

Symbols DOOR#(SEESCHEDULE) Door Tag: SIZE (WXH) IN FEET AND INCHES READ 'TWO FEET EIGHT BY SIX FEET EIGHT' WINDOW#(SEESCHEDULE) Window Tag: SIZE (WXH) IN FEET AND INCHES READ 'THREE FEET ZEROBY FME FEET ZERO' CELLINGHEIGHT Kitchen - ROOMNAME FLOORFINISH **ELEVATION#** Elevation Callout: SHEET# Roof Pitch:

HEIGHTABOVETOPOFSLAB

General Notes

- Written dimensions take precedence over scaled dimensions.
- On Floor Plans, dimensions are to face of frame, or face of masonry u.n.o.
- On Foundation Plans, dimensions are to edge of foundation, u.n.o.
- 4. On Interior Elevations, dimensions are to face of sheet rock, u.n.o.
- 5. Larger scale drawings take precedence over smaller scale drawings.
- 6. Change in floor materials occurs at centerline of door leaf.7. All work performed shall be in accordance with all applicable codes, regulations, and ordinances baving.
- applicable codes, regulations, and ordinances having jurisdiction.
 8. Attic access shall not be less than 22" x 30". Attic stair shall have a 25 ½" x 54" rough opening, and shall be
- located to provide 30" minimum clear head room above the access opening.

 9. Provide sound attenuating batts around all bathrooms
- and mechanical equipment spaces.
 10. Any Mechanical, Electrical, or Plumbing shown on these plans are schematic only. Each sub-contractor is responsible to design and install their respective systems and equipment in conformance to local codes.
- 11. Unless Otherwise Noted, doors shall be located 6" from an adjacent wall, or centered between two adjacent walls.
- 12. Window sizes shown are nominal unit sizes. Coordinate actual rough opening requirements with window manufacturer.
- Locate all plumbing and mechanical vent stacks toward the rear of the building when possible, and paint to match roofing color.
- 14. Final selections for all finish materials to be made by the Builder/Owner.
- 15. All bath and toilet area walls shall have water resistant gypsum board.
- 16. Builder shall coordinate all closet shelving requirements with Owner.17. Handrails shall be mounted 32"-34" above posing of
- 17. Handrails shall be mounted 32"-34" above nosing of stairs. Guard rails shall be 36" high.

Disclaimer

The Builder is responsible for ensuring compliance with all local codes and ordinances. Before construction begins, the Builder should thoroughly review these plans and notify Delineations Inc. immediately of any discrepancies or errors in the plans. The Builder acknowledges and understands the risks associated with adapting this home design to the local construction site, such as climate, soil conditions, grade, seismic zone, etc. Therefore, the Builder should consult a local engineer prior to construction in order to establish adequate structural design and construction methods. The Builder is also responsible for obtaining a local Architect's Seal if required to satisfy the local governing authority. The Builder is responsible for MEP design. Delineations Inc. shall not be held responsible for construction means or methods, construction costs, quality of materials, or workmanship. Delineations Inc. shall not be held responsible for deviations from the design resulting from unreported discrepancies in the plans. It is up to the Builder to notify Delineations immediately of any discrepancies before continuing construction. Delineations Inc. hereby grants permission to build only one structure from this set of plans. Any subsequent construction beyond the structure for which this plan was purchased is strictly prohibited. Do not use these plans for construction unless each sheet is labeled and issued "For Construction."

New Office Building PCP of Texas

Project Information

Owners: Axzas Partner, LLP

Location:

Double Horn Creek

Spicewood, Texas

Design by: Jerome A. Rugen, CPBD

Delineations, Inc. 111 Main Street

Marble Falls, TX 78654



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111 Main Street Marble Falls, TX 78654

Tel. (830) 693-9408 Fax. (830) 693-9409 www.delineations.com



CP of Texas Axzas Partner

Double |

Date

ISSUED 10/14/2011
ELEVATOR MECH. 12/5/2011
REVISED 2/17/12
REVISED 2/23/12

Description

Cover Sheet

Project number 119011

Date April 2011

Drawn by Jerome

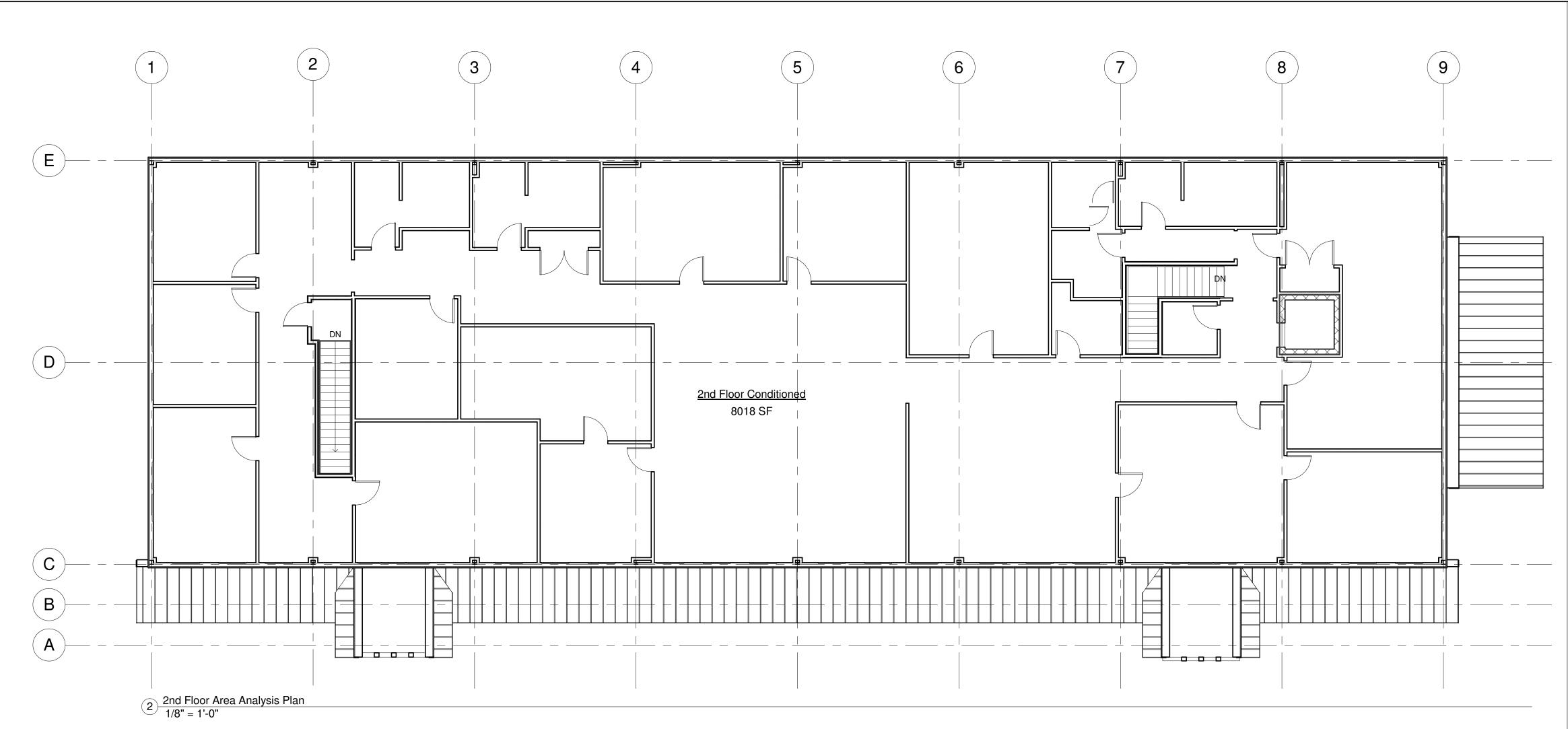
Checked by Jerome

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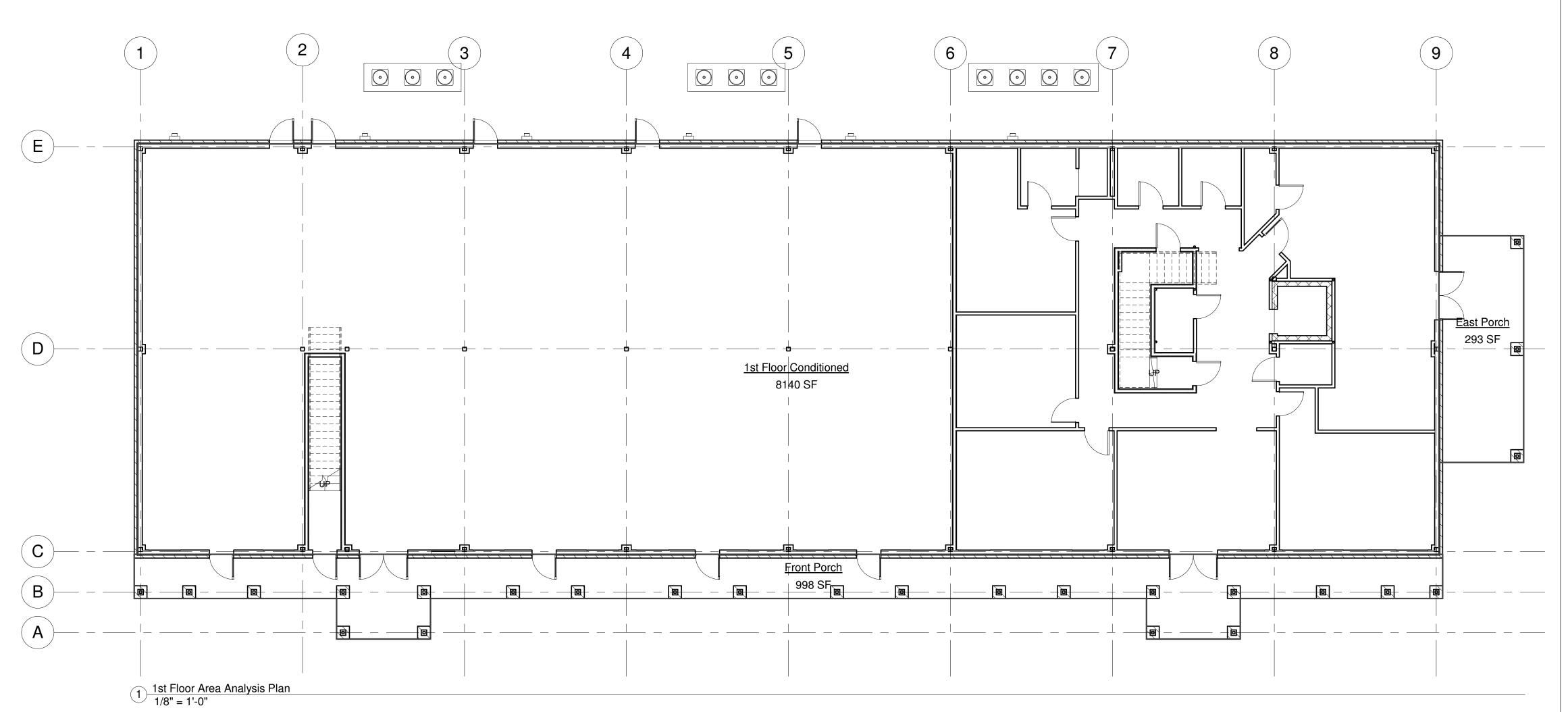
Scale

12" = 1'-0"

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Ar	ea Schedule							
Name	Area	Comments						
Conditioned								
1st Floor Conditioned	8140 SF	Conditioned						
2nd Floor Conditioned	8018 SF	Conditioned						
Conditioned: 2	16158 SF							
Un-Conditioned East Porch	293 SF	Un-Conditioned						
Front Porch	998 SF	Un-Conditioned						
East Balcony	Not Placed	Un-Conditioned						
Last Dalcotty	Un-Conditioned: 3 1290 SF							
-	1290 SF							





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PCP of Texas

at Double Horn (Spicewood, Te

Area Analysis Plans

Project number 119011

Date April 2011

Drawn by Chase

Checked by Jerome

A1.02

Scale

- A. Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact.
- B. There shall be no sharp or abrasive surfaces under lavatories.

TAS SECTION 4.19.5, 4.27.4 - FAUCETS

- A. Controls shall be operable with one hand and shall not require tight grasping,
- B. The Force required to activate controls shall be no greater than 5 lbf. C. Lever-operated, push-type, and electronically controlled mechanism are
- examples of acceptable designs. D. If self-closing valves are used the faucet shall remain open for at least 10 seconds.

TAS SECTION 4.19.6 - MIRRORS (REFERENCE DETAIL 4.19.1)

- A. Mirrors shall be mounted with the bottom edge of the reflecting surface 40" maximum above the finished floor. B. The top edge of the reflecting surface must be at least 74" AFF.
- 4.20 BATHTUBS

TAS SECTION 4.20.2 - FLOOR SPACE

- A. Clear Floor space shall be provided in front of bathtubs as follows: 30" wide x 60" long beside the bathtub for side approach 48" wide x 60" long beside the bathtub for front approach
- with seat at head of tub 30" wide x 75" long beside tub

TAS SECTION 4.20.3 - SEAT

A. An in-tub seat or a seat at the end of the tub shall be provided. Seats shall be mounted securely and shall not slip during use.

TAS SECTION 4.20.4 - GRAB BARS

- A. Heights permitted:
- 1. With in Tub Seat: Foot Control Wall: 24" long minimum, from outside wall, 33-36" above floor
- Back wall: 2 bars, 24" long minimum, 12" Maximum From Foot wall, 24" maximum from head wall; one 33-36" above floor, one 9" above the tub
- Head wall: 12" minimum, from outside wall, 33-36" above floor
- 2. With Seat at Head of Tub: Control wall: 24" long minimum, from outside wall, 33-36" above floor
- Back wall: 2 bars, 48" long minimum, 12" maximum from foot end, 15" maximum from head end; one 33-36" above floor, one 9" above the tub
- Head wall: none

TAS SECTION 4.20.5

A. Controls must be located up front to the open side of tub

TAS SECTION 4.20.6 - SHOWER UNIT

A. Shower spray unit with a hose at lease 60" long shall be provided that they can be used both as fixed and hand held.

4.21 SHOWER STALLS

TAS SECTION 4.21.2 - SIZE AND CLEARANCES

A. Shower stalls shall be either 36" x 36" clear inside dimension (hold) at transfer type or 30" min. x 60" min. clear inside dimension at roll in type

TAS SECTION 4.21.3 - SEAT

- A. Seat is required in 36" x 36" stalls, and shall have the following features:
- 1. Shall be 17"-19" above bathroom floor 2. Shall extend the full depth of the stall
- 3. Shall be located on the wall opposite control wall
- 4. Maximum space between wall and seat edge shall be 1-1/2" 5. Shall project 16" maximum into stall width, except at the rear
- 15" maximum of the stall, where the seat may project 23" 6. Where a seat is provided in a roll in type shower it must be the fold up

TAS SECTION 4.21.4 - GRAB BARS

A. Grab bars shall be mounted 33-36" above floor

TAS SECTION 4.21.5 - CONTROLS

A. All shower controls shall be located 38" minimum and 48" maximum above the floor, up front on the open side.

TAS SECTION 4.21.6 - SHOWER UNIT

A. a shower spray unit with a hose at least 60" long that can be used both as a fixed C. Clothes rods or shelves shall be a maximum 54" above floor where a side reach is shower head and as a hand held shower shall be provided. The mounting device shall comply with the requirements for Forward Reach.

TAS SECTION 4.21.7 - CURBS

A. If provided, curbs on transfer showers shall be no higher than 1/2" roll-in showers shall not have curbs.

4.22 TOILET ROOMS

A. All doors to accessible toilet rooms shall comply with 4.13. Doors shall not swing into clear floor space required for any fixture. Clear floor turning space may overlap door swings.

A. The accessible fixtures and controls required in 4.22.4, 4.22.5, 4.22.6, 4.22.7, shall be on an accessible route. An unobstructed turning space complying with 4.2.3 shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible

TAS SECTION 4.22.4 - WATER CLOSETS

- A. If toilet stalls are provided, then at least one shall be a standard toilet stall complying with 4.17; where 6 or more are provided in addition to the stall complying with 4.17.3, at least one stall 36"
- A. If urinals are provided, then at least one shall comply with 4.18.

A. If lavatories and mirrors are provided, then at least one of each shall comply with 4.19. Accessible lavatories and mirrors shall not be located within toilet stalls unless other accessible lavatories and mirrors are provided in the toilet room.

TAS SECTION 4.22.7 - CONTROLS AND DISPENSERS

- A. If controls, dispensers, receptacles, or other equipment are provided, then at least operating Mechanisms).

TAS SECTION 4.23.8 - BATHING AND SHOWER FACILITIES

A. In addition to the requirements of 4.22, toilet rooms: If tubs and showers are provided, then at least one accessible tub that complies complies with 4.20 or at least one accessible shower that complies with 4.21 shall be provided

4.24 SINKS

TAS SECTION 4.24.2 - HEIGHT

TAS SECTION 4.24.3 - KNEE CLEARANCE

A. Knee clearance of 27" high minimum, 30" wide minimum, and 19" deep minimum shall be provided underneath sinks.

TAS SECTION 4.24.4 - DEPTH

A. Each sink shall be a maximum of 6-1/2" deep.

- A. Hot water and drain pipes under sinks shall be insulated or otherwise configured to protect against contact.

B. There shall be no sharp or abrasive surfaces under sinks.

- A. Controls shall be operable with one hand and shall not require tight
- grasping, pinching, or twisting of the wrist. B. The force require to activate controls shall be no greater than 5 lbf.
- are examples of acceptable designs. D. if self-closing valves are used the faucet shall remain open for at least
- 10 seconds.

4.25 STORAGE

- A. Storage areas may be 36" in depth or less. If more than 36" in depth

TAS SECTION 4.25.2 - CLEAR FLOOR SPACE: (REFERENCE DETAIL 4.25.2)

- and 15" minimum above the floor. If the forward reach is over an obstruction (with knee space equal to or greater than reach distance) 20"-25", the maximum height shall be 44"; if the obstruction is less than 20", maximum height shall be 48".
- B. Where a side reach is provided, accessible storage spaces shall be 54" maximum and 9" minimum above the floor. Maximum height shall be 46" for side reach over an obstruction 34" maximum high and 24" maximum deep.
- D. Where the distance from the wheelchair to the clothes rod or shelf exceeds 10" (as at closets with inaccessible doors) the following criteria shall be met:

1. Shelves: Reach: 21" maximum; height: 48" maximum, 9" minimum. 2. Clothes rods: reach 21" maximum; height; 48" maximum.

TAS SECTIONS 4.25.4,4.27.4 - HARDWARE

A. Hardware for accessible storage facilities shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. B. The Force required to activate the hardware shall be no greater than 5 lbf 4.30 - SIGNAGE

TAS SECTIONS 4.1.2(7), 4.1.3(16)(a) - WHERE APPLICABLE

- A. Signs which designate permanent rooms and spaces shall comply with the requirements
- 1. Raised and Braille Characters, and Pictograms
- 2. Finished and Contrast
- Exception: Employee name signs are not required to comply.

TAS SECTION 4.1.2(7) ,4.1.3(16)(b) - WHERE APPLICABLE

A. Signs which provide direction to, or information about, function spaces of the building shall comply with the requirements listed below for:

Exception: Building directories, menus, and all others signs which are temporary are not required

3. Accessible entrances when not all are accessible (inaccessible entrances shall have directional

A. Characters and numbers on overhead signs shall be sized according to the viewing distance from which

1. For signs higher than 80" above the finished floor, character size shall be 3" minimum.

A. Element and spaces of accessible facilities which shall be identified by the International Symbol

TAS SECTION 4.1.2(7) - WHERE APPLICABLE (REFERENCE DETAIL 4.30.1)

1. Parking spaces designated as reserved for persons with disabilities.

signage to indicate route to nearest accessible entrance).

A. Letters and numbers on signs shall have a width-to-height ratio

2. The minimum height is measured using a upper case X.

1. Raised character height: 5/8" minimum, 2" high maximum

3. The border dimension of the pictogram shall be 6" minimum.

TAS SECTION 4.30.5 - FINISHED AND CONTRAST

or dark character on a light background).

4. Accessible toilet and bathing facilities when not all are accessible.

TAS SECTION 4.30.2 - CHARACTER PROPORTION (REFERENCE DETAIL 4.30.2)

between 3:5 and 1:1, and a stroke-width-to-height ratio between 1:5 and 1:10.

TAS SECTION 4.30.4 - RAISED BRAILLE CHARACTERS AND PICTOGRAMS

1. Character Proportion

2. Character Height

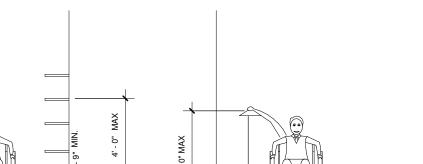
3. Finish and Contrast

Accessible passenger loading zones.

TAS SECTION 4.30.3 - OVERHEAD SIGNS

Lower case letters are permitted.

grade 2. Braille



Detail 4.25.2

-1' - 9" MAX

Detail 4.25.3 Detail 4.25.4

4.26 - GRAB BARS

Detail 4.25.1

TAS SECTION 4.26.2 - SIZE AND SPACING

A. Diameter or width of gripping surfaces shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface.

TAS SECTION 4.26.3 - STRUCTURAL STRENGTH

- a. Grab Bars and mounting devices shall meet the following requirements:
- 1. Bending stress induced by maximum bending moment from application of 250 lbf shall be less than allowable stress for material used.
- A. Letters and numerals shall be raised 1/32", upper case, sans serif and shall be accompanied by 2. Shear stress induced by application of 250 lbf shall be less than allowable shear stress for material used. If connection between grab bar and mounting bracket is considered to be fully
- restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress. 3. Shear force induced in a fastener or mounting device from application of 250 lbf shall
- supporting structure, whichever is the smaller allowable load. 4. Tensile force induced in a fastener by a direct tension force of 250 lbf plus the maximum moment from the application of 250 lbf shall be less than allowable withdrawal load between

be less than allowable lateral load of either the fastener or mounting device or the

5. Grab bars shall not rotate within their fittings.

TAS SECTION 4.26.4 - ELIMINATING HAZARDS

the fastener and the supporting structure.

A. Grab bars and adjacent wall surfaces shall be free of sharp or abrasive surfaces. B. Edges shall have a radius of 1/8" minimum.

4.27 - CONTROLS AND OPERATING MECHANISMS

- A. Front approach 48" max. to 15" min.
- Controls located in an alcove >24" deep must have 36" clear floor width.

C. Electrical & communication system recepticals shall be mounted no less than 15"

4.28 - ALARMS

TAS SECTION 4.28.1 - GENERAL

- A. When required, visual alarms shall be provided in each of the following areas, as a minimum: restrooms and any other general usage areas (e.g., meeting rooms), hallways, lobbies, and any other area for common use.
- A. If provided, audible alarms shall produce a sound that exceeds the prevailing equivalent sound level in the room or by space at least 15 dba or exceeds any maximum sound level with a duration of 60 seconds by 5 dba, whichever is louder.
- B. Sound levels for alarm signals shall not exceed 120 dba.

TAS SECTION 4.28.3 - VISUAL ALARMS

A. Visual Alarm signal appliances shall be integrated into the building or facility alarm system. If single station audible alarms are provided then single station visual alarm signals shall be provided.

Visual Alarm appliance shall have the following features:

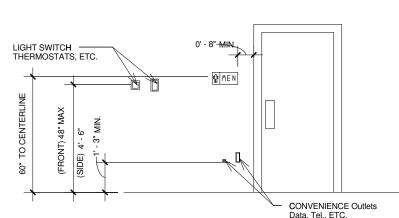
- 1. The Lamp shall be a xenon strobe type or equivalent.
- 2. Then color shall be clear or nominal white (i.e unfiltered or clear filtered white light).
- 3. The maximum pulse duration shall be two tenths of one second with a maximum duty cycle of 40%. (The pulse duration is defined as the time interval between initial
- 4. The intensity shall be a minimum of 75 candela.
- 5. The flash rate shall be a minimum of 1 Hz and a maximum of 3 Hz
- 6. The appliance shall be placed 80" above the highest floor level within the space or 6" below the ceiling, whichever is lower.
- 7. In general, no place in any room or space shall be more than 50' from the signal (measured in a horizontal plane).

8. No place in common corridors or hallways shall be more than 50' from the signal.

a. In large rooms and spaces exceeding 100' across, without obstructions 6' above the finished floor, such as auditoriums, devices may be place around the perimeter, spaced a maximum 100' apart, in lieu of suspending appliances from the ceiling.

Detail 4.30.1

International Symbol



TAS SECTION 4.30.6 - MOUNTING LOCATION AND HEIGHT (REFERENCE DETAIL 4.30.3) A. Where permanent indefication is provided for rooms and spaces, signs shall be installed on the wall

2. Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram.

Characters and symbols shall contrast with their background (either light characters on a dark background

adjacent to the latch sideof the door. B. Where there is no wall space to the latch side of the door, including at double-leaf doors, signs shall be

A. The character and backgrounds of the signs shall be eggshell, matte, or other non-glare finish.

placed on the nearest adjacent wall.

C. Mounting height shall be 60" above the finished floor to the centerline of the sign. D. Mounting location for such signage shall be so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of the door.

facility.

4.31 - PUBLIC TELEPHONES

TAS SECTION 4.1.3(17)(a) - WHERE APPLICABLE

- A. If public pay telephone, public closed circuit telephones, or other public telephones if provided, then they shall comply with this section in the quantities below:
- 1. If one or more single unit of a type of public telephone is provided on a floor, then at least one of the those phones shall comply with this section.
- 2. If one bank (defined as two or more adjacent public telephones often installed as a unit) of a type of telephone is a provided on a floor, then at least one of the telephones at the bank comply with this
- 3. If two or more banks of a type of public telephone are provided on a floor, then at least one telephone per bank shall comply with this section. The accessible unit may be installed as a single unit in proximity (either visible or signage) to the bank. At least one public telephone per floor shall meet the requirements for a forward reach Telephone. Additional public telephones may be installed at any height. Unless otherwise specified, accessible telephone may be either Forward or side reach telephones.

TAS SECTION 4.1.3(17)(b) - WHERE APPLICABLE

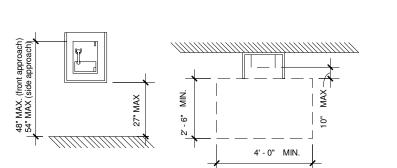
- A. All telephones required to be accessible shall be equipped with a volume control.
- B. In addition, 25%, but never less the one, of all other public telephones provided shall be equipped with a volume control and shall be dispersed all type of telephones, including closed circuit telephones, throughput the building

C. Signage displaying the international Symbol of Access for Hearing Loss shall be provided at each telephone equipped with a volume control.

TAS SECTION 51.3 - MOUNTING HEIGHT (REFERENCE DETAIL 4.31)

- A. The highest operable part of the telephone shall be 48" maximum above the floor where a forward each is required, and 54" maximum where a side reach is required.
- deep the maximum height shall be 44"; if the obstruction is less than 20", maximum height shall be 48" C. Maximum height shall be 46" for side reach over an obstruction 34" maximum high and 24" maximum deep.

B. If the forward reach is over an obstruction (with knee space equal to or greater than reach distance) 20"-25"



Detail 4.31

4.32 - SEATING AND TABLES TAS SECTION 4.32.2 - SEATING

A. If seating spaces for people in wheelchairs are provided at fixed tables or counters, clear floor space of 30" x 48" shall be provided. Floor space shall not overlap required knee space by more than 19"

TAS SECTION 4.32.3 - KNEE SPACE

B. If seating for people in wheelchairs is provided at fixed tables or counters, knee space at least 27" high, 30" wide and 19" deep shall be provided

TAS SECTION 4.32.4 - HEIGHT OF TABLES OR COUNTERS

C. The tops of accessible table and counters shall be 28" minimum, and 34" maximum, above the finished floor.

4.34 - AUTOMATIC TELLER MACHINES

TAS SECTION 4.34.2 - CLEAR FLOOR SPACE

TAS SECTION 4.34.3 - REACH RANGES

A. Floor space shall comply with 4.2.4 to allow a forward, parallel approach or both.

A. Forward approach only: controls within forward approach specified in 4.2.5. B. Parallel approach: controls within unobstructed reach range from clear floor space at protrusion of teller machine surround per table as follows:

Reach Depth	Maximum Height	Reach Depth	Maximum Height	Reach Depth	Maximum Height
in inches					
10 or less	54	15	51	20	48 1/2
11	53 1/2	16	50 1/2	21	47 1/2
12	53	17	50	22	47
13	52 1/2	18	49 1/2	23	46 1/2
14	51 1/2	19	49	24	46

Note: above does not apply to drive up machines.

4.35 DRESSING AND FITTING ROOMS

TAS SECTION 4.35.2

- A. Clear floor area with a 60" dia. Wheelchair turnaround is required. The turnaround area must clear of door swings. TAS SECTION 4.35.4 - BENCH
- A. Every accessible dressing room shall have a 24" x 48" bench fixed to the wall along the larger dimensions. The bench shall be mounted 17" to 19" above the finished floor.

TAS SECTION 4.35.5 - MIRROR A. A Full-length mirror, measuring at least 18" wide by 54" high, shall be mounted in a position affording a view to a person on the bench as well as to a person in a standing position.

Delineations incorporated Designs & Reprographics

> 111 Main Street Marble Falls, TX 78654

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REVISED 2/17/12 REVISED 2/23/12

Description

ISSUED

ELEVATOR MECH.

Date

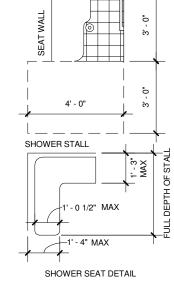
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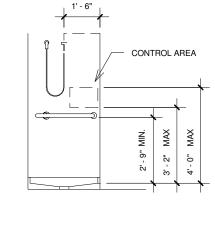
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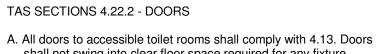
ADA guidelines

Project number 119011 April 2011 Drawn by Jerome Jerome Checked by

Scale







TAS SECTIONS 4.22.3 - CLEAR FLOOR SPACE

route, and the turning space may overlap, however; the only space provided shall not be located within a stall.

wide with an outward swinging, self-closing door and parallel grab bars shall be provided. Water Closets in such stalls shall comply with 4.16.

TAS SECTION 4.22.5 - URINALS

TAS SECTION 4.22.6 - LAVATORIES AND MIRRORS

one of each shall be on an accessible route and shall comply with 4.27 - (Controls &

4.23 - BATHROOMS, BATHING FACILITIES, AND SHOWER ROOMS

A. Sinks shall be mounted with the rim or counter surface no higher than 34" above the

TAS SECTION 4.24.6 - EXPOSED PIPES AND SURFACES

TAS SECTION 4.24.7, 4.27.4 - FAUCETS

C. Lever-operated, push-type, and electronically controlled mechanisms

TAS SECTION 4.25.1 - DEPTH (REFERENCE DETAIL 4.25.1)

then area must allow 60" diameter of clear floor space for turning.

TAS SECTION 4.25.3 - HEIGHT (REFERENCE DETAIL 14.3 AND 4.25.3 & 4.25.4) A. Where a forward reach is required, accessible storage spaces shall be 48" maximum

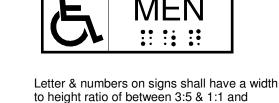
TAS SECTION 4.27.3 - HEIGHT (REFERENCE DETAIL 4.30.3)

B. Side approach - 54" max. to 9" min., except per below. above the floor.

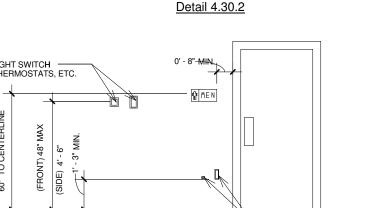
- TAS SECTION 4.28.2 AUDIBLE ALARMS

and final points of 10% of max signal)









a stroke - width to height ratio between

type and shall be accompanied with

least 5/8" high, but no higher than 2"

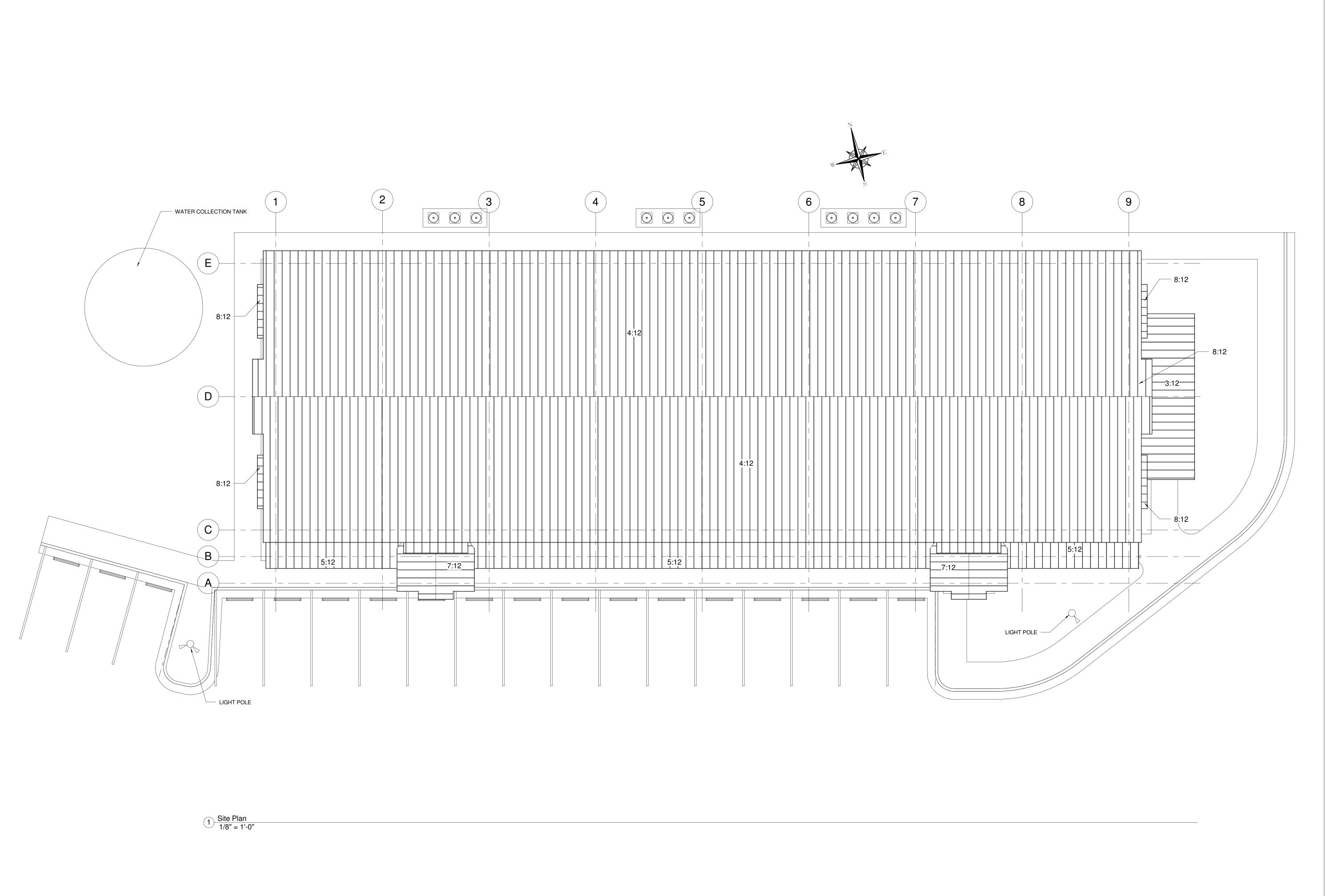
1:5 & 1:10. Letters and numbers shall be raised 1/32", upper case, sans serif or simple serif

grade 2 Braille, raised characters shall be at

Detail 4.30.3

1/4" = 1'-0"

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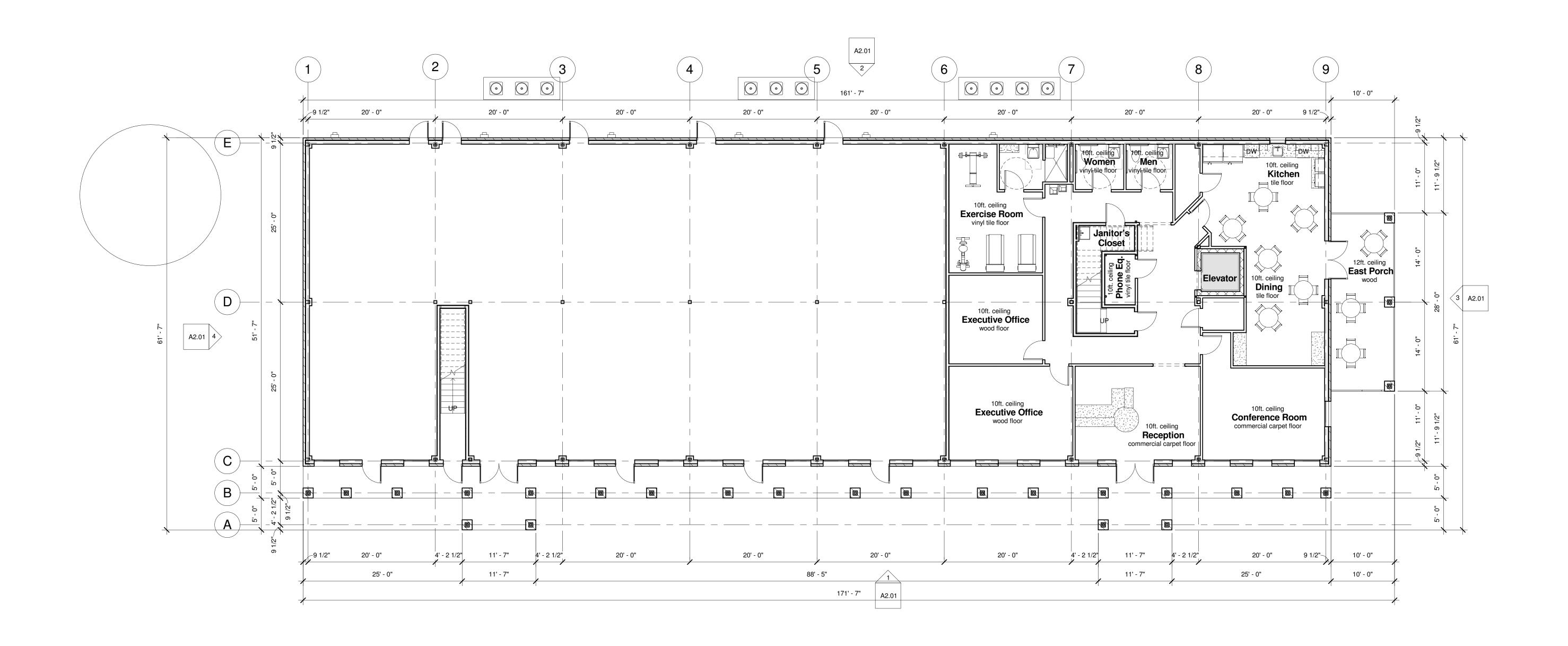
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Description 10/14/2011 12/5/2011 ISSUED ELEVATOR MECH. 2/17/12 2/23/12 REVISED REVISED

Site Plan

Project number 119011 April 2011 Chase Jerome Checked by

A1.04



1st Floor Key Plan 1/8" = 1'-0" Delineations
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1st Floor Key Plan

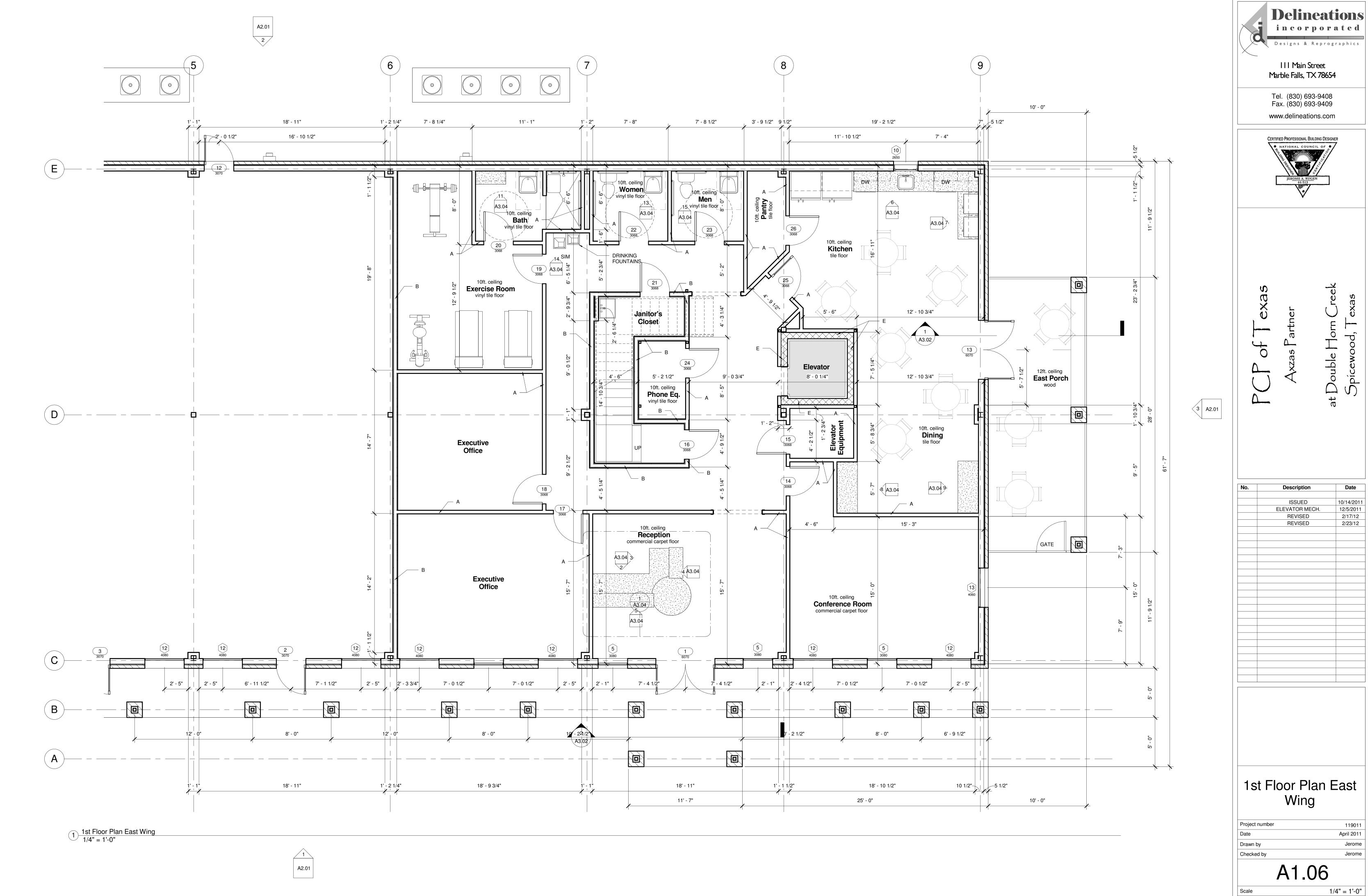
Project number 119011

Date April 2011

Drawn by Jerome

Checked by Jerome

A1.05



119011

Jerome

Jerome

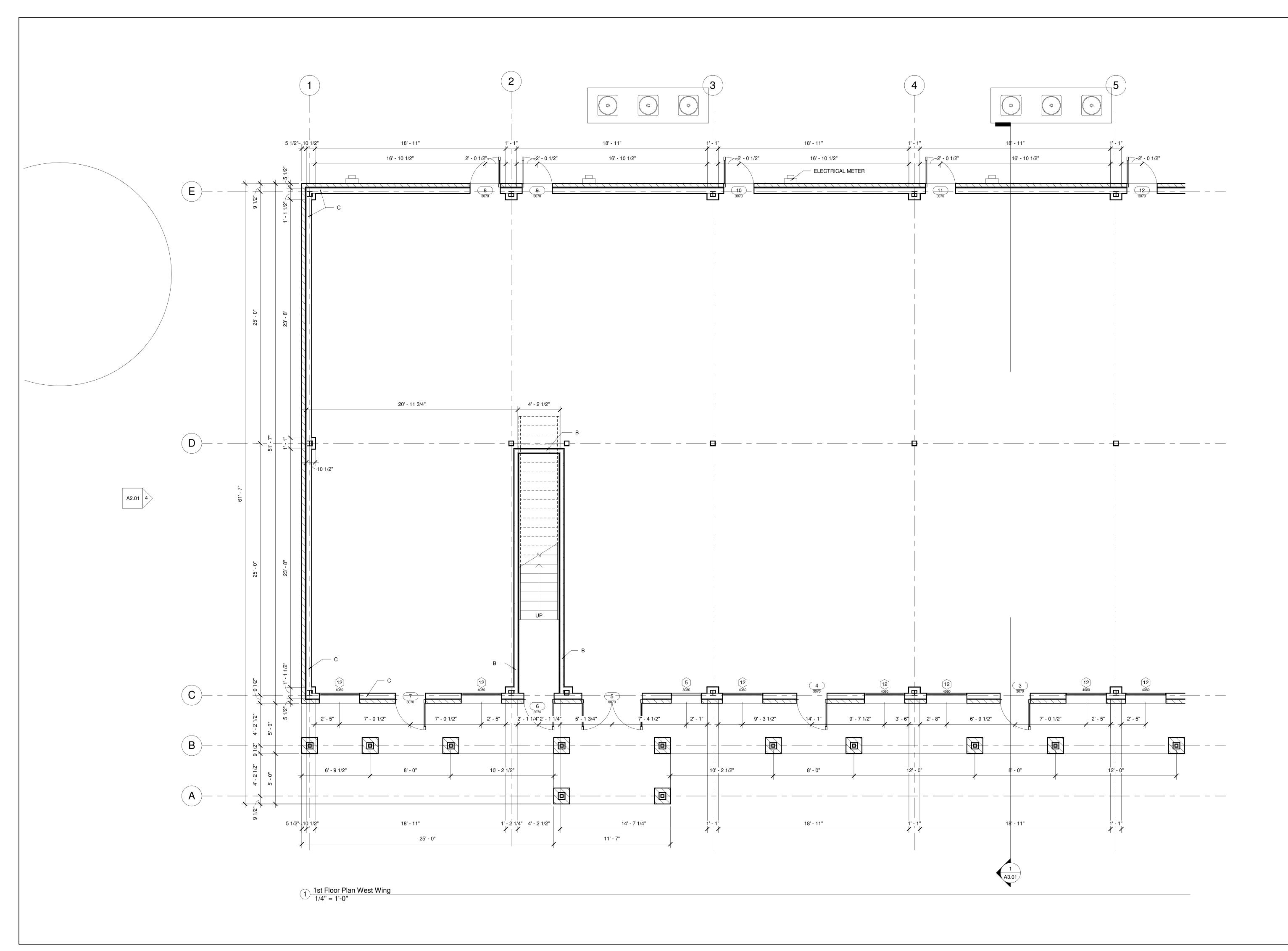
April 2011

Date

10/14/2011 12/5/2011

2/17/12 2/23/12

A1.06





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1st Floor Plan West Wing

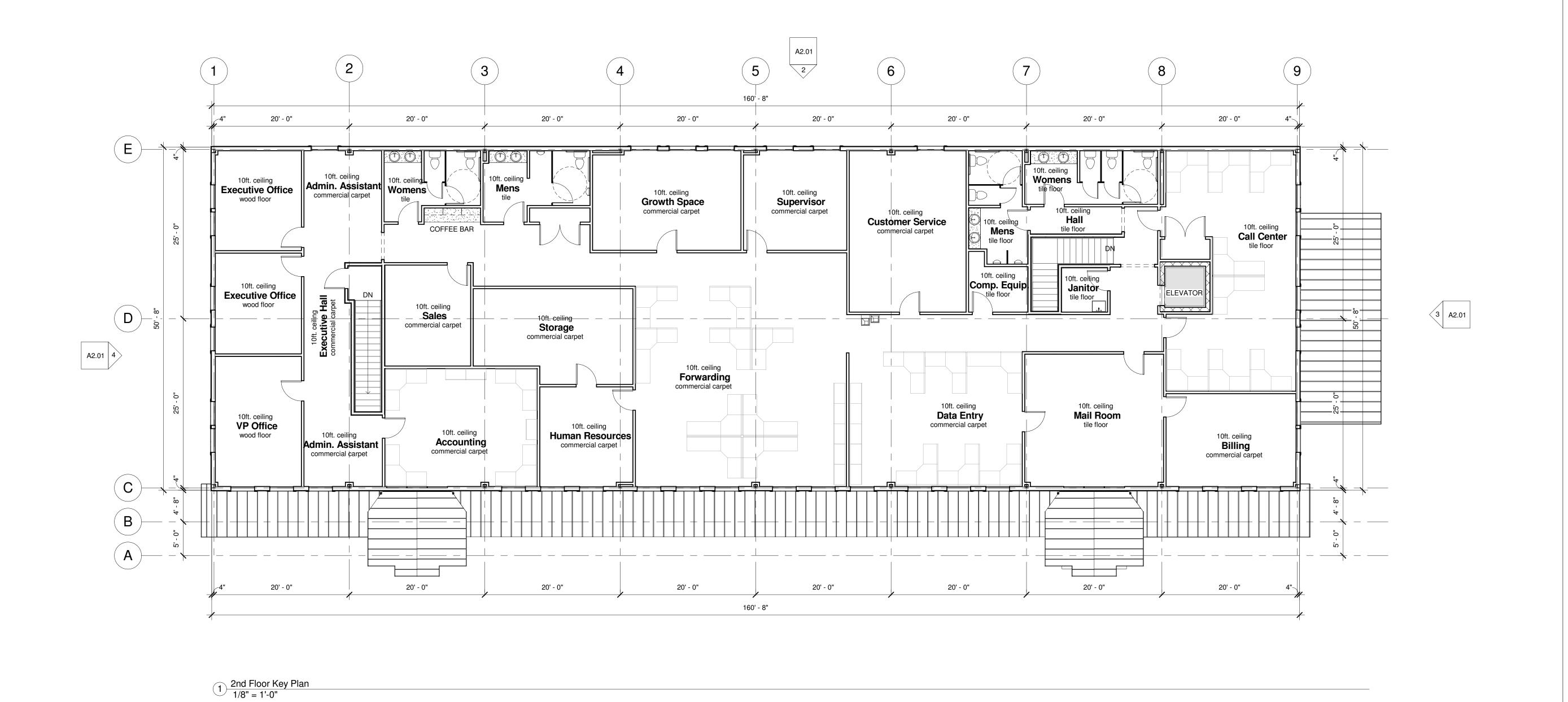
Project number 119011

Date April 2011

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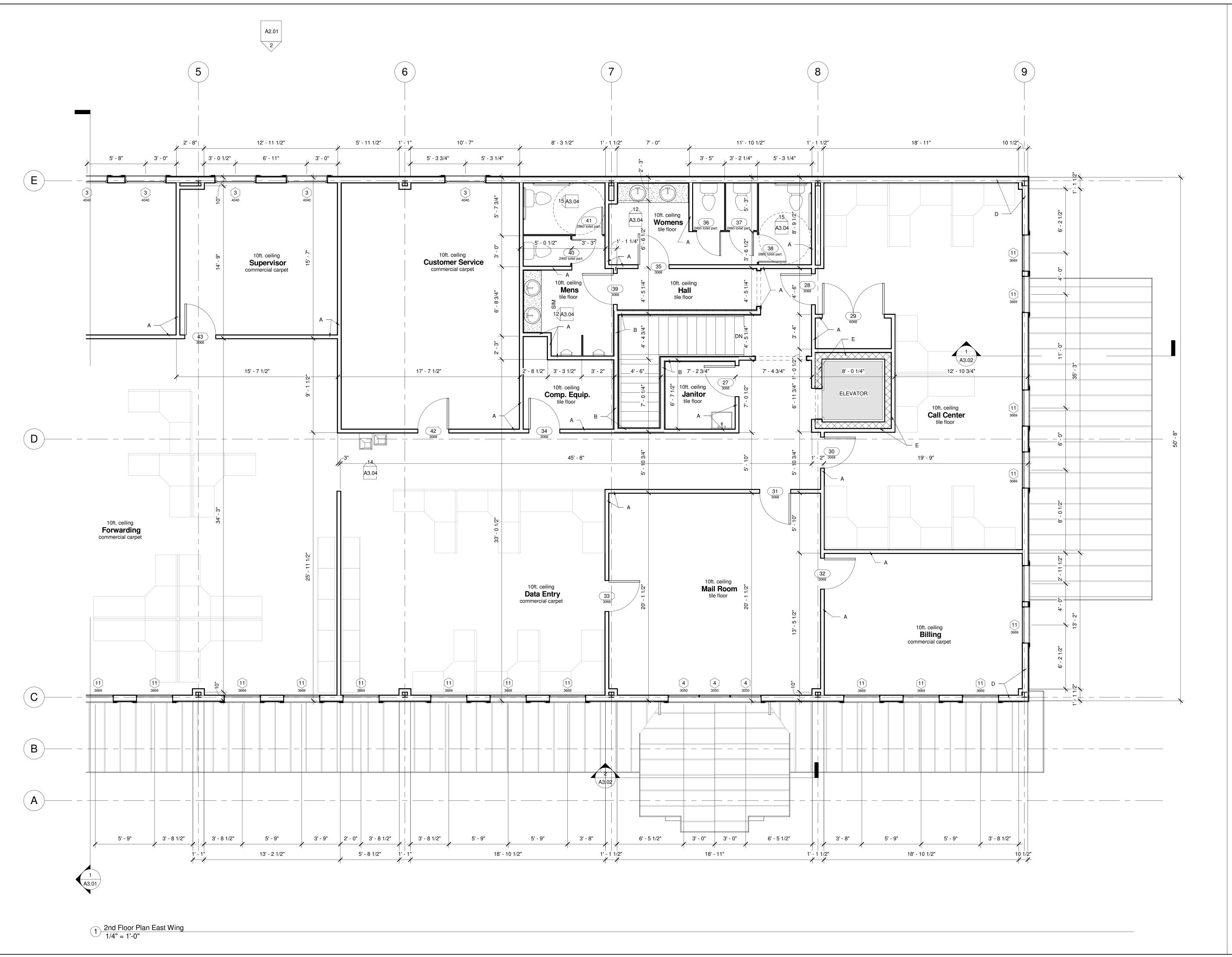
No.	Description	Date
	ISSUED	10/14/2011
	ELEVATOR MECH.	12/5/2011
	REVISED	2/17/12
	REVISED	2/23/12

2nd Floor Key Plan

Project number	119011
Date	April 2011
Drawn by	Jerome
Checked by	Jerome
_	

A1.08

Scale





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REVISED 2/23/12

2nd Floor Plan East Wing

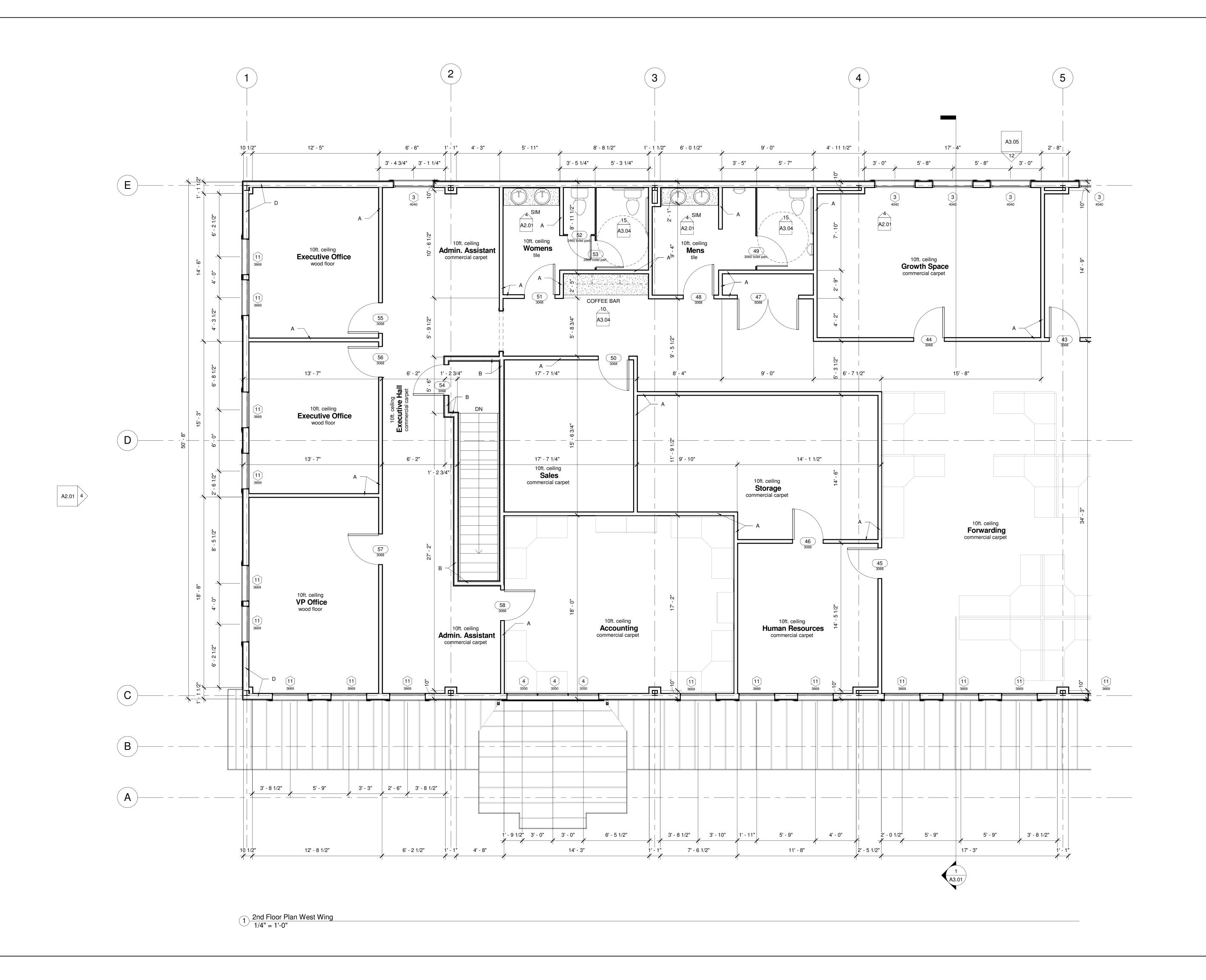
Project number 119011

Date April 2011

Drawn by Jerome

Checked by Jerome

A1.09





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2nd Floor Plan West Wing

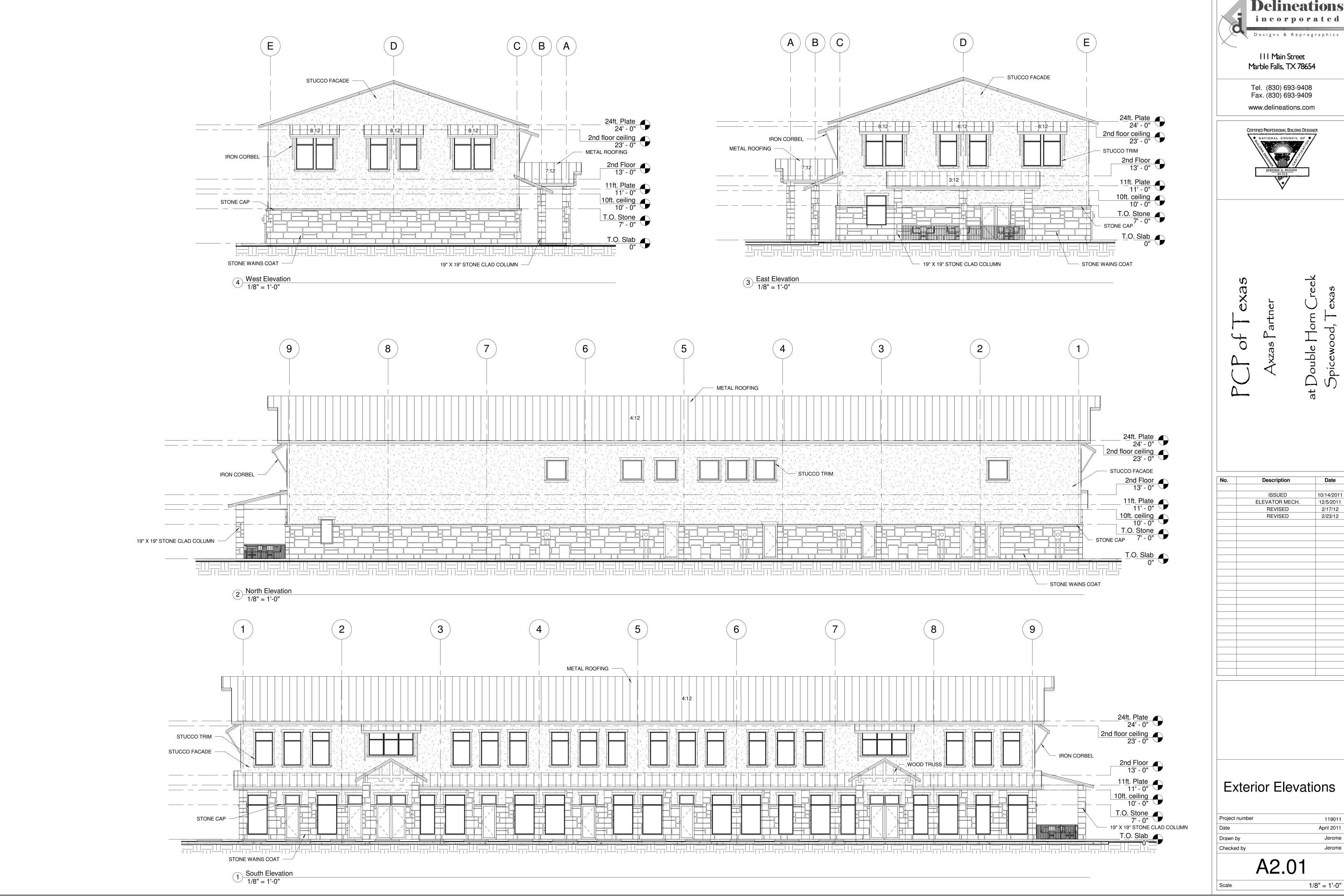
Project number 119011

Date April 2011

Drawn by Jerome

Checked by Jerome

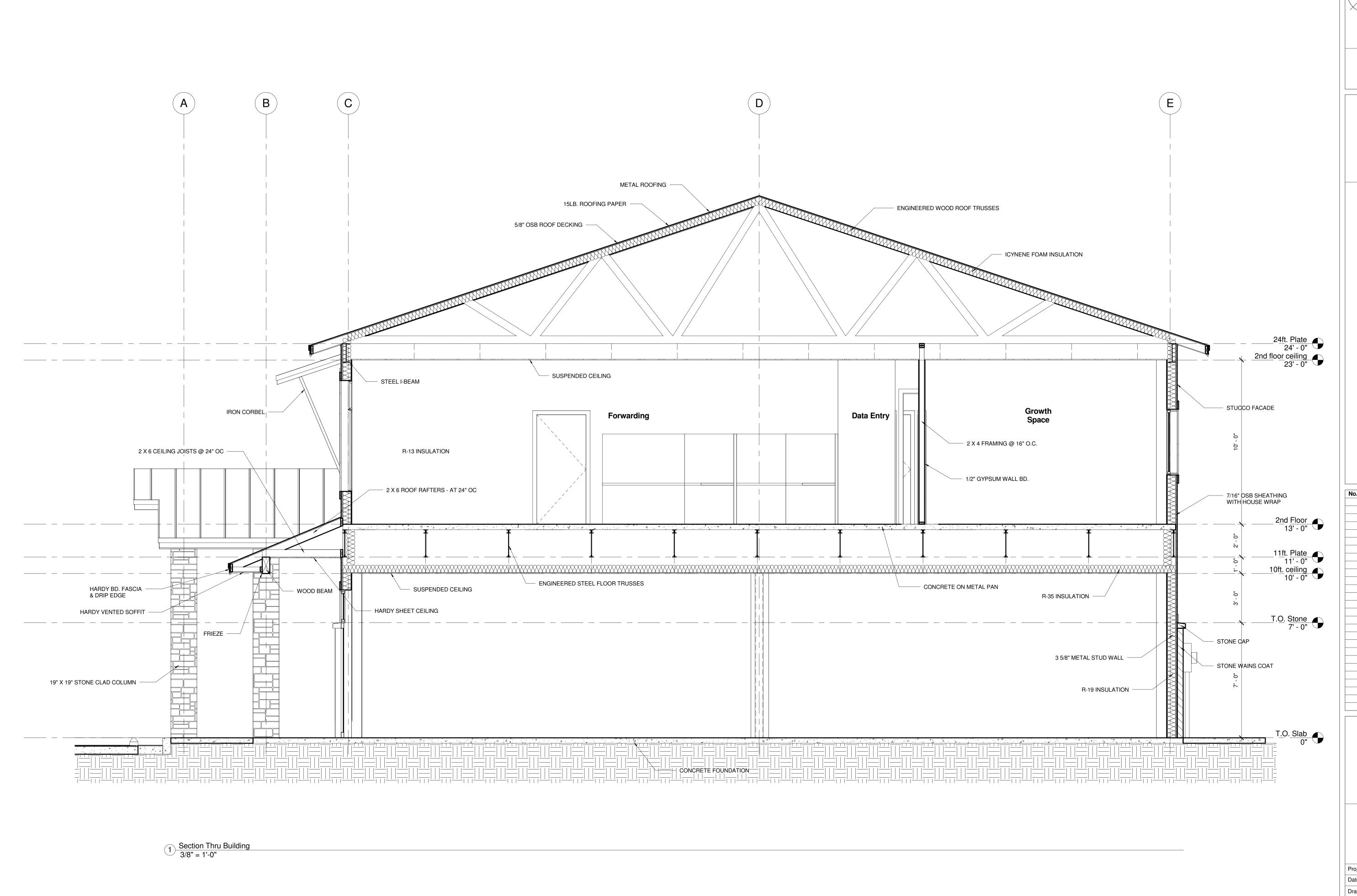
A1.10



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10/14/2011 12/5/2011 2/17/12 2/23/12

119011 April 2011 Jerome Jerome



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REVISED 2/17/12
REVISED 2/23/12

Cross Section Details

Project number 119011

Date April 2011

Drawn by Chase

Checked by Jerome

A3.01

Scale

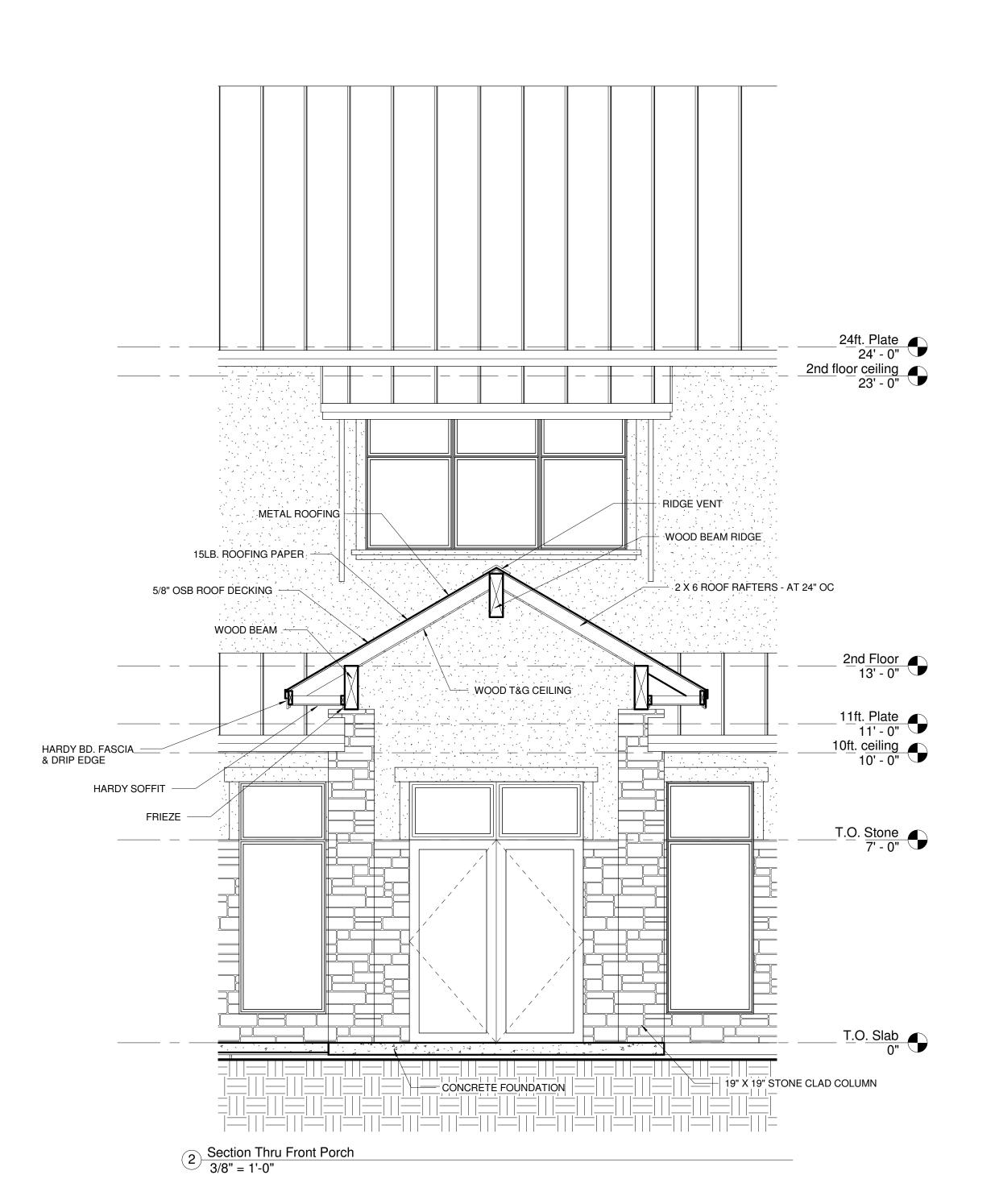
FRAMING NOTES:

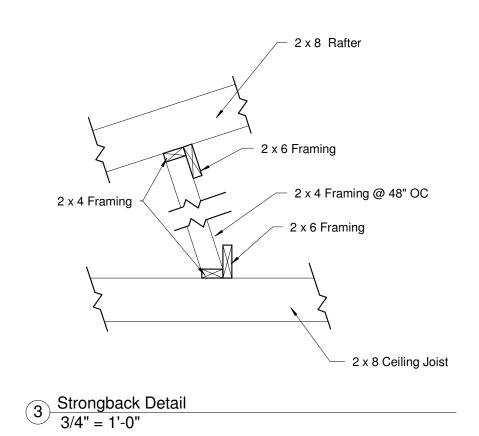
DOUBLE 2x12 WITH 1/2" PLYWOOD HEADERS AT ALL BEARING WALLS
DOUBLE 2x8 WITH 1/2" PLYWOOD HEADERS AT NON-BEARING WALLS SPANS GREATER THAN 3 FT.
DOUBLE 2x6 WITH 1/2" PLYWOOD HEADERS AT NON-BEARING WALLS SPANS LESS THAN 3 FT.

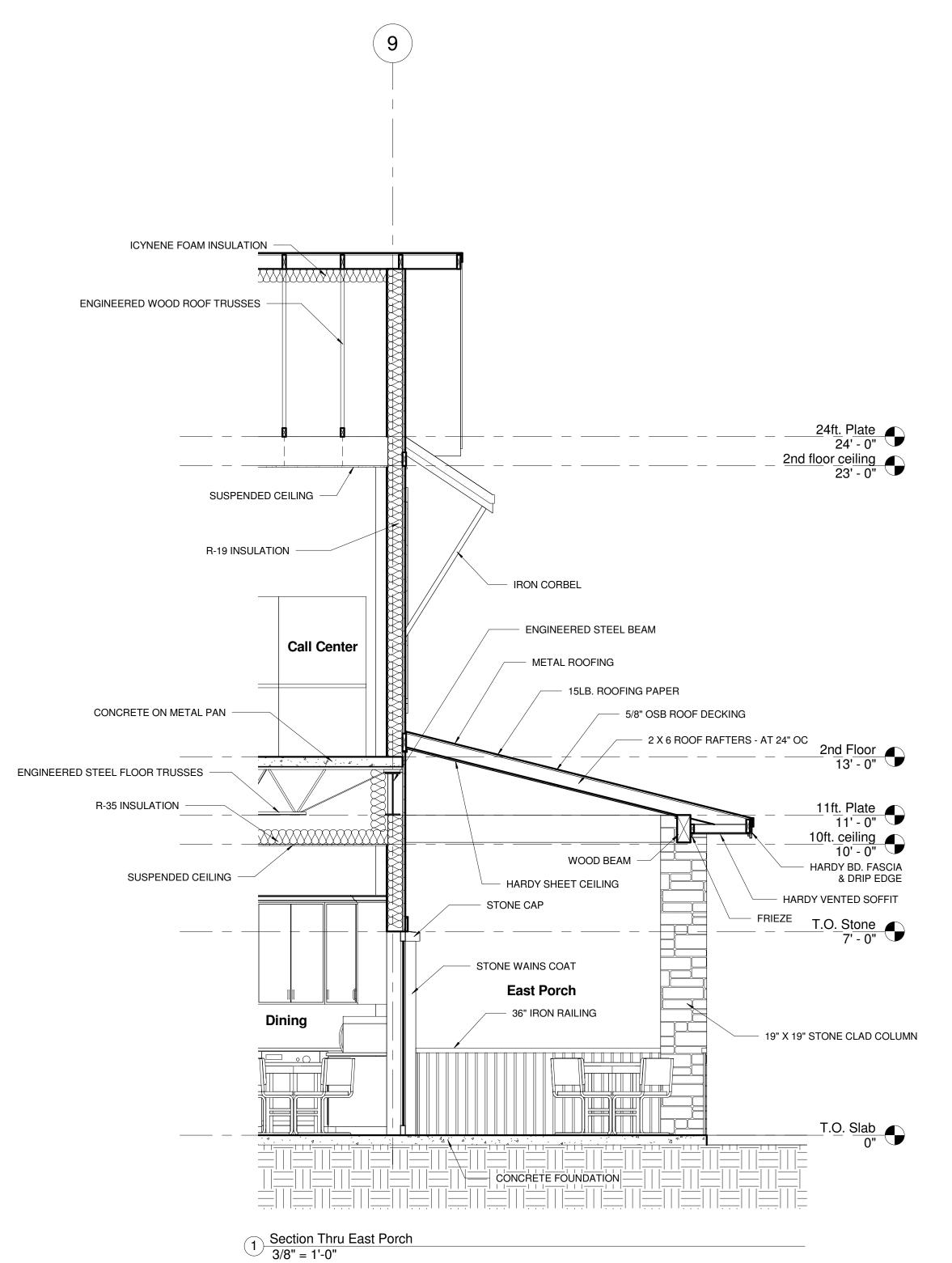
ALL FRAMING MEMBERS TO COMPLY WITH NATIONAL BUILDING CODE.

2x6 STRONGBACKS ON ALL JOIST/RAFTERS SPANS GREATER THAN 10 FT.

Maximum Ceiling Joist Spans: 20PSF LL/10PSF DL						Maximu	ım Rafter Spans (\	With Ceili	ing): 30P	SF LL/10	PSF DL	
Joist			Design	Span		Joist			D	esign Spa	an	
Spacing (In.)	Lumber	2 x 4 (FtIn.)	2 x 6 (FtIn.)	2 x 8 (FtIn.)	2 x 10 (FtIn.)	Spacing (In.)	Lumber	2 x 4 (FtIn.)	2 x 6 (FtIn.)	2 x 8 (FtIn.)	2 x 10 (FtIn.)	2 x 12 (FtIn.)
12	#2 Southern Pine	9'-10"	15'-6"	20'-1"	23'-11"	12	#2 Southern Pine	8'-7"	13'-6"	17'-10"	22-3"	-
16	#2 Southern Pine	8'-11"	13'-6"	17'-5"	20'-9"	16	#2 Southern Pine	7'-10"	12'-3"	16'2"	19'-3"	22'-7"
24	#2 Southern Pine	7'-8"	11'-0"	14'-2"	16'-11"	24	#2 Southern Pine	6'-10"	10'-2"	13'-2"	15'-9"	18'-5"
Reference: Ar	chitectural Graphic Standard	ds for Reside	ntial Construc	tion - Page 22	20	Reference: Ar	chitectural Graphic Standard	ds for Reside	ntial Construc	tion - Page 2	15	









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Axzas Partner

).	Description	Date
	ISSUED	10/14/201
	ELEVATOR MECH.	12/5/2011
	REVISED	2/17/12
	REVISED	2/23/12

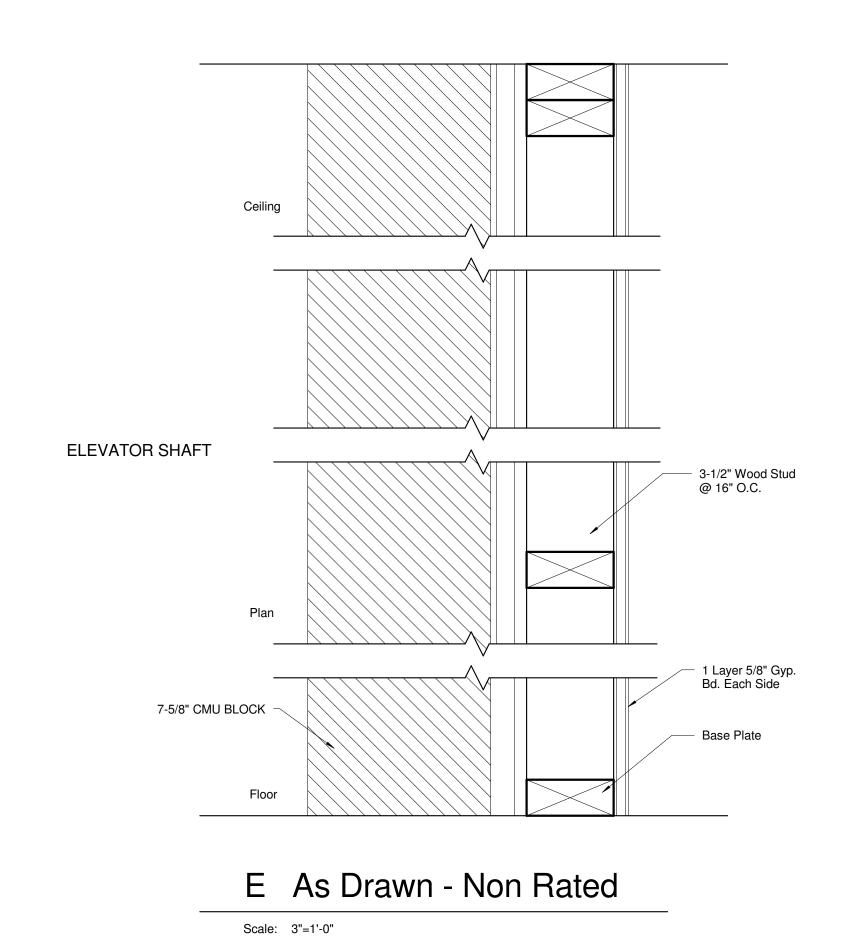
Cross Section Details

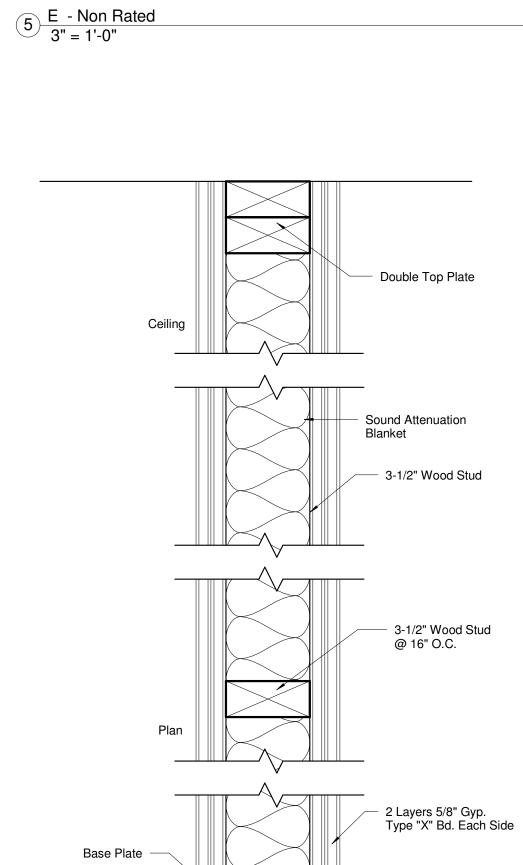
Date	April 2011
Drawn by	Chase
Checked by	Jerome

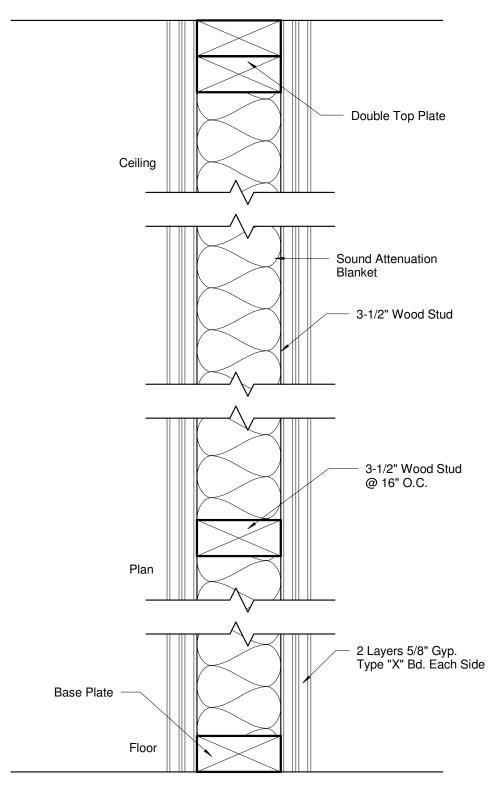
A3.02

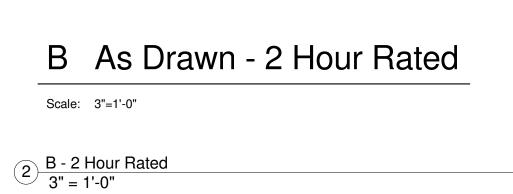
Scale

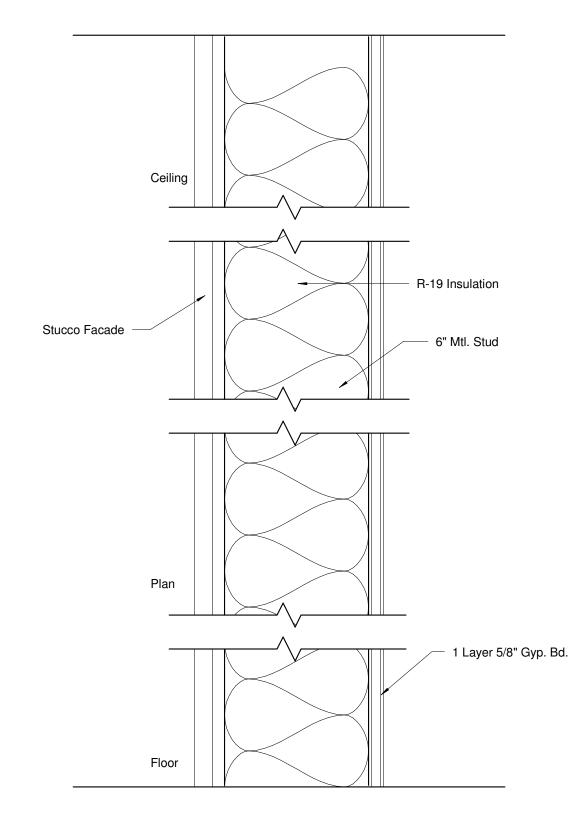
As indicated







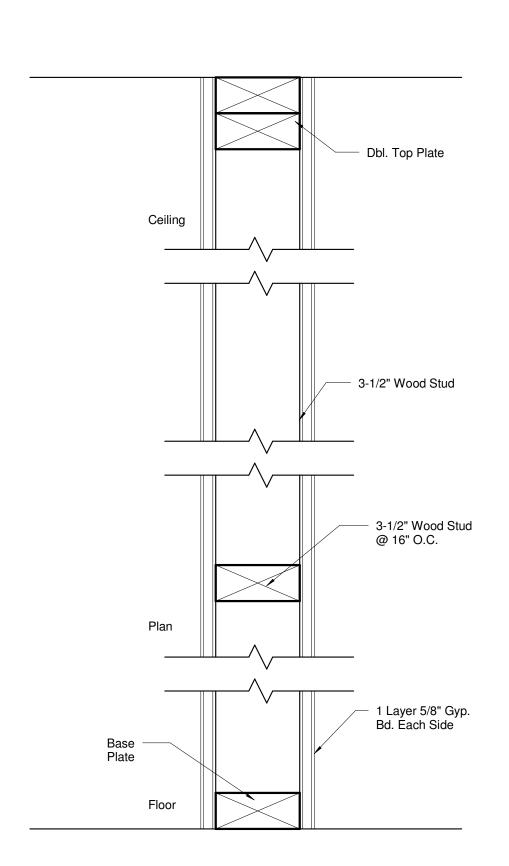




D As Drawn - Non Rated

Scale: 3"=1'-0"

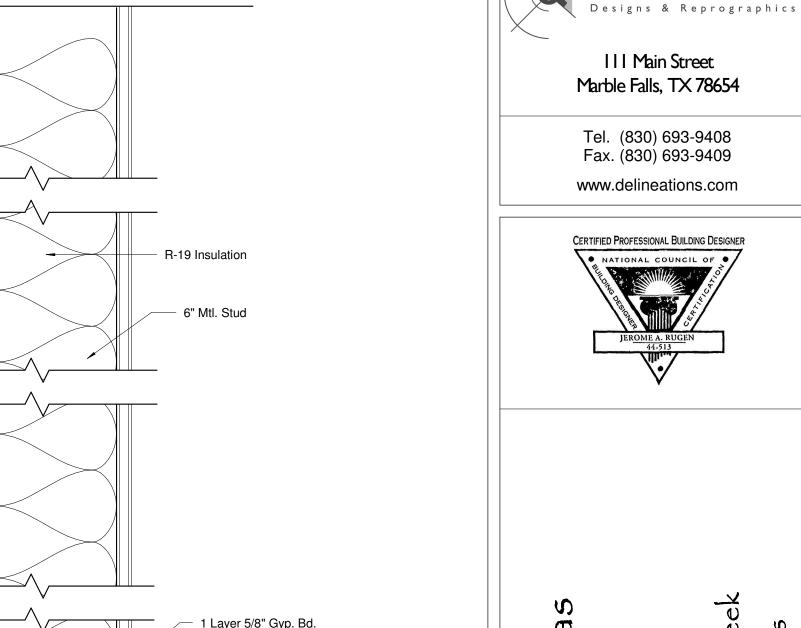
0 - Non Rated 3" = 1'-0"



A As Drawn - Non Rated

Scale: 3"=1'-0"

1 A - Non Rated 3" = 1'-0"



Description 10/14/2011 12/5/2011 ISSUED ELEVATOR MECH. 2/17/12 2/23/12 REVISED REVISED

fo

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at Double Horn (Spicewood, Te

Wall Partition Types

Project number 119011 April 2011 Chase Drawn by Jerome Checked by

A3.03

3" = 1'-0"

3 C - Non Rated 3" = 1'-0"

C As Drawn - Non Rated

Ceiling

Stucco Facade

Stone Wains Coat

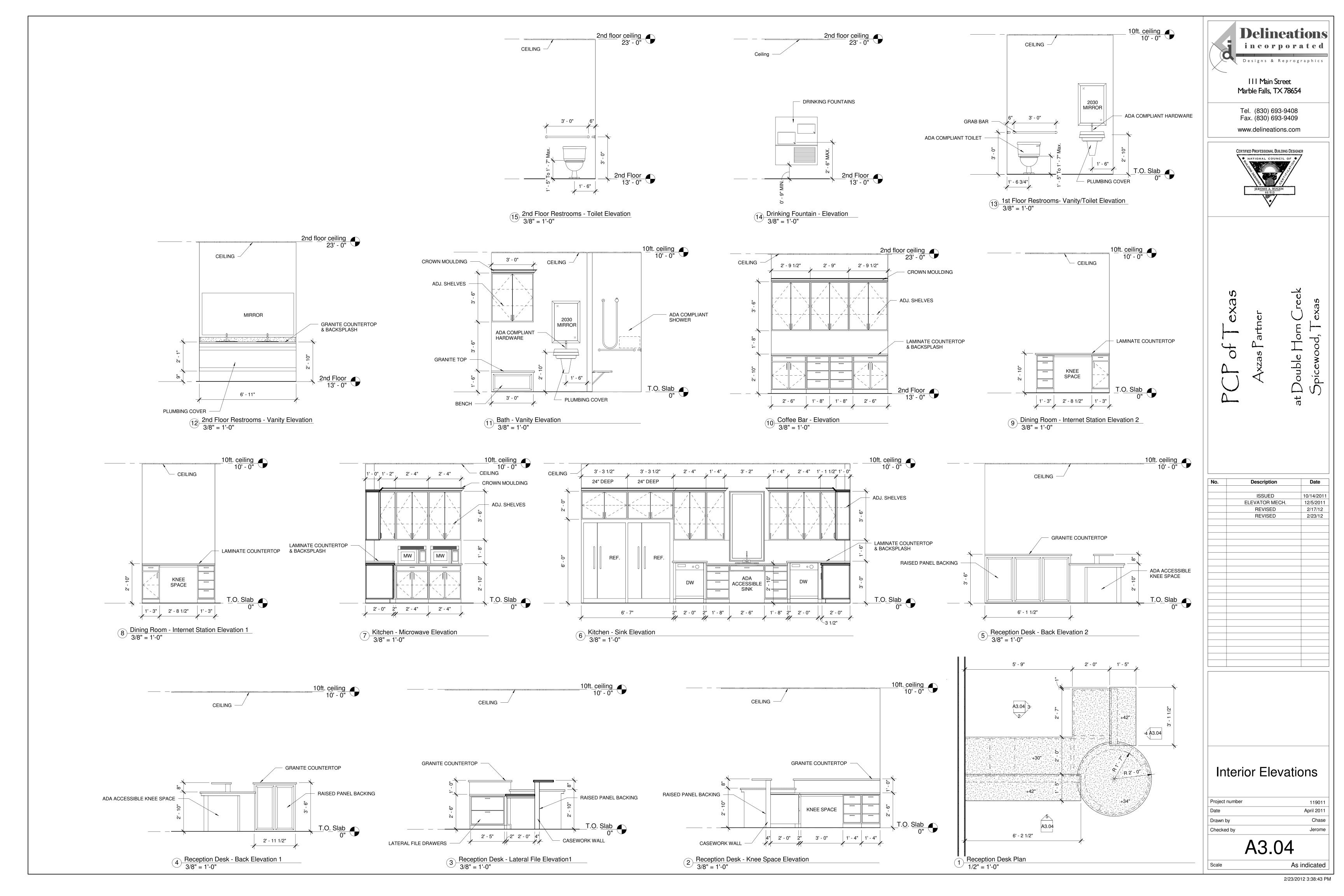
Scale: 3"=1'-0"

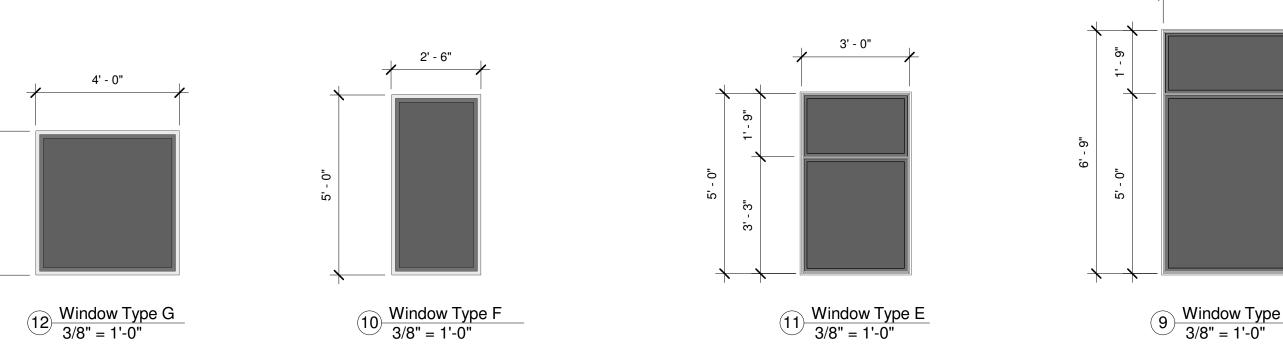
R-19 Insulation

- 3-5/8" Mtl. Stud

- 1 Layer 5/8" Gyp. Bd.

2/23/2012 3:38:42 PM





Window Schedule						
Window Number	Width	Height	Count	Description	Window Type	
	T.,	1		1		
3	4' - 0"	4' - 0"	7	Fixed	G	
4	3' - 0"	5' - 0"	6	Fixed	Е	
5	3' - 0"	8' - 0"	5	Fixed	В	
10	2' - 6"	5' - 0"	1	Fixed	F	
11	3' - 6"	6' - 9"	30	Fixed	D	
12	4' - 0"	8' - 0"	12	Fixed	Α	
13	4' - 0"	6' - 0"	1	Fixed	С	
Grand total	1	1	62			

Window Type G	Window Type F	Window Type E	Window Type D
Window Type G 3/8" = 1'-0"	Window Type F 3/8" = 1'-0"	Window Type E 3/8" = 1'-0"	9 Window Type D 3/8" = 1'-0"
	6' - 0" 4' - 0" 2' - 0"	.08	-0 - 8 -0 - 9
	8 Window Type C 3/8" = 1'-0"	7 Window Type B 3/8" = 1'-0"	6' - 0"
	2' - 4" , 2' - 8" or 3' - 0"		-8-10
	5 Door Type G 3/8" = 1'-0"	Door Type F $3/8" = 1'-0"$ TRANSOM	3 Door Type E 3/8" = 1'-0" TRANSOM
3' - 0"	6' - 0"	- GLASS	

2 Door Type B 3/8" = 1'-0"

Door Type D
3/8" = 1'-0"

13 Door Type C 3/8" = 1'-0"

Mark	Width	Height	Count	Interior/Exterior	Location	Door Type	Transc
Estados							
Exterior 1	6' - 0"	7' - 0"	1	Exterior	Reception	Α	Yes
2	3' - 0"	7' - 0"	 1	Exterior	Front Entry Door	В	Yes
3	3' - 0"	7' - 0"	<u>'</u> 1	Exterior	Front Entry Door	В	Yes
4	3' - 0"	7' - 0"	1	Exterior	Front Entry Door	В	Yes
	6' - 0"	7' - 0"	1	Exterior	Front Entry Door	A	Yes
<u>5</u> 6	3' - 0"	7' - 0"	1 1	Exterior	Front Entry Door @ Stairs	В	Yes
7	3' - 0"	7' - 0"	1 1	Exterior	Front Entry Door	В	Yes
8	3' - 0"	7' - 0"	1	Exterior	Back Entry Door	D	No
9	3' - 0"	7 - 0"	<u>-</u>	Exterior	Back Entry Door	D	No
10	3' - 0"	7 - 0"	- I - I	Exterior	Back Entry Door	D	No
11	3' - 0"	7 - 0"	I				No
		_		Exterior	Back Entry Door	D	
12	3' - 0"	7' - 0"	 	Exterior	Back Entry Door	D	No
13	6' - 0"	7' - 0"	1	Exterior	East Porch	С	No
Exterior			13				
Interior	01 01	01 011		T	0 (D		N.1
14	3' - 0"	6' - 8"	1	Interior	Conference Room	F	No
15	3' - 0"	6' - 8"	1	Interior	Elevator Equipment	F	No
16	3' - 0"	6' - 8"	1	Interior	1st Floor Stairs - Fire Rated Door	F	No
17	3' - 0"	6' - 8"	1	Interior	Executive Office	F	No
18	3' - 0"	6' - 8"	1	Interior	Executive Office	F	No
19	3' - 0"	6' - 8"	1	Interior	Exercise Room	F	No
20	3' - 0"	6' - 8"	1	Interior	Bath	F	No
21	3' - 0"	6' - 8"	1	Interior	Janitor's Closet	F	No
22	3' - 0"	6' - 8"	1	Interior	Women's Restroom	F	No
23	3' - 0"	6' - 8"	1	Interior	Men's Restroom	F	No
24	3' - 0"	6' - 8"	1	Interior	Phone Equipment	F	No
25	3' - 0"	6' - 8"	1	Interior	Kitchen	D	No
26	3' - 0"	6' - 8"	1	Interior	Kitchen - Pantry	F	No
27	3' - 0"	6' - 8"	1	Interior	Janitor's Closet	F	No
28	3' - 0"	6' - 8"	1	Interior	Call Center	F	No
29	6' - 0"	6' - 8"	1	Interior	Call Center Closet	Е	No
30	3' - 0"	6' - 8"	1	Interior	Call Center	F	No
31	3' - 0"	6' - 8"	1	Interior	Mail Room	F F	No
32	3' - 0"	6' - 8"	<u>'</u> 1	Interior	Billing	F F	No
33	3' - 0"	6' - 8"	1	Interior	Mail Room	F	No
34	3' - 0"	6' - 8"	1	Interior	Computer Equipment	F	No
35	3' - 0"	6' - 8"	<u>'</u>	Interior	Women's Restroom	F	No
		6' - 0"	I				
36	2' - 4"		1	Interior	Women's Restroom	G	No
37	2' - 4"	6' - 0"	1	Interior	Women's Restroom	G	No
38	2' - 8"	6' - 0"	1	Interior	Women's Restroom	G	No
39	3' - 0"	6' - 8"	1	Interior	Men's Restroom	F	No
40	2' - 4"	6' - 0"	1	Interior	Men's Restroom	G	No
41	2' - 8"	6' - 0"	1	Interior	Men's Restroom	G	No
42	3' - 0"	6' - 8"	1	Interior	Customer Service	F	No
43	3' - 0"	6' - 8"	1	Interior	Supervisor	F	No
44	3' - 0"	6' - 8"	1	Interior	Growth Space	F	No
45	3' - 0"	6' - 8"	1	Interior	Human Resources	F	No
46	3' - 0"	6' - 8"	1	Interior	Storage	F	No
47	6' - 0"	6' - 8"	1	Interior	Hall Closet	E	No
48	3' - 0"	6' - 8"	1	Interior	Men's Restroom	F	No
49	3' - 0"	6' - 0"	1	Interior	Men's Restroom	G	No
50	3' - 0"	6' - 8"	1	Interior	Sales	F	No
51	3' - 0"	6' - 8"	1	Interior	Woman's Restroom	F	No
52	2' - 4"	6' - 0"	1	Interior	Woman's Restroom	G	No
53	2' - 8"	6' - 0"	<u>·</u> 1	Interior	Woman's Restroom	G	No
54	3' - 0"	6' - 8"	1	Interior	Stairs - Fire Rated Door	F	No
55	3' - 0"	6' - 8"	1	Interior	Executive Office	F	No
	3' - 0"	6' - 8"	1 				
56 57				Interior	Executive Office	F	No
57	3' - 0"	6' - 8"	<u> </u>	Interior	VP Office	F	No
58	3' - 0"	6' - 8"	1	Interior	Accounting	F	No

58

Grand total

Door Type A
3/8" = 1'-0"



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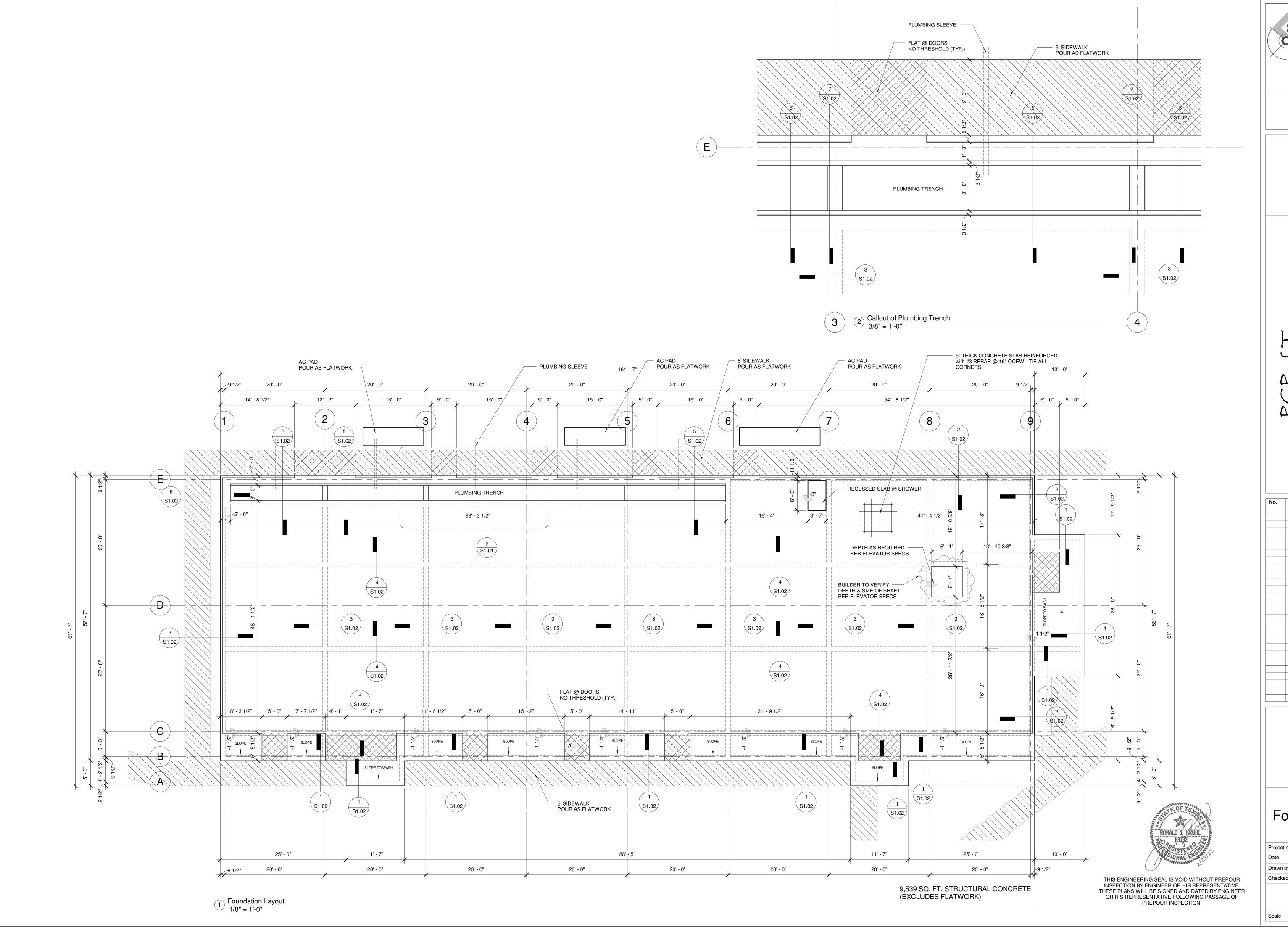
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Description Date 10/14/2011 12/5/2011 ISSUED ELEVATOR MECH. 2/17/12 2/23/12 REVISED REVISED

Door & Window Schedules

Project number 119011 April 2011 Chase Drawn by Jerome Checked by

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No. Description Date

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REVISED 2/17/12
REVISED 2/23/12

Foundation Layout

Project number 119011

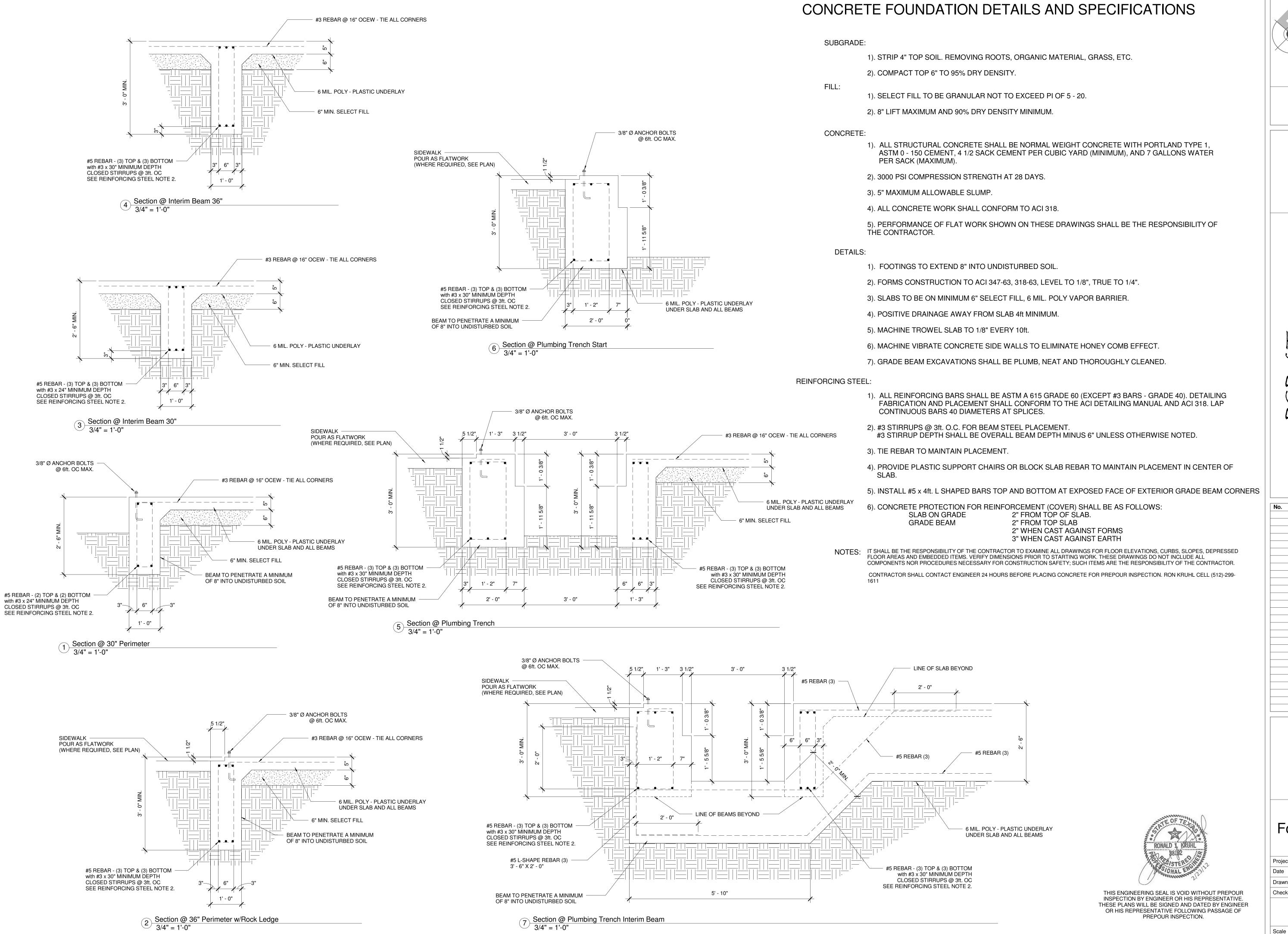
Date April 2011

Drawn by Chase

Checked by RK

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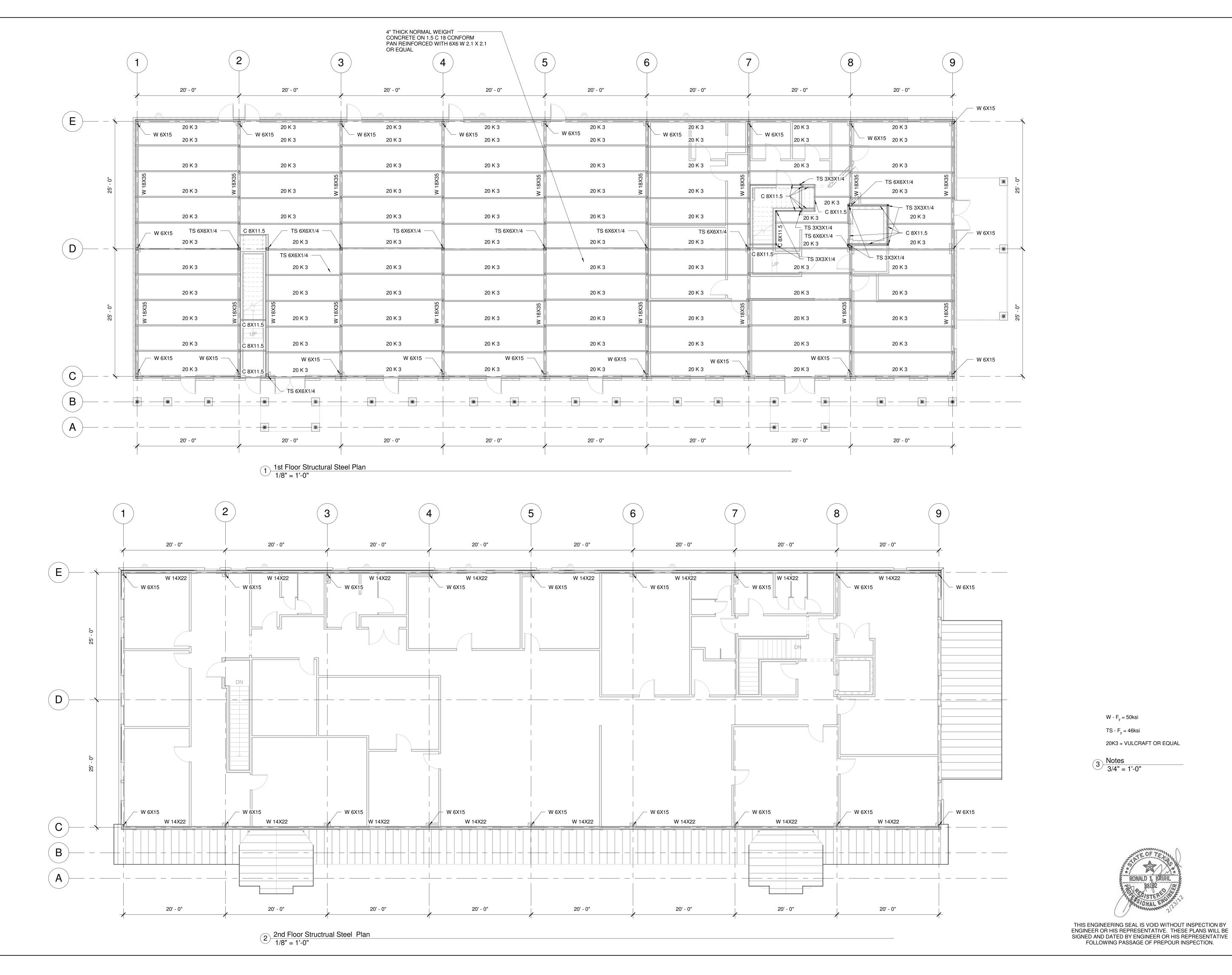
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ELEVATOR MECH. 12/5/2011
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Foundation Details

Project number 119011
Date April 2011
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Checked by RK

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REVISED 2/23/12

Structural Steel Plan

Project number	119011
Date	April 2011
Drawn by	Chase
Checked by	RK

S1.03

As indicated