

BUILDING DEPARTMENT NOTES:

1.

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, COUNTY, STATE AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT, WHETHER OR NOT DEPICTED IN DRAWINGS OR SPECIFICATIONS.
2.

MAINTAIN A CURRENT FULL SCALE AND COMPLETE SET OF CONTRACT DOCUMENTS AT THE JOB SITE.
3.

ALL PERMITS ISSUED BY THE GOVERNING AGENCY SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE DURATION OF THE WORK AND THE USE AND OPERATION OF EQUIPMENT, OR UNTIL THE EXPIRATION OF THE PERMIT.
4.

ALL EXITS AND EXIT DOORS SHALL BE READILY OPEN-ABLE AT ALL TIMES FROM THE SIDE WHICH EGRESS IS TO BE MADE. DOORS OPENING INTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT STREET LEVEL.
5.

PRIOR TO CLOSING OF ANY CEILINGS, ALL MECHANICAL SYSTEMS (IE. HVAC, PLUMBING, SPRINKLER AND ELECTRICAL) ARE TO BE INSPECTED AND WHERE REQUIRED, TESTED BY LOCAL AUTHORITIES AND/OR TESTING AGENCIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
6.

ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE A.S.T.M. SPECIFICATIONS APPLICABLE, AND SHALL CONFORM WITH THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES WHERE APPLICABLE. ALL MATERIAL INCORPORATED INTO THE WORK SHALL BE NEW.
7.

EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES ON THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
8.

THE CONTRACTOR IS RESPONSIBLE FOR THE ENTIRE INSTALLATION. THIS MAY INCLUDE ADDITIONAL ITEMS NOT INCLUDED IN THIS PLAN.
9.

THE CONTRACTOR SHALL CONSTRUCT THE COMPLETE SPACE IMPROVEMENTS OR NEW FACILITY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. IT IS INTENDED THAT THE CONTRACTOR CONSTRUCT A COMPLETE AND USABLE FACILITY INCLUDING ALL WORK MENTIONED IN THE PLANS, SPECIFICATIONS AND BID FORM AND ALSO ALL WORK WHICH MAY BE REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

GENERAL NOTES:

1.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND SHALL REPORT IN WRITING, TO ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD PREVENT THE SATISFACTORY COMPLETION OF WORK PRIOR TO SUBMITTING BID. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION AND INSTALLATION CRITERIA, AND THE MEANS AND METHODS OF CONSTRUCTION, THE USE OF (V.I.F.) OR (+/-) OR OTHER SIMILAR NOTES AT CERTAIN LOCATIONS ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VERIFYING ALL CONDITIONS AS DESCRIBED ABOVE. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR HOISTING FACILITIES, PARKING, ETC. FOR THE HANDLING OF MATERIALS.
2.

ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
3.

ALL WORK NOTED "BY OTHERS" IS TO BE ACCOMPLISHED BY THE OWNER RATHER THAN THE GENERAL CONTRACTOR AND IS NOT PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COOPERATE AND COORDINATE WITH THE WORK OF "OTHER" CONTRACTORS AS NECESSARY.
4.

THIS DESIGN CRITERIA IS PROVIDED FOR BUILDING OFFICIAL REVIEW CONVENIENCE ONLY AND IS NOT INTENDED FOR USE BY COMPONENT DESIGNERS OR MANUFACTURERS AS THEIR SOLE DESIGN CRITERIA WITHOUT VERIFICATION. EACH DESIGNER AND/OR MANUFACTURER MUST INDEPENDENTLY CONFIRM ALL CODE CRITERIA WITH WHICH HIS ELEMENTS OR COMPONENTS MUST COMPLY, INCLUDING BUT NOT LIMITED TO LOADING, APPLICATION, FUNCTIONALITY, ETC. PERFORMANCE CRITERIA PROVIDED ELSEWHERE BY A SPECIFIC DISCIPLINE SHOULD BE REGARDED AS THE MINIMUM STANDARDS, AS WELL AS CODES, LAWS, ORDINANCES AND UNDERWRITER REQUIREMENTS GOVERNING THEIR PRODUCT AS WELL AS OWNER INSURER REQUIREMENTS, AS APPLICABLE. THE MOST STRINGENT OF THESE CRITERIA SHALL GOVERN.
5.

THE WORK PERFORMED AS PART OF THESE DOCUMENTS INCLUDES FINAL CLEANING OF THE ENTIRE SPACE BY THE CONTRACTOR. VACUUM CARPET, MOP TILE FLOORS, BROOM CLEAN MECH. ROOMS, CLEAN WINDOWS, MINI-BLINDS, RUBBER BASE, ALL MILLWORK, FIXTURES, ACCESSORIES AND DOORS.
6.

PRECEDENCE: DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. GENERAL NOTES TAKE PRECEDENCE OVER DRAWINGS.
7.

COORDINATION: STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE ALL THE CONTRACT DOCUMENTS BEFORE FABRICATION AND/OR INSTALLATION OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ERRORS.
8.

ERECT AND MAINTAIN, AS REQUIRED BY EXISTING FIELD CONDITIONS THROUGHOUT THE ENTIRE PROGRESS OF THE WORK, ALL SAFEGUARDS AND BARRICADES FOR SAFETY INCLUDING POSTING WARNING SIGNS ENFORCING REGULATIONS AND PROTECTION OF PROPERTY.
9.

FRAMING: CONTRACTOR SHALL PROVIDE ALL REQUIRED BLOCKING, BACKING, FRAMES, HANGERS OR OTHER SUPPORT AS NECESSARY FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FIRE EXTINGUISHER, FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE SAME.
10.

ALL GYPSUM BOARD TO BE TYPE "X". ALL GYPSUM BOARD IN TOILETS, JANITOR ROOMS, AT SINKS & PIPE CHASES TO BE TYPE "X" WATER RESISTANT. ALL GYPSUM BOARD (INCLUDING BUT NOT LIMITED TO CEILINGS, SOFFITS, FASCIAS, COLUMN ENCLOSURES, ETC.) ARE TO BE TAPED, SANDED, PRIMED AND PAINTED UNLESS NOTED OTHERWISE.
11.

ALL ELECTRICAL WORK IS TO BE COORDINATED WITH HVAC WORK, PLUMBING, WOODWORK, PARTITIONS, AND ALL OTHER WORK.
12.

THE ARCHITECT OF RECORD HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION; HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE ALL SPECIAL AND OTHER REQUIRED INSPECTIONS AND TESTING AND SUPERVISION SHALL BE SUPPLIED BY THE CONTRACTOR OR OWNER FOR CONTRACT.
13.

CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGES, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
14.

CHECK ALL HEIGHTS AND POSSIBLE CEILING CONDITIONS FOR CLEARANCE OF DUCTWORK AND ALL OTHER CONSTRAINTS TO ASSURE THE LOCATION AND SIZE OF ALL SYSTEMS TO BE INSTALLED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
15.

COORDINATE ALL TELEPHONE & DATA WORK WITH OWNERS REPRESENTATIVE AND TELEPHONE & DATA VENDOR(S) & INSTALLERS PRIOR TO STARTING THE WORK.
16.

ACCESS PANELS: ALL EQUIPMENT SWITCHES, CONTROLS AND VALVES THAT ARE CONCEALED MUST BE PROVIDED WITH ACCESS PANELS.
17.

ALL WORK SHALL COMPLY WITH OSHA STANDARDS.
18.

ALL MATERIALS AND EQUIPMENT SHALL BE NEW (UNLESS OTHERWISE INDICATED) AND FREE OF DEFECTS. ALL MATERIALS AND EQUIPMENT SHALL BE NON-COMBUSTIBLE AND OF THE HIGHEST QUALITY AND CONFORM TO ACCEPTABLE INDUSTRY/TRADE STANDARDS. ALL LUMBER AND CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT.
19.

CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING STRUCTURES OR ITEMS AND NEWLY INSTALLED MATERIALS DURING CONSTRUCTION.
20.

THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES THE LOCATION AND SIZE OF OPENINGS IN WALLS, SLABS, CEILINGS AND ROOFS. PROVIDE FLASHING, GRATINGS OR SEALANTS AS REQUIRED.
21.

THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED FOR WORK COMPLETION WITHOUT COMPROMISING THE QUALITY OF THE WORK.
22.

EQUIPMENT ROUGH-IN LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR WITH THE ALLOWANCE MADE FOR TRAPS, ELBOWS, TEES, ETC. AS REQUIRED IN ALL SPACES OTHER THAN MECHANICAL AREAS PIPES AND CONDUITS SHALL BE LOCATED WITHIN WALLS OR OTHERWISE CONCEALED UNLESS EXPOSING THEM IS SPECIFICALLY APPROVED BY THE ARCHITECT.
23.

DO NOT SUBSTITUTE, REVISE OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ARCHITECT, G.C. SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ARCHITECT HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
24.

MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER EXECUTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
25.

DETAILS NOTED AS TYPICAL SHALL APPLY AT LIKE CONDITIONS. ALL OTHER CONDITIONS THAT ARE NOT TYPICAL WILL HAVE A SPECIFIC DETAIL CALLED OUT.

PERMITTING, INSPECTION & SIGNOFF REQUIREMENTS:

1.

PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
2.

ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED HERE-IN SHALL BE SUBJECT TO INSPECTION BY THE OWNER AND HIS INSPECTING AGENT. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS, BY THE OWNER'S INSPECTING AGENT. DUPLICATE COPIES OF ALL FILED INSPECTION REPORTS ARE TO BE PROVIDED TO THE ARCHITECT AT THE TIME OF FILING WITH THE DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF INSPECTIONS BY OWNER'S AGENT AND DISTRIBUTION OF FINAL REPORT COPIES.
3.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS, APPLICATION FEES, SIDEWALK AND STREET CLOSING PERMITS, SIDEWALK SHED PERMIT, LICENSES, INSPECTIONS, TESTS AND ALL OTHER REQUIRED CERTIFICATES & PERMITS FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, AND ANY AND ALL TEMPORARY FACILITIES HOISTS AND RIGGING.
4.

THE CONTRACTOR SHALL OBTAIN ALL SIGN-OFFS FROM APPLICABLE GOVERNING AGENCIES FOR ALL WORK COMPLETED, FOR THE CLOSEOUT OF ALL PERMITS AND INCLUDING THE REQUIRED CERTIFICATE OF OCCUPANCY, PRIOR TO TURNOVER TO OWNER.
5.

THE CONTRACTOR SHALL DETERMINE AND INCLUDE IN THE PROJECT, TIME AND COST IMPLICATIONS OF ALL LOCALLY IMPOSED HOLIDAYS, DISTRICT STREET CLOSINGS OR REGULAR LIMITATIONS ON TRUCKING, TRAFFIC AND DELIVERY ROUTING.

ABBREVIATION LIST

&	AND	MAX	MAXIMUM
@	AT	MCB	METAL CORNER BEAD
AB	ANCHOR BOLT	MECH	MECHANICAL
ACOUS	ACOUSTIC	MFR	MANUFACTURER
ALT	ALTERNATE	MIN.	MINIMUM/MINUTE
ALUM	ALUMINUM	MTL	METAL
AP	ACCESS PANEL	MULL	MULLION
ARCH	ARCHITECTURAL	NIC	NOT IN CONTRACT
AFF	ABOVE FINISH FLOOR	NO	NUMBER
CC	CENTER TO CENTER	NOM	NOMINAL
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OCEW	ON CENTER EACH WAY
CMU	CONCRETE MASONRY UNIT	OPG	OPENING
COL	COLUMN	OH	OPPOSITE HAND
COMP	COMPACTED	OHd	OVERHEAD DOOR
CONC.	CONCRETE	OvH	OVERHEAD
CONT.	CONTINUOUS	PTN	PARTITION
DEMO	DEMOLITION	PCP	PRECAST CONCRETE PANEL
DET	DETAIL	PL	PLATE
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DIM	DIMENSION	PLYVD	PLYWOOD
DN	DOWN	QTY	QUANTITY
DR	DOOR	QT	QUARRY TILE
DWGS	DRAWINGS	RAD	RADIUS
EA	EACH	RCP	REFLECTED CEILING PLAN
EJ	EXPANSION JOINT	RD	ROOF DRAIN
ELEV.	ELEVATION	REF	REFERENCE
ELEC	ELECTRICAL	REINF	REINFORCE
EP	ELECTRICAL PANEL	REQ	REQUIRED
EW	EACH WAY	RM	ROOM
EWc	ELECTRIC WATER COOLER	SC	SOLID CORE
EXIST	EXISTING	SCW	SOLID CORE WOOD
FBO	FURNISHED BY OWNER	SCHED	SCHEDULE
FBR	FIBERGLASS	SECT	SECTION
FD	FLOOR DRAIN	SHT	SHEET
FE	FIRE EXTINGUISHER	SIM	SIMILAR
FIN	FINISH	SPEC	SPECIFIED/SPECIFICATIONS
FF	FINISH FLOOR	SS	STAINLESS STEEL
FLR	FLOOR	ST	STREET
FR	FIRE RESISTANT	STD	STANDARD
FTG	FOOTING	STD'S	STANDARDS
GA	GALVANIZED	STL	STEEL
GALV	GENERAL CONTRACTOR	STRUCT	STRUCTURAL
GC	GYPSUM WALL BOARD	SUSP	SUSPENDED
HC	HANDICAP	SP	SPACING
HB	HOSE BIB	SF	SQUARE FEET
HD	HEAD	T	TREAD
HDWD	HARDWOOD	TAS	TEXAS ACCESSIBILITY STANDARDS
HM	HOLLOW METAL	TC	TOP OF CURB
HORIZ	HORIZONTAL	TCS	THIN-SHELL CONCRETE COMPOSITE WALL PANELS
HEIGHT	HEIGHT	TW	TOP OF WALL
HW	HARDWARE	TYP	TYPICAL
INSUL	HOT MIX ASPHALT CONCRETE	TB	TOP OF BEAM
INV	INVERT	TP	TOP OF PARAPET
INT	INTERIOR	UL	UNDERWRITERS LABORATORIES INC.
JAN	JANITOR	UNO	UNLESS NOTED OTHERWISE
JST	JOIST	VCT	VINYL COMPOSITION TILE
JT	JOINT	VERT	VERTICAL
KIT	KITCHEN	VEST	VESTIBULE
LAM	LAMINATE/LAMINATED	VTR	VENT THROUGH ROOF
LAV	LAVATORY	W/	WITH
LTWT	LIGHT WEIGHT	WSCOT	WAINSCOT
LTG	LIGHTING	W/O	WITHOUT
MAS	MASONRY	WO	WOOD
MAT	MATERIAL	WDO	WINDOW
		WP	WATERPROOFING
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC

PROJECT DIRECTORY

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PROMENADE AT SINGING OAKS
20285 STATE HWY 46 W.,
BULVERDE, TX 78163

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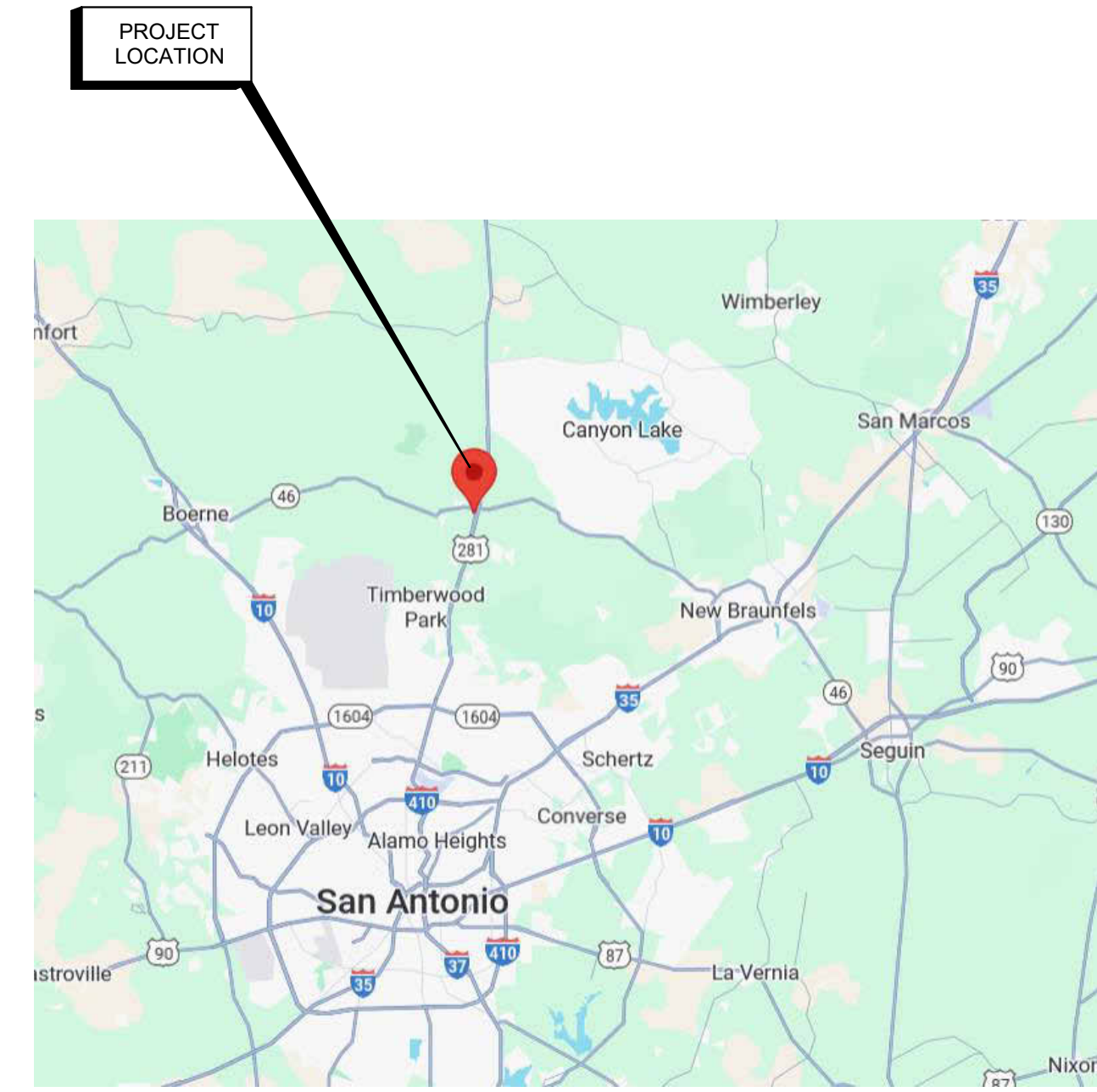
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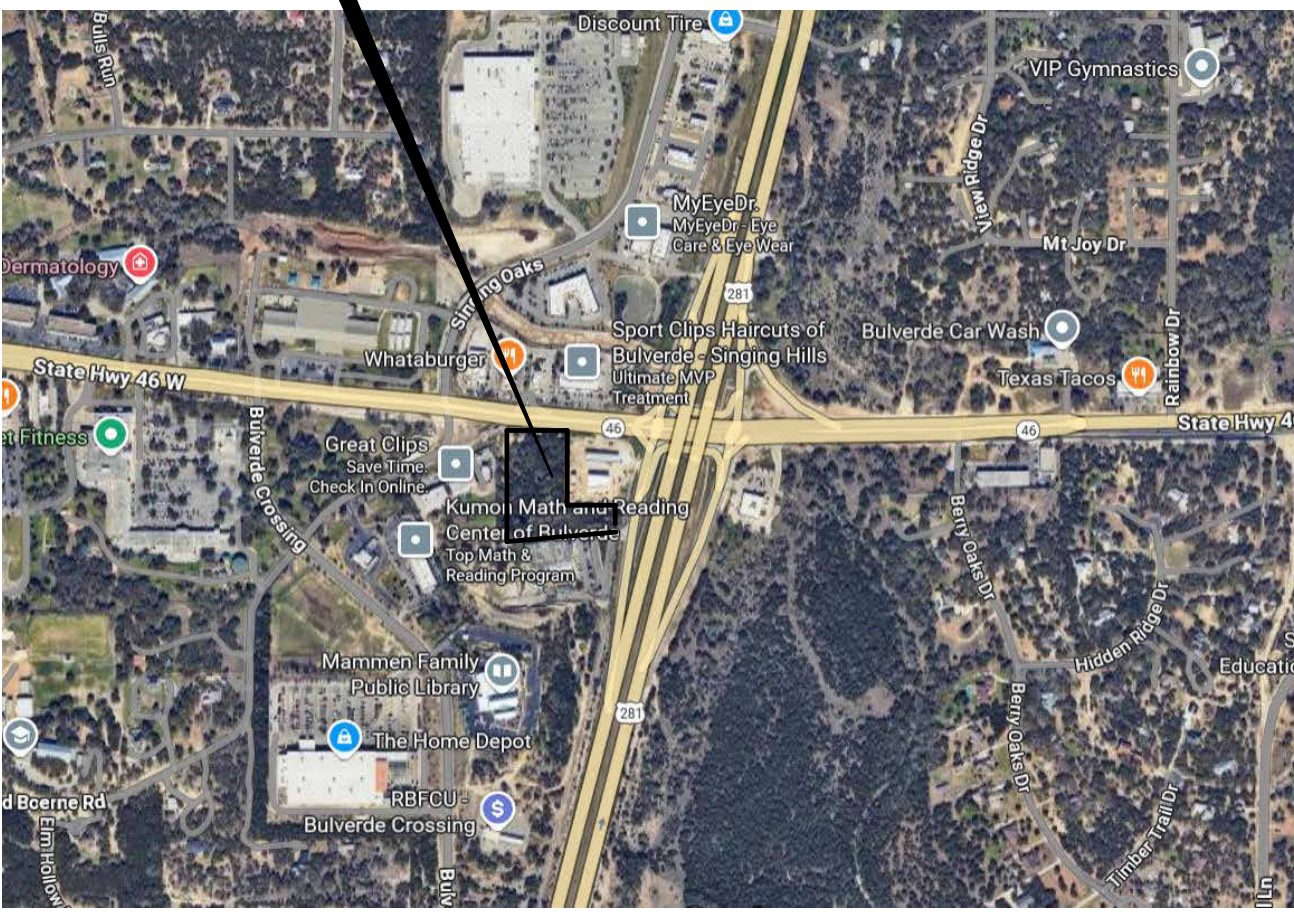
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LOCATION MAP



VICINITY MAP

09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

G- 1.0

THE FOLLOWING SECTION OF DETAILS PROVIDES INFORMATION ON REQUIREMENTS FOR DISABLED ACCESSIBILITY. THE REQUIREMENTS COMBINE MINIMUM REQUIREMENTS OF STATE AND FEDERAL AGENCIES. THE PURPOSE OF THIS SECTION IS TO HELP AVOID INSTALLATION OF MATERIALS ON CONSTRUCTION PROJECTS THAT WOULD LIMIT ACCESSIBILITY. THE SCOPE OF THIS SECTION IS LIMITED AND THE INDIVIDUALS WORKING ON THE PROJECT SHOULD FAMILIARIZE THEMSELVES WITH TEXAS ACCESSIBILITY STANDARD (TAS) AND AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR ADDITIONAL INFORMATION AND REQUIREMENTS. COPIES OF THESE DOCUMENTS MAY BE OBTAINED BY CONTACTING THE FOLLOWING:

TAS: TEXAS DEPT. OF LICENSING & REGULATION
P.O. BOX 12157
AUSTIN, TEXAS 78711
(800) 803-8022
TDD (800) 735-2989
www.license.state.tx.us

ADAAG: SOUTHWEST DISABILITY AND BUSINESS TECHNICAL ASSISTANCE CENTER FOR REGION VI
2223 S. SHEPHERD, SUITE 1000
HOUSTON, TEXAS 77019
ADA HOTLINE: (800) 949-4232
TDD: (713) 520-5136
(713) 520-0232
FAX: (713) 520-5785

IN THE EVENT THE INFORMATION ON THE PLAN SHEETS DOES NOT MEET THE MINIMUM REQUIREMENTS OF THE SECTION, THEN THE INFORMATION SHALL BE PRESENTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION OF SPECIFIC AREA OF WORK.

ELIMINATION OF ARCHITECTURAL BARRIERS
UNIFORM FEDERAL ACCESSIBILITY STANDARDS (ADA)

In accordance with accessibility requirements, the following standards shall be included when bidding on projects involving renovation of or new facilities for public accommodation or commercial facilities. Any items not conforming to these or any other standards, codes, or ordinances shall be brought to the attention of the project architect for his interpretation. In the event the information listed in this document conflicts with any portion of the work described in the Contract Documents, the contractor shall notify the architect, in writing, of his need for a solution to resolve the conflict. The mounting heights indicated are for items that require accessibility by disabled individuals. Where two or more items are grouped in one area (mirrors, sinks, toilets, drinking fountains, urinals, shelves, telephones, etc.) not all items in the area have to be mounted at handicap height. Contractor to coordinate these installation heights with other materials for neat, trimmed out and finished appearance. Items for disabled individual use shall be mounted at height indicated for age level as noted.

CHAPTER 1: APPLICATION AND ADMINISTRATION

TAS SECTION 104 - CONVENTIONS

A. All dimensions are subject to conventional industry tolerances except where the requirement is stated as a range with specific minimum and maximum values.
B. Unless specifically stated otherwise, figures are provided for informational purposes only.

CHAPTER 2: SCOPING REQUIREMENTS

TAS SECTION 201.1 - SCOPE

A. All areas of newly designed and newly constructed buildings and facilities an altered portions of existing buildings and facilities shall comply with these requirements.

TAS SECTION 202 - EXISTING BUILDINGS AND FACILITIES

A. Each addition to an existing building or facility shall comply with the requirements for new construction. Each addition that affects or could effect the usability of or access to an area containing a primary function shall comply with 202.4
B. Where existing elements, spaces, or common use areas are altered, each altered element, space, or common use area shall comply with the applicable requirements of Chapter 2.
C. An alteration that decreases the accessibility of a building or facility below the requirements for new construction at the time of the alteration is prohibited.
D. An alteration of an existing element, space, or area of a building or facility shall not impose a requirement for accessibility greater than required for new construction.
E. Alterations that affect the usability or access to an area containing a primary function shall be made so as to ensure usage by individuals with disabilities.

TAS SECTION 204 - PROTRUDING OBJECTS

A. Within areas of accessible elements, accessible routes, and in accessible room and spaces shall comply with 309.
B. Within areas of sports activity, protruding objects on circulation paths shall not be required to comply with 307.
C. Within play areas, protruding objects on circulation paths shall not be required to comply with 307 provided that ground level accessible routes provide vertical clearance in compliance with 1008.2.

TAS SECTION 205 - OPERABLE PARTS

A. Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 309.
B. Operable parts intended for use only by service or maintenance personnel shall not be required to comply with 309.
C. Electrical or communication receptacles serving a dedicated use shall not be required to comply with 309.

TAS SECTION 206 - ACCESSIBLE ROUTES

A. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.
B. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
C. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.
D. In restaurants and cafeterias, an accessible route shall be provided to all dining areas, including raised or sunken dining areas, and outdoor dining areas.
E. Where a circulation path directly connects a performance area to an assembly area, an accessible route shall directly connect the assembly seating area with the performance area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers.

TAS SECTION 207 - ACCESSIBLE MEANS OF EGRESS

A. Means of egress shall comply with section 1003.2.13 of the International Building Code (2000 edition and 2001 Supplement) or section 1007 of the International Building Code (2003 edition).
B. Standby power shall be provided for platform lifts permitted by section 1003.2.13.4 of the International Building Code (2000 edition and 2001 supplement) or section 1007.5 of the International Building Code (2003 edition) to serve as a part of an accessible means of egress.

TAS SECTION 208 - PARKING SPACES

A. Parking Spaces shall comply with 502 and shall be provided in accordance with Table 208.2 except required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Table 208.2 Parking Spaces

TOTAL PARKING IN LOT	REQUIRED MIN. NUMBER OF ACCESSIBLE SPACES	TOTAL PARKING IN LOT	REQUIRED MIN. NUMBER OF ACCESSIBLE SPACES
1 TO 25	1	201 TO 300	7
26 TO 50	2	301 TO 400	8
51 TO 75	3	401 TO 500	9
76 TO 100	4	501 TO 1000	2 PERCENT OF TOTAL
101 TO 150	5	1000 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000
151 TO 200	6		

TAS SECTION 208.2.4 - VAN PARKING SPACES

A. For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.

TAS SECTION 208.3 - LOCATION

A. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest possible accessible route from parking lot to an entrance. Where parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed and located at the shortest accessible route to the accessible entrances.

TAS SECTION 209 - PASSENGER LOADING ZONES AND BUS STOPS

A. Passenger loading zones, except those required to comply with 209.2.2 and 209.2.3, shall provide at least one passenger loading zone complying with 503 in every continuous 100 linear feet (30m) of loading zone space, or fraction thereof.
B. In bus loading zones restricted to use by designated or specified public transportation vehicles, each bus bay, bus stop, or other area designated for lift or ramp deployment shall comply with 810.2

TAS SECTION 210 - STAIRWAYS

A. Interior and exterior stairs that are a part of a means of egress shall comply with 504. Although handrails on stairs that are not part of a means of egress, State or local building codes may require handrails or guards.

TAS SECTION 211 - DRINKING FOUNTAINS

A. No fewer than two drinking fountains shall be provided.
B. More than the minimum number of drinking fountains specified in 211.2 are provided.
50 percent of the total number of drinking fountains provided shall comply with 602.1 through 602.6, and 50 percent of the total number of drinking fountains provided shall comply with 602.7

TAS SECTION 212 - KITCHENS, KITCHENETTES, AND SINKS

A. Kitchens and kitchenettes shall comply with 804.
B. Where sinks are provided, at least 5 percent, but no fewer than one, of each type provided in each accessible room or space shall comply with 606.

TAS SECTION 213 - TOILET FACILITIES AND BATHING FACILITIES

A. Where toilet facilities and bathing facilities are provided, they shall comply with 213. Toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.
B. Toilet restrooms and bathing rooms shall comply with 603.
C. Where multiple single user toilet rooms are clustered at a single location, no more than 50% of the single user toilet rooms for each use at each cluster shall be required to comply with 603.
D. Unisex toilet rooms and unisex bathing rooms shall contain not more than one lavatory, and two water closets without urinals or one water closet and one urinal. Unisex bathing rooms contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex restrooms and bathing rooms shall have privacy latches.

TAS SECTION 214 - WASHING MACHINES AND CLOTHES DRYERS

A. Where three or fewer washing machines are provided, at least one shall comply with 611.
Where more than three washing machines are provided, at least two shall comply with 611.
B. Where three or fewer clothes dryers are provided, at least one shall comply with 611.
Where more than three clothes dryers are provided, at least two shall comply with 611.

TAS SECTION 215 - FIRE ALARM SYSTEMS

A. Alarms in public use areas and common use areas shall comply with 702.
B. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that the audible alarms complying with 702 can be integrated into the alarm system.

TAS SECTION 216 - SIGNS

A. Signs shall comply with 703. Building directories, menus, seat and row designations in assembly areas, occupant names, building addresses, and company names and logos shall not be required to comply with 216.
B. Signs required by section 1003.2.13.5.4 of the International Building Code (2000 edition) or section 1007.6.4 of the International Building Code (2003 edition) to provide instructions in areas of refuge shall comply with 703.5
C. Directional signs required by section 1003.2.13.6 of the International Building Code (2000 edition) or section 707 of the International Building Code (2003 edition) to provide directions to accessible means of egress shall comply with 703.5
D. Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

TAS SECTION 217 - TELEPHONES

A. Where public telephones are provided, wheelchair accessible telephones complying with 704.2 shall be provided.

CHAPTER 2: SCOPING REQUIREMENTS (CONTINUED)

TAS SECTION 219 - ASSISTIVE LISTENING SYSTEMS

A. In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided.
B. Where all seats in an assembly area are served by an introduction loop assistive learning system, the minimum number of receivers required by table 219.3 to be hearing-aid compatible shall not be required to be provided.

TAS SECTION 220 - AUTOMATIC TELLER MACHINES AND FARE MACHINES

A. Where automatic teller machines or self-service fare vending, collection, or adjustment machines are provided, at least one of each type provided at each location shall comply with 707.
Where bins are provided for envelopes, waste paper, or other purposes, at least one of each shall comply with 611.

TAS SECTION 221 - ASSEMBLY AREAS

A. Assembly areas shall provide wheelchair spaces, companion seats, and designated aisle seats complying with 221 and 802.
B. Wheelchair spaces complying with 802.1 shall be provided in accordance with table 221.2.1.1.
C. Wheelchair spaces shall be an integral part of the seating plan.
D. Wheelchair spaces shall provide lines of sight complying with 802.2. In providing lines of sight, wheelchair spaces shall be dispersed. Wheelchair spaces shall provide spectators with choices of seating locations or viewing angles equal to or better than seating locations and viewing angles of other spectators.
E. At least 5% of the total number of aisle seats provided shall comply with 802.4 and shall be the aisle seats located closest to the accessible routes.

NUMBER OF SEATS	REQUIRED MIN. NUMBER OF WHEELCHAIR SPACES	NUMBER OF SEATS	REQUIRED MIN. NUMBER OF WHEELCHAIR SPACES
4 TO 25	1	301 TO 500	6
26 TO 50	2	501 TO 5000	6, plus 1 for each 150, or fraction thereof, between 501 through 5000
51 TO 150	4		
151 TO 300	5	5001 AND OVER	36, plus 1 for each 200, or fraction thereof, over 5000

Table 221.2 Number of Wheelchair Spaces in Assembly Areas

TAS SECTION 222 - DRESSING, FITTING, AND LOCKER ROOMS

A. Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5%, but no fewer than one, of each type of use in each cluster provided shall comply with 803.
B. Where coat hooks or shelves are provided in dressing fitting or locker rooms w/o individual compartments, at least one of each type shall comply with 803.5. Where coat hooks or shelves are provided in individual compartments, at least one of each type shall be provided in accordance with 223.

TAS SECTION 223 - MEDICAL CARE AND LONG-TERM CARE FACILITIES

A. In licensed medical care facilities and licensed long-term care facilities where the period of stay exceeds twenty-four hours, patient or resident sleeping rooms shall be provided in accordance with 223. Toilet rooms part of critical or intensive care patient sleeping rooms shall not be required to comply with 803.

TAS SECTION 224 - TRANSIENT LODGING FACILITIES AND GUEST ROOMS

A. Transient lodging facilities shall provide guest rooms in accordance with 224. Places of lodging and housing at a place of education shall comply with the provisions applicable to transient lodging, including, but not limited to, the requirements for transient lodging guest rooms in sections 224 and 806.
B. Entrances, doors, and doorways providing user passage into and within the guest rooms that are not required to provide mobility features complying with 806.2 shall comply with 404.2.3.
C. In guest rooms having more than 25 beds, 5% minimum of the beds shall have clear floor space complying with 806.2.3.

TAS SECTION 225 - STORAGE

A. Where storage is provided, at least one of each type shall comply with 811.
B. Where lockers are provided, at least 5%, but no fewer than one of each type, shall comply with 811.

TAS SECTION 226 - DINING SURFACES AND WORK SURFACES

A. Where dining surfaces are provided for the consumption of food or drink, at least 5% of the seating spaces and standing spaces at the dining surfaces shall comply with 902. In addition, where work surfaces are provided for use by other than employees, at least 5% shall comply with 902.

TAS SECTION 227 - SALES AND SERVICE

A. Where provided, check-out aisles, sales counters, service counters, food service lines, queues, and waiting lines shall comply with 227 and 904.
B. Where counters are provided, at least one of each type of sales counter and service counter shall comply with 904.4. Where counters are dispersed throughout the facility, counters complying with 904.4 shall also be dispersed.
C. Queues and waiting lines servicing counters or check-out aisles required to comply with 904.3 or 904.4 shall comply with 403.

TAS SECTION 228 - DEPOSITORIES, VENDING MACHINES, CHANGE MACHINES, MAIL BOXES

A. Where provided, at least one of each type of depository, vending machine, change machine, and mail dispenser shall comply with 309.
B. Where mail boxes are provided in an interior location, at least 5%, but no fewer than one of each type shall comply with 309.

TAS SECTION 229 - WINDOWS

A. Where glazed openings are provided in accessible rooms or spaces for operation by occupants, at least one must opening shall comply with 309. Each glazed opening required by an administrative authority to be operable shall comply with 309.

TAS SECTION 230 - TWO-WAY COMMUNICATION SYSTEMS

A. Where a two-way communication system is provided to gain admittance to a building or facility or to be restricted areas within a building or facility, the system shall comply with 708.

TAS SECTION 240 - PLAY AREAS

A. Where ground level play components are provided, at least one of each type shall be on an accessible route and shall comply with 1008.4.
B. When elevated play components are provided, at least 50% shall be on an accessible route and shall comply with 1008.4.

TAS SECTION 242 - SWIMMING POOLS, WADING POOLS, AND SPAS

A. At least two accessible means of entry shall be provided for swimming pools.
B. At least one accessible means for entry for wading pools and spas.
C. Between 9'-27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height.
E. Knee clearance shall be 30" wide minimum.

TAS SECTION 243 - SHOOTING FACILITIES WITH FIRING POSITIONS

A. Where shooting facilities with firing positions are designed and constructed at a site, at least 5%, but no fewer than one of each type of firing position shall comply with 1010.

CHAPTER 3: BUILDING DETAILS

TAS SECTION 302 - FLOOR OR GROUND SURFACES

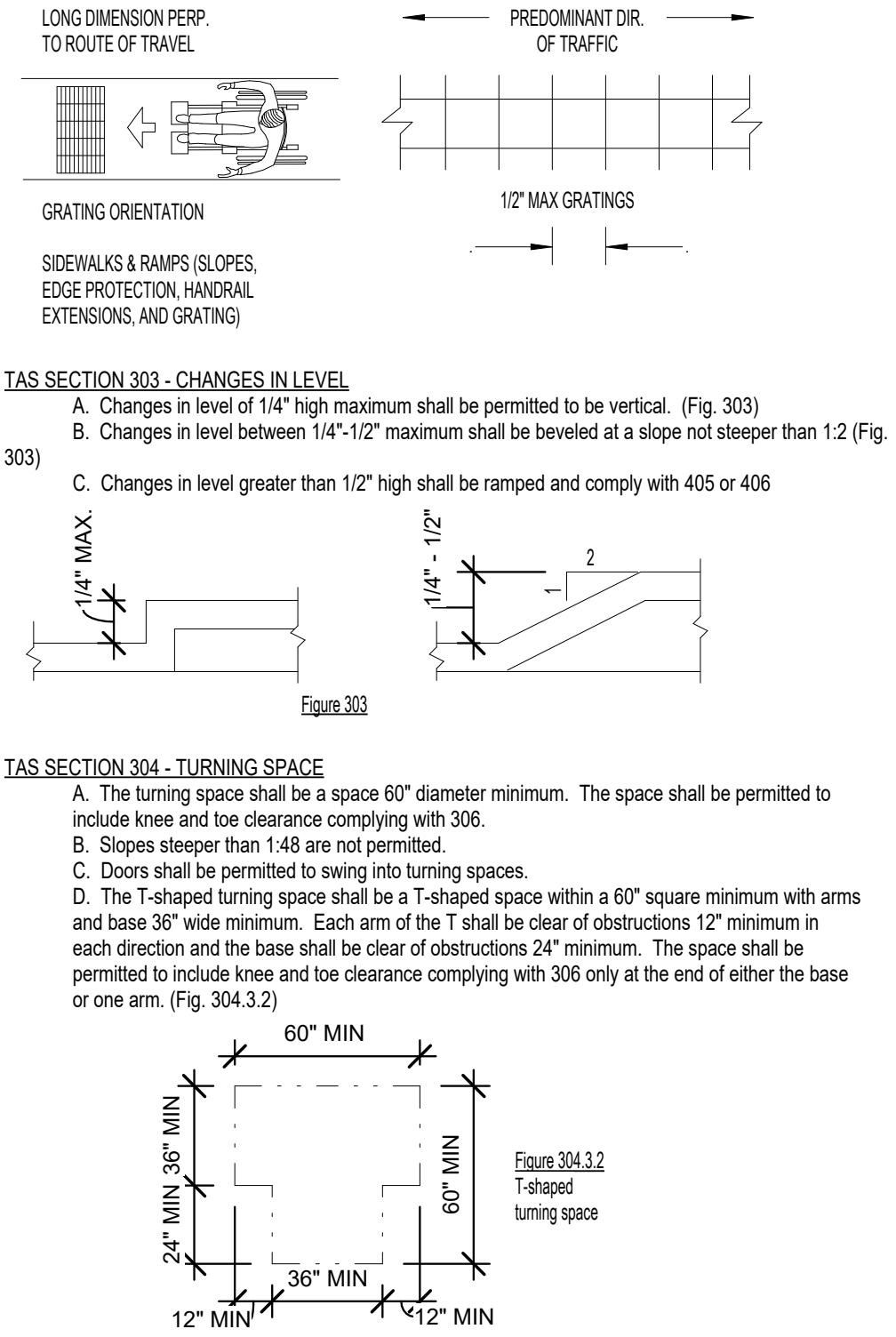
A. Floor and ground surfaces shall be stable, firm, and slip resistant.
B. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2" maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge.
C. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2" diameter except as allowed in 407.4.3, 409.4.3, 410.4.3, 810.5.3, and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

TAS SECTION 303 - CHANGES IN LEVEL

A. Changes in level of 1/4" high maximum shall be permitted to be vertical. (Fig. 303)
B. Changes in level between 1/4"-1/2" maximum shall be beveled at a slope not steeper than 1:2 (Fig. 303)
C. Changes in level greater than 1/2" high shall be ramped and comply with 405 or 406

TAS SECTION 304 - TURNING SPACE

A. The turning space shall be a space 60" diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.
B. Slopes steeper than 1:48 are not permitted.
C. Doors shall be permitted to swing into turning spaces.
D. The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm. (Fig. 304.3.2)



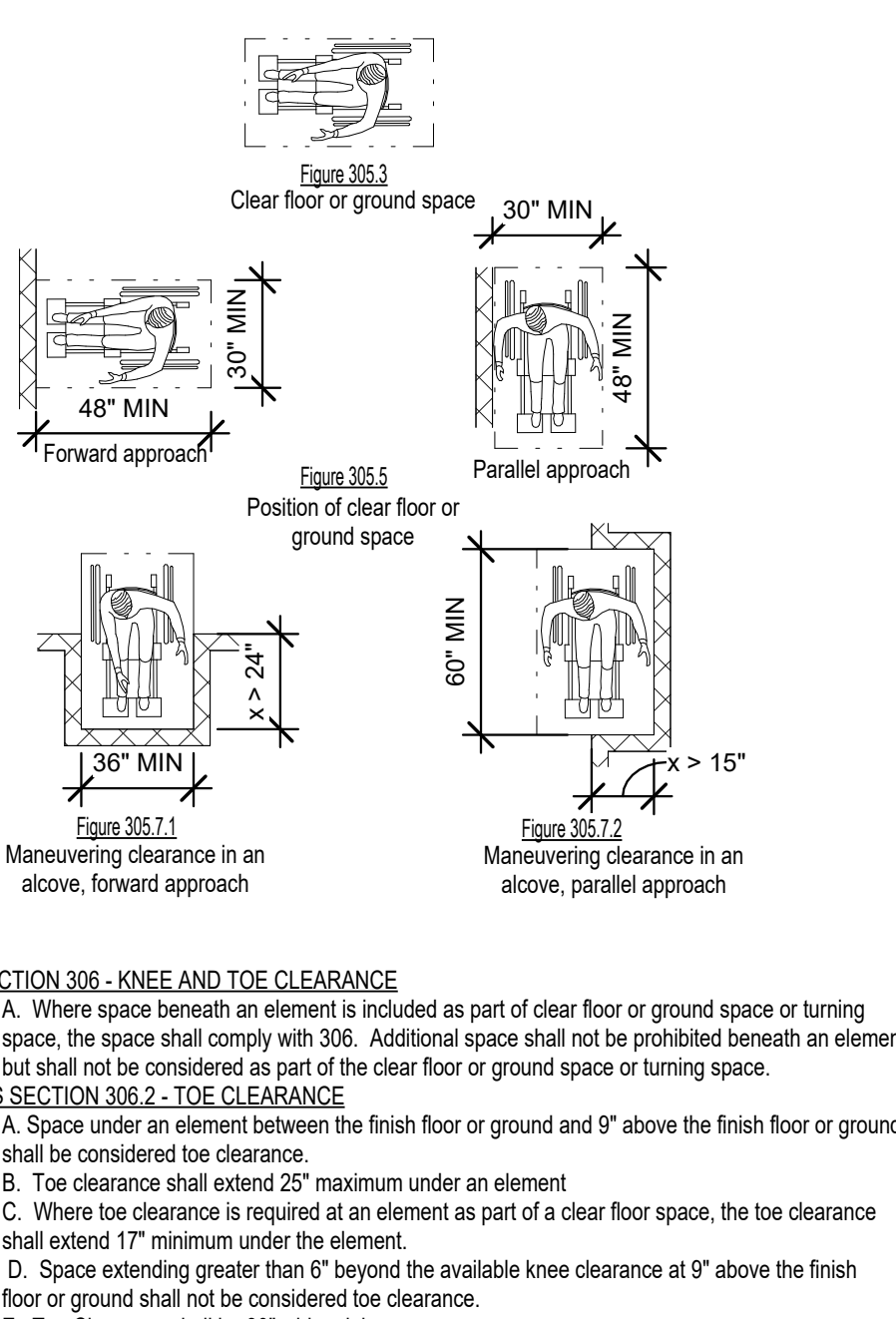
TAS SECTION 305 - CLEAR FLOOR OR GROUND SPACE

A. The clear floor or ground space shall be 30" minimum by 48" minimum.
B. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. Slopes steeper than 1:48 are not permitted.
C. The clear floor or ground space shall be 30" minimum by 48" minimum. (Fig. 305.3)
D. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearances complying with 306.
E. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element. (Fig. 305.5)
F. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.
G. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with below:

315.7.1) 1. Alcoves shall be 36" wide minimum where the depth exceeds 24" for forward approach (Fig. 305.7.2)

305.7.2) 2. Alcoves shall be 60" wide minimum where the depth exceeds 15" for parallel approach (Fig. 305.7.2)

CHAPTER 3: SCOPING REQUIREMENTS (CONTINUED)



TAS SECTION 306 - KNEE AND TOE CLEARANCE

A. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

TAS SECTION 306.2 - TOE CLEARANCE

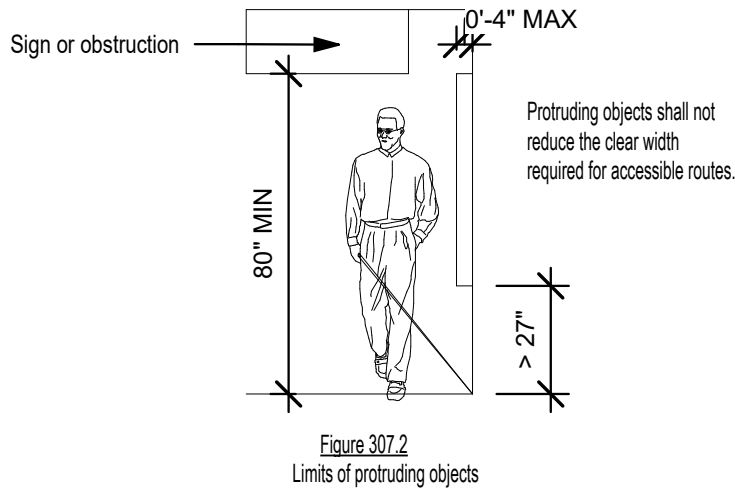
A. Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance.
B. Toe clearance shall extend 25" maximum under an element.
C. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element.
D. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance.
E. Toe clearance shall be 30" wide minimum.

TAS SECTION 306.3 - KNEE CLEARANCE

A. Space under an element 9'-27" above the finish floor shall be considered knee clearance.
B. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor.
C. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above finish floor or ground.
D. Between 9'-27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height.
E. Knee clearance shall be 30" wide minimum.

TAS SECTION 307 - PROTRUDING OBJECTS

A. Objects projecting from walls with leading edges more than 27" and not more than 80" above the finish floor shall protrude no more than 4" horizontally into the circulation path.
B. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12" max when located 27'-80" above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12", the lowest edge of such sign or obstruction shall be 27'-80" above the finish floor.
C. Vertical clearance shall be 80" high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" maximum above the finish floor.



TAS SECTION 308 - REACH RANGES

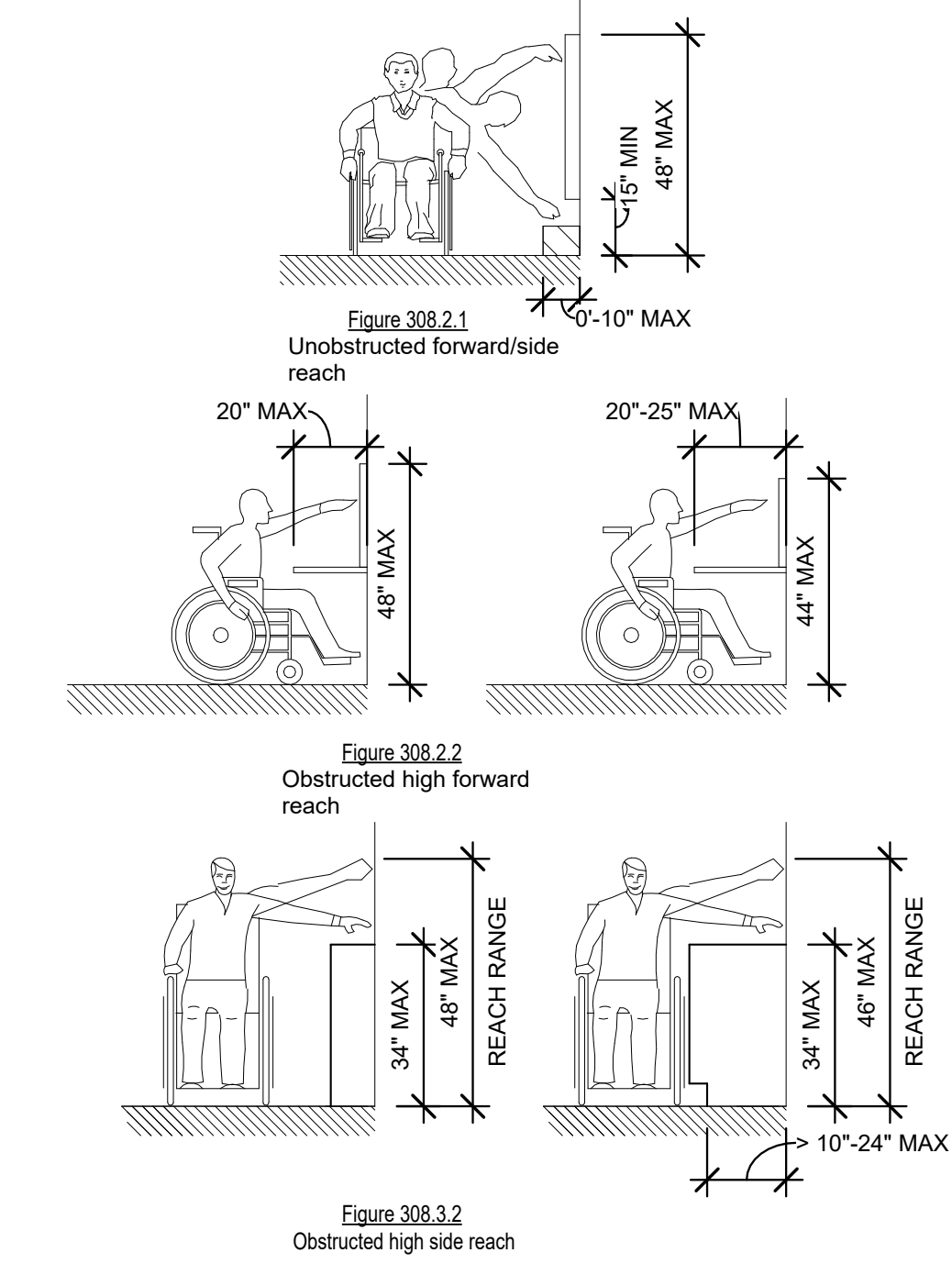
A. Refer to "Age Based dimensional information" table for children's reach ranges.

TAS SECTION 308.2 - FORWARD REACH

A. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. (Fig. 308.2.1)
B. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. (Fig. 308.2.2)

TAS SECTION 308.3 - SIDE REACH

A. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. (Fig. 308.2.1)
1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.
B. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. (Fig. 308.2.3)
1. The top of washing machines and clothes dryers shall be permitted to be 36" maximum above the finish floor.



TAS SECTION 309 - OPERABLE PARTS

A. A clear floor space complying with 305 shall be provided.
B. Operable parts shall be placed within one or more of the reach ranges specified in 308.
C. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.

CHAPTER 4: ACCESSIBLE ROUTES

TAS SECTION 402 - ACCESSIBLE ROUTES

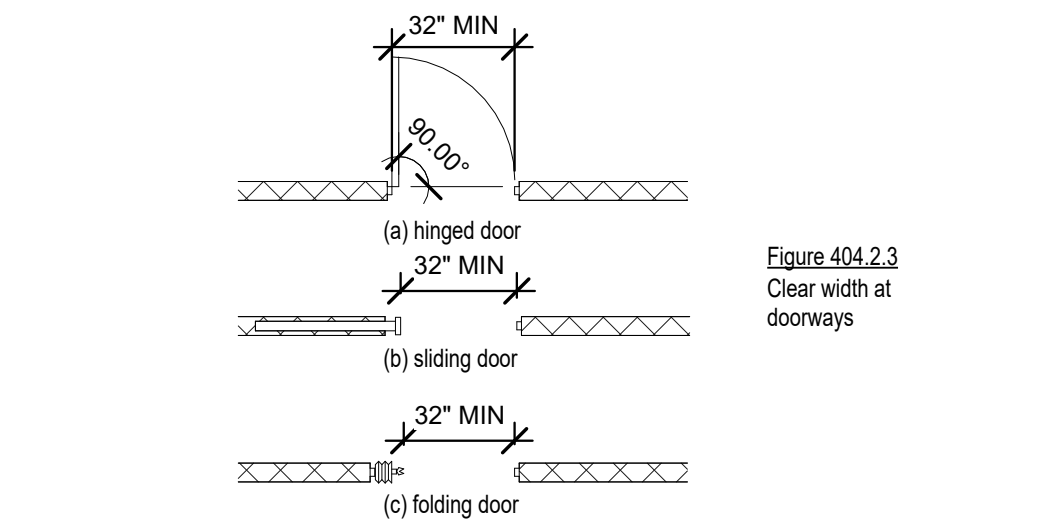
A. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

TAS SECTION 403 - WALKING SURFACES

A. All surfaces shall comply with 302. Changes in level shall comply with 303.
B. The running slope shall not be steeper than 1:20. The cross slope of the walking surfaces shall not be steeper than 1:48.
C. The clear width of walking surfaces shall be 36" minimum.
1. The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.
D. Where the accessible route makes a 180° turn around an element less than 48" wide, the clear width shall be 42" minimum approaching the turn, 48" minimum at the turn and 42" minimum leaving the turn.
E. Where the accessible route makes a 180° turn around an element less than 48" wide and the clear width at the end of the turn is 60" minimum, the clear width may be 36" approaching and leaving the turn.
F. An accessible route with a clear width less than 60" shall provide passing spaces at intervals of 200' maximum. Passing spaces shall either be 60"x60" or comply with 304.3.2 where the base and arms of the T-shaped space extend 48" minimum beyond the intersection.

TAS SECTION 404 - DOORS, DOORWAYS, AND GATES

A. Doorways shall provide a clear opening of 32" minimum, with the door open 90°. (Fig. 404.2.3)
1. Clear opening shall be measured between the face of the door and opposite stop.
2. Openings more than 24" in depth shall provide a clear opening of 36" minimum.
3. There shall be no projections into the required clear opening with lower than 34" above the finish floor or ground. Projections into the clear opening width between 34'-80" AFF shall not exceed 4".



TAS SECTION 404.2 - MANEUVERING CLEARANCES AT DOORS

A. Front approach pull side - 60" min. width & 18" min. beside strike edge. Front approach push side - 48" min. width & 0" beside strike edge. (12" @ strike if door has both a closer and a latch) (Fig. 404.2.4.1 (a))
B. Hinge side approach pull side - 60" min. width, 36" min. beside strike edge; or 54" min. width, 42" min. beside strike edge. Hinge side approach push side - 42" min. width and 22" min. beside hinge edge (48" min. width if door has both a closer and a latch) (Fig. 404.2.4.1 (b))
C. Latch side approach pull side - 48" min. width and 24" min. beside strike edge (54" min. width if door has a closer); Latch side approach push side - 42" min. width and 24" min. beside strike edge (48" min. width if door has a closer) (Fig. 404.2.4.1 (c))

TAS SECTION 404.2.5 - THRESHOLDS AT DOORWAYS

A. Maximum threshold height: 1/2", shall comply with 302 and 303.

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09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY: IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

ACCESSIBILITY
STANDARDS

SHEET NUMBER:

G- 2.0



09/02/2026

EXPIRES 07/31/2027

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ACCESSIBILITY
STANDARDS

SHEET NUMBER:

G- 2.1

CHAPTER 4: ACCESSIBLE ROUTES
(CONTINUED)

TAS SECTION 404.2.7 - DOOR AND GATE HARDWARE

A. Handles, pulls, latches, locks, and other operating devices shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Hardware required for accessible door passage shall be mounted 34"-48" above finished floor or ground.

TAS SECTION 404.2.8.1 - DOOR CLOSERS AND GATE CLOSERS

A. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 90°, the door will take at least 5 seconds to move the door 12" from the latch.

TAS SECTION 404.2.9 - DOOR AND GATE OPENING FORCE

- A. The maximum force for pushing or pulling open a door shall be as follows:
1. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.
 2. Other doors
 - a. Exterior hinged doors: no requirement.
 - b. Interior hinged doors: 5.0 lb.
 - c. Sliding or folding doors: 5.0 lb.

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.

TAS SECTION 404.2.11 - VISION LIGHTS

A. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" maximum above the floor.

TAS SECTION 405 - RAMPS (See table 405.2 for existing conditions)

- A. Ramp runs shall have a slope not steeper than 1:12. In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not have to comply with 405. Cross ramp shall not be steeper than 1:48.
- B. The clear width of the ramp run and the clear width between handrails where handrails are provided shall be 36" minimum.
- C. The rise for any ramp shall be 30" maximum. The least possible slope shall be used for any ramp.
- D. Level landings required at top and bottom of each run, with the following features:
1. Minimum Width: Equal to width of ramp
 2. Length: Minimum 60" clear
 3. At change of direction landing shall be 60" x 60" min.
- E. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

TAS SECTION 405.8 - HANDRAILS

- A. Handrails are required at all ramps with > 6" rise.
- B. Height: 34"-38" above ramp surface.
- C. The clear space between the handrail and the wall shall be 1 1/2" minimum.

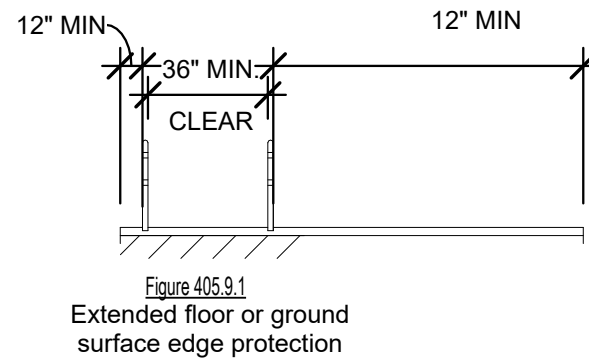
TAS SECTION 405.9 - EDGE PROTECTION

- A. Ramps and landings with drop offs in excess of 1/2" shall have curbs, walls, railings, or projecting surfaces that prevent slipping off the ramp.
- B. A curb or barrier shall be provided that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface.
- C. The extended floor or ground surface of the ramp run or landing shall extend 12" minimum beyond the inside face of a handrail complying with 505. (see Figure 405.9.1)

TABLE 405.2 Maximum ramp slope & rise for Existing Conditions

SLOPE	MAXIMUM RISE
steeper than 1:10, but not steeper than 1:8	3"
steeper than 1:12, but not steeper than 1:10	6"

CROSS SLOPE SHALL NOT EXCEED 1:48



TAS SECTION 406 - CURB RAMPS

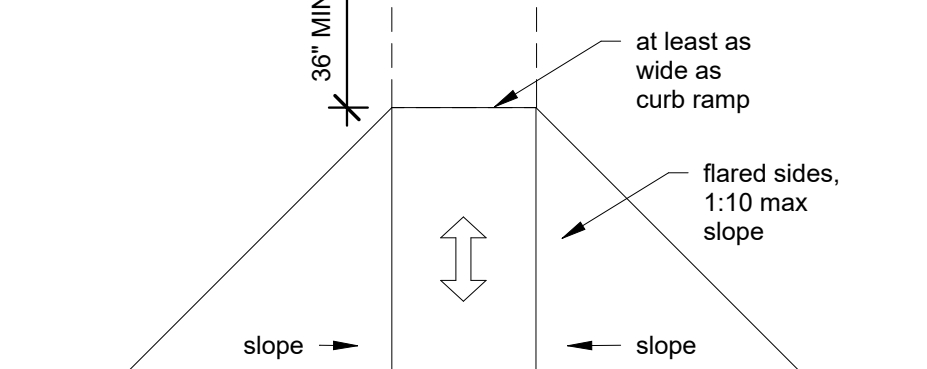
- A. Curb ramps shall comply with 405.2 - 405.5, 405.10.
- B. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, accessible route shall not exceed 1:20.

TAS SECTION 406.4 - LANDINGS

- A. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36" minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing. (Fig. 406.4)

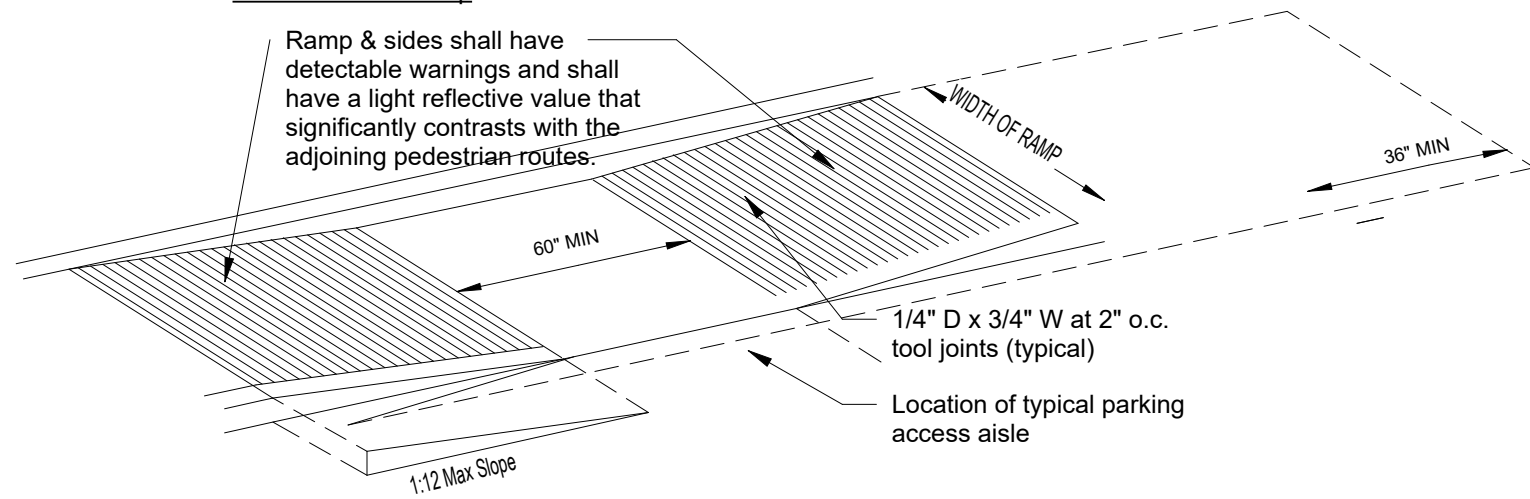
TAS SECTIONS 406.5 - LOCATION

- A. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.



Standard Curb Ramp

Ramp & sides shall have detectable warnings and shall have a light reflective value that significantly contrasts with the adjoining pedestrian routes.



Curb Ramp Parallel to Curb

TAS SECTION 406.6 - DIAGONAL CURB RAMPS

- A. If diagonal curb ramps have returned curbs or other well-defined edges, such edges shall parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48" minimum clear space. If diagonal curb ramps are provided at marked crossings, the 48" clear space shall be within the markings. Diagonal curb ramps with flared sides shall have at least a 24" long segment of straight curb located on each side of the curb ramp and within the marked crossing.

TAS SECTION 4.7.11 - ISLANDS

- A. Any raised islands in crossings shall be cut through level with the street or curb ramps at both sides and a level area at least 48" long by 36" wide minimum between the curb ramps in the part of the island intersected by the crossings. Each minimum 48" x 36" area shall be oriented so the 48" minimum length is in the direction of the running slope of the curb ramp it serves.

TAS SECTION 407 - ELEVATORS

- A. Elevators shall comply with ASME A17.1. They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

TAS SECTION 407.2 - ELEVATOR LANDING REQUIREMENTS

- A. Call buttons shall be raised or flush and located within one of the reach ranges specified in 308, measured to the centerline of the highest operable point.
1. Call buttons shall be 34" minimum in the smallest dimension.
2. A clear floor space complying with 305 shall be provided at the controls.
3. The call button that designates the up direction shall be located above the call button that designates the down direction.
4. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.
- B. Key pads shall be in a standard telephone keypad arrangement.
- C. Visible and audible signals shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons.

1. Visible signal features shall be centered 72" minimum above the finish floor or ground. The visible signal elements shall be 2 1/2" minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call buttons.
2. Audible signals shall sound once for the up direction and twice for the down direction. Audible signals shall have a frequency of 1500Hz max. Verbal annunciators shall have a frequency of 300 Hz min - 3000 Hz max.
- D. Floor designation shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2" high minimum. A tactile star shall be provided on both jambs at the main entry level.

TAS SECTION 407.3 - ELEVATOR DOOR REQUIREMENTS

- A. Elevator doors shall be horizontal sliding type. Car gates are prohibited.
- B. Elevator doors shall be provided with a reopening device that shall stop and open a door and hoistway door automatically if the door becomes obstructed by an object or person.
1. The device shall be activated by sensing an obstruction passing through the opening at 5" nominal and 29" nominal above the finish floor.
 2. The device shall not require physical contact to be activated, although contact is permitted to occur before the door reverses. Door reopening devices shall remain effective for 20 seconds minimum.
 3. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum.

TAS SECTION 410 - PLATFORM LIFTS

- A. Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition). Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from lift.
- B. The clearance between the platform sill and the edge of any runway landing shall be 1" maximum.
- C. Platform lifts shall have low-energy power-operated doors or gates complying with 404.3. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width 32" minimum. Side doors and gates shall provide a clear 42" width minimum.
- NOTE: REQUIRES A VARIANCE FROM THE T.D.L.R. TO USE IN LIEU OF AN ELEVATOR

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

TAS SECTION 502 - PARKING SPACES (REFERENCE FIGURE 502.3)

- A. Accessible car parking spaces shall be at least 96" minimum wide and van accessible parking shall be 132" minimum wide.
1. Van parking spaces may be 96" wide minimum where there is an access aisle 96" wide minimum.
2. Access aisles serving car and van parking shall be a minimum 60" wide and shall adjoin an accessible route.
3. Access aisles should be marked to discourage people from parking in them and extend the full length of the parking space.
- B. Surface slope shall not exceed 1:48 in all directions (Note: no built up curb ramp may be located in an accessible parking access aisle.)
- C. Access aisles shall not overlap the vehicular way.
- D. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces, which shall have access aisles located on the passenger side of the parking space.

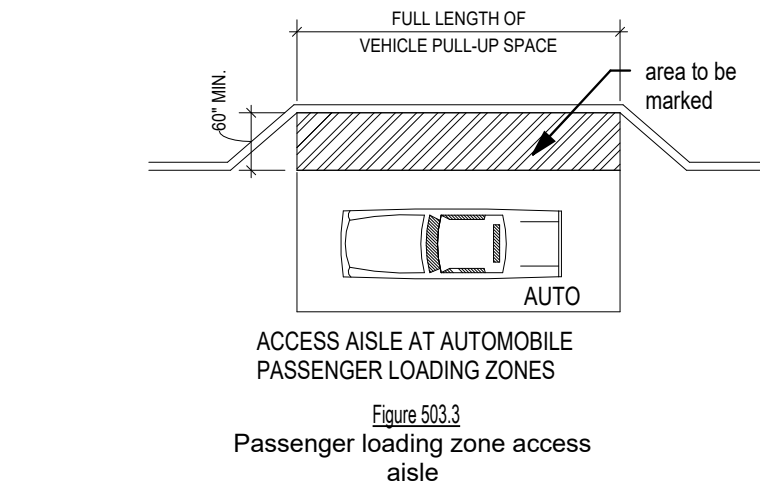
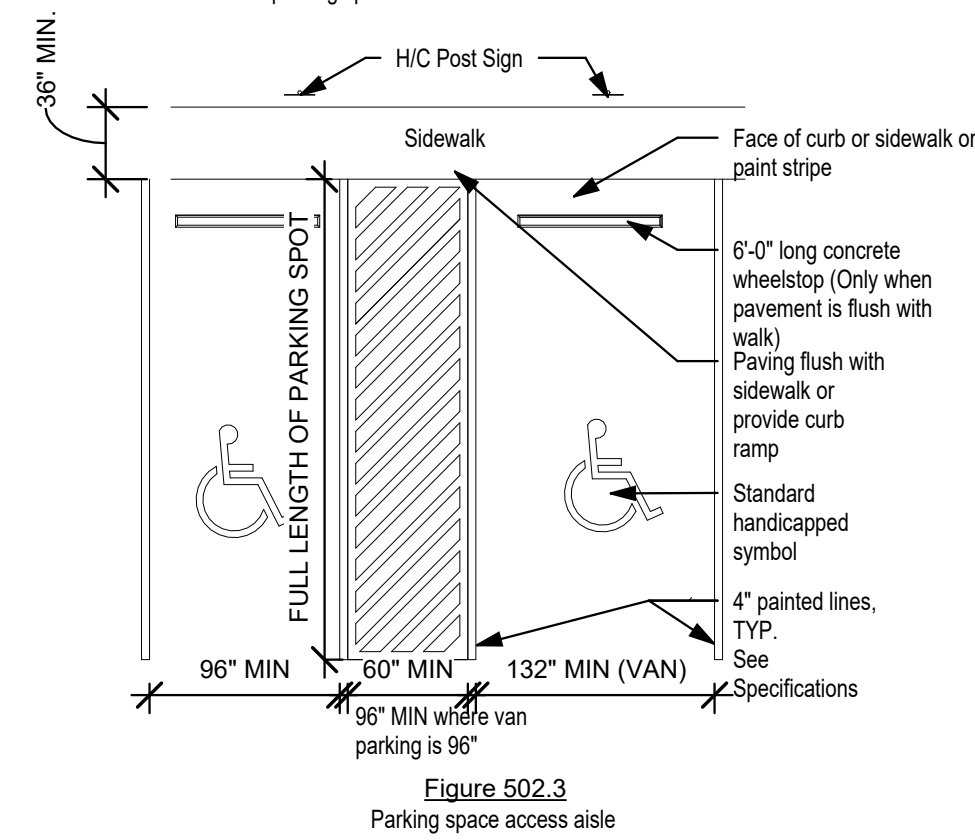


Figure 503.3 Passenger loading zone access aisle

TAS SECTION 504 - STAIRWAYS

TAS SECTIONS 504.2 - TREADS AND RISERS

- A. All steps on a flight of stairs shall have uniform riser heights and tread widths
1. Minimum tread depth shall be 11", measured from riser to riser (not including nosing)
 2. Open risers are not permitted
 3. Risers shall be 4" high min - 7" high max.

TAS SECTIONS 504.5 - NOSINGS (REFERENCE FIGURE 504.5)

- A. Radius of the curvature at the leading edge shall be 1/2" maximum. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2" maximum over the tread below.

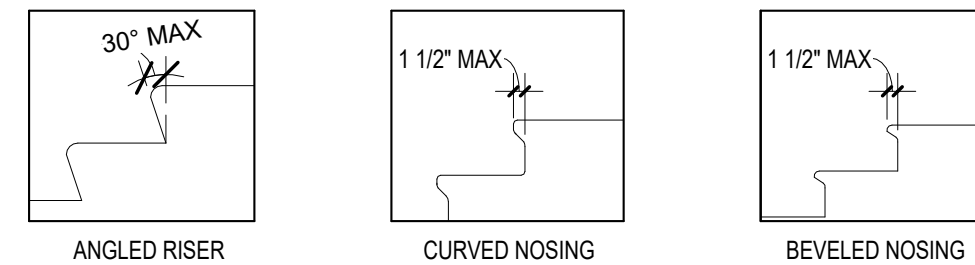


Figure 504.5 Stair nosings

TAS SECTION 505 - HANDRAILS (REFERENCE FIGURES 505.10.1, 505.10.2, 3)

- A. Handrails shall be provided on both sides of stairs and ramps. Non-continuous stair handrails shall extend 12" beyond the top riser and the width of one tread beyond the bottom riser. At the top, the extension shall be parallel to the floor.
- At the bottom, the handrail shall continue to slope for a distance of one tread width. Non continuous ramp handrails shall extend 12" minimum beyond the top and bottom of ramp runs.
- B. Height: 34"-38", measured from the stair nosing.
- C. Clearance between handrail and adjacent surfaces shall be 1 1/2" minimum.
- D. Handrails shall not rotate within their fittings.
- E. Handrails are required on ramp runs greater than 6" in rise.

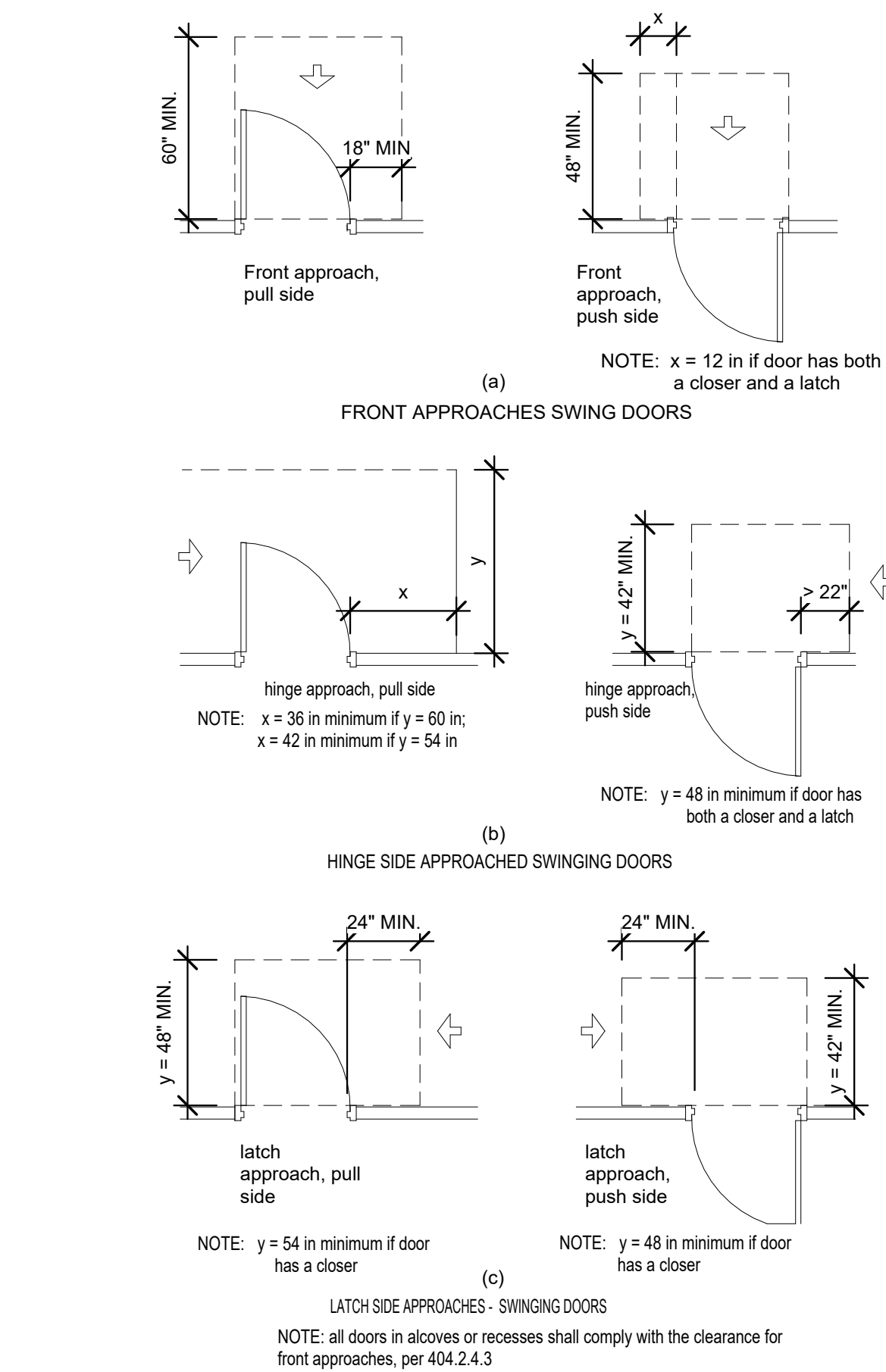
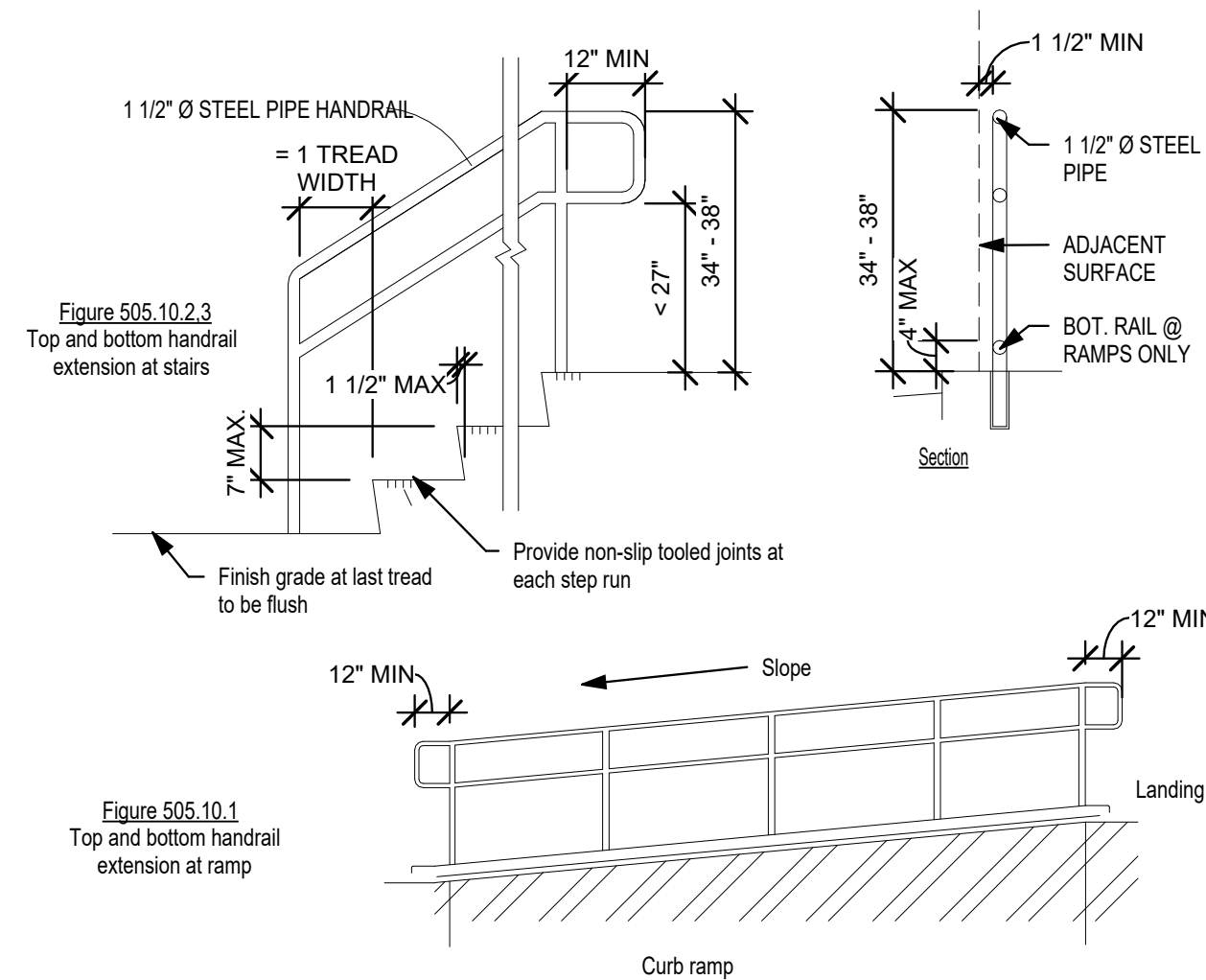


Figure 404.2.1 Front approaches, pull side

NOTE: x = 12 in if door has both a closer and a latch

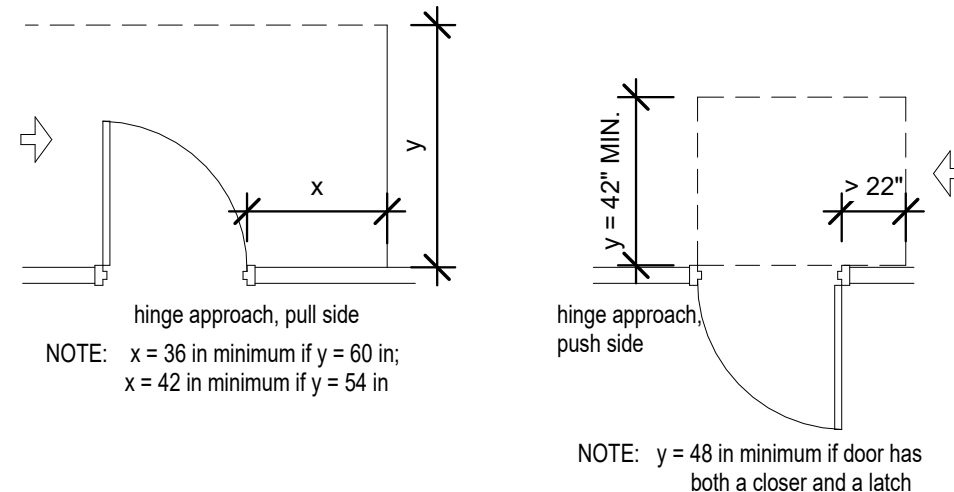


Figure 404.2.1 Front approaches, push side

NOTE: y = 48 in minimum if door has both a closer and a latch

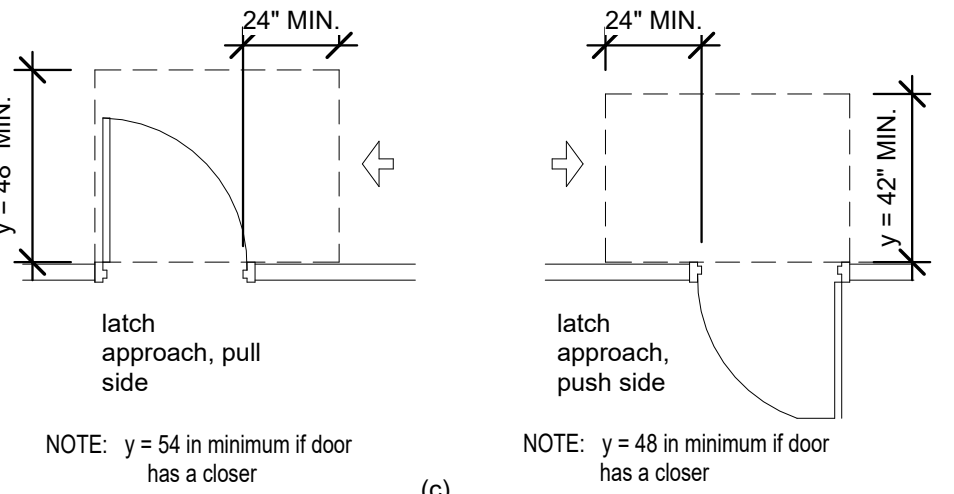


Figure 404.2.1 Hinge side approached swinging doors

NOTE: y = 48 in minimum if door has a closer

NOTE: x = 36 in minimum if y = 60 in; x = 42 in minimum if y = 54 in

Figure 404.2.1 Latch side approaches - swinging doors

NOTE: all doors in alcoves or recesses shall comply with the clearance for front approaches, per 404.2.4.3

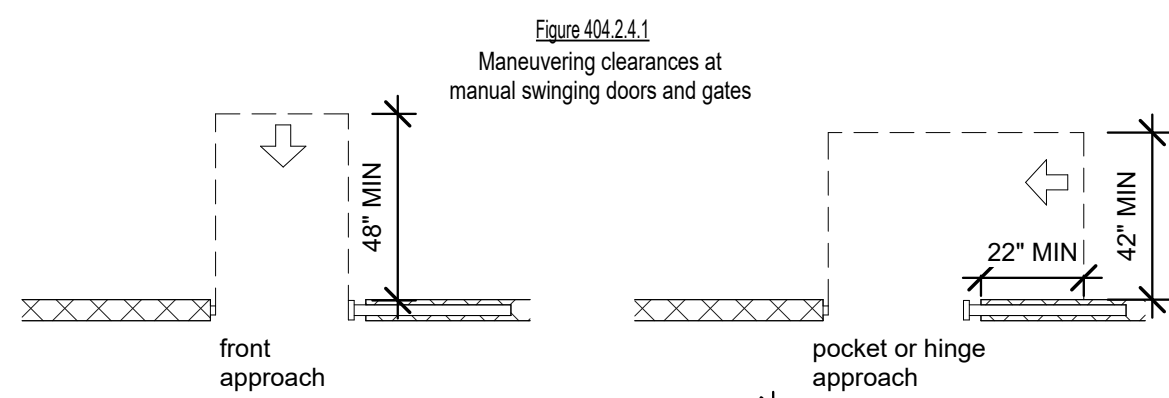


Figure 404.2.1 Maneuvering clearances at manual swinging doors and gates

48" MIN

42" MIN

24" MIN

Figure 404.2.1 front approach

Figure 404.2.1 pocket or hinge approach

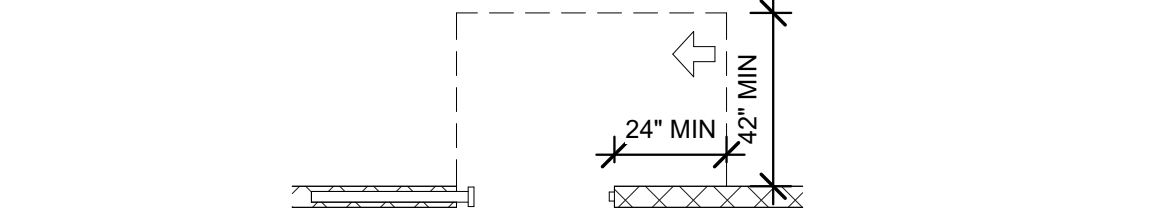


Figure 404.2.1 stop or latch approach

Figure 404.2.1 Maneuvering clearances at doorways without doors, sliding doors, gates, and folding doors

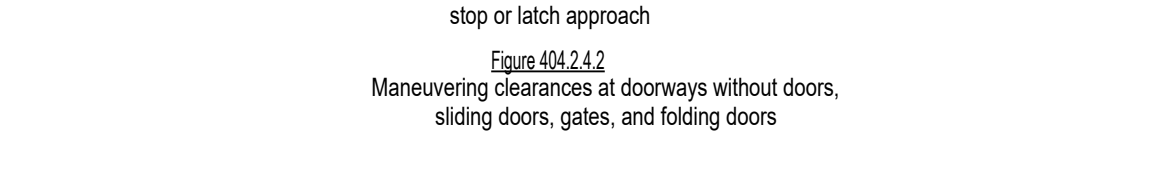


Figure 404.2.1 Maneuvering clearances at doorways without doors, sliding doors, gates, and folding doors

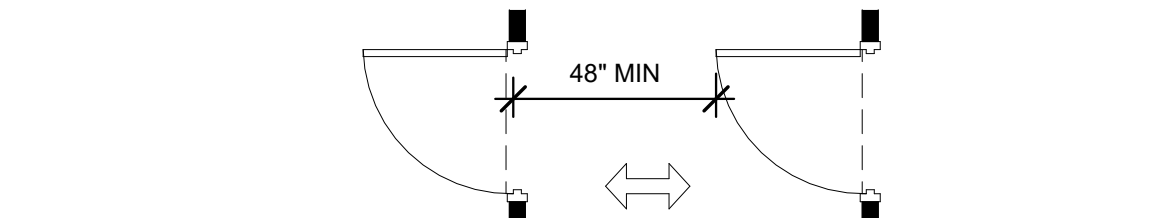


Figure 404.2.1 Doors in series and gates in series

Figure 404.2.1 Doors in series and gates in series

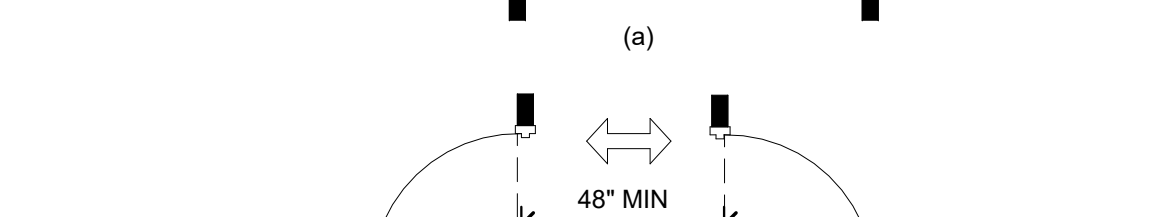


Figure 404.2.1 Doors in series and gates in series

Figure 404.2.1 Doors in series and gates in series

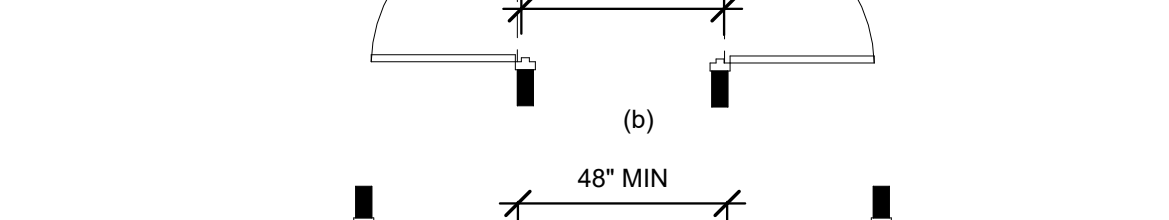


Figure 404.2.1 Doors in series and gates in series

Figure 404.2.1 Doors in series and gates in series

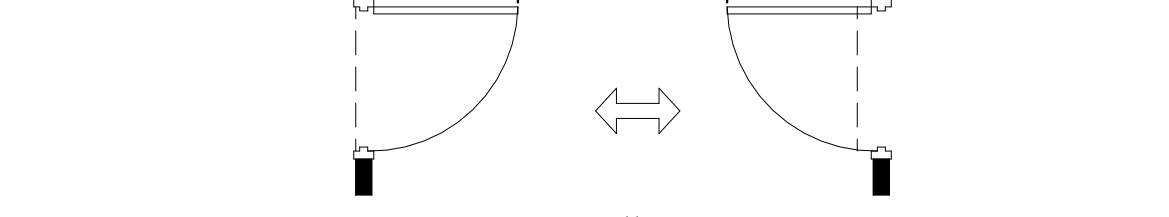


Figure 404.2.1 Doors in series and gates in series

Figure 404.2.1 Doors in series and gates in series

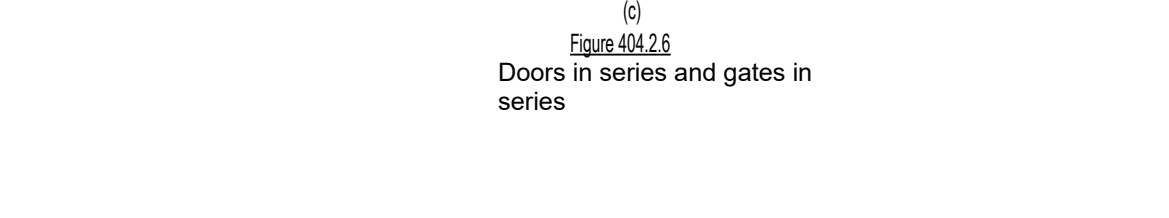


Figure 404.2.1 Doors in series and gates in series

Figure 404.2.1 Doors in series and gates in series



Figure 404.2.1 Doors in series and gates in series

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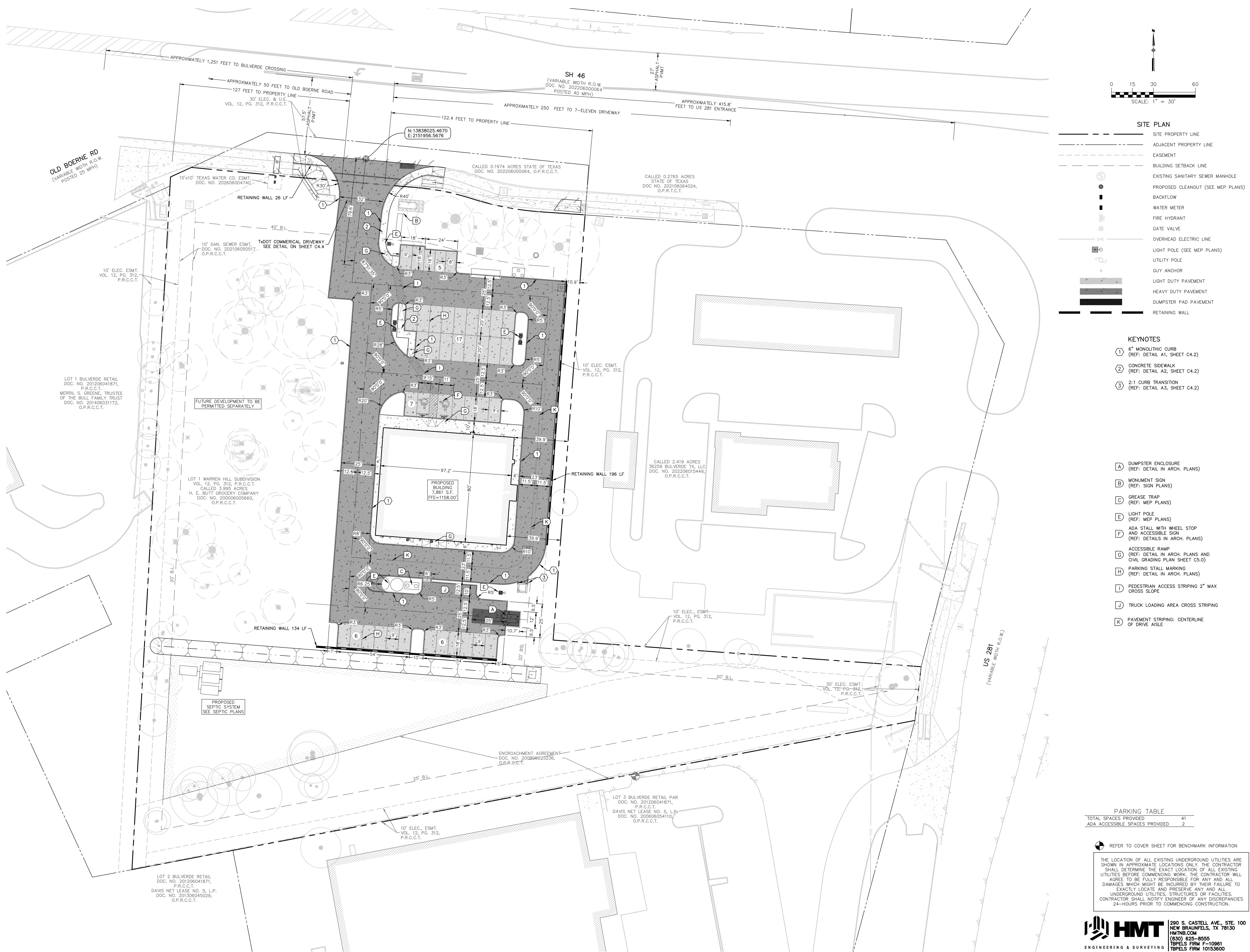
PROMENADE AT SINGING OAKS

20285 STATE HWY 46 W. BULVERDE, TX 78163

[illegible]

SHEET NUMBER:

C4.0

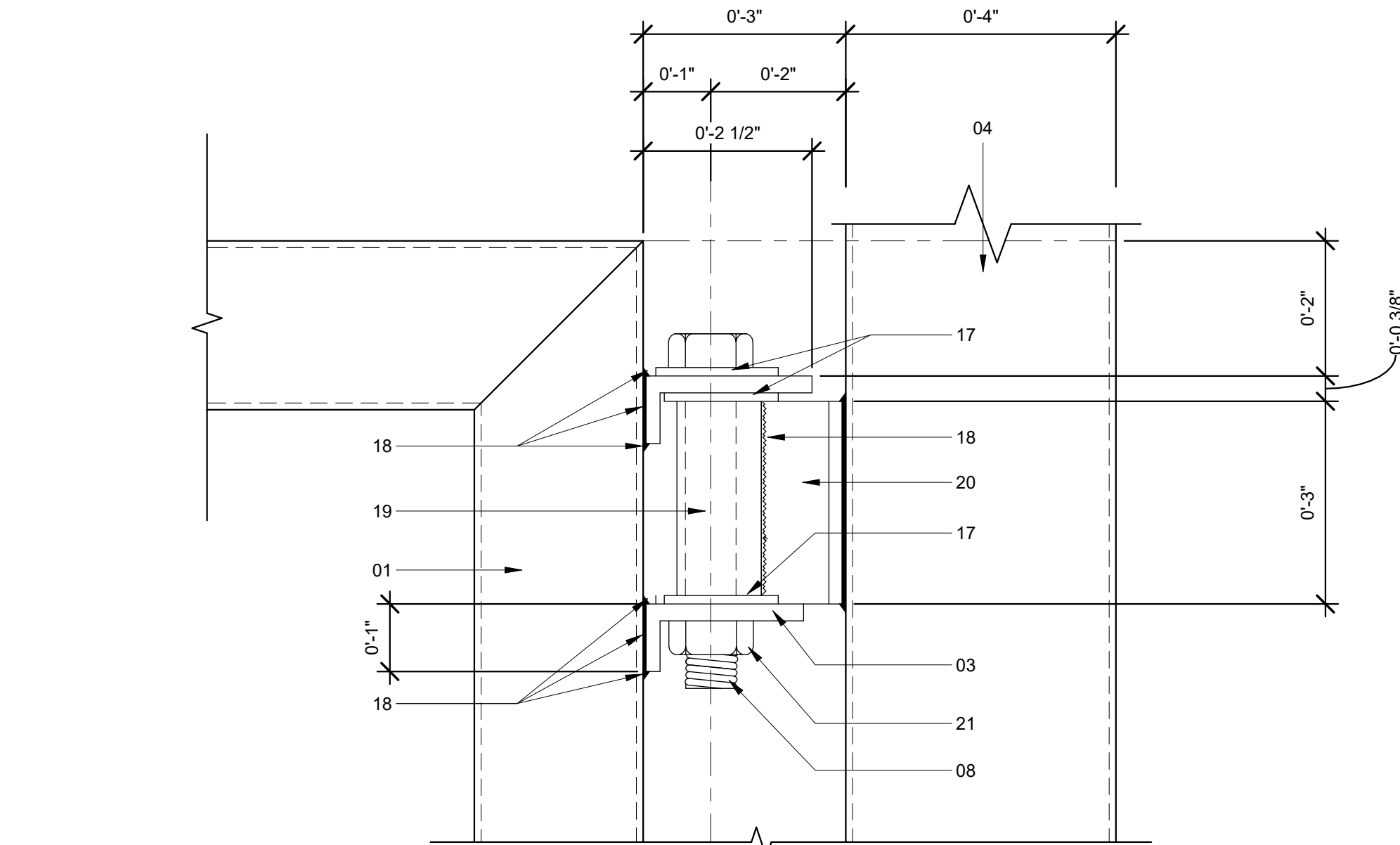


GENERAL NOTES:

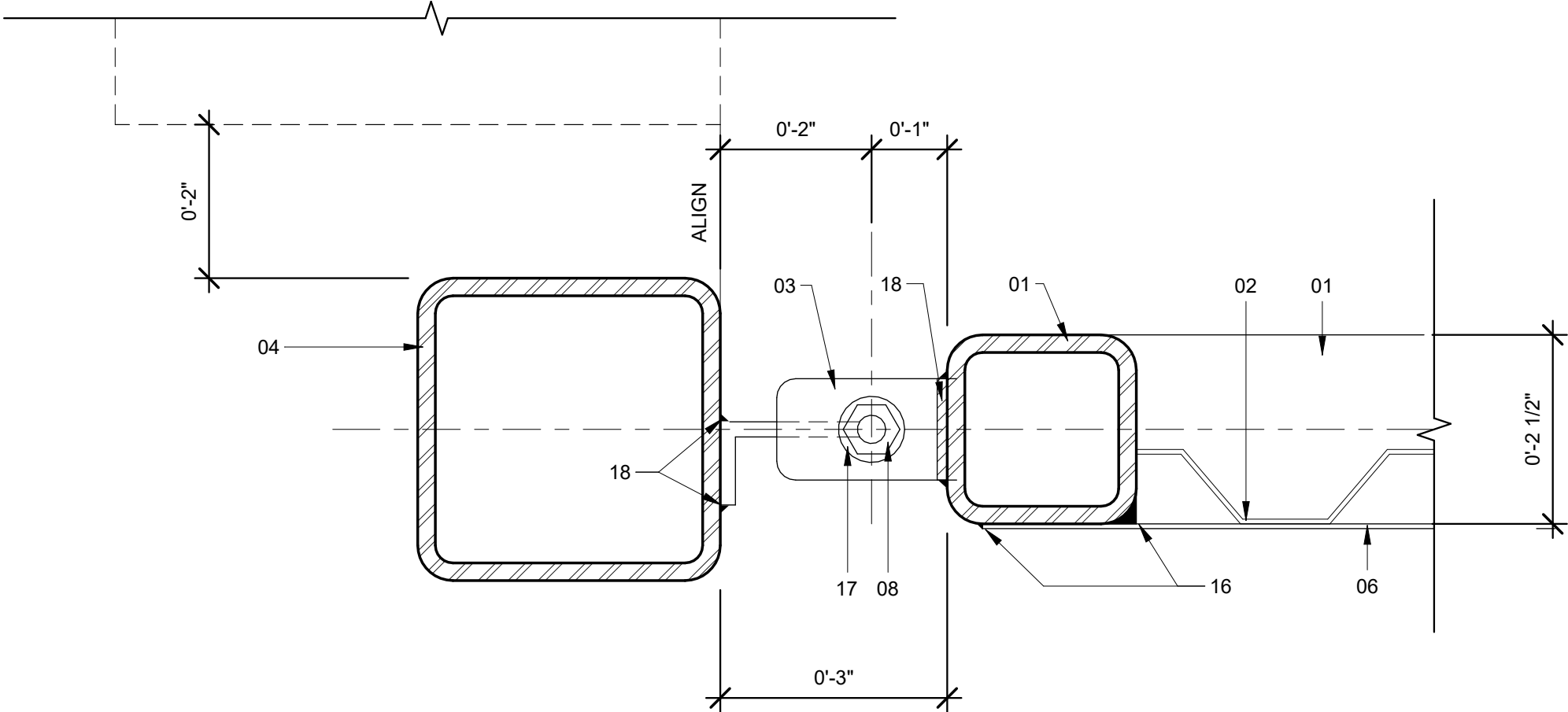
- ALL CURBS ARE TO BE ALIGNED ON THE OUTSIDE OF ENCLOSURE WALLS. THE CURBS SHALL NOT INTERFERE WITH THE ROUTE OF SOLID WASTE COLLECTION VEHICLE.
- ALL SOLID WASTE COLLECTION ROUTES SHALL MEET ENGINEERING DESIGN CRITERIA (WIDTHS, TURNING RADII, ETC.). SITE SHALL BE DESIGNED TO PROVIDE SOLID WASTE COLLECTION VEHICLES WITH SAFE APPROACH TO DUMPSTER ENCLOSURES AND LIFT EACH CONTAINER WITHOUT GROUND LEVEL OR AERIAL OBSTRUCTIONS AS REQUIRED.
- FOR THE SAFETY OF OTHERS, ROUTE LAYOUT AND OPERATION CLEARANCES SHALL BE SUCH THAT SOLID WASTE VEHICLES WILL NOT NEED TO BACK UP MORE THAN 50 FEET TO EXIT THE SITE AFTER SERVICING A DUMPSTER.
- NO AWNING OR BUILDING PROJECTIONS ARE TO ENCROACH THE SOLID WASTE COLLECTION VEHICLE'S OPERATION AREA AND/OR SPACE. MINIMUM OVERHEAD CLEARANCE OF 14 FEET IS REQUIRED IN DRIVE AND 25 FEET OVER AND ABOUT THE DUMPSTER ENCLOSURE AREA STEEL SAFETY BOLLARDS BACK 50 FEET.
- ROUTES SHALL BE CLEAR OF ALL OBSTRUCTIONS (CURBS, WALLS, OVERHEAD WIRES, AWNINGS, ROOF PROJECTIONS, ETC.) TO PREVENT DAMAGE FROM THE COLLECTION VEHICLE.
- ALL DUMPSTER ENCLOSURES MUST BE ORIENTED TO FACE 90 FEET LONG OF OPEN SPACE. THE ONLY EXCEPTION IS FOR DUMPSTER ENCLOSURES PLACED ALONG A STRAIGHT COLLECTION VEHICLE ROUTE WHERE THE ENCLOSURES NEED TO BE ANGLED WITH NOT MORE THAN 30 DEGREES DEVIATION FROM THE ROUTE DIRECTION LINE AND PLACED DEEP ENOUGH TO ALLOW THE TYPICAL 50 FEET BACK UP FOR THE VEHICLE TO RESUME IT'S ROUTE.
- DUMPSTER ENCLOSURES SHALL BE LOCATED AWAY FROM ENTRANCES AND EXITS SO SOLID WASTE COLLECTION VEHICLES DO NOT CREATE A SAFETY HAZARD BY BLOCKING IN-COMING OR OUT-GOING TRAFFIC.
- DUMPSTER ENCLOSURE TO COMPLY WITH 130 MPH, RISK CATEGORY I OF THE AMENDED 2012 IBC.

KEY NOTES:

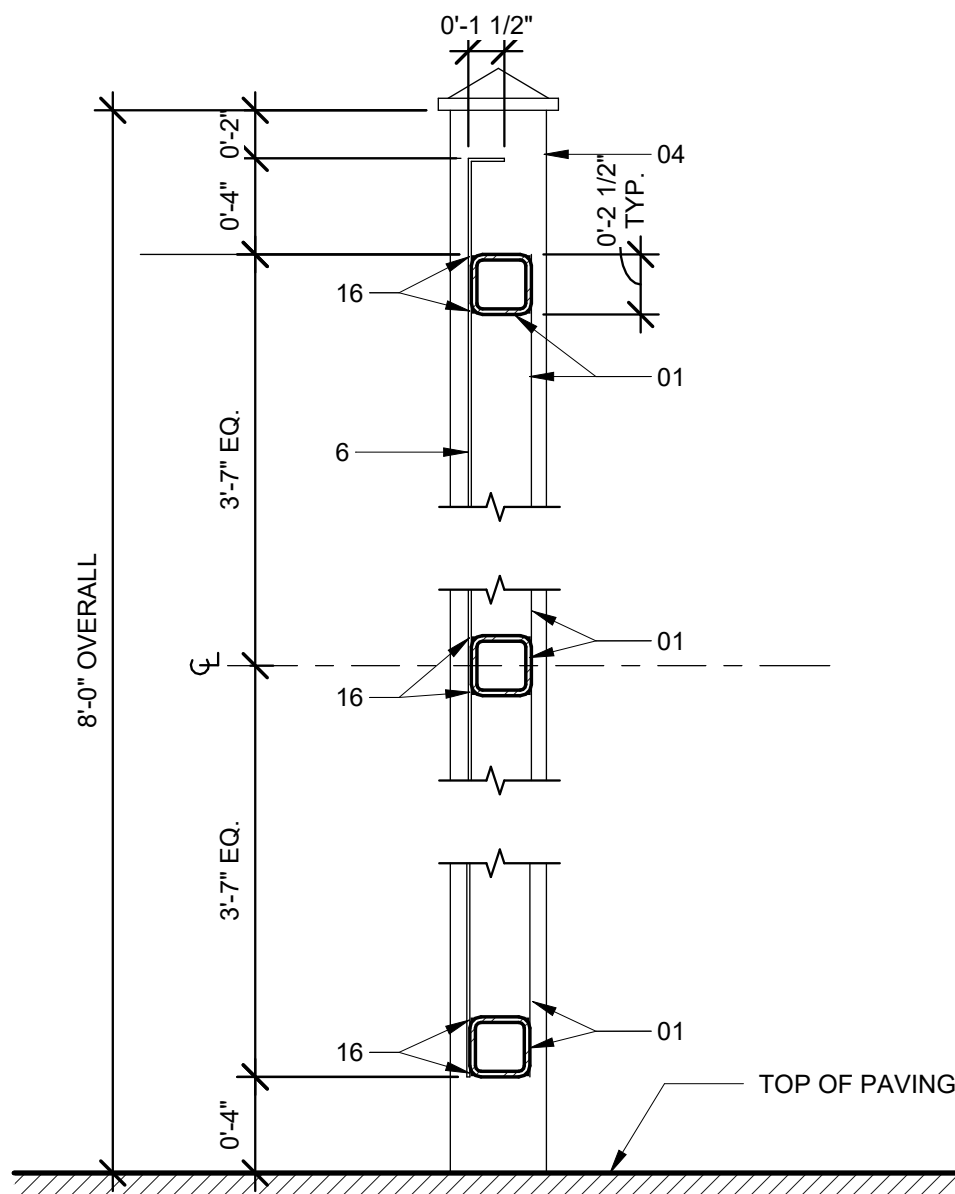
- 2-1/2" x 2-1/2" TUBULAR STEEL FRAME
- METAL PANEL (OPTIONAL)
- 3/8" BEND PLATE WELD TO STEEL FRAME
- 4" x 4" TUBULAR STEEL POST
- 8" SPLIT FACE CMU WALL
- 12 GA. METAL PLATE FOR DUMPSTER DOOR SPOT WELD TO TUBULAR STEEL FRAME
- (NOT USED)
- 3/4" Ø BOLT PIN. RE: DETAILS THIS SHEET
- FINISH CONCRETE. SLAB
- DRILLED PIER SET POST IN 18" Ø 3000 PSI CONC. FOOTING
- METAL CAP
- 3/4" x 4" DRILLED HOLES FOR 3/4" Ø BOLT PIN IN PAVEMENT
- (NOT USED)
- 3/4" Ø x 24" CANE BOLT EACH LEAF WITH BOLT HOLDER
- HASP LOCK
- SPOT WELD 4" O.C.
- WASHER W/ GREASE TOP AND BOTTOM
- WELD
- STEEL PIPE WELD TO ANGLE PLATE
- 3/8" ANGLE PLATE WELD TO TUBULAR POST
- HEX NUT
- LINE OF GRADE BEAM
- 3/8" Ø x 8" DOWEL



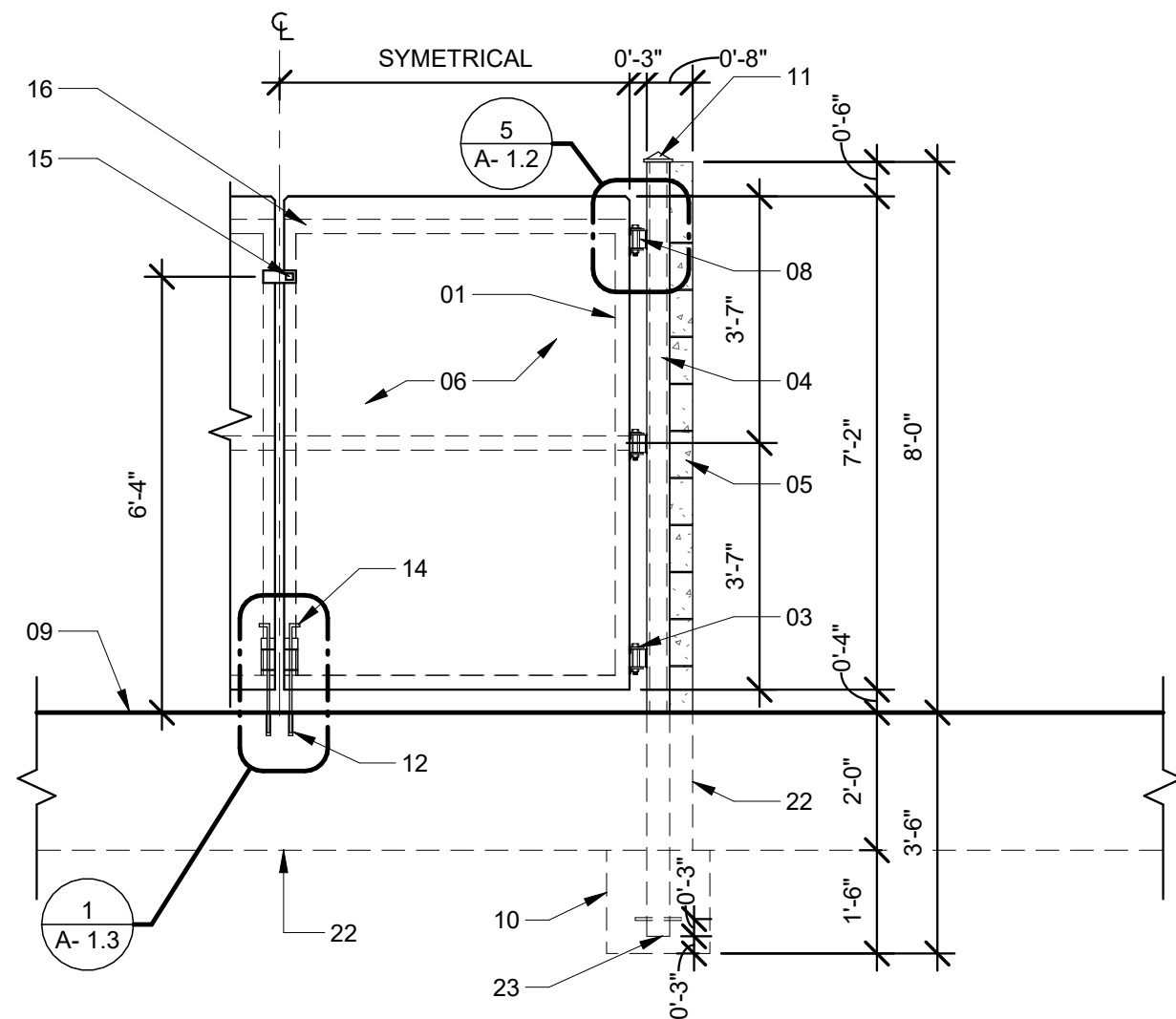
5 HINGE DETAIL
6" = 1'-0"



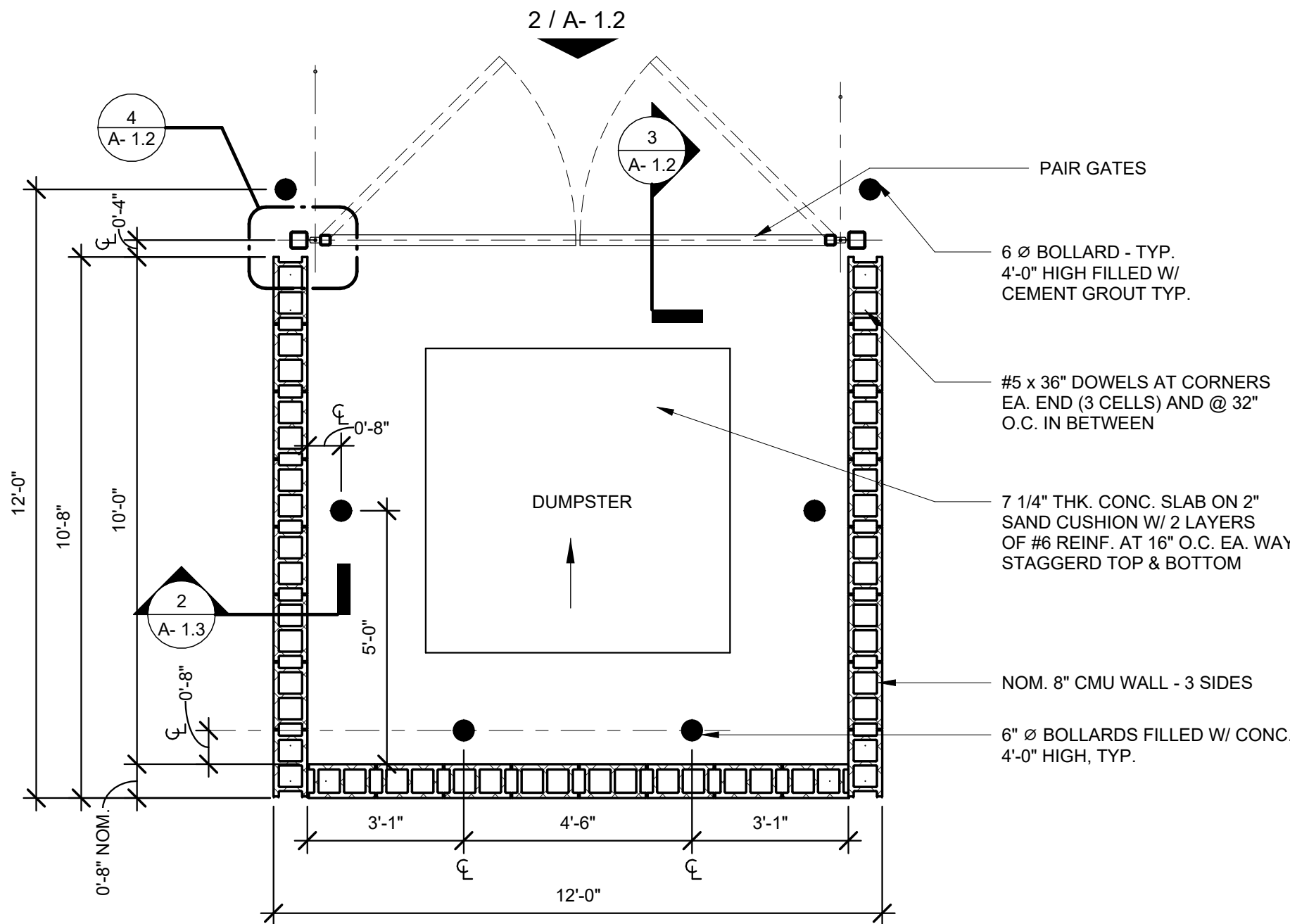
4 POST DETAIL
6" = 1'-0"



3 GATE SECTION
1 1/2" = 1'-0"



2 DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



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



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY SB

CHK BY: MW

APP BY: MW

DATE: 09/02/2026

PROJECT N°: 2024 - 24242

SHEET TITLE:

DUMPSTER
DETAILS

SHEET NUMBER:

A- 1.2

SUMMARY OF WORK

THE SCOPE OF THIS PROJECT IS THE DESIGN AND CONSTRUCTION OF A CONVENTIONAL FREE STANDING RETAIL SHELL BUILDING. THE CONSTRUCTION IS COMPOSED BUT NOT LIMITED TO NEW STRUCTURE, SITEWORK, AND NEW BUILDING SYSTEMS.

TDLR: TABS2025026941

APPLICABLE CODES

THIS PROJECT SCOPE SHALL BE GOVERNED BY:

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 UNIFORM MECHANICAL CODE
2021 UNIFORM PLUMBING CODE
2023 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2012 TAS (TEXAS ACCESSIBILITY STANDARDS)

OCCUPANCY CLASSIFICATIONS

IBC 309

CONSTRUCTION TYPE

IBC 601

BUILDING HEIGHT

IBC 504.3

(M) (IIB) (NON-SPRINKLERED) - 55' MAX.
BUILDING HEIGHT PROVIDED: 27'-0"

AREA LIMITATIONS

IBC 506.2

(M) (IIB) (NON-SPRINKLERED) - 12,500 S.F.

BUILDING AREA:

GROSS AREA: 7,861 S.F.

FLOOR PLAN GENERAL NOTES:

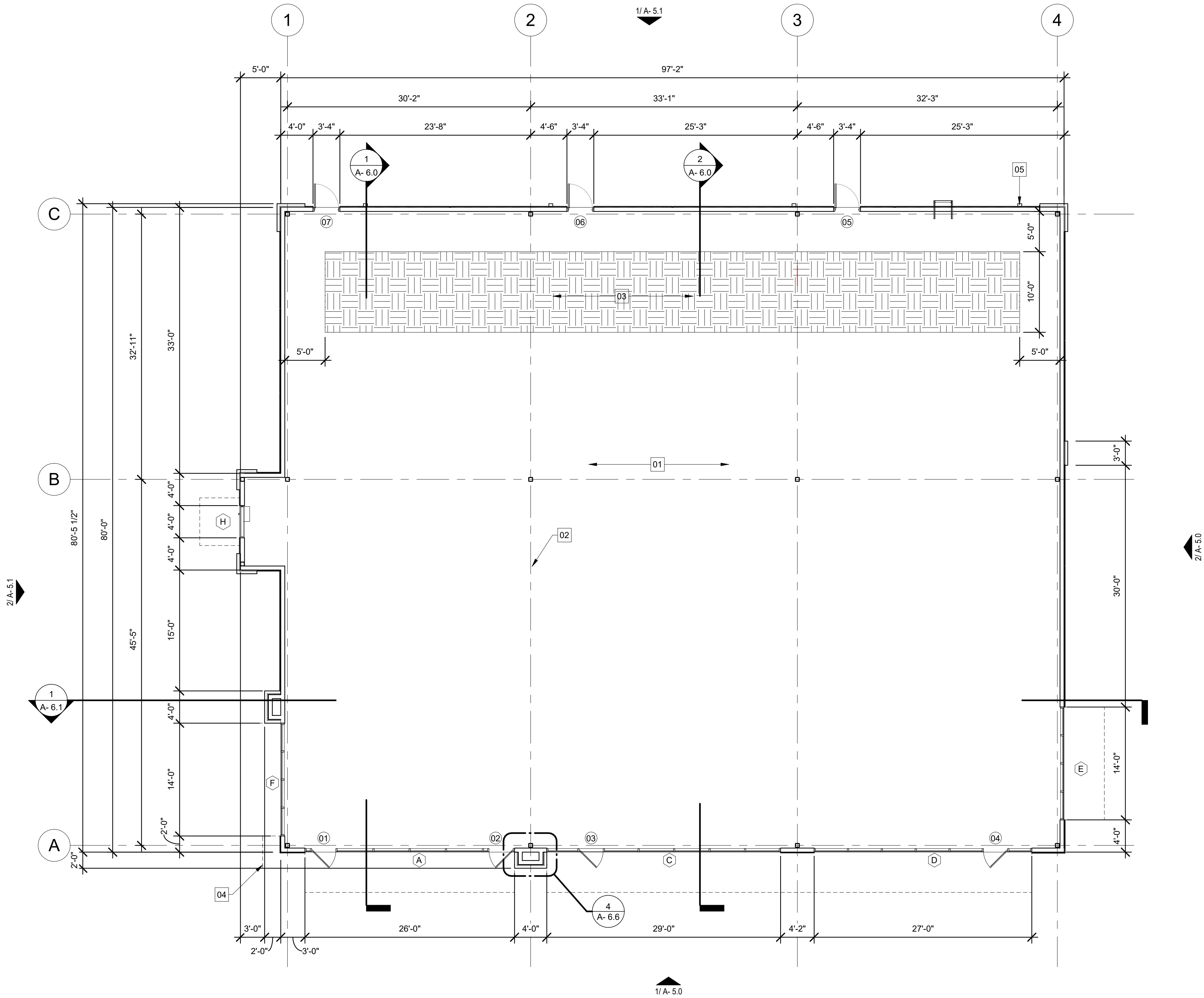
- COMPLY WITH ALL LOCAL AND NATIONAL CODE REQUIREMENT
- FLOOR PLAN DIMENSIONS ARE TO THE CENTERLINE OF COLUMNS, FACE OF CONCRETE OR MASONRY WALLS, AND FACE OF METAL STUDS UNLESS NOTED OTHERWISE. CENTERLINE ARE SHOWN AS 4
- IF REQUIRED BY LOCAL FIRE DEPARTMENT, PROVIDE KNOX BOX (FIRE DEPT. KEY BOX) AT THE ENTRANCE. THREE (3) COMPLETE SETS OF KEYS MUST BE PROVIDED. KEYS MUST BE PROVIDED FOR ALL ROOMS CONTAINING FIRE AND LIFE SAFETY SYSTEM CONTROLS.
- VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK
- CONTRACTOR SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMITTING THEIR PROPOSAL

KEY NOTES

- 01 REINFORCED CONCRETE FLOOR SLAB. RE: STRUCTURAL DRAWINGS
- 02 STRUCTURAL COLUMN, RE: TO STRUCTURAL DRAWINGS
- 03 CONTINUOUS PLUMBING LEAVE OUT
- 04 LINE OF CANOPY/SOFFIT ABOVE
- 05 4" x 6", 24 GA. METAL DOWNSPOUT W/ KYNAR 500 FINISH. PAINT TO MATCH BUILDING

GRAPHIC LEGEND

- NEW FULL HEIGHT WALLS
- NEW PARTIAL HEIGHT WALLS
- ALL DIMENSIONS ARE METAL TO METAL
- INDICATED ELEVATIONS
- INDICATED SECTIONS
- INDICATED WALL TYPES. SEE PARTITIONS SCHED.
- KEY NOTES
- DOORS. SEE DOOR SCHEDULE
- WINDOW. SEE WINDOW SCHEDULE



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



09/02/2026

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OAKS

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APP BY:	MW
DATE:	09/02/2026
PROJECT N°:	24242 - 2024
SHEET TITLE:	

FLOOR PLAN

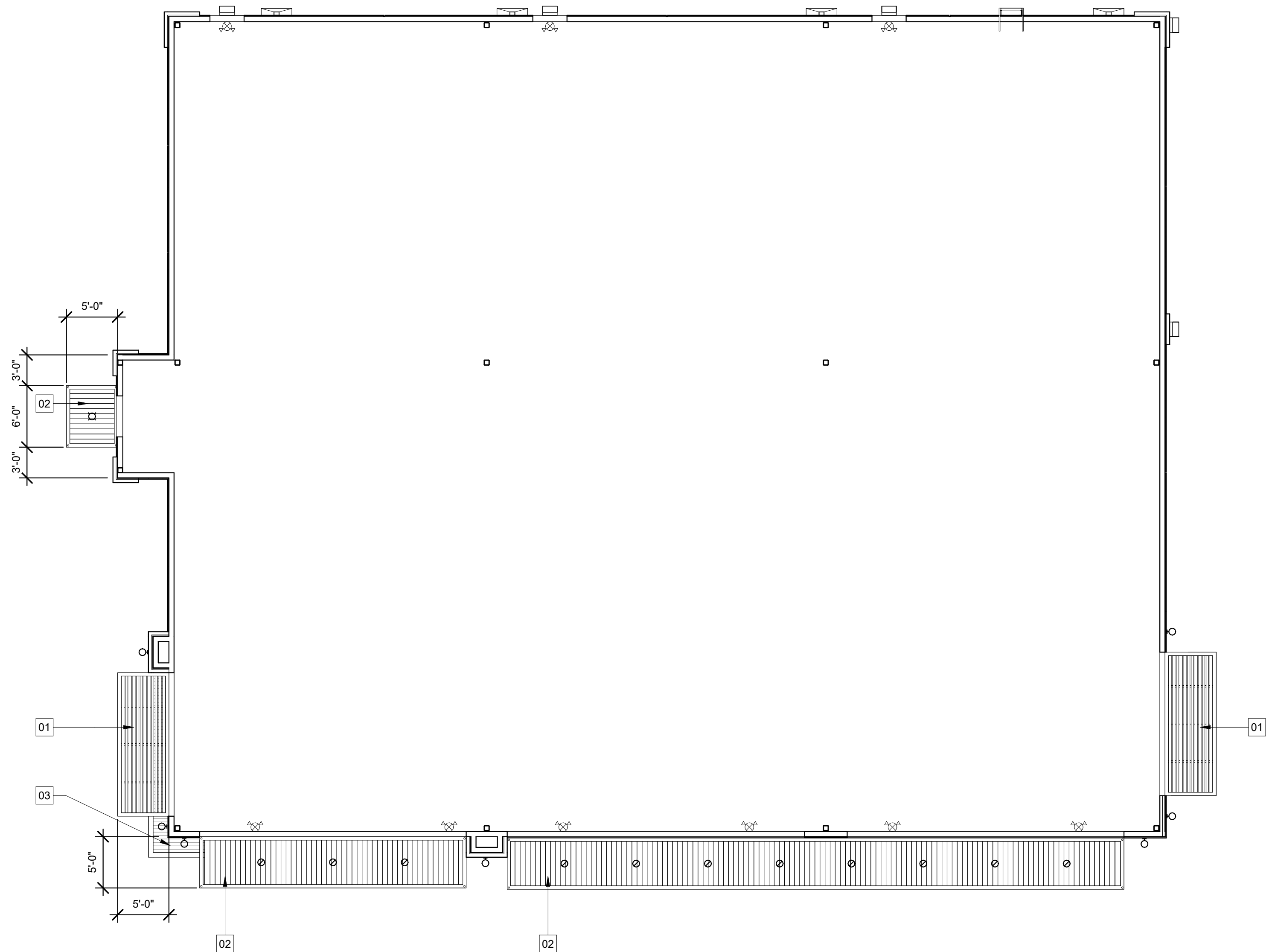
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A- 2.0

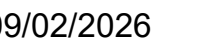
01	PRE-FAB METAL TRELLIS AS PER MFG., "AVADEK" OR EQUIVALENT
02	PRE-FAB CANOPY AS PER MFG., "AVADEK" OR APPROVED EQUIVALENT
03	SOFFIT ABOVE, NEWTECHWOOD, ULTRASHIELD US30 NATURALE COMPOSITE SIDING - PERUVIAN TEAK (TK)

1. CEILING GRID SHALL BE SUPPORTED FROM STRUCTURAL MEMBERS ONLY. GRID SHALL NOT BE SUPPORTED FROM OTHER TRADES WORK.
2. COORDINATE GRID INSTALLATION WITH LOCATION OF MECHANICAL EQUIPMENT AS INDICATED.
3. HANGER WIRES FOR GRID SHALL BE INSTALLED AT NO MORE THAN 48" O.C. AND AT EACH CORNER OF LAY-IN LIGHT FIXTURES
4. LIGHT LOCATIONS SHOWN ARE FOR DESIGN PURPOSES ONLY. CONTRACTOR SHALL RELOCATE LIGHTS AS REQUIRED TO AVOID STRUCTURE, MECHANICAL DUCTS.
5. CABLES, CONDUITS, ETC. SHALL NOT BE SUPPORTED BY CEILING STRUCTURE, PROVIDE SUPPLEMENTARY HANGER WIRES AT LAY IN CEILING AS REQUIRED.
6. ALL HEIGHTS INDICATED ON RCP ARE FROM TOP OF FINISHED FLOOR TO BOTTOM OF CEILING/FIXTURE SPECIFIED, U.N.O.
7. GYPSUM BOARD CEILING AND/OR SUSPENSION GRID SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE LIGHT FIXTURES AND ACCESS DOORS. COORDINATE WITH ALL CONTRACTORS.
8. SUSPENDED CEILING GRID SYSTEMS SHALL BE CENTERED WITHIN THE ROOM IN BOTH DIRECTIONS U.N.O. COORDINATE WITH ARCHITECT FOR FINAL CEILING GRID LAYOUT.
9. FOR LIGHT FIXTURE TYPES, RE: ELECTRICAL DRAWINGS
10. FOR SUPPLY AND RETURN AIR DIFFUSER TYPES, RE: MECHANICAL DRAWINGS
11. REFER TO FINISH SCHEDULE FOR CEILING HEIGHTS, U.N.O.
12. LOCATE EMERGENCY LIGHTS AS HIGH AS POSSIBLE TO CEILING, PREFERABLY ABOVE 8'-0" A.F.F.
13. RESTROOMS TO HAVE OCCUPANCY/VACANCY SENSORS
14. SOFFIT WITHIN ENCLOSED USABLE SPACE UNDER UNCLOSED STAIRWAY SHALL BE PROTECTED BY 1HR. FIRE RATED GYPSUM BOARD PER IBC 2018, SEC.1011.7.3

	2' x 4' LED FIXTURE (RECESSED)		EMERGENCY EGRESS LIGHT
	2' x 2' LED FIXTURE		EMERGENCY LIGHT
	RECESSED CAN LED LIGHT FIXTURE		WALL PACK
	WALL MOUNTED LIGHT FIXTURE		PAINTED 5/8" THICK GYPSUM BOARD
	SURFACE MOUNTED LIGHT FIXTURE		2' x 4' SUSPENDED CEILING SYSTEM WITH LAY-IN ACOUSTICAL PANELS
	PENDANT LIGHT FIXTURE		2' x 2' SUSPENDED CEILING SYSTEM WITH LAY-IN ACOUSTICAL PANELS
	HI-BAY LED LIGHT FIXTURE		EXHAUST FAN
	COMBINED EXIT SIGN AND EMERGENCY LIGHT		EXPOSED TO STRUCTURE



1 REFLECTING CEILING PLAN
1/8" = 1'-0"



EXPIRES 07/31/2027

NOTES:

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20203 STATE HWY 46 W.,
BULVERDE, TX 78163

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CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

REFLECTED
CEILING PLAN

SHEET NUMBER:

A- 3.0

GENERAL NOTES:

- PROVIDE POSITIVE DRAINAGE AND AVOID STANDING WATER, ROOFING CONTRACTOR, TO INSTALL CRICKETS AT UPHILL SIDE OF EQUIPMENT CURB, ROOF HATCH CURB, CURB, AND OTHER EVACUATION AS REQUIRED.
- PROVIDE RIGID PAD UNDER ALL BLOCKING FOR PIPING OR CONDUIT ON ROOF.
- OVERALL ROOF SLOPE SHALL BE ESTABLISH BY SLOPING THE STRUCTURAL FRAMING MEMBERS. REFER TO STRUCTURAL DETAIL DRAWINGS FOR THE INSTALLATION OF THESE MEMBERS. OTHER ROOF SLOPES AROUND CORNERS, HATCHES AND EQUIPMENT SHALL BE ESTABLISHED BY USING TAPERED INSULATION TO CREATE POSITIVE WATER DRAINAGE AWAY FROM THESE BUILDING COMPONENTS. SLOPES SHALL BE PLANNED SO PONDING DOES NOT OCCUR AT ANY LOCATION ON THE ROOF.
- ROOFING TRANSITION TO THE GUTTER AND DOWNSPOUTS SHALL HAVE POSITIVE FLOW WITHOUT PONDING.
- CONTRACTOR SHALL INSURE THAT ALL WORK IS COORDINATED SO THAT NO WORK IS PERFORMED ON THE ROOF OUT OF SEQUENCE THAT MAY DAMAGE THE ROOF OR VOID THE WARRANTY.
- GUTTER, DOWNSPOUTS AND FLASHING OT BE ENGINEERED AND SUPPLIED BY METAL BUILDING MANUFACTURER
- MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHING, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM.
- MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
- CAULK AND SEAL WATERTIGHT ALL JOINTS AND TRANSITIONS.
- CONTRACTOR MUST COMPLY WITH ALL STATE AND LOCAL CODES AND REGULATIONS.

KEY NOTES

- 01

ULTRAPLY TPO ROOFING SYSTEM BY FIRESTONE OR APPROVED EQUAL W/ R-30, 60 MILS. MECHANICALLY INSTALLED. 10 YRS. PLUS MANUFACTURER'S WARRANTY, ROOFING CONTRACTOR TO WARRANTY LABOR AND MATERIAL
- 02

PRE-FAB METAL TRELLIS AS PER MFG., "AVADEK" OR EQUIVALENT
- 03

PRE-FAB CANOPY AS PER MFG., "AVADEK" OR APPROVED EQUIVALENT
- 04

GALV. METAL COPING W/ KYNAR 500 FINISH
- 05

4"x4" CANT STRIP
- 06

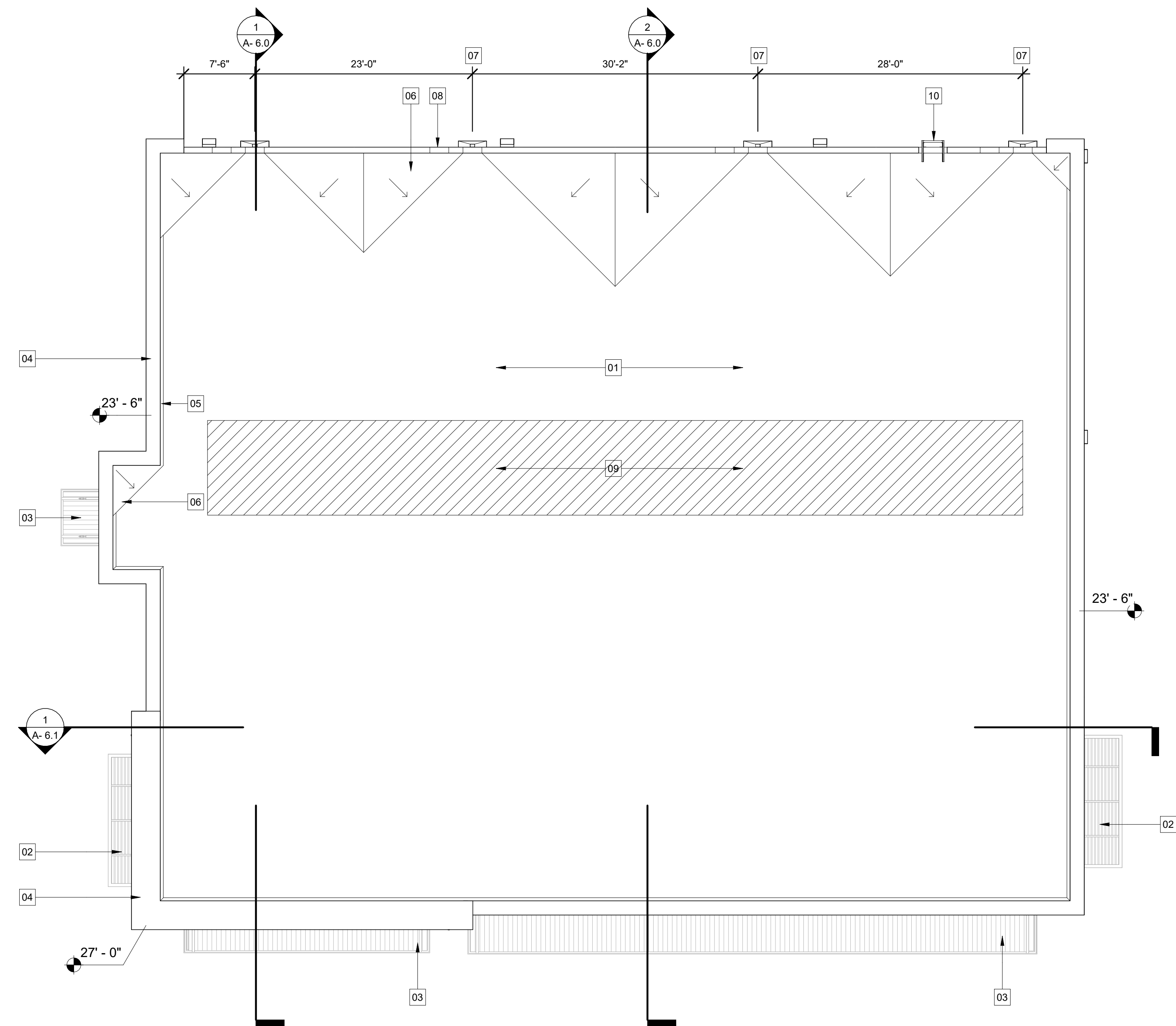
BUILT-UP CRICKET
- 07

METAL COLLECTION BOX WITH 500 KYNAR 500 FINISH
- 08

24"x8" OVERFLOW ROOF SCUPPER. INSTALL 2" ABOVE LEVEL OF ADJACENT ROOF SCUPPER
- 09

HATCH AREA INDICATES FUTURE RTU UNIT LOCATION. STRUCTURAL ENGINEER TO DESIGN AREA TO SUPPORT UNITS
- 10

STEEL LADDER, VERIFY W/ OWNER FOR FINAL LOCATION. RE: A-9.0 FOR DETAILS



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



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

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	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A- 4.0

EXTERIOR FINISH SCHEDULE:				
	MATERIAL	MANUFACTURER	COLOR	REMARKS
EW-1	STUCCO	-	SW7570 - EGRET WHITE	
EW-2	FACE BRICK VENEER	ARRISCRAFT, GEORGIA ARCH. LINEAR SERIES	WHITE PEARL	
EW-3	ULTRASHIELD US30 COMPOSITE SIDING	NEWTECHWOOD	PERUVIAN TEAK (TK)	
MTL-1	METAL WALL PANEL, RS-11-5	BERRIDGE	CHARCOAL GREY	
MTL-2	PRE-FAB CANOPY SYSTEM	PER PRE-FAB MFG.	SILVER	
MTL-3	SCUPPER & DOWNSPOUT	PER PRE-FAB MFG.	TO MATCH ADJACENT WALL	
MTL-4	METAL COPING CAP	PER PRE-FAB MFG.	TO MATCH ADJACENT WALL	22 GA. GALVANIZED W/ KYNAR 500 FINISH
STF-1	ALUMINUM STOREFRONT FRAME	PER MFG.	BLACK MATTE	
NOTE: ALL EQUIPMENT, CONDUIT, PIPING, TRIM ON BUILDING TO MATCH ADJACENT WALL SURFACE..				

KEY NOTES

- 017/8" THICK, 3-COAT STUCCO OVER GALVANIZED SELF-FURRING METAL LATH
- 02ARRISCRAFT, ARCHITECTURAL LINEAR SERIES BRICK
- 03BERRIDGE, RS-11-5 METAL WALL PANEL, CHARCOAL GREY
- 04NEWTECHWOOD, ULTRASHIELD US30 NATURALE COMPOSITE SIDING - PERUVIAN TEAK (TK)
- 05GALV. METAL COPING W/ KYNAR 500 FINISH
- 06PRE-FAB METAL CANOPY AS PER MFG., "AVADEK" OR EQUIVALENT
- 07METAL COLLECTION BOX WITH 500 KYNAR 500 FINISH OVERFLOW SCUPPER
- 094" x 6", 24 GA. METAL DOWNSPOUT W/ KYNAR 500 FINISH. PAINT TO MATCH BUILDING
- 10STEEL LADDER, PAINT TO MATCH BUILDING. VERIFY W/ OWNER FOR FINAL LOCATION. RE: A-9.0 FOR DETAILS
- 11FRY REGLET CHANNEL SCREED REVEAL OR EQUIVALENT
- 12LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS

EXTERIOR ELEVATION GENERAL NOTES:

FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.

THE ARCHITECT OR ENGINEER SHALL NOT BE LIABLE FOR ANY CHANGES MADE BY THE OWNER, CONTRACTOR, INSPECTOR OR ANY OTHER PERSON INVOLVED DURING THE CONSTRUCTION PROCESS, WITHOUT A LETTER OF APPROVAL FROM THE ARCHITECT OR ENGINEER OF RECORD. THE ARCHITECT/ENGINEER RESERVES THE RIGHT OF APPROVAL OF SUCH CHANGES .

ALL GLAZING IN DOORS TO BE HUMAN-IMPACT-RESISTANT PER ANSI Z97.1975.

REFER TO A-7.0 SHEET SERIES FOR DOOR SCHEDULE, DOOR/WINDOW TYPES, DOOR/WINDOW DETAILS

GRAPHIC LEGEND

- X

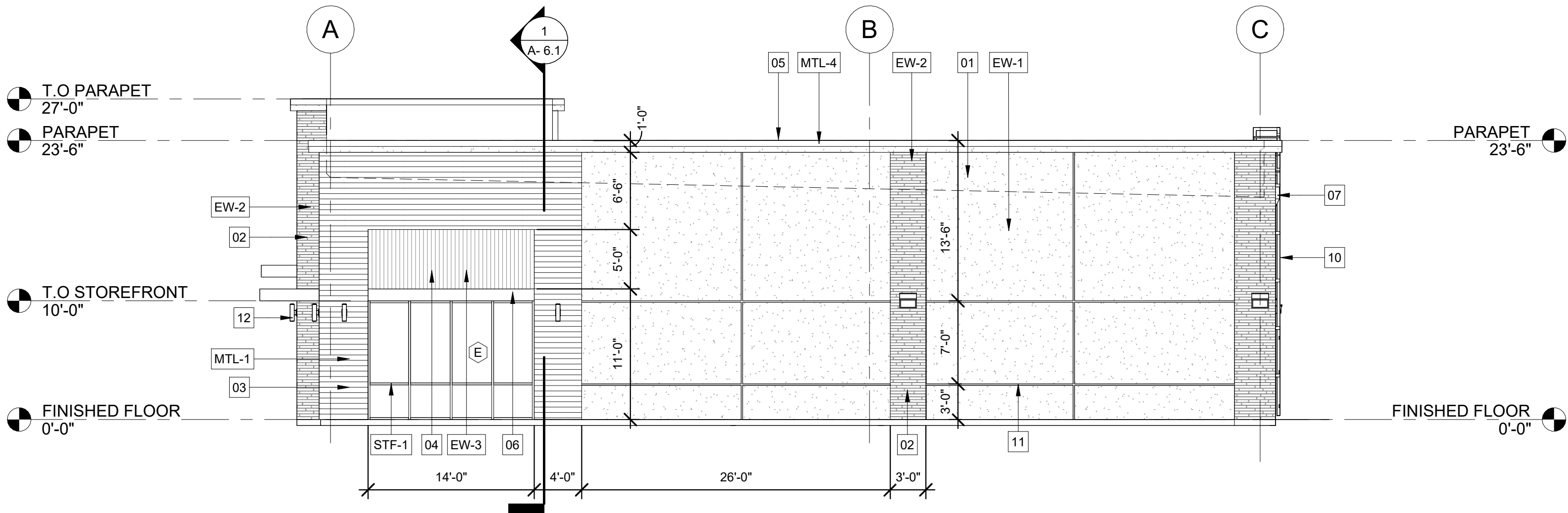
A-X-X

INDICATED SECTIONS
- X

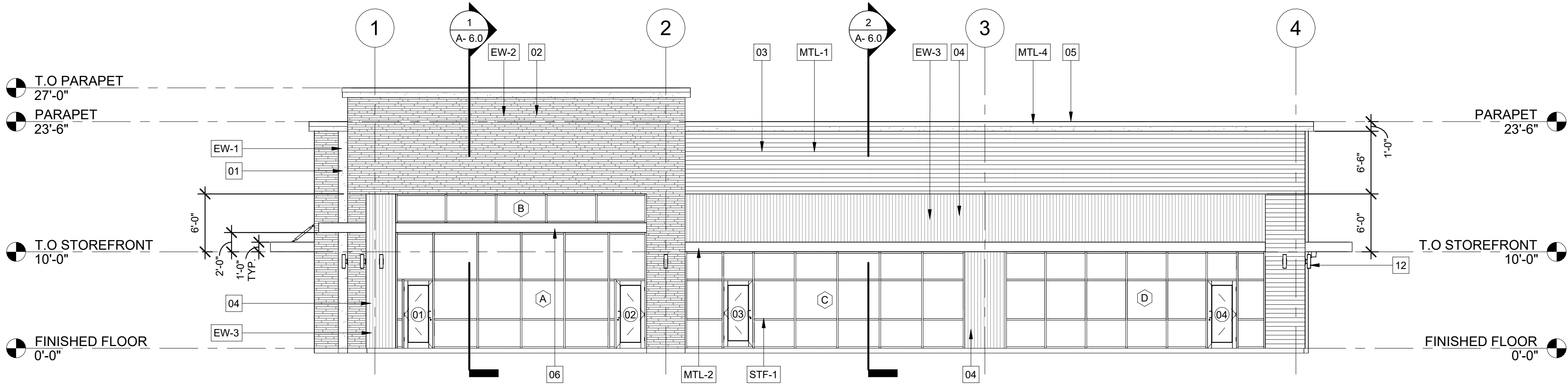
KEY NOTES
- X

DOORS. SEE DOOR SCHEDULE
- X

WINDOW. SEE WINDOW SCHEDULE



2 RIGHT ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: MW

APP BY: MW

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A- 5.0

EXTERIOR FINISH SCHEDULE:				
	MATERIAL	MANUFACTURER	COLOR	REMARKS
EW-1	STUCCO	-	SW7570 - EGRET WHITE	
EW-2	FACE BRICK VENEER	ARRISCRAFT, GEORGIA ARCH. LINEAR SERIES	WHITE PEARL	
EW-3	ULTRASHIELD US30 COMPOSITE SIDING	NEWTECHWOOD	PERUVIAN TEAK (TK)	
MTL-1	METAL WALL PANEL, RS-11-5	BERRIDGE	CHARCOAL GREY	
MTL-2	PRE-FAB CANOPY SYSTEM	PER PRE-FAB MFG.	SILVER	
MTL-3	SCUPPER & DOWNSPOUT	PER PRE-FAB MFG.	TO MATCH ADJACENT WALL	
MTL-4	METAL COPING CAP	PER PRE-FAB MFG.	TO MATCH ADJACENT WALL	22 GA. GALVANIZED W/ KYNAR 500 FINISH
STF-1	ALUMINUM STOREFRONT FRAME	PER MFG.	BLACK MATTE	
NOTE: ALL EQUIPMENT, CONDUIT, PIPING, TRIM ON BUILDING TO MATCH ADJACENT WALL SURFACE..				

KEY NOTES

- 01

7/8" THICK, 3-COAT STUCCO OVER GALVANIZED SELF-FURRING METAL LATH
- 02

ARRISCRAFT, ARCHITECTURAL LINEAR SERIES BRICK
- 03

BERRIDGE, RS-11-5 METAL WALL PANEL, CHARCOAL GREY
- 04

NEWTECHWOOD, ULTRASHIELD US30 NATURALE COMPOSITE SIDING - PERUVIAN TEAK (TK)
- 05

GALV. METAL COPING W/ KYNAR 500 FINISH
- 06

PRE-FAB METAL CANOPY AS PER MFG., "A-VADEK" OR EQUIVALENT
- 07

METAL COLLECTION BOX WITH 500 KYNAR 500 FINISH
- 08

OVERFLOW SCUPPER
- 09

4" x 6", 24 GA. METAL DOWNSPOUT W/ KYNAR 500 FINISH. PAINT TO MATCH BUILDING
- 10

STEEL LADDER, PAINT TO MATCH BUILDING. VERIFY W/ OWNER FOR FINAL LOCATION. RE: A-9.0 FOR DETAILS
- 11

FRY REGLET CHANNEL SCREED REVEAL OR EQUIVALENT
- 12

LIGHT FIXTURE, RE: ELECTRICAL DRAWINGS

EXTERIOR ELEVATION GENERAL NOTES:

FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.

THE ARCHITECT OR ENGINEER SHALL NOT BE LIABLE FOR ANY CHANGES MADE BY THE OWNER, CONTRACTOR, INSPECTOR OR ANY OTHER PERSON INVOLVED DURING THE CONSTRUCTION PROCESS, WITHOUT A LETTER OF APPROVAL FROM THE ARCHITECT OR ENGINEER OF RECORD. THE ARCHITECT/ENGINEER RESERVES THE RIGHT OF APPROVAL OF SUCH CHANGES .

ALL GLAZING IN DOORS TO BE HUMAN-IMPACT-RESISTANT PER ANSI Z97.1975.

REFER TO A-7.0 SHEET SERIES FOR DOOR SCHEDULE, DOOR/WINDOW TYPES, DOOR/WINDOW DETAILS

GRAPHIC LEGEND

- X

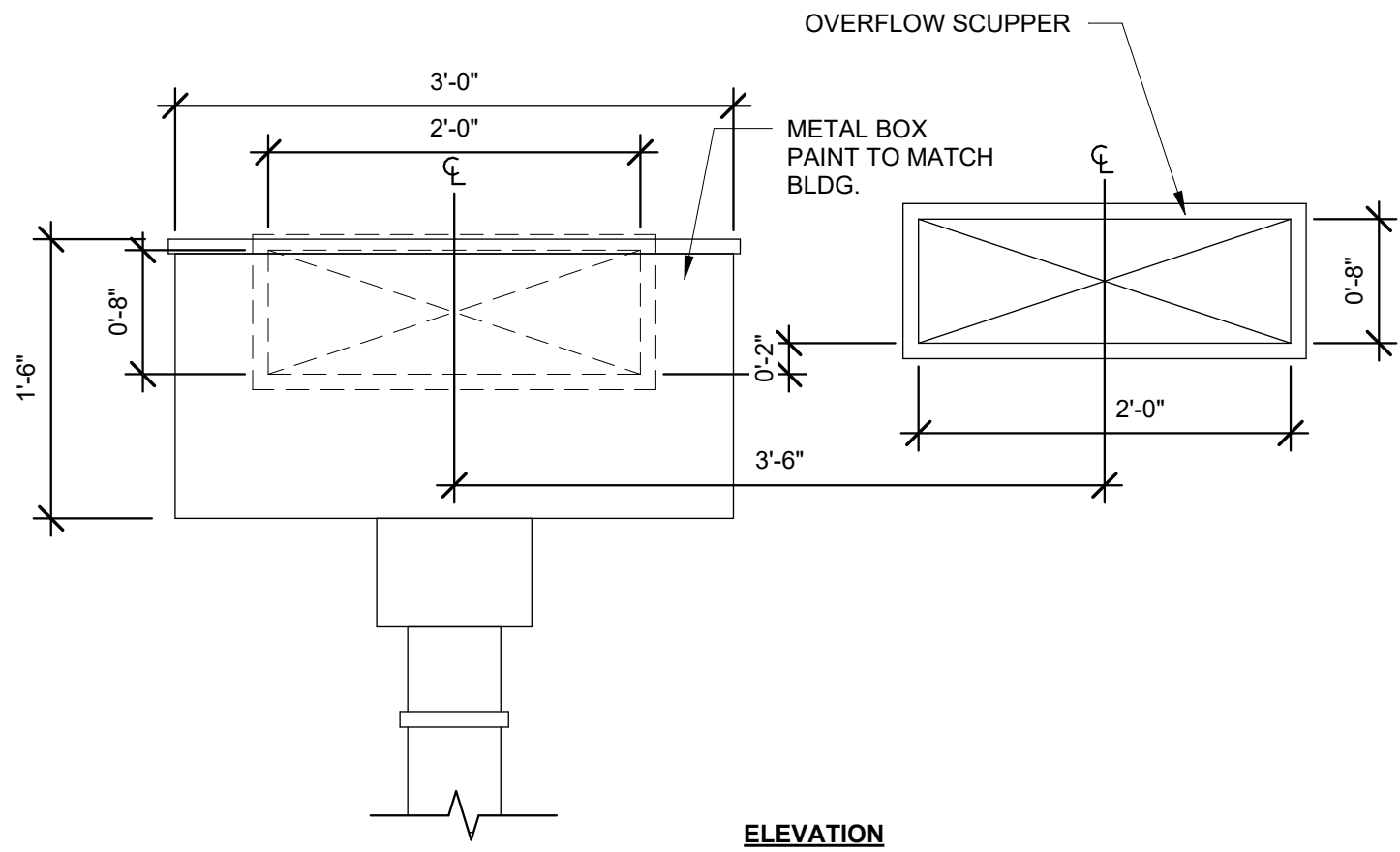
A-X-X

INDICATED SECTIONS
- X

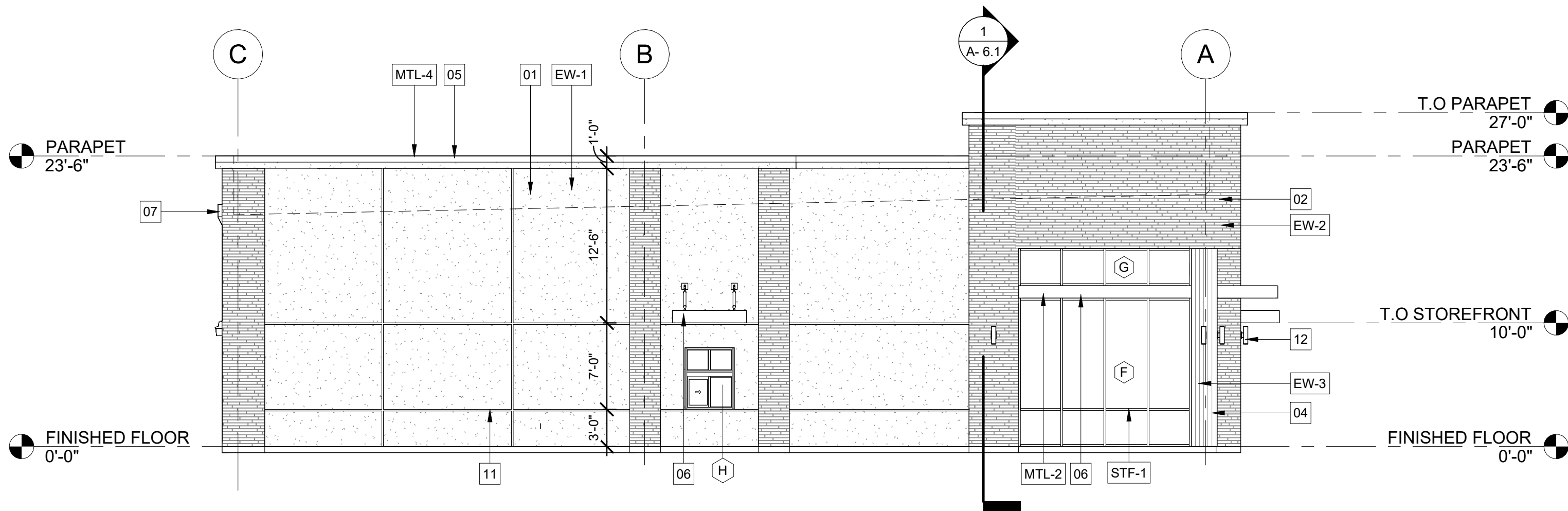
KEY NOTES
- X

DOORS. SEE DOOR SCHEDULE
- X

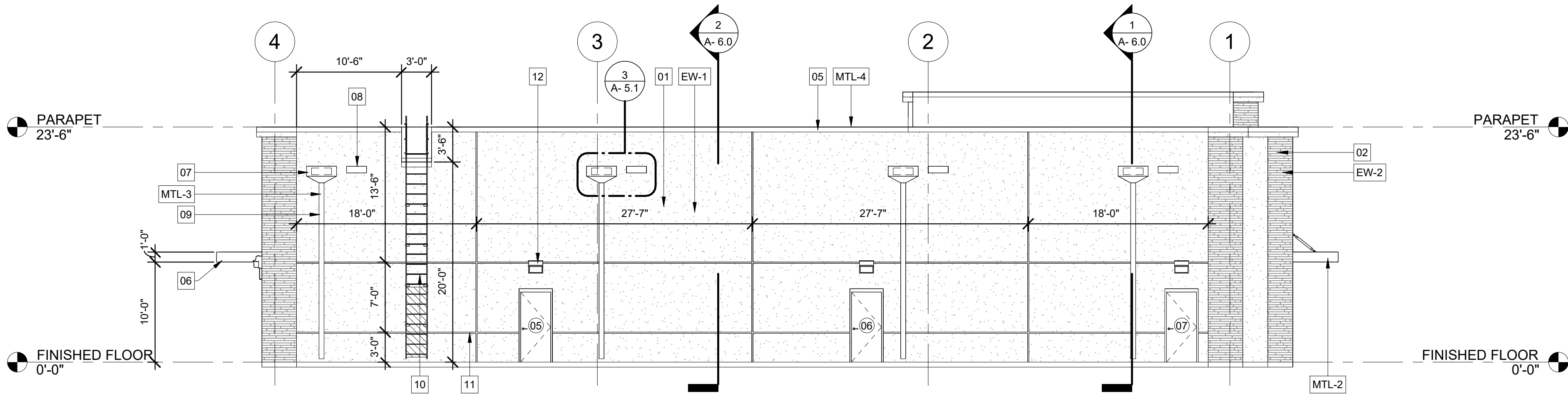
WINDOW. SEE WINDOW SCHEDULE



3 SCUPPER BOX ELEVATION
1" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



1 REAR ELEVATION
1/8" = 1'-0"



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	For Construction	09/02/2026

DRAWN BY SB

CHK BY: MW

APP BY: MW

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A- 5.1



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

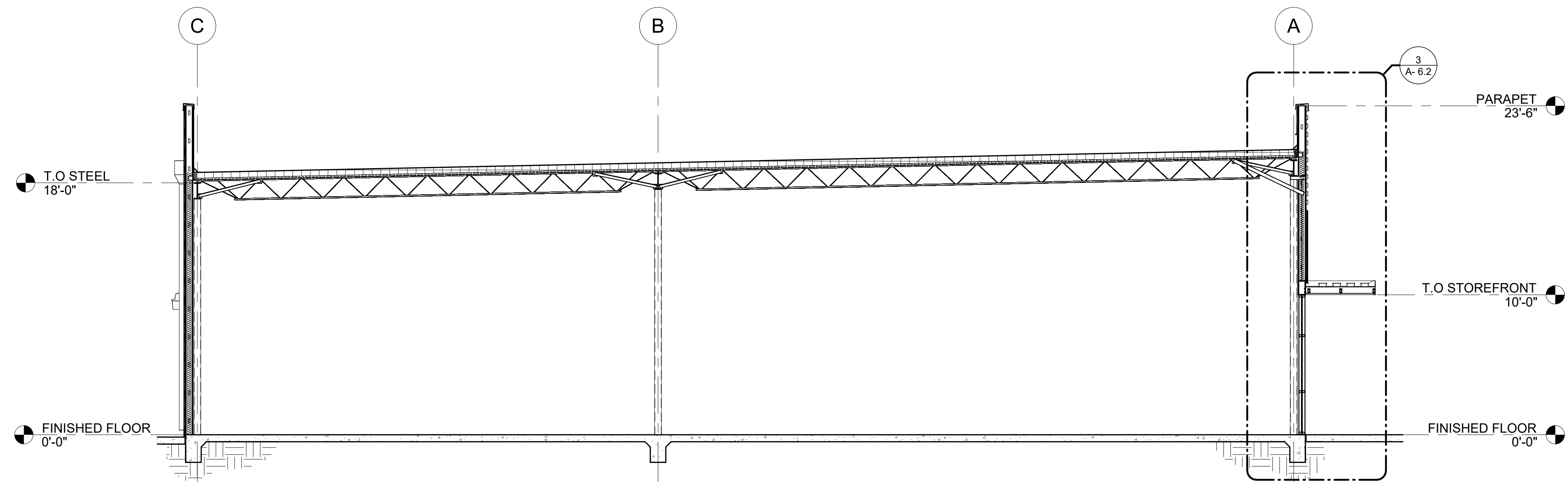
PROJECT N°: 24242 - 2024

SHEET TITLE:

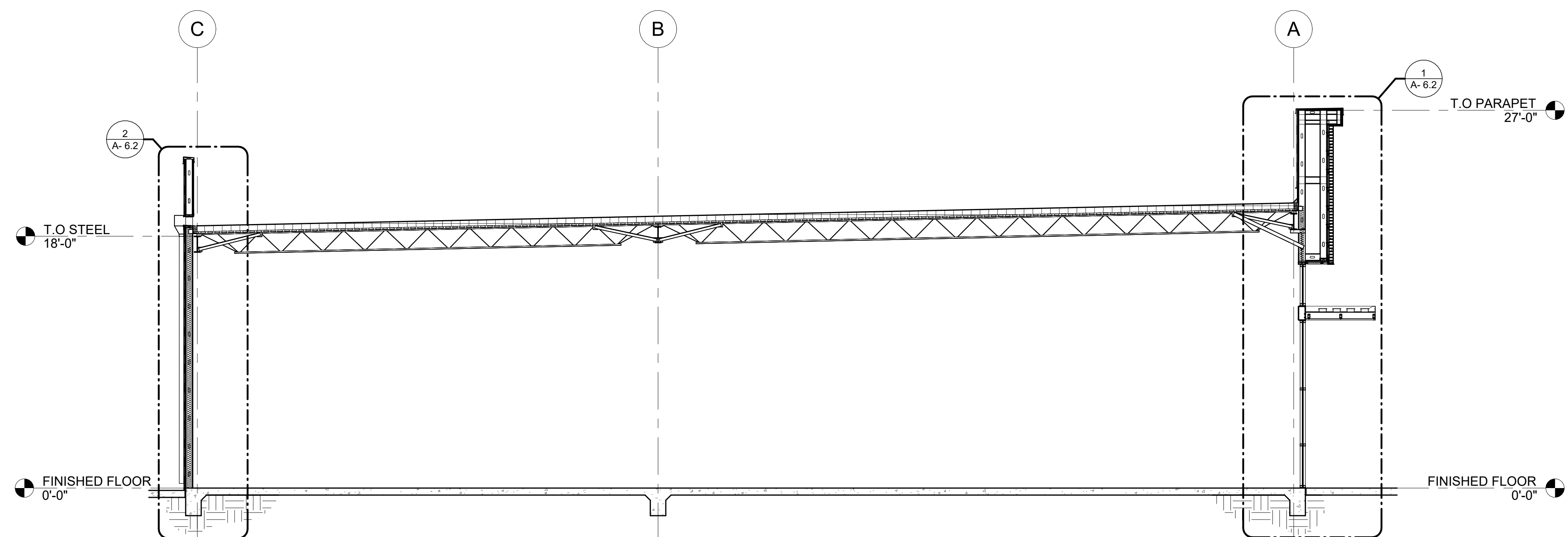
BUILDING
SECTIONS

SHEET NUMBER:

A- 6.0



2 BUILDING SECTION
3/16" = 1'-0"



1 BUILDING SECTION
3/16" = 1'-0"



NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY	IG
CHK BY:	JB
APP BY:	JB

DATE: 09/02/2026

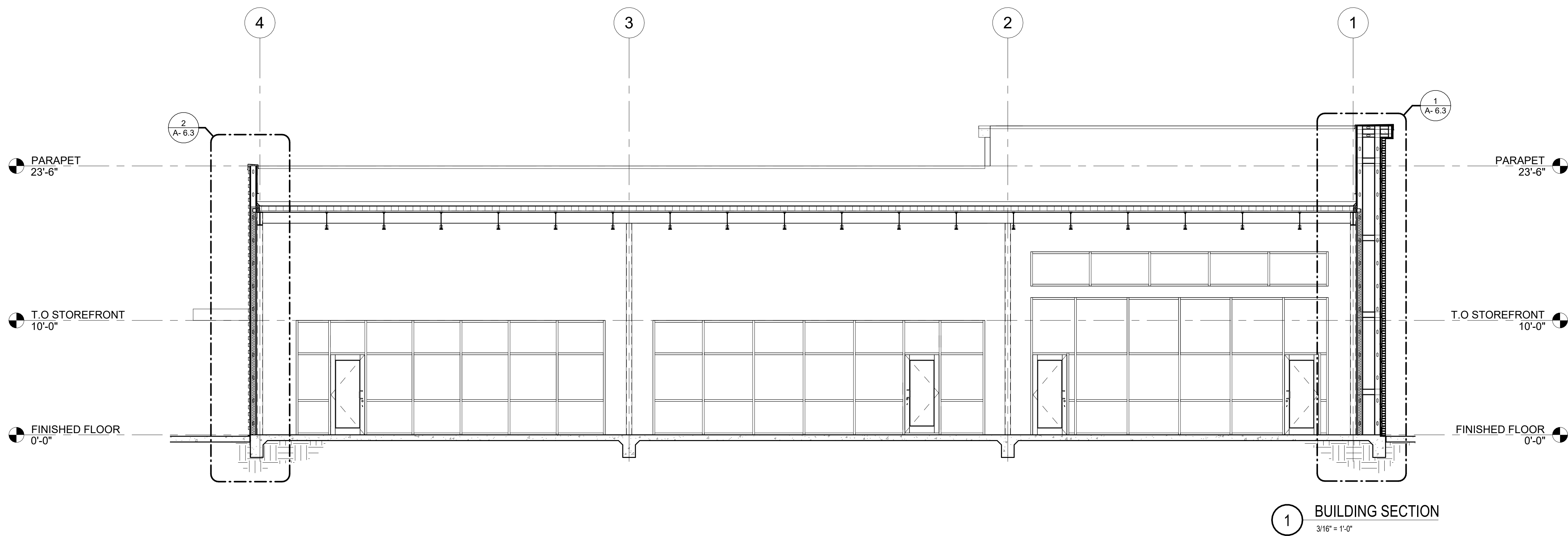
PROJECT N°: 24242 - 2024

SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER:

A- 6.1



KEY NOTES

- 01

REINFORCED CONCRETE FLOOR SLAB, RE: STRUCTURAL DRAWINGS
- 02

CONCRETE SIDEWALK, RE: CIVIL DRAWINGS FOR DETAILS
- 03

STRUCTURAL STEEL COLUMN, RE: STRUCTURAL DRAWINGS
- 04

STRUCTURAL STEEL MEMBER, RE: STRUCTURAL DRAWINGS
- 05

STRUCTURAL STEEL ANGLE, RE: STRUCTURAL DRAWINGS
- 06

3-5/8" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 07

6" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 08

R-19 KRAFT BATT INSULATION
- 09

5/8" DENS-GLASS EXTERIOR SHEATHING
- 10

3/4" EXTERIOR GRADE PRESSURE TREATED FIRE RETARDANT PLYWOOD
- 11

7/8" THICK, 3-COAT OVER GALVANIZED SELF-FURRING METAL LATH
- 12

1x TREATED WOOD GROUND PLASTER STOP
- 13

NEWTechWOOD COMPOSITE SIDING, ULTRASHIELD US30, PERUVIAN TEAK
- 14

ARRISCRAFT, ARCHITECTURAL LINEAR SERIES BRICK
- 15

BRICK TIES @ 18" MAX. O.C. HORIZONTALLY AND 24" MAX. O.C. VERTICALLY, TYP.
- 16

BERRIDGE, RS-11-S METAL WALL PANEL, CHARCOAL GREY
- 17

KAWNEER TRIFAB, VERSAGLAZE, 451/451T STOREFRONT FRAMING SYSTEM OR EQUIVALENT
- 18

ULTRAPLY TPO ROOFING SYSTEM BY FIRESTONE OR APPROVE EQUAL TPO TO EXTEND AND WRAP T.O PARAPET, U.N.O. 10 YEARS PLUS MANUFACTURER'S WARRANTY, ROOFING CONTRACTOR TO WARRANTY LABOR AND MATERIAL.
- 19

PRE-FAB METAL CANOPY AS MGF. BY "A-VADEK" OR EQUIVALENT
- 20

1.5" COMPOSITE METAL ROOF DECK
- 21

5" POLY-ISO BOARD INSULATION, R-30
- 22

4"x4" CANT STRIP
- 23

ROOF CONVERSION TRIM
- 24

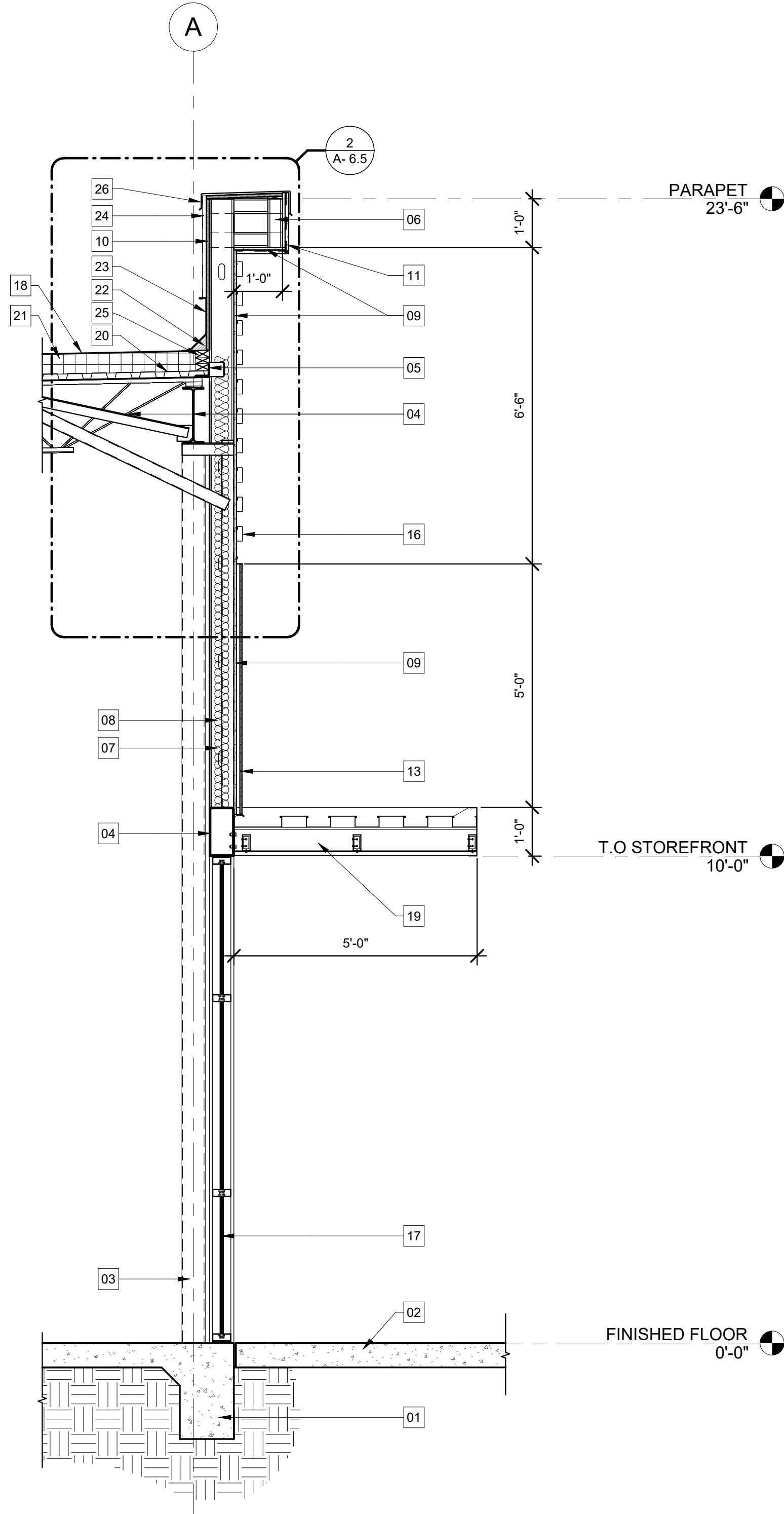
1" METAL SIDING WITH KYNAR 500 FINISH
- 25

2x TREATED WOOD BLOCK AS REQUIRED
- 26

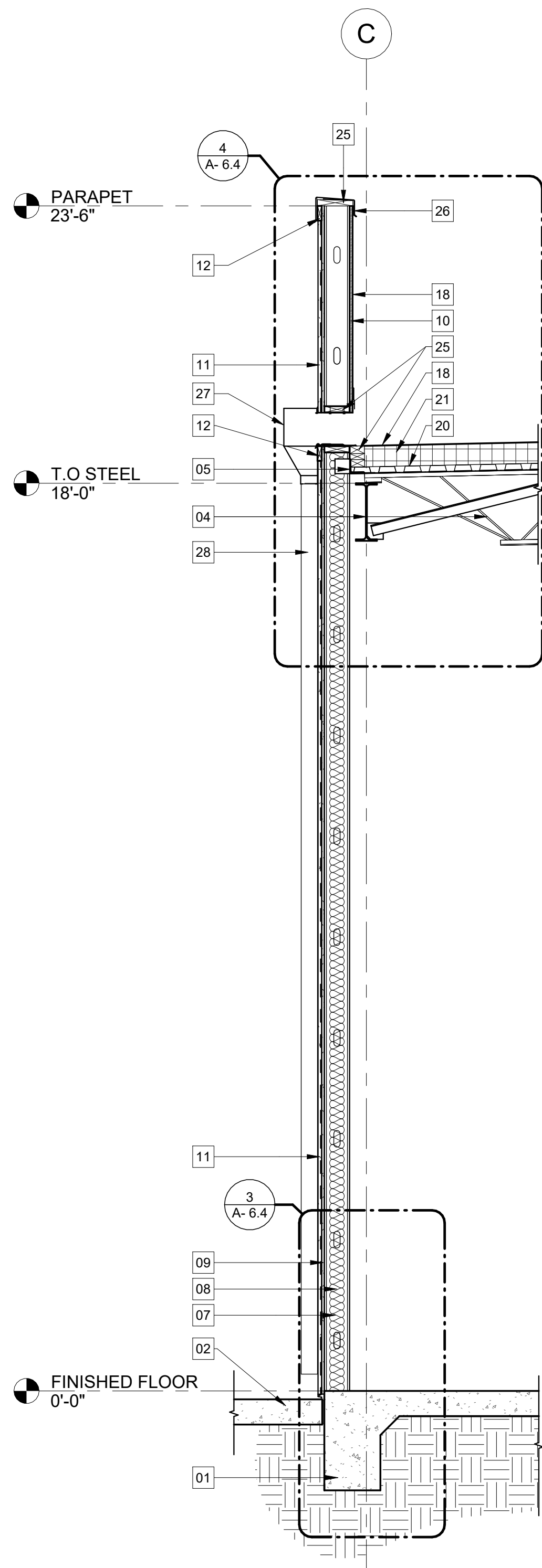
22 GA. GALV. METAL COPING W/ KYNAR 500 FINISH
- 27

METAL COLLECTION BOX WITH 500 KYNAR 500 FINISH
- 28

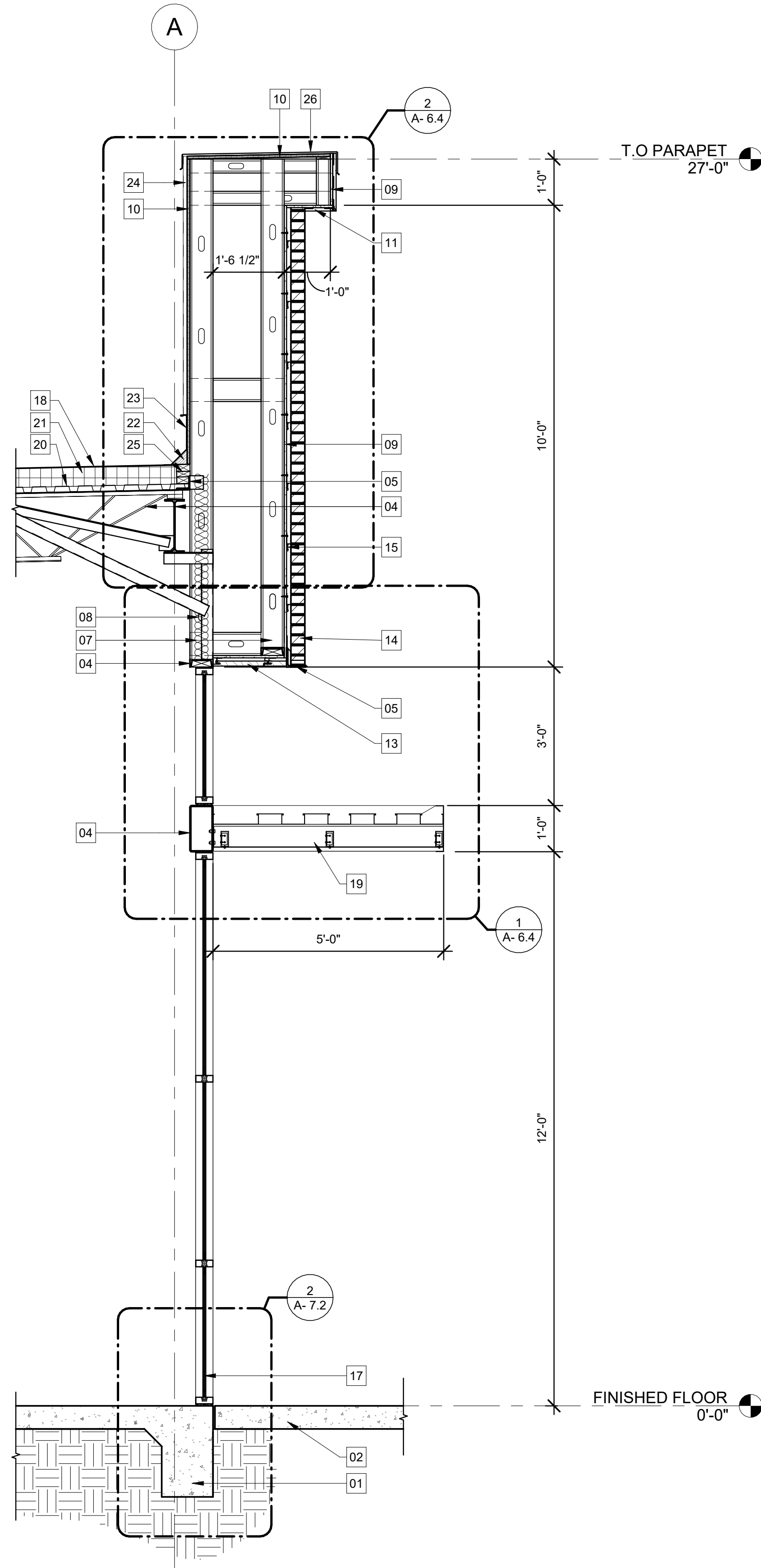
4" x 6", 24 GA. METAL DOWNSPOUT W/ KYNAR 500 FINISH



3 WALL SECTION
1/2" = 1'-0"



2 WALL SECTION
1/2" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

WALL SECTIONS

SHEET NUMBER:

A- 6.2

KEY NOTES

- 01

REINFORCED CONCRETE FLOOR SLAB, RE: STRUCTURAL DRAWINGS
- 02

CONCRETE SIDEWALK, RE: CIVIL DRAWINGS FOR DETAILS
- 03

STRUCTURAL STEEL COLUMN, RE: STRUCTURAL DRAWINGS
- 04

STRUCTURAL STEEL MEMBER, RE: STRUCTURAL DRAWINGS
- 05

STRUCTURAL STEEL ANGLE, RE: STRUCTURAL DRAWINGS
- 06

3-5/8" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 07

6" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 08

R-19 KRAFT BATT INSULATION
- 09

5/8" DENS-GLASS EXTERIOR SHEATHING
- 10

3/4" EXTERIOR GRADE PRESSURE TREATED FIRE RETARDANT PLYWOOD
- 11

7/8" THICK, 3-COAT OVER GALVANIZED SELF-FURRING METAL LATH
- 12

1x TREATED WOOD GROUND PLASTER STOP
- 13

NEWTECHWOOD COMPOSITE SIDING, ULTRASHIELD US30, PERUVIAN TEAK
- 14

ARRISCRAFT, ARCHITECTURAL LINEAR SERIES BRICK
- 15

BRICK TIES @ 18" MAX. O.C. HORIZONTALLY AND 24" MAX. O.C. VERTICALLY, TYP.

16

BERRIDGE, RS-11-5 METAL WALL PANEL, CHARCOAL GREY

17

KAWNEER TRIFAB, VERSAGLAZE, 451/451T STOREFRONT FRAMING SYSTEM OR EQUIVALENT

18

ULTRAPLY TPO ROOFING SYSTEM BY FIRESTONE OR APPROVE EQUAL TPO TO EXTEND AND WRAP T.O PARAPET, U.N.O. 10 YEARS PLUS MANUFACTURER'S WARRANTY, ROOFING CONTRACTOR TO WARRANTY LABOR AND MATERIAL.

19

PRE-FAB METAL CANOPY AS MGF. BY "A-VADEK" OR EQUIVALENT

20

1.5" COMPOSITE METAL ROOF DECK

21

5" POLY-ISO BOARD INSULATION, R-30

22

4"x4" CANT STRIP

23

ROOF CONVERSION TRIM

24

1" METAL SIDING WITH KYNAR 500 FINISH

25

2x TREATED WOOD BLOCK AS REQUIRED

26

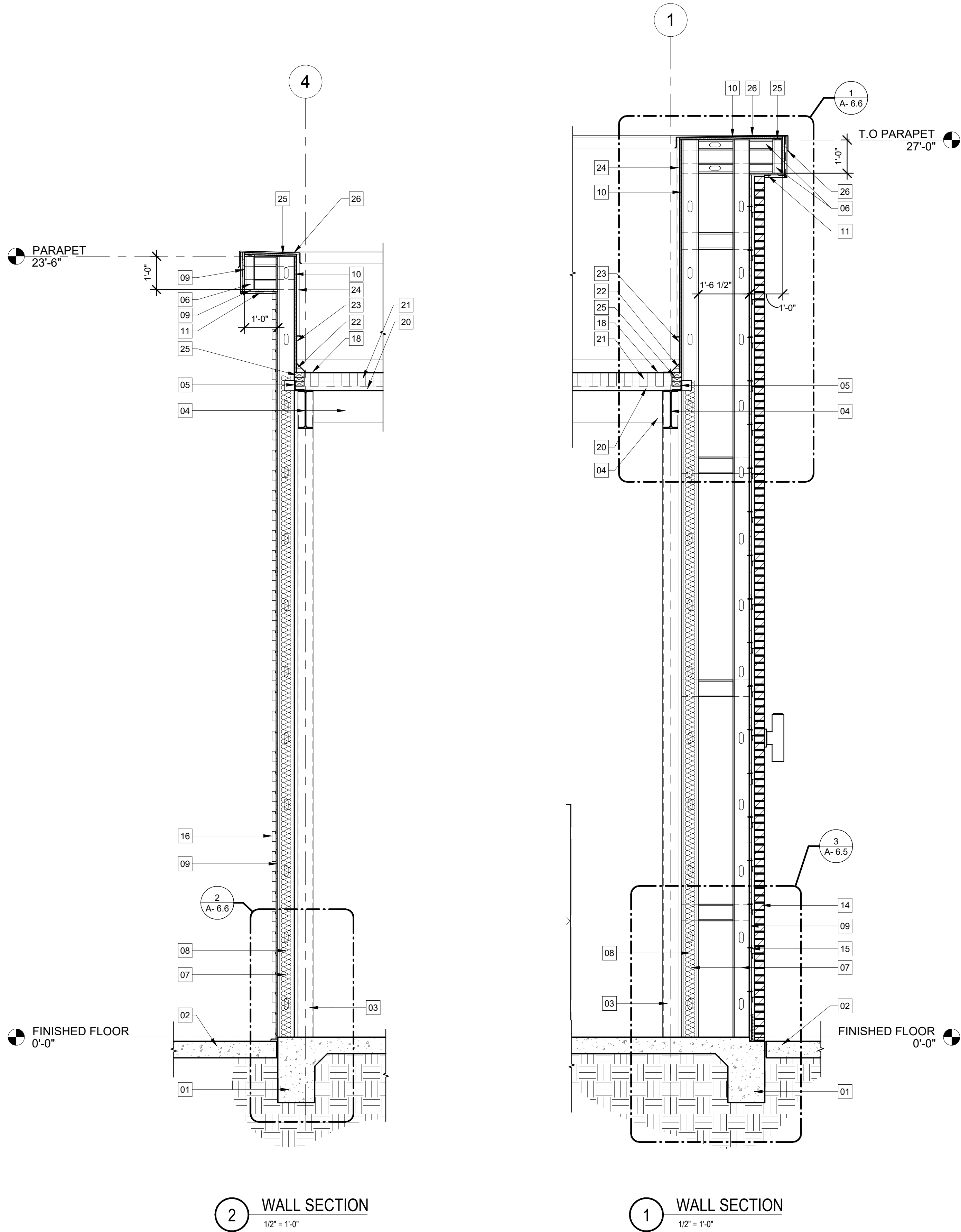
22 GA. GALV. METAL COPING W/ KYNAR 500 FINISH

27

METAL COLLECTION BOX WITH 500 KYNAR 500 FINISH

28

4" x 6", 24 GA. METAL DOWNSPOUT W/ KYNAR 500 FINISH



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

WALL SECTIONS

SHEET NUMBER:

A- 6.3

KEY NOTES

- 01

REINFORCED CONCRETE FLOOR SLAB, RE: STRUCTURAL DRAWINGS
- 02

CONCRETE SIDEWALK, RE: CIVIL DRAWINGS FOR DETAILS
- 03

1/2" ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL
- 04

STRUCTURAL STEEL COLUMN, RE: STRUCTURAL DRAWINGS
- 05

STRUCTURAL STEEL MEMBER, RE: STRUCTURAL DRAWINGS
- 06

STRUCTURAL STEEL ANGLE, RE: STRUCTURAL DRAWINGS
- 07

3-5/8" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 08

6" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 09

R-19 KRAFT BATT INSULATION
- 10

5/8" DENS-GLASS EXTERIOR SHEATHING
- 11

3/4" EXTERIOR GRADE PRESSURE TREATED FIRE RETARDANT PLYWOOD
- 12

#30 FELT UNDERLAYMENT
- 13

THRU WALL FLASHING W/ DRIP EDGE
- 14

FOUNDATION WEEP SCREED
- 15

7/8" THICK STUCCO, 3-COAT OVER GALVANIZED SELF-FURRING METAL LATH
- 16

ZINC CORNER BEAD
- 17

1x TREATED WOOD PLASTER STOP

18

3/4" ALUMINUM REVEAL

19

WEEP HOLES @ 24" O.C.

20

BRICK TIES @ 18" MAX. O.C. HORIZONTALLY AND 24" MAX. O.C. VERTICALLY, TYP.

21

CONT. MORTAR NET BEHIND BRICK, TYP.

22

3/8" MORTAR JOINT

23

1" MIN. AIR SPACE

24

ARRISCRAFT, ARCHITECTURAL LINEAR SERIES BRICK

25

NEWTECHWOOD NATURELE COMPOSITE SIDING, ULTRASHIELD US30, PERUVIAN TEAK

26

AW CLIP PER NEWTECHWOOD SPECS.

27

BERRIDGE, RS-11-5 METAL WALL PANEL, CHARCOAL GREY

28

"ZEE" FLASHING

29

KAWNEER TRIFAB, VERSAGLAZE, 451/451T STOREFRONT FRAMING SYSTEM OR EQUIVALENT

30

TREATED WOOD SHIM AS REQUIRED

31

CONT. BACKER ROD AND WEATHER SEALANT

32

ULTRAPLY TPO ROOFING SYSTEM BY FIRESTONE OR APPROVE EQUAL. TPO TO EXTEND AND WRAP T.O PARAPET, U.N.O. 10 YEARS PLUS MANUFACTURER'S WARRANTY, ROOFING CONTRACTOR TO WARRANTY LABOR AND MATERIAL.

33

PRE-FAB METAL CANOPY AS MGF. BY "AVADEK" OR EQUIVALENT

34

1.5" COMPOSITE METAL ROOF DECK

35

5" POLY-ISO BOARD INSULATION, R-30

36

4"x4" CANT STRIP

37

ROOF DRIP EDGE

38

ROOF CONVERSION TRIM

39

1" METAL SIDING WITH KYNAR 500 FINISH

40

2x TREATED WOOD BLOCK AS REQUIRED

41

22 GA. GALV. METAL COPING W/ KYNAR 500 FINISH

42

METAL COLLECTION BOX WITH 500 KYNAR 500 FINISH

43

6" x 4" METAL DOWNSPOUT W/ KYNAR 500 FINISH

44

METAL FLANGE (PRIME FLANGE, SET IN MASTIC & FASTEN)

45

14" MEMBRANE FLASHING CENTERED OVER 9" FLASHING ON AT BASE OF SCUPPER ONLY

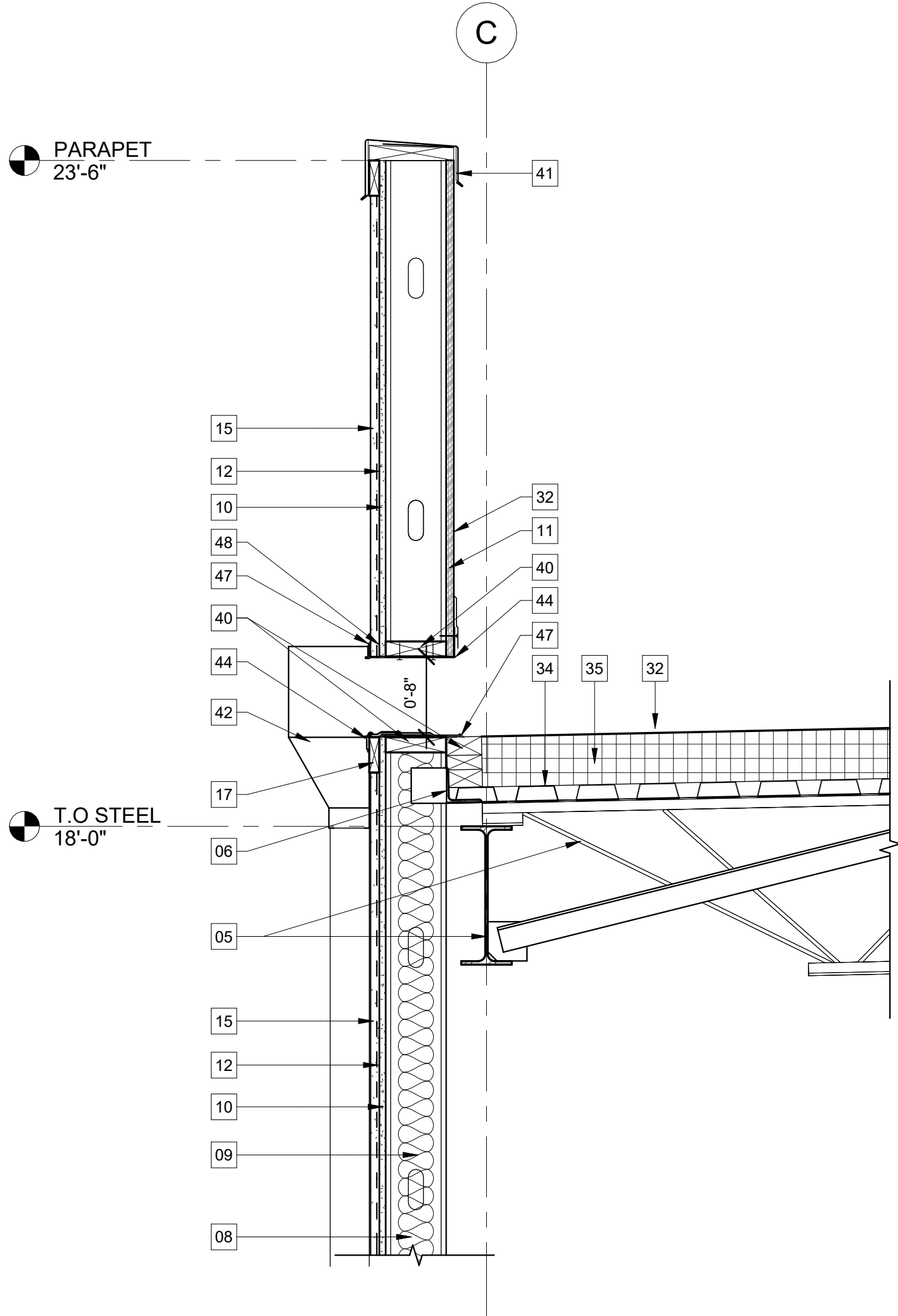
46

9" FLASHING CENTERED OVER EDGE OF SCUPPER FLANGE

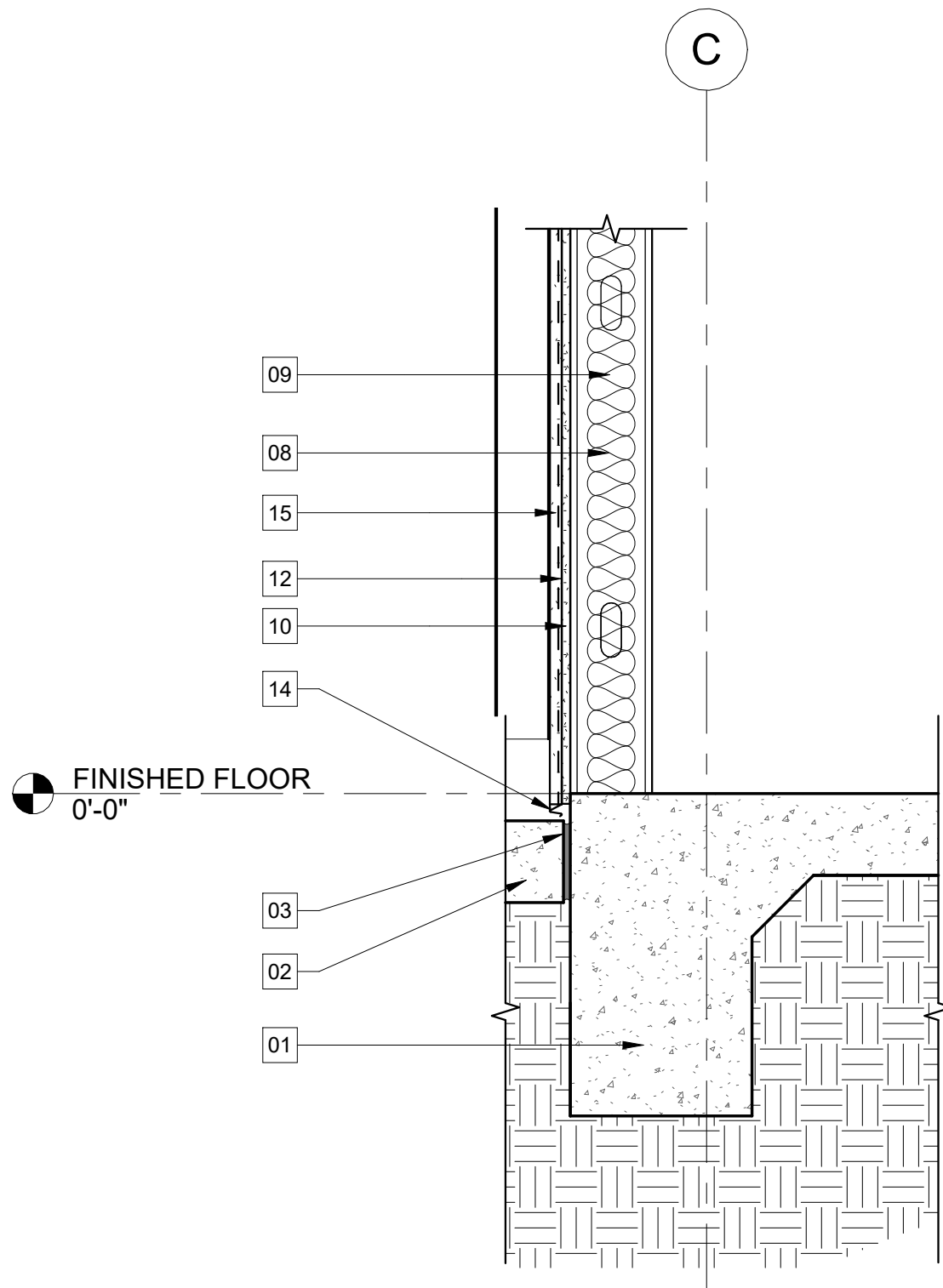
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CONT. BEAD SEALANT

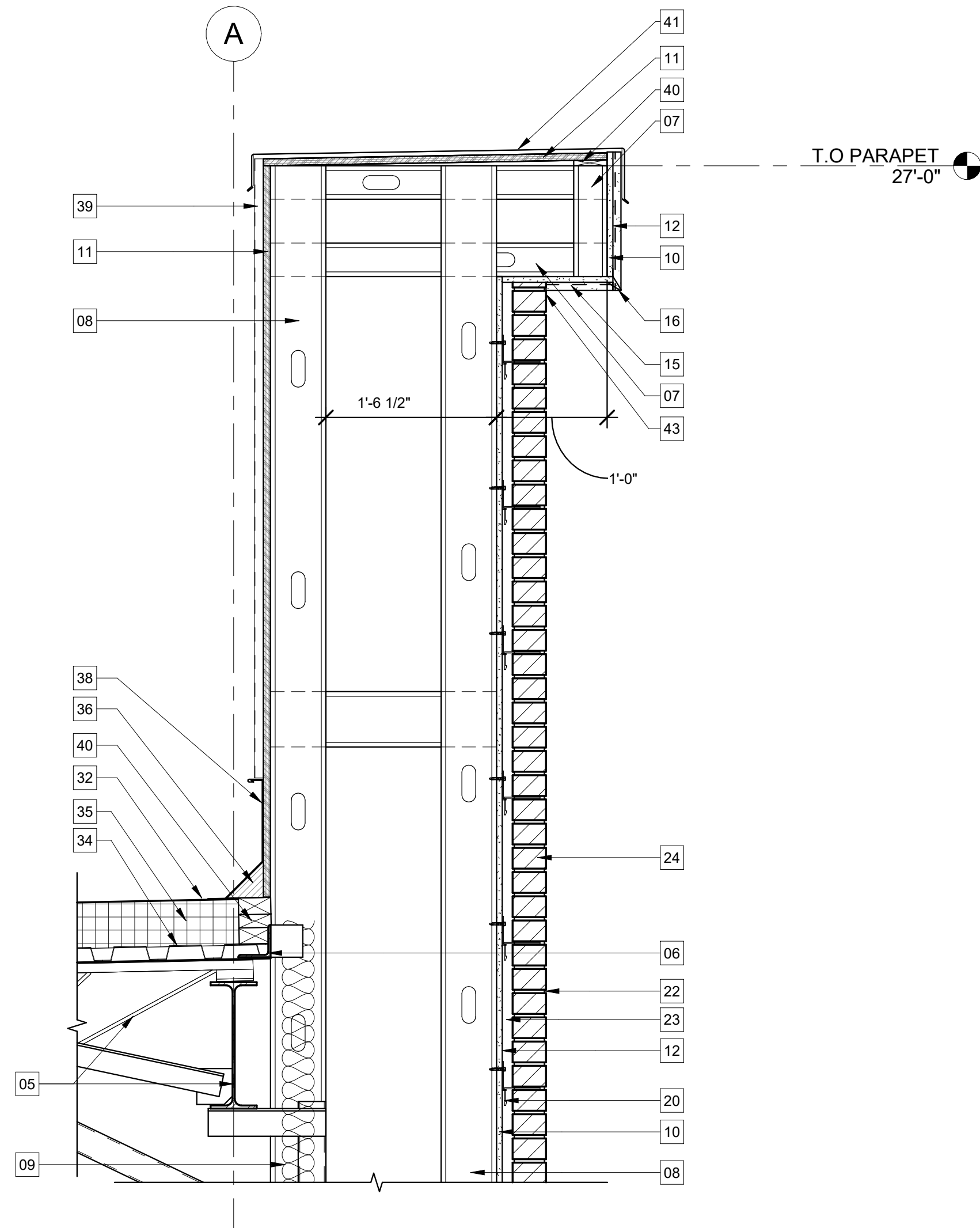
48

CASING BED, J MOLDING, PLASTER STOP BY FRY REGLET OR APPROVED EQUAL

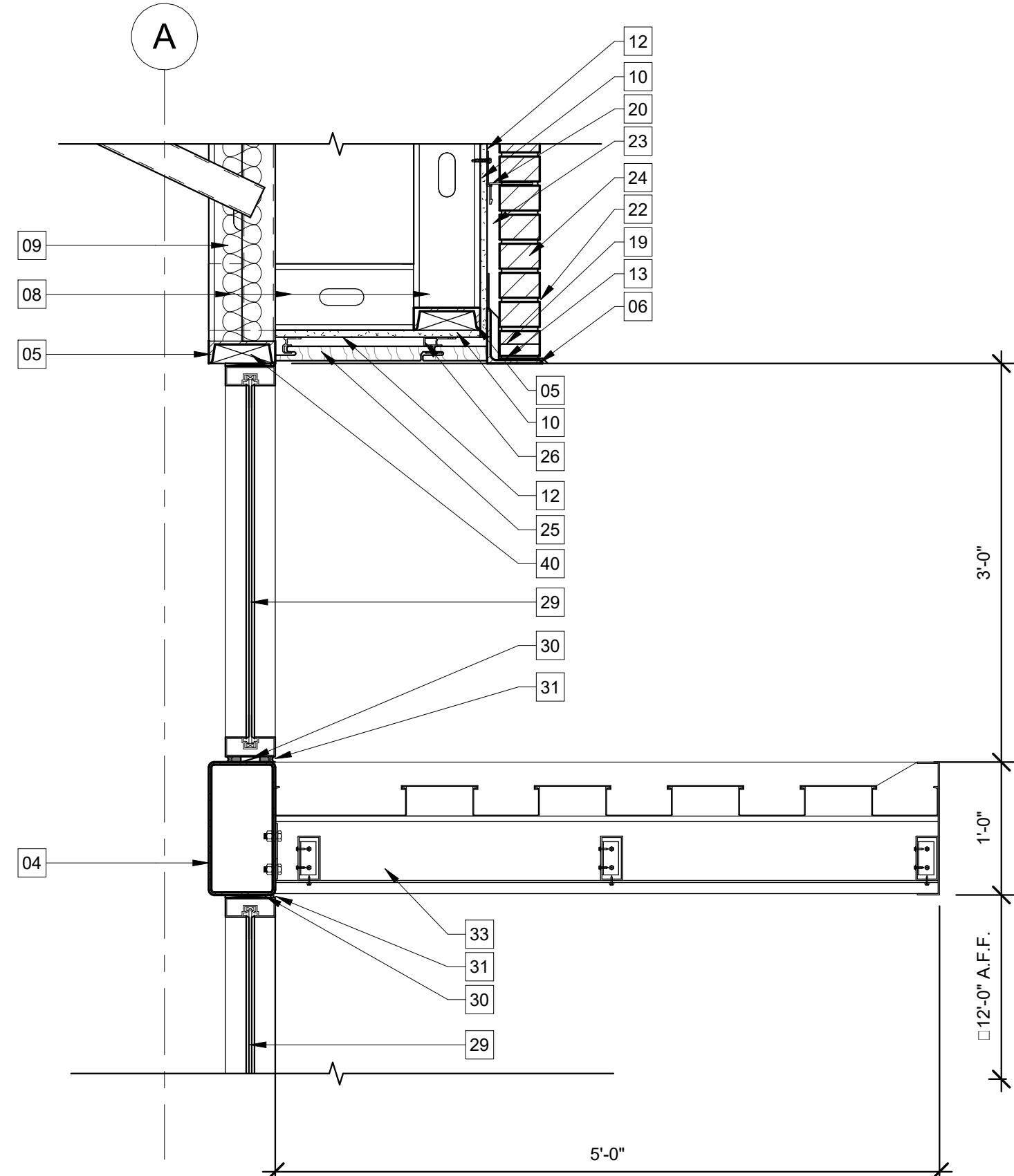
4 SECTION AT WALL SCUPPER
1" = 1'-0"



3 SECTION AT FOUNDATION BASE
1" = 1'-0"



2 SECTION AT PARAPET - BRICK
1" = 1'-0"



1 SECTION AT CANOPY
1" = 1'-0"



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY	IG
CHK BY:	JB
APP BY:	JB
DATE:	09/02/2026
PROJECT N°:	24242 - 2024

SHEET TITLE:

ENLARGED
SECTION DETAILS

SHEET NUMBER:

A- 6.4

KEY NOTES

- 01

REINFORCED CONCRETE FLOOR SLAB, RE: STRUCTURAL DRAWINGS
- 02

CONCRETE SIDEWALK, RE: CIVIL DRAWINGS FOR DETAILS
- 03

1/2" ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL
- 04

STRUCTURAL STEEL COLUMN, RE: STRUCTURAL DRAWINGS
- 05

STRUCTURAL STEEL MEMBER, RE: STRUCTURAL DRAWINGS
- 06

STRUCTURAL STEEL ANGLE, RE: STRUCTURAL DRAWINGS
- 07

3-5/8" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 08

6" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 09

R-19 KRAFT BATT INSULATION
- 10

5/8" DENS-GLASS EXTERIOR SHEATHING
- 11

3/4" EXTERIOR GRADE PRESSURE TREATED FIRE RETARDANT PLYWOOD
- 12

#30 FELT UNDERLAYMENT
- 13

THRU WALL FLASHING W/ DRIP EDGE
- 14

FOUNDATION WEEP SCREED
- 15

7/8" THICK STUCCO, 3-COAT OVER GALVANIZED SELF-FURRING METAL LATH
- 16

ZINC CORNER BEAD
- 17

1x TREATED WOOD PLASTER STOP
- 18

3/4" ALUMINUM REVEAL
- 19

WEEP HOLES @ 24" O.C.
- 20

BRICK TIES @ 18" MAX. O.C. HORIZONTALLY AND 24" MAX. O.C. VERTICALLY, TYP.
- 21

CONT. MORTAR NET BEHIND BRICK, TYP.
- 22

3/8" MORTAR JOINT
- 23

1" MIN. AIR SPACE
- 24

ARRISCRAFT, ARCHITECTURAL LINEAR SERIES BRICK
- 25

NEWTECHWOOD NATURALE COMPOSITE SIDING, ULTRASHIELD US30, PERUVIAN TEAK
- 26

AW CLIP PER NEWTECHWOOD SPECS.
- 27

BERRIDGE, RS-11-5 METAL WALL PANEL, CHARCOAL GREY
- 28

"ZEE" FLASHING
- 29

KAWNEER TRIFAB, VERSAGLAZE, 451/451T STOREFRONT FRAMING SYSTEM OR EQUIVALENT
- 30

TREATED WOOD SHIM AS REQUIRED
- 31

CONT. BACKER ROD AND WEATHER SEALANT
- 32

ULTRAPLY TPO ROOFING SYSTEM BY FIRESTONE OR APPROVE EQUAL. TPO TO EXTEND AND WRAP T.O PARAPET, U.N.O. 10 YEARS PLUS MANUFACTURER'S WARRANTY, ROOFING CONTRACTOR TO WARRANTY LABOR AND MATERIAL.

- 33

PRE-FAB METAL CANOPY AS MGF. BY "AVADEK" OR EQUIVALENT
- 34

1.5" COMPOSITE METAL ROOF DECK
- 35

5" POLY-ISO BOARD INSULATION, R-30
- 36

4"x4" CANT STRIP
- 37

ROOF DRIP EDGE
- 38

ROOF CONVERSION TRIM
- 39

1" METAL SIDING WITH KYNAR 500 FINISH
- 40

2x TREATED WOOD BLOCK AS REQUIRED
- 41

22 GA. GALV. METAL COPING W/ KYNAR 500 FINISH
- 42

METAL COLLECTION BOX WITH 500 KYNAR 500 FINISH
- 43

6" x 4" METAL DOWNSPOUT W/ KYNAR 500 FINISH
- 44

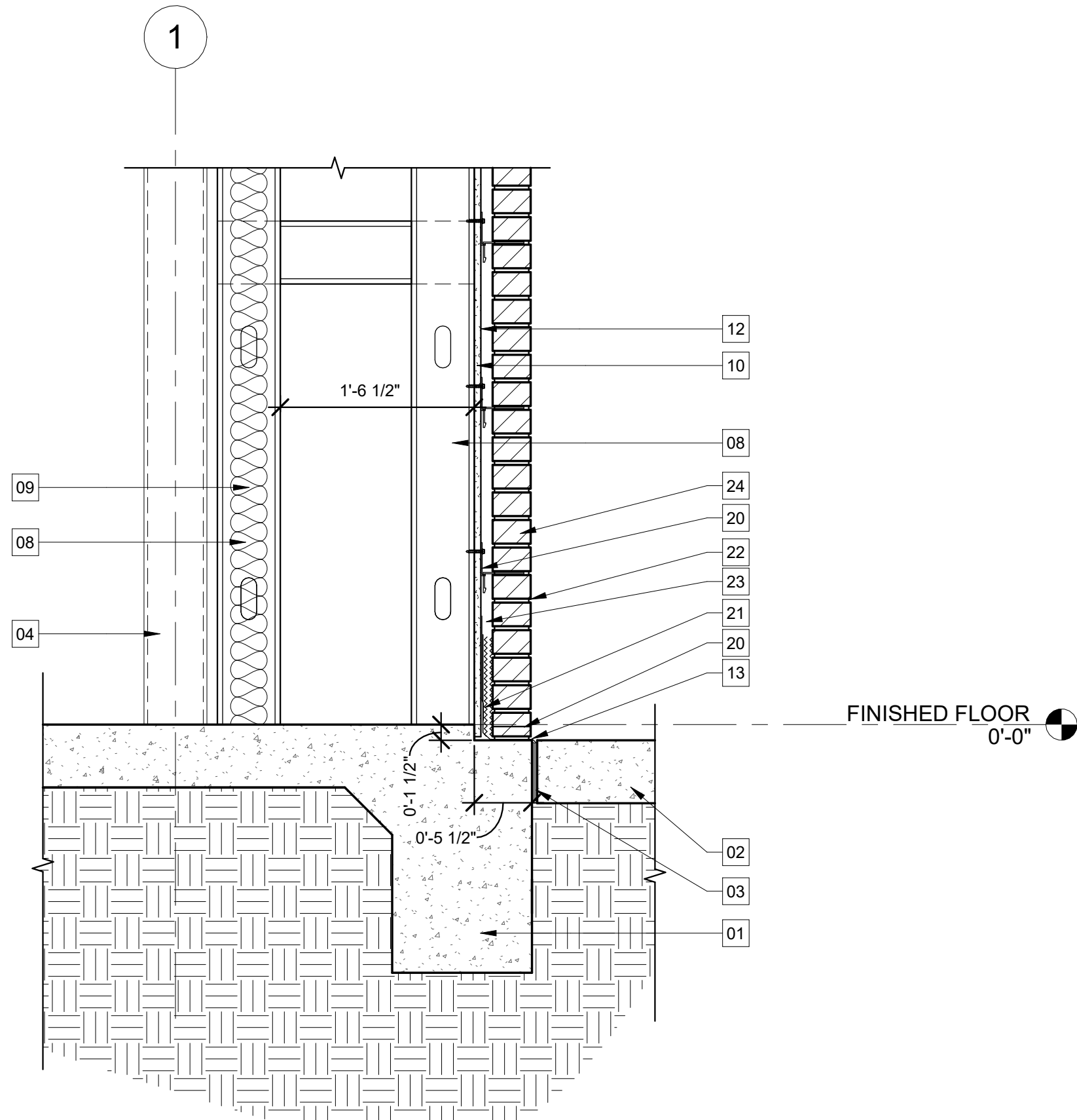
METAL FLANGE (PRIME FLANGE, SET IN MASTIC & FASTEN)
- 45

14" MEMBRANE FLASHING CENTERED OVER 9" FLASHING ON AT BASE OF SCUPPER ONLY
- 46

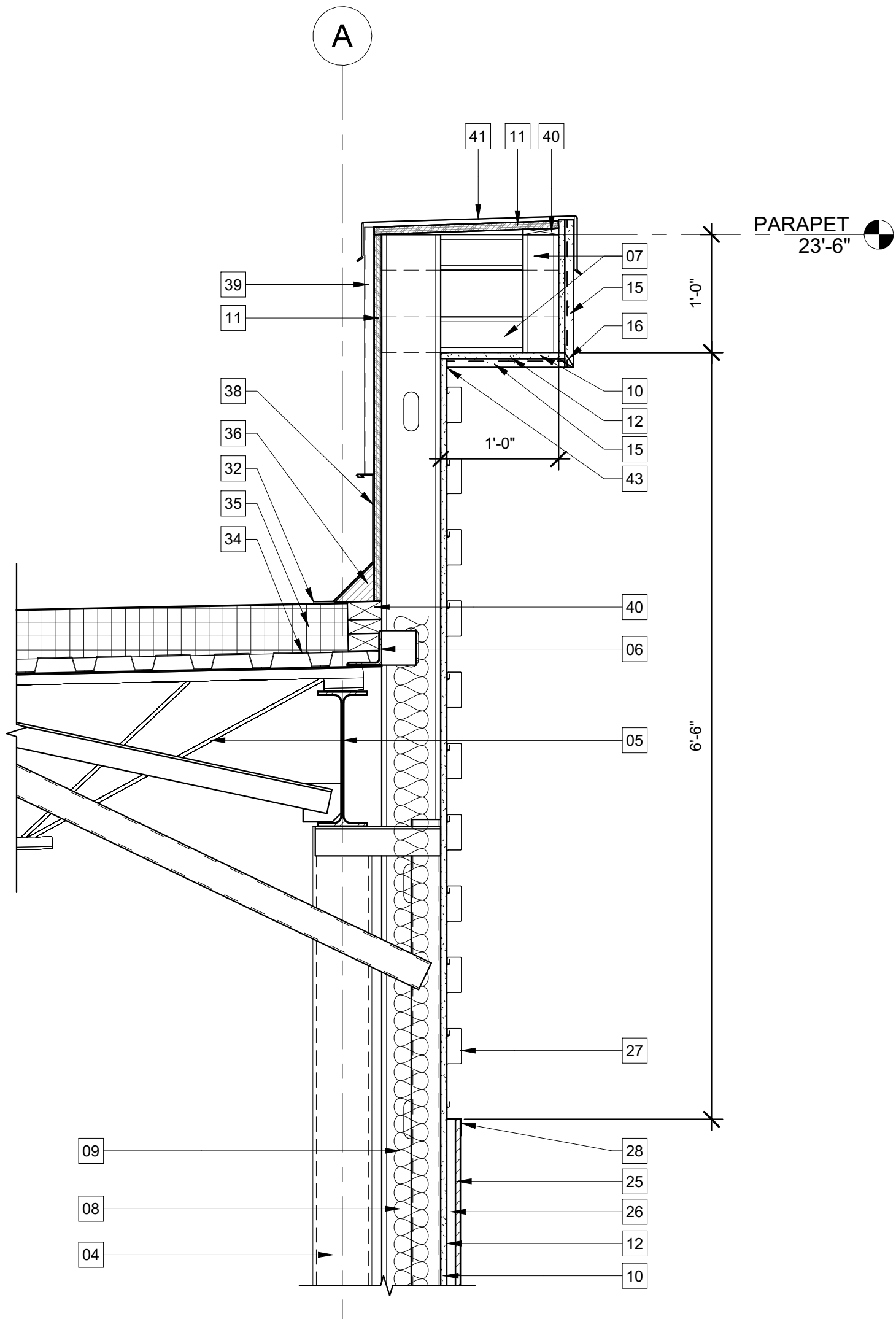
9" FLASHING CENTERED OVER EDGE OF SCUPPER FLANGE
- 47

CONT. BEAD SEALANT
- 48

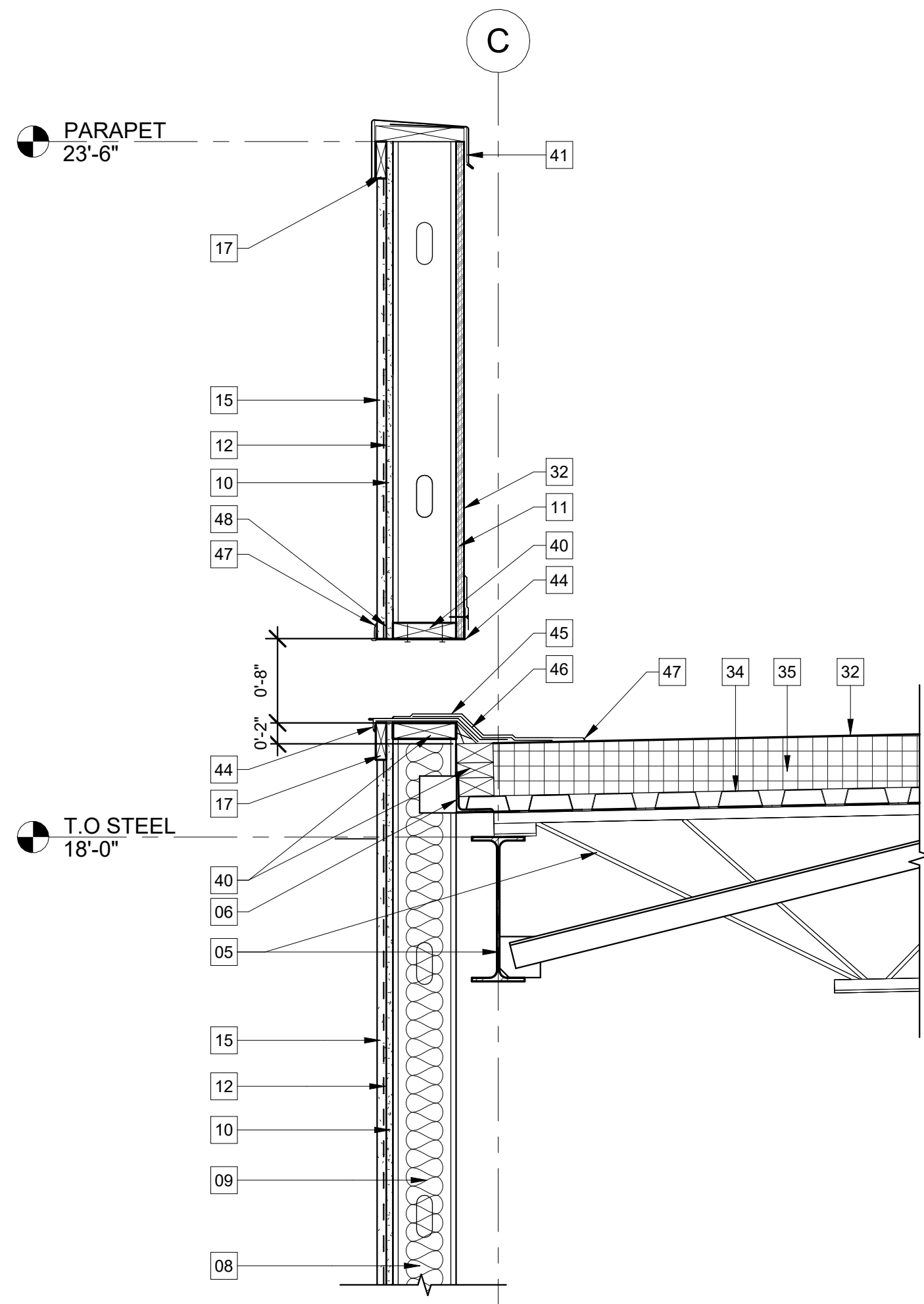
CASING BED, J MOLDING, PLASTER STOP BY FRY REGLET OR APPROVED EQUAL



3 SECTION AT BRICK LEDGE
1" = 1'-0"



2 SECTION AT PARAPET - METAL PANEL
1" = 1'-0"



1 SECTION AT OVERFLOW SCUPPER
1" = 1'-0"



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

ENLARGED
SECTION DETAILS

SHEET NUMBER:

A- 6.5

KEY NOTES

- 01

REINFORCED CONCRETE FLOOR SLAB, RE: STRUCTURAL DRAWINGS
- 02

CONCRETE SIDEWALK, RE: CIVIL DRAWINGS FOR DETAILS
- 03

1/2" ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL
- 04

STRUCTURAL STEEL COLUMN, RE: STRUCTURAL DRAWINGS
- 05

STRUCTURAL STEEL MEMBER, RE: STRUCTURAL DRAWINGS
- 06

STRUCTURAL STEEL ANGLE, RE: STRUCTURAL DRAWINGS
- 07

3-5/8" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 08

6" METAL STUD FRAMING @ 16" O.C., U.N.O.
- 09

R-19 KRAFT BATT INSULATION
- 10

5/8" DENS-GLASS EXTERIOR SHEATHING
- 11

3/4" EXTERIOR GRADE PRESSURE TREATED FIRE RETARDANT PLYWOOD
- 12

#30 FELT UNDERLAYMENT
- 13

THRU WALL FLASHING W/ DRIP EDGE
- 14

FOUNDATION WEEP SCREED
- 15

7/8" THICK STUCCO, 3-COAT OVER GALVANIZED SELF-FURRING METAL LATH
- 16

ZINC CORNER BEAD
- 17

1x TREATED WOOD PLASTER STOP

- 18

3/4" ALUMINUM REVEAL
- 19

WEEP HOLES @ 24" O.C.
- 20

BRICK TIES @ 18" MAX. O.C. HORIZONTALLY AND 24" MAX. O.C. VERTICALLY, TYP.
- 21

CONT. MORTAR NET BEHIND BRICK, TYP.
- 22

3/8" MORTAR JOINT
- 23

1" MIN. AIR SPACE
- 24

ARRISCRAFT, ARCHITECTURAL LINEAR SERIES BRICK
- 25

NEWTECHWOOD NATURALE COMPOSITE SIDING, ULTRASHIELD US30, PERUVIAN TEAK
- 26

AW CLIP PER NEWTECHWOOD SPECS.
- 27

BERRIDGE, RS-11-5 METAL WALL PANEL, CHARCOAL GREY
- 28

"ZEE" FLASHING
- 29

KAWNEER TRIFAB, VERSAGLAZE, 451/451T STOREFRONT FRAMING SYSTEM OR EQUIVALENT
- 30

TREATED WOOD SHIM AS REQUIRED
- 31

CONT. BACKER ROD AND WEATHER SEALANT
- 32

ULTRAPLY TPO ROOFING SYSTEM BY FIRESTONE OR APPROVE EQUAL. TPO TO EXTEND AND WRAP T.O PARAPET, U.N.O. 10 YEARS PLUS MANUFACTURER'S WARRANTY, ROOFING CONTRACTOR TO WARRANTY LABOR AND MATERIAL.

- 33

PRE-FAB METAL CANOPY AS MGF. BY "A VADEK" OR EQUIVALENT
- 34

1.5" COMPOSITE METAL ROOF DECK
- 35

5" POLY-ISO BOARD INSULATION, R-30
- 36

4"x4" CANT STRIP
- 37

ROOF DRIP EDGE
- 38

ROOF CONVERSION TRIM
- 39

1" METAL SIDING WITH KYNAR 500 FINISH
- 40

2x TREATED WOOD BLOCK AS REQUIRED
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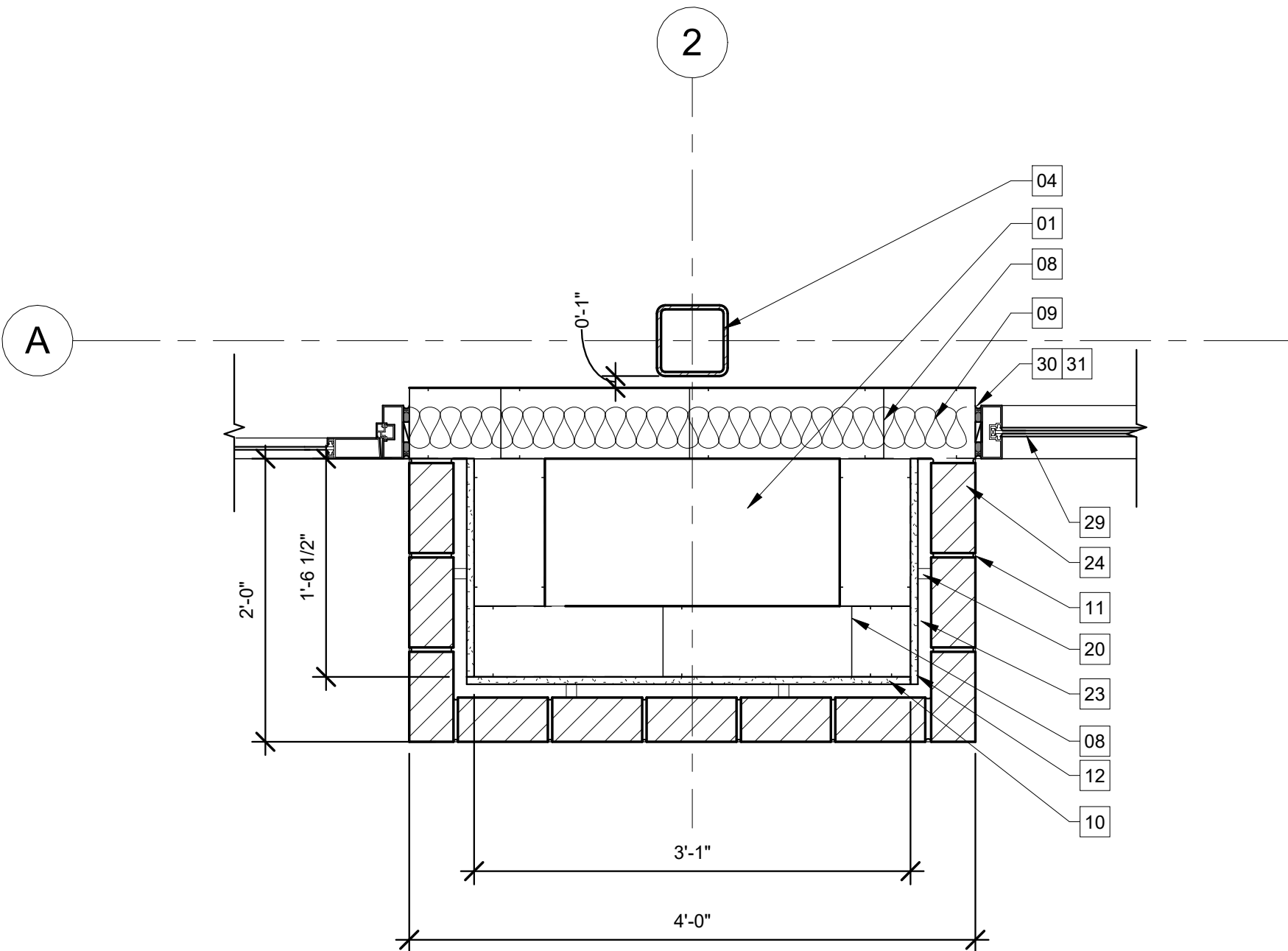
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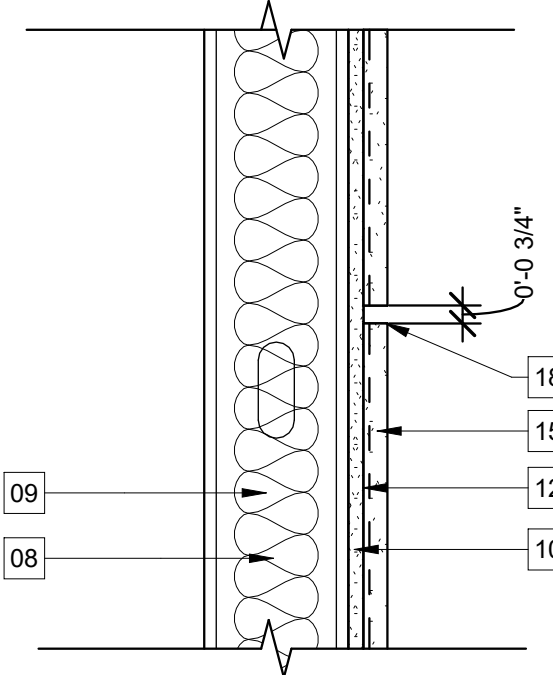
9" FLASHING CENTERED OVER EDGE OF SCUPPER FLANGE
- 47

CONT. BEAD SEALANT
- 48

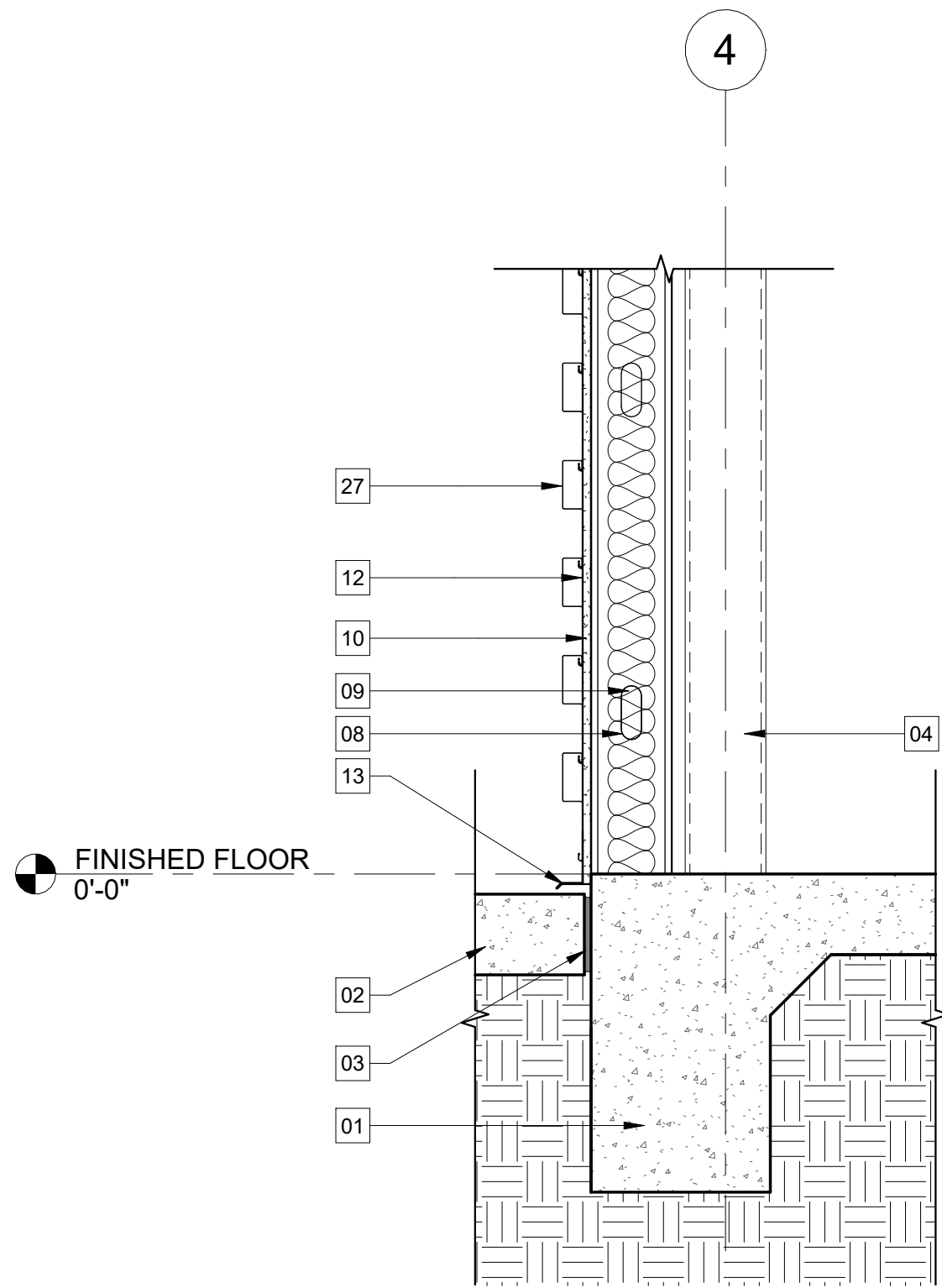
CASING BED, J MOLDING, PLASTER STOP BY FRY REGLET OR APPROVED EQUAL



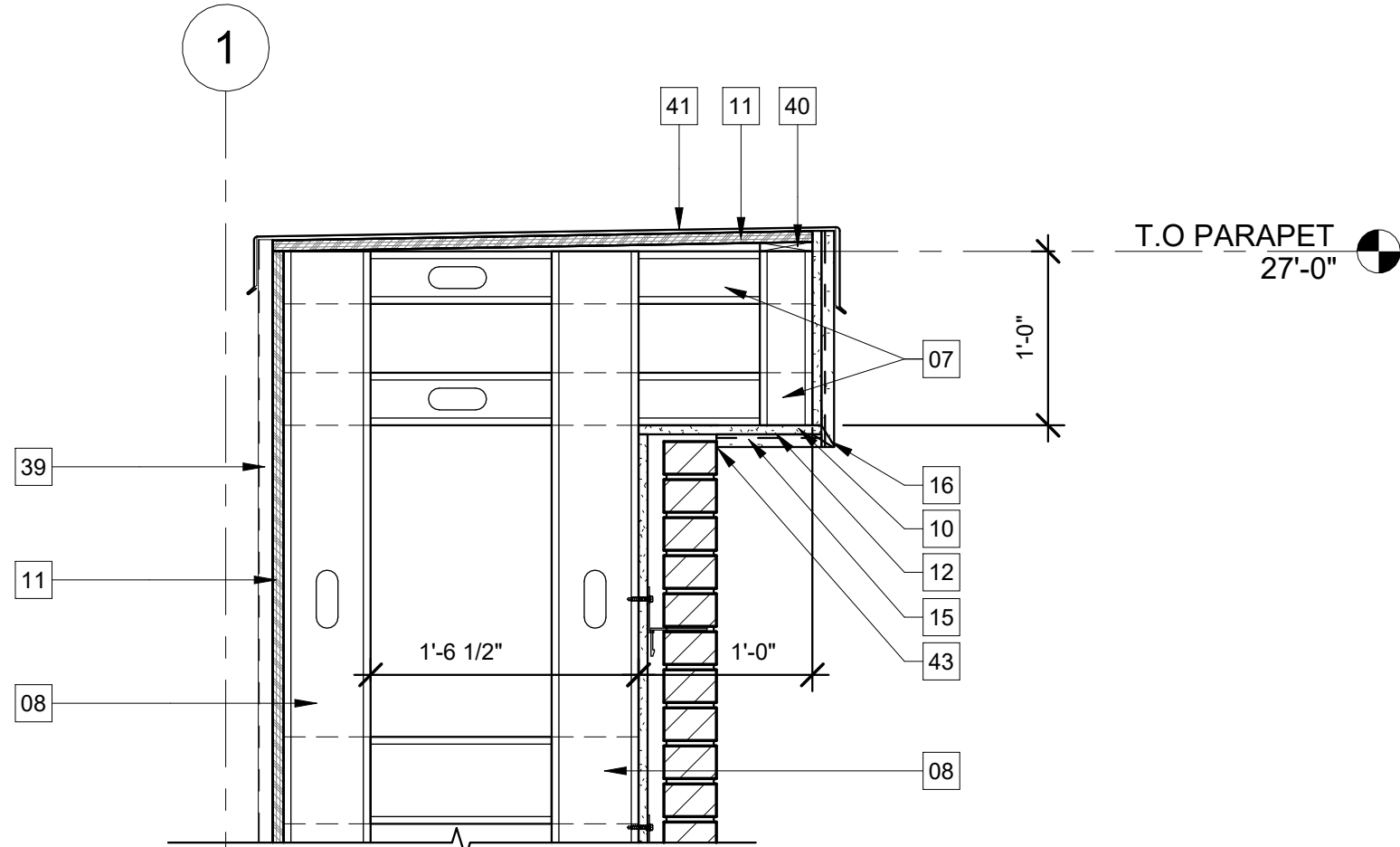
4 ENLARGED PLAN VIEW
1" = 1'-0"



3 SECTION DETAIL AT REVEAL
1 1/2" = 1'-0"



2 SECTION AT FOUNDATION BASE
1" = 1'-0"



1 SECTION AT PARAPET - BRICK
1" = 1'-0"



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
16	Issue for permit	08/27/2025
10	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

ENLARGED
SECTION DETAILS

SHEET NUMBER:

A- 6.6



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

DOOR SCHEDULE

SHEET NUMBER:

A- 7.0

DOOR SCHEDULE											
MARK	DOOR SIZE		DOOR PANEL			DOOR FRAME			FIRE RATING	HARDWARE	COMMENTS
	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH			
01	3'-0"	7'-0"	A	AL/GLS	ANOD.	-	AL	ANOD.	-	D-1	
02	3'-0"	7'-0"							-		
03	3'-0"	6'-10"	A	AL/GLS	ANOD.	-	AL	ANOD.	-	D-1	
04	3'-0"	7'-0"	A	AL/GLS	ANOD.	-	AL	ANOD.	-	D-1	
05	3'-0"	7'-0"	B	HM	PAINT	A	HM	PAINT	-	D-2	PROVIDE PANIC HARDWARE
06	3'-0"	7'-0"	B	HM	PAINT	A	HM	PAINT	-	D-2	PROVIDE PANIC HARDWARE
07	3'-0"	7'-0"	B	HM	PAINT	A	HM	PAINT	-	D-2	PROVIDE PANIC HARDWARE

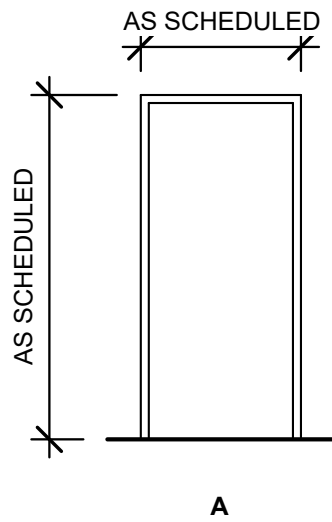
GENERAL NOTES:

1. G.C. SHALL ENSURE AFTER DOOR & HARDWARE ARE INSTALLED THAT THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF TO DEG. THE DOOR WILL TAKE AT LEAST "3" SECONDS TO MOVE TO A POINT 3" FROM LATCH, MEASURED TO THE LEADING EDGE. ENSURE DOOR OPENING FORCE @ ALL INTERIOR HINGED DOOR = 5 LB/FT
2. RE: DOOR HARDWARE SPECIFICATION FOR HARDWARE SET NO.

D-1	TYP. ALUM/GLASS DOOR
HARDWARE/THRESHOLD TO BE PROVIDED BY ALUMINUM STOREFRONT DOOR MANUFACTURER. COMPLETE SET OF HARDWARE INCLUDES HINGES, PUSH, PULLS, CLOSER, FLOOR STOP, LOCK AND PANIC DEVICE.	
D-2	EXT. H.M. DOOR / EXIT DEVICE
4 EA. HAGER BALL BEARING HINGES BB1279 4 1/2 X 4 NRP US26D 1 EA. SARGENT EXIT DEVICE 8813 ETL US32D 1 EA. SARGENT DOOR CLOSER EN1430-PS 1 EA. TRIMCO GOOSENECK STOP 1201ES US26D 1 EA. NATIONAL GUARD PRODUCTS THRESHOLD 896V-36" ALUMINUM 1 EA. NATIONAL GUARD PRODUCTS WEATHER STRIPPING 160V-36"x96" 1 EA. NATIONAL GUARD PRODUCTS SWEEP 200N-36" ALUMINUM 1 EA. NATIONAL GUARD PRODUCTS RAIN DRIP 16AD-40" ALUMINUM	

HARDWARE NOTES:

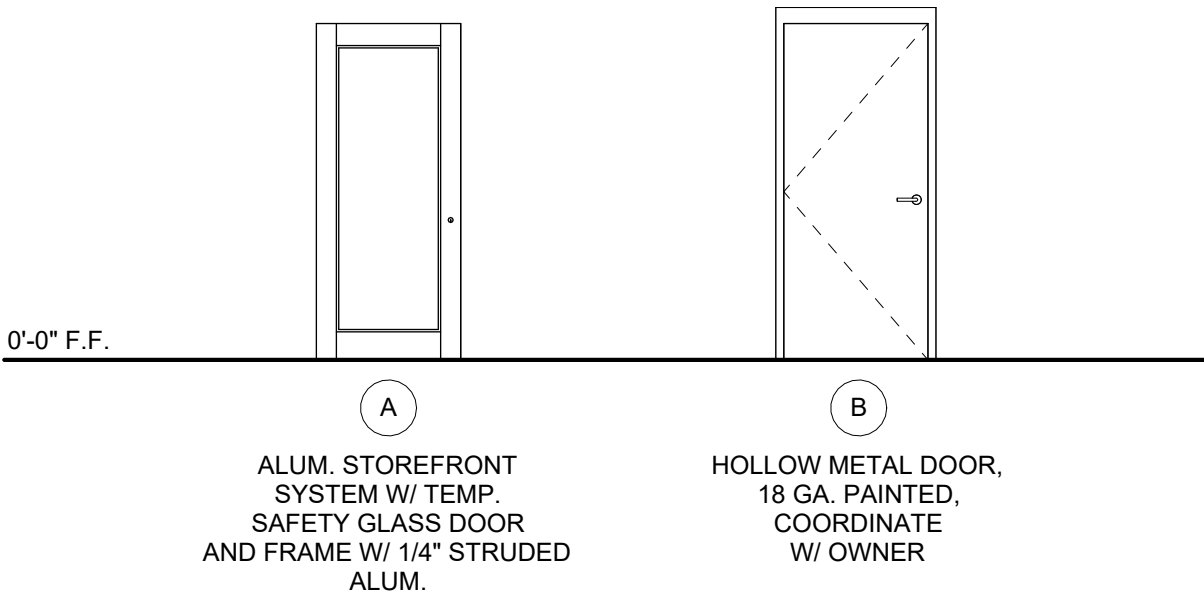
1. CONTRACTOR IS TO SUBMIT COMPLETE HARDWARE SCHEDULE FOR ARCHITECT'S REVIEW.
2. EXTERIOR HARDWARE FINISHES SHALL BE BUILDING STANDARD.
3. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR ANY SPECIAL KNOWLEDGE OR PARTICULAR EFFORT.
4. ALL CLOSERS SHALL CONFORM TO ADA AND STATE REQUIREMENTS. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED FIVE POUNDS (5 LBS.) FOR INTERIOR AND EXTERIOR DOORS AND FIFTEEN POUNDS (15 LBS.) FOR FIRE RATED DOORS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. ALL DOOR CLOSERS SHALL BE MOUNTED INSIDE ROOM WITH PARALLEL ARM SO IT IS NOT VISIBLE FROM OUTSIDE.
5. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
6. INSTALL DOORS WITH ALL HARDWARE FITTINGS, ACCESSORIES AND PARTITION REINFORCEMENT AS REQUIRED FOR THE SPECIFIC INSTALLATION. PROVIDE ANY SPECIAL ITEMS REQUIRED FOR CODE COMPLIANCE OR OPERATION AT SPECIAL DOOR LOCATIONS.
7. ALL HARDWARE LOCKSETS AND LACTCHES SHALL BE LEVER STYLE TO COMPLY WITH ACCESSIBILITY REQUIREMENTS.
8. PROVIDE SIGNS AT THE INTERIOR SIDE THAT READS: "THIS DOOR SHALL REMAIN UNLOCKED WHILE OCCUPIED" DIRECTLY ABOVE THE EXIT DOOR.



MATERIALS LEGEND:

- SCW - SOLID CORE WOOD
- HM - HOLLOW METAL
- AL - ALUMINUM FRAME
- GLS - GLASS
- PLAM - PLASTIC LAMINATE
- ANOD - ANODIZED ALUMINUM
- STL - STEEL

DOOR FRAME



DOOR SCHEDULE

GLAZING/WINDOW GENERAL NOTES:

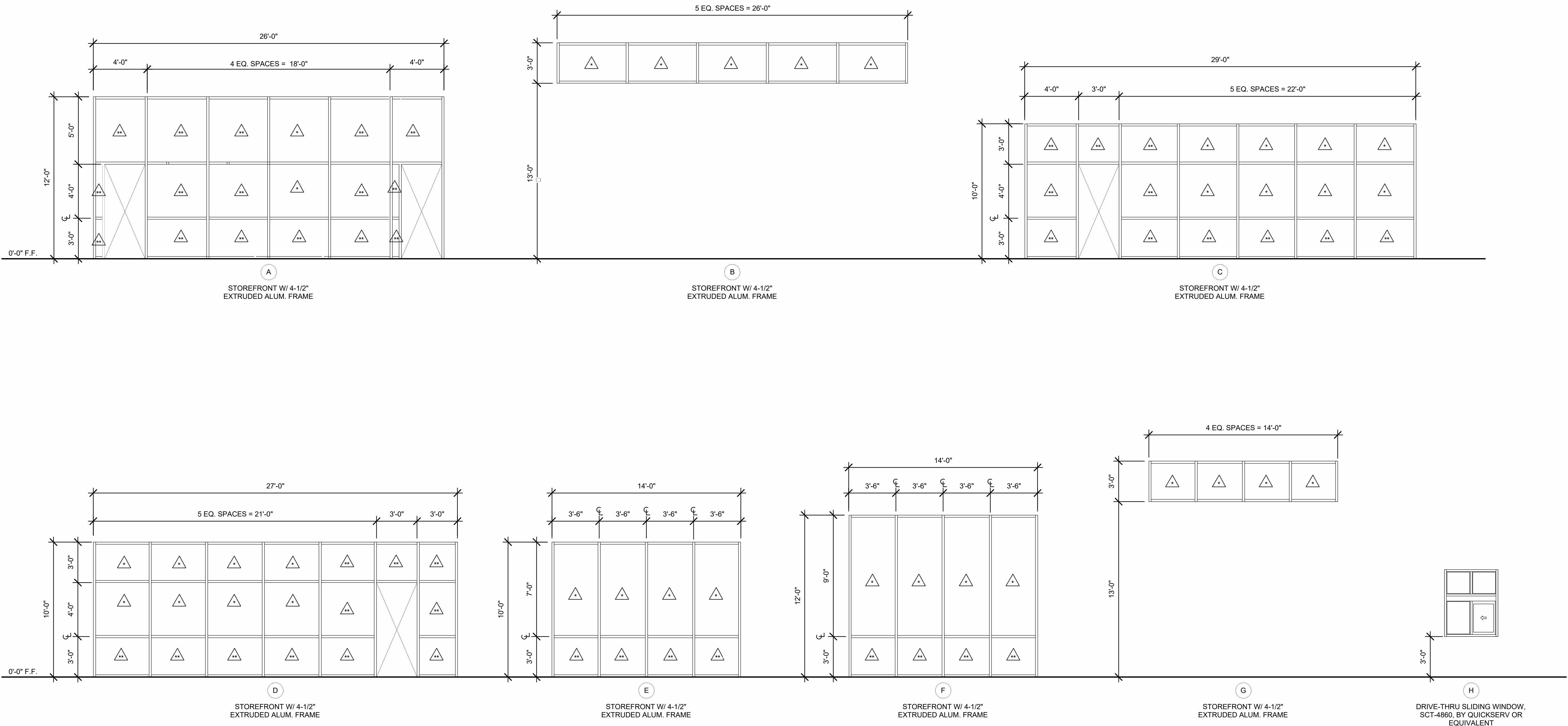
- CONTRACTOR MUST VERIFY REQUIREMENTS AND COORDINATE THE WORK REQUIRED AT EACH OPENING. INCLUDE REQUIRED SHIMS, SEALANT, STAINLESS STEEL FASTENERS, STAINLESS STEEL AND EXTRUDED ALUMINUM CLIP ANGLES, ALUMINUM BREAK METAL AND ALUMINUM TRIM TO MATCH WINDOWS FRAMES. PROVIDE REINFORCEMENT AS REQUIRED FOR GRAVITY AND WIND LOADING. REINFORCEMENT MAY INCLUDE HEAVIER OR ADDITIONAL EXTRUSIONS OR STEEL WITHIN EXTRUSIONS.
- ALL EXTERIOR ALUMINUM PRODUCTS ARE THERMALLY BROKEN.
- PROVIDE SAFETY GLASS WHERE NOTED AND WHERE REQUIRED. THESE LOCATIONS INCLUDE BUT ARE NOT LIMITED TO DOORS AND SIDELIGHTS. WHERE FIRE RATING IS INDICATED FOR AN ASSEMBLY USE WIRED GLASS.
- ALUMINUM WINDOW BASIS OF DESIGN IS KAWNEER TRIFAB 451T.
- ALUMINUM STOREFRONT BASIS OF DESIGN IS KAWNEER TRIFAB 451T.
- INSTALL TEMPERED OR SAFETY GLASS IN OPENINGS WHERE REQUIRED BY CODE
- SET WINDOW SUB SILL IN CONTINUOUS BEAD OF SEALANT
- TURN SUB SILLS AND FLASHING MEMBRANE UP AT JAMBS TO FORM END DAMS
- SPACE ANCHORS OF WINDOW FRAMES NO MORE THAN 16" O.C.
- VERIFY HEAD HEIGHTS OF OPENINGS ON THE EXTERIOR AND INTERIOR ELEVATIONS. INFORM ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING
- ALL EXTERIOR GLAZING TO BE 1" INSULATED AND ALL INTERIOR GLAZING TO BE 1/4" FLOAT GLASS, UNLESS NOTED OTHERWISE RE: SPECS FOR GLASS TYPES
- ALUMINUM WINDOW FRAMES MUST HAVE CLOSER PLATES ON THE BACK OF THE JAMBS AND HEAD.

GLAZING NOTES:

- SOLARBAN 90 (2) CLEAR + CLEAR OR EQUAL
 - NFRC CERTIFIED U-FACTOR EQUAL TO OR BETTER THAN 0.5
 - MAX. SHGC 0.23
 - KAWNEER TRIFAB VERSAGLAZE 451T FRAME SYSTEM (4-1/2" DEEP WITH 2" SIGHTLINE) OR APPROVED EQUAL
- ALUMINUM FRAME GENERAL NOTES**
- ALL ENTRANCE DOORS MUST HAVE STABILIZERS
 - STOREFRONT SYSTEM MANUFACTURER SHALL SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A TEXAS LICENSED STRUCTURAL ENGINEER DETAILING SYSTEM'S COMPLIANCE WITH MINIMUM WIND DESIGN OF 139 MPH (3 SECOND GUST).
 - CONTRACTOR SHALL CONFIRM DOOR CONFIGURATION FOR EACH BAY WITH OWNER PRIOR TO MANUFACTURING STOREFRONT SYSTEM.
 - ALL STOREFRONT WINDOW AND DOOR SYSTEMS SHALL FULLY COMPLY WITH 2021 INTERNATIONAL ENERGY CODE AND LOCAL BUILDING CODES.

 DOUBLE PANEL INSULATED GLASS CLEAR WITH LOW E

 DOUBLE PANEL INSULATED SAFETY GLASS WITH LOW E



WINDOW/GLAZING SCHEDULE



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

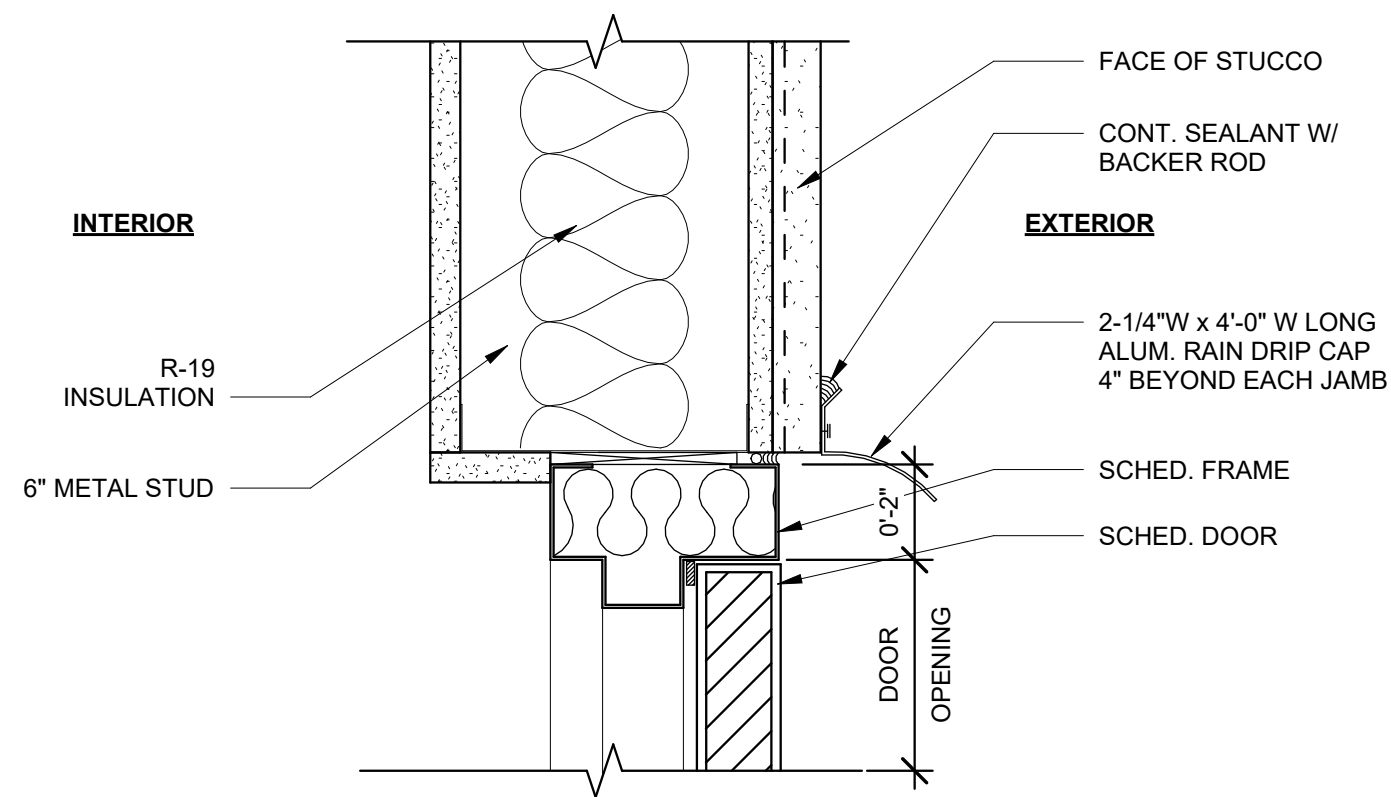
PROJECT N°: 24242 - 2024

SHEET TITLE:

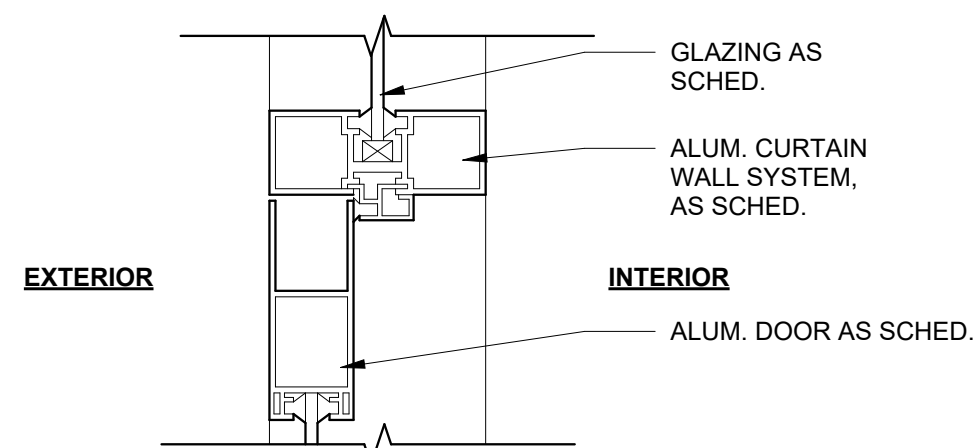
WINDOW
SCHEDULE

SHEET NUMBER:

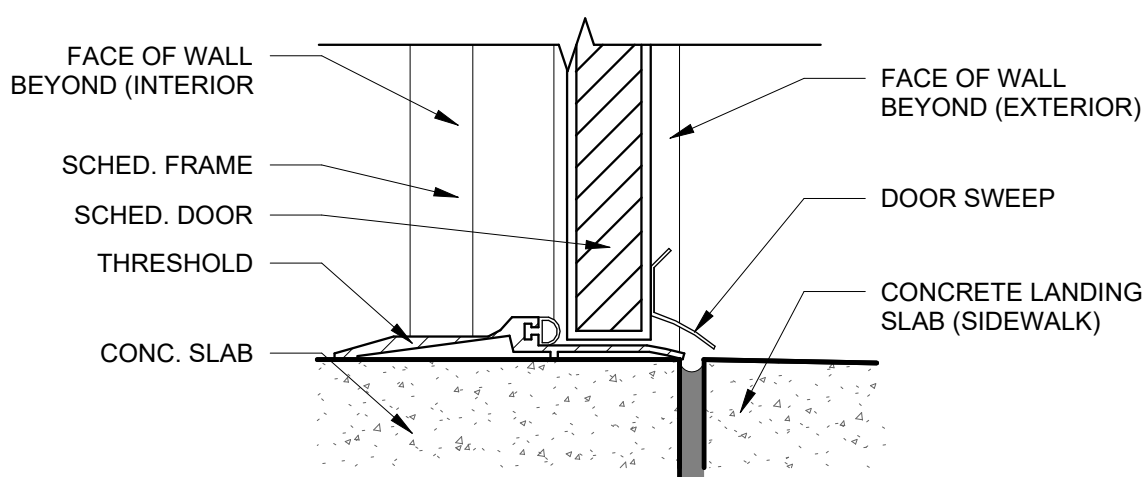
A- 7.1



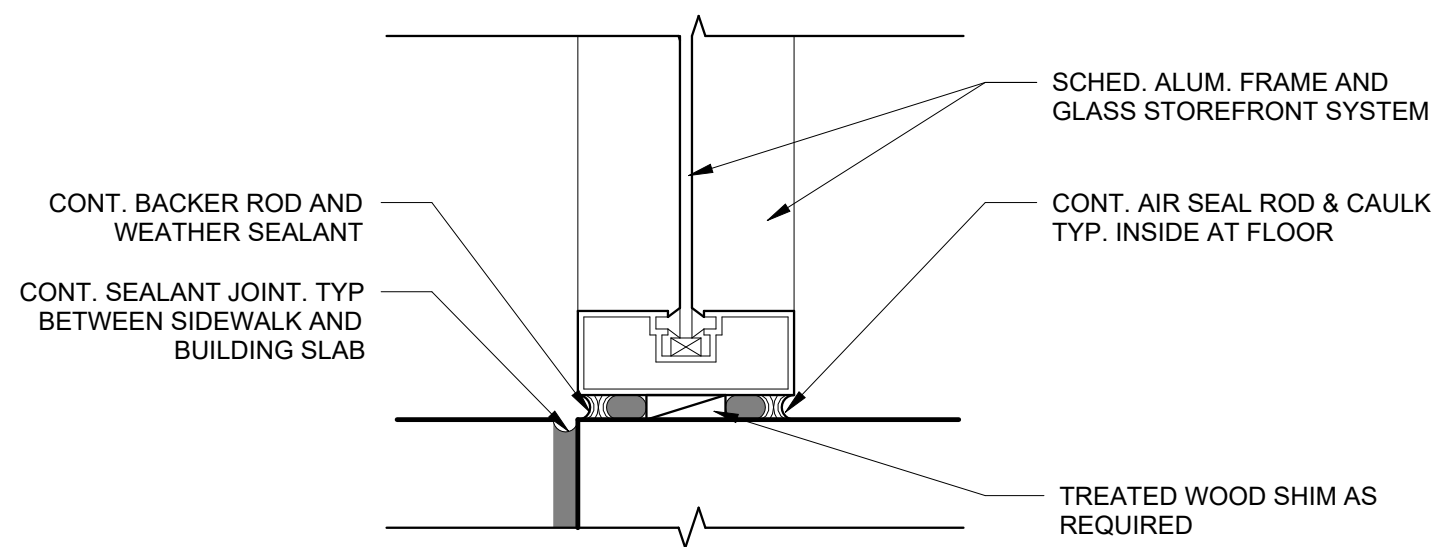
6 EXT. H.M. DOOR HEAD
3" = 1'-0"



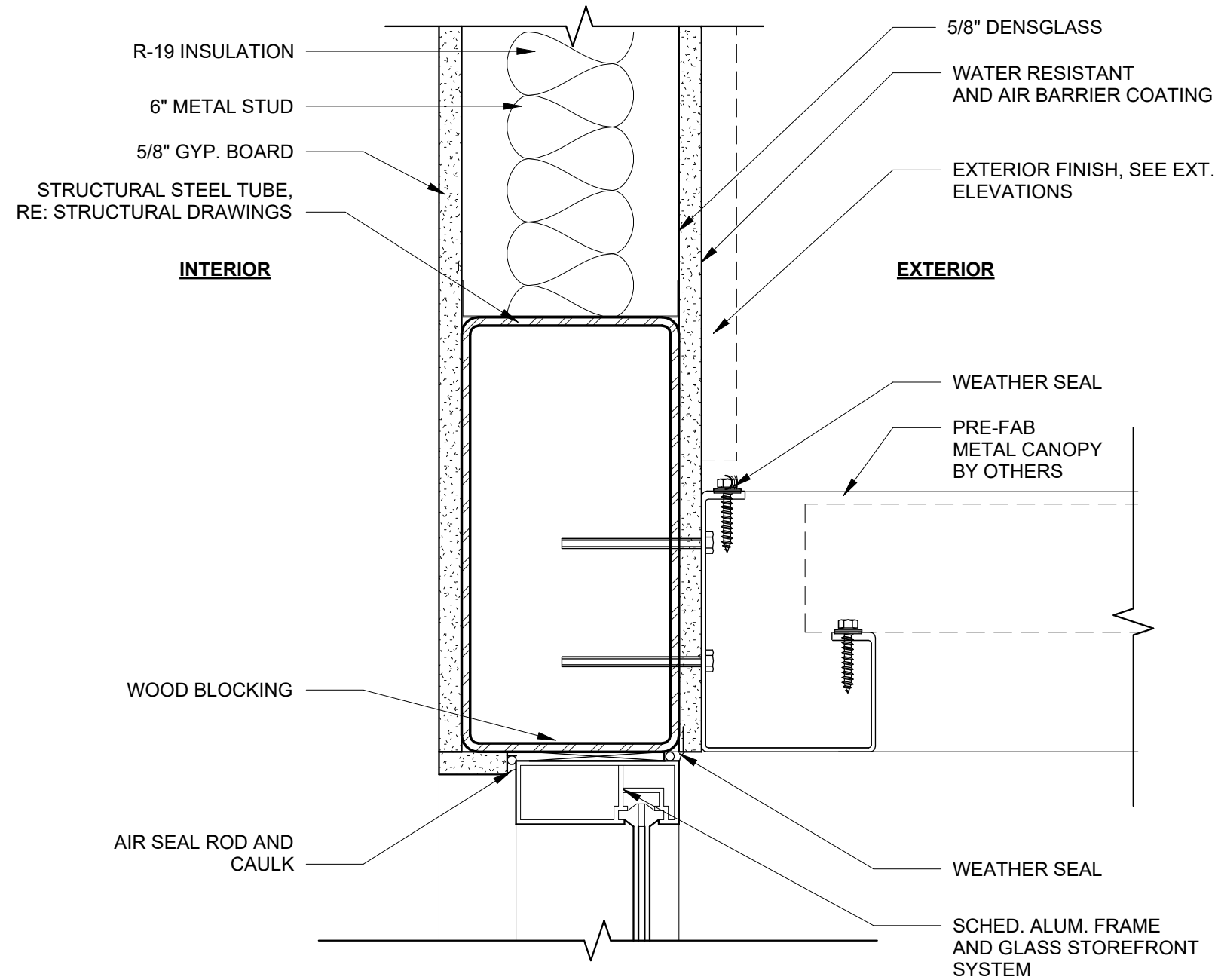
3 STOREFRONT HEAD/JAMB
3" = 1'-0"



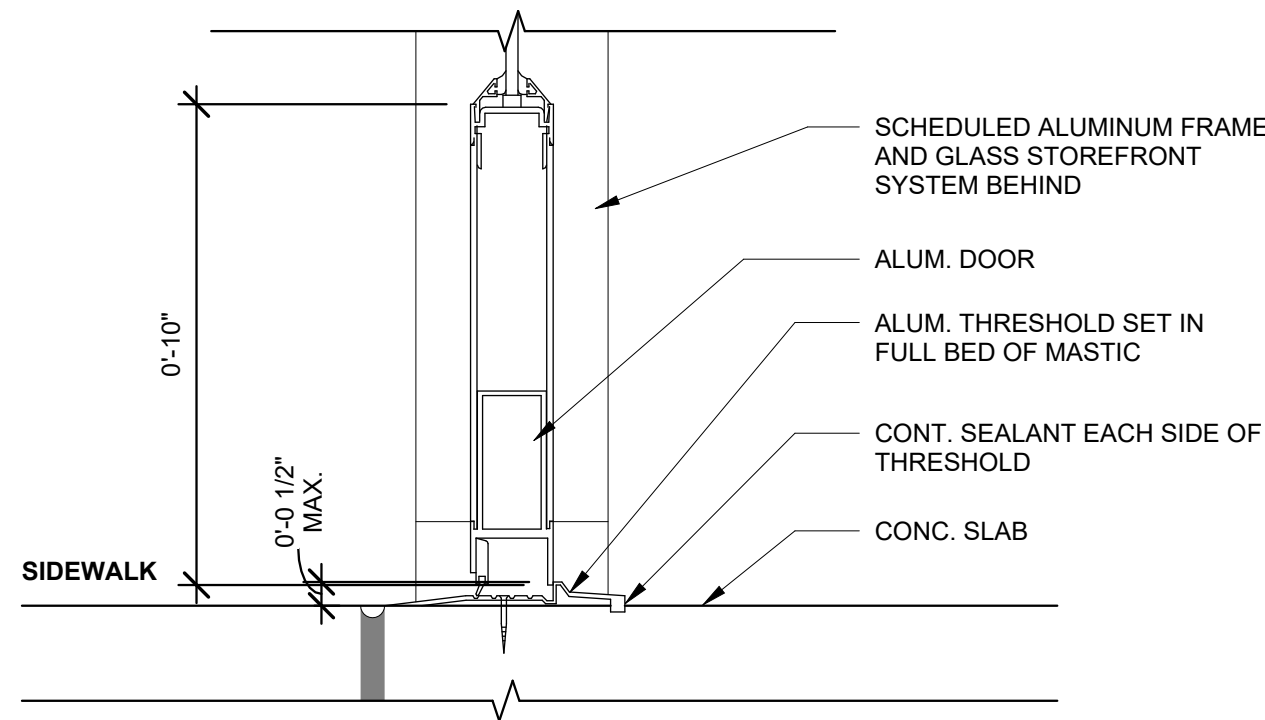
5 EXT. H.M. DOOR SILL
3" = 1'-0"



2 STOREFRONT SILL
3" = 1'-0"



4 ALUM. WINDOW HEAD
3" = 1'-0"



1 STOREFRONT ENTRANCE SILL
3" = 1'-0"



09/02/2026

EXPIRES 07/31/2027

NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

PROJECT N°: 24242 - 2024

SHEET TITLE:

DOOR & WINDOW
DETAILS

SHEET NUMBER:

A- 7.2



09/02/2026

EXPIRES 07/31/2027

NOTES:

**PROMENADE AT SINGING
OAKS**

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for permit	08/27/2025
	For Construction	09/02/2026

DRAWN BY IG

CHK BY: JB

APP BY: JB

DATE: 09/02/2026

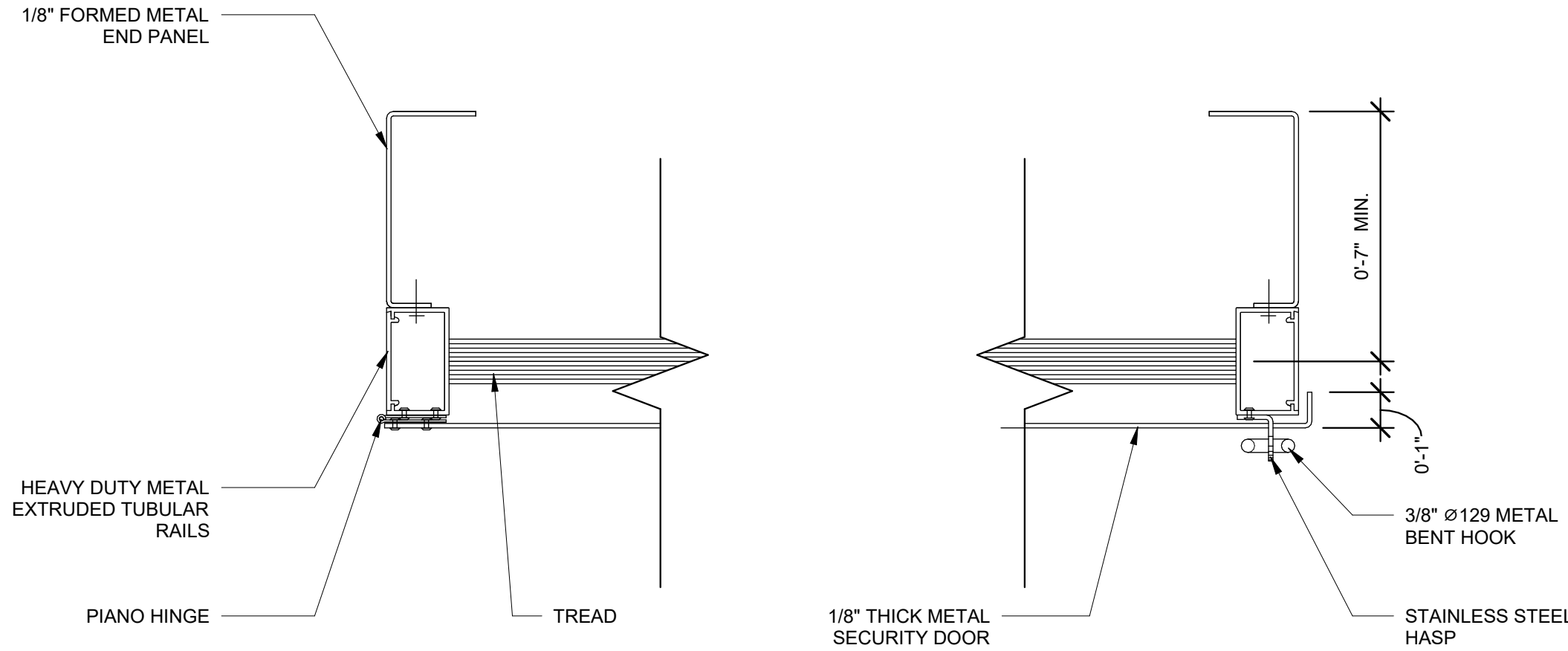
PROJECT N°: 24242 - 2024

SHEET TITLE:

**ROOF LADDER
DETAILS**

SHEET NUMBER:

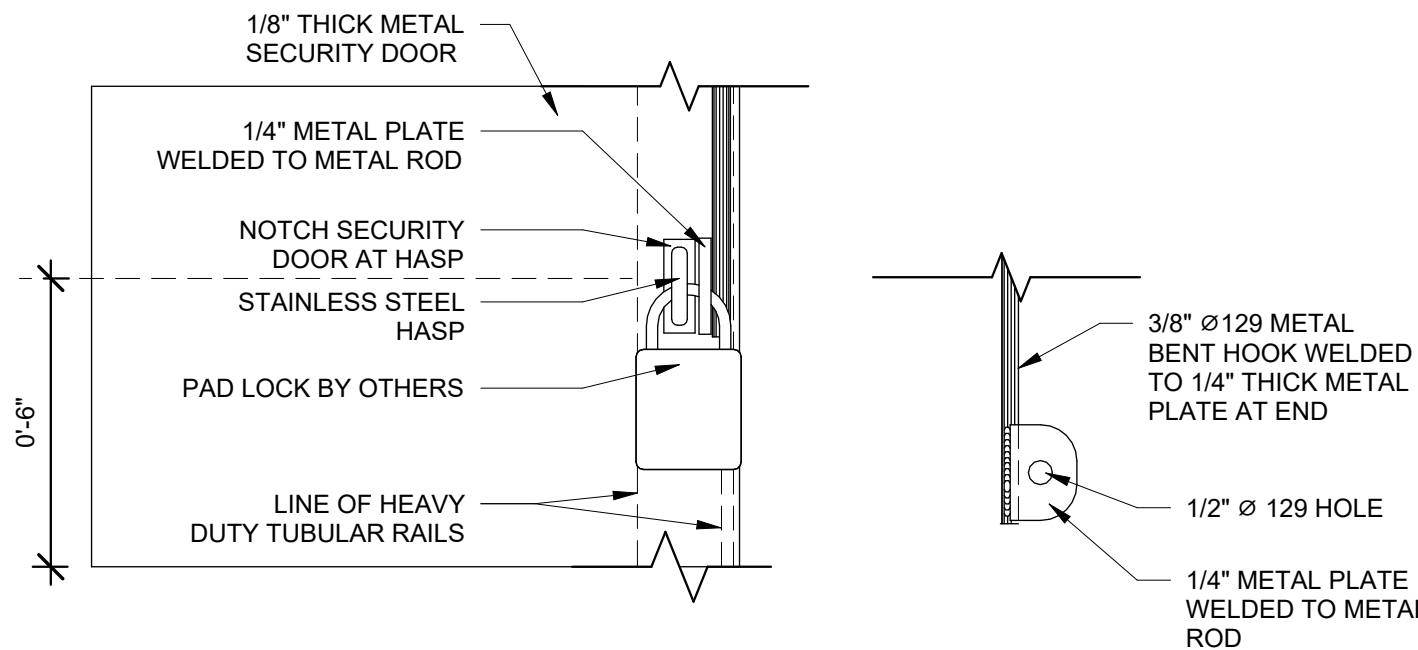
A- 8.0



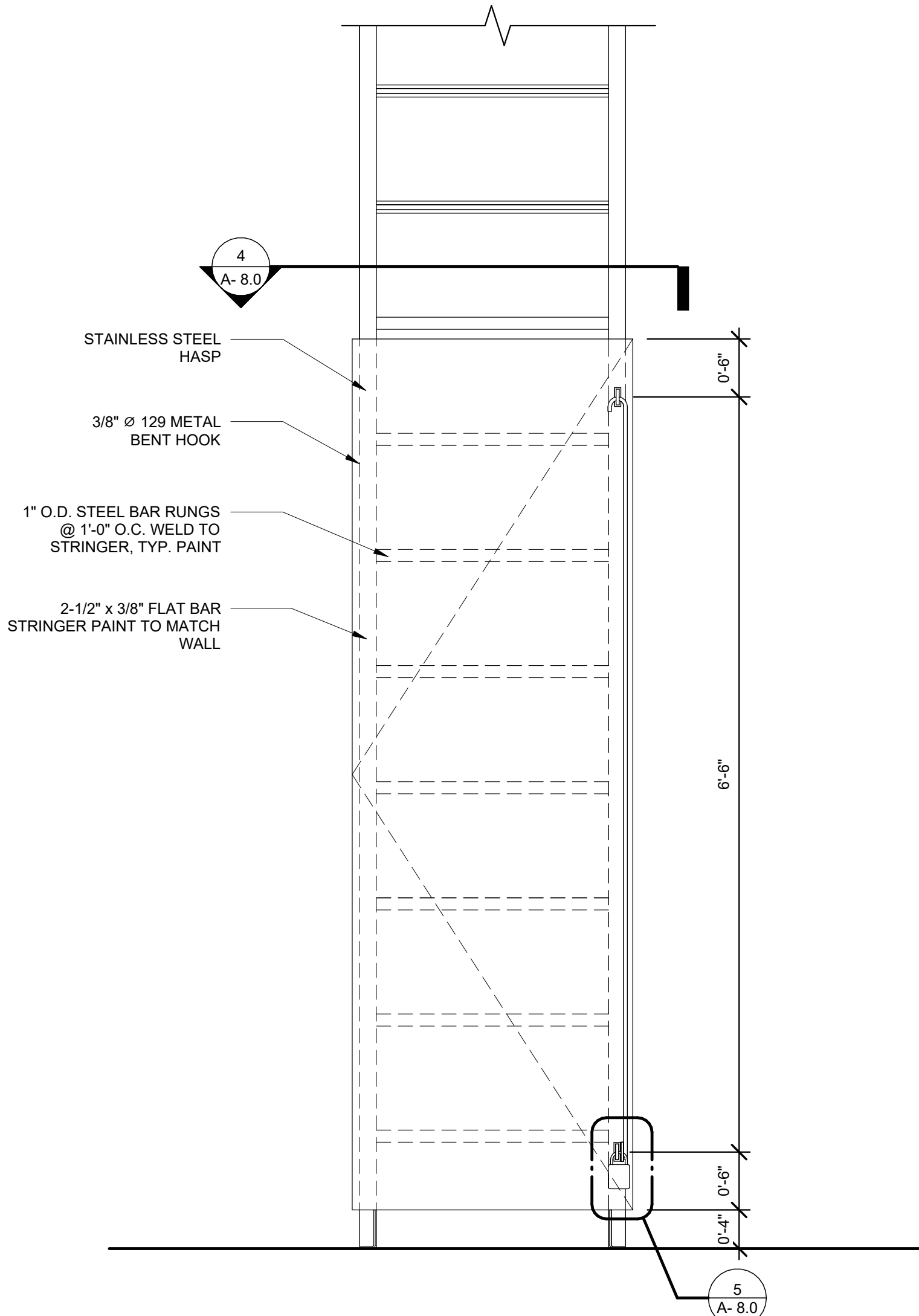
4 SECURITY GATE DETAIL
3" = 1'-0"

GENERAL NOTES:

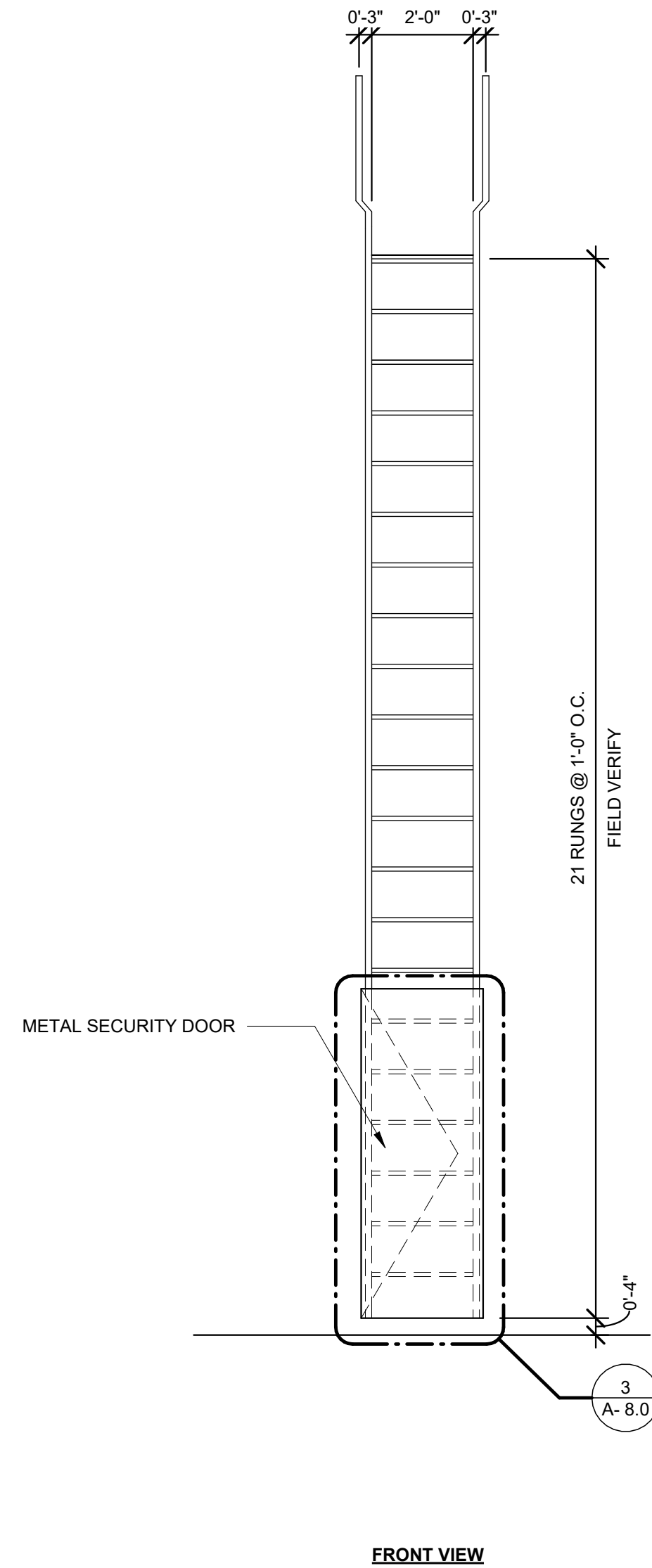
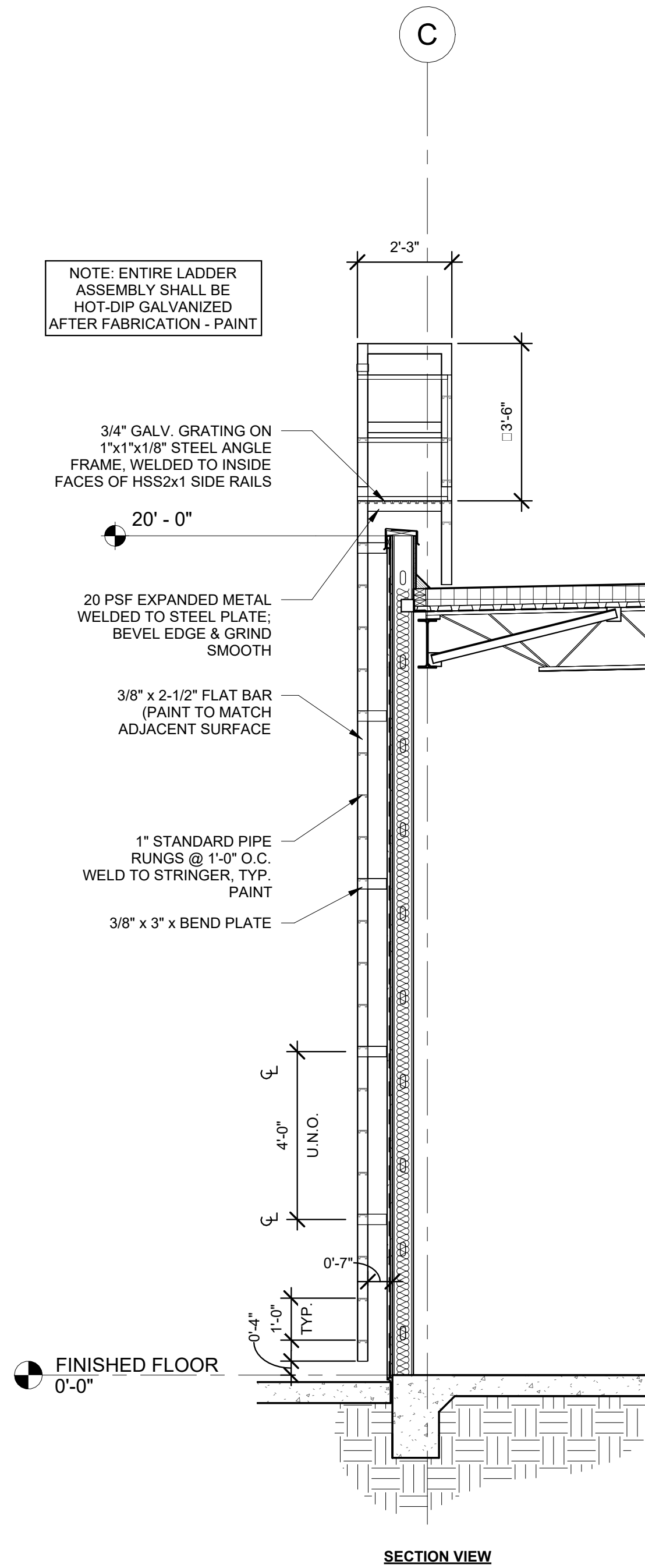
- FIXED LADDERS MUST BE ABLE TO SUPPORT AT LEAST TWO LOADS OF 250 POUNDS EACH, CONCENTRATED BETWEEN ANY TWO CONSECUTIVE ATTACHMENTS.
- EACH STEPS OR RUNG OF A FIXED LADDER MUST BE ABLE TO SUPPORT A LOAD OF AT LEAST 250 POUNDS APPLIED IN THE MIDDLE OF THE STEP OR RUNG.
- LADDER RUNGS, CLEATS AND STEPS MUST BE PARALLEL, LEVEL AND UNIFORMLY SPACED WHEN THAT LADDER IS IN POSITION FORM USE.
- RUNGS, CLEATS AND STEPS OF FIXED LADDERS MUST NOT BE SPACED LESS THAN 10 INCHES APART, NOR MORE THAN 12" APART BETWEEN CENTER LINES OF THE RUNGS, CLEATS AND STEPS.
- TWO OR MORE SEPARATE LADDERS USED TO REACH AND ELEVATED WORK AREA MUST BE OFFSET WITH A PLATFORM OR LANDING BETWEEN LADDERS, EXCEPT WHEN PORTABLE LADDERS ARE USED TO GAIN ACCESS TO FIXED LADDERS.
- IF THE TOTAL LENGTH OF THE CLIMB ON A FIXED LADDER EQUALS OR EXCEEDS 24 FEET, THE LADDER MUST BE EQUIPPED WITH LADDER SAFETY DEVICES, OR SELF-RETRACTING LIFELINES AND REST PLATFORMS AT INTERVALS NOT TO EXCEED 150 FEET, OR A CAGE OR WELL AND MULTIPLE LADDER SECTIONS WITH EACH LADDER SECTION NOT TO EXCEED 50 FEET IN LENGTH. THESE LADDER SECTIONS MUST BE OFFSET FROM ADJACENT SECTIONS AND LANDING PLATFORMS MUST BE PROVIDED AT MAXIMUM INTERVALS OF 50 FEET.
- MINIMUM CLEAR DISTANCE BETWEEN THE SIDE OF INDIVIDUAL RUNG/STEP LADDERS AND BETWEEN THE SIDE RAILS OF OTHER FIXED LADDERS MUST BE 16" INCHES.
- RUNGS AND STEPS MUST BE CORRUGATED, KNURLED, DIMPLED, COATED WITH SKID-RESISTANT MATERIAL OR TREATED TO MINIMIZE SLIPPING.
- MINIMUM PERPENDICULAR CLEARANCE BETWEEN FIXED LADDER RUNGS, CLEATS AND STEPS AND ANY OBSTRUCTION BEHIND THE LADDER MUST BE 7 INCHES, EXCEPT THAT THE CLEARANCE FOR AN ELEVATOR PIT LADDER MUST BE 4.5 INCHES.
- STEPS OR RUNGS FOR THROUGH-FIXED-LADDER EXTENSIONS MUST BE OMITTED FROM THE EXTENSION; AND THE EXTENSION OF SIDE RAILS MUST BE FLARED TO PROVIDE BETWEEN 24 INCHES AND 30 INCHES CLEARANCE BETWEEN SIDE RAILS.



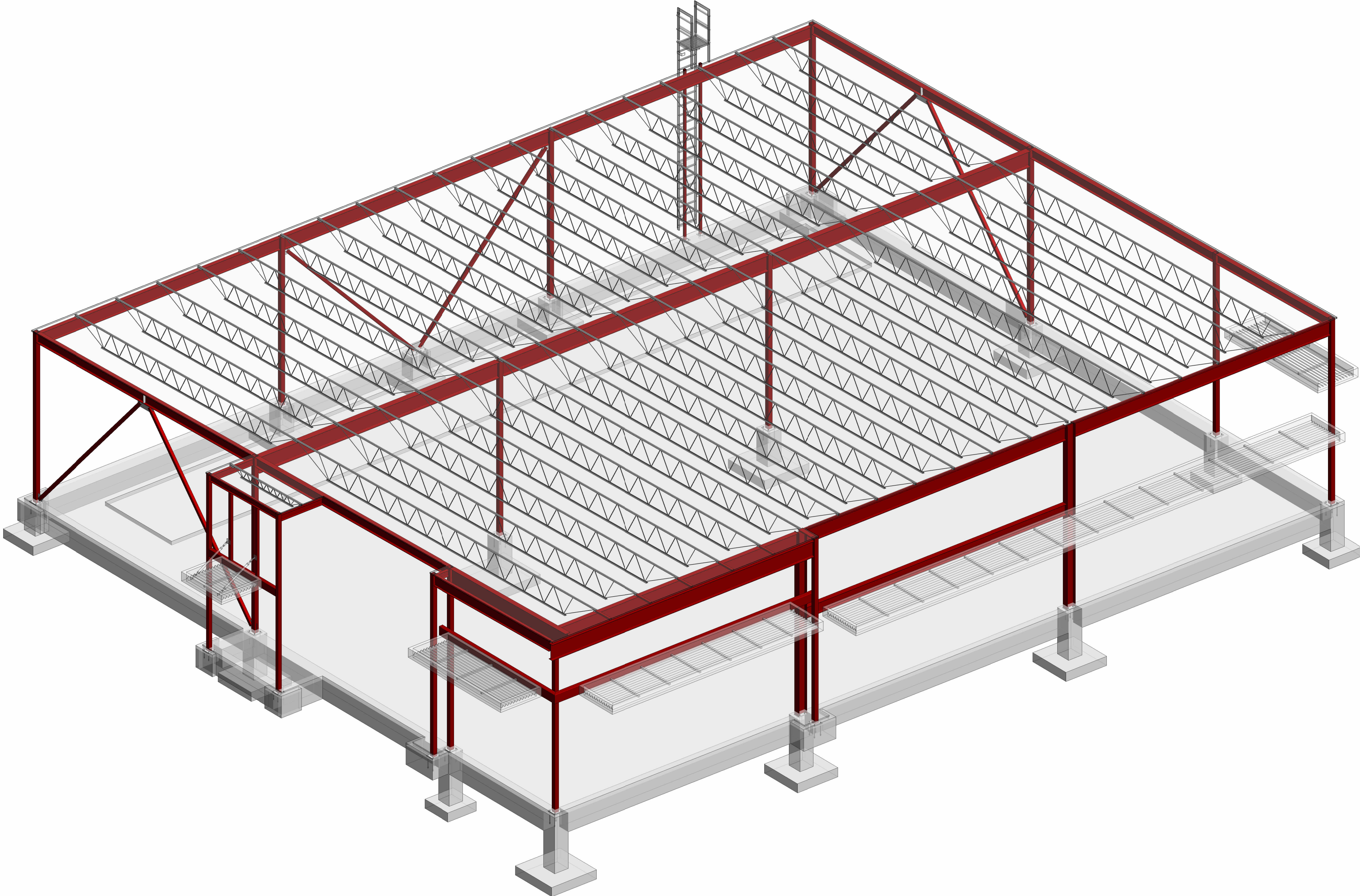
5 DETAIL "A"
3" = 1'-0"



3 SECURITY DOOR DETAIL
1" = 1'-0"



FRONT VIEW



NOTES:

**PROMENADE AT SINGING
OAKS**
20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for Permit	8/13/2025
	For Construction	9/2/2026

SCALE:	3/16" = 1'-0"
DRAWN BY:	CV
CHK BY:	EHBC
APP BY:	EHBC
DATE:	9/2/2026
PROJECT NO.:	24242

SHEET TITLE:

3D VIEW

SHEET NUMBER:

S000

XV. SPECIAL INSPECTION NOTES

THE CONTRACTOR WILL PROVIDE QUALIFIED PERSONNEL TO PERFORM THE FOLLOWING SPECIAL INSPECTIONS OR TESTING (AND THOSE REQUIRED BY THE BUILDING OFFICIAL) AND REPORT THE FINDINGS TO THE ARCHITECT AND BUILDING OFFICIAL. THIS DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF ALL INSPECTIONS.

ITEM SCOPE

1. SOILS AND FOUNDATIONS:
A. SHALLOW FOUNDATIONS
B. CONTROLLED STRUCTURAL FILL

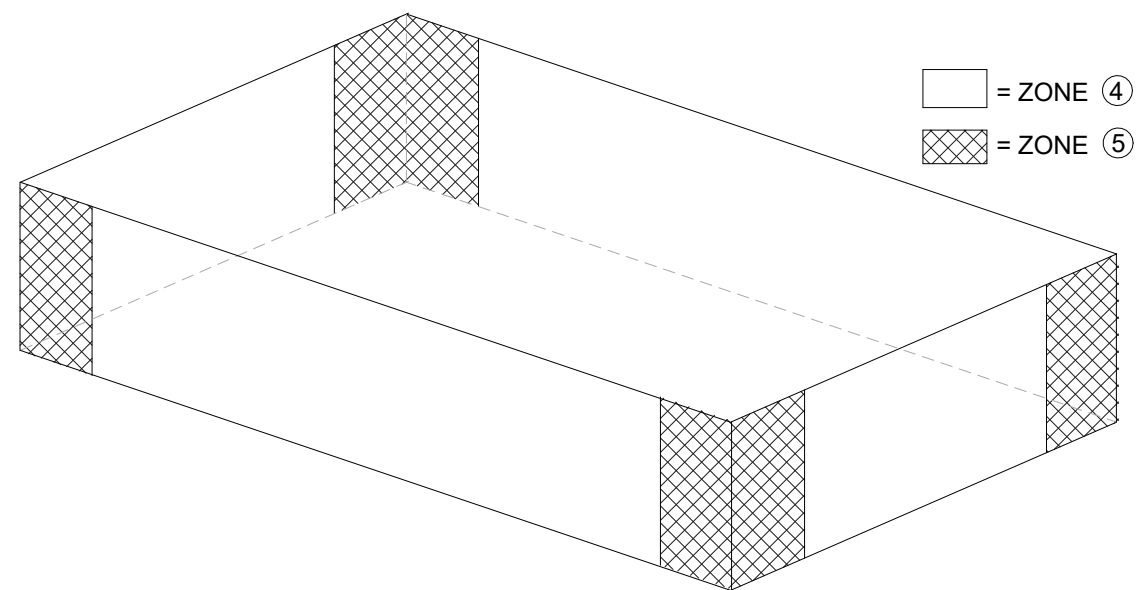
VERIFY ANTICIPATED BEARING STRATA, CHECK SIZES, DEPTHS AND DEBRIS REMOVAL *
VERIFY THAT PLACED FILL MEETS MATERIAL AND COMPACTION REQUIREMENTS. SEE CAST-IN-PLACE CONCRETE FOR CONCRETE OPERATIONS.
2. CAST-IN-PLACE CONCRETE
A. MIX DESIGN
B. MATERIAL CERTIFICATION
C. REINFORCEMENT INSTALLATION
D. FORMWORK GEOMETRY
E. CONCRETE PLACEMENT

VERIFY THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.
VERIFY THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.
CHECK SIZES, SPACING, CLEARANCES AND GENERAL ARRANGEMENT.
CHECK FORMWORK TO VERIFY MEMBER SIZES.
VERIFY WATER-CEMENT RATIO, TEMPERATURE AND SLUMP DURING PLACEMENT.
OBSERVE PLACEMENT, VIBRATION AND FINISHING.
VERIFY THAT CONCRETE CYLINDERS ARE PROTECTED STRENGTH MADE AND TESTED.
REVIEW TEST RESULTS
VERIFY THAT CONCRETE IS PROPERLY CURED.
VERIFY THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS
3. STRUCTURAL STEEL
A. FABRICATOR CERTIFICATION/ QUALITY
B. MATERIAL CERTIFICATION
C. BOLTING
D. WELDING
E. STRUCTURAL DETAILS
F. SHEAR REINFORCEMENT

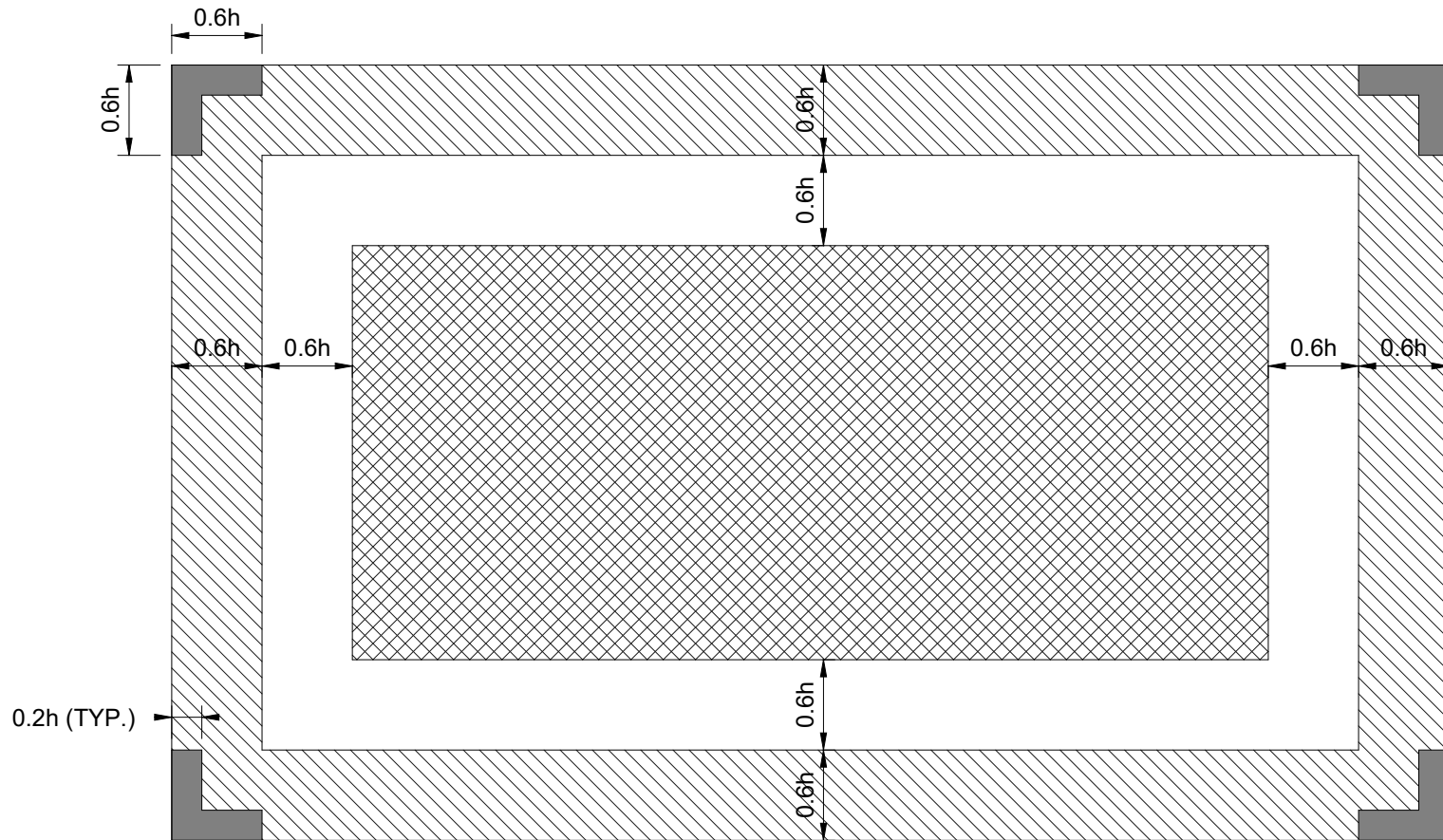
REVIEW QUALITY PLANT CERTIFICATION AND CONTROL PROCESS.
VERIFY THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.
OBSERVE BOLTING OPERATIONS AND WHERE TENSION CRITICAL BOLTS ARE USED.
SEE THAT THE BOLT TENSION IS SPOT CHECKED.
OBSERVE WELDING OPERATIONS. AT FULL PENETRATION WELDS, HAVE THE PROPER TESTS OBSERVE FIELD FABRICATION OPERATIONS WITH PARTICULAR ATTENTION TO ANY FIELD REQUESTED ALTERATIONS DUE TO MISFITS.
VERIFY THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.

XVI. SUBMITTALS

1. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE FOLLOWING ITEMS TO THE STRUCTURAL ENGINEER FOR APPROVAL:
A. STRUCTURAL STEEL
B. METAL DECK
C. BAR JOIST
D. REINFORCING STEEL
E. LIGHT GAUGE STEEL *
2. ITEMS MARKED WITH * MUST BE SEALED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.
3. FOR NON-PROPRIETARY BAR JOIST SYSTEMS, THE GENERAL CONTRACTOR SHALL SUBMIT ENGINEERING CALCULATIONS AND PLANS SEALED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS.
4. THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIAL REQUIRED BY THE CONTRACT DOCUMENTS TO BE FURNISHED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.
5. SHOP DRAWINGS SHALL BE ORIGINAL DRAWINGS PREPARED BY THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DISTRIBUTOR. REPRODUCTION OF THE STRUCTURAL CONTRACT DOCUMENTS AS ERECTION PLANS OR DETAILS SHALL NOT BE PERMITTED AND WILL BE REJECTED WITHOUT REVIEWING.



WIND ZONES FOR WALL WIND PRESSURES
N.T.S.



ROOF WIND ZONE DIAGRAM FOR COMPONENTS AND CLADDING

WIND LOADS - COMPONENTS AND CLADDING ASCE7-16 (LRFD)

BASIC WIND SPEED FOR RISK CATEGORY II	107	MPH
EXPOSURE CATEGORY	B	
MEAN ROOF HEIGHT - h	18.32	FT
Kzt	1	
Kd	0.85	
Kh	0.70	
Ke	1.00	
qh	17.45	PSF (ULTIMATE)
Gcpi	0.18	
Gcpi	-0.18	
B	101.67	FT
W	81.04	FT
ROOF SLOPE ANGLE	1.19	DEG
a	7.328	FT

TABLE VALUES, Gcpi:

TRIBUTARY AREA (SF)	ROOF					OVERHANGS				WALLS		
	DOWNWARD	UPLIFT				DOWNWARD	UPLIFT			INWARD	OUTWARD	
	ALL ZONES	ZONE 1	ZONE 1'	ZONE 2	ZONE 3	ALL ZONES	ZONE 1&1'	ZONE 2	ZONE 3	ZONE 4&5	ZONE 4	ZONE 5
10	0.30	-1.70	-0.90	-2.30	-3.20	0.30	-1.70	-2.30	-3.20	0.90	-0.99	-1.26
20	0.27	-1.58	-0.90	-2.14	-2.88	0.27	-1.67	-2.09	-2.83	0.85	-0.94	-1.16
50	0.23	-1.41	-0.90	-1.93	-2.46	0.23	-1.63	-1.81	-2.34	0.79	-0.88	-1.04
100	0.20	-1.29	-0.90	-1.77	-2.14	0.20	-1.60	-1.59	-1.96	0.74	-0.83	-0.94
200	0.20	-1.16	-0.75	-1.61	-1.82	0.20	-1.34	-1.38	-1.59	0.69	-0.78	-0.85
500	0.20	-1.00	-0.55	-1.40	-1.40	0.20	-1.00	-1.10	-1.10	0.63	-0.72	-0.72

ULTIMATE WIND PRESSURES (PSF)

TRIBUTARY AREA (SF)	ROOF					OVERHANGS				WALLS		
	DOWNWARD	GROSS UPLIFT				DOWNWARD	GROSS UPLIFT			INWARD	OUTWARD	
		ALL ZONES	ZONE 1	ZONE 1'	ZONE 2		ZONE 3	ALL ZONES	ZONE 1		ZONE 2	ZONE 3
10	8.38	-32.81	-18.85	-43.29	-58.99	8.38	-32.81	-43.29	-58.99	18.85	-20.42	-25.13
20	7.85	-30.65	-18.85	-40.50	-53.43	7.85	-32.29	-39.57	-52.50	18.02	-19.59	-23.46
50	7.16	-27.79	-18.85	-36.82	-46.07	7.16	-31.59	-34.67	-43.92	16.91	-18.48	-21.26
100	6.63	-25.62	-18.85	-34.04	-40.50	6.63	-31.07	-30.96	-37.42	16.08	-17.65	-19.59
200	6.63	-23.46	-16.22	-31.26	-34.93	6.63	-26.56	-27.25	-30.93	15.24	-16.81	-17.92
500	6.63	-20.60	-12.75	-27.58	-27.58	6.63	-20.60	-22.34	-22.34	14.14	-15.71	-15.71

NOTES:

1. FOR EFFECTIVE AREAS BETWEEN THOSE GIVEN ABOVE THE LOAD MAY BE INTERPOLATED, OTHERWISE CONSERVATIVELY USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.
2. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACE.
3. SEE DESIGN LOADS ON SHEET S100 FOR MAXIMUM AVAILABLE DEAD LOAD FOR USE IN RESISTING WIND UPLIFT.
4. SEE ROOF WIND ZONE DIAGRAM FOR LOCATION OF ROOF ZONES.
5. FOR WALL COMPONENTS AND CLADDING LOADS, USE ZONES 5 PRESSURES WHEN WITHIN A DISTANCE, a, FROM THE END OF THE BUILDING. USE ZONE 4 PRESSURES WHEN DESIGN LOCATION IS >a FROM THE END OF THE BUILDING. SEE TABLE FOR EDGE ZONE LENGTH, a.
6. LOADS SHOWN ARE ULTIMATE. MULTIPLY LOADS BY 0.6 TO OBTAIN SERVICE LOADS.
7. WIND PRESSURES SHOWN ARE APPLICABLE TO WIND LOADING IN ALL DIRECTIONS.

PARAPET ULTIMATE WIND PRESSURES (PSF)

h max.	27.00	ft
Kh	0.701	
Kd	0.85	
Ke	1	
qh	17.45	PSF (ULTIMATE)
Gcpi	0.18	

LOAD CASE A

Gcpi WINDWARD (WALL)	1
Gcpi LEEWARD (ROOF)	-2.8
P	66

LOAD CASE B

Gcpi WINDWARD (WALL)	1
Gcpi LEEWARD (ROOF)	-1.4
P	41.9

STRUCTURAL DRAWING INDEX

SHEET NUMBER	SHEET NAME	ISSUE FOR PERMIT 8/13/2025	FOR CONSTRUCTION 9/2/2026
S100	STRUCTURAL NOTES	•	•
S101	STRUCTURAL NOTES	•	•
S200	FOUNDATION PLAN	•	•
S300	ROOF FRAMING PLAN	•	•
S400	FOUNDATION DETAILS	•	•
S401	FOUNDATION DETAILS	•	•
S500	FRAMING DETAILS	•	•
S501	FRAMING DETAILS	•	•
S502	FRAMING DETAILS	•	•
S503	FRAMING DETAILS	•	•
S504	FRAMING DETAILS	•	•
S505	TYPICAL LIGHT GAUGE FRAMING DETAILS	•	•

STRUCTURAL ABBREVIATIONS

AB	ANCHOR BOLT	FLR	FLOOR	PERP	PERPENDICULAR
ALT	ALTERNATIVE	FOM	FACE OF MASONRY	PL	PLATE
ALUM	ALUMINUM	FS	FAR SIDE	PLUMB	PLUMBING
ARCH	ARCHITECTURAL	FT	FOOT	PNL	PANEL
B	BOTTOM	FTG	FOOTING	POLY	POLYETHYLENE
B/	BOTTOM OF	FUT	FUTURE	PREFAB	PREFABRICATED
BLDG	BUILDING	GA	GAGE	PSF	POUNDS PER SQUARE FOOT
BM	BEAM	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH
B/BOT	BOTTOM	GYP	GYP SUM	QTY	QUANTITY
BRG	BEARING	HORIZ	HORIZONTAL	R	RADIUS
C	CHANNEL SHAPE	HP	HIGH POINT	RE	CALLED RIGHT END
C TO C	CENTER TO CENTER	HSS	HOLLOW STRUCTURAL SECTION	RE:	REFERENCE
CANT	CANTILIVER	HT	HEIGHT	REINF	REINFORCE (MENT) (D)
CJ	CONTROL JOINT	IN	INCH	REQ	REQUIRE
CONST JT	CONSTRUCTION JOINT	INFO	INFORMATION	REQD	REQUIRED
CL	CENTER LINE	INT	INTERIOR	REV	REVISION
CLR	CLEAR	INSUL	INSULATION	SCHED	SCHEDULE
CMU	CONCRETE MASONRY UNIT	JB	JOIST BOTTOM / SEAT ELEVATION	SCHD	SQUARE FOOT
COL	COLUMN	JST	JOIST	SHT	SHEET
CONC	CONCRETE	JT	JOINT	SI	SQUARE INCH
CONN	CONNECTION	K	KIPS	SIM	SIMILAR
CONST	CONSTRUCTION	KO	KNOCK OUT	SL	SLOPE
CONT	CONTINUOUS	KSF	KIPS PER SQUARE FOOT	SOG	SLAB ON GRADE
COORD	COORDINATE	KSI	KIPS PER SQUARE INCH	SPA	SPACES (D)
CTR	CENTER	L	ANGLE	SPEC	SPECIFICATION
CTRD	CENTERED	LB	POUND	STD	STANDARD
D	DEPTH	LE	LEFT END	STIFF	STIFFENER
DBA	DEFORMED ANCHOR BAR	LG	LONG LEG	STL	STEEL
DBL	DOUBLE	LLH	LONG LEG HORIZONTAL	SW	SHORTWAY
DBL TEE	PRECAST DOUBLE TEE	LLV	LONG LEG VERTICAL	SYM	SYMMETRICAL
DIA	DIAMETER	LSH	LONG SIDE HORIZONTAL	T	TOP
DIAG	DIAGONAL	LSV	LONG SIDE VERTICAL	T/	TOP OF
DIM	DIMENSION	LP	LOW POINT	T&B	TOP AND BOTTOM
DN	DOWN	LW	LONG WAY	THK	THICK
DTL	DETAIL	M	MIDDLE	TOF	TOP OF FOOTING
DWG	DRAWING	MANUF/MFR	MANUFACTURER	TOJ	TOP OF JOIST
DWL	DOWEL	MATL	MATERIAL	TOS	TOP OF STEEL
EA	EACH	MAX	MAXIMUM	TRANSV	TRANSVERSE
EE	EACH END	MECH	MECHANICAL	UON	UNLESS OTHERWISE NOTED
EF	EACH FACE	MEP	MECHANICAL/ELECTRICAL/PLUMBING	VERT	VERTICAL
EJ	EXPANSION JOINT	MEZZ	MEZZANINE	WF	WIDE FLANGE SHAPE
EL/ELEV	ELEVATION	MIN	MINIMUM	W/	WITH
EOR	ENGINEER OF RECORD	MISC	MISCELLANEOUS	W/O	WITHOUT
EOS	EDGE OF SLAB	MO	MASONRY OPENING	WP	WORK POINT
EQ	EQUAL	MSL	MEAN SEA LEVEL	WS	WATERSTOP
EQUIP	EQUIPMENT	MTL	METAL	WT	T SHAPE
ES	EACH SIDE	NO	NUMBER	WWF	WELDED WIRE FABRIC
EW	EACH WAY	NS	NEAR SIDE	&	AND
EXIST	EXISTING	N.T.S.	NOT TO SCALE	@	AT
EXP	EXPANSION	OC	ON CENTER	@	DIAMETER
EXT	EXTERIOR	OC EW	ON CENTER EACH WAY	#	NUMBER
FD	FLOOR DRAIN	OPNG	OPENING	±	PLUS/MINUS
FDN	FOUNDATION	OPP	OPPOSITE		
FL	FULL LENGTH	PEMB	PREENGINEERED METAL BUILDING		
FF	FINISH FLR				



NOTES:

PROMENADE AT SINGING
OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for Permit	8/13/2025
	For Construction	9/2/2026

SCALE:

DRAWN BY: CV

CHK BY: EHBC

APP BY: EHBC

DATE: 9/2/2026

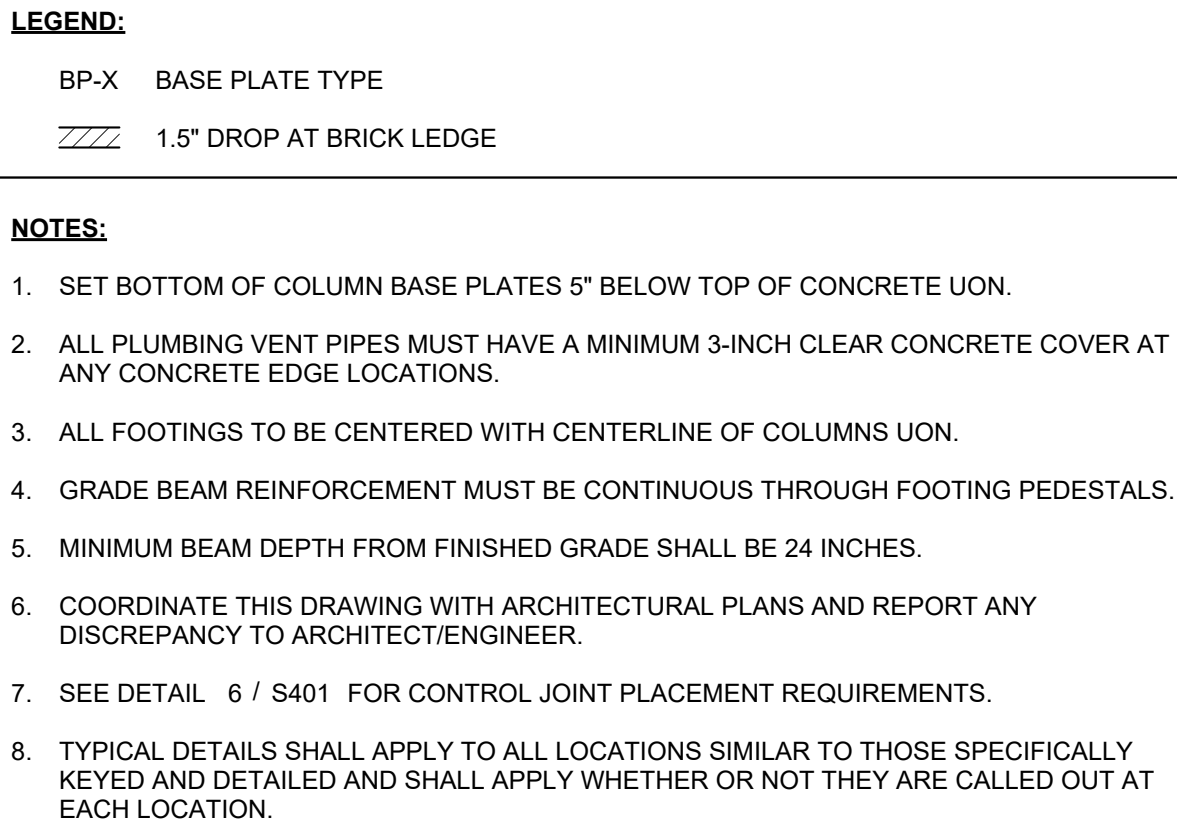
PROJECT NO.: 24242

SHEET TITLE:

**STRUCTURAL
NOTES**

SHEET NUMBER:

S101



FOOTING SCHEDULE							
FTG. #	QTY	T.O.F. ELEVATION B.E.G.	FOOTING DIMENSIONS			REINFORCEMENT	
			LENGTH	WIDTH	THICKNESS (in)	BOTTOM	
						LONG.	TRANSV.
FT1	2	-36	3' - 6"	3' - 6"	12	#4 @8" O.C.	#4 @8" O.C.
FT2	2	-36	4' - 0"	4' - 0"	12	#4 @8" O.C.	#4 @8" O.C.
FT3	4	-36	4' - 6"	4' - 6"	12	#4 @8" O.C.	#4 @8" O.C.
FT4	4	-36	5' - 0"	5' - 0"	12	#4 @8" O.C.	#4 @8" O.C.
FT5	3	-36	5' - 6"	5' - 6"	12	#4 @8" O.C.	#4 @8" O.C.

IMPORTANT NOTE: DEPTH OF FOOTING SHOWN IS FROM EXISTING GRADE. SLAB PAD THICKNESS MUST BE ADDED TO THIS DEPTH IF MEASURED FROM TOP OF PAD.



NOTES:

PROMENADE AT SINGING OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for Permit	8/13/2025
	For Construction	9/2/2026

SCALE: $1/8" = 1'-0"$

DRAWN BY: CV

CHK BY: EHBC

APP BY: EHBC

DATE: 9/2/2026

PROJECT NO.: 24242

SHEET TITLE:

FOUNDATION PLAN

SHEET NUMBER:

S200



PROMENADE AT SINGING OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

[illegible]

SCALE: $1/8" = 1'-0"$

DRAWN BY: CV

CHK BY: EHBC

APP BY: EHBC

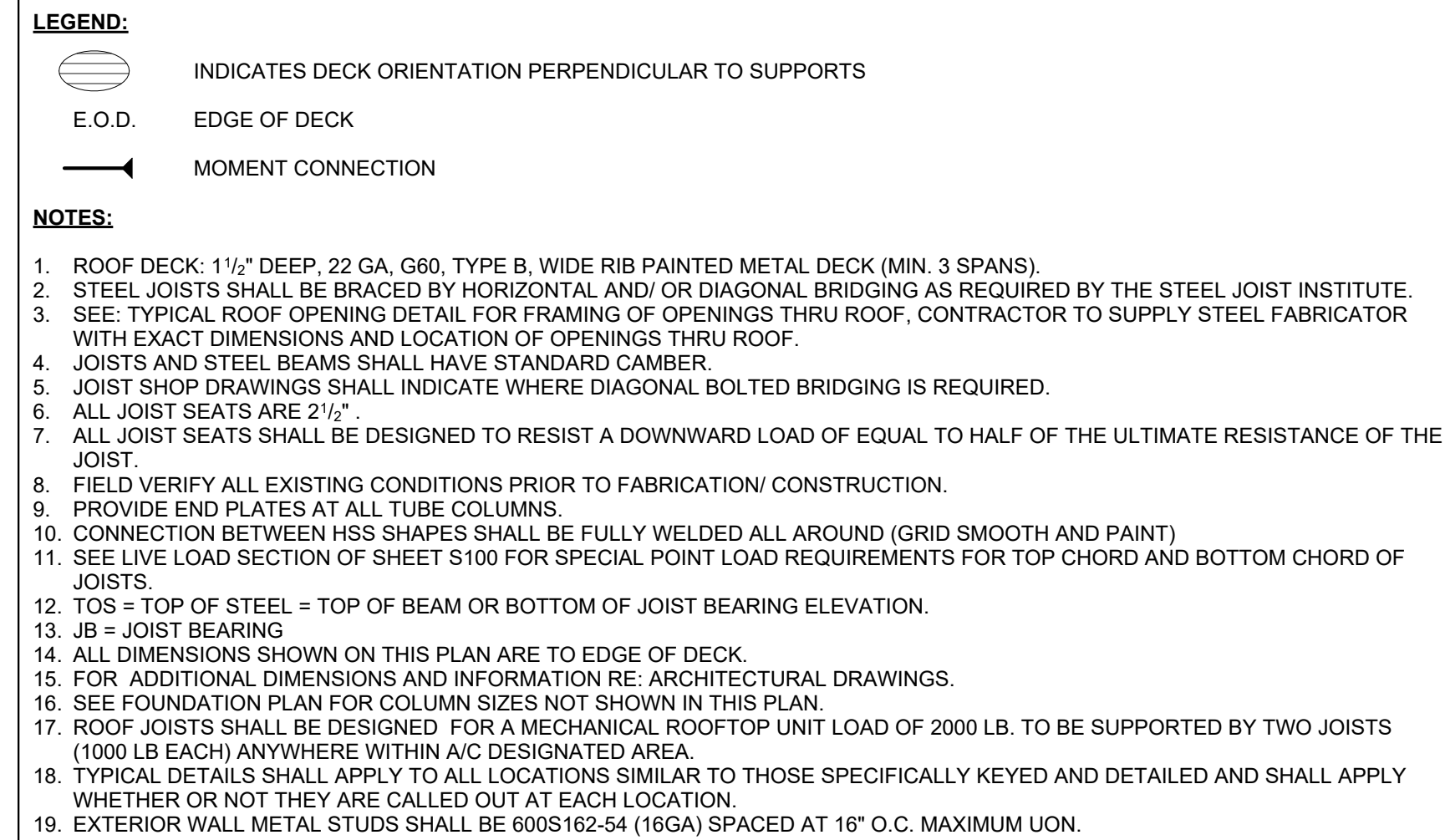
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PROJECT NO.: 24242

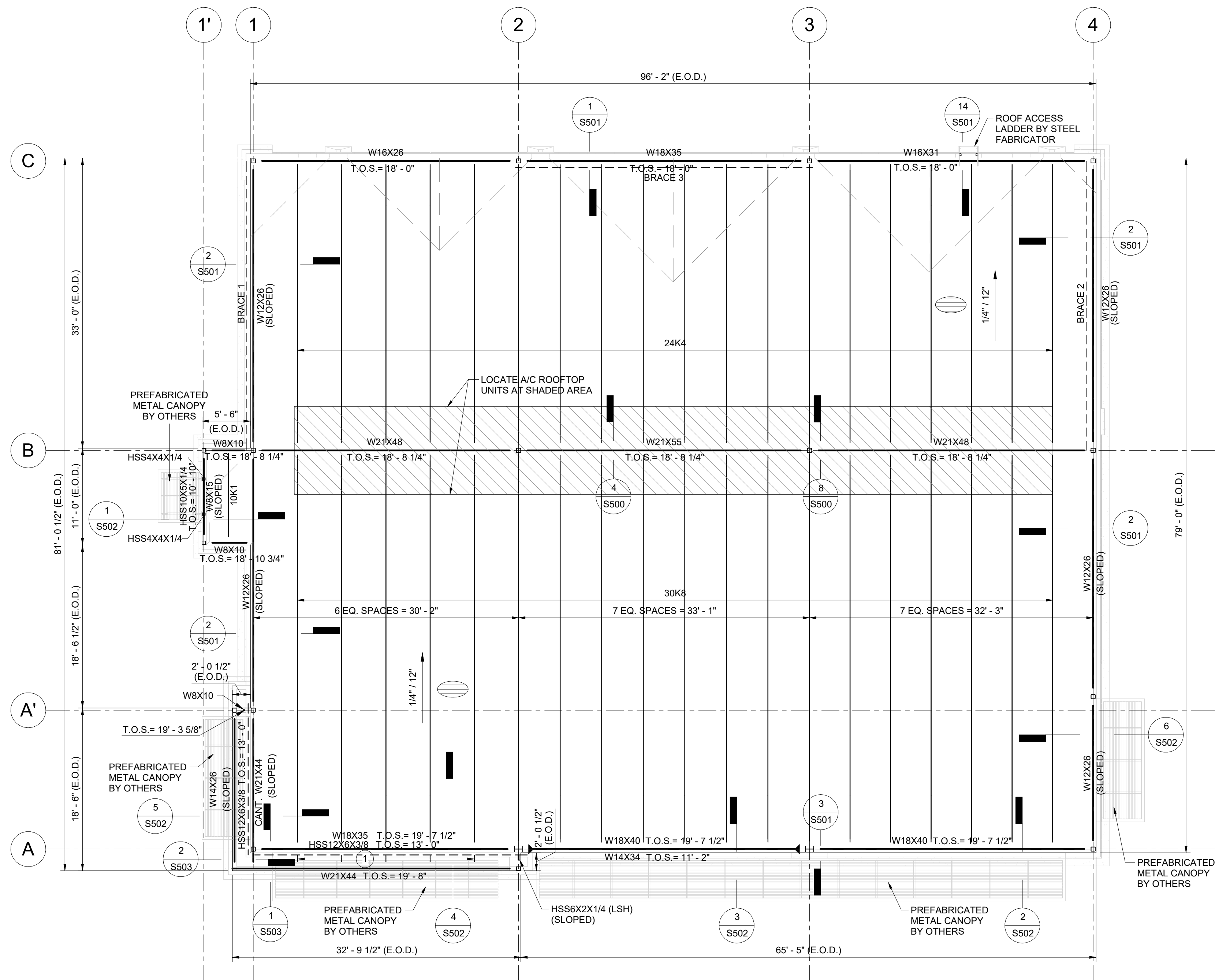
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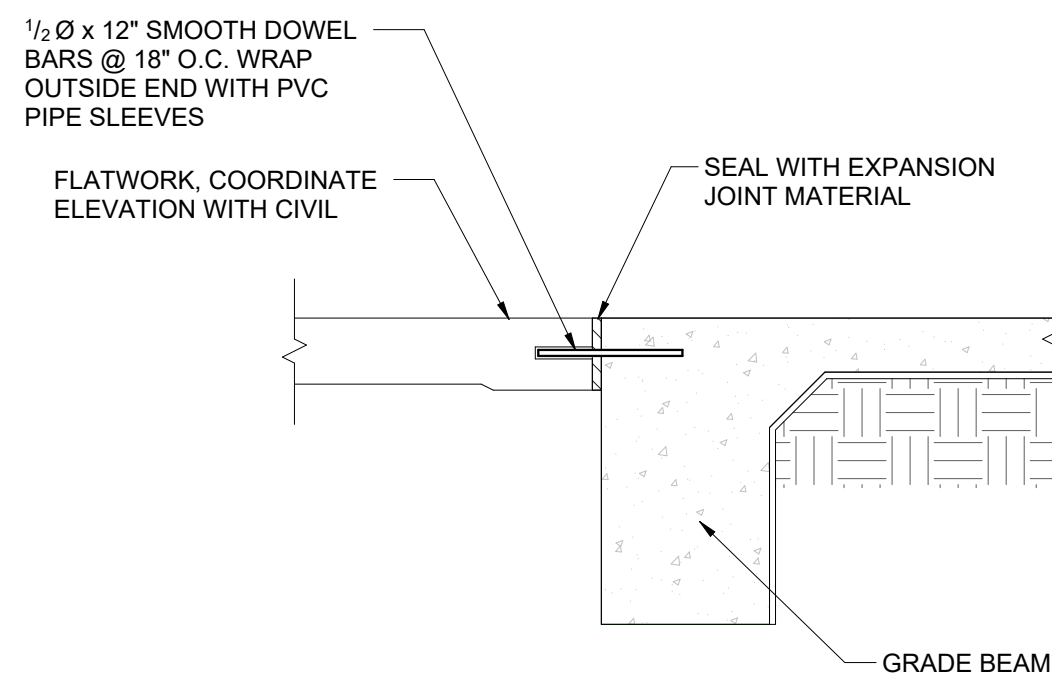
ROOF FRAMING PLAN

SHEET NUMBER:
S300

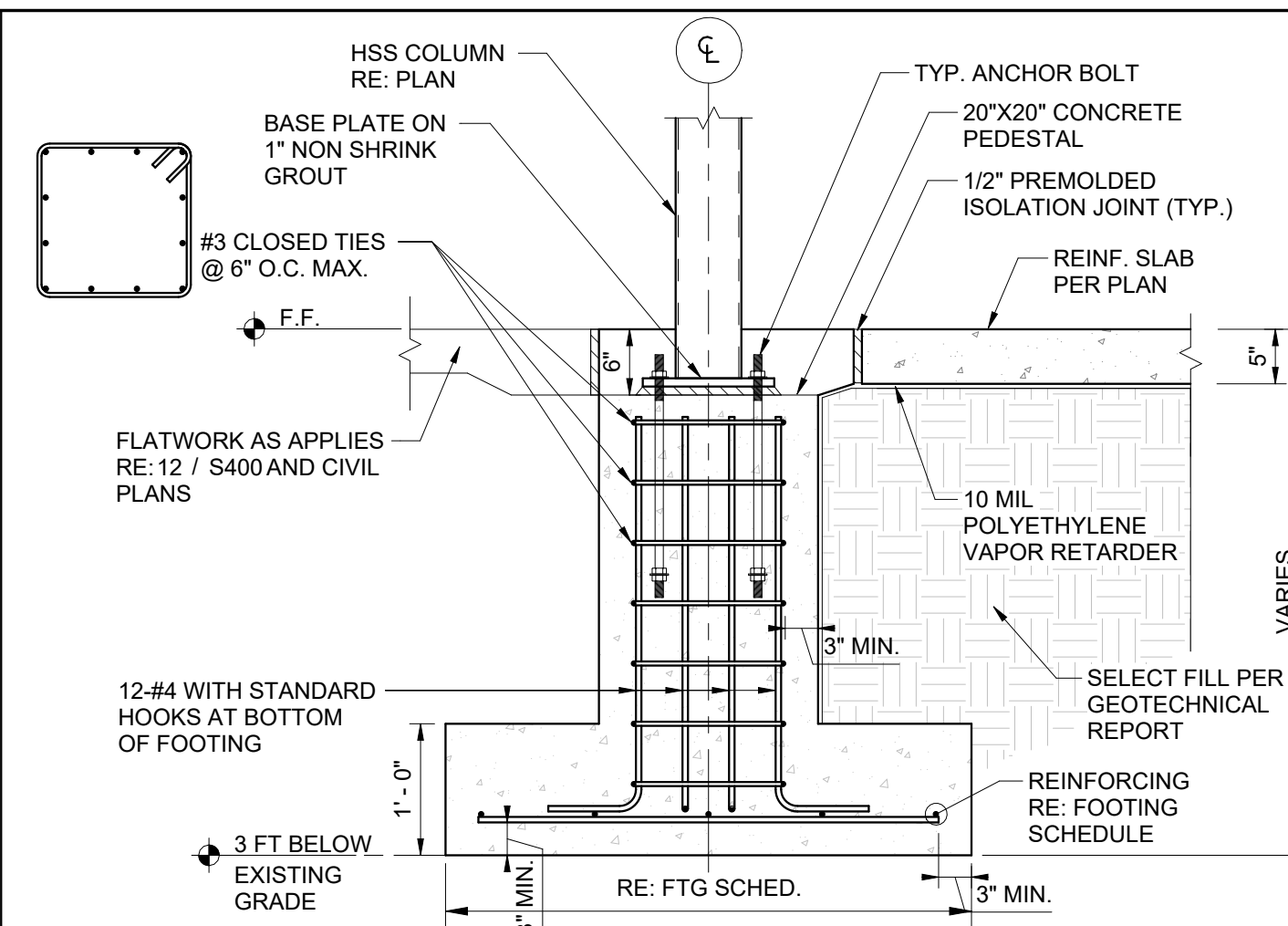


KEYED NOTES - JOISTS	
1	HSS2-1/2x2-1/2x1/8

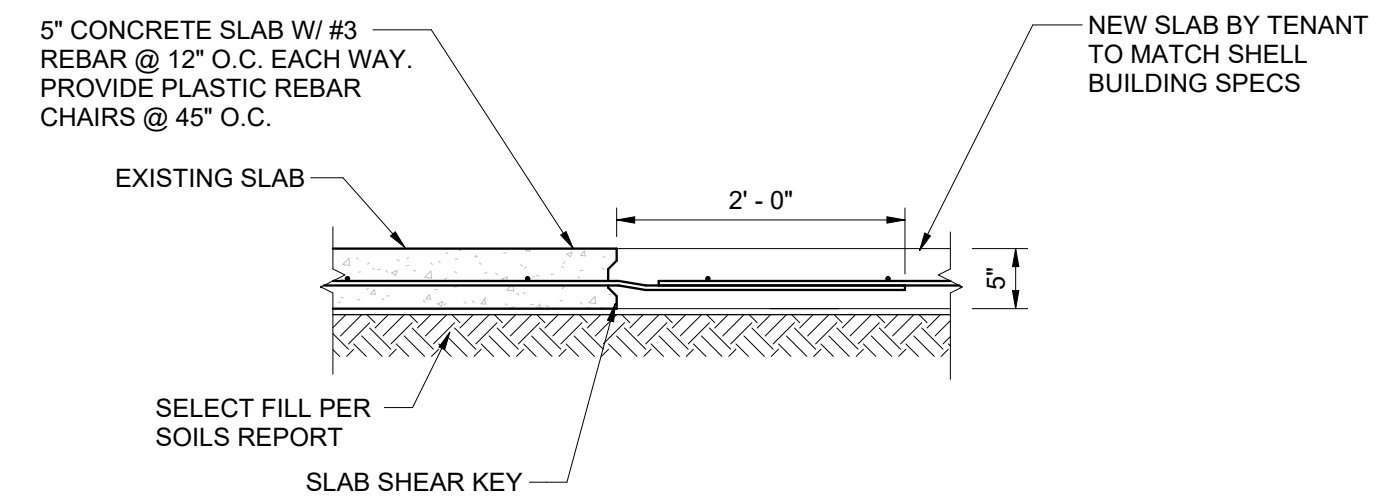




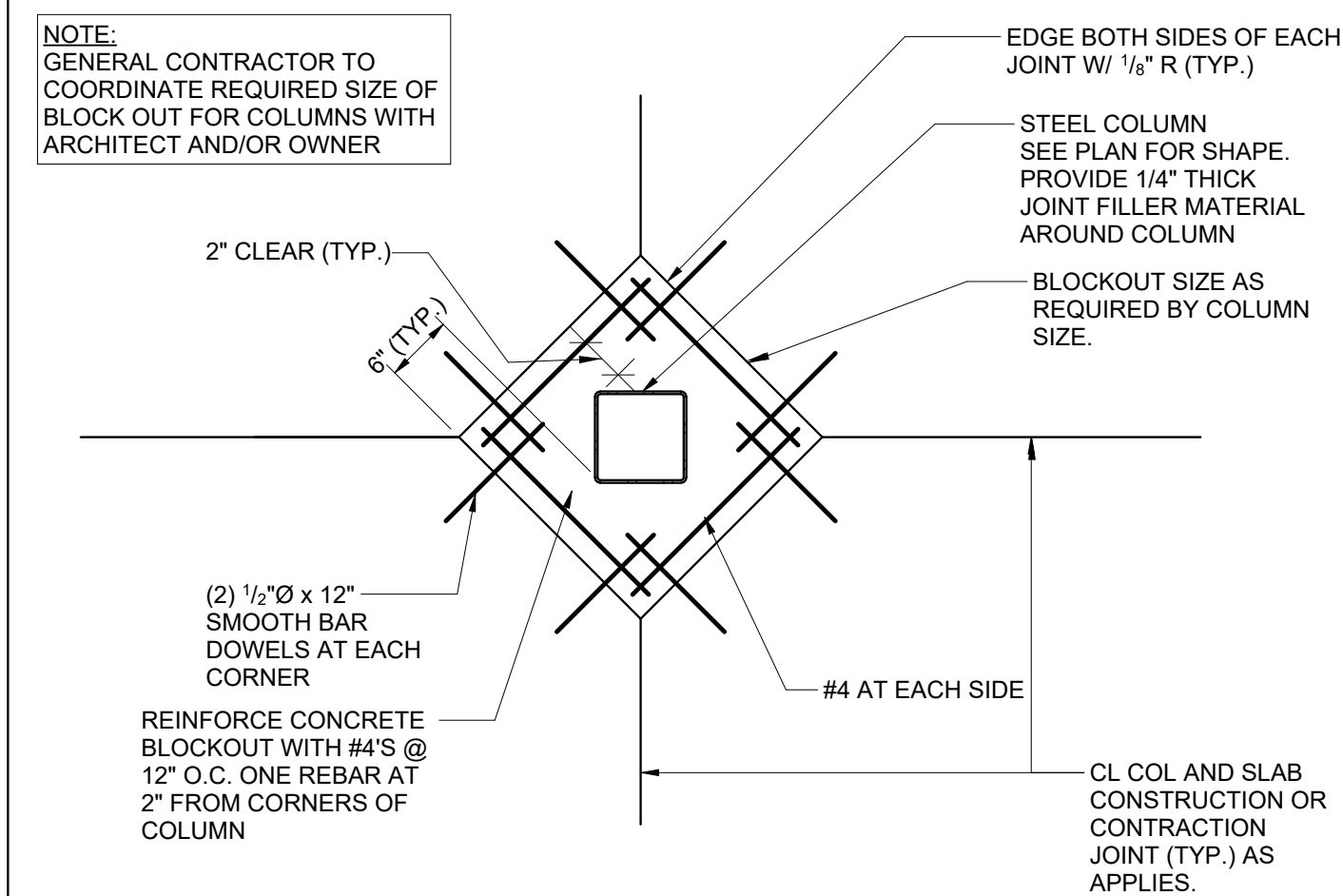
12	TYPICAL SECTION AT FLATWORK
S400	N.T.S.



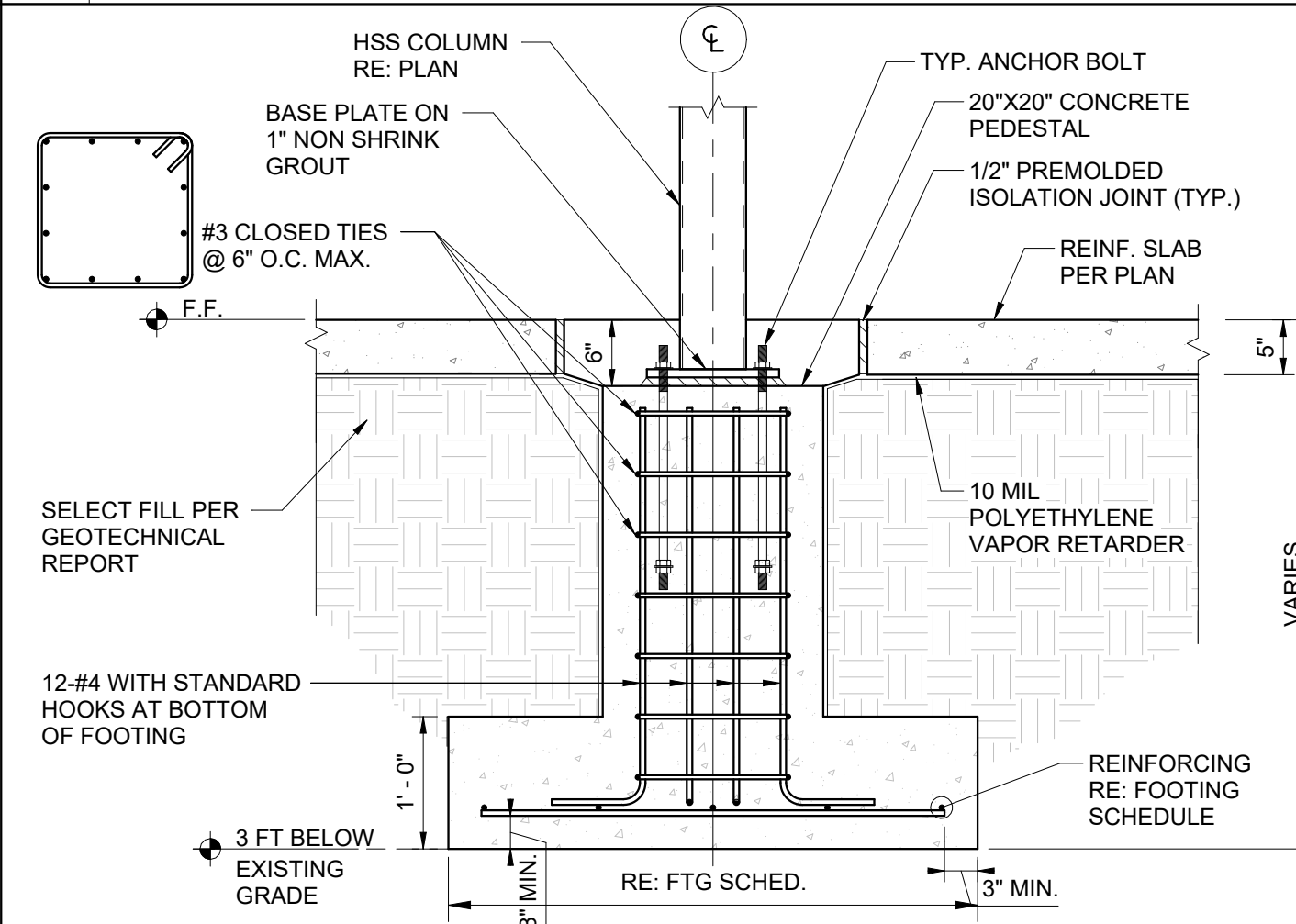
8	FOOTING AT EXTERIOR COLUMNS
S400	N.T.S.



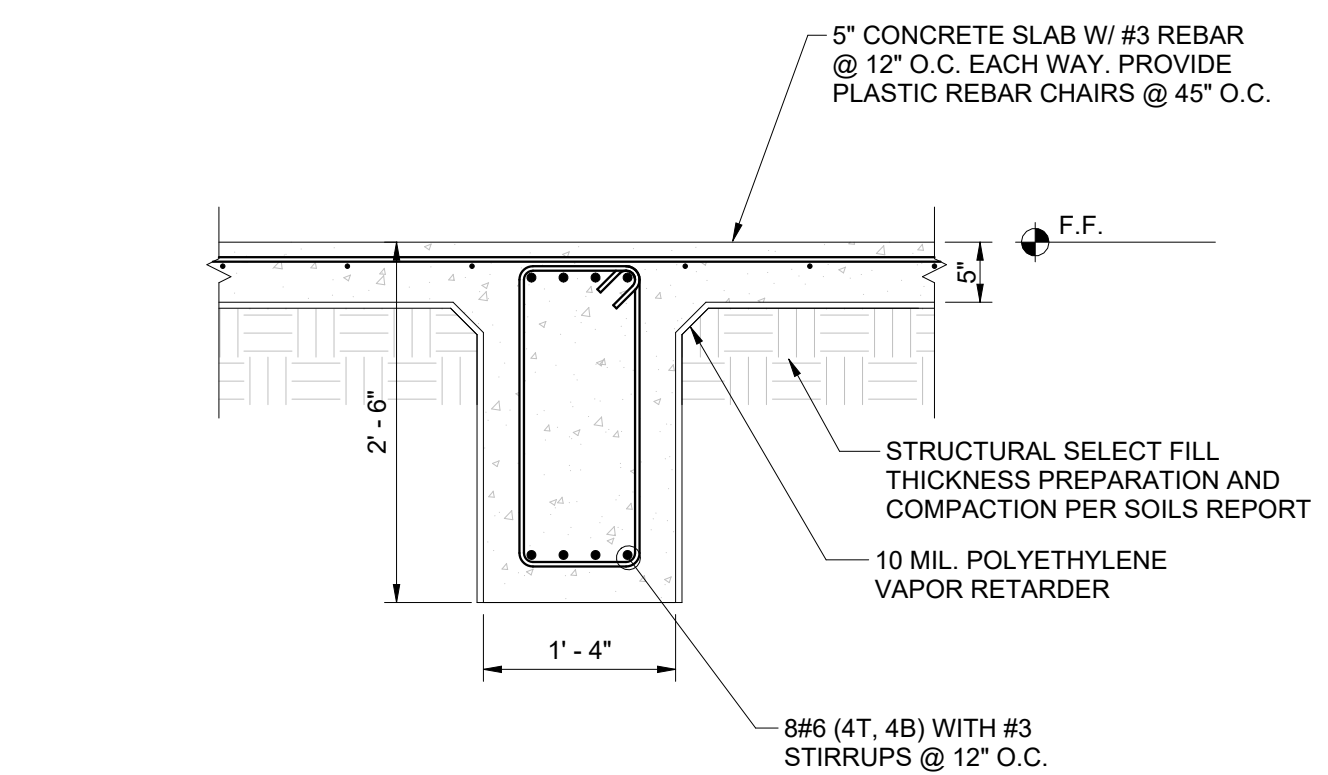
4	SLAB CONNECTION AT LEAVE OUT
S400	N.T.S.



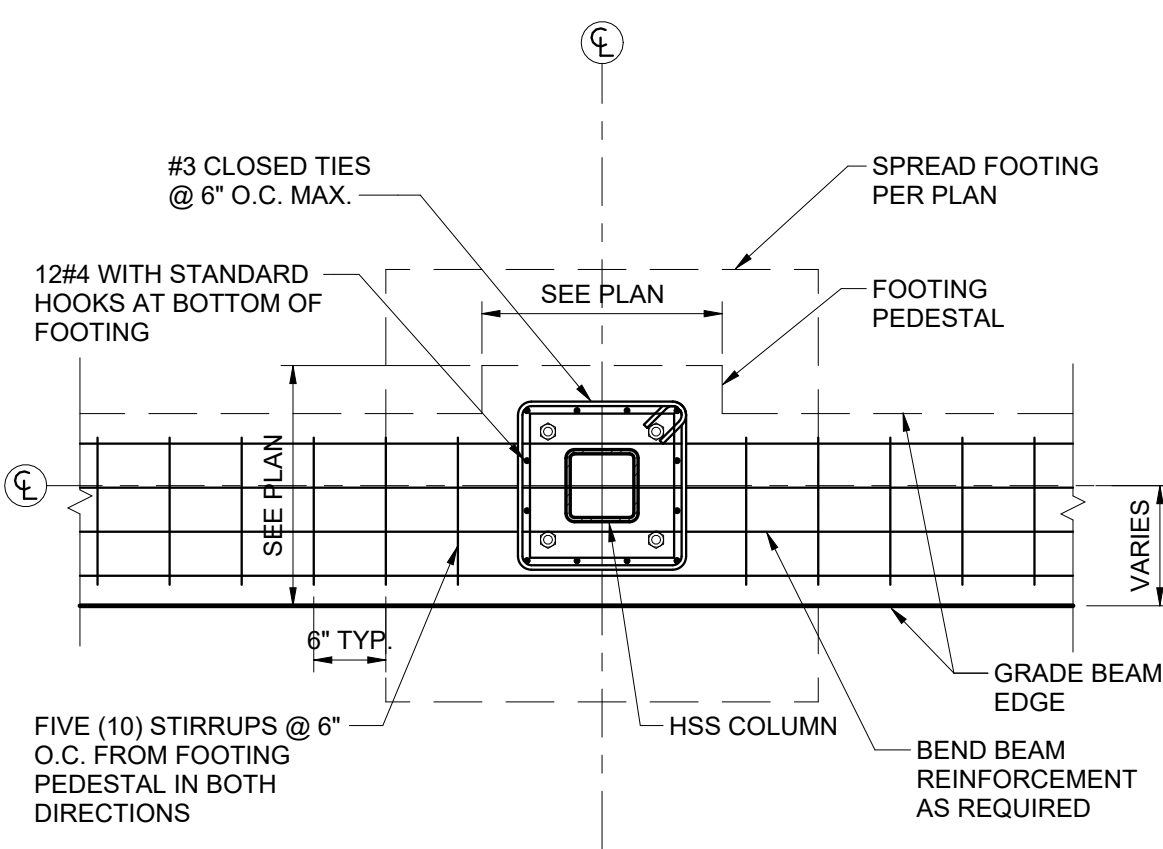
11	TYPICAL BLOCKOUT DETAIL
S400	N.T.S.



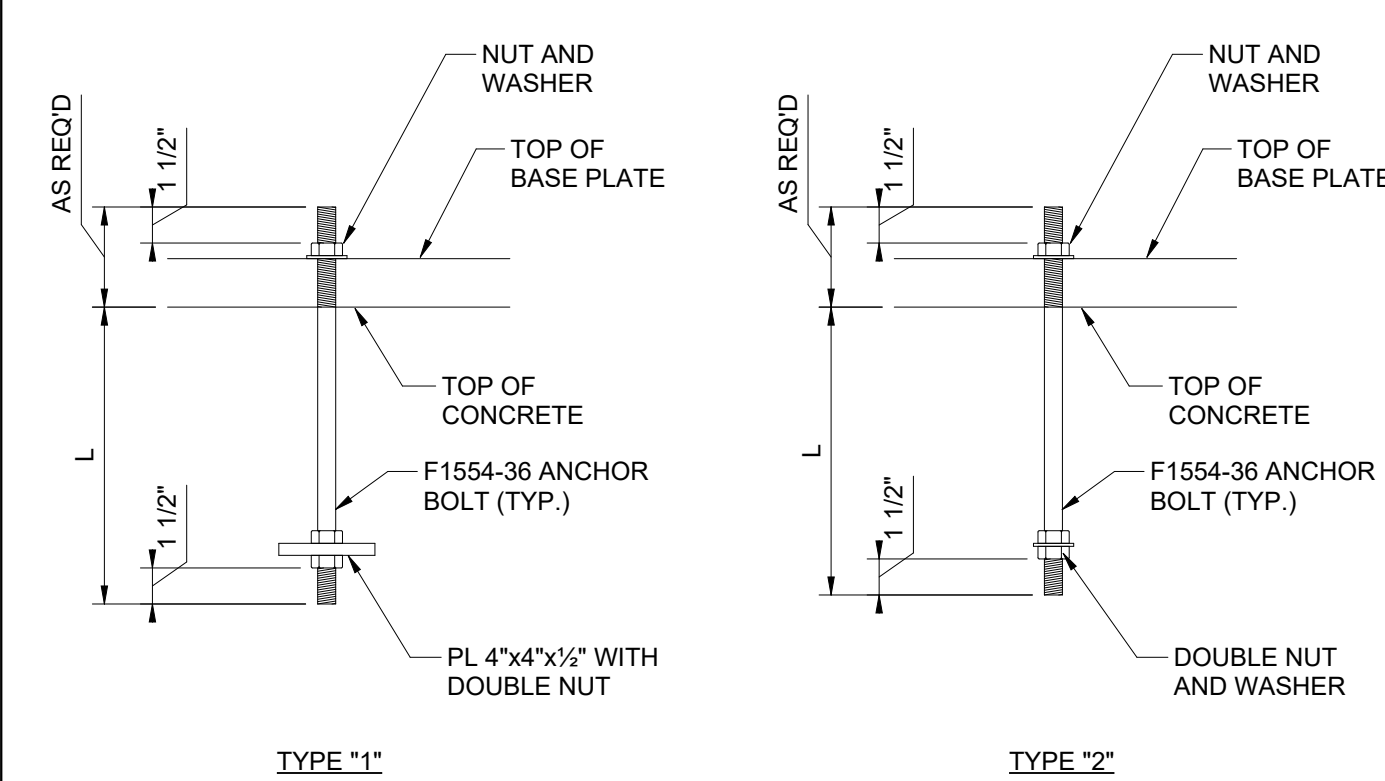
7	FOOTING AT INTERIOR COLUMNS
S400	N.T.S.



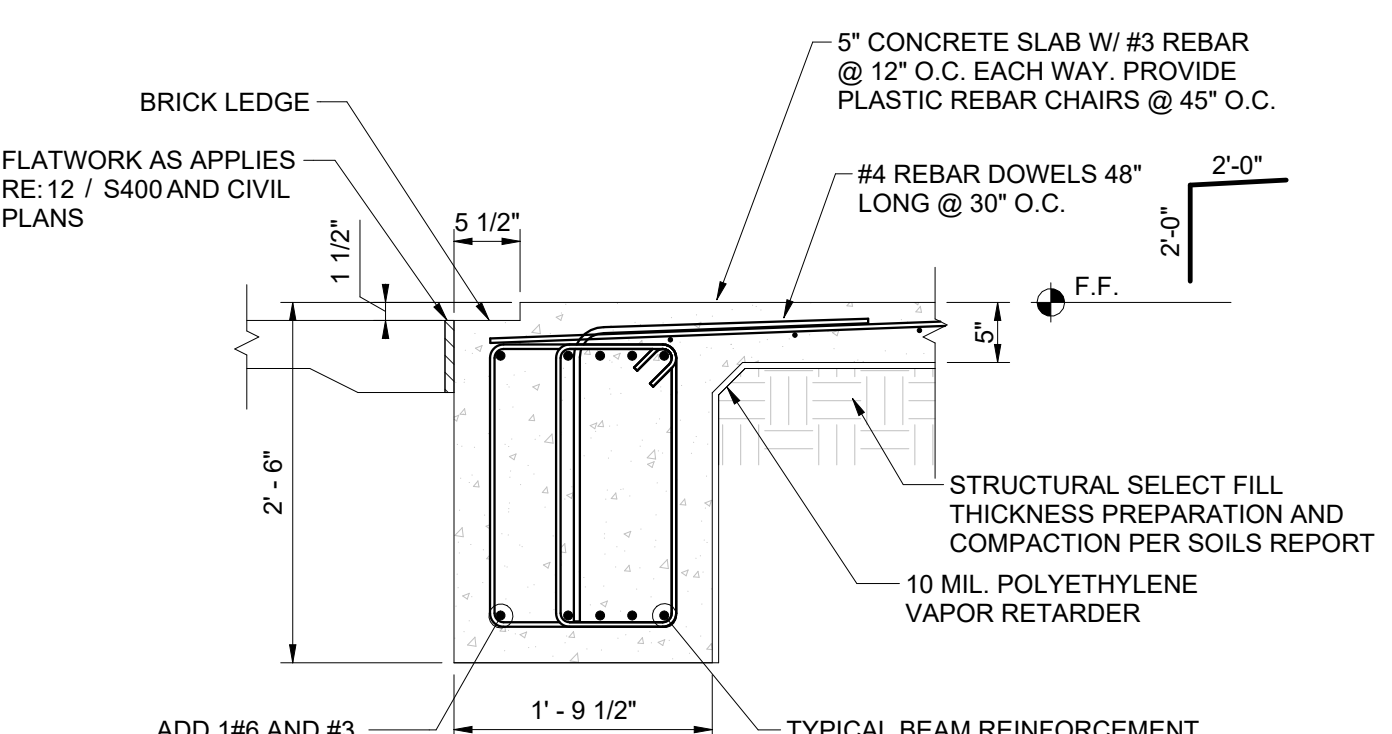
3	TYPICAL INTERIOR GRADE BEAM
S400	N.T.S.



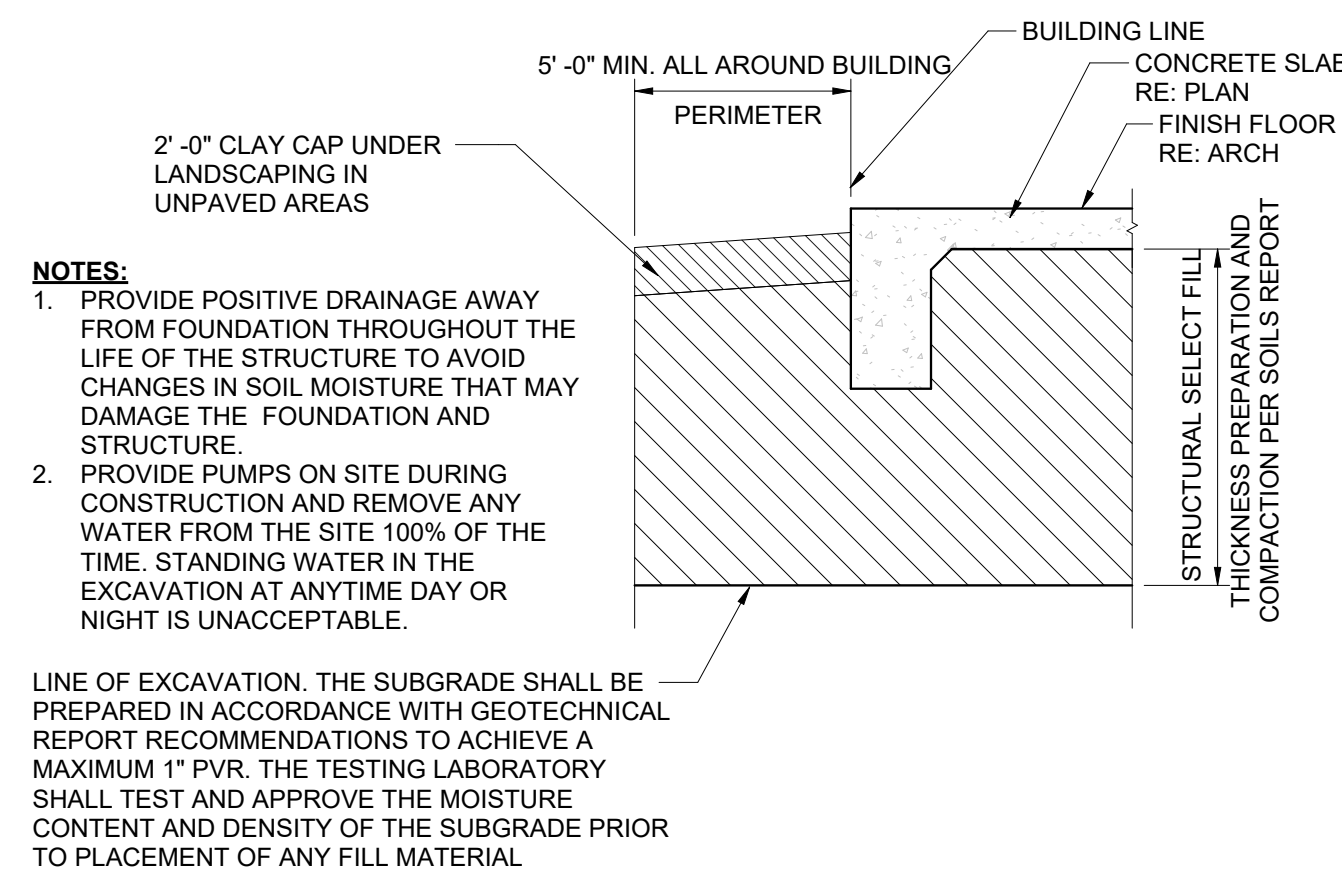
10	FOOTING AT PERIMETER COLUMN - PLAN
S400	N.T.S.



6	TYPICAL ANCHOR BOLT DETAIL
S400	N.T.S.



2	GRADE BEAM EXTERIOR AT BRICK LEDGE
S400	N.T.S.

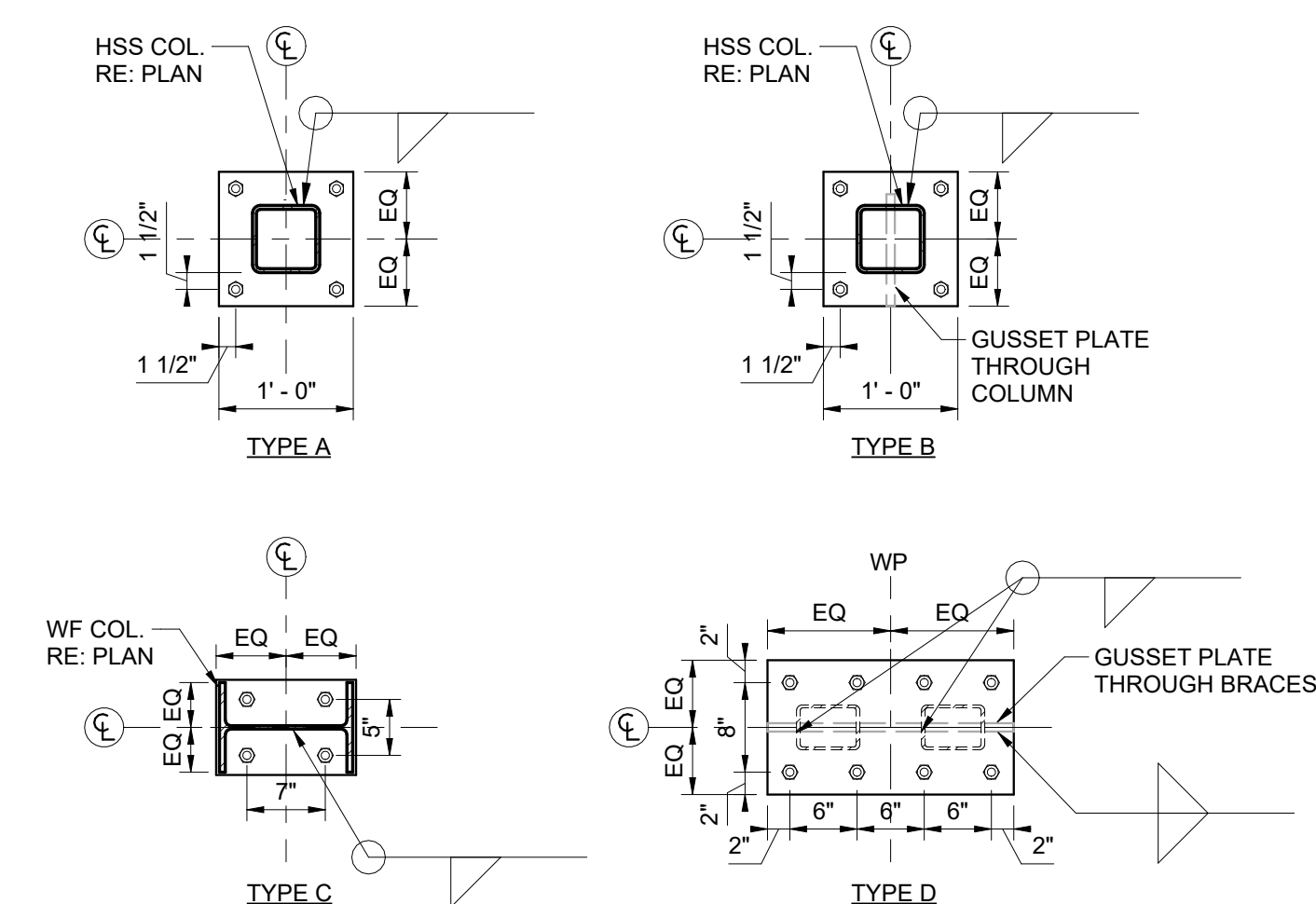


13	FOUNDATION PAD/ SITE PREPARATION
S400	N.T.S.

BASE PLATE AND ANCHOR BOLT SCHEDULE							
PLATE NUMBER	PLATE TYPE	PLATE THICKNESS	PLATE F _y	ANCHOR BOLT TYPE	ANCHOR BOLT DIAMETER	PLATE DIM.	ANCHOR BOLT LENGTH (L)
BP-1	TYPE A	3/4"	36 ksi	TYPE 2	3/4"	12" X 12"	18"
BP-2	TYPE B	1"	36 ksi	TYPE 1	3/4"	12" X 12"	18"
BP-3	TYPE A	5/8"	36 ksi	TYPE 2	5/8"	11" X 11"	12"
BP-4	TYPE C	1"	36 ksi	TYPE 1	3/4"	12 1/2" X 8 1/2"	18"
BP-5	TYPE D	1"	36 ksi	TYPE 1	3/4"	22" X 12"	18"

NOTES:

1. 1/4" MINIMUM FILLET WELD SIZE PER A.I.S.C.
2. USE OVERSIZED HOLES FOR ANCHOR BOLTS PER A.I.S.C. STANDARD SPECIFICATION.
3. ALL BASE PLATES SHALL BE EMBEDDED INTO CONCRETE UON. RE: FOUNDATION PLAN AND DETAILS.



1	TYPICAL EXTERIOR GRADE BEAM
S400	N.T.S.



5300 HOLLISTER STREET,
SUITE 402 HOUSTON, TX 77040
TEL: 713 370 8750
TBPELS F-24553



NOTES:

PROMENADE AT SINGING OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for Permit	8/13/2025
	For Construction	9/2/2026

SCALE: N.T.S

DRAWN BY: CV

CHK BY:

APP BY: EHBC

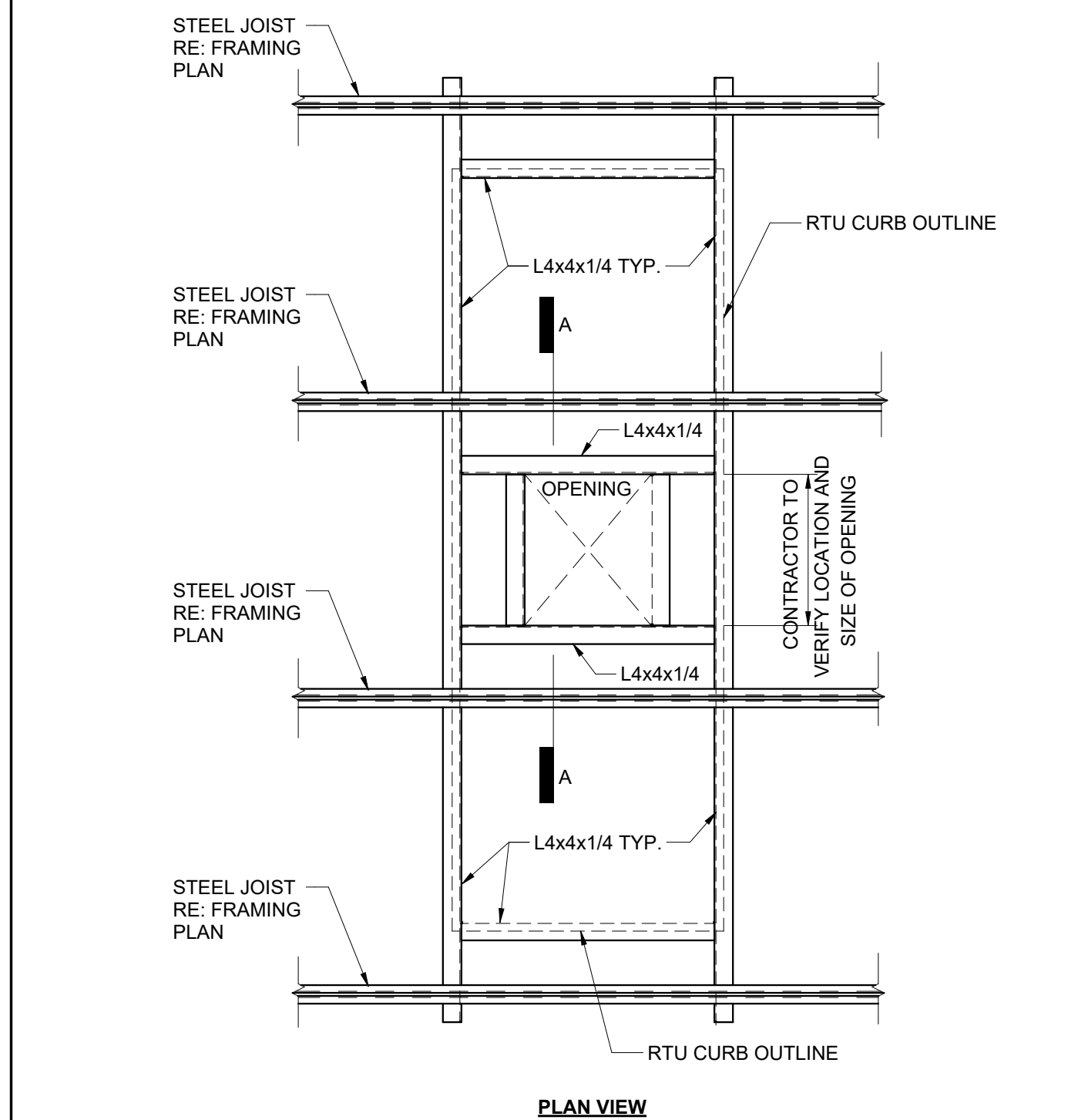
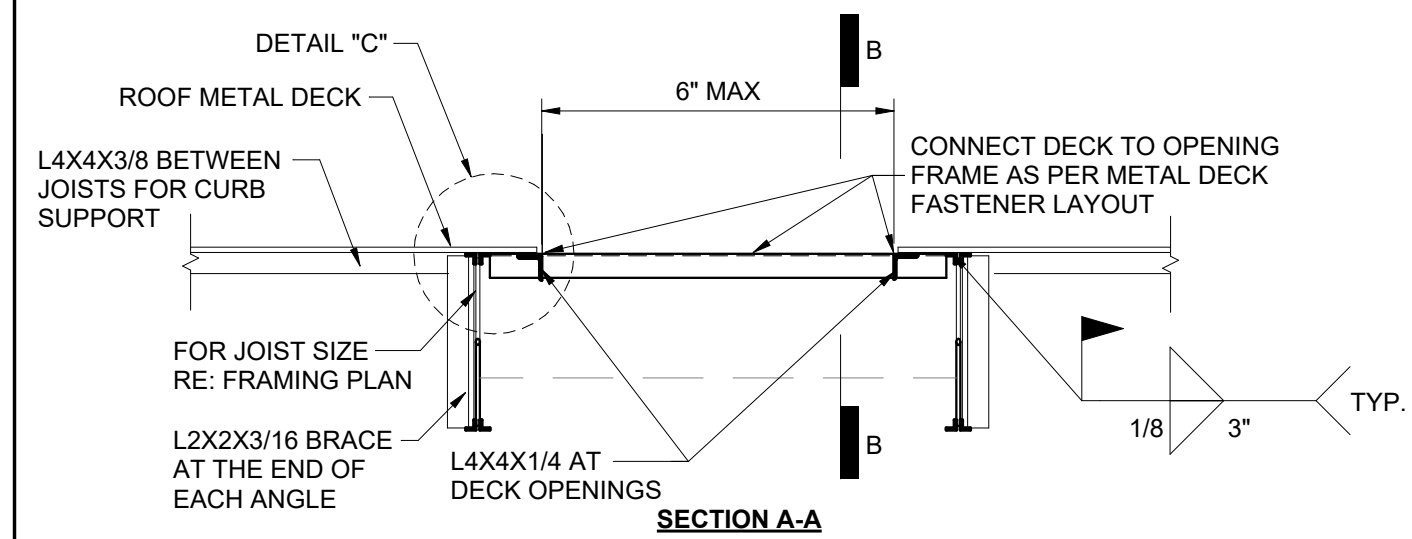
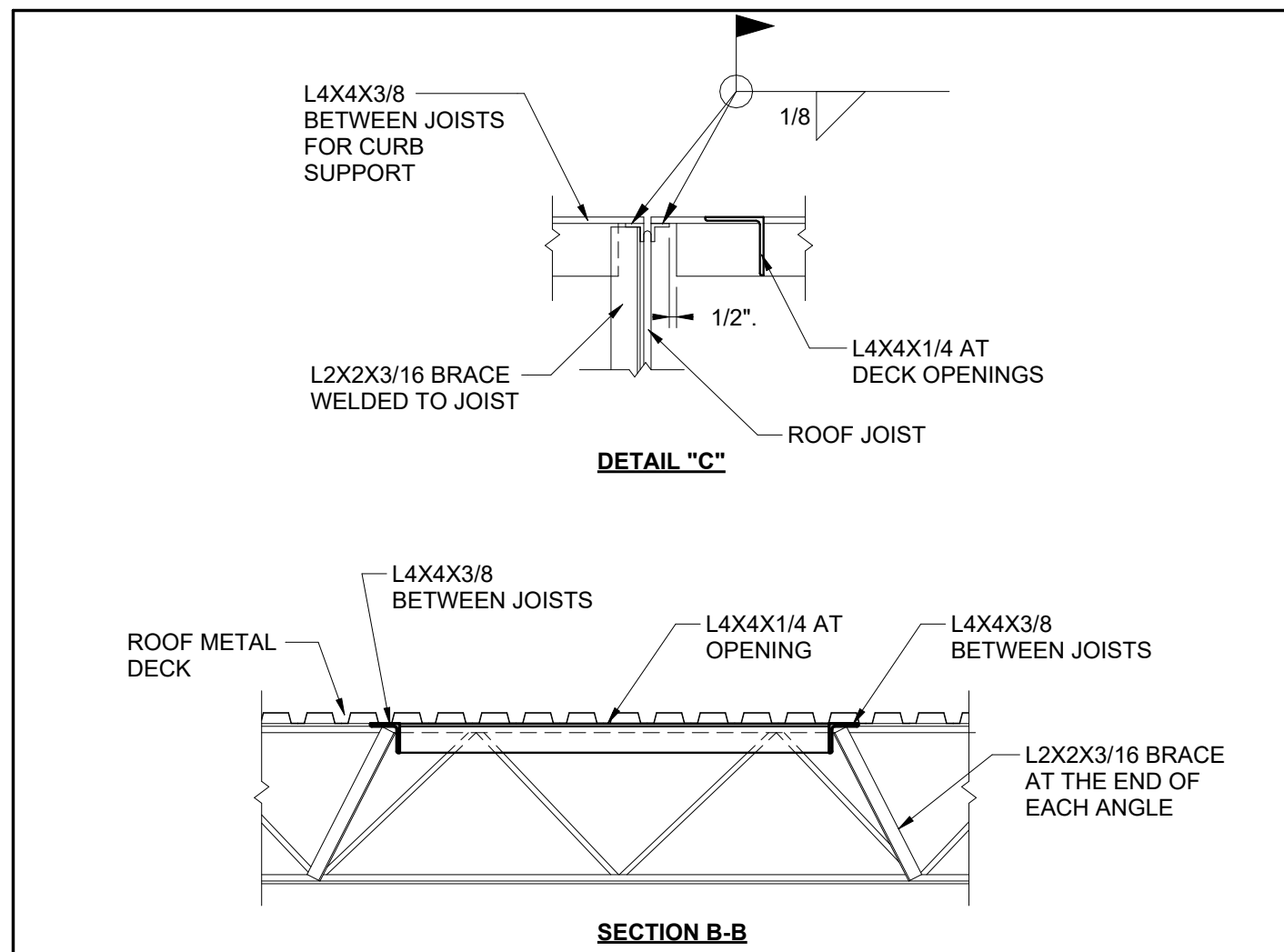
DATE:	9/2/2026
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PROJECT NO.:	24242
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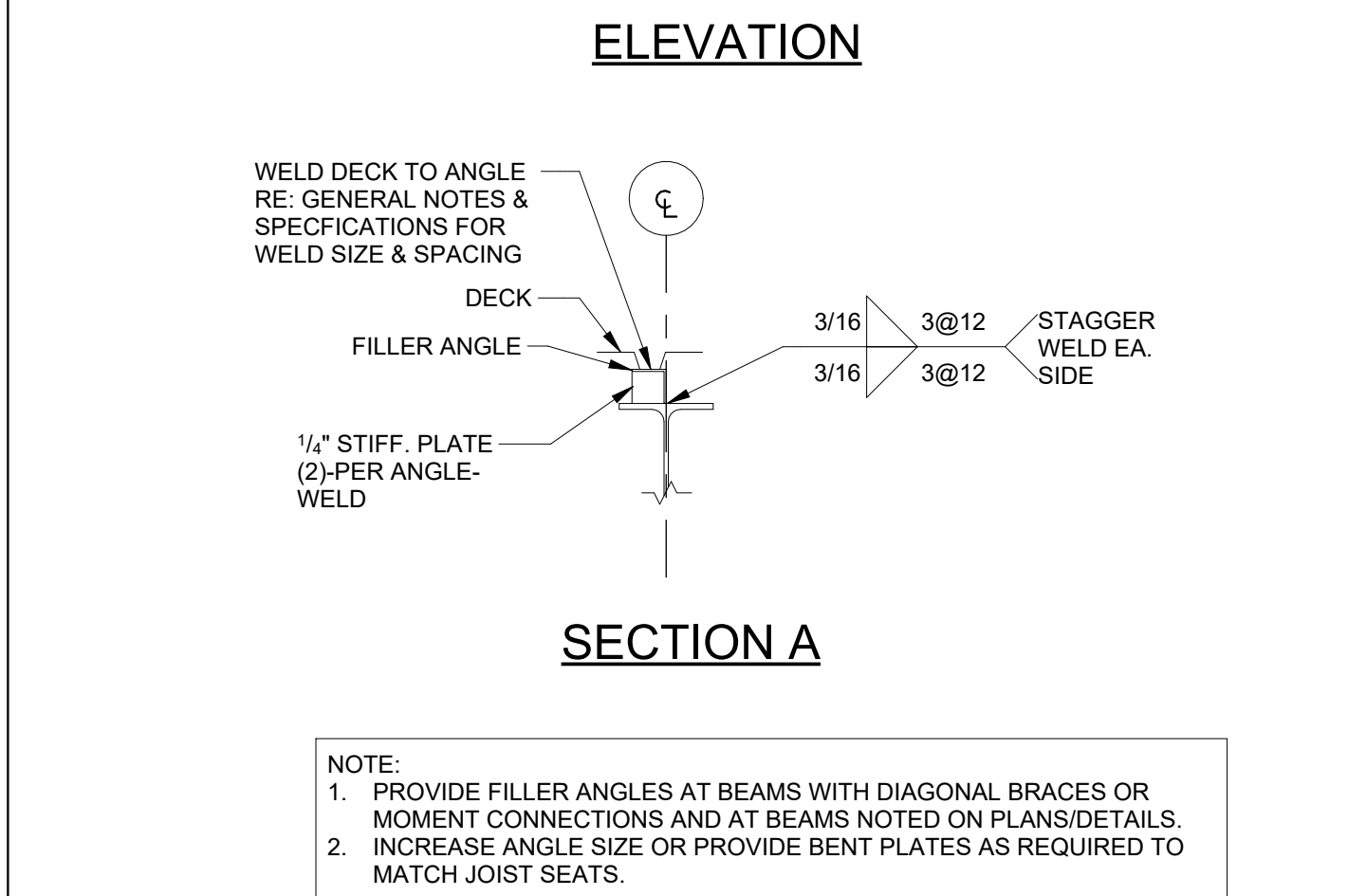
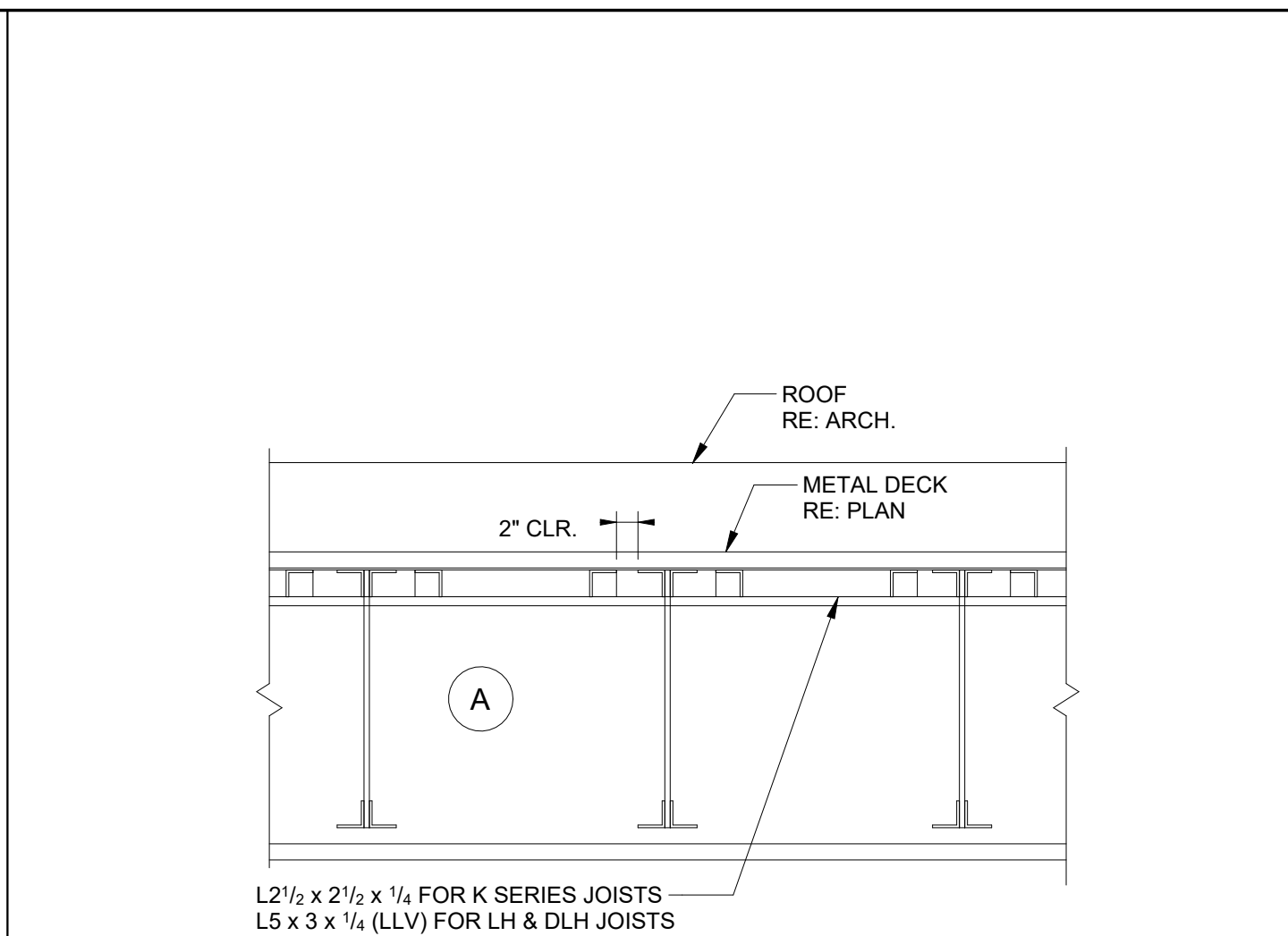
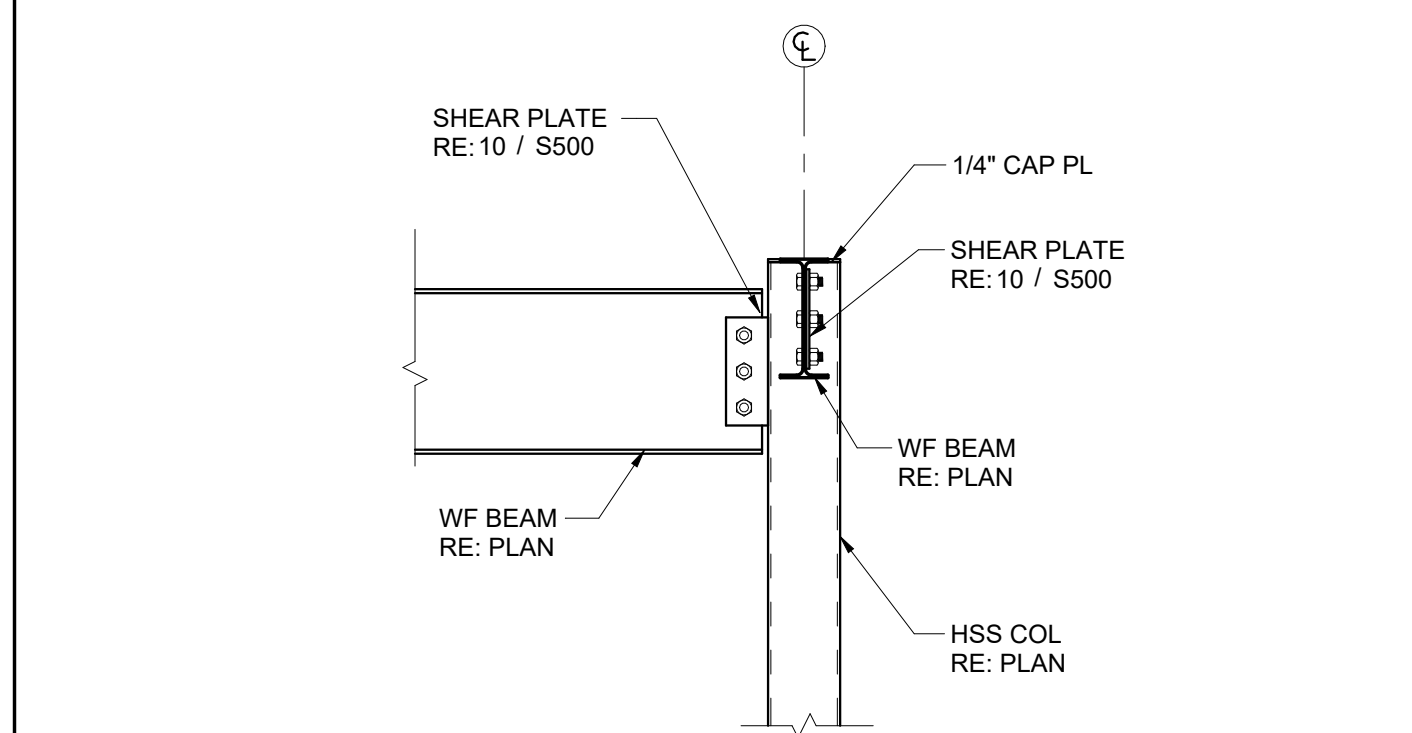
SHEET TITLE:

FOUNDATION DETAILS

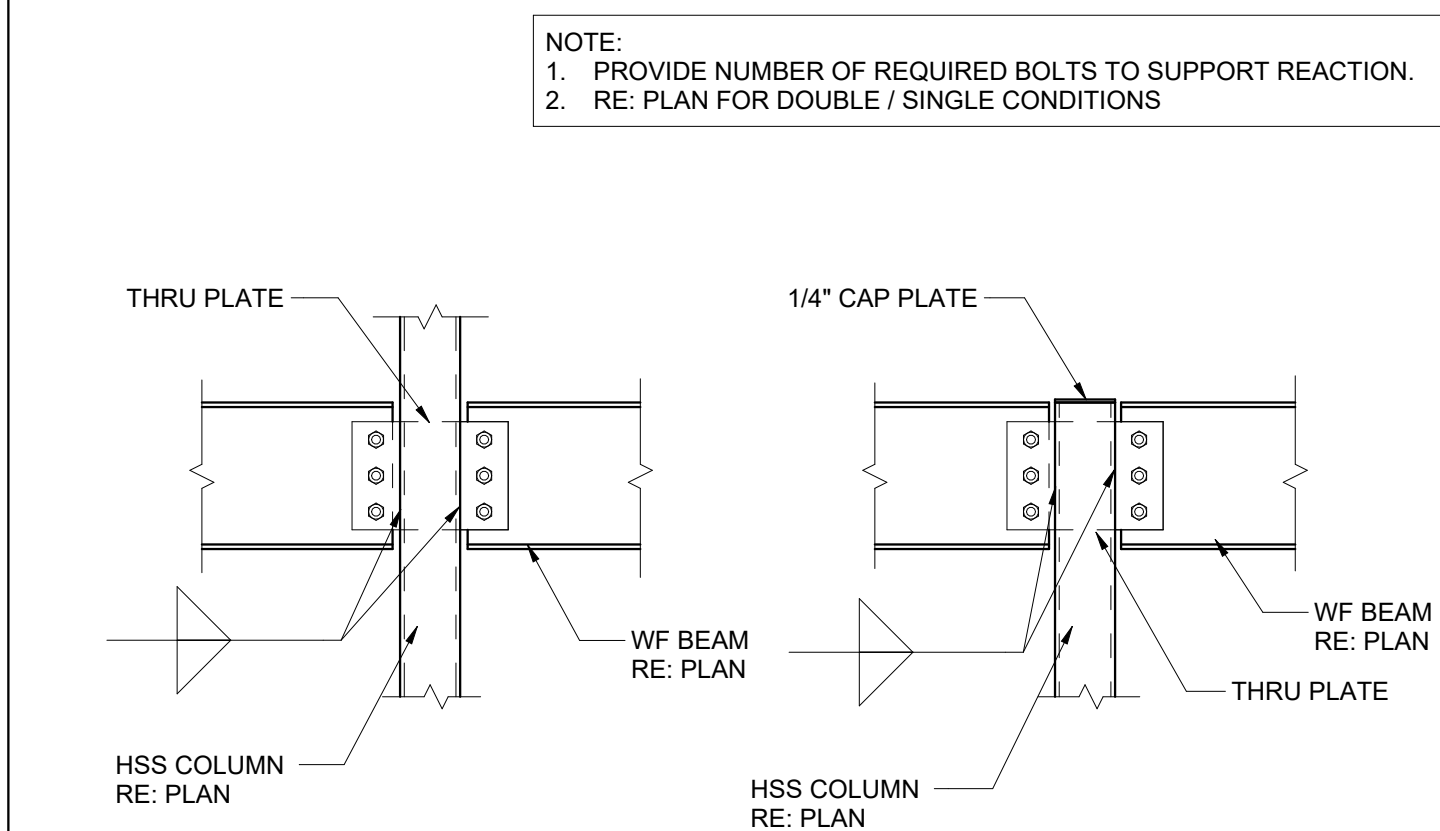
SHEET NUMBER:
S400



14	MECHANICAL UNIT SUPPORT
S500	N.T.S.

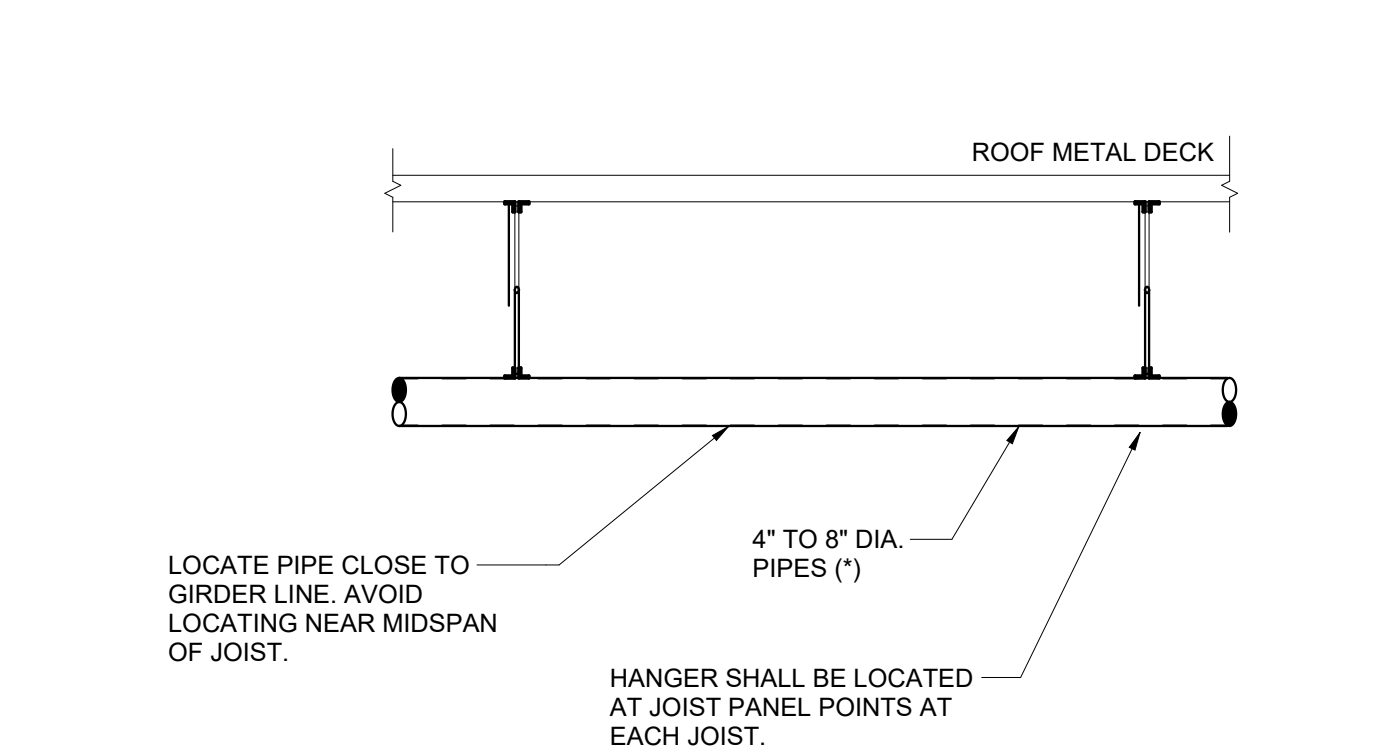
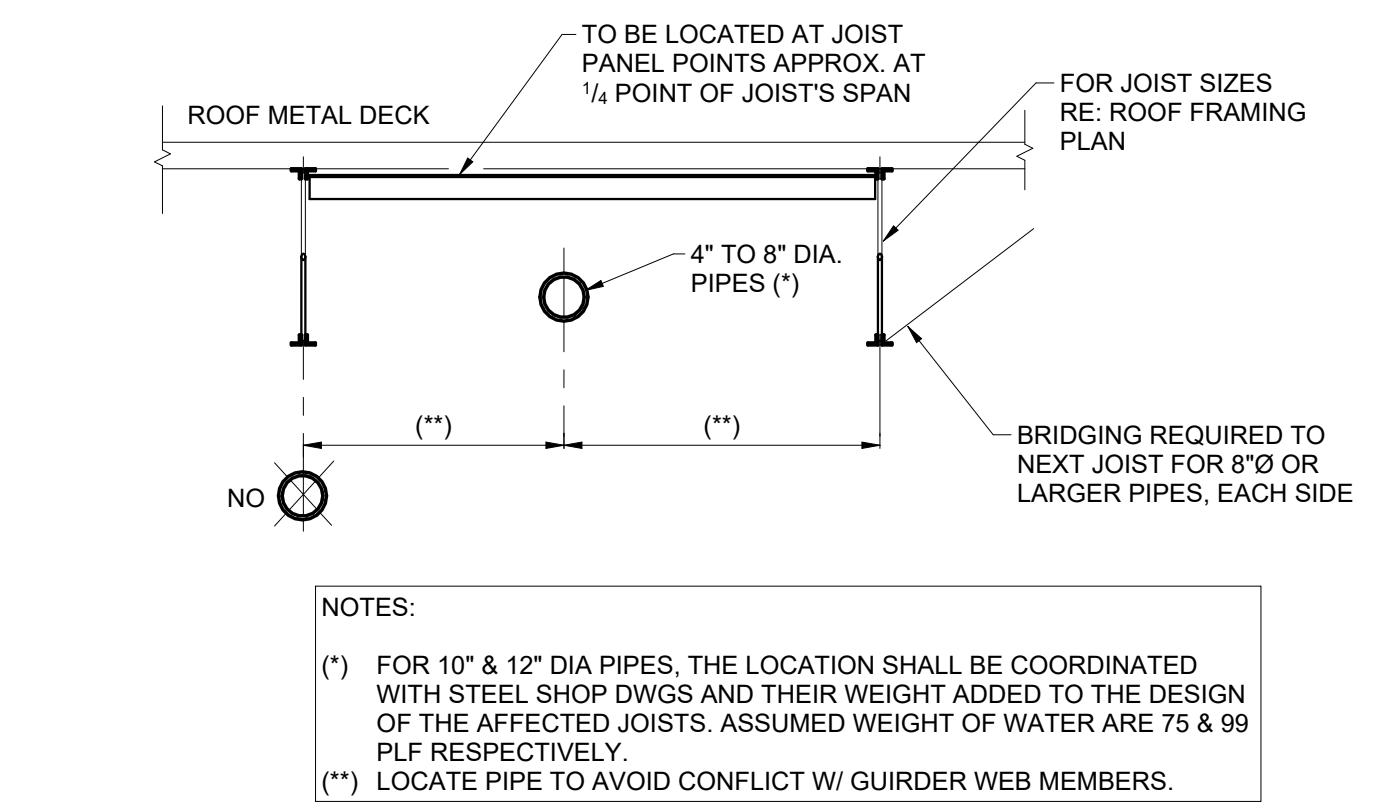
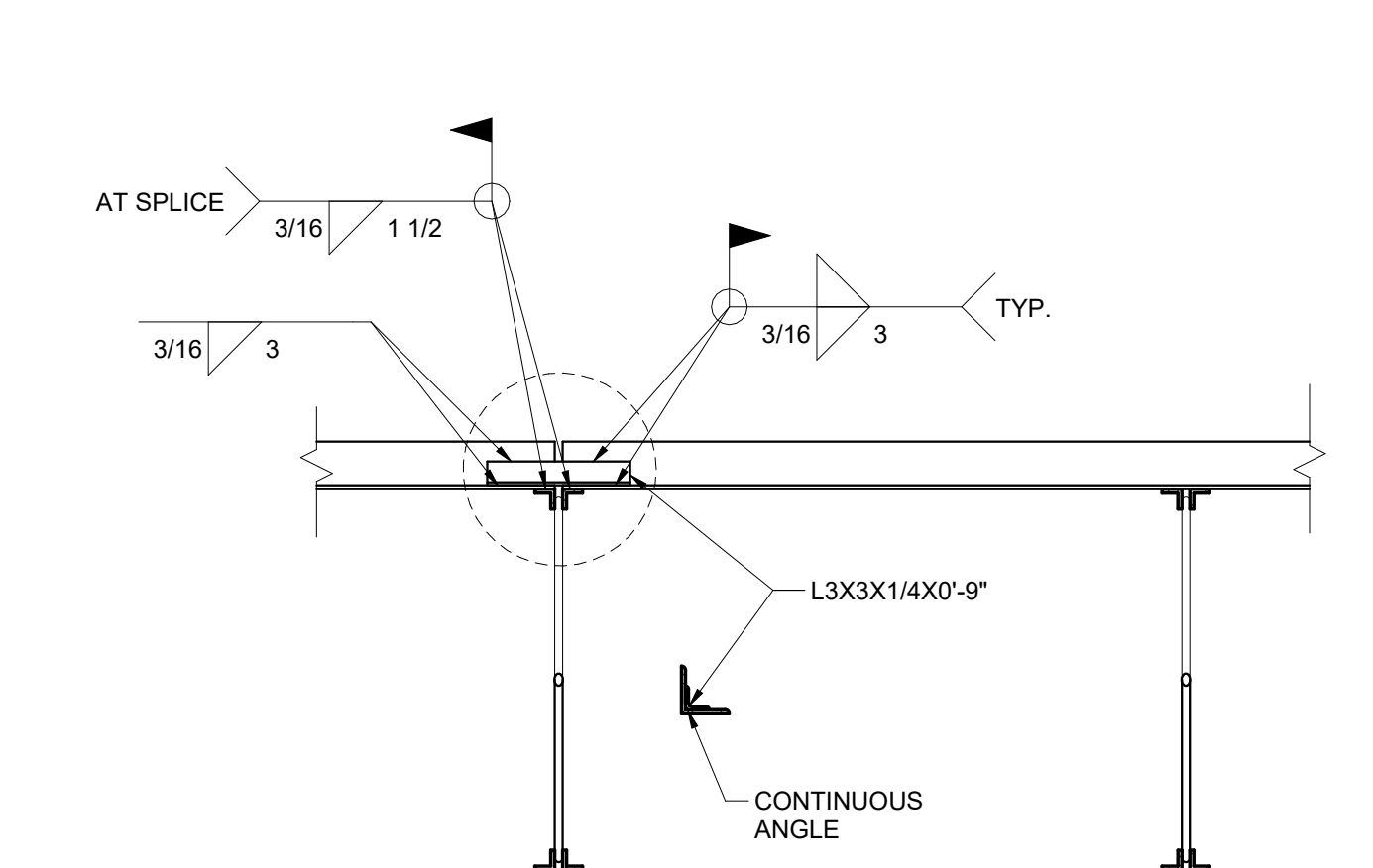
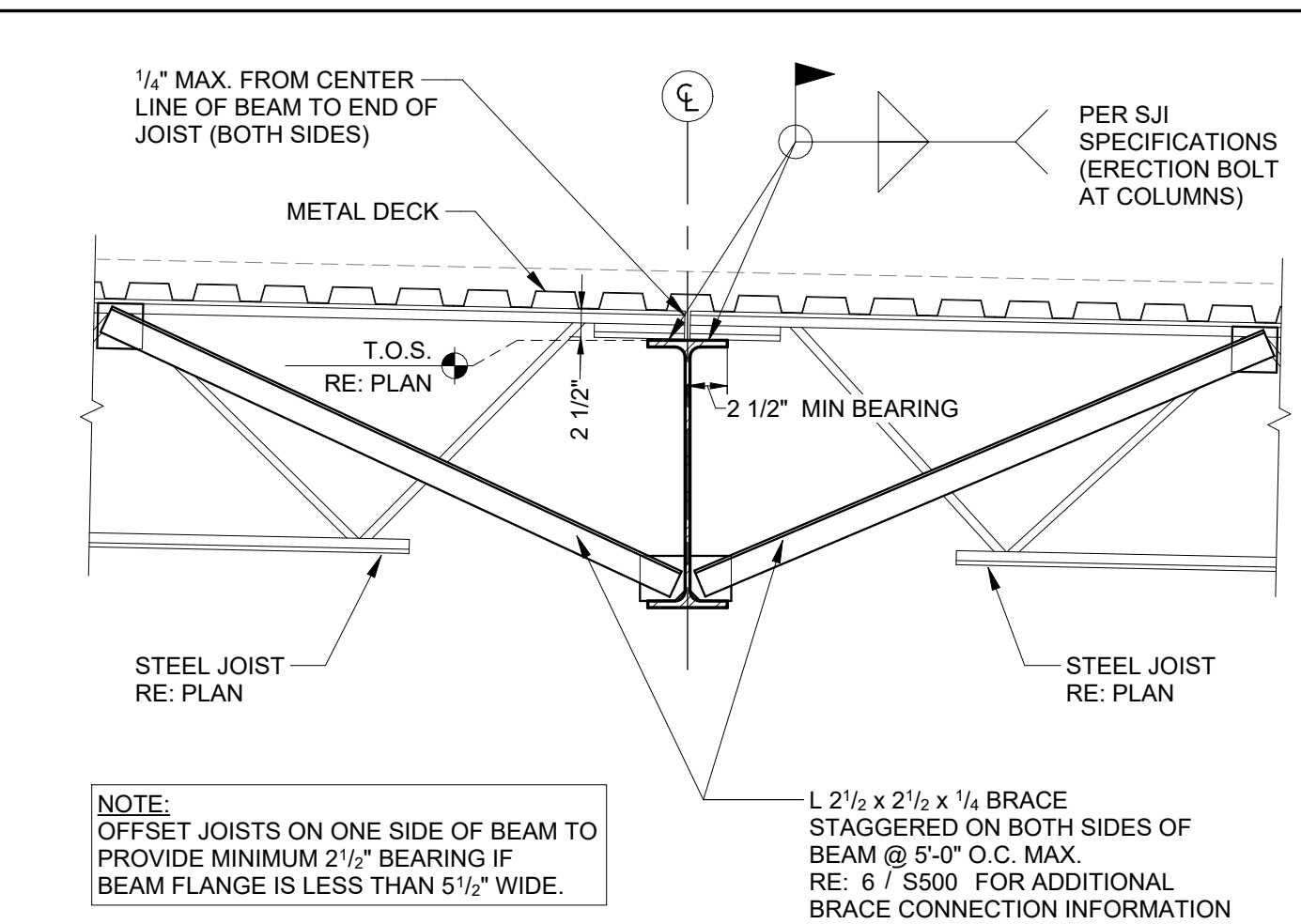
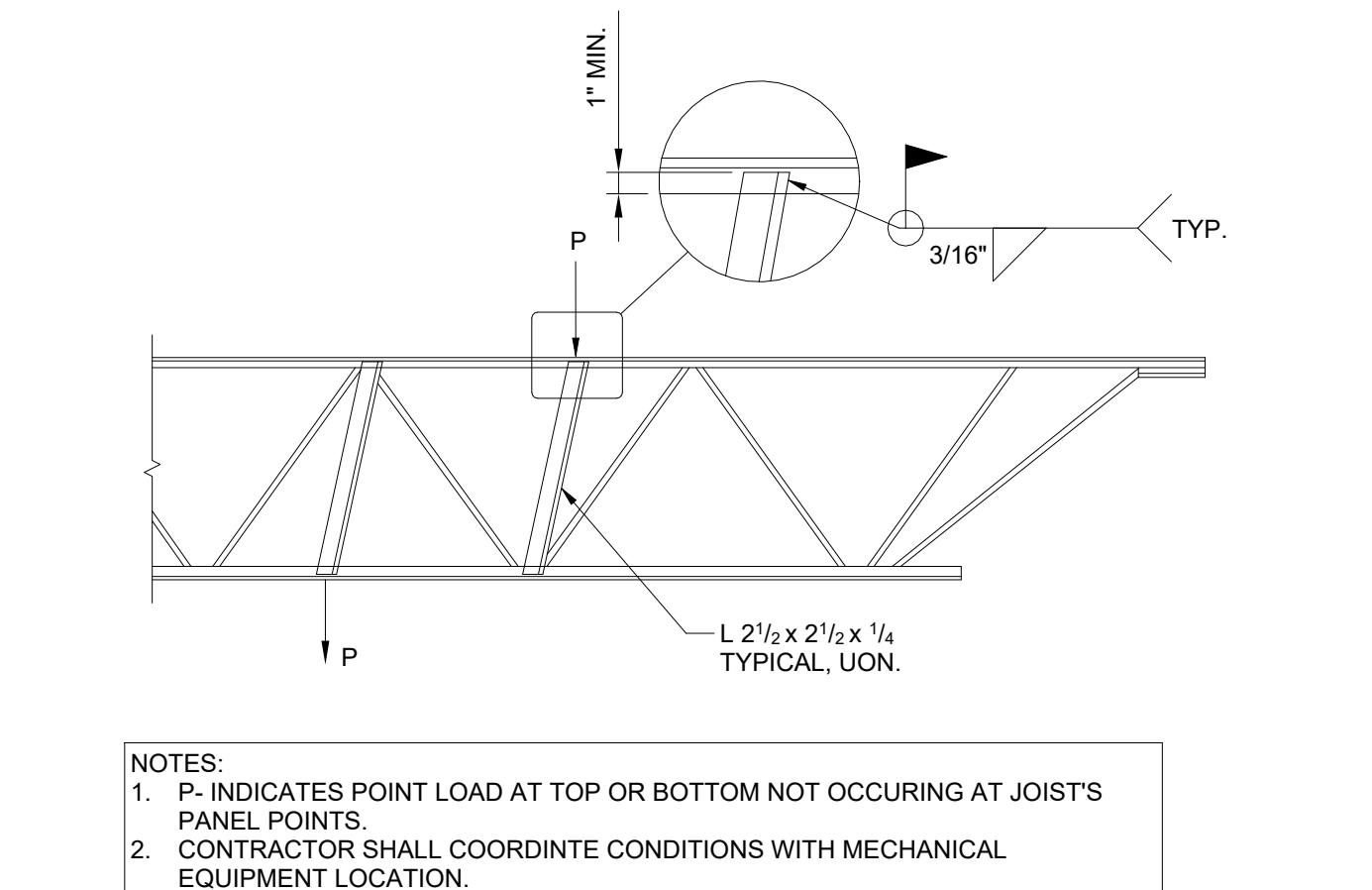
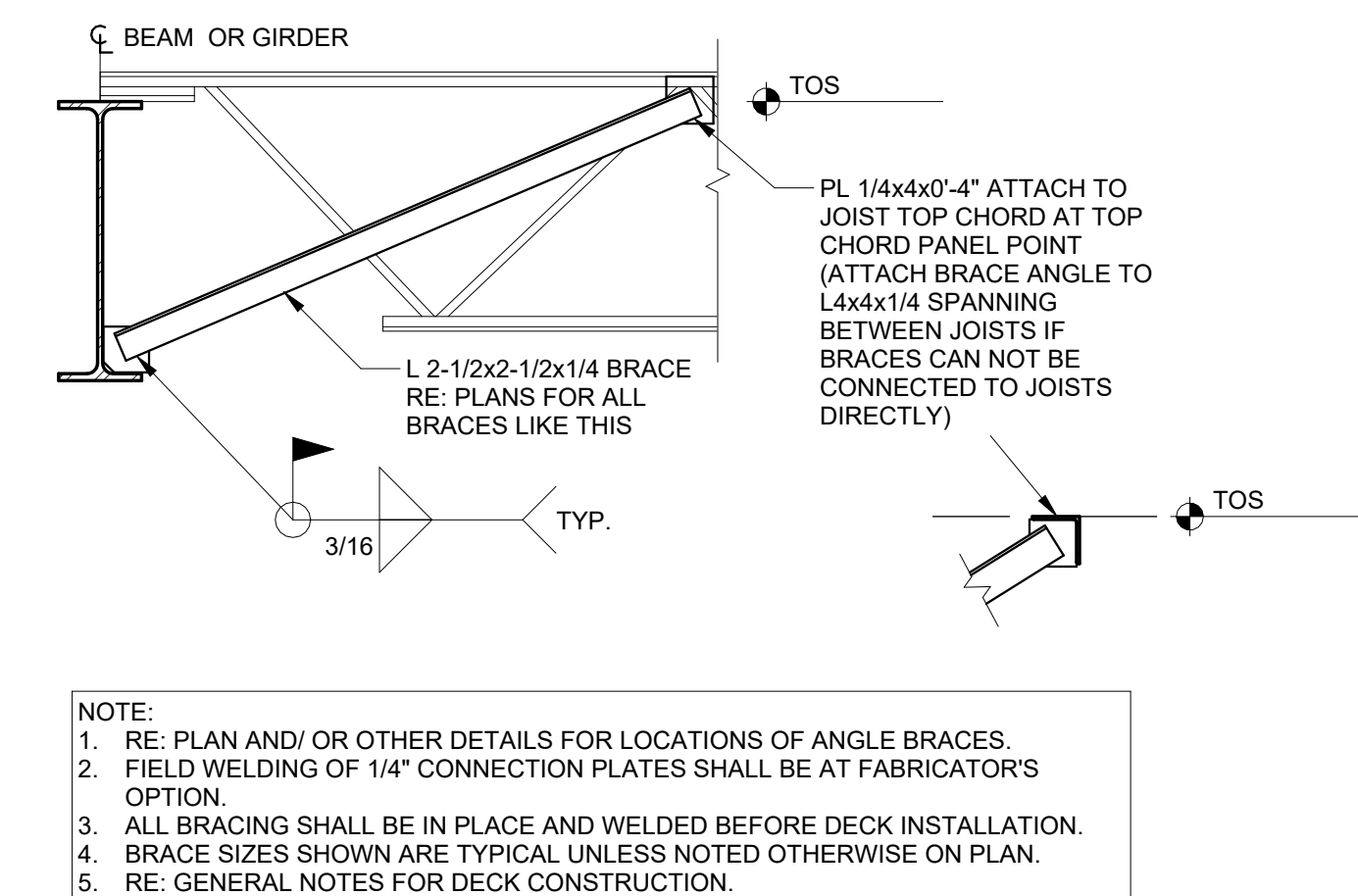
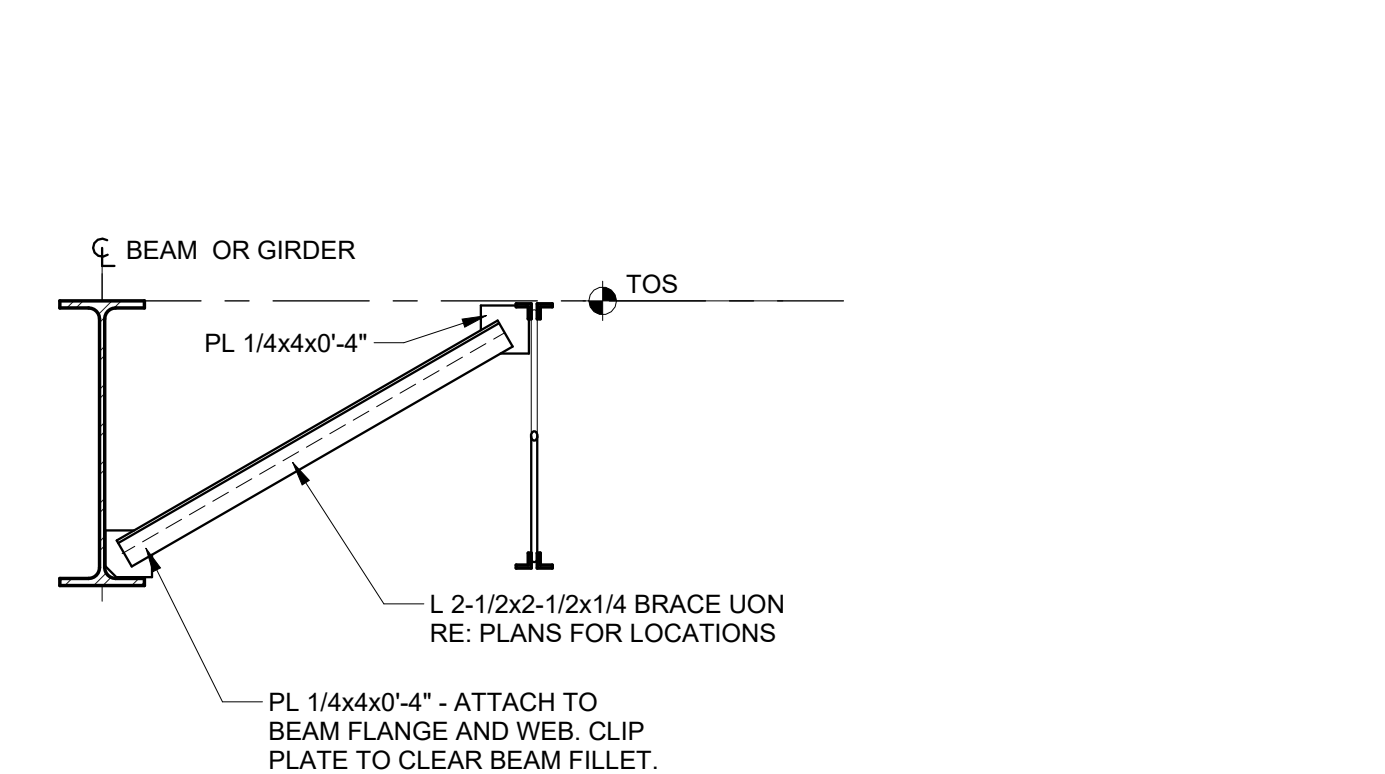
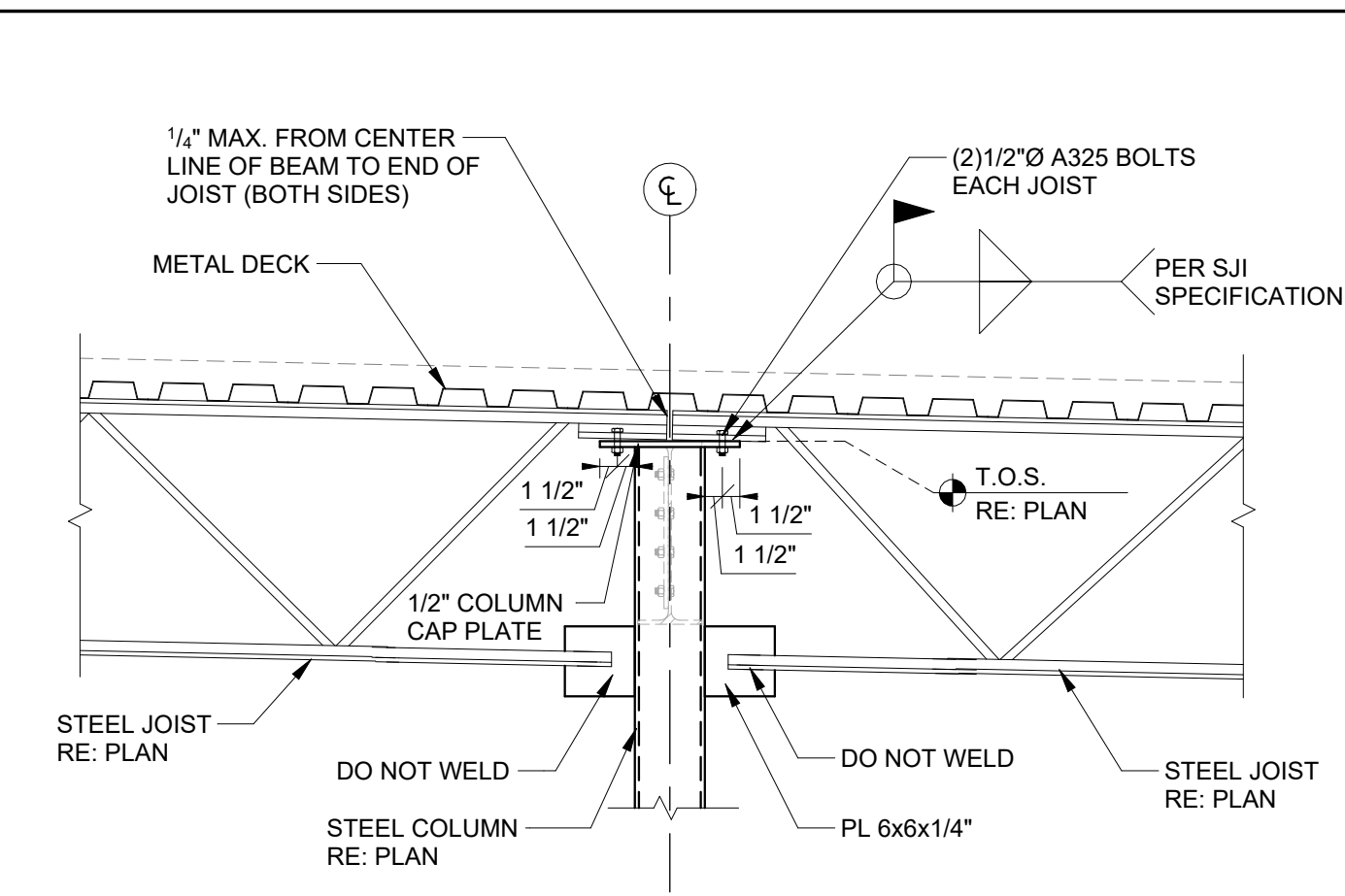


11	OPEN WEB STEEL JOIST DECK DIAPHRAGM CONNECTION TO STEEL BEAM
S500	N.T.S.



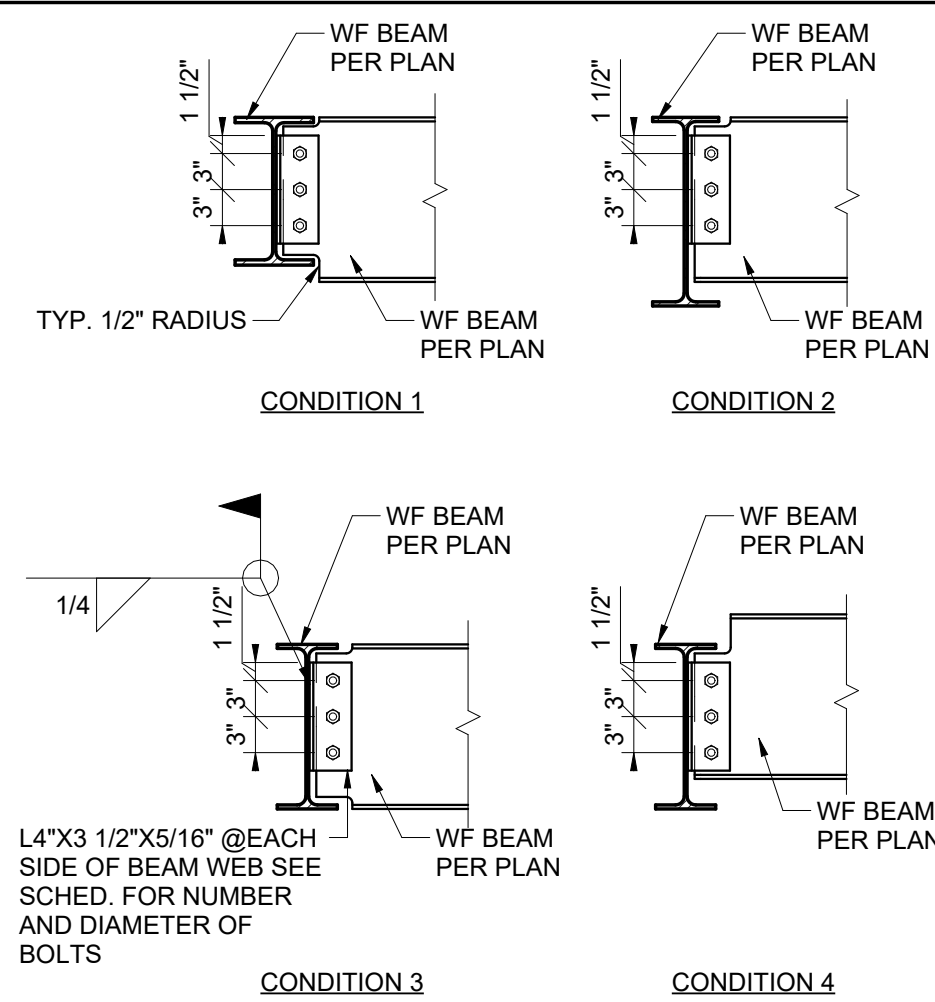
10	TYP. BEAM TO HSS COLUMN CONNECTION DETAIL
S500	N.T.S.

SINGLE SHEAR PLATE CONNECTION SCHEDULE					
BEAM	BOLTS	DIAMETER	GRADE	PLATE	WELD
W6x	2	5/8"	A325	1/4"	3/16" FILLET
W8x	2	3/4"	A325	1/4"	3/16" FILLET
W10x	3	3/4"	A325	1/4"	3/16" FILLET
W12x	3	3/4"	A325	5/16"	1/4" FILLET
W14x	3	3/4"	A325	5/16"	1/4" FILLET
W16x	4	3/4"	A325	5/16"	1/4" FILLET
W18x	5	7/8"	A325	5/16"	1/4" FILLET
W21x	6	7/8"	A325	3/8"	5/16" FILLET
W24x	6	7/8"	A325	3/8"	5/16" FILLET

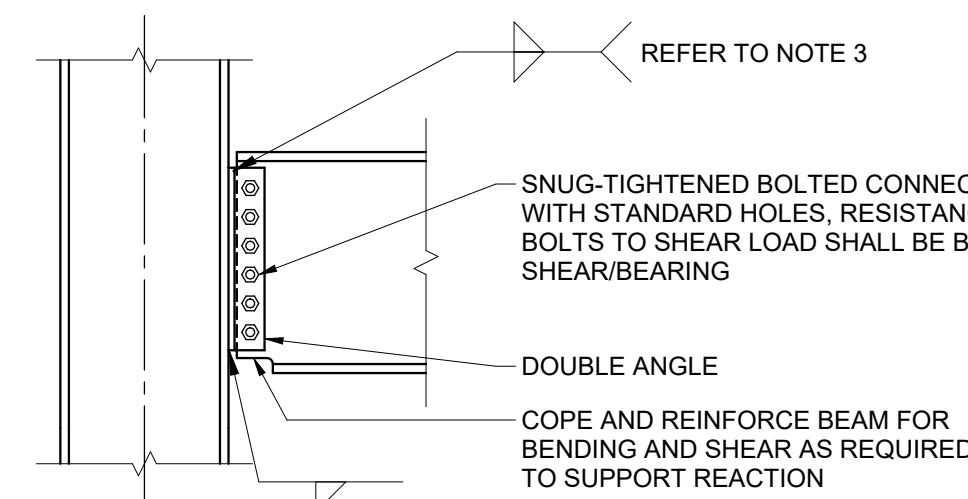


No	DESCRIPTION	DATE
	Issue for Permit	8/13/2025
	For Construction	9/2/2026

BEAM CONNECTION SCHEDULE			
BEAM	BOLTS	DIAMETER	GRADE
W6x	2	5/8"	A325
W8x	2	3/4"	A325
W10x	3	3/4"	A325
W12x	3	3/4"	A325
W14x	3	3/4"	A325
W16x	4	3/4"	A325
W18x	5	7/8"	A325
W21x	6	7/8"	A325
W24x	6	7/8"	A325
W27x	7	7/8"	A325
W33x	9	7/8"	A325

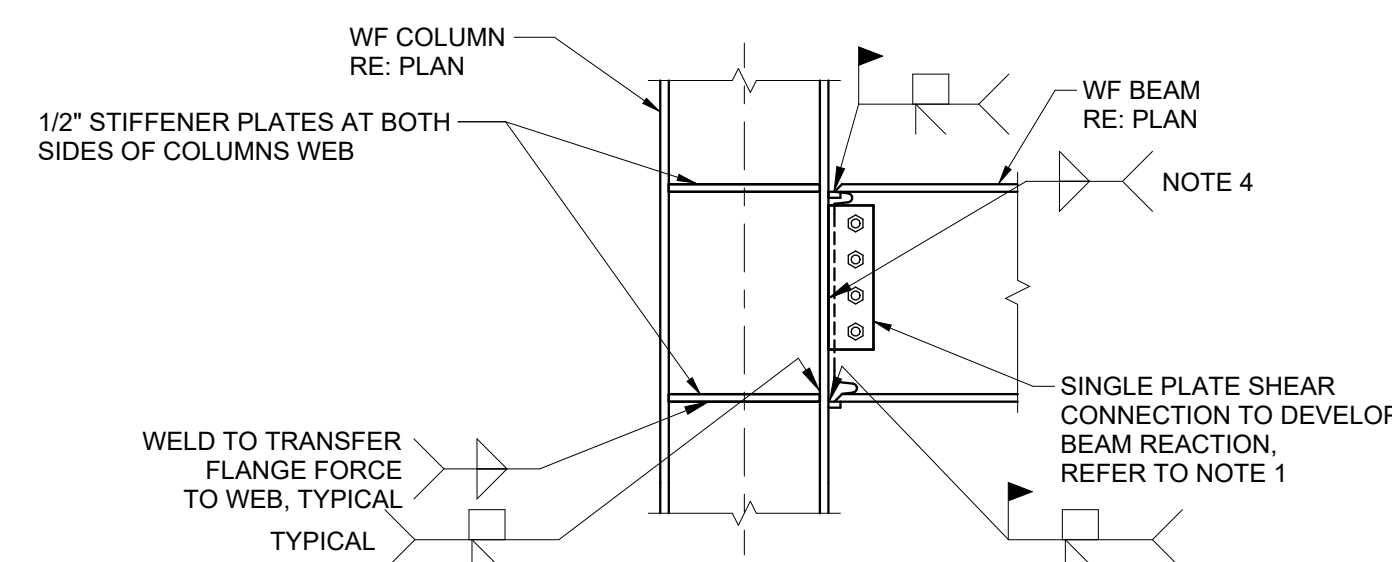


4	WIDE FLANGE BEAM TO WIDE FLANGE BEAM CONNECTION
S501	N.T.S.



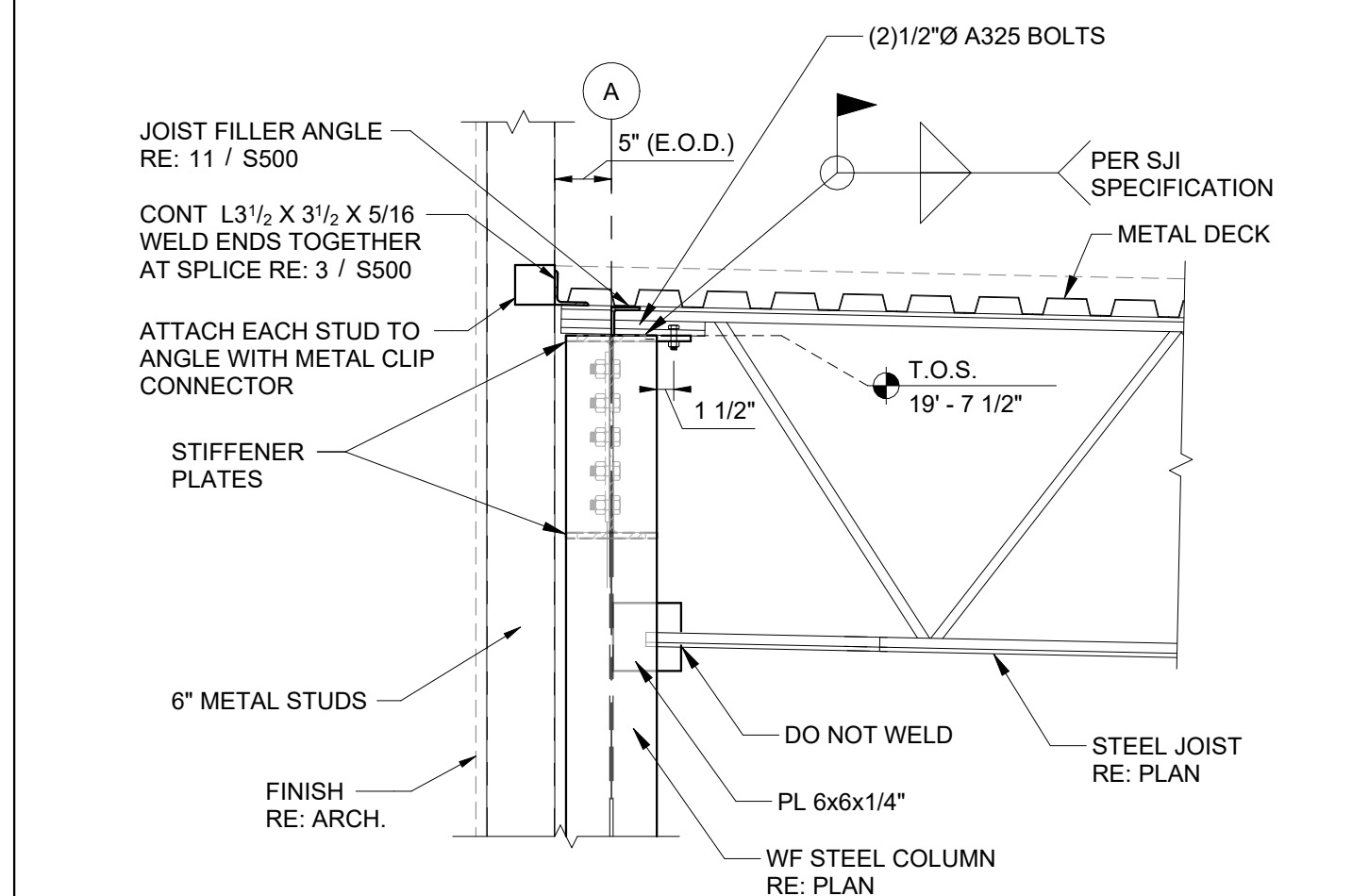
- NOTES:**
1. REFER TO SPECIFICATIONS FOR CONNECTION DESIGN CRITERIA.
 2. PROVIDE PREDESIGNED CONNECTIONS AS SHOWN IN AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL WHERE APPLICABLE.
 3. SHOP WELD CONNECTION TO DEVELOP BEAM REACTION (2 x WELD SIZE RETURN AT TOP)

7	TYPICAL SHEAR CONNECTION AT COLUMN FLANGE
S501	N.T.S.

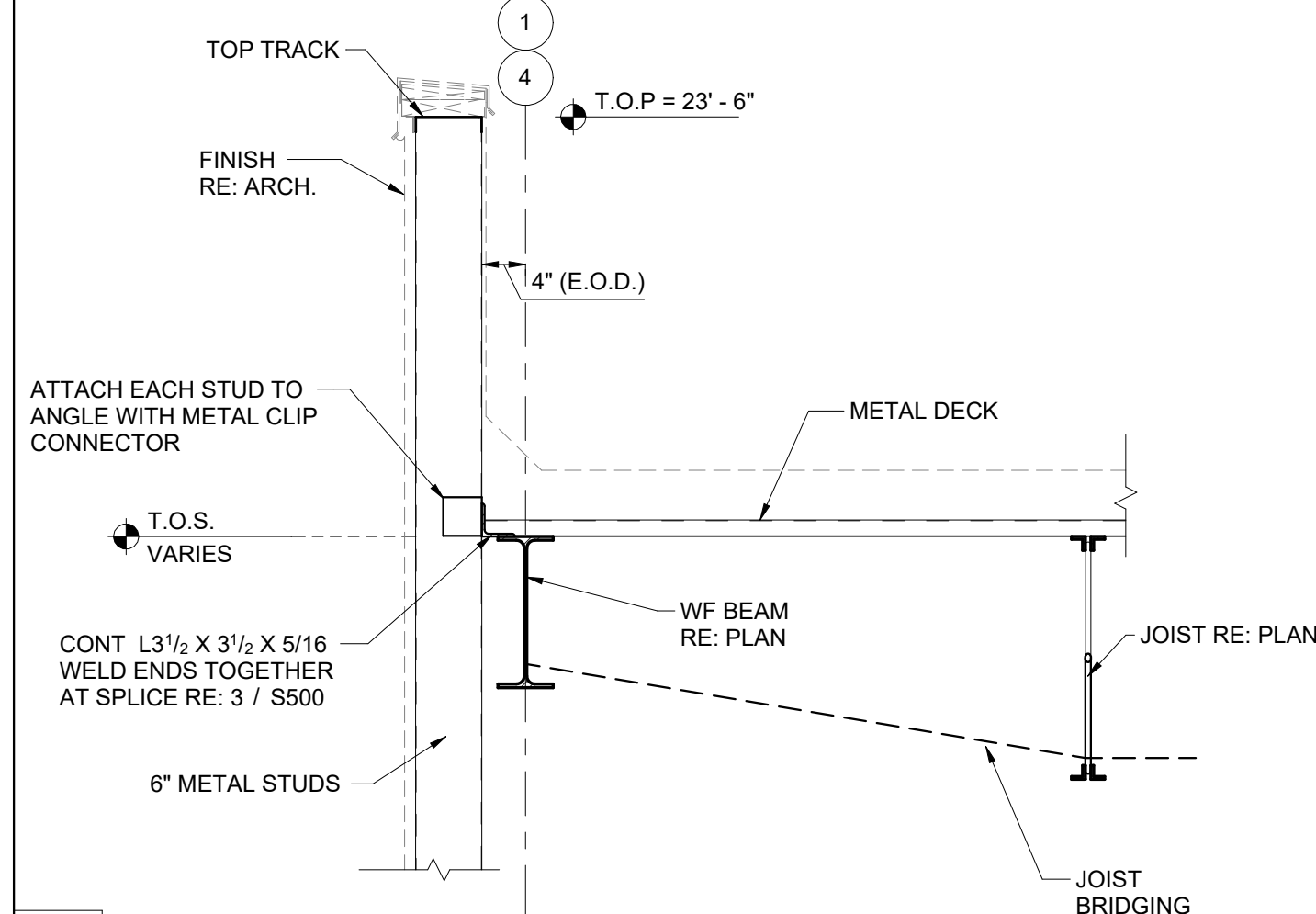


- NOTES:
1. BOLTS IN WEB CONNECTION MAY BE SNUG-TIGHTENED OR PRETENSIONED A325 OR A490 BOLTS WITH HORIZONTAL SHORT-SLOTTED HOLES IN PLATE. IF BOLTS ARE TO BE PRETENSIONED, SNUG-TIGHTEN BOLTS PRIOR TO WELDING FLANGES AND PRETENSION AFTER WELDING FLANGES.
 2. REFER TO SPECIFICATIONS FOR CONNECTION DESIGN CRITERIA
 3. PROVIDE PREDESIGNED SHEAR CONNECTIONS AS SHOWN IN AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL WHERE APPLICABLE.
 4. MINIMUM FILLET WELD SIZE FOR SINGLE PLATE SHEAR CONNECTIONS SHALL BE $\frac{1}{4}$ TIMES THE PLATE THICKNESS.
 5. ALL C/M P/WELDS: CVN = 20FT-LBS AT 40°F.

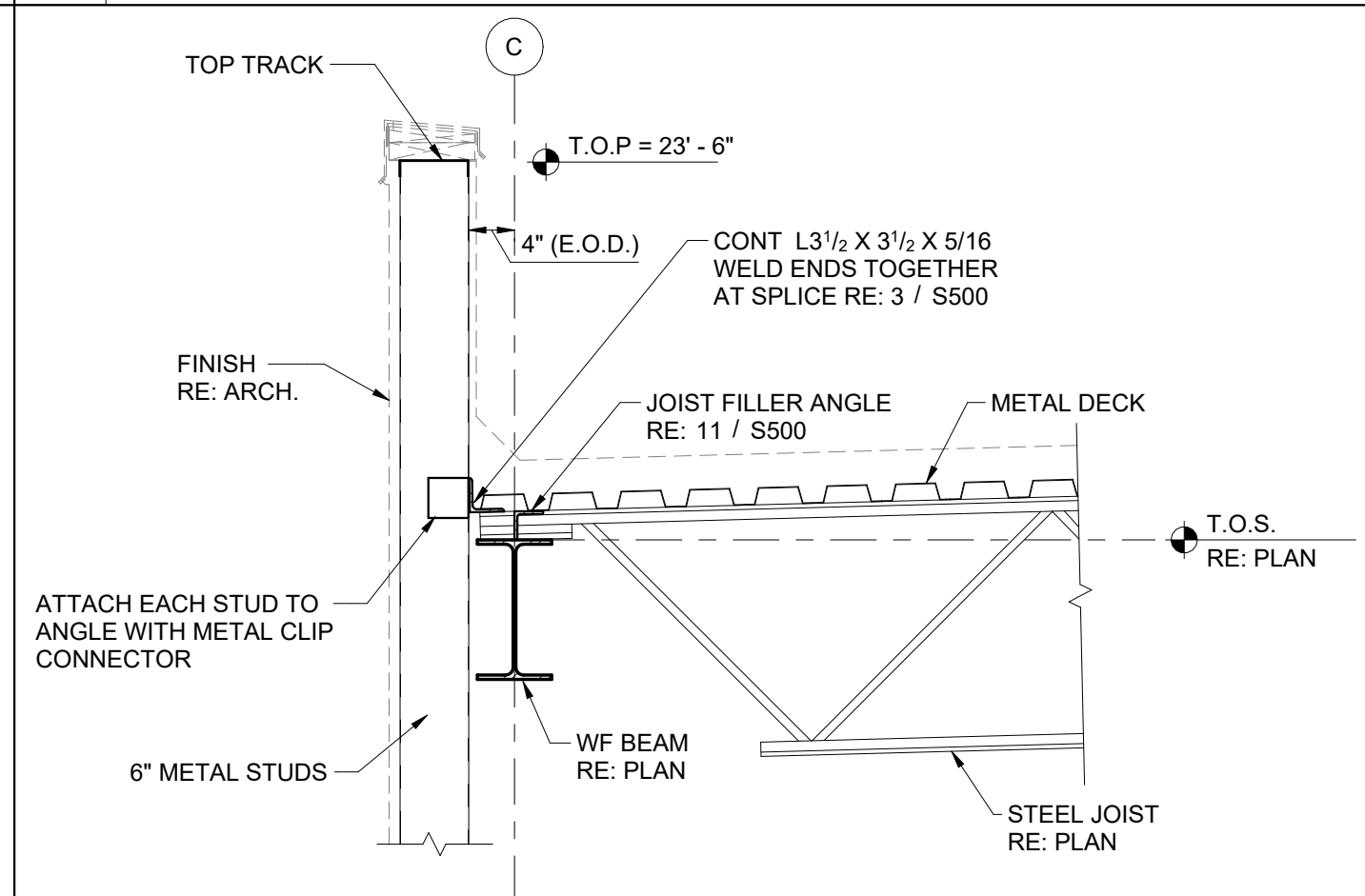
6	TYPICAL MOMENT CONNECTION AT COLUMN FLANGE
S501	N.T.S.



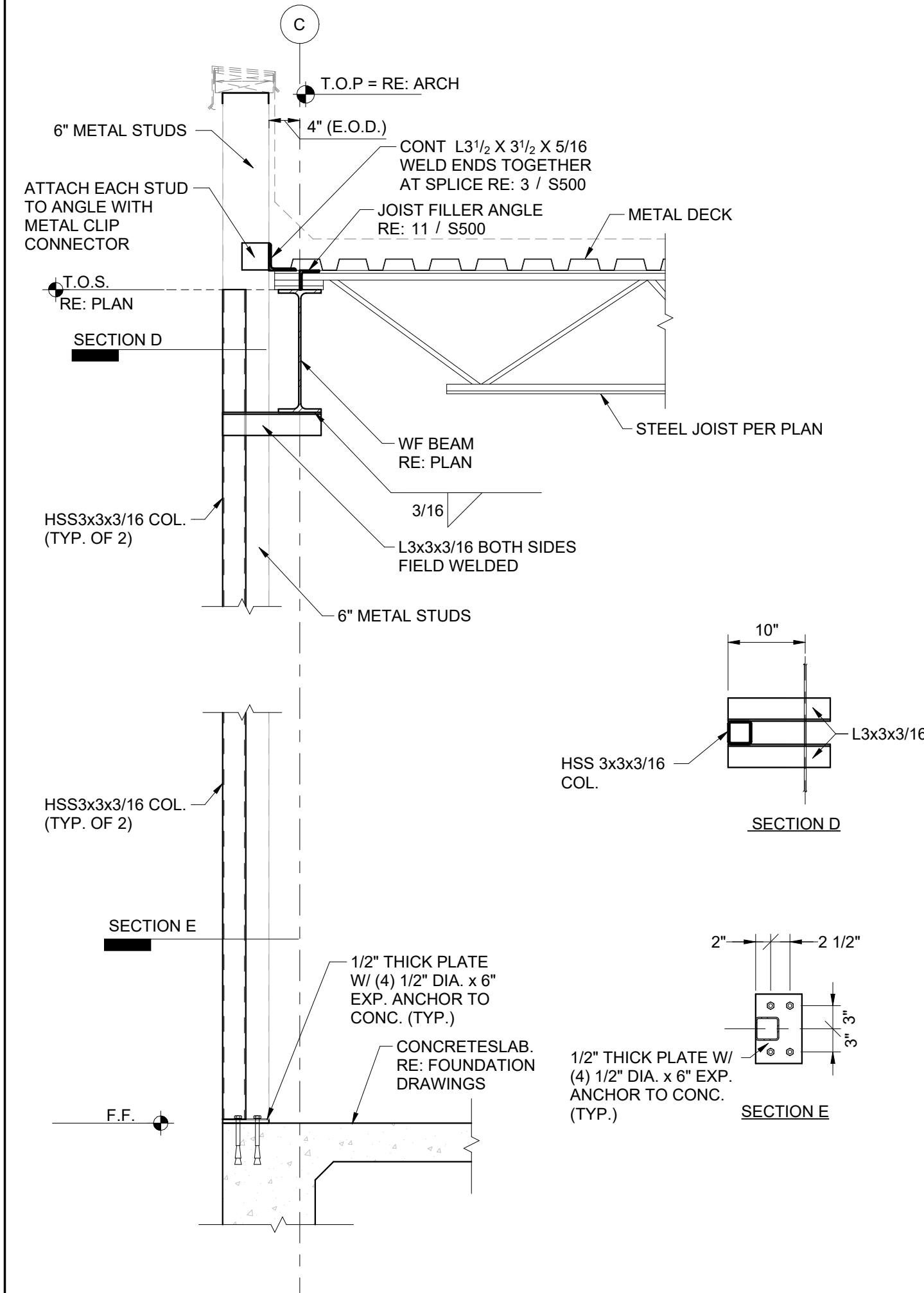
3	JOIST / WF COLUMN CONNECTION
S501	N.T.S.



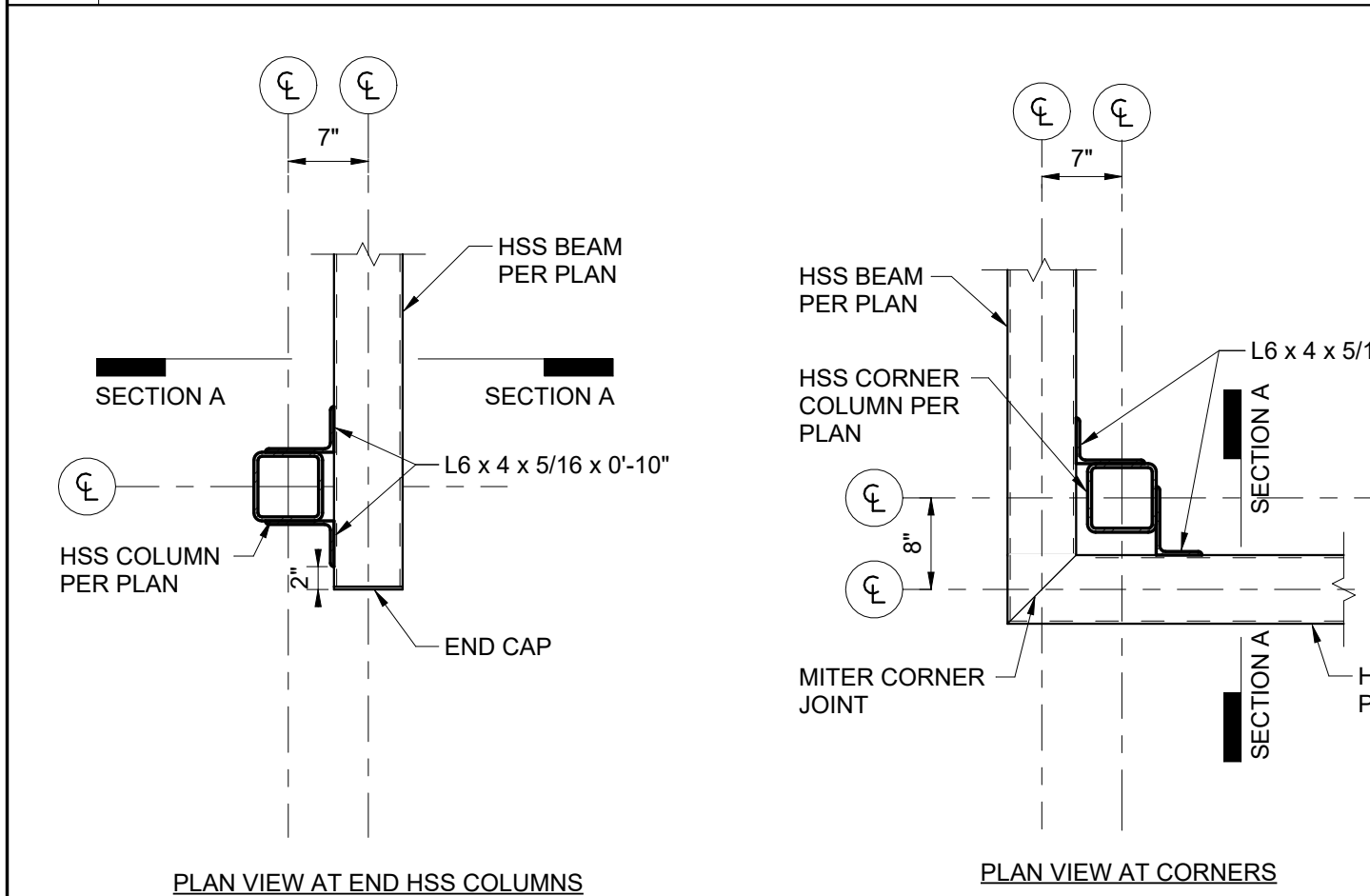
2	SECTION AT SIDE WALL
S501	N.T.S.



1	SECTION AT REAR WALL
S501	N.T.S.

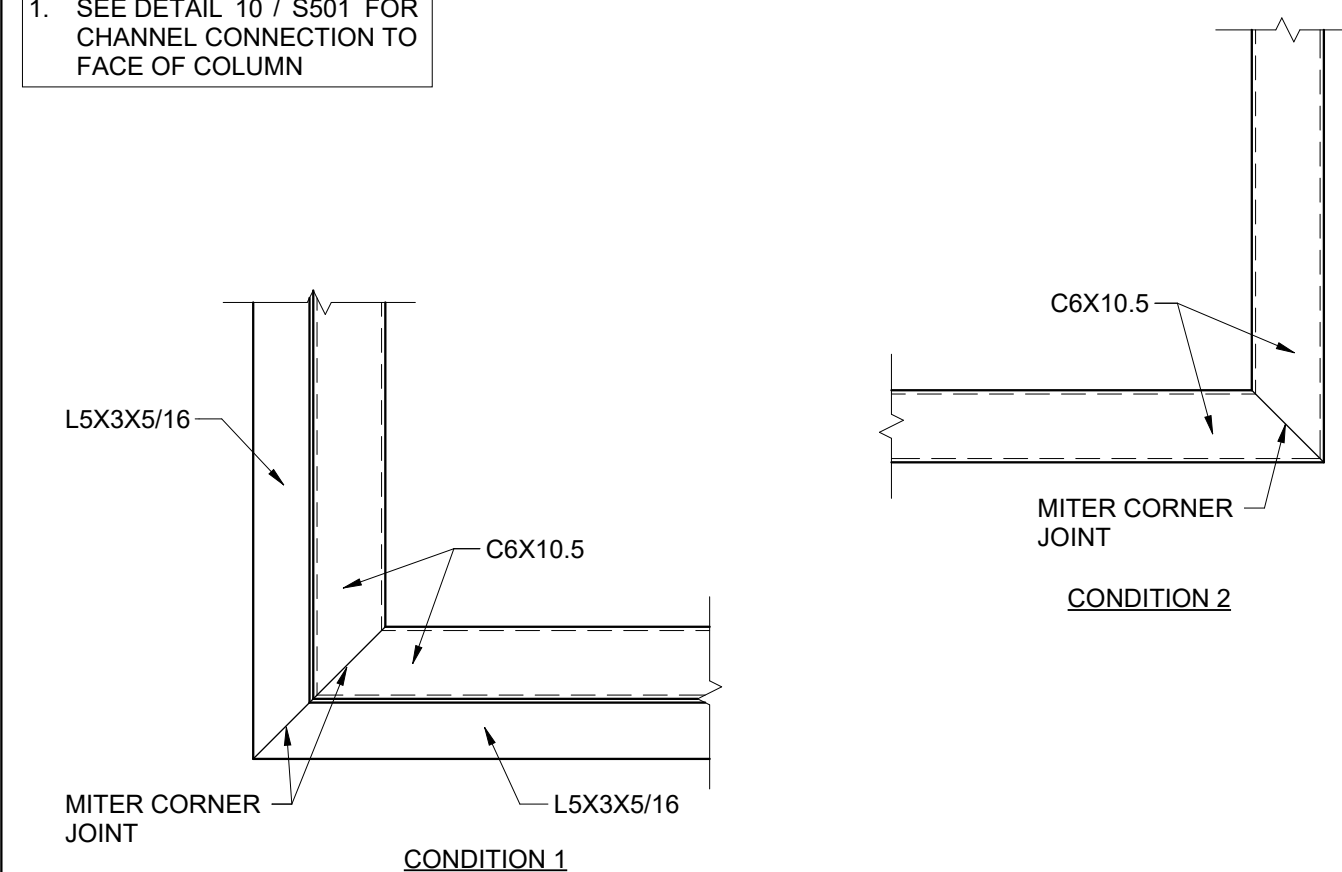


14	STEEL LADDER SUPPORT DETAIL
S501	N.T.S.

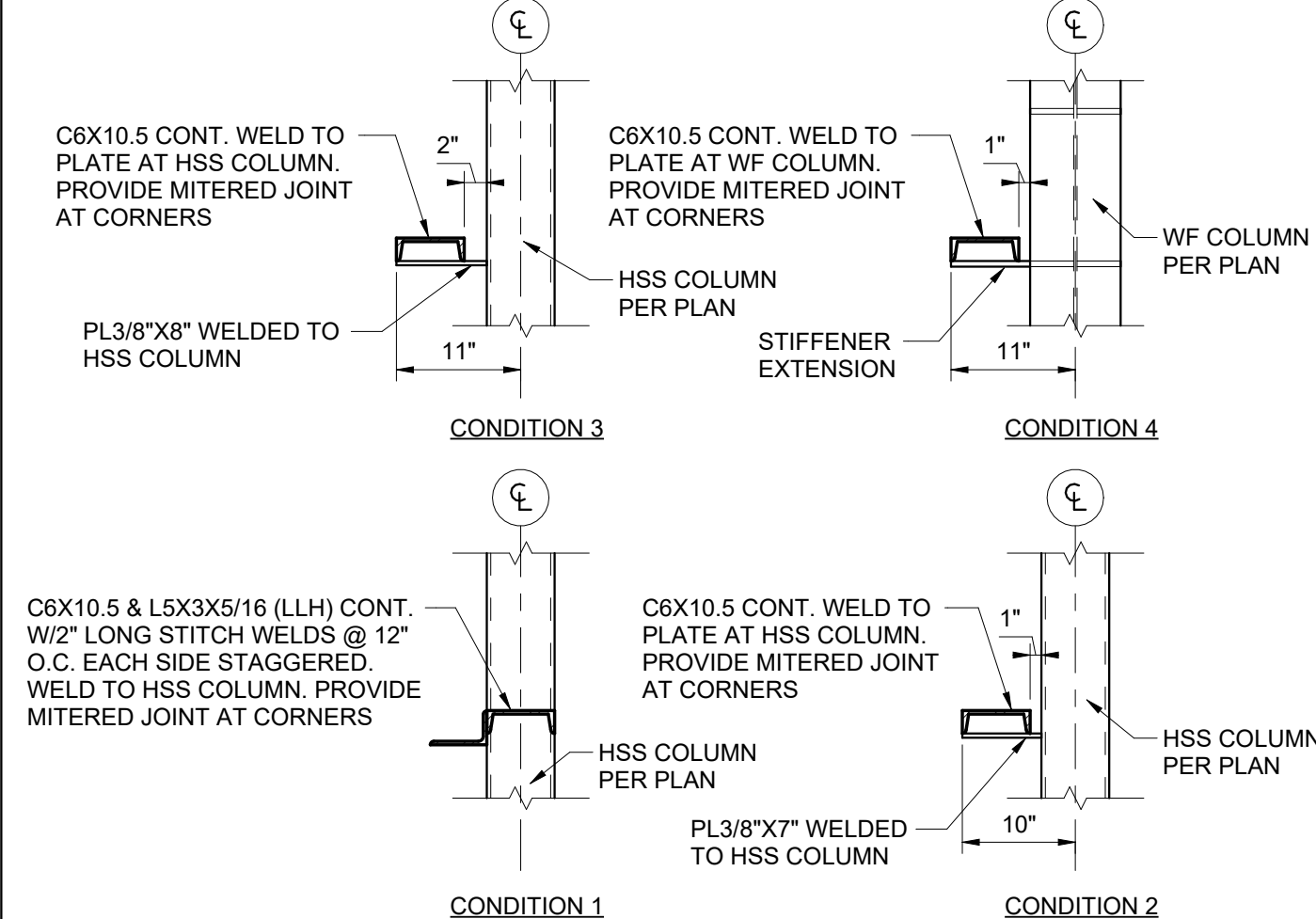


13	HSS BEAM TO HSS COLUMN CONNECTION
S501	N.T.S.

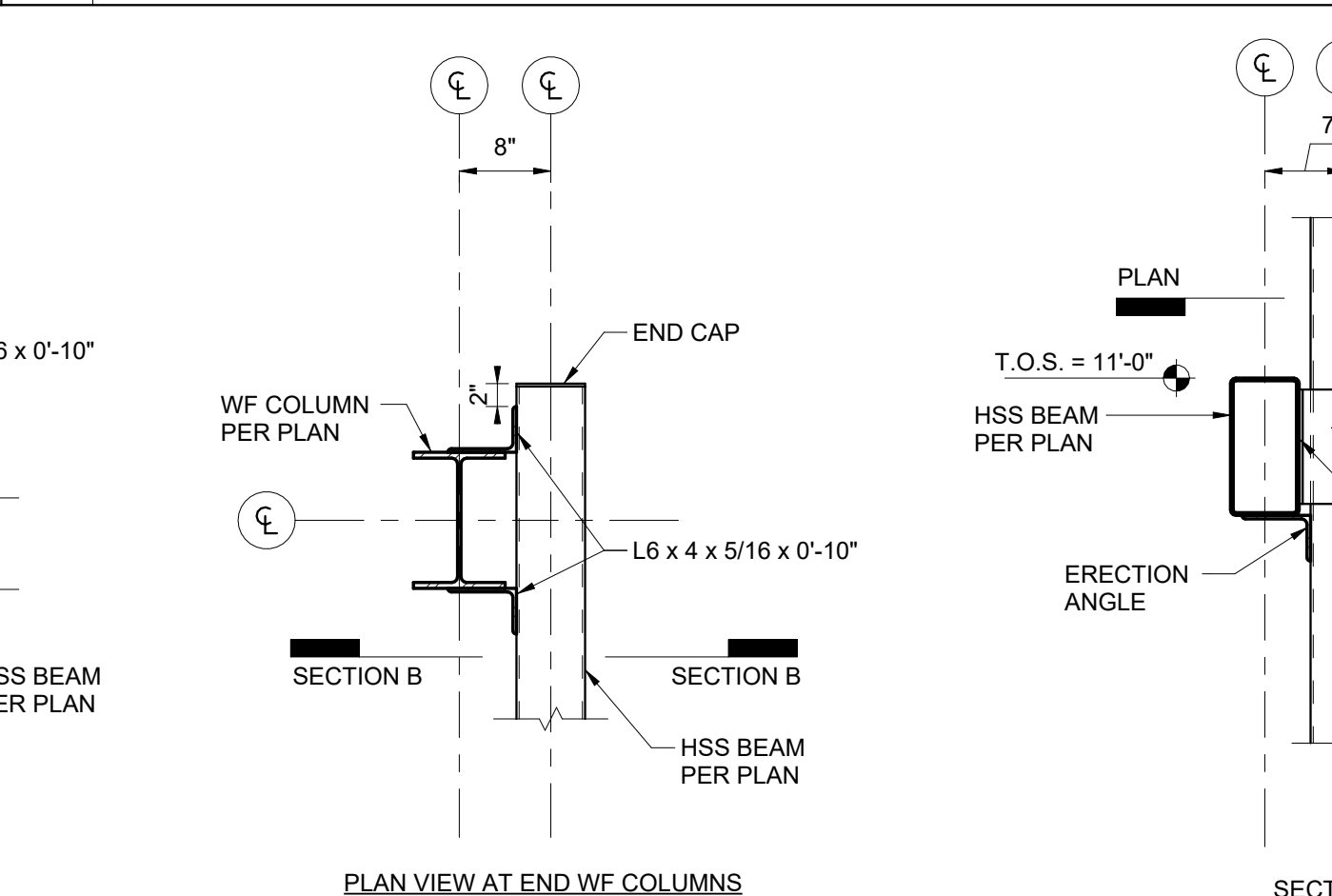
- NOTES:**
1. SEE DETAIL 10 / S501 FOR CHANNEL CONNECTION TO FACE OF COLUMN



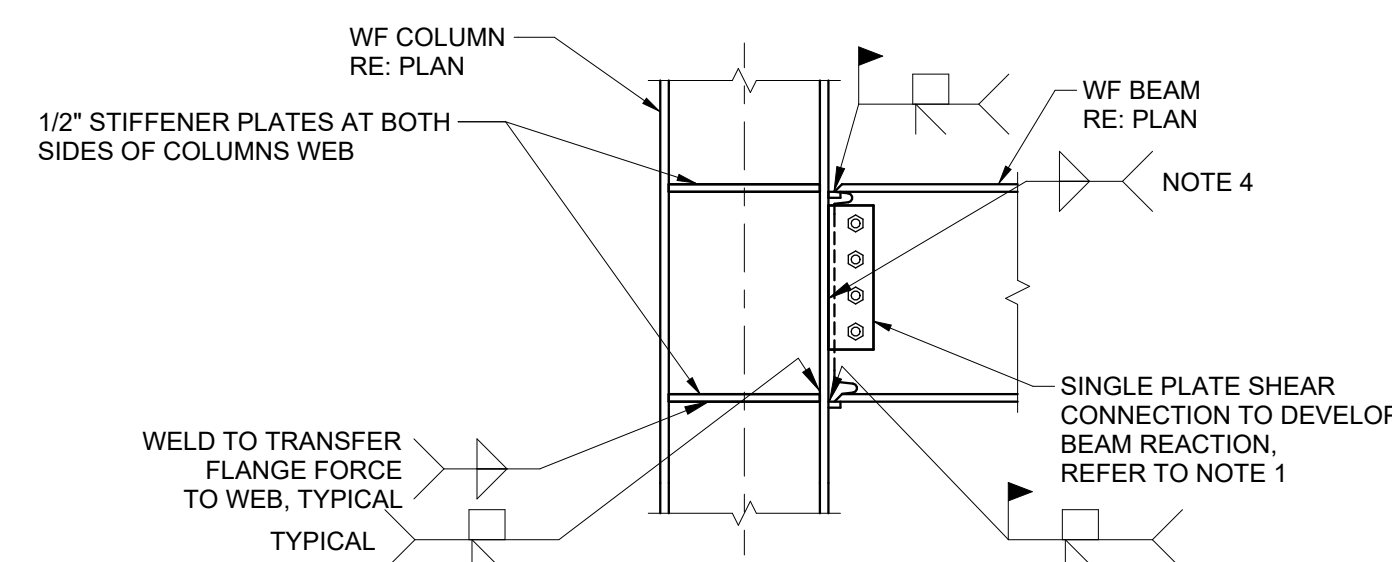
11	CHANNEL MITERED JOINT
S501	N.T.S.



10	CHANNEL CONNECTION TO FACE OF COLUMN
S501	N.T.S.

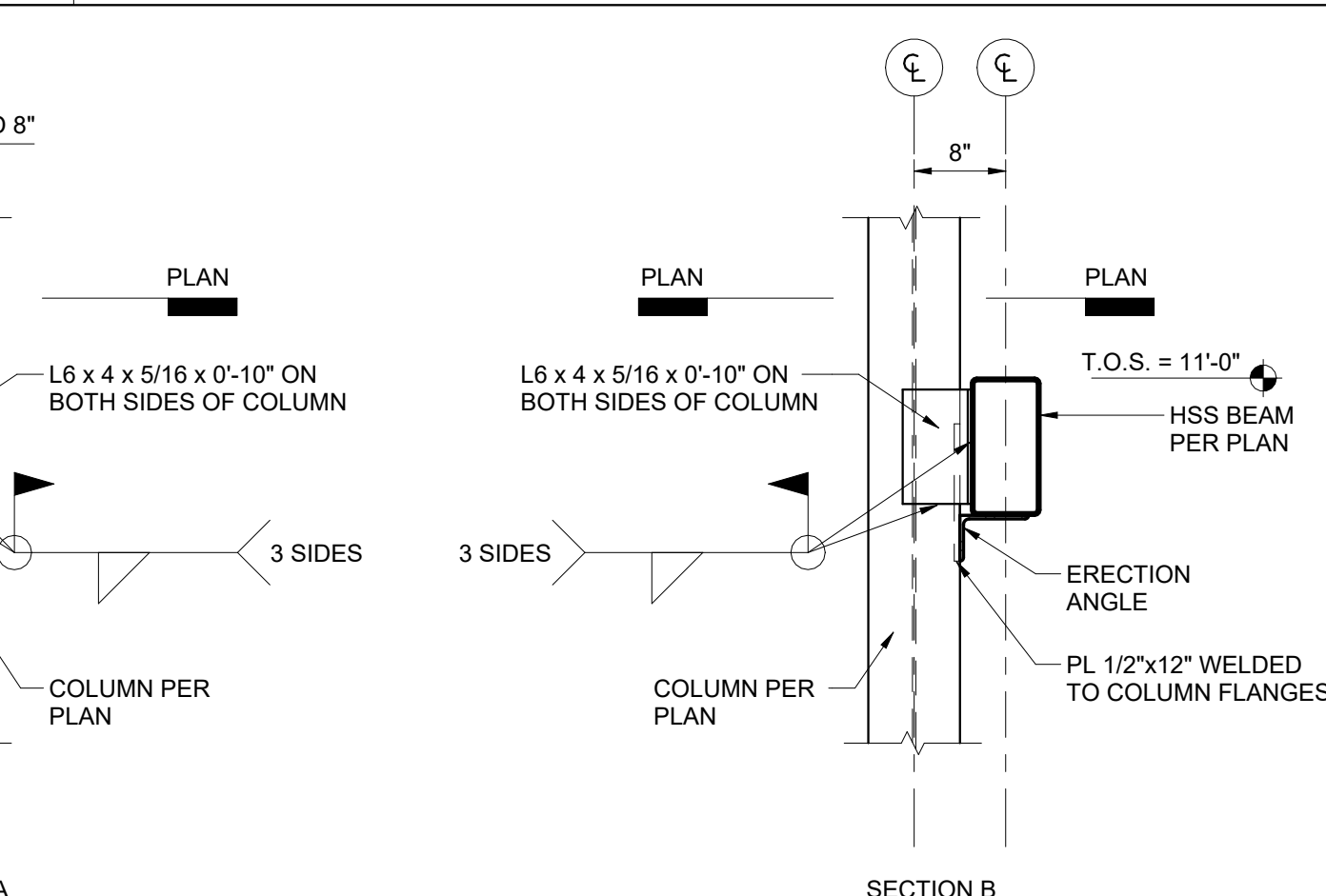


7	TYPICAL SHEAR CONNECTION AT COLUMN FLANGE
S501	N.T.S.



- NOTES:
1. BOLTS IN WEB CONNECTION MAY BE SNUG-TIGHTENED OR PRETENSIONED A325 OR A490 BOLTS WITH HORIZONTAL SHORT-SLOTTED HOLES IN PLATE. IF BOLTS ARE TO BE PRETENSIONED, SNUG-TIGHTEN BOLTS PRIOR TO WELDING FLANGES AND PRETENSION AFTER WELDING FLANGES.
 2. REFER TO SPECIFICATIONS FOR CONNECTION DESIGN CRITERIA
 3. PROVIDE PREDESIGNED SHEAR CONNECTIONS AS SHOWN IN AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL WHERE APPLICABLE.
 4. MINIMUM FILLET WELD SIZE FOR SINGLE PLATE SHEAR CONNECTIONS SHALL BE $\frac{1}{4}$ TIMES THE PLATE THICKNESS.
 5. ALL C/M P WELDS: CVN = 20FT-LBS AT 40°F.

6	TYPICAL MOMENT CONNECTION AT COLUMN FLANGE
S501	N.T.S.



NA

1	SECTION AT REAR WALL
S501	N.T.S.



5300 HOLLISTER STREET,
SUITE 402 HOUSTON, TX 77040
TEL: 713 370 8750
TBPELS F-24553



NOTES:

PROMENADE AT SINGING OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
	Issue for Permit	8/13/2025
	For Construction	9/2/2026

SCALE: N.T.S.

DRAWN BY: CW

CHK BY:

APP BY:

DATE: _____

PROJECT NO.:	24242
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SHEET TITLE:

FRAMING DETAILS

SHEET NUMBER:

S501



NOTES:

**PROMENADE AT SINGING
OAKS**

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
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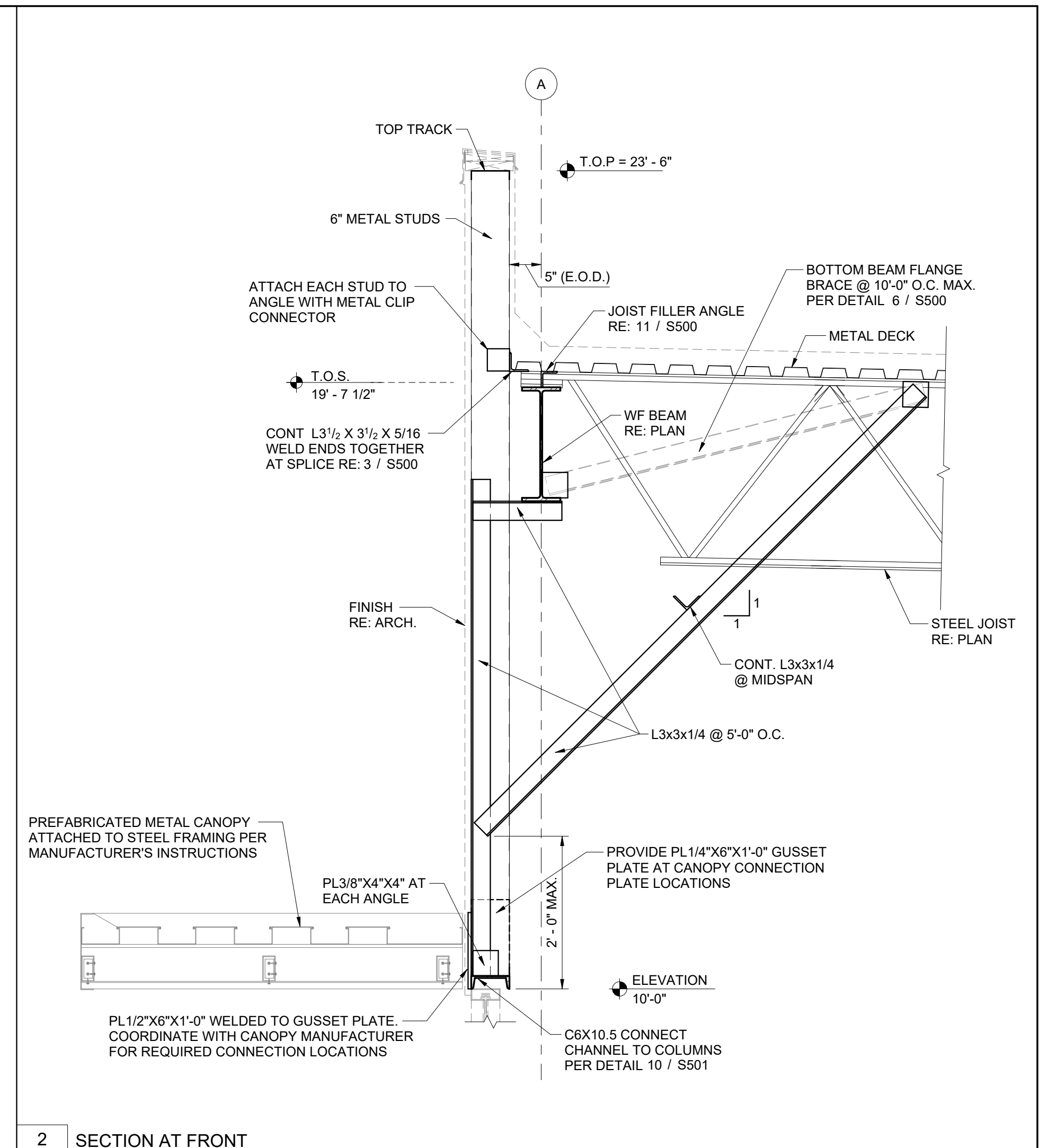
SCALE:	N.T.S.
DRAWN BY:	CV
CHK BY:	EHBC
APP BY:	EHBC
DATE:	9/2/2026
PROJECT NO.:	24242

SHEET TITLE:

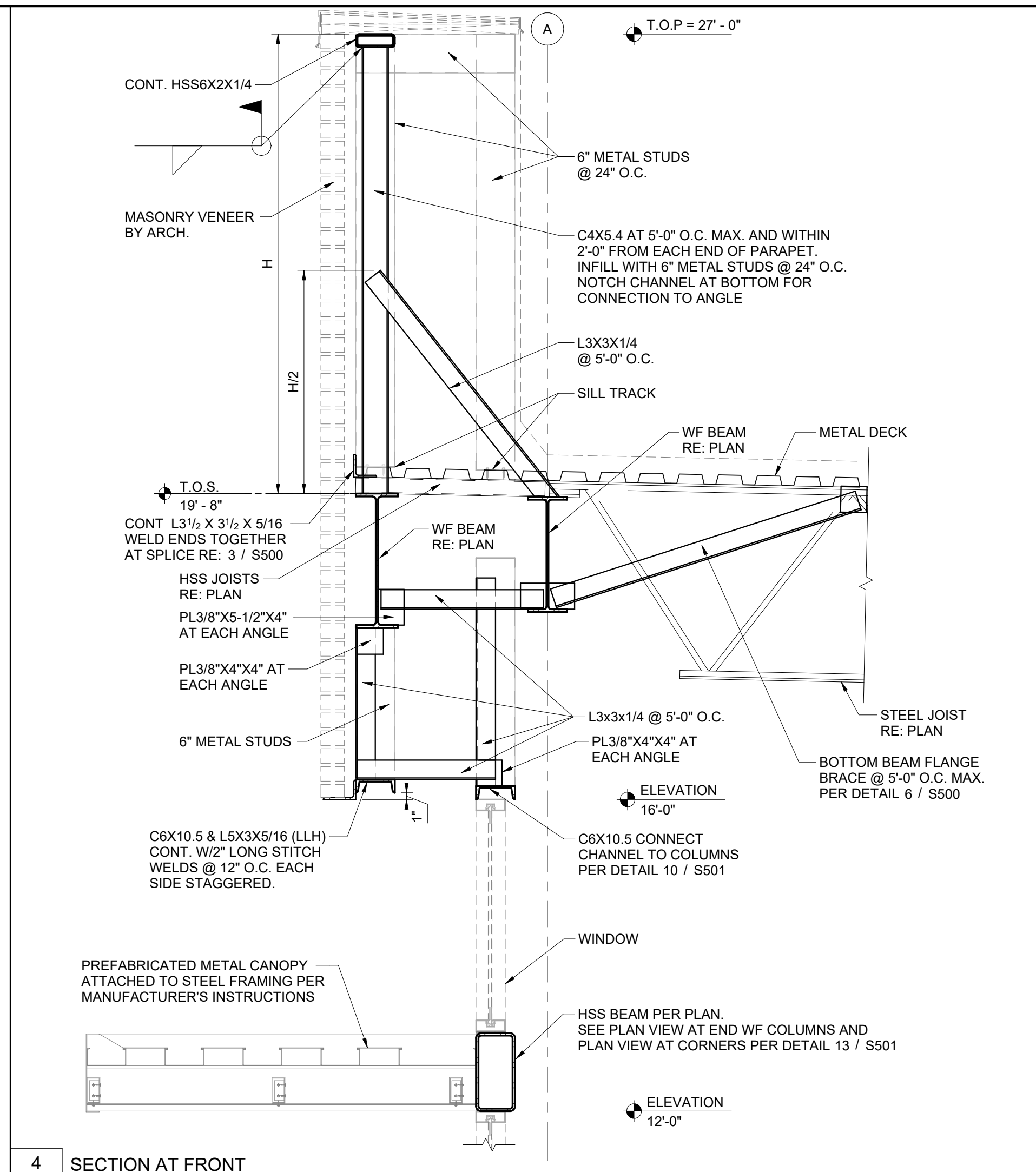
**FRAMING
DETAILS**

SHEET NUMBER:

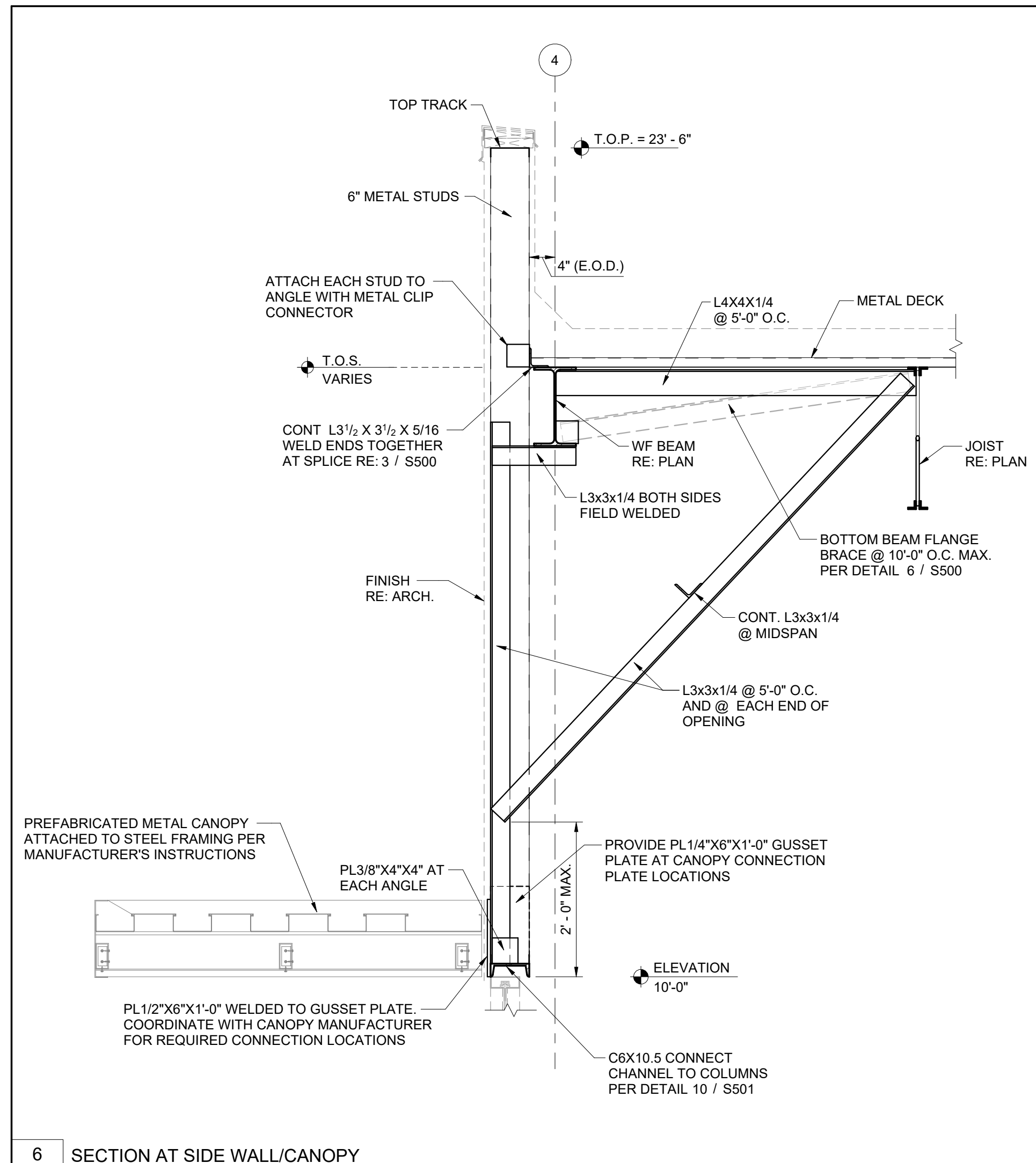
S502



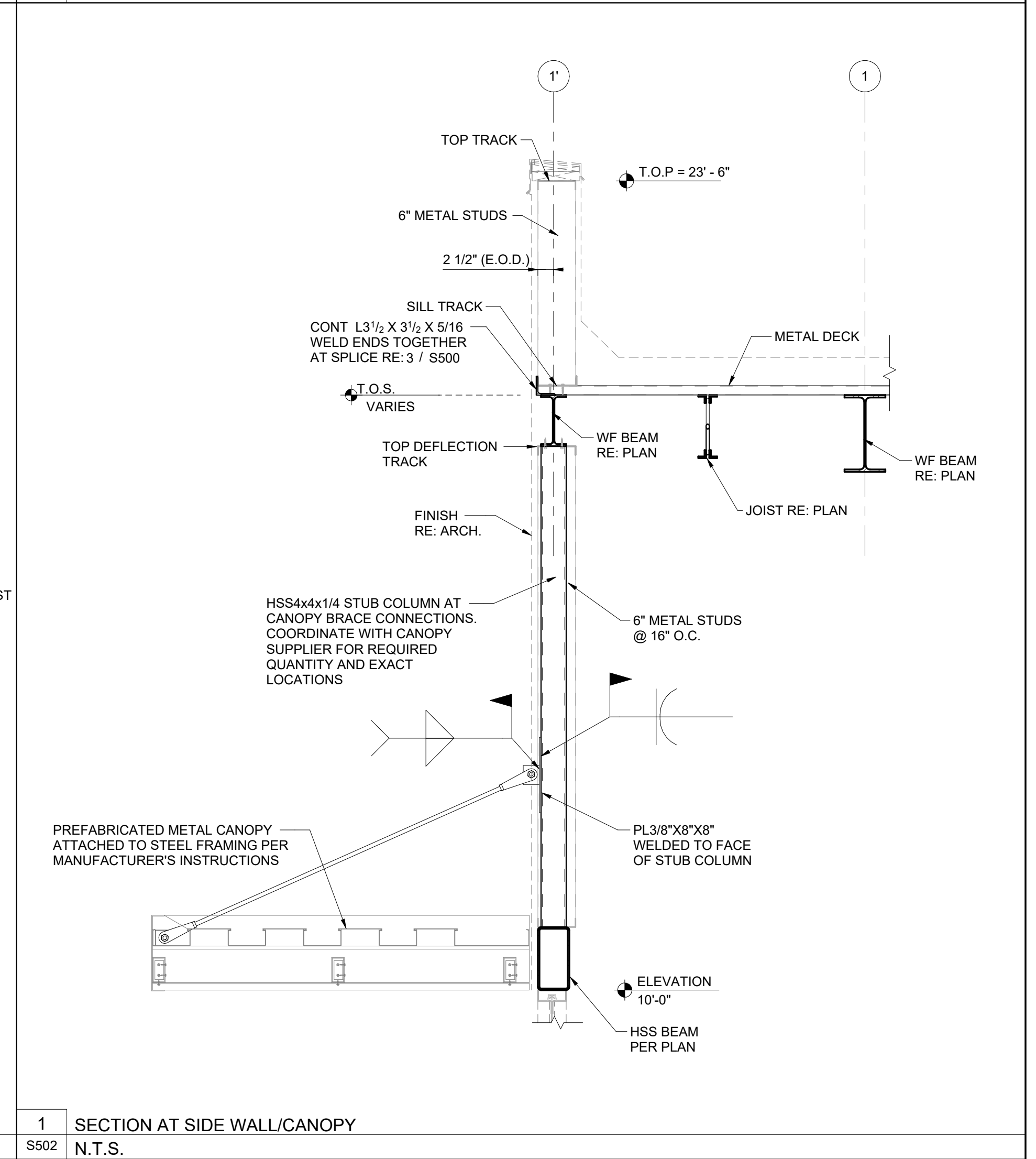
2 SECTION AT FRONT
S502 N.T.S.



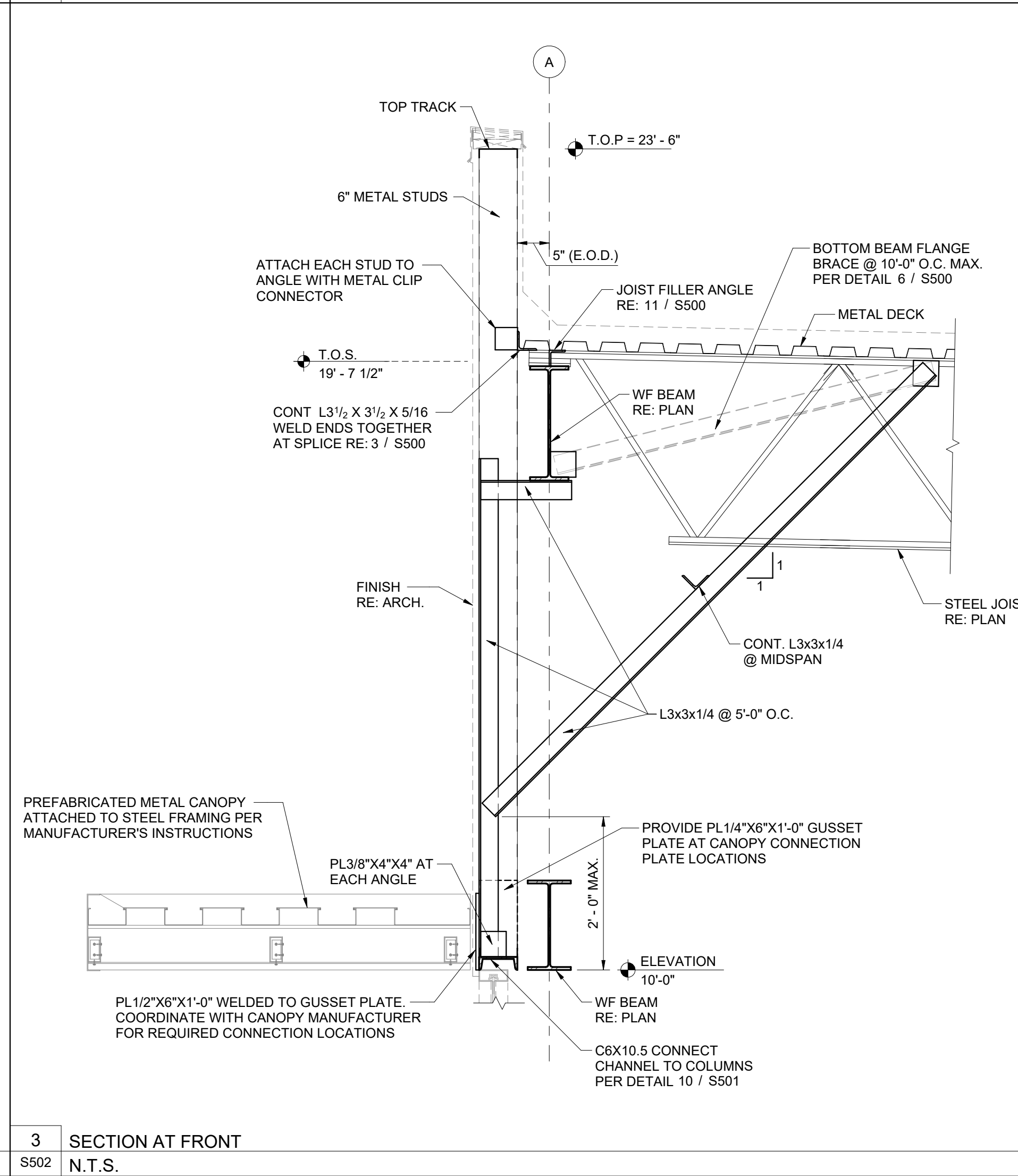
4 SECTION AT FRONT
S502 N.T.S.



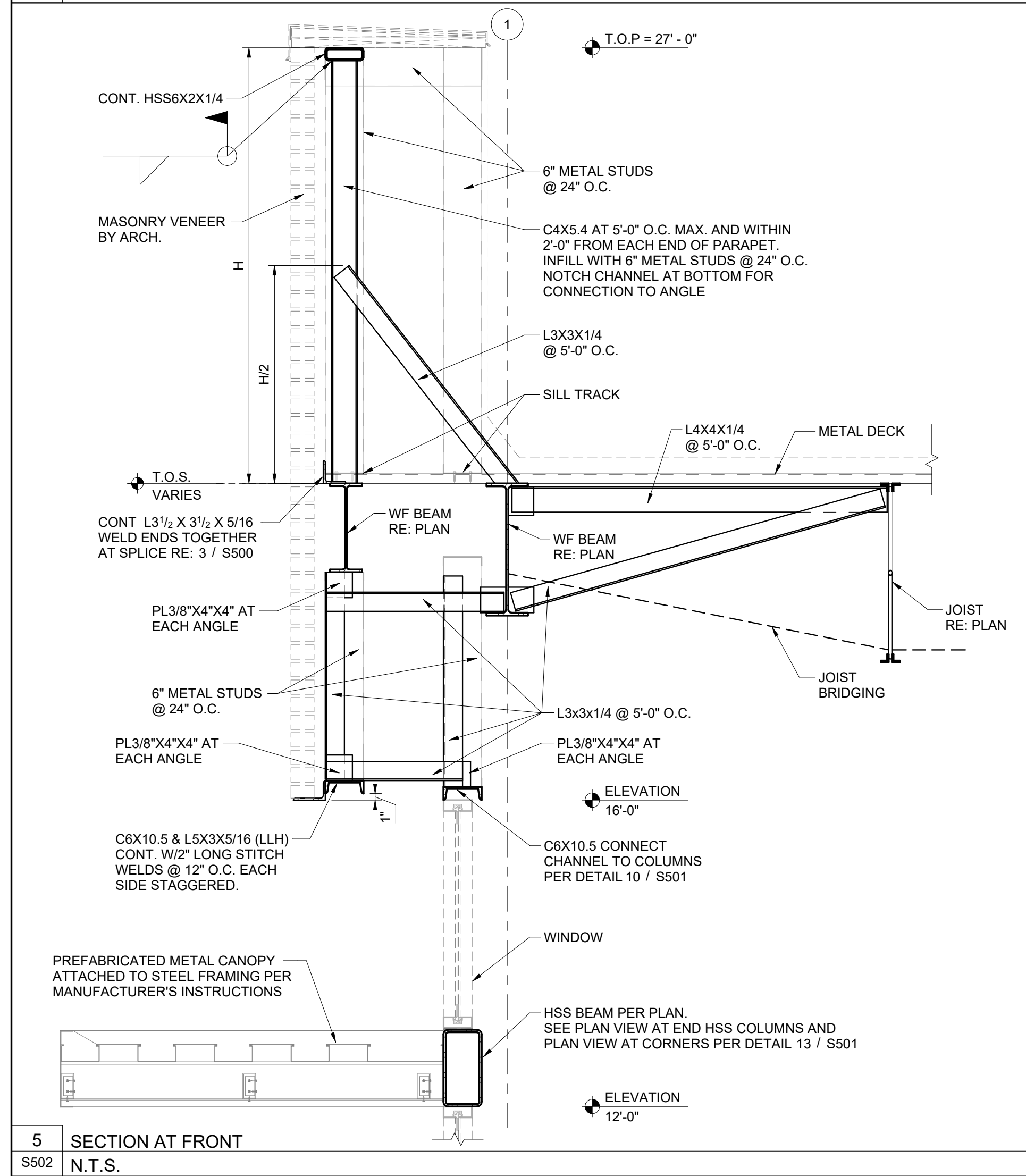
6 SECTION AT SIDE WALL/CANOPY
S502 N.T.S.



1 SECTION AT SIDE WALL/CANOPY
S502 N.T.S.



3 SECTION AT FRONT
S502 N.T.S.



5 SECTION AT FRONT
S502 N.T.S.



NOTES:

**PROMENADE AT SINGING
OAKS**

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

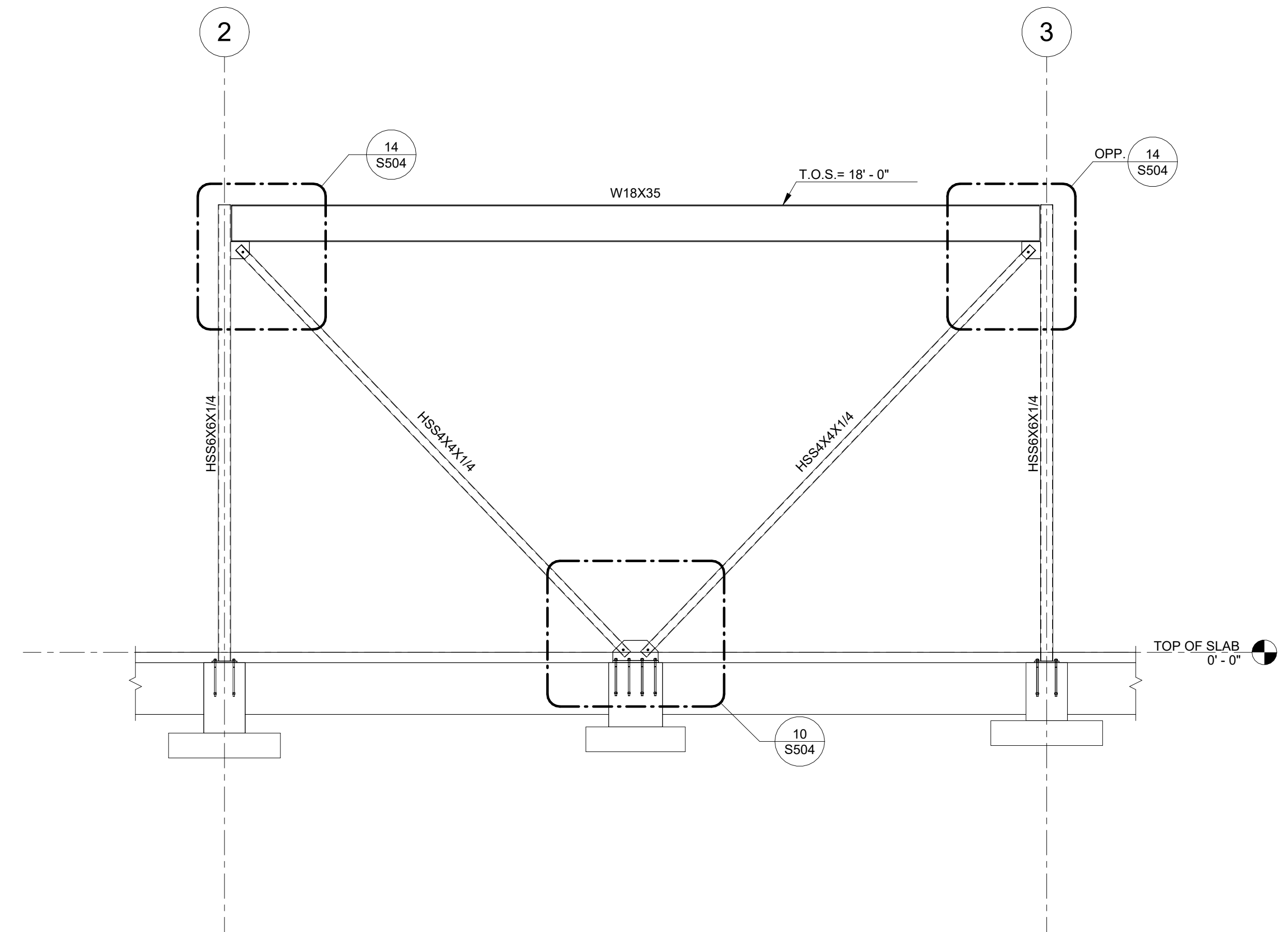
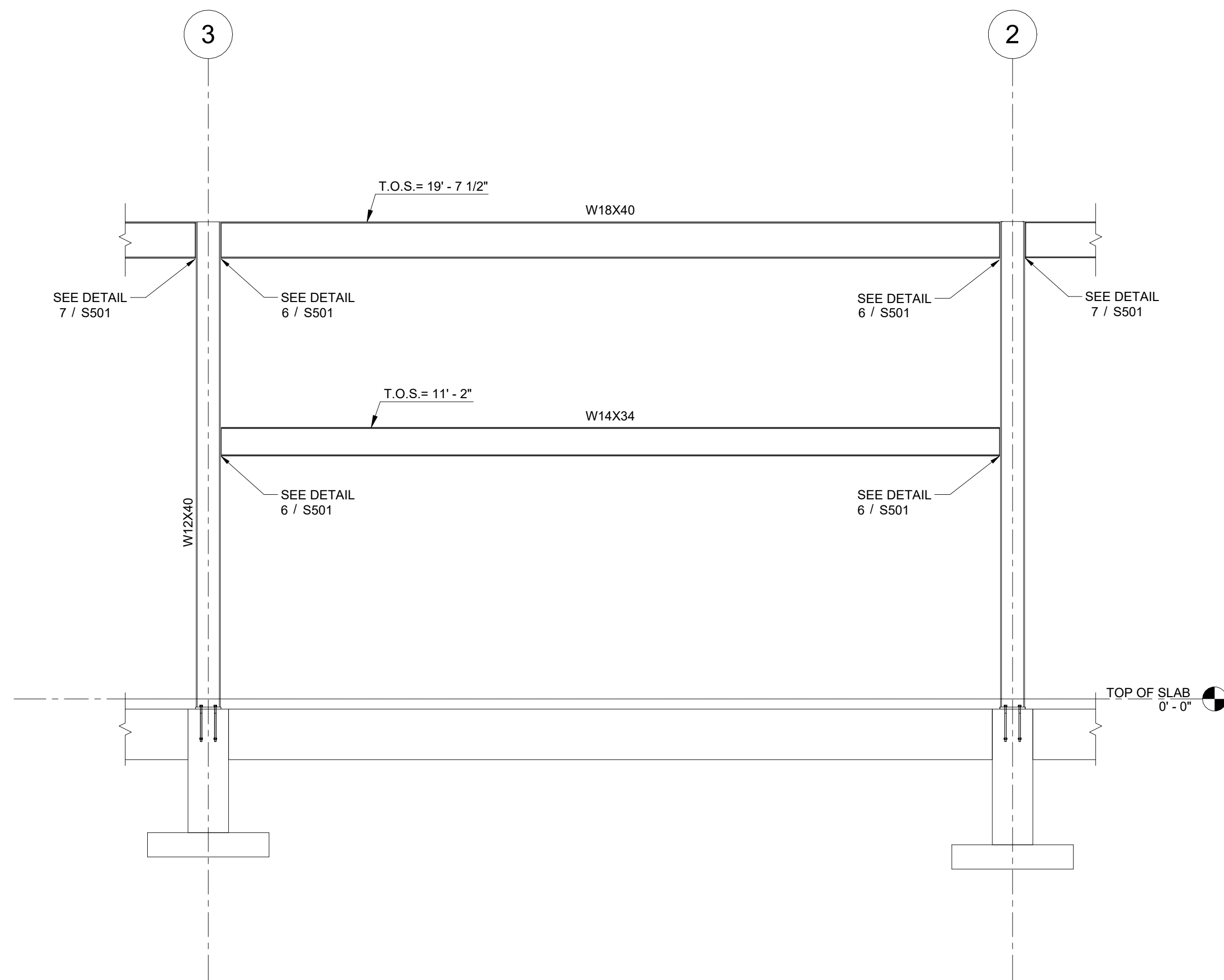
No	DESCRIPTION	DATE
	Issue for Permit	8/13/2025
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SCALE:	N.T.S.
DRAWN BY:	CV
CHK BY:	EHBC
APP BY:	EHBC
DATE:	9/2/2026
PROJECT NO.:	24242

**FRAMING
DETAILS**

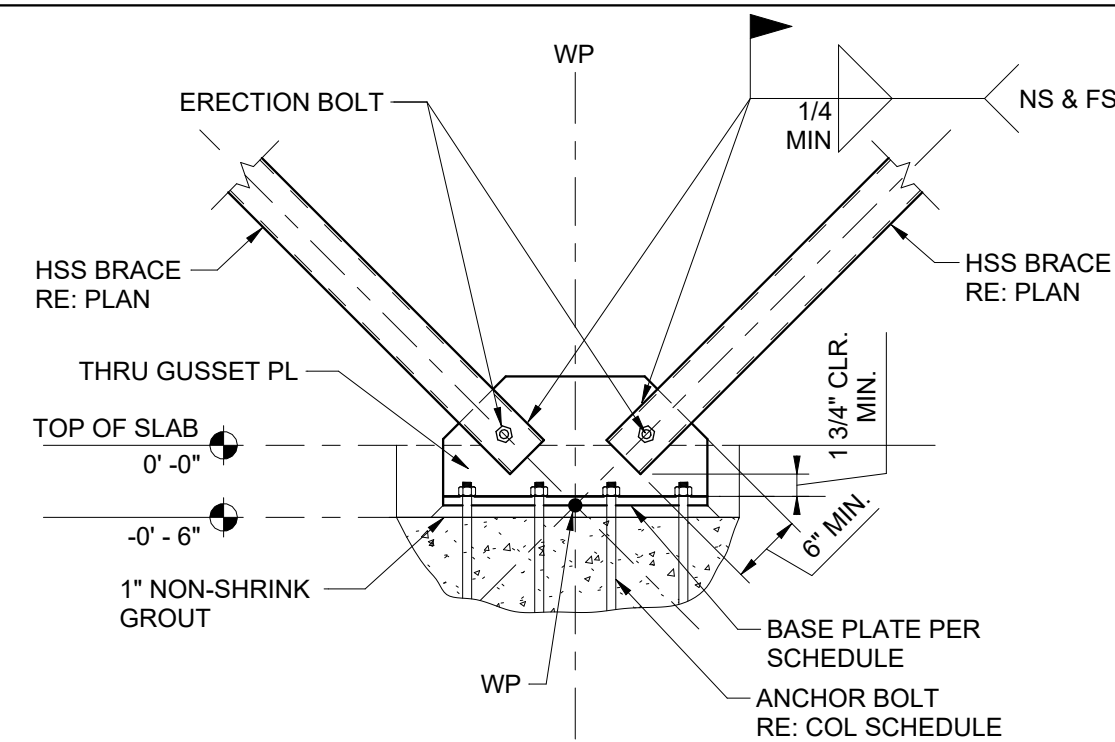
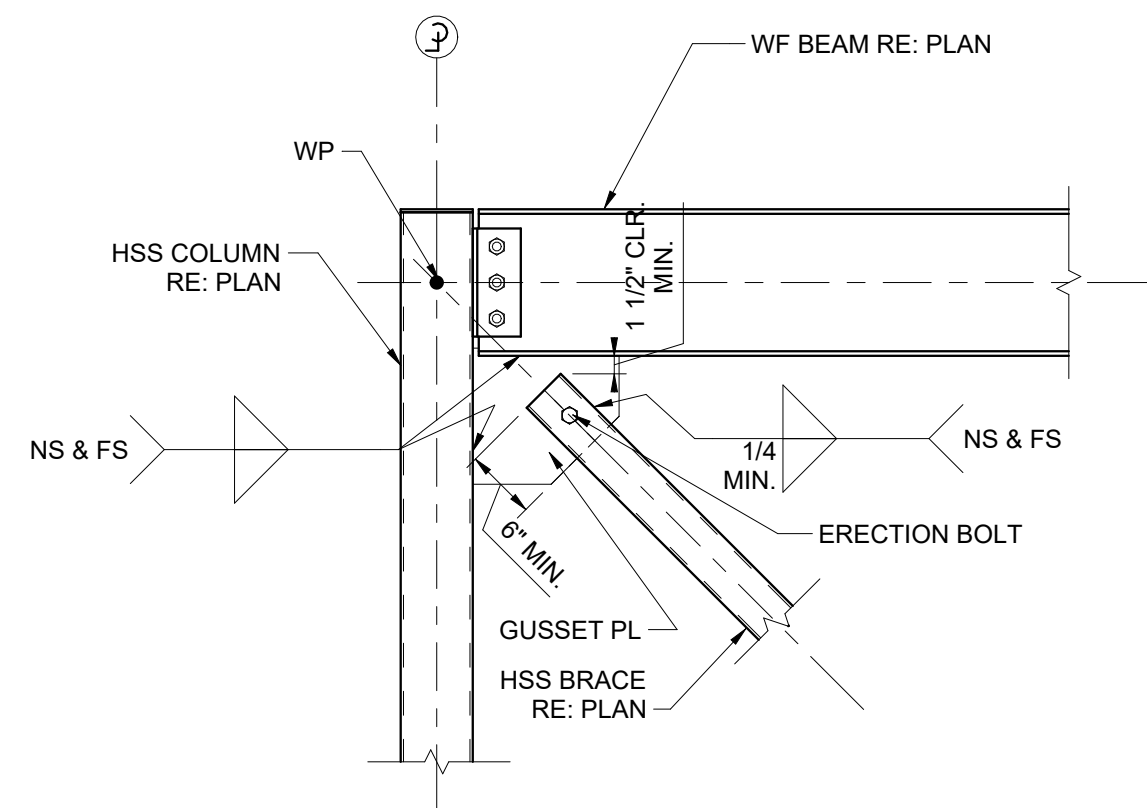
SHEET NUMBER:

S504



15
S504
MOMENT FRAME ELEVATION - GRID LINE A
1/4" = 1'-0"

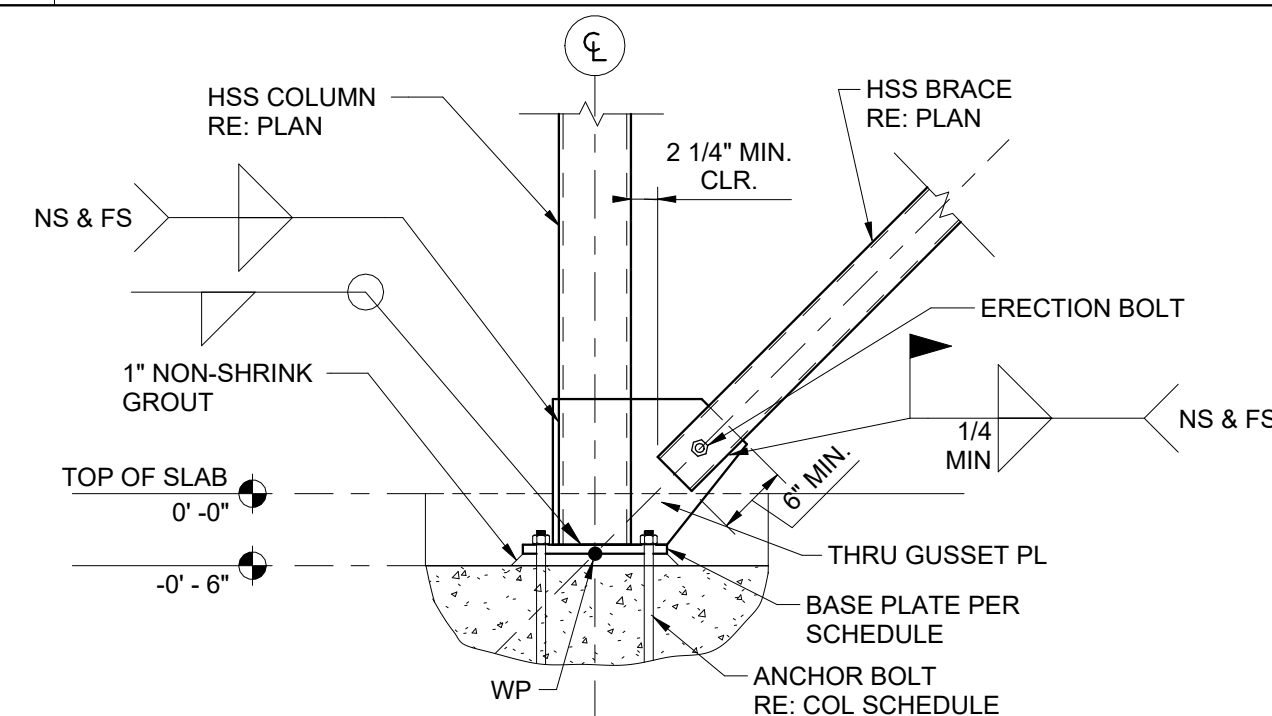
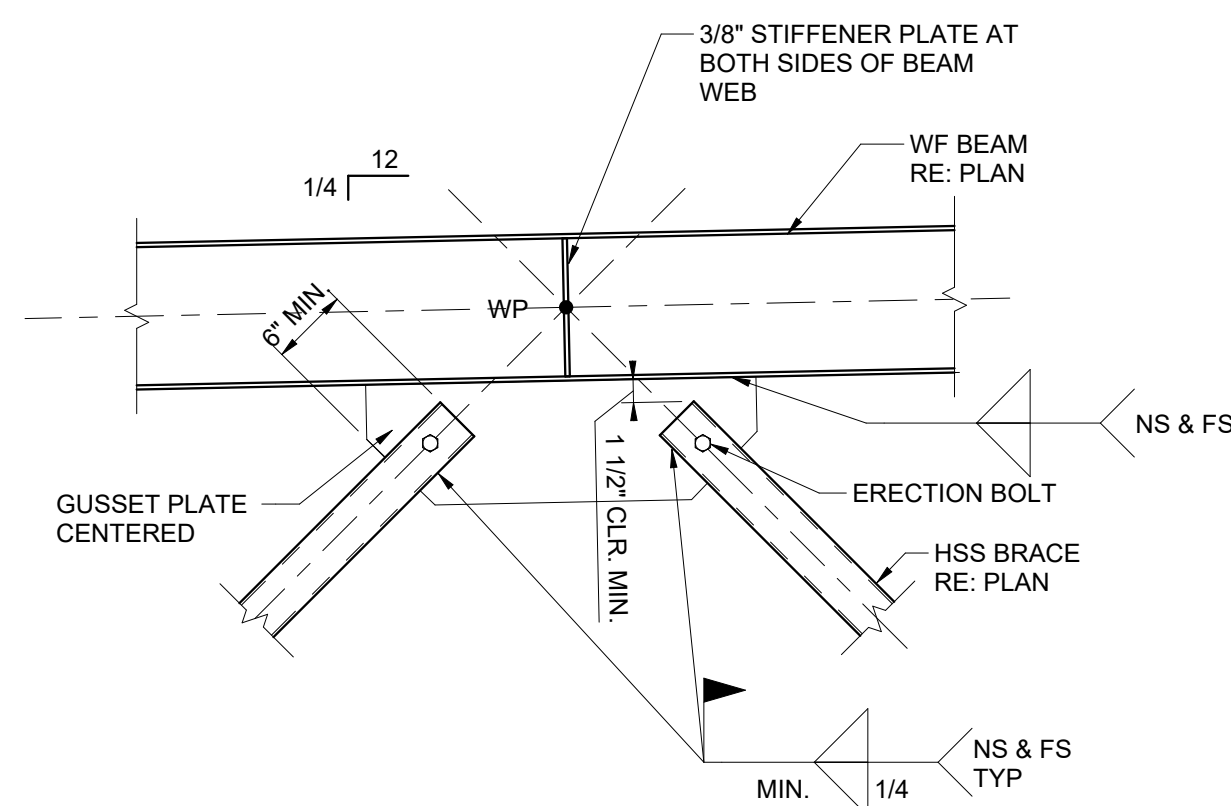
7
S504
BRACE 3 ELEVATION GRID LINE C
1/4" = 1'-0"



- NOTES:
1. REFER TO BRACE ELEVATIONS FOR BRACE SIZES.
 2. IF NOT PROVIDED, THE BRACE FORCE SHALL BE THE MAXIMUM TENSION AND COMPRESSION CAPACITY OF THE BRACE. IF BRACE FORCES ARE SHOWN, THEY ARE FACTORED LOADS (LRFD).
 3. GUSSET PLATE SHALL BE CENTERED ON STEEL COLUMN AND DESIGNED TO DEVELOP THE BRACE FORCE.
 4. BOLTS AND WELDS SHALL BE DESIGNED BY THE FABRICATOR FOR THE VERTICAL AND HORIZONTAL COMPONENTS OF THE BRACE FORCE INCLUDING THE EFFECT OF ECCENTRICITY. THE MINIMUM FILLET WELD SHALL BE 1/4".

14
S504
BRACE CONNECTION CORNER
N.T.S.

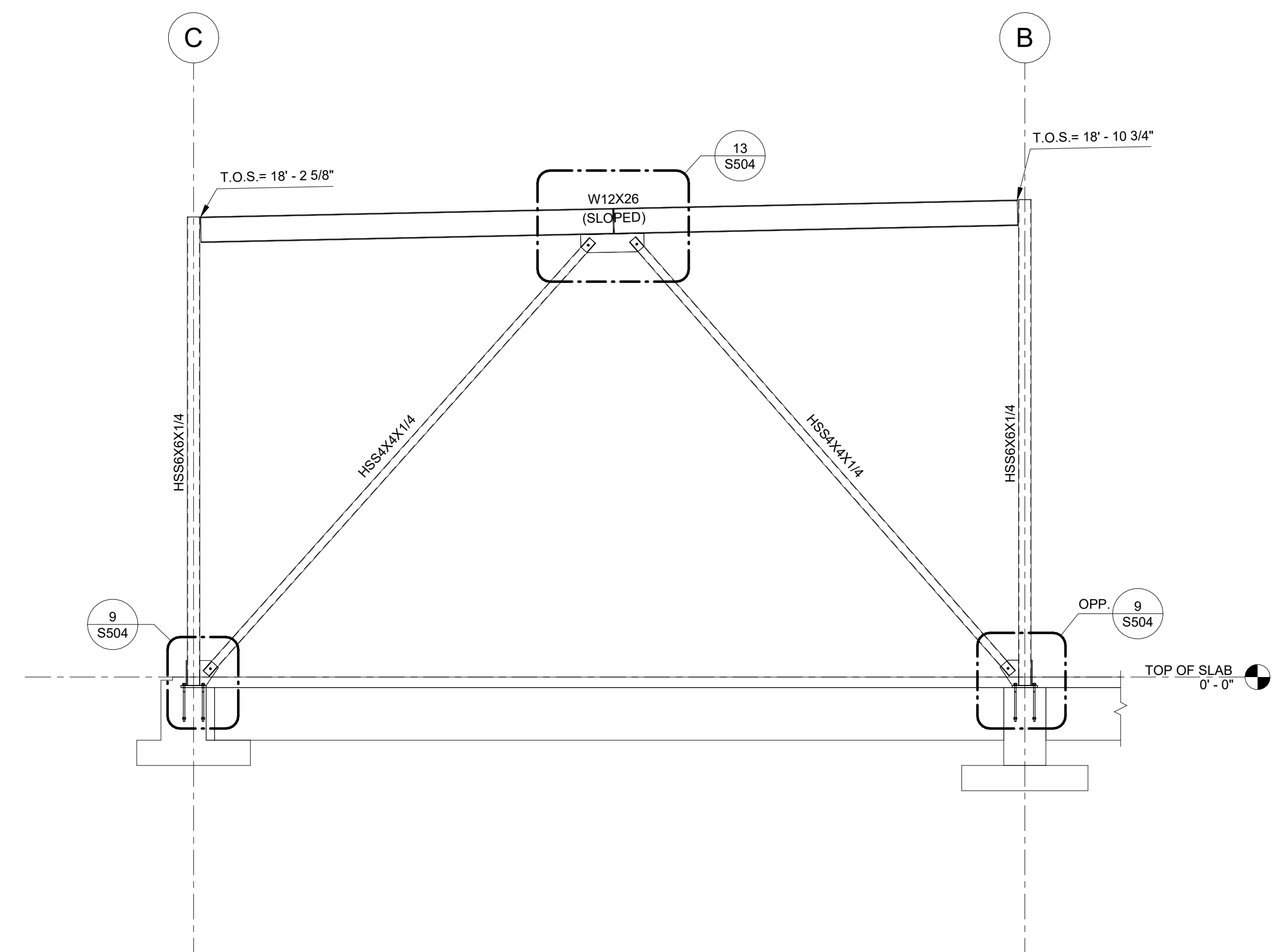
10
S504
BRACE CONNECTION DETAIL
N.T.S.



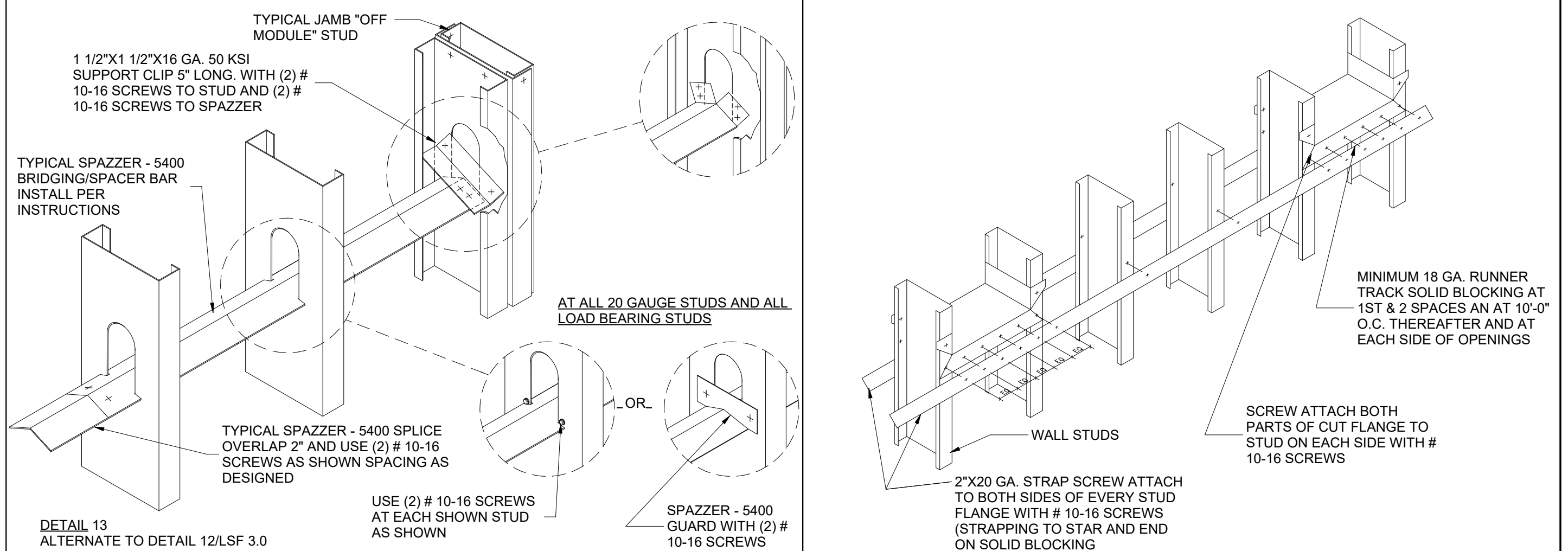
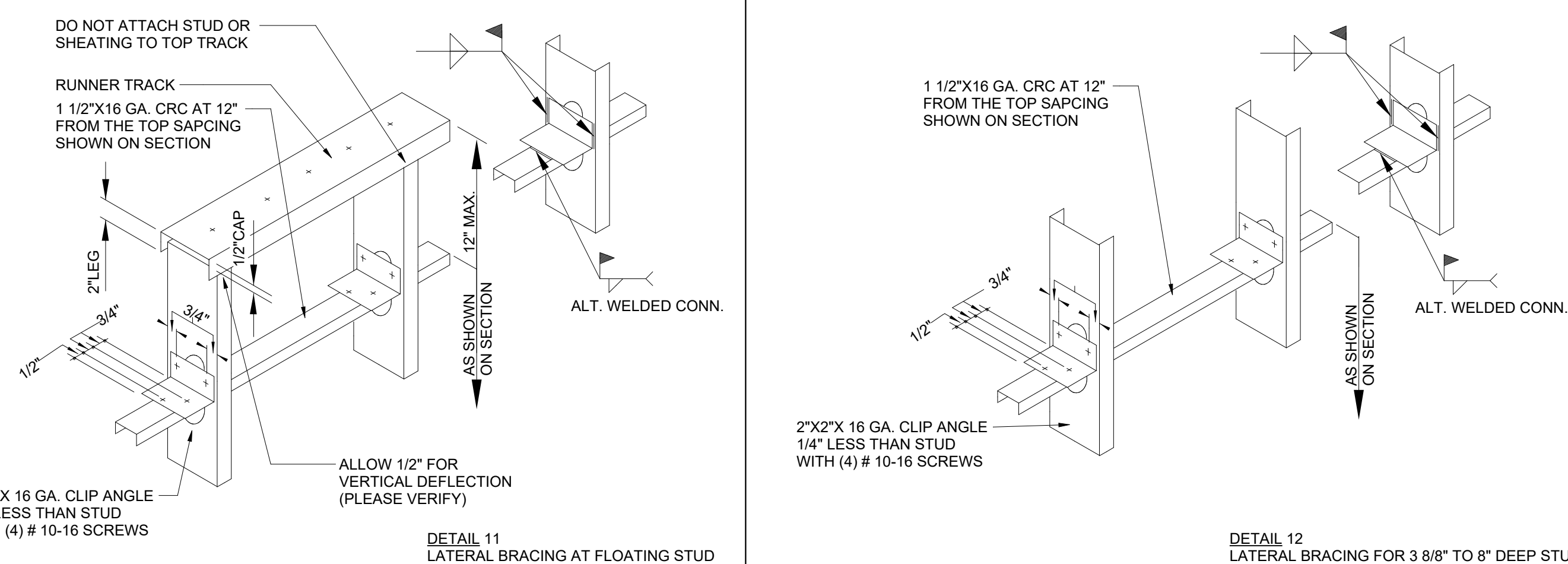
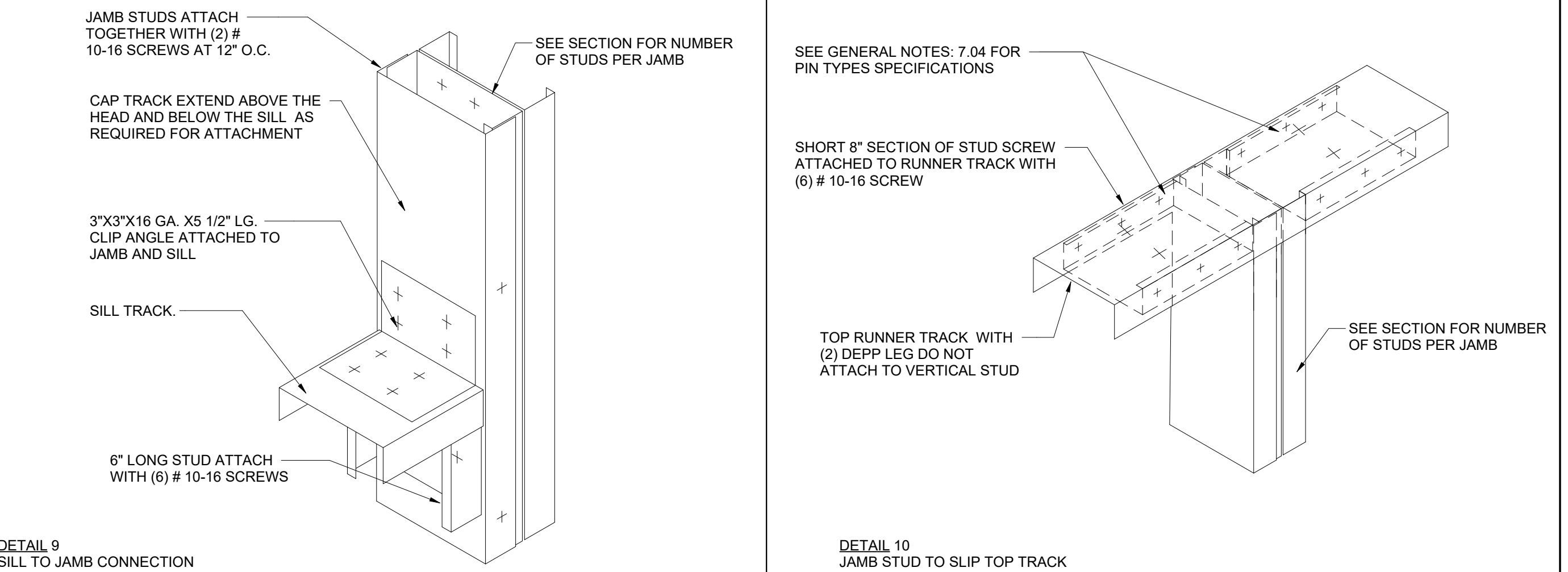
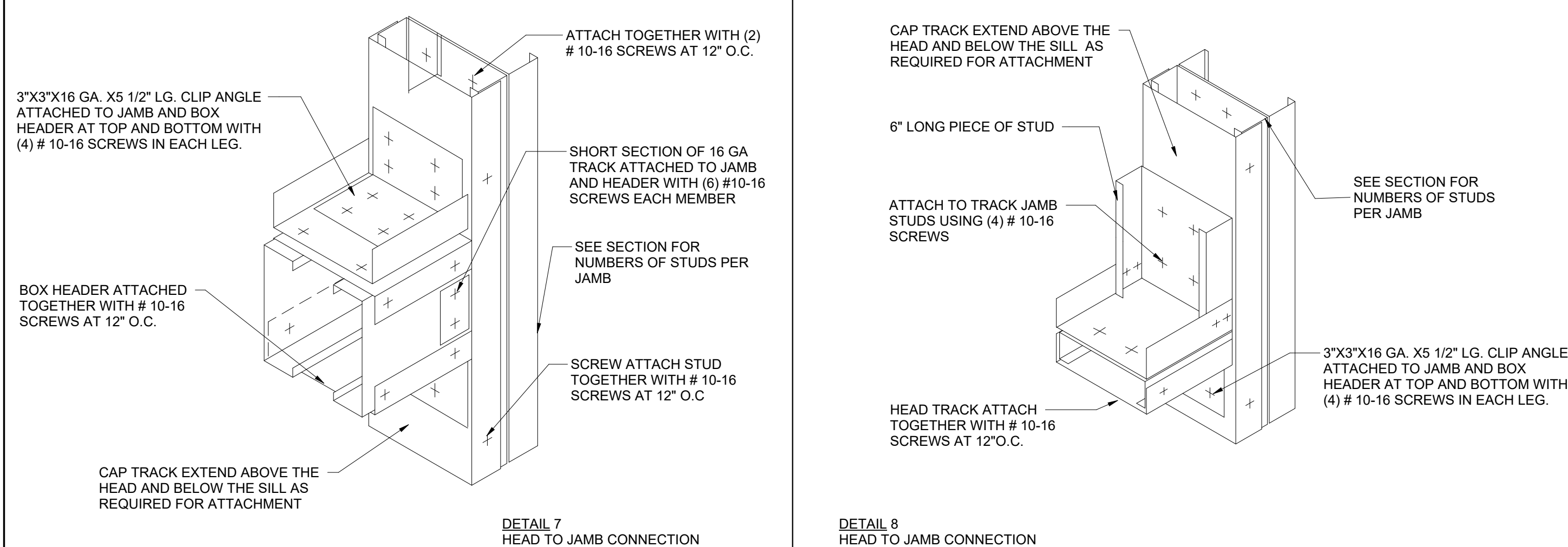
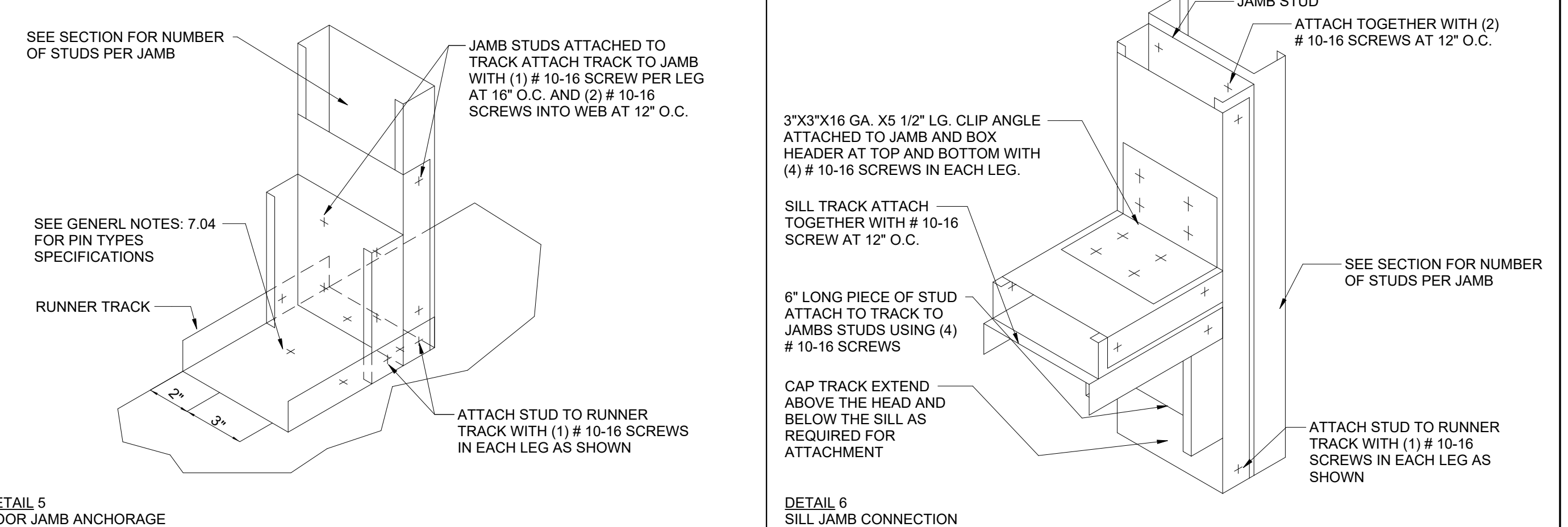
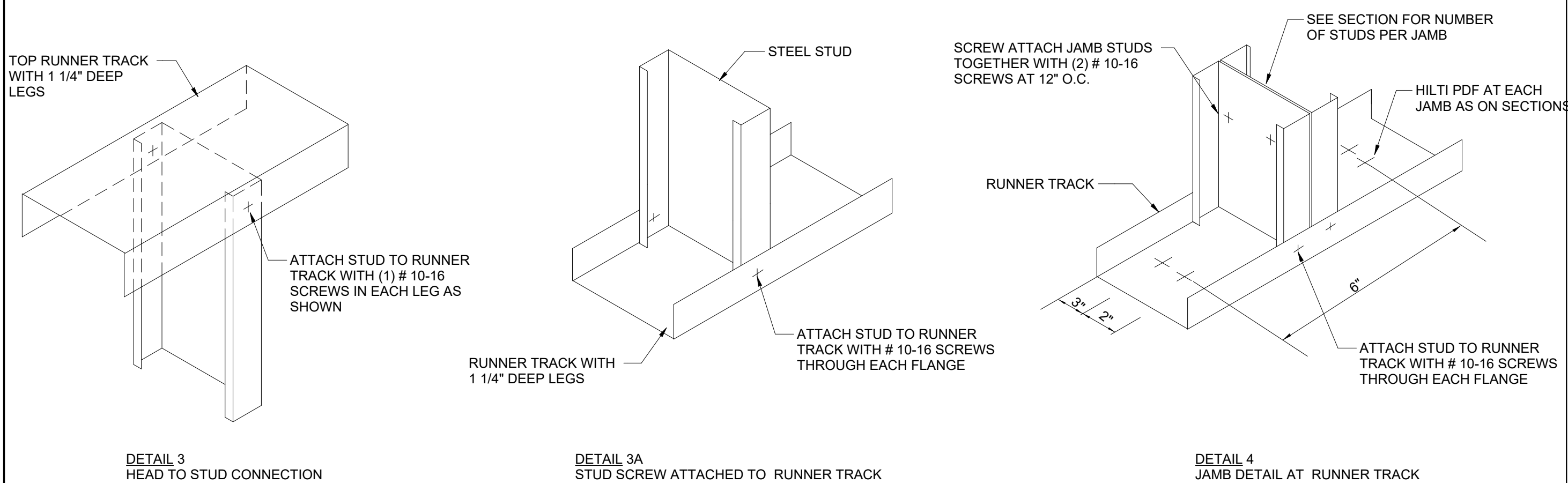
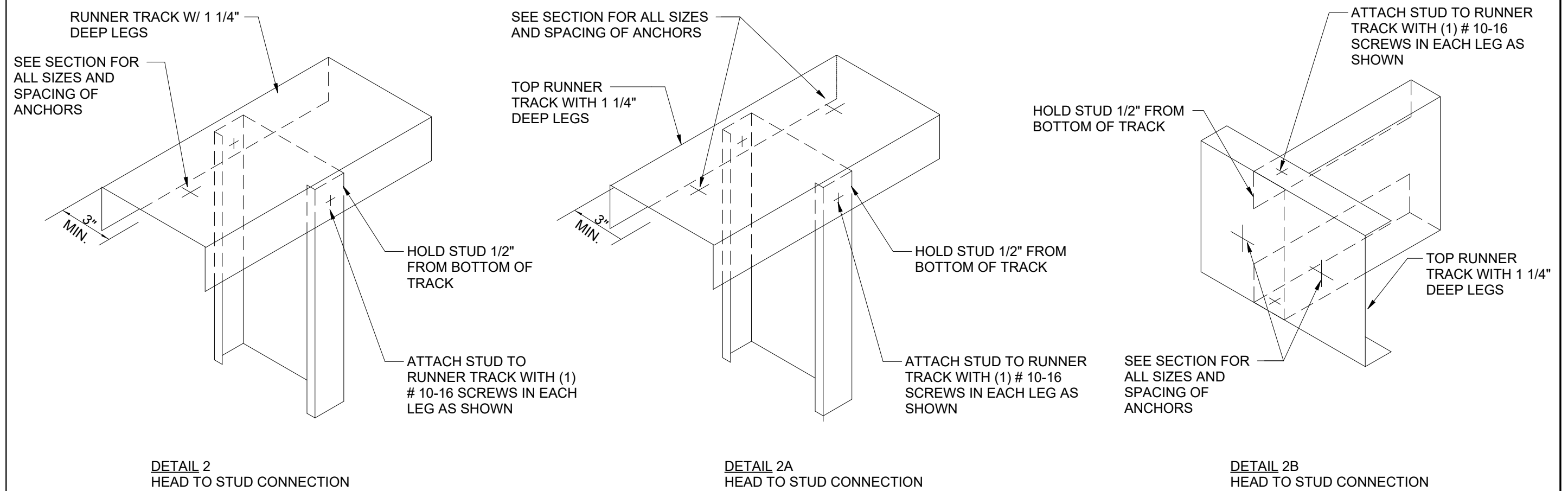
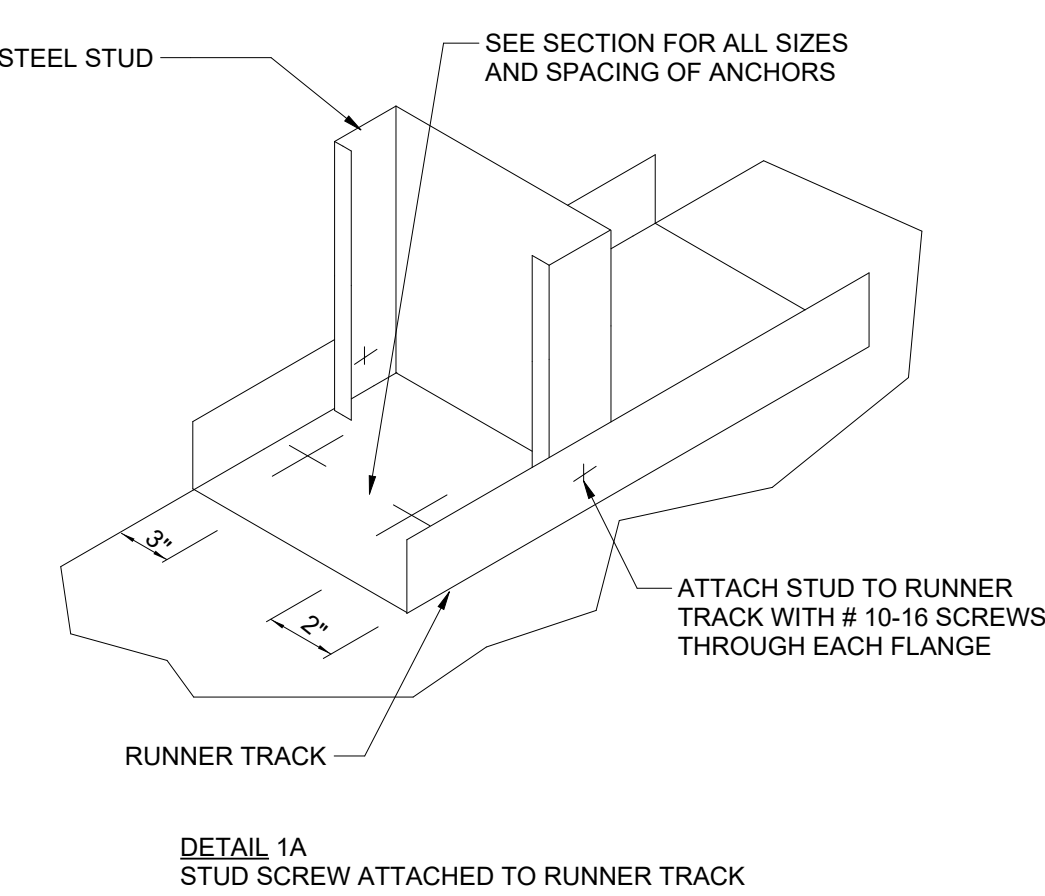
- NOTES:
1. REFER TO BRACE ELEVATIONS FOR BRACE SIZES.
 2. IF NOT PROVIDED, THE BRACE FORCE SHALL BE THE MAXIMUM TENSION AND COMPRESSION CAPACITY OF THE BRACE. IF BRACE FORCES ARE SHOWN, THEY ARE FACTORED LOADS (LRFD).
 3. GUSSET PLATE SHALL BE CENTERED ON STEEL COLUMN AND DESIGNED TO DEVELOP THE BRACE FORCE.
 4. BOLTS AND WELDS SHALL BE DESIGNED BY THE FABRICATOR FOR THE VERTICAL AND HORIZONTAL COMPONENTS OF THE BRACE FORCE INCLUDING THE EFFECT OF ECCENTRICITY. THE MINIMUM FILLET WELD SHALL BE 1/4".

13
S504
ROOF BRACE CONNECTION
N.T.S.

9
S504
BRACE CONNECTION DETAIL
N.T.S.



5
S504
BRACES 1 & 2 ELEVATION GRID LINES 1 & 4
1/4" = 1'-0"



NOTES:

PROMENADE AT SINGING OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No	DESCRIPTION	DATE
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	For Construction	9/2/2026

SCALE:

DRAWN BY: CV

CHK BY:

APP BY:

DATE: 9/2/2026

PROJECT NO.:	24242
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SHEET TITLE:

TYPICAL LIGHT GAUGE FRAMING DETAILS

SHEET NUMBER:

S505

ELECTRICAL BASIC REQUIREMENTS:

- B. VERIFY ALL DIMENSIONS AT THE JOB SITE AND FROM THE ARCHITECTURAL PLANS.
- B. ALL WORK SHALL BE IN ACCORDANCE WITH ELECTRICAL CODE (2023 EDITION), INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2021 EDITION), 2021 INTERNATIONAL BUILDING CODE, AND ALL LATEST APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS AND REGULATIONS.
- C. UNLESS OTHERWISE NOTED, CONTRACTOR AND SUBCONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO DO THIS WORK AND PAY FOR ALL PERMITS AND CHARGES REQUIRED FOR SUCH PERMITS.
- D. ALL WORK SHALL COMPLY WITH ALL GOVERNING CODES AND ORDINANCES AND AUTHORITY HAVING JURISDICTION.
- E. VISITING THE SITE: EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND SHALL FULLY INFORM HIMSELF REGARDING THE FACILITIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK OR MATERIAL OMITTED FROM THE BIDDER'S CONTRACT PROPOSAL DUE TO HIS FAILURE TO SO INFORM HIMSELF BY SUCH INVESTIGATION.
- F. CONTRACTOR SHALL OBTAIN FROM THE UTILITY COMPANIES INFORMATION AND INSTALLATION STANDARDS FOR SERVICES TO BE INSTALLED. CONTRACTOR SHALL CONTACT UTILITY COMPANIES WITHIN 10 DAYS OF NOTICE TO PROCEED. CONTRACTOR SHALL COORDINATE WITH ARCHITECT/OWNER A MINIMUM OF 60 DAYS PRIOR TO THE REQUESTED DATE OF EACH PERMANENT UTILITY SERVICE FOR INFORMATION REQUIRED BY THE UTILITY COMPANY.
- G. CONTRACTOR TO LOCATE LIGHTING STANDARDS 10'-0" MINIMUM CLEAR OF ALL UTILITY POWER LINES. IF, UPON SITE INSPECTION, IT IS DETERMINED THAT PROPER CLEARANCE CANNOT BE ATTAINED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE POWER COMPANY OF THE CONFLICT, AND CONSULT WITH THE ENGINEER AND ARCHITECT TO COORDINATE LIGHT POLE LOCATIONS.
- H. CONTRACTOR TO RESTRICT ENCRoACHMENT INTO EXISTING UTILITY EASEMENTS TO TRAVERING UNDERGROUND CONDUITS FOR PARKING LOT LIGHTING CIRCUITS ONLY. ANY ENCRoACHMENT INTO EASEMENT SHALL BE COORDINATED WITH, AND PERMISSION OBTAINED FROM, THOSE ORGANIZATIONS WHOSE UTILITIES EXIST INSIDE EASEMENTS. SEE CIVIL DRAWINGS AND/OR SURVEY FOR EXISTING EASEMENTS, UTILITIES ETC
- I. ALL CHANNELING AND PATCHING OF ROOF, FLOOR, CEILING AND WALLS SHALL BE GENERAL CONTRACTOR.
- J. MINIMUM STANDARDS FOR ALL WORK SHALL BE THE 2020 NATIONAL ELECTRICAL CODE, AND 2021 INTERNATIONAL ENERGY CONSERVATION CODE.
- K. REFERENCES: THE STANDARDS MENTIONED HEREIN WILL BE REFERRED TO IN THE DESIGN OF ELECTRICAL SYSTEMS. THE ENGINEER WILL SELECT APPROPRIATE SECTIONS OF THE STANDARD TO BE APPLIED IN ACCORDANCE WITH ESTABLISHED ENGINEERING PRINCIPLES AND PRACTICES.
1. APPLICABLE SECTIONS OF NFPA
2. AMERICANS WITH DISABILITIES ACT (ADA)
3. TEXAS ACCESSIBILITY STANDARDS (TAS)
- L. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID DATE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING INSTALLATIONS. DETERMINE THE EXTENT OF THE NEW WORK TO PERFORM THIS CONTRACT. NO ALLOWANCES WILL BE MADE FOR FAILURE TO COMPLY WITH THIS REQUIREMENT OR LACK OF FAMILIARIZATION WITH EXISTING INSTALLATIONS.
- M. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
- N. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES INCLUDING ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, AND PLUMBING.
- O. DO NOT SCALE FROM THE ENGINEERED DRAWINGS. REFER TO THE DIMENSIONED DRAWINGS OF THE ARCHITECT FOR EXACT LOCATIONS OF FIXTURES, EQUIPMENT, ETC.
- P. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED FOR THE INSTALLATION OF WORK AND PAY ALL INCIDENTAL CHARGES.
- Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TESTS NECESSARY TO PREVENT COMPLETION OF WORK. UPON COMPLETION OF WORK, THE TEST INSTALLATION THOROUGHLY AND RENDER IT FROM MALFUNCTIONS, SAFETY ISSUES, AND IMPROPER CONNECTIONS.
- R. PROTECT EQUIPMENT AND WORK FROM DAMAGE DURING HANDLING AND INSTALLATION UNTIL COMPLETION OF CONSTRUCTION. REMOVE ALL EXCESS DEBRIS AND CLEAN ALL EQUIPMENT UPON COMPLETION OF WORK. TOUCH UP WITH PAINT WHERE REQUIRED.
- S. ALL MATERIAL SHALL BE NEW, UNDAMAGED, AND UNBLENISHED AND UL LISTED EXACT AS NOTED.
- T. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF OWNER ACCEPTANCE. WORK OR EQUIPMENT FOUND TO BE SUB-STANDARD OR FAULTY SHALL BE CORRECTED DURING THESE PERIODS AT NO COST TO OWNER.
- U. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION, CONSTRUCTION POWER AND REMOVE SUCH TEMPORARY SERVICE WHEN WORK IS COMPLETE.
- V. ELECTRICAL CONTRACTOR TO PROVIDE A COMPLETE F.A. SYSTEM TO MEET LOCAL FIRE MARSHALL REQUIREMENTS AND OBTAIN ALL LOCAL PERMITS. RELOCATE AND MATCH EXISTING FIRE ALARM EQUIPMENT AS REQUIRED.

A. ALL WIRE SHALL BE COPPER COMPLYING WITH ASTM B3 FOR BARE ANNEALED TYPE AND ASTM B8 FOR STRANDED CONDUCTORS. MINIMUM SIZE NO. 12 AWG TYPE THHN OR SIMILAR.

B. ALL WIRING SHALL BE LISTED AND LABELED AS DEFINED IN NFPA (NEC) 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND USE.

C. NO WIRE SMALLER THAN #12 FEEDER WIRE SHALL BE THW OR THWN INSULATED.

D. FUTURE WIRE SHALL BE TYPE PF.

E. CONDUCTOR INSULATION:

1. TYPE NM: COMPLY WITH UL 83 AND UL 719.
2. TYPES RHH AND RHW-2: COMPLY WITH UL 44.
3. TYPES USE-2 AND SE: COMPLY WITH UL 854.
4. TYPES THHN AND THWN-2: COMPLY WITH UL 83.
5. TYPES THW AND THW-2: COMPLY WITH NEMA WC-70/ICEA 5S-95-658 AND UL 83.
6. TYPE XHHW-2: COMPLY WITH UL 44.

F. CONNECTORS AND SPLICES: FACTORY-FABRICATED CONNECTORS, SPLICES AND LUGS OF SIZE, AMPACITY RATING, MATERIAL, TYPE, AND CLASS FOR APPLICATION AND SERVICE INDICATED. LISTED AND LABELED AS DEFINED IN NFPA (NEC) 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND USE.

G. JACKETED CABLE CONNECTORS: FOR STEEL AND ALUMINUM JACKETED CABLES, ZINC DIE-CAST WITH SET SCREWS, DESIGNED TO CONNECT CONDUCTORS SPECIFIED IN THIS SECTION.

H. LUGS: ONE PIECE, SEAMLESS, COPPER, DESIGNED TO TERMINATE CONDUCTORS SPECIFIED IN THIS SECTION.

I. FEEDERS AND BRANCH CIRCUITS: SOLID FOR NO. 10 AWG AND SMALLER; STRANDED FOR NO. 8 AWG AND LARGER.

J. SERVICE ENTRANCE: TYPE THHN/THWN-2, SINGLE CONDUCTORS IN RACEWAY; TYPE XHHW-2, SINGLE CONDUCTORS IN RACEWAY; TYPE USE, SINGLE CONDUCTOR IN RACEWAY; TYPE SE, MULTI-CONDUCTOR CABLE.

K. EXPOSED FEEDERS: TYPE THHN/THWN-2, SINGLE CONDUCTORS IN RACEWAY; TYPE XHHW-2, SINGLE CONDUCTORS IN RACEWAY; TYPE AC, ARMORED CABLE; TYPE MC, METAL-CLAD CABLE; TYPE NM, NON-METALLIC-SHEATH EDCABLE.

L. FEEDERS CONCEALED IN CEILINGS, WALLS, AND PARTITIONS: TYPE THHN/THWN-2, SINGLE CONDUCTORS IN RACEWAY; TYPE AC, ARMORED CABLE; TYPE MC, METAL-CLAD CABLE; TYPE NM, NON-METALLIC-SHEATH EDCABLE.

M. EXPOSED BRANCH CIRCUITS: REFER TO "FEEDERS CONCEALED IN CEILINGS, WALLS, AND PARTITIONS."

N. BRANCH CIRCUITS CONCEALED IN CEILINGS, WALLS, AND PARTITIONS: REFER TO "FEEDERS CONCEALED IN CEILINGS, WALLS, AND PARTITIONS."

O. CORD DROPS AND PORTABLE APPLIANCE CONNECTIONS: TYPE SO, HARD SERVICE CORD WITH STAINLESS-STEEL, WIRE MESH, STRAIN RELIEF DEVICE AT TERMINATIONS TO SUIT APPLICATION.

P. PERFORMANCE TESTING IN ACCORDANCE WITH APPLICABLE NATIONAL ELECTRICAL TESTING ASSOCIATION STANDARDS TO ENSURE A SAFE INSTALLATION THAT OPERATES AS DESIGNED.

A. ALL WORK SHALL BE GROUNDED TO COMPLY WITHOUT EXCEPTION WITH ALL PROVISIONS OF ARTICLE 250 OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE. ALL CIRCUITS SHALL CONTAIN INSULATED GROUNDING CONDUCTOR. ALL RECEPTACLES SHALL HAVE AN INSULATED GREEN GROUNDING CONDUCTOR TERMINATED ON THE DEVICE GROUND SCREW.

B. COMPLY WITH IEEE 02 GROUNDING REQUIREMENTS FOR UNDERGROUND DISTRIBUTION SYSTEM COMPONENTS.

C. COMPLY WITH UL 467 FOR GROUNDING AND BONDING MATERIALS AND EQUIPMENT.

D. INSULATED CONDUCTORS: COPPER WIRE OR CABLE INSULATED FOR 600V UNLESS OTHERWISE REQUIRED BY APPLICABLE CODE OR AUTHORITIES HAVING JURISDICTION.

E. BARE COPPER CONDUCTORS:

- 1. SOLID CONDUCTORS: ASTM B3.
- 2. STRANDED CONDUCTORS: ASTM B8.
- 3. TINNED CONDUCTORS: ASTM B33.
- 4. BONDING CABLE: 28 KCMIL, 14 STRANDS OF NO. 17 AWG CONDUCTOR, 1-1/4" IN DIAMETER.

5. BONDING CONDUCTOR: NO. 4 OR NO. 6 AWG, STRANDED CONDUCTOR. BONDING JUMPER: COPPER TAPE, BRAIDED CONDUCTORS TERMINATED WITH COPPER FERRULES; 1-5/8" WIDE AND 1/16" THICK.
6. TINNED BONDING JUMPER: TINNED-COPPER TAPE, BRAIDED CONDUCTORS TERMINATED WITH COPPER FERRULES; 1-5/8" WIDE AND 1/16" THICK.
- E. CONNECTORS: LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING LABORATORY AND IN COMPLIANCE WITH THE FOLLOWING:
 1. BOLTED CONNECTORS (CONDUCTORS AND PIPES): COPPER OR COPPER ALLOY
 2. WELDED CONNECTORS: EXOTHERMIC-WELDING KITS OF TYPES RECOMMENDED BY KIT MANUFACTURER FOR MATERIALS BEING JOINED AND INSTALLATION CONDITIONS.
 3. BUSH-BONDING CONNECTORS: MECHANICAL TYPE - CAST SILICON, BRONZE, SOLDERLESS COMPRESSION TYPE WIRE TERMINALS, AND LONG-BARREL, TWO-BOLT CONNECTION TO GROUND BUS BAR.
- F. GROUNDING ELECTRODES: COPPER-CU/SD STEEL RODS, 3/4" X 10'.
- G. GROUNDING AND BONDING FOR PIPING:
 1. METAL WATER SERVICE PIPE: INSTALL INSULATED COPPER GROUNDING CONDUCTORS, IN CONDUIT, FROM BUILDING'S MAIN SERVICE EQUIPMENT, OR GROUNDING BUS, TO MAIN METAL WATER SERVICE ENTRANCES TO BUILDING. CONNECT GROUNDING CONDUCTORS TO MAIN METAL WATER SERVICE PIPES; USE A BOLTED CLAMP CONNECTOR OR BOLT A LUG-TYPE CONNECTOR TO A PIPE FLANGE BY USING ONE OF THE LUG BOLTS OF THE FLANGE, WHERE A DIELECTRIC MAIN WATER FITTING IS INSTALLED, CONNECT GROUNDING CONDUCTOR ON STREET SIDE OF FITTING. BOND METAL GROUNDING CONDUCTOR CONDUIT OR SLEEVE TO CONDUCTOR AT EACH END.
 2. WATER SERVICE PIPES: USE BRANDED-TYPE GROUNDING JUMPERS TO ELECTRICALLY BYPASS WATER METERS. CONNECT TO PIPE WITH A BOLTED CONNECTOR.
 3. BOND EACH ABOVE GROUND PORTION OF GAS PIPING SYSTEM DOWNSTREAM FROM EQUIPMENT SHUTOFF VALVE.
 4. PERFORM TESTS AND INSPECTIONS. INSPECT PHYSICAL AND MECHANICAL CONDITION. VERIFY TIGHTNESS OF ACCESSIBLE, BOLTED, ELECTRICAL CONNECTIONS WITH A CALIBRATED TORQUE WRENCH ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

- A. STEEL SLOTTED SUPPORT SYSTEMS: COMPLY WITH MFMA-4 FACTORY-FABRICATED COMPONENTS FOR FIELD ASSEMBLY.
- B. CONDUIT AND CABLE SUPPORT DEVICES: STEEL HANGERS, CLAMPS, AND ASSOCIATED FITTINGS, DESIGNED FOR TYPES AND SIZES OF RACEWAY OR CABLE TO BE SUPPORTED.
- C. SUPPORT FOR CONDUCTORS IN VERTICAL CONDUIT: FACTORY-FABRICATED ANCHORING CONSISTING OF THREADED BODY AND INSULATING WEDGING PLUGS OR PLUGS FOR NONARMORED ELECTRICAL CONDUIT OR CABLE IN RIGID CONDUIT. PLUGS SHALL HAVE NUMBER, SIZE, AND SHAPE OF CONDUCTOR GRIPPING PIECES AS REQUIRED TO SUIT INDIVIDUAL CONDUCTORS OR CABLES SUPPORTED. BODY SHALL BE MADE OF MALLEABLE IRON.
- D. STRUCTURAL STEEL FOR FABRICATED SUPPORTS AND RESTRAINTS: ASTM A36/A36M STEEL PLATES, SHAPES, AND BARS; BLACK AND GALVANIZED.
- E. MOUNTING, ANCHORING, AND ATTACHMENT COMPONENTS: ITEMS FOR FASTENING ELECTRICAL ITEMS OR THEIR SUPPORTS TO BUILDING SURFACES INCLUDE THE FOLLOWING:
 - 1. POWDER-ACTUATED FASTENERS: THREADED-STEEL STUD, FOR USE IN HARDENED PORTLAND CEMENT CONCRETE, STEEL, OR WOOD, WITH TENSION, SHEAR, AND PULLOUT CAPACITIES APPROPRIATE FOR SUPPORTED LOADS AND BUILDING MATERIALS WHERE USED.
 - 2. MECHANICAL EXPANSION ANCHORS: INSERT-NEDGE-TYPE, STAINLESS STEEL, FOR USE IN HARDENED PORTLAND CEMENT CONCRETE, WITH TENSION, SHEAR, AND PULLOUT CAPACITIES APPROPRIATE FOR SUPPORTED LOADS AND BUILDING MATERIALS WHERE USED.
 - 3. CONCRETE INSERTS: STEEL OR MALLEABLE IRON, SLOTTED SUPPORT SYSTEM UNITS ARE SIMILAR TO MSS TYPE 18 UNITS AND COMPLY WITH MFMA-4 OR MSS SP-58.
 - 4. CLAMPS FOR ATTACHMENT TO STEEL STRUCTURAL ELEMENTS: MSS SP-58 UNITS ARE SUITABLE FOR ATTACHED STRUCTURAL ELEMENT.
 - 5. THROUGH BOLTS: STRUCTURAL TYPE, HEX HEAD, AND HIGH STRENGTH. COMPLY WITH ASTM A325.
 - 6. TOGGLE BOLTS: STAINLESS STEEL SPRINGHEAD TYPE.
 - 7. HANGER RODS: THREADED STEEL.
- F. FABRICATED METAL EQUIPMENT SUPPORT ASSEMBLIES: WELDED OR BOLTED STRUCTURAL STEEL SHAPES, SHOP OR FIELD FABRICATED TO FIT DIMENSIONS OF SUPPORTED EQUIPMENT. COMPLY WITH INDUSTRY-ACCEPTED STANDARDS FOR STEEL SHAPES AND PLATES.

METAL CONDUITS, TUBING, AND FITTINGS SHALL BE LISTED AND LABELED AS DEFINED IN NFPA (NEC) 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.

B. APPLY RACEWAY PRODUCTS (MINIMUM 3/4" TRADE SIZE) AS SPECIFIED BELOW U.O.N.

1. OUTDOORS:
 - 1.1. EXPOSED: RNC, EPC-80-PVC.
 - 1.2. CONCEALED ABOVEGROUND: EPC-80-PVC.
 - 1.3. UNDERGROUND: RNC, EPC-80-PVC, DIRECT BURIED.
 - 1.4. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, SOLENOID, OR MOTOR-DRIVEN EQUIPMENT): LFMC.
 - 1.5. BOXES AND ENCLOSURES, ABOVEGROUND: NEMA 250, TYPE 3R.
2. INDOORS:
 - 2.1. EXPOSED, NOT SUBJECT TO DAMAGE: EMT.
 - 2.2. EXPOSED, SUBJECT TO DAMAGE: GRC.
 - 2.3. CONCEALED IN CEILINGS, WALLS, AND PARTITIONS: EMT OR MC.
 - 2.4. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, SOLENOID, OR MOTOR-DRIVEN EQUIPMENT): FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
- C. IN ADDITION TO NFPA (NEC) 70 COMPLIANCE, COMPLY WITH NECA 1 AND NECA 101 FOR INSTALLATION REQUIREMENTS.
- D. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS WITH UL LISTED FIRE RETARDANT SEALANT.
- E. KEEP RACEWAYS AT LEAST 6" AWAY FROM PARALLEL RUNS OF HOT-WATER INSTALL HORIZONTAL RACEWAY RUNS ABOVE WATER PIPING.
- F. BOXES, ENCLOSURES, AND CABINETS INSTALLED IN WET LOCATIONS SHALL BE LISTED FOR USE IN WET LOCATIONS.
- G. SHEET METAL OUTLET AND DEVICE BOXES: COMPLY WITH NEMA OS1 AND UL 514A.
- H. CAST-METAL OUTLET AND DEVICE BOXES: COMPLY WITH NEMA FB1, FERROUS ALLOY, TYPE FD, WITH GASKETED COVER.
- I. NONMETALLIC OUTLET AND DEVICE BOXES: COMPLY WITH NEMA OS2 AND UL 514C.
- J. METAL FLOOR BOXES: CAST METAL, FULLY ADJUSTABLE, LISTED AND LABELED S' DEFINED IN NFPA (NEC) 70.
- K. NONMETALLIC FLOOR BOXES: NONADJUSTABLE, ROUND, LISTED AND LABELED AS DEFINED IN NFPA (NEC) 70.
- L. LUMINAIRE OUTLET BOXES: NONADJUSTABLE, DESIGNED FOR ATTACHMENT OF LUMINAIRE WEIGHING 50 LB. OUTLET BOXES DESIGNED FOR ATTACHMENT OF LUMINAIRES WEIGHING MORE THAN 50 LB. SHALL BE LISTED AND MARKED FOR THE MAXIMUM ALLOWABLE WEIGHT.

A. PROVIDE U.L. LISTED FIRESTOP SEALING SYSTEMS AT ALL ELECTRICAL PENETRATIONS OF RATED FLOORS AND WALLS.

B. WALL SLEEVES SHALL COMPLY WITH THE FOLLOWING:

1. STEEL PIPE SLEEVES SHALL COMPLY WITH ASTM A53/A53M, TYPE E, GRADE B, SCH. 40, ZINC COATED, PLAIN ENDS.

A. COMPLY WITH ASME A13.1, IEEE 02, NFPA (NEC) 70, 29 CFR 190.1044, 29 CFR 190.154, ANSI Z535.4 (SAFETY SIGNS AND LABELS).

B. ADHESIVE-ATTACHED LABELING MATERIALS, INCLUDING LABEL STOCKS, LAMINATING ADHESIVES, AND INKS USED BY LABEL PRINTERS, SHALL COMPLY WITH UL 969.

C. ACCESSIBLE RACEWAYS AND METAL-CLAD CABLES, 600 V OR LESS, FOR SERVICE, FEEDER, AND BRANCH CIRCUITS, MORE THAN 30 A AND 120 V TO IDENTIFY WITH SELF-ADHESIVE VINYL LABELS AT 30' MAXIMUM INTERVALS.

D. CABLE, RACEWAY, AND CABLES WITHIN BUILDINGS: IDENTIFY THE COVERS OF EACH JUNCTION AND CABLE BOX WITH SELF-ADHESIVE VINYL LABELS, CONTAINING THE WORD "POWER" AND "SYSTEM

E. POWER—CIRCUIT CONDUCTOR IDENTIFICATION, 600 V OR LESS: WITHIN VAULTS, PULL AND JUNCTION BOXES, MANHOLES, AND HANDHOLES, USE COLOR—CODING CONDUCTOR TAP TO IDENTIFY THE PHASES. USE INDUSTRY STANDARD COLORS FOR UNGROUNDED SERVICE FEEDER AND BRANCH—CIRCUIT CONDUCTORS.

F. CONTROL—CIRCUIT CONDUCTOR IDENTIFICATION: FOR CONDUCTORS AND CABLES IN PULL AND JUNCTION BOXES, MANHOLES, AND HANDHOLES, USE WRITE—ON TAGS WITH THE CONDUCTOR OR CABLE DESIGNATION, ORIGIN, AND DESTINATION.

G. CONTROL—CIRCUIT CONDUCTOR TERMINATION IDENTIFICATION: PROVIDE HEAT—SHRINK PREPRINTED TUBES WITH THE CONDUCTOR DESIGNATION.

H. CONDUCTORS TO BE EXTENDED IN THE FUTURE: ATTACH WRITE—ON TAGS MARKER TAPE TO CONDUCTORS AND LIST SOURCE.

I. AUXILIARY ELECTRICAL SYSTEMS CONDUCTOR IDENTIFICATION: IDENTIFY FILED—INSTALLED ALARM, CONTROL, AND SIGNAL CONNECTIONS.

J. LOCATIONS OF UNDERGROUND LINES: IDENTIFY WITH UNDERGROUND—LINE WARNING TAPE FOR POWER, LIGHTING, COMMUNICATION, CONTROL WIRING, AND OPTICAL—FIBER CABLE.

K. WORKSPACE INDICATION: INSTALL FLOOR MARKING TAPE TO SHOW WORKING CLEARANCES IN THE DIRECTION OF ACCESS TO LIVE PARTS. WORKSPACE SHALL COMPLY WITH NFPA (NEC) 70 AND 29 CFR 1926.403.

L. WARNING LABELS FOR INDOOR CABINETS, BOXES, AND ENCLOSURES FOR POWER AND LIGHTING: SELF—ADHESIVE WARNING LABELS.

M. ARC FLASH WARNING LABELING: SELF—ADHESIVE THERMAL TRANSFER VINYL LABELS. COMPLY WITH NFPA 70E AND ANSI Z535.4.

N. OPERATING INSTRUCTION SIGNS: INSTALL INSTRUCTION SIGNS TO FACILITATE PROPER OPERATION AND MAINTENANCE OF ELECTRICAL SYSTEMS AND ITEMS TO WHICH THEY CONNECT.

- O. EMERGENCY OPERATING INSTRUCTION SIGNS: INSTALL INSTRUCTION SIGNS WITH WHITE LEGEND ON A RED BACKGROUND WITH MINIMUM 3/8" HIGH LETTERS FOR EMERGENCY INSTRUCTIONS AT EQUIPMENT USED FOR POWER TRANSFER.
- P. EQUIPMENT IDENTIFICATION LABEL: ON EACH UNIT OF EQUIPMENT, INSTALL A UNIQUE DESIGNATION LABEL THAT IS CONSISTENT WITH WIRING DIAGRAMS, SCHEDULES, AND OPERATION AND MAINTENANCE MANUAL.

A. AREAS WITHOUT OCCUPANCY SENSORS SHALL BE ON TIME SWITCH CONTROL (LIGHTING CONTROL PANEL) WITH LIGHTING REDUCTION CONTROLS.

B. EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONNECTED TO PHOTOCELL AND TIME SWITCH. EXTERIOR TIME-SWITCH CONTROLS FOR EXTERIOR LIGHTING SHALL COMPLY WITH THE FOLLOWING:

1. THEY SHALL HAVE A CLOCK CAPABLE OF BEING PROGRAMMED FOR NOT FEWER THAN 7 DAYS
2. THEY SHALL BE CAPABLE OF BEING SET FOR SEVEN DIFFERENT DAY TYPES PER WEEK
3. THEY SHALL INCORPORATE AN AUTOMATIC HOLIDAY SETBACK FEATURE
4. THEY SHALL HAVE PROGRAM BACKUP CAPABILITIES THAT PREVENT THE LOSS OF PROGRAM AND TIME SETTINGS FOR THE PERIOD OF NOT LESS THAN 10 HOURS IN THE EVENT THAT POWER IS INTERRUPTED.

C. BUILDING FACADE AND LANDSCAPE LIGHTING SHALL AUTOMATICALLY SHUT OFF FROM NOT LATER THAN 1 HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN 1 HOUR BEFORE BUSINESS OPENING

D. INSTALLATION:

1. OCCUPANCY SENSORS AND POWER PACKS: INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. MULTIPLE SENSORS CAN BE CONNECTED TO A SINGLE POWER PACK.
2. ADJUST OCCUPANCY SENSORS FOR COMPLETE COVERAGE.
3. OCCUPANCY SENSORS COMPLY WITH BELOW SPECIFICATIONS:
 - THEY SHALL AUTOMATICALLY TURN OFF LIGHTS WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE
 - THEY SHALL BE MANUAL ON OR CONTROLLED TO AUTOMATICALLY TURN ON THE
 - LIGHTING TO NOT MORE THAN 50-PERCENT POWER
 - THEY SHALL INCORPORATE A MANUAL CONTROL TO ALLOW OCCUPANTS TO TURN OFF LIGHTS

- A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA (NEC) 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.
- B. COMPLY WITH NEMA PB1 AND NFPA (NEC) 70.
- C. ENCLOSURES: FLUSH AND SURFACE-MOUNTED, DEAD-FRONT CABINETS.
 - 1. INDOOR DRY, CLEAN LOCATIONS: NEMA 250, TYPE 1.
 - 2. OUTDOOR LOCATIONS: NEMA 250, TYPE 3R.
- D. CONDUCTOR CONNECTORS AND PHASE, NEUTRAL, AND GROUND BUSES: HARD-DRAWN COPPER, 98% CONDUCTIVITY.
- E. POWER PANELBOARDS:
 - 1. DISTRIBUTION TYPE, CIRCUIT BREAKER MAINS, BOLT-ON CIRCUIT BREAKERS FOR BRANCH OVERCURRENT PROTECTIVE DEVICES.
 - 1.1. ALL BREAKERS SERVING HVAC EQUIPMENT SHALL BE HACR TYPE.
 - 2. FUSED SWITCHES FOR BRANCH OVERCURRENT PROTECTIVE DEVICES.
 - 3. CONTACTORS IN MAIN BUS: NEMA ICS 2, CLASS A, MECHANICALLY HELD, GENERAL-PURPOSE CONTROLLER, WITH SAME SHORT-CIRCUIT INTERRUPTING RATING AS PANELBOARD.
 - 3.1. EXTERNAL CONTROL POWER SOURCE: 120 V BRANCH CIRCUIT.
- F. LIGHTING AND APPLIANCE BRANCH-CIRCUIT PANELBOARDS:
 - 1. LIGHTING AND APPLIANCE BRANCH-CIRCUIT TYPE, LUG MAINS, BOLT-ON CIRCUIT BREAKERS FOR BRANCH OVERCURRENT PROTECTIVE DEVICES (REPLACEABLE WITHOUT DISTURBING ADJACENT UNITS).
 - 1.1. ALL BREAKERS SERVING HVAC EQUIPMENT SHALL BE HACR TYPE.
 - 2. CONTACTORS IN MAIN BUS: NEMA ICS 2, CLASS A, MECHANICALLY HELD, GENERAL-PURPOSE CONTROLLER, WITH SAME SHORT-CIRCUIT INTERRUPTING RATING AS PANELBOARD.
 - 2.1. EXTERNAL CONTROL POWER SOURCE: 120 V BRANCH CIRCUIT.
 - 3. COLUMN-TYPE PANELBOARDS: SINGLE ROW OF OVERCURRENT DEVICES WITH NARROW GUTTER EXTENSION AND OVERHEAD JUNCTION BOX EQUIPPED WITH GROUND AND NEUTRAL TERMINAL BUSES.
 - 4. DOORS: CONCEALED HINGES, SECURED WITH FLUSH LATCH WITH TUMBLER LOCK; KEYPAD ALIKE.

A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.

B. COMPLY WITH NFPA (NEC) 70.

C. COORDINATE FUSE RATINGS WITH UTILIZATION EQUIPMENT NAMEPLATE LIMITATIONS OF MAXIMUM FUSE SIZE AND WITH SYSTEM SHORT-CIRCUIT CURRENT LEVELS.

D. NEMA FU 1, CURRENT-LIMITING, NONRENEWABLE CARTRIDGE FUSES WITH VOLTAGE RATINGS CONSISTENT WITH CIRCUIT VOLTAGES.

1. TYPE RK—1: 250V OR 600V, 0–600A RATING, 200 KAIC TIME DELAY.

2. TYPE RK—5: 250V OR 600V, 0–600A RATING, 200 KAIC TIME DELAY.

3. TYPE CC: 600V, 0–30A RATING, 200 KAIC, FAST ACTING.

4. TYPE CD: 600V, 31–60A RATING, 200 KAIC, FAST ACTING.

5. TYPE J: 600V, 0–600A RATING, 200KAIC TIME DELAY.

6. TYPE T: 250V, 0–1200A RATING, 200KAIC, TIME DELAY.

7. TYPE T: 600V, 0–800A RATING, 200KAIC, TIME DELAY.

1. TYPE GD, GENERAL DUTY, SINGLE THROW, 800A AND SMALLER: UL 98 AND NEMA KS 1, HORSEPOWER RATED, WITH CARTRIDGE FUSE INTERIORS TO ACCOMMODATE INDICATED FUSES, LOCKABLE HANDLE WITH CAPABILITY TO ACCEPT TWO PADLOCKS, AND INTERLOCKED WITH COVER IN CLOSED POSITION.

COMMISSIONING PLAN:

FUNCTIONAL PERFORMANCE TESTING: EQUIPMENT FUNCTIONAL PERFORMANCE TESTING SHALL PROVIDE EVIDENCE THAT THE LIGHT CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT THE CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS.

1. OCCUPANT SENSOR CONTROLS: THE FOLLOWING PROCEDURES SHALL BE PERFORMED:

- a. CERTIFY THAT THE OCCUPANT SENSOR HAS BEEN LOCATED AND AIMED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
- b. FOR PROJECTS WITH SEVEN OR FEWER OCCUPANT SENSORS, EACH SENSOR SHALL BE TESTED.
- c. FOR PROJECTS WITH MORE THAN SEVEN OCCUPANT SENSORS, TESTING SHALL BE DONE FOR EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY. WHERE MULTIPLES OF EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY ARE PROVIDED, NOT LESS THAN 10%, BUT IN NO CASE LESS THAN 1%, OF EACH COMBINATION SHALL BE TESTED. WHERE 30% OR MORE OF THE TESTED CONTROLS FAIL, ALL REMAINING IDENTICAL COMBINATIONS SHALL BE TESTED.
- d. FOR OCCUPANT SENSOR CONTROLS TO BE TESTED, VERIFY THE FOLLOWING:
 - d.a. REQUIRE OCCUPANT SENSOR CONTROLS INCLUDE STATUS INDICATORS, VERIFY CORRECT OPERATION.
 - d.b. THE CONTROLLED LIGHTS TURN OFF OR DOWN TO THE PERMITTED LEVEL WITHIN THE REQUIRED TIME.
 - d.c. FOR AUTO—ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON TO THE PERMITTED LEVEL WHEN AN OCCUPANT ENTERS THE SPACE.
 - d.d. FOR MANUAL—ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON ONLY WHEN MANUALLY ACTIVATED.
 - d.e. THE LIGHTS ARE NOT INCORRECTLY TURNED ON BY MOVEMENT IN ADJACENT AREAS OR BY HVAC OPERATION.

2. TIME SWITCH CONTROLS: THE FOLLOWING PROCEDURES SHALL BE PERFORMED:

- a. CONFIRM THAT THE TIME SWITCH CONTROL IS PROGRAMMED WITH ACCURATE WEEKDAY, WEEKEND, AND HOLIDAY SCHEDULES.
- b. PROVIDE DOCUMENTATION TO THE OWNER OF TIME SWITCH CONTROLS PROGRAMMING INCLUDING WEEKDAY, WEEKEND, HOLIDAY SCHEDULES, AND SETUP AND PREFERENCE PROGRAM SETTINGS.
- c. VERIFY THE CORRECT TIME AND DATE IN THE TIME SWITCH.
- d. VERIFY THAT ANY BATTERY BACK—UP IS INSTALLED AND ENERGIZED.
- e. VERIFY THAT THE OVERRIDE TIME LIMIT IS SET TO NOT MORE THAN 2 HOURS.
- f. SIMULATE OCCUPIED CONDITION. VERIFY AND DOCUMENT THE FOLLOWING:
 - f.a. ALL LIGHTS CAN BE TURNED ON AND OFF BY THEIR RESPECTIVE AREA CONTROL SWITCH.
 - f.b. THE SWITCH ONLY OPERATES LIGHTING IN THE ENCLOSED SPACE IN WHICH THE SWITCH IS LOCATED.
- g. SIMULATE UNOCCUPIED CONDITION. VERIFY AND DOCUMENT THE FOLLOWING:
 - g.a. NONEXEMPT LIGHTING TURNS OFF.
 - g.b. MANUAL OVERRIDE SWITCH ALLOWS ONLY THE LIGHTS IN THE ENCLOSED SPACE WHERE THE OVERRIDE SWITCH IS LOCATED TO TURN ON OR REMAIN ON UNTIL THE NEXT SCHEDULED SHUT—OFF OCCURS.

B. COMMISSIONING REPORT:

1. ELECTRICAL CONTRACTOR SHALL PROVIDE A REPORT OF THE ABOVE COMMISSIONING TEST PROCEDURES AND RESULTS AND PROVIDE TO GENERAL CONTRACTOR TO COMPLY WITH MECHANICAL AND PLUMBING REPORTS.

2. REPORT SHALL IDENTIFY ANY DEFICIENCIES THAT HAVE NOT YET BEEN CORRECTED, DEFERRED TESTS THAT CANNOT BE PERFORMED AT THE TIME OF REPORT PREPARATION BECAUSE OF CLIMATIC CONDITIONS, AND CLIMATIC CONDITIONS REQUIRED FOR PERFORMANCE OF THE DEFERRED TESTS.

3. GENERAL CONTRACTOR SHALL PROVIDE COMPILED REPORT TO OWNER/REPRESENTATIVE.

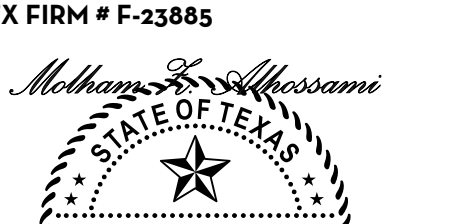
A. WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE THE FOLLOWING DOCUMENTS SHALL BE PROVIDED TO THE OWNER:

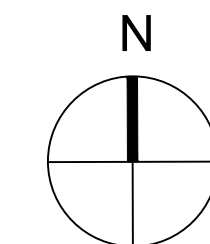
1. MANUALS: OPERATING AND MAINTENANCE MANUALS SHALL BE PROVIDED AND INCLUDE THE FOLLOWING:

a. SIGNAL DATA INDICATING ALL SELECTED OPTIONS FOR EACH PIECE OF LIGHTING EQUIPMENT AND LIGHTING CONTROLS.

b. OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF LIGHTING EQUIPMENT. REQUIRED ROUTINE MAINTENANCE ACTIONS, CLEANING, AND RECOMMENDED RELAMPING SHALL BE CLEARLY IDENTIFIED.

POWER, DATA AND SWITCH SYMBOLS	
	NOTE BUBBLE (CORRELATION TO KEYED NOTES)
 WP/GFI	WALL-MOUNTED DUPLEX RECEPTACLE (DENOTED AS WATERPROOF GFI)
	WALL-MOUNTED QUADPLEX RECEPTACLE
 30	WALL-MOUNTED SPECIAL RECEPTACLE (DENOTE WITH NEMA TYPE)
	CEILING MOUNTED DUPLEX/QUADPLEX RECEPTACLES
	WALL-MOUNTED DATA / TELEPHONE RECEPTACLE
	FLOOR RECESSED POWER/DATA COMBO RECEPTACLE
	JUNCTION BOX
	SINGLE POLE WALL-MOUNTED TOGGLE SWITCH
	THREE-WAY WALL-MOUNTED TOGGLE SWITCH
	WALL-MOUNTED DIMMER SWITCH
	WALL-MOUNTED OCCUPANCY SWITCH
	MOTOR CONTROL SWITCH
	DISCONNECT SWITCH
LIGHTING (LETTER DENOTES TYPE - SEE SCHEDULE)	
 X	2'X4' LED LIGHT FIXTURE
	WALL MOUNTED LED LIGHT FIXTURE
	RECESSED LED LIGHT FIXTURE
	PENDANT MOUNT LED LIGHT FIXTURE
	EXTERIOR WALL PACK
	SURFACE MOUNT LED LIGHT FIXTURE
 X	EXIT LIGHT CEILING MOUNTED WITH OR WITHOUT DIRECTIONAL ARROWS AS INDICATED
	EXTERIOR WALL MOUNTED EMERGENCY LIGHT WITH BATTERY BACKUP
	TWO-HEADED WALL OR CEILING MOUNTED EMERGENCY LIGHT WITH BATTERY BACKUP

 5300 HOLLISTER STREET, SUITE 402 HOUSTON, TX 77040 TEL: 713 370 8750 TBPELS F-24553		
 202 Industrial Blvd., Unit 403, Sugar Land, Texas 77478 Tel: 832.332.1521 amalik@apmengineers.com TX FIRM REGISTRATION # F-17728		
MCC ENGINEERING, LLC TX FIRM # F-23885 <i>Moham Z. Alhossami</i>  Date: 12/17/2025		
PROMENADE AT SINGING OAKS 20285 STATE HWY 46 W., BULVERDE, TX 78163		
No.	DESCRIPTION	DATE
	For Permit	09-29-2025
	Revisions	12-17-2025
DRAWN BY: AM		
CHK BY: PM		
APP BY: PM		
DATE: 11-24-2025		
PROJECT NO.: APM_2521		
SHEET TITLE:		
ELECTRICAL SPECIFICATIONS		
SHEET NUMBER E-1.0		



No.	DESCRIPTION	DATE
	For Permit	09-29-2025
	City Comments	09-09-2026

DRAWN BY: MA

CHK BY: MA

APP BY: MA

DATE: 08-29-2025

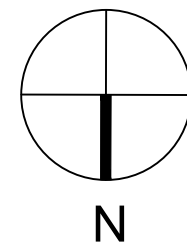
PROJECT NO.: APM_2519

SHEET TITLE:

ELECTRICAL FLOOR PLAN

SHEET NUMBER:

E-3.0



- KEYED NOTES:**
1. NEMA-3R, 120/208V, 3PH, 4W ELECTRICAL SERVICE GUTTER. REFER TO RISER DIAGRAM FOR MORE INFORMATION.
 2. TELEPHONE & CABLE T.V. CABINETS PER UTILITY COMPANY REQUIREMENTS.
 3. FIELD LOCATE FOR IRRIGATION SYSTEM CONTROL PANEL.
 4. PROVIDE (1) 4" EMPTY CONDUIT WITH PULL STRING FOR FUTURE POWER SERVICE. ROUTE AT BAR JOIST LEVEL. CONTRACTOR TO COORDINATE TERMINATION OF CONDUIT WITH OWNER PRIOR TO INSTALLATION, AND TO CAP AND TAG EACH END.
 5. PROVIDE (1) 2" EMPTY CONDUIT WITH PULL WIRE FOR FUTURE TELEPHONE SERVICE. ROUTE AT BAR JOIST LEVEL. CONTRACTOR TO COORDINATE TERMINATION OF CONDUIT WITH OWNER PRIOR TO INSTALLATION, AND TO CAP AND TAG EACH END.

LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER AND MODEL		FINISH	MOUNTING	LAMP - NO., SIZE AND TYPE	MOUNTING HEIGHT
D	HALO COMMERCIAL HC615D010-HM60525827-61WDH		POLISHED	RECESSED	14W / LED	10'-0"
DE	HALO COMMERCIAL HC615D010-IEM14-HM60525827-61WDH		POLISHED	RECESSED	14W / LED / WITH 90MIN. BATTERY PACK	10'-0"
S	FC LTG FCC600-10-WM-UNV-940-10L-FINISH-40-X-X		BRONZE	SURFACE	10W / LED	8'-0"
EM	McGraw Edison	GK6-PB1B-727-U-T3BC-BZ	BRONZE	SURFACE	9.3W / LED	9'-6"
W2	McGraw Edison	GK6-PB1E-740-VOLT-T2-BZ	BRONZE	SURFACE	9.3W / LED	8'-0"
W4	McGraw Edison	GK6-PB1E-740-VOLT-T4W-BZ	BRONZE	SURFACE	38.7W / LED	10'-0"
P3S	McGraw Edison	GALN-SA4B-727-U-T3BC-BZ (SEE NOTE 4)	BRONZE	POLE	144 W / LED	22'-6" (INCLUDING POLE BASE)
P4S	McGraw Edison	GALN-SA4B-727-U-T4BC-BZ (SEE NOTE 4)	BRONZE	POLE	144 W / LED	22'-6" (INCLUDING POLE BASE)
P5	McGraw Edison	GALN-SB4A-740-VOLT-5WQ-BZ (SEE NOTE 4)	BRONZE	POLE	114 W / LED	22'-6" (INCLUDING POLE BASE)
P5-2	McGraw Edison	GALN-SB4A-740-VOLT-5WQ-BZ (SEE NOTE 5)	BRONZE	POLE	228 W / LED	22'-6" (INCLUDING POLE BASE)

- GENERAL NOTES:
1. REFER TO CIVIL AND ARCHITECTURAL PLANS FOR EXACT SPECIFICATIONS AND REQUIREMENTS OF ALL LIGHTING POLES PRIOR TO PURCHASE AND INSTALLATION.
 2. COORDINATE AND CONFIRM LIGHT FIXTURE FINISH AND MOUNTING HEIGHT WITH ARCHITECT/OWNER.
 3. SUBSTITUTION TO THE ABOVE LIGHTING MANUFACTURERS DOES NOT GUARANTEE APPROVAL. APPROVAL WILL BE DETERMINED AFTER REVIEW OF SHOP DRAWING TO DETERMINE IF THE FIXTURE OR POLY SUBMITTED MEETS OR EXCEEDS THE DESIGN STANDARDS AND PERFORMANCE REQUIRED OF THE ACTUAL LIGHTING SPECIFIED IN THE LIGHT FIXTURE SCHEDULE.
 4. LIGHTING POLE MANUFACTURER IS KW INDUSTRIES, PART NO.# SSP20-4.0-7-FINISH-DM10-BC. COORDINATE FINISH WITH OWNER
 5. LIGHTING POLE MANUFACTURER IS KW INDUSTRIES, PART NO.# SSP20-4.0-7-FINISH-DM2180-BC. COORDINATE FINISH WITH OWNER

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF MAIN ELECTRICAL SERVICE AND TELEPHONE DEMARC LOCATION AND TO COORDINATE WITH UTILITY COMPANIES PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
- ALL ELECTRICAL EQUIPMENT, DEVICES, JUNCTION BOXES, OUTLETS, PANELS, ETC. SHALL BE PLACED ABOVE THE BASE FLOOD ELEVATION OR PROTECTED TO PREVENT WATER FROM ENTERING/ACCUMULATING WITHIN EQUIPMENT DURING FLOOD CONDITIONS.
- ALL CONDUCTORS TO BE COPPER, THHN/THWN 75 DEG C. INSULATION TYPE UNLESS SPECIFICALLY NOTED OTHERWISE.
- VERIFY LOCATION OF ALL WIREWAYS, PANELS, ETC. WITH OWNER AND UTILITY COMPANY PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND THE ONE-LINE DIAGRAM SHOWN BELOW PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE LABELING AT EACH METERING GUTTER LOCATION TO INDICATE THAT "THIS BUILDING HAS MULTIPLE ELECTRICAL SERVICE LOCATIONS", AND THE LOCATION OF THE OTHER METERING GUTTER PER NEC ARTICLE 230.

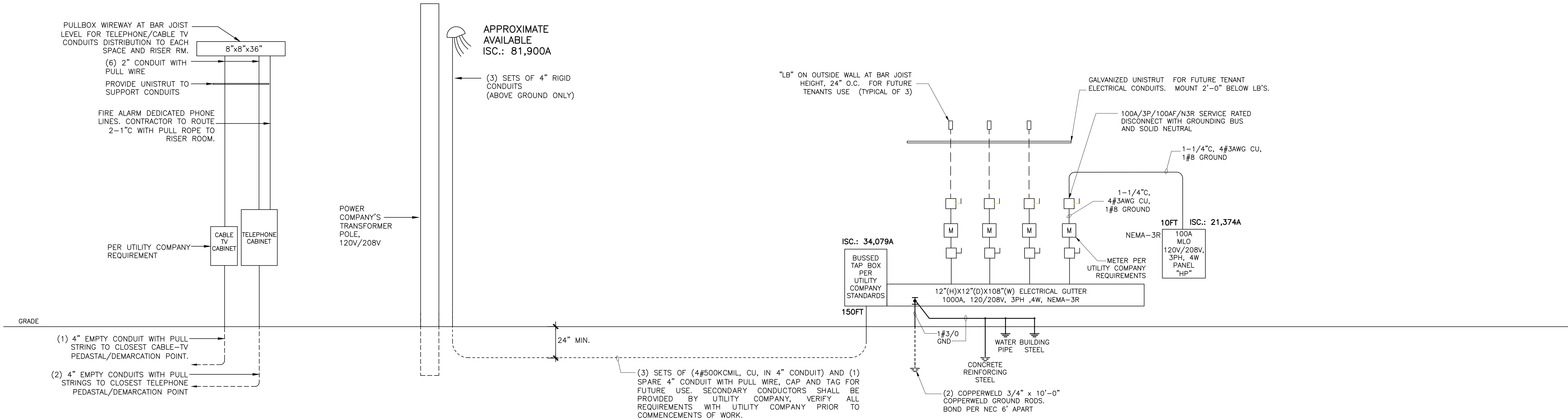
- ELECTRICAL EQUIPMENT LABELING SHALL BE BLACK PLASTIC NAMEPLATE WITH ENGRAVED WHITE LETTERING. SECURELY ATTACH NAMEPLATE TO EQUIPMENT USING SCREWS. THE USE OF STICK-ON NAMEPLATES SHALL NOT BE PERMITTED.
- ALL EXTERIOR EQUIPMENT TO BE IN NEMA 3R ENCLOSURE.
- ALL ELECTRICAL, TELEPHONE & CABLE-TV CONDUITS AND EQUIPMENT MOUNTED ON EXTERIOR WALLS MUST BE PAINTED TO MATCH THE WALL COLOR.
- AVAILABLE FAULT CURRENT LABELING IN LIEU OF THE MAXIMUM AVAILABLE FAULT CURRENT MARKING AS REQUIRED BY NEC 110.24, A PERMANENTLY AFFIXED LABEL SHALL BE APPLIED TO SERVICE EQUIPMENT AT THE TIME OF INSTALLATION. THIS LABEL SHALL INCLUDE THE AVAILABLE FAULT CURRENT AND THE DATE OF THE CALCULATION.
- THE CONTRACTOR MUST SCHEDULE A MEETING WITH THE OWNER AT LEAST ONE WEEK PRIOR TO MOUNTING ANY ELECTRICAL EQUIPMENT ON THE EXTERIOR WALL OF THE BUILDING TO CONFIRM EQUIPMENT POSITIONS AND ORIENTATIONS. SHOULD THE CONTRACTOR FAIL TO ARRANGE SUCH A MEETING, THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING ANY CORRECTIONS REQUIRED BY THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.

NOTE FOR SHORT CIRCUIT CALCULATIONS:

UNLESS SUPPLIED BY THE UTILITY COMPANY, THE FAULT CURRENT LEVEL SHALL BE DETERMINED FROM TABLE 1 "SHORT CIRCUIT CURRENTS AVAILABLE FROM VARIOUS SIZE TRANSFORMERS (BASED ON WORST CASE IMPEDANCE) IN BUSSMANN'S ELECTRICAL PROTECTION HANDBOOK

SERVICE EQUIPMENT AVAILABLE
FAULT CURRENT LABELING

PROVIDE A 2 x 3 INCH LABEL WITH BLUE LETTERING ON CONTRASTING BACKGROUND PERMANENTLY AFFIXED TO THE SERVICE DISCONNECT / EQUIPMENT PRIOR TO ENERGIZING THE SERVICE EQUIPMENT. THE LABEL SHALL INCLUDE THE DATE OF INSTALLATION AND THE DATE OF CALCULATION. THE DATE OF CALCULATION SHALL BE THE DATE INDICATED BY THE ENGINEER OF RECORD'S SEAL ON THE CONSTRUCTION DOCUMENT ELECTRICAL ONE-LINE DIAGRAM/RISER DRAWING.



ELECTRICAL ONE LINE RISER

SCALE: NONE

2

PANEL 'HP' (HOUSE PANEL)

- NOTES:
- ALL BREAKERS TO BE 20A/1P U.N.O.
 - BALANCE ALL LOADS.
 - LABEL ALL CIRCUITS.

MAINS AMPS : 100
MAINS TYPE : MLO
AIC RATING : 28,000
NEMA RATING : NEMA 3R
MOUNTING : SURFACE
LOCATION : OUTSIDE

VOLTS : 120/208V
PHASE : 3 PH
WIRE : 4 W

LOAD DESCRIPTION	WIRE	LOAD VA	BKR SIZE	CKT NR.	PHASE A B C	CKT NR.	BKR SIZE	LOAD VA	WIRE	LOAD DESCRIPTION
SITE LIGHTING *	#8	186	20/2	1		2	20/1	600	#12	IRRIGATION C.P.
-	#8	186	-	3		4	20/1	180	#12	GFI RECEPTACLES
SITE LIGHTING *	#10	129	20/2	5		6	20/2	213	#12	BUILDING LIGHTING *
-	#10	129	-	7		8	-	213	#12	-
LIFT STATION P-1	#4	2399	25/3	9		10	30/2	1500	#4	SEPTIC PUMP-1
-	#4	2399	-	11		12	-	1500	#4	-
-	#4	2399	-	13		14	30/2	1500	#4	SEPTIC PUMP-2
SPARE	-	-	20/1	15		16	-	1500	#4	-
SPARE	-	-	20/1	17		18	25/3	2399	#4	LIFT STATION P-2
MONUMENT SIGN	#8	1000	30/3	19		20	-	2399	#4	-
-	#8	1000	-	21		22	-	2399	#4	-
-	#8	1000	-	23		24	-	-	-	SPACE ONLY

LIGHTING: 1,056 X 1.25 = 1,320 VA
MISCELLANEOUS: 24,174 X 1.00 = 24,174 VA
TOTAL = 25,494 VA

AT 208V, 3 PH -----> 70.8 AMPS

PANEL CAPACITY IS 100 AMPS

* CONTROLLED VIA ROOF PHOTO CELL AND TIME CLOCK

ELECTRICAL LOAD ANALYSIS
RETAIL BUILDING

SERVICE AT 120/ 208 V, 3φ, 4 W :	VA
ESTIMATED RETAIL & RESTAURANT LOAD : 7,861 S.F. X 40W / S.F. =	314,440
HOUSE PANEL: HP	
LIGHTING AT 125% PER N.E.C. =	1,320
RECEPTACLES =	180
HVAC AT 100% PER N.E.C. =	0
KITCHEN EQUIPMENT PER N.E.C. =	0
MISCELLANEOUS AT 100% PER N.E.C =	24,174
WATER HEATER AT 100% =	0
LARGEST MOTOR AT 25% =	1,800
TOTAL ESTIMATED CONNECTED LOAD =	341,914
341,914 VA / 208V, 3PH =	950.2 AMPS
PROVIDED SERVICE SHALL BE 1000A, 120/208V, 3PH, 4W	

ELECTRICAL PANEL SCHEDULE & LOAD ANALYSIS

SCALE: NONE

1

No.	DESCRIPTION	DATE
	For Permit	09-29-2025
△	City Comments	09-09-2026

DRAWN BY:

MA

CHK BY:

MA

APP BY:

MA

DATE:

08-29-2025

PROJECT NO.:

APM_2519

SHEET TITLE:

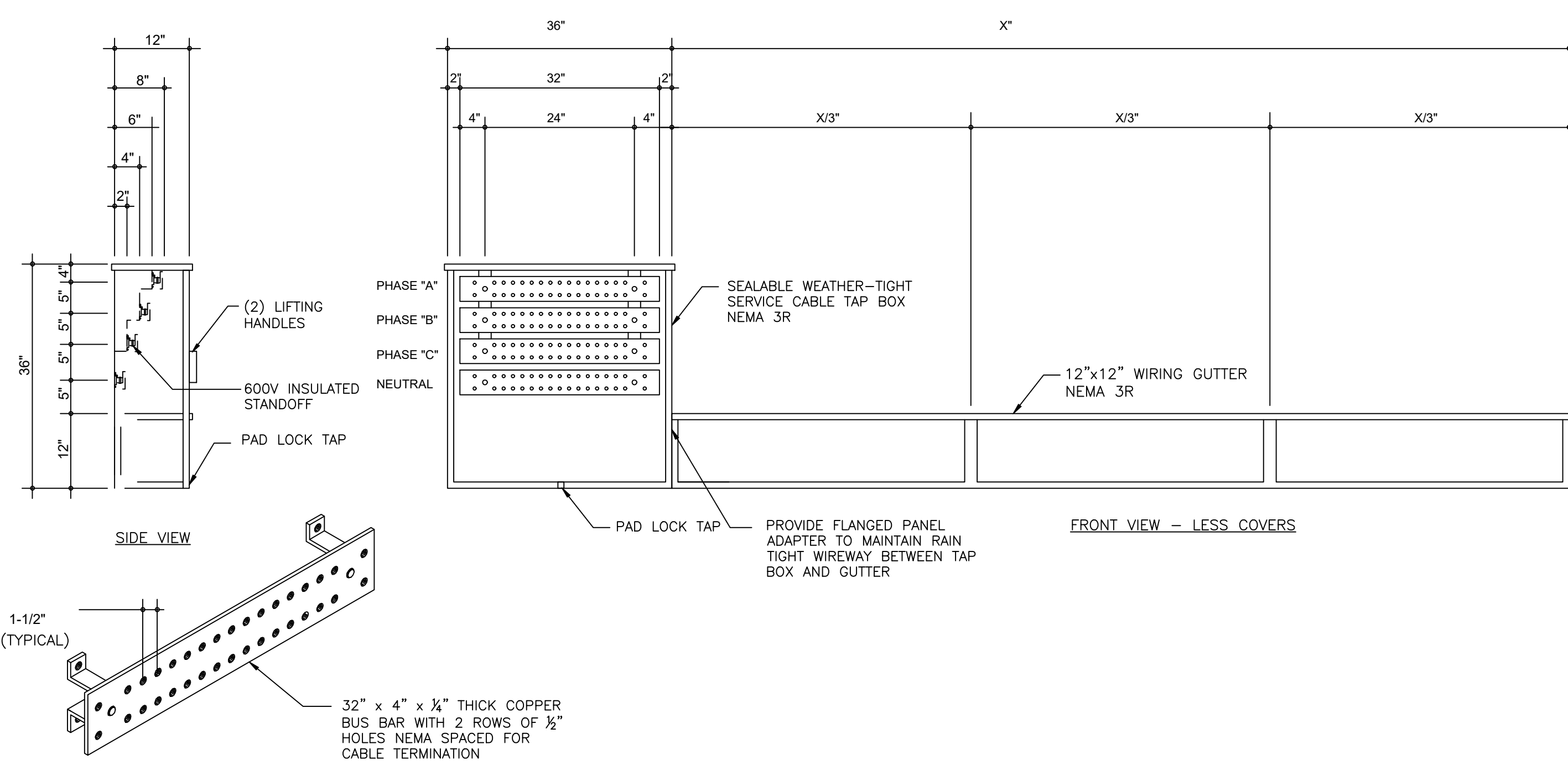
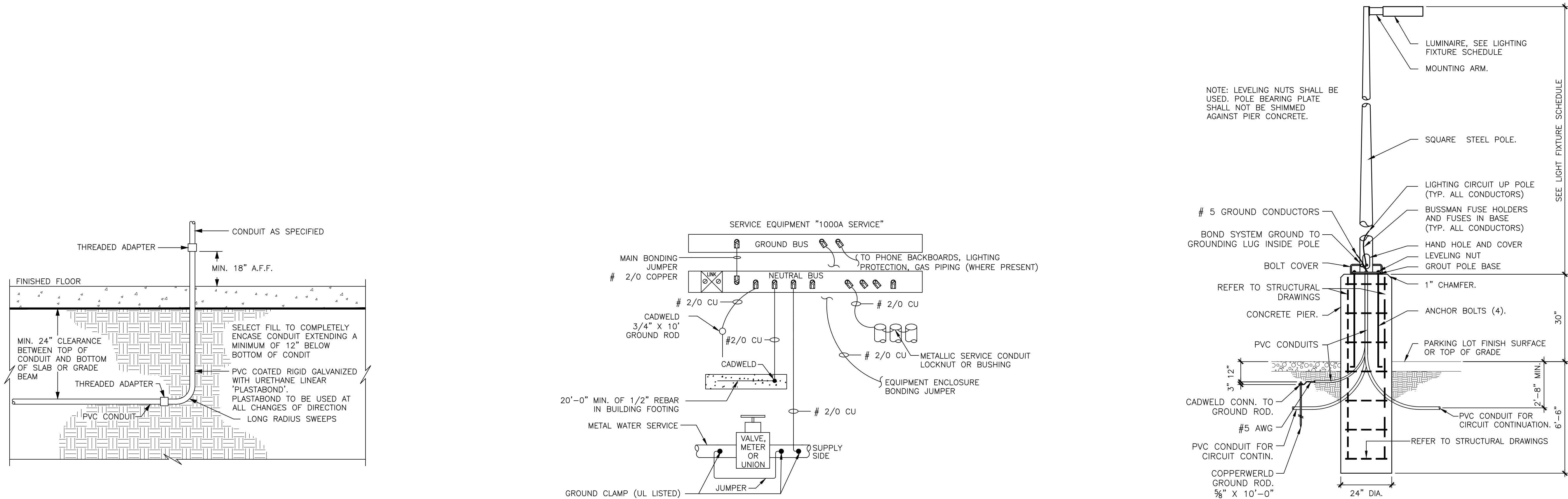
ELECTRICAL
ONE LINE RISER
& LOAD
ANALYSIS

SHEET NUMBER:

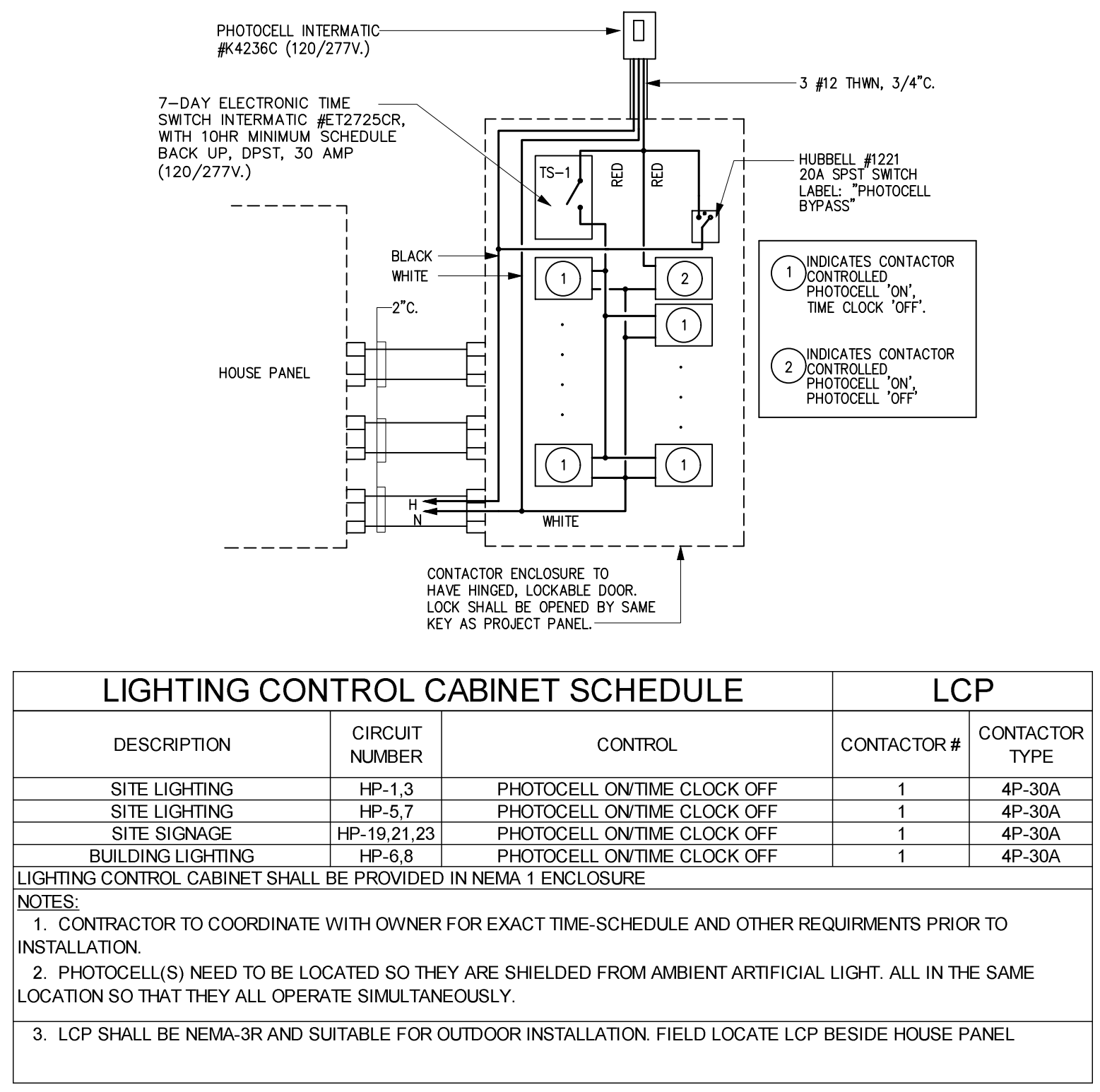
E-4.0

**PROMENADE AT SINGING
OAKS**

20285 STATE HWY 46 W.,
BULVERDE, TX 78163



- SERVICE CABLE TAP BOX REQUIREMENTS – MULTI-TENANT SERVICES:**
- SERVICE CABLE TAP BOX AND CONDUCTORS SHALL BE OWNED, INSTALLED AND MAINTAINED BY THE LANDLORD.
 - SERVICE CABLE TAP BOX SHALL BE LOCKABLE.
 - COVERS SHALL BE FASTENED WITH MACHINE SCREWS OR BOLTS. HINGED COVERS SHALL NOT BE PERMITTED.
 - COVERS SHALL HAVE TWO HANDLES FOR COVER REMOVAL.
 - SERVICE CABLE TAP BOX SHALL BE WEATHER-TIGHT AND FABRICATED FROM MINIMUM 12GA STEEL. CABLE TAP BOX FABRICATOR SHALL BE PRE-APPROVED FROM CNP ELECTRIC ENGINEERING STANDARDS AND MATERIALS.
 - THE BOTTOM OF SERVICE CABLE TAP BOX SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
 - 600V INSULATORS ARE REQUIRED FOR SUPPORTING THE ENERGIZED BUS BAR.
 - BUS BARS SHALL BE SIZED TO PHYSICALLY ACCOMMODATE THE MAXIMUM NUMBER OF TENANT SERVICES ANTICIPATED AND PREDRILLED FOR CONDUCTOR TIE-INS.
 - ALL BUS BARS SHALL BE RIGIDLY SUPPORTED AND PROTECTED FROM PHYSICAL DAMAGE.
 - THE PHASE ARRANGEMENT ON THREE PHASE HORIZONTAL COMMON POWER AND VERTICAL BUSES SHALL BE A-B-C FROM FRONT TO BACK, TOP TO BOTTOM, OR LEFT TO RIGHT AS VIEWED FROM THE FRONT OF THE SERVICE CABLE TAP BOX. B PHASE SHALL BE THAT PHASE HAVING THE HIGHER VOLTAGE TO GROUND ON THREE PHASE, 4-WIRE, DELTA CONNECTED SYSTEMS. THE PHASES SHALL BE PERMANENTLY MARKED.
 - THE BUS ARRANGEMENT SHALL INCLUDE SPACED HOLES OR MULTI-PORT LUGS FOR CABLE TERMINATION.
 - SERVICE CABLE TAP BOX SHALL HAVE SUFFICIENT MECHANICAL STRENGTH AND MOMENTARY RATING TO WITHSTAND SHORT CIRCUIT CURRENT GIVEN ON OUTLET LOCATION STATEMENT.



No.	DESCRIPTION	DATE
	For Permit	09-29-2025
	Revisions	12-17-2025

DRAWN BY: AM

CHK BY: PM

APP BY: PM

DATE: 11-24-2025

PROJECT NO.: APM_2521

PROMENADE AT SINGING OAKS

20285 STATE HWY 46 W.,
BULVERDE, TX 78163

No.	DESCRIPTION	DATE
	For Review	09-09-2025
	For Permit	09-29-2025

DRAWN BY: MA

CHK BY: MA

APP BY: MA

DATE: 08-29-2025

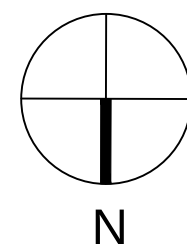
PROJECT NO.: APM_2519

SHEET TITLE:

PLUMBING PLAN

SHEET NUMBER:

P-1.0



1. ALL WORK SHOWN IS BY LANDLORD PLUMBING CONTRACTOR.
2. CONTRACTOR SHALL COORDINATE ALL UNDERGROUND PIPING WITH STRUCTURAL FOOTINGS AND FOUNDATION PRIOR TO INSTALLATION.
3. PLUMBING ROUTINGS ARE SHOWN DIAGRAMMATIC IN NATURE. INSTALL TO MATCH FIELD CONDITIONS AND AVOID OBSTRUCTIONS. COORDINATE WITH CIVIL, STRUCTURAL, ARCHITECTURAL AND ELECTRICAL DRAWINGS.

1. REFER TO CIVIL UTILITIES PLAN FOR CONTINUATION.
2. PROPOSED 2½" DOMESTIC COLD WATER SERVICE ENTRANCE TO SHELL BUILDING. CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE DOMESTIC WATER PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION. REFER TO WATER ENTRY DETAIL.
3. 1½" VALVED AND CAPPED WATER LINE AT JOIST LEVEL FOR FUTURE TENANT CONNECTION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. EACH TENANT TO PROVIDE BUILDING WATER METER WITH REMOTE READOUT UNIT IN ACCORDANCE WITH BUILDING OWNER'S REQUIREMENTS.
4. DROP ¾" COLD WATER TO SERVE WALL HYDRANT. MOUNT AT HEIGHT SPECIFIED BY ARCHITECT/OWNER (MIN. 12" A.F.F.).
5. PROPOSED 6" SANITARY SEWER LINE, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE SANITARY SEWER PIPING. REFER TO CIVIL UTILITY DRAWINGS FOR CONTINUATION BEYOND 5' OF THE BUILDING LINE.
6. PROPOSED 4" GREASE WASTE LINE TO GREASE INTERCEPTOR. CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE GREASE WASTE PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION AND LOCATION OF GREASE INTERCEPTOR.
7. 4"SS OR 4"GW STUB-UP, CAPPED AND EXPOSED FOR FUTURE TENANT CONNECTION.
8. VENT UP FROM BELOW SLAB. INSTALL VENT PIPING AS CLOSE AS POSSIBLE TO WALL AT CORNER. COORDINATE UNDERGROUND ROUTING WITH STRUCTURAL FOOTINGS AND GRADE BEAMS. PROVIDE CLEANOUT IN VERTICAL RISE OF VENT PIPING APPROXIMATELY 36" A.F.F.
9. ROUTE VENT PIPING WITHIN JOIST SPACE. VENT THROUGH ROOF.
10. PROVIDE 6" PVC SLEEVE FOR FUTURE NATURAL GAS PIPING BELOW GRADE. PROVIDE 4' x 4' LEAVE-OUT AT ALL 90 DEGREE TURNS AND AT 100' INTERVALS. CONTRACTOR TO FILL IN LEAVE-OUTS AFTER GAS PIPING HAS BEEN INSTALLED. COORDINATE EXACT DEMARCATION POINT WITH GAS COMPANY.
11. 4' x 4' LEAVE-OUT IN CONCRETE FOR FUTURE NATURAL GAS PIPING/METER. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
12. DASHED LINE INDICATES 10'-0" WIDE PLUMBING LEAVE-OUT. REFER TO STRUCTURAL DRAWINGS.
13. ROUTE VENT PIPING WITHIN JOIST SPACE. VENT THROUGH ROOF.
14. VENT LINE CAPPED FOR FUTURE TENANT CONNECTION.

PLUMBING FIXTURE SCHEDULE			
MARK	FIXTURE	REMARKS	WSFU
EWH	ENCASED WALL HYDRANT MIFAB MHY-20 OR EQUAL	WALL HYDRANT, CONCEALED BOX TYPE, NON-FREEZE, 3/4" MALE HOSE THREAD OUTLET, SELF-DRAINING WITH ANTI-SIPHON VACUUM BREAKER, CHROME PLATED BRONZE HEAD CASTING HOUSED WITHIN SATIN FINISH NICKEL BRONZE BOX WITH LOCKING HINGED COVER. LOOSE TEE OPERATING KEY. MIFAB MHY-20. 3/4" COLD WATER. INSTALL WITH BOTTOM OF BOX AT 12" A.F.F. OR AS DIRECTED BY ARCHITECT / OWNER.	2.5
GOO	EXTERIOR CLEANOUT TO GRADE MIFAB C1100-XR-4 OR EQUAL	EXTERIOR CLEANOUT TO GRADE, CAST IRON BODY WITH SECONDARY O-RING TEST SEAL AND ADJUSTABLE COMBINED ACCESS COVER/PLUG TOP ASSEMBLY WITH PRIMARY GASKET SEAL, AND ROUND SCORATED VANDAL RESISTANT DUCTILE IRON TYPE COVER. IF LOCATED IN ASPHALT OR DIRT PROVIDE 18"x24"x6" CONCRETE PAD.	-
FCO	FLOOR CLEANOUT MIFAB C1100-RC-1 OR EQUAL	FLOOR CLEANOUT, CAST IRON BODY WITH SECONDARY O-RING TEST SEAL AND ADJUSTABLE COMBINED ACCESS COVER/PLUG TOP ASSEMBLY WITH PRIMARY GASKET SEAL, AND ROUND SCORATED NICKEL BRONZE COVER.	-

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**99 MEAL SEATS X 0.67 MEAL FACTOR = 84 NUMBER OF MEALS PER PEAK HOUR.
6 GPM WASTE FLOW RATE (WITH DISH MACHINE)
2.5 HOUR RETENTION TIME
12 HOUR KITCHEN OPERATION = 1.5 STORAGE FACTOR.
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CALCULATED INTERCEPTOR SIZE: $84 \times 6 \times 2.5 \times 1.5 = 1890$ GALLON (MIN. REQUIRED)
 CALCULATION IS BASED ON PARK INDUSTRIES RECOMMENDED GREASE INTERCEPTOR SIZING METHOD.
 THE GREASE INTERCEPTOR WILL BE SIZED AT 2000 GALLONS.
 ** ASSUMED NUMBER OF SEATS FOR FUTURE TENANT SPACE.
 GT-1: PROVIDE 2000 GALLON GREASE INTERCEPTOR, PARK INDUSTRIES GT-2000.

SWB-2: PROVIDE SAMPLE WELL, PARK INDUSTRIES SWB-156

REFER TO CIVIL UTILITY DRAWINGS FOR LOCATION & DETAILS OF GREASE INTERCEPTOR & SAMPLE WELL.

