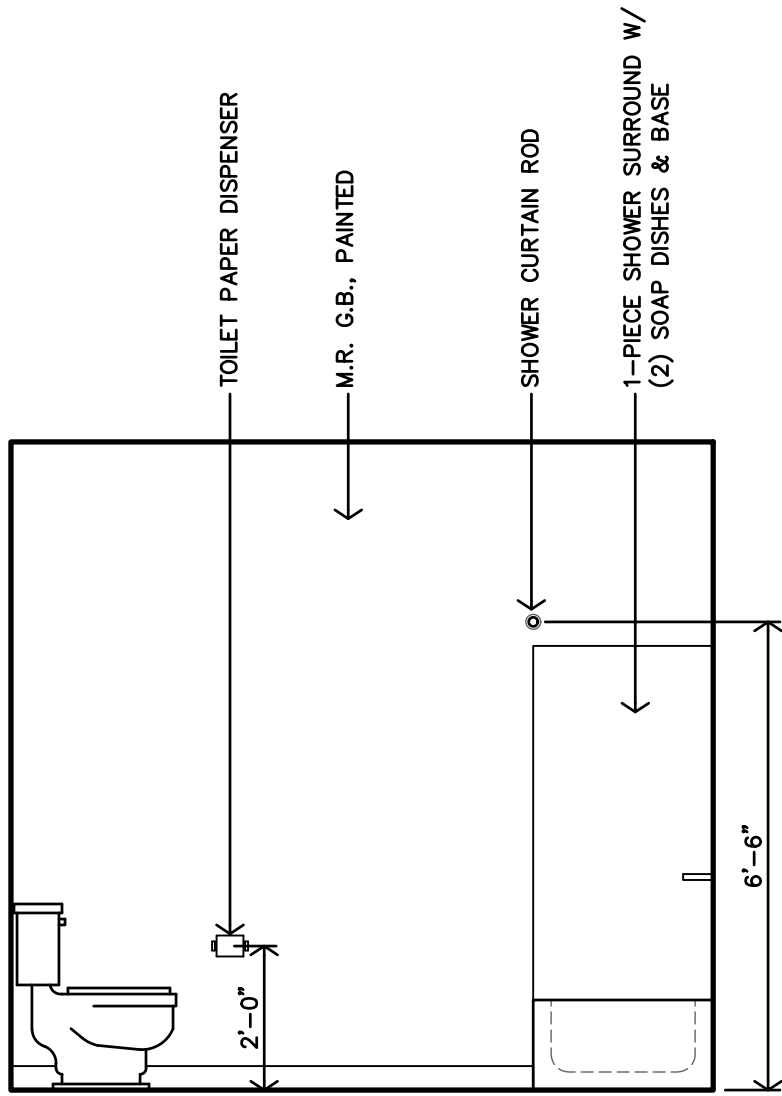
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UNIT 2A STANDARD /
TYPE B - BATH #01
INTERIOR ELEVATION
3/8"=1'-0"



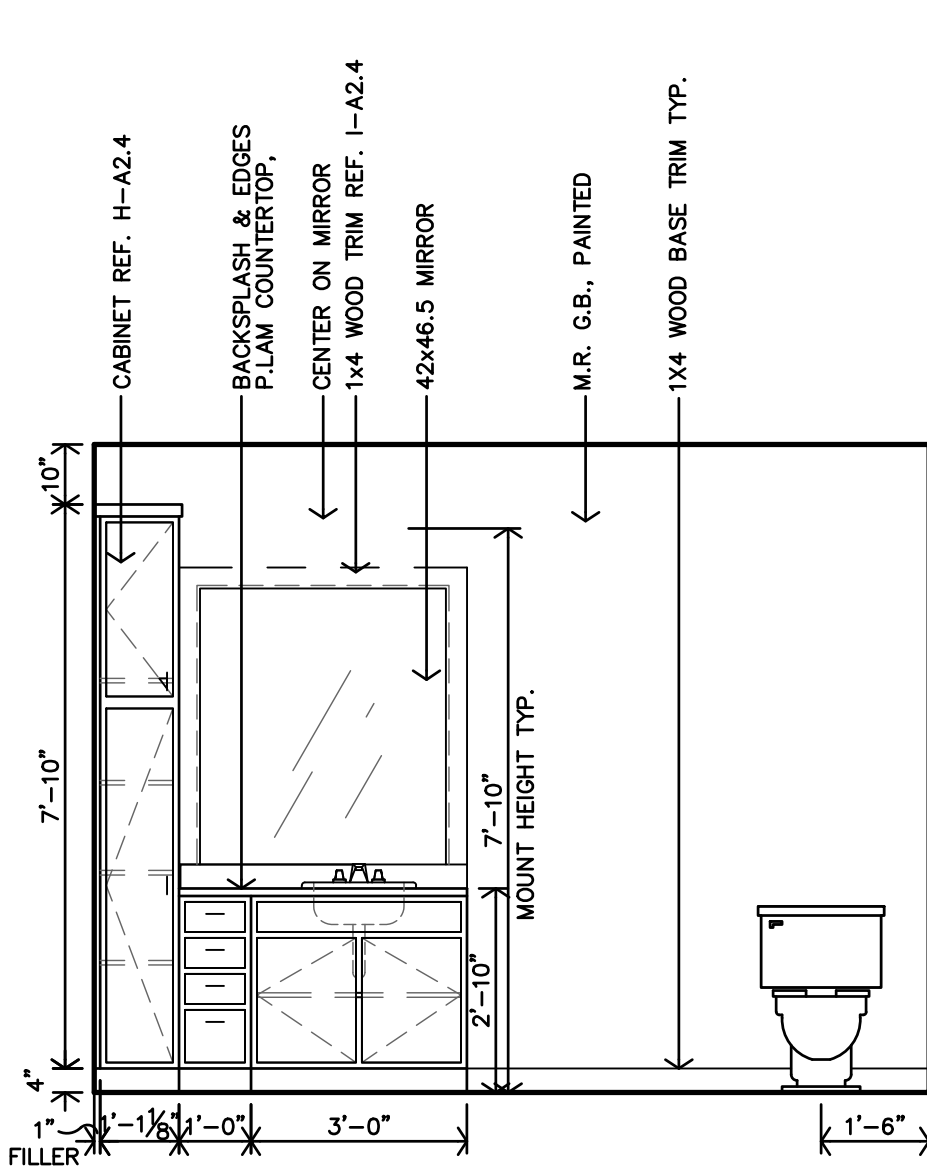
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UNIT 2A STANDARD /
TYPE B - BATH #01
INTERIOR ELEVATION
3/8"=1'-0"



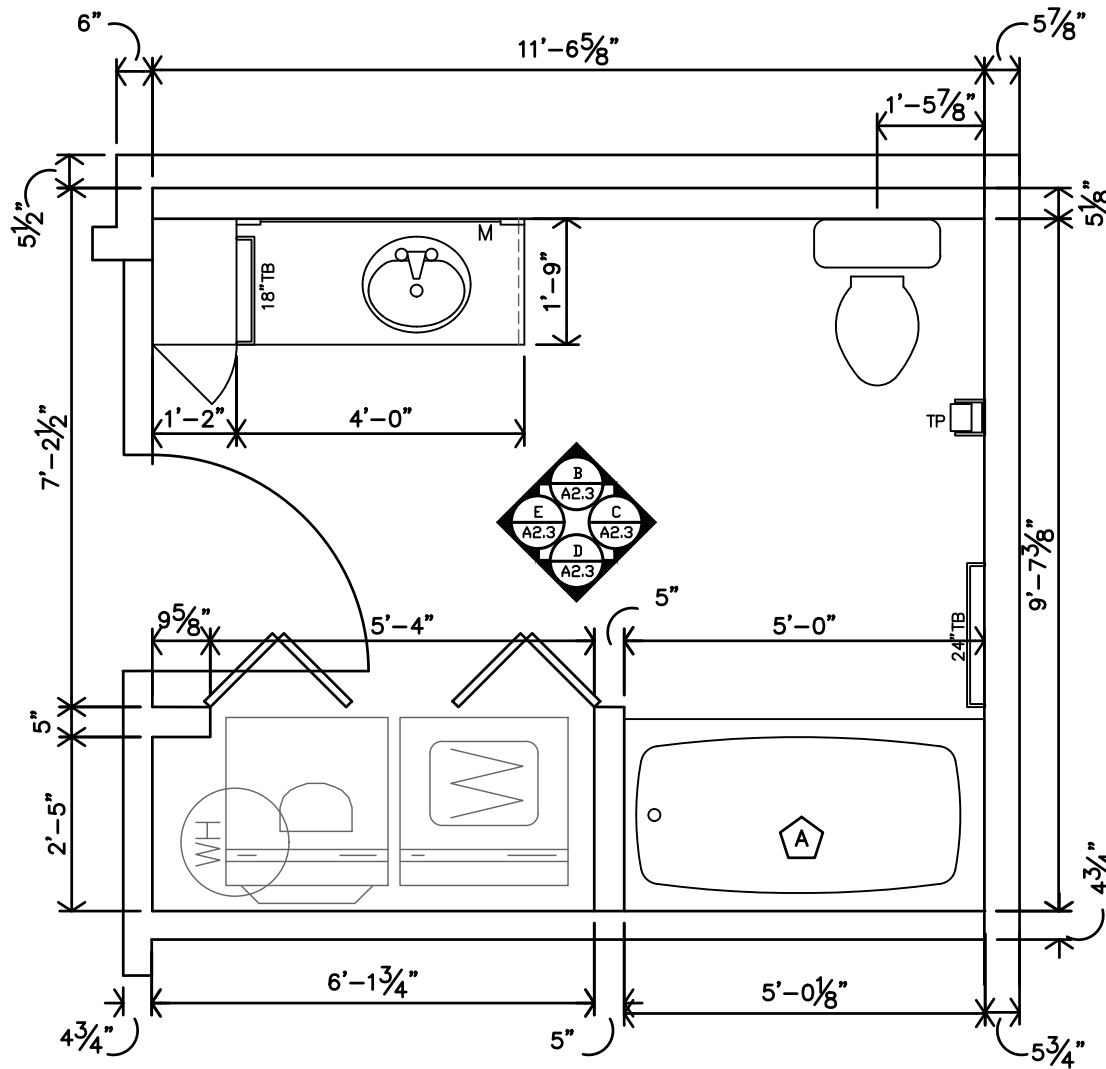
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UNIT 2A STANDARD /
TYPE B - BATH #01
INTERIOR ELEVATION
3/8"=1'-0"

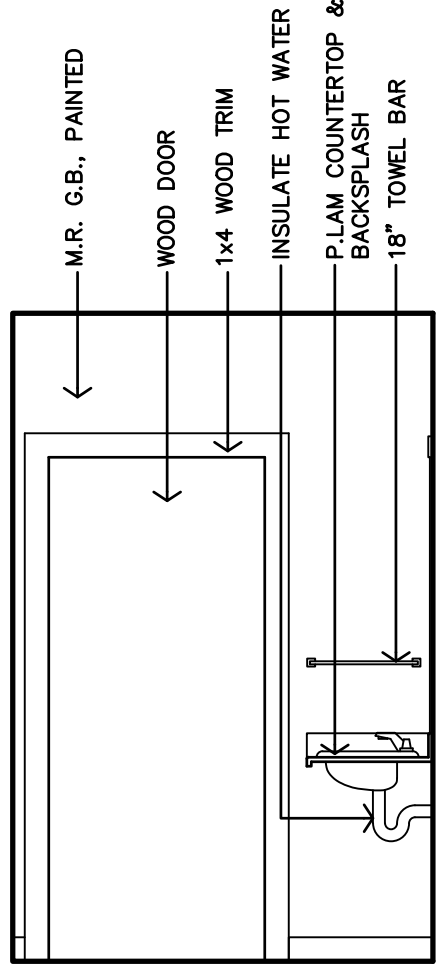


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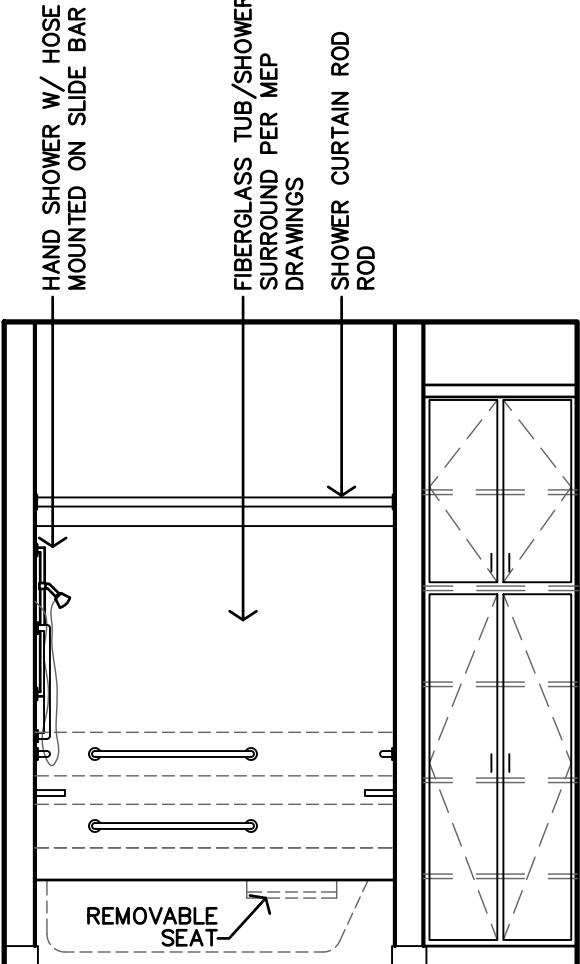
UNIT 2A STANDARD / TYPE B
ENLARGED BATH #03 PLAN
3/8"=1'-0"



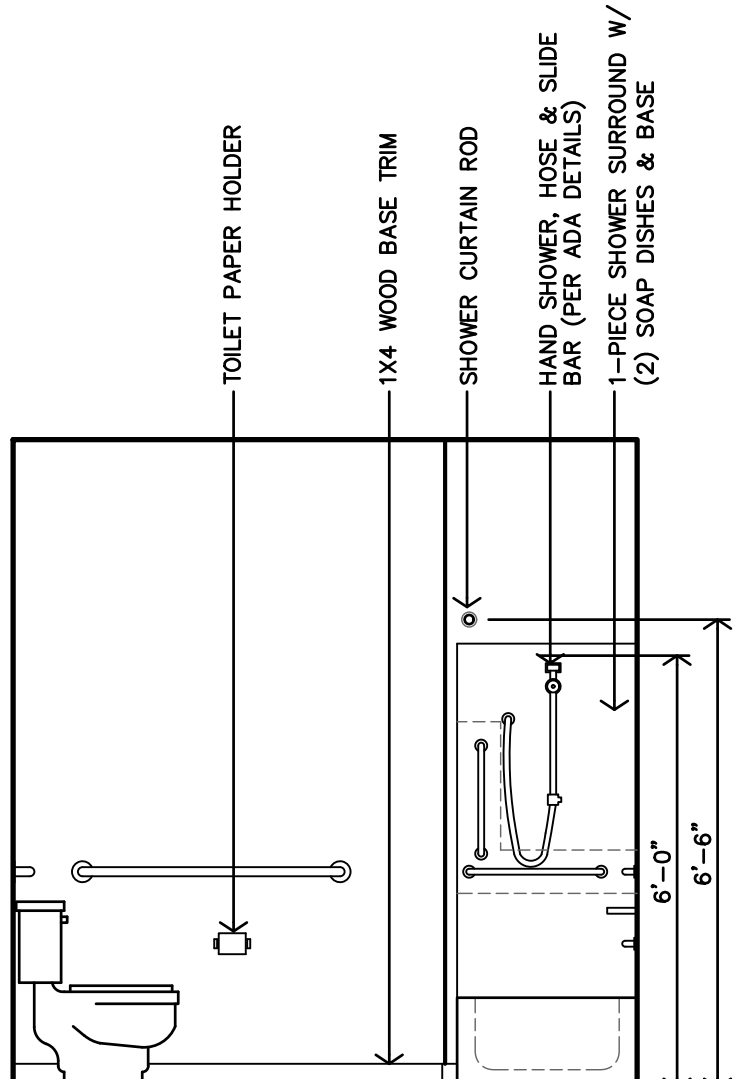
ENLARGED BATH NOTES: 1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON THIS SHEET. 2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE. 3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, GRABS BARS, SHOWER SEAT, ETC. AS REQ'D (REF. K-A2). 4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. 5. ACCESSIBLE UNITS DESIGNED AROUND 27"X30" WASHER & DRYER. 6. FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE.		
BATH KEYNOTES: (A) NO CABINETS ABOVE WASHER & DRYER (B) VERIFY SIZE W/ SHOWER UNIT (C) WATER HEATER W/ SHELF REF. MECH. DRAWINGS (D) WATER HEATER TO HAVE COVER SLEEVE		LEGEND M MIRROR TP TOILET PAPER DISPENSER GB GRAB BAR TB TOWEL BAR SD SOAP DISH SR SHOWER ROD SH SHOWER SEAT



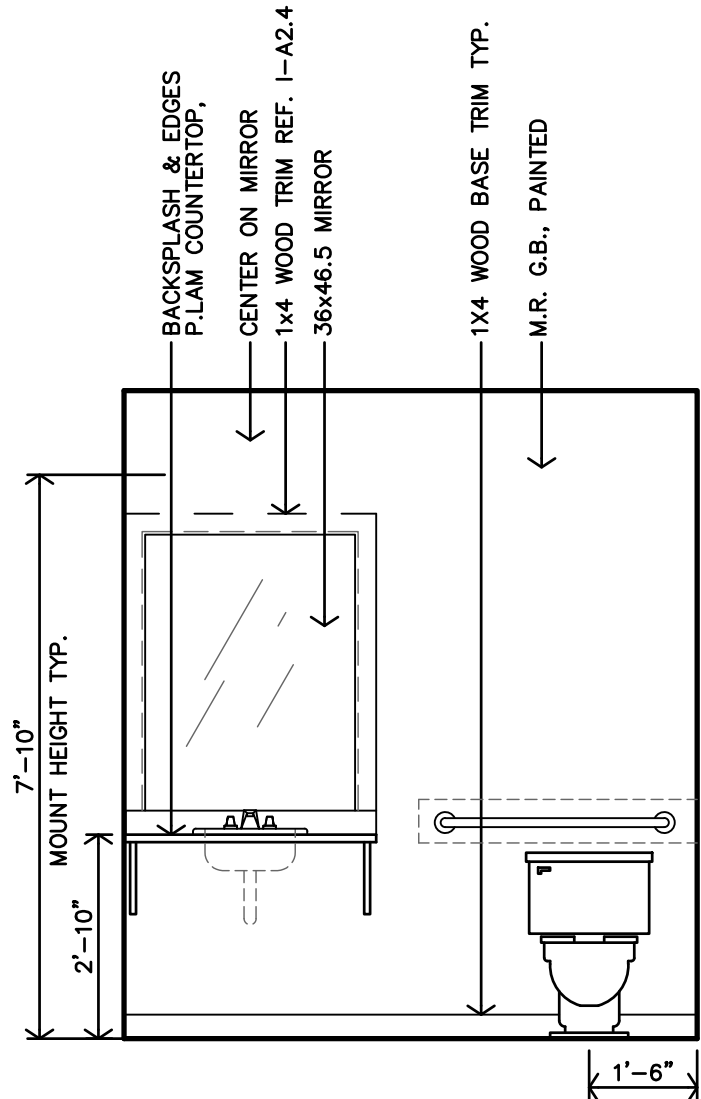
E UNIT 3A ACCESSIBLE ENLARGED BATH #03 PLAN
3/8"=1'-0"



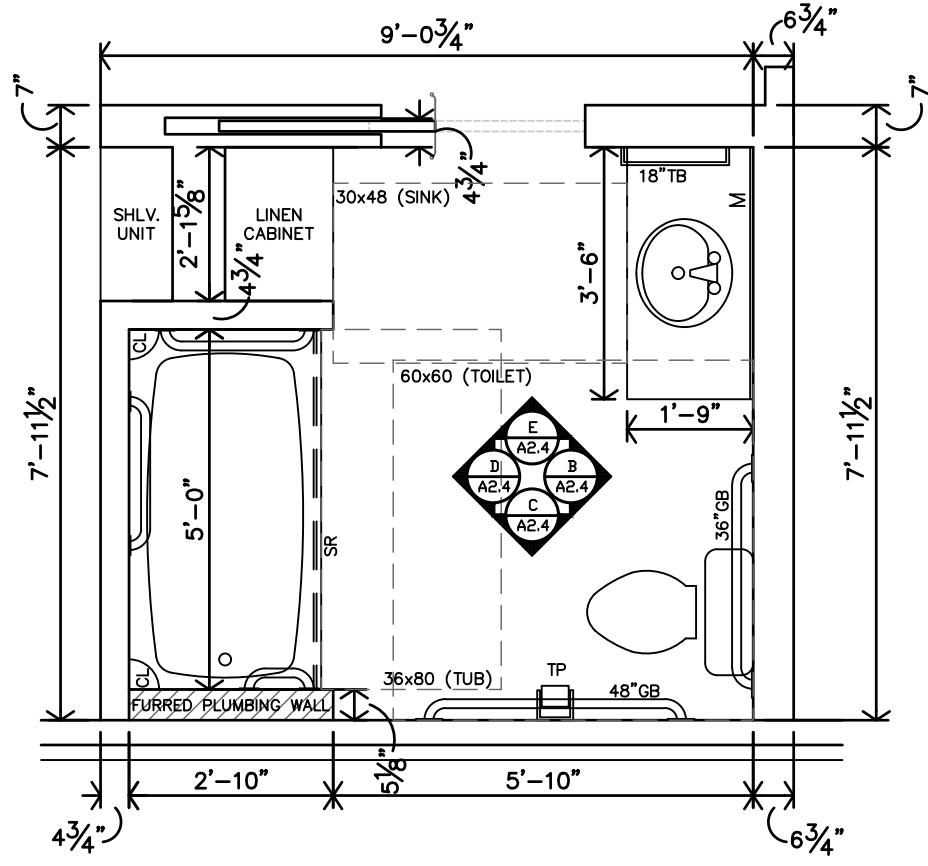
D UNIT 3A ACCESSIBLE ENLARGED BATH #03 PLAN
3/8"=1'-0"



C UNIT 3A ACCESSIBLE ENLARGED BATH #03 PLAN
3/8"=1'-0"



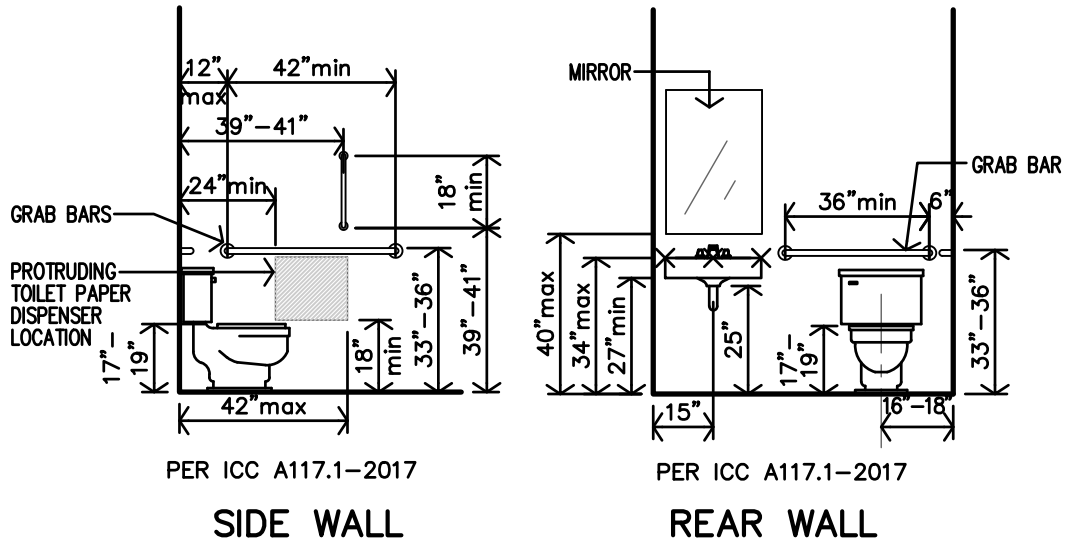
B UNIT 3A ACCESSIBLE ENLARGED BATH #03 PLAN
3/8"=1'-0"



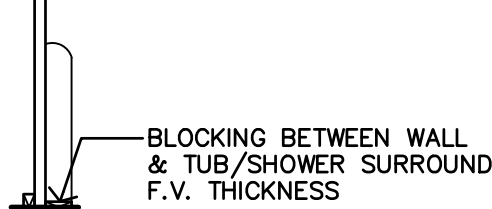
A UNIT 3A ACCESSIBLE ENLARGED BATH #03 PLAN
3/8"=1'-0"

UNIT ACCESSIBLE BATH DETAILS

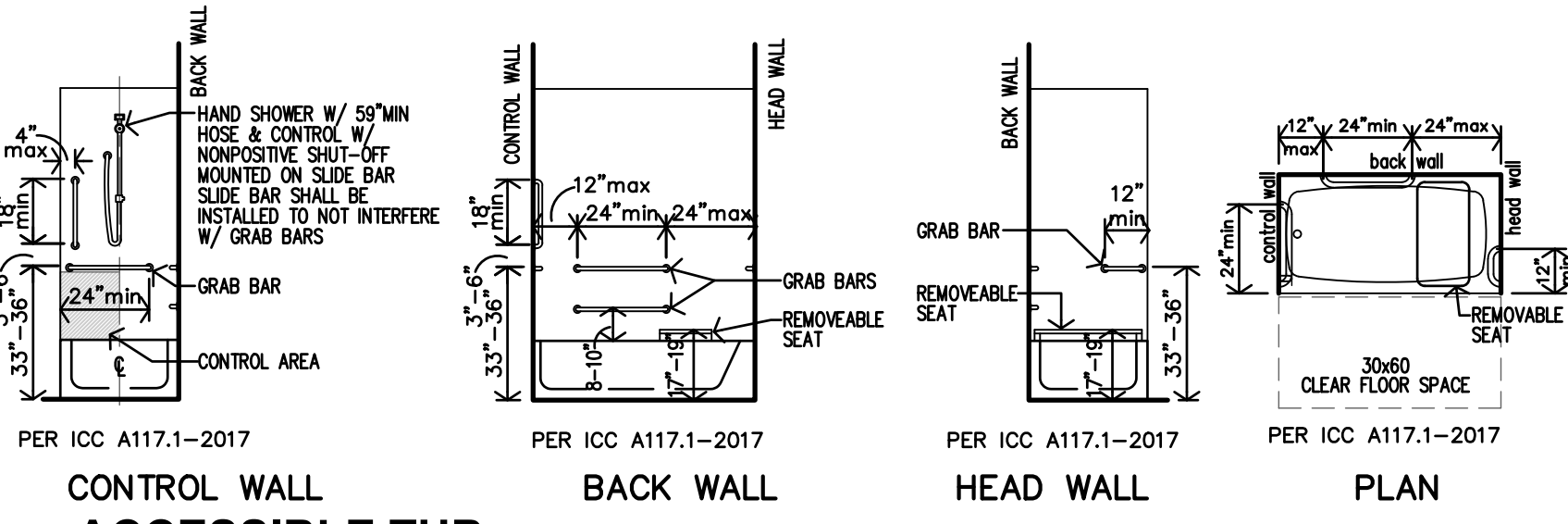
K ACCESSIBLE TOILET
1/4"=1'-0"



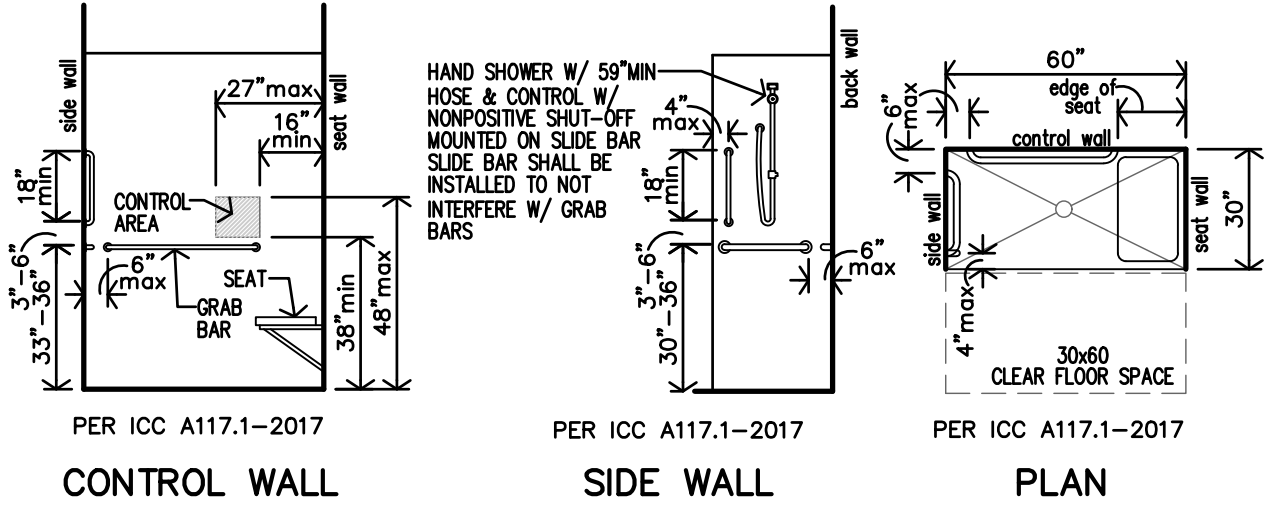
J TYPICAL TUB/SHOWER SURROUND BLOCKING
NTS



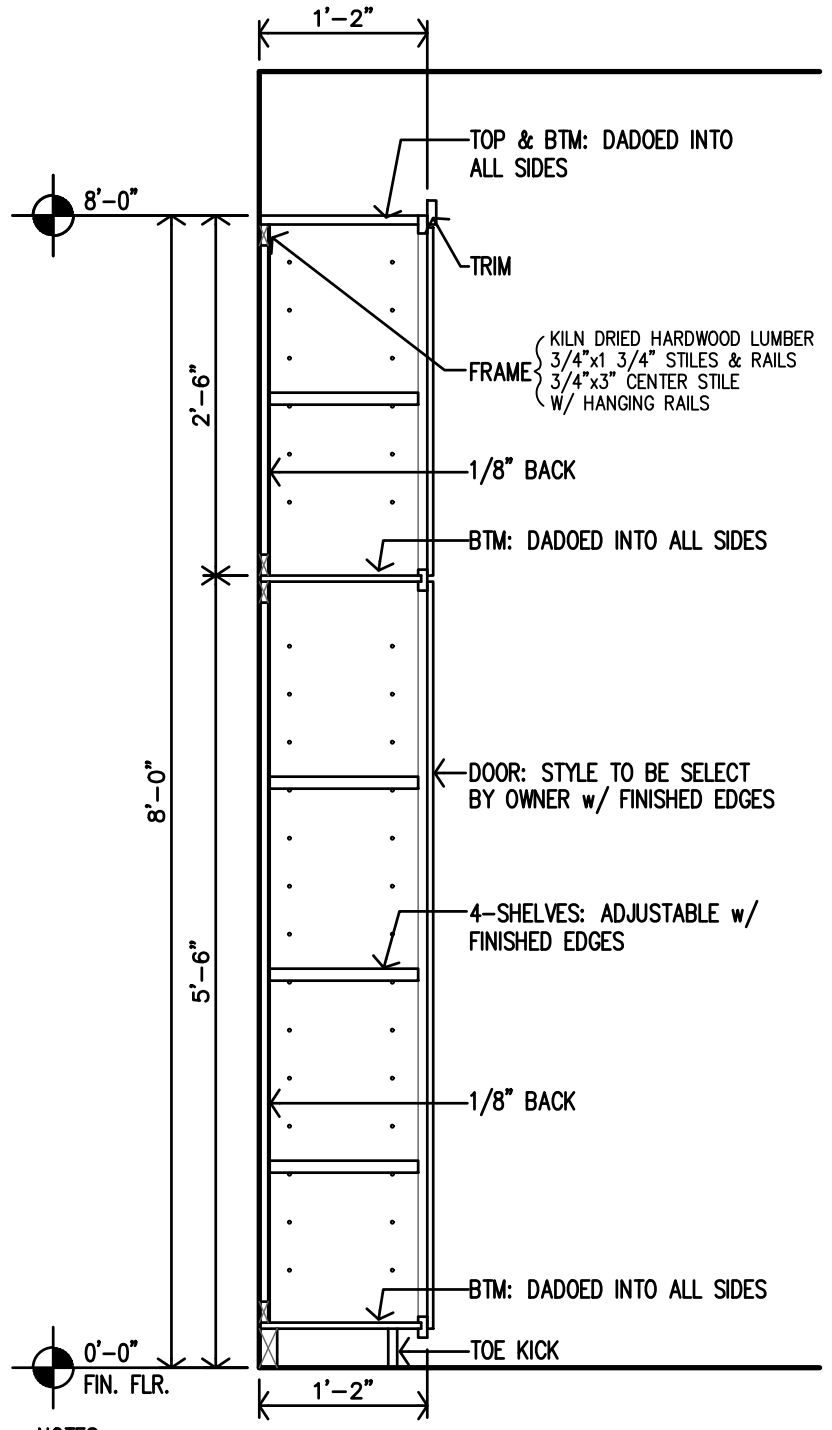
L ACCESSIBLE TUB
1/4"=1'-0"



M ACCESSIBLE ROLL-IN SHOWER
1/4"=1'-0"

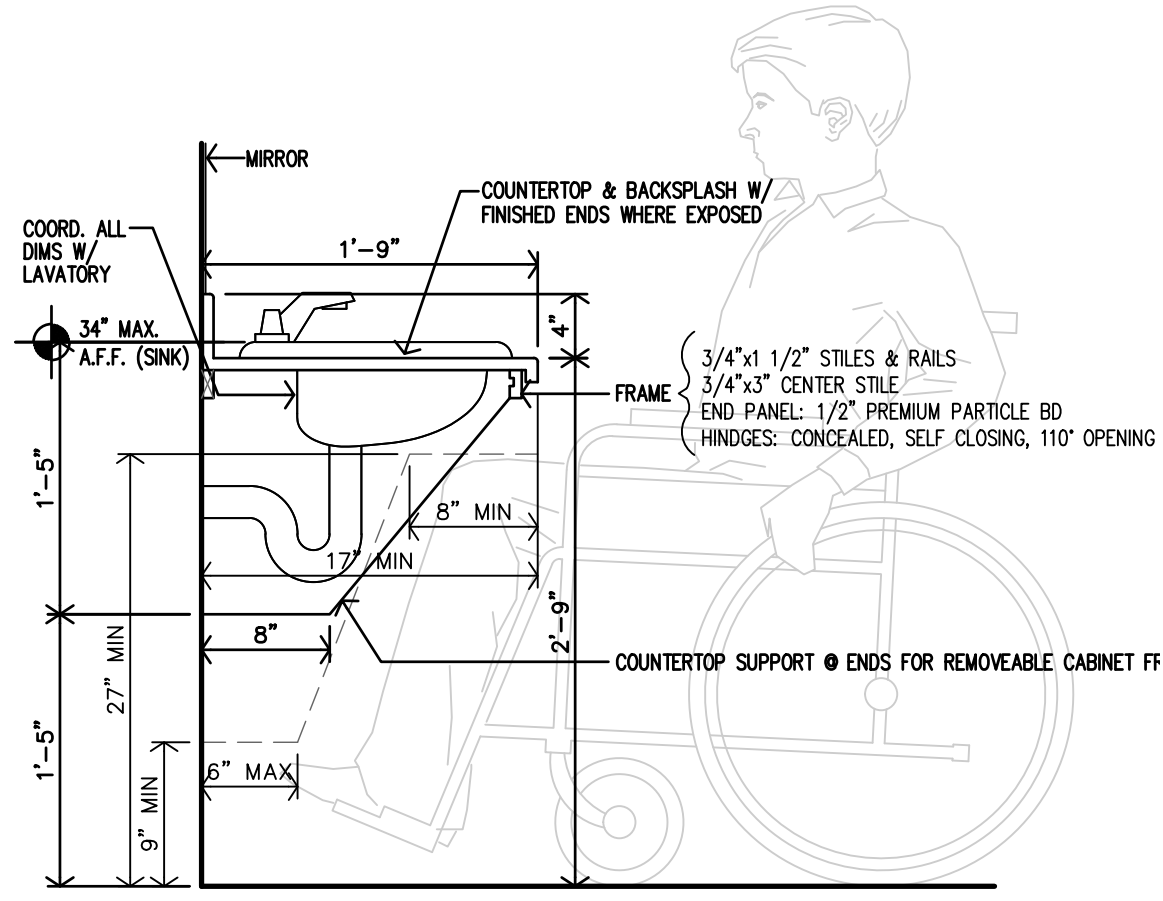


H SECTION @ BATH CABINET
3/4"=1'-0"

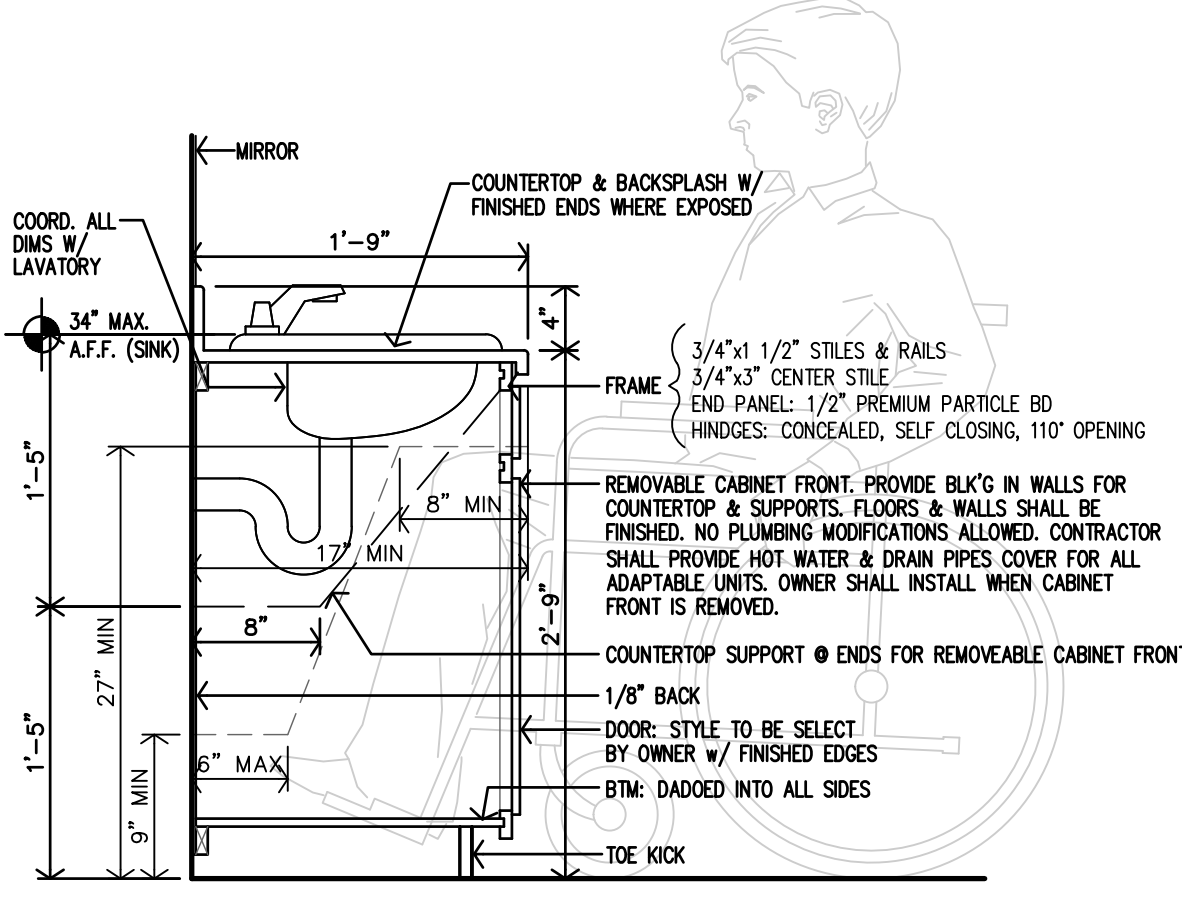


- NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

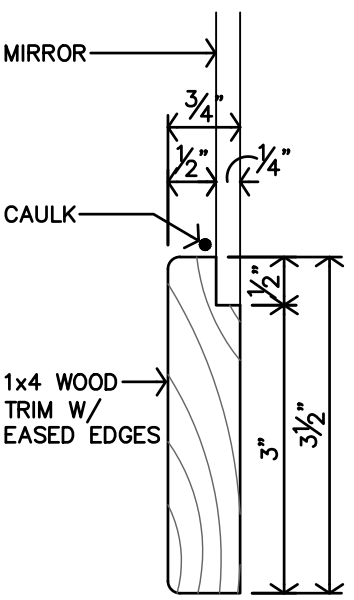
G SECTION @ ACCESSIBLE BATHROOM VANITY
1"=1'-0"

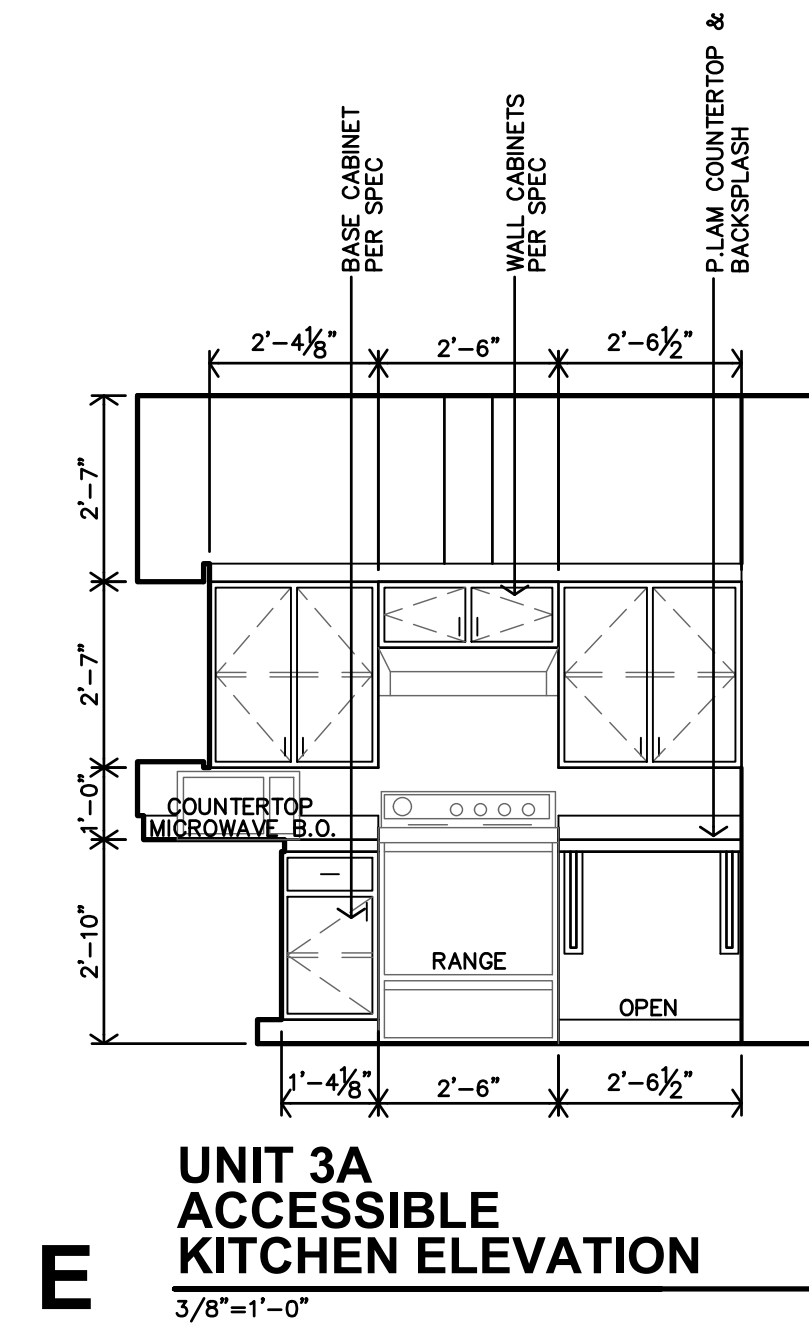
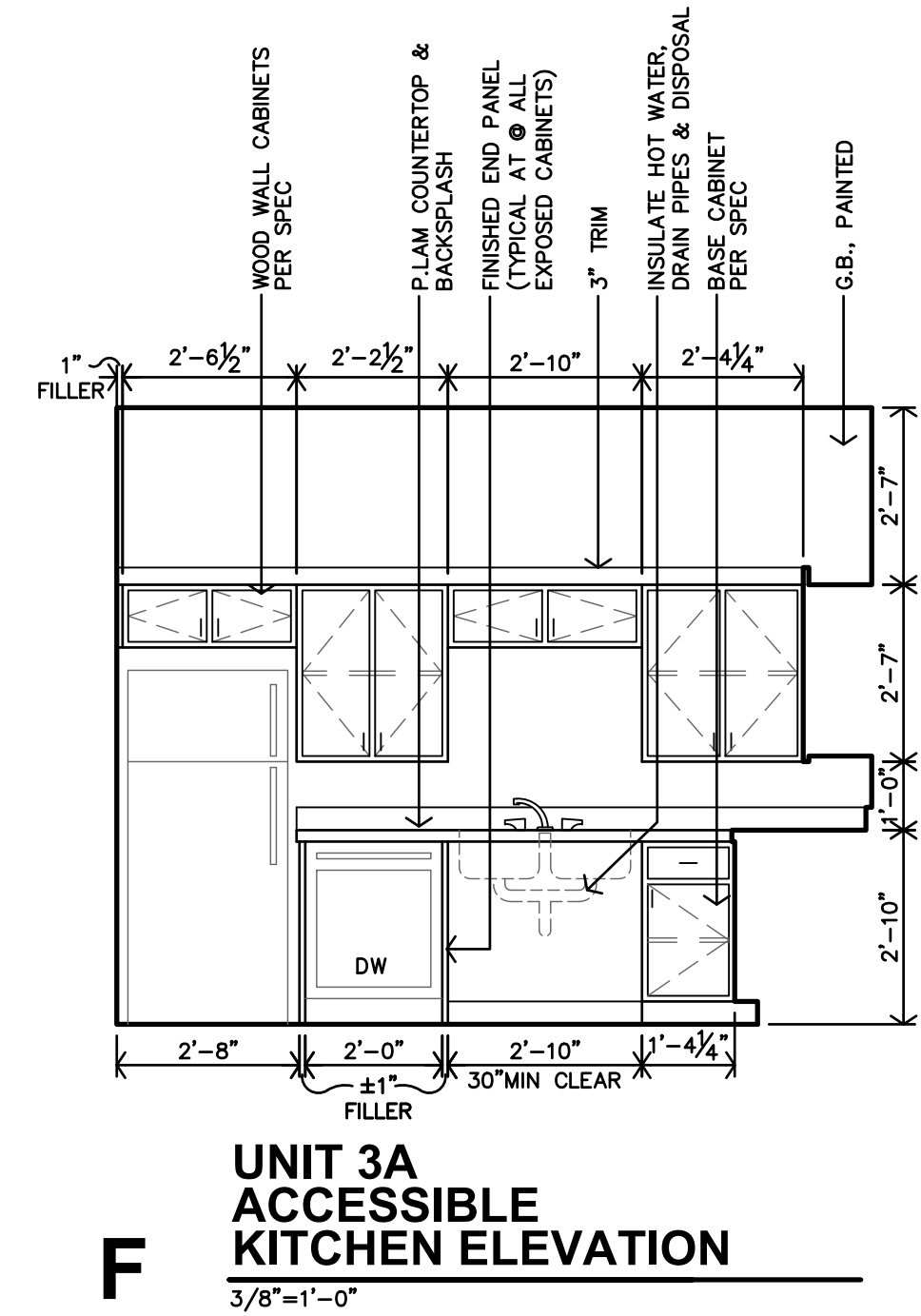
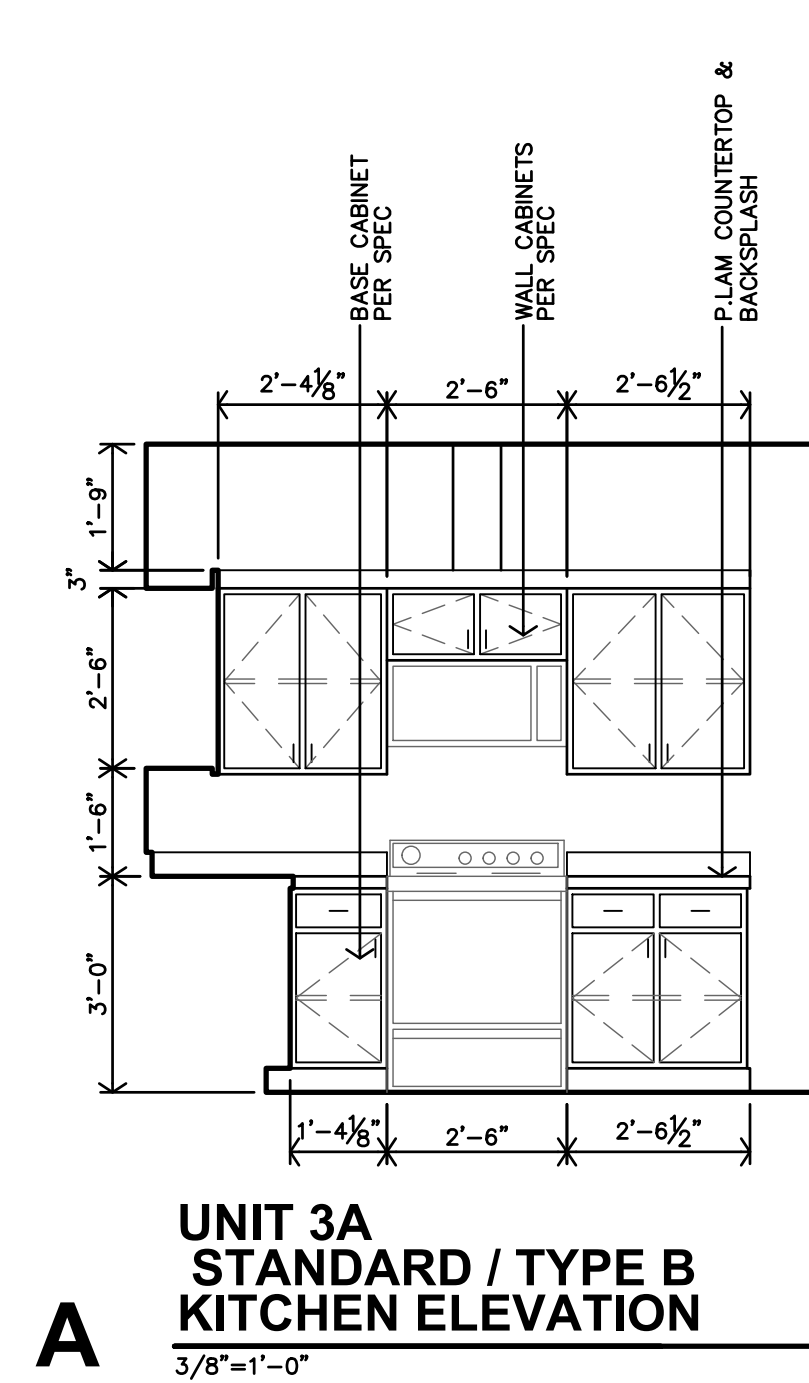
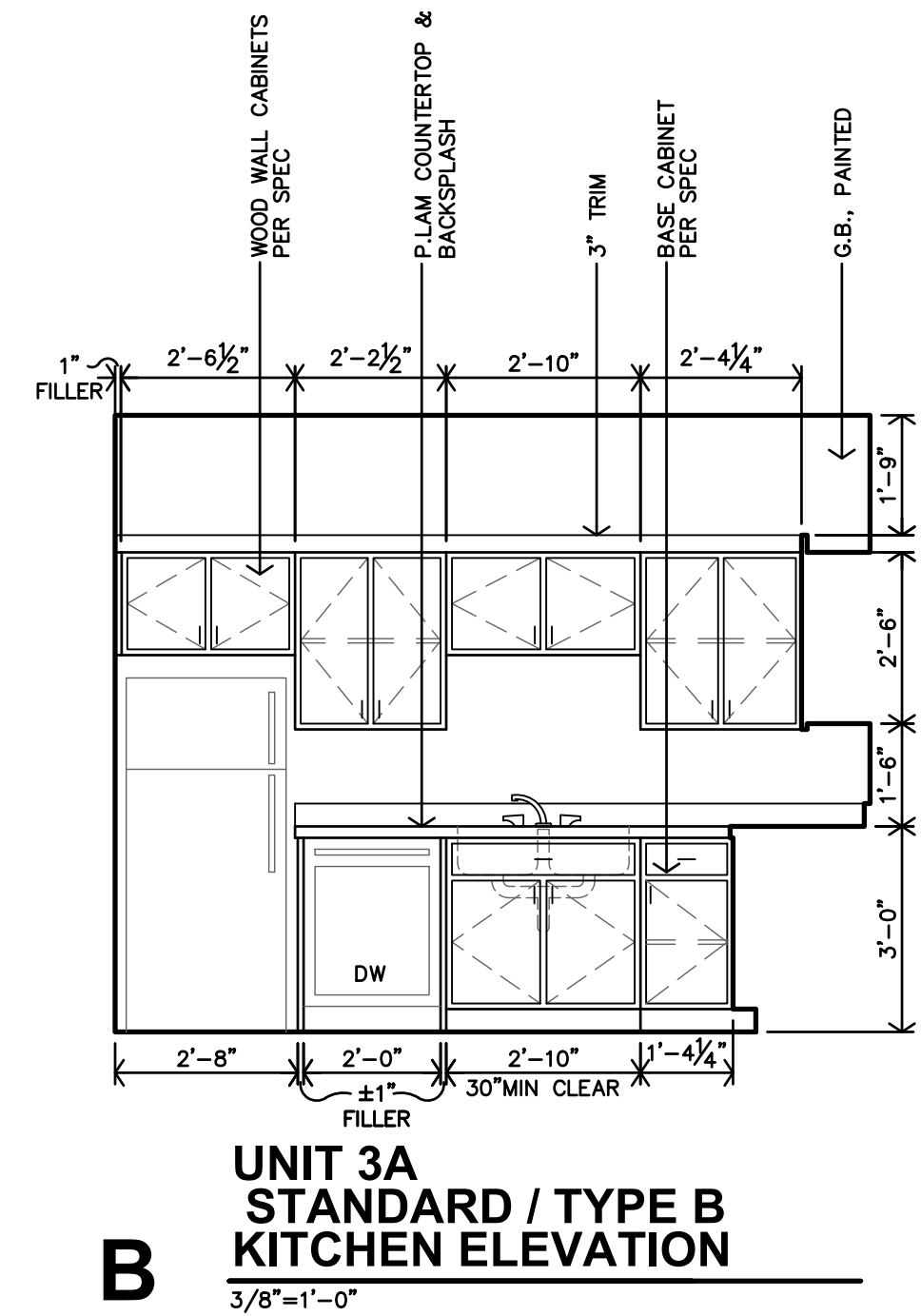
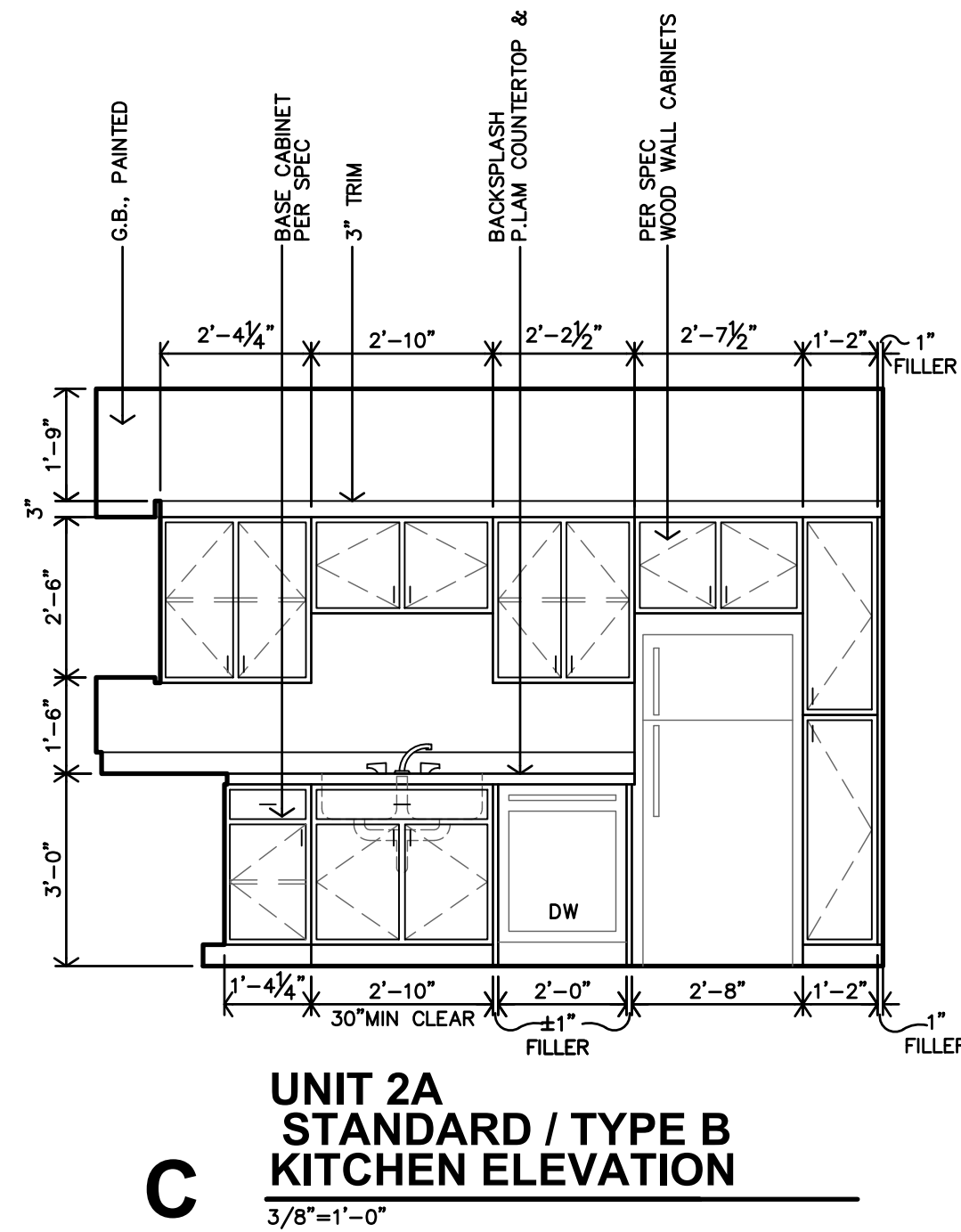
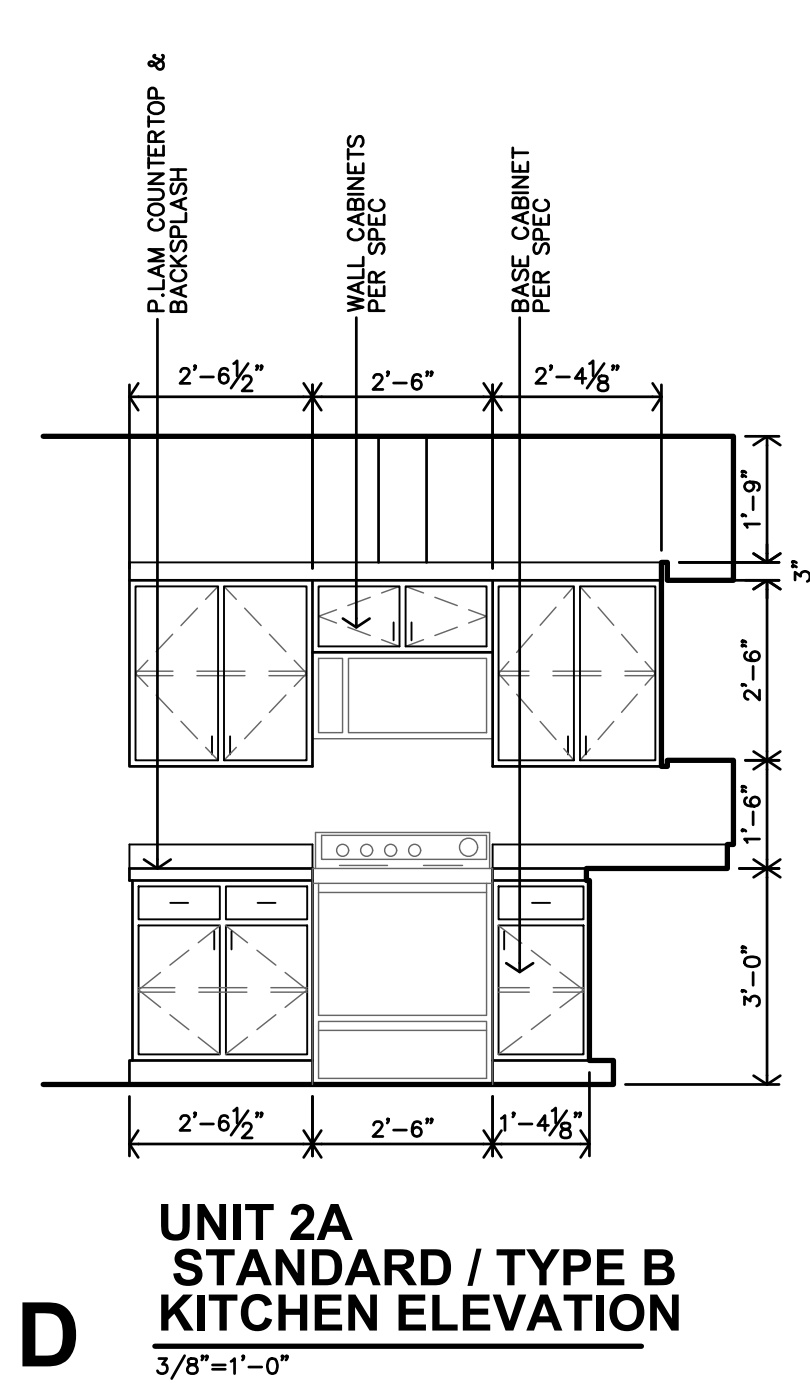


F SECTION @ TYPE B BATHROOM VANITY
1"=1'-0"



I MIRROR TRIM DETAIL
6"=1'-0"





REVISION:

DATE: 1-14-2026

JOB: 25-3385

SHEET NO.:

A2.5

CONROE,

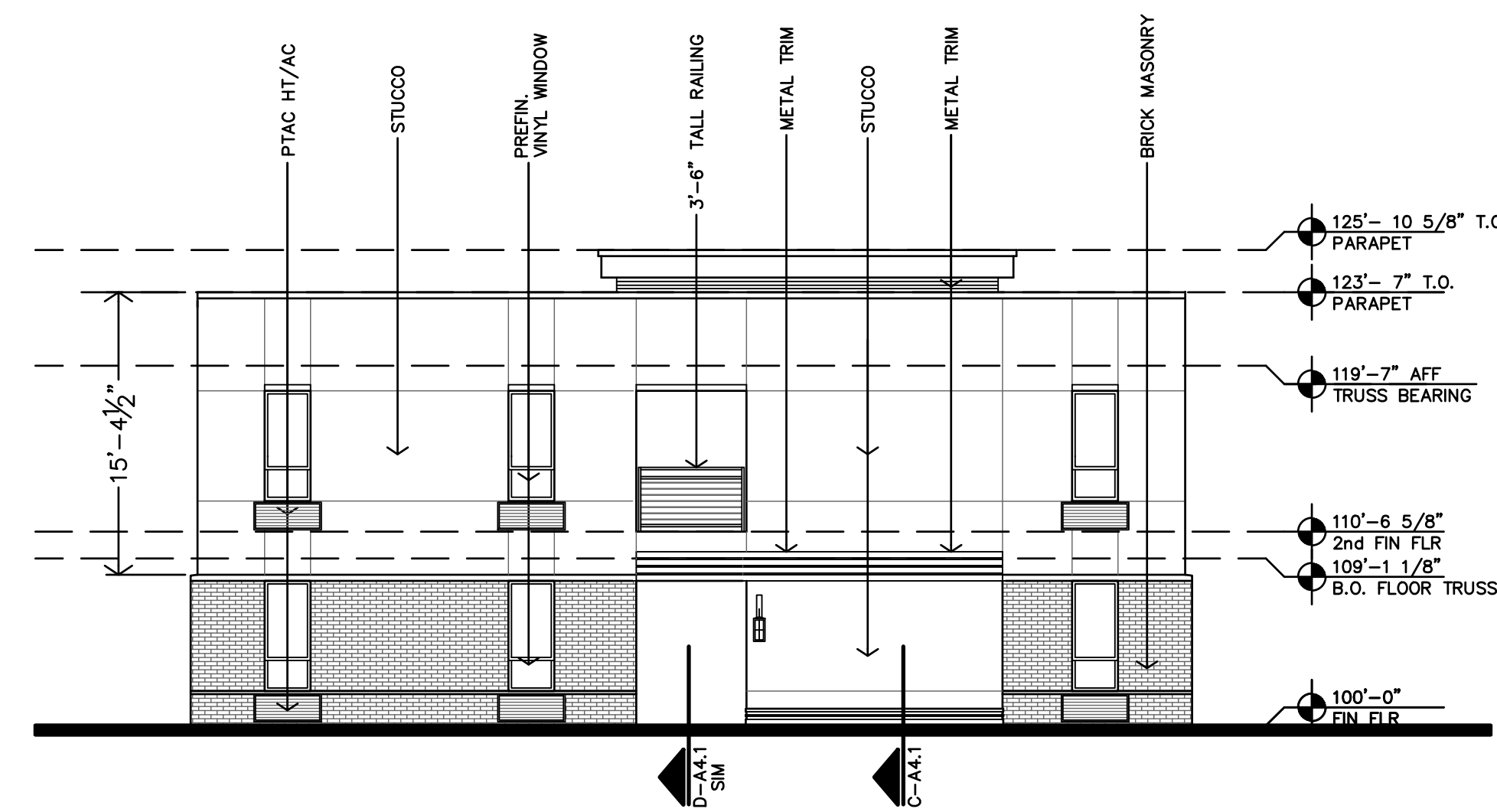
601 W. LEWIS

TEXAS

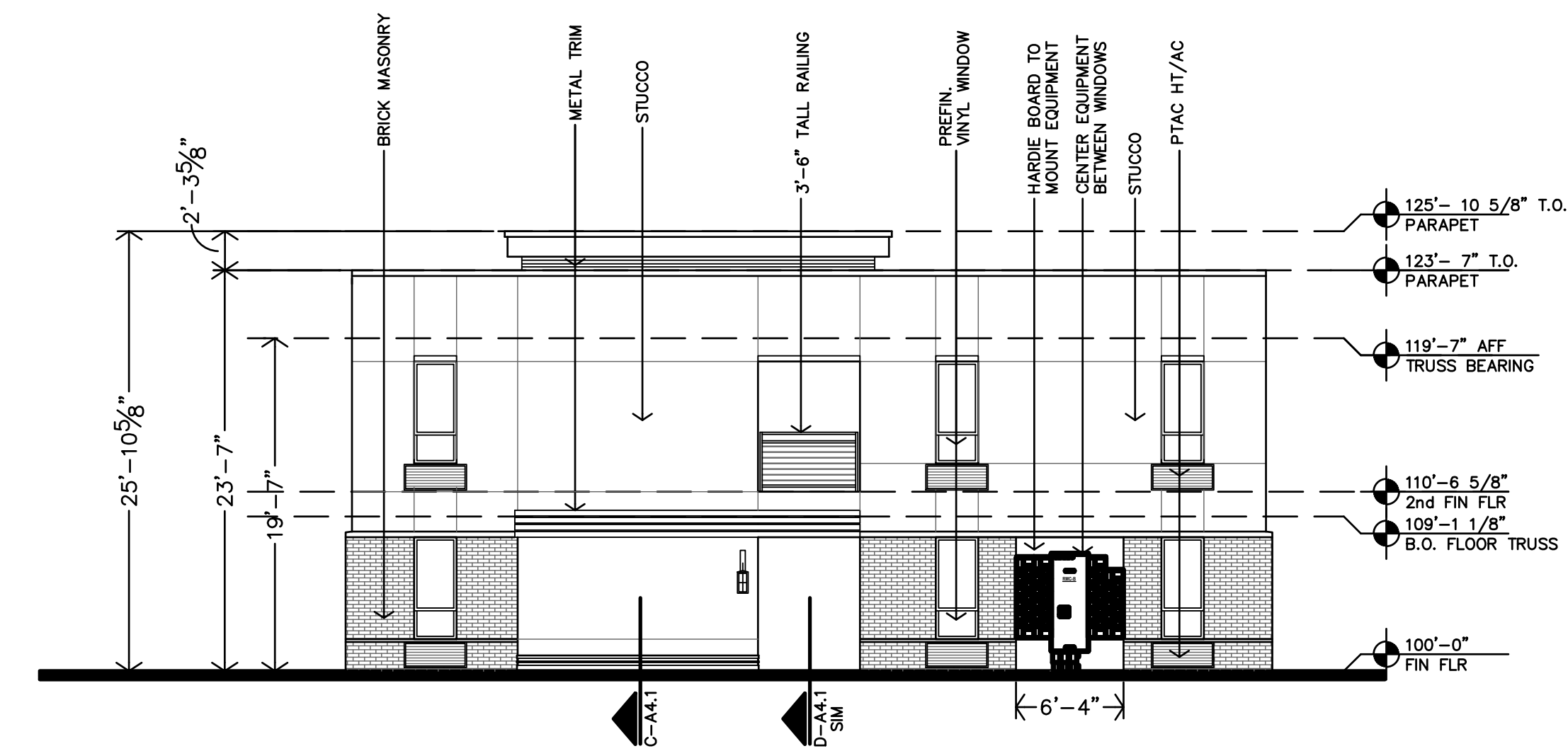
LANDMARK 601

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

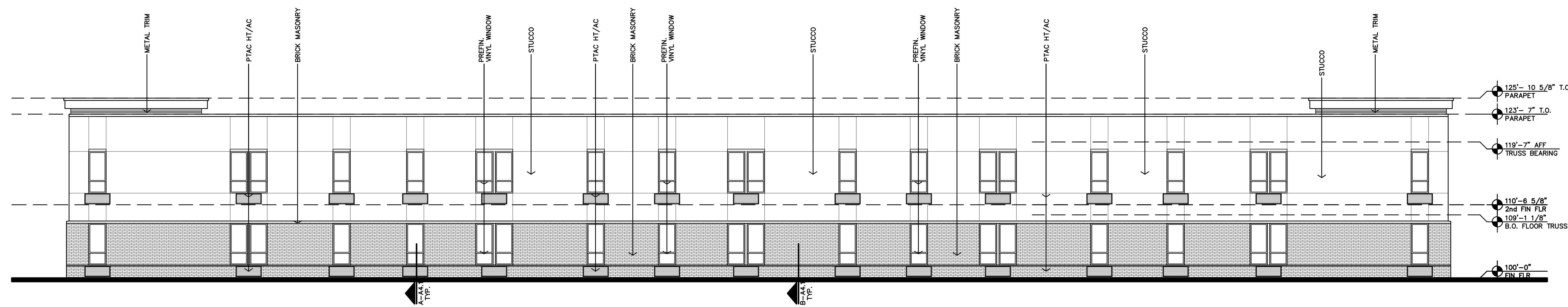
DESCRIPTION	BRICK/ STONE	STUCCO
WEST ELEVATION	33%	67%
EAST ELEVATION	33%	67%
NORTH ELEVATION	27%	73%
SOUTH ELEVATION	33%	67%
BUILDING SF TOTALS	32%	68%



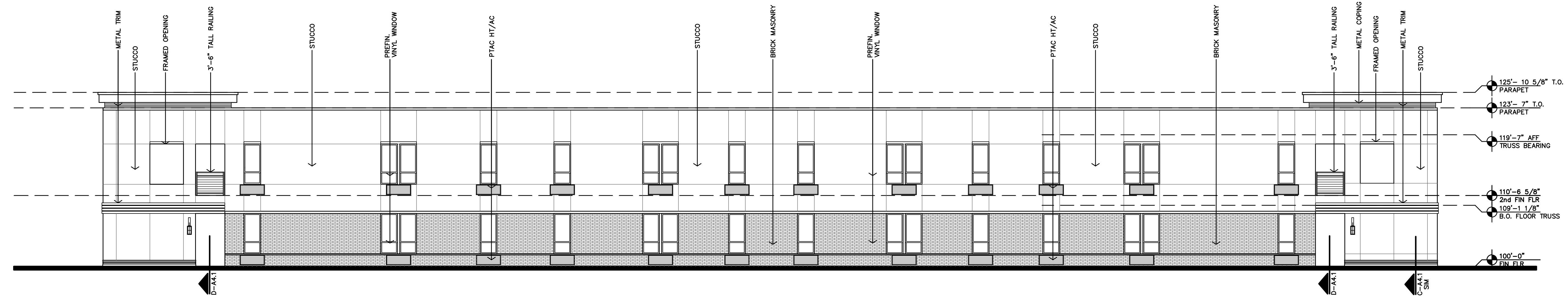
D BUILDING B
EAST ELEVATION
1/8"=1'-0"



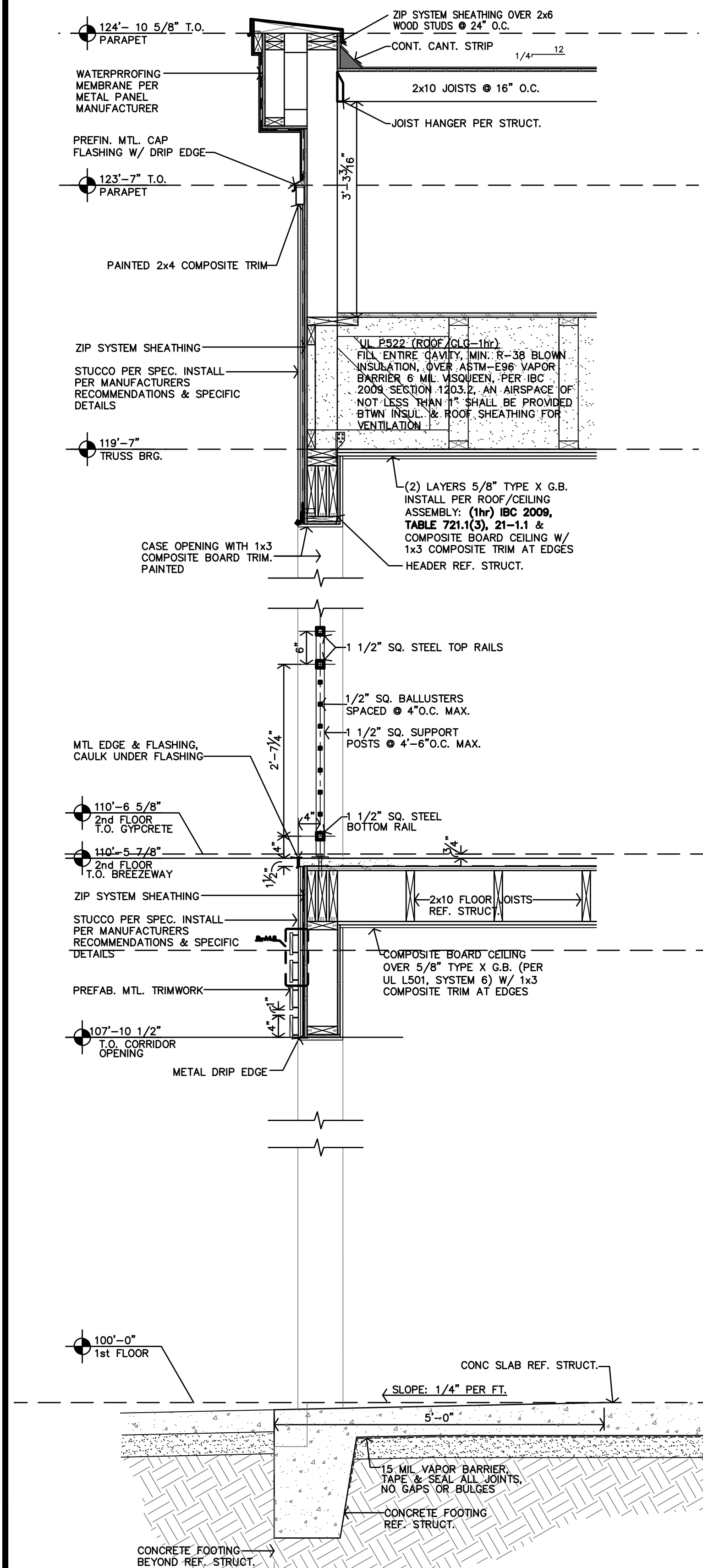
C **BUILDING B**
WEST ELEVATION
1/8"=1'-0"



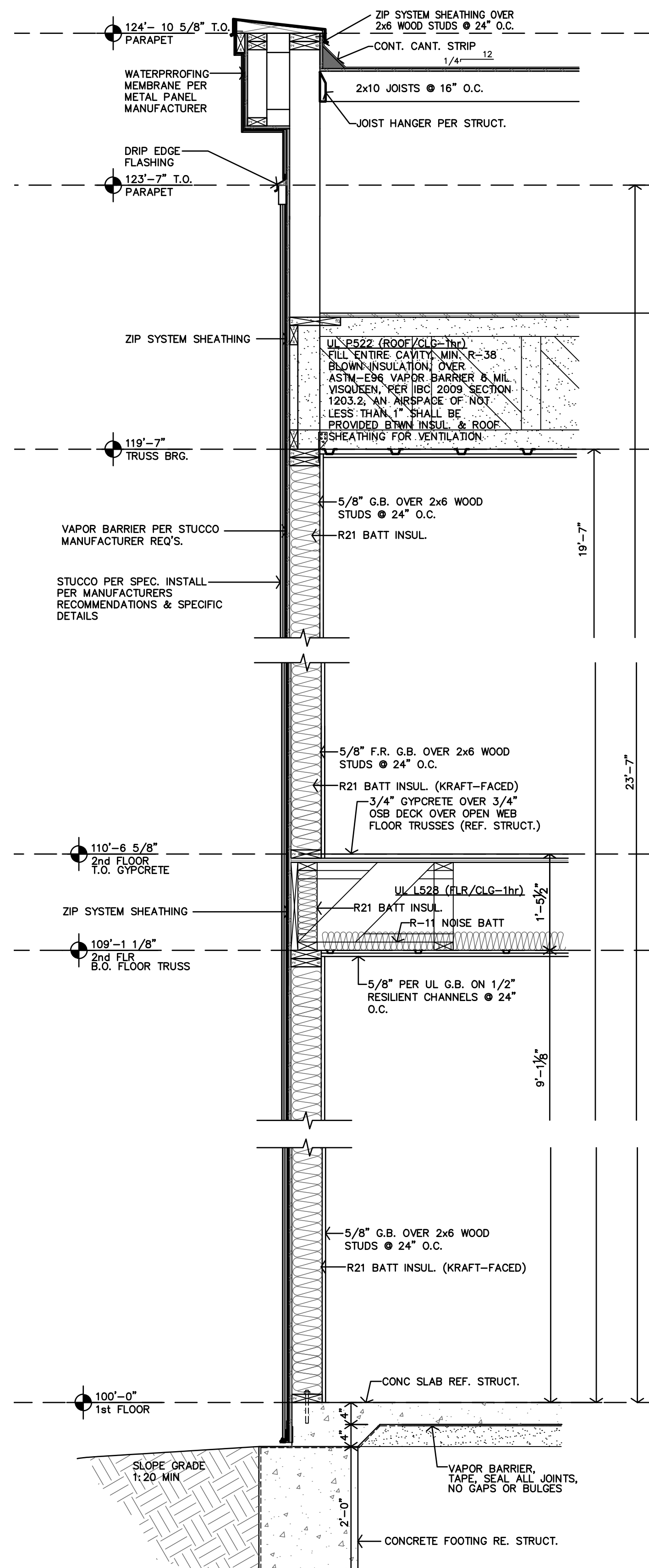
B BUILDING B
SOUTH ELEVATION
1/8"=1'-0"



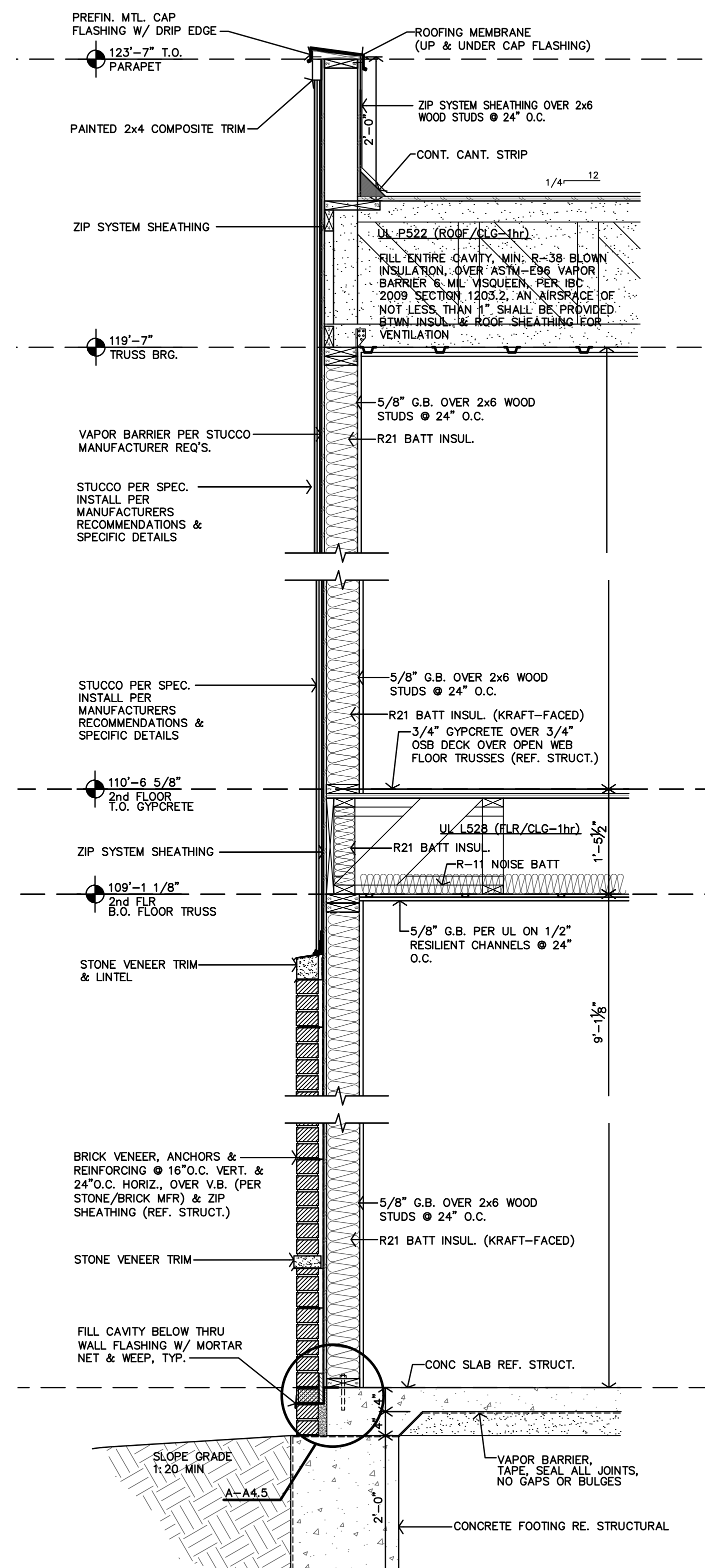
A **BUILDING B**
NORTH ELEVATION
1/8"=1'-0"



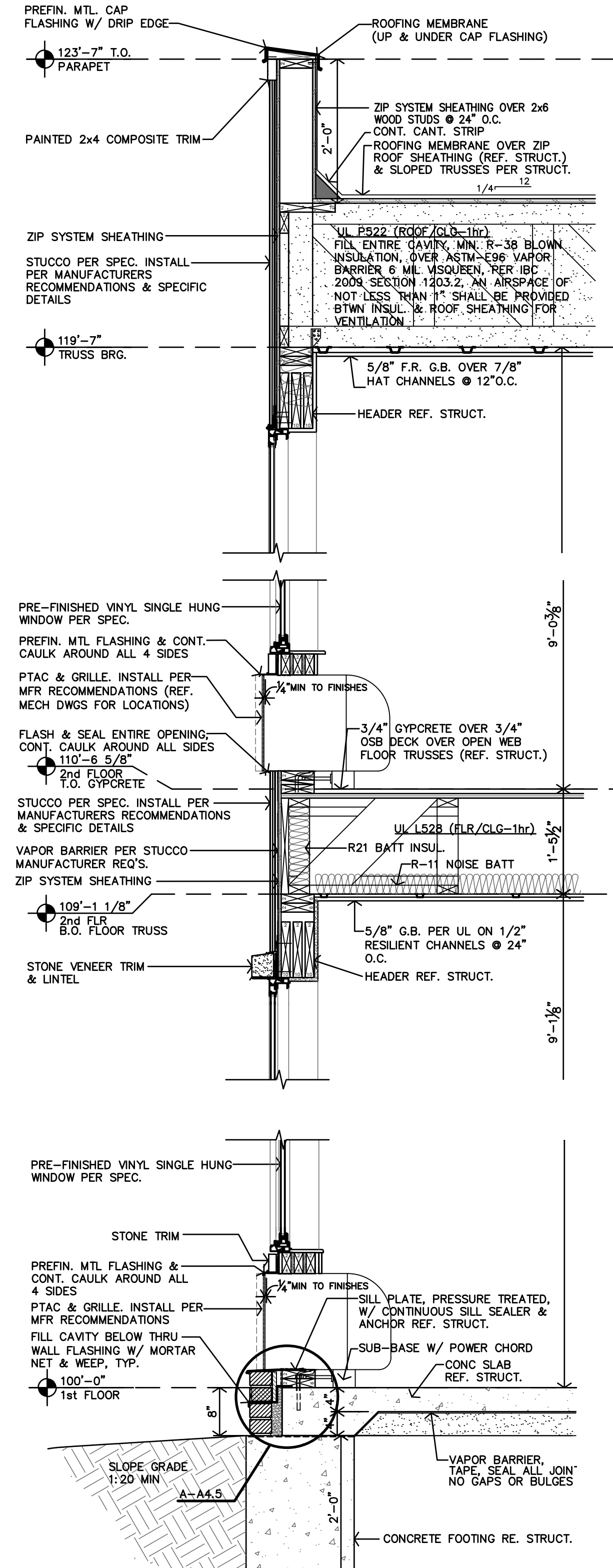
D TYP WALL SECTION
3/4"=1'-0"



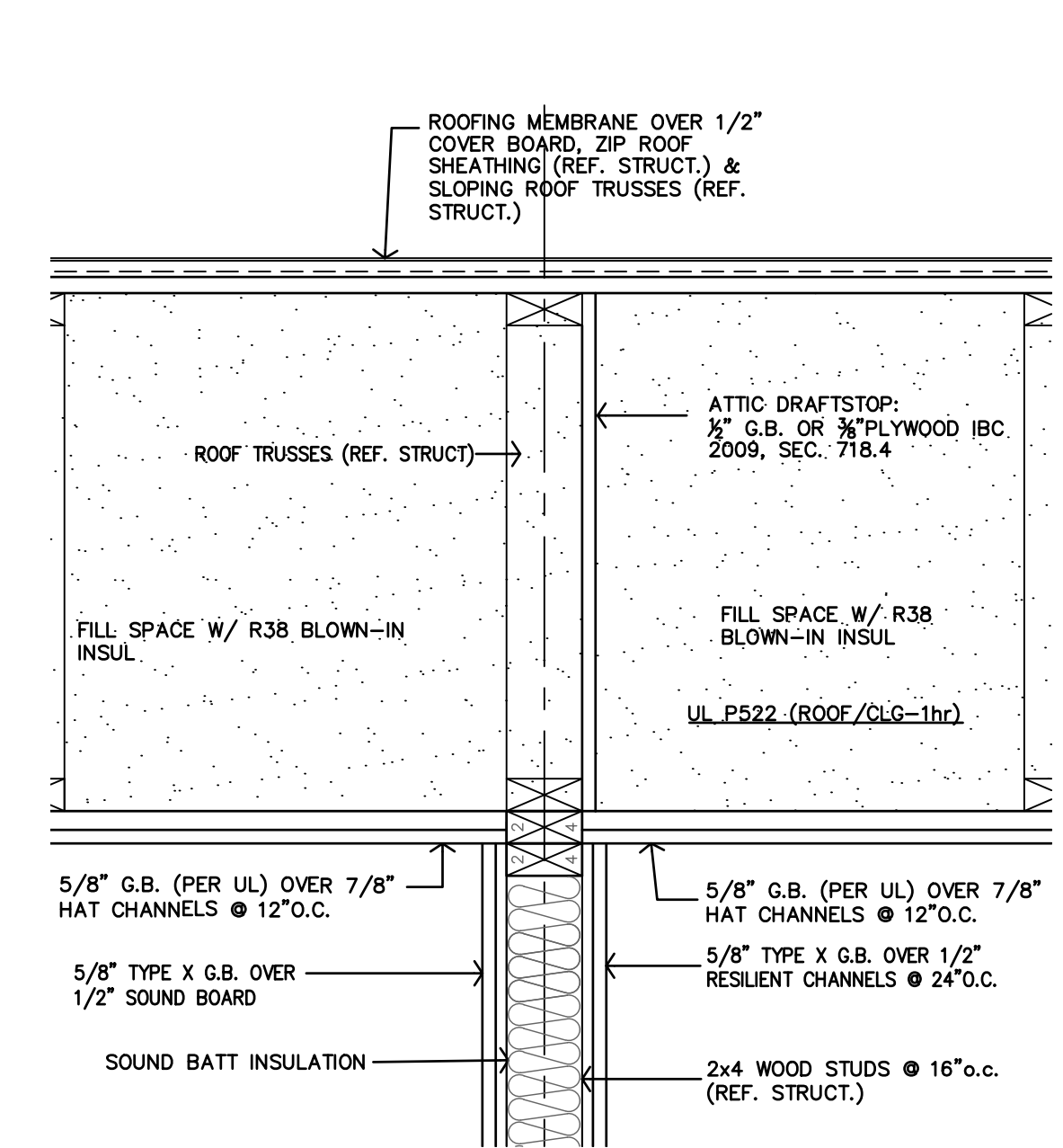
C TYP WALL SECTION
3/4"=1'-0"



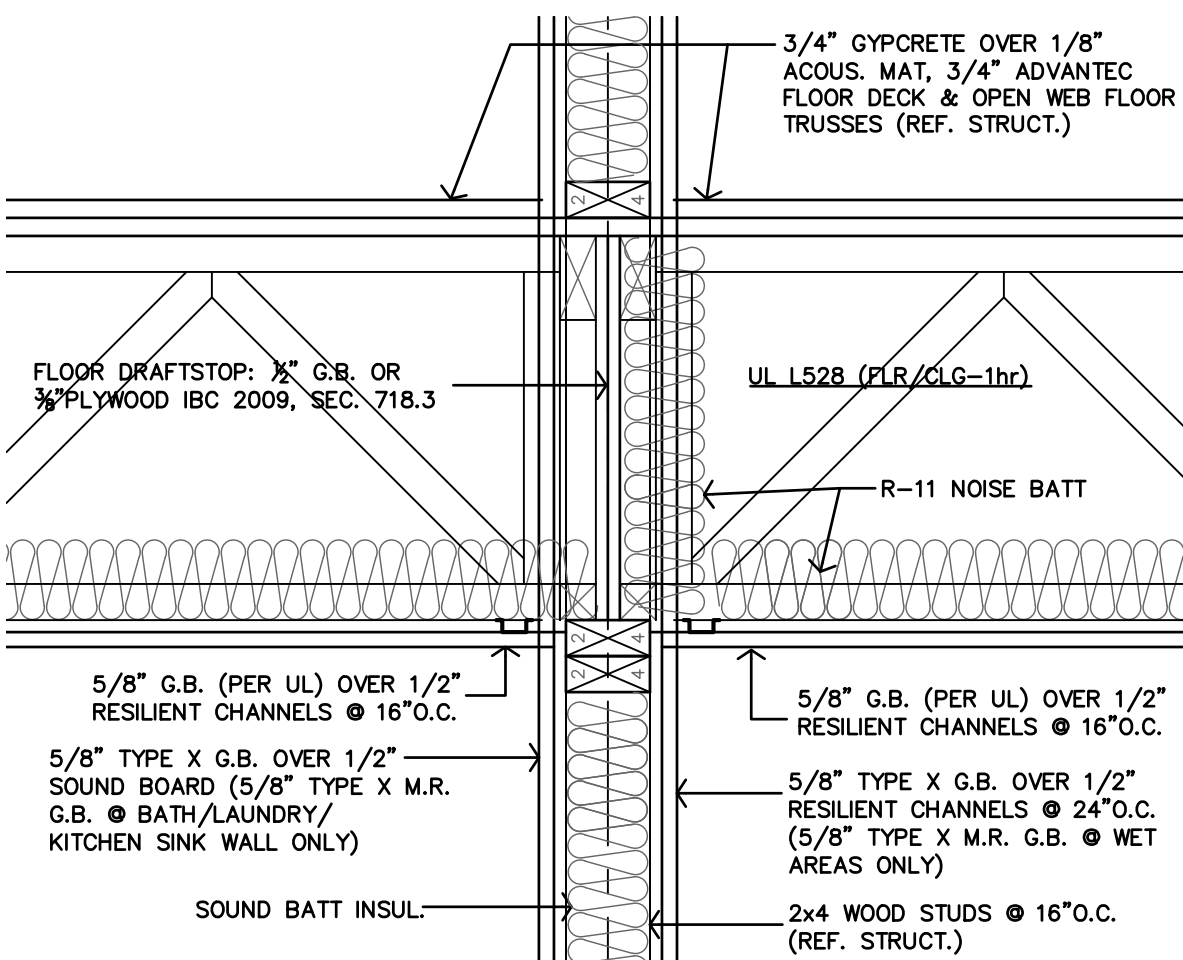
B TYP WALL SECTION
3/4"=1'-0"



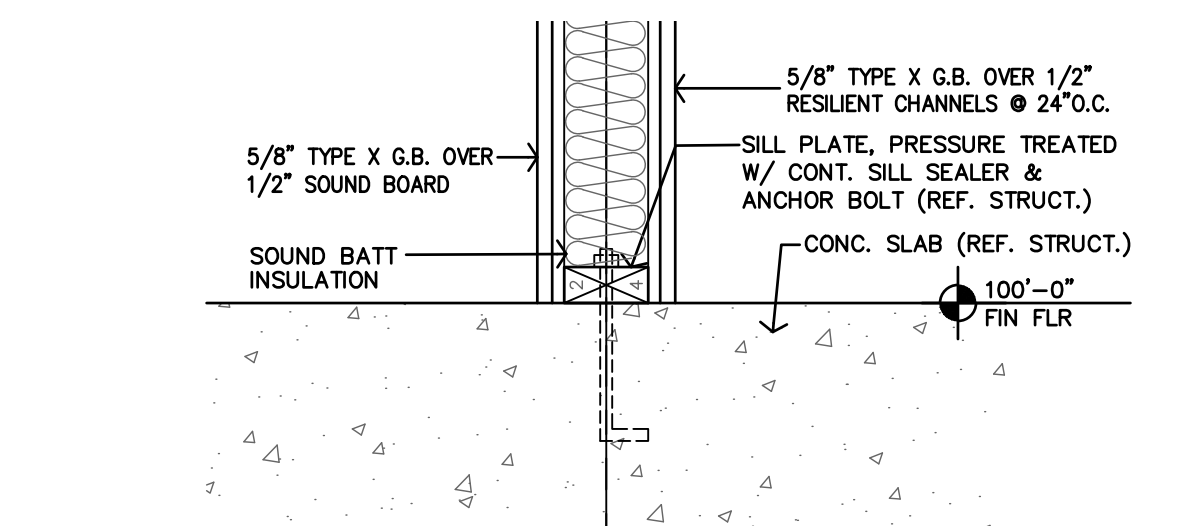
A TYP WALL SECTION
3/4"=1'-0"



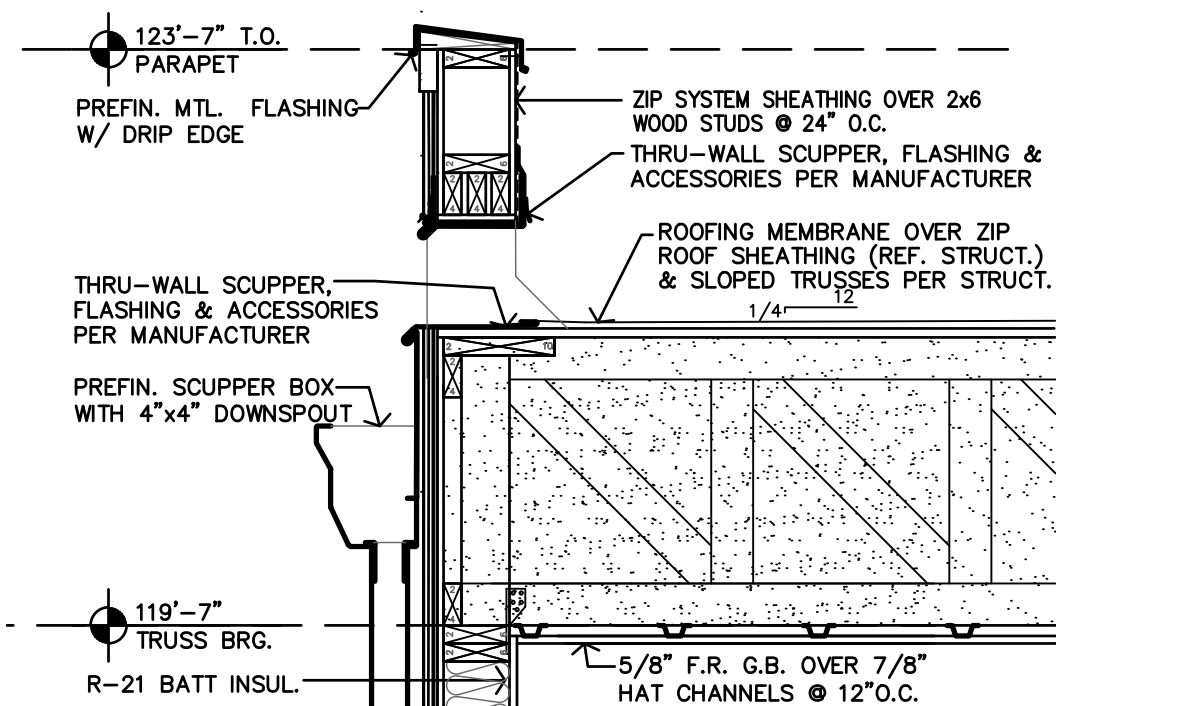
J UNIT/UNIT DETAIL
1 1/2"=1'-0"



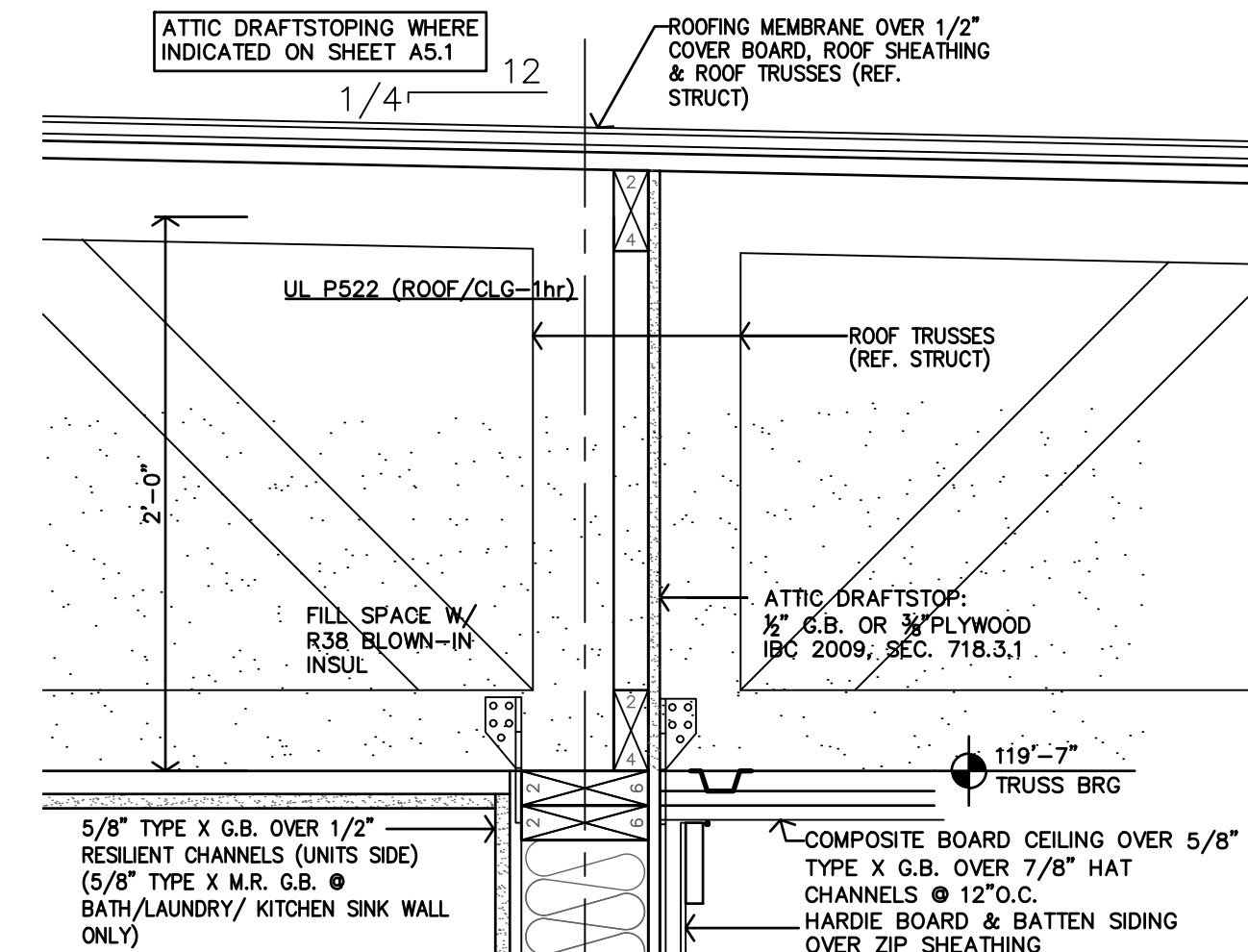
H UNIT/UNIT DETAIL
1 1/2"=1'-0"



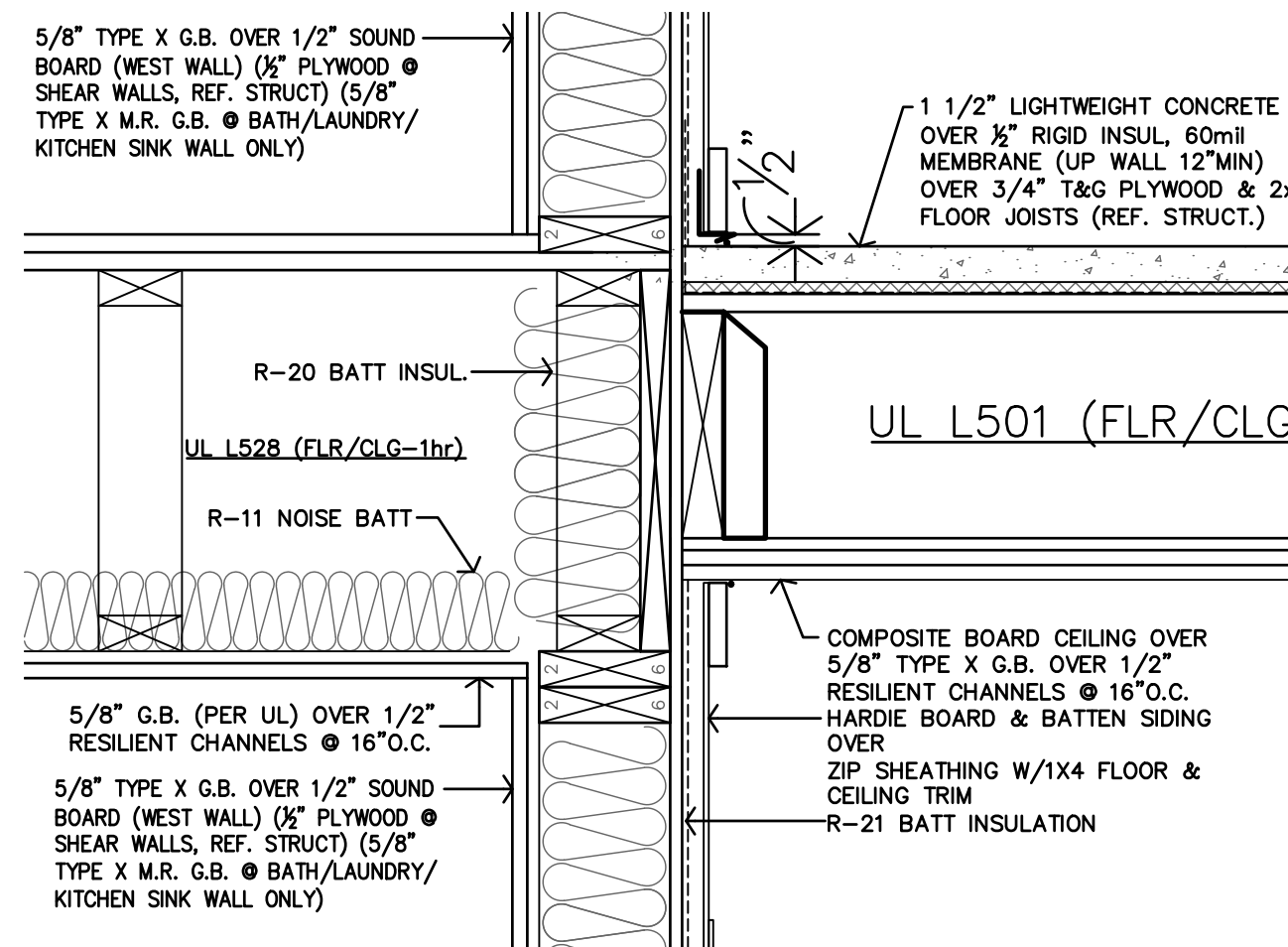
F UNIT/UNIT DETAIL
1 1/2"=1'-0"



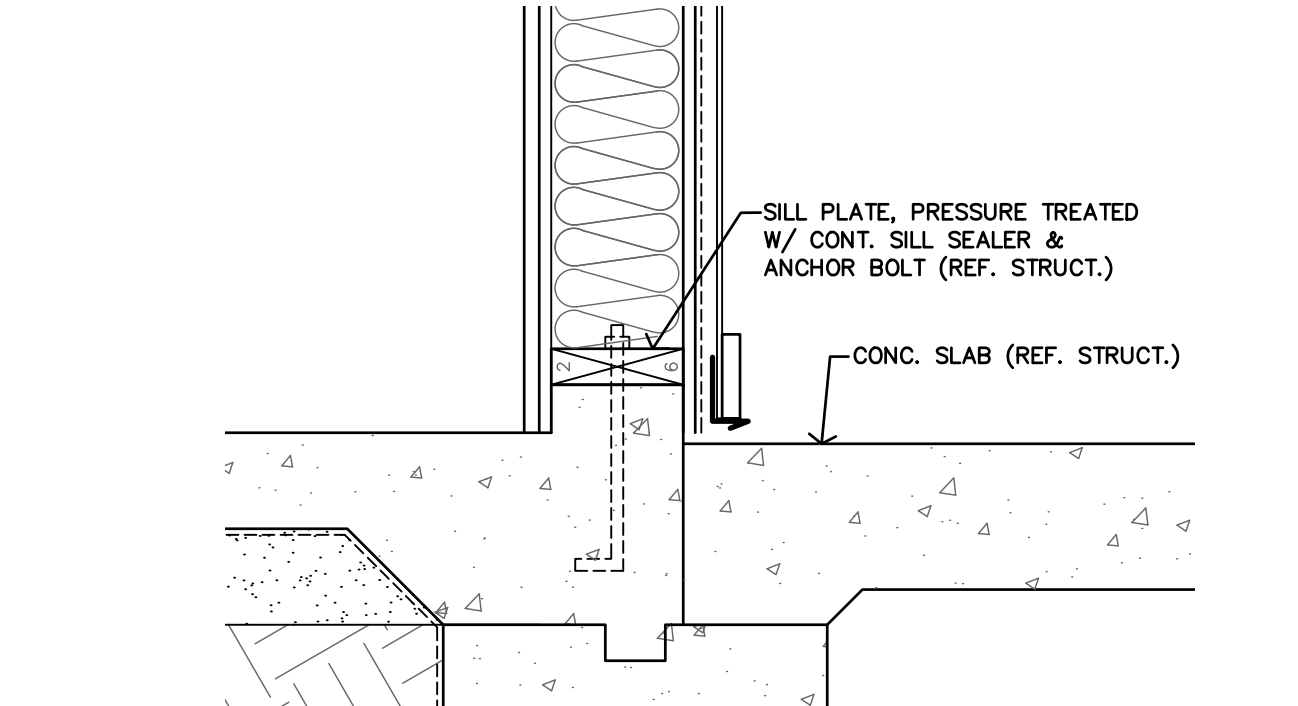
D SCUPPER DTL
3/4"=1'-0"



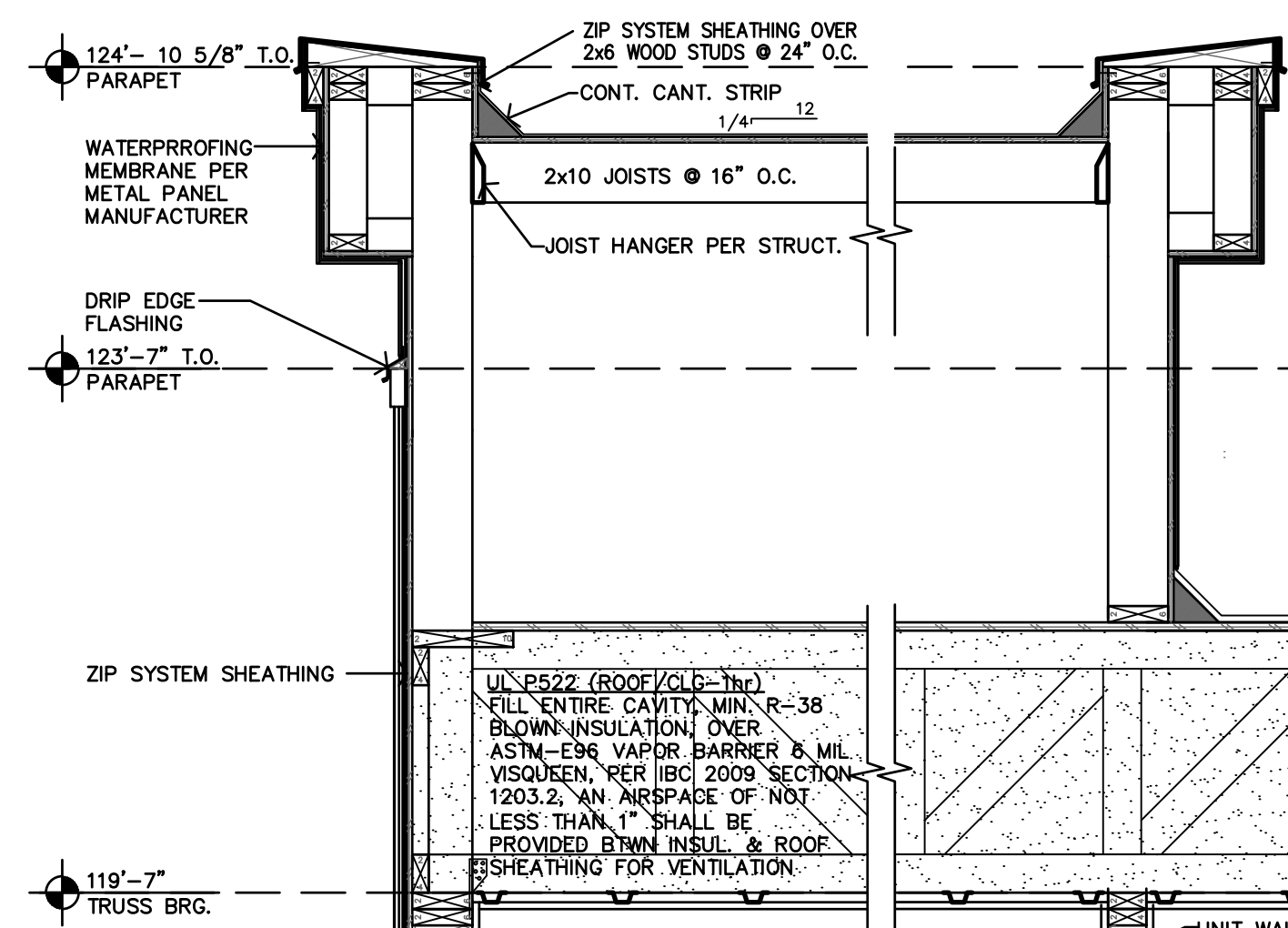
I UNIT/CORRIDOR DETAIL
1 1/2"=1'-0"



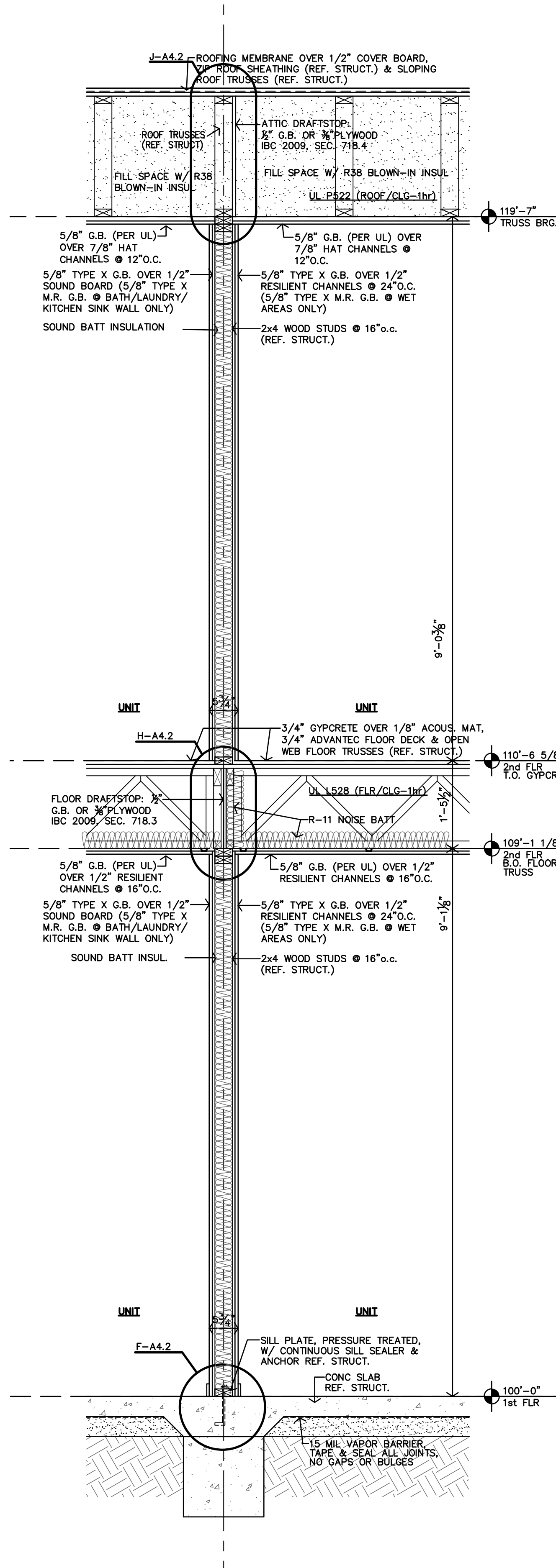
G UNIT/CORRIDOR DETAIL
1 1/2"=1'-0"



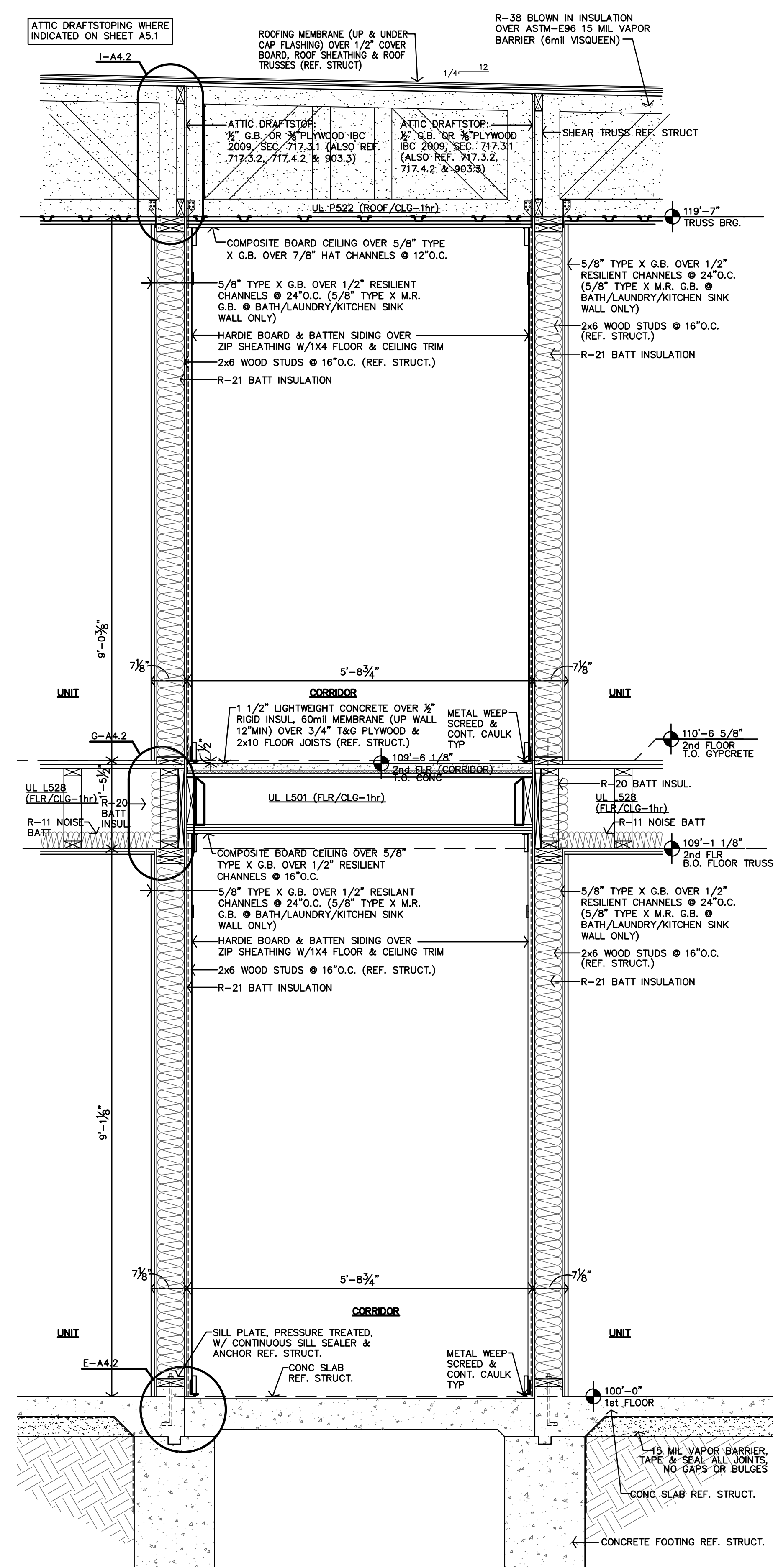
E UNIT/CORRIDOR DETAIL
1 1/2"=1'-0"



C UPPER PARAPET DTL.
3/4"=1'-0"



B UNIT/UNIT TYP. WALL SECTION
3/4"=1'-0"



A CORRIDOR/BREEZEWAY WALL SECTION
3/4"=1'-0"

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

REVISION:

DATE: 1-14-2026

JOB: 25-3385

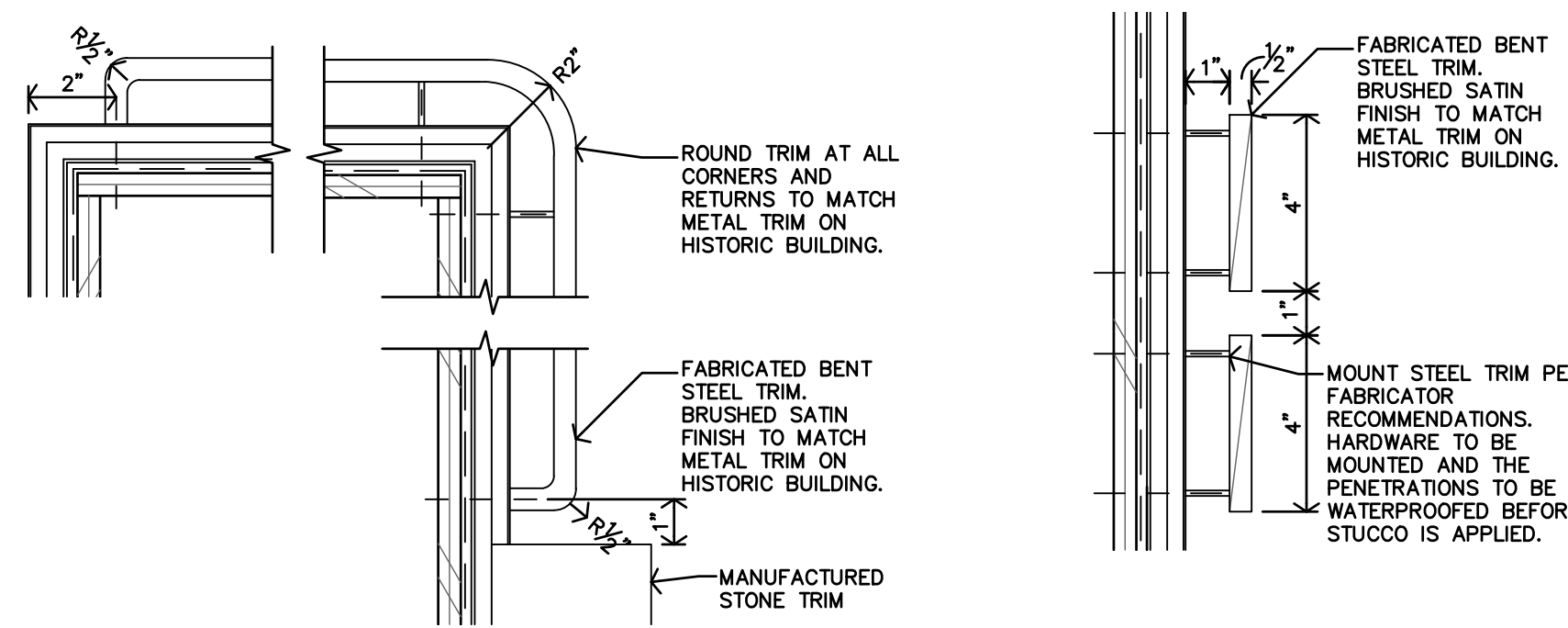
SHEET NO.:

A4.2

JonesGillamRenz
730 N. Ninth Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

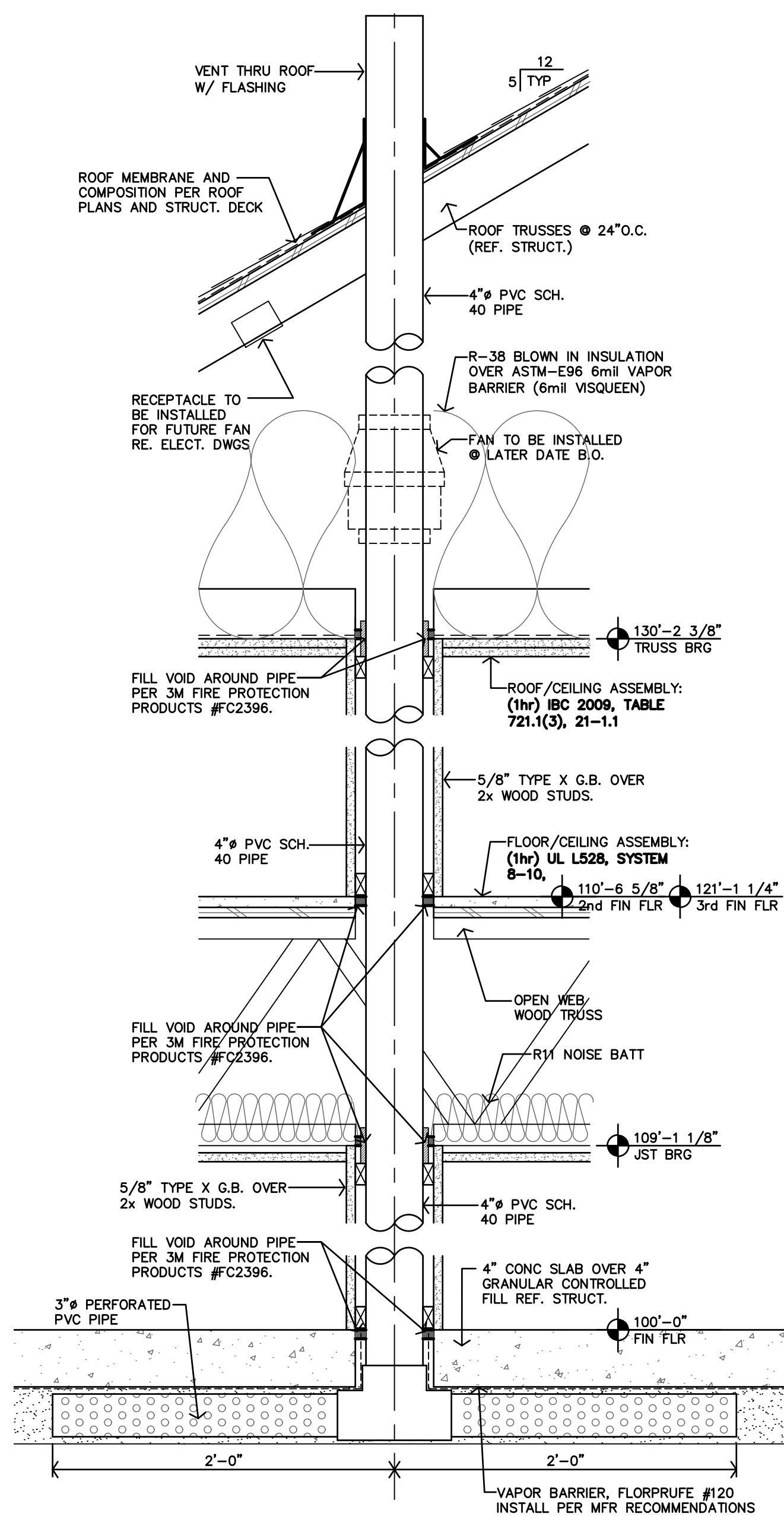
LANDMARK 601
601 W. LEWIS
CONROE, TEXAS

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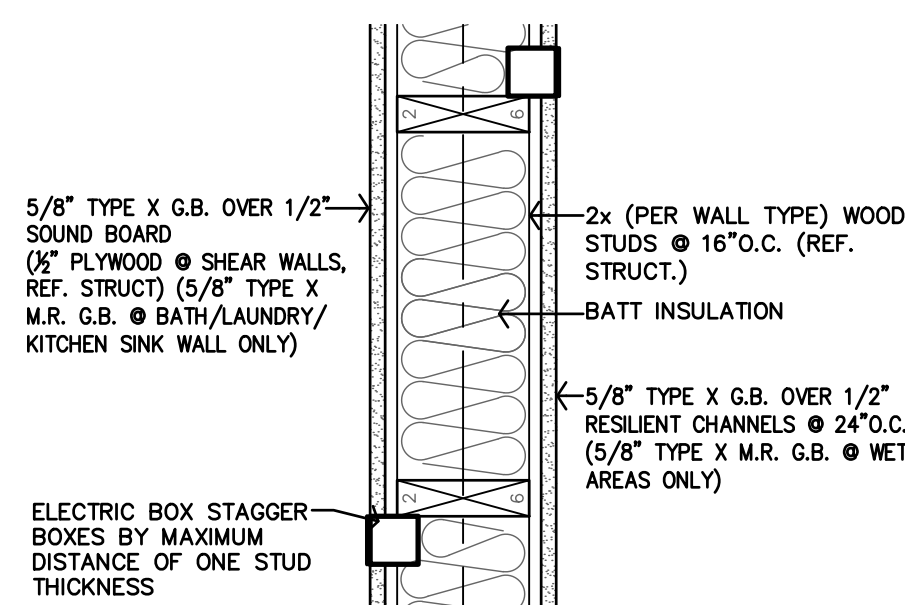


S METAL TRIM PLAN DTL
3'-1'-0"

R METAL TRIM SECTION DTL
3'-1'-0"

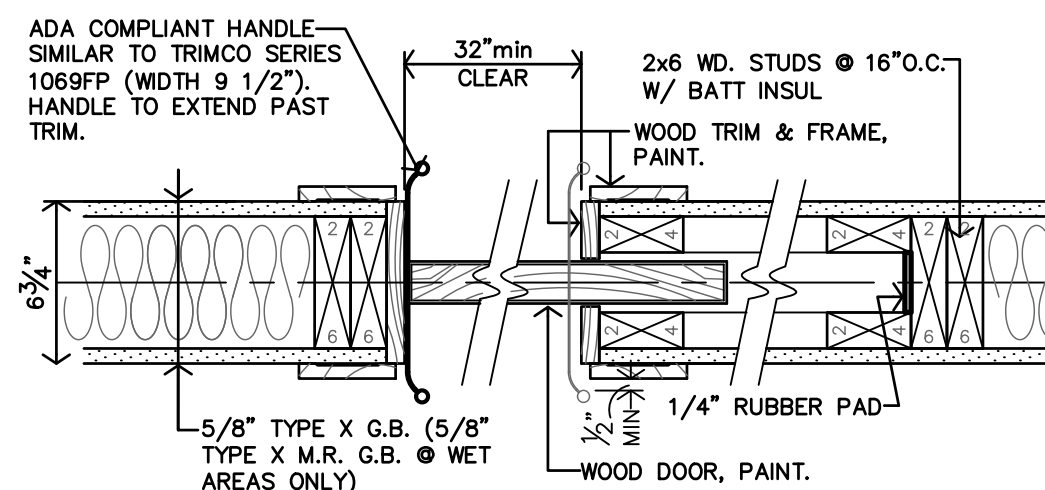


Q RADON PIPE DTL.
3'-4'-1'-0"

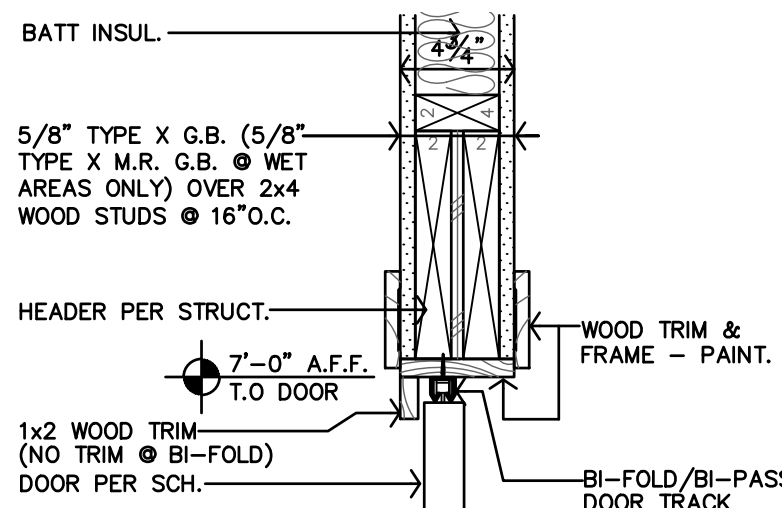


T FIRE BLOCKING
PLAN @ J-BOX

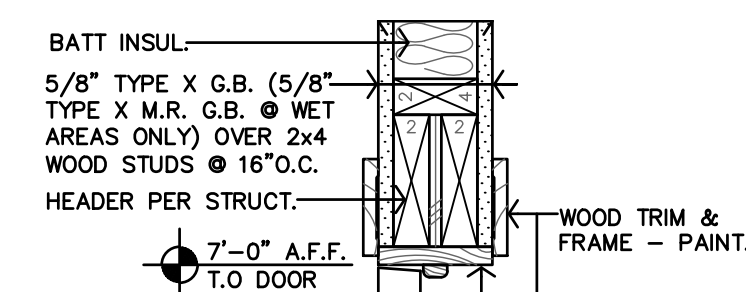
O POCKET DOOR HEAD DTL.
1 1/2'-1'-0"



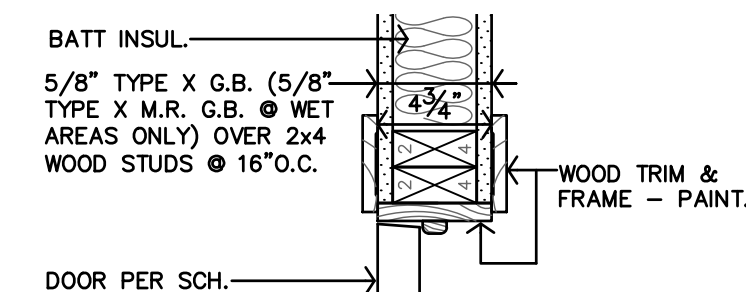
N POCKET DOOR JAMB DTL.
1 1/2'-1'-0"



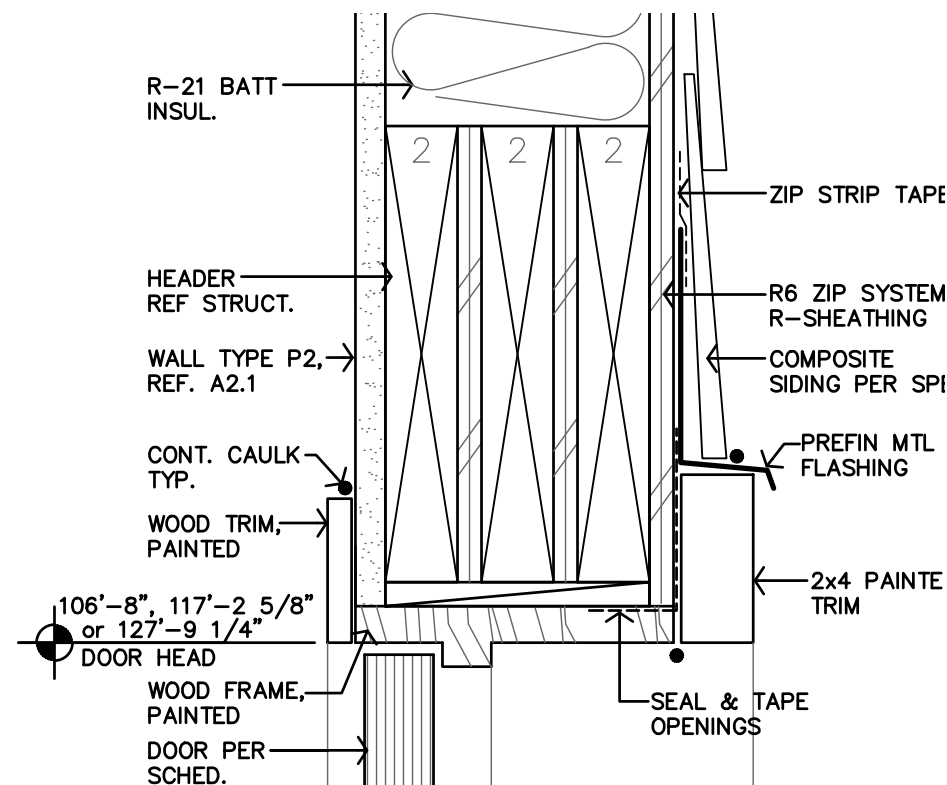
M BI-FOLD/BI-PASS
DOOR HEAD DTL.
1 1/2'-1'-0"



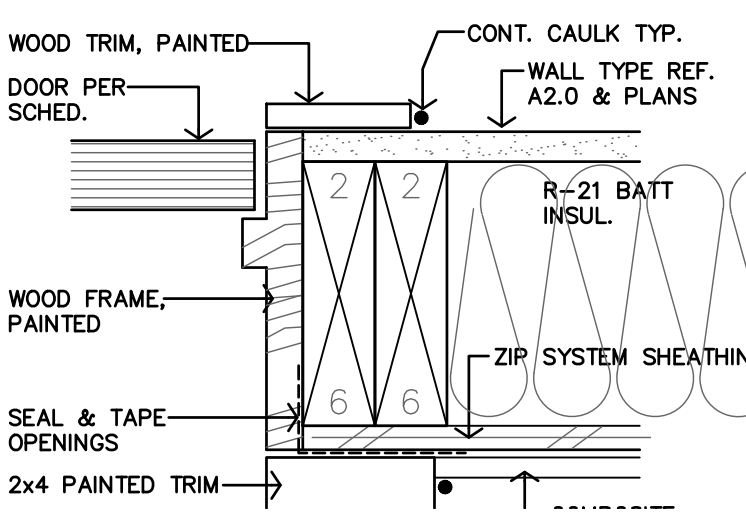
L TYP INTERIOR
DOOR HEAD DTL.
1 1/2'-1'-0"



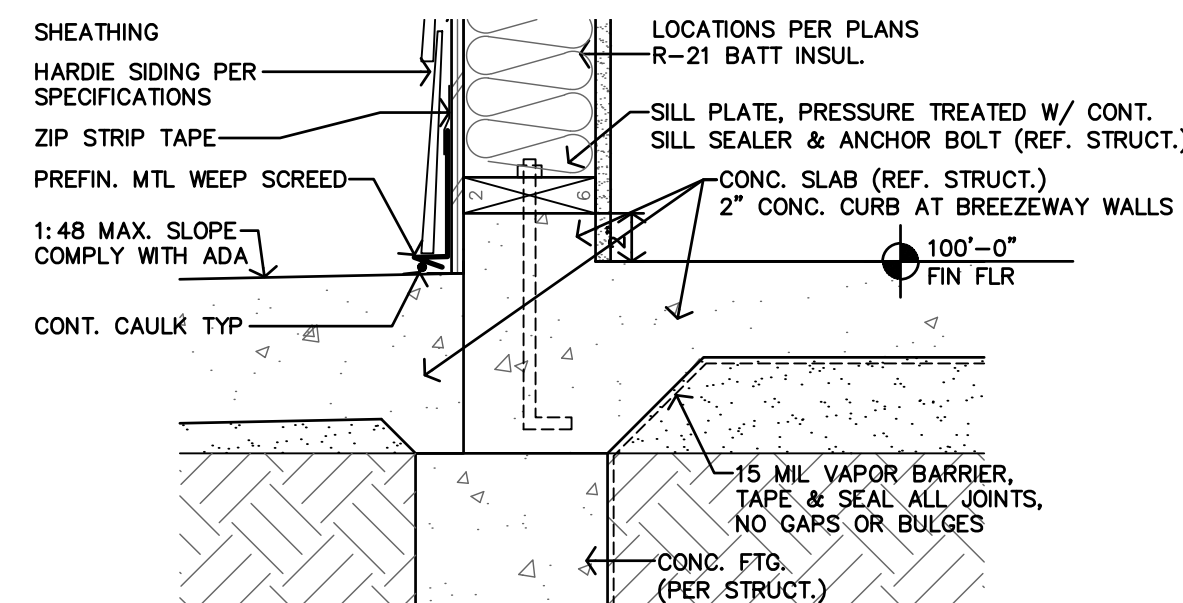
K TYP INTERIOR
DOOR JAMB DTL.
1 1/2'-1'-0"



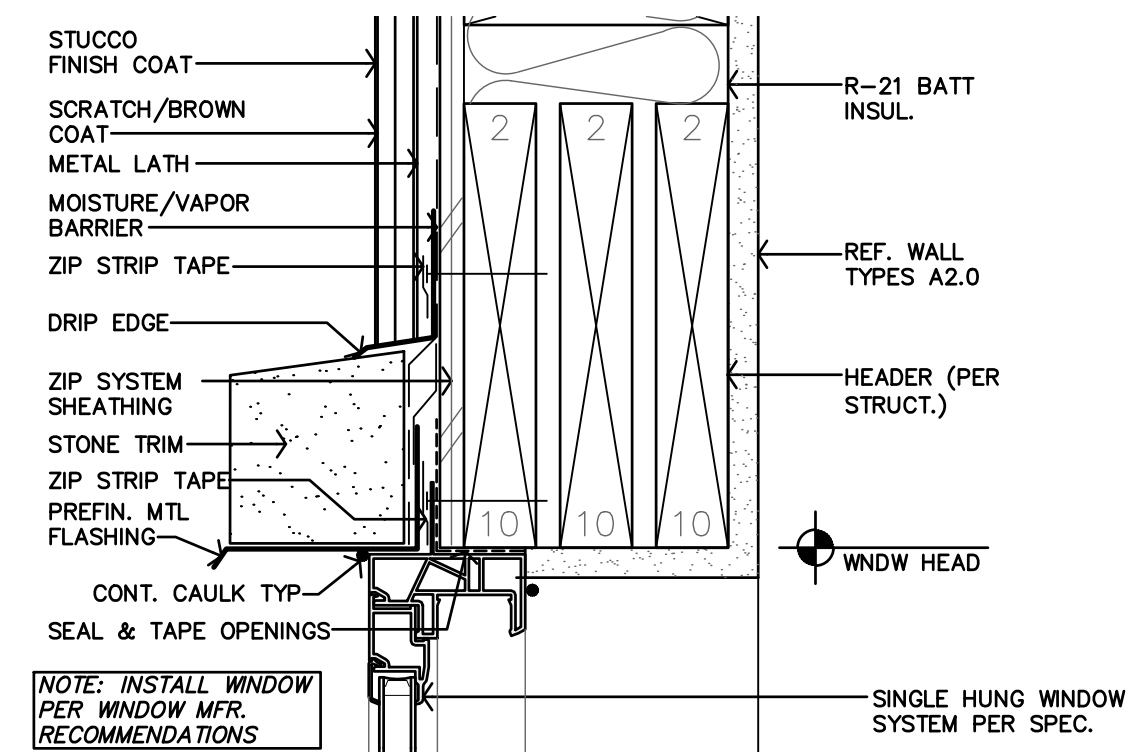
J TYP EXT. DOOR
HEAD DETAIL @ SIDING
3'-1'-0"



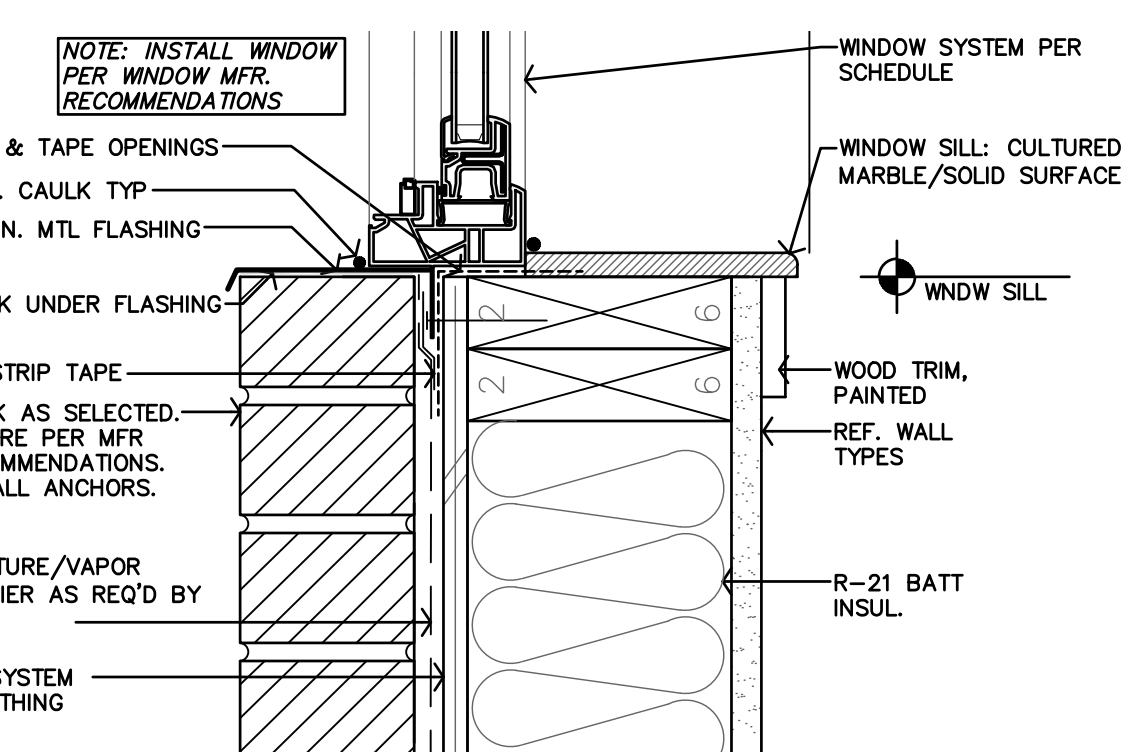
I TYP EXT. DOOR
JAMB DETAIL @ SIDING
3'-1'-0"



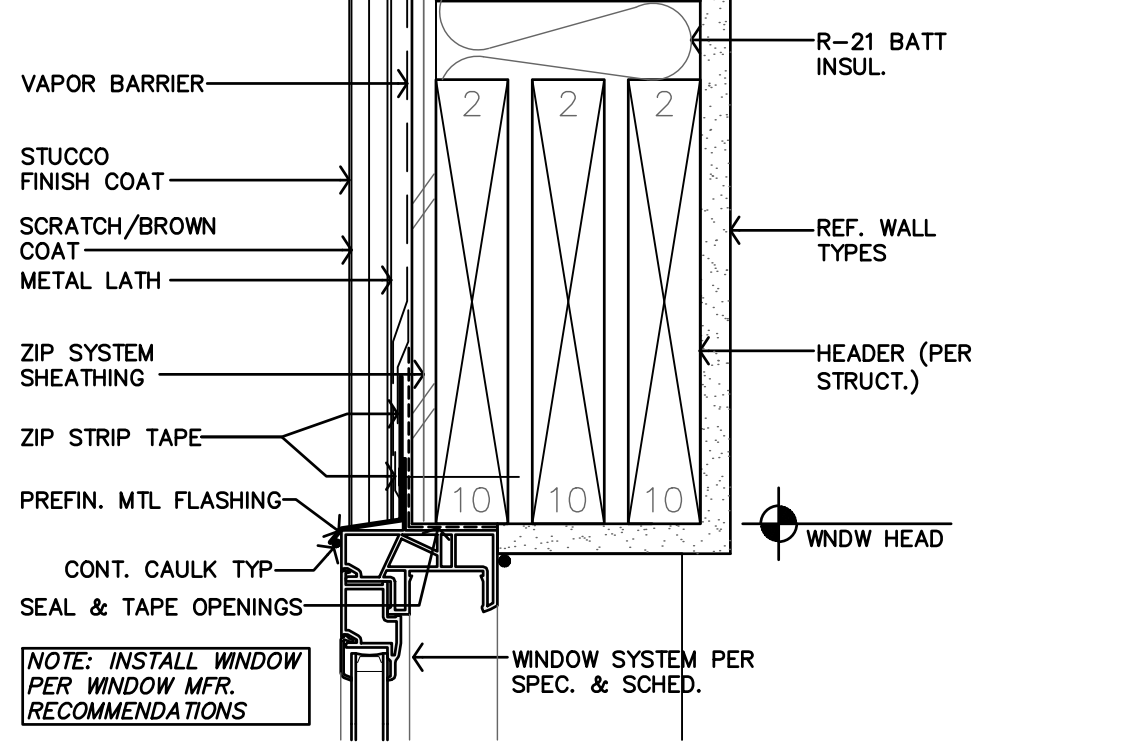
H DETAIL @ BREEZEWAY
1 1/2'-1'-0"



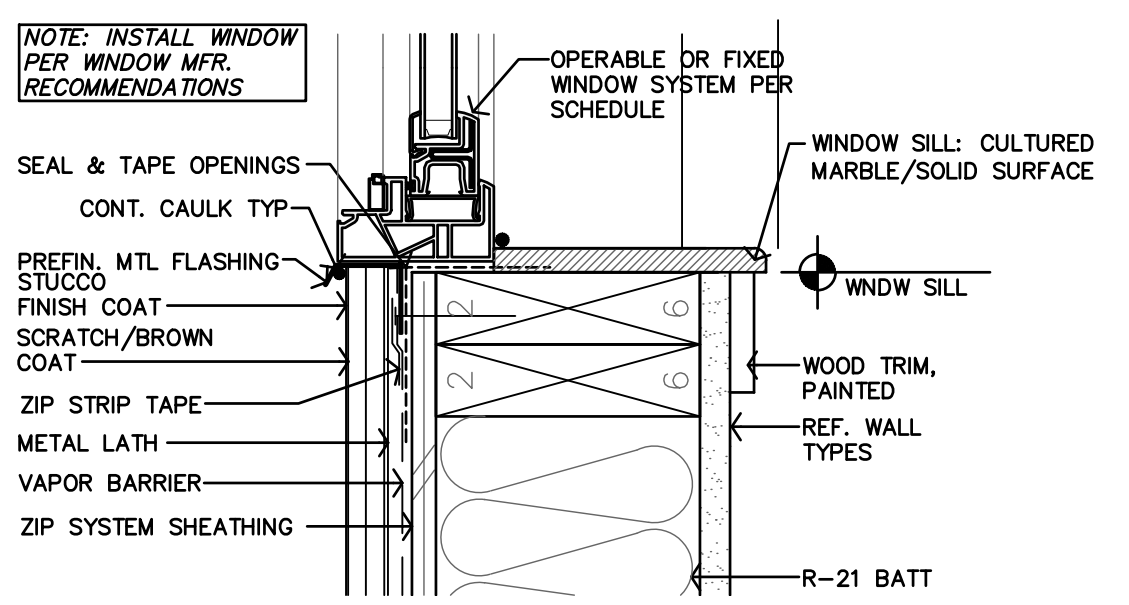
G TYP WINDOW
HEAD DETAIL @ BRICK/STUCCO
3'-1'-0"



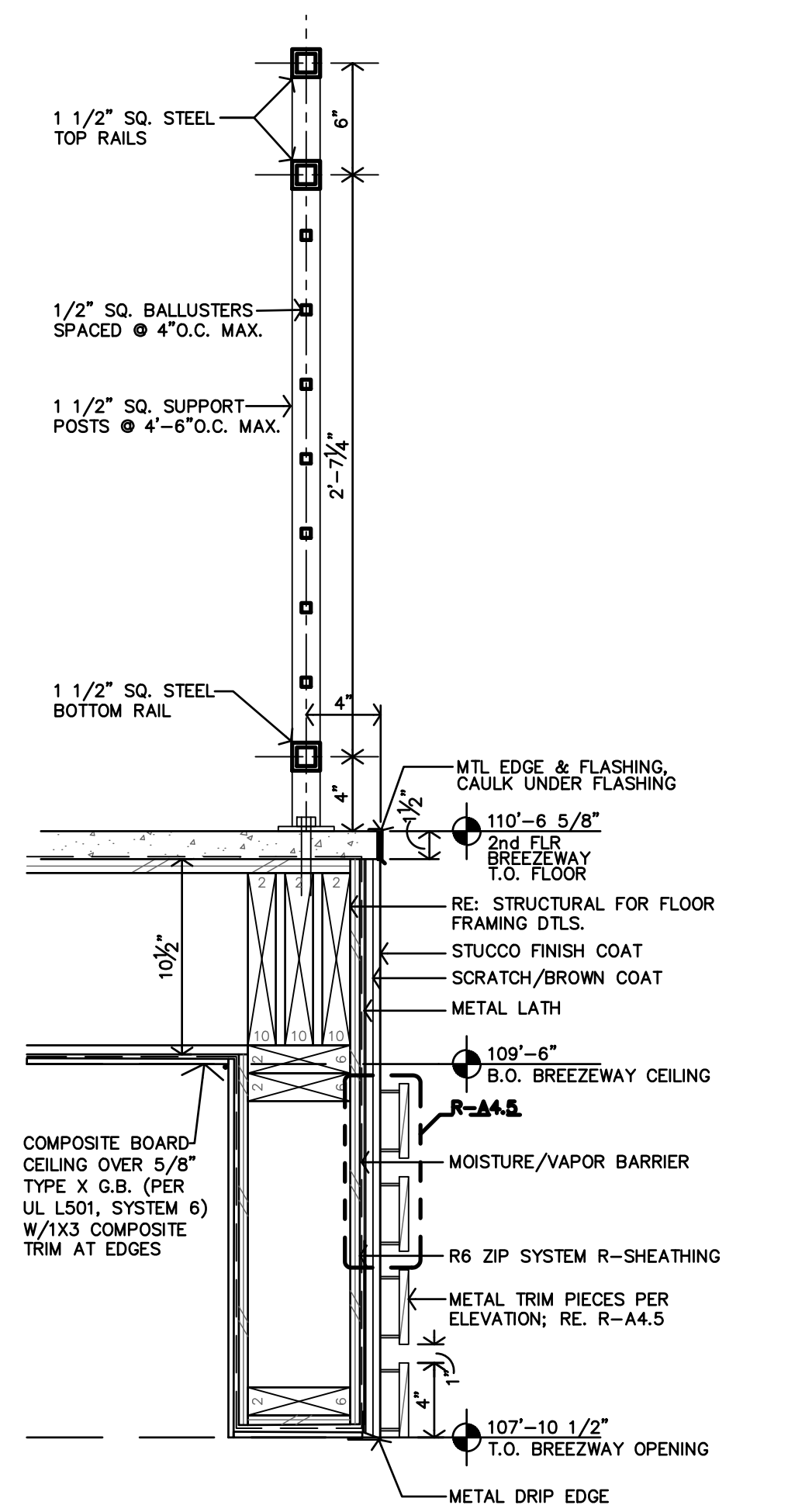
F TYP WINDOW
SILL DETAIL @ BRICK
3'-1'-0"



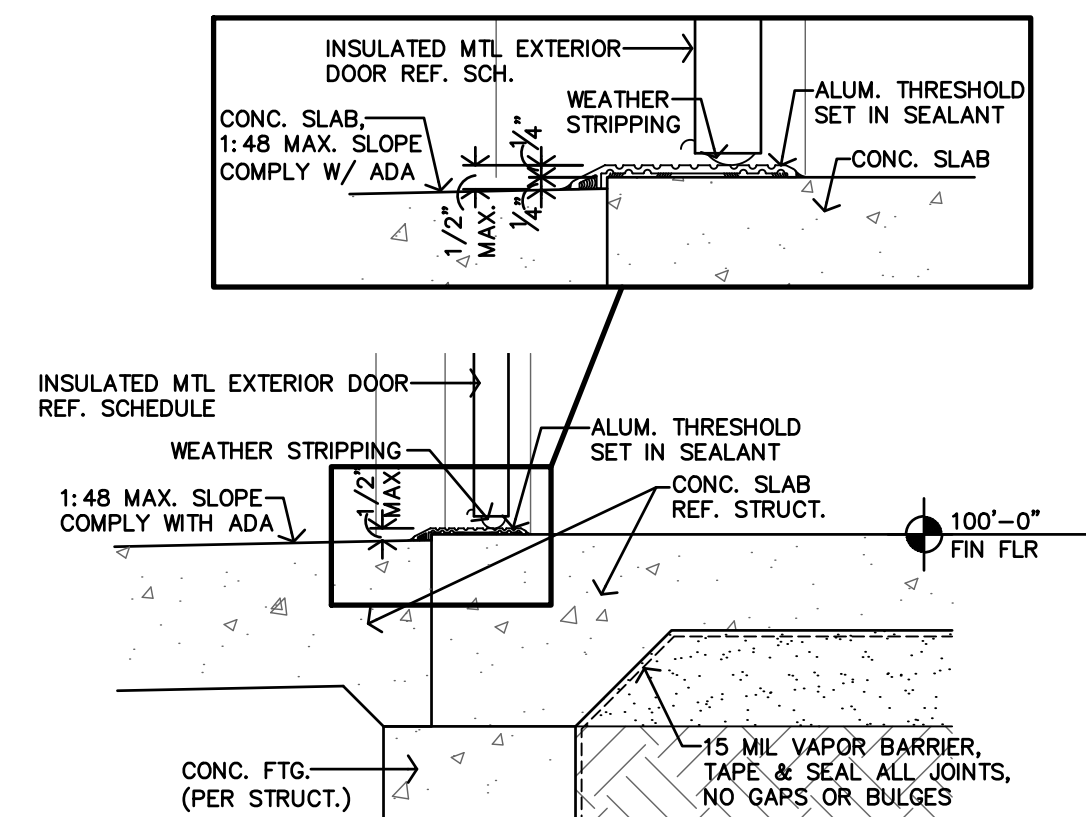
E TYP WINDOW
HEAD DETAIL @ STUCCO
3'-1'-0"



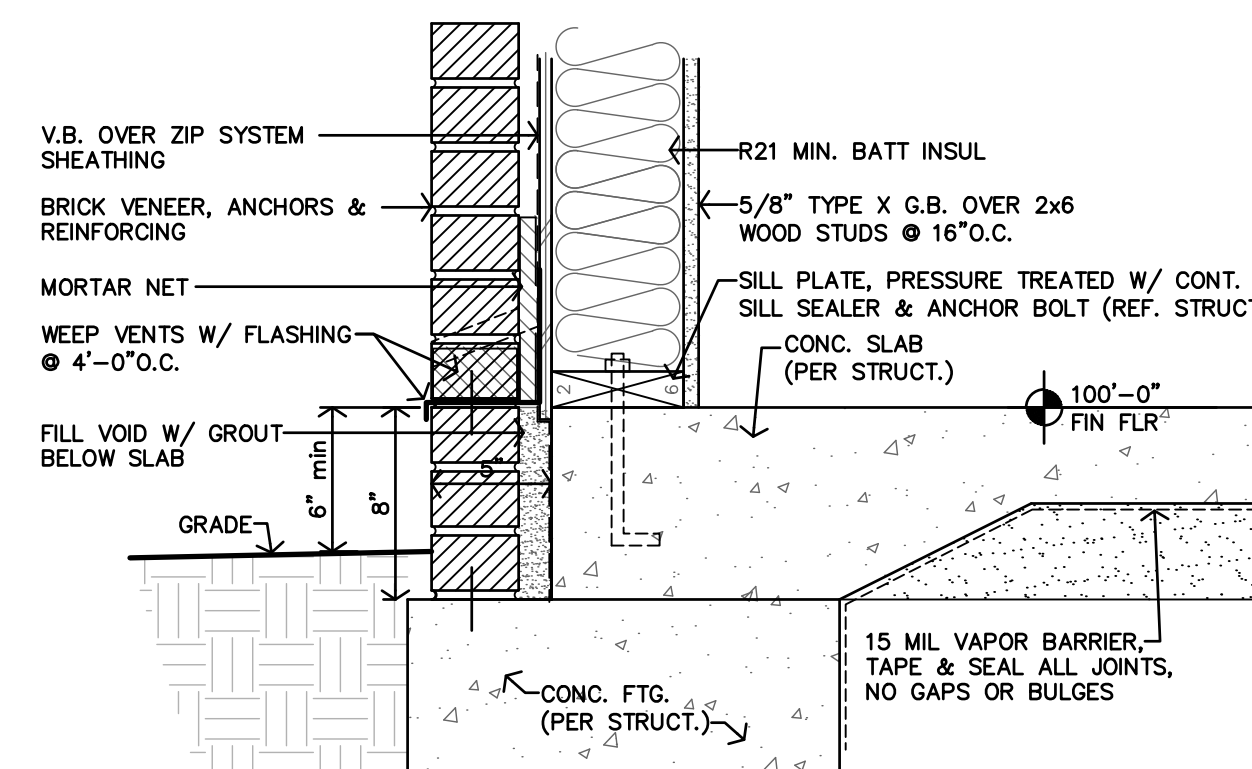
D TYP WINDOW
SILL DETAIL @ STUCCO
3'-1'-0"



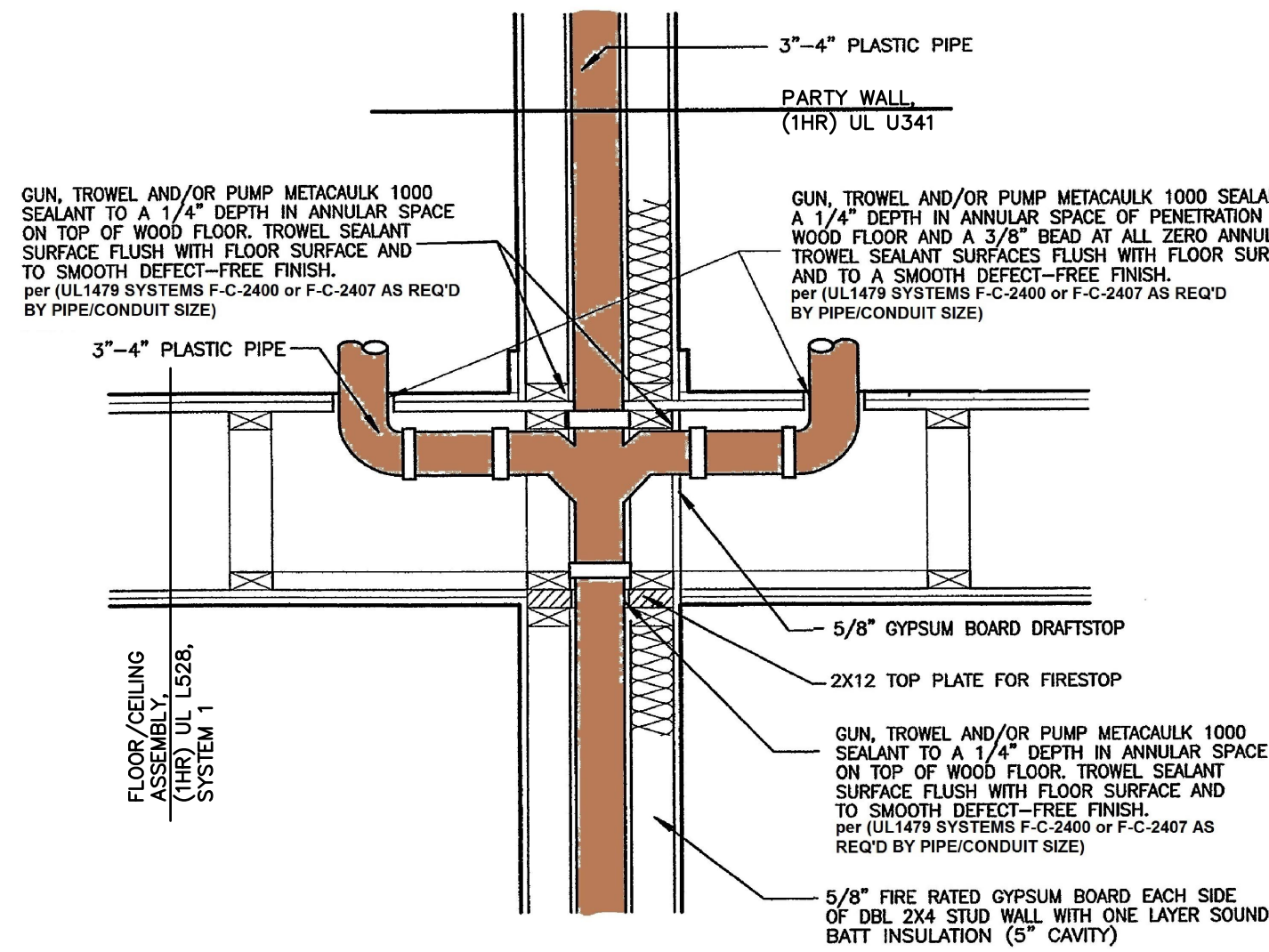
C RAILING SECTION
1 1/2'-1'-0"



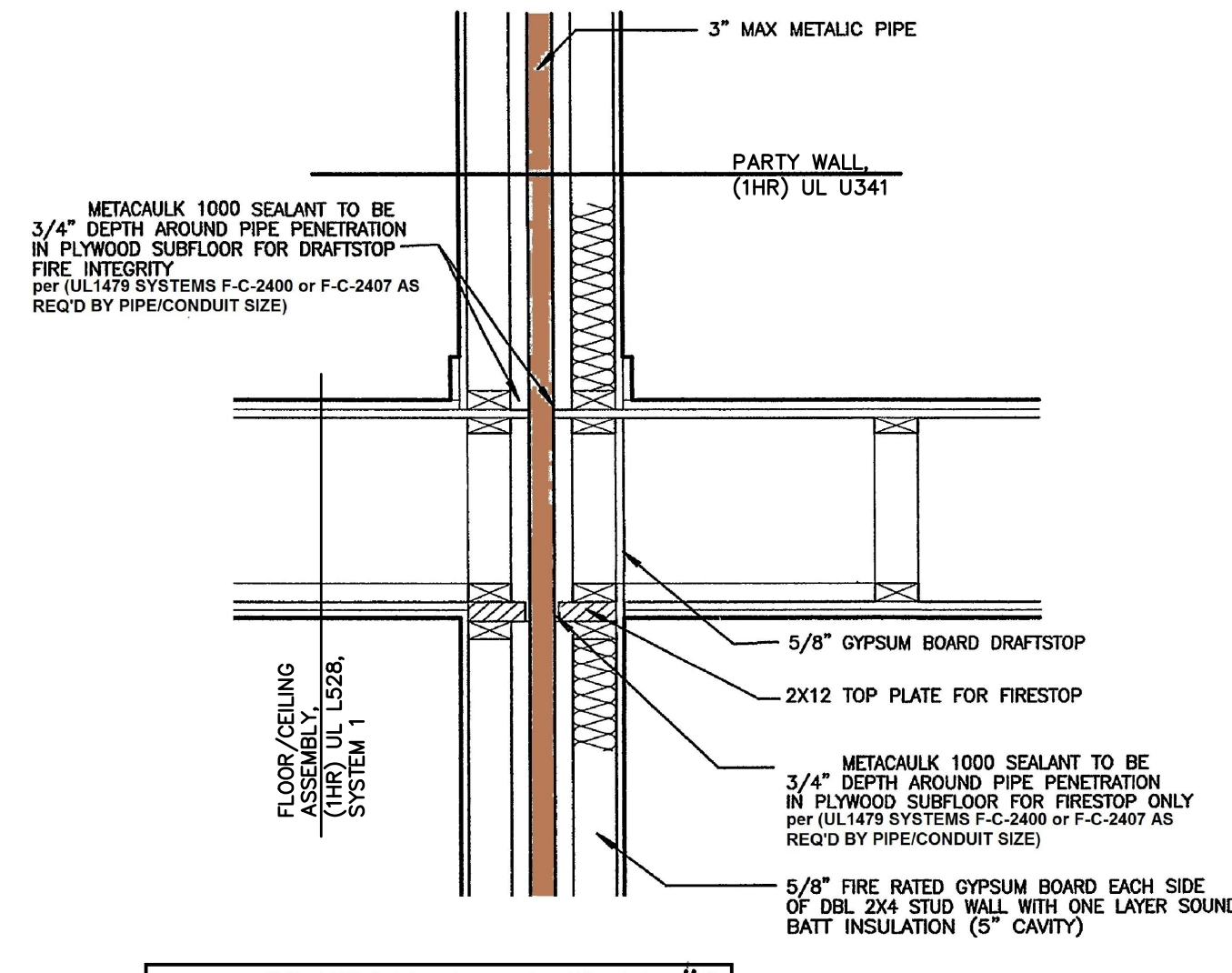
B THRESHOLD
1 1/2'-1'-0"



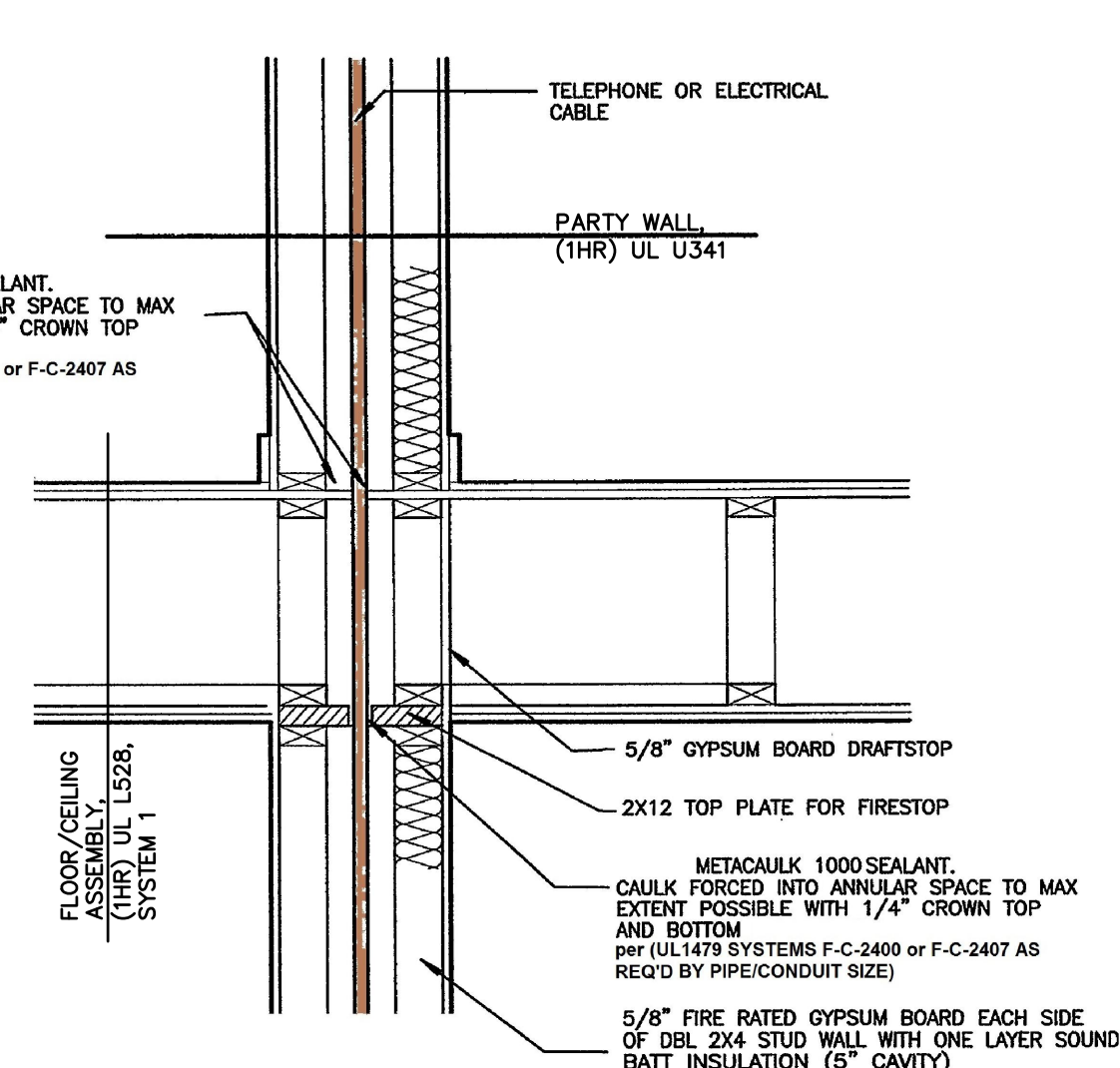
A DETAIL @ SLAB EDGE
1 1/2'-1'-0"



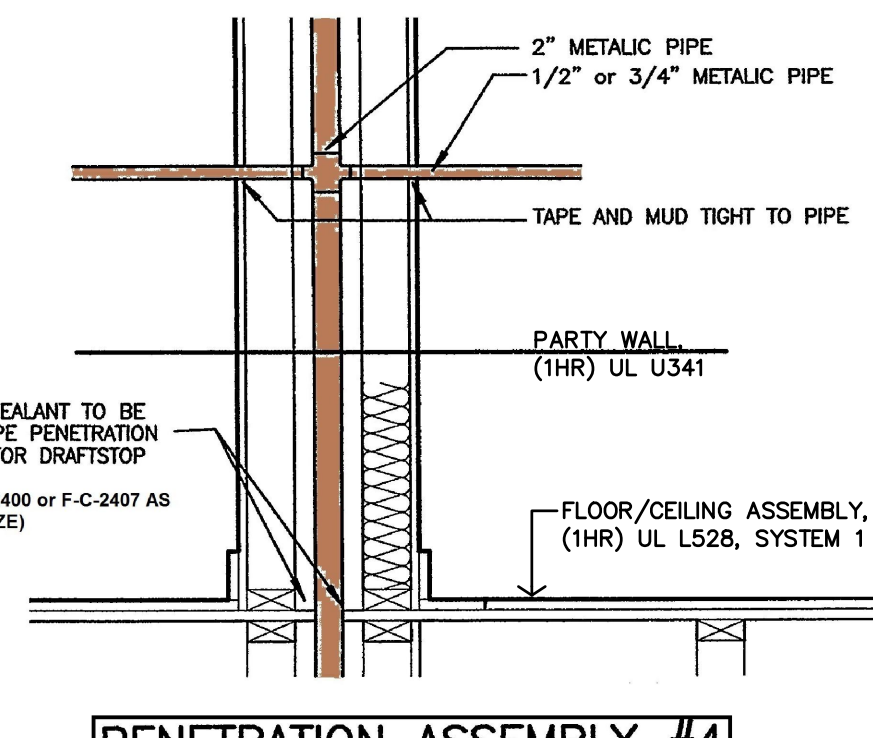
PENETRATION ASSEMBLY #1



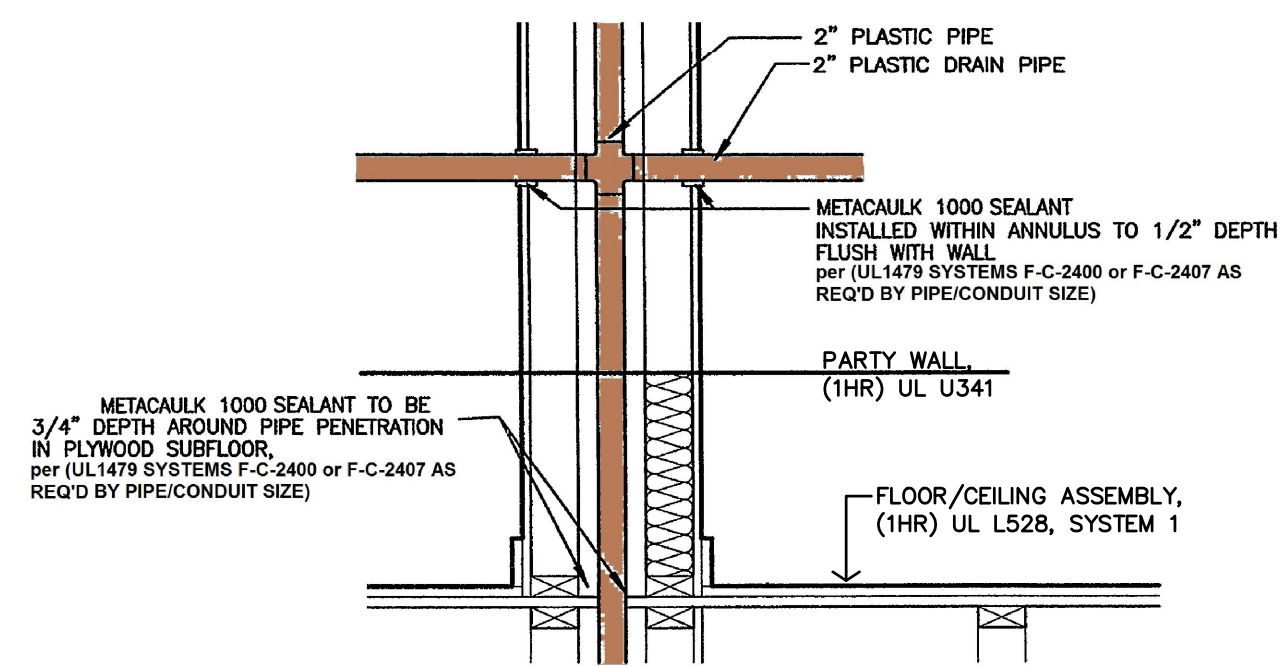
PENETRATION ASSEMBLY #2



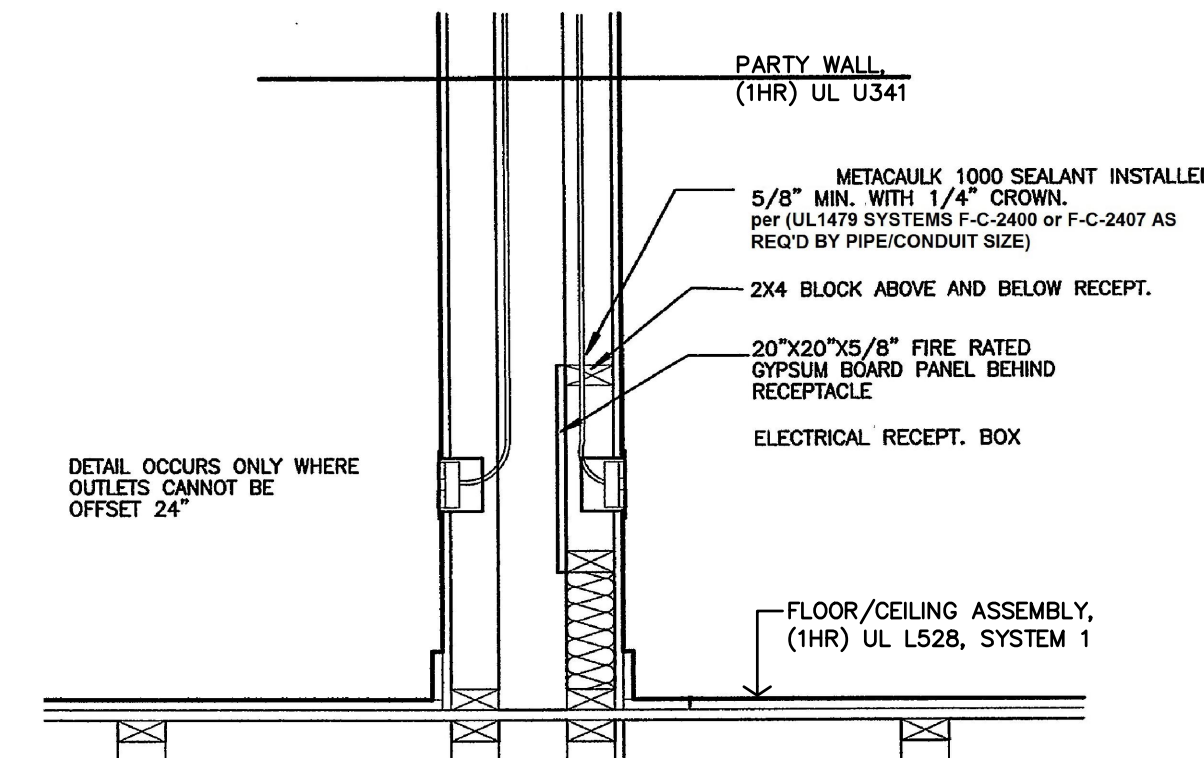
PENETRATION ASSEMBLY #3



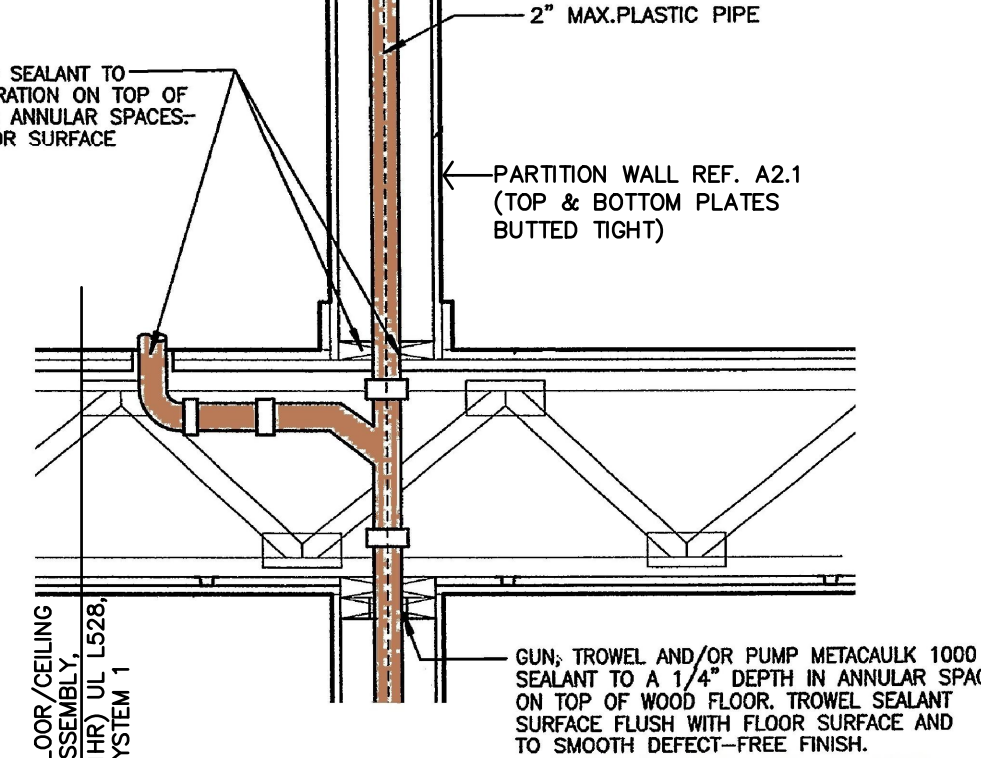
PENETRATION ASSEMBLY #4



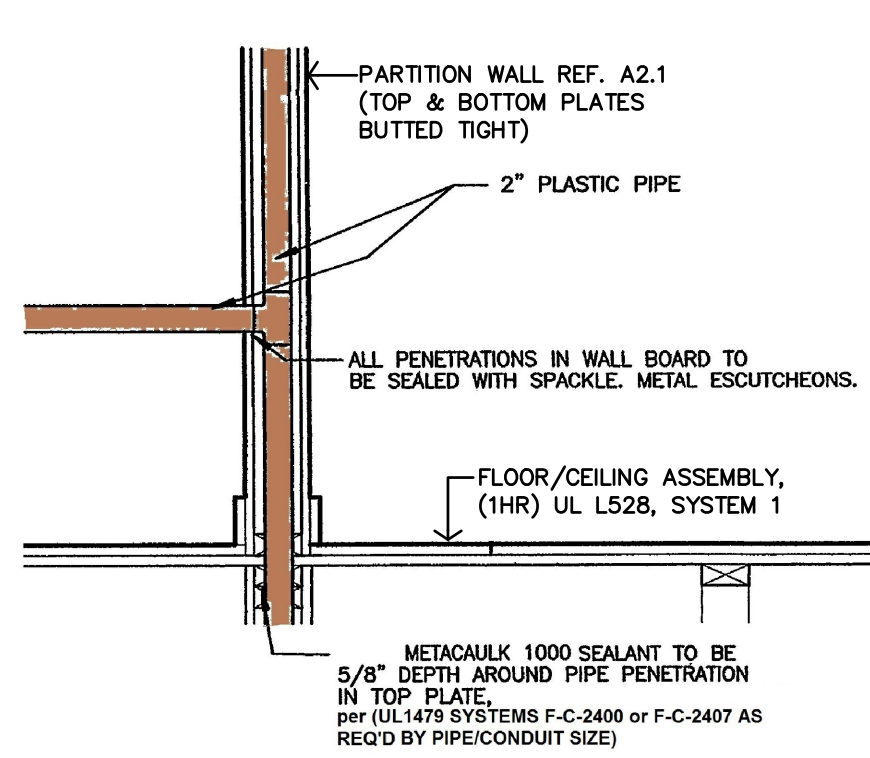
PENETRATION ASSEMBLY #5



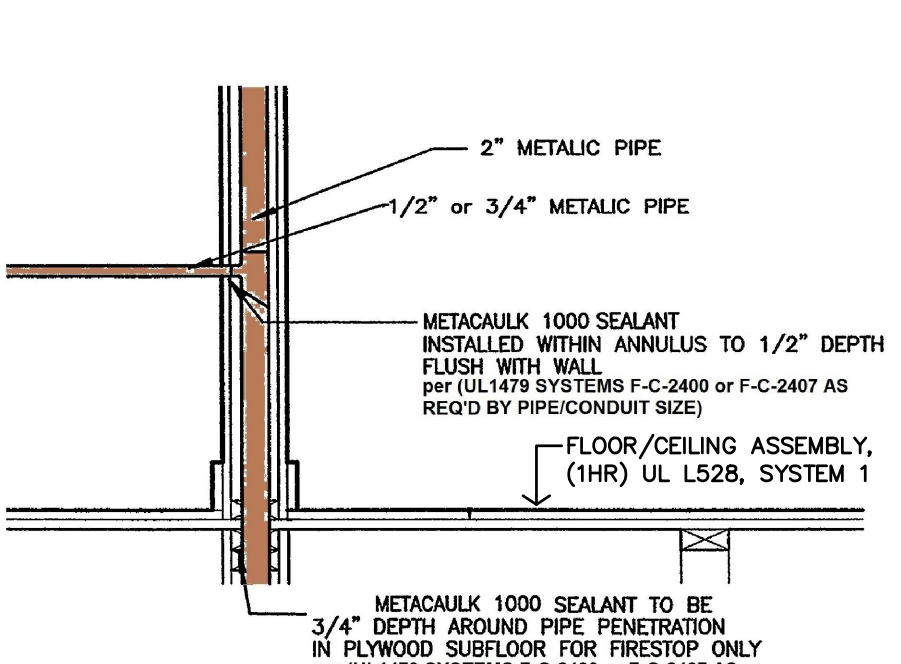
PENETRATION ASSEMBLY #6



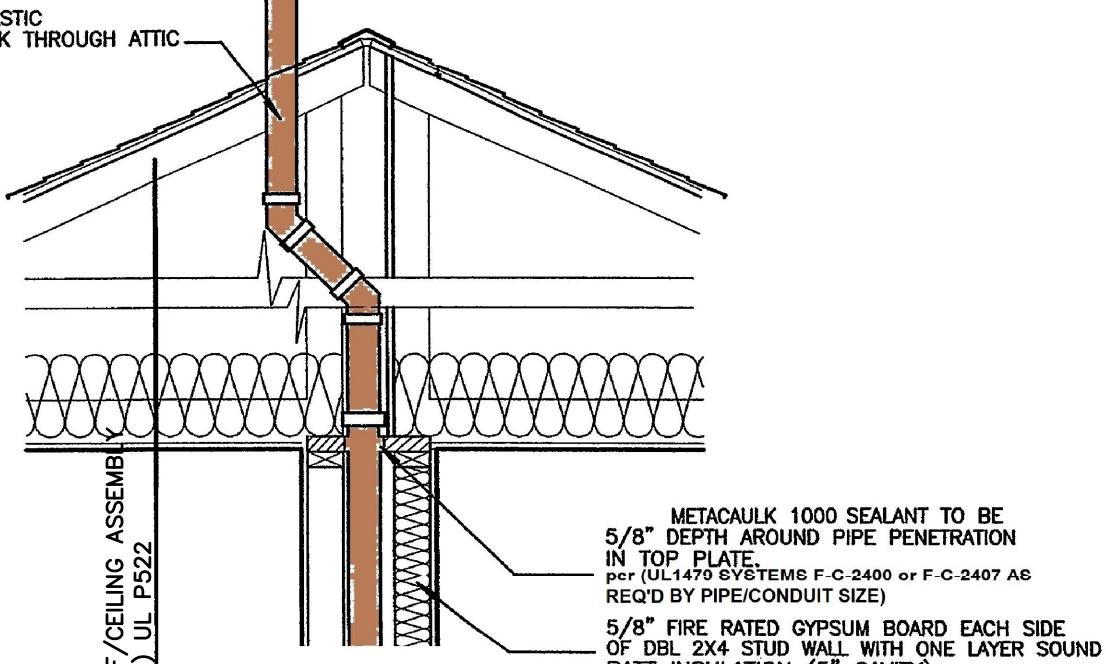
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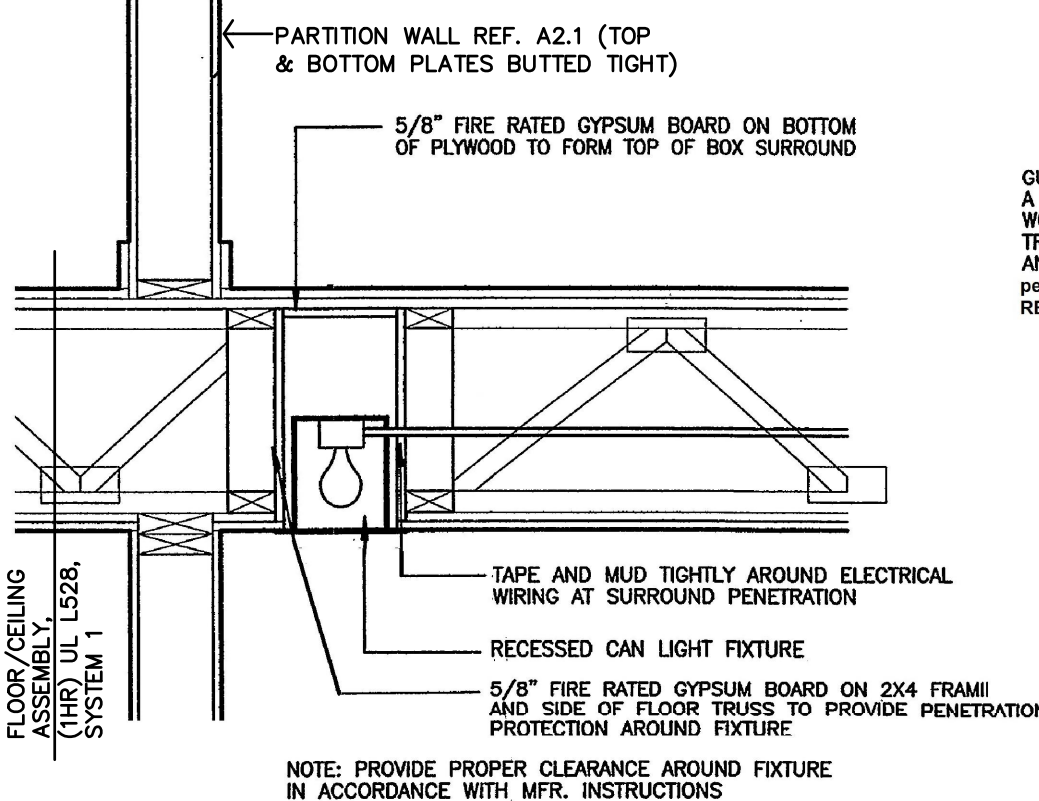
PENETRATION ASSEMBLY #8



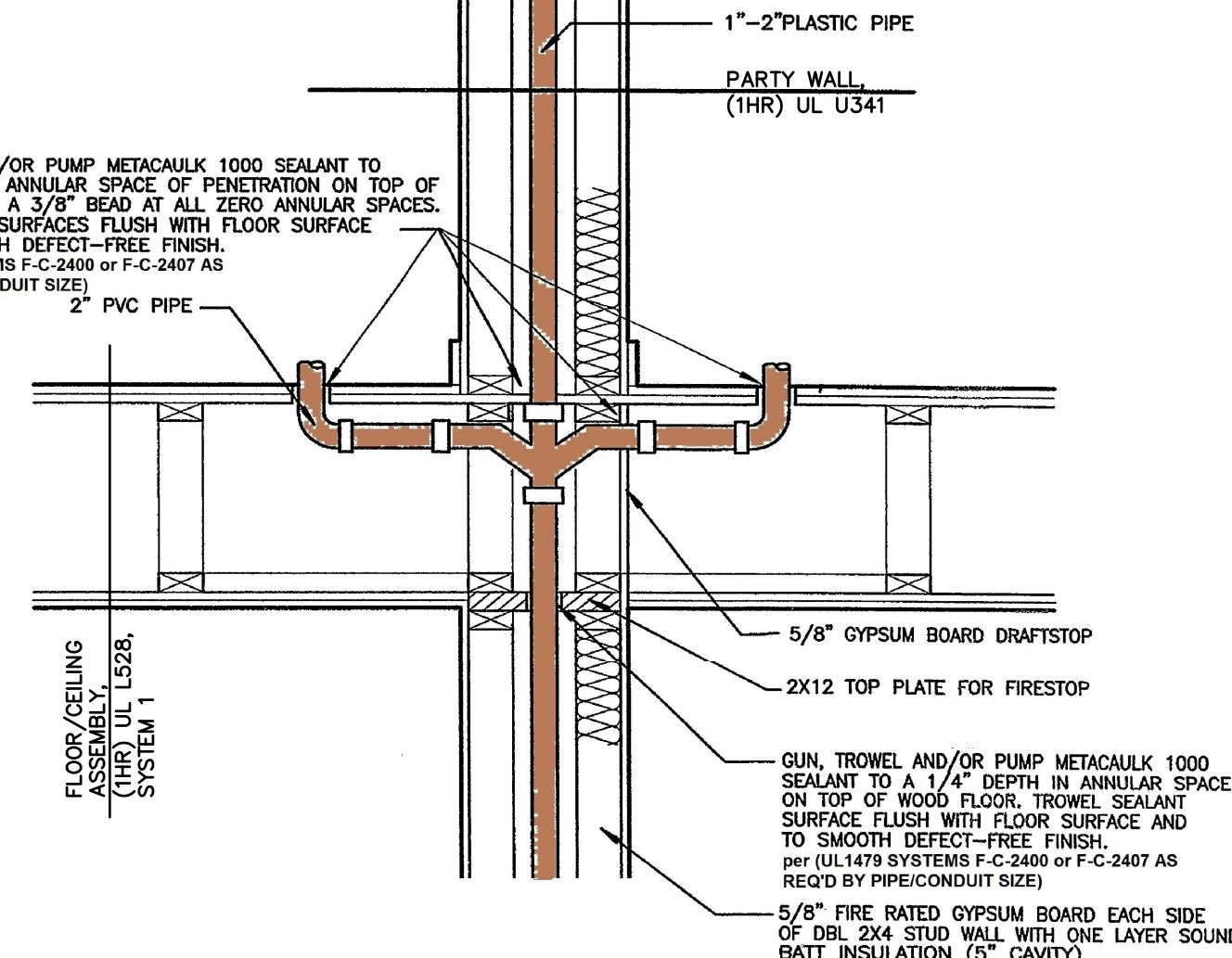
PENETRATION ASSEMBLY #9



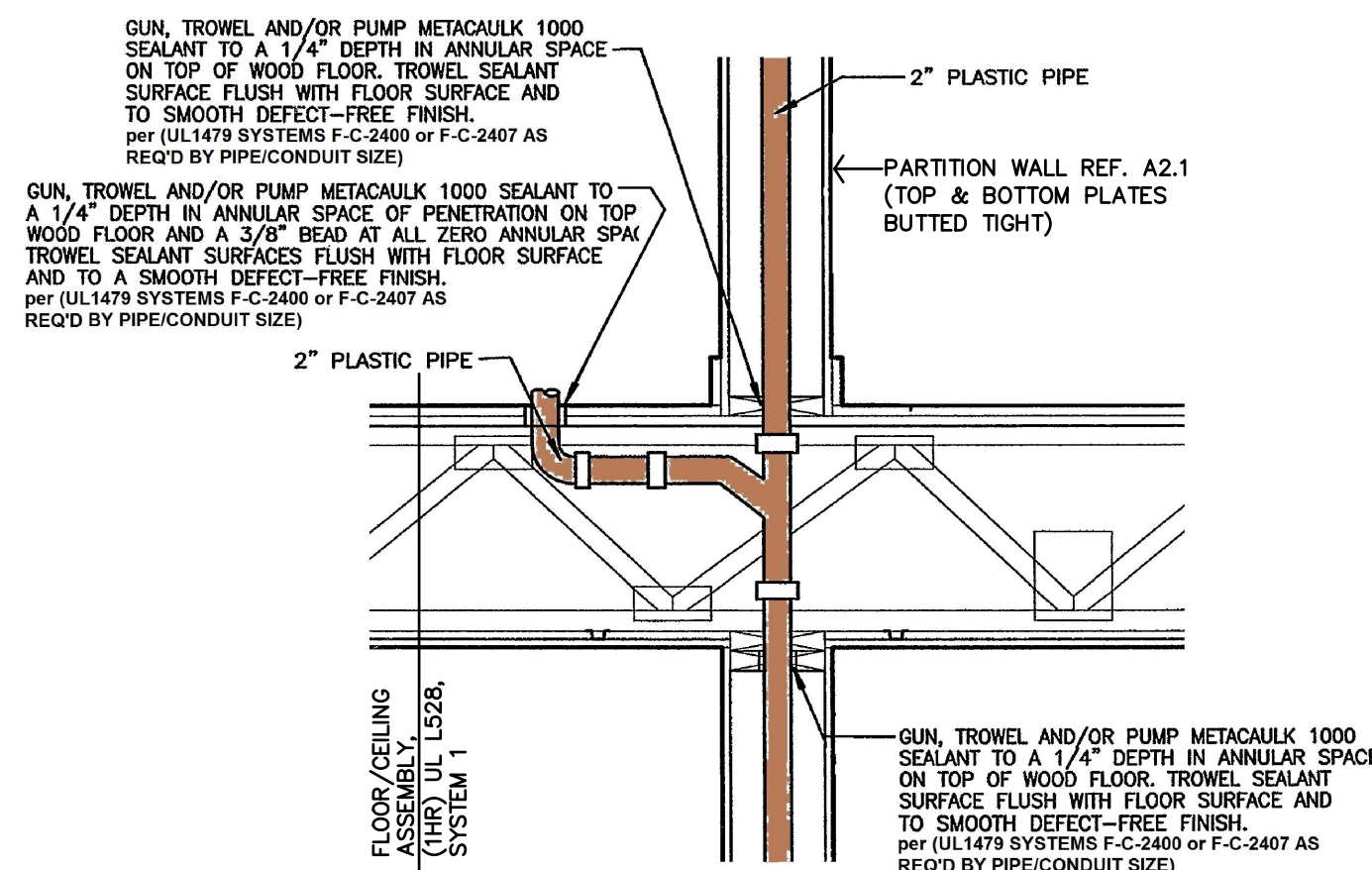
PENETRATION ASSEMBLY #10



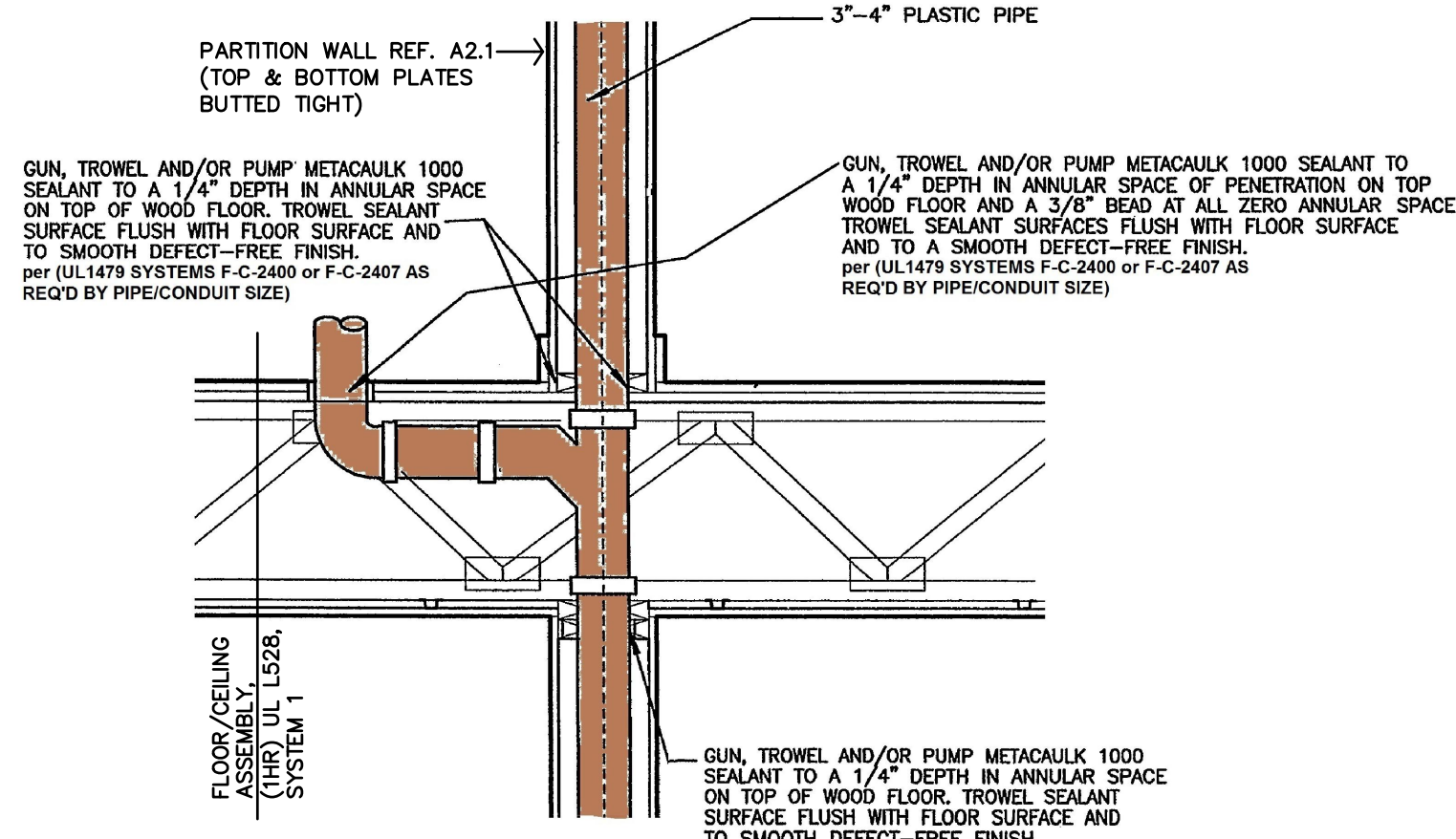
PENETRATION ASSEMBLY #11



PENETRATION ASSEMBLY #12



PENETRATION ASSEMBLY #13



PENETRATION ASSEMBLY #14

USE PLUMBING PLANS FOR LOCATIONS WITHIN WALLS

FIRE PENETRATION ASSEMBLIES
FOR REFERENCE ONLY

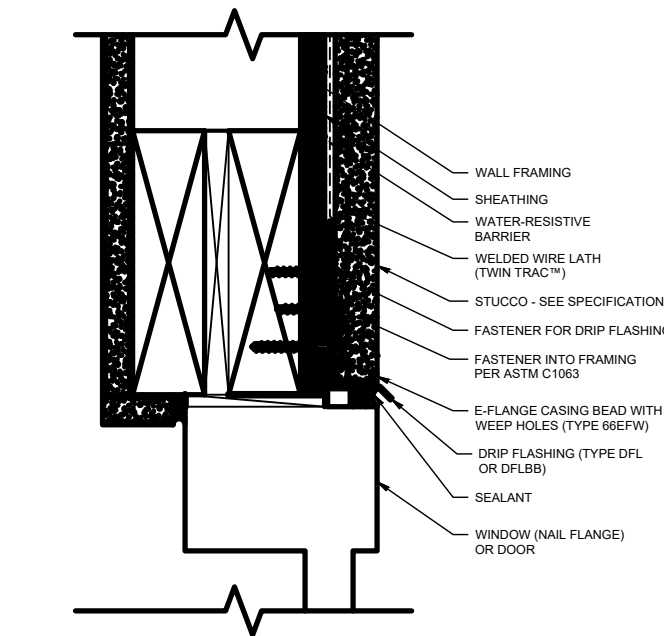
NOT TO SCALE



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A4.7

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A CLARK DIETRICH
STUCCO HEADER DTL.
3"=1'-0"



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ROOF GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.
3. MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
6. RD - INDICATES ROOF DRAIN LOCATIONS.
7. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
8. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
9. CAULK & SEAL WATER TIGHT ALL JOINTS & TRANSITIONS.
10. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) 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."
11. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
12. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS
13. CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
14. BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2009 IBC SECTION 903.3.1.2.
15. MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.

ATTIC DRAFTSTOPPING & VENTILATION

1. DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2009 IBC SECTION 718.4. DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET. 8 AREAS TOTAL
2. CROSS VENTILATION PROVIDED, ROOF AND INSULATION DESIGN MEETS 2009 IBC SECTION 1203.2: ENCLOSED RAFTER ASSEMBLIES WITH 1" MINIMUM AIR SPACE.

LEGEND

1. INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
2. 1-HR FIRE PARTITION TO UNDERSIDE OF DECK.
3. INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS-16-QD, (MUST HAVE 3.02 SF OF NFA OR GREATER).

	INDICATES ROOFING MATERIAL
	INDICATES LOCATION OF A PREFIN. THRU-WALL SCUPPER & BOX W/ 4"x4" DOWNSPOUT. DOWNSPOUTS TO BE ROUTED UNDERGROUND TO NEARBY STORM DRAIN. REFERENCE CIVIL DWGS.
	INDICATES LOCATION OF A PREFIN. THRU-WALL OVERLOW SCUPPER & BOX W/ LAMBS TONGUE. TO BE LOCATED MIN. 2" ABOVE LOW POINT ON ROOF.

UPPER ROOF - DRAFTSTOPPING & ATTIC VENTILATION

DRAFTSTOPPING IS NOT REQUIRED, PER IBC 2009 SECTION 718.4. AREA IS LESS THAN 3,000 SF. ATTIC VENTILATION PER IBC 2009, SECTION 1203.2 (EXCEPTION 2), 1/300 WITH ASTM 396 VAPOR BARRIER INSTALLED IN ROOF/CEILING ASSEMBLY.

AREA 7 (355 SF)
ATTIC AREA MUST PROVIDE
(355/300 = 1.18sf NFA)

AREA 8 (355 SF)
ATTIC AREA MUST PROVIDE
(355/300 = 1.18sf NFA)

LOWER ROOF - DRAFTSTOPPING & ATTIC VENTILATION

DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2009 IBC SECTIONS 708.4 & 718.4. DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET.

AREA 1 (1,787 SF)
ATTIC AREA MUST PROVIDE
(1787/300 = 5.96sf NFA)

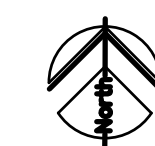
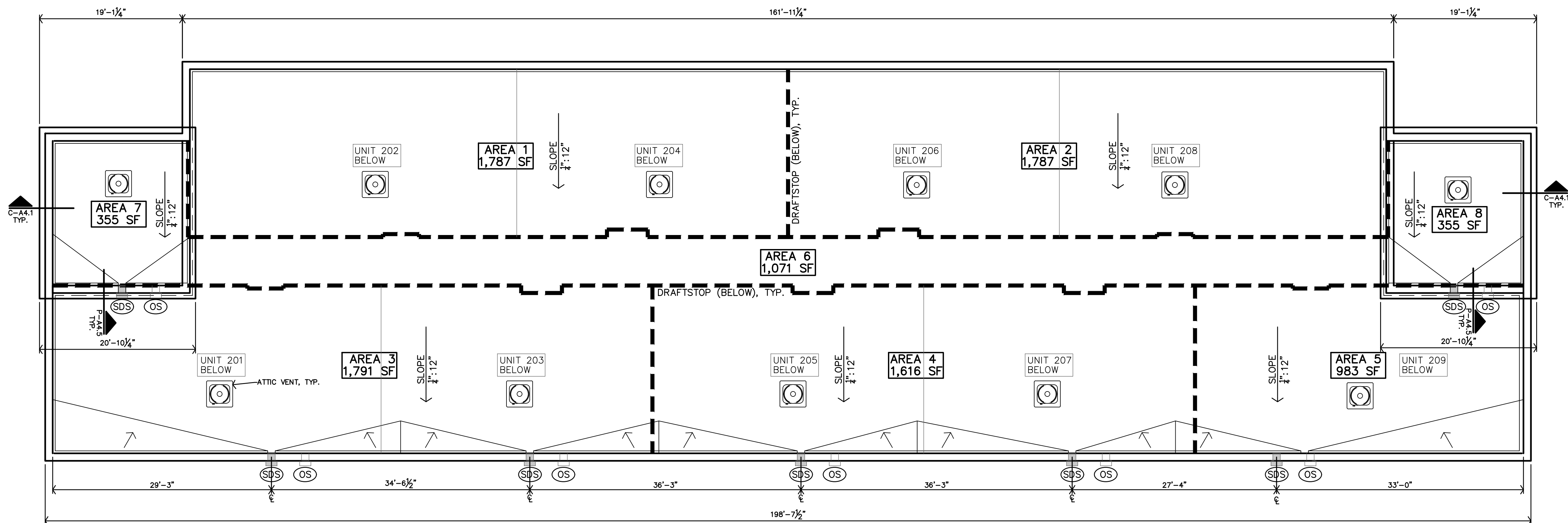
AREA 2 (1,787 SF)
ATTIC AREA MUST PROVIDE
(1,787/300 = 5.96sf NFA)

AREA 3 (1,791 SF)
ATTIC AREA MUST PROVIDE
(1,791/300 = 5.97sf NFA)

AREA 4 (1,616 SF)
ATTIC AREA MUST PROVIDE
(1,616/300 = 5.39sf NFA)

AREA 5 (983 SF)
ATTIC AREA MUST PROVIDE
(983/300 = 3.28sf NFA)

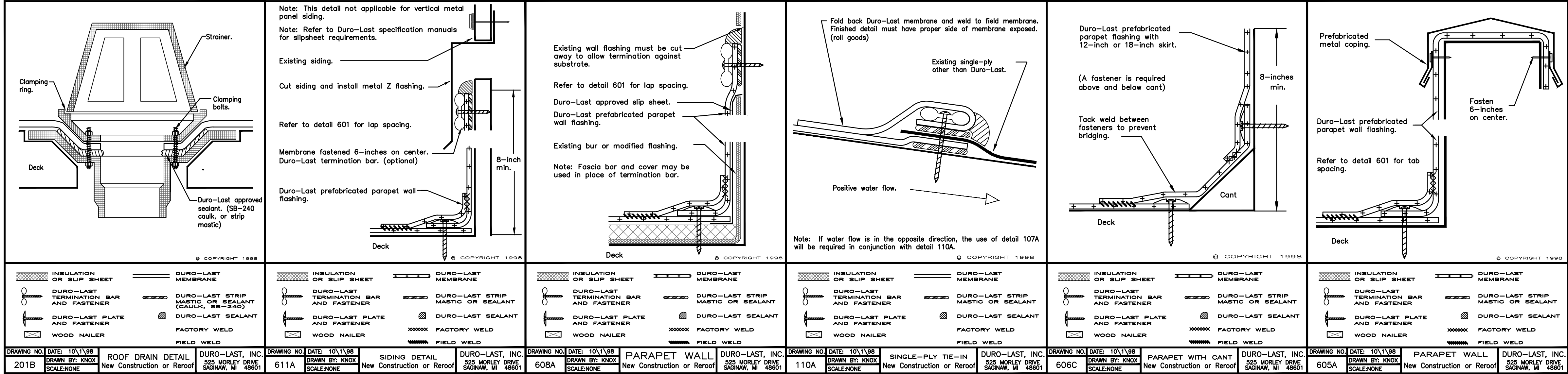
AREA 6 (1,071 SF)
ATTIC AREA MUST PROVIDE
(1,071/300 = 3.57sf NFA)



A

**BUILDING B
ROOF PLAN**

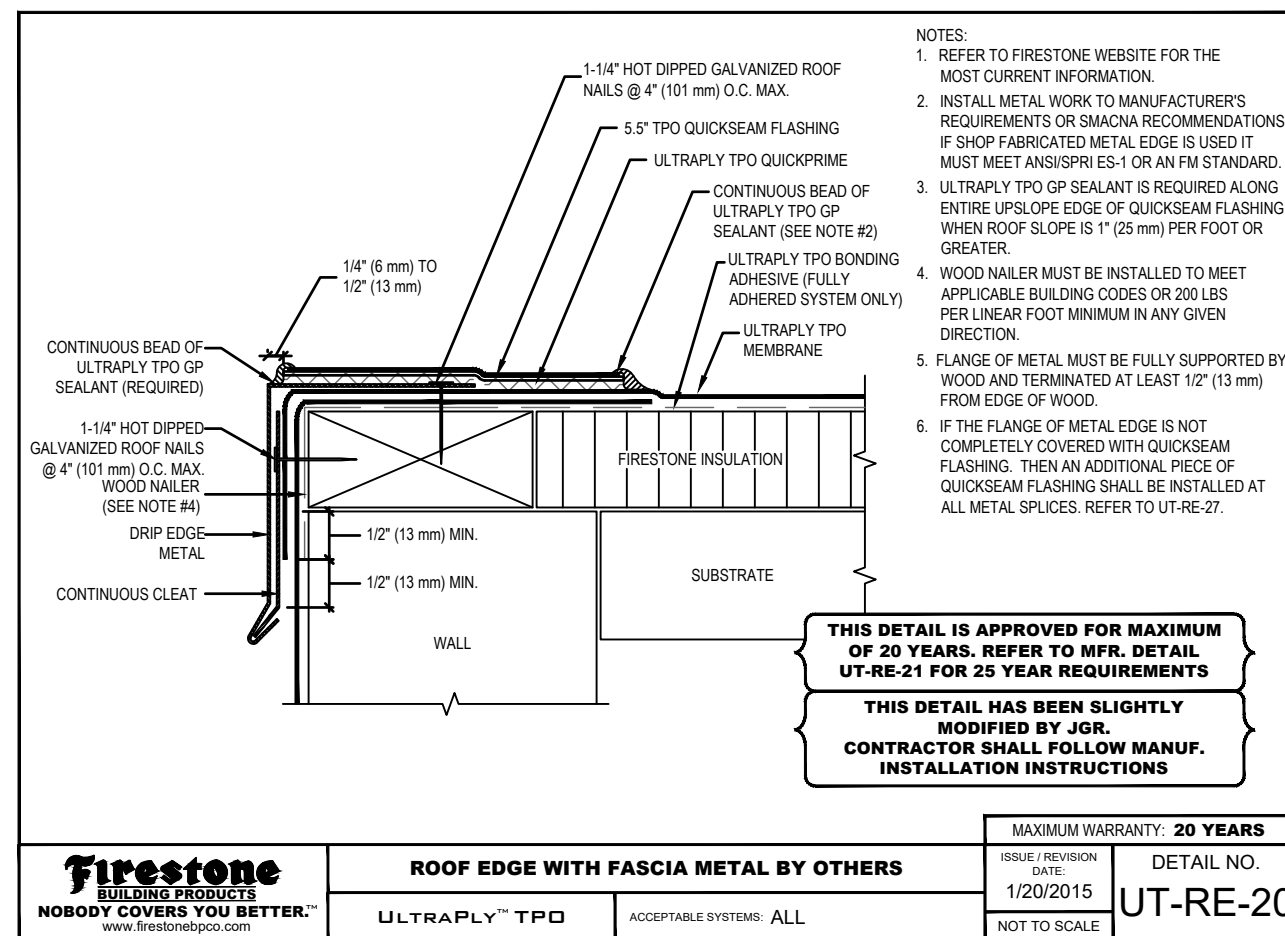
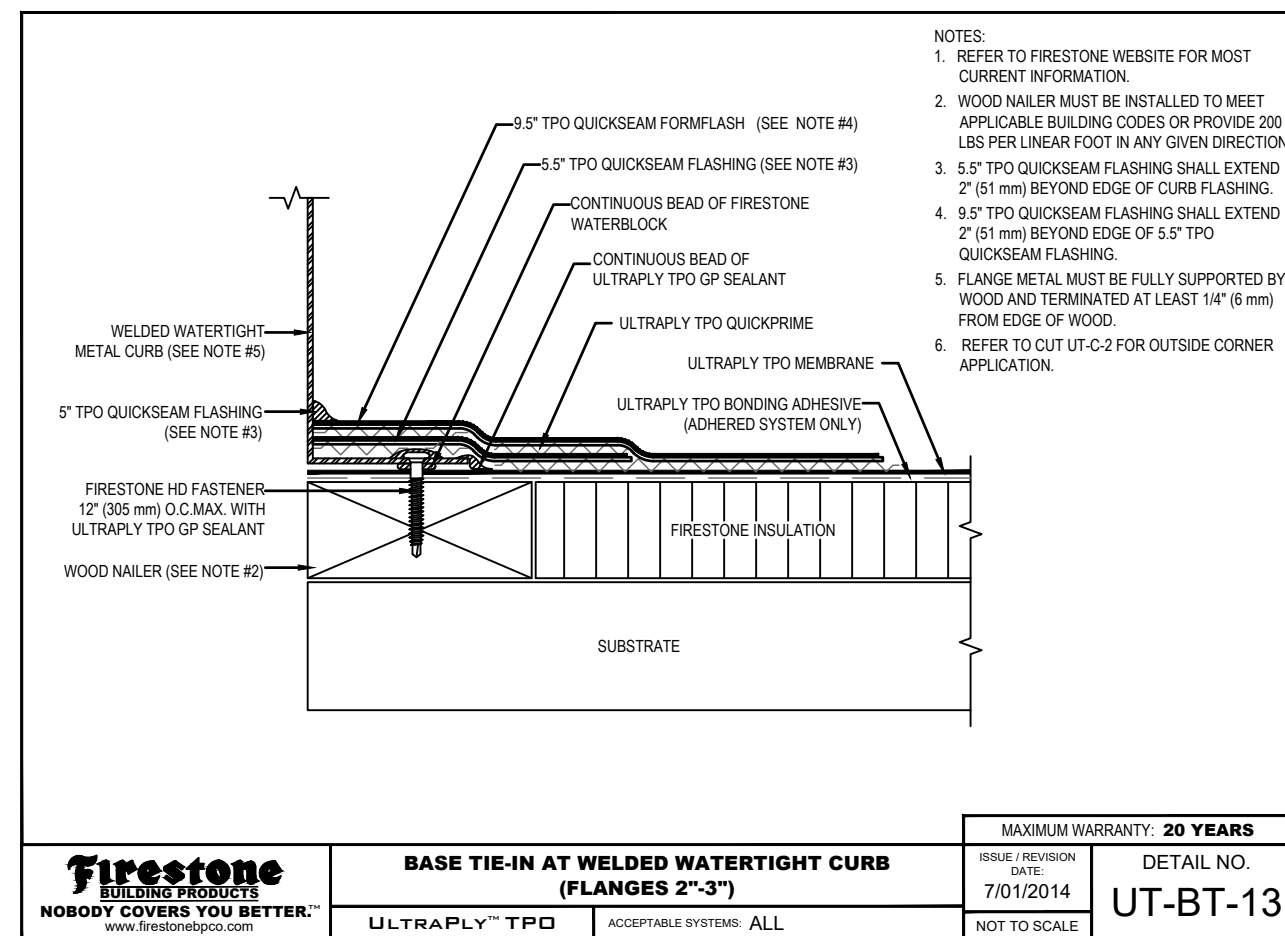
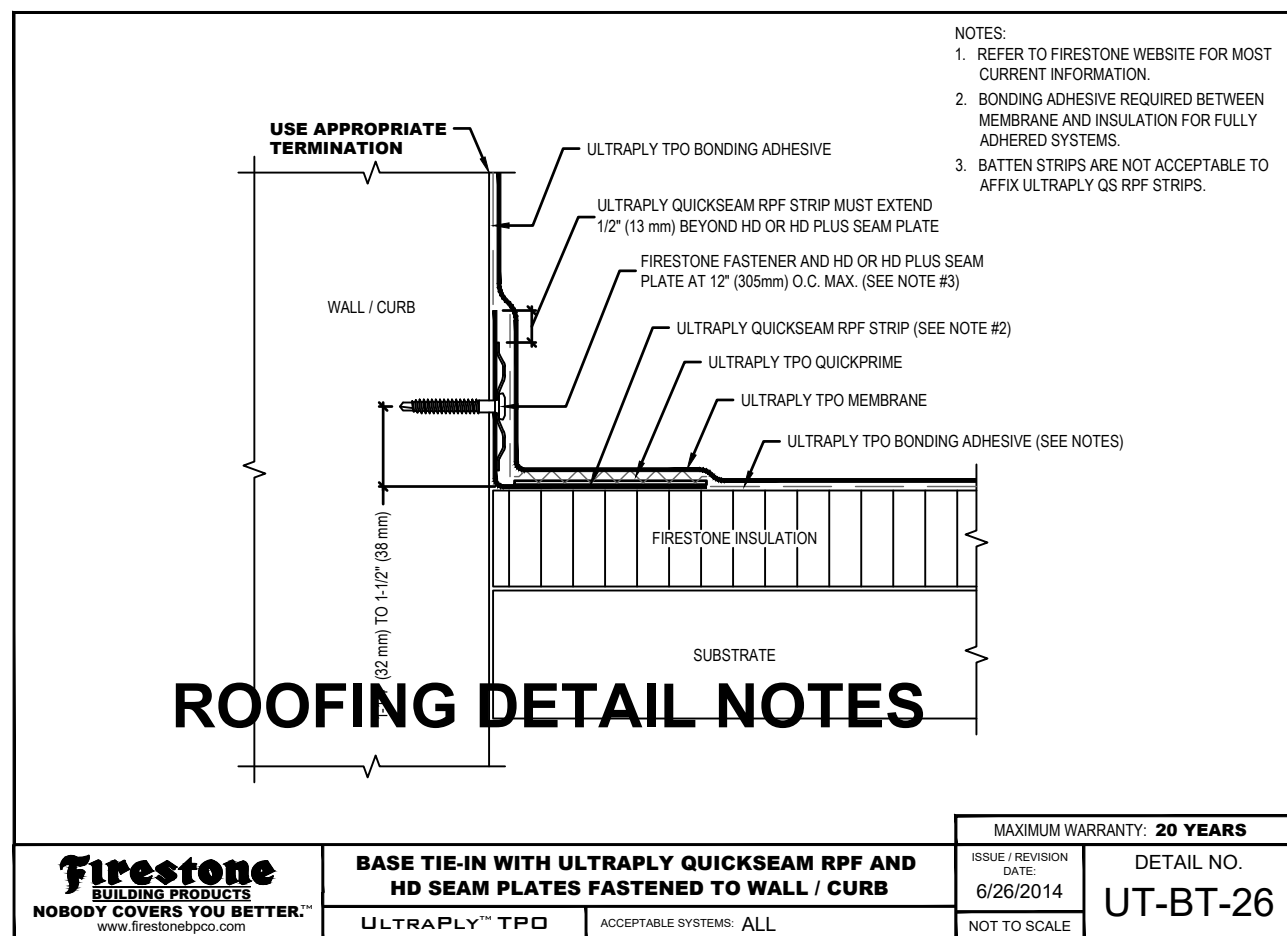
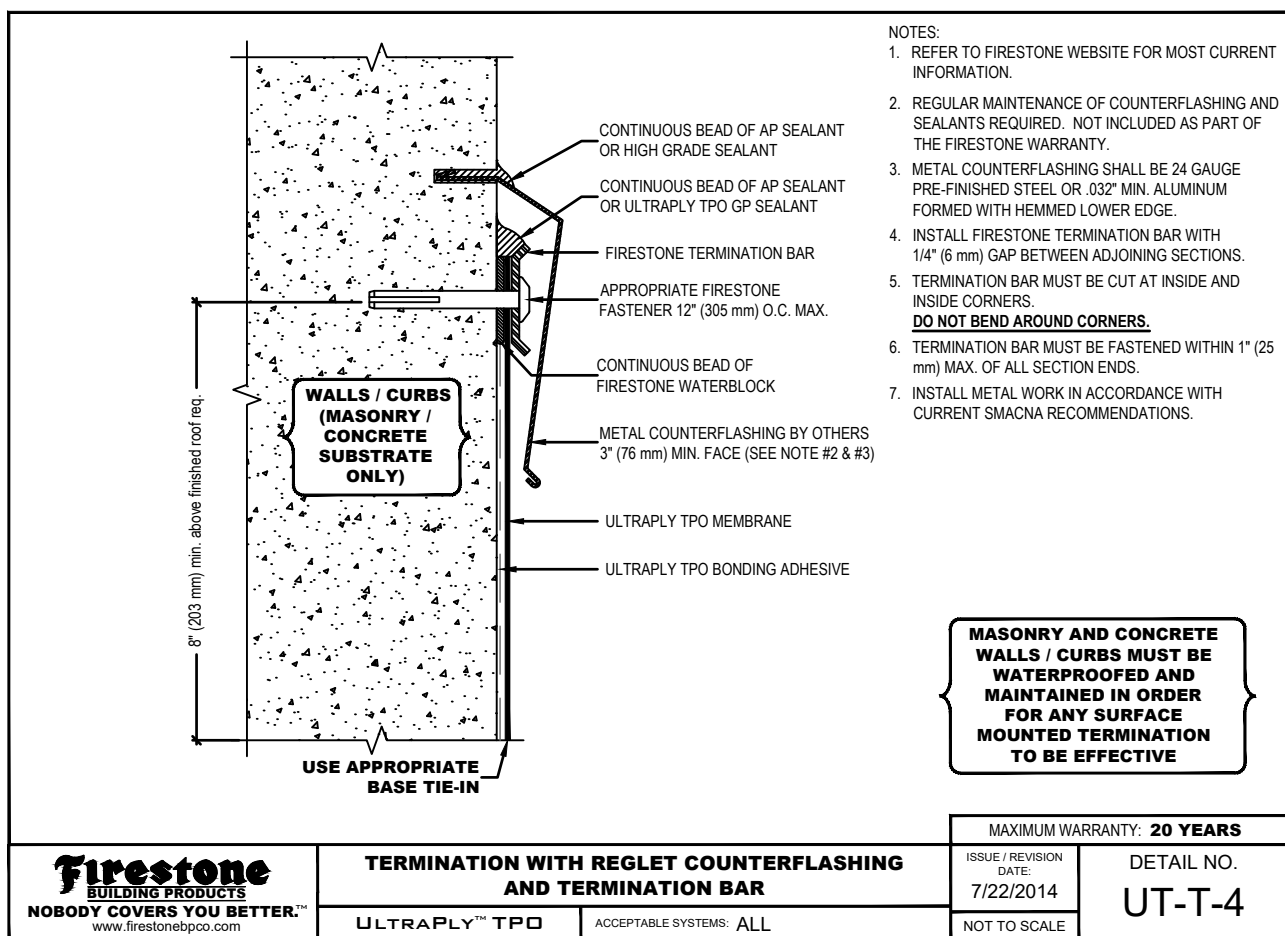
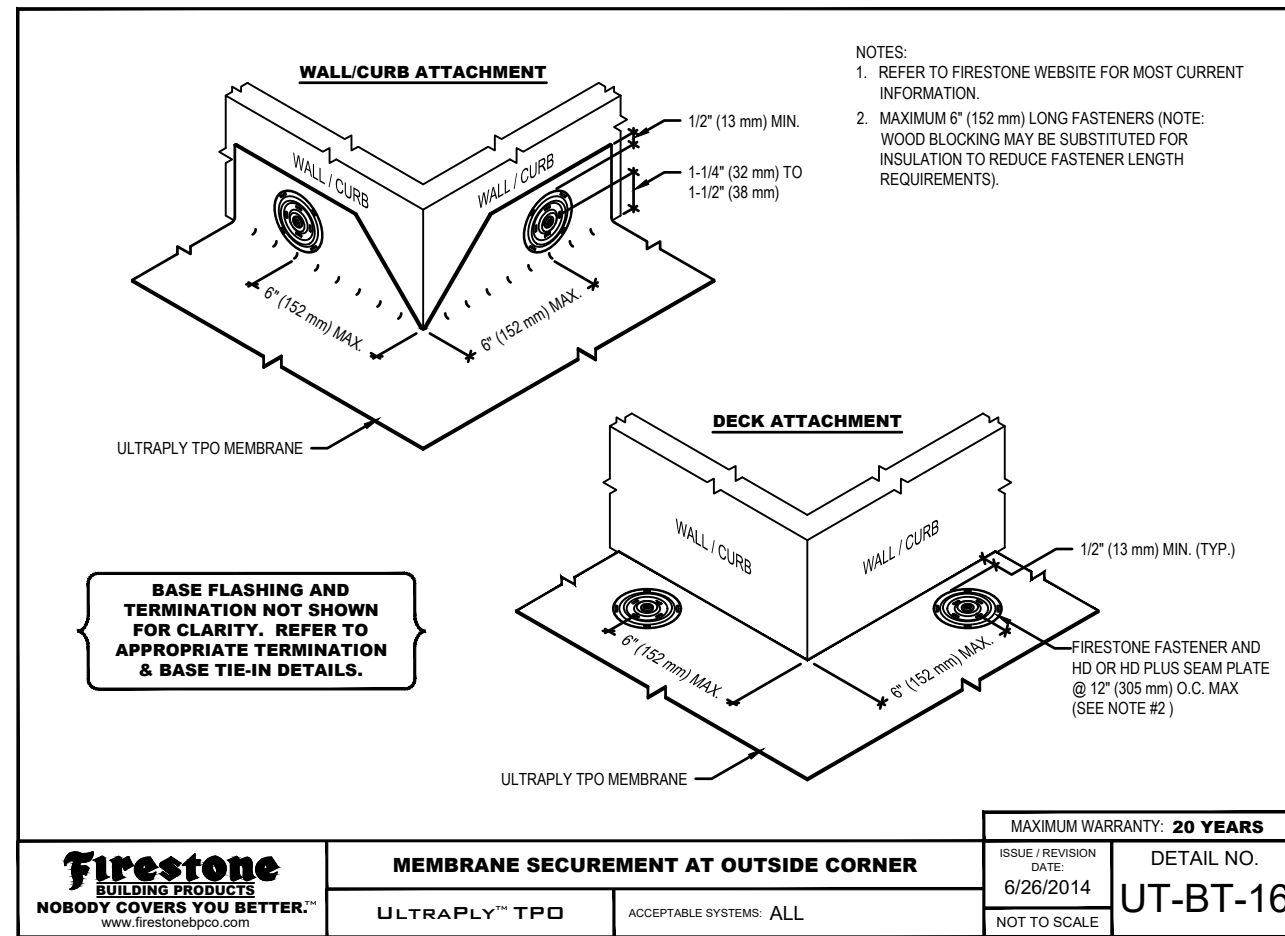
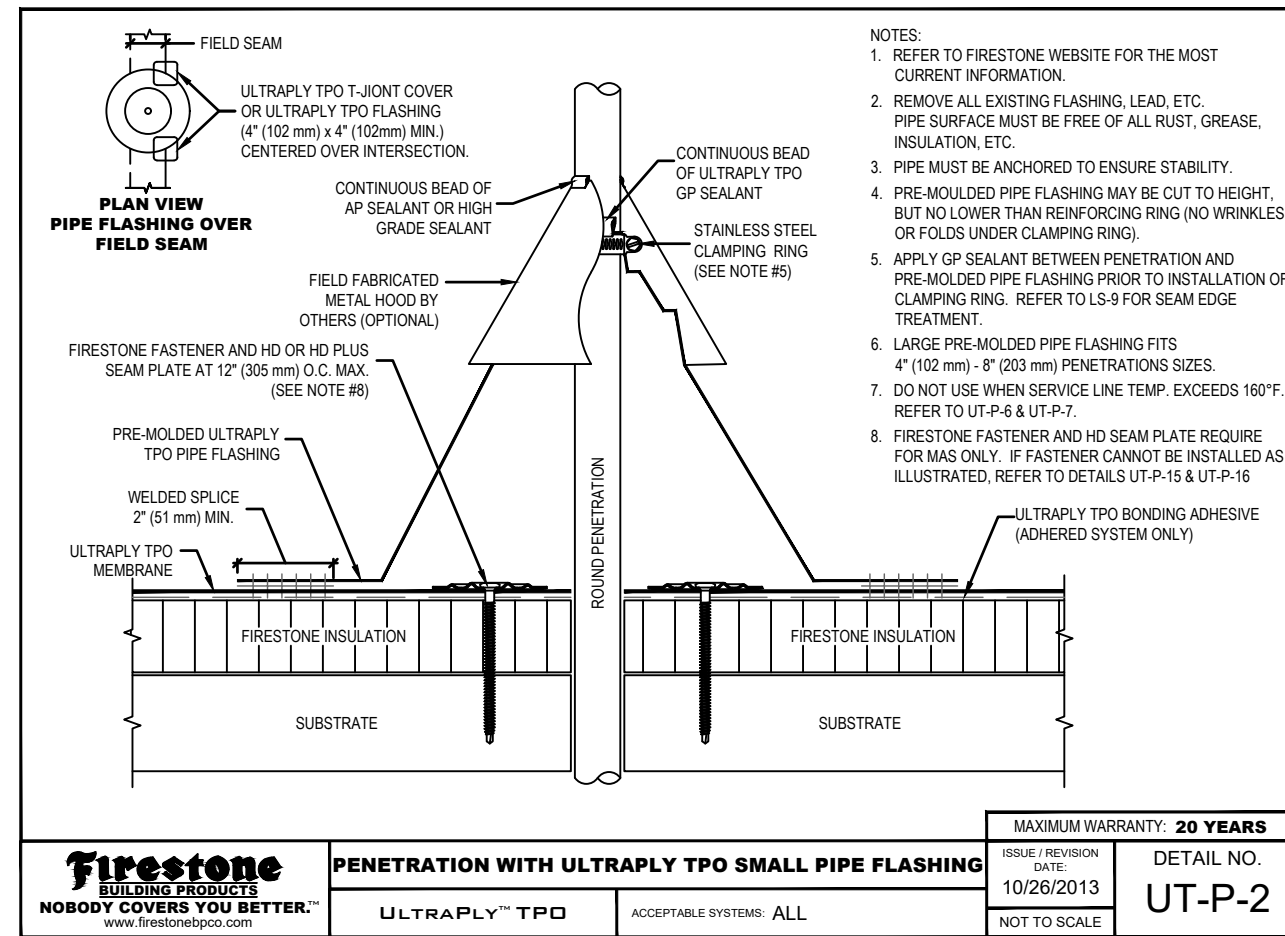
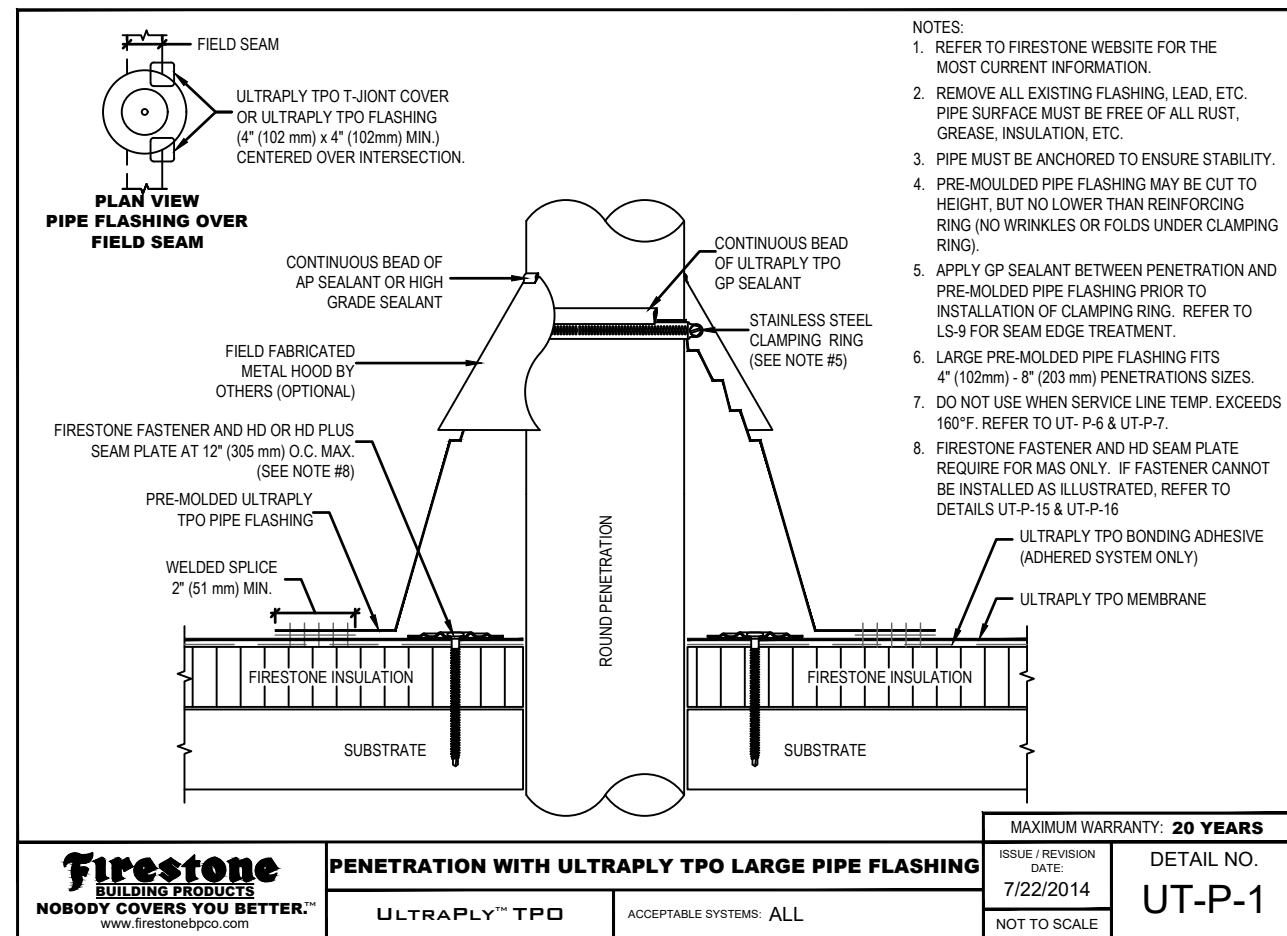
1/8"=1'-0"



DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE WITH THE SPECIFIED WARRANTIES.



FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

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TEXAS

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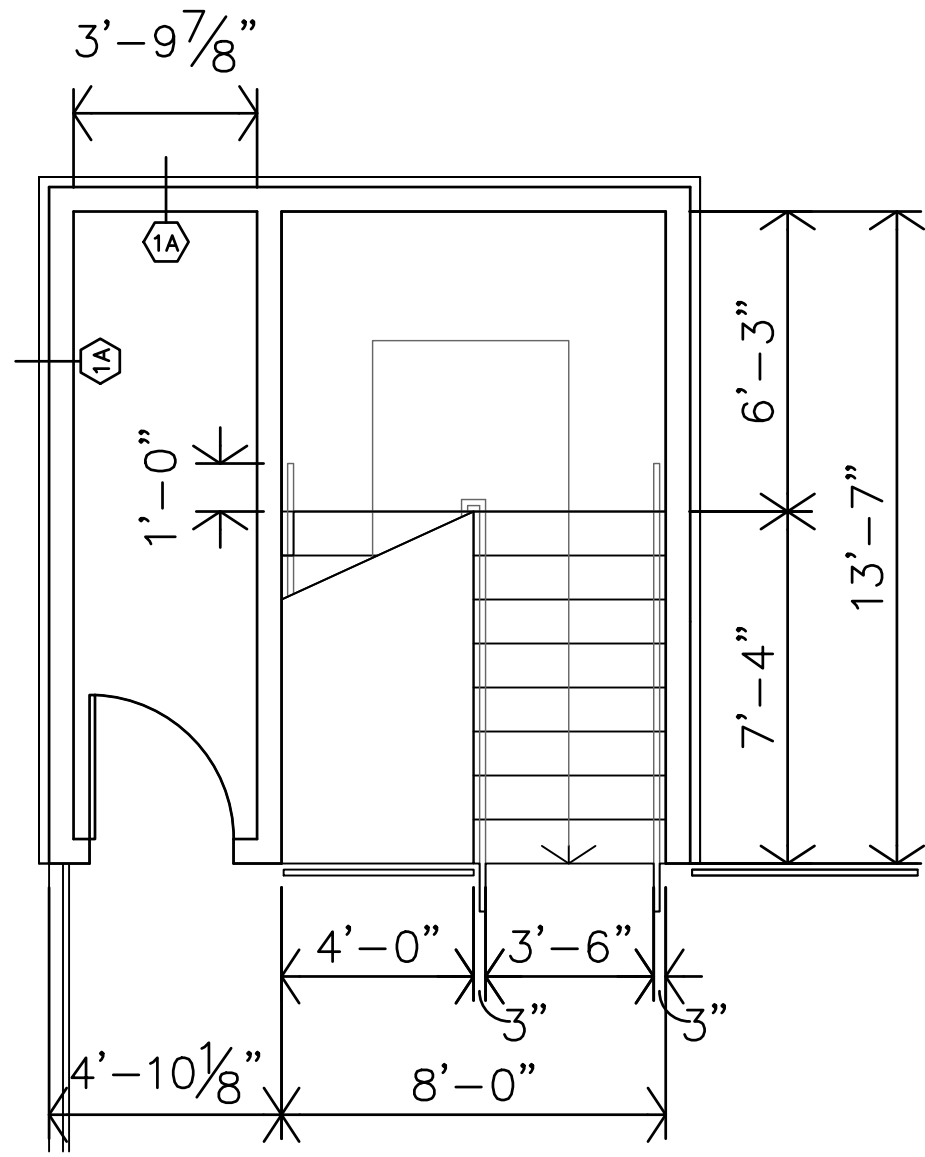
PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

REVISION:

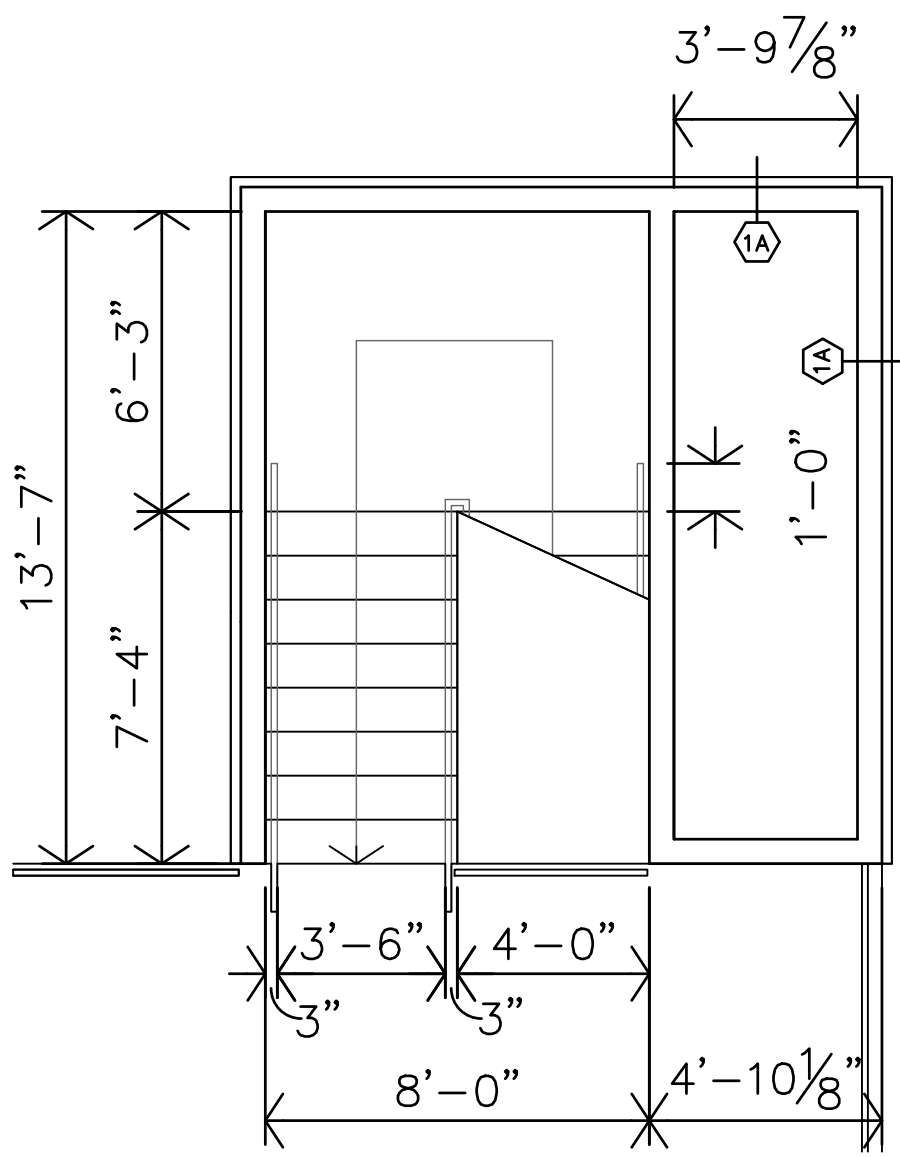
DATE: 1-14-2026
JOB: 25-3385
SHEET NO.:

A5.2

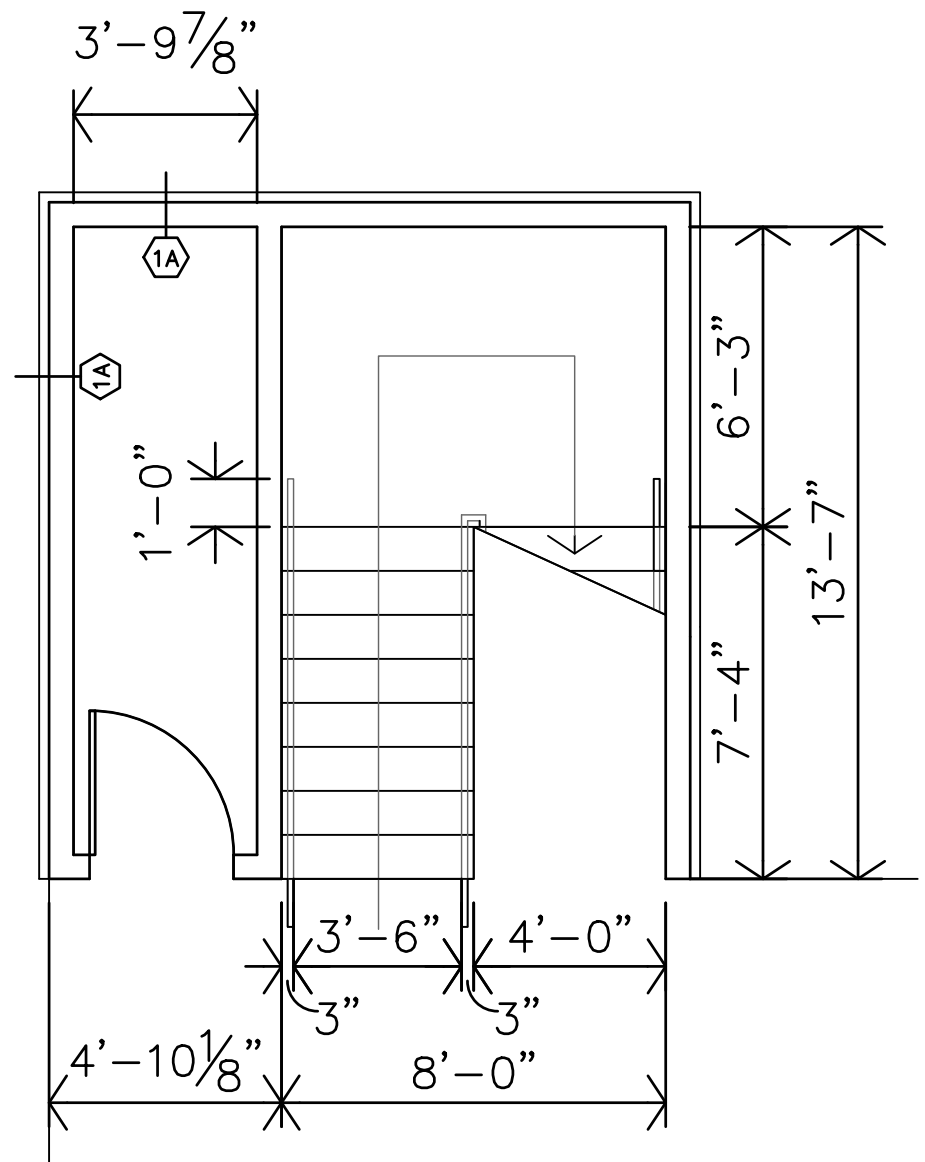
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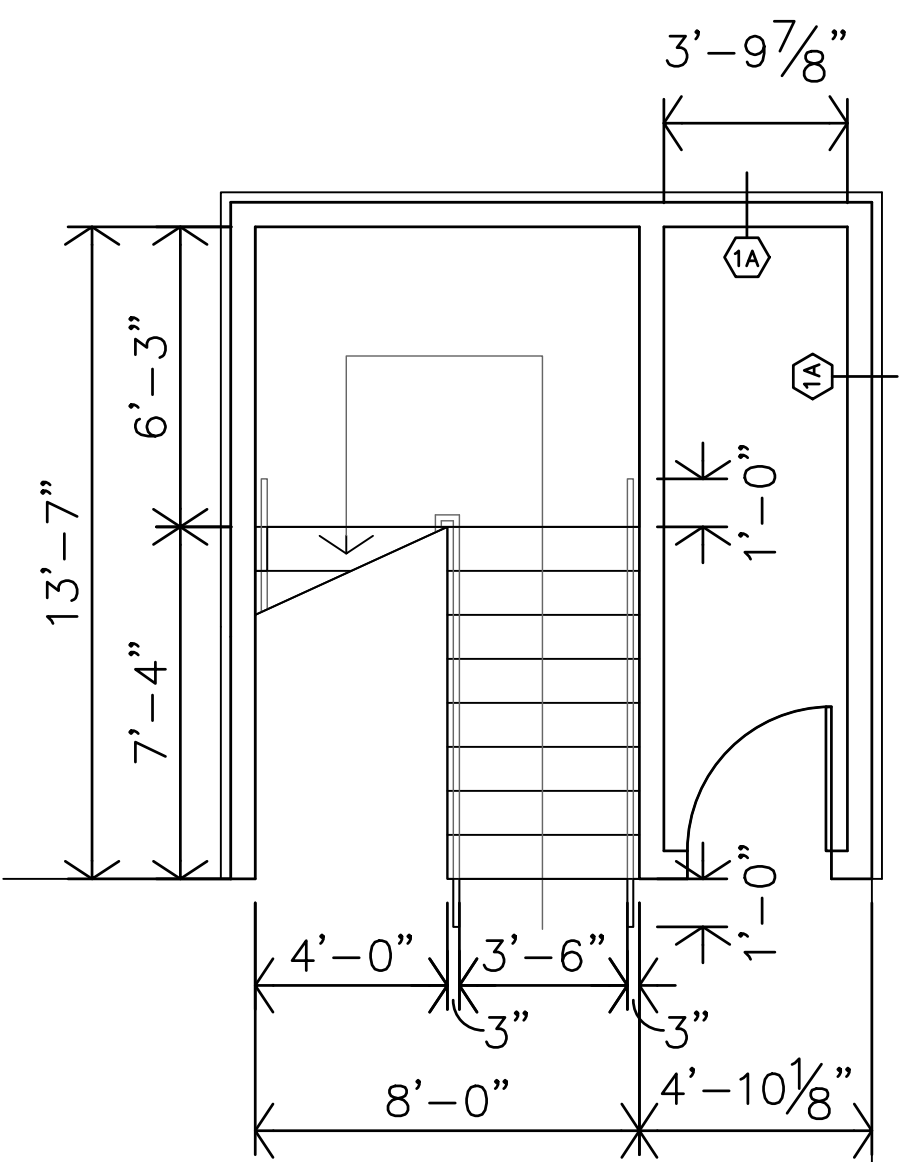
D SECOND FLOOR - S1 STAIR PLAN
1/4"=1'-0"



C SECOND FLOOR - S2 STAIR PLAN
1/4"=1'-0"



B FIRST FLOOR - S1 STAIR PLAN
1/4"=1'-0"



A FIRST FLOOR - S2 STAIR PLAN
1/4"=1'-0"



REVISION:

DATE: 1-14-2026

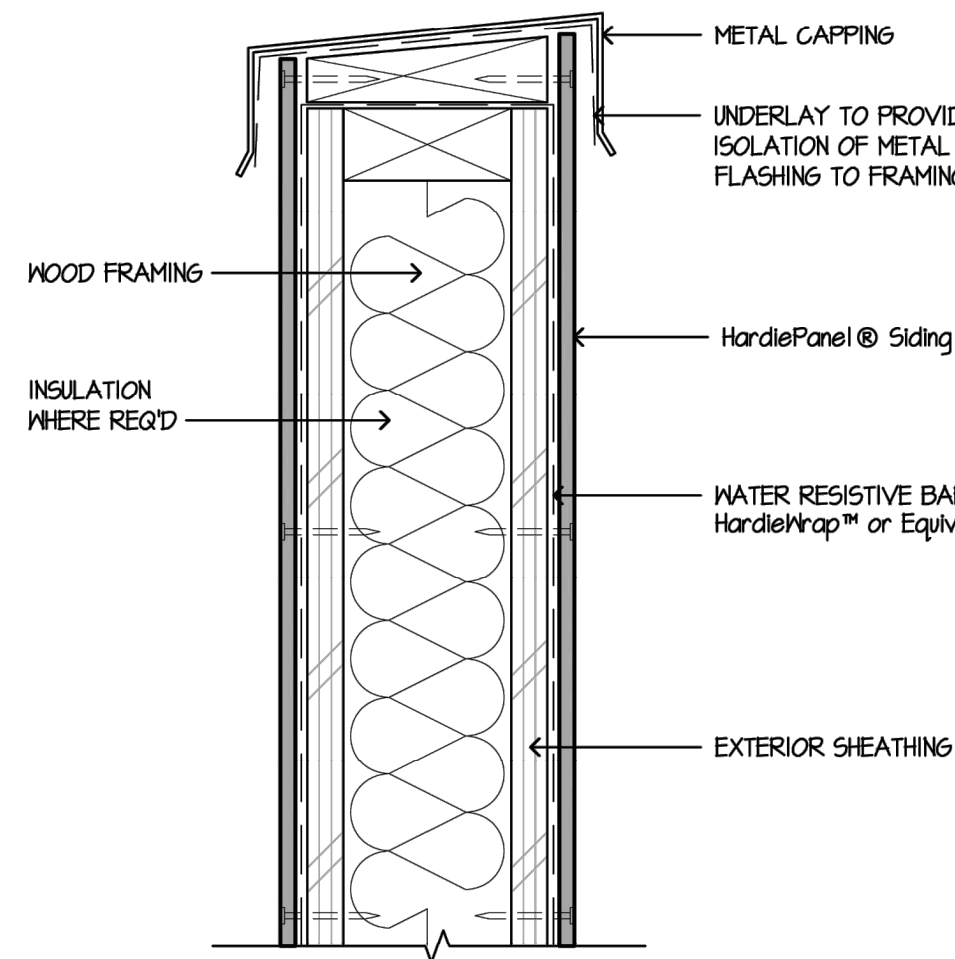
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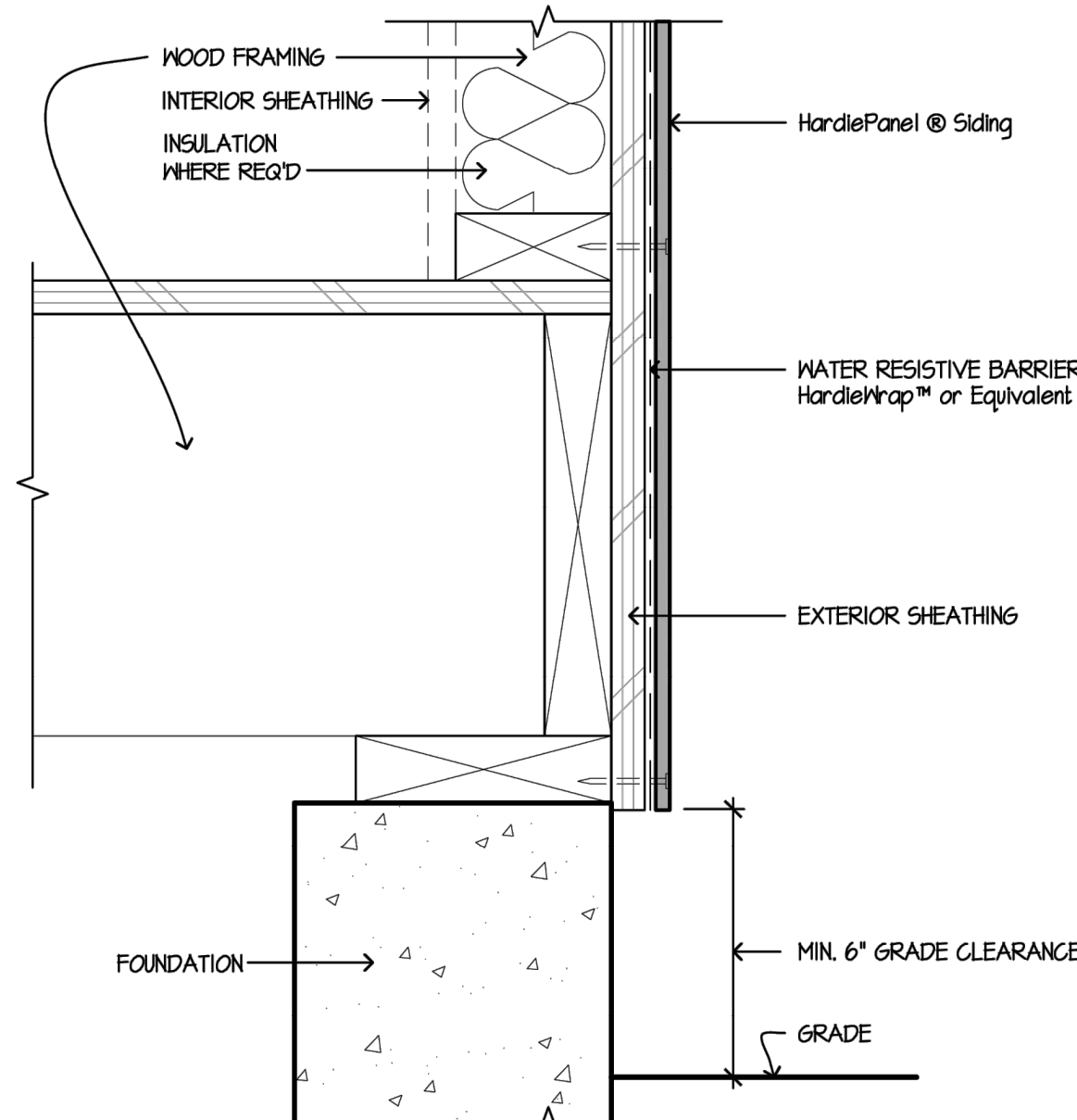
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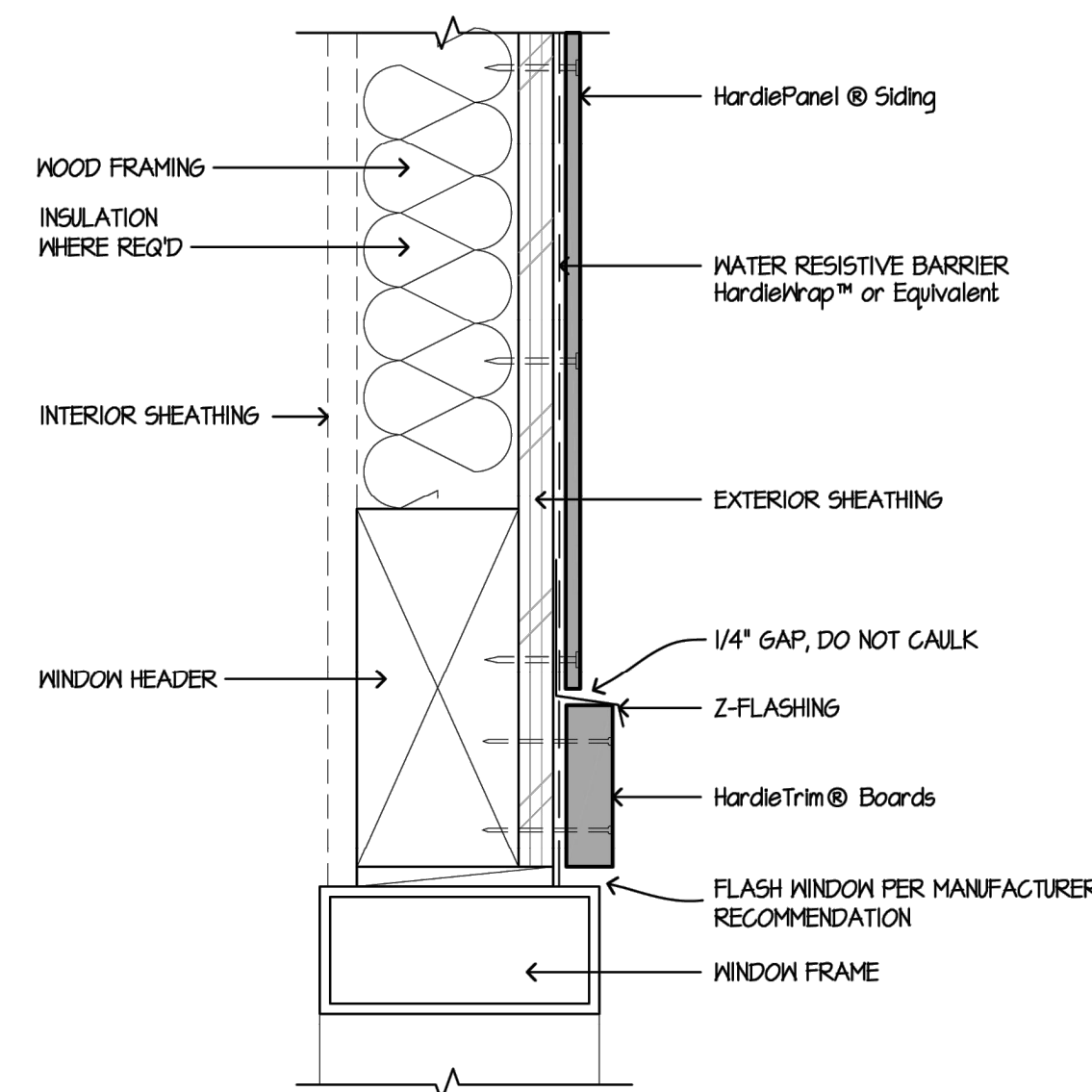
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785.827.0386 jgr@jgarchitects.com



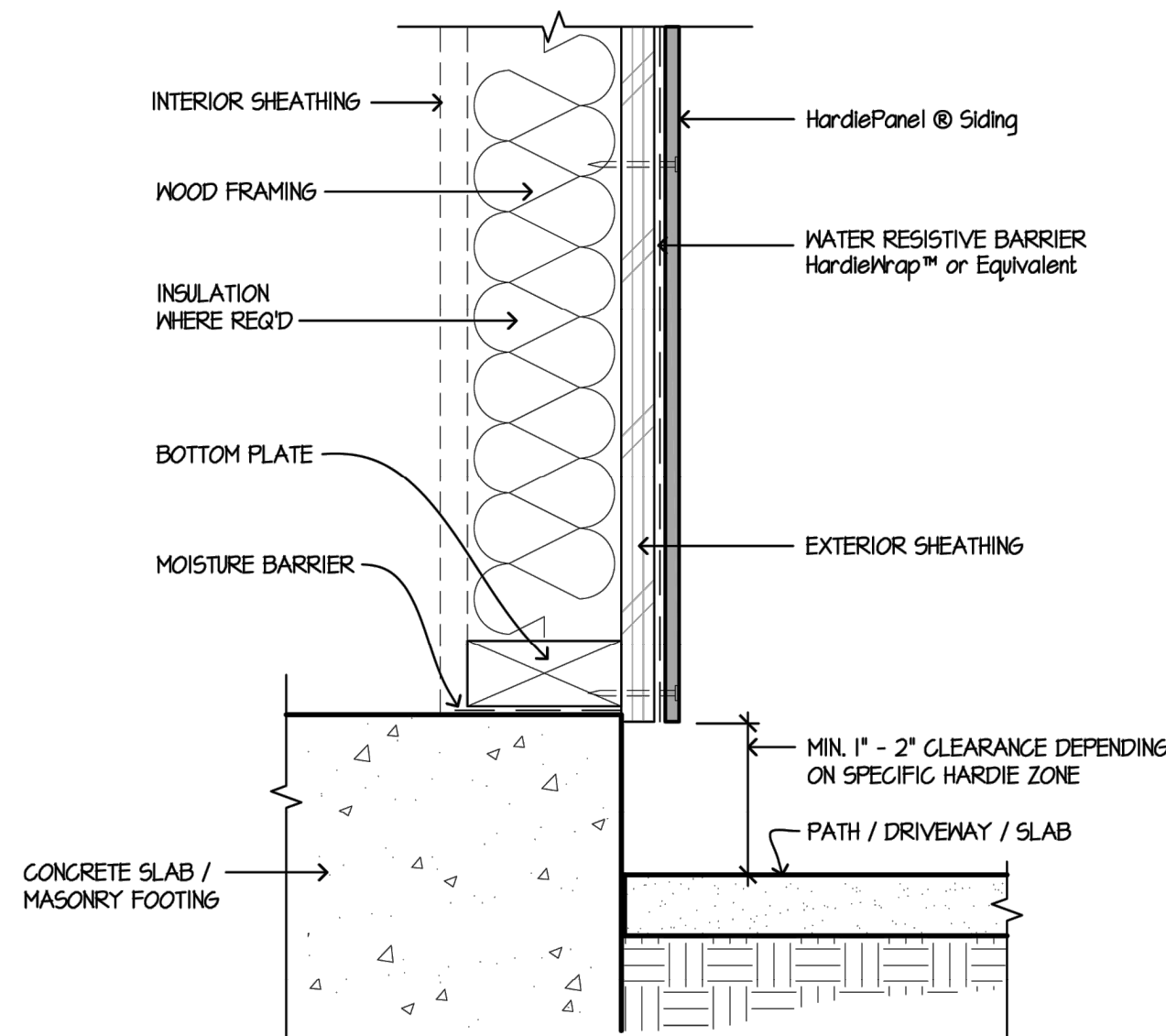
9 PARAPET
SCALE: 3/4"=1'-0"



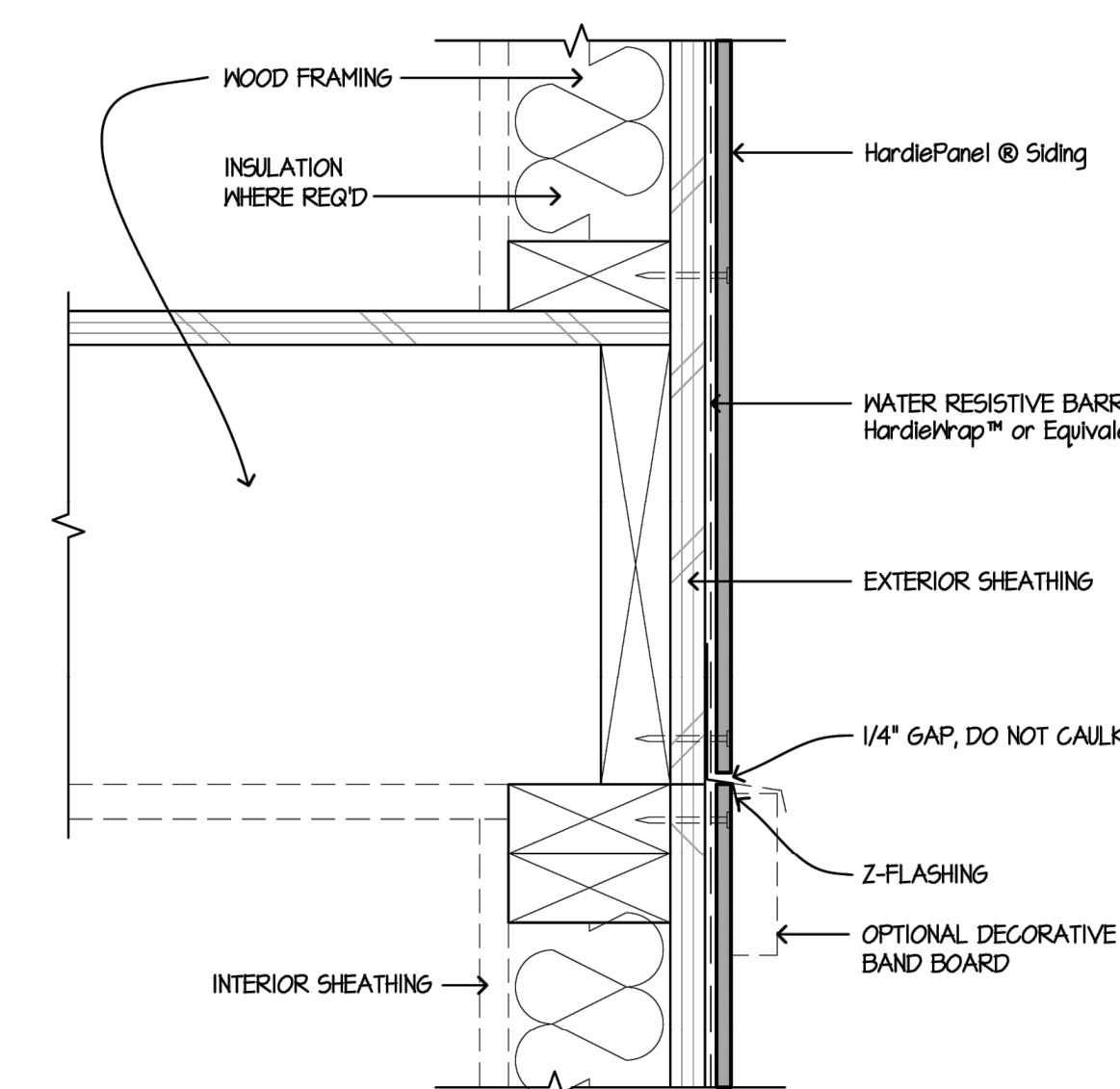
6 GRADE CLEARANCE
SCALE: 3/4"=1'-0"



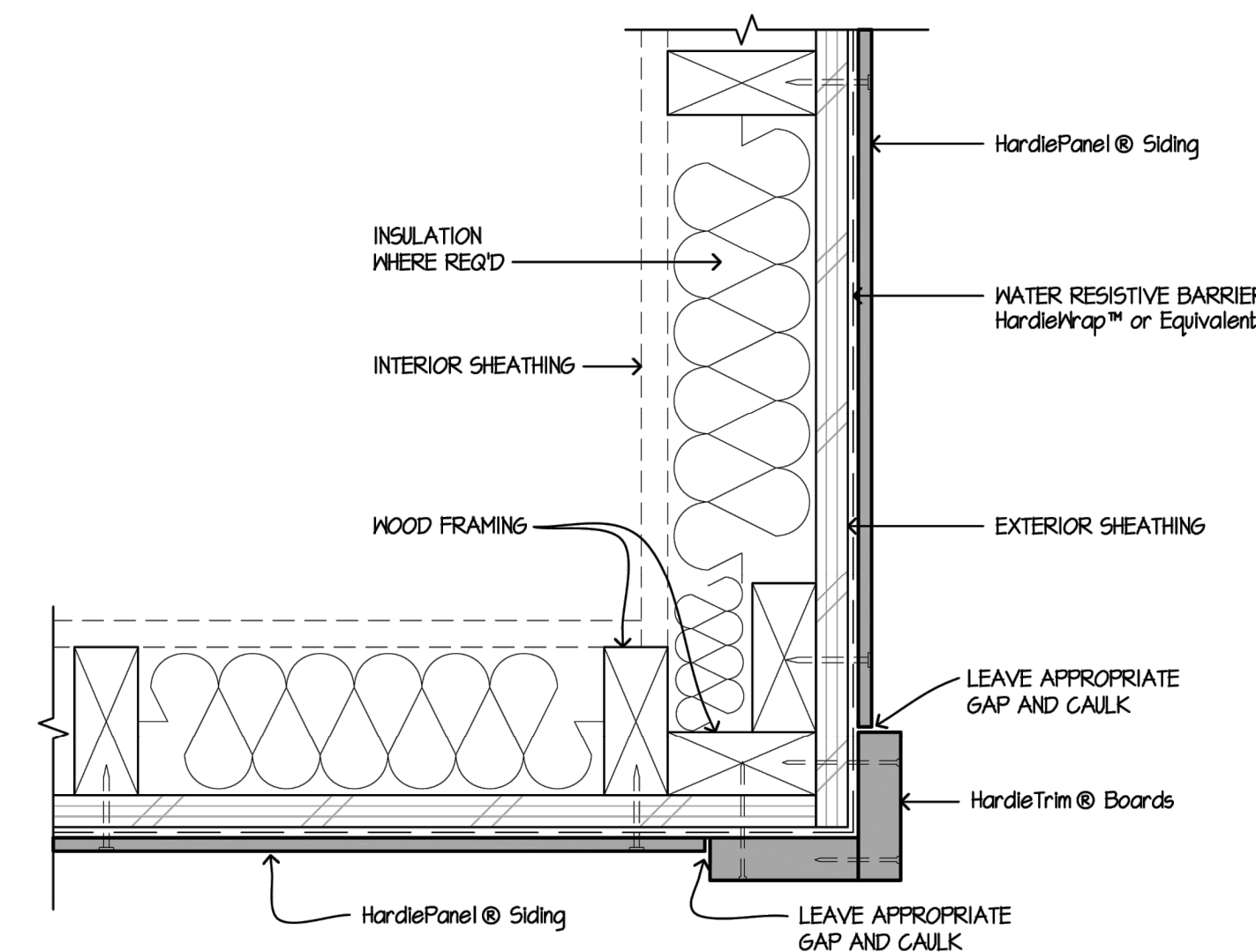
3 WINDOW/DOOR HEAD
SCALE: 3/4"=1'-0"



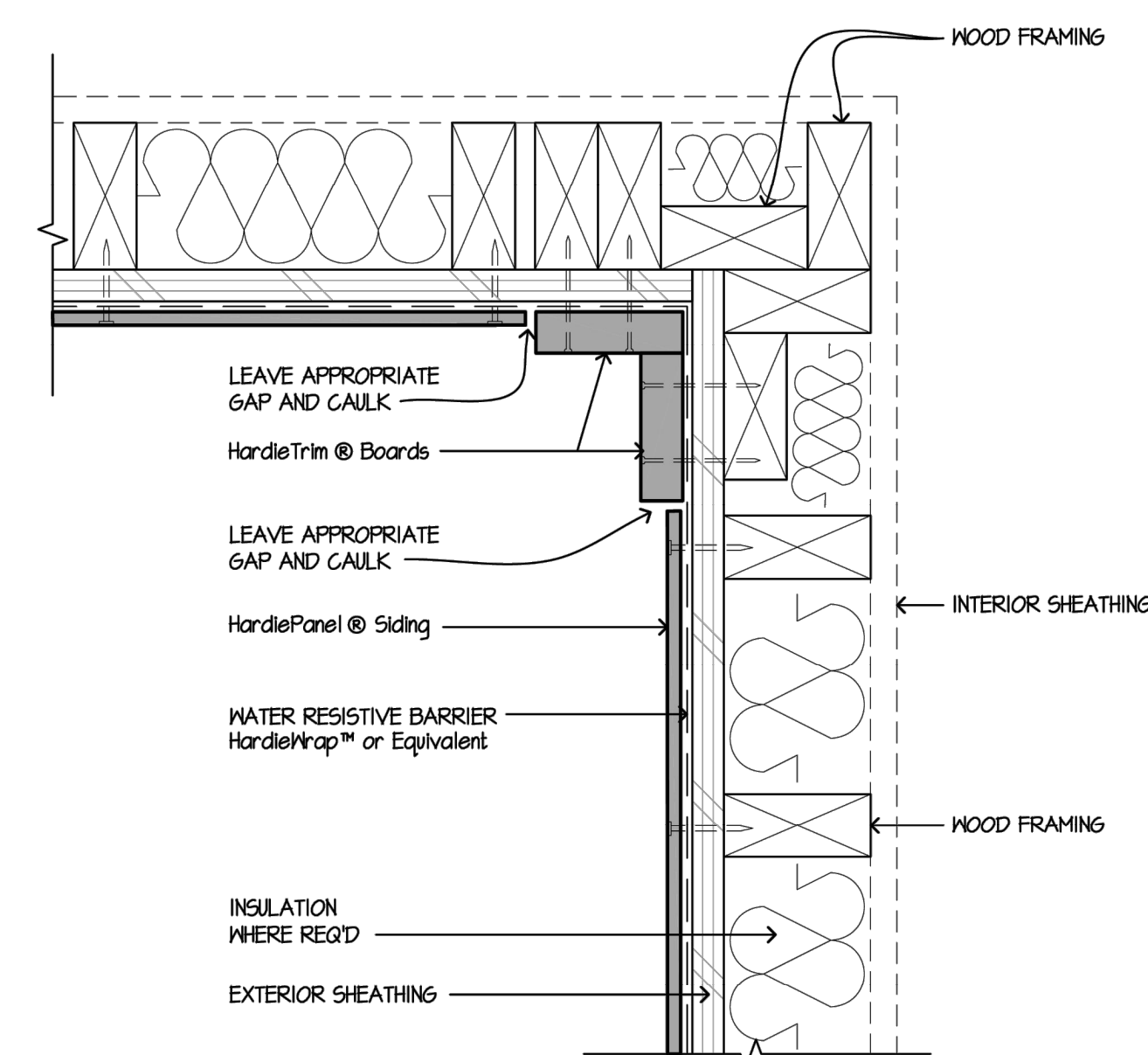
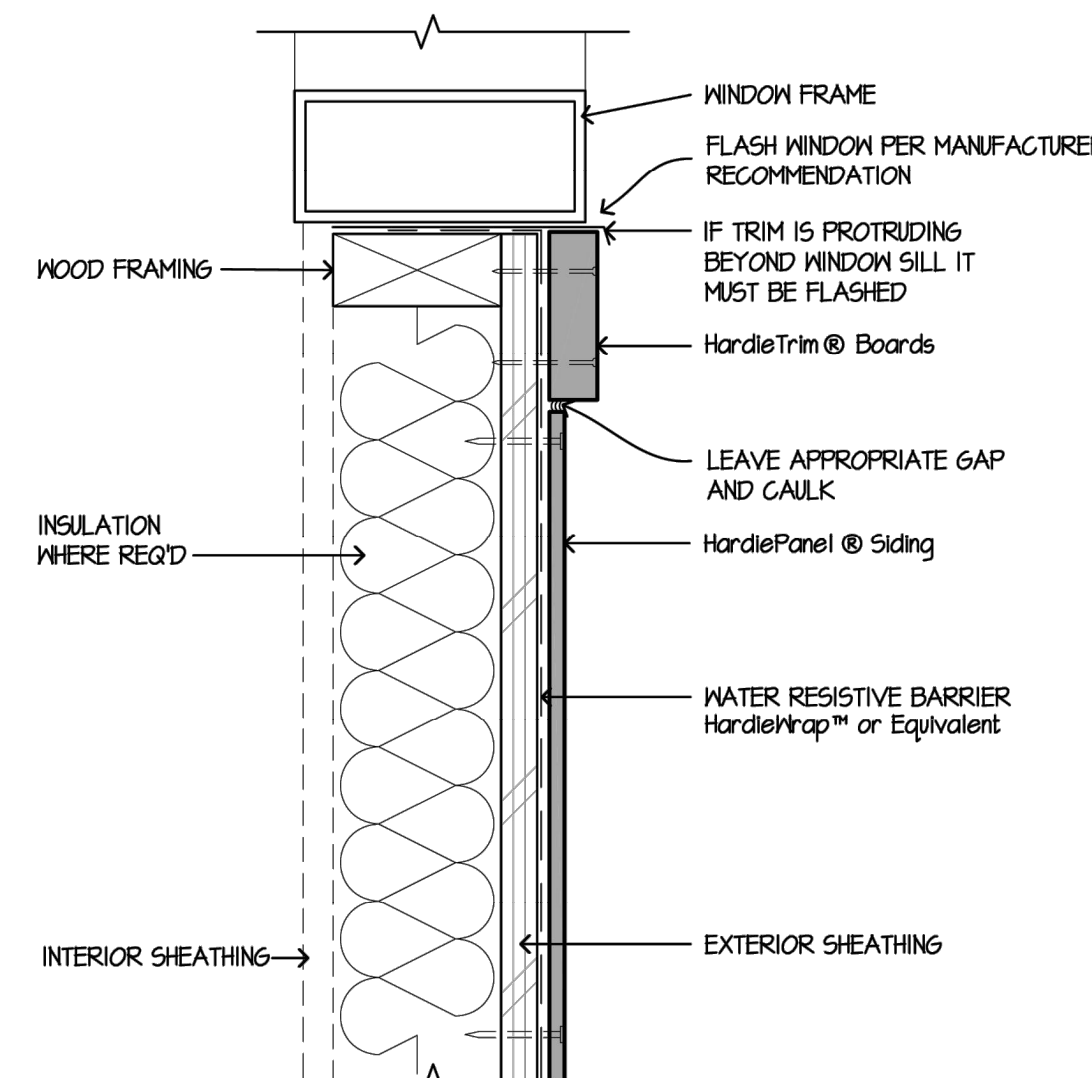
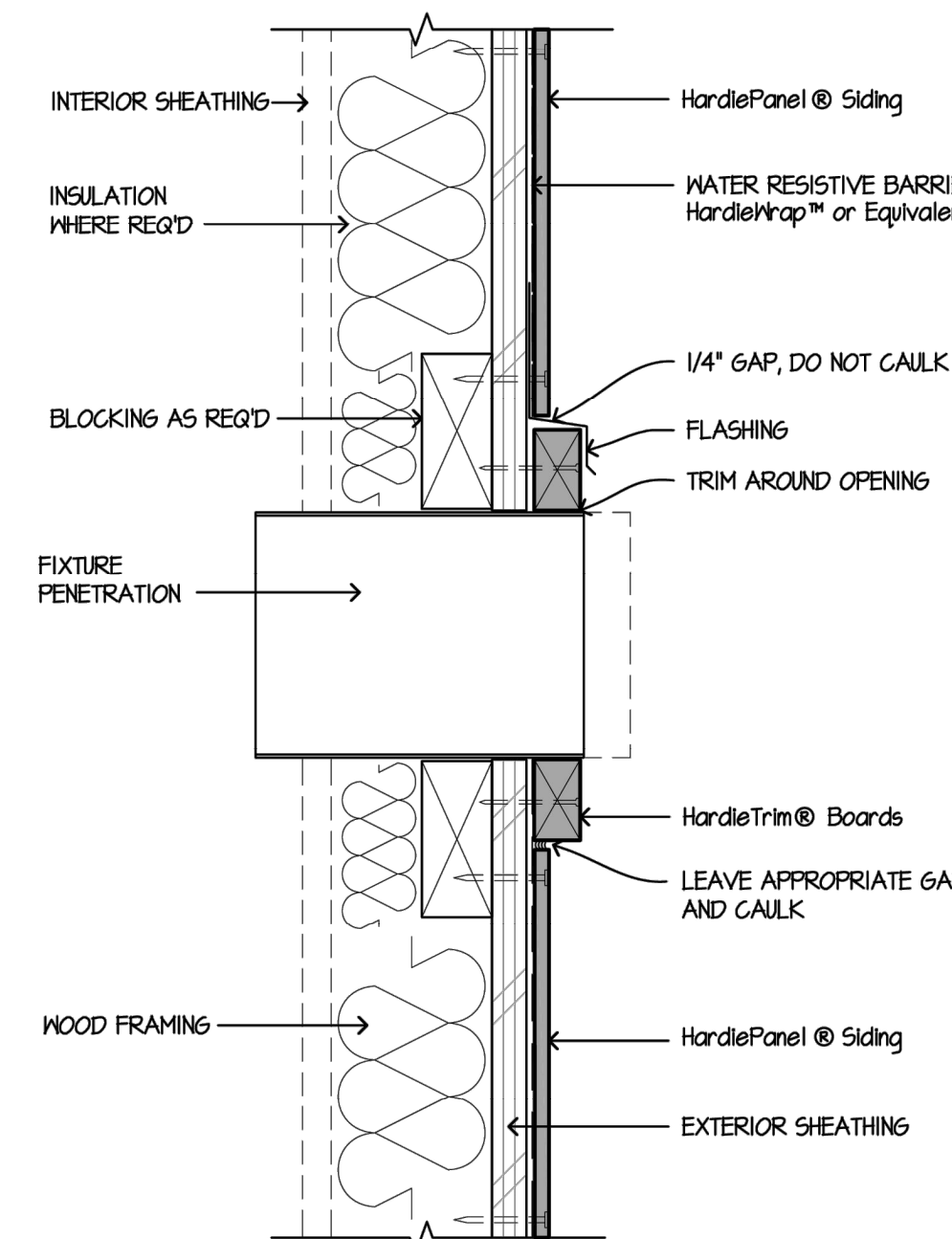
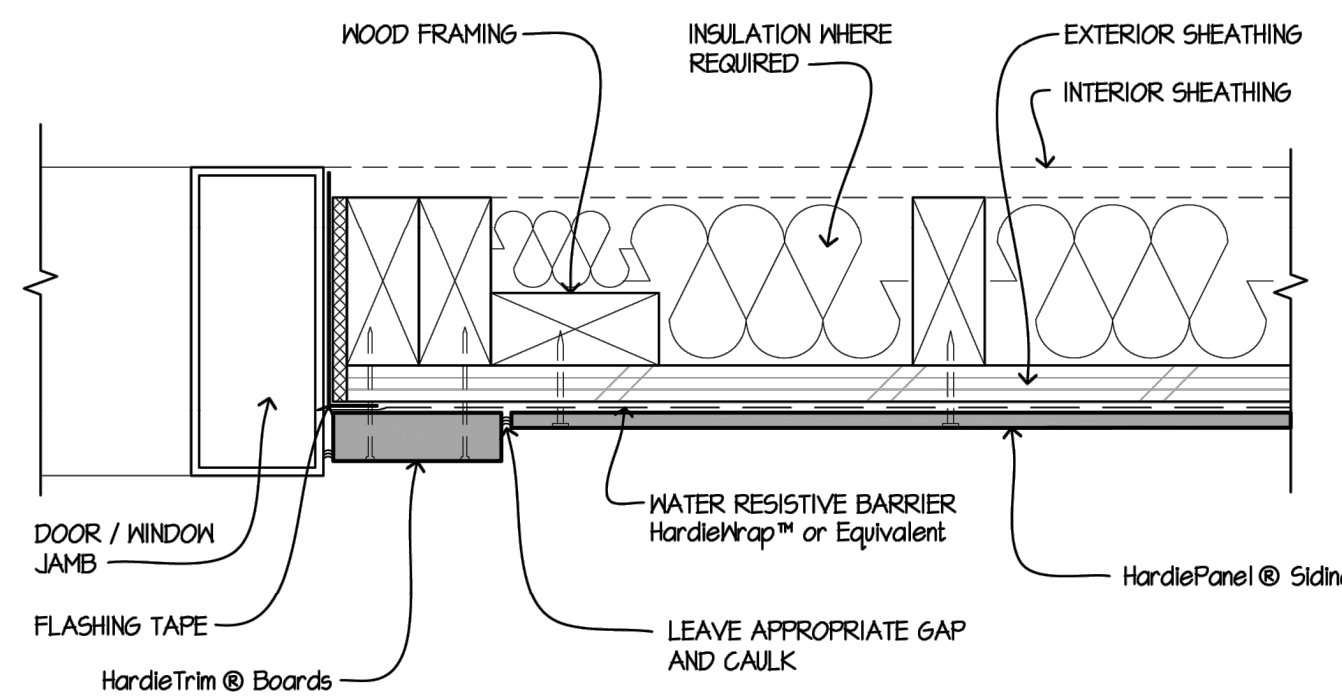
8 HARDSCAPE CLEARANCES, DECKS,
PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



5 HORIZONTAL VIEW
SCALE: 3/4"=1'-0"



2 OUTSIDE CORNER
SCALE: 3/4"=1'-0"



HARDIE PANEL SIDING

Ref. Elevations for colors and sizes.

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

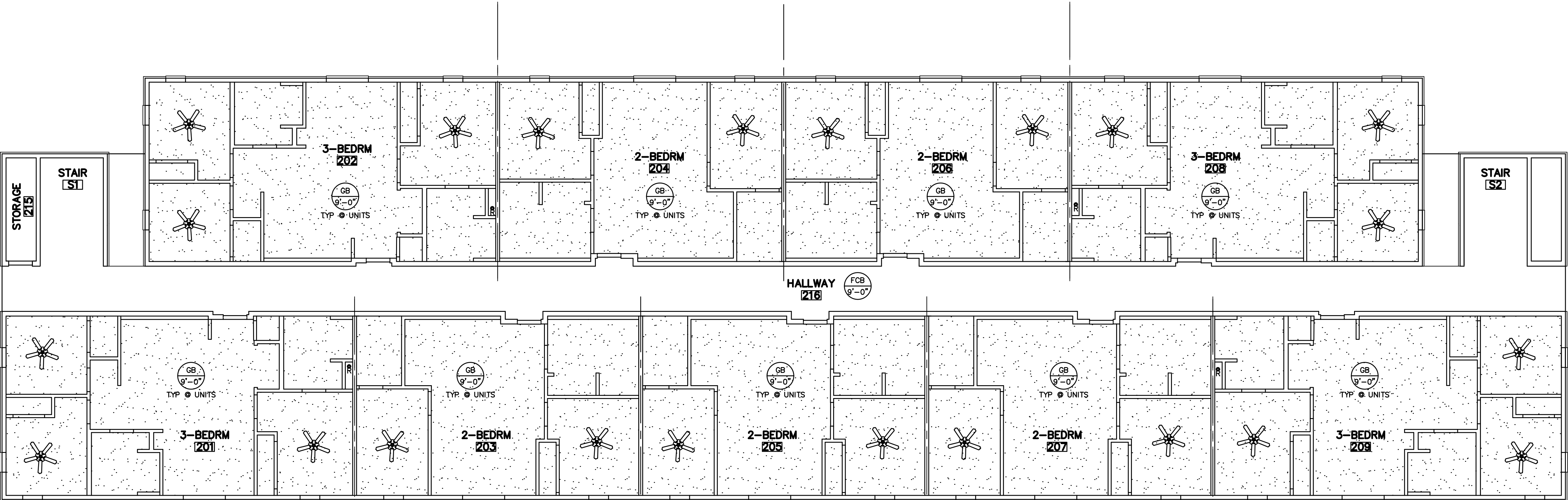
DETAILS ARE NOT TO SCALE

CEILING NOTES

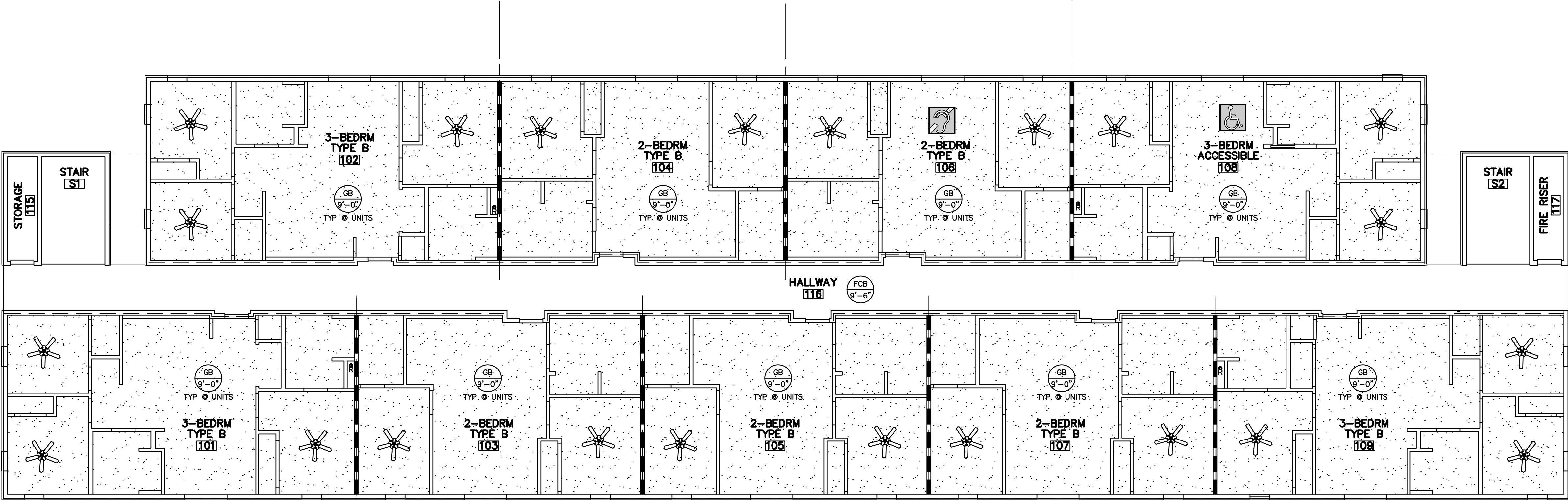
- GENERAL NOTES**
1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
 2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
 3. CEILING MOUNTED 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

CEILING TYPES	
REFER SPECIFICATIONS	
GB GYP BD (PAINTED)	NON-RATED WALLS
FCB FIBER CEMENT BOARD (PAINT)	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.	
GB 9'-0"	CLG. TYPE
GB 9'-0"	CLG. HEIGHT (ASSUMED)



B BUILDING B
SECOND FLOOR RCP
1/8"=1'-0"



A BUILDING B
FIRST FLOOR RCP
1/8"=1'-0"

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601 W. LEWIS
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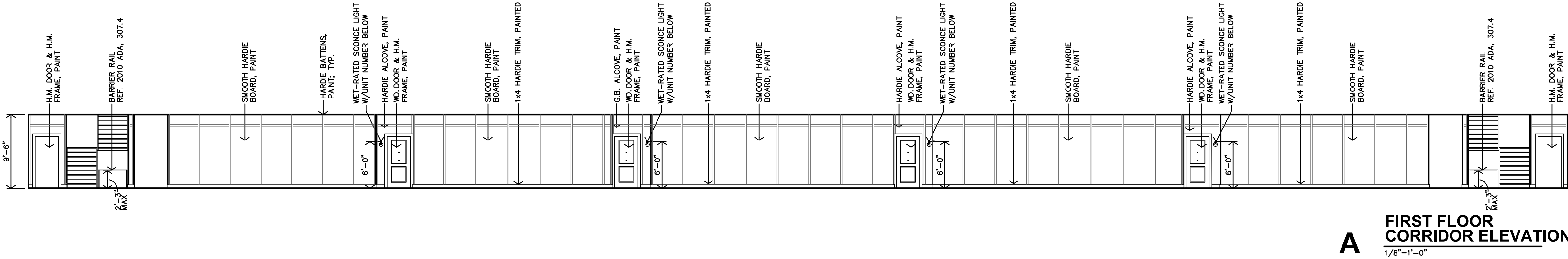
PRELIMINARY
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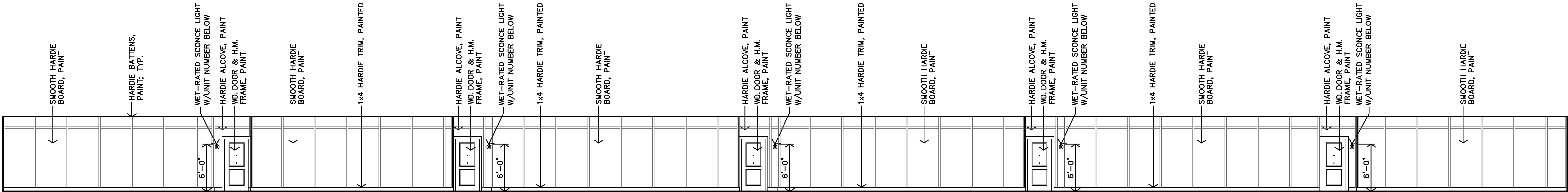
DATE: 1-14-2026
JOB: 25-3385
SHEET NO.:

A7.1

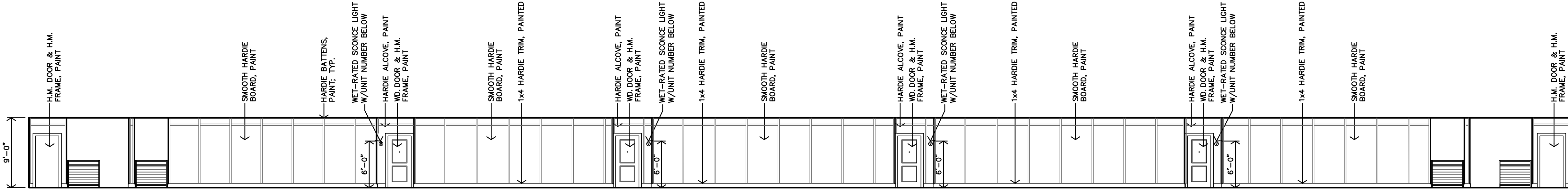
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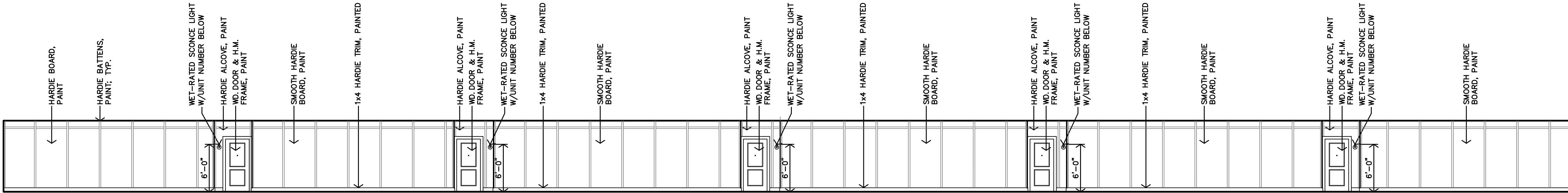
A FIRST FLOOR CORRIDOR ELEVATION
1/8"=1'-0"



B FIRST FLOOR CORRIDOR ELEVATION
1/8"=1'-0"



C SECOND FLOOR CORRIDOR ELEVATION
1/8"=1'-0"

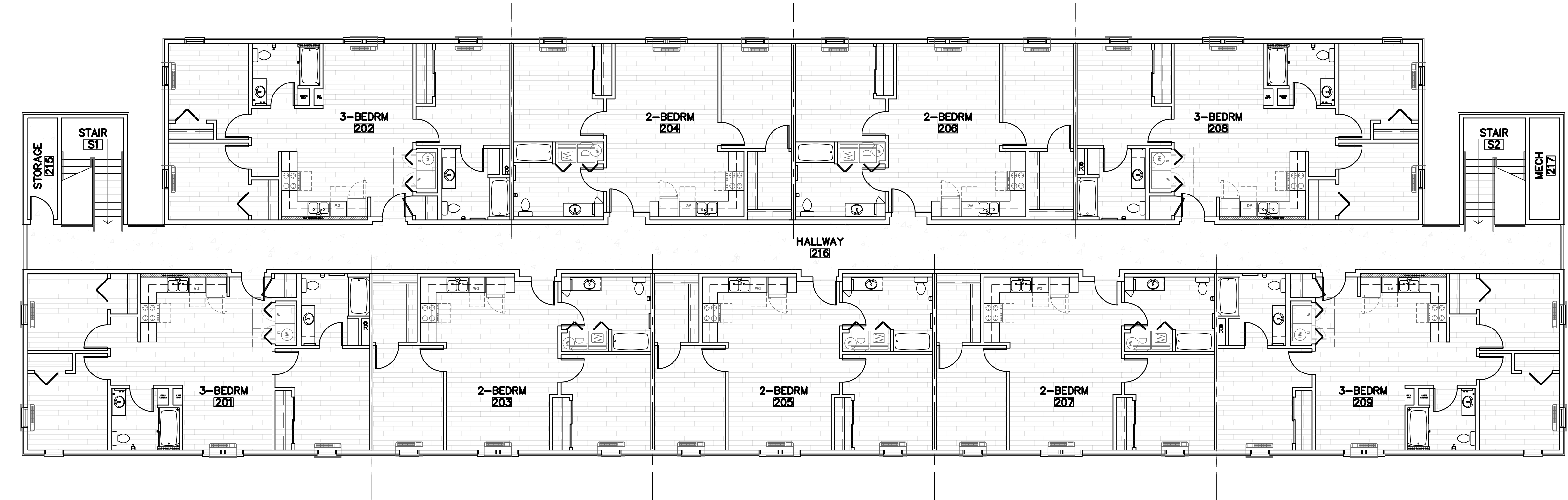
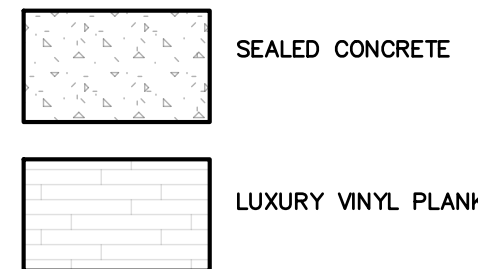


D SECOND FLOOR CORRIDOR ELEVATION
1/8"=1'-0"



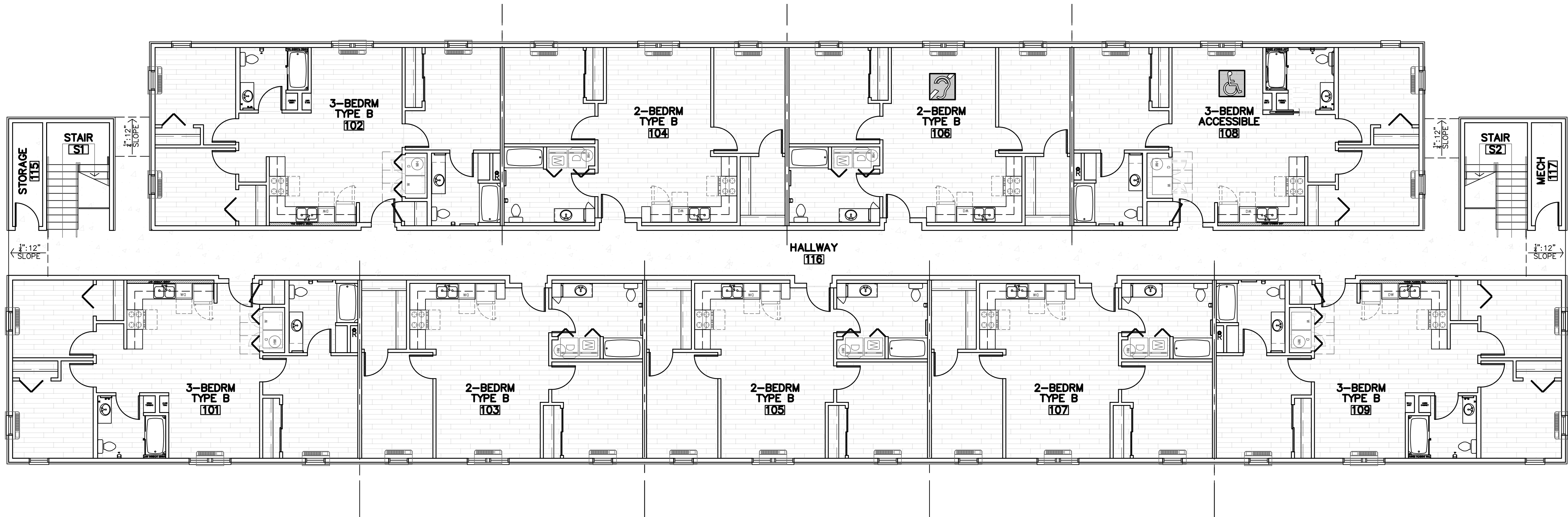
REVISION:	
DATE:	1-14-2026
JOB:	25-3385
SHEET NO.:	

FLOORING LEGEND



B

SECOND FLOOR
FINISH FLOOR PLAN
1/8"=1'-0"



A

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