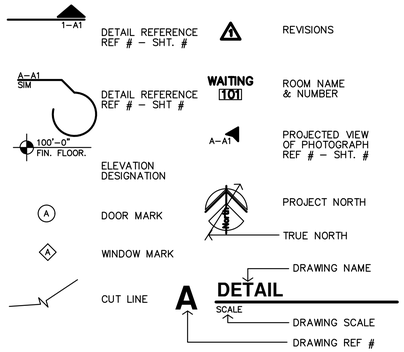
THE IRVING LOFTS

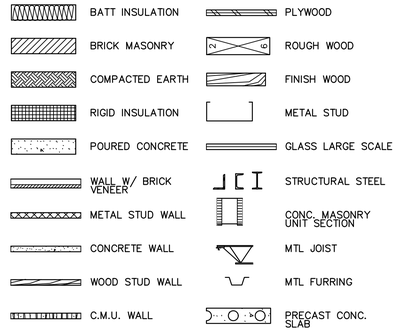
HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, 25-3479 TEXAS

REFERENCE LEGEND



MATERIAL LEGEND



EXISTING PHOTOGRAPHS

SHEET INDEX

BUILDING A - PERMIT SET - 11-20-2025

JonesGillamRenz

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Kansas City, MO 64108
jgr@jgrarchitects.com

ABBREVIATIONS

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

CONSULTANTS

Civil Engineer ;

MMA Inc.
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www.mmatexas.com

Mechanical & Electrical Engineer ;

LST Consulting Engineers, PA
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Structural Engineer ;

Bob D. Campbell & Co., Inc.
4338 Belleview
Kansas City, MO 64111
816.531.4144
info@bdc-engrs.com

PROJECT INFORMATION

TYPES OF CONSTRUCTION	EXTERIOR RENOVATION, INTERIOR RENOVATION & REMODEL
FACILITY NAME	THE IRVING LOFTS
FACILITY ADDRESS	1108 N ANGLIN ST CLEBURNE, TEXAS 76031
OWNER NAME	OPG – IRVING LOFTS PARTNERS, LLC
OWNER ADDRESS	254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913–396–6310
REASON FOR SUBMITTAL	CHANGE IN USE, PRIOR SCHOOL TO MULTI–FAMILY HOUSING
COUNTY	JOHNSON
LOCAL FIRE DEPARTMENT	CITY OF CLEBURNE
WATER SUPPLY	CITY OF CLEBURNE
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF CLEBURNE
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785–827–0386
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2023 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS

LEGEND

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

0 HOUR CONSTRUCTION

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

1 HOUR FIRE PARTITION
W/ 45 MIN. OPENINGS *(PER IBC 708.3 & 716.1(2))*

1 HOUR CONSTRUCTION, SHAFT WALLS
W/ 60 MIN. OPENINGS *(PER IBC TABLE 716.1(2))*

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

	A–1	
	ASSEMBLY	HALL
OCCUPANCY GROUP (AU – ACCESSORY USE)		
OCCUPANCY USE		
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	5,550	15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370	2

BUILDING A CODE INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: III–A (ASSUMED CONSTRUCTION TYPE – EXISTING BUILDING)

OCCUPANCY BASIC R–2 APARTMENTS

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM. SECTION 903.3.1.2
*ALLOWABLE AREA AND HEIGHT BASED ON DIFFERENT USES NOT BEING SEPARATED BY FIRE BARRIERS. MOST RESTRICTIVE ALLOWANCE.

ALLOWABLE AREA INCREASE:

	R–2
BASE ALLOWABLE	24,000 SF
AREA INCREASE (37.30%)	8,952 SF
TOTAL FLR ALLOWABLE/FLOOR	32,952 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	11,260 SF
SECOND FLOOR	6,839 SF
THIRD FLOOR	6,889 SF
TOTAL BLDG AREA	24,988 SF

BASIC ALLOWABLE STORIES: 4 *(PER IBC TABLE 503)* — ACTUAL STORIES: 3

BASIC ALLOWABLE HEIGHT: 60' *(PER IBC TABLE 503)* — ACTUAL HEIGHT: 47'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: III–A

EXTERIOR BEARING WALLS:	2 HOUR
(EXISTING: BRICK OVER CMU BLOCK, PLASTER FINISH)	
PRIMARY STRUCTURAL FRAME:	1 HOUR
(EXISTING: REF. INTERIOR BEARING WALLS & FLOOR/CEILING ASSEMBLY BELOW)	
INTERIOR BEARING WALLS:	1 HOUR
(EXISTING: PLASTER FINISH (BOTH SIDES) OVER WOOD CONSTRUCTION)	
INTERIOR NON–BEARING WALLS:	0 HOUR
SHAFT ENCLOSURES:	1 HOUR
(NEW ELEVATOR CONSTRUCTION)	
STAIRS	0 HOUR
FLOOR/CEILING ASSEMBLY:	1 HOUR
(EXISTING: T&G FLOORING/SHEATHING OVER WOOD TRUSSES, PLASTER FINISH CEILING)	
CEILING/ROOF ASSEMBLY:	0 HOUR
(TABLE 601, EXCEPTION B)	
CORRIDOR/DWELLING UNITS:	1/2 HOUR
DWELLING UNITS – 1 HR FIRE PARTITIONS	

ELEVATOR REQUIREMENTS ⚠
- HOISTWAY OPENING PROTECTION: NOT REQUIRED PER 3006.2:
  ELEVATOR HOISTWAY DOES NOT CONNECT MORE THAN 3 STORIES
  BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM
- AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE.
- PLUMBING AND MECHANICAL SYSTEMS SHALL NOT BE LOCATED IN AN ELEVATOR HOISTWAY ENCLOSURE (EXCEPTIONS: FLR DRAINS, SUMPS & SUMP PUMPS)
- OPENINGS SHALL BE SELF–CLOSING OR AUTOMATIC CLOSING BY SMOKE DETECTION.
- PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED.
- ELEVATORS SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN–CAR OPERATION IN ACCORDANCE WITH ASME A17.1/CSA B44 (3003.2)
- AN AREA OF REFUGE IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. *(SECTION 1009.4.2, Exception 2)*

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

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

REQUIRED SEPARATION OF OCCUPANCIES *(PER IBC 508.4.4 & TABLE 508.4)*
- USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE.
- DWELLING UNITS –1 HR FIRE PARTITIONS
  *THE MAJORITY OF DWELLING UNITS ARE SEPARATED BY EXISTING HISTORIC PLASTER WALLS; ALL NEW WALLS WILL BE 1–FIRE PARTITIONS.

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

AUTOMATIC FIRE SUPPRESSION SYSTEM:
- REQUIRED, NFPA 13 SYSTEM PROVIDED

PORTABLE FIRE EXTINGUISHERS
- REQUIRED – PROVIDED.
- EACH DWELLING UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1–A:10–B:C

SMOKE ALARM REQUIREMENTS:
- REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO SECT. 907.2.11.2
  – ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA
  – IN EACH ROOM USED FOR SLEEPING
  – ON EACH STORY
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT AS REQUIRED ABOVE.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.
- WIRING AND ALARM SHALL BE EQUIPPED WITH A BATTERY BACKUP.

FIRE ALARM REQUIREMENTS:
- REQUIRED, PROVIDED – MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
- SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
- INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS,
- SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
- REQUIRED, PROVIDED – SLEEPING ROOMS, OUTSIDE SLEEPING ROOMS & AT EACH FLOOR

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

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

SMOKE CONTROL:	SMOKE PARTITIONS:	STANDPIPES:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED (TOP FLR <30')

TOTAL OCCUPANT LOAD: 88

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.1.2, 1015.1):

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY 1 EXIT
R–2	APARTMENT	200 sf/OCCUPANT	10
B	BUSINESS	100 sf/OCCUPANT	49
S–1	STORAGE	300 sf/OCCUPANT	29
M	MECHANICAL	300 sf/OCCUPANT	49

BUILDING B CODE INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: II–B (ASSUMED – EXISTING BUILDING)

OCCUPANCY BASIC R–2 APARTMENTS

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM. SECTION 903.3.1.2
*ALLOWABLE AREA AND HEIGHT BASED ON DIFFERENT USES NOT BEING SEPARATED BY FIRE BARRIERS. MOST RESTRICTIVE ALLOWANCE.

ALLOWABLE AREA INCREASE:

	R–2
BASE ALLOWABLE	16,000 SF
AREA INCREASE (25%)	4,000 SF
TOTAL FLOOR ALLOWABLE	20,000 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	5,780 SF
TOTAL BLDG AREA	5,780 SF

BASIC ALLOWABLE STORIES: 2 *(PER IBC TABLE 503)* — ACTUAL STORIES: 1

BASIC ALLOWABLE HEIGHT: 40' *(PER IBC TABLE 503)* — ACTUAL HEIGHT: 16'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V–B

EXTERIOR BEARING WALLS:	0 HOUR	
STRUCTURAL FRAME:	0 HOUR	
INTERIOR BEARING WALLS:	0 HOUR	
INTERIOR NON–BEARING WALLS:	0 HOUR	
STAIRS	0 HOUR	*N/A*
FLOOR/CEILING ASSEMBLY:	0 HOUR	
CEILING/ROOF ASSEMBLY:	0 HOUR	
CORRIDOR/DWELLING UNITS:	1/2 HOUR	
DWELLING UNITS – 1 HR FIRE PARTITIONS		

ROOF COVERINGS
- CLASS C OR BETTER

REQUIRED SEPARATION OF OCCUPANCIES *(PER IBC 508.4.4 & TABLE 508.4)*
- USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE.
- DWELLING UNITS –1 HR FIRE PARTITIONS

DRAFTSTOPPING *(PER IBC 718.4.1.1 & 718.4.2)*
- DRAFTSTOPPING SHALL BE INSTALLED IN LINE WITH UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE ROOF SHEATHING OR ATTIC SPACE MAY BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OF ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
- OPENING IN THE PARTITIONS SHALL BE PROTECTED BY SELF–CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

AUTOMATIC FIRE SUPPRESSION SYSTEM:
- REQUIRED, PROVIDED PER NFPA 13R – ENTIRE BUILDING

PORTABLE FIRE EXTINGUISHERS
- REQUIRED – PROVIDED.
- EACH DWELLING UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1–A:10–B:C

SMOKE ALARM REQUIREMENTS:
- REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO SECT. 907.2.11.2
  – ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA
  – IN EACH ROOM USED FOR SLEEPING
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT AS REQUIRED ABOVE.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.
- WIRING AND ALARM SHALL BE EQUIPPED WITH A BATTERY BACKUP.

FIRE ALARM REQUIREMENTS:
- REQUIRED, PROVIDED – MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
- SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
- INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS,
- SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
- REQUIRED, PROVIDED – SLEEPING ROOMS, OUTSIDE SLEEPING ROOMS & AT EACH FLOOR

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

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

SMOKE CONTROL:	SMOKE PARTITIONS:	STANDPIPES:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED (TOP FLR <30')

TOTAL OCCUPANT LOAD: 24

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.1.2, 1015.1):

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY 1 EXIT
R–2	APARTMENT	200 sf/OCCUPANT	10
M	MECHANICAL	300 sf/OCCUPANT	49

BUILDING C CODE INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: II–B (ASSUMED – EXISTING BUILDING)

OCCUPANCY BASIC R–2 APARTMENTS

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM. SECTION 903.3.1.2
*ALLOWABLE AREA AND HEIGHT BASED ON DIFFERENT USES NOT BEING SEPARATED BY FIRE BARRIERS. MOST RESTRICTIVE ALLOWANCE.

ALLOWABLE AREA INCREASE:

	R–2
BASE ALLOWABLE	16,000 SF
AREA INCREASE (25%)	4,000 SF
TOTAL FLOOR ALLOWABLE	20,000 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	5,922 SF
TOTAL BLDG AREA	5,922 SF

BASIC ALLOWABLE STORIES: 2 *(PER IBC TABLE 503)* — ACTUAL STORIES: 1

BASIC ALLOWABLE HEIGHT: 40' *(PER IBC TABLE 503)* — ACTUAL HEIGHT: 16'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V–B

EXTERIOR BEARING WALLS:	0 HOUR	
STRUCTURAL FRAME:	0 HOUR	
INTERIOR BEARING WALLS:	0 HOUR	
INTERIOR NON–BEARING WALLS:	0 HOUR	
STAIRS	0 HOUR	*N/A*
FLOOR/CEILING ASSEMBLY:	0 HOUR	
CEILING/ROOF ASSEMBLY:	0 HOUR	
CORRIDOR/DWELLING UNITS:	1/2 HOUR	
DWELLING UNITS – 1 HR FIRE PARTITIONS		

ROOF COVERINGS
- CLASS C OR BETTER

REQUIRED SEPARATION OF OCCUPANCIES *(PER IBC 508.4.4 & TABLE 508.4)*
- USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE.
- DWELLING UNITS –1 HR FIRE PARTITIONS

DRAFTSTOPPING *(PER IBC 718.4.1.1 & 718.4.2)*
- DRAFTSTOPPING SHALL BE INSTALLED IN LINE WITH UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE ROOF SHEATHING OR ATTIC SPACE MAY BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OF ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
- OPENING IN THE PARTITIONS SHALL BE PROTECTED BY SELF–CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

AUTOMATIC FIRE SUPPRESSION SYSTEM:
- REQUIRED, PROVIDED PER NFPA 13R – ENTIRE BUILDING

PORTABLE FIRE EXTINGUISHERS
- REQUIRED – PROVIDED.
- EACH DWELLING UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1–A:10–B:C

SMOKE ALARM REQUIREMENTS:
- REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO SECT. 907.2.11.2
  – ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA
  – IN EACH ROOM USED FOR SLEEPING
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT AS REQUIRED ABOVE.
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- WIRING AND ALARM SHALL BE EQUIPPED WITH A BATTERY BACKUP.

FIRE ALARM REQUIREMENTS:
- REQUIRED, PROVIDED – MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
- SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
- INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS,
- SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
- REQUIRED, PROVIDED – SLEEPING ROOMS, OUTSIDE SLEEPING ROOMS & AT EACH FLOOR

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

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

SMOKE CONTROL:	SMOKE PARTITIONS:	STANDPIPES:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED (TOP FLR <30')

TOTAL OCCUPANT LOAD: 24

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.1.2, 1015.1):

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY 1 EXIT
R–2	APARTMENT	200 sf/OCCUPANT	10
B	OFFICE	100 sf/OCCUPANT	49

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

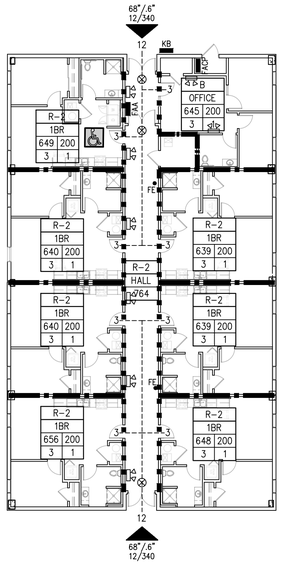
CLEBURNE, TEXAS

REGISTERED ARCHITECT — MARGARET GILLAM — 11–20–2025 — 32851 — STATE OF TEXAS

REVISION:
1 — 12–16–2025

DATE: 11–20–2025
JOB: 25–3479
SHEET NO.:

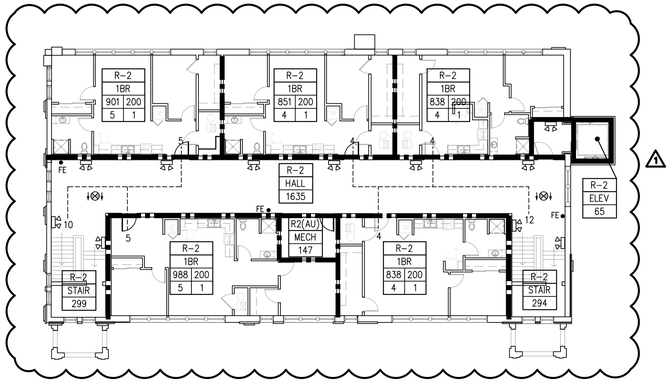
CFP1



BUILDING C:
TOTAL OCCUPANT LOAD: 24

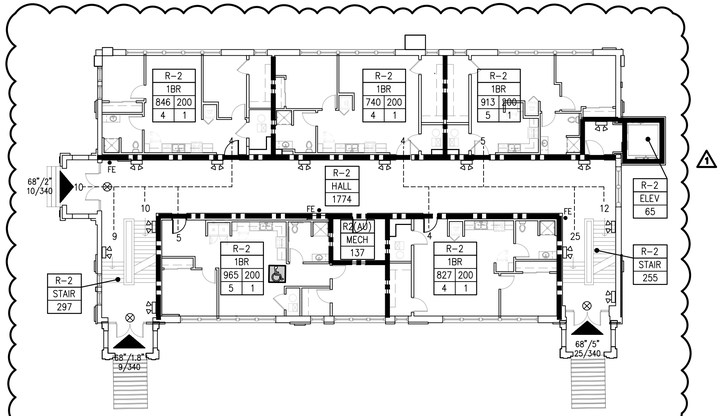
F BUILDING C FIRST FLOOR PLAN

0 8' 16' 32'



D BUILDING A THIRD FLOOR PLAN

8' 16' 32'

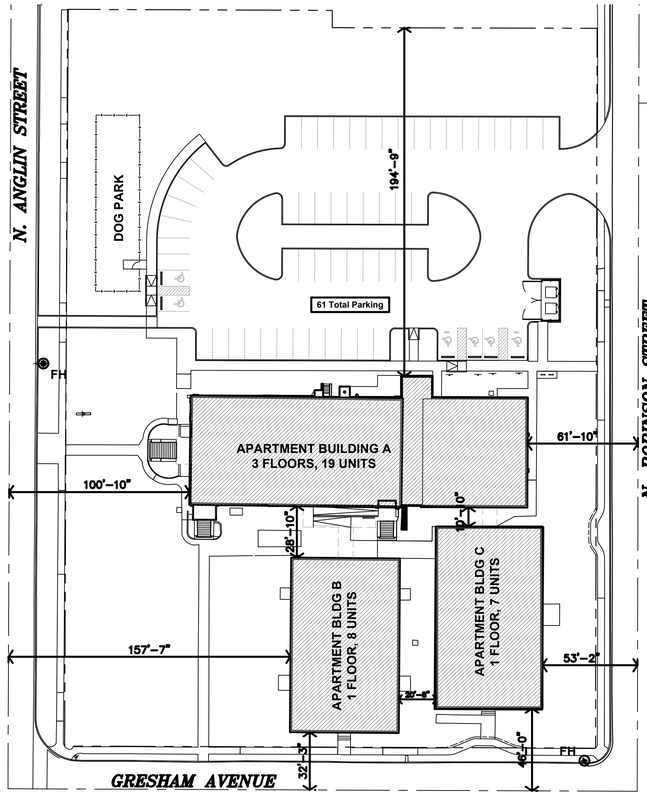


C BUILDING A SECOND FLOOR PLAN

0 8' 16' 32'

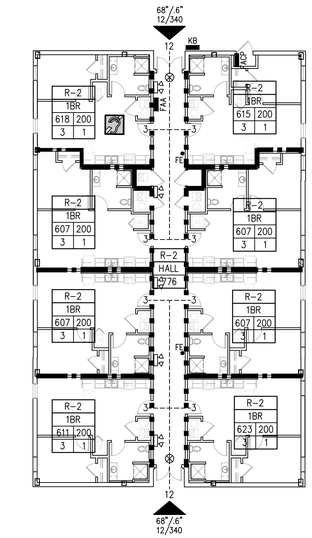
BUILDING A:
TOTAL OCCUPANT LOAD: 88

FIRST FLOOR TOTAL: 44
SECOND FLOOR TOTAL: 22
THIRD FLOOR TOTAL: 22



A SITE PLAN

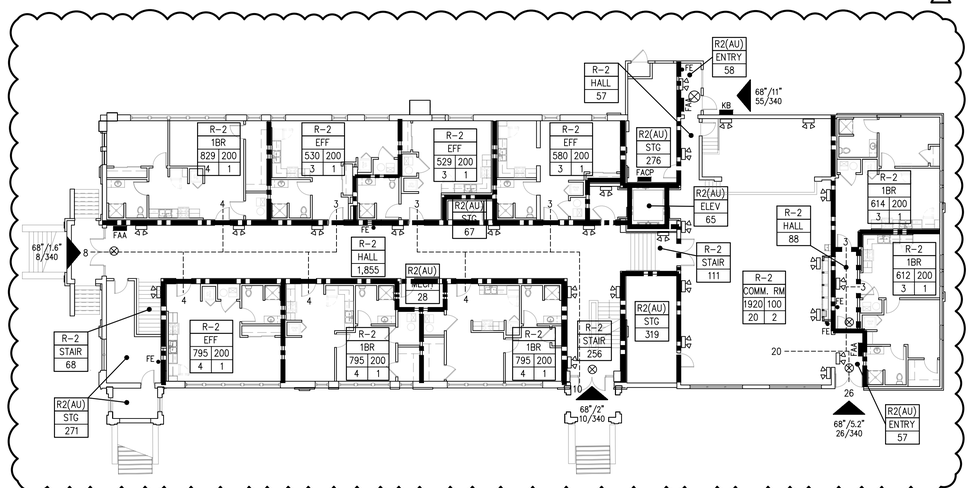
0 20' 40' 80'



BUILDING B:
TOTAL OCCUPANT LOAD: 24

E BUILDING B FIRST FLOOR PLAN

0 8' 16' 32'



B BUILDING A FIRST FLOOR PLAN

0 8' 16' 32'

PROJECT INFORMATION

TYPES OF CONSTRUCTION	EXTERIOR RENOVATION, INTERIOR RENOVATION & REMODEL
FACILITY NAME	THE IRVING LOFTS
FACILITY ADDRESS	1108 N ANGLIN ST CLEBURNE, TEXAS 76031
OWNER NAME OWNER ADDRESS	OPG – IRVING LOFTS PARTNERS, LLC 254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913–396–6310
REASON FOR SUBMITTAL	CHANGE IN USE, PRIOR SCHOOL TO MULTI–FAMILY HOUSING
COUNTY	JOHNSON
LOCAL FIRE DEPARTMENT	CITY OF CLEBURNE
WATER SUPPLY	CITY OF CLEBURNE
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF CLEBURNE
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785–827–0386
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2023 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS

LEGEND

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

0 HOUR CONSTRUCTION

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

1 HOUR FIRE PARTITION W/ 45 MIN. OPENINGS *(PER IBC 708.3 & 716.1(2))*

1 HOUR CONSTRUCTION, SHAFT WALLS W/ 60 MIN. OPENINGS *(PER IBC TABLE 716.1(2))*

EXIT LIGHT	⊗	FIRE HYDRANT	FH
EXIT/EMERGENCY LIGHT	EXIT	FIRE ALARM CONTROL PANEL	FACP
EMERGENCY LIGHT		FIRE ALARM REMOTE ANNUNCIATOR PANEL	FAA
FIRE EXTINGUISHER	•FE	KNOX BOX	KB

OCCUPANCY GROUP (AU – ACCESSORY USE)	A–1	
OCCUPANCY USE	ASSEMBLY	HALL
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	5,550	15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370	2

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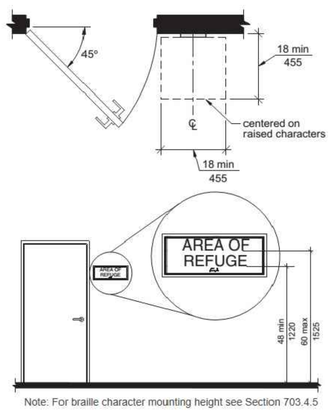
THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

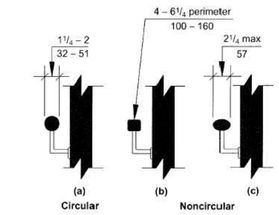
CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32854 STATE OF TEXAS

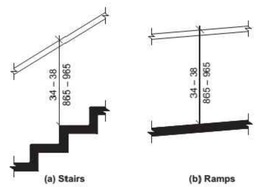
REVISION:	
1	12-16-2025
DATE:	11-20-2025
JOB:	25-3479
SHEET NO.:	CFP2



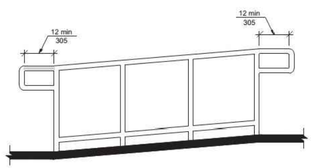
V SIGNAGE (Section 703)
NO SCALE



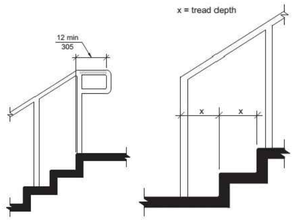
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



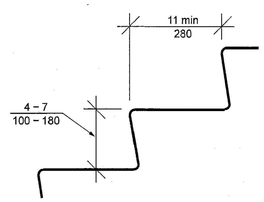
S HANDRAIL HEIGHT (Section 505)
NO SCALE



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



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



Q STAIR TREAD & RISER (Section 504)
NO SCALE

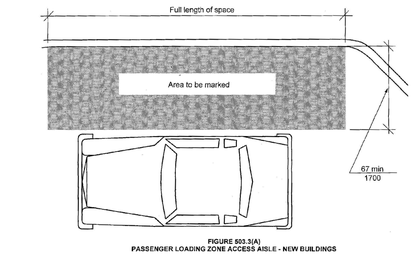
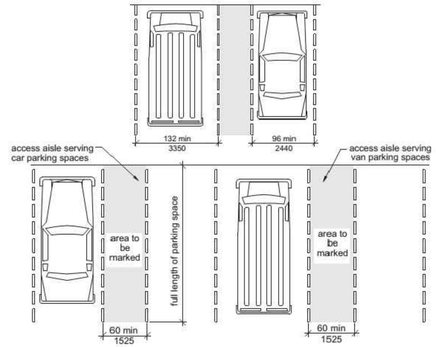
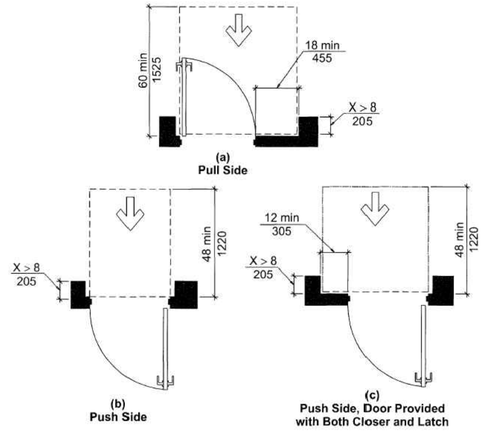


FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

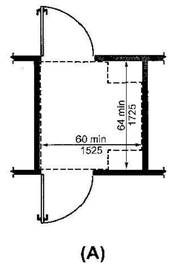
P PASSENGER LOADING ZONE (Section 503)
NO SCALE

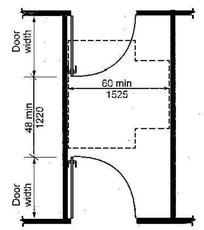


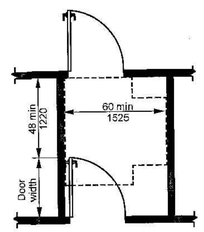
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



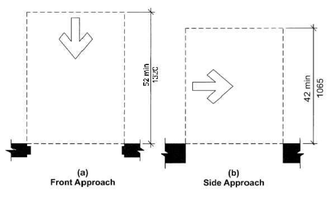
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



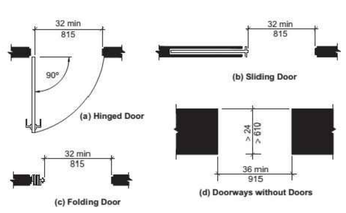




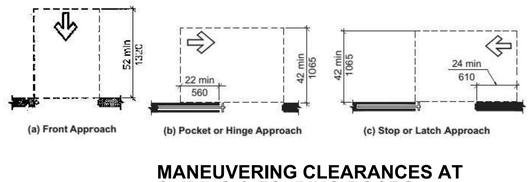
J TWO DOORS IN SERIES (Section 404)
NO SCALE



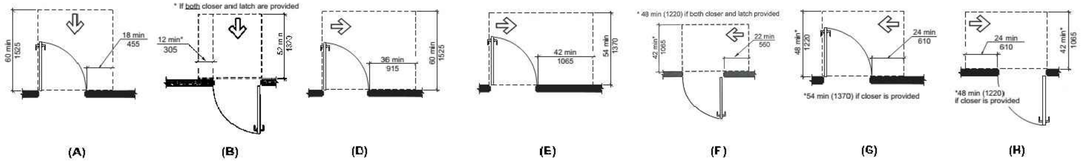
M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



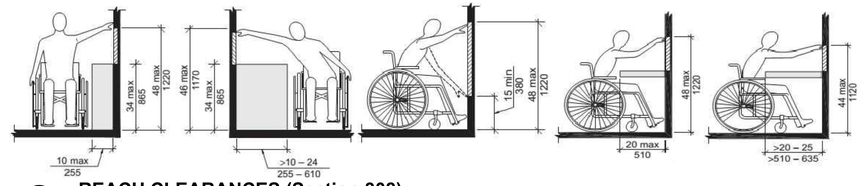
L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



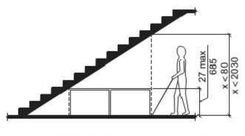
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



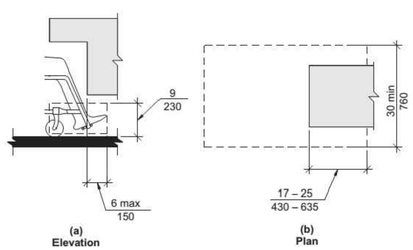
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



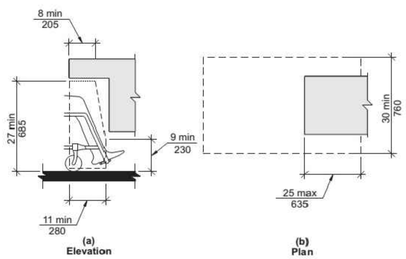
G REACH CLEARANCES (Section 308)
NO SCALE



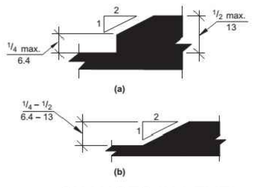
F VERTICAL CLEARANCE (Section 307)
NO SCALE



E TOE CLEARANCE (Section 306)
NO SCALE

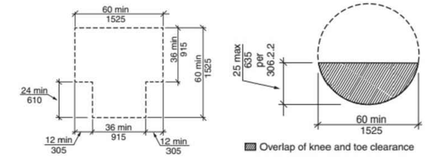


D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE

B EXISTING BUILDING CLEAR FLOOR SPACE (305)
NO SCALE



A EXISTING BUILDING TURNING SPACE (304)
NO SCALE

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

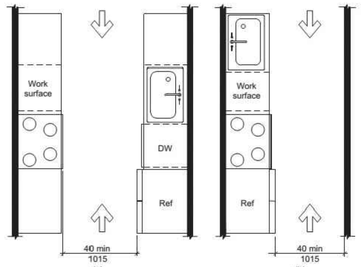
CLEBURNE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
11-20-2025
32851
STATE OF TEXAS

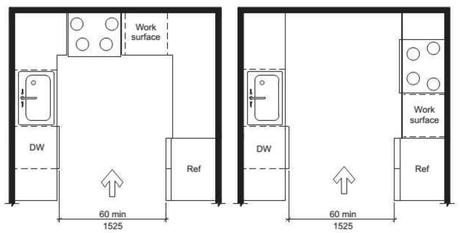
REVISION:

DATE: 11–20–2025
JOB: 25–3479
SHEET NO.:

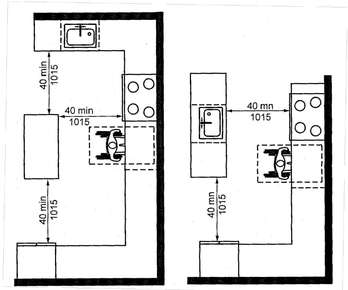
ANSI-1



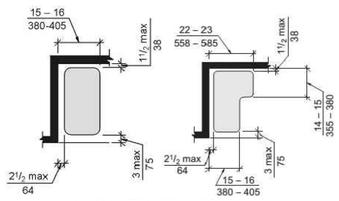
N **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



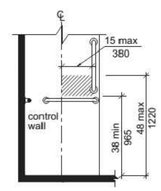
M **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



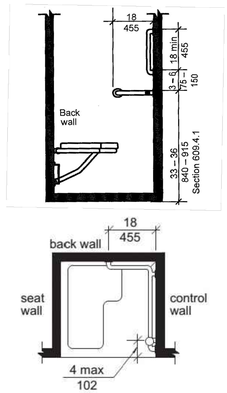
L **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
NO SCALE



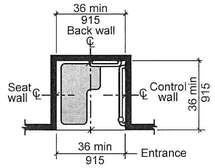
K **SHOWER SEATS (Section 610)**
NO SCALE



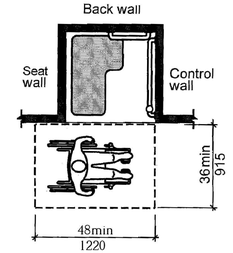
J **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



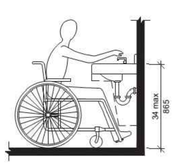
H **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



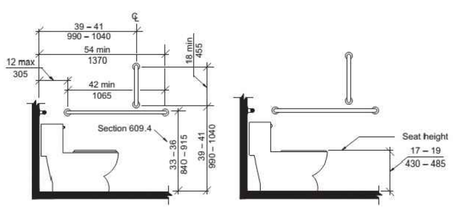
Note: inside finished dimensions measured at the center points of opposing sides



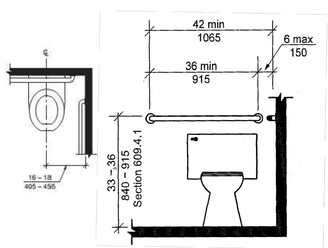
G **EXISTING BUILDING TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



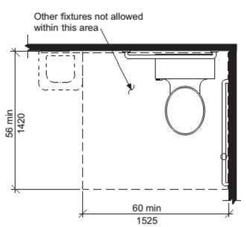
F **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



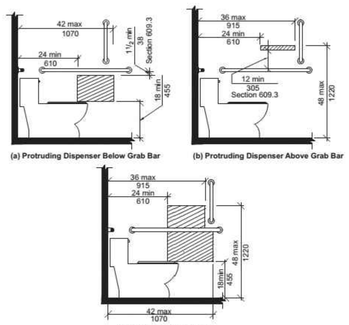
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



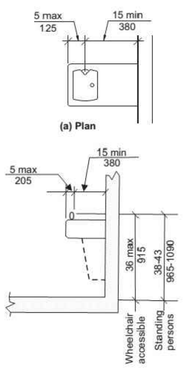
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



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



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



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

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

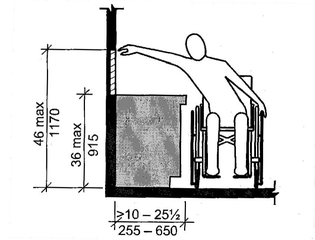
CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 28854 STATE OF TEXAS

REVISION:

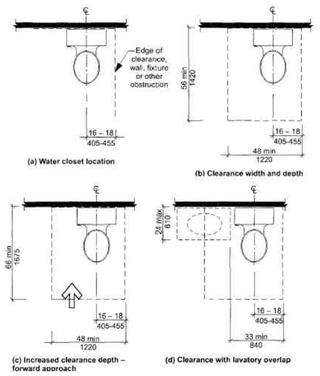
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

ANSI-2

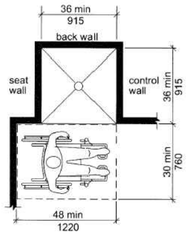


M **REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)**
NO SCALE

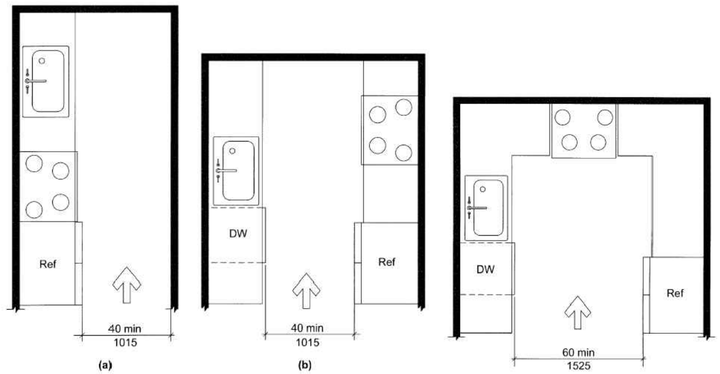
L **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



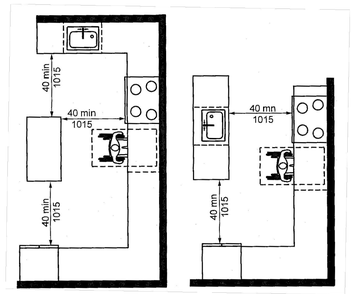
K **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)**
NO SCALE



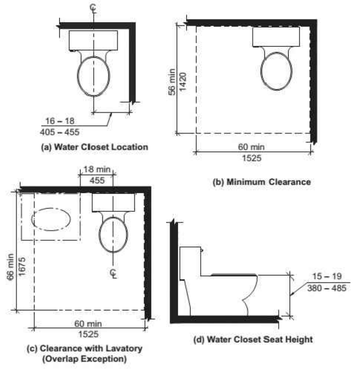
J **TRANSFER SHOWER AT TYPE B UNITS (Section 1104)**
NO SCALE



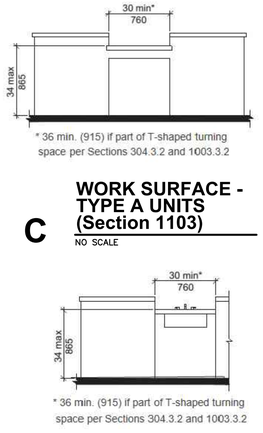
H **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)**
NO SCALE



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

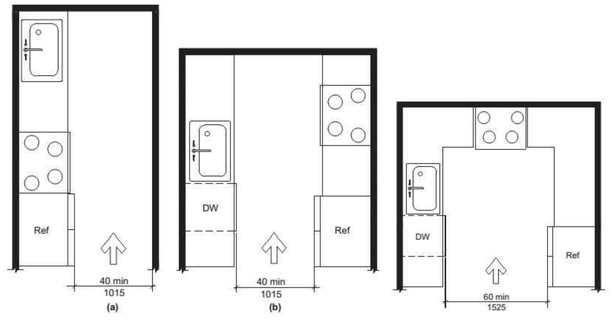


D **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



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

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



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

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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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

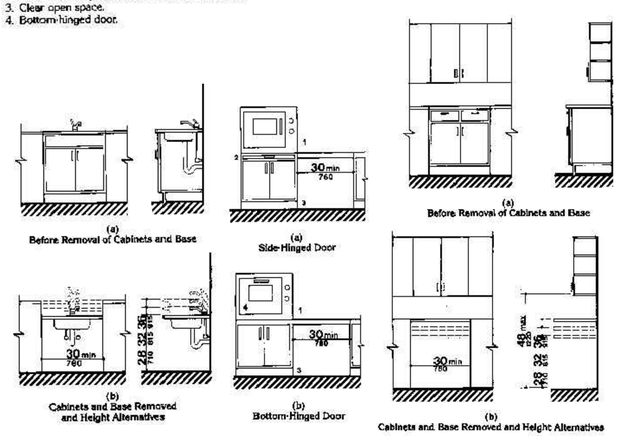
REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 42854 STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

ANSI-3

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



G STANDARD UFAS KITCHEN DIAGRAMS

NO SCALE

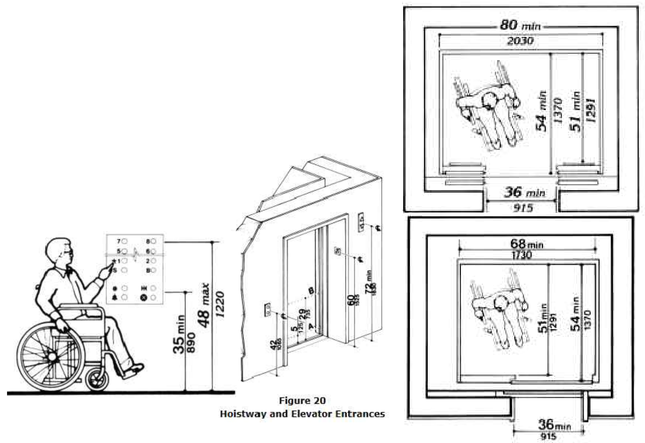


Figure 20
Hoistway and Elevator Entrances

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

F STANDARD UFAS ELEVATOR DETAILS

NO SCALE

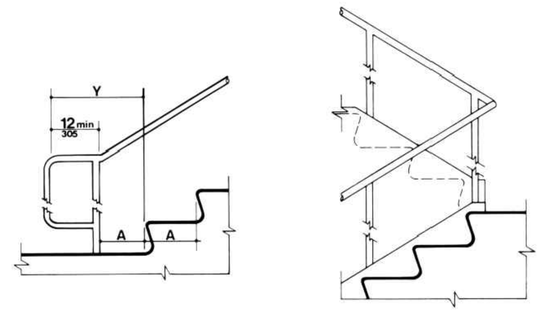


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

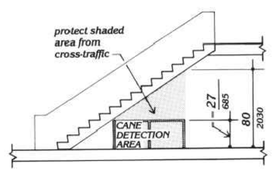
Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

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

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

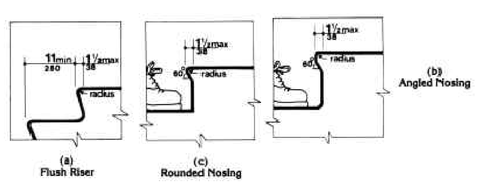
E STANDARD UFAS HANDRAILS

NO SCALE



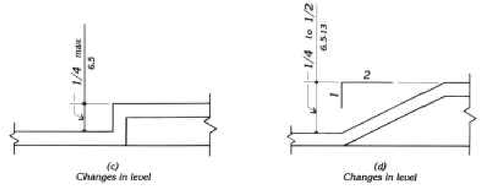
D GENERAL UFAS DIAGRAM

NO SCALE



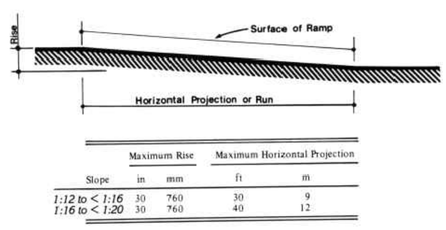
C STAIR NOSINGS

NO SCALE



B UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE



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

A SLOPE AND RISE

NO SCALE

THIS UNIFORM FEDERAL ACCESSIBILITY STANDARD SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS THAT ARE NOT INDICATED ON ANSI-1, ANSI-2 & ANSI-3 (ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES)

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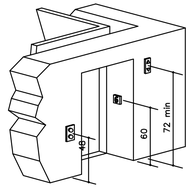
REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32854 STATE OF TEXAS

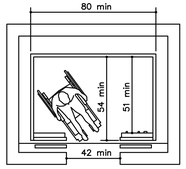
REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

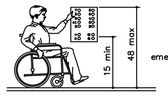
UFAS



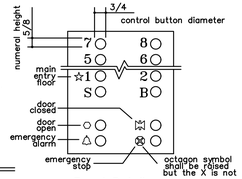
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



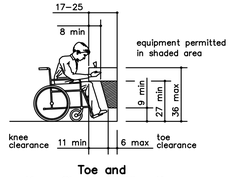
Car Control Height



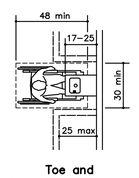
Panel Detail

M STANDARD ELEVATOR DIAGRAMS

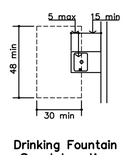
NO SCALE



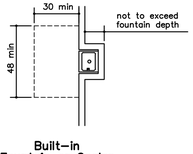
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



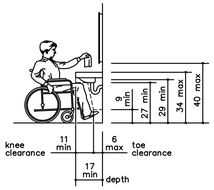
Drinking Fountain Spout Location



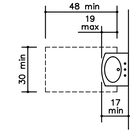
Built–in Fountain or Cooler

L STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



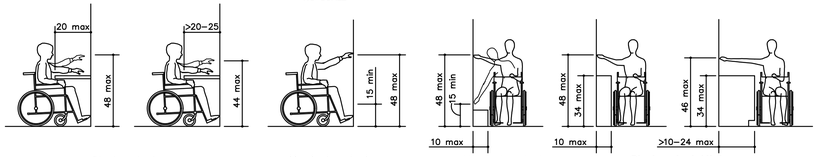
Lavatory Clearances at Lavatories



Clear Floor Space

K STANDARD LAVATORY DETAILS

NO SCALE



Obstructed High Forward Reach

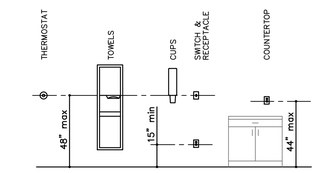
Unobstructed Forward Reach

Unobstructed Side Reach

Obstructed High Side Reach

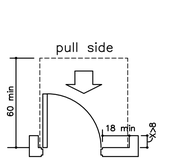
J STANDARD REACH TSA DIAGRAMS

NO SCALE

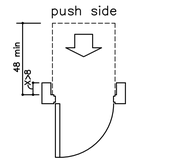


H STANDARD CONTROL REACH LIMITATIONS DETAILS

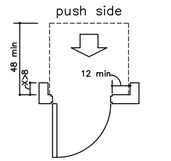
NO SCALE



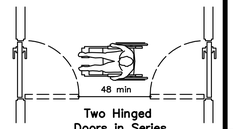
Recessed Door or Gate Pull Side



Recessed Door or Gate Push Side

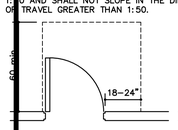


Recessed Door or Gate with Closer and Latch

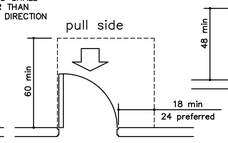


Two Hinged Doors in Series

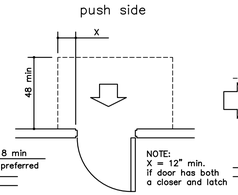
LANDINGS SHALL COMPLY WITH STANDARD DOOR APPROACH ADA DIAGRAMS AND SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:50.



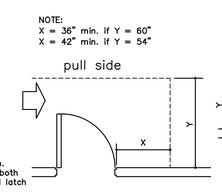
Exterior Landing



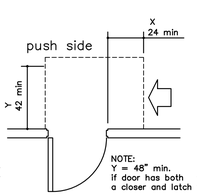
Front Approach – Swinging Door



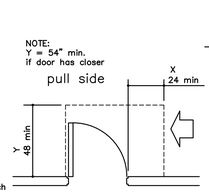
Front Approach – Swinging Door



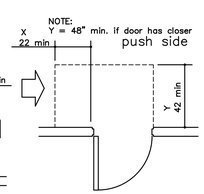
Hinge Side Approach – Swinging Door



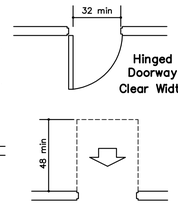
Latch Side Approach – Swinging Door



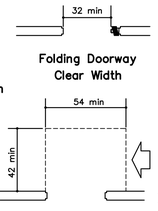
Latch Side Approach Swinging Door



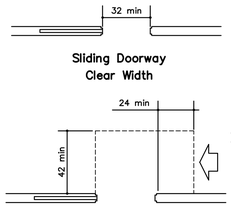
Hinge Side Approach Swinging Door



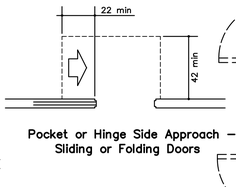
Front Approach – Sliding or Folding Doors



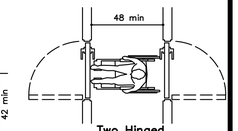
Side Approach – Sliding or Folding Doors



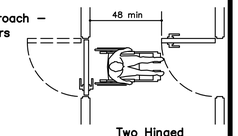
Stop or Latch Side Approach – Sliding or Folding Doors



Pocket or Hinge Side Approach – Sliding or Folding Doors



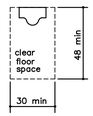
Two Hinged Doors in Series



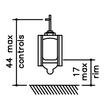
Two Hinged Doors in Series

G STANDARD DOOR APPROACH DIAGRAMS

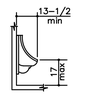
NO SCALE



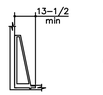
Clear Floor Space at Urinal



Heights at Urinal



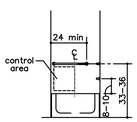
Wall hung type



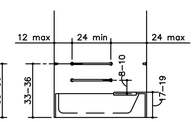
Stall type

F STANDARD URINAL DIAGRAMS

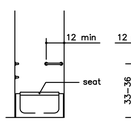
NO SCALE



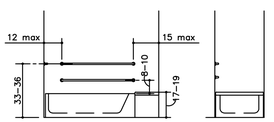
Controls Location



Grab Bars at Removable Seat

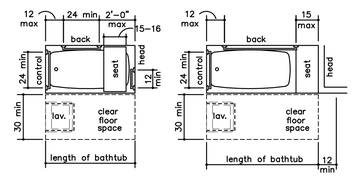


Grab Bars at Removable Seat



Grab Bars at Permanent Seat

Grab Bars at Permanent Seat

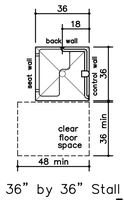


Clear Floor Space at Bathtub With Removable Seat

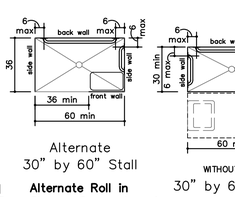
Clear Floor Space at Bathtub With Permanent Seat

E STANDARD BATHROOM/TUB DIAGRAMS

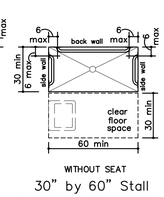
NO SCALE



36" by 36" Stall Shower Size and Clearances

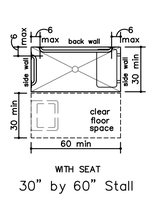


Alternate 30" by 60" Stall Type Shower Compartment Size and Clearance



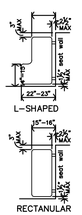
WITHOUT SEAT

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

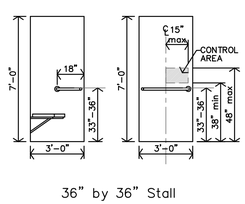


WITH SEAT

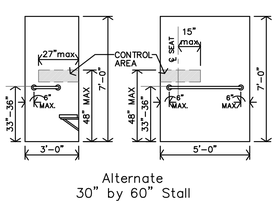
30" by 60" Stall Type Standard Roll in Shower Compartment Size and Clearance



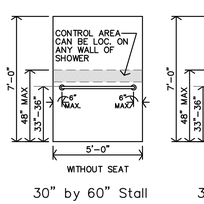
Seat Design



36" by 36" Stall Grab bars at Shower Stall

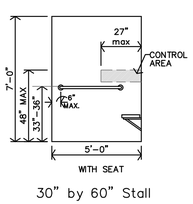


Alternate 30" by 60" Stall Grab bars at Shower Stall



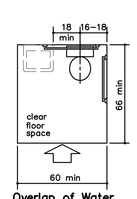
WITHOUT SEAT

30" by 60" Stall Grab bars at Shower Stall

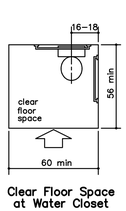


WITH SEAT

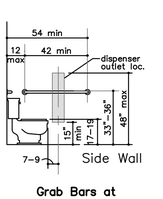
30" by 60" Stall Grab bars at Shower Stall



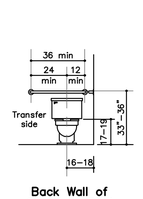
Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)



Clear Floor Space at Water Closet



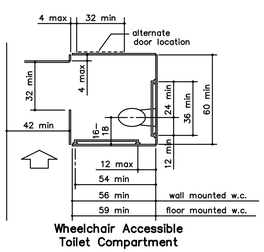
Grab Bars at Water Closets



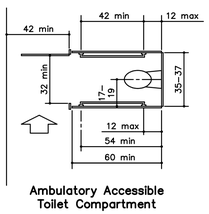
Back Wall of Standard Stall

D STANDARD SHOWER DIAGRAMS

NO SCALE



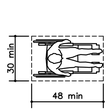
Wheelchair Accessible Toilet Compartment



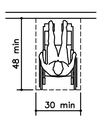
Ambulatory Accessible Toilet Compartment

C STANDARD TOILET DIAGRAMS

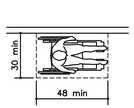
NO SCALE



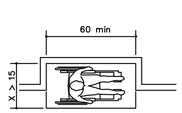
Clear Floor or Ground Space



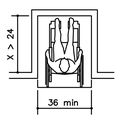
(a) Forward Approach



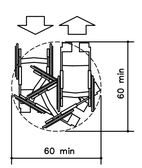
(b) Parallel Approach



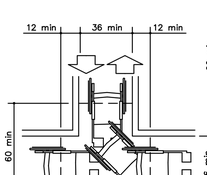
Maneuvering Clearance in an Alcove, Parallel Approach



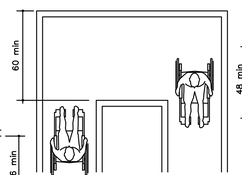
Maneuvering Clearance in an Alcove Forward Approach



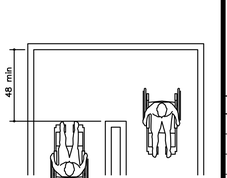
Wheelchair Turning Space



T–Shaped Space for 180° Turns



180° Turn Exception



180° Turn

B STANDARD TOILET STALL DIAGRAMS

NO SCALE

A STANDARD DIAGRAMS

NO SCALE

FOR REFERENCE ONLY

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32854 STATE OF TEXAS

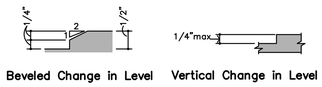
REVISION:

DATE: 11–20–2025

JOB: 25–3479

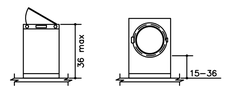
SHEET NO.:

TAS1



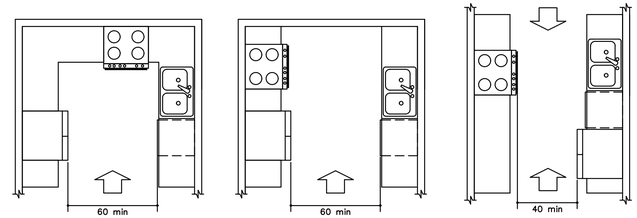
Beveled Change in Level Vertical Change in Level

K THRESHOLD DIAGRAMS
NO SCALE



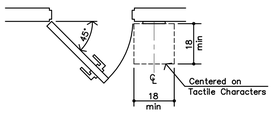
Top loading Front loading

J LAUNDRY
NO SCALE

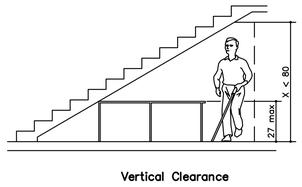


U-shaped Kitchens Pass Through Kitchens

H KITCHENS
NO SCALE

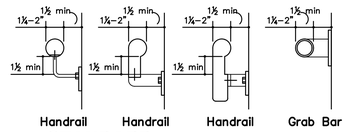


Location of Tactile Signs at Doors



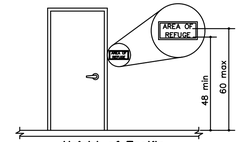
Vertical Clearance

G STANDARD VERTICAL CLEARANCE
NO SCALE



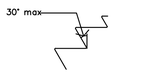
Handrail Handrail Handrail Grab Bar

F STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE

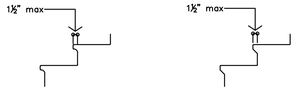


Height of Tactile Signs above Finish Floors

E TACTILE SIGN DIAGRAM
NO SCALE

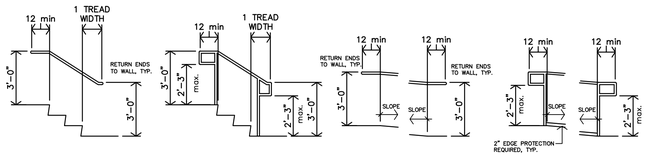


Radius of Tread Edge (typical for all profiles)



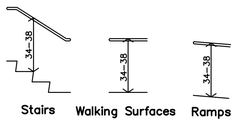
Curved Nosing Beveled Nosing

D STANDARD STAIR NOSING DETAILS
NO SCALE



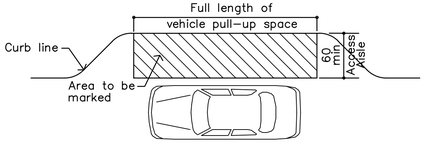
Stair Handrail Extensions at Walls Stair Handail Extensions at Freestanding Handrails Ramp Handrail Extensions at Walls Ramp Handail Extensions at Freestanding Handrails

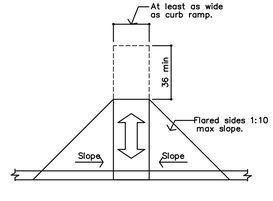
C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE



Stairs Walking Surfaces Ramps

Handrail height

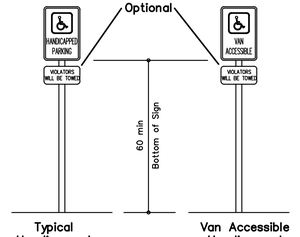




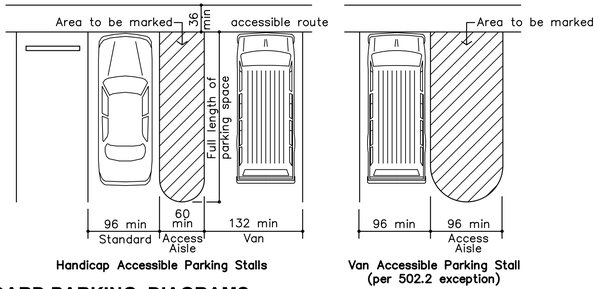
Sides and Landing of Curb Ramps

Counter Slope of Surfaces Adjacent to Curb Ramps

B STANDARD CURB RAMPS DIAGRAMS
NO SCALE



Typical Handicapped Parking Signage Van Accessible Handicapped Parking Signage



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

A STANDARD PARKING DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

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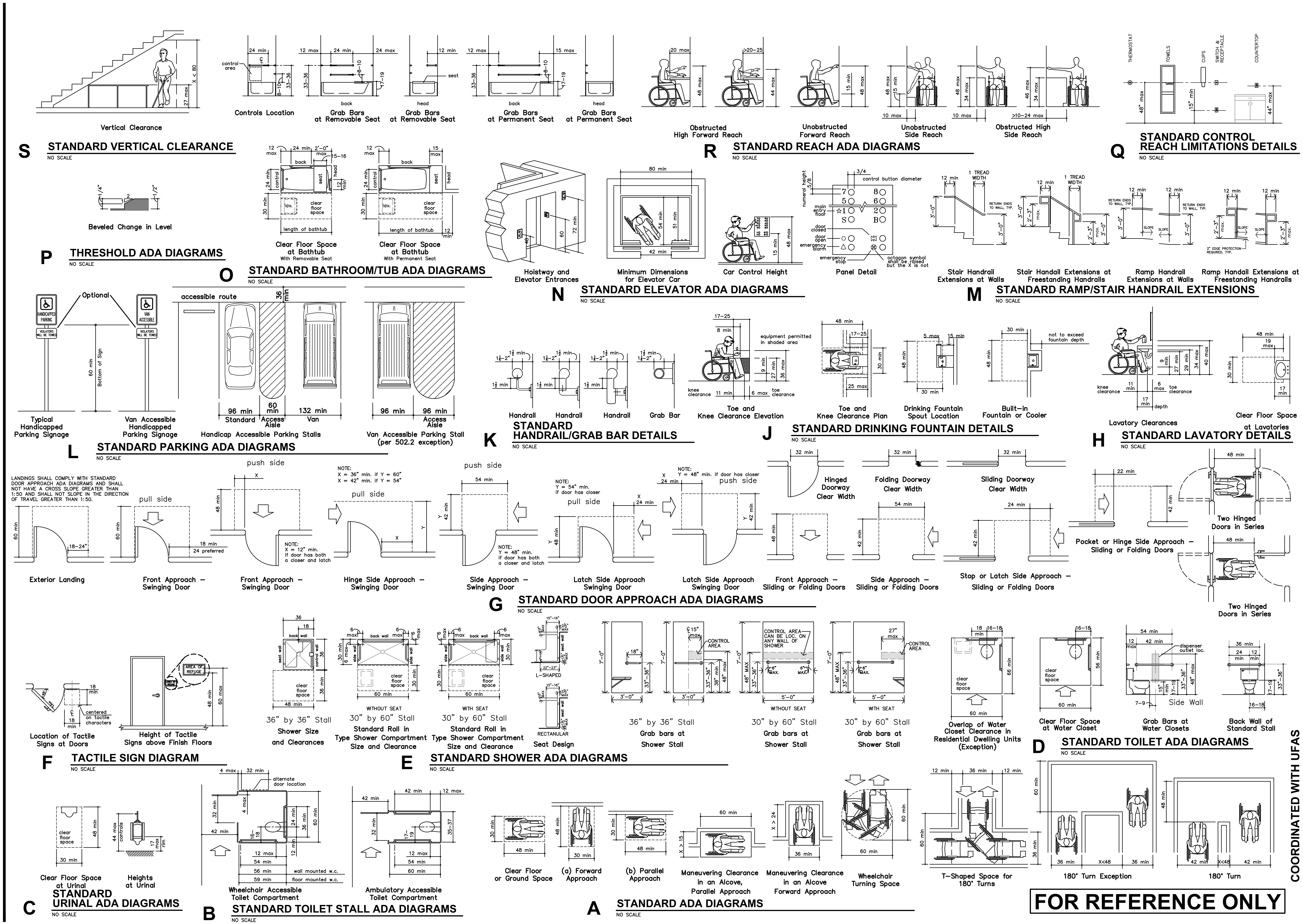
THE IRVING LOFTS
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
11-20-2025
42854
STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

TAS2


Vertical Clearance
Controls Location
Grab Bars at Removable Seat
Grab Bars at Permanent Seat
Obstructed High Forward Reach
Unobstructed Forward Reach
Unobstructed Side Reach
Obstructed High Side Reach
Beveled Change in Level
Clear Floor Space at Bathtub With Removable Seat
Clear Floor Space at Bathtub With Permanent Seat
Hoistway and Elevator Entrances
Minimum Dimensions for Elevator Car
Car Control Height
Panel Detail
Stair Handrail Extensions at Walls
Stair Handail Extensions at Freestanding Handrails
Ramp Handrail Extensions at Walls
Ramp Handail Extensions at Freestanding Handrails
Typical Handicapped Parking Signage
Van Accessible Parking Signage
Handicap Accessible Parking Stalls
Van Accessible Parking Stall (per 502.2 exception)
Handrail
Grab Bar
Toe and Knee Clearance Elevation
Toe and Knee Clearance Plan
Drinking Fountain Spout Location
Built-in Fountain or Cooler
Lavatory Clearances
Clear Floor Space at Lavatories
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
Hinge Side Approach – Swinging Door
Side Approach – Swinging Door
Latch Side Approach Swinging Door
Front Approach – Sliding or Folding Doors
Side Approach – Sliding or Folding Doors
Stop or Latch Side Approach – Sliding or Folding Doors
Hinged Doorway Clear Width
Folding Doorway Clear Width
Sliding Doorway Clear Width
Pocket or Hinge Side Approach – Sliding or Folding Doors
Two Hinged Doors in Series
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
Seat Design
36" by 36" 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
Clear Floor Space at Urinal
Heights at Urinal
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

S STANDARD VERTICAL CLEARANCE
NO SCALE

R STANDARD REACH ADA DIAGRAMS
NO SCALE

Q STANDARD CONTROL REACH LIMITATIONS DETAILS
NO SCALE

P THRESHOLD ADA DIAGRAMS
NO SCALE

O STANDARD BATHROOM/TUB ADA DIAGRAMS
NO SCALE

N STANDARD ELEVATOR ADA DIAGRAMS
NO SCALE

M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE

L STANDARD PARKING ADA DIAGRAMS
NO SCALE

K STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE

J STANDARD DRINKING FOUNTAIN DETAILS
NO SCALE

H STANDARD LAVATORY DETAILS
NO SCALE

G STANDARD DOOR APPROACH ADA DIAGRAMS
NO SCALE

F TACTILE SIGN DIAGRAM
NO SCALE

E STANDARD SHOWER ADA DIAGRAMS
NO SCALE

D STANDARD TOILET ADA DIAGRAMS
NO SCALE

C STANDARD URINAL ADA DIAGRAMS
NO SCALE

B STANDARD TOILET STALL ADA DIAGRAMS
NO SCALE

A STANDARD ADA DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

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jgr@jgrarchitects.com

THE IRVING LOFTS
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

COORDINATED WITH UFAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 STATE OF TEXAS

REVISION:	
DATE:	11-20-2025
JOB:	25-3479
SHEET NO.:	

ADA

HISTORIC PRESERVATION NOTES

STRUCTURE, MASONRY AND EXTERIOR WALLS

1. ANY STURCUTURAL REPAIRS SHOULD BE MINIMALLY VISIBLE FROM THE EXTERIOR.
2. ALL DECORATIVE MASONRY MUST REMIAN.
3. MASONRY/BRICK CLEANING MUST BE OF THE GENTLEST MEANS POSSIBLE. CLEANING SHALL BE IN ORDINANVE WITH NPS BREIF 1, AND THE GSA GUIDELINES FOR CLEANING EXTERIOR BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
4. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
5. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS..

WINDOWS

1. EXISTING WINDOWS MAY REMAIN.
2. NEW WINDOWS ARE PROPOSED, THEY ARE TO MATCH WINDOWS VISIBLE IN HISTORIC IMAGES. NEW WINDOWS CAN BE WOOD, CLAD-WOOD, OR ALUMINUM. IF ALUMINUM, THEY SHOULD HAVE A PAINT-LIKE OR BAKED ON ﬁNISH. NEW WINDOWS CAN BE TRUE DIVIDED OR SIMULATED; IF SIMULATED, THEY SHOULD HAVE BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS. IF INSULATED, THERE SHOULD BE A SPACER GRID BETWEEN PANES OF GLASS. WINDOWS DO NOT NEED TO BE OPERABLE BUT NEED TO HAVE AN OﬀSET UPPER SASH SO THAT THEY MIMIC THE HUNG WINDOW CONﬁGURATION OF HISTORIC. GLASS IN NEW WINDOWS MUST BE CLEAR, COLORLESS, AND NON-REﬂECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.
3. ANY EXISTING WINDOWS BEING RETIANED ARE TO BE REPAIRED TO THE GREATEST MEANS POSSIBLE WITH ANY MISSING OR DETERIORATED PARTS REPLACED IN KIND.

ROOFS

1. EXISTING COPING MUST REMAIN, ANY NEW FLASHING OR COPING SHALL NOT BE VISIBLE FROM THE GROUND.
2. SCUPPERS AND DOWNSPOUTS SHOULD BE REPAIRED WHEREEVER POSSIBLE, ANY NEW DOWNSPOUTS SHOULD MATCH EXISTING.

INTERIOR

1. THE WOOD STAGE IS TO REMAIN AND BE REPAIRED AS NEEDED. REPAIRS ARE TO BE KNITTED INTO THE EXISTING PATTERN.
2. CMU IN THE CAFFETORIUM CAN BE PAINTED.
3. THE CORRIDOR CONFIGURATION IS TO REMAIN INTACT
4. EXISTING OFFICE AND CLASSROOM AND OFFICE OPENINGS SHOULD BE RETAINED AND REUSED WHERE POSSIBLE.
5. WHERE DOORS ARE NOT USED, THEY SHOULD BE FIXED IN PLACE.
6. PLASTER WALLS AND CEILINGS THROUGHOUT ARE TO BE RETAINED AND REPAIRED IN ACCORDANCE WITH PRESERVATION BRIEF 21.
7. HEX TILE FLOORS MUST REMIAN AND BE REPAIRED. ANY MISSING TILES ARE TO BE REPLACED IN KIND.
8. CONCRETE FLOORS IN THE BASEMENT MUST REMAIN BUT MAY BE REPAINTED.
9. LAY-IN GRID CEILINGS ARE TO BE REMOVED THROUGHOUT. PROTECT HISTORIC PLASTER CEILINGS DURING LAY-IN DEMO.
10. SOFFITS & EXPOSED MEP SHOULD BE AVOIDED IN ALL CORRIDORS.
11. WHERE PARTITIONS INTERSECT WITH MULLIONS, PARTITION MUST BE NO WIDER THAN THE MULLTION FOR 18" BACJ FROM WINDOW.
12. AREAS OF DROPPED CEILINGS/SOFFITS ARE TO BE HELD BACK FROM WINDOWS A MINIMUM OF 4 FEET.
13. CARPETS ARE TO BE REMOVED TO REVEAL HISTORIC FLOORING. HISTORIC FLOOR IS TO BE RETAINED AND REPAIRED.
14. CHALKBOARDS/MILLWORK SHOULD BE RETAINED WHERE POSSIBBLE.
15. IF ANY HISTORIC FINISHES, OR FEATURES NOT PREVIOUSLY NOTED ARE UNCOVERED, CONTACT THE ARCHITECT IMMEDIATLEY.

VERTICAL CIRCULATION

1. STAIRS MUST REMAIN, AND BE REPAIRED AS NEEDED.
2. IF ADDITIONAL RAILINGS ARE REQUIRED TO MEET CODE, THEY SHOULD BE SIMPLE AND COMPATIBLE WITH THE BUILDING.
3. THE NEW ELEVATOR TOWER IS TO BE COMPATIBLE WITH THE MATERIALS AND MASSING OF THE 1915 BUILDING.

MECHANICAL, ELECTRICAL, PLUMBING, & SINAGE

1. NEW HVAC SHALL RUN ABOVE CEILINGS AND DUCTS ARE NOT TO BE EXPOSED.
2. ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND.
3. NEW PLUMBING SHALL NOT BE EXPOSED.
4. ORIGINAL CAFETORIUM SPOTLIGHTS ARE TO REMIAN.
5. THE ORIGINAL IRVING SIGN IS TO BE REPAIRED AS NEEDED
6. NEW SINAGE IS TO BE COMPATIBLE WITH BUILDING CHARACTER.

D PHOTO AERIAL VIEW SOUTH

NTS

B PHOTO AERIAL VIEW NORTH

NTS

C PHOTO AERIAL VIEW NW

NTS

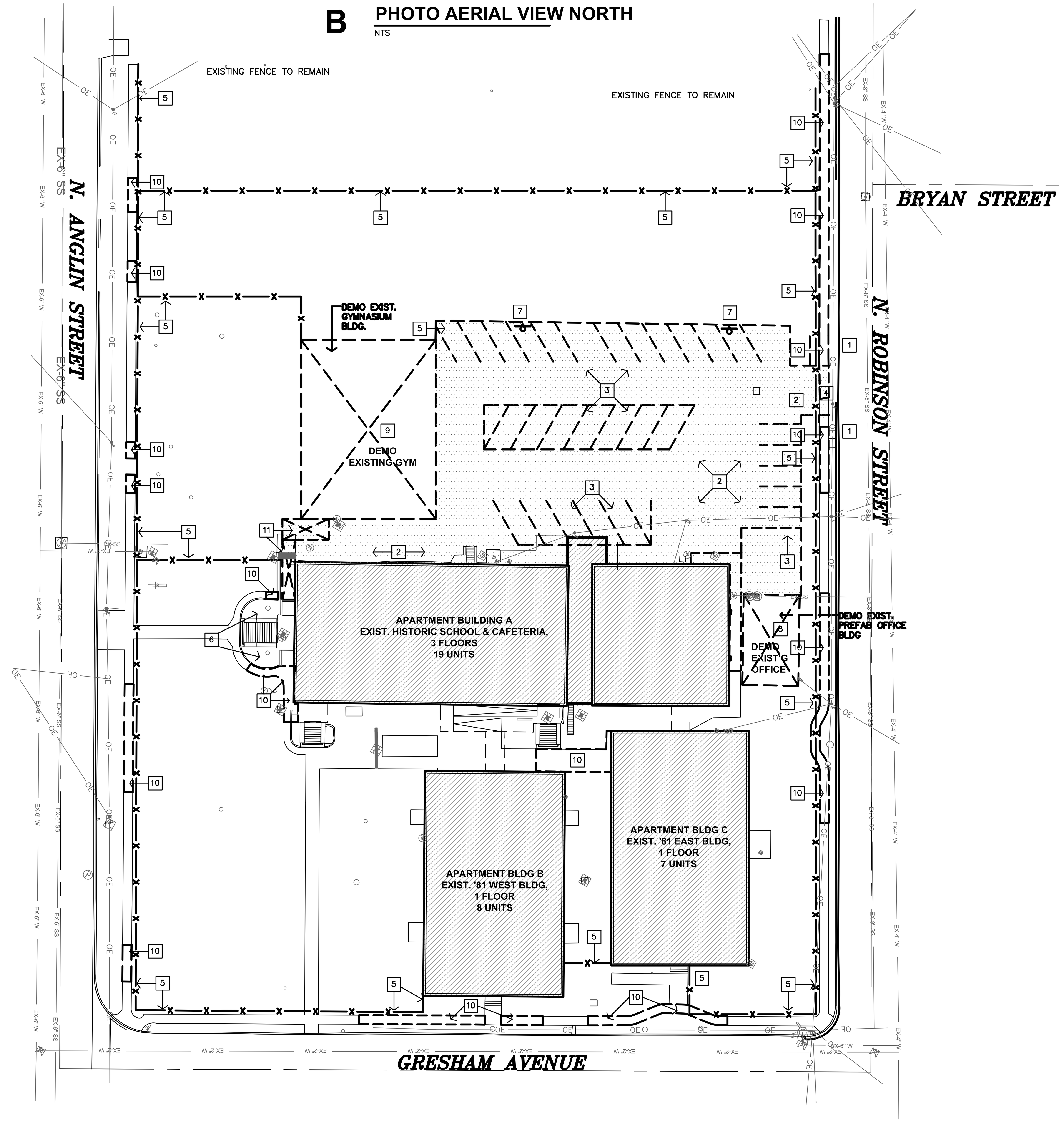
DEMOLITION SITE PLAN NOTES

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 ABILENE, 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.

SPECIFIC

1	REMOVE EXIST. CONCRETE DRIVE AND CURBS INTO PARKING LOT. AREA TO RECEIVE NEW CURB AND GUTTER AND NEW LANDSCAPING. REFERENCE SHEET A1.1 AND SHEET L1.1
2	REMOVE PORTION OF EXIST. ASPHALT/CONCRETE PARKING LOT OR STREET(SHOWN AS DOTTED HATCH). REFERENCE SHEET A1.1 AND L1.1.
3	REMOVE EXISTING PARKING STRIPES & DRIVE DESIGNATIONS. ENTIRE PARKING LOT TO BE RE-SURFACED AND RE-STRIPED. REFERENCE SHEET A1.1
4	REMOVE EXISTING DRIVE/CURBS AND GUTTERS. APPROACH/DRIVE TO BE RE-CONFIGURED. REFERENCE SHEET A1.1
5	REMOVE EXISTING CHAIN LINK FENCE AND ALL ASSOCIATED POSTED, GATES, ACCESSORIES, ETC.
6	REMOVE EXISTING TREE.
7	REMOVE EXISTING BASKETBALL POLE, BACKBD & RIM.
8	REMOVE EXISTING OFFICE AND ALL ASSOCIATED FOUNDATIONS AND SLABS.
9	REMOVE EXISTING GYMNASIUM AND ALL ASSOCIATED FOUNDATIONS AND SLABS.
10	REMOVE EXISTING SIDEWALK/PATH. SHOWN AS CONCRETE HATCH
11	REMOVE EXISTING CANOPY & ALL ASSOCIATED FOUNDATIONS & COLUMNS



A SITE DEMOLITION PLAN

1"=30'-0"

JGR JonesGillamRenz

730 N. Ninth
Salina, KS 67401
785.827.0386

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

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT · MARGARET GILLAM · 11-20-2025 · 32854 · STATE OF TEXAS

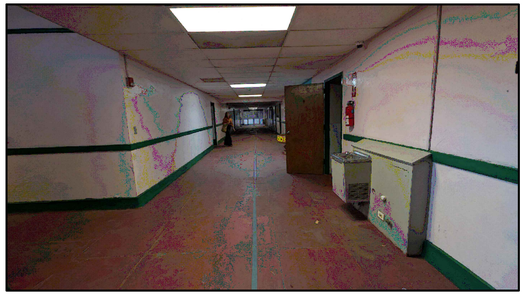
REVISION:

DATE: 11-20-2025

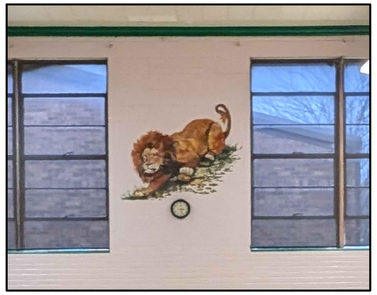
JOB: 25-3479

SHEET NO.:

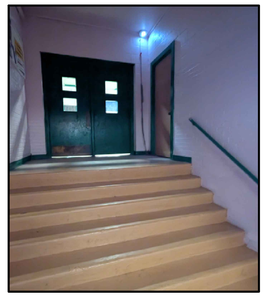
D1.1



E **IST FLOOR HALLWAY**
NTS



B **PROTECT & SAVE WALL PAINTING COMMUNITY RM**
NTS



D **IST FLOOR STAIR**
NTS

C **PROTECT & SAVE WALL PAINTING COMMUNITY RM**
1/8"=1'-0"

HISTORIC PRESERVATION NOTES

STRUCTURE, MASONRY AND EXTERIOR WALLS

1. STRUCUTURAL REPAIRS SHALL BE MINIMALLY VISIBLE FROM THE EXTERIOR.
2. ALL DECORATIVE MASONRY MUST REMIAN.
3. MASONRY/BRICK CLEANING MUST BE OF THE GENTLEST MEANS POSSIBLE. CLEANING SHALL BE IN ORDINANVE WITH NPS BREIF 1, AND THE GSA GUIDELINES FOR CLEANING EXTERIOR BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
4. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
5. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS..

WINDOWS

1. EXISTING WINDOWS IN THE 1915 ARE NOT HISTORICAL, AND WILL BE REPLACED. WINDOWS IN THE 1952 CAFETORIUM ARE TO BE CLEANED, REPAIRED AND PROTECTED. NEW WINDOWS ARE PROPOSED, MATCH WINDOWS VISIBLE IN HISTORIC IMAGES. NEW WINDOWS WILL BE CLAD-WOOD, OR ALUMINUM. ALUMINUM, WILL HAVE A PAINT-LIKE OR BAKED ON FINISH. NEW WINDOWS SHALL BE TRUE DIVIDED OR SIMULATED. SIMULATED WILL HAVE BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS. INSULATED, SHALL HAVE GRID BETWEEN PANES OF GLASS S WELL. WINDOWS WILL BE OPERABLE AND/OR FIXED TO HAVE AN OFFET UPPER SASH SO THAT THEY MIMIC THE HUNG WINDOW CONFIGURATION. HISTORIC. GLASS IN NEW WINDOWS MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.
2. ANY EXISTING WINDOWS BEING RETAINED ARE TO BE REPAIRED TO THE GREATEST MEANS POSSIBLE WITH ANY MISSING OR DETERIORATED PARTS REPLACED IN KIND.

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5. WHERE DOORS ARE NOT USED, THEY SHALL BE FIXED IN PLACE.
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MECHANICAL, ELECTRICAL, PLUMBING, & SIGNAGE

1. NEW HVAC SHALL RUN ABOVE CEILINGS AND DUCTS ARE NOT TO BE EXPOSED.
2. ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND.
3. NEW PLUMBING SHALL NOT BE EXPOSED.
4. ORIGINAL CAFETORIUM SPOTLIGHTS ARE TO REMIAN.
5. THE ORIGINAL IRVING SIGN IS TO BE REPAIRED AS NEEDED
6. NEW SINAGE IS TO BE COMPATIBLE WITH BUILDING CHARACTER.

LIGHTING & SIGNAGE

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

GENERAL DEMOLITION NOTES

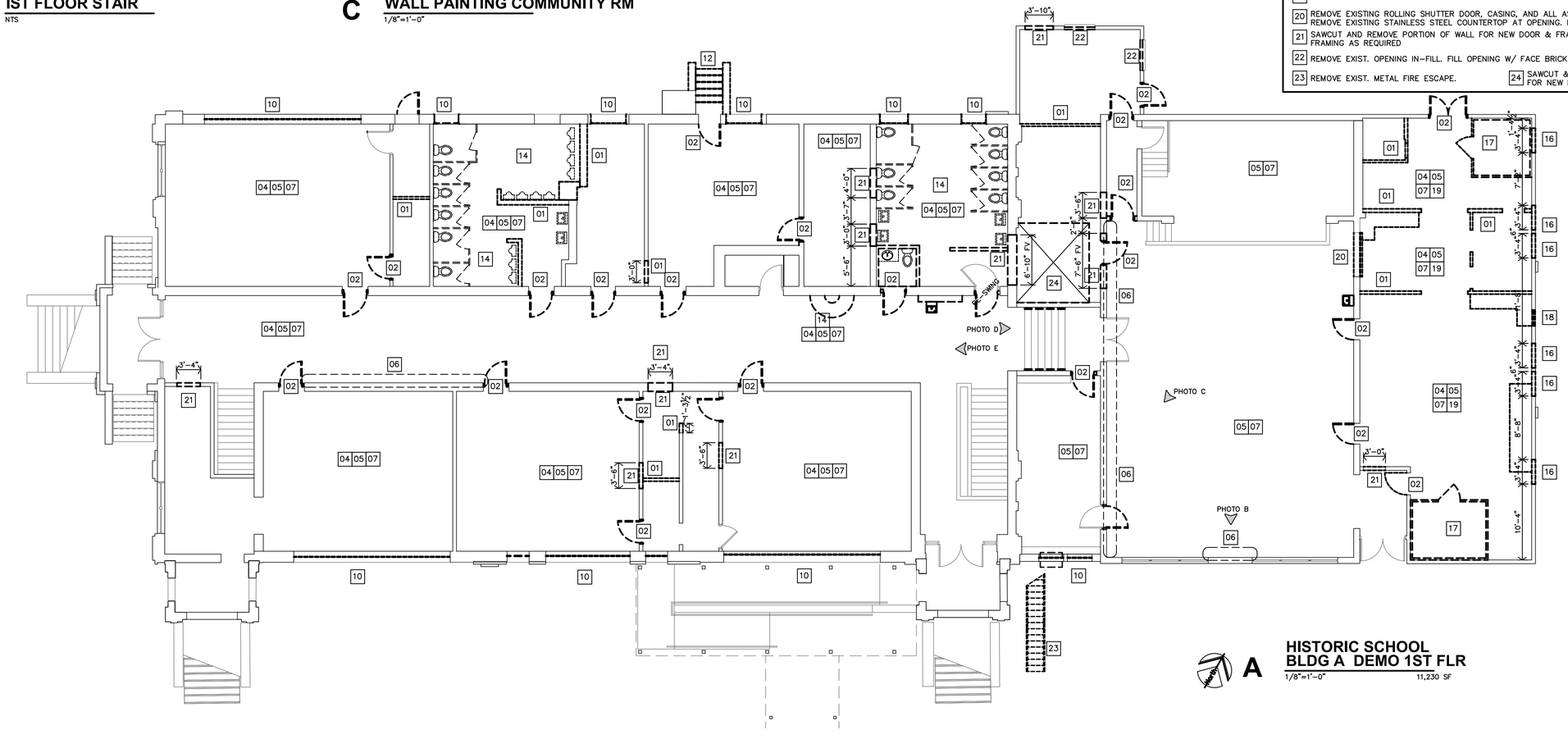
1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH AND REPAIR EXISTING CEILING, ADJACENT WALLS AND FLOOR AS NEEDED.
02 REMOVE EXISTING DOOR AND FRAME.
03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS
04 REMOVE NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS
05 REMOVE NON-HISTORIC CARPET OR TILE FLOORING
06 COVER & PROTECT EXISTING PAINTED WALL MURALS.
07 REMOVE NON-HISTORIC CEILINGS & SOFFITS
08 REMOVE NON-HISTORIC GLASS PARTITION
09 SAWCUT & REMOVE PORTION OF BRICK WALL FOR NEW WNDW. PREP FOR NEW WNDW INSTALLATION
10 REMOVE EXISTING WNDW; PREP FOR NEW WNDW
11 REMOVE EXISTING DOOR; PREP FOR NEW WNDW
12 REMOVE STAIR, WALL, FOOTINGS AND HANDRAILS.
13 REMOVE NON-HISTORIC WINDOW FILL. PREP AREA FOR THE INSTALLATION OF NEW STOREFRONT
14 REMOVE RESTROOM PARTITIONS, PLUMBING FIXTURES, GRAB BARS, PIPING, ETC. CAP DRAIN LINES AT SEWER CONNECTION. REFERENCE MEP NOTES & DRAWINGS.
15 REMOVE ALL HVAC, DUCTWORK, WIRING, ELECTRICAL & PIPING, AND ANY ATTACHED OR ASSOCIATED EQUIPMENT OR ACCESSORIES. REFERENCE MEP NOTES & DRAWINGS.
16 SAWCUT & REMOVE PORTION OF EXISTING WALL, PREP FOR INSTALLATION OF NEW WINDOW
17 REMOVE EXISTING WALK-IN FREEZER UNIT, AND ALL ANCHORS AND ASSOCIATED ACCESSORIES
18 REMOVE EXISTING NON-HISTORIC WINDOW, PREP WALL FOR CMU/BRICK INFILL
19 REMOVE ALL EXISTING KITCHEN EQUIPMENT, FIXTURES, ETC. IN THIS SPACE.
20 REMOVE EXISTING ROLLING SHUTTER DOOR, CASING, AND ALL ASSOCIATED ACCESSORIES. REMOVE EXISTING STAINLESS STEEL COUNTERTOP AT OPENING. PREP OPENING TO BE INFILLED
21 SAWCUT AND REMOVE PORTION OF WALL FOR NEW DOOR & FRAME, ADD HEADER & FRAMING AS REQUIRED
22 REMOVE EXIST. OPENING IN-FILL. FILL OPENING W/ FACE BRICK TO MATCH.
23 REMOVE EXIST. METAL FIRE ESCAPE.
24 SAWCUT & REMOVE EXIST. CONC. FLOOR FOR NEW ELEVATOR. REF. STRUCT.

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

CONSULT HISTORIC PRIOR TO CARRYING OUT ANY ABOVE ACTIONS.



A **HISTORIC SCHOOL BLDG A DEMO 1ST FLR**
1/8"=1'-0" 11,230 SF

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

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32859 STATE OF TEXAS

REVISION:
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

BUILDING A

DA2.1

HISTORIC PRESERVATION NOTES

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4. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
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8. CONCRETE FLOORS IN THE BASEMENT SHALL REMAIN AND TO BE REPAINTED.
9. LAY-IN GRID CEILINGS ARE TO BE REMOVED THROUGHOUT. PROTECT HISTORIC PLASTER CEILINGS DURING LAY-IN DEMO.
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SPECIFIC DEMOLITION NOTES

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02 REMOVE EXISTING DOOR AND FRAME, PREP FOR NEW AS SCHEDULED.

03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS

04 REMOVE NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS

05 REMOVE NON-HISTORIC CARPET OR TILE FLOORING

06 COVER & PROTECT EXIST'G WALL MURAL,

07 REMOVE NON-HISTORIC CEILINGS & SOFFITS

08 COVER & PROTECT CERAMIC TILE FLOOR, CLEAN & REPAIR

09 COVER & PROTECT PLASTER VAULTED CEILING, CLEAN, REPAIR & PAINT

10 REMOVE EXISTING WNDW; PREP FOR NEW WNDW

11 REMOVE EXISTING BOOK SHELF AND/OR SHELF

12 SAWCUT AND REMOVE PORTION OF WALL FOR NEW DOOR & FRAME, ADD HEADER & FRAMING AS REQUIRED

13 REMOVE EXIST. METAL FIRE ESCAPE.

14 SAWCUT & REMOVE EXIST. ROOD STRUCT. FOR NEW ELEVATOR. REF. STRUCT.

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1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
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3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
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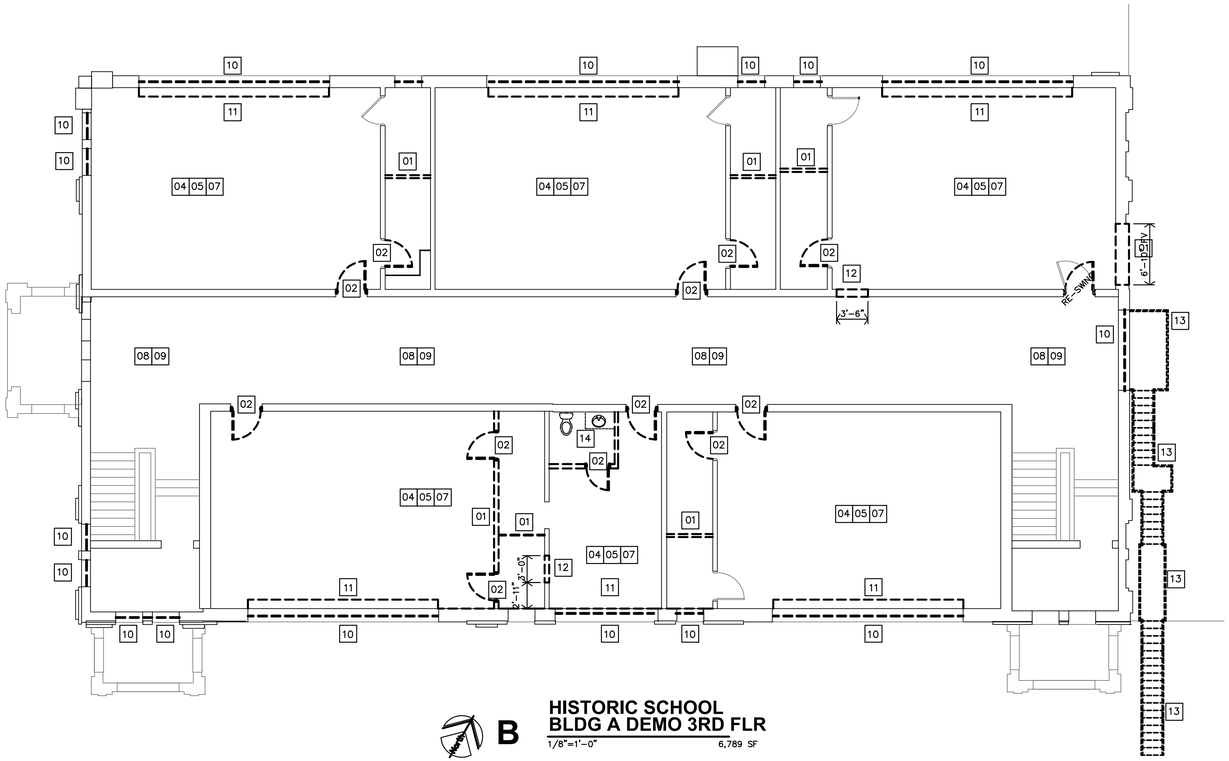
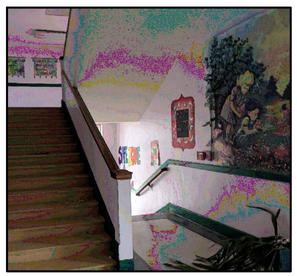
03, 04, 05, 07 — ALL LIKELY APPROPRIATE ACTIONS FOR FINISH REMOVAL DEMOLITIONS. CONSULT HISTORIC BEFORE CARRYING OUT.

CONSULT HISTORIC PRIOR TO CARRYING OUT ANY ABOVE ACTIONS.

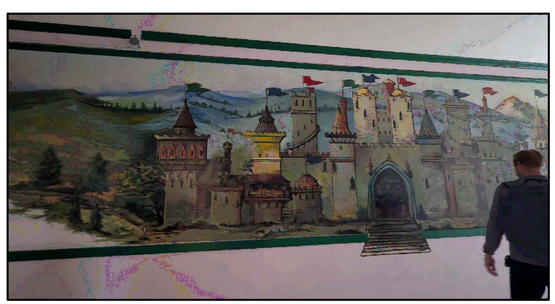


B HISTORIC SCHOOL BLDG A DEMO 3RD FLR
1/8"=1'-0" 6,789 SF



F HIST. WALL PAINTING PROTECT & SAVE
NTS

E HIST. WALL PAINTING PROTECT & SAVE
NTS



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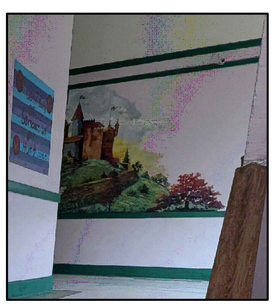
NTS



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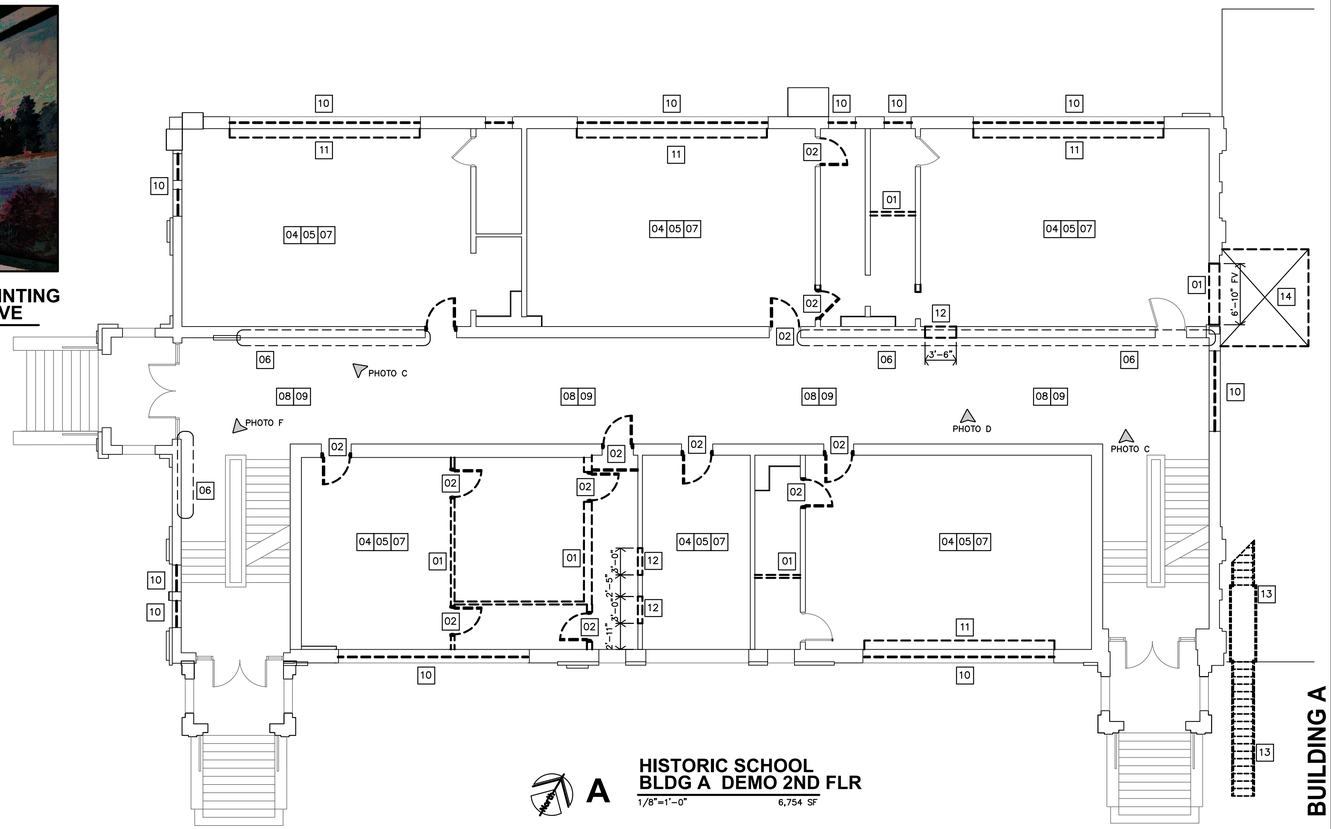

A HISTORIC SCHOOL BLDG A DEMO 2ND FLR
1/8"=1'-0" 6,754 SF

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

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

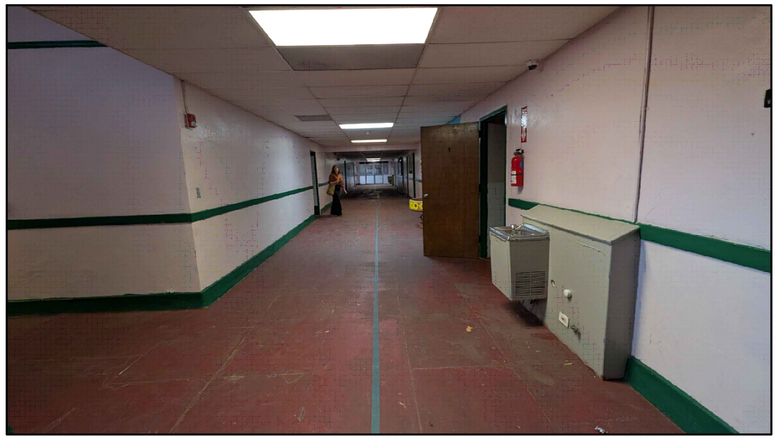
REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 28854 STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

BUILDING A

DA2.2



B **PHOTO FIRST FLR HALLWAY**
NTS

HISTORIC PRESERVATION NOTES

STRUCTURE, MASONRY AND EXTERIOR WALLS

1. STRUCUTURAL REPAIRS SHALL BE MINIMALLY VISIBLE FROM THE EXTERIOR.
2. ALL DECORATIVE MASONRY MUST REMIAN.
3. MASONRY/BRICK CLEANING MUST BE OF THE GENTLEST MEANS POSSIBLE. CLEANING SHALL BE IN ORDINANVE WITH NPS BREIF 1, AND THE GSA GUIDELINES FOR CLEANING EXTERIOR BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
4. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
5. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS..

WINDOWS

1. EXISTING WINDOWS IN THE 1915 ARE NOT HISTORICAL, AND WILL BE REPLACED. WINDOWS IN THE 1952 CAFETORIUM ARE TO BE CLEANED, REPAIRED AND PROTECTED. NEW WINDOWS ARE PROPOSED, MATCH WNDOWS VISIBLE IN HISTORIC IMAGES. NEW WINDOWS WILL BE CLAD-WOOD, OR ALUMINUM. ALUMINUM, WILL HAVE A PAINT-LIKE OR BAKED ON FINISH. NEW WINDOWS SHALL BE TRUE DIVIDED OR SIMULATED. SIMULATED WILL HAVE BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS. INSULATED, SHALL HAVE GRID BETWEEN PANES OF GLASS S WELL. WINDOWS WILL BE OPERABLE AND/OR FIXED TO HAVE AN OFFET UPPER SASH SO THAT THEY MIMIC THE HUNG WINDOW CONFIGURATION. HISTORIC GLASS IN NEW WINDOWS MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.
2. ANY EXISTING WINDOWS BEING RETAINED ARE TO BE REPAIRED TO THE GREATEST MEANS POSSIBLE WITH ANY MISSING OR DETERIORATED PARTS REPLACED IN KIND.

ROOFS

1. EXISTING COPING MUST REMAIN, ANY NEW FLASHING OR COPING SHALL NOT BE VISIBLE FROM THE GROUND.
2. SCUPPERS AND DOWNSPOUTS SHOULD BE REPAIRED WHERE EVER POSSIBLE, ANY NEW DOWNSPOUTS SHOULD MATCH EXISTING.

VERTICAL CIRCULATION

1. STAIRS TO REMAIN, AND BE REPAIRED & RE-FINISHED AS NEEDED.
2. IF ADDITIONAL RAILINGS ARE REQUIRED TO MEET CODE, THEY SHOULD BE SIMPLE AND COMPATIBLE WITH THE BUILDING.
3. THE NEW ELEVATOR TOWER SHALL BE COMPATIBLE WITH THE MATERIALS AND MASSING OF THE 1915 BUILDING.

INTERIOR

1. THE WOOD STAGE SHALL REMAIN AND BE REPAIRED AS NEEDED. REPAIRS ARE TO BE KNITTED INTO THE EXISTING PATTERN.
2. CMU IN THE CAFFETORIUM WILL BE PAINTED.
3. THE CORRIDOR CONFIGURATION SHALL REMAIN INTACT
4. EXISTING OFFICE AND CLASSROOM OPENINGS SHALL BE RETAINED AND REUSED WHERE POSSIBLE.
5. WHERE DOORS ARE NOT USED, THEY SHALL BE FIXED IN PLACE.
6. PLASTER WALLS AND CEILINGS THROUGHOUT ARE TO BE RETAINED AND REPAIRED IN ACCORDANCE WITH PRESERVATION BRIEF 21.
7. HEX TILE FLOORS MUST REMAIN AND BE REPAIRED,. ANY MISSING TILES ARE TO BE REPLACED TO MATCH.
8. CONCRETE FLOORS IN THE BASEMENT SHALL REMAIN AND TO BE REPAINTED.
9. LAY-IN GRID CEILINGS ARE TO BE REMOVED THROUGHOUT. PROTECT HISTORIC PLASTER CEILINGS DURING LAY-IN DEMO.
10. SOFFITS & EXPOSED MEP WILL BE AVOIDED IN ALL CORRIDORS.
11. WHERE PARTITIONS INTERSECT WITH MULLIONS, PARTITION WILL BE NO WIDER THAN THE MULLION FOR 18" BACK FROM WINDOW.
12. AREAS OF DROPPED CEILINGS/SOFFITS WILL BE HELD BACK FROM WINDOWS A MINIMUM OF 4 FEET.
13. CARPETS ARE TO BE REMOVED TO REVEAL HISTORIC FLOORING. HISTORIC FLOOR IS TO BE RETAINED AND REPAIRED.
14. CHALKBOARDS/MILLWORK SHOULD BE RETAINED AND RE-USED WHERE POSSIBBLE.
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MECHANICAL, ELECTRICAL, PLUMBING, & SIGNAGE

1. NEW HVAC SHALL RUN ABOVE CEILINGS AND DUCTS ARE NOT TO BE EXPOSED.
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4. ORIGINAL CAFETORIUM SPOTLIGHTS ARE TO REMIAN.
5. THE ORIGINAL IRVING SIGN IS TO BE REPAIRED AS NEEDED
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LIGHTING & SIGNAGE

1. NEW EXTERIOR LIGHTING FIXTURES SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING. ACCENT LIGHTING SHOULD BE VISIBLY UNOBTRUSIVE.
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3. THE BLADE SIGN COULD BE REFERENCED IN SHAPE, SCALE, AND STYLE IN A NEW BLADE SIGN WITH THE BUILDING'S NEW NAME.
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GENERAL DEMOLITION NOTES

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SPECIFIC DEMOLITION NOTES

01 REMOVE NON HISTORIC LAY-IN TILE CEILING AND GRID. PROTECT HISTORIC PLASTER CEILINGS ABOVE

02 DO NOT REMOVE EXISTING ACOUSTIC GLUE-UP TILES. REF. SHEET AA7.2 FOR FURTHER INSTRUCTION.

03 REMOVE NON HISTORIC GYPSUM CEILING

04 AREA OF HISTORIC PLASTER CEILINGS, DO NOT DEMO.

05 EXISTING GYP. BOARD CEILING TO REMAIN

06 NO FINISHED CEILING EXISTING. EXPOSED TO STRUCTURE ABOVE. REFERENCE REFLECTED CEILING PLANS FOR DIRECTION ON NEW CEILING FINISHES, IF APPLICABLE.

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

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CEILING LEGEND

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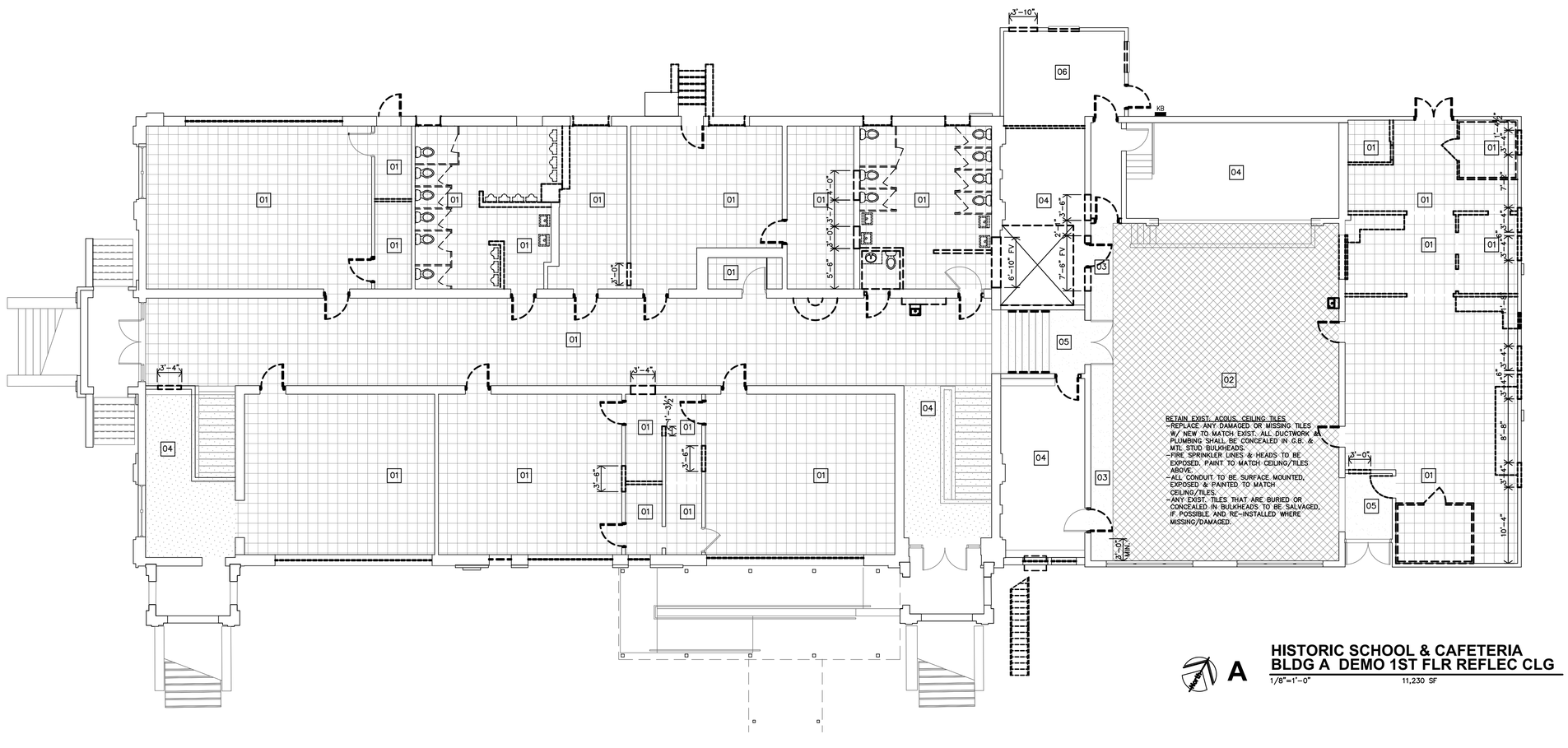
- HISTORIC PLASTER CEILING
- NON-HISTORIC ADHESIVE TILE CEILING
- NON-HISTORIC GYPSUM CEILING



A **HISTORIC SCHOOL & CAFETERIA BLDG A DEMO 1ST FLR REFLEC CLG**
1/8"=1'-0" 11,230 SF

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

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 28852 STATE OF TEXAS

REVISION:
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

BUILDING A

DA2.4

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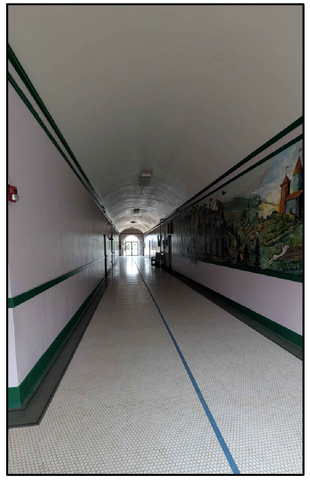
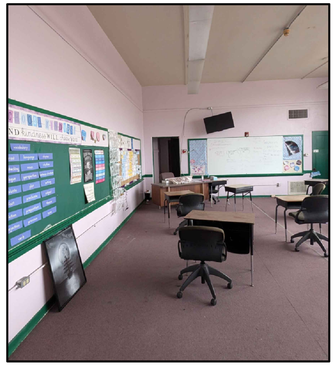


E **PHOTO 2ND FLR HALLWAY**
NTS



C **PHOTO TYPICAL CLASSROOM**
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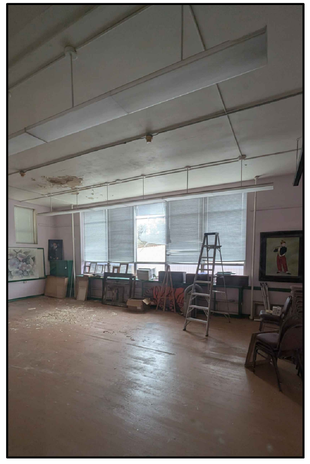

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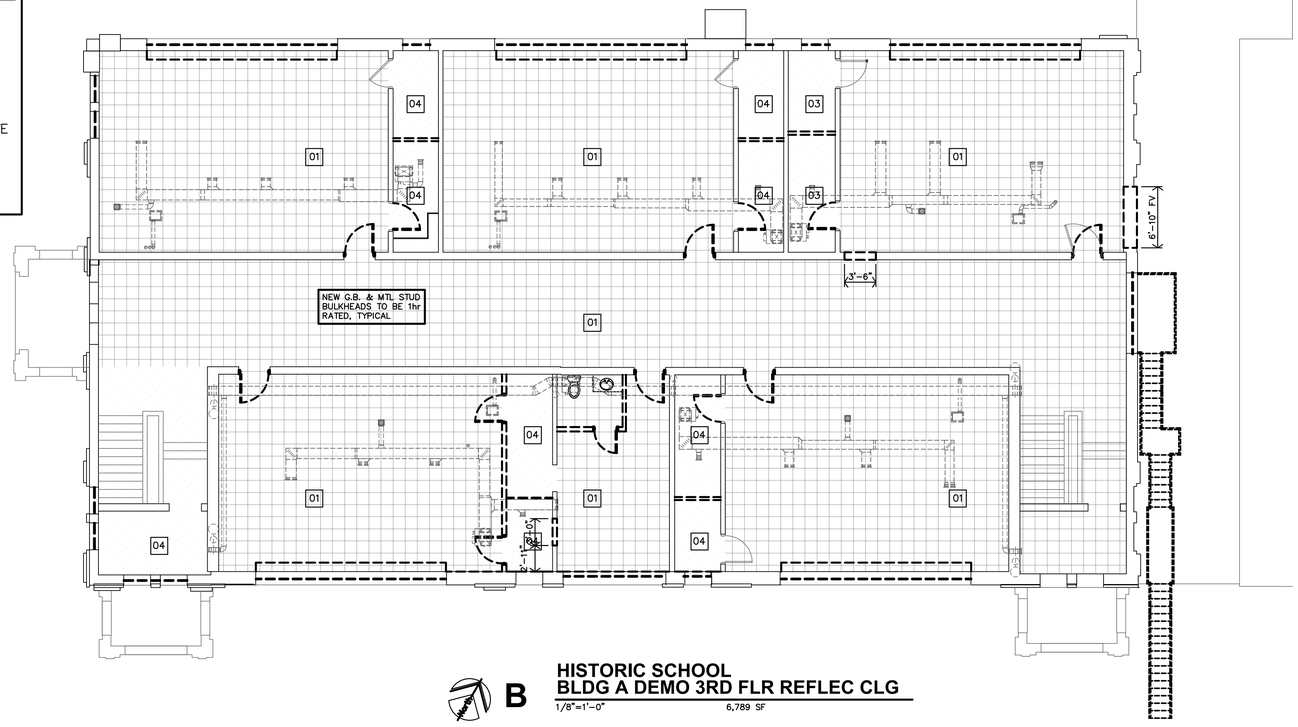
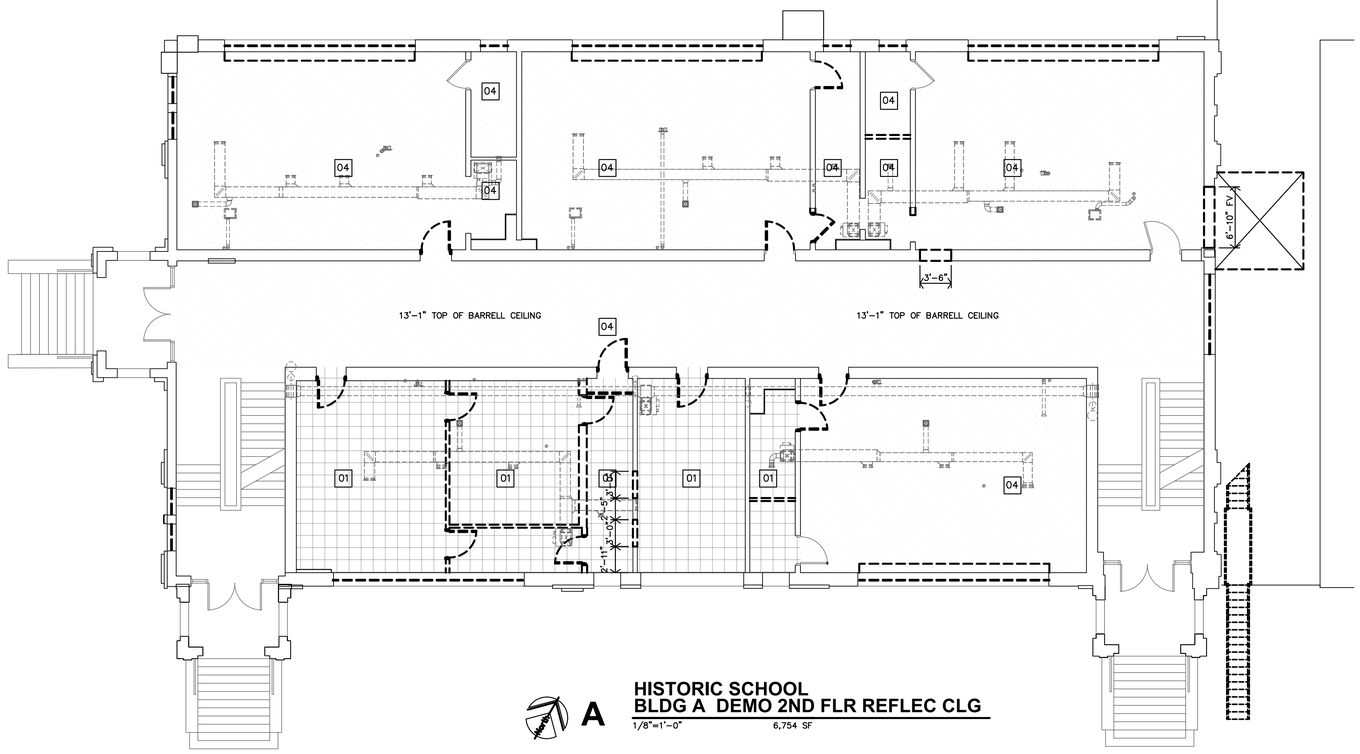


B **HISTORIC SCHOOL BLDG A DEMO 3RD FLR REFLEC CLG**
1/8"=1'-0" 6,789 SF



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1/8"=1'-0" 6,754 SF

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET SILLMAN 11-20-2025 28852 STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

BUILDING A

DA2.5

PHOTO 4
NTS

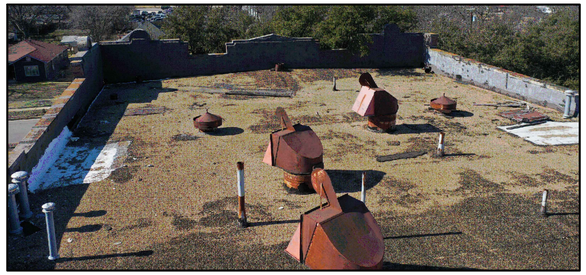

PHOTO 2
NTS

PHOTO 3
NTS

PHOTO 1
NTS

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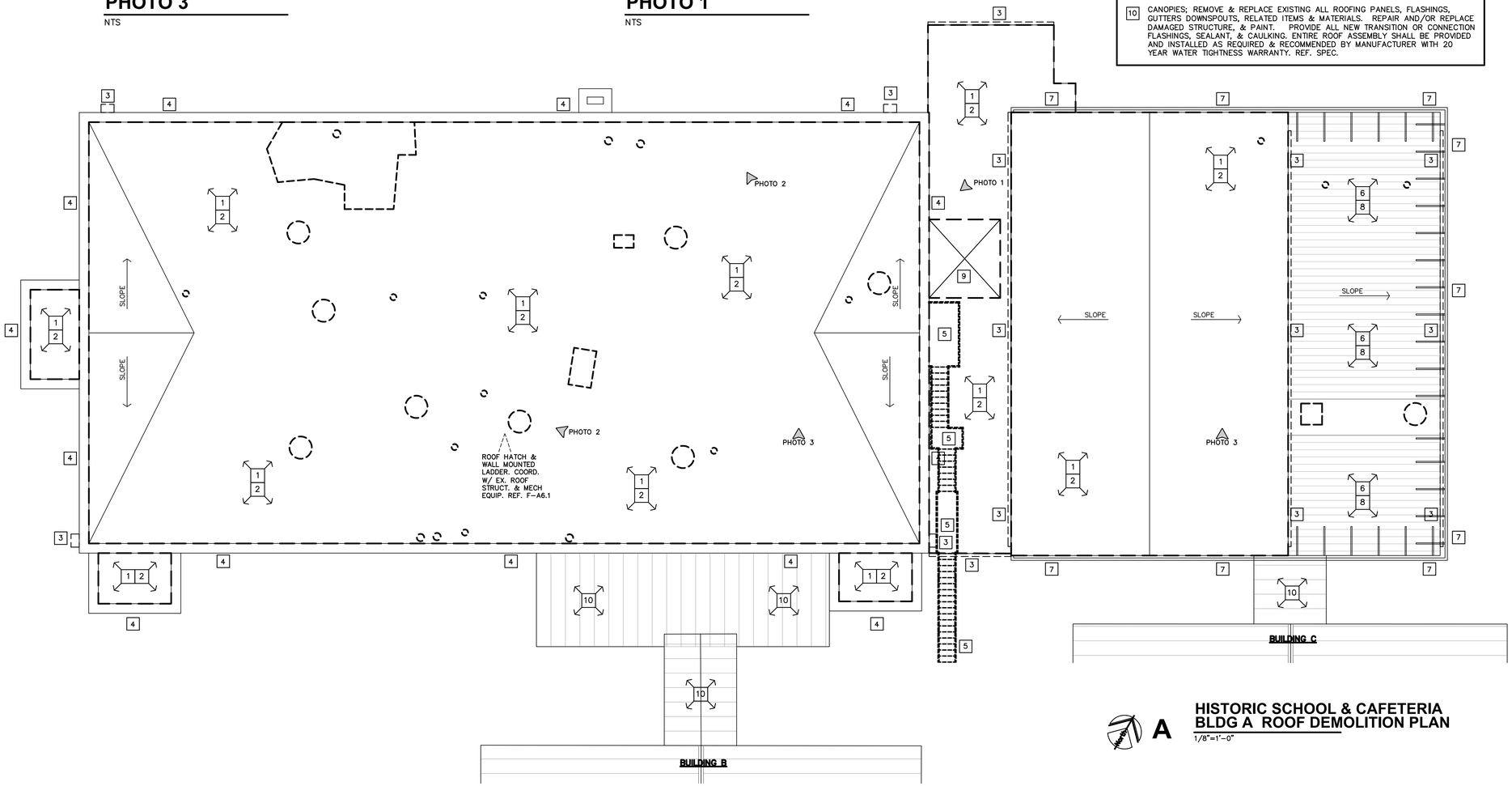
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

SPECIFIC ROOF DEMOLITION NOTES

1. COORDINATE WITH MECHANICAL, ELECTRICAL, & PLUMBING, DOCUMENTS. REMOVE ALL EXISTING MECHANICAL, ELECTRICAL, AND PIPING. INCLUDING CONDENSING UNITS, BLOWERS, CONDUIT, J-BOXES, ELEC., FANS, EXHAUST, ANCHORS, STRAPS, AND ALL ASSOCIATED ATTACHMENTS, ETC.
2. REMOVE ALL ROOFING MATERIALS (GRAVEL, MEMBRANES, TAR, CAULK, FLASHING, COVER BOARD, INSULATION, ANCHORS & ATTACHMENTS, ETC.) CLEAN & PREP DECK FOR NEW ROOF MEMBRANE AS REQUIRED AND APPROVED BY ROOFING MANUFACTURER & INSTALLER
3. REMOVE EXISTING GUTTERS, SCUPPERS & DOWNSPOUTS & REPLACE W/ NEW, SAME SIZE & SHAPE.
4. EXISTING DECORATIVE PRE-CAST OR STONE COPING EXISTS TOP OF PARAPET. CLEAN, REPAIR AND REPLACE AS NEEDED. RUN NEW ROOF UP INSIDE OF PARAPET TO UNDERSIDE OF COPING AND TERMINATE USING TERMINATION BAR AND CAULK.
5. REMOVE EXIST. METAL FIRE ESCAPE.
6. BUILDING MTL ROOFS; RE-USE METAL ROOFING, REMOVE & REPLACE DAMAGED PANELS. REPLACE FLASHINGS, GUTTERS DOWNSPOUTS, RELATED ITEMS & MATERIALS. INSTALL NEW FLASHINGS, GUTTERS DOWNSPOUTS, RELATED ITEMS & MATERIALS.
7. EXIST. METAL FASCIA/FACADE & SUPPORTS TO REMAIN. PATCH, REPAIR, REPLACE & PAINT.
8. COORDINATE ALL NEW, ROOF PENETRATIONS; EXHAUST, VENTS, PIPES, EQUIPMENT, ETC., PROVIDE ROOF CURBS, FLASHINGS AND ACCESSORIES FOR WATER TIGHT INSTALLATION.
9. SAWCUT & REMOVE EXIST. ROOD STRUCT. FOR NEW ELEVATOR. REF. STRUCT.
10. CANOPIES; REMOVE & REPLACE EXISTING ALL ROOFING PANELS, FLASHINGS, GUTTERS DOWNSPOUTS, RELATED ITEMS & MATERIALS. REPAIR AND/OR REPLACE DAMAGED STRUCTURE, & PAINT. PROVIDE ALL NEW TRANSITION OR CONNECTION FLASHINGS, SEALANT, & CAULKING. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER WITH 20 YEAR WATER TIGHTNESS WARRANTY. REF. SPEC.



A1.1 **HISTORIC SCHOOL & CAFETERIA**
BLDG A ROOF DEMOLITION PLAN
1/8"=1'-0"

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
11-20-2025
32854
STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

DA2.7

BUILDING A

HISTORIC PRESERVATION NOTES

STRUCTURE, MASONRY AND EXTERIOR WALLS

1. ANY STURCUTURAL REPAIRS SHOULD BE MINIMALLY VISIBLE FROM THE EXTERIOR.
2. ALL DECORATIVE MASONRY MUST REMIAN.
3. MASONRY/BRICK CLEANING MUST BE OF THE GENTLEST MEANS POSSIBLE. CLEANING SHALL BE IN ORDINANVE WITH NPS BREIF 1, AND THE GSA GUIDELINES FOR CLEANING EXTERIOR BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
4. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
5. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS..

WINDOWS

1. EXISTING WINDOWS MAY REMAIN.
2. NEW WINDOWS ARE PROPOSED, THEY ARE TO MATCH WINDOWS VISIBLE IN HISTORIC IMAGES. NEW WINDOWS CAN BE WOOD, CLAD-WOOD, OR ALUMINUM. IF ALUMINUM, THEY SHOULD HAVE A PAINT-LIKE OR BAKED ON INISH. NEW WINDOWS CAN BE TRUE DIVIDED OR SIMULATED; IF SIMULATED, THEY SHOULD HAVE BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS. IF INSULATED, THERE SHOULD BE A SPACER GRID BETWEEN PANES OF GLASS. WINDOWS DO NOT NEED TO BE OPERABLE BUT NEED TO HAVE AN OFFSET UPPER SASH SO THAT THEY MIMIC THE HUNG WINDOW CONFIGURATION OF HISTORIC. GLASS IN NEW WINDOWS MUST BE CLEAR, COLORLESS, AND NON-REFECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.
3. ANY EXISTING WINDOWS BEING RETIANED ARE TO BE REPAIRED TO THE GREATEST MEANS POSSIBLE WITH ANY MISSING OR DETERIORATED PARTS REPLACED IN KIND.

ROOFS

1. EXISTING COPING MUST REMAIN, ANY NEW FLASHING OR COPING SHALL NOT BE VISIBLE FROM THE GROUND.
2. SCUPPERS AND DOWNSPOUTS SHOULD BE REPAIRED WHEREEVER POSSIBLE, ANY NEW DOWNSPOUTS SHOULD MATCH EXISTING.

INTERIOR

1. THE WOOD STAGE IS TO REMAIN AND BE REPAIRED AS NEEDED. REPAIRS ARE TO BE KNITTED INTO THE EXISTING PATTERN.
2. CMU IN THE CAFFETORIUM CAN BE PAINTED.
3. THE CORRIDOR CONFIGURATION IS TO REMAIN INTACT
4. EXISTING OFFICE AND CLASSROOM AND OFFICE OPENINGS SHOULD BE RETAINED AND REUSED WHERE POSSIBLE.
5. WHERE DOORS ARE NOT USED, THEY SHOULD BE FIXED IN PLACE.
6. PLASTER WALLS AND CEILINGS THROUGHOUT ARE TO BE RETAINED AND REPAIRED IN ACCORDANCE WITH PRESERVATION BRIEF 21.
7. HEX TILE FLOORS MUST REMIAN AND BE REPAIRED. ANY MISSING TILES ARE TO BE REPLACED IN KIND.
8. CONCRETE FLOORS IN THE BASEMENT MUST REMAIN BUT MAY BE REPAINTED.
9. LAY-IN GRID CEILINGS ARE TO BE REMOVED THROUGHOUT. PROTECT HISTORIC PLASTER CEILINGS DURING LAY-IN DEMO.
10. SOFFITS & EXPOSED MEP SHOULD BE AVOIDED IN ALL CORRIDORS.
11. WHERE PARTITIONS INTERSECT WITH MULLIONS, PARTITION MUST BE NO WIDER THAN THE MULLTION FOR 18" BACJ FROM WINDOW.
12. AREAS OF DROPPED CEILINGS/SOFFITS ARE TO BE HELD BACK FROM WINDOWS A MINIMUM OF 4 FEET.
13. CARPETS ARE TO BE REMOVED TO REVEAL HISTORIC FLOORING. HISTORIC FLOOR IS TO BE RETAINED AND REPAIRED.
14. CHALKBOARDS/MILLWORK SHOULD BE RETAINED WHERE POSSIBLE.
15. IF ANY HISTORIC FINISHES, OR FEATURES NOT PREVIOUSLY NOTED ARE UNCOVERED, CONTACT THE ARCHITECT IMMEDIATLEY.

VERTICAL CIRCULATION

1. STAIRS MUST REMAIN, AND BE REPAIRED AS NEEDED.
2. IF ADDITIONAL RAILINGS ARE REQUIRED TO MEET CODE, THEY SHOULD BE SIMPLE AND COMPATIBLE WITH THE BUILDING.
3. THE NEW ELEVATOR TOWER IS TO BE COMPATIBLE WITH THE MATERIALS AND MASSING OF THE 1915 BUILDING.

MECHANICAL, ELECTRICAL, PLUMBING, & SINAGE

1. NEW HVAC SHALL RUN ABOVE CEILINGS AND DUCTS ARE NOT TO BE EXPOSED.
2. ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND.
3. NEW PLUMBING SHALL NOT BE EXPOSED.
4. ORIGINAL CAFETORIUM SPOTLIGHTS ARE TO REMIAN.
5. THE ORIGINAL IRVING SIGN IS TO BE REPAIRED AS NEEDED
6. NEW SINAGE IS TO BE COMPATIBLE WITH BUILDING CHARACTER.

SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WNDW; PREP FOR NEW WNDW INSTALLATION. PROTECT HISTORIC SILL.

02 REMOVE EXISTING AIR CONDITIONING UNIT & ALL ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS

03 REMOVE EXISTING LOUVER, TUCKPOINT AND INFILL OPENING TO MATCH

04 REMOVE EXISTING DOOR, TUCKINGPOINT AND INFILL OPENING TO MATCH.

05 EXISTING DOOR TO BE SEALED IN PLACE

06 REMOVE EXISTING METAL COVERING.

07 REMOVE PORTION OF WALL, PREP FOR NEW WNDW/DOOR INSTALLATION

08 REMOVE EXISTING WNDW, TUCKPOINT AND INFILL TO MATCH

09 REMOVE EXISTING EXHAUST, TUCKPOINT AND INFILL TO MATCH

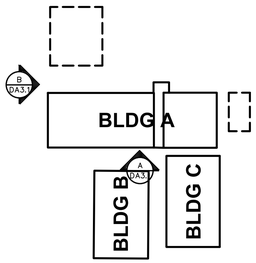
10 REMOVE EXISTING WNDW, PREP FOR NEW DOOR

11 REMOVE EXISTING DOOR, PREP FOR NEW DOOR

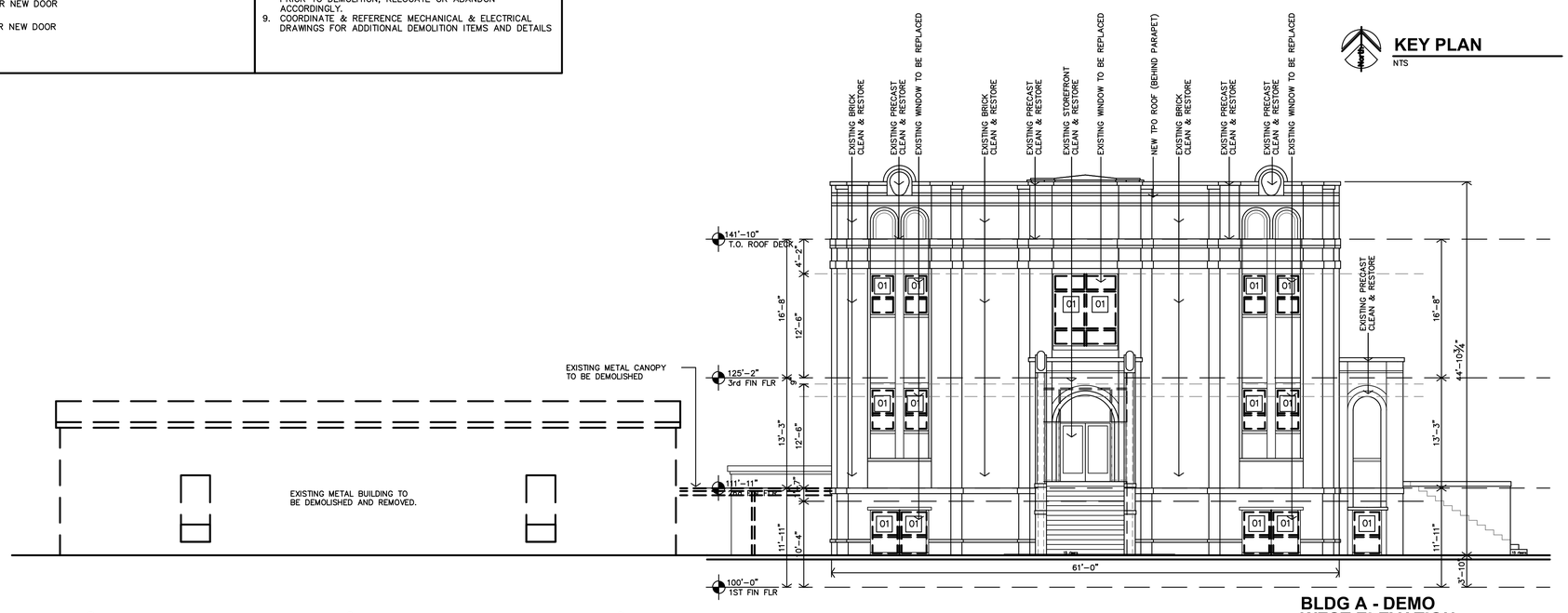
12 REMOVE EXISTING SIGNAGE

GENERAL DEMOLITION NOTES

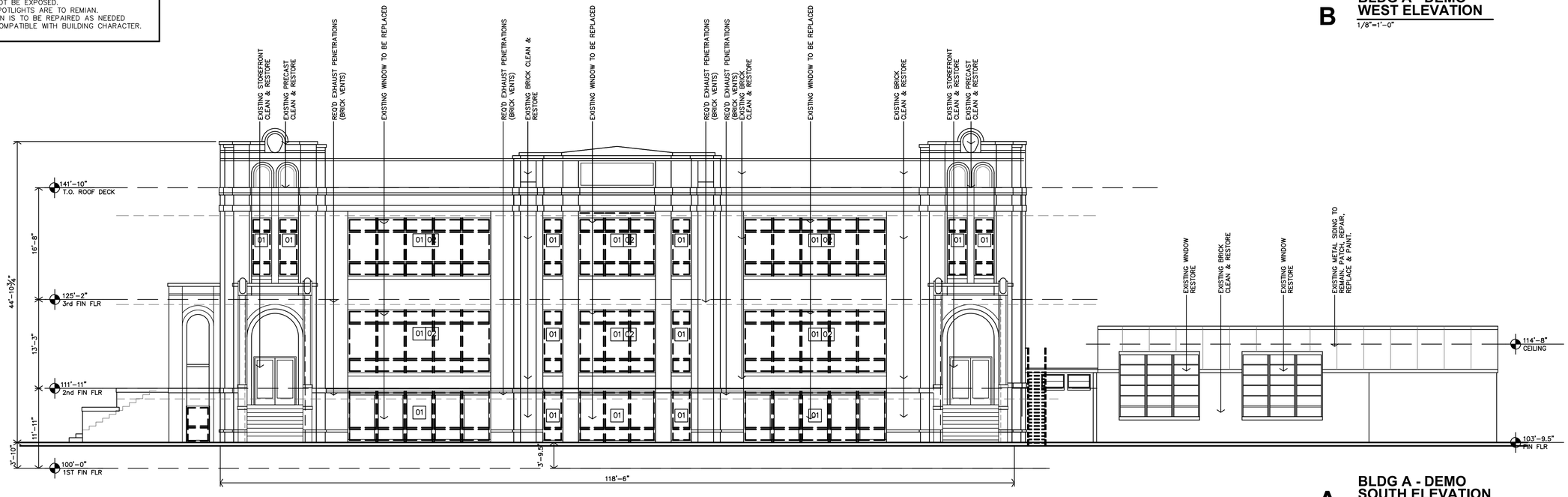
1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS



KEY PLAN
NTS



B BLDG A - DEMO WEST ELEVATION
1/8"=1'-0"



A BLDG A - DEMO SOUTH ELEVATION
1/8"=1'-0"

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32854
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REVISION:

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BUILDING A

DA3.1

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10 REMOVE EXISTING WNDW, PREP FOR NEW DOOR

11 REMOVE EXISTING DOOR, PREP FOR NEW DOOR

12 REMOVE EXISTING SIGNAGE

13 REMOVE EXISTING OPENING IN-FILL. PREP FOR NEW WINDOW UNIT & BRICK INFILL.

14 EXISTING EQUIPMENT AND FENCING TO BE REMOVED. REF. MEP DRAWINGS.

GENERAL DEMOLITION NOTES

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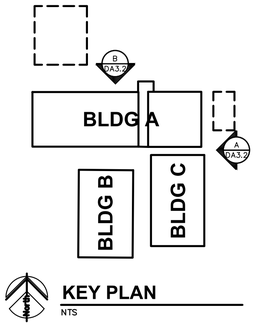
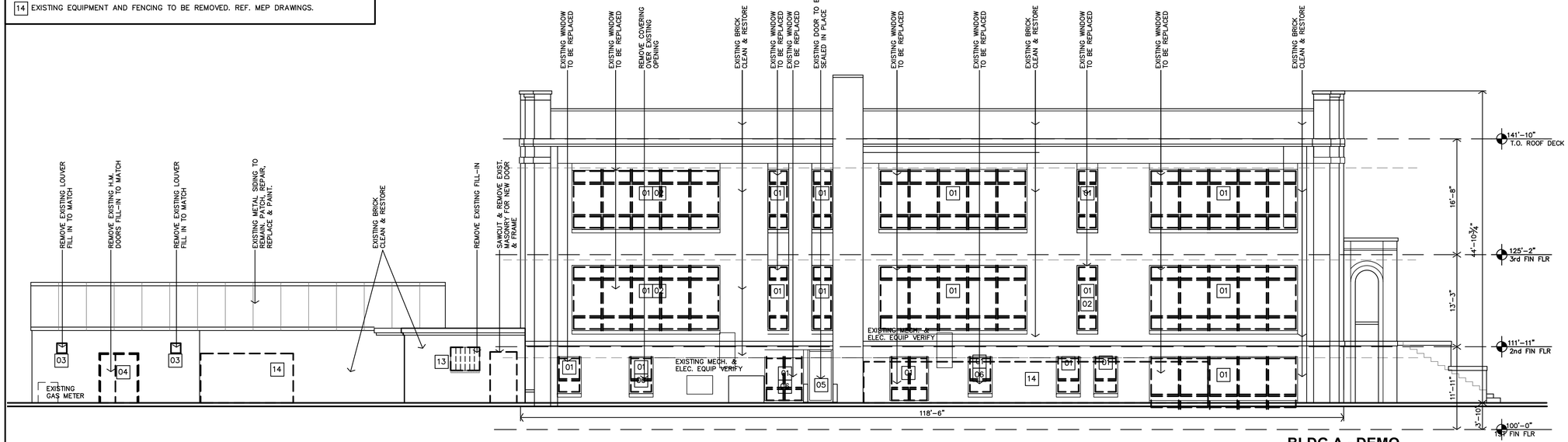
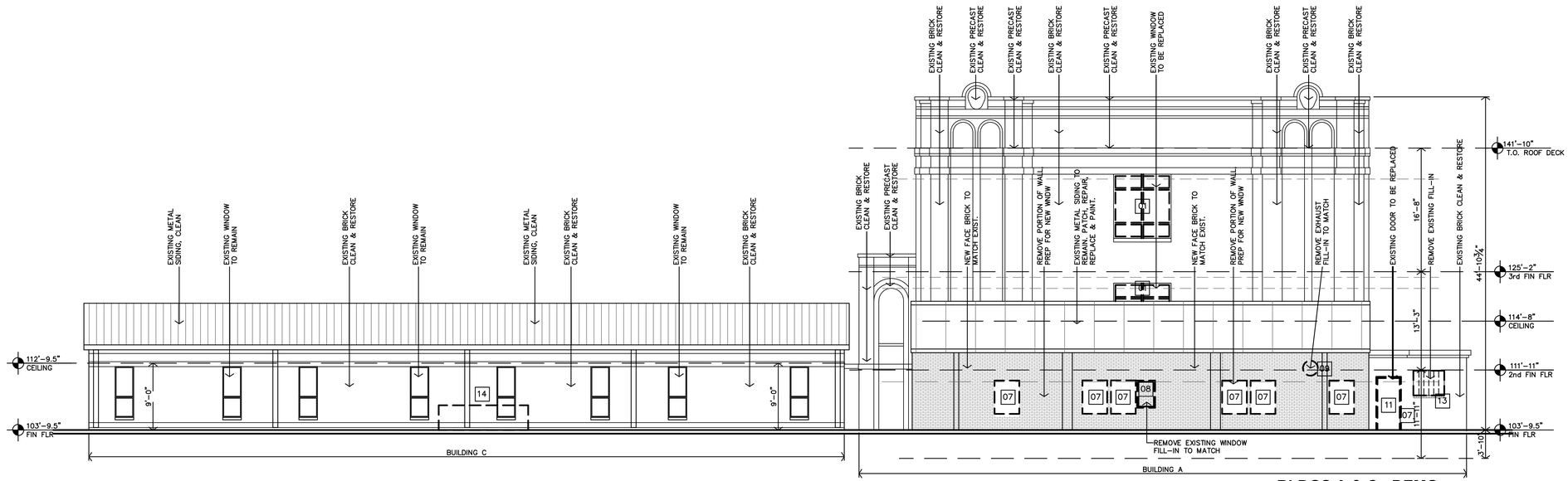


KEY PLAN
NTS



B BLDG A - DEMO NORTH ELEVATION
1/8"=1'-0"



A BLDGS A & C - DEMO EAST ELEVATION
1/8"=1'-0"

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SHEET NO.:

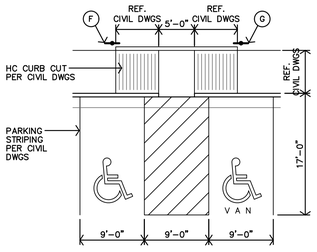
DA3.2

SITE PLAN KEY NOTES

(A)	EXISTING MONUMENT SIGN, MODIFIED BY OWNER
(B)	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
(C)	TRASH ENCLOSURE REF. SHEET A1.2
(D)	DOG PARK W/ 4'-0"tall FENCE, REF. 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)	BIKE RACK – FOR 5 BIKES
(H)	DASHED LINE INDICATES ACCESSIBLE PATH
(J)	PAINTED STRIPPING
(K)	BUILDING METER CENTER REF. ELECT. DWGS
(L)	BUILDING TRANSFORMER REF. ELECT. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH ELECT. COMPANY
(M)	NEW BENCH, REF. SHEET A1.2
(N)	NEW PERIMETER FENCE WITH GATES SIMILAR TO DOG PARK FENCE, REF A1.2
(O)	DOG WASTE STATION (1) REF. A1.2
(P)	8'-0"x12'-0" CONCRETE SLAB AT DOG PARK ENTRANCE.
(Q)	PROTECTIVE COVERS (CARPORTS) BY PREMIER CARPORTS. REFERENCES SPECIFICATIONS. (16) STALLS TOTAL (INCLUDING 2 ADA STALLS). CONTRACTOR TO COORDINATE STRUCTURE COLUMN LOCATIONS WITH PREMIER CARPORTS.

NOTE:
CONC. SLAB SHALL BE 4"th. 3,500 PSI W/ 6x6–W1.2xW1.2 WWF. SLOPE ACROSS SLAB NO MORE THAN 2% (1/8" PER 12") OVER 4"th. GRANULAR FILL (MIN.) COMPACTED OVER SUBGRADE, PREP PER SOILS REPORT.

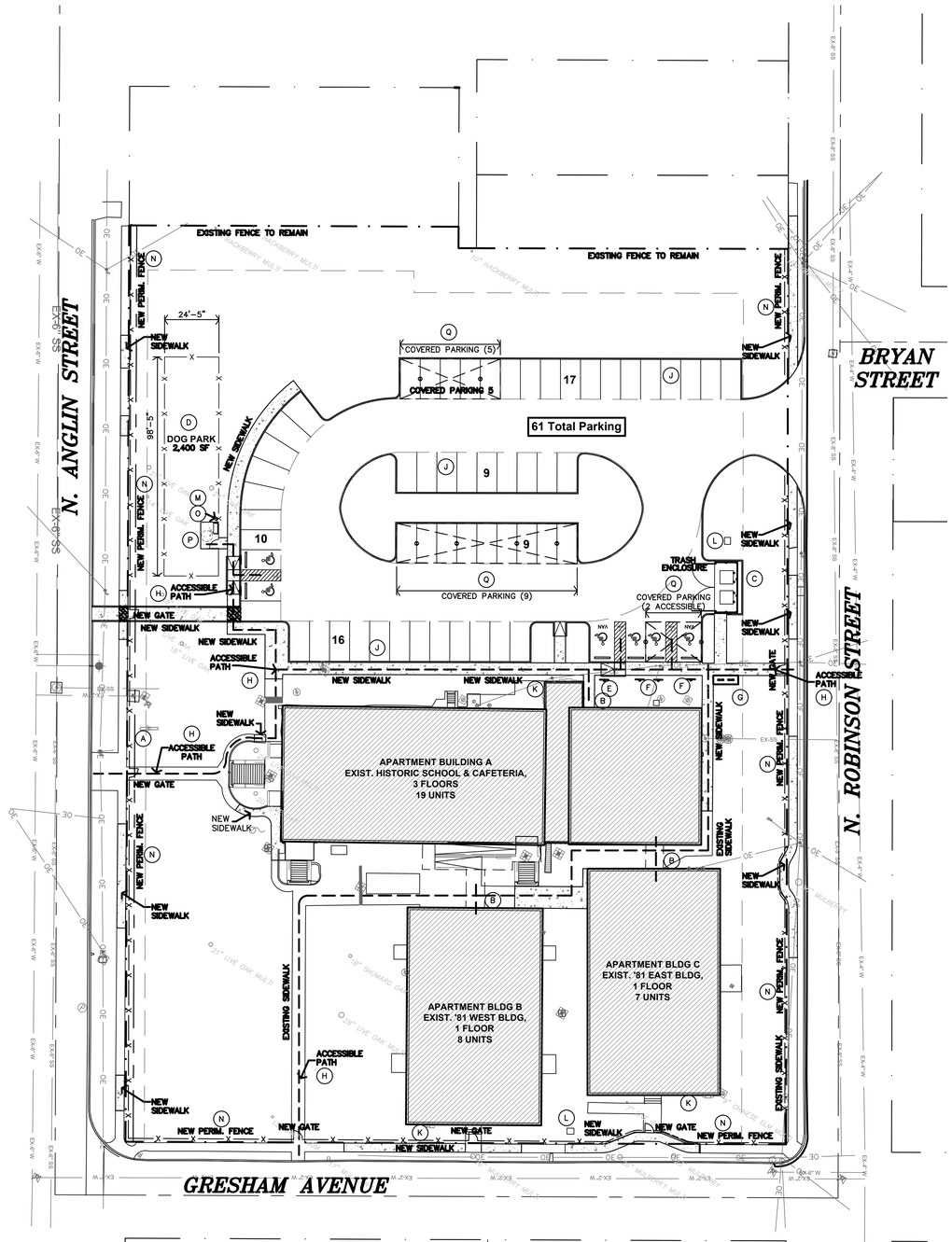
C WHEEL STOP DETAIL
1"=1'–0"



B HANDICAPPED PARKING
1"=10'–0"

GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE ¾" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN ½" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF CONROE.
11. ALL DAMAGED PAVING AND LANDSCAPING CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
12. DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, TILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK–UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.
13. AT ALL AREAS OF CONCRETE/ASPHALT SIDEWALK, PATIO, PARKING, ETC. THAT ARE EXISTING TO REMAIN:
    A) CONTRACTOR TO MAKE REPAIRS AND CORRECTIONS AS REQUIRED TO MAINTAIN THE ADA ACCESSIBLE ROUTE AND MEET ALL ADA STANDARDS FOR PARKING AND ACCESSIBLE ROUTES.
    B) CONTRACTOR TO CLEAN–UP AND REPAIR CRACKS, DE–WEED, AND TIDY–UP ALL EXISTING CONCRETE/ASPHALT.
14. REF. SHEETS A2.0 – AC2.6 FOR LOCATION OF ACCESSIBLE UNITS & HEARING IMPAIRED UNITS.
15. EXISTING PLANTER AREAS/BED – CLEAN OUT ALL WEEDS, DEBRIS, OLD MULCH, ETC. ADD NEW LANDSCAPE FABRIC WHERE MISSING & 2" BLACK MULCH (OR OTHER AS SPECIFIED BY OWNER). COORDINATE WITH LOCATION OF NEW PLANTINGS. REF. L1.1, L1.2 & L1.3.



A SITE PLAN
1"=30'–0"

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
11-20-2025
32854
STATE OF TEXAS

REVISION:

DATE: 11–20–2025
JOB: 25–3479
SHEET NO.:

A1.1

K **T-STYLE CARPORT BY PREMIER CARPORTS**
NO SCALE

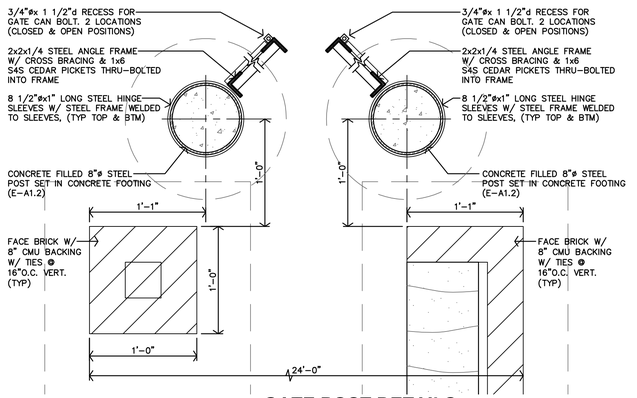
L **BIKE RACK**
NO SCALE

J **DOG WASTE STATION**
NO SCALE

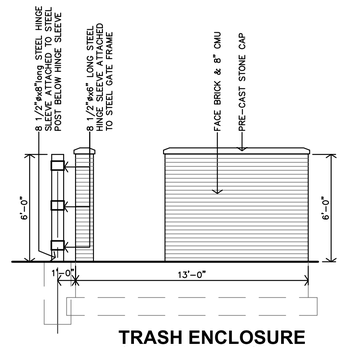
POLYWOOD TRADITIONAL GARDEN 60" BENCH
1 TOTAL
COLOR TBD BY ARCHITECT/OWNER

H **OUTDOOR BENCH**
NO SCALE

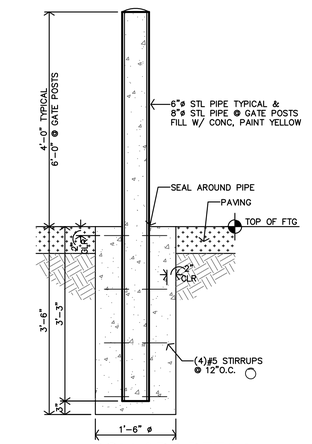
G **TYPICAL IMAGE OF 4'-0" tall FENCE - DOG PARK**
NO SCALE



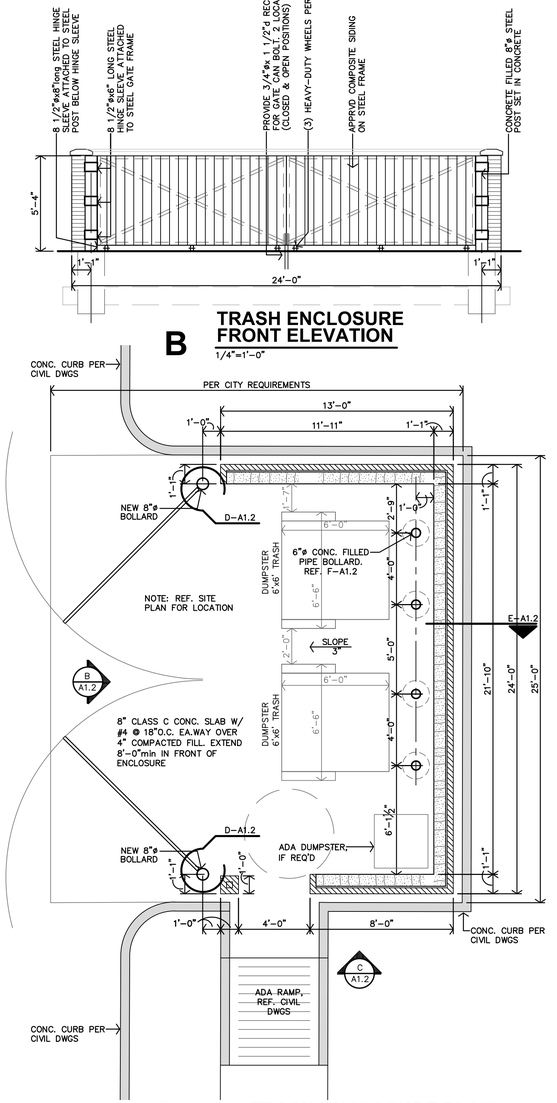
D **GATE POST DETAILS**
1 1/2"=1'-0"



C **TRASH ENCLOSURE SIDE ELEVATION**
1/4"=1'-0"



F **BOLLARD DETAIL**
3/4"=1'-0"



B **TRASH ENCLOSURE FRONT ELEVATION**
1/4"=1'-0"

E **TRASH ENCLOSURE SECTION**
3/4"=1'-0"

A **TRASH ENCLOSURE PLAN**
1/4"=1'-0"

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CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 28574 STATE OF TEXAS

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A1.2

GENERAL REPAIR REPLACEMENT NOTES

GENERAL NOTES, REPAIRING HISTORIC PLASTER

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

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

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

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

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

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

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

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

GENERAL NOTES, REPAIR & REPLACEMENT HISTORIC CERAMIC TILE

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

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

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

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

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

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

HISTORIC PRESERVATION NOTES

STRUCTURE, MASONRY AND EXTERIOR WALLS
1. STRUCUTURAL REPAIRS SHALL BE MINIMALLY VISIBLE FROM THE EXTERIOR.
2. ALL DECORATIVE MASONRY MUST REMIAN.
3. MASONRY/BRICK CLEANING MUST BE OF THE GENTLEST MEANS POSSIBLE. CLEANING SHALL BE IN ORDINANVE WITH NPS BREIF 1, AND THE OSA GUIDELINES FOR CLEANING EXTERIOR BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
4. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
5. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS..

WINDOWS
1. EXISTING WINDOWS IN THE 1915 ARE NOT HISTORICAL, AND WILL BE REPLACED. WINDOWS IN THE 1952 CAFETORIUM ARE TO BE CLEANED, REPAIRED AND PROTECTED. NEW WINDOWS ARE PROPOSED, MATCH WINDOWS VISIBLE IN HISTORIC IMAGES. NEW WINDOWS WILL BE CLAD—WOOD, OR ALUMINUM. ALUMINUM, WILL HAVE A PAINT—LIKE OR BAKED ON FINISH. NEW WINDOWS SHALL BE TRUE DIVIDED OR SIMULATED. SIMULATED WILL HAVE BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS. INSULATED, SHALL HAVE GRID BETWEEN PANES OF GLASS S WELL. WINDOWS WILL BE OPERABLE AND/OR FIXED TO HAVE AN OFFET UPPER SASH SO THAT THEY MIMIC THE HUNG WINDOW CONFIGURATION OF HISTORIC. GLASS IN NEW WINDOWS MUST BE CLEAR, COLORLESS, AND NON—REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.
2. ANY EXISTING WINDOWS BEING RETAINED ARE TO BE REPAIRED TO THE GREATEST MEANS POSSIBLE WITH ANY MISSING OR DETERIORATED PARTS REPLACED IN KIND.

ROOFS
1. EXISTING COPING MUST REMAIN, ANY NEW FLASHING OR COPING SHALL NOT BE VISIBLE FROM THE GROUND.
2. SCUPPERS AND DOWNSPOUTS SHOULD BE REPAIRED WHERE EVER POSSIBLE, ANY NEW DOWNSPOUTS SHOULD MATCH EXISTING.

VERTICAL CIRCULATION
1. STAIRS TO REMAIN, AND BE REPAIRED & RE—FINISHED AS NEEDED.
2. IF ADDITIONAL RAILINGS ARE REQUIRED TO MEET CODE, THEY SHOULD BE SIMPLE AND COMPATIBLE WITH THE BUILDING.
3. THE NEW ELEVATOR TOWER SHALL BE COMPATIBLE WITH THE MATERIALS AND MASSING OF THE 1915 BUILDING.

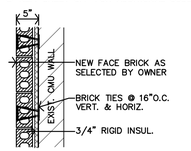
INTERIOR
1. THE WOOD STAGE SHALL REMAIN AND BE REPAIRED AS NEEDED. REPAIRS ARE TO BE KNITTED INTO THE EXISTING PATTERN.
2. CMU IN THE CAFFETORIUM WILL BE PAINTED.
3. THE CORRIDOR CONFIGURATION SHALL REMAIN INTACT
4. EXISTING OFFICE AND CLASSROOM OPENINGS SHALL BE RETAINED AND REUSED WHERE POSSIBLE.
5. WHERE DOORS ARE NOT USED, THEY SHALL BE FIXED IN PLACE.
6. PLASTER WALLS AND CEILINGS THROUGHOUT ARE TO BE RETAINED AND REPAIRED IN ACCORDANCE WITH PRESERVATION BRIEF 21.
7. HEX TILE FLOORS MUST REMAIN AND BE REPAIRED,. ANY MISSING TILES ARE TO BE REPLACED TO MATCH.
8. CONCRETE FLOORS IN THE BASEMENT SHALL REMAIN AND TO BE REPAINTED.
9. LAY—IN GRID CEILINGS ARE TO BE REMOVED THROUGHOUT. PROTECT HISTORIC PLASTER CEILINGS DURING LAY—IN DEMO.
10. SOFFITS & EXPOSED MEP WILL BE AVOIDED IN ALL CORRIDORS.
11. WHERE PARTITIONS INTERSECT WITH MULLIONS, PARTITION WILL BE NO WIDER THAN THE MULLION FOR 18" BACK FROM WINDOW.
12. AREAS OF DROPPED CEILINGS/SOFFITS WILL BE HELD BACK FROM WINDOWS A MINIMUM OF 4 FEET.
13. CARPETS ARE TO BE REMOVED TO REVEAL HISTORIC FLOORING. HISTORIC FLOOR IS TO BE RETAINED AND REPAIRED.
14. CHALKBOARDS/MILLWORK SHOULD BE RETAINED AND RE—USED WHERE POSSIBLE.
15. ANY HISTORIC FINISHES, OR FEATURES NOT PREVIOUSLY NOTED OR UNCOVERED, WILL BE SALVAGED AND RE—USED WHERE POSSIBLE.

MECHANICAL, ELECTRICAL, PLUMBING, & SIGNAGE
1. NEW HVAC SHALL RUN ABOVE CEILINGS AND DUCTS ARE NOT TO BE EXPOSED.
2. ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND.
3. NEW PLUMBING SHALL NOT BE EXPOSED.
4. ORIGINAL CAFETORIUM SPOTLIGHTS ARE TO REMIAN.
5. THE ORIGINAL IRVING SIGN IS TO BE REPAIRED AS NEEDED
6. NEW SINAGE IS TO BE COMPATIBLE WITH BUILDING CHARACTER.

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

EXTERIOR PARTITION SCHEDULE - BLDG A

- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



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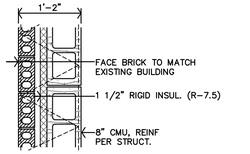
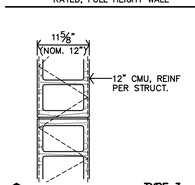


TYPE 2

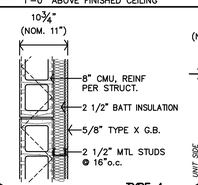
INTERIOR PARTITION SCHEDULE - BLDG A

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP, AA7.1, AB7.2 & AC7.3 FOR RATED WALLS, LOCATIONS & CODE INFORMATION

HATCH ON PLAN INDICATES RATED, FULL HEIGHT WALL
HATCH ON PLAN INDICATES NON—RATED WALL, 1'-0" ABOVE FINISHED CEILING



TYPE 3 — 1-HOUR RATED



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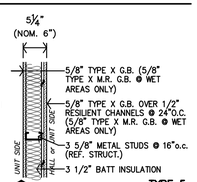

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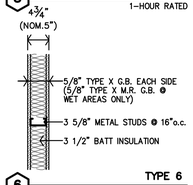

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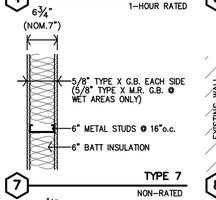

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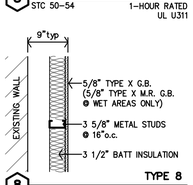
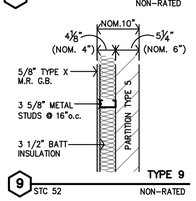


TYPE 8 — NON-RATED



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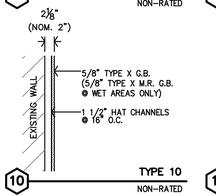

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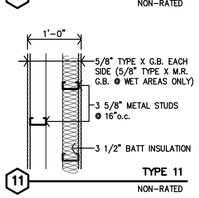
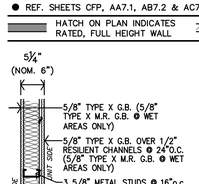


TYPE 11 — NON-RATED

INTERIOR PARTITION SCHEDULE - BLDG B & C

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP, AA7.1, AB7.2 & AC7.3 FOR RATED WALLS, LOCATIONS & CODE INFORMATION

HATCH ON PLAN INDICATES RATED, FULL HEIGHT WALL
HATCH ON PLAN INDICATES NON—RATED WALL, 1'-0" ABOVE FINISHED CEILING



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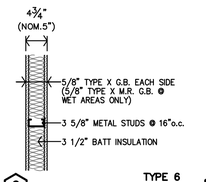

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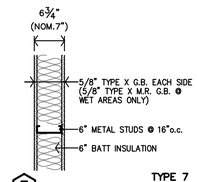

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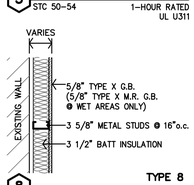

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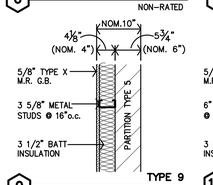

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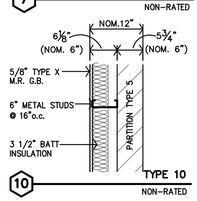

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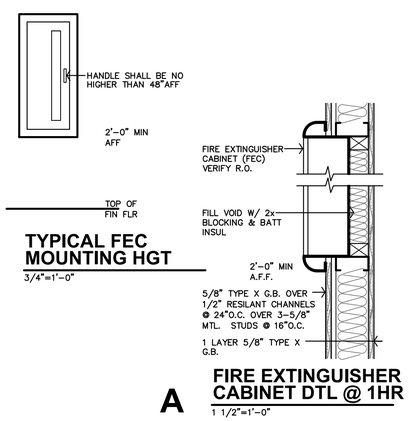

B TYPICAL FEC MOUNTING HGT
3/4"=1'-0"

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

ARCHITECTURAL FLOOR PLAN NOTES

1. CONTRACTOR TO ENSURE THAT ALL PLUMBING WALLS AT EACH UNIT STACK FROM FLOOR TO FLOOR.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & EXISTING CONDITIONS.
3. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
4. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
5. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MIN. CLEARANCE REQUIRED.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. NEW DOORS ARE TYPICALLY LOCATED WITH HINGE—SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH—SIDE CLEARANCE PER ADA.
8. MHD = INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. FEC = FIRE EXTINGUISHER CABINET & FE = FIRE EXTINGUISHER REF SPEC.
   FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2021 IBC, SECTION 906.1. REF. SHEET A2.0 CONTRACTOR TO VERIFY EXISTING FIRE EXTINGUISHER CABINET LOCATIONS AND SIZE WILL MEET FOR NEW EXTINGUISHER.
10. CONTRACTOR TO VERIFY EXISTING FIRE EXTINGUISHER CABINET LOCATIONS AND SIZE WILL MEET FOR NEW EXTINGUISHER.
11. FURNITURE SHOWN IS BY OWNER or TENANT.
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL BLOCKING TO BE 2x8 FIRE TREATED
14. REF. PLUMBING DRAWINGS FOR RADON PIPE LOCATIONS.

APARTMENT GENERAL NOTES

1. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO PROVIDE FIRE BLOCKING AT NEW PARTY WALL AT 10'—0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.2
3. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS.
4. FE = FIRE EXTINGUISHER, WALL MOUNTED. LOCATION TO BE APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 &: 2021 IBC, SECTION 906.
5. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
6. *TYPE B UNITS: (ALL UNITS, EXCEPT FOR ACCESSIBLE UNIT)*
   - KITCHEN & BATH — REMOVABLE CABINET FRONTS @ SINKS WHERE INDICATED ON ELEVATIONS. WALLS SHALL BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
   - WHERE REMOVABLE CABINETS ARE INDICATED, CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPES & DISPOSAL COVERS. OWNER TO INSTALL COVERS AFTER CABINET FRONT IS REMOVED AT LATER DATE.
   - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, FUTURE GRAB BARS AND FUTURE SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A9.2 & A9.3)
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"—19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 69" AFF
7. *ACCESSIBLE UNITS:*
   - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
   - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A9.2 & A9.3)
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"—19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD. HEIGHT AS NOTED.
8. *HEARING/VISION IMPAIRED UNIT:*
   - ALL TYPE B UNITS NOTES
   - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1—2021 SEC. 1106.
9. PER CODE, A TOTAL OF 2 ACCESSIBLE UNITS ARE PROVIDED. THESE ARE LOCATED ON FLOORS 1 AND 2 OF THE BUILDING
10. ALL UNITS WILL COMPLY WITH THE VISITABILITY REQUIREMENTS AS OUTLINED IN THE TEXAS ACCESSIBILITY STANDARDS
11. THE FOLLOWING AMENITIES SHALL BE PROVIDED AT ALL UNITS:
    a. ALL BEDROOMS, DINING ROOMS AND LIVING ROOMS TO BE WIRED WITH CURRENT CABLING TECHNOLOGY FOR DATA & PHONE.
    b. LAUNDRY CONNECTIONS
    c. EXHAUST/VENT FANS (VENTED TO OUTSIDE) IN ALL BATHROOMS
    d. SCREENS ON ALL OPERABLE WINDOWS
    e. DISPOSAL
    f. ENERGY—STAR OR EQUIVALENTLY RATED DISHWASHER
    g. ENERGY—STAR OR EQUIVALENTLY RATED REFRIGERATOR WITH ICE MAKER
    h. BLINDS OR WINDOW COVERINGS FOR ALL WINDOWS
    m. ENERGY—STAIR OR EQUIVALENTLY RATED CEILING FANS IN ALL BEDROOMS.
    n. ENERGY—STAR OR EQUIVALENTLY RATED LIGHTING
    o. ALL AREAS OF UNIT WILL BE HEATED AND AIR—CONDITIONED
    p. ENERGY STAR OR EQUIVALENTLY RATED WNDOWS
    q. COVERED ENTRIES
    r. MICROWAVE OVENS
    h. SELF—CLEANING OR CONTINUOUS CLEANING OVEN/RANGE
    i. BUILT—IN (RECESSED INTO THE WALL) SHELVING UNIT
    j. KITCHEN PANTRY WITH SHELVING
    k. HARD FLOOR SURFACES IN OVER 50% OF UNIT NRA.
    l. RECESSED LED LIGHTING OR LED LIGHTING FIXTURES IN KITCHEN AND LIVING AREAS
    m. EPA WATERSENSE OR EQUIVALENTLY QUALIFIED TOILETS IN ALL BATHROOMS.
    n. EPA WATERSENSE OF EQUIVALENTLY QUALIFIED SHOWERHEADS AND FAUCETS IN ALL BATHROOMS.

TYPE OF APARTMENT	BLDG A	BLDG B	BLDG C	TOTAL
ACCESSIBLE UNITS	A202		C101	2
HEARING/VISION IMPAIRED TYPE B UNIT		B101		1
TYPE B UNITS	ALL REMAINING UNITS			31
TOTAL	19	8	7	34

#B101 — 1BED HEARING/VISION IMPAIRED
#A202— 2BED ACCESSIBLE
#C101 — 1BED ACCESSIBLE

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

SQUARE FOOTAGE

	NO.	UNIT	TDHCA NRA	IBC 2021
BUILDING A 1st FLOOR	A101	1—bedroom	829sf	
	A102	EFFICIENCY	795sf	
	A103	EFFICIENCY	530sf	
	A104	1—bedroom	795sf	
	A105	EFFICIENCY	529sf	
	A106	1—bedroom	795sf	
	A107	EFFICIENCY	580sf	
	A108	1—bedroom	612sf	
	A109	1—bedroom1	614sf	
BUILDING A 2nd FLOOR	A201	2—bedroom	846sf	
	A202	2—bedroom	965sf	
	A203	1—bedroom	740sf	
	A204	1—bedroom	827sf	
	A205	1—bedroom	913sf	
BUILDING A 3rd FLOOR	A301	2—bedroom	901sf	
	A302	2—bedroom	988sf	
	A303	2—bedroom	851sf	
	A304	1—bedroom	838sf	
	A305	1—bedroom	838sf	
BUILDING B	B101	1—bedroom	618sf	
	B102	1—bedroom	607sf	
	B103	1—bedroom	607sf	
	B104	1—bedroom	611sf	
	B105	1—bedroom	623sf	
	B106	1—bedroom	607sf	
	B107	1—bedroom	607sf	
	B108	1—bedroom	615sf	
BUILDING C	C101	1—bedroom	649sf	
	C102	1—bedroom	640sf	
	C103	1—bedroom	640sf	
	C104	1—bedroom	656sf	
	C105	1—bedroom	648sf	
	C106	1—bedroom	639sf	
	C107	1—bedroom	639sf	

APT. KITCHEN MATRIX

REF. SHEETS AA9.1—AA9.5

TYPE	UNIT NO.
TYPE 1	A101, A109
TYPE 2	A102, A201, A203, A301, A303
TYPE 3	A103, A108
TYPE 4	A104
TYPE 5	A105, A106
TYPE 6	A106
ACC. TYPE 7	A202, A302sim
TYPE 8	A204, A304
TYPE 9	A205, A305
TYPE 10	B101, B102, B103, B104, B105, B106, B107, B108, C102, C103, C104, C105, C106, C107
ACC. TYPE 11	C101

APT. BATH MATRIX

REF. SHEETS AA9.1—AA9.5

TYPE	UNIT NO.
TYPE A	A105, A203
TYPE B	A101, A102, A103, A107, A109, A201, A204, A205, A301, A303, A305
TYPE C	A104, A106, A108, A302, A304sim
ACC. TYPE D	A202
TYPE E	B101, B102, B103, B104, B105, B106, B107, B108, C102, C103, C104, C105, C106, C107
ACC. TYPE F	C101

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

REGISTERED ARCHITECT — MARGARET GILLAM — 11-20-2025 — 42854 — STATE OF TEXAS

REVISION:	
1	12-16-2025
DATE:	11-20-2025
JOB:	25-3479
SHEET NO.:	

A2.0

FLOORING LEGEND

Code	Description
VCT	NEW VINYL COMPOSITION TILE
LVT	NEW LUXURY VINYL TILE (NOT SIM. WOOD)
WOOD	EXISTING WOOD, REFINISHED
HIST. TILE	HISTORIC TILE TO REMAIN, CLEAN & REPAIR
E CONC.	EXISTING PAINTED CONCRETE SQUARES

PLAN NOTES

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

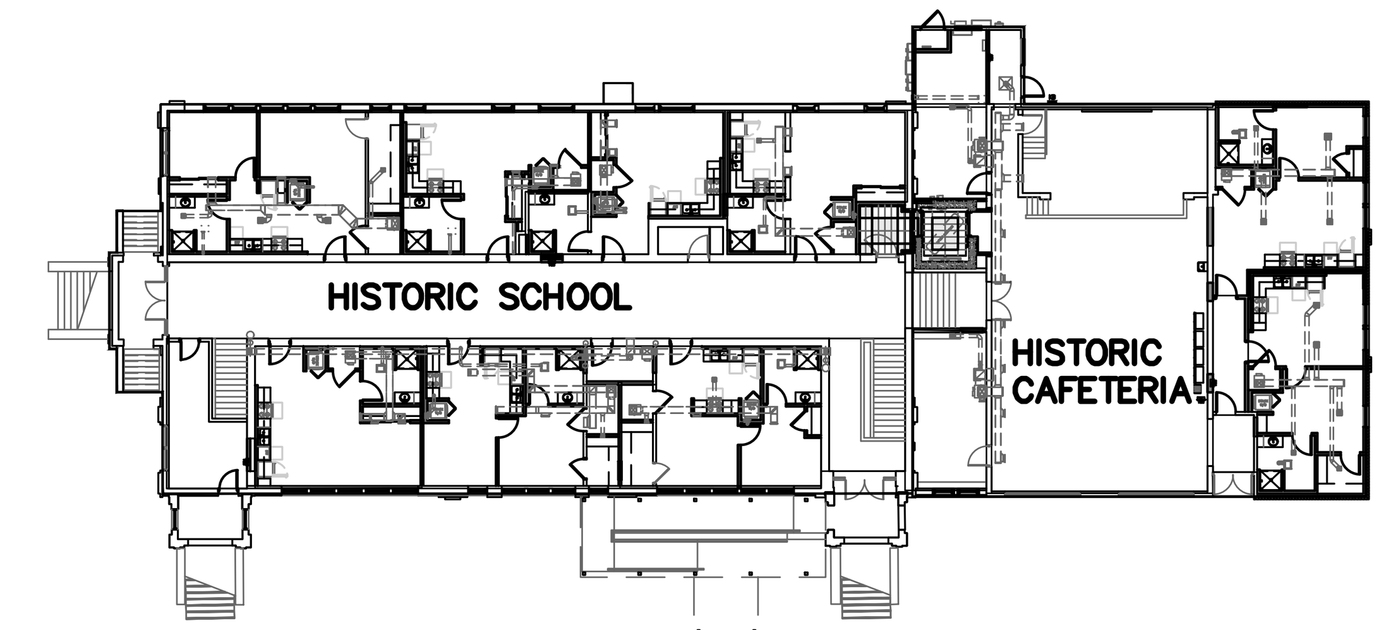
HISTORIC RESTORATION & REHAB NOTES

GENERAL NOTES

A. TYPES OF FLOORING AND LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES AND PATTERNS.
B. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS AND SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
C. REMOVE ANY AND ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH AND REPAIR AS NEEDED. PAINT
D. EXIST. WOOD BASE AND ALL WOOD TRIM WORK ON WALLS AND AT DOORS AND WINDOWS IS TO REMAIN, WHERE EXPOSED IN UNITS OR HALLWAYS. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXIST. PAINT
E. AT EXIST. PLASTER WALLS AND CEILINGS, CLEAN, REMOVE LOOSE MATERIAL, PATCH, AND REPAIR TO MATCH EXIST. TEXTURE AND PREP FOR PAINT.
G. PAINT CEILING BEAMS, MOLDING, TRIMWORK, ALL EXPOSED UTILITIES, INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, ETC. TO MATCH PLASTER CEILING.
H. ALL PLUMBING, PIPING (EXCEPT SPRINKLER) AND DUCTOWKR SHALL BE CONCEALED IN PAINTED G.B. SOFFITS.
I. EXISTING WOOD FLOORS ARE TO BE RETAINED AND REFINISHED. THEY ARE TO BE SANDED DOWN, REPAIRED AS NEEDED AND WILL BE STAINED. STAIN COLOR TO BE SELECTED BY ARCHITECT/OWNER.
J. EXISTING PAINTED CONCRETE FLOORS SHALL BE RETAINED, REPAIRED AND PATCHED AS NEEDED. REMOVE EXISTING PAINT/SEALANT AND REPAINT/SEAL.
K. SOME CHALKBOARDS AND TACKBOARDS ARE TO BE RETAINED (THESE ARE IDENTIFIED ON SHEETS AA2.2, AA2.3, AA2.4 AND AA2.5. ALL OTHER CHALKBOARDS AND TACKBOARDS ARE TO BE REMOVED.

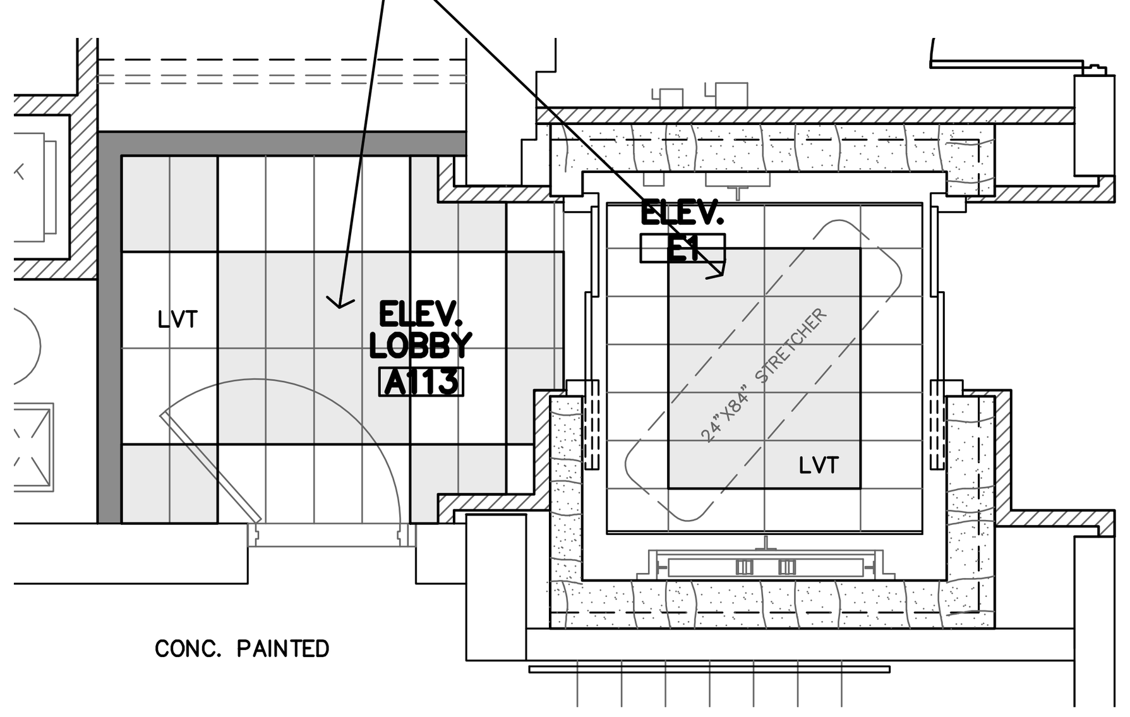
SPECIFIC NOTES (LABELED AS *1-*9 ON PLAN)

1. ORIGINAL WOOD STAGE AND FLOOR. TO BE RETAINED, PROTECT DURING CONSTRUCTION. EXISTING WOOD FLOORS ARE TO BE REFINISHED. THEY ARE TO BE SANDED DOWN, REPAIRED AS NEEDED AND WILL BE STAINED. COLOR OF STAIN TBD.
2. MESSAGE BOX TO REMAIN.REPLACE INTERIOR TACKBOARD/CORKBOARD SURFACE WITH NEW. CLEAN AND REPAIR WOOD TRIM AS NEEDED. REPAINT.
3. EXISTING CHALKBOARD, TACKBOARD, CHALK TRAY AND TRIM TO REMAIN. PROTECT DURING CONSTRUCTION. EVALUATE CONDITION OF CHALKBOARD - REPLACE AS NEEDED. ANY EXISTING DRY-ERASE BOARDS SHALL BE REMOVED AND REPLACED WITH NEW BLACK CHALKBOARD SURFACE. ALL TACKBOARD/CORKBOARD MATERIAL SHALL BE REPLACED WITH NEW.
4. EXISTING MURALS BY LOCAL ARTIST SLEEPY READ ARE TO REMAIN. PROTECT DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR NOTIFYING SUBS (PARTICULARLY DEMO SUBS) OF THE IMPORTANCE OF THE MURALS. NEW PAINT ON ADJACENT WALLS SHOULD BE DELICATELY CUT IN AS TO NOT PAINT OVER THE EXISTING MURAL, BUT ENSURE THAT ADJACENT WALLS ARE FULLY PAINTED. CLEAN AND REPAIR WOOD TRIM AND CHALK TRAY AS NEEDED. REPAINT.
5. REFINISH & REPAIR EXISTING DOOR & FRAME, PAINT. INSTALL NEW HARDWARE. THIS DOOR (INTO ELEVATOR LOBBY) IS TO BE FIXED, PERMANENTLY, IN THE OPEN POSITION.
6. EXISTING INTERIOR WOOD DOORS AND FRAMES TO REMAIN: REPAIR AND RESTORE, REPLACE HARDWARE WITH NEW AND REPAINT DOORS/FRAMES.
7. EXISTING EXTERIOR ALUM. STOREFRONT AND H.M. DOORS/FRAMES TO REMAIN. REPAIR AND RESTORE TO SMOOTH OPERATING ORDER. REPLACE DOORS TO BE RE-KEYED FOR NEW OWNER. COORDINATE NEW KEY FOB SYSTEM WITH OWNER.
8. PAINT SHUFFLE BOARD STENCIL ON WOOD STAGE FLOOR. BEGINNER COURT DIMENSIONS. PAINT COLOR TBD.
9. INSTALL NEW MANUAL PULL-DOWN SCREEN FOR PROJECTION. REFERENCE SPECIFICATIONS.

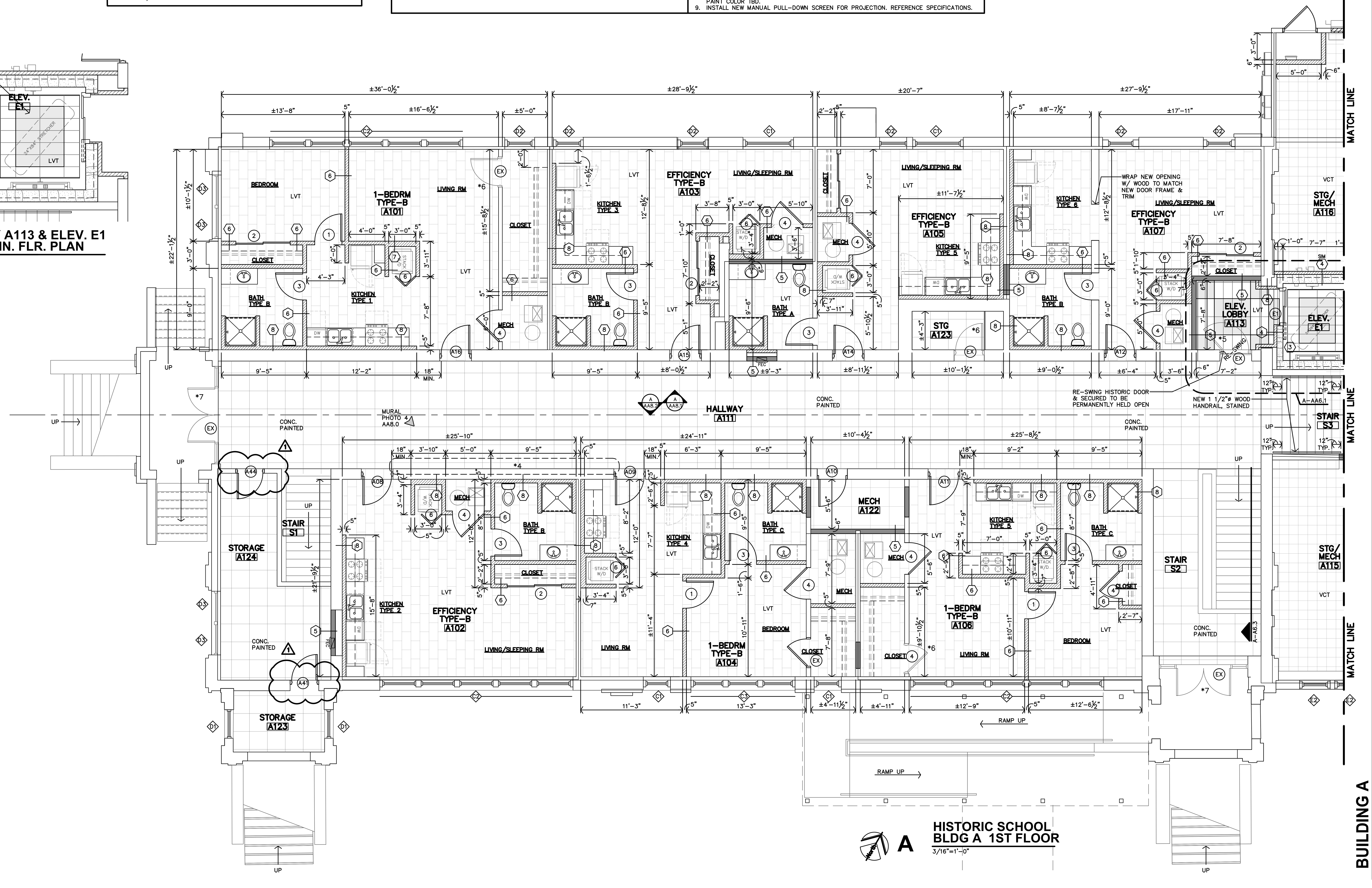


B HISTORIC SCHOOL & CAFETERIA BLDG A 1ST FLOOR KEY PLAN
1"=20'-0"

SHADED AREA REPRESENTS LVT COLOR 1
OTHER AREAS: LVT COLOR 2



C ELEV. LOBBY A113 & ELEV. E1 ENLARGED FIN. FLR. PLAN
1/4"=1'-0"



A HISTORIC SCHOOL BLDG A 1ST FLOOR
3/16"=1'-0"

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THE IRVING LOFTS
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
STATE OF TEXAS
11-20-2025

REVISION:	
1	12-16-2025
DATE:	11-20-2025
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BUILDING A

HISTORIC RESTORATION & REHAB NOTES

GENERAL NOTES

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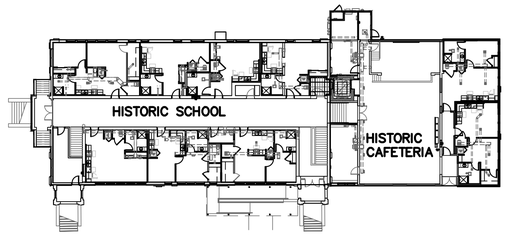


B HISTORIC SCHOOL & CAFETERIA BLDG A 1ST FLOOR KEY PLAN
1"=20'-0"

PLAN NOTES

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

BUILDING A UNIT FINISH SCHEDULE - 19 UNITS

FINISHES & INSTRUCTIONS

P1 LATEX PAINT	EWD ENGINEERED WOOD FLR'G	CT CERAMIC TILE
P2 EPOXY PAINT	VET VINYL ENHANCED TILE	TX TEXTURE
C CARPET	LVT LUXURY VINYL TILE	E EXISTING

DESCRIPTION	FLOOR: EXISTG WD RESTORE-REFIN.	FLOOR: LUXURY VINYL TILE	FLOOR: EXISTING CONCRETE	BASE: WD REFIN EXIST'G, OR NEW	WALLS: 5/8" FIRE RATED G.B.	WALLS: EXIST. PLASTER (note 15)	CEILING: REF. REFLECTED CEILING PLANS: (E) PLASTER & BEAMS	CEILING: 5/8" FIRE RATED G.B.	REMARKS
1ST FLOOR UNITS: A101 – A109									
KITCHEN		LVT		WD	P1 P1		P1 P1		NOTES 11–21
LIVING ROOM		LVT		WD	P1 P1		P1 P1		NOTES 11–21
BEDROOM		LVT		WD	P1 P1		P1 P1		NOTES 11–21
CLOSET		LVT		WD	P1 P1		P1 P1		NOTES 11–21
BATH		LVT		WD	P2 P2		P2 P2		NOTES 11–21
LAUNDRY		LVT		WD	P1 P1		P1 P1		NOTES 11–21
MECHANICAL		LVT		WD	P1 P1		P1 P1		NOTES 11–21
2ND FLOOR UNITS: A201 – A205									
KITCHEN	WD			WD	P1 P1		P1 P1		NOTES 11–21
LIVING ROOM	WD			WD	P1 P1		P1 P1		NOTES 11–21
BEDROOM	WD			WD	P1 P1		P1 P1		NOTES 11–21
CLOSET	WD		C	WD	P1 P1		P1 P1		NOTES 11–21
BATH	WD			WD	P2 P2		P2 P2		NOTES 11–21
LAUNDRY	WD			WD	P1 P1		P1 P1		NOTES 11–21
MECHANICAL	WD			WD	P1 P1		P1 P1		NOTES 11–21
3RD FLOOR UNITS: A301 – A305									
KITCHEN	WD			WD	P1 P1		P1 P1		NOTES 11–21
LIVING ROOM	WD			WD	P1 P1		P1 P1		NOTES 11–21
BEDROOM	WD			WD	P1 P1		P1 P1		NOTES 11–21
CLOSET	WD		C	WD	P1 P1		P1 P1		NOTES 11–21
BATH	WD			WD	P2 P2		P2 P2		NOTES 11–21
LAUNDRY	WD			WD	P1 P1		P1 P1		NOTES 11–21
MECHANICAL	WD			WD	P1 P1		P1 P1		NOTES 11–21

BUILDING A - PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 LATEX PAINT	EWD ENGINEERED WOOD FLR'G	CT CERAMIC TILE
P2 EPOXY PAINT	VET VINYL ENHANCED TILE	TX TEXTURE
C CARPET	LVT LUXURY VINYL TILE	E EXISTING

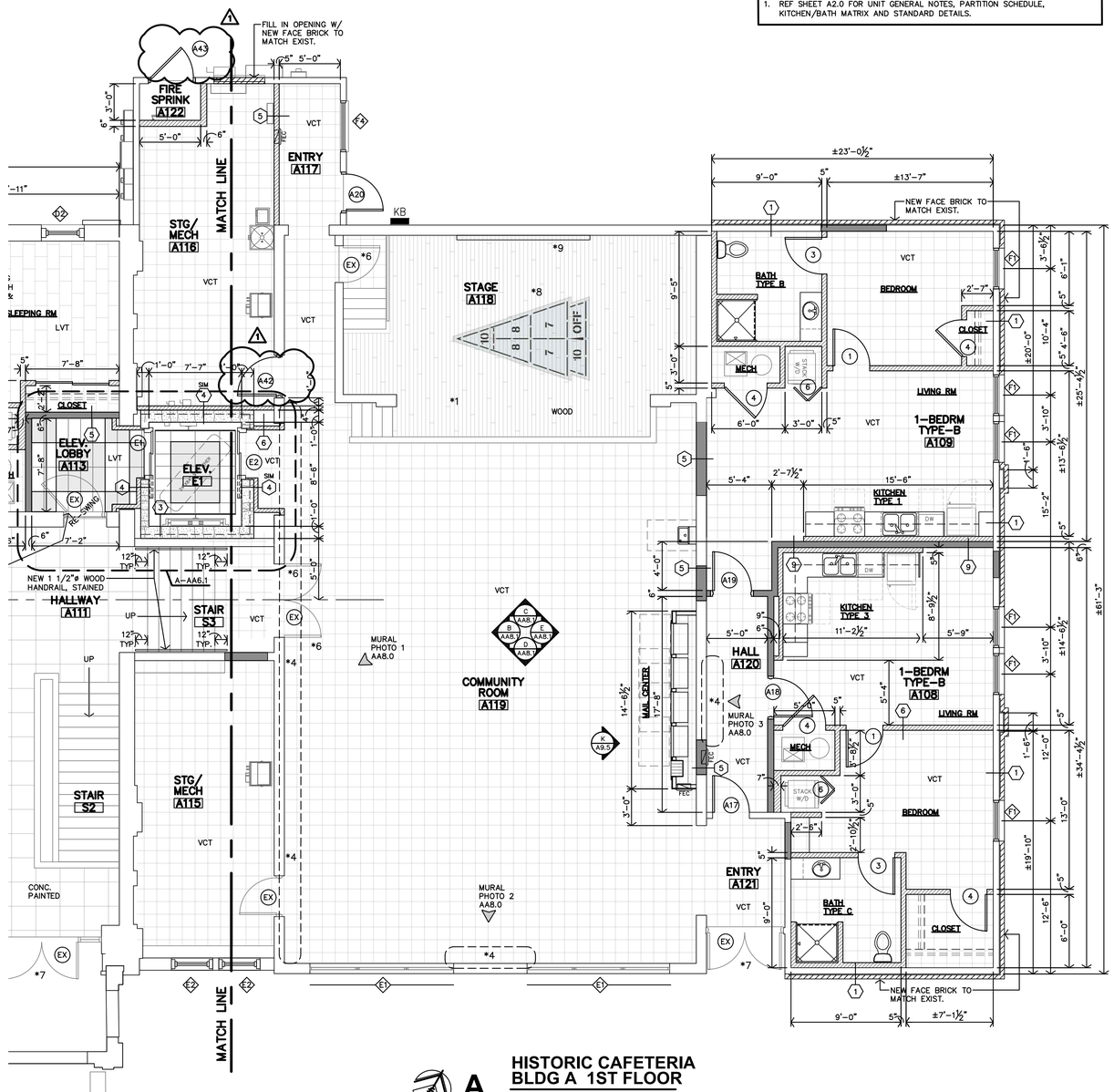
	DESCRIPTION	FLOOR: EXIST. CONCRETE REFINISH	FLOOR: EXISTING C.T. RESTORE	FLOOR: LUXURY VINYL TILE	FLOOR: EXISTG WD RESTORE-REFIN.	FLOOR: EXISTG VINYL TILE, RESTORE	FLOOR: EXISTG	BASE: EXISTG WOOD, REFINISH	BASE: SELF COVE RUBBER BASE	BASE: EXIST. TO REMAIN	WALLS: 5/8" FIRE RATED G.B.	WALLS: CMU BLOCK & BRICK	WALLS: EXIST. PLASTER (SEE HISTORIC PRESERVATION NOTES)	CEILING: REF. REFLECTED CEILING PLANS: (E) PLASTER & BEAMS	CEILING: GYP. BOARD	CEILING: STRUCT. EXPOSED	REMARKS
FIRST FLOOR																	
A110	*NOT USED*																
A111	HALL	PT						WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
A112	*NOT USED*																
A113	ELEV. LOBBY			LVT				WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
A114	*NOT USED*																
A115	STG. MECH			LVT						RB	P1	P1	P1		P1	P1	HIST. NOTES 11–21
A116	STG. MECH			LVT						RB	P1	P1	P1		P1	P1	HIST. NOTES 11–21
A117	ENTRY	PT						WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
A118	STAGE				WD			WD			P1	P1	P1		P1	P1	
A119	COMM. RM			LVT				WD			P1	P1	P1		P1	P1	
A120	HALL			LVT				WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
A121	ENTRY			LVT				WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
A122	FIRE SPRINK.						E		RB		P1	P1	P1		P1	P1	
A123	STORAGE			LVT					RB		P1	P1	P1		P1	P1	HIST. NOTES 11–21
A124	STORAGE	PT						WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
SECOND FLOOR																	
A206	*NOT USED*																
A207	HALLWAY		CT					WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
A208	STG. MECH			LVT						RB	P1	P1	P1		P1	P1	HIST. NOTES 11–21
A209	*NOT USED*																
A210	ELEV LOBBY			LVT				WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
THIRD FLOOR																	
A306	*NOT USED*																
A307	HALLWAY		CT					WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
A308	STG. MECH			LVT						RB	P1	P1	P1		P1	P1	HIST. NOTES 11–21
A309	*NOT USED*																
A310	ELEV LOBBY			LVT				WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
A311	SITTING RM			LVT				WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
A312	SITTING RM			LVT				WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
THIRD FLOOR																	
E1	ELEVATOR									RB	*REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER*						
S1	STAIR		CT	LVT				WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
S2	STAIR	PT	CT					WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21
S3	STAIR			LVT				WD			P1	P1	P1		P1	P1	HIST. NOTES 11–21

GENERAL NOTES:

A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/LVT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED, PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY. NO BRUSH FINISH.
H. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
I. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
J. STAIRS & LANDINGS, PAINT & REFINISH.
K. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL WALLS & GYP CEILINGS.

FLOORING LEGEND

VCT	NEW VINYL COMPOSITION TILE
LVT	NEW LUXURY VINYL TILE (NOT SIM. WOOD)
WOOD	EXISTING WOOD, REFINISHED
HIST. TILE	HISTORIC TILE TO REMAIN, CLEAN & REPAIR
E CONC.	EXISTING PAINTED CONCRETE SQUARES



A HISTORIC CAFETERIA BLDG A 1ST FLOOR
3/16"=1'-0"

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32859 STATE OF TEXAS

REVISION:	
1	12-16-2025
DATE:	11-20-2025
JOB:	25-3479
SHEET NO.:	

BUILDING A

AA2.2

1 **#A207 HALLWAY MESSAGE BOARD PHOTOGRAPH**

NO SCALE

FLOORING LEGEND

VCT	NEW VINYL COMPOSITION TILE	LVT	NEW LUXURY VINYL TILE (NOT SIM. WOOD)
WOOD	EXISTING WOOD, REFINISHED	HIST. TILE	HISTORIC TILE TO REMAIN, CLEAN & REPAIR
E CONC.	EXISTING PAINTED CONCRETE SQUARES		

PLAN NOTES

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

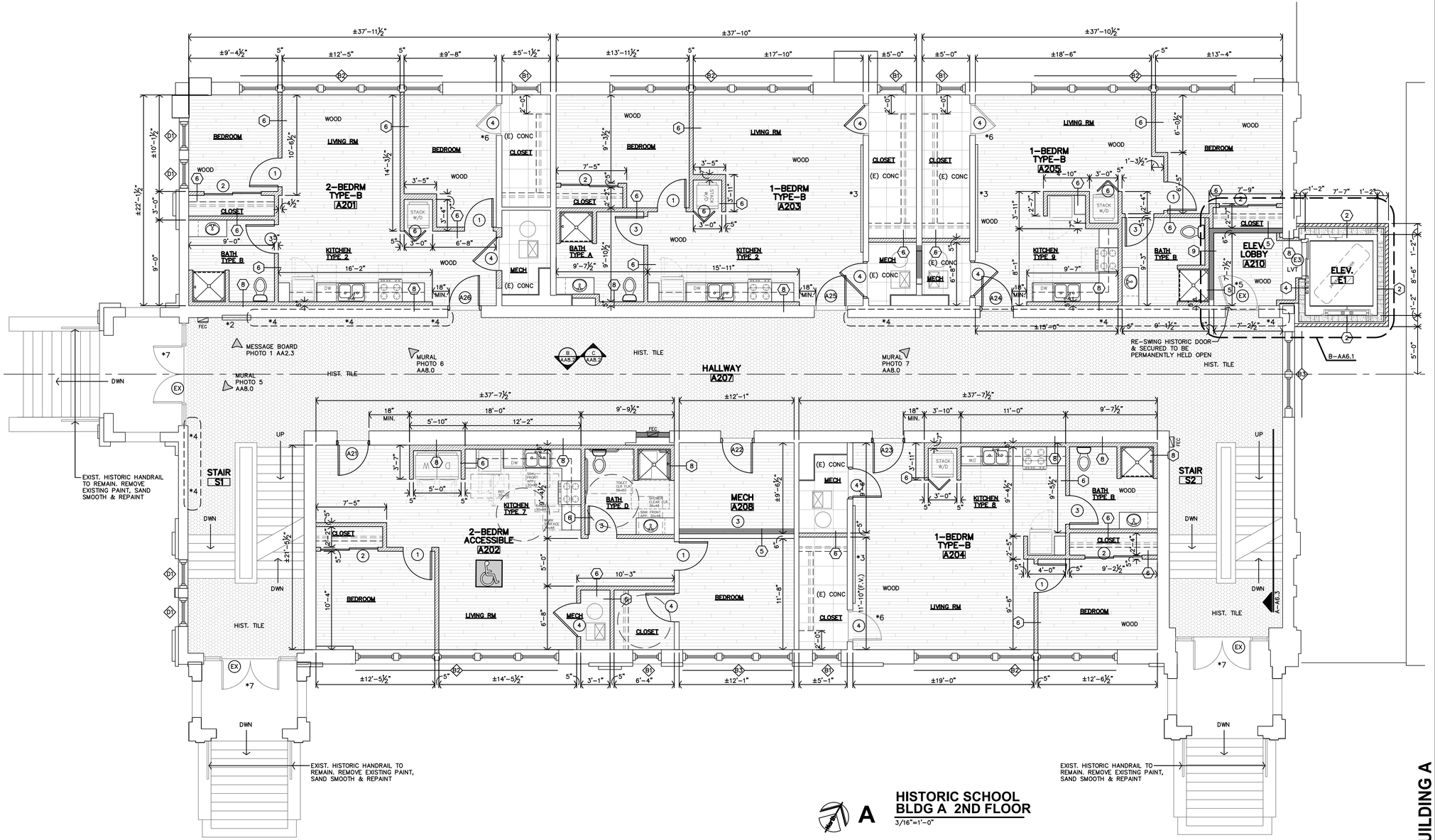
HISTORIC RESTORATION & REHAB NOTES

GENERAL NOTES

A. TYPES OF FLOORING AND LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES AND PATTERNS.
B. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS AND SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
C. REMOVE ANY AND ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH AND REPAIR AS NEEDED. PAINT
D. EXIST. WOOD BASE AND ALL WOOD TRIM WORK ON WALLS AND AT DOORS AND WNDOWS IS TO REMAIN, WHERE EXPOSED IN UNITS OR HALLWAYS. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXIST. PAINT
E. AT EXIST. PLASTER WALLS AND CEILINGS, CLEAN, REMOVE LOOSE MATERIAL, PATCH, AND REPAIR TO MATCH EXIST. TEXTURE AND PREP FOR PAINT.
G. PAINT CEILING BEAMS, MOLDING, TRIMWORK, ALL EXPOSED UTILITIES, INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, ETC. TO MATCH PLASTER CEILING.
H. ALL PLUMBING, PIPING (EXCEPT SPRINKLER) AND DUCTOWKR SHALL BE CONCEALED IN PAINTED G.B. SOFFITS.
I. EXISTING WOOD FLOORS ARE TO BE RETAINED AND REFINISHED. THEY ARE TO BE SANDED DOWN. REPAIRED AS NEEDED AND WILL BE STAINED. STAIN COLOR TO BE SELECTED BY ARCHITECT/OWNER.
J. EXISTING PAINTED CONCRETE FLOORS SHALL BE RETAINED, REPAIRED AND PATCHED AS NEEDED. REMOVE EXISTING PAINT/SEALANT AND REPAINT/SEAL.
K. SOME CHALKBOARDS AND TACKBOARDS ARE TO BE RETAINED (THESE ARE IDENTIFIED ON SHEETS AA2.2, AA2.3, AA2.4 AND AA2.5. ALL OTHER CHALKBOARDS AND TACKBOARDS ARE TO BE REMOVED.

SPECIFIC NOTES (LABELED AS *1–*9 ON PLAN)

1. ORIGINAL WOOD STAGE AND FLOOR. TO BE RETAINED, PROTECT DURING CONSTRUCTION. EXISTING WOOD FLOORS ARE TO BE REFINISHED. THEY ARE TO BE SANDED DOWN, REPAIRED AS NEEDED AND WILL BE STAINED. COLOR OF STAIN TBD.
2. MESSAGE BOX TO REMAIN.REPLACE INTERIOR TACKBOARD/CORKBOARD SURFACE WITH NEW. CLEAN AND REPAIR WOOD TRIM AS NEEDED. REPAINT.
3. EXISTING CHALKBOARD, TACKBOARD, CHALK TRAY AND TRIM TO REMAIN. PROTECT DURING CONSTRUCTION. EVALUATE CONDITION OF CHALKBOARD – REPLACE AS NEEDED. ANY EXISTING DRY-ERASE BOARDS SHALL BE REMOVED AND REPLACED WITH NEW BLACK CHALKBOARD SURFACE. ALL TACKBOARD/CORKBOARD MATERIAL SHALL BE REPLACED WITH NEW.
4. EXISTING MURALS BY LOCAL ARTIST SLEEPY READ ARE TO REMAIN. PROTECT DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR NOTIFYING SUBS (PARTICULARLY DEMO SUBS) OF THE IMPORTANCE OF THE MURALS. NEW PAINT ON ADJACENT WALLS SHOULD BE DELICATELY CUT IN AS TO NOT PAINT OVER THE EXISTING MURAL, BUT ENSURE THAT ADJACENT WALLS ARE FULLY PAINTED. CLEAN AND REPAIR WOOD TRIM AND CHALK TRAY AS NEEDED. REPAINT.
5. REFINISH & REPAIR EXISTING DOOR & FRAME, PAINT. INSTALL NEW HARDWARE. THIS DOOR (INTO ELEVATOR LOBBY) IS TO BE FIXED, PERMANENTLY, IN THE OPEN POSITION.
6. EXISTING INTERIOR WOOD DOORS AND FRAMES TO REMAIN: REPAIR AND RESTORE, REPLACE HARDWARE WITH NEW AND REPAINT DOORS/FRAMES.
7. EXISTING EXTERIOR ALUM. STOREFRONT AND H.M. DOORS/FRAMES TO REMAIN. REPAIR AND RESTORE TO SMOOTH OPERATING ORDER. REPLACE DOORS TO BE RE-KEYED FOR NEW OWNER. COORDINATE NEW KEY FOB SYSTEM WITH OWNER.
8. PAINT SHUFFLE BOARD STENCIL ON WOOD STAGE FLOOR. BEGINNER COURT DIMENSIONS. PAINT COLOR TBD.
9. INSTALL NEW MANUAL PULL-DOWN SCREEN FOR PROJECTION. REFERENCE SPECIFICATIONS.



A **HISTORIC SCHOOL BLDG A 2ND FLOOR**

3/16"=1'-0"

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32854 STATE OF TEXAS

REVISION:	
DATE:	11-20-2025
JOB:	25-3479
SHEET NO.:	

AA2.3

BUILDING A

FLOORING LEGEND

VCT	NEW VINYL COMPOSITION TILE	LVT	NEW LUXURY VINYL TILE (NOT SIM. WOOD)
WOOD	EXISTING WOOD, REFINISHED	HIST. TILE	HISTORIC TILE TO REMAIN, CLEAN & REPAIR
E CONC.	EXISTING PAINTED CONCRETE SQUARES		

PLAN NOTES

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

HISTORIC RESTORATION & REHAB NOTES

GENERAL NOTES

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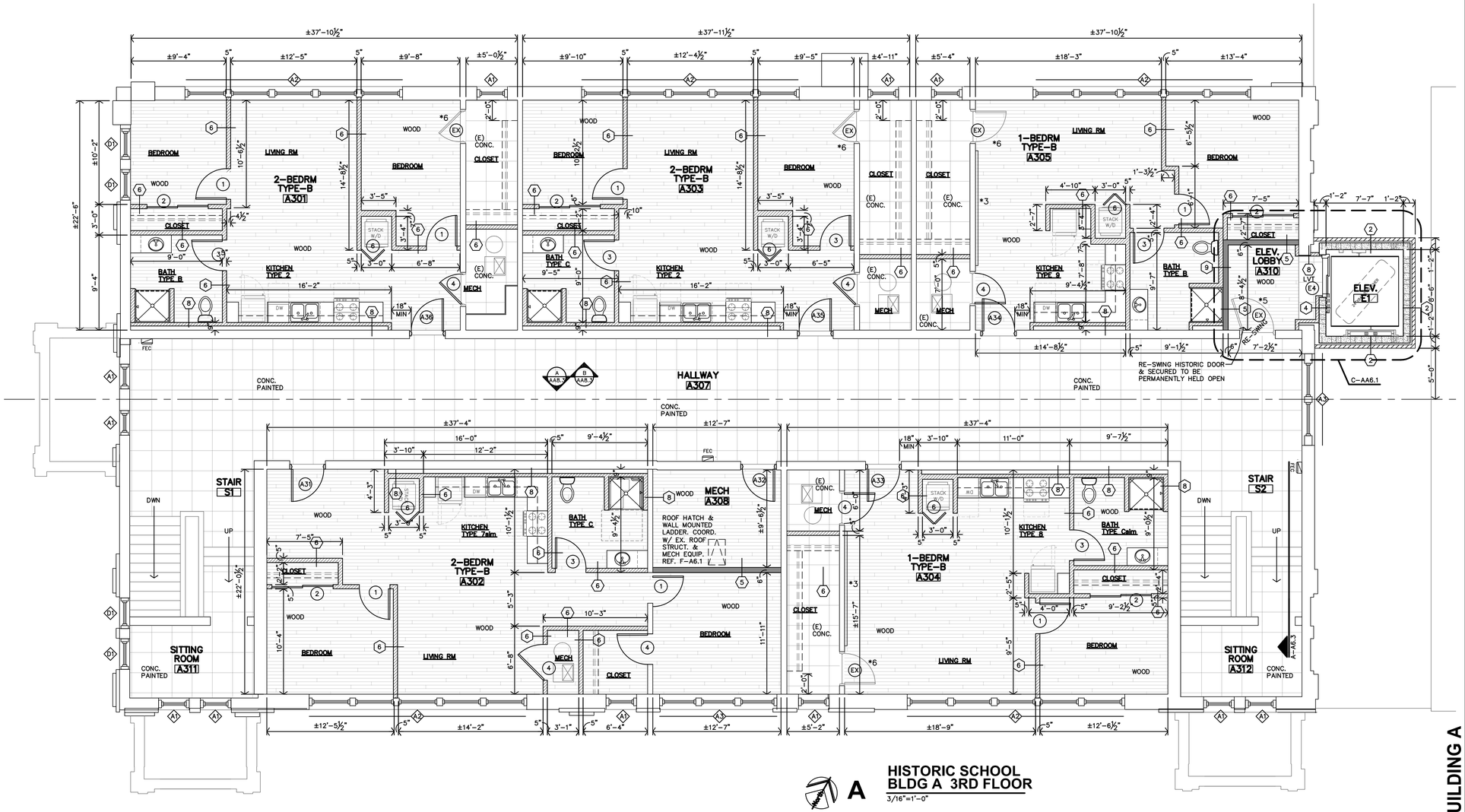

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

BUILDING A

REGISTERED ARCHITECT MARGARET GILLAM 32854 11-20-2025 STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

AA2.4

GENERAL NOTES, REGARDING TUCKPOINTING
Reference Specifications & Preservation Briefs

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

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

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

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

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

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

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

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

REMOVING GRAFFITI FROM HISTORIC MASONRY
Reference Specifications & Preservation Briefs

Removing graffiti as soon as it appears is the key to its elimination–and recurrence. Thus, the intent of this Preservation Brief is to help owners and managers of historic masonry structures find the best way to remove exterior, surface–applied graffiti* quickly, effectively, and safely. The Brief will discuss the variety of materials used to apply graffiti, and offer guidance on how to remove graffiti from all types of historic masonry without harming either the surface or the substrate. Suggestions will also be given regarding the use of physical barriers to protect masonry surfaces from graffiti, and the application of barrier coatings to facilitate graffiti removal. Building managers and owners of historic properties will be advised on the importance of being prepared for rapid graffiti removal by testing different cleaning techniques in advance in order to select the most appropriate and sensitive cleaning technique. Health and safety and environmental concerns are addressed, as well as regulatory matters. Removing graffiti without causing damage to historic masonry is a job for trained maintenance crews, and in some cases, professional conservators, and generally should not be attempted by untrained workers, property owners or building managers. Although the focus of this Preservation Brief is on historic masonry, the same guidance may be applied equally to removing graffiti from non–historic masonry.

Preservation Brief 38 includes information regarding removing graffiti, means and methods, testing, protection, and other information. Reference entire brief for direction on how to safety remove graffiti from brick and stone (both exterior and interior)

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

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

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

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

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

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

GENERAL NOTES, EXISTING WOOD WINDOW FRAMES
Reference specifications & Preservation Briefs.

ROUTINE MAINTENANCE
- Removal of interior and exterior paint:
- Removal and repair of sash (including glazing where necessary);
- Repairs to frame;
- Weatherstripping and reinstallation of the sash;
- Repainting

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments. With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double–hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used, the glass should be removed or protected from the sudden temperature change which can cause breakage. An overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil–based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane.

The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather–tight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains. The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons.
Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.
The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition. The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double–hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn–out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

STABILIZATION
- Dry the wood:
- Treat decayed areas with a fungicide;
- Waterproof with two or three applications of boiled linseed oil (applications every 24 hours);
- Fill cracks and holes with putty;
- After a 'skin' forms on the putty, paint the surface.

Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering, they may also be built–up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semirigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semirigid epoxy patching compound, sanded and painted. Epoxy patching compounds can be used to build up missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long–lasting materials available for wood repair. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

SPLICE AND PARTS REPLACEMENT
When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do–it–yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," Bulletin of the Association for Preservation Technology, Vol. III, No. 4, 1971, or illustrated more recently in The Old House, Time–Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair:

1. conduct regular maintenance of sound frames to achieve the longest life possible,
2. make necessary repairs in place, wherever possible, using stabilization and splicing techniques, and
3. if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost–effective solution.

WEATHERIZATION
A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in the channels between the sash and jamb.
Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will ensure that the sashes are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost–effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

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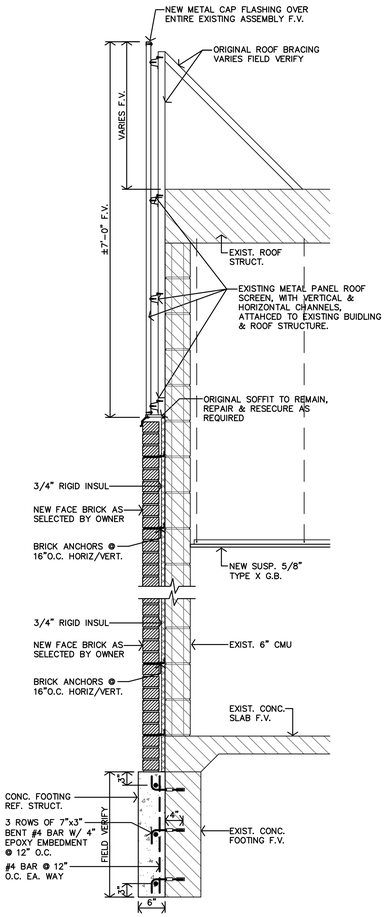
THE IRVING LOFTS
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

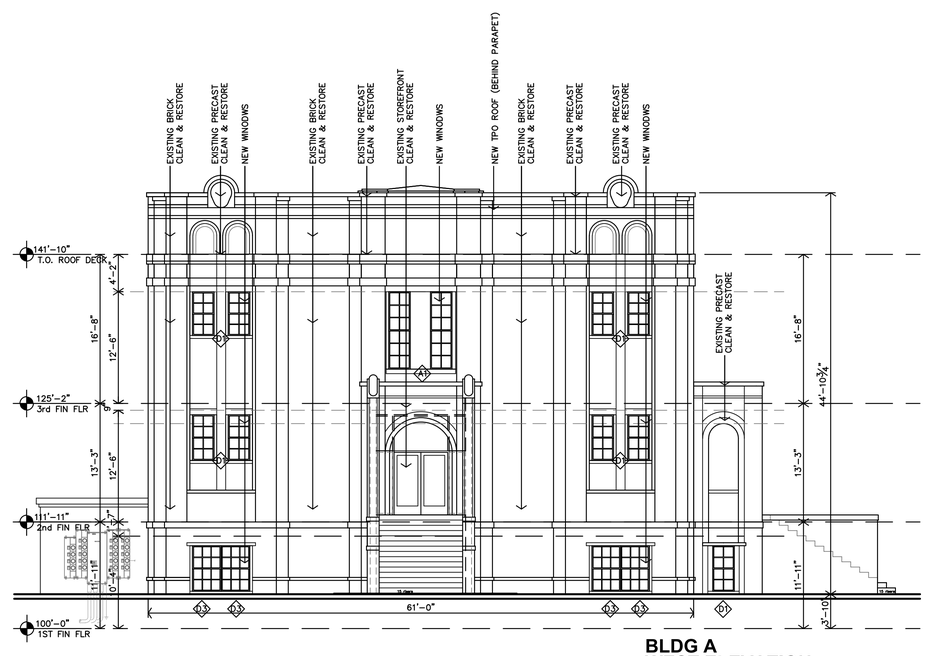
REGISTERED ARCHITECT
JONATHAN R. GILLAM
11-20-2025
32854
STATE OF TEXAS

REVISION:	
DATE:	11–20–2025
JOB:	25–3479
SHEET NO.:	

A3.0

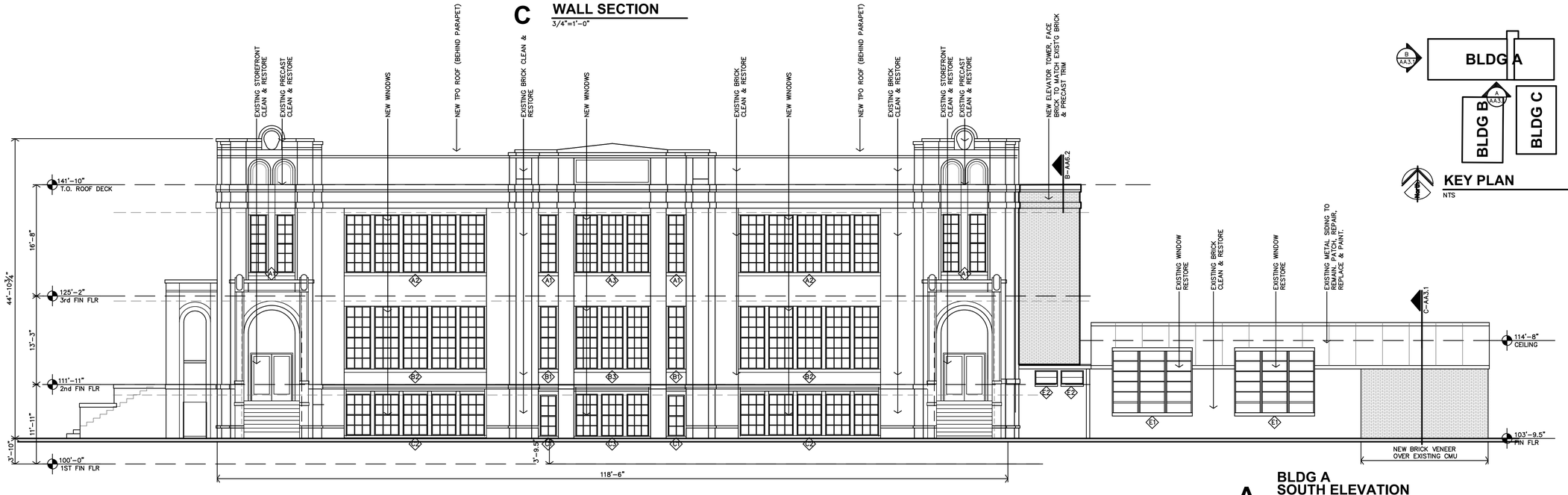


C **WALL SECTION**
3/4"=1'-0"



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

KEY PLAN
NTS



A **BLDG A**
SOUTH ELEVATION
1/8"=1'-0"

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HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

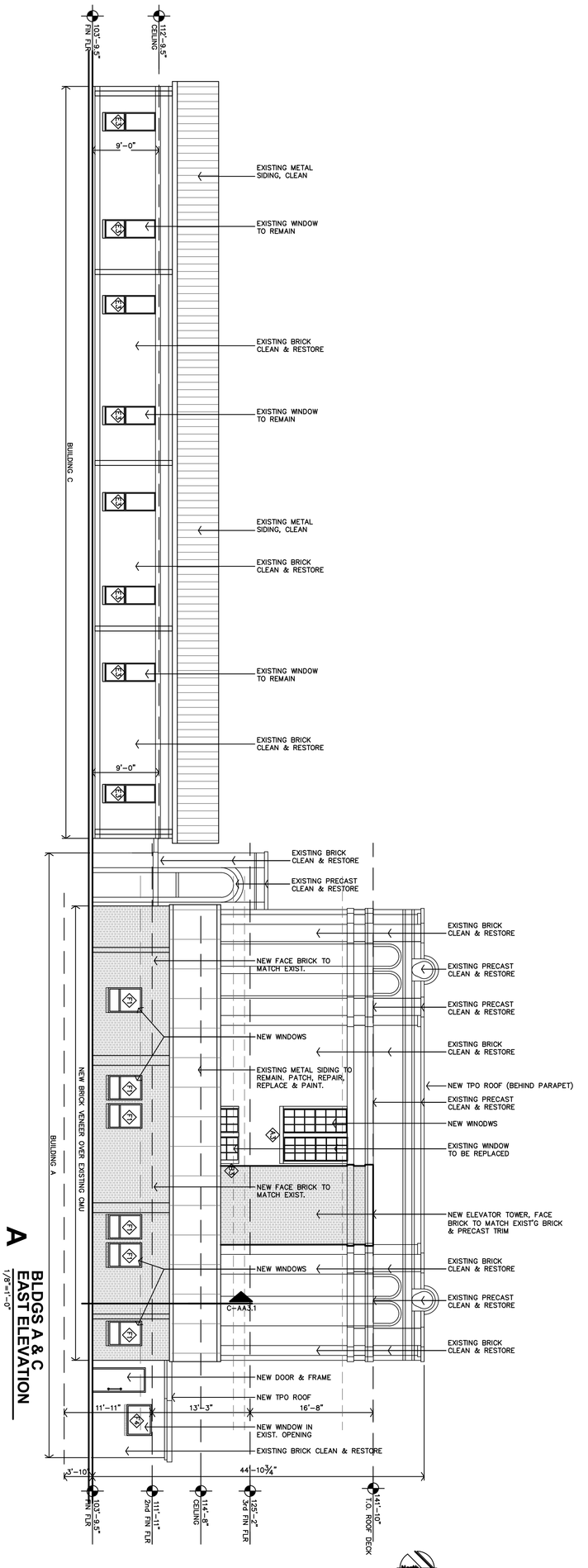
REGISTERED ARCHITECT MARGARET E. GILLAM 11-20-2025 32854 STATE OF TEXAS

REVISION:

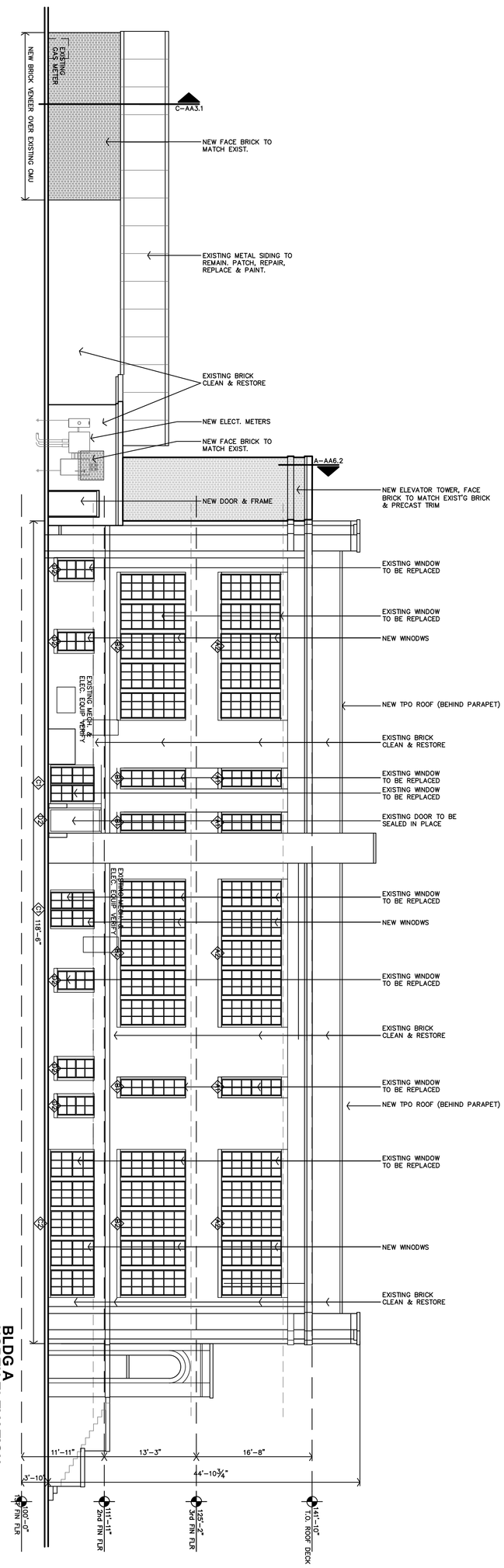
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

AA3.1

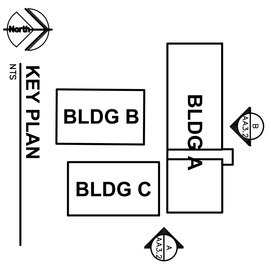
BUILDING A



A
BLDGS A & C
EAST ELEVATION
1/8"=1'-0"



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



BUILDING A

AA3.2

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

REVISION:

REGISTERED ARCHITECT
STATE OF TEXAS

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

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GENERAL NOTES

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

LEGEND

1 MECHANICALLY ATTACH NEW 60-MIL PVC ROOF MEMBRANE OVER 5/8" DENS DECK, R49 (PER 2021 IECC) XPS POLYSTYRENE RIGID INSULATION & TAPERED INSULATION TO ENSURE 1/8" PER FT SLOPE TO EXISTING DRAINS & SCUPPERS, OVER VAPOR BARRIER, 1/2" COVER BOARD. PROVIDE ALL NEW TERMINATION BARS, FLASHINGS, SEALANT, & CAULKING. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.

1b MECHANICALLY ATTACH NEW 60-MIL PVC ROOF MEMBRANE OVER 5/8" DENS DECK & TAPERED INSULATION TO ENSURE 1/8" PER FT SLOPE TO EXISTING DRAINS & SCUPPERS, OVER VAPOR BARRIER, 1/2" COVER BOARD. PROVIDE ALL NEW TERMINATION BARS, FLASHINGS, SEALANT, & CAULKING. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.

1c MECHANICALLY ATTACH NEW 60-MIL PVC ROOF MEMBRANE OVER 5/8" DENS DECK, R49 (PER 2021 IECC) XPS POLYSTYRENE RIGID INSULATION (SPACE LIMITATIONS EXIST AT EXISTING WINDOW SILLS. THICKNESS OF XPS INSULATION CAN BE REDUCED IN THIS AREA TO ELMINATE CONFLICT AT WINDOW. COORDINATE WITH ARCHITECT). INSTALL TAPERED INSULATION TO ENSURE 1/8" PER FT SLOPE TO GUTTERS, OVER VAPOR BARRIER, 1/2" COVER BOARD. PROVIDE ALL NEW TERMINATION BARS, FLASHINGS, SEALANT, & CAULKING. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.

2 REPLACE EXISTING SCUPPERS AND DOWNSPOUTS WITH NEW PREFIN. METAL GUTTERS, SCUPPERS & DOWNSPOUTS MATCH EXIST. SIZE & SHAPE (PAINT TO MATCH BRICK)

3 EXISTING DECORATIVE PRE-CAST OR STONE COPING EXISTS TOP OF PARAPET. CLEAN, REPAIR AND REPLACE AS NEEDED. RUN NEW ROOF UP INSIDE OF PARAPET TO UNDERSIDE OF COPING AND TERMINATE USING TERMINATION BAR AND CAULK.

4 AT ALL ROOF TOP EQUIPMENT INSTALL WALK OR TRAFFIC PAD, MEMBRANE AROUND.

5 NEW SCUPPER & DOWNSPOUT TO LOWER ROOF

6 BUILDING MTL ROOFS; RETAIN EXISTING METAL ROOFING, REMOVE & REPLACE DAMAGED PANELS. REPLACE FLASHINGS, GUTTERS DOWNSPOUTS, RELATED ITEMS & MATERIALS. INSTALL NEW FLASHINGS, GUTTERS DOWNSPOUTS, RELATED ITEMS & MATERIALS.

7 EXIST. METAL FASCIA/FACADE & SUPPORTS TO REMAIN.

8 COORDINATE ALL NEW, ROOF PENETRATIONS; EXHAUST, VENTS, PIPES, EQUIPMENT, ETC., PROVIDE ROOF CURBS, FLASHINGS AND ACCESSORIES FOR WATER TIGHT INSTALLATION.

9 EXIST. WINDOW OPENING IS IN CLOSE PROXIMITY TO EXIST. ROOF. F.V. ROOF STRUCT., ROOFING & SLOPE, ETC. (NEW INSUL. TO BE R49 (PER 2021 IECC) ONCE EXIST. ROOFING HAS BEEN REMOVED TO ROOF DECK CONTACT ARCHITECT FOR FURTHER DIRECTION AND COORDINATION.

10 CONTRACTOR TO INSTALL R49 BLOWN-IN ROOF INSULATION AT EAST END OF HISTORIC CAFETERIA BUILDING BELOW EXISTING METAL ROOF.

11 CANOPIES; REMOVE & REPLACE EXISTING ALL ROOFING PANELS, FLASHINGS, GUTTERS DOWNSPOUTS, RELATED ITEMS & MATERIALS. REPAIR AND/OR REPLACE DAMAGED STRUCTURE, & PAINT. PROVIDE ALL NEW TRANSITION OR CONNECTION FLASHINGS, SEALANT, & CAULKING. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER WITH 20 YEAR WARRANTY. REF. SPEC.

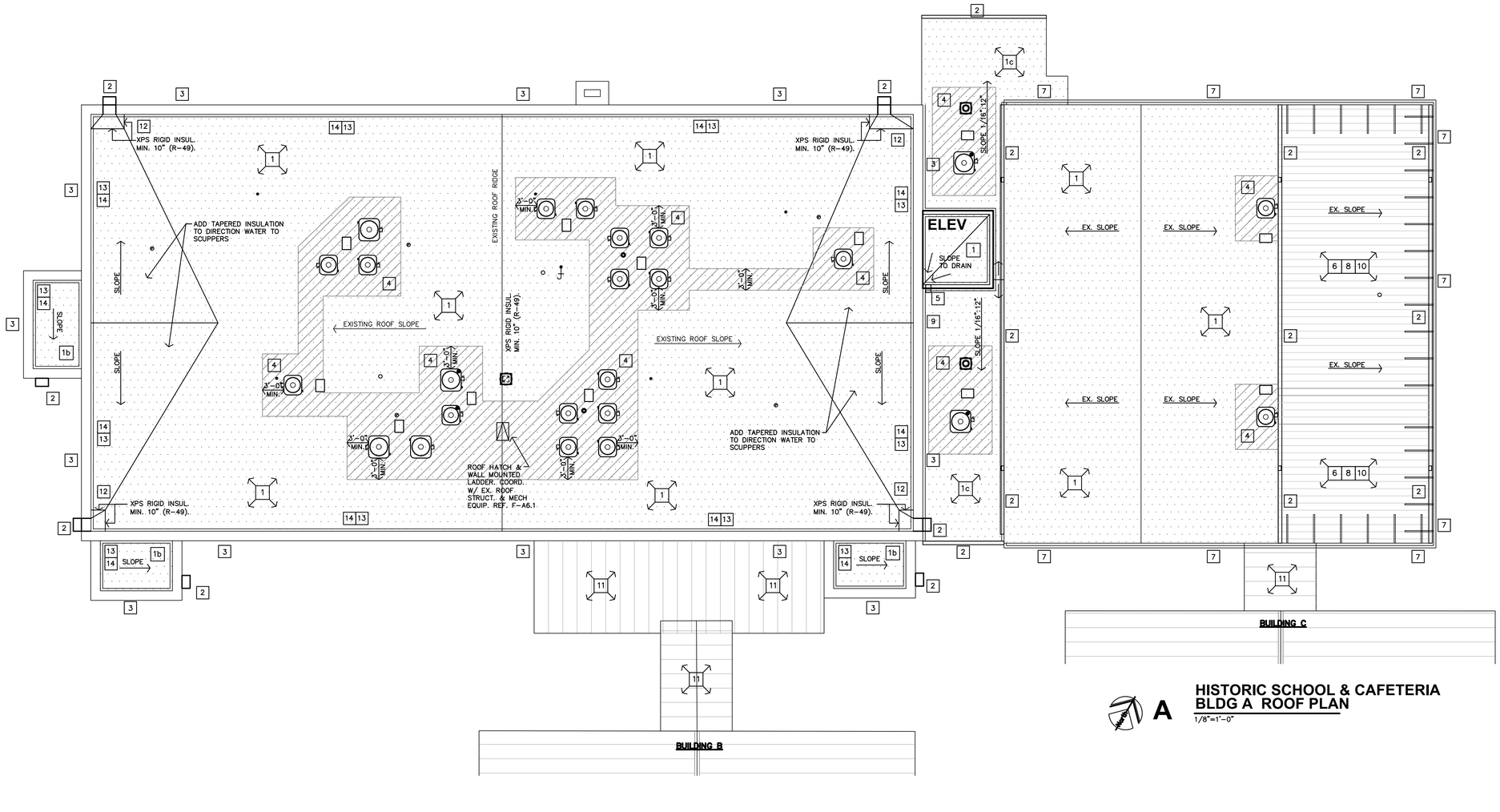
12 CUT DOWN/TAPER INSULATION AS REQUIRED AROUND SCUPPER TO INSTALL PAN AND THRU-WALL FLASHING AND TO ENSURE AND ALLOW PROPER DRAINAGE DOWN TO EXISTING SCUPPER OPENING LOCATION.

13 REMOVE EXISTING ROOFING TAR ALONG BACKSIDE OF PARAPET. STRUCTURAL ENGINEER TO EVALUATE BRICK CONDITION AND MAKE RECOMMENDATIONS ON REPAIR AND REPLACEMENT. RUN NEW ROOFING MEMBRANE UP BACK OF PARAPET TO UNDERSIDE OF STONE COPING CAPS. TERMINATE JUST BELOW COPING.

14 INSTALL 4" CONTINUOUS CANT AROUND PERIMETER OF MAIN ROOF/PARAPET.

AREA OF RE-ROOF

EQUIPMENT PAD (DOUBLE ROOFING)



A HISTORIC SCHOOL & CAFETERIA BLDG A ROOF PLAN
1/8"=1'-0"

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

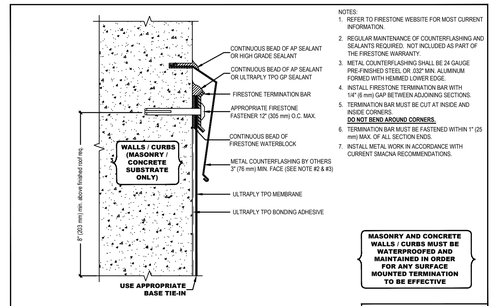
REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32851 STATE OF TEXAS

REVISION:

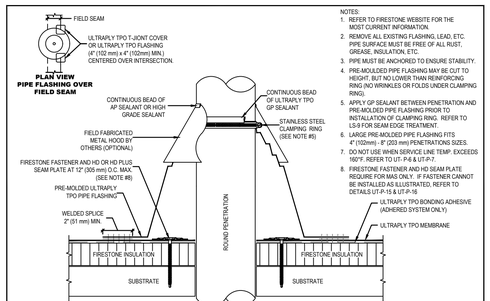
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

BUILDING A

AA5.1



J FLASHING DETAIL
NO SCALE



H LARGE PIPE DTL.
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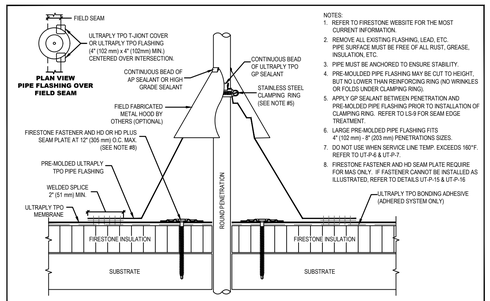
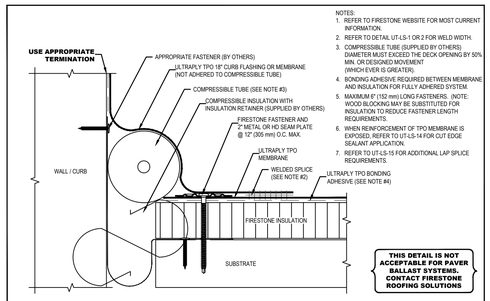
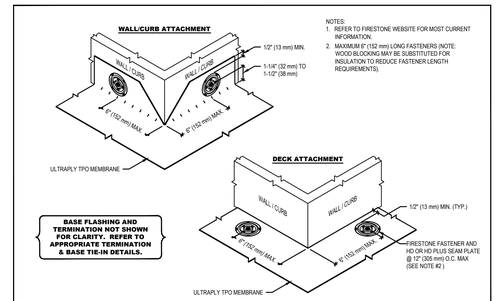


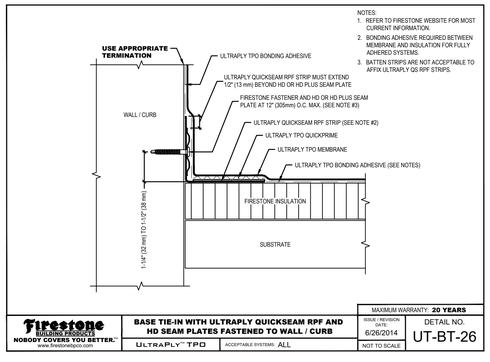
G SMALL PIPE DTL.
NO SCALE



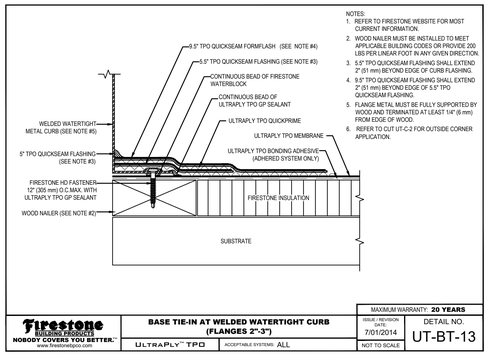
F EXPANSION JOINT DTL.
NO SCALE



E OUTSIDE CORNER DTL.
NO SCALE



D ROOF-TO-WALL TIE-IN
NO SCALE



C EQUP. CURB DETAIL
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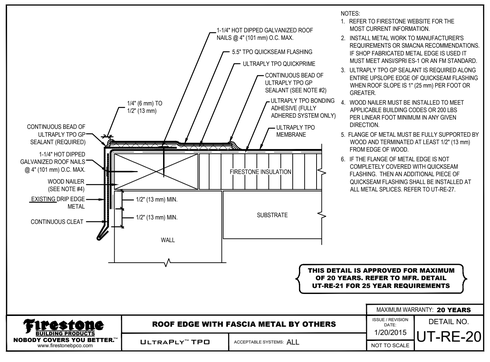
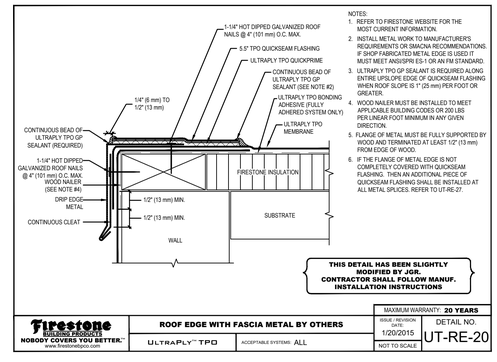


B ROOF EDGE DTL.
NO SCALE



A ROOF EDGE DTL.
NO SCALE

ROOFING DETAILS THIS SHEET ARE FOR BASE BID, TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, FIRESTONE, 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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CLEBURNE, TEXAS

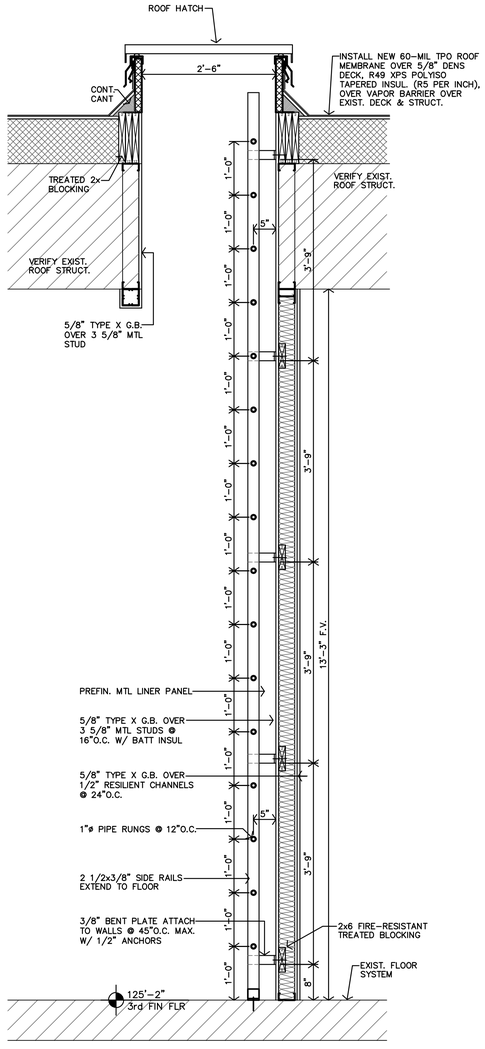
REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32854 STATE OF TEXAS

REVISION:

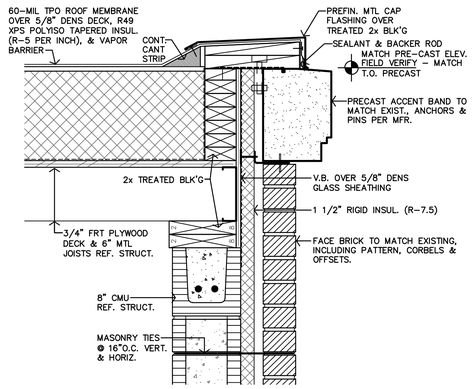
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

AA5.3

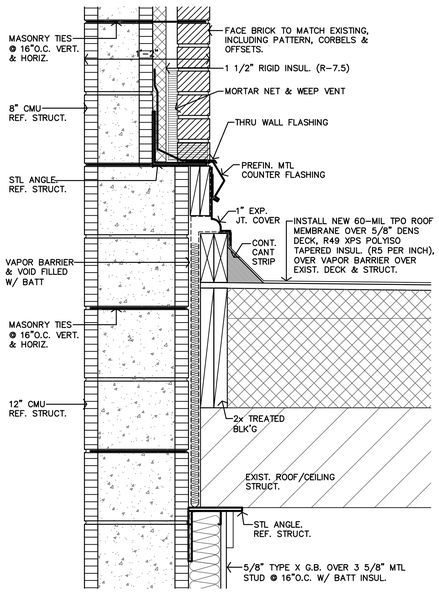
BUILDING A



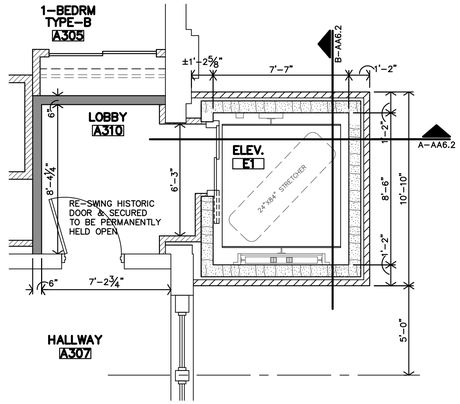
F SECTION
3/4"=1'-0"



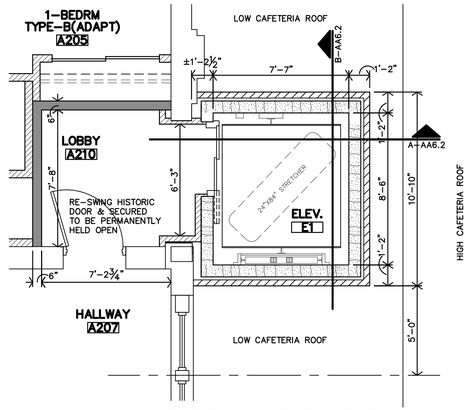
D DETAIL
1 1/2"=1'-0"



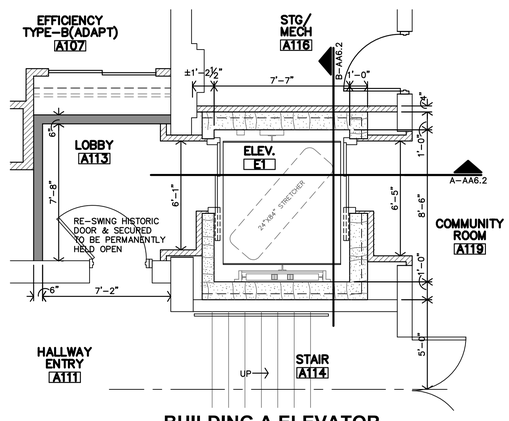
E DETAIL
1 1/2"=1'-0"



C BUILDING A ELEVATOR
ENLARGED THIRD FLOOR
3/8"=1'-0"



B BUILDING A ELEVATOR
ENLARGED SECOND FLOOR
3/8"=1'-0"



A BUILDING A ELEVATOR
ENLARGED FIRST FLOOR
3/8"=1'-0"

JonesGillamRenz
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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

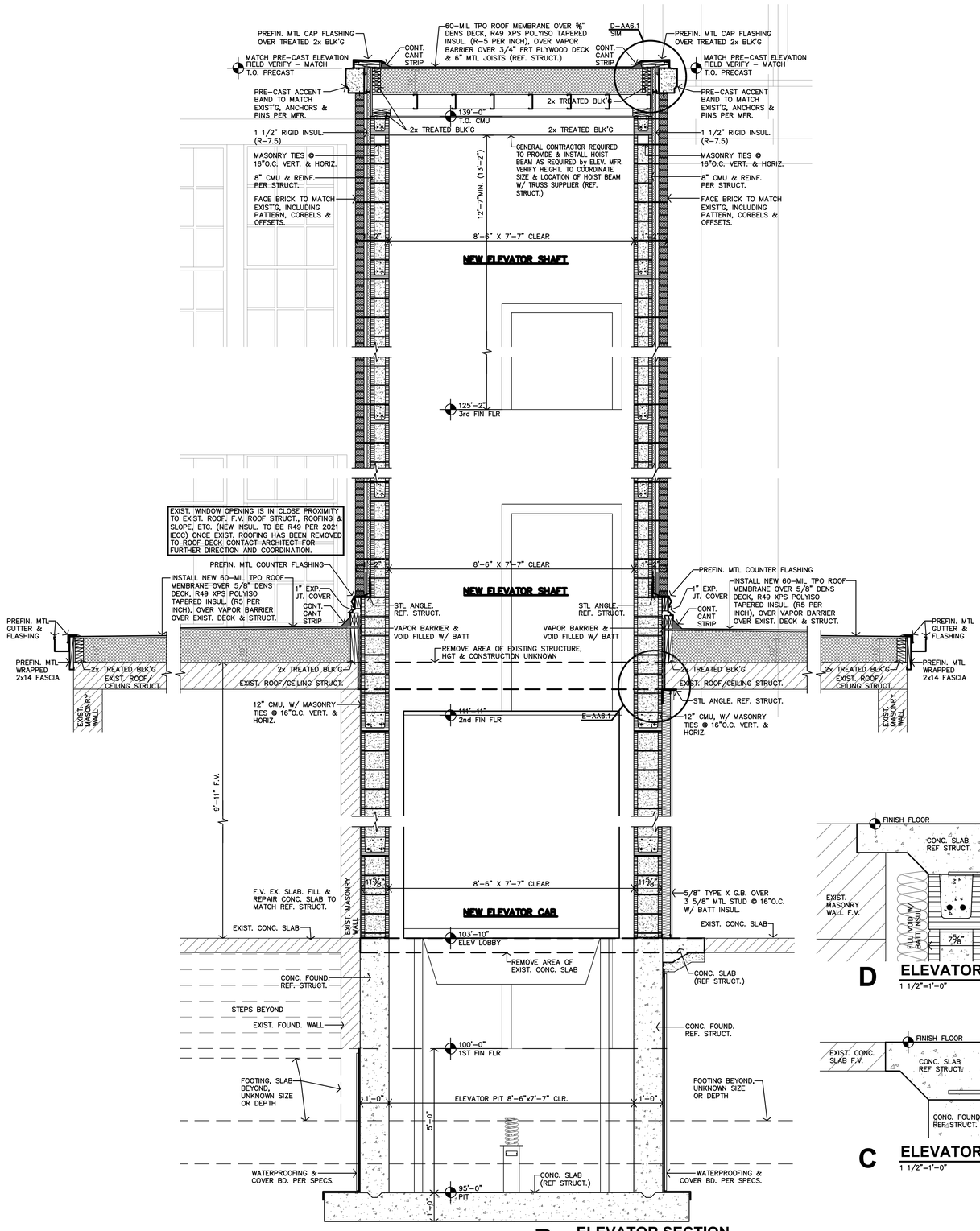
REGISTERED ARCHITECT
MARGARET GILLAM
11-20-2025
#28554
STATE OF TEXAS

REVISION:

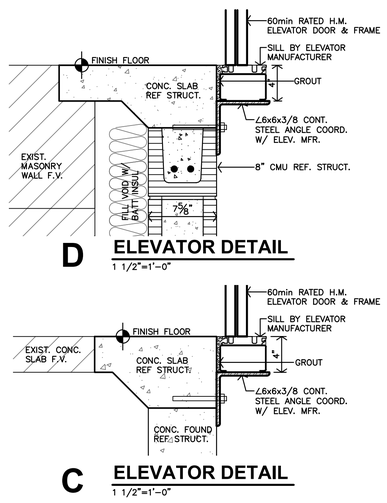
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

BUILDING A

AA6.1

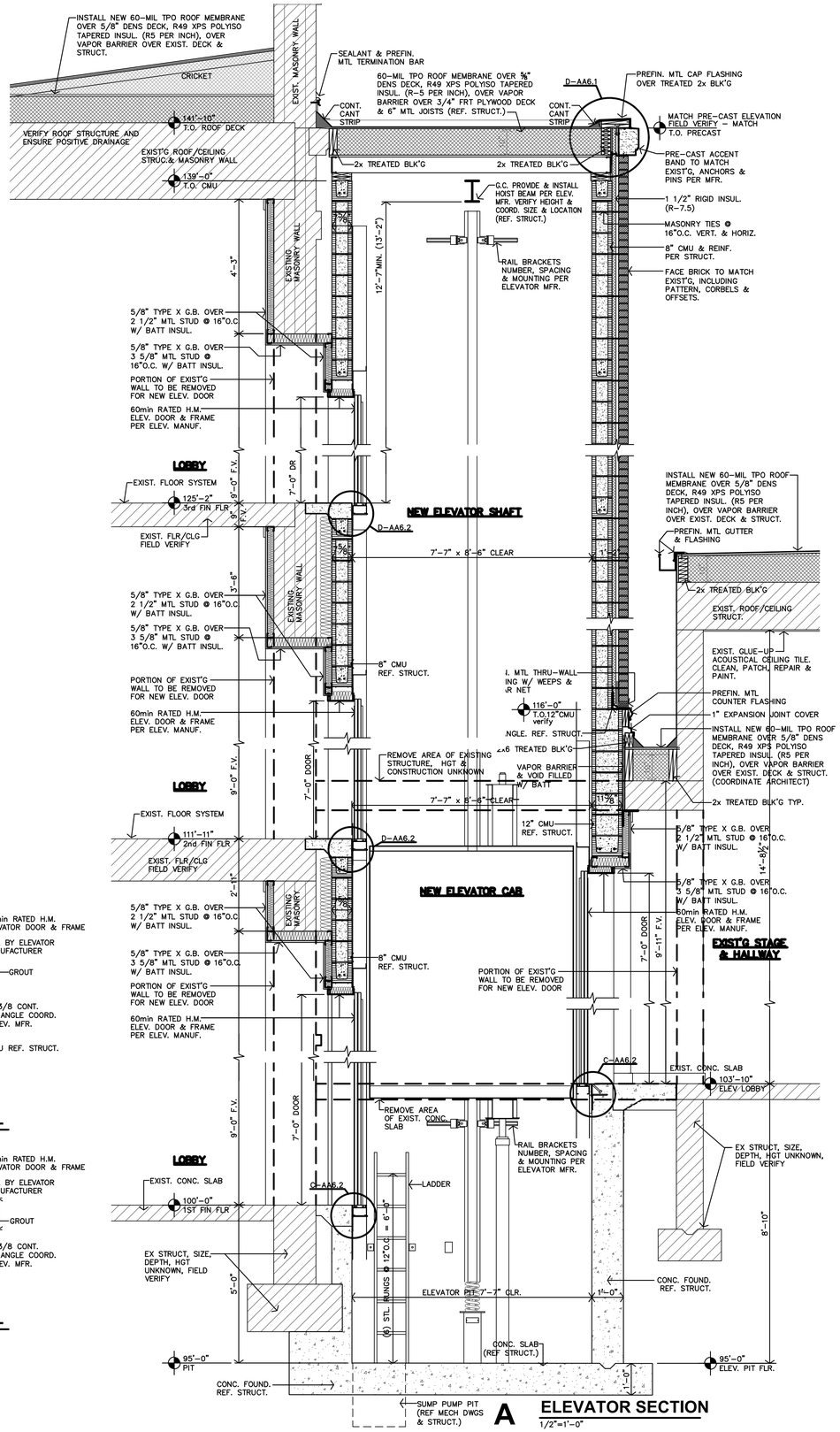


B ELEVATOR SECTION
1/2"=1'-0"



D ELEVATOR DETAIL
1 1/2"=1'-0"

C ELEVATOR DETAIL
1 1/2"=1'-0"



A ELEVATOR SECTION
1/2"=1'-0"

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

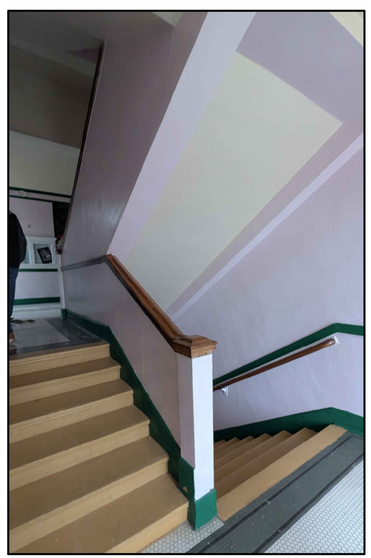
REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32854 STATE OF TEXAS

REVISION:
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

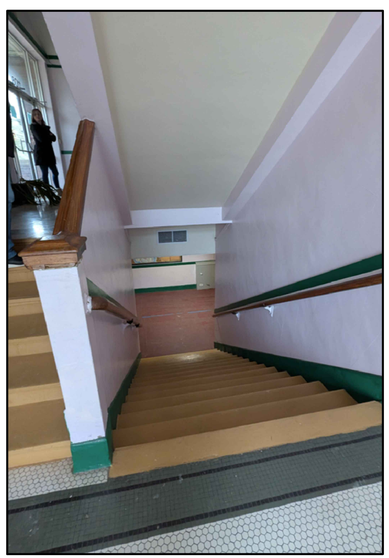
BUILDING A

AA6.2

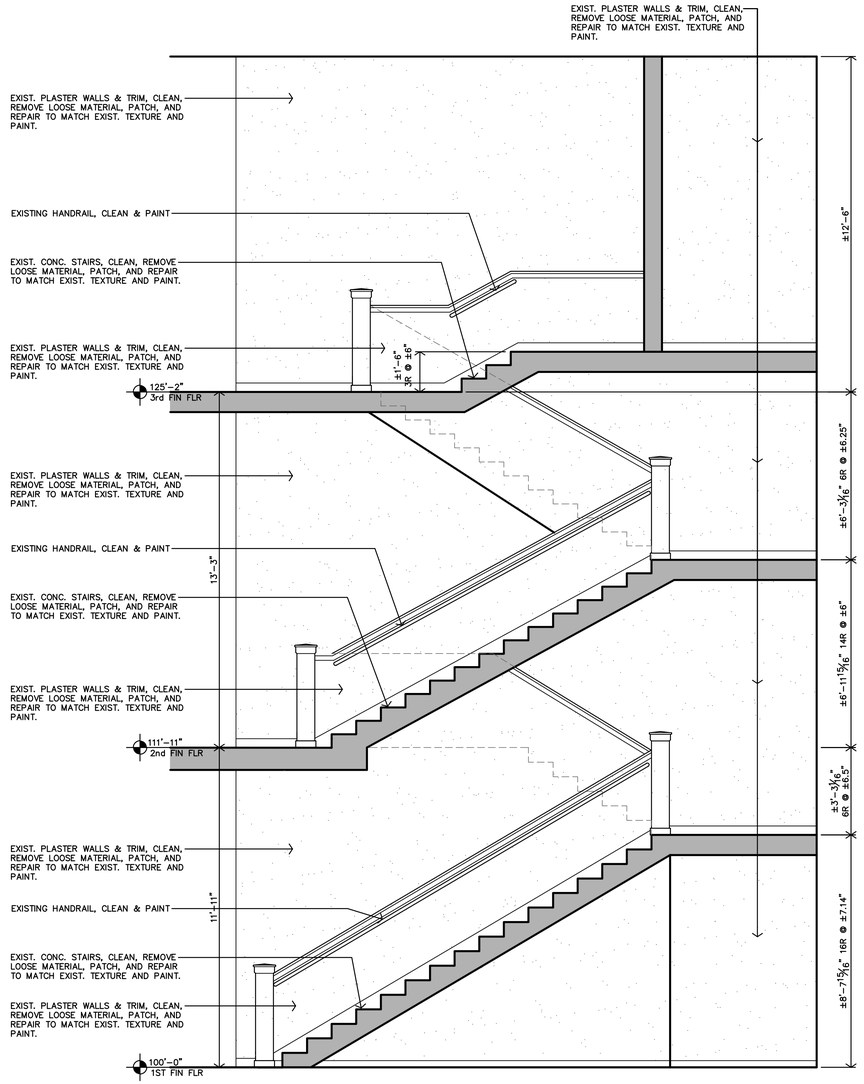
3 STAIR #S1
EXISTING PHOTOGRAPH
NO SCALE STAIR #S2 SIMILAR



2 STAIR #S1
EXISTING PHOTOGRAPH
NO SCALE STAIR #S2 SIMILAR



1 STAIR #S1
EXISTING PHOTOGRAPH
NO SCALE STAIR #S2 SIMILAR



A BLDG A - STAIR #S2
STAIR SECTION
3/8"=1'-0"

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
11-20-2025
20854
STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

BUILDING A

AA6.3

REFLECTED CLG. PLAN 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.

HISTORIC FINISH NOTES

SCHOOL BUILDING:

A. ALL EXISTING PLASTER CEILINGS SHALL REMAIN. DAMAGED AREAS SHALL BE REPAIRED AND PATCHED TO MATCH EXISTING IN TEXTURE AND APPEARANCE.
B. ALL DUCTS, WASTE & VENT PLUMBING, WATER LINES, AND PENETRATIONS SHALL BE CONCEALED WITHIN G.B. CEILINGS.
C. SPRINKLER PIPES MAY BE BOTH CONCEALED AND EXPOSED.
D. NO DUCTWORK SHALL RUN THROUGH THE HALLWAYS/STAIRS. ALL DUCTWORK SERVING THE HALLWAY AREA SHALL BE RUN BEHIND CORRIDOR WALLS (IN CEILING) AND SIDE-WALL GRILLS WILL BE UTILIZED TO CONDITION THE SPACE.
E. NO DROPPED G.B. SOFFITS OR CEILINGS SHALL BE LOCATED WITHIN 36" OF AN EXTERIOR WINDOW.
F. ALL PLASTER CEILINGS SHALL REMAIN OPEN AND EXPOSED WHERE POSSIBLE.
G. SOME EXTERIOR FACADE PENETRATIONS WILL BE REQUIRED, PER CODE, ON FLOORS 1 & 2 FOR LAUNDRY AND BATHROOM EXHAUST. THESE GRILLS WILL BE "BRICK VENTS" THAT ARE DESIGNED TO FIT WITHIN THE FOOTPRINT OF (1) BRICK. THEY WILL BE COLORED (EITHER PAINTED OR PRE-FINISHED) TO MATCH THE COLOR OF THE SURROUNDING BRICK.

CAFETERIA BUILDING:

A. IN THE OPEN CAFETERIA DINING AREA: EXISTING CEILINGS ARE GLUE-UP ACOUSTIC TILES, ATTACHED DIRECTLY TO CONCRETE DECK. GLUE UP TILES WILL BE REMOVED. A SUSPENDED G.B. CEILING WILL BE INSTALLED TO CONCEAL ANY AND ALL CONDUITS AND SPRINKLER LINES, WHILE MAINTAIN CEILINGS AS HIGH AS POSSIBLE. SOFFIT WILL RUN ALONG THE WEST WALL TO CONCEAL NEW DUCTS.
B. AT THE STAGE AND STORAGE/MECHANICAL ROOMS, CEILING WILL REMAIN OPEN TO STRUCTURE ABOVE.
C. APARTMENT UNITS (LOCATED IN THE KITCHEN ADDITION) WILL HAVE SUSPENDED G.B. CEILINGS.

NON-RATED WALLS

1/2 HOUR FIRE PARTITION (CORRIDOR) W/ 20 MIN. OPENINGS

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

1 HOUR RATED WITH 60 min. OPENINGS

DUCT RUNS (ABOVE CEILING)

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.

SPECIFIC CEILING NOTES

01 ABOVE NEW G.B. CEILING, INSTALL NEW BLOWN-IN INSULATION IN ATTIC SPACE. MIN. R-VALUE = 49

CEILING TYPES
REFER SPECIFICATIONS

GB	GYP BD (PAINTED)
1	2x2 SUSP. ACOUST. CLG
ST	EXPOSED STRUCTURE
EP	EXIST. PLASTER (PAINTED)

1 / 8'-8" CLG. TYPE / CLG. HEIGHT

A (NORTH) **HISTORIC SCHOOL & CAFETERIA (BLDG A) 1ST FLOOR REFLECTED CLG PLAN**
1/8"=1'-0" 11,230 SF

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785.827.0386 jgr@jgrarchitects.com

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

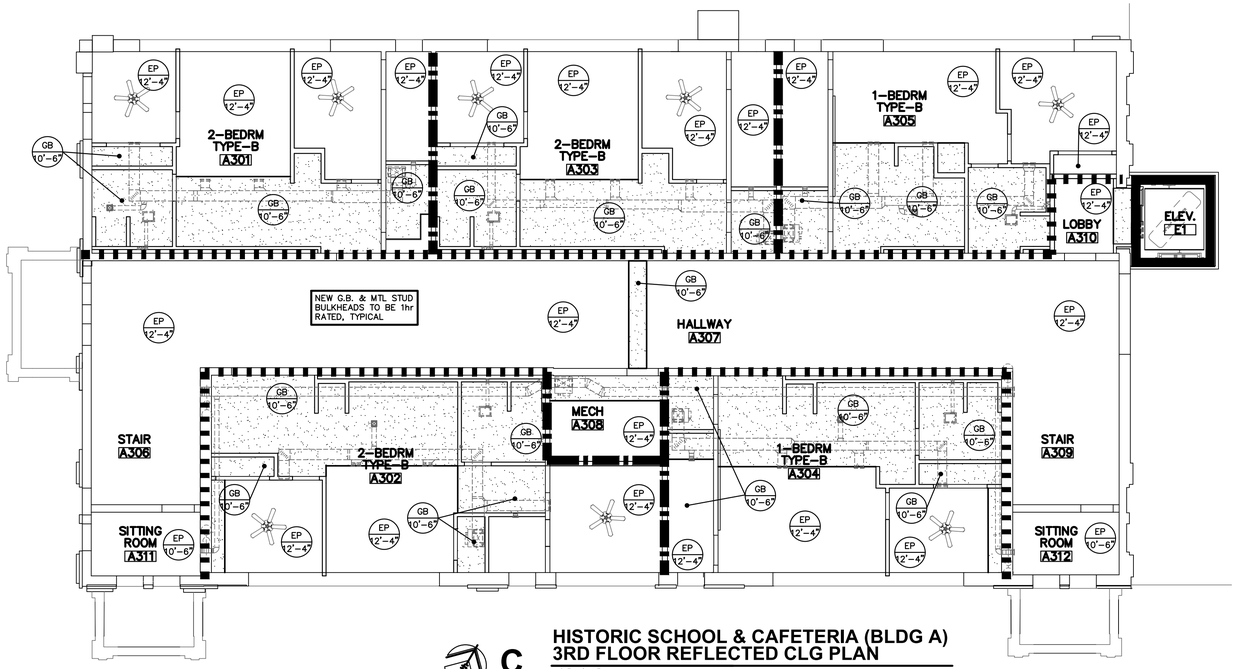
REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32851 STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

AA7.1

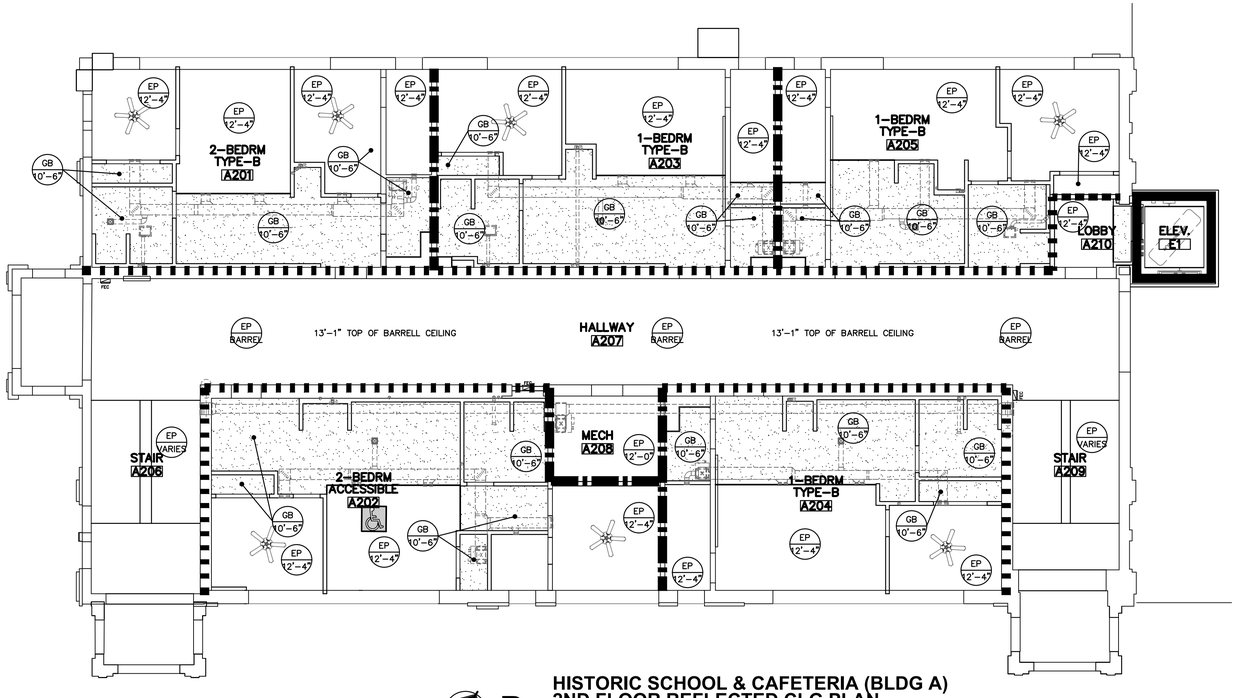
BUILDING A



C

HISTORIC SCHOOL & CAFETERIA (BLDG A)
3RD FLOOR REFLECTED CLG PLAN

1/8"=1'-0" 11,230 SF



B

HISTORIC SCHOOL & CAFETERIA (BLDG A)
2ND FLOOR REFLECTED CLG PLAN

1/8"=1'-0" 11,230 SF

REFLECTED CLG. PLAN NOTES

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
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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.

HISTORIC FINISH NOTES

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- NON-RATED WALLS
- 1/2 HOUR FIRE PARTITION (CORRIDOR) W/ 20 MIN. OPENINGS
- 1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS
- 1 HOUR RATED WITH 60 min. OPENINGS
- DUCT RUNS (ABOVE CEILING)

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SPECIFIC CEILING NOTES

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CEILING TYPES

REFER SPECIFICATIONS

GB	GYP BD (PAINTED)
1	2x2 SUSP. ACOUST. CLG
ST	EXPOSED STRUCTURE
EP	EXIST. PLASTER (PAINTED)

1 / 8'-6" CLG. TYPE / CLG. HEIGHT

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jgr@jgrarchitects.com

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 32854 STATE OF TEXAS

REVISION:

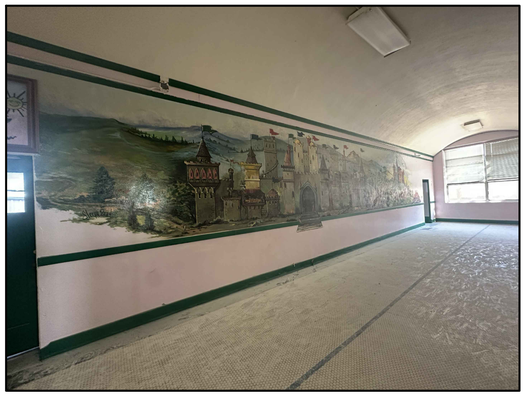
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

BUILDING A

AA7.2

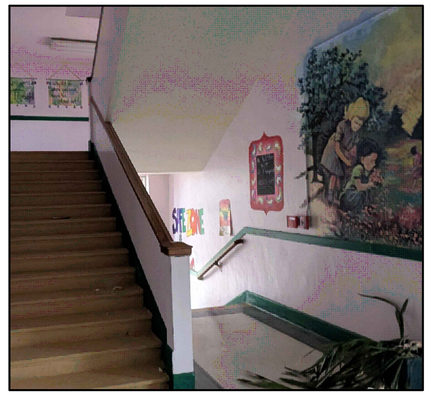
EXIST. HISTORIC MURALS, RESTORE AND CLEAN. TAKE SPECIAL CARE PROTECT FROM DAMAGE DURING CONSTRUCTION.
AT 2nd FLOOR #207 HALL TAKE SPECIAL CARE TO CUT SPECIFIC TO NEW DOOR AND NOT TO DAMAGE WALL & MURAL BEYOND NEW FRAME & TRIM, DURING DOOR INSTALLATION.

EXISTING HISTORIC PAINTED MURALS TO REMAIN & TO BE PROTECTED DURING CONSTRUCTION

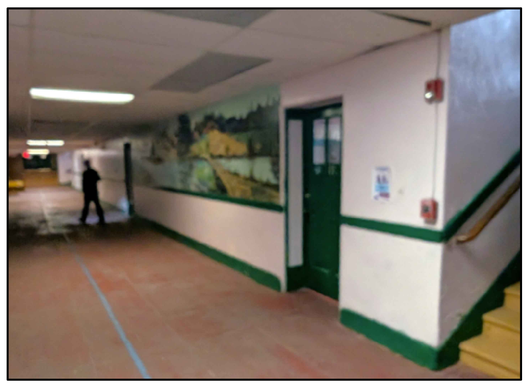


7 #207 HALL MURAL PHOTOGRAPH
NO SCALE

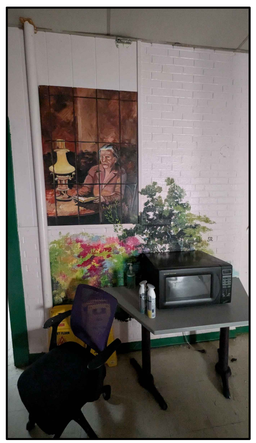
6 #207 HALL MURAL PHOTOGRAPH
NO SCALE



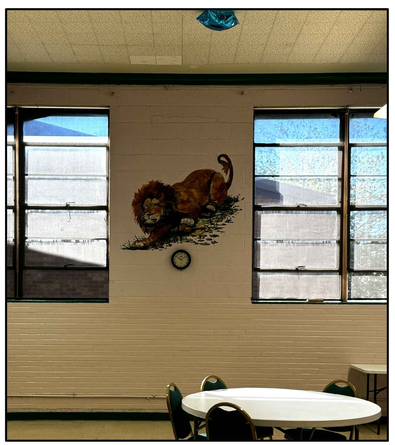
5 STAIR S2 - 2nd FLOOR MURAL PHOTOGRAPH
NO SCALE



4 #A111 HALL MURAL PHOTOGRAPH
NO SCALE



3 #A120 HALL MURAL PHOTOGRAPH
NO SCALE



2 #A119 COMMUNITY ROOM MURAL PHOTOGRAPH
NO SCALE

1 #A119 COMMUNITY ROOM MURAL PHOTOGRAPH
NO SCALE

EXISTING HISTORIC PAINTED MURALS TO REMAIN & TO BE PROTECTED DURING CONSTRUCTION

EXIST. HISTORIC MURALS, RESTORE AND CLEAN. TAKE SPECIAL CARE PROTECT FROM DAMAGE DURING CONSTRUCTION.
AT 2nd FLOOR #207 HALL TAKE SPECIAL CARE TO CUT SPECIFIC TO NEW DOOR AND NOT TO DAMAGE WALL & MURAL BEYOND NEW FRAME & TRIM, DURING DOOR INSTALLATION.

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THE IRVING LOFTS
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

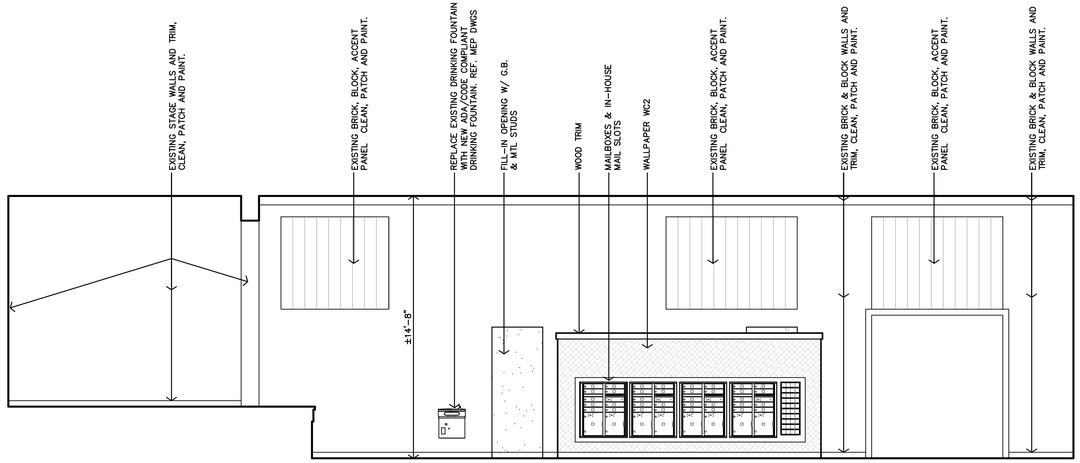
REGISTERED ARCHITECT MARGARET GILLAM RENZ 11-20-2025 29854 STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

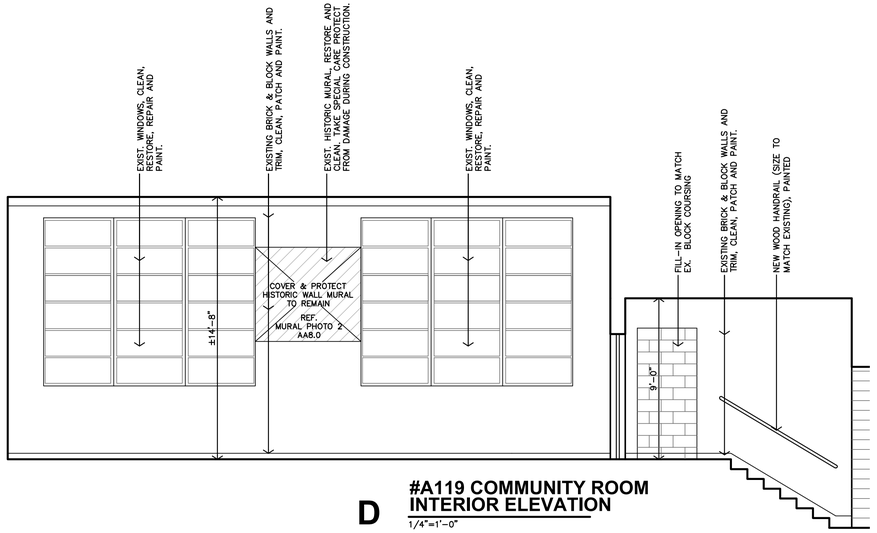
BUILDING A

AA8.0



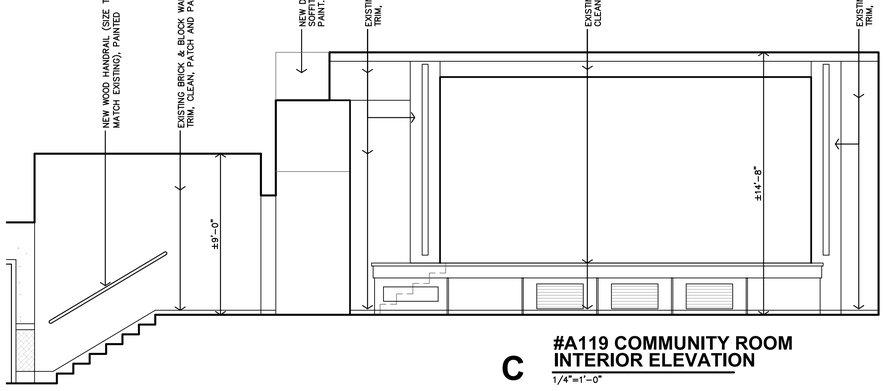
E #A119 COMMUNITY ROOM INTERIOR ELEVATION

1/4"=1'-0"



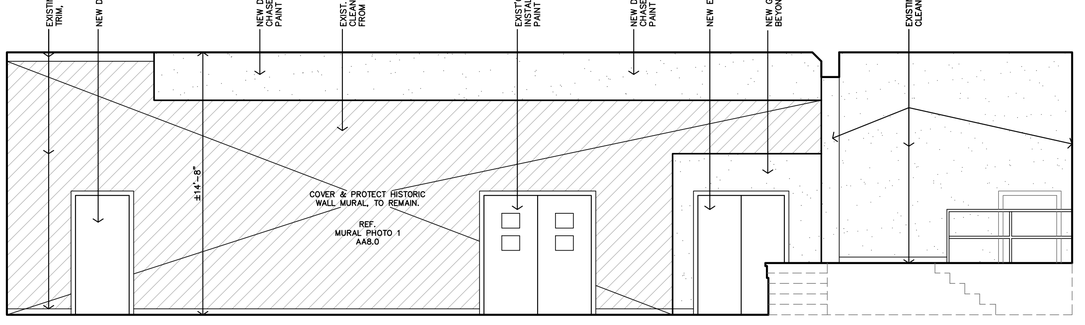
D #A119 COMMUNITY ROOM INTERIOR ELEVATION

1/4"=1'-0"



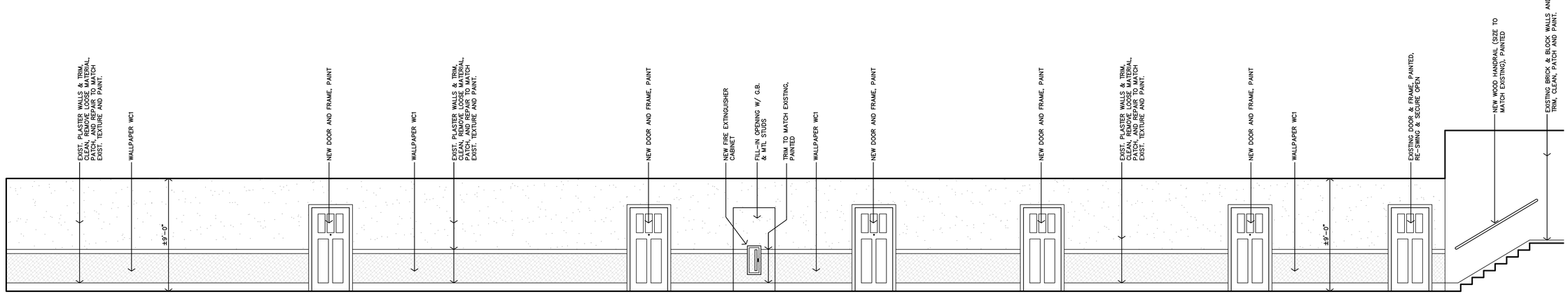
C #A119 COMMUNITY ROOM INTERIOR ELEVATION

1/4"=1'-0"



B #A119 COMMUNITY ROOM INTERIOR ELEVATION

1/4"=1'-0"



A #A111 HALL INTERIOR ELEVATION

1/4"=1'-0"

BUILDING A

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
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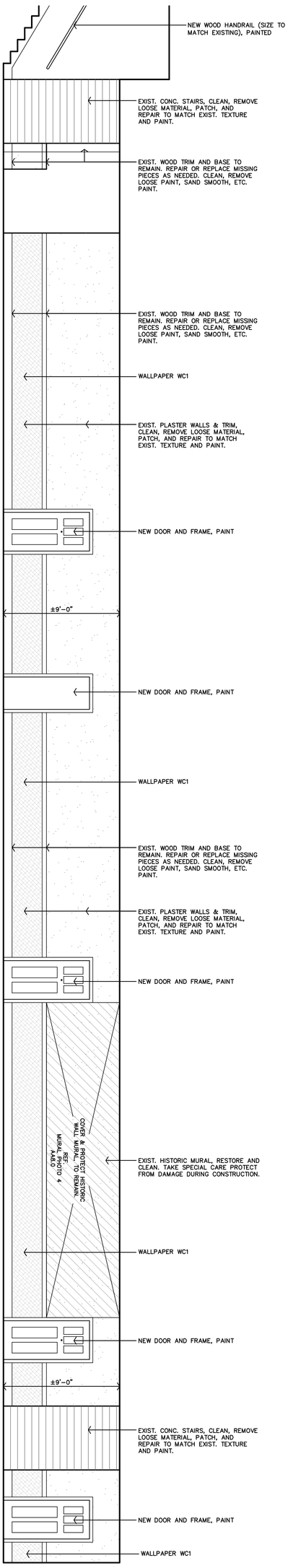
jgr@jgrarchitects.com

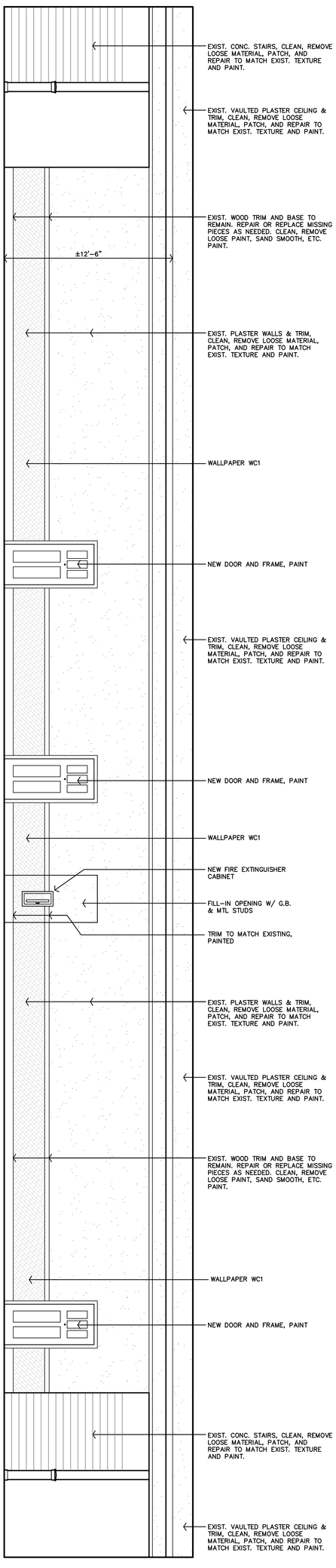
REGISTERED ARCHITECT
MARGARET SILLMAN
11-20-2025
28852
STATE OF TEXAS

REVISION:	
DATE:	11-20-2025
JOB:	25-3479
SHEET NO.:	

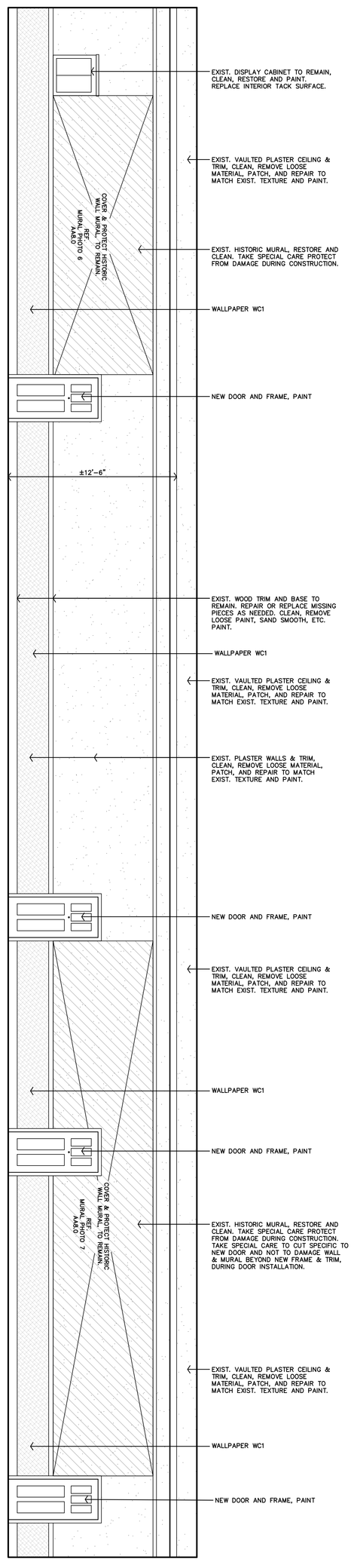
AA8.1



A #A111 HALL INTERIOR ELEVATION 1/4"=1'-0"



B #A207 HALL INTERIOR ELEVATION 1/4"=1'-0"



C #A207 HALL INTERIOR ELEVATION 1/4"=1'-0"

BUILDING A

AA8.2

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:
REVISION:

REGISTERED ARCHITECT STATE OF TEXAS

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

JonesGillamRenz
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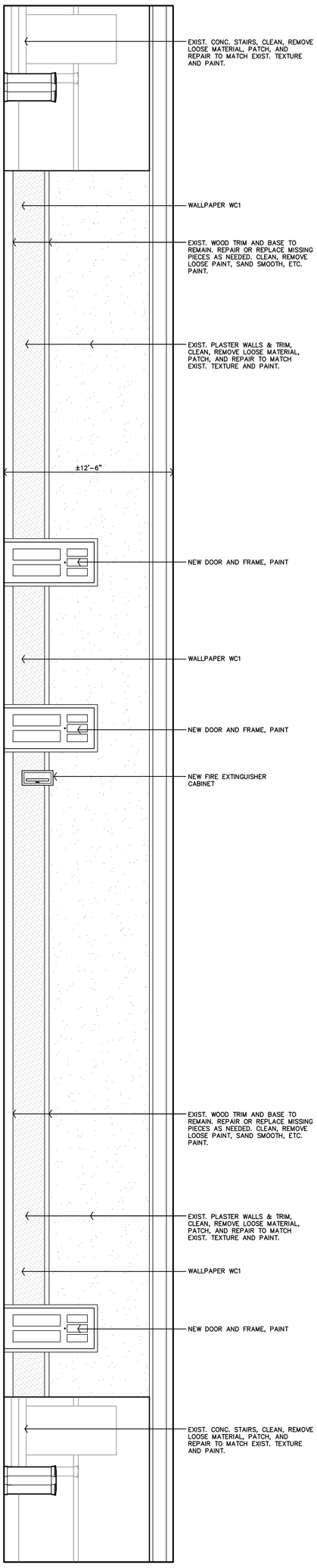
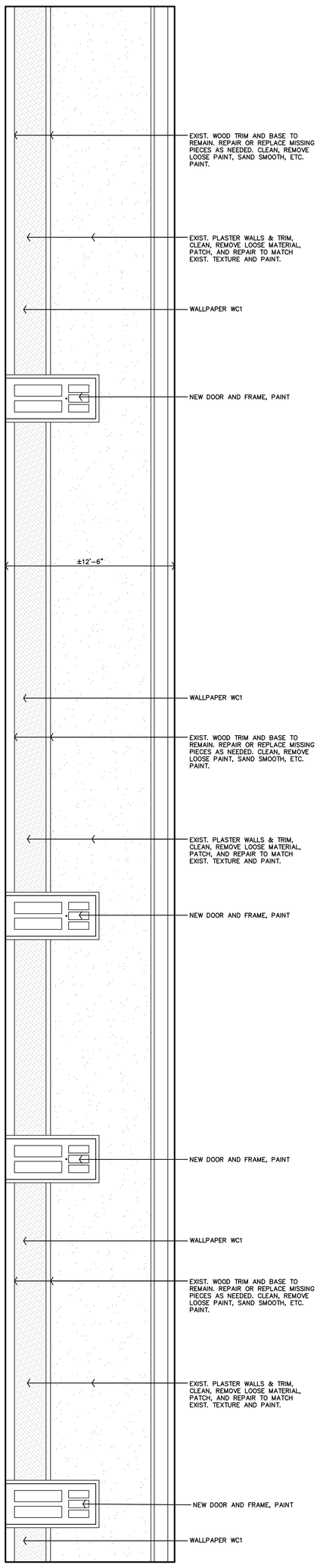


A #A307 HALL INTERIOR ELEVATION
1/4"=1'-0"



B #A307 HALL INTERIOR ELEVATION
1/4"=1'-0"

BUILDING A

AA8.3

SHEET NO.: 25-3479
JOB:
DATE: 11-20-2025
REVISION:

REGISTERED ARCHITECT
STATE OF TEXAS

THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

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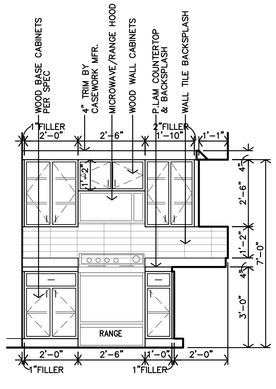
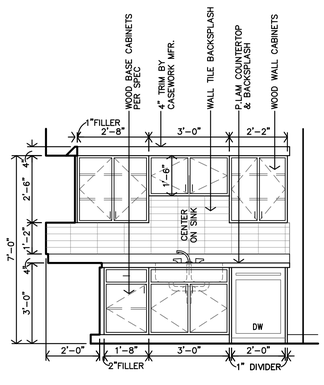
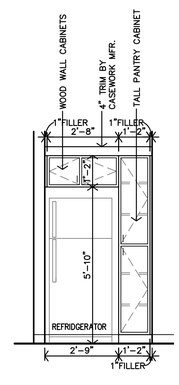
Kansas City, MO 64108
jgr@jgrarchitects.com



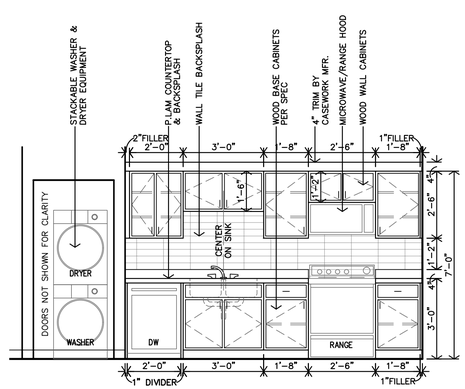
T TYPE B KITCHEN - TYPE #9 INTERIOR ELEVATIONS
3/8"=1'-0"



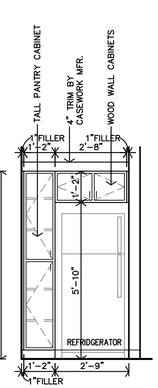
S TYPE B KITCHEN - TYPE #9 INTERIOR ELEVATIONS
3/8"=1'-0"



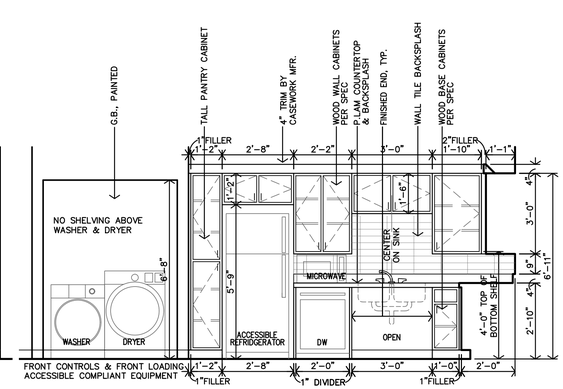
R TYPE B KITCHEN - TYPE #9 INTERIOR ELEVATIONS
3/8"=1'-0"



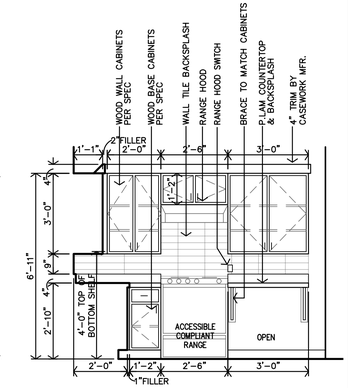
Q TYPE B KITCHEN - TYPE #8 INTERIOR ELEVATIONS
3/8"=1'-0"



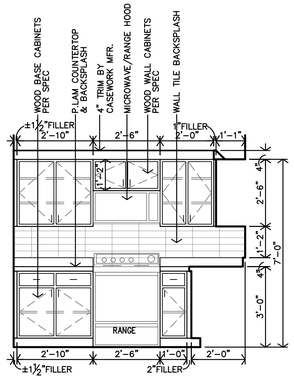
P TYPE B KITCHEN - TYPE #8 INTERIOR ELEVATIONS
3/8"=1'-0"



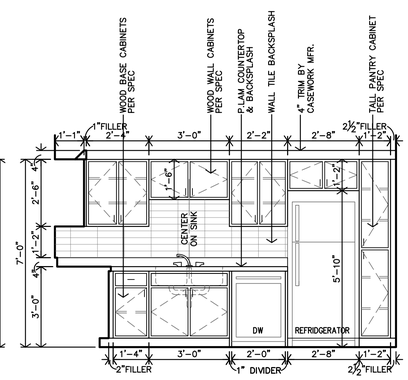
O ACCESSIBLE KITCHEN - TYPE #7 INTERIOR ELEVATIONS
3/8"=1'-0"



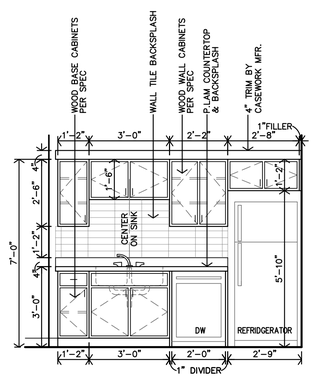
N ACCESSIBLE KITCHEN - TYPE #7 INTERIOR ELEVATIONS
3/8"=1'-0"



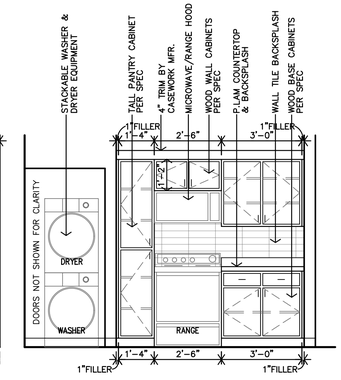
M TYPE B KITCHEN - TYPE #6 INTERIOR ELEVATIONS
3/8"=1'-0"



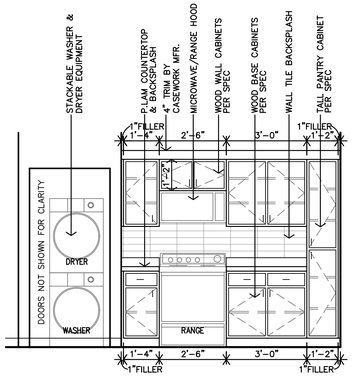
L TYPE B KITCHEN - TYPE #6 INTERIOR ELEVATIONS
3/8"=1'-0"



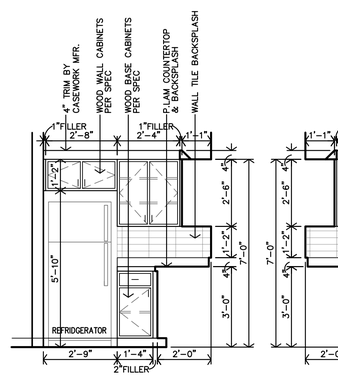
K TYPE B KITCHEN - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



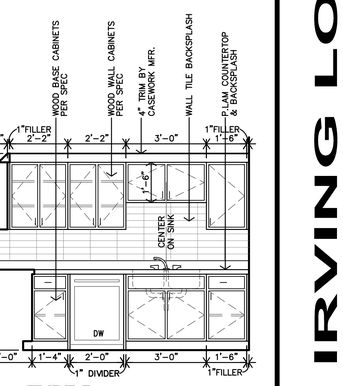
J TYPE B KITCHEN - TYPE #5 INTERIOR ELEVATION
3/8"=1'-0"



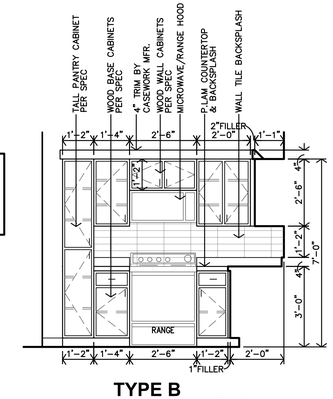
H TYPE B KITCHEN - TYPE #4 INTERIOR ELEV
3/8"=1'-0"



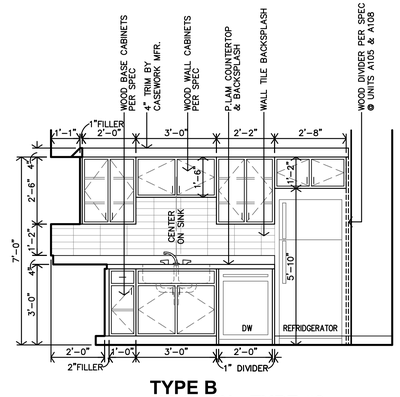
G TYPE B KITCHEN - TYPE #4 INTERIOR ELEV
3/8"=1'-0"



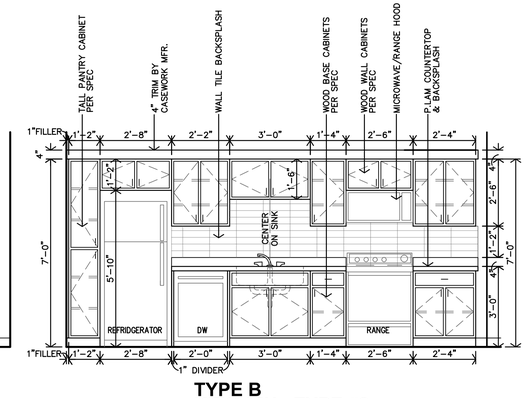
F TYPE B KITCHEN - TYPE #4 INTERIOR ELEVATIONS
3/8"=1'-0"



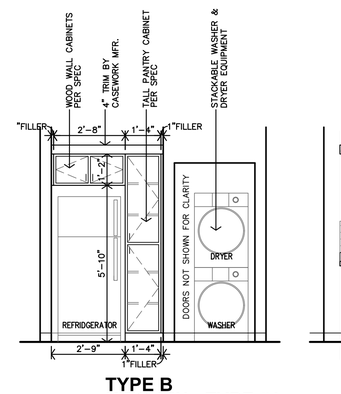
E TYPE B KITCHEN - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0"



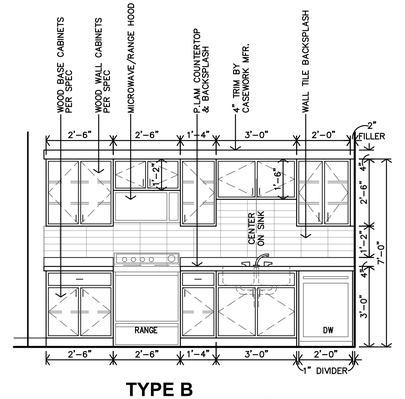
D TYPE B KITCHEN - TYPE #3 INTERIOR ELEVATION
3/8"=1'-0"



C TYPE B KITCHEN - TYPE #2 INTERIOR ELEVATIONS
3/8"=1'-0"



B TYPE B KITCHEN - TYPE #1 INTERIOR ELEVATIONS
3/8"=1'-0"



A TYPE B KITCHEN - TYPE #1 INTERIOR ELEVATIONS
3/8"=1'-0"

CASEWORK NOTES:

1. REF SHEET A2.0 FOR UNIT GENERAL NOTES.
2. CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC.
3. REF. CASEWORK SECTIONS ON SHEET A9.2
4. ALL BLOCKING TO BE 2x8 FIRE TREATED.
5. INSTALL SCHLUTER EDGE AT ALL EXPOSED TILE EDGES (PER SPEC)

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

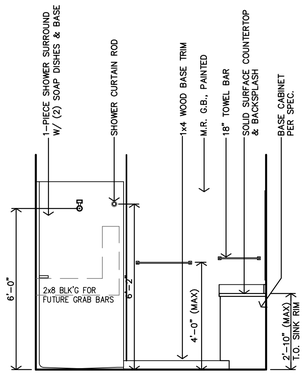
CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 11-20-2025 28511 STATE OF TEXAS

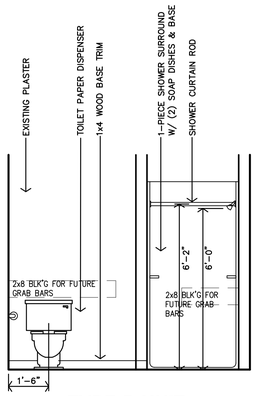
REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

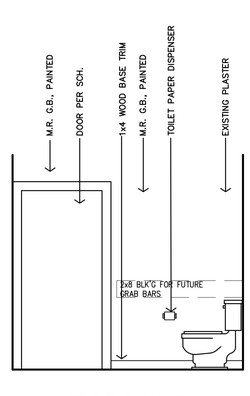
A9.1



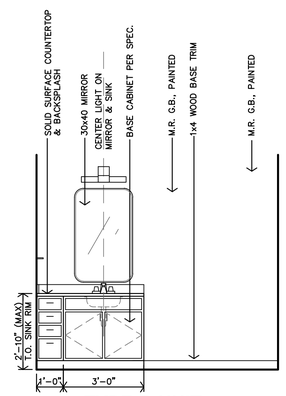
Q TYPE-B UNIT BATH - TYPE B INTERIOR ELEVATION
3/8"=1'-0"



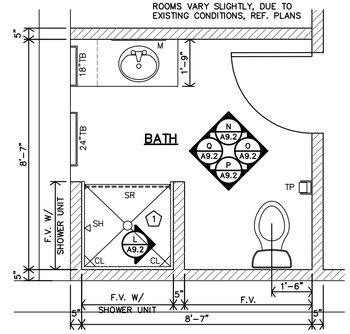
P TYPE-B UNIT BATH - TYPE B INTERIOR ELEVATION
3/8"=1'-0"



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



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



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

ENLARGED BATH GENERAL NOTES:

1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET A9.4).
4. SHOWER SEAT TO INSTALLED PER TENANT REQUEST IN ADAPTABLE UNITS.
5. ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".

BATH KEYNOTES:

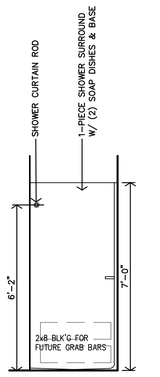
1. VERIFY ROUGH OPENING SIZE w/ ACTUAL SHOWER UNIT. REF. MECH DWGS
2. ACCESSIBLE SHOWER UNITS SHALL NOT HAVE SOAP DISH OR CORNER LEDGES.

LEGEND

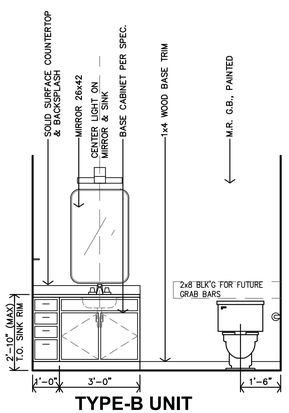
M	MIRROR
TP	TOILET PAPER DISPENSER
TB	TOWEL BAR
SR	SHOWER ROD
CL	CORNER LEDGE
SH	SHOWER HEAD
SS	SHOWER SEAT
GB	GRAB BAR

CASEWORK NOTES:

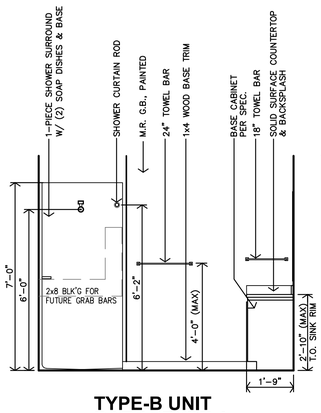
1. REF SHEET A2.0 FOR UNIT GENERAL NOTES.
2. CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC.
3. REF. CASEWORK SECTIONS ON SHEET A9.2
4. ALL BLOCKING TO BE 2x8 FIRE TREATED.
5. INSTALL SCHLUTER EDGE AT ALL EXPOSED TILE EDGES (PER SPEC)



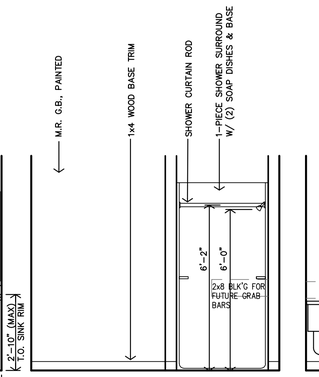
L TYPE-B UNIT BATH - TYPE A INTERIOR ELEVATION
3/8"=1'-0"



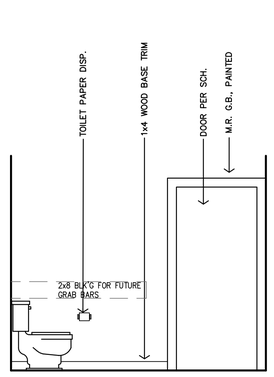
K TYPE-B UNIT BATH - TYPE A INTERIOR ELEVATION
3/8"=1'-0"



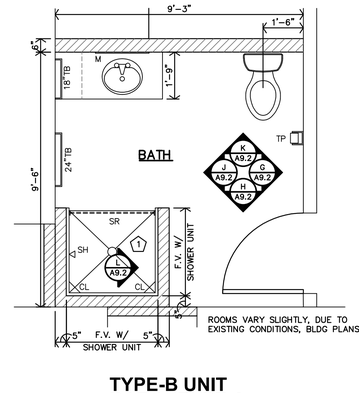
J TYPE-B UNIT BATH - TYPE A INTERIOR ELEVATION
3/8"=1'-0"



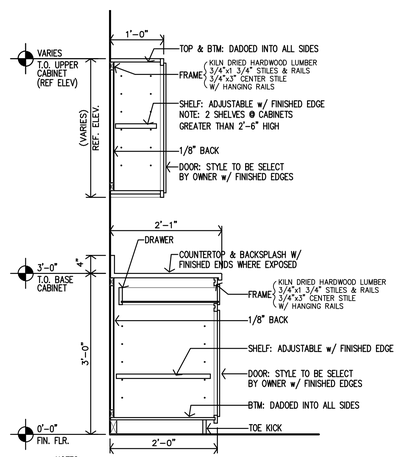
H TYPE-B UNIT BATH - TYPE A INTERIOR ELEVATION
3/8"=1'-0"



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

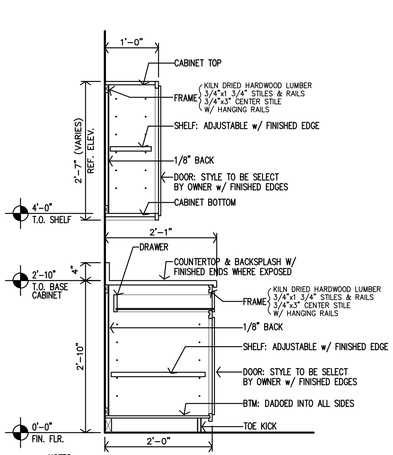


F TYPE-B UNIT BATH - TYPE A ENLARGED PLAN
3/8"=1'-0"



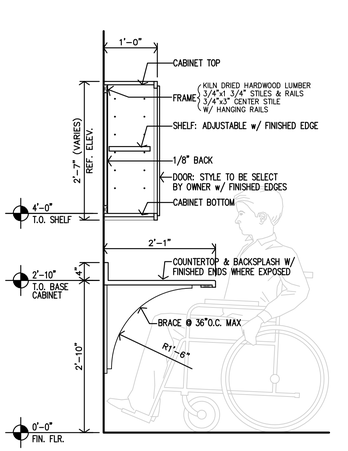
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

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



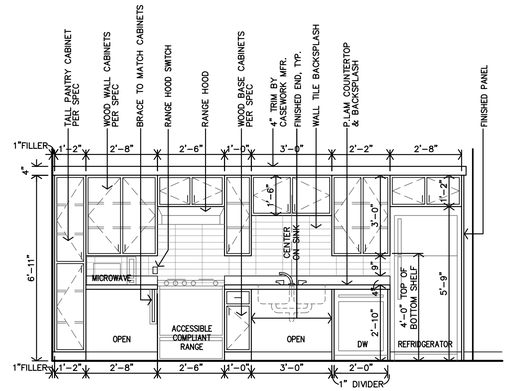
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

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

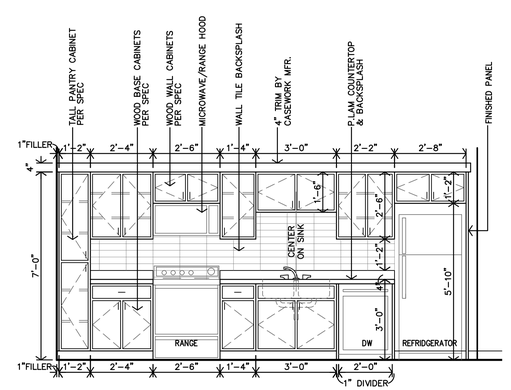


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

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



B ACCESSIBLE KITCHEN - TYPE #11 INTERIOR ELEVATIONS
3/8"=1'-0"



A TYPE B KITCHEN - TYPE #10 INTERIOR ELEVATIONS
3/8"=1'-0"

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THE IRVING LOFTS

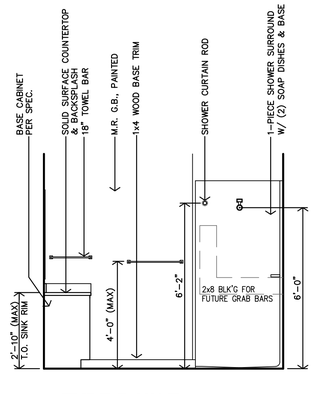
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
11-20-2025
32854
STATE OF TEXAS

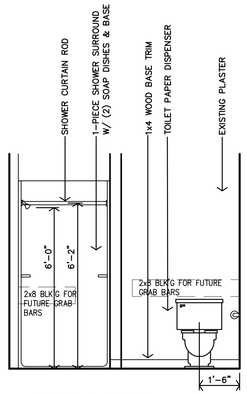
REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

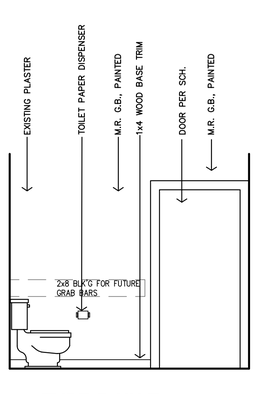
A9.2



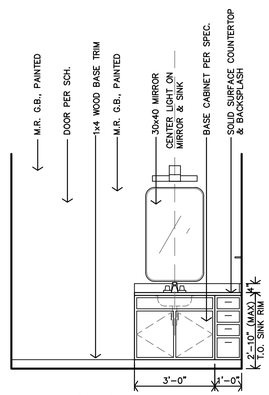
Q **TYPE-B UNIT BATH - TYPE E INTERIOR ELEVATION**
3/8"=1'-0"



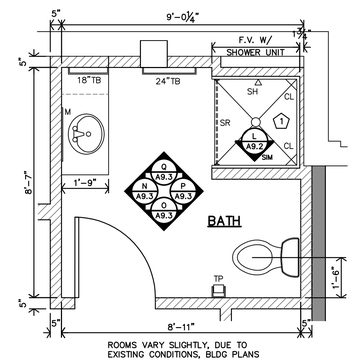
P **TYPE-B UNIT BATH - TYPE E INTERIOR ELEVATION**
3/8"=1'-0"



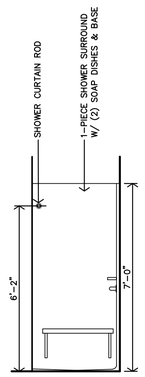
O **TYPE-B UNIT BATH - TYPE E INTERIOR ELEVATION**
3/8"=1'-0"



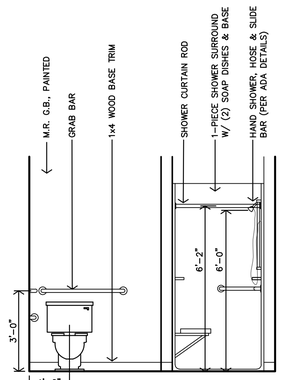
N **TYPE-B UNIT BATH - TYPE E INTERIOR ELEVATION**
3/8"=1'-0"



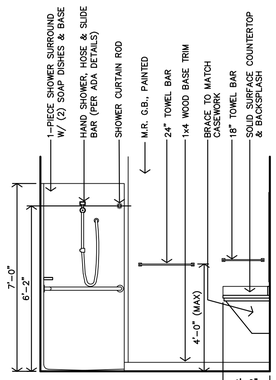
M **TYPE-B UNIT BATH - TYPE E ENLARGED PLAN**
3/8"=1'-0"



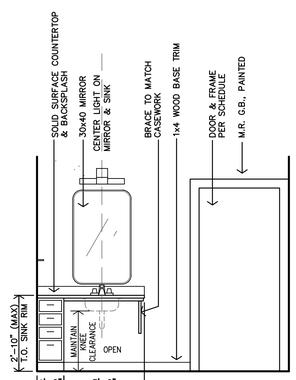
L **ACCESSIBLE BATH - TYPE D INTERIOR ELEVATION**
3/8"=1'-0"



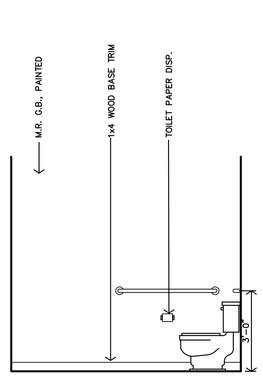
K **ACCESSIBLE BATH - TYPE D INTERIOR ELEVATION**
3/8"=1'-0"



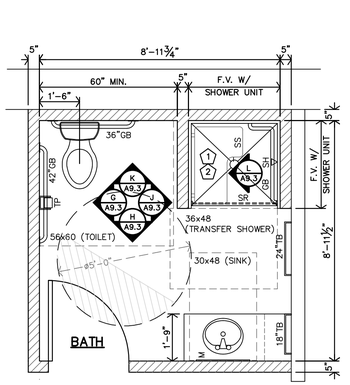
J **ACCESSIBLE BATH - TYPE D INTERIOR ELEVATION**
3/8"=1'-0"



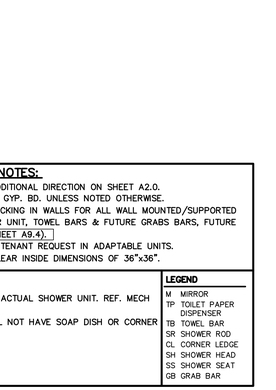
H **ACCESSIBLE BATH - TYPE D INTERIOR ELEVATION**
3/8"=1'-0"



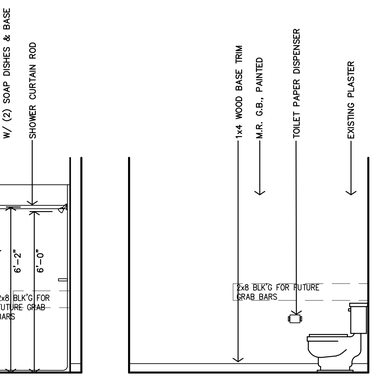
G **ACCESSIBLE BATH - TYPE D INTERIOR ELEVATION**
3/8"=1'-0"



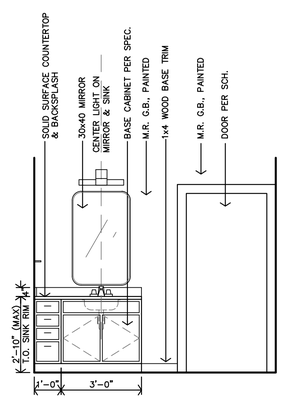
F **ACCESSIBLE BATH - TYPE D ENLARGED PLAN**
3/8"=1'-0"



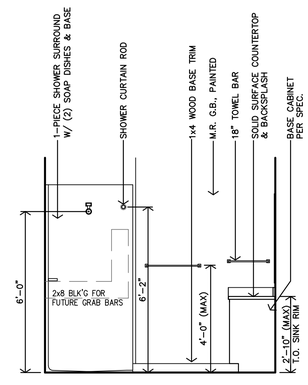
E **TYPE-B UNIT BATH - TYPE C INTERIOR ELEVATION**
3/8"=1'-0"



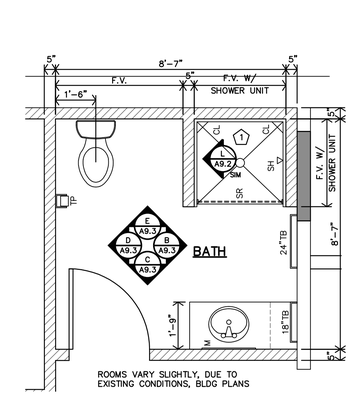
D **TYPE-B UNIT BATH - TYPE C INTERIOR ELEVATION**
3/8"=1'-0"



C **TYPE-B UNIT BATH - TYPE C INTERIOR ELEVATION**
3/8"=1'-0"



B **TYPE-B UNIT BATH - TYPE C INTERIOR ELEVATION**
3/8"=1'-0"



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

ENLARGED BATH GENERAL NOTES:

1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET A9.4).
4. SHOWER SEAT TO INSTALLED PER TENANT REQUEST IN ADAPTABLE UNITS.
5. ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".

BATH KEYNOTES:

1. VERIFY ROUGH OPENING SIZE w/ ACTUAL SHOWER UNIT. REF. MECH DWGS
2. ACCESSIBLE SHOWER UNITS SHALL NOT HAVE SOAP DISH OR CORNER LEDGES.

LEGEND

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

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THE IRVING LOFTS

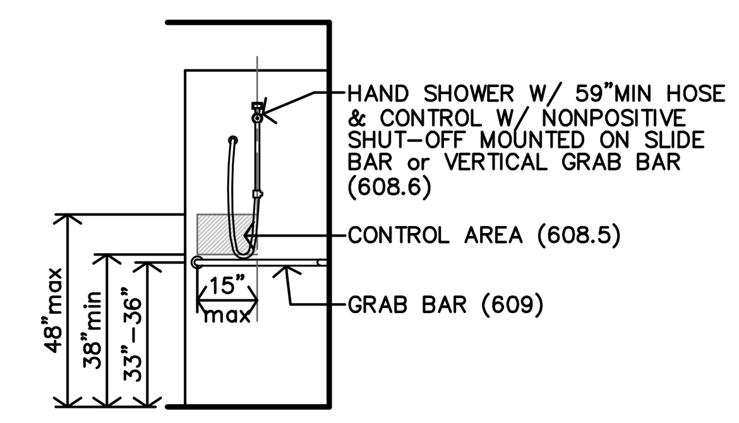
HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REVISION:

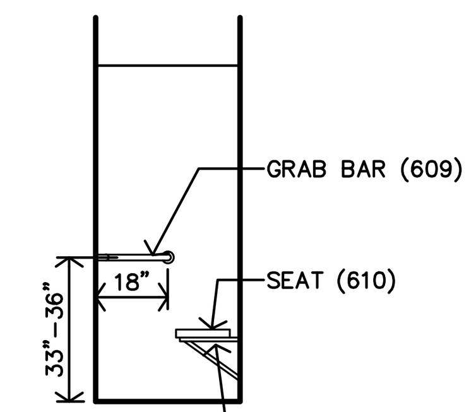
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

A9.3



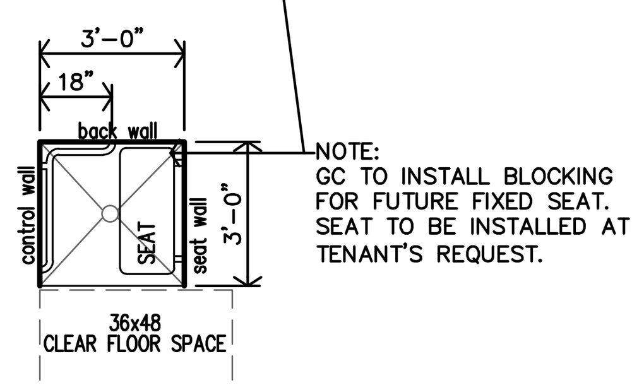
DETAIL PER 2010 ADA

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



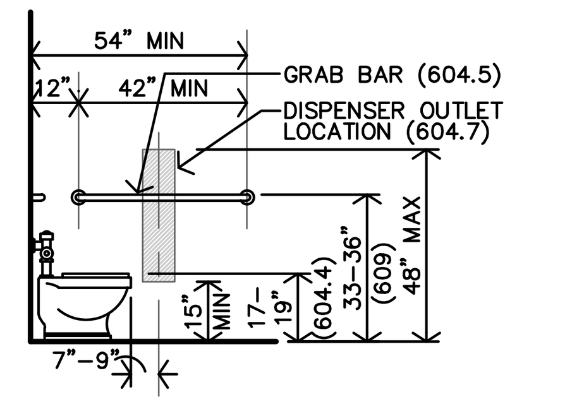
DETAIL PER 2010 ADA

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



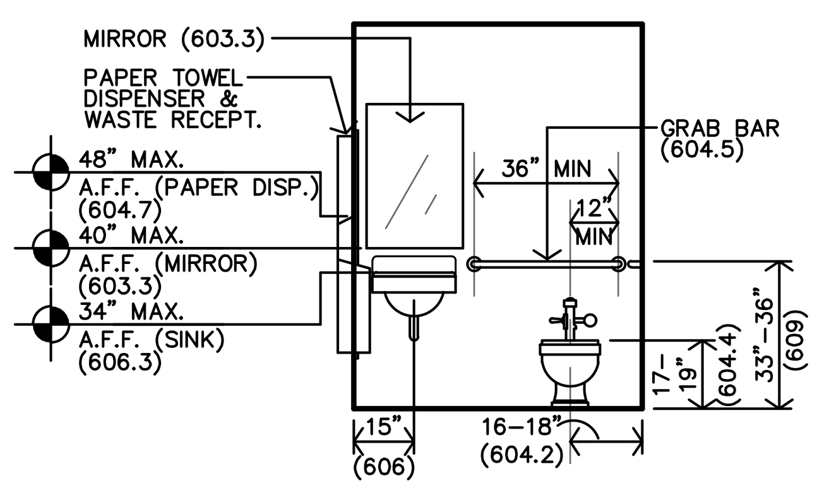
DETAIL PER 2010 ADA

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



DETAIL PER 2010 ADA

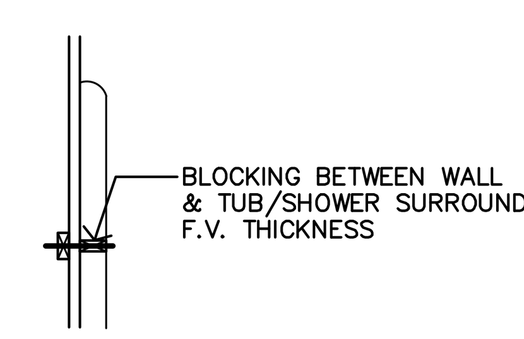
K **TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



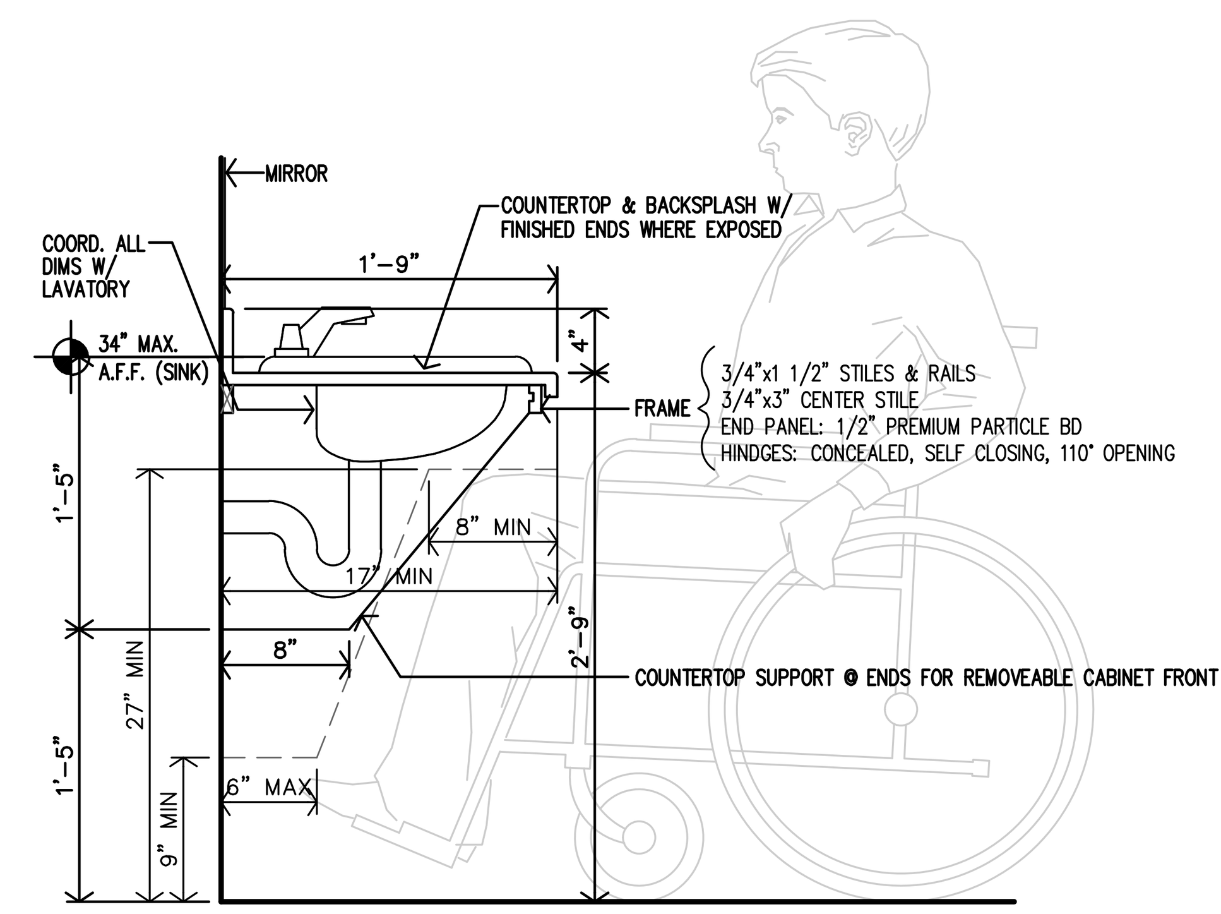
DETAIL PER 2010 ADA

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

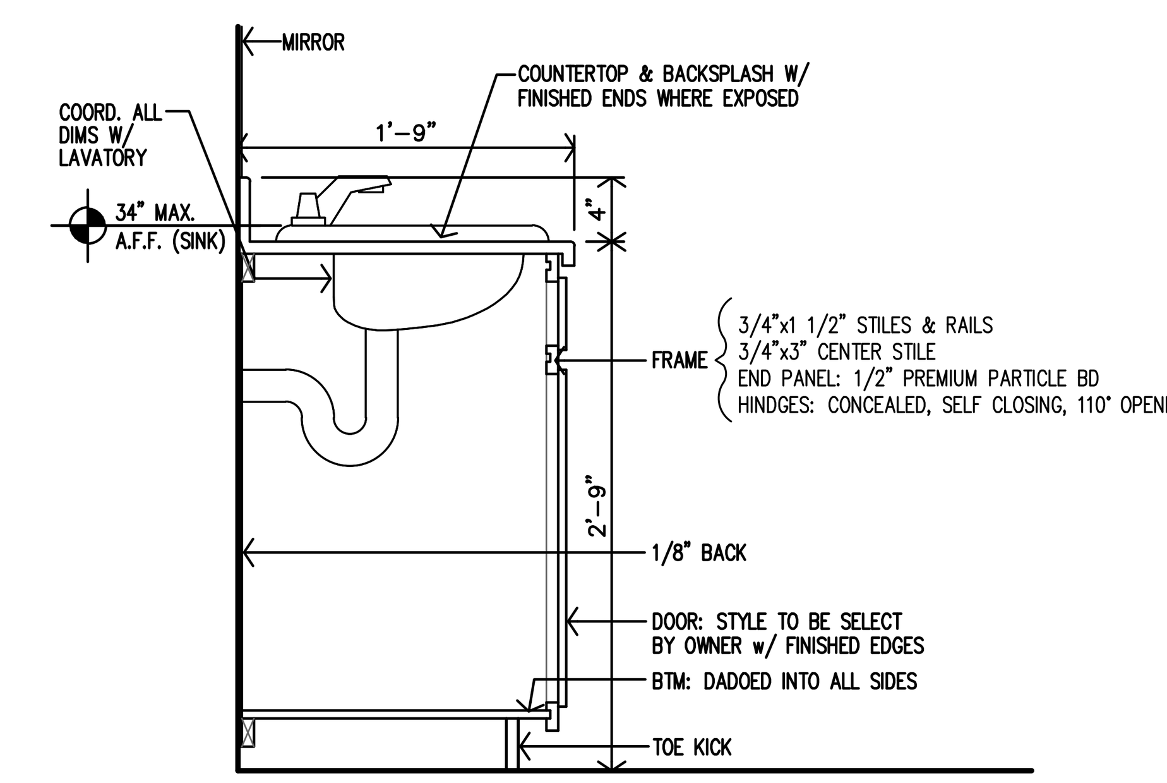
UNIT ACCESSIBLE BATH DETAILS FOR REFERENCE ONLY



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



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



F **TYPE-B BATH VANITY CABINET SECTION**
1"=1'-0"

ENLARGED BATH GENERAL NOTES:

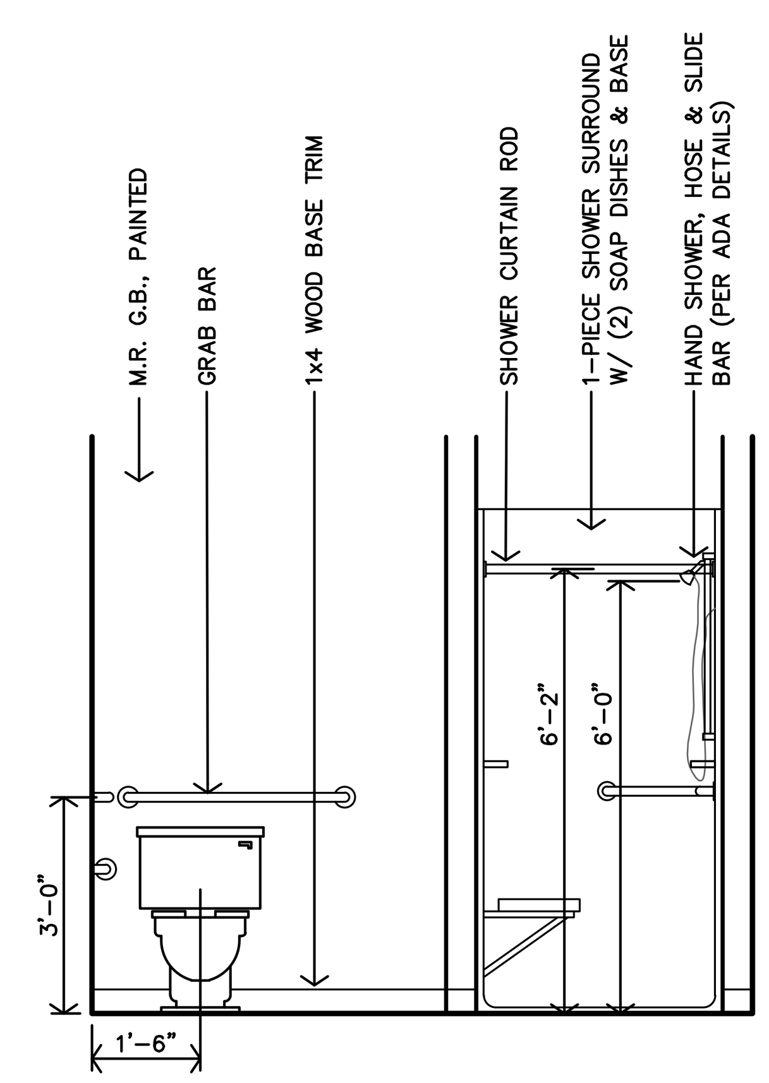
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET A9.4).
4. SHOWER SEAT TO INSTALLED PER TENANT REQUEST IN ADAPTABLE UNITS.
5. ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".

BATH KEYNOTES:

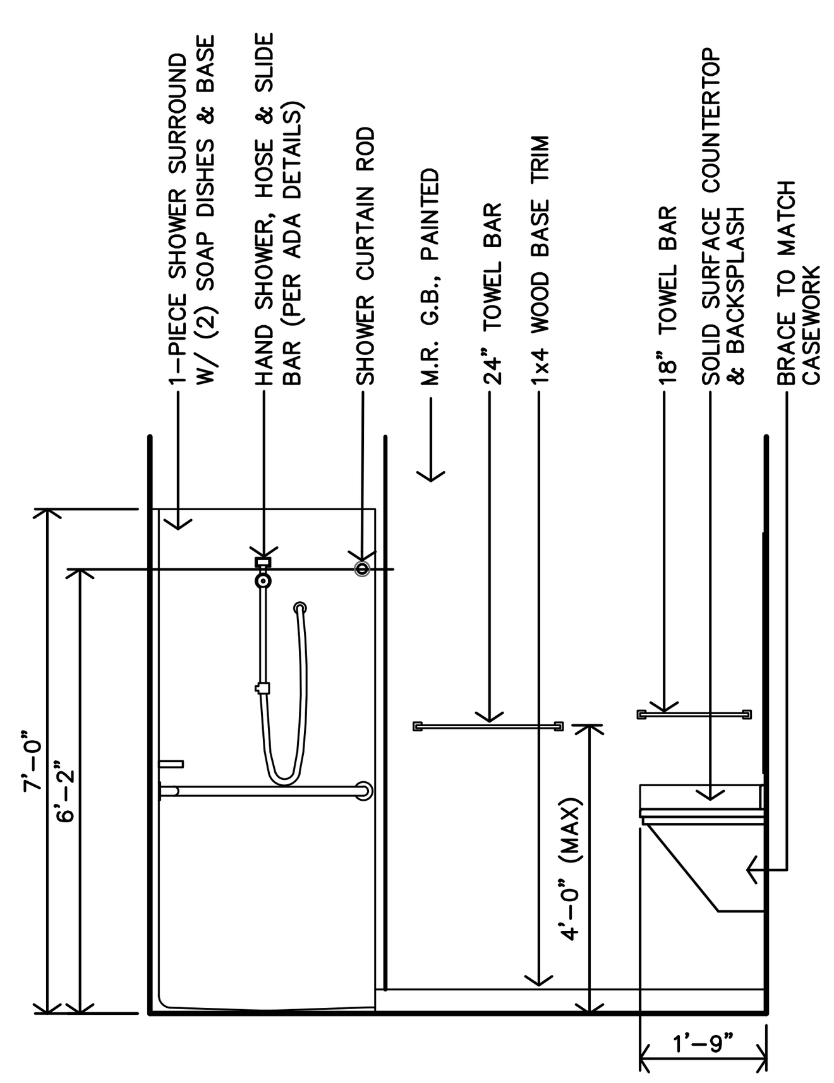
1. VERIFY ROUGH OPENING SIZE w/ ACTUAL SHOWER UNIT. REF. MECH DWGS
2. ACCESSIBLE SHOWER UNITS SHALL NOT HAVE SOAP DISH OR CORNER LEDGES.

LEGEND

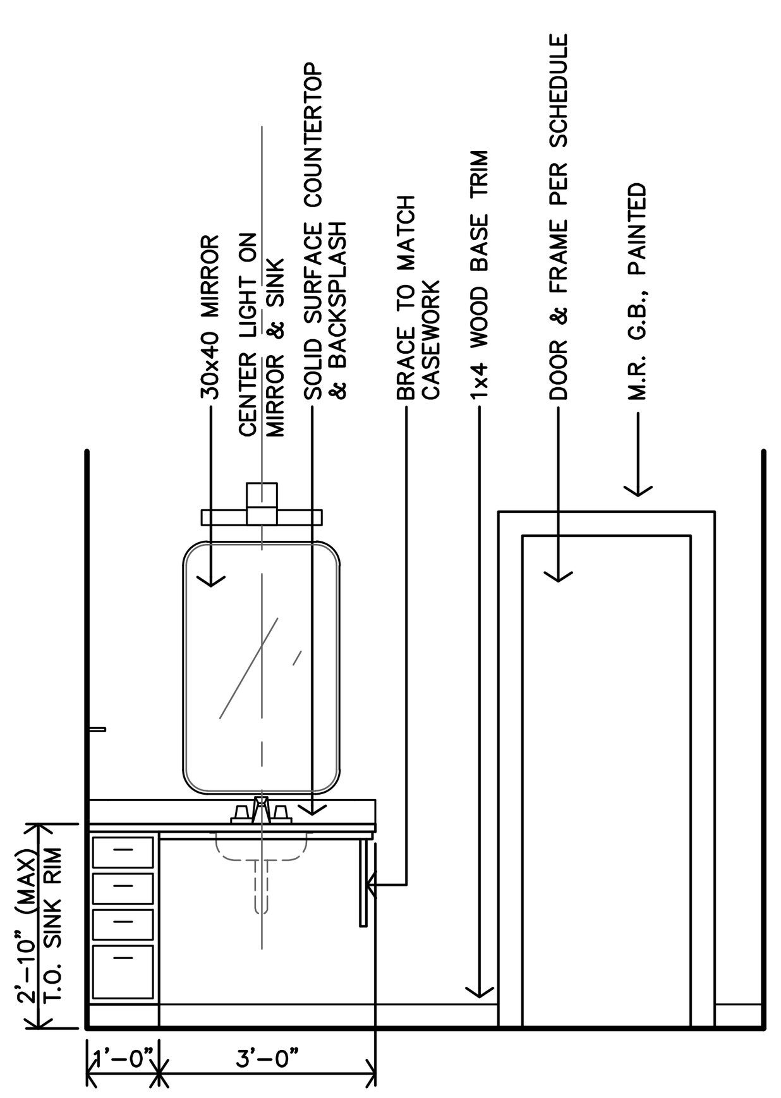
M	MIRROR
TP	TOILET PAPER DISPENSER
TB	TOWEL BAR
SR	SHOWER ROD
CL	CORNER LEDGE
SH	SHOWER HEAD
SS	SHOWER SEAT
GB	GRAB BAR



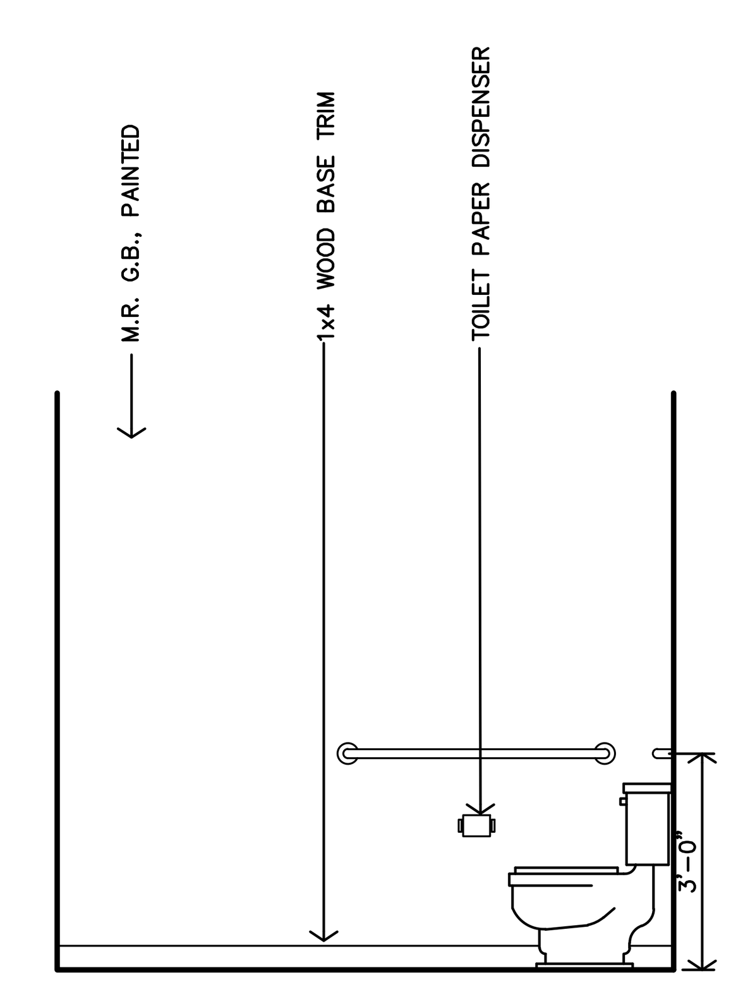
E **ACCESSIBLE BATH - TYPE F INTERIOR ELEVATION**
3/8"=1'-0"



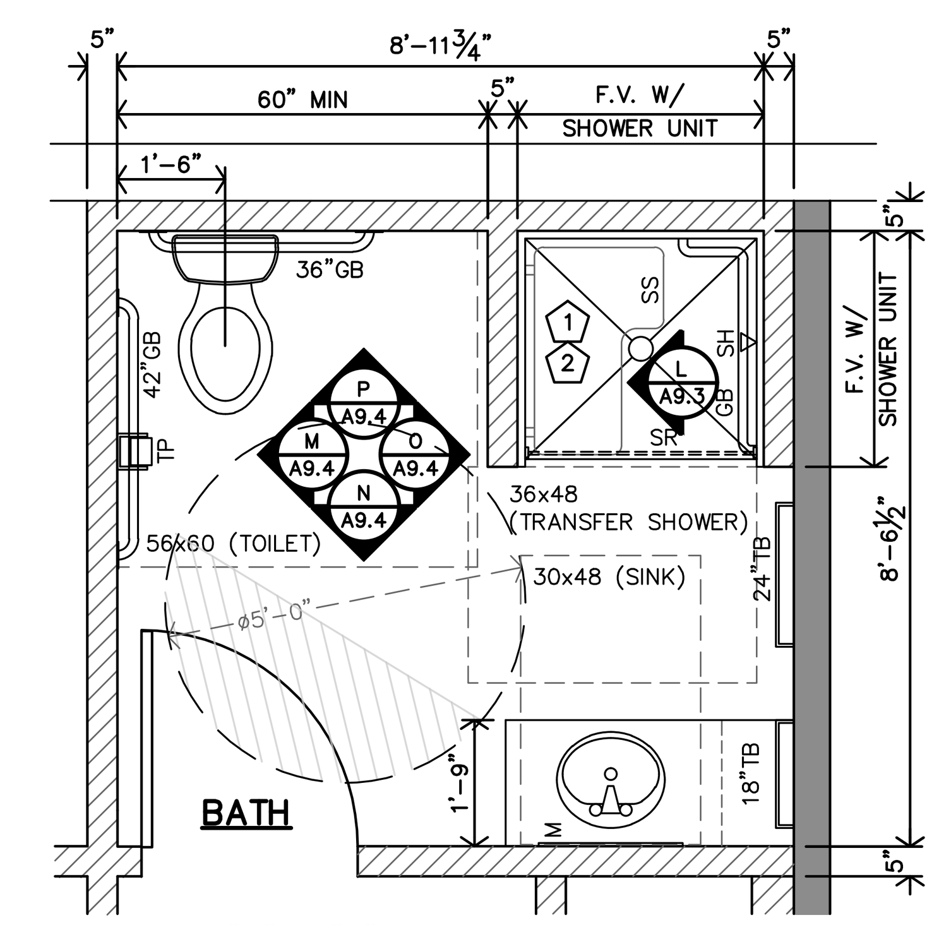
D **ACCESSIBLE BATH - TYPE F INTERIOR ELEVATION**
3/8"=1'-0"



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



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



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

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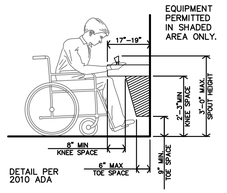
THE IRVING LOFTS
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

REVISION:

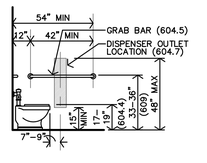
DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

A9.4



N DRINKING FOUNTAIN DETAIL

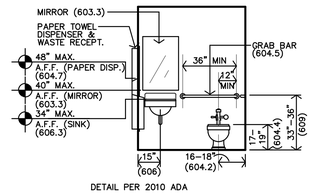
3/8"=1'–0"



DETAIL PER 2010 ADA

M TYP. HEIGHTS @ ACC. TOILET SIDE WALL

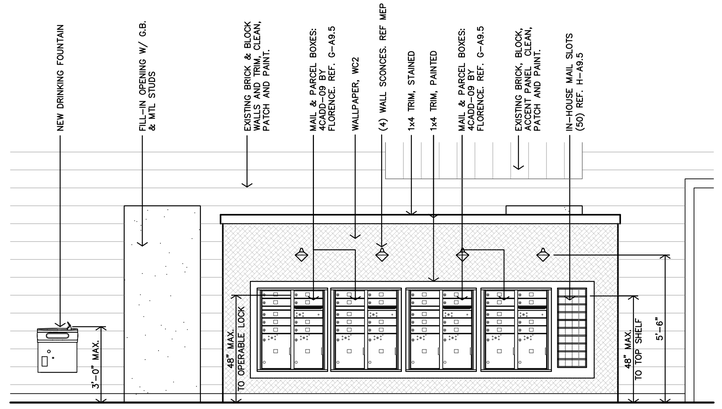
1/4"=1'–0" FOR ACC. HEIGHTS & LOCATION ONLY



DETAIL PER 2010 ADA

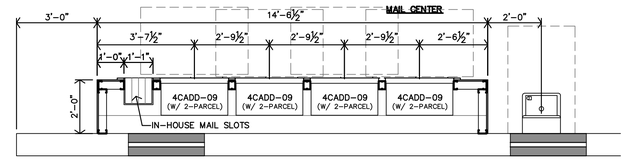
L TYP. HEIGHTS @ ACC. TOILET BACK WALL

1/4"=1'–0" FOR ACC. HEIGHTS & LOCATION ONLY



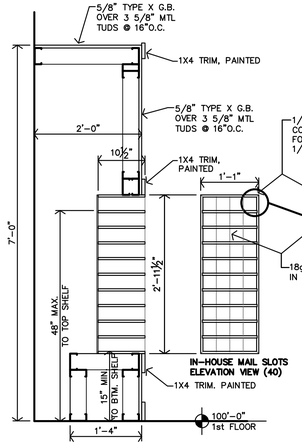
K INTERIOR ELEVATION

3/8"=1'–0"



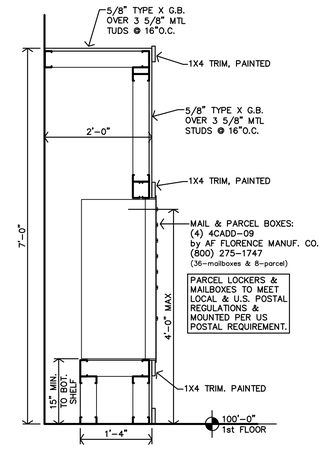
G ENLARGED MAIL CENTER PLAN

3/8"=1'–0"



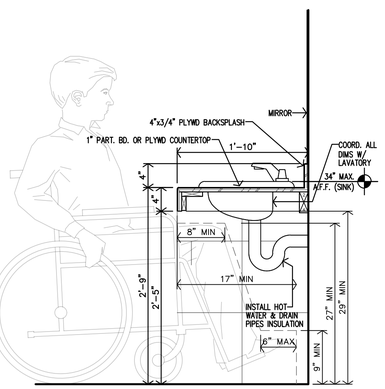
J IN-HOUSE MAIL SLOTS SECTION

3/4"=1'–0"



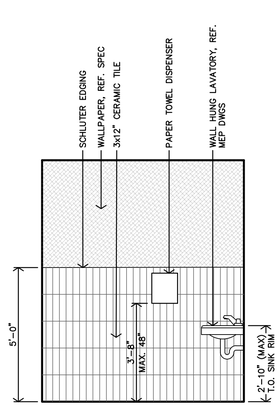
H WALL SECTION @ MAIL CENTER

3/4"=1'–0"



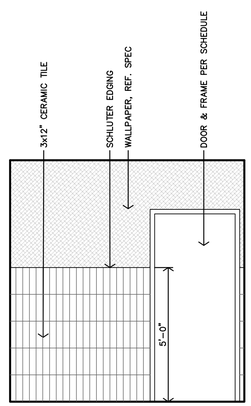
F VANITY SECTION

1"=1'–0"



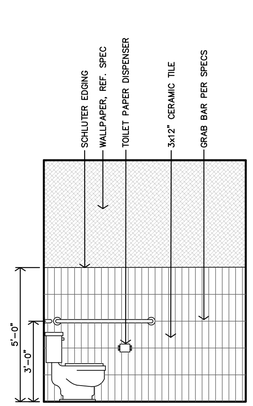
E BATH ELEVATION BLDG C OFFICE BATH

3/8"=1'–0"



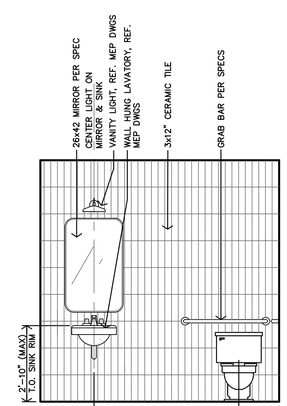
D BATH ELEVATION BLDG C OFFICE BATH

3/8"=1'–0"



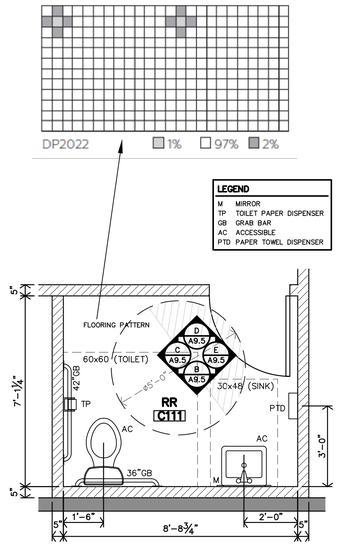
C BATH ELEVATION BLDG C OFFICE BATH

3/8"=1'–0"



B BATH ELEVATION BLDG C OFFICE BATH

3/8"=1'–0"



A PUBLIC RR C111 ENLARGED BATH

3/8"=1'–0"

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLMAN 11-20-2025 32854 STATE OF TEXAS

REVISION:

DATE: 11–20–2025

JOB: 25–3479

SHEET NO.:

A9.5

BUILDING A - PUBLIC DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL HOLLOW METAL	DOOR MATERIAL S.C. WOOD	DOOR MATERIAL	DOOR TYPE TYPE	DOOR TYPE MATCH STRFRNT	DOOR FINISH PREFINISHED	DOOR FINISH PAINT	DOOR FINISH	FRAME MATERIAL HOLLOW METAL	FRAME MATERIAL WOOD	FRAME MATERIAL	FRAME TYPE TYPE	FRAME TYPE	FRAME FINISH PREFINISHED	FRAME FINISH PAINT	FRAME FINISH	RATING	DETAILS	REMARKS
FIRST FLOOR																						
EX	EXISTING DOOR & FRAME F.V.			CLEAN, RESTORE, REFINISH (RE-SWING & REBUILD AS INDICATED)																		NOTES 1,2,3,4,5,6
A08	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min	⚠1	UNIT ENTRY: NOTES 7,8,10,11
A09	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A10	3'-0"	6'-8"	1 3/4"		●		D			●			●		1			●		45min		
A11	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A12	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A14	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A15	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		
A16	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A17	3'-0"	6'-8"	1 3/4"		●		J			●			●		1			●		20min		
A18	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		20min		UNIT ENTRY: NOTES 7,8,10,11
A19	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		20min		UNIT ENTRY: NOTES 7,8,10,11
A20	3'-0"	7'-0"	1 3/4"	●			J			●		●			2			●				NOTES 1,2,3,5
A41	3'-0"	6'-8"	1 3/4"		●		D			●			●		1			●				
A42	3'-0"	6'-8"	1 3/4"		●		H			●		●			2			●				
A43	3'-6"	7'-0"	1 3/4"	●			H			●		●			2			●		45min		
A44	3'-0"	6'-8"	1 3/4"		●		D			●			●		1			●		20min		
SECOND FLOOR																						
EX	EXISTING DOOR & FRAME F.V.			CLEAN, RESTORE, REFINISH (RE-SWING & REBUILD AS INDICATED)																		NOTES 1,2,3,4,5,6
A21	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A22	3'-0"	6'-8"	1 3/4"		●		D			●			●		1			●		45min		
A23	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min	⚠1	UNIT ENTRY: NOTES 7,8,10,11
A24	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A25	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A26	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
THIRD FLOOR																						
EX	EXISTING DOOR & FRAME F.V.			CLEAN, RESTORE, REFINISH (RE-SWING & REBUILD AS INDICATED)																		NOTES 1,2,3,4,5,6
A31	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A32	3'-0"	6'-8"	1 3/4"		●		D			●			●		1			●		45min		
A33	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A34	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
A35	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min	⚠1	UNIT ENTRY: NOTES 7,8,10,11
A36	3'-0"	6'-8"	1 3/4"		●		C			●			●		1			●		45min		UNIT ENTRY: NOTES 7,8,10,11
ELEVATOR																						
E1	3'-6"	7'-0"		●					●			●					●			60min		REF. SHT. A6.2
E2	3'-6"	7'-0"		●					●			●					●			60min		REF. SHT. A6.2
E3	3'-6"	7'-0"		●					●			●					●			60min		REF. SHT. A6.2
E4	3'-6"	7'-0"		●					●			●					●			60min		REF. SHT. A6.2

NOTES:
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHERTIGHT SEAL, AT ALL EXTERIOR DOORS & FRAMES.
3. ALUMINUM THRESHOLD EXPANSION JOINT COVER BETWEEN CONCRETE AND WOOD FLOOR.
4. RESTORE EXISTING DOOR & FRAME, INSTALL NEW HARDWARE, FIELD VERIFY CONDITIONS
5. EXTERIOR DOORS, INSTALL NEW SILL & WEATHERSTRIPPING, FOR A WEATHERTIGHT SEAL, FIELD VERIFY CONDITIONS
6. EXISTING DOOR, VERIFY NEW FINISHES AND COORDINATE, CUT AND FIT DOOR AS REQUIRED FOR PROPER OPERATION
7. 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.
8. UNIT ENTRY DOOR – PEEP HOLES at ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
9. UNIT ENTRY DOOR – PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
10. EXISTING/NEW DOOR OPENING, FIELD VERIFY SIZE & CONDITIONS, REWORK, REPAIR, REFINISH, PROVIDE & INSTALL NEW; DOOR, TRIM, FRAME & HARDWARE AS REQ'D.
11. UNIT ENTRY DOOR – ADD SMOKE SEALS.

GLAZING SCHEDULE

MARK	INTERIOR	EXTERIOR	1/4"	3/4" INSULATED	TINTED	TEMPERED
A1		●		●	●	●

BUILDING A - UNIT DOOR SCHEDULE - 18 UNITS

MARK	LOCATION	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL S.C. WOOD, PANEL	DOOR MATERIAL H.C. WOOD, PANEL	DOOR MATERIAL S.C. WOOD, LOUVER	DOOR TYPE TYPE	DOOR TYPE BI-FOLD	DOOR TYPE BI-PASS	DOOR TYPE	DOOR FINISH	DOOR FINISH PAINT	DOOR FINISH	FRAME MATERIAL WOOD	FRAME MATERIAL	FRAME MATERIAL	FRAME TYPE TYPE	FRAME TYPE	FRAME FINISH	FRAME FINISH PAINT	FRAME FINISH	DETAILS	REMARKS
1	BEDROOM	3'-0"	6'-8"	1 3/4"	●			D					●		●			1			●		J/K-AA10.1	NOTES 1
2	CLOSET	PR 3'-0"	6'-8"	1 3/4"		●		E		●			●		●			1			●		L/M-AA10.1	NOTES 3,4
3	BATHROOM	3'-0"	6'-8"	1 3/4"	●			D					●		●			1			●		J/K-AA10.1	NOTES 1
4	MECH	3'-6"	6'-8"	1 3/4"			●	D					●		●			1			●		J/K-AA10.1	
5	CLOSET	3'-0"	6'-8"	1 3/4"	●			D					●		●			1			●		J/K-AA10.1	
6	LAUNDRY	PR 2'-8"	6'-8"	1 3/4"			●	G	●				●		●			1			●		N/O-AA10.1	NOTES 3,4
7	BED (HISTORIC)	VARIES	F.V.	1 3/4"		●			A				●		EXISTING FRAME						●			NOTES 1,5

GENERAL NOTES:

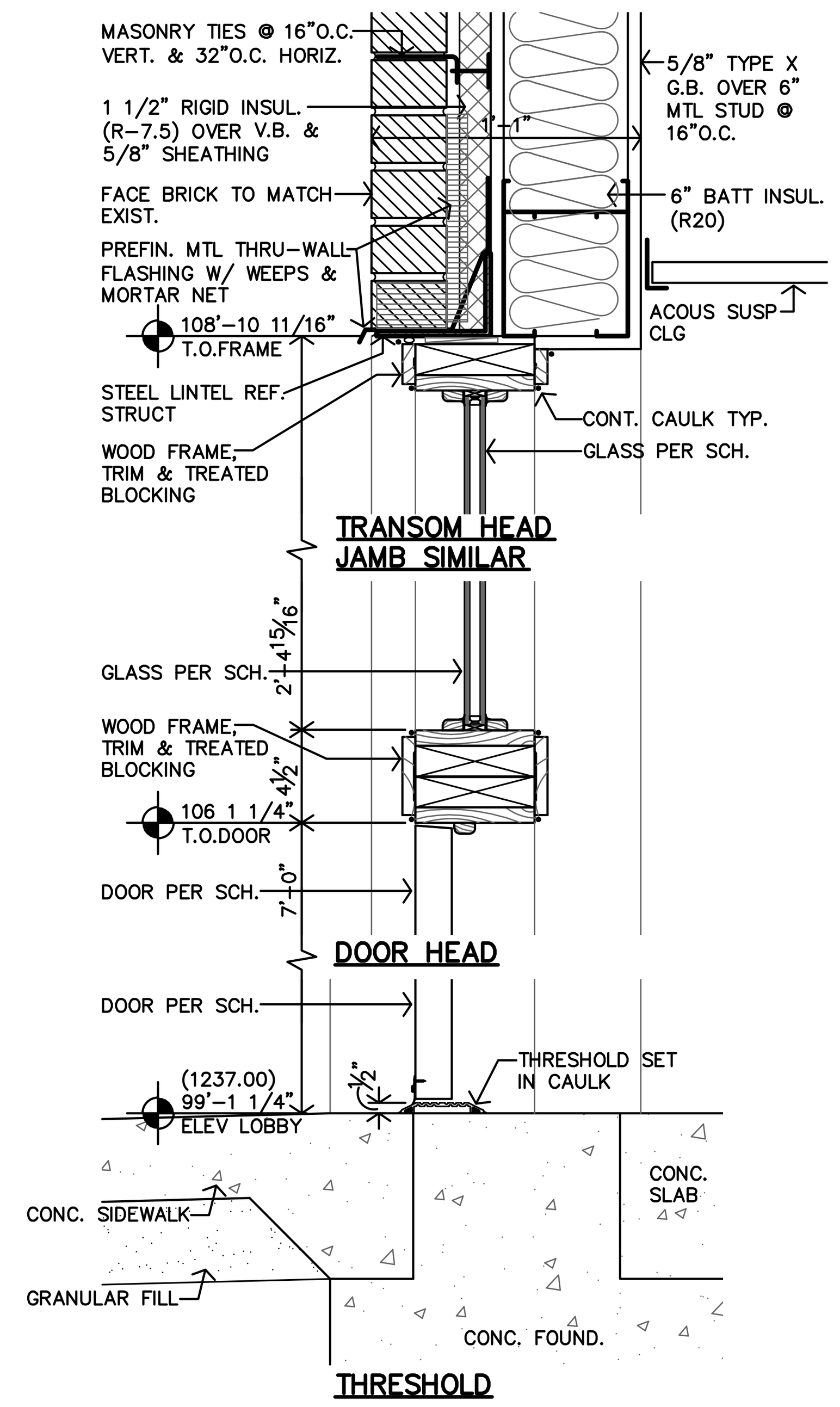
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710

B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.

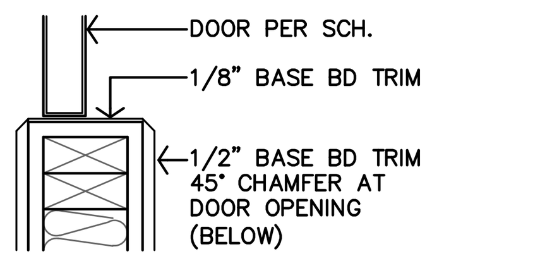
C. UNDERCUT DOORS PER MECH DWGS.

D. HISTORIC SCHOOL & CAFETERIA BUILDING: SEVERAL EXISTING DOORS AND FRAMES ARE TO REMAIN. CONTRACTOR TO REPAIR AND RESTORE EXISTING DOORS & FRAMES. REPLACE EXISTING HARDWARE WITH NEW AND PAINT DOOR/FRAME.

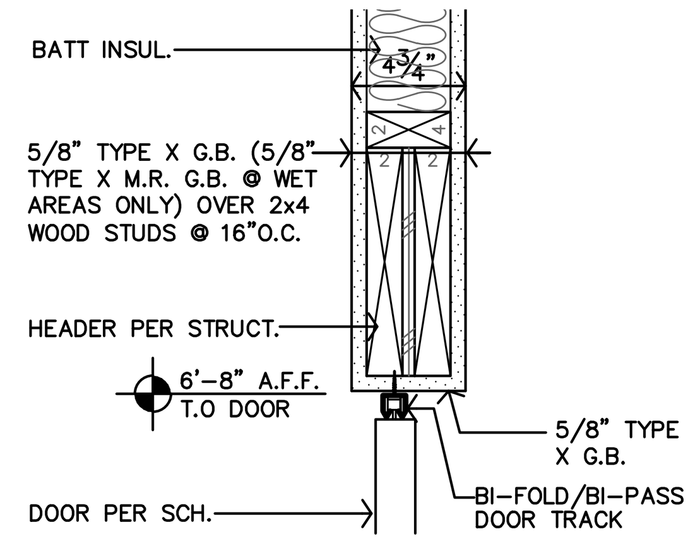
SPECIFIC NOTES:
1. BEDROOM & BATH DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
3. BI-PASS/BI-FOLD DOORS – VERIFY OPENING w/ SIZE OF DOOR HARDWARE.
4. FINISHED G.B AT DOOR OPENING – NO FRAME.
5. HISTORIC DOOR FRAME TO REMAIN. CLEAN, SAND, REPAIR AS NEEDED. REPAINT. REPLACE ALL GLASS WITH NEW GLASS (FROSTED GLASS AT ALL UNIT ENTRIES). VERIFY THICKNESS OF EXISTING GLASS/FRAME.



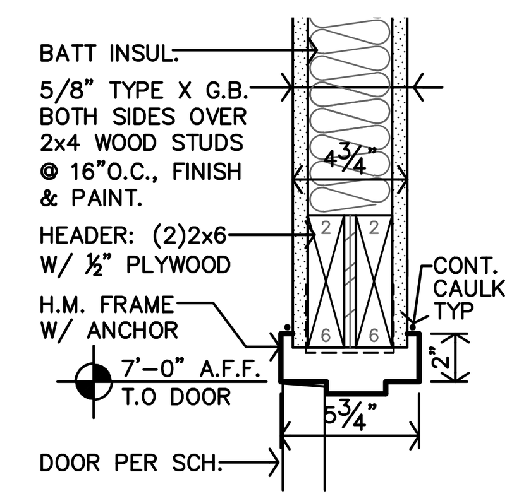
H DOOR DETAILS
1 1/2"=1'-0"



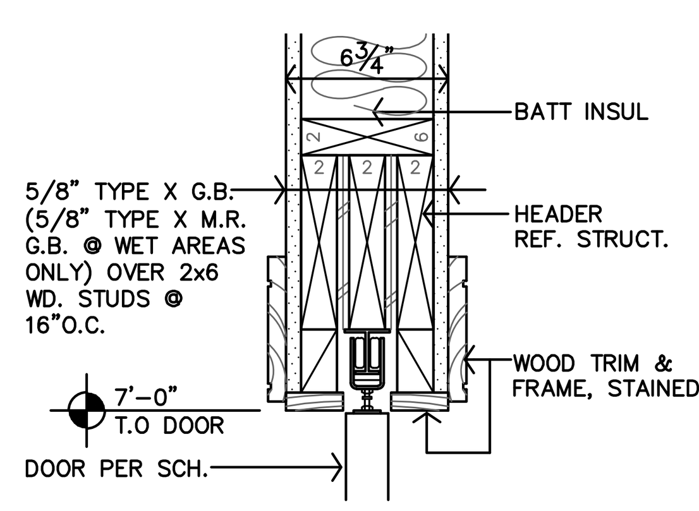
O BASE DTL @ JAMB @ BI-FOLD & BI-PASS DOOR
1 1/2"=1'-0"



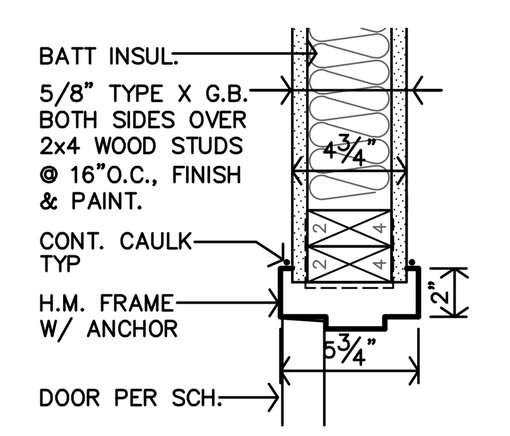
N BI-FOLD/BI-PASS DOOR HEAD DTL.
1 1/2"=1'-0"



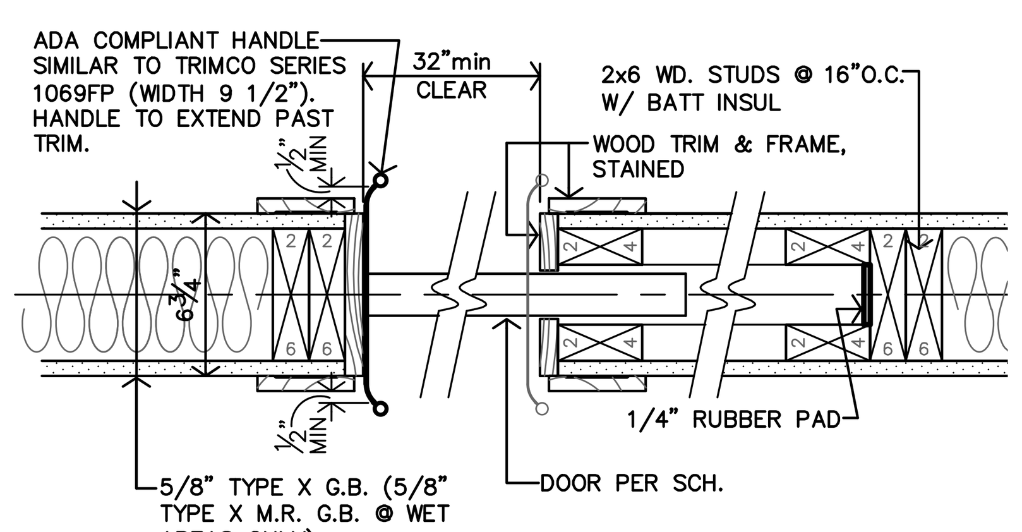
G DOOR HEAD DTL.
1 1/2"=1'-0"



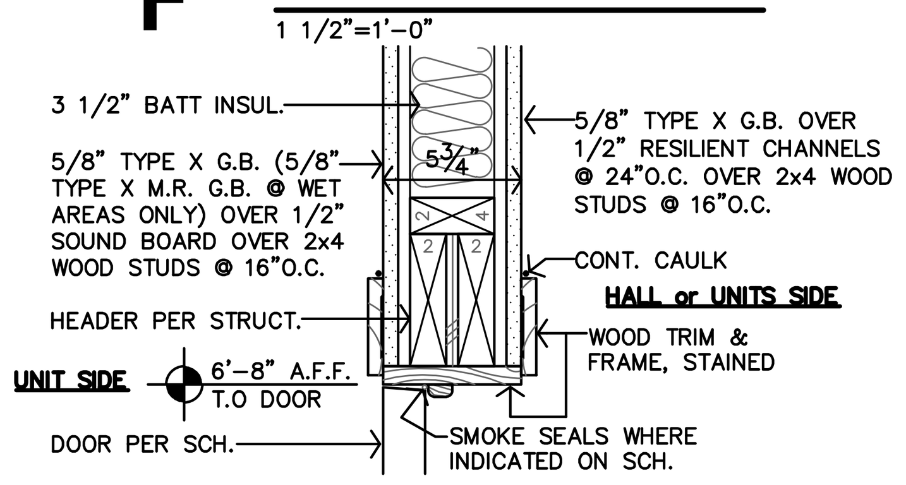
M POCKET DOOR HEAD DTL.
1 1/2"=1'-0"



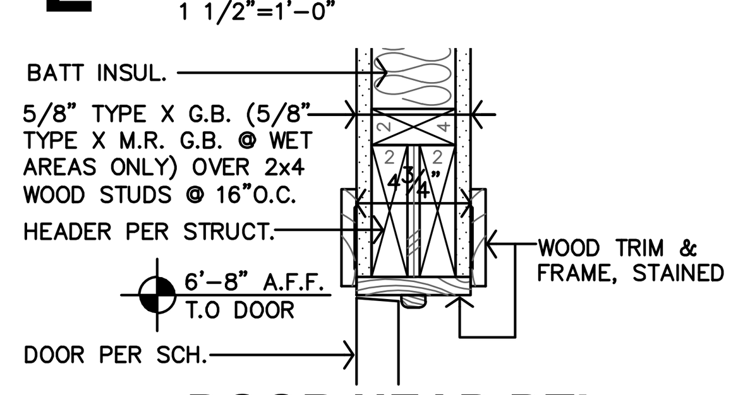
F DOOR JAMB DTL.
1 1/2"=1'-0"



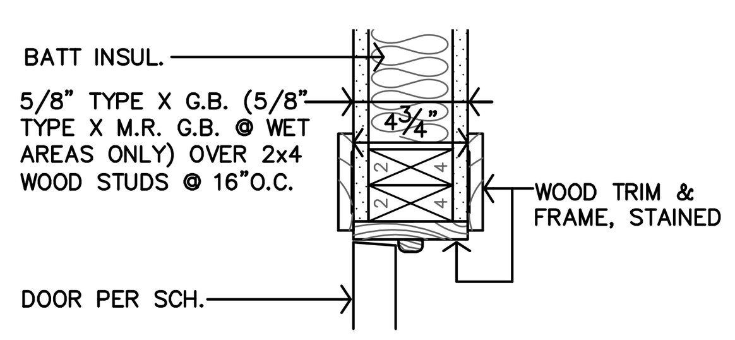
L POCKET DOOR JAMB DTL.
1 1/2"=1'-0"



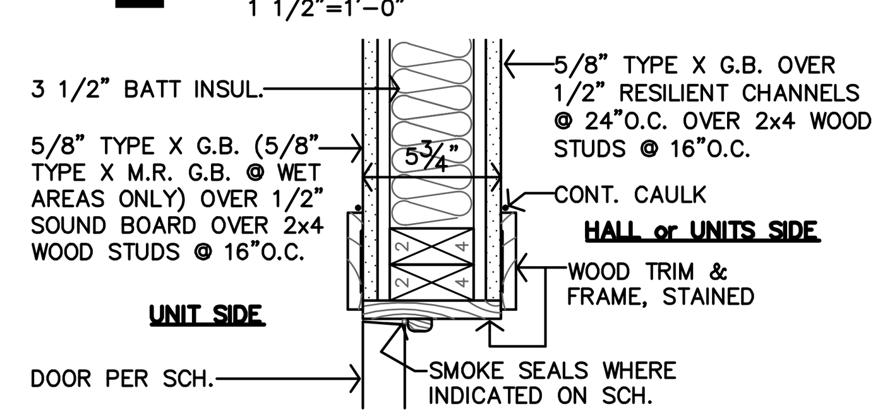
E DOOR HEAD DTL.
1 1/2"=1'-0"



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

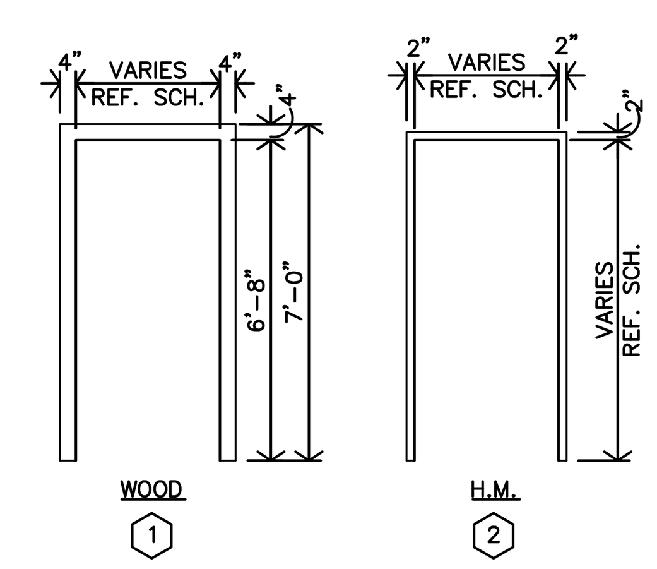


J DOOR JAMB DTL.
1 1/2"=1'-0"

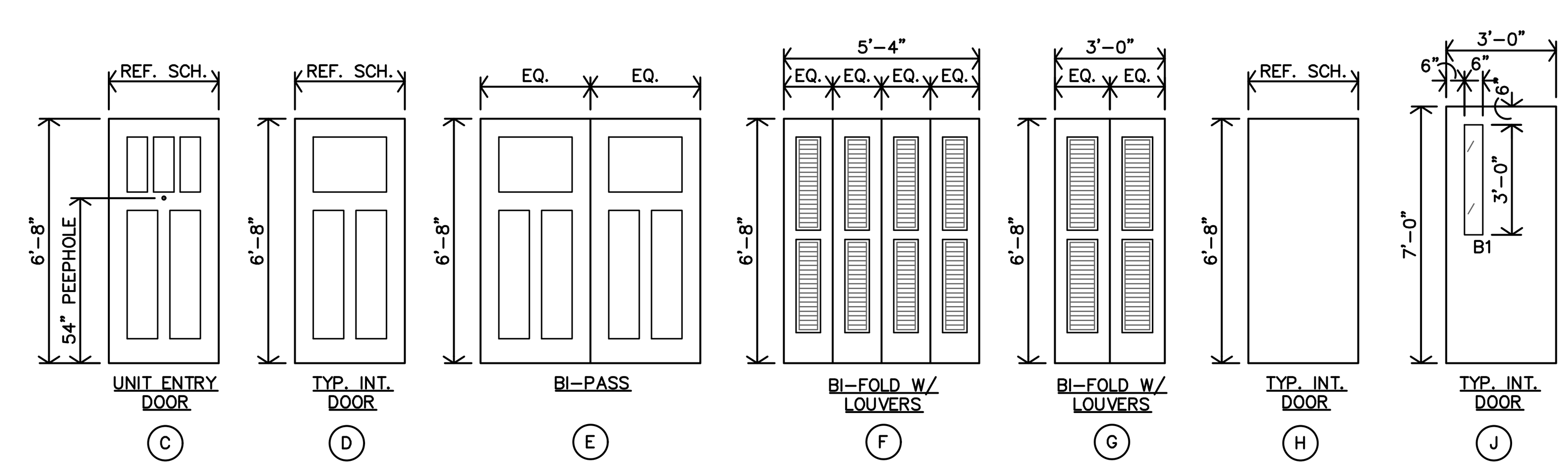


D DOOR JAMB DTL.
1 1/2"=1'-0"

C NOT USED



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



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

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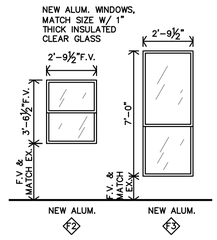
THE IRVING LOFTS
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

REGISTERED ARCHITECT MARGARET GILLAM 32854 11-20-2025 STATE OF TEXAS

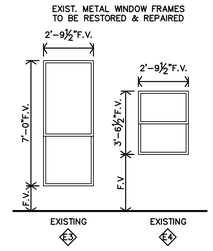
REVISION:
⚠1 12-16-2025

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:
BUILDING A
AA10.1



E BUILDINGS B/C - NEW WINDOWS

1/4"=1'-0"

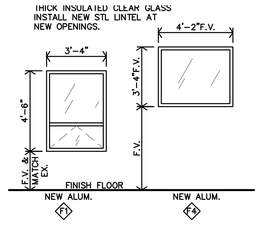


D BUILDINGS B/C - 1981 CLASSROOMS

1/4"=1'-0"

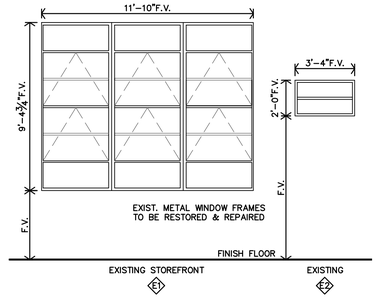
1981 CLASSROOMS

1. EXISTING WINDOWS ARE NON-HISTORIC SINGLE HUNG, TO BE REPAIRED AS NEEDED, CLEANED AND RESTORED TO OPERATING ORDER. EXISTING GLASS TO REMAIN.
2. NEW WINDOWS TO BE INSTALLED, USING WINVENT 2000 SINGLE HUNG SERIES.
3. GLASS SHALL BE 1"th. INSULATED. COLOR TO MATCH EXISTING.



B BUILDING A - NEW WINDOWS

1/4"=1'-0"



C BUILDING A - 1952 HISTORIC CAFETERIA

1/4"=1'-0"

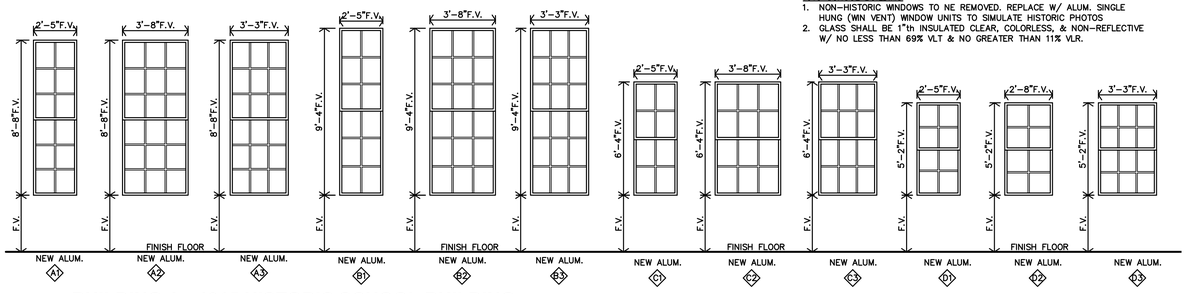
1952 CAFETERIA ADDITION

EXISTING WINDOWS ARE HISTORIC, ORIGINAL STEEL FRAMCES, W/ OPERABLE AWNING SASHES & NARROW HORIZONTAL MUNTINS. THESE FRAMES WILL BE REPAIRED AS NEEDED, RESTORED TO FULL OPERATION & REFINISHED/PAINTED. NEW GLASS WILL BE INSTALLED. REFERENCE SPECIFICATIONS FOR PRESERVATION BRIEFS ON THE RESTORATION OF STEEL FRAMES. .

1981 CAFETERIA ADDITION

NEW WINDOWS TO BE INSTALLED ON THE EAST & SIMULATE THE EXISTING WINDOWS, USING WINVENT 900 PROJECTED & FIXED SERIES.

ALL NEW GLASS SHALL BE 1"th INSULATED CLEAR, COLORLESS, & NON-REFLECTIVE W/ NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.



1915 SCHOOL BUILDING

1. NON-HISTORIC WINDOWS TO NE REMOVED. REPLACE W/ ALUM. SINGLE HUNG (WIN VENT) WINDOW UNITS TO SIMULATE HISTORIC PHOTOS
2. GLASS SHALL BE 1"th INSULATED CLEAR, COLORLESS, & NON-REFLECTIVE W/ NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.

A BUILDING A - 1915 HISTORIC SCHOOL BUILDING

1/4"=1'-0"

BUILDINGS A/B/C - WINDOW SCHEDULE

BUILDING	MARK	WIDTH	HEIGHT	STYLE	QUANTITY	INTERIOR	EXTERIOR	NOTES
A	A1	2'-11"	8'-3"	NEW - SINGLE HUNG, ALUM	9		●	
A	A2	3'-8"	8'-3"	NEW - SINGLE HUNG, ALUM	25		●	TOTAL WIDTH 21'-3" (4" MULLS)
A	A3	3'-3"	8'-3"	NEW - SINGLE HUNG, ALUM	7		●	TOT. WIDTH 10'-11" (4" MULLS)"
A	B1	2'-11"	8'-10"	NEW - SINGLE HUNG, ALUM	5		●	
A	B2	3'-8"	8'-10"	NEW - SINGLE HUNG, ALUM	25		●	TOTAL WIDTH 21'-3" (4" MULLS)
A	B3	3'-3"	8'-10"	NEW - SINGLE HUNG, ALUM	5		●	TOT. WIDTH 10'-11" (4" MULLS)"
A	C1	2'-11"	6'-4"	NEW - SINGLE HUNG, ALUM	4		●	
A	C2	3'-8"	6'-4"	NEW - SINGLE HUNG, ALUM	15		●	TOT. WIDTH 21'-3" (4" MULLS)
A	C3	3'-3"	6'-4"	NEW - SINGLE HUNG, ALUM	3		●	TOT. WIDTH 10'-11" (4" MULLS)"
A	E4	2'-11"	4'-1"	NEW - SINGLE HUNG, ALUM	2		●	
A	D1	3'-1"	4'-7"	NEW - SINGLE HUNG, ALUM	8		●	
A	D2	2'-11"	6'-4"	NEW - SINGLE HUNG, ALUM	6		●	
A	D3	3'-4"	4'-5"	NEW - SINGLE HUNG, ALUM	4		●	TOT. WIDTH 7'-0" (4" MULLS)"
A	E1	11'-10"	9'-5"	EXISTING - SINGLE HUNG, STEEL	2		●	
A	E2	3'-3"	4'-3"	EXISTING - SINGLE HUNG, ALUM	2		●	
C	E3	2'-9"	7'-0"	EXISTING - SINGLE HUNG, ALUM	15		●	
B	E4	3'-3"	4'-3"	EXISTING - SINGLE HUNG, ALUM	11		●	
A	F1	3'-4"	4'-6"	NEW - SINGLE HUNG, ALUM	6		●	
B	F2	3'-4"	3'-9"	NEW - SINGLE HUNG, ALUM	5		●	
C	F3	2'-9"	7'-0"	NEW - SINGLE HUNG, ALUM	1		●	
A	F4	4'-2"F.V.		NEW - FIXED ALUM	1		●	

NOTES:

1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR TO INSTALL NEW LIQUID-APPLIED MEMBRANE AT EACH WINDOW OPENING. REFERENCE SPECIFICATIONS.
3. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND NEW WINDOWS.
4. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
5. CONTRACTOR MUST FIELD VERIFY ALL OPENING SIZES & EXISTING WINDOW FRAME SIZES & COORDINATE W/ NEW WINDOWS
6. ALL NEW WINDOWS ARE TO HAVE CLEAR GLAZING AND SHALL MEET THE 2021 IECC REQUIREMENTS. REFERENCE SPECIFICATIONS.

HISTORIC PRESERVATION NOTES

WINDOWS

FENESTRATION ON THE 1915 WING IS REGULAR. NON-HISTORIC ALUMINUM-FRAME WINDOWS FILL THE OPENINGS; WHICH WERE INSTALLED AT AN UNKNOWN DATE. HISTORIC PHOTOGRAPHS INDICATE THAT ORIGINAL WINDOWS WERE MULTI-LIGHT, HUNG, WOOD-FRAME UNITS THAT COMPLETELY FILLED THE WINDOW OPENINGS

1. EXISTING WINDOWS MAY REMAIN & BE REPAIRED.
2. IF WINDOWS ARE TO BE REPLACED, THESE SHOULD REPLICATE THE ORIGINAL, MULTI-LIGHT HUNG WINDOWS. NEW WINDOWS CAN BE WOOD, CLAD-WOOD, OR ALUMINUM. IF ALUMINUM, THEY SHOULD HAVE A PAINT-LIKE OR BAKED ON FINISH. NEW WINDOWS CAN BE TRUE DIVIDED OR SIMULATED; IF SIMULATED, THEY SHOULD HAVE BOTH EXTERIOR & INTERIOR MUNTIN GRIDS. IF INSULATED, THERE SHOULD BE A SPACER GRID BETWEEN PANES OF GLASS. WINDOWS DO NOT NEED TO BE OPERABLE BUT NEED TO HAVE AN OFFSET UPPER SASH SO THAT THEY MIMIC THE HUNG WINDOW CONFIGURATION OF HISTORIC. GLASS IN NEW WINDOWS MUST BE CLEAR, COLORLESS, & NON-REFLECTIVE W/ NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.

THE 1952 CAFETORIUM ADDITION RETAINS ITS ORIGINAL METAL WINDOWS W/ OPERABLE AWNING SASHES & NARROW HORIZONTAL MUNTINS. WINDOWS APPEAR TO BE IN FAIR CONDITION.

1. ENERGY EFFICIENCY OF THE EXISTING WINDOWS CAN BE IMPROVED W/ SOLAR FILMS PROVIDED VLT IS NO LESS THAN 69% & VLR IS NO GREATER THAN 11%. INTERIOR STORM WINDOWS ARE ANOTHER OPTION TO IMPROVE EFFICIENCY. IF WINDOWS ARE DEMONSTRABLY DETERIORATED BEYOND REPAIR, THEY MAY BE REPLACED W/ NEW WINDOWS PROVIDED THAT THE NEW WINDOWS MATCH EXISTING EXACTLY IN CONFIGURATION, DIMENSION, PROFILE, & PLACEMENT. NEW WINDOWS CAN BE ALUMINUM OR STEEL. WINDOWS DO NOT NEED TO BE OPERABLE BUT THICKER MULLIONS SHOULD REPRESENT THE LOCATION OF OPERABLE SASHES. WINDOWS CAN BE TRUE DIVIDED OR SIMULATED DIVIDED; IF SIMULATED, THERE SHOULD BE BOTH EXTERIOR & INTERIOR MUNTIN GRIDS. IF INSULATED, THERE SHOULD BE A SPACER BAR BETWEEN PANES OF GLASS. GLASS MUST BE CLEAR, COLORLESS, & NON-REFLECTIVE W/ NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

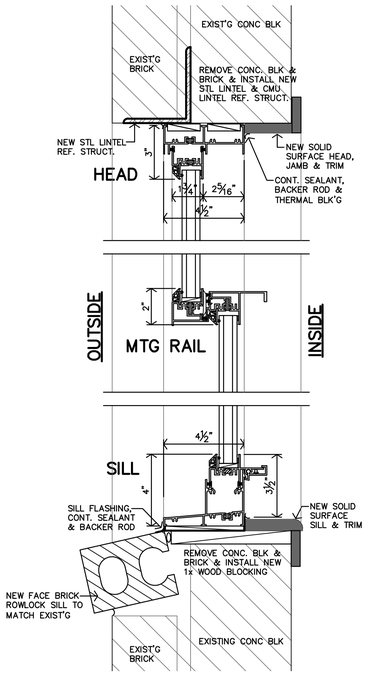
CLEBURNE, TEXAS

REGISTERED ARCHITECT
MARGARET GILLAM
11-20-2025
32854
STATE OF TEXAS

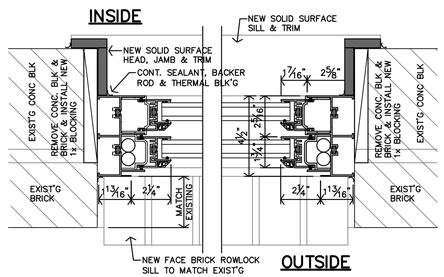
REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

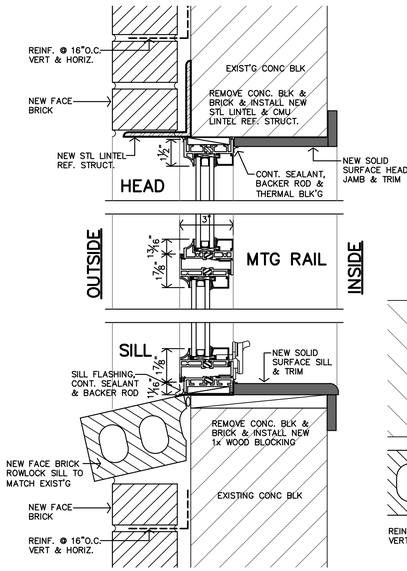
A10.4



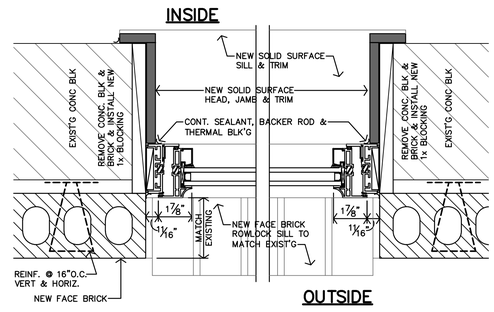
G **VERTICAL SECTION**
NEW F2/F3 SINGLE HUNG
3"=1'-0"



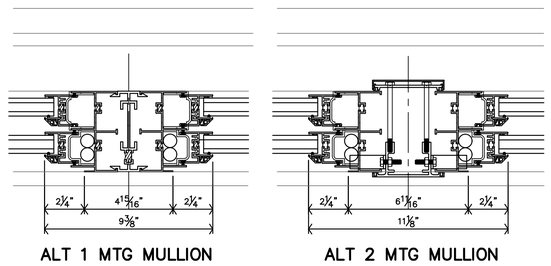
F **PLAN SECTION**
NEW F2/F3 SINGLE HUNG
3"=1'-0"



E **VERTICAL SECTION**
NEW F1, FIXED / AWNING
3"=1'-0" F4 SIMILAR

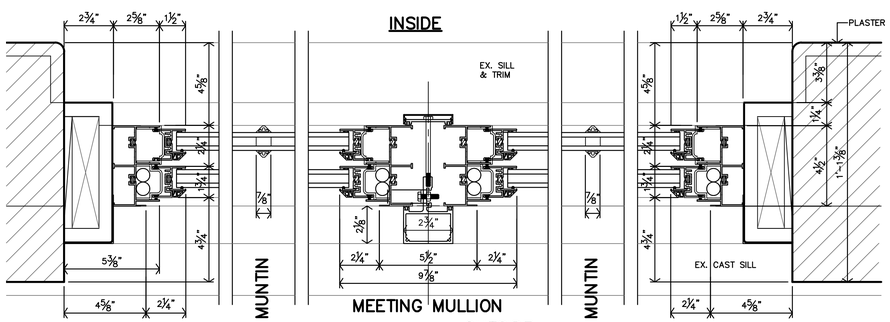


D **PLAN SECTION**
NEW F1, FIXED / AWNING
3"=1'-0" F4 SIMILAR

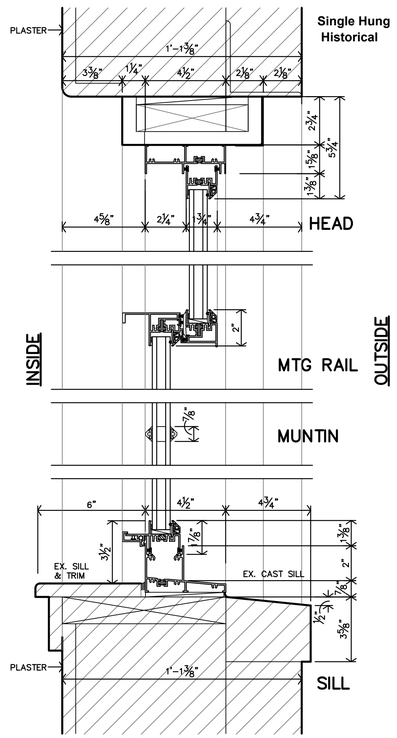


ALT 1 MTG MULLION ALT 2 MTG MULLION

C **ALTERNATE MTG**
WINDOW MULLIONS
3"=1'-0" WINDOWS A1, A2,A3, B1, B2, B3, C1, C2, C3, D1, D2, & D3



B **PLAN SECTION**
HISTORIC SINGLE HUNG,
WINVENT REPLACEMENTS
3"=1'-0" WINDOWS A1, A2,A3, B1, B2, B3, C1, C2, C3, D1, D2, & D3



A **VERTICAL SECTION**
HISTORIC SINGLE HUNG,
WINVENT REPLACEMENTS
3"=1'-0" WINDOWS A1, A2,A3, B1, B2, B3, C1, C2, C3, D1, D2, & D3

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

REGISTERED ARCHITECT
MARGARET O'LEARY
11-20-2025
STATE OF TEXAS

REVISION:

DATE: 11-20-2025
JOB: 25-3479
SHEET NO.:

A10.5

GENERAL STRUCTURAL NOTES

GENERAL

1. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC)

2. ELEVATIONS (XXX'-XX") SHOWN ON PLANS ARE TO TOP OF CONCRETE, STEEL, OR WOOD DECK U.N.O.. ELEVATIONS SHOWN ARE BASED ON FIRST FLOOR ELEVATION OF 100'-00" CONFIRM WITH ARCHITECTURAL.

3. ALL CONTRACTORS AND ANY SUB-CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS AS SHOWN ON STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS. WHERE DISCREPANCIES ARISE THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED.

4. ALL CONTRACTORS AND ANY SUB-CONTRACTORS SHALL CONSULT ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATION AND DIMENSIONS OF CURBS, PADS, INSERTS, SLEEVES, DRIPS, REGLETS, REVEALS,FINISHES, DEPRESSIONS, DOOR CLOSERS, AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

5. SIZE AND LOCATION OF ALL ROOF, FLOOR, AND WALL OPENINGS TO BE VERIFIED WITH MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS. OPENINGS LESS THAN 12 INCHES ARE GENERALLY NOT SHOWN.

6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS, ERRORS, OR OMISSIONS OF THE CONTRACTOR OR ANY SUB-CONTRACTOR, OR ANY OF THE CONTRACTOR OR SUBCONTRACTORS AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND MANNER OF CONSTRUCTION AND FOR THE SAFETY OF PERSONS AND PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATION DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTION AND PROGRAMS.

7. THE ARCHITECT, CONTRACTOR, OWNER, AND END-USER OF THE STRUCTURE SHOULD EXPECT TO SEE SOME DEGREE OF RANDOM CRACKING IN THE SLAB-ON-GRADE. RANDOM CRACKING INCLUDES, BUT IS NOT LIMITED TO; SHRINKAGE CRACKS, CRACKS AT RE-ENTRANT CORNERS, AND CRACKS ADJACENT TO POINTS OF SLAB FIXITY. RANDOM CRACKING GENERALLY DOES NOT INCLUDE CRACKS WITH VERTICAL DISPLACEMENT. RANDOM CRACKS WITHIN THE SLAB-ON-GRADE DO NOT TYPICALLY IMPACT THE STRUCTURAL INTEGRITY OF THE SLAB AND ARE NOT NECESSARILY INDICATIVE OF STRUCTURAL ISSUES OR CONCERNS.

8. MECHANICAL UNITS AND EQUIPMENT SUPPORTED BY ROOF AND ELEVATED FLOOR STRUCTURE ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER, AND MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF UNIT SIZE, WEIGHT, AND LOCATION.

9. THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE. DURING ERECTION OF THE BUILDING, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TEMPORARY GUYING, SHORING, BRACING, FORMING, ETC., TO HOLD THE STRUCTURE IN PROPER ALIGNMENT AND TO WITHSTAND ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED; INCLUDING LATERAL LOADS, TEMPERATURE DIFFERENTIALS, AND STOCKPILES OF MATERIAL AND EQUIPMENT. SUCH MEASURES SHALL BE LEFT IN PLACE AS LONG AS REQUIRED FOR SAFETY AND UNTIL ALL FRAMING AND CONNECTIONS ARE IN PLACE. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF SUCH TEMPORARY MEASURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. CONSTRUCTION DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.

11. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH THE SUPPLIERS INSTRUCTIONS AND REQUIREMENTS.

12. CONTRACTOR AND SUB-CONTRACTORS SHALL THOROUGHLY REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING BIDS. MISCELLANEOUS FASTENERS, CLIPS, ETC., THAT ARE NOT DETAILED ON THE DRAWINGS BUT ARE PART OF THE REQUIREMENTS FOR FULL INSTALLATION OF ALL STRUCTURAL SYSTEMS ARE TO BE PART OF THE BID. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO THE BID TO ASCERTAIN CONDITIONS WHICH MY ADVERSELY AFFECT THE BID.

13. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DRAWINGS AND/OR SPECIFICATION AND/OR EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

14. CONTRACTOR SHALL REVIEW, STAMP, SIGN, AND DATE ALL SHOP DRAWINGS PRIOR TO FORWARDING TO THE ARCHITECT/ENGINEER. THE ENGINEER'S REVIEW IS TO BE FOR CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE RELEVANT CONTRACT DOCUMENTS. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW, CHECK, AND COORDINATE THE SHOP DRAWINGS PRIOR TO SUBMISSION. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THE SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, DIMENSION, ETC.,

15. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES ALL DEPRESSIONS, DIMENSIONS, ELEVATIONS, SLEEVES, CHASES, HANGERS, OPENING, INSERTS, ANCHORS, EQUIPMENT SUPPORTS, AND DETAILS WITH THE ENTIRE CONTRACT DOCUMENT PACKAGE, INCLUDING SPECIFICATIONS AND ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. FOR CONCRETE CONSTRUCTION, THE INSERTS, EMBEDDED PLATES, ETC., SHALL NOT INTERFERE WITH REINFORCEMENT LOCATIONS.

16. THESE DRAWINGS INCLUDE SPECIFIED COMPONENTS AND PRODUCTS, I.E. EPOXY, METAL DECK. IF A SUPPLIER/MANUFACTURER DIFFERENT THAN SPECIFIED ON THESE DRAWINGS IS DESIRED AS A SUBSTITUTE, A SUBMITTAL SHOWING THE SUBSTITUTE IS EQUIVALENT TO THE PRODUCT SPECIFIED MUST BE PROVIDED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE SUBMITTERS RESPONSIBILITY TO SHOW THE SUBSTITUTE IS EQUIVALENT, NOT THE ENGINEER OF RECORD.

17. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR TO PERFORM INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE IBC AS REQUIRED BY THE BUILDING OFFICIAL. INSPECTION REPORTS FOR THE ITEMS LISTED IN THE SPECIAL INSPECTION SCHEDULE SHALL BE FURNISHED TO THE STRUCTURAL ENGINEER OF RECORD IN A TIMELY MANNER AND SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES THAT ARE NOT CORRECTED SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED TO THE OWNER AND STRUCTURAL ENGINEER OF RECORD.

DESIGN LOADS

1.	ROOF LIVE LOAD	20 PSF
2.	FLOOR LIVE LOAD (CORRIDOR)	100 PSF
3.	GROUND SNOW LOAD	5 PSF
4.	ROOF SNOW LOAD	3.15 PSF
5.	OCCUPANCY CATEGORY	II
6.	BASIC WIND SPEED (ASCE/SEI 7)	105 M.P.H. EXPOSURE C
11.	SEISMIC DESIGN CATEGORY (ASCE/SEI 7)	B
	SDS	0.083
	SD1	0.075
	SITE CLASS	D
	SEISMIC FORCE RESISTING SYSTEM	MOMENT FRAMES / X-BRACES

EXISTING CONSTRUCTION

1. FIELD VERIFY GRADES, SIZES, LOCATIONS AND CONDITIONS OF ALL ITEMS ON PLANS AND DETAILS BEFORE STARTING WORK. REPORT DISCREPANCIES THAT WILL PREVENT CONFORMANCE TO CONSTRUCTION DOCUMENTS TO THE ENGINEER OF RECORD.

2. EXISTING STRUCTURE TO REMAIN IS SHOWN SCREENED (LIGHT). EXISTING STRUCTURE TO BE REMOVED IS NOT SHOWN.

3. ALL EXISTING CONSTRUCTION AFFECTED BY DEMOLITION SHALL BE SHORED UNTIL NEW CONSTRUCTION SUPPORT MEMBERS ARE IN PLACE.

FOUNDATION

1. DESIGN ALLOWABLE SOIL BEARING PRESSURE WAS ASSUMED TO BE 1,500 PSF. ALL EXTERIOR FOOTINGS TO BE 3'-0" BELOW FINISH GRADE UNO.

2. UNLESS NOTED OTHERWISE; CENTER COLUMN FOOTINGS ON COLUMN CENTERLINES, CENTER WALL FOOTINGS ON FOUNDATION WALLS.

3. SLAB ON GRADE SHALL BE UNDERLAIN BY VAPOR BARRIER AND 6 INCHES MINIMUM OF CRUSHED ROCK OR CONCRETE. REINFORCE ALL SLABS ON GRADE AS NOTED PER PLAN AT MID-DEPTH. AT DROPPED OR DEPRESSED SLABS ON GRADE MAINTAIN GRAVEL THICKNESS, SLAB DEPTH, REINFORCEMENT AND REINFORCEMENT POSITION.

4. BACK FILL AROUND THE EXTERIOR FOUNDATION WALLS WITH A FREE DRAINING GRANULAR MATERIAL TO THE ELEVATION OF THE ROUGH GRADE. PLACEMENT OF BACKFILL IS NOT ALLOWED UNTIL THE SLAB ON GRADE IS IN PLACE AND THE MAIN FLOOR DIAPHRAGM IS COMPLETED. TUNNEL CONCRETE WORK, FREE STANDING AND FOUNDATION WALLS SHALL BE COMPLETE AND AT DESIGN STRENGTH BEFORE BACKFILL IS PLACED.

5. CONTRACTOR TO KEEP EXCAVATIONS DRY AND PROTECTED FROM FROST AT ALL TIMES DURING THE FOUNDATION CONSTRUCTION. NOTIFY ENGINEER IF NATURE OF SOIL AT DEPTHS SHOWN IS NOT SUITABLE FOR FOUNDATIONS.

CAST-IN-PLACE CONCRETE

1. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS

FOOTINGS	3500 PSI (MAX. W/C RATIO OF 0.50)
INTERIOR SLABS ON GRADE	4000 PSI (MAX. W/C RATIO OF 0.45)
SLABS OVER STEEL DECK	3500 PSI (MAX. W/C RATIO OF 0.45)
EXPOSED CONCRETE SLABS AND GARAGE SLABS	4000 PSI (MAX. W/C RATIO OF 0.45)
FOUNDATION WALLS, WALLS, COLUMNS AND BEAMS	4000 PSI (MAX. W/C RATIO OF 0.45)

2. EXTERIOR EXPOSED CONCRETE SHALL HAVE 4 TO 8% ENTRAINED AIR. SLABS WITH HARD TROWELED FINISH TO HAVE NO AIR ENTRAINMENT ADDED. COORDINATE WITH ARCHITECTURAL FOR FINISHES.

3. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33. MIX DESIGN SHALL CONTAIN A RATIO OF 30-45% COARSE AGGREGATES BY GRADATION REQUIREMENTS (No.67 GRADING SET FORTH IN ASTM C33.

4. PROVIDE MIX DESIGN SUBMITTALS FOR ARCHITECT AND EOR REVIEW WITH A MINIMUM OF 10 TEST BREAK RESULTS FOR EACH MIX.

5. NO ALUMINUM SHALL BE PLACED IN THE CONCRETE.

6. CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 318-05 (R-05), "CHAPTER 3 FOR STANDARDS FOR TESTS & MATERIALS, CHAPTERS 4, 5, 6 & 7 FOR CONSTRUCTION REQUIREMENTS". REFER TO ACI 302.1R-04 FOR SLAB ON GRADE MIX DESIGN.

7. PIPE OR ELECTRICAL CONDUIT EMBEDDED IN CONCRETE SHALL NOT BE LARGER IN OUTSIDE DIAMETER AT ITS WIDEST (OR FITTING) THAN 1/3 THE THICKNESS OF THE SLAB OR WALL. SLEEVES, CONDUIT, OR PIPES THROUGH SLABS AND WALLS SHALL BE PLACED NO CLOSER THAN THREE DIAMETERS ON CENTER AND THEY DO NOT DISPLACE REINFORCING. DO NOT CUT HOLES IN CONCRETE SLABS, BEAMS, COLUMNS, OR WALLS WITHOUT PRIOR APPROVAL OF THE ENGINEER.

8. LOCATION OF ALL CONSTRUCTION AND CONTROL JOINTS SHALL BE LOCATED AND DETAILED ON SHOP DRAWINGS AND ARE SUBJECT TO ENGINEERS APPROVAL. IF SLAB ON GRADE CONTROL JOINTS ARE NOT SPECIFICALLY LOCATED ON DRAWINGS, PROVIDE CONTROL JOINTS AT 10'-0" ON CENTER MAXIMUM WITH A LENGTH TO WIDTH RATIO OF 1.5. PROVIDE (2) #4x4'-0" AT ALL NON-CONTINUOUS CONTROL JOINTS. PROVIDE (2) #4x4'-0" AND (1) #4x24"x24" CORNER BAR AT ALL REENTRANT CORNERS OF SLAB ON GRADE.

9. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND DIMENSION OF CONCRETE REVEALS, NOTCHES, REGLETS, DRIPS, PADS, CURBS, CHAMFERS BLOCKOUTS AT DOORWAYS, AND ALL OTHER PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS. CHAMFER ALL EXPOSED CORNERS OF BEAMS, COLUMNS, JOISTS AND WALLS, SUBJECT TO ARCHITECTS APPROVAL.

TYPICAL CMU WALL REINFORCING

1. UNLESS NOTED OTHERWISE ON THESE DRAWINGS, REINFORCE CMU WALLS AS FOLLOWS:

12" CMU WALLS
#5 VERT @ 48" O.C. CENTER OF WALL
(2) #5 VERT AT EACH CORNER OF WALL
TRUSS TYPE HORIZ JOINT REINFORCEMENT @ 16" O.C.

8" CMU WALLS
#5 VERT @ 48" O.C. CENTER OF WALL
(2) #5 VERT AT EACH CORNER OF WALL
TRUSS TYPE HORIZ JOINT REINFORCEMENT @ 16" O.C.

SOLID GROUT AT REINFORCED CELLS ONLY UNO
PROVIDE (2) TYPICAL VERT FULL HEIGHT JAMB STEEL EACH SIDE OF OPENINGS
PROVIDE (2) #4 HORIZ BOND BEAM AT BEARING LEVELS, TOP OF WALL, AND AS NOTED

MASONRY

1. LIGHT WEIGHT, RUNNING BOND, ASTM C90 CONCRETE MASONRY UNITS WITH NET AREA MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI. ASTM C270 MORTAR TYPE S, MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS. ASTM C476 GROUT WITH MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. NET AREA COMPRESSIVE STRENGTH OF MASONRY, F'M = 1,500 PSI.

2. FILL ALL CELLS WITH REINFORCING, AND OTHER CELLS INDICATED ON DRAWINGS, WITH GROUT IN LIFTS NOT EXCEEDING 5'-4" IN HEIGHT. ALL REINFORCING SHALL BE IN PLACE AND HELD PRIOR TO GROUTING. GROUT SHALL BE CONSOLIDATED AND RE-CONSOLIDATED AFTER INITIAL WATER LOSS BY MECHANICAL VIBRATION.

3. CONTRACTOR SHALL PROVIDE BRACING FOR MASONRY WALLS, AS REQUIRED, UNTIL CONNECTION TO FLOOR AND/OR ROOF DIAPHRAGMS ARE COMPLETED.

4. STRENGTH OF MASONRY ASSEMBLY SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD IN ACCORDANCE WITH SECTION 2105.2.2.1 OF THE 2006 IBC.

5. PROVIDE HORIZONTAL TRUSS-TYPE REINFORCING AT 16" ON CENTER MAXIMUM UNO.

6. NON-BEARING INTERIOR PARTITIONS SHALL STOP 1" BELOW STRUCTURAL SLABS OR STEEL FRAMING U.N.O.

7. WHERE BOND BEAMS INTERSECT AT CORNERS AT DIFFERENT ELEVATIONS, RUN EACH BOND BEAM AROUND CORNER FOR TWO BLOCK LENGTHS MINIMUM.

8. WHERE BOND BEAMS INTERSECT PARALLEL AT DIFFERENT ELEVATIONS, LAP BOND BEAMS FOUR BLOCK LENGTHS MINIMUM.

9. PROVIDE CORNER AND INTERSECTION BARS IN ALL BOND BEAMS.

10. CONTROL AND EXPANSION JOINTS SHALL BE PROVIDED IN MASONRY WALLS AT 30' MAXIMUM PER TYPICAL MASONRY DETAILS. SEE ARCHITECTURAL FOR LOCATIONS.

11. PROVIDE (2) #4 VERTICAL EACH SIDE OF ALL OPENINGS IN MASONRY WALLS UNO. COORDINATE WITH LINTEL SCHEDULE AND PROVIDE GREATER REINFORCING REQUIREMENTS.

12. PROVIDE (2) #4 VERTICAL AT ALL WALL CORNERS, ENDS AND INTERSECTIONS UNO. COORDINATE WITH LINTEL SCHEDULE AND PROVIDE GREATER REINFORCING REQUIREMENTS.

13. PROVIDE BOND BEAM WITH (2) #4 CONTINUOUS BENEATH ALL SLAB AND BEAM BEARINGS UNO.

14. PROVIDE 1/2" AIR GAP AROUND SIDES, TOP AND END OF WOOD STRUCTURAL MEMBERS BEARING ON MASONRY.

STRUCTURAL AND MISCELLANEOUS STEEL

1. STEEL CONSTRUCTION MANUAL, 14TH EDITION MATERIAL SPECIFICATIONS U.N.O.

WIDE FLANGE AND S SHAPES	ASTM A992, FY=50KSI
CHANNELS, ANGLES, PLATES AND BARS	ASTM A36, FY=36KSI
HOLLOW STRUCTURAL SHAPES (HSS)	ASTM A500 GR. B, FY=46KSI
PIPE	ASTM A53, GR. B, FY=35KSI
STRUCTURAL BOLTS (U.N.O.)	ASTM A325
MACHINE BOLTS (WHERE NOTED)	ASTM A307
ANCHOR BOLTS AND RODS AND THREADED RODS	ASTM F1554 GRADE 36KSI
HIGH STRENGTH ANCHOR BOLTS AND RODS (AS NOTED)	ASTM F1554 GRADE 105KSI
HEADED OR THREADED STUD ANCHORS (H.S.A. OR T.S.A.)	ASTM A108-69T
DEFORMED BAR ANCHORS (D.B.A.)	ASTM A496 OR ASTM A706
WELDING ELECTRODES	E70XX
NON-SHRINK GROUT (7,000 PSI)	ASTM C1107, GR. A
POWDER ACTUATED FASTENER (PAF OR PDF)	HILTI X-U (0.157" DIA)
EXPANSION BOLTS (CONCRETE)	HILTI KWIK BOLT TZ
EXPANSION BOLTS (MASONRY)	HILTI KWIK BOLT 3
EPOXY ADHESIVE - CONCRETE	HILTI HIT-HY 200
EPOXY ADHESIVE - MASONRY	HILTI HIT-HY 70 W/ SCREEN TUBE

2. ALL STRUCTURAL STEEL ERECTION AND FABRICATION SHALL BE ACCORDING TO THE CURRENT EDITION OF AISC "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

3. ALL STRUCTURAL BOLTED CONNECTIONS SHALL BE ACCORDING TO THE CURRENT EDITION OF RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" FOR SNUG TIGHTENED, PRETENSIONED, OR SLIP-CRITICAL JOINTS. ALL STRUCTURAL BOLTED CONNECTIONS TO BE SNUG TIGHTENED UNO. FOR SLIP-CRITICAL JOINTS, AS NOTED, THE USE OF TENSION INDICATING WASHERS OR TWIST-OFF BOLT ASSEMBLIES SHALL BE PERMITTED ONLY ACCORDING TO THE ABOVE MENTIONED STANDARD.

4. ALL WELDING SHALL BE PREFORMED IN ACCORDANCE WITH AWS D1.1. ALL WELDING SHALL BE PREFORMED BY AWS CERTIFIED WELDERS. ALL WELDING OF STRUCTURAL STEEL SHALL BE PREFORMED IN THE SHOP WHENEVER PRACTICAL. AN EFFORT HAS BEEN MADE TO INDICATE WELDS THAT CAN BE OR SHOULD BE FIELD WELDED. IT IS, HOWEVER, THE FABRICATORS RESPONSIBILITY TO DECIDE WHERE AND HOW THE WELDING IS TO BE ACCOMPLISHED TO ACHIEVE THE INTENDED RESULT.

5. COMPLETE JOINT PENETRATION (CJP) WELDING: PROVIDE BACKER BARS, RUN OFF TABS, AND ACCESS HOLES PER AWS D1.1. BACKER BARS SHALL BE REMOVED AFTER WELDING, THE ROOT WELD BACK GOUGED AND REPAIRED IF NECESSARY AND REINFORCED WITH A FILLET. RUN OFF TABS SHALL BE REMOVED AFTER WELDING WITH THE FLANGE EDGE GROUND SMOOTH.

6. STEEL FABRICATOR SHALL BE AN AISC CERTIFIED SHOP FOR CATEGORY 1 STEEL STRUCTURES AND SHALL MAINTAIN DETAILED QUALITY CONTROL PROCEDURES.

7. BEAMS SHALL BE FABRICATED FOR PLACEMENT OF NATURAL CAMBER UP.

8. STRUCTURAL STEEL SUPPLIER SHALL FURNISH COLUMN ANCHOR RODS.

9. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED. PROVIDE CONNECTIONS REQUIRED FOR ATTACHMENT OF WOOD AND STEEL MEMBERS.

10. USE CONNECTIONS AS DETAILED ON PLANS. WHEREVER CONNECTIONS ARE NOT DETAILED FABRICATOR SHALL REQUEST ENGINEER TO SUPPLY CONNECTION DETAIL.

11. ALL COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC., HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. CONFORMANCE TO OR DEVIATION FROM ALLOWABLE CAPACITIES DURING STEEL ERECTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (SEE GENERAL SECTION OF G.S.N.)

12. PRIOR TO GROUTING, COLUMNS SHALL BE ERECTED AND ALIGNED AS TO PLUMBNESS AND ELEVATION BY MEANS OF STEEL SHIMS OR LEVELING NUTS UNDER THE BASE PLATES. SETTING PLATES SHALL ONLY BE USED AS TEMPLATES TO LOCATE ANCHOR BOLTS DURING CONCRETE PLACEMENT.

COLD FORMED STEEL

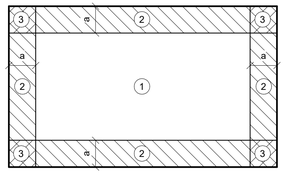
1. ALL STRUCTURAL COLD FORMED STEEL FRAMING SHALL CONFORM TO THE CURRENT EDITION OF AISI STANDARD

33 & 43 MILS MATERIAL	ASTM C955 GR. 33 KSI
54, 68 & 97 MILS MATERIAL	ASTM C955 GR. 50 KSI

2. ALL STRUCTURAL PROPERTIES COMPUTED IN ACCORDANCE WITH AISI "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" (AISI NAS-01). DESIGNATIONS GIVEN ON DRAWINGS ARE STEEL STUD MANUFACTURER'S ASSOCIATION (S.S.M.A.).

3. U.N.O. ON THESE DRAWINGS, STUD WALL TRACK TO BE OF THE SAME MATERIAL AND GAUGE AS STUDS. PROVIDE HORIZONTAL BRIDGING AT 5'-0" O.C. MAXIMUM AT NON- BEARING WALLS AND 3'-4" O.C. MAXIMUM AT BEARING WALLS. BEARING WALLS TO BE ERECTED WITH STUD ENDS SEATED AGAINST TRACK WEB TOP AND BOTTOM.

4. SUBMIT SHOP DRAWINGS SHOWING STUD AND JOIST LAYOUT, DIMENSION, SIZES, BRIDGING AND REQUIRED CONNECTION DETAILS FOR REVIEW BY THE ARCHITECT AND ENGINEER OF RECORD.



UPLIFT PRESSURE (PSF)			
COMPONENT AREA (SF)	ROOF ZONES		
	1	2	3
10	29.7	49.9	75.1
100	27.2	32.2	32.2

NOTES:
1. WIND COMPONENTS AND CLADDING PRESSURES SHOWN ACT AWAY FROM THE ROOF SURFACE.
2. COMPONENT AREA SHOWN IS THE AREA TRIBUTARY TO THE COMPONENT. LINEAR INTERPOLATION IS ALLOWED BETWEEN 10 AND 100 SQUARE FEET.
3. a = 8' - 0"

ABBREVIATIONS

@	AT
#	NUMBER
AB	ANCHOR BOLT
ADD'L	ADDITIONAL
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
ALT	ALTERNATE
ARCH	ARCHITECTURAL
ATTM	ATTACHMENT
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BSMT	BASEMENT
BTWN	BETWEEN
CFS	COLD FORMED STEEL
CJ	CONTROL OR CONSTRUCTION JOINT
CJP	COMPLETE JOINT PENETRATION WELD
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNITS
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
COORD	COORDINATE
DBA	DEFORMED BAR ANCHOR
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTION
DF-L	DOUGLAS FIR-LARCH
EA	EACH
EF	EACH FACE
EMBED	EMBEDDED
EN	EDGE NAILING
EOR	ENGINEER OF RECORD
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR
FN	FIELD NAILING
FRP	FIBER-REINFORCED POLYMER
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GR	GRADE
HK	HOOK
HORIZ	HORIZONTAL
HS	HIGH STRENGTH
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SHAPE
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
INFO	INFORMATION
LBS	POUNDS
LG	LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
NS	NON-SHRINK
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PAF	POWDER ACTUATED FASTENER
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	POINT
QTY	QUANTITY
REINF	REINFORCING
REM	REMAINDER
REQ'D	REQUIRED
RTU	ROOF TOP UNIT
SCHD	SCHEDULE
SIM	SIMILAR
SLV	SHORT LEG VERTICAL
SOG	SLAB-ON-GRADE
SPF	SPRUCE-PINE-FIR
SQ	SQUARE
STD	STANDARD
T&B	TOP AND BOTTOM
THK	THICK
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TSA	THREADED STUD ANCHOR
TYP	TYPICAL
VERT	VERTICAL
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WF	WIDE FLANGE
WWR	WELDED WIRE REINFORCING

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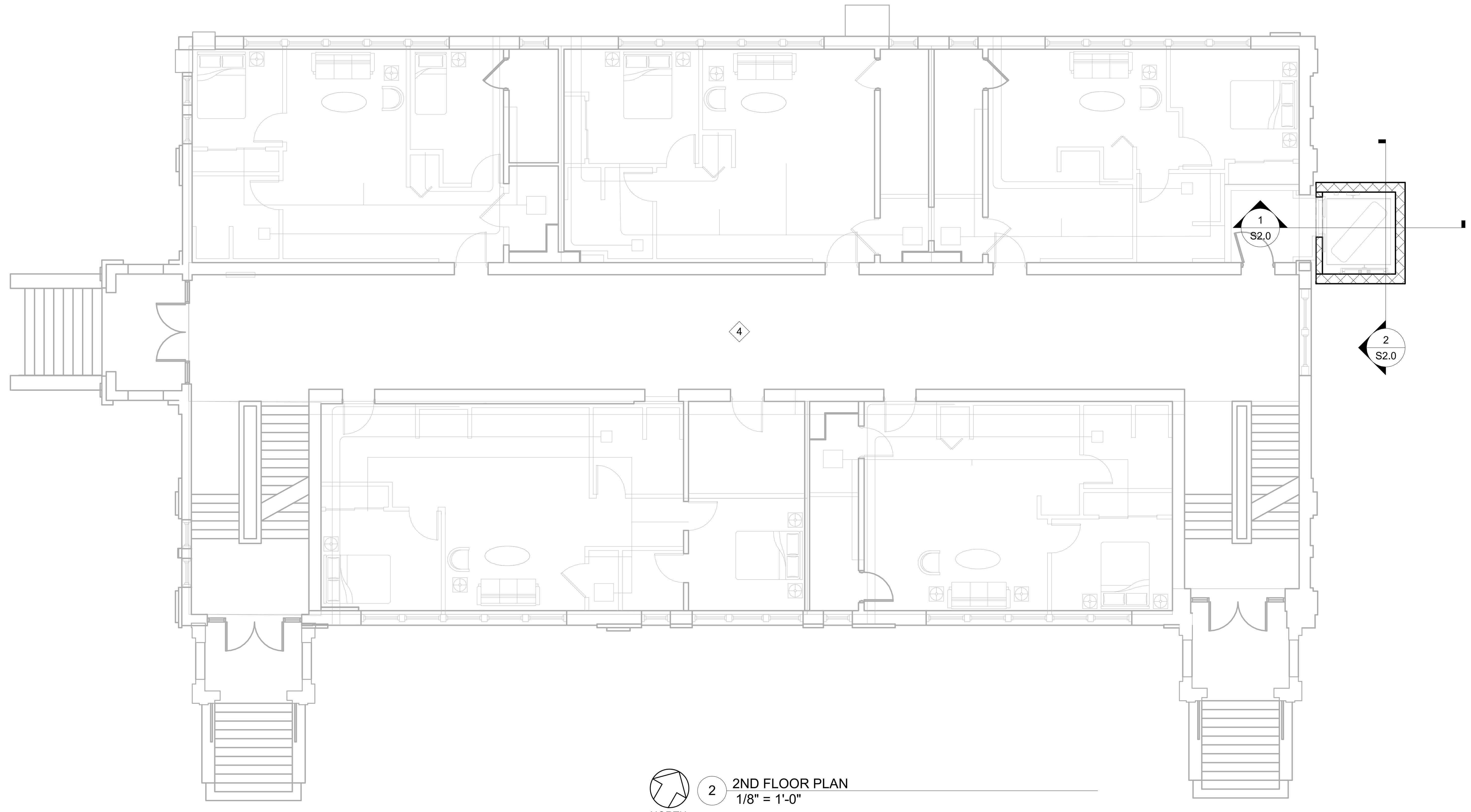
12.9.25

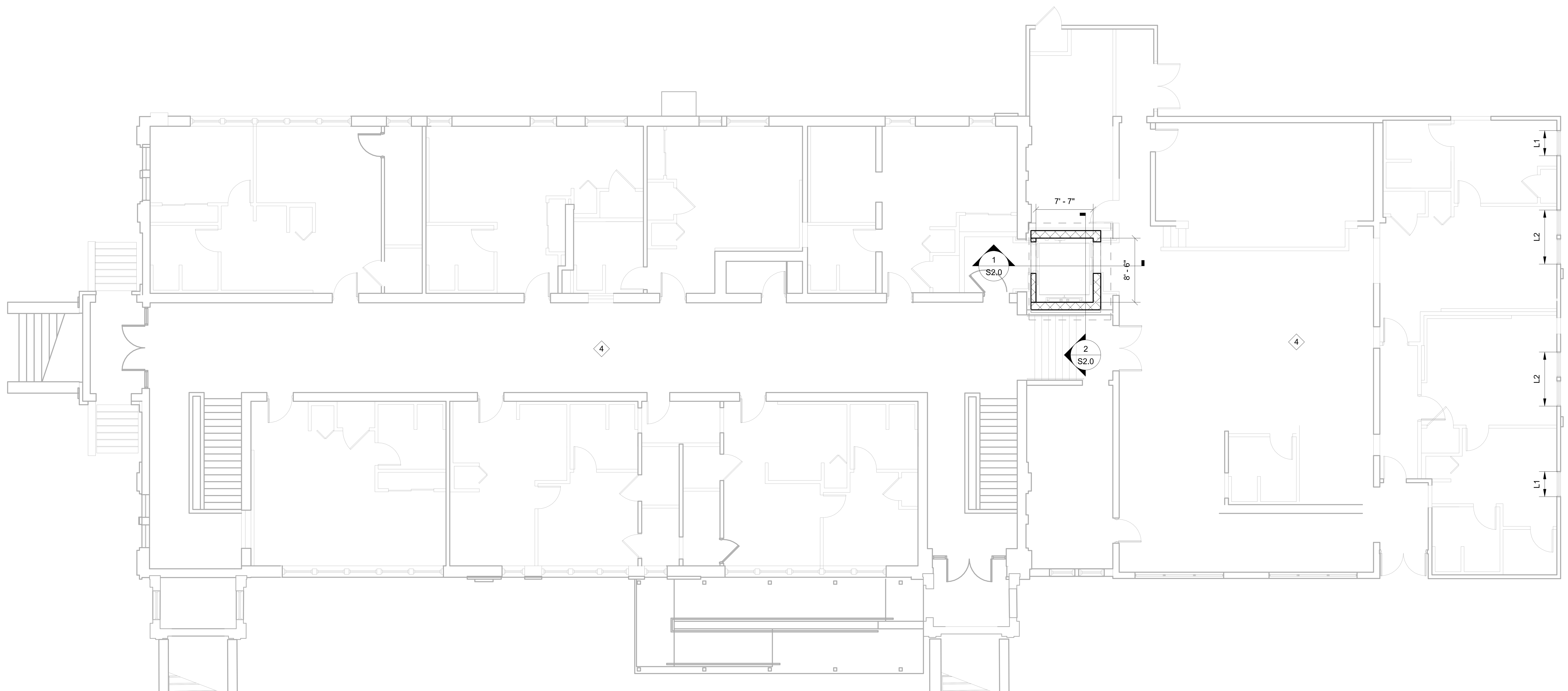
REVISION:

DATE: 12-9-2025
JOB: 25-3479
SHEET NO.:

S0.0



2 2ND FLOOR PLAN
1/8" = 1'-0"
NORTH



1 FOUNDATION PLAN
1/8" = 1'-0"
NORTH

PLAN NOTES

1. FOR GENERAL STRUCTURAL NOTES (GSN) SEE SHEET S0.0
2. DIMENSIONS SHOWN HERE APPLY TO STRUCTURAL ELEMENTS ONLY. SEE ARCHITECTURAL FOR ANY DIMENSIONS NOT NOTED HERE.
3. SEE GSN SHEET S0.0 FOR TYPICAL CMU WALL REINFORCING
4. EXISTING STRUCTURE NOT VISIBLE DUE TO FINISHES. ONCE FINISHES REMOVED EOR TO REVIEW STRUCTURE FOR DAMAGE AND NEEDED REPAIRS.

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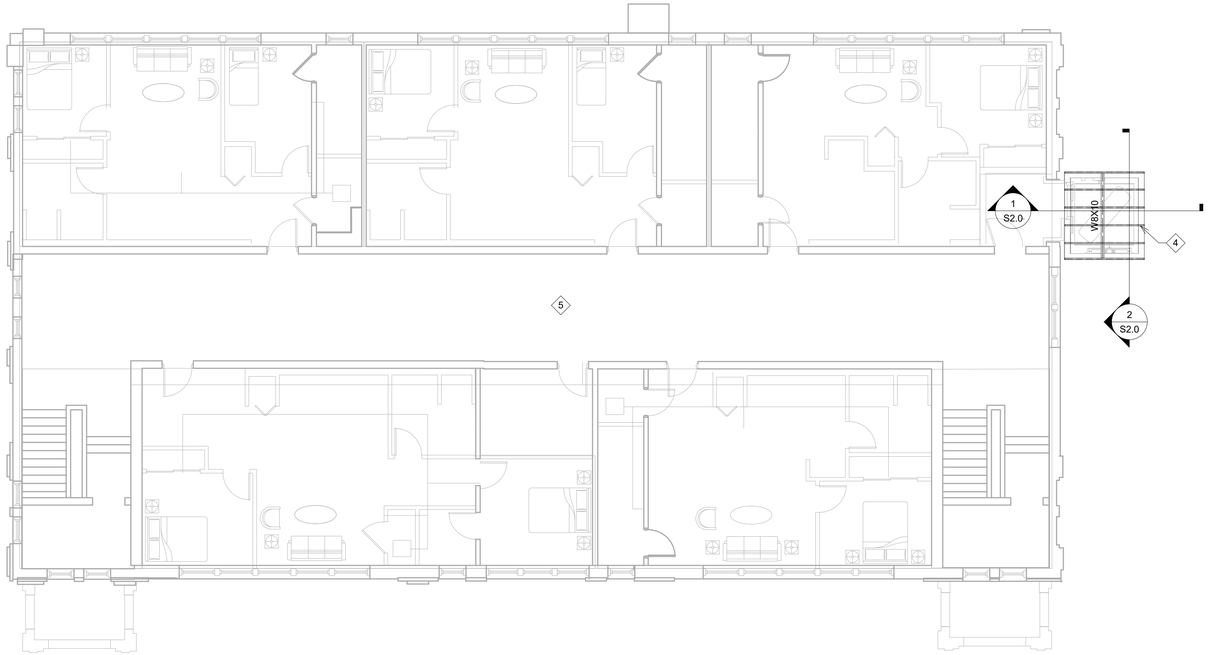
STATE OF TEXAS

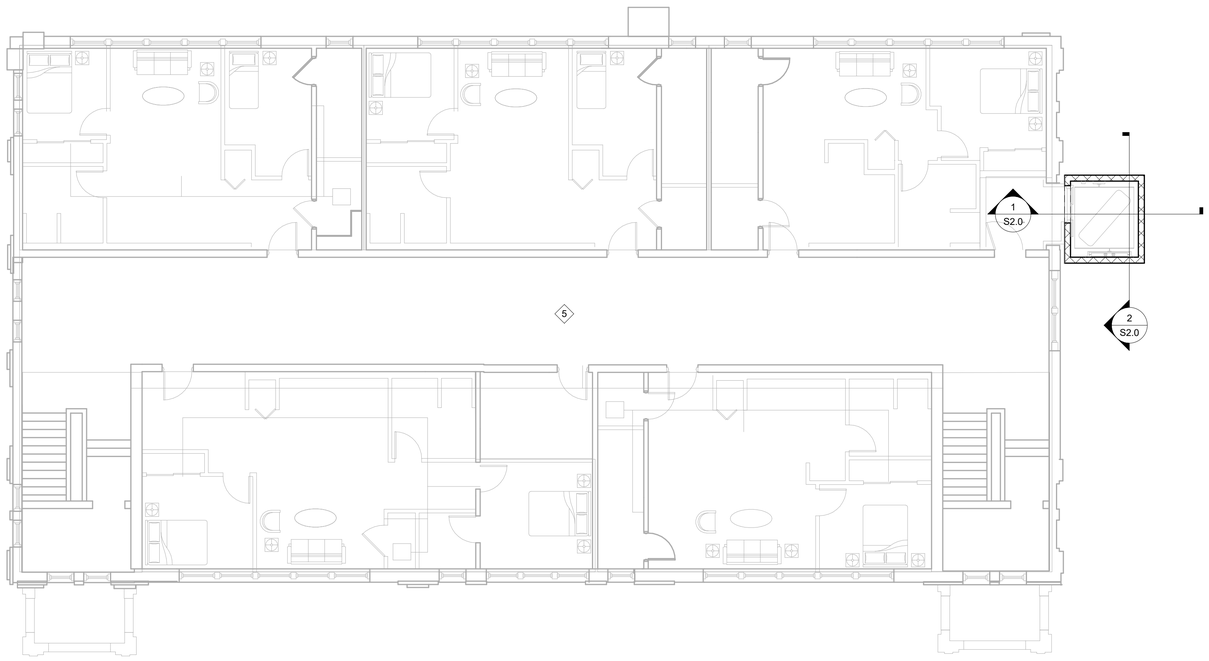
REVISION:

DATE: 12-9-2025
JOB: 25-3479
SHEET NO.:

S1.0



2 ROOF FRAMING PLAN
1/8" = 1'-0"



1 3RD FLOOR PLAN
1/8" = 1'-0"

PLAN NOTES

1. FOR GENERAL STRUCTURAL NOTES (GSN) SEE SHEET S0.0
2. DIMENSIONS SHOWN HERE APPLY TO STRUCTURAL ELEMENTS ONLY. SEE ARCHITECTURAL FOR ANY DIMENSIONS NOT NOTED HERE.
3. SEE GSN SHEET S0.0 FOR TYPICAL CMU WALL REINFORCING

4 ELEVATOR SHAFT ROOF:
JOISTS: 600S-162-33 @24" O.C.
DECK: 3/4" PLYWOOD

5 EXISTING STRUCTURE NOT VISIBLE DUE TO FINISHES. ONCE FINISHES REMOVED EOR TO REVIEW STRUCTURE FOR DAMAGE AND NEEDED REPAIRS.

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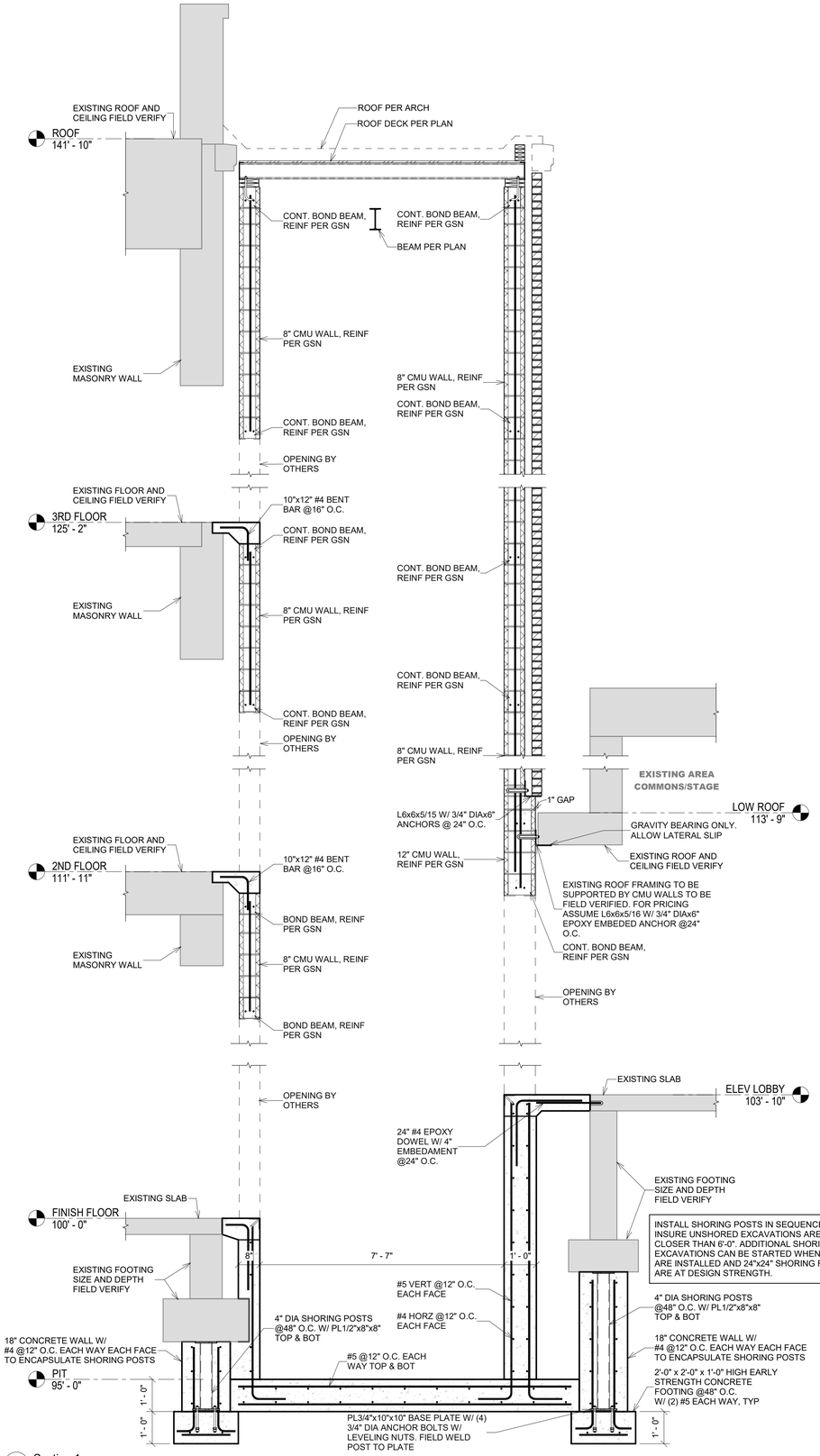
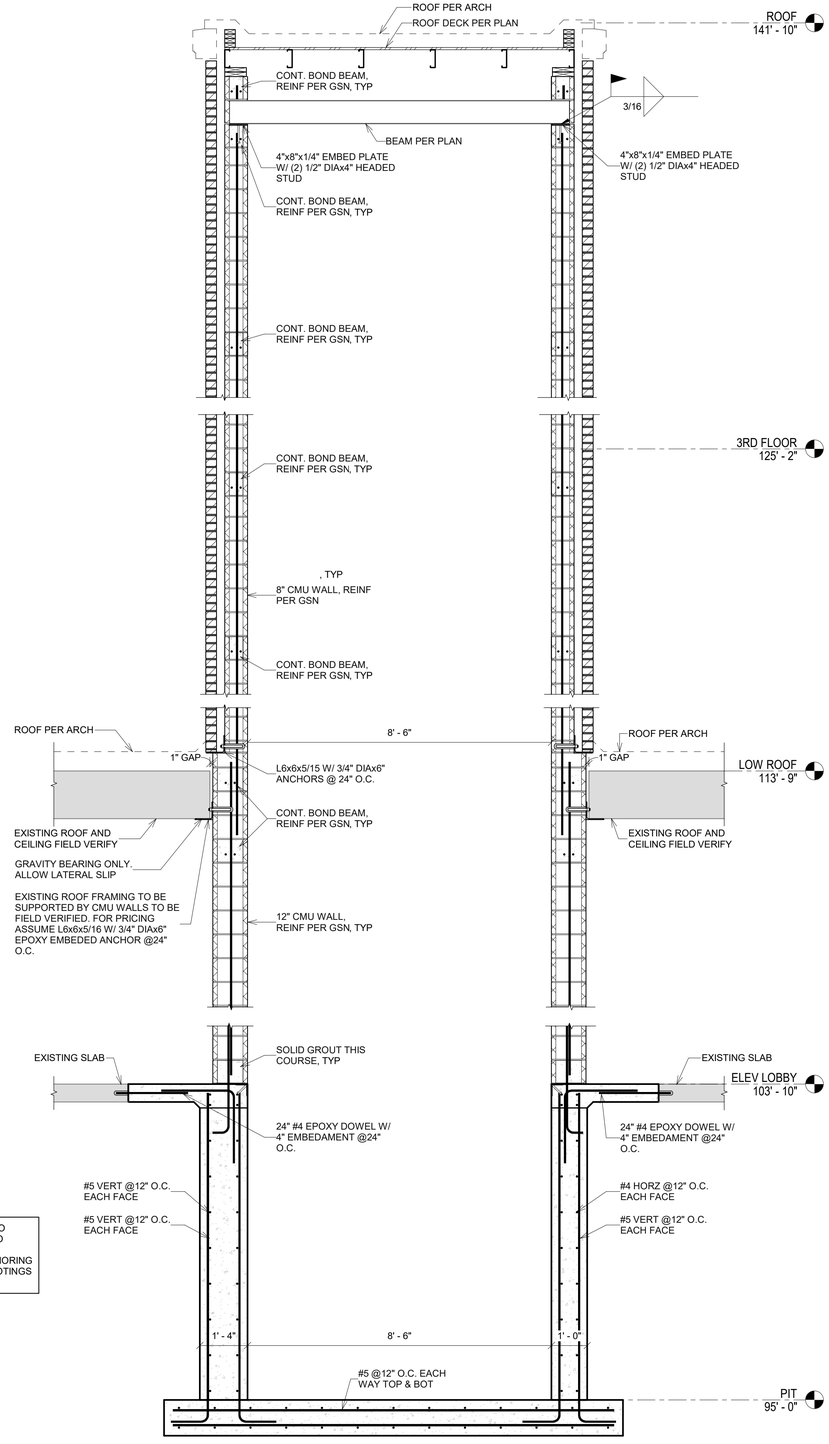


1 Section 1
1/2" = 1'-0"



2 Section 2
1/2" = 1'-0"

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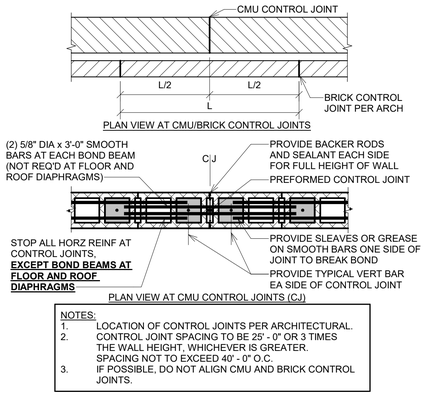
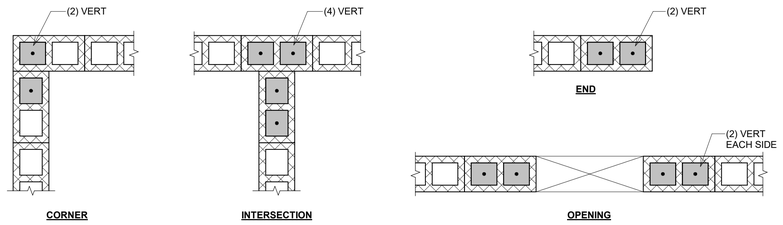
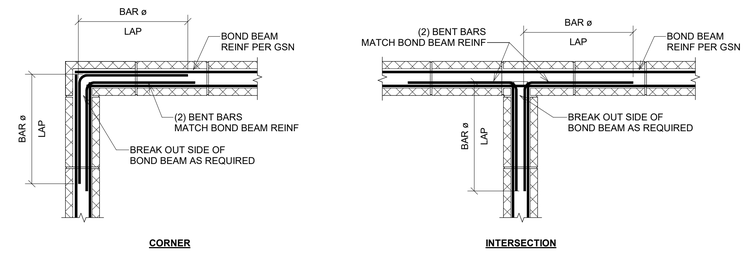


NOTES:
1. LOCATION OF CONTROL JOINTS PER ARCHITECTURAL.
2. CONTROL JOINT SPACING TO BE 25' - 0" OR 3 TIMES THE WALL HEIGHT, WHICHEVER IS GREATER. SPACING NOT TO EXCEED 40' - 0" O.C.
3. IF POSSIBLE, DO NOT ALIGN CMU AND BRICK CONTROL JOINTS.

1 MASONRY CONTROL JOINTS
3/4" = 1'-0"



2 MAS 102 - TYPICAL CMU VERTICAL REINF. DETAIL
3/4" = 1'-0"

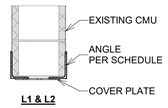


3 MAS 103 - TYPICAL CMU BOND BEAM DETAILS
3/4" = 1'-0"

LINTEL SCHEDULE

MK NO.	LINTEL		REMARKS
	SIZE	PLATE OR ANGLE	
L1	(2) L4x4x1/4		NOTE 1, 2
L2	(2) L6x4x5/16		NOTE 1, 2

LINTEL SCHEDULE NOTES:
1. ALL STEEL LINTELS SHALL HAVE 8" MIN. BEARING EA SIDE OF OPENING.
2. 1/4" COVER PLATE TO BE WELDED AT BOTTOM OF ANGLES.



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Electrical Abbreviations

1P	1 Pole (2P, 3P, 4P, ETC.)	MCB	Main Circuit Breaker
A, Amp	Ampere	MCC	Motor Control Center
AC	Above Counter	MDC	Main Distribution Center
ACLG	Above Ceiling	MDP	Main Distribution Panel
ADO	Automatic Door Opener	MFR	Manufacturer
AF	Amp Frame	MFS	Main Fused Disconnect Switch
AFF	Above Finished Floor	MH	Manhole
AFG	Above Finished Grade	MIC	Microphone
AFI	Arc Fault Circuit Interrupter	MIN	Minimum
		MISC	Miscellaneous
AHU	Air Handling Unit	MLO	Main Lugs Only
AL	Aluminum	MMS	Manual Motor Starter
ALT	Alternate	MOA	Multioutlet Assembly
AMP	Ampere	MSP	Motor Starter Panelboard
AMPL	Amplifier	MSBD	Main Switchboard
ANNUN	Annunciator	MSS	Motor Starter Switch
APPROX	Approximately	MT	Mount
AQ-STAT	Aquastat	MT.C	Empty Conduit
ARCH	Architect, Architectural	MTS	Manual Transfer Switch
AS	Amp Switch	MTR	Motor, Motorized
AT	Amp Trip	N.C.	Normally Closed
ATS	Automatic Transfer Switch	NEC	National Electrical Code
AUTO	Automatic	NEMA	National Electrical Manufacturer's Association
AUX	Auxiliary		
AV	Audio Visual	NFDS	Non-Fused Safety Disconnect Switch
AWG	American Wire Gauge		
BATT	Battery	NIC	Not In Contract
BD	Board	NL	Night Light
BLDG	Building	N.O.	Normally Open
BMS	Building Management System	NPF	Normal Power Factor
C	Conduit	NTS	Not To Scale
CAB	Cabinet	OC	On Center
CAT	Catalog	OH	Overhead
CATV	Cable Television	OL	Overloads
CB	Circuit Breaker	PA	Public Address
CCTV	Closed Circuit Television	PB	Pull Box Or Pushbutton
CKT	Circuit	PE	Pneumatic Electric
CLG	Ceiling	PED	Pedestal
COMB	Combination	PF	Power Factor
CMPR	Compressor	PH	Phase
CONN	Connection	PIV	Post Indicating Valve
CONST	Construction	PNL	Panel
CONT	Continuation Or Continuous	PP	Power Pole
CONTR	Contractor	PR	Pair
CONV	Convector	PRI	Primary
CP	Circulating Pump	PROJ	Projection
CRT	Cathode-Ray Tube	PRV	Power Roof Ventilator
CT	Current Transformer	PT	Potential Transformer
CTR	Center	PVC	Polyvinyl Chloride (Conduit)
CU	Copper	PWR	Power
DCP	Domestic Water Circulating Pump	QUAN	Quantity
DEPT	Department	RCPT	Receptacle
DET	Detail	REQD	Required
DIA	Diameter	RM	Room
DISC	Disconnect	RSC	Rigid Steel Conduit
DIST	Distribution	RTU	Roof Top Unit
DN	Down	SC	Surface Conduit
DPR	Damper	SEC	Secondary
DS	Safety Disconnect Switch	SHT	Sheet
DT	Double Throw	SIM	Similar
DWG	Drawing	SLD	Single-Line Diagram
EC	Electrical Contractor	S/N	Solid Neutral
ELEC	Electric, Electrical	SPEC	Specification
ELEV	Elevator	SPKR	Speaker
ELU	Emergency Lighting Unit	SP	Spare
EM	Emergency	SPP	Single-Point Power
EMS	Energy Management System	SR	Surface Raceway
EMT	Electrical Metallic Tubing	SS	Stainless Steel
EP	Electric Pneumatic	SSW	Selector Switch
EQUIP	Equipment	S/S	Stop/Start Pushbuttons
EWC	Electric Water Cooler	STA	Station
EXIST	Existing	STD	Standard
EXH	Exhaust	SURF	Surface Mounted
EXP	Explosion Proof	SW	Switch
FA	Fire Alarm	SWBD	Switchboard
FABP	Fire Alarm Booster Power Supply Panel	SYM	Symmetrical
		SYS	System
FACP	Fire Alarm Control Panel	TEL	Telephone
FCU	Fan Coil Unit	TERM	Terminal
FIXT	Fixture	TL	Twist Lock
FLR	Floor	TR	Tamper Resistant
FLUOR	Fluorescent	T-STAT	Thermostat
FU	Fuse	TTC	Telephone Terminal Cabinet
FUDS	Fused Safety Disconnect Switch	TV	Television
GA	Gauge	TVTC	Television Terminal Cabinet
GAL	Gallon	TYP	Typical
GALV	Galvanized	UC	Under Counter
GC	General Contractor	UE	Underground Electrical
GEN	Generator	UG	Underground
GFI	Ground Fault Circuit Interrupter	UH	Unit Heater
GFP	Ground Fault Protector	UT	Underground Telephone
GND	Ground	UTIL	Utility
GRS	Galvanized Rigid Steel (Conduit)	UV	Ultraviolet
GYP BD	Gypsum Board	V	Volt
HOA	Hands-Off-Automatic Switch	VA	Volt-Amperes
HORIZ	Horizontal	VDT	Video Display Terminal
HP	Horsepower	VERT	Vertical
HPF	High Power Factor	VFD	Variable Frequency Drive
HT	Height	VOL	Volume
HTG	Heating	W	Watt
HTR	Heater	W/	With
HV	High Voltage	WG	Wire Guard
HVAC	Heating, Ventilating And Air Conditioning	WH	Water Heater
		W/O	Without
IC	Interrupting Capacity	WP	Weatherproof
IG	Isolated Ground	XFMR	Transformer
IMC	Intermediate Metal Conduit	XFR	Transfer
INCAND	Incandescent		
IR	Infrared		
I/W	Interlock With		
J-BOX	Junction Box	∠	Angle
KV	Kilovolt	@	At
KVA	Kilovolt-Ampere	▲	Delta
KVAR	Kilovolt-Ampere Reactive	'	Feet
KW	Kilowatt	"	Inches
KWH	Kilowatt Hour	#	Number
LOC	Locate Or Location	Ø	Phase
LT	Light	C	Center Line
LTG	Lighting	P	Plate
LTNG	Lightning		
LV	Low Voltage		
MAX	Maximum		
MAG.S	Magnetic Starter		
M/C	Momentary Contact		
MC	Mechanical Contractor		

Electrical Symbol Legend

Lighting Symbols

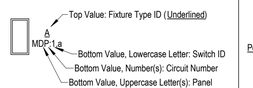
- Lighting Fixtures, Typical, Rectangular (Various Symbols)
- Lighting Fixtures, Typical, Round (Various Symbols) Center dot indicates pendant. Chevron indicates wall wash.
- Wall-mounted fixtures, Typical (Various Symbols)
- Strip Fixture
- Directional Light, Track Light, Flood Light
- Linear Light, Tape Light
- Emergency Lighting Unit, Ceiling-Mounted, Integral Battery
- Emergency Lighting Unit, Ceiling-Mounted, Remote Battery
- Emergency Lighting Unit, Wall-Mounted, Integral Battery
- Emergency Lighting Unit, Wall-Mounted, Remote Battery
- Exit Light, Ceiling-Mounted. Shading and arrows indicate faces and directional chevrons.
- Exit Light, Wall-Mounted. Shading and arrows indicate faces and directional chevrons.
- Exit/ELU Combo
- Pole/Area Lights
- Post-Top Area Light
- Bollard Light
- Hatch indicates light on an emergency or life safety circuit.
- Single-Pole Switch
- Two-Pole Switch
- Three-Pole Switch

Switch Modifiers:

3: 3-Way	OS: Occupancy Sensor
4: 4-Way	VS: Vacancy Sensor
K: Keyed	CT: Above-Counter
D: Dimming	LV: Low-Voltage
T: Timer	M: Motor-Rated

- Lighting Contactor
- Lighting Control Panel
- Occupancy Sensor
- Daylight Harvesting Sensor

Lighting Tags



Absence of a switch designation on a lighting fixture indicates fixture is controlled by the only switch in the space. An "x" in place of the switch designation indicates unswitched.

Switch ID indicated by a lowercase letter. Switch IDs are unique per space. A switch with an ID "a" controls all devices within the space in which it is located tagged with "a". A switch without a tagged ID controls all lighting fixtures within a space. ID tags may be used on control devices other than switches, such as occupancy sensors or contactors.

Miscellaneous

- Area Not in Contract
- Note by Symbol

Callout:
Top Value: Detail Number on Sheet
Bottom Value: Sheet Number of Detail

Room
2
Room Name and Number

Power Symbols

- Simplex Receptacle
- Duplex Receptacle
- Quadruplex Receptacle
- Special Receptacle, Type as Indicated

Receptacle Modifiers:
##: Height AFF(to center)
CT: Device Mounted Above Counter Top
IG: Isolated Ground
H: Device Mounted Horizontally
WP: Weatherproof In-Use Cover

- Half shading indicates split (typically switched)
- Outside shading indicates tamperproof device
- Center shading indicates GFI type
- Full shading indicates tamperproof GFI type
- Multioutlet Assembly. Filled squares indicate 120V outlet. Open squares indicate with USB
- Cord Reel, Device Varies
- Drop Cord, Device Varies
- Junction Box
- Floor Box, see schedule for type
- Emergency Power Off
- Door Opener Push Plate
- Power Meter
- Safety Switch, Fused
- Safety Switch, Unfused
- Motor Starter
- Combination Starter/Disconnect
- Contactor

Power Device and Equipment Tags

Electrical DeviceTags: Uppercase letter(s) indicates Panel ID and circuit number. Lowercase letter indicates designation of controlling switch (where applicable).

Equipment Tags: Equipment ID is indicated by an underlined tag adjacent to the equipment. See the equipment connection schedule for description, electrical requirements, and panel and circuit number. Symbols/graphic appearance of equipment varies.

Wiring

- Solid, arced lines connecting equipment, devices, or fixtures indicate unswitched power circuiting. Wires are only intended to indicate to what circuit devices are connected. Actual connections, circuit routing, installtion, junction boxes, etc. shall be field-determined by the contractor.
- Dashed, arced lines connecting equipment, devices, or fixtures indicate switched power.
- Home run to branch circuit panelboard. The equipment name and circuit number(s) are indicated, separated by a hyphen. Homeruns are only intended to indicate panel and circuit number. Actual homerun location shall be field-determined by the contractor.

Power Distribution Equipment

Hatched fill indicates distribution panel or switchboard.
Solid fill indicates branch panel or load center.
Dashed box indicates code-required clearance (width and depth).
Door indicates front of recessed panel.

Devices and fixtures are tagged with Panel and circuit number. For example, a device tagged with "A:1" indicates the device is circuited to panel designated "A," circuit number 1.

- T1 Transformer: Typically transformer names begin with or contain the letter "T". See Single-Line Diagram for description and requirements.

Telecom Symbols

- Data Outlet
- Telephone Outlet
- Data/Telephone Outlet

Outlet Modifiers:
##": Height AFF (to center)
CT: Mounted Above Counter Top

- Wireless Access Point
- TV Outlet

GENERAL ELECTRICAL NOTES

A. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF PLUMBING AND MECHANICAL INSTALLATION. CONDUITS SHALL BE ROUTED THROUGH JOIST WEBS WHERE POSSIBLE.
B. VERIFY EXACT PLACEMENT OF ALL LUMINAIRES, DEVICES, AND EQUIPMENT SHOWN ON THE ELECTRICAL CONSTRUCTION DOCUMENTS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS PRIOR TO FINAL PLACEMENT.
C. ELECTRICAL EQUIPMENT AND DEVICES SHALL BE "LISTED" AND "IDENTIFIED" AS RATED FOR A MINIMUM OF 75°C CONDUCTOR TERMINATION.
D. DEFINITION OF TERMS

"SHALL":	ACTION THAT IS REQUIRED WITHOUT OPTION OR QUALIFICATION.
"FURNISH":	CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING.
"INSTALL":	CONTRACTOR SHALL BE RESPONSIBLE FOR LABOR AND CONSTRUCTION EQUIPMENT NECESSARY TO SET IN PLACE, CONNECT, CALIBRATE AND TEST EQUIPMENT FURNISHED BY HIM OR OTHERS.
"PROVIDE":	CONTRACTOR SHALL FURNISH AND INSTALL.

MOUNTING HEIGHT REQUIREMENTS:
UNLESS SPECIFICALLY INDICATED OTHERWISE, THE FOLLOWING MOUNTING HEIGHTS SHALL APPLY:

• RECEPTACLES	16" TO BOTTOM
• TELECOMMUNICATIONS OUTLETS	16" TO BOTTOM
• LIGHT SWITCHES	48" TO TOP
• THERMOSTATS	48" TO TOP
• HUMIDISTATS	48" TO TOP
• FIRE ALARM PULL STATIONS	48" TO TOP
• FIRE ALARM NOTIFICATION DEVICES	LOWER OF: 88" TO BOTTOM OR TOP AT 6' BELOW CEILING

GENERAL LIGHTING NOTES

A. THE CIRCUITING OF ALL LUMINAIRES HAS BEEN SHOWN ON THE PLANS, AND THE CONTRACTOR SHALL FOLLOW THIS CIRCUITING LAYOUT.
B. CIRCUIT ALL EMERGENCY LIGHTS, NIGHT LIGHTS AND EXIT LIGHTS TO AN UNSWITCHED HOT CONDUCTOR, UPSTREAM OF ALL CONTROLS.
C. DIRECT CURRENT POWER WIRING FROM EXIT SIGNS TO REMOTE EXTERIOR EMERGENCY LIGHTING HEADS SHALL BE (2) #10 IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.
D. IN AREAS WHERE CEILING MOUNTED OCCUPANCY SENSORS ARE USED FOR LIGHTING CONTROL IN CONJUNCTION WITH WALL SWITCHES, OCCUPANCY SENSOR/POWER PACK SHALL SWITCH LEG SHALL BE WIRED IN SERIES WITH WALL SWITCHES TO PROVIDE OVERRIDE "OFF" CONTROL FOR LIGHTS.
E. CONTROL WIRING FOR 0-10 V-dc DIMMING SIGNAL CIRCUITS SHALL BE NEC CLASS 1, ROUTED IN SAME RACEWAY/CABLE WITH LIGHTING CIRCUIT POWER CONDUCTORS. WIRING SHALL CONSIST OF (2) #16 SOLID CU THHN OR TFN CONDUCTORS. CONDUCTOR INSULATION COLOR SHALL BE VIOLET (+ V-dc) AND PINK (- V-dc). WHERE MC-CABLE IS USED FOR FINAL 6' POWER CONNECTION WHIP TO LUMINAIRE, UTILIZE "LUMINARY" TYPE MC-CABLE WITH INTEGRAL CLASS 1 CONTROL WIRING.

GENERAL POWER NOTES

A. THE CIRCUITING OF ALL DEVICES HAS BEEN SHOWN ON THE PLANS, AND THE CONTRACTOR SHALL FOLLOW THIS CIRCUITING LAYOUT.
B. VERIFY EXACT LOCATIONS OF HVAC AND PLUMBING EQUIPMENT WITH THE GENERAL CONTRACTOR AND ASSOCIATED SUBCONTRACTORS. COORDINATE CONDUIT STUB-UP AND POWER CONNECTIONS PRIOR TO COMMENCING ROUGH-IN WORK. ELECTRICAL DEVICES (DISCONNECTS, RECEPTACLES, ETC.) INSTALLED ON EQUIPMENT SHALL BE MOUNTED ON A NON-REMOVABLE PANEL OF THE EQUIPMENT. FIELD COORDINATE EXACT DEVICE MOUNTING LOCATIONS PRIOR TO INSTALLATION.
C. WALL MOUNTED HVAC CONTROL DEVICES (THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS, CO_2 SENSORS, ETC) SHALL BE PROVIDED BY MECHANICAL CONTRACTOR. UNLESS NOTED OTHERWISE, ELECTRICAL CONTRACTOR SHALL PROVIDE SINGLE GANG WALL BOX WITH 1/2" CONDUIT STUBBED OUT TO ABOVE ACCESSIBLE CEILING WITH NYLON BUSHINGS AND PULLSTRING IN RACEWAY. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF DEVICES.

GENERAL TELECOMMUNICATIONS NOTES

A. PROVIDE THE FOLLOWING RACEWAY ROUGH-IN FOR TELECOMMUNICATIONS OUTLET TYPES INDICATED:
   - WALL PHONE OUTLET: 2"x4"x2-1/8" DEEP DEVICE BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.
   - PHONE/DATA OUTLET: 4-11/16" SQUARE x 3-1/4" DEEP BOX (RACO #260 OR EQUAL) WITH 1-GANG DEVICE RING AND 1-1/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.
   - TV OUTLET: 4-11/16" SQUARE x 3-1/4" DEEP BOX (RACO #260 OR EQUAL) WITH 2-GANG DEVICE RING AND (1) 2" CONDUIT TO ABOVE ACCESSIBLE CEILING.
B. PROVIDE NYLON BUSHINGS FOR ALL CONDUIT ENDS NOT CONNECTED TO A BOX OR FITTING TO PROTECT CABLING FROM DAMAGE.
C. CONDUITS FROM EACH OUTLET SHALL BE STUBBED 2" ABOVE THE FINISHED CEILINGS IN AREAS WITH ACCESSIBLE TILES. IN AREAS WITH OPEN CEILINGS, STUB CONDUIT INTO STRUCTURAL JOIST SPACE.
D. PROVIDE BLANK, STAINLESS STEEL COVER PLATES FOR ALL OUTLETS NOT ACTIVATED BY OWNER.
E. PROVIDE SUITABLE PULL STRING IN ALL CONDUITS.
F. ALL TELECOMMUNICATIONS AND A/V CABLING, JACKS, CONNECTORS, TERMINATIONS, EQUIPMENT AND TESTING SHALL BE PROVIDED BY OWNER.

GENERAL FIRE ALARM NOTES

A. FIRE ALARM CABLING SHALL BE INSTALLED IN CONDUIT WHERE EXPOSED, INACCESSIBLE, AND WHERE SUBJECT TO PHYSICAL DAMAGE.
B. DUCT TYPE SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY FIRE ALARM CONTRACTOR, INSTALLED IN DUCT BY MECHANICAL CONTRACTOR.
C. FIRE ALARM SYSTEM HVAC SHUT DOWN RELAYS SHALL BE PROVIDED AND WIRED TO FIRE ALARM CONTROL PANEL BY FIRE ALARM CONTRACTOR. LOCATE RELAYS WITHIN 5' OF HVAC EQUIPMENT AND PROVIDE CONDUIT WITH PULL STRING FROM RELAY TO EQUIPMENT. UNIT SHUT DOWN CONTROL WIRING SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.
D. AT LOCATION OF SMOKE DAMPERS AND COMBINATION FIRE/SMOKE DAMPERS, PROVIDE DUCT OR AREA SMOKE DETECTOR (AS SHOWN ON PLANS) WITHIN 5' OF DAMPER AND WIRE TO FIRE ALARM CONTROL PANEL. PROVIDE FIRE ALARM RELAY FOR CONTROL OF 120V POWER TO DAMPER ACTUATOR. DAMPER SHALL CLOSE UPON DETECTION OF SMOKE.
E. IN ADDITION TO VALVES INSTALLED ON FIRE SPRINKLER SYSTEM RISER, ALL VALVES INSTALLED OUTSIDE THE BUILDING (POST INDICATOR VALVE, TAPPING SLEEVE VALVE, ETC.) SHALL BE SUPERVISED BY THE FIRE ALARM SYSTEM. PROVIDE ADDRESSABLE MONITORING MODULE AND SURGE PROTECTION DEVICE (DITEK #DTK-2MHLP48B) FOR EACH MONITORED VALVE. COORDINATE WITH GC AND SITE WORK CONTACTOR FOR ALL VALVES INSTALLED. MONITORING IS NOT REQUIRED FOR VALVES INSTALLED IN ROADWAY BOXES BY THE MUNICIPALITY/PUBLIC UTILITY.

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Project 25045

11/20/2025

Electrical Sheet List

GENERAL ELECTRICAL DEMOLITION NOTES

1. REMOVE ALL NM, BX, MC, AC AND OTHER CABLE SYSTEMS AND WIRING FOR ALL ABANDONED CIRCUITS.
2. REMOVE ALL ABANDONED CONDUITS ABOVE LAY-IN CEILINGS, EXPOSED CONDUITS, FLEXIBLE CONDUITS, SURFACE RACEWAY, SURFACE MOUNTED OUTLET/JUNCTION BOXES AND EQUIPMENT UNLESS NOTED OTHERWISE.
3. WHERE ABANDONED FEEDERS AND BRANCH CIRCUITS ARE CONCEALED WITHIN WALLS, FLOORS AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING AND CAP CONDUITS AT BOTH ENDS.
4. WHERE ABANDONED OUTLET AND JUNCTION BOXES ARE RECESSED FLUSH IN WALLS, FLOORS AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING AND WIRING DEVICES AND PROVIDE BLANK STAINLESS STEEL COVERPLATES FOR BOXES 6"x6" AND SMALLER. REMOVE BOXES LARGER THAN 6"x6" AND PATCH SURFACE TO MATCH EXISTING. COORDINATE WITH ARCHITECT FOR FINAL DIRECTION.
5. ALL EQUIPMENT, FIXTURES, RACEWAY, WIRING AND DEVICES WHICH ARE REMOVED SHALL BE REMOVED FROM THE JOB SITE BY THIS CONTRACTOR, UNLESS DIRECTED OTHERWISE BY THE ARCHITECT OR OWNER'S REPRESENTATIVE. CONFORM TO ALL LAWS AND ORDINANCES IN EFFECT CONCERNING THE PROPER DISPOSAL OF LUMINAIRES AND LAMPS.
6. COORDINATE THE REMOVAL OF MECHANICAL AND PLUMBING EQUIPMENT WITH THE MECHANICAL AND PLUMBING CONTRACTORS. ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ELECTRICAL POWER AND CONTROL CIRCUITS FOR EQUIPMENT BEING REMOVED. REMOVE ALL ELECTRICAL EQUIPMENT ASSOCIATED WITH DEMOLISHED MECHANICAL AND PLUMBING EQUIPMENT (DISCONNECT SWITCHES, MOTOR STARTERS, RELAYS, ETC).

GENERAL ELECTRICAL REMODEL NOTES

1. DESIGN IS BASED ON FIELD INFORMATION, AS-BUILT DRAWINGS AND OWNER FURNISHED INFORMATION. CONTRACTOR SHALL VERIFY ACCURACY OF ALL EXISTING CONDITIONS. IN CASE OF DISCREPANCY, PROVIDE ALL NECESSARY CONDUIT, WIRE, BOXES, FITTINGS, ETC. FOR A COMPLETE OPERATING ELECTRICAL SYSTEM.
2. EXISTING EQUIPMENT, WIRING DEVICES, LIGHTS, CONDUIT, WIRING, ETC., NOT DISTURBED BY NEW CONSTRUCTION WORK SHALL BE MAINTAINED AND UNDAMAGED. THESE ITEMS, IF SHOWN, ARE SHOWN FOR INFORMATION PURPOSES ONLY UNLESS NOTED OTHERWISE. THIS CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND TO BECOME FAMILIAR WITH ALL WORK TO BE PERFORMED. FAILURE TO DO SO WILL NOT RELIEVE THIS CONTRACTOR OF THE RESPONSIBILITY FOR PERFORMING ALL WORK NECESSARY TO PROVIDE A WORKMANLIKE INSTALLATION.
3. FIELD VERIFY THE LOCATION AND CONDITION OF ALL EXISTING UTILITIES AND PROVIDE PROTECTION FOR THESE UTILITIES DURING THE COURSE OF WORK. EXISTING UTILITIES, BUILDING MATERIALS AND ASSOCIATED ITEMS DAMAGED BY THIS CONTRACTOR, OR ANY PARTIES ASSOCIATED WITH THIS CONTRACTOR, SHALL BE REPAIRED OR REPLACED AT THIS CONTRACTOR'S EXPENSE, IN A TIMELY MANNER, AND TO THE OWNER'S WRITTEN ACCEPTANCE.
4. THERE SHALL NOT BE ANY INTERRUPTION TO EXISTING SERVICES (ELECTRICAL, FIRE ALARM, TELEPHONE, ETC.) WITHOUT PRIOR SCHEDULING OF SUCH OUTAGES WITH THE OWNER, ARCHITECT, AND ALL OTHER PARTIES INVOLVED.
5. MAINTAIN ACCURATE RECORDS OF ALL MODIFICATIONS TO THE EXISTING SYSTEMS WHICH ARE TO REMAIN AND DELIVER ALL RECORD DRAWINGS INDICATING SUCH MODIFICATIONS TO THE OWNER UPON COMPLETION OF THE PROJECT. MAINTAIN IN THE PROJECT CONSTRUCTION OFFICE, AS THE WORK PROGRESSES, AN UP-TO-DATE, NEATLY MARKED COPY OF THESE DRAWINGS FOR REVIEW BY THE ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE.
6. WHERE NEW ADDITION WORK OR REMODELING INTERFERES WITH CIRCUITS IN ROOMS OTHERWISE UNDISTURBED, EXISTING CIRCUITS SHALL BE REWORKED AS REQUIRED TO MAINTAIN SERVICE.
7. EXISTING ROUGH-IN BOXES AND CONDUIT MAY BE UTILIZED FOR NEW DEVICES IF THEY ARE OF PROPER SIZE AND MATERIAL, AND ARE IN SUITABLE LOCATIONS. HOWEVER, NEW DEVICES AND WIRING MUST BE INSTALLED.
8. WHERE EXISTING EQUIPMENT IS BEING REPLACED WITH NEW EQUIPMENT OR RELOCATED EQUIPMENT, ELECTRICAL CONTRACTOR MAY REUSE THE EXISTING CONDUIT AND ROUGH-IN LOCATIONS IF POSSIBLE, BUT ALL CONDUCTORS SHALL BE NEW.
9. CIRCUITING SHOWN IN REMODELED AREAS MAY BE MODIFIED TO SUIT FIELD CONDITIONS. HOWEVER, KEEP CIRCUITS APPROXIMATELY AS SHOWN ON PLANS TO AVOID OVERLOADING OF CIRCUITS AND TO LIMIT VOLTAGE DROP.
10. MAINTAIN FIRE RATING OF ALL EXISTING WALLS, FLOORS AND CEILING SYSTEMS.
11. NEW DEVICES INSTALLED ON EXISTING WALLS AND CEILINGS IN OCCUPIED SPACES SHALL HAVE WIRING INSTALLED CONCEALED. SURFACE RACEWAY (WIREMOLD) SHALL ONLY BE INSTALLED ON EXISTING WALLS AND HARD CEILINGS WHERE WIRING CANNOT BE INSTALLED CONCEALED (I.E. CONCRETE, BRICK,CMU, ETC). OBTAIN APPROVAL FROM ARCHITECT, ENGINEER, AND OWNER PRIOR TO EACH OCCURRENCE WHERE SURFACE RACEWAY IS INSTALLED. SURFACE RACEWAY SHALL BE STEEL, SINGLE CHANNEL TYPE, IVORY COLORED, COMPLETE WITH ALL ELBOWS, BOXES, SUPPORTS, COVERS, ETC. AS REQUIRED. SURFACE RACEWAY SYSTEMS SHALL BE MANUFACTURED BY WIREMOLD, HUBBELL, OR MONOSYSTEMS, AND SHALL BE OF TYPES AS FOLLOWS:
   - POWER AND FIRE ALARM: WIREMOLD 500 SERIES
   - COMMUNICATIONS AND A/V: WIREMOLD 2400 SERIES

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HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

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TIMOTHY C. TREDWAY
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11-20-2025

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GENERAL ELECTRICAL NOTES

1. COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
2. AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

NOTES BY SYMBOL

1. SLIDE DIMMER CLOSEST TO DOOR SHALL CONTROLL ALL LIGHTS IN BEDROOM, AND THE OTHER SWITCH SHALL CONTROL THE CEILING FAN.
2. SWITCH CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
3. PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
4. PROVIDE TIMER SWITCH EQUAL TO AIR CYCLER 'SMART EXHAUST' FOR CONTROL OF EXHAUST FAN. SET SWITCH PER MANUFACTURER'S INSTRUCTIONS TO OPERATE FAN AS INDICATED BELOW:
   STUDIO: 18 MINUTES PER HOUR
   1 BEDROOM: 18 MINUTES PER HOUR
   2 BEDROOM: 25 MINUTES PER HOUR

1 **ELECTRICAL LIGHTING PLAN-BUILDING A-FIRST FLOOR**
1/8" = 1'-0"

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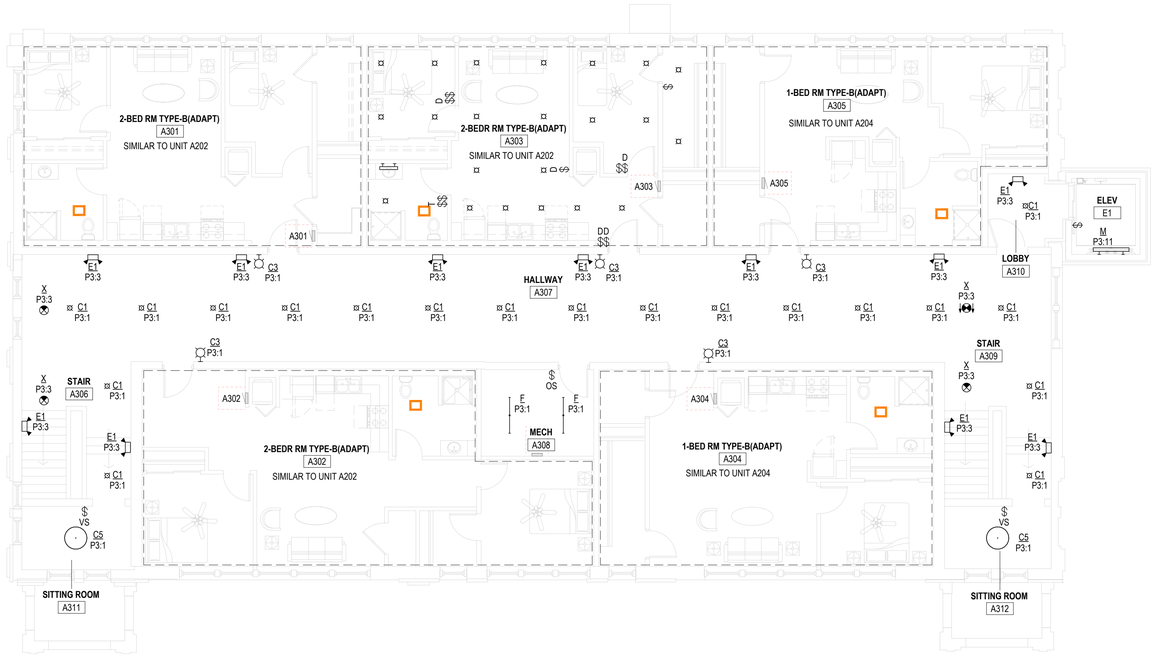

2 ELECTRICAL LIGHTING PLAN-BUILDING A-THIRD FLOOR

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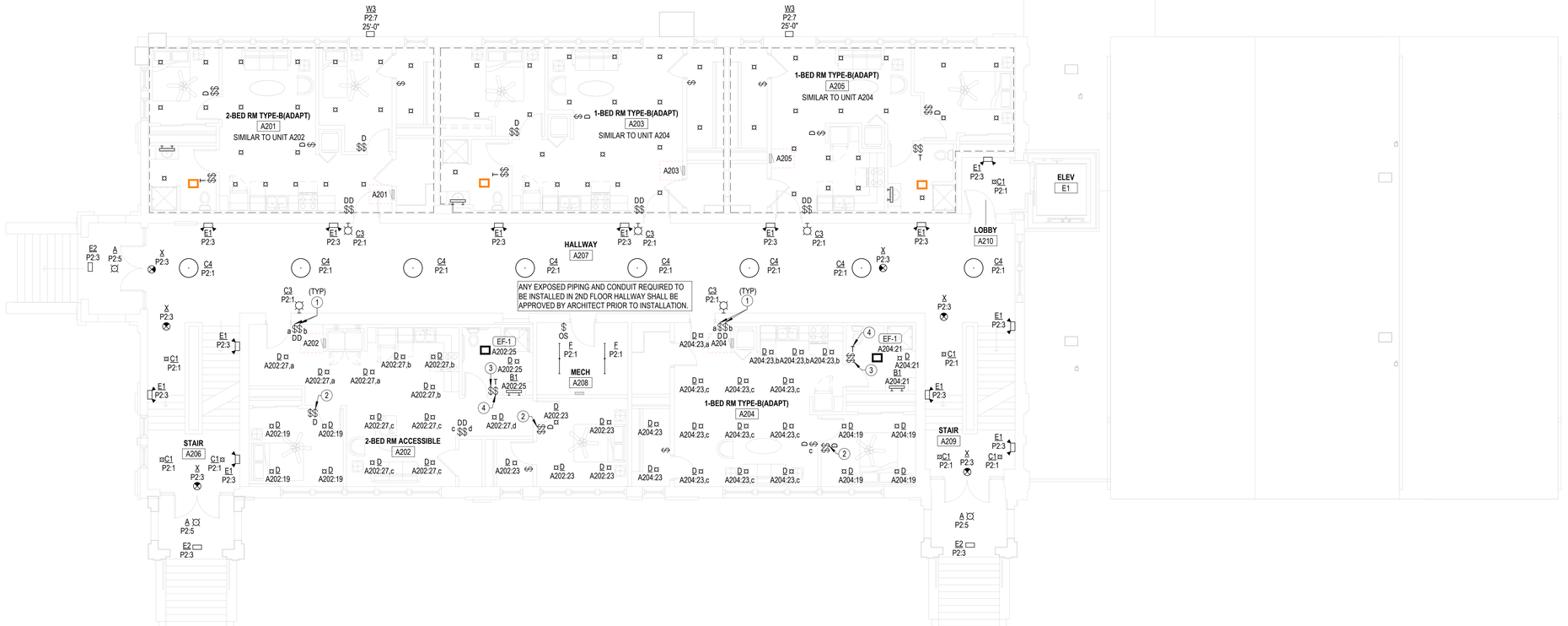

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NOTES BY SYMBOL

1. PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
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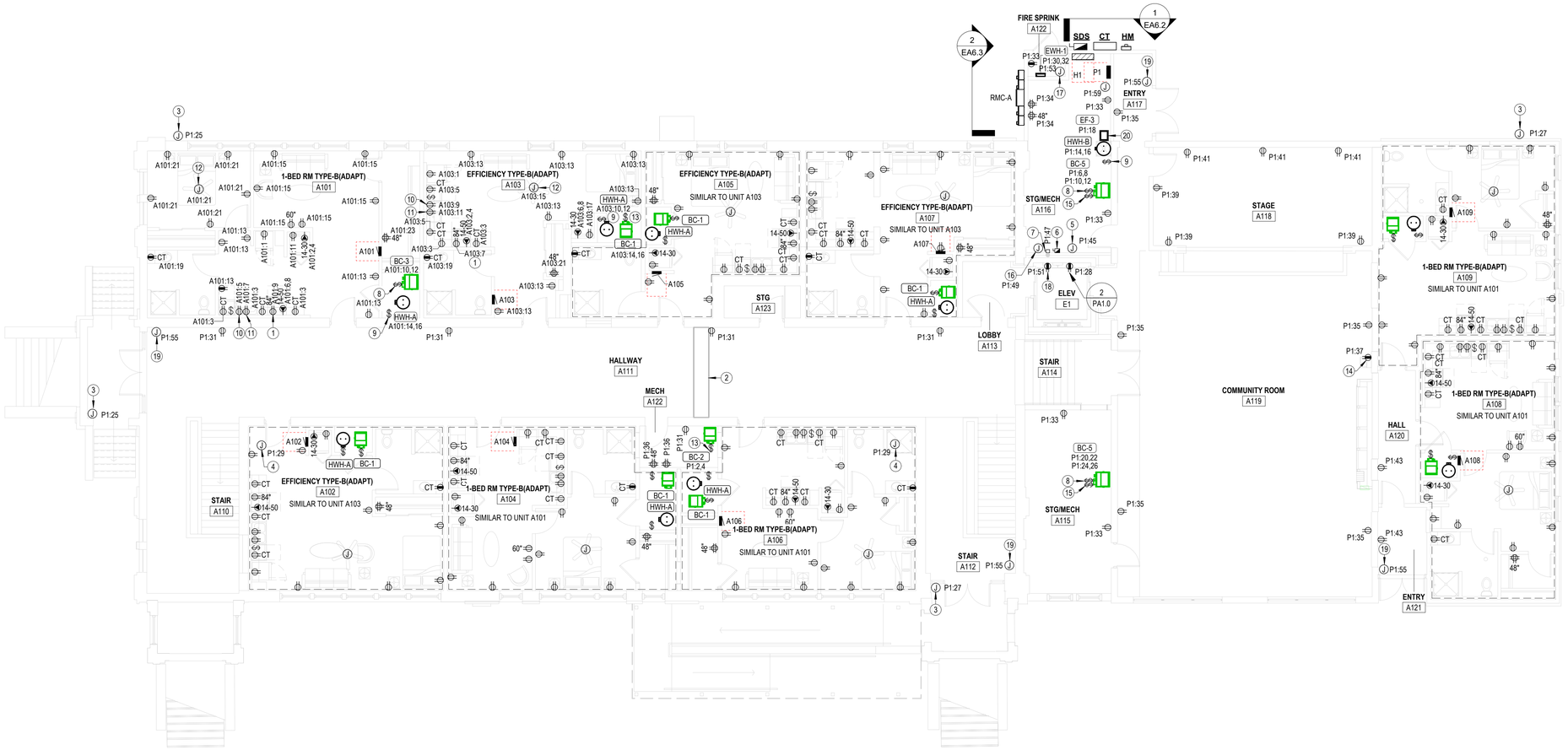
NOTES BY SYMBOL

1. PROVIDE 120V CONNECTION TO MICROWAVE/RANGE HOOD. STANDARD AND ADAPTABLE UNITS WILL HAVE MICROWAVE ABOVE RANGE. ACCESSIBLE UNITS WILL HAVE RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE
2. WHERE CONDUIT OR PIPING MUST BE ROUTED ACROSS HALL, CONCEAL IN SOFFIT INSTALLED IN THIS AREA. COORDINATE WITH ARCHITECT.
3. COORDINATE SECURITY CAMERA ELECTRICAL ROUGH-IN REQUIREMENTS AND LOCATIONS WITH OWNER.
4. PROVIDE J-BOX FOR POWER TO FIRE SMOKE DAMPERS. COORDINATE EXACT LOCATION AND INSTALLATION REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
5. DEDICATED 20 AMP, 120V CIRCUIT FOR FIRE ALARM CONTROL PANEL. VERIFY EXACT LOCATION AND REQUIREMENTS WITH FIRE ALARM CONTRACTOR.
6. ELEVATOR POWER MODULE SWITCH: 60A/208V/3P SWITCH COMPLETE WITH 60A DUAL ELEMENT, TIME DELAY CLASS 'J' FUSES, 120V CONTROL TRANSFORMER, FIRE ALARM SAFETY INTERFACE RELAY, KEY TEST SWITCH, GREEN PILOT LIGHT, AUXILIARY CONTACTS FOR ELEVATOR RECALL, AND FIRE ALARM VOLTAGE MONITORING RELAY. COOPER BUSSMAN #PS-6-T20-R1-K-G-B-F1 OR EQUAL. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER.
7. 30A DISCONNECT SWITCH, LOCKABLE IN "OFF" POSITION, WITH SOLID NEUTRAL AND (1) 20A DUAL-ELEMENT, TIME DELAY FUSE IN NEMA 1 ENCLOSURE FOR ELEVATOR CAB LIGHTS & EXHAUST. MOUNT AT 6'-0" AFF TO TOP AND LABEL WITH CORRESPONDING ELEVATOR CAR NUMBER AND CIRCUIT NUMBER. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER. PROVIDE FINAL ELECTRICAL CONNECTION TO ELEVATOR CONTROLLER.

NOTES BY SYMBOL

8. PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7852D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
9. PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER. INSTALL SWITCH ADJACENT TO WATER HEATER.
10. PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
11. SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL. COORDINATE EXACT LOCATION OF SWITCH WITH ARCHITECT.
12. PROVIDE CEILING MOUNTED J-BOX FOR POWER TO CEILING FAN. COORDIANTE EXACT FAN SPEC AND INSTALLATION REQUIREMENTS WITH ARCHITECT.
13. PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
14. COORDINATE EXACT MOUNTING LOCATION OF DRINKING FOUNTAIN RECEPTACLE WITH PLUMBING CONTRACTOR. WIRE FROM LOAD SIDE OF ADJACENT GFI RECEPTACLE TO PROVIDE GFI PROTECTION FOR DRINKING FOUNTAIN RECEPTACLE.
15. PROVIDE 30A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7832 OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
16. PROVIDE POWER FOR ELEVATOR SHUNT TRIP CONTROL. SEE 1:E6.1 FOR MORE INFORMATION.
17. 120V POWER FOR FIRE SPRINKLER SYSTEM FLOW SWITCH(ES) AND BELL. PROVIDE #8 CU BONDING JUMBER FROM CIRCUIT EQUIPMENT GROUNDING CONDUCTOR TO METAL SPRINKLER SYSTEM PIPING AT AN ACCESSIBLE LOCATION PER NEC 250.104(B). COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.
18. INSTALL RECEPTACLE ON WALL OF ELEVATOR PIT. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT INSTALLER.
19. PROVIDE ROUGH-IN FOR ACCESS CONTROLS PROVIDED BY OTHERS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH OWNER.
20. EXHAUST FAN SHALL BE WIRED FOR CONTINUOUS OPERATION.



1 ELECTRICAL POWER PLAN-BUILDING A-FIRST FLOOR

1/8" = 1'-0"

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NOTES BY SYMBOL

1. WHERE CONDUIT OR PIPING MUST BE ROUTED ACROSS HALL, CONCEAL IN SOFFIT INSTALLED IN THIS AREA. COORDINATE WITH ARCHITECT.
2. PROVIDE 30A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS. TYPICAL UNLESS NOTED OTHERWISE.
3. PROVIDE 60A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS.
4. PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7852D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
5. COORDINATE SECURITY CAMERA ELECTRICAL ROUGH-IN REQUIREMENTS AND LOCATIONS WITH OWNER.
6. PROVIDE J-BOX FOR POWER TO FIRE SMOKE DAMPERS. COORDINATE EXACT LOCATION AND INSTALLATION REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
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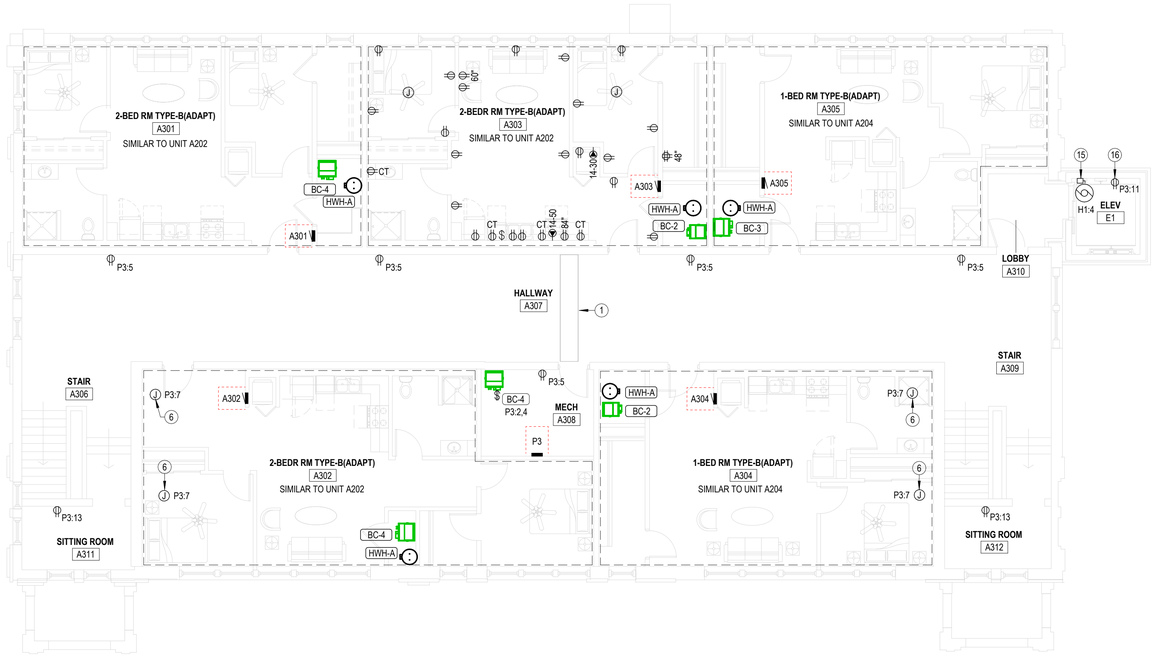
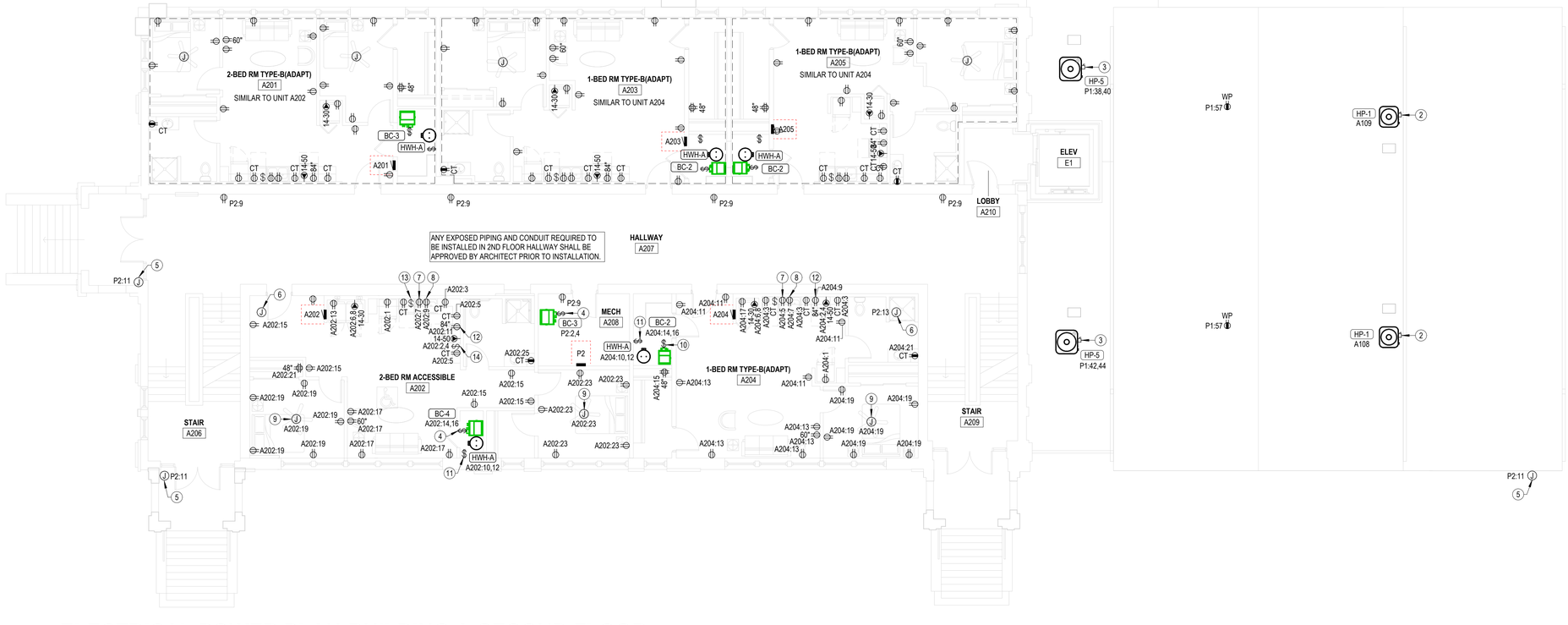
13. IN ACCESSIBLE UNITS, DISPOSER SWITCH SHALL BE COUNTERTOP MOUNTED, AIR ACTIVATED PUSH BUTTON TYPE, FINISH TO MATCH SINK. COORDINATE EXACT LOCATION OF PUSH BUTTON WITH ARCHITECT.
14. PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD.
15. 60A/3P NON-FUSED DISCONNECT SWITCH. PROVIDE WITH SPST AUXILIARY CONTACTS RATED FOR MIN. 2A AT 24VDC. MAKE FINAL CONNECTION TO ELEVATOR FUSE BOX. COORDINATE REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER.
16. INSTALL RECEPTACLE ON WALL OF ELEVATOR HOISTWAY. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT INSTALLER.



2 ELECTRICAL POWER PLAN-BUILDING A-THIRD FLOOR

1/8" = 1'-0"



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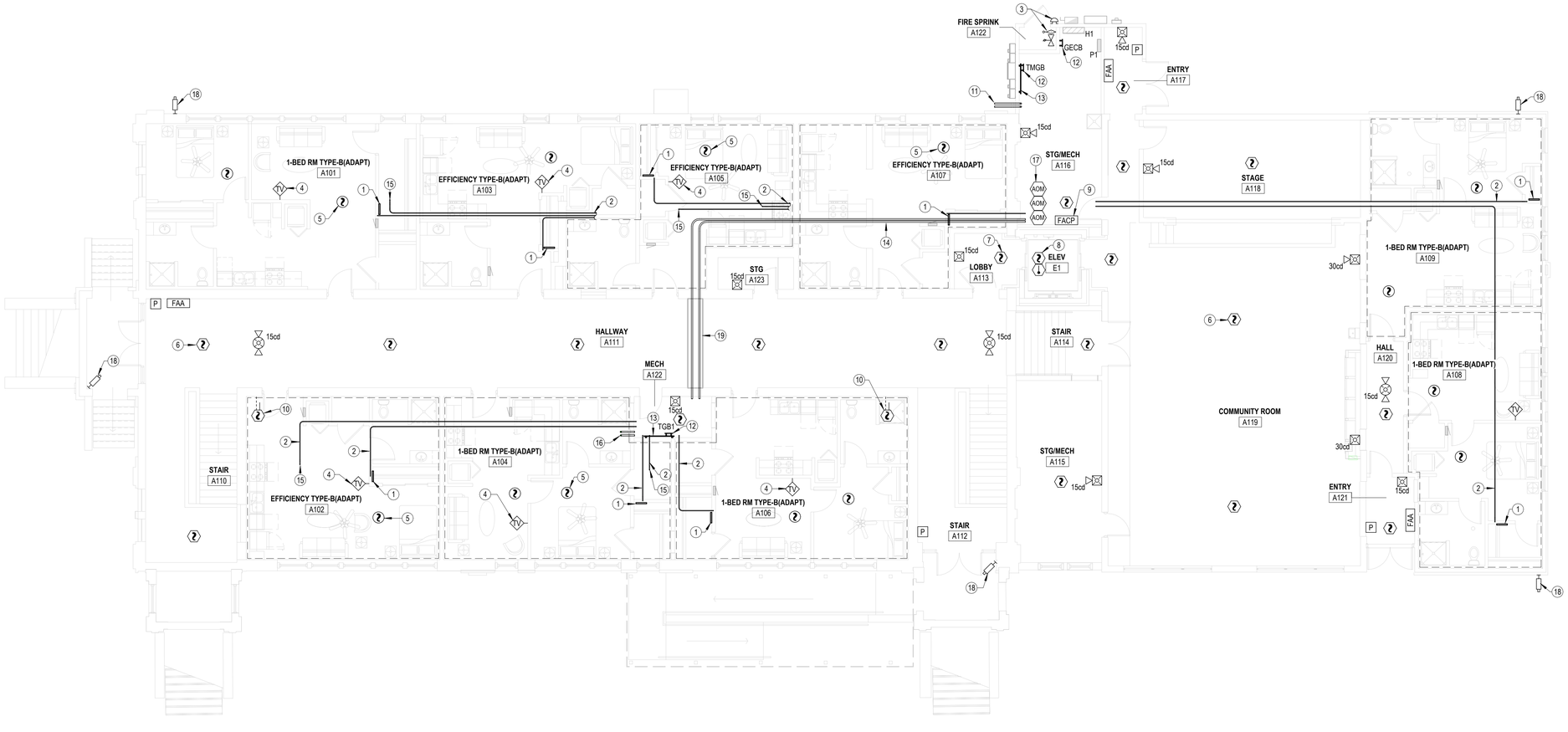
NOTES BY SYMBOL

1. TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
2. ROUTE DATA CABLES IN 3/4" CONDUIT FROM UNIT TELECOM DISTRIBUTION DEVICE OVERHEAD TO IT ROOM ON THIS FLOOR AS SHOWN. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
3. PROVIDE ADDRESSABLE FIRE ALARM RELAYS AND MONITORING MODULES FOR ALL FIRE SPRINKLER FLOW SWITCHES, TAMPER SWITCHES AND BELL/GONG. COORDINATE QUANTITIES AND LOCATIONS WITH FIRE SPRINKLER CONTRACTOR.
4. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER.
5. CEILING MOUNTED SMOKE ALARM IN APARTMENTS OTHER THAN ADA AND HEARING IMPAIRED, TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED, BRK#SC7018L OR EQUAL
6. FIRE ALARM SMOKE DETECTOR, TYPICAL.
7. ELEVATOR LOBBY SMOKE DETECTOR FOR ELEVATOR RECALL. SEE DETAIL 1, SHEET E6.1.
8. SMOKE DETECTOR AND HEAT DETECTOR IN ELEVATOR PIT FOR RECALL AND SHUT-DOWN. SEE DETAIL 1, SHEET E6.1.
9. PROVIDE (2) CAT 5e UTP, NEC TYPE 'CMP' CABLES (SUPERIOR ESSEX #51-241-48 OR EQUAL) IN 3/4" CONDUIT FROM FACP TO MAIN TELECOM TERMINAL BOARD FOR CONNECTION TO FA SYSTEM DACT FOR REMOTE MONITORING.
10. AIR DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT FURNISHED AND WIRED TO FACP BY FIRE ALARM CONTRACTOR, INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. PROVIDE ADDRESSABLE FIRE ALARM RELAY WITHIN 5' OF EQUIPMENT FOR SHUT-DOWN OF HVAC UNIT UPON DETECTION OF SMOKE.
11. (2) 2" CONDUITS FOR COMMUNICATIONS SERVICES. ROUTE BELOW GRADE AND TERMINATE AT UTILITY EASEMENT. PROVIDE PULL STRING IN EACH RACEWAY. SEE SITE PLAN FOR CONTINUATION.
12. TELECOMMUNICATIONS GROUND BAR, REFERENCE 7S:E6.1 FOR MORE INFORMATION.
13. COVER WALL WITH 4'x8'x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.

NOTES BY SYMBOL

14. ROUTE COMMUNICATIONS SERVICES IN (2)2" CONDUITS FROM MECHANICAL ROOM TO IT ROOM AS SHOWN. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
15. 3/4" CONDUIT UP TO 2ND FLOOR TELECOM DISTRIBUTION DEVICE. SEE E3.2 FOR CONTINUATION.
16. (2) 2" EMT CONDUIT SLEEVES UP TO 2ND FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
17. ADDRESSABLE FIRE ALARM RELAYS FOR ELEVATOR RECALL, FIREMAN'S HAT, AND POWER SHUNT-TRIP, AND ADDRESSABLE MONITORING MODULE FOR MONITORING OF SHUNT TRIP VOLTAGE. SEE DETAIL 1, SHEET E6.1.
18. PROVIDE ROUGH-IN FOR SECURITY CAMERA SYSTEM PROVIDED BY OTHERS. COORDINATE REQUIREMENTS WITH OWNER.
19. WHERE CONDUIT OR PIPING MUST BE ROUTED ACROSS HALL, CONCEAL IN SOFFIT INSTALLED IN THIS AREA. COORDINATE WITH ARCHITECT.



1 **SPECIAL SYSTEMS PLAN-BUILDING A-FIRST FLOOR**
1/8" = 1'-0"

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THE IRVING LOFTS
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

STATE OF TEXAS
TIMOTHY C. TREDWAY
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LICENSED PROFESSIONAL ENGINEER
11-20-2025

REVISIONS:

DATE: 11/20/2025
JOB: 25-3479
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BUILDING A

EA3.1

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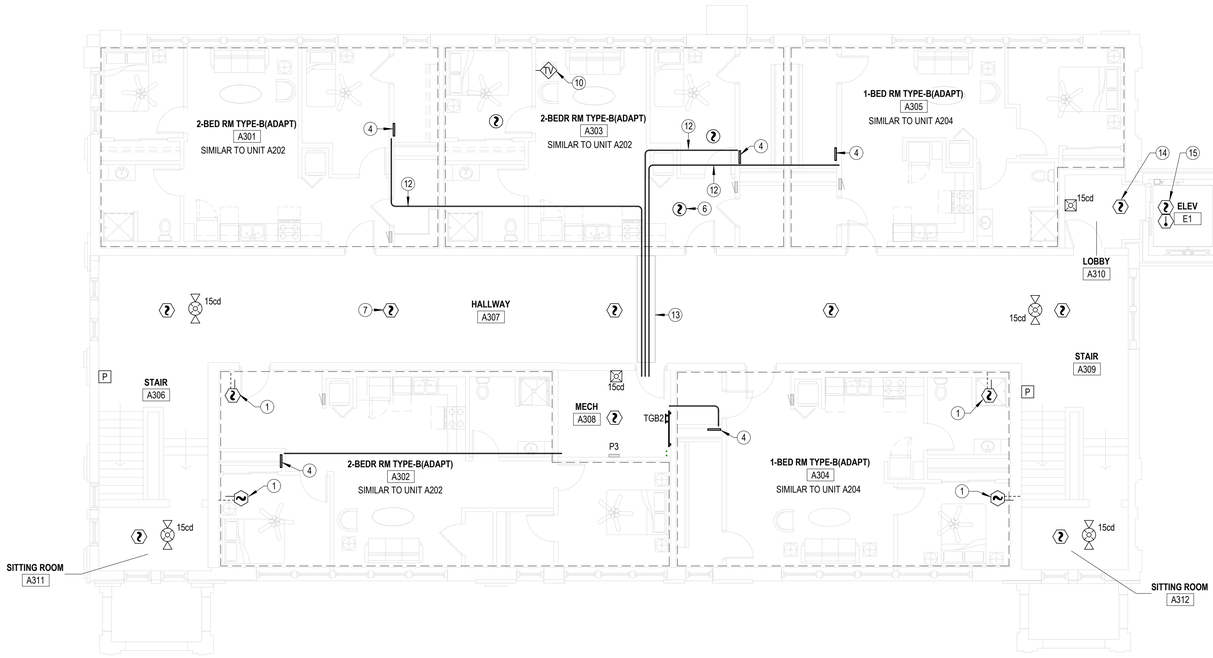
GENERAL ELECTRICAL NOTES

1. COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
2. AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE. WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

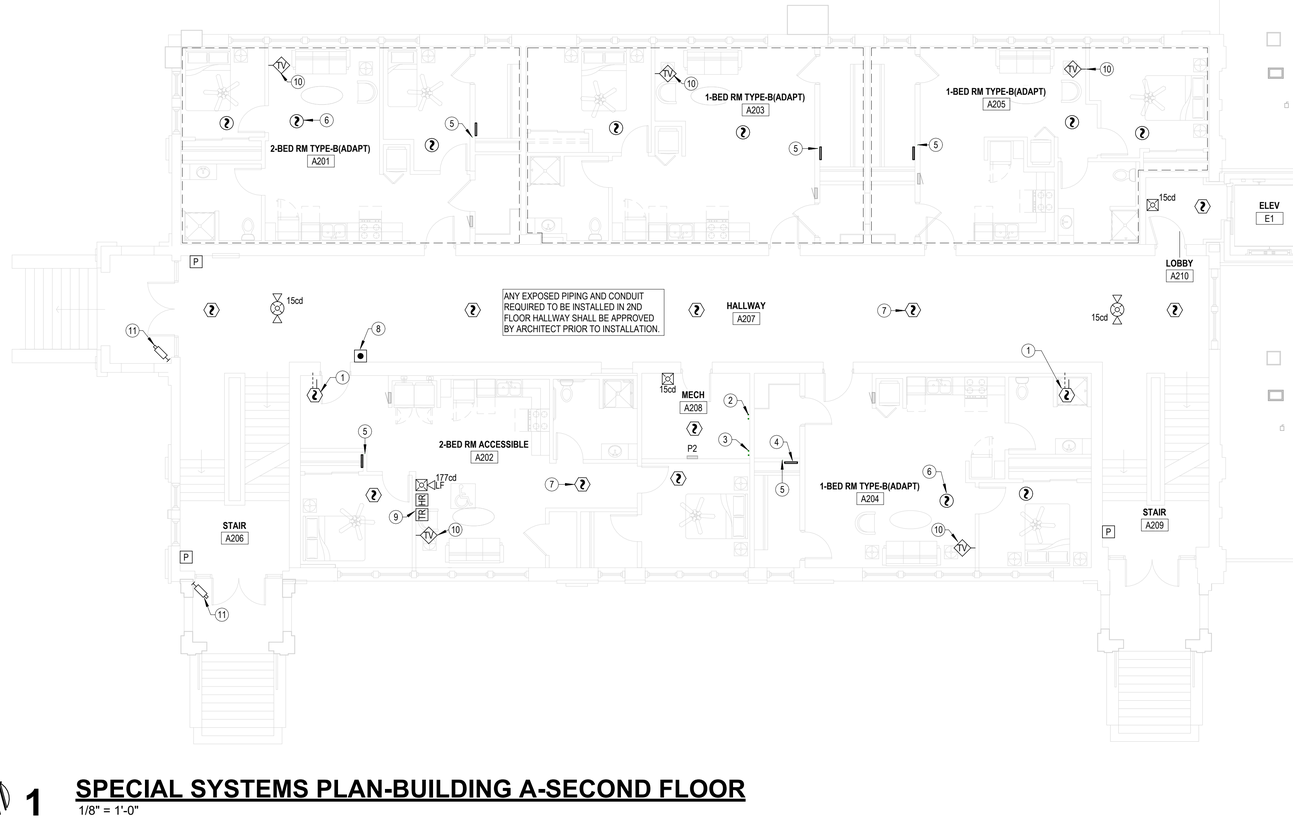
NOTES BY SYMBOL

1. AIR DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT FURNISHED AND WIRED TO FACP BY FIRE ALARM CONTRACTOR. INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. PROVIDE ADDRESSABLE FIRE ALARM RELAY WITHIN 5' OF EQUIPMENT FOR SHUT-DOWN OF HVAC UNIT UPON DETECTION OF SMOKE.
2. (2) 2" EMT CONDUIT SLEEVES DOWN DO 1ST FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
3. (2) 2" EMT CONDUIT SLEEVES UP TO 3RD FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
4. TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
5. ROUTE DATA CABLES IN 3/4" CONDUIT FROM UNIT TELECOM DISTRIBUTION DEVICE BELOW FLOOR TO IT ROOM ON 1ST FLOOR AS SHOWN ON SHEET E3.1. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
6. CEILING MOUNTED SMOKE ALARM IN APARTMENTS OTHER THAN ADA AND HEARING IMPAIRED, TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED, BRK#SC7018L OR EQUAL
7. FIRE ALARM SMOKE DETECTOR, TYPICAL.
8. PROVIDE PUSH BUTTON AT 48" AFF FOR ANNUNCIATOR SYSTEM AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED FOR HEARING-IMPAIRED. REFER TO ARCH DRAWINGS FOR APPLICABLE ROOMS. SEE DETAIL 2:E6.1
9. PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED HEARING-IMPAIRED. INSTALL HORN/STROBE APPLIANCE AT 80" AFF. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. SEE DETAIL 2:E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR"
10. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER.
11. PROVIDE ROUGH-IN FOR SECURITY CAMERA SYSTEM PROVIDED BY OTHERS. COORDINATE REQUIREMENTS WITH OWNER.
12. ROUTE DATA CABLES IN 3/4" CONDUIT FROM UNIT TELECOM DISTRIBUTION DEVICE OVERHEAD TO IT ROOM ON THIS FLOOR AS SHOWN. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
13. WHERE CONDUIT OR PIPING MUST BE ROUTED ACROSS HALL, CONCEAL IN SOFFIT INSTALLED IN THIS AREA. COORIDINATE WITH ARCHITECT.
14. ELEVATOR LOBBY SMOKE DETECTOR FOR ELEVATOR RECALL. SEE DETAIL 1, SHEET E6.1.
15. SMOKE DETECTOR AND HEAT DETECTOR AT TOP OF ELEVATOR HOISTWAY FOR RECALL AND SHUT-DOWN. SEE DETAIL 1, SHEET E6.1.



2 SPECIAL SYSTEMS PLAN-BUILDING A-THIRD FLOOR

1/8" = 1'-0"



1 SPECIAL SYSTEMS PLAN-BUILDING A-SECOND FLOOR

1/8" = 1'-0"

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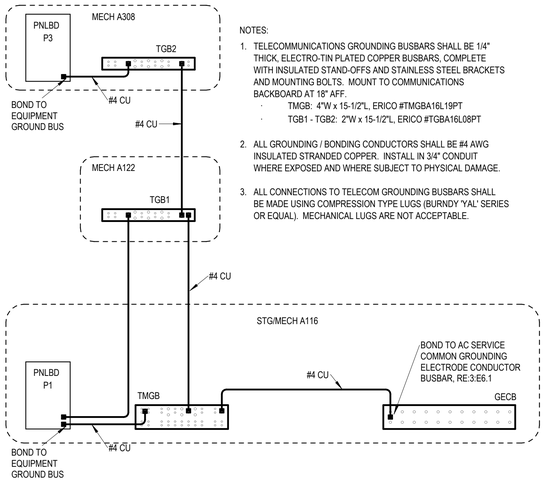
LIGHT FIXTURE SCHEDULE

GENERAL:
- ALL LEDs SHALL BE 4000K CORRELATED COLOR TEMPERATURE, MINIMUM 80 CRI.
- ALL LED FIXTURES SHALL ADHERE TO LM79 AND LM80 STANDARDS.
- PROVIDE MANUFACTURERS' FLANGE KIT WHERE LAY-IN FIXTURES ARE TO BE INSTALLED IN GYP.

NOTES:
1. PROVIDE FIXTURE WITH INTEGRAL EMERGENCY BATTERY AND CHARGER WITH SELF-DIAGNOSTIC/SELF-TESTING ELECTRONICS.
2. FIXTURE SHALL BE CAPABLE OF WALL OR CEILING MOUNT APPLICATIONS AND SHALL HAVE BREAK-OUT DIRECTIONAL CHEVRONS.
3. LIGHT FIXTURE SELECTED BY INTERIOR DESIGNER AND PROVIDED BY E.C. ALL SUBSTITUTIONS SHALL BE APPROVED BY INTERIOR DESIGNER.
4. FIXTURE SHALL BE CAPABLE OF OPERATION IN TEMPERATURES RANGING FROM -4F THROUGH 104F.
5. U.L. LISTED FOR 'WET LOCATION'.
6. U.L LISTED FOR 'DAMP LOCATION'.
7. COORDINATE COLOR AND EXACT FIXTURE INSTALLATION LOCATION WITH ARCHITECT.
8. PROVIDE FIXTURE/POLE ASSEMBLY WITH 20" ROUND STRAIGHT STEEL POLE, BLACK TO MATCH FIXTURE.
9. PROVIDE FIXTURE/POLE ASSEMBLY WITH 10" ROUND STRAIGHT STEEL POLE, BLACK TO MATCH FIXTURE.
10. FIXTURE/POLE ASSEMBLY SHALL BE RATED FOR 100 MPH WIND LOADS. PROVIDE WITH VIBRATION DAMPER PER MANUFACTURER'S RECOMMENDATIONS.
11. WHERE INSTALLED ABOVE SHOWERS/TUBS FIXTURE SHALL BE U.L. DAMP LISTED.
12. WHERE INSTALLED OUTDOORS FIXTURE SHALL BE U.L. WET LISTED.
13. AT BUILDINGS 'B' + 'C' PROVIDE FIXTURE WITH INTEGRAL PHOTOCELL.
14. COORDINATE EXACT FIXTURE INSTALLATION LOCATION WITH INTERIOR DESIGNER.

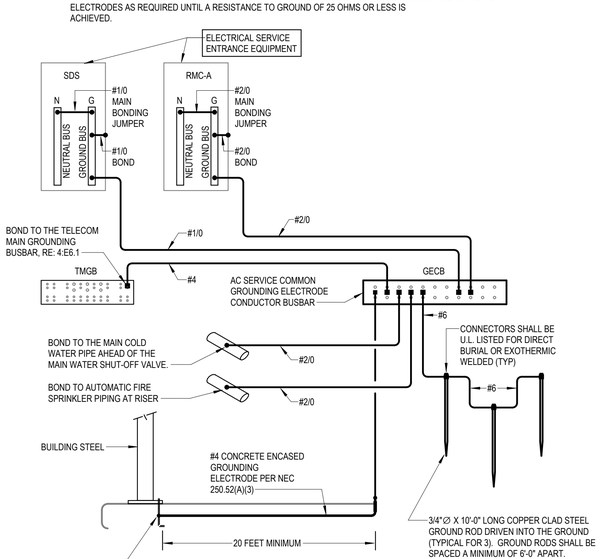
MARK	MANUFACTURER	MODEL NUMBER	WATTAGE	LUMEN OUTPUT	DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
A	SELECTED BY OWNER	---			STANDARD	PENDANT	---	LIGHT FIXTURE SELECTED BY OWNER, INSTALLED BY E.C.	6,7
B1	KUZCO	WV353020VB			STANDARD	SURFACE WALL	---	20" BATHROOM VANITY LIGHT SELECTED BY INTERIOR DESIGNER	3,7
B2	BARN LIGHT ELECTRIC COMPANY	BLE-W-WHU12-150			STANDARD	SURFACE WALL	---	12" ROUND SCONCE BATHROOM VANITY LIGHT SELECTED BY INTERIOR DESIGNER	3,7
C1	SAVOY HOUSE	6-5564-1-89			STANDARD	SURFACE	---	CEILING MOUNTED LIGHT SELECTED BY INTERIOR DESIGNER	3,7
C2	BARN LIGHT ELECTRIC COMPANY	BLE-C-ULW20-300			STANDARD	PENDANT	---	CORD HUNG PENDANT LIGHT SELECTED BY INTERIOR DESIGNER	3,7
C3	KUZCO	WV4251112MBOP			STANDARD	SURFACE WALL	---	HALLWAY 12" WALL MOUNTED LIGHT SELECTED BY INTERIOR DESIGNER	3,7,14
C4	--	--			STANDARD	PENDANT	---	CHANDELIER SELECTED BY INTERIOR DESIGNER	3,7
C5	KUZCO	CH336830VB-UNV			STANDARD	PENDANT	---	CHANDELIER SELECTED BY INTERIOR DESIGNER	3,7
C6	KUZCO	WV537508BNOP			STANDARD	SURFACE WALL	---	8" ROUND WALL LIGHT SELECTED BY INTERIOR DESIGNER	3,7
D	HALO	SMX6RLSFSD2W	13 W	1200 lm	LED DRIVER, DIMMABLE	CEILING SURFACE	WHITE	6" DIA ROUND SURFACE MOUNT DOWNLIGHT WITH SELECTABLE LUMEN OUTPUT	11,12
E1	LITHONIA	EU2LM12	5 W		--	WALL AT 7'-6" AFF	WHITE	TWIN HEAD POLYCARBONATE EMERGENCY LIGHT	1
E2	LITHONIA	AFF OEL DWHGXD UVOLT LTP SDRT WT			--	WALL AT 7'-6" AFF	BLACK	EXTERIOR RATED EMERGENCY LIGHT	4
F	DAY-BRITE CFI	FSS440L840-UNV-DIM	30 W	4077 lm	0-10V DIMMING TO 10%	SUSPENDED	WHITE	4' STANDARD STRIP WITH CURVED FROSTED ACRYLIC LENS	--
M	H.E. WILLIAMS	96-4-L40/835-HIAFR-WET/1-DRV-UNV	30 W	4700 lm	0-10V DIMMING TO 10%	SURFACE WALL HORIZONTAL	WHITE	4 FT. FULLY ENCLOSED AND GASKETED INDUSTRIAL FIXTURE WITH FROSTED, RIBBED, IMPACT-RESISTANT ACRYLIC LENS	--
R1	GARDCO	OPF-M-A11-840-T2M-AR1-UNV	131 W	23626 lm	LED DRIVER	ROUND POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE II DISTRIBUTION, PROVIDE WITH HOUSE SIDE SHIELD	5,8,10
R2	GARDCO	OPF-M-A11-840-T3M-AR1-UNV	131 W	23438 lm	LED DRIVER	ROUND POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IIV DISTRIBUTION, PROVIDE WITH HOUSE SIDE SHIELD	5,8,10
R3	GARDCO	OPF-M-A11-840-T5M-AR1-UNV	131 W	24483 lm	LED DRIVER	ROUND POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION, PROVIDE WITH HOUSE SIDE SHIELD	5,8,10
S1	GARDCO	OPF-S-A01-840-T2M-AR1-UNV	42 W	7391 lm	LED DRIVER	ROUND POLE	BLACK	LED SITE LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE II DISTRIBUTION, PROVIDE WITH HOUSE SIDE SHIELD	5,9,10
W1	GARDCO	GWM-A06-840-T2M-UNV	16 W	2599 lm	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE II DISTRIBUTION	4,5,7,13
W1E	GARDCO	GWM-A06-840-T2M-UNV	16 W	2599 lm	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE II DISTRIBUTION AND EMERGENCY BATTERY BACKUP	4,5,7,13
W2E	GARDCO	GWM-A06-840-T3M-UNV	16 W	2634 lm	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE IIV DISTRIBUTION AND EMERGENCY BATTERY BACKUP	4,5,7
W3	GARDCO	GWM-A13-840-T4M-UNV	66 W	9668 lm	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE IV DISTRIBUTION	4,5,7
X	LIFE SAFETY LIGHTING	LSXS2RWEMSDT	5 W		--	CEILING	WHITE	UNIVERSAL SINGLE/DOUBLE FACE POLYCARBONATE EXIT SIGN	2



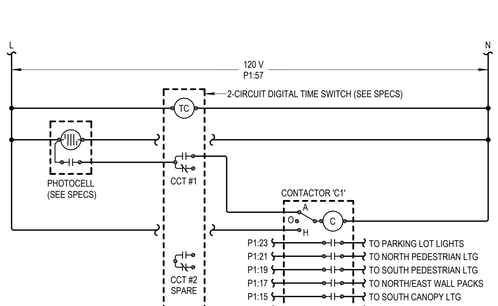
NOTES:
1. TELECOMMUNICATIONS GROUNDING BUSBARS SHALL BE 1/4" THICK, ELECTRO-TIN PLATED COPPER BUSBARS, COMPLETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS AND MOUNTING BOLTS. MOUNT TO COMMUNICATIONS BACKBOARD AT 18" AFF.
   - TMGB: 4"W x 15-1/2"L, ERICO #TMGBA16L19PT
   - TGB1 - TGB2: 2"W x 15-1/2"L, ERICO #TGBA16L08PT
2. ALL GROUNDING / BONDING CONDUCTORS SHALL BE #4 AWG INSULATED STRANDED COPPER. INSTALL IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE.
3. ALL CONNECTIONS TO TELECOM GROUNDING BUSBARS SHALL BE MADE USING COMPRESSION TYPE LUGS (BURNDY 'YAL' SERIES OR EQUAL). MECHANICAL LUGS ARE NOT ACCEPTABLE.

4 COMMUNICATIONS GROUNDING DETAIL - BUILDING A
NO SCALE

NOTES:
1. COMMON GROUNDING ELECTRODE CONDUCTOR BUSBAR SHALL BE 1/4" THICK x 4" WIDE x 24" LONG, TIN PLATED COPPER BUSBAR. PROVIDE COMPLETE WITH INSULATING STAND OFFS, STAINLESS STEEL BRACKETS AND MOUNTING BOLTS. MOUNT ON WALL AT 18" AFF. ERICO #EGBA14424CCT OR EQUAL.
2. ALL CONNECTIONS TO GROUNDING BUSBAR SHALL BE MADE USING COMPRESSION TYPE LUGS (BURNDY 'YAZ' SERIES OR EQUAL). MECHANICAL LUGS ARE NOT ACCEPTABLE.
3. INSTALL ALL GROUNDING ELECTRODE CONDUCTORS IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE.
4. CONTRACTOR SHALL MEASURE RESISTANCE TO GROUND AND PROVIDE ADDITIONAL GROUND ROD OR PLATE ELECTRODES AS REQUIRED UNTIL A RESISTANCE TO GROUND OF 25 OHMS OR LESS IS ACHIEVED.

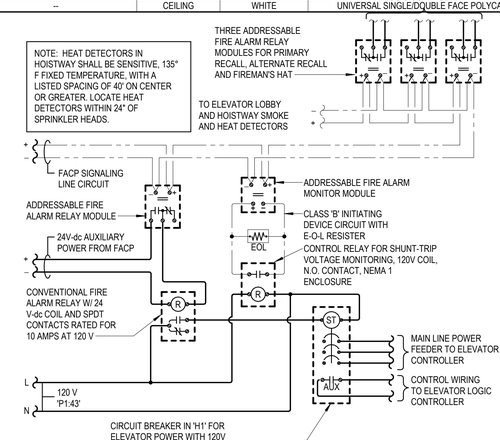


3 AC SERVICE GROUNDING DETAIL - BUILDING A
NO SCALE



2 LIGHTING CONTROL DIAGRAM
NO SCALE

NOTE: HEAT DETECTORS IN HOISTWAY SHALL BE SENSITIVE, 135° F FIXED TEMPERATURE, WITH A LISTED SPACING OF 40' ON CENTER OR GREATER. LOCATE HEAT DETECTORS WITHIN 24" OF SPRINKLER HEADS.



ELEVATOR RECALL AND SHUT-DOWN SEQUENCE OF OPERATION:

1. UPON SENSING SMOKE FROM ONE OR MORE ELEVATOR LOBBY OR HOISTWAY, THE SMOKE DETECTOR SHALL SIGNAL THE FIRE ALARM CONTROL PANEL, WHICH WILL FORWARD THE SIGNAL TO THE ELEVATOR LOGIC CONTROLLER VIA ADDRESSABLE RELAY MODULES TO RECALL ELEVATOR CAB TO THE PRIMARY RECALL FLOOR. IF PRIMARY RECALL FLOOR'S LOBBY SMOKE DETECTOR SENSES SMOKE AT THAT FLOOR, THE ELEVATOR CONTROLLER WILL SEND THE ELEVATOR CAB TO THE NEXT FLOOR CLEAR OF SMOKE. ONCE THE ELEVATOR CAB HAS REACHED THE DESIGNATED FLOOR, THE ELEVATOR CAB DOORS WILL OPEN AND THE CONTROLLER WILL LOCK THE ELEVATOR CAB AT THAT FLOOR, DISABLING THE ELEVATOR CAB CONTROLS, UNLESS A FIREMAN'S KEY IS USED TO OVERRIDE AUTOMATIC CONTROLS.
2. ALL SMOKE DETECTORS ASSOCIATED WITH ELEVATOR RECALL (LOBBY AND HOISTWAY) SHALL TRANSMIT A SEPARATE AND DISTINCT VISIBLE ANNUNCIATION AT THE FIRE ALARM CONTROL PANEL.
3. UPON SENSING A HEAT ALARM CONDITION IN THE ELEVATOR HOISTWAY, THE HEAT DETECTOR SHALL SIGNAL THE FIRE ALARM CONTROL PANEL, WHICH WILL FORWARD THE SIGNAL TO THE ADDRESSABLE RELAY MODULE TO ACTIVATE (VIA A CONVENTIONAL FIRE ALARM RELAY) THE SHUNT-TRIP BREAKER POWERING THE ELEVATOR SO AS TO DISCONNECT POWER TO THAT CIRCUIT. THIS IS TO BE A NON-AUTO RESET SWITCH. WHEN THE SPRINKLER HEAD HAS REACHED ITS CRITICAL TEMPERATURE OF 165° F., THE HEAD WILL BEGIN DISCHARGE OF WATER.

1 ELEVATOR RECALL AND SHUT-DOWN WIRING DIAGRAM
NO SCALE

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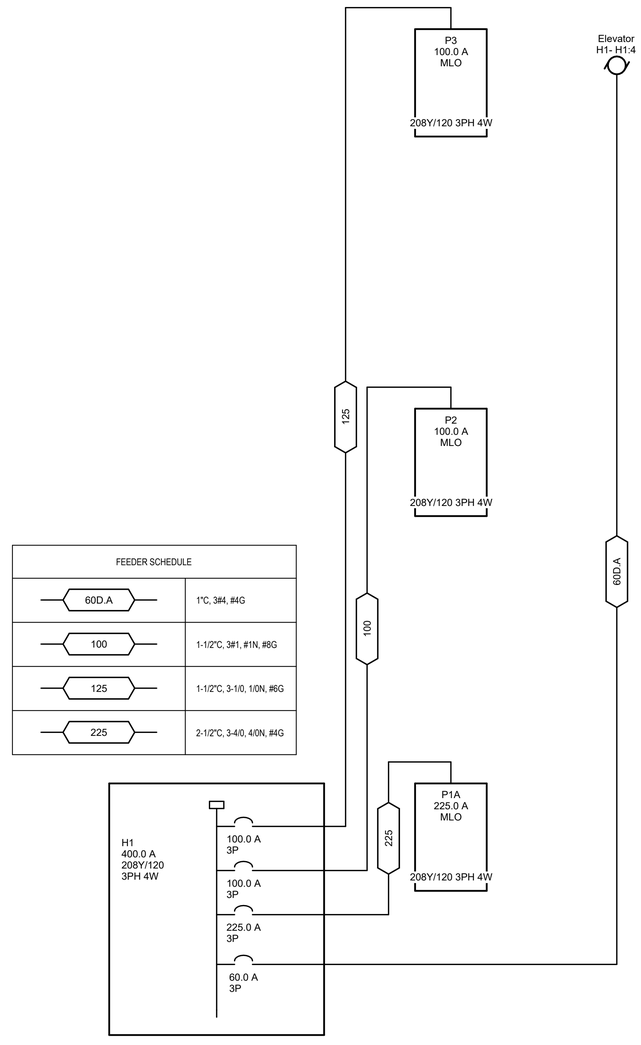
Project 25045
11/20/2025

NOTES:
- Meter Center main circuit breaker shall be 65 kAIC fully rated.
- All conductor sizes are based on copper, U.N.O.
- Entire installation shall comply with NEC.
- Coordinate all responsibilities and requirements with power utility company and pay associated fees.
  Contact Information:
  Oncor
  Karli Dickinson
  Karli.Dickinson@oncor.com
  817-301-4406
- Coordinate final location of meter assemblies with utility company. Provide shop drawings of proposed equipment whether as specified or substituted to utility company for approval.
- Provide all necessary blocking and/or steel channel behind meter centers to create a flush/plumb mounting surface and to infill space where existing stone and brick meet.
- All meter center components shall be NEMA 3R.
- All dimensions based on Square D equipment. It is the contractor's responsibility to verify the dimensions of substitute equipment.
- For each meter, provide a permanent brass, copper or aluminum tag identifying the apartment served. Tags shall be securely fastened to the meter base and be stamped with 1/4" letters, minimum.

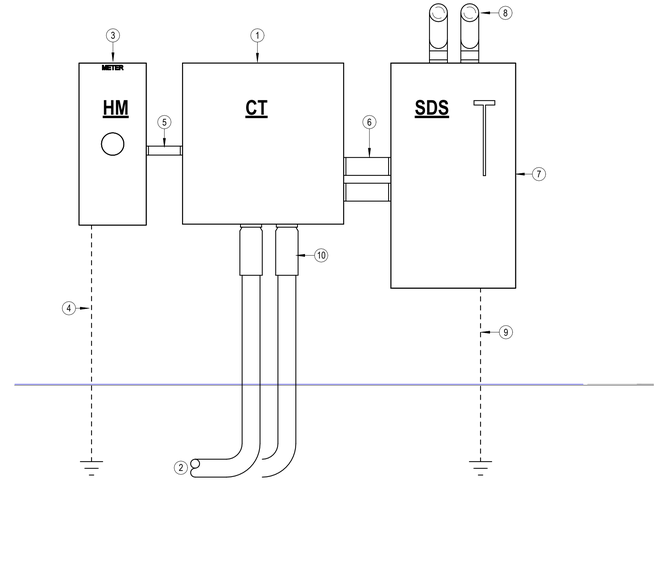
NOTES BY SYMBOL

1	CT ENCLOSURE TSN 301418 (18"Wx30"Hx12"D) PER ONCOR REQUIREMENTS. INSTALL BOTTOM OF CABINET MINIMUM 2' AFG. INSTRUMENT CT FURNISHED AND INSTALLED BY E.C., WIRED BY ONCOR. COORDINATE EXACT REQUIREMENTS WITH ONCOR SERVICE GUIDE DETAIL M.S._F010.
2	(2) PARALLEL 4" CONDUITS EACH WITH PULL ROPE FROM TRANSFORMER TO CT ENCLOSURE. PROVIDE ALL TRENCHING AND BACKFILL. COORDINATE EXACT REQUIREMENTS WITH ONCOR.
3	CT RATED METER PROVIDED BY UTILITY, INSTALLED BY E.C. METER ENCLOSURE ELECTRICALLY BONDED TO CT CABINET BY RMC. INSTALL METER SOCKET BETWEEN 54"-66" AFG.
4	#6 AWG BARE COPPER GROUND WIRE IN SCHEDULE 40 PVC CONDUIT TO 5/8"x8' COPPER CLAD GROUND ROD.
5	2" RMC FOR POWER COMPANY PROVIDED METER WIRING.
6	(2) PARALLEL 4" CONDUITS EACH WITH (4) #3/0 KCMIL COPPER OR (4) #250 KCMIL ALUMINUM FROM CT ENCLOSURE TO 'SDS'.
7	SDS' - 400A/3P SERVICE ENTRANCE RATED DISCONNECT SWITCH WITH SOLID NEUTRAL AND (3)400A DUAL-ELEMENT, TIME-DELAY, CLASS 'RK1' FUSES IN NEMA 3R ENCLOSURE. PROVIDE SIGNAGE AT DISCONNECT SWITCH TO READ 'SERVICE DISCONNECT 2 OF 2'
8	(2) PARALLEL 4" CONDUITS, EACH WITH (4) #3/0 KCMIL, #3G COPPER OR (2) PARALLEL 4" CONDUITS, EACH WITH (4) #250 KCMIL AL, #1 AL G. FROM 'SDS' TO PANEL 'H1'. SEE 2:E6.2 FOR CONTINUATION.
9	#1/0 CU GROUNDING ELECTRODE CONDUCTOR TO COMMON GROUNDING ELECTRODE CONDUCTOR BUSBAR. SEE DETAIL 3:E6.1.
10	PROVIDE SCHEDULE 40 PVC SLIP JOINTS.



FEEDER SCHEDULE	
60D.A	1"C, 3#4, #4G
100	1-1/2"C, 3#1, #1N, #8G
125	1-1/2"C, 3-1/0, 1/0N, #6G
225	2-1/2"C, 3-4/0, 4/0N, #4G

2 ELECTRICAL ONE-LINE DIAGRAM - BUILDING A HOUSE
1" = 1'-0"



1 ELECTRICAL SERVICE RISER DIAGRAM - BUILDING A (HOUSE)
3/4" = 1'-0"

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

THE IRVING LOFTS
HISTORIC RESTORATION & REHAB APARTMENTS
CLEBURNE, TEXAS

STATE OF TEXAS
TIMOTHY C. TREDWAY
95252
LICENSED
PROFESSIONAL ENGINEER
11-20-2025

REVISIONS:

DATE: 11/20/2025
JOB: 25-3479
SHEET NO.:

BUILDING A

EA6.2

DWELLING UNIT FEEDER SCHEDULE (ALUMINUM)	
SCHEDULED COPPER FEEDER SIZE	EQUIVALENT ALUMINUM FEEDER
2#1/0, #1/0N, 64G, 1-1/2"C.	2#3/0, #3/0N, #3G, 2"C.
2#2/0, #2/0N, #4G, 2"C.	2#4/0, #4/0N, #2G, 2"C.
2#3/0, #3/0N, #3G, 2"C.	2#300KCMIL, #300 KCMIL N, #1/0G, 2-1/2"C.
2#4/0, #4/0N, #2G, 2"C.	2#350KCMIL, #350 KCMIL N, #2/0G, 3"C.

LST Consulting Engineers, PA

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4809 Vue Du Lac Place
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Manhattan, KS 66503

WICHITA
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Suite 150
Wichita, KS 67202

OVERLAND PARK
6701 W. 64th St.
Suite 214
Overland Park, KS 66202

www.LSTengineers.com
mail@LSTengineers.com

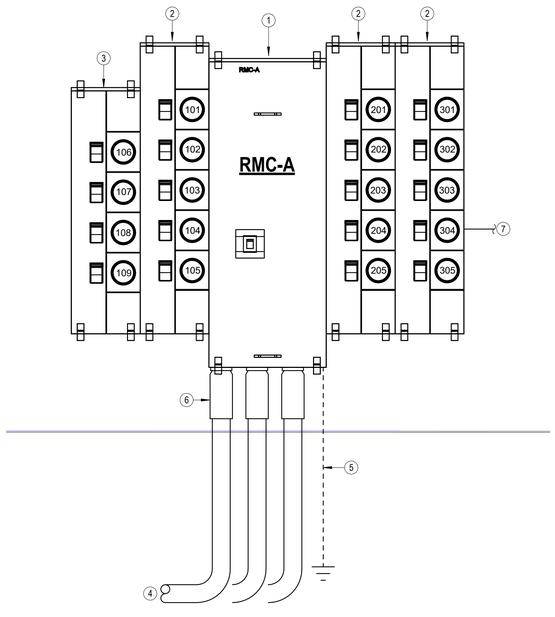
Project 25045

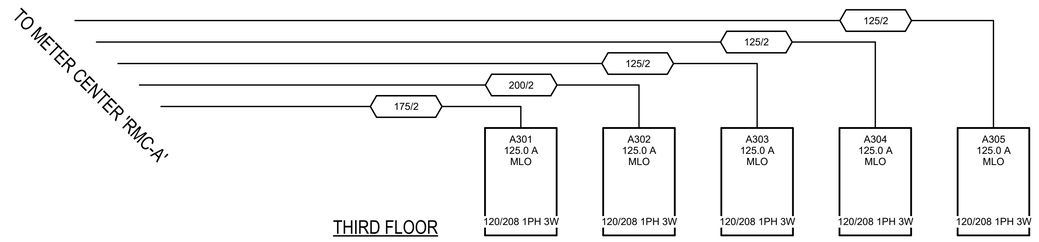
11/20/2025

NOTES:
- Meter Center main circuit breaker shall be 65 kAIC fully rated.
- All conductor sizes are based on copper, U.N.O.
- Entire installation shall comply with NEC.
- Coordinate all responsibilities and requirements with power utility company and pay associated fees. Contact Information:
  Oncor
  Karli Dickinson
  Karli.Dickinson@oncor.com
  817-301-4406
- Coordinate final location of meter assemblies with utility company. Provide shop drawings of proposed equipment whether as specified or substituted to utility company for approval.
- Provide all necessary blocking and/or steel channel behind meter centers to create a flush/plumb mounting surface and to infill space where existing stone and brick meet.
- All meter center components shall be NEMA 3R.
- All dimensions based on Square D equipment. It is the contractor's responsibility to verify the dimensions of substitute equipment.
- For each meter, provide a permanent brass, copper or aluminum tag identifying the apartment served. Tags shall be securely fastened to the meter base and be stamped with 1/4" letters, minimum.

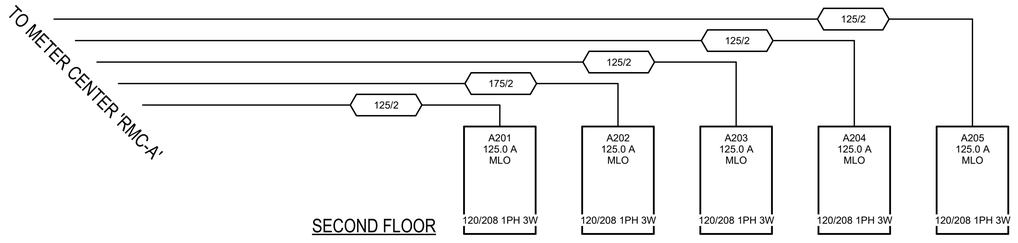
NOTES BY SYMBOL

1	METER CENTER MAIN, 3-PH IN; 3-PH OUT, 208/120V-3PH, 4 WIRE WITH 800A/3P MAIN BREAKER, 65 KAIC RATED, SERVICE ENTRANCE RATED WITH INTEGRAL SURGE PROTECTION DEVICE. SQUARE D 'EZ METER-PAK' #EZM3800CBU. PROVIDE SIGNAGE AT DISCONNECT SWITCH TO READ 'SERVICE DISCONNECT 1 OF 2'
2	5-SOCKET BRANCH UNIT, 3-PH IN; 1-PH OUT, WITH (5) 125A BRANCH BREAKERS, SQUARE D 'EZ METER-PAK' #EZML315125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT BEING SERVED.
3	4-SOCKET BRANCH UNIT, 3-PH IN; 1-PH OUT, WITH (4) 125A BRANCH BREAKERS, SQUARE D 'EZ METER-PAK' #EZML314125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT BEING SERVED.
4	(3) PARALLEL 4" CONDUITS EACH WITH PULL ROPE FROM TRANSFORMER TO RESIDENTIAL METER CENTER 'RMC-A'. PROVIDE ALL TRENCHING AND BACKFILL. COORDINATE EXACT REQUIREMENTS WITH ONCOR.
5	#2/0 CU GROUNDING ELECTRODE CONDUCTOR TO COMMON GROUNDING ELECTRODE CONDUCTOR BUSBAR. SEE DETAIL 3:E6.1.
6	PROVIDE SCHEDULE 40 PVC SLIP JOINTS.
7	SEE FEEDER SCHEDULE ON E6.3 FOR SIZES TO APARTMENT UNIT LOAD CENTERS AND HOUSE PANELS 'HB' AND 'HC'.



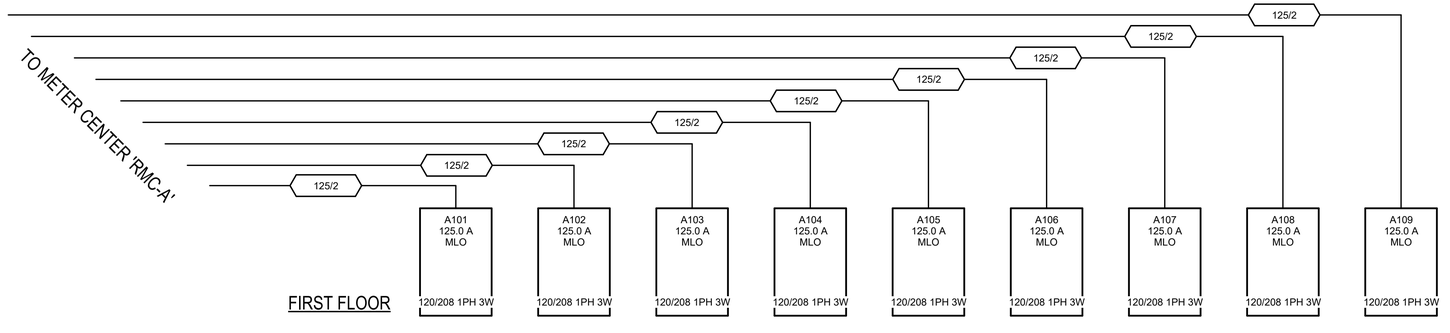


THIRD FLOOR



SECOND FLOOR

FEEDER SCHEDULE	
125/2	1-1/2"C, 2-1/0, 1/0N, #6G
175/2	1-1/2"C, 2-2/0, 2/0N, #4G
200/2	2"C, 2-3/0, 3/0N, #4G



FIRST FLOOR

2 ELECTRICAL SERVICE RISER DIAGRAM - BUILDING A (APARTMENTS)

3/4" = 1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
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Kansas City, MO 64108
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THE IRVING LOFTS

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TIMOTHY C. TREDWAY
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PROFESSIONAL ENGINEER
11-20-2025

REVISIONS:

DATE: 11/20/2025
JOB: 25-3479
SHEET NO.:

BUILDING A

EA6.3

LST Consulting Engineers, PA
MANHATTAN
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Manhattan, KS 66503
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Project 25045

11/20/2025

Designation: A101

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1

Bus Amps: 125
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC:
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A			B			FN	Trip (A)	Circuitry	Description	Ckt
A101:1	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20	GA	8.3 A	24....						30	1/2"C,2#10,#10N,#10G	ELECTRIC CLOTHES DRYER	A101:2
A101:3	KITCHEN COUNTER RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA				4.5 A	24....						A101:4
A101:5	DISHWASHER	1/2"C,1#12,#12N,#12G	20	GA	7.0 A	38....						50	3/4"C,2#6,#6N,#10G	ELECTRIC RANGE	A101:6
A101:7	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20	GA				9.8 A	38....						A101:8
A101:9	MICROWAVE/KITCHEN HOOD	1/2"C,1#12,#12N,#12G	20	GA	8.3 A	38....						50	3/4"C,2#6,#10G	BLOWER COIL "BC-3"	A101:10
A101:11	WASHING MACHINE	1/2"C,1#12,#12N,#12G	20	GA				8.3 A	38....						A101:12
A101:13	KITCHEN AREA RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A	7.5 A	21....						30	1/2"C,2#10,#10G	ELECTRIC WATER HEATER	A101:14
A101:15	LIVING AREA RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A				9.0 A	21....						A101:16
A101:17	KITCHEN/LIVING AREA LIGHTING	1/2"C,1#12,#12N,#12G	20	A	1.7 A	16....						25	1/2"C,2#10,#10G	HEAT PUMP "HP-3"	A101:18
A101:19	BATHROOM	1/2"C,1#12,#12N,#12G	20	A				2.4 A	16....						A101:20
A101:21	BEDROOM	1/2"C,1#12,#12N,#12G	20	A	8.8 A	0.0 A						30	--	SURGE PROTECTION	A101:22
A101:23	DEDICATED IT QUAD	1/2"C,1#12,#12N,#12G	20	A				3.0 A	0.0 A						A101:24

Notes:
PANEL SCHEDULE IS TYPICAL FOR UNITS: A104, A106, A108, AND A109.

Designation: A202

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1

Bus Amps: 125
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC:
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A			B			FN	Trip (A)	Circuitry	Description	Ckt
A202:1	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20	GA	8.3 A	38....						50	3/4"C,2#6,#6N,#10G	ELECTRIC RANGE	A202:2
A202:3	KITCHEN COUNTER RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA				3.0 A	38....						A202:4
A202:5	KITCHEN COUNTER RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA	3.0 A	24....						30	1/2"C,2#10,#10N,#10G	ELECTRIC CLOTHES DRYER	A202:6
A202:7	DISHWASHER	1/2"C,1#12,#12N,#12G	20	GA				7.0 A	24....						A202:8
A202:9	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20	GA	9.8 A	21....						30	1/2"C,2#10,#10G	ELECTRIC WATER HEATER	A202:10
A202:11	MICROWAVE/HOOD	1/2"C,1#12,#12N,#12G	20	GA				8.3 A	21....						A202:12
A202:13	WASHING MACHINE	1/2"C,1#12,#12N,#12G	20	GA	8.3 A	38....						50	3/4"C,2#6,#10G	BLOWER COIL "BC-4"	A202:14
A202:15	ENTRY AREA RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A				9.0 A	38....						A202:16
A202:17	LIVING AREA RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A	6.0 A	19....						30	1/2"C,2#10,#10G	HEAT PUMP "HP-4"	A202:18
A202:19	BEDROOM #1	1/2"C,1#12,#12N,#12G	20	A				8.8 A	19....						A202:20
A202:21	CLOSET IT ENCLOSURE	1/2"C,1#12,#12N,#12G	20	A	3.0 A	--						--	--	SPACE	A202:22
A202:23	BEDROOM #2	1/2"C,1#12,#12N,#12G	20	A				8.9 A	--			--	--	SPACE	A202:24
A202:25	BATHROOM	1/2"C,1#12,#12N,#12G	20	A	2.4 A	--						--	--	SPACE	A202:26
A202:27	LIVING/KITCHEN AREA LIGHTING	1/2"C,1#12,#12N,#12G	20	A				1.3 A	0.0 A			30	--	SURGE PROTECTION	A202:28
A202:29	SPARE	--	20	A	0.0 A	0.0 A									A202:30

Notes:
PANEL SCHEDULE IS TYPICAL FOR UNITS: A201, A301, A302, AND A303.

Designation: A103

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1

Bus Amps: 150
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC:
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A			B			FN	Trip (A)	Circuitry	Description	Ckt
A103:1	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20	GA	8.3 A	38....						50	3/4"C,2#6,#6N,#10G	ELECTRIC RANGE	A103:2
A103:3	KITCHEN COUNTER RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA				3.0 A	38....						A103:4
A103:5	KITCHEN COUNTER RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA	3.0 A	24....						30	1/2"C,2#10,#10N,#10G	ELECTRIC CLOTHES DRYER	A103:6
A103:7	MICROWAVE/HOOD	1/2"C,1#12,#12N,#12G	20	GA				8.3 A	24....						A103:8
A103:9	DISHWASHER	1/2"C,1#12,#12N,#12G	20	GA	7.0 A	21....						30	1/2"C,2#10,#10G	ELECTRIC WATER HEATER	A103:10
A103:11	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20	GA				9.8 A	21....						A103:12
A103:13	LIVING AREA RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A	10...	30....						40	1/2"C,2#8,#10G	BLOWER COIL "BC-1"	A103:14
A103:15	LIVING AREA LTG & CEILING FAN	1/2"C,1#12,#12N,#12G	20	A				2.5 A	30....						A103:16
A103:17	WASHING MACHINE	1/2"C,1#12,#12N,#12G	20	GA	8.3 A	12....						20	1/2"C,2#12,#12G	HEAT PUMP "HP-1"	A103:18
A103:19	BATHROOM	1/2"C,1#12,#12N,#12G	20	A				2.4 A	12....						A103:20
A103:21	DEDICATED IT QUAD	1/2"C,1#12,#12N,#12G	20	A	3.0 A	0.0 A									A103:22
A103:23	SPARE	--	20	A				0.0 A	0.0 A			20	--	SURGE PROTECTION	A103:24

Notes:
PANEL SCHEDULE IS TYPICAL FOR UNITS: A102, A105, AND A107.

Designation: A204

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1

Bus Amps: 125
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC:
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A			B			FN	Trip (A)	Circuitry	Description	Ckt
A204:1	REFRIGERATOR	1/2"C,1#12,#12N,#12G	20	GA	8.3 A	38....						50	3/4"C,2#6,#6N,#10G	ELECTRIC RANGE	A204:2
A204:3	KITCHEN COUNTER RECEPTACLES	1/2"C,1#12,#12N,#12G	20	GA				4.5 A	38....						A204:4
A204:5	DISHWASHER	1/2"C,1#12,#12N,#12G	20	GA	7.0 A	24....						30	1/2"C,2#10,#10N,#10G	ELECTRIC CLOTHES RANGE	A204:6
A204:7	GARBAGE DISPOSAL	1/2"C,1#12,#12N,#12G	20	GA				9.8 A	24....						A204:8
A204:9	MICROWAVE/HOOD	1/2"C,1#12,#12N,#12G	20	GA	8.3 A	21....						30	1/2"C,2#10,#10G	ELECTRIC HOT WATER HEATER	A204:10
A204:11	ENTRY/KITCHEN AREA RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A				6.0 A	21....						A204:12
A204:13	LIVING AREA RECEPTACLES	1/2"C,1#12,#12N,#12G	20	A	7.5 A	31....						40	1/2"C,2#8,#10G	BLOWER COIL "BC-2"	A204:14
A204:15	CLOSET IT ENCLOSURE	1/2"C,1#12,#12N,#12G	20	A				3.0 A	31....						A204:16
A204:17	WASHING MACHINE	1/2"C,1#12,#12N,#12G	20	GA	8.3 A	13....						20	1/2"C,2#12,#12G	HEAT PUMP "HP-2"	A204:18
A204:19	BEDROOM	1/2"C,1#12,#12N,#12G	20	A				8.8 A	13....						A204:20
A204:21	BATHROOM	1/2"C,1#12,#12N,#12G	20	A	2.4 A	0.0 A						30	--	SURGE PROTECTION	A204:22
A204:23	KITCHEN/LIVING AREA LIGHTING	1/2"C,1#12,#12N,#12G	20	A				1.8 A	0.0 A						A204:24

Notes:
PANEL SCHEDULE IS TYPICAL FOR UNITS: A203, A205, A304, AND A305

Panelboard: P1

Location: MECH A116
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: PROVIDE INTEGRAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 225 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P1:1	WEST HALLWAY LIGHTING	1/2"C,1#12,#12N,#12G	20		0	3.29						40	1/2"C,2#8,#10G	BLOWER COIL "BC-2"	P1:2
P1:3	WEST HALLWAY EMERGENCY + EXIT	1/2"C,1#12,#12N,#12G	20				0.09	3.29							P1:4
P1:5	EAST HALLWAY LTG + EXIT	1/2"C,1#12,#12N,#12G	20						0.02	4.01		60	3/4"C,2#4,#10G	BLOWER COIL "BC-5" HEAT CIRCUIT #1 + FAN	P1:6
P1:7	MECHANICAL ROOM LIGHTING	1/2"C,1#12,#12N,#12G	20		0.38	4.01									P1:8
P1:9	COMMUNITY ROOM LIGHTING	1/2"C,1#12,#12N,#12G	20				0.13	1.8				25	1/2"C,2#10,#10G	BLOWER COIL "BC-5" HEAT CIRCUIT #2	P1:10
P1:11	COMMUNITY RM EMERGENCY + EXIT	1/2"C,1#12,#12N,#12G	20						0.07	1.8					P1:12
P1:13	WEST EXTERIOR CANOPY LTG	1/2"C,1#12,#12N,#12G	20		0.03	1.25						20	1/2"C,2#12,#12G	HOT WATER HEATER "HWH-B"	P1:14
P1:15	SOUTH EXTERIOR CANOPY LTG	1/2"C,1#12,#12N,#12G	20				0.05	1.25							P1:16
P1:17	NORTH/EAST EXTERIOR LTG	1/2"C,1#12,#12N,#12G	20						0.18	0.1		20	1/2"C,1#12,#12N,#12G	MECH ROOM A116 EXHAUST FAN "EF-3"	P1:18
P1:19	SOUTH PEDESTRIAN LTG	1/2"C,1#12,#12N,#12G	20		0.14	4.01						60	3/4"C,2#4,#10G	BLOWER COIL "BC-5" HEAT CIRCUIT #1 + FAN	P1:20
P1:21	NORTH PEDESTRIAN LTG	1/2"C,1#12,#12N,#12G	20				0.09	4.01							P1:22
P1:23	PARKING LOT LTG	1/2"C,1#10,#10N,#10G	20						0.73	1.8		25	1/2"C,2#10,#10G	BLOWER COIL "BC-5" HEAT CIRCUIT #2	P1:24
P1:25	WEST SECURITY CAMERA	1/2"C,1#12,#12N,#12G	20		0.15	1.8									P1:26
P1:27	NORTH/SOUTH SECURITY CAMERA	1/2"C,1#12,#12N,#12G	20				0.1	1.18				20	1/2"C,1#12,#12N,#12G	ELEVATOR SUMP PUMP	P1:28
P1:29	WEST HALLWAY FIRE SMOKE DAMPERS	1/2"C,1#12,#12N,#12G	20						0.2	1.5		20	1/2"C,2#12,#12G	ELECTRIC WALL HEATER "EWH-1"	P1:30
P1:31	WEST HALLWAY RECEPTACLES	1/2"C,1#12,#12N,#12G	20		0.9	1.5									P1:32
P1:33	MECH ROOM A116/A115 RECEPTACLES	1/2"C,1#12,#12N,#12G	20				0.9	0.72				20	1/2"C,1#12,#12N,#12G	MECH RM A116 IT QUADS	P1:34
P1:35	COMMUNITY ROOM RECEPTACLES	1/2"C,1#12,#12N,#12G	20						0.9	0.72		20	1/2"C,1#12,#12N,#12G	MECH RM A122 IT QUADS	P1:36
P1:37	COMMUNITY ROOM WATER FOUNTAIN	1/2"C,1#12,#12N,#12G	20		0.8	1.76						40	1/2"C,2#8,#10G	HEAT PUMP "HP-5"	P1:38
P1:39	DOWN STAGE RECEPTACLES	1/2"C,1#12,#12N,#12G	20				0.54	1.76							P1:40
P1:41	UP STAGE RECEPTACLES	1/2"C,1#12,#12N,#12G	20						0.54	1.76		40	1/2"C,2#8,#10G	HEAT PUMP "HP-5"	P1:42
P1:43	EAST HALLWAY RECEPTACLES	1/2"C,1#12,#12N,#12G	20		0.36	1.76									P1:44
P1:45	FIRE ALARM CONTROL PANEL	1/2"C,1#12,#12N,#12G	20	L			0.5	0				20	--	SPARE	P1:46
P1:47	ELEVATOR CAB LTG + CONTROLS	1/2"C,1#12,#12N,#12G	20						0.3	0		20	--	SPARE	P1:48
P1:49	ELEVATOR SHUNT TRIP CONTROL	1/2"C,1#12,#12N,#12G	20	L	0.5	0						20	--	SPARE	P1:50
P1:51	ELEVATOR PIT LIGHTING + RECEPT	1/2"C,1#12,#12N,#12G	20				1.21	0				20	--	SPARE	P1:52
P1:53	FIRE SPRINKLER J-BOX POWER	1/2"C,1#12,#12N,#12G	20						0.3	0		20	--	SPARE	P1:54
P1:55	DOOR HARDWARE POWER	1/2"C,1#12,#12N,#12G	20		0.4	--						20	--	SPACE	P1:56
P1:57	COMMUNITY ROOF RECEPTACLES	1/2"C,1#12,#12N,#12G	20				0.36	--				--	--	SPACE	P1:58
P1:59	LTG CONTROL TIMECLOCK	1/2"C,1#12,#12N,#12G	20						0.3	--		--	--	SPACE	P1:60
			Connecte...		23 kVA		18 kVA		15 kVA						
			Connecte...		195 A		153 A		127 A						

Load Center: P2

Location: MECH 208
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 100 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: PROVIDE INTEGRAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 100 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P2:1	HALLWAY LIGHTING	1/2"C,1#12,#12N,#12G	20		0.07	4.01						50	3/4"C,2#6,#10G	BLOWER COIL "BC-3"	P2:2
P2:3	EMERGENCY + EXIT LIGHTING	1/2"C,1#12,#12N,#12G	20				0.1	4.01							P2:4
P2:5	SOUTH/WEST CANOPY LIGHTING	1/2"C,1#12,#12N,#12G	20						0	--		--	--	SPACE	P2:6
P2:7	NORTH EXTERIOR BUILDING LIGHTING	1/2"C,1#12,#12N,#12G	20		0.15	--						--	--	SPACE	P2:8
P2:9	HALLWAY RECEPTACLES	1/2"C,1#12,#12N,#12G	20				0.9	--				--	--	SPACE	P2:10
P2:11	SECURITY CAMERA POWER	1/2"C,1#12,#12N,#12G	20						0.3	--		--	--	SPACE	P2:12
P2:13	HALLWAY FIRE SMOKE DAMPERS	1/2"C,1#12,#12N,#12G	20		0.72	--						--	--	SPACE	P2:14
P2:15	SPARE	--	20				0	--				--	--	SPACE	P2:16
P2:17	SPARE	--	20						0	--		--	--	SPACE	P2:18
P2:19	SPARE	--	20		0	--						--	--	SPACE	P2:20
P2:21	SPARE	--	20				0	--				--	--	SPACE	P2:22
P2:23	SPARE	--	20						0	--		--	--	SPACE	P2:24
			Connecte...		5 kVA		5 kVA		0 kVA						
			Connecte...		47 A		48 A		3 A						

Load Center: P3

Location: MECH A308
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 100 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: PROVIDE INTEGRAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 100 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P3:1	HALLWAY LIGHTING	1/2"C,1#12,#12N,#12G	20		0.07	4.01						50	3/4"C,2#6,#10G	BLOWER COIL "BC-4"	P3:2
P3:3	HALLWAY EMERGENCY + EXIT LIGHTING	1/2"C,1#12,#12N,#12G	20				0.08	4.01							P3:4
P3:5	HALLWAY RECEPTACLES	1/2"C,1#12,#12N,#12G	20						0.9	1.35		20	1/2"C,2#12,#12G	1ST FLOOR HALLWAY HEAT PUMP "HP-2"	P3:6
P3:7	HALLWAY FIRE SMOKE DAMPERS	1/2"C,1#12,#12N,#12G	20		0.4	1.35									P3:8
P3:9	ROOF RECEPTACLES	1/2"C,1#12,#12N,#12G	20				0.54	1.08				25	1/2"C,2#10,#10G	2ND FLOOR HALLWAY HEAT PUMP "HP-3"	P3:10
P3:11	ELEVATOR SHAFT LIGHTING + RECEPT	1/2"C,1#12,#12N,#12G	20						0.21	1.08					P3:12
P3:13	SITTING ROOM RECEPTACLES	1/2"C,1#12,#12N,#12G	20		0.36	1.47						30	1/2"C,2#10,#10G	3RD FLOOR HALLWAY HEAT PUMP "HP-4"	P3:14
P3:15	SPARE	--	20				0	1.47							P3:16
P3:17	SPARE	--	20						0	--		--	--	SPACE	P3:18
P3:19	SPARE	--	20		0	--						--	--	SPACE	P3:20
P3:21	SPARE	--	20				0	--				--	--	SPACE	P3:22
P3:23	SPARE	--	20						0	--		--	--	SPACE	P3:24
			Connecte...		8 kVA		7 kVA		4 kVA						
			Connecte...		68 A		64 A		30 A						

Panelboard: H1

Location: MECH A116
Supply: Utility Transformer A
Mounting: Surface
Enclosure: NEMA 1
Features & Modifications: -

Voltage: 208 V, 3 Ø, 4 W
Bus Rating: 400 A
Neutral: 100%
Mains Type: MLO
Mains Rating: 400 A
Mains FN/Note: -
SCCR: 10 kA

Ckt	Description	Frame (A)	Trip (A)	Poles	FN/Note	Load
H1:1	P1A	225	225	3		56207
H1:2	P3A	100	100	3		18372
H1:3	P2A	100	100	3		10247
H1:4	Elevator	60	60	3		12600
H1:5	100A BUSSED SPACE	--	--	1		--
H1:6	100A BUSSED SPACE	--	--	1		--

Load Summary

Load Classification	Connected	Factor	Demand	Panel Totals	
Motor	95 VA	125.00%	119 VA	**Connected Load:**	97 kVA
Other	4170 VA	100.00%	4170 VA	**Connected Current:**	270 A
Lighting - Interior	2443 VA	125.00%	3053 VA	**Demand Load:**	110 kVA
Receptacle - General	11972 VA	91.76%	10986 VA	**Demand Current:**	305 A
Electric Water Heating	2500 VA	125.00%	3125 VA	**Non-Coincident...**	41.2 A
Electric Heat	48815 VA	125.00%	61019 VA	**Total Est. Demand ...**	263.9 A
Elevator	12600 VA	100.00%	12600 VA		
Cooling	14830 VA	100.00%	14830 VA		

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11-20-2025

REVISIONS:

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BUILDING A

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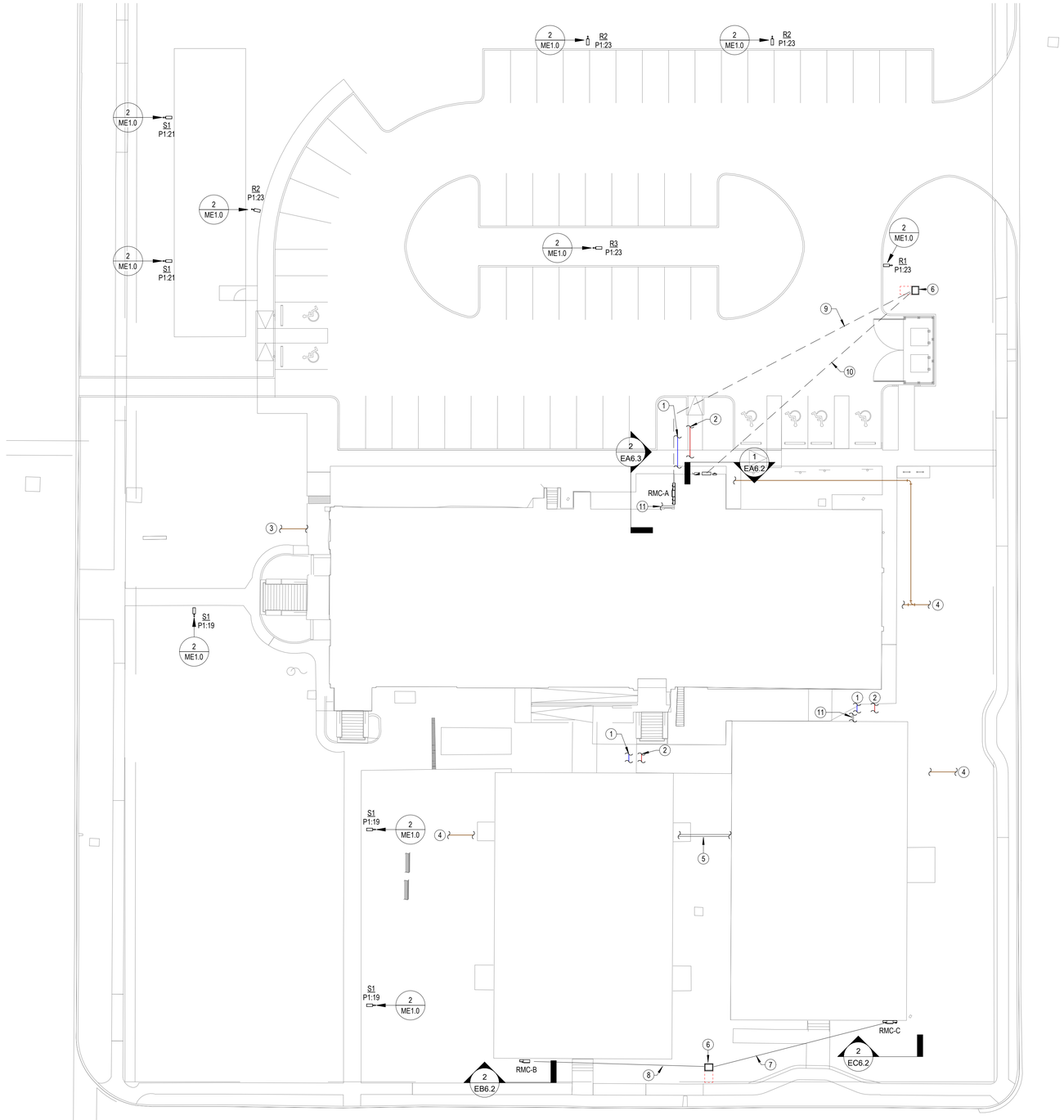
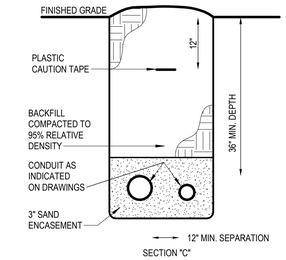
Project 25045 **11/20/2025**

NOTES BY SYMBOL

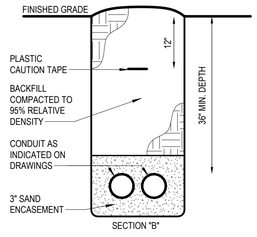
1	2" DOMESTIC WATER SERVICE, SEE CIVIL DRAWINGS FOR CONTINUATION.
2	FIRE SERVICE. SEE CIVIL DRAWINGS FOR CONTINUATION. COORDINATE EXACT REQUIREMENTS WITH FIRE SUPPRESSION SHOP DRAWINGS PROVIDED BY OTHERS.
3	6" SANITARY SEWER, SEE CIVIL DRAWINGS FOR CONTINUATION
4	4" SANITARY SEWER, SEE CIVIL DRAWINGS FOR CONTINUATION
5	(2) 4" TELECOM CONDUITS FROM BUILDING B TO BUILDING C.
6	POWER COMPANY PROVIDED PAD MOUNTED UTILITY TRANSFORMER. CONCRETE PAD BY GENERAL CONTRACTOR. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH POWER UTILITY COMPANY PRIOR TO COMMENCING WORK.
7	SERVICE LATERAL TO RESIDENTIAL METER CENTER 'RMC-C', REFERENCE 3:ME1.1
8	SERVICE LATERAL TO RESIDENTIAL METER CENTER 'RMC-B', REFERENCE 3:ME1.1
9	SERVICE LATERAL TO RESIDENTIAL METER CENTER 'RMC-A', REFERENCE 3:ME1.1
10	SERVICE LATERAL TO HOUSE SERVICE DISCONNECT 'SDS' VIA CT CABINET 'CT', REFERENCE 3:ME1.1
11	(2) 2" CONDUITS BELOW GRADE FOR COMMUNICATIONS SERVICES. PROVIDE PULL STRING IN EACH RACEWAY. VERIFY TERMINATION POINT AT PROPERTY LINE WITH LOCAL COMMUNICATIONS ACCESS PROVIDER. REFERENCE DETAIL 4, THIS SHEET.



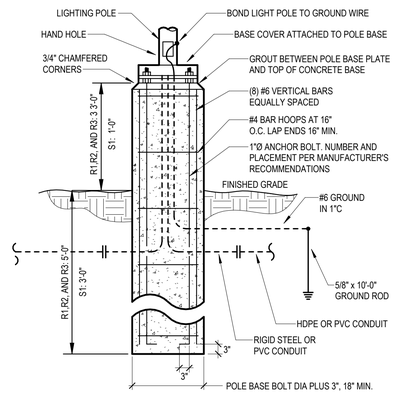
1 MECHANICAL/ELECTRICAL SITE PLAN
1" = 20'-0"



4 CONDUIT TRENCH SECTION (TELECOM)
12" = 1'-0"



3 CONDUIT TRENCH SECTION (SERVICE LATERAL)
12" = 1'-0"



2 LIGHT POLE BASE DETAIL
NO SCALE

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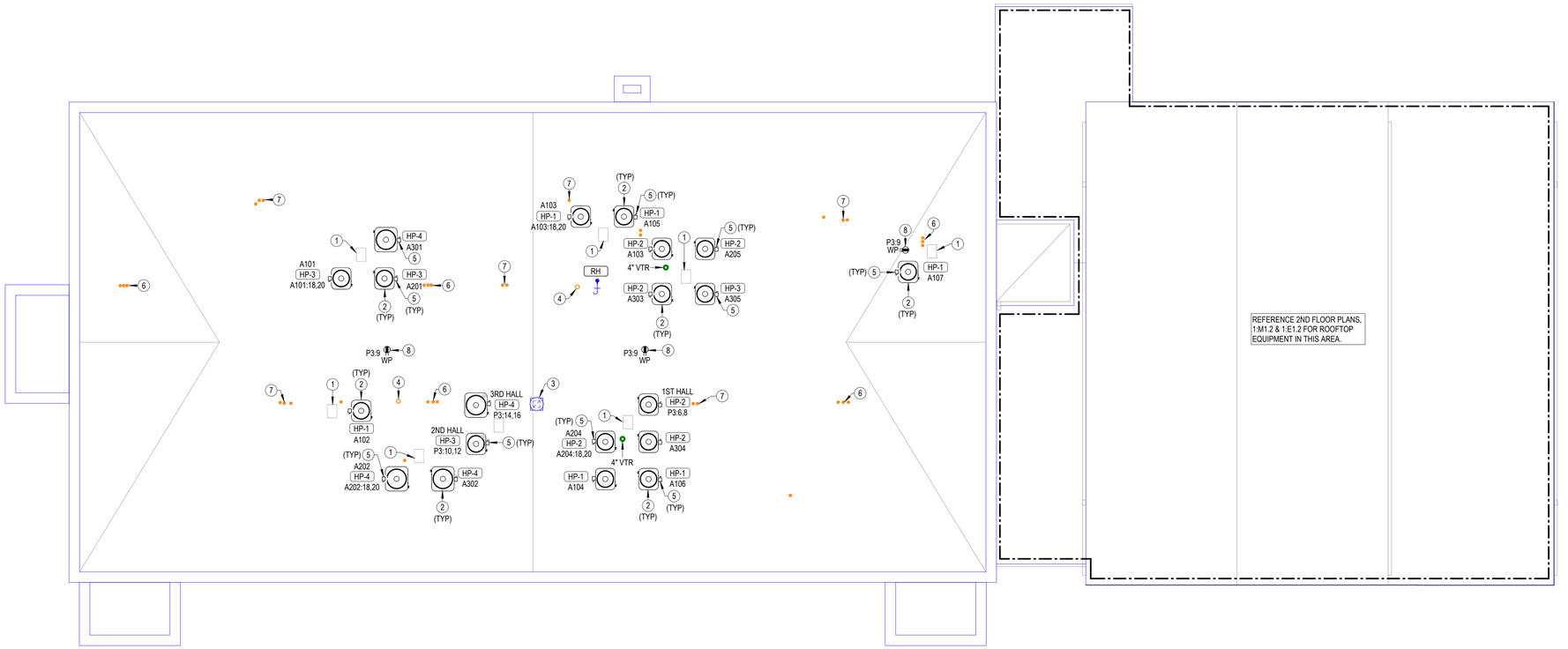
11/20/2025

NOTES BY SYMBOL

1. ROUTE REFRIGERANT PIPING DOWN THROUGH ROOF TO MATCHING BLOWER COIL. PROVIDE PIPING PENETRATION ASSEMBLY EQUAL TO RPH AW SERIES ROOF VAULT WITH EXIT SEALS FOR REFRIGERANT PIPING AND ELECTRICAL CONDUIT AND TWO ADDITIONAL SPARE EXIT SEALS. SUBMIT PRODUCT DATA FOR REVIEW PRIOR TO INSTALLATION. COORDINATE CUTTING OF ROOF WITH G.C.
2. MOUNT HEAT PUMP TO UNISTRUT FRAME SUPPORTED ON NVENT CADDY PYRAMID ROOF SUPPORTS. PROVIDE VIBRATION ISOLATOR BETWEEN ROOF SUPPORTS AND UNISTRUT FRAME. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR. TYPICAL.
3. PROVIDE GRAVITY ROOF INTAKE VENTILATOR WITH BIRD SCREEN EQUAL TO GREENHECK GRSI-10. MINIMUM 0.57 SQUARE FOOT THROAT AREA. PROVIDE WITH ROOF CURB COMPATIBLE WITH ROOF SLOPE AND MATERIAL.
4. 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
5. PROVIDE 30A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS. TYPICAL UNLESS NOTED OTHERWISE.
6. PROVIDE ROOF CURB WHERE BATHROOM EXHAUST DUCT PENETRATES ROOF. TERMINATE EXHAUST DUCT IN SIDEWALL OF CURB, PROVIDE MANUFACTURER'S WALL CAP WITH BIRD SCREEN.
7. PROVIDE ROOF CURB WHERE CLOTHES DRYER EXHAUST DUCT PENETRATES ROOF. TERMINATE EXHAUST DUCT IN SIDEWALL OF CURB, PROVIDE MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER.
8. MOUNT RECEPTACLE TO UNISTRUT FRAME SUPPORTED FROM ROOF, COORDINATE WITH G.C.



1 MECHANICAL/ELECTRICAL ROOF PLAN-BUILDING A

1/8" = 1'-0"

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Project 25045

11/20/2025

General Plan Symbols

- Plan Revision Number
- Detail Number on Sheet / Sheet Number Where Detail is Placed
- Keynote Symbol
- Continuation Symbol
- Point Where New Connects To Existing
- Room Name / Number (Room 1)
- Area Being Demolished
- Area Not In Contract
- Electrical Equipment. Do not route HVAC installation above or below equipment. Maintain working clearance as indicated by dashed line.

Abbreviations

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	M/A	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MU/A	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	R/A	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FDC	FIRE DEPARTMENT CONNECTION	RH	RELATIVE HUMIDITY
FL	FLOOR	RL/A	RELIEF AIR
FO	FUEL OIL	RM	ROOM
FOV	FUEL OIL VENT	RPM	REVOLUTIONS PER MINUTE
FOR	FUEL OIL RETURN	RW	RAIN WATER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FPM	FEET PER MINUTE	S/A	SUPPLY AIR
FS	FLOOR SINK	SAN	SANITARY
FT	FOOT/FEET	SF	SQUARE FOOT
FTR	FIN TUBE RADIATION	SD	SMOKE DAMPER
GAL	GALLON	SM	SURFACE MOUNT
GF	GAS-FIRED	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TDR	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LB/HR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT

Equipment Abbreviations

AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
CH	CHILLER	GRV	GRAVITY ROOF VENTILATOR
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RE	RETURN/EXHAUST FAN
DC	DUCT MOUNTED COIL	RTU	ROOFTOP UNIT
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER

* NOTE *
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

HVAC Symbols

- 24"/12" — Sq. Duct Size (Width/Height)
- 24"x12"FO — Oval Duct Size (Width x Height)
- 18"Ø — Round Duct Size (Diameter)
- (E) — Existing Duct To Remain
- Duct To Be Demolished
- S/A — Supply Air
- V/A — Ventilation Air
- O/A — Outdoor Air
- R/A — Return Air
- T/A — Transfer Air
- E/A — General Exhaust Air
- KED — Kitchen Exhaust Duct
- FLUE — Flue Gas Vent
- C/A — Combustion Air
- Rect. Supply Duct Rise / Drop
- Round Supply Duct Rise / Drop
- Rect. Return Duct Rise / Drop
- Round Return Duct Rise / Drop
- Rect. Exhaust Duct Rise / Drop
- Round Exhaust Duct Rise / Drop

Grille, Register, Diffusers

Square Ceiling Diffuser — CD- 500 / 10"Ø/24x24 — Type (See Schedule), Airflow, Neck Size / Module Size

Round Ceiling Diffuser — CD11 100 / 6"Ø / TYP. X 4 — Type (See Schedule), Airflow, Neck Size, Type Count for Space

Sidewall Supply Grille — SG5 300 / 18"/6" / AFF:0" — Type (See Schedule), Airflow, Nominal Duct Size, Mounting Elevation (Centerline)

Linear Diffuser — SD- 200 / 8"Ø/2s/4'-0"L — Type (See Schedule), Airflow, Neck Size/ Slot(s)/ Active Length

Sidewall Return Grille — RG6 200 / 12"/6"/--- / AFF:0" — Type (See Schedule), Airflow, Nominal Duct Size, Mounting Elevation (Centerline)

Ceiling Return — CR2 200 / 8"Ø/24x24 — Type (See Schedule), Airflow, Neck Size / Module Size

Mechanical Equipment

- RTU-1 — Unit Identity
- E)AHU-2 — Existing to Remain Equipment
- R)AHU-3 — Existing Relocated Equipment
- Equipment By Others (Refer To Other Disciplines)

Mechanical Control Devices

- T — Thermostat
- H — Humidistat
- TS — Temperature Sensor
- HS — Humidity Sensor
- CO2 — Carbon Dioxide Detector
- HZG — Hazardous Gas Detector

Damper Types

- B — Manual Damper
- M — Motorized Damper
- G — Backdraft Damper
- S — Smoke Damper
- Fire Damper
- C/S — Comb. Fire/ Smoke Damper

HVAC SHEET INDEX

GENERAL HVAC NOTES

A. CONTRACTOR SHALL LOCATE THERMOSTATS AND HUMIDISTATS AT 4'-0" AFF UNLESS NOTED OTHERWISE. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8" FROM LIGHT SWITCHES.
B. CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPING SHALL BE TYPE "L" COPPER. WHERE INSTALLED ABOVE CEILINGS, CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH MINIMUM 1/2" FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET.
C. ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE.
D. COORDINATE THE EXACT LOCATION OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH LIGHTING.
E. PROVIDE DIFFUSERS AND REGISTERS WITH 4-WAY BLOW PATTERN UNLESS OTHERWISE NOTED.
F. HVAC EQUIPMENT SHALL NOT BE UTILIZED UNTIL ALL DUCT PRODUCING CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. CONTRACTOR SHALL BE REQUIRED TO OBTAIN APPROVAL FROM OWNER PRIOR TO EQUIPMENT STARTUP, AND TO REPLACE FILTERS ON HVAC EQUIPMENT UPON FINAL COMPLETION.
G. LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWINGS ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
H. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL MECHANICAL CODE.
I. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.
J. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOFS WITHOUT A 42" HIGH PARAPET OR GUARD RAIL. WHERE PROVIDING 10'-0" SEPARATION FROM ROOF EDGE IS NOT POSSIBLE, PROVIDE PERMANENT FALL ARREST ANCHORS COMPLIANT WITH ANSI/ASSP Z359.1. COORDINATE WITH GENERAL CONTRACTOR.
K. LOCATE DUCTWORK, PIPING AND MECHANICAL EQUIPMENT OUTSIDE OF THE NEC REQUIRED CLEAR SPACE ABOVE AND AROUND ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR.
L. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE U.L. LISTED. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RATED ASSEMBLIES.
M. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
N. MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.
O. TRANSITION FROM PIPING AND DUCTWORK SIZES SHOWN TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.
P. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
Q. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
R. INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.
S. PRIOR TO STARTING WORK, SUBMIT SHOP DRAWINGS FOR ALL MECHANICAL EQUIPMENT AND MATERIALS. SUBSTITUTE EQUIPMENT INSTALLED WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REPLACEMENT AT CONTRACTOR'S EXPENSE.
T. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED.
U. PROVIDE ONE YEAR WARRANTY FOR ALL WORKMANSHIP AND MATERIALS AFTER THE DATE OF FINAL ACCEPTANCE.

GENERAL MECHANICAL DEMOLITION NOTES

A. ALL PIPING TAKEN OUT OF SERVICE SHALL BE REMOVED. WHERE PIPING TO BE REMOVED IS CONNECTED TO EXISTING PIPING TO REMAIN, PIPING SHALL BE REMOVED BACK TO MAIN AND CAPPED, UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL DISPOSE OF PIPING OR DELIVER TO OWNER, AS DIRECTED BY OWNER.
B. WHERE PIPING TAKEN OUT OF SERVICE IS LOCATED BELOW SLAB AND IS UNABLE TO BE REMOVED, CAP BELOW SLAB.
C. ALL DUCTWORK TAKEN OUT OF SERVICE SHALL BE REMOVED.
D. COORDINATE CUTTING, PATCHING OF EXISTING WALLS, CEILINGS, ROOF AND FLOORS AFFECTED BY MECHANICAL DEMOLITION WITH G.C.
E. ALL EQUIPMENT TAKEN OUT OF SERVICE SHALL BE REMOVED. EQUIPMENT SHALL BE DELIVERED TO OWNER OR DISPOSED OF AS DIRECTED BY OWNER.
F. REMOVE ALL MECHANICAL INSTALLATION FROM PROJECT AREA, UNLESS REQUIRED FOR NEW WORK OR EXISTING INSTALLATION NOT AFFECTED BY REMODEL. COORDINATE WITH OWNER AND G.C.
G. SERVICES TO ITEMS NOT REMOVED AS PART OF THIS WORK SHALL BE RESTORED UPON COMPLETION OF THIS WORK TO FULLY OPERATIONAL CONDITION.
H. NOT ALL ITEMS REQUIRED TO BE DEMOLISHED MAY BE INDICATED ON DRAWINGS. ALL DEMOLITION OF AFFECTED SPACE SHALL BE PERFORMED AS IF INDICATED.
I. FIELD VERIFY EXACT LOCATION OF ALL EXISTING MECHANICAL INSTALLATION INDICATED ON DRAWINGS.
J. ALL ITEMS TO BE RE-USED OR RELOCATED SHALL BE CLEANED, REPAIRED, AND RESTORED TO LIKE NEW CONDITION PRIOR TO RE-USE.

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

STATE OF TEXAS
TIMOTHY C. TREDWAY
95252
LICENSED
PROFESSIONAL ENGINEER
11-20-2025

REVISIONS:

DATE: 11/20/2025
JOB: 25-3479
SHEET NO.:

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Project 25045

11/20/2025

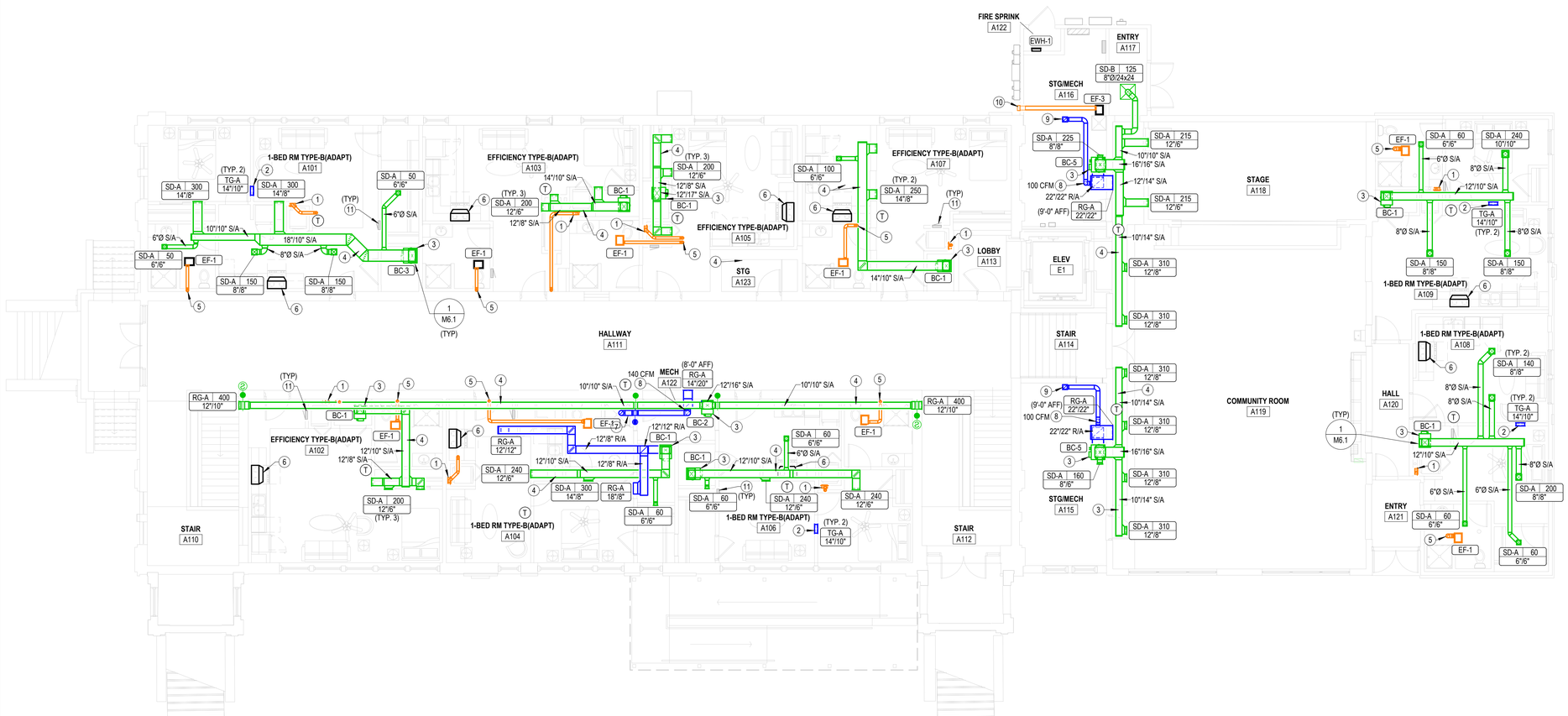
GENERAL MECHANICAL NOTES

1. PROVIDE SHOP DRAWINGS SHOWING EXACT ROUTING OF REFRIGERANT PIPING FOR REVIEW BY ARCHITECT AND ENGINEER.
2. INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH ALL PROVISIONS OF ASHRAE 15 INCLUDING LASTEST ADDENDA.
3. PROTECT PIPING PER ASHRAE 15 SECTION 9.12.
4. PRESSURE TEST PIPING PER ASHRAE 15 SECTION 9.13.
5. DUCTWORK CONSTRUCTION SHALL COMPLY WITH 2021 IECC.
6. APARTMENT VENTILATION IS ACHEIVED VIA BATHROOM EXHAUST FAN PER 2021 IRC SECTION M1505.4. SEE ELECTRICAL PLANS FOR TIMER SWITCH RUN TIMES, COORDINATE WITH E.C.

NOTES BY SYMBOL

1. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO ROOF JACK WITH BACKDRAFT DAMPER. MAXIMUM ALLOWABLE EQUIVALENT DUCT LENGTH = 35'. UTILIZE LONG RADIUS SMOOTH ELBOWS WHERE REQUIRED. MAXIMUM EQUIVALENT DUCT LENGTH MAY BE INCREASED WHERE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW, AND DOCUMENTATION IS PROVIDED TO CODE OFFICIAL PRIOR TO CONCEALMENT INSPECTION. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.

   NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
2. MOUNT TRANSFER GRILLE IN BEDROOM 6" BELOW CEILING AND MOUNT TRANSFER GRILLE ON OPPOSITE SIDE OF WALL 6" ABOVE FINISHED FLOOR. WHERE WALL SPACE IS NOT AVAILABLE, INSTALL ABOVE DOOR AND OFFSET AS MUCH AS POSSIBLE. LINE STUD CAVITY WITH SHEET METAL DUCTWORK.
3. ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO CORRESPONDING HEAT PUMP UNIT ON ROOF AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. SEE M1.2 AND ME1.2 FOR HEAT PUMP LOCATIONS.
4. ROUTE DUCT CONCEALED IN SOFFIT/CEILING, COORDINATE WITH ARCHITECT.
5. SEE 1:MA1.2 FOR CONTINUATION.
6. RECIRCULATING RANGE HOOD BY OTHER.
7. ROUTE 8"Ø OUTDOOR AIR DUCT CONCEALED ABOVE CEILING AND PROVIDE FIRE DAMPER WHERE DUCT PENETRATES RATED WALL.
8. CONNECT OUTDOOR AIR DUCT TO RETURN AIR DUCT. PROVIDE BALANCING DAMPERS AND BALANCE AS INDICATED ON PLANS, SEE DETAIL 2:M6.1 FOR MORE INFORMATION.
9. 8"x8" OUTDOOR AIR DUCT UP TO INTAKE HOOD ON ROOF.
10. ROUTE 6"Ø EXHAUST DUCT TO MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN. COORDINATE FINAL LOCATION WITH ARCHITECT.
11. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE DUCT ABOVE OR BELOW EQUIPMENT AND MAINTAIN WORKING CLEARANCE SHOWN.



1 **HVAC FLOOR PLAN-BUILDING A-1ST FLR**
1/8" = 1'-0"

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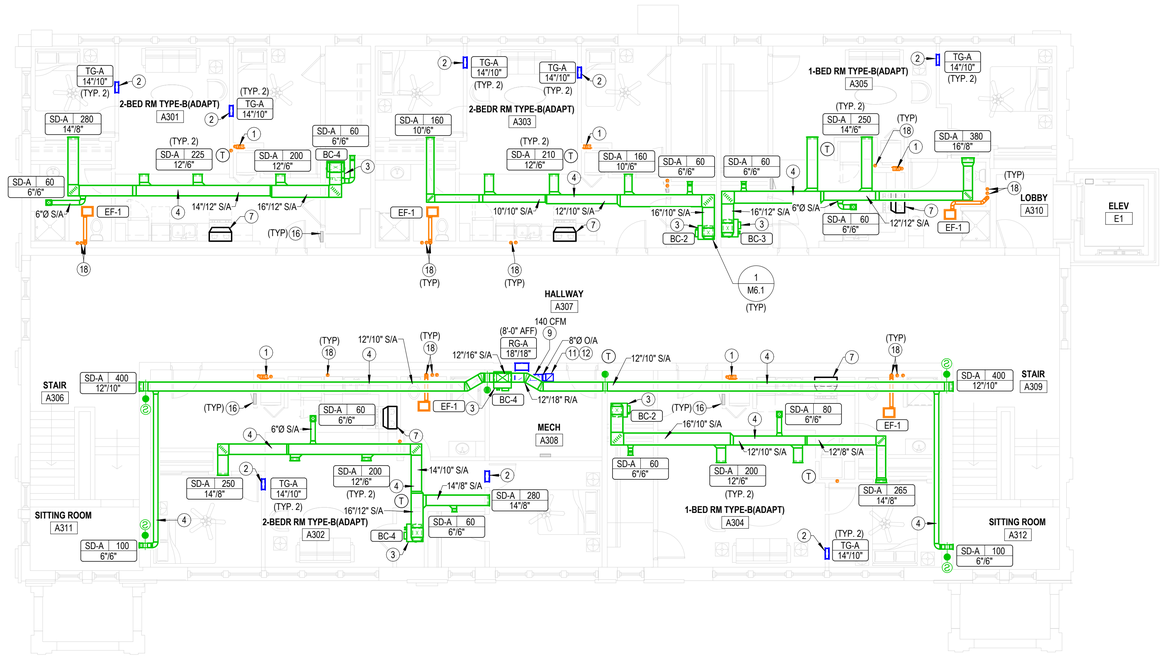
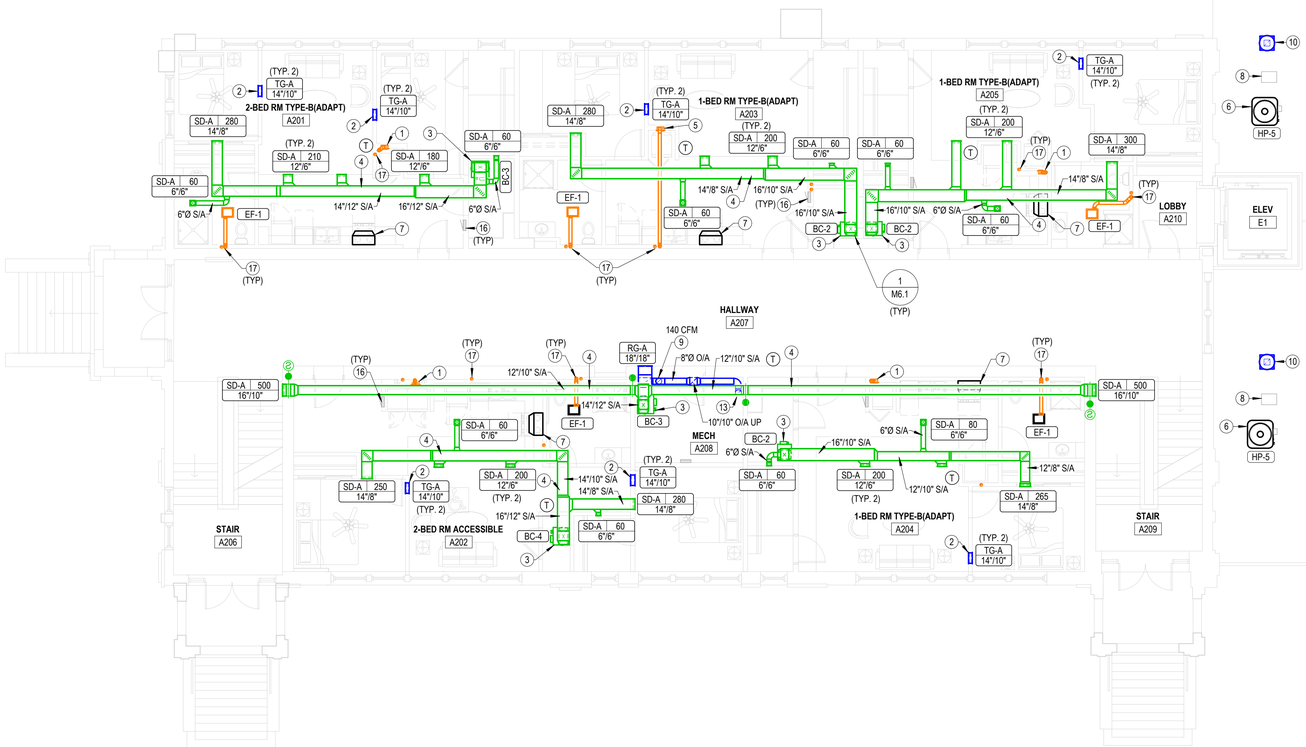
BUILDING A

MA1.1



2 HVAC FLOOR PLAN-BUILDING A-3RD FLR

1/8" = 1'-0"



1 HVAC FLOOR PLAN-BUILDING A-2ND FLR

1/8" = 1'-0"

GENERAL MECHANICAL NOTES

1. PROVIDE SHOP DRAWINGS SHOWING EXACT ROUTING OF REFRIGERANT PIPING FOR REVIEW BY ARCHITECT AND ENGINEER.
2. INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH ALL PROVISIONS OF ASHRAE 15 INCLUDING LASTEST ADDENDA.
3. PROTECT PIPING PER ASHRAE 15 SECTION 9.12.
4. PRESSURE TEST PIPING PER ASHRAE 15 SECTION 9.13.
5. DUCTWORK CONSTRUCTION SHALL COMPLY WITH 2021 IECC.
6. APARTMENT VENTILATION IS ACHEIVED VIA BATHROOM EXHAUST FAN PER 2021 IRC SECTION M1505.4. SEE ELECTRICAL PLANS FOR TIMER SWITCH RUN TIMES, COORDINATE WITH E.C.

NOTES BY SYMBOL

1. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO ROOF JACK WITH BACKDRAFT DAMPER. MAXIMUM ALLOWABLE EQUIVALENT DUCT LENGTH = 35'. UTILIZE LONG RADIUS SMOOTH ELBOWS WHERE REQUIRED. MAXIMUM EQUIVALENT DUCT LENGTH MAY BE INCREASED WHERE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW, AND DOCUMENTATION IS PROVIDED TO CODE OFFICIAL PRIOR TO CONCEALMENT INSPECTION. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.

   NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
2. MOUNT TRANSFER GRILLE IN BEDROOM 6" BELOW CEILING AND MOUNT TRANSFER GRILLE ON OPPOSITE SIDE OF WALL 6" ABOVE FINISHED FLOOR. WHERE WALL SPACE IS NOT AVAILABLE, INSTALL ABOVE DOOR AND OFFSET AS MUCH AS POSSIBLE. LINE STUD CAVITY WITH SHEET METAL DUCTWORK.
3. ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO CORRESPONDING HEAT PUMP UNIT ON ROOF AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. SEE M1.2 AND ME1.2 FOR HEAT PUMP LOCATIONS.
4. ROUTE DUCT CONCEALED IN SOFFIT/CEILING, COORDINATE WITH ARCHITECT.
5. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKDRAFT DAMPER. MAXIMUM ALLOWABLE EQUIVALENT DUCT LENGTH = 35'. UTILIZE LONG RADIUS SMOOTH ELBOWS WHERE REQUIRED. MAXIMUM EQUIVALENT DUCT LENGTH MAY BE INCREASED WHERE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW, AND DOCUMENTATION IS PROVIDED TO CODE OFFICIAL PRIOR TO CONCEALMENT INSPECTION. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.

   NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
6. MOUNT HEAT PUMP TO UNISTRUT FRAME SUPPORTED ON NVENT CADDY PYRAMID ROOF SUPPORTS. PROVIDE VIBRATION ISOLATOR BETWEEN ROOF SUPPORTS AND UNISTRUT FRAME. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR. TYPICAL.
7. RECIRCULATING RANGE HOOD BY OTHER.
8. ROUTE REFRIGERANT PIPING DOWN THROUGH ROOF TO MATCHING BLOWER COIL. PROVIDE PIPING PENETRATION ASSEMBLY EQUAL TO RPH AW SERIES ROOF VAULT WITH EXIT SEALS FOR REFRIGERANT PIPING AND ELECTRICAL CONDUIT AND TWO ADDITIONAL SPARE EXIT SEALS. SUBMIT PRODUCT DATA FOR REVIEW PRIOR TO INSTALLATION. COORDINATE CUTTING OF ROOF WITH G.C.
9. CONNECT OUTDOOR AIR DUCT TO RETURN AIR DUCT. PROVIDE BALANCING DAMPERS AND BALANCE AS INDICATED ON PLANS, SEE DETAIL 2:M6.1 FOR MORE INFORMATION.
10. PROVIDE GRAVITY ROOF INTAKE VENTILATOR WITH BIRD SCREEN EQUAL TO GREENHECK GRSI-8. MINIMUM 0.37 SQUARE FOOT THROAT AREA. PROVIDE WITH ROOF CURB COMPATIBLE WITH ROOF SLOPE AND MATERIAL
11. 10"x10" OUTDOOR AIR DUCT UP TO INTAKE HOOD ON ROOF.
12. ROUTE 10"x10" OUTDOOR AIR DUCT DOWN TO FLOOR BELOW. PROVIDE FIRE DAMPER WHERE DUCT PENETRATES FLOOR.
13. ROUTE 8"Ø OUTDOOR AIR DUCT DOWN TO FLOOR BELOW. PROVIDE FIRE DAMPER WHERE DUCT PENETRATES FLOOR.
14. PROVIDE ROOF CURB WHERE BATHROOM EXHAUST DUCT PENETRATES ROOF. TERMINATE EXHAUST DUCT IN SIDEWALL OF CURB, PROVIDE MANUFACTURER'S WALL CAP WITH BIRD SCREEN.
15. PROVIDE ROOF CURB WHERE CLOTHES DRYER EXHAUST DUCT PENETRATES ROOF. TERMINATE EXHAUST DUCT IN SIDEWALL OF CURB, PROVIDE MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER.
16. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE DUCT ABOVE OR BELOW EQUIPMENT AND MAINTAIN WORKING CLEARANCE SHOWN.
17. ROUTE 4"Ø EXHAUST DUCT UP TO ROOF. SEE 2:MA1.2 FOR CONTINUATION.
18. ROUTE 4"Ø EXHAUST DUCT UP TO ROOF. SEE 1:MEA1.1 FOR CONTINUATION.

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11-20-2025

REVISIONS:

DATE: 11/20/2025
JOB: 25-3479
SHEET NO.:

BUILDING A

MA1.2

ELECTRIC CABINET HEATER SCHEDULE

NOTES:

1. PROVIDE WITH HIGH TEMP. THERMAL CUTOUT AND FAN DELAY.
2. PROVIDE WITH INTEGRAL THERMOSTAT AND UNIT MOUNTED DISCONNECT SWITCH.
3. PROVIDE WITH SURFACE MOUNT OR RECESSED FRAME AS REQUIRED. FIELD COORDINATE EXACT REQUIREMENTS WITH EXISTING CONDITIONS AND ARCH.

MARK	MANUFACTURER	MODEL	WATTS	VOLT	PHASE	DESCRIPTION
EWH-1	TRANE	UHWA	3.0 kW	208 V	1	Architectural fan forced wall heater
EWH-2	TRANE	UHWA	3.0 kW	208 V	1	Architectural fan forced wall heater
EWH-3	TRANE	UHWA	3.0 kW	208 V	1	Architectural fan forced wall heater

HEAT PUMP SCHEDULE

NOTES:

1. REFRIGERANT LINES SHALL BE FIELD FABRICATED. COORDINATE LINE SIZING REQUIREMENTS WITH EQUIPMENT MANUFACTURER FOR LENGTH.
2. PROVIDE WITH R454B REFRIGERANT.
3. INSTALL REFRIGERANT PIPING IN ACCORDANCE TO ASHRAE STANDARD 15.

				COOLING						HEATING				ELECTRICAL			
MARK	MANUFACTURER	MODEL	NOMINAL CAPACITY	EDB	EDB	EWB	NET SENSIBLE	NET TOTAL	SEER2	OA EDB	EDB	NET TOTAL	HSPF2	PHASE	MCA	MOCP	VOLTAGE
HP-1	TRANE	5TWR4018	1.5 ton	102 °F	76 °F	64 °F	12,434 Btu/h	16,697 Btu/h	14.3	47 °F	70 °F	18,300 Btu/h	7.5	1	12.0 A	20.0 A	208 V
HP-2	TRANE	5TWR4024	2.0 ton	102 °F	76 °F	64 °F	15,640 Btu/h	20,683 Btu/h	14.3	47 °F	70 °F	22,400 Btu/h	7.5	1	13.0 A	20.0 A	208 V
HP-3	TRANE	5TWR4030	2.5 ton	102 °F	76 °F	64 °F	18,778 Btu/h	24,363 Btu/h	14.3	47 °F	70 °F	25,600 Btu/h	7.5	1	16.0 A	25.0 A	208 V
HP-4	TRANE	5TWR4036	3.0 ton	102 °F	76 °F	64 °F	20,590 Btu/h	28,355 Btu/h	14.3	47 °F	70 °F	31,600 Btu/h	7.5	1	19.0 A	30.0 A	208 V
HP-5	TRANE	5TWR4042	3.5 ton	102 °F	76 °F	64 °F	27,928 Btu/h	36,629 Btu/h	14.3	47 °F	70 °F	38,500 Btu/h	7.5	1	24.0 A	40.0 A	208 V

BLOWER COIL SCHEDULE

NOTES:

1. SINGLE POINT CONNECTION REQUIRED. COORDINATE THE EXACT ELECTRICAL REQUIREMENTS OF EQUIPMENT PROVIDED WIH E.C.
2. ELECTRIC HEATER SHALL NOT OPERATE SIMULTANEOUSLY WITH HEAT PUMP. ELECTRIC HEATER SHALL BE USED AS BACK-UP HEAT ONLY.
3. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT COMPATIBLE WITH REQUIREMENTS OF 2021 IECC.
4. PROVIDE 2 SETS OF MERV-8 FILTERS.

			FAN		ELECTRIC HEAT		ELECTRICAL					
MARK	MANUFACTURER	MODEL	AIRFLOW	ESP	CIRCUIT	CIRCUIT 2	VOLTAGE	PHASE	MCA	MCA 2	MOCP	MOCP 2
BC-1	TRANE	5TEM4B02AC21	600 CFM	0.50 in-wg	5.8 kW		208 V	1	39.0 A		40.0 A	
BC-2	TRANE	5TEM4B03AC31	800 CFM	0.50 in-wg	5.8 kW		208 V	1	39.0 A		40.0 A	
BC-3	TRANE	5TEM4D04AC31	1,000 CFM	0.50 in-wg	7.2 kW		208 V	1	48.0 A		50.0 A	
BC-4	TRANE	5TEM4D05AC41	1,050 CFM	0.50 in-wg	7.2 kW		208 V	1	48.0 A		50.0 A	
BC-5	TRANE	5TEM4D07AC51	1,400 CFM	0.50 in-wg	7.2 kW	3.6 kW	208 V	1	51.0 A	22.0 A	60.0 A	25.0 A

GRILLES, REGISTERS, & DIFFUSERS SCHEDULE

GENERAL NOTES:

1. PROVIDE MOUNTING FRAME AS REQUIRED FOR CEILING TYPE.
2. MAXIMUM NC SHALL BE 25.
3. RUNOUTS TO DIFFUSERS SHALL BE SAME SIZE AS NECK, U.N.O.
4. PAINT OBJECTS VISIBLE THROUGH GRILLES WITH FLAT BLACK PAINT.
5. COORDINAT LOCATIONS OF ALL WALL DEVICES WITH ARCHITECT.

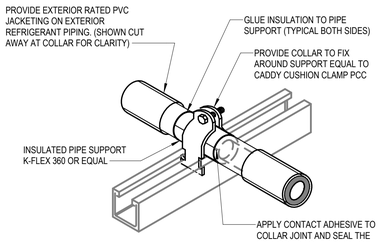
			APPLICATION						
MARK	MANUFACTURER	MODEL	SUPPLY	RETURN	EXAUST	TRANSFER	MOUNTING	DAMPER	DESCRIPTION	NOTES
RG-A	TITUS	350RL		■			Surface Mount	No	STEEL LOUVERED RETURN GRILLE, SIZE AS INDICATED ON DRAWINGS.	
RG-B	TITUS	PAR		■			Lay-In Full Face	No	24"x24" STEEL PERFORATED FACE RETURN GRILLE, NECK SIZE AS INDICATED ON PLANS.	
SD-A	TITUS	300R	■				Surface Mount	Yes	STEEL DOUBLE DEFLECTION SUPPLY GRILLE WITH FRONT BLADES PARALLEL TO LONG DIMENSION, SIZE AS INDICATED ON DRAWINGS.	
SD-B	TITUS	TMS	■				Lay-In Full Face	No	24"x24" STEEL SQUARE LOUVERED DIFFUSER, NECK SIZE AS INDICATED ON DRAWINGS.	
TG-A	TITUS	350RL				■	Surface Mount	No	STEEL LOUVERED TRANSFER GRILLE, SIZE AS INDICATED ON DRAWINGS.	

EXHAUST FAN SCHEDULE

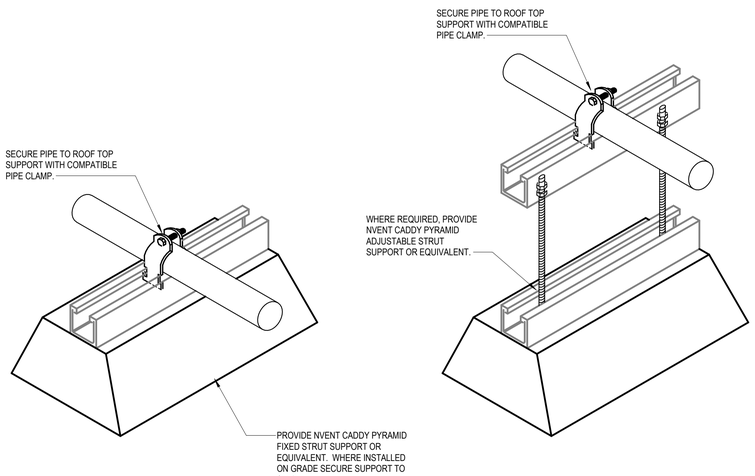
NOTES:

1. PROVIDE MANUFACTURER'S ROOF JACK OR WALL CAP, SEE PLANS.
2. FIXTURE SHALL OPERATE AT < 1 SONE.
3. PROVIDE EC MOTOR WITH INTEGRAL DISCONNECT.
4. PROVIDE INTEGRAL BACKDRAFT DAMPER.
5. PROVIDE WITH MANUFACTURER'S FILTER GRILLE.

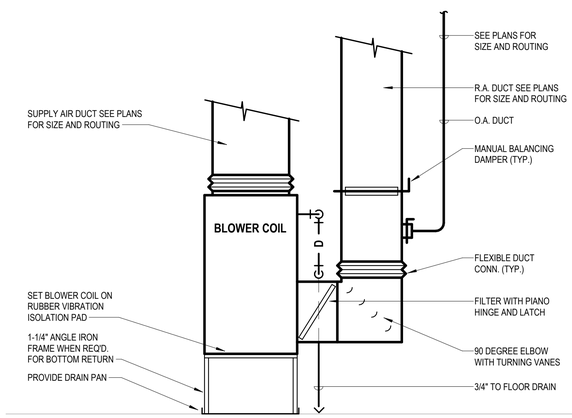
						ELECTRICAL		
MARK	MANUFACTURER	MODEL	CFM	ESP	POWER	VOLTAGE	PHASE	NOTES
EF-1	PANASONIC	FV-0511VQ1	80 CFM	0.25 in-wg	22 W	120 V	1	1,2,3,4
EF-2	PANASONIC	FV-0511VQ1	50 CFM	0.25 in-wg	22 W	120 V	1	1,2,3,4
EF-3	PANASONIC	FV-0511VQ1	110 CFM	0.25 in-wg	22 W	120 V	1	1,2,3,4
VF-1	GREENHECK	SP-A70	50 CFM	0.20 in-wg	16 W	120 V	1	2,3,4,5



4 EXTERIOR REFRIGRANT PIPING INSULATION DETAIL
NO SCALE



3 EXTERIOR PIPING SUPPORT DETAIL
NO SCALE



2 BLOWER COIL DETAIL
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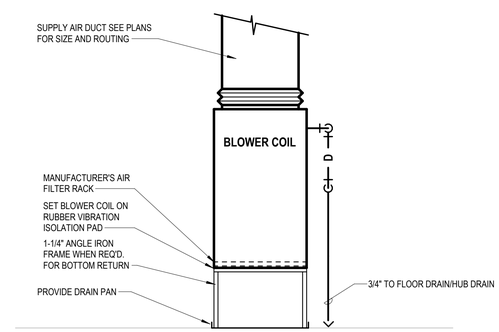

1 APARTMENT BLOWER COIL DETAIL
NO SCALE

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HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

STATE OF KANSAS TIMOTHY C. TREDWAY 95252 LICENSED PROFESSIONAL ENGINEER

11-20-2025

REVISIONS:

DATE: 11/20/2025
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M6.1

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General Plan Symbols

- Plan Revision Number
- Detail Number on Sheet / Sheet Number Where Detail is Placed
- Keynote Symbol
- Continuation Symbol
- Point Where New Connects To Existing
- Room / Room Name / Number (Room 507)
- Area Being Demolished
- Area Not In Contract
- Electrical Equipment. Do not route HVAC installation above or below equipment. Maintain working clearance as indicated by dashed line.

Abbreviations

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	M/A	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MU/A	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	R/A	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FDC	FIRE DEPARTMENT CONNECTION	RH	RELATIVE HUMIDITY
FL	FLOOR	RL/A	RELIEF AIR
FO	FUEL OIL	RM	ROOM
FOV	FUEL OIL VENT	RPM	REVOLUTIONS PER MINUTE
FOR	FUEL OIL RETURN	RW	RAIN WATER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FPM	FEET PER MINUTE	S/A	SUPPLY AIR
FS	FLOOR SINK	SAN	SANITARY
FT	FOOT/FEET	SF	SQUARE FOOT
FTR	FIN TUBE RADIATION	SD	SMOKE DAMPER
GAL	GALLON	SM	SURFACE MOUNT
GF	GAS-FIRED	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TDR	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LB/HR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT
		WSV	WASTE STACK VENT

Equipment Abbreviations

AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
CH	CHILLER	GRV	GRAVITY ROOF VENTILATOR
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RE	RETURN/EXHAUST FAN
DC	DUCT MOUNTED COIL	RTU	ROOFTOP UNIT
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER

* NOTE *
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

Plumbing Symbols

- 2" — Nominal Pipe Size
- Above Ground Piping
- Below Ground Piping
- 1/8" / 12" SLOPE — Pipe Slope (When Applicable)
- (E) — Existing Pipe To Remain
- Pipe To Be Demolished
- CW — Domestic Cold-Water
- NPW — Non-Potable Water
- S-CW — Soft Cold-Water
- F-CW — Filtered Cold-Water
- RO — Reverse Osmosis Water
- HW — Domestic Hot-Water
- HW 140° — Domestic Hot-Water 140°
- HW-R — Hot-Water Recirculation
- HW-R 140° — Hot-Water Recirculation 140°
- SS — Sanitary Drain
- V — Sanitary Vent
- RD — Radon Mitigation
- WV — Sanitary Wet Vent
- CWV — Combination DWV
- CD — Condensate Drain
- ID — Indirect Drain
- GW — Grease Waste
- GV — Grease Vent
- PD — Pump Discharge
- SD — Storm Drain
- OSD — Storm Overflow
- CA — Compressed Air
- G — Natural Gas
- LP — Liquid Propane
- Pipe Rise / Drop

Pipe Accessory Notes

- 4" FCO — Cleanout
- 2" CHECK — Check Valve
- 2" BALANCE — Balancing Valve
- 2" CIRC — Circuit Setter
- 2" GATE — Gate Valve
- 2" S/O — Ball Valve
- 2" STRAIN — Fluid Strainer
- S — 1" GAS-CNTRL — Emergency Gas Shutoff
- 1" PLUG — Plug Valve
- 1" GAS COCK — Gas Shutoff Cock
- 1" REG — Gas Regulator
- T/P — 1" T/V — Thermostatic Valve
- T/P — TMV-XT/P — Mixing Valve
- EM — TMVEM — Emergency Mixer
- 2" PRV — Pressure Reducing Valve
- W — 2" METER — Water Meter
- Double Check Valve
- Reduced Pressure Zone

Plumbing Fixture Notes

- Floor Drain — Design Size
- 2" FD — Identity Type
- 2 DFU — Drainage Fixture Units
- 2" FD — Floor Drain w/ Deep Seal Trap
- Floor Drain w/ Trap Primer "P" Indicates Primer Connection
- 2" FD — Floor Drain w/ Integral Cleanout
- 6" AD-1 — Area Drain (No Trap)
- 6" DD-1 — Deck Drain
- 6" HD-1 — Hub Drain (Funnel Type)
- 3" FS — Floor Sink
- 6" SD-12 — Roof Drain
- 6" SD-1 — Combination Drain
- 2000 SF — Rainfall Surface Area

Plumbing Sheet Index

GENERAL PLUMBING NOTES

A. FIELD VERIFY ALL NEW WATER, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.
B. PITCH UNDERFLOOR SANITARY WASTE PIPING OVER 2" AT 1/8" PER FOOT, 2" AND SMALLER AT 1/4" PER FOOT.
C. FIELD VERIFY LOCATION AND INVERTS OF SITE UTILITIES PRIOR TO INSTALLATION.
D. ROUTE DOMESTIC WATER, AND SANITARY SEWER SERVICES TO SITE UTILITIES 5'-0" FROM BUILDING UNLESS NOTED OTHERWISE. REFER TO CIVIL PLANS.
E. WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.
F. LOCATIONS OF PIPING AND EQUIPMENT AS INDICATED ON THE DRAWINGS ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
G. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL (OR UNIFORM, DEPENDING ON JURISDICTION) PLUMBING CODE AND INTERNATIONAL MECHANICAL CODE.
H. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.
I. LOCATE PIPING AND EQUIPMENT OUTSIDE OF THE NEC REQUIRED CLEAR SPACE ABOVE AND AROUND ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR.
J. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE U.L. LISTED. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RATED ASSEMBLIES.
K. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
L. MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.
M. TRANSITION FROM PIPING SIZES SHOWN TO PROPERLY CONNECT TO EQUIPMENT.
N. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
O. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
P. INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.
Q. PRIOR TO STARTING WORK, SUBMIT SHOP DRAWINGS FOR ALL PLUMBING EQUIPMENT AND MATERIALS. SUBSTITUTE EQUIPMENT AND MATERIALS INSTALLED WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REPLACEMENT AT CONTRACTOR'S EXPENSE.
R. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED.
S. PROVIDE ONE YEAR WARRANTY FOR ALL WORKMANSHIP AND MATERIALS AFTER THE DATE OF FINAL ACCEPTANCE.

GENERAL PLUMBING DEMOLITION NOTES

A. ALL PIPING TAKEN OUT OF SERVICE SHALL BE REMOVED. WHERE PIPING TO BE REMOVED IS CONNECTED TO EXISTING PIPING TO REMAIN, PIPING SHALL BE REMOVED BACK TO MAIN AND CAPPED, UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL DISPOSE OF PIPING OR DELIVER TO OWNER, AS DIRECTED BY OWNER.
B. WHERE PIPING TAKEN OUT OF SERVICE IS LOCATED BELOW SLAB AND IS UNABLE TO BE REMOVED, CAP BELOW SLAB.
C. COORDINATE CUTTING, PATCHING OF EXISTING WALLS, CEILINGS, ROOF AND FLOORS AFFECTED BY MECHANICAL DEMOLITION WITH G.C.
D. ALL EQUIPMENT TAKEN OUT OF SERVICE SHALL BE REMOVED. EQUIPMENT SHALL BE DELIVERED TO OWNER OR DISPOSED OF AS DIRECTED BY OWNER.
E. REMOVE ALL PLUMBING INSTALLATION FROM PROJECT AREA, UNLESS REQUIRED FOR NEW WORK OR EXISTING INSTALLATION NOT AFFECTED BY REMODEL. COORDINATE WITH OWNER AND G.C.
F. SERVICES TO ITEMS NOT REMOVED AS PART OF THIS WORK SHALL BE RESTORED UPON COMPLETION OF THIS WORK TO FULLY OPERATIONAL CONDITION.
G. NOT ALL ITEMS REQUIRED TO BE DEMOLISHED MAY BE INDICATED ON DRAWINGS. ALL DEMOLITION OF AFFECTED SPACE SHALL BE PERFORMED AS IF INDICATED.
H. FIELD VERIFY EXACT LOCATION OF ALL EXISTING PLUMBING INSTALLATION INDICATED ON DRAWINGS.
I. ALL ITEMS TO BE RE-USED OR RELOCATED SHALL BE CLEANED, REPAIRED, AND RESTORED TO LIKE NEW CONDITION PRIOR TO RE-USE.

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PROFESSIONAL ENGINEER
11-20-2025

REVISIONS:

DATE: 11/20/2025
JOB: 25-3479
SHEET NO.:

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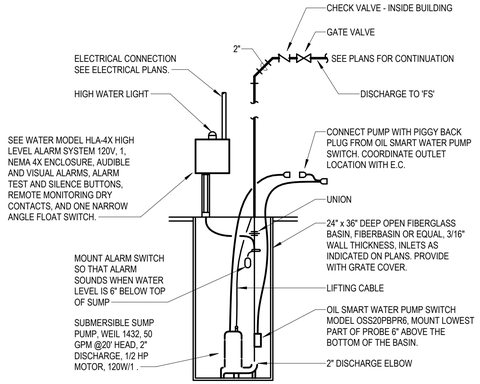
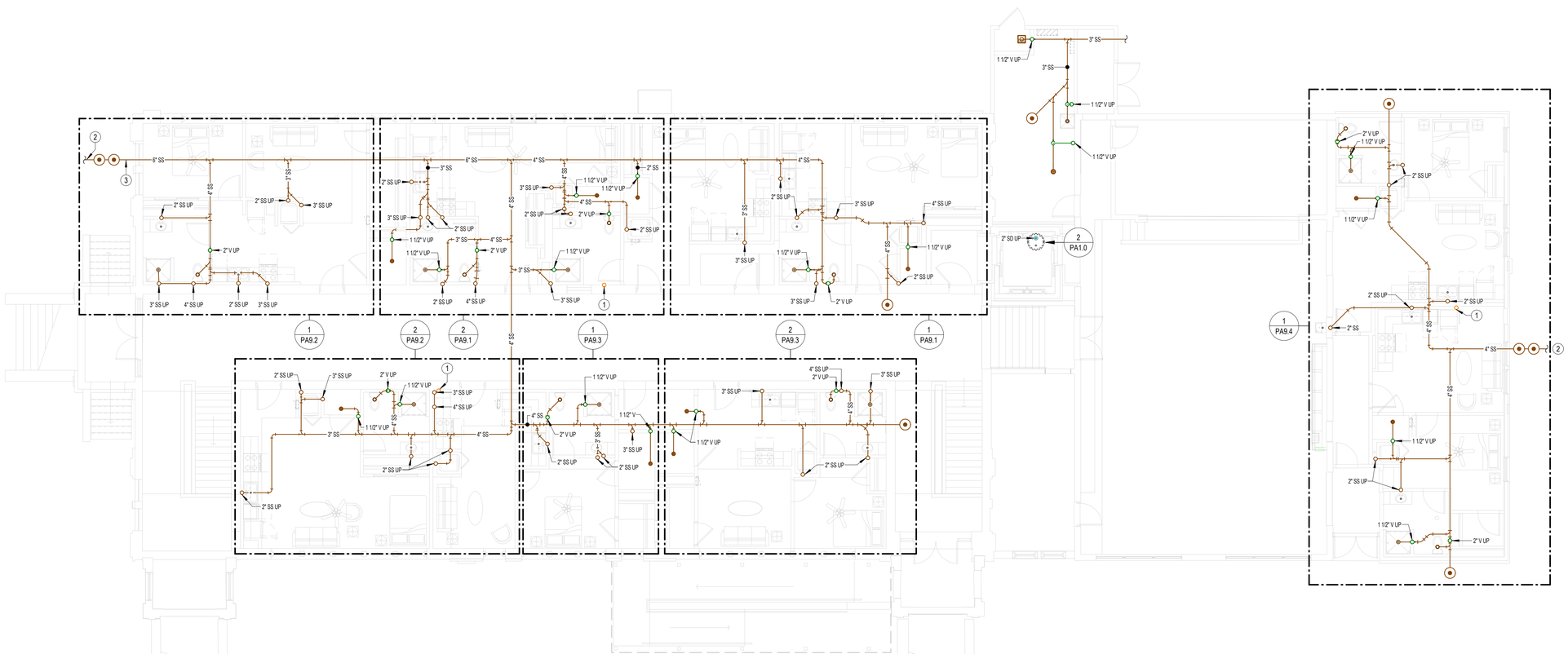


SUMP PUMP WITH OIL SMART SWITCH AND SEE WATER ALARM SYSTEM

2 ELEVATOR SUMP PUMP DIAGRAM

NO SCALE



1 WASTE AND VENT PLAN-BUILDING A-UNDERFLOOR

1/8" = 1'-0"

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PLUMBING SHEET NOTES

1 EXPOSED PIPING TO BE ROUTED TIGHT TO BOTTOM OF EXISTING STRUCTURE. UTILIZE COPPER, OR RIGID PEX FOR DOMESTIC WATER, AND PVC OR CAST IRON FOR WASTE AND VENT, ROUTE PIPING PERPENDICULAR TO BUILDING SURFACES. NEATLY TRAIN PIPING TOGETHER ALONG EXISTING CONSTRUCTION AND COORDINATE WITH OTHER TRADES. OBTAIN APPROVAL OF ROUTING FROM ARCHITECT PRIOR TO ROUGHING IN.

NOTES BY SYMBOL

1 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.

2 SEE SITE PLAN FOR CONTINUATION.

3 COORDINATE REQUIRED FLOW LINE WITH CIVIL DRAWINGS NOTIFY ENGINEER IF REQUIRED DEPTH IS NOT ACHIEVABLE.

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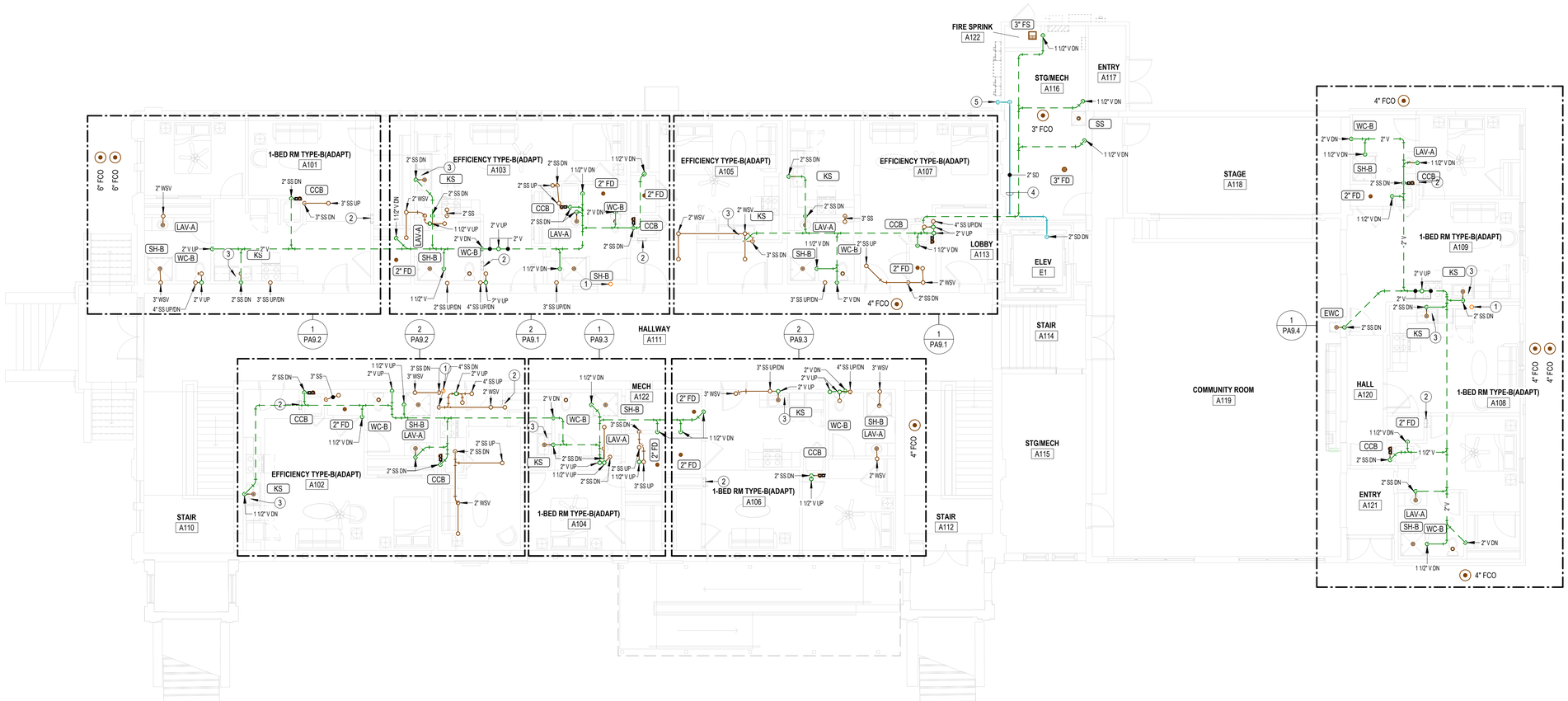
NOTES BY SYMBOL

1 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
2 ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
3 PROVIDE INDIRECT CONNECTION AT GARBAGE DISPOSER AND CONNECT DISHWASHER. ROUTE DRAIN FROM DISHWASHER AT BACK OF CABINETRY. COORDINATE EXACT ROUTING WITH G.C.
4 ROUTE ELEVATOR SUMP DISCHARGE PIPING AS HIGH AS POSSIBLE.
5 ROUTE ELEVATOR SUMP DISCHARGE PIPING THROUGH WALL 18"AFG AND TERMINATE WITH ELBOW DOWN ABOVE SPLASH BLOCK.



1 **WASTE AND VENT PLAN-BUILDING A-1ST FLR**
1/8" = 1'-0"

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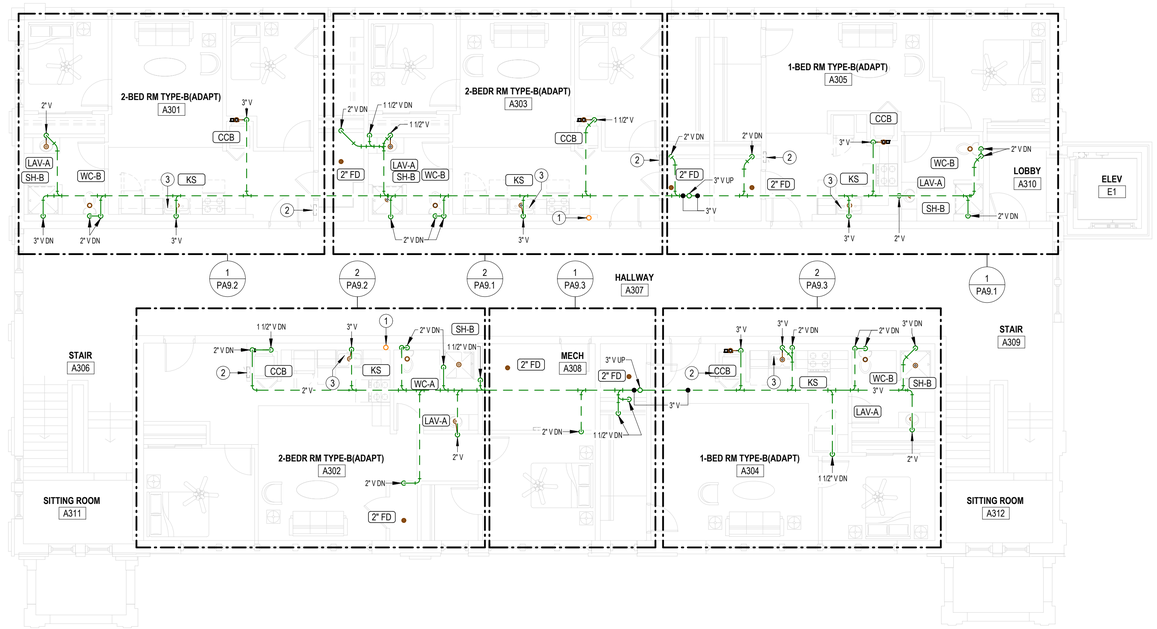
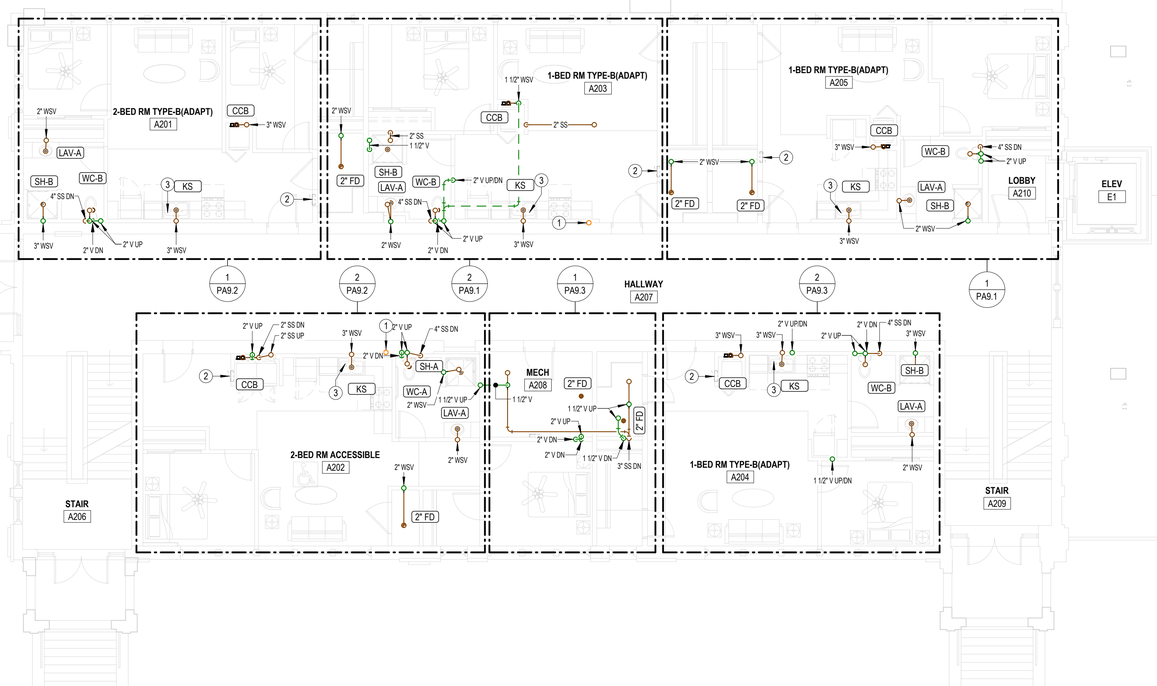


2 WASTE AND VENT PLAN-BUILDING A-3RD FLR

1/8" = 1'-0"



1 WASTE AND VENT PLAN-BUILDING A-2ND FLR

1/8" = 1'-0"

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NOTES BY SYMBOL

1 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.

2 ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.

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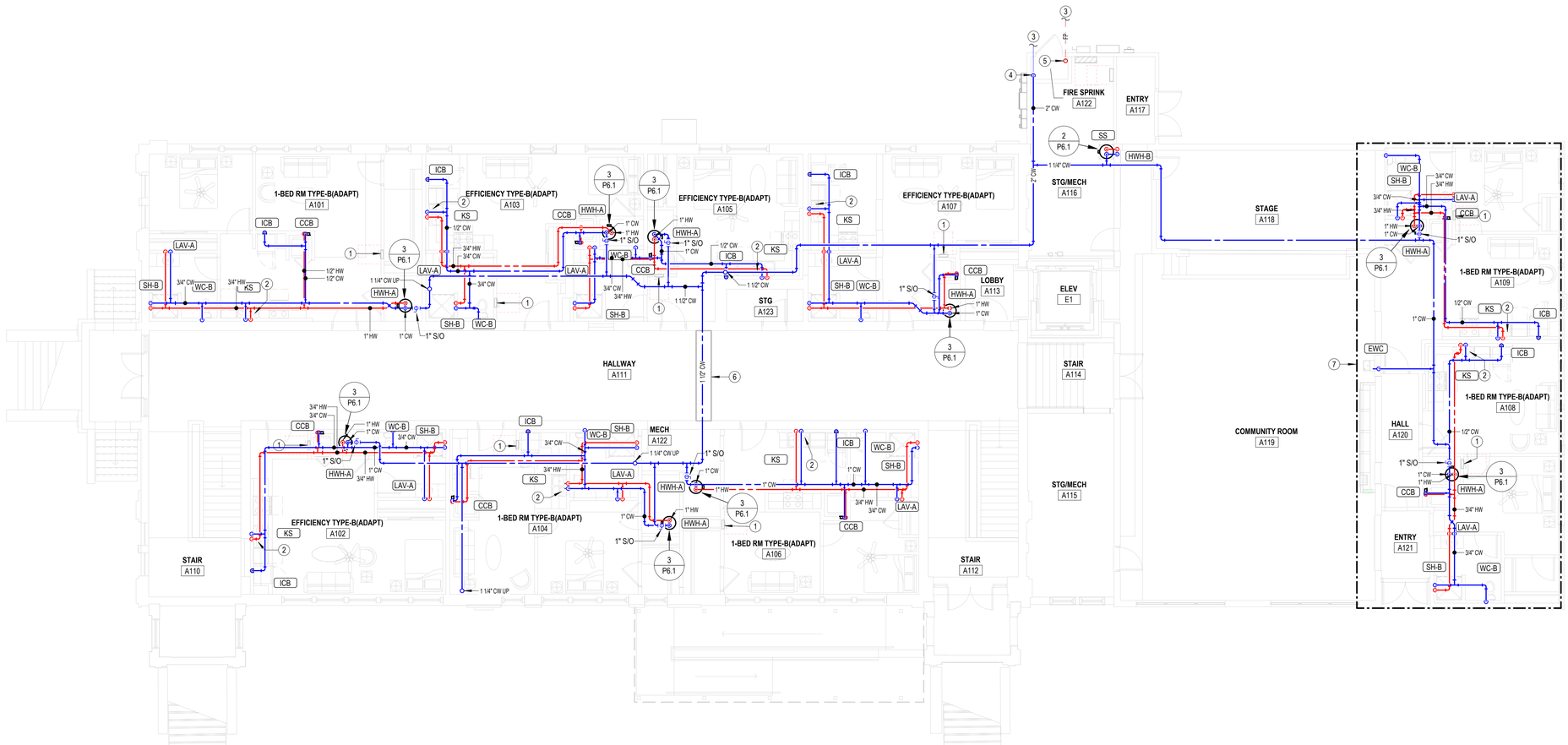

1 DOMESTIC WATER PLAN-BUILDING A-1ST FLR

1/8" = 1'-0"

		ALTERNATE MATERIAL SIZE	
		Cross-linked polyethylene (PEX)	Polypropylene
COPPER PIPE SIZE INDICATED	1/2"	1/2"	1/2"
	3/4"	3/4"	3/4"
	1"	1-1/4"	1-1/4"
	1-1/4"	1-1/2"	1-1/2"
	1-1/2"	2"	2"
	2"	2-1/2"	2-1/2"
	2-1/2"	3"	3"
	3"	3-1/2"	3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.

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NOTES BY SYMBOL

1 ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.

2 PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY, COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.

3 SEE SITE PLAN FOR CONTINUATION.

4 PROVIDE 2" SHUT-OFF VALVE AT WATER SERVICE ENTRANCE. COORDINATE REQUIREMENTS WITH CITY OF ABILENE.

5 FIRE PROTECTION SERVICE ENTRANCE. INSTALL IN ACCORDANCE WITH NFPA 13 AND 14. COORDINATE LOCATION OF ALL VALVES AND APPURTENANCES WITH AHJ. SEE DETAIL 1:P6.1.

6 WHERE CONDUIT OR PIPING MUST BE ROUTED ACROSS HALL, CONCEAL IN SOFFIT INSTALLED IN THIS AREA. COORDIINATE WITH ARCHITECT.

7 ROUTE INSULATED DOMESTIC WATER PIPING IN THIS AREA DIRECTLY ABOVE CEILING AND ENSURE PIPING IS THOROUGHLY COVERED WITH ATTIC INSULATION.

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THE IRVING LOFTS

HISTORIC RESTORATION & REHAB APARTMENTS

CLEBURNE, TEXAS

STATE OF TEXAS
TIMOTHY C. TREDWAY
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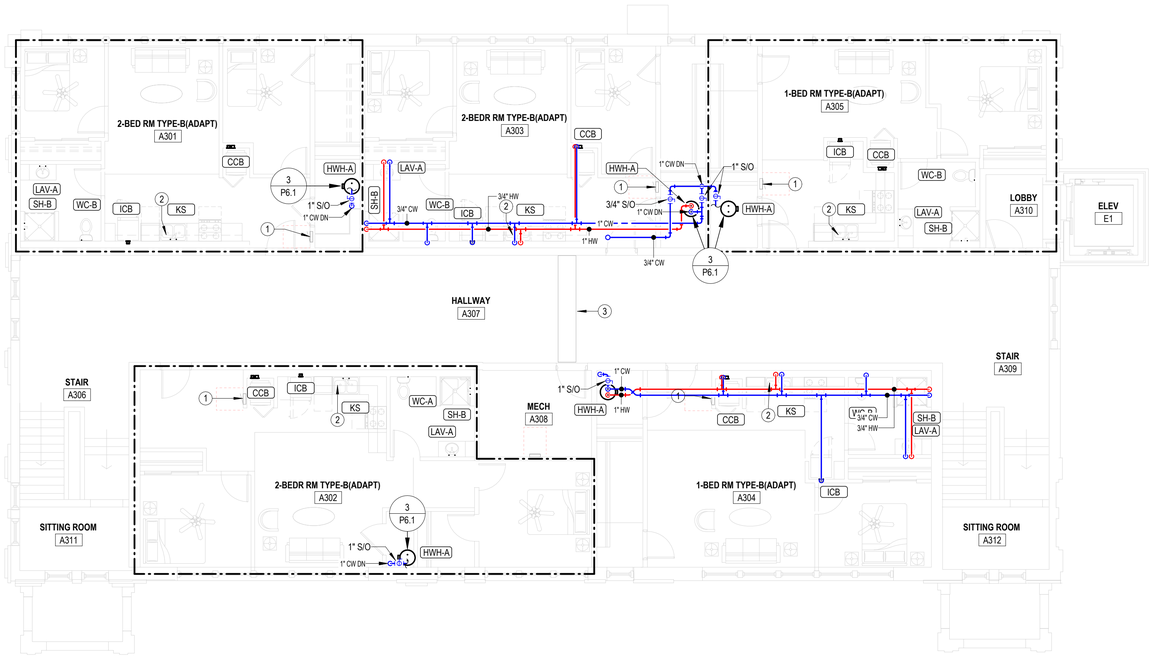
LICENSED PROFESSIONAL ENGINEER
11-20-2025

REVISIONS:

DATE: 11/20/2025
JOB: 25-3479
SHEET NO.:

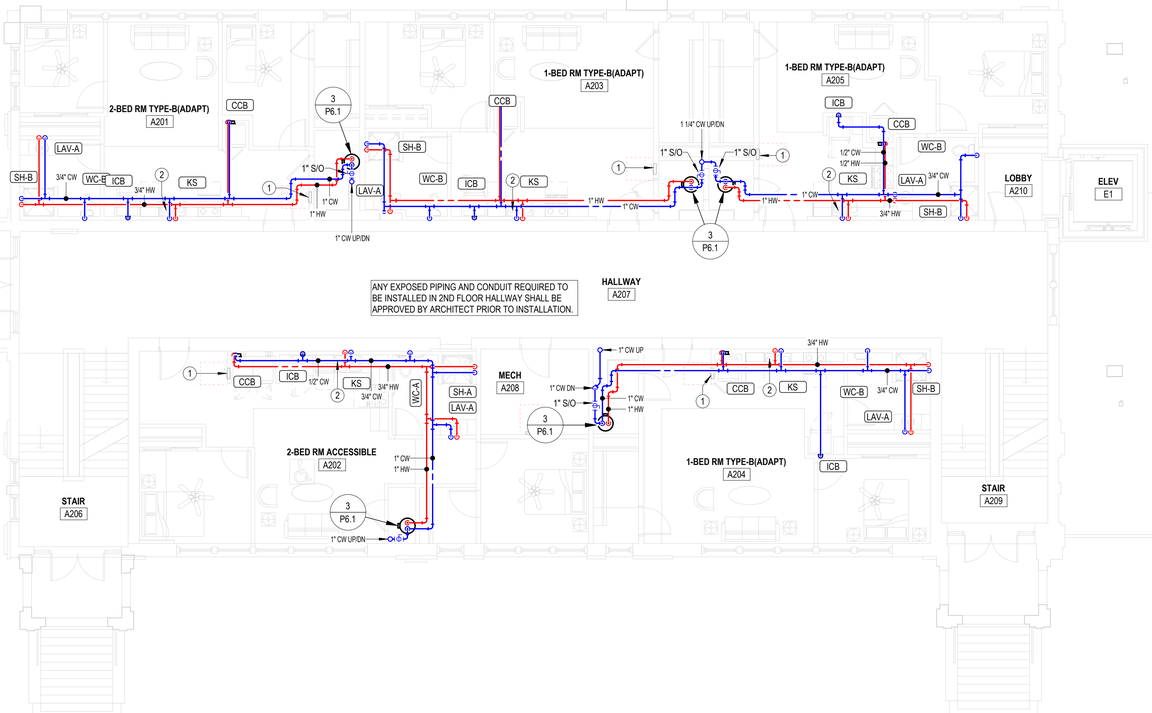
BUILDING A

PA2.1



2 DOMESTIC WATER PLAN-BUILDING A-3RD FLR

1/8" = 1'-0"



1 DOMESTIC WATER PLAN-BUILDING A-2ND FLR

1/8" = 1'-0"

ALTERNATE MATERIAL SIZE			
		Cross-linked polyethylene (PEX)	Polypropylene
COPPER PIPE SIZE INDICATED	1/2"	1/2"	1/2"
	3/4"	3/4"	3/4"
	1"	1-1/4"	1-1/4"
	1-1/4"	1-1/2"	1-1/2"
	1-1/2"	2"	2"
	2"	2-1/2"	2-1/2"
	2-1/2"	3"	3"
	3"	3-1/2"	3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.

PLUMBING SHEET NOTES

1 EXPOSED PIPING TO BE ROUTED TIGHT TO BOTTOM OF EXISTING STRUCTURE. UTILIZE COPPER, OR RIGID PEX FOR DOMESTIC WATER, AND PVC OR CAST IRON FOR WASTE AND VENT, ROUTE PIPING PERPENDICULAR TO BUILDING SURFACES. NEATLY TRAIN PIPING TOGETHER ALONG EXISTING CONSTRUCTION AND COORDINATE WITH OTHER TRADES. OBTAIN APPROVAL OF ROUTING FROM ARCHITECT PRIOR TO ROUGHING IN.

NOTES BY SYMBOL

1 ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.

2 PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY, COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.

3 WHERE CONDUIT OR PIPING MUST BE ROUTED ACROSS HALL, CONCEAL IN SOFFIT INSTALLED IN THIS AREA. COORIDINATE WITH ARCHITECT.

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WATER HEATER SCHEDULE

GENERAL: • PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.

NOTES: 1. PROVIDE WALL HUNG PLATFORM FOR WATER HEATER EQUAL TO HOLDRITE #60SQHP-W. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECT.

MARK	MANUFACTURER	MODEL	STORAGE	RECOVERY		MINIMUM EFFICIENCY	ELECTRIC HEAT	VOLTAGE/PHASE	DESCRIPTION	NOTES
				CAPACITY	TEMP. RISE					
HWH-A	AO SMITH	EETU-40	40 gal	21.0 GPM	90 °F	UEF: 0.93	4500 W	208 V/1	ELECTRIC WATER HEATER, SUPPLIED WITH TEMPERATURE AND PRESSURE RELIEF VALVE AND BRASS DRAIN VALVE. WATER HEATER SHALL HAVE TEMPERATURE CONTROLS SET TO LIMIT SUPPLY TEMPERATURE TO 120°F OR LESS.	
HWH-B	AO SMITH	EJCS-20	20 gal	11.0 GPM	90 °F		2500 W	120 V/1	ELECTRIC WATER HEATER, SUPPLIED WITH TEMPERATURE AND PRESSURE RELIEF VALVE AND BRASS DRAIN VALVE. WATER HEATER SHALL HAVE TEMPERATURE CONTROLS SET TO LIMIT SUPPLY TEMPERATURE TO 120°F OR LESS.	1

PUMP SCHEDULE

GENERAL: • PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.

NOTES: 1. PUMP SHALL HAVE CONTROLS TO PREVENT STARTUP WITHIN 5 MINUTES FROM THE END OR PREVIOUS HEATING CYCLE. HOT WATER RECRICULATION SYSTEM SHALL MEET ALL REQUIREMENTS OF 2021 IECC.

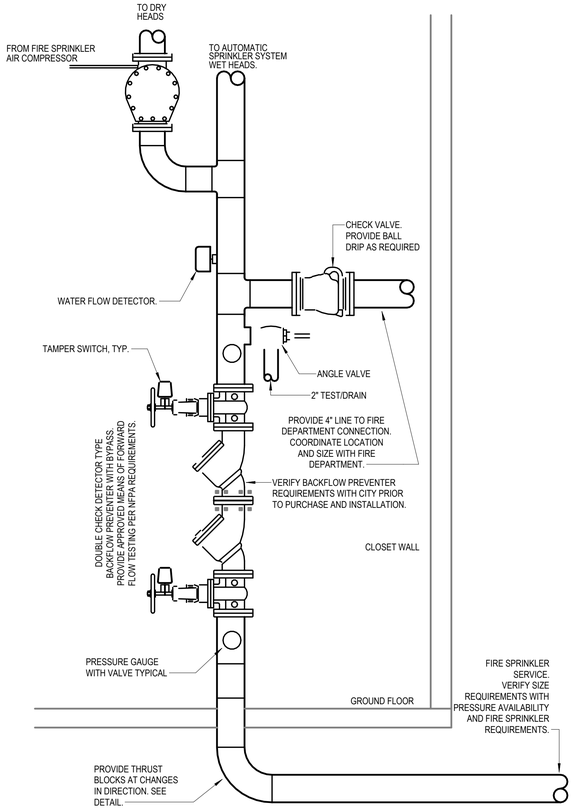
MARK	MANUFACTURER	MODEL	FLOW	HEAD	VOLTAGE/PHASE	DESCRIPTION	NOTES
HWP	BELL & GOSSETT	NBF-33	10.0 GPM	10.0 FT	120 V/1	CIRCULATION PUMP, BRONZE BODY. PROVIDE CLAMP-ON AQUASTAT FOR PUMP CONTROL.	2

PLUMBING FIXTURE SCHEDULE

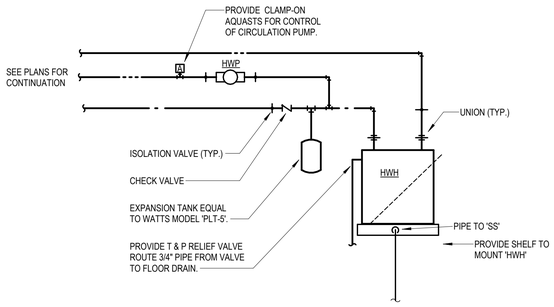
GENERAL:
- PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.
- VENT SIZES ARE APPLICABLE ONLY FOR INDIVIDUAL FIXTURE VENTS WHERE ALTERNATE VENTING METHOD HAS NOT BEEN INDICATED ON PLANS.
- PROVIDE 1/4 TURN STOP VALVES ON ALL HOT AND COLD WATER SUPPLY LINE CONNECTIONS FOR FIXTURES. SHOWER VALVES SHALL HAVE INTEGRAL STOP VALVES.
- PROVIDE FLOOR DRAINS AND FLOOR SINKS WITH TRAP PRIMER OR TRAP PRIMER ALTERNATIVE EQUIVALENT TO PROVENT TRAP GUARD. PROVIDE AUTOMATIC TRAP PRIMER DEVICE WITH SINGLE OR MULTIPLE OUTLET PIPES AND ROUTE DRAINS TO PRIMER PORTS.

NOTES:
1. IN AREAS OPEN TO THE PUBLIC, FIXTURE AND INSTALLATION TO MEET REQUREMENTS OF AMERICANS WITH DISABILLITIES ACT. IN APARTMENTS, FIXTURE AND INSTALLATION TO MEET REQUIREMENTS OF THE FAIR HOUSING ACT.
2. PROVIDE DEARBORN SUPPLIES WITH STOPS AND EXCUTCHEON PLATE, 1-1/4" CAST BRASS P-TRAP.
3. INSULATE WATER AND WASTE PIPING BELOW SINK. UTILIZE INSULATION KIT EQUIVALENT TO LAVGUARD BY TRUEBRO. PROVIDE PLUMBEREX MODEL #3071WD-N WASTE DISPOSAL COVER.
4. TRIM SHALL BE PROVIDED WITH POLISHED CHROME FINISH.
5. TRANSITION FROM 1/8" DRAIN TUBING TO 1/2" PVC DRAIN AND TERMINATE WITH AIR GAP AT NEAREST TENANT FLOOR DRAIN.
6. PLUMBING FIXTURE SELECTED BY INTERIOR DESIGNER, ALL SUBSTITUTIONS SHALL BE APPROVED BY INTERIOR DESIGNER.
7. ENSURE WATER CLOSET MEETS ADA REQUIREMENTS.

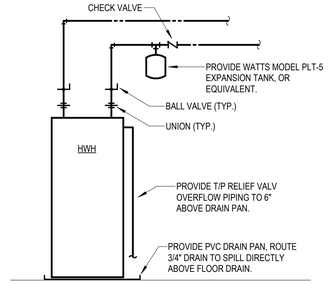
MARK	MANUFACTURER	MODEL	PRODUCT DESCRIPTION	TRIM	ROUGH-IN SIZES			COLD	HOT	ADA COMPLIANT	NOTES
					DRAIN	VENT	WATER				
CCB	SIOUX CHIEF	696-2313	RECESSED WASHING MACHINE BOX WITH 2"PVC/ABS DRAIN COUPLING AND KNOCKOUT TEST CAP. TWO 1/4 TURN BALL VALVES WITH HAMMER ARRESTORS.		2"	1 1/2"	1/2"	Yes	Yes		
EWC	MURDOCK	A171108F-UG-BF12	SELF-CONTAINED WATER COOLER WITH STAINLESS STEEL BASIN, FRONT PUSH BUTTON ACTUATOR, SENSOR OPERATED BOTTLER FILLER, LEAD-FREE COOLING SYSTEM, 120 VOLTS.		2"	1 1/2"	1/2"	Yes	No	Yes	1
FD	WATTS	FD-100-A	EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR WITH PRIMARY AND SECONDARY WEEPHOLES, ADJUSTABLE ROUND HEEL PROOF NICKEL BRONZE STRAINER.	TRAP PROTECTION DEVICE EQUIVALENT TO PROSET TRAPGUARD	<varies>	2"					
FS	WATTS	FS-740	12" SQUARE, 8" DEEP FLOOR SINK WITH WHITE PORCELAIN ENAMEL COATED INTERIOR, LOOSE SET PORCELAIN ENAMEL COATED CAST IRON GRATE. ALUMINUM DOME BOTTOM STRAINER.	TRAP PROTECTION DEVICE EQUIVALENT TO PROSET TRAP GUARD	3"	2"					
ICB	SIOUX CHIEF	696-G1010	ICE MAKER CONNECTION BOX WITH 1/4 TURN BALL VALVE AND INTEGRAL HAMMER ARRESTOR.				1/2"	Yes	No		
KS	JUST	DLADA2233A-J	TWO COMPARTMENT 20 GA STAINLESS STEEL SINK, SELF RIMMING, (2) 12"X12"X6-3/8"D INSIDE, FULLY UNDERCOATED, FAUCET HOLES AS REQUIRED. IN-SINKERATOR: "BADGER 5" GARBAGE DISPOSAL, 1/2 HP 120V CORD AND PLUG CONNECTED.	DELTA MODEL 19867LF SINGLE HANDLE KITCHEN SINK FAUCET WITH PULL DOWN HOSE SPRAY HEAD, MATTE BLACK FINISH. PROVIDE BASKET STRAINER.	2"	1 1/2"	1/2"	Yes	Yes	Yes	1,2,4
LAV-A	AMERICAN STANDARD	0476.028	SELF-RIMMING LAVATORY, WHITE VITREOUS CHINA, 20"W X 17", FAUCET HOLES ON 4" CENTERS.	DELTA MODEL 559HAR-SS-DST SINGLE HANDLE FAUCET. BRILLIANCE STAINLESS FINISH. PROVIDE GRID DRAIN.	2"	1 1/2"	1/2"	Yes	Yes	No	1,2,3,6
LAV-B	DURAVIT	43860	WALL HUNG LAVATORY, WHITE VITROUS CHINA, 25-5/8"W X 16-1/8", REAR OVERFLOW, SINGLE FAUCET HOLE.	ZURN MODEL Z82701-XL SINGLE HANDLE QUARTER TURN FAUCET. LEONARD MODEL TM-1 POINT OF USE MIXING VALVE. PROVIDE GRID DRAIN.	2"	1 1/2"	1/2"	Yes	Yes	Yes	1,2,3,6
RH	WOODFORD	RHY2-MS	FROST PROOF ROOF HYDRANT WITH ASSE 1052 DOUBLE CHECK BACKFLOW PREVENTER THAT IS FIELD TESTABLE, INTEGRAL VENT THAT ALLOWS DRAINAGE WITH 1/8" DRAIN HOLE DRILLED AND TAPPED IN BODY OF HYDRANT. PROVIDE WITH MANUFACTURER'S ROOF MOUNTING SYSTEM CONSISTING OF CAST IRON HYDRANT SUPPORT, UNDER DECK FLANGE, WELL SEAL, EPDM BOOT, AND SHIMS AS REQUIRED. COORDINATE INSTALLATION WITH G.C.				3/4"	Yes	No	No	5
SH-A	AQUA BATH CO.	C4136BF-OT-FUX 3/4"	CENTER DRAIN OPTION, REINFORCED FIBERGLASS ADA BASE MODEL SHOWER, 36"WX36"DX80"H WITH INTEGRAL SOAP/TOILETRY SHELVES IN ACCORDANCE WITH ADA REQUIREMENTS, FOLD-UP SEAT, RIGHT OR LEFT HAND ROUGH-IN AS REQUIRED, WHITE FINISH, PROVIDE WITH COLLAPSIBLE DAM. PROVIDE WITH NICKEL CHROME FINISH.	MATTE BLACK DELTA FVS6-TR2102-BL ADA SHOWER VALVE AND TRIM KIT. PROVIDE WITH WALL ELBOW, HOSE, HAND SHOWER, AND SLIDE BAR.	2"	1 1/2"	1/2"	Yes	Yes	No	
SH-B	AQUATIC	13636FHARRF	CAST ACRYLIC SHOWER, 36" SQUARE INSIDE, REAR MOLDED SOAP SHELF, PROVIDE WITH FHA BACKING. PROVIDE WITH NICKEL CHROME FINISH.	MATTE BLACK DELTA T14259-BL SHOWER VALVE AND TRIM KIT.	2"	1 1/2"	1/2"	Yes	Yes	No	
SS	FIAT	MSB-2424	ONE PIECE MOLDED STONE MOP BASIN, 24" SQUARE, STAINLESS STEEL INTEGRAL DRAIN BODY WITH CAULK CONNECTION, STAINLESS STEEL WALL GUARDS.	CHICAGO FAUCET MODEL 897-CPP FAUCET WITH HOSE THREAD OUTLET, VACUUM BREAKER SPOUT, PAIL HOOK, WALL BRACE; INTEGRAL CHECK VALVES, METAL LEVER HANDLES.	3"	1 1/2"	3/4"	Yes	Yes	No	
WC-A	AMERICAN STANDARD	215AA.104	FLUSH TANK WATER CLOSET, WHITE VITREOUS CHINA, 3" FLUSH VALVE, 12" ROUGH-IN, ELONGATED 16-1/2" HIGH BOWL.	WHITE CLOSED FRONT SOFT CLOSE PLASTIC SEAT WITH COVER.	4"	2"	1/2"	Yes	No	Yes	1
WC-B	AMERICAN STANDARD	215CA.104	FLUSH TANK WATER CLOSET, WHITE VITREOUS CHINA, 3" FLUSH VALVE, 12" ROUGH-IN, ELONGATED 15" HIGH BOWL.	WHITE CLOSED FRONT SOFT CLOSE PLASTIC SEAT WITH COVER.	4"	2"	1/2"	Yes	No	No	
WC-C	DURAVIT	D10025AA	FLUSH TANK WATER CLOSET, WHITE VITREOUS CHINA, 3" FLUSH VALVE, 12" ROUGH-IN, ELONGATED 16-1/2" HIGH BOWL.	WHITE OPEN FRONT SOFT CLOSE PLASTIC SEAT	4"	2"	1/2"	Yes	No	Yes	1,6,7



1 FIRE PROTECTION RISER DIAGRAM
NO SCALE



2 WATER HEATER ON SHELF PIPING DIAGRAM
NO SCALE



3 APARTMENT WATER HEATER DIAGRAM
NO SCALE

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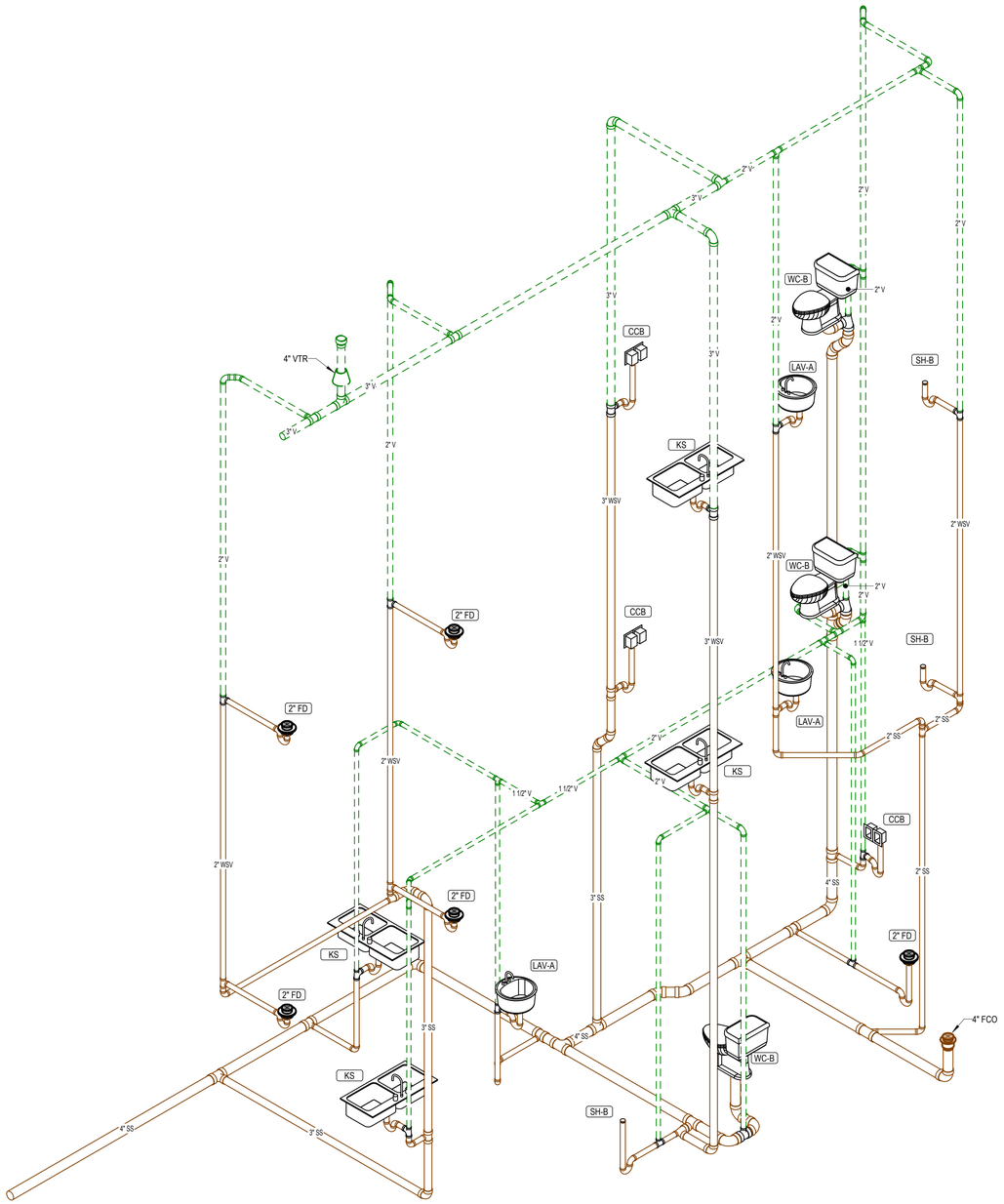
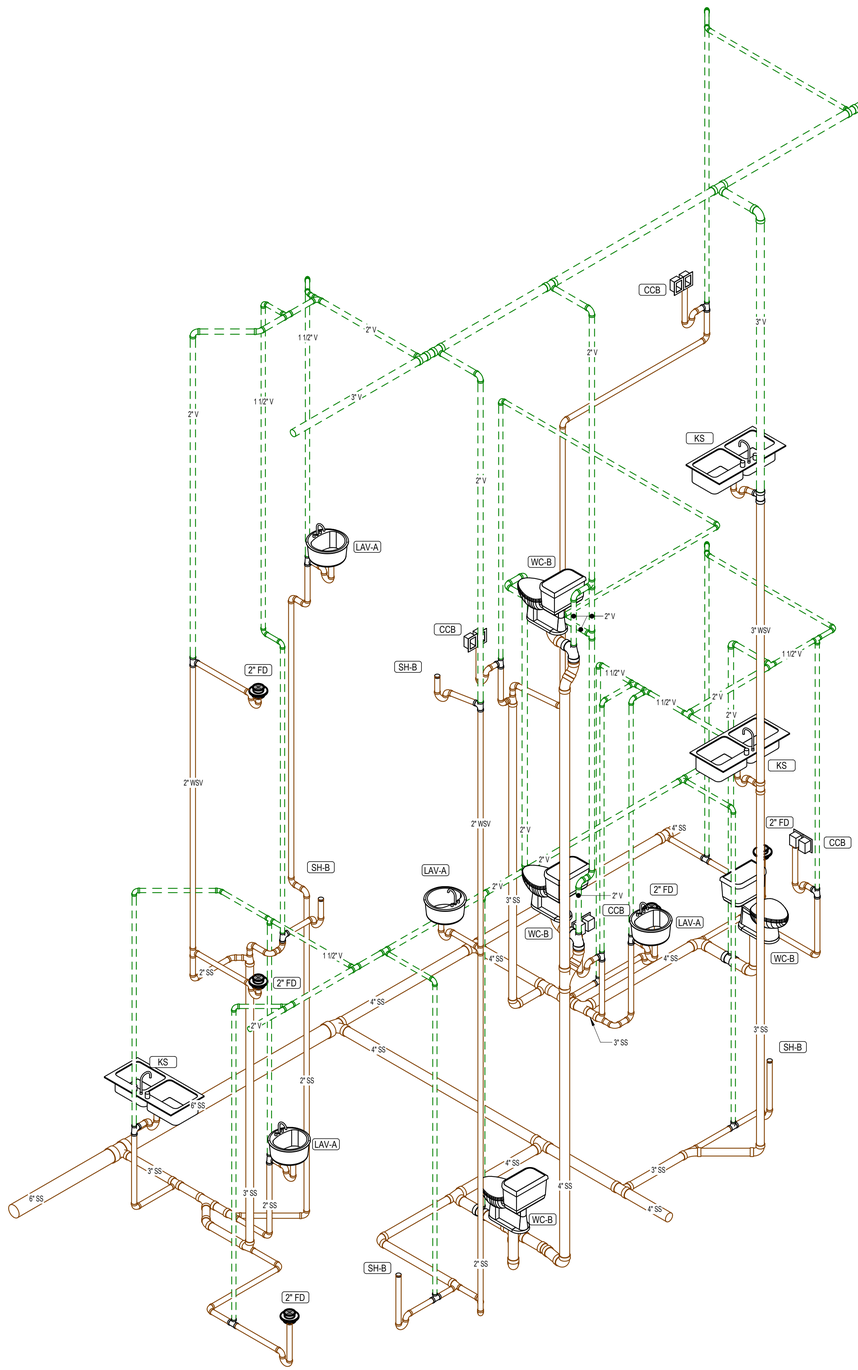
Project 25045

11/20/2025

PLUMBING FIXTURES FLOORS 3 THROUGH 7 TO UTILIZE WASTE STACK VENTING, EXCEPT FOR WATER CLOSETS. WASTE STACK VENT PIPING SHALL BE INSTALLED WITHOUT OFFSETS BETWEEN FLOORS.



1 **WASTE & VENT RISER DIAGRAM-BUILDING A**



2 **WASTE & VENT RISER DIAGRAM-BUILDING A**

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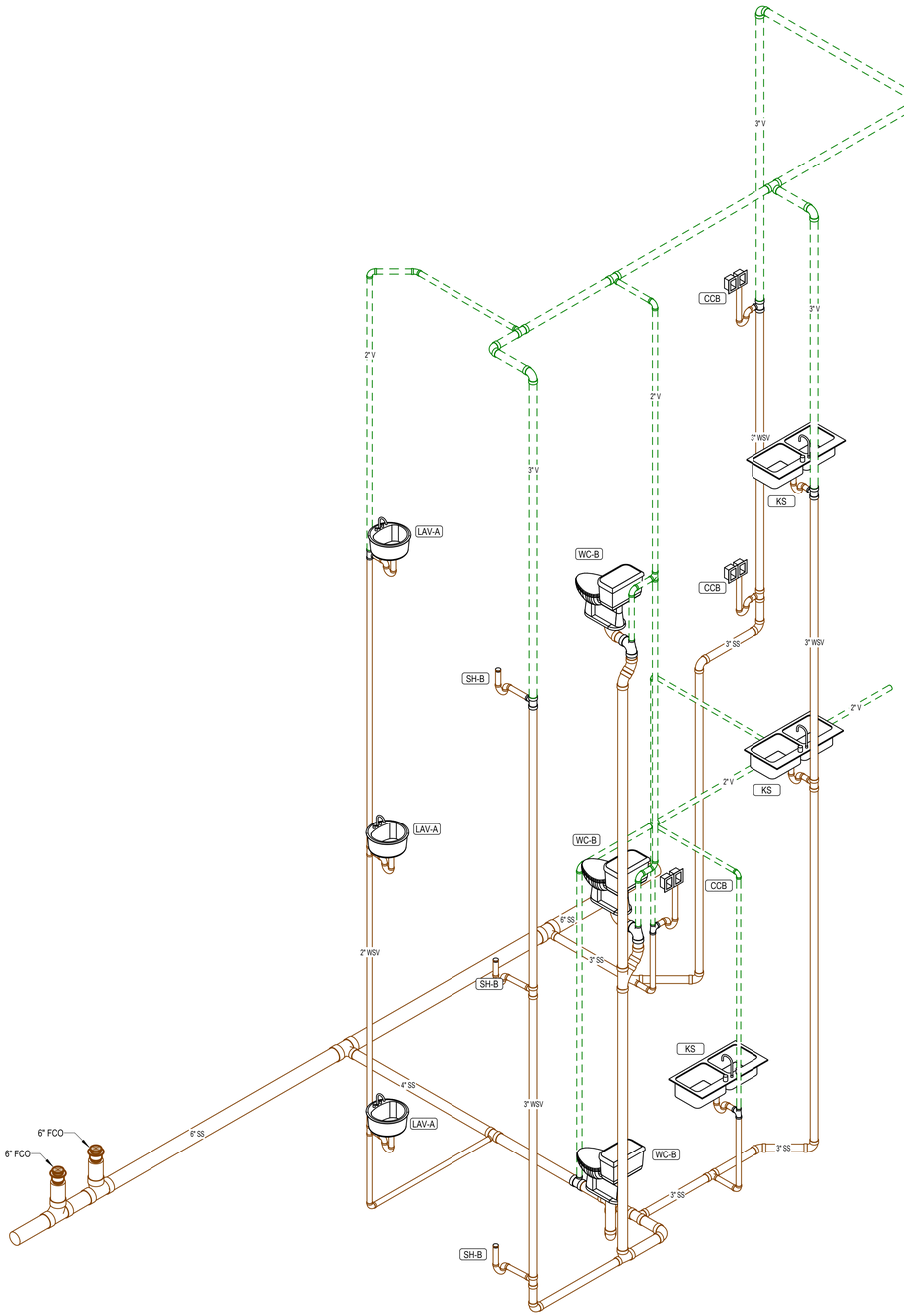

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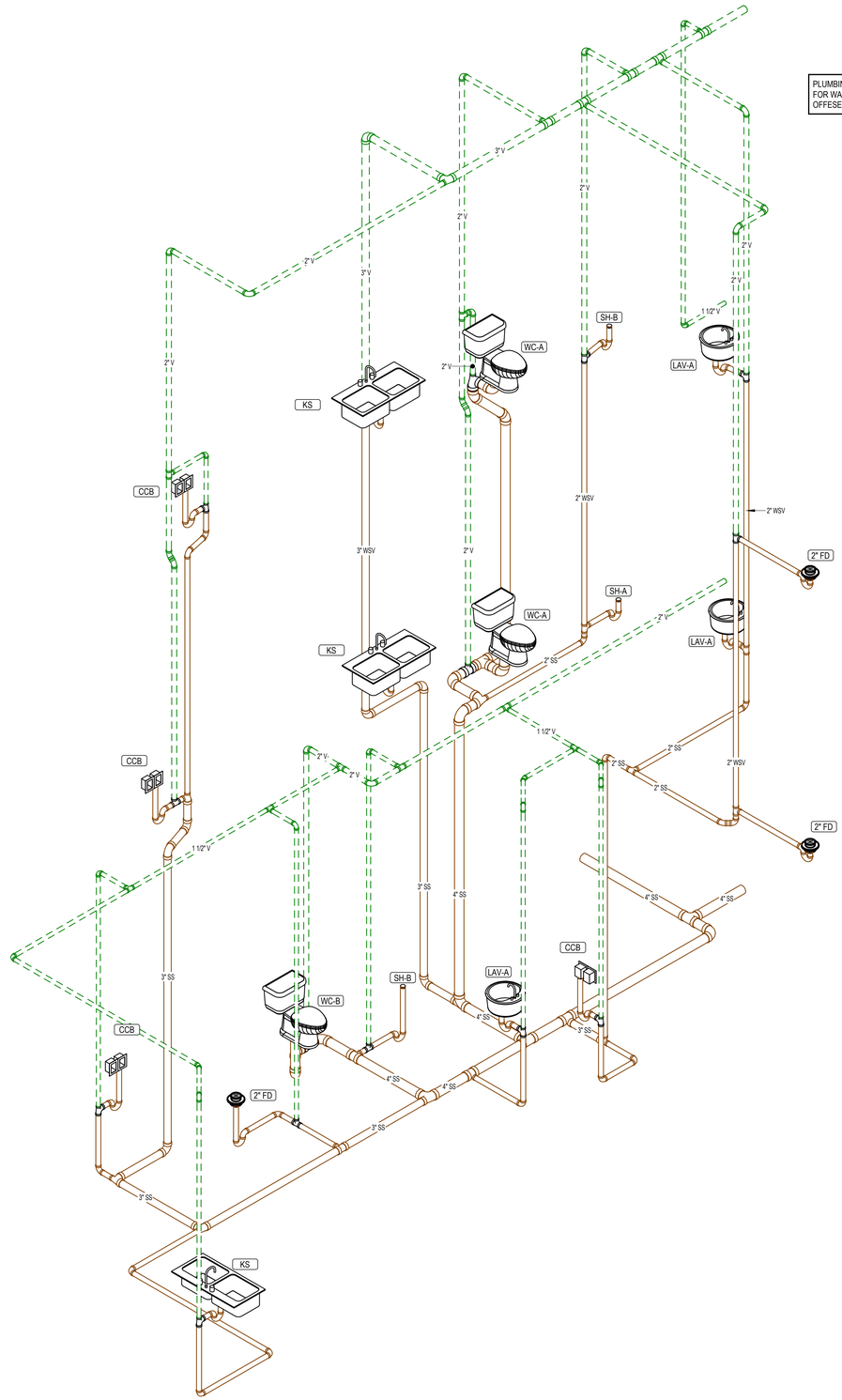

2 **WASTE & VENT RISER DIAGRAM-BUILDING A**

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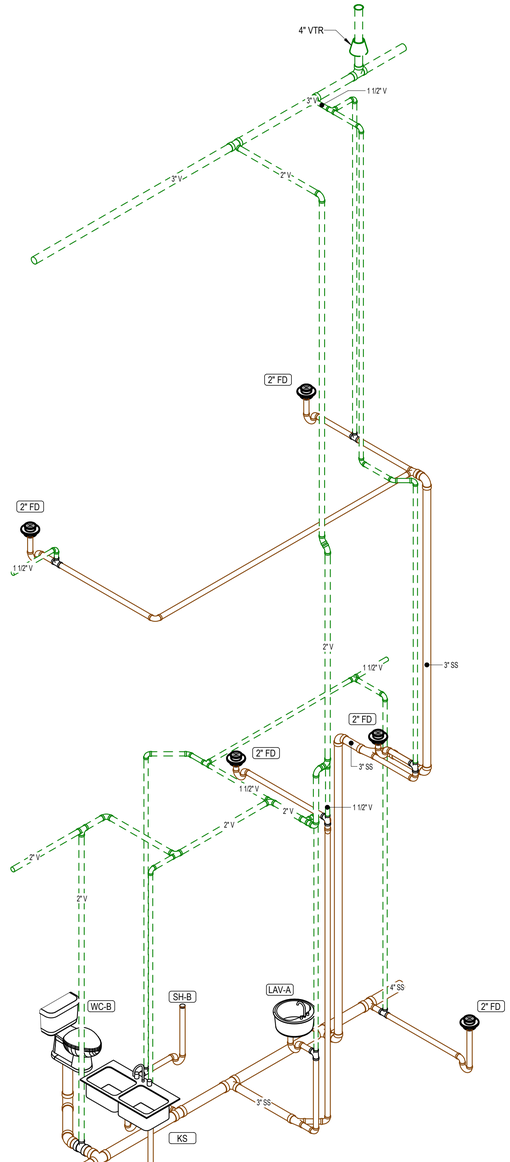
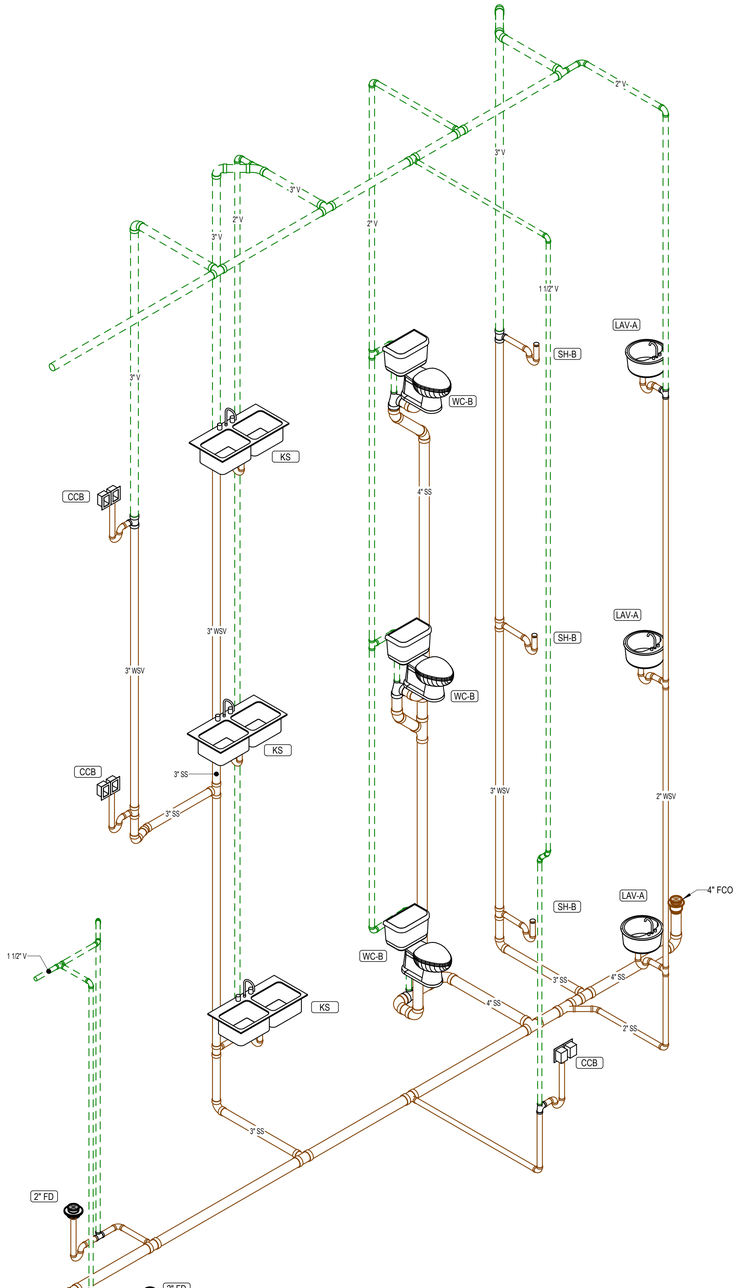


1 WASTE & VENT RISER DIAGRAM-BUILDING A



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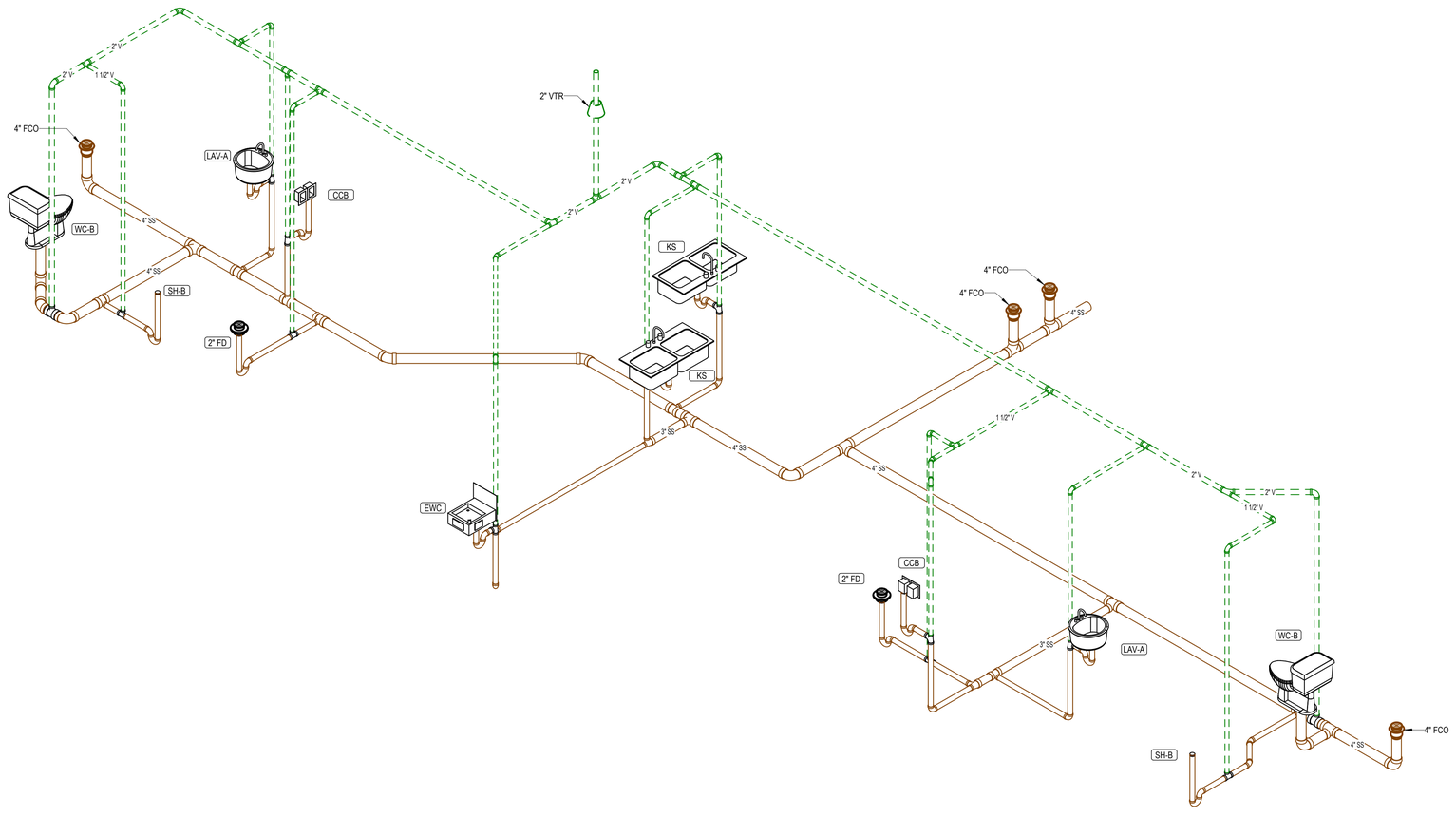

1 WASTE AND VENT RISER-BUILDING A-SINGLE STORY

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