

Copperleaf Property Remodel

906 South Pace Bend Rd.
Spicewood, TX 78669

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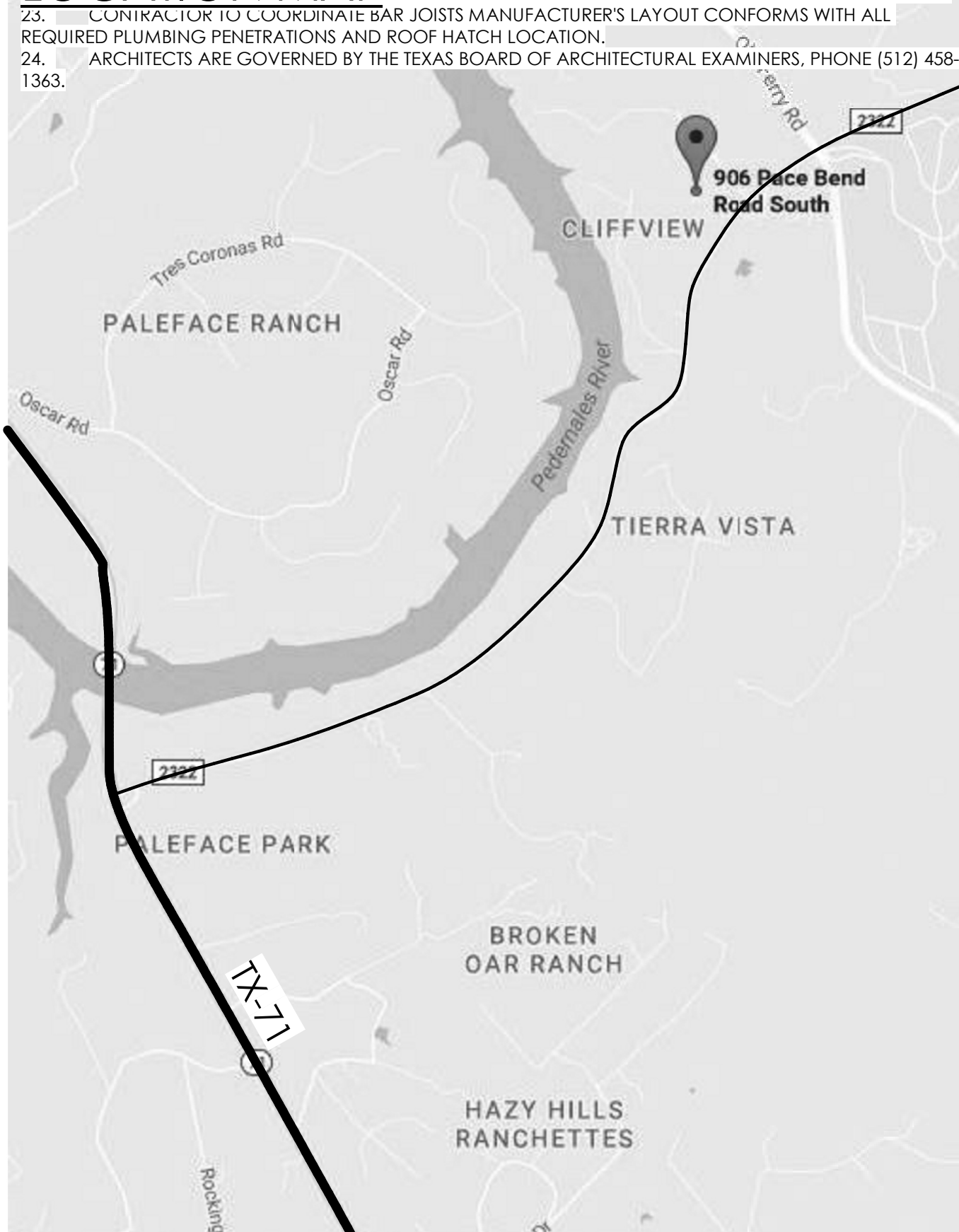
CORNERSTONE
ARCHITECTS

7000 BEE CAVE RD. SUITE 200 AUSTIN TX 78746 512.229.0007

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES AND TO O.S.H.A. REQUIREMENTS. REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE TO ALLOW UNINTERRUPTED PROGRESS OF ALL WORK AND TO COMPLETE PROJECT WITHIN THE ESTABLISHED SCHEDULE.
- CONTRACTOR TO VERIFY DELIVERY DATES FOR ANY LONG LEAD TIME ITEMS AND MATERIALS TO ENSURE THEIR INSTALLATION ON THE PROPER SEQUENCE OF THE JOB.
- THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- ALL PERMIT COSTS TO BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR THE ORDERING OF MATERIALS.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. EXISTING DIMENSIONS CAN BE VERIFIED IN THE FIELD.
- CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR AMENDED PLANS SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE CONTRACTOR OR ANY OF HIS REPRESENTATIVES.
- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES.
- DO NOT USE PAINTS, PRIMERS, SEALERS OR GLUES THAT EMIT FLAMMABLE, TOXIC OR NOXIOUS FUMES. EACH TRADE SHALL BE RESPONSIBLE TO VERIFY THE MATERIALS THEY ARE USING COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS FOR THEIR USE.
- LOCATION, SIZE, QUANTITY AND GRAPHIC DESIGNATIONS FOR FIRE EXTINGUISHERS SHALL BE DETERMINED BY GOVERNING FIRE DEPARTMENT AND MAY NOT BE SHOWN ON THESE DRAWINGS.
- GENERAL CONTRACTOR TO SUBMIT SPECIFICATIONS AND PRICING FOR FIRE SUPPRESSION/SPRINKLERS, FIRE EXTINGUISHERS, ALARMS, ADA CALL STATIONS, AND SECURITY SYSTEMS IN INITIAL BID TO CLIENT/ OWNER.
- THESE DRAWINGS DO NOT ADDRESS ANY FIRE ALARM OR FIRE SUPPRESSION/ SPRINKLER SYSTEM REQUIREMENTS. SYSTEM DESIGN AND REQUIRED PERMITS FROM OTHERS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE SEPARATE FROM THIS SUBMITTAL.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- CONTRACTOR TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES AND RELATED COMPONENTS.
- ALL PLUMBING, APPLIANCE, & GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, AND PATIOS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL FLOOR RECESSES AND DROPS MATCH BETWEEN ARCHITECTURAL FLOOR PLANS AND ENGINEERED FOUNDATION PLANS. ANY DISCREPANCIES MUST BE VERIFIED WITH ARCHITECT AND ENGINEER.
- ALL MASONRY TO BE SUPPORTED BY OTHER MASONRY, CONCRETE, OR NON-CORROSIVE METAL
- CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- CONTRACTOR TO COORDINATE BAR JOISTS MANUFACTURER'S LAYOUT CONFORMS WITH ALL REQUIRED PLUMBING PENETRATIONS AND ROOF HATCH LOCATION.
- ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, PHONE (512) 458-1363.

LOCATION MAP



CODE SUMMARY:

AUTHORITIES HAVING JURISDICTION:
TRAVIS COUNTY FIRE MARSHAL

APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 UNIFORM MECHANICAL CODE
2015 UNIFORM PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE

PROJECT DESCRIPTION:
ONE STORY MIXED-OCCUPANCY BUILDING:
FACTORY, STORAGE AND BUSINESS. NON
SPRINKLED.
CONSTRUCTION TYPE V-B

OCCUPANCY TYPES:
MIXED OCCUPANCY NON-SEPARATED PER IBC TABLE 508.4

GROUP B BUSINESS
FOR OFFICE
GROUP F-1 MODERATE-HAZARD FACTORY INDUSTRIAL
FOR WAREHOUSE
GROUP S-1 MODERATE-HAZARD STORAGE
FOR STORAGE AREAS

OCCUPANCY LOAD:
BUSINESS B @ 778 S.F. / 100 S.F. = 8
FACTORY F-1 @ 1,478 S.F. / 100 S.F. = 15
STORAGE S-1 @ 630 S.F. / 300 S.F. = 2
TOTAL OCCUPANTS = 25

AREA SCHEDULE

BUSINESS B	778 SF
FACTORY F-1	1,478 SF
STORAGE S-1	630 SF
TOTAL GROSS AREA	2,885 SF

FIRE RATED ASSEMBLIES
NO FIRE-RESISTANCE RATING REQUIREMENTS PER IBC TABLE 601

EGRESS SYSTEM

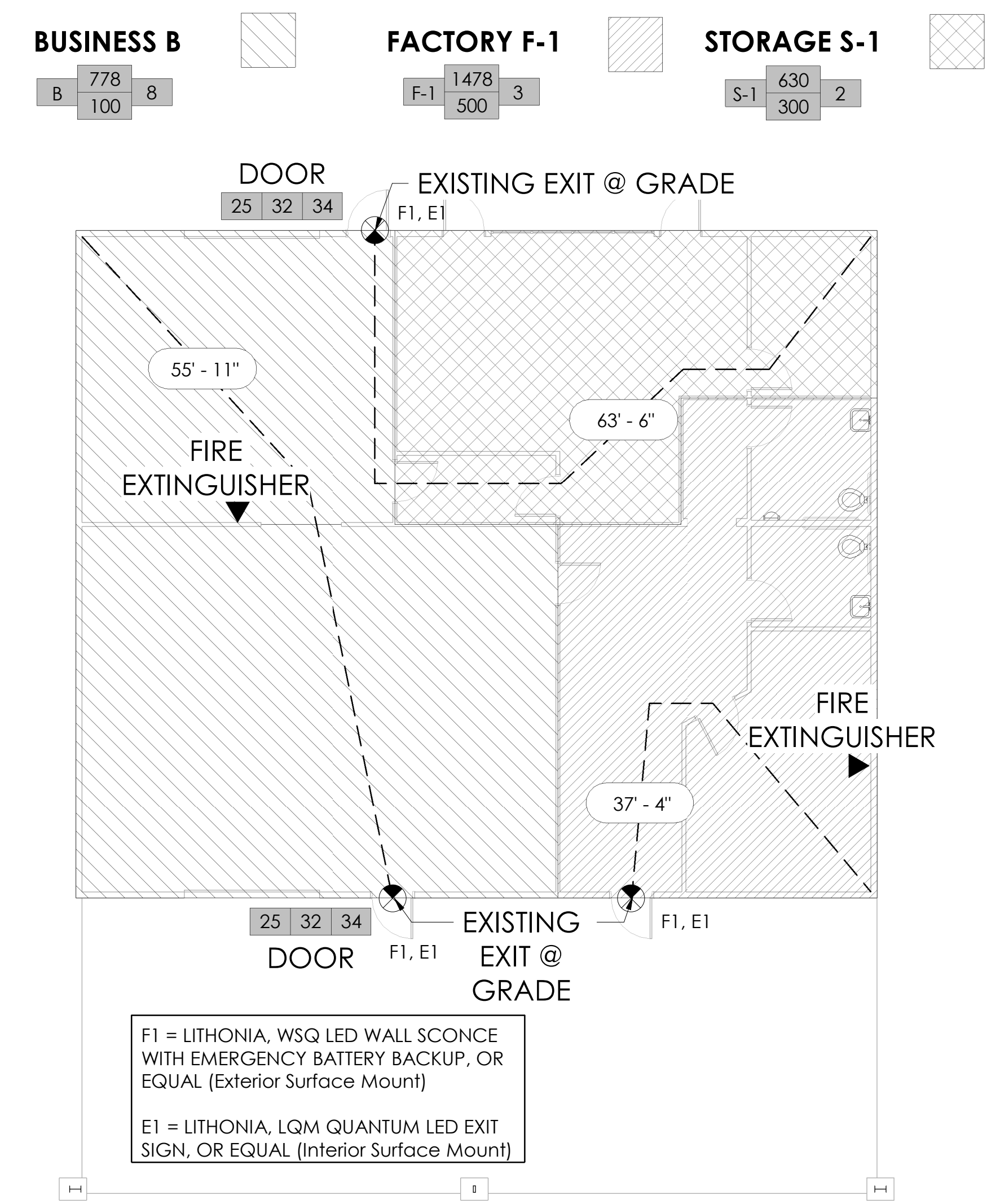
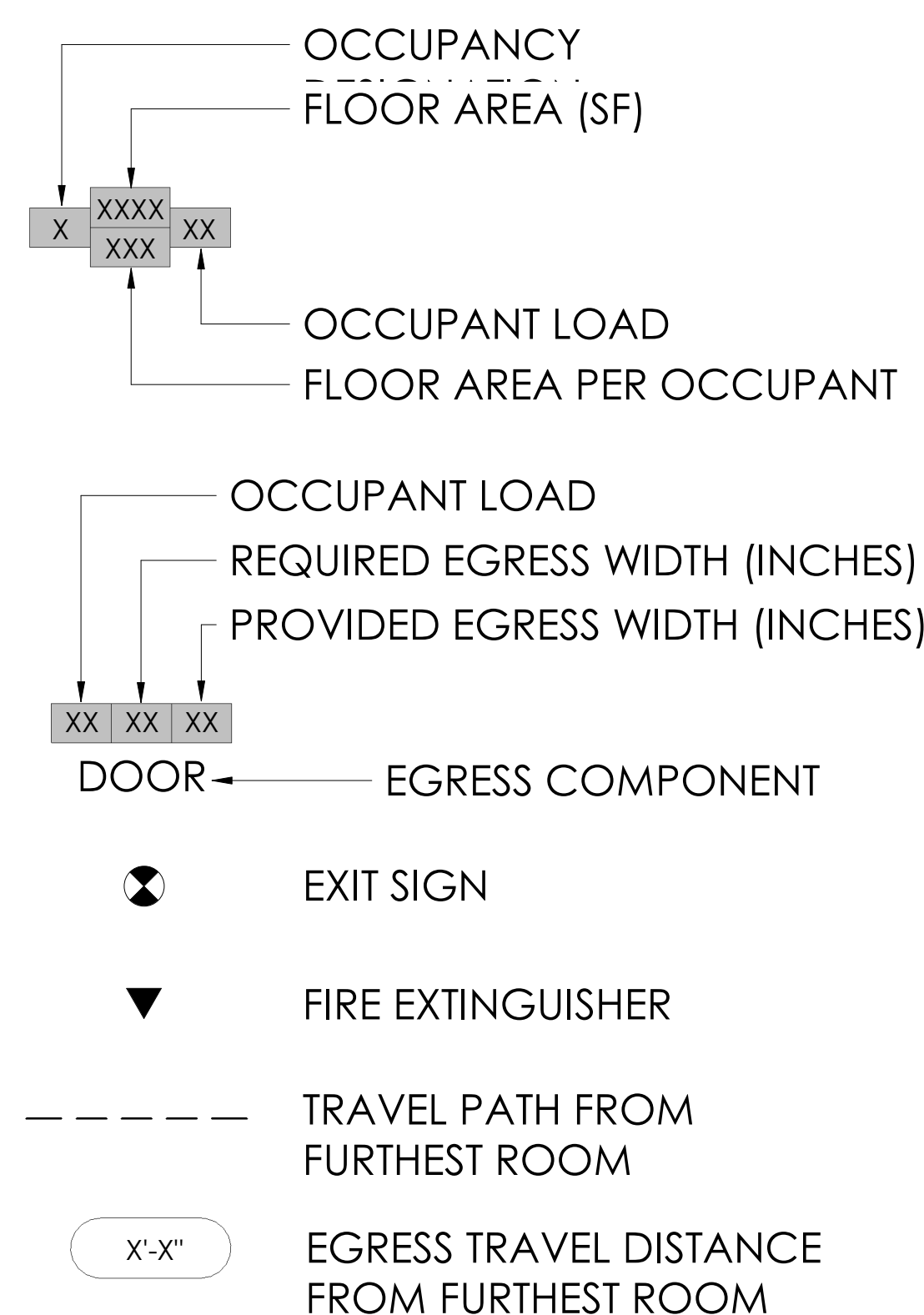
IBC 903 NON-SPRINKLERED SYSTEM

IBC 1005 MIN. REQUIRED EGRESS WIDTH 0.3 INCH PER OCCUPANT FOR STAIRWAYS
0.2 INCH PER OCCUPANT FOR OTHER EGRESS COMPONENTS

IBC 1009 ACCESSIBLE MEANS OF EGRESS NOT REQUIRED IN EXISTING BUILDINGS

IBC 1006 SINGLE EXIT OK FOR 49 OCCUPANTS
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE 75 FT

EGRESS LEGEND



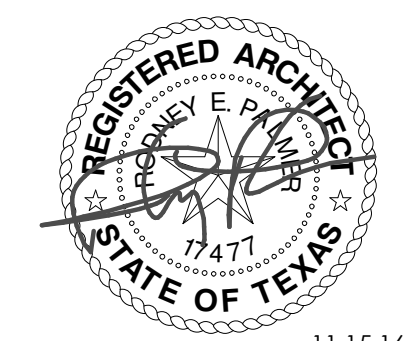
1 LIFE SAFETY PLAN
1/8" = 1'-0"

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REVISION:

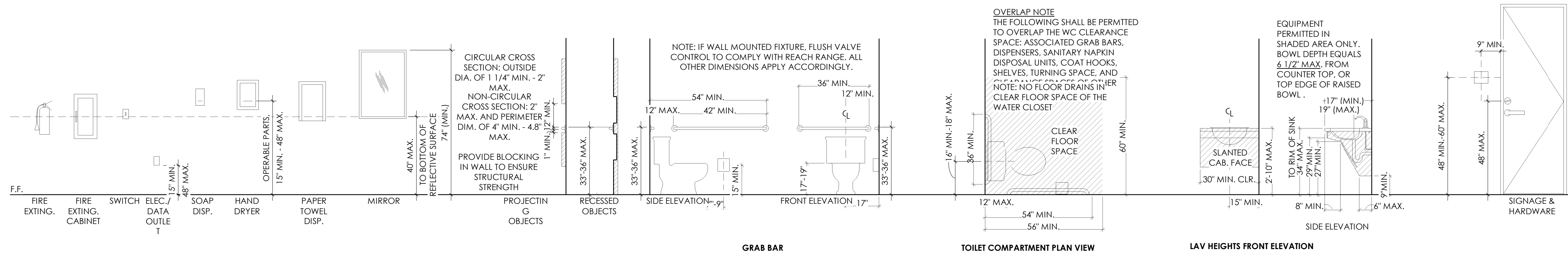


11.15.16

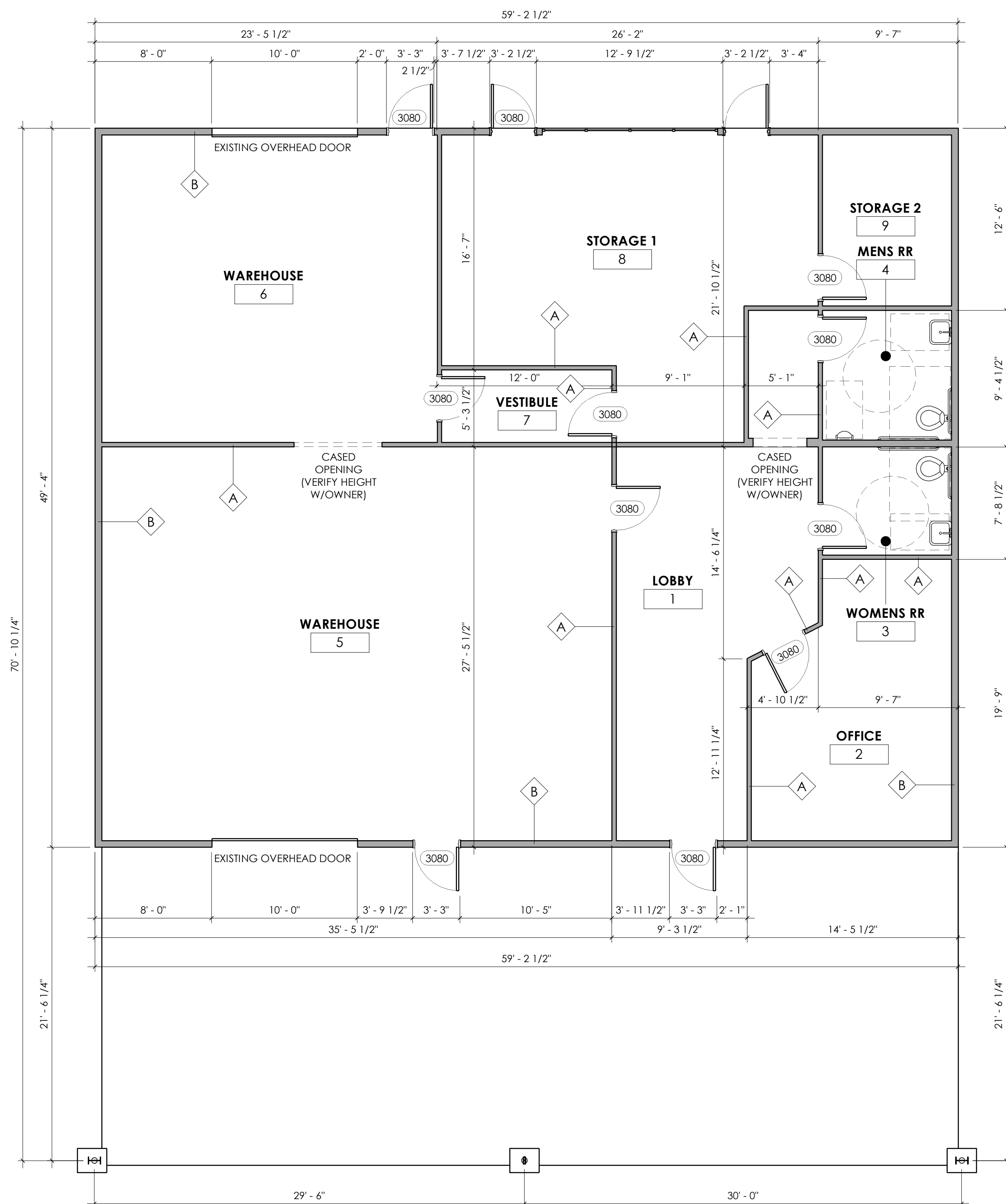
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Cover

SHEET: **A000**

PROJECT NO: 16144
DRAWN BY: JC
DATE: 12.20.16
PROJECT MGR: RP



T.A.S. - ACCESSORIES, WATER CLOSET, GRAB BARS, LAVATORY, SIGNAGE
3/8" = 1'-0"

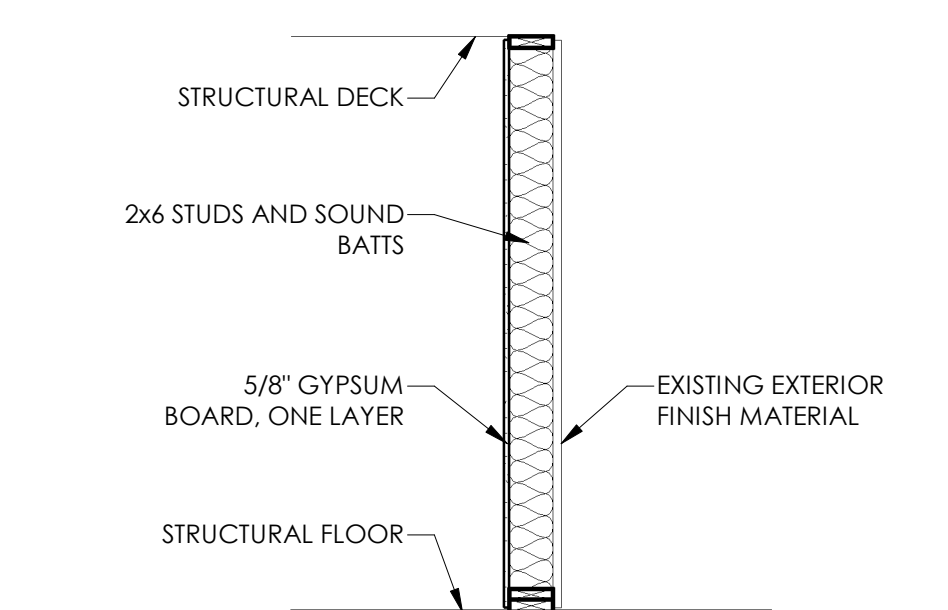
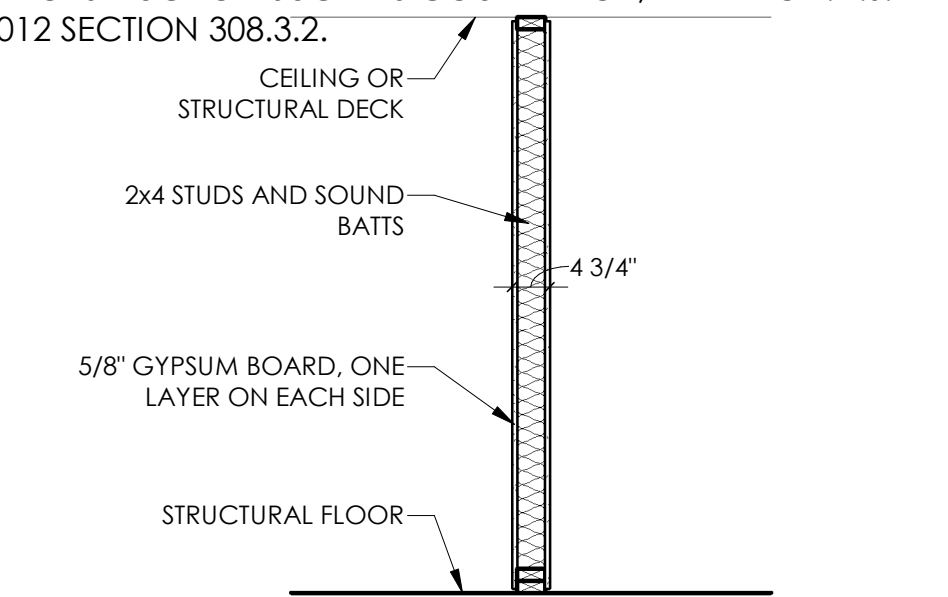


T.A.S. NOTES

- ALL PERMANENT SIGNAGE MUST BE FULLY T.A.S. COMPLIANT.
- DOOR THRESHOLDS SHALL NOT EXCEED 1/2 IN (13 MM). RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- DOOR CLOSERS & 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.
SPRING HINGES: SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS 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. LEVER-OPERATED MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 IN (1220 MM) ABOVE FINISHED FLOOR.
- 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) INTERIOR HINGED DOORS: 5 LBF (22.2N).
(B) SLIDING OR FOLDING DOORS: 5 LBF. (22.2N).

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- SEE T.A.S. SECTION 404.2.9.

- THE HIGHEST OPERABLE PART OF CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED AS FOLLOWS:
(A) FOR FORWARD APPROACH, UNOBSTRUCTED REACH THE MAXIMUM HEIGHT SHALL BE 48" (1220 MM) AND MINIMUM IS 15" (380 MM) ABOVE FLOOR. IF EQUIPMENT IS OVER AN OBSTRUCTION SUCH AS COUNTERTOP, REFER TO ADA REGULATION IN T.A.S. 2012 SECTION 308.2.2.
(B) FOR SIDE PARALLEL APPROACH THE MAXIMUM HEIGHT SHALL BE 48" (1370 MM) AND MINIMUM IS NO LESS THAN 15" (230 MM) ABOVE FLOOR. IF EQUIPMENT IS OVER AN OBSTRUCTION SUCH AS COUNTERTOP, REFER TO T.A.S. 2012 SECTION 308.3.2.



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REVISION:
11.15.16

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Floor Plan - Level 1
SHEET: **A201**
PROJECT NO: 16144
DRAWN BY: JC
DATE: 12.20.16
PROJECT MGR: RP