



228 UNITS

# NORWOOD ESTATES

916 NORWOOD PARK BLVD.

OWNER:	LDG ESTATES AT NORWOOD, LP	1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208 <small>TED PAYNE - 502.609.4940</small>
CONTRACTOR:	XXXXX	ADDRESS <small>CONTACT NAME - XXXXXXXXXX (FAX) XXXXXXXXXX</small>
ARCHITECT:	KELLY GROSSMAN ARCHITECTS, LLC	260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TX 78746 <small>JOHN KELLY - 512.327.3397 (FAX) 512.327.0292</small>
STRUCTURAL ENGINEER:	STERLING ENGINEERING	14025 WEST ROAD, SUITE, 201, HOUSTON, TX 77041 <small>ZELJKO ARAPOVIC - 281.849.5564 (FAX) 281.583.5495</small>
MEP ENGINEER:	NICHOLS ENGINEERING, LLC	912 S CAPITAL OF TEXAS HWY, SUITE 200, AUSTIN, TX 78746 <small>DAVID NICHOLS - 512.593.5616 (FAX) 888.812.2539</small>
CIVIL ENGINEER:	COSTELLO ENGINEERING & SURVEYING	1016 LA POSADA DR. SUITE 288, ASUTIN TX 78752 <small>STEVEN BUFFUM - 512.646.3456</small>
LANDSCAPE DESIGNER:	KELLY GROSSMAN ARCHITECTS, LLC	260 ADDIE ROY ROAD, SUITE 210, AUSTIN, TX 78746 <small>JOHN KELLY - 512.327.3397 (FAX) 512.327.0292</small>

MULTIFAMILY APARTMENTS

SDP #  
PERMIT #



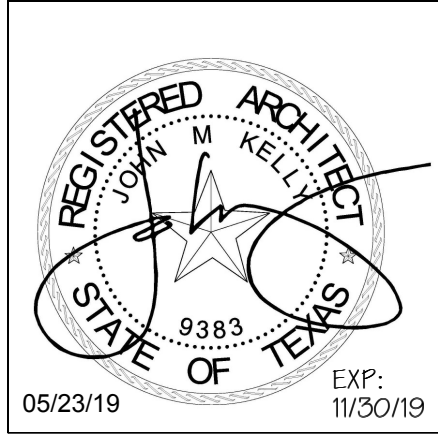
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DRAWN BY:	DPF, MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPEMENT

1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208,  
(P) 502.609.4940

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •

KELLY GROSSMAN

REGISTERED PROFESSIONAL ARCHITECT

STATE OF TEXAS

9383

05/23/19

EXP: 11/30/19

280 ADRIE EDDY ROAD, SUITE 200, AUSTIN, TEXAS 78746 | PH: +1 512 227 3287

www.kellygrossman.com

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NORWOOD ESTATES

AUSTIN TX

No.	Revision	Date
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ISSUED FOR PERMIT		
ISSUED FOR BID		
ISSUED FOR CONSTRUCTION		
DWG NAME		
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DESCRIPTION		
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SHEET		
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UNIT TABULATIONS

UNIT	UNIT DESCRIPTION	UNIT COUNT	UNIT SQ. FT. W/O PATIO	PATIO SQ. FT.	PATIO STORAGE	UNIT OVERALL SQ. FT.	BLDG. TYPE
A1	1BD/1BATH	28	849	47	20	23,772	I,II,IV
A1-E	1BD/1BATH	4	860	47	20	3,440	III
A1-HC	1BD/1BATH	2	849	47	20	1,698	I
A1-HCE	1BD/1BATH	2	860	47	20	1,720	III
B1	1BD/1BATH	25	1,094	45	16	27,350	ALL
B1-E	1BD/1BATH	42	1,099	45	16	46,158	ALL
B1-E2	1BD/1BATH	30	1,105	45	16	33,150	I,II,III
B1-HC	1BD/1BATH	5	1,094	45	16	5,470	I,III,IV
B1-HCE	1BD/1BATH	6	1,105	45	16	6,630	II,IV
C1	1BD/1BATH	76	1,262	48	22	95,912	ALL
C1-HC	1BD/1BATH	8	1,262	48	22	10,096	I,II,IV
TOTAL # OF UNITS		228					
			TOTAL Unit W/O Patio Sq. Ft.		255,396		

UNIT TABULATIONS BY BUILDING TYPE

BLDG. TYPE	STORIES	BLDG. QTY.	A1	A1-E	A1-HC	A1-HCE	B1	B1-E	B1-E2	B1-HC	B1-HCE	C1	C1-HC	UNITS/BLDG
I	3	2	4		2		4	12	12	2		22	2	60
II	3	2	12				6	12	8		4	20	4	66
III	3	1		4		2	5	6		1		6		24
IV	3	2	12				10	12	10	2	2	28	2	78
TOTAL UNITS/TYPE		7	28	4	2	2	25	42	30	5	6	76	8	228

NET BUILDING TABULATIONS

BUILDING TYPE	BUILDING #S	UNITS/ BLDG	STORIES	1ST FLOOR SQ. FT.	2ND FLOOR SQ. FT.	3RD FLOOR SQ. FT.	TOTAL BUILDING SQ. FT.	BUILDING QTY.	TOTAL SQ. FT.
I	2,3	30	3	11,399	11,399	11,399	34,197	2	68,394
II	1,5	33	3	12,248	12,248	12,248	36,744	2	73,488
III	4	24	3	8,630	8,630	8,630	25,890	1	25,890
IV	6,7	39	3	14,604	14,604	14,604	43,812	2	87,624
							TOTAL	7	255,396
CLUBHOUSE	8		1	4,907				1	4,907
							TOTAL	8	260,303

GROSS BUILDING TABULATIONS (INCLUDES ALL UNIT, CORRIDOR, & BALCONY SQUARE FOOTAGE)

BUILDING TYPE	BUILDING #S	UNITS/ BLDG	STORIES	1ST FLOOR SQ. FT.	2ND FLOOR SQ. FT.	3RD FLOOR SQ. FT.	TOTAL BUILDING SQ. FT.	BUILDING QTY.	TOTAL SQ. FT.
I	2,3	30	3	13,819	13,543	13,543	40,905	2	81,810
II	1,5	33	3	15,356	14,529	14,529	44,414	2	88,828
III	4	24	3	11,236	10,362	10,362	31,960	1	31,960
IV	6,7	39	3	18,089	17,265	17,265	52,619	2	105,238
							TOTAL	7	307,836
CLUBHOUSE	8		1	5,443				1	5,443
							TOTAL	8	313,279

Parking Required			
# of Units	# of Bedrooms	Req.	Total
34	1 Bedroom	1.5	51
108	2 Bedroom	2	216
84	3 Bedroom	2.5	210
		Total	477

Parking Provided	
Standard	453
Standard HC	27
Total	480

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
  
JMK

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**KELLY GROSSMAN**  
A R C H I T E C T S • L L C  
280 ADAMS EIGHTH ROAD, SUITE 200, AUSTIN, TEXAS 78746 (P) +1 512 227 3287  
www.kellygrossmanarchitects.com

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NORWOOD ESTATES

AUSTIN TX

No.	Revision	Date
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ISSUED FOR PERMIT

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DWG NAME

DATE  
11/08/13

DESCRIPTION  
TABS

SHEET  
0.2

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CODE ANALYSIS AND VERIFICATION  
APPLICABLE BUILDING CODE: 2015 INTERNATIONAL CODE (IBC)

Norwood Estates  
Austin, Tx

APPLICABLE BUILDING CODES

2015 INTERNATIONAL BUILDING CODE  
2015 MECHANICAL CODE WITH CITY OF AUSTIN AMENDMENTS  
2015 PLUMBING CODE WITH CITY OF AUSTIN AMENDMENTS  
2015 FIRE CODE WITH CITY OF AUSTIN AMENDMENTS  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2017 NATIONAL ELECTRIC CODE

APARTMENT BUILDINGS

R-2

RESIDENTIAL CLASSIFICATION R-2 PER SECTION 310.4

CONSTRUCTION TYPE

TYPE Y-A / 1 HOUR  
SPRINKLED PER NFPA 13R PER 2015 IBC AND 2015 IFC SECTION 903.3.12  
3 STORY/MEAN ROOF HEIGHT OF TALLEST BUILDINGS: 40'-0"

FIRE RESISTANCE

STRUCTURAL FRAME 1 HOUR (TABLE 601)  
EXIT ACCESS CORRIDORS - 1 HOUR REDUCED TO 1/2 HOUR WITH SPRINKLER SYSTEM PER 2015 IBC TABLE 1020.1  
DWELLING SEPARATIONS - 1 HOUR PER SEC. 708.3  
LOAD BEARING EXTERIOR WALLS - 1 HOUR PER TABLE 601  
NON LOAD BEARING INTERIOR PARTITIONS - NON-RATED  
ROOF / CEILING ASSEMBLIES - 1 HOUR PER TABLE 601  
FLOOR / CEILING ASSEMBLIES - 1 HOUR PER TABLE 601  
PATIO/BALCONY - 1 HOUR

FIRE PROTECTION

*THE MOST REMOTE PORTION OF SPRINKLED FLOOR OR STORY IS WITHIN 200 FEET FROM A HOSE CONNECTION PER SECTION 905.3.1 (AUSTIN AMENDMENT)*

FIREBLOCKING IN CONCEALED SPACES SECT. 718.2; REF. SHEET A5.2  
DRAFTSTOPS IN FLOORS PER SECT 718.3; ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS  
DRAFTSTOPS IN ATTICS PER SECT 718.4.2 - ABOVE AND IN LINE WITH EVERY TWO DWELLING UNITS, 3,000 SF. MAX.

EMERGENCY EGRESS - MIN. WINDOW SIZE AT BEDROOMS, NOT APPLICABLE  
EXCEPTIONS FOR SPRINKLED BLDGS. - EGRESS WINDOWS NOT REQUIRED SEC. 1030.1, EXCEPTION 2.  
NATURAL LIGHT - MINIMUM 8% OF FLOOR AREA PER SECT. 1205.2  
MECHANICAL OR NATURAL VENTILATION PER SECT. 1203.5

ATTIC ACCESS - 20"x30" MIN. ATTIC ACCESS DOOR AT SPECIFIED UNITS PER SECT. 1209.2

SMOKE DETECTORS AT EACH SLEEPING ROOM AND IN CORRIDOR PER  
AND AT VAULTED CEILING IN LIVING ROOM PER IBC SEC. 907.2.9.2 & 907.2.11.2  
FIRE SPRINKLERS PER NFPA 13R - SEE ABOVE

DISTANCE TO FIRE LANE - 200' AS HOSE LAYS FROM HOSE CONNECTION TO FARTHEST PORTION OF SPRINKLED FLOOR OR STORY PER SEC. 905.3.1 (AUSTIN AMENDMENT)  
FIRE ALARM SYSTEMS PER SECT. 907.2.9

ALLOWABLE HEIGHT & ALLOWABLE AREA CALCULATIONS

ALLOWABLE BUILDING HEIGHT:  
MAXIMUM OF 50 FEET AND/OR 3 STORIES PER IBC TABLE 504.3 & 504.4  
TALLEST ACTUAL BUILDING HEIGHT: 40'-0"

ALLOWABLE FLOOR AREA:  
12,000 SQ. FT./FLOOR (TABLE 506.2), INCREASE FT./FLOOR WITH FRONTAGE INCREASE PER SECT. 506.3

ALLOWABLE FLOOR AREA: 12,000 SF  
ALLOWABLE BUILDING AREA: 36,000 SF

LARGEST PROPOSED FLOOR AREA: 18,089 SF  
LARGEST PROPOSED BUILDING AREA: 52,619 SF

SOUND INSULATION

STC 50 MIN. FLOORS / WALLS  
(45 FIELD TEST) SEC. 1207.1 - 1207.2  
IIC 50 MIN.  
(45 FIELD TEST) SEC. 1207.3

MEANS OF EGRESS PER IBC 2015 CHAPTER 10

MINIMUM SEPARATION  
1/2 DIAGONAL OF AREA SERVED WHEN BLDG. IS SPRINKLED PER SEC. 1007.1.1 EXCEPTION 2  
MAXIMUM SEPARATION: CLASSIFICATION R

250' WITH SPRINKLERS PER TABLE 1017.2  
OCCUPANCY CALCULATION: FLOOR AREA (S.F.) / OCCUPANT RATIO (FOR CLASSIFICATION R) = 200 SF PER OCCUPANT - PER TABLE 1004.1.2  
REFER TO LIFE SAFETY SHEETS FOR OCCUPANCY CLASIFICATION / CALCULATION

MAX. EXIT TRAVEL DISTANCE FROM MOST REMOTE POINT IN UNIT TO A CHOICE OF TWO WAYS FOR EXITING IS 250' PER TABLE 1017.2

MIN. CEILING HT. 7'-6" IN EXITWAY EXCEPT @ ABOVE SLOPED CEILINGS - SEC. 1003.2  
STAIRWAYS-MIN.: 6'-8" MEASURED ABOVE POINT OF ANGLE OF TREADS - SEC. 1011.3

DEAD END CORRIDOR MAX. LENGTH - 20' SEC. 1020.4

DWELLING UNIT ENTRY DOORS TO BE 20 MIN. WITH SMOKE SEALS

STAIRS

WIDTH - 44" MIN. PER SEC. 1011.2  
MAXIMUM RISER - 7" PER SEC. 1011.5.2  
MINIMUM TREAD - 11" PER SEC. 1011.5.2

EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF 50 OR LESS SHALL HAVE A WIDTH OF NOT LESS THAN 36" CLEAR BETWEEN HANDRAILS

OPENING BETWEEN TREADS MUST NOT PERMIT PASSAGE OF A SPHERE WITH A DIAMETER OF 4" PER SEC. 1011.5.3

HANDRAILS PER SEC. 1012

BOTH SIDES 34" - 38" ABOVE NOSING PER SEC. 1014.2  
EXTENSIONS: PER 1014.6 - HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.  
WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

GRIP SIZE: OUTSIDE DIAMETER OF 1 1/4" - 2" PER SEC. 1014.3

GUARDS PER SEC. 1013

LOCATION: ON OPEN SIDES OF STAIRWAYS AND LANDINGS  
HEIGHT - 42" PER SEC 1015.3  
SPACING - 4" MAX SPERE SPACING OF PICKETS PER SEC 1015.4

EXIT SIGNS

EXIT SIGNS NOT REQUIRED AT R-2 AND MAIN EXTERIOR EXITS - SEC. 1013.1  
EXIT SIGNS PROVIDED AT STAIRS  
EGRESS ILLUMINATION - 1 FOOTCANDLE - SEC. 1008.2.1  
ILLUMINATION BACKUP POWER - 90 MINUTE MIN. - BATTERY BACKUP - UNIT EQUIPMENT OR ON-SITE GENERATOR @ DOORWAY DISCHARGE. SEC. 1008.3 - 1008.3.4

LIVE LOADS PER I.B.C. TABLE 1607.1

PRIVATE BALCONIES - 40# / S.F.  
DWELLING UNITS - 40# / S. F.

WIND LOAD DESIGN PER SEC. 1609

3 SECOND GUST - 115 MPH

2015 IECC THERMAL ENVELOPE REQUIREMENTS

COMMERICAL REQ.  
CLIMATE ZONE -  
TABLE R402.1.2

ROOF - R-38

WALL ABOVE GRADE  
WOOD FRAMED - R-19

FLOORS  
JOIST/FRAMING - R-13

WINDOWS  
U FACTOR = .35  
FIXED FENESTRATION  
OPERABLE FENESTRATION  
ENTRANCE DOORS  
SHGC = .25

SPRINKLER NOTES

SPRINKLER CONTRACTOR TO SUBMIT SPRINKLER PLANS & SPECIFICATIONS FOR REVIEW AND APPROVAL TO THE LOCAL FIRE MARSHAL'S OFFICE PRIOR TO FIRE PROTECTION SYSTEM INSTALLATION. SPRINKLER SYSTEM 13R MUST BE INSTALLED IN ACCORDANCE WITH NFPA STANDARD 25, THE EDITION, AND THE FIRE CODE BY A STATE LICENSED FIRE PROTECTION CONTRACTOR. THE ISSUANCE OF A BUILDING PERMIT DOES NOT IMPLY APPROVAL TO INSTALL FIRE SPRINKLER SYSTEM.

COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE LOCAL FIRE MARSHAL'S OFFICE PRIOR TO SYSTEM INSTALLATION. FIRE ALARM SYSTEMS SHALL MEET THE APPROVAL OF THE LOCAL FIRE MARSHAL'S OFFICE AS TO INSTALLATION AND LOCATION AND SHALL BE SUBJECT TO SUCH PERIODIC TESTS. FIRE ALARM SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARD 72, THE EDITION, AND THE FIRE CODE. THE ISSUANCE OF A BUILDING PERMIT DOES NOT IMPLY APPROVAL TO INSTALL FIRE ALARM SYSTEM.

FIRE EXTINGUISHERS INSIDE OF EACH APARTMENT UNIT SHALL COMPLY WITH NFPA 10 AND WILL BE INSTALLED IN ACCORDANCE WITH IFC TABLE 906.3(1). FIRE EXTINGUISHERS INSTALLED OUTSIDE OF UNITS SHALL COMPLY WITH NFPA 10 AND INSTALLED ON EVERY LEVEL WITHIN 75 FEET OF TRAVEL DISTANCE OF EACH APARTMENT UNIT.

TRUSS NOTES

CONTRACTOR MUST HAVE THE TRUSS MANUFACTURER TO SUBMIT ALL TRUSS SHOP DRAWINGS (APPROVED BY DESIGN PROFESSIONAL(S)FOR ALL BUILDINGS BEFORE INSTALLATION. MUST BE SEALED AND SIGNED BY A PROFESSIONAL LICENSED ENGINEER PER APPLICABLE STATE.

MISCELLANEOUS NOTES

THE ADDRESS MUST BE CLEARLY VISIBLE FROM THE STREET. ADDRESS NUMBERS SHALL BE 8 INCHES IN HEIGHT AND OF A CONTRASTING COLOR TO THAT OF THE BACKGROUND, PER IFC SECTION 505 - PREMISES IDENTIFICATION.

TYPICAL ASSEMBLY NOTES  
WALL & FLOOR/CEILING ASSEMBLIES

INTERIOR ROOF/CEILING ASSEMBLIES

SINGLE PLY MEMBRAN ROOF ON 23/32" CDX PLYWOOD OR 15/32" OSB ON PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C. WITH ONE LAYER OF 5/8" FIRE-RATED GYPSUM WALL BOARD APPLIED TO RESILIENT CHANNELS @ 16" O.C. ATTACHED DIRECTLY TO THE UNDERSIDE OF THE ROOF TRUSSES. THIS ONE HOUR CEILING ASSEMBLY IS APPROVED PER U.L. DESIGN P522.

EXTERIOR ROOF/CEILING ASSEMBLIES

SINGLE PLY MEMBRANE ROOF ON 23/32" CDX PLYWOOD OR 15/32" OSB ON PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C. WITH ONE LAYER OF 5/8" FIRE-RATED GYPSUM SOFFIT BOARD APPLIED TO RESILIENT CHANNELS @ 16" O.C. ATTACHED DIRECTLY TO THE UNDERSIDE OF THE ROOF TRUSSES. THIS ONE HOUR CEILING ASSEMBLY IS APPROVED PER U.L. DESIGN P522.

TYP. INTERIOR UNIT FLOOR/CEILING ASSEMBLY

3/4" GYPCRETE OVER 3/4" CDX PLYWOOD OR 23/32" OSB ON 18" PRE-ENGINEERED WOOD FLOOR TRUSSES AT 24" O.C. WITH ONE LAYER OF 5/8" FIRE-RATED GYPSUM WALL BOARD APPLIED TO RESILIENT CHANNELS @ 16" O.C. ATTACHED DIRECTLY TO THE UNDERSIDE OF THE TRUSS. THIS ONE-HOUR ASSEMBLY IS APPROVED PER U.L. DESIGN L521.

EXTERIOR FLOOR/CEILING ASSEMBLIES AT BALCONIES

1 1/2" HARDROCK CONCRETE ON 60 MIL. BITUTHENE MEMBRANE ON 3/4" CDX PLYWOOD OR 23/32" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. WITH ONE LAYER OF 5/8" FIRE-RATED GYPSUM SOFFIT BOARD APPLIED TO RESILIENT CHANNELS @ 16" O.C. ATTACHED DIRECTLY TO THE UNDERSIDE OF TRUSS. ALUMINUM T-BARS TO BE PLACED AT EDGES WITH BITUTHENE PLACED UNDERNEATH. THIS ONE HOUR ASSEMBLY IS APPROVED PER U.L. DESIGN L528. RESILIENT CHANNEL NOT REQUIRED AT JOISTS 16" O.C.

EXTERIOR FLOOR/CEILING ASSEMBLIES AT BALCONIES

1 1/2" HARDROCK CONCRETE ON 60 MIL. BITUTHENE MEMBRANE ON 3/4" CDX PLYWOOD OR 23/32" OSB ON PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. WITH ONE LAYER OF 5/8" FIRE-RATED GYPSUM SOFFIT BOARD APPLIED TO RESILIENT CHANNELS @ 16" O.C. ATTACHED DIRECTLY TO THE UNDERSIDE OF TRUSS. ALUMINUM T-BARS TO BE PLACED AT EDGES WITH BITUTHENE PLACED UNDERNEATH. THIS ONE HOUR ASSEMBLY IS APPROVED PER U.L. DESIGN L528. RESILIENT CHANNEL NOT REQUIRED AT JOISTS 16" O.C.

TENANT SEPARATION WALL

AN 8" WALL WITH 2 SEPARATE PLATES, 2 ROWS 2X4 STUDS AT 16" O.C. WITH R-11 BATT INSULATION AT BOTH SIDES AND WITH ONE LAYER OF 5/8" FIRE-RATED GYPSUM WALLBOARD ON ONE INTERIOR SIDE & 5/8" FIRE-RATED GYPSUM WALLBOARD ON THE OTHER INTERIOR SIDE. THIS ONE-HOUR ASSEMBLY IS APPROVED PER U.L. DESIGN U341.

PARTITION WALL

NON-RATED, NON-LOAD BEARING, 2X4 WOOD STUDS AT 16" O.C. WITH 5/8" FIRE-RATED GYPSUM WALLBOARD ON BOTH INTERIOR FACES. OPTIONAL INSULATE WITH R-11 BATT INSULATION (3 1/2" THICK AND HAVING A MINIMUM DENSITY OF .45 LB PER CUBIC FOOT). THIS ONE-HOUR ASSEMBLY IS SHOWN IN U.L. U305.

EXTERIOR WALL

STONE, STUCCO, OR FCB SIDING OVER 7/16" GYPSUM SHEATHING OR 15/32" OSB ON 2X6 WOOD STUDS (SPACING PER STRUCTURAL PLANS) AND R-19 INSULATION (3 1/2" THICK AND HAVING A MINIMUM DENSITY OF .45 LBS PER CUBIC FOOT) AND 5/8" FIRE-RATED GYPSUM WALLBOARD ON THE INTERIOR FACE. THIS ONE-HOUR ASSEMBLY IS APPROVED PER U.L. U356.

STAIR LANDINGS

1-1/2" HARDROCK @ CONCRETE ON 60 MIL. BITUTHENE MEMBRANE ON 23/32" CDX PLYWOOD OR 23/32" OSB ON 2X10 JOISTS @ 12" O.C. WITH 5/8" FIRE-RATED GYPSUM SOFFIT BOARD ATTACHED DIRECTLY TO THE UNDERSIDE OF JOIST. ALUMINUM T-BARS TO BE PLACED AT EDGES WITH BITUTHENE PLACED UNDERNEATH. THIS IS A ONE HOUR ASSEMBLY APPROVED PER U.L. DESIGN L528.

UNIT-TO-BREEZEWAY WALL ASSEMBLIES

CEMENTITIOUS LAP SIDING OVER 5/8" FIRE-RATED GYPSUM BOARD ON STAGGERED 2X4 WOOD STUDS (SPACING PER STRUCTUAL PLANS) WITH 2X6 TOP AND BOTTOM PLATES. R-23 3-1/2" THICK. MINIMUM DENSITY OF .45 LBS/CUBIC FT) FULLY BLOWN INSULATION THROUGH STAGGERED STUDS, WITH 5/8" FIRE-RATED GYPSUM BOARD ALSO ON THE INTERIOR FACE (UNIT SIDE). THIS ONE HOUR ASSEMBLY IS APPROVED PER U.L. U340 AND HAS A STC RATING OF 50.

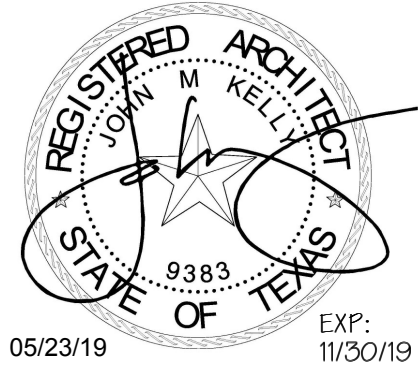
DEFERRED SUBMITTAL

THE FOLLOWING PRE-MANUFACTURED SYSTEMS HAVE BEEN SHOWN ON THESE DRAWINGS AND DELEGATED TO THE CONTRACTOR TO PROVIDE. DESIGN SHALL BE SUBMITTED AND REVIEWED BY THE DESIGN GROUP AND AUTHORITY HAVING JURISDICTION FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS AND CODE. SUBMITTALS SHALL BE SEALED BY A REGISTERED ENGINEER IN THE APPLICABLE STATE.

TYPICAL DELEGATED DESIGN SERVICES ARE AS FOLLOWS:

- A. WOOD FLOOR AND ROOF TRUSSES
- B. STEEL STAIRS
- C. STEEL HANDRAILS AND GUARDRAILS
- D. METAL CANOPIES
- E. METAL CARPORTS
- F. FIRE SPRINKLER SYSTEMS DESIGN
- G. FIRE ALARM SYSTEM DESIGN
- H. SITE RETAINING WALLS
- I. SWIMMING POOLS

DRAWN BY:	DPF, MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPEMENT

1469 SOUTH FOURTH  
STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940

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**KELLY GROSSMAN**

REGISTERED PROFESSIONAL ARCHITECT  
STATE OF TEXAS  
NO. 9383  
280 ADAMS BOYD ROAD, SUITE 200, AUSTIN, TEXAS 78746 (P) 512.927.3287  
www.kellygrossman.com

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NORWOOD ESTATES

AUSTIN TX

No.	Revision	Date
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FAIR HOUSING ACT UNIT CALCULATIONS

STATEMENT

THIS PROJECT HAS BEEN DESIGNED TO MEET THE ACCESSIBILITY REQUIREMENTS OF THE FAIR HOUSING AMENDMENT'S ACT OF 1988 (U.S.C. 3601 et seq.), THE AMERICAN WITH DISABILITIES ACT OF 1990 (42 U.S.C. SECTION 12181), ANSI A117.1, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND UFAS WHERE APPLICABLE. THE FAIR HOUSING ACT UNITS AND THE BUILDING CODE ADAPTABLE UNITS ARE ALL DESIGNED TO BE ADAPTED FOR USE BY THE PHYSICALLY HANDICAPPED.

ALL GROUND FLOOR UNITS, OR UNITS ACCESSIBLE BY ELEVATOR, ARE "TYPE B" UNITS (AS REQUIRED BY INTERNATIONAL BUILDING CODE 2012-SECTION 1107.6.2.2.2 AND COMPLIANT WITH ANSI 117.1-2009, CHAPTER 10, SECTION 1004) EXCEPT FOR THE 5% OF UNITS COMPLIANT WITH UFAS SECTION 4.34 WHICH IS REQUIRED BY TDHCA FUNDING (OR ANY FEDERALLY ASSISTED OR OWNED MULTIFAMILY PROJECT) IN UFAS SECTION 4.14(11).

Section 3. Fair Housing Act Design and Construction Requirements

The regulations issued by the Department at 24 CFR 100.205 state:

a) Covered multifamily dwellings for first occupancy after March 13, 1991 shall be designed and constructed to have at least one building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site. {{110-30-92 p.9646}} For purposes of this section, a covered multifamily dwelling shall be deemed to be designed and constructed for first occupancy on or before March 13, 1991, if the dwelling is occupied by that date, or if the last building permit or renewal thereof for the dwelling is issued by a state, county or local government on or before June 15, 1990. The burden of establishing impracticability because of terrain or unusual site characteristics is on the person or persons who designed or constructed the housing facility.

(d) The application of paragraph

(c) of this section may be illustrated by the following examples:

Example (1): A developer plans to construct a 100 unit condominium apartment building with one elevator. In accordance with paragraph (a), the building has at least one accessible route leading to an accessible entrance. All 100 units are covered multifamily dwelling units and they all must be designed and constructed so that they comply with the accessibility requirements of paragraph (c) of this section.

(b) The application of paragraph (a) of this section may be illustrated by the following examples:

Example (1): A real estate developer plans to construct six covered multifamily dwelling units on a site with a hilly terrain. Because of the terrain, it will be necessary to climb a long and steep stairway in order to enter the dwellings. Since there is no practical way to provide an accessible route to any of the dwellings, one need not be provided.

Example (2): A real estate developer plans to construct a building consisting of 10 units of multifamily housing on a waterfront site that floods frequently. Because of this unusual characteristic of the site, the builder plans to construct the building on stilts. It is customary for housing in the geographic area where the site is located to be built on stilts. The housing may lawfully be constructed on the proposed site on stilts even though this means that there will be no practical way to provide an accessible route to the building entrance.

Example (3): A real estate developer plans to construct a multifamily housing facility on a particular site. The developer would like the facility to be built on the site to contain as many units as possible. Because of the configuration and terrain of the site, it is possible to construct a building with 105 units on the site provided the site does not have an accessible route leading to the building entrance. It is also possible to construct a building on the site with an accessible route leading to the building entrance. However, such a building would have no more than 100 dwelling units. The building to be constructed on the site must have a building entrance on an accessible route because it is not impractical to provide such an entrance because of the terrain or unusual characteristics of the site.

(c) All covered multifamily dwellings for first occupancy after March 13, 1991 with a building entrance on an accessible route shall be designed and constructed in such a manner that--

(1) The public and common use areas are readily accessible to and usable by handicapped persons;

(2) All the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by handicapped persons in wheelchairs; and

(3) All premises within covered multifamily dwelling units contain the following features of adaptable design:

(i) An accessible route into and through the covered dwelling unit;

(ii) Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;

(iii) Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower, stall and shower seat, where such facilities are provided; and

(iv) Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Example (2): A developer plans to construct 30 garden apartments in a three story building. The building will not have an elevator. The building will have one accessible entrance which will be on the first floor. Since the building does not have an elevator, only the ground floor units are covered multifamily units. The ground floor is the first floor because that is the floor that has an {{16-30-00 p.9647}} accessible entrance. All of the dwelling units on the first floor must meet the accessibility requirements of paragraph (c) of this section and must have access to at least one of each type of public or common use area available for residents in the building.

(e) Compliance with the appropriate requirements of ANSI 117.1 suffices to satisfy the requirements of paragraph (c)(3) of this section.

(f) Compliance with a duly enacted law of a state or unit of general local government that includes the requirements of paragraphs (a) and (c) of this section satisfies the requirements of paragraphs (a) and (c) of this section.

(g)(1) It is the policy of HUD to encourage states and units of general local government to include, in their existing procedures for the review and approval of newly constructed covered multifamily dwellings, determinations as to whether the design and construction of such dwellings are consistent with paragraphs (a) and (c) of this section.

(2) A state or unit of general local government may review and approve newly constructed multifamily dwellings for the purpose of making determinations as to whether the requirements of paragraphs (a) and (c) of this section are met.

(h) Determinations of compliance or noncompliance by a state or a unit of general local government under paragraph (f) or (g) of this section are not conclusive in enforcement proceedings under the Fair Housing Amendments Act.

(i) This subpart does not invalidate or limit any law of a state or political subdivision of a state that requires dwellings to be designed and constructed in a manner that affords handicapped persons greater access than is required by this subpart.

[Codified to 24 C.F.R. § 100.205]

[Section 100.205 amended at 56 Fed. Reg. 11665, March 20, 1991, effective April 19, 1991]

FAIR HOUSING ACT ACCESSIBILITY GUIDELINES

BASIC COMPONENTS FOR ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS OR FACILITIES		
Accessible element or space	ANSI A117.1 section	Application
1. Accessible Route(s)	4.3	Within the boundry of the site: (a) From public transportation stops, accessible parking spaces, accessible passenger loading zones, and public streets or sidewalks to accessible building entrances (subject to site considerations describes in section 5). (b) Connecting accessible buildings, facilities, elements and spaces that are on the same site. On-grade walks or paths between separate buildings with covered multifamily dwellings, while not required, should be accessible unless the slope of finish grade exceeds 8.33% at any point along the route. Handrails are not required on these accessible walks. (c) Connecting accessible building or facility entrances with accessible spaces and elements within the building or facility, including adaptable dwelling units. (d) Where site or legal constraints prevent a route accessible to wheelchair users between covered multifamily dwellings and public or common-use facilities elsewhere on the site, an acceptable alternative is the provision of access via a vehicular route so long as there is accessible parking on an accessible route to at least 2% of covered dwelling units, and necessary site provisions such as parking and curb cuts are available at the public or common use facility.
2. Protruding Objects	4.4	Accessible routes or maneuvering space including , but not limited to halls, corridors, passageways, or aisles.
3. Ground and floor surface treatments	4.5	Accessible routes, rooms and spaces, including floors, walks, ramps, stairs, and curb ramps.
4. Parking and passenger loading zones	4.6	If provided at the site, designated accessible parking at the dwelling unit on request of residents with handicaps, on the same terms and with the full range of choices (e.g. surface parking or garage) that are provided for other residents of the project, with accessible parking on a route accessible to wheelchairs for at least 2% of the covered dwelling units; accessible visitor parking sufficient to provide access to grade-level entrances of covered multifamily dwellings; and accessible parking at facilities (e.g. swimming pools) that serve accessible buildings.
5. Curb ramps	4.7	Accessible routes crossing curbs.
6. Ramps	4.8	Accessible routes with slopes greater than 1:20.
7. Stairs	4.9	Stairs on accessible routes connecting levels not connected by an elevator.
8. Elevator	4.10	If provided.
9. Platform Lift	4.11	May be used in lieu of an elevator or ramp under certain conditions.
10. Drinkingfountains and water coolers	4.15	Fifty percent of fountains and coolers on each floor, or at least one, if provided in the facility or the site.
11. Toilet rooms and bathing facilities (including water closets, toilet rooms and stalls, urinals, lavatories and mirrors, bathtubs, shower stalls, and sinks.)	4.22	Where provided in public-use and common-use facilities, at least one on each fixture provided per room.
12. Seating, tables, or work surfaces	4.30	If provided in accessible spaces, at least one of each type provided
13. Places of assembly	4.31	If provided in the facility or at the site.
14. Common-use spaces and facilities (including swimming pools, playgrounds, entrances, rental offices, lobbies, elevators, mailbox areas, lounges, halls and corridors, and the like.)	4.1 through 4.30	If provided in the facility or at the site. (a) Where multiple recreational facilities (e.g. tennis courts) are provided sufficient accessible facilities of each type equitable opportunity for use by persons with handicaps. (b) Where practical, access to all or a portion of nature trails and jogging paths
15. Laundry rooms	4.32.6	If provided in the facility or at the site, at least one of each type of appliance provided in each laundry area, except that laundry rooms serving covered multifamily dwellings would not be required to have front-loading washers in order to meet the requirements of §100.205 (c)(1). (Where front loading washers are not provided, management will be expected to provide assistive devices on request if necessary to permit a resident to use a top loading washer.)

Section 5. Guidelines

Requirement 1. Accessible building entrance on an accessible route.

Under section 100.205(a), covered multifamily dwellings shall be designed and constructed to have at least one building entrance on an accessible route, unless it is impractical to do so because of terrain or unusual characteristics of the site

Guideline

(1) Building entrance. Each building on a site shall have at least one building entrance on an accessible route unless prohibited by the terrain, as provided in paragraphs (2)(a)(i) or (2)(a)(ii), or unusual characteristics of the site, as provided in paragraph (2)(b). This guideline applies both to a single building on a site and to multiple buildings on a site.

(a) Separate ground floor unit entrances. When a ground floor unit of a building has a separate entrance, each such ground floor unit shall be served by an accessible route, except for any unit where the terrain or unusual characteristics of the site prohibit the provision of an accessible route to the entrance of that unit.

(b) Multiple entrances. Only one entrance is required to be accessible to any one ground floor of a building, except in cases where an individual dwelling unit has a separate exterior entrance, or where the building contains clusters of dwelling units, with each cluster sharing a different exterior entrance. In these cases, more than one entrance may be required to be accessible, as determined by analysis of the site. In every case, the accessible entrance should be on an accessible route to the covered dwelling units it serves.

(2) Site impracticability. Covered multifamily dwellings with elevators shall be designed and constructed to provide at least one accessible entrance on an accessible route, regardless of terrain or unusual characteristics of the site. Covered multifamily dwellings without elevators shall be designed and constructed to provide at least one accessible entrance on an accessible route unless terrain or unusual characteristics of the site are such that the following conditions are found to exist:

A site with a single building having a common entrance for all units may be analyzed only as described in paragraph (i).

All other sites, including a site with a single building having multiple entrances serving either individual dwelling units or clusters of dwelling units, may be analyzed using the methodology in either paragraph (i) or paragraph (ii). For these sites for which either test is applicable, regardless of which test is selected, at least 20% of the total ground floor units in nonelevator buildings, on any site, must comply with the guidelines.

Individual building test. It is impractical to provide an accessible entrance served by an accessible route when the terrain of the site is such that:

(i) (A) the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance exceed 10 percent; and

(B) the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance also exceed 10 percent.

If there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the slope for the purposes of this paragraph (i) will be measured to the closest vehicular or pedestrian arrival point.

For purposes of these guidelines, vehicular or pedestrian arrival points include public or resident parking areas; public transportation stops; passenger loading zones; and public streets or sidewalks. To determine site impracticability, the slope would be measured at ground level from the point of the planned entrance on a straight line to (i) each vehicular or pedestrian arrival point that is within 50 feet of the planned entrance, or (ii) if there are no vehicular or pedestrian arrival points within that specified area, the vehicular or pedestrian arrival point closest to the planned entrance. In the case of sidewalks, the closest point to the entrance will be where a public sidewalk entering the site intersects with the sidewalk to the entrance. In the case of resident parking areas, the closest point to the planned entrance will be measured from the entry point to the parking area that is located closest to the planned entrance.

(ii) Site analysis test. Alternatively, for a site having multiple buildings, or a site with a single building with multiple entrances, impracticability of providing an accessible entrance served by an accessible route can be established by the following steps:

(A) The percentage of the total buildable area of the undisturbed site with a natural grade less than 10% slope shall be calculated. The analysis of the existing slope (before grading) shall be done on a topographic survey with two foot (2') contour intervals with slope determination made between each successive interval. The accuracy of the slope analysis shall be certified by a professional licensed engineer, landscape architect, architect or surveyor.

(B) To determine the practicality of providing accessibility to planned multifamily dwellings based on the topography of the existing natural terrain, the minimum percentage of ground floor units to be made accessible should equal the percentage of the total buildable area (not including floodplains, wetlands, or other restricted use areas) of the undisturbed site that has an existing natural grade of less than 10% slope.

(C) In addition to the percentage established in paragraph (B), all ground floor units in a building, or ground floor units served by a particular entrance, shall be made accessible if the entrance to the units is on an accessible route, defined as a walkway with a slope between the planned entrance and a pedestrian or vehicular arrival point that is no greater than 8.33%.

(b) Site impracticability due to unusual characteristics. Unusual characteristics include sites located in a federally-designated floodplain or coastal high-hazard area and sites subject to other similar requirements of law or code that the lowest floor or the lowest structural member of the lowest floor must be raised to a specified level at or above the base flood elevation. An accessible route to a building entrance is impractical due to unusual characteristics of the site when:

(i) the unusual site characteristics result in a difference in finished grade elevation exceeding 30 inches and 10 percent measured between an entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance; or

(ii) if there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the unusual characteristics result in a difference in finished grade elevation exceeding 30 inches and 10 percent measured between an entrance and the closest vehicular or pedestrian arrival point.

(3) Exceptions to site impracticability . Regardless of site considerations described in paragraphs (1) and (2), an accessible entrance on an accessible route is practical when:

(A) There is an elevator connecting the parking area with the dwelling units on a ground floor. (In this case, those dwelling units on the ground floor served by an elevator, and at least one of each type of public and common use areas, would be subject to these guidelines.) However:

(i) Where a building elevator is provided only as a means of creating an accessible route to dwelling units on a ground floor, the building is not considered an elevator building for purposes of these guidelines; hence, only the ground floor dwelling units would be covered.

(ii) If the building elevator is provided as a means of access to dwelling units other than dwelling units on a ground floor, then the building is an elevator building which is a covered multifamily dwelling, and the elevator in that building must provide accessibility to all dwelling units in the building, regardless of the slope of the natural terrain; or

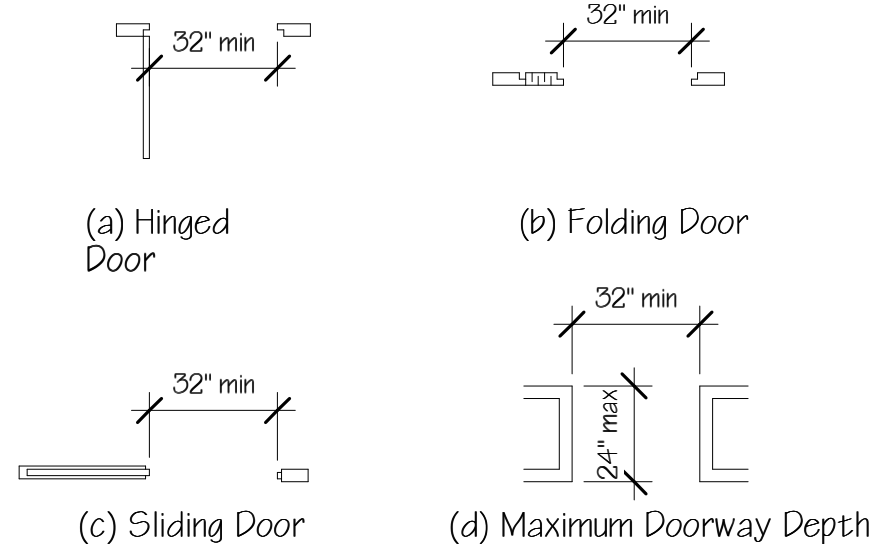


Fig. 1 - Clear Doorway Width and Depth

DRAWN BY:

DPF,  
MAR

CHECKED BY:

JMK

PROJECT #:

18-2325

REGISTERED ARCHITECT

STATE OF TEXAS

05/23/19

EXP: 11/30/19

LDG DEVELOPMENT

1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208, (P) 502.609.4940

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION • K E L L Y G R O S S M A N A R C H I T E C T S P C A 280 ADAMS E037 ROAD, SUITE 200, AUSTIN, TEXAS 78746 PH +1 512.297.2887 WWW.KELLYGROSSMAN.COM

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ISSUED FOR CONSTRUCTION

DWG NAME

DATE

07/22/13

DESCRIPTION

FAIR HOUSING

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FAIR HOUSING ACT ACCESSIBILITY GUIDELINES  
(CONTINUED)

SUMMARY: This document presents guidelines adopted by the Department of Housing and Urban Development to provide builders and developers with technical guidance on how to comply with the specific accessibility requirements of the Fair Housing Amendments Act of 1988.

- (3) Exceptions to site impracticability. Regardless of site considerations described in paragraphs (1) and (2), an accessible entrance on an accessible route is practical when:
- (A) There is an elevator connecting the parking area with the dwelling units on a ground floor. (In this case, those dwelling units on the ground floor served by an elevator, and at least one of each type of public and common use areas, would be subject to these guidelines.) However:
- (i) Where a building elevator is provided only as a means of creating an accessible route to dwelling units on a ground floor, the building is not considered an elevator building for purposes of these guidelines; hence, only the ground floor dwelling units would be covered.
- (ii) If the building elevator is provided as a means of access to dwelling units other than dwelling units on a ground floor, then the building is an elevator building which is a covered multifamily dwelling, and the elevator in that building must provide accessibility to all dwelling units in the building, regardless of the slope of the natural terrain; or
- (B) An elevated walkway is planned between a building entrance and a vehicular or pedestrian arrival point and the planned walkway has a slope no greater than 10 percent.
- (4) Accessible entrance. An entrance that complies with ANSI 4.14 meets section 100.205(a).

Requirement 2. Accessible and usable public and common use areas.

Section 100.205(c)(1) provides that covered multifamily dwellings with a building entrance on an accessible route shall be designed in such a manner that the public and common use areas are readily accessible to and usable by handicapped persons.

Guideline

The following chart identifies the public and common use areas that should be made accessible, cites the appropriate section of the ANSI Standard, and describes the appropriate application of the specifications, including modifications to the referenced Standard.

Requirement 3. Usable doors.

Section 100.205(c)(2) provides that covered multifamily dwellings with a building entrance on an accessible route shall be designed in such a manner that all the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by handicapped persons in wheelchairs.

Guideline

Section 100.205(c)(2) would apply to doors that are a part of an accessible route in the public and common use areas of multifamily dwellings and to doors into and within individual dwelling units.

- (1) On accessible routes in public and common use areas, and for primary entry doors to covered units, doors that comply with ANSI 4.13 would meet this requirement.
- (2) Within individual dwelling units, doors intended for user passage through the unit which have a clear opening of at least 32 inches nominal width when the door is open 90 degrees, measured between the face of the door and the stop, would meet this requirement. (See Fig. 1 (a), (b), and (c).) Openings more than 24 inches in depth are not considered doorways. (See Fig. 1(d).)
- NOTE:  
A 34-inch door, hung in the standard manner, provides an acceptable nominal 32-inch clear opening. This door can be adapted to provide a wider opening by using offset hinges, by removing lower portions of the door stop, or both. Pocket or sliding doors are acceptable doors in covered dwelling units and have the added advantage of not impinging on clear floor space in small rooms. The nominal 32-inch clear opening provided by a standard six-foot sliding patio door assembly is acceptable.

Requirement 4. Accessible route into and through the covered dwelling unit.

Section 100.205(c)(3) provides that all covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain an accessible route into and through the covered dwelling unit.

Guideline

- Accessible routes into and through dwelling units would meet section 100.205(c)(3)(i) if:
- (1) A minimum clear width of 36 inches is provided.
- (2) In single-story dwelling units, changes in level within the dwelling unit with heights between 1/4 inch and 1/2 inch are beveled with a slope no greater than 1:2. Except for design features, such as a loft or an area on a different level within a room (e.g., a sunken living room), changes in level greater than 1/2 inch are ramped or have other means of access. Where a single-story dwelling unit has special design features, all portions of the single-story unit, except the loft or the sunken or raised area, are on an accessible route; and
- (a) In single-story dwelling units with lofts, all spaces other than the loft are on an accessible route.
- (b) Design features such as sunken or raised functional areas do not interrupt the accessible route through the remainder of the dwelling unit.

- (3) In multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator (a) is the primary entry to the unit; (b) complies with Requirements 2 through 7 with respect to the rooms located on the entry/accessible floor; and (c) contains a bathroom or powder room which complies with Requirement 7. (Note: multistory dwelling units in non-elevator buildings are not covered dwelling units because, in such cases, there is no ground floor unit.)
- (4) Except as noted in paragraphs (5) and (6) below, thresholds at exterior doors, including sliding door tracks, are no higher than 3/4 inch. Thresholds and changes in level at these locations are beveled with a slope no greater than 1:2.
- (5) Exterior deck, patio, or balcony surfaces are no more than 1/2 inch below the floor level of the interior of the dwelling unit, unless they are constructed of impervious material such as concrete, brick or flagstone. In such case, the surface is no more than 4 inches below the floor level of the interior of the dwelling unit, or lower if required by local building code.
- (6) At the primary entry door to dwelling units with direct exterior access, outside landing surfaces constructed of impervious materials such as concrete, brick or flagstone, are no more than 1/2 inch below the floor level of the interior of the dwelling unit. The finished surface of this area that is located immediately outside the entry may be sloped, up to 1/8 inch per foot (12 inches), for drainage.

Requirement 5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.

Section 100.205(c)(3)(i) requires that all covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.

Guideline

Light switches, electrical outlets, thermostats and other environmental controls would meet section 100.205(c)(3)(ii) if operable parts of the controls are located no higher than 48 inches, and no lower than 15 inches, above the floor. If the reach is over an obstruction (for example, an overhanging shelf) between 20 and 25 inches in depth, the maximum height is reduced to 44 inches for forward approach, or 46 inches for side approach, provided the obstruction (for example, a kitchen base cabinet) is no more than 24 inches in depth. Obstructions should not extend more than 25 inches from the wall beneath a control. (See Fig.2.)

NOTE:  
Controls or outlets that do not satisfy these specifications are acceptable provided that comparable controls or outlets (i.e., that perform the same functions) are provided within the same area and are accessible, in accordance with this guideline for Requirement 5.

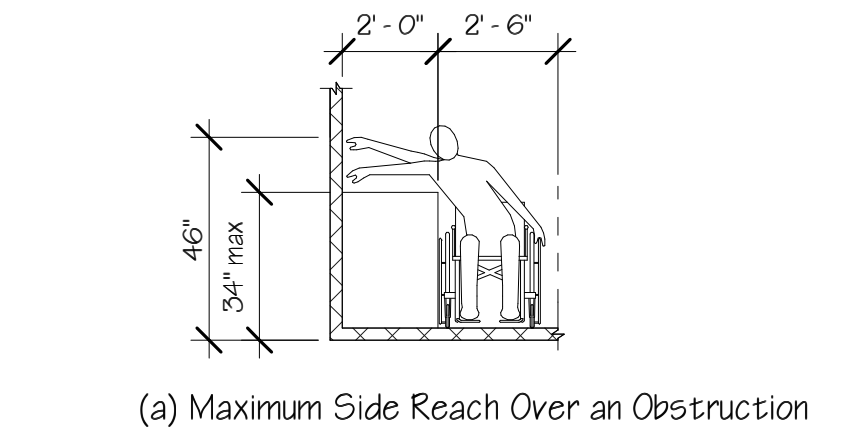
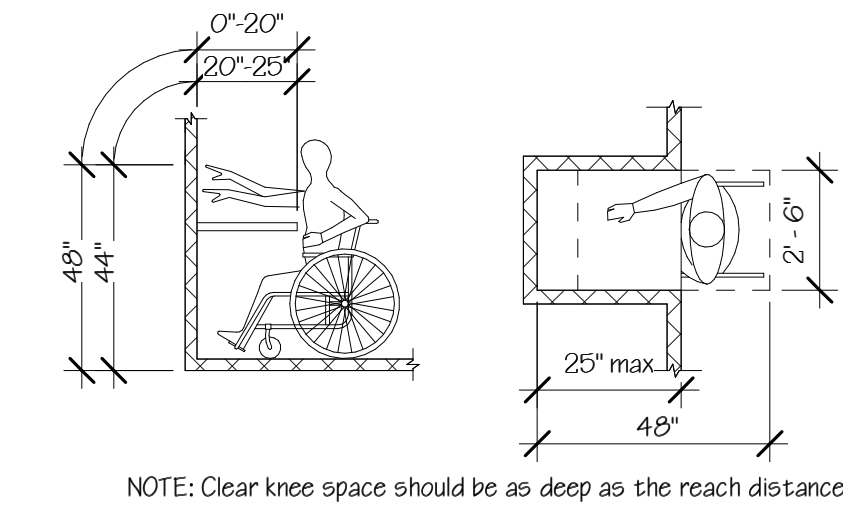
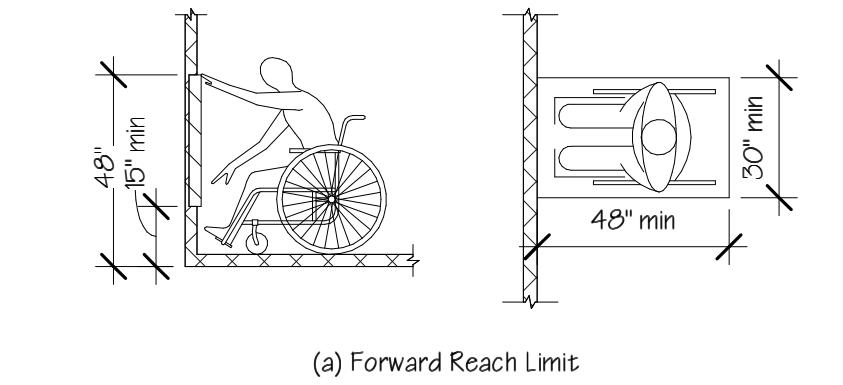


Fig. 2 - Reach Ranges

Requirement 6. Reinforced walls for grab bars.

Section 100.205(c)(3)(ii) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain reinforcements in bathroom walls to allow later installation of grab bars around toilet, tub, shower stall and shower seat, where such facilities are provided.

Guideline

Reinforced bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall and shower seat, where such facilities are provided, would meet section 100.205(c)(3)(ii) if reinforced areas are provided at least at those points where grab bars will be mounted. (For example, see Figs. 3, 4 and 5.) Where the toilet is not placed adjacent to a side wall, the bathroom would comply if provision was made for installation of floor mounted, foldaway or similar alternative grab bars. Where the powder room (a room with a toilet and sink) is the only toilet facility located on an accessible level of a multistory dwelling unit, it must comply with the requirement for reinforced walls for grab bars.

NOTE:  
Installation of bathtubs is not limited by the illustrative figures; a tub may have shelves or benches at either end, or a tub may be installed without surrounding walls, if there is provision for alternative mounting of grab bars. For example, a sunken tub placed away from walls could have reinforced areas for installation of floor-mounted grab bars. The same principle applies to shower stalls – e.g., glass-walled stalls could be planned to allow floor-mounted grab bars to be installed later.

Reinforcement for grab bars may be provided in a variety of ways (for example, by plywood or wood blocking) so long as the necessary reinforcement is placed so as to permit later installation of appropriate grab bars.

Requirement 7. Usable kitchens and bathrooms.

Section 100.205(c)(3)(iv) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Guideline

- (1) Usable kitchens. Usable kitchens would meet section 100.205(c)(3)(iv) if:
- (a) A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair to the range or cooktop and sink, and either a parallel or forward approach is provided at oven, dishwasher, refrigerator/freezer or trash compactor. (See Fig. 6)
- (b) Clearance between counters and all opposing base cabinets, countertops, appliances or walls is at least 40 inches.
- (c) In U-shaped kitchens with sink or range or cooktop at the base of the "U", a 60-inch turning radius is provided to allow parallel approach, or base cabinets are removable at that location to allow knee space for a forward approach.

- (2) Usable bathrooms. To meet the requirements of section 100.205(c)(3)(iv) either:

All bathrooms in the dwelling unit comply with the provisions of paragraph (a); or

At least one bathroom in the dwelling unit complies with the provisions of paragraph (b), and all other bathrooms and powder rooms within the dwelling unit must be on an accessible route with usable entry doors in accordance with the guidelines for Requirements 3 and 4.

However, in multistory dwelling units, only those bathrooms on the accessible level are subject to the requirements of section 100.205(c)(3)(iv). Where a powder room is the only facility provided on the accessible level of a multistory dwelling unit, the powder room must comply with provisions of paragraph (a) or paragraph (b). Powder rooms that are subject to the requirements of section 100.205(c)(3)(iv) must have reinforcements for grab bars as provided in the guideline for Requirement 6.

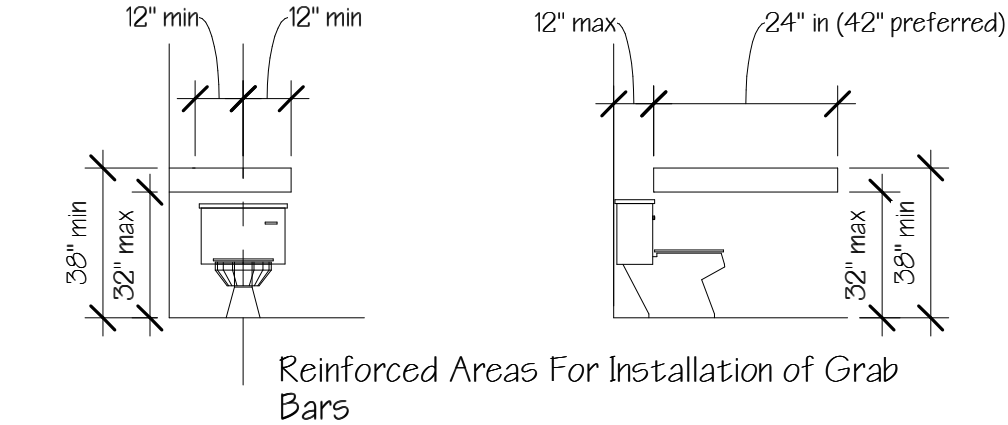


Fig. 3 - Water Closets In Adaptable Bathrooms

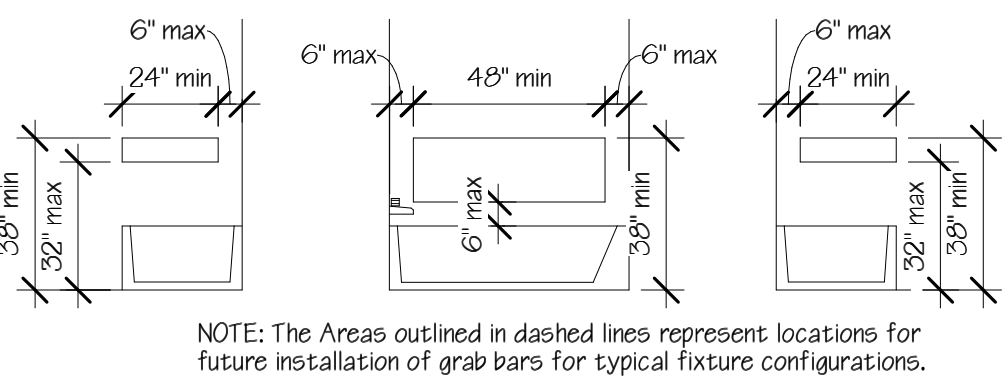


Fig. 4 - Location of Grab Bar Reinforcements for Adaptable Bathtubs

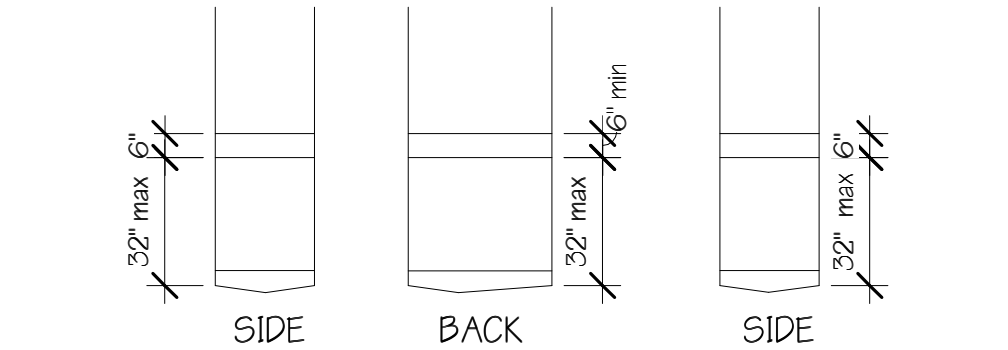


Fig. 5 - Location of Grab Bar Reinforcements for Adaptable Showers

- (a) Bathrooms that have reinforced walls for grab bars (see Requirement 6) would meet section 100.205(c)(3)(iv) if:

- (i) Sufficient maneuvering space is provided within the bathroom for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Doors may swing into the clear floor space provided as any fixture if the maneuvering space is provided. Maneuvering spaces may include any knee-space or toe-space available below bathroom fixtures.
- (ii) Clear floor space is provided at fixtures as shown in Fig. 7 (a), (b), (c) and (d). Clear floor space at fixtures may overlap.
- (iii) If the shower stall is the only bathing facility provided in the covered dwelling unit, or on the accessible level of a covered multistory unit, the shower stall measures at least 36 inches x 36 inches.

NOTE: Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair; if parallel approach is not possible within the space, any cabinets provided would have to be removable to afford the necessary knee clearance for forward approach.

- (b) Bathrooms that have reinforced walls for grab bars (see Requirement 6) would meet section 100.205(c)(3)(iv) if:

- (i) Where the door swings into the bathroom, there is a clear space (approximately, 2' 6" by 4'0") within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures. This clear space can include any knee-space and toe-space available below bathroom fixtures.
- (ii) Where the door swings out, a clear space is provided within the bathroom for a person using a wheelchair or other mobility aid to position the wheelchair such that the person is allowed use of fixtures. There also shall be clear space to allow persons using wheelchairs to reopen the door to exit.
- (iii) When both tub and shower fixtures are provided in the bathroom, at least one is made accessible. When two or more lavatories in a bathroom are provided, at least one is made accessible.
- (iv) Toilets are located within bathrooms in a manner that permit a grab bar to be installed on one side of the fixture. In locations where toilets are adjacent to walls or bathtubs, the center line of the fixture is a minimum of 16" from the obstacle. The other (non-grab bar) side of the toilet fixture is a minimum of 13" from the finished surface of adjoining walls, vanities or from the edge of a lavatory. (See Figure 7(a).)
- (v) Vanities and lavatories are installed with the centerline of the fixture a minimum of 13" horizontally from an adjoining wall or fixture. The top of the fixture rim is a maximum height of 210" above the finished floor. If knee-space is provided below the vanity, the bottom of the apron is at least 23" above the floor. If provided, full knee-space (for front approach) is at least 15" deep. (See Figure 7(c).)
- (vi) Bathtubs and tub/showers located in the bathroom provide a clear access aisle adjacent to the lavatory that is at least 28" wide and extends for a length of 4'0" (measured from the foot of the bathtub). (See Figure 8.)
- (vii) Stall showers in the bathroom may be of any size or configuration. A minimum clear floor space 28" wide by 4'0" should be available outside the stall. (See Figure 7(d)). If the shower stall is the only bathing facility provided in the covered dwelling unit, or on the accessible level of a covered multistory unit, and measures a nominal 36 x 36, the shower stall must have reinforcing to allow for installation of an optional wall hung bench seat.

NOTE: Clear floor space beside tub may overlap with clear floor space beneath adjacent fixtures.

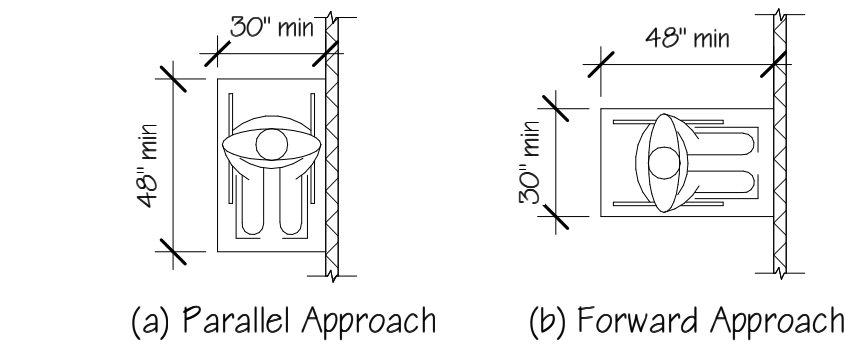


Fig. 6 - Minimum Clear Floor Space for Wheelchairs

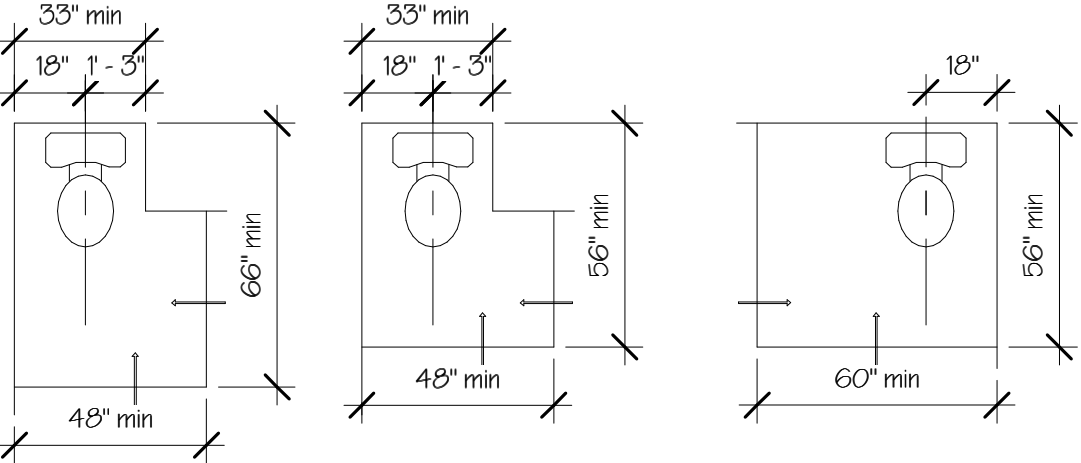


Fig. 7 - Clear Floor Space for Adaptable Bathrooms

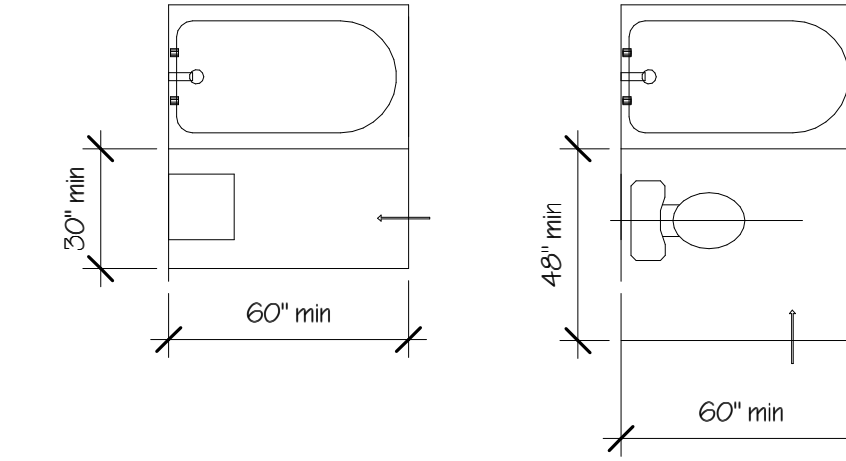


Fig. 7 - Clear Floor Space for Adaptable Bathrooms

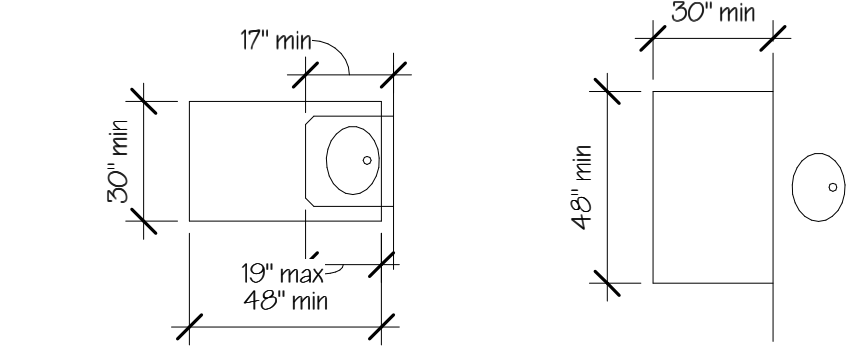


Fig. 7 - Clear Floor Space for Adaptable Bathrooms

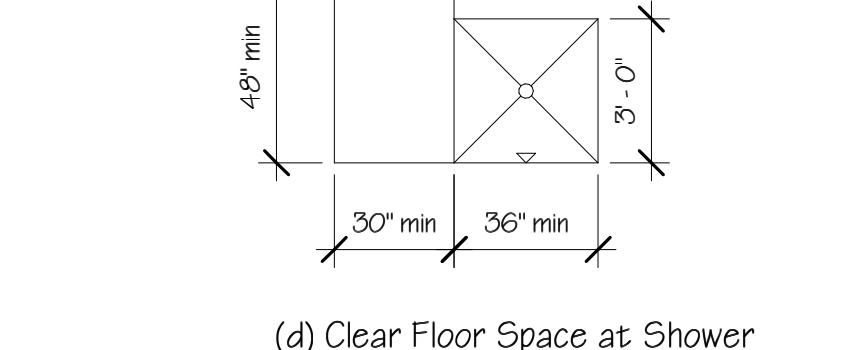


Fig. 7 - Clear Floor Space for Adaptable Bathrooms

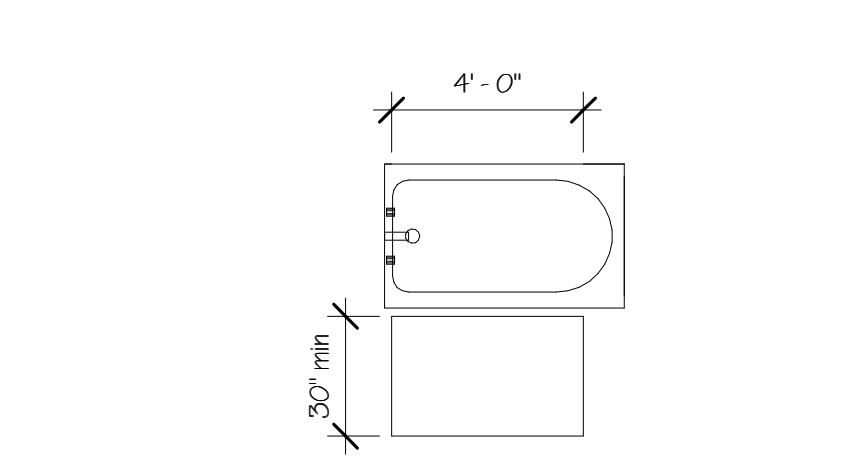
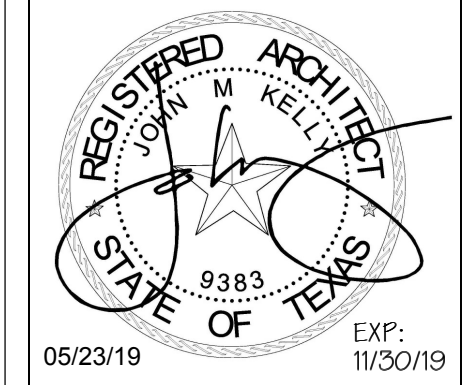


Fig. 8 - Alternative Specifications- Clear Floor Space at Bathtub

NOTE:  
WHEN THE INFORMATION IN THE FAIR HOUSING FIGURES CONFLICT WITH THE FIGURES IN ANSI A117.1, THE ANSI FIGURES SHALL OVERRIDE THE FAIR HOUSING FIGURES.

NOTE: FIGURES ARE NOT TO SCALE  
NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

DRAWN BY:	DPF, MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPEMENT

1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208,  
(P) 502.609.4940

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**KELLY GROSSMAN** ARCHITECT, P.C.  
280 ADAMS STREET, SUITE 200, AUSTIN, TEXAS 78706 PH: 512.327.3287  
www.kellygrossman.com  
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No.	Revision	Date
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2015 INTERNATIONAL BUILDING CODE - CHAPTER 11 - ACCESSIBILITY

STATEMENT

THIS PROJECT HAS BEEN DESIGNED TO MEET THE ACCESSIBILITY REQUIREMENTS OF ANSI A117.1-2009 AND THE 2015 INTERNATIONAL BUILDING CODE (2015 IBC). THE "TYPE A" AND "TYPE B" UNITS ARE ALL DESIGNED TO BE ADAPTED FOR USE BY THE PHYSICALLY HANDICAPPED.

ALL GROUND FLOOR UNITS, OR UNITS ACCESSIBLE BY ELEVATOR, ARE "TYPE B" UNITS, EXCEPT FOR THE 2% OF "TYPE A" UNITS AS REQUIRED BY THE 2015 INTERNATIONAL BUILDING CODE. "TYPE A" AND "TYPE B" UNITS ARE DESIGNED TO COMPLY WITH ANSI A117.1-2009.

SECTION 1101 - GENERAL

1101.1 Scope.

The provisions of this chapter shall control the design and construction of facilities for accessibility for individuals with disabilities.

1101.2 Design.

Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1.

SECTION 1102 - DEFINITIONS

1102.1 Definitions.

The following words and terms shall, for the purposes of this chapter and as used elsewhere in the code, have the meanings shown herein:

**ACCESSIBLE.** A site, building, facility or portion thereof that complies with this chapter.  
**ACCESSIBLE ROUTE.** A continuous, unobstructed path that complies with this chapter.  
**ACCESSIBLE UNIT.** A dwelling unit or sleeping unit that complies with this code and the provisions for Accessible units in ICC A117.1.  
**AREA OF SPORT ACTIVITY.**  
**CIRCULATION PATH.** An exterior or interior way of passage from one place to another for pedestrians.  
**COMMON USE.** Interior or exterior circulation paths, rooms, spaces or elements that are not for public use and are made available for the shared use of two or more people.  
**DETECTABLE WARNING.** A standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired persons of hazards on a circulation path.  
**EMPLOYEE WORK AREA.** All or any portion of a space used only by employees and only for work. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas.  
**FACILITY.** All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site.  
**INTENDED TO BE OCCUPIED AS A RESIDENCE.** This refers to a dwelling unit or sleeping unit that can or will be used all or part of the time as the occupant's place of abode.  
**MULTILEVEL ASSEMBLY SEATING.** Seating that is arranged in distinct levels where each level is comprised of either multiple rows, or a single row of box seats accessed from a separate level.  
**MULTISTORY UNIT.** A dwelling unit or sleeping unit with habitable space located on more than one story.  
**PUBLIC ENTRANCE.** An entrance that is not a service entrance or a restricted entrance.  
**PUBLIC USE AREAS.** Interior or exterior rooms or spaces that are made available to the general public.  
**RESTRICTED ENTRANCE.** An entrance that is made available for common use on a controlled basis, but not public use, and that is not a service entrance.  
**SELF-SERVICE STORAGE FACILITY.** Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.  
**SERVICE ENTRANCE.** An entrance intended primarily for delivery of goods or services.  
**SITE.** A parcel of land bounded by a lot line or a designated portion of a public right-of-way.  
**TYPE A UNIT.** A dwelling unit or sleeping unit designed and constructed for accessibility in accordance with this code and the provisions for Type A units in ICC A117.1.  
**TYPE B UNIT.** A dwelling unit or sleeping unit designed and constructed for accessibility in accordance with this code and the provisions for Type B units in ICC A117.1, consistent with the design and construction requirements of the federal Fair Housing Act.  
**WHEELCHAIR SPACE.** A space for a single wheelchair and it's occupant.

SECTION 1103 - SCOPING REQUIREMENTS

1103.1 Where required.

Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities.

1103.2 General exceptions.

Sites, buildings, structures, facilities, elements and spaces shall be exempt from this chapter to the extent specified in this section.

1103.2.1 Specific requirements.

Accessibility is not required in buildings and facilities, or portions thereof, to the extent permitted by Sections 1104 through 1111.

1103.2.2 Employee work areas.

Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.1, 1009 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, other than raised courtroom stations, that are less than 300 square feet in area and located 7 inches or more above or below the ground or finish floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.

1103.2.3 Detached dwellings.

Detached one- and two-family dwellings and accessory structures, and their associated sites and facilities, are not required to comply with this chapter.

1103.2.4 Utility buildings.

Group U occupancies are not required to comply with this chapter other than the following:

- 1. In agricultural buildings, access is required to paved work areas open to the general public.
- 2. Private garages or carports that contain required accessible parking.

1103.2.5 Construction sites.

Structures, sites and equipment directly associated with the actual processes of construction including, but not limited to, scaffolding, bridging, materials hoists, materials storage or construction trailers are not required to comply with this chapter.

1103.2.7 Limited access spaces.

Spaces accessed only by ladders, catwalks, crawl spaces, freight elevators or very narrow passageways are not required to comply with this chapter.

1103.2.9 Equipment spaces.

Spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment are not required to comply with this chapter.

1103.2.11 Residential Group R-1.

Buildings of Group R-1 containing not more than five sleeping units for rent or hire that are also occupied as the residence of the proprietor are not required to comply with this chapter.

1103.2.12 Day care facilities.

Where a day care facility is part of a dwelling unit, only the portion of the structure utilized for the day care facility is required to comply with this chapter.

1103.2.14 Walk-in coolers and freezers.

Walk-in coolers and freezers intended for employee use only are not required to comply with this chapter.

SECTION 1104 - ACCESSIBLE ROUTE

1104.1 Site Arrival Points.

At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

Exception: Other than in buildings or facilities containing or serving Type B units, an accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing for pedestrian access.

1104.2 Within a site.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.

- Exceptions:
- 1. An accessible route is not required between accessible buildings, accessible facilities, accessible elements and accessible spaces that have, as the only means of access between them, a vehicular way not providing for pedestrian access.
  - 2. An accessible route to recreational facilities shall only be required to the extent specified in Section 1110.

1104.3 Connected spaces.

When a building or portion of a building is required to be accessible, at least one accessible route shall be provided to each portion of the building, to accessible building entrances connecting accessible pedestrian walkways, and the public way.

NOTE:  
Elements that are not applicable have been omitted.

Exceptions:  
1. Stories and mezzanines exempted by Section 1104.4.

2. In a building, room or space used for assembly purposes with fixed seating, an accessible route shall not be required to serve levels where wheelchair spaces are not provided.

3. Vertical access to elevated employee work stations within a courtroom complying with Section 110B.4.1.4.

4. An accessible route to recreational facilities shall only be required to the extent specified in Section 1110.

1104.3.1 Employee work areas.

Common use circulation paths within employee work areas shall be accessible routes.

Exceptions:

- 1. Common use circulation paths, located within employee work areas that are less than 1,000 square feet in size and defined by permanent installed partitions, counters, casework or furnishings, shall not be required to be accessible routes..
- 2. Common use circulation paths, located within employee work areas, that are an integral component of equipment, shall not be required to be accessible routes.
- 3. Common use circulation paths, located within exterior employee work areas that are fully exposed to the weather, shall not be required to be accessible route.

1104.4 Multilevel buildings and facilities.

At least one accessible route shall connect each accessible story and mezzanine in multilevel buildings and facilities.

Exceptions:

1. An accessible route is not required to stories and mezzanines that have an aggregate area of not more than 3,000 square feet and are located above and below accessible levels. This exception shall not apply to:

- 1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces used for the sales or rental of goods and where at least one such tenant space is located on a floor level above or below the accessible levels;
- 1.2. Stories or mezzanines containing offices of health care providers (Group B or I);
- 1.3. Passenger transportation facilities and airports (Group A-3 or B); or
- 1.4. Government buildings.

2. Stories or mezzanines that do not contain accessible elements or other spaces as determined by Section 1107 or 110B are not required to be served by an accessible route from an accessible level.

3. Omitted (Not applicable).

4. Where a two-story building or facility has one story or mezzanine with an occupant load of five or fewer persons that does not contain public use space, that story or mezzanine shall not be required to be connected by an accessible route to the story above or below.

1104.5 Location.

Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior. Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.

Exceptions:

- 1. Accessible routes from parking garages contained within and serving Type B units are not required to be interior.
- 2. A single accessible route is permitted to pass through a kitchen or storage room in an Accessible unit, Type A unit or Type B unit.

1104.6 Security barriers.

Security barriers including, but not limited to, security bollards and security check points shall not obstruct a required accessible route or accessible means of egress.

Exception: Where security barriers incorporate elements that cannot comply with these requirements, such as certain metal detectors, binoculars or other similar devices, the accessible route shall be permitted to be provided adjacent to security screening devices. The accessible route shall permit persons with disabilities passing around security barriers to maintain visual contact with their personal items to the same extent provided others passing through the security barrier.

SECTION 1105 - ACCESSIBLE ENTRANCES

1105.1 Public entrances.

In addition to accessible entrances required by Sections 1105.1.1 through 1105.1.7 at least 60 percent of all public entrances shall be accessible.

Exceptions:

- 1. An accessible entrance is not required to areas not required to be accessible.
- 2. Loading and service entrances that are not the only entrance to a tenant space.

1105.1.1 Parking garage entrances.

Where provided, direct access for pedestrians from parking structures to buildings or facility entrances shall be accessible.

1105.1.2 Entrances from tunnels or elevated walkways.

Where direct access is provided for pedestrians from a pedestrian tunnel or elevated walkway to a building or facility, at least one entrance to the building or facility from each tunnel or walkway shall be accessible.

1105.1.3 Restricted entrances

Where restricted entrances are provided to a building or facility, at least one restricted entrance to the building or facility shall be accessible.

1105.1.5 Service entrances.

If a service entrance is the only entrance to a building or a tenant space in a facility, that entrance shall be accessible.

1105.1.6 Tenant spaces.

At least one accessible entrance shall be provided to each tenant in a facility.

Exception: An accessible entrance is not required to self-service storage facilities that are not required to be accessible.

1105.1.7 Dwelling units and sleeping units.

At least one accessible entrance shall be provided to each dwelling unit and sleeping unit in a facility.

Exception:  
An accessible entrance is not required to dwelling units and sleeping units that are not required to be Accessible units, Type A units or Type B units.

SECTION 1106 - PARKING AND PASSENGER LOADING FACILITIES

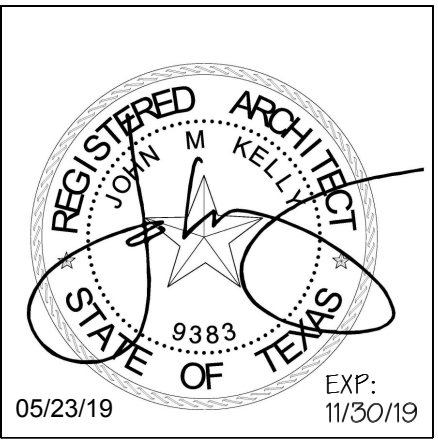
1106.1 Required.

Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1, except as required by Sections 1106.2 through 1106.4. Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.

Exception: This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound and motor pools where lots accessed by the public are provided with an accessible passenger loading zone.

CONTINUED ON NEXT SHEET

DRAWN BY:	MAR
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2015 INTERNATIONAL BUILDING CODE  
CHAPTER 11 - ACCESSIBILITY (Continued)

SECTION 1106 - PARKING AND PASSENGER LOADING FACILITIES

1106.1 Required.

Where parking is provided, accessible parking spaces shall be provided in compliance with Table 1106.1, except as required by Sections 1106.2 through 1106.4. Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.

Exception: This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound and motor pools where lots accessed by the public are provided with an accessible passenger loading zone.

TABLE 1106.1  
ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
301 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus 1 for each 100, or fraction thereof, over 1,000

1106.2 Groups 1-1, R-1, R-2, R3 and R-4.

Accessible parking spaces shall be provided in Group 1-1, R-1, R-2, R-3 and R-4 occupancies in accordance with Items 1 through 4 as applicable.

- In Group R-2, R-3 and R-4 occupancies that are required to have Accessible, Type A or Type B dwelling units, at least 2 percent, but no less than one, of each type of parking space provided must be accessible.
- In Group 1-1 and R-2 occupancies, accessible parking shall be provided in accordance with Table 1106.1.
- Where at least one parking space is provided for each dwelling unit or sleeping unit, at least one accessible parking space shall be provided for each Accessible and Type A unit.
- Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building.

1106.5 Van spaces.

For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.

Exception: In Group R-2 and R-3 occupancies, van-accessible spaces located within private garages shall be permitted to have vehicular routes, entrances, parking spaces and access aisles with a minimum vehicle clearance of 7 feet.

1106.6 Location.

Accessible parking shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

- Exceptions:
- In multilevel parking structures, van-accessible parking spaces are permitted on one level.
  - Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience.

1106.7 Passenger loading zones.

Passenger loading zones shall be accessible.

SECTION 1107 - DWELLING UNITS AND SLEEPING UNITS

1107.1 General.

In addition to other requirements of this chapter, occupancies having dwelling units or sleeping units shall be provided with accessible features in accordance with this section.

1107.2 Design.

Dwelling units and sleeping units that are required to be Accessible units, Type A units and Type B units shall comply with the applicable portions of Chapter 10 of ICC A117.1. Units required to be Type A units are permitted to be designed and constructed as Accessible units. Units required to be Type B units are permitted to be designed and constructed as Accessible units or as Type A units.

1107.3 Accessible spaces.

Rooms and spaces available to the general public or available for use by residents and serving Accessible units, Type A units or Type B units shall be accessible. Accessible spaces shall include toilet and bathing rooms, kitchen, living and dining areas and any exterior spaces including patios, terraces, and balconies.

- Exceptions:
- Stones and mezzanines exempted by Section 1107.4.
  - Recreational facilities in accordance with Section 1110.2.
  - Exterior decks, patios or balconies that are part of Type B units and have impervious surfaces, and that are not more than 4 inches below the finished floor level of the adjacent interior space of the unit.

1107.4 Accessible route.

At least one accessible route shall connect accessible building or facility entrances with the primary entrance of each Accessible unit, Type A or Type B unit within the building or facility and with those exterior and interior spaces and facilities that serve the units.

- Exceptions:
- If due to circumstances outside the control of the owner, either the slope of the finished ground level between accessible facilities and buildings exceeds one unit vertical in 12 units horizontal (1:12), or where physical barriers or legal restrictions prevent the installation of an accessible route, a vehicular route with parking that complies with Section 1106 at each public or common use facility or building is permitted in place of the accessible route.
  - Omitted (not applicable).
  - In Group R-2 facilities with Type A units complying with Section 1107.6.2.2.1, an accessible route is not required to connect stories or mezzanines where Type A units, all common use areas serving Type A units and all public use areas are on an accessible route.

- Omitted (not applicable).
- An accessible route between stories is not required where Type B units are exempted by Section 1107.7.

1107.6 Group R.

Accessible units, Type A units and Type B units shall be provided in Group R occupancies in accordance with sections 1107.6.1 through 1107.6.4.

1107.6.2 Group R-2.

Accessible units, Type A units and Type B units shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 through 1107.6.2.3.

1107.6.2.1 Live/work units.

In live/work units constructed in accordance with Section 419, the nonresidential portion is required to be accessible. In a structure where there are four or more live/work units intended to be occupied as a residence, the residential portion of the live/work unit shall be a Type B unit.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

1107.6.2.2 Apartment houses, monasteries and convents.

Type A units and Type B units shall be provided in apartment houses, monasteries and convents in accordance with Section 1107.6.2.2.1 and 1107.6.2.2.2.

1107.6.2.1 Type A units.

In Group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent but not less than one of the units shall be a Type A unit. All R-2 units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units.

- Exceptions:
- The number of Type A units is permitted to be reduced in accordance with Section 1107.7.
  - Existing structures on a site shall not contribute to the total number of units on a site.

1107.6.2.1.2 Type B units.

Where there are four more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a Type B unit.

Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.

1107.7 General exceptions.

Where specifically permitted by Sections 1107.5 or 1107.6, the required number of Type A units and Type B units is permitted to be reduced in accordance with Sections 1107.7.1 through 1107.7.5.

1107.7.1 Structures without elevator service.

Where no elevator service is provided in a structure, only the dwelling units and sleeping units located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be Type A units and Type B units, respectively. The number of Type A units shall be determined in accordance with Section 1107.6.2.2.1.

1107.7.1.1 One story with Type B units required.

At least one story containing dwelling units or sleeping units intended to be occupied as a residence shall be provided with an accessible entrance from the exterior of the structure and all units intended to be occupied as a residence on that story shall be Type B units.

1107.7.1.2 Additional stories with Type B units.

On all other stories that have a building entrance in proximity to arrival points intended to serve units on that story, as indicated in Items 1 and 2, all dwelling units and sleeping units intended to be occupied as a residence served by that entrance on that story shall be Type B units.

- Where the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points wuthin 50 feet of the planned entrance are 10 percent or less, and
- Where the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance are 10 percent or less.

Where no such arrival points are within 50 feet of the entrance, the closest arrival point shall be used unless that arrival point serves the story required by Section 1107.7.1.1.

1107.7.2 Multistory units.

A multistory dwelling unit or sleeping unit which is not provided with elevator service is not required to be a Type B unit. Where a multistory unit is provided with external elevator service to only one floor, the floor provided with elevator service shall be the primary entry to the unit, shall comply with the requirements for a Type B unit and, where provided within the unit, a living area, a kitchen and a toilet facility shall be provided on that floor.

1107.7.3 Elevator service to the lowest story with units.

Where elevator service in the building provides an accessible route only to the lowest story containing dwelling or sleeping units intended to be occupied as a residence, only the units on that story which are intended to be occupied as a residence are required to be Type B units.

1107.7.4 Site impracticability.

On a site with multiple nonelevator buildings, the number of units required by Section 1107.7.1 to be Type B units is permitted to be reduced to a percentage which is equal to the percentage of the entire site having grades, prior to development, which are less than 10 percent, provided that all of the following conditions are met:

- Not less than 20 percent of the units required by Section 1107.7.1 on the site are Type B units;
- Units required by Section 1107.7.1, where the slope between the building entrance serving the units on that story and a pedestrian or vehicular arrival point is no greater than 8.33 percent, are Type B units;
- Units required by Section 1107.7.1, where an elevated walkway is planned between a building entrance serving the units on that story and a pedestrian or vehicular arrival point and the slope between them is 10 percent or less are Type B units; and
- Units served by an elevator in accordance with Section 1107.7.3 are Type B units.

1107.7.5 Design flood elevation.

The required number of Type A units and Type B units shall not apply to a site where the required elevation of the lowest floor or the lowest horizontal structural building members of nonelevator buildings are at or above the design flood elevation resulting in:

- A difference in elevation between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet exceeding 30 inches, and
- A slope exceeding 10 percent between the minimum required floor elevation at the primary entrances and vehicular and pedestrian arrival points within 50 feet.

Where no such arrival points are within 50 feet of the primary entrances, the closest arrival points shall be used.

SECTION 1108 - SPECIAL OCCUPANCIES

1108.1 General.

In addition to the other elements of this chapter, the requirements of Section 1108.2 through 1108.4 shall apply to specific occupancies.

1108.2 Assembly area seating.

A building, room or space used for assembly purposes with fixed seating shall comply with Sections 1108.2.1 through 1108.2.5. Lawn seating shall comply with Section 1108.2.6. Assistive listening systems shall comply with Section 1108.2.7. Performance areas viewed from assembly seating areas shall comply with Section 1108.2.8. Dining areas shall comply with Section 1108.2.9.

1108.2.1 Services.

If a service or facility is provided in an area that is not accessible, the same service or facility shall be provided on an accessible level and shall be accessible.

1108.2.2 Wheelchair spaces.

In rooms and spaces used for assembly purposes with fixed seating, accessible wheelchair spaces shall be provided in accordance with Sections 1108.2.2.1 through 1108.2.2.3.

1108.2.2.1 General seating.

Wheelchair spaces shall be provided in accordance with Table 1108.2.2.1.

1108.2.3 Companion seats.

At least one companion seat shall be provided for each wheelchair space required by Section 1108.2.2.1 through 1108.2.2.3.

NOTE:  
Elements that are not applicable have been omitted.

TABLE 1108.2.2.1  
ACCESSIBLE WHEELCHAIR SPACES

CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACES
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
501 to 5,000	6, plus one for each 150, or fraction thereof, between 501 through 5,000
5,001 and over	36, plus 1 for each 200, or fraction thereof, over 5,000

1108.2.4 Dispersion of wheelchair spaces in multilevel assembly seating areas.

In multilevel assembly seating areas, wheelchair spaces shall be provided on the main floor level and on one of each two additional floor or mezzanine levels. Wheelchair spaces shall be provided in each luxury box, club box and suite within assembly facilities.

Exceptions:

- Omitted (not applicable).
- In multilevel assembly seating areas where the second floor or mezzanine level provides 25 percent or less of the total seating capacity and 300 or fewer seats, all wheelchair spaces shall be permitted to be located on the main level.

1108.2.5 Designated aisle seats.

At least 5 percent, but not less than one, of the total number of aisle seats provided shall be designated aisle seats and shall be the aisle seat located closest to accessible routes.

Exception: Designated aisle seats are not required at team or player seating serving areas of sport activity.

1108.2.8 Performance areas.

An accessible route shall directly connect the performance area to the assembly seating area where a circulation path directly connects a performance area to an assembly seating area. An accessible route shall be provided from performance areas to ancillary areas or facilities used by performers.

1108.2.9 Dining and drinking areas.

In dining and drinking areas, all interior and exterior floor areas shall be accessible and be on an accessible route.

- Exceptions:
- An accessible route between accessible levels and stories above or below is not required where permitted by Section 1104.4, Exception 1.
  - An accessible route to dining and drinking areas in a mezzanine is not required, provided that the mezzanine contains less than 25 percent of the total combined area for dining and drinking and the same services, and decor are provided in the accessible area.
  - Omitted (not applicable).
  - Employee-only work areas shall comply with Sections 1103.2.2 and 1104.3.1.

1108.2.9.1 Dining surfaces.

Where dining surfaces for the consumption of food or drink are provided, at least 5 percent, but not less than one, of the dining surfaces for the seating and standing spaces shall be accessible and be distributed throughout the facility and located on a level accessed by an accessible route.

1108.3 Self-Service storage facilities.

Self-service storage facilities shall provide accessible individual self-storage spaces in accordance with Table 1108.3

TABLE 1108.3  
ACCESSIBLE SELF-SERVICE STORAGE FACILITIES

TOTAL SPACES IN FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE SPACES
1 to 200	5% but not less than 1
Over 200	10, plus 2% of total number of units over 200

1108.3.1 Dispersion.

Accessible individual self-service storage spaces shall be dispersed throughout the various classes of spaces provided. Where more classes of spaces are provided than the number of required accessible spaces, the number of accessible spaces shall not be required to exceed that required by Table 1108.3. Accessible spaces are permitted to be dispersed in a single building in a multibuilding facility.

SECTION 1109 - OTHER FEATURES AND FACILITIES

1109.1 General.

Accessible building features and facilities shall be provided in accordance with Sections 1109.2 through 1109.15.

Exception: Accessible units, Type A units and Type B units shall comply with Chapter 10 of ICC A117.1.

1109.2 Toilet and Bathing Facilities.

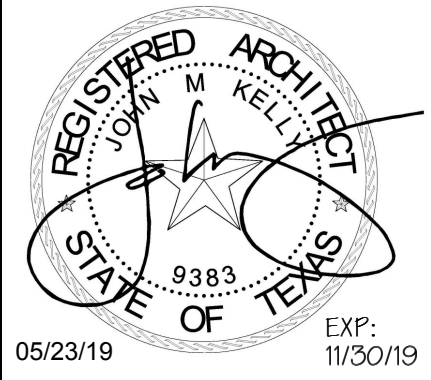
Each toilet room and bathing room shall be accessible. Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor. Except as provided for in Sections 1109.2.2 and 1109.2.3, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

Exceptions:

- Toilet rooms or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.
- This section is not applicable to toilet and bathing rooms that serve dwelling units or sleeping units that are not required to be accessible by Section 1107.
- Where multiple single-user toilet rooms or bathing rooms are clustered at a single location, at least 50 percent but not less than one room for each use at each cluster shall be accessible.
- Where no more than one uninal is provided in a toil room or bathing room, the uninal is not required to be accessible.

CONTINUED ON NEXT SHEET

DRAWN BY:	MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPMENT

1469 SOUTH FOURTH  
STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940

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**KELLY GROSSMAN**

REGISTERED PROFESSIONAL ARCHITECT  
STATE OF TEXAS  
NO. 9383  
280 ADAMS EIGHT ROAD SUITE 200, AUSTIN, TEXAS 78746 PH: +1 512.927.3287  
WWW.KELLYGROSSMANARCH.COM

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NORWOOD ESTATES

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ISSUED FOR PERMIT		
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DESCRIPTION IBC ACCESSIBILITY SHEET 2 (2015)		
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2015 INTERNATIONAL BUILDING CODE CHAPTER 11 - ACCESSIBILITY (Continued)

1109.2.2 Water closet compartment.

Where water closet compartments are provided in a toilet room or bathing room, at least 5 percent of the total number of compartments shall be wheelchair accessible. Where the combined total water closet compartments and urinals provided in a toilet room or bathing room is six or more, at least 5 percent of the total number of compartments shall be ambulatory accessible, provided in addition to the wheelchair accessible compartment.

1109.2.3 Lavatories.

Where lavatories are provided, at least 5 percent, but not less than one, shall be accessible. Where an accessible lavatory is located within the accessible water closet compartment at least one additional accessible lavatory shall be provided in the multicompartment toilet room outside the water closet compartment. Where the total lavatories provided in a toilet room or bathing facility is six or more, at least one lavatory with enhanced reach ranges shall be provided.

1109.3 Sinks.

Where sinks are provided, at least 5 percent but not less than one provided in accessible spaces shall be accessible.

Exception: Mop or service sinks are not required to be accessible.

1109.4 Kitchens and kitchenettes.

Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be accessible.

1109.5 Drinking fountains.

Where drinking fountains are provided on an exterior site, on a floor or within a secured area, the drinking fountains shall be provided in accordance with Sections 1109.5.1 and 1109.5.2.

1109.5.1 Minimum number.

No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

Exceptions:

1. A single drinking fountain with two separate spouts that complies with the requirements for people who use a wheelchair and standing persons shall be permitted to be substituted for two separate drinking fountains.
2. Omitted (Not applicable).

1109.5.2 More than the minimum number.

Where more than the minimum number of drinking fountains specified in Section 1109.5.1 are provided, 50 percent of the total number of drinking fountains provided shall comply with the requirements for persons who use a wheelchair and 50 percent of the total number of drinking fountains provided shall comply with the requirements for standing persons.

Exceptions:

1. Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down, provided that the total number of drinking fountains complying with this section equals 100 percent of the drinking fountains.
2. Omitted (Not applicable).

1109.6 Saunas and steam rooms.

Where provided, saunas and steam rooms shall be accessible.

Exception: Where saunas or steam rooms are clustered at a single location, at least 5 percent of the saunas and steam rooms, but not less than one, of each type in each cluster shall be accessible.

1109.7 Elevators.

Passenger elevators on an accessible route shall be accessible and comply with Chapter 30.

1109.8 Lifts.

Platform (wheelchair) lifts are permitted to be a part of a required accessible route in new construction where indicated in Items 1 through 10. Platform (wheelchair) lifts shall be installed in accordance with ASME A18.1.

1. An accessible route to a performing area and speaker platforms.
2. An accessible route to wheelchair spaces required to comply with the wheelchair space dispersion requirements of Sections 1108.2.2 through 1108.2.6.
3. An accessible route to spaces that are not open to the general public with an occupant load of not more than five.
4. An accessible route within an individual dwelling unit or sleeping unit required to be an Accessible unit, Type A unit or Type B unit.
5. Omitted (Not applicable).
6. Omitted (Not applicable).
7. An accessible route to play components or soft contained play structures.
8. An accessible route to team or player seating areas serving areas of sport activity.
9. Omitted (Not applicable).
10. An accessible route where existing exterior site constraints make use of a ramp or elevator infeasible

1109.9 Storage.

Where fixed or built-in storage elements such as cabinets, coat hooks, shelves, medicine cabinets, lockers, closets and drawers are provided in required accessible spaces, at least 5 percent, but not less than one of each type shall be accessible.

1109.9.1 Equity.

Accessible facilities and spaces shall be provided with the same storage elements as provided in the similar nonaccessible facilities and spaces.

1109.9.2 Shelving and display units.

Self-service shelves and display units shall be located on an accessible route. Such shelving and display units shall not be required to comply with reach-range provisions.

1109.11 Seating at tables, counters and work surfaces.

Where seating or standing space at fixed or built-in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one, shall be accessible.

Exception: Check-writing surfaces at check-out aisles not required to comply with Section 1109.12.2 are not required to be accessible.

1109.11.1 Dispersion.

Accessible fixed or built-in seating at tables, counters or work surfaces shall be distributed throughout the space or facility containing such elements and located on a level accessed by an accessible route.

1109.12 Service facilities.

Service facilities shall provide for accessible features in accordance with Sections 1109.12.1 through 1109.12.5.

1109.12.1 Dressing, fitting and locker rooms.

Where dressing rooms, fitting rooms or locker rooms are provided, at least 5 percent, but not less than one, of each type of use in each cluster provided shall be accessible.

1109.12.2 Check-out aisles.

Where check-out aisles are provided, accessible check-out aisles shall be provided in accordance with Table 1109.12.2. Where check-out aisles serve different functions, accessible check-out aisles shall be provided in accordance with Table 1109.12.2 for each function. Where check-out aisles are dispersed throughout the building or facility, accessible check-out aisles shall also be dispersed. Traffic control devices, security devices and turnstiles located in accessible check-out aisles or lanes shall be accessible.

Exception: Where the public use area is under 5,000 square feet not more than one accessible check-out aisle shall be required.

TABLE 1109.12.2  
ACCESSIBLE CHECK-OUT AISLES

TOTAL CHECK-OUT AISLES OF EACH FUNCTION	MINIMUM NUMBER OF ACCESSIBLE CHECK-OUT AISLES OF EACH FUNCTION
1 to 4	1
5 to 8	2
9 to 15	3
Over 15	3, plus 20% of additional aisles

1109.12.3 Point of sale and service counters.

Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

1109.12.4 Food service lines.

Food service lines shall be accessible. Where self-service shelves are provided, at least 50 percent, but not less than one, of each type provided shall be accessible.

1109.12.5 Queue and waiting lines.

Queue and waiting lines servicing accessible counters or check-out aisles shall be accessible

1109.13 Controls, operating mechanisms and hardware.

Controls, operating mechanisms and hardware intended for operation by the occupant, including switches that control lighting and ventilation and electrical convenience outlets, in accessible spaces, along accessible routes or as parts of accessible elements shall be accessible.

Exceptions:

1. Operable parts that are intended for use only by service or maintenance personnel shall not be required to be accessible.
2. Electrical or communication receptacles serving a dedicated use shall not be required to be accessible.
3. Where two or more outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one outlet shall not be required to be accessible.
4. Floor electrical receptacles shall not be required to be accessible.
5. HVAC diffusers shall not be required to be accessible.
6. Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to be accessible
7. Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to comply with Section 1010.1.9.2.

SECTION 1110 - RECREATIONAL FACILITIES

1110.1 General.

Recreational facilities shall be provided with accessible features in accordance with Sections 1110.2 through 1110.4.

1110.2 Facilities serving Group R-2 occupancies.

Recreational facilities that serve Group R-2 shall comply with Sections 1110.2.1 through 1110.2.3, as applicable.

1110.2.2 Facilities serving Type A and Type B units in a single building.

In Group R-2 occupancies where recreational facilities serve a single building containing Type A units or Type B units, 25 percent, but not less than one, of each type of recreational facility shall be accessible. Every recreational facility of each type on a site shall be considered to determine the total number of each type that is required to be accessible.

1110.2.3 Facilities serving Type A and Type B units in multiple buildings.

In Group R-2 occupancies on a single site where multiple buildings containing Type A units or Type B units are served by recreational facilities, 25 percent, but not less than one, of each type of recreational facility serving each building shall be accessible. The total number of each type of recreational facility that is required to be accessible shall be determined by considering every recreational facility of each type serving each building on the site.

1110.4 Recreational facilities.

Recreational facilities shall be accessible and shall be on an accessible route to the extent specified in this section.

1110.4.1 Area of sport activity

Each area of sport activity shall be on an accessible route and shall not be required to be accessible except as provided for in Sections 1110.4.2 through 1110.4.14.

1110.4.2 Team or player seating.

At least one wheelchair space shall be provided in team or player seating areas serving areas of sport activity.

Exception: Wheelchair spaces shall not be required to team or player seating areas serving bowling lanes that are not required to be accessible in accordance with Section 1110.4.3.

1110.4.3 Bowling lanes.

An accessible route shall be provided to at least 5 percent, but not less than one, of each type of bowling lane.

1110.4.4 Court sports.

In court sports, at least one accessible route shall directly connect both sides of the court.

1110.4.5 through 1110.4.12

Omitted (not applicable).

1110.4.10 Exercise machines and equipment.

At least one of each type of exercise machine and equipment shall be on an accessible route.

1110.4.11 - 1110.4.12

Omitted (Not applicable)

1110.4.13 Swimming pools, wading pools, hot tubs and spas.

Swimming pools, wading pools, hot tubs and spas shall be accessible and be on an accessible route.

Exceptions:

1. Omitted (Not applicable)
2. Where spas or hot tubs are provided in a cluster, at least 5 percent, but not less than one spa or hot tub in each cluster, shall be accessible and be on an accessible route.
3. Swimming pools, wading pools, spas and hot tubs that are required to be accessible by Sections 1110.2.2 and 1110.2.3 are not required to provide accessible means of entry into the water.

NOTE:  
Elements that are not applicable have been omitted.

Raised diving boards and diving platforms are not required to be accessible or to be on an accessible route.

Water slides are not required to be accessible or to be on an accessible route.

1110.4.14 Shooting facilities with firing positions.

Where shooting facilities with firing positions are designed and constructed at a site, at least 5 percent, but not less than one, of each type of firing position shall be accessible and be on an accessible route.

SECTION 1111 - SIGNAGE

1111.1 Signs.

Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations:

1. Accessible parking spaces required by Section 1106.1.  
  
Exception: Where the total number of parking spaces provided is four or less, identification of accessible parking spaces is not required.
2. Accessible parking spaces required by Section 1106.2.  
  
Exception: In Group R-2 facilities, where parking spaces are assigned to specific dwelling units or sleeping units, identification of accessible parking spaces is not required.
3. Accessible passenger loading zones.
4. Accessible rooms where multiple single-user toilet or bathing rooms are clustered at a single location.
5. Accessible entrances where not all entrances are accessible.
6. Accessible check-out aisles where not all aisles are accessible. The sign, where provided, shall be above the check-out aisle in the same location as the check-out aisle number or type of check-out identification.
7. Family or assisted-use toilet and bathing rooms.
8. Accessible dressing, fitting and locker rooms where not all such rooms are accessible.
9. Accessible areas of refuge in accordance with Section 1009.9.
10. Exterior areas for assisted rescue in accordance with Section 1009.9.
11. In recreational facilities, lockers that are required to be accessible in accordance with Section 1109.9.

1111.2 Directional signage.

Directional signage indicating the route to the nearest like accessible element shall be provided at the following locations. These directional signs shall include the International Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.

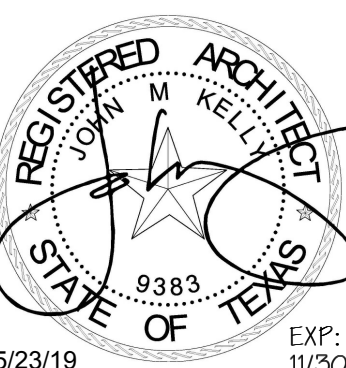
1. Inaccessible building entrances.
2. Inaccessible public toilets and bathing facilities.
3. Elevators not serving an accessible route.
4. At each separate-sex toilet and bathing room indicating the location of the nearest family/assisted-use toilet or bathing room where provided in accordance with Section 1109.2.1.
5. At exits and exit stairways serving a required accessible space, but not providing an approved accessible means of egress, signage shall be provided in accordance with Section 1009.10.
6. Where drinking fountains for persons using wheelchairs and drinking fountains for standing persons are not located adjacent to each other, directional signage shall be provided indicating the location of the other drinking fountains.

1110.3 Other signs.

Signage indicating special accessibility provisions shall be provided as shown:

1. Each assembly area required to comply with Section 1108.2.7 shall provide a sign notifying patrons of the availability of assistive listening systems. The sign shall comply with ICC A117.1 requirements for visual characters and include the International Symbol of Access for Hearing Loss.  
  
Exception: Where ticket offices or windows are provided, signs are not required at each assembly area provided that signs are displayed at each ticket office or window informing patrons of the availability of assistive listening systems.
2. At each door to an area of refuge, an exterior area for assisted rescue, an egress stairway, exit passageway and exit discharge, signage shall be provided in accordance with Section 1013.4.
3. At areas of refuge, signage shall be provided in accordance with Section 1009.11.
4. At exterior areas for assisted rescue, signage shall be provided in accordance with Section 1009.11.
5. At two-way communication systems, signage shall be provided in accordance with Section 1009.8.2.
6. In interior exit stairways and ramps, floor level signage shall be provided in accordance with Section 1023.9.

DRAWN BY:	MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



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1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208, (P) 502.609.4940

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**KELLY GROSSMAN**

REGISTERED PROFESSIONAL ARCHITECT

STATE OF TEXAS

NO. 9383

EXP. 11/30/2019

2801 ADAMS EDDY ROAD, SUITE 200, AUSTIN, TEXAS 78746 (P) 512.927.3287

www.kellygrossmanarchitect.com

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ICC/ANSI A117.1 - 2009 FOR PUBLIC AND COMMON FACILITIES

Chapter 2. Scoping

201 General

These scoping provisions shall address the application of this standard to: each building and occupancy type; new construction, alterations, temporary facilities, and existing buildings; specific site and building elements; and to multiple elements or spaces provided within a site or building.

Chapter 3. Building Blocks

301 General

301.1 Scope.

The provisions of Chapter 3 shall apply where required by the scoping provisions adopted by the administrative authority or by Chapters 4 through 11.

301.2 Overlap.

Unless otherwise specified, clear floor spaces, clearances at fixtures, maneuvering clearances at doors, and turning spaces shall be permitted to overlap.

302 Floor Surfaces

302.1 General.

Floor surfaces shall be stable, firm, and slip resistant, and shall comply with section 302. Changes in level in floor surfaces shall comply with section 303.

302.2 Carpet.

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. The pile shall be 1/2 inch maximum in height. Exposed edges of carpet shall be fastened to floor and shall have trim along the entire length of the exposed edge. Carpet-edge trim shall comply with Section 303.

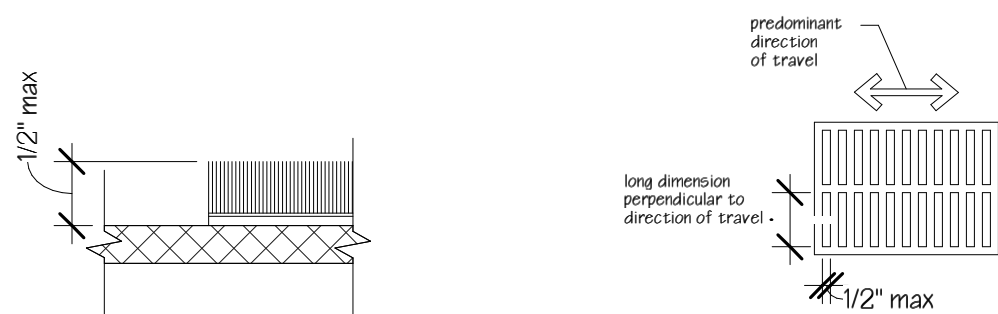


Fig. 302.2  
Carpet on Floor Surface

303 Changes in Level

303.1 General.

Changes in level in floor surfaces shall comply with Section 303.

303.2 Vertical.

Changes in level of 1/4 inch maximum in height shall be permitted to be vertical.

303.3 Beveled.

Changes in level between 1/4 inch minimum in height and 1/2 inch maximum in height shall be beveled with a slope not steeper than 1:2.

303.4 Ramped.

Changes in level greater than 1/2 inch in height shall be ramped and shall comply with Section 405 or 406.

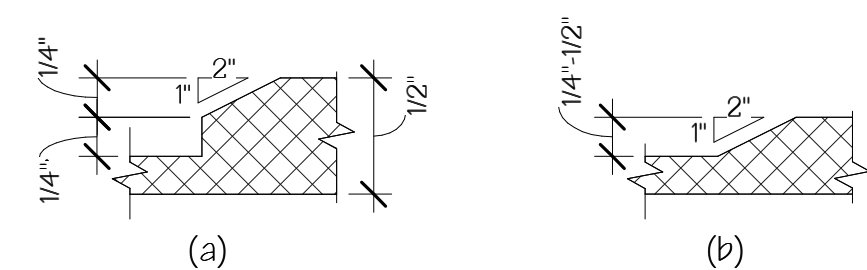


Fig. 303.3  
Beveled Changes in Level

304 Turning Space

304.1 General.

A turning space shall comply with Section 304.

304.2 Floor Surface.

Floor surfaces of a turning space shall comply with Section 302. Changes in level are not permitted within the turning space.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

304.3 Size.

Turning space shall comply with Section 304.1 or 304.2.

304.3.1 Circular Space.

The turning space shall be a circular space with a 60-inch minimum diameter. The turning space shall be permitted to include knee and toe clearance complying with section 306.

304.3.2 T-Shaped Space.

The turning space shall be a T-shaped space within a 60-inch minimum square, with arms and base 36 inches minimum in width. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches minimum. The turning space shall be permitted to include knee and toe clearance complying with Section 306 only at the end of either the base or one arm.

304.4 Door Swing.

Unless otherwise specified, doors shall be permitted to swing into wheelchair turning spaces.

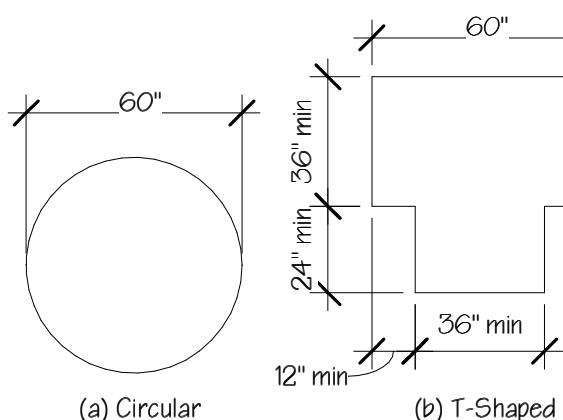


Fig. 304.3 - Size  
of Turning Space

305 Clear Floor Space

305.1 General.

A clear floor space shall comply with Section 305.

305.2 Floor Surfaces.

Floor surfaces of a clear floor space shall comply with Section 302. Changes in level are not permitted within the clear floor space.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size.

The clear floor space shall be 48 inches minimum in length and 30 inches minimum in width.

305.4 Knee and Toe Clearance.

Unless otherwise specified, clear floor shall be permitted to include knee and toe clearance complying with Section 306.

305.5 Position.

Unless otherwise specified, the clear floor shall be positioned for either forward or parallel approach to an element.

305.6 Approach.

One full, unobstructed side of the clear floor space shall adjoin or overlap an accessible route or adjoin another clear floor space.

305.7 Alcoves.

If a clear floor space is in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances complying with Sections 305.7.1 and 305.7.2 shall be provided, as applicable.

305.7.1 Parallel Approach.

Where the clear floor space is positioned for a parallel approach, the alcove shall be 60 inches minimum in width where the depth exceeds 15 inches.

305.7.2 Forward Approach.

Where the clear floor space is positioned for a forward approach, the alcove shall be 36 inches minimum in width where the depth exceeds 24 inches.

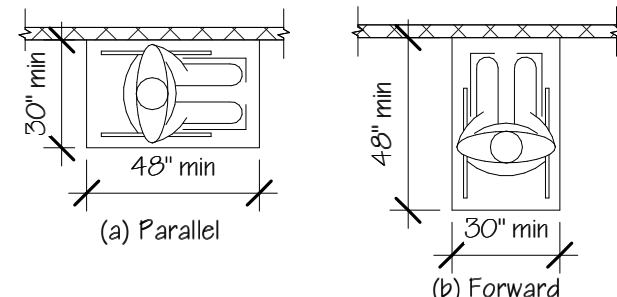


Fig. 305.5  
Position of Clear Floor Ground Space

306 Knee and Toe Clearance

306.1 General.

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

306.2 Toe Clearance.

306.2.1 General.

Space beneath an element between the floor and 9 inches above the floor shall be toe clearance and shall comply with Section 306.2.

306.2.2 Maximum Depth.

Toe clearance shall be permitted to extend 25 inches maximum under an element.

306.2.3 Minimum Depth.

Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches minimum beneath the element.

306.2.4 Additional Clearance.

Space extending greater than 6 inches beyond the available knee clearance at 9 inches above the floor shall not be considered toe clearance.

306.2.5 Width.

Toe clearance shall be 30 inches minimum in width.

306.3 Knee Clearance.

306.3.1 General.

Space under an element between 9 inches and 27 inches above the floor shall be knee clearance and shall comply with Section 306.3.

306.3.2 Maximum Depth.

Knee clearance shall be permitted to extend 25 inches maximum under an element at 9 inches above the floor.

306.3.3 Minimum Depth.

Where knee clearance is required beneath an element as part of a clear floor space, the knee clearance shall be 11 inches minimum in depth at 9 inches above the floor, and 8 inches minimum in depth at 27 inches above the floor.

306.3.4 Clearance Reduction.

Between 9 inches and 27 inches above the floor, the knee clearance shall be permitted to be reduced at a rate of 1 inch in depth for each 6 inches in height.

306.3.5 Width.

Knee clearance shall be 30 inches minimum in width.

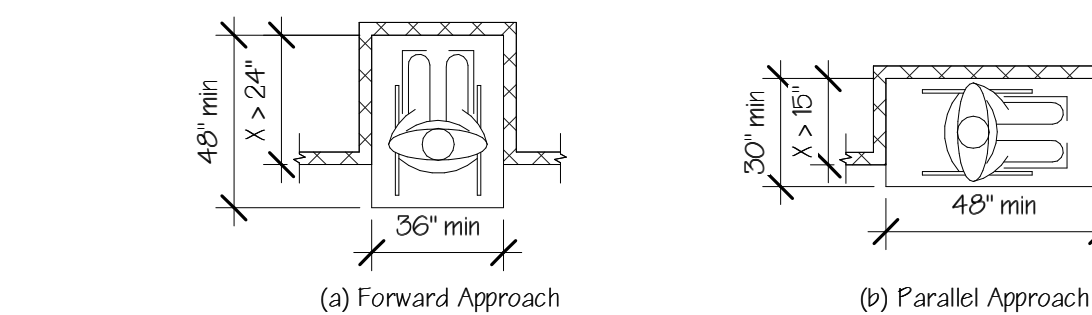


Fig. 305.7  
Maneuvering Clearance in an Alcove

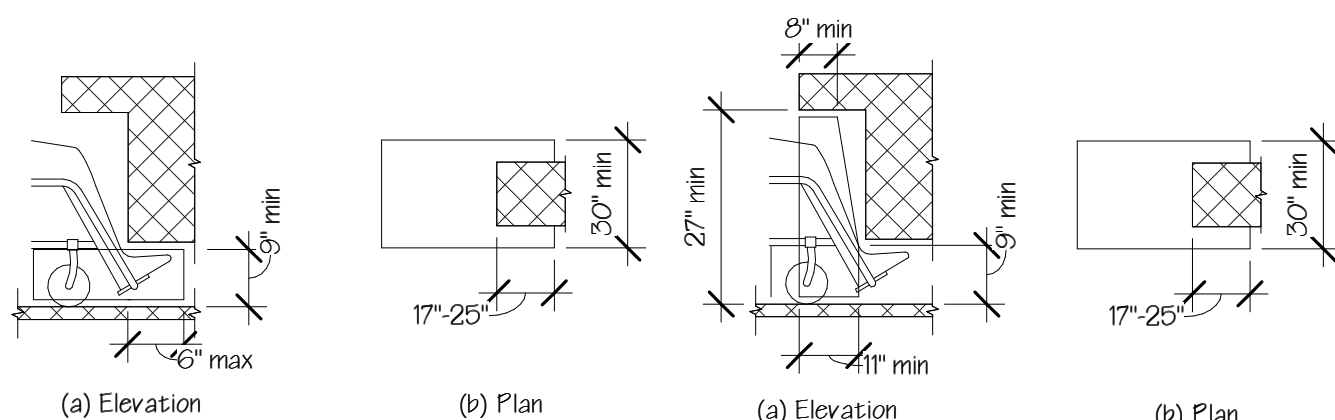


Fig. 306.2  
Toe Clearance

Fig. 306.3  
Knee Clearance

307 Protruding Objects

307.1 General.

Protruding objects on circulation paths shall comply with Section 307.

307.2 Protrusion Limits.

Objects with leading edges more than 27 inches and not more than 80 inches above the floor shall protrude 4 inches maximum horizontally into the circulation path.

EXCEPTIONS:

Handrails serving shall be permitted to protrude 4 1/2 inches maximum.

307.3 Post-Mounted Objects.

Objects on posts or pylons shall be permitted to overhang 4 inches maximum where more than 27 inches and not more than 80 inches above the floor. Objects on multiple posts or pylons where the clear distance between the posts or pylons is greater than 12 inches shall have the lowest edge of such object either 27 inches maximum or 80 inches minimum above the floor.

EXCEPTION: Sloping portions of handrails between the top and bottom riser of stairs and above the ramp run shall not be required to comply with Section 307.3.

307.4 Vertical Clearance.

Vertical clearance shall be 80 inches (2030 mm) minimum. Rails or other barriers shall be provided where the vertical clearance is less than 80 inches. The leading edge of such rails or barrier shall be located 27 inches maximum above the floor.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches minimum above the floor.

307.5 Required Clear Width.

Protruding Objects shall not reduce the clear width required for accessible routes.

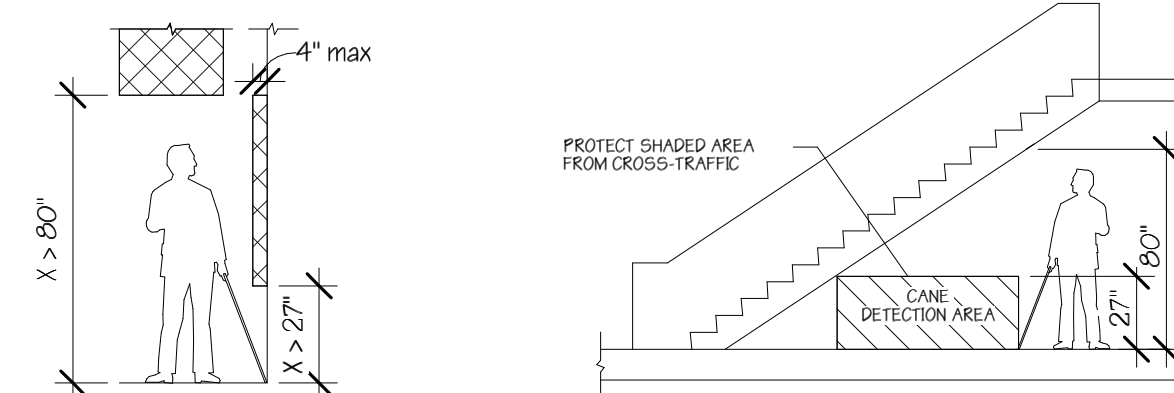


Fig. 307.2 - Limits of  
Protruding Objects

Fig. 307.4  
Reduced Vertical Clearance

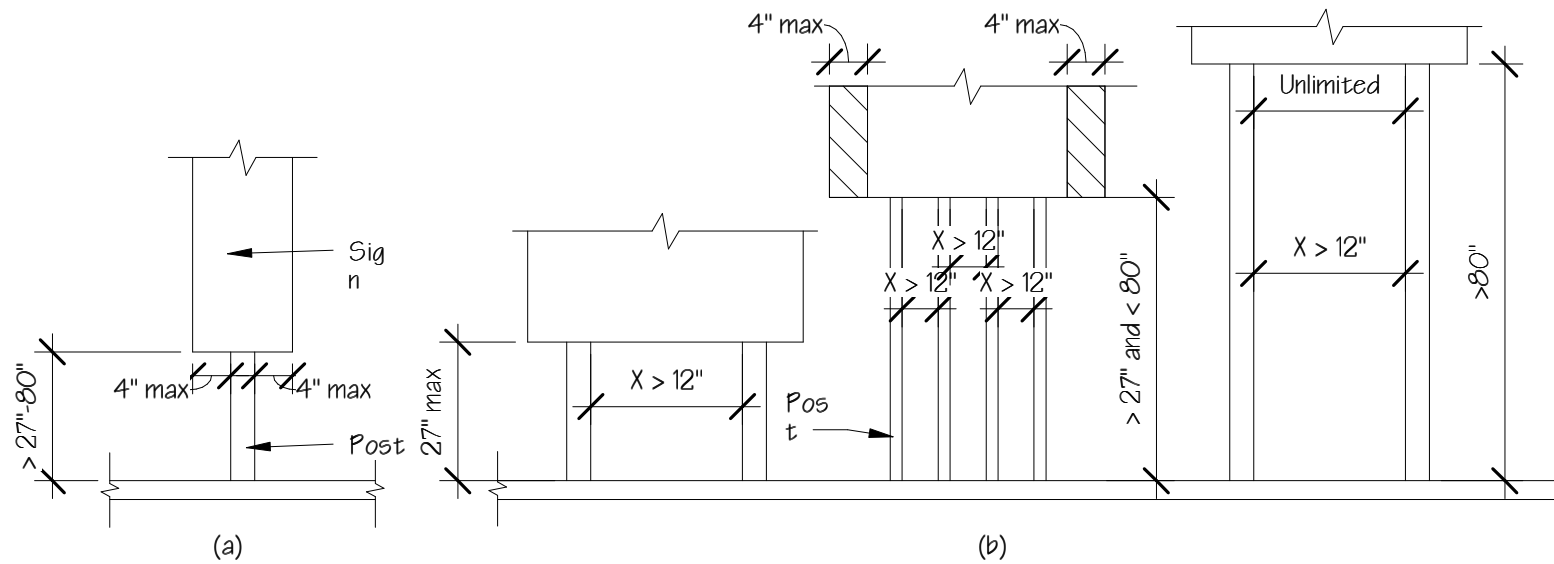


Fig. 307.3  
Post-Mounted Protruding Objects

308 Reach Ranges

308.2 Forward Reach.

308.2.1 Unobstructed.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the floor.

308.2.2 Obstructed High Reach.

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 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.

308.3 Side Reach.

308.3.1 Unobstructed.

Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches maximum from the element, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the floor.

EXCEPTION: Existing elements that are not altered shall be permitted at 54 inches maximum above the floor.

308.3.2 Obstructed High Reach.

Where a clear floor space complying with Section 305 allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum above the floor and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum above the floor for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum above the floor for a reach depth of 24 inches maximum.

EXCEPTION: At washing machines and clothes dryers, the height of the obstruction shall be permitted to be 36 inches maximum above the floor.

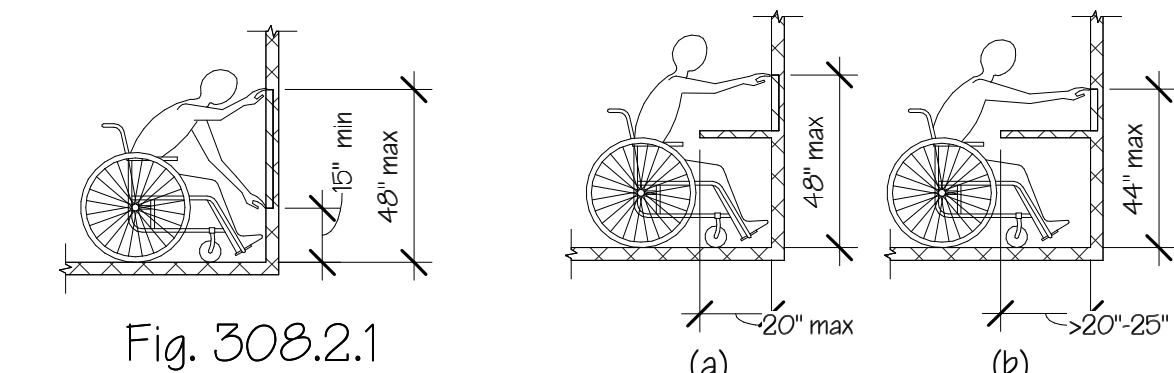


Fig. 308.2.1  
Unobstructed  
Forward Reach

Fig. 308.2.2  
Obstructed High  
Forward Reach

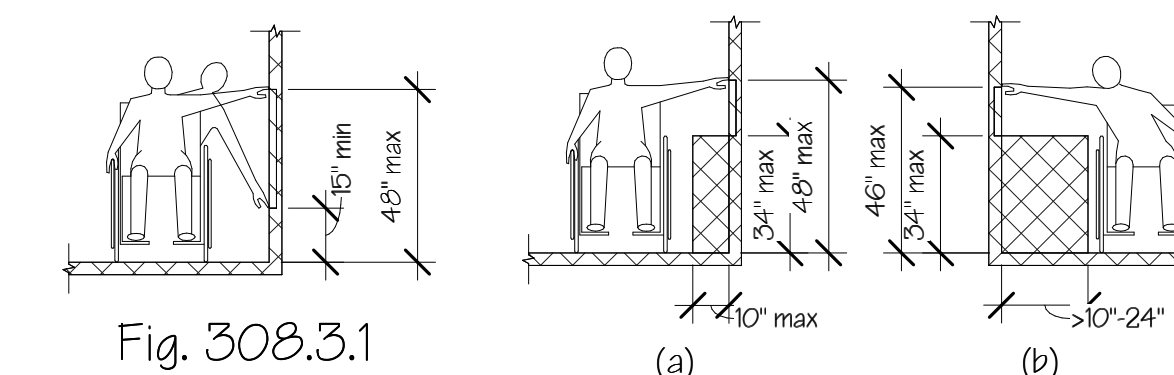


Fig. 308.3.1  
Unobstructed  
Side Reach

Fig. 308.3.2  
Obstructed High Side Reach

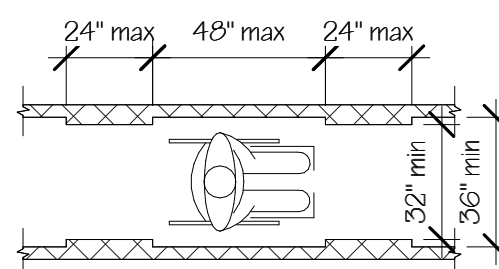


Fig. 403.5  
Clear Width of an Accessible Route

NOTE: FIGURES ARE NOT TO SCALE

NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

Segment Length	Minimum Segment Width
< 24 inches	32 inches*
> 24 inches	36 inches

\* Consecutive segments of 32 inches wide must be separated by a route segment 48 inches long minimum and 36 inches wide minimum

Table 403.5  
Clear Width of an Accessible Route

309 Operable Parts

309.1 General.

Operable parts required to be accessible shall comply with Section 309.

309.2 Clear Floor Space.

A clear floor space complying with Section 305 shall be provided.

309.3 Height.

Operable parts shall be placed within one or more of the reach ranges specified in Section 308.

309.4 Operation.

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

401 General

401.1 Scope.

Accessible routes required by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 4.

402 Accessible Routes

402.1 General.

Accessible routes shall comply with Section 402.

402.2 Components.

Accessible routes shall consist of one or more of the following components: Walking surfaces with a slope not steeper than 1:20, doors and doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable portions of this standard.

403 Walking Surfaces

403.1 General.

Walking surfaces that are part of an accessible route shall comply with Section 403.

403.2 Floor Surfaces.

Floor surfaces shall comply with Section 302.

403.3 Slope.

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.

403.4 Changes in Level.

Changes in Level shall comply with Section 303.

403.5 Clear Width.

Clear width of an accessible route shall be 36 inches minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided the reduced width segments are separated by segments that are 48 inches minimum in length and 36 inches minimum in width.

403.5.1 Clear Width at Turn.

Where an accessible route makes a 180 degree turn around an object that is less than 48 inches in width, clear widths shall be 42 inches minimum approaching the turn, 48 inches minimum during the turn, and 42 inches minimum leaving the turn.

EXCEPTION: Section 403.5.1 shall not apply where the clear width at the turn is 60 inches minimum.

403.5.2 Passing Space.

An Accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be either a 60 inch minimum space, or an intersection of two walking surfaces that provide a T-shaped turning space complying with Section 304.3.2, provided the base and arms of the T-shaped space extend 48 inches minimum beyond the intersection.

403.6 Handrails.

Where handrails are required at the side of a corridor they shall comply with Sections 505.4 through 505.9.

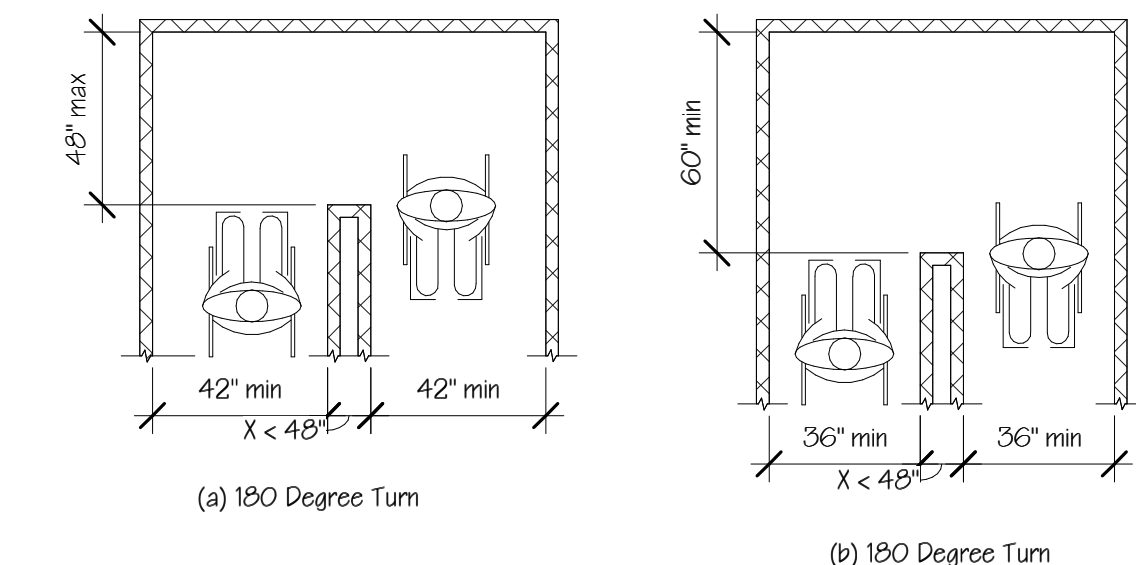


Fig. 403.5.1  
Clear Width at Turn

404 Doors and Doorways

404.1 General.

Doors and doorways that are part of an accessible route shall comply with Section 404.

404.2 Manual Doors.

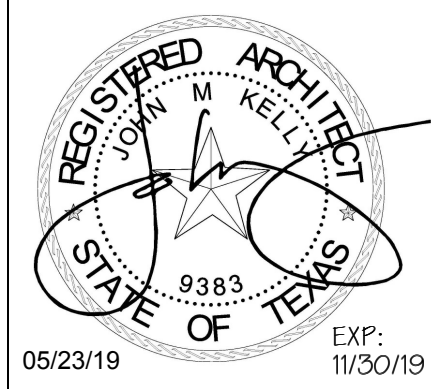
Manual doors and doorways, and manual gates, including ticket gates, shall comply with the requirements of Section 404.2.

EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with sections 404.2.6, 404.2.7, and 404.2.8.

404.2.2 Clear Width.

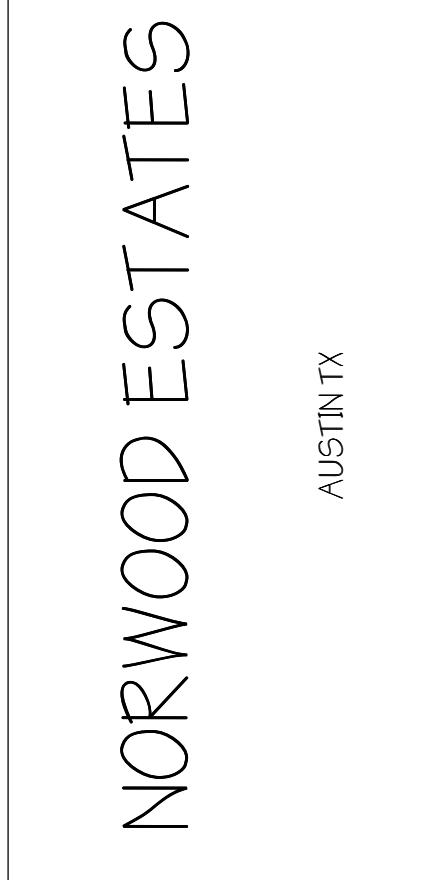
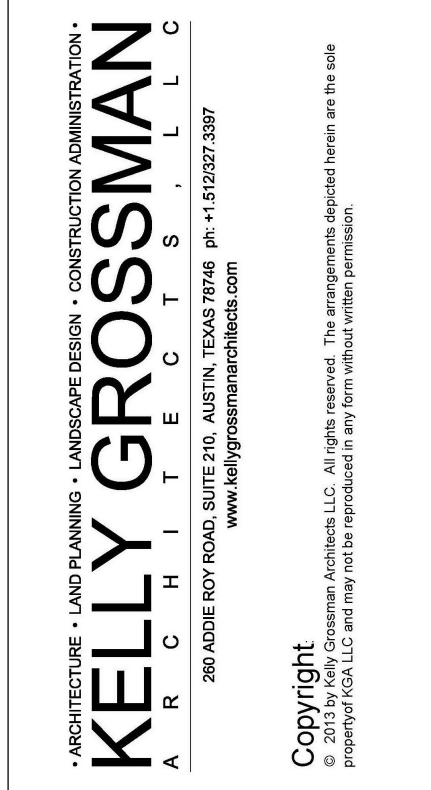
Doorways shall have a clear opening of 32 inches minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings, doors, and doorways without doors more than 24 inches in depth shall provide a clear opening of 36 inches minimum. There shall be no projections into the clear opening width lower than 34 inches above the floor. Projections into the clear opening width between 34 inches and 80 inches above the floor shall not exceed 4 inches.

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CHECKED BY:	JMK
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404.2.3 Maneuvering Clearances at Doors.

Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway. Required door maneuvering clearances shall not include knee and toe clearance.

404.2.3.1 Swinging Doors.

Swinging doors shall have maneuvering clearances complying with Fig. 404.2.3.1.

404.2.3.2 Sliding and Folding Doors.

Sliding and folding doors shall have maneuvering clearances complying with Fig. 404.2.3.2.

404.2.3.3 Doorways without Doors.

Doorways without doors that are less than 36 inches in width shall have maneuvering clearances complying with Fig. 404.2.3.3.

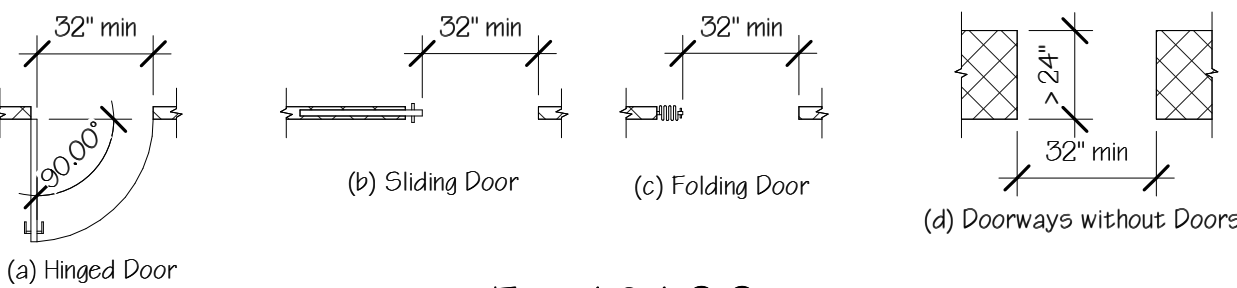


Fig. 404.2.3  
Clear Width of Doorways

404.2.3 Maneuvering Clearances at Doors.

Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

404.2.3.1 Swinging Doors.

Swinging doors shall have maneuvering clearances complying with Fig. 404.2.3.1.

404.2.3.2 Sliding and Folding Doors.

Sliding and folding doors shall have maneuvering clearances complying with Fig. 404.2.3.2.

404.2.3.3 Doorways without Doors.

Doorways without doors that are less than 36 inches in width shall have maneuvering clearances complying with Fig. 404.2.3.3.

404.2.3.4 Recessed Doors.

Where any obstruction within 18 inches of the latch side of a doorway projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door, maneuvering clearances for a forward approach shall be provided.

404.2.3.5 Floor Surface.

Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302.

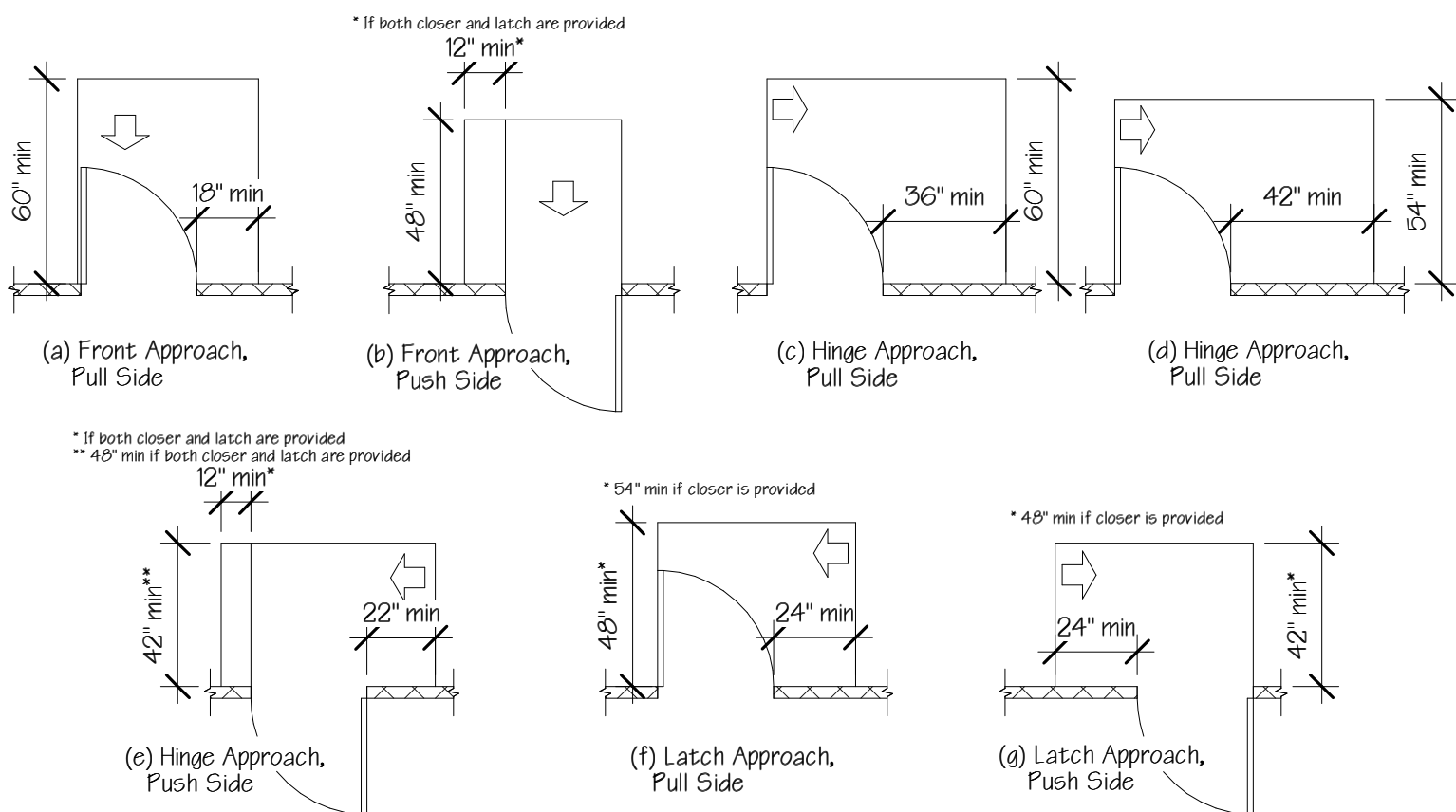


Fig. 404.2.3.1  
Maneuvering Clearances at Swinging Doors

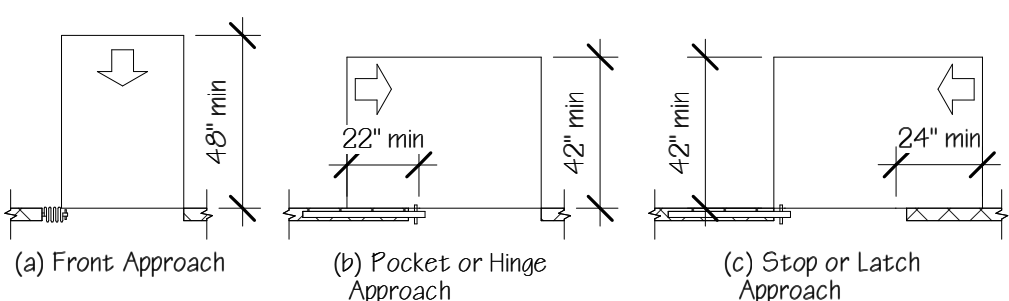


Fig. 404.2.3.2  
Maneuvering Clearances at Sliding and Folding Doors

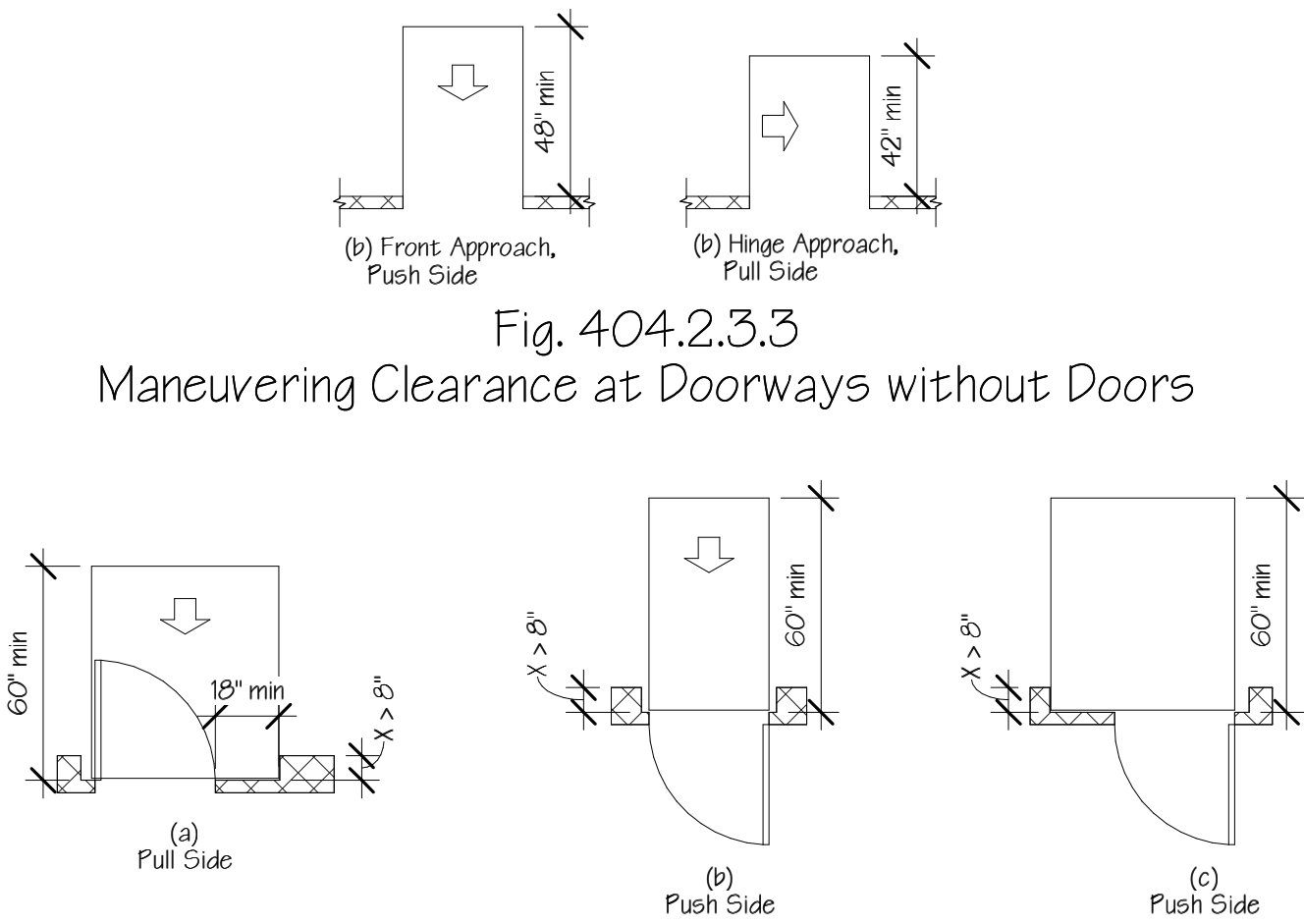


Fig. 404.2.3.4  
Maneuvering Clearance at Recessed Doors

404.2.4 Thresholds at Doorways.

If provided, thresholds at doorways shall be 1/2 inch maximum in height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.

EXCEPTION: An existing or altered threshold shall be permitted to be 3/4 inch maximum in height provided that the threshold has a beveled edge on each side with a maximum slope of 1:2 for the height exceeding 1/4 inch.

404.2.5 Two Doors in Series.

Distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of any door swinging into the space. The space between the doors shall provide a turning space complying with Section 304.

404.2.6 Door Hardware.

Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and useable from both sides.

EXCEPTION: Locks used only for security purposes and not used for normal operation shall not be required to comply with Section 404.2.6.

404.2.7 Closing Speed.

404.2.7.1 Door Closers.

Door closers shall be adjusted so that, from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

404.2.7.2 Spring Hinges.

Door spring hinges shall be adjusted so that from the open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.

404.2.8 Door Opening Force.

Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open doors other than fire doors shall be as follows:

1. Interior hinged door: 5.0 pounds maximum.
2. Sliding or folding door: 5.0 pounds maximum. 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.

404.2.9 Door Surface.

Door surfaces within 10 inches of the floor, measured vertically, shall be a smooth surface on the push side extending the full width of the door. Parts creating horizontal or vertical joints in such surface shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS:

1. Sliding doors.

2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at no less than 60 degrees from the horizontal shall not be required to meet the 10 inch bottom rail height requirement.

3. Doors that do not extend to within 10 inches of the floor.

404.2.10 Vision Lites.

Doors and sidelites adjacent to doors containing one or more glazing panels that permit viewing through the panels shall have the bottom of the adjacent sidelight: 43 inches maximum above the floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches above the floor are not required to comply with Section 404.2.10.

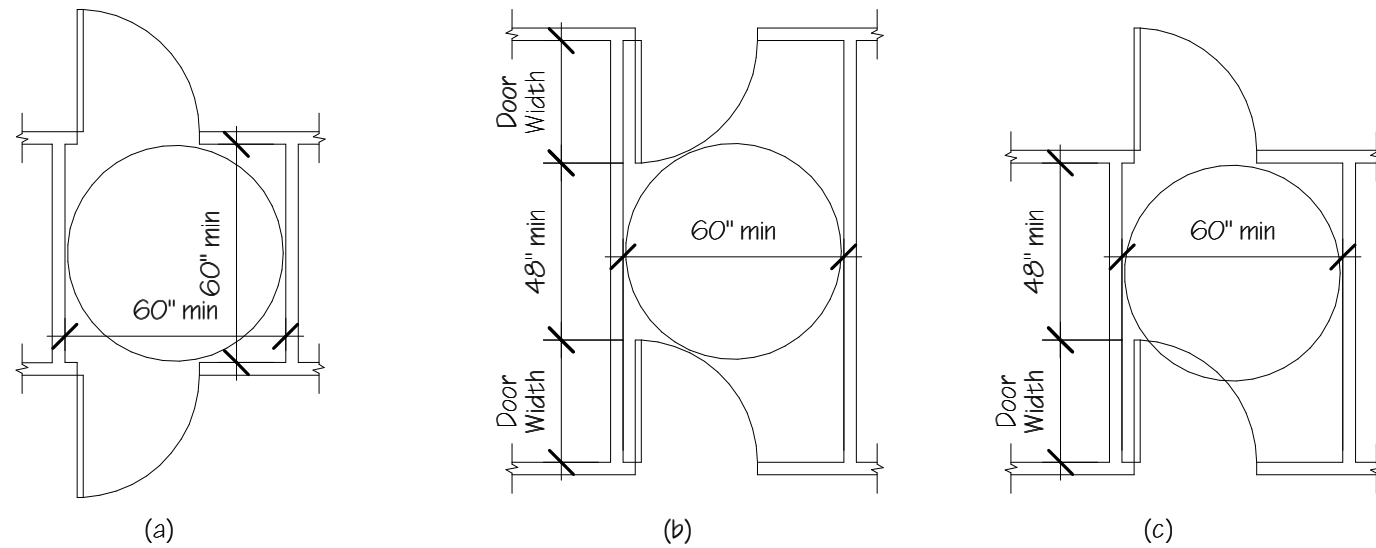


Fig. 404.2.5  
Two Doors in a Series

405 Ramps

405.1 General.

Ramps along accessible routes shall comply with Section 405.

EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with Section 405.

405.2 Slope.

Ramp runs shall have a running slope greater than 1:20 and not steeper than 1:12.

EXCEPTION: In existing buildings or facilities, ramps shall be permitted to have slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

Slope (steeper than 1:8 not Permitted)	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

405.3 Cross Slope.

Cross slope of ramp runs shall not be steeper than 1:28.

405.4 Floor Surfaces.

Floor surfaces of ramp runs shall comply with Section 302.

405.5 Clear Width.

The clear width of a ramp run shall be 36 inches minimum. Handrails and hand rail supports that are provided on the ramp run shall not project into the required clear width of the ramp run.

405.6 Rise.

The rise for any ramp shall be 30 inches maximum.

405.7 Landings.

Ramps shall have landings at bottom and top of each run. Landings shall comply with Fig. 405.7.

405.7.1 Slope.

Landings shall have a slope not steeper than 1:48 and shall comply with Section 302.

405.7.2 Width.

Clear width of landings shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length.

Landings shall have a clear length of 60 inches minimum.

405.7.4 Change in Direction.

Ramps that change direction at ramp landings shall be sized to provide a turning space complying with Section 304.3.

405.7.5 Doorways.

Where doorways are adjacent to a ramp landing, maneuvering clearances required by Sections 404.2.3 and 404.3.2 shall be permitted to overlap the landing area. Where doors that are subject to locking are adjacent to a ramp landing, landings shall be sized to provide a turning space complying with section 304.3.

405.8 Handrails.

Ramps with a rise greater than 6 inches shall have handrails complying with Section 505.

405.9 Edge Protection.

Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

EXCEPTIONS:

1. Edge protection shall not be required on ramps not required to have handrails and that have flared sides complying with Section 406.3.
2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
3. Edge protection shall not be required on the sides of ramp landings having a vertical dropoff of 1/2 inch maximum within 10 inches horizontally of the minimum landing area specified in Section 405.7.
4. Edge protection shall not be required on the sides of ramped aisles where the ramps provide access to the adjacent seats and aisle access ways.

405.9.1 Extended Floor Surface.

The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a railing complying with Section 505.

405.9.2 Curb or Barrier.

A curb complying with Section 405.9.2.1 or a barrier complying with Section 405.9.2.2 shall be provided.

405.9.2.1 Curb.

A curb shall be a minimum of 4 inches in height.

405.9.2.2 Barrier.

Barriers shall be constructed so that the barrier prevents the passage of a 4-inch diameter sphere where any portion of the sphere is within 4 inches of the floor.

405.10 Wet Conditions.

Landings subject to wet conditions shall be designed to prevent the accumulation of water.

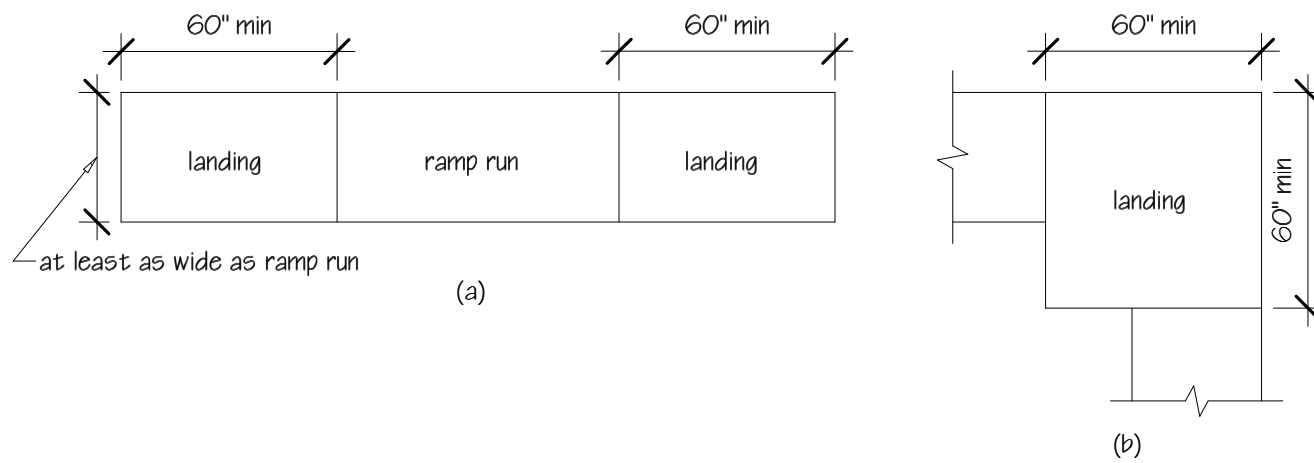


Fig. 405.7 - Ramp Landings

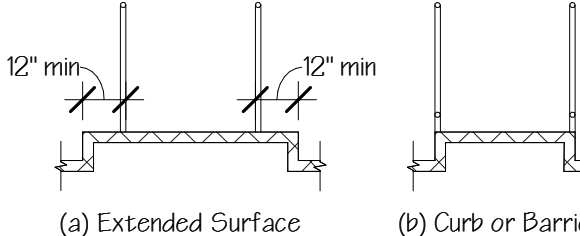


Fig. 405.9 - Ramp Edge Protection

406 Curb Ramps

406.1 General.

Curb ramps on accessible routes shall comply with Sections 406, 405.2, 405.3, and 405.10.

406.2 Counter Slope.

Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters and streets shall be at the same level.

406.3 Sides of Curb Ramps.

Where provided, curb ramp flares shall not be steeper than 1:10.

406.3.1 Slope.

Flares shall not be steeper than 1:10.

406.3.2 Marking.

If curbs adjacent to the ramp flares are painted, the painted surface shall extend along the flared portion of the curb.

406.4 Width.

Curb Ramps shall be 36 inches minimum in width, exclusive of flared sides.

406.5 Floor Surface.

Floor surfaces of curb ramps shall comply with Section 302.

406.6 Location.

Curb ramps and the flared sides of curb ramps shall be located so 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.

406.7 Landings.

Landings shall be provided at the tops of curb ramps. The clear length of the landing shall be 36 inches minimum. The clear width of the landing shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

406.8 Obstructions.

Curb ramps shall be located or protected to prevent their obstruction by parked vehicles.

406.9 Handrails.

Handrails are not required on curb ramps.

406.10 Diagonal Curb Ramps.

Diagonal or corner-type curb ramps with returned curbs or other well defined edges shall have the edges parallel to the direction of pedestrian flow. The bottoms of diagonal curb ramps shall have 48 inches minimum clear space outside traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches minimum in length on each side of the curb ramp and within the marked crossing.

406.11 Islands.

Raised islands in crossings shall be a cut-through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches minimum in length and 36 inches minimum in width at the top of the curb ramp in the part of the island intersected by the crossings. Each 48-inch by 36-inch area shall be oriented so the 48-inch length is in the direction of the running slope of the curb ramp it serves. The 48-inch by 36-inch areas and the accessible route shall be permitted to overlap.

406.12 Detectable Warnings at Raised Marked Crossings.

Marked crossings that are raised to the same level as the adjoining sidewalk shall be preceded by a 24-inch deep detectable warning complying with Section 705, extending the full width of the marked crossing.

406.13 Detectable Warnings at Curb Ramps.

Where detectable warnings are provided on curb ramps, they shall comply with Sections 406.13 and 705.

406.13.1 Area Covered.

Detectable warnings shall be 24 inches minimum in the direction of travel and extend the full width of the curb ramp or flush surface.

406.13.2 Location.

The detectable warning shall be located so the edge nearest the curb line is 6 inches to 8 inches from the curb line.

NOTE: FIGURES ARE NOT TO SCALE

NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

406.14 Detectable Warnings at Islands or Cut-through Medians.

Where detectable warnings are provided on curb ramps or at raised marked crossings leading to islands or cut-through medians, the island or cut-through median shall also be provided with detectable warnings complying with Section 705, be 24 inches in depth and extend the full width of the pedestrian route or cut-through. Where such island or cut-through median is less than 48 inches in depth, the entire width and depth of the pedestrian route or cut-through shall have detectable warnings.

407.1 General.

407 Elevators

Elevators shall comply with Section 407 and ASME/ANSI A17.1-2000 and Addenda A17.1a-2002 (American Society of Mechanical Engineers International, Three Park Avenue, New York, NY 10016-5900). Elevators shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

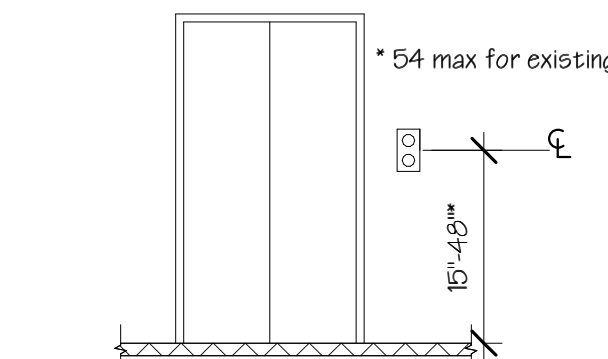


Fig. 407.2.1  
Height of Elevator Call Buttons

407.2 Elevator Landing Requirements.

Elevator landings shall comply with Section 407.2.

407.2.1 Call Controls.

Where elevator call buttons or keypads are provided, they shall comply with Sections 407.2.1 and 309.4. Call buttons shall be raised or flush. Objects beneath hall call buttons shall protrude 1 inch maximum.

EXCEPTIONS:

1. Existing elevators shall be permitted to have recessed call buttons.
2. The restriction on objects beneath call buttons shall not apply to existing call buttons.

407.2.1.1 Height.

Call buttons and keypads shall be located within one of the reach ranges specified in Section 308, measured to the centerline of the highest operable part.

EXCEPTION: Existing call buttons and existing keypads shall be permitted to be located 54 inches maximum above the floor, measured to the centerline of the highest operable part.

407.2.1.2 Size.

Call buttons shall be 3/4 inch minimum in the smallest dimension.

EXCEPTION: Existing elevator call buttons shall not be required to comply with Section 407.2.1.2.

407.2.1.3 Clear Floor Space.

A clear floor space complying with Section 305 shall be provided at call controls.

407.2.1.4 Location.

The call button that designates the up direction shall be located above the call button that designates the down direction.

EXCEPTION: Destination-oriented elevators shall not be required to comply with Section 407.2.1.4.

407.2.1.5 Signals.

Call button shall have visible signals to indicate when each call is registered and when each call is answered. Call buttons shall provide an audible signal or mechanical motion of the button to indicate when each call is registered.

EXCEPTIONS:

1. Destination-oriented elevators shall not be required to comply with Section 407.2.1.5, provided visible and audible signals complying with Section 407.2.1.7 are provided.
2. Existing elevators shall be required to comply with Section 407.2.1.5.

407.2.1.6 Keypads.

Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with Section 407.4.7.2.

407.2.1.7 Destination-oriented Elevator.

Destination-oriented elevators shall be provided with visible signal and audio tones and verbal announcements to indicate which car is responding to a call. The audible tone and verbal announcement shall be activated by pressing a function button. The function button shall be identified by the International Symbol for Accessibility and a raised indication. The International symbol for Accessibility, complying with Section 705.6.3.1, shall be 5/8 inch in height and be a visual character complying with Section 703.2. The indication shall be three raised dots, spaced 1/4 inch at base diameter, in the form of an equilateral triangle. The function button shall be located immediately below the keypad arrangement or floor buttons.

407.2.2 Hall Signals.

407.2.2.1 Visible and Audible Signals.

A visible and audible signal 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.

EXCEPTIONS:

1. Destination-oriented elevators shall not be required to comply with Section 407.2.2.1, provided visible and audible signals complying with Section 407.2.1.7 are provided.
2. In existing elevators, a signal indicating the direction of travel shall not be required.

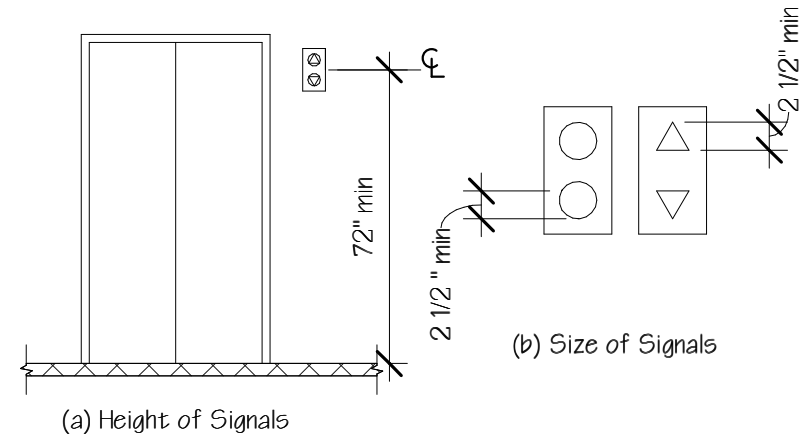
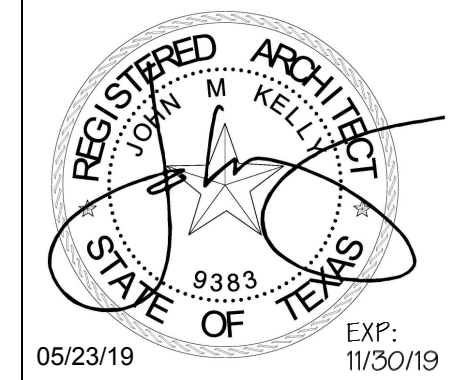


Fig. 407.2.2.2  
Height of Elevator Call Buttons

DRAWN BY:	MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPMENT  
  
1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208,  
(P) 502.609.4940

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SHEET	A1.4A	



NOTE: FIGURES ARE NOT TO SCALE

NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

407.2.2.2 Visible Signals.

Visible signal fixtures shall be centered at 72 inches minimum above the floor. The visible signal elements shall be 2 1/2 inches minimum between the uppermost and lowest edges of the illuminated shape measured vertically. Signals shall be visible from the floor area adjacent to the hall call button.

EXCEPTIONS:

1. Destination-oriented elevators shall be permitted to have signals visible from the floor area adjacent to the hoistway entrance.
2. Existing elevators shall not be required to comply with Section 407.2.2.2.

407.2.2.3 Audible Signals.

Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3,000 Hz maximum. The audible signal or verbal annunciator shall be 10 dBA minimum above ambient, but shall not exceed 80 dBA, measured at the hall call button.

EXCEPTIONS:

1. Destination-oriented elevators shall not be required to comply with Section 407.2.2.3, provided the audible tone and verbal announcement is the same as those given at the call button or call button keypad.
2. The requirement for the frequency and range of audible signals shall not apply in existing elevators.

407.2.2.4 Differentiation.

Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

407.2.3 Hoistway Signs.

Signs at elevator hoistways shall comply with Section 407.2.3.

407.2.3.1 Floor Designation.

Floor designations shall be provided in raised characters and braille complying with Sections 703.3 and 703.4. Raised characters shall be 2 inches minimum in height. Floor designations shall be located on both jambs of elevator hoistway entrances. A raised star shall be provided on both jambs at the main entry level.

407.2.3.2 Car Identification.

Destination-oriented elevators shall provide car identification in raised characters and braille complying with Sections 703.3 and 703.4. Raised characters shall be 2 inches minimum in height. Car designations shall be located on both jambs of the hoistway immediately below the floor designation.

407.2.4 Destination Signs.

Where signs indicate that elevators do not serve all landings, signs in raised characters and braille complying with sections 703.3 and 703.4 shall be provided above the hall call button or keypad.

EXCEPTION: Destination-oriented elevator systems shall not be required to comply with Section 407.2.4.

410 Platform Lifts

410.1 General.

Platform lifts shall comply with Section 410 and ASME A 18.1 listed in Section 105.2.6. Platform lifts shall not be attendant operated and shall provide unassisted entry and exit from the lift.

410.2 Lift Entry.

Lifts with doors or gates shall comply with section 410.2.1. Lifts with ramps shall comply with Section 410.2.2.

410.2.1 Doors and Gates.

Doors and gates shall be low energy power operated doors or gates complying with Section 404.3. Doors shall remain open for 20 seconds minimum. On lifts with one door or with doors on opposite ends, the end door clear opening width shall be 32 inches minimum. On lifts with one door on a narrow end and one door on a long side, the end door clear opening width shall be 36 inches minimum. Side door clear opening width shall be 42 inches minimum. Where a door is provided on a long side and on a narrow end of a lift, the side door shall be located with either the strike side or the hinge side in the corner furthest from the door on the narrow end.

EXCEPTIONS:

1. Doors or gates shall be permitted to be of the self-closing, manual type, where that door or gate provides access to a narrow end of the platform that serves only one landing. This exception shall not apply to doors or gates with ramps.
2. Lifts serving two landings maximum and having doors or gates on adjacent sides shall be permitted to have self closing manual doors or gates provided that the side door or gate is located with the strike side furthest from the end door. This exception shall not apply to door or gates with ramps.

410.2.2 Ramps.

Ramp widths shall not be less than the platform opening they serve.

410.3 Floor Surfaces.

Floor surfaces of platform lifts shall comply with Section 302.

410.4 Platform to Runway Clearance.

The clearance between the platform sill and the edge of any runway landing shall be 1 1/4 inch maximum.

410.5 Clear Floor Space.

Clear floor space of platform lifts shall comply with Section 410.5.

410.5.1 Lifts with Single Door or Doors on Opposite Ends.

Platform lifts with a single door or with doors on opposite ends shall provide a clear floor width of 36 inches minimum and a clear floor depth of 48 inches minimum.

410.5.2 Lifts with Doors on Adjacent Sides.

Platform lifts with doors on adjacent sides shall provide a clear floor width of 42 inches minimum and a clear floor depth of 60 inches minimum.

EXCEPTION: In existing buildings, platform lifts with doors on adjacent sides shall be permitted to provide a clear floor width of 36 inches and a clear floor depth of 60 inches.

410.6 Operable Parts.

Controls for platform lifts shall comply with section 309.

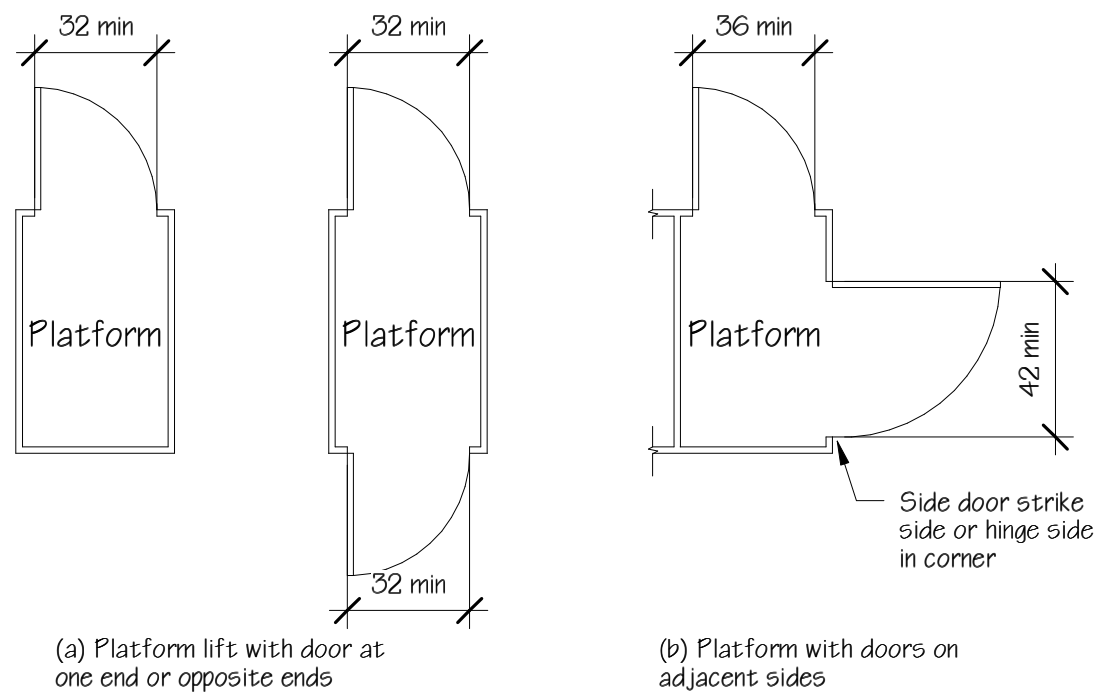


Fig. 410.2.1  
Platform Lift Doors and Gates

502 Parking Spaces

502.1 General.

Accessible car and van parking spaces shall comply with Section 502.

502.2 Vehicle Space Size.

Car parking spaces shall be 96 inches minimum in width. Van parking spaces shall be 132 inches minimum in width.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches minimum in width where the adjacent access aisle is 96 inches minimum in width.

502.3 Vehicle Space Marking.

Car and van parking spaces shall be marked to define the width. Where parking spaces are marked with lines, the width measurements of parking spaces and adjacent access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full line defining the parking space or access aisle.

502.4 Access Aisle.

Car and van parking spaces shall have an adjacent access aisle complying with Section 502.4.

502.4.1 Location.

Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. Parking spaces shall be permitted to have access aisles placed on either side of the car or van parking space. Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space.

502.4.2 Width.

Access aisles serving car and van parking spaces shall be 60 inches minimum in width.

502.4.3 Length.

Access aisles shall extend the full length of the parking spaces they serve.

502.4.4 Marking.

Access aisles shall be marked so as to discourage parking in them. Where access aisles are marked with lines, the width measurements of access aisles and adjacent parking spaces shall be made from the centerline of the markings.

EXCEPTION: Where access aisles or parking spaces are not adjacent to another access aisle or parking space, measurements shall be permitted to include the full width of the line defining the access aisle or parking space.

502.5 Floor Surfaces.

Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.

502.6 Vertical Clearance.

A vertical clearance of 98 inches minimum shall be provided at the following locations:

1. Parking spaces for vans.
2. The access aisles serving parking spaces for vans.
3. The vehicular routes serving parking spaces for vans.

502.7 Identification.

Where accessible parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with Section 703.6.3.1. Signs identifying van parking spaces shall contain the designation "van accessible". Such signs shall be 60 inches minimum above the floor of the parking space, measured to the bottom of the sign.

502.8 Relationship to Accessible Routes.

Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

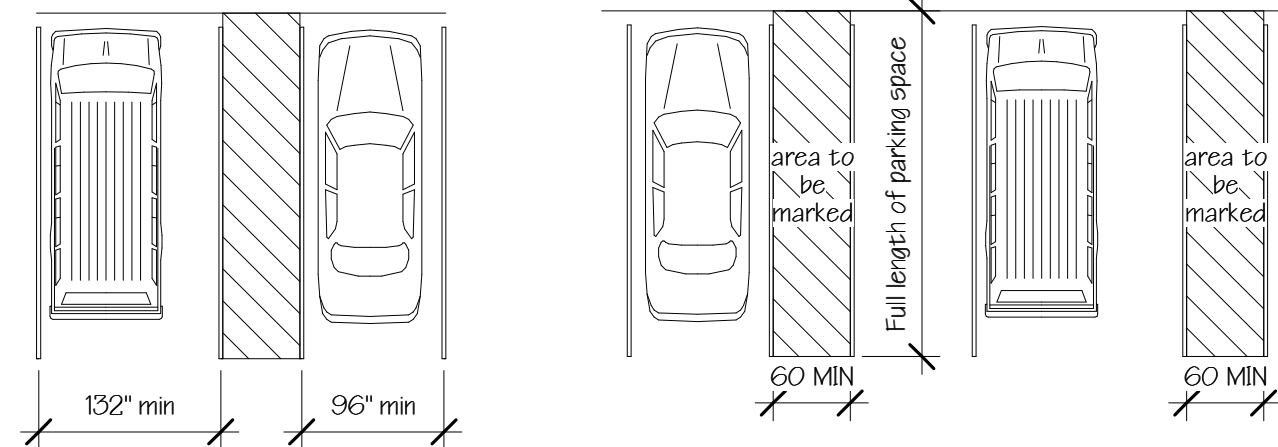


Fig. 502.2  
Vehicle Parking  
Space Size

Fig. 502.3  
Parking Space  
Access Aisle

503 Passenger Loading Zones

503.1 General.

Accessible passenger loading zones shall comply with Section 503.

503.2 Vehicle Pull-up Space Size.

Passenger loading zones shall provide a vehicular pull-up space 96 inches minimum in width and 20 feet minimum in length.

503.3 Access Aisle.

Passenger loading zones shall have an adjacent access aisle complying with Section 503.3.

503.3.1 Location.

Access aisles shall adjoin an accessible route. Access aisles shall not overlap the vehicular way.

503.3.2 Width.

Access aisles serving vehicle pull-up spaces shall be 60 inches minimum in width.

503.3.3 Length.

Access aisles shall be 20 feet minimum in length.

503.3.4 Marking.

Access aisles shall be marked so as to discourage parking in them.

503.5 Vertical Clearance.

A vertical clearance of 114 inches minimum shall be provided at the following locations:

1. Vehicle pull-up spaces;
2. The access aisles serving vehicle pull-up spaces;
3. A vehicular route from an entrance to the passenger loading zone, and;
4. A vehicular route from the passenger loading zone to a vehicular exit serving vehicle pull-up spaces.

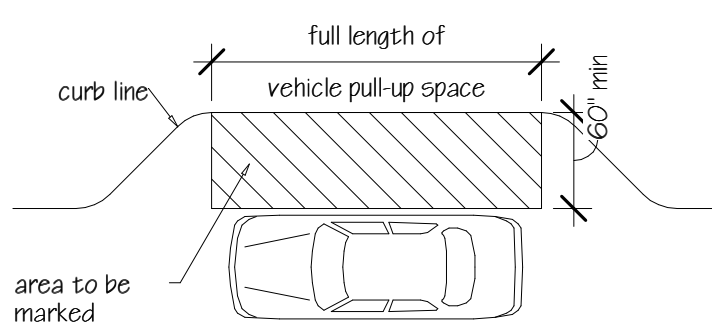


Fig. 503.3 Passenger Loading  
Zone Access Aisle

504 Stairways

504.1 General.

Stairs at public and common areas that are required as a means of egress and stairs at public and common areas that are between floor levels not connected by an elevator shall comply with Section 504.

504.2 Treads and Risers.

All steps on a flight of stairs shall have a uniform riser height and uniform tread depth. Risers shall be 4 inches minimum and 7 inches maximum in height. Treads shall be 11 inches minimum in depth.

504.3 Open Risers.

Open risers shall not be permitted.

504.4 Tread Surface.

Stair treads shall comply with Section 302 and shall have a slope not steeper than 1:48.

504.5 Nosing.

The radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. 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 be 1 1/2 inches maximum over the tread or floor below.

504.5.1 Visual Contrast.

The leading 2 inches of the tread shall have visual contrast of dark-on-light or light-on-dark from the remainder of the tread.

504.6 Handrails.

Stairs shall have handrails complying with Section 505.

504.7 Wet Conditions.

Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of

504.8 Lighting.

Lighting for interior stairways shall comply with Section 504.8.

504.8.1 Luminance

Lighting facilities shall be capable of providing 10 foot-candles of luminance measured at the center of tread surfaces and on landing surfaces within 24 inches of step nosings.

504.8.2 Lighting Controls.

If provided, occupancy-sensing automatic controls shall activate the stairway lighting so the luminance level required by Section 504.8.1 is provided on the entrance landing, each stair flight adjacent to the entrance landing, and on the landings above and below the entrance landing prior to any step being used.

504.9 Stair Level Identification.

Stair level identification signs in raised characters and braille complying with Sections 703.3 and 703.4 shall be located at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the floor level. The exit door discharging to the outside or to the level of exit discharge shall have a sign with raised characters and braille stating "EXIT".

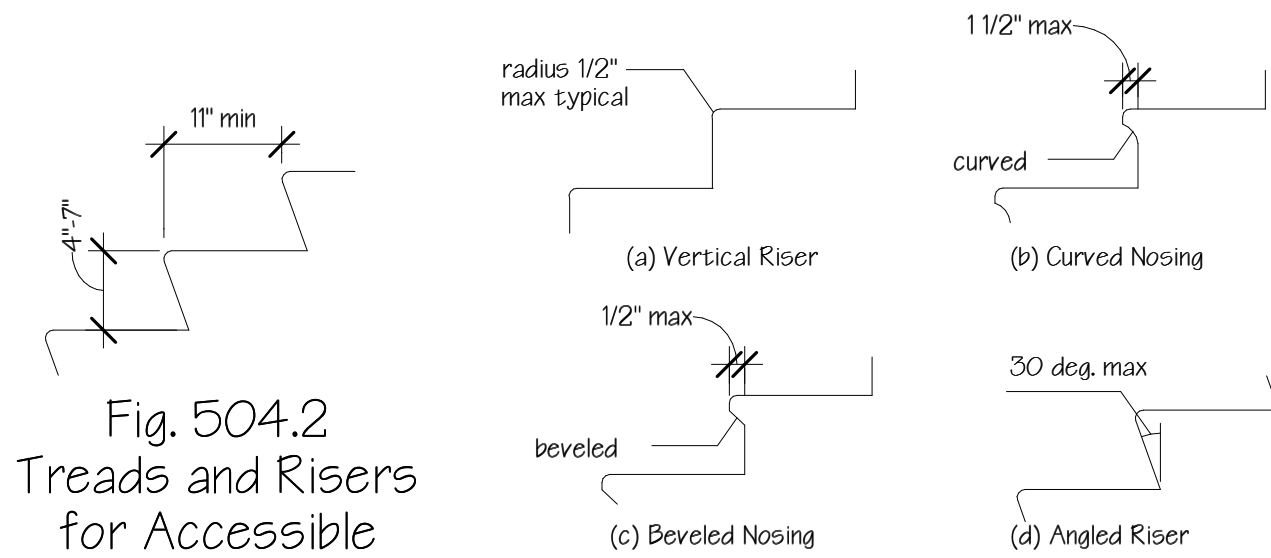


Fig. 504.2  
Treads and Risers  
for Accessible  
Stairways

Fig. 504.5  
Treads and Risers for  
Accessible Stairways

505 Handrails

505.1 General.

Handrails required by Section 405.8 for ramps or Section 504.6 for stairs, shall comply with Section 505.

505.2 Location.

Handrails shall be provided on both sides of stairs and ramps.

EXCEPTIONS:

1. In assembly seating areas, handrails shall not be required on both sides along aisle stairs, provided with a handrail either at the side or within the aisle.
2. In assembly seating areas, handrails shall not be required on the sides of ramped aisles serving seats.

505.3 Continuity.

Handrails shall be continuous within the full length of each ramp run or stair flight. Inside handrails on switchback or dogleg ramps or stairs shall be continuous between runs or flights. Other handrails shall comply with Sections 505.10 and 307.

EXCEPTION: Handrails shall not be required to be continuous in aisles serving seating where handrails are discontinuous to provide access to seating and to permit crossovers within the aisles.

505.4 Height.

Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above ramp surfaces and stair nosings, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above ramp surfaces, stair nosings and walking surfaces.

505.5 Clearance.

Clear space between handrail gripping surface and adjacent surfaces shall be 1 1/2 inches minimum.

505.6 Gripping Surfaces.

Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

EXCEPTIONS:

1. Handrail brackets or balusters attached to bottom surface of the handrail shall not be considered obstructions, provided they comply with the following criteria:

- a) not more than 20 percent of the handrail length is obstructed,
- b) horizontal projections beyond the sides of the handrail occur 1 1/2 inches minimum below the bottom of the handrail, and provided that for each 1/2 inch of additional handrail perimeter dimension above 4 inches, the vertical clearance dimension of 1 1/2 inch can be reduced by 1/8 inch, and
- c) edges shall be rounded.

2. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.

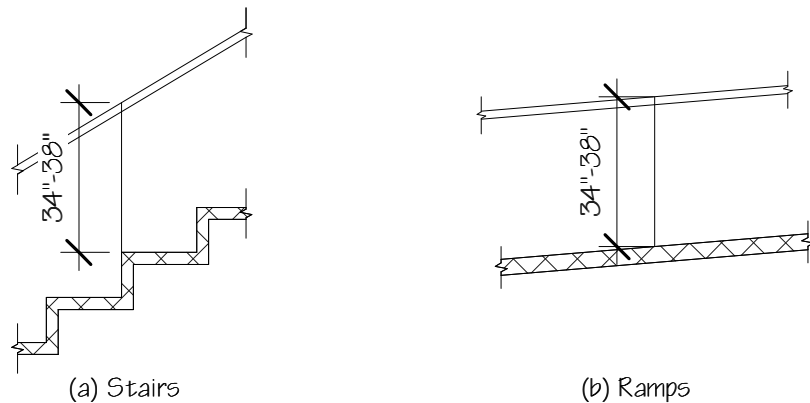


Fig. 505.4  
Handrail Height

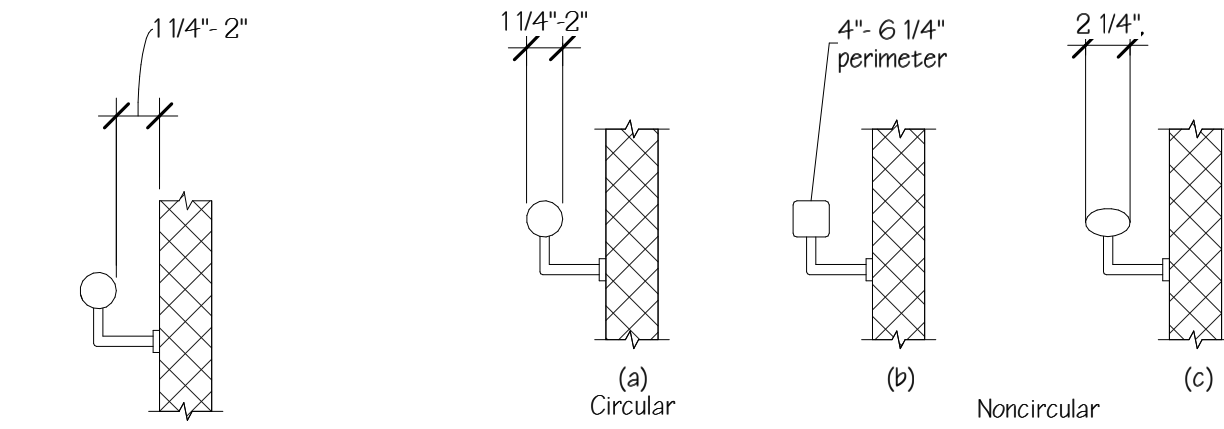


Fig. 505.5  
Handrail Clearance

Fig. 505.7  
Handrail Cross Section

505.7 Cross Section.

Handrails shall have a cross section complying with Section 505.7.1 or 505.7.2.

505.7.1 Circular Cross Sections

Handrails with a circular cross section shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum.

505.7.2 Non-Circular Cross Sections.

Handrails with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross section dimension of 2 1/4 inches maximum.

505.8 Surfaces.

Handrails, and any wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall be rounded.

505.9 Fittings.

Handrails shall not rotate within their fittings.

505.10 Handrail Extensions.

Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with Section 505.10.

EXCEPTIONS:

1. Continuous handrails at the inside turn of stairs and ramps.
2. Extensions are not required for handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within the aisle.
3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps.

Ramp handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be continuous to the handrail of an adjacent ramp run.

505.10.2 Top Extension at Stairs.

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the landing nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.3 Bottom Extension at Stairs.

At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

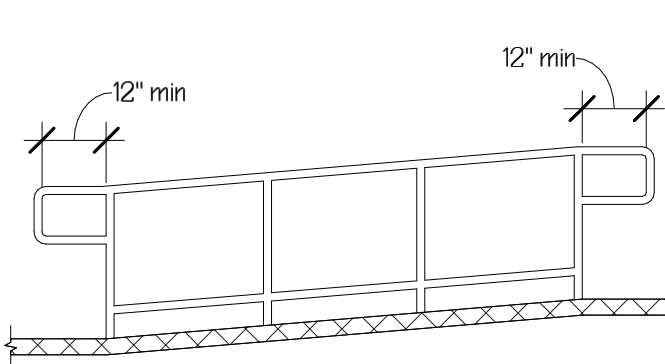


Fig. 505.10.1  
Top and Bottom Handrail  
Extensions at Ramps

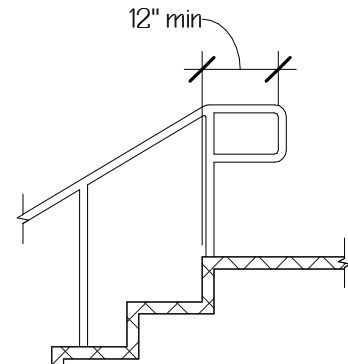


Fig. 505.10.2  
Top Handrail  
Extensions at  
Stairs

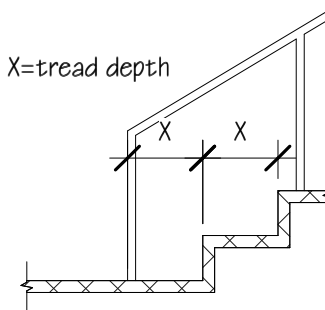


Fig. 505.10.3  
Bottom Handrail Extension at Stairs

602 Drinking Fountains

602.1 General.

Accessible drinking fountains shall comply with Sections 602 and 307.

602.2 Clear Floor Space.

A clear floor space complying with Section 305, positioned for a forward approach to the drinking fountain, shall be provided. Knee and toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.

EXCEPTIONS:

1. Drinking fountains for standing persons.
2. Drinking fountains primarily for children's use shall be permitted where the spout is 30 inches maximum above the floor, and a parallel approach complying with Section 305, centered on the drinking fountain, is provided.
3. In existing buildings, existing drinking fountains providing a parallel approach complying with Section 305, centered on the drinking fountain, shall be permitted.
4. Where specifically permitted by the administrative authority, a parallel approach complying with Section 305, centered on the drinking fountain, shall be permitted for drinking fountains that replace existing drinking fountains with a parallel approach.

602.3 Operable Parts.

Operable parts shall comply with Section 309.

602.4 Spout Outlet Height.

Spout outlets of wheelchair accessible drinking fountains shall be 36 inches maximum above the floor. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the floor.

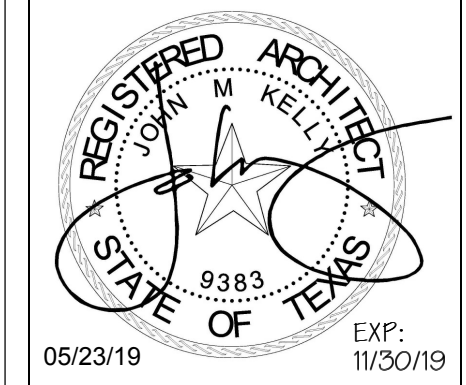
602.5 Spout Location.

The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the drinking fountain, including bumpers. Where only a parallel approach is provided, the spout shall be located 3 1/2 inches maximum from the front edge of the drinking fountain, including bumpers.

602.6 Water Flow.

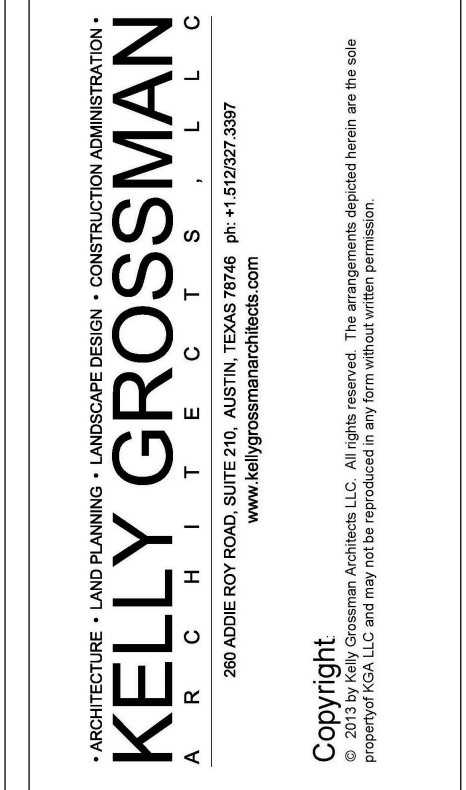
The spout shall provide a flow of water 4 inches minimum in height. The angle of the water stream from spouts within 3 inches of the front of the drinking fountain shall be 30 degrees maximum, and from spouts between 3 inches and 5 inches from the front of the drinking fountain shall be 15 degrees maximum, measured horizontally relative to the front face of the drinking fountain.

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PROJECT #:
18-2325



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STREET, LOUISVILLE, KY  
40208,  
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NORWOOD ESTATES

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DESCRIPTION ICC ANSI SHEET 3 (2009)		
SHEET A1.4B		



ICC/ANSI A117.1 - 2009 FOR PUBLIC AND COMMON FACILITIES  
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602. Drinking Fountains.

602.1 General. Accessible drinking fountains shall comply with Sections 602 and 307.  
602.2 Clear Floor Space. A clear floor space complying with Section 305, positioned for a forward approach to the drinking fountain, shall be provided. Knee and toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.

- EXCEPTIONS:
1. Drinking fountains for standing persons.
  2. Drinking fountains primarily for children's use shall be permitted where the spout is 30 inches maximum above the floor, and a parallel approach complying with Section 305, centered on the drinking fountain, is provided.
  3. In existing buildings, existing drinking fountains providing a parallel approach complying with Section 305, centered on the drinking fountain, shall be permitted.
  4. Where specifically permitted by the administrative authority, a parallel approach complying with Section 305, centered on the drinking fountain, shall be permitted for drinking fountains that replace existing drinking fountains with a parallel approach.

602.3 Operable Parts.

Operable parts shall comply with Section 309.

602.4 Spout Outlet Height.

Spout outlets of wheelchair accessible drinking fountains shall be 36 inches maximum above the floor. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the floor.

602.5 Spout Location.

The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the drinking fountain, including bumpers. Where only a parallel approach is provided, the spout shall be located 3 1/2 inches maximum from the front edge of the drinking fountain, including bumpers.

602.6 Water Flow.

The spout shall provide a flow of water 4 inches minimum in height. The angle of the water stream from spouts within 3 inches of the front of the drinking fountain shall be 30 degrees maximum, and from spouts between 3 inches and 5 inches from the front of the drinking fountain shall be 15 degrees maximum, measured horizontally relative to the front face of the drinking fountain.

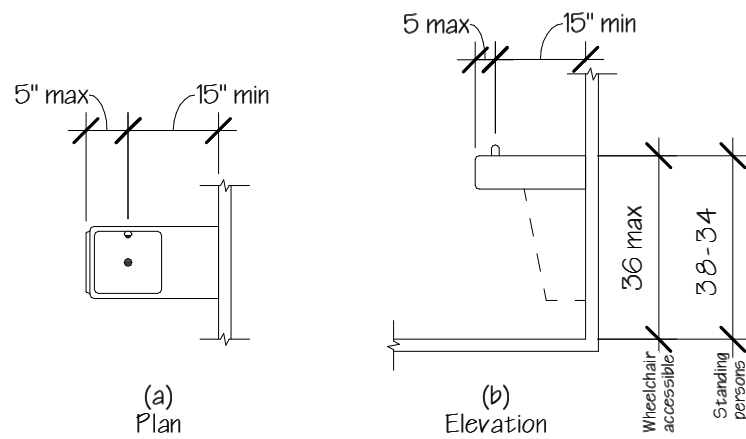


Fig. 602.5  
Drinking Fountain Spout Location

603. Toilet and Bathing Rooms.

603.2 Clearances.

603.2.1 Turning Space.

A turning space complying with Section 304 shall be provided within the room. The required turning space shall not be provided within a toilet compartment.

603.2.2 Door Swing.

Doors shall not swing into the clear floor space or clearance for any fixture.

EXCEPTIONS:

1. Doors to a toilet or bathing room for a single occupant, accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space, provided the swing of the door can be reversed to comply with Section 603.2.2.
2. Where the room is for individual use and a clear floor space complying with Section 305.3 is provided within the room beyond the arc of the door swing, the door shall not be required to comply with Section 603.2.2.

603.3 Mirrors.

Where mirrors are located above lavatories, a mirror shall be located over the accessible lavatory and shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor. Where mirrors are located above counters that do not contain lavatories, the mirror shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor.

EXCEPTION: Other than within Accessible dwelling or sleeping units, mirrors are not required over the lavatories or counters if a mirror is located within the same toilet or bathing room and mounted with the bottom edge of the reflecting surface 35 inches maximum above the floor.

603.4 Coat Hooks and Shelves.

Coat hooks shall be located within one of the reach ranges specified in Section 308. Shelves shall be 40 inches minimum and 48 inches maximum above the floor.

603.5 Diaper Changing Tables.

Diaper changing tables shall comply with Sections 309 and 902.

603.6 Operable Parts.

Operable parts on towel dispensers and hand dryers serving accessible lavatories shall comply with Table 603.6.

604. Water Closets and Toilet Compartments

604.1 General.

Accessible water closets and toilet compartments shall comply with Section 604. Compartments containing more than one plumbing fixture shall comply with Section 603. Wheelchair accessible compartments shall comply with Section 604.8. Ambulatory accessible compartments shall comply with Section 604.9.

604.2 Location.

The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition. Water closets located in ambulatory accessible compartments specified in Section 604.9 shall have the centerline of the water closet 17 inches minimum to 19 inches maximum from the side wall or partition.

604.3 Clearance.

604.3.1 Clearance Width.

Clearance around a water closet shall be 60 inches minimum in width, measured perpendicular from the sidewall.

604.3.2 Clearance Depth.

Clearance around the water closet shall be 56 inches minimum in depth, measured perpendicular from the rear wall.

604.3.3 Clearance Overlap.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance.

Table 603.6  
Maximum Reach Depth and Height

Maximum Reach Depth	0.5 inch	2 inches	5 inches	6 inches	9 inches	11 inches
Maximum Reach Height	48 inches	46 inches	42 inches	40 inches	36 inches	34 inches

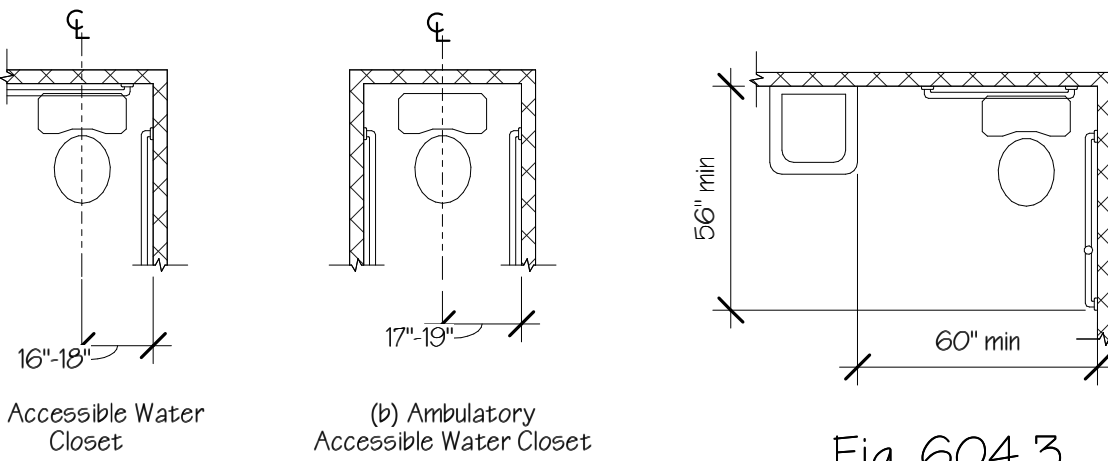


Fig. 604.3  
Size of Clearance for Water Closet

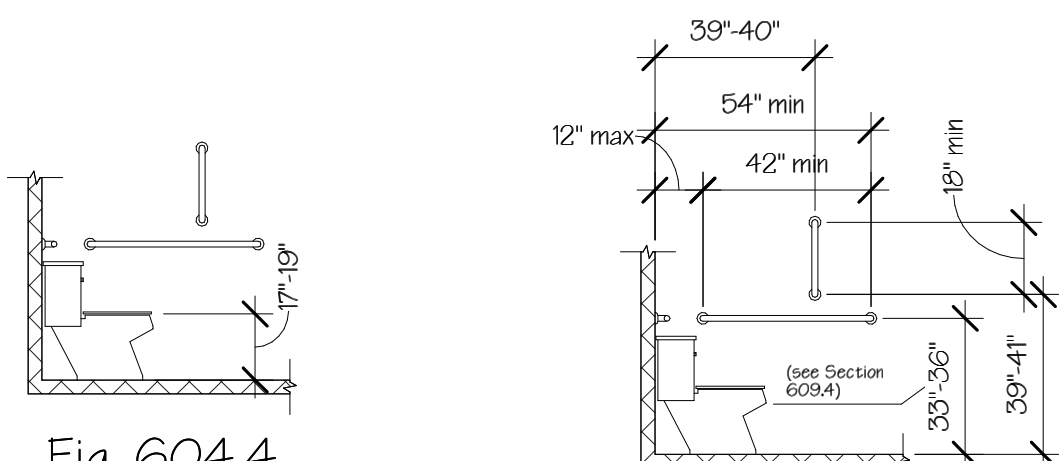


Fig. 604.4  
Water Closet Height

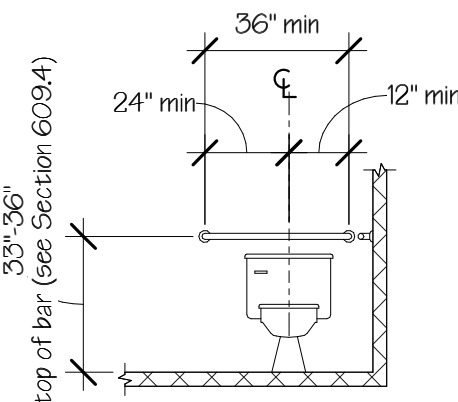


Fig. 604.5.1  
Side Wall Grab Bar for Water Closet

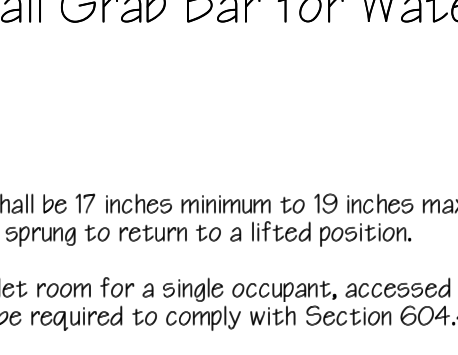


Fig. 604.5.2  
Rear Wall Grab Bar for Water Closet

604.4 Height.

The height of water closet seats shall be 17 inches minimum to 19 inches maximum above the floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

EXCEPTION: A water closet in a toilet room for a single occupant, accessed only through a private office and not for common use or public use, shall not be required to comply with Section 604.4.

604.5 Grab Bars.

Grab bars for water closets shall comply with Section 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.

EXCEPTION:

Grab bars are not required to be installed in a toilet room for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with Section 604.5.

604.5.1 Fixed side Wall Grab Bars.

Fixed side wall grab bars shall be 42 inches minimum in length, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall. In addition, a vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located between 39 inches and 41 inches above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.

604.5.2 Rear Wall Grab Bars.

The rear wall grab bar shall be 36 inches minimum in length, and extend from the centerline of the water closet 12 inches minimum on the side closest to the wall, and 24 inches minimum on the transfer side.

EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches minimum in length, centered on the water closet, where wall space does not permit a grab bar 36 inches minimum in length due to the location of a recessed fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, that grab bar shall be permitted to be split or shifted to the open side of the toilet area.

604.6 Flush Controls.

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309. Flush controls shall be located on the open side of the water closet.

EXCEPTION: In ambulatory accessible compartments complying with Section 604.9, flush controls shall be permitted to be located on either side of the water closet.

604.7 Dispensers.

Toilet paper dispensers shall comply with Section 309.4. Where the dispenser is located above the grab bar, the outlet of the dispenser shall be located within an area 24 inches minimum and 36 inches maximum from the rear wall. Where the dispenser is located below the grab bar, the outlet of the dispenser shall be located within an area 24 inches minimum and 42 inches maximum from the rear wall. The outlet of the dispenser shall be located 18 inches minimum and 48 inches maximum above the floor. Dispensers shall comply with Section 609.3. Dispensers shall not be of a type that control delivery, or do not allow continuous paper flow.

604.8 Coat Hooks and Shelves.

Coat hooks provided within toilet compartments shall be 48 inches maximum above the floor. Shelves shall be 40 inches minimum and 48 inches maximum above the floor.

604.9 Wheelchair Accessible Compartments.

604.9.1 General.

Wheelchair accessible compartments shall comply with Section 604.9.

604.9.2 Size.

The minimum area of a wheelchair accessible compartment shall be 60 inches minimum in width measured perpendicular to the side wall, and 56 inches minimum in depth for wall hung water closets, and 59 inches minimum in depth for floor mounted water closets measured perpendicular to the rear wall.

604.9.2.1 Minimum Area.

The minimum area of a wheelchair accessible compartment shall be 60 inches minimum in width measured perpendicular to the side wall, and 56 inches minimum in depth for wall hung water closets, and 59 inches minimum in depth for floor mounted water closets measured perpendicular to the rear wall.

604.9.3 Doors.

Toilet compartment doors, including door hardware, shall comply with Section 404.1, except if the approach is to the latch side of the compartment door clearance between the door side of the stall and any obstruction shall be 42 inches minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front partition. The door shall be self-closing. A door pull complying with Section 404.2.6 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the required minimum area of the compartment.

604.9.3.1 Door Opening Location.

The farthest edge of toilet compartment door opening shall be located in the front wall or partition or in the side wall or partition as required by Table 604.9.3.1.

604.9.4 Approach.

Wheelchair accessible compartments shall be arranged for left-hand or right-hand approach to the water closet.

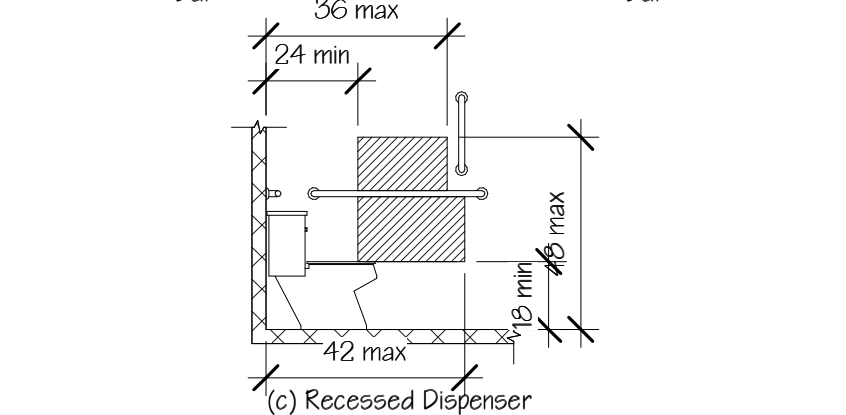
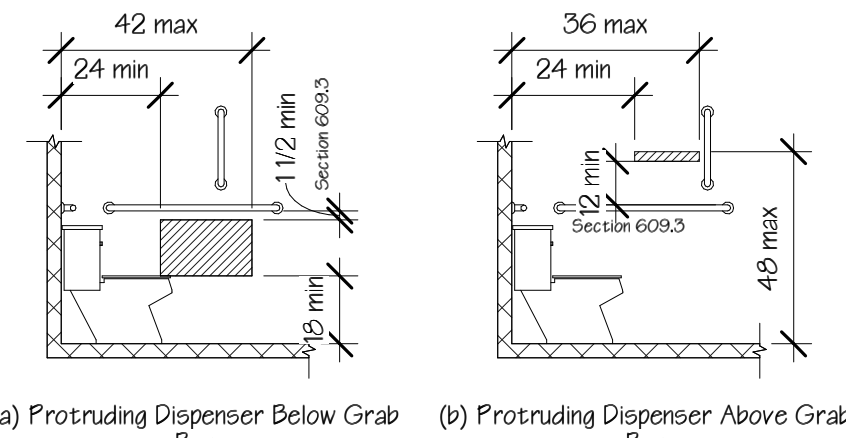


Fig. 604.7  
Dispenser Outlet Location

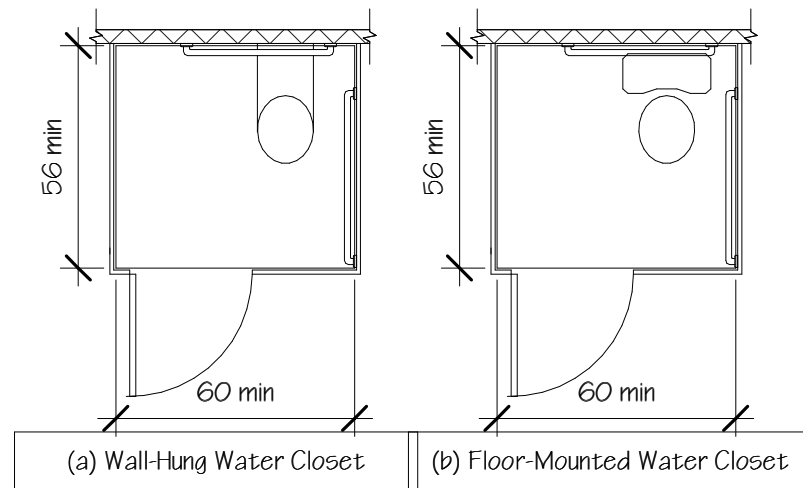


Figure 604.9.2  
Wheelchair Accessible Toilet Compartments

Table 604.9.3.1 Door Opening Location

Door Opening Location	Measured From	Dimension
Front Wall or Partition	From the side wall or partition closest to the water closet	56 inches minimum
	or	
Side Wall or Partition Wall-Hung Water Closet	From the side wall or partition farthest from the water closet	4 inches maximum
	or	
Side Wall or Partition Floor-Mounted Water Closet	From the rear wall	52 inches minimum
	or	
Side Wall or Partition Floor-Mounted Water Closet	From the front wall or partition	4 inches maximum
	or	
Side Wall or Partition Floor-Mounted Water Closet	From the rear wall	55 inches minimum
	or	
Side Wall or Partition Floor-Mounted Water Closet	From the front wall or partition	4 inches maximum
	or	

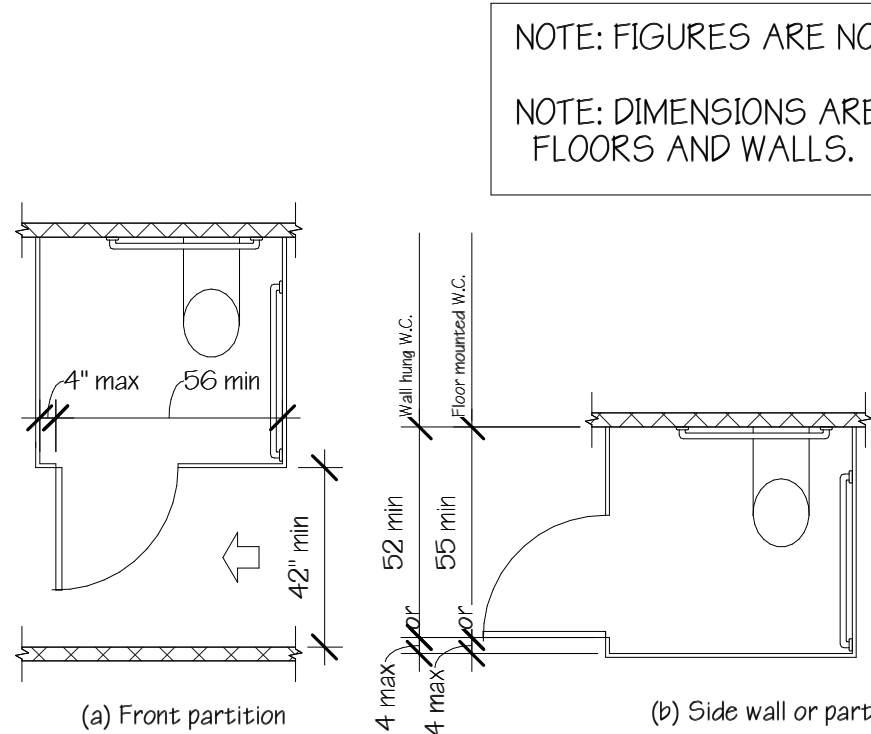


Figure 604.9.3.1  
Wheelchair Accessible Compartment Door Openings

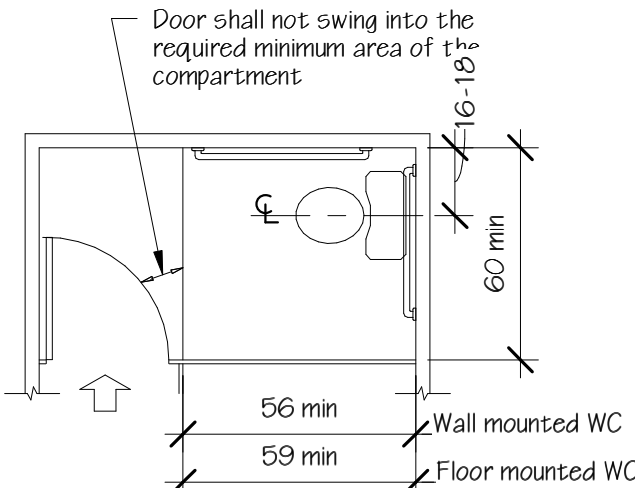


Figure 604.9.3.1 (C)  
Wheelchair Accessible Compartment Door Openings--Alternate

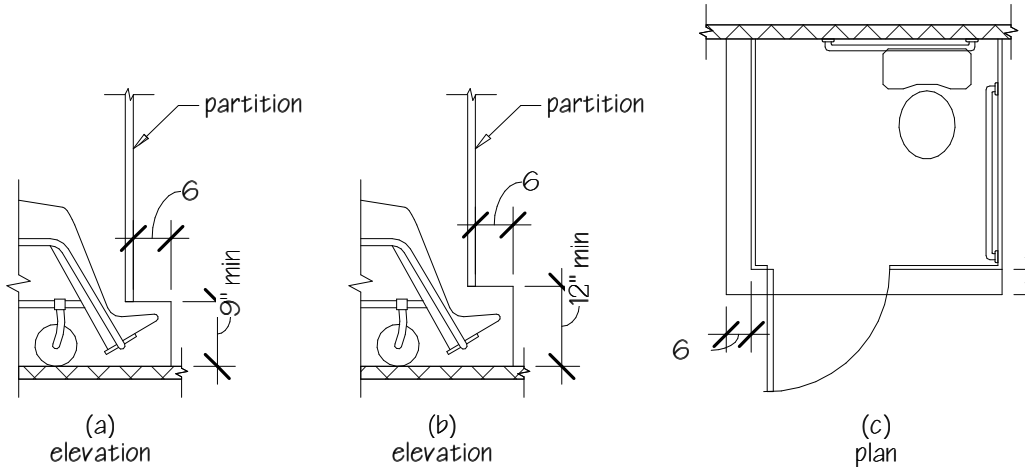


Figure 604.9.5  
Wheelchair Accessible Compartment Toe Clearance

604.9.5 Toe Clearance.

Toe clearance for wheelchair accessible compartments shall comply with Section 604.9.5.1.

604.9.5.1 Toe Clearance at Compartments.

The front partition and at least one side partition shall provide a toe clearance of 9 inches minimum above the floor and extending 6 inches beyond the compartment side face of the partition, exclusive of partition support members.

EXCEPTIONS:

1. Toe clearance at the front partition is not required in a compartment greater than 62 inches in depth with a wall-hung water closet, or greater than 65 inches in depth with a floor-mounted water closet.
2. Toe clearance at the side partition is not required in a compartment greater than 66 inches in width.

604.9.6 Grab Bars.

Grab bars shall comply with Section 609. Side wall grab bars complying with Section 604.5.1 located on the wall closest to the water closet, and a rear wall grab bar complying with Section 604.5.2, shall be provided.

604.10 Ambulatory Accessible Compartments.

Omitted (not applicable).

604.11 Water Closets and Toilet Compartments for Children's Use.

Omitted (not applicable).

605 Urinals

605.2 Height and Depth.

Urinals shall be of the stall type or shall be of the wall hung type with the rim at 17 inches maximum above the floor. Wall hung urinals shall be 13 1/2 inches minimum in depth measured from the outer face of the urinal rim to the wall.

605.3 Clear Floor Space.

A clear floor space complying with Section 305, positioned for forward approach, shall be provided.

605.4 Flush Controls.

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309.

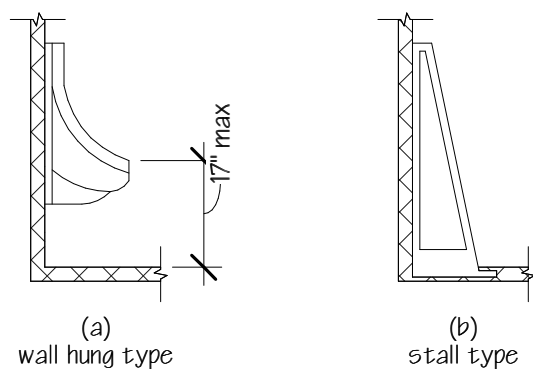


Figure 605.2  
Height of Urinals

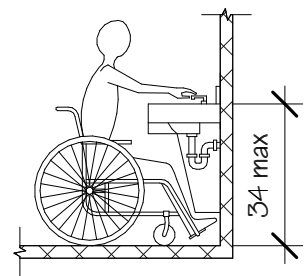
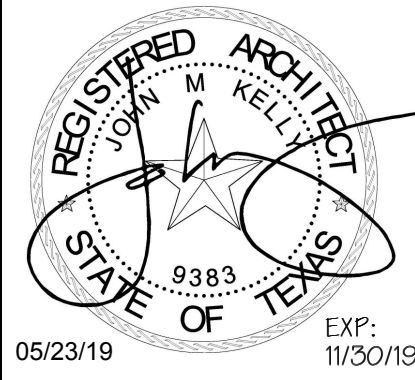


Fig. 606.2  
Height of Lavatories and Sinks

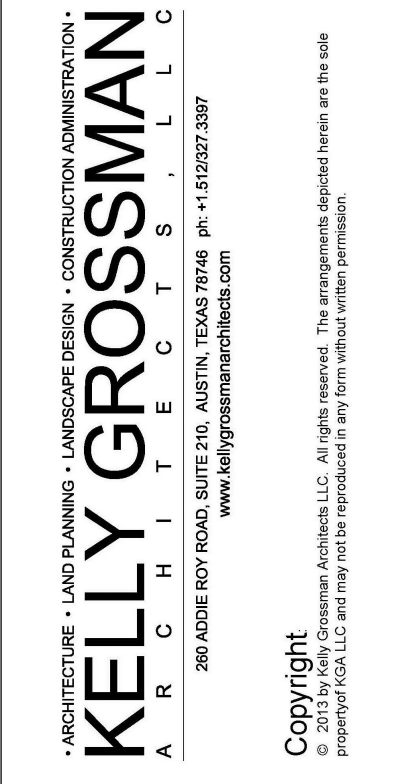
NOTE: FIGURES ARE NOT TO SCALE  
NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

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606 Lavatories and Sinks

606.2 Clear Floor Space.

A clear floor space complying with Section 305.3, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.

EXCEPTIONS:

1. A parallel approach complying with Section 305 and centered on the sink, shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided.
2. The requirement for knee and toe clearance shall not apply to a lavatory in a toilet and bathing facility for a single occupant, accessed only through a private office and not for common use or private use.
3. Removed (not applicable).
4. Removed (not applicable).
5. The requirement for knee and toe clearance shall not apply to more than one bowl of a multibowl sink.
6. A parallel approach complying with Section 305 and centered on the sink, shall be permitted at wet bars.

606.3 Height.

The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

EXCEPTION: A lavatory in a toilet and bathing facility for a single occupant, accessed only through a private office and not for common use or public use, shall not be required to comply with Section 606.3.

606.4 Faucets.

Faucets shall comply with Section 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Lavatories with Enhanced Reach Ranges.

Where enhanced reach range is required at lavatories, faucets, and soap dispenser controls shall have a reach depth of 11 inches maximum or, if automatic, shall be actuated within a reach depth of 11 inches maximum. Water and soap flow shall be provided with a reach depth of 11 inches maximum.

606.6 Exposed Pipes and Surfaces.

Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 Bathtubs

607.2 Clearance.

A clearance in front of bathtubs extending the length of the bathtub and 30 inches minimum in depth. Where a permanent seat is provided at the head end of the bath tub, the clearance shall extend 12 inches minimum beyond the wall at the head end of the bath tub.

607.3 Seat.

A permanent seat at the head end of the bath tub or a removable in-tub seat shall be provided. Seats shall comply with Section 610.

607.4 Grab Bars.

Grab bars shall comply with Section 609 and shall be provided in accordance with Section 607.4.1 or 607.4.2.

EXCEPTION:

Grab bars shall not be required to be installed in a bathing facility for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with Section 607.4.

607.4.1 Bathtubs with Permanent Seats.

For bathtubs with permanent seats, grab bars complying with Section 607.4.1 shall be provided.

607.4.1.1 Back Wall.

Two horizontal grab bars shall be provided on the back wall, one complying with Section 609.4 and the other located 8 inches minimum and 10 inches maximum above the rim of the bathtub. Each grab bar shall be located 15 inches maximum from the head end wall and extend to 12 inches maximum from the control end wall.

607.4.1.2 Control End Wall.

Control end wall grab bars shall comply with Section 607.4.1.2.

EXCEPTION: An L-shaped continuous grab bar of equivalent dimensions and positioning shall be permitted to serve the function of separate vertical and horizontal grab bars.

607.4.1.2.1 Horizontal Grab Bar.

A horizontal grab bar 24 inches minimum in length shall be provided on the control end wall beginning near the front edge of the bathtub and extending toward the inside corner of the bathtub.

607.4.1.2.2 Vertical Grab Bar.

A vertical grab bar 18 inches minimum in length shall be provided on the control end wall 3 inches minimum to 6 inches maximum above the horizontal grab bar, and 4 inches maximum inward from the front edge of the bath tub.

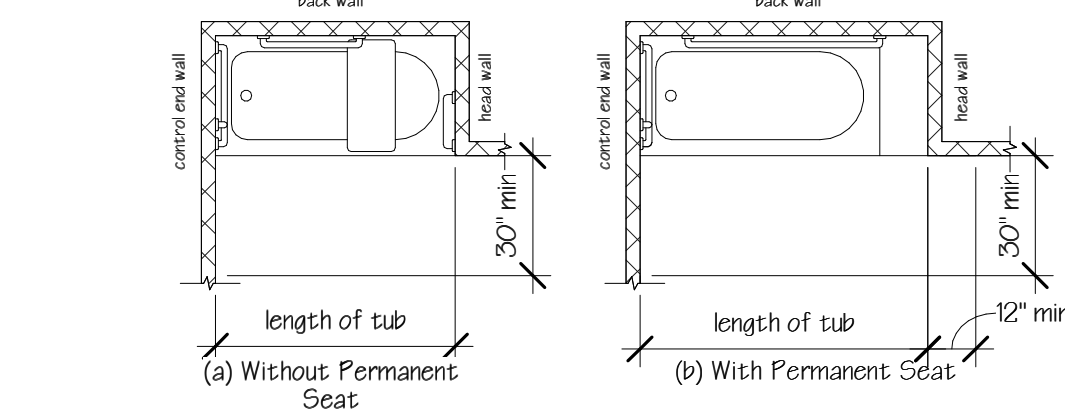


Fig. 607.2  
Clearance for Bathtubs

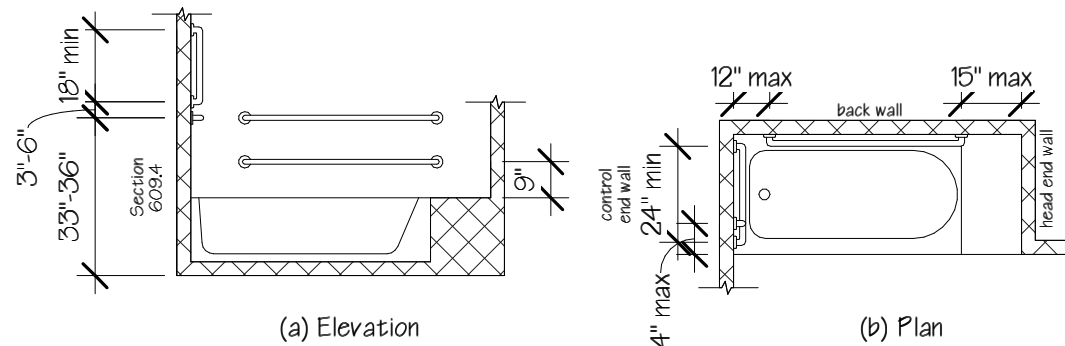


Fig. 607.4.1  
Grab Bars for Bathtubs with  
Permanent Seats

607.4.2 Bathtubs without Permanent Seats.

For bathtubs with out permanent seats, grab bars complying with Section 607.4.2 shall be provided.

607.4.2.1 Back Wall.

Two horizontal grab bars shall be provided on the back wall, one complying with Section 609.4 and the other 8 inches minimum and 10 inches maximum above the rim of the bath tub. Each grab bar shall be 24 inches minimum in length, located 24 inches maximum from the head end wall and extend to 12 inches maximum from the control end wall.

607.4.2.2 Control End Wall.

Control end wall grab bars shall comply with Section 607.4.1.2.

607.4.2.3 Head End Wall.

A horizontal grab bar 12 inches minimum in length shall be provided on the head end wall at the front edge of the bathtub.

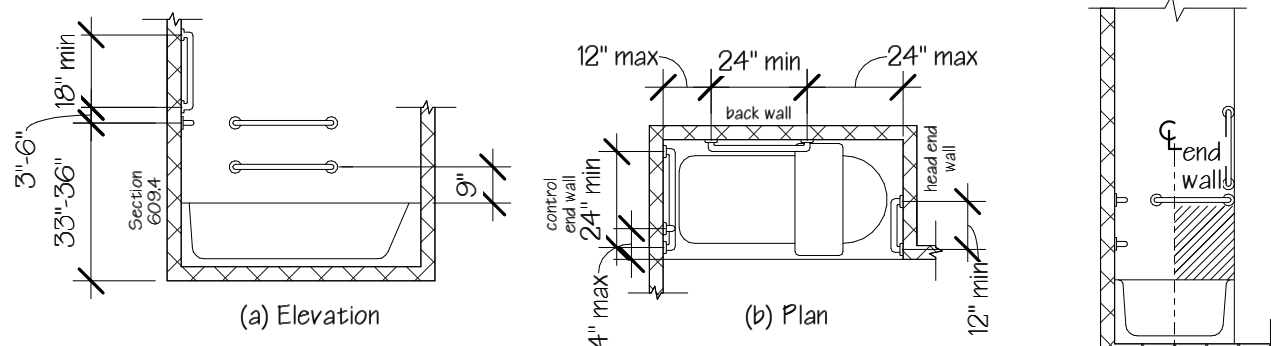


Fig. 607.4.2  
Grab Bars for Bathtubs  
without Permanent Seats

Fig. 607.5  
Location of Bathtub  
Controls

607.5 Controls.

Controls, other than drain stoppers, shall be provided on an end wall, located between the bath tub rim and grab bar, and between the open side of the bath tub and the centerline of the width of the bath tub. Controls shall comply with Section 308.4.

607.6 Hand Shower.

A hand shower with a hose 59 inches minimum in length, that can be used as both a fixed shower head and as a hand shower, shall be provided. The hand shower shall have a control with a nonpositive shut-off feature. Where provided, an adjustable-height hand shower mounted on a vertical bar shall be installed so as to not obstruct the use of grab bars.

607.7 Bathtub Enclosures.

Enclosures for bath tubs shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bath tub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the bathtub.

607.8 Water Temperature.

Bathtubs shall deliver water that is 120 degrees F maximum.

608 Shower Compartments

608.1 General.

Accessible shower compartments shall comply with Section 608.

608.2 Size, Clearance and Seat.

Shower compartments shall have sizes, clearances and seats complying with Section 608.2.

608.2.1 Transfer-Type Shower Compartments.

Transfer-Type shower compartments shall comply with Section 608.2.1.

608.2.1.1 Size.

Transfer-type shower compartments shall have a clear inside dimension of 36 inches in width and 36 inches in depth, measured at the center point of opposing sides. An entry 36 inches minimum in width shall be provided.

608.2.1.2 Clearance.

A clearance of 48 inches minimum in length measured perpendicular from the control wall, and 36 inches minimum in depth shall be provided adjacent to the open face of the compartment.

608.2.2 Standard Roll-in-Type Shower Compartments.

Standard roll-in-type shower compartments shall comply with Section 608.2.2.

608.2.2.1 Seat.

A folding or non-folding seat complying with Section 610 shall be provided on the wall opposite the control wall.

EXCEPTION: A seat is not required to be installed in a shower for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of a shower seat.

608.2.2.1.1 Size.

Standard roll-in-type shower compartments shall have a clear inside dimension of 60 inches minimum in width and 30 inches minimum in depth, measured at the center point of opposing sides. An entry 60 inches minimum in width shall be provided.

608.2.2.2 Clearance.

A clearance of 60 inches minimum in length adjacent to the 60 inch width of the open face of the shower compartment, and 30 inches minimum in depth, shall be provided.

EXCEPTION: A lavatory complying with Section 606 shall be permitted at the end of the clearance opposite the seat.

608.2.2.3 Seat.

A folding seat complying with Section 610 shall be provided on an end wall.

EXCEPTIONS:

1. A seat is not required to be installed in a shower for a single occupant accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of a shower seat.

2. A fixed seat shall be permitted where the seat does not overlap the minimum clear inside dimension required by Section 608.2.2.1.

608.2.3 Alternate Roll-in-Type Shower Compartments.

Alternate roll-in-type shower compartments shall comply with Section 608.2.3

608.2.3.1 Size.

Alternate roll-in shower compartments shall have a clear inside dimension of 60 inches minimum in width, and 36 inches in depth, measured at the center point of opposing sides. An entry 36 inches minimum in width shall be provided at one end of the 60-inch width of the compartment. A seat wall, 24 inches minimum and 36 inches maximum in length, shall be provided on the entry side of the compartment.

608.2.3.2 Seat.

A folding seat complying with Section 610 shall be provided on an end wall.

EXCEPTION: A seat is not required to be installed in a shower for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of a shower seat.

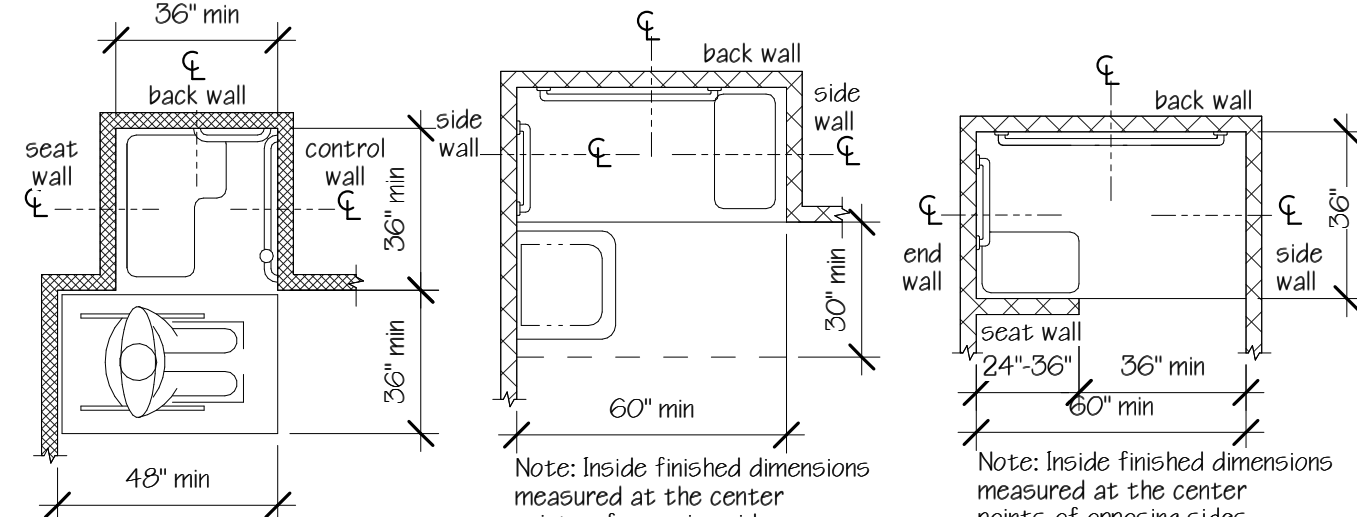


Fig. 608.2.1  
Transfer-Type Shower  
Compartment Size  
and Clearance

Fig. 608.2.2  
Standard Roll-in-  
Type  
Shower  
Compartment  
Size and Clearance

Fig. 608.2.3  
Alternate Roll-in-Type  
Shower Compartment  
Size and Clearance

608.3 Grab Bars.

Grab bars shall comply with Section 609 and shall be provided in accordance with Section 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the floor.

EXCEPTION:

Grab bars are not required to be installed in a shower for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with Section 608.3.

608.3.1 Transfer-Type Showers.

Grab bars for transfer type showers shall comply with Section 608.3.

608.3.1.1 Horizontal Grab Bars.

Horizontal grab bars shall be provided across the control wall and on the back wall to a point 18 inches from the control wall.

608.3.1.2 Vertical Grab Bar.

A vertical grab bar 18 inches minimum in length shall be provided on the control end wall 3 inches minimum to 6 inches maximum above the horizontal grab bar, and 4 inches maximum inward from the front edge of the shower.

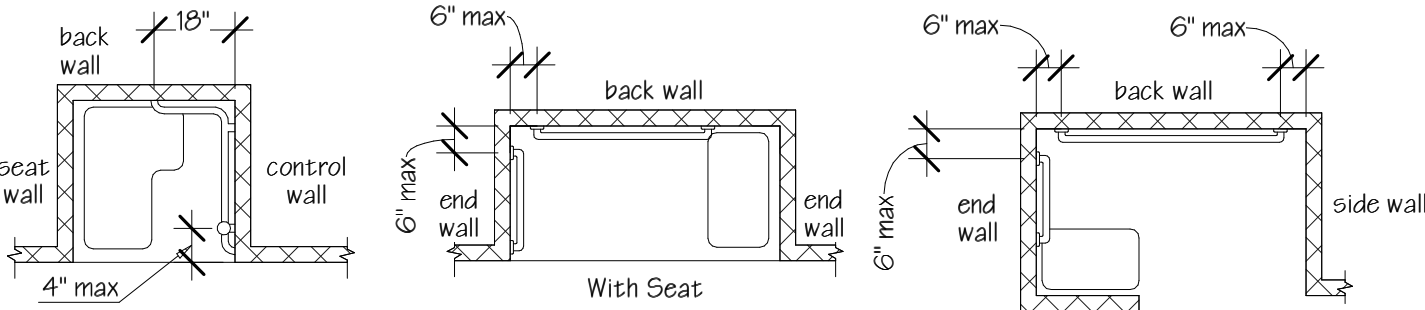


Fig. 608.3.1  
Grab Bars in  
Transfer-Type  
Showers

Fig. 608.3.2  
Grab Bars in  
Standard  
Roll-in-Type Showers

Fig. 608.3.3  
Grab Bars in  
Alternate  
Roll-in-Type  
Shower

608.3.2 Standard Roll-in-Type Showers.

In standard roll-in type showers, a grab bar shall be provided on the back wall beginning at the edge of the seat. The grab bars shall not be provided above the seat. The back wall grab bar shall extend the length of the wall but shall not be required to exceed 48 inches in length. Where a side wall is provided opposite the seat within 72 inches of the seat wall, a grab bar shall be provided on the side wall opposite the seat. The side wall grab bar shall extend the length of the wall but shall not be required to exceed 30 inches in length. Grab bars shall be 6 inches maximum from the adjacent wall.

608.3.3 Alternate Roll-in-Type Showers.

In alternate roll-in type showers, grab bars shall be provided on the back wall and the end wall adjacent to the seat. Grab bars shall not be provided above the seat. Grab bars shall be 6 inches maximum from the adjacent wall.

608.4 Controls and Hand Showers.

Controls and hand showers shall comply with Sections 608.5 and 309.4.

608.4.1 Transfer-Type Showers.

In transfer-type showers, the controls and hand shower shall be located:

1. On the control wall opposite the seat.
2. At a height of 38 inches minimum and 48 inches maximum above the shower floor, and
3. 15 inches maximum, from the centerline of the control wall toward the shower opening.

608.4.2 Standard Roll-in Showers.

In standard roll-in showers, the controls and hand shower shall be located on the back wall above the grab bar, 48 inches maximum above the shower floor and 16 inches minimum and 27 inches maximum from the end wall behind the seat.

608.4.3 Alternate Roll-in Showers.

In alternate roll-in showers, the controls and hand shower shall be located 38 inches minimum and 48 inches maximum above the shower floor. In alternate roll-in showers with controls and hand shower located on the end wall adjacent to the seat, the controls and hand shower shall be 27 inches maximum from the seat wall. In alternate roll-in showers with the controls and hand shower located on the back wall opposite the seat, the controls and hand shower shall be located within 15 inches, left or right, of the centerline of the seat.

608.5 Hand Showers.

A hand shower with a hose 59 inches minimum in length, that can be used both as a fixed shower head and as a hand shower, shall be provided. The hand shower shall have a control with a nonpositive shut-off feature. Where provided an adjustable-height shower head mounted on a vertical bar shall be installed so as to not obstruct the use of grab bars.

EXCEPTION: In other than Accessible units and Type A units, a fixed shower head located 48 inches maximum above the shower floor shall be permitted in lieu of a hand shower.

608.7 Thresholds.

Thresholds in roll-in-type shower compartments shall be 1/2 inch maximum in height in accordance with Section 303. In transfer-type shower compartments, thresholds 1/2 inch maximum in height shall be beveled, rounded, or vertical.

EXCEPTION: In existing facilities, in transfer type shower compartments where provision of a threshold 1/2 inch in height would disturb the structural reinforcement of the floor slab, a threshold 2 inches maximum in height shall be permitted.

608.8 Shower Enclosures.

Shower compartment enclosures for shower compartments shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats.

608.9 Water Temperature.

Showers shall deliver water that is 120 degrees F maximum.

NOTE: FIGURES ARE NOT TO SCALE

NOTE: DIMENSIONS ARE TO FINISHED  
FLOORS AND WALLS.

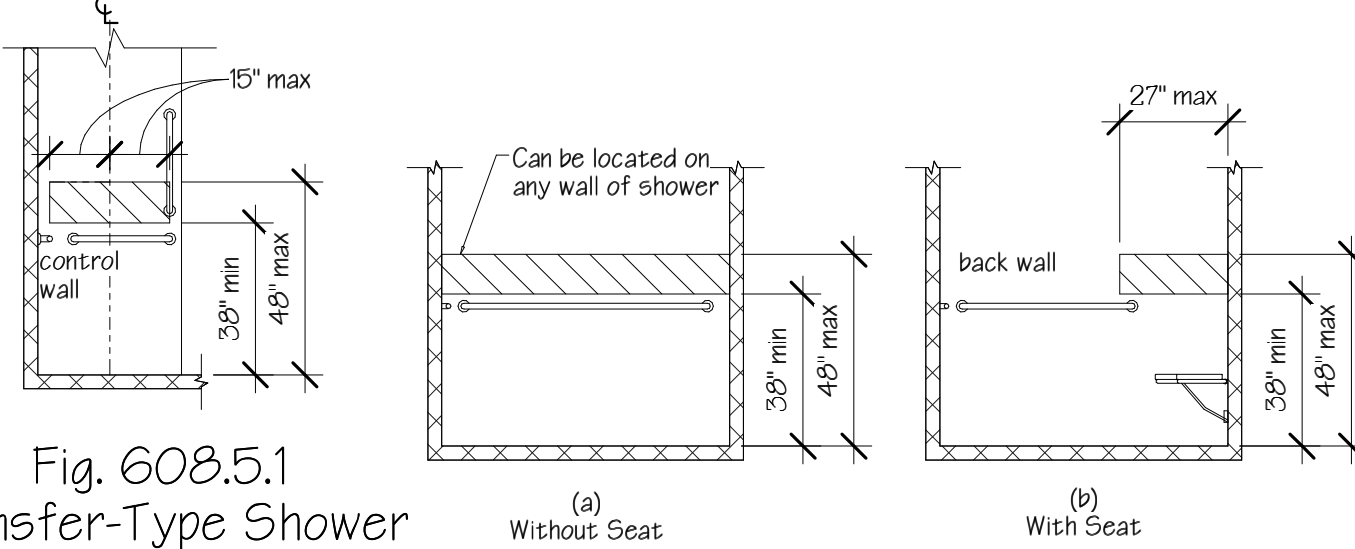


Fig. 608.5.1  
Transfer-Type Shower  
Controls and Handshower  
Location

Fig. 608.5.2  
Standard Roll-in-Type Shower  
Control and Handshower Location

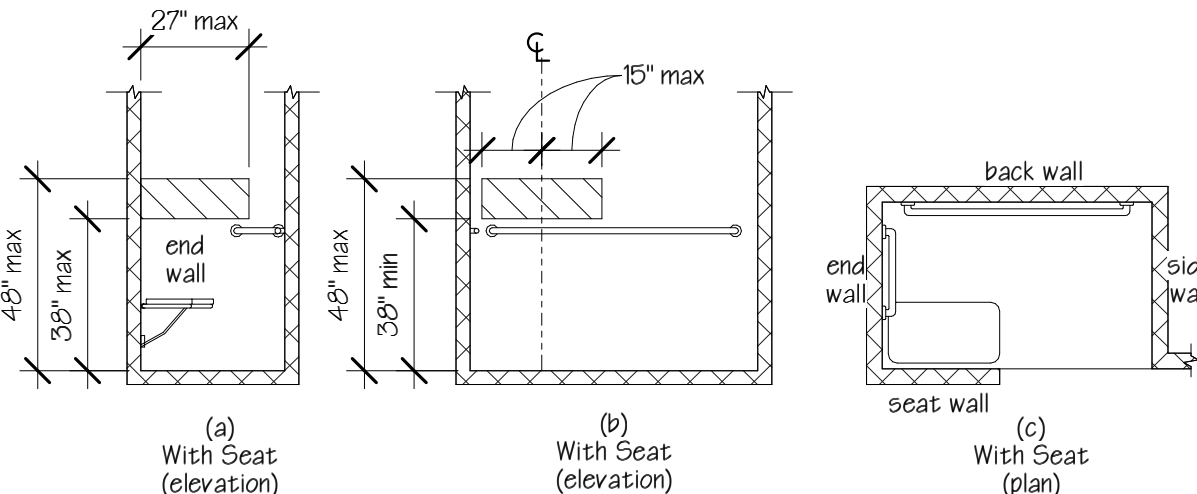


Fig. 608.4.3  
Alternate Roll-in-Type Shower Control and  
Handshower Location

609 Grab Bars

609.1 General.

Grab bars in accessible toilet or bathing facilities shall comply with Section 609.

609.2 Cross Section.

Grab bars shall have a cross section complying with Section 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section.

Grab bars with a circular cross section shall have an outside diameter of 1 1/4 inch minimum and 2 inches maximum.

609.2.2 Noncircular Cross Section.

Grab bars with a noncircular cross section shall have a cross section dimension of 2 inches maximum, and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.

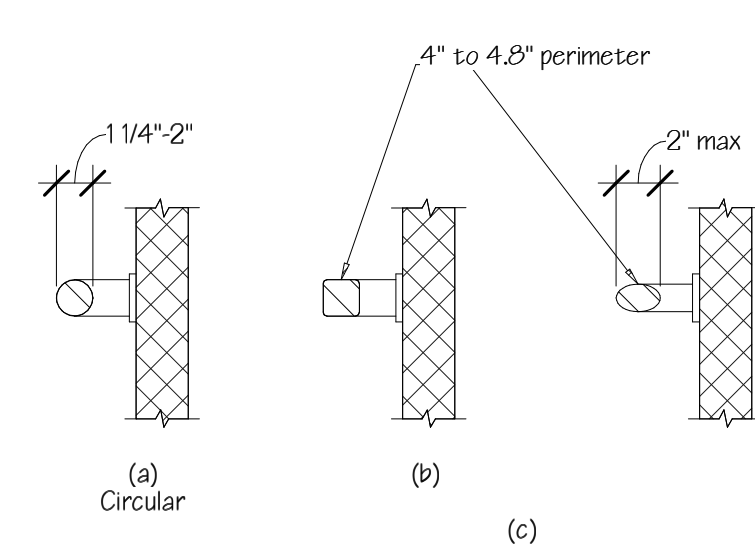


Fig. 609.2  
Size of Grab Bars

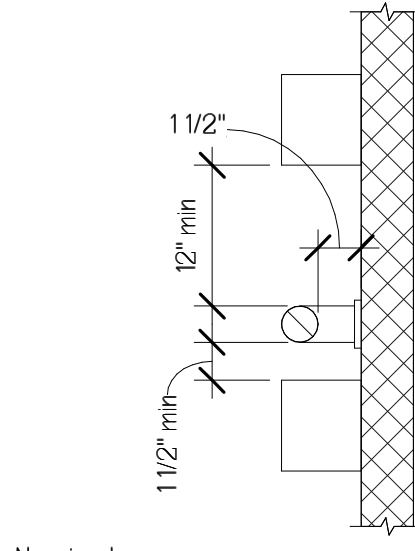


Fig. 609.3  
Spacing of Grab Bars

609.3 Spacing.

The space between the wall and the grab bar shall be 1 1/2 inches. The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1 1/2 inches minimum. The space between the grab bar and projecting objects above the grab bar shall be 12 inches minimum.

EXCEPTIONS:

1. The space between the grab bars and shower controls, shower fittings, and other grab bars above the grab bar shall be permitted to be 1 1/2 inches minimum.

2. Recessed dispensers projecting from the wall 1/4 inch maximum measured from the face of the dispenser and complying with Section 604.7 shall be permitted within the 12-inch space above and the 1/2 inch spaces below and at the ends of the grab bar.

609.4 Position of Grab Bars.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the floor measured to the top of the gripping surface or shall be installed as required by items 1 through 3.

1. The lower grab bar on the back wall of a bathtub shall comply with Section 607.4.1.1 or 607.4.2.1.

2. Vertical grab bars required by Sections 604.5.1, 607.4.1.2.2, 607.4.2.2.2, and 608.3.1.2.

609.5 Surface Hazards.

Grab bars, and any wall or other surfaces adjacent to grab bars, shall be free of sharp or abrasive elements. Edges shall be rounded.

609.6 Fittings.

Grab bars shall not rotate within their fittings.

609.7 Installation and Configuration.

Grab bars shall be installed in any manner that provides a gripping surface at the locations specified in this standard and does not obstruct the clear floor space. Horizontal and vertical grab bars shall be permitted to be separate bars, a single piece bar, or combination thereof.

609.8 Structural Strength.

Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener mounting device, or supporting structure.

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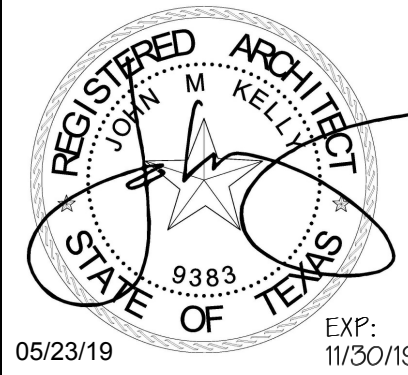
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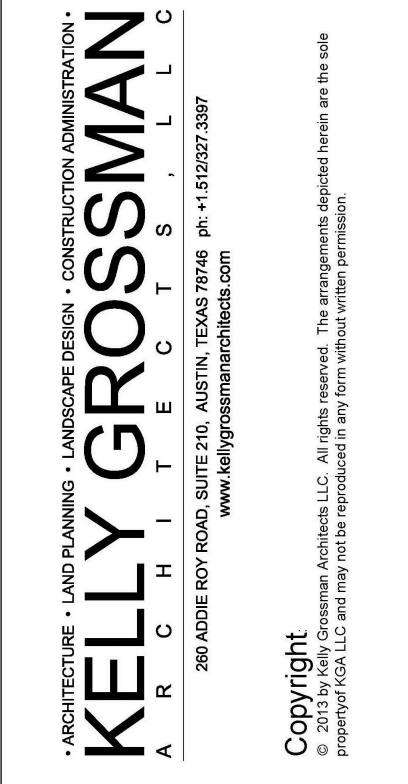
PROJECT #:

18-2325



LDG DEVELOPMENT

1469 SOUTH FOURTH  
STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940



NORWOOD ESTATES

AUSTIN TX

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609.6 Fittings.

Grab bars shall not rotate within their fittings.

609.7 Installation and Configuration.

Grab bars shall be installed in any manner that provides a gripping surface at the locations specified in this standard and does not obstruct the clear floor space. Horizontal and vertical grab bars shall be permitted to be separate bars, a single piece bar, or combination thereof.

609.8 Structural Strength.

Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener mounting device, or supporting structure.

610 Seats

610.1 General.

Seats in accessible bathtubs and shower compartments shall comply with Section 610.

610.2 Bathtub Seats.

The height of bathtub seats shall be 17 inches minimum to 19 inches maximum above the bathroom floor, measured to the top of the seat. Removable in-tub seats shall be 15 inches minimum and 16 inches maximum in depth. Removable in-tub seats shall be capable of secure placement. Permanent seats shall be 15 inches minimum in depth and shall extend from the back wall to or beyond the outer edge of the bath tub. Permanent seats shall be positioned at the head end of the bathtub.

610.3 Shower Compartment Seats.

The height of shower compartment seats shall be 17 inches minimum and 19 inches maximum above the bathroom floor, measured to the top of the seat. In transfer-type and alternate roll-in-type showers, the seat shall extend along the seat wall to a point within 3 inches of the compartment entry. In standard roll-in-type showers, the seat shall extend from the control wall to a point within 3 inches of the compartment entry. Seats shall comply with Section 610.3.1 or 610.3.2.

610.3.1 Rectangular Seats.

The rear edge of a rectangular seat shall be 2 1/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches maximum from the back wall of a transfer-type shower and 1 1/2 inches maximum from the control wall of a roll-in-type shower.

610.3.2 L-Shaped Seats.

The rear edge of an L-shaped seat shall be 2 1/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches maximum from the wall and the front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the "L" shall be 22 inches minimum and 23 inches maximum from the main seat wall.

610.4 Structural Strength.

Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the seat, fastener mounting device, or supporting structure.

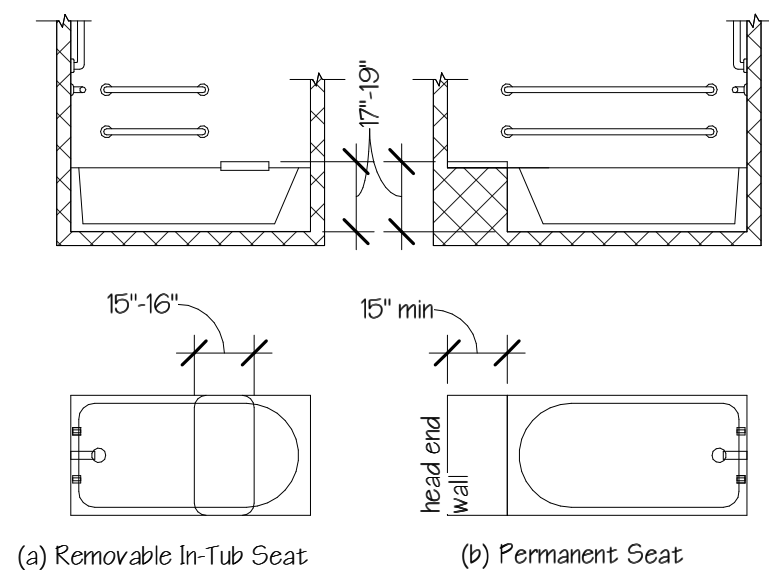


Fig. 610.2 - Bathtubs Seats

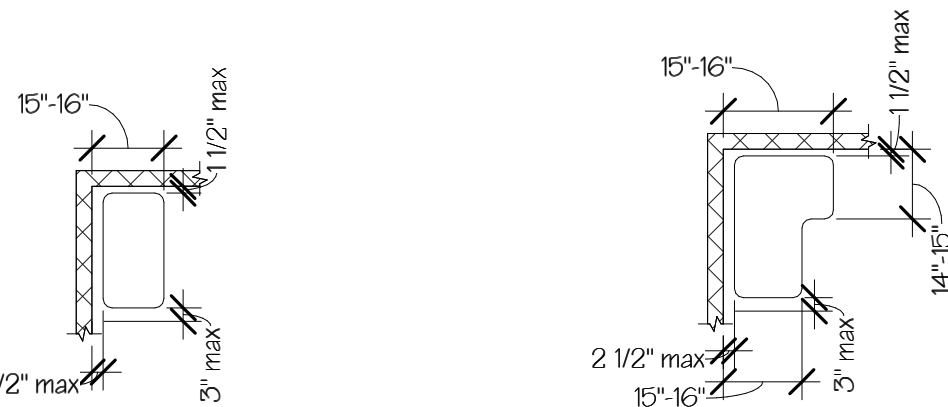


Fig. 610.3.1 Rectangular Shower Compartment Seat

Fig. 610.3.2 L-Shaped Shower Compartment Seat

611 Washing Machines and Clothes Dryers

611.1 General.

Accessible washing machines and clothes dryers shall comply with Section 611.

611.2 Clear Floor Space.

A clear floor space complying with Section 305, positioned for parallel approach, shall be provided. For top loading machines, the clear floor space shall be centered on the appliance. For front loading machines, the centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the door opening.

611.3 Operable Parts.

Operable parts, including doors, lint screens, detergent and bleach compartments, shall comply with Section 309.

611.4 Height.

Top loading machines shall have the door to the laundry compartment 36 inches maximum above the floor. Front loading machines shall have the bottom of the opening to the laundry compartment 15 inches minimum and 36 inches maximum above the floor.

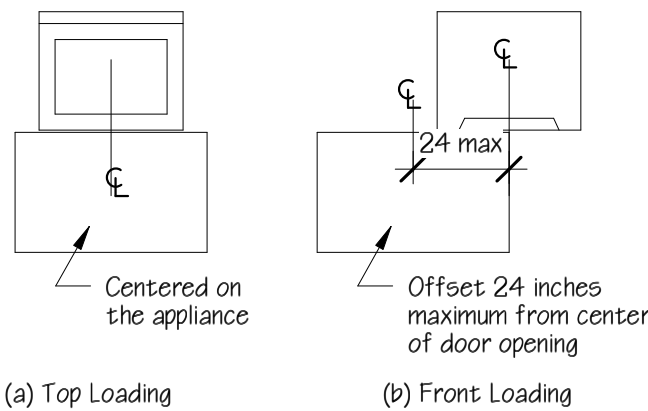


Fig. 611.2 Clear Floor Space

NOTE: FIGURES ARE NOT TO SCALE

NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

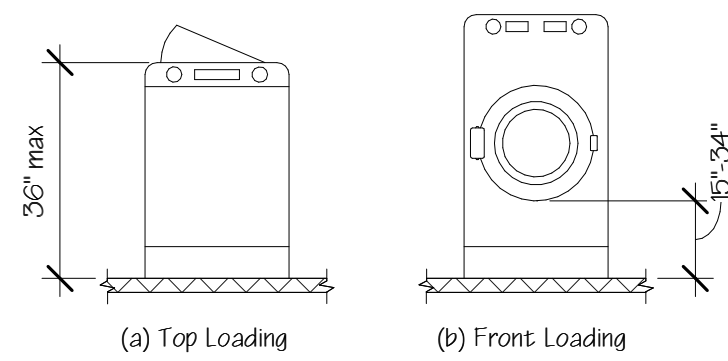


Fig. 611.4 Height of Laundry Equipment

612 Saunas and Steam Rooms.

612.1 General.

Saunas and steam rooms shall comply with Section 612.

612.2 Bench.

Where seating is provided in saunas and steam rooms, at least one bench shall comply with Section 903. Doors shall not swing into the clear floor space required by Section 903.2.

612.3 Turning Space.

A turning space complying with Section 304 shall be provided within saunas and steam rooms.

Chapter 7. Communication Elements Features

701 General

701.1 Scope.

Communications elements and features required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 7.

702 Alarms

702.1 General.

Accessible audible and visual alarms and notification appliances shall be installed in accordance with NFPA 72 listed in Section 105.2.2, be powered by a commercial light and power source, be permanently connected to the wiring of the premises electric system, and be permanently installed.

703 Signs

703.1 General.

Accessible signs shall comply with Section 703. Tactile signs shall contain both raised characters and braille. Where signs with both visual and raised characters are required, either one sign with both visual and raised characters, or two separate signs, one with visual, and one with raised characters, shall be provided.

703.1.1 Designations.

Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections 703.1, 703.2, and 703.3.

EXCEPTION: Exterior signs that are not located at the door to the space they serve shall not be required to comply with Section 703.3.

703.1.2 Directional and Informational Signs.

Signs that provide direction to or information about interior spaces and facilities of the site shall comply with Section 703.2.

703.1.3 Pictograms.

Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with Section 703.5 and shall have text descriptors located directly below the pictogram field and complying with Sections 703.2 and 703.3.

EXCEPTION: Pictograms that provide information about a room or space, such as "No Smoking", occupant logos, and the International Symbol of Accessibility, are not required to have text descriptors.

703.2 Visual Characters.

703.2.1 General.

Visual characters shall comply with the following:

- Visual characters that also serve as raised characters shall comply with Section 703.3, or
- Visual characters on VMS signage shall comply with Section 703.7, or
- Visual characters not covered in items 1 and 2 shall comply with Section 703.2.

EXCEPTION: The visual and raised requirements of item 1 shall be permitted to be provided by two separate signs that provide corresponding information provided one sign complies with Section 703.2 and the second sign complies with Section 703.3.

703.2.2 Case.

Characters shall be upper case, lower case, or a combination of both.

703.2.3 Style.

Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4 Character Height.

The upper case letter "T" shall be used to determine the allowable height of all characters of a font. The upper case letter "T" of the font shall have a minimum height complying with Table 703.2.4. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign.

EXCEPTION: In assembly seating where the maximum viewing distance is 100 feet or greater, the height of the uppercase "T" of fonts shall be permitted to be 1 inch for every 30 feet of viewing distance, provided the character height is 8 inches minimum. Viewing distance shall be measured as the horizontal distance between the character and where someone is expected to view the sign.

703.2.6 Stroke Width.

The upper case letter "T" shall be used to determine the allowable stroke width of all characters of a font. The stroke width shall be 10 percent minimum and 30 percent maximum of the height of the upper case "T" of the font.

703.2.7 Character Spacing.

Spacing shall be measured between the two closest points of adjacent characters within a message, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of the character height.

703.2.8 Line Spacing.

Spacing between the base lines of separate lines of characters within a message shall be 135 percent minimum to 170 percent maximum of the character height.

EXCEPTION: In assembly seating where the maximum viewing distance is 100 feet or greater, the spacing between the baselines of separate lines of characters within a message shall be permitted to be 120 percent minimum and 170 percent maximum of the character height.

703.2.9 Height Above Floor.

Visual characters shall be 40 inches minimum above the floor of the viewing position, measured to the base line of the character. Heights shall comply with Table 703.2.9, based on the size of the characters on the sign.

703.2.10 Finish and Contrast.

Characters and their background shall have a nonglare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.

Table 704.2.4 - Visual Character Height

Height above Floor to Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches to less than or equal to 70 inches	Less than 6 feet	5/8 inch
	6 feet and greater	5/8 inch, plus 1/8 inch per foot of viewing distance above 6 feet
Greater than 70 inches to less than or equal to 120 inches	Less than 15 feet	2 inches
	15 feet and greater	2 inches, plus 1/8 inch per foot of viewing distance above 15 feet
Greater than 120 inches	Less than 21 feet	3 inches
	21 feet and greater	3 inches, plus 1/8 inch per foot of viewing distance above 21 feet

703.3 Raised Characters.

703.3.1 General.

Raised characters shall comply with Section 703.3, and shall be duplicated in braille complying with Section 703.4.

703.3.2 Depth.

Raised characters shall be raised 1/32 inch minimum above their background.

703.3.3 Case.

Characters shall be upper case.

703.3.4 Style.

Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.3.5 Character Height.

The upper case letter "T" shall be used to determine the allowable height of all characters of a font. The height of the upper case letter "T" of the font, measured vertically from the baseline of the character, shall be 5/8 inch minimum, and 2 inches maximum.

EXCEPTION: Where separate tactile and visual characters with the same information are provided, the height of the raised upper case letter "T" shall be permitted to be 1/2 inch minimum.

703.3.6 Character Width.

The upper case letter "O" shall be used to determine the allowable width of all characters of a font. The width of the upper case letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the upper case "T" of the font.

703.3.7 Stroke Width.

Raised character stroke width shall comply with Section 703.3.7. The upper case letter "T" of the font shall be used to determine the allowable stroke width of all characters of a font.

703.3.7.1 Maximum.

The stroke width shall be 15 percent maximum of the height of the upper case letter "T" measured at the top surface of the character, and 30 percent maximum of the height of the upper case letter "T" measured at the base of the character.

703.3.7.2 Minimum.

When characters are both visual and raised, the stroke width shall be 10 percent minimum of the height of the upper case letter "T".

703.3.8 Character Spacing.

Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Spacing between individual raised character shall be 1/8 inch minimum measured at the top surface of the characters, 1/16 inch minimum measured at the base of the characters, and four times the raised character stroke width maximum. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

703.3.9 Line Spacing.

Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3.10 Height above Floor.

Raised characters shall be 48 inches minimum above the floor, measured to the baseline of the lowest raised character and 60 inches maximum above the floor, measured to the baseline of the highest raised character.

EXCEPTION: Raised characters for elevator car controls shall not be required to comply with Section 703.3.10.

703.3.11 Location.

Where a sign containing raised characters is provided at a door, the sign shall be along side the door at the latch side. Where a sign containing raised characters and braille is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a sign containing raised characters and braille is provided at double doors with two active leaves, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing raised characters and braille shall be located so that a clear floor area 18 inches minimum by 18 inches minimum, centered on the raised characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with raised characters and braille shall be permitted on the push side of doors with closers and with out hold-open devices.

703.3.12 Finish and Contrast.

Characters and their background shall have a nonglare finish. Characters shall contrast with their background with either light characters on a dark background, or dark characters on a light background.

EXCEPTION: Where separate raised characters and visual characters with the same information are provided, raised characters are not required to have nonglare finish or to contrast with their background.

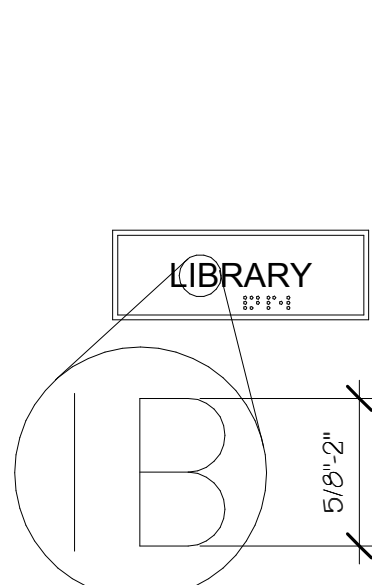


Fig. 703.3.5 Character Height

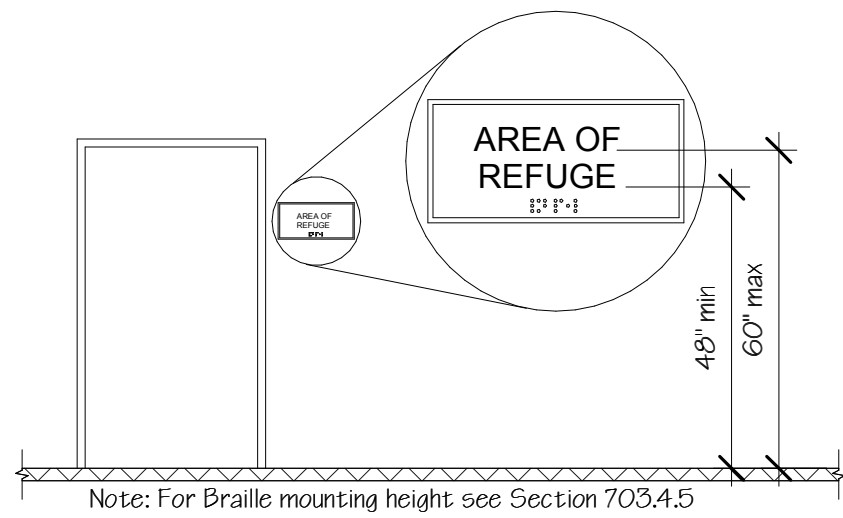


Fig. 703.3.10 Height of Tactile Characters above Floor or Ground

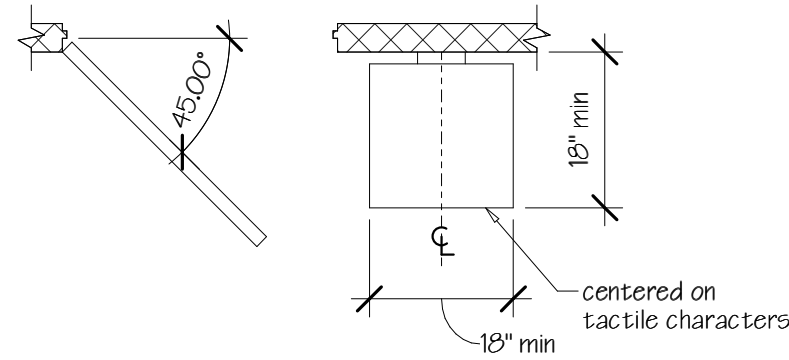


Fig. 703.3.11 - Location of Tactile Signs at Doors

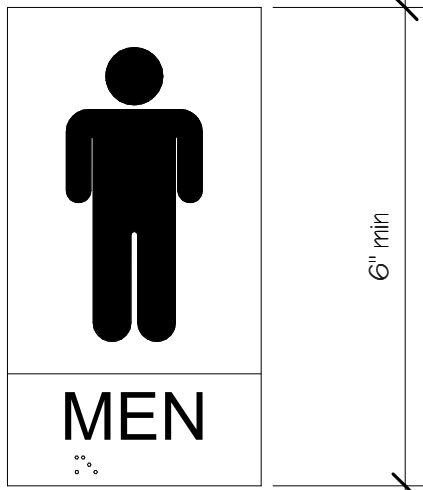


Fig. 703.5 Pictogram Field

703.4 Braille.

703.4.1 General.

Braille shall be contracted (Grade 2) braille and shall comply with Section 703.4.

703.4.2 Uppercase Letters.

The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, or acronyms.

703.4.3 Dimensions.

Braille dots shall have a domed or rounded shape and shall comply with Table 703.4.3.

703.4.4 Position.

Braille shall be below the corresponding text. If text is multi-lined, braille shall be placed below entire text. Braille shall be separated 3/8 inch minimum from any other raised characters and 3/8 inch minimum from raised borders and decorative elements. Braille provided on elevator car controls shall be separated 3/16 inch minimum either directly below or adjacent to the corresponding raised characters or symbols.

703.4.5 Mounting Height.

Braille shall be 48 inches minimum and 60 inches maximum above the floor, measured to the baseline of the braille cells.

EXCEPTION: Elevator car controls shall not be required to comply with Section 703.4.5.

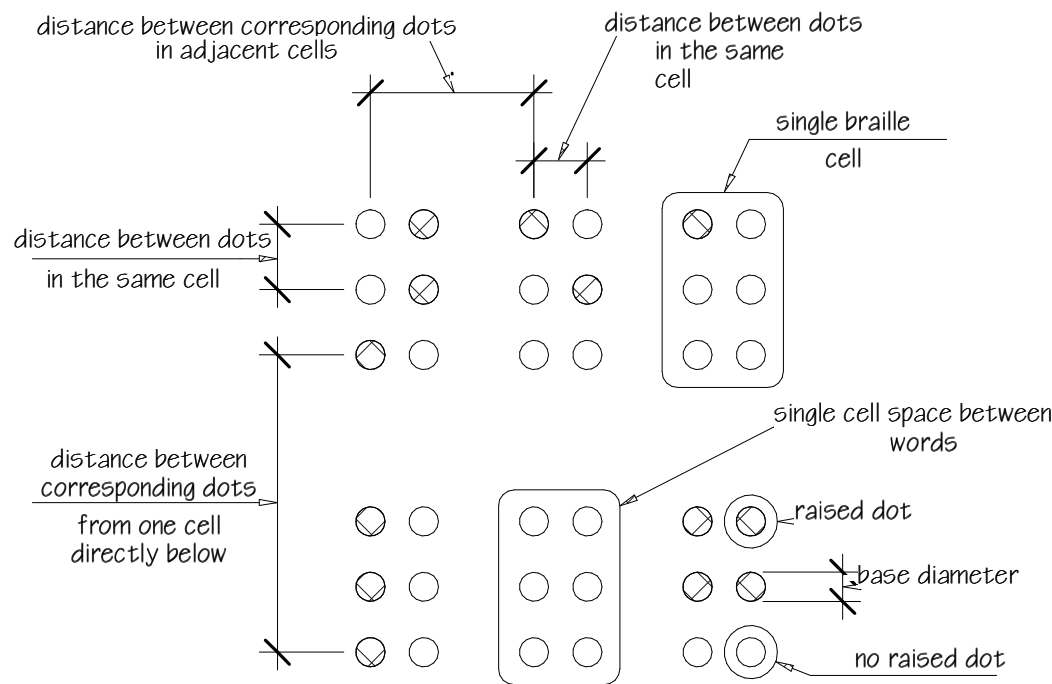


Fig. 703.4.3 Braille Measurement

Table 703.4.3 - Braille Dimensions

Measurement Range	Minimum in Inches Maximum in Inches
Dot base diameter	0.059 to 0.063
Distance between two dots in the same cell	0.090 to 0.100
Distance between corresponding dots in adjacent cells	0.241 to 0.300
Dot height	0.025 to 0.037
Distance between corresponding dots from one cell directly below	0.025 to 0.037

Measured center to center

703.5 Pictograms.

703.5.1 General.

Pictograms shall comply with Section 703.5.

703.5.2 Pictogram Field.

Pictograms shall have a field 6 inches minimum in height. Characters or braille shall not be located in the pictogram field.

703.5.3 Finish and Contrast.

Pictograms and their fields shall have a non-glare finish. Pictograms shall contrast with their fields, with either a light pictogram on a dark field or a dark pictogram on a light field.

703.5.4 Text Descriptors.

Where text descriptors for pictograms are required, they shall be located directly below the pictogram field. Text descriptors shall comply with Sections 703.3 and 703.4.

703.6 Symbols of Accessibility.

703.6.1 General.

Symbols of accessibility shall comply with Section 703.6.

703.6.2 Finish and Contrast.

Symbols of accessibility and their backgrounds shall have a non-glare finish. Symbols of accessibility shall contrast with their backgrounds, with either a light symbol on a dark background or a dark symbol on a light background.

703.6.3 Symbols.

703.6.3.1 International Symbol of Accessibility.

The International Symbol of Accessibility shall comply with Figure 703.6.3.1.

703.6.3.2 International Symbol of TTY.

The International Symbol of TTY shall comply with Figure 703.6.3.2.

703.6.3.3 Assistive Listening Systems.

Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.6.3.3.

703.6.3.4 Volume-Controlled Telephones.

Telephones with volume controls shall be identified by a pictogram of a telephone hand set with radiating sound waves on a square field complying with Figure 703.6.3.4.

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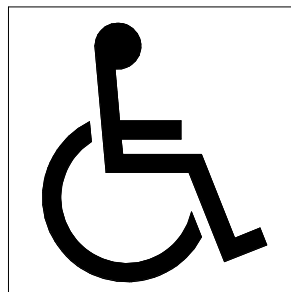


Fig. 703.6.3.1  
International Symbol  
of Accessibility



Fig. 703.6.3.2  
International  
TTY Symbol



Fig. 703.6.3.3  
International Symbol of  
Access for Hearing Loss

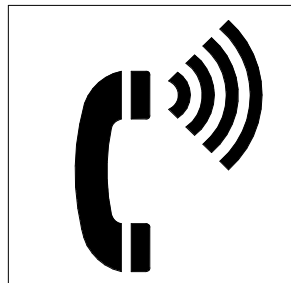


Fig 703.6.3.4  
Volume-Controlled  
Phone

704 Telephones

704.1 General.

Accessible public telephones shall comply with Section 704.

704.2 Wheelchair Accessible Telephones.

Wheelchair accessible public telephones shall comply with Section 704.2.

EXCEPTION: Drive up only public telephones are not required to comply with Section 704.2.

704.2.1 Clear Floor Space.

A clear floor space complying with Section 305 shall be provided. The clear floor space shall not be obstructed by bases, enclosures, or seats.

704.2.1.1 Parallel Approach.

Where a parallel approach is provided, the distance from the edge of the telephone enclosure to the face of the tele phone shall be 10 inches maximum.

704.2.1.2 Forward Approach.

Where a forward approach is provided, the distance from the front edge of a counter within the enclosure to the face of the telephone shall be 20 inches maximum.

704.2.2 Operable Parts.

Operable parts shall comply with Section 309. Telephones shall have push button controls where service for such equipment is available.

704.2.3 Telephone Directories.

Where provided, telephone directories shall comply with Section 309.

704.2.4 Cord Length.

The telephone handset cord shall be 29 inches minimum in length.

704.2.5 Hearing-Aid Compatibility.

Telephones shall be hearing aid compatible.

704.3 Volume-Control Telephones.

Public telephones required to have volume controls shall be equipped with a receive volume control that provides a gain adjustable up to 20 dB minimum. Incremental volume controls shall provide at least one intermediate step of gain of 12 dB minimum. An automatic reset shall be provided.

704.4 TTY.

TTYs required at a public pay telephone shall be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone cord shall be of sufficient length to allow connection of the TTY and the telephone receiver.

704.5 Height.

When in use, the touch surface of TTY keypads shall be 34 inches minimum above the floor.

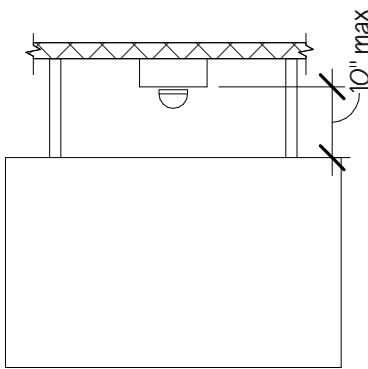
EXCEPTION: Where seats are provided, TTYs shall not be required to comply with Section 704.5.

704.6 TTY Shelf.

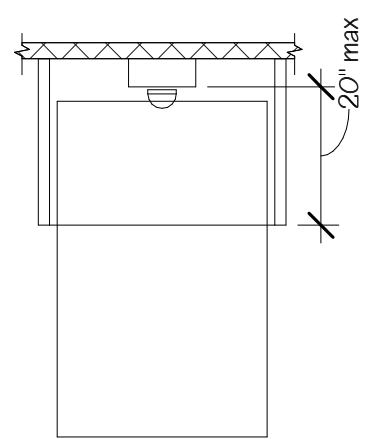
Where public pay telephones designed to accommodate a portable TTY are provided, they shall be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure. The telephone handset shall be capable of being placed flush on the surface of the shelf. The shelf shall be capable of accommodating a TTY and shall have a vertical clearance 6 inches minimum a in height above the area where the TTY is placed.

704.7 Protruding Objects.

Telephones, enclosures, and related equipment shall comply with Section 307.



(a) Parallel Approach



(b) Forward Approach

Fig. 704.2.1  
Clear Floor Space for Telephones

705 Detectable Warnings

705.1 General.

Detectable warning surfaces shall comply with Section 705.

705.2 Standardization.

Detectable warning surfaces shall be standard within a building, facility, site, or complex of buildings.

EXCEPTION: In facilities that have both interior and exterior locations, detectable warnings in exterior locations shall not be required to comply with Section 705.4.

705.3 Contrast.

Detectable warning surfaces shall contrast visually with adjacent surfaces, either light-on-dark or dark-on-light.

705.4 Interior Locations.

Detectable warning surfaces in interior locations shall differ from adjoining walking surfaces in resiliency or sound-on-cane contact.

NOTE: FIGURES ARE NOT TO SCALE

NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

705.5 Truncated Domes.

Detectable warning surfaces shall have truncated domes complying with Section 705.5.

705.5.1 Size.

Truncated domes shall have a base diameter of 0.9 inch minimum to 1.4 inch maximum, and a top diameter of 50 percent minimum to 65 percent maximum of the base diameter.

705.5.2 Height.

Truncated domes shall have a height of 0.2 inch.

705.5.3 Spacing.

Truncated domes shall have a center-to-center spacing of 1.6 inches minimum and 2.4 inches maximum, and a base-to-base spacing of 0.65 inch minimum, measured between the most adjacent domes on the grid.

705.5.4 Alignment.

Truncated domes shall be aligned in a square grid pattern.

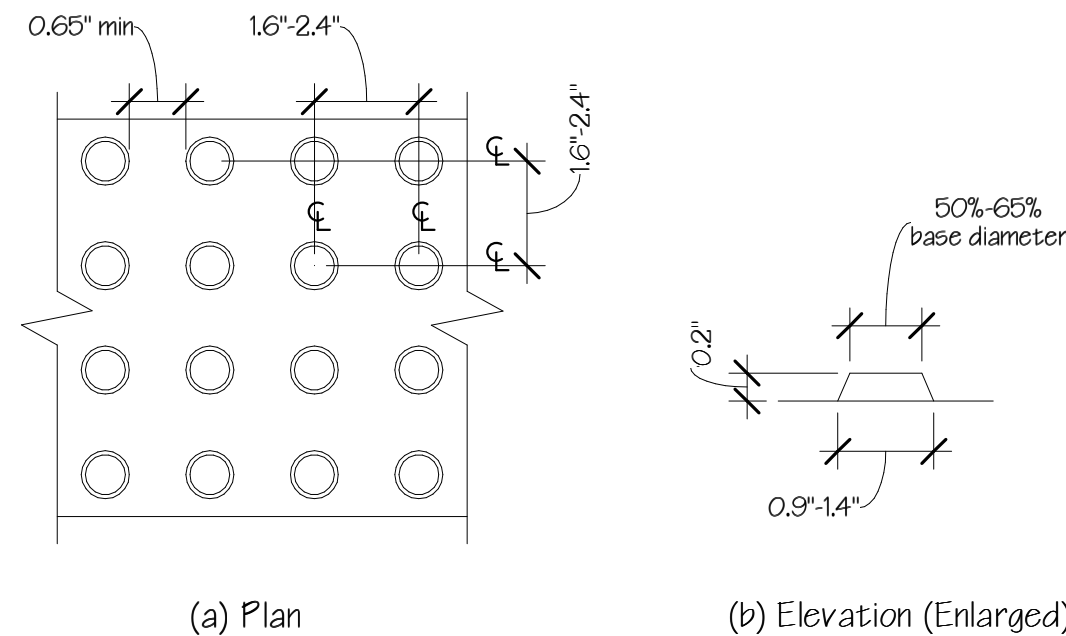


Fig. 705.5  
Truncated Dome Size and Spacing

706 Assistive Listening Systems

706.1 General.

Accessible assistive listening systems in assembly areas shall comply with Section 706.

706.2 Receiver Jacks.

Receivers required for use with an assistive listening system shall include a 1/8-inch standard mono jack.

706.3 Receiver Hearing-Aid Compatibility.

Receivers required to be hearing aid compatible shall interface with telecoils in hearing aids through the provision of neck loops.

706.4 Sound Pressure Level.

Assistive listening systems shall be capable of providing a sound pressure level of 110 dB maximum and 115 dB maximum, with a dynamic range on the volume control of 50 dB.

706.5 Signal-to-Noise Ratio.

The signal-to-noise ratio for internally generated noise in assistive listening systems shall be 10 dB minimum.

706.6 Peak Clipping Level.

Peak clipping shall not exceed 15 dB of clipping relative to the peaks of speech.

707 Automatic Teller Machines.

Omitted (not applicable).

708 Two-Way Communication Systems.

708.1 General.

Accessible two-way communication systems shall comply with Section 708.

708.2 Audible and Visual Indicators.

The system shall provide both visual and audible signals.

708.3 Handsets.

Handset cords, if provided, shall be 29 inches minimum in length.

Chapter 8. - Special Rooms and Spaces

801 General

801.1 Scope.

Special rooms and spaces required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 8.

802 Assembly Areas

802.1 General.

Wheelchair spaces and wheelchair space locations in assembly areas with spectator seating shall comply with Section 802. Team and player seating shall comply with Sections 802.2 through 802.6.

802.2 Floor Surfaces.

The floor surface of wheelchair space locations shall have a slope not steeper than 1:48 and shall comply with Section 302.

802.3 Width.

A single wheelchair space shall be 36 inches minimum in width. Where two adjacent wheelchair spaces are provided, each wheelchair space shall be 33 inches minimum in width.

802.4 Depth.

Where a wheelchair space location can be entered from the front or rear, the wheelchair space shall be 48 inches minimum in depth. Where a wheelchair space location can only be entered from the side, the wheelchair space shall be 60 inches minimum in depth.

802.5 Approach.

The wheelchair space shall adjoin an accessible route. The accessible route shall not overlap the wheelchair space.

802.5.1 Overlap.

A wheelchair space shall not overlap the required width of an aisle.

802.6 Integration of Wheelchair Space Locations.

Wheelchair space locations shall be an integral part of any seating area.

802.7 Companion Seat.

A companion seat, complying with Section 802.7, shall be provided beside each wheelchair space.

802.7.1 Companion Seat Type.

The companion seat shall be equivalent in size, quality, comfort and amenities to the seats in the immediate area to the wheelchair space location. Companion seats shall be permitted to be moveable.

802.7.2 Companion Seat Alignment.

In row seating, the companion seat shall be located to provide shoulder alignment with the wheelchair space occupant. The shoulder of the wheelchair space occupant shall be measured either 36 inches from the front or 12 inches from the rear of the wheelchair space. The floor surface for the companion seat shall be at the same elevation as the wheelchair space floor surface.

802.8 Designated Aisle Seats.

Designated aisle seats shall comply with Section 802.8.

802.8.1 Armrests.

Where armrests are provided on seating in the immediate area of designated aisle seats, folding or retractable arm rests shall be provided on the aisle side of the designated aisle seat.

802.8.2 Identification.

Each designated aisle seat shall be identified by the International Symbol of Accessibility.

802.9 Lines of Sight.

Omitted (Not applicable).

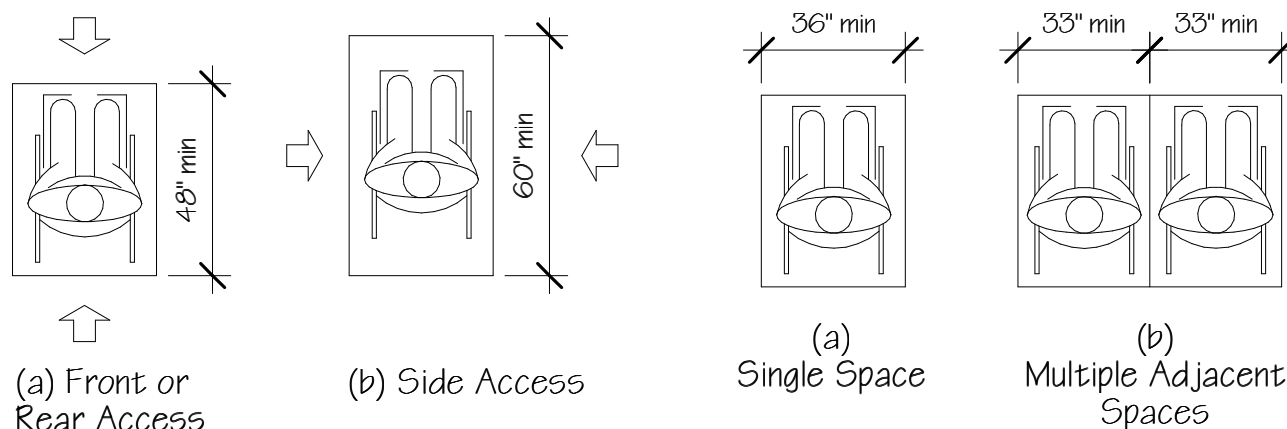


Fig. 802.4  
Depth of a Wheelchair  
Space  
in Assembly Areas

Fig. 802.3  
Width of a Wheelchair  
Space  
in Assembly Areas

802.10 Wheelchair Space Dispersion.

Wheelchair spaces shall be dispersed to the minimum number of locations in accordance with Table 802.10. Wheelchair space locations shall be dispersed in accordance with Sections 802.10.1, 802.10.2 and 802.10.3. In addition, in spaces utilized primarily for viewing motion picture projection, wheelchair space locations shall be dispersed in accordance with Section 802.10.4. Once the required number of wheelchair space locations has been met, further dispersion is not required.

802.10.1 Horizontal Dispersion.

Wheelchair space locations shall be dispersed horizontally to provide viewing options. Locations shall be separated by a minimum of 10 intervening seats. Two wheelchair spaces shall be permitted to be located side-by-side.

EXCEPTION: In venues where wheelchair space locations are provided on only one side or on two opposite sides of the performance area or playing field, horizontal dispersion is not required where the locations are within the 2nd or 3rd quartile of the total row length. The wheelchair space locations and companion seats shall be permitted to overlap into the 1st and 4th quartile of the total row length if the 2nd and 3rd quartile of the row length does not provide the required length for the wheelchair space locations and companion seats. All intermediate aisles shall be included in determining the total row length.

802.10.2 Dispersion for Variety of Distances from the Event.

Wheelchair space locations shall be dispersed at a variety of distances from the event to provide viewing options. Locations shall be separated by a minimum of five intervening rows.

EXCEPTIONS:

1. In bleachers, wheelchair space locations shall not be required to be provided in rows other than rows at points of entry to bleacher seating.
2. In spaces utilized for viewing motion picture projections, assembly spaces with 300 seats or less shall not be required to comply with Section 802.10.2.
3. In spaces other than those utilized for viewing motion picture projections assembly spaces with 300 seats or less shall not be required to comply with Section 802.10.2 if the wheelchair space locations are within the front 50 percent of the total rows.

802.10.3 Dispersion by Type.

Where there are seating areas, each having distinct services or amenities, wheelchair space locations shall be provided within each seating area.

802.10.4 Spaces Utilized Primarily for Viewing Motion Picture Projections.

In spaces utilized primarily for viewing motion picture projections, wheelchair space locations shall comply with Section 802.10.4.

802.10.4.1 Spaces with Seating on Risers.

Where tiered seating is provided, wheelchair space locations shall be integrated into the tiered seating area.

802.10.4.2 Distance from the Screen.

Wheelchair space locations shall be located within the rear 70 percent of the seats provided.

Table 704.2.4  
Wheelchair Space Dispersion

Total seating in Assembly Areas	Horizontal Viewing Distance
Up to 150	1
150 to 500	2
501 to 1,000	3
1,001 to 5,000	3, plus 1 additional space for each 1,000 seats or portions thereof of above 1,000
5,001 and over	7, plus 1 additional space for each 2,000 seats or portions thereof of above 5,000

803 Dressing, Fitting, and Locker Rooms

803.1 General.

Accessible dressing, fitting, and locker rooms shall comply with Section 803.

803.2 Turning Space.

A turning space complying with Section 304 shall be provided within the room.

803.3 Door Swing.

Doors shall not swing into the room unless a clear floor space complying with Section 305.3 is provided within the room, beyond the arc of the door swing.

803.4 Benches.

A bench complying with Section 903 shall be provided within the room.

803.5 Coat Hooks and Shelves.

Accessible coat hooks provided within the room shall accommodate a forward reach or side reach complying with Section 308. Where provided, a shelf shall be 40 inches minimum and 48 inches maximum above the floor.

804 Kitchens and Kitchenettes

804.1 General.

Accessible kitchens and kitchenettes shall comply with Section 804.

804.2 Clearance.

Where a pass-through kitchen is provided, clearances shall comply with Section 804.2.1. Where a U-shaped kitchen is provided, clearances shall comply with section 804.2.2.

EXCEPTION: Spaces that do not provide a cooktop or conventional range shall not be required to comply with section 804.2 provided there is a 40-inch minimum clearance between all opposing base cabinets, counter tops, appliances, or walls within work areas.

804.2.1 Pass-through Kitchens.

In pass-through kitchens where counters, appliances or cabinets are on two opposing sides, or where counters, appliances or cabinets are opposite a parallel wall, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 40 inches minimum. Pass-through kitchens shall have two entries.

804.2.2 U-Shaped Areas.

In kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches minimum.

804.3 Work Surfaces.

At least one work surface shall be provided in accordance with section 902.

EXCEPTION: Spaces that do not provide a cooktop or conventional range shall not be required to provide an accessible work surface.

804.4 Sinks.

The sink shall comply with section 606.

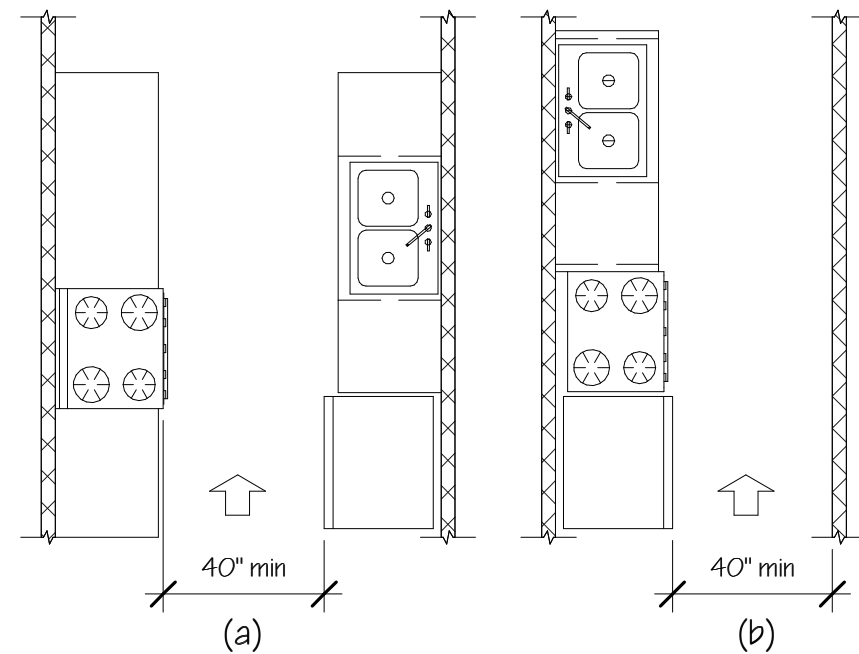


Fig. 804.2.1  
Pass-through Kitchen Clearance

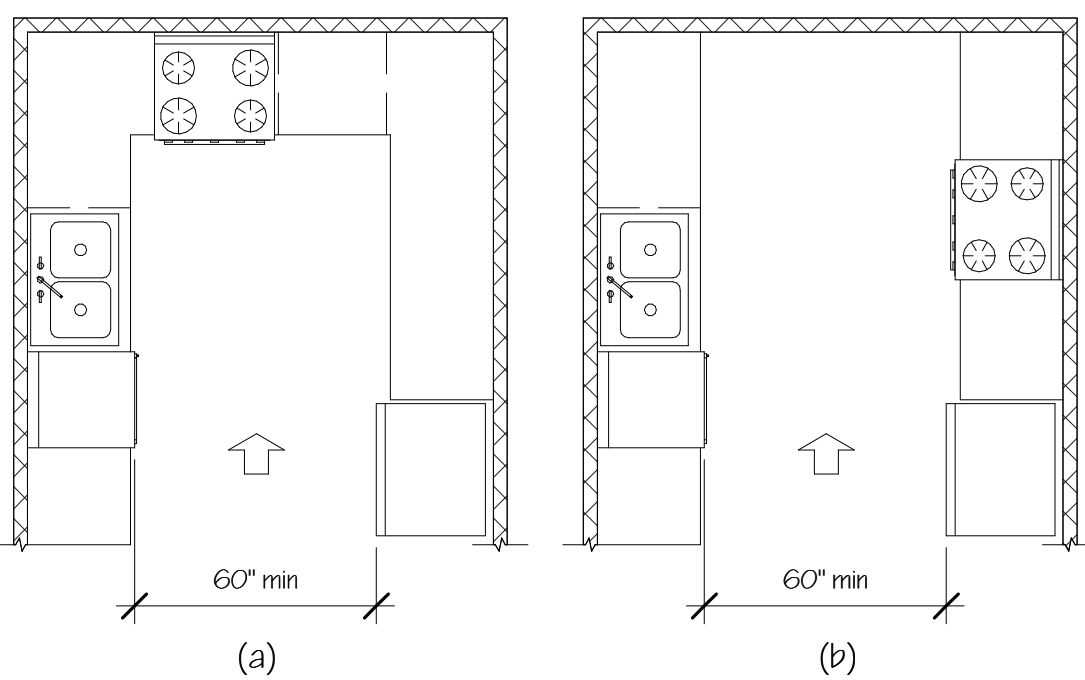


Fig. 804.2.2  
U-Shaped Kitchen Clearance

804.5 Appliances.

Where provided, kitchen appliances shall comply with section 804.5.

804.5.1 Clear Floor Space.

A clear floor space complying with section 305 shall be provided at each kitchen appliance.

804.5.2 Operable Parts.

All appliance controls shall comply with section 309.

EXCEPTIONS:

1. Appliance doors and door latching door devices shall not be required to comply with section 309.4.
2. Bottom hinged appliance door, when in the open position, shall not be required to comply with section 309.3.

804.5.3 Dishwasher.

A clear floor space, positioned adjacent to the dishwasher door, shall be provided. The dishwasher door in the open position shall not obstruct the clear floor space controls on front panels.

804.5.4 Cooktop.

Cook-tops shall comply with Section 804.5.4.

804.5.4.1 Approach.

A clear floor space, positioned for a parallel or forward approach to the cook-top, shall be provided.

804.5.4.2 Forward approach.

Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. The underside of the cook-top shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock.

804.5.4.3 Parallel approach.

Where the clear floor space is positioned for a parallel approach, the clear floor space shall be centered on the door.

804.5.4.4 Controls.

The location of controls shall not require reaching across burners.

804.5.5 Oven.

Ovens shall comply with Section 804.6.5.

804.5.5.1 Clear Floor Space.

A clear floor space shall be provided. The oven door in the open position shall not obstruct the clear floor space for the oven.

804.5.5.2 Side-Hinged Door Ovens.

Side-hinged door ovens shall have a work surface complying with section 804.3 positioned adjacent to the latch side of the oven door.

804.5.5.3 Bottom-Hinged Door Ovens.

Bottom-hinged door ovens shall have a work surface complying with Section 804.3 positioned adjacent to one side of the door.

804.5.5.4 Controls.

The location of controls shall not require reaching across burners.

804.5.6 Refrigerator/Freezer.

Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer, 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the appliance.

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ARCHITECTS, PLLC  
280 ADAMS STREET, SUITE 200, AUSTIN, TEXAS 78701 PH: +1 512.227.3287  
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Chapter 9. - Built-in Furnishings and Equipment

**901 General**  
**901.1 Scope.**  
Built-in furnishings and equipment required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 9.  
**902 Dining Surfaces and Work Surfaces**  
**902.1 General.**  
Accessible dining surfaces and work surfaces shall comply with section 902.

EXCEPTION: Dining surfaces and work surfaces primarily for children's use shall be permitted to comply with section 902.5.  
**902.2 Clear Floor Space.**  
Clear floor space complying with section 305, positioned for a forward approach, shall be provided. Knee and toe clearance complying with section 306 shall be provided.

EXCEPTIONS:  
1. At drink surfaces 12 inches or less in depth, knee and toe space shall not be required to extend beneath the surface beyond the depth of the drink surface provided.  
2. Dining surfaces that are 15 inches minimum and 24 inches maximum in height are permitted to have a clear floor space complying with Section 305 positioned for a parallel approach.

**902.3 Exposed Surfaces.**  
The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.

**902.4 Height.**  
There shall be no sharp or abrasive surfaces under the exposed portions of dining surfaces and work surfaces.

**903 Benches**  
**903.1 General.**  
Accessible benches shall comply with section 903.  
**903.2 Clear Floor Space.**  
A clear floor space complying with section 305, positioned for parallel approach to the bench seat, shall be provided.  
**903.3 Size.**  
Benches shall have seats 42 inches minimum in length, and 20 inches minimum and 24 inches maximum in depth.  
**903.4 Back Support.**

The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches minimum in length and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2 1/2 inches maximum from the rear edge of the seat measured horizontally.  
**903.5 Height.**  
The top of the bench seat shall be 17 inches minimum and 19 inches maximum above the floor, measured to the top of the seat.  
**903.6 Structural Strength.**  
Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the seat, fastener mounting device, or supporting structure.

**903.7 Wet Locations.**  
Where provided in wet locations the surface of the seat shall be slip resistant and shall not accumulate water.  
**904 Sales and Service Counters.**  
**904.1 General.**  
Accessible sales and service counters and windows shall comply with Section 904 as applicable.  
EXCEPTION: Drive up only sales or service counters and windows are not required to comply with Section 904.

**904.2 Approach.**  
All portions of counters required to be accessible shall be located adjacent to a walking surface complying with Section 403.  
**904.3 Sales and Service Counters.**  
Sales and service counters shall comply with Section 904.3.1 or 904.3.2. The accessible portion of the countertop shall extend the same depth as the sales and service countertop.

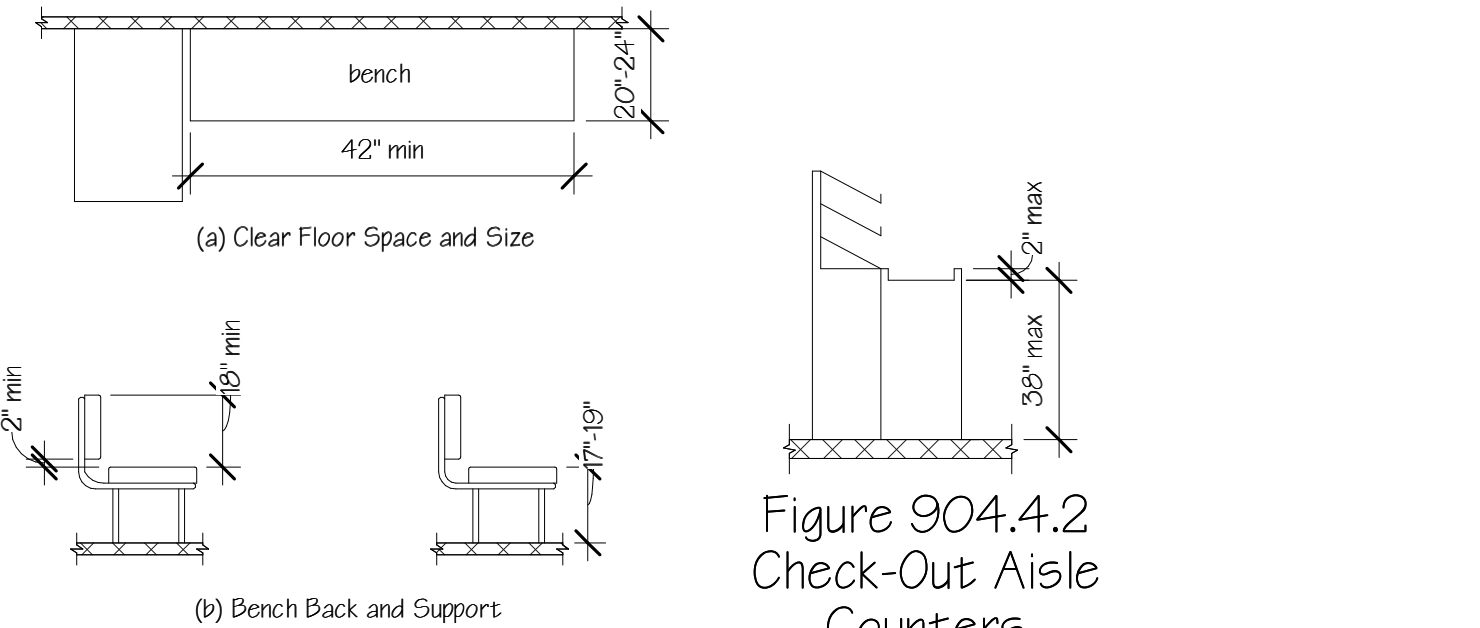


Figure 903 Benches

Figure 904.2 Check-Out Aisle Counters

**905 Storage Facilities**  
Accessible storage facilities shall comply with section 905.  
**905.2 Clear Floor Space.**  
A clear floor space complying with section 305 shall be provided.  
**905.3 Height.**  
Accessible storage elements shall comply with at least one of the reach ranges specified in section 308.  
**905.4 Operable Parts.**  
Operable parts of storage facilities shall comply with section 309.

**904.3.1 Parallel Approach.**  
A portion of the counter surface 36 inches minimum in length and 36 inches maximum in height above the floor shall be provided. Where the counter surface is less than 36 inches in length, the entire counter surface shall be 36 inches maximum in height above the floor. A clear floor space complying with Section 305, positioned for a parallel approach adjacent to the accessible counter, shall be provided.

**904.3.2 Forward Approach.**  
A portion of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided. A clear floor space complying with Section 305, positioned for a forward approach to the accessible counter, shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter.

NOTE: FIGURES ARE NOT TO SCALE

NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

**904.4 Checkout Aisles.**  
Checkout aisles shall comply with Section 904.4.  
**904.4.1 Aisle.**  
Aisles shall comply with Section 403.  
**904.4.2 Counters.**  
The checkout counter surface shall be 36 inches maximum in height above the floor. The top of the counter edge protection shall be 2 inches maximum above the top of the counter surface on the aisle side of the checkout counter.  
**904.4.3 Check Writing Surfaces.**  
Where provided, check writing surfaces shall comply with Section 902.4.

**905 Storage Facilities**  
**905.1 General.**  
Accessible storage facilities shall comply with Section 905.  
**905.2 Clear Floor Space.**  
A clear floor space complying with section 305 shall be provided.  
**905.3 Height.**  
Accessible storage facilities shall comply with section 905.  
**905.4 Operable Parts.**  
Accessible storage elements shall comply with at least one of the reach ranges specified in section 308.

Chapter 10. - Dwelling Units and Sleeping Units

\* The requirements for Type A and Type B units are located in separate sheets in this set.

Chapter 11. - Recreational Facilities

**1101 General**  
**1101.1 Scope.**  
Recreational facilities required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 11.

**1102 thru 1108 Omitted (Not Applicable)**  
**1109 Swimming Pools, Wading Pools, Hot tubs and Spas**  
**1109.1 General.**  
Swimming pools, wading pools, hot tubs and spas shall comply with Section 1109.

**1109.1.1 Swimming pools.**  
At least two accessible means of entry shall be provided for swimming pools. Accessible means of entry shall be swimming pool lifts complying with Section 1109.2; sloped entries complying with Section 1109.3; transfer walls complying with Section 1109.4; transfer systems complying with Section 1109.5; and pool stairs complying with Section 1109.6. At least one accessible means of entry provided shall comply with Section 1109.2 or 1109.3.  
EXCEPTIONS:  
1. Where a swimming pool has less than 300 linear feet of swimming pool wall, no more than one accessible means of entry shall be required.  
2. Wave action pools, leisure rivers, sand bottom pools, and other pools where user access is limited to one area shall not be required to provide more than one accessible means of entry provided that the accessible means of entry is a swimming pool lift complying with Section 1109.2, a sloped entry complying with Section 1109.3, or a transfer system complying with Section 1109.5.  
3. Catch pools shall not be required to provide an accessible means of entry provided that the catch pool edge is on an accessible route.

**1109.1.2 Wading pools.**  
At least one sloped entry complying with Section 1109.3 shall be provided in wading pools.

**1109.1.3 Hot tubs and Spas.**  
At least one accessible means of entry shall be provided for hot tubs and spas. Accessible means of entry shall comply with swimming pool lifts complying with Section 1109.2; transfer walls complying with Section 1109.4; or transfer systems complying with Section 1109.5.  
EXCEPTION: Where hot tubs or spas are provided in a cluster, no more than 5 percent, but not less than one hot tub or spa in each cluster shall be required to comply with Section 1109.1.3.

**1109.2 Pool Lifts.**  
Pool lifts shall comply with Section 1109.2.

**1109.2.1 Pool Lift Location.**  
Pool lifts shall be located where the water level does not exceed 48 inches.

EXCEPTIONS:  
1. Where the entire pool depth is greater than 48 inches, compliance with Section 1109.2.1 shall not be required.  
2. Where multiple pool lift locations are provided, no more than one pool lift shall be required to be located in an area where the water level is 48 inches maximum.

**1109.2.2 Seat Location.**  
In the raised position, the centerline of the seat shall be located over the deck and 16 inches minimum from the edge of the pool. The deck surface between the centerline of the seat and the pool edge shall have a slope not steeper than 1:48.

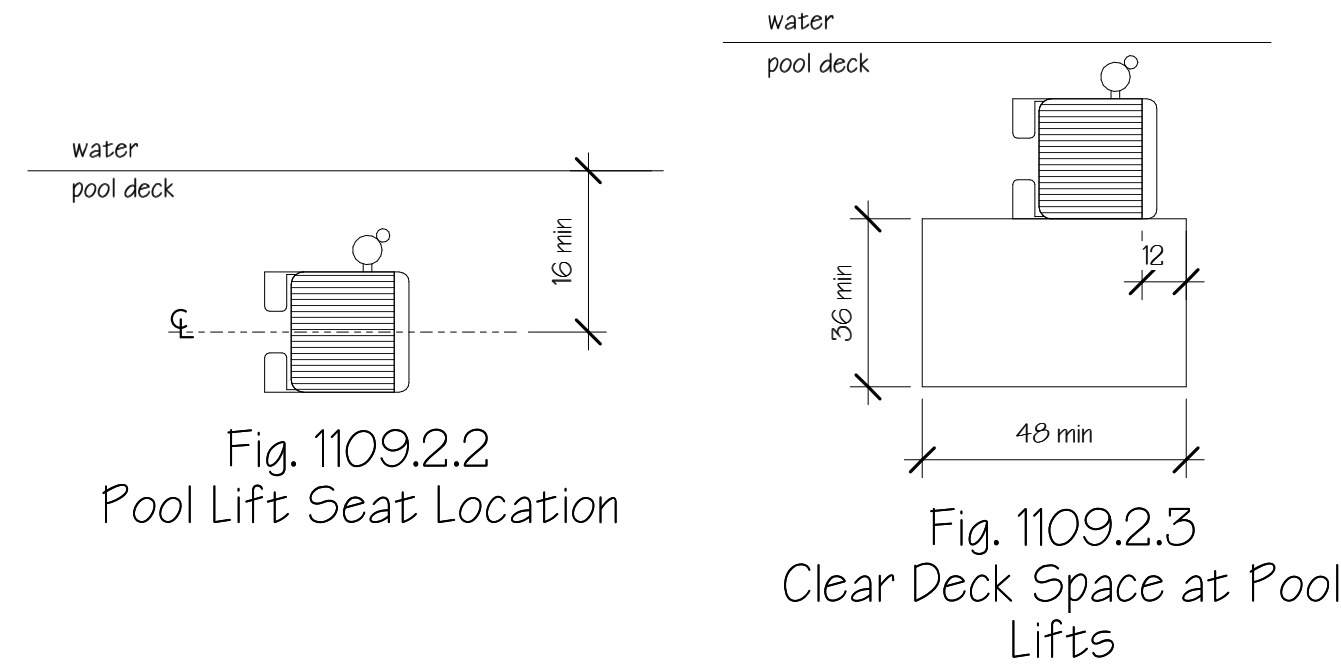


Fig. 1109.2.2 Pool Lift Seat Location

Fig. 1109.2.3 Clear Deck Space at Pool Lifts

**1109.2.3 Clear Deck Space.**  
On the side of the seat opposite the water, a clear deck space shall be provided parallel with the seat. The space shall be 36 inches minimum in width and shall extend forward 48 inches minimum from a line located 12 inches behind the rear edge of the seat. The clear deck space shall have a slope not steeper than 1:48.

**1109.2.4 Seat Height.**  
The height of the lift seat shall be designed to allow a stop at 16 inches minimum and 19 inches maximum measured from the deck to the top of the seat surface when in the raised (load) position.

**1109.2.5 Seat.**  
The seat shall be 16 inches minimum in width, provide a back rest, and be of firm and stable design.

**1109.2.6 Footrests and Armrests.**  
Footrests shall be provided and shall move with the seat. If provided, the armrest positioned opposite the water shall be removable or shall fold clear of the seat when the seat is in the raised (load) position.  
EXCEPTION: Footrests shall not be required on pool lifts provided in spas.

**1109.2.7 Operation.**  
The lift shall be capable of unassisted operation from both the deck and water levels. Controls and operating mechanisms shall be unobstructed when the lift is in use and shall comply with Section 309.4.

**1109.2.8 Submerged Depth.**  
The lift shall be designed so that the seat will submerge to a water depth of 18 inches minimum below the stationary water level.  
**1109.2.9 Lifting Capacity.**  
Single person pool lifts shall have a weight capacity of 300 pounds minimum and be capable of sustaining a static load of at least one and a half times the rated load.

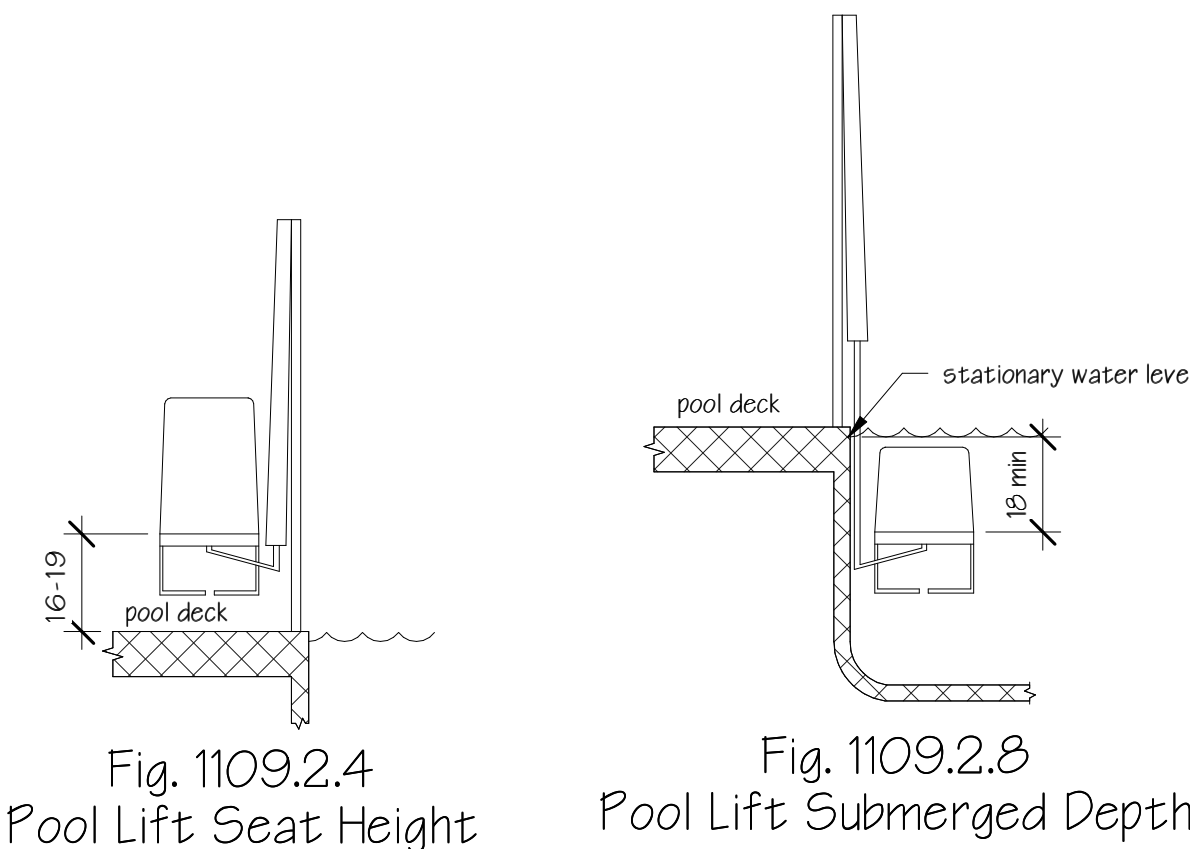


Fig. 1109.2.4 Pool Lift Seat Height

Fig. 1109.2.8 Pool Lift Submerged Depth

**1109.3 Sloped Entries.**  
Sloped entries shall comply with Section 1109.3.

**1109.3.1 Sloped Entry Route.**  
Sloped entries shall comply with Chapter 4 except as modified by Sections 1109.3.1 through 1109.3.3.  
EXCEPTION: Where sloped entries are provided, the surfaces shall not be required to be slip resistant.

**1109.3.2 Submerged Depth.**  
Sloped entries for swimming pools shall comply with Section 1109.3.2.1. Sloped entries for wading pools shall comply with Section 1109.3.2.2.  
**1109.3.2.1 Swimming Pools.**  
Sloped entries for swimming pools shall extend to a depth of 24 inches minimum and 30 inches maximum below the stationary water level. Where landings are required by Section 406.7, at least one landing shall be located 24 inches minimum and 30 inches maximum below the stationary water level.  
**1109.3.2.2 Wading Pools.**  
In wading pools, the sloped entry shall extend to the deepest part of the wading pool.

**1109.3.3 Handrails.**  
At least two handrails complying with Section 505 shall be provided on the sloped entry. The clear width between required handrails shall be 33 inches minimum and 38 inches maximum.

EXCEPTIONS:  
1. Handrail extensions specified by Section 505.10.1.1 shall not be required at the bottom landing serving a sloped entry.  
2. Where a sloped entry is provided for wave action pools, leisure rivers, sand bottom pools, and other pools where user access is limited to one area, the handrails shall not be required to comply with the clear width requirements of Section 1109.3.3.  
3. Sloped entries in wading pools shall not be required to provide handrails complying with Section 1109.3.3, if provided, handrails on sloped entries in wading pools shall not be required to comply with Section 505.

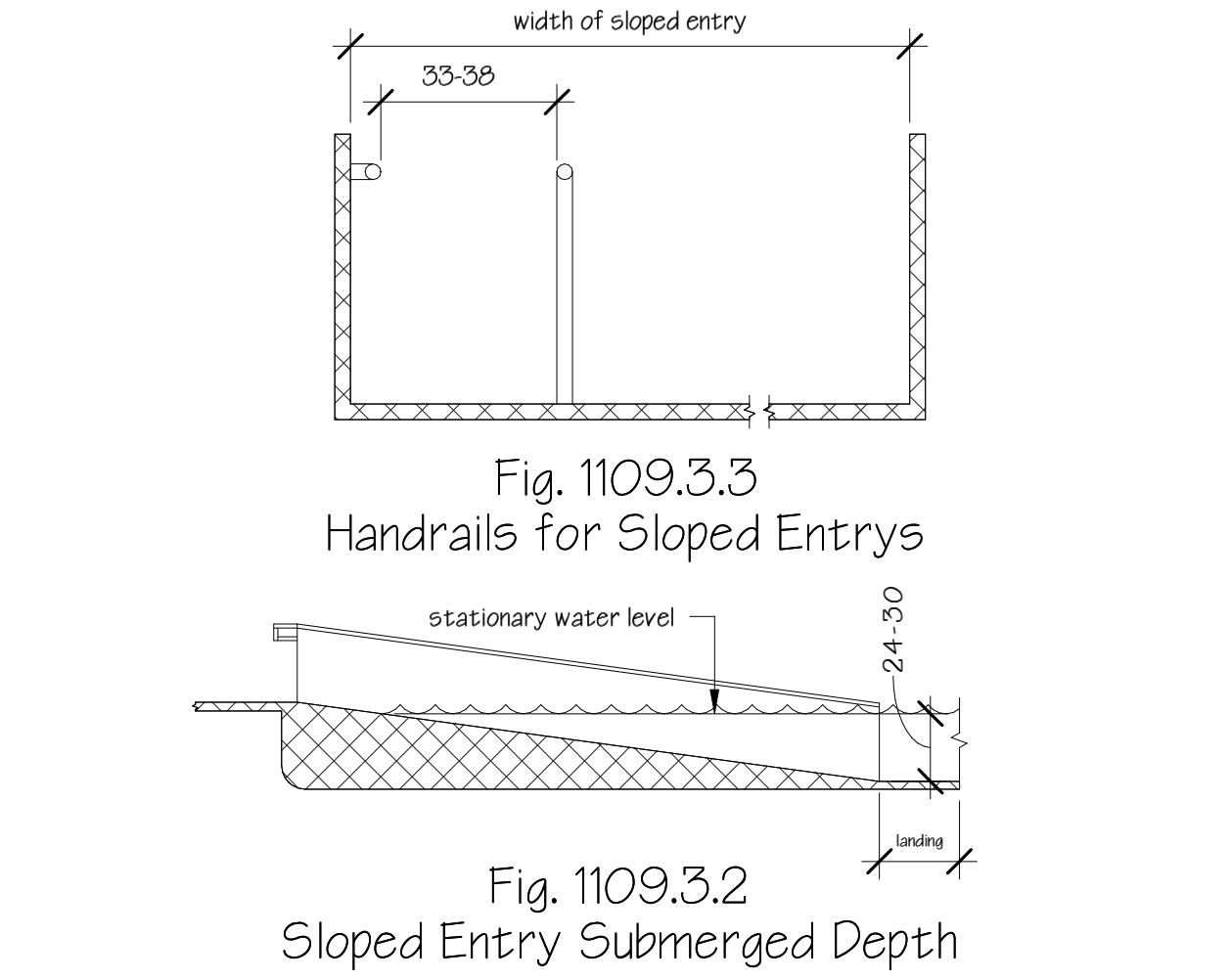


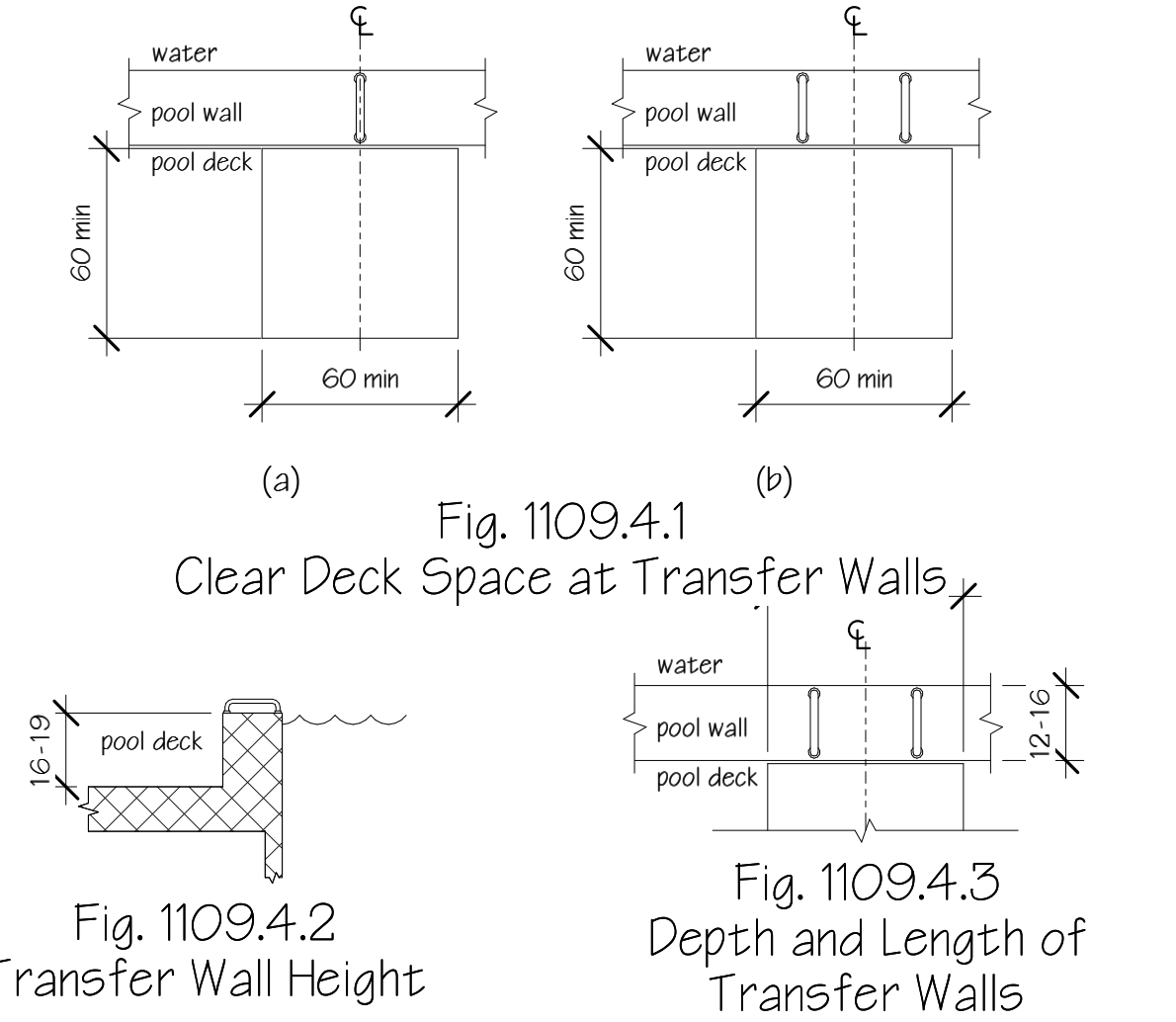
Fig. 1109.3.3 Handrails for Sloped Entries

Fig. 1109.3.2 Sloped Entry Submerged Depth

**1109.4 Transfer Walls.**  
Transfer walls shall comply with Section 1109.4.  
**1109.4.1 Clear Deck Space.**  
A clear deck space of 60 inches minimum by 60 inches minimum with a slope not steeper than 1:48 shall be provided at the base of the transfer wall. Where one grab bar is provided, the clear deck space shall be centered on the grab bar. Where two grab bars are provided, the clear deck space shall be centered on the clearance between the grab bars.

**1109.4.2 Height.**  
The height of the transfer wall shall be 16 inches minimum and 19 inches maximum measured from the deck.  
**1109.4.3 Wall Depth and Length.**  
The transfer wall shall be 12 inches minimum and 16 inches maximum in depth. The transfer wall shall be 60 inches minimum in length and shall be centered on the clear deck space.

**1109.4.4 Surface.**  
Surfaces of transfer walls shall not be sharp and shall have rounded edges.  
**1109.4.5 Grab Bars.**  
At least one grab bar complying with Sections 609.1 through 609.3 and 609.5 through 609.8 shall be provided on the transfer wall. Grab bars shall be perpendicular to the pool wall and shall extend the full depth of the transfer wall. The top of the gripping surface shall be 4 inches and 6 inches maximum above the transfer wall. Where one grab bar is provided, clearance shall be 24 inches minimum on both sides of the grab bar. Where two grab bars are provided, clearance between grab bars shall be 24 inches minimum.



**1109.5 Transfer Systems.**  
Transfer systems shall comply with Section 1109.5.  
**1109.5.1 Transfer Platform.**  
A transfer platform shall be provided at the head of each transfer system. Transfer platforms shall provide a clear depth of 19 inches minimum and a clear width of 24 inches minimum.

**1109.6 Pool Stairs.**  
Transfer systems shall comply with Section 1109.5.  
**1109.6.1 Pool Stairs.**  
Pool stairs shall comply with Section 504.  
EXCEPTION: Pool step risers shall not be required to be 4 inches minimum and 7 inches maximum in height provided that riser heights are uniform.

**1109.6.2 Handrails.**  
The width between handrails shall be 20 inches minimum and 24 inches maximum. Handrail extensions required by 505.10.3 shall not be required on pool stairs.

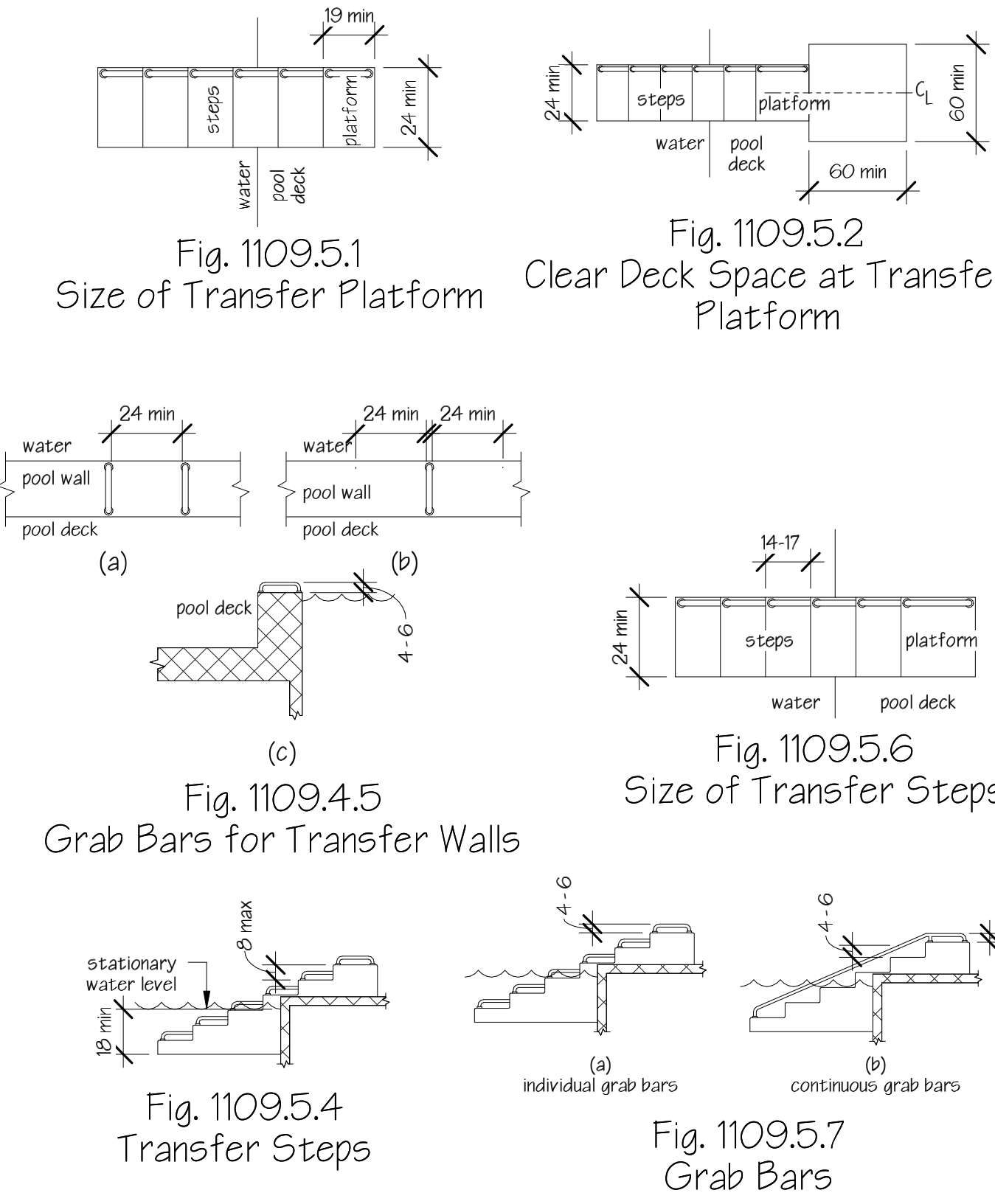


Fig. 1109.5.1 Size of Transfer Platform

Fig. 1109.5.2 Clear Deck Space at Transfer Platform

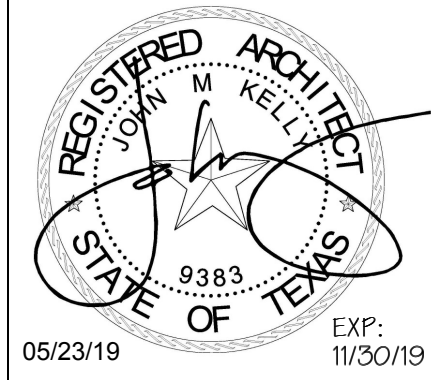
Fig. 1109.4.5 Grab Bars for Transfer Walls

Fig. 1109.5.4 Transfer Steps

Fig. 1109.5.6 Size of Transfer Steps

Fig. 1109.5.7 Grab Bars

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MAR
CHECKED BY:
JMK
PROJECT #:
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LDG DEVELOPMENT  
  
1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208,  
(P) 502.609.4940

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION  
**KELLY GROSSMAN**  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF TEXAS  
NO. 9383  
2800 ADAMS BOULEVARD, SUITE 200, AUSTIN, TEXAS 78746 (P) 512.927.3387  
www.kellygrossman.com  
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ICC/ANSI A117.1 - 2009 Chapter 10. Dwelling and Sleeping Units: Type A Units

1001 General

1001.1 Scoping.

Dwelling units and sleeping units required to be Accessible units, Type A units, Type B units, Type C (Visible) units or units with accessible communication features by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 10.

1002 Accessible Units.

Omitted (not applicable)

1003 Type A Units

Type A units shall comply with Section 1003.

1003.1 General.

1003.2 Primary Entrance.

The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bed room unless it is the only entrance.

1003.3 Accessible Route.

Accessible routes within Type A units shall comply with Section 1003.3.

1003.3.1 Location.

At least one accessible route shall connect all spaces and elements that are a part of the unit. Accessible routes shall coincide with or be located in the same area as a general circulation path.

EXCEPTION: An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.

1003.3.2 Turning Space.

All rooms served by an accessible route shall provide a turning space complying with Section 304.

EXCEPTIONS:

1. A turning space is not required in toilet rooms and bathrooms that are not required to comply with Section 1003.11.2.

2. A turning space is not required within closets or pantries that are 48 inches maximum in depth.

1003.3.3 Components.

Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doors and doorways, ramps, elevators, and platform lifts.

1003.4 Walking Surfaces.

Walking surfaces that are part of an accessible route shall comply with Section 403.

1003.5 Doors and Doorways.

The primary entrance door to the unit, and all other door ways intended for user passage, shall comply with Section 404.

EXCEPTIONS:

1. Thresholds at exterior sliding doors shall be permitted to be ½ inch maximum in height, provided they are beveled with a slope not greater than 1:2.

2. In toilet rooms and bath rooms not required to comply with Section 1003.11, maneuvering clearances required by Section 404.2.3 are not required on the toilet room or bathroom side of the door.

3. A turning space between doors in a series as required by Section 404.2.5 is not required.

4. Storm and screen doors are not required to comply with Section 404.2.5.

5. Communicating doors between individual sleeping units are not required to comply with Section 404.2.5.

6. At other than primary entrance door, where exterior space dimensions of balconies are less than the required maneuvering clearance, door maneuvering clearance is not required on the exterior side of the door.

1003.6 Ramps.

Ramps shall comply with Section 405.

1003.7 Elevators.

Elevators within the unit shall comply with Section 407, 408, or 409.

1003.8 Platform Lifts.

Platform lifts within the unit shall comply with Section 410.

1003.9 Operable Parts.

Lighting controls, electrical panelboards, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for operable windows, plumbing fixture controls, and user controls for security or inter com systems shall comply with Section 309.

EXCEPTIONS:

1. Receptacle outlets serving a dedicated use.

2. Where two or more receptacle outlets are provided in a kitchen above a length of countertop that is interrupted by a sink or appliance, one receptacle shall not be required to comply with Section 309.

3. Floor receptacle outlets.

4. HVAC diffusers.

5. Controls mounted on ceiling fans.

6. Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.

7. Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.

8. Electrical panelboards shall not be required to comply with Section 309.4.

1003.10 Laundry Equipment.

Washing machines and clothes dryers shall comply with Section 611.

1003.11 Toilet and Bathing Facilities.

At least one toilet and bathing facility shall comply with Section 1003.11.2. All toilet and bathing facilities shall comply with Section 1003.11.1.

1003.11.1 Grab Bar and Shower Seat Reinforcement.

Reinforcement shall be provided for the future installation of grab bars complying with Section 604.5 at water closets; grab bars complying with Section 607.4 at bathtubs; and for grab bars and shower seats complying with Sections 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments.

EXCEPTIONS:

1. At fixtures not required to comply with Section 1003.11.2, reinforcement in accordance with Section 1004.11.1 shall be permitted.

2. Reinforcement is not required in a room containing only a lavatory and a water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the dwelling unit.

3. Reinforcement for the water closet side wall vertical grab bar component required by Section 604.5 is not required.

4. Where the lavatory overlaps the water closet clearance in accordance with the exception to Section 1003.11.2.4.4 reinforcement at the water closet rear wall for a 24-inch minimum length grab bar, centered on the water closet, shall be provided.

1003.11.2 General.

At least one toilet and bathing facility shall comply with Section 1003.11.2. At least one lavatory, one water closet and either a bathtub or shower within the unit shall comply with Section 1003.11.2. The accessible toilet and bathing fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.

1003.11.2.1 Doors.

Doors shall not swing into the clear floor space or clearance for any fixture.

EXCEPTION: Where a clear floor space complying with Section 305.3 is provided within the room beyond the arc of the door swing.

1003.11.2.2 Lavatory.

Lavatories shall comply with Section 606.

EXCEPTION: Cabinetry shall be permitted under the lavatory, provided:

(a) The cabinetry can be removed with out removal or replacement of the lavatory;

(b) The floor finish extends under such cabinetry; and

(c) The walls behind and surrounding cabinetry are finished.

1003.11.2.3 Mirrors.

Mirrors above accessible lavatories shall have the bottom edge of the reflecting surface 40 inches maximum above the floor.

1003.11.2.4 Water Closet.

Water closets shall comply with Section 1003.11.2.4.

1003.11.2.4.1 Location.

The water closet shall be positioned with a wall to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the sidewall.

1003.11.2.4.2 Clearance Width.

Clearance around the water closet shall be 60 inches minimum in width, measured perpendicular from the side wall.

1003.11.2.4.4 Clearance Overlap.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, coat hooks, shelves, accessible routes, clear floor space required at other fixtures, and the wheel chair turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

EXCEPTION: A lavatory measuring 24 inches maximum in depth and complying with Section 1003.11.2.2 shall be permitted on the rear wall 18 inches minimum from the centerline of the water closet to the side edge of the lavatory where the clearance at the water closet is 66 inches minimum measured perpendicular from the rear wall.

1003.11.2.4.5 Height.

The top of the water closet seat shall be 15 inches minimum and 19 inches maximum above the floor, measured to the top of the seat.

1003.11.7.5 Flush Controls.

Flush controls shall be hand-operated or automatic. Hand-operated flush controls shall comply with Section 309. Hand-operated flush controls shall be located on the open side of the water closet.

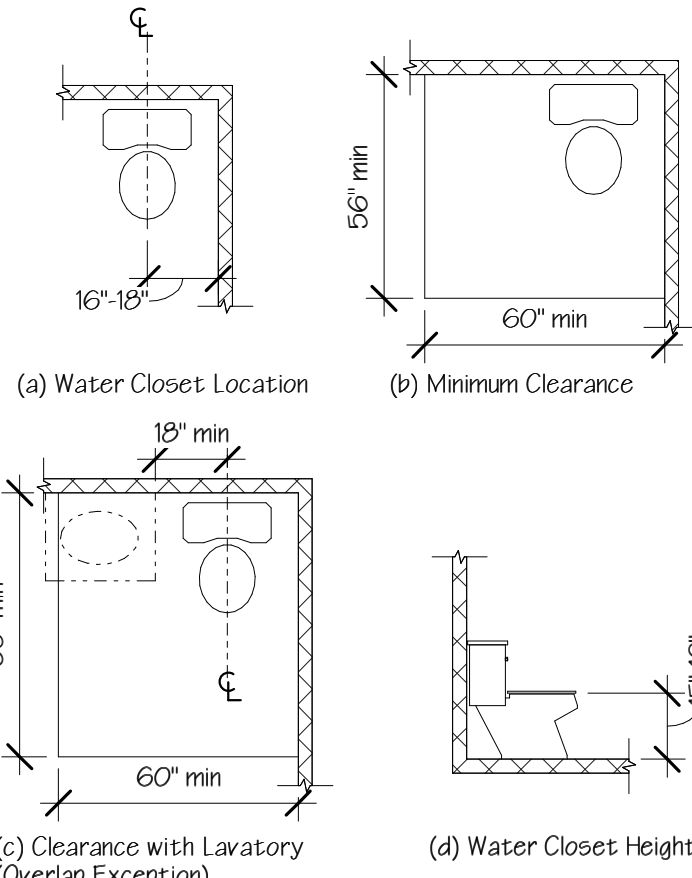


Fig. 1003.11.7  
Water Closets in Type A Units

1003.12.3 Work Surface.

At least one section of counter shall provide a work surface 30 inches minimum in length complying with Section 1003.12.3.

1003.12.3.1 Clear Floor Space.

A clear floor space, positioned for a forward approach to the work surface, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. The clear floor space shall be centered on the work surface.

EXCEPTION: Cabinetry shall be permitted under the work surface, provided the following criteria are met:

(a) The cabinetry can be removed with out removal or replacement of the work surface,

(b) The floor finish extends under such cabinetry, and

(c) The walls behind and surrounding cabinetry are finished.

1003.12.3.2 Height.

The work surface shall be 34 inches maximum above the floor.

EXCEPTION: A counter that is adjustable to provide a work surface at variable heights 29 inches minimum and 36 inches maximum above the floor, or that can be relocated within that range with out cutting the counter or damaging adjacent cabinets, walls, doors, and structural elements, shall be permitted.

1003.12.3.3 Exposed Surfaces.

There shall be no sharp or abrasive surfaces under the exposed portions of work surface counters.

1003.12 Kitchens and Kitchenettes.

Kitchens and kitchenette shall comply with Section 1003.12.

1003.12.1 Clearance.

Clearance complying with Section 1003.12.1 shall be provided.

1003.12.1.1 Minimum Clearance.

Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches minimum.

1003.12.1.2 U-Shaped Kitchens.

In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches minimum.

1003.12.2 Clear Floor Space.

Clear floor spaces required by Sections 1003.12.3 through 1003.12.6 shall comply with Section 305.

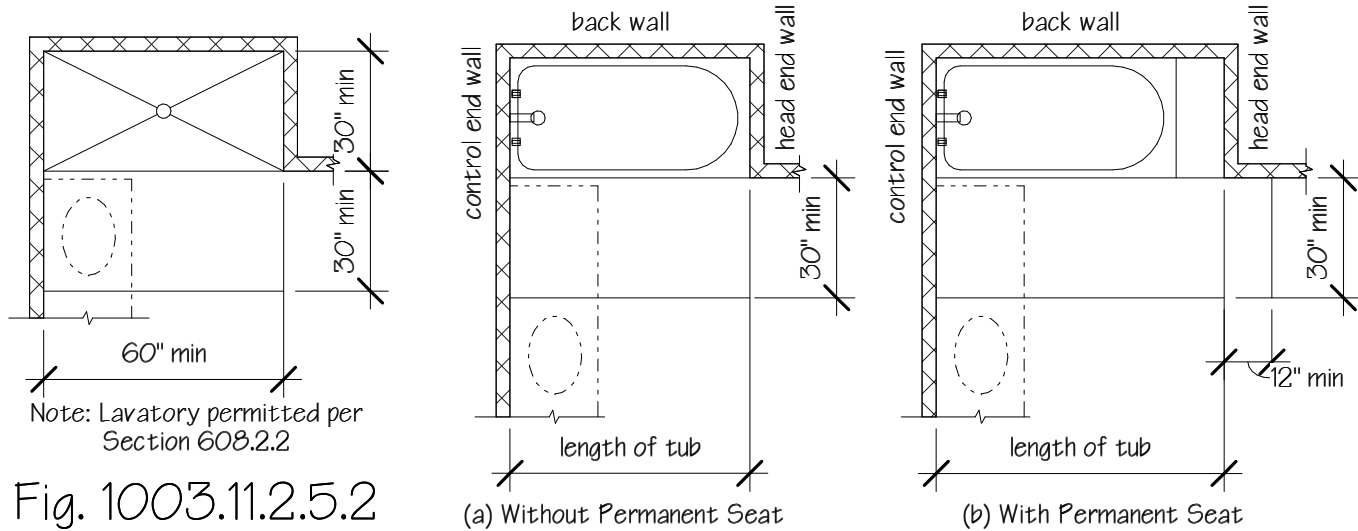


Fig. 1003.11.2.5.2  
Standard Roll-in-Type  
Shower Compartment in  
Type A Units

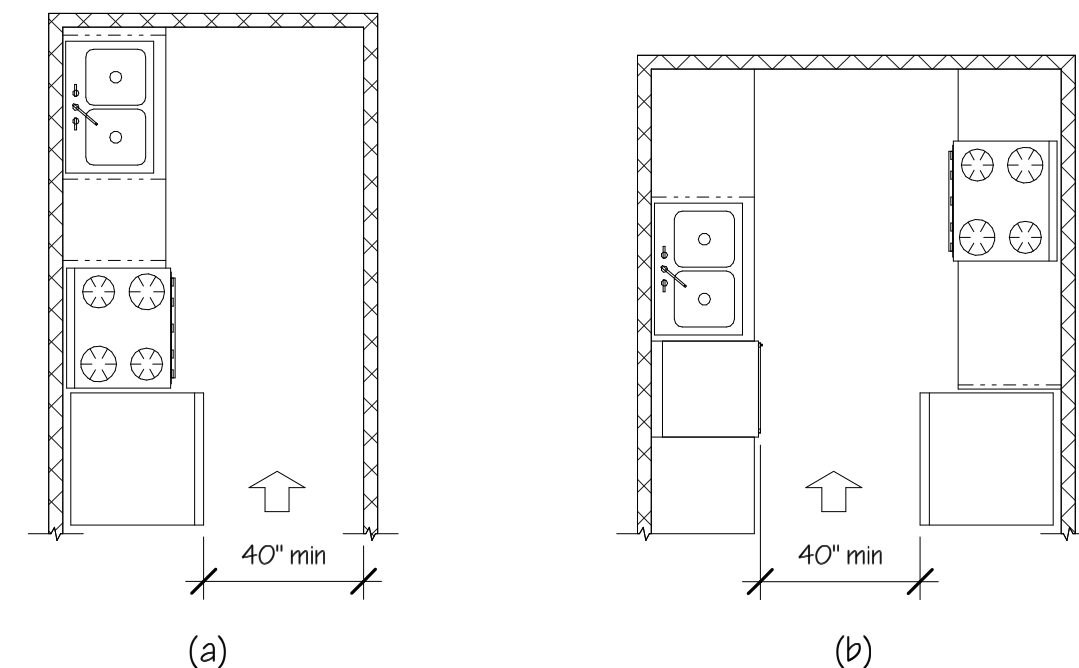


Fig. 1003.12.1.1  
Minimum Kitchen Clearance in Type A Units

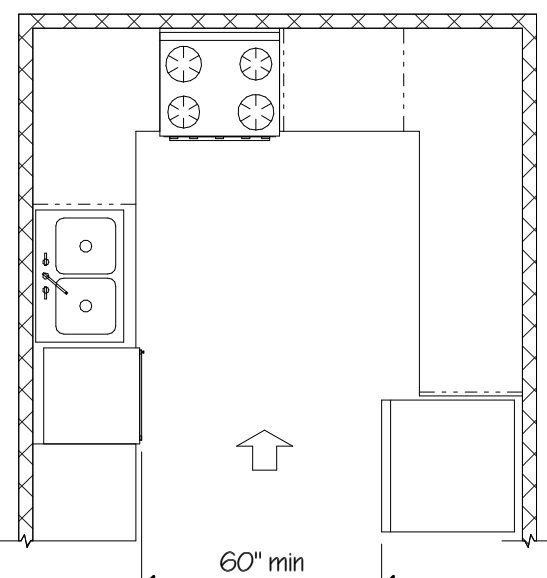


Fig. 1003.12.1.2  
U-Shaped Kitchen Clearance in Type A Units

1003.11.2.5 Bathing Fixtures.

The accessible bathing fixture shall be a bathtub complying with Section 1003.11.2.5.1 or a shower compartment complying with Section 1003.11.2.5.2.

1003.11.2.5.1 Bathtub.

Bathtubs shall comply with Section 607.

EXCEPTION:

1. The removable in-tub seat required by Section 607.3 is not required.

2. Counter tops and cabinetry shall be permitted at the control end of the clearance, provided the following criteria are met:

(a) The countertop and cabinetry can be removed;

(b) The floor finish extends under the countertop and cabinetry; and

(c) The walls behind and surrounding the countertop and cabinetry are finished.

1003.11.2.5.2 Shower.

Showers shall comply with Section 608.

EXCEPTION: At standard roll-in shower compartments complying with Section 608.2.2, lavatories, counter tops and cabinetry shall be permitted at one end of the clearance, provided the following criteria are met:

(a) The countertop and cabinetry can be removed;

(b) The floor finish extends under the countertop and cabinetry; and

(c) The walls behind and surrounding the countertop and cabinetry are finished.

NOTE: FIGURES ARE NOT TO SCALE

NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

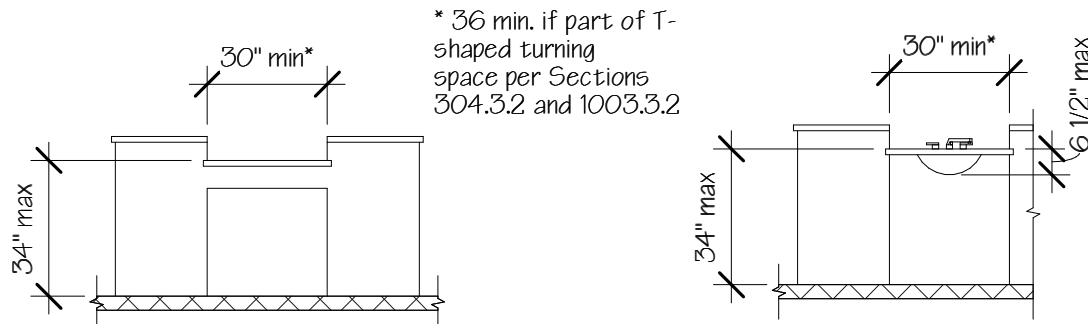


Fig. 1003.12.1.3  
Work Surface in Kitchen for  
Type A Units

Fig. 1003.12.1.3  
Kitchen Sink for  
Type A Units

1003.12.4 Sink.

The sink shall comply with Section 1003.12.4.

1003.12.4.1 Clear Floor Space.

A clear floor space, positioned for a forward approach to the sink, shall be provided. Knee and toe clearance complying with Section 306 shall be provided.

EXCEPTIONS:

1. The requirement for knee and toe clearance shall not apply to more than one bowl of a multi-bowl sink.

2. Cabinetry shall be permitted to be added under the sink, provided the following criteria are met:

(a) The cabinetry can be removed with out removal or replacement of the sink,

(b) The floor finish extends under such cabinetry, and

(c) The walls behind and surrounding cabinetry are finished.

1003.12.4.2 Height.

The front of the sink shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

EXCEPTION: A sink and counter that is adjustable to variable heights 29 inches minimum and 36 inches maximum above the floor, or that can be relocated within that range with out cutting the counter or damaging adjacent cabinets, walls, doors and structural elements, provided rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches, shall be permitted.

1003.12.4.3 Faucets.

Faucets shall comply with Section 309.

1003.12.4.4 Exposed Pipes and Surfaces.

Water supply and drain pipes under sinks shall be insulated or other wise configured to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

1003.12.5 Appliances.

Where provided, kitchen appliances shall comply with Section 1003.12.5.

1003.12.5.1 Operable Parts.

All appliance controls shall comply with Section 1003.9.

EXCEPTIONS:

1. Appliance doors and door latching devices shall not be required to comply with Section 303.4.

2. Bottom-hinged appliance doors, when in the open position, shall not be required to comply with Section 309.3.

1003.12.5.2 Clear Floor Space.

A clear floor space, positioned for a parallel or forward approach, shall be provided at each kitchen appliance.

1003.12.5.3 Dishwasher.

A clear floor space, positioned adjacent to the dishwasher door, shall be provided. The dishwasher door in the open position shall not obstruct the clear floor space for the dishwasher or an adjacent sink.

1003.12.5.4 Cooktop.

Cooktops shall comply with Section 1003.12.5.4.

1003.12.5.4.1 Approach.

A clear floor space, positioned for a parallel approach to the cooktop, shall be provided.

1003.12.5.4.2 Forward Approach.

Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. The underside of the cooktop shall be insulated or otherwise configured to protect from burns, abrasions, or electrical shock.

1003.12.5.4.3 Parallel approach.

Where the clear floor space is positioned for a parallel approach, the clear floor space shall be centered on the appliance.

1003.12.5.4.4 Controls.

The location of controls shall not require reaching across burners.

1003.12.5.5 Oven.

Ovens shall comply with Section 1003.12.5.5. Ovens shall have controls on front panels, on either side of the door.

1003.12.5.5.1 Clear Floor Space

A clear floor space shall be provided. The oven door in the open position shall not obstruct the clear floor space for the oven.

1003.12.5.5.2 Side-Hinged Door Ovens.

Side-hinged door ovens shall have a countertop positioned adjacent to the latch side of the oven door.

1003.12.5.5.3 Bottom-Hinged Door Ovens.

Bottom-hinged door ovens shall have a countertop positioned adjacent to one side of the door.

1003.12.5.5.4 Controls.

The location of controls shall not require reaching across burners.

1003.12.5.6 Refrigerator/Freezer.

Combination refrigerators and freezers shall have at least 50 percent of the freezer compartment shelves, including the bottom of the freezer 54 inches maximum above the floor when the shelves are installed at the maximum heights possible in the compartment. A clear floor space, positioned for a parallel approach to the refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the appliance.

1003.13 Windows.

Windows shall comply with Section 1003.13.

1003.13.1 Natural Ventilation.

Operable windows required to provide natural ventilation shall comply with Sections 309.2 and 309.3.

1003.13.2 Emergency Escape.

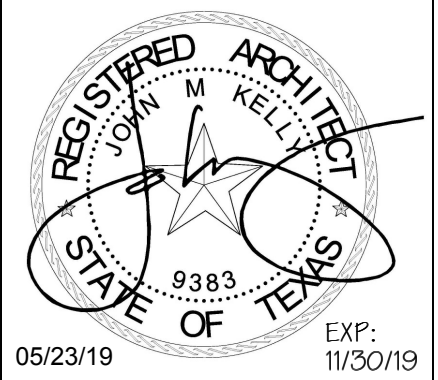
Operable windows required to provide an emergency escape and rescue opening shall comply with Section 309.2.

1003.14 Storage Facilities.

Where storage facilities are provided, at least one of each type shall comply with Section 905.

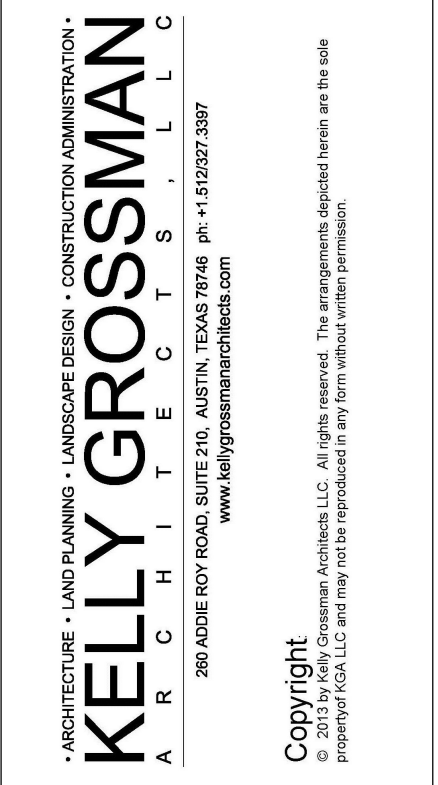
EXCEPTION: Kitchen cabinets shall not be required to comply with Section 1003.14.

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CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPMENT

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STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940



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DATE 07/22/13		
DESCRIPTION ICC ANSI TYPE A UNITS (2009)		
SHEET A1.5		



ICC/ANSI A117.1 - 2009 Chapter 10. Dwelling and Sleeping Units: Type B Units

1004 Type B Units

1004.1 General.

Type B units shall comply with Section 1004.

1004.2 Primary Entrance.

The accessible primary entrance shall be on an accessible route from public and common areas. The primary entrance shall not be to a bed room unless it is the only entrance.

1004.3 Accessible Route.

Accessible routes within Type B units shall comply with Section 1004.3.

1004.3.1 Location.

At least one accessible route shall connect all spaces and elements that are a part of the unit. Accessible routes shall coincide with or be located in the same area as a general circulation path.

EXCEPTIONS:

1. An accessible route is not required to unfinished attics and unfinished basements that are part of the unit.

2. One of the following is not required to be on an accessible route:

2.1 A raised floor area in a portion of a living, dining, or sleeping room; or

2.2 A sunken floor area in a portion of a living, dining, or sleeping room; or

2.3 A mezzanine that does not have plumbing fixtures or an enclosed habitable space.

1004.3.2 Components.

Accessible routes shall consist of one or more of the following elements: walking surfaces with a slope not steeper than 1:20, doors and doorways, ramps, elevators, and platform lifts.

1004.4 Walking Surfaces.

Walking surfaces that are part of an accessible route shall comply with Section 1004.4.

1004.4.1 Width.

Clear width of an accessible route shall comply with Section 403.5.

1004.4.2 Changes in Level.

Changes in level shall comply with Section 303.

EXCEPTION: Where exterior deck, patio or balcony surface materials are impervious, the finished exterior impervious surface shall be 4 inches maximum below the floor level of the adjacent interior spaces of the unit.

1004.5 Doors and Doorways.

Doors and doorways shall comply with Section 1004.5.

1004.5.1 Primary Entrance Door.

The primary entrance door to the unit shall comply with Section 404.

EXCEPTION: Storm and screen doors serving individual dwelling or sleeping units are not required to comply with Section 404.2.5.

1004.5.2 User Passage Doorways.

Doorways intended for user passage shall comply with Section 1004.5.2.

1004.5.2.1 Clear Width.

Doorways shall have a clear opening of 31 3/4 inches minimum. Clear opening of swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees.

1004.5.2.1.1 Double Leaf Doorways.

Where the operable parts on an inactive leaf of a double leaf doorway are located more than 48 inches or less than 15 inches above the floor, the active leaf shall provide the clearance required by Section 1004.5.2.1.

1004.5.2.2 Thresholds.

Thresholds shall comply with Section 303.

EXCEPTION: Thresholds at exterior sliding doors shall be permitted to be 3/4 inch maximum in height, provided they are beveled with a slope not steeper than 1:2.

1004.5.2.3 Automatic Doors.

Automatic doors shall comply with Section 404.3.

1004.5.2.4 Double Leaf Doorways.

Where an inactive leaf with operable parts higher than 48 inches or lower than 15 inches above the floor is provided, the active leaf shall provide the clearance required by Section 1004.5.2.1.

1004.6 Ramps.

Ramps shall comply with Section 405.

1004.7 Elevators.

Elevators within the unit shall comply with Section 407, 408, or 409.

1004.8 Platform Lifts

Platform lifts within the unit shall comply with Section 410.

1004.9 Operable Parts.

Lighting controls, electrical switches and receptacle outlets, environmental controls, electrical panelboards, and user controls for security or intercom systems shall comply with Sections 303.2 and 303.3.

EXCEPTIONS:

1. Receptacle outlets serving a dedicated use.

2. Where two or more receptacle outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one receptacle outlet shall not be required to comply with Section 309.

3. Floor receptacle outlets.

4. HVAC diffusers.

5. Controls mounted on ceiling fans.

6. Controls or switches mounted on appliances.

7. Plumbing fixture controls.

8. Reset buttons and shut-offs serving appliances, piping and plumbing fixtures.

9. Where redundant controls other than light switches are provided for a single element, one control in each space shall not be required to be accessible.

10. Within kitchens and bathrooms, lighting controls, electrical switches and receptacle outlets are permitted to be located over cabinets with counter tops 36 inches maximum in height and 25 1/2 inches maximum in depth.

1004.10 Laundry Equipment.

Washing machines and clothes dryers shall comply with Section 1004.10.

1004.10.1 Clear Floor Space.

A clear floor space complying with Section 305.3, shall be provided. A parallel approach shall be provided for a top loading machine. A forward or parallel approach shall be provided for a front-loading machine.

1004.11 Toilet and Bathing Facilities.

Toilet and bathing fixtures shall comply with Section 1004.11.

EXCEPTION: Fixtures on levels not required to be accessible.

1004.11.1 Grab Bar and Shower Seat Reinforcement.

Reinforcement shall be provided for the future

installation of grab bars and shower seats at water closets, bathtubs, and shower compartments. Where walls are located to permit the installation of grab bars and seats complying with Section 604.5 at water closets; grab bars complying with Section 607.4 at bathtubs; and for grab bars and shower seats complying with Sections, 608.3, 608.2.1.3, 608.2.2.3 and 608.2.3.2 at shower compartments; reinforcement shall be provided for the future installation of grab bars and seats complying with those requirements.

EXCEPTIONS:

1. In a room containing only a lavatory and a water closet, reinforcement is not required provided the room does not contain the only lavatory or water closet on the accessible level of the unit.

2. At water closets reinforcement for the side wall vertical grab bar component required by Section 604.5 is not required.

3. At water closets where wall space will not permit a grab bar complying with Section 604.5.2, reinforcement for a rear wall grab bar 24 inches minimum in length centered on the water closet shall be provided.

4. At water closets where a side wall is not available for a 42-inch grab bar complying with Section 604.5.1, reinforcement for a sidewall grab bar, 24 inches minimum in length, located 12 inches maximum from the rear wall, shall be provided.

5. At water closets where a side wall is not available for a 42-inch grab bar complying with Section 604.5.1 reinforcement for a swing-up grab bar complying with Section 1004.11.1.1 shall be permitted.

6. At water closets where a side wall is not available for a 42-inch grab bar complying with Section 604.5.1 reinforcement for two swing-up grab bars complying with Section 1004.11.1.1 shall be permitted to be installed in lieu of reinforcement for rear wall and side wall grab bars.

7. In shower compartments larger than 36 inches in width and 36 inches in depth reinforcement for a shower seat is not required

1004.11.1.1 Swing-up Grab Bars.

A clearance of 18 inches minimum from the centerline of the water closet to any side wall or obstruction shall be provided where reinforcement for swing-up grab bars is provided. When the approach to the water closet is from the side, the 18 inches minimum shall be on the side opposite the direction of approach. Reinforcement shall accommodate a swing-up grab bar centered 15 3/4 inches from the centerline of the water closet and 28 inches minimum in length, measured from the wall to the end of the horizontal portion of the grab bar. Reinforcement shall accommodate a swing-up grab bar with a height in the down position of 33 inches minimum and 36 inches maximum. Reinforcement shall be adequate to resist forces in accordance with Section 609.8.

EXCEPTION: Where a water closet is positioned with a wall to the rear and to one side, the centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the sidewall.

1004.11.2 Clear Floor Space.

Clear floor spaces required by Section 1004.11.3.1 (Option A) or 1004.11.3.2 (Option B) shall comply with Sections 1004.11.2 and 305.3.

1004.11.2.1 Doors.

Doors shall not swing into the clear floor space or clearance for any fixture.

EXCEPTION: Where a clear floor space complying with Section 305.3, excluding knee and toe clearances under elements, is provided within the room beyond the arc of the door swing.

1004.11.2.2 Knee and Toe Clearance.

Clear floor space at fixtures shall be permitted to include knee and toe clearances complying with Section 306.

1004.11.3 Toilet and Bathing Rooms.

Either all toilet and bathing areas provided shall comply with Section 1004.11.3.1 (Option A), or one toilet and bathing area shall comply with Section 1004.11.3.2 (Option B).

1004.11.3.1 Option A.

Each fixture provided shall comply with Section 1004.11.3.1.

EXCEPTIONS:

1. Where multiple lavatories are provided in a single toilet and bathing area such that travel between fixtures does not require travel through other parts of the unit, not more than one lavatory is required to comply with Section 1004.11.3.1.

2. A lavatory and a water closet in a room containing only a lavatory and water closet, provided the room does not contain the only lavatory or water closet on the accessible level of the unit.

1004.11.3.1.1 Lavatory.

A clear floor space complying with Section 305.3, positioned for a parallel approach, shall be provided as a lavatory. The clear floor space shall be centered on the lavatory.

EXCEPTION: A lavatory complying with Section 606 shall be permitted. Cabinetry shall be permitted under the lavatory provided the following criteria are met:

(a) The cabinetry can be removed without removal or replacement of the lavatory; and

(b) The floor finish extends under the cabinetry; and

(c) The walls behind and surrounding the cabinetry are finished.

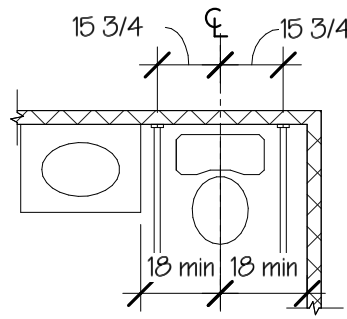


Fig. 1004.11.1.1 Swing-Up Grab Bar for Water Closet

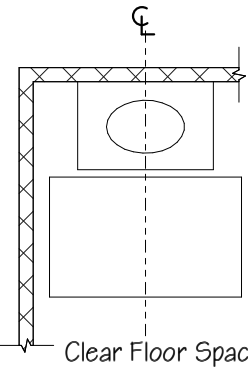


Fig. 1004.11.3.1.1 Lavatory in Type B Units - Option A Bathrooms

1004.11.3.1.2 Water Closet.

The water closet shall comply with Section 1004.11.3.1.2.

1004.11.3.1.2.1 Location.

The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from one side of the required clearance.

1004.11.3.1.2.2 Clearance.

Clearance around the water closet shall comply with Sections 1004.11.3.1.2.2.1 through 1004.11.3.1.2.2.3.

EXCEPTION: Clearance complying with Sections 1003.11.2.4.2 through 1003.11.2.4.4.

1004.11.3.1.2.2.1 Clearance Width.

Clearance around the water closet shall be 48 inches minimum in width, measured perpendicular from the side of the clearance that is 16 inches minimum and 18 inches maximum from the water closet centerline.

1004.11.3.1.2.2.2 Clearance Depth.

Clearance around the water closet shall be 56 inches minimum in depth, measured perpendicular from the rear wall.

1004.11.3.1.2.2.3 Increased Clearance Depth at Forward Approach.

Where a forward approach is provided, the clearance shall be 66 inches minimum in depth, measured perpendicular from the rear wall.

1004.11.3.1.2.2.4 Clearance Overlap.

A vanity or other obstruction 24 inches maximum in depth, measured perpendicular from the rear wall, shall be permitted to overlap the required clearance, provided the width of the remaining clearance at the water closet is 33 inches minimum.

1004.11.3.1.3 Bathing Fixtures.

Where provided, a bathtub shall comply with Section 1004.11.3.1.3.1 or 1004.11.3.1.3.2 and a shower compartment shall comply with Section 1004.11.3.1.3.3.

1004.11.3.1.3.1 Parallel Approach Bathtubs.

A clearance 60 inches minimum in length and 30 inches minimum in width shall be provided in front of bathtubs with a parallel approach. Lavatories complying with Section 606 shall be permitted in the clearance. A lavatory complying with Section 1004.11.3.1.1 shall be permitted at one end of the bathtub if a clearance 48 inches minimum in length and 30 inches minimum in width is provided in front of the bathtub.

1004.11.3.1.3.2 Forward Approach Bathtubs.

A clearance 60 inches minimum in length and 48 inches minimum in width shall be provided in front of bathtubs with a forward approach. A water closet and a lavatory shall be permitted in the clearance at one end of the bathtub.

1004.11.3.1.3.3 Shower Compartment.

If a shower compartment is the only bathing facility, the shower compartment shall have dimensions of 36 inches minimum in width and 36 inches minimum in depth. A clearance of 48 inches minimum in length, measured perpendicular from the shower head wall, and 30 inches minimum in depth, measured from the face of the shower compartment, shall be provided. Reinforcing for a shower seat is not required in shower compartments larger than 36 inches in width and 36 inches in depth.

1004.11.3.2 Option B.

One of each type of fixture provided shall comply with Section 1004.11.3.2. The accessible fixtures shall be in a single toilet/bathing area, such that travel between fixtures does not require travel through other parts of the unit.

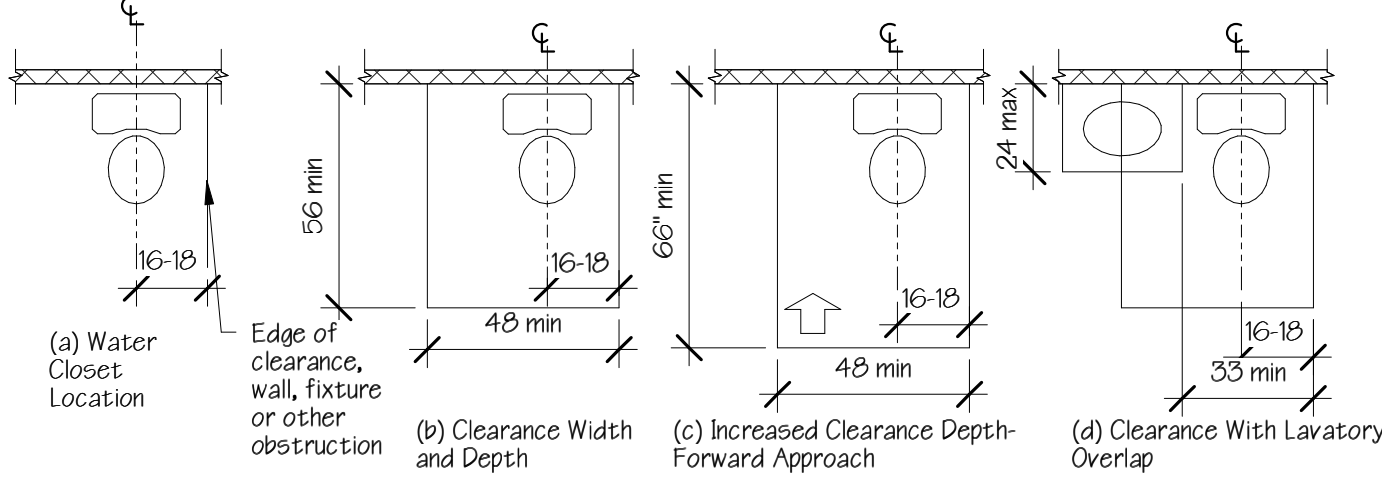


Fig. 1004.11.3.1.2 Water Closets in Type B Units

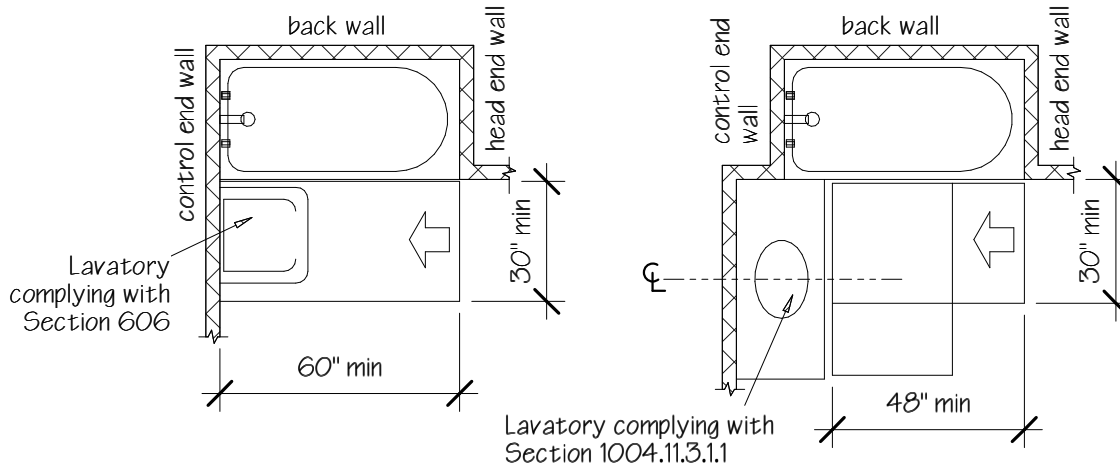


Fig. 1004.11.3.1.3.1 Parallel Approach Bathtub in Type B Units - Option A Bathrooms

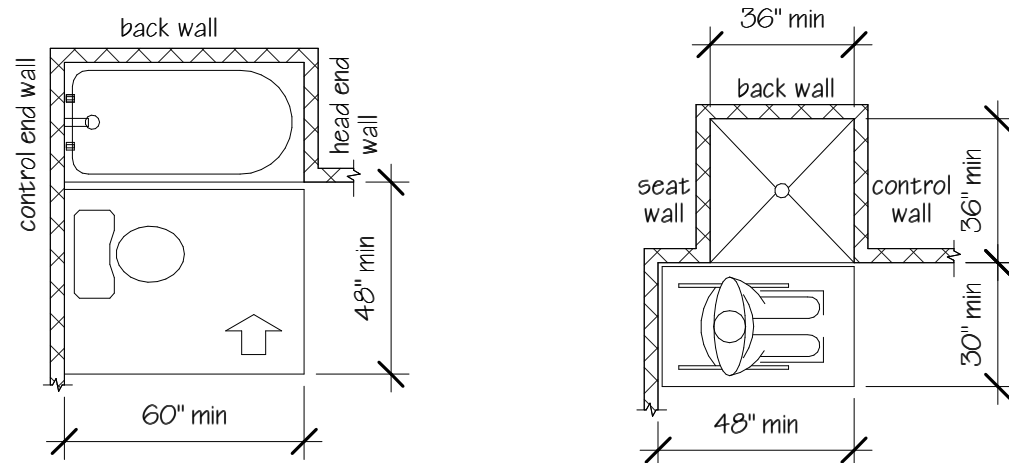


Fig. 1004.11.3.1.3.2 Forward Approach Bathtub in Type B Units - Option A Bathrooms

1004.11.3.2.1 Lavatory.

Lavatories shall comply with Sections 1004.11.3.1.1 and 1004.11.3.2.1.1.

1004.11.3.2.1.1 Height.

The front of the lavatory shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.

1004.11.3.2.2 Water Closet.

The water closet shall comply with Section 1004.11.3.1.2.

1004.11.3.2.3 Bathing Fixtures.

The accessible bathing fixture shall be a bathtub complying with Section 1004.11.3.2.3.1 or a shower compartment complying with Section 1004.11.3.2.3.2.

1004.11.3.2.3.1 Bathtub.

A clearance 48 inches minimum in length measured perpendicular from the control end of the bathtub, and 30 inches minimum in width shall be provided in front of bathtubs.

1004.11.3.2.3.2 Shower Compartment.

A shower compartment shall comply with Section 1004.11.3.1.3.3.

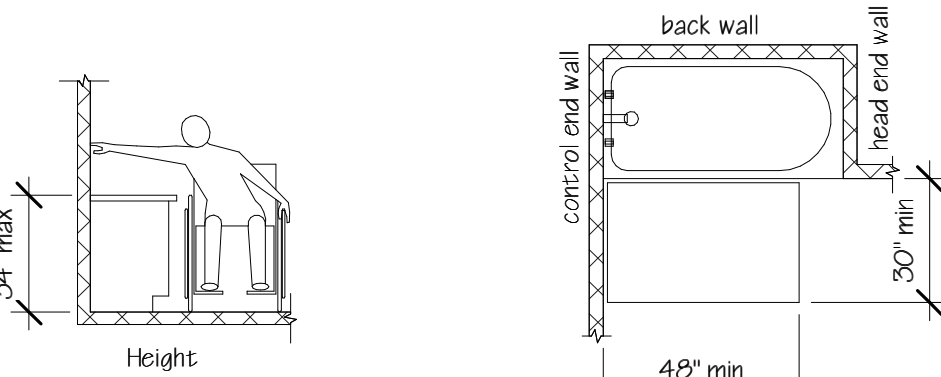


Fig. 1004.11.3.2.1 Bathtub Clearance in Type B Units-Option B Bathrooms

Fig. 1004.11.3.1.3.1 Bathtub Clearance in Type B Units-Option B Bathrooms

1004.12 Kitchens and Kitchenettes.

Kitchens and kitchenettes shall comply with Section 1004.12.

1004.12.1 Clearance.

Clearance complying with Section 1004.12.1 shall be provided.

1004.12.1.1 Minimum Clearance.

Clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches minimum.

1004.12.1.2 U-Shaped Kitchens.

In kitchens with counters, appliances, or cabinets on three contiguous sides, clearance between all opposing base cabinets, countertops, appliances, or walls within kitchen work areas shall be 60 inches minimum.

NOTE: FIGURES ARE NOT TO SCALE

NOTE: DIMENSIONS ARE TO FINISHED FLOORS AND WALLS.

1004.12.2 Clear Floor Space.

Clear floor space at appliances shall comply with Sections 1004.12.2 and 305.3.

1004.12.2.1 Sink.

A clear floor space, positioned for a parallel approach to the sink, shall be provided. The clear floor space shall be centered on the sink bowl.

EXCEPTION: A sink with a forward approach complying with Section 1003.12.4.1

1004.12.2.2 Dishwasher.

A clear floor space, positioned for a parallel or forward approach to the dishwasher, shall be provided. The dishwasher door in the open position shall not obstruct the clear floor space for the dishwasher.

1004.12.2.3 Cooktop.

Cooktops shall comply with Section 1004.12.2.3.

1004.12.2.3.1 Approach.

A clear floor space, positioned for a parallel or forward approach to the cooktop, shall be provided.

1004.12.2.3.2 Forward approach.

Where the clear floor space is positioned for a forward approach, knee and toe clearance complying with Section 306 shall be provided. The underside of the cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock.

1004.12.2.3.3 Parallel approach.

Where the clear floor space is positioned for a parallel approach, the clear floor space shall be centered on the appliance.

1004.12.2.4 Oven.

A clear floor space, positioned for a parallel or forward approach adjacent to the oven shall be provided. The oven door in the open position shall not obstruct the clear floor space for the oven.

1004.12.2.5 Refrigerator/Freezer.

A clear floor space, positioned for a parallel approach to the refrigerator/freezer, shall be provided. The centerline of the clear floor space shall be offset 24 inches maximum from the centerline of the appliance.

1004.12.2.6 Trash Compactor

A clear floor space, positioned for a parallel or forward approach to the trash compactor, shall be provided.

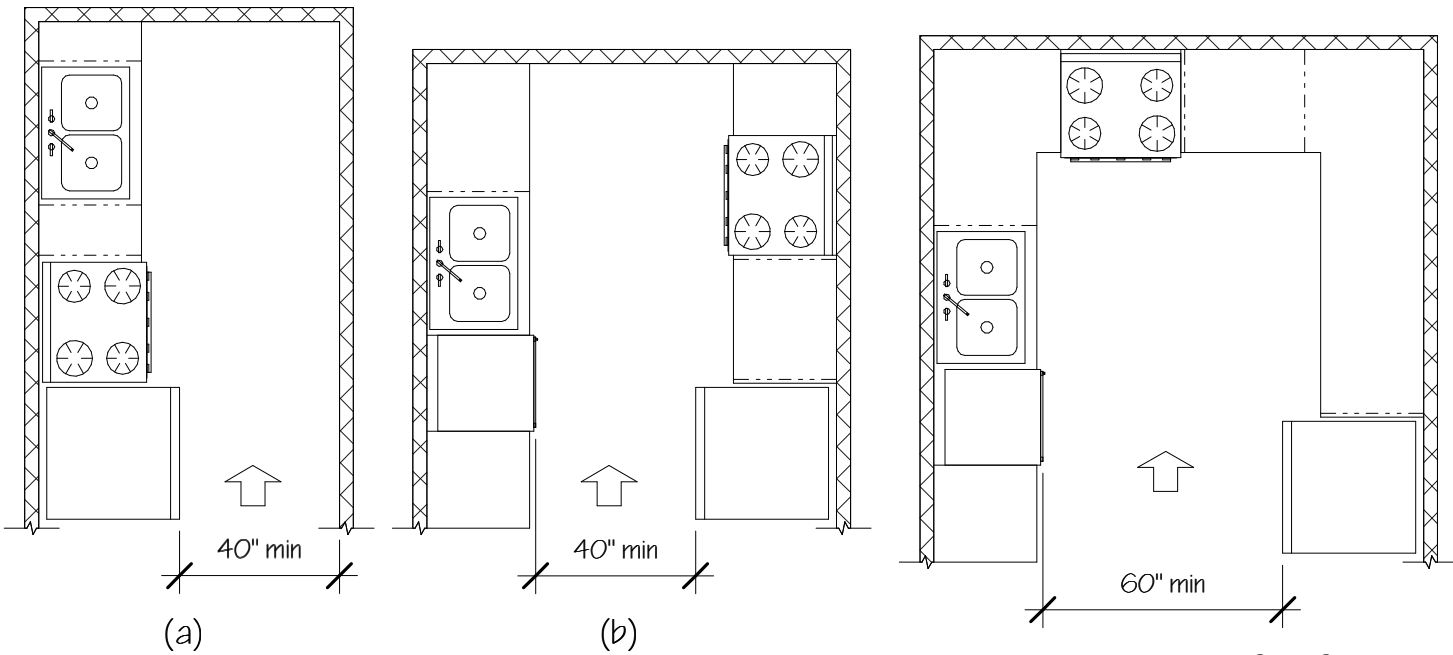


Fig. 1004.12.1 Minimum Kitchen Clearance in Type B Units

Fig. 1004.12.1.2 U-Shaped Kitchen Clearance in Type B Units

1005 Units with Accessible Communication Features

1005.1 General.

Units required to have accessible communication features shall comply with Section 1005.

1005.2 Unit Smoke Detection.

Where provided, unit smoke detection shall include audible notification complying with NFPA 72 listed in Section 105.2.2.

1005.3 Building Fire Alarm System.

Where a building fire alarm system is provided, the system wiring shall be extended to a point within the unit in the vicinity of the unit smoke detection system.

1005.4 Visible Notification Appliances.

Visible notification appliances, where provided within the unit as part of the unit smoke detection system or the building fire alarm system, shall comply with Section 1005.4.

1005.4.1 Appliance.

Visible notification appliances shall comply with Section 702.

1005.4.2 Activation.

All visible notification appliances provided within the unit for smoke detection notification shall be activated upon smoke detection. All visible notification appliances provided within the unit for building fire alarm notification shall be activated upon activation of the building fire alarm in the portion of the building containing the unit.

1005.4.3 Interconnection.

The same visible notification appliances shall be permitted to provide notification of unit smoke detection and building fire alarm activation.

1005.4.4 Prohibited Use.

Visible notification appliances used to indicate unit smoke detection or building fire alarm activation shall not be used for any other purpose within the unit.

1005.5 Unit Primary Entrance.

Communication features shall be provided at the unit primary entrance complying with Section 1005.5.

1005.5.1 Notification.

A hard-wired electric door bell shall be provided. A button or switch shall be provided on the public side of the unit primary entrance



2012 TAS - TEXAS ACCESSIBILITY STANDARDS

CHAPTER 1: APPLICATION AND ADMINISTRATION

101 Purpose

101.1 General. This document contains scoping and technical requirements for accessibility to sites, facilities, buildings, and elements by individuals with disabilities.

CHAPTER 2: SCOPING REQUIREMENTS

201 Application

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

EXCEPTION: Commercial Facilities and Public Accommodations Located in Private Residences. When a commercial facility or public accommodation is located in a private residence, the portion of the residence used exclusively as a residence is not covered by these standards. Those portions used in the operation of the commercial facility or public accommodation or that portion used both for the commercial facility or public accommodation and for residential purposes is covered by the new construction and alterations requirements of these standards. The portion of the residence used in the operation of the commercial facility or public accommodation extends to those elements used to enter the commercial facility or public accommodation, including the homeowner's front sidewalk, if any, the door or entryway, and hallways; and those portions of the residence, interior or exterior, available to or used by employees or visitors of the commercial facility or public accommodation, including restrooms.

201.2 Application Based on Building or Facility Use. Where a site, building, facility, room, or space contains more than one use, each portion shall comply with the applicable requirements for that use.

203 General Exceptions

203.3 Employee Work Areas. Spaces and elements within employee work areas shall only be required to comply with 206.2.3, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, that are less than 300 square feet and elevated 7 inches or more above the finished floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

204 Protruding Objects

204.1 General. Protruding objects on circulation paths shall comply with 307.

205 Operable Parts

205.1 General. Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 303.

- EXCEPTIONS:
- Operable parts that are intended for use by service or maintenance personnel shall not be required to comply with 303.
  - Electrical or communication receptacles serving a dedicated use shall not be required to comply with 303.
  - Where two or more outlets are provided in a kitchen above a length of counter top that is uninterrupted by a sink or appliance, one outlet shall not be required to comply with 303.
  - Floor electrical receptacles shall not be required to comply with 303.
  - HVAC diffusers shall not be required to comply with 303.
  - Except for light switches, where redundant controls are provided for a single element, one control in each space shall not be required to comply with 303.

206 Accessible Routes

206.2.1 Site Arrival Points. 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.

- EXCEPTIONS:
- Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be required.
  - An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

206.2.2 Within a Site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

EXCEPTION: An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.

206.2.3 Employee Work Areas. Common use circulation paths within employee work areas shall comply with 402.

- EXCEPTIONS:
- Common use circulation paths located within employee work areas that are less than 1000 square feet and defined by permanently installed partitions, counters, casework, or furnishings shall not be required to comply with 402.
  - Common use circulation paths located within employee work areas that are an integral component of work area equipment shall not be required to comply with 402.
  - Common use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to comply with 402.

206.3 Location. Accessible routes shall coincide with or be located in the same area as general circulation paths. Where circulation paths are interior, required accessible routes shall also be interior.

206.4 Entrances. Entrances shall be provided in accordance with 206.4. Entrance doors, doorways, and gates shall comply with 404 and shall be on an accessible route complying with 402.

206.4.1 Public Entrances. In addition to entrances required by 206.4.2 through 206.4.9, at least 60 percent of all public entrances shall comply with 404.

206.4.2 Parking Structure Entrances. Where direct access is provided for pedestrians from a parking structure to a building or facility entrance, each direct access to the building or facility entrance shall comply with 404.

206.4.3 Entrances from Tunnels or Elevated Walkways. Where direct access is provided for pedestrians from a pedestrian tunnel or elevated walkway to a building or facility, at least one direct entrance to the building or facility from each tunnel or walkway shall comply with 404.

206.4.7 Restricted Entrances. Where restricted entrances are provided to a building or facility, at least one restricted entrance to the building or facility shall comply with 404.

206.4.8 Service Entrances. If a service entrance is the only entrance to a building or to a tenancy in a facility, that entrance shall comply with 404.

206.5 Doors, Doorways, and Gates. Doors, doorways, and gates providing user passage shall be provided in accordance with 206.5.

206.5.1 Entrances. Each entrance to a building or facility required to comply with 206.4 shall have at least one door, doorway, or gate complying with 404.

206.5.2 Rooms and Spaces. Within a building or facility, at least one door, doorway, or gate serving each room or space complying with these requirements shall comply with 404.

206.7 Platform Lifts. Platform lifts shall comply with 410. Platform lifts shall be permitted as a component of an accessible route in new construction in accordance with 206.7. Platform lifts shall be permitted as a component of an accessible route in an existing building or facility.

206.7.5 Existing Site Constraints. Platform lifts shall be permitted where existing exterior site constraints make use of a ramp or elevator technically infeasible.

207 Accessible Means of Egress

207.1 General. 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).

EXCEPTION: Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.

207.2 Platform Lifts. 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.

208 Parking Spaces

208.1 General. Where parking spaces are provided, parking spaces shall be provided in accordance with 208.

EXCEPTION: Parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound shall not be required to comply with 208 provided that lots accessed by the public are provided with a passenger loading zone complying with 503.

208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as 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 NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1,000	2 PERCENT OF TOTAL
1,001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF; OVER 1,000

208.2.4 Van Parking Spaces. 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.

208.3 Location. Parking facilities shall comply with 208.3.

208.3.1 General. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. Where parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with 502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

- EXCEPTIONS:
- All van parking spaces shall be permitted to be grouped on one level within a multi-story parking facility.
  - Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

209 Passenger Loading Zones and Bus Stops

209.1 General. Passenger loading zones shall be provided in accordance with 209.

209.2 Type. Where provided, passenger loading zones shall comply with 209.2.

209.2.1 Passenger Loading Zones. 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 (30 m) of loading zone space, or fraction thereof.

209.2.2 Bus Loading Zones. 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 510.2.

209.5 Mechanical Access Parking Garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with 503 at vehicle drop-off and vehicle pick-up areas.

210 Stairways

210.1 General. Interior and exterior stairs that are part of a means of egress shall comply with 504.

211 Drinking Fountains

211.1 General. Where drinking fountains are provided on an exterior site, on a floor, or within a secured area they shall be provided in accordance with 211.

211.2 Minimum Number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

EXCEPTION: Where a single drinking fountain complies with 602.1 through 602.6 and 602.7, it shall be permitted to be substituted for two separate drinking fountains.

211.3 More Than Minimum Number. Where 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.

EXCEPTION: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains complying with 211 equals 100 percent of drinking fountains.

212 Kitchens, Kitchenettes, and Sinks

212.1 General. Where provided, kitchens, kitchenettes, and sinks shall comply with 212.

212.2 Kitchens and Kitchenettes. Kitchens and kitchenettes shall comply with 804.

212.3 Sinks. 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.

EXCEPTION: Mop or service sinks shall not be required to comply with 212.3.

NOTES:  
1. SECTIONS OF 2012 TAS NOT PERTAINING TO THIS PROJECT HAVE BEEN OMITTED.  
2. FIGURES ARE NOT TO SCALE.  
3. ALL DIMENSIONS IN THE 2012 TAS - TEXAS ACCESSIBILITY STANDARDS ARE MEASURED TO FINISHED SURFACES. DIMENSIONS IN THE ACTUAL CONSTRUCTION DRAWINGS ARE MEASURED TO RAW FRAMING.

213 Toilet Facilities and Bathing Facilities

213.1 General. Where toilet facilities and bathing facilities are provided, they shall comply with 213. Where toilet facilities and bathing facilities are provided in facilities permitted by 206.2.3 Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

EXCEPTION: Where multiple single user toilet rooms are clustered at a single location, no more than 50 percent of the single user toilet rooms for each use at each cluster shall be required to comply with 603.

213.2.1 Unisex (Single-Use or Family) Toilet and Unisex Bathing Rooms. Unisex toilet rooms shall contain not more than one lavatory, and two water closets without urinals or one water closet and one unial. Unisex bathing rooms shall contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches.

213.3 Plumbing Fixtures and Accessories. Plumbing fixtures and accessories provided in a toilet room or bathing room required to comply with 213.2 shall comply with 213.3.

213.3.1 Toilet Compartments. Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1. In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

213.3.2 Water Closets. Where water closets are provided, at least one shall comply with 604.

213.3.3 Urinals. Where more than one unial is provided, at least one shall comply with 605.

213.3.4 Lavatories. Where lavatories are provided, at least one shall comply with 606 and shall not be located in a toilet compartment.

213.3.5 Mirrors. Where mirrors are provided, at least one shall comply with 603.3. Accessible mirrors shall be provided at locations that are consistent with the location of other mirrors in the same room.

213.3.6 Bathing Facilities. Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

213.3.7 Coat Hooks and Shelves. Where coat hooks or shelves are provided in toilet rooms without toilet compartments, at least one of each type shall comply with 603.4. Where coat hooks or shelves are provided in toilet compartments, at least one of each type complying with 604.8.3 shall be provided in toilet compartments required to comply with 213.3.1. Where coat hooks or shelves are provided in bathing facilities, at least one of each type complying with 603.4 shall serve fixtures required to comply with 213.3.6.

215 Fire Alarm Systems

215.1 General. Where fire alarm systems provide audible alarm coverage, alarms shall comply with 215.

EXCEPTION: In existing facilities, visible alarms shall not be required except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.

215.2 Public and Common Use Areas. Alarms in public use areas and common use areas shall comply with 702.

215.3 Employee Work Areas. Where employee work areas have audible alarm coverage, the wiring system shall be designed so that visible alarms complying with 702 can be integrated into the alarm system.

216 Signs

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

EXCEPTIONS:

- 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.
- In parking facilities, signs shall not be required to comply with 216.2, 216.3, and 216.6 through 216.12.
- Temporary, 7 days or less, signs shall not be required to comply with 216.
- In detention and correctional facilities, signs not located in public use areas shall not be required to comply with 216.

216.2 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

EXCEPTION: Exterior signs that are not located at the door to the space they serve shall not be required to comply with 703.2.

216.3 Directional and Informational Signs. Signs that provide direction to or information about interior spaces and facilities of the site shall comply with 703.5.

216.4 Means of Egress. Signs for means of egress shall comply with 216.4.

216.4.1 Exit Doors. Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

216.4.2 Areas of Refuge. 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.

216.4.3 Directional Signs. Signs required by section 1003.2.13.6 of the International Building Code (2000 edition) or section 1007.7 of the International Building Code (2003 edition) to provide directions to accessible means of egress shall comply with 703.5.

216.5 Parking. Parking spaces complying with 502 shall be identified by signs complying with 502.6.

EXCEPTION: Where a total of four or fewer parking spaces, including accessible parking spaces, are provided on a site, identification of accessible parking spaces shall not be required.

216.6 Entrances. 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.

216.7 Elevators. Where existing elevators do not comply with 407, elevators complying with 407 shall be clearly identified with the International Symbol of Accessibility complying with 703.7.2.1.

216.8 Toilet Rooms and Bathing Rooms. Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided. Signs shall comply with 703.5 and shall include the International Symbol of Accessibility complying with 703.7.2.1. Where existing toilet rooms or bathing rooms do not comply with 603, the toilet rooms or bathing rooms complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 213.2, toilet rooms or bathing facilities complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 unless all toilet rooms and bathing facilities comply with 603.

229 Windows

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

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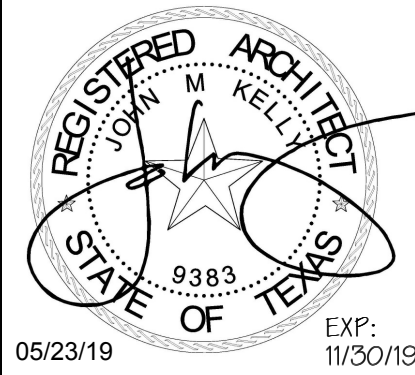
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CHECKED BY:

JMK

PROJECT #:

18-2325



LDG DEVELOPMENT

1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208, (P) 502.609.4940

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**KELLY GROSSMAN**  
A R C H I T E C T S L L C  
280 ADAMS EIGHT ROAD SUITE 200, AUSTIN, TEXAS 78746 PH: +1 512.527.3387  
www.kellygrossmanarchitects.com  
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NORWOOD ESTATES

AUSTIN TX

No.	Revision	Date
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ISSUED FOR PERMIT

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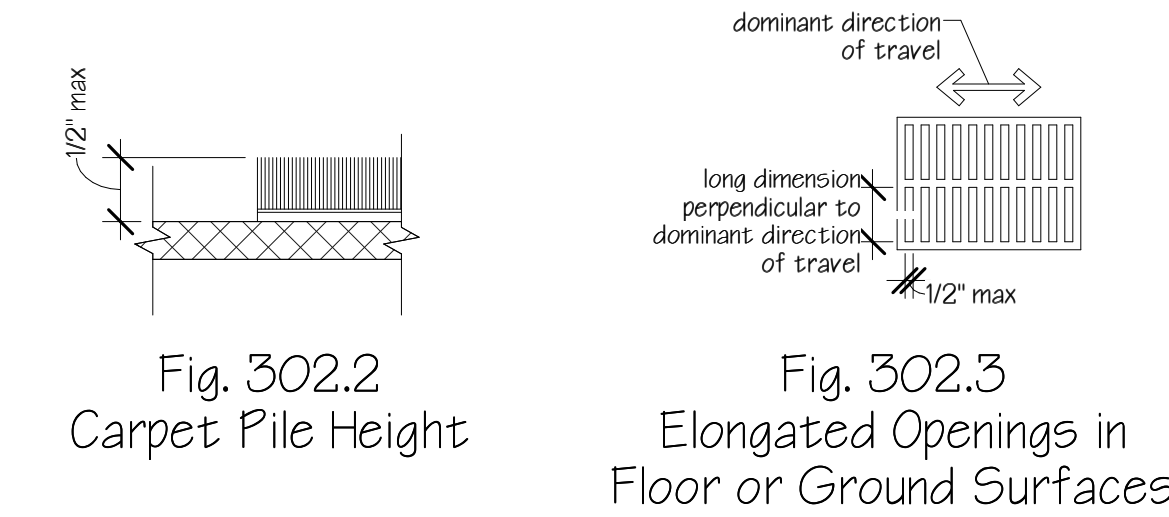


CHAPTER 3: BUILDING BLOCKS

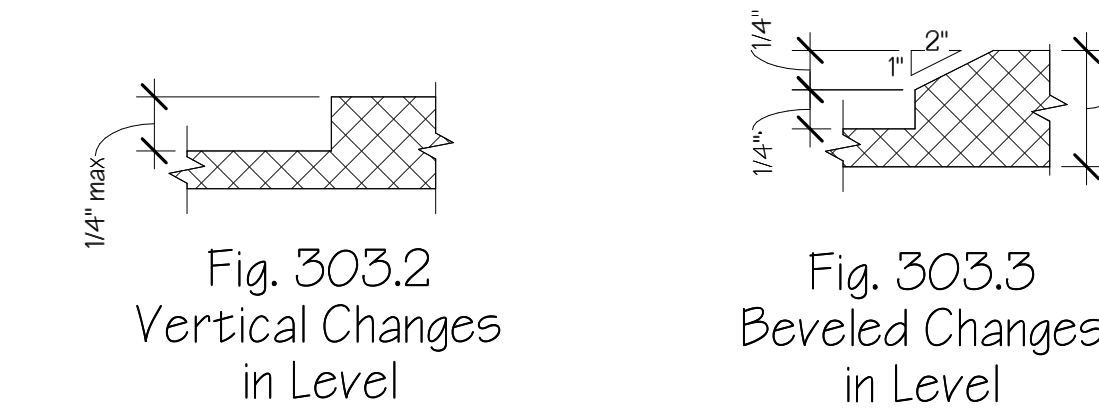
**301 General**  
301.1 Scope. The provisions of Chapter 3 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

**302 Floor or Ground Surfaces**  
302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.  
302.2 Carpet. 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 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

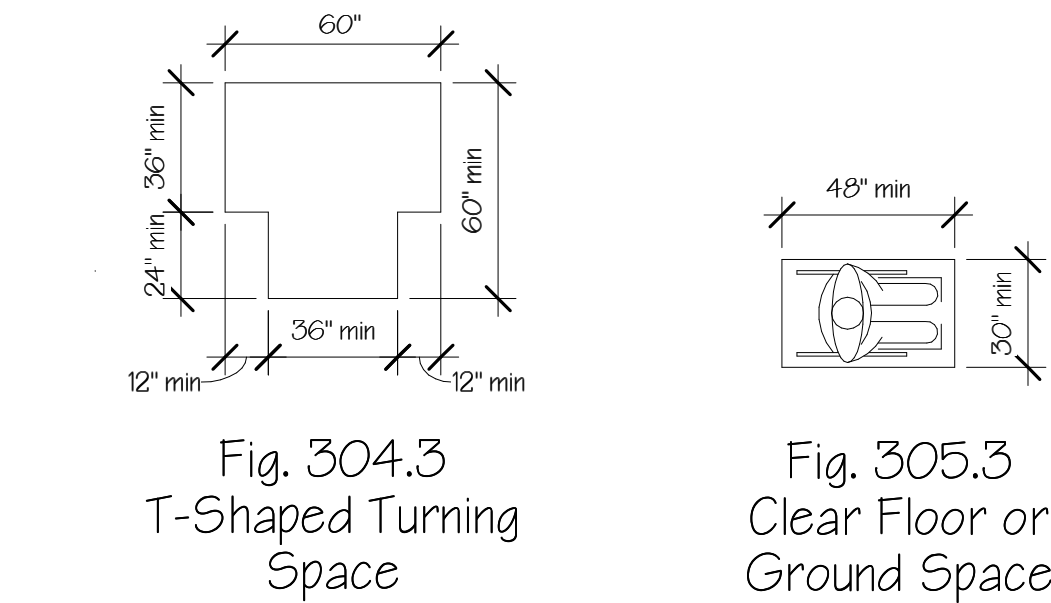
302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.



**303 Changes in Level**  
303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.  
303.2 Vertical. Changes in level of 1/4 inch high maximum shall be permitted to be vertical.  
303.3 Beveled. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2.  
303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

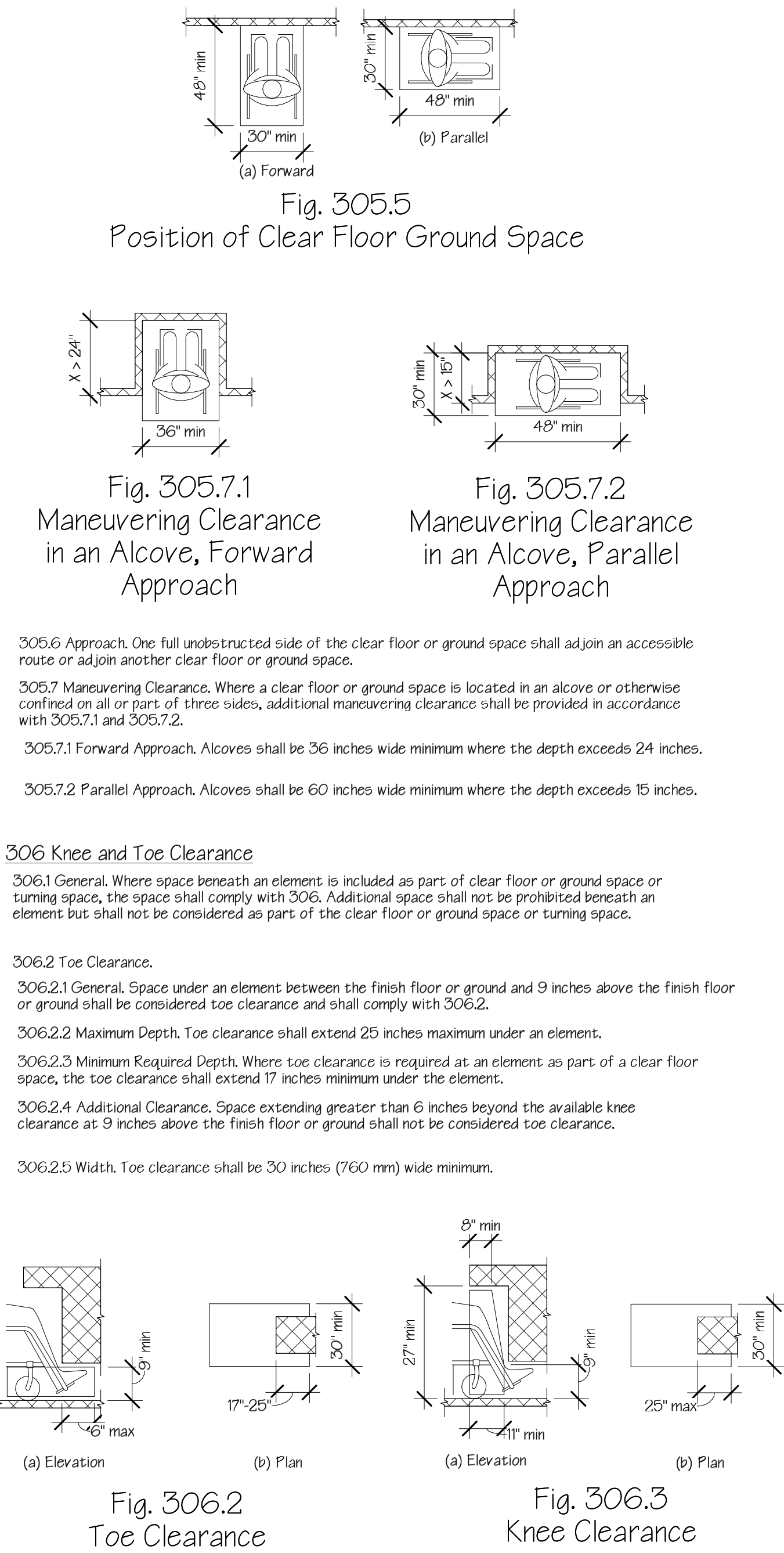


**304 Turning Space**  
304.1 General. Turning space shall comply with 304.  
304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.  
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.  
304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.  
304.3.1 Circular Space. The turning space shall be a space of 60 inches diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.  
304.4 Door Swing. Doors shall be permitted to swing into turning spaces.  
304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches 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.



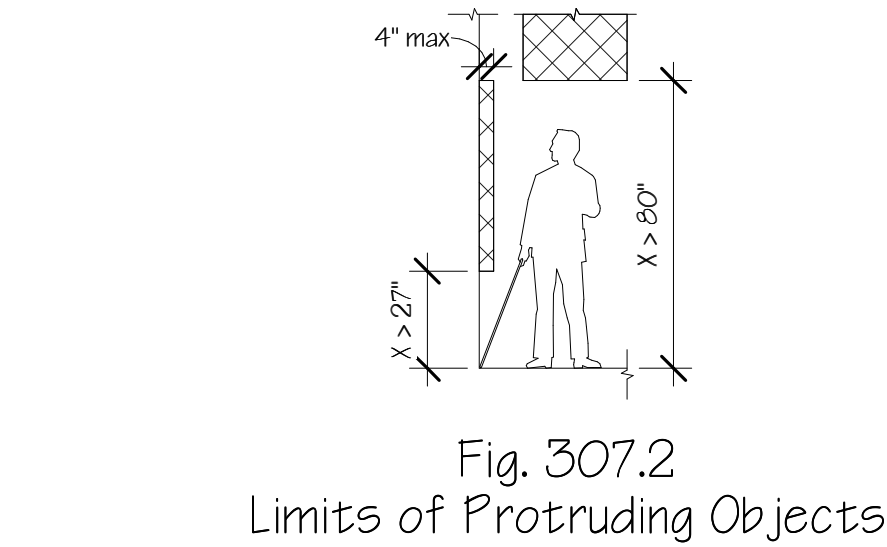
**305 Clear Floor or Ground Space**  
305.1 General. Clear floor or ground space shall comply with 305.  
305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.  
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.  
305.3 Size. The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306. 305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.



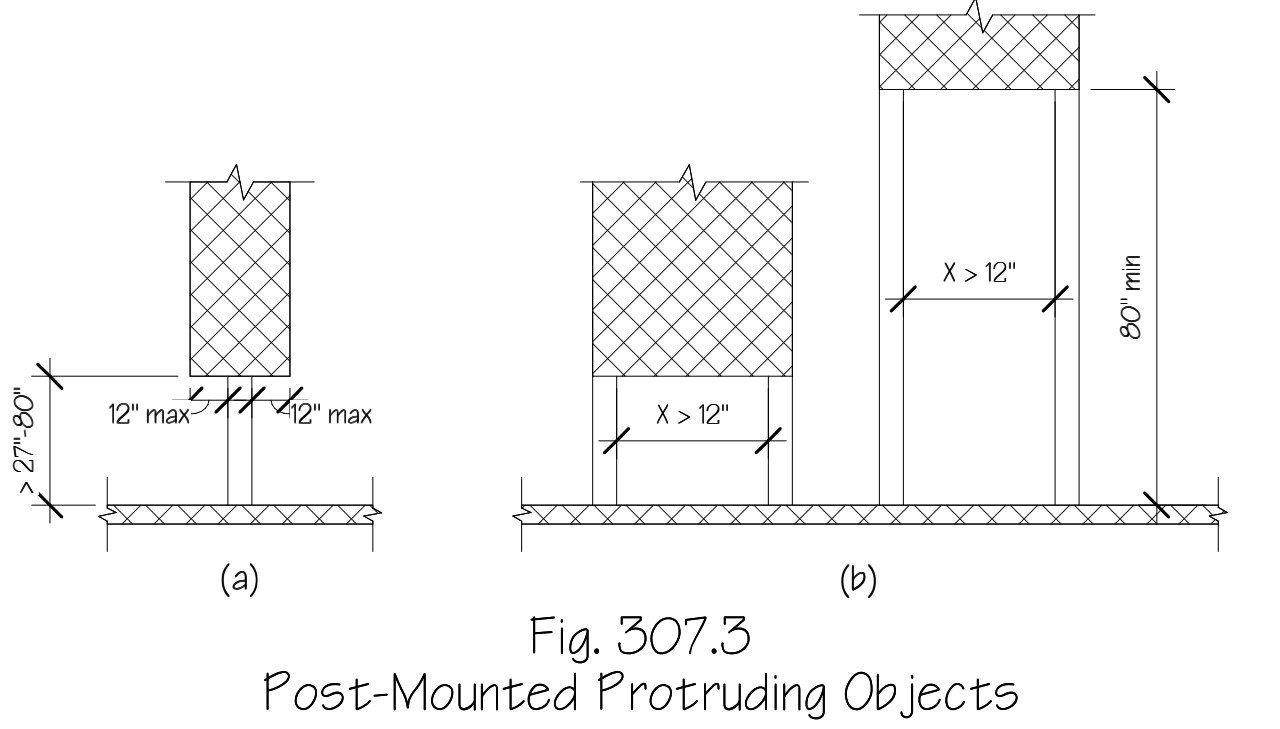
**306 Knee and Toe Clearance**  
306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.  
306.2 Toe Clearance. Toe clearance shall extend 25 inches maximum under an element at 9 inches above the finish floor or ground.  
306.2.2 Maximum Depth. Toe clearance shall extend 17 inches minimum under the element.  
306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches minimum under the element.  
306.2.4 Additional Clearance. Space extending greater than 6 inches beyond the available knee clearance at 9 inches above the finish floor or ground shall not be considered toe clearance.  
306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

**307 Protruding Objects**  
307.1 General. Protruding objects shall comply with 307.  
307.2 Protrusion Limits. Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.  
EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches maximum.



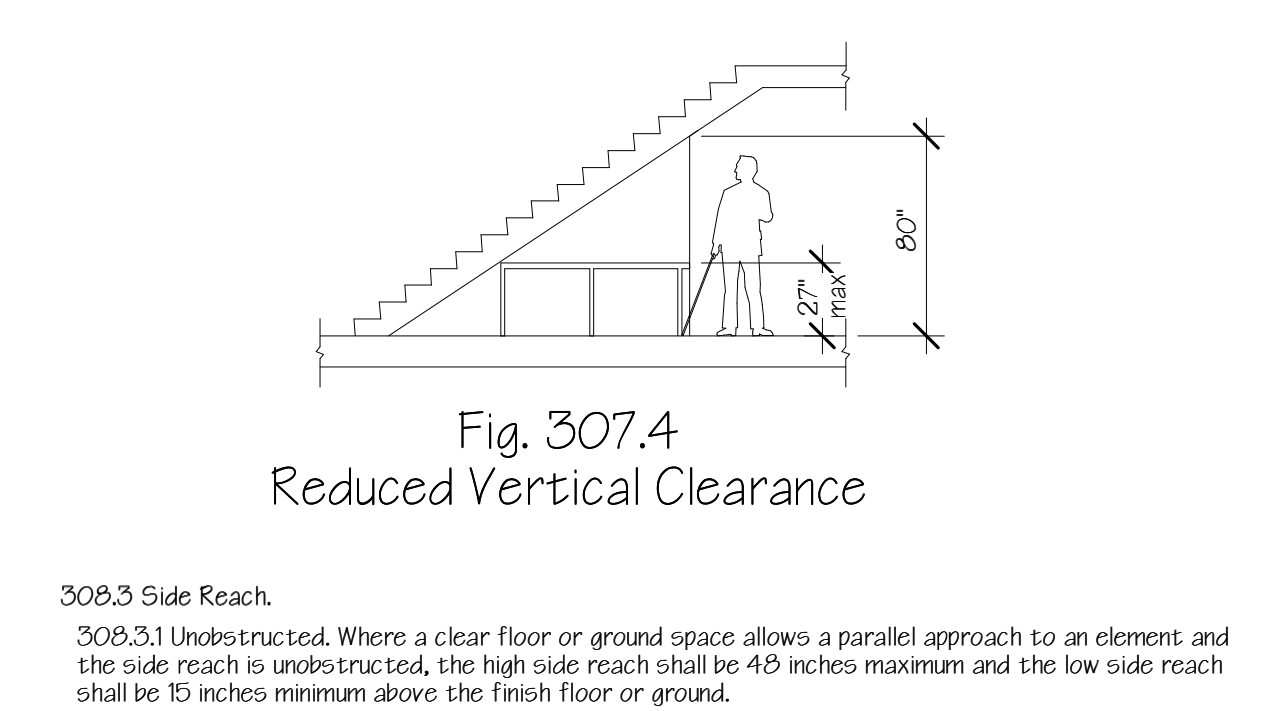
307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches maximum when located 27 inches minimum and 80 inches maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches, the lowest edge of such sign or obstruction shall be 27 inches maximum or 80 inches minimum above the finish floor or ground.

EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.



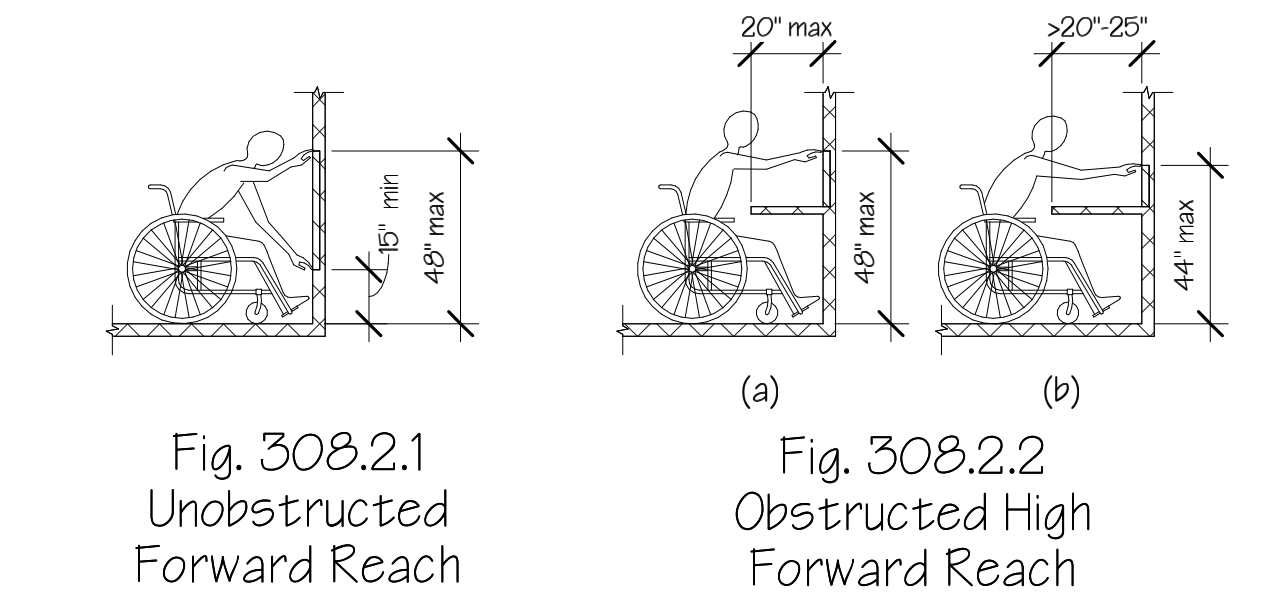
307.4 Vertical Clearance. Vertical clearance shall be 80 inches high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches high. The leading edge of such guardrail or barrier shall be located 27 inches maximum above the finish floor or ground.  
EXCEPTION: Door closers and door stops shall be permitted to be 78 inches minimum above the finish floor or ground.  
307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

**308 Reach Ranges**  
308.1 General. Reach ranges shall comply with 308.  
308.2 Forward Reach.  
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.  
308.2.2 Obstructed High Reach. 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 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.



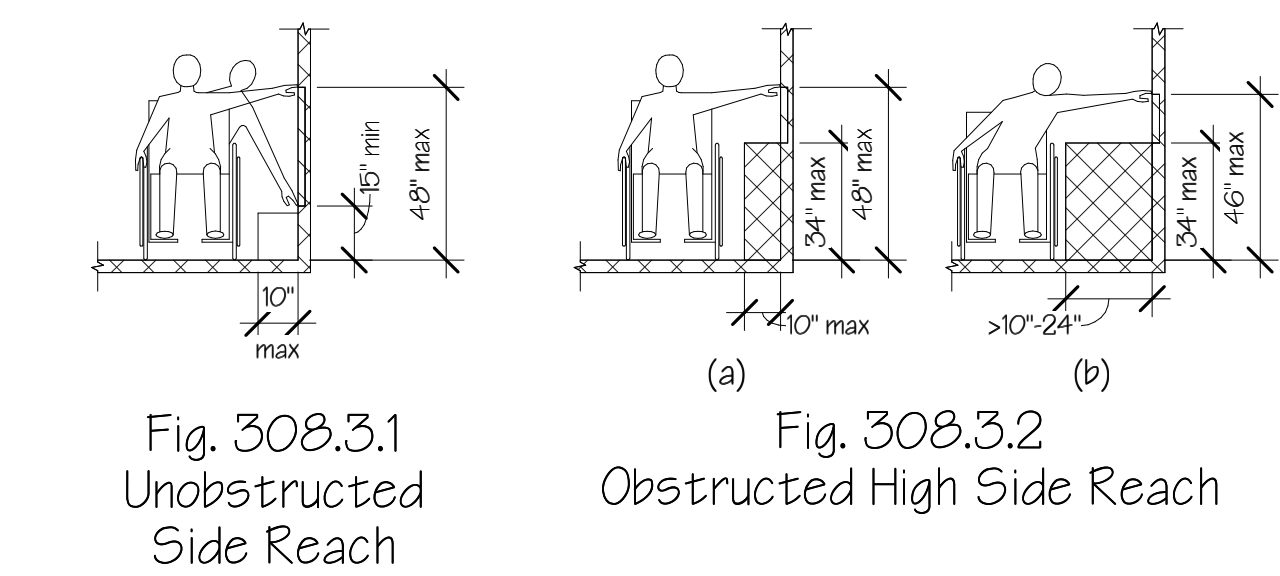
EXCEPTIONS:  
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor.  
2. Operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

308.3.2 Obstructed High Reach. 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 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum.

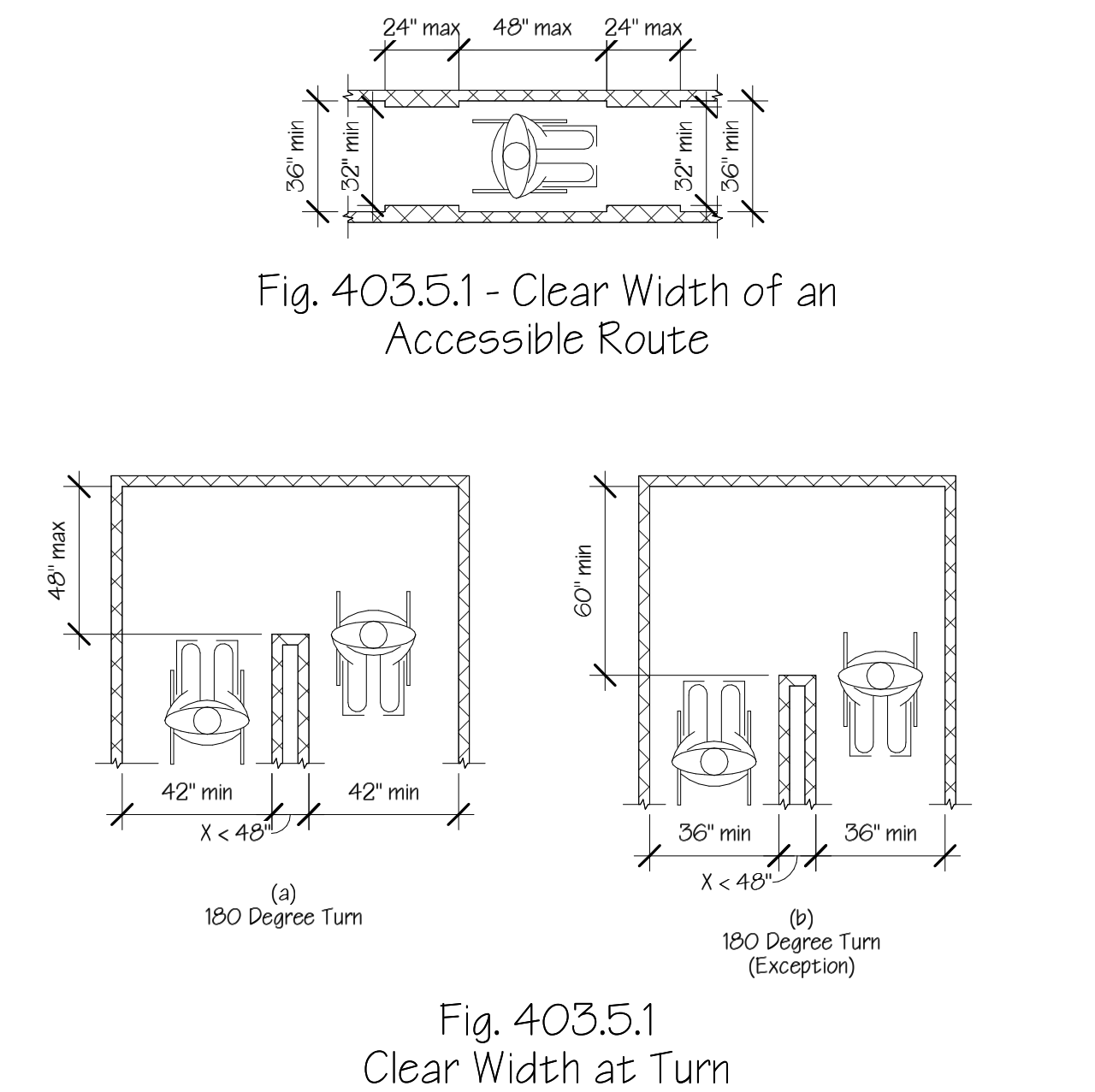


CHAPTER 4: ACCESSIBLE ROUTES

**401 General**  
401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.  
402 Accessible Routes  
402.1 General. Accessible routes shall comply with 402.  
402.2 Components. 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. All components of an accessible route shall comply with the applicable requirements of Chapter 4.



**403 Walking Surfaces**  
403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.  
403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.  
403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.  
403.4 Changes in Level. Changes in level shall comply with 303.  
403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.  
EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.  
403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches minimum.  
EXCEPTION: The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inch



403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches minimum leaving the turn.  
EXCEPTION: Where the clear width at the turn is 60 inches minimum compliance with 403.5.2 shall not be required.

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be either: a space 60 inches minimum by 60 inches minimum or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches minimum beyond the intersection.  
403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

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PROJECT #: 18-2325

REGISTERED ARCHITECT  
STATE OF TEXAS  
05/23/19  
EXP: 11/30/19

LDG DEVELOPMENT  
1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208  
(P) 502.609.4940

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •  
**KELLY GROSSMAN**  
ARCHITECT  
280 ADAMS BOY ROAD, SUITE 200, AUSTIN, TEXAS 78746 (P) 512.927.3387  
www.kellygrossmanarchitect.com  
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ISSUED FOR CONSTRUCTION

DWG NAME  
DATE: 07/22/13  
DESCRIPTION: TAS SHEET 2  
SHEET: A1.7A



2012 TAS - TEXAS ACCESSIBILITY STANDARDS -- CONTINUED

404 Doors, Doorways, and Gates  
404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404.

EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7.

404.2 Manual Doors, Doorways, and Manual Gates. Manual doors and doorways and manual gates intended for user passage shall comply with 404.2.

404.2.1 Revolving Doors, Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.

EXCEPTIONS:  
1. In alterations, a projection of 5/8 inch maximum into the required clear width shall be permitted for the latch side stop.  
2. Door closers and door stops shall be permitted to be 78 inches minimum above the finish floor or ground.

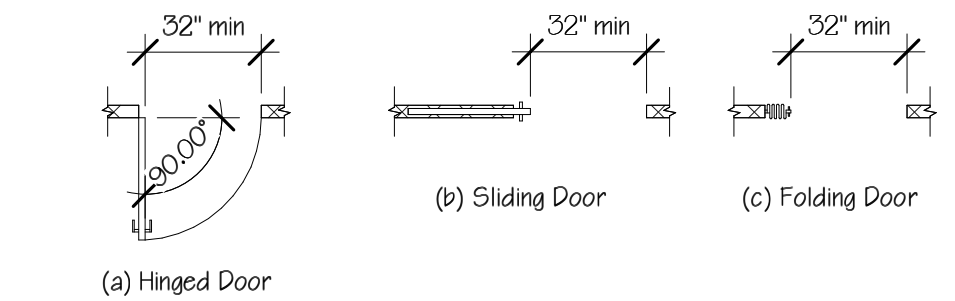


Fig. 404.2.3  
Clear Width of Doorways

404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Table 404.2.4.1: Maneuvering Clearances at Manual Swinging Doors and Gates

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE SIDE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND LATCH SIDE UNLESS NOTED)
FROM FRONT	PULL	60 INCHES	18 INCHES
FROM FRONT	PUSH	48 INCHES	0 INCHES <sup>1</sup>
FROM HINGE SIDE	PULL	60 INCHES	36 INCHES
FROM HINGE SIDE	PULL	54 INCHES	42 INCHES
FROM HINGE SIDE	PUSH	42 INCHES <sup>2</sup>	22 INCHES <sup>3</sup>
FROM HINGE SIDE	PULL	48 INCHES <sup>4</sup>	24 INCHES
FROM HINGE SIDE	PUSH	42 INCHES <sup>4</sup>	24 INCHES

1. Add 12 inches if closer and latch are provided.  
2. Add 6 inches if closer and latch are provided.  
3. Beyond hinge side.  
4. Add 6 inches if closer is provided.

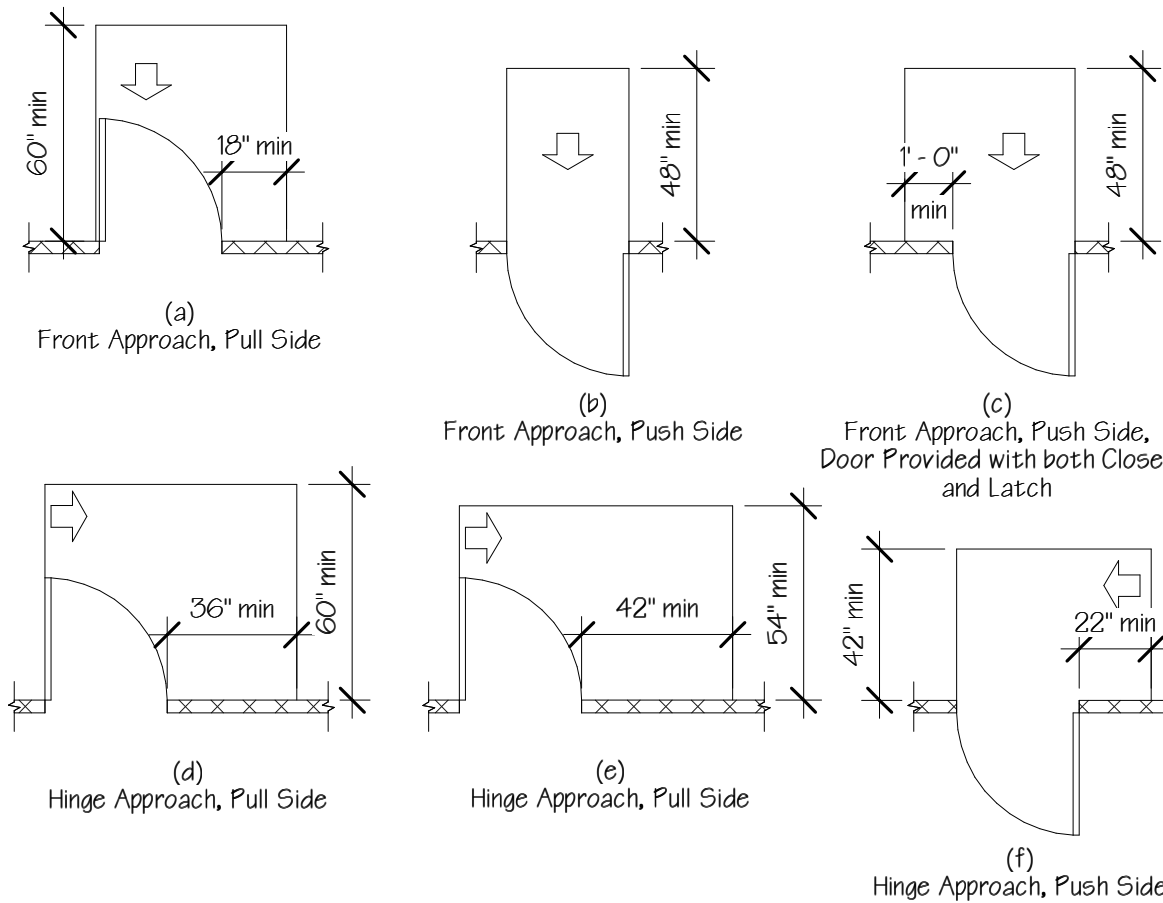


Fig. 404.2.4.1  
Maneuvering Clearances at Manual Swinging  
Doors and Gates

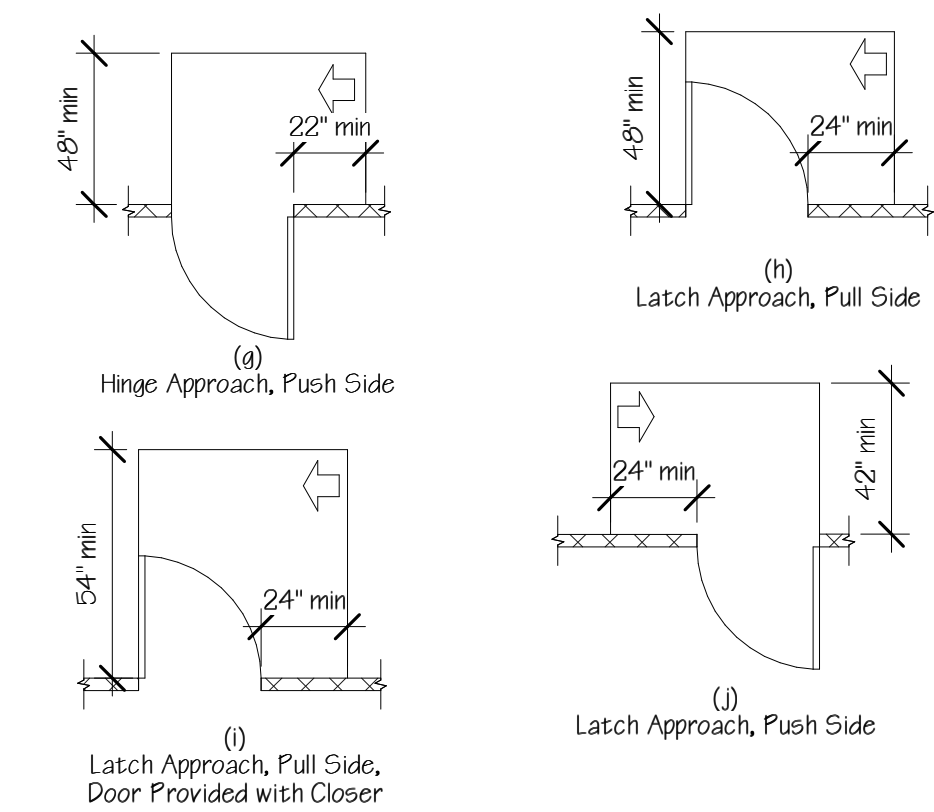


Fig. 404.2.4.1  
Maneuvering Clearances at Manual Swinging Doors  
and Gates (Continued)

Table 404.2.4.2: Maneuvering Clearances at Doorways  
without Doors or Gates,  
Manual Sliding Doors, and Manual Folding Doors

APPROACH DIRECTION	MINIMUM MANEUVERING CLEARANCE	
	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (BEYOND STOP/LATCH SIDE UNLESS NOTED)
FROM FRONT	48 INCHES	0 INCHES
FROM SIDE <sup>1</sup>	42 INCHES	0 INCHES
FROM POCKET/HINGE SIDE	42 INCHES	22 INCHES <sup>2</sup>
FROM STOP/LATCH SIDE	42 INCHES	24 INCHES

1. Doorway with no door only.  
2. Beyond pocket/hing side.

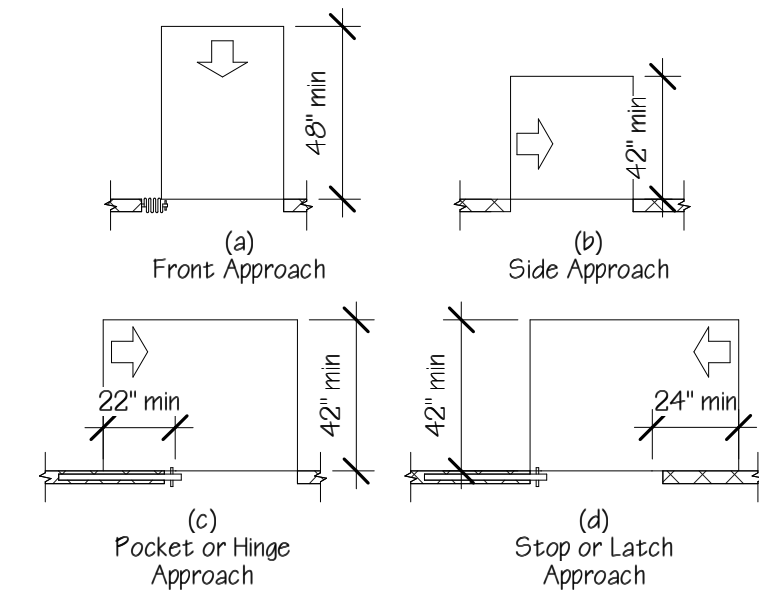


Fig. 404.2.4.2  
Maneuvering Clearances at Doorways Without  
Doors, Sliding Doors, and Folding Doors

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2.

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

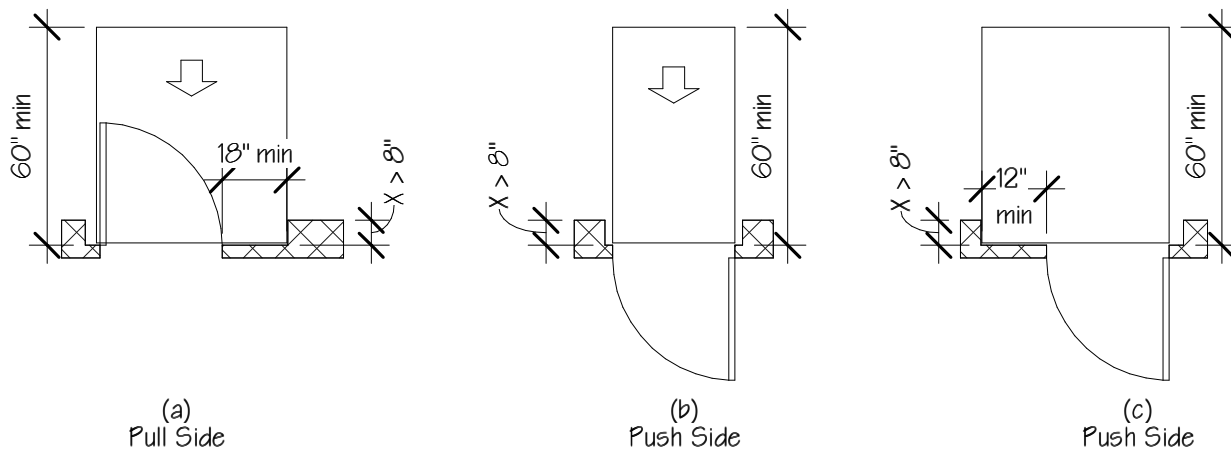


Fig. 404.2.4.3  
Maneuvering Clearance at Recessed  
Doors and Gates

404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.

- EXCEPTIONS:  
1. Slopes not steeper than 1:48 shall be permitted.  
2. Changes in level at thresholds complying with 404.2.5 shall be permitted.

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

EXCEPTION: Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

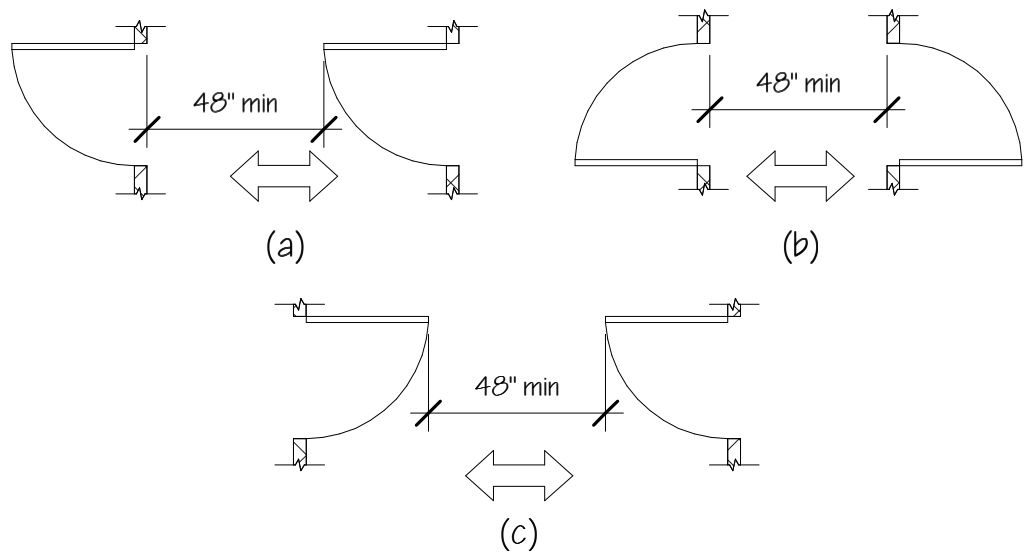


Fig. 404.2.6  
Two Doors in a Series

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

- EXCEPTIONS:  
1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.  
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches maximum above the finish floor or ground provided the self-latching devices are not also selflocking devices and operated by means of a key, electronic opener, or integral combination lock.

404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8.

404.2.8.1 Door Closers and Gate Closers. 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.

404.2.8.2 Spring Hinges. Door and gate 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.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

1. Interior hinged doors and gates: 5 pounds maximum.  
2. Sliding or folding doors: 5 pounds maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped.

- EXCEPTIONS:  
1. Sliding doors shall not be required to comply with 404.2.10.  
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch bottom smooth surface height requirement.  
3. Doors and gates that do not extend to within 10 inches of the finish floor or ground shall not be required to comply with 404.2.10.  
4. Existing doors and gates without smooth surfaces within 10 inches of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

NOTES:  
1. SECTIONS OF 2012 TAS NOT PERTAINING TO THIS PROJECT HAVE BEEN OMITTED.  
2. FIGURES ARE NOT TO SCALE.  
3. ALL DIMENSIONS IN THE 2012 TAS -TEXAS ACCESSIBILITY STANDARDS ARE MEASURED TO FINISHED SURFACES. DIMENSIONS IN THE ACTUAL CONSTRUCTION DRAWINGS ARE MEASURED TO RAW FRAMING.

404.2.11 Vision Lights. 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 inches maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 . Low-energy and power assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition).

404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

404.3.2 Maneuvering Clearance. Clearances at power-assisted doors and gates shall comply with 404.2.4. Clearances at automatic doors and gates without standby power and serving an accessible means of egress shall comply with 404.2.4.

EXCEPTION: Where automatic doors and gates remain open in the power-off condition, compliance with 404.2.4 shall not be required.

404.3.3 Thresholds. Thresholds and changes in level at doorways shall comply with 404.2.5.

404.3.4 Doors in Series and Gates in Series. Doors in series and gates in series shall comply with 404.2.6.

404.3.5 Controls. Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

404.3.6 Break Out Opening. Where doors and gates without standby power are a part of a means of egress, the clear break out opening at swinging or sliding doors and gates shall be 32 inches minimum when operated in emergency mode.

EXCEPTION: Where manual swinging doors and gates comply with 404.2 and serve the same means of egress compliance with 404.3.6 shall not be required.

404.3.7 Revolving Doors, Revolving Gates, and Turnstiles. Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

405 Ramps

405.1 General. Ramps on accessible routes shall comply with 405.

EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

SLOPE (STEEPER THAN 1:8 NOT PERMITTED)	MAXIMUM RISE
STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8	3 INCHES
STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10	6 INCHES

Table 405.2  
Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches minimum.

EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

405.6 Rise. The rise for any ramp run shall be 30 inches maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

405.7.1 Slope. Landings shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 60 inches minimum.

405.7.5 Doorways. 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.

405.8 Handrails. Ramp runs with a rise greater than 6 inches shall have handrails complying with 505.

EXCEPTION: Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch minimum clear width when handrails are installed.

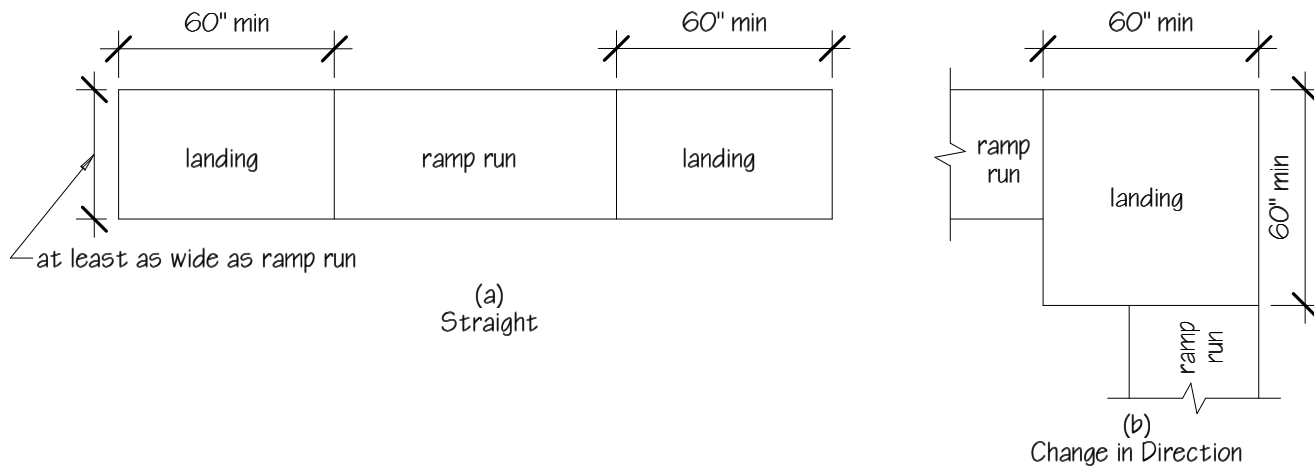


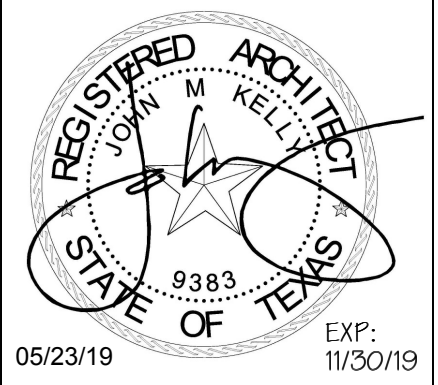
Fig. 405.7 Ramp  
Landings

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MAR

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JMK

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18-2325



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1469 SOUTH FOURTH  
STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940

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**KELLY GROSSMAN**  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF TEXAS  
NO. 9383  
EXPIRATION DATE 11/30/2019  
2800 ADAMS BOULEVARD, SUITE 200, AUSTIN, TEXAS 78746 (P) 512.927.3287  
www.kellygrossman.com  
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No.	Revision	Date
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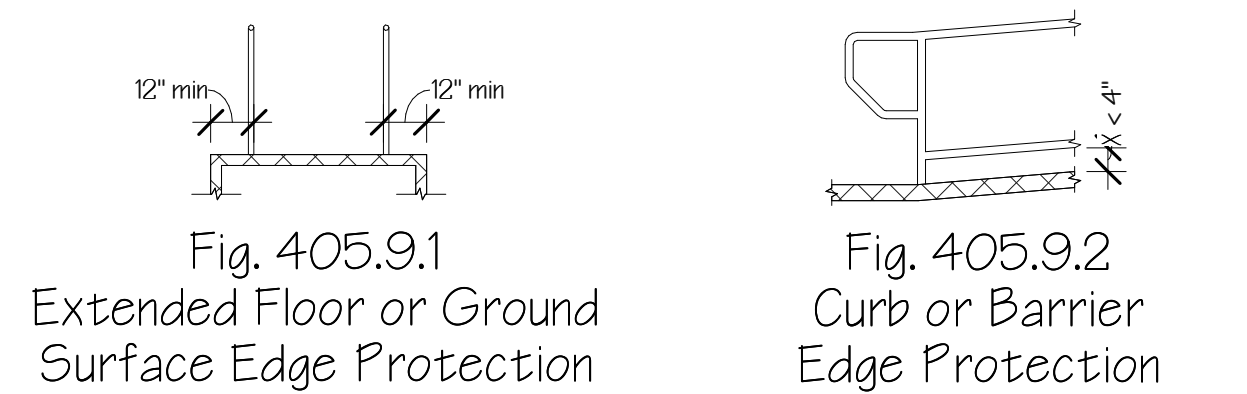


2012 TAS - TEXAS ACCESSIBILITY STANDARDS -- CONTINUED

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

- EXCEPTIONS:
1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.
  2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.
  3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of  $\square$  inch maximum within 10 inches horizontally of the minimum landing area specified in 405.7.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail complying with 505.



405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface.

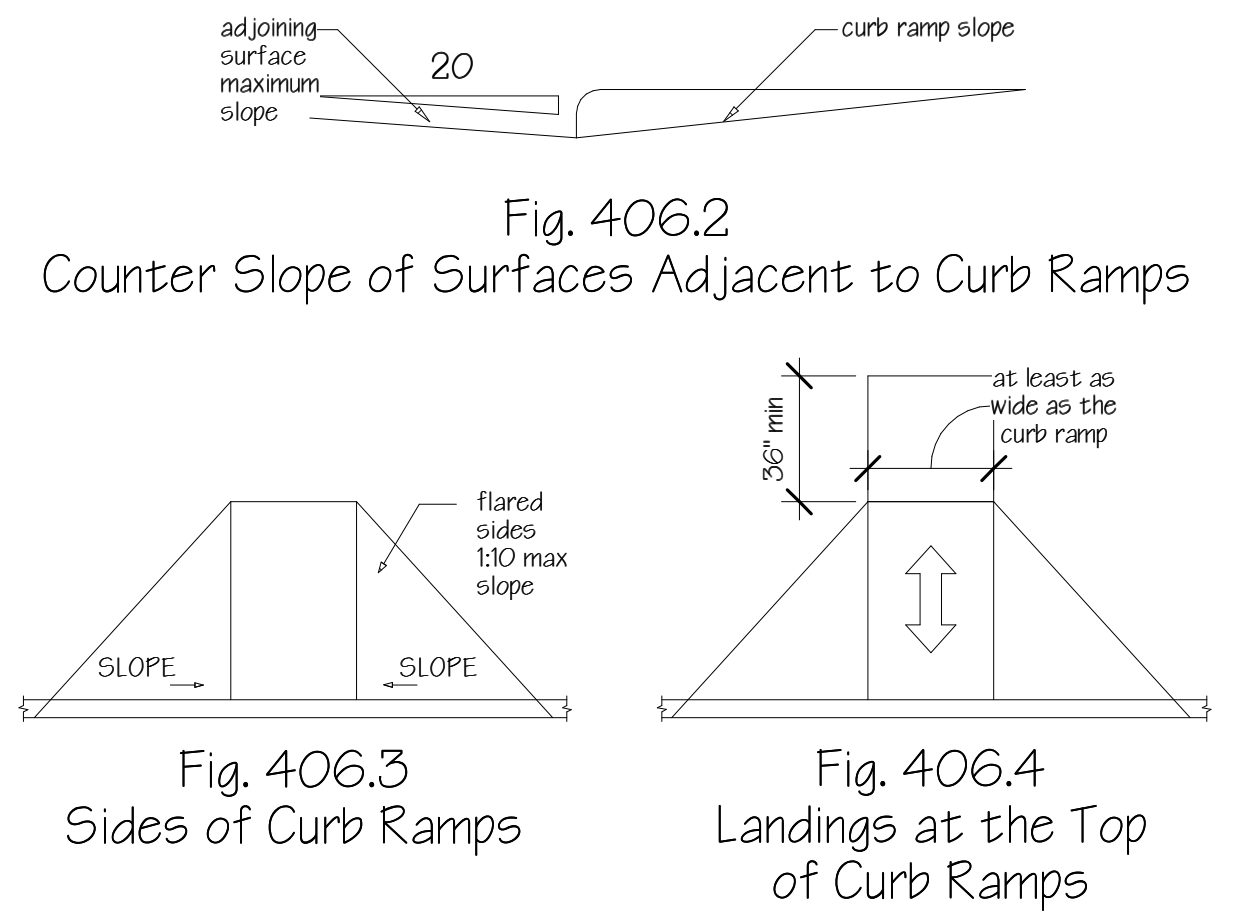
405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

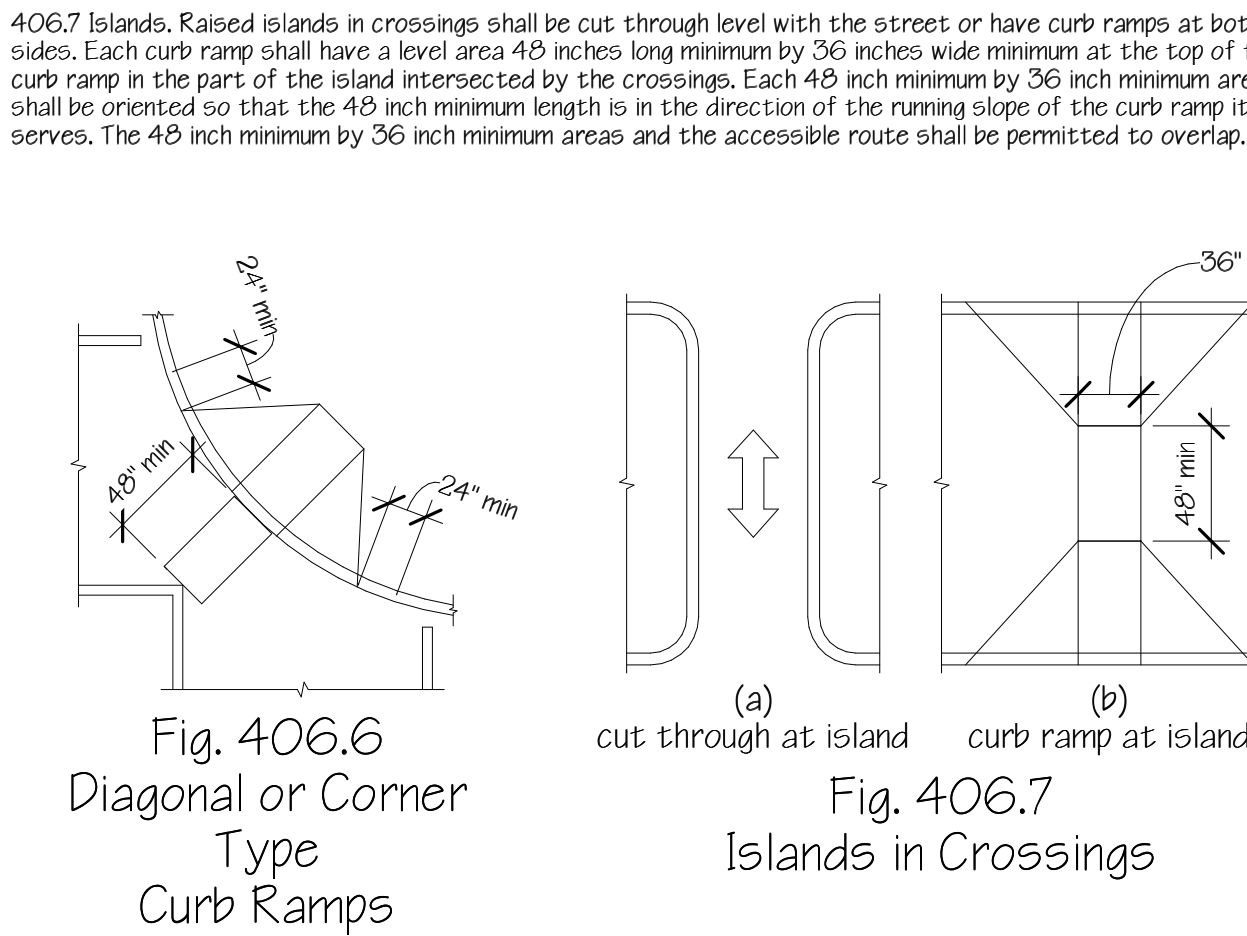


406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

406.5 Location. 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.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches long minimum located on each side of the curb ramp and within the marked crossing.



CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

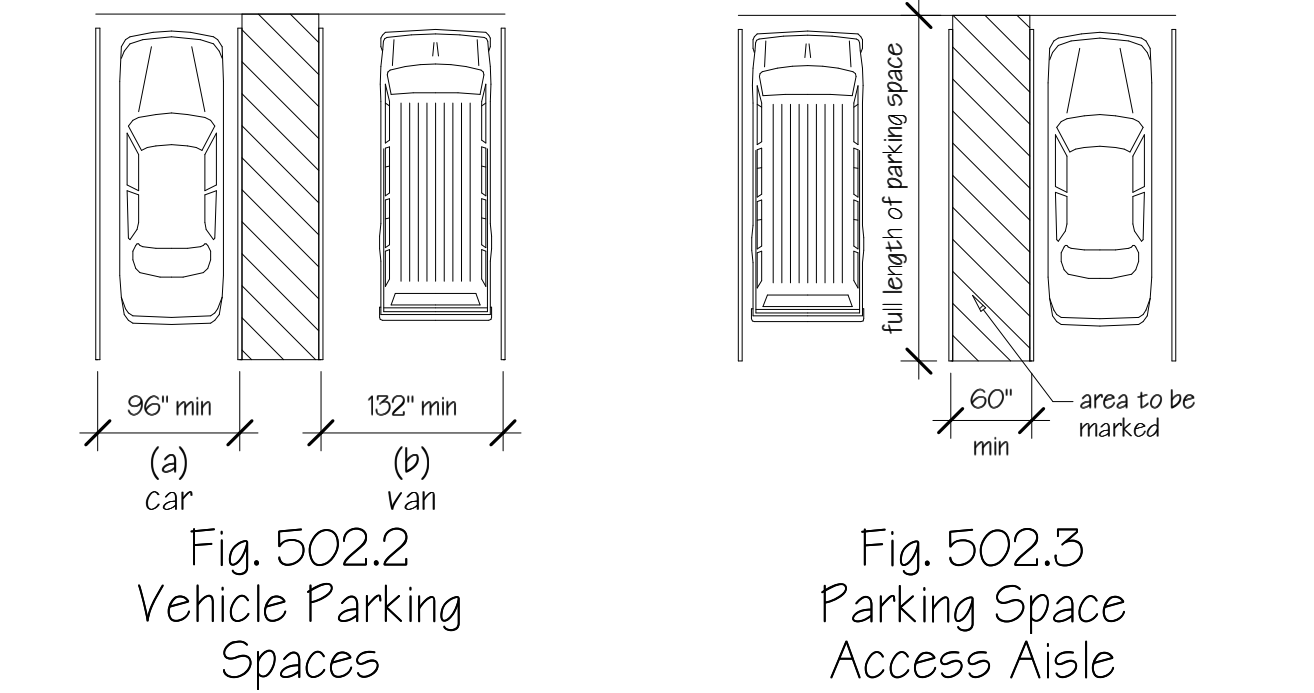
502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches wide minimum and van parking spaces shall be 132 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.



502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way. 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 spaces.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches minimum.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

503 Passenger Loading Zones

503.1 General. Passenger loading zones shall comply with 503.

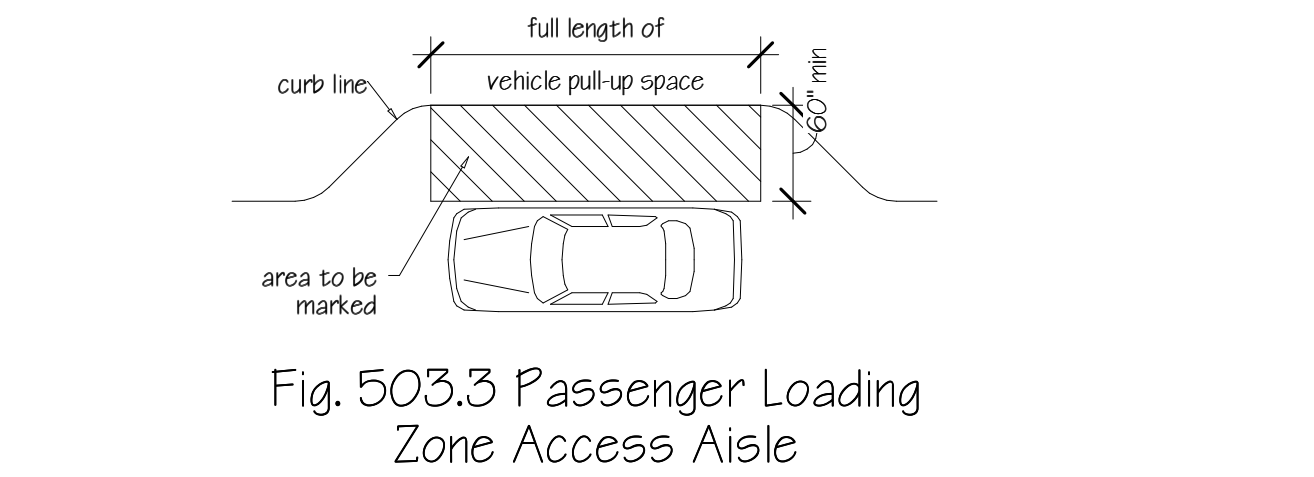
503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches wide minimum and 20 feet long minimum.

503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches wide minimum.

503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.



503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches minimum.

504 Stairways

504.1 General. Stairs shall comply with 504.

504.3 Open Risers. Open risers are not permitted.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.

EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. Nosings that project beyond risers shall be on the underside of the leading edge curved or beveled. 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 inches maximum over the tread below.

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

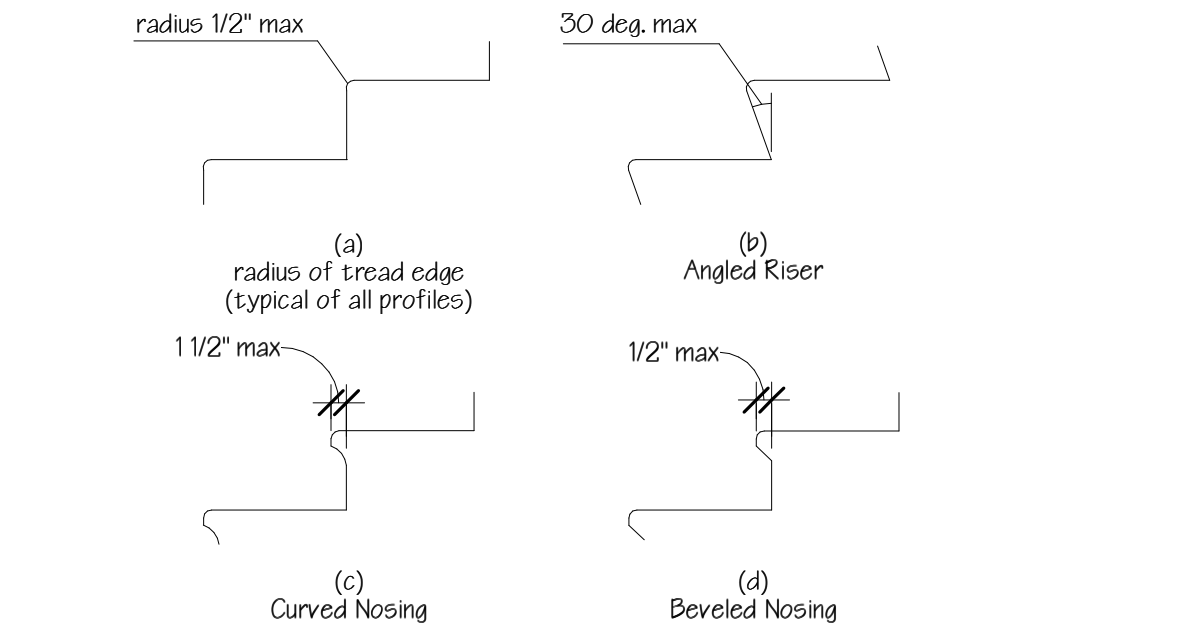


Fig. 504.5 Stair Nosings

505 Handrails

505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

EXCEPTION: In assembly areas, handrails on ramps shall not be required to be continuous in aisles serving seating.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches minimum.

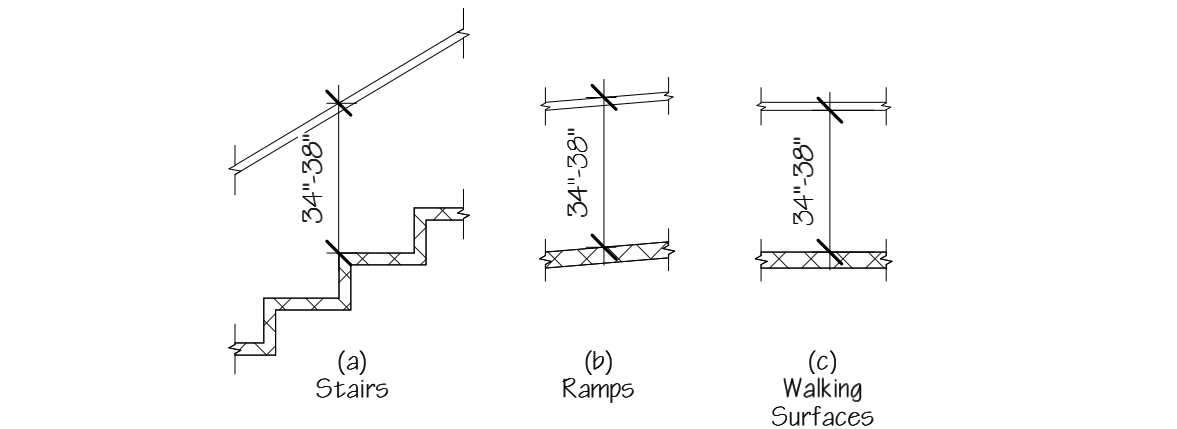


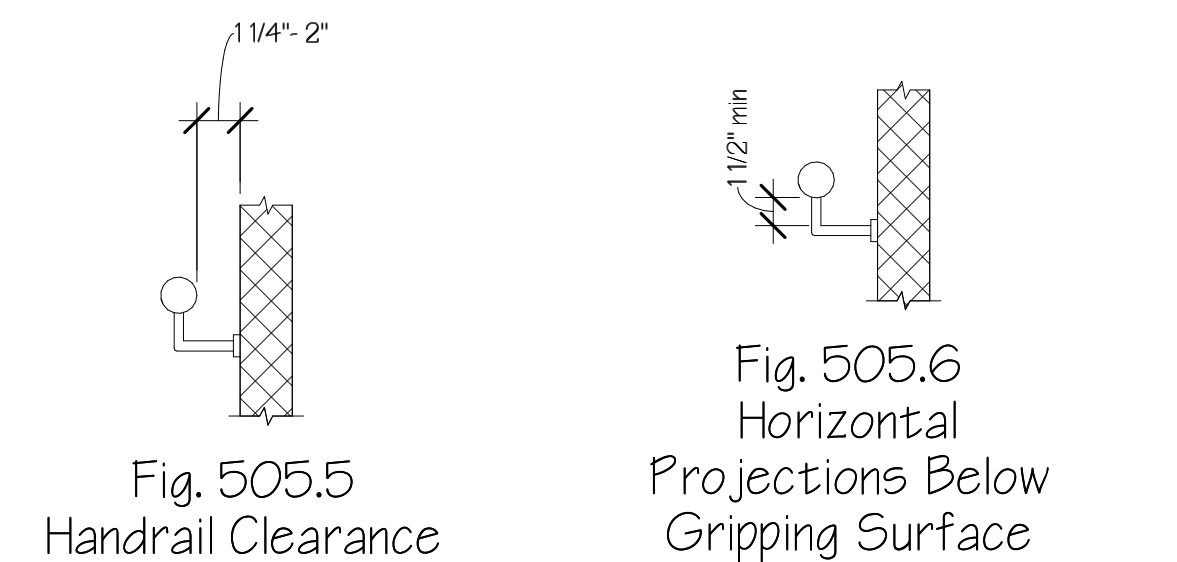
Fig. 505.4 Handrail Height

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1/2 inches minimum below the bottom of the handrail gripping surface.

EXCEPTIONS:

1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.

2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch for each 1/2 inch of additional handrail perimeter dimension that exceeds 4 inches.



505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum.

NOTES:  
1. SECTIONS OF 2012 TAS NOT PERTAINING TO THIS PROJECT HAVE BEEN OMITTED.  
2. FIGURES ARE NOT TO SCALE.  
3. ALL DIMENSIONS IN THE 2012 TAS -TEXAS ACCESSIBILITY STANDARDS ARE MEASURED TO FINISHED SURFACES. DIMENSIONS IN THE ACTUAL CONSTRUCTION DRAWINGS ARE MEASURED TO RAW FRAMING.

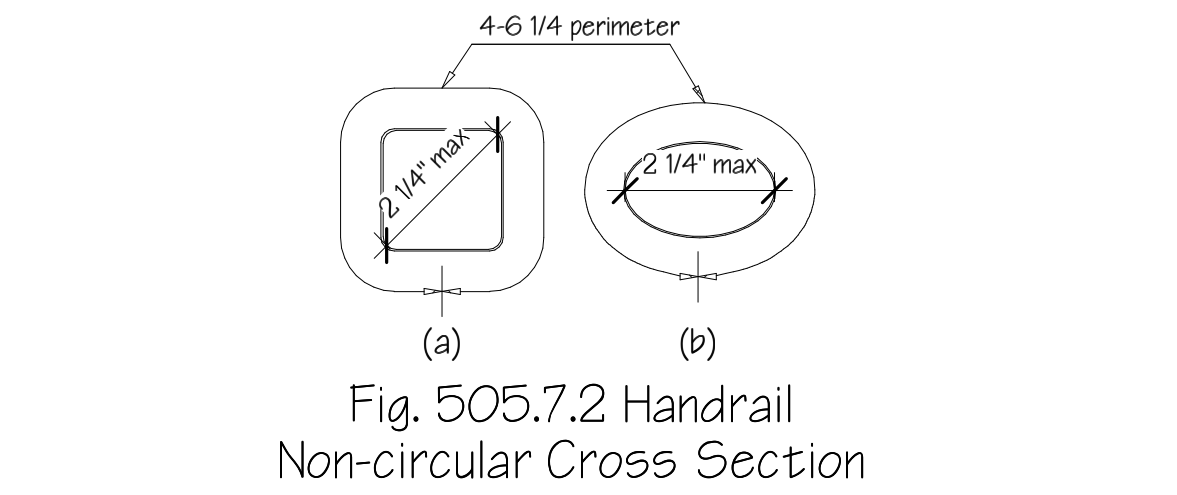


Fig. 505.7.2 Handrail Non-circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

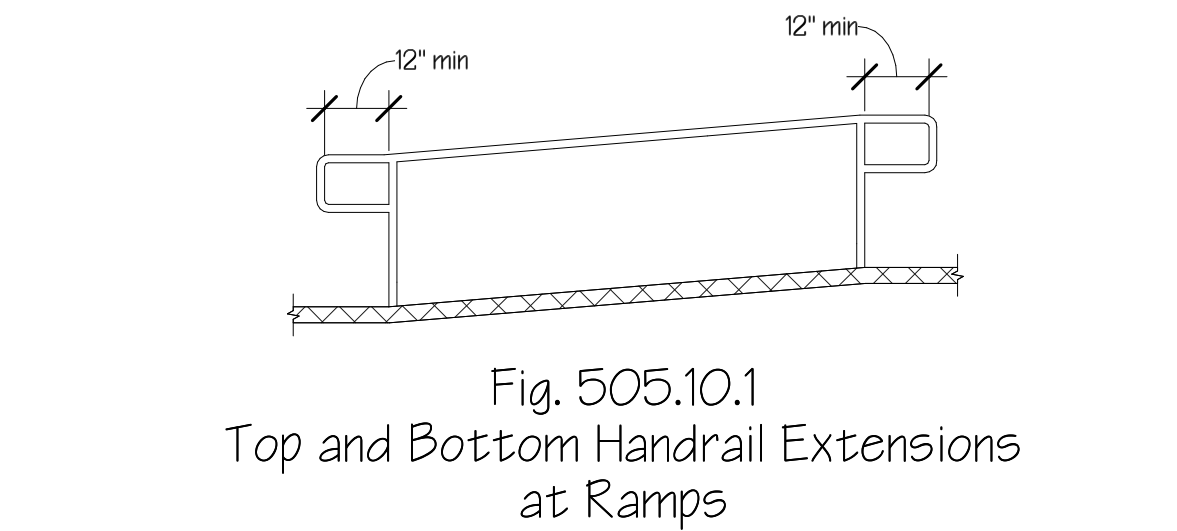
EXCEPTIONS:

1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps.

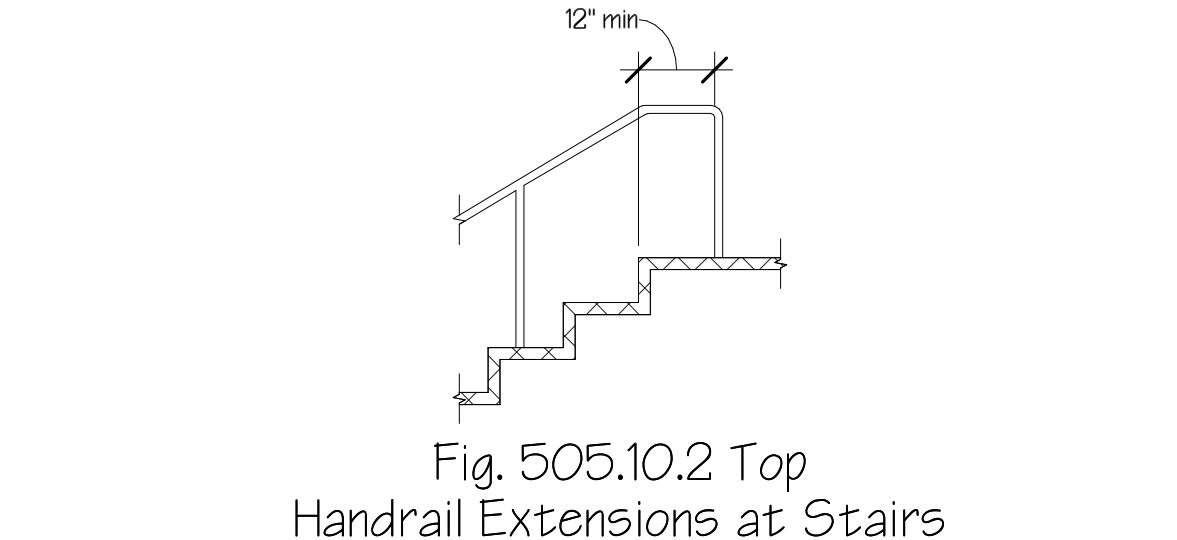
2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles.

3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.



505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.



505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

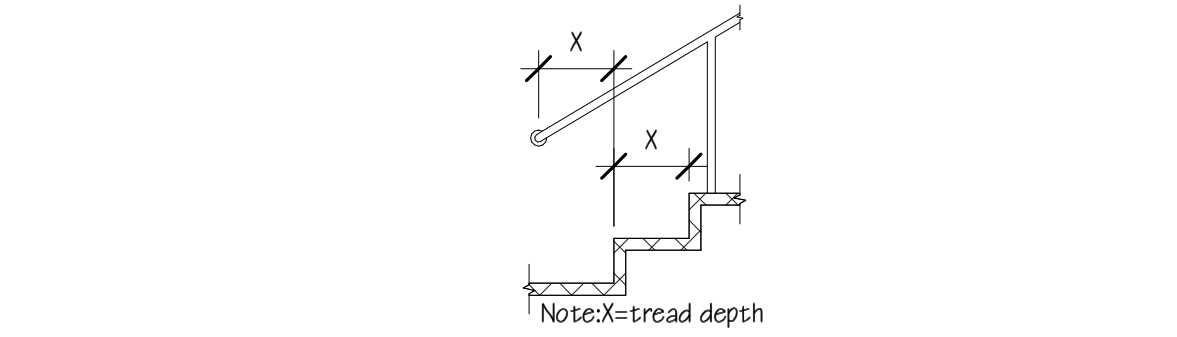


Fig. 505.10.3 Bottom Handrail Extensions at Stairs

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1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208, (P) 502.609.4940

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2012 TAS - TEXAS ACCESSIBILITY STANDARDS -- CONTINUED

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

**601 General**  
601.1 Scope. The provisions of Chapter 6 shall apply where required by Chapter 2 or where referenced by a requirement in this document.  
**602 Drinking Fountains**  
602.1 General. Drinking fountains shall comply with 307 and 602.  
602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.  
EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches maximum above the finish floor or ground and is 3 1/2 inches maximum from the front edge of the unit, including bumpers.  
602.3 Operable Parts. Operable parts shall comply with 309.  
602.4 Spout Height. Spout outlets shall be 36 inches maximum above the finish floor or ground.

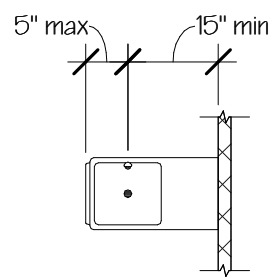


Fig. 602.5  
Drinking Fountain Spout Location

602.6 Water Flow. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.  
602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.  
**603 Toilet and Bathing Rooms**  
603.1 General. Toilet and bathing rooms shall comply with 603.  
603.2 Clearances. Clearances shall comply with 603.2.  
603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.  
603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.  
603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.  
EXCEPTIONS:  
1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3.  
2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.  
603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor.

**604 Water Closets and Toilet Compartments**  
604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.  
EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.  
604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition, except that the water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

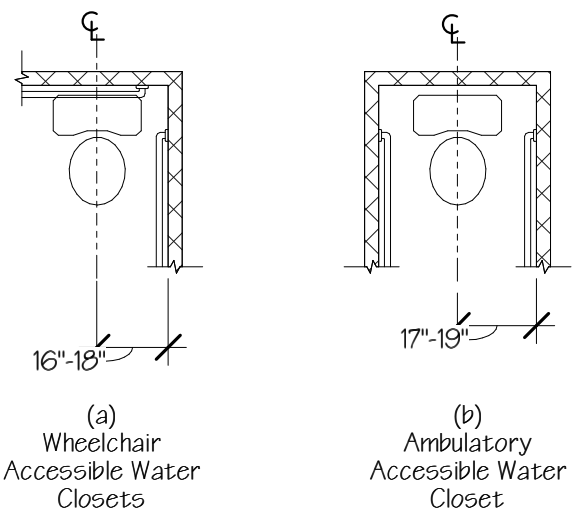


Fig. 604.2 Water Closet Location

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.  
604.3.1 Size. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.  
604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.  
EXCEPTION: In residential dwelling units, a lavatory complying with 606 shall be permitted on the rear wall 19 inches minimum from the water closet centerline where the clearance at the water closet is 66 inches minimum measured perpendicular from the rear wall.  
604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.  
EXCEPTIONS:  
1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.  
2. In residential dwelling units, the height of water closets shall be permitted to be 15 inches minimum and 19 inches maximum above the finish floor measured to the top of the seat.  
604.5.1 Side Wall. The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall.  
EXCEPTIONS:  
1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.  
2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.  
3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention.

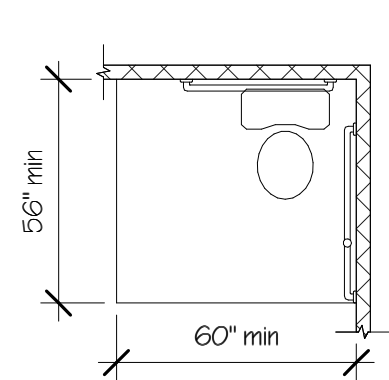


Fig. 604.3.1  
Size of Clearance  
for Water Closet

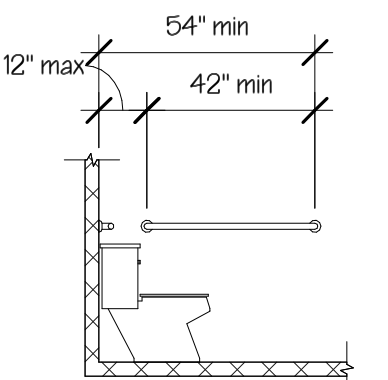


Fig. 604.5.1  
Side Wall Grab Bar  
at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches minimum on the other side.  
EXCEPTIONS:  
1. The rear grab bar shall be permitted to be 24 inches long minimum, centered on the water closet, where wall space does not permit a length of 36 inches minimum due to the location of a recessed fixture adjacent to the water closet.  
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.  
604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.  
604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

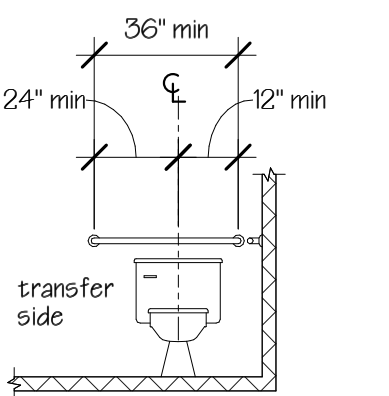


Fig. 604.5.2  
Rear Wall Grab Bar  
for Water Closet

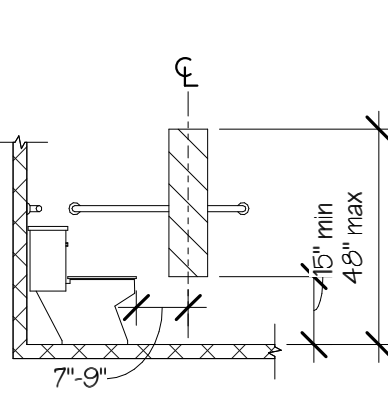
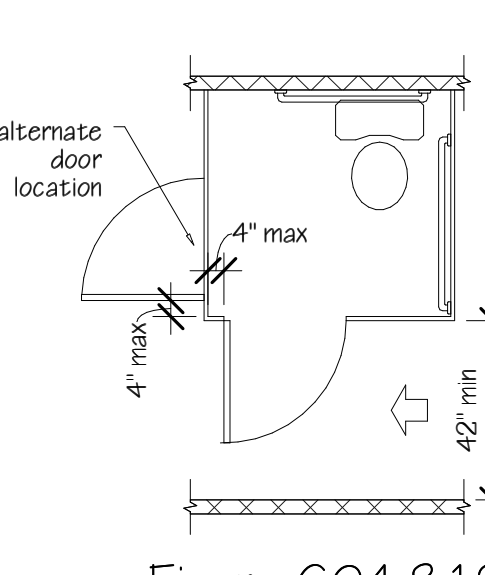
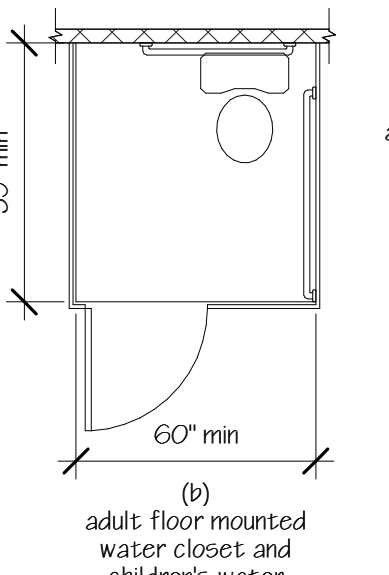
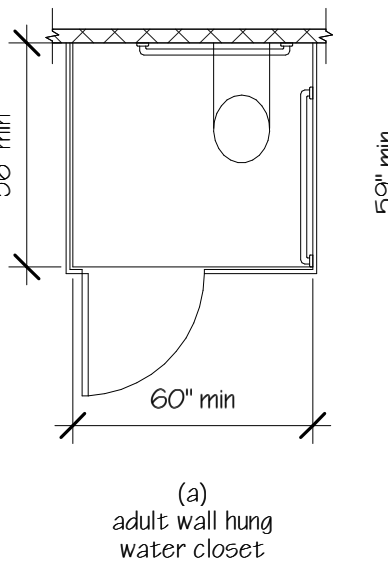


Fig. 604.7  
Dispenser Outlet  
Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.  
604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.  
604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches wide minimum measured perpendicular to the side wall, and 59 inches deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.  
604.8.1.2 Wheelchair Accessible Toilet Compartment Doors  
Figure 604.8.1.2  
Size of Wheelchair Accessible Toilet Compartment  
Fig. 604.8.1.1  
Size of Wheelchair Accessible Toilet Compartment



604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.  
604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches minimum above the finish floor.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches deep with a wall-hung water closet or 65 inches deep with a floor mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches deep.

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches minimum and 48 inches maximum above the finish floor.

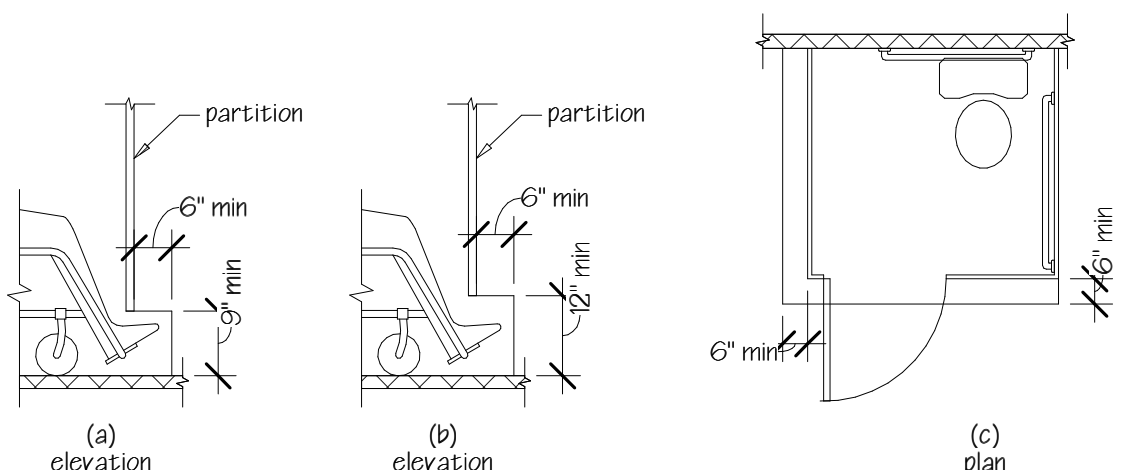


Figure 604.8.1.4  
Wheelchair Accessible Toilet  
Compartment Toe Clearance

**605 Urinals**  
605.1 General. Urinals shall comply with 606.  
605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13 1/2 inches deep minimum measured from the outer face of the urinal rim to the back of the fixture.  
605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.  
605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

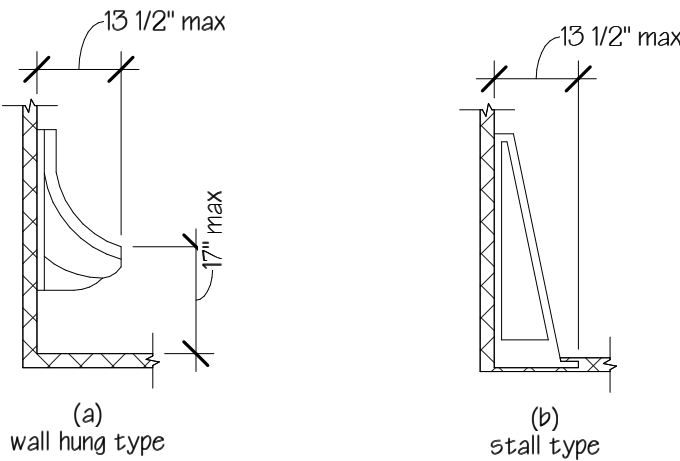


Figure 605.2  
Height and Depth of Urinals

**606 Lavatories and Sinks**  
606.1 General. Lavatories and sinks shall comply with 606.  
606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.  
EXCEPTIONS:  
1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars.  
2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 306.  
3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met:  
(a) the cabinetry can be removed without removal or replacement of the fixture;  
(b) the finish floor extends under the cabinetry; and  
(c) the walls behind and surrounding the cabinetry are finished.  
4. omitted  
5. omitted  
6. The dip of the overflow shall not be considered in determining knee and toe clearances.  
7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.  
EXCEPTIONS:  
1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.  
2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches minimum and 36 inches maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches.

NOTES:  
1. SECTIONS OF 2012 TAS NOT PERTAINING TO THIS PROJECT HAVE BEEN OMITTED.  
2. FIGURES ARE NOT TO SCALE.  
3. ALL DIMENSIONS IN THE 2012 TAS -TEXAS ACCESSIBILITY STANDARDS ARE MEASURED TO FINISHED SURFACES. DIMENSIONS IN THE ACTUAL CONSTRUCTION DRAWINGS ARE MEASURED TO RAW FRAMING.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.  
606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

**609 Grab Bars**  
609.1 General. Grab bars in toilet facilities and bathing facilities shall comply with 609.  
609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.  
609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum.  
609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.

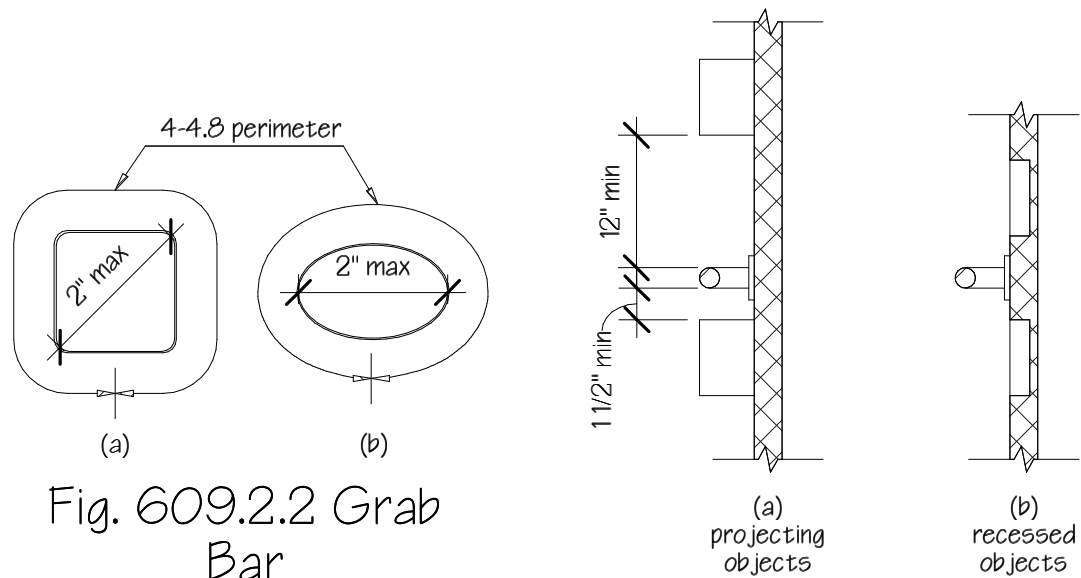


Fig. 609.2.2 Grab  
Bar  
Non-circular Cross  
Section

Figure 609.3  
Spacing of Grab Bars

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches. The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.  
EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2 inches minimum.  
609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches minimum and 27 inches maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.  
609.6 Fittings. Grab bars shall not rotate within their fittings.  
609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.  
609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

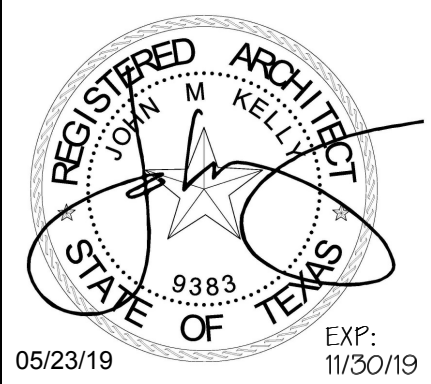
**701 General**  
701.1 Scope. The provisions of Chapter 7 shall apply where required by Chapter 2 or where referenced by a requirement in this document.  
**702 Fire Alarm Systems**  
702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).  
EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be provided in accordance with industry practice.  
**703 Signs**  
703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.  
703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.  
703.2.1 Depth. Raised characters shall be 1/32 inch minimum above their background.  
703.2.2 Case. Characters shall be uppercase.  
703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.  
703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 85 percent minimum and 110 percent maximum of the height of the uppercase letter "I".  
703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".  
EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2 inch minimum.

Table 703.3.1 Braille Dimensions		
MEASUREMENT RANGE	MIN/MAX INCHES	
DOT BASE DIAMETER	0.059/0.063	
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL	0.090/0.100	
DISTANCE BETWEEN CORRESPONDING DOTS IN THE SAME CELL	0.241/0.300	
DOT HEIGHT	.025/.037	
DISTANCE BETWEEN CORRESPONDING DOTS ONE CELL DIRECTLY BELOW	0.359/0.400	

1. Measured center to center

CONTINUED ON NEXT SHEET

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MAR  
CHECKED BY:  
JMK  
PROJECT #:  
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LDG DEVELOPMENT  
1469 SOUTH FOURTH  
STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940

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ISSUED FOR PERMIT		
ISSUED FOR BID		
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2012 TAS - TEXAS ACCESSIBILITY STANDARDS -- CONTINUED

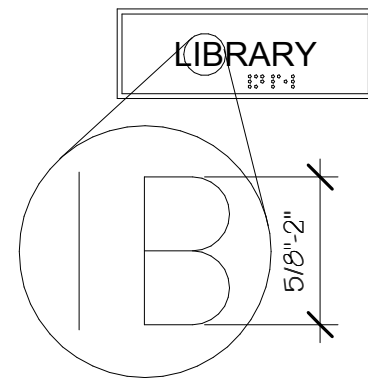


Fig. 703.2.5  
Height of Raised Character

703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

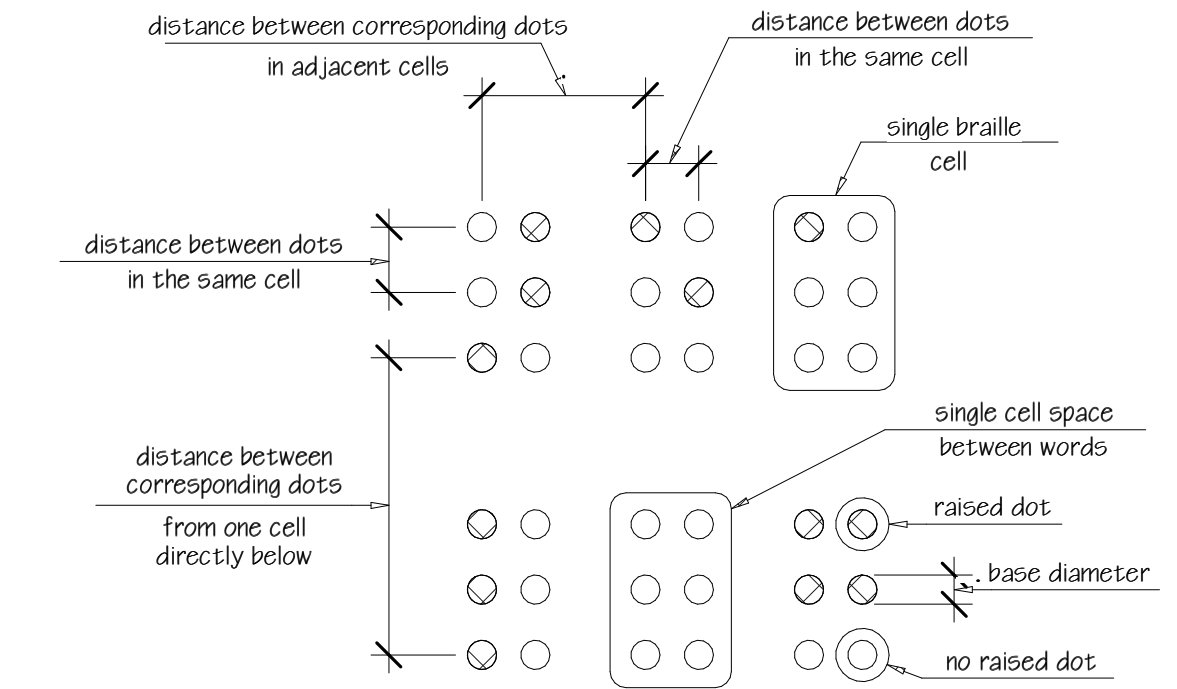


Fig. 703.3.1  
Braille Measurement

703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch minimum from any other tactile characters and 3/8 inch minimum from raised borders and decorative elements.

EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.

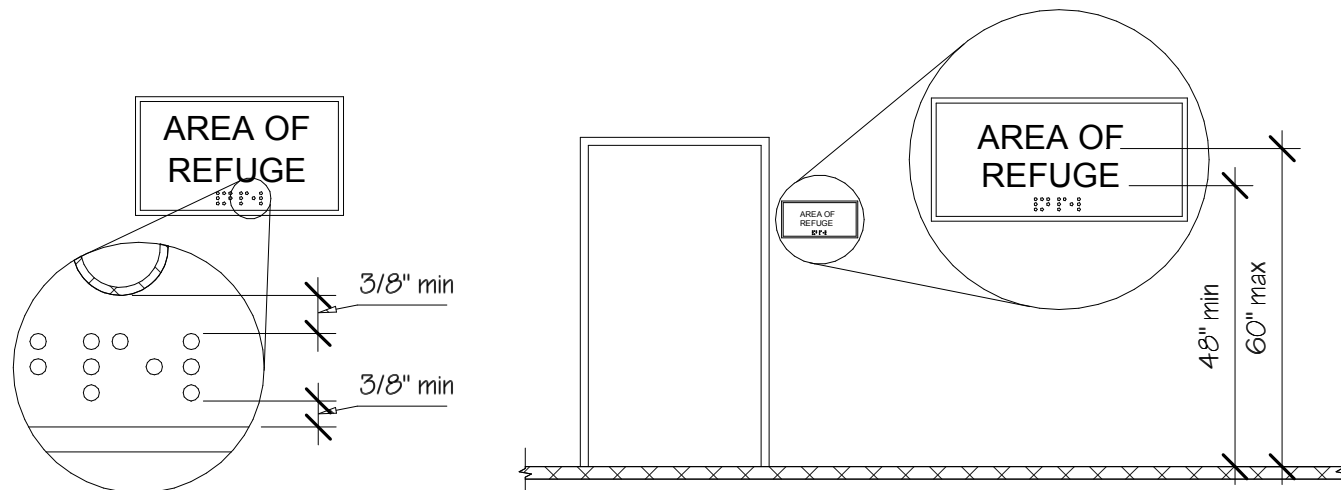


Fig. 703.3.2  
Position of Braille

Fig. 703.4.1  
Height of Tactile Characters  
above Finish Floor or Ground

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height. Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

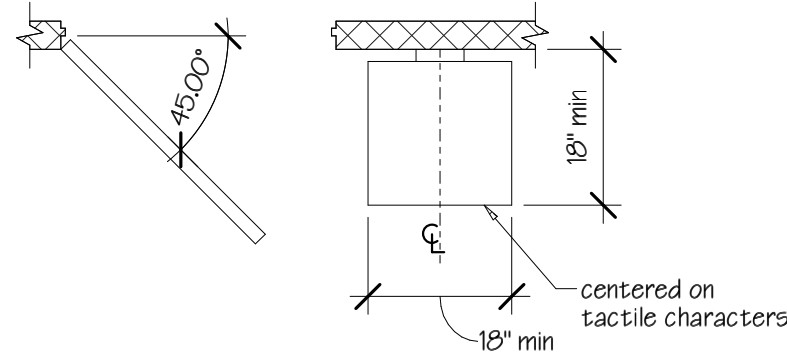


Fig. 703.4.2  
Location of Tactile Signs at Doors

703.5 Visual Characters. Visual characters shall comply with 703.5.

EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9.

703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.

703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

Table 703.5.5 - Visual Character Height

HEIGHT ABOVE FLOOR TO BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40 INCHES TO LESS THAN OR EQUAL TO 70 INCHES	LESS THAN 72 INCHES	5/8 INCH
	72 INCHES AND GREATER	5/8 INCH, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 72 INCHES
GREATER THAN 70 INCHES TO LESS THAN OR EQUAL TO 120 INCHES	LESS THAN 180 INCHES	2 INCHES
	180 INCHES AND GREATER	2 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 180 INCHES
GREATER THAN 120 INCHES	LESS THAN 21 FEET	3 INCHES
	21 FEET AND GREATER	3 INCHES, PLUS 1/8 INCH PER FOOT OF VIEWING DISTANCE ABOVE 21 FEET

703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches minimum above the finish floor or ground.

EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with 703.5.6.

703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.6 Pictograms. Pictograms shall comply with 703.6.

703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.

703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

703.7.2 Symbols.

703.7.2.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 703.7.2.1.

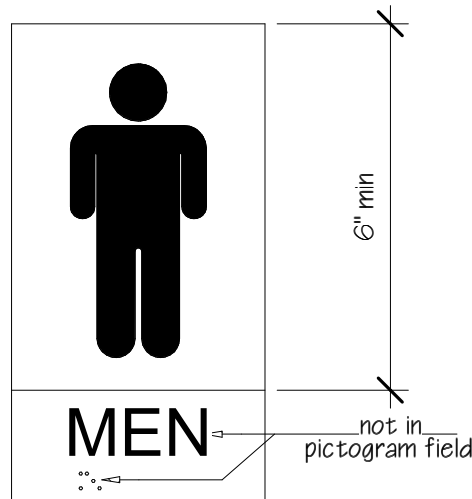


Fig. 703.6.1  
Pictogram Field

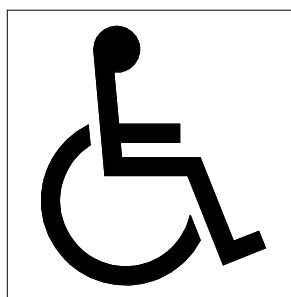


Fig. 703.7.2.1  
International Symbol of  
Accessibility

705 Detectable Warnings

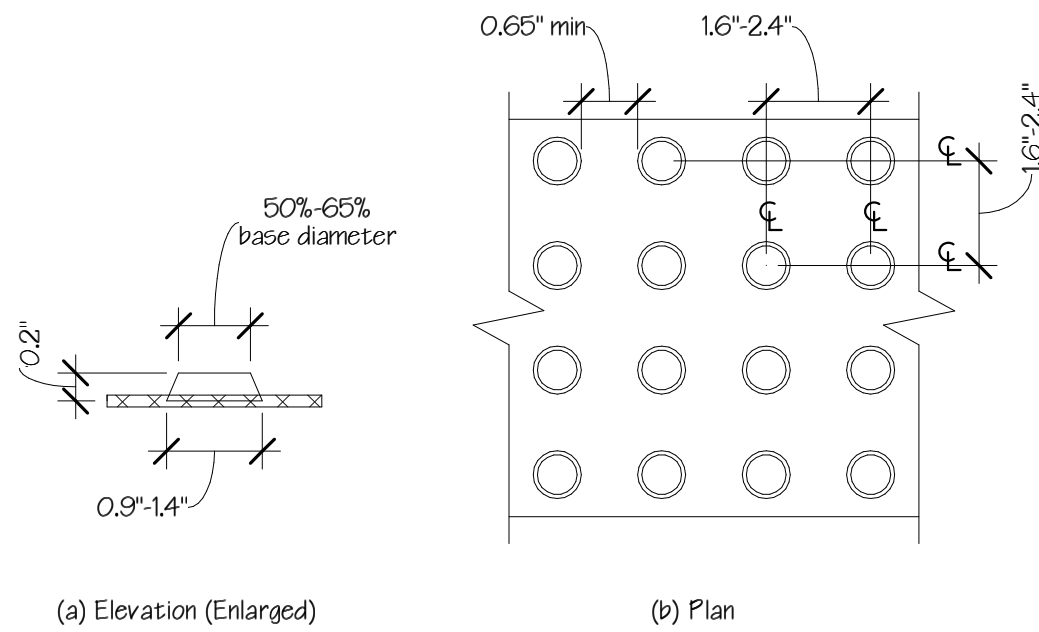
705.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch minimum and 1.4 inches maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch.

705.1.2 Dome Spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches minimum and 2.4 inches maximum, and a base-to-base spacing of 0.65 inch minimum, measured between the most adjacent domes on a square grid.

705.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

705.2 Platform Edges. Detectable warning surfaces at platform boarding edges shall be 24 inches wide and shall extend the full length of the public use areas of the platform.



(a) Elevation (Enlarged) (b) Plan

Fig. 705.1  
Size and Spacing of Truncated Domes

CHAPTER 8: SPECIAL ROOMS, SPACES AND ELEMENTS

801 General

801.1 Scope. The provisions of Chapter 8 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

804 Kitchens and Kitchenettes

804.1 General. Kitchens and kitchenettes shall comply with 804.

804.2 Clearance. Where a pass through kitchen is provided, clearances shall comply with EXCEPTION: Spaces that do not provide a cooktop or conventional range shall not be required to comply with 804.2.

804.2.1 Pass Through Kitchen. In pass through kitchens where counters, appliances or cabinets are on two opposing sides, or where counters, appliances or cabinets are opposite a parallel wall, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 40 inches minimum. Pass through kitchens shall have two entries.

804.2.2 U-Shaped. In U-shaped kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60 inches minimum.

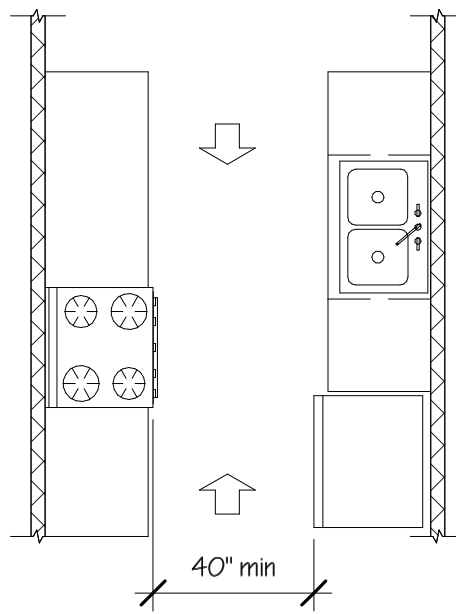


Fig. 804.2.1  
Pass-through Kitchens

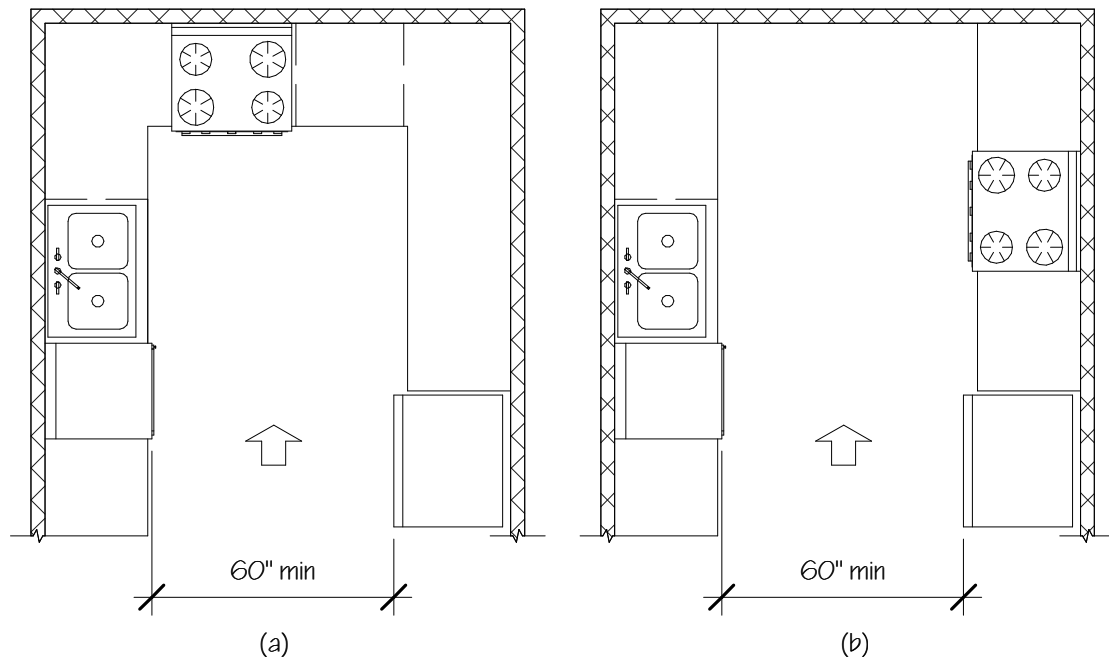


Fig. 804.2.2 U-Shaped Kitchens

804.3 Kitchen Work Surface. In residential dwelling units required to comply with 809, at least one 30 inches wide minimum section of counter shall provide a kitchen work surface that complies with 804.3.

804.3.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. The clear floor or ground space shall be centered on the kitchen work surface and shall provide knee and toe clearance complying with 306.

EXCEPTION: Cabinetry shall be permitted under the kitchen work surface provided that all of the following conditions are met:

- the cabinetry can be removed without removal or replacement of the kitchen work surface;
- the finish floor extends under the cabinetry; and
- the walls behind and surrounding the cabinetry are finished.

804.3.2 Height. The kitchen work surface shall be 34 inches maximum above the finish floor or ground.

EXCEPTION: A counter that is adjustable to provide a kitchen work surface at variable heights, 29 inches minimum and 36 inches maximum shall be permitted.

804.3.3 Exposed Surfaces. There shall be no sharp or abrasive surfaces under the work surface counters.

804.4 Sinks. Sinks shall comply with 606.

804.5 Storage. At least 50 percent of shelf space in storage facilities shall comply with 811.

804.6 Appliances. Where provided, kitchen appliances shall comply with 804.6.

804.6.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at each kitchen appliance. Clear floor or ground spaces shall be permitted to overlap.

804.6.2 Operable Parts. All appliance controls shall comply with 309.

EXCEPTIONS:

- Appliance doors and door latching devices shall not be required to comply with 309.4.
- Bottom-hinged appliance doors, when in the open position, shall not be required to comply with 309.3.

804.6.3 Dishwasher. Clear floor or ground space shall be positioned adjacent to the dishwasher door. The dishwasher door, in the open position, shall not obstruct the clear floor or ground space for the dishwasher or the sink.

804.6.4 Range or Cooktop. Where a forward approach is provided, the clear floor or ground space shall provide knee and toe clearance complying with 306. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners.

804.6.5 Oven. Ovens shall comply with 804.6.5.

804.6.5.1 Side-Hinged Door Ovens. Side-hinged door ovens shall have the work surface required by 804.3 positioned adjacent to the latch side of the oven door.

804.6.5.2 Bottom-Hinged Door Ovens. Bottom-hinged door ovens shall have the work surface required by 804.3 positioned adjacent to one side of the door.

804.6.5.3 Controls. Ovens shall have controls on front panels.

804.6.6 Refrigerator/Freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer space 54 inches maximum above the finish floor or ground. The clear floor or ground space shall be positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24 inches maximum from the centerline of the dedicated space.

CHAPTER 9: Built-In Elements

901 General

901.1 Scope. The provisions of Chapter 9 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

EXCEPTION: Dining surfaces and work surfaces for children's use shall be permitted to comply with 902.4.

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

902.4 Dining Surfaces and Work Surfaces for Children's Use. Accessible dining surfaces and work surfaces for children's use shall comply with 902.4.

EXCEPTION: Dining surfaces and work surfaces that are used primarily by children 5 years and younger shall not be required to comply with 902.4 where a clear floor or ground space complying with 305 positioned for a parallel approach is provided.

902.4.1 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided, except that knee clearance 24 inches minimum above the finish floor or ground shall be permitted.

902.4.2 Height. The tops of tables and counters shall be 26 inches (660 mm) minimum and 30 inches maximum above the finish floor or ground.

904 Check-Out Aisles and Sales and Service Counters

904.1 General. Check-out aisles and sales and service counters shall comply with the applicable requirements of 904.

904.2 Approach. All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403.

904.3 Check-Out Aisles. Check-out aisles shall comply with 904.3.

904.3.1 Aisle. Aisles shall comply with 403.

904.3.2 Counter. The counter surface height shall be 38 inches maximum above the finish floor or ground. The top of the counter edge protection shall be 2 inches maximum above the top of the counter surface on the aisle side of the check-out counter.

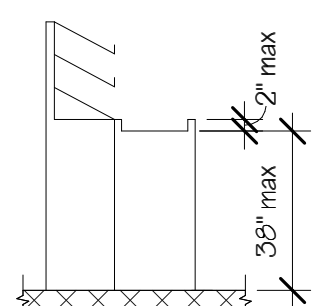


Figure 904.3.2  
Check-Out Aisle  
Counters

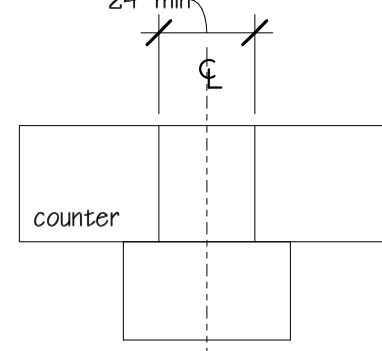


Figure 904.4  
(Exception) Alteration  
of Sales and Service  
Counters

904.3.3 Check Writing Surfaces. Where provided, check writing surfaces shall comply with 902.3.

904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is 24 inches long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter.

904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

EXCEPTION: Where the provided counter surface is less than 36 inches long, the entire counter surface shall be 36 inches high maximum above the finish floor.

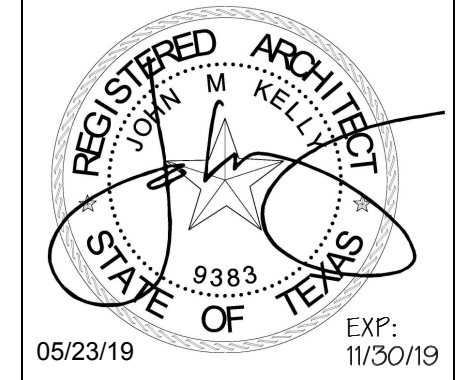
904.4.2 Forward Approach. A portion of the counter surface that is 30 inches long minimum and 36 inches high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

904.5 Food Service Lines. Counters in food service lines shall comply with 904.5.

904.5.1 Self-Service Shelves and Dispensing Devices. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with 308.

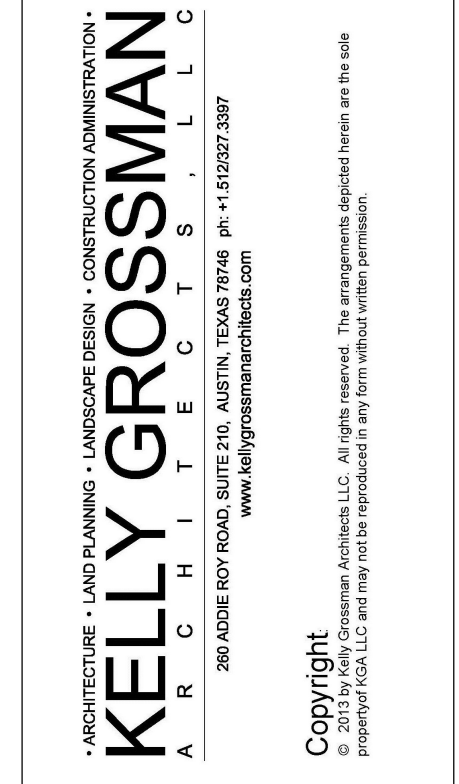
904.5.2 Tray Slides. The tops of tray slides shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

DRAWN BY:	MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPMENT

1469 SOUTH FOURTH  
STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940

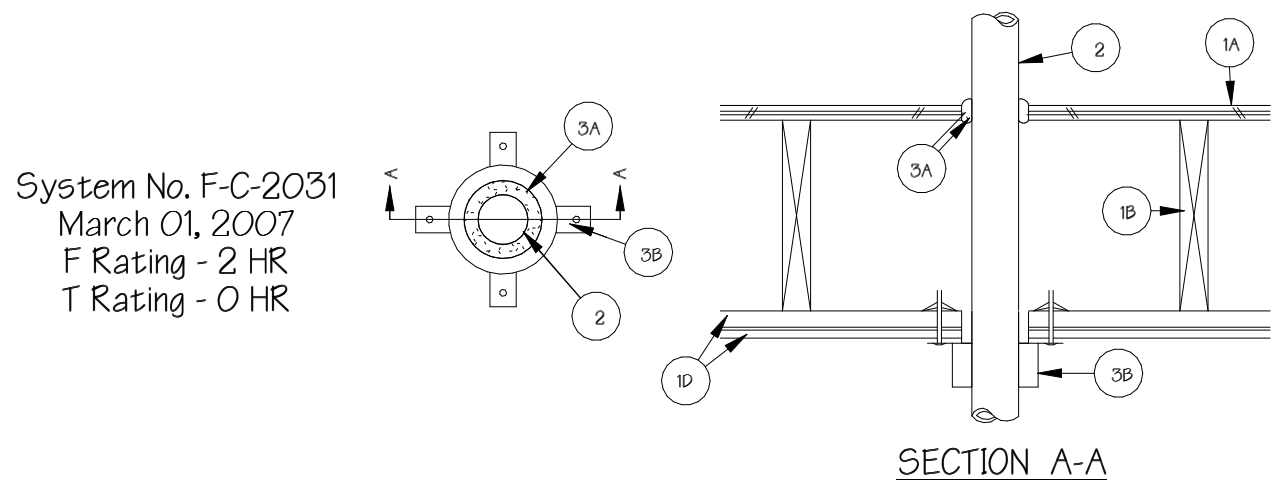


NORWOOD ESTATES

AUSTIN TX

No.	Revision	Date
1		
2		
3		
4		
5		
6		
ISSUED FOR PERMIT		
ISSUED FOR BID		
ISSUED FOR CONSTRUCTION		
DWG NAME		
DATE		
07/22/13		
DESCRIPTION		
TAS SHEET 6		
SHEET		
A1.7E		



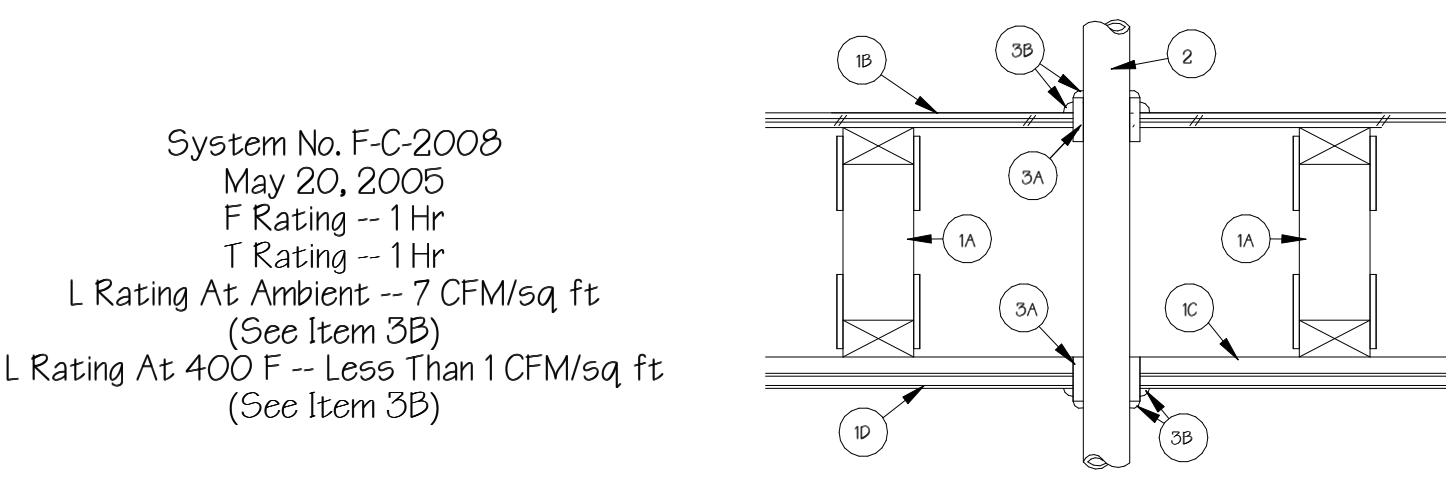


System No. F-C-2031  
March 01, 2007  
F Rating -- 2 Hr  
T Rating -- 0 Hr

1. Floor Ceiling Assembly - The fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design L505, L511 or L536 in the UL Fire Resistance Directory as summarized below:  
A. Floor System - Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design.  
B. Wood Joists - Nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped.  
C. Furring Channels - (Not Shown) - Resilient galv steel furring installed perpendicular to wood joists between first and second layers of wallboard (Item 1D) and spaced max 24 in. OC.  
D. Gypsum Board\* - Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of wallboard nailed to wood joists. Second layer of wallboard screw-attached to furring channels.

2. Through-Penetrants - One nonmetallic pipe or conduit to be installed approximately midway between wood joists and centered within the firestop system. Diam of openings hole-sawed through flooring system and through two layers gypsum wallboard ceiling to be nom 1/2 in. larger than the outside diam of through-penetrant. Pipe or conduit to be rigidly supported on both sides of the floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:  
A. Polyvinyl Chloride (PVC) Pipe — Nom 4 in. diam (or smaller) Schedule 40 solid-core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.  
B. Rigid, Nonmetallic Conduit+ — Nom 4 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).  
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 4 in. diam (or smaller) SDR 17 CPVC pipe for use in closed (process or supply) or vented, (drain, waste or vent) piping systems.

3. Firestop System - The firestop system shall consist of the following:  
A. Fill, Void or Cavity Material\* - Caulk - Fill material forced into annulus to fill space to max extent possible, flush with top surface of floor. Additional fill material to be installed such that a max 1/4 in. crown is formed around the penetrating item.  
EGS NELSON FIRESTOP - CLK N/S (Non-Sag) Caulk.  
B. Firestop Device\* - Galv steel collar lined with an intumescent material sized to fit the specific diam of the through-penetrant. Device shall be installed around through-penetrant in accordance with the accompanying installation instructions. Device incorporates anchor tabs for securement to finished gypsum wallboard ceiling by means of 1/8 in. diam by 3 in. long toggle bolts in conjunction with 1/4 in. by 1 in. diam steel fender washers.  
EGS NELSON FIRESTOP - PCS Device



System No. F-C-2008  
May 20, 2005  
F Rating -- 1 Hr  
T Rating -- 1 Hr  
L Rating At Ambient -- 7 CFM/sq ft (See Item 3B)  
L Rating At 400 F -- Less Than 1 CFM/sq ft (See Item 3B)

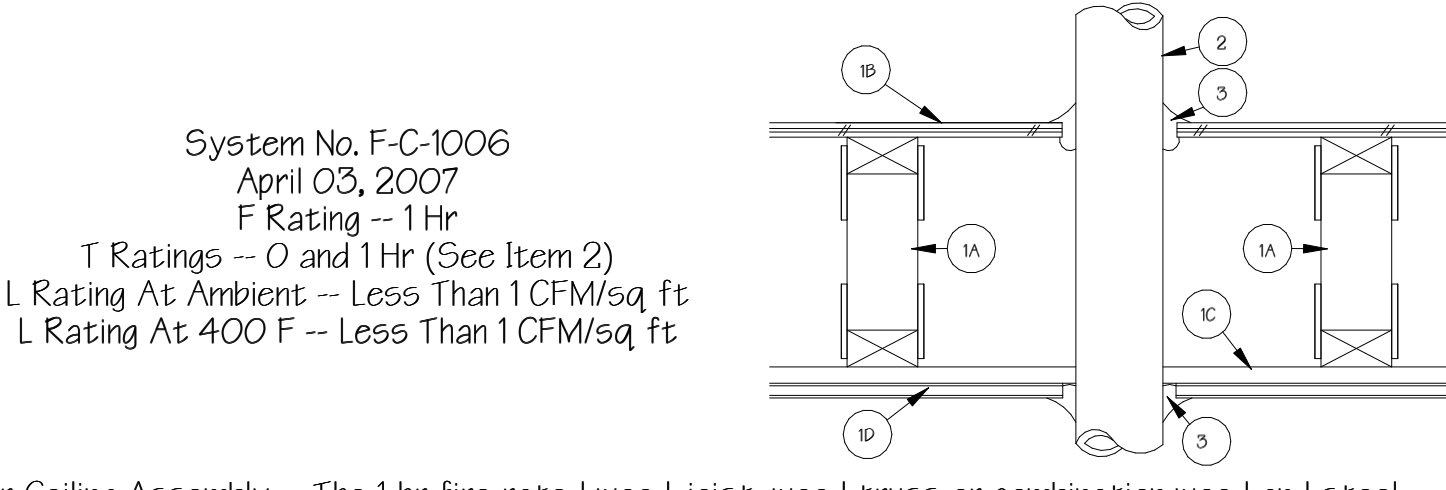
1. Floor Assembly -- The fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Design in the UL Fire Resistance Directory and shall include the following construction features:  
A. Trusses -- Min 12 in. (305 mm) deep parallel chord trusses fabricated from 2 by 4 in. (51 by 102 mm) lumber in conjunction with galv steel truss plates or Structural Wood Members\* with bridging as required.  
B. Flooring -- Nom 3/4 in. (19 mm) thick plywood flooring with or without Floor Topping Mixture\*. Diam of hole-sawed opening in flooring to be 1/2 to 3/4 in. (13 to 19 mm) larger than diam of pipe. Max diam of opening in flooring is 3 in. (76 mm).  
C. Furring Channels -- Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.  
D. Gypsum Board\* -- Nom 4 ft (122 m) wide by 5/8 in. (16 mm) thick, screw-attached to furring channels. Diam of hole-sawed opening in gypsum wallboard ceiling to be 1/2 to 3/4 in. (13 to 19 mm) larger than diam of pipe. Max diam of opening in ceiling is 3 in. (76 mm)

2. Nonmetallic Pipe -- Nom 2 in. (51 mm) diam (or smaller) Schedule 40 polyvinyl chloride (PVC), SDR 13.5 chlorinated polyvinyl chloride (CPVC) or solid-core Schedule 40 acrylonitrile-butadiene-styrene (ABS) pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems. One pipe to be installed approx midway between trusses and centered in circular openings in flooring and in ceiling. A nom 1/4 in. to 3/8 in. (6 to 10 mm) annular space is required in the firestop system. Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.  
2A. Electrical Nonmetallic Tubing+ -- Nom 1 in. (25 mm) diam (or smaller) corrugated wall ENT constructed of polyvinyl chloride. ENT to be installed as a complete system with all terminations in junction boxes, outlet boxes or other approved enclosures as specified in the National Electrical Code. Max one ENT per through opening. ENT to be centered in opening and rigidly supported on both sides of the Floor-Ceiling assembly. See Electrical Nonmetallic Tubing (FKHU) category in Electrical Construction Materials Directory for names of manufacturers.

3. Firestop System -- The details of the firestop system shall be as follows:

A. Fill, Void or Cavity Materials\* -- Wrap Strip -- Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied to 2 in. (51 mm) wide strips. Nom 2 in. (51 mm) wide strip tightly-wrapped around nonmetallic pipe (foil side exposed), secured with two steel tie wires and slid into hole-sawed opening in flooring (Item 1B) and in gypsum wallboard ceiling (Item 1D). Bottom edge of wrap strip to project 9/16 to 11/16 in. (14 to 17.5 mm) below bottom surface of flooring and below bottom (ceiling) surface of gypsum board.  
3M COMPANY -- Type FS-195+  
B. Fill, Void or Cavity Materials\* -- Caulk, Sealant or Putty -- Nom 1/4 in. (6 mm) thickness of caulk or putty to be applied to the exposed edge of the wrap strip layer (top of flooring and bottom of gypsum board ceiling). Generous application of caulk or putty to be applied to fill all gaps at the wrap strip/flooring and wrap strip/gypsum board ceiling interfaces.

3M COMPANY -- CP 25WB+ Caulk, FB-3000 WT Sealant, MP+ Stix Putty (Note: L Ratings apply only when Type CP 25WB+ caulk or FB-3000 WT sealant is used. CP 25WB+ not suitable for use with CPVC pipes.)

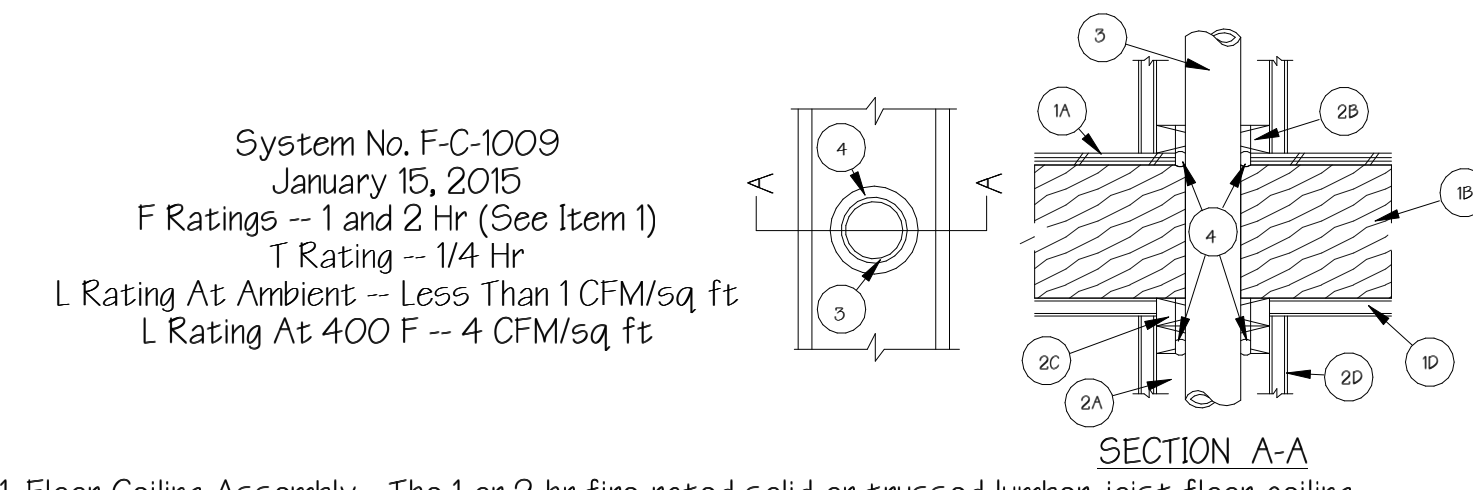


1. Floor-Ceiling Assembly -- The 1 hr fire rated wood joist, wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500-Series Design in the UL Fire Resistance Directory, as summarized below:  
A. Joists or Trusses -- Nom 2 by 10 in. (51 by 254 mm) lumber joists, min 12 in. (305 mm) deep parallel chord trusses fabricated from nom 2 by 4 in. (51 by 102 mm) lumber in conjunction with galv steel truss plates or Structural Wood Members\* with bridging as required.  
B. Flooring -- Nom 3/4 in. (19 mm) thick plywood flooring with or without Floor Topping Mixture\*. Diam of circular cutouts is 1/4 to 1/2 in. (6 to 13 mm) larger than outside diam of the pipe.  
C. Furring Channels -- Rigid or resilient galv steel furring channels installed perpendicular to bottom chord of trusses.  
D. Gypsum Board\* -- Nom 4 ft (12 m) wide by 5/8 in. (16 mm) thick, screw-attached to furring channels. Diam of circular cutouts is 1/4 to 1/2 in. (6 to 13 mm) larger than outside diam of the pipe.  
1.1 Chase Wall -- (Optional, now shown) -- The through penetrants (Item No. 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly. Depth of chase wall to be min 1 in. greater than the diameter of the through penetrant. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:  
A. Studs -- Nom 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.  
B. Sole Plate -- Nom 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of circular cutouts is 1/4 to 1/2 in. (6 to 13 mm) larger than outside diam of the pipe.  
C. Top Plate -- The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of circular cutouts is 1/4 to 1/2 in. (6 to 13 mm) larger than outside diam of the pipe.  
D. Gypsum Board\* -- Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. Through-Penetrant -- Nom 10 in. (254 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe or cast iron pipe, nom 4 in. (102 mm) diam (or smaller) steel conduit, or steel EMT or nom 3 in. (76 mm) diam (or smaller) Type L (or heavier) copper tubing. Pipe to be installed approx midway between joists or trusses and centered in circular cutouts. Annular space between penetrant and periphery of opening shall be min 1/8 in. (3 mm) to max 1/4 in. (6 mm). Pipe to be rigidly supported on both sides of Floor-Ceiling assembly.  
T Rating is 1 hr for nom 4 in. (102 mm) diam (or smaller) penetrants. T Rating is 0 hr for all penetrants greater than nom 4 in. (102 mm) diam.

3. Fill, Void or Cavity Materials\* -- Caulk or Sealant -- Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. (6 mm) crown of fill material applied to perimeter of penetrant at its egress from the top of flooring and underside of ceiling or from top of sole plate and underside of top plate.

3M COMPANY -- CP 25WB+ Caulk, FB-3000 WT Sealant, MP+ Stix Putty (Note: L Ratings apply only when Type CP 25WB+ caulk or FB-3000 WT sealant is used. CP 25WB+ not suitable for use with CPVC pipes.)



1. Floor-Ceiling Assembly - The 1 or 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The F Rating of the firestop system is equal to the rating of the floor-ceiling assembly. The general construction features of the floor-ceiling assembly are summarized below:  
A. Flooring System - Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design. Diam of opening to be max 1 in. (25 mm) larger than diam of pipe. As an alternate, the opening may be square-cut with a max dimension 1 in. (25 mm) greater than the diam of the pipe.  
B. Wood Joists\* - Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends firestopped.  
C. Furring Channels - (Not Shown) --(As required ) Resilient galvanized steel furring installed in accordance with the manner specified in the individual L500 Series Designs in the Fire Resistance Directory.  
D. Gypsum Board\* Thickness, type, number of layers and fasteners shall be as specified in the individual Floor-Ceiling Design. Diam of opening to be max 1 in. (25 mm) larger than diam of pipe.

2. Chase Wall - (Optional) - The through penetrant (Item 3) may be routed through a 1 or 2 hr fire-rated single, double or staggered wood stud/gypsum board chase wall having a fire rating consistent with that of the floor-ceiling assembly. Depth of chase wall to be min 1 in. greater than the diameter of the through penetrant. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:  
A. Studs - Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs. Nom 2 by 4 in. (51 by 102 mm) studs are allowed for through-penetrants (Item 3) not exceeding nom 2 in. (51 mm) diam.  
B. Sole Plate - Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening is to be max 1 in. (925 mm) larger than diam of pipe. As an alternate, the opening may be square-cut with a max dimension 1 in. (25 mm) greater than the diam of the pipe. Plates may be discontinuous over opening, terminating at two opposing edges of opening. Max length of discontinuity to be 1 in. (25 mm) greater than diam of through penetrant.

C. Top Plate - The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening is to be max 1 in. (25 mm) larger than diam of pipe. As an alternate, the opening may be square-cut with a max dimension 1 in. (25 mm) greater than the diam of the pipe. Plates may be discontinuous over opening, terminating at two opposing edges of opening. Max length of discontinuity to be 1 in. (25 mm) greater than diam of through penetrant.

D. Steel Plate - When lumber plates are discontinuous, nom 1-1/2 in. (38 mm) wide No. 20 gauge (or heavier) galv steel plates shall be installed to connect each discontinuous lumber plate and to provide a form for the fill material. Steel plates sized to lap 2 in. (51 mm) onto each discontinuous lumber plate and secured to lumber plates with steel screws or nails.

E. Gypsum Board\* - Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

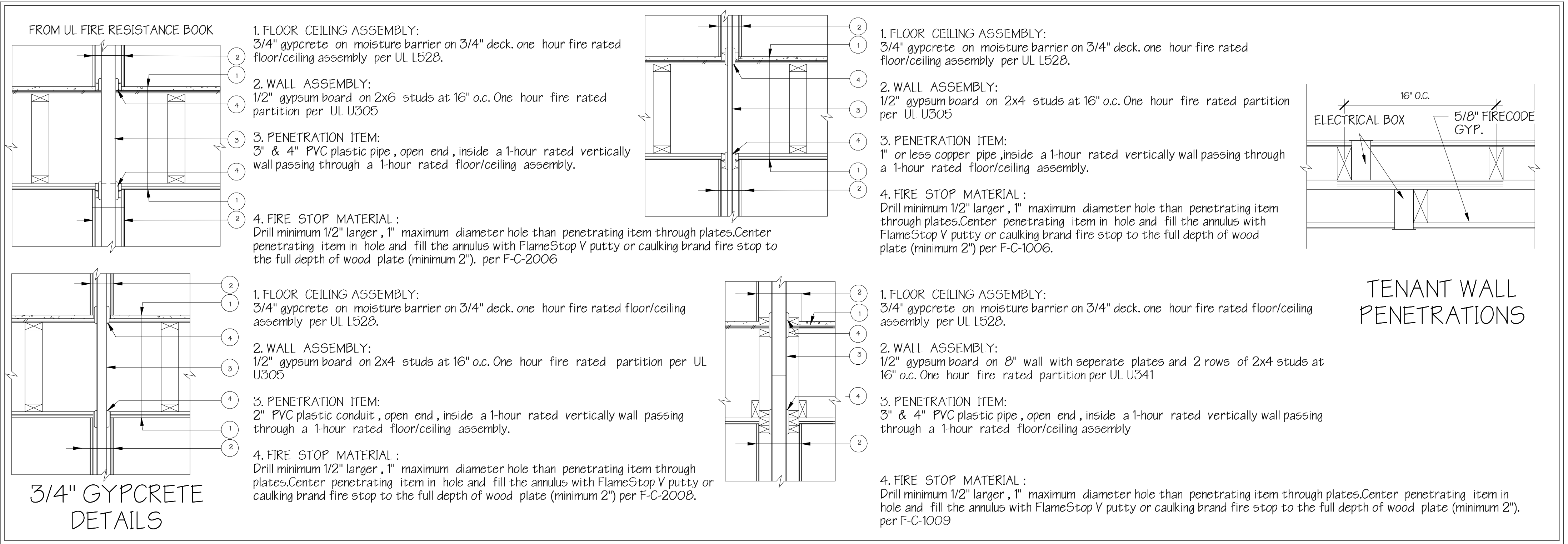
3. Through Penetrants - One metallic pipe, conduit or tubing to be installed within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of floor assembly. The annular space within the firestop system shall be min 0 in. (point contact) to max 1 in. (25 mm). The following types and sizes of metallic pipes or conduits may be used:  
A. Steel Pipe - Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.  
B. Iron Pipe - Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.  
C. Conduit - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or steel conduit.  
D. Copper Tubing - Nom (102 mm) 4 in. diam (or smaller) Type L (or heavier) copper tubing.  
E. Copper Pipe - Nom (102 mm) 4 in. diam (or smaller) Regular (or heavier) copper pipe.

4. Fill, Void or Cavity Material\* - Sealant -- Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with the top surface of the floor or the sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with bottom surface of ceiling or lower top plate.

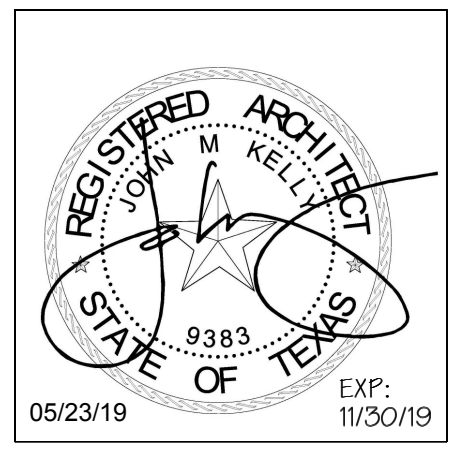
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- CP601S, CFS-S SIL GG, CP606, FS-One Sealant or FS-ONE MAX Intumescent Sealant (Note: L Ratings apply only when FS-ONE Sealant is used).

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

## THROUGH - PENETRATION FIRESTOP DETAILS



DRAWN BY:	MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPMENT

1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208, (P) 502.609.4940

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •

**KELLY GROSSMAN**

REGISTERED PROFESSIONAL ARCHITECT

STATE OF TEXAS

NO. 9383

05/23/19

11/30/19

2800 ADAMS RD. SUITE 200, AUSTIN, TEXAS 78746 (P) 512.927.3897

www.kellygrossman.com

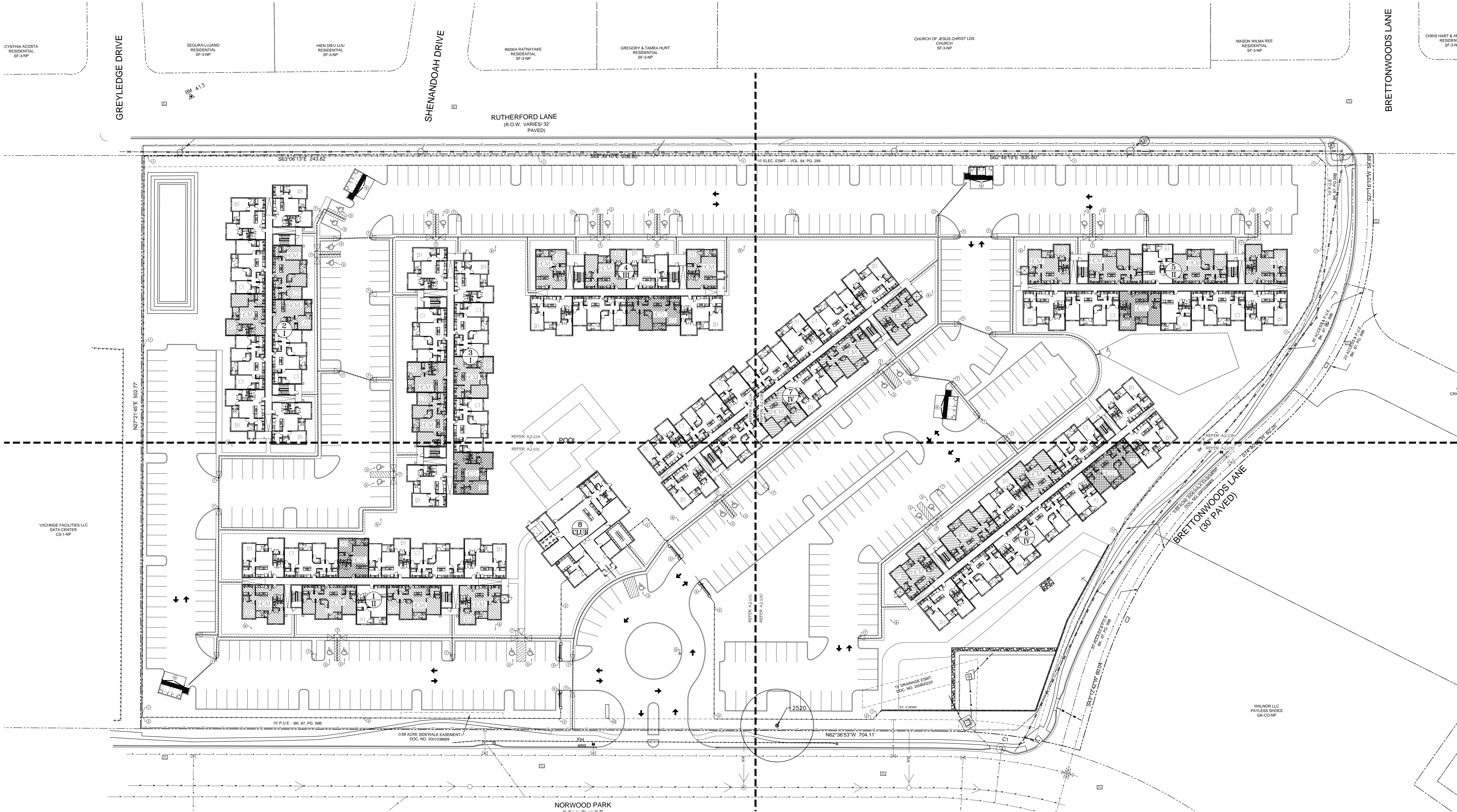
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NORWOOD ESTATES

AUSTIN TX

No.	Revision	Date
△		
△		
△		
△		
△		
ISSUED FOR PERMIT		
ISSUED FOR BID		
ISSUED FOR CONSTRUCTION		
DWG NAME		
DATE		
12/28/16		
DESCRIPTION		
FIRESTOPPING DETAILS		
SHEET		
A1.8		





**GENERAL SITE NOTES**

1. THE ARCHITECTURAL SITE PLAN GRAPHICALLY INDICATES THE APPROXIMATE LOCATION OF THE BUILDINGS, DRIVES & PARKING.
2. ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED CIVIL DRAWINGS. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL GRADING, UTILITY WORK, DRAINAGE, DIMENSIONAL CONTROLS, BUILDING FINISH FLOOR ELEVATION AND LOCATION OF REQUIRED RETAINING WALLS AT BUILDINGS. ALL DIMENSIONS ON THIS PLAN ARE FOR REFERENCE ONLY.
3. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING, SIDEWALKS, HANDICAP RAMPS, ACCESSIBLE ROUTES TO BUILDINGS, A/C PAD LOCATIONS, VEHICULAR ACCESS CONTROL GATES, AND HANDICAP PARKING SPACES.
4. REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR LOCATIONS OF ALL PANELS, METERS, TRANSFORMERS, CLEANOUTS, AND PARKING LOT LIGHTING.
5. KNOX BOX ENTRY SYSTEM MUST BE PROVIDED AT FIRE DEPARTMENT CRASH GATE AND THE FRONT DOOR OF THE CLUBHOUSE.
6. THE CONTRACTOR IS RESPONSIBLE FOR COMPARING THE FINISHED FLOOR ELEVATIONS OF THE BUILDINGS TO THE FINISHED GRADES AROUND THE BUILDINGS. ACCESS SHOULD BE PROVIDED FROM THE BREEZEWAYS TO FINISHED GRADE AND IF THE PATIOS ARE 2 1/2 FEET OR GREATER ABOVE GRADE, A GUARD RAIL IS REQUIRED.
7. WHERE SIDEWALKS ARE LOCATED ON TOP OF RETAINING WALLS THAT ARE TALLER THAN 30" A 42" RAIL SHALL BE PROVIDED BETWEEN THE SIDEWALK AND THE EDGE OF THE WALL.
8. THE DRIVE AISLE IS TO MEASURE 25' WIDE WITH MINIMUM OF 25' RADIUS CURVES ALONG THE DESIGNATED FIRE LANE.
9. ALL PARKING SPACES MEASURE 9' WIDE BY 17.5' LONG UNLESS THE SPACE IS DESIGNATED ACCESSIBLE. IF THE SPACE IS DESIGNATED ACCESSIBLE THE SPACE WILL MEASURE 8' WIDE BY 17.5' LONG WITH A 5' WIDE STRIPED ACCESS AISLE ALONG SIDE THE SPACE. THIS STRIPED ACCESS AISLE SHALL BE 8' WIDE IF THE ACCESSIBLE SPACE IS DESIGNATED FOR VAN PARKING.
9. FIRE DEPARTMENT CONNECTIONS MUST BE ACCESSIBLE AND VISIBLE FROM THE STREET OR DESIGNATED FIRE LANE AND PROVIDED WITH LOCKING KNOX CAPS PER IFC 902.3.1.

- SITE FURNISHINGS NOTES**
- 1 6' WOODEN PRIVACY FENCE, REFER TO DETAIL 7 ON SHEET A2.11
  - 2 DECORATIVE PERIMETER FENCE, REFER TO DETAIL 10 ON SHEET A2.11
  - 3 ACCESSIBLE PARKING SPACE, REFER TO DETAIL 4 ON SHEET A2.11
  - 4 PEDESTRIAN GATE, REFER TO DETAIL 9 ON SHEET A2.11
  - 5 VEHICULAR GATE, REFER DETAIL 12 ON SHEET A2.11
  - 6 ACCESSIBLE DUMPSTER, REFER TO DETAIL 11 ON SHEET A2.11
  - 7 ACCESSIBLE CURB RAMP REFER TO DETAIL 6 ON SHEET A2.11
  - 8 STEEL TUBE BIKE RACK
  - 9 VISITOR CALL BOX AND KNOX KEY LOCATION FOR VEHICLE GATES
  - 10 MONUMENT SIGN, BY OTHERS

**SITE LEGEND**

	BLDG #
	BLDG TYPE
	ACCESSIBLE ROUTE
	FINISHED FLOOR ELEVATION
	SPRINKLER CLOSET
	PROPERTY LINE

**SITE PLAN**

**SCALE: 1:40**

**NORTH**

DRAWN BY: JMB

CHECKED BY: JMK

PROJECT #: 18-2325

EXP: 11/30/19

LDG DEVELOPEMENT

1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208, (P) 502.609.4940

**KELLY GROSSMAN**  
ARCHITECTURE - LAND PLANNING - LANDSCAPE DESIGN - CONSTRUCTION ADMINISTRATION  
286 ACADIE RD, SUITE 100, AUSTIN, TEXAS 78704  
PH: +1 512 527 3387  
WWW.KELLYGROSSMAN.COM

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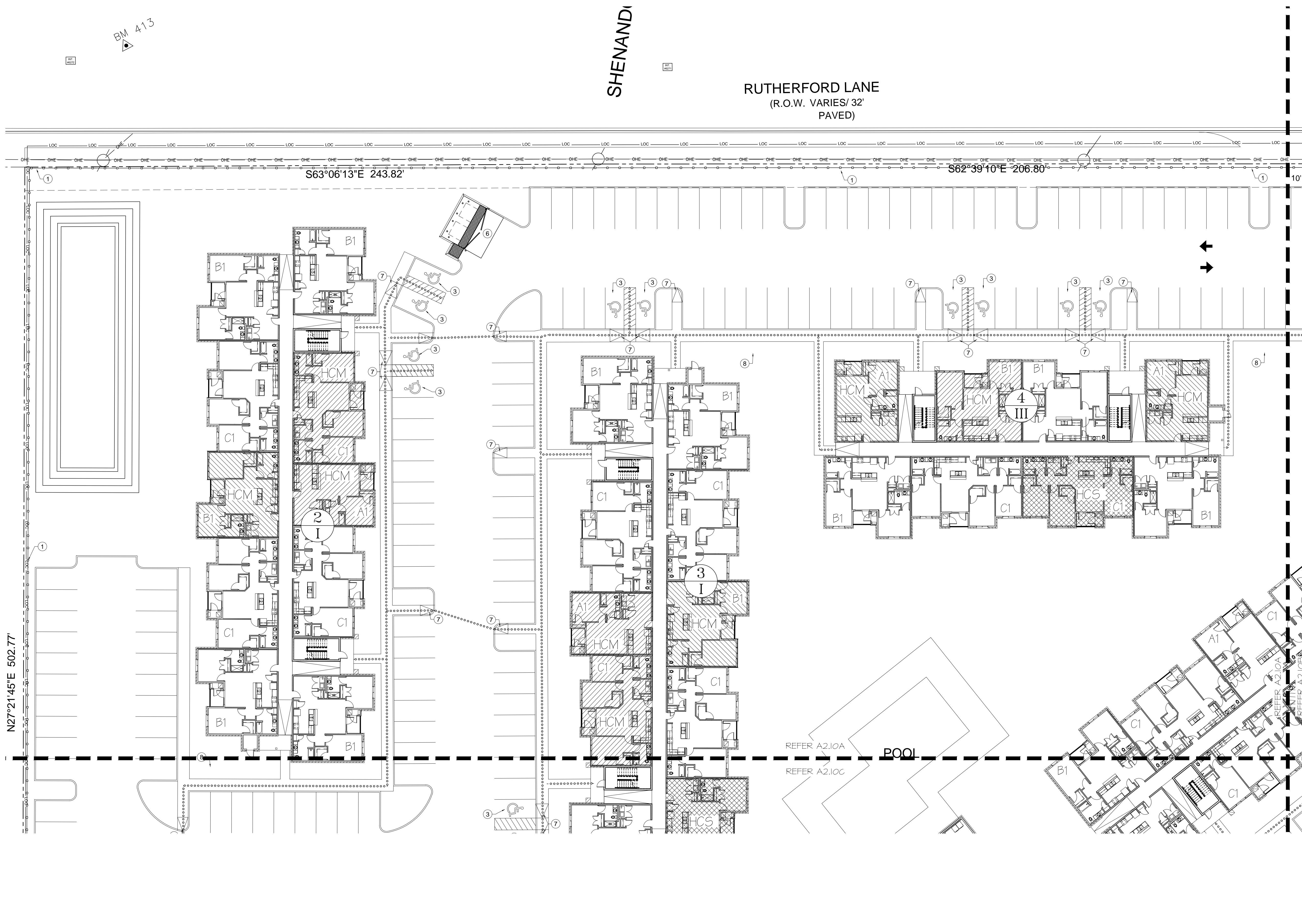
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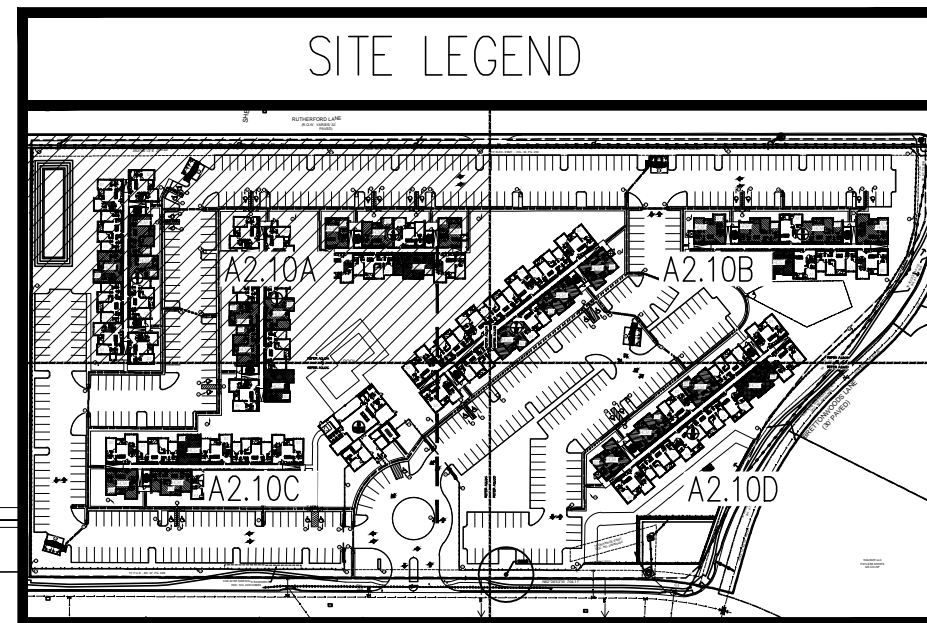
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ARCHITECTURAL  
SITE PLAN

SHEET  
A2.10



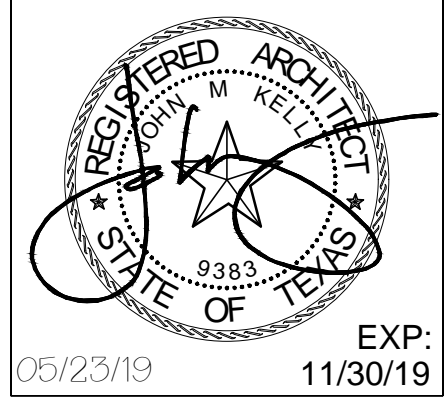


SITE LEGEND	
	BLDG # BLDG TYPE
	ACCESSIBLE ROUTE
	FINISHED FLOOR ELEVATION
	SPRINKLER CLOSET
	PROPERTY LINE



- SITE FURNISHINGS NOTES**
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  - DECORATIVE PERIMETER FENCE, REFER TO DETAIL 10 ON SHEET A2.11
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  - PEDESTRIAN GATE, REFER TO DETAIL 9 ON SHEET A2.11
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  - ACCESSIBLE DUMPSTER, REFER TO DETAIL 11 ON SHEET A2.11
  - ACCESSIBLE CURB RAMP REFER TO DETAIL 6 ON SHEET A2.11
  - STEEL TUBE BIKE RACK
  - VISITOR CALL BOX AND KNOX KEY LOCATION FOR VEHICLE GATES
  - MONUMENT SIGN, BY OTHERS

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CHECKED BY:	JMK
PROJECT #:	18-2325

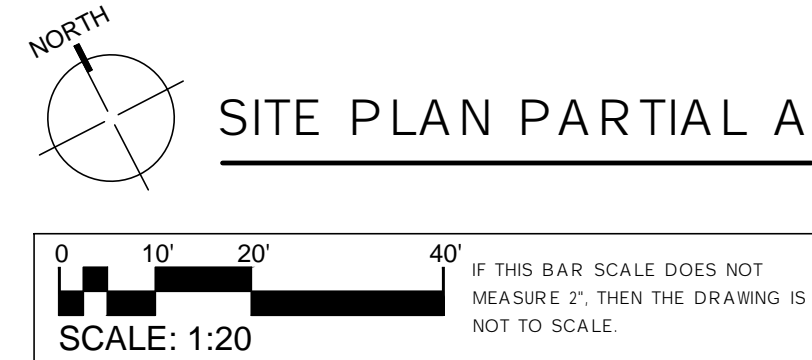


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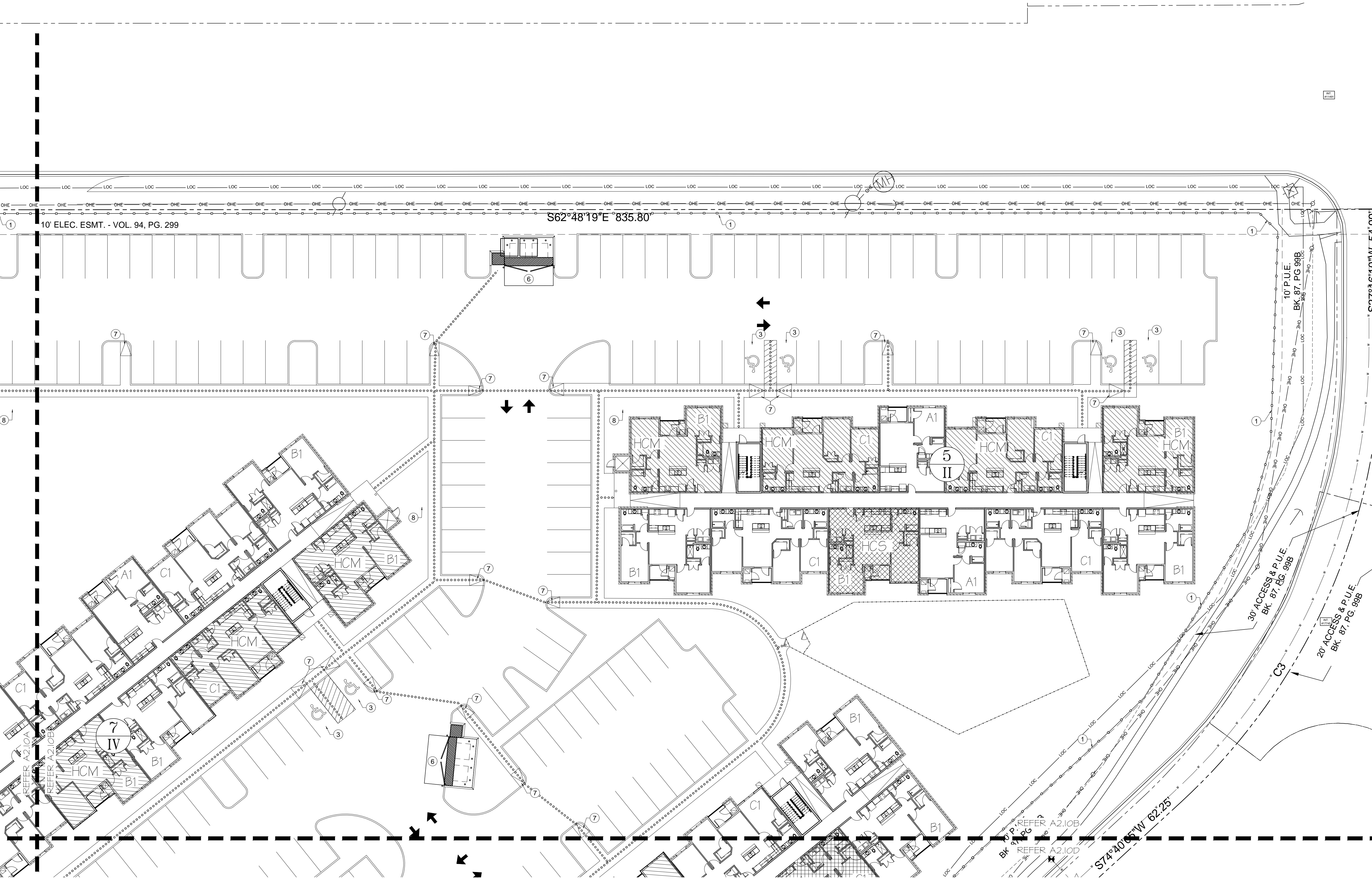
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ARCHITECTS, PLLC  
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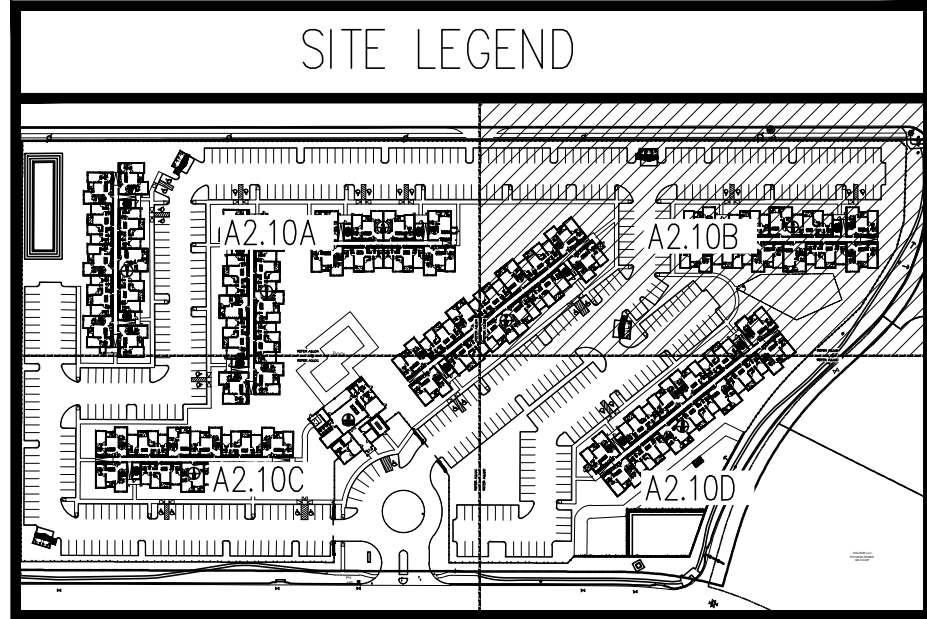
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ISSUED FOR CONSTRUCTION
DWG NAME
DATE
DESCRIPTION ARCHITECTURAL SITE PLAN PARTIAL "A"
SHEET A2.10A



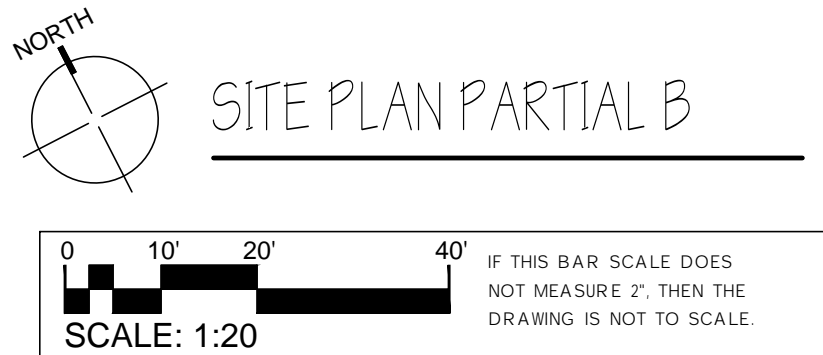




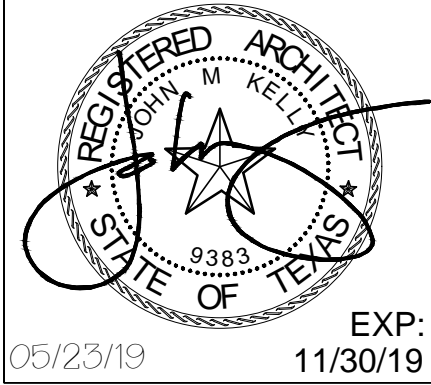
SITE LEGEND	
<div><div>5</div><div>III</div></div>	BLDG # BLDG TYPE
●●●●●	ACCESSIBLE ROUTE
XXX.XX	FINISHED FLOOR ELEVATION
SC	SPRINKLER CLOSET
---	PROPERTY LINE



- SITE FURNISHINGS NOTES**
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  - ACCESSIBLE DUMPSTER, REFER TO DETAIL 11 ON SHEET A2.11
  - ACCESSIBLE CURB RAMP REFER TO DETAIL 6 ON SHEET A2.11
  - STEEL TUBE BIKE RACK
  - VISITOR CALL BOX AND KNOX KEY LOCATION FOR VEHICLE GATES
  - MONUMENT SIGN, BY OTHERS



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CHECKED BY:	JMK
PROJECT #:	18-2325

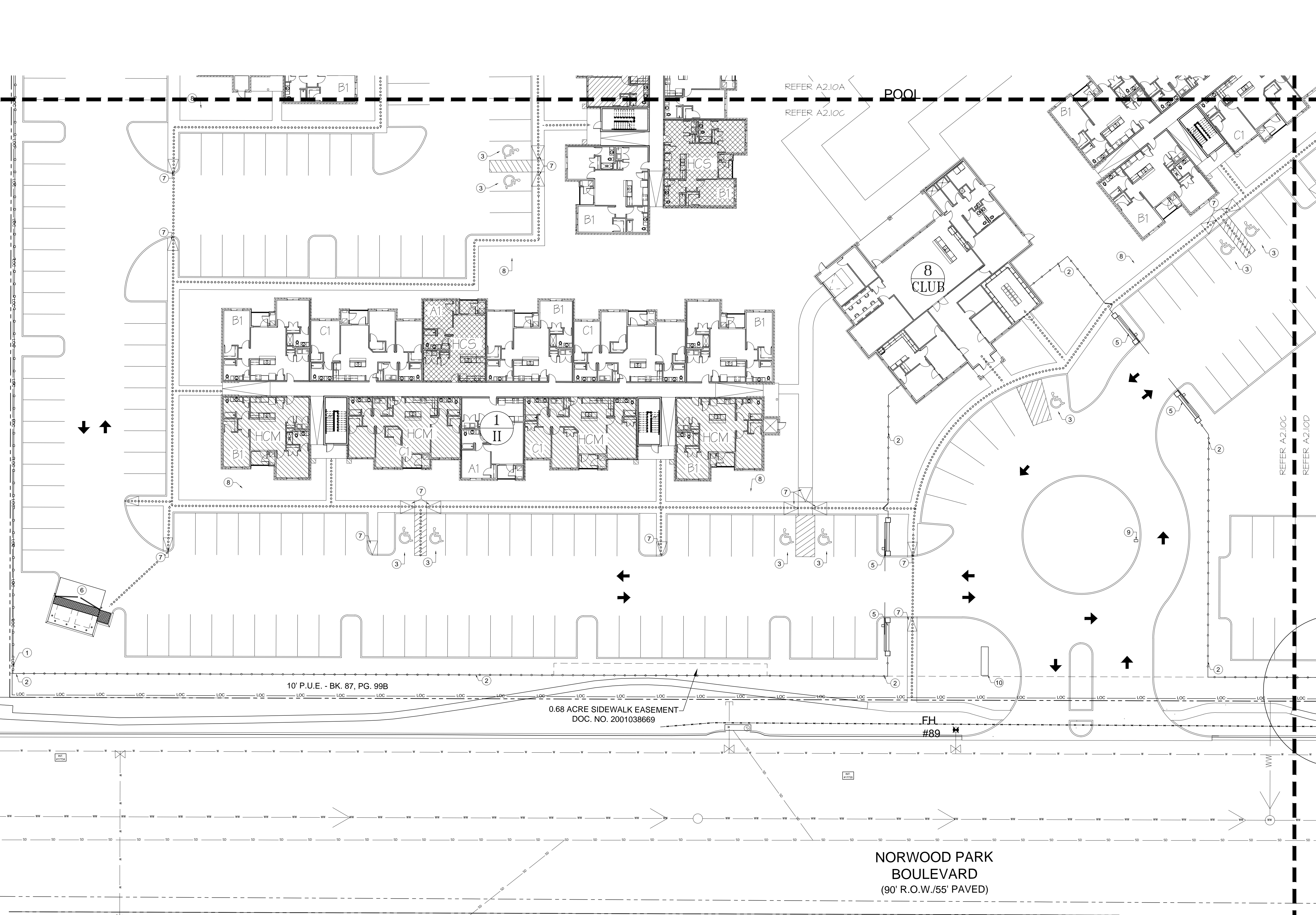


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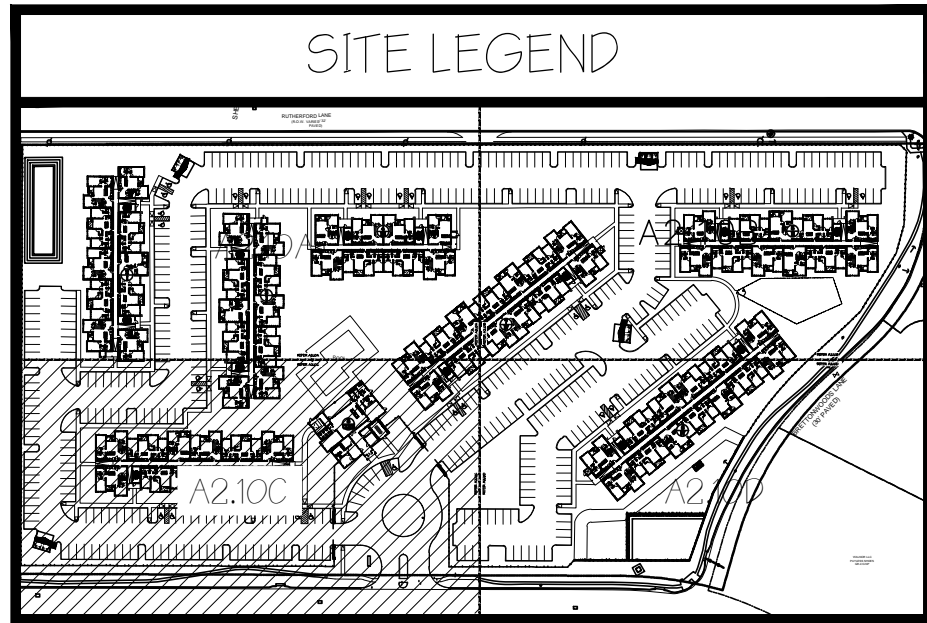
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ARCHITECTS, PLLC  
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ISSUED FOR CONSTRUCTION	
DWG NAME	
DATE	
DESCRIPTION ARCHITECTURAL SITE PLAN PARTIAL "B"	
SHEET A2.10B	



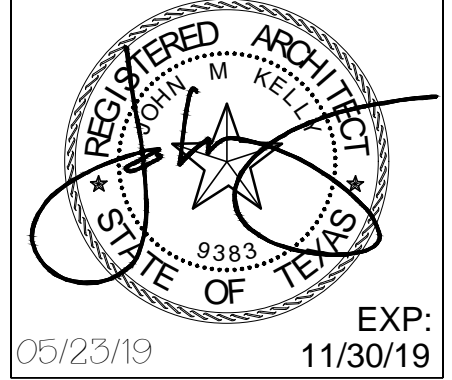


SITE LEGEND	
	BLDG # BLDG TYPE
	ACCESSIBLE ROUTE
	FINISHED FLOOR ELEVATION
	SPRINKLER CLOSET
	PROPERTY LINE



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  - VISITOR CALL BOX AND KNOX KEY LOCATION FOR VEHICLE GATES
  - MONUMENT SIGN, BY OTHERS

DRAWN BY:	JMB
CHECKED BY:	JMK
PROJECT #:	18-2325



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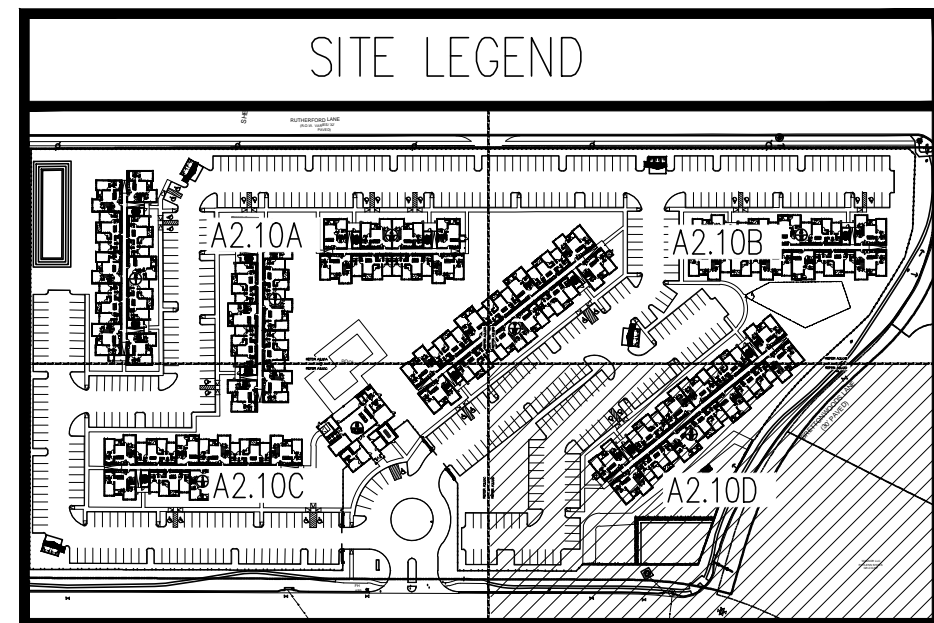
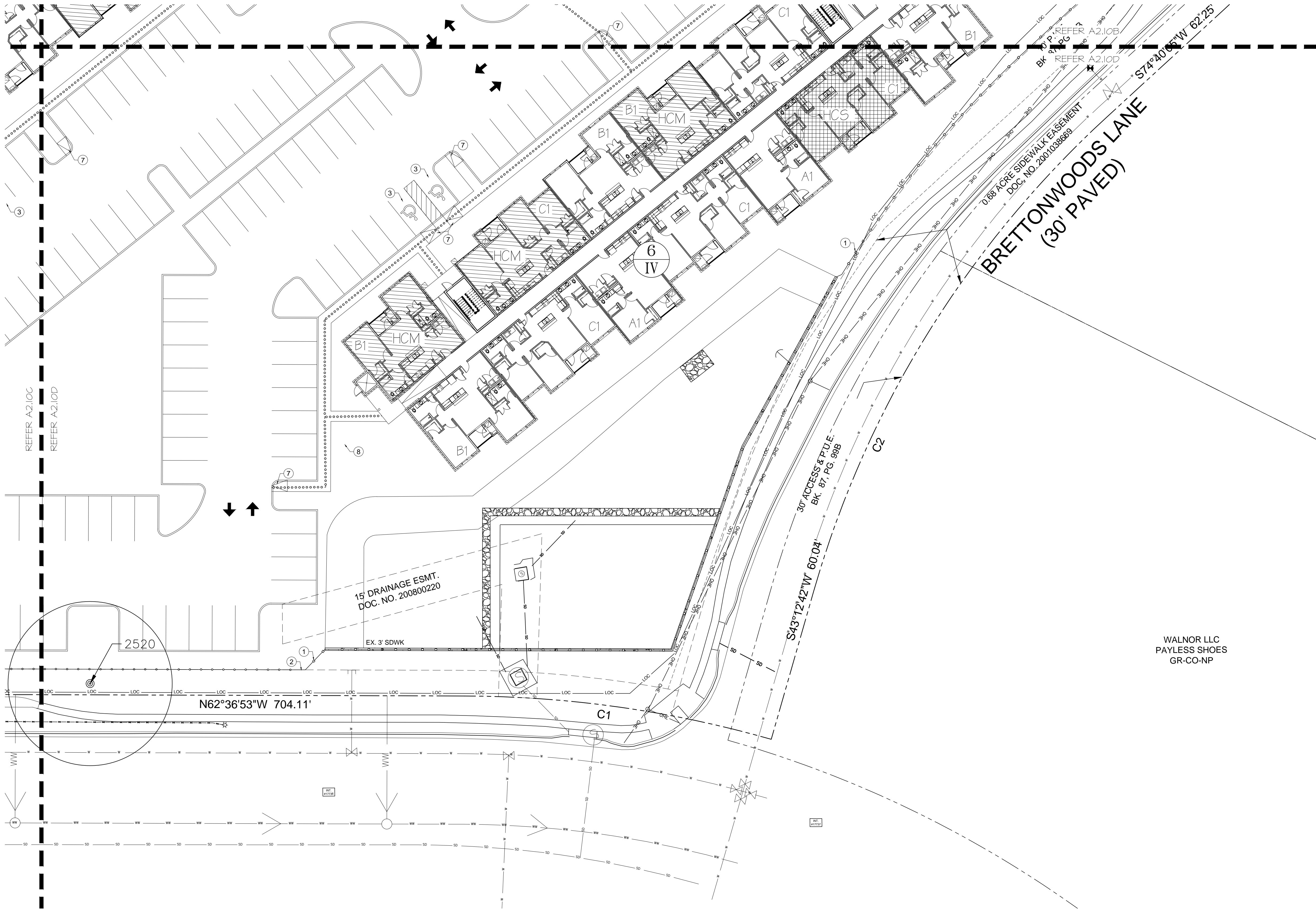
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ISSUED FOR CONSTRUCTION		
DWG NAME		
DATE		
DESCRIPTION ARCHITECTURAL SITE PLAN PARTIAL "C"		
SHEET A2.10C		

**SITE PLAN PARTIAL C**  
  
SCALE: 1:20  
IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.





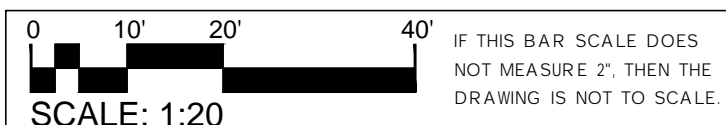
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	BLDG TYPE
	ACCESSIBLE ROUTE
	FINISHED FLOOR ELEVATION
	SPRINKLER CLOSET
	PROPERTY LINE

#### SITE FURNISHINGS NOTES

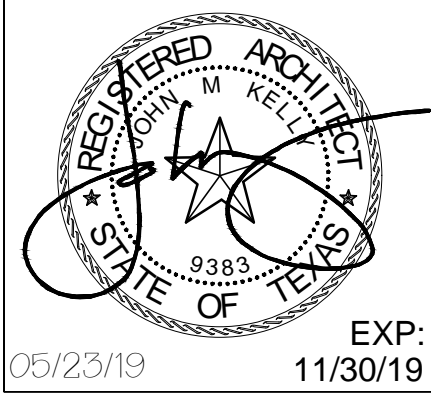
- 6' WOODEN PRIVACY FENCE, REFER TO DETAIL 7 ON SHEET A2.11
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- MONUMENT SIGN, BY OTHERS



SITE PLAN PARTIAL D



DRAWN BY:	JMB
CHECKED BY:	JMK
PROJECT #:	18-2325



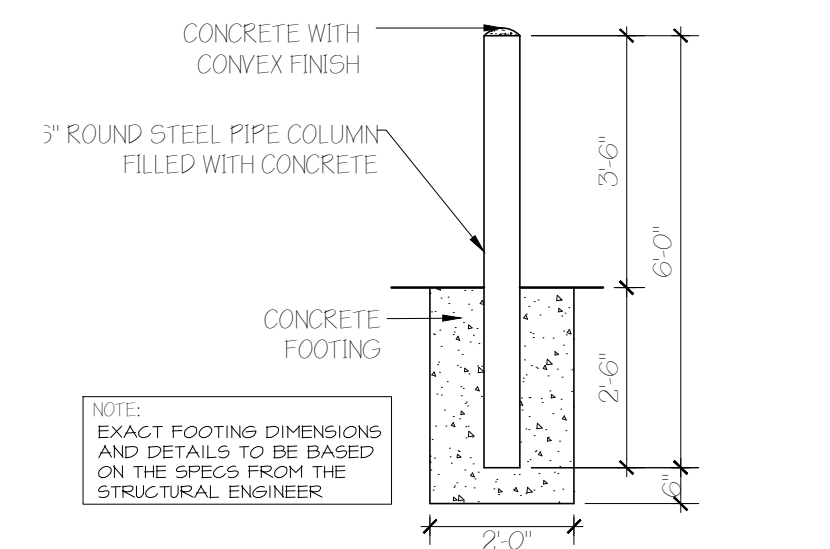
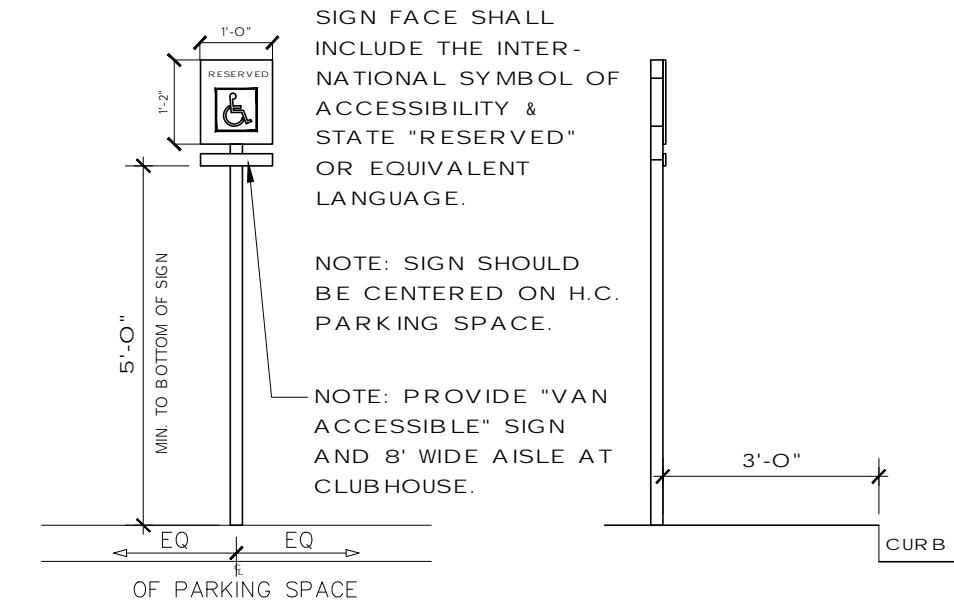
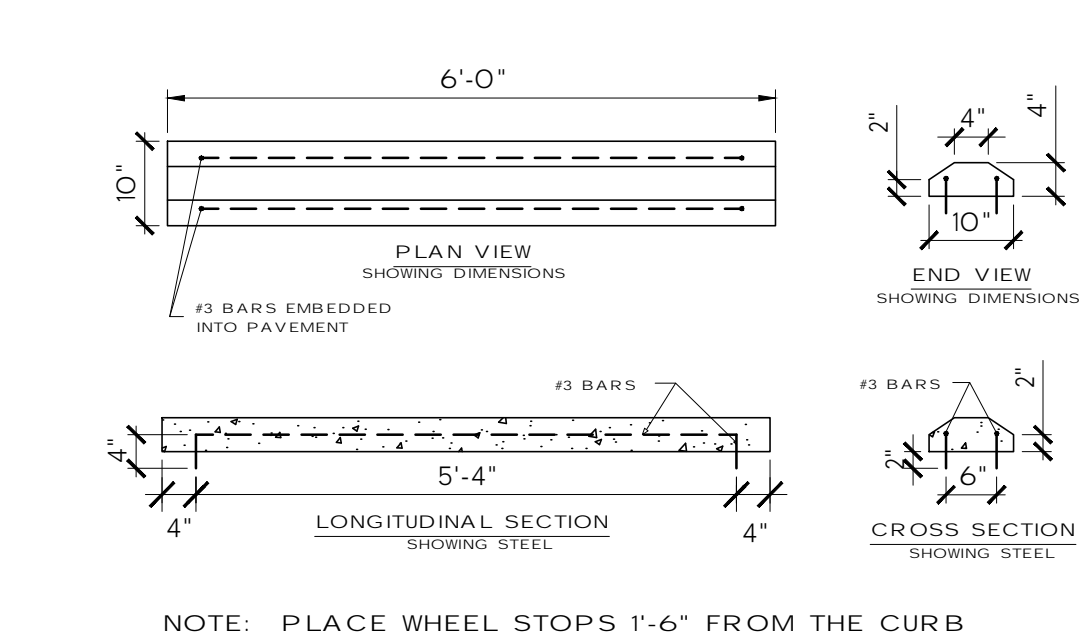
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**KELLY GROSSMAN**  
ARCHITECTS, PLLC  
2860 ADAMS RD, SUITE 100, AUSTIN, TEXAS 78746  
PH: +1 512 557 3387  
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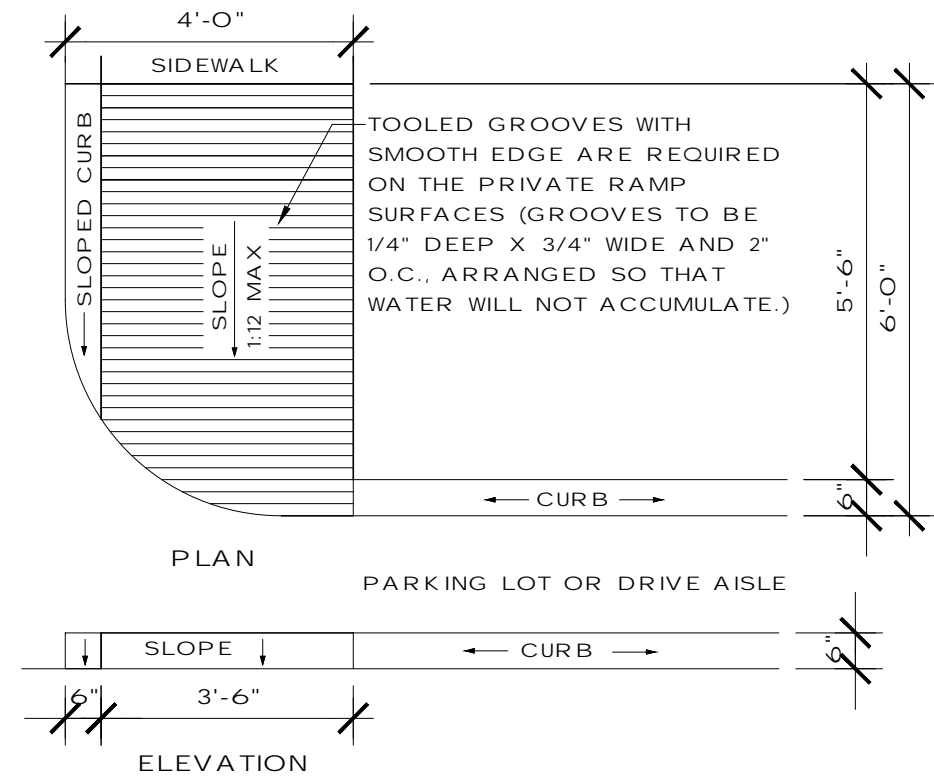
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DATE		
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	SITE PLAN PARTIAL "D"	
SHEET	A2.10D	

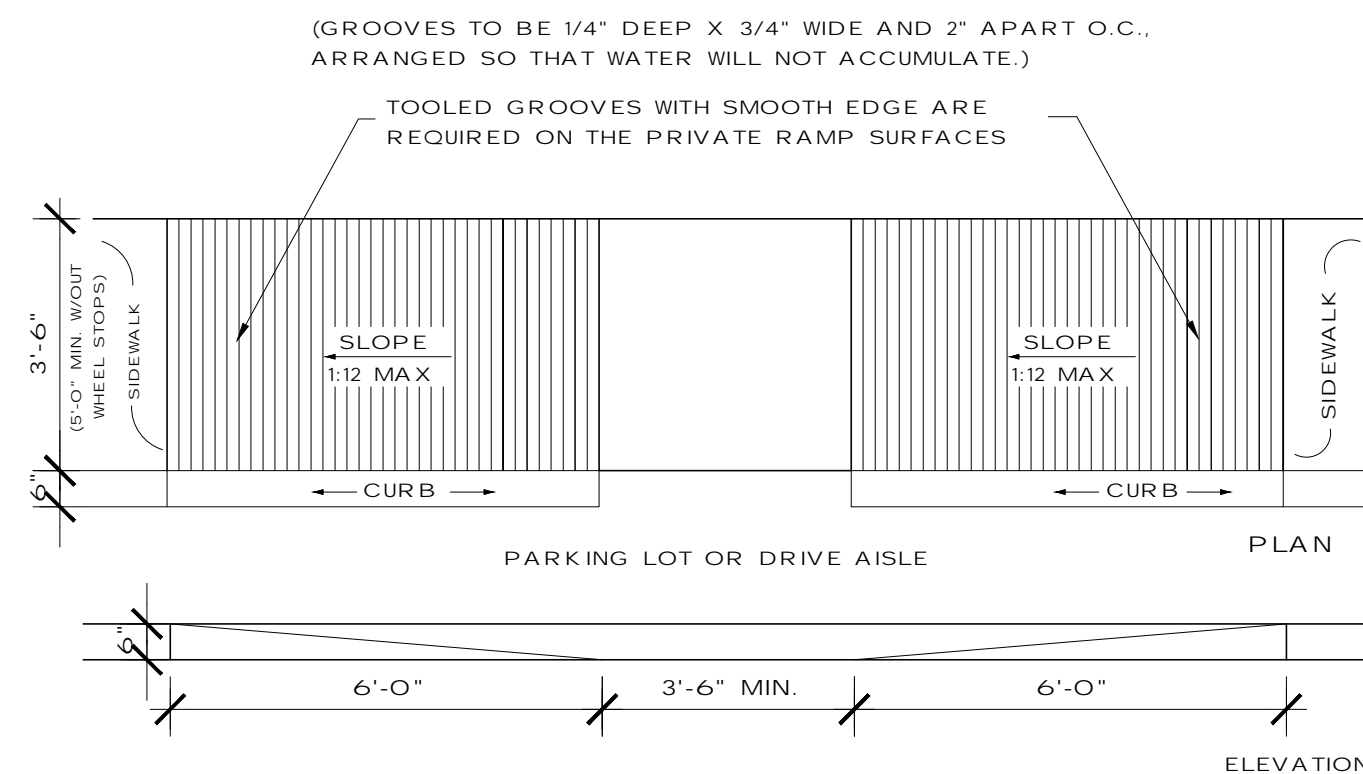




## BOLLARD



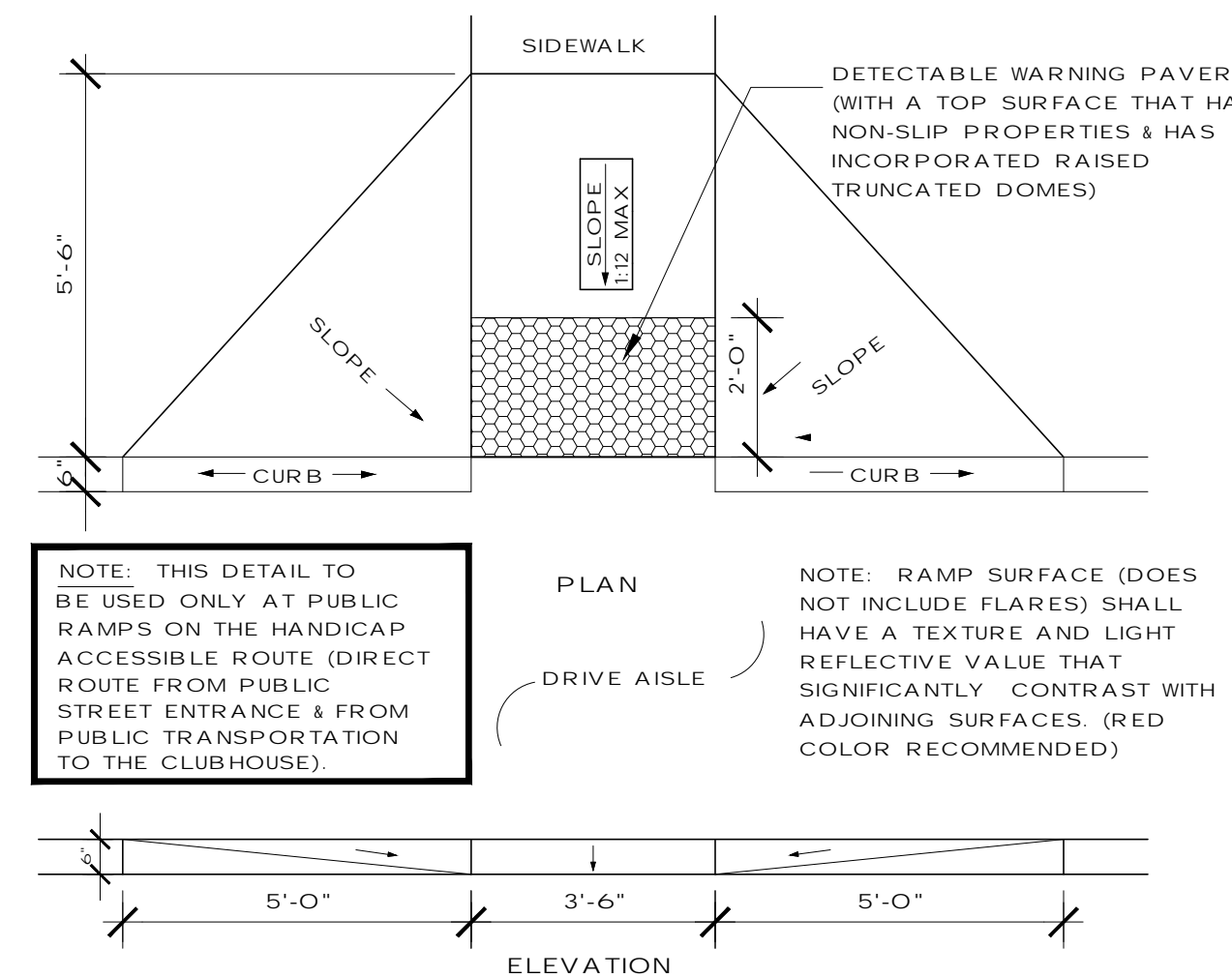
## CURB BREAKS IN PRIVATE SIDEWALKS



NOTE:  
CURB RAMPS SHALL BE FIRM, STABLE  
AND SLIP-RESISTANT. THE FULL WIDTH  
AND DEPTH SHALL HAVE A LIGHT  
REFLECTIVE VALUE AND TEXTURE THAT  
SIGNIFICANTLY CONTRASTS WITH  
ADJOINING WALKWAYS.

NOTE:  
5'-0" SIDEWALK IS REQUIRED  
IF THERE ARE NO WHEEL STOPS

NOTE:  
THIS DETAIL TO BE USED ONLY  
AT PRIVATE RAMPS ON THE HANDICAP  
ACCESSIBLE ROUTE (FROM THE DRIVE  
AISLE TO THE DWELLING UNITS AND  
FROM THE DWELLING UNITS TO OTHER  
COMMON FACILITIES WITHIN THE SITE).



NOTE: 5'-0" LONG LANDING THE WIDTH OF THE SIDEWALK SHALL BE PROVIDED AT TOP OF RAMP WITH SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS

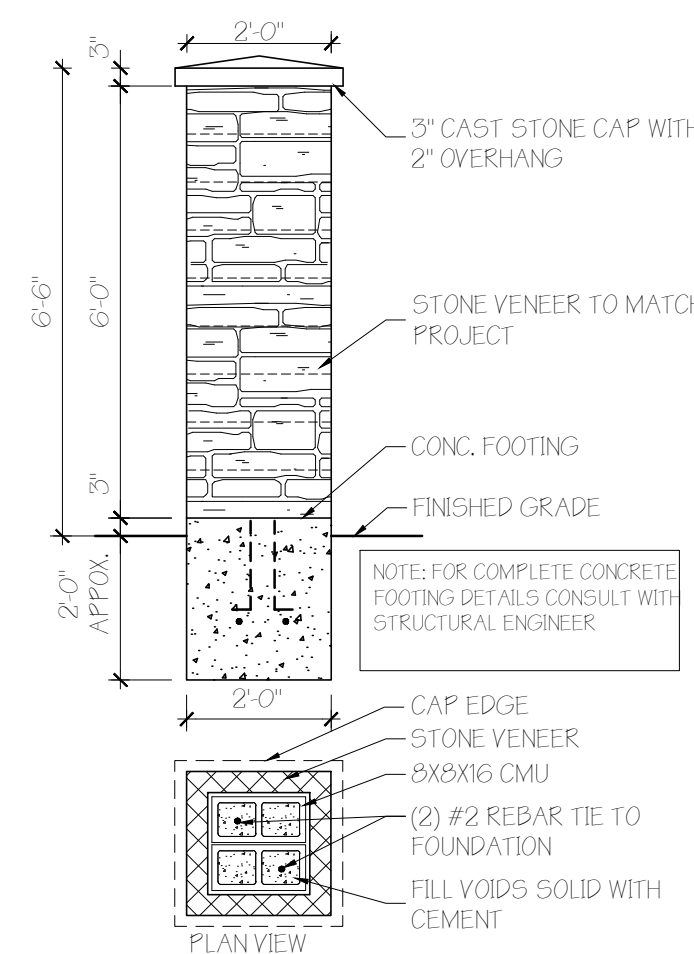
DETECTABLE WARNING PAVERS (WITH A TOP SURFACE THAT HAS NON-SLIP PROPERTIES AND HAS INCORPORATED RAISED TRUNCATED DOMES) ARE REQUIRED ON THE PUBLIC RAMP SURFACES PROVIDE FOR THE ENTIRE WIDTH OF THE LANDING

**NOTE:** DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH DIAMETER OF 0.9 IN., HEIGHT OF 0.2 IN., A CENTER SPACING OF 2.35 IN. & SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

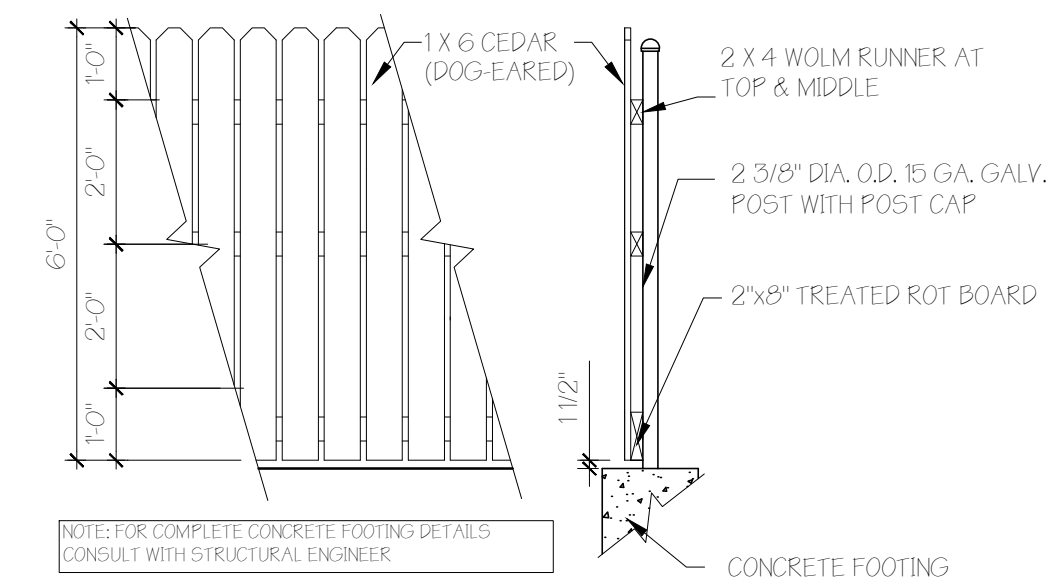
NOTE: RAMP SURFACE SHALL HAVE A TEXTURE AND LIGHT REFLECTIVE VALUE THAT SIGNIFICANTLY CONTRAST WITH ADJOINING SURFACES. (RED COLOR RECOMMENDED)

NOTE: 5'-0" SIDEWALK IS REQUIRED IF THERE ARE NO WHEEL STOPS

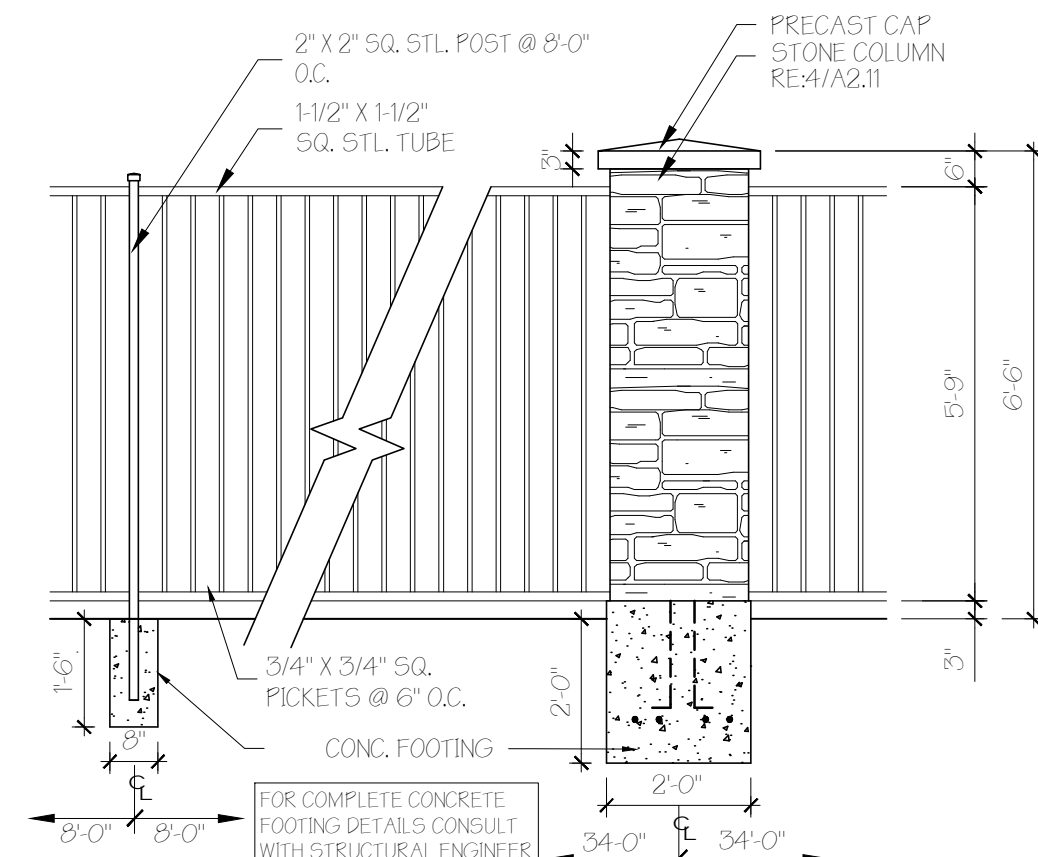
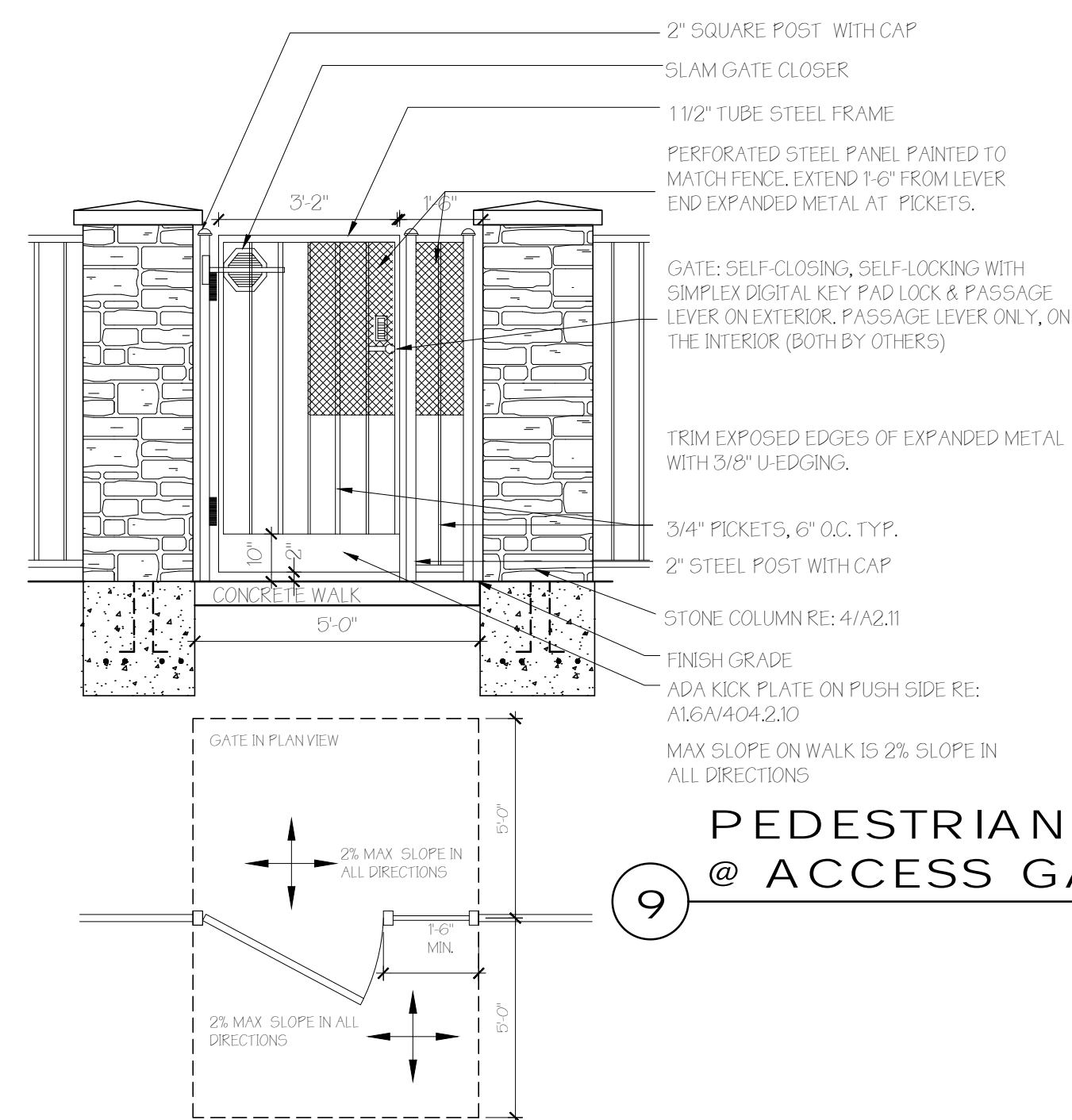
## CURB BREAKS IN PUBLIC SIDEWALKS



6' WOODEN  
PRIVACY FENCE



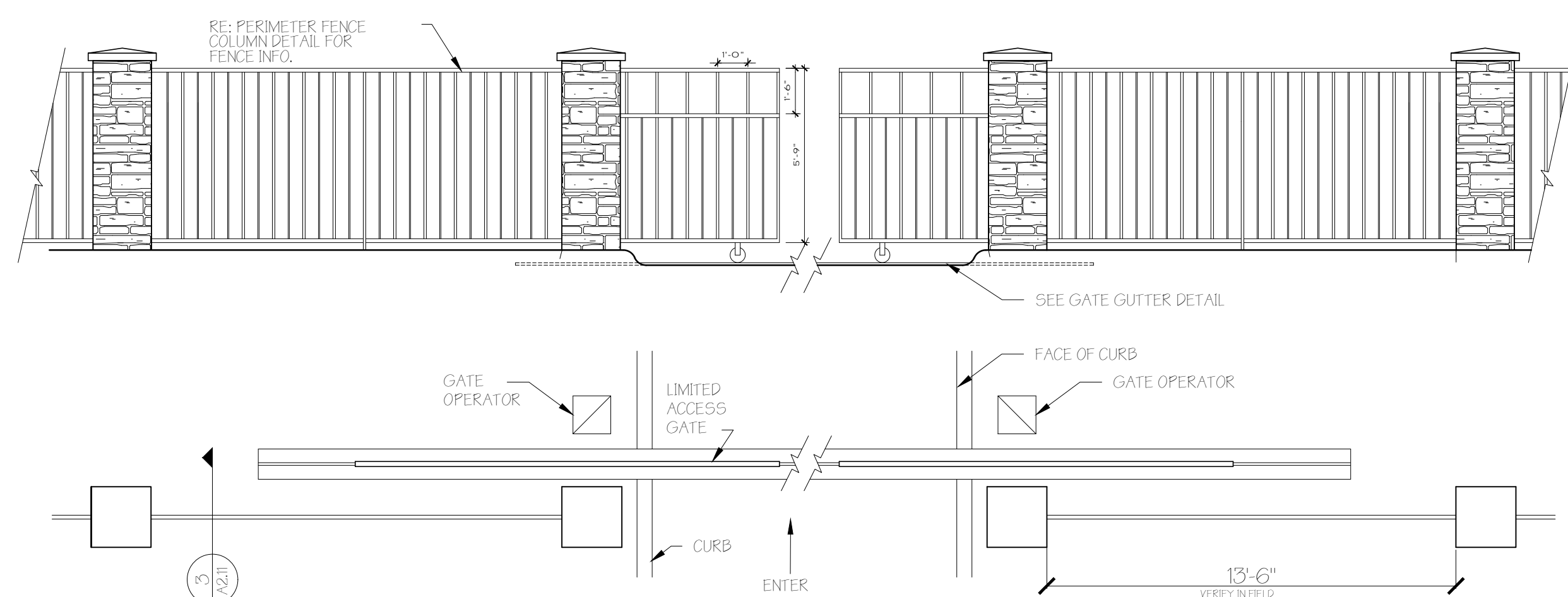
DECORATIVE  
PERIMETER FENCE

PEDESTRIAN GATE  
@ ACCESS GATE

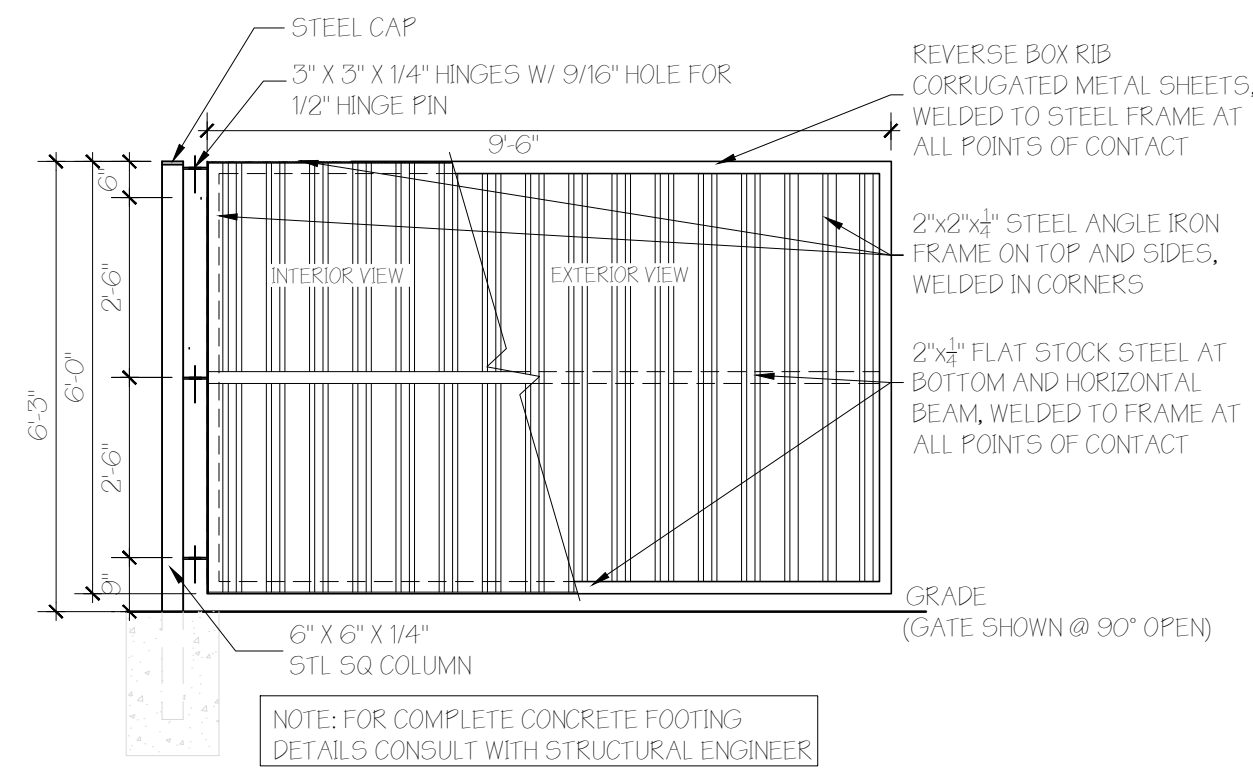
## DECORATIVE STONE COLUMN



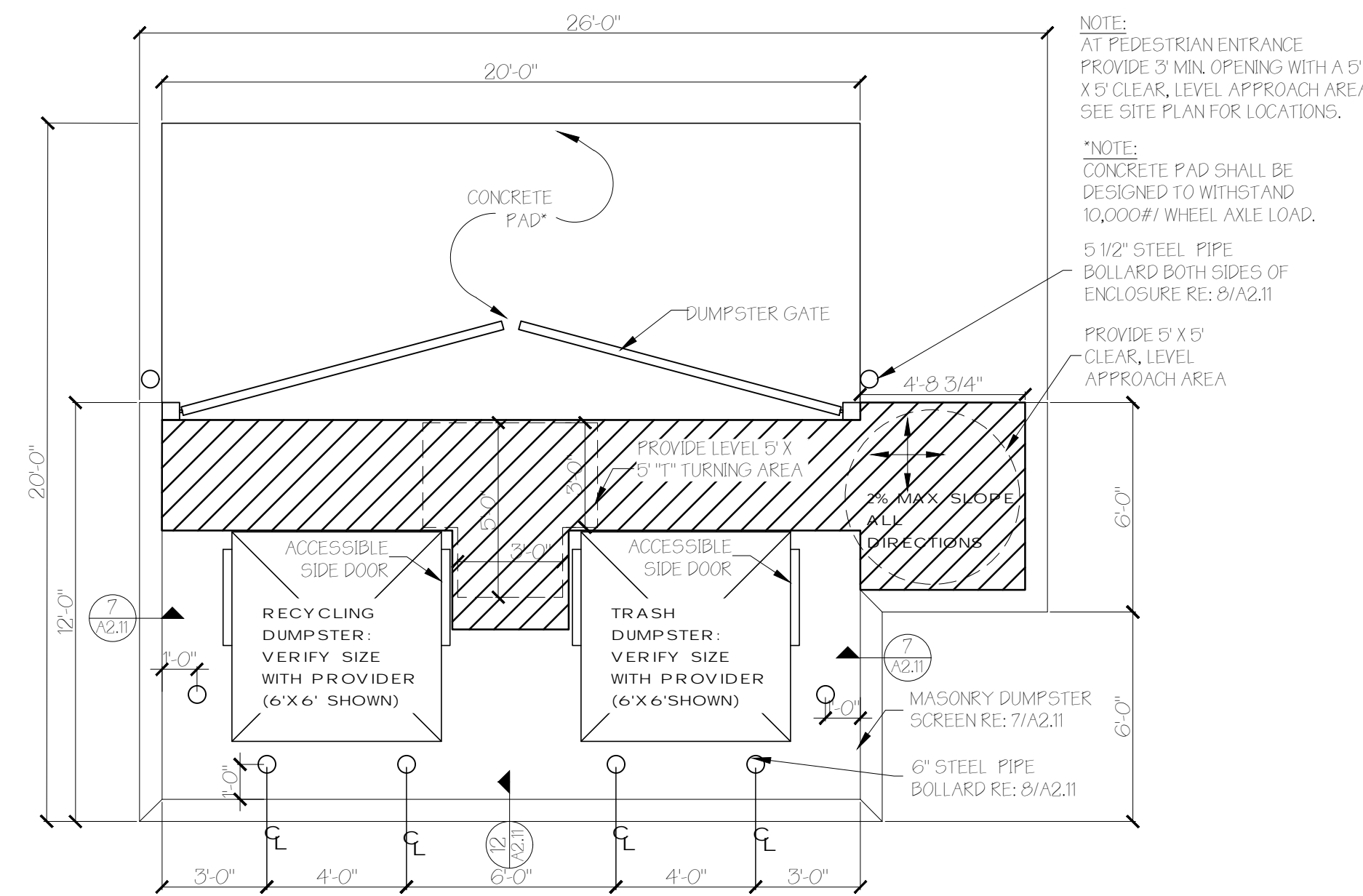
VEHICLE  
ACCESS GATE



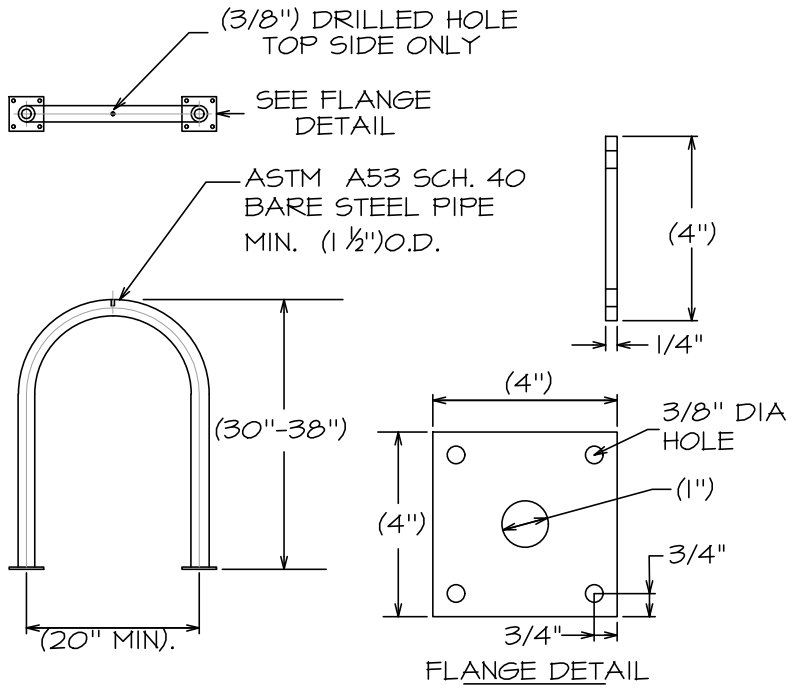
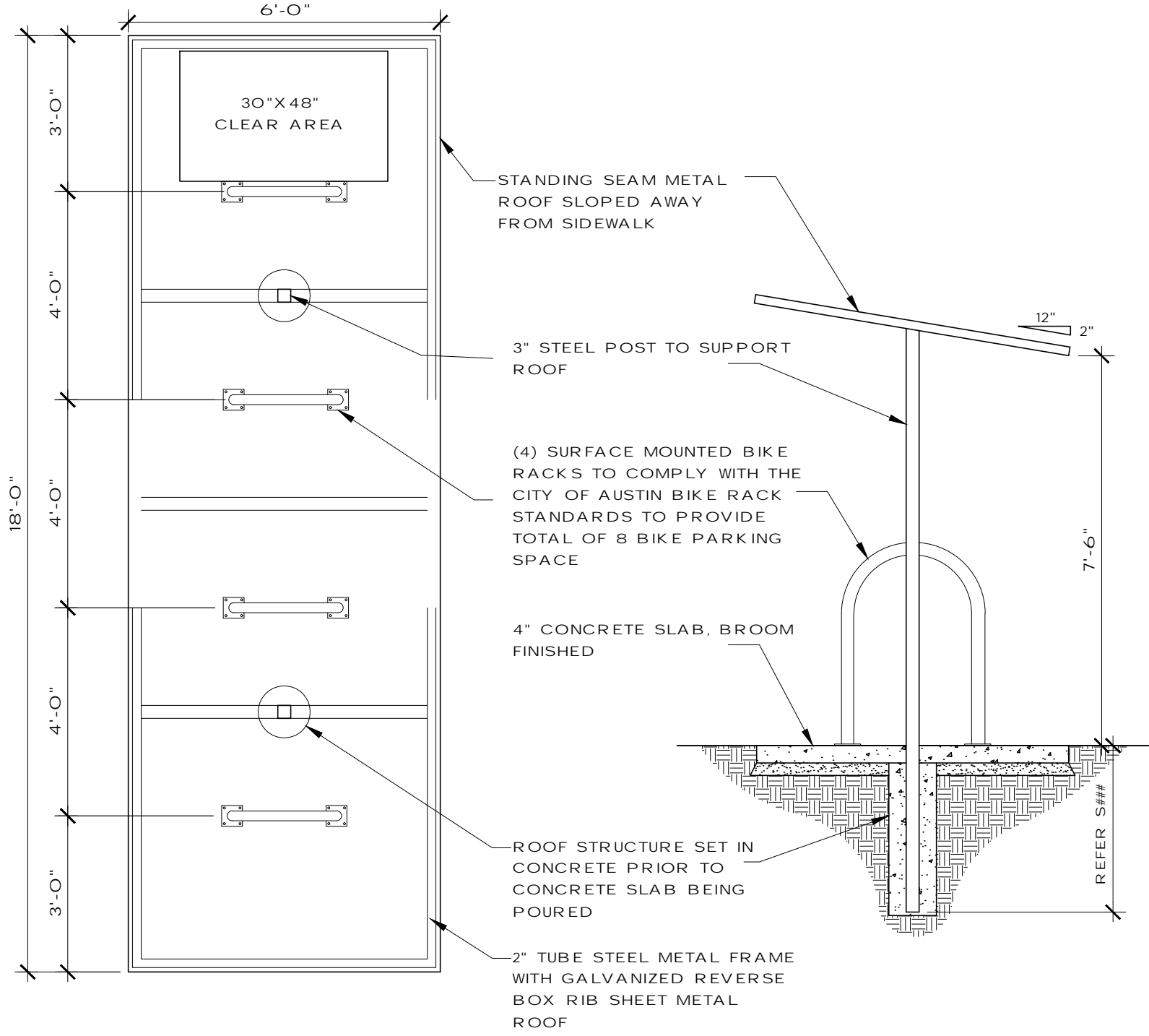
## DUMPSTER GATE



## DUMPSTER PAD







1 BIKE RACK  
2 SPACE NTS

2 COVERED BIKE PARKING 3/8"

DRAWN BY:  
AJS

CHECKED BY:  
JMK

PROJECT #:  
18-2325

EXP:  
11/30/19

LDG DEVELOPEMENT

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**KELLY GROSSMAN**  
ARCHITECTS, PLLC  
286 ANDRE ROY ROAD, SUITE 200, AUSTIN, TEXAS 78745  
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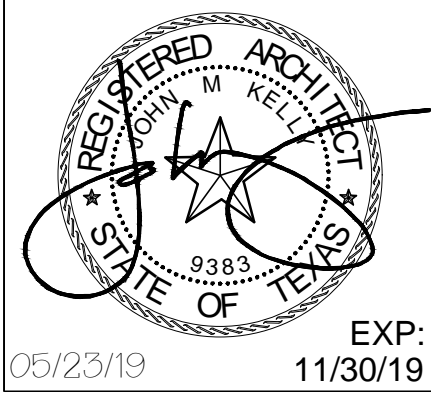
NORWOOD ESTATES

AUSTIN TX

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ISSUED FOR CONSTRUCTION		
DWG NAME		
DATE		
DESCRIPTION ARCHITECTURAL SITE PLAN DETAILS		
SHEET A2.12		



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CHECKED BY:	JMK
PROJECT #:	18-2325



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**KELLY GROSSMAN**

ARCHITECTS, PLLC

286 ADAMS RD. SUITE 100, LOUISVILLE, KY 40208  
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NORWOOD ESTATES

AUSTIN TX

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ISSUED FOR BID	
ISSUED FOR CONSTRUCTION	
DWG NAME	
DATE	
DESCRIPTION	UNIT NUMBERING PLAN
SHEET	A2.20



UNITS WITH HCM FOLLOWING THE UNIT NUMBER (#-HCM) ARE DESIGNATED MOBILITY IMPAIRED UNITS.

UNITS WITH HCS FOLLOWING THE UNIT NUMBER (#-HCS) ARE DESIGNATED SENSORY IMPAIRED UNITS.

“TYPE A” UNITS (HCM)

SENSORY UNITS (HCS)

THE FOLLOWING UNITS ARE DESIGNATED MOBILITY IMPAIRED UNITS. (10% OF TOTAL)

ONE BEDROOM UNIT, TYPE A1 HAS (4) MOBILITY IMPAIRED UNITS:  
#2103, #3105, #4101, & #4107

TWO BEDROOM TWO BATH UNIT, TYPE B1 HAS (11) MOBILITY IMPAIRED UNITS:  
#1101, #1103, #2106, #3106, #4108, #5101, #5103, #6103, #6111, #7103, & #7111

THREE BEDROOM UNIT, TYPE C1 HAS (8) MOBILITY IMPAIRED UNITS:  
#1103, #1107, #2103, #3107, #5103, #5107, #6103, & #7103

THE FOLLOWING UNITS ARE DESIGNATED SENSORY IMPAIRED UNITS. (2% OF TOTAL)

ONE BEDROOM UNIT, TYPE A1 HAS (1) SENSORY IMPAIRED UNIT:  
#1106

TWO BEDROOM UNIT, TYPE B1 HAS (2) SENSORY IMPAIRED UNITS:  
#3110, & #5109

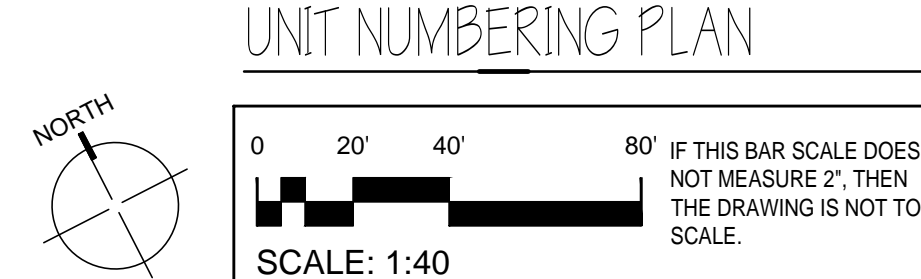
THREE BEDROOM UNIT, TYPE C1 HAS (2) SENSORY IMPAIRED UNITS:  
#4104, & #6104

NOTES

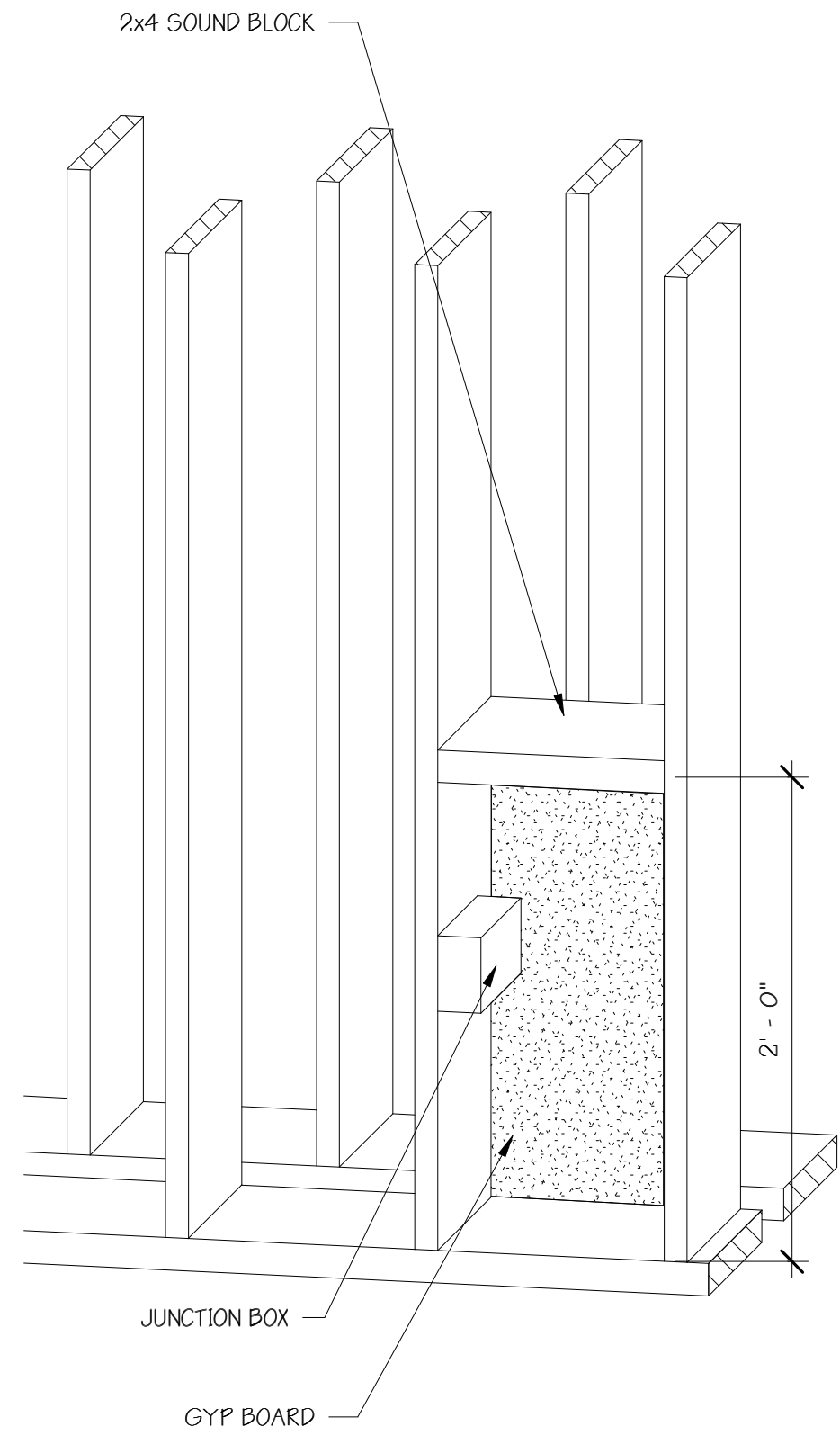
BUILDING NUMBERS SHALL BE AT LEAST 8" HIGH, VISIBLE FROM THE STREET OR FIRE LANE.

THE ADDRESS NUMBERS MUST BE OF A COLOR THAT CONTRASTS WITH THE BACKGROUND AND MUST BE INSTALLED ON THE SIDE OF THE BUILDING THAT FACES THE PUBLIC STREET.

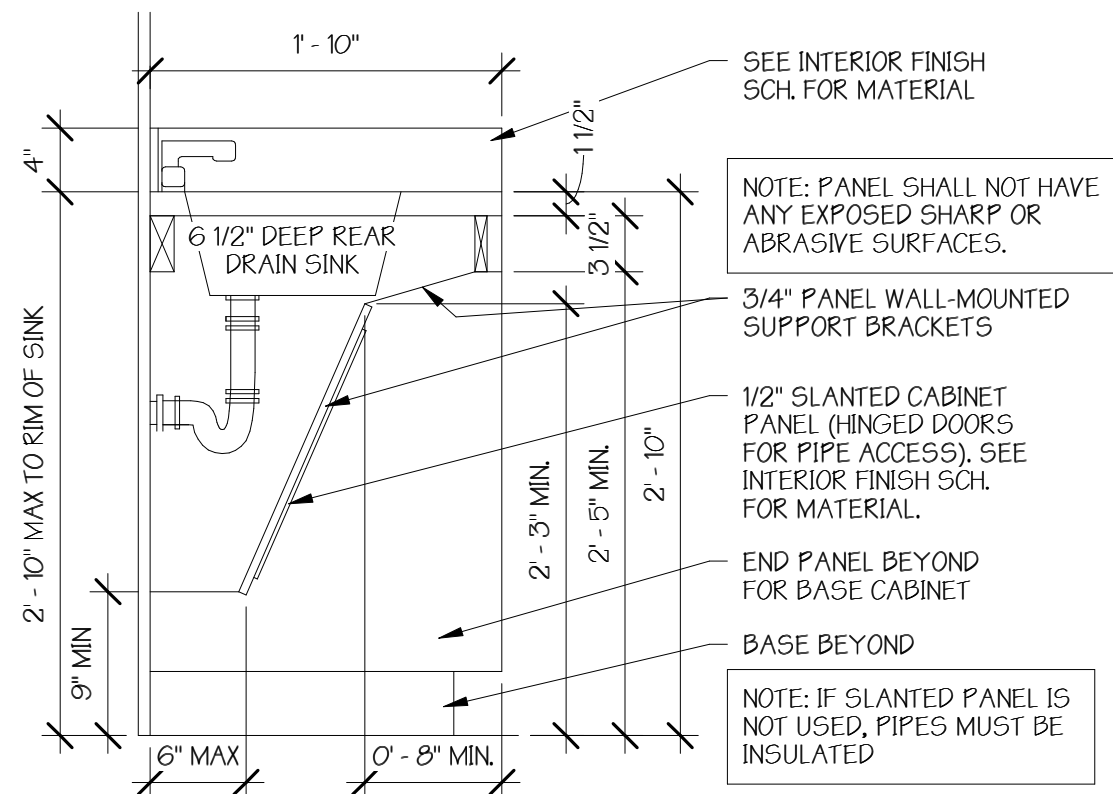
FOR EACH TENANT SPACE OR APARTMENT PROVIDE THE STE. NUMBER IN 4" NUMBERS NEAR THE FRONT DOOR AND ON THE REAR DOOR. IFC 505.1.



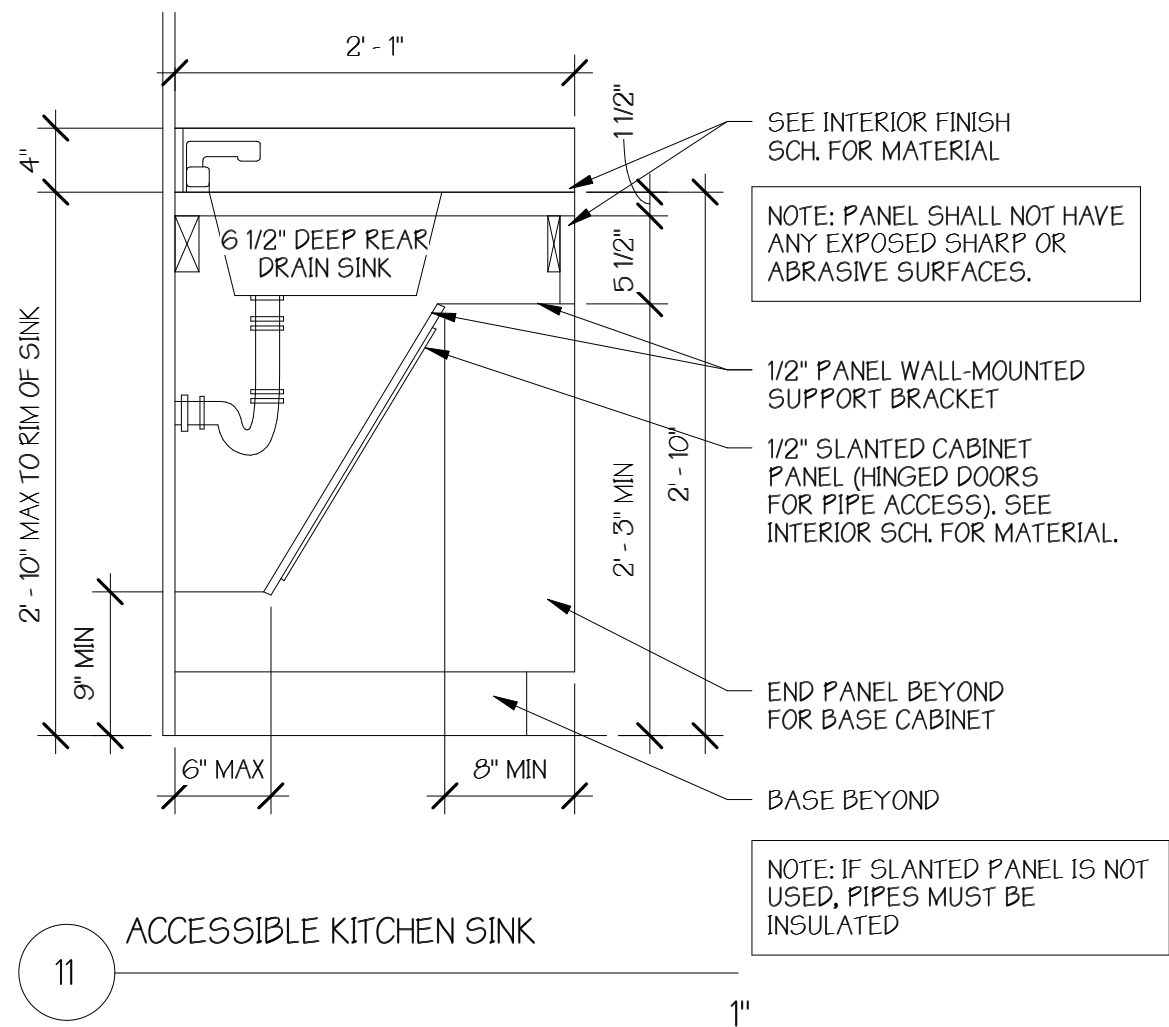




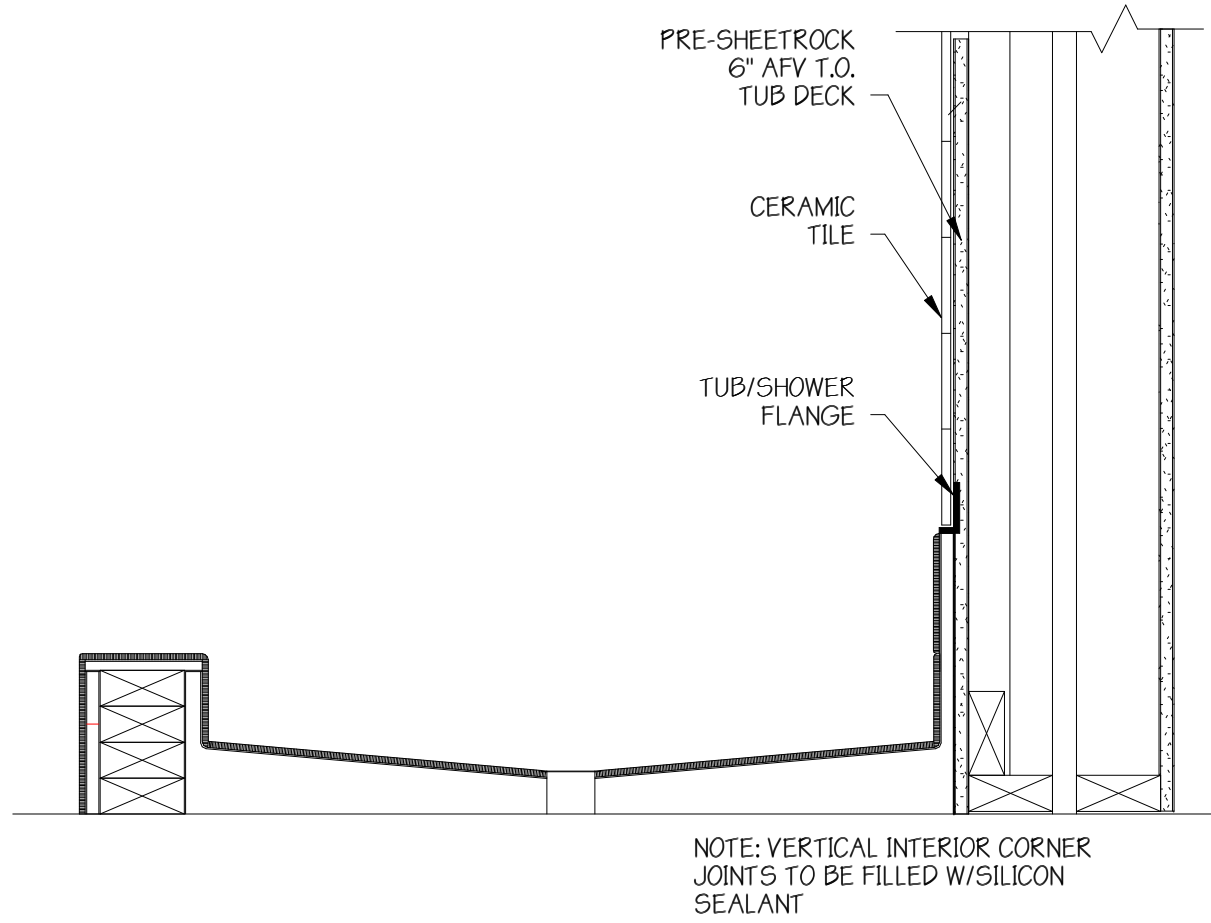
9 SOUNDPROOFING @ JUNCTION BOX 1 1/2"



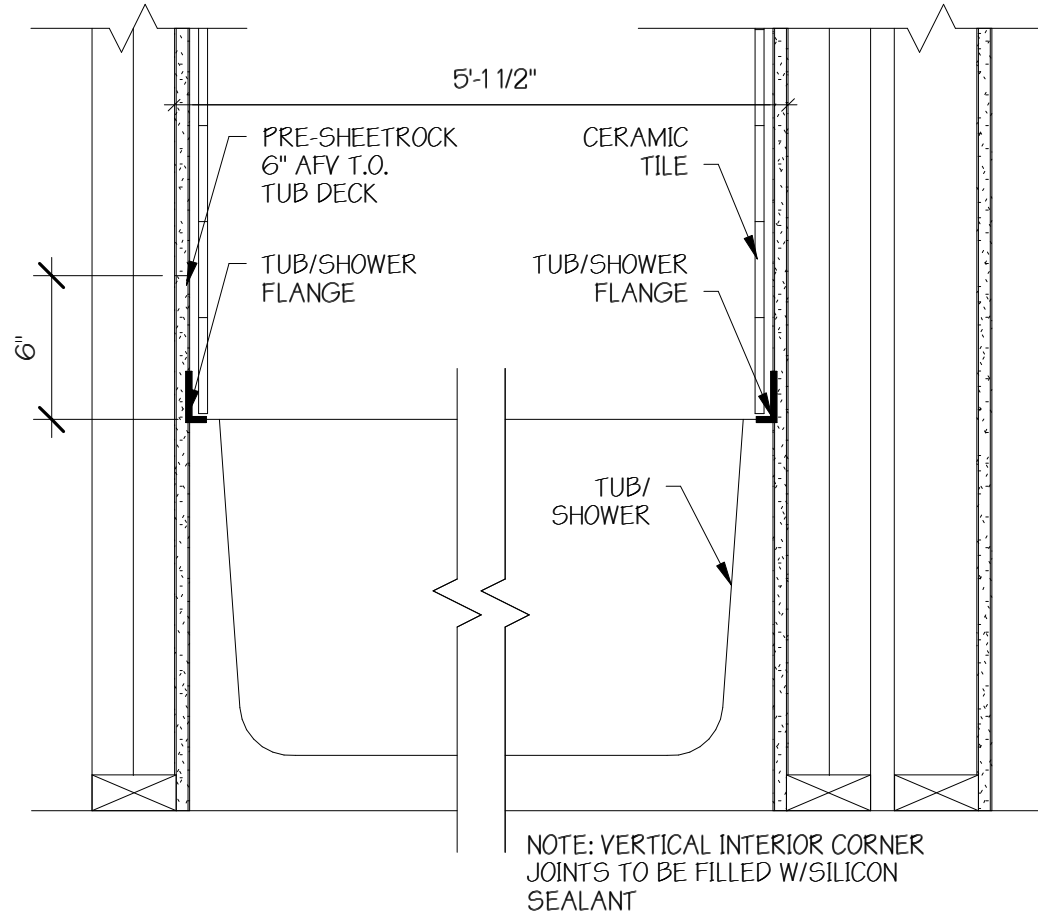
10 ACCESSIBLE LAVATORY 1"



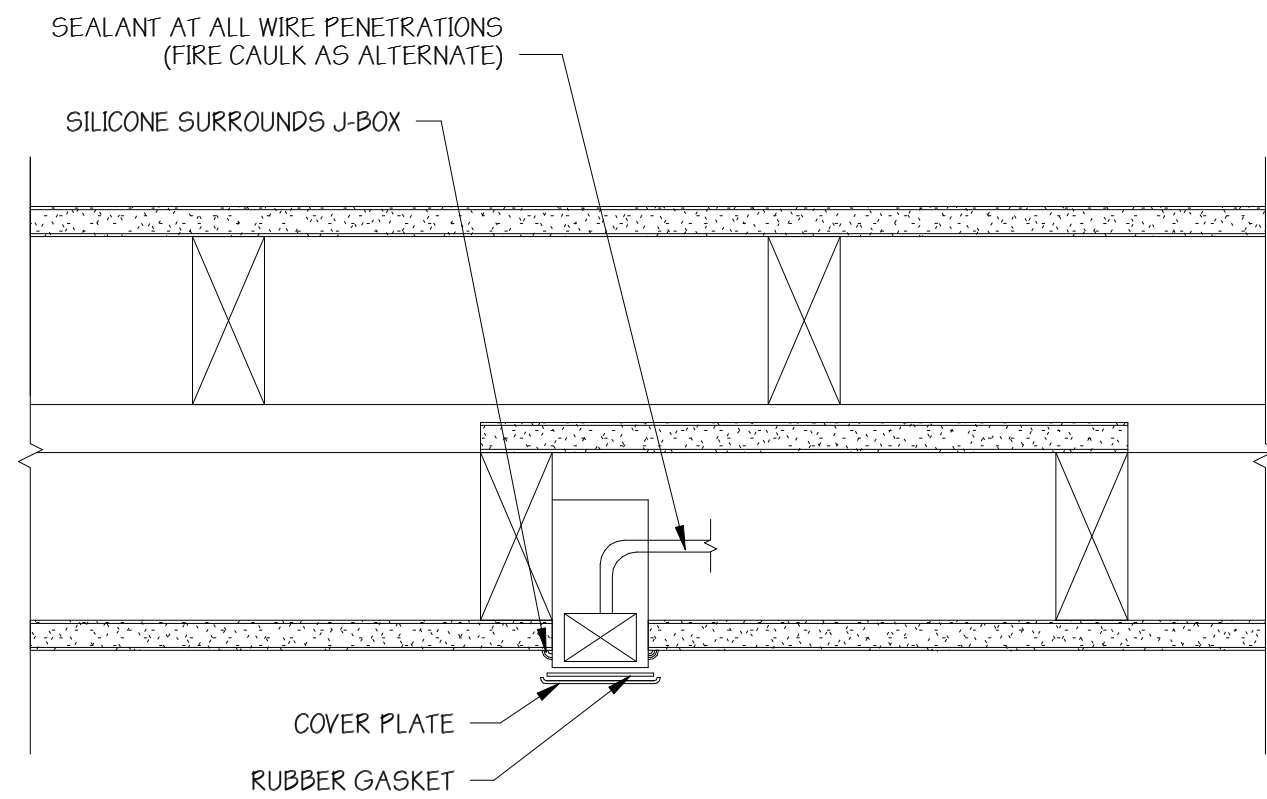
11 ACCESSIBLE KITCHEN SINK 1"



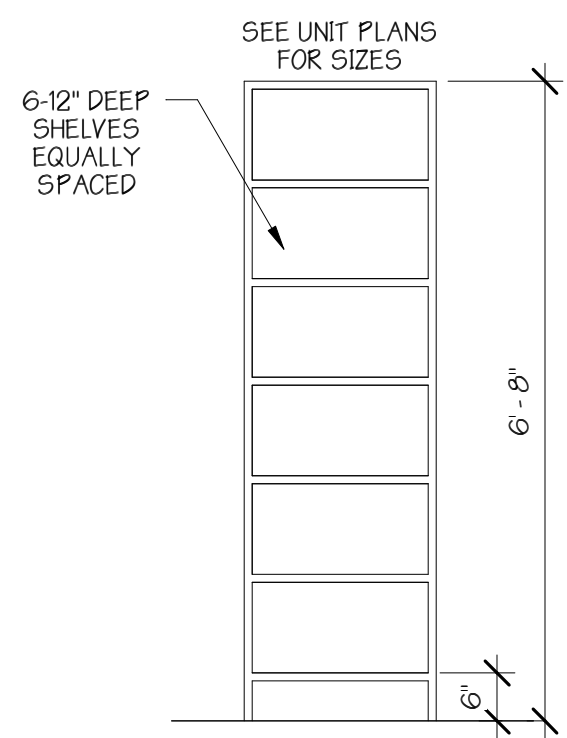
5 SHOWER @ WALL 1 1/2"



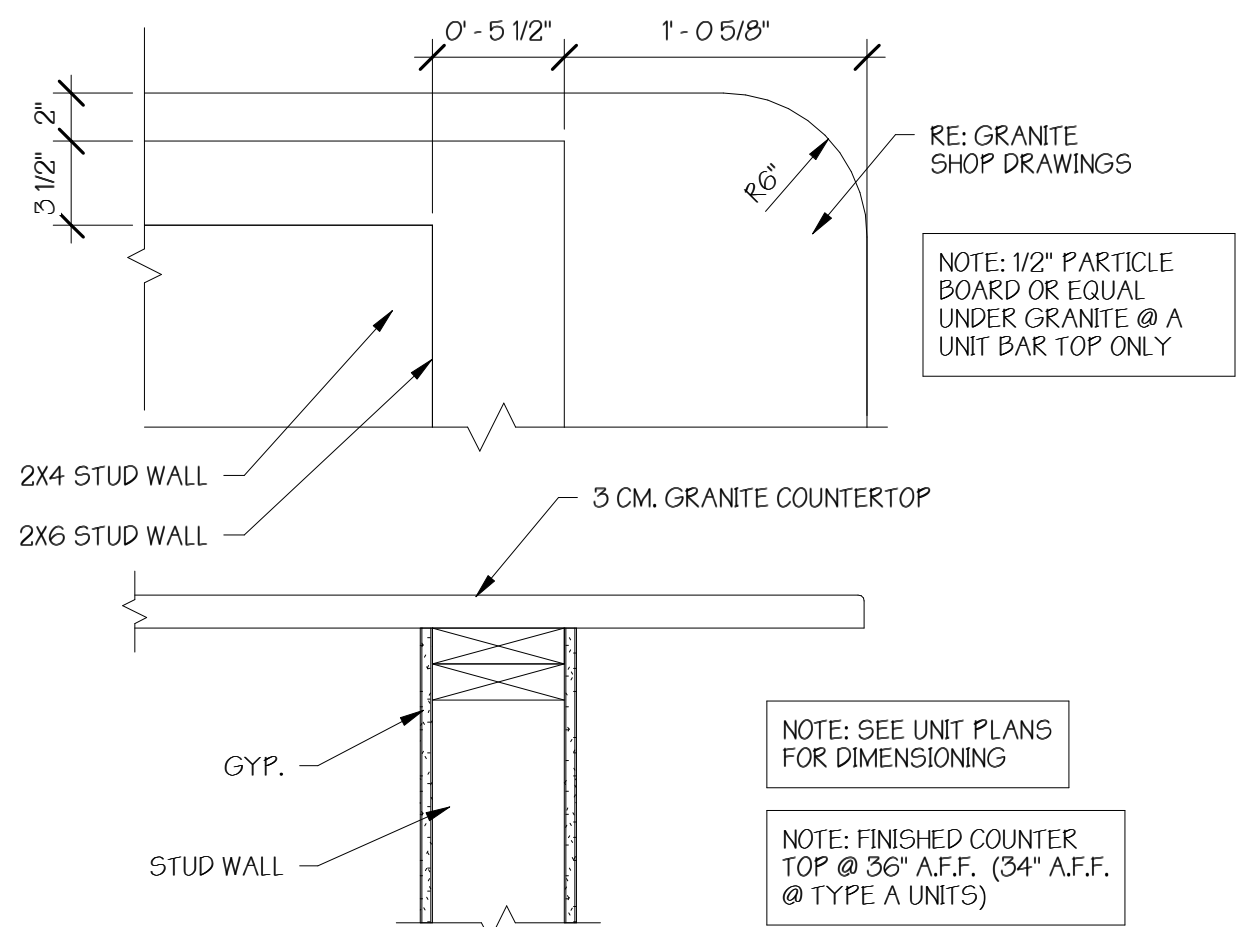
6 TUB @ WALL 1 1/2"



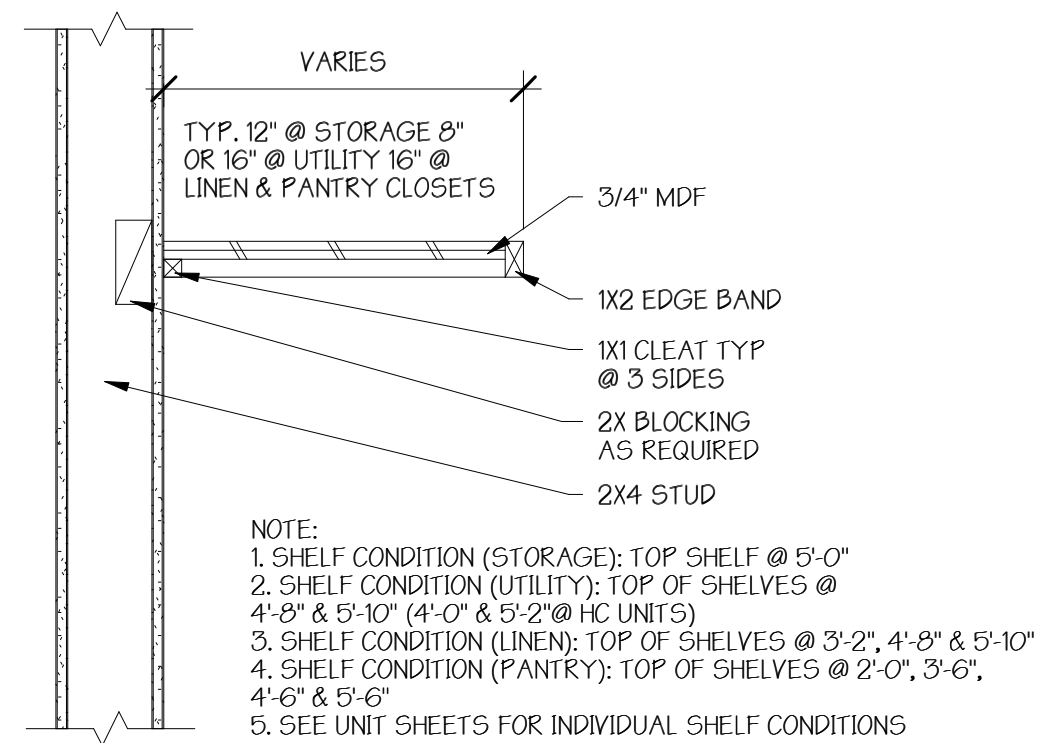
7 SOUND PROOFING @ JUNCTION BOX 1 1/2"



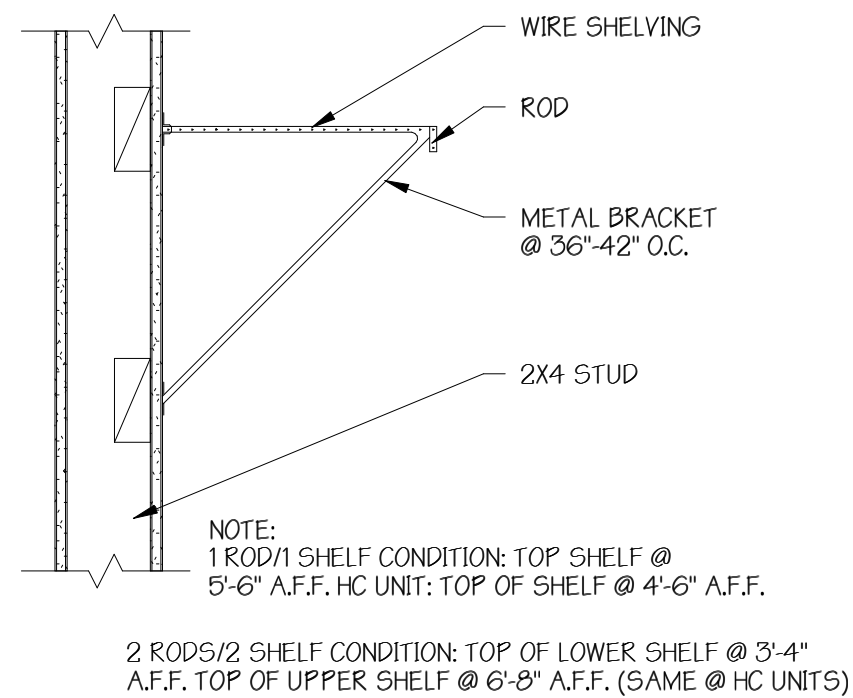
8 CLOSET/LINEN SHELVES SAME @ OPEN SHELVES 1 1/2"



1 FLUSH COUNTER TOP 1 1/2"

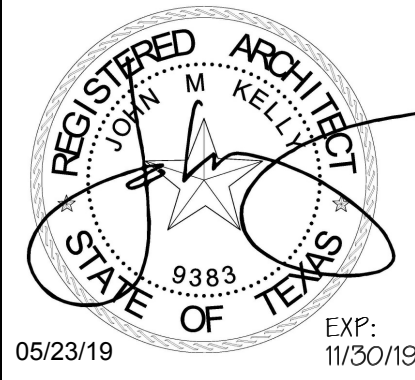


2 STORAGE/UTILITY/LINEN/PANTRY/SHELF DETAIL SEE UNIT SHEETS FOR INDIVIDUAL SHELF CONDITIONS 1 1/2"



3 CLOSET SHELF DETAIL 1 1/2"

DRAWN BY:  
DPF,  
MAR  
CHECKED BY:  
JMK  
PROJECT #:  
18-2325



LDG DEVELOPEMENT  
1469 SOUTH FOURTH  
STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION  
**KELLY GROSSMAN**  
REGISTERED ARCHITECT  
STATE OF TEXAS  
NO. 9383  
EXPIRATION DATE 11/30/2019  
280 ADAMS EDDY ROAD, SUITE 200, AUSTIN, TEXAS 78746 PH: 1-512-327-3387  
WWW.KELLYGROSSMAN.COM  
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**NORWOOD ESTATES**  
AUSTIN TX

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SHEET		
A3.0		



## 2015 International Building Code

2406.4 HAZARDOUS LOCATIONS. The locations specified in Sections 2406.4.1 through 2406.4.7 shall be considered specific hazardous locations requiring safety glazing materials.

2406.4.1 GLAZING IN DOORS. Glazing in all fixed and operable panels of swinging, sliding, and bifold doors shall be considered a hazardous location.

### Exceptions:

1. Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
3. Glazing materials used as curved glazed panels in revolving doors.
4. Commercial refrigerated cabinet glazed doors.

2406.4.2 GLAZING ADJACENT TO DOORS. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface shall be considered a hazardous location.

### Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section 2406.4.3.
4. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position in one- and two-family dwellings or within dwelling units in Group R-2.

2406.4.3 GLAZING IN WINDOWS. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous location:

1. The exposed area of an individual pane is greater than 9 square feet (0.84 m²);
2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor;
3. The top edge of the glazing is greater than 36 inches (914 mm) above the floor; and
4. One or more walking surface(s) are within 36 inches (914 mm), measured horizontally and in a straight line, of the plane of the glazing.

### Exceptions:

1. Decorative glazing.
2. Where a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 1 1/2 inches (38 mm) in cross-sectional height.
3. Outboard panes in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 25 feet (7620 mm) or more above any grade, roof, walking surface or other horizontal or sloped (within 45 degrees of horizontal) (0.78 rad) surface adjacent to the glass exterior.

2406.4.4 Glazing in guards and railings. Glazing in *guards* and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered a hazardous location.

2406.4.5 Glazing and wet surfaces. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool.

2406.4.6 Glazing adjacent to stairways and ramps. Glazing where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered a hazardous location.

### Exceptions:

1. The side of a stairway, landing or ramp that has a guard complying with the provisions of Sections 1015 and 1607.8, and the plane of the glass is greater than 18 inches (457 mm) from the railing.
2. Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

2406.4.7 Glazing adjacent to the bottom stairway landing. Glazing adjacent to the bottom of a stairway where the glazing is less than 60 inches (1524 mm) above the landing and within a 60-inch (1524 mm) horizontal arc that is less than 180 degrees (3.14 rad) from the bottom tread nosing shall be considered a hazardous location.

Exception: Glazing that is protected by a guard complying with Sections 1015 and 1607.8 where the plane of the glass is greater than 18 inches (457 mm) from the guard.

 - TEMPERED (REFER TO UNIT PLANS FOR TEMPERED WINDOW LOCATIONS)

### 1013.8 WINDOW SILLS

In Occupancy Groups R-2 and R-3, one- and two-family and multiple-family dwellings, where the opening of the sill portion of an operable window is located more than 72 inches (1829 mm) above the finished grade or other surface below, the lowest part of the clear opening of the window shall be at a height not less than 36 inches (915 mm) above the finished floor surface of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102mm) sphere where such openings are located within 36 inches (915mm) of the finished floor.

### EXCEPTIONS:

1. Operable windows where the sill portion of the opening is located more than 75 feet (22,860 mm) above the finished grade of other surface below and that are provided with window fall prevention devices that comply with ASTM F 2006.
2. Windows whose openings will not allow a 4-inch-diameter (102mm) sphere to pass through the opening when the window is in its largest opened position.
3. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
4. Windows that are provided with window opening control devices that comply with Section 1013.8.1.

NOTE: Per section 1015.8 2015 IBC Child safety latch is required on all windows where sill is less than 36" from finished floor elevation.

NOTE: The unlatching of any leaf shall not require more than one operation except as provided in Section 1008.1.9.5.

NOTE: See sheet A1.3-A1.6 for accessibility guidelines.

NOTE: Accessible and public common use areas require that door surfaces within 10" of the floor be a smooth surface on the push side. (Including residential entry doors).

NOTE: Units front doors shall be operable from the inside without the use of a key or any special knowledge or effort.

NOTE: All windows should be double-pane insulating, low-e windows. All exterior doors should be insulated.

NOTE: See specifications for interior and exterior finishes.

NOTE: Operable windows in ADA accessible units shall have hardware located between 15" - 48" A.F.F.

716.5.3 DOOR ASSEMBLIES IN CORRIDORS AND SMOKE BARRIERS. Fire door assemblies required to have a minimum fire-protection rating of 20 minutes where located in corridor walls or smoke barrier walls having a fire-resistance rating in accordance with Table 716.5 shall be tested in accordance with NFPA 252 or UL 10C without the hose stream test.

### Exceptions:

1. Viewports that require a hole not larger than 1 inch in diameter through the door, have at least a 0.25-inch-thick glass disc and the holder is of metal that will not melt out where subject to temperatures of 1,700°F.
2. Corridor door assemblies in occupancies of Group I-2 shall be in accordance with Section 407.3.1.
3. Unprotected openings shall be permitted for corridors in multitheater complexes where each motion picture auditorium has at least one-half of its required exit or exit access doorways opening directly to the exterior or into an exit passageway.
4. Horizontal sliding doors in smoke barriers that comply with Sections 408.3 and 408.8.4 in occupancies in Group I-3.

716.5.3.1 SMOKE AND DRAFT CONTROL. Fire door assemblies shall also meet these requirements for a smoke and draft control door assembly tested in accordance with UL 1784. The air leakage rate of the door assembly shall not exceed 3.0 cubic feet per minute per square foot of door opening at 0.10 inch of water for both the ambient temperature and elevated temperature tests. Louvers shall be prohibited. Installation of smoke doors shall be in accordance with NFPA 105.

716.5.3.2 GLAZING IN DOOR ASSEMBLIES. In a 20-minute fire door assembly, the glazing material in the door itself shall have a minimum fire-protection-rated glazing of 20 minutes and shall be exempt from the hose stream test. Glazing material in any other part of the door assembly, including transom lights and sidelights, shall be tested in accordance with NFPA 257 or UL9, including the hose stream test, in accordance with Section 716.6.

DOOR HARDWARE: At all units, lever handle passage sets will be installed on entry doors. Lever handle passage sets to be installed on all unit interior and exterior doors.

HARDWARE: (to be specified brands or equal) Lock Hardware: "Kwikset, Tyto Series". At front door of all units provide 1 passage set, 1 keyed deadbolt (min. 1" throw), 1 keyless deadbolt (min. 1" throw). Both strike plates installed using 3" screws

One 180° door viewer and door knocker also at front entry. At sliding glass doors pin locks must be installed not more than 4'-8" from the floor or "Fortress Patio Door Lock"

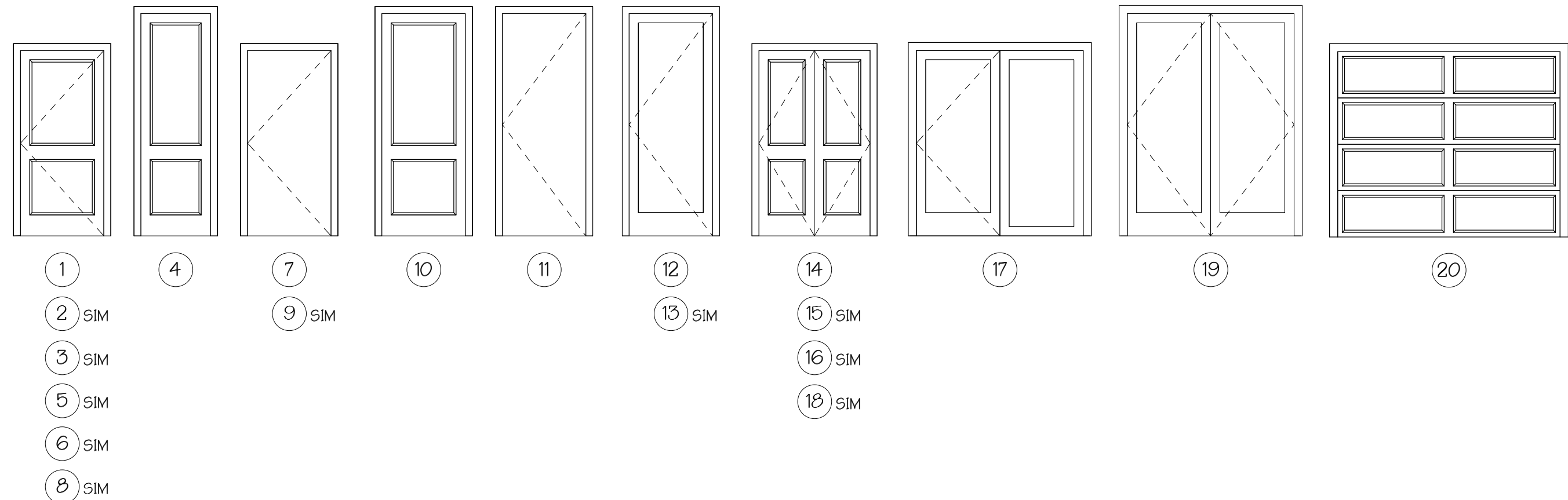
At glass patio doors provide 1 passage lock and 1 keyless deadbolt (min. 1" throw w/strike plate installed using 3" screws).

Deadbolts and locks to be construction keyed only. All deadbolts and locks are to be independently keyed when turned from construction.

Note: lock supplier to send master keys directly to owner. Do not send to job.

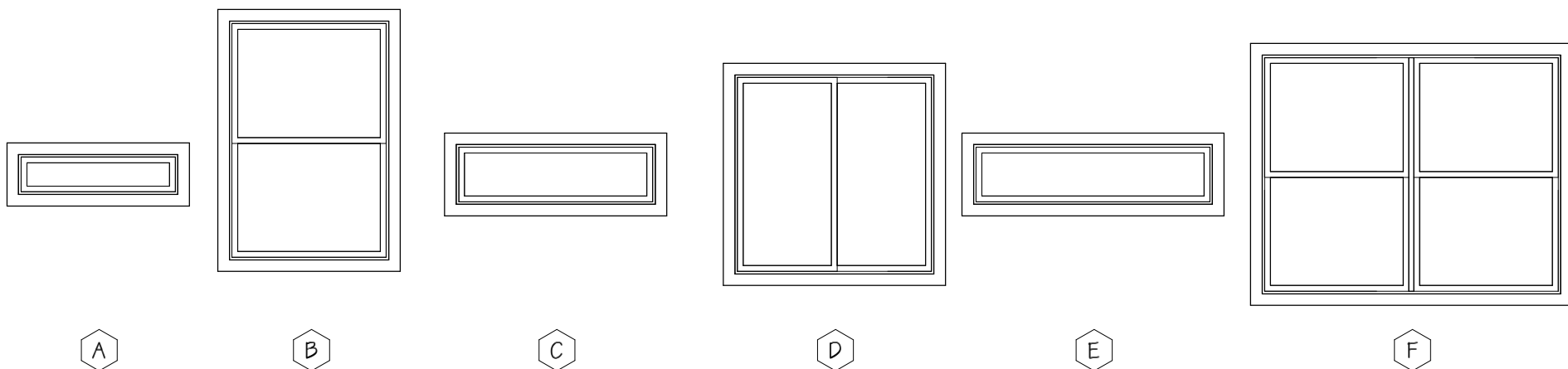
## Door Schedule

Type Mark	Door		Description	Fire Rating
	Width	Height		
1	3' - 0"	6' - 8"	Exterior - 2 Panel - Single - Entrydoor - HM - 20 MIN: 36" x 80"	20 MIN.
2	2' - 0"	6' - 8"	Interior - 2 Panel - Single - HC: 24" x 80"	n/a
3	2' - 6"	6' - 8"	Interior - 2 Panel - Single - HC: 30" x 80"	n/a
4	2' - 6"	8' - 0"	Interior - 2 Panel - Single - HC: 30" x 96"	n/a
5	3' - 0"	6' - 8"	Interior - 2 Panel - Double - HC: 36" x 80"	n/a
6	3' - 0"	6' - 8"	Interior - 2 Panel - Single - HC: 36" x 80"	n/a
7	3' - 0"	6' - 8"	Exterior - Flush - Single - HM - 20 MIN: 36" x 80"	20 MIN.
8	3' - 0"	6' - 8"	Interior - 2 Panel - Single - HC - Utility: 36" x 80"	n/a
9	3' - 0"	6' - 8"	Exterior - Flush - Single - HM - 60 MIN: 36" x 80"	60 MIN.
10	3' - 0"	8' - 0"	Interior - 2 Panel - Single - HC: 36" x 96"	n/a
11	3' - 0"	8' - 0"	Exterior - Flush - Single - Entrydoor - HM - 20 MIN: 36" x 96"	20 MIN.
12	3' - 0"	8' - 0"	Interior - Single - Glass - 9C: 36" x 96"	n/a
13	3' - 0"	8' - 0"	Exterior - Single - Glass - HM: 36" x 96"	n/a
14	4' - 0"	6' - 8"	Interior - 2 Panel - Double - HC: 48" x 80"	n/a
15	5' - 0"	6' - 8"	Interior - 2 Panel - Double - HC - Utility: 60" x 80"	n/a
16	5' - 0"	8' - 0"	Interior - 2 Panel - Double - HC: 60" x 96"	n/a
17	6' - 0"	6' - 8"	Exterior - Single - Glass with Sidelight - HM: 72" x 80"	n/a
18	6' - 0"	6' - 8"	Interior - 2 Panel - Double - HC - Utility: 72" x 80"	n/a
19	6' - 0"	8' - 0"	Exterior - Double - Glass Lite - HM: 72" x 96"	
20	8' - 0"	6' - 8"	Exterior - Garage - Overhead - Sectional - 8 Panel: 96" x 80"	

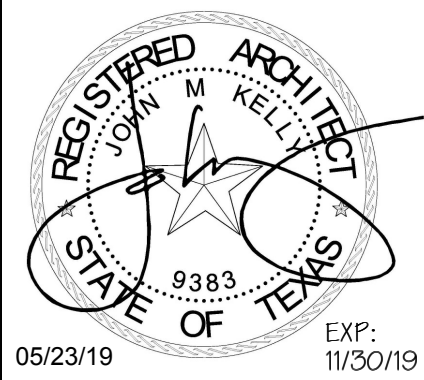


## WINDOW SCHEDULE

Type Mark	Width		Type	Material
	Width	Height		
A	4' - 0"	1' - 0"	Single Fixed	VINYL
B	4' - 0"	6' - 0"	Single Hung	VINYL
C	5' - 0"	1' - 6"	Single Transom	VINYL
D	5' - 0"	5' - 0"	Single Slider	VINYL
E	6' - 0"	1' - 6"	Single Fixed	VINYL
F	7' - 6"	6' - 0"	Double Single Hung	VINYL

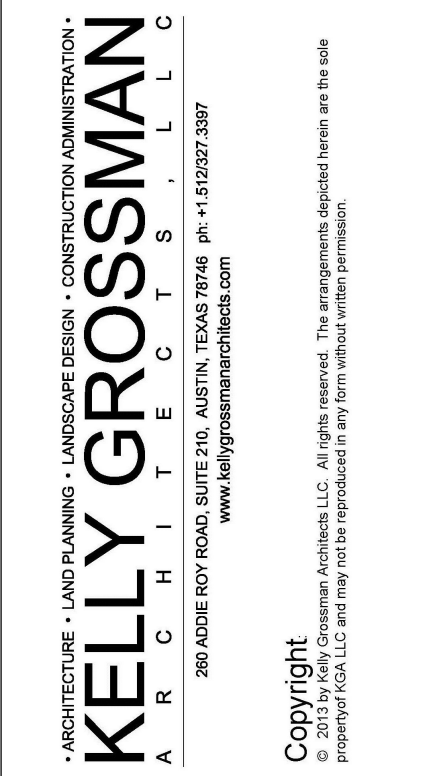


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CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPEMENT

1469 SOUTH FOURTH  
STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940



NORWOOD ESTATES

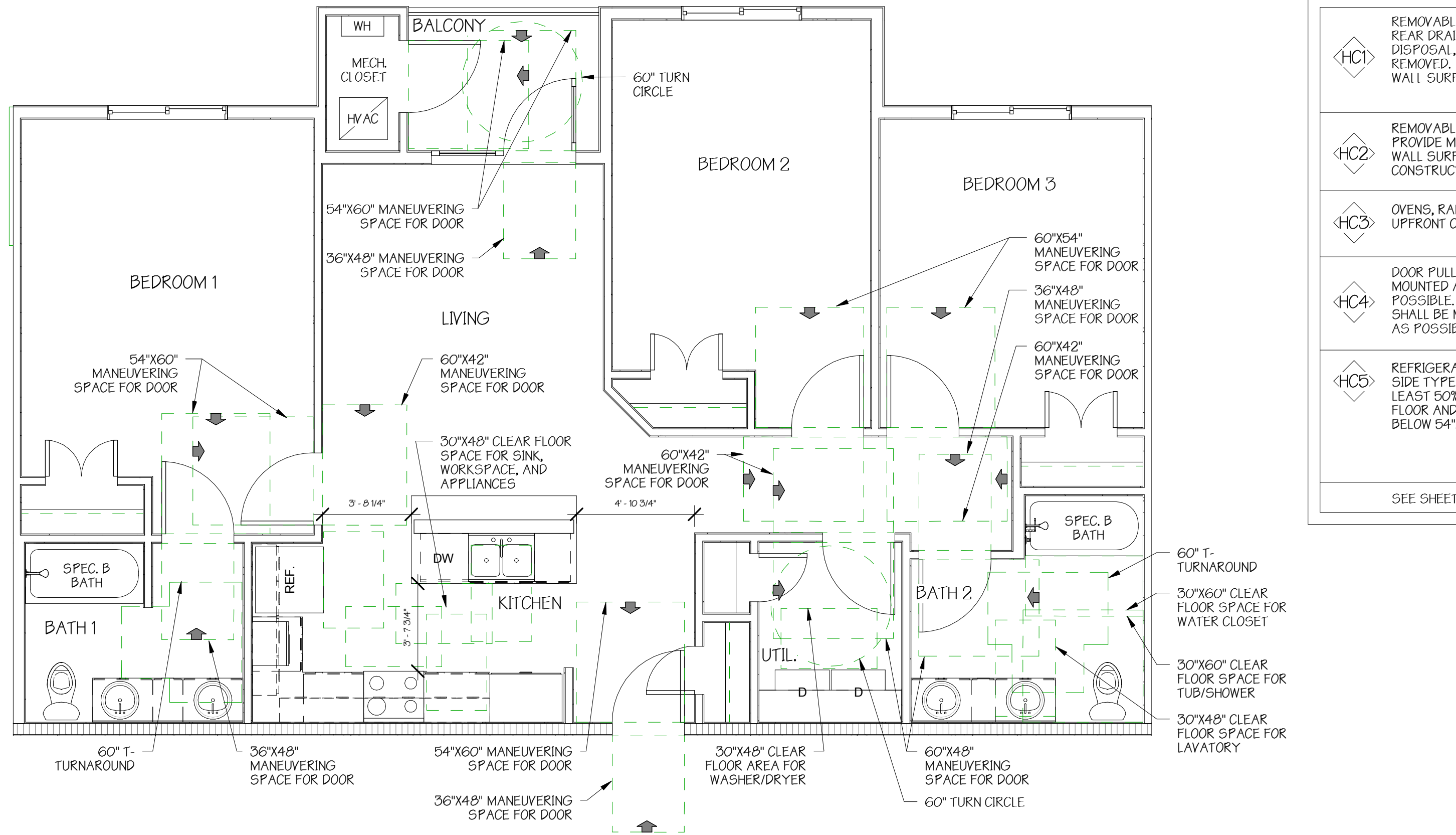
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DOOR & WINDOW SCHEDULE		
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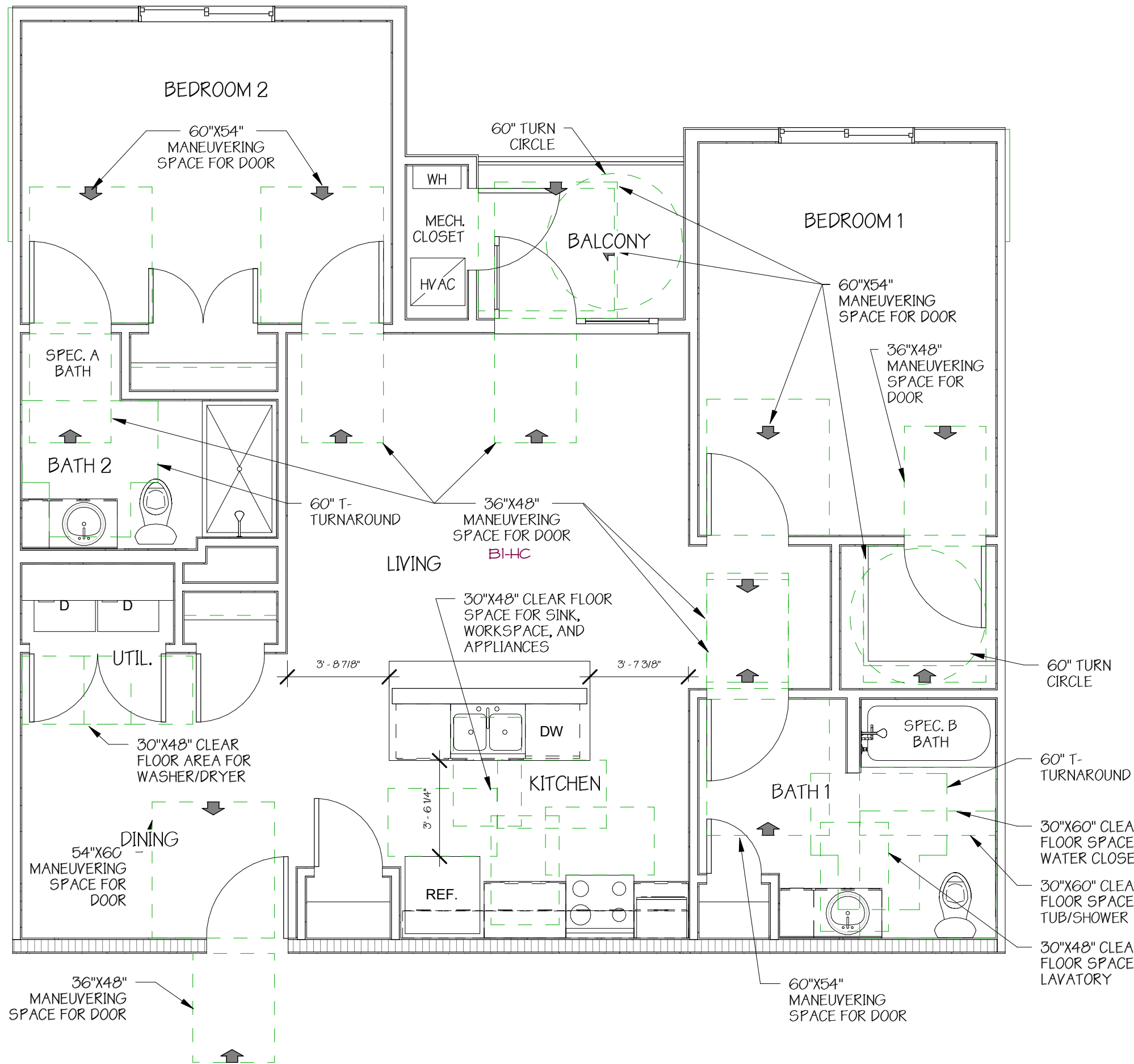


CLEAR FLOOR SPACE REQUIREMENTS FOR ADA ACCESSIBLE UNITS PER UFAS, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN & FAIR HOUSING ACT GUIDELINES

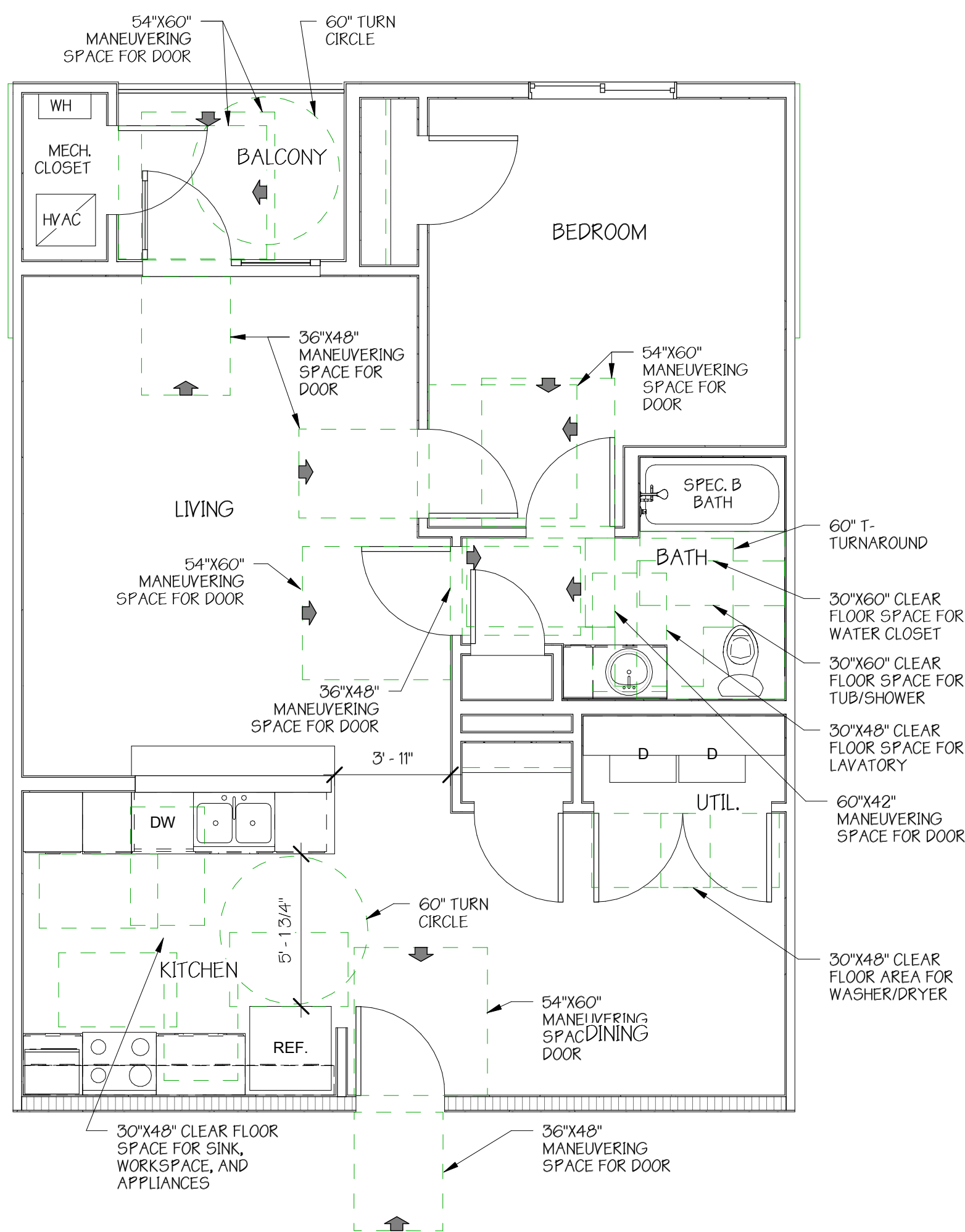
ADAPTABLE ELEMENTS FOR THE 5% ADA UNITS REQUIRED BY UFAS & THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.



3 CLEAR FLOOR AREA UNIT CHIC  
1/4" = 1'-0"



2 CLEAR FLOOR AREA UNIT B1HC  
1/4" = 1'-0"



1 CLEAR FLOOR AREA UNIT A1HC  
1/4" = 1'-0"

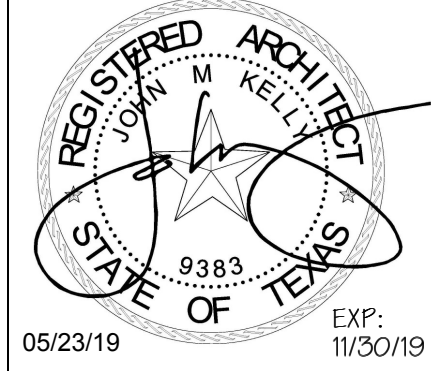
HC1	REMOVABLE SINK BASE CABINET IN KITCHEN W/ REAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING, IF CABINET IS REMOVED. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.	HC6	REMOVABLE SINK BASE CABINET IN BATHROOM. PROVIDE PANEL TO COVER PIPING, OR WRAP EXPOSED PIPING IF CABINET IS REMOVED. EXTEND FLOORING UNDER CABINET AND FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.	HC7	GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC3	OVEN, RANGES, AND OTHER COOKING DEVICES SHALL HAVE UPFRONT CONTROLS.	HC8	PROVIDE HANDHELD SHOWERHEAD WITH A NONPOSITIVE SHUT-OFF FEATURE & A 59" MINIMUM LENGTH HOSE THAT CAN ALSO BE USED AS A FIXED SHOWER HEAD. INSTALL AT TIME OF INITIAL CONSTRUCTION.
HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.	HC9	FOLDING SEAT IN TRANSFER TYPE SHOWERS TO BE INSTALLED AT REQUEST OF FUTURE TENANT. BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERTICAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50% OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND 100% OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".	HC10	REMOVABLE BASE IN BATHROOM TO PROVIDE REQUIRED CLEAR FLOOR AREA FOR WATER CLOSET OR BATHTUB. PROVIDE WALL MOUNTED END PANEL TO SUPPORT COUNTERTOP. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
	SEE SHEETS FOR FURTHER INFORMATION	HC11	DISHWASHER SHOULD BE ADA COMPLIANT AND ABLE TO FIT UNDER 2'-10" COUNTER.
		HC12	ADA COMPLIANT REMOVABLE BATHTUB SEAT TO BE INSTALLED AT TIME OF INITIAL CONSTRUCTION. TOP OF SEAT TO BE 17"-19" A.F.F., 15"-16" IN DEPTH, & CAPABLE OF SECURE PLACEMENT.

ACCESSIBILITY GUIDELINES PER FAIR HOUSING ACT FOR ACCESSIBLE GROUND FLOOR UNITS & COMMON FACILITIES

AN ACCESSIBLE ROUTE FROM THE PARKING LOT TO THE GROUND FLOOR UNIT FRONT DOORS SHALL BE PROVIDED. SEE SHEET A1.3 FOR ACCESSIBLE GROUND FLOOR UNIT LOCATIONS. THE ACCESSIBLE ROUTE SHALL INCORPORATE THE FOLLOWING:

- BE PROVIDED TO ALL COMMON FACILITIES AND TO ALL ACCESSIBLE GROUND FLOOR UNITS. INTERIOR.
- THE ACCESSIBLE ROUTE SHALL CONTINUE INTO & THROUGHOUT ALL COMMON FACILITIES & ALL ACCESSIBLE GROUND FLOOR UNITS. NOTE: ALL GROUND FLOOR UNITS ARE DESIGNED TO HAVE AN ACCESSIBLE ROUTE THROUGHOUT THE INTERIOR.
- CURB BREAKS IN ACCORDANCE WITH DETAIL ON SHEET A2.11.
- MINIMUM 36" WIDE SIDEWALKS WITH NO LEVEL CHANGE IN EXCESS OF 1/2" AND NO SLOPE IN EXCESS OF 1:20 FROM DESIGNATED HANDICAPPED PARKING SPACES TO GROUND FLOOR ACCESSIBLE UNITS. OTHER WALKS TO ACCESSIBLE UNITS MAY SLOPE AT 1:12 MAX. WITH HANDRAILS.
- THRESHOLDS SHALL BE A MAXIMUM HEIGHT OF 1/2" AT ALL COMMON FACILITIES AND ACCESSIBLE UNITS. ABRUPT LEVEL CHANGES OF 1/4" TO 1/2" REQUIRE 1/2 BEVEL EDGE TREATMENT.
- WHEN AN INDIVIDUAL WHO REQUIRES AN ACCESSIBLE ROUTE IS IN RESIDENCE, THE PARKING SPACE ADJACENT TO THE ACCESSIBLE ROUTE SHALL BE RESERVED FOR THAT TENANT.
- SHOULD A HANDICAPPED PERSON DESIRE TO LEASE ANY ACCESSIBLE UNIT IN THIS PROJECT, GRAB BARS MAY BE ADDED ALONG WITH OTHER ITEMS AT THE LEASE HOLDERS EXPENSE. SEE SHEET A1.3.
- AT ALL COMMON FACILITIES AND ACCESSIBLE UNITS - ELECTRIC OUTLETS, SWITCHES, TELEVISION JACKS, TELEPHONE JACKS, AND CONTROLS SHALL BE AT A MINIMUM OF 15" A.F.F. AND A MAXIMUM OF 48" A.F.F. 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 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAXIMUM AND REACH DEPTH SHALL BE 25 INCHES MAXIMUM.
- AT ALL GROUND FLOOR UNITS PROVIDE BLOCKING IN THE WALL BEHIND AND BESIDE WATER CLOSETS (IF WALLS EXIST), BATHTUBS AND SHOWERS IN ACCORDANCE WITH FIGURES 1, 2, & 3 ON SHEET A1.3 FOR GRAB BAR INSTALLATION.
- AT ALL DOORS OF COMMON FACILITIES AND FRONT DOORS AT ALL GROUND FLOOR UNITS PROVIDE LEVER TYPE HANDLES.

DRAWN BY:	DPF, MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPEMENT  
1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208,  
(P) 502.609.4940

ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION  
**KELLY GROSSMAN**  
REGISTERED ARCHITECT  
STATE OF TEXAS  
NO. 9383  
EXPIRATION DATE 11/30/19  
280 ADAMS BOY ROAD, SUITE 200, AUSTIN, TEXAS 78748 (P) 512.927.3287  
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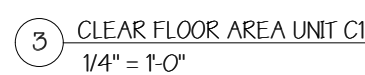
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DESCRIPTION ADA UNIT ACCESSIBILITY		
SHEET A3.2		



## CLEAR FLOOR SPACE REQUIREMENTS FOR ADAPTABLE ELEMENTS OF TYPE B UNITS

### PER ICC/ANSI A117.1-2009 AND FAIR HOUSING ACT GUIDELINES



# ACCESSIBILITY GUIDELINES PER FAIR HOUSING ACT FOR ACCESSIBLE GROUND FLOOR UNITS & COMMON FACILITIES

AN ACCESSIBLE ROUTE FROM THE PARKING LOT TO THE GROUND FLOOR UNIT FRONT DOORS SHALL BE PROVIDED. SEE SHEET A1.3 FOR ACCESSIBLE GROUND FLOOR UNIT LOCATIONS. THE ACCESSIBLE ROUTE SHALL INCORPORATE THE FOLLOWING:

1. BE PROVIDED TO ALL COMMON FACILITIES AND TO ALL ACCESSIBLE GROUND FLOOR UNITS. INTERIOR.
2. THE ACCESSIBLE ROUTE SHALL CONTINUE INTO & THROUGHOUT ALL COMMON FACILITIES & ALL ACCESSIBLE GROUND FLOOR UNITS. NOTE: ALL GROUND FLOOR UNITS ARE DESIGNED TO HAVE AN ACCESSIBLE ROUTE THROUGHOUT THE INTERIOR.
3. CURB BREAKS IN ACCORDANCE WITH DETAIL ON SHEET A2.11.
4. MINIMUM 36" WIDE SIDEWALKS WITH NO LEVEL CHANGE IN EXCESS OF 1/2" AND NO SLOPE IN EXCESS OF 1:20 FROM DESIGNATED HANDICAPPED PARKING SPACES TO GROUND FLOOR ACCESSIBLE UNITS. OTHER WALKS ACCESSIBLE UNITS MAY SLOPE AT 1:12 MAX. WITH HANDRAILS.
5. THRESHOLDS SHALL BE A MAXIMUM HEIGHT OF 1/2" AT ALL COMMON FACILITIES AND ACCESSIBLE UNITS. ABRUPT LEVEL CHANGES OF 1/4" TO 1/2" REQUIRE 1:2 BEVEL EDGE TREATMENT.
6. WHEN AN INDIVIDUAL WHO REQUIRES AN ACCESSIBLE ROUTE IS IN RESIDENCE, THE PARKING SPACE ADJACENT TO THE ACCESSIBLE ROUTE SHALL BE RESERVED FOR THAT TENANT.
7. SHOULD A HANDICAPPED PERSON DESIRE TO LEASE ANY ACCESSIBLE UNIT IN THIS PROJECT, GRAB BARS MAY BE ADDED ALONG WITH OTHER ITEMS AT THE LEASE HOLDER'S EXPENSE. SEE SHEET A1.3.
8. AT ALL COMMON FACILITIES AND ACCESSIBLE UNITS - ELECTRIC OUTLETS, SWITCHES, TELEVISION JACKS, TELEPHONE JACKS, AND CONTROLS SHALL BE AT A MINIMUM OF 15" A.F.F. AND A MAXIMUM OF 48" A.F.F. WHEN A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BEYOND THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAXIMUM AND REACH DEPTH SHALL BE 25 INCHES MAXIMUM.
9. AT ALL GROUND FLOOR UNITS PROVIDE BLOCKING IN THE WALL BEHIND AND BESIDE WATER CLOSETS (IF WALLS EXIST), BATHTUBS AND SHOWERS IN ACCORDANCE WITH FIGURES 1, 2, & 3 ON SHEET A1.3 FOR GRAB BAR INSTALLATION.
10. AT ALL DOORS OF COMMON FACILITIES AND FRONT DOORS AT ALL GROUND FLOOR UNITS PROVIDE LEVER

TYPE B ADAPTABLE UNITS  
PER FHA AND ICC/ANSI A117.1-200  
(SEE SHEETS A1.3, A1.3A, & A1.6)

- GRAB BAR INSTALLED @ REQUEST OF RESIDENT. PROVIDE SUPPLEMENTARY ADDITIONAL BLOCKING AS PRE-SCRIBED IN ACCESSIBILITY GUIDE- LINES (REF: A13 FAIR HOUSING ACT UNITS)
- REMOVABLE KITCHEN BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTER. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS A TIME OF INITIAL CONSTRUCTION.
- REMOVABLE VANITY BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTERTOP. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES

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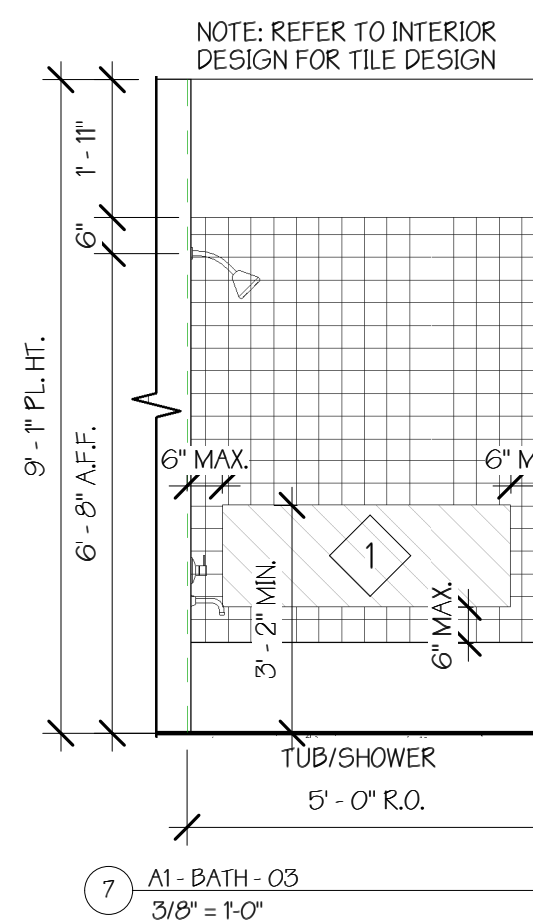
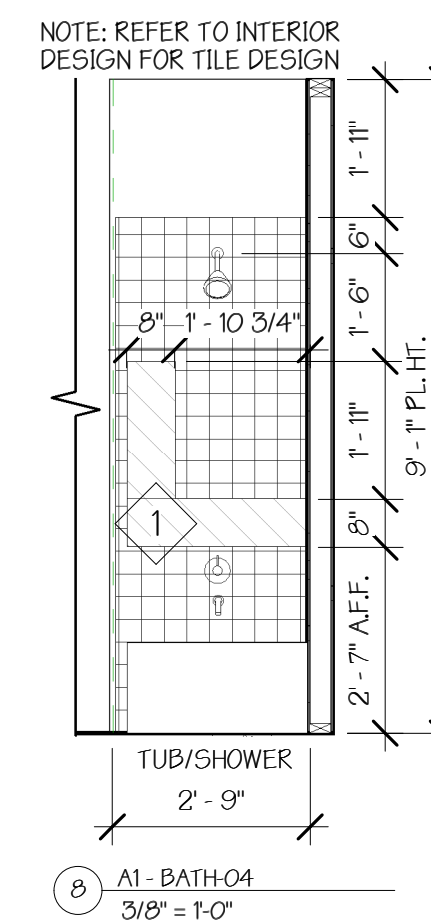
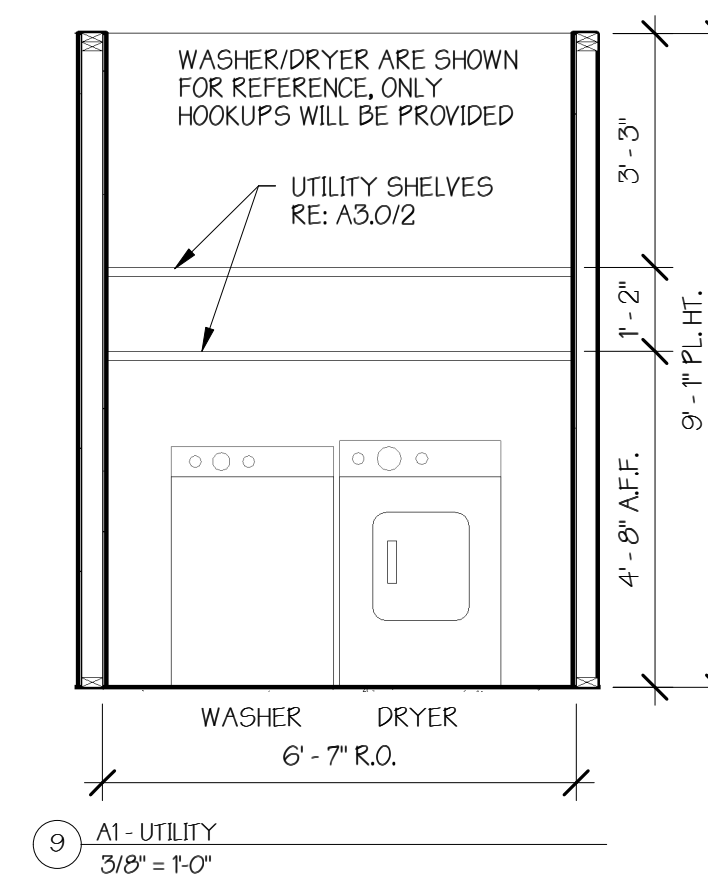
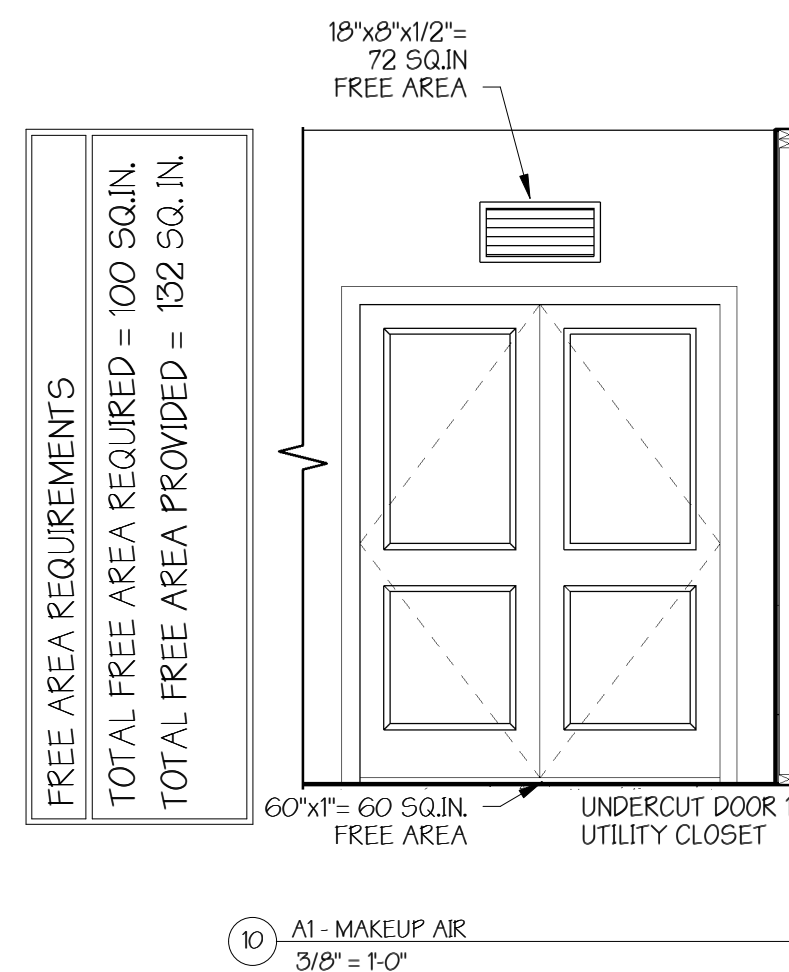
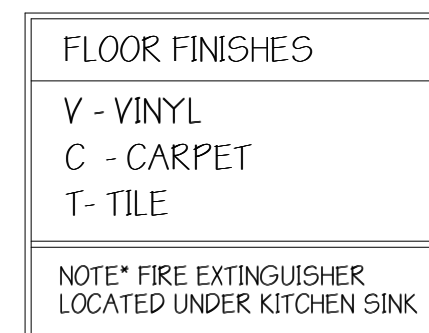
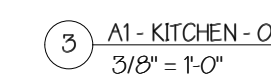
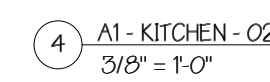
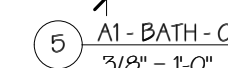
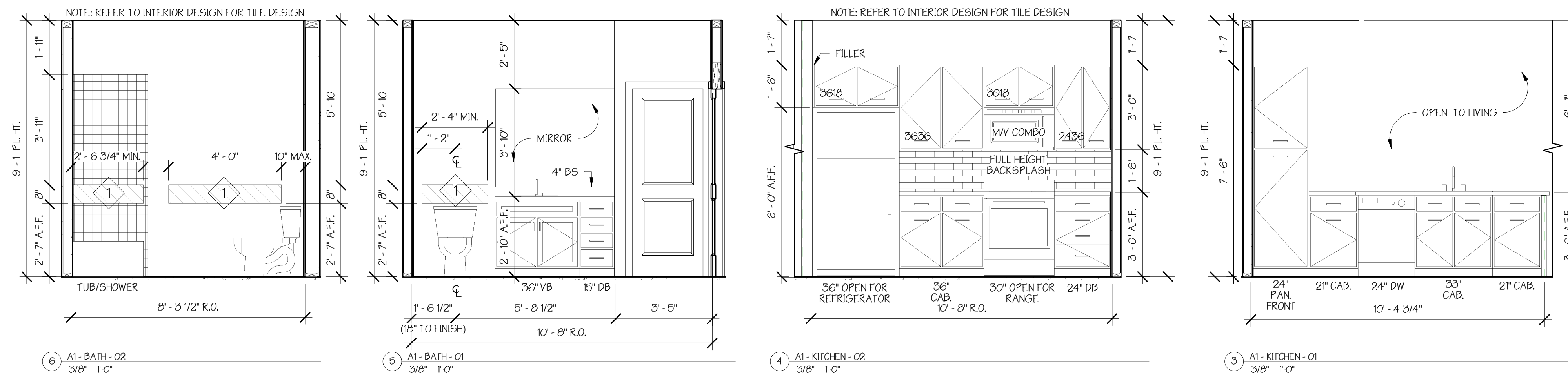
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DATE 10/17/13		
DESCRIPTION TYPE B UNIT ACCESSIBILITY		
SHEET A3.3		





REFER TO SHEET A3.3 FOR ANSI ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

DESIGNATED TYPE B UNITS PER FHA & ICC/ANSI A117.1-2009 AT ALL FLOORS.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT  
BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

REFER TO SHEET A3.0 & 3.0A FOR ALL TYPICAL UNIT DETAILS.

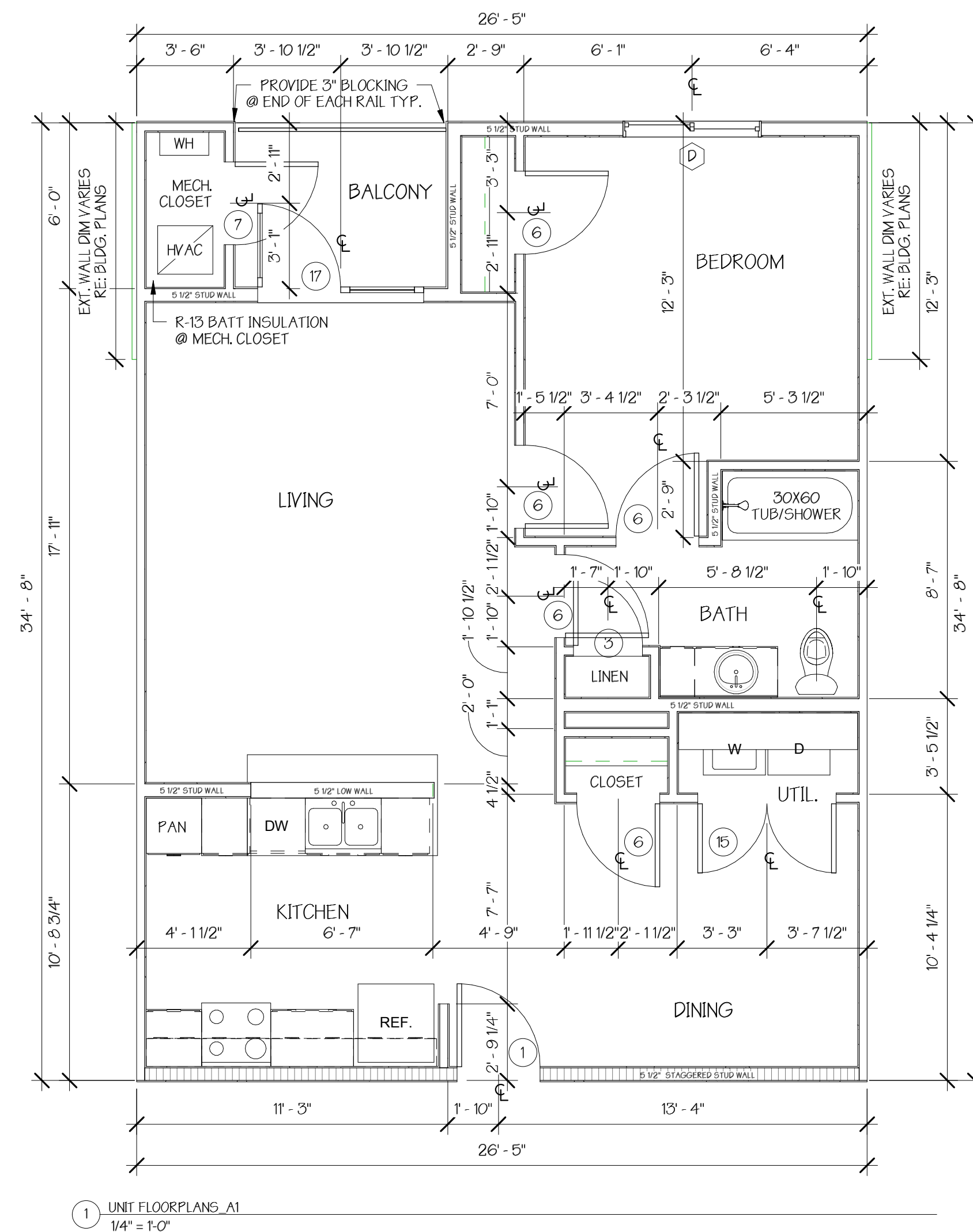
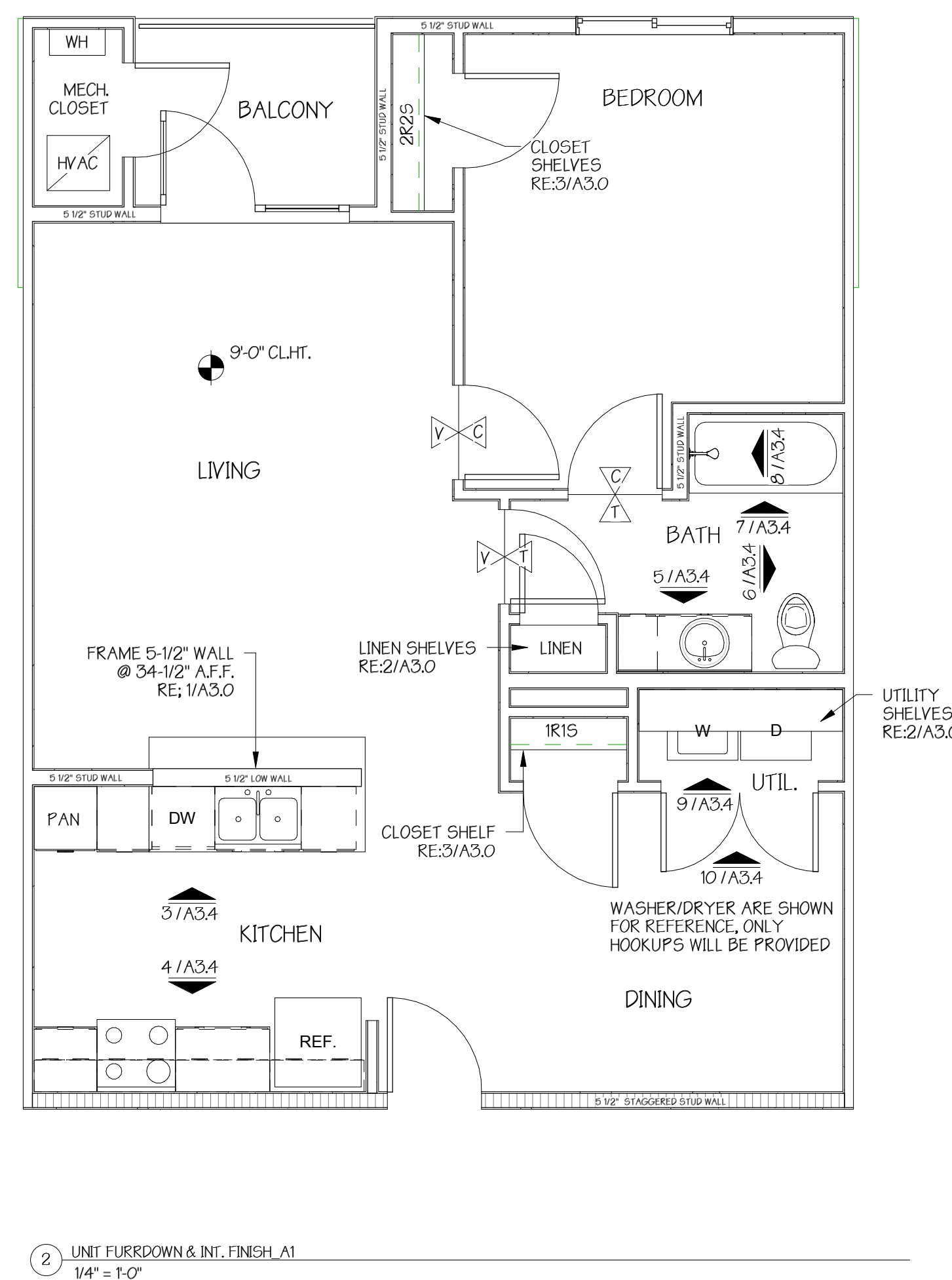
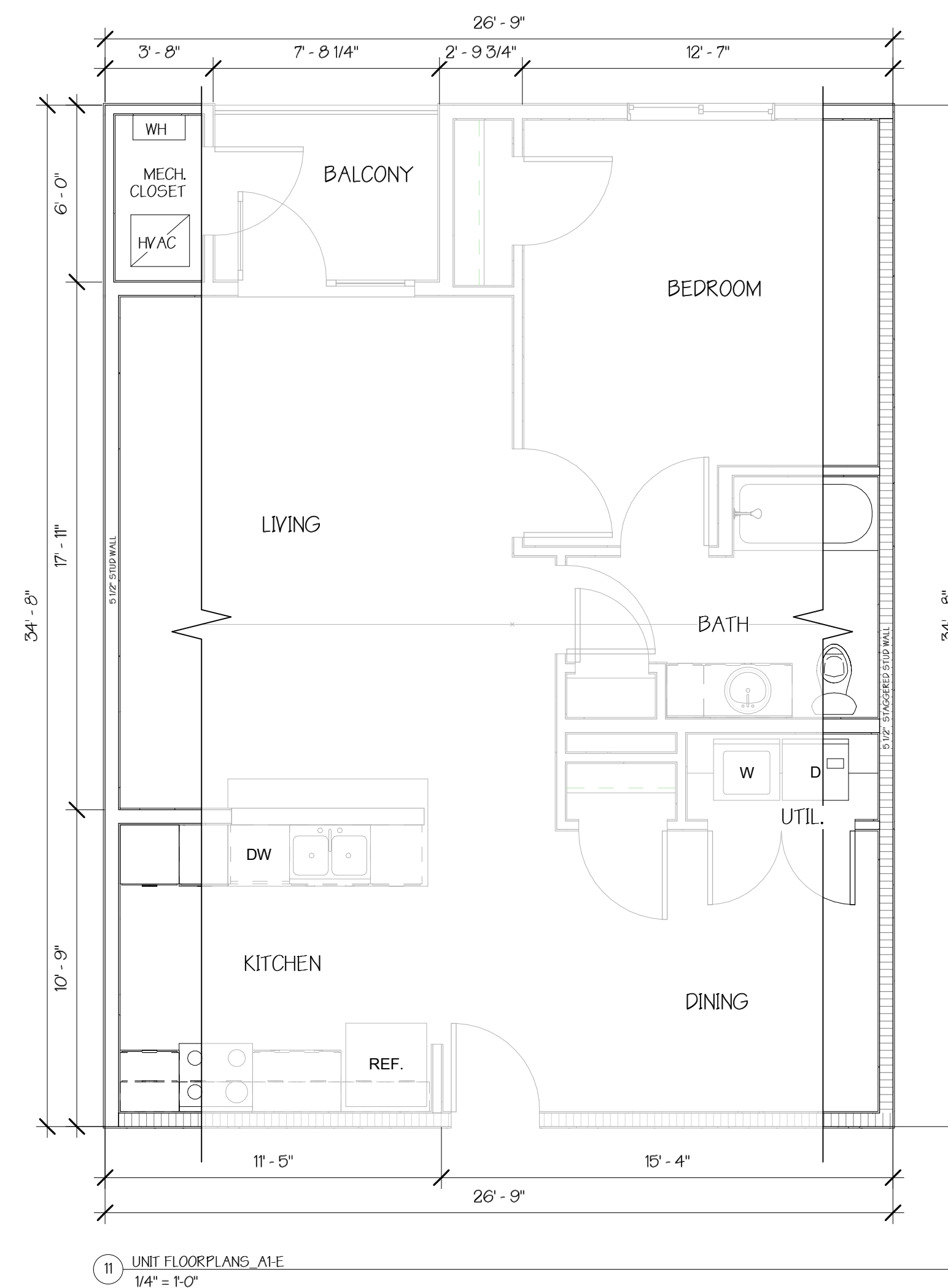
REFER TO SHEET A3.1 FOR THE WINDOW AND DOOR SCHEDULE.

TYPE B ADAPTABLE UNITS  
PER FHA AND ICC/ANSI A117.1-2009  
(SEE SHEETS A1.3, A1.3A, A1.6)

1 GRAB BAR INSTALLED @ REQUEST OF RESIDENT.  
PROVIDE SUFFICIENT ADDITIONAL BLOCKING AS PRE-  
SCRIBED IN ACCESSIBILITY GUIDE- LINES (RE: A1.3 & A1.3A  
FAIR HOUSING ACT UNITS)

2 REMOVABLE BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTER. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.

3 REMOVABLE VANITY BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTERTOP. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.



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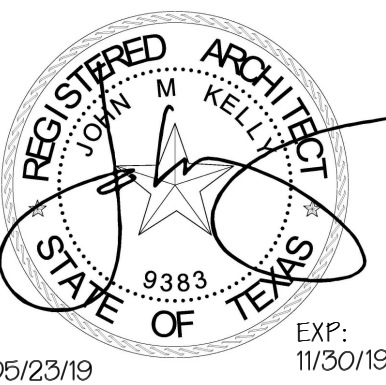
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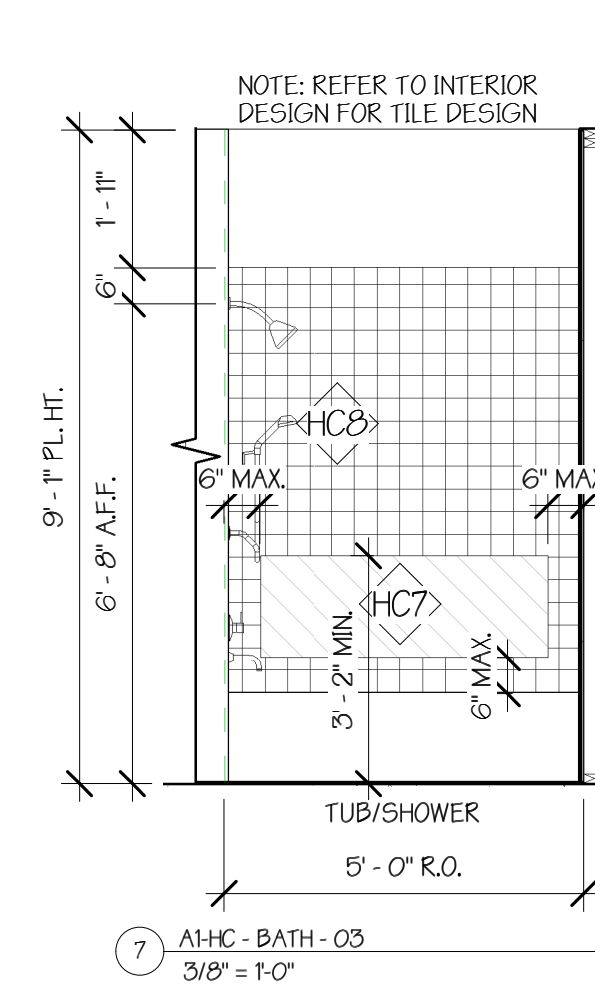
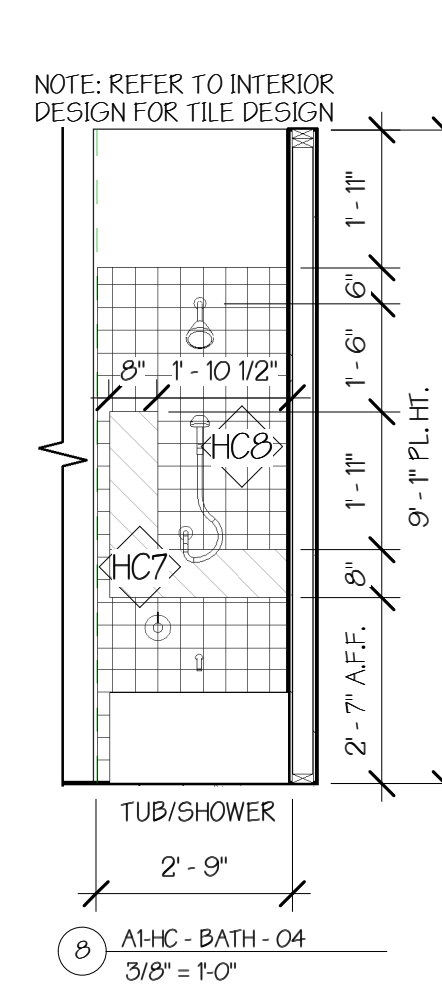
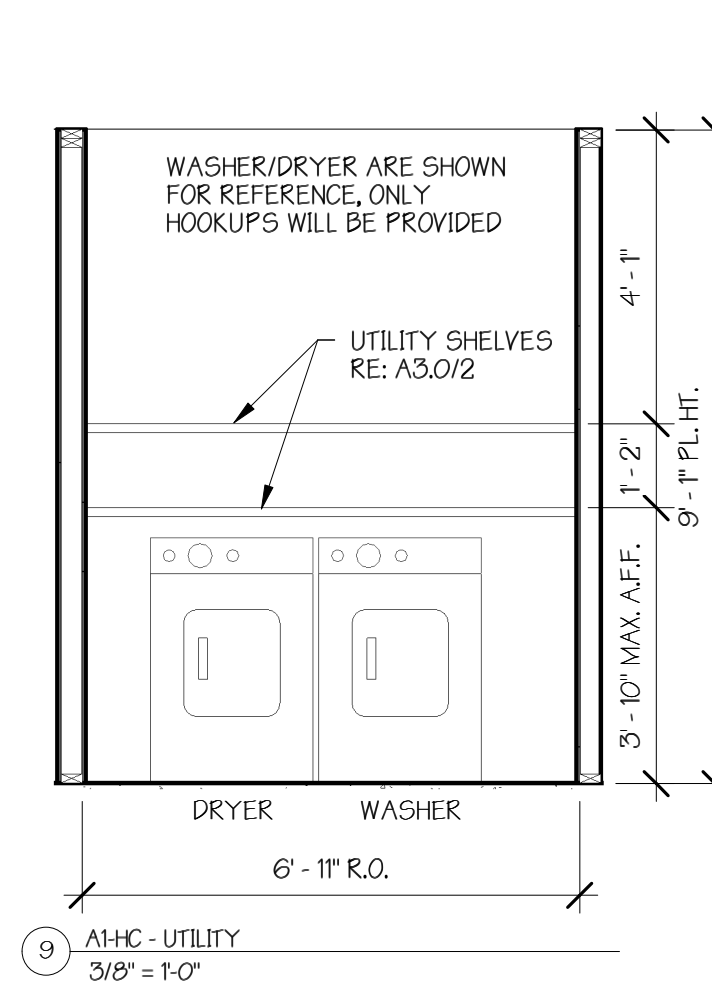
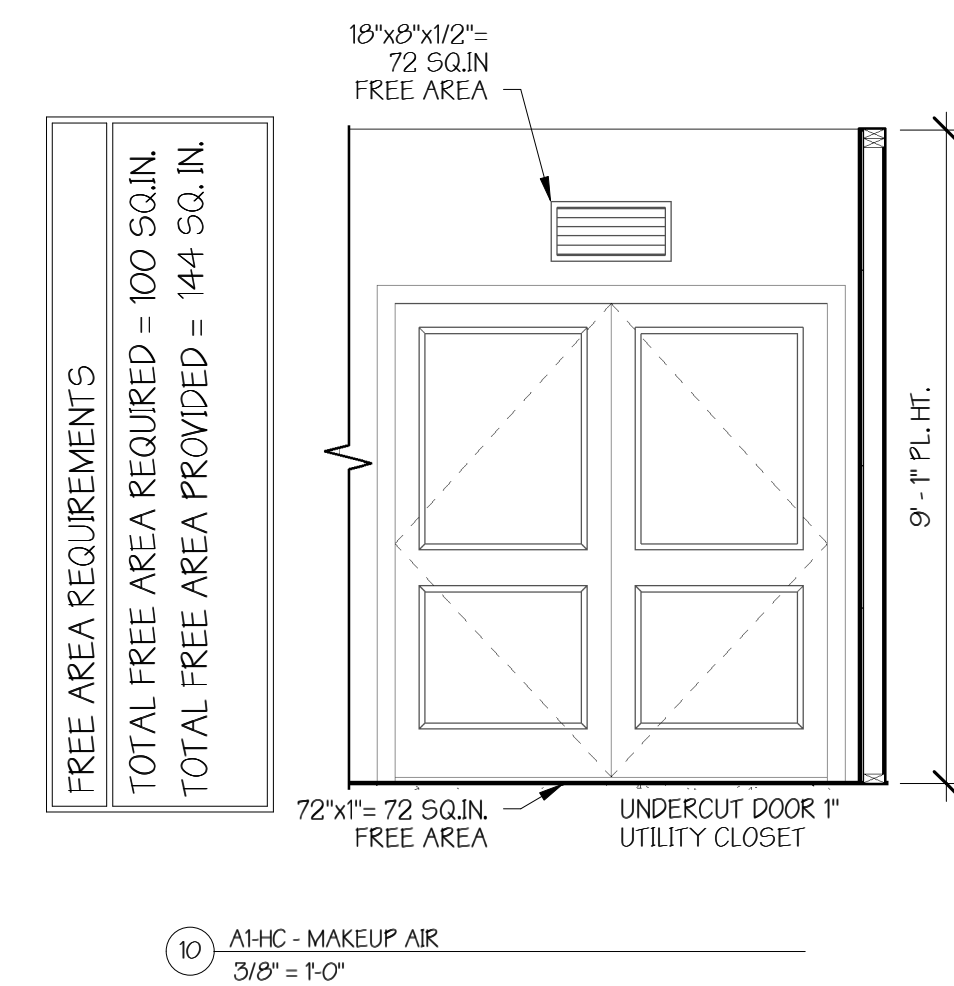
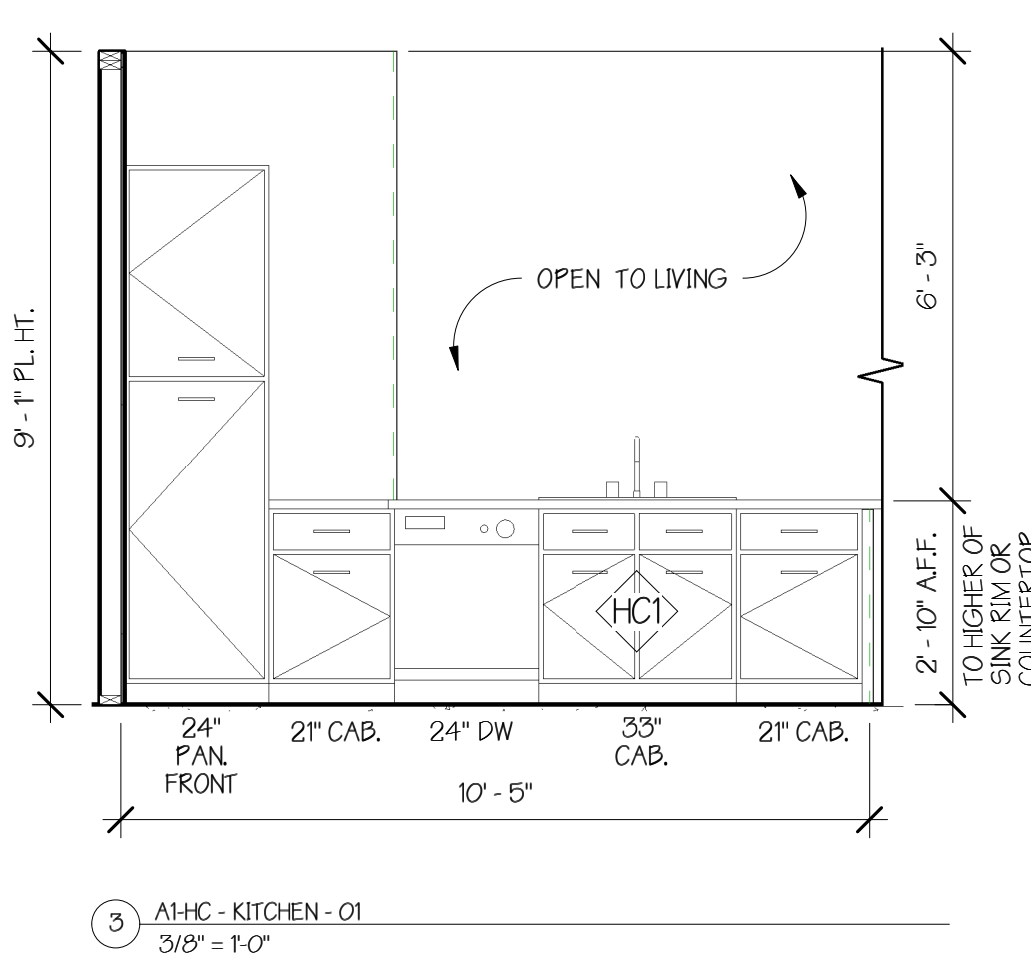
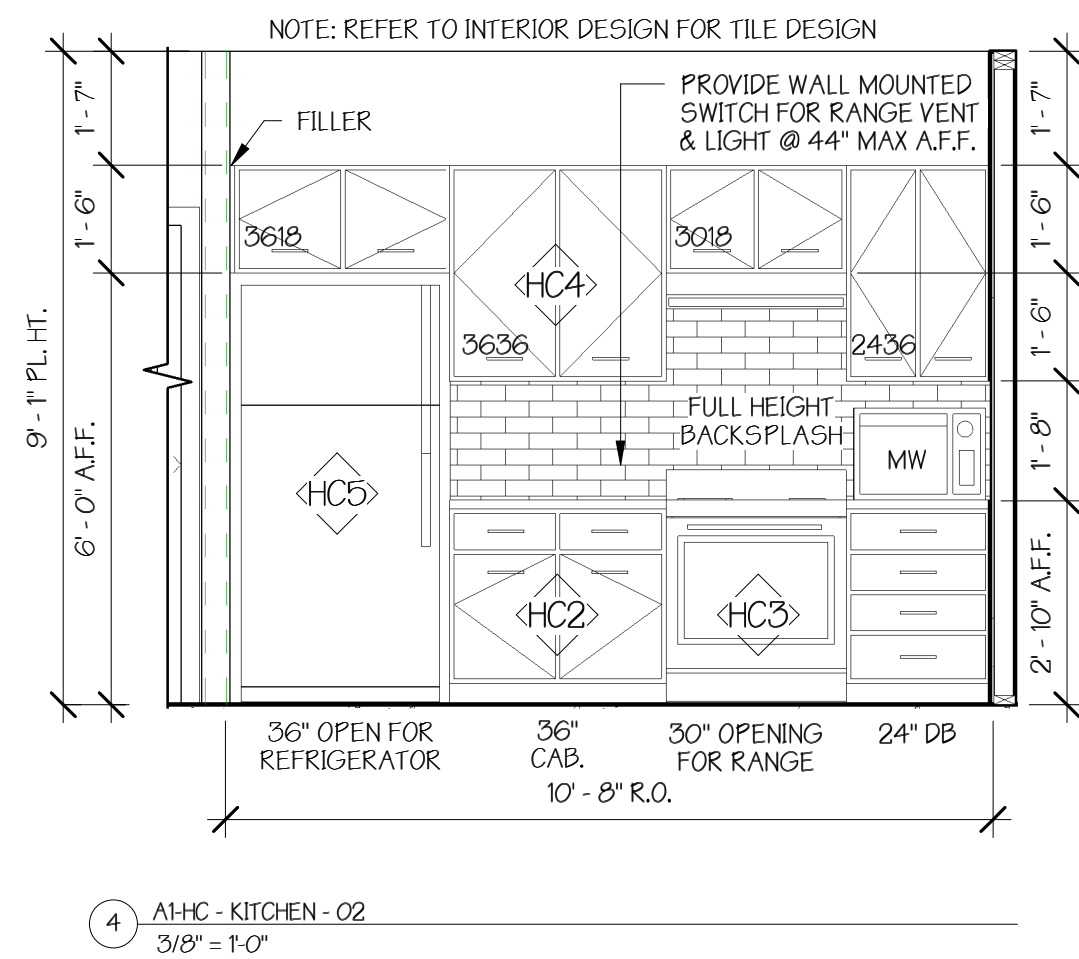
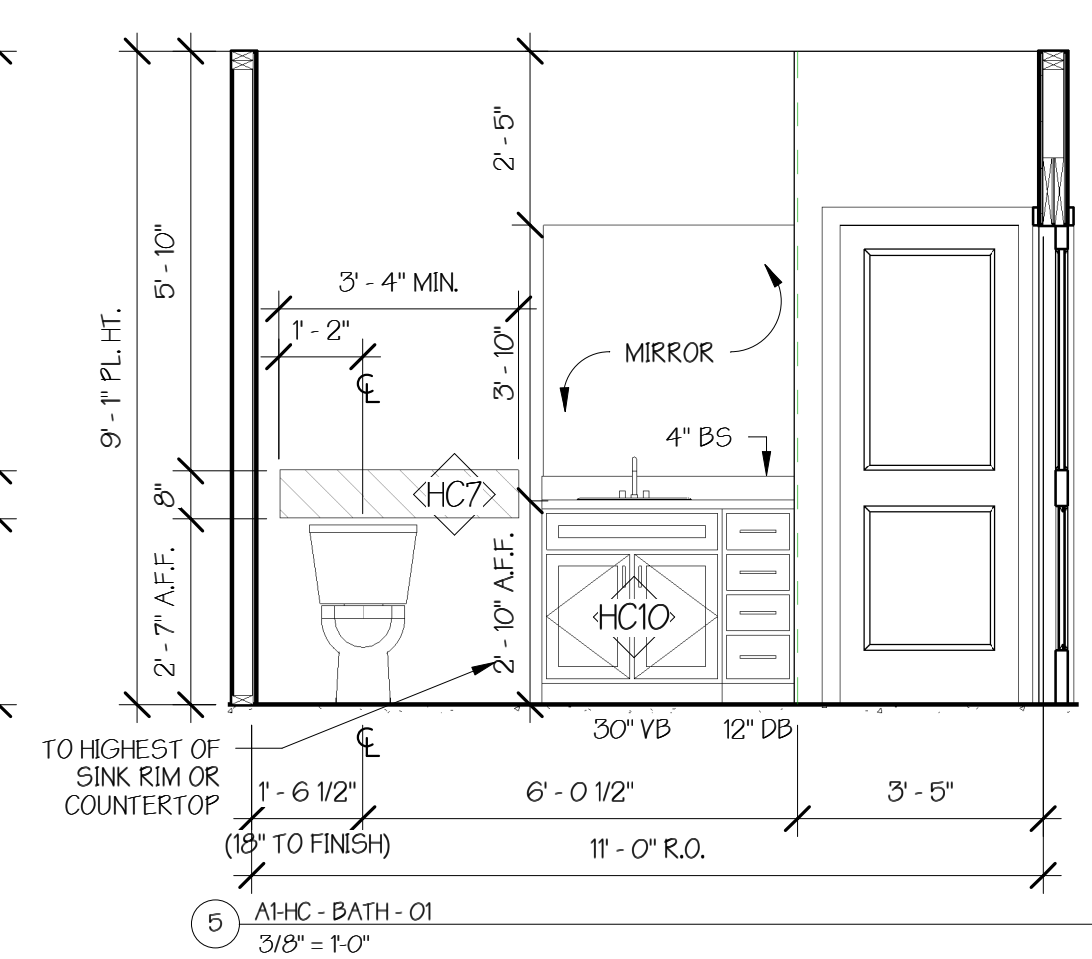
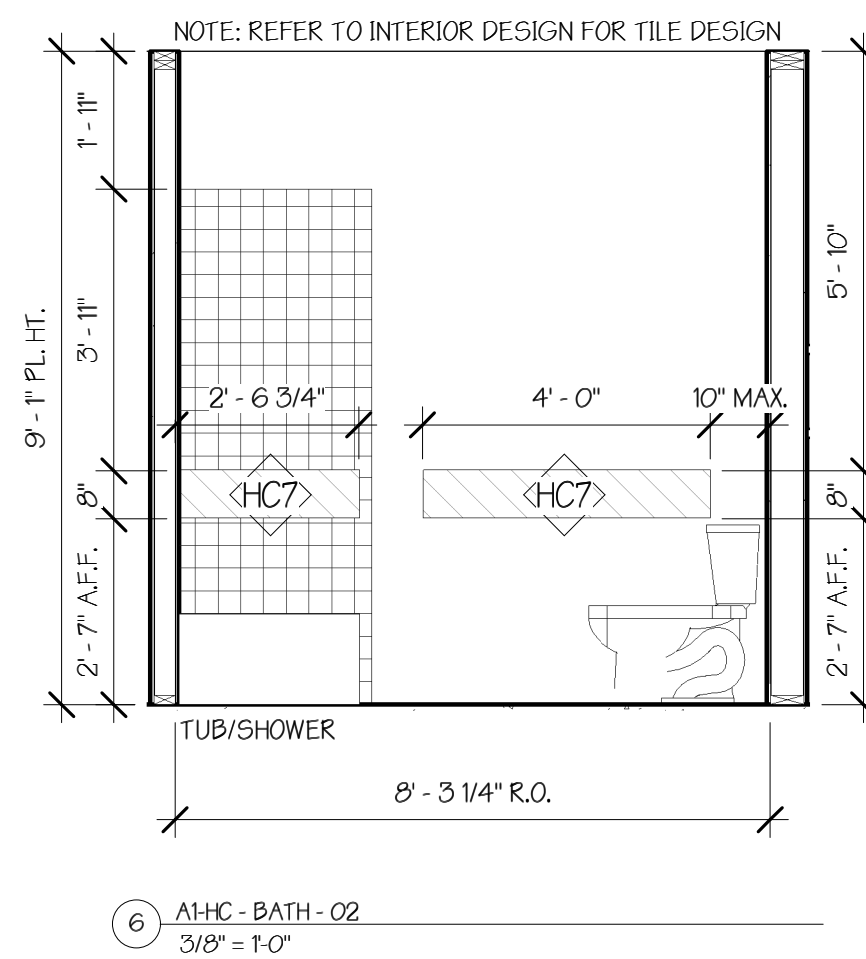
A1 UNIT

SHEET

A3.4

REV. ELLIOT SHAW, JR.





HC1	REMOVABLE SINK BASE CABINET IN KITCHEN/WREAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING, IF CABINET IS REMOVED. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC3	OVENS, RANGES, AND OTHER COOKING DEVICES SHALL HAVE UPFRONT CONTROLS.
HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERTICAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50" OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND DOORS OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".
HC6	REMOVABLE SINK BASE CABINET IN BATHROOM. PROVIDE PANEL TO COVER PIPING, OR WRAP EXPOSED PIPING IF CABINET IS REMOVED. EXTEND FLOORING UNDER CABINET AND FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC7	GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC8	PROVIDE HANDHELD SHOWERHEAD WITH A NONPOSITIVE SHUT-OFF FEATURE & A 55" MINIMUM LENGTH HOSE THAT CAN ALSO BE USED AS A FIXED SHOWER HEAD. INSTALL AT TIME OF INITIAL CONSTRUCTION.
HC9	FOLDING SHOWER SEAT INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC10	REMOVABLE BASE IN BATHROOM TO PROVIDE REQUIRED CLEAR FLOOR AREA FOR WATER CLOSET OR BATHTUB. PROVIDE WALL MOUNTED END PANEL TO SUPPORT COUNTERTOP. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC11	DISHWASHER SHOULD BE ADA COMPLAINT AND ABLE TO FIT UNDER 24"X30" COUNTER.
HC12	ADA COMPLAINT REMOVABLE BATHTUB SEAT TO BE INSTALLED AT TIME OF INITIAL CONSTRUCTION. TOP OF SEAT TO BE 17"-19" A.F.F., 15"-16" IN DEPTH, & CAPABLE OF SECURE PLACEMENT.
SEE SHEETS	FOR FURTHER INFORMATION

SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES PER IBC 1103.1

REFER TO SHEET A3.2 FOR ANSI ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

DESIGNATED TYPE B UNITS PER FHA & ICC/ANSI A117.1-2009 AT ALL FLOORS.

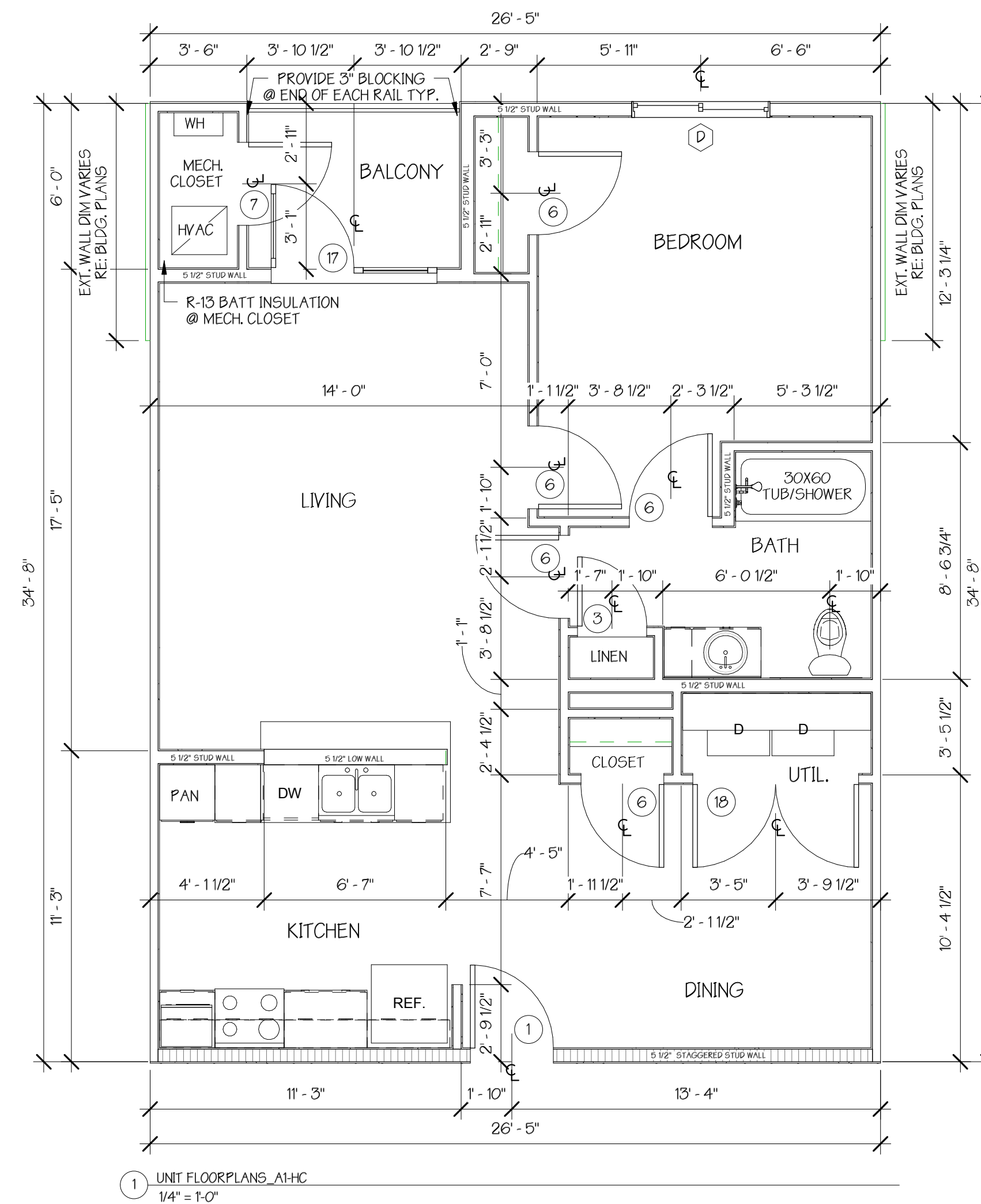
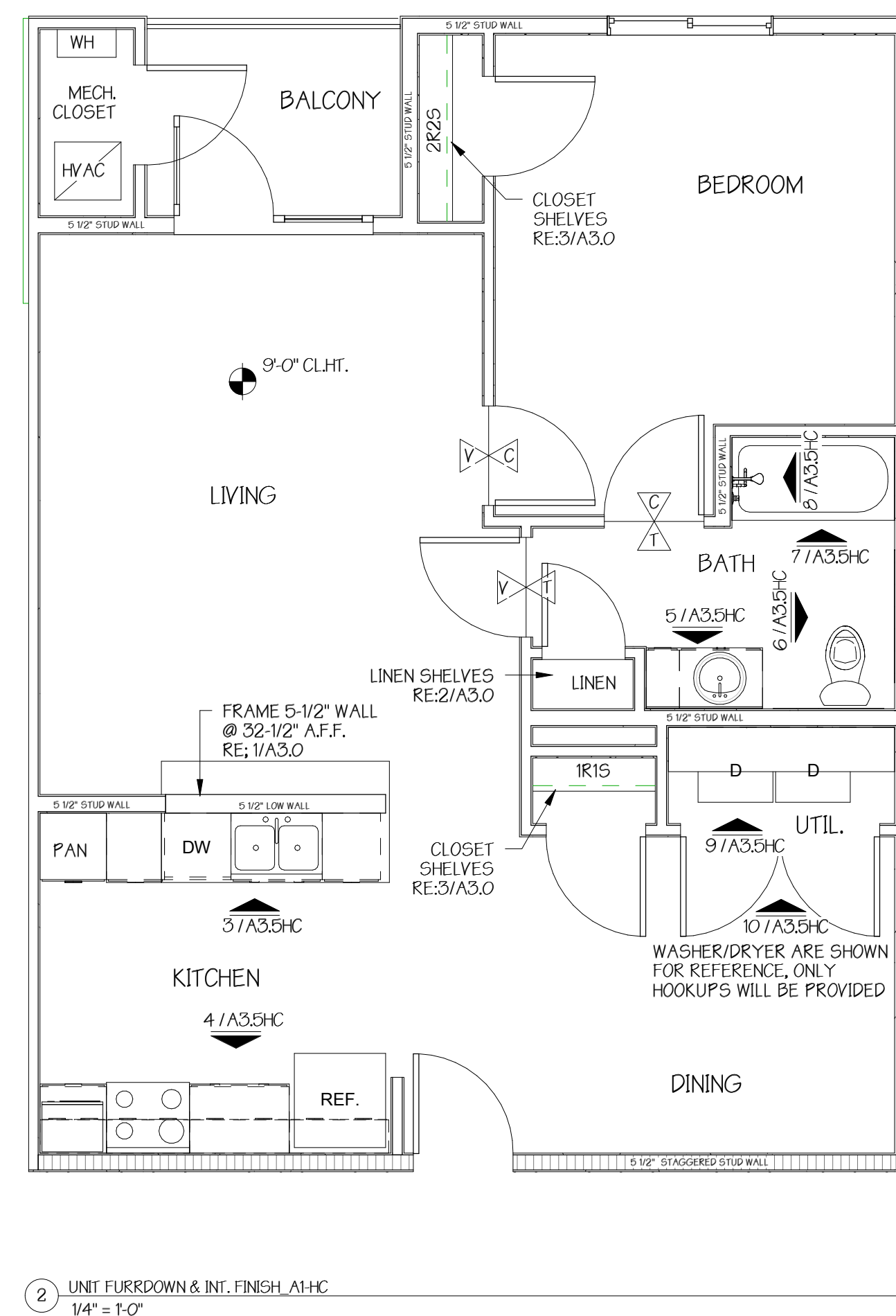
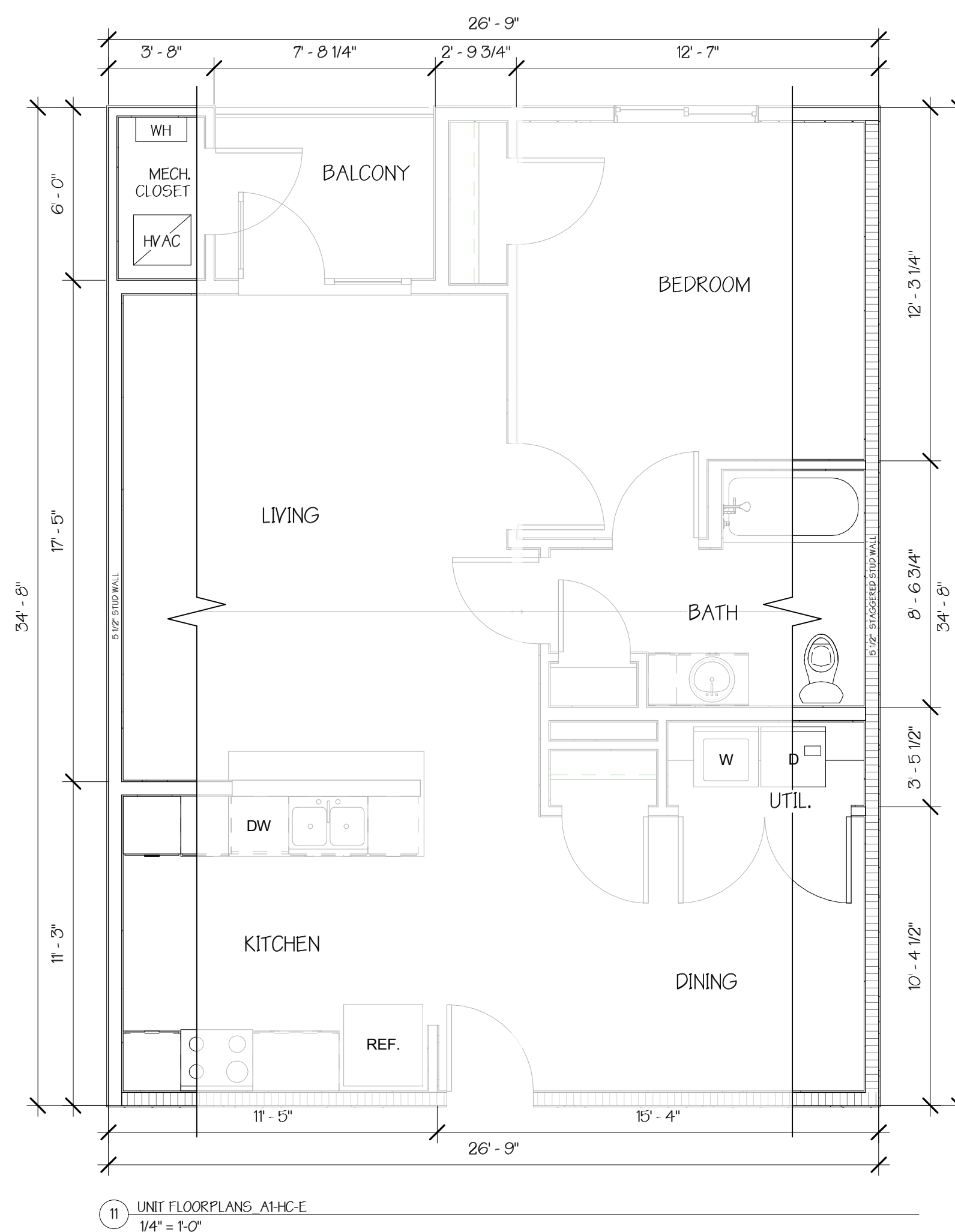
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SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A3.1 FOR THE WINDOW AND DOOR SCHEDULE.

FLOOR FINISHES
V - VINYL
C - CARPET
T- TILE
NOTE* FIRE EXTINGUISHER LOCATED UNDER KITCHEN SINK



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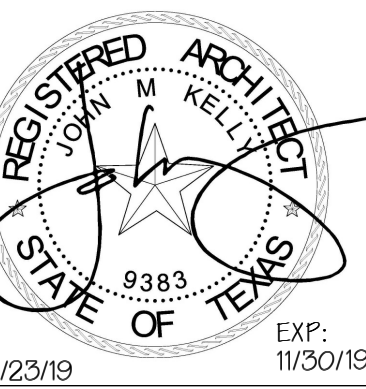
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0208, (P)

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**KELLY GROSSMAN**  
ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION  
260 ADOBE ROY ROAD, SUITE 210, AUSTIN, TEXAS 78746 ph: +1 512 327 3387  
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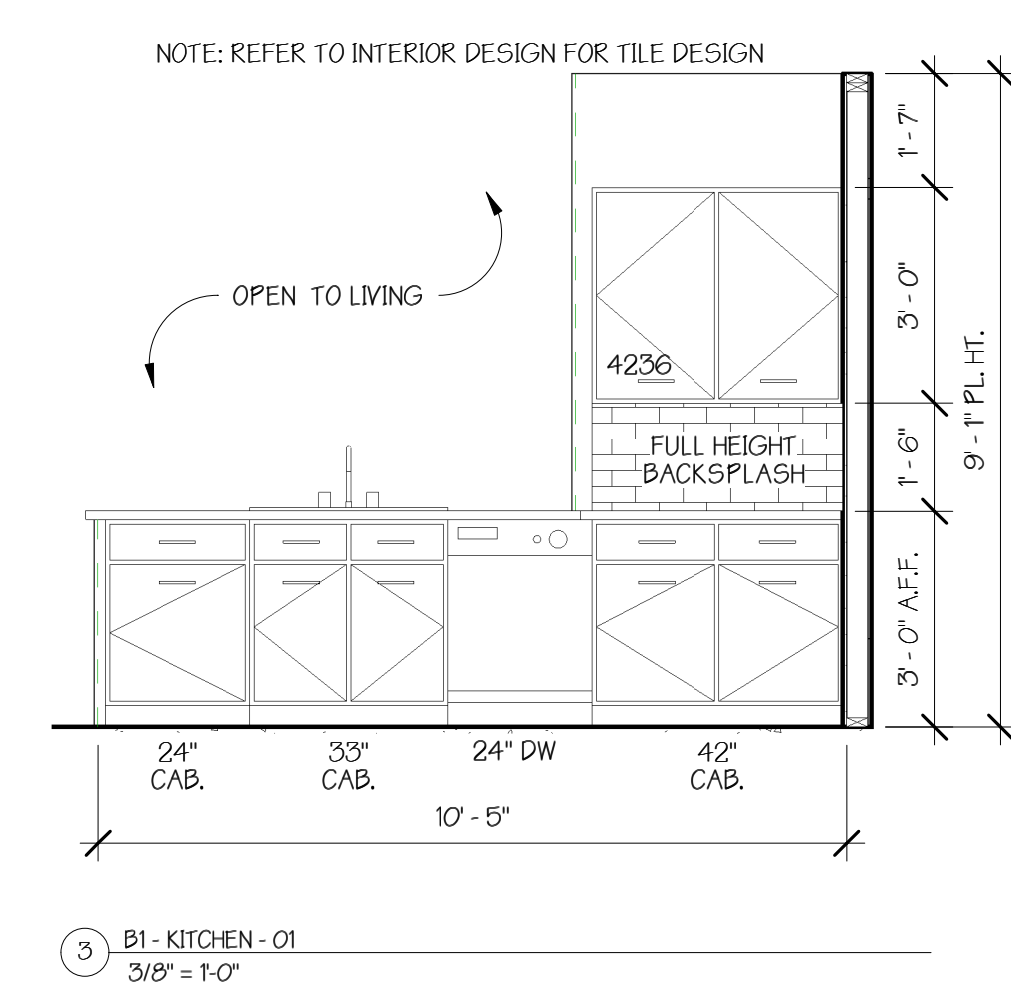
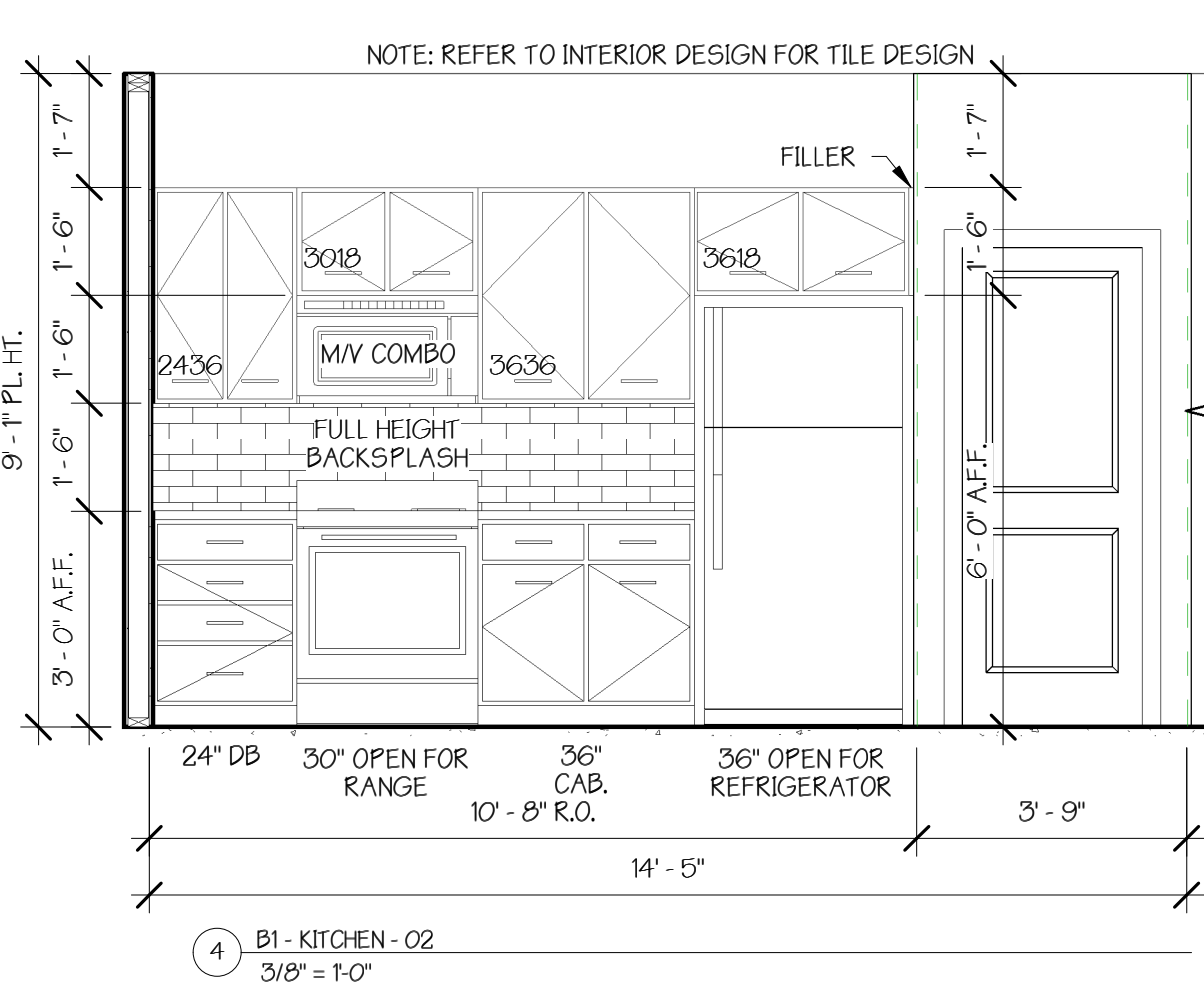
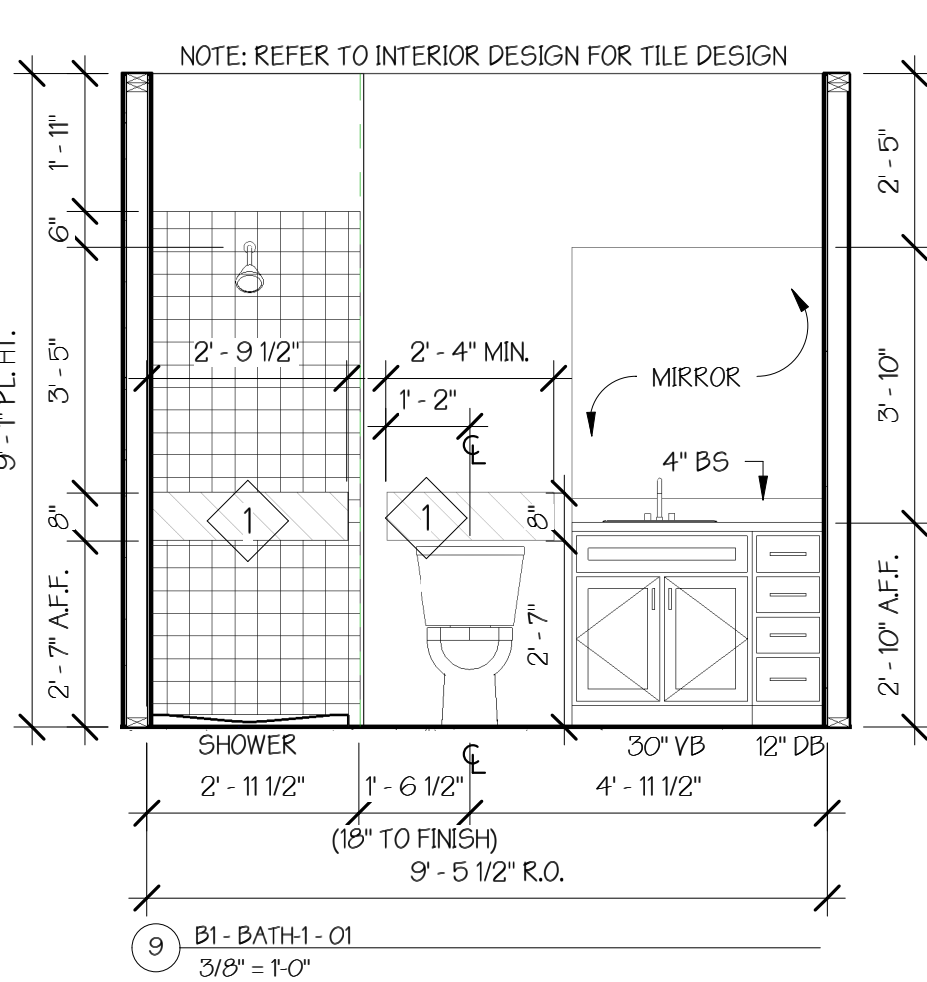
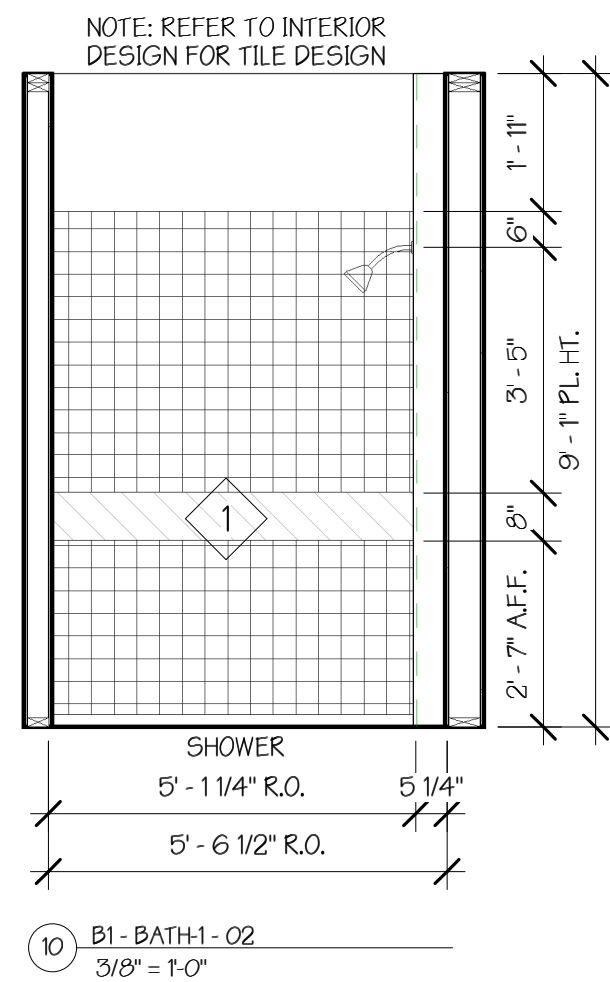
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HC UNIT

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A3.5HC



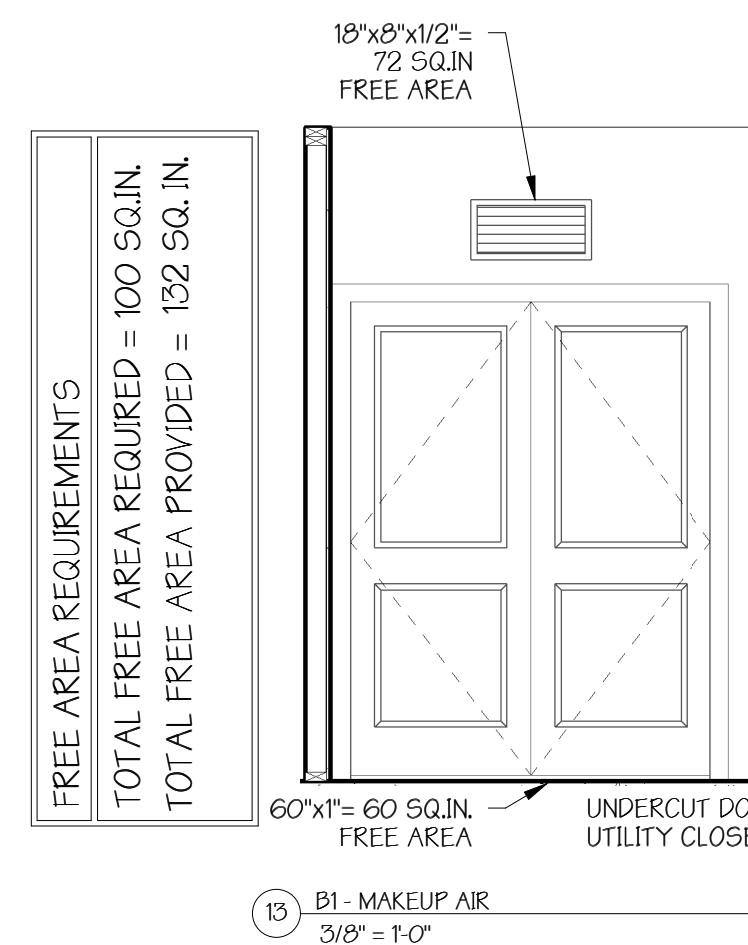
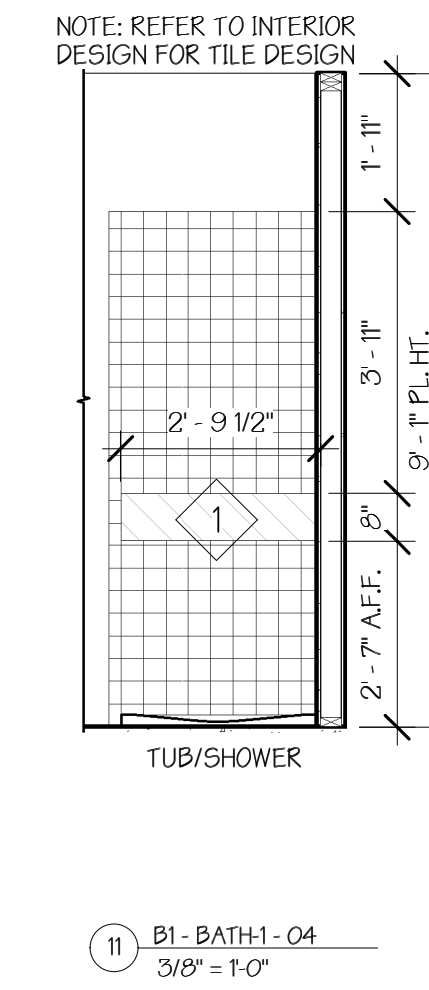
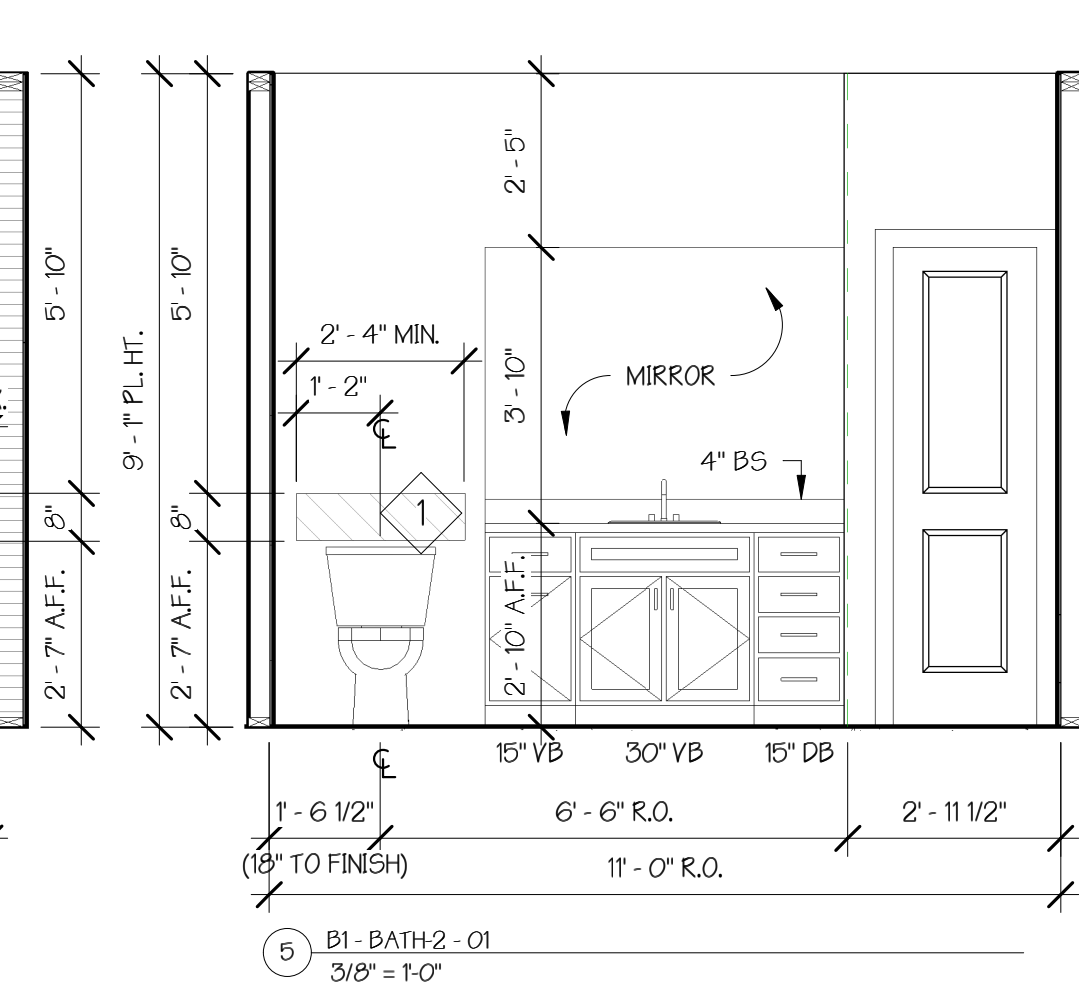
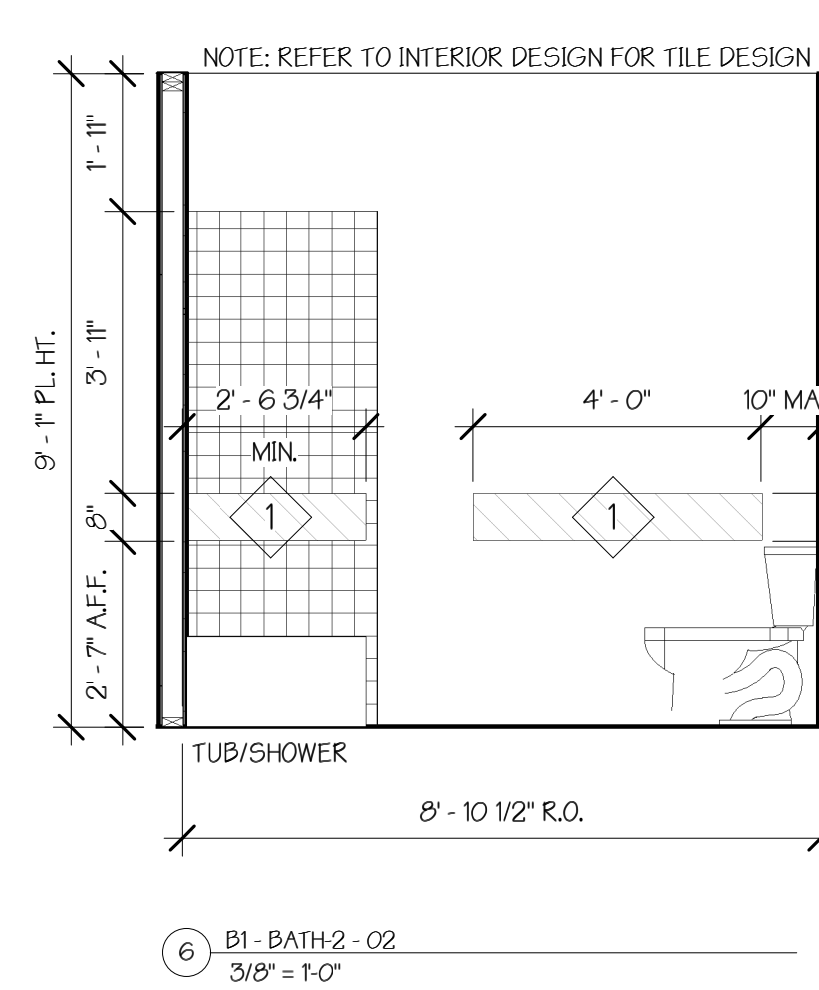
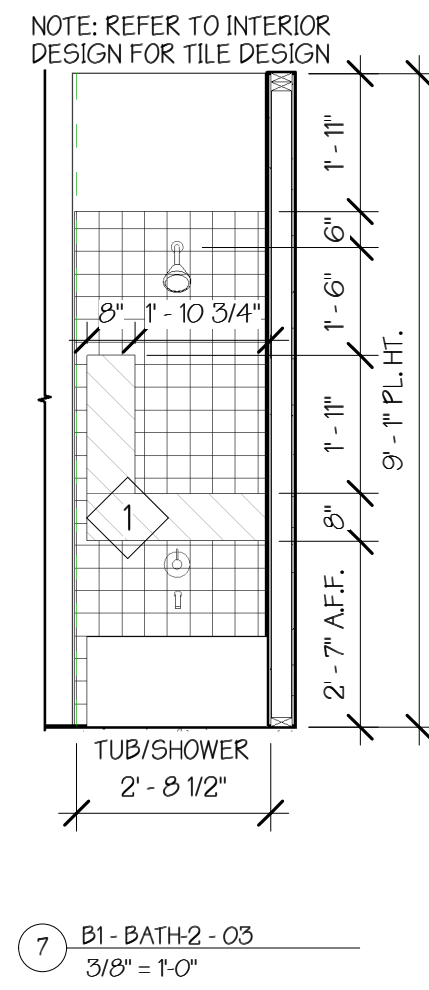
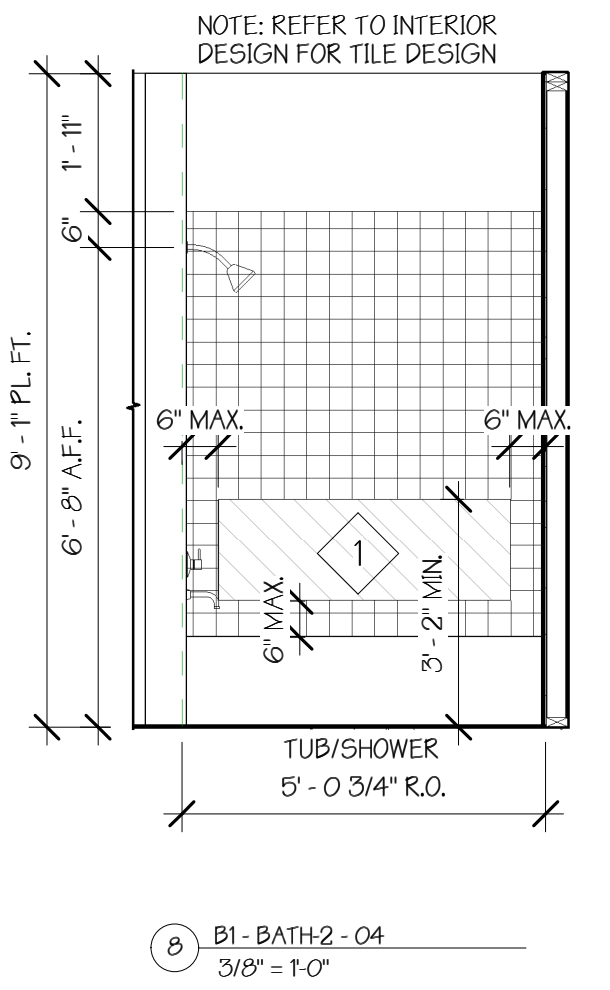
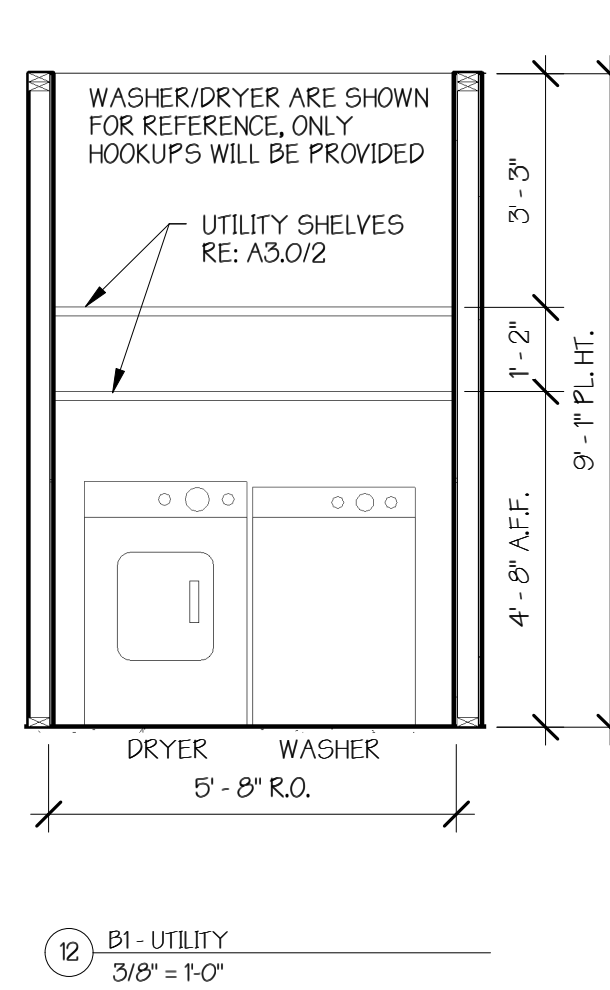


- REFER TO SHEET A3.3 FOR ANSI ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.
- DESIGNATED TYPE B UNITS PER FHA & ICC/ANSI A117.1:2009 AT ALL FLOORS.
- GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION
- SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

REFER TO SHEET A3.0 & 3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A3.1 FOR THE WINDOW AND DOOR SCHEDULE.

- TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI A117.1:2009 (SEE SHEETS A1.3, A1.3A, A1.6)
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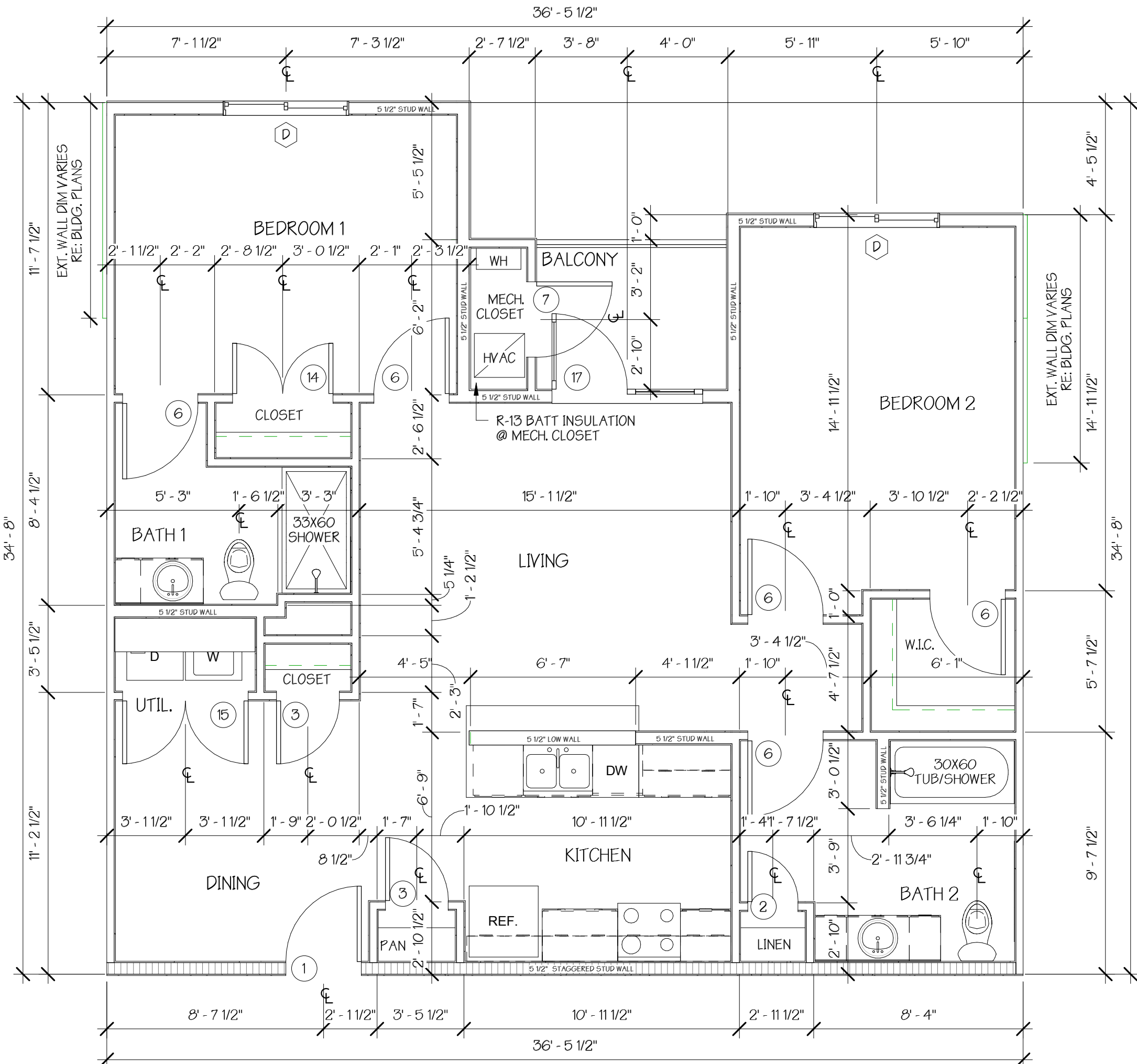


FLOOR FINISHES

V - VINYL
C - CARPET
T - TILE

NOTE\* FIRE EXTINGUISHER LOCATED UNDER KITCHEN SINK

2 UNIT FURKDOWN & INT. FINISH\_B1  
1/4" = 1'-0"



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DPF, MAR

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JMK

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LDG DEVELOPEMENT

1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40203  
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**KELLY GROSSMAN**  
ARCHITECTS, PLLC

280 ADAMS BOYD ROAD, SUITE 200, AUSTIN, TEXAS 78748 PH: 1-512-327-3387  
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DESCRIPTION  
B1 UNIT

SHEET  
A3.6



REFER TO SHEET A3.3 FOR ANSI ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

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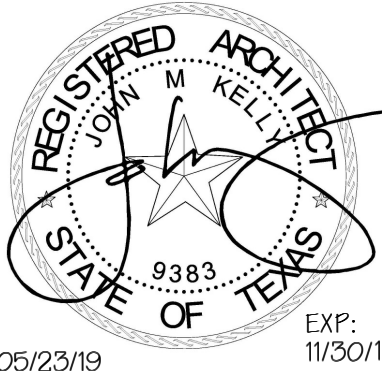
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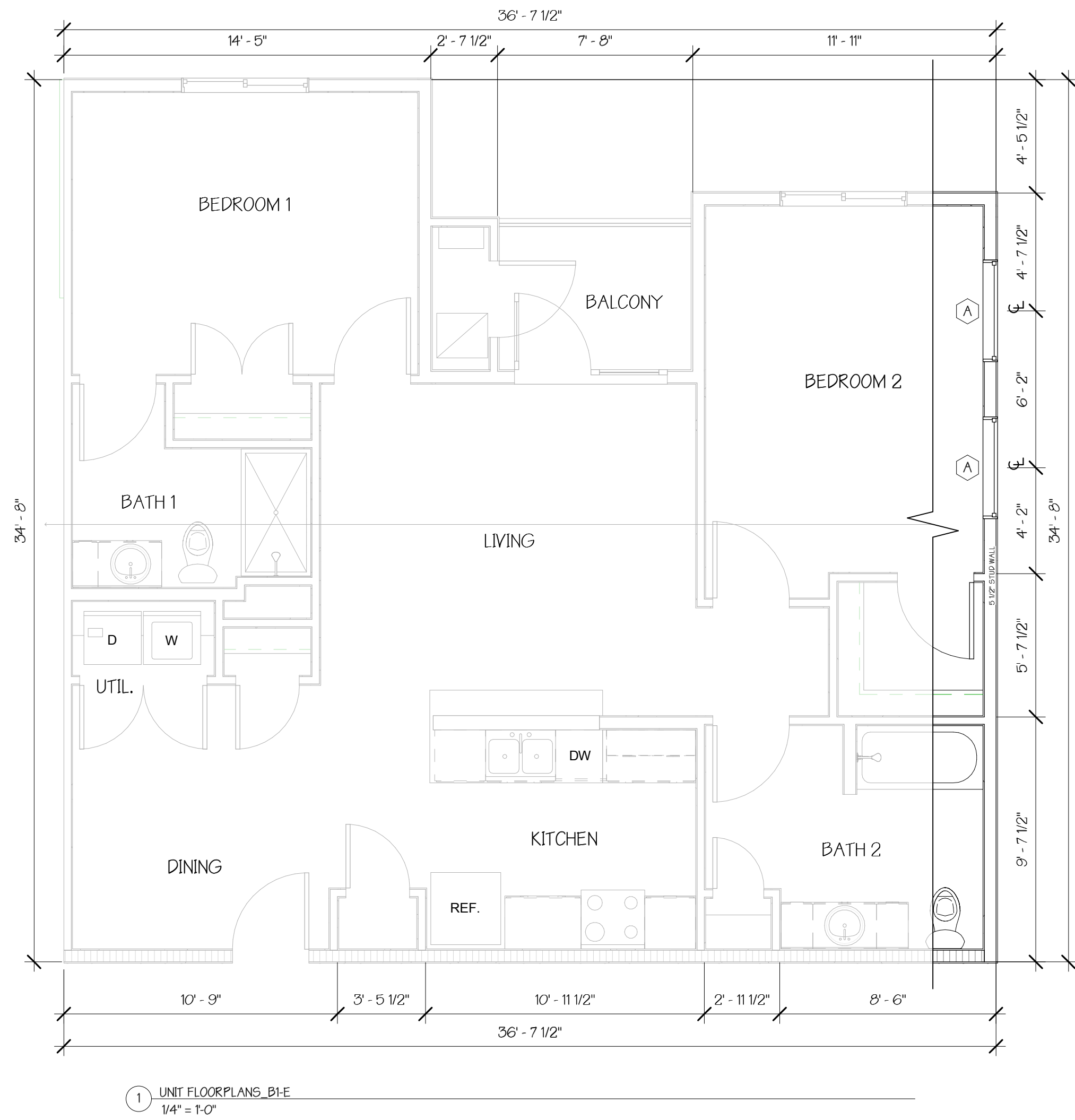
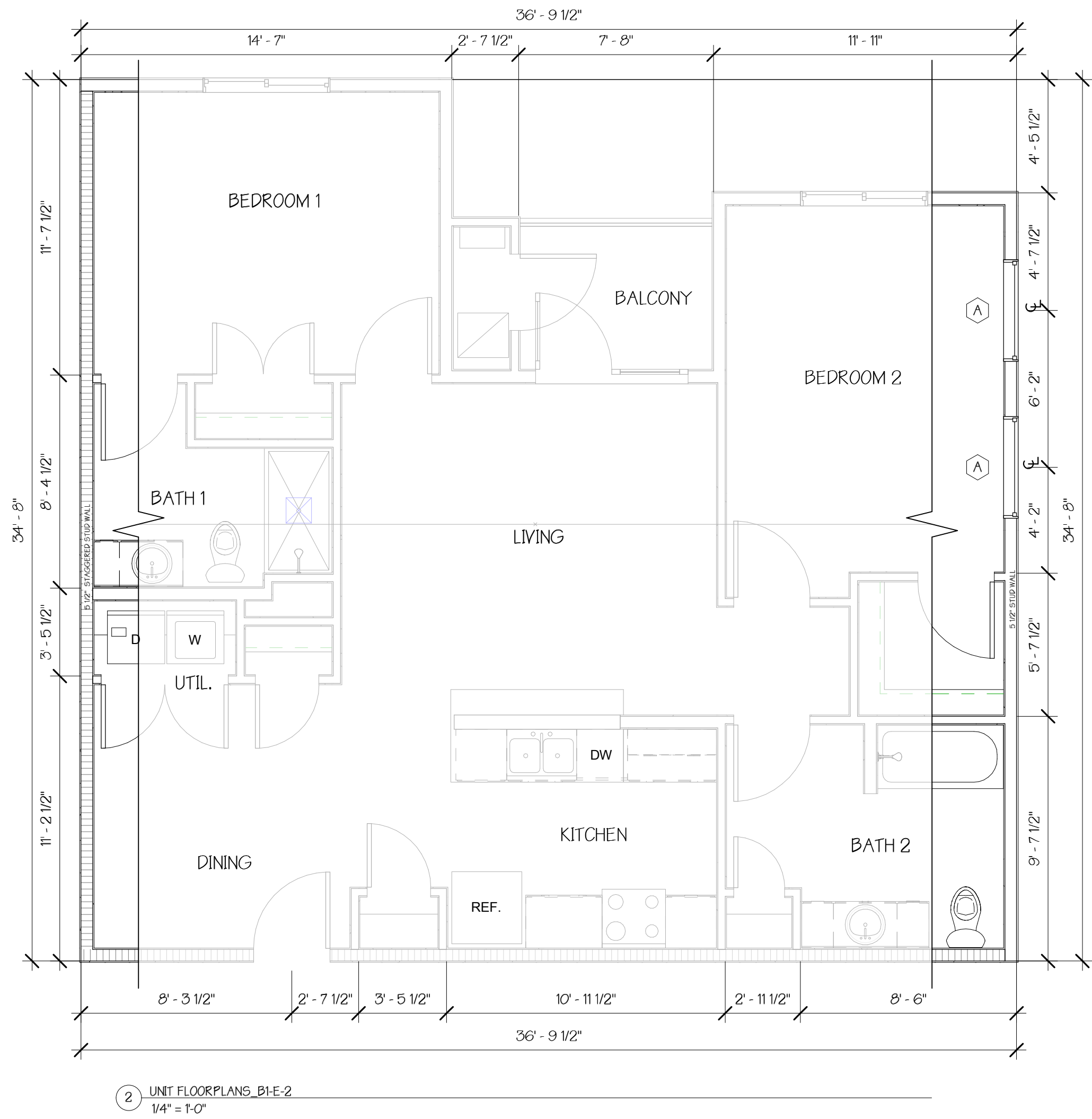
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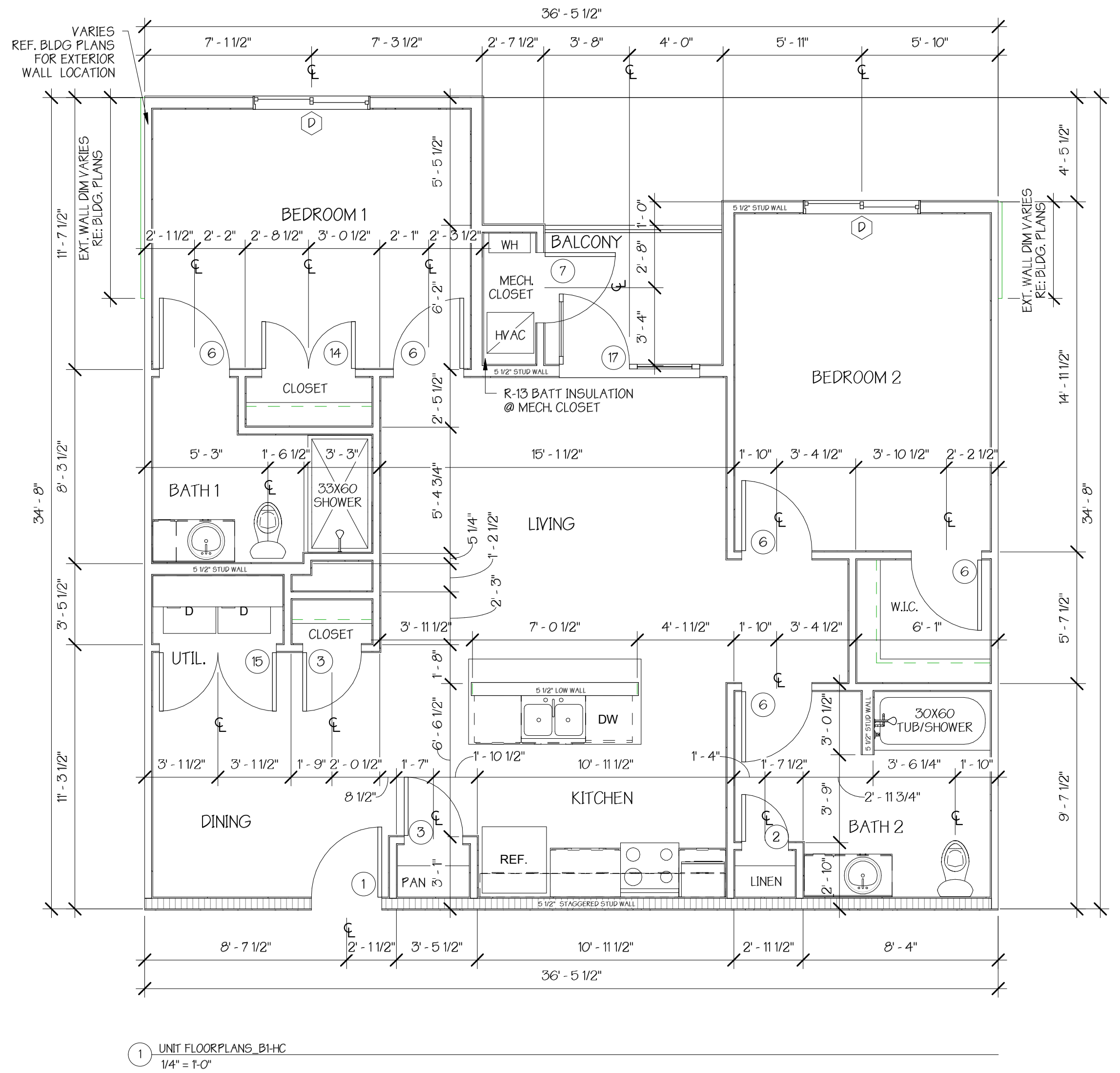
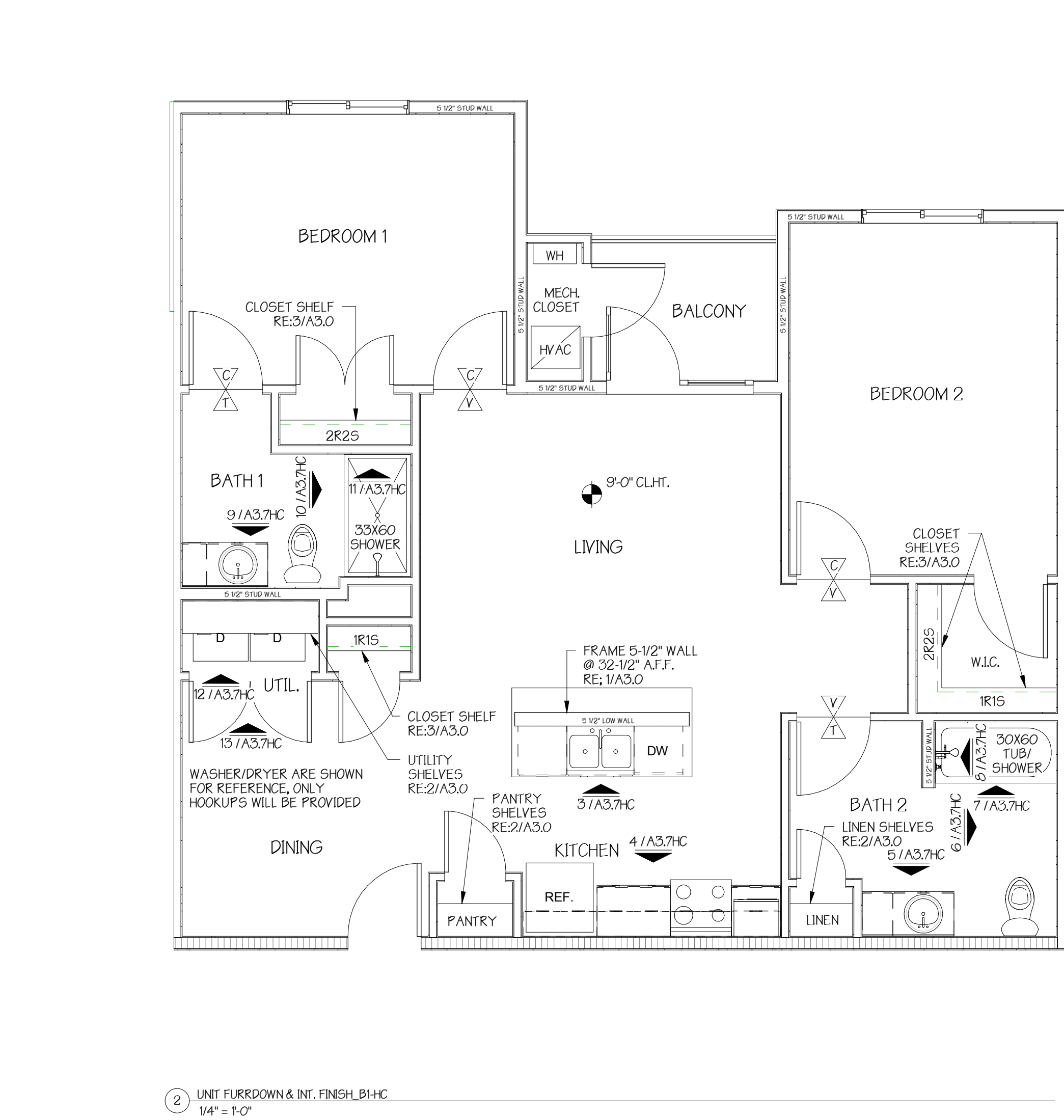
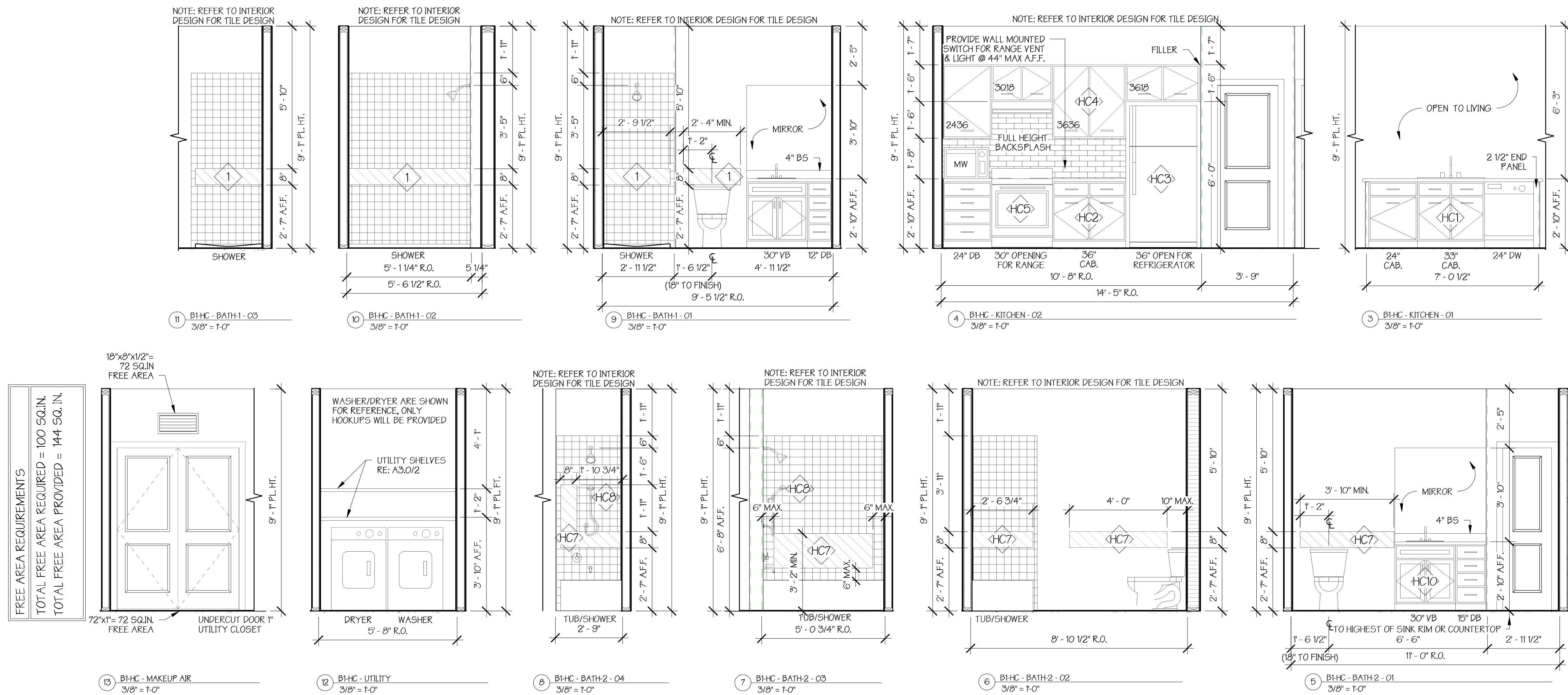
DATE  
05/07/19

DESCRIPTION  
B1-ALT. UNITS

SHEET  
A3.6A







ADAPTABLE ELEMENTS FOR THE 5% ADA UNITS REQUIRED BY UFAS & THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.	
HC1	REMOVABLE SINK BASE CABINET IN KITCHEN W/REAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING. IF CABINET IS REMOVED, EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC3	OVENS, RANGES, AND OTHER COOKING DEVICES SHALL HAVE UPFRONT CONTROLS.
HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERTICAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50% OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND 100% OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".
HC6	REMOVABLE SINK BASE CABINET IN BATHROOM. PROVIDE PANEL TO COVER PIPING, OR WRAP EXPOSED PIPING IF CABINET IS REMOVED. EXTEND FLOORING UNDER CABINET AND FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC7	GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC8	PROVIDE HANDHELD SHOWERHEAD WITH A NONPOSITIVE SHUT-OFF FEATURE & A 59" MINIMUM LENGTH HOSE THAT CAN ALSO BE USED AS A FIXED SHOWER HEAD. INSTALL AT TIME OF INITIAL CONSTRUCTION.
HC9	FOLDING SHOWER SEAT INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC10	REMOVABLE BASE IN BATHROOM TO PROVIDE REQUIRED CLEAR FLOOR AREA FOR WATER CLOSET OR BATHTUB. PROVIDE WALL MOUNTED END PANEL TO SUPPORT COUNTERTOP. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC11	DISHWASHER SHOULD BE ADA COMPLAINT AND ABLE TO FIT UNDER 2'-10" COUNTER.
HC12	ADA COMPLIANT REMOVABLE BATHTUB SEAT TO BE INSTALLED AT TIME OF INITIAL CONSTRUCTION. TOP OF SEAT TO BE 17'-19" A.F.F., 15'-16" IN DEPTH & CAPABLE OF SECURE PLACEMENT.
SEE SHEETS	FOR FURTHER INFORMATION

SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES PER IBC 1103.1

REFER TO SHEET A3.2 FOR ANSI ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

DESIGNATED TYPE B UNITS PER FHA & ICC/ANSI A117.1-2009 AT ALL FLOORS.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

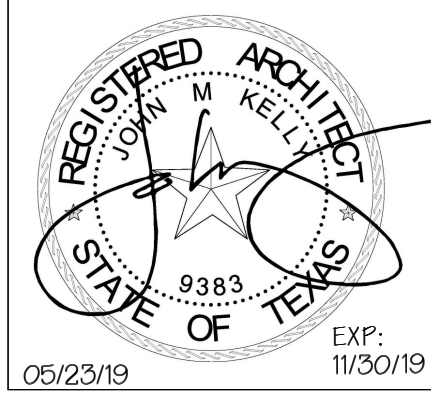
SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A3.1 FOR THE WINDOW AND DOOR SCHEDULE.

FLOOR FINISHES	
V - VINYL	
C - CARPET	
T - TILE	
NOTE* FIRE EXTINGUISHER LOCATED UNDER KITCHEN SINK	

DRAWN BY:  
DPF,  
MAR  
CHECKED BY:  
JMK  
PROJECT #:  
18-2325



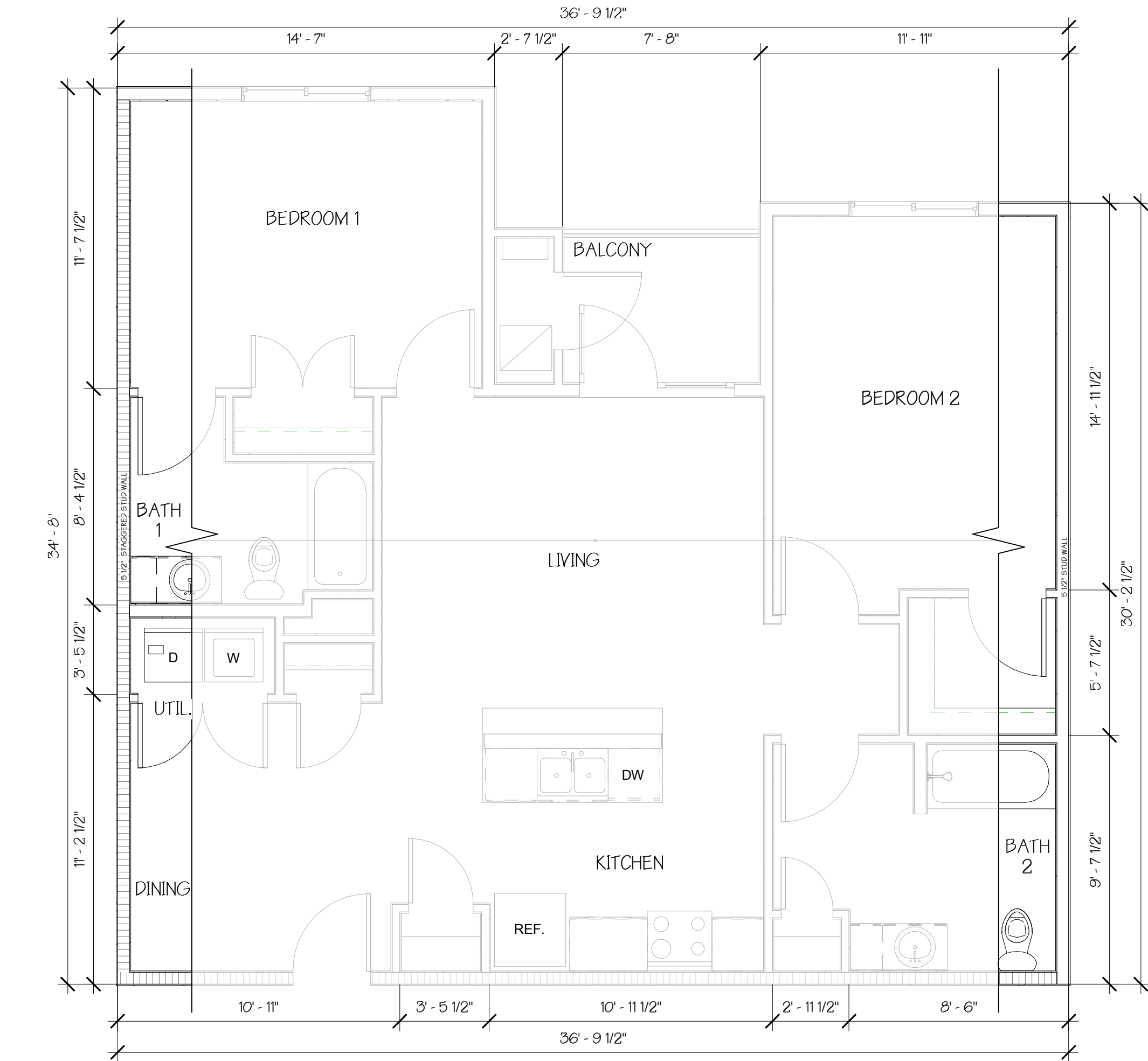
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ISSUED FOR CONSTRUCTION		
DWG NAME		
DATE 05/07/19		
DESCRIPTION B1-HC UNIT		
SHEET A3.7HC		





1 UNIT FLOORPLANS B1HC-E  
1/4" = 1'-0"

ADAPTABLE ELEMENTS FOR THE 5% ADA  
UNITS REQUIRED BY UFAS & THE 2010 ADA  
STANDARDS FOR ACCESSIBLE DESIGN.

HC1	REMOVABLE SINK BASE CABINET IN KITCHEN W/REAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING, IF CABINET IS REMOVED. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
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HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERTICAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50% OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND 100% OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".
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HC11	DISHWASHER SHOULD BE ADA COMPLAINT AND ABLE TO FIT UNDER 2'-10" COUNTER.
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SEE SHEETS FOR FURTHER INFORMATION	

SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS  
AND SPACES, TEMPORARY OR PERMANENT, SHALL BE  
ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES  
PER IBC 1103.1

REFER TO SHEET A3.2 FOR ANSI ADAPTABLE UNIT CLEAR  
FLOOR AREAS AND # NOTES.

DESIGNATED TYPE B UNITS PER FHA & ICC/ANSI A117.1-  
2009 AT ALL FLOORS.

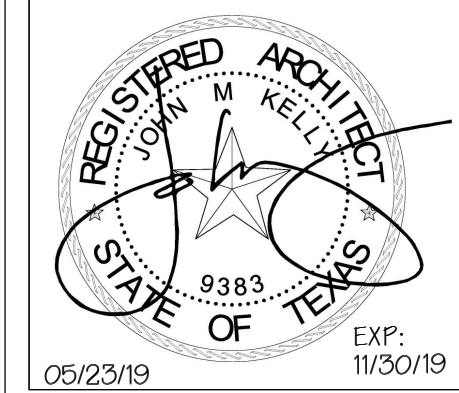
GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT  
BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL  
CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE  
INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF  
ONE DETECTOR WILL ACTIVATE THEM ALL.

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT  
DETAILS.

REFER TO SHEET A3.1 FOR THE WINDOW AND DOOR  
SCHEDULE.

DRAWN BY:	DPF, MAR
CHECKED BY:	JMK
PROJECT #:	18-2325



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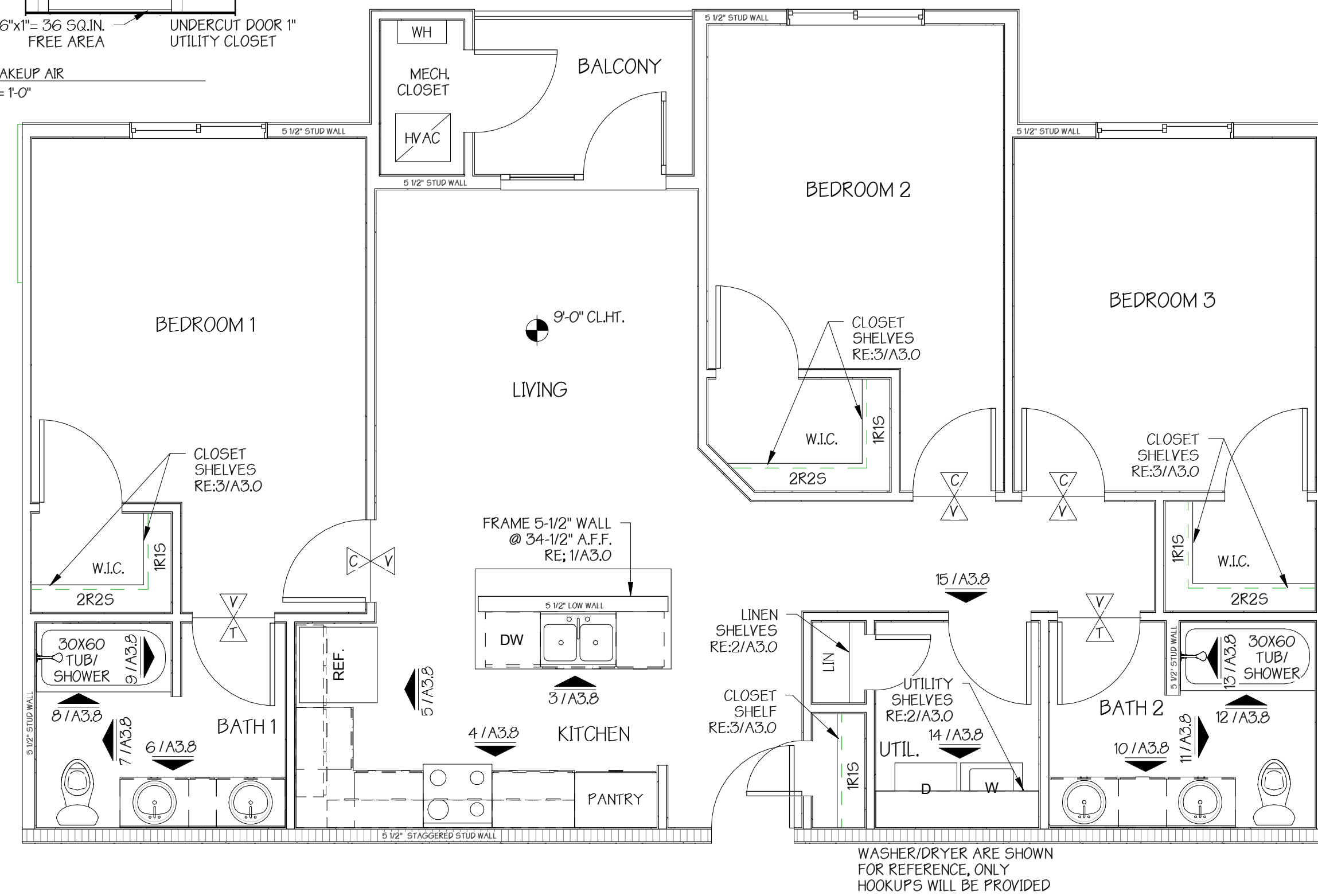
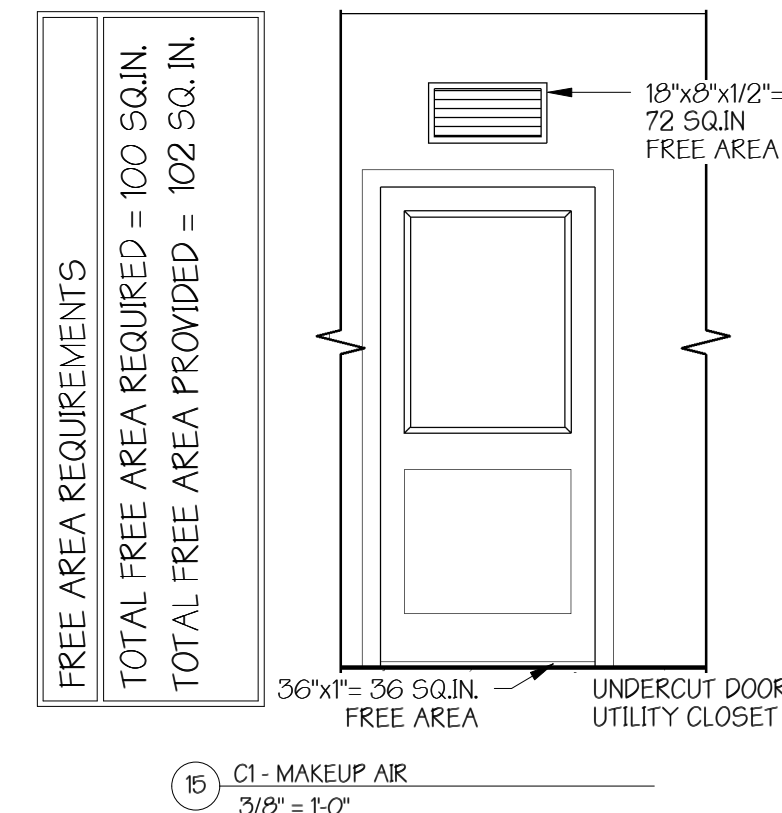
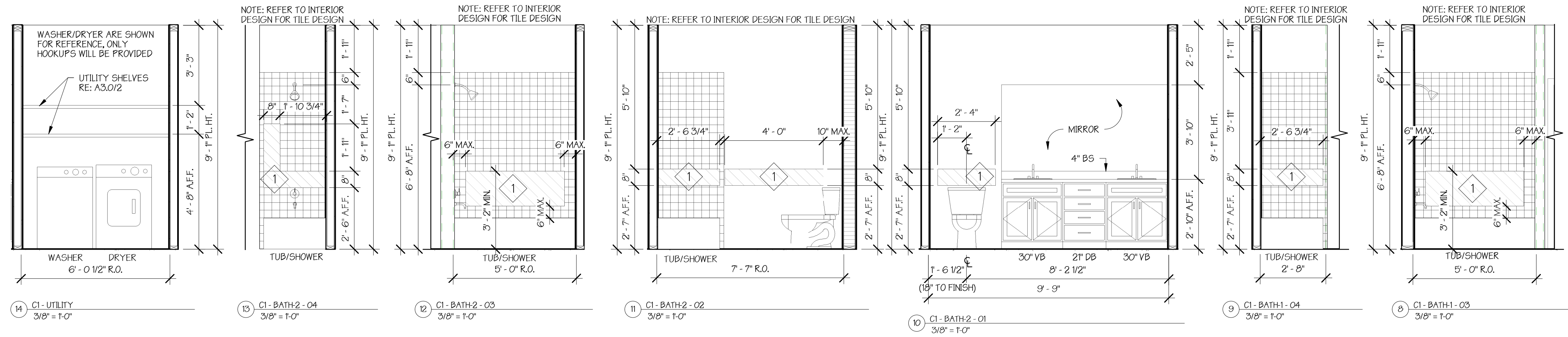
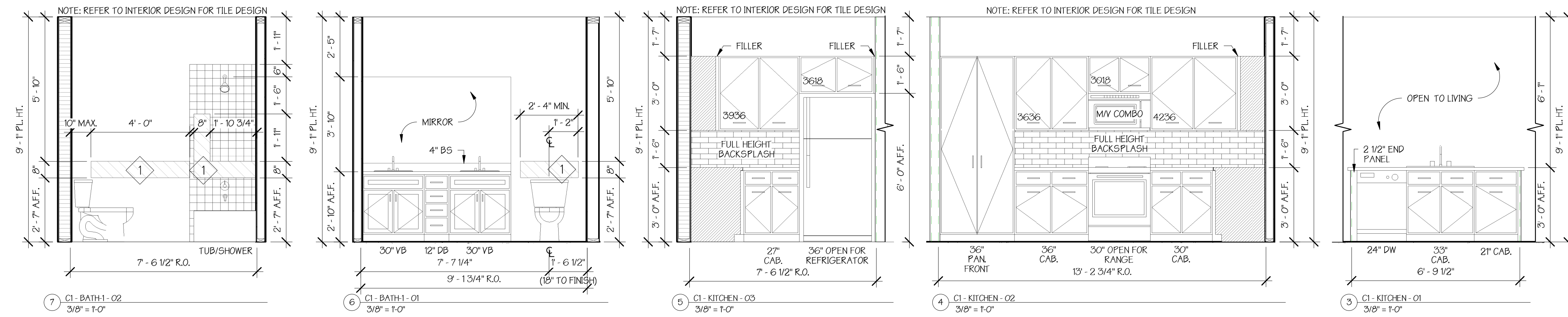
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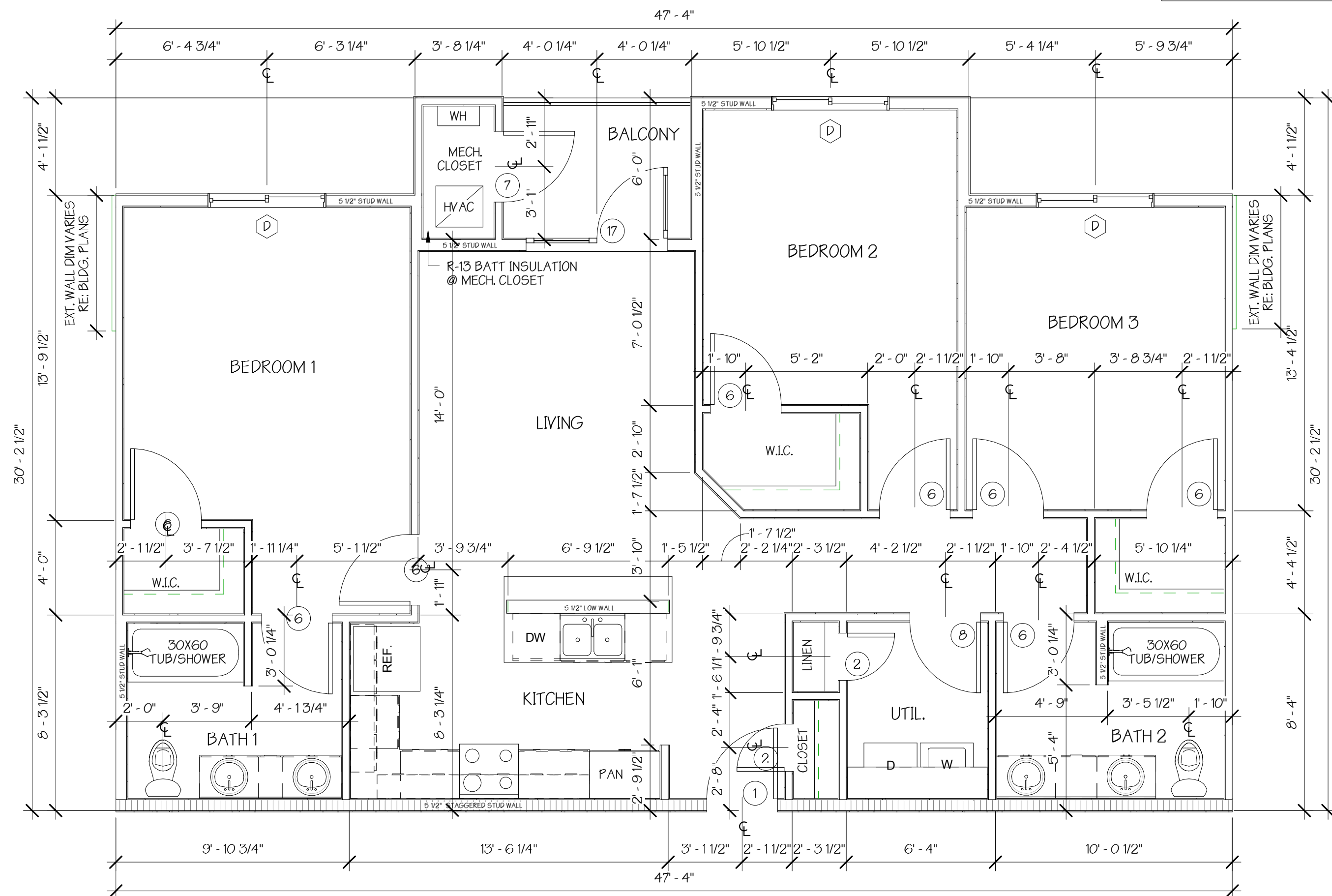
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DATE		
05/07/19		
DESCRIPTION		
B1-HC ALT. UNIT		
SHEET		
A3.7HCA		





2 UNIT FURDOWN & INT. FINISH C1  
1/4" = 1'-0"



1 UNIT FLOORPLANS C1  
1/4" = 1'-0"

REFER TO SHEET A3.3 FOR ANSI ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

DESIGNATED TYPE B UNITS PER FHA & ICC/ANSI A117.1-2009 AT ALL FLOORS.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

REFER TO SHEET A3.0 & 3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A3.1 FOR THE WINDOW AND DOOR SCHEDULE.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI A117.1-2009 (SEE SHEETS A1.3, A1.3A, A1.6)

1 GRAB BAR INSTALLED @ REQUEST OF RESIDENT. PROVIDE SUFFICIENT ADDITIONAL BLOCKING AS PRE-SCRIBED IN ACCESSIBILITY GUIDE- LINES (RE: A1.3 & A1.3A FAIR HOUSING ACT UNITS)

2 REMOVABLE BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTER. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.

3 REMOVABLE VANITY BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTER. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.

FLOOR FINISHES

V - VINYL  
C - CARPET  
T- TILE

NOTE\* FIRE EXTINGUISHER LOCATED UNDER KITCHEN SINK

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DPF, MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

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502.609.4940

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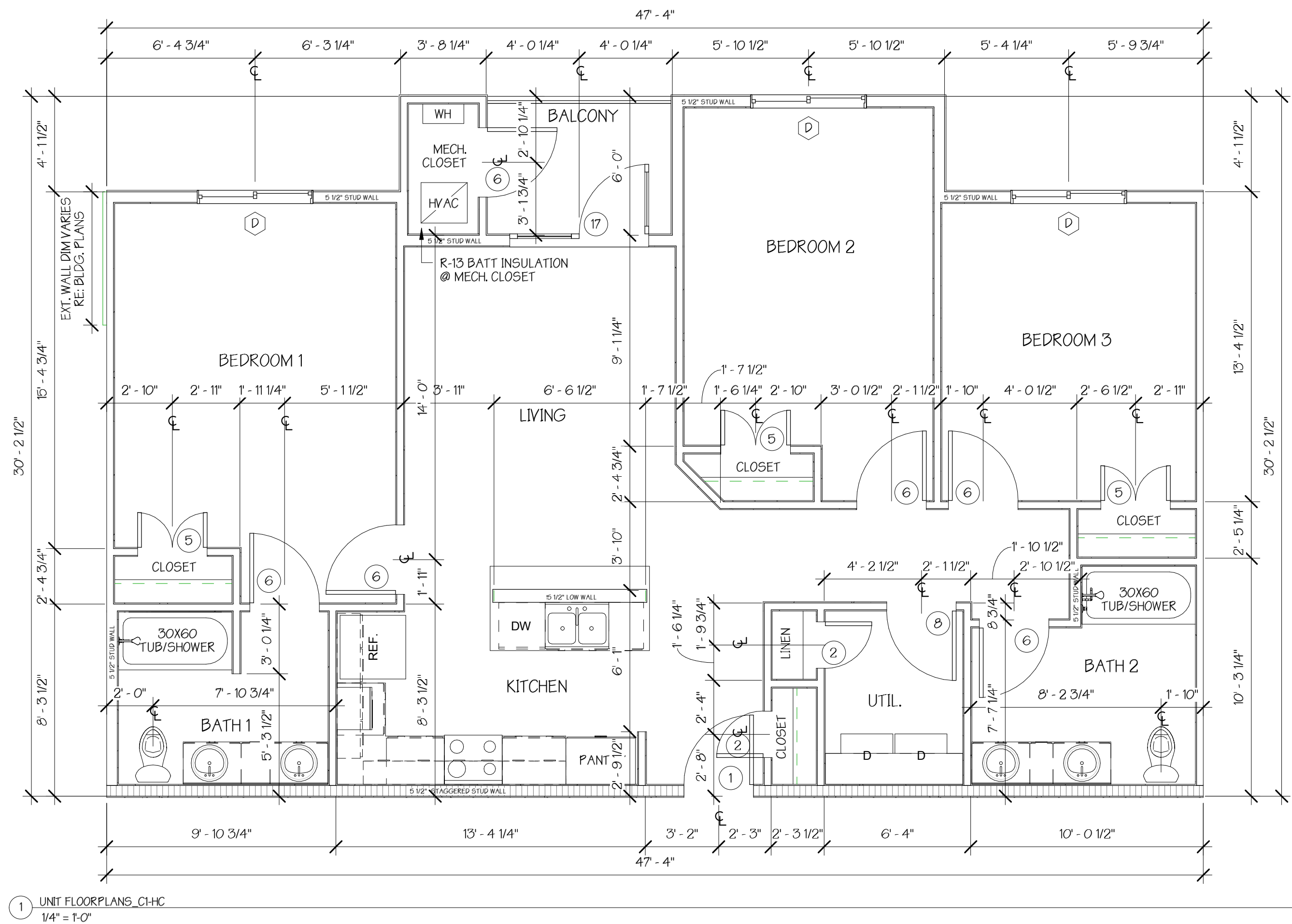
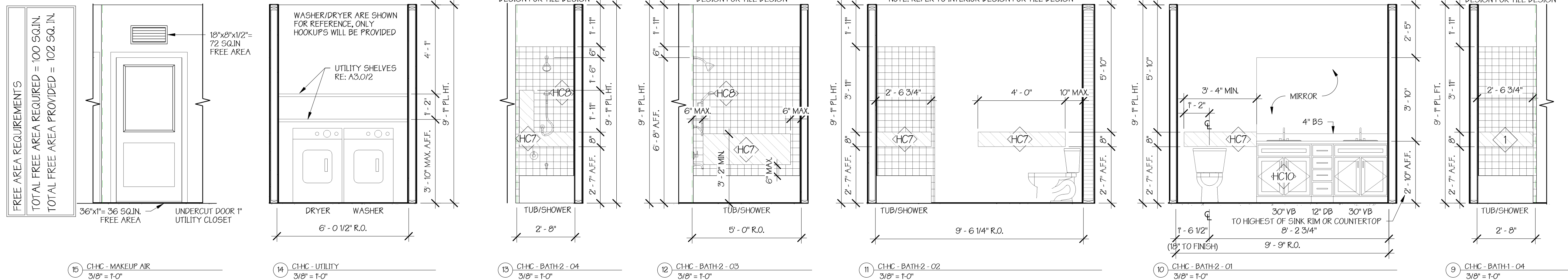
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DATE  
05/07/19

DESCRIPTION  
C1 UNIT

SHEET  
A3.8

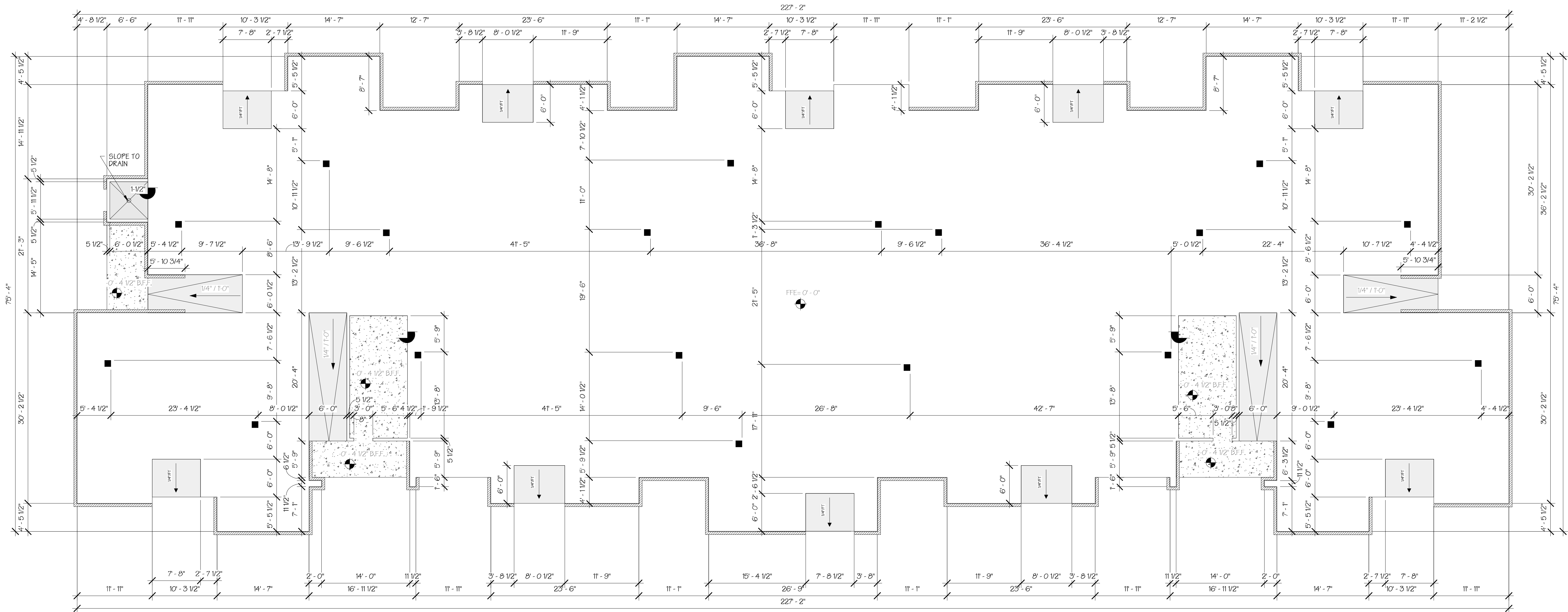




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|---|
| FLOOR FINISHES  |
| V - VINYL   |
| C - CARPET  |
| T- TILE   |
| NOTE* FIRE EXTINGUISHER<br>LOCATED UNDER KITCHEN SINK |

A3.9HC





1 BLDG. TYPE 1 FORMING PLAN  
1/8" = 1'-0"

FORMING PLAN LEGEND

- FINISHED FLOOR LEVEL
- FLAT SURFACE B.F.F.
- SLOPED SURFACE
- LEAVE OUT FOR TUB
- 5-1/2" STONE LEDGE  
RE: 25/A5.1

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

05/23/19

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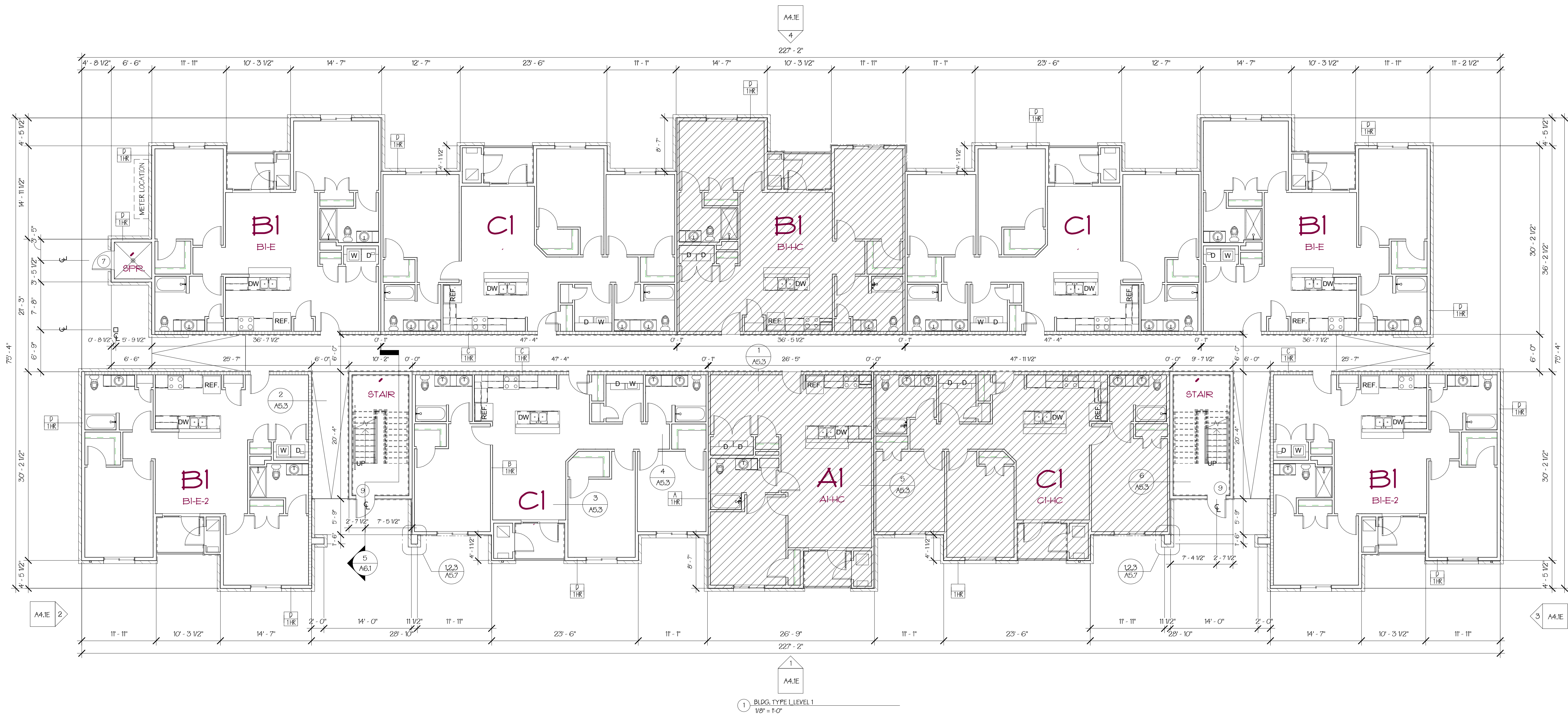
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DATE  
01/10/19

DESCRIPTION  
BLDG. TYPE 1 - FORMING PLAN

SHEET  
A4.1





WALL TYPE LEGEND

- A 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- B TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- C 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- D 1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- E 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE:X/XX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

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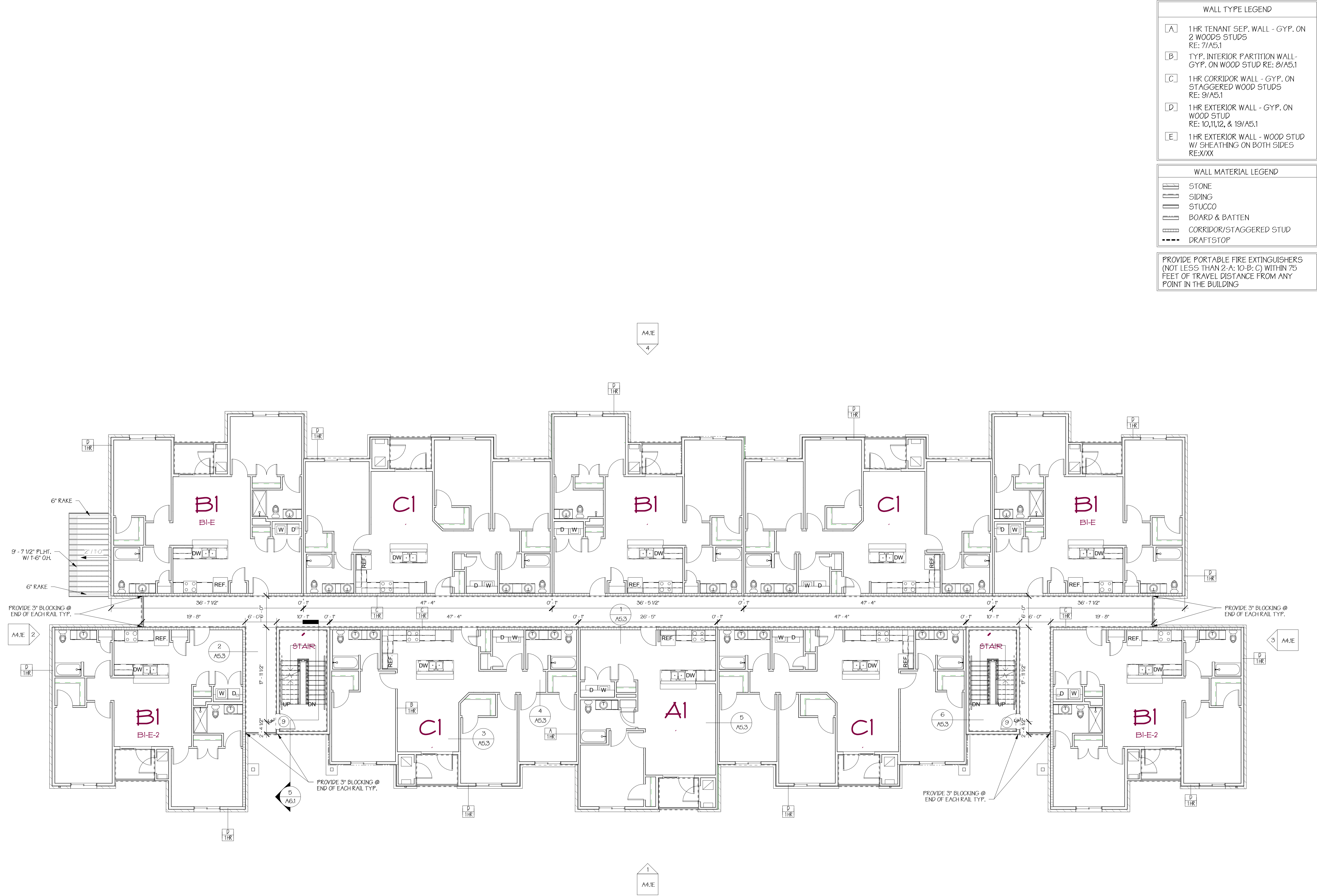
DATE 01/10/19

DESCRIPTION  
BLDG. TYPE I - LEVEL 1  
FLOOR PLAN

SHEET  
A4.1A

1 BLDG. TYPE I LEVEL 1  
1/8" = 1'-0"





1 BLDG. TYPE I LEVEL 2  
1/8" = 1'-0"

WALL TYPE LEGEND

- A 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- B TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- C 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- D 1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- E 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE:XXX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

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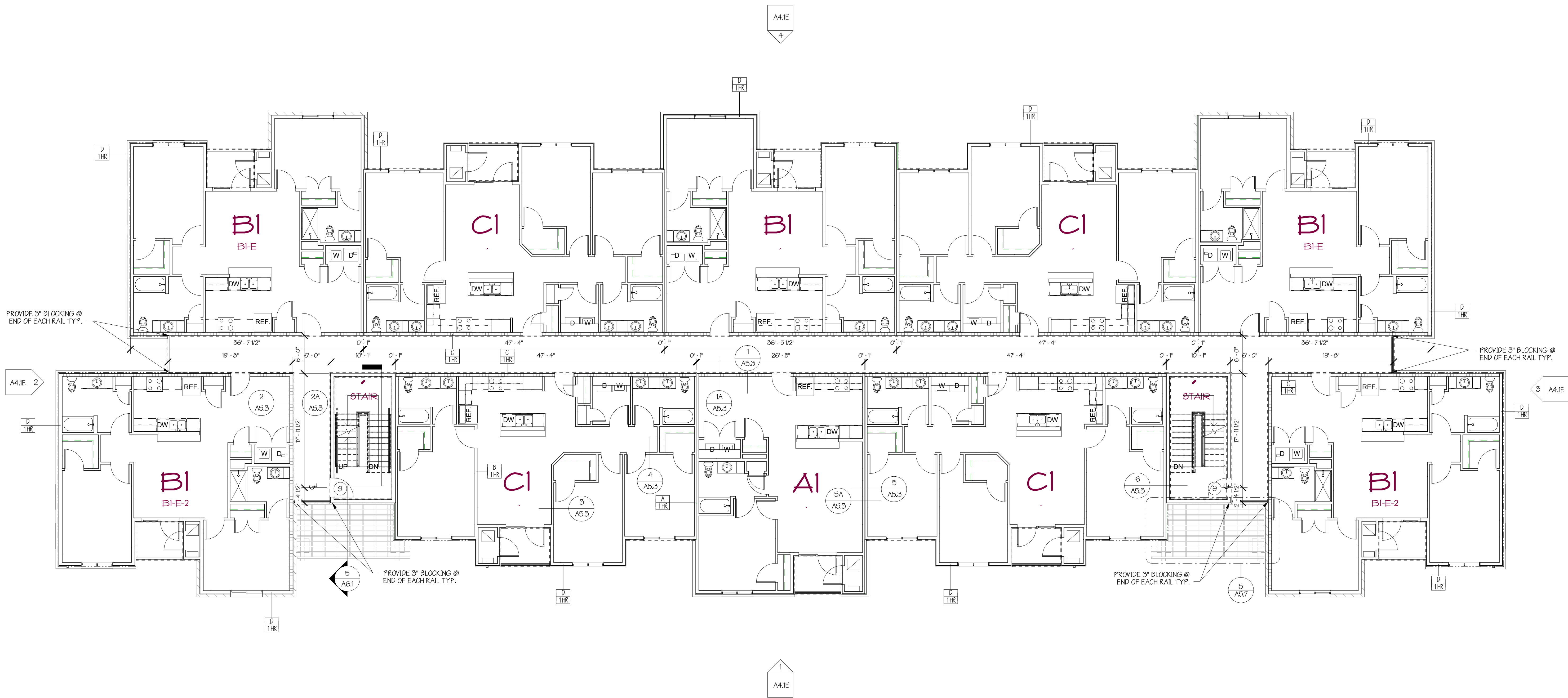
DATE 01/10/19

DESCRIPTION  
BLDG. TYPE I - LEVEL 2  
FLOOR PLAN

SHEET  
A4.1B

10/23/2019 10:58:25 AM





WALL TYPE LEGEND

- A. 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- B. TYP. INTERIOR PARTITION WALL- GYP. ON WOOD STUD RE: 8/A5.1
- C. 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- D. 1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- E. 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE:XXX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

LDG DEVELOPEMENT

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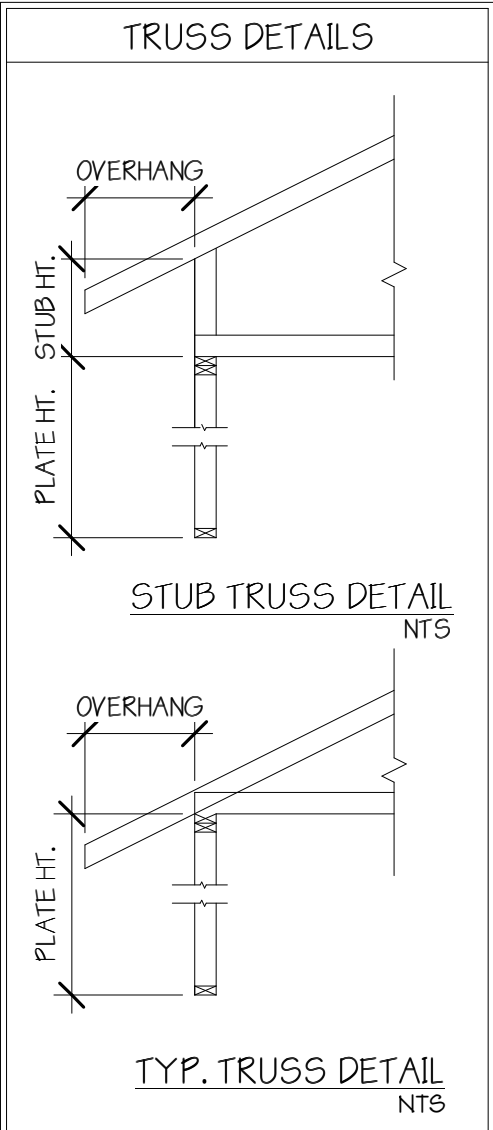
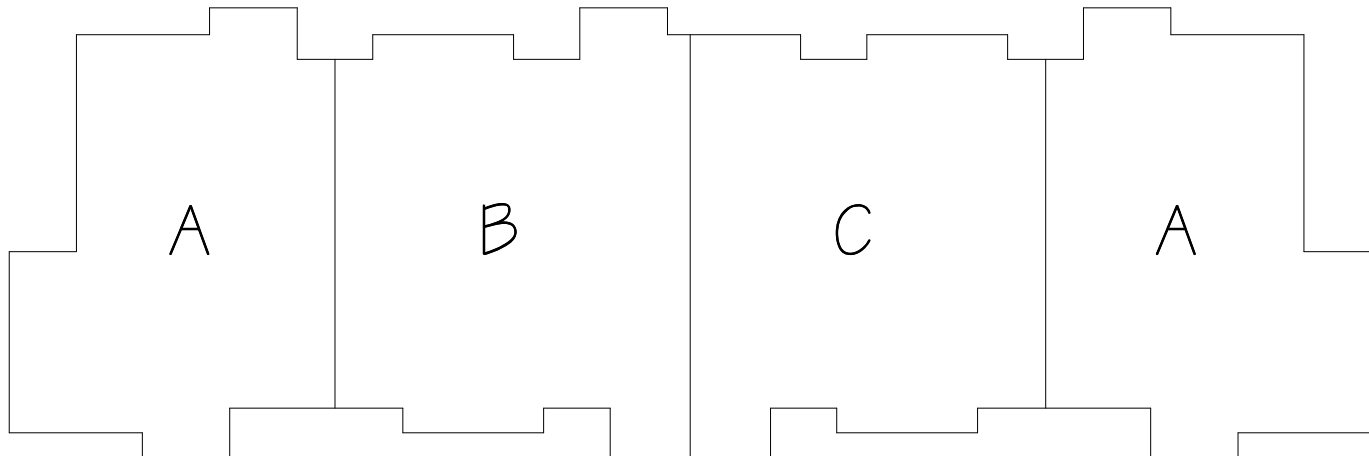
DATE 01/10/19

DESCRIPTION  
BLDG. TYPE I - LEVEL 3 FLOOR PLAN

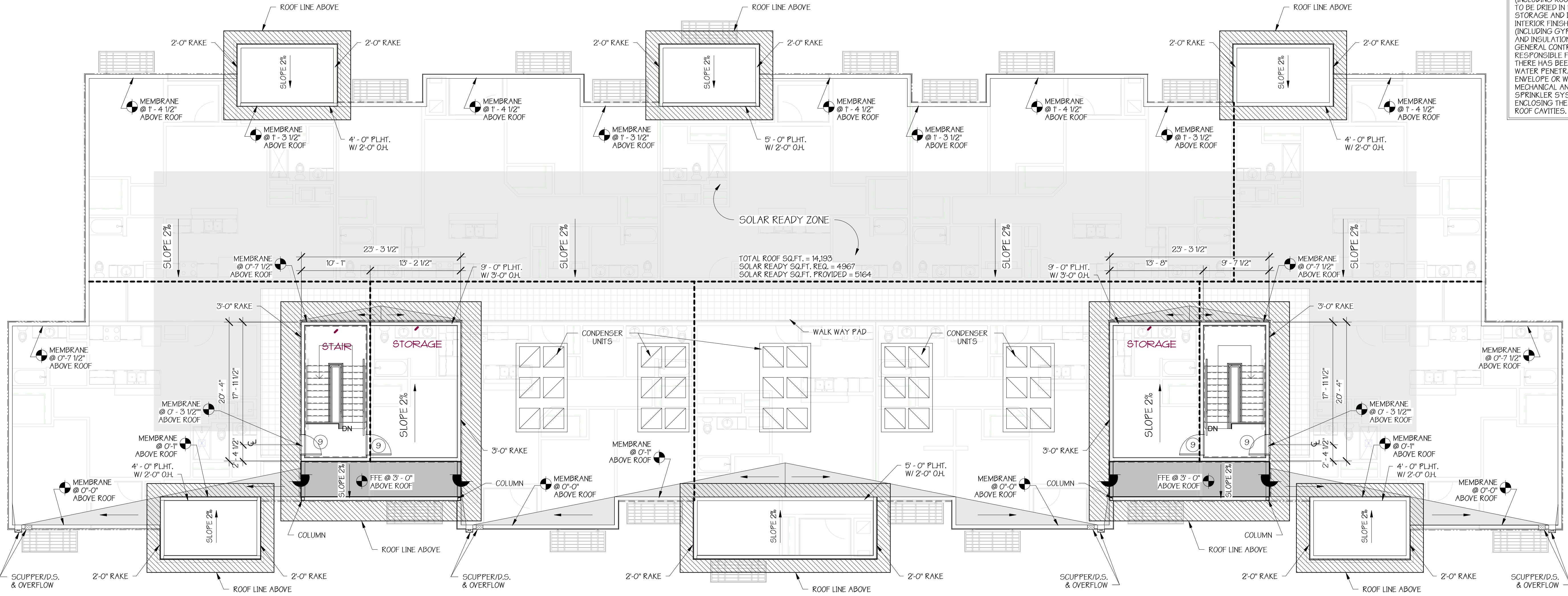
SHEET  
**A4.1C**



ROOF DRAINAGE CALC. BLDG. TYPE I						
BLDG AREA	AREA (SQ. FT.)	REQUIRED DRAINAGE OPENING SIZE	DRAINAGE OPENINGS PROVIDED		DOWNSPOUT DIMENSIONS	SCUPPER DIMENSIONS
			QTY. & SIZE			
A	3239	4 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
B	3896	5 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
C	3831	5 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"



**DRY IN NOTE**  
THE ENTIRE BUILDING ENVELOPE (INCLUDING ROOF, WALLS & FLOORS) TO BE DRIED IN PRIOR TO THE STORAGE AND INSTALLATION OF INTERIOR FINISH MATERIALS, (INCLUDING GYPSUM WALL BOARD AND INSULATION). IN ADDITION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THERE HAS BEEN NO EVIDENCE OF WATER PENETRATING THE BUILDING ENVELOPE OR WATER LEAK(S), FROM MECHANICAL AND/OR FIRE SPRINKLER SYSTEMS PRIOR TO ENCLOSING THE WALL, CEILING, OR ROOF CAVITIES.



1 BLDG. TYPE I LEVEL ROOF  
1/8" = 1'-0"

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

LDG DEVELOPEMENT

1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208,  
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NORWOOD ESTATES

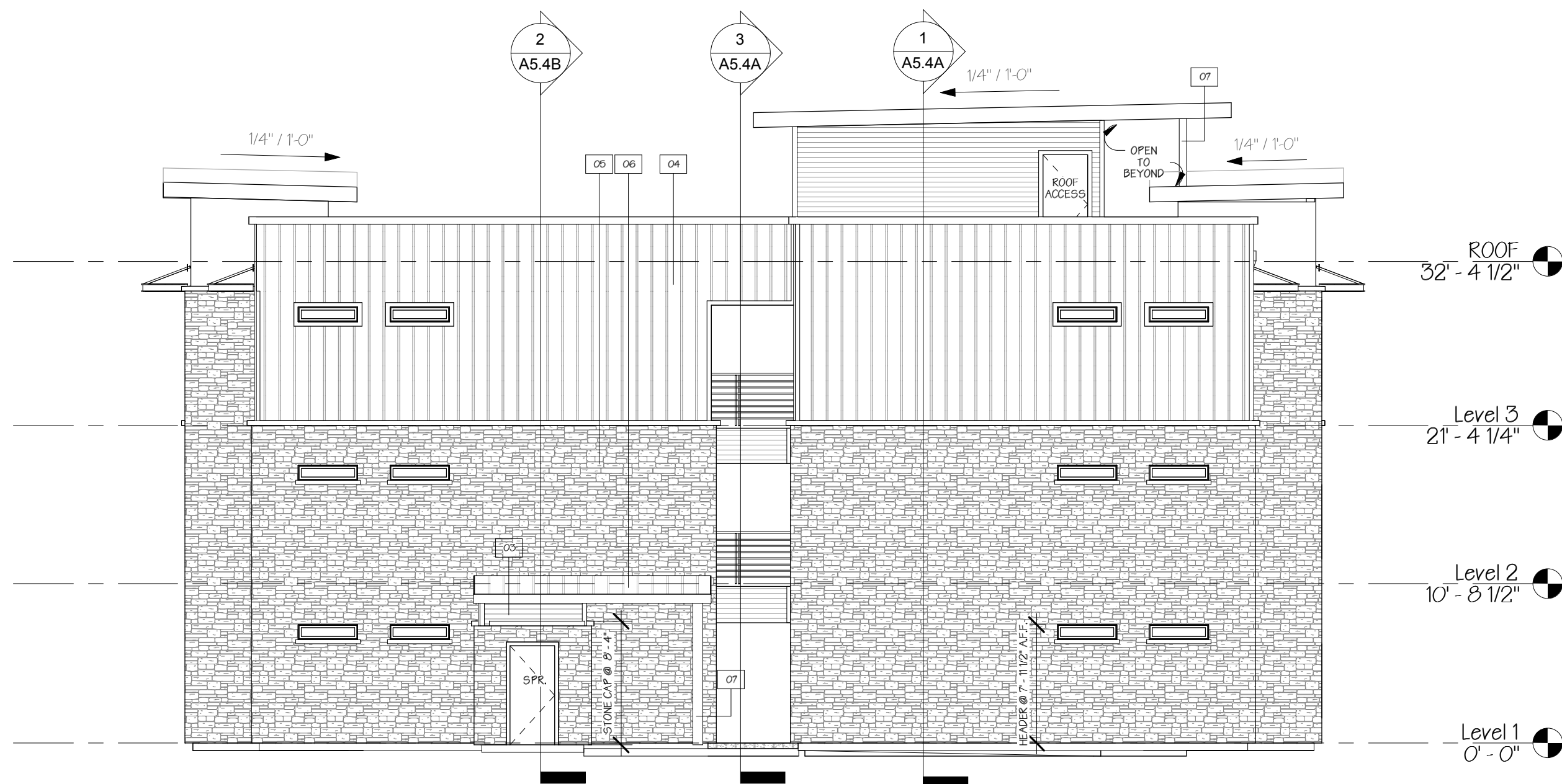
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No.	Revision	Date
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ISSUED FOR BID		
ISSUED FOR CONSTRUCTION		
DWG NAME		
DATE		
01/10/19		
DESCRIPTION		
BLDG. TYPE I - ROOF PLAN		
SHEET		
A4.1D		





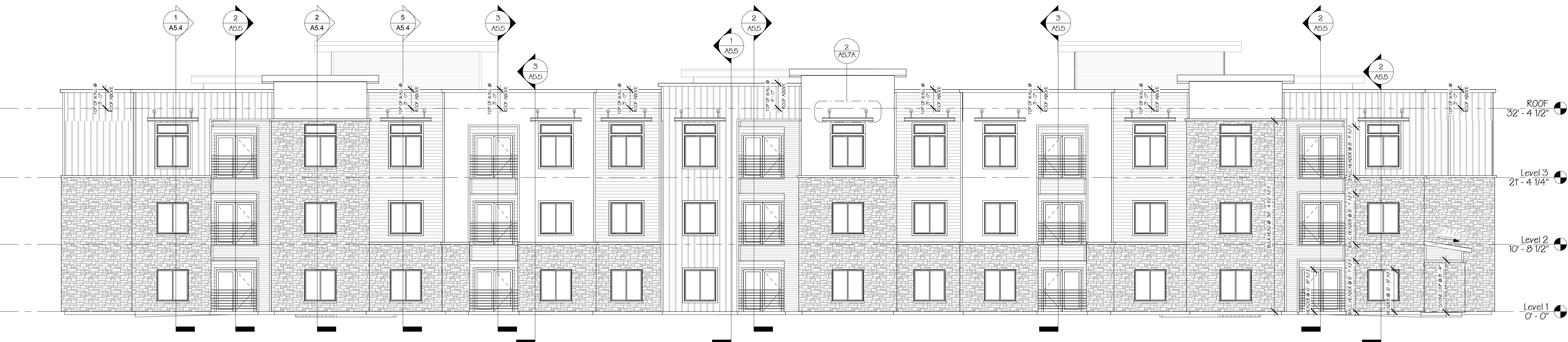
1 TYPE I - FRONT ELEVATION  
1/8" = 1'-0"



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



3 TYPE I - RIGHT ELEVATION  
1/8" = 1'-0"

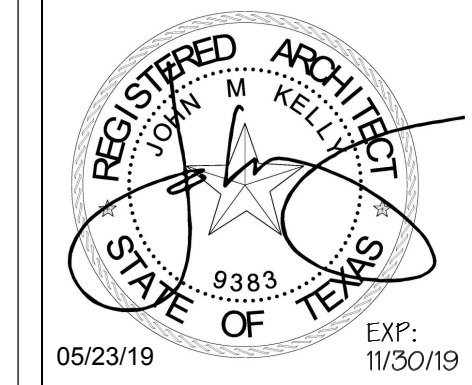


4 TYPE I - REAR ELEVATION  
1/8" = 1'-0"

MATERIAL PATTERN LEGEND	
01	STUCCO (COLOR 1)
02	LAP SIDING 1 (8" EXP.)
03	LAP SIDING 2 (6" EXP.)
04	B&B SIDING
05	STONE
06	STANDING SEAM ROOF
07	COLUMN

ADDRESS NUMBERS AT LEAST 8" HIGH MUST BE VISIBLE FROM THE STREET

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CHECKED BY:	JMK
PROJECT #:	18-2325



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DATE		
01/10/19		
DESCRIPTION		
BLDG. TYPE I - EXTERIOR ELEVATIONS		
SHEET		
A4.1E		





1 BLDG. TYPE I FRONT PERSPECTIVE



2 BLDG. TYPE I REAR PERSPECTIVE

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DPF,  
MAR

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PROJECT #:  
18-2325



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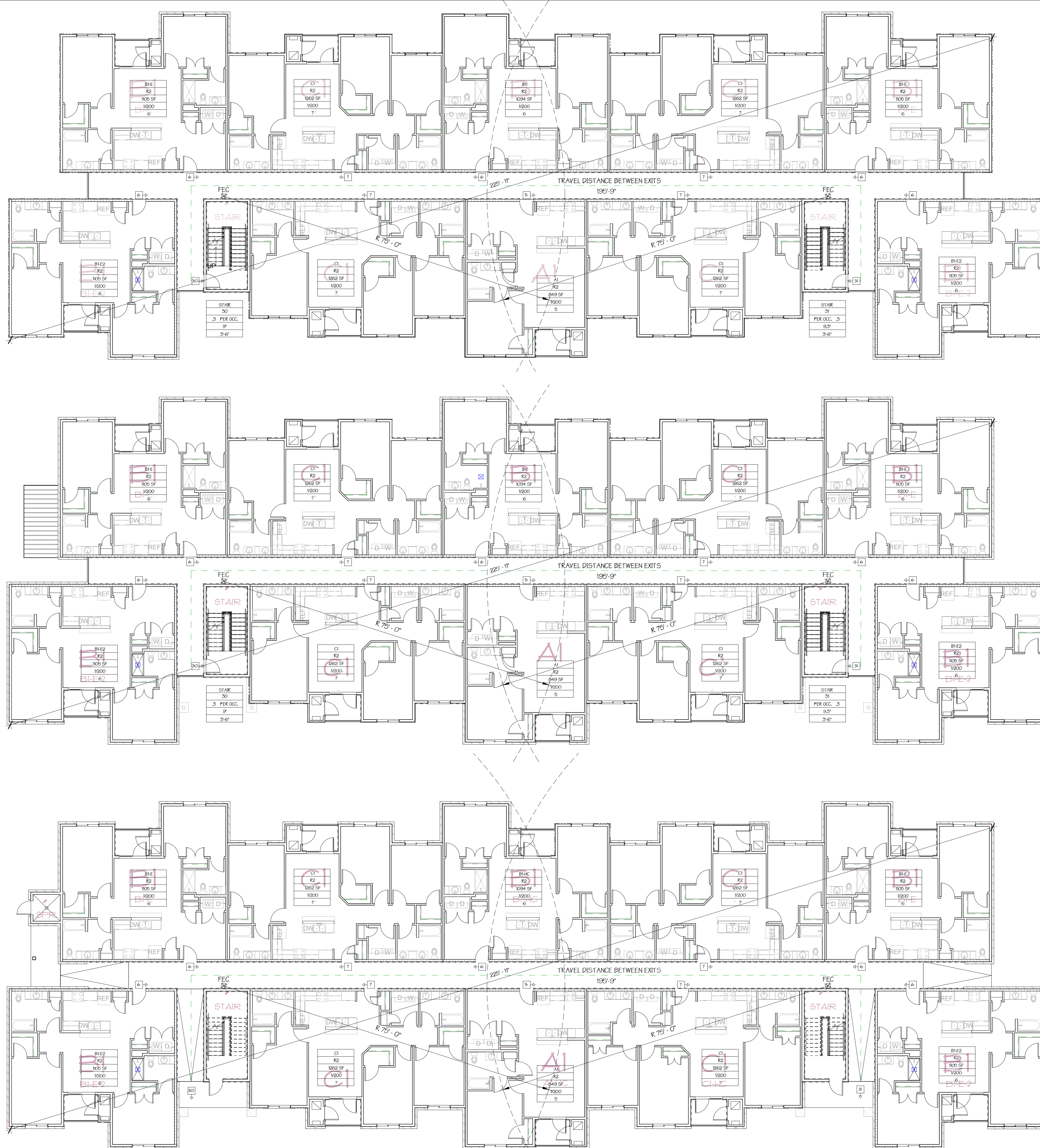
DATE  
01/10/19

DESCRIPTION  
BLDG. TYPE I -  
PERSPECTIVES

SHEET  
A4.1F

18-2325 10 18-08 A4T





PROVIDE PORTABLE FIRE EXTINGUISHERS W/IN 75' FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

X	UNIT NAME
X	SQ. FT.
X	USE GROUP
X	OCC. PER SQ. FT.
X	OCCUPANT LOAD
X	STAIR NAME
X	OCCUPANT LOAD
X	MULTIPLIER
X	REG. WIDTH
X	ACTUAL WIDTH
X	OCCUPANCY & EGRESS DIRECTION
X	FIRE EXTINGUISHER

EXIT SEPARATION REQUIREMENTS	
AREA SERVED	225' - 11"
1/2 DIAGONAL	112' - 11 1/2"
EXIT SEPARATION PROVIDED	195' - 9"

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

REGISTERED ARCHITECT  
STATE OF TEXAS  
05/23/19  
EXP: 11/30/19

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DWG NAME

DATE  
01/10/19

DESCRIPTION  
BLDG. TYPE I - LIFE SAFETY PLAN

SHEET  
A4.1G

05/23/2019 10:58:39 AM





FORMING PLAN LEGEND

- FINISHED FLOOR LEVEL
- FLAT SURFACE B.F.F.
- SLOPED SURFACE
- LEAVE OUT FOR TUB
- 5-1/2" STONE LEDGE  
RE: 25/A5.1

1 BLDG. TYPE II FORMING PLAN  
1/8" = 1'-0"

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

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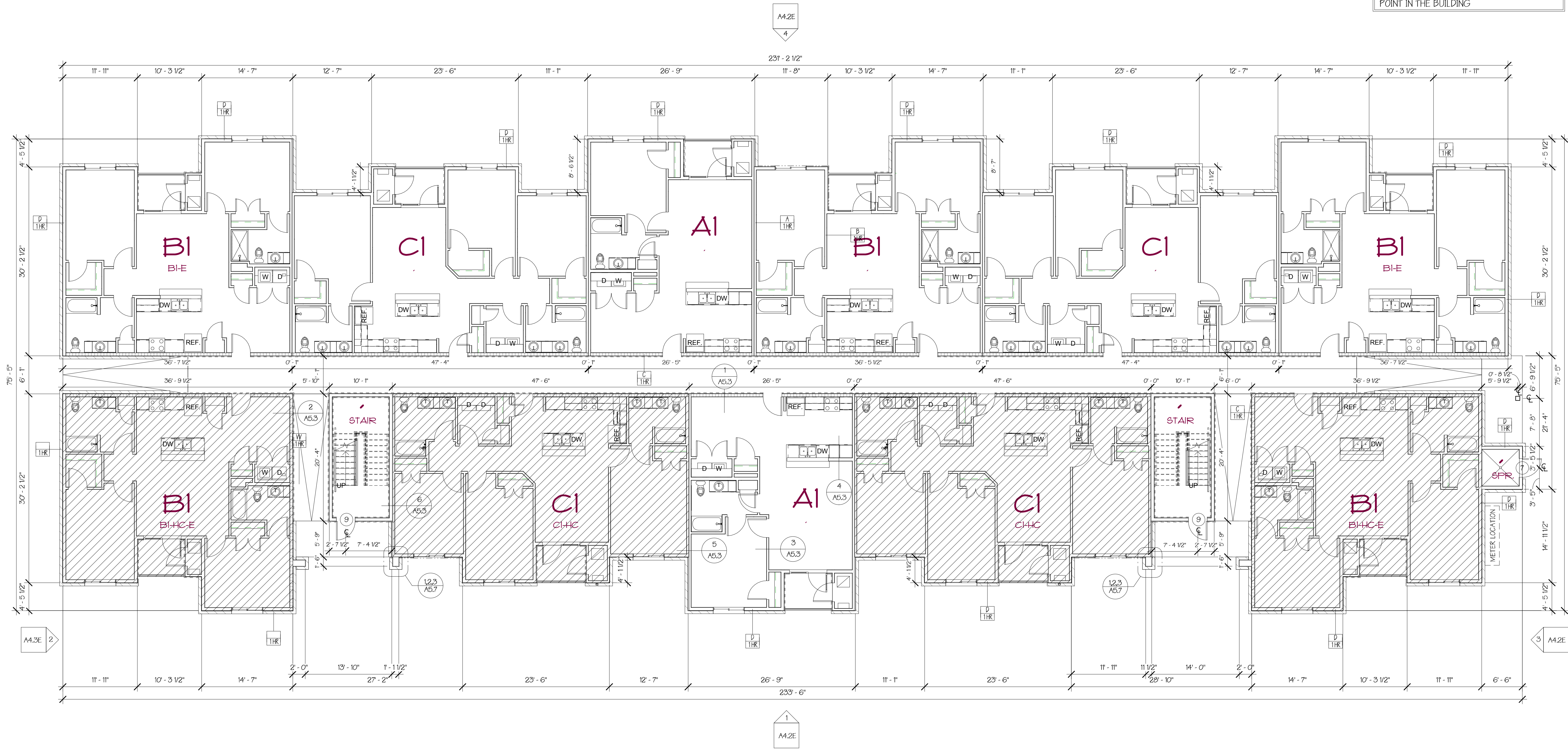
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DATE  
01/10/19

DESCRIPTION  
BLDG. TYPE II - FORMING  
PLAN

SHEET  
A4.2





WALL TYPE LEGEND

- [A] 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- [B] TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- [C] 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- [D] 1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- [E] 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE:X/XX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

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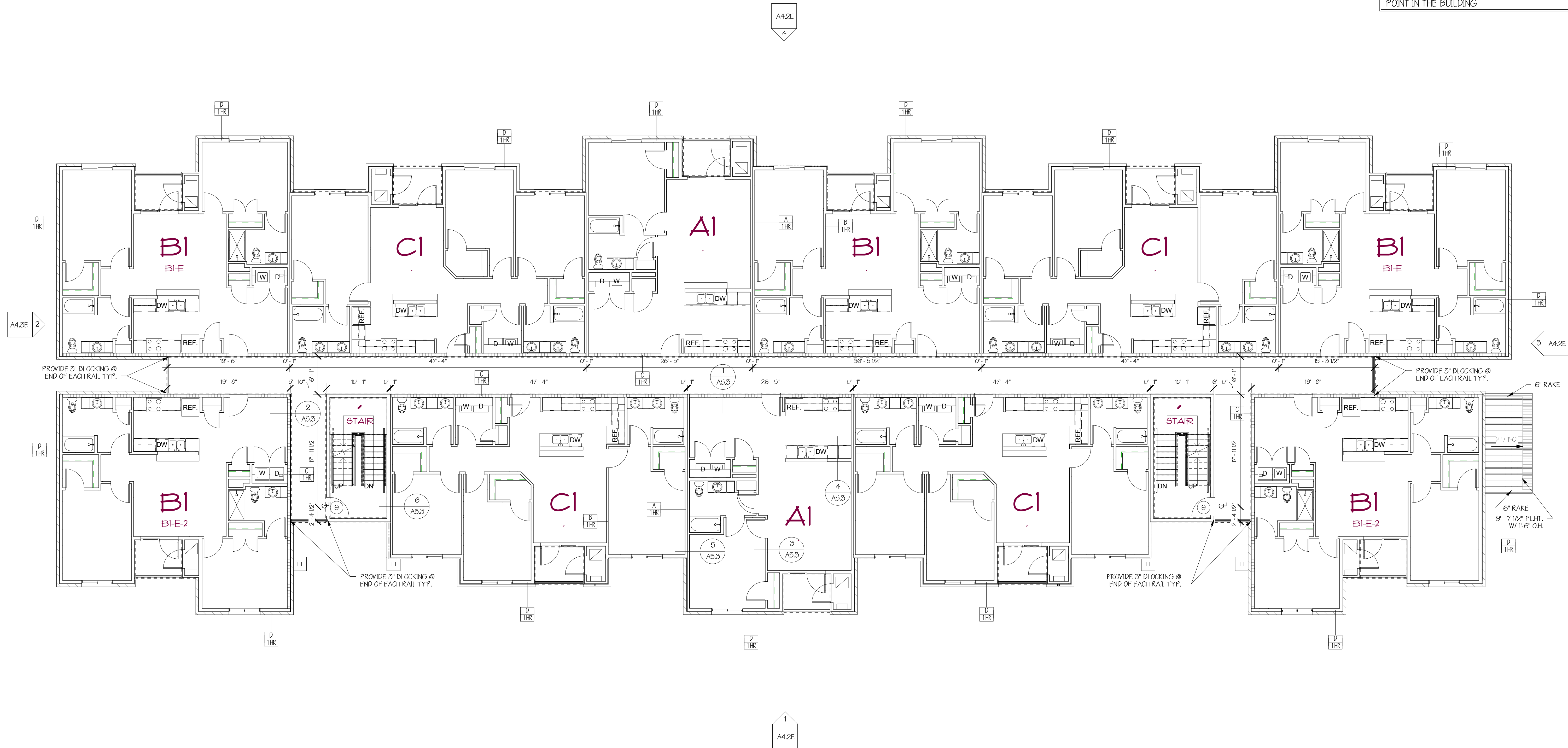
DWG NAME

DATE 01/10/19

DESCRIPTION  
BLDG. TYPE II - LEVEL 1  
FLOOR PLAN

SHEET  
**A4.2A**





WALL TYPE LEGEND

- A 1HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- B TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- C 1HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- D 1HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- E 1HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES REX/XX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

05/23/19 11/30/19

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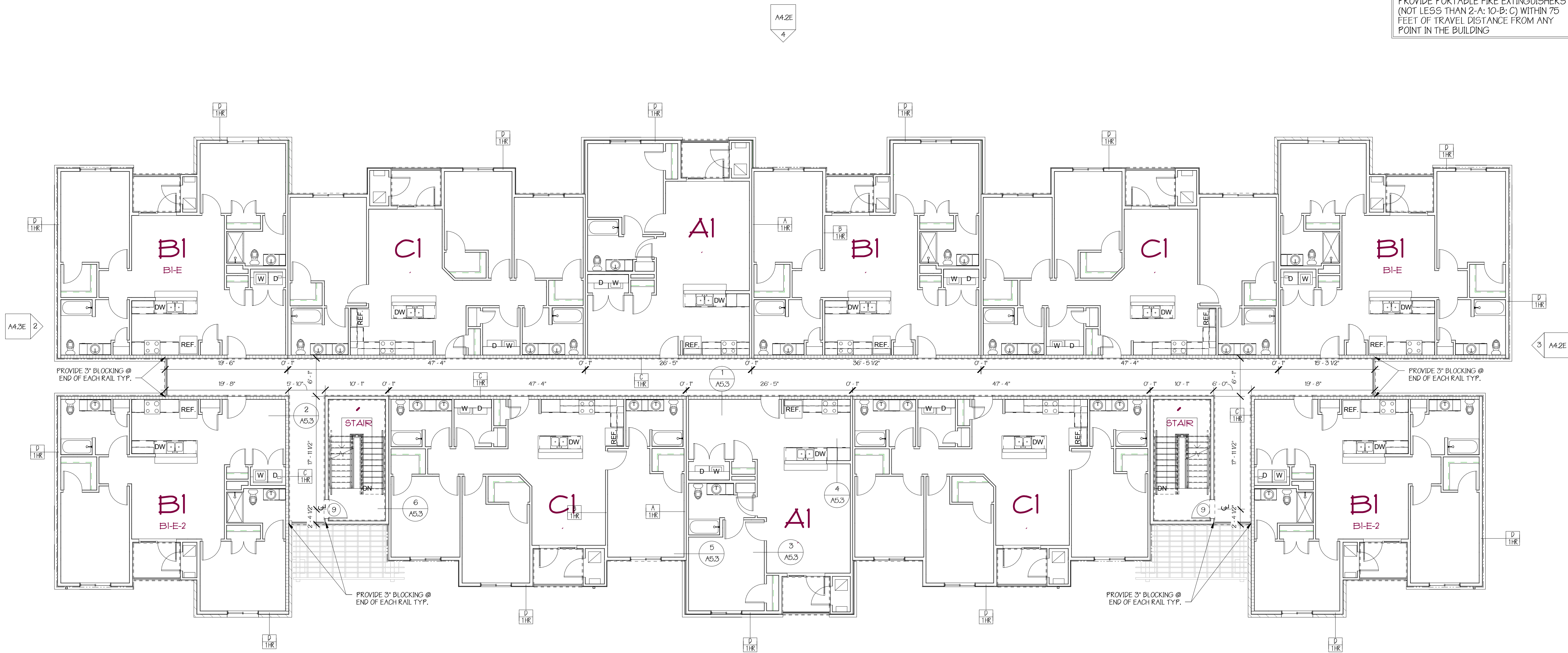
DWG NAME

DATE 01/10/19

DESCRIPTION BLDG. TYPE II - LEVEL 2 FLOOR PLAN

SHEET A4.2B





WALL TYPE LEGEND

- A 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- B TYP. INTERIOR PARTITION WALL- GYP. ON WOOD STUD RE: 8/A5.1
- C 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- D 1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- E 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE:XX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

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DATE 01/10/19

DESCRIPTION BLDG. TYPE II - LEVEL 3 FLOOR PLAN

SHEET A4.2C

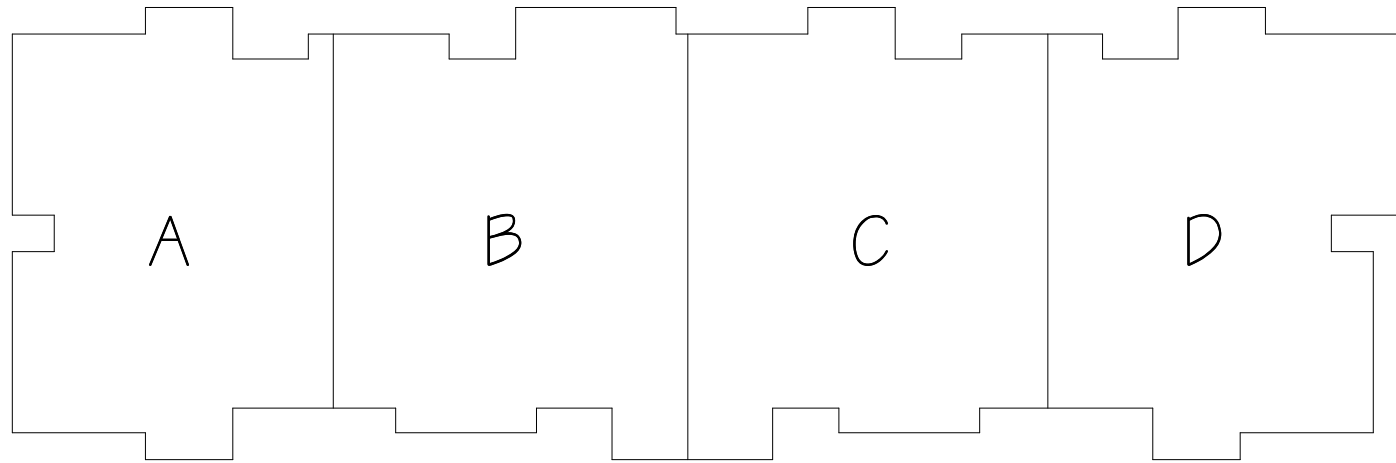
1 BLDG. TYPE II LEVEL 3  
1/8" = 1'-0"

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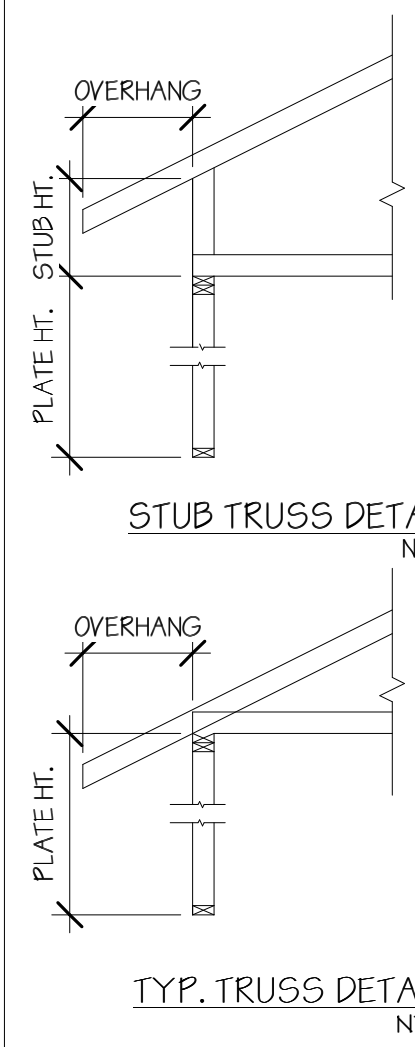


ROOF DRAINAGE CALC. BLDG. TYPE II

BLDG AREA	AREA (SQ. FT.)	REQUIRED DRAINAGE OPENING SIZE	DRAINAGE OPENINGS PROVIDED		DOWNSPOUT DIMENSIONS	SCUPPER DIMENSIONS
			QTY. & SIZE			
A	3526	5 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
B	3957	5 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
C	3981	5 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
D	3701	5 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"



TRUSS DETAILS



SOFFIT LEGEND

DRAFTSTOP	---
SOFFIT	[Pattern]
ROOF CRICKET	[Pattern]
SOLAR READY ZONE	[Pattern]
WALKWAY PAD	[Pattern]

DRY IN NOTE

THE ENTIRE BUILDING ENVELOPE (INCLUDING ROOF, WALLS & FLOORS) TO BE DRIED IN PRIOR TO THE STORAGE AND INSTALLATION OF INTERIOR FINISH MATERIALS, (INCLUDING GYPSUM WALL BOARD AND INSULATION). IN ADDITION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THERE HAS BEEN NO EVIDENCE OF WATER PENETRATING THE BUILDING ENVELOPE OR WATER LEAK(S), FROM MECHANICAL AND/OR FIRE SPRINKLER SYSTEMS PRIOR TO ENCLOSING THE WALL, CEILING, OR ROOF CAVITIES.

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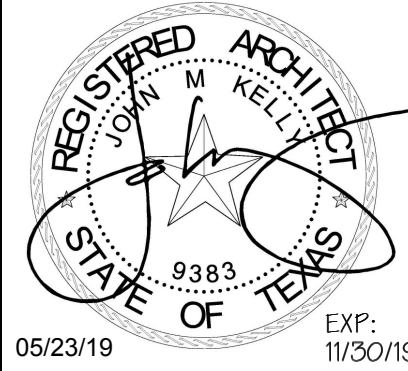
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JMK

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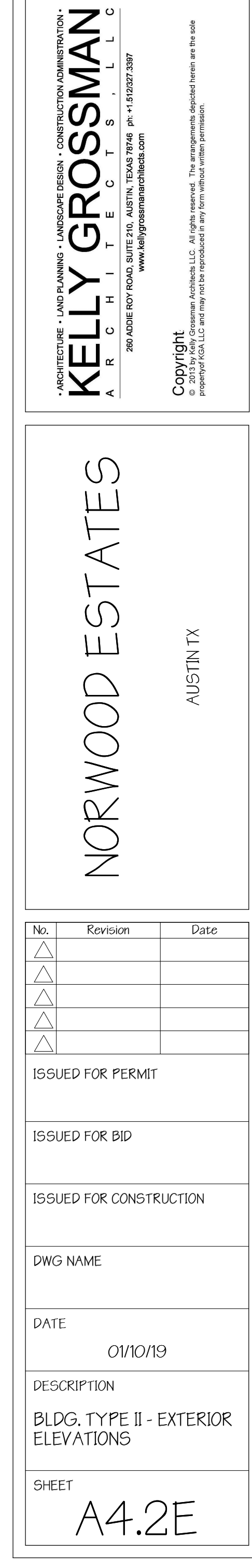
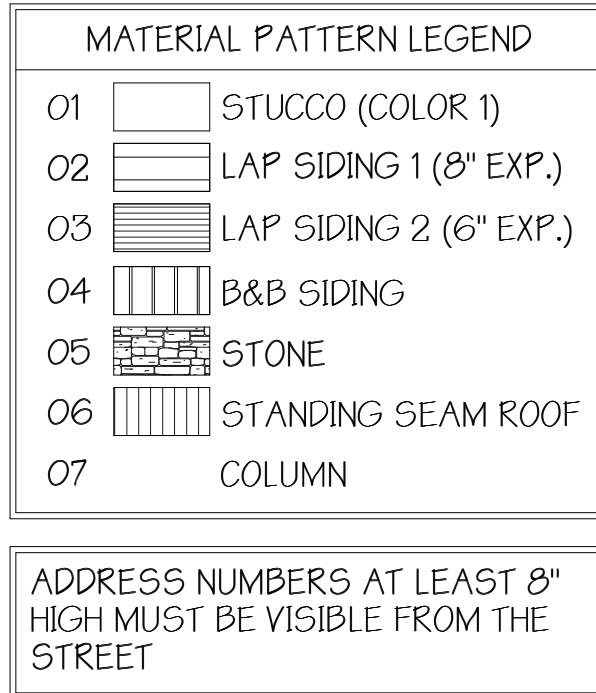
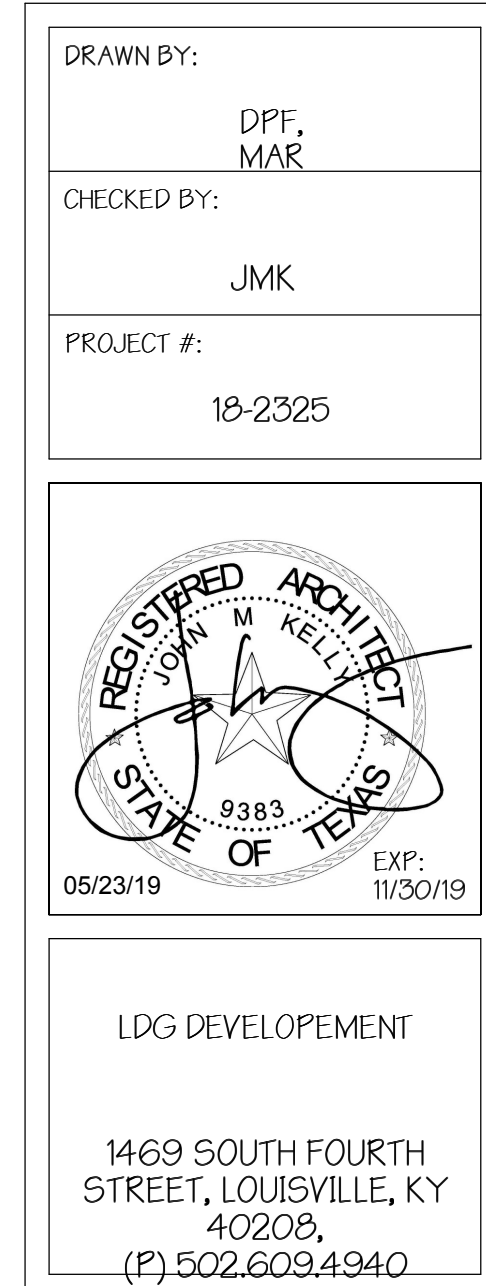
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DWG NAME		
DATE		
01/10/19		
DESCRIPTION		
BLDG. TYPE II - ROOF PLAN		
SHEET		
A4.2D		









1 BLDG. TYPE II FRONT PERSPECTIVE



2 BLDG. TYPE II REAR PERSPECTIVE

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

LDG DEVELOPEMENT  
  
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DWG NAME

DATE  
01/10/19

DESCRIPTION  
BLDG. TYPE II -  
PERSPECTIVES

SHEET  
A4.2F

18-2325 03/2017 A4



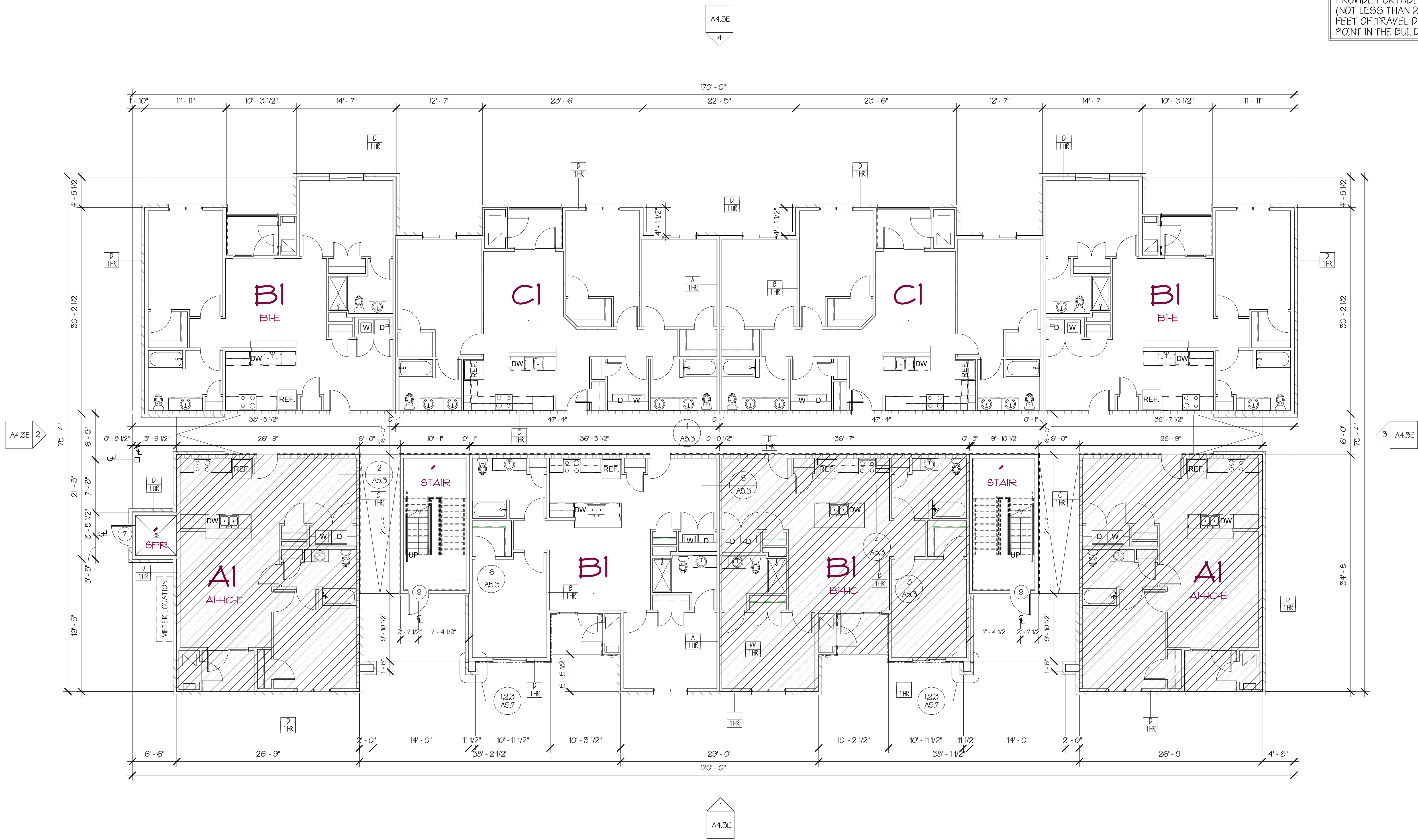






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ISSUED FOR CONSTRUCTION		
DWG NAME		
DATE 01/10/19		
DESCRIPTION BLDG. TYPE III - FORMING PLAN		
SHEET A4.3		





WALL TYPE LEGEND

- A 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- B TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- C 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- D 1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- E 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE:X/XX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

LDG DEVELOPEMENT

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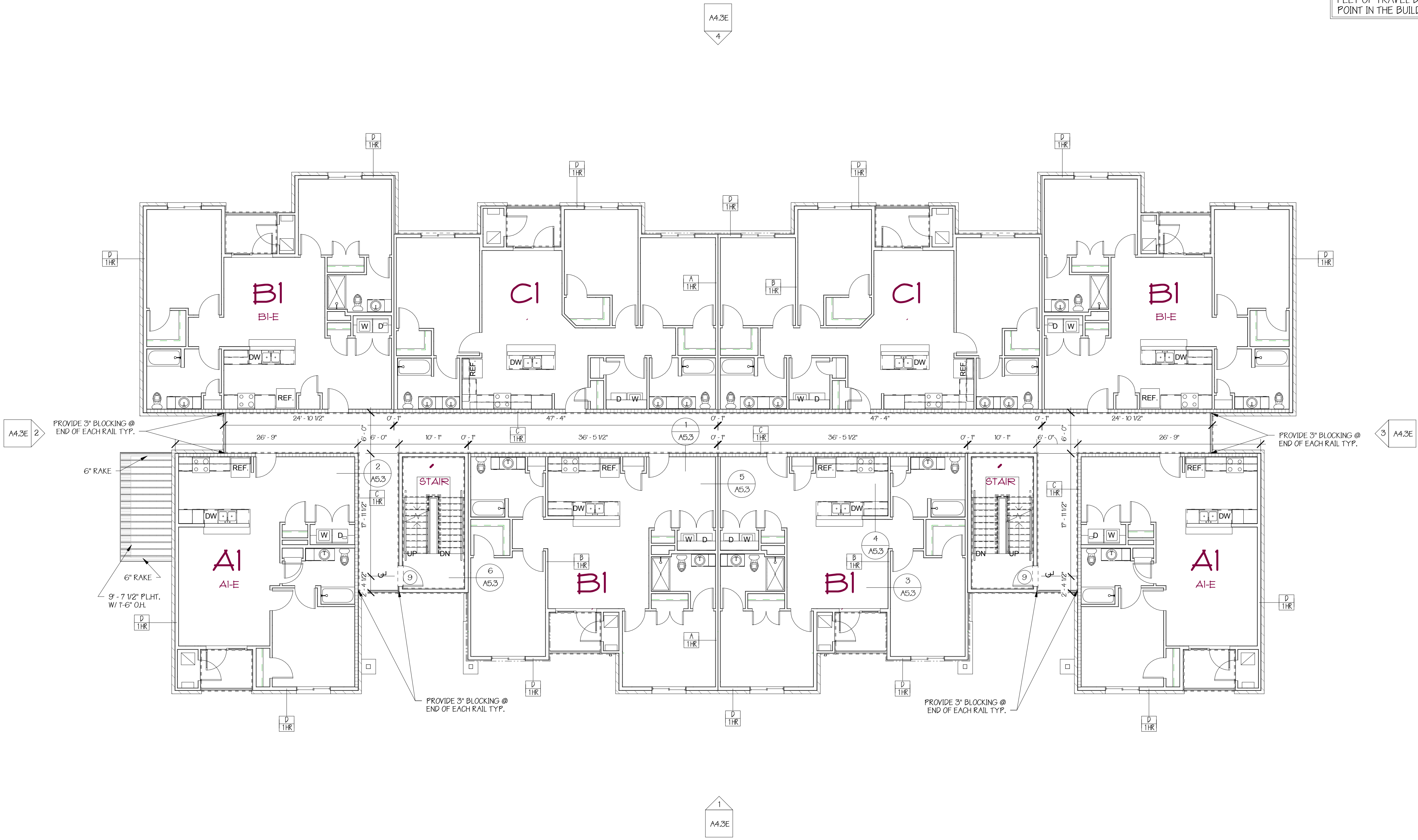
DATE 01/10/19

DESCRIPTION  
BLDG. TYPE III - LEVEL 1  
FLOOR PLAN

SHEET  
**A4.3A**

1 BLDG. TYPE III - LEVEL 1  
1/8" = 1'-0"





WALL TYPE LEGEND

- A 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- B TYP. INTERIOR PARTITION WALL- GYP. ON WOOD STUD RE: 8/A5.1
- C 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- D 1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- E 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE:X/XX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

LDG DEVELOPEMENT

1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208, (P) 502.609.4940

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AUSTIN TX

No.	Revision	Date
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DWG NAME

DATE 01/10/19

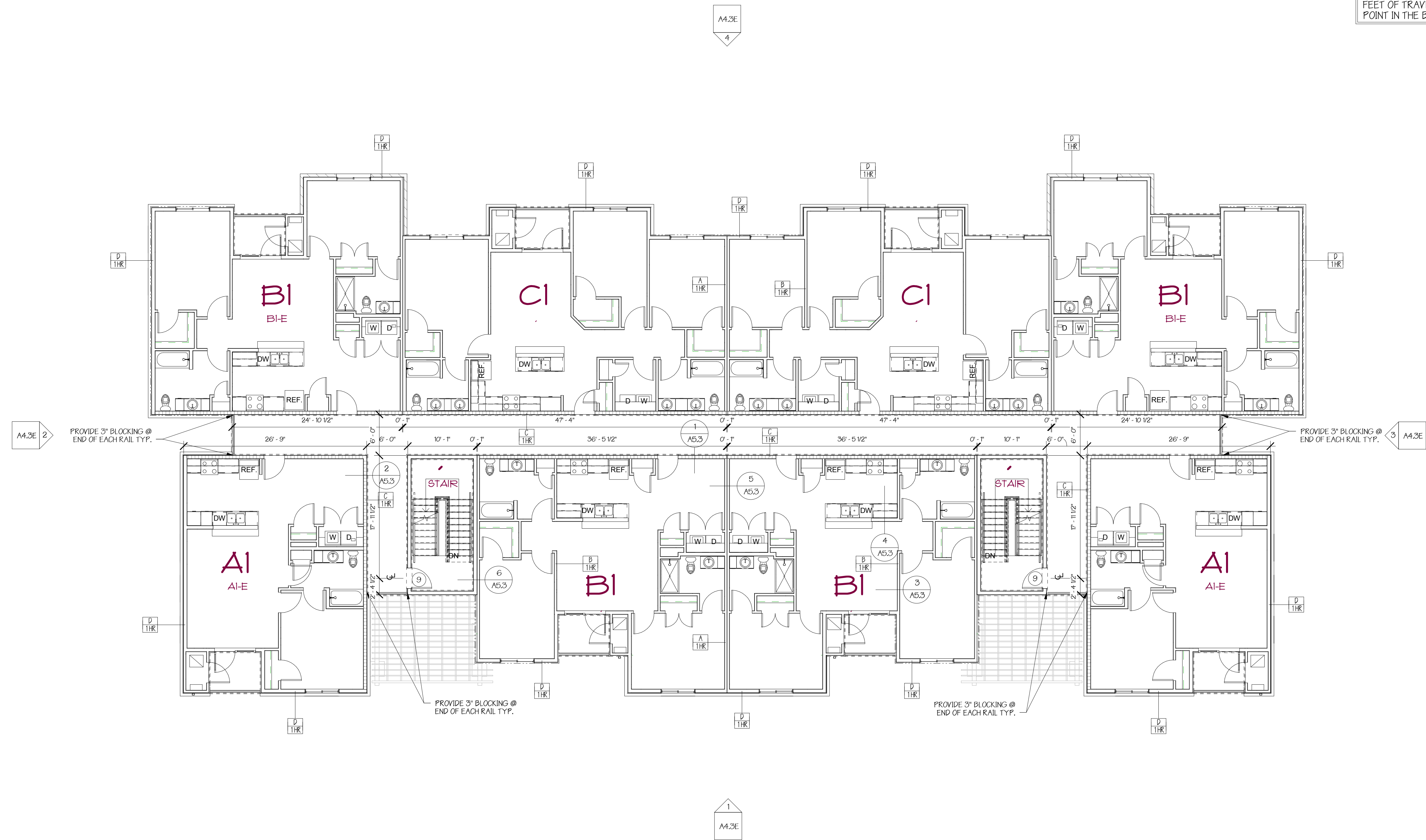
DESCRIPTION  
BLDG. TYPE III - LEVEL 2 FLOOR PLAN

SHEET  
**A4.3B**

1 BLDG. TYPE III LEVEL 2  
1/8" = 1'-0"

5/23/2019 10:25:41 AM





WALL TYPE LEGEND	
[A]	1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
[B]	TYP. INTERIOR PARTITION WALL- GYP. ON WOOD STUD RE: 8/A5.1
[C]	1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
[D]	1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
[E]	1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES REX/XX

WALL MATERIAL LEGEND	
[Symbol]	STONE
[Symbol]	SIDING
[Symbol]	STUCCO
[Symbol]	BOARD & BATTEN
[Symbol]	CORRIDOR/STAGGERED STUD
[Symbol]	DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

LDG DEVELOPEMENT

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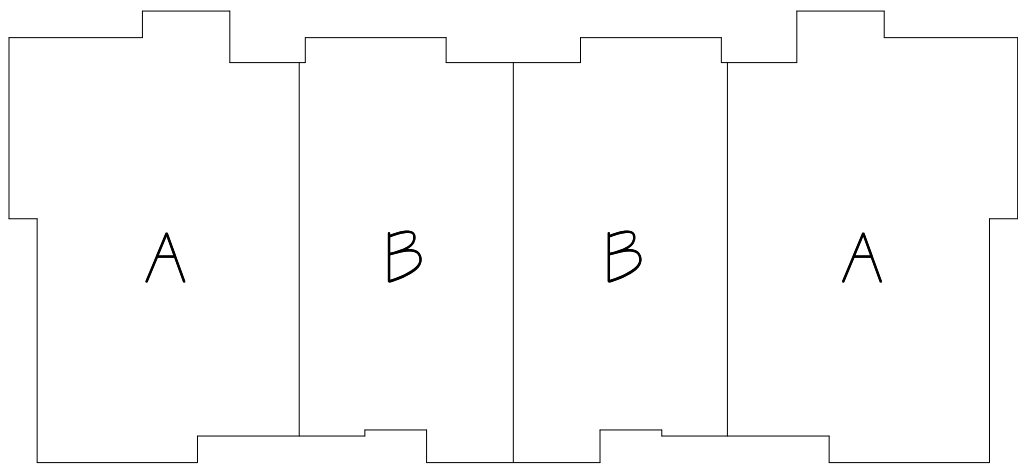
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ISSUED FOR BID		
ISSUED FOR CONSTRUCTION		
DWG NAME		
DATE		
01/10/19		
DESCRIPTION		
BLDG. TYPE III - LEVEL 3 FLOOR PLAN		
SHEET		
A4.3C		



ROOF DRAINAGE CALC. BLDG. TYPE III						
BLDG AREA	AREA (SQ. FT.)	REQUIRED DRAINAGE OPENING SIZE	DRAINAGE OPENINGS PROVIDED		DOWNSPOUT DIMENSIONS	SCUPPER DIMENSIONS
			QTY. & SIZE			
A	3180	4 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
B	2377	4 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"



TRUSS DETAILS

OVERHANG  
PLATE HT.  
STUB HT.

STUB TRUSS DETAIL  
NTS

OVERHANG  
PLATE HT.  
STUB HT.

TYP. TRUSS DETAIL  
NTS

SOFFIT LEGEND

DRAFTSTOP

SOFFIT

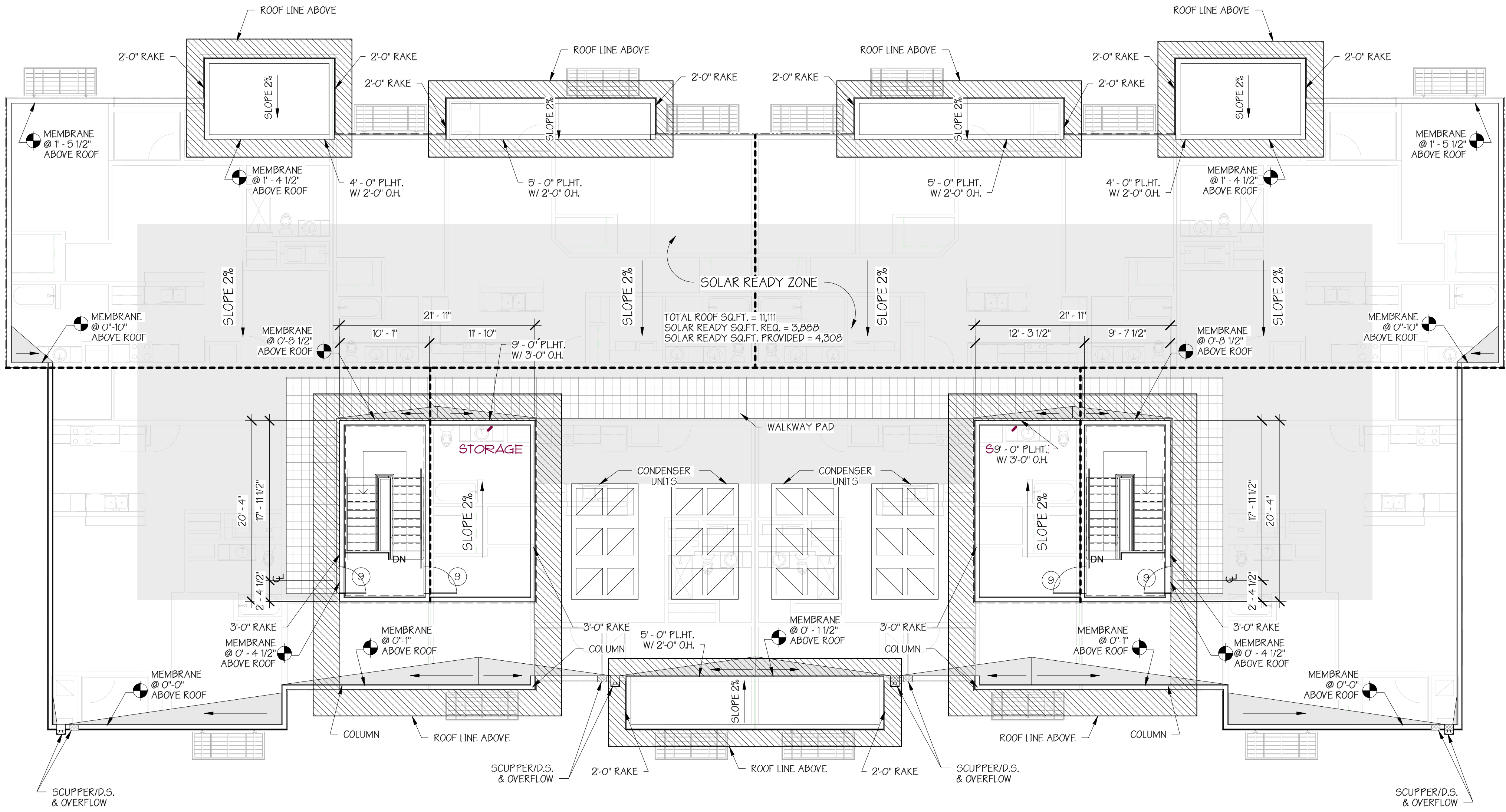
ROOF CRICKET

SOLAR READY ZONE

WALKWAY PAD

DRY IN NOTE

THE ENTIRE BUILDING ENVELOPE (INCLUDING ROOF, WALLS & FLOORS) TO BE DRIED IN PRIOR TO THE STORAGE AND INSTALLATION OF INTERIOR FINISH MATERIALS. (INCLUDING GYPSUM WALL BOARD AND INSULATION). IN ADDITION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THERE HAS BEEN NO EVIDENCE OF WATER PENETRATING THE BUILDING ENVELOPE OR WATER LEAK(S), FROM MECHANICAL AND/OR FIRE SPRINKLER SYSTEMS PRIOR TO ENCLOSING THE WALL, CEILING, OR ROOF CAVITIES.



1 BLDG. TYPE III LEVEL ROOF  
1/8" = 1'-0"

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

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**KELLY GROSSMAN**

REGISTERED ARCHITECT

STATE OF TEXAS

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DESCRIPTION BLDG. TYPE III - ROOF PLAN

SHEET A4.3D

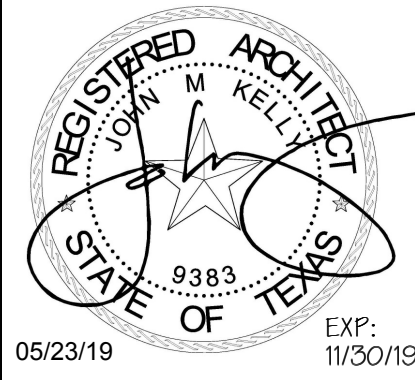




MATERIAL PATTERN LEGEND	
01	STUCCO (COLOR 1)
02	LAP SIDING 1 (8" EXP.)
03	LAP SIDING 2 (6" EXP.)
04	B&B SIDING
05	STONE
06	STANDING SEAM ROOF
07	COLUMN

ADDRESS NUMBERS AT LEAST 8" HIGH MUST BE VISIBLE FROM THE STREET

DRAWN BY:	DPF, MAR
CHECKED BY:	JMK
PROJECT #:	18-2325

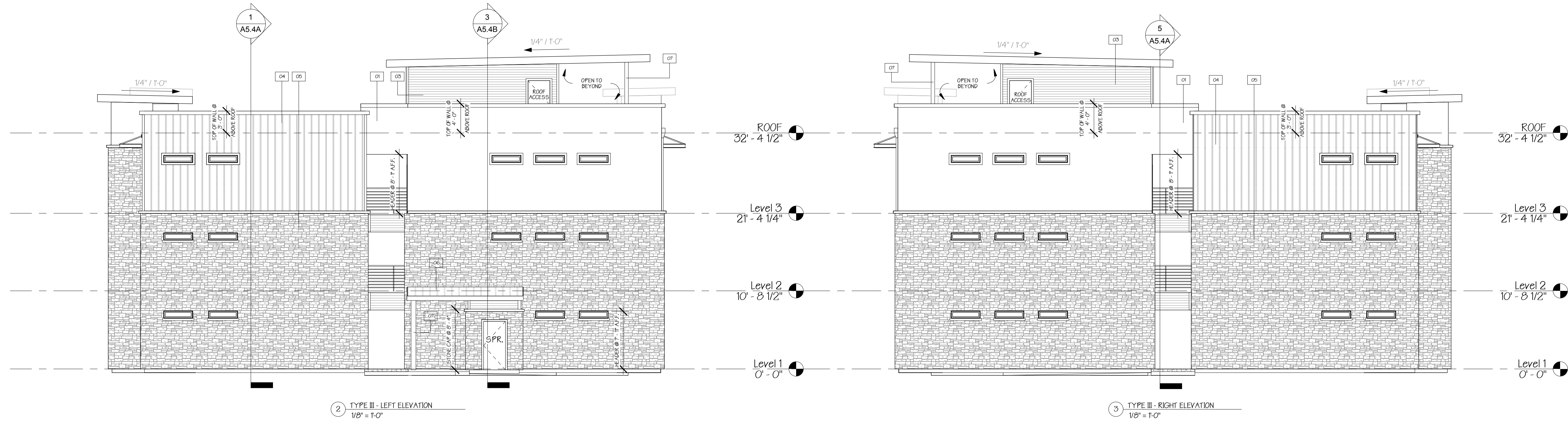


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DATE		
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DESCRIPTION		
BLDG. TYPE III - EXTERIOR ELEVATIONS		
SHEET		
A4.3E		







1 BLDG. TYPE III FRONT PERSPECTIVE



2 BLDG. TYPE III REAR PERSPECTIVE

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DWG NAME		
DATE		
01/10/19		
DESCRIPTION		
BLDG. TYPE III - PERSPECTIVES		
SHEET		
A4.3F		

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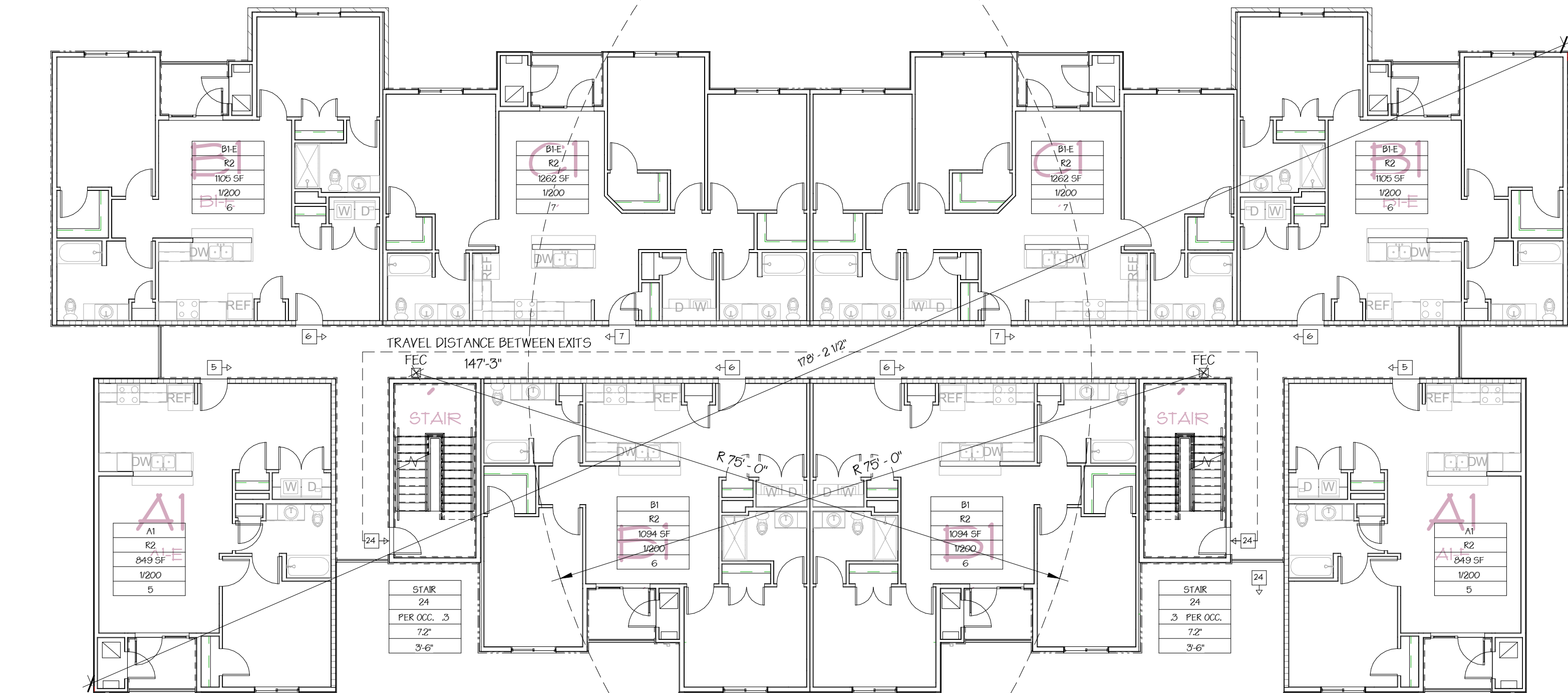
PROJECT #:  
18-2325

05/23/19  
EXP: 11/30/19

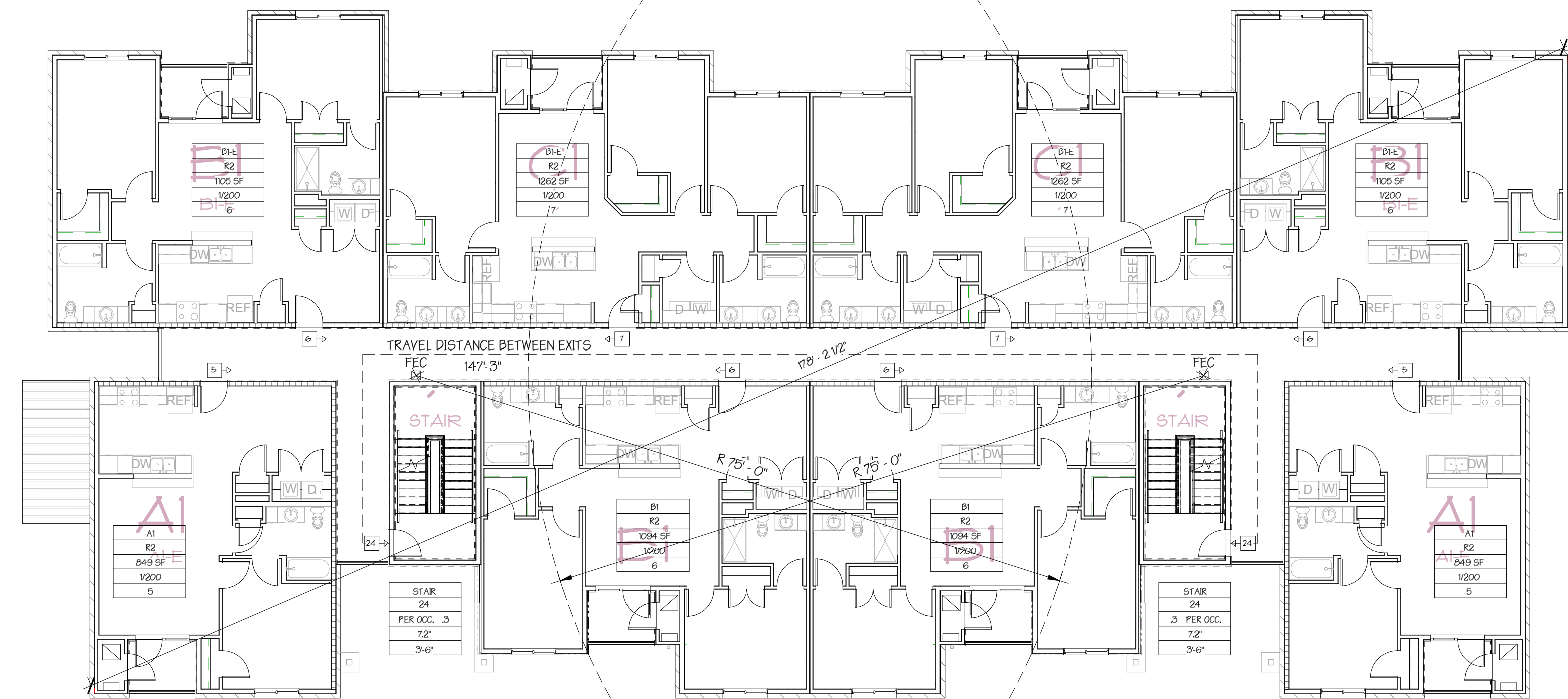
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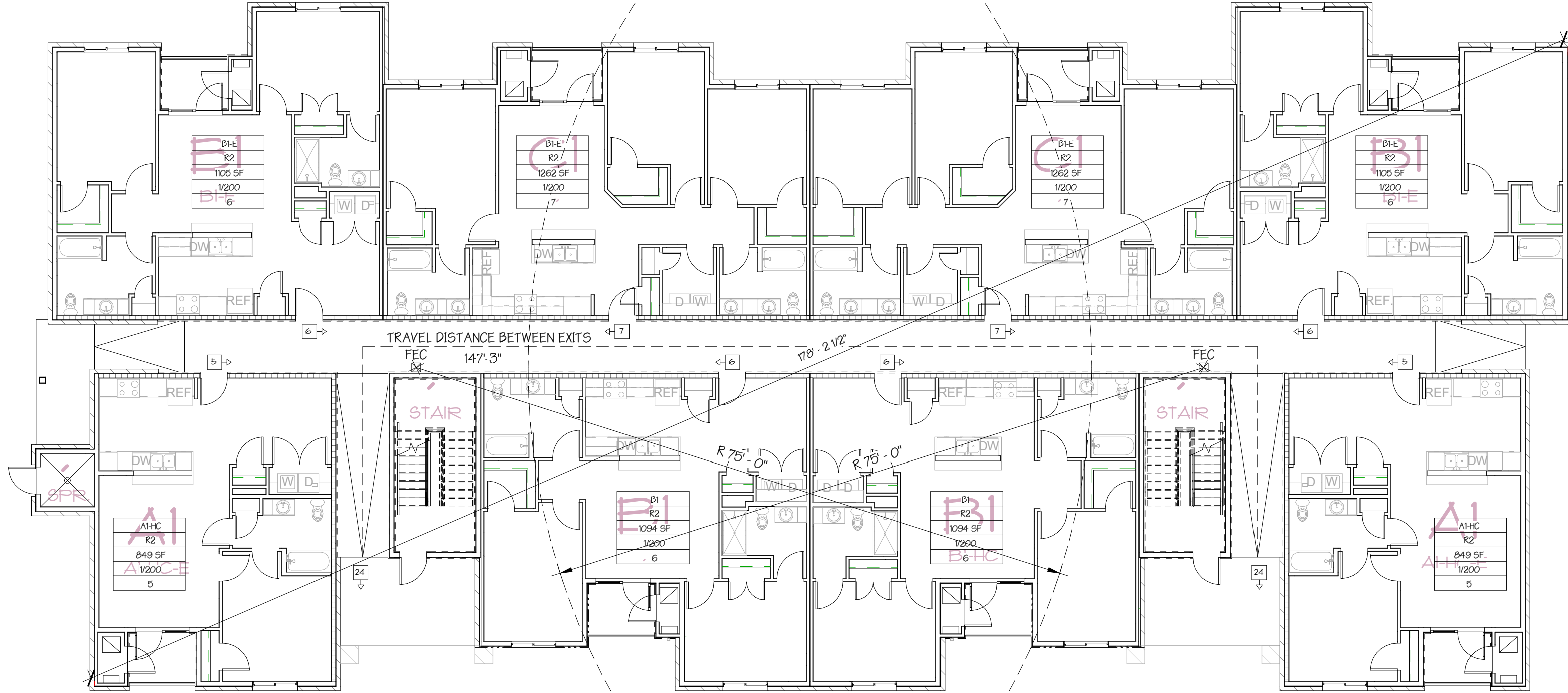




3 BLDG. TYPE III LEVEL 3 LIFE SAFETY  
3/32" = 1'-0"



2 BLDG. TYPE III LEVEL 2 LIFE SAFETY  
3/32" = 1'-0"



1 BLDG. TYPE III LEVEL 1 LIFE SAFETY  
3/32" = 1'-0"

PROVIDE PORTABLE FIRE EXTINGUISHERS W/IN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

X	UNIT NAME
X	SQ. FT.
X	USE GROUP
X	OCC. PER SQ. FT.
X	OCCUPANT LOAD
X	STAIR NAME
X	OCCUPANT LOAD
X	MULTIPLIER
X	REQ. WIDTH
X	ACTUAL WIDTH
X	OCCUPANCY & EGRESS DIRECTION
X	FIRE EXTINGUISHER

EXIT SEPARATION REQUIREMENTS	
AREA SERVED	178' - 2 1/2"
1/2 DIAGONAL	89' - 1 1/4"
EXIT SEPARATION PROVIDED	147' - 3"

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

REGISTERED ARCHITECT  
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05/23/19  
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EXP: 11/30/19

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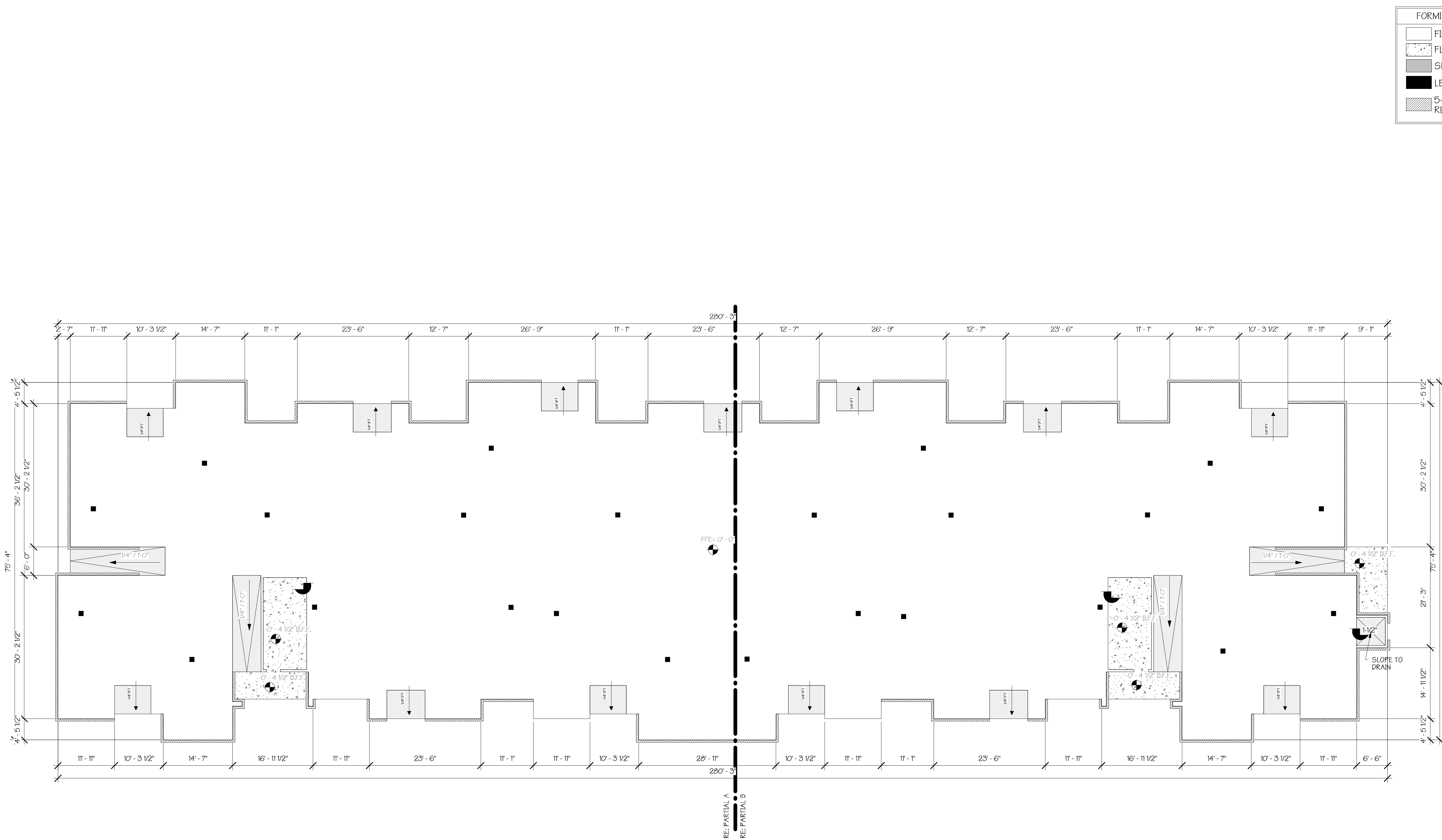
DWG NAME

DATE  
01/10/19

DESCRIPTION  
BLDG. TYPE III - LIFE SAFETY PLAN

SHEET  
A4.3G





1 BLDG. TYPE IV - FORMING PLAN OVERALL  
3/32" = 1'-0"

FORMING PLAN LEGEND

- FINISHED FLOOR LEVEL
- FLAT SURFACE B.F.F.
- SLOPED SURFACE
- LEAVE OUT FOR TUB
- 5-1/2" STONE LEDGE  
RE: 25/A5.1

DRAWN BY:  
DPF,  
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PROJECT #:  
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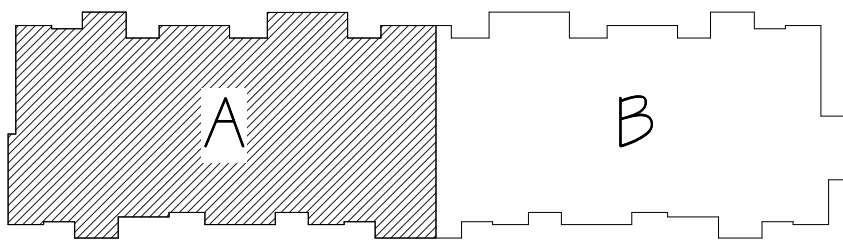
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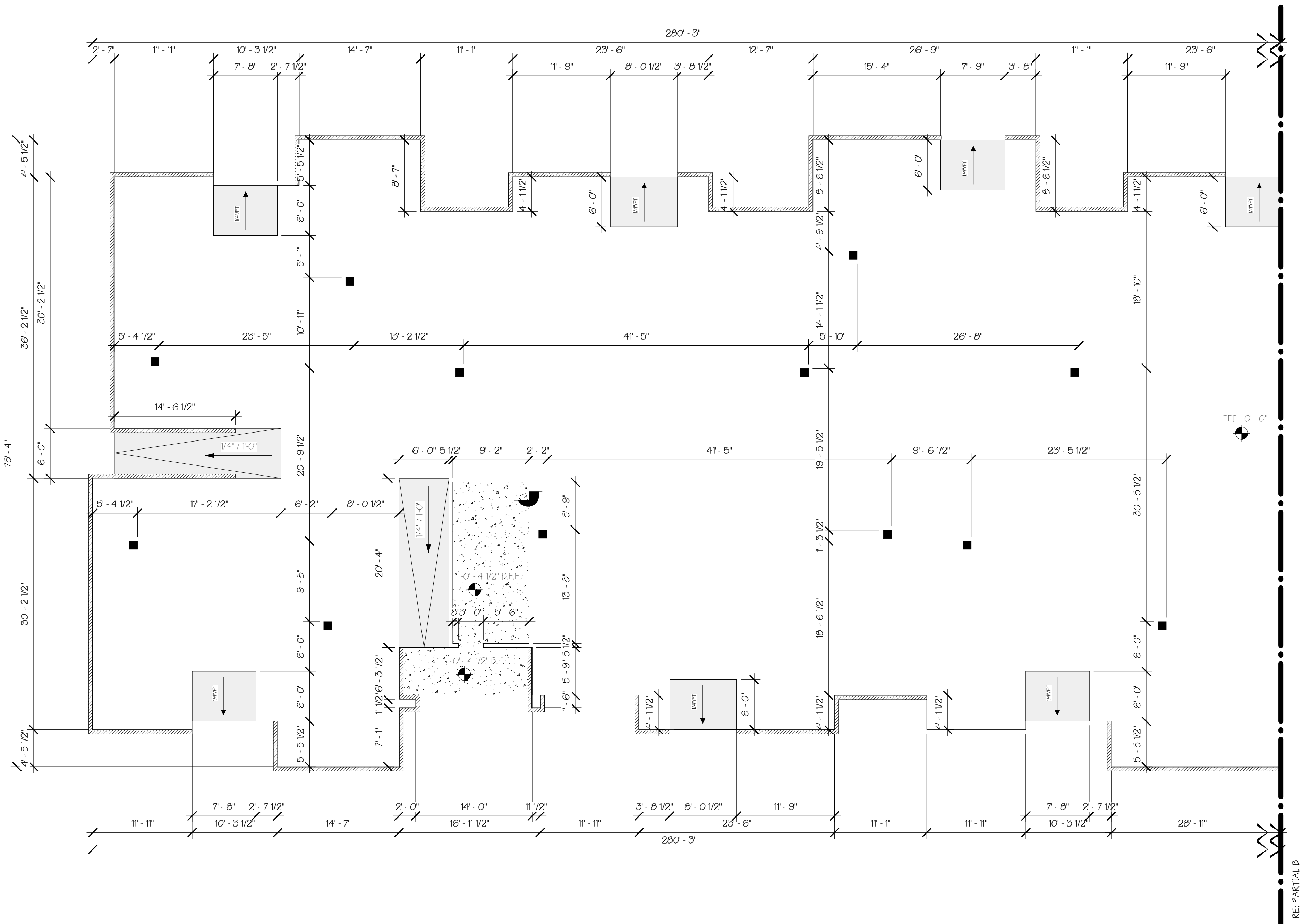
SHEET  
A4.4



BUILDING TYPE IV KEY



FORMING PLAN LEGEND	
	FINISHED FLOOR LEVEL
	FLAT SURFACE B.F.F.
	SLOPED SURFACE
	LEAVE OUT FOR TUB
	5-1/2" STONE LEDGE RE: 25/A5.1



1 BLDG. TYPE IV FORMING PLAN, PARTIAL A  
1/8" = 1'-0"

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
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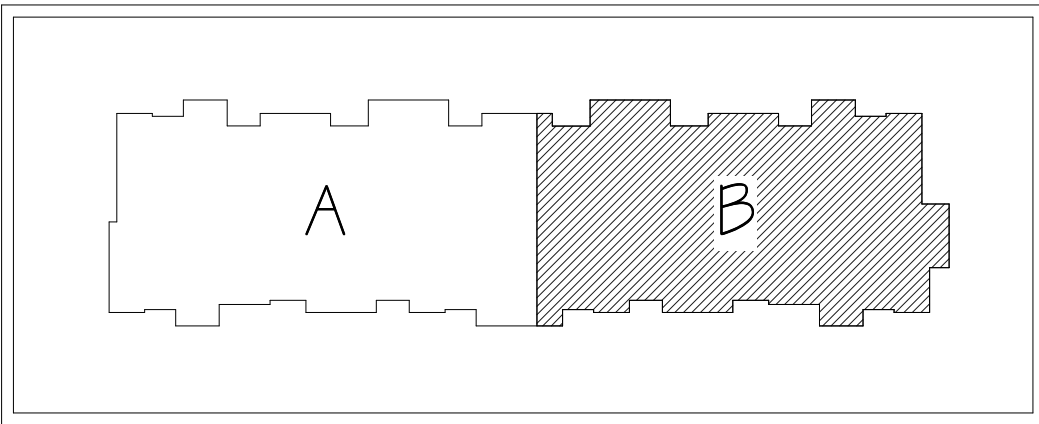
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PLAN, PARTIAL A

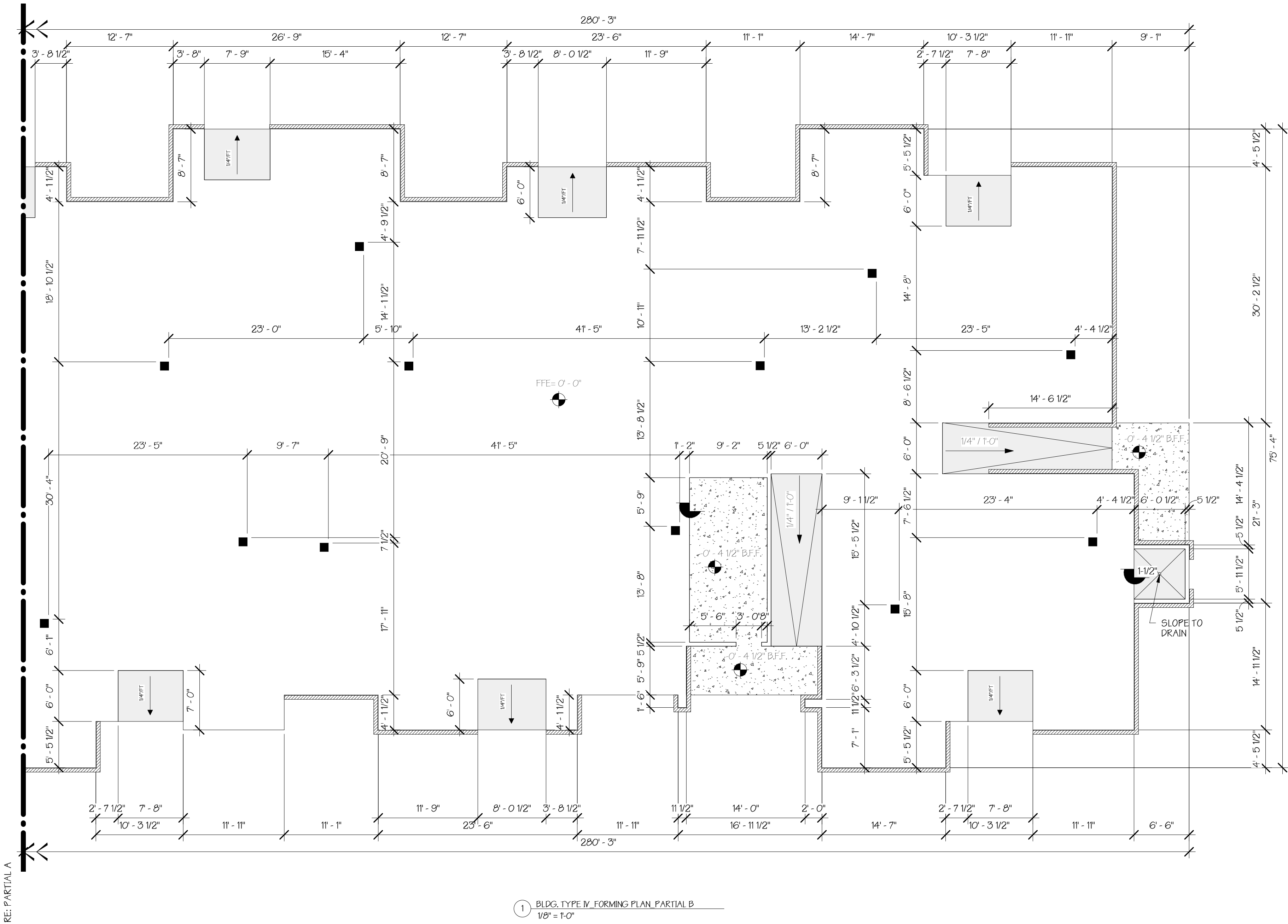
SHEET  
A4.4\_A



BUILDING TYPE IV KEY



FORMING PLAN LEGEND	
	FINISHED FLOOR LEVEL
	FLAT SURFACE B.F.F.
	SLOPED SURFACE
	LEAVE OUT FOR TUB
	5-1/2" STONE LEDGE RE: 25/A5.1



1 BLDG. TYPE IV FORMING PLAN PARTIAL B  
1/8" = 1'-0"

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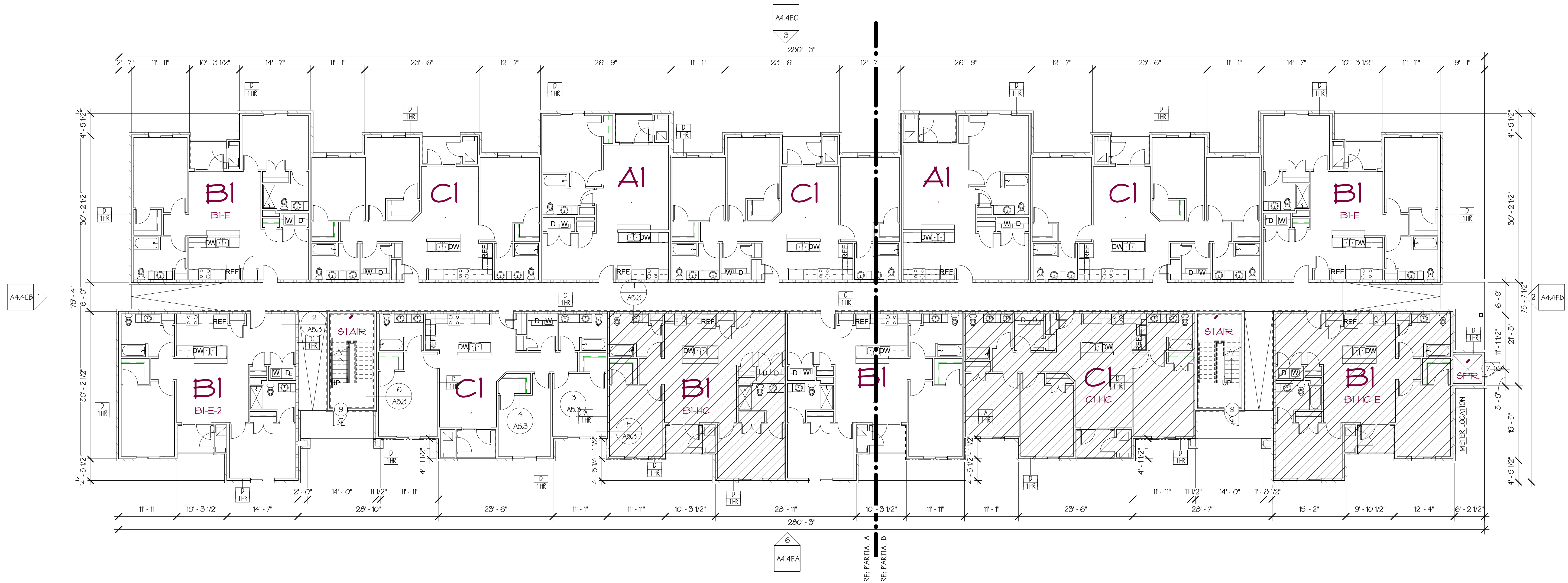
DWG NAME

DATE  
05/09/19

DESCRIPTION  
BLDG. TYPE IV - FORMING  
PLAN\_PARTIAL B

SHEET  
A4.4\_B





1 BLDG. TYPE IV, LEVEL 1 OVERALL  
3/32" = 1'-0"

WALL TYPE LEGEND

- A 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- B TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- C 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- D 1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- E 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE:X/XX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A:10-B:C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

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STATE OF TEXAS  
05/23/19  
9383  
EXP: 11/30/19

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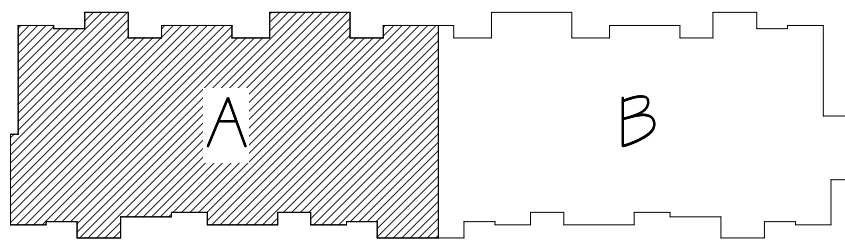
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DESCRIPTION  
BLDG. TYPE IV - LEVEL 1 FLOOR PLAN OVERALL

SHEET  
A4.4A



BUILDING TYPE IV KEY



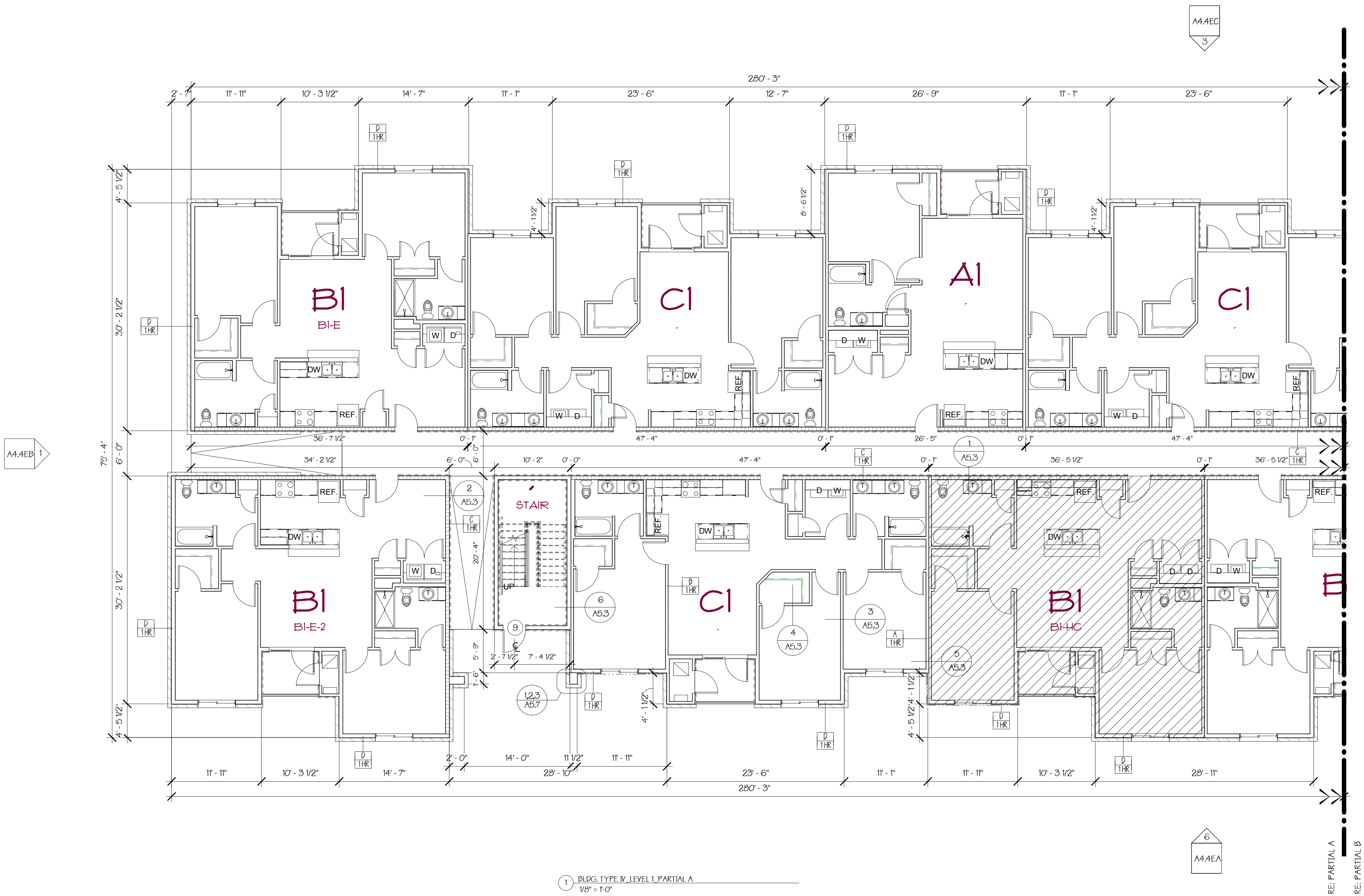
WALL TYPE LEGEND

- [A] 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS  
RE: 7/A5.1
- [B] TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- [C] 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS  
RE: 9/A5.1
- [D] 1 HR EXTERIOR WALL - GYP. ON WOOD STUD  
RE: 10,11,12, & 19/A5.1
- [E] 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES  
RE:XXX

WALL MATERIAL LEGEND

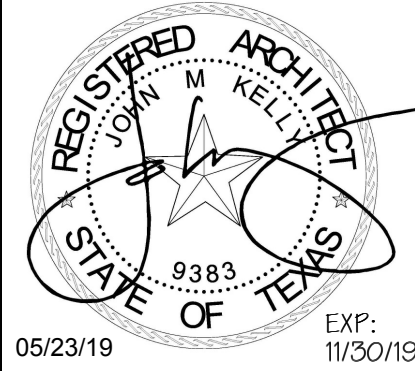
- [STONE] STONE
- [SIDING] SIDING
- [STUCCO] STUCCO
- [BOARD & BATTEN] BOARD & BATTEN
- [CORRIDOR/STAGGERED STUD] CORRIDOR/STAGGERED STUD
- [DRAFTSTOP] DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS  
(NOT LESS THAN 2-A:10-B:C) WITHIN 75  
FEET OF TRAVEL DISTANCE FROM ANY  
POINT IN THE BUILDING



1 BLDG. TYPE IV LEVEL 1 PARTIAL A  
1/8" = 1'-0"

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CHECKED BY:	JMK
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DATE

01/10/19

DESCRIPTION

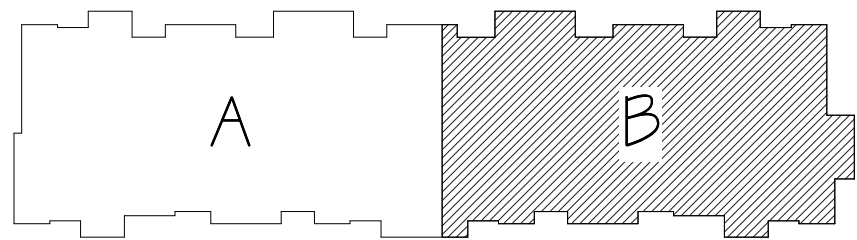
BLDG. TYPE IV - LEVEL 1  
FLOOR PLAN\_PARTIAL A

SHEET

A4.4AA



BUILDING TYPE IV KEY



WALL TYPE LEGEND

- [A] 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS  
RE: 7/A5.1
- [B] TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- [C] 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS  
RE: 9/A5.1
- [D] 1 HR EXTERIOR WALL - GYP. ON WOOD STUD  
RE: 10,11,12, & 19/A5.1
- [E] 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES  
RE:X/XX

WALL MATERIAL LEGEND

- [STONE] STONE
- [SIDING] SIDING
- [STUCCO] STUCCO
- [BOARD & BATTEN] BOARD & BATTEN
- [CORRIDOR/STAGGERED STUD] CORRIDOR/STAGGERED STUD
- [DRAFTSTOP] DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS  
(NOT LESS THAN 2-A:10-B:C) WITHIN 75  
FEET OF TRAVEL DISTANCE FROM ANY  
POINT IN THE BUILDING

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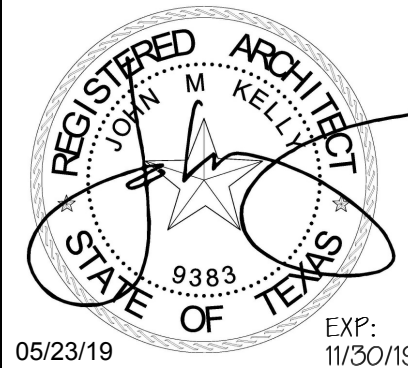
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MAR

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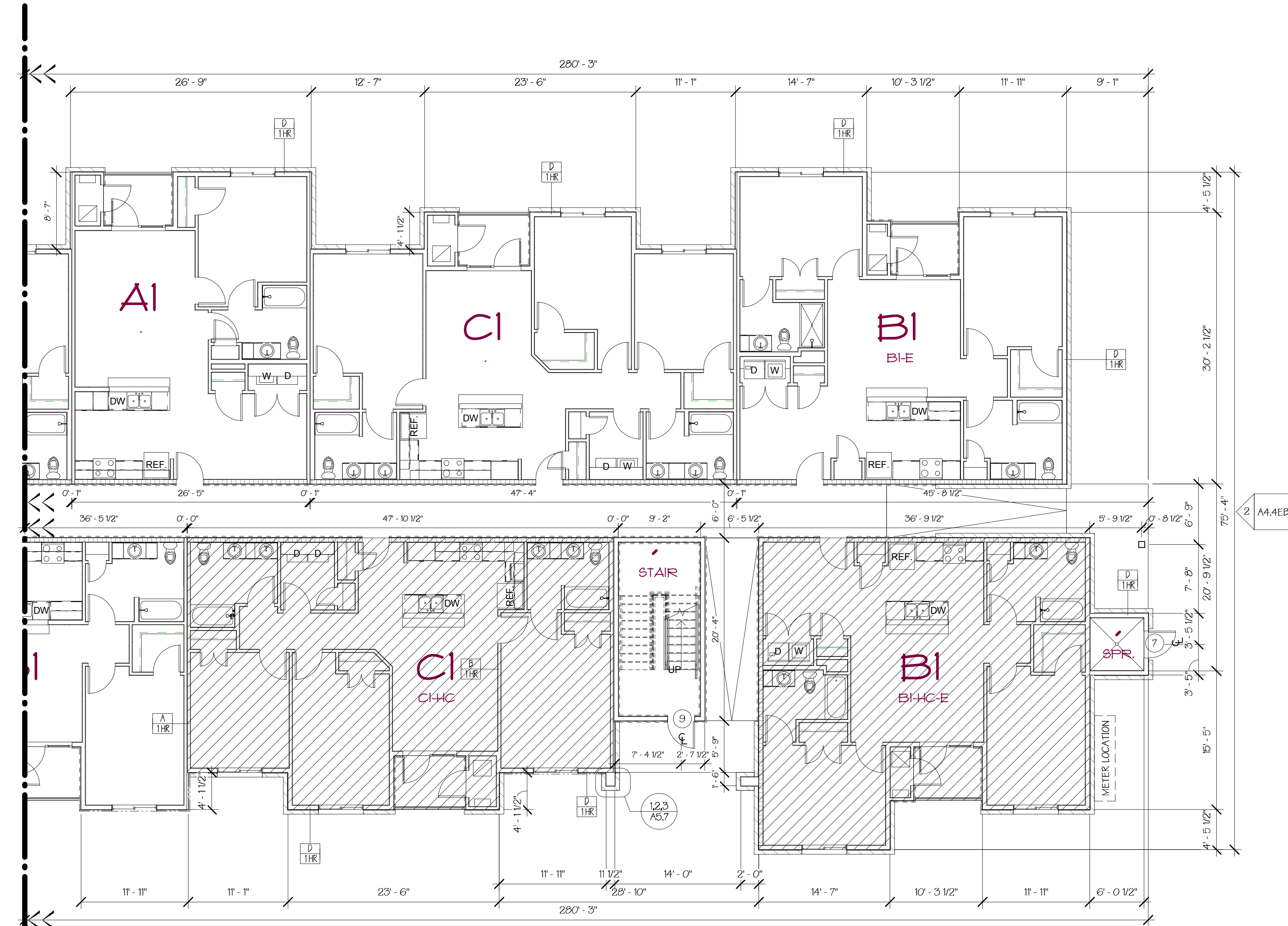
05/14/19

DESCRIPTION

BLDG. TYPE IV - LEVEL 1  
FLOOR PLAN\_PARTIAL B

SHEET

A4.4AB



RE: PARTIAL A

RE: PARTIAL B

1 BLDG. TYPE IV, LEVEL 1, PARTIAL B  
1/8" = 1'-0"

5/23/2019 10:21:59 AM



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MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

REGISTERED ARCHITECT  
STATE OF TEXAS  
9383  
05/23/19

EXP:  
11/30/19

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01/10/19		
DESCRIPTION		
BLDG. TYPE IV - LEVEL 2 FLOOR PLAN_OVERALL		
SHEET		
A4.4B		

10/23/2019 10:22:09 AM

WALL TYPE LEGEND

A

1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS  
RE: 7/A5.1

B

TYP. INTERIOR PARTITION WALL- GYP. ON WOOD STUD RE: 8/A5.1

C

1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS  
RE: 9/A5.1

D

1 HR EXTERIOR WALL - GYP. ON WOOD STUD  
RE: 10,11,12, & 19/A5.1

E

1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES  
RE: XX

WALL MATERIAL LEGEND

STONE

SIDING

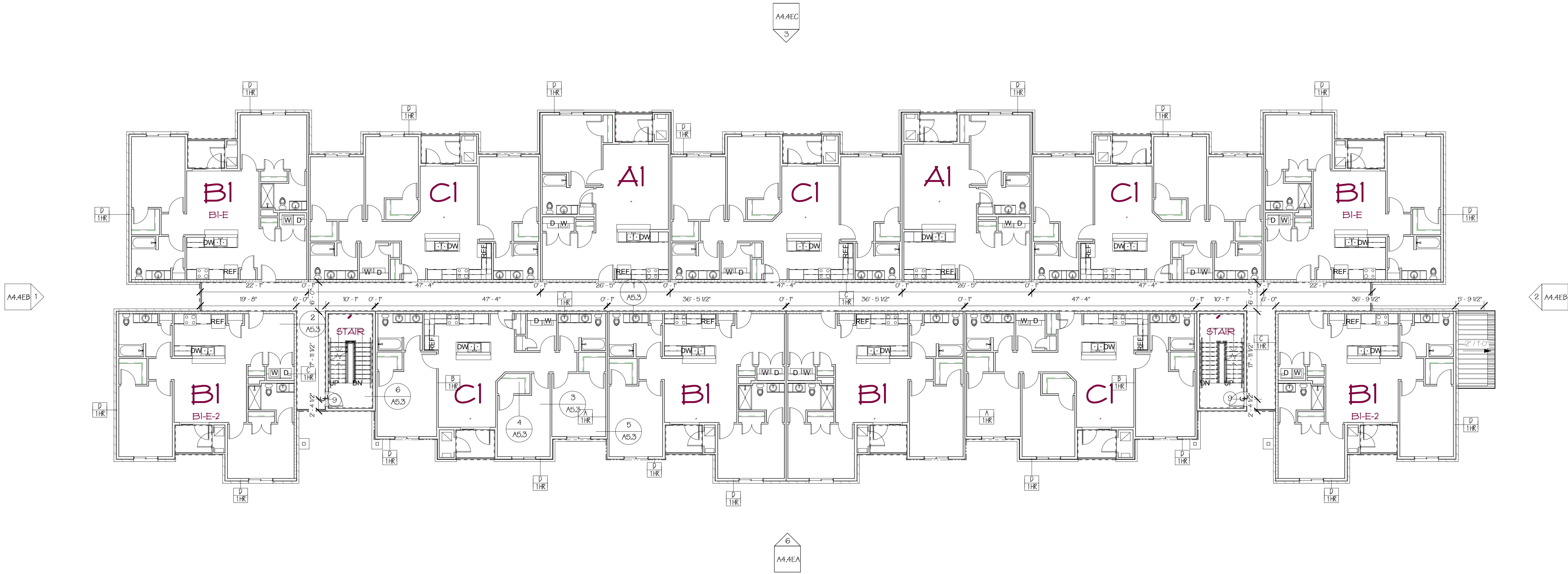
STUCCO

BOARD & BATTEN

CORRIDOR/STAGGERED STUD

DRAFTSTOP

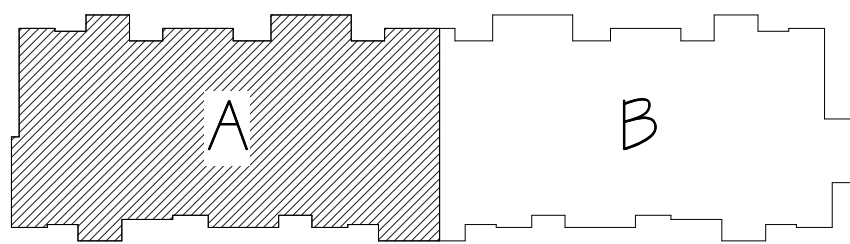
PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING



2 BLDG. TYPE IV - LEVEL 2\_OVERALL  
3/32" = 1'-0"



BUILDING TYPE IV KEY



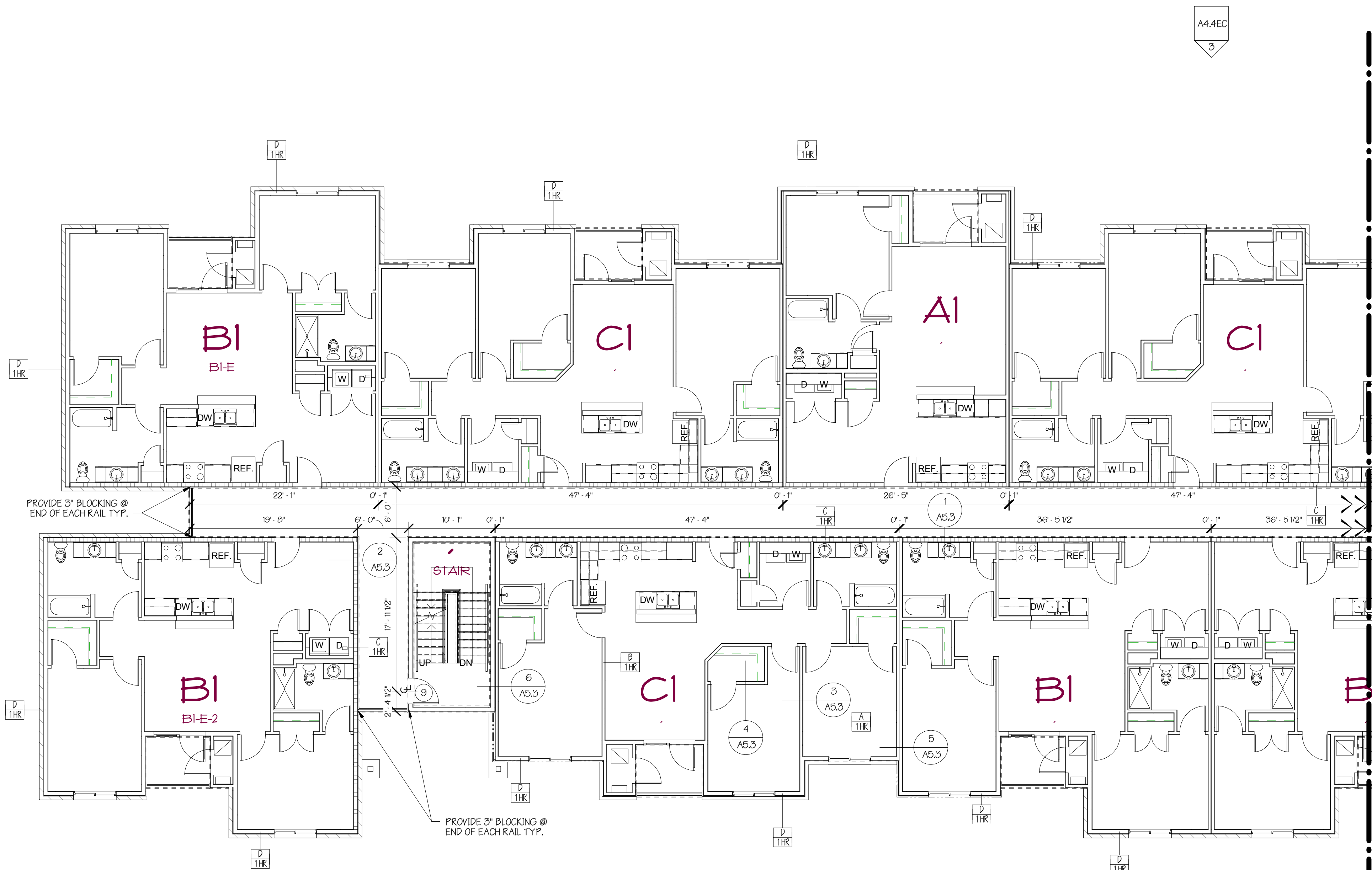
WALL TYPE LEGEND

- [A] 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS  
RE: 7/A5.1
- [B] TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- [C] 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS  
RE: 9/A5.1
- [D] 1 HR EXTERIOR WALL - GYP. ON WOOD STUD  
RE: 10,11,12, & 19/A5.1
- [E] 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES  
RE: X/XX

WALL MATERIAL LEGEND

- [STONE] STONE
- [SIDING] SIDING
- [STUCCO] STUCCO
- [BOARD & BATTEN] BOARD & BATTEN
- [CORRIDOR/STAGGERED STUD] CORRIDOR/STAGGERED STUD
- [DRAFTSTOP] DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING



1 BLDG. TYPE IV LEVEL 2, PARTIAL A  
1/8\" = 1'-0"

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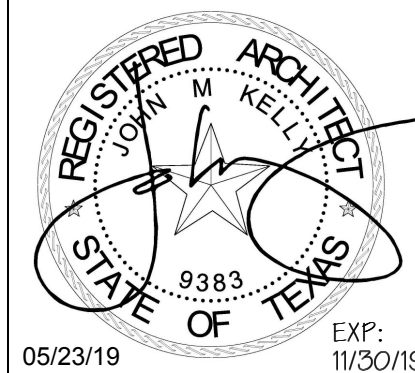
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MAR

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PROJECT #:

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ARCHITECT  
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DATE

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DESCRIPTION

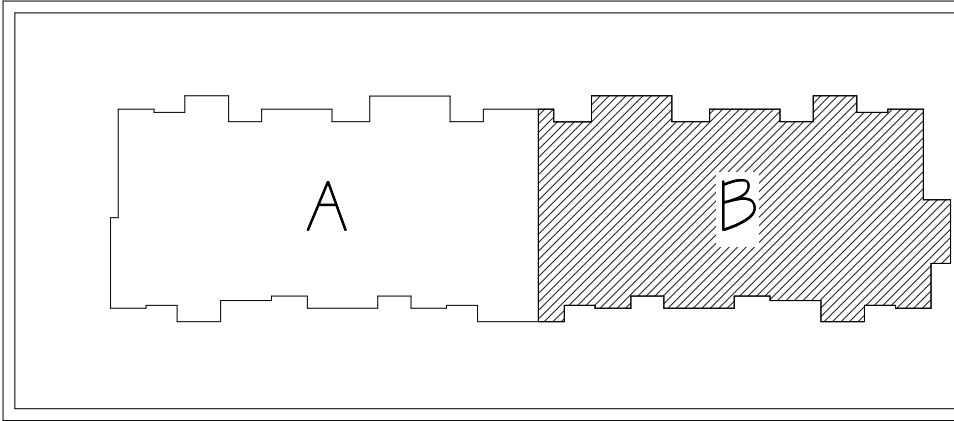
BLDG. TYPE IV - LEVEL 2  
FLOOR PLAN\_PARTIAL A

SHEET

A4.4BA



BUILDING TYPE IV KEY



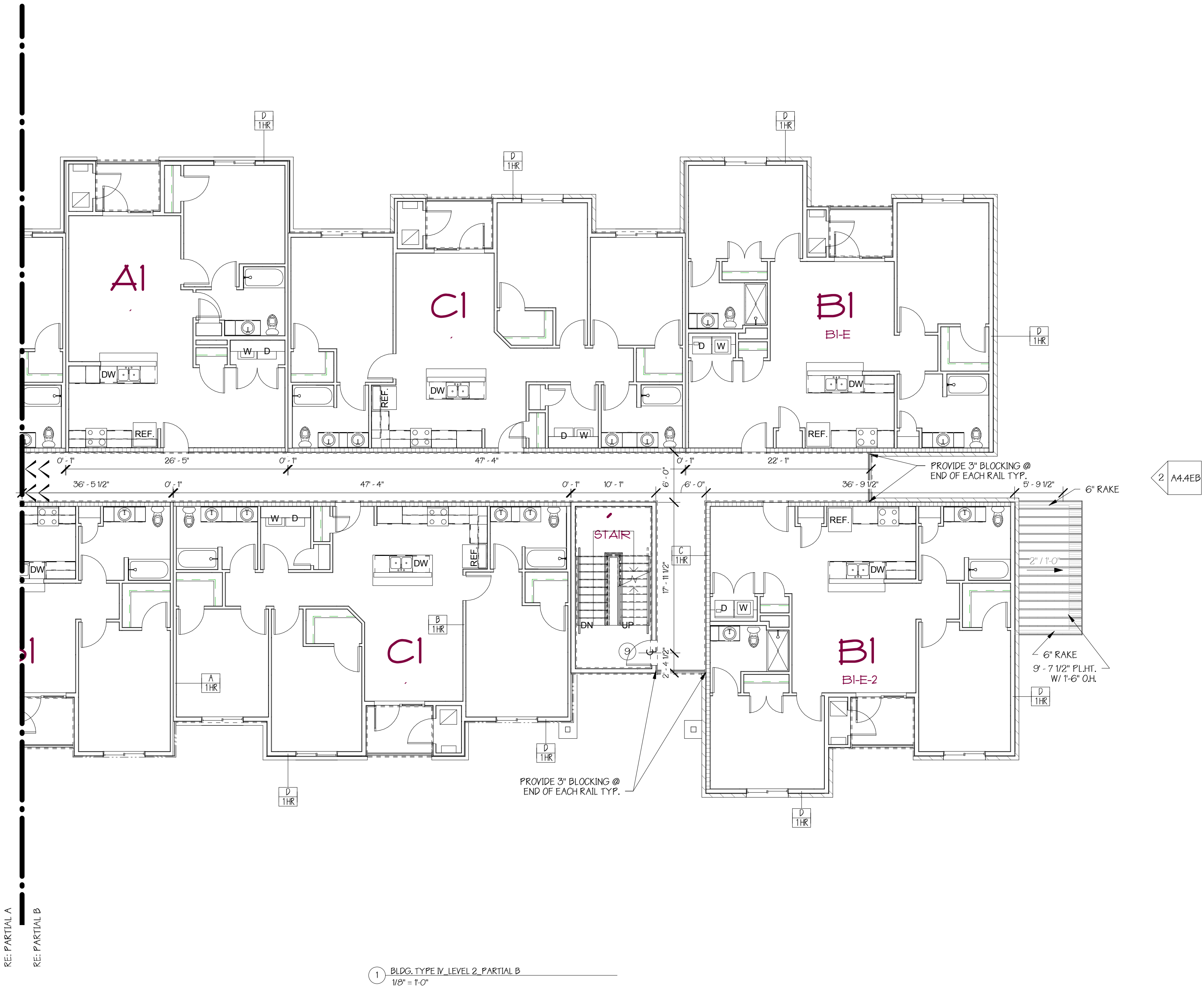
WALL TYPE LEGEND

- [A] 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- [B] TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- [C] 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- [D] 1 HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- [E] 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE:XXX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

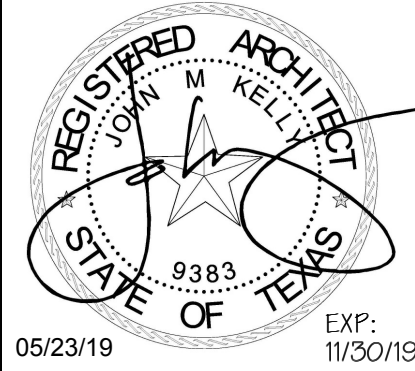
PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING



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DWG NAME

DATE  
05/14/19

DESCRIPTION  
BLDG. TYPE IV - LEVEL 2  
FLOOR PLAN\_PARTIAL B

SHEET  
A4.4BB



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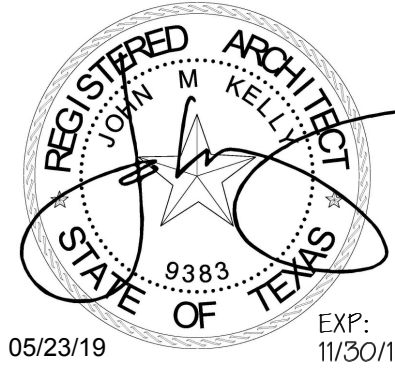
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DESCRIPTION		
BLDG. TYPE IV - LEVEL 3 FLOOR PLAN_OVERALL		
SHEET		
A4.4C		

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JMK

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WALL TYPE LEGEND

A

1 HR. TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1

B

TYP. INTERIOR PARTITION WALL- GYP. ON WOOD STUD RE: 8/A5.1

C

1 HR. CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1

D

1 HR. EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1

E

1 HR. EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES RE: XX

WALL MATERIAL LEGEND

STONE

SIDING

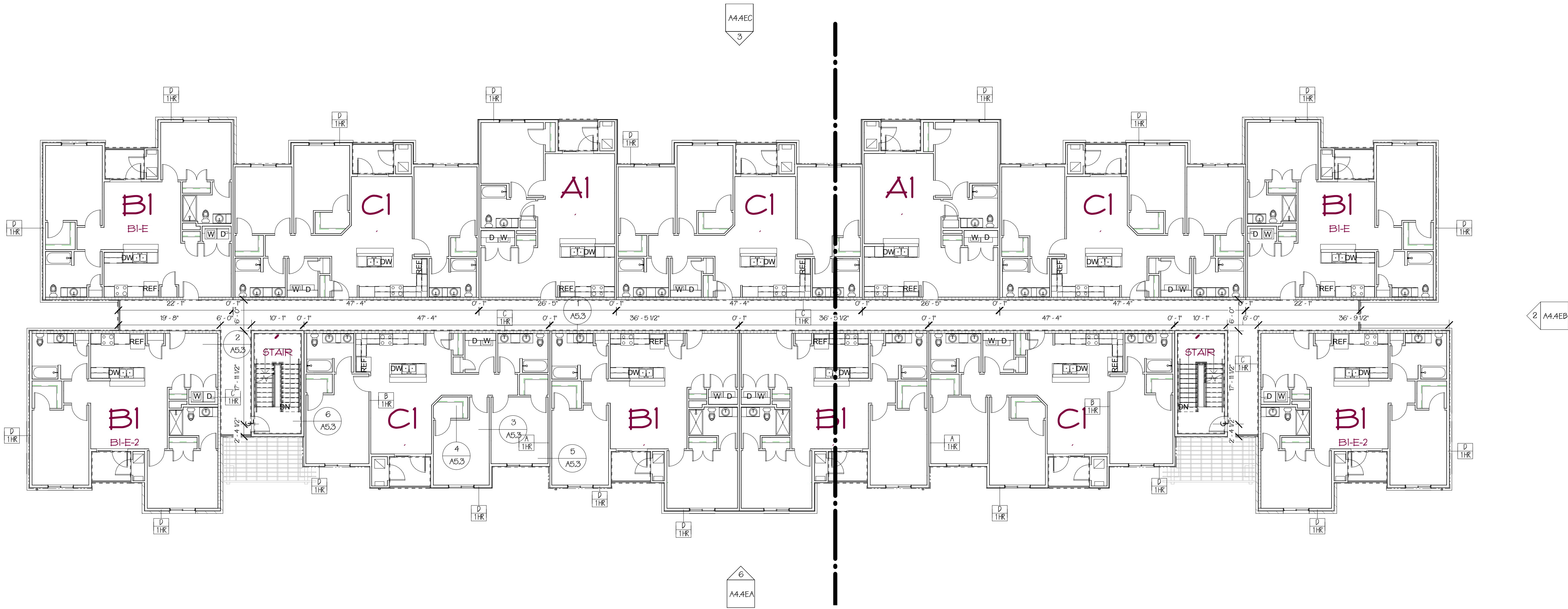
STUCCO

BOARD & BATTEN

CORRIDOR/STAGGERED STUD

DRAFTSTOP

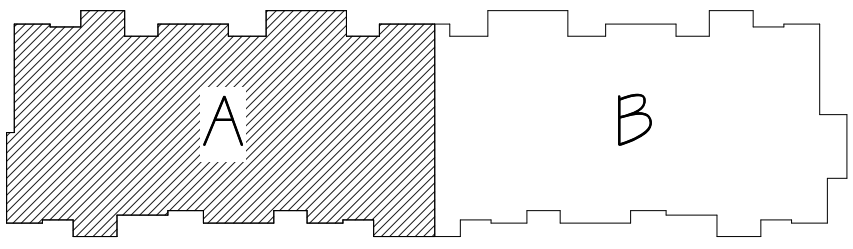
PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A; 10-B; C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING



2 BLDG. TYPE IV - LEVEL 3, OVERALL  
3/32" = 1'-0"



BUILDING TYPE IV KEY



WALL TYPE LEGEND

- [A] 1 HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS  
RE: 7/A5.1
- [B] TYP. INTERIOR PARTITION WALL - GYP. ON WOOD STUD RE: 8/A5.1
- [C] 1 HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS  
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- [D] 1 HR EXTERIOR WALL - GYP. ON WOOD STUD  
RE: 10,11,12, & 19/A5.1
- [E] 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES  
RE:X/XX

WALL MATERIAL LEGEND

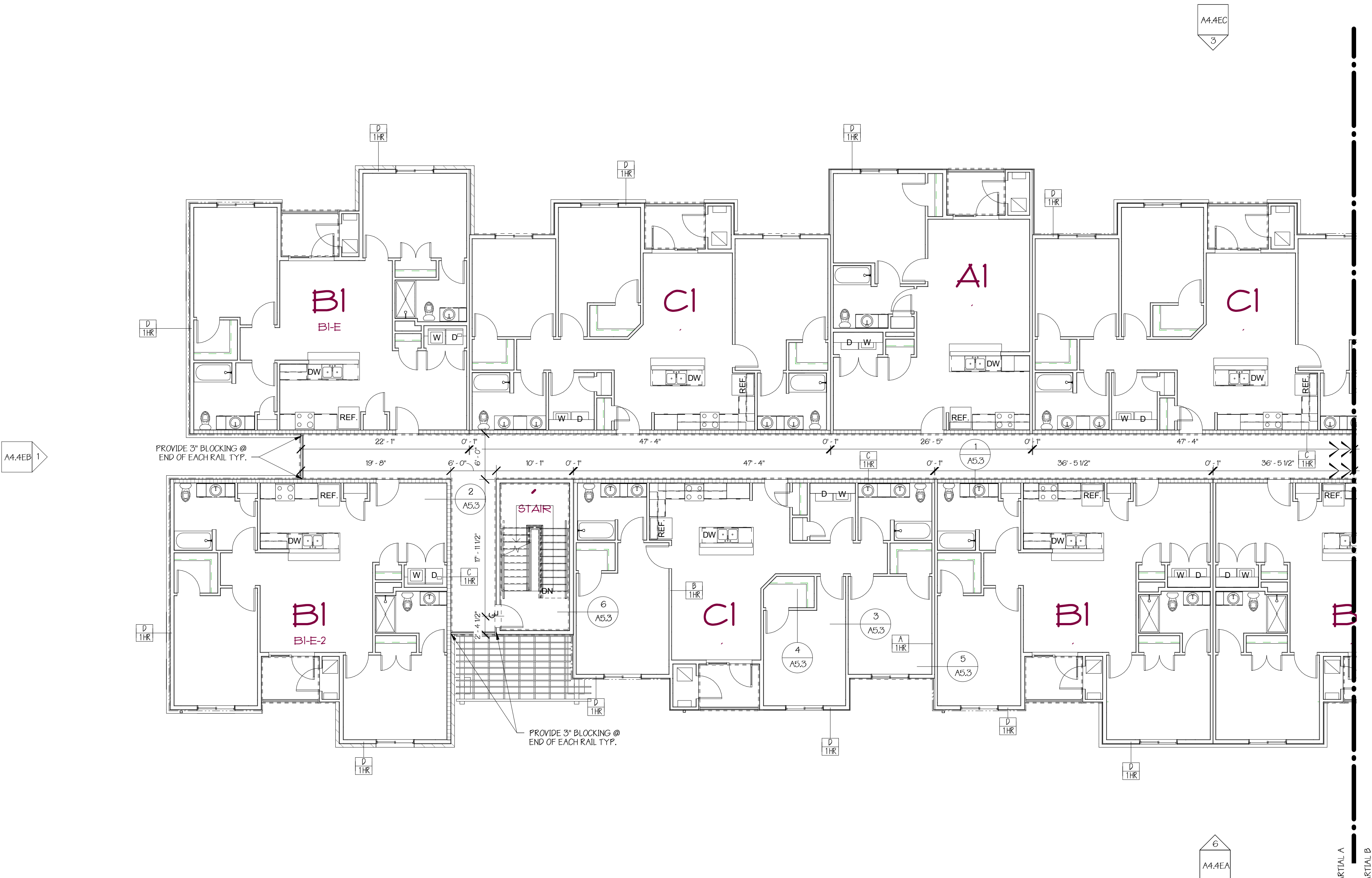
- [STONE] STONE
- [SIDING] SIDING
- [STUCCO] STUCCO
- [BOARD & BATTEN] BOARD & BATTEN
- [CORRIDOR/STAGGERED STUD] CORRIDOR/STAGGERED STUD
- [DRAFTSTOP] DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A:10-B:C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

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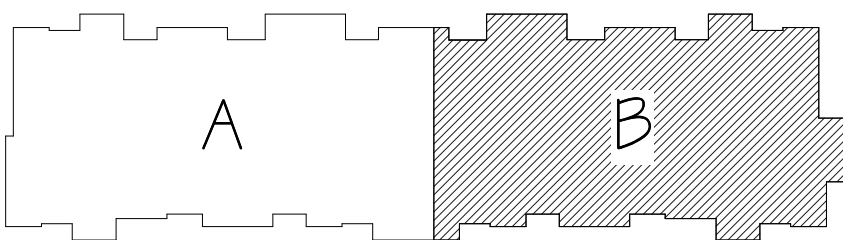
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DESCRIPTION		
BLDG. TYPE IV - LEVEL 3 FLOOR PLAN_PARTIAL A		
SHEET		
A4.4CA		



1 BLDG. TYPE IV, LEVEL 3, PARTIAL A  
1/8" = 1'-0"



BUILDING TYPE IV KEY



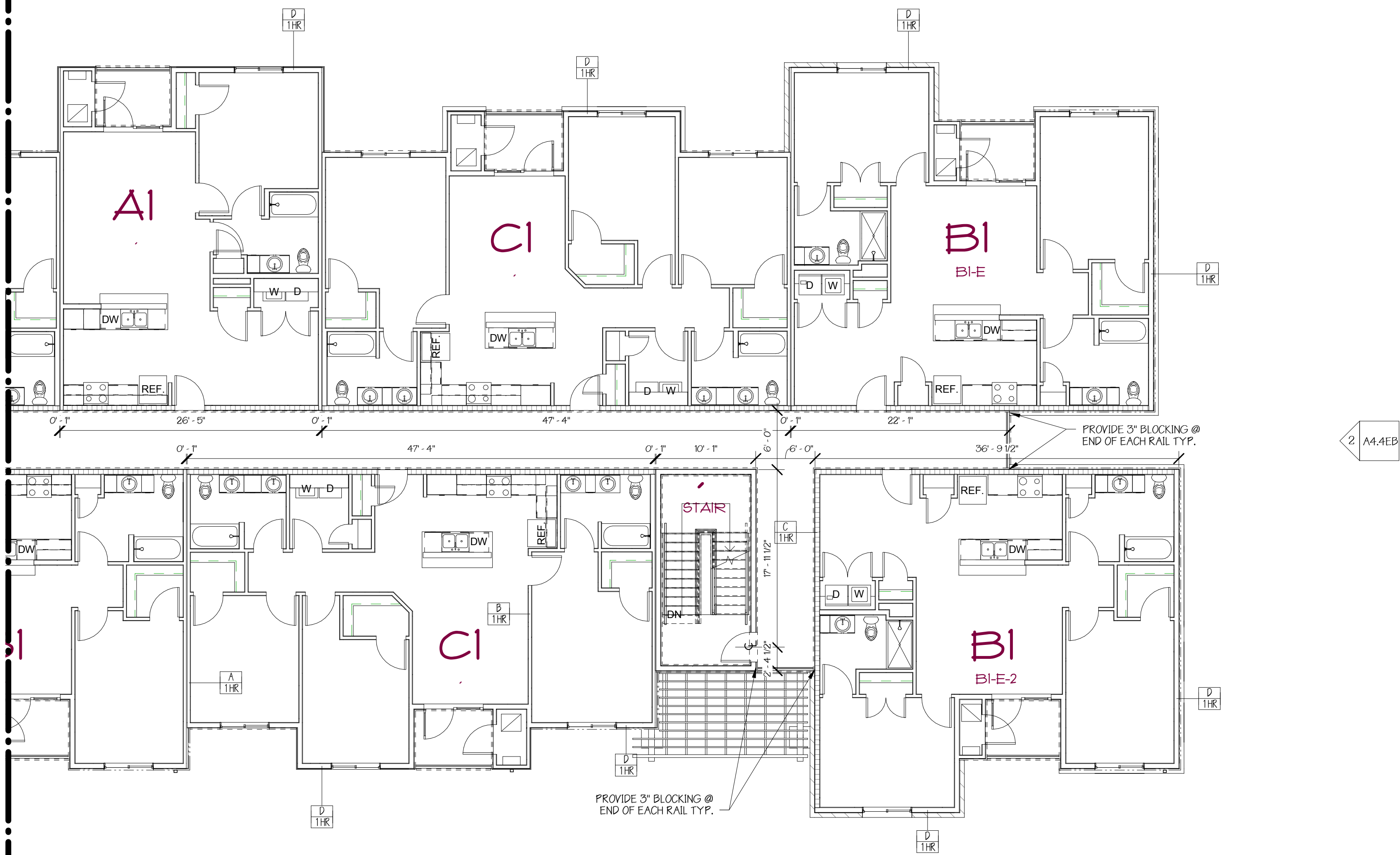
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- [D] 1 HR EXTERIOR WALL - GYP. ON WOOD STUD  
RE: 10,11,12, & 19/A5.1
- [E] 1 HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES  
RE: XX

WALL MATERIAL LEGEND

- [STONE] STONE
- [SIDING] SIDING
- [STUCCO] STUCCO
- [BOARD & BATTEN] BOARD & BATTEN
- [CORRIDOR/STAGGERED STUD] CORRIDOR/STAGGERED STUD
- [DRAFTSTOP] DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING



1 BLDG. TYPE IV, LEVEL 3, PARTIAL B  
1/8" = 1'-0"

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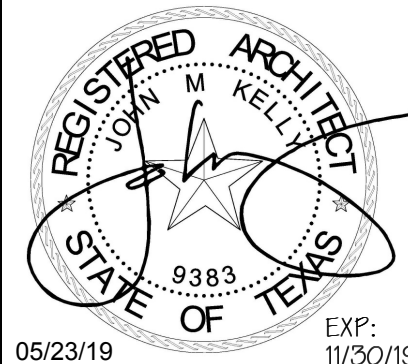
DPF,  
MAR

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JMK

PROJECT #:

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DESCRIPTION

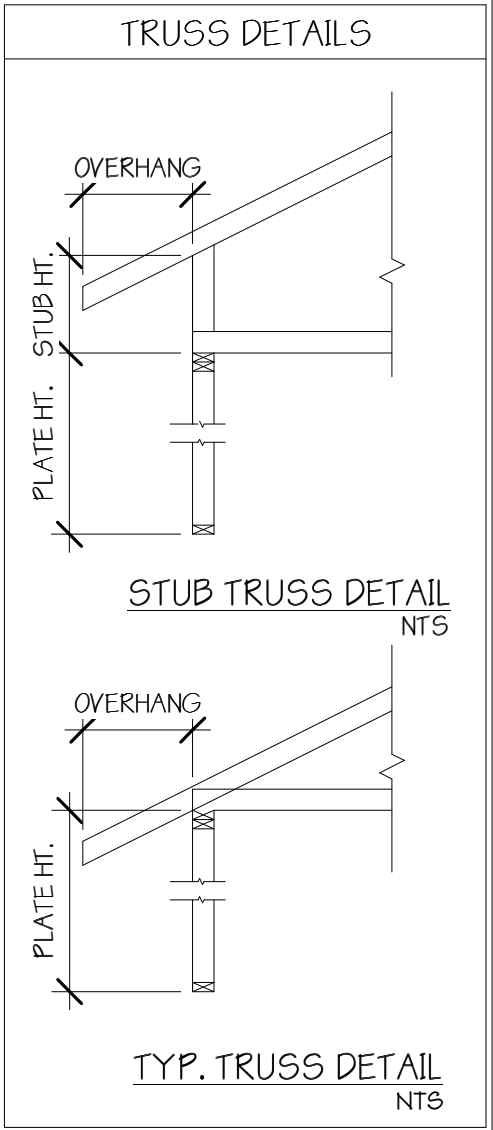
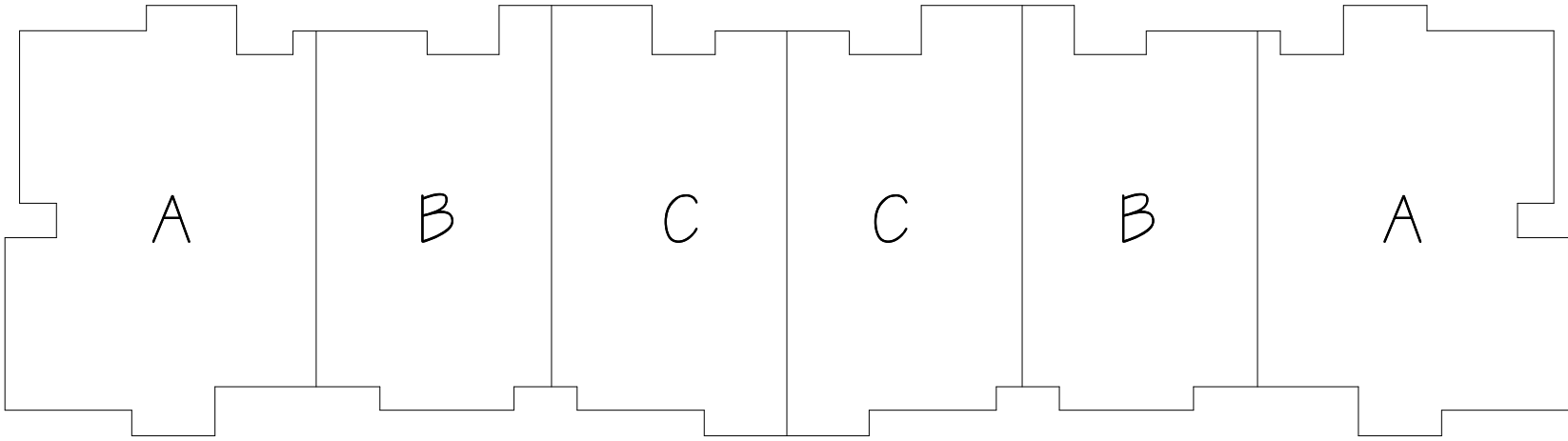
BLDG. TYPE IV - LEVEL 3  
FLOOR PLAN\_PARTIAL B

SHEET

A4.4CB



ROOF DRAINAGE CALC. BLDG. TYPE IV						
BLDG AREA	AREA (SQ. FT.)	REQUIRED DRAINAGE OPENING SIZE	DRAINAGE OPENINGS PROVIDED		DOWNSPOUT DIMENSIONS	SCUPPER DIMENSIONS
			QTY. & SIZE			
A	3508	5 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
B	2652	4 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
C	2815	4 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"



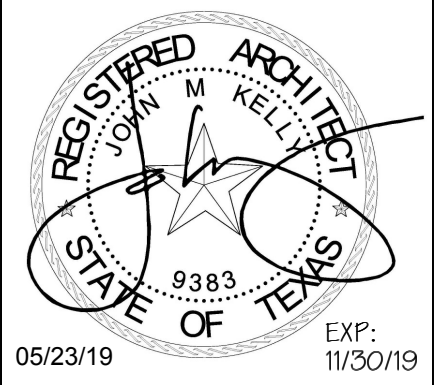
**DRY IN NOTE**

THE ENTIRE BUILDING ENVELOPE (INCLUDING ROOF, WALLS & FLOORS) TO BE DRIED IN PRIOR TO THE STORAGE AND INSTALLATION OF INTERIOR FINISH MATERIALS, (INCLUDING GYPSUM WALL BOARD AND INSULATION). IN ADDITION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THERE HAS BEEN NO EVIDENCE OF WATER PENETRATING THE BUILDING ENVELOPE OR WATER LEAK(S), FROM MECHANICAL AND/OR FIRE SPRINKLER SYSTEMS PRIOR TO ENCLOSING THE WALL, CEILING, OR ROOF CAVITIES.

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325



LDG DEVELOPEMENT

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**KELLY GROSSMAN**  
REGISTERED ARCHITECT  
STATE OF TEXAS  
NO. 9383  
EXPIRATION DATE 11/30/19  
280 ADAMS EDDY ROAD, SUITE 200, AUSTIN, TEXAS 78746 (P) 512.927.3287  
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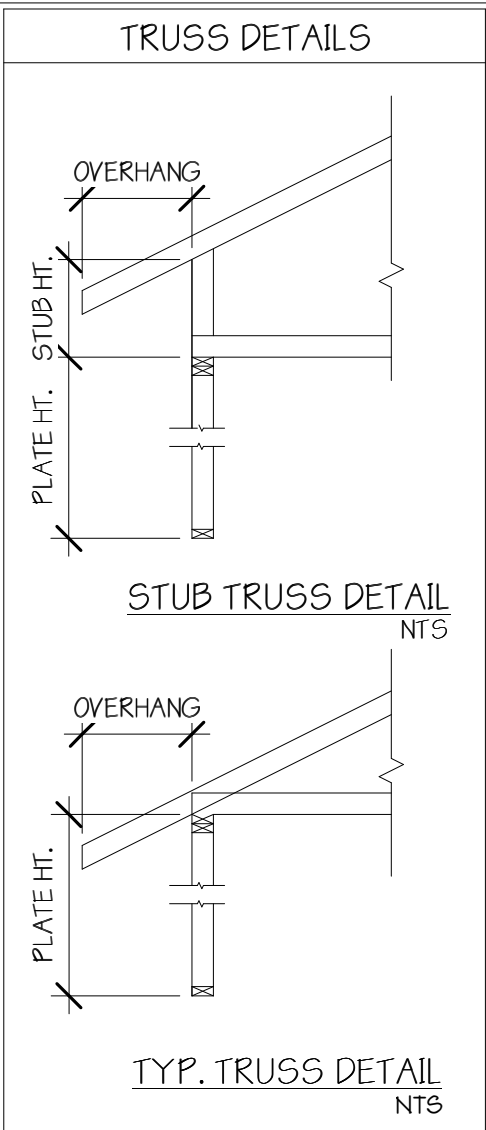
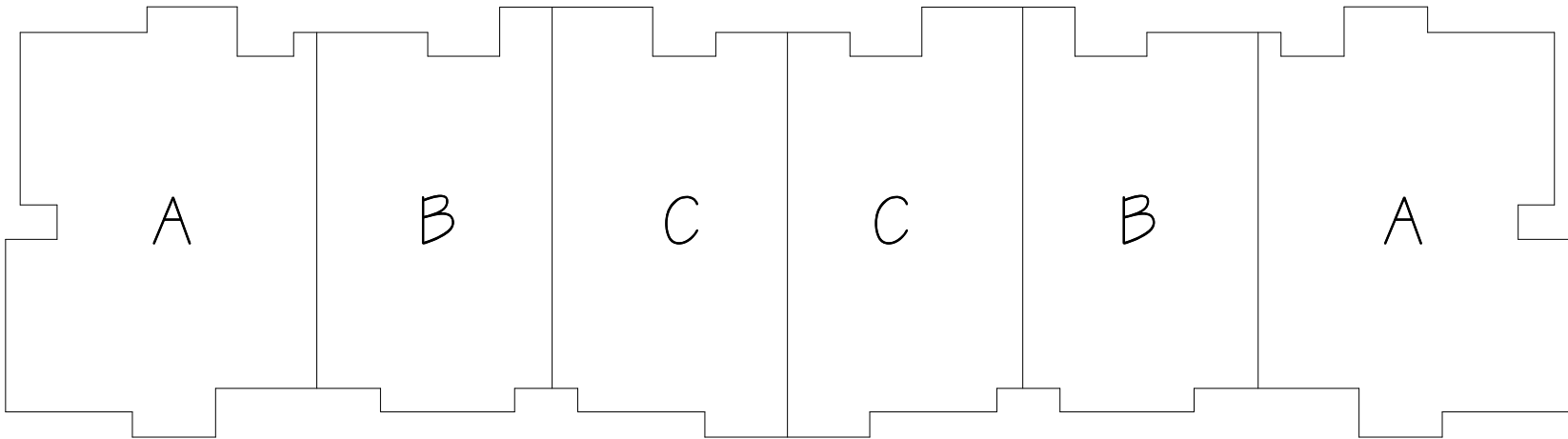
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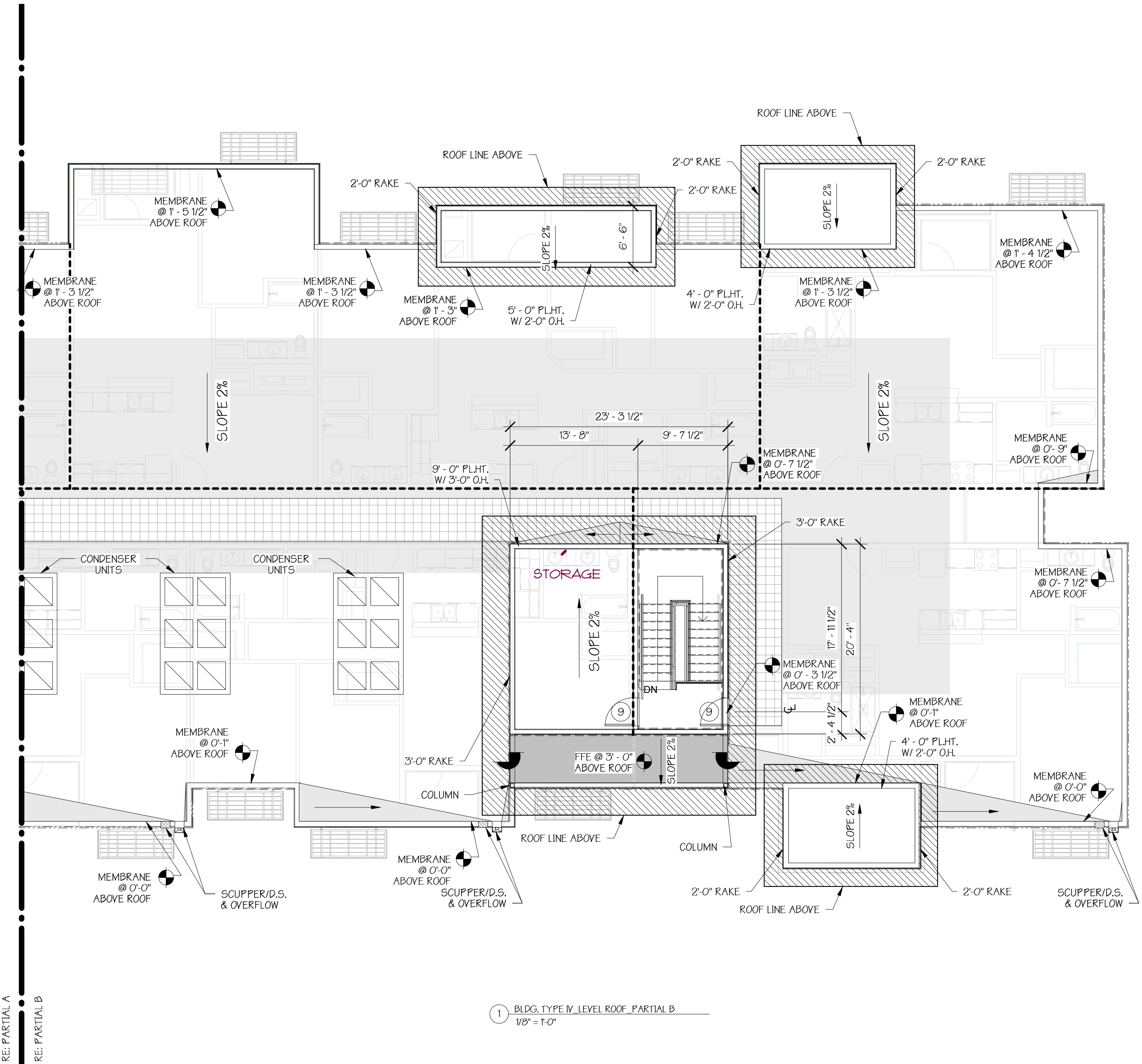
ROOF DRAINAGE CALC. BLDG. TYPE IV						
BLDG AREA	AREA (SQ. FT.)	REQUIRED DRAINAGE OPENING SIZE	DRAINAGE OPENINGS PROVIDED		DOWNSPOUT DIMENSIONS	SCUPPER DIMENSIONS
			QTY. & SIZE			
A	3508	5 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
B	2652	4 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
C	2815	4 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"



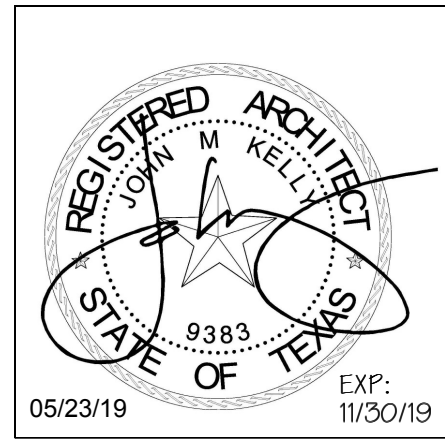
SOFFIT LEGEND	
DRAFTSTOP	---
SOFFIT	▨
ROOF CRICKET	■
SOLAR READY ZONE	░
WALKWAY PAD	▤

**DRY IN NOTE**

THE ENTIRE BUILDING ENVELOPE (INCLUDING ROOF, WALLS & FLOORS) TO BE DRIED IN PRIOR TO THE STORAGE AND INSTALLATION OF INTERIOR FINISH MATERIALS, (INCLUDING GYPSUM WALL BOARD AND INSULATION). IN ADDITION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THERE HAS BEEN NO EVIDENCE OF WATER PENETRATING THE BUILDING ENVELOPE OR WATER LEAK(S), FROM MECHANICAL AND/OR FIRE SPRINKLER SYSTEMS PRIOR TO ENCLOSING THE WALL, CEILING, OR ROOF CAVITIES.



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CHECKED BY:	JMK
PROJECT #:	18-2325



LDG DEVELOPEMENT

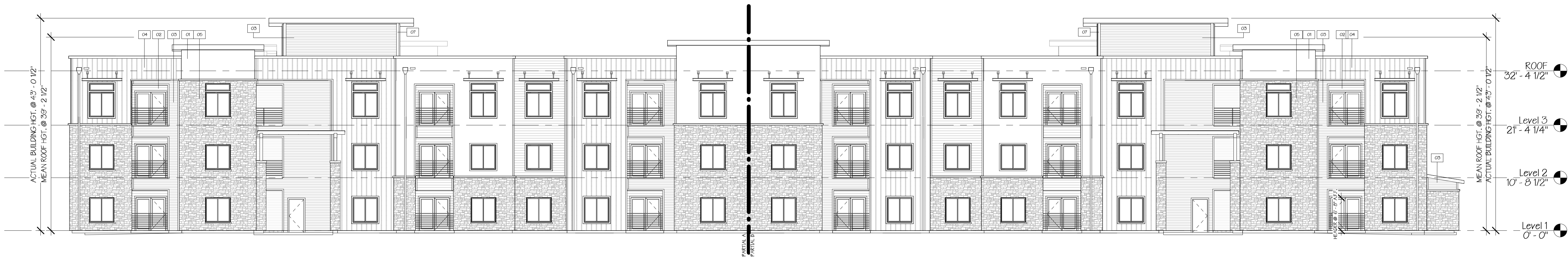
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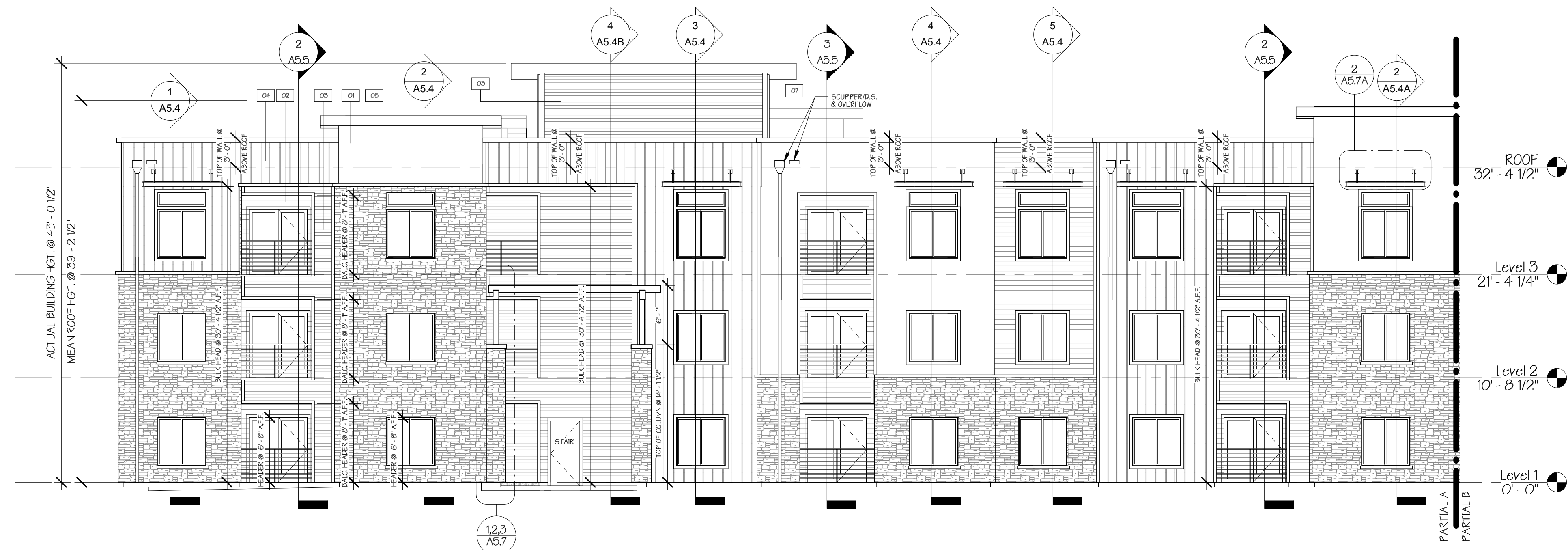
NORWOOD ESTATES  
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DWG NAME		
DATE 05/13/19		
DESCRIPTION BLDG. TYPE IV - ROOF PLAN_PARTIAL B		
SHEET A4.4DB		





5 TYPE IV - FRONT ELEVATION OVERALL  
3/32" = 1'-0"



1 TYPE IV - FRONT ELEVATION PARTIAL A  
1/8" = 1'-0"

MATERIAL PATTERN LEGEND	
01	STUCCO (COLOR 1)
02	LAP SIDING 1 (8" EXP.)
03	LAP SIDING 2 (6" EXP.)
04	B&B SIDING
05	STONE
06	STANDING SEAM ROOF
07	COLUMN

ADDRESS NUMBERS AT LEAST 8"  
HIGH MUST BE VISIBLE FROM THE  
STREET



6 TYPE IV - FRONT ELEVATION PARTIAL B  
1/8" = 1'-0"

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LDG DEVELOPEMENT

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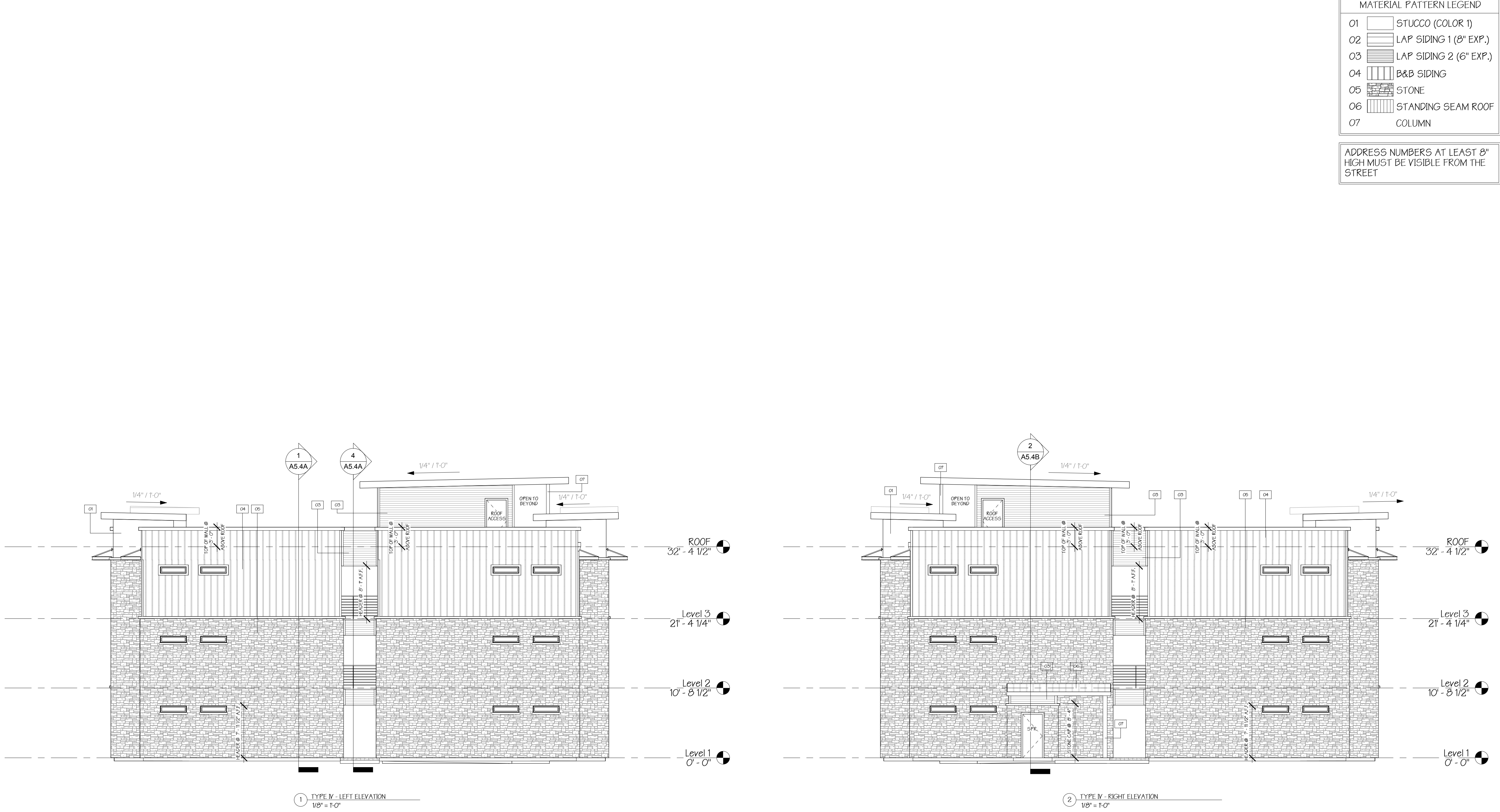
DWG NAME

DATE  
01/10/19

DESCRIPTION  
BLDG. TYPE IV - EXTERIOR  
ELEVATIONS

SHEET  
A4.4EA





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MAR

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PROJECT #:  
18-2325

05/23/19

EXP:  
11/30/19

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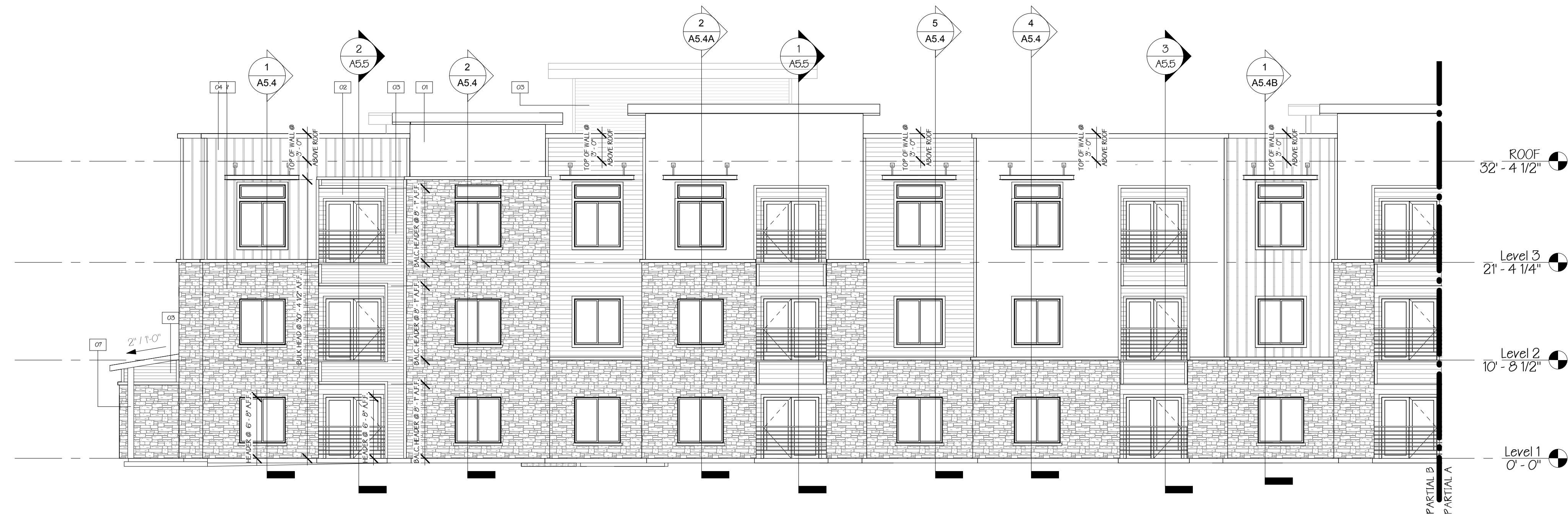
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AUSTIN TX

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DESCRIPTION		
BLDG. TYPE IV - EXTERIOR ELEVATIONS		
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A4.4EB		

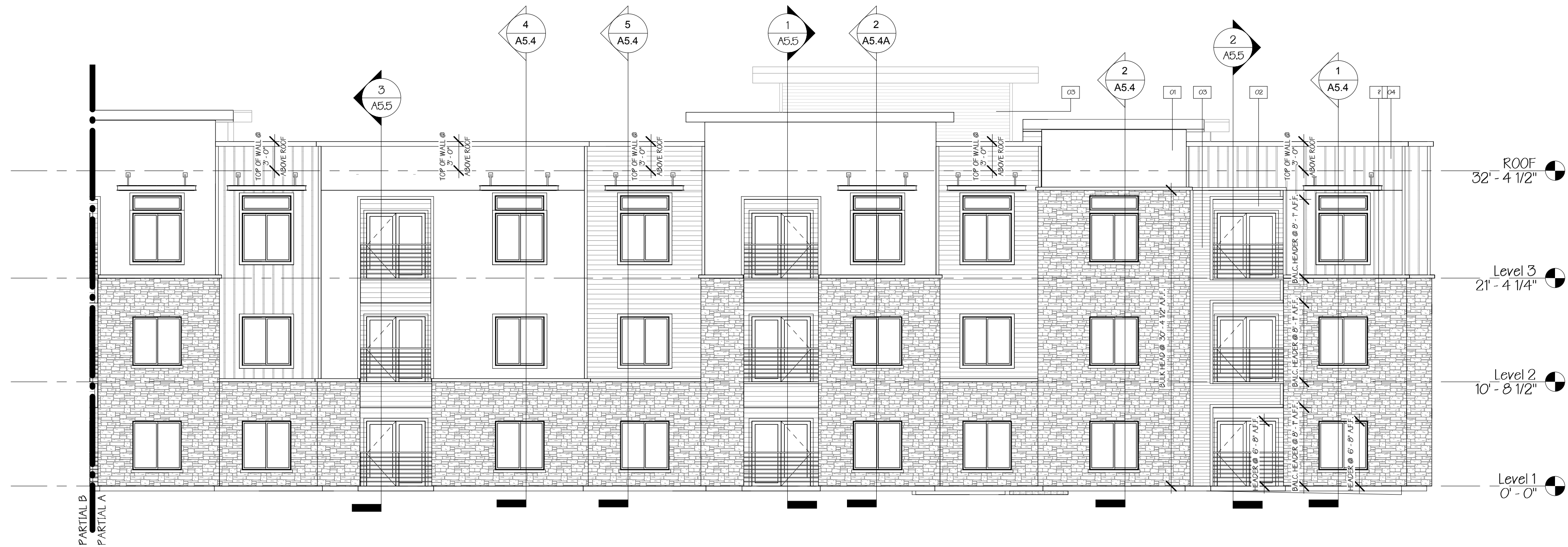




1 TYPE IV - REAR ELEVATION, OVERALL  
3/32" = 1'-0"



2 TYPE IV - REAR ELEVATION, PARTIAL A  
1/8" = 1'-0"



3 TYPE IV - REAR ELEVATION, PARTIAL B  
1/8" = 1'-0"

MATERIAL PATTERN LEGEND	
01	STUCCO (COLOR 1)
02	LAP SIDING 1 (8" EXP.)
03	LAP SIDING 2 (6" EXP.)
04	B&B SIDING
05	STONE
06	STANDING SEAM ROOF
07	COLUMN

ADDRESS NUMBERS AT LEAST 8"  
HIGH MUST BE VISIBLE FROM THE  
STREET

DRAWN BY:  
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MAR

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JMK

PROJECT #:  
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REGISTERED ARCHITECT  
STATE OF TEXAS  
9383  
05/23/19

EXP:  
11/30/19

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BLDG. TYPE IV - EXTERIOR ELEVATIONS		
SHEET		
A4.4EC		





1 BLDG. TYPE IV, FRONT PERSPECTIVE



2 BLDG. TYPE IV, REAR PERSPECTIVE

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LDG DEVELOPEMENT  
  
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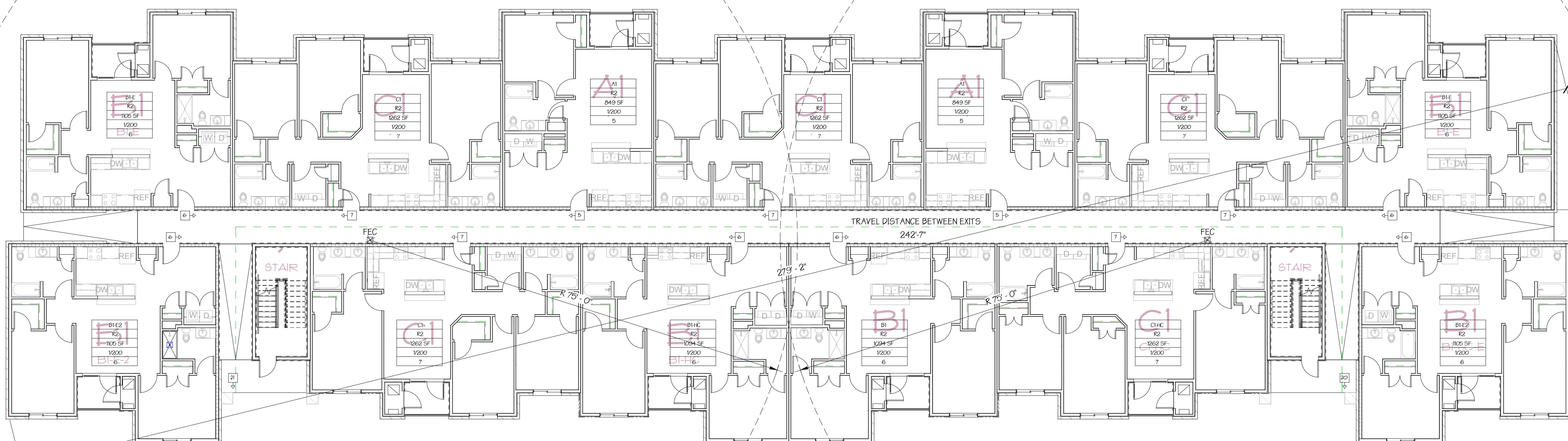
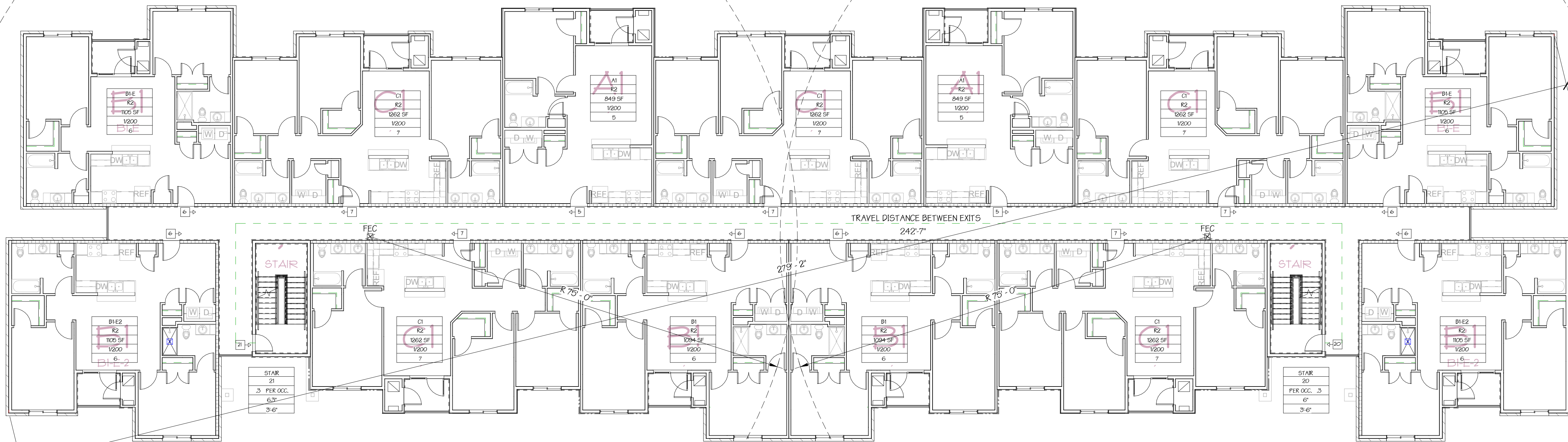
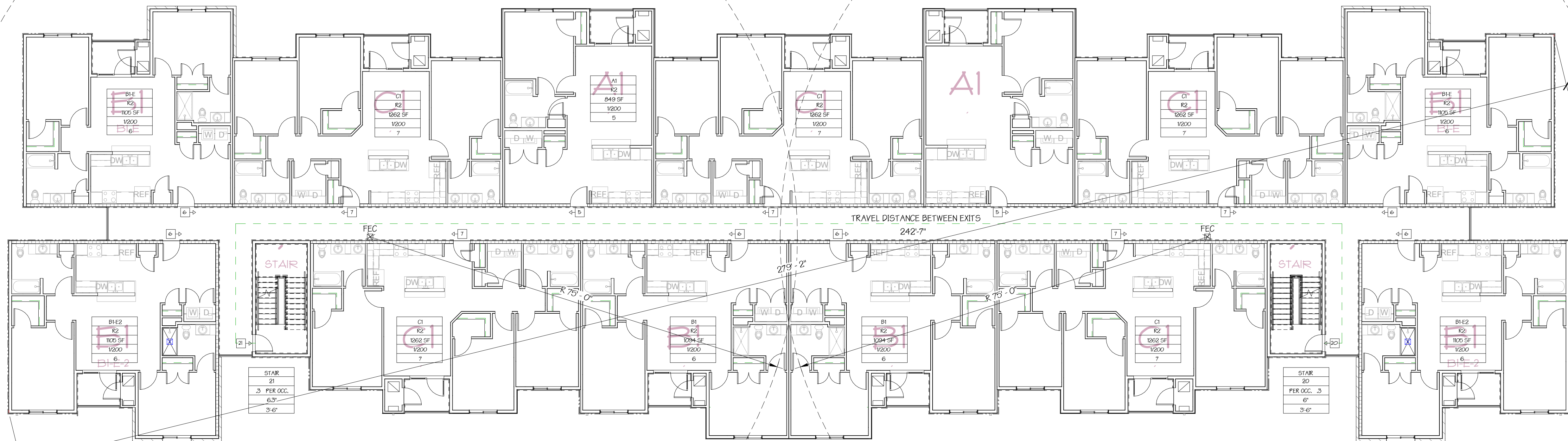
DWG NAME

DATE  
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DESCRIPTION  
BLDG. TYPE IV -  
PERSPECTIVES

SHEET  
A4.4F





PROVIDE PORTABLE FIRE EXTINGUISHERS WIN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

X	UNIT NAME
X	SQ. FT.
X	USE GROUP
X	OCC. PER SQ. FT.
X	OCCUPANT LOAD
X	STAIR NAME
X	OCCUPANT LOAD
X	MULTIPLIER
X	REQ. WIDTH
X	ACTUAL WIDTH
X	OCCUPANCY & EGRESS DIRECTION
X	FIRE EXTINGUISHER

3 BLDG. TYPE IV, LEVEL 3, LIFE SAFETY  
3/32" = 1'-0"

EXIT SEPARATION REQUIREMENTS	
AREA SERVED	279' - 2"
1/2 DIAGONAL	139' - 7"
EXIT SEPARATION PROVIDED	242' - 7"

2 BLDG. TYPE IV, LEVEL 2, LIFE SAFETY  
3/32" = 1'-0"

1 BLDG. TYPE IV, LEVEL 1, LIFE SAFETY  
3/32" = 1'-0"

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CHECKED BY: JMK

PROJECT #: 18-2325

LDG DEVELOPEMENT

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**KELLY GROSSMAN**

REGISTERED ARCHITECT

STATE OF TEXAS

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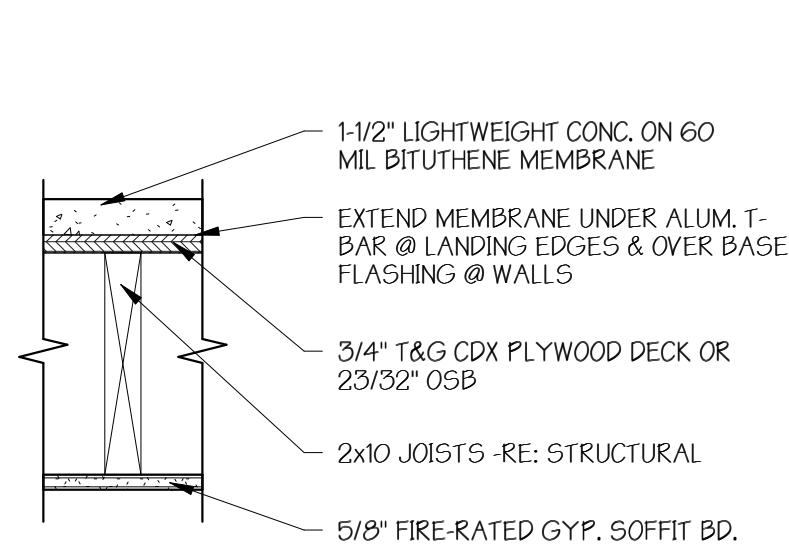
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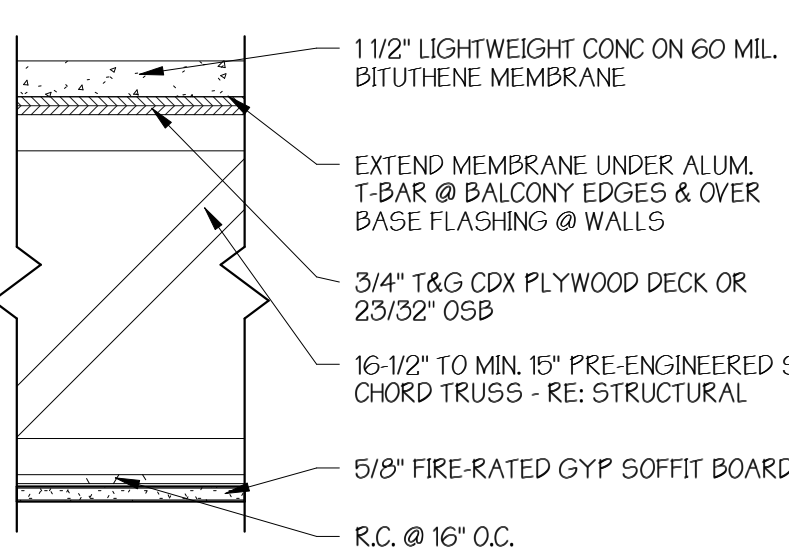
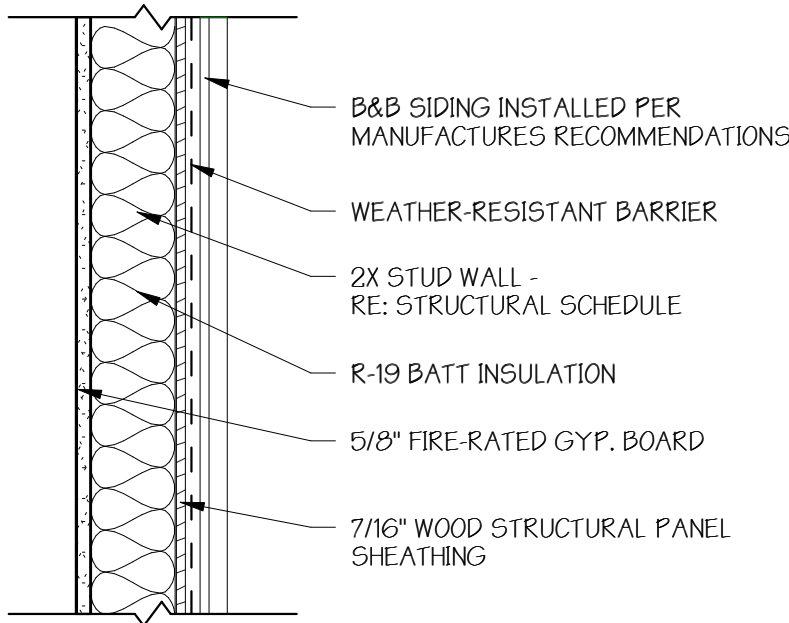
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DESCRIPTION		
BLDG. TYPE IV - LIFE SAFETY PLAN		
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A4.4G		

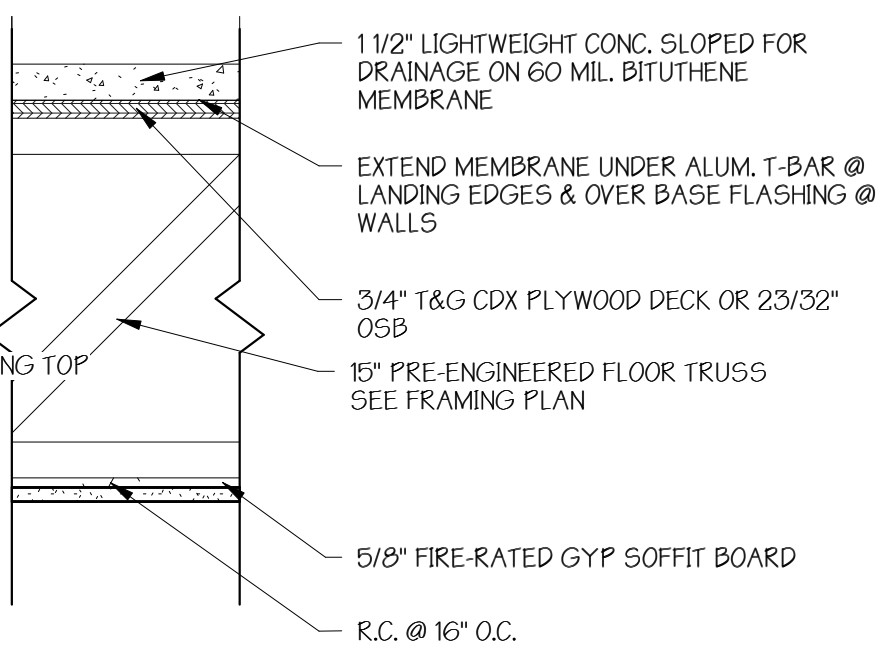
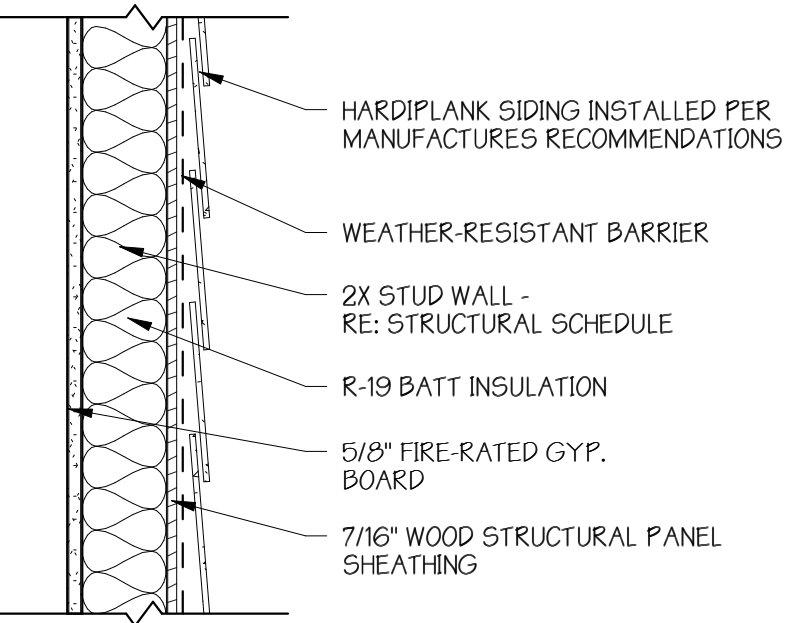




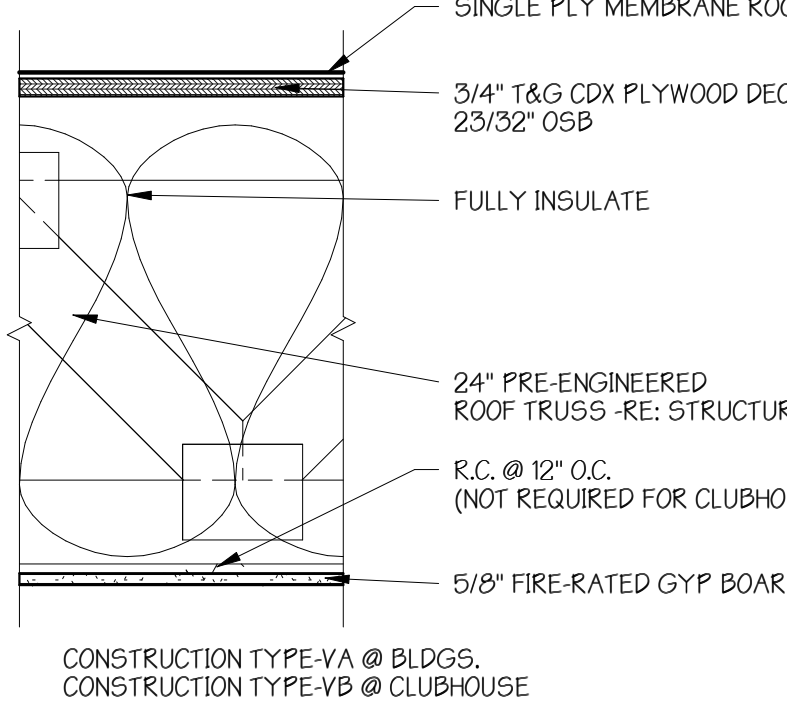
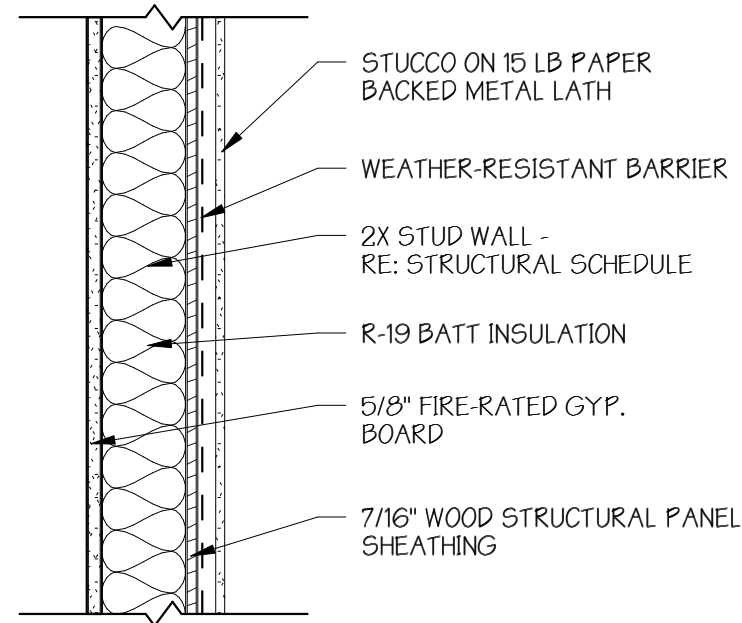
6 TYP. STAIR LANDING ASSEMBLY  
UL-L512 1 1/2" 1 HOUR



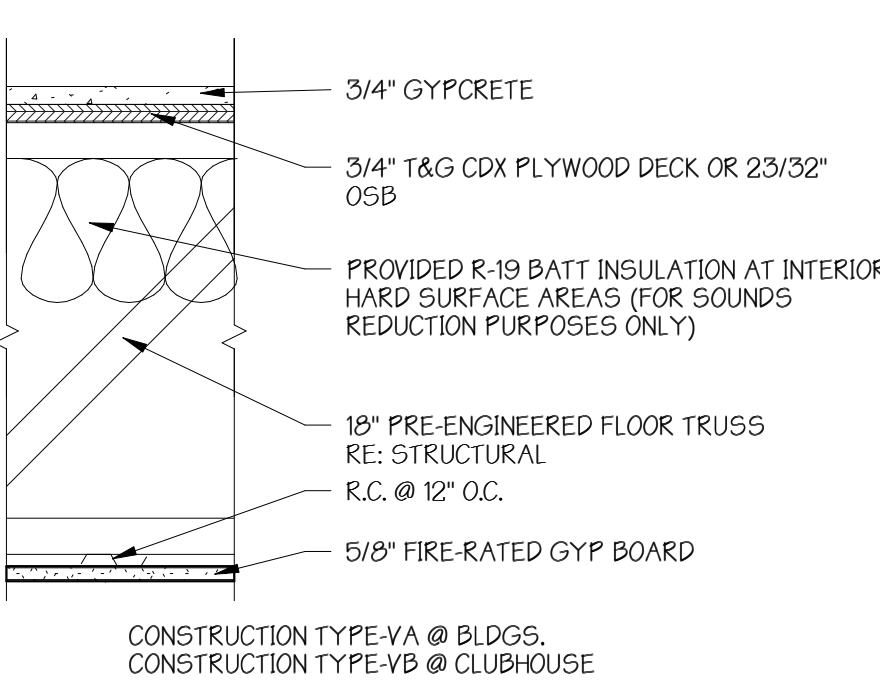
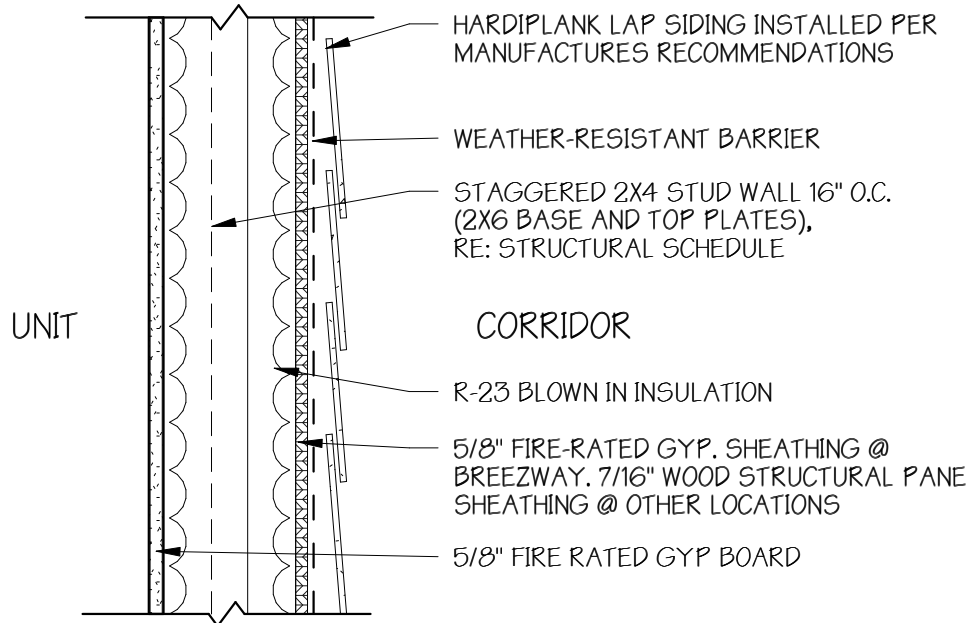
5 TYP. EXTERIOR FLOOR/CEILING ASSEMBLY  
UL-L528 BALCONIES 1 1/2" 1 HOUR



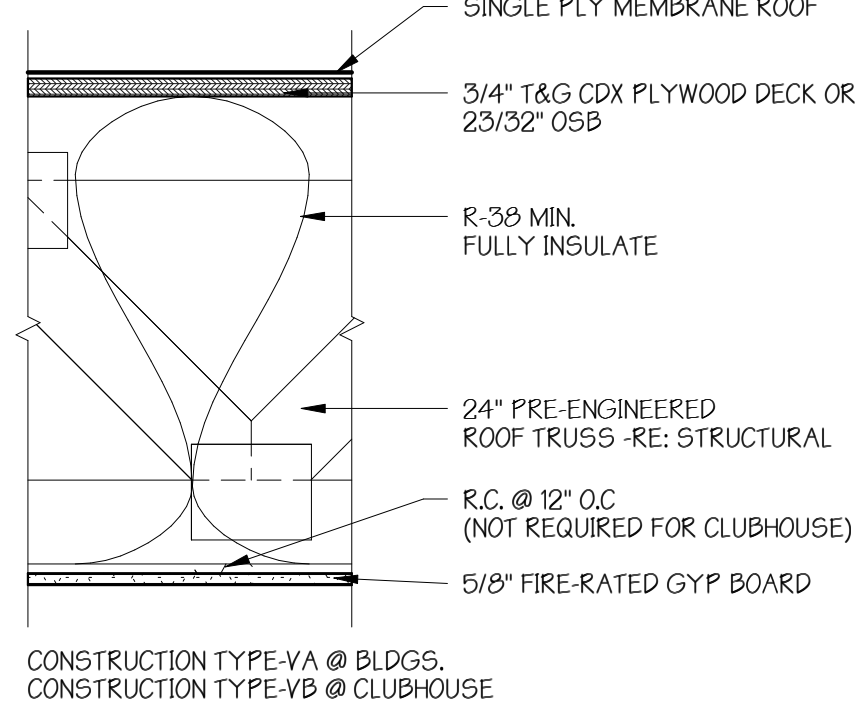
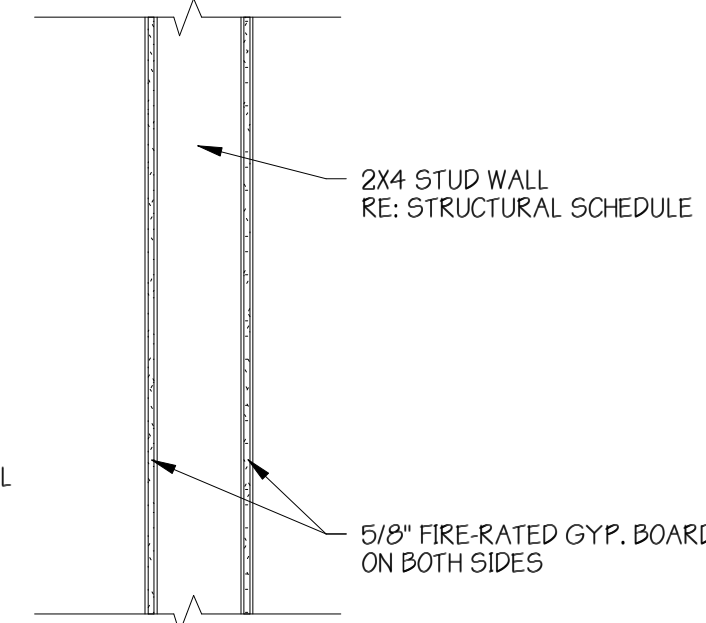
4 TYP. EXTERIOR FLOOR/CEILING ASSEMBLY  
UL-L528 CORRIDORS 1 1/2" 1 HOUR



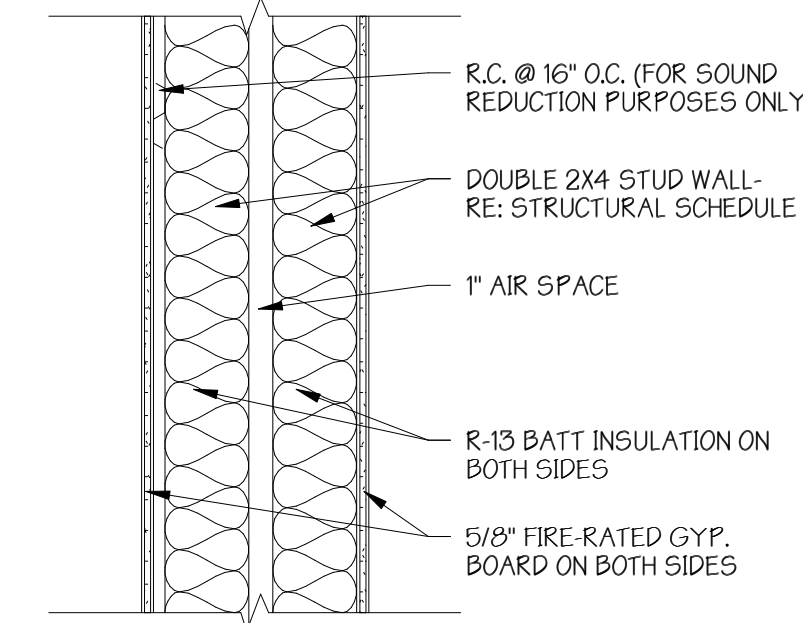
3 EXTERIOR ROOF/CEILING ASSEMBLY  
UL-P522 1 1/2" 1 HOUR



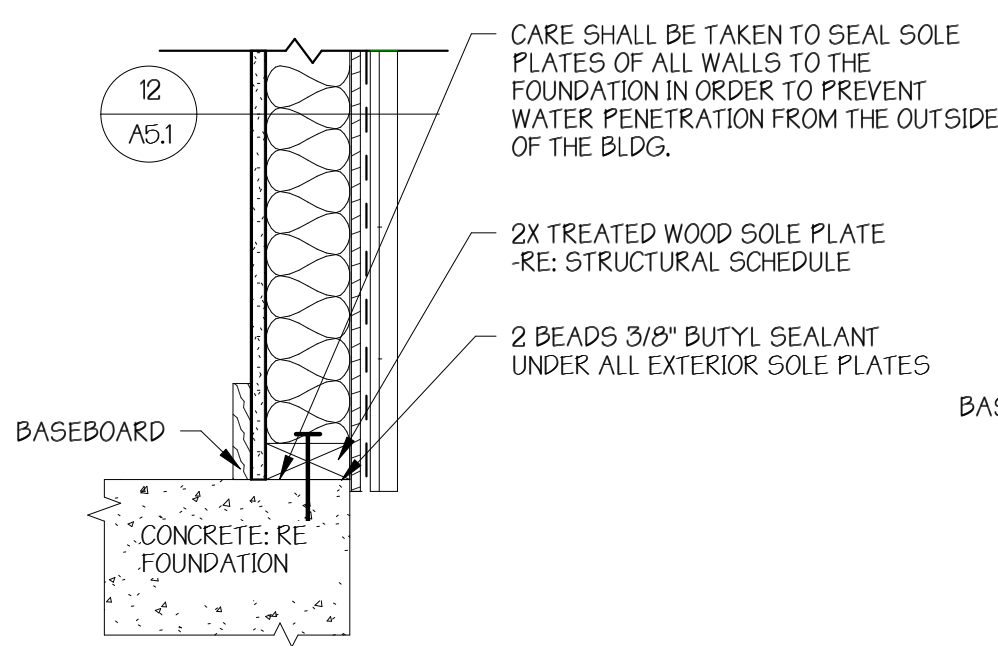
2 TYP. INTERIOR FLOOR/CEILING ASSEMBLY  
UL-L52155 STC IIC APARTMENT UNITS 1 1/2" 1 HOUR



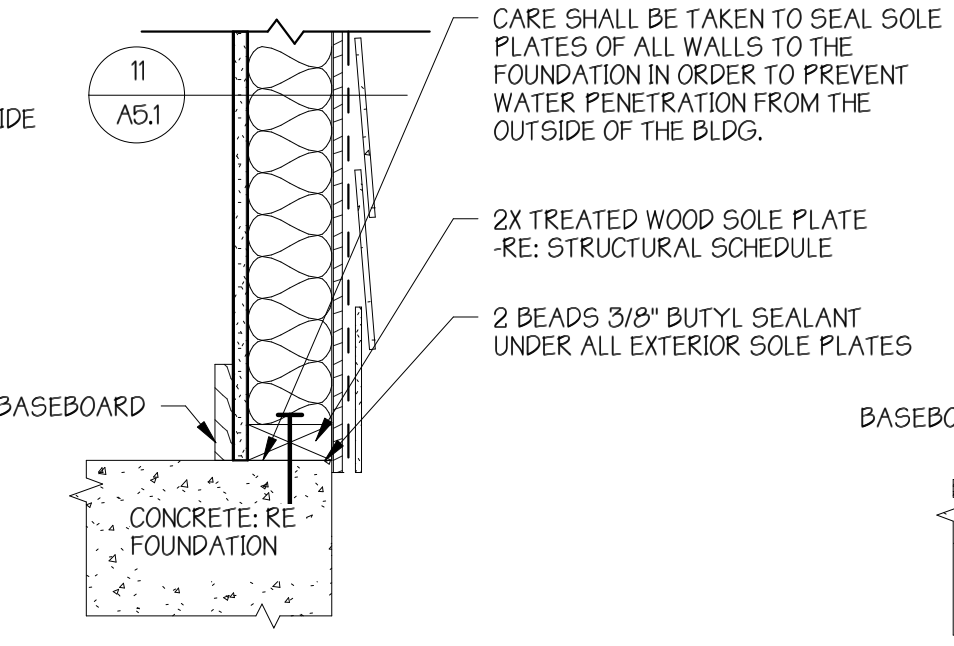
1 INTERIOR ROOF/CEILING ASSEMBLY  
UL-P522 1 1/2" 1 HOUR



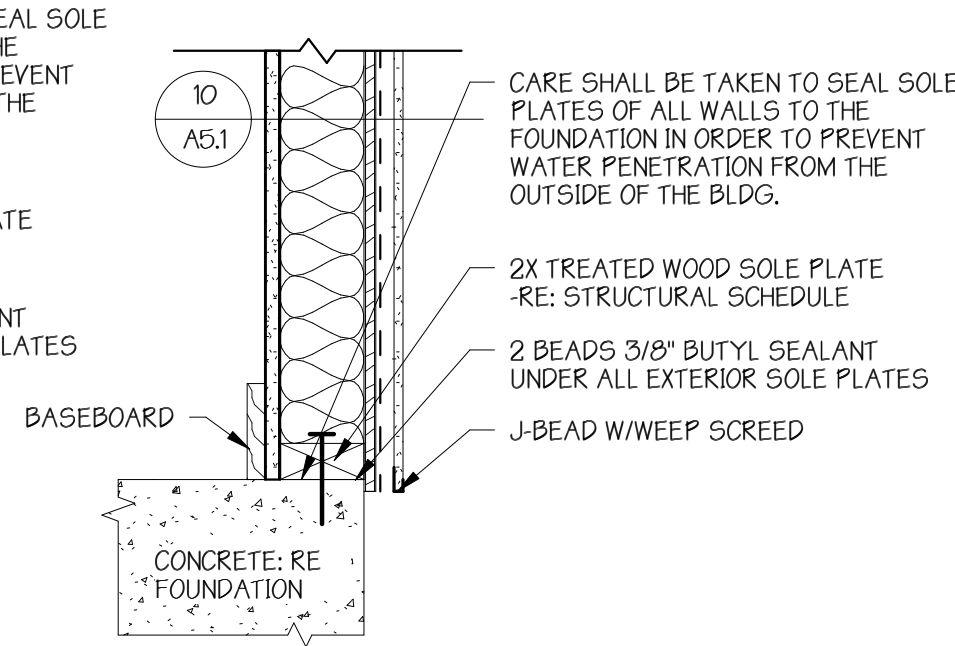
12 BOARD & BATTEN SIDING WALL ASSEMBLY (D)  
UL-U356 STC 35 TO 39 1 1/2" 1 HOUR



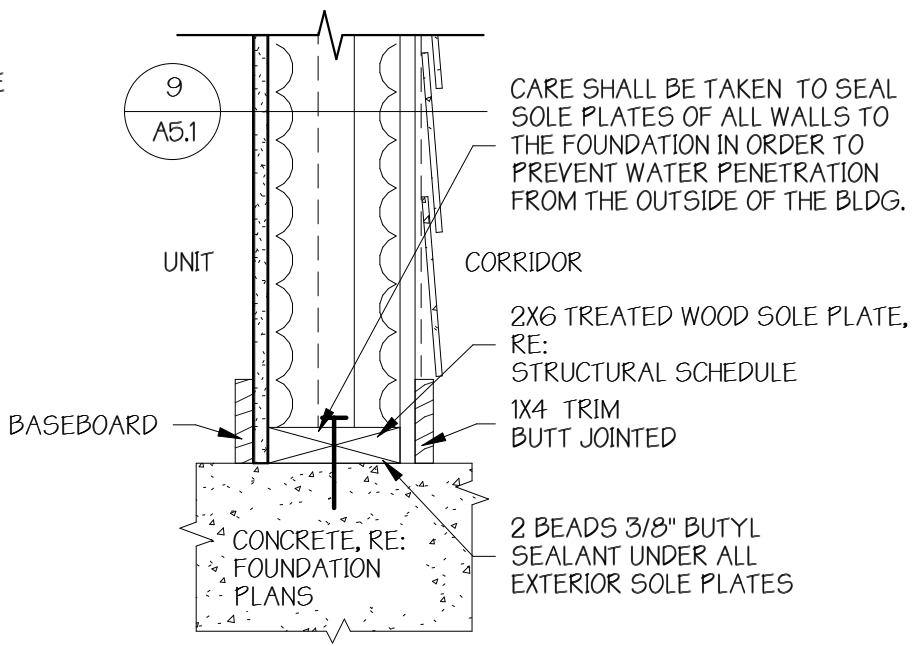
11 HARDIPLANK SIDING WALL ASSEMBLY (D)  
UL-U356 STC 35 TO 39 1 1/2" 1 HOUR



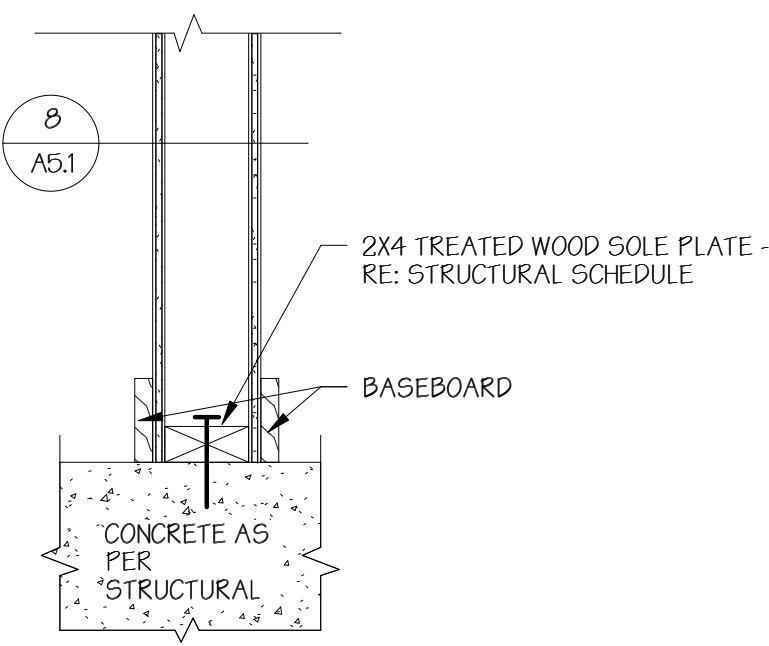
10 STUCCO WALL ASSEMBLY (D)  
UL-U356 1 1/2" 1 HOUR



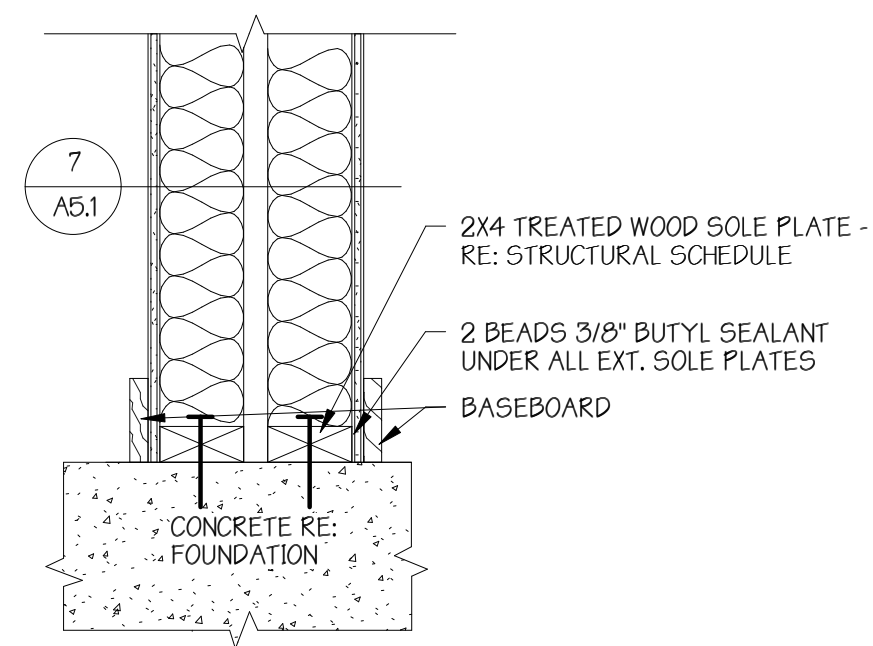
9 TYP. CORRIDOR WALL ASSEMBLY (C)  
UL-U340 1 1/2"



8 TYP. PARTITION WALL ASSEMBLY (B)  
UL-U305 1 1/2" 1 HOUR



7 TYP. TENANT SEPARATION WALL ASSEMBLY (A)  
UL-U341 1 1/2" 1 HOUR



18 SOLE PLATE @ B&B SIDING WALL 1 1/2"

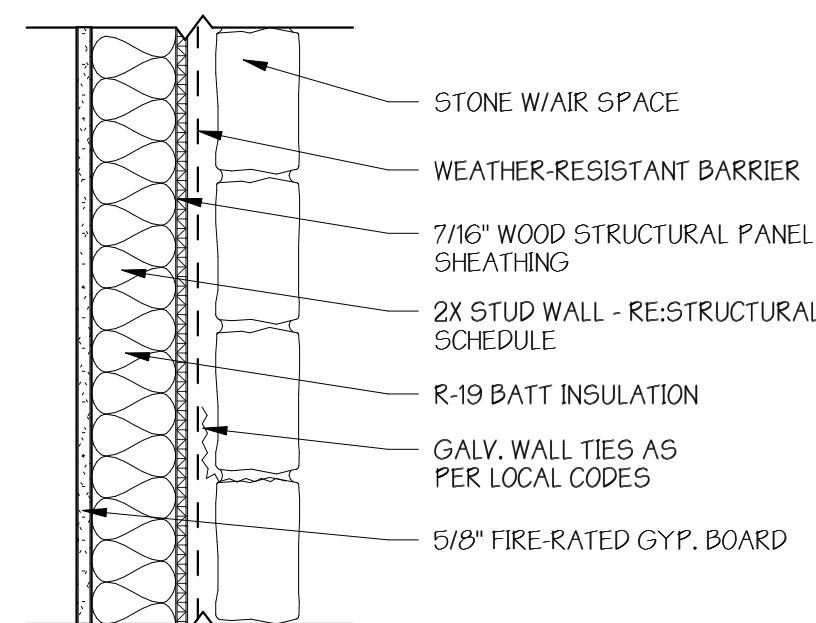
17 SOLE PLATE @HARDIPLANK SIDING WALL 1 1/2"

16 SOLE PLATE @ STUCCO WALL 1 1/2"

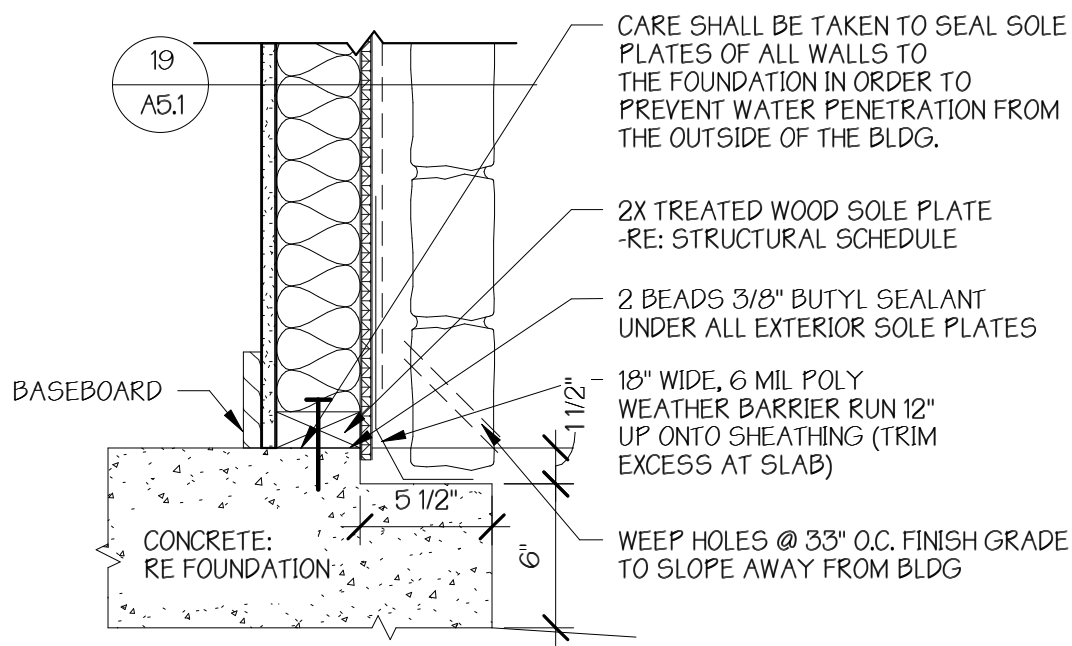
15 SOLE PLATE @ CORRIDOR WALL 1 1/2" 1/2 HOUR

14 SOLE PLATE @PARTITION WALL 1 1/2"

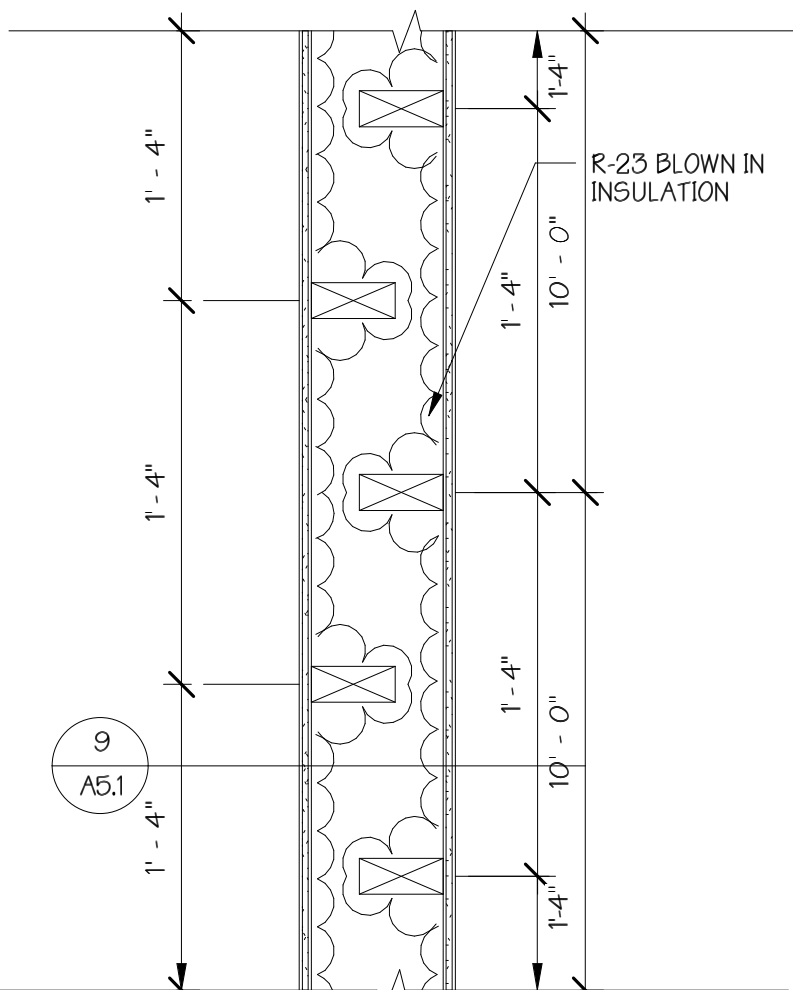
13 SOLE PLATE @TENANT SEPARATION WALL 1 1/2"



19 TYP. STONE WALL ASSEMBLY (D)  
UL-U356 STC 35 TO 39 1 1/2" 1 HOUR



25 SOLE PLATE @ STONE WALL  
UL-U356 STC 35 TO 39 1 1/2" 1 HOUR



21 CORRIDOR WALL W/ STAGGERED STUDS 1 1/2"

WALL SCHEDULE			
(Re: A5.1)	(Re: A5.1)		
Mark	TYPE IMAGE	CORE WALL ASSEMBLY (WITHOUT FINISH MATERIAL)	Fire Rating
A1		3 1/2" TENNANT SEPARATION	1 HR
A2		5 1/2" TENNANT SEPARATION	1 HR
B1		3 1/2" INTERIOR PARTITION	1 HR
B2		5 1/2" INTERIOR PARTITION	1 HR
C		5 1/2" STAGGERED STUD	1 HR
D1		3 1/2" EXTERIOR SHEATHING	1 HR
D2		5 1/2" EXTERIOR SHEATHING	1 HR

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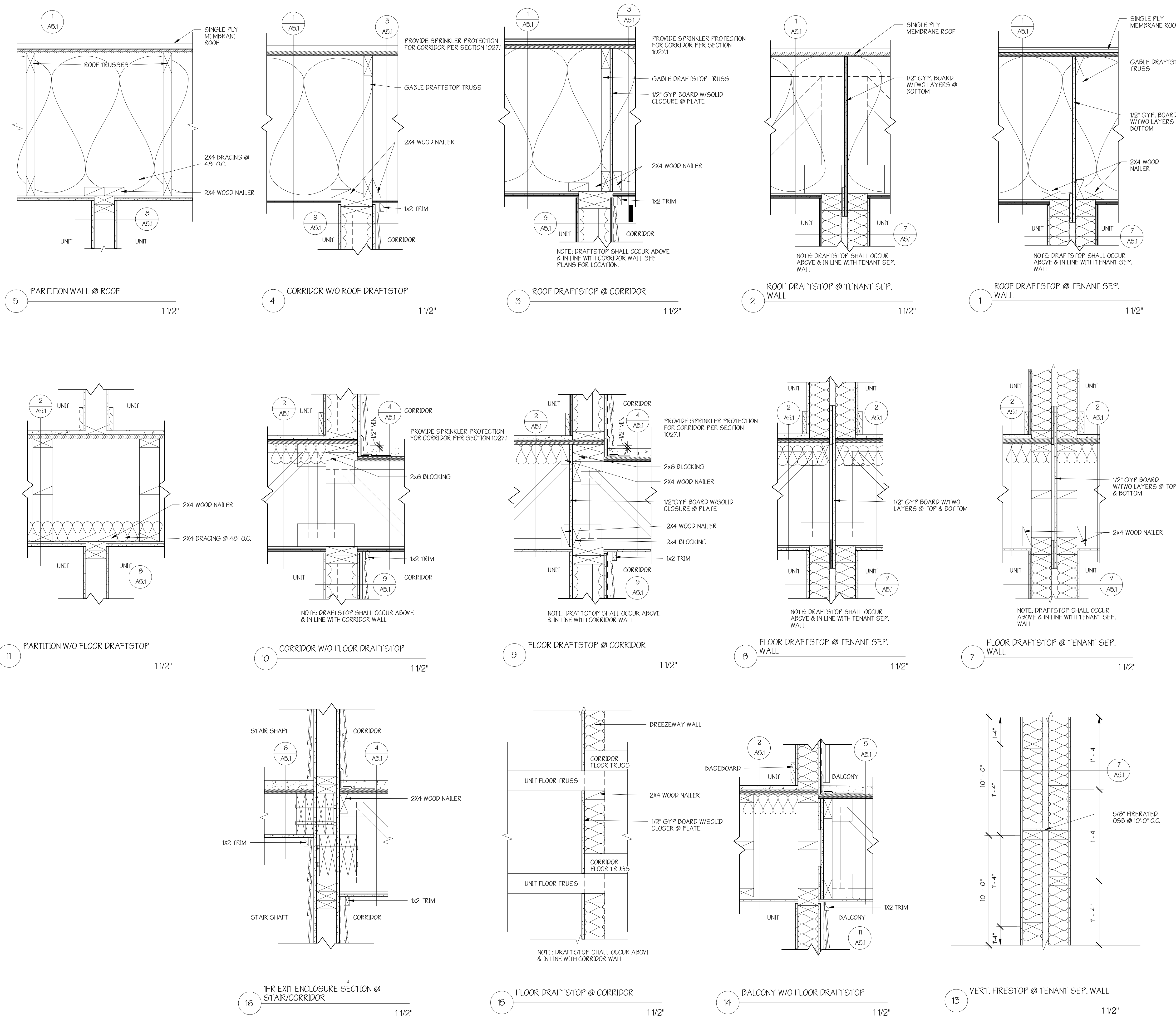
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DATE 07-31-2018		
DESCRIPTION ASSEMBLY DETAILS		
SHEET A5.1		





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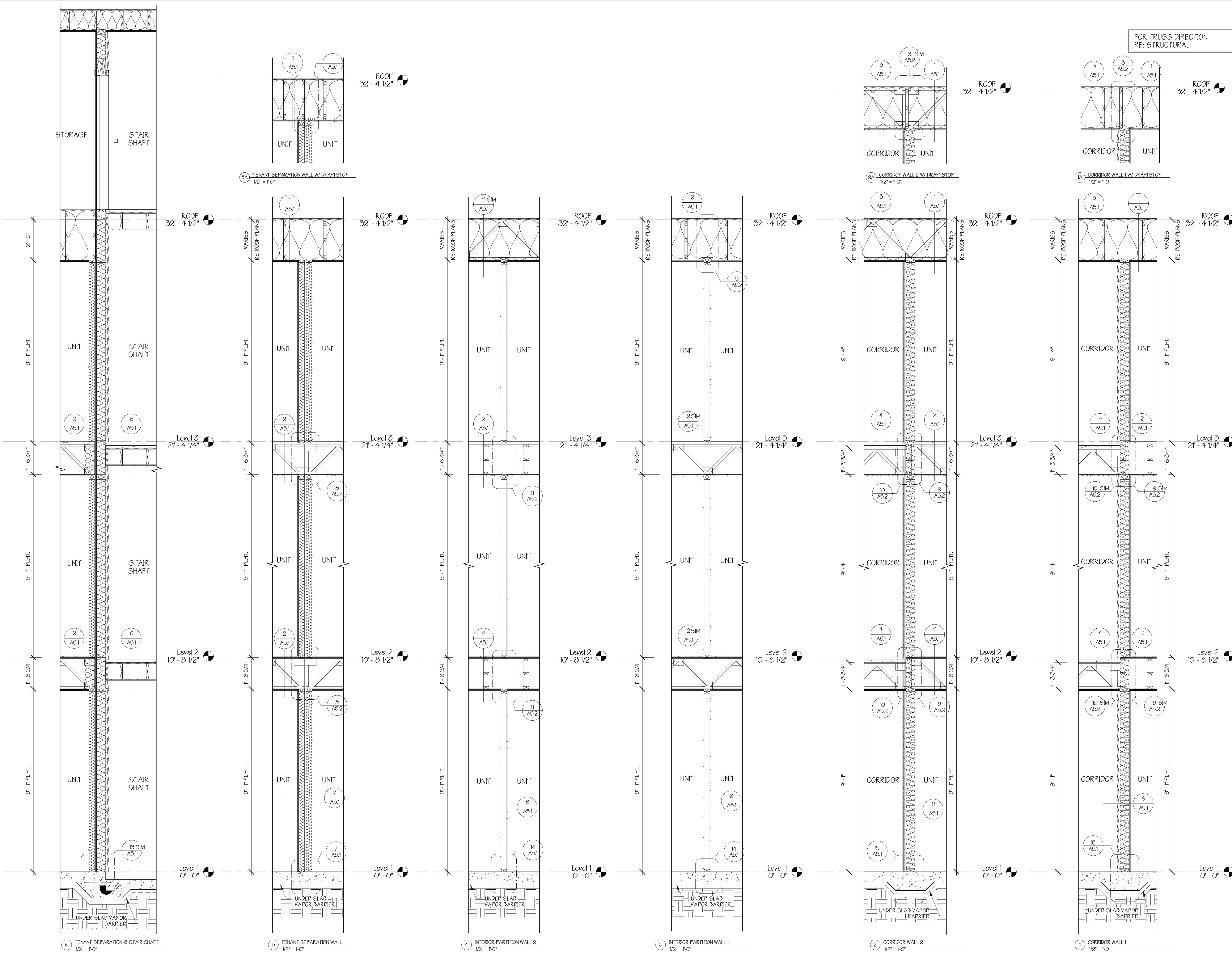
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DESCRIPTION  
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SHEET  
A5.2





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DESCRIPTION  
INTERIOR WALL SECTIONS

SHEET  
A5.3



FOR TRUSS DIRECTION  
RE: STRUCTURAL

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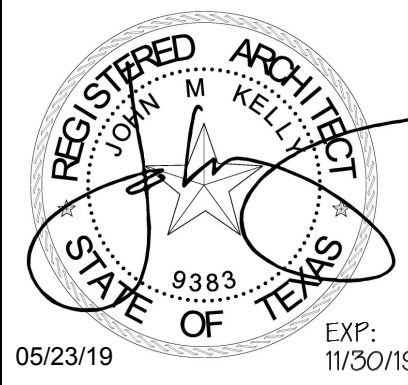
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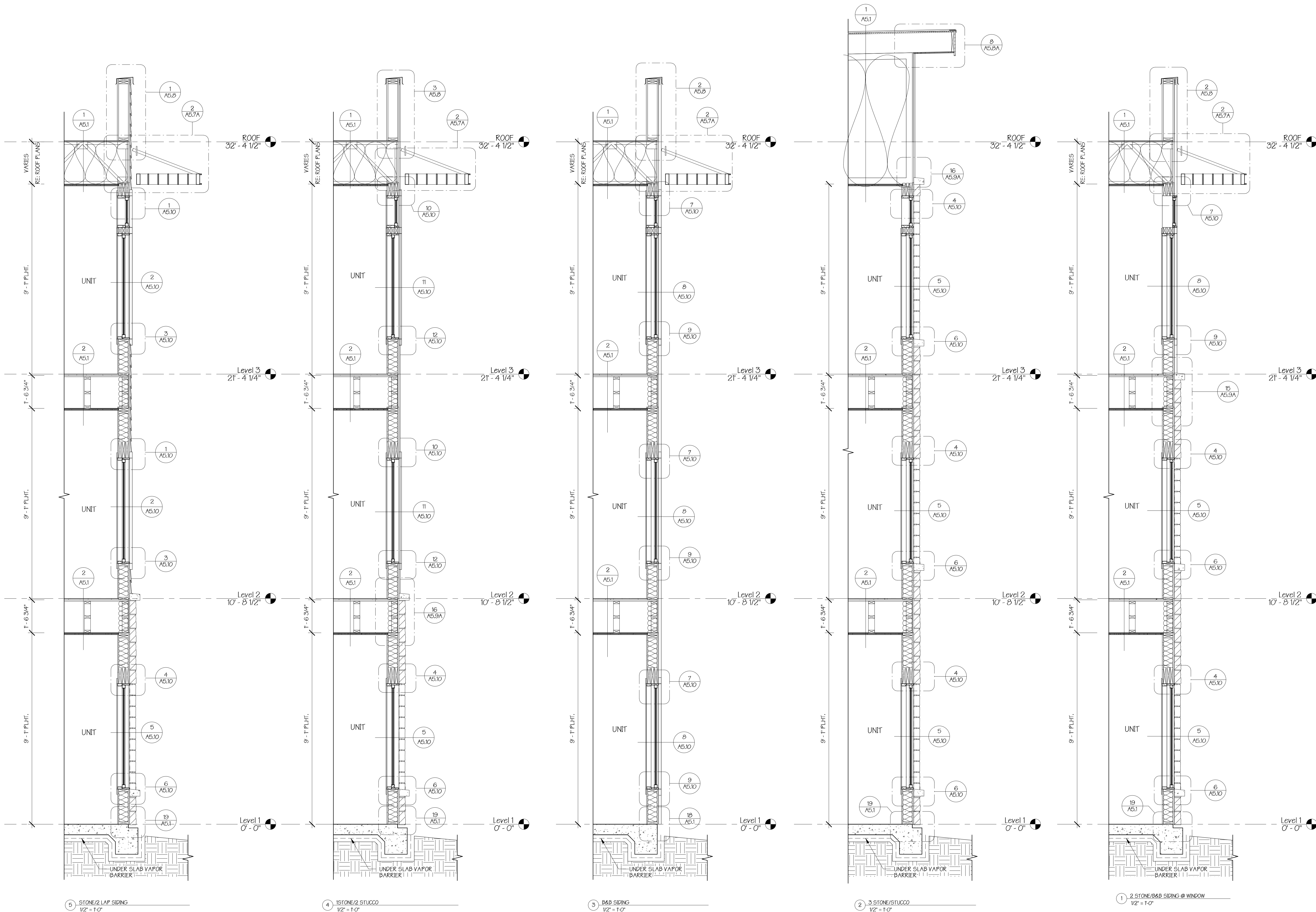
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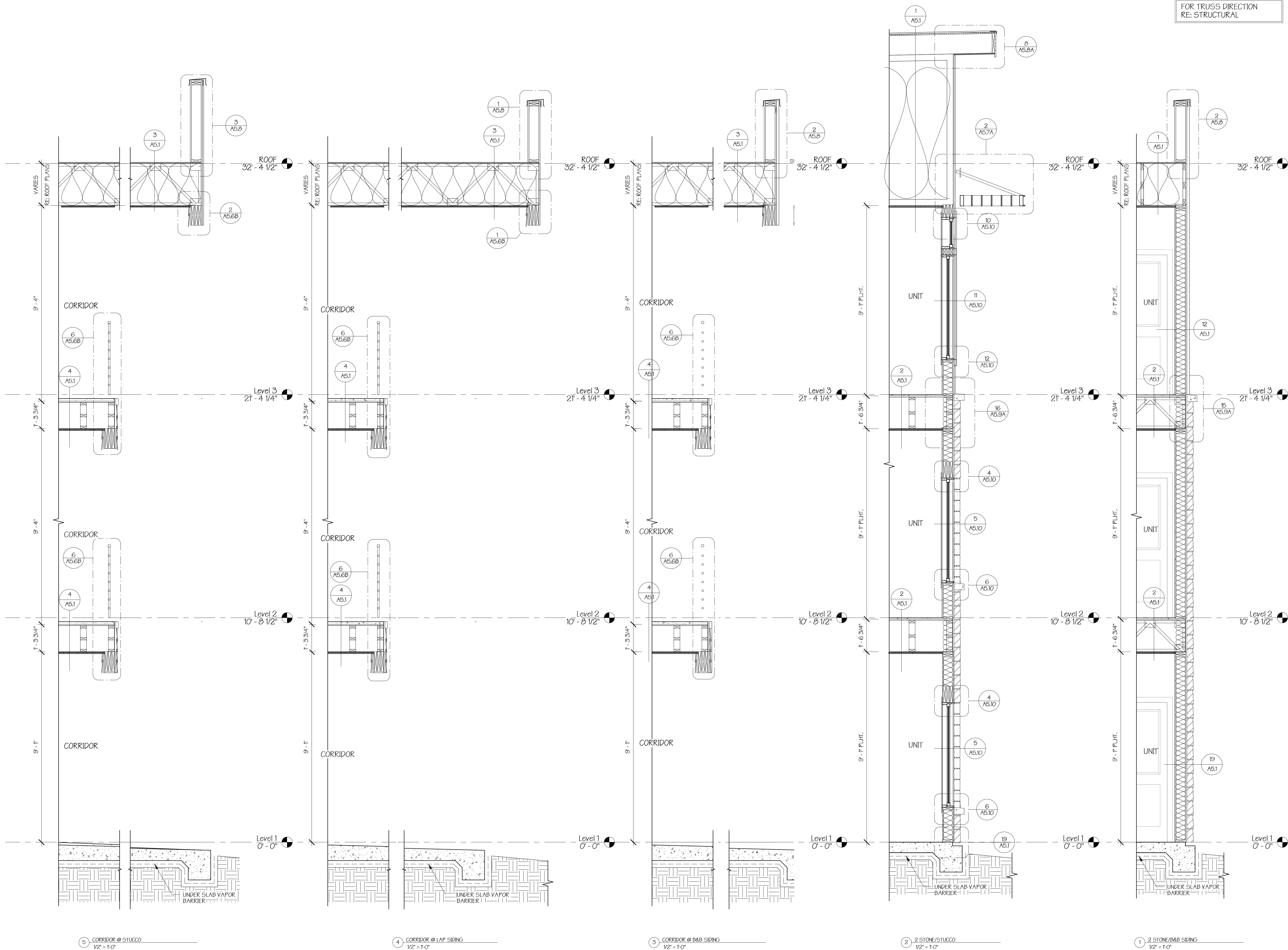
EXTERIOR WALL SECTIONS

SHEET

A5.4







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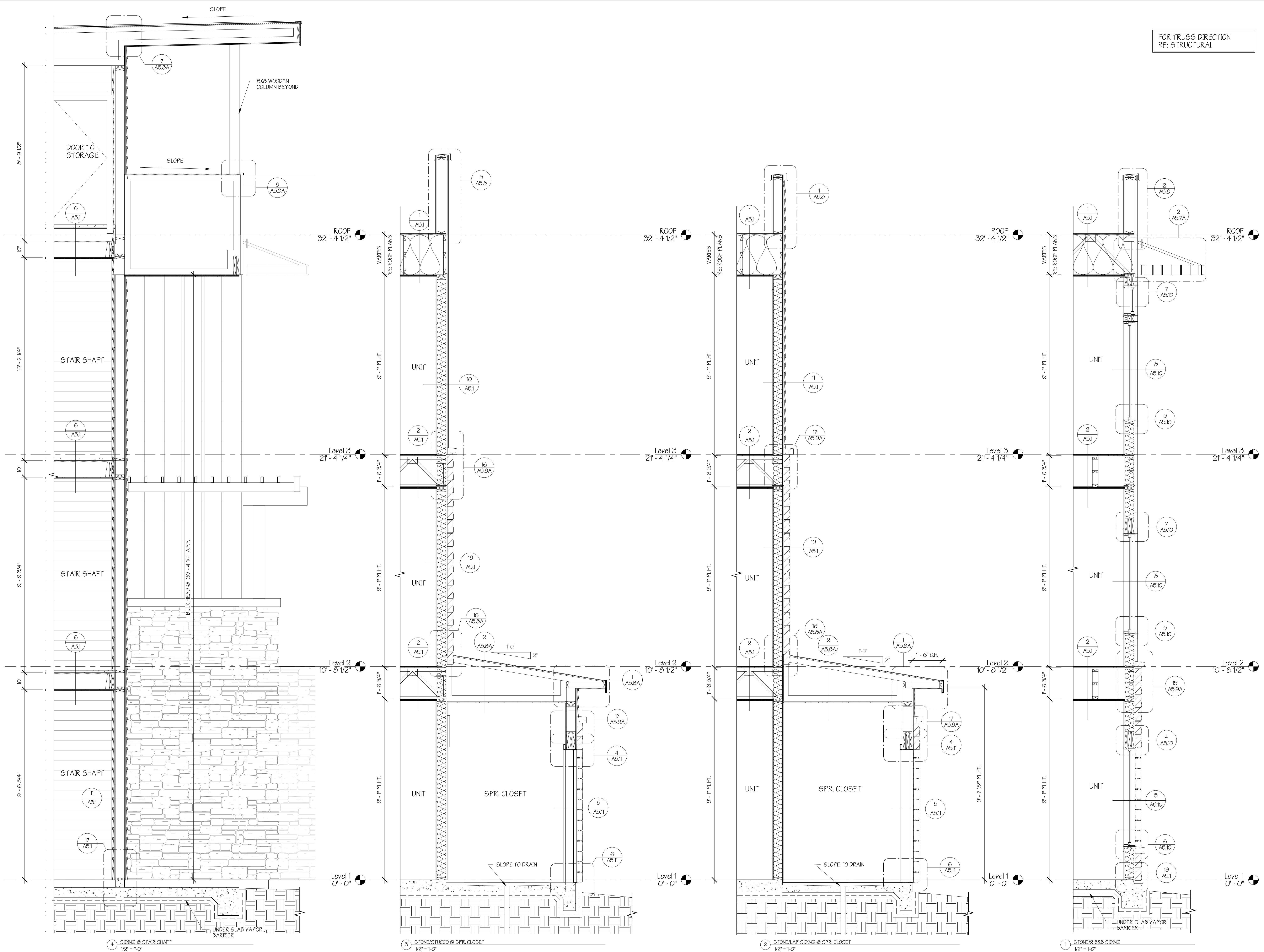
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EXTERIOR WALL SECTIONS

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A5.4A





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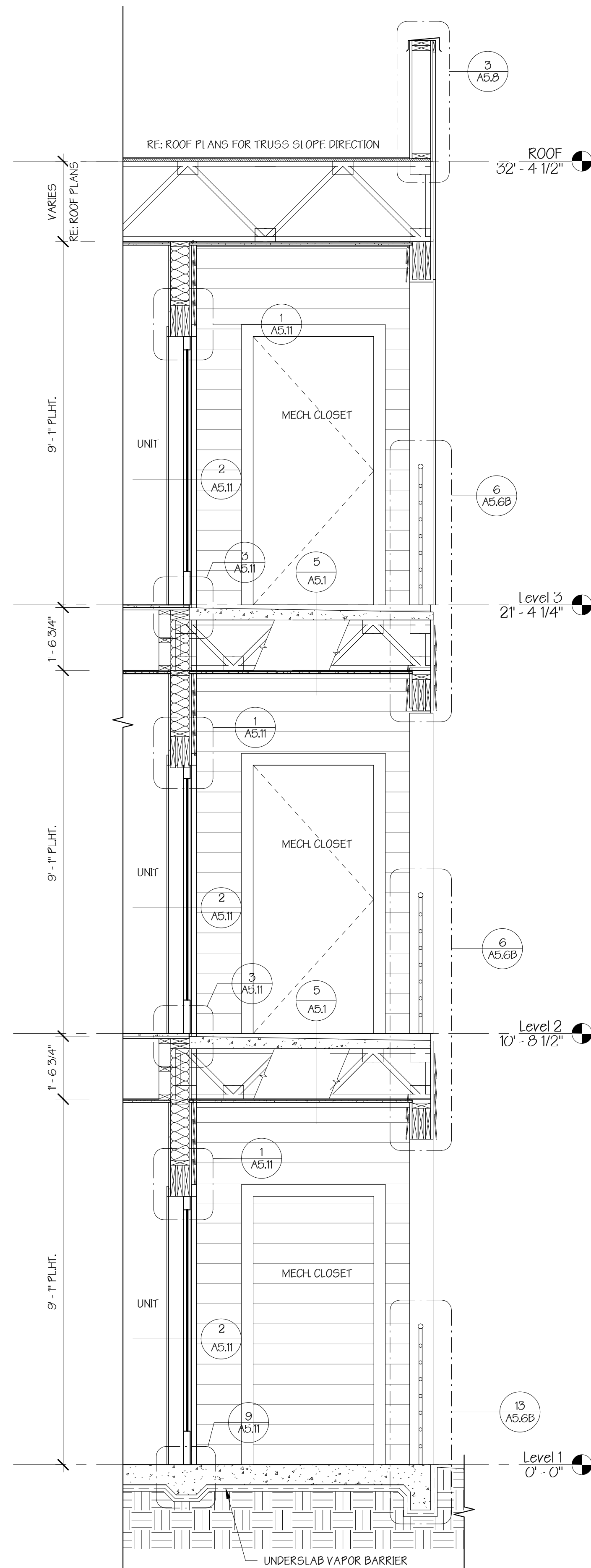
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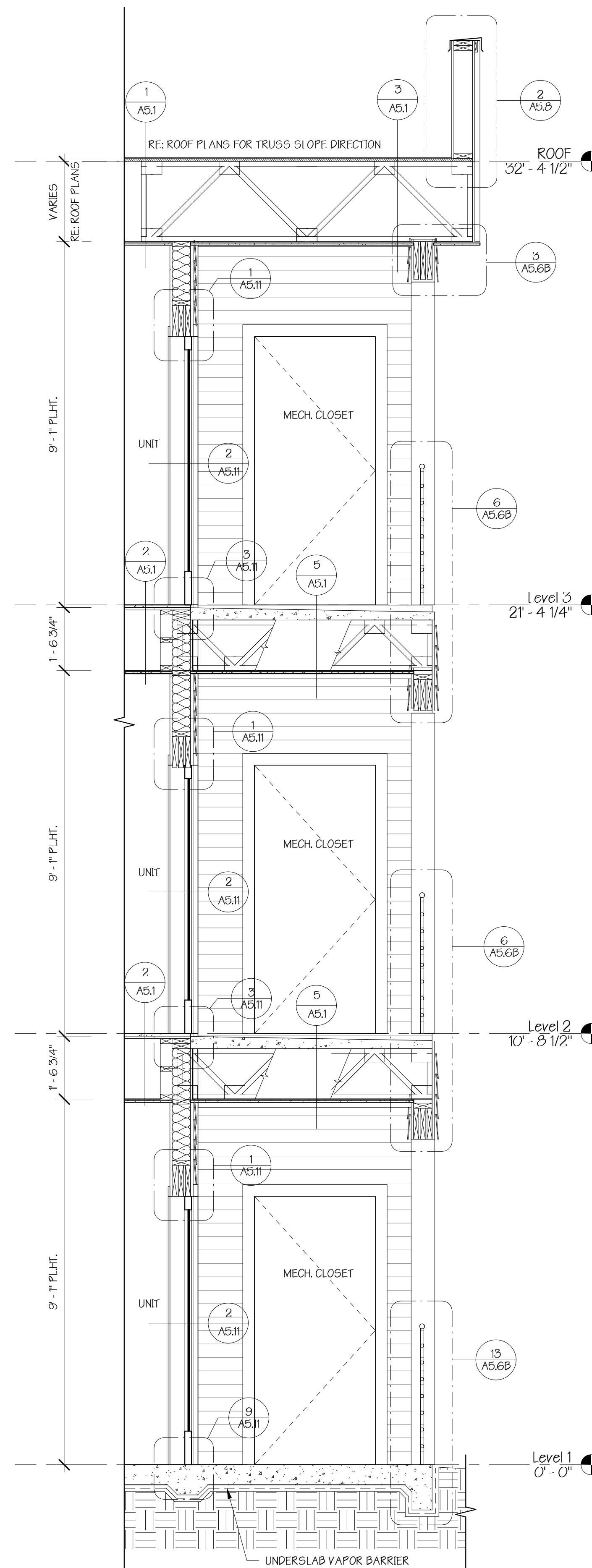
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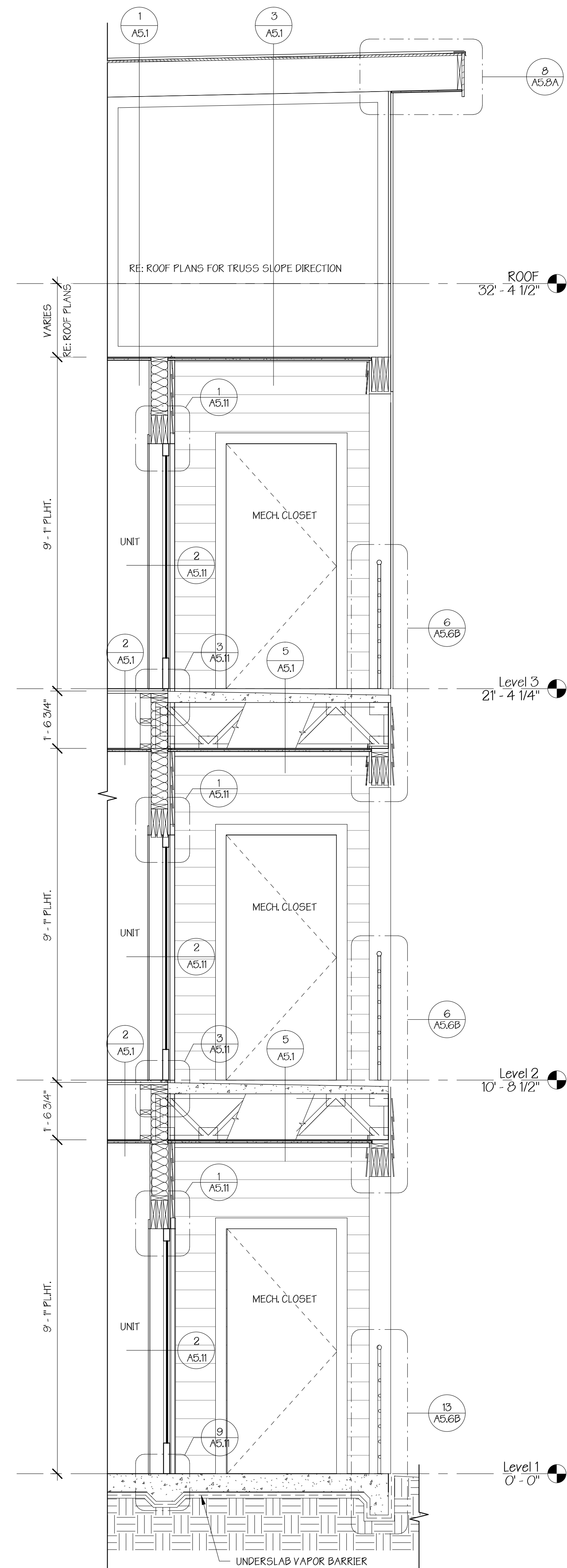




③ BALCONY SECTION TYP.  
V2' = 1'-0"



② BALCONY SECTION W/ BULK HEAD @ LEVEL 3  
V2' = 1'-0"



① BALCONY SECTION W/ TOWER ELEMENT  
V2' = 1'-0"

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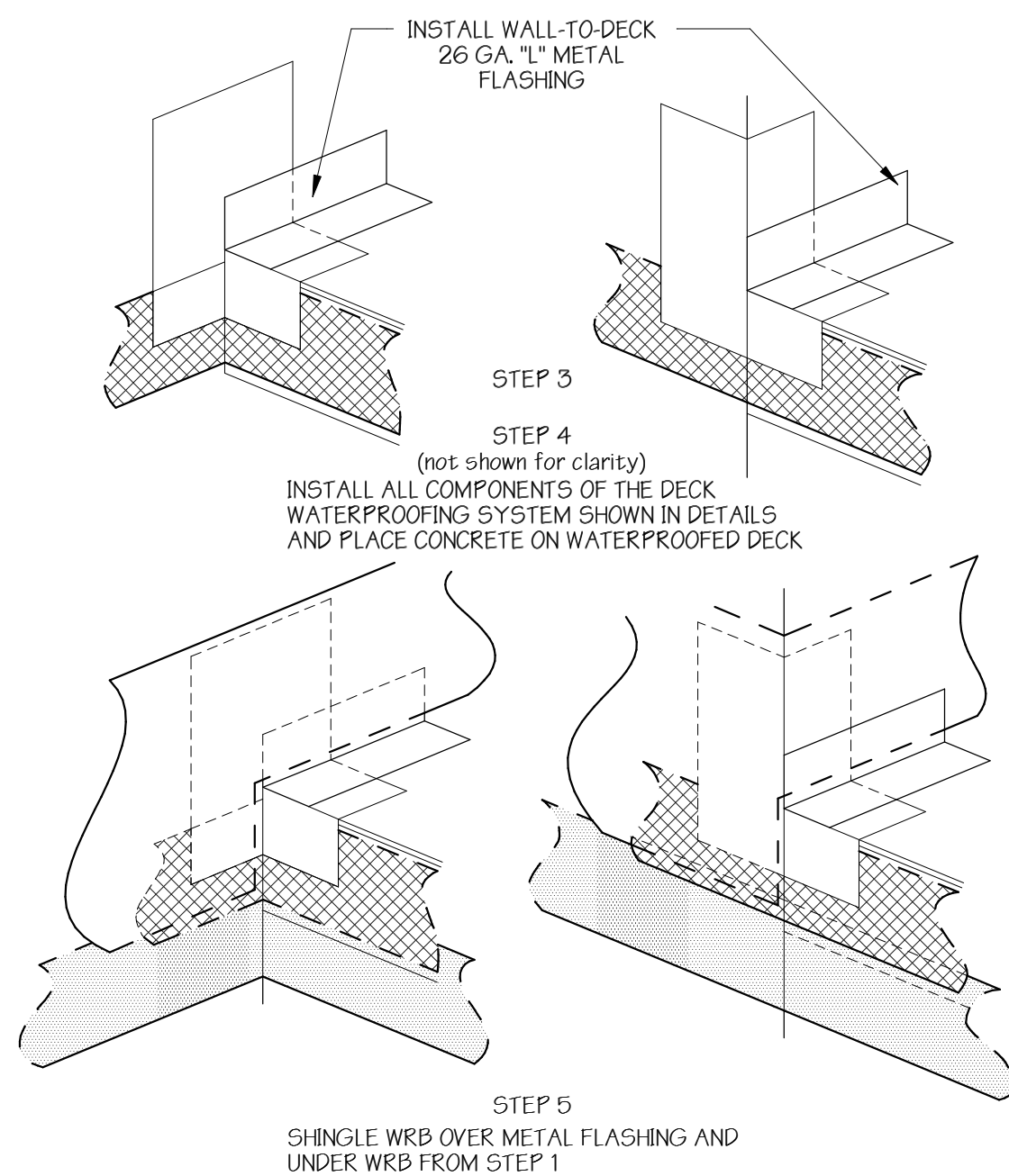
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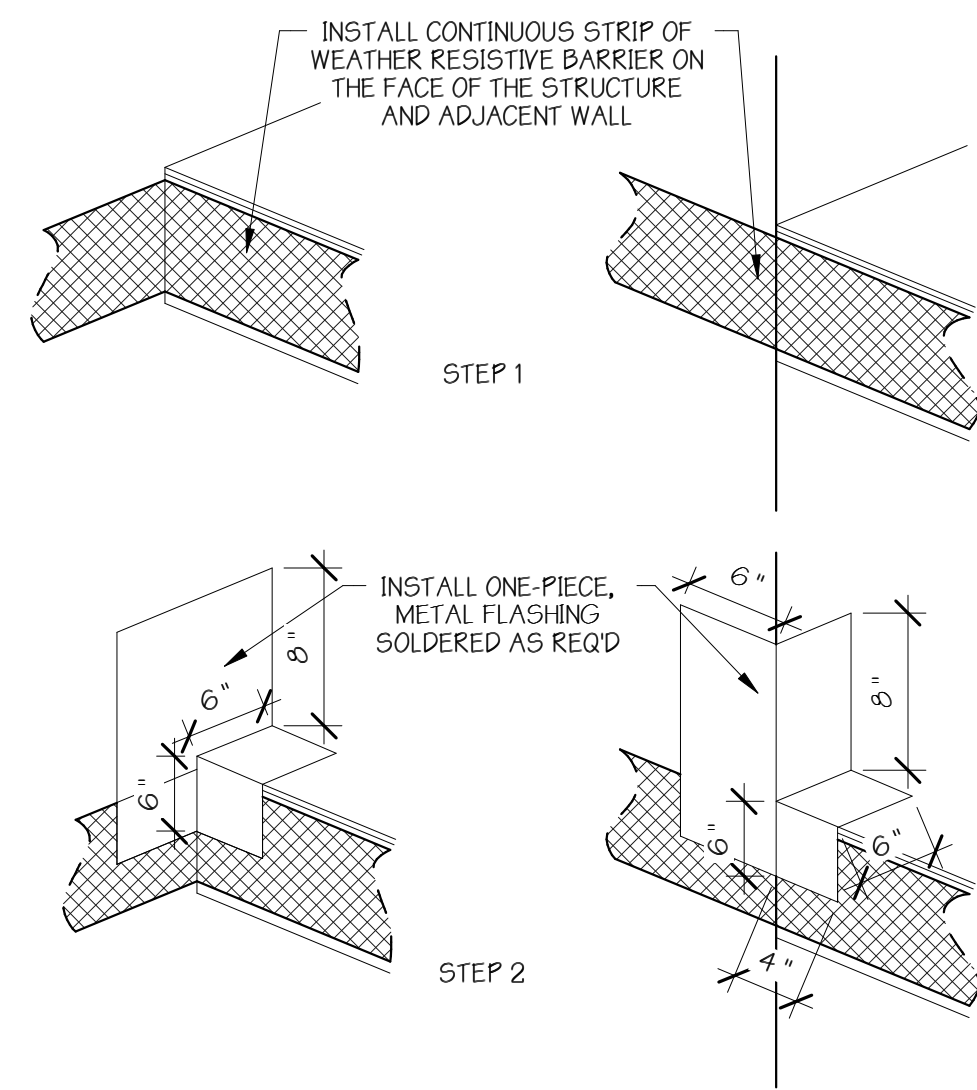
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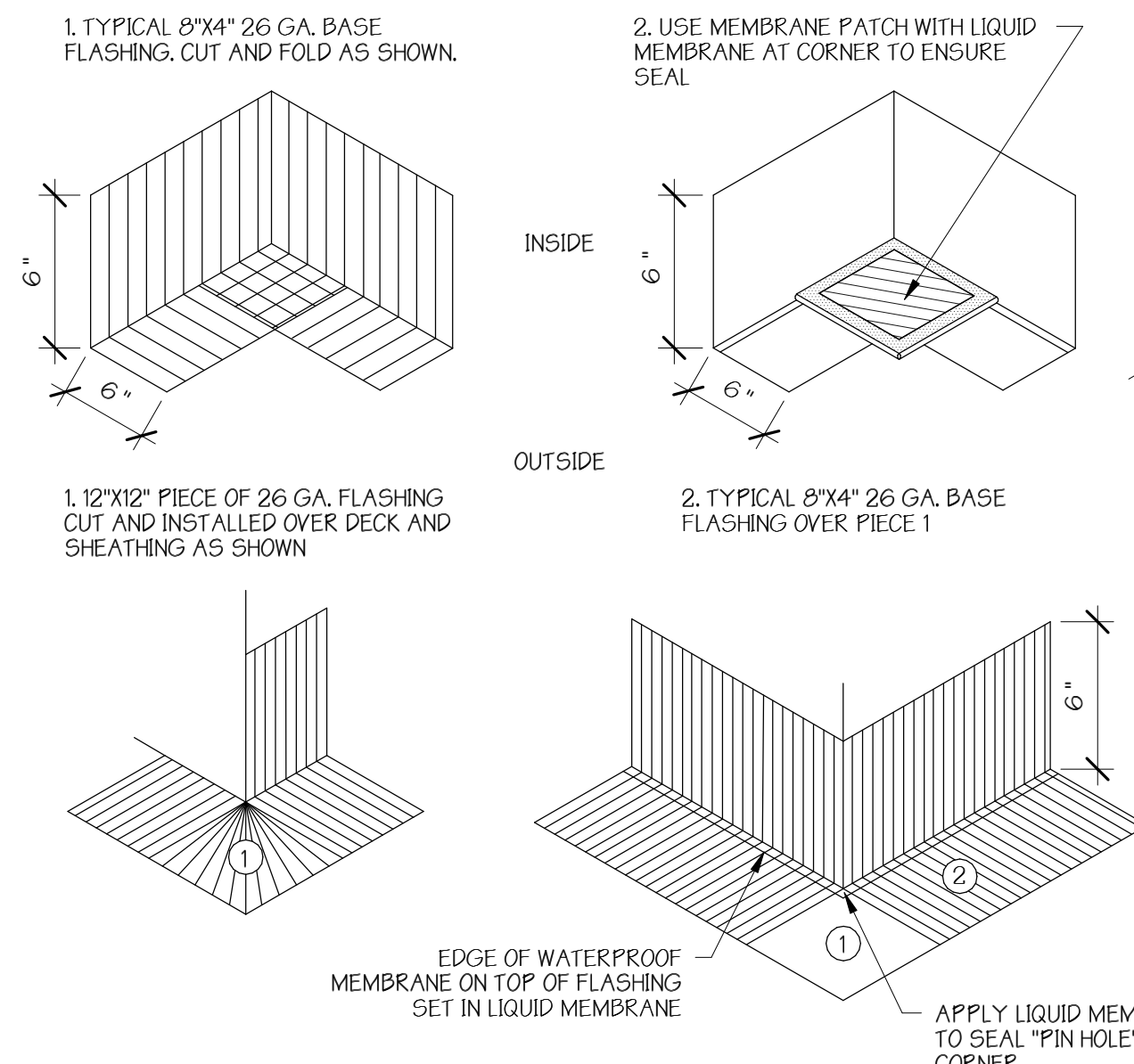




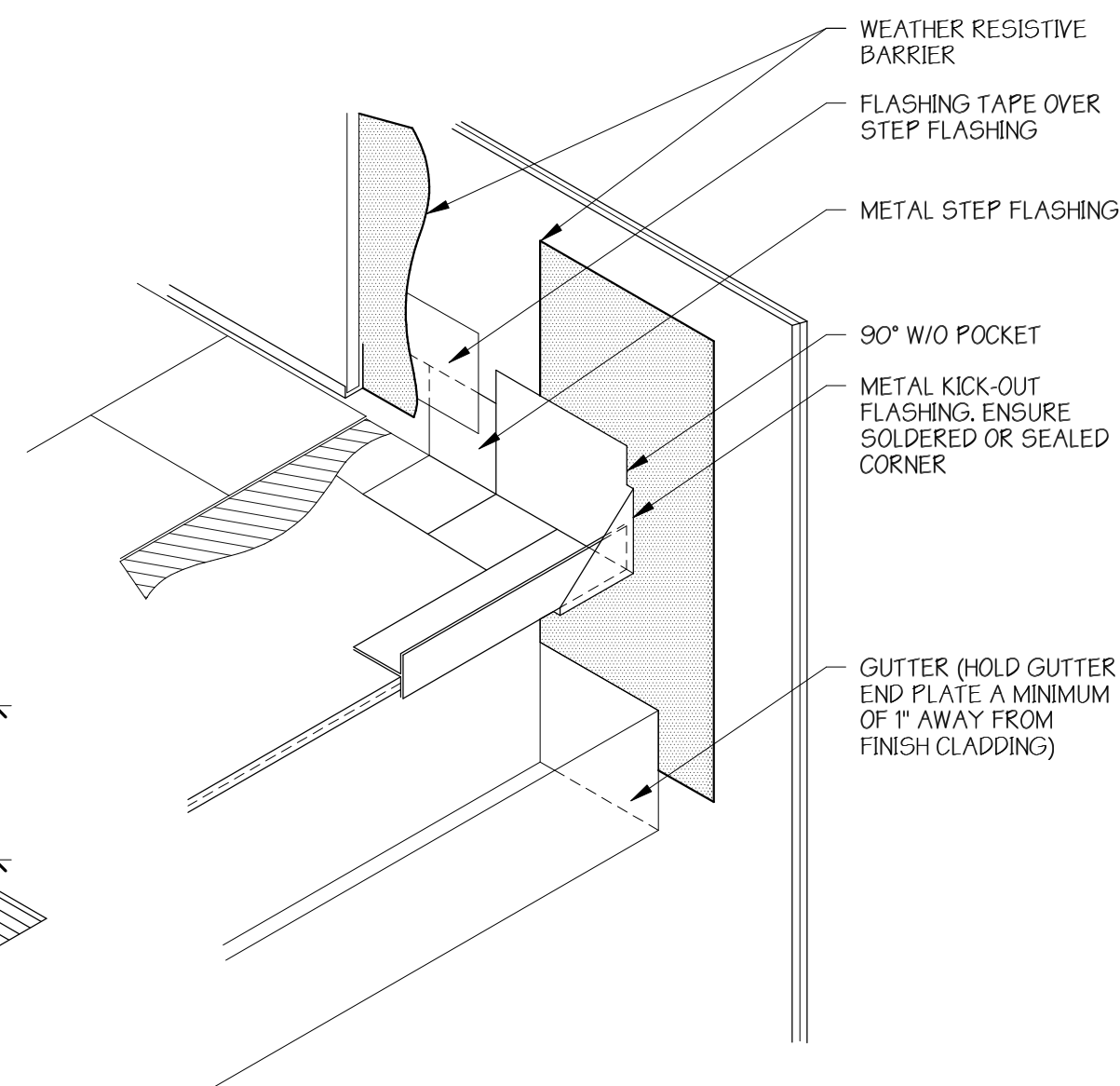
5 BALCONY @ VERTICAL WALL  
WATERPROOFING  
@ BALCONIES, BREEZEWAYS  
& OPEN CORRIDORS NTS



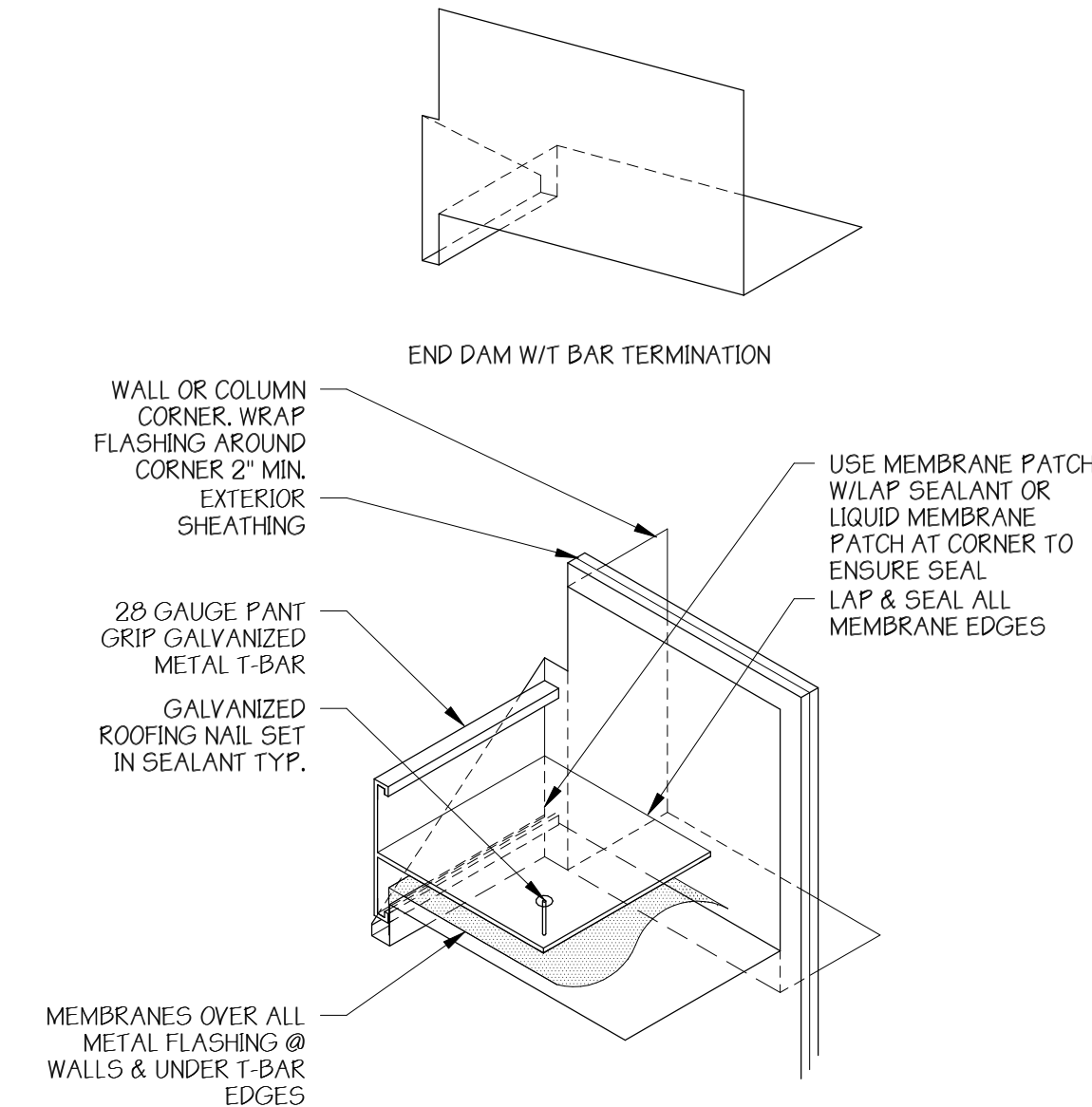
4 BALCONY @ VERTICAL WALL  
WATERPROOFING  
@ BALCONIES, BREEZEWAYS  
& OPEN CORRIDORS NTS



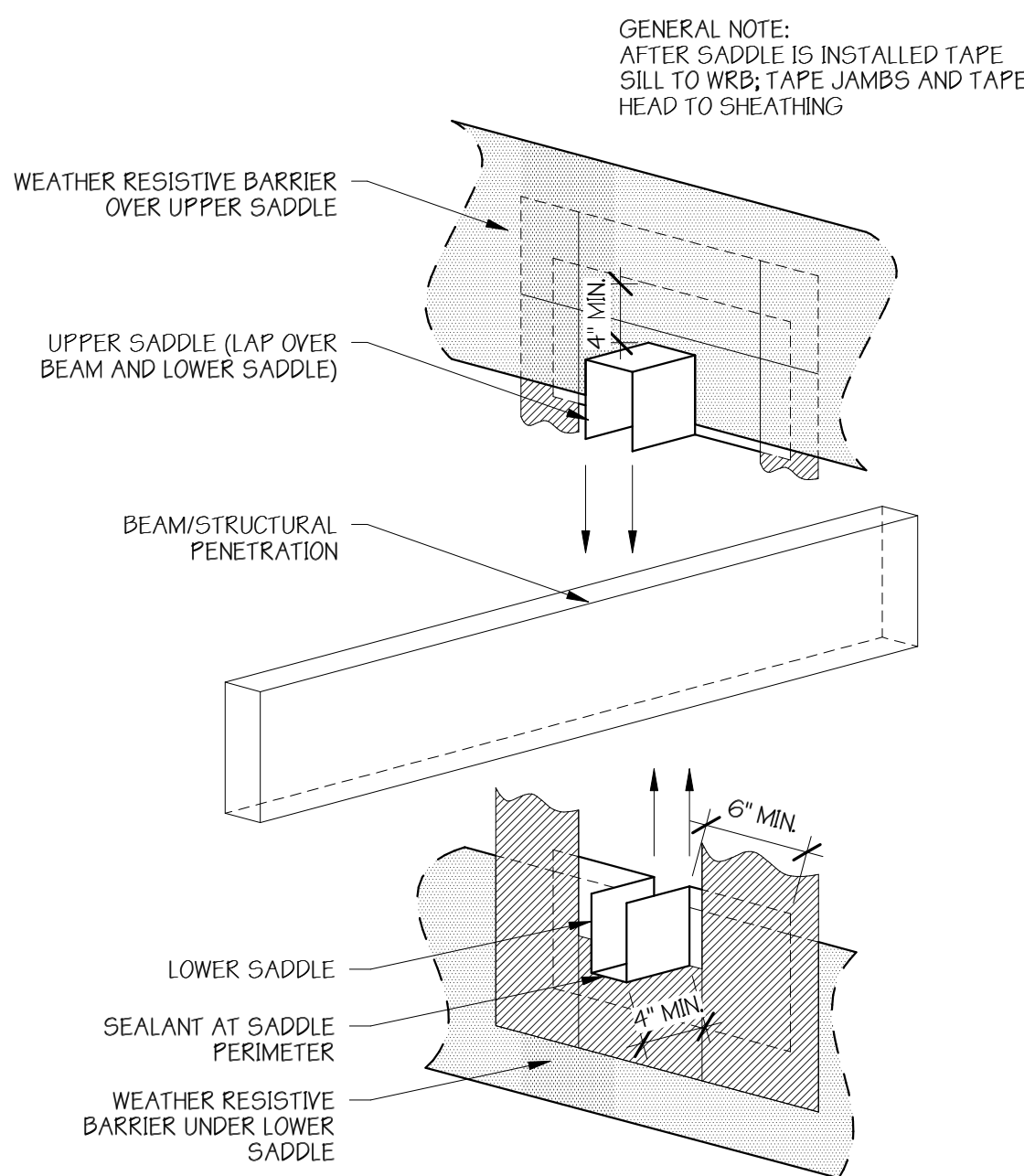
3 DECK EDGE AT CORNER  
OUTSIDE & INSIDE NTS



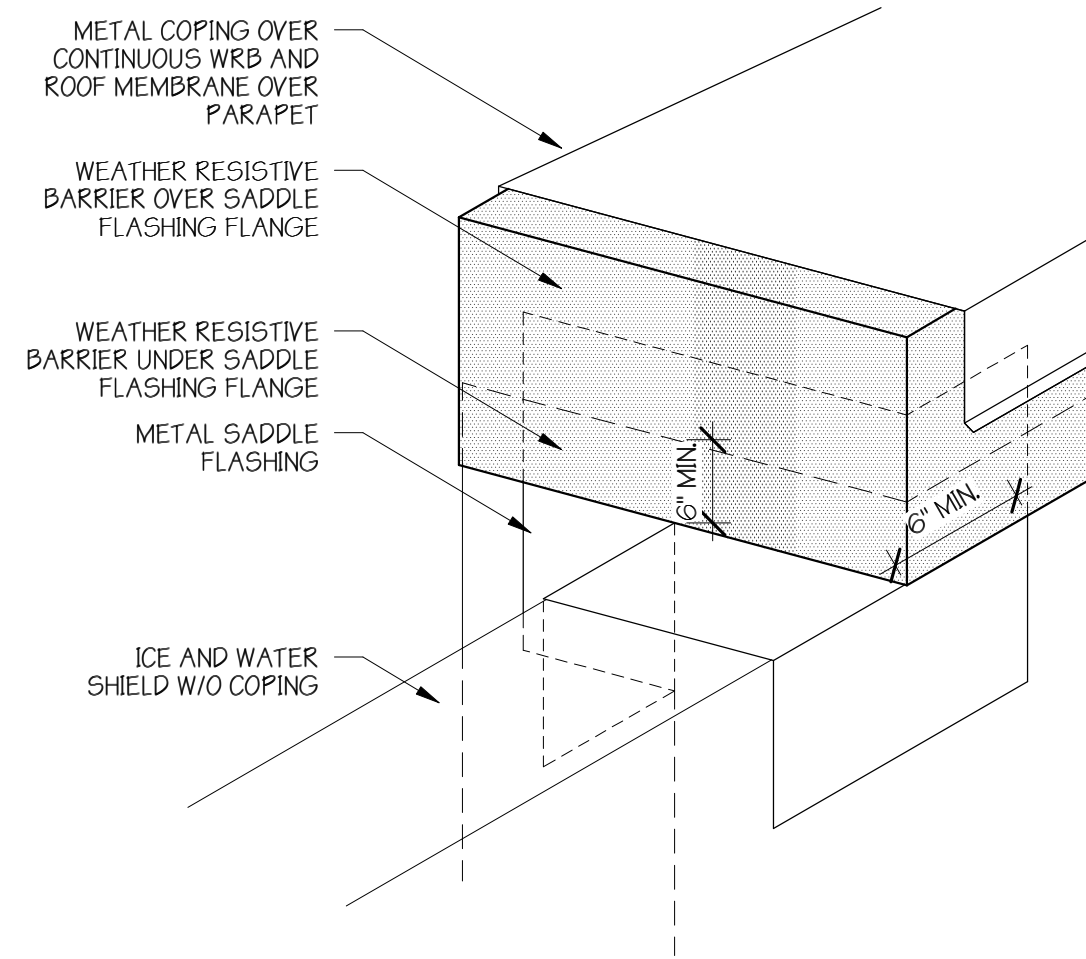
2 DECK-TO-WALL WATERPROOFING  
@ BALCONY & SIM NTS



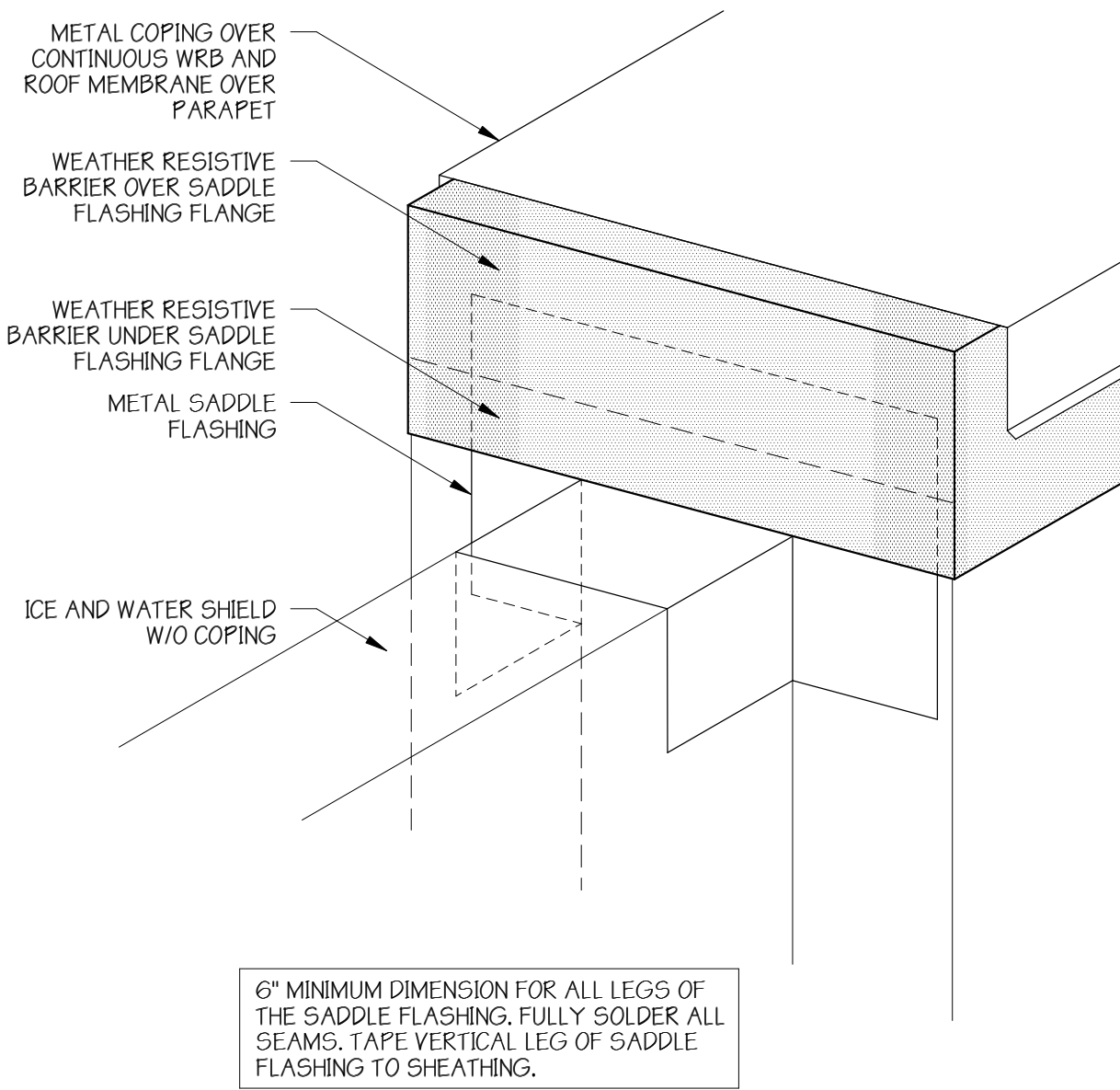
1 DECK-TO-WALL WATERPROOFING  
END DAM FLASHING NTS



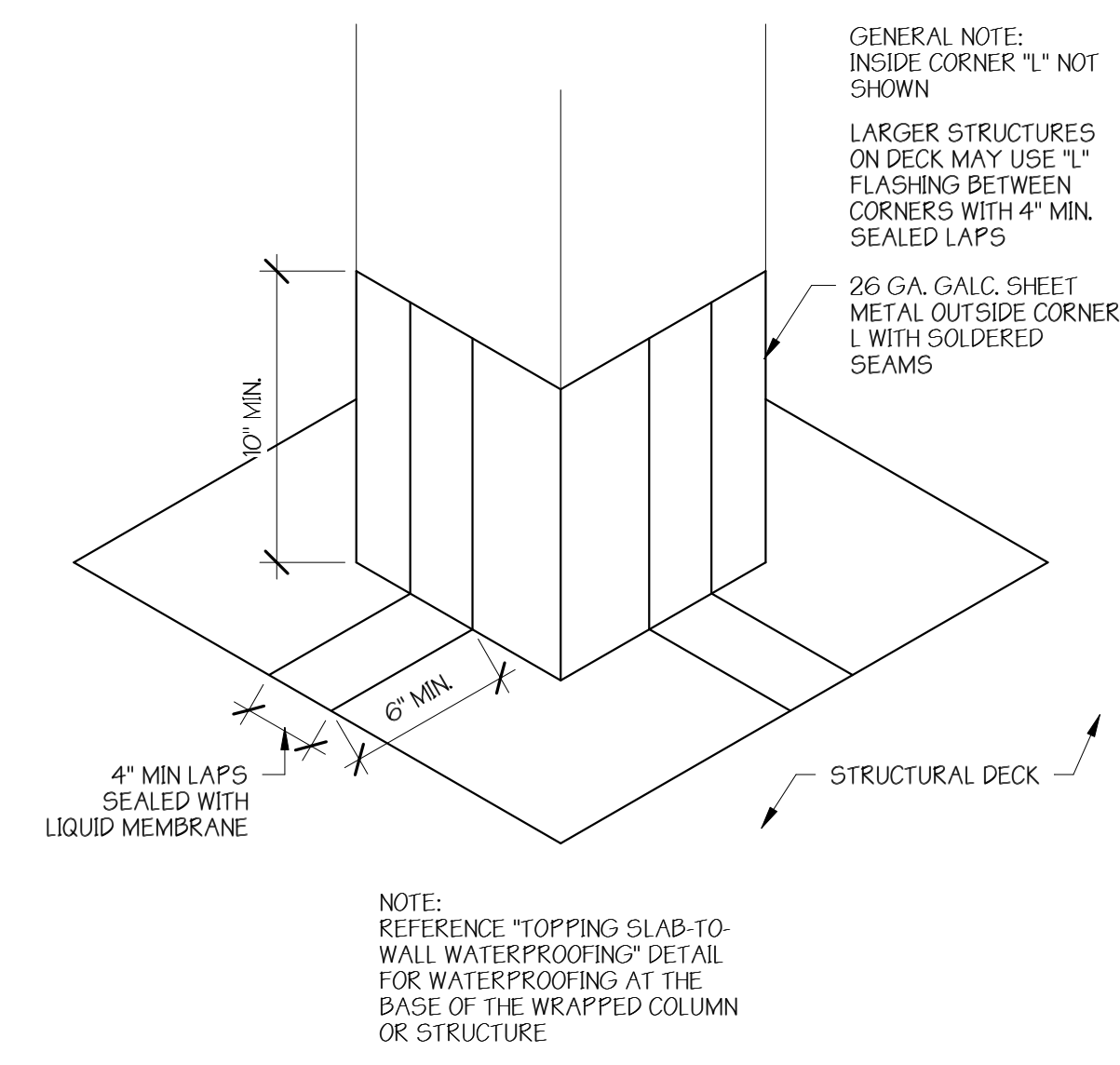
10 SADDLE FLASHING  
FLASHING NTS



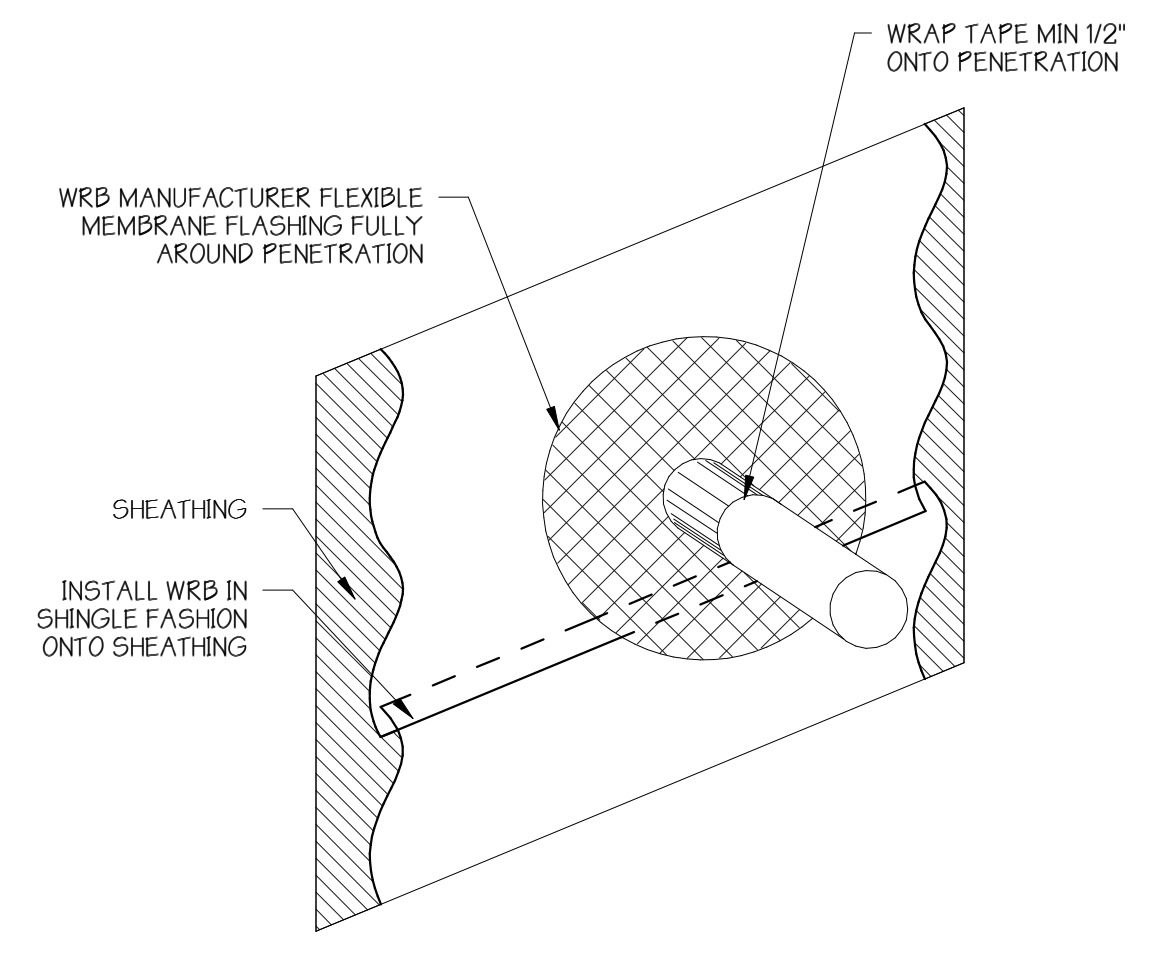
9 SADDLE FLASHING  
DETAIL 2 NTS



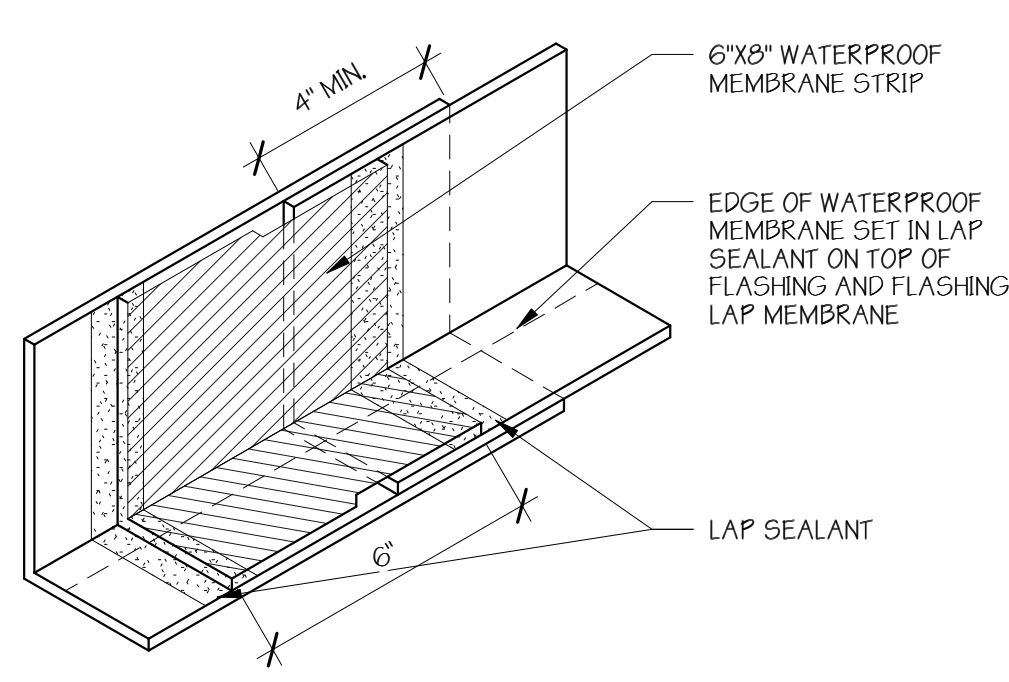
8 SADDLE FLASHING  
DETAIL 1 NTS



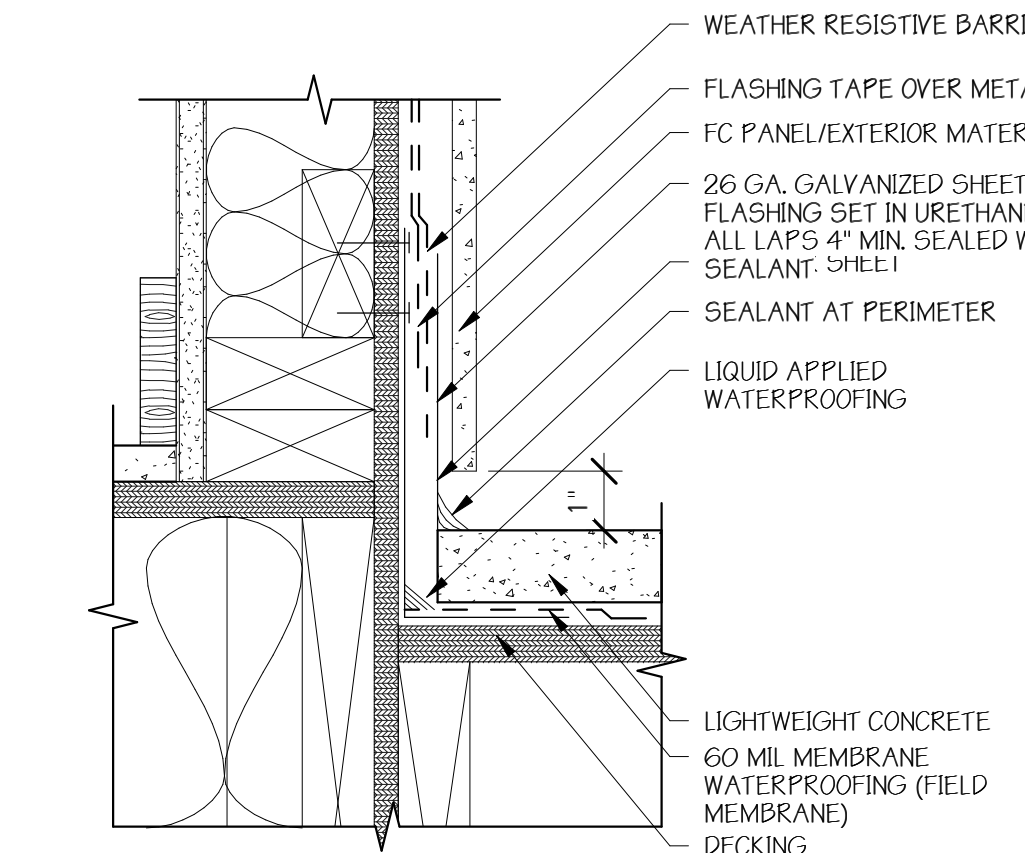
7 COLUMN FLASHING  
FLASHING STRUCTURAL  
ELEMENTS NTS



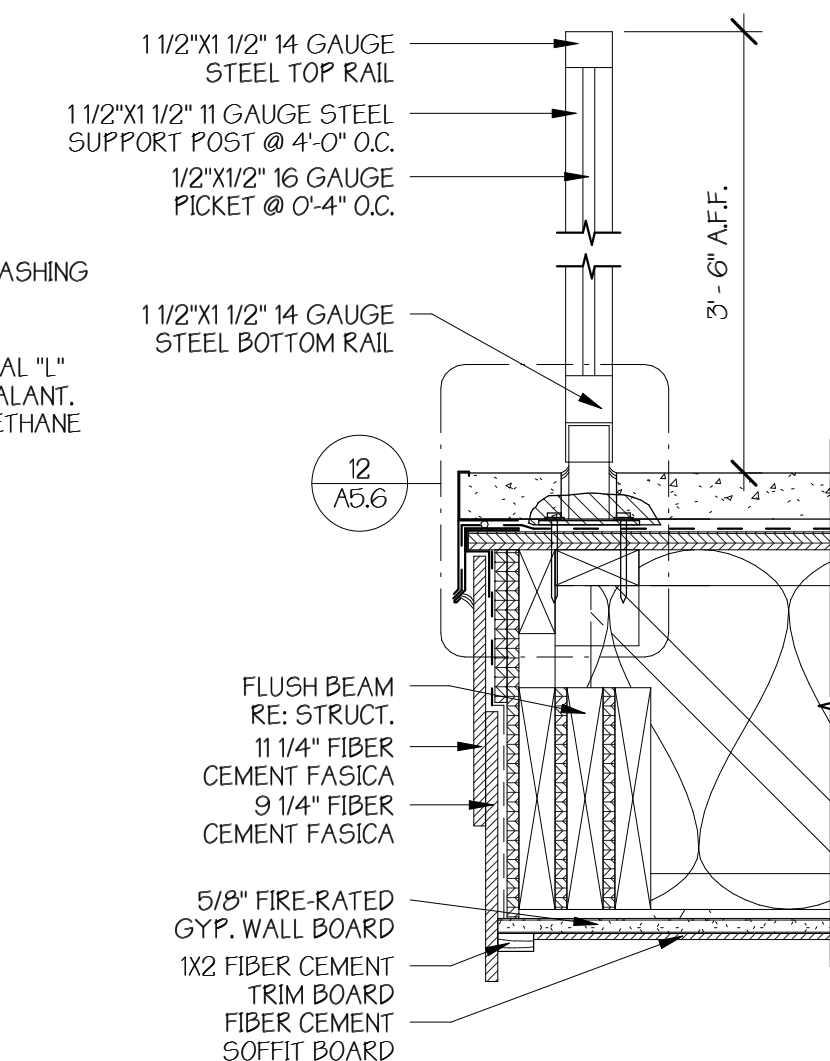
6 TYP. PENETRATION DETAIL  
PENETRATION FLASHING NTS



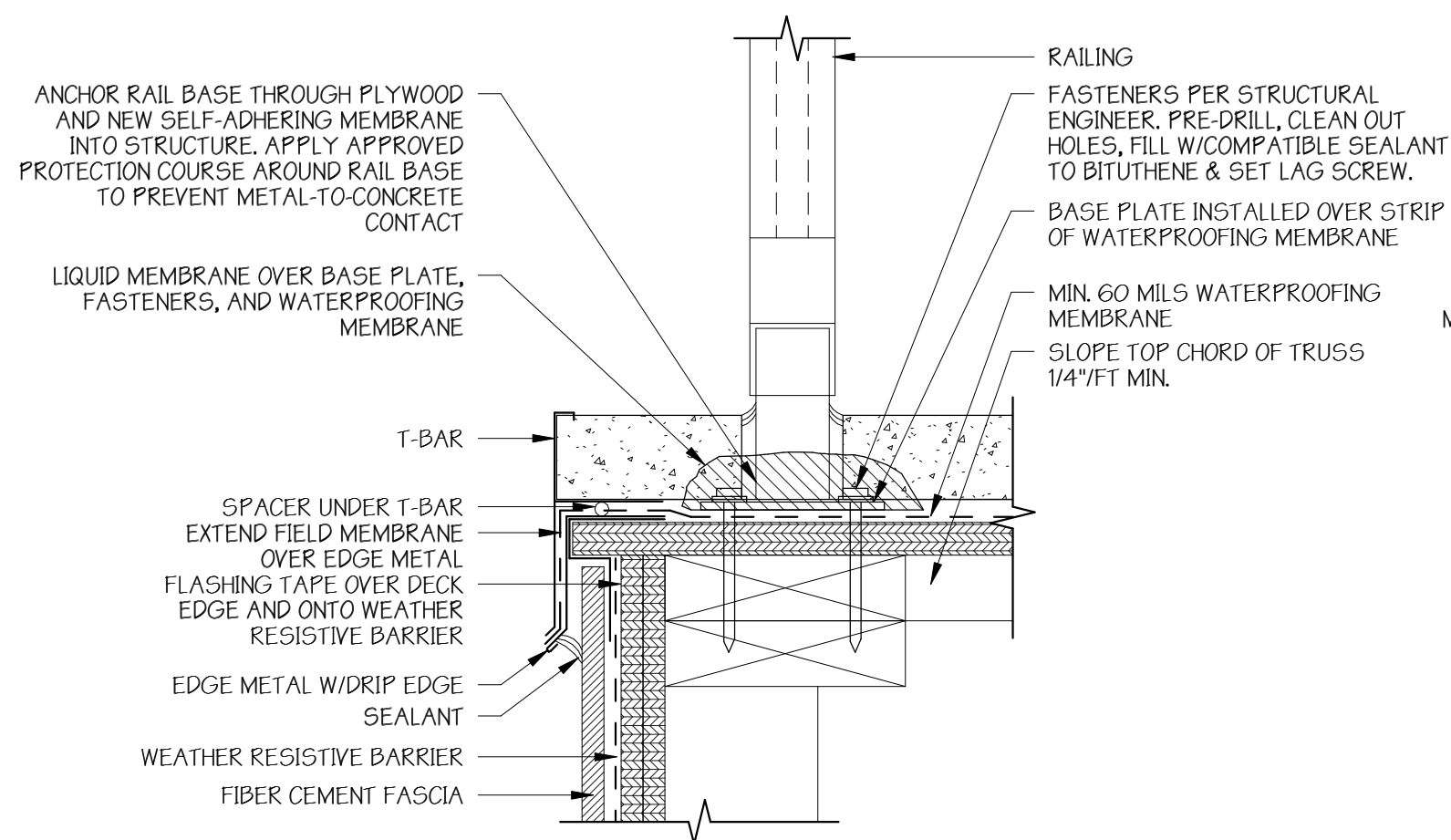
15 FLASHING LAP  
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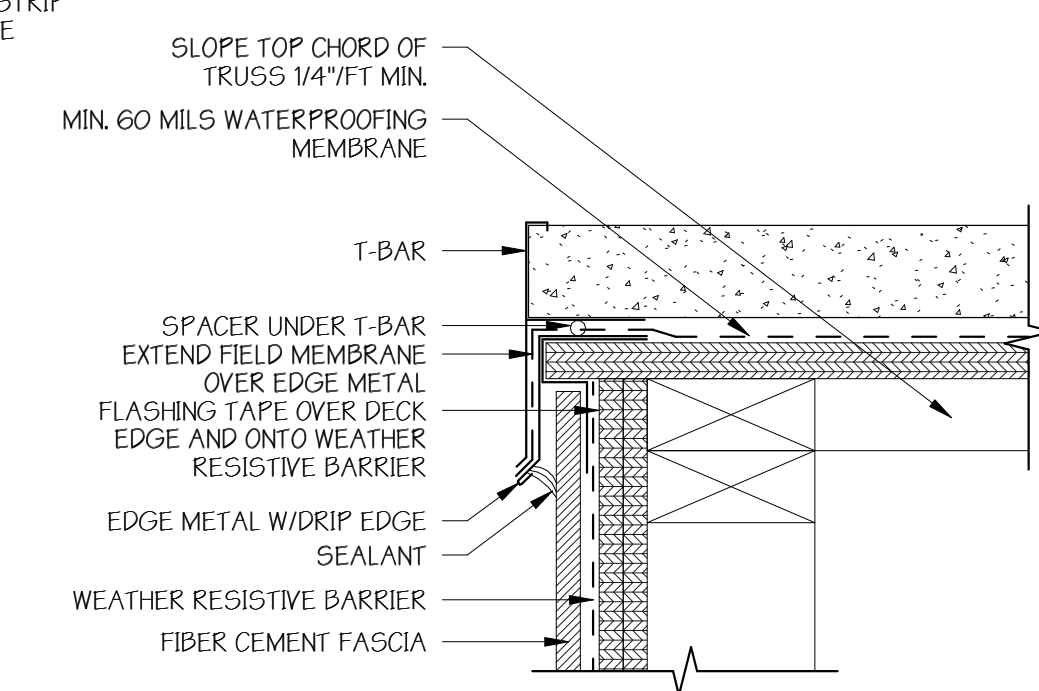
14 DECK-TO-WALL WATERPROOFING  
3"



13 TYP. HANDRAIL @ BALCONY  
W/ FIBER CEMENT 1 1/2"



12 T-BAR AT RAIL EMBED  
3"



11 BALCONY EDGE DETAIL  
3"

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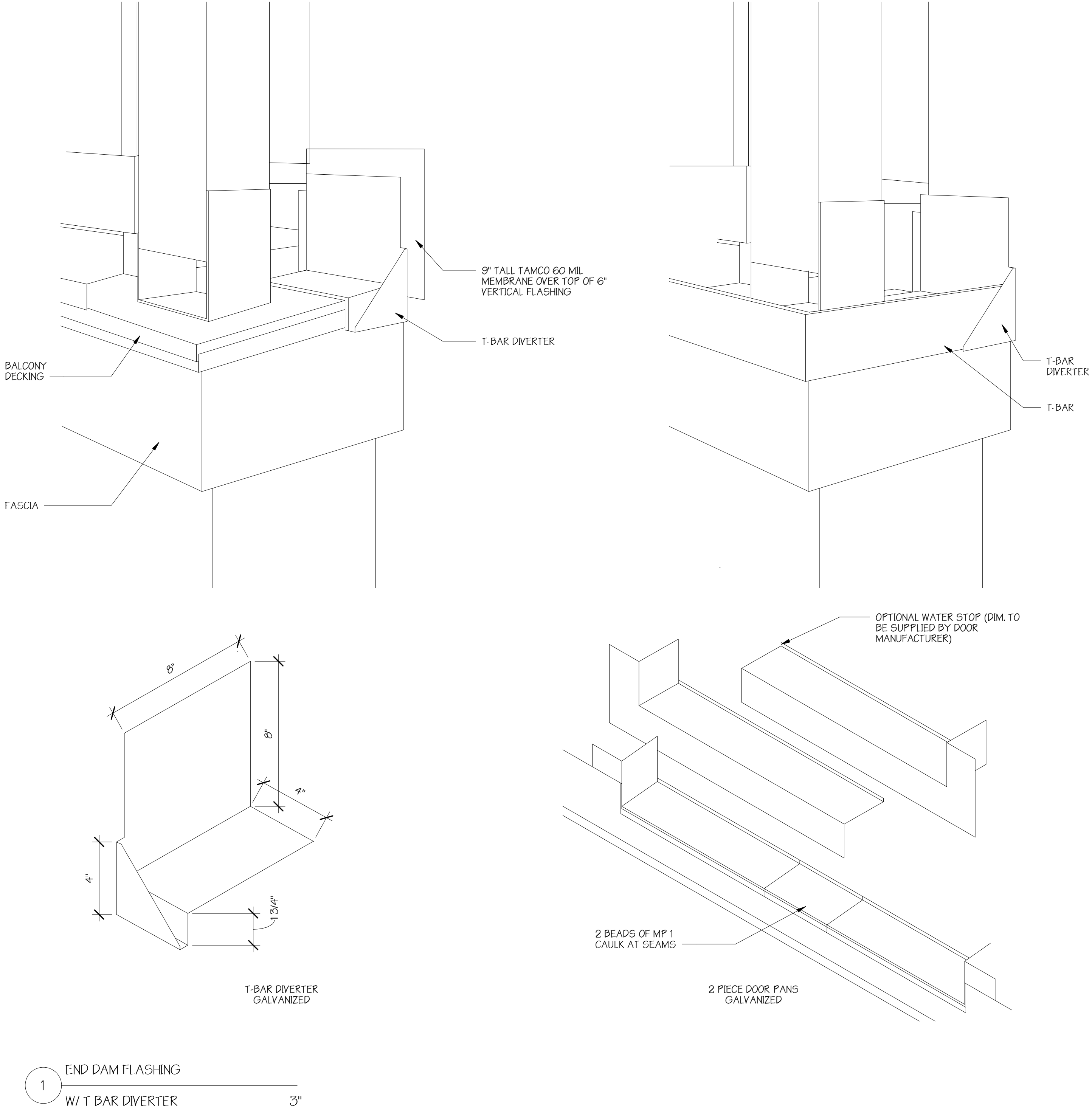
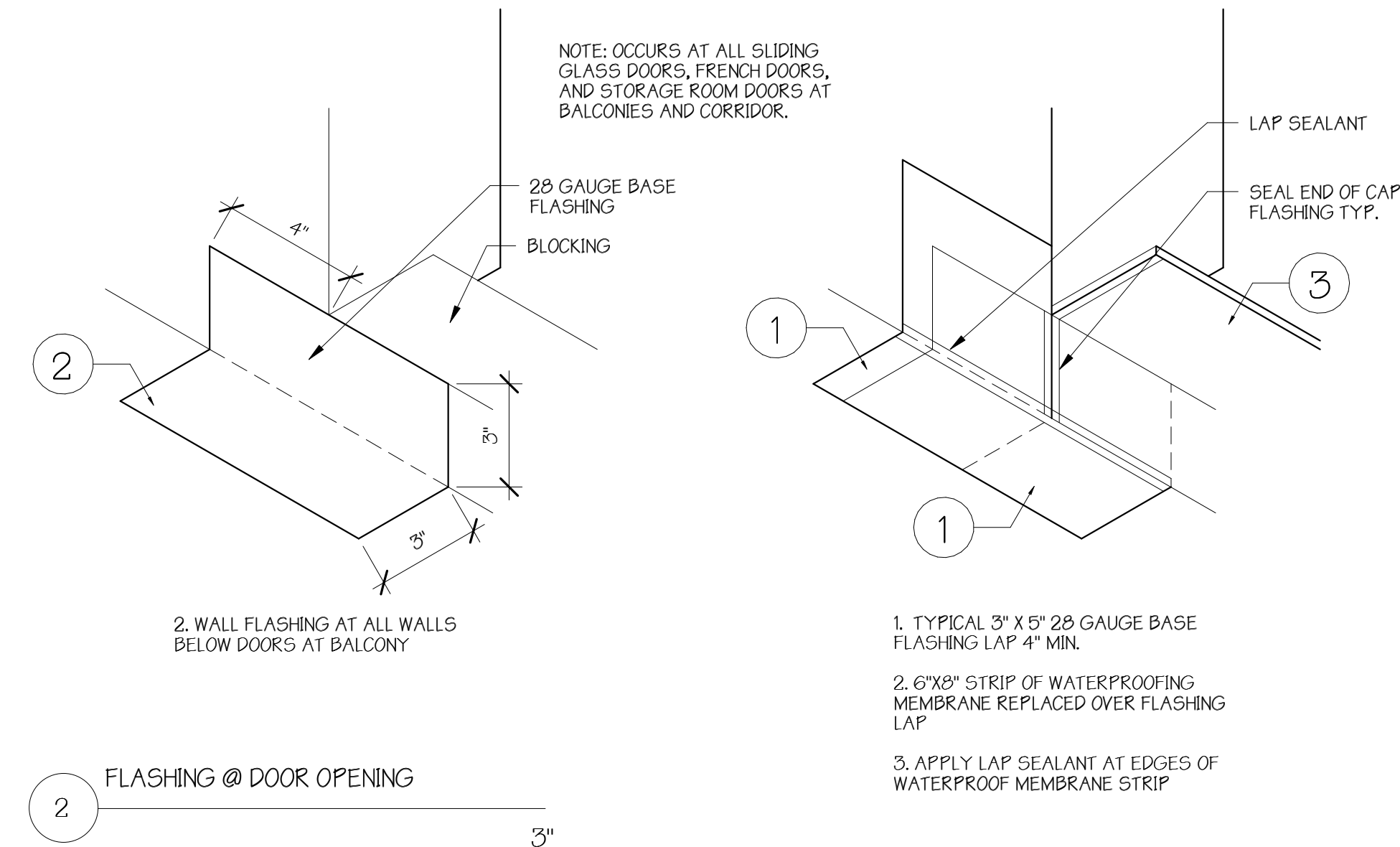
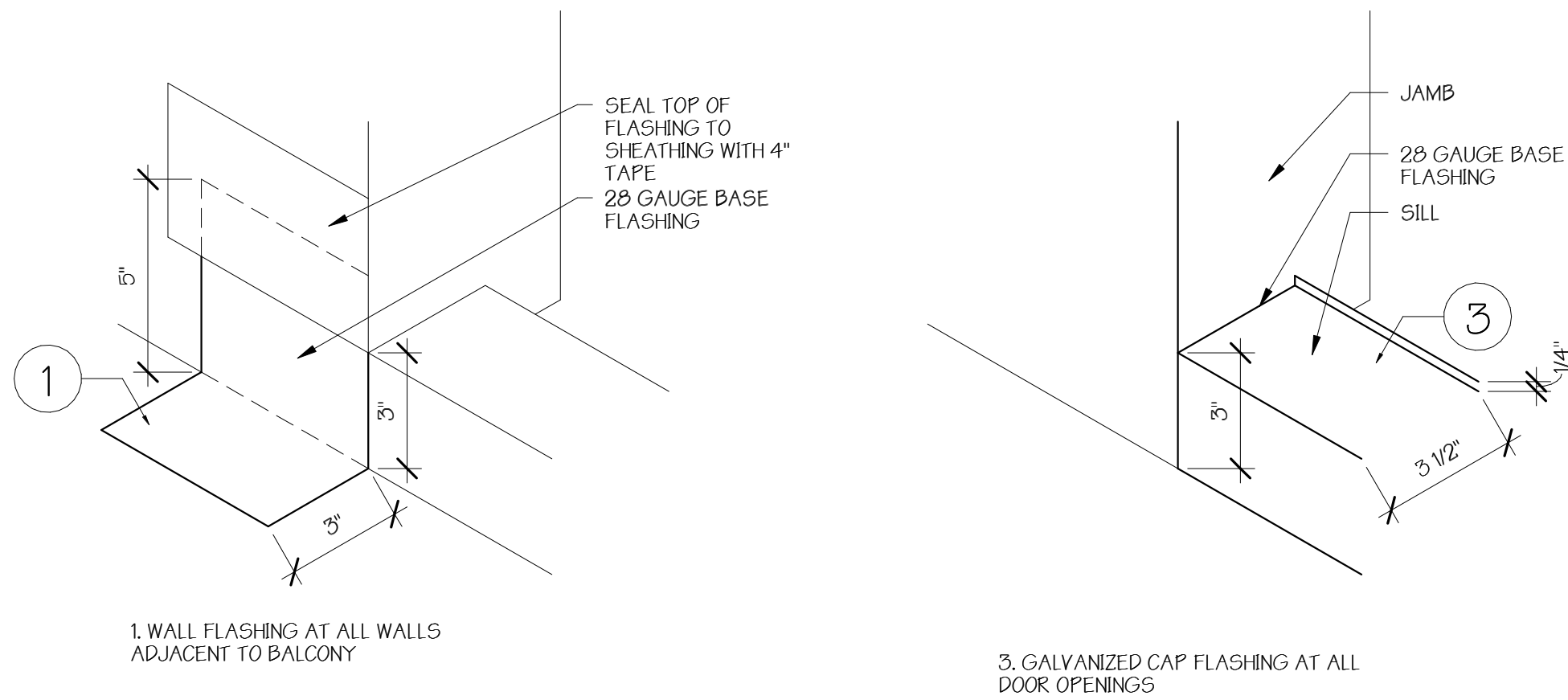
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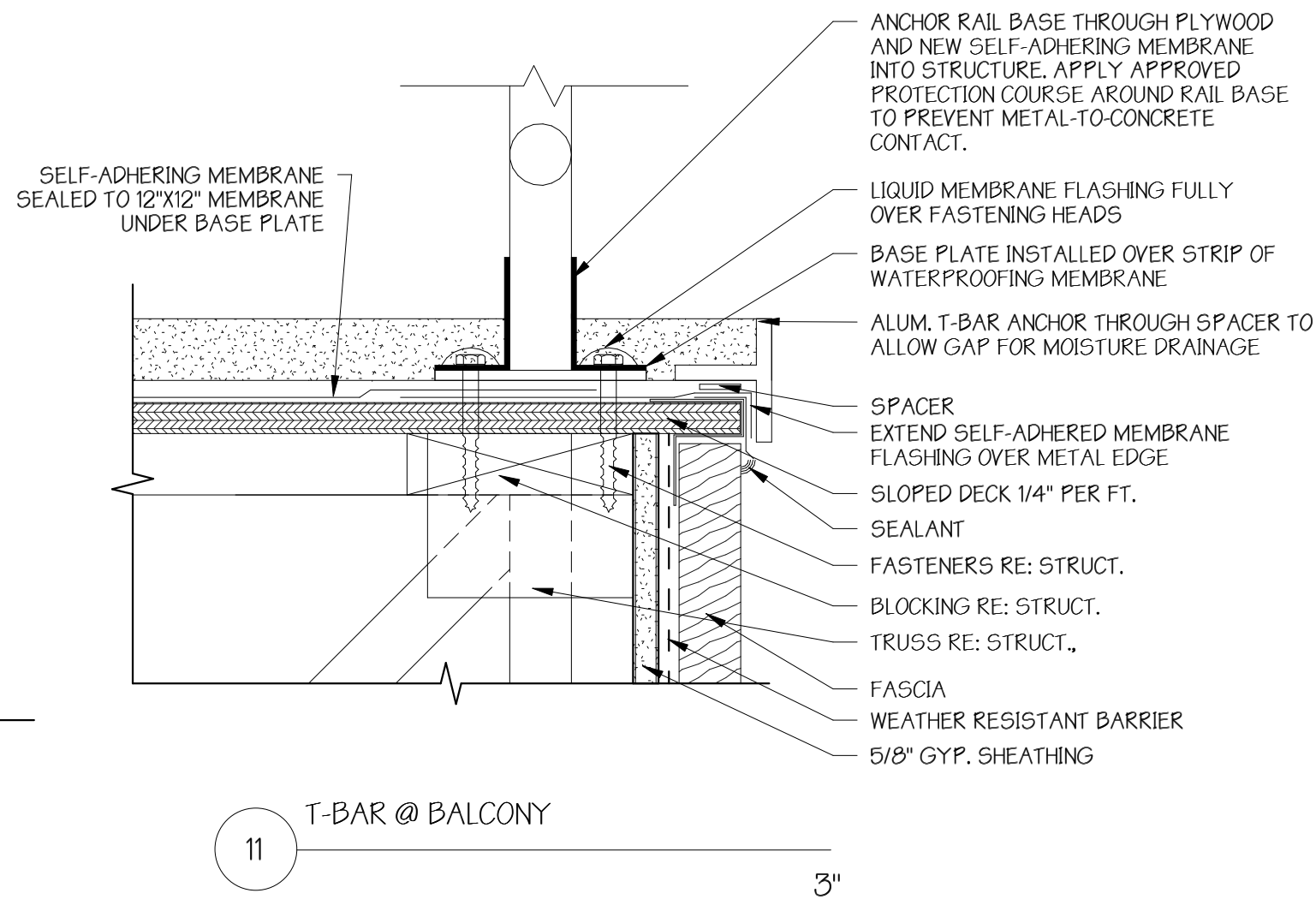
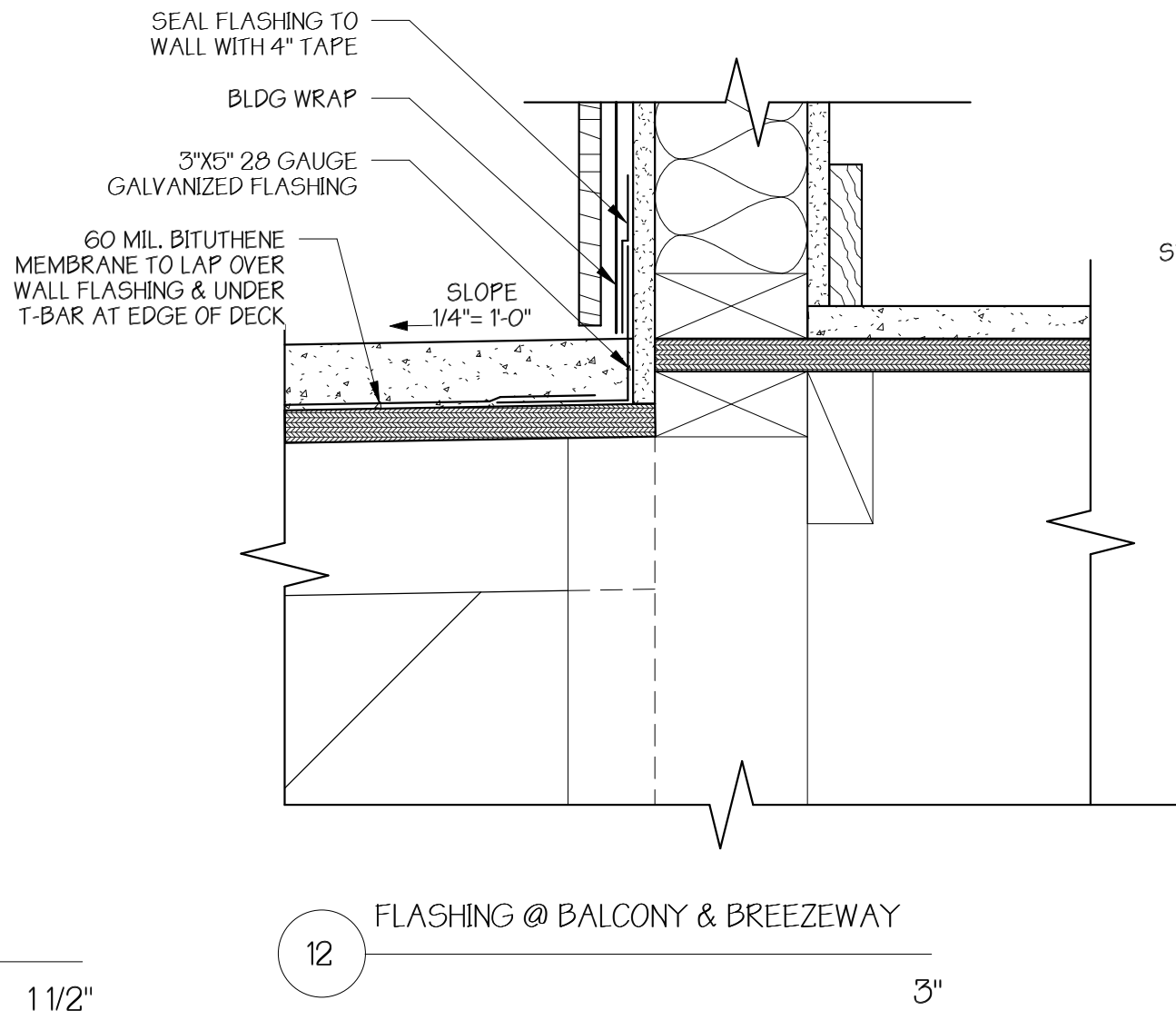
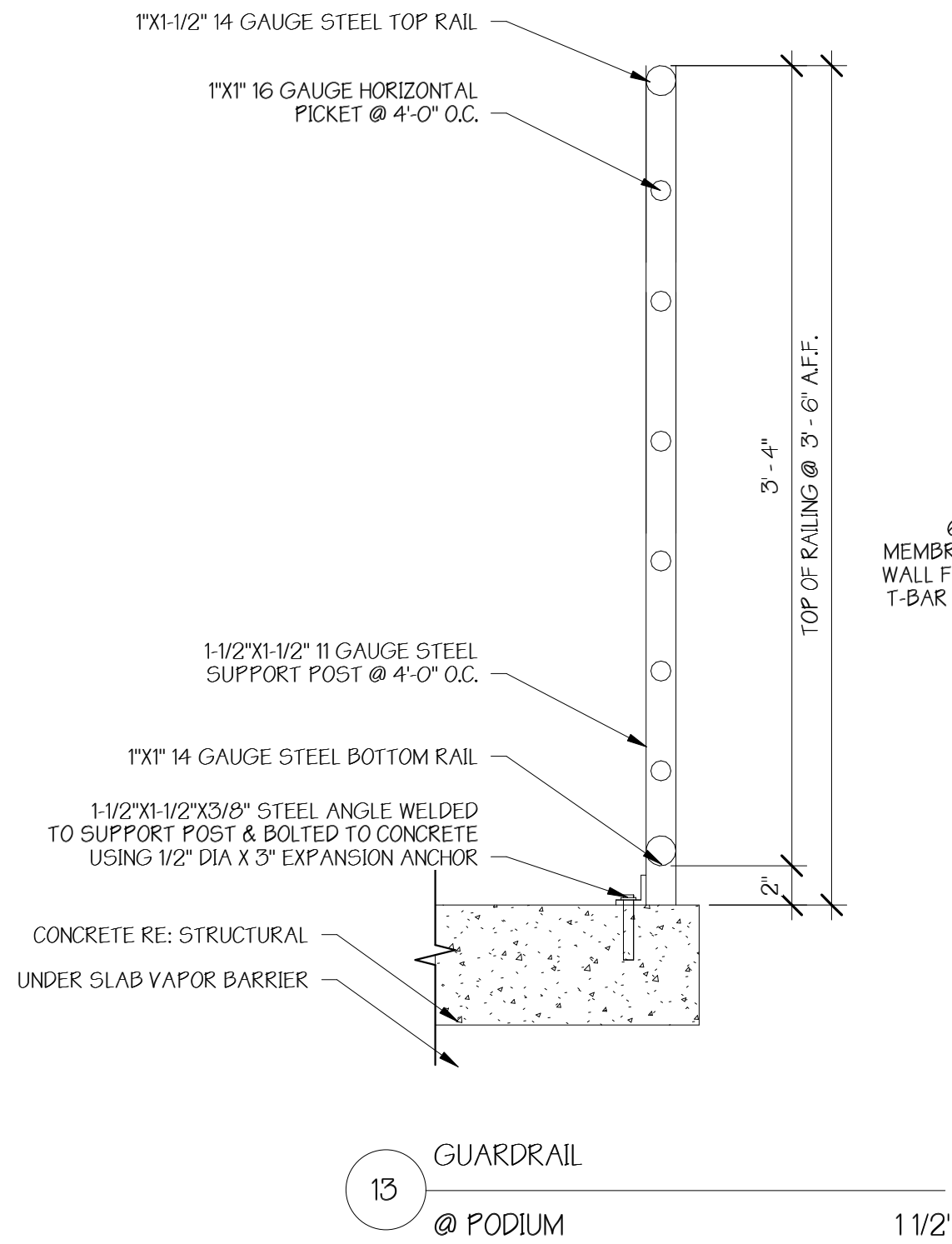
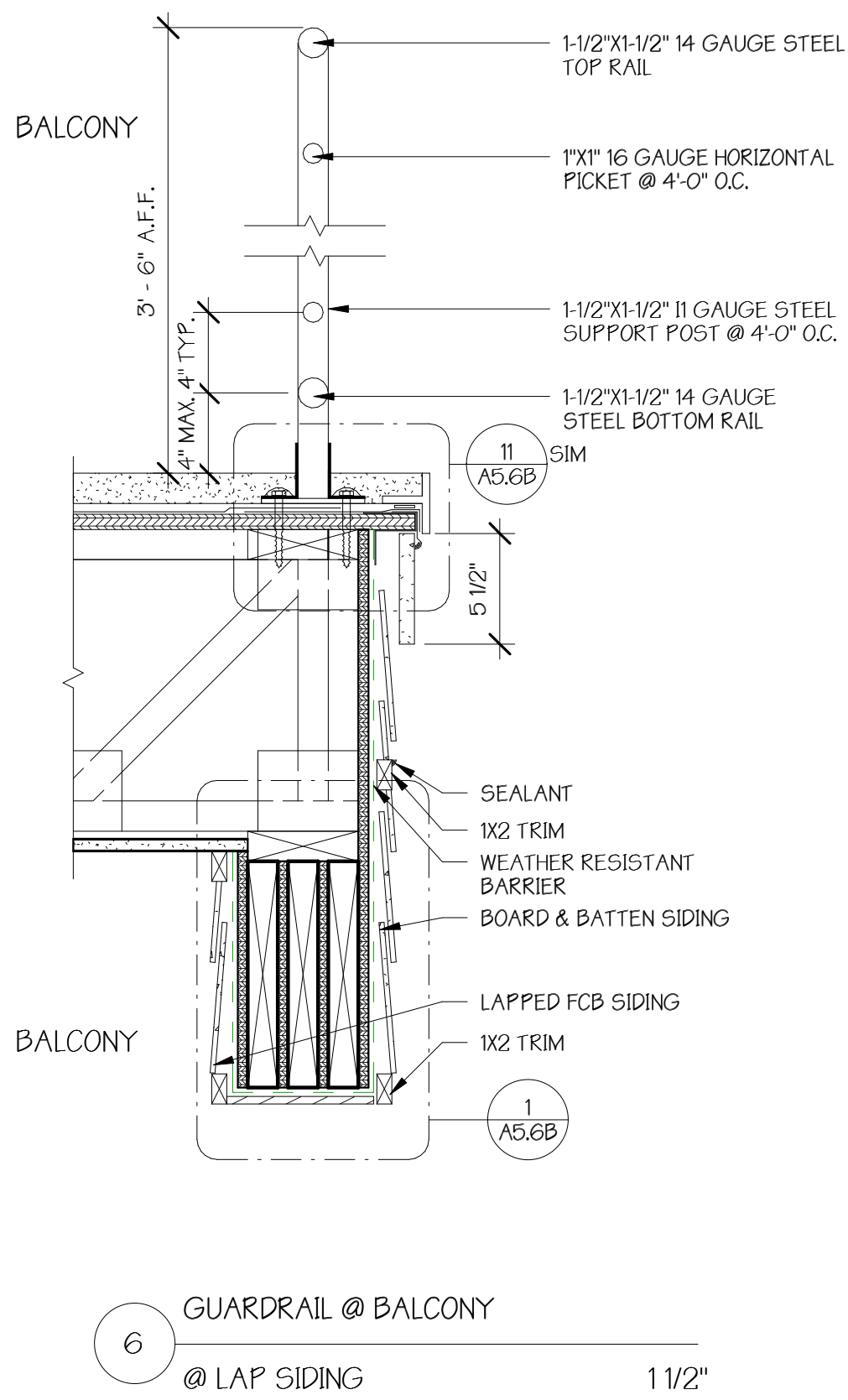
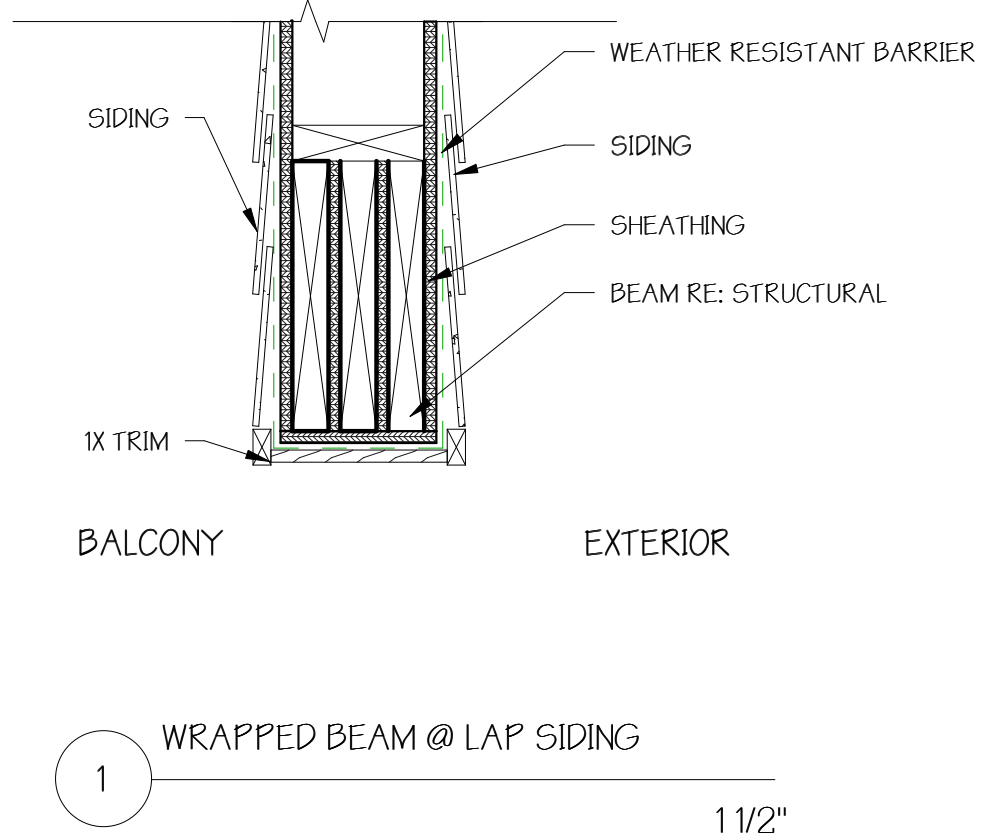
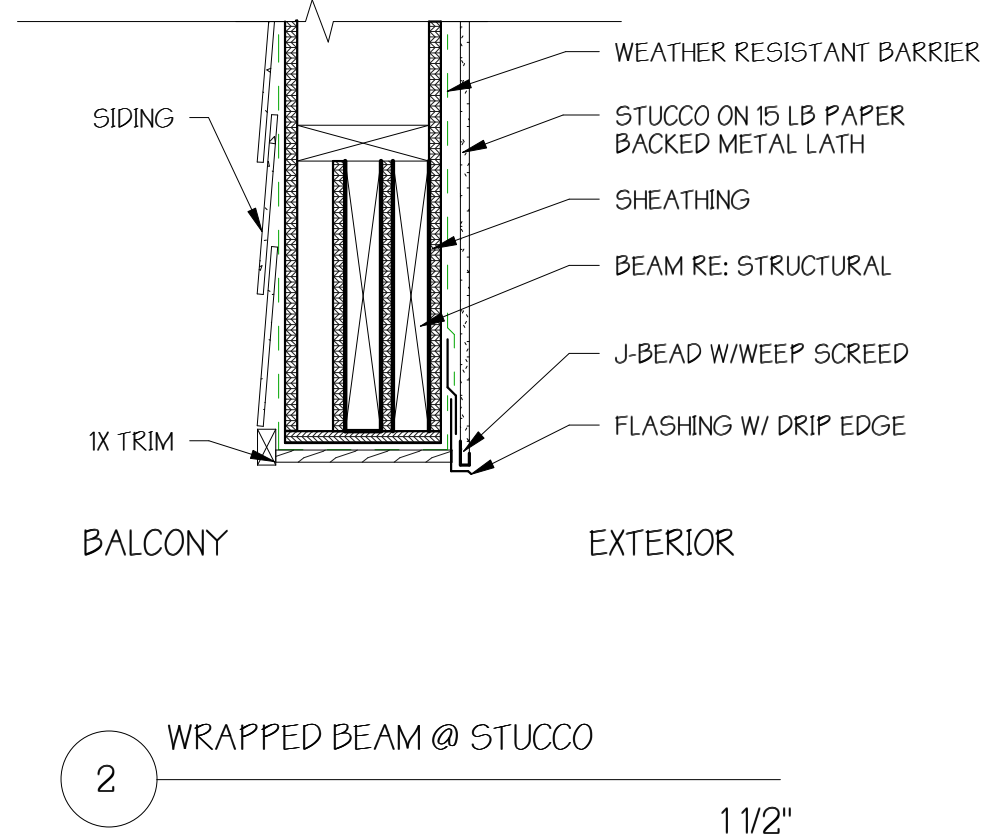
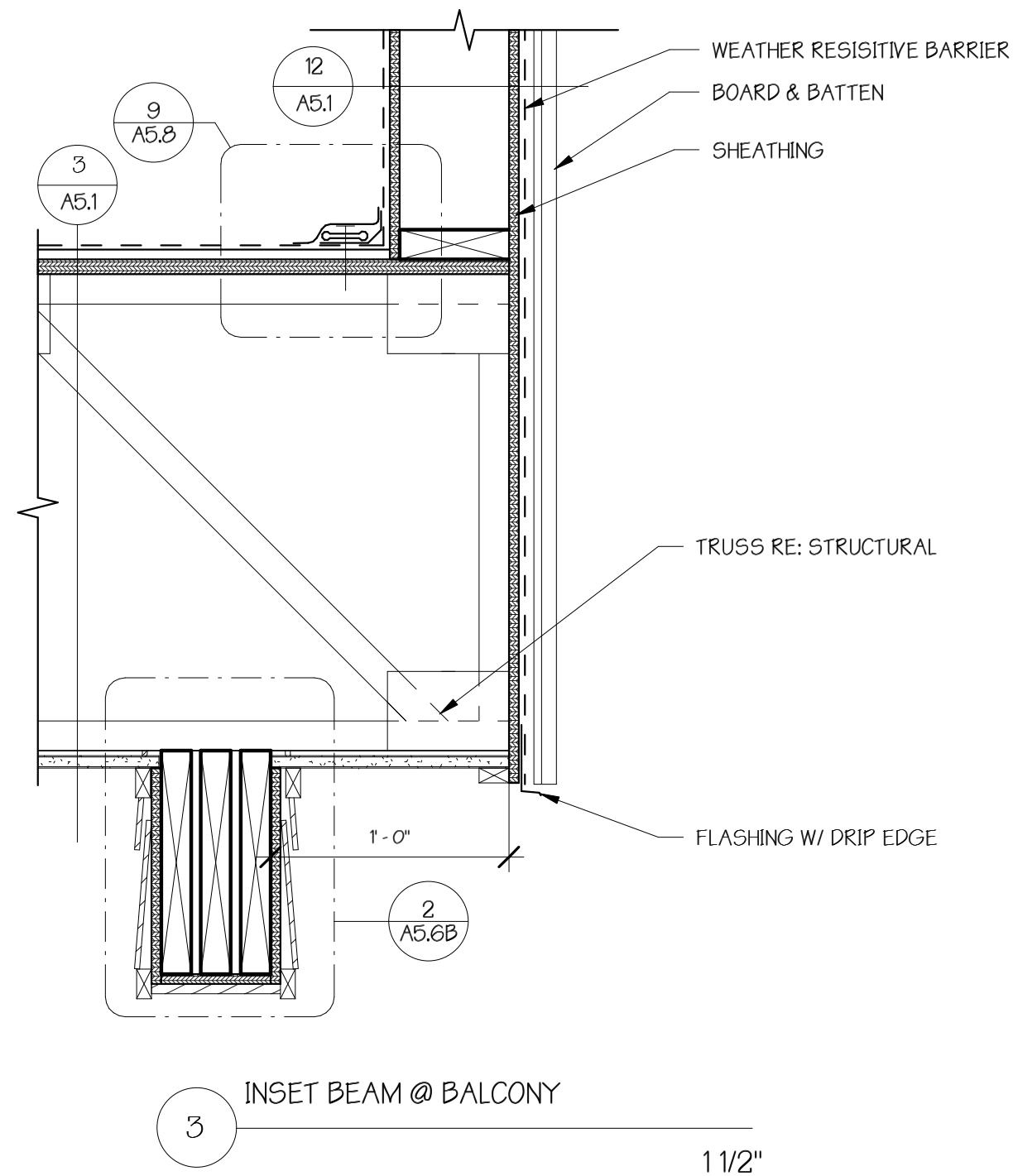
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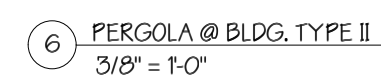
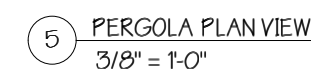
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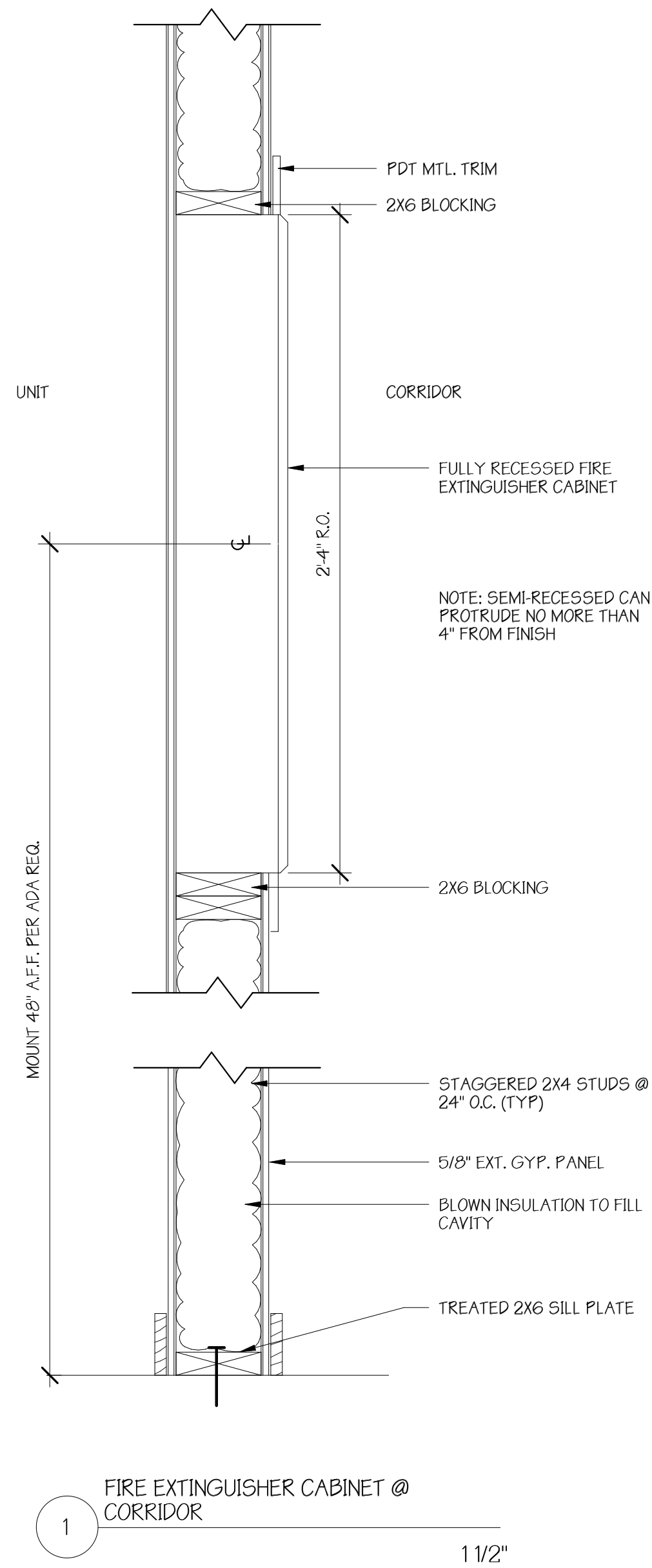
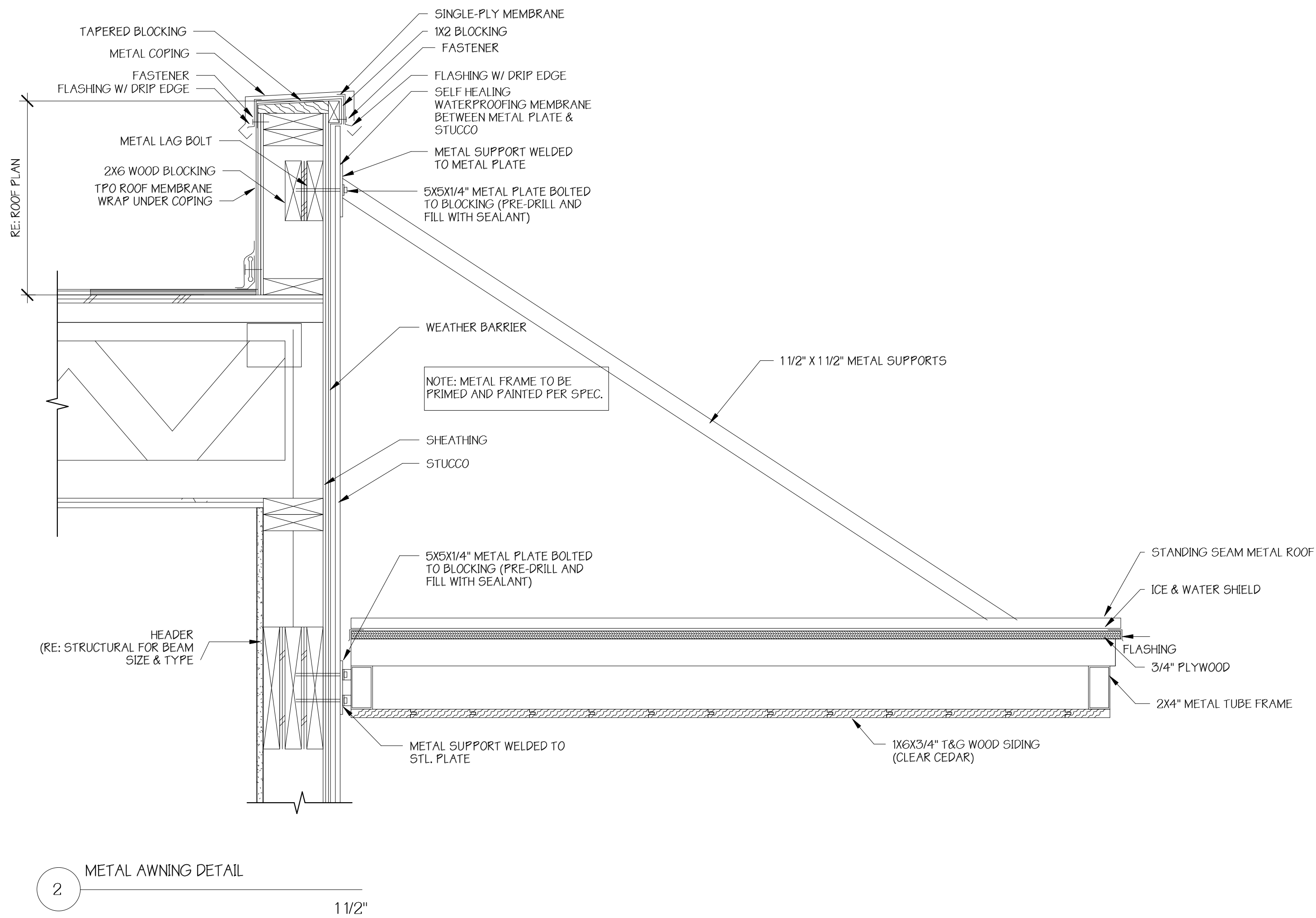




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DWG NAME

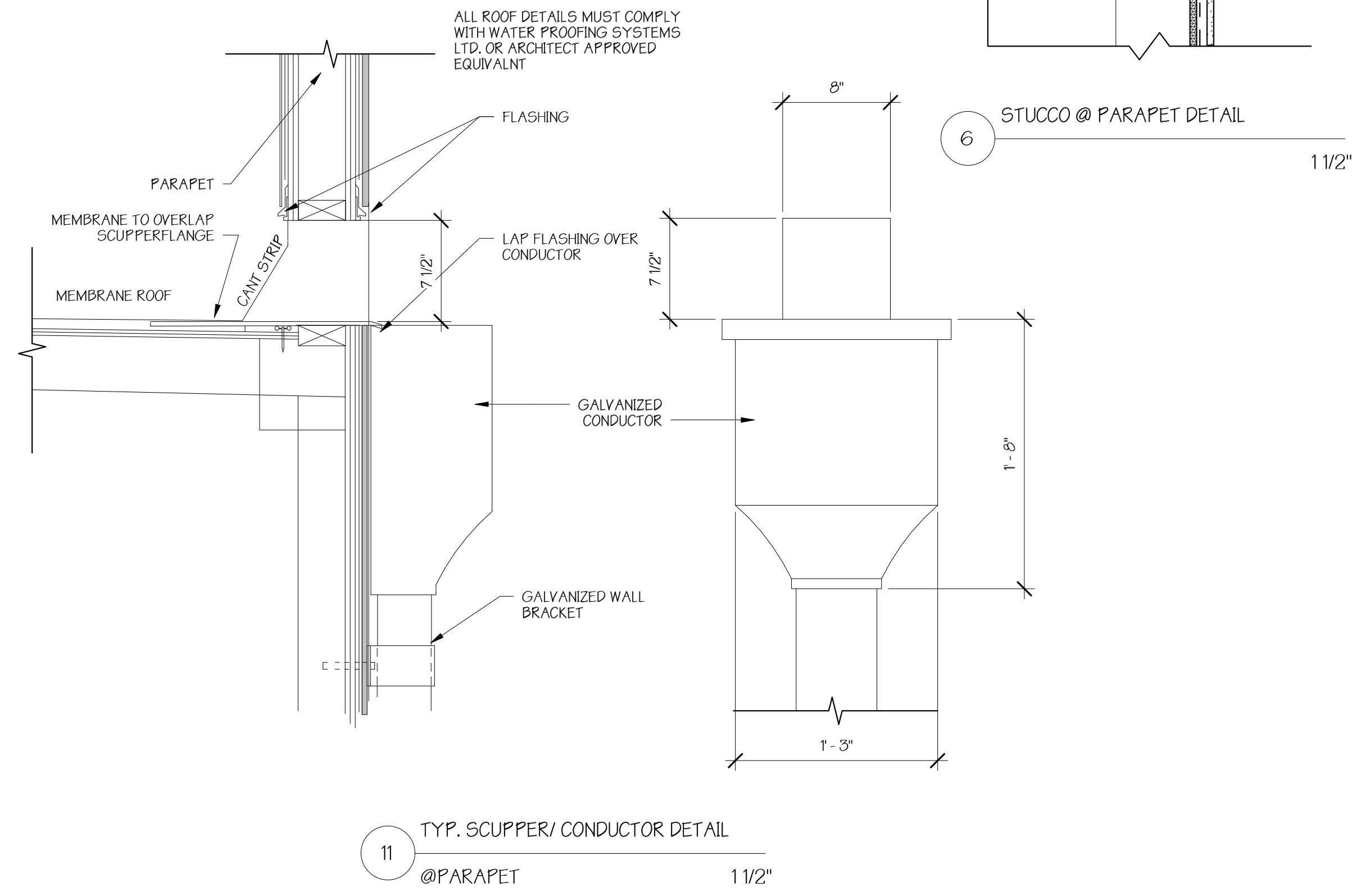
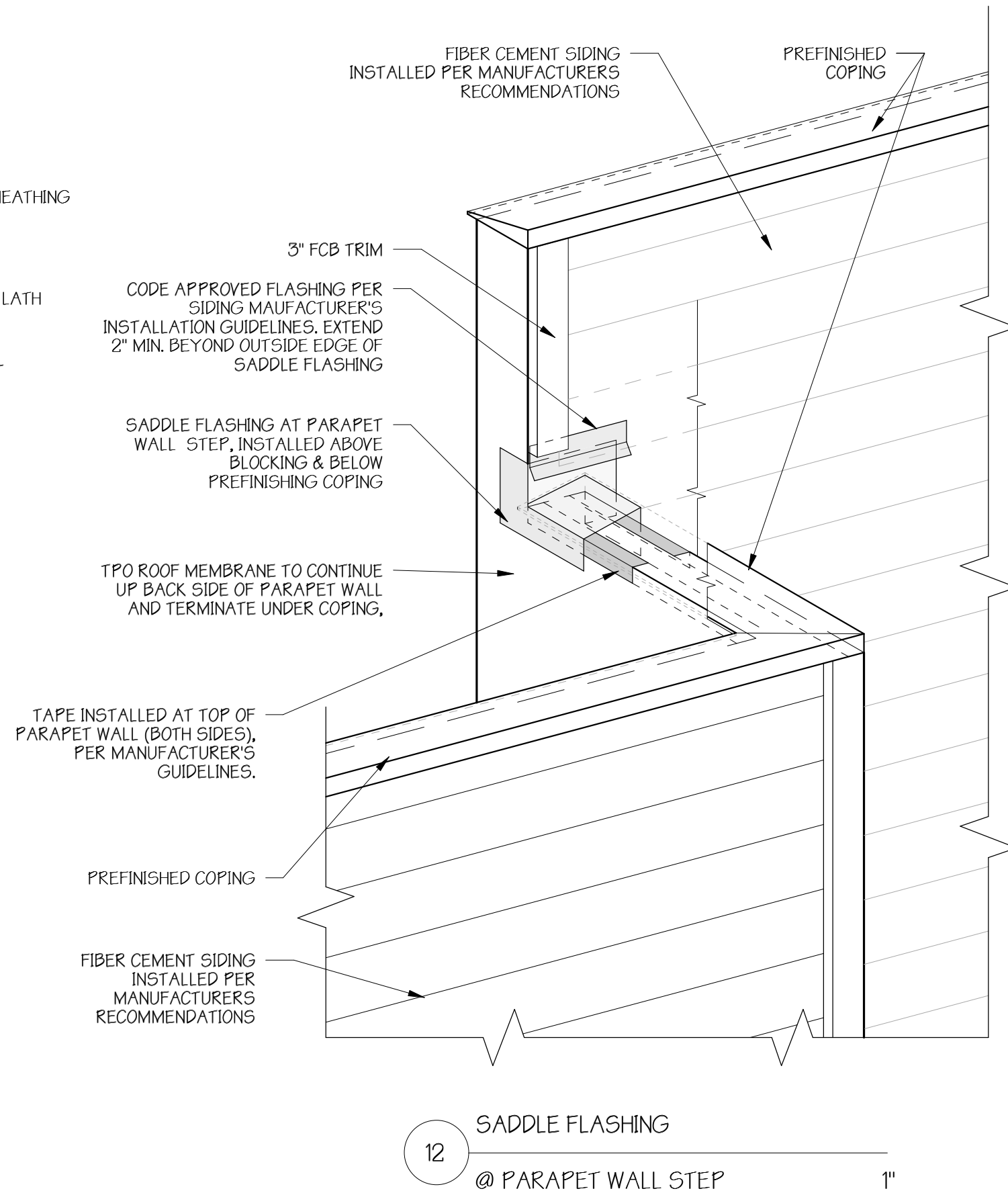
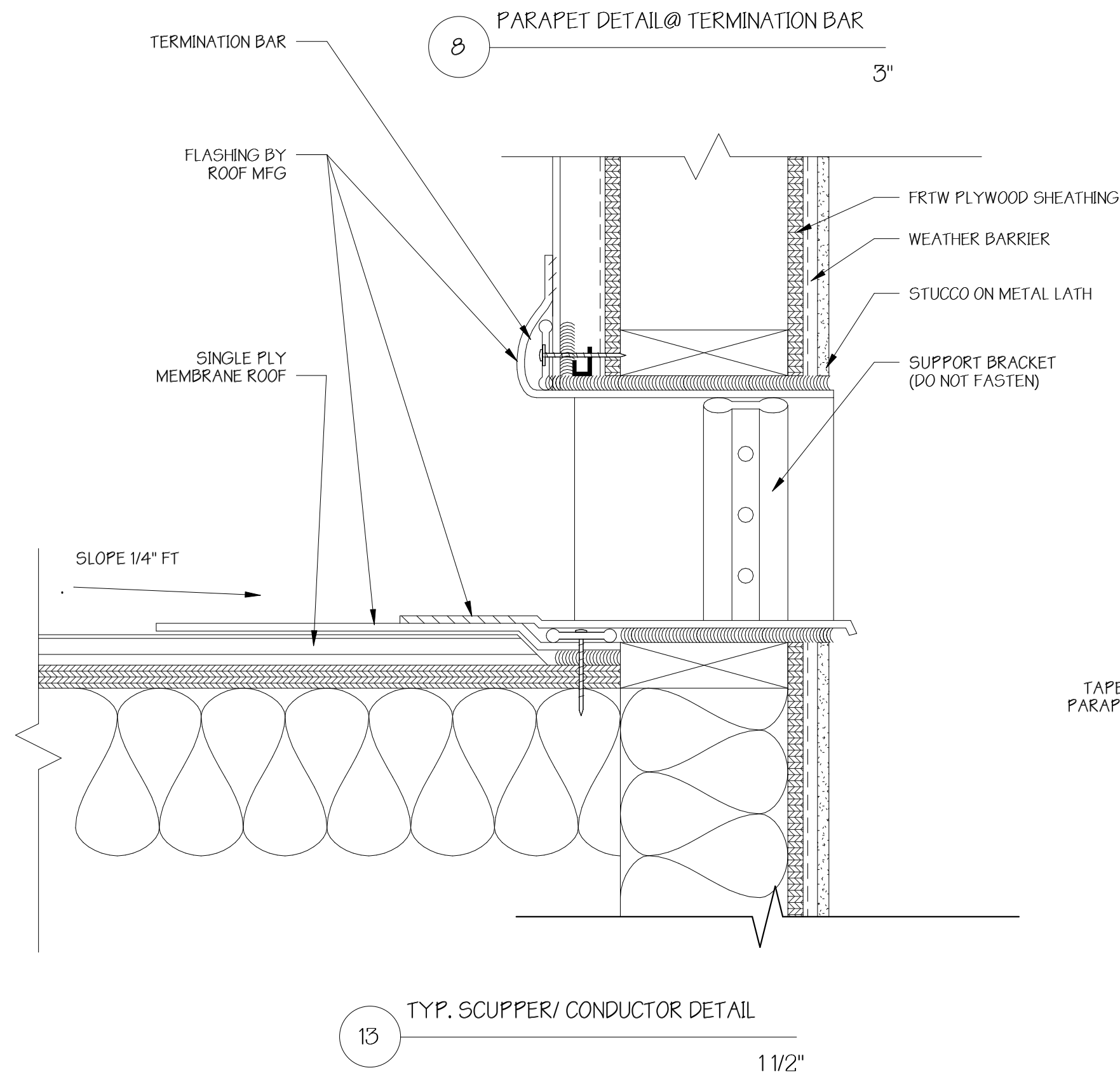
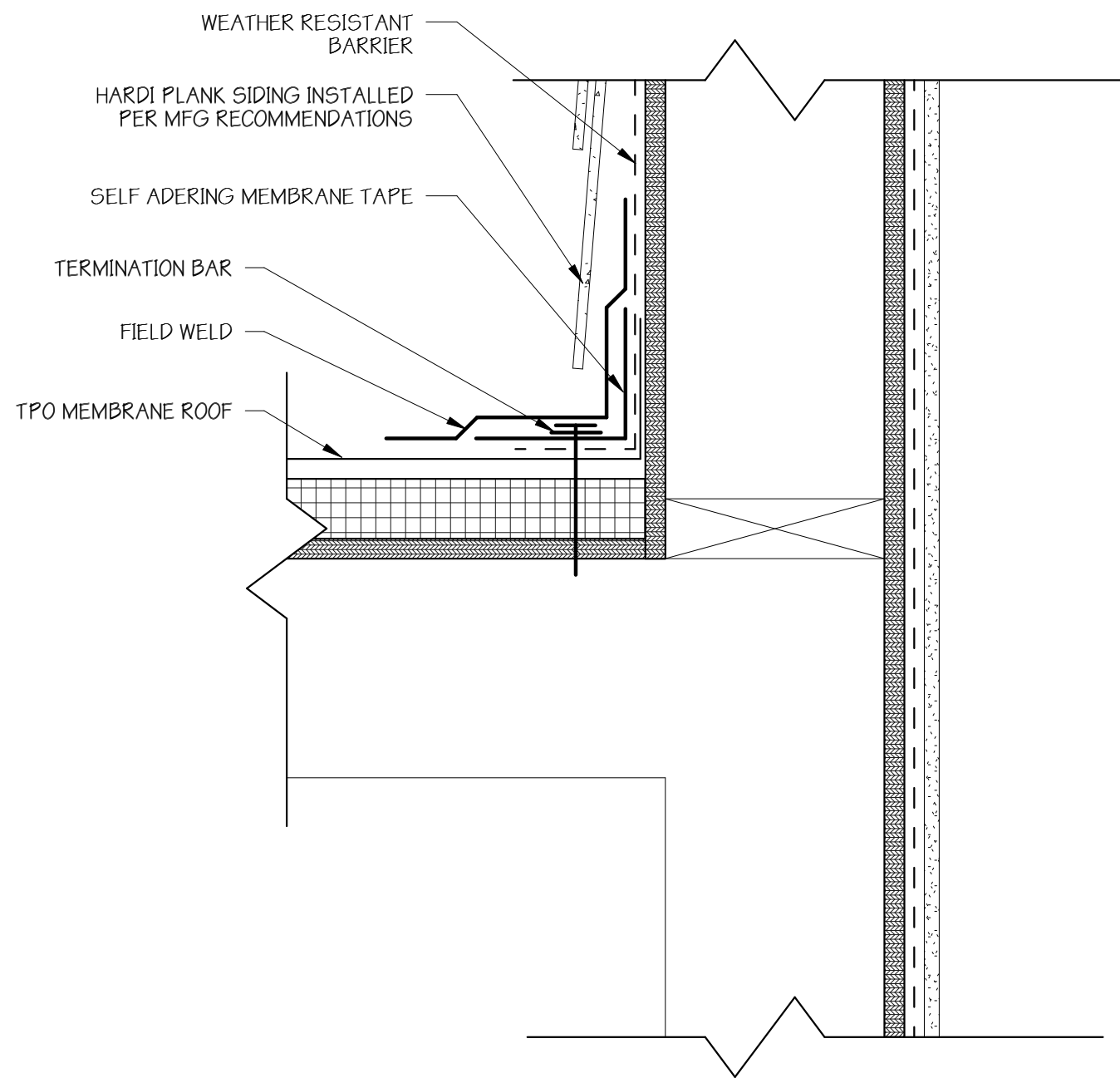
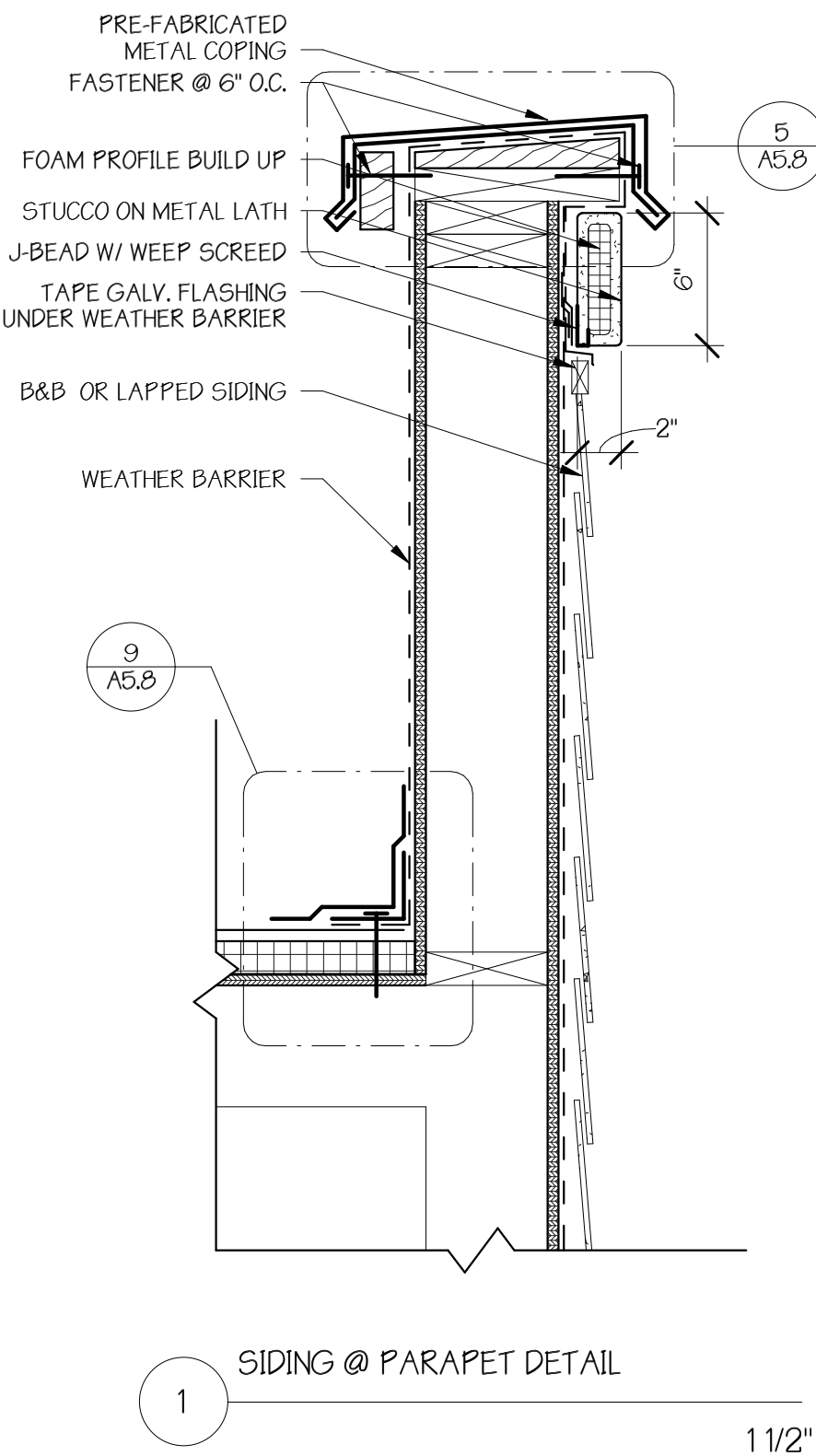
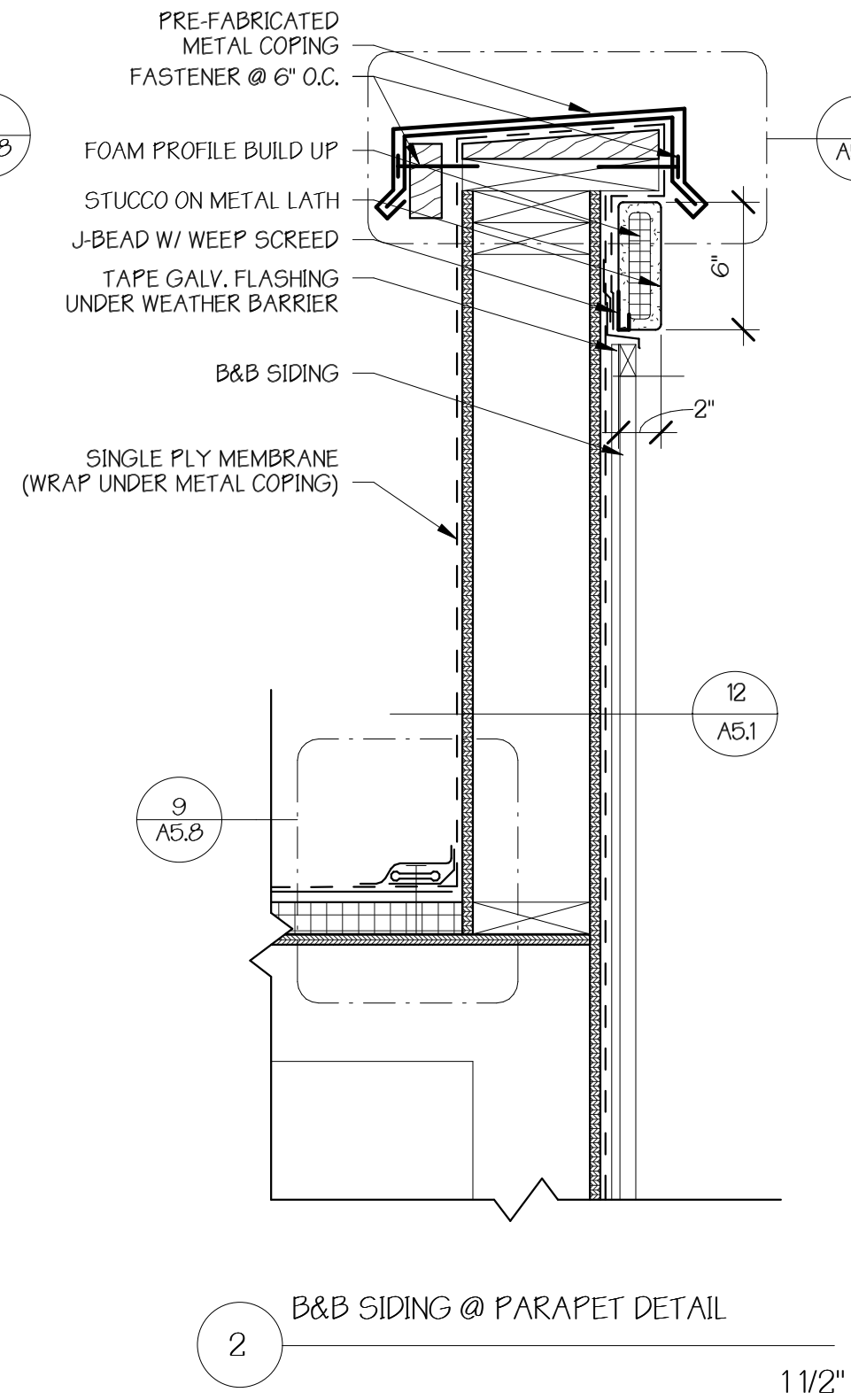
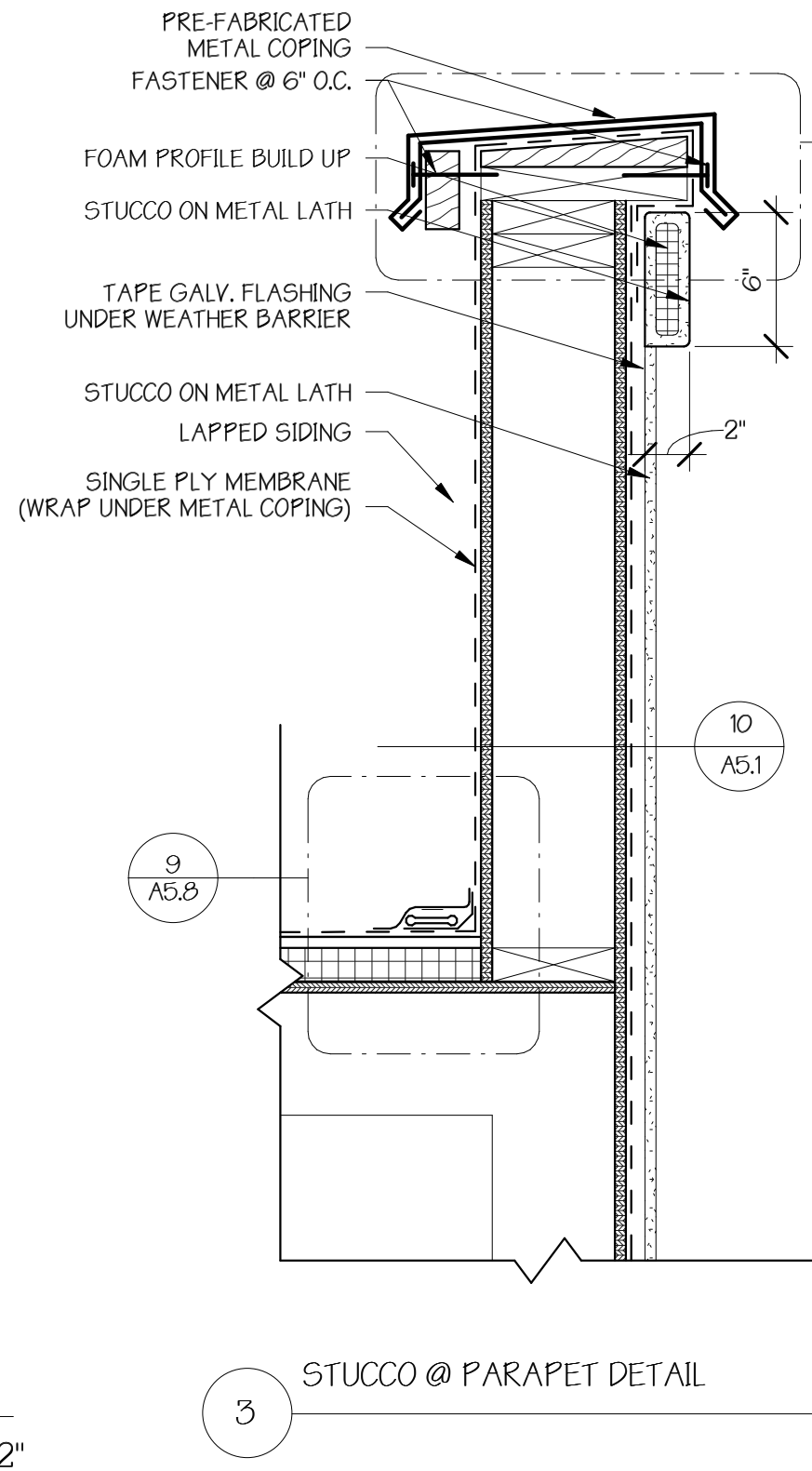
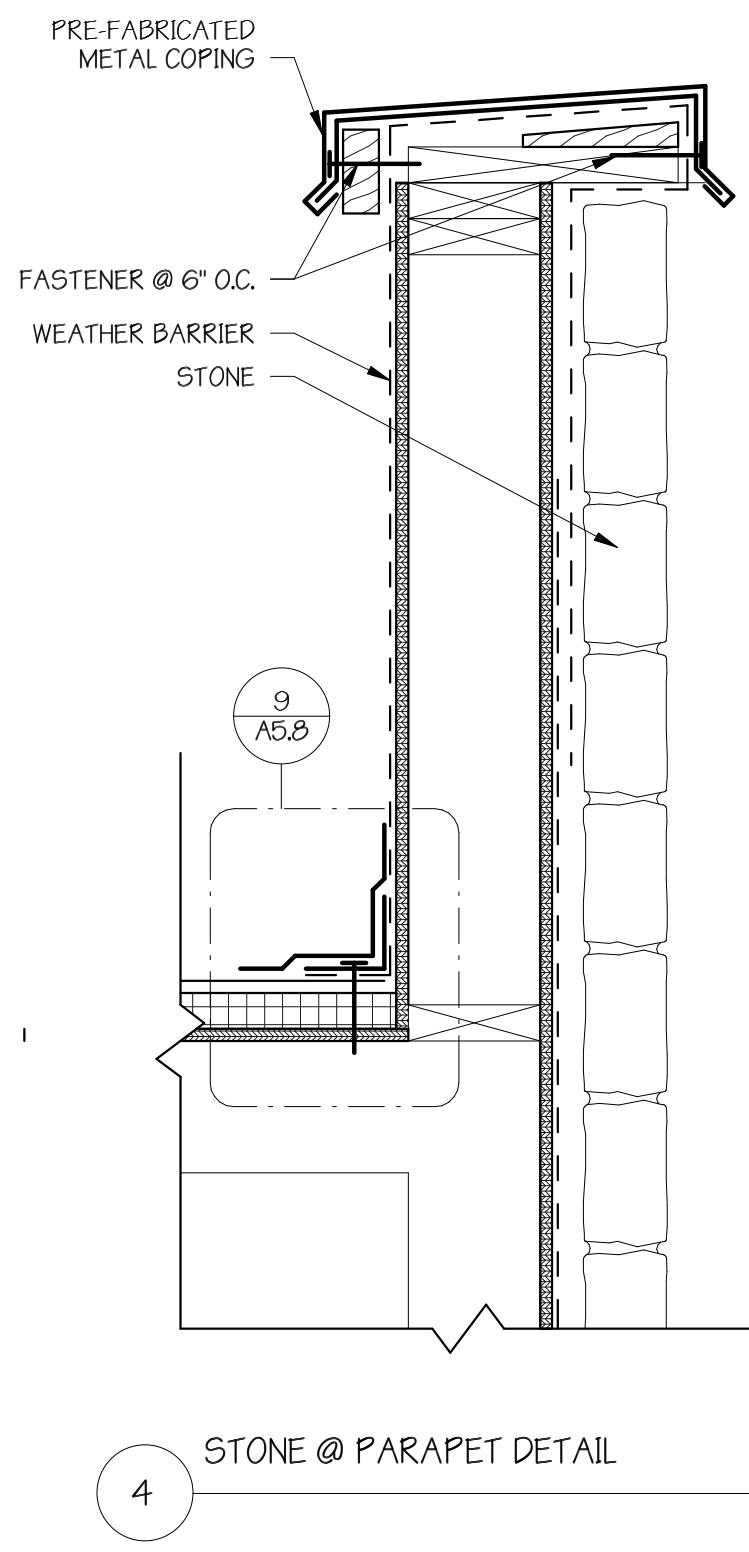
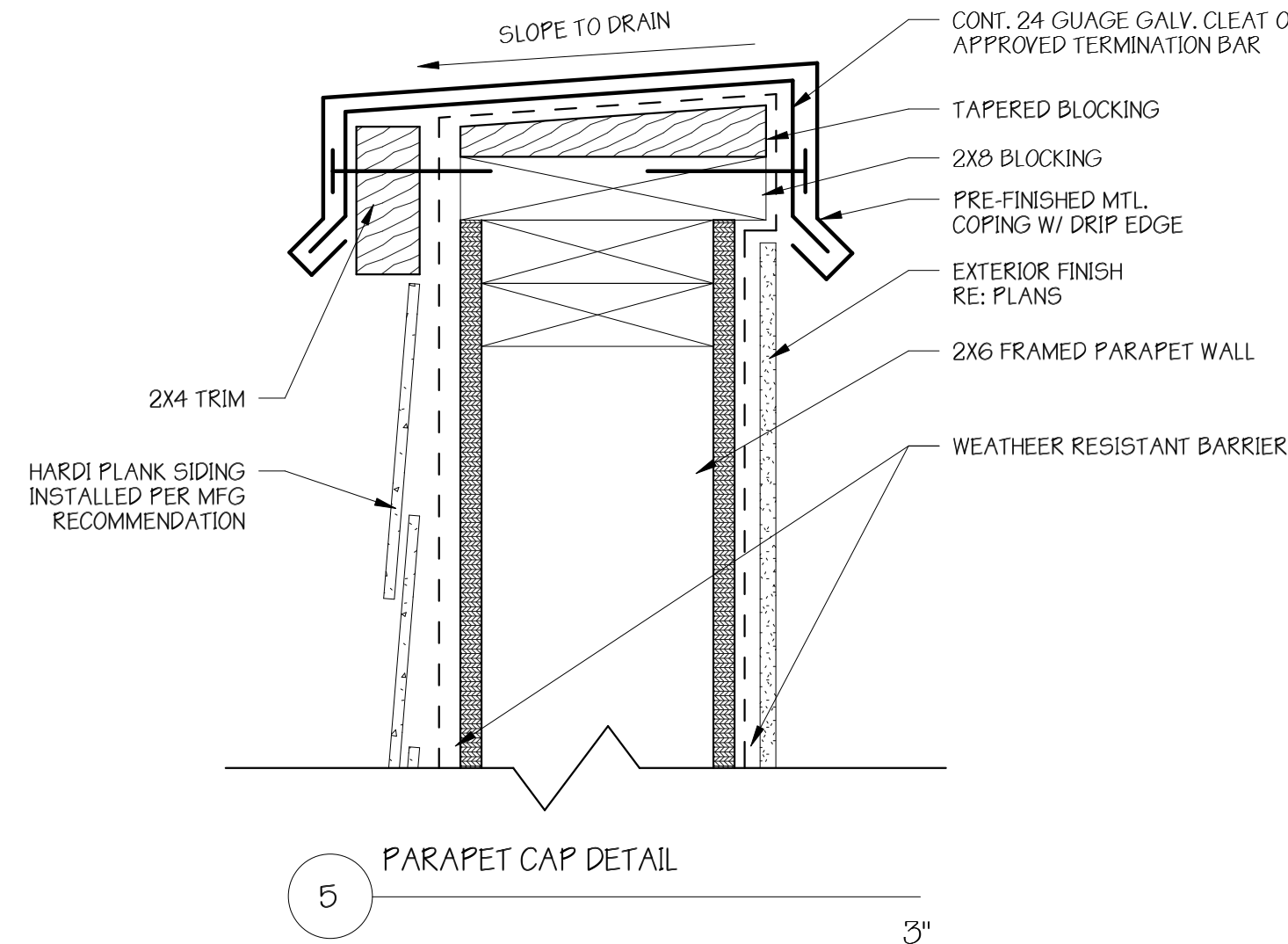
DATE  
05/20/19

DESCRIPTION  
MISC. DETAILS

SHEET  
A5.7A

5/23/2019 10:24:58 AM





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MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

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NORWOOD ESTATES  
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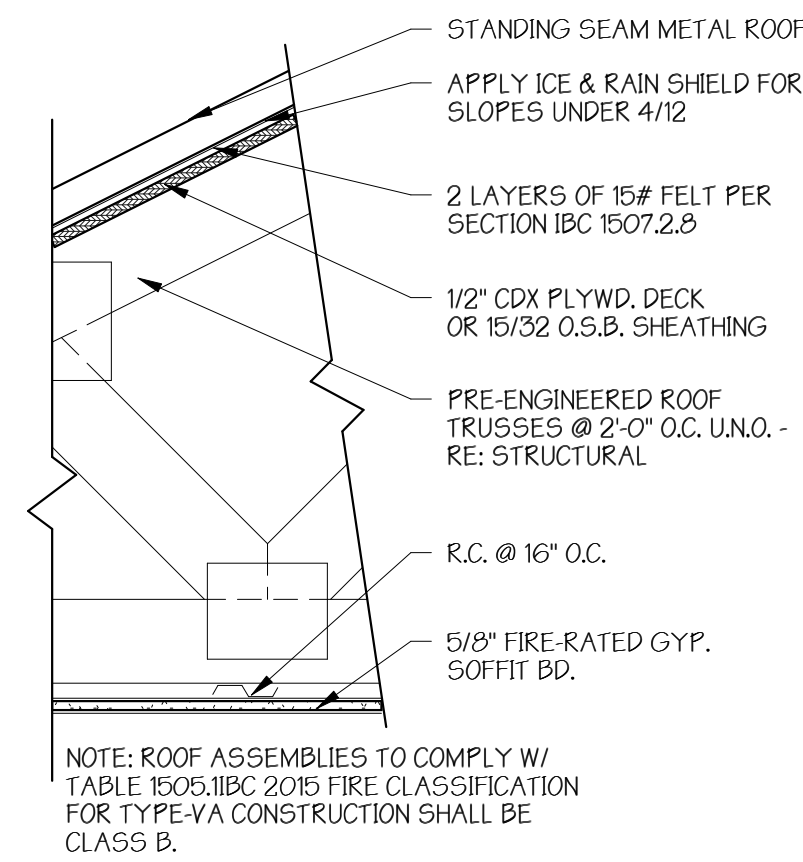
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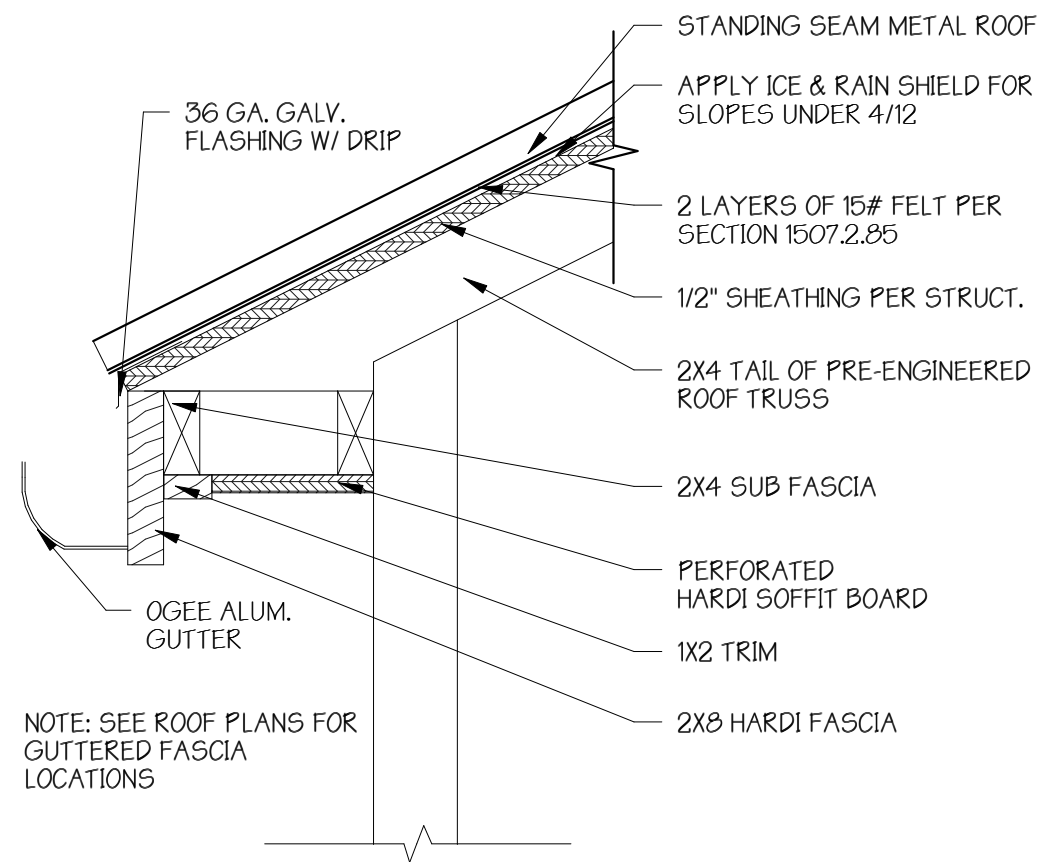
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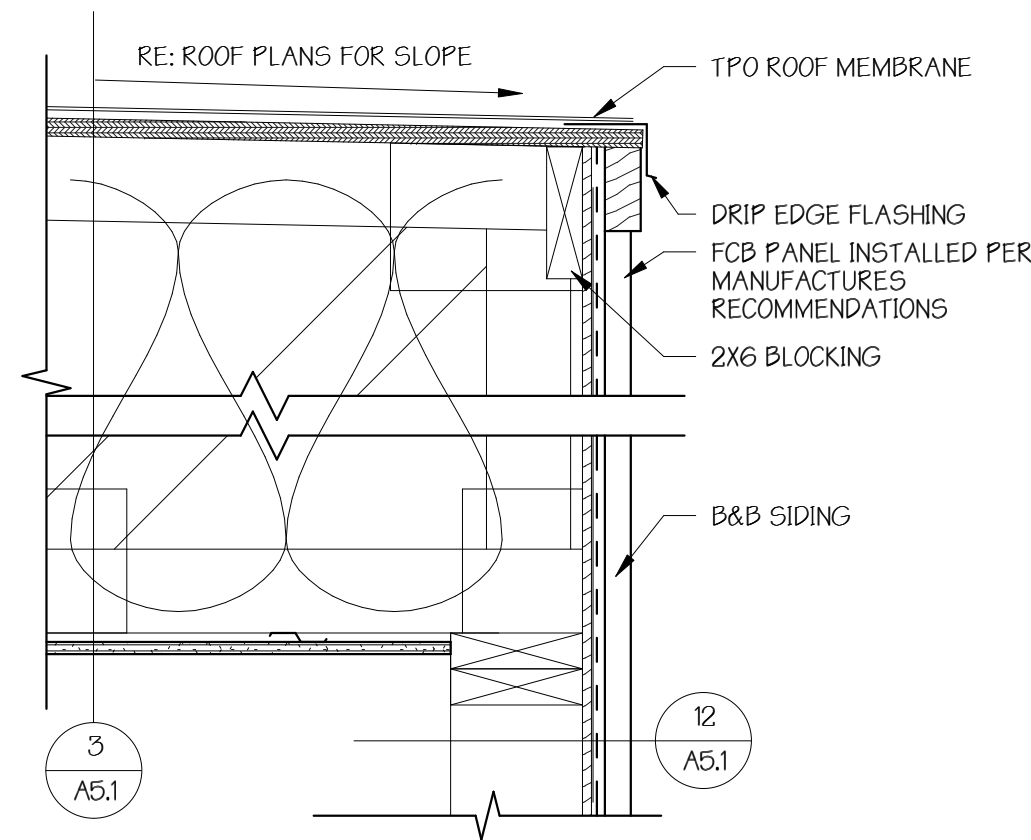




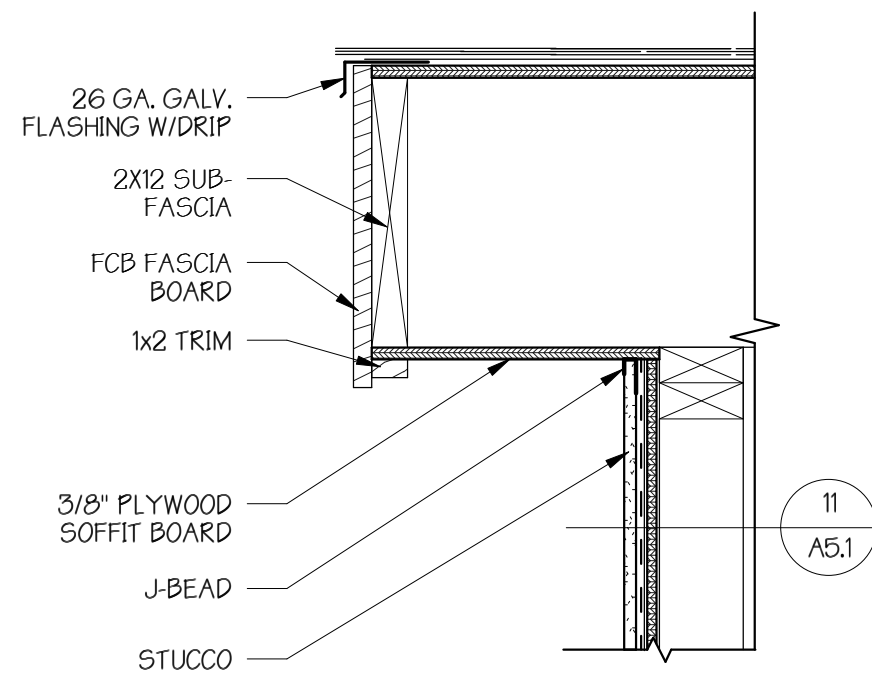
2 TYP. EXTERIOR ROOF/CEILING ASSEMBLY  
UL-P522 @ SPR. CLOSETS 1 1/2" 1 HOUR



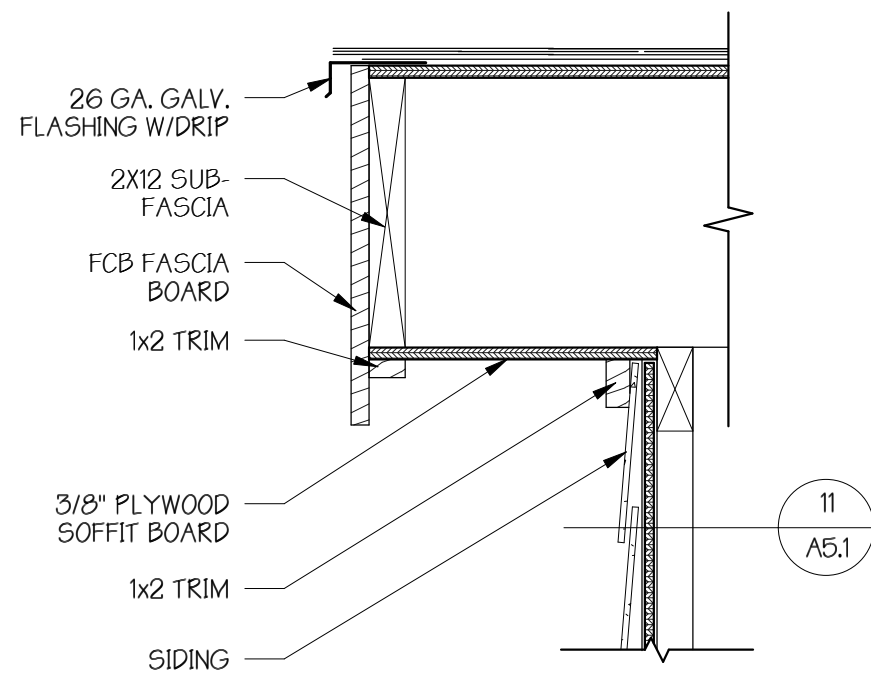
1 TYP. FASCIA & SOFFIT ASSEMBLY  
FLAT SOFFIT @ SPR. CLOSETS 1 1/2"



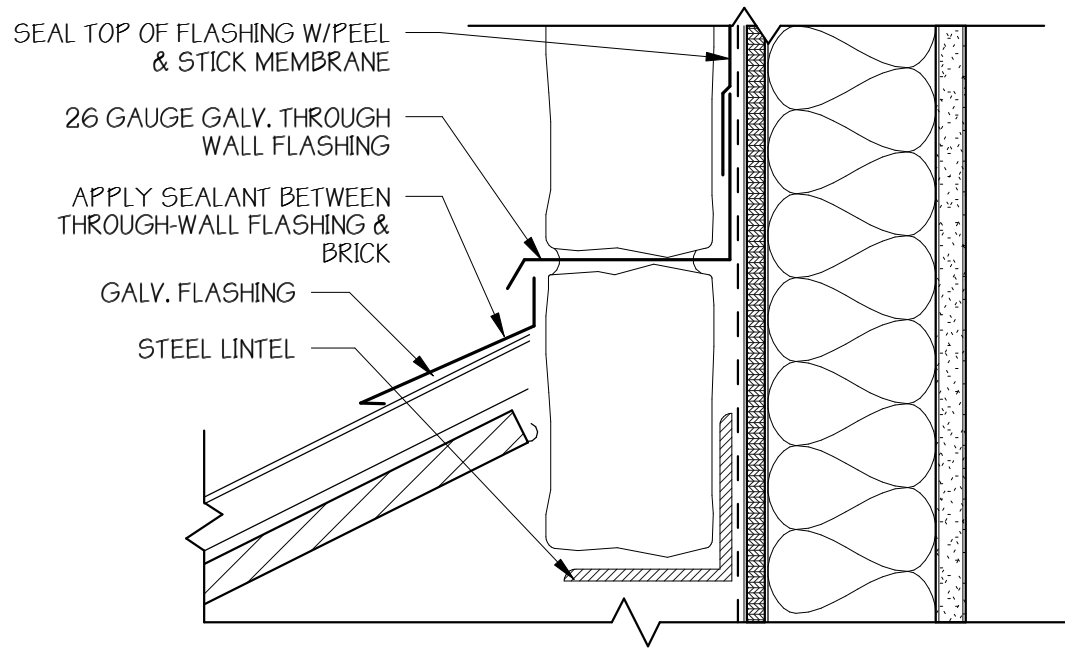
9 ROLL OVER EDGE @ STAIR 1 1/2"



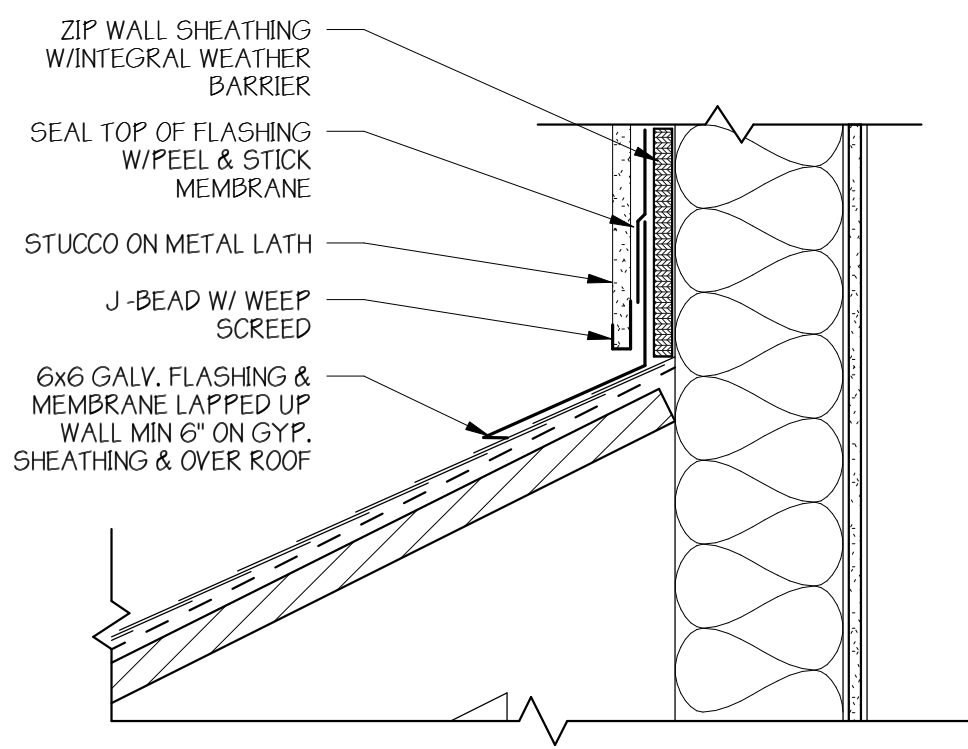
8 RAKE @ STUCCO  
FLAT SOFFIT @ ROOF TOWERS 1 1/2"



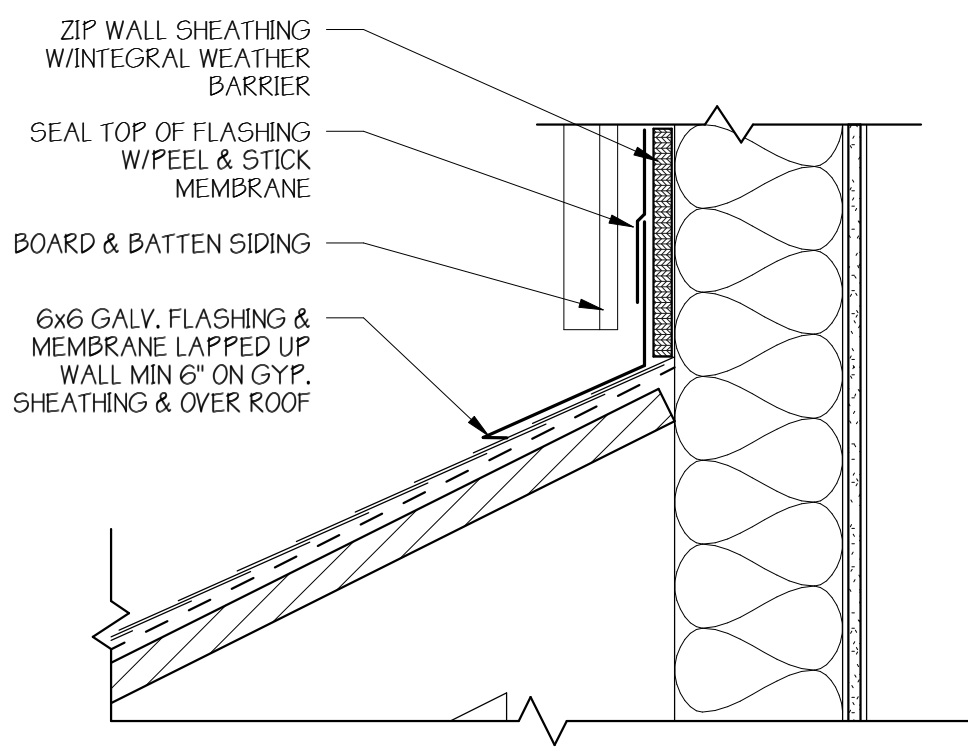
7 RAKE @ SIDING  
FLAT SOFFIT @ ROOF TOWERS 1 1/2"



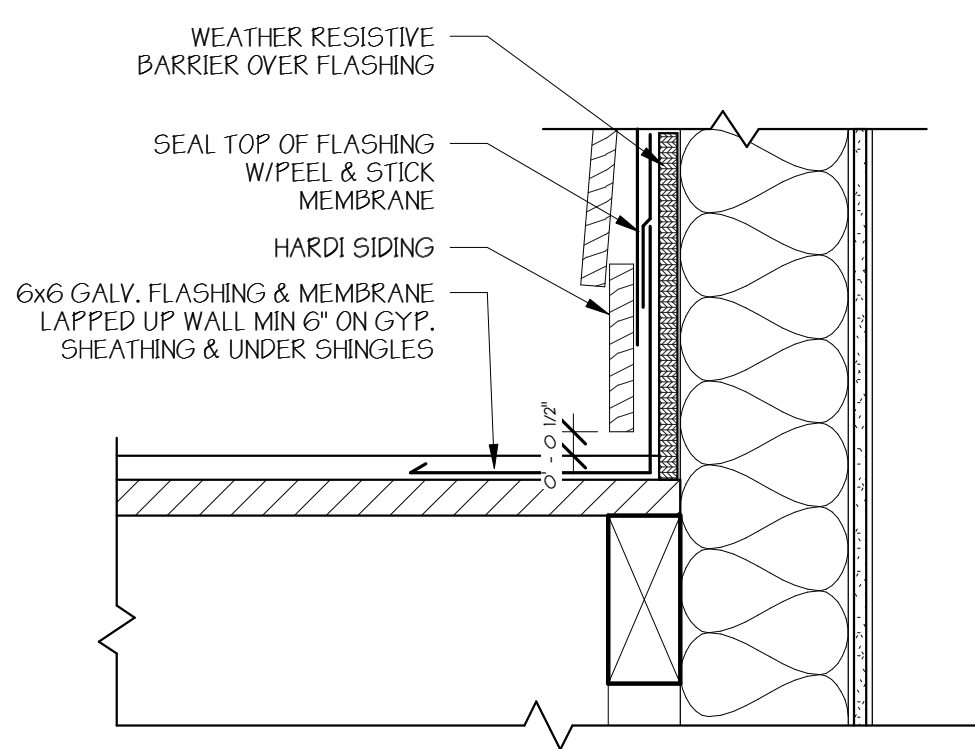
16 ROOF INTERSECTION @ STONE 3"



15 ROOF INTERSECTION @ STUCCO 3"



14 ROOF INTERSECTION @ B&B SIDING 3"



13 ROOF INTERSECTION @ SIDING 3"

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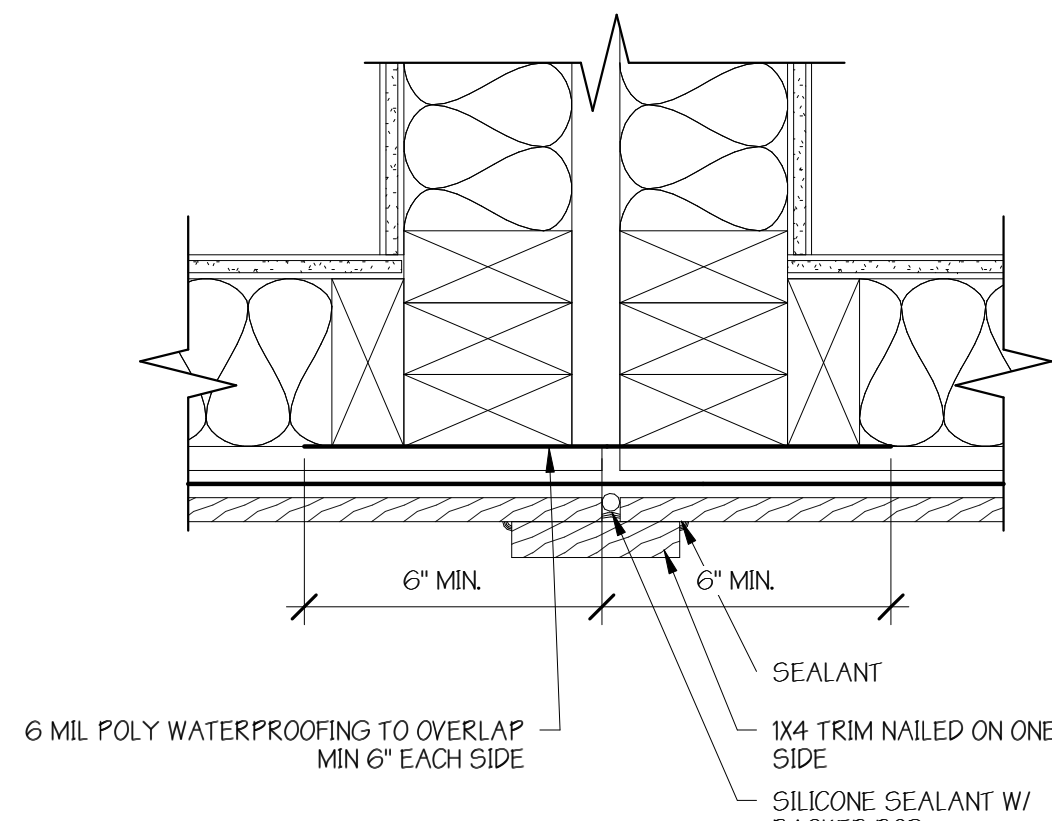
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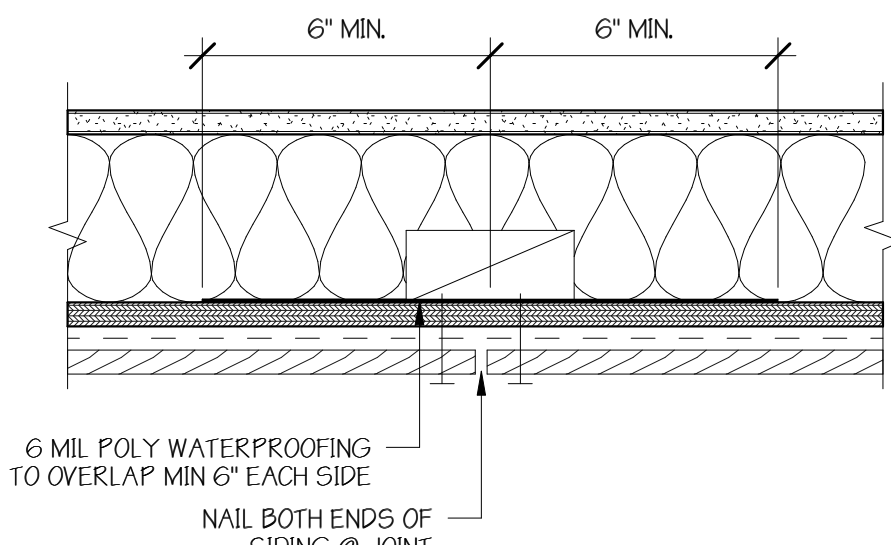
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ISSUED FOR BID		
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05/17/19		
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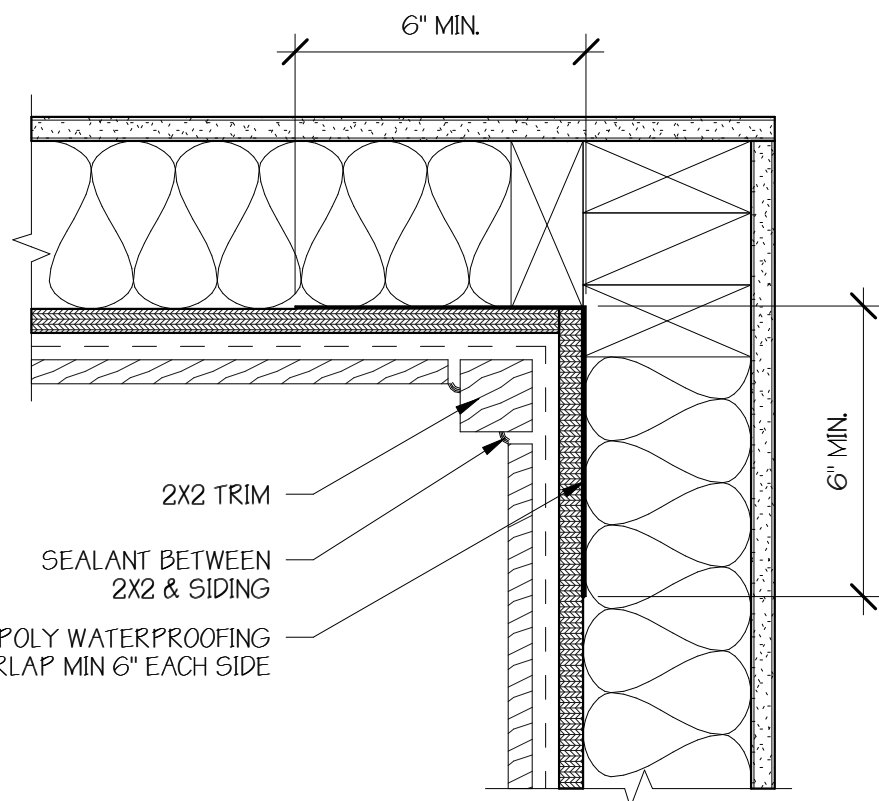




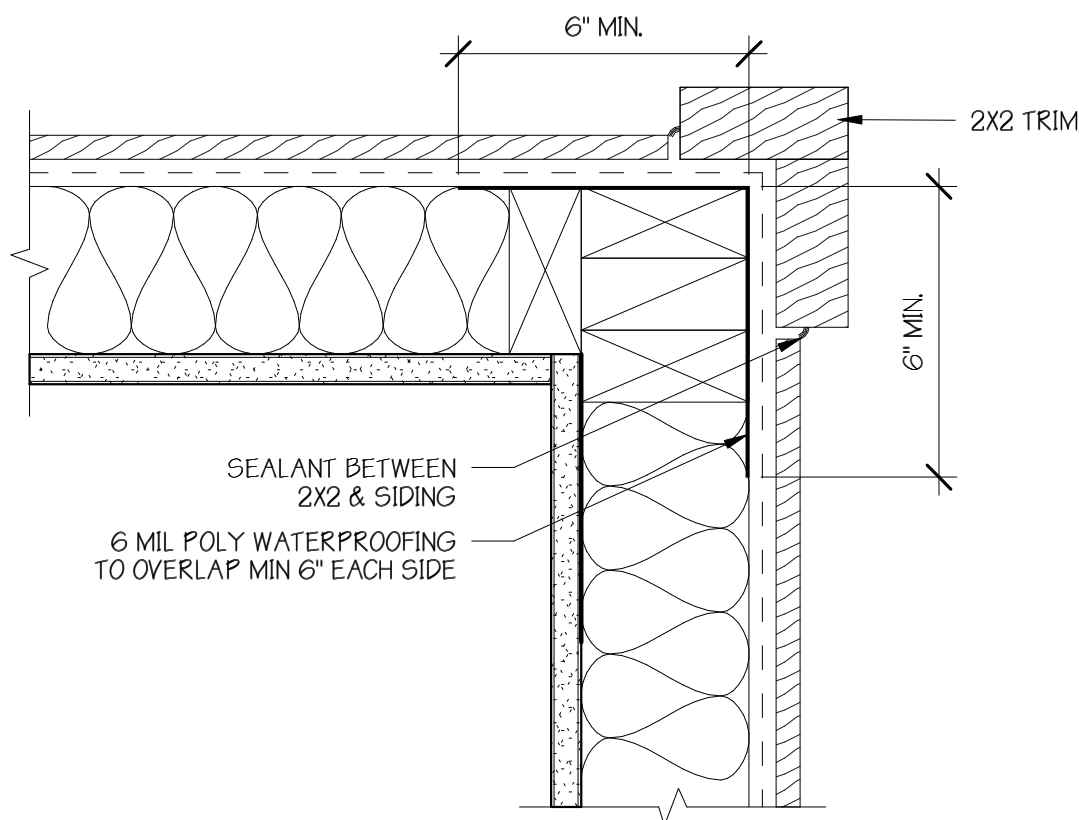
4 SIDING EXPANSION JOINT  
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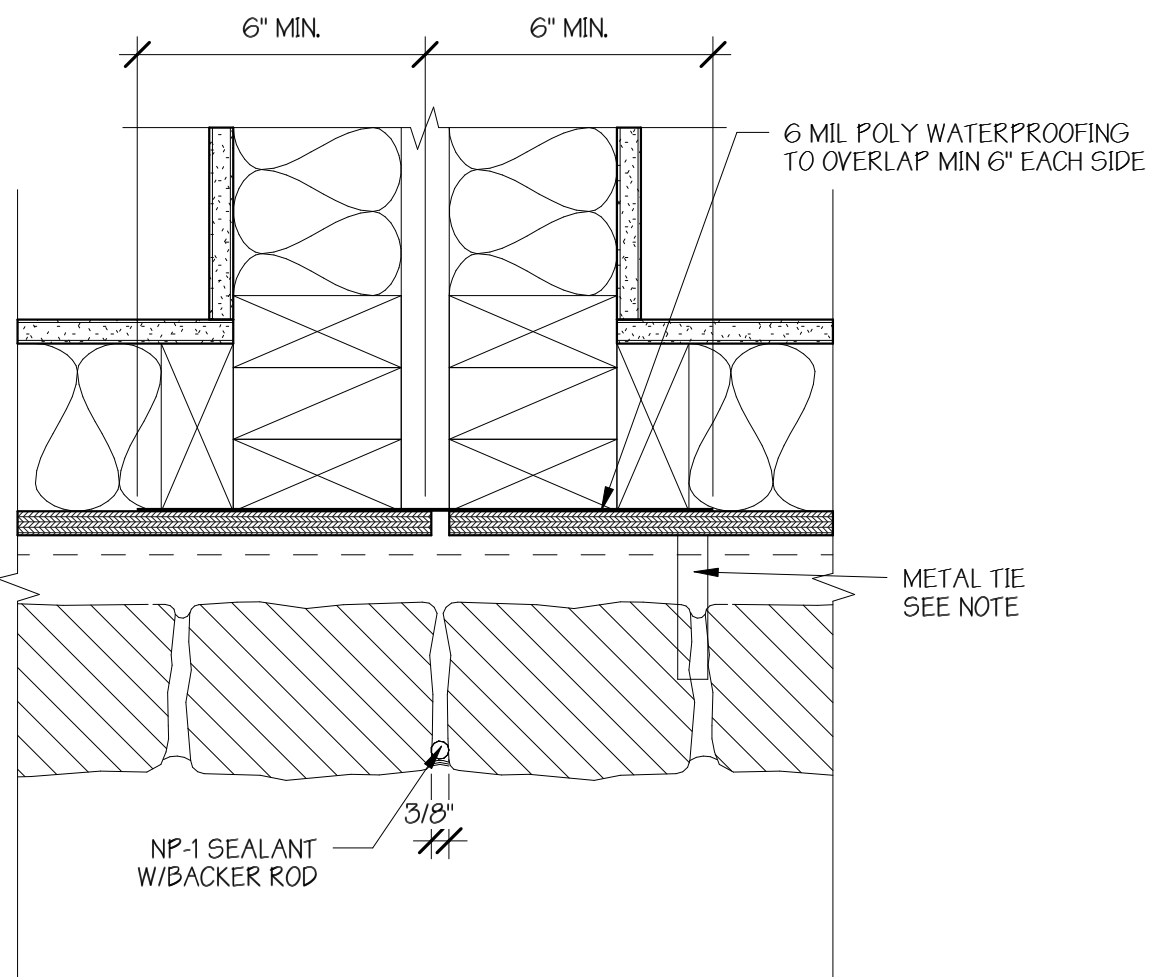
3 SIDING CONTROL JOINT  
3"



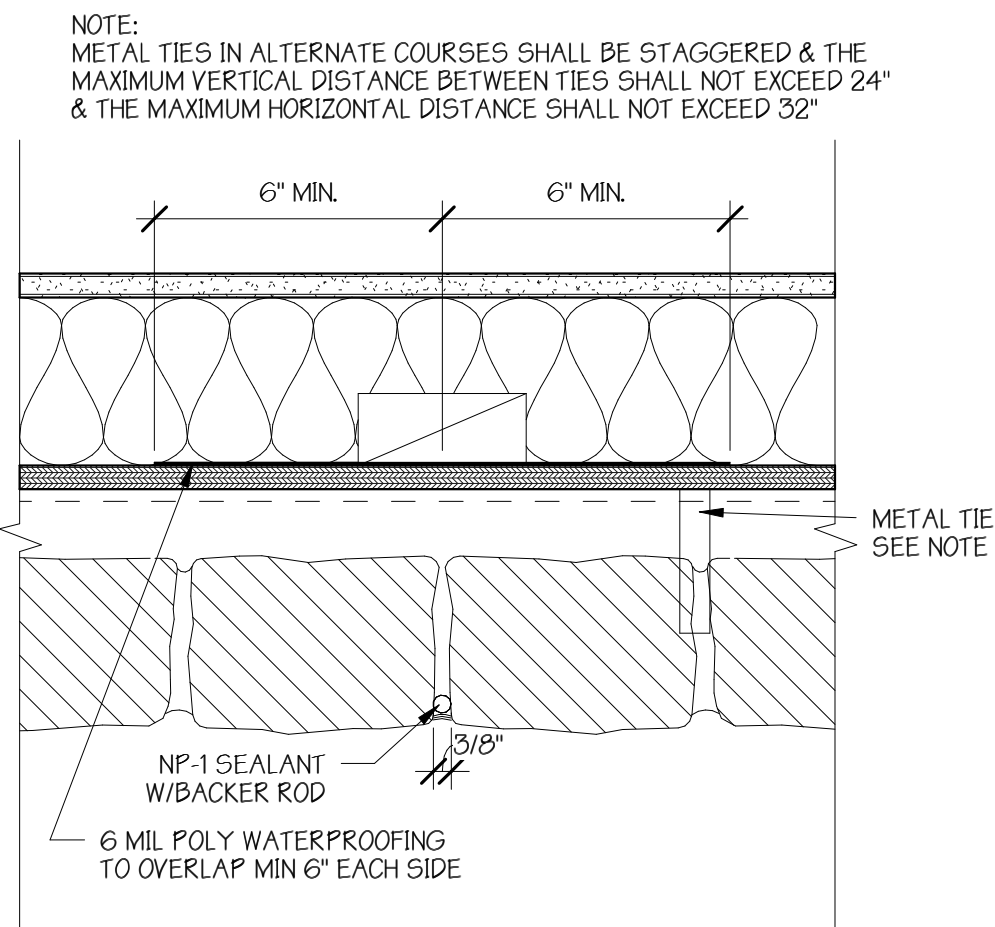
2 SIDING @ INT. CORNER  
PLAN VIEW  
3"



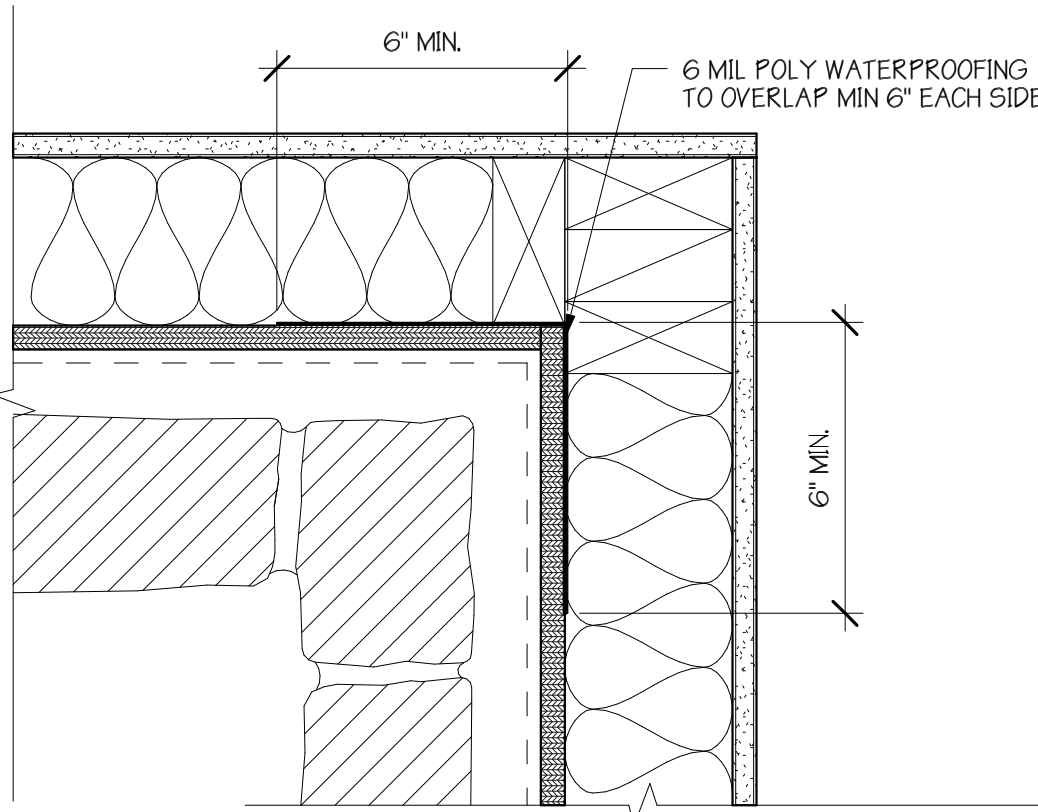
1 SIDING @ EXT. CORNER  
PLAN VIEW  
3"



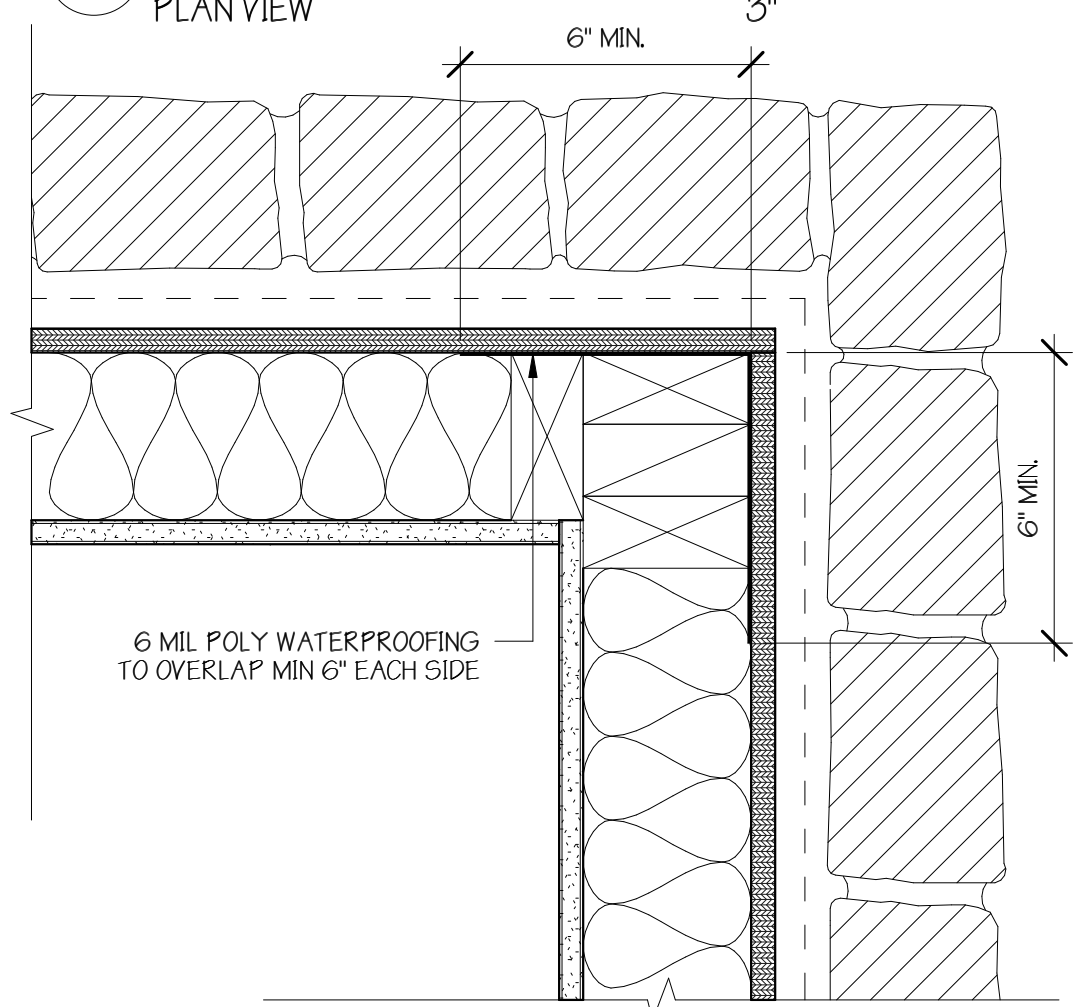
9 STONE EXPANSION JOINT  
@ TENANT SEPARATION  
3"



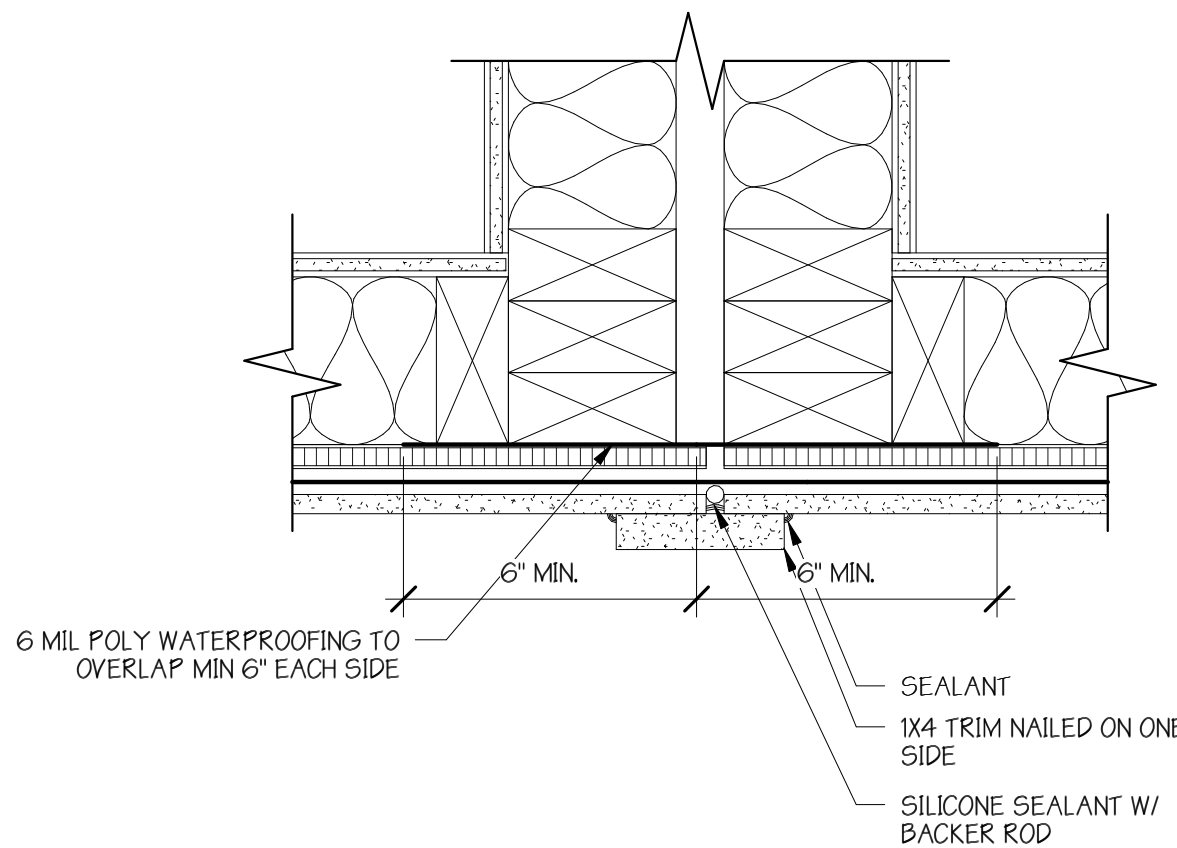
8 STONE CONTROL JOINT  
3"



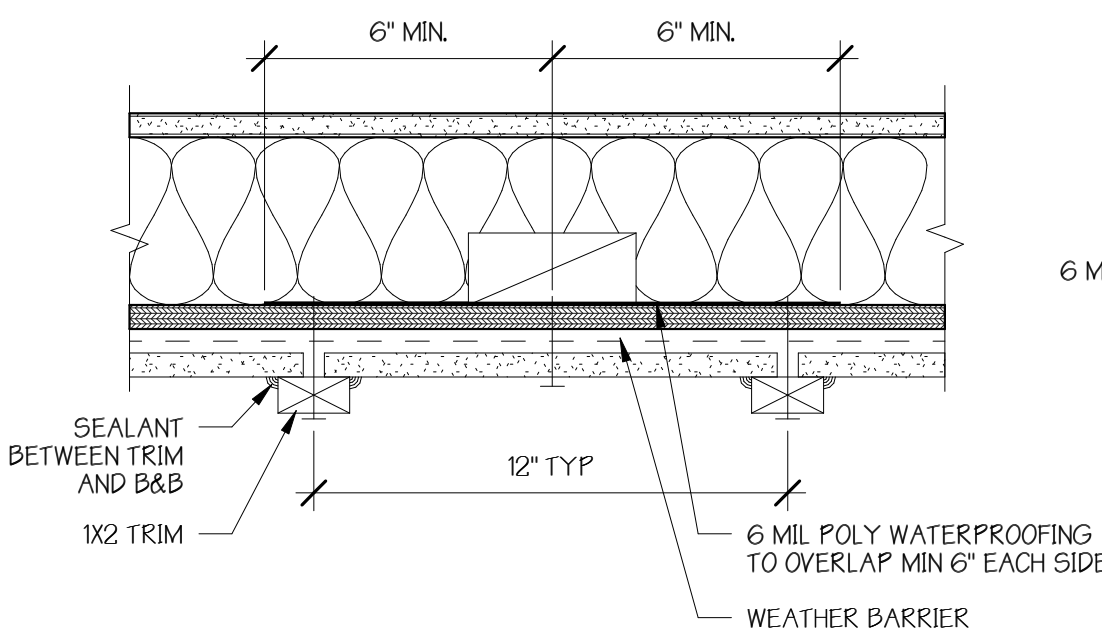
7 STONE @ INT. CORNER  
PLAN VIEW  
3"



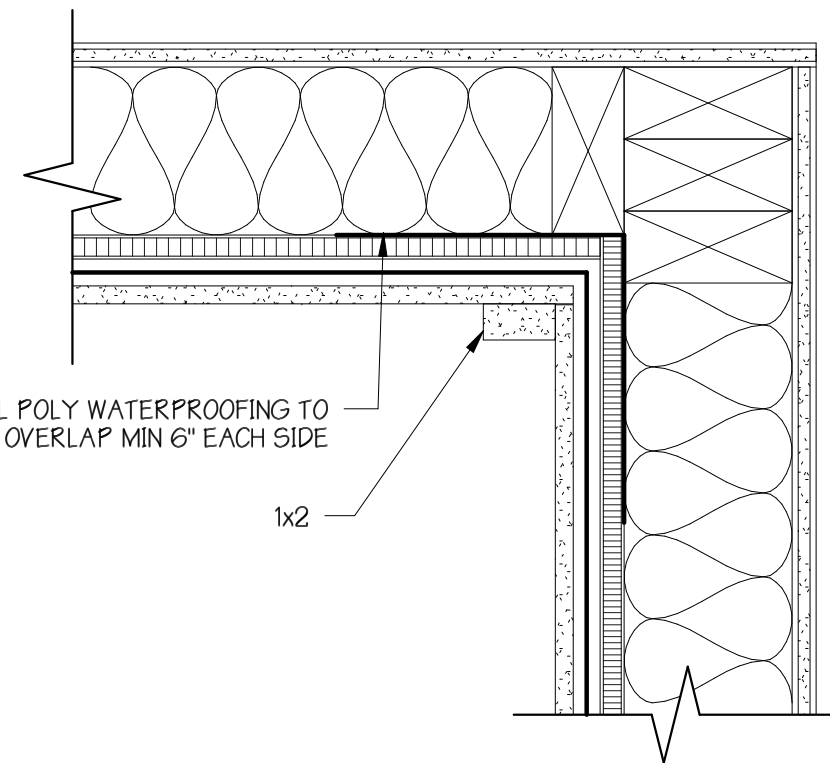
6 STONE @ EXT. CORNER  
PLAN VIEW  
3"



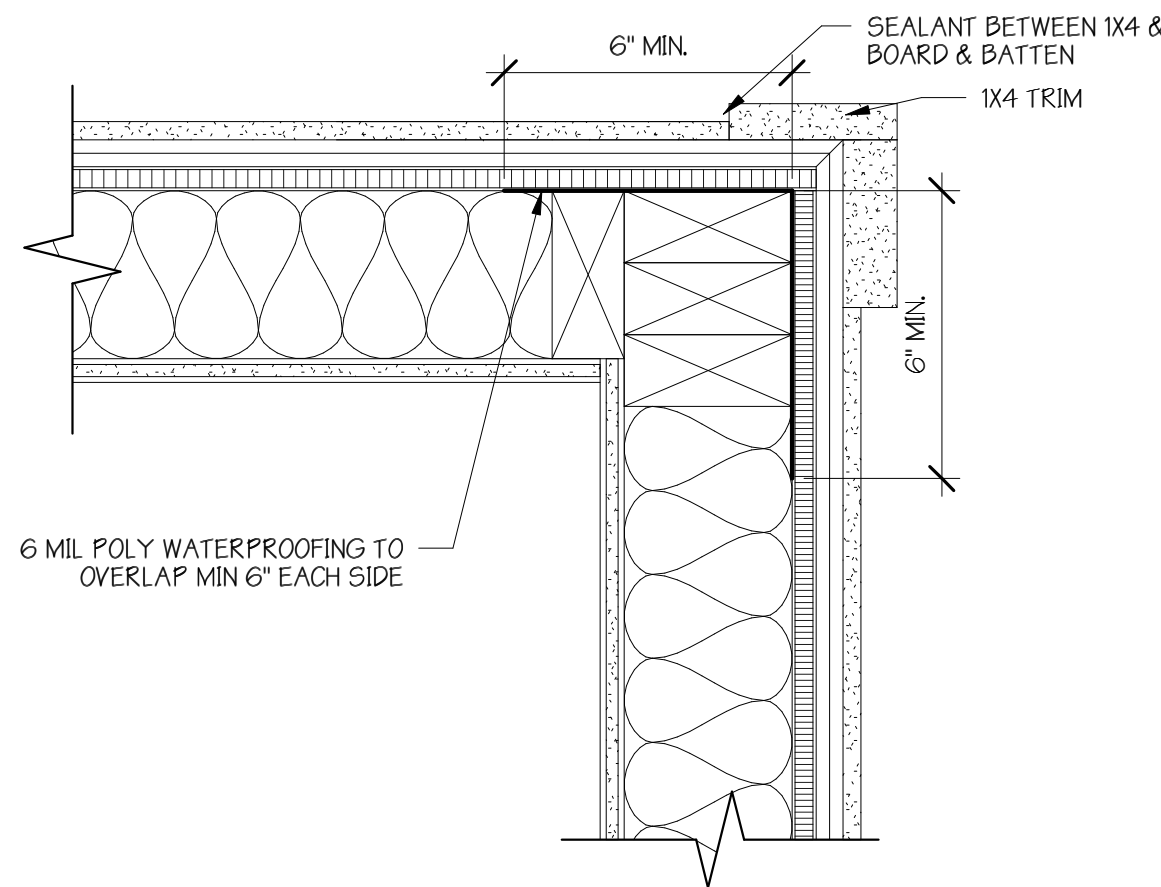
14 BOARD & BATTEN @ EXPANSION JOINT  
@ TENANT SEPARATION  
3"



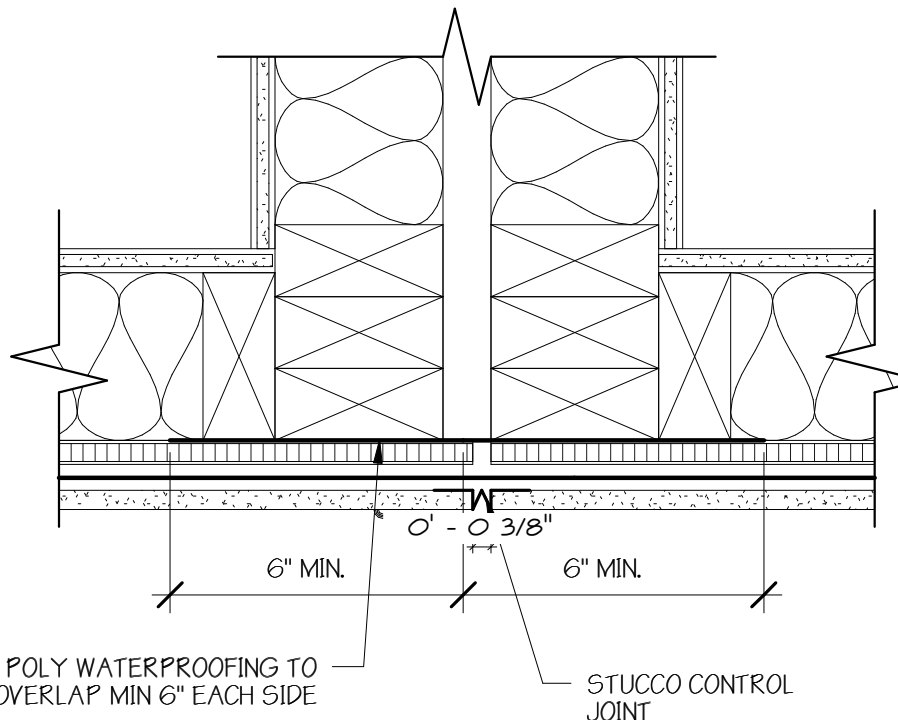
13 BOARD & BATTEN CONTROL JOINT  
3"



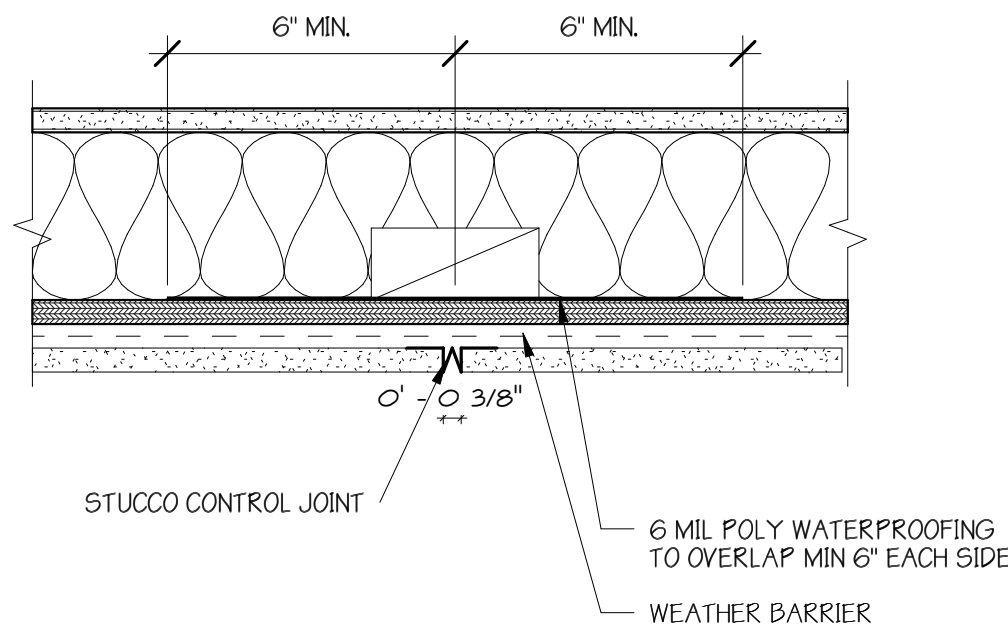
12 BOARD & BATTEN @ INT. CORNER  
3"



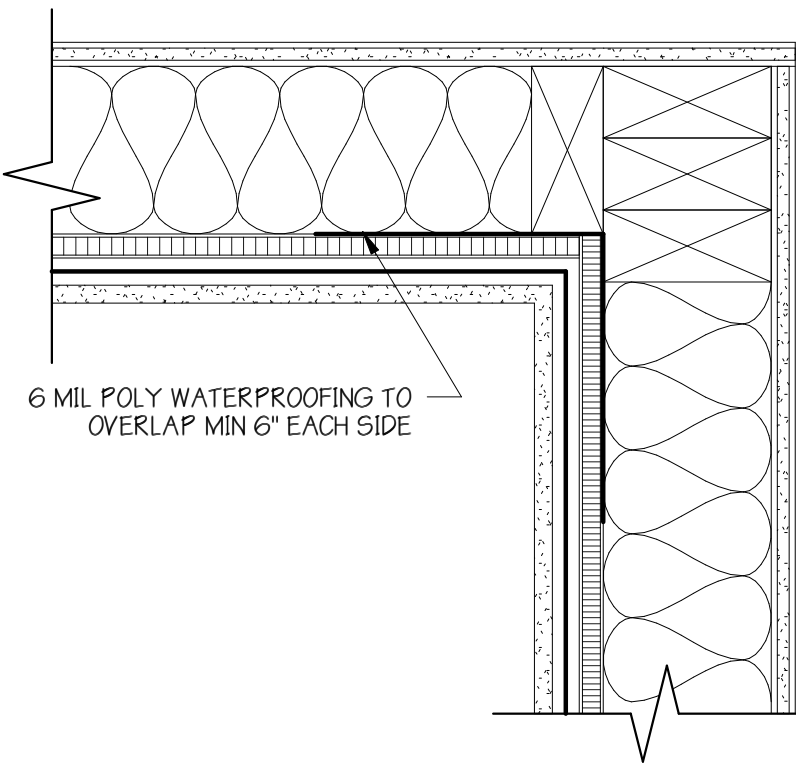
11 BOARD & BATTEN @ EXT. CORNER  
3"



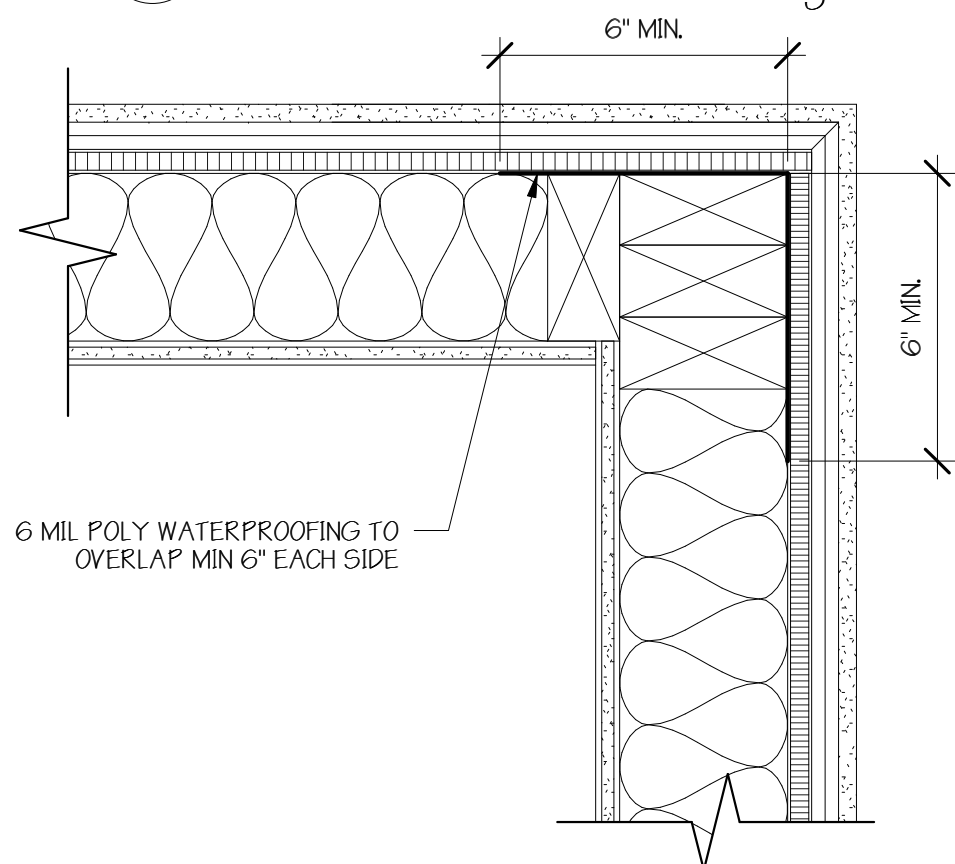
19 STUCCO @ EXPANSION JOINT  
@ TENANT SEPARATION  
3"



18 STUCCO CONTROL JOINT  
3"



17 STUCCO @ INT. CORNER  
3"



16 STUCCO @ EXT. CORNER  
3"

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MAR

CHECKED BY:  
JMK

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18-2325

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9383  
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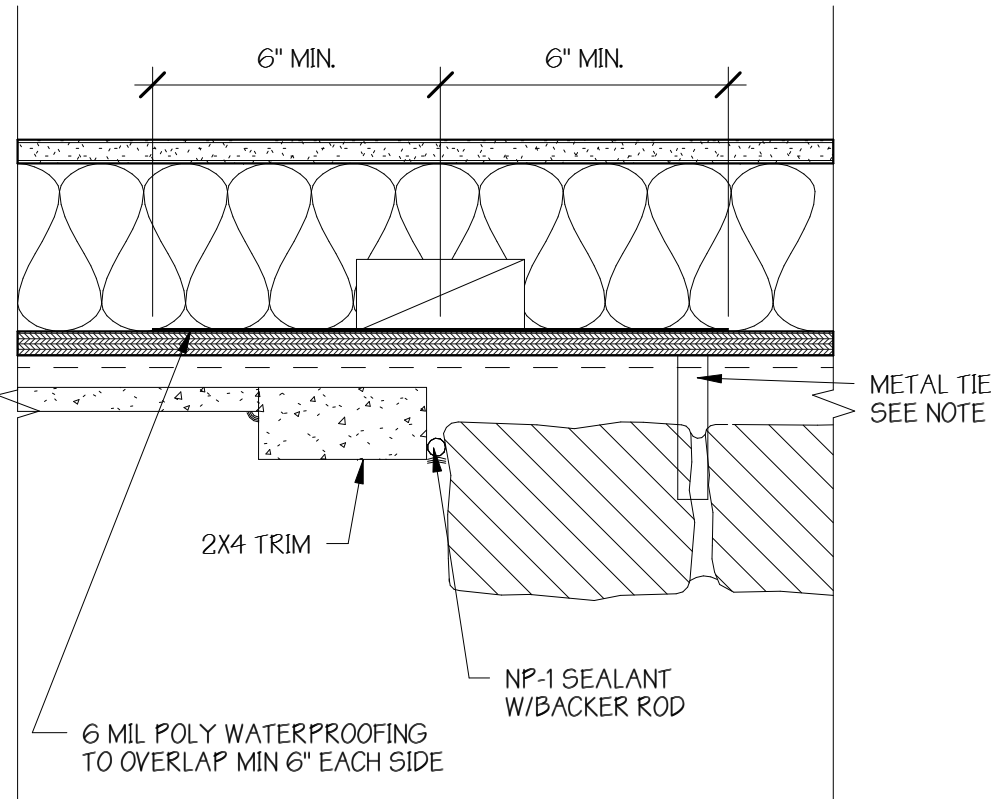
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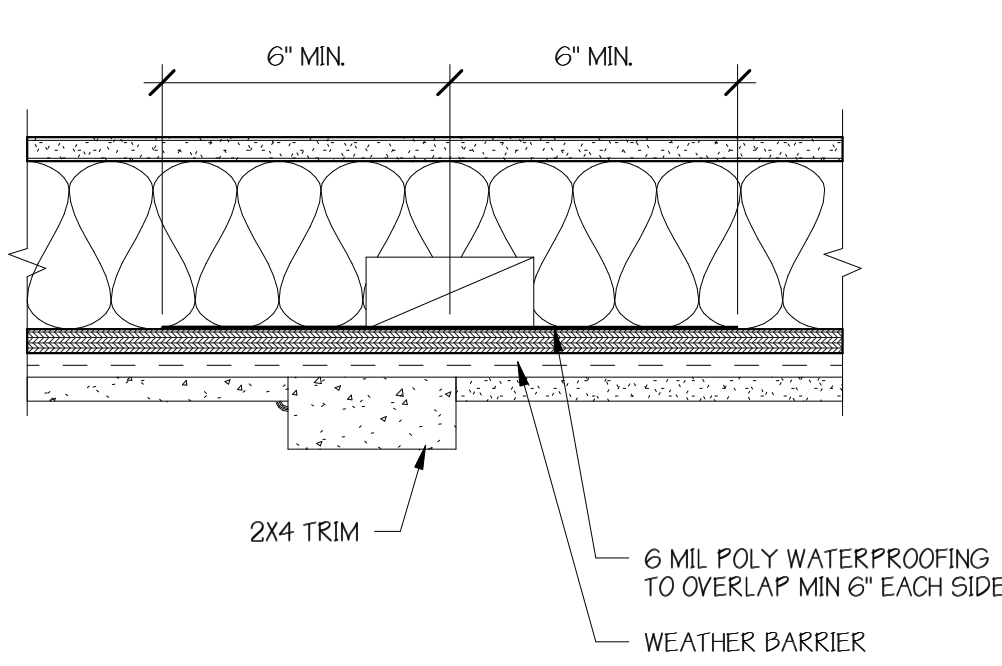
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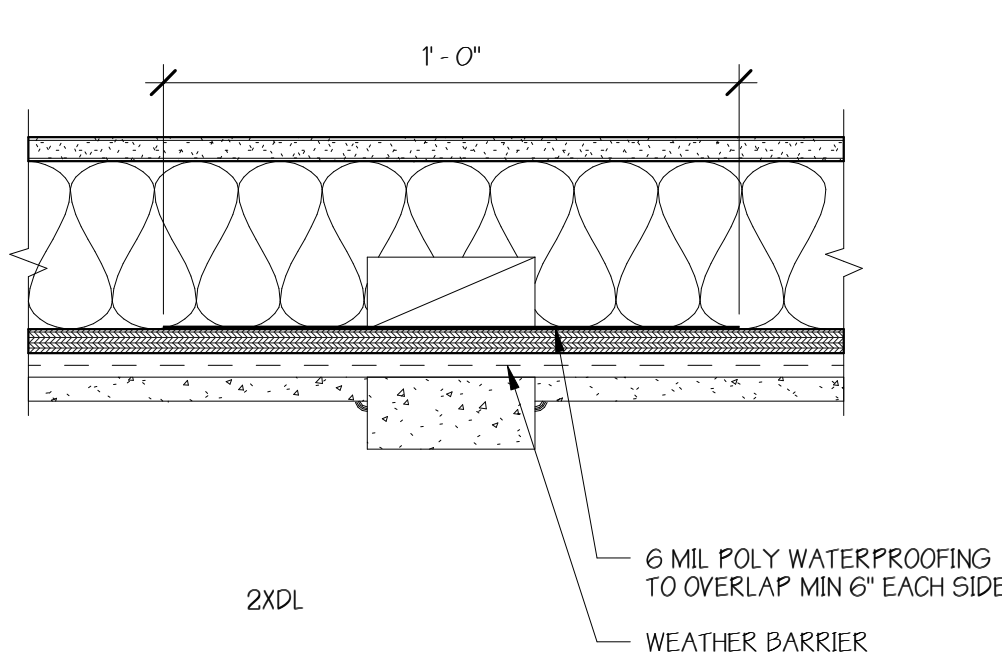
NOTE:  
METAL TIES IN ALTERNATE COURSES SHALL BE STAGGERED & THE  
MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24"  
& THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 32"



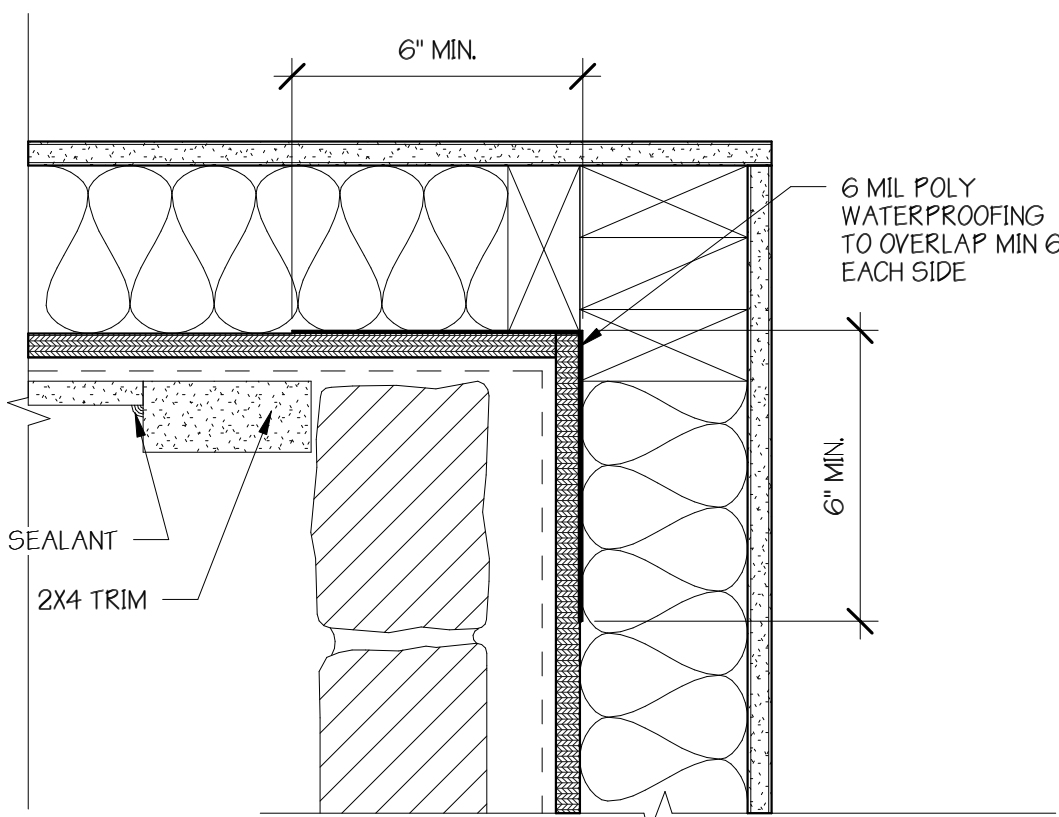
3 LAP SIDING/STONE CONTROL JOINT



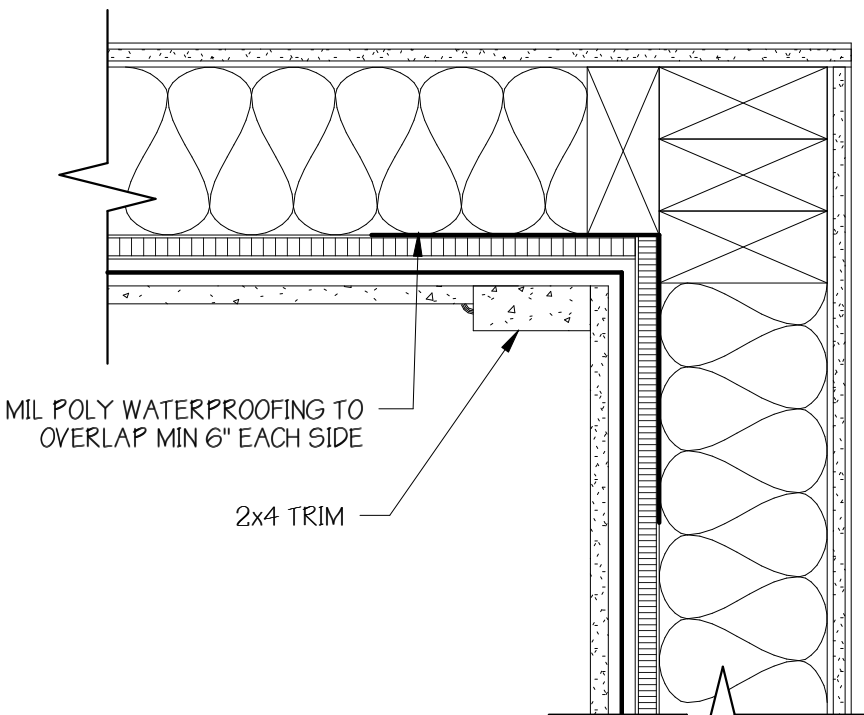
2 LAP SIDING/STUCCO CONTROL JOINT



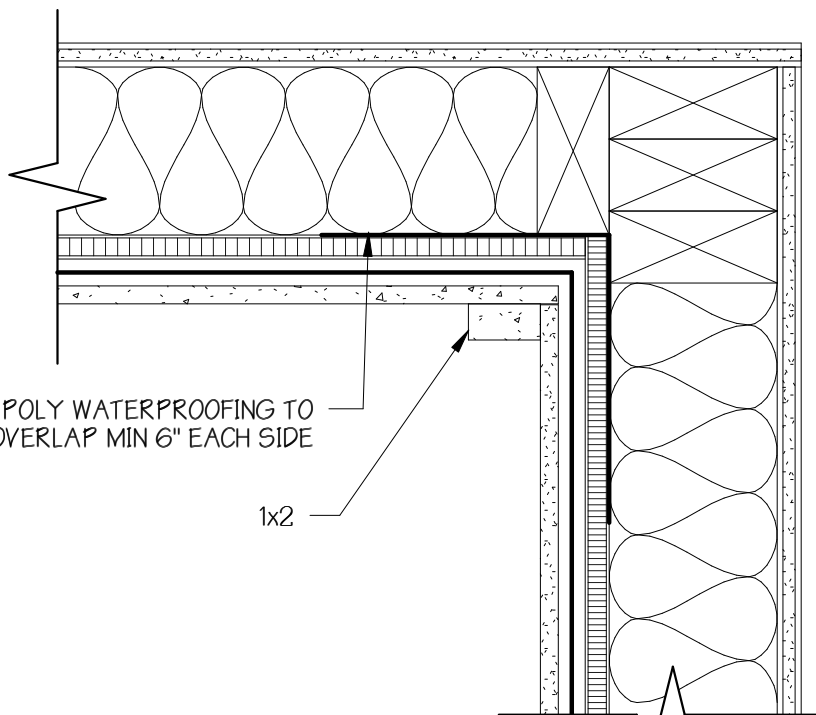
1 LAP SIDING/B&B SIDING CONTROL JOINT



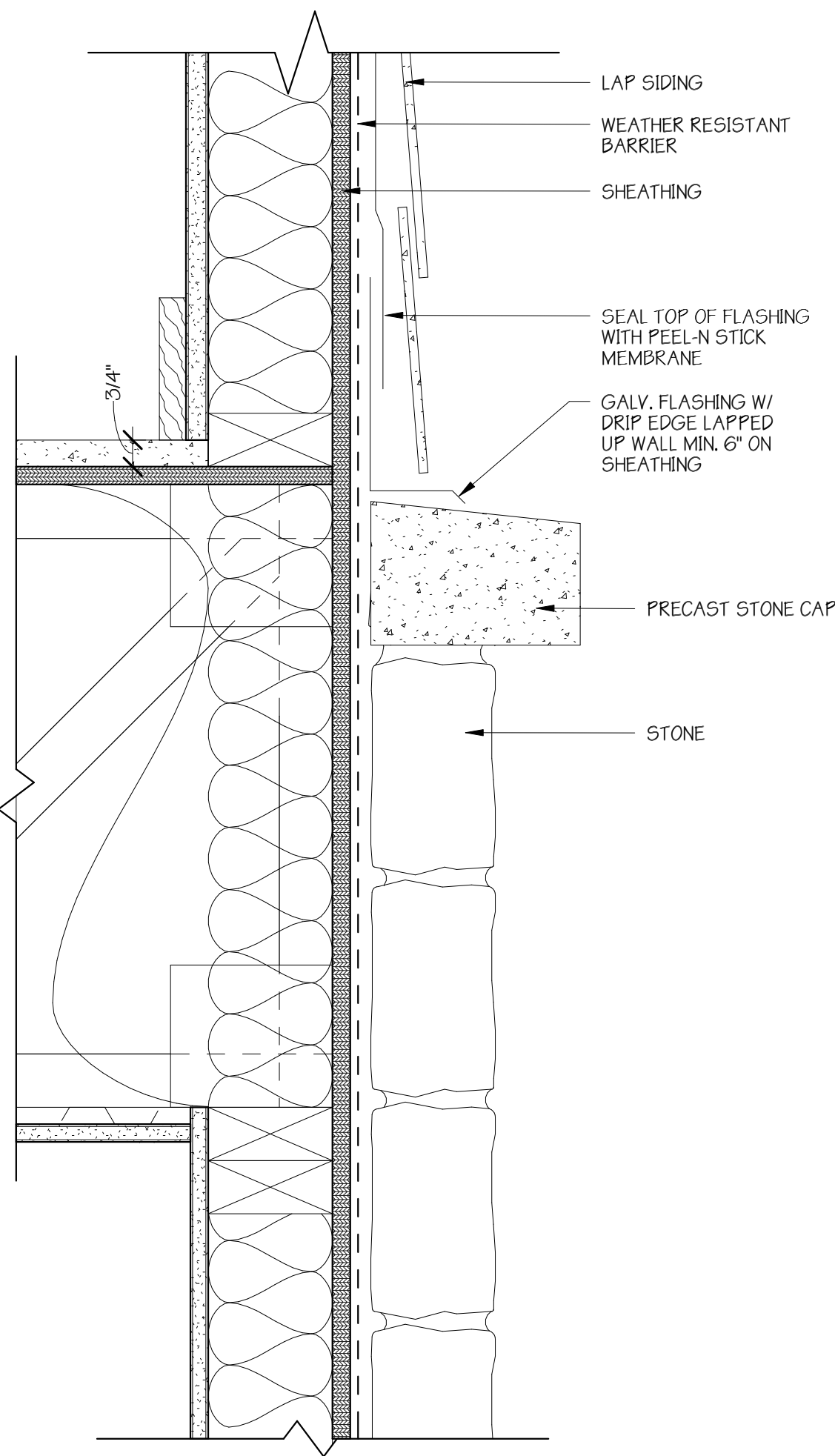
8 STONE/B&B OR LAP SIDING @ INT. CORNER



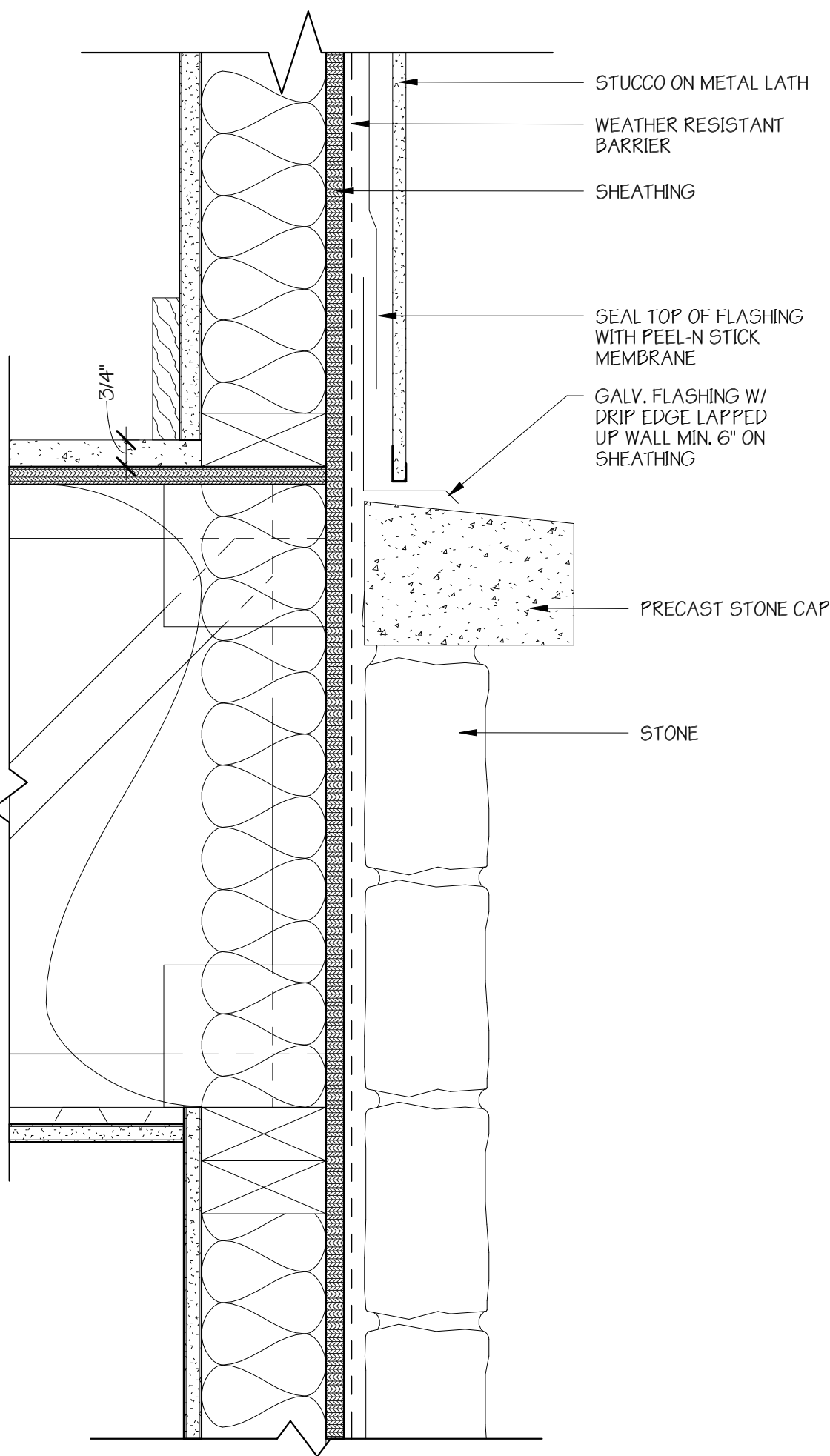
7 LAP SIDING/STUCCO @ INT. CORNER



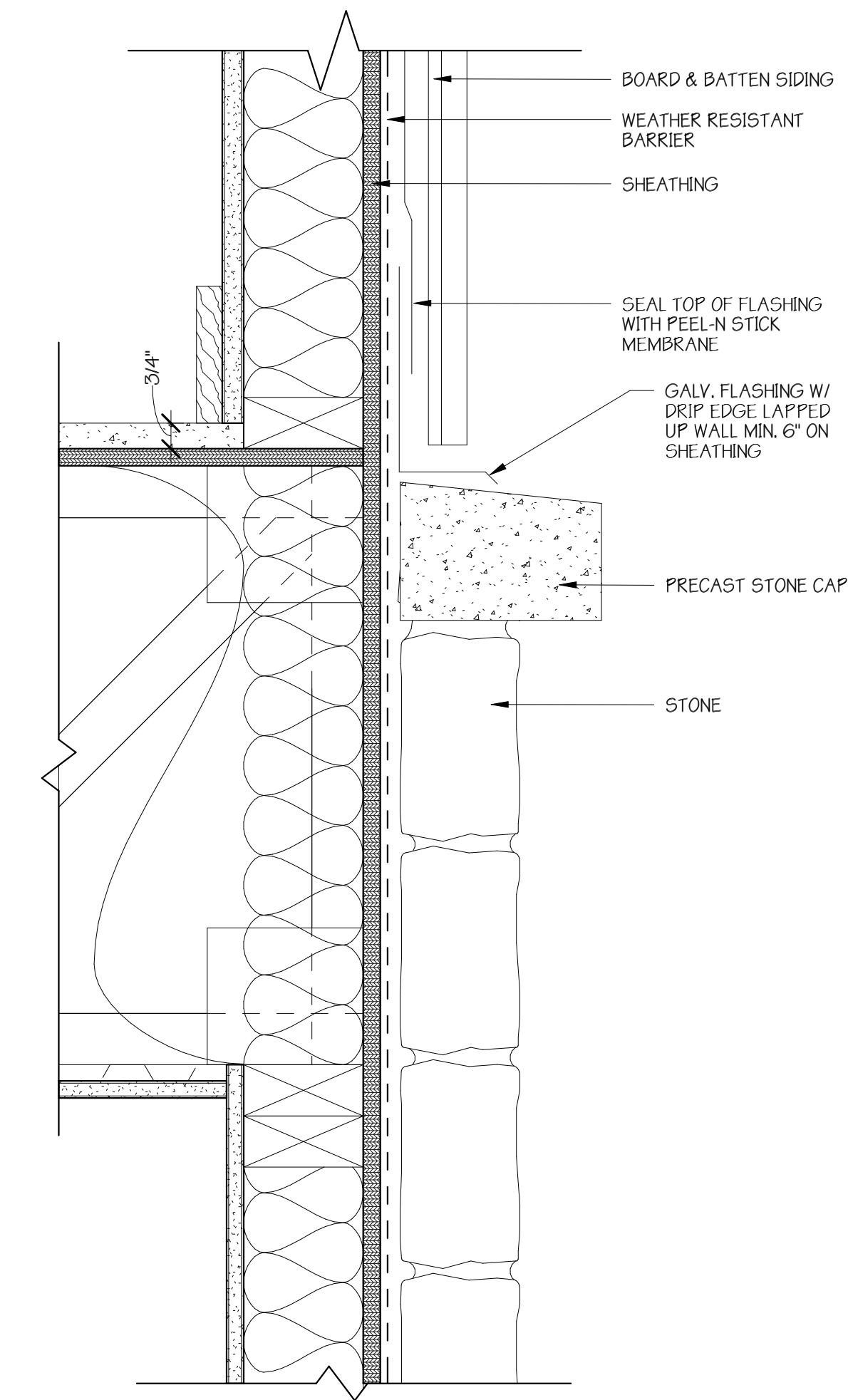
6 B&B SIDING/STUCCO @ INT. CORNER



17 SIDING/STONE TRANSITION



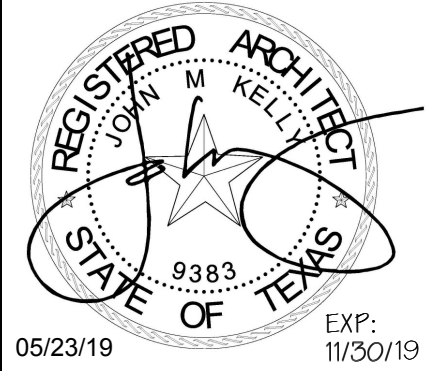
16 STUCCO/STONE TRANSITION



15 B&B SIDING/STONE TRANSITION

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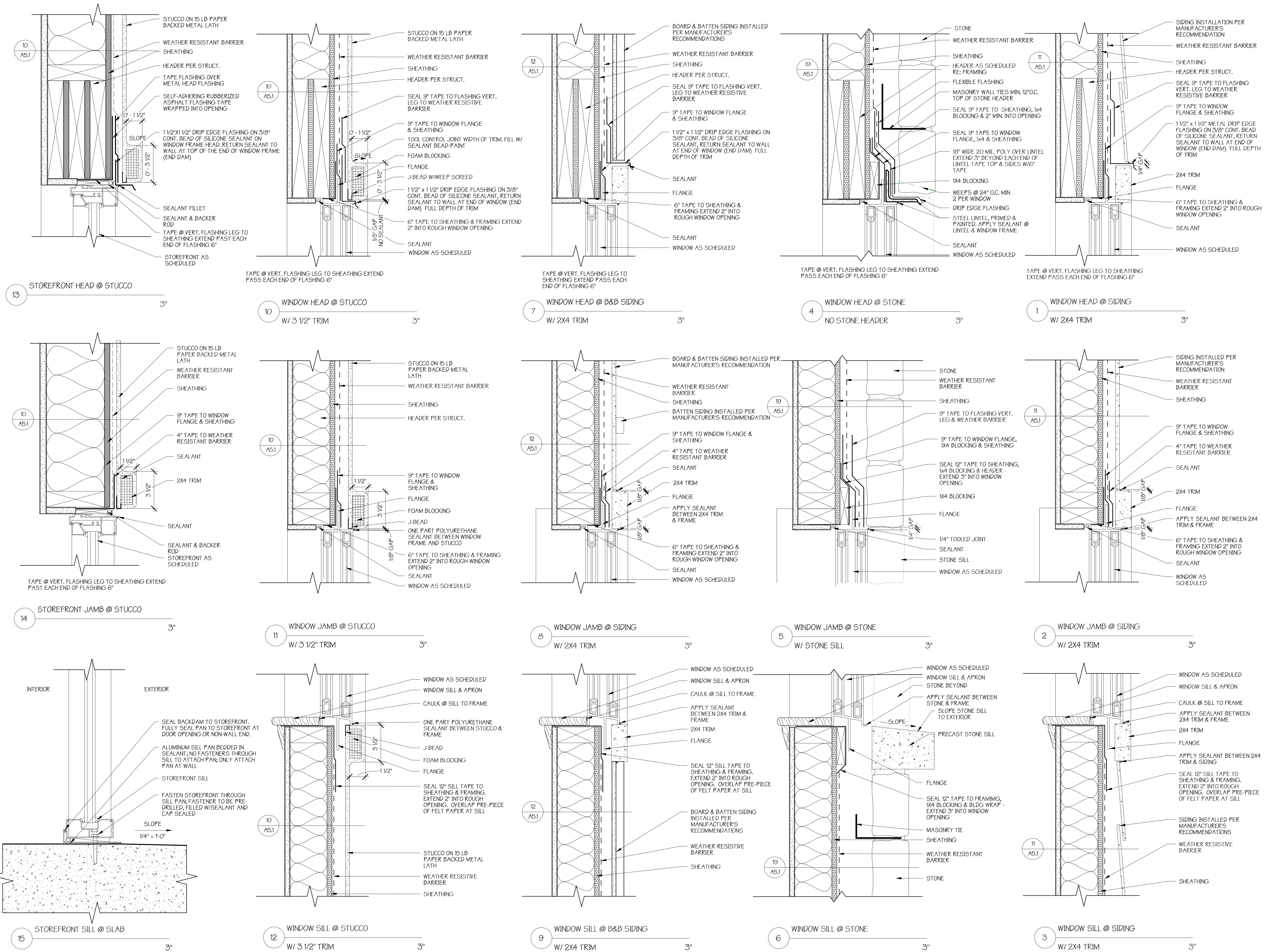


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DESCRIPTION		
MATERIAL TRANSITION DETAILS		
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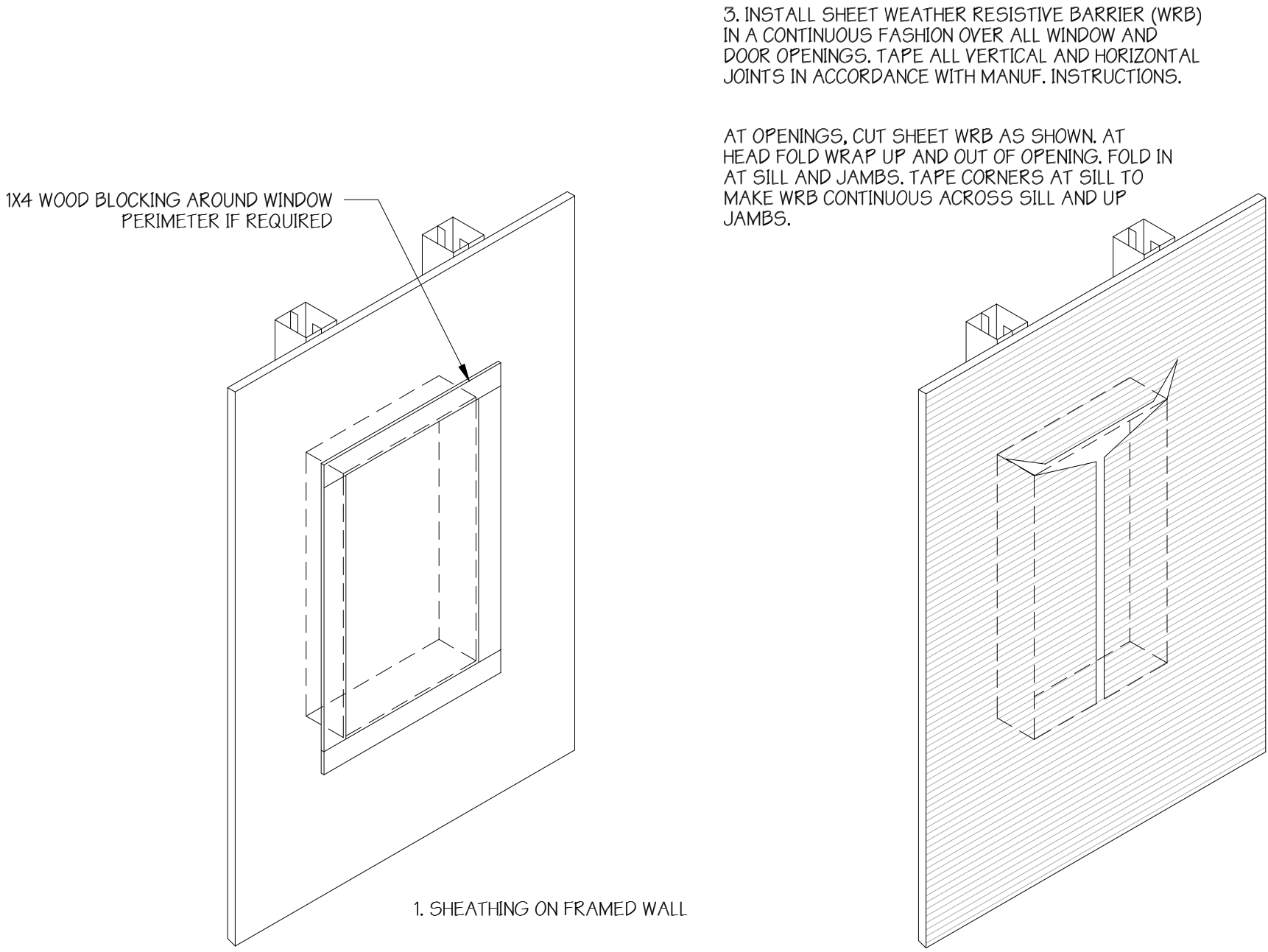
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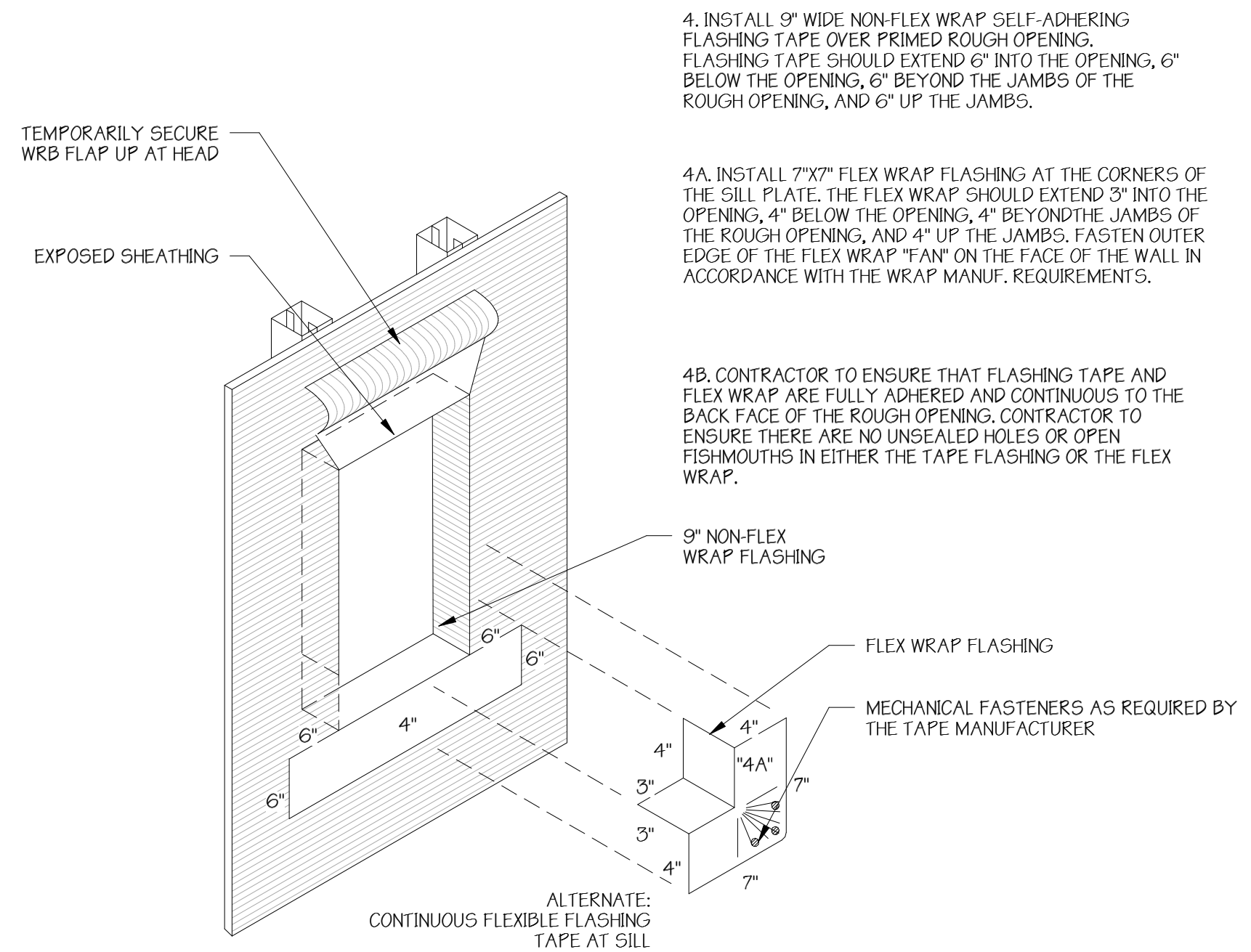
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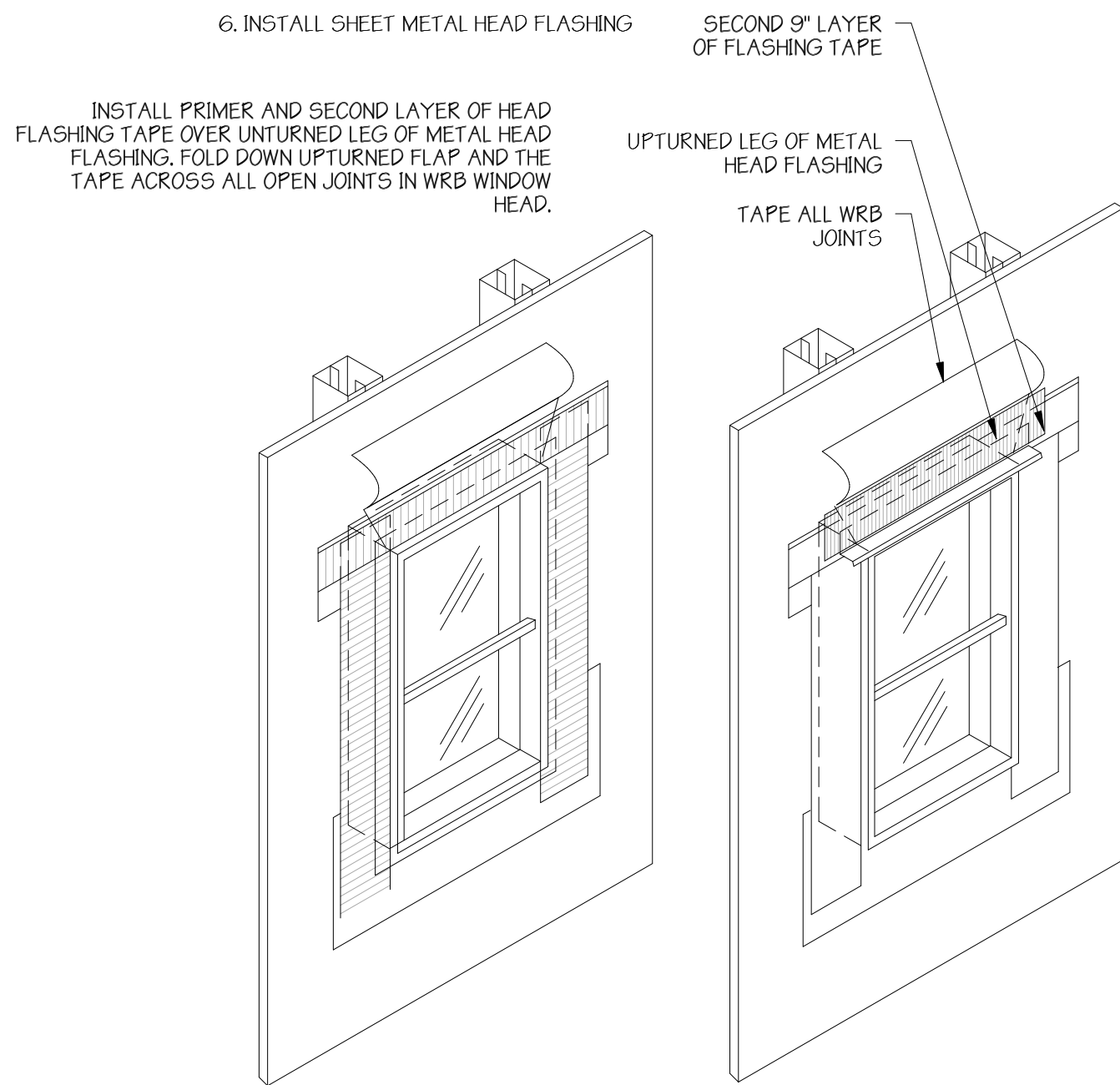




1 R.O. PREPARATION NTS



2 R.O. PREPARATION NTS



3 R.O. PREPARATION NTS

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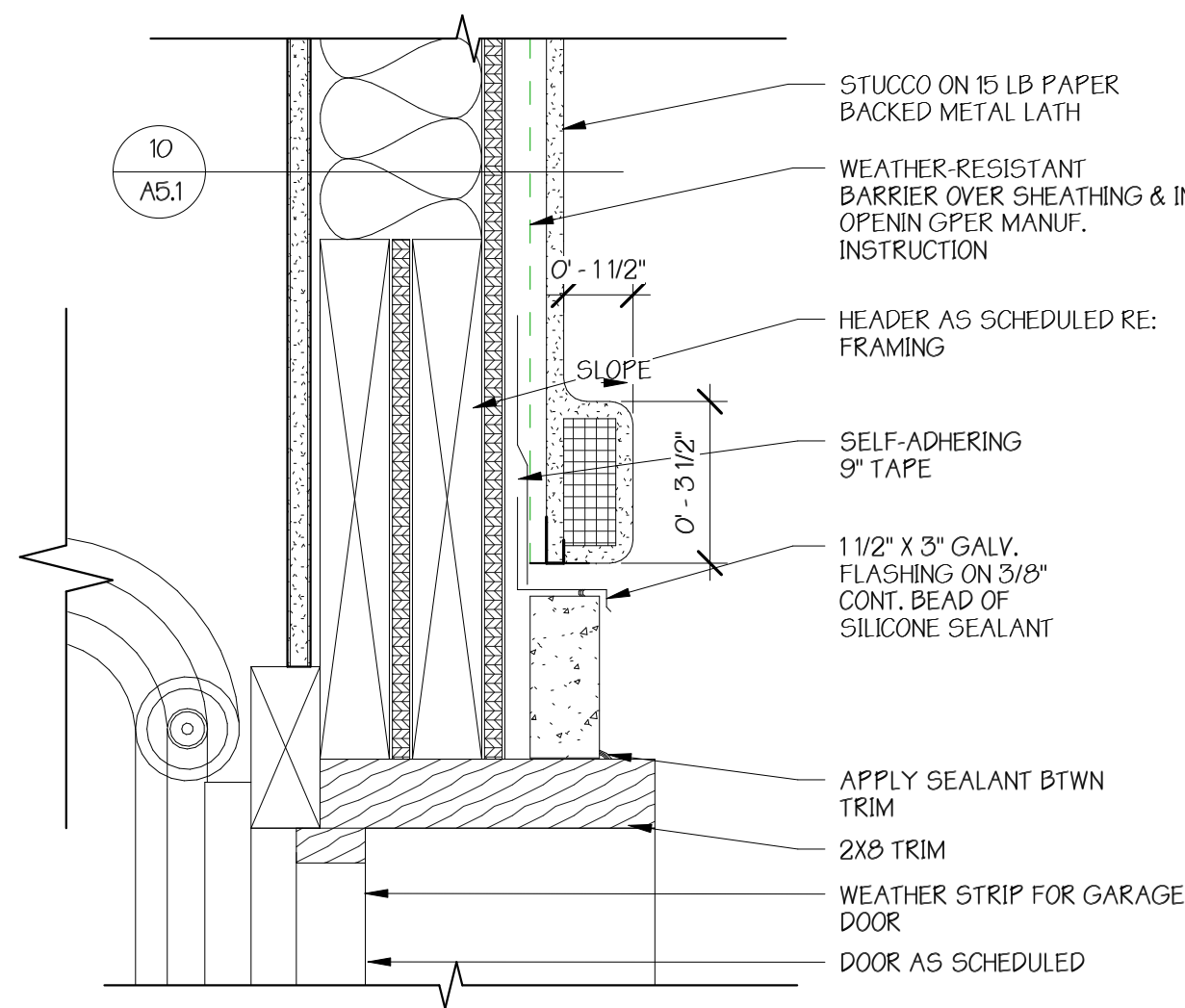
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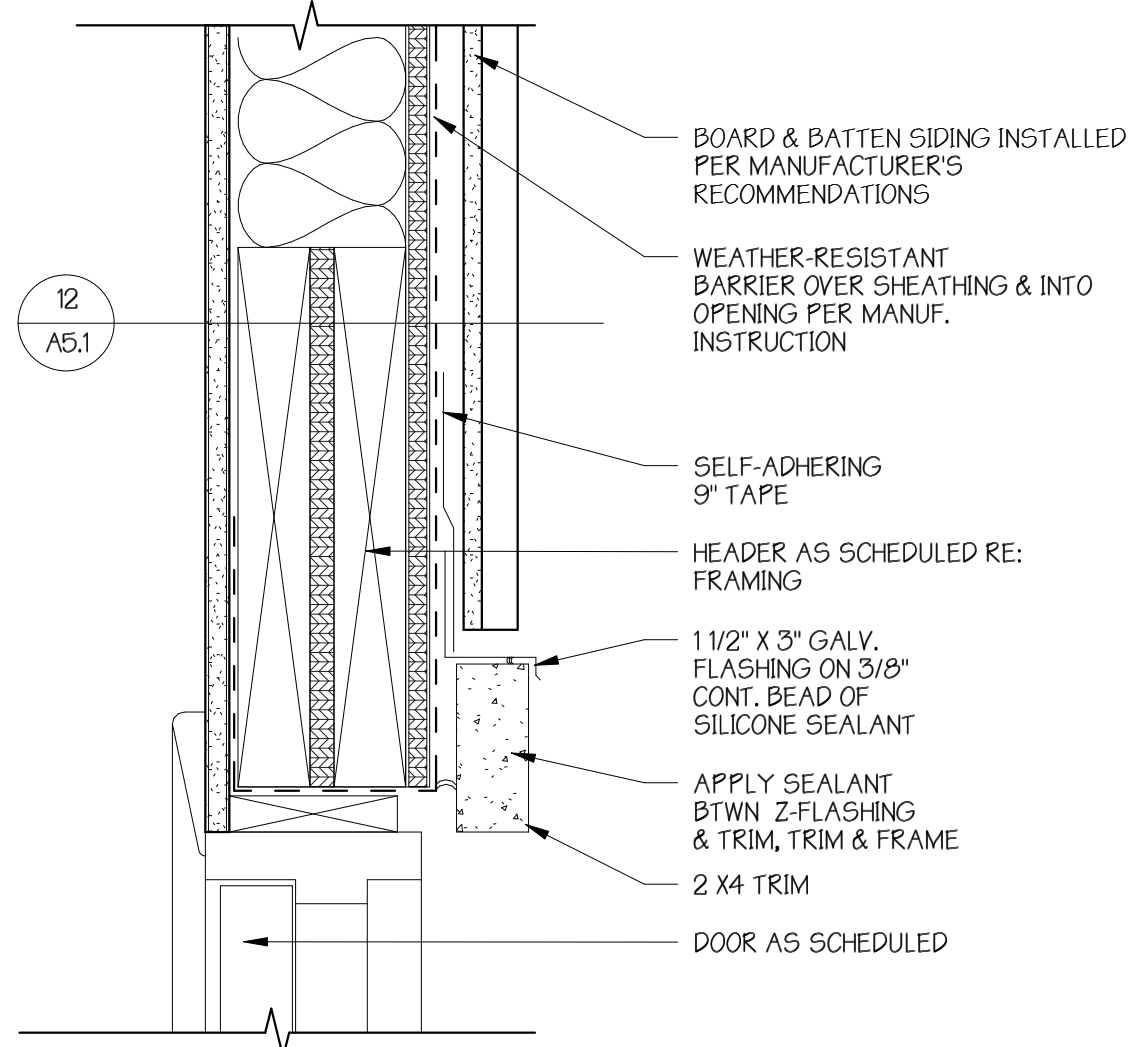
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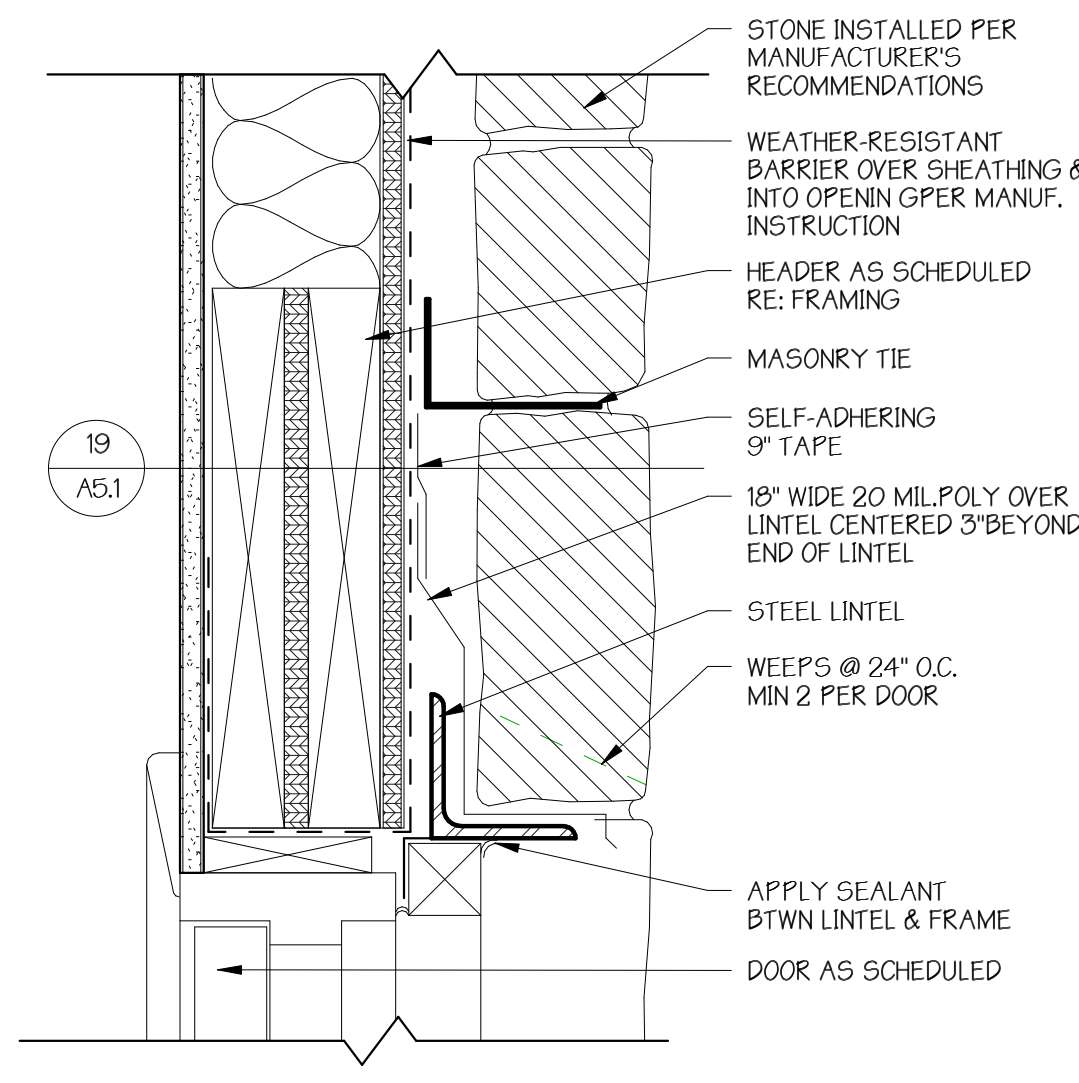




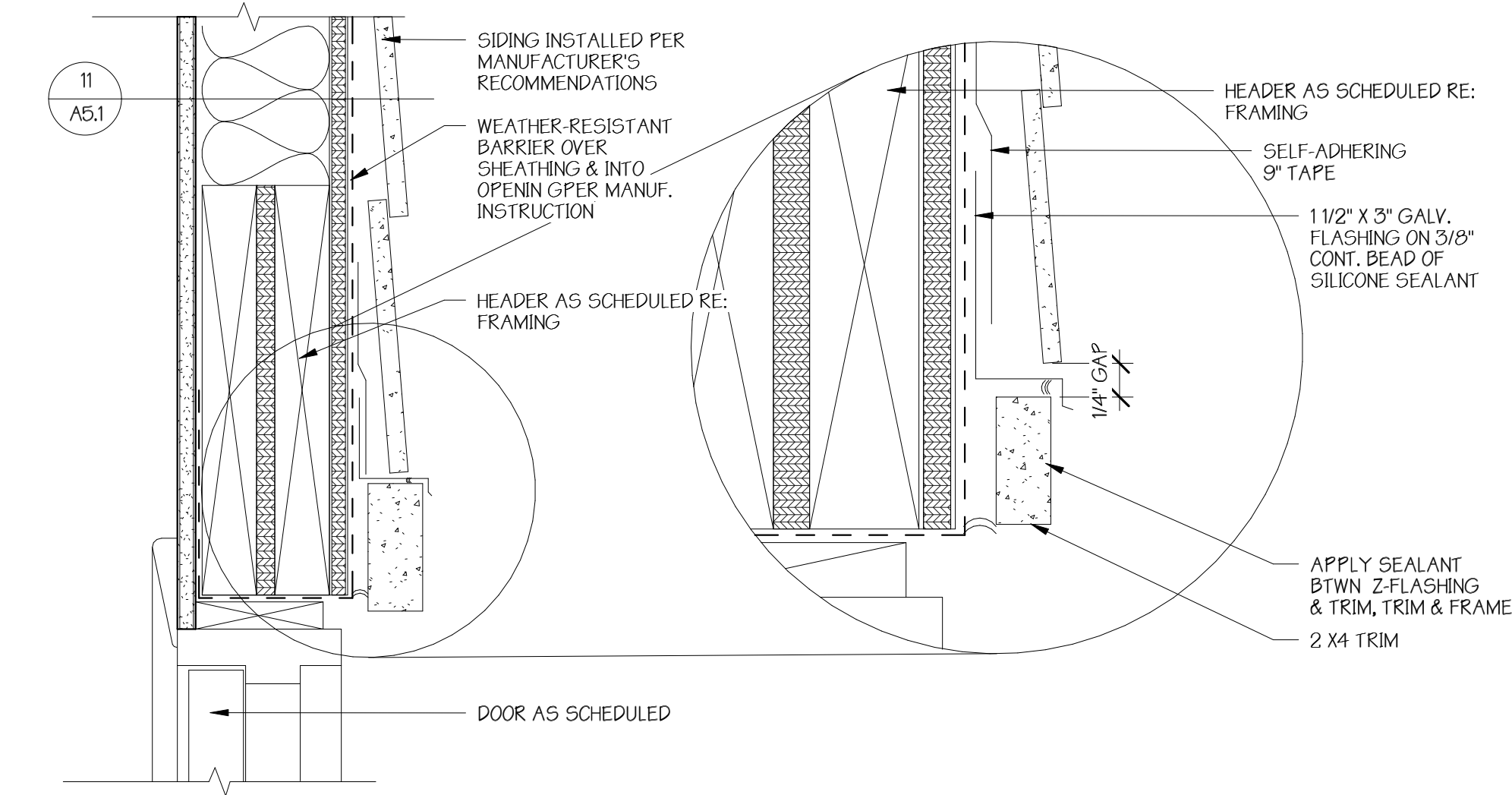
10 GARAGE DOOR HEAD @ B&B SIDING  
3"



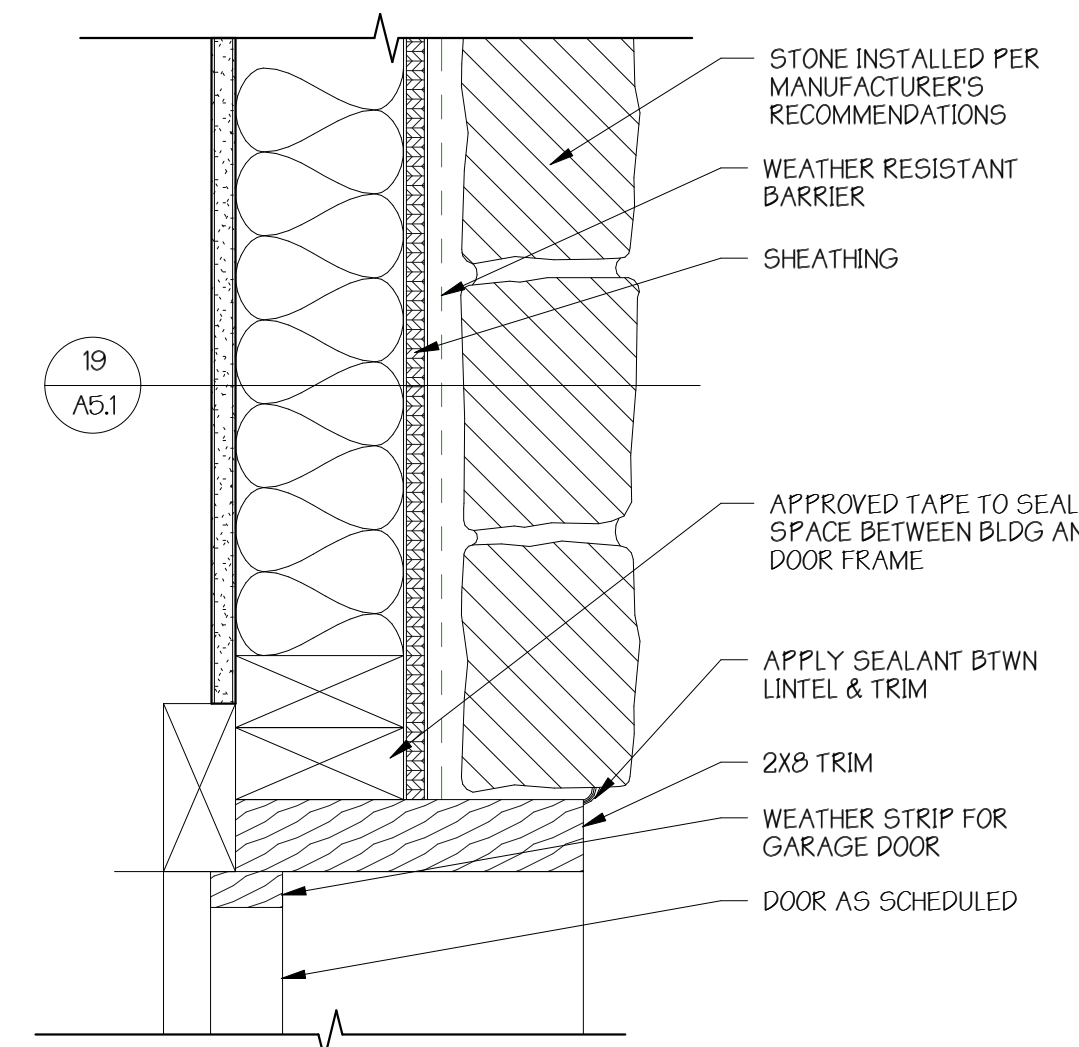
7 DOOR HEAD @ B&B SIDING  
3"



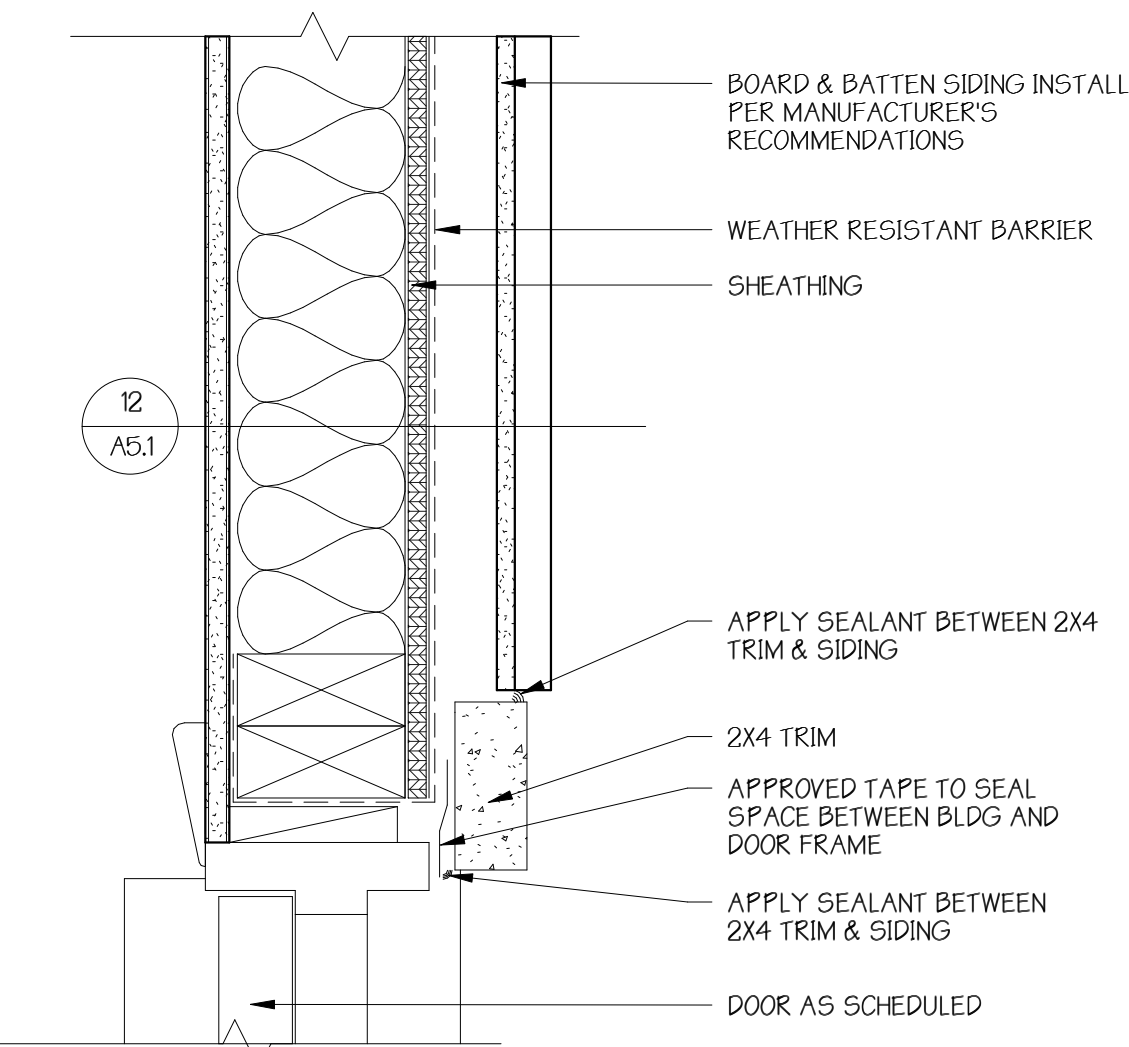
4 DOOR HEAD @ STONE  
3"



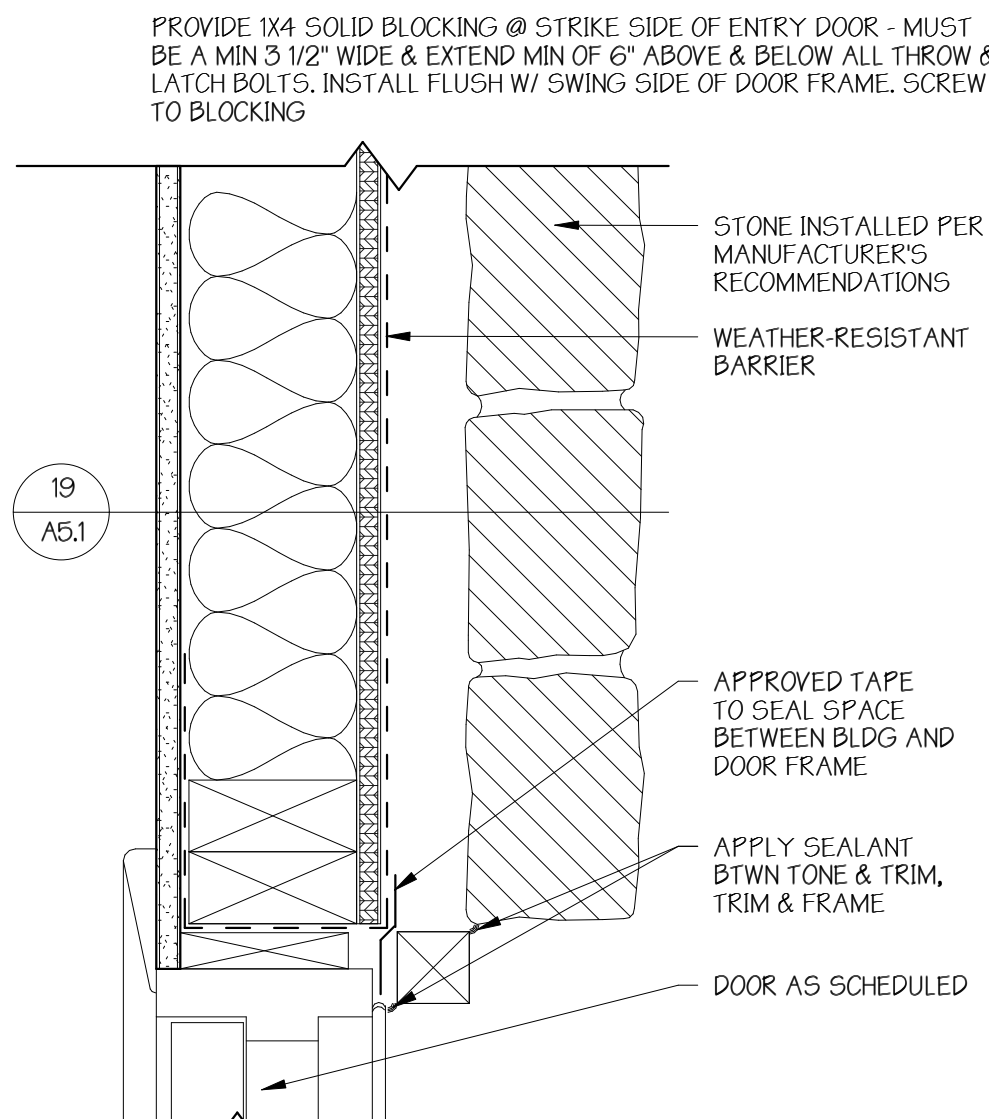
1 DOOR HEAD @ SIDING  
3"



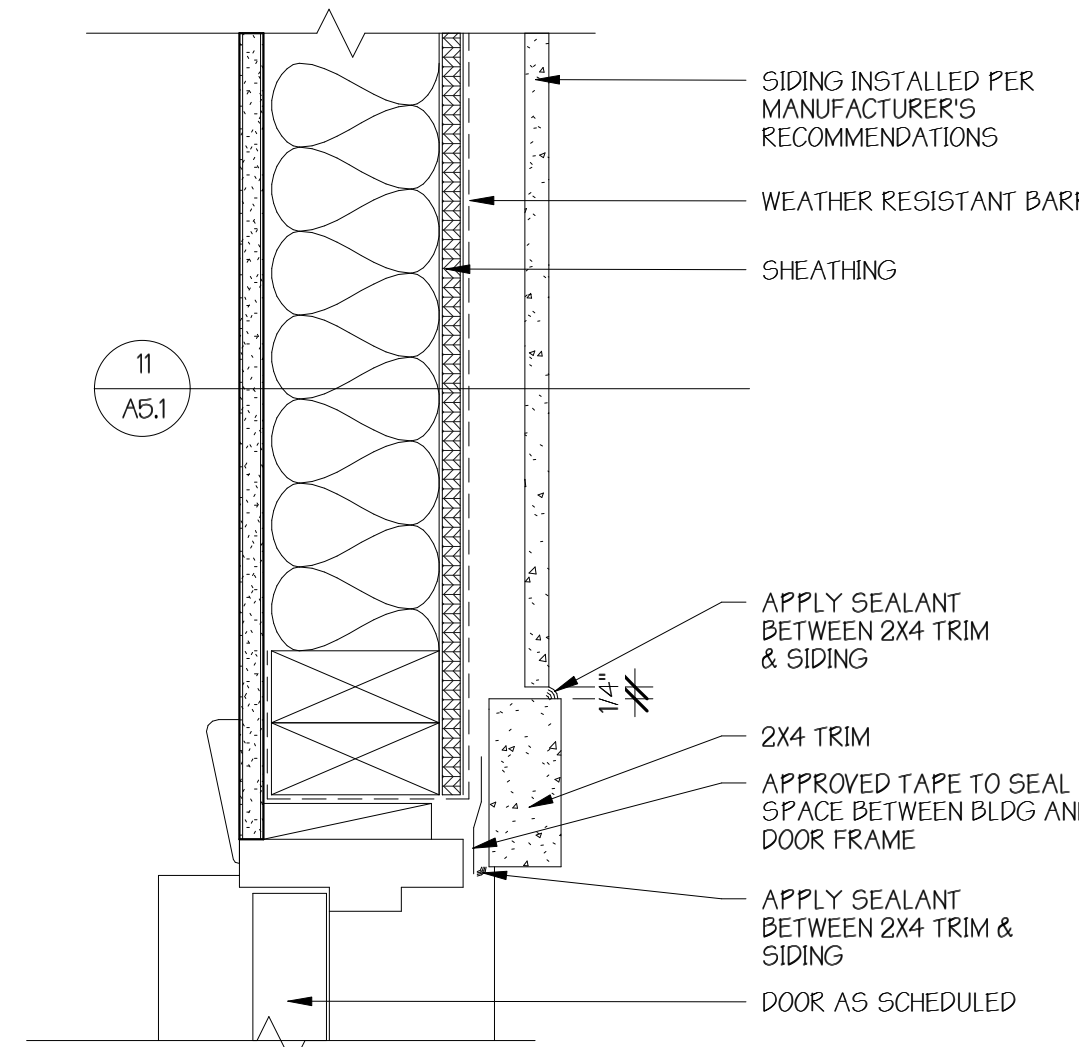
11 GARAGE DOOR JAMB @ STONE  
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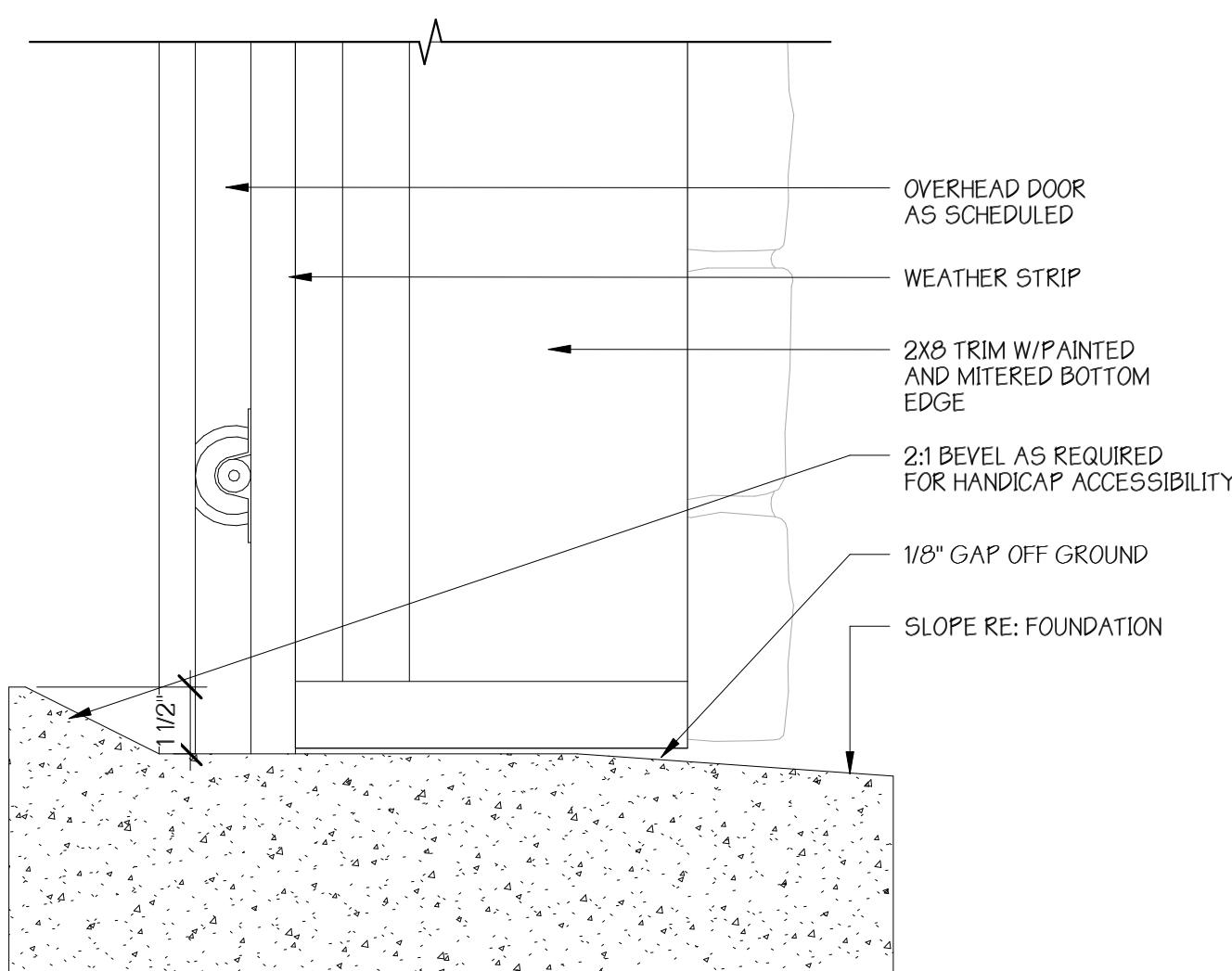
8 DOOR JAMB @ B&B SIDING  
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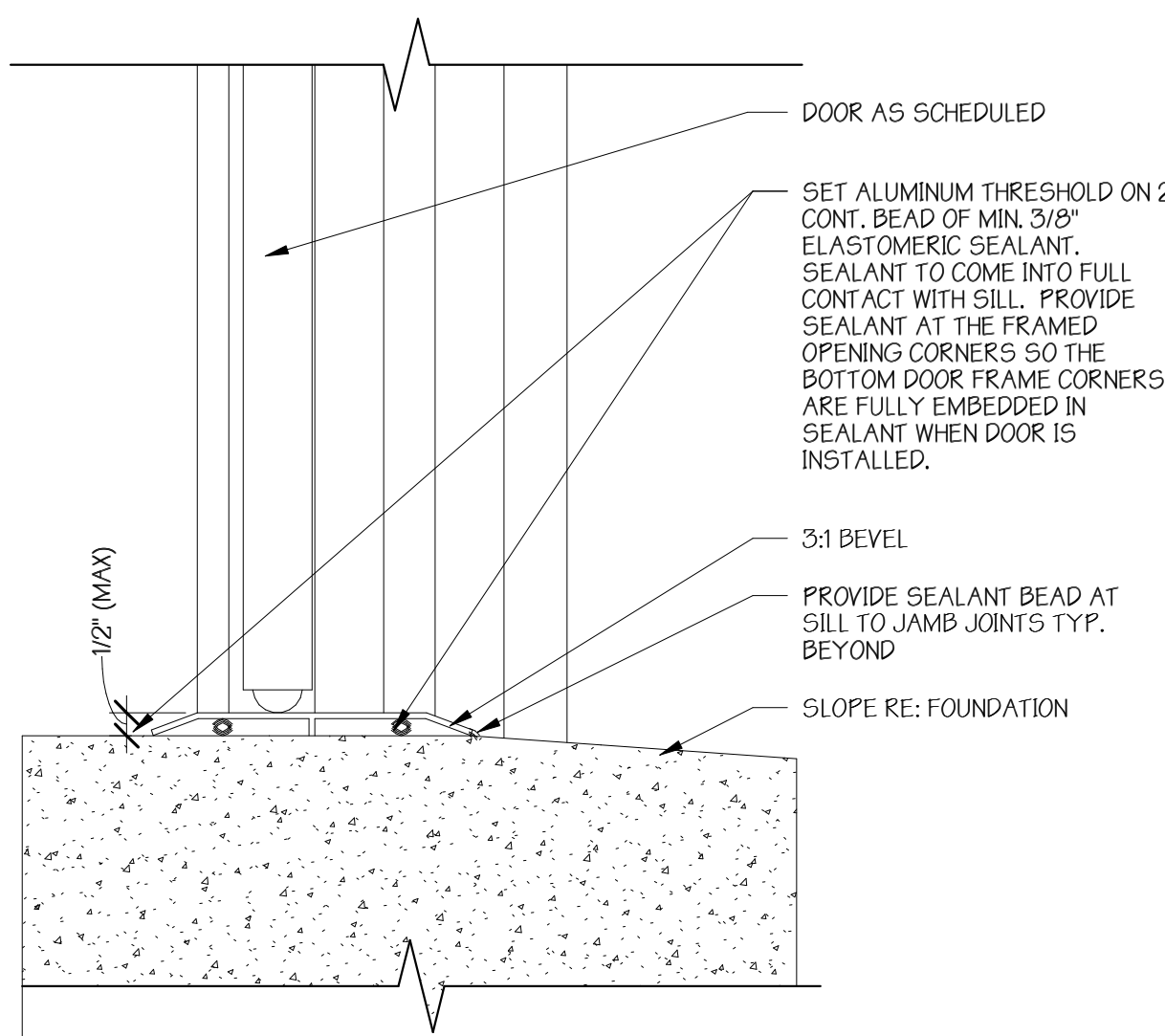
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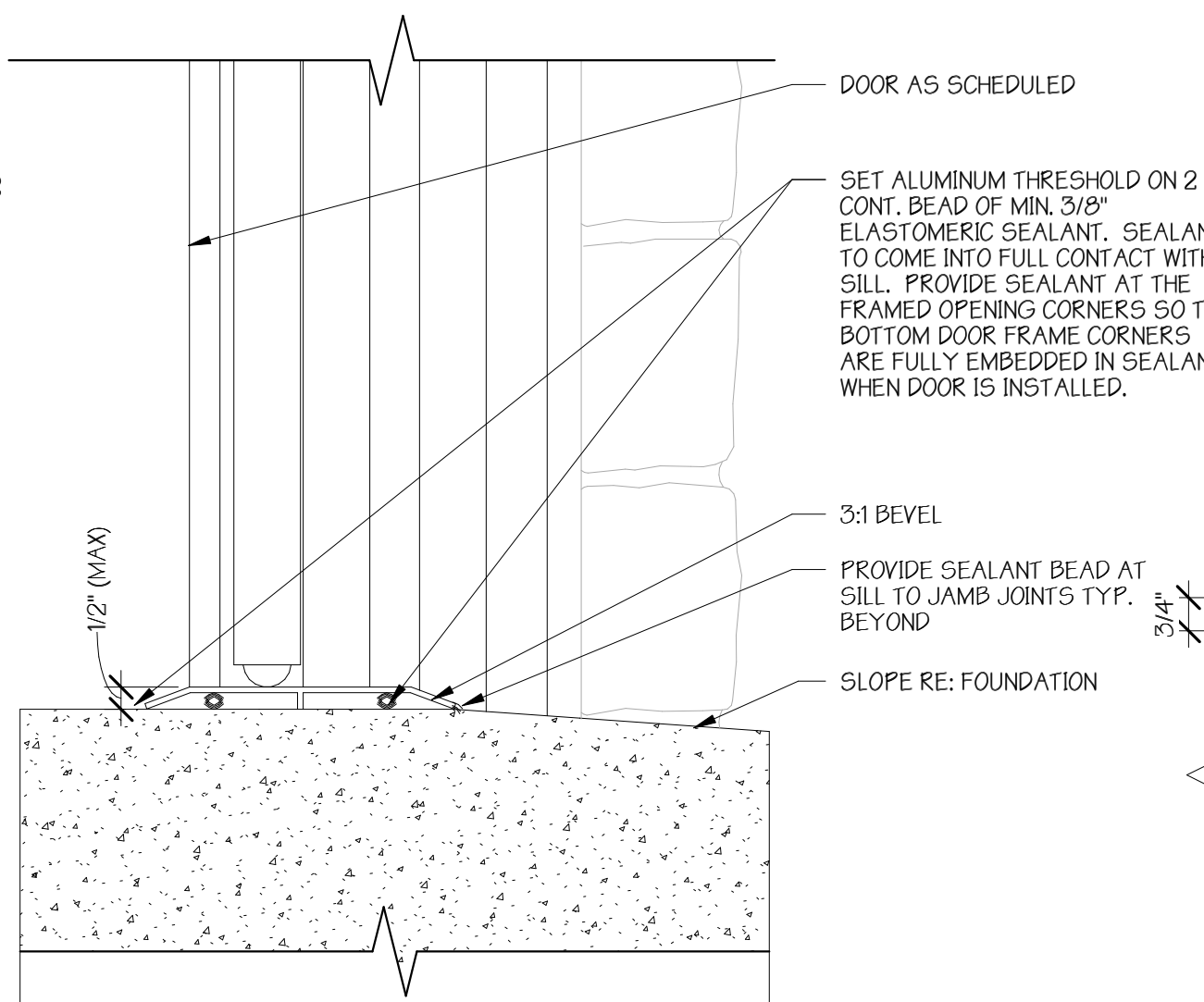
2 DOOR JAMB @ SIDING  
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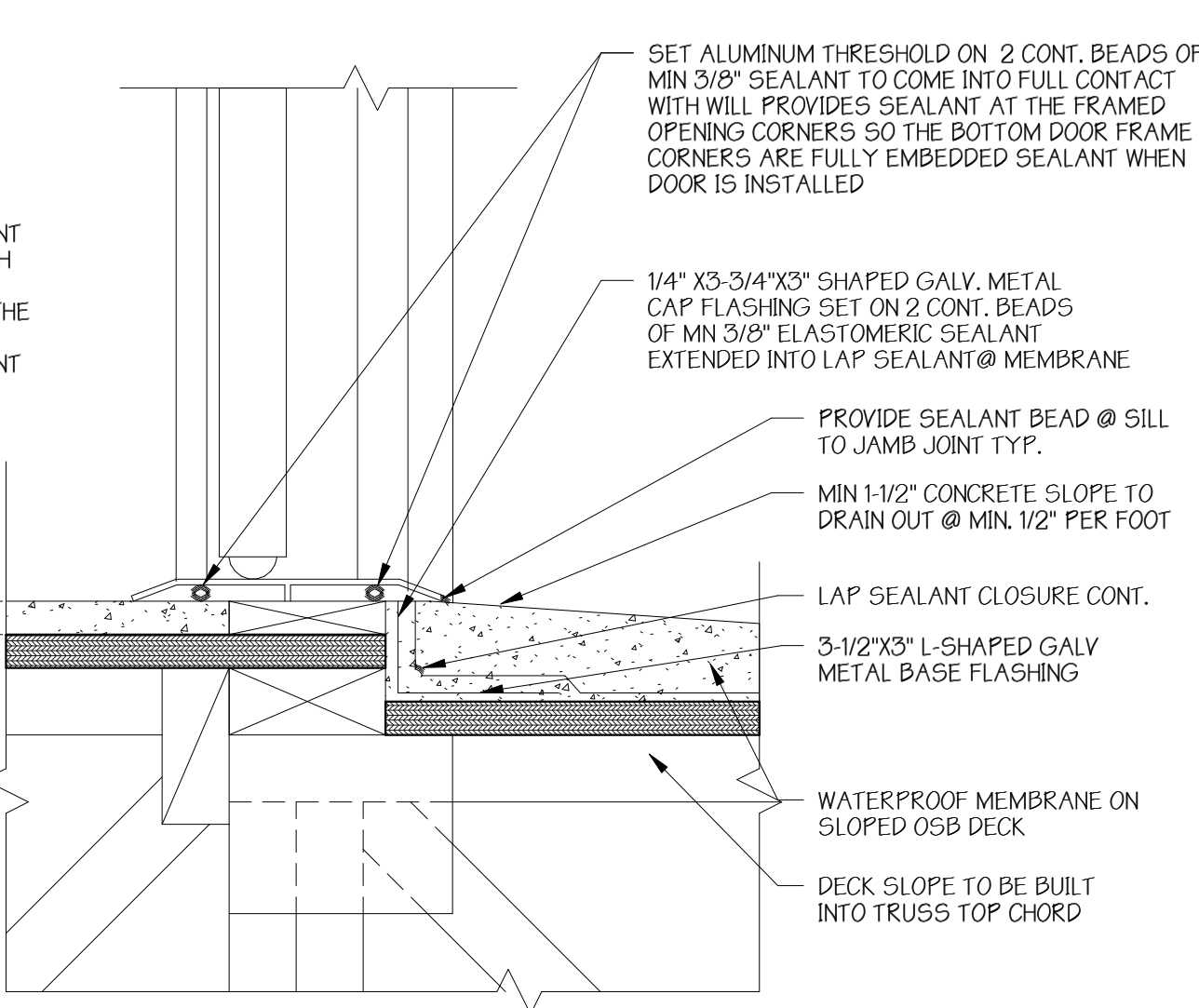
12 GARAGE DOOR SILL @ STONE  
3"



9 DOOR SILL @ SIDING  
3"



6 DOOR SILL @ STONE  
3"



3 DOOR SILL  
3"

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MAR

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JMK

PROJECT #:  
18-2325

LDG DEVELOPEMENT  
  
1469 SOUTH FOURTH STREET, LOUISVILLE, KY 40208,  
(P) 502.609.4940

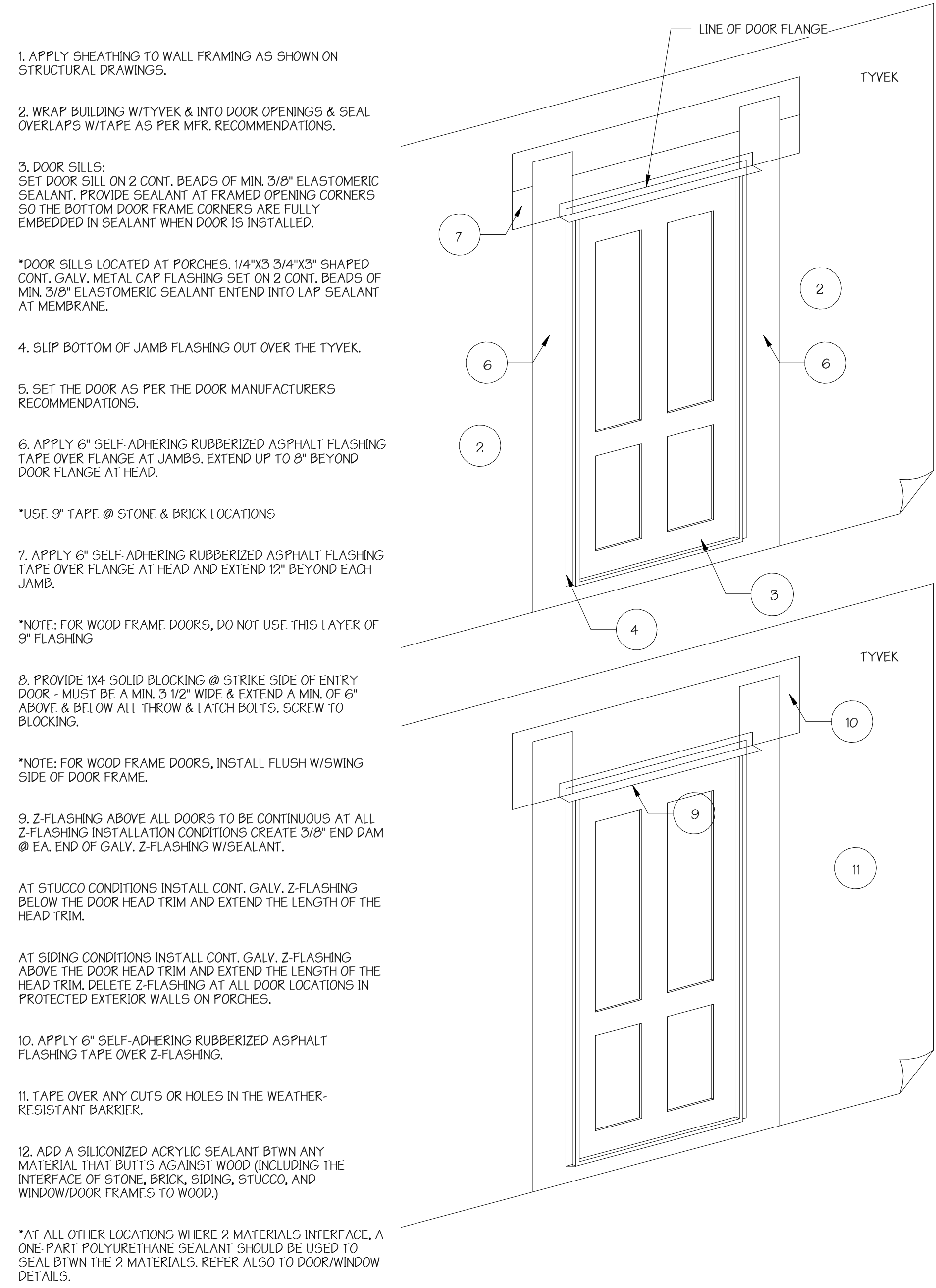
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DWG NAME  
  
DATE  
07-31-2018  
  
DESCRIPTION  
DOOR DETAILS  
  
SHEET  
A5.11





11 WATER PROOFING DETAIL

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18-2325

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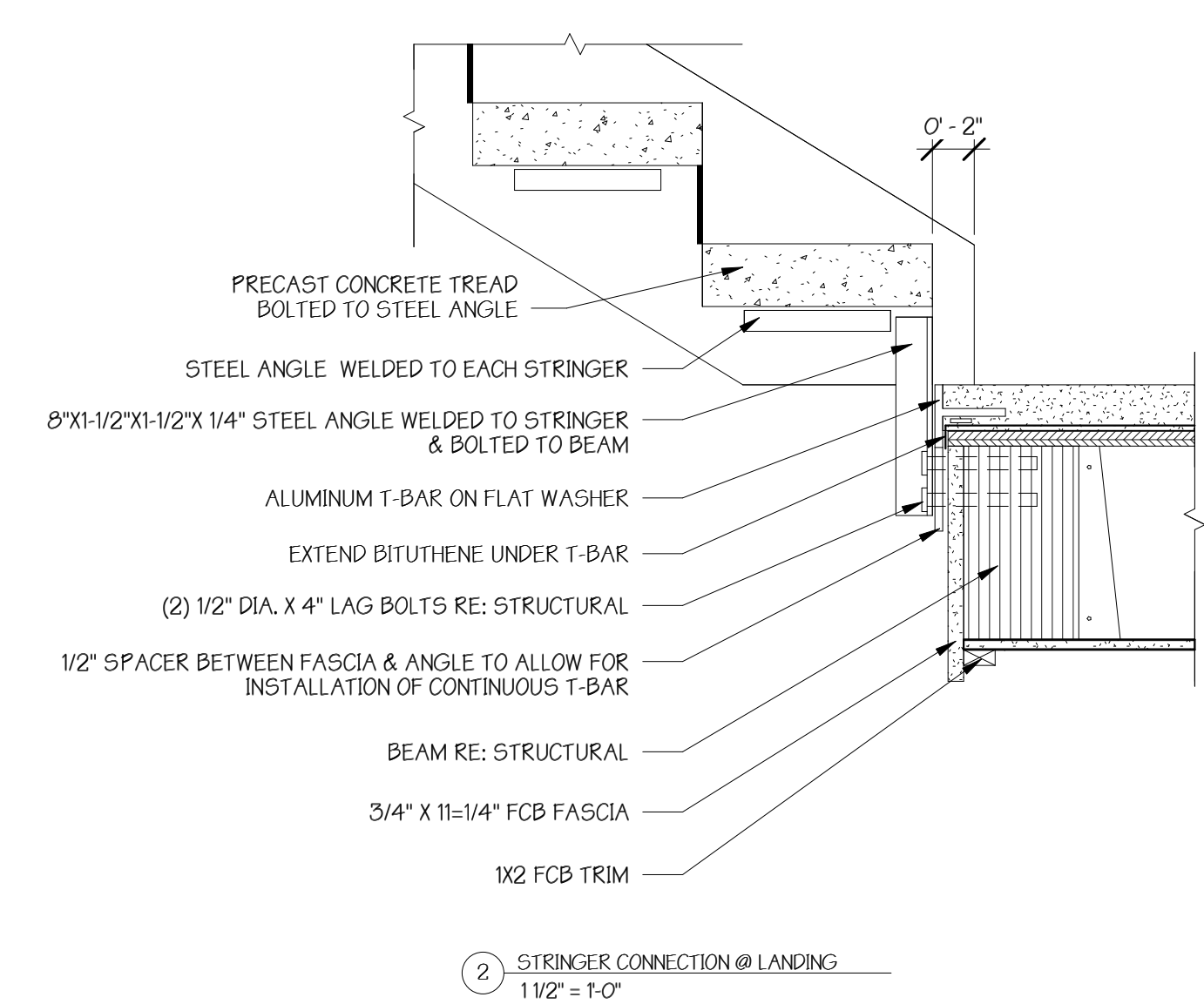
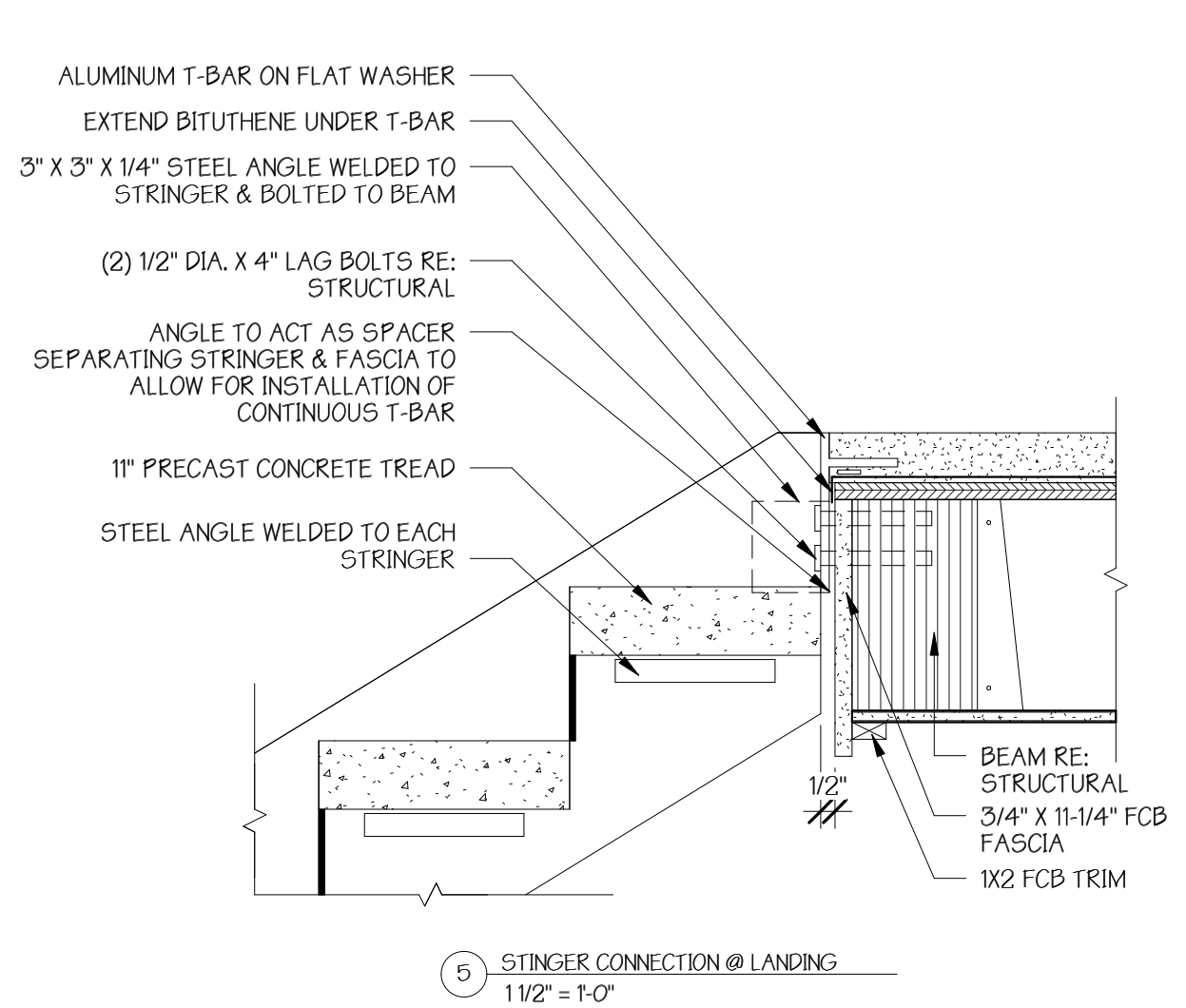
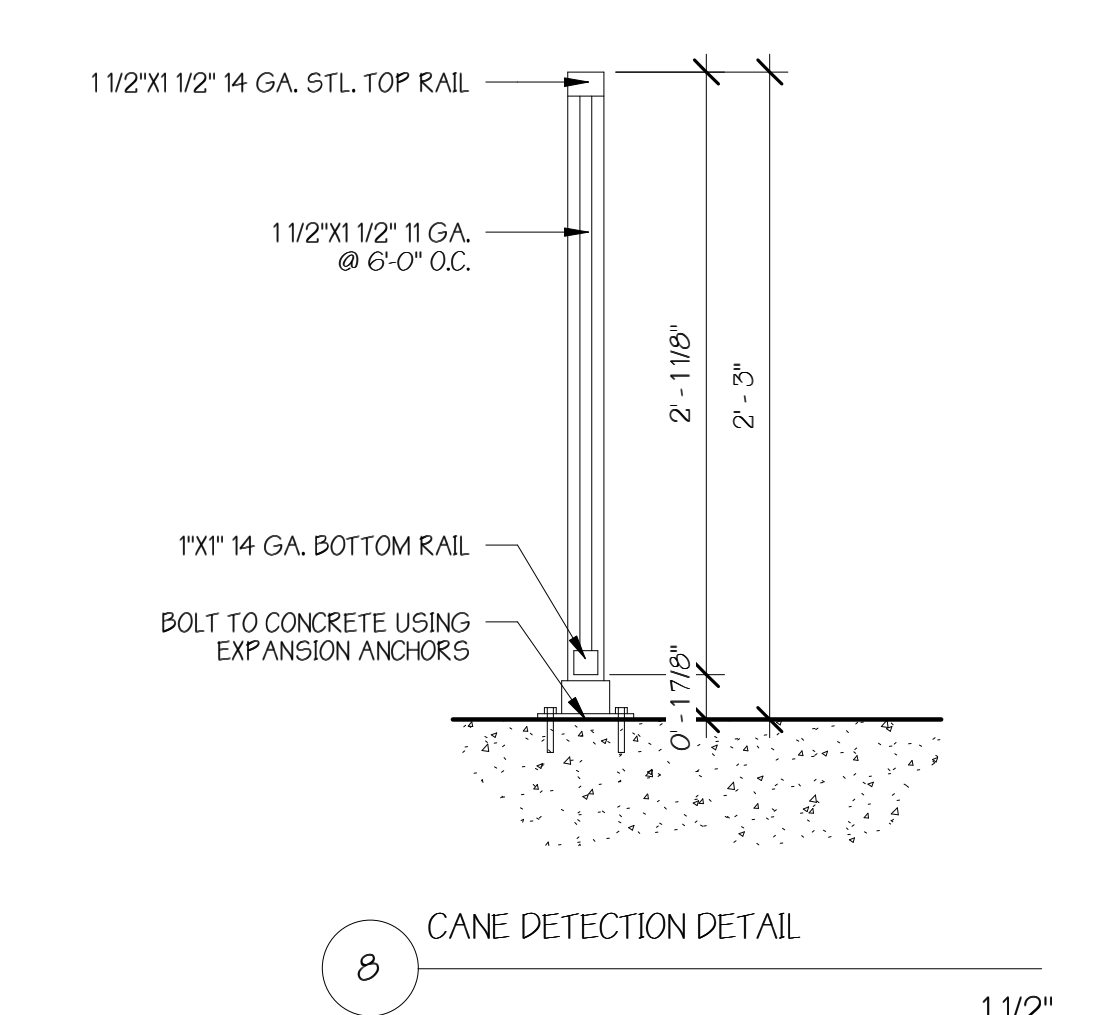
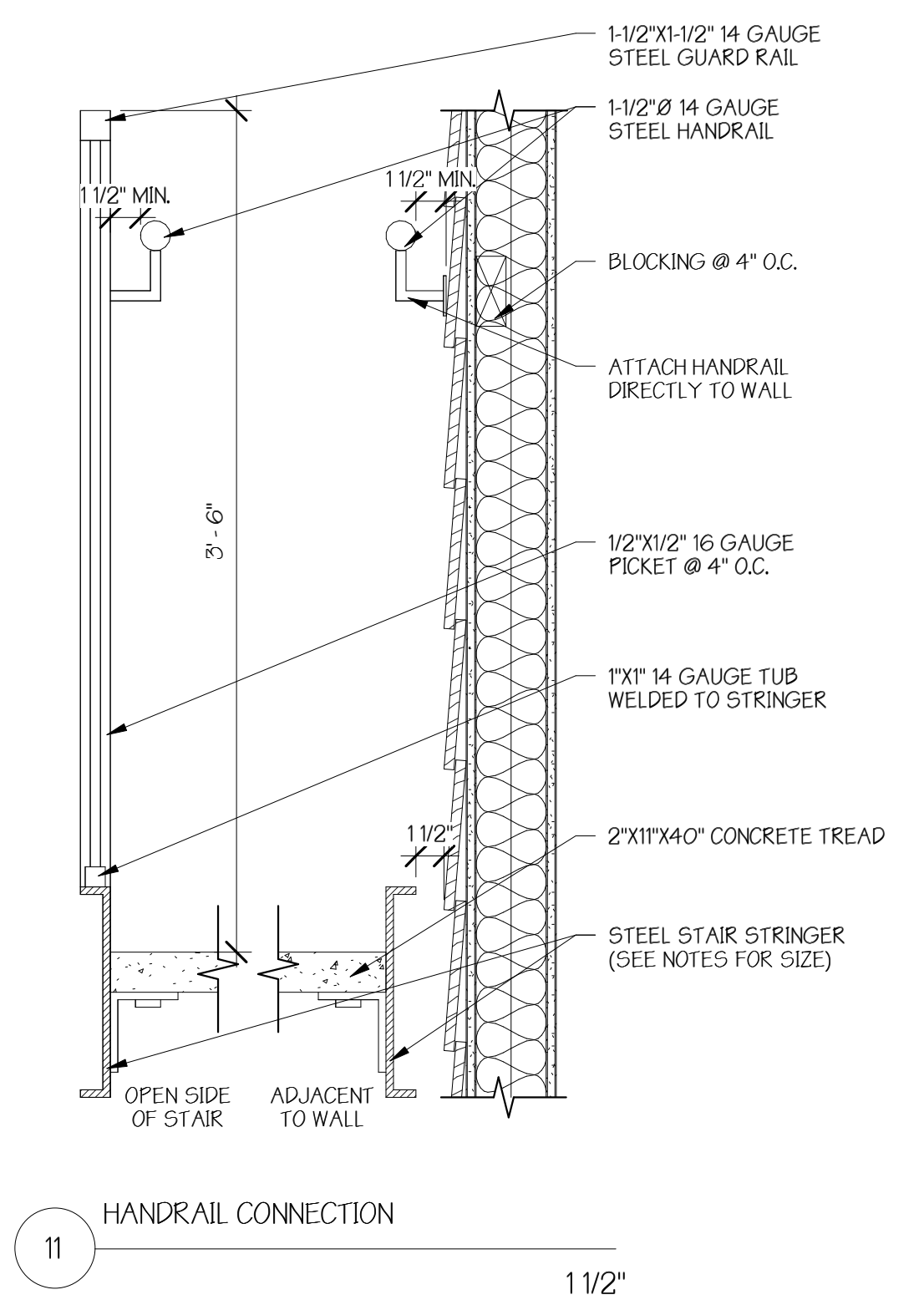
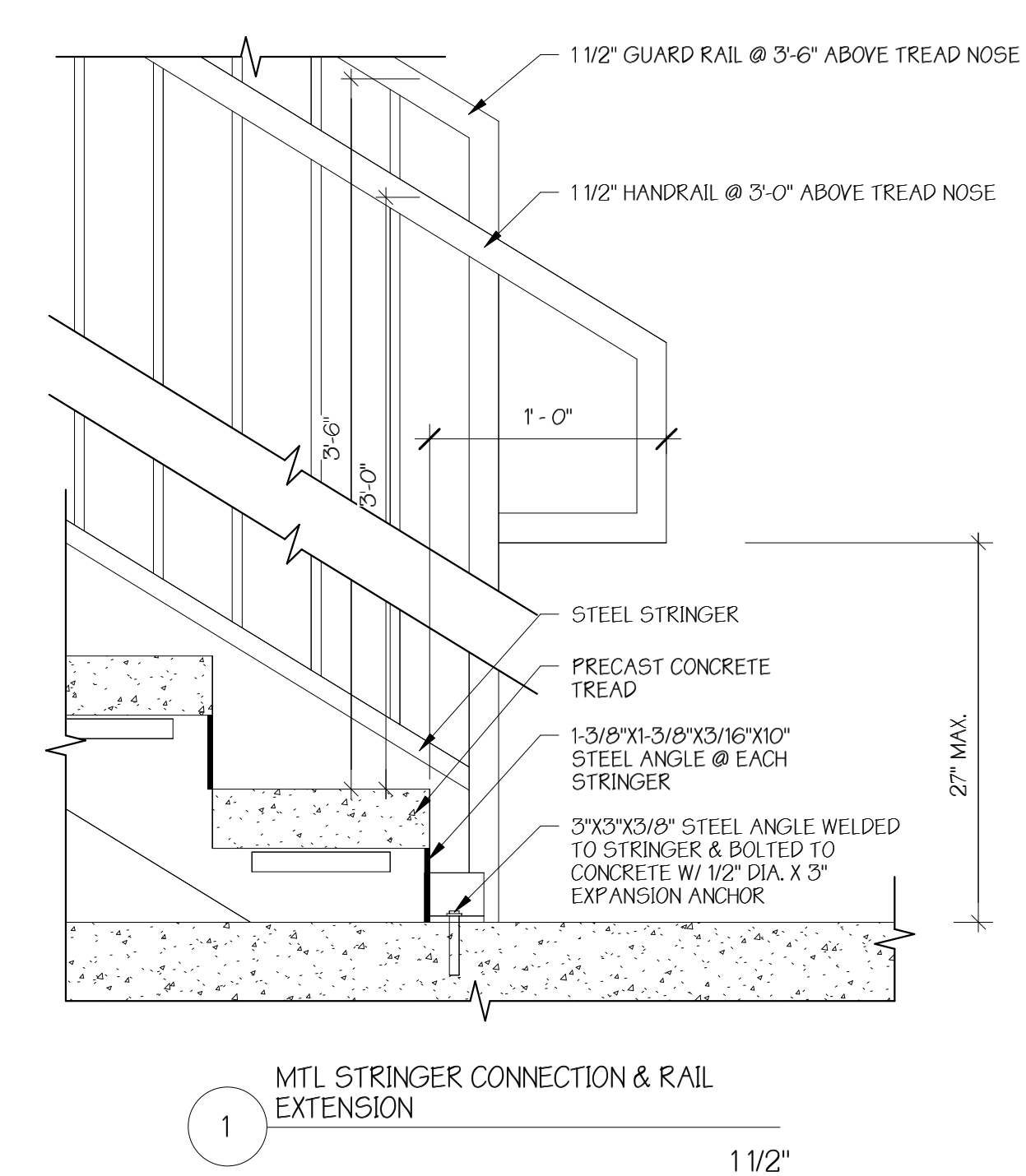
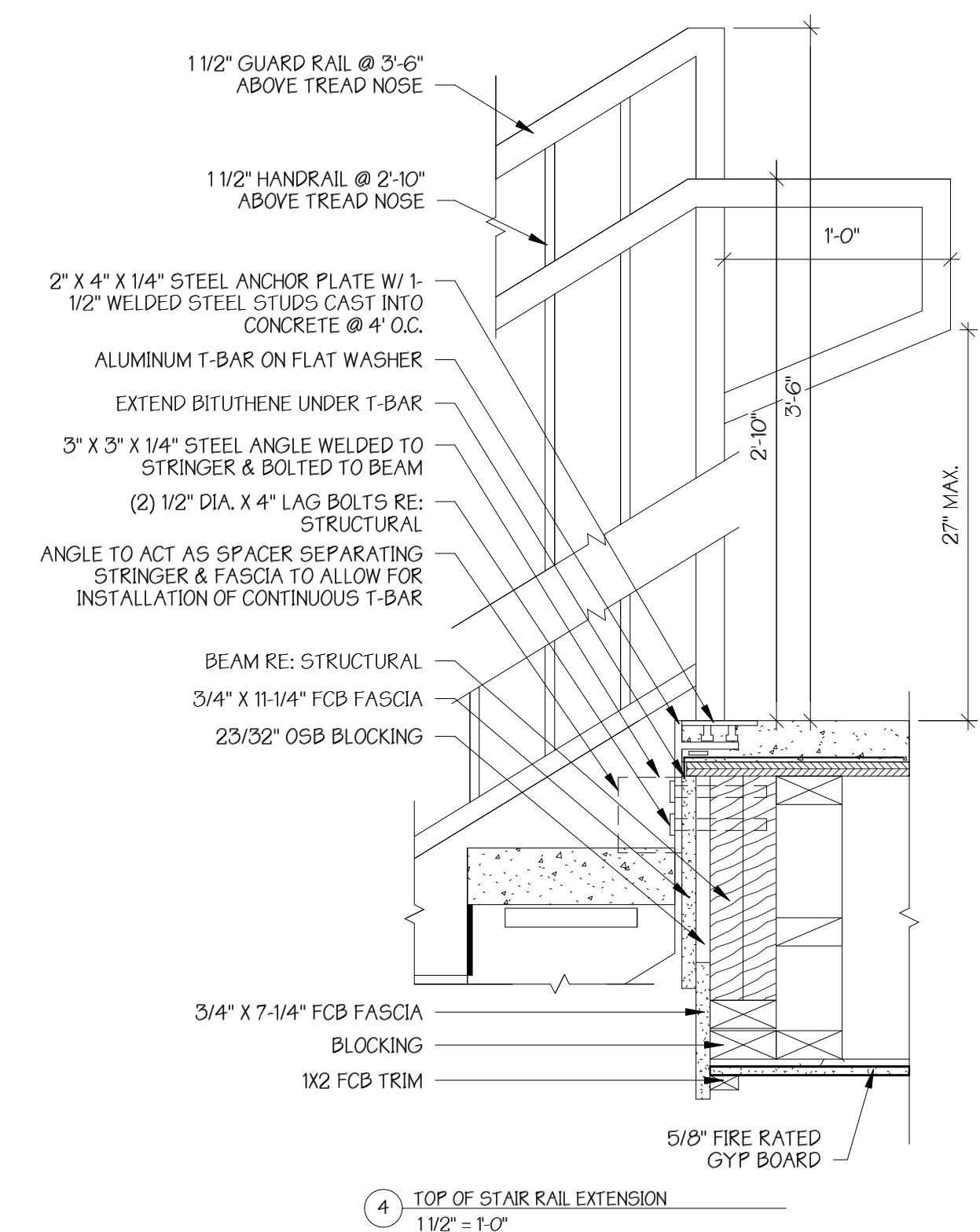
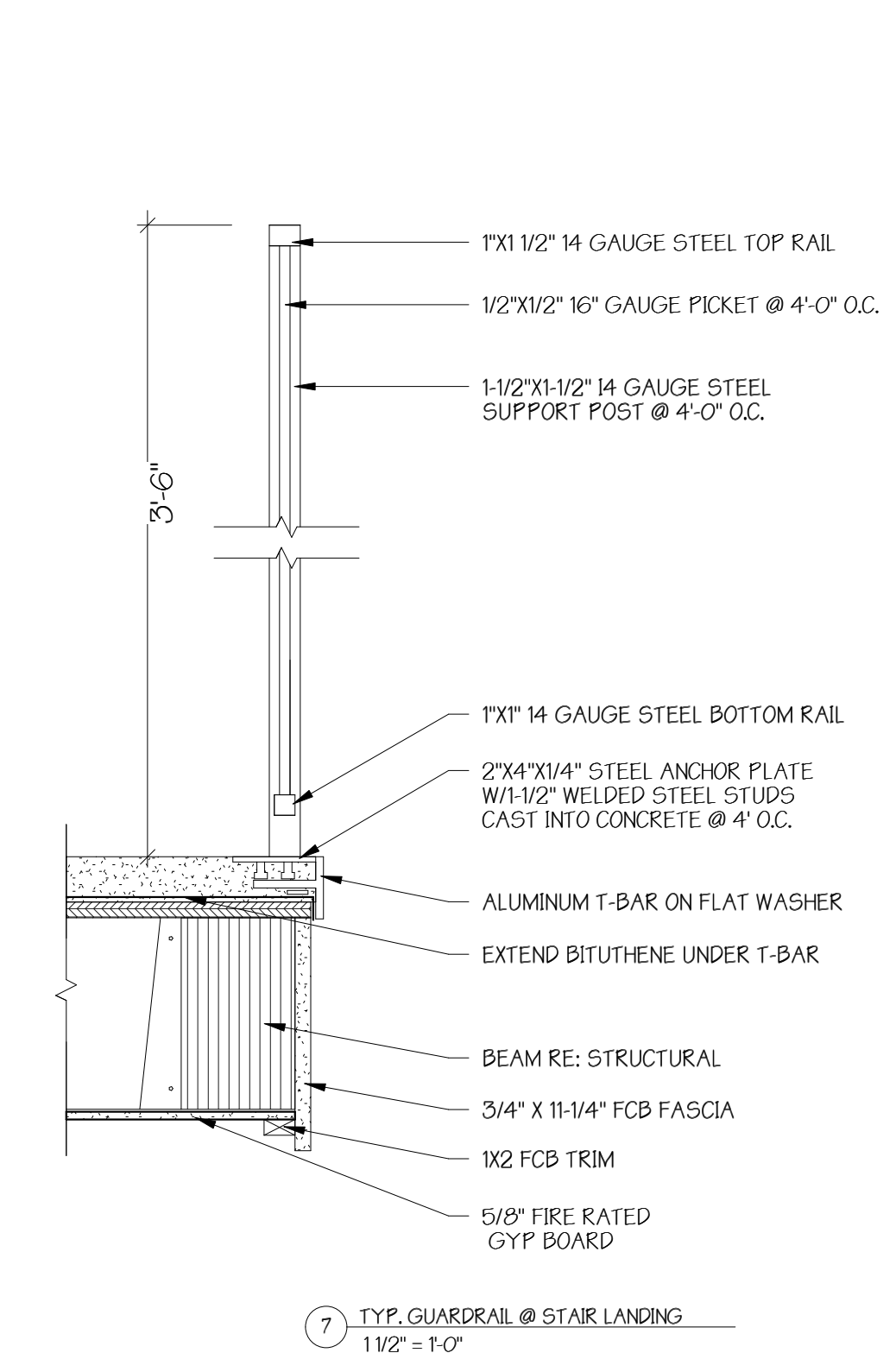
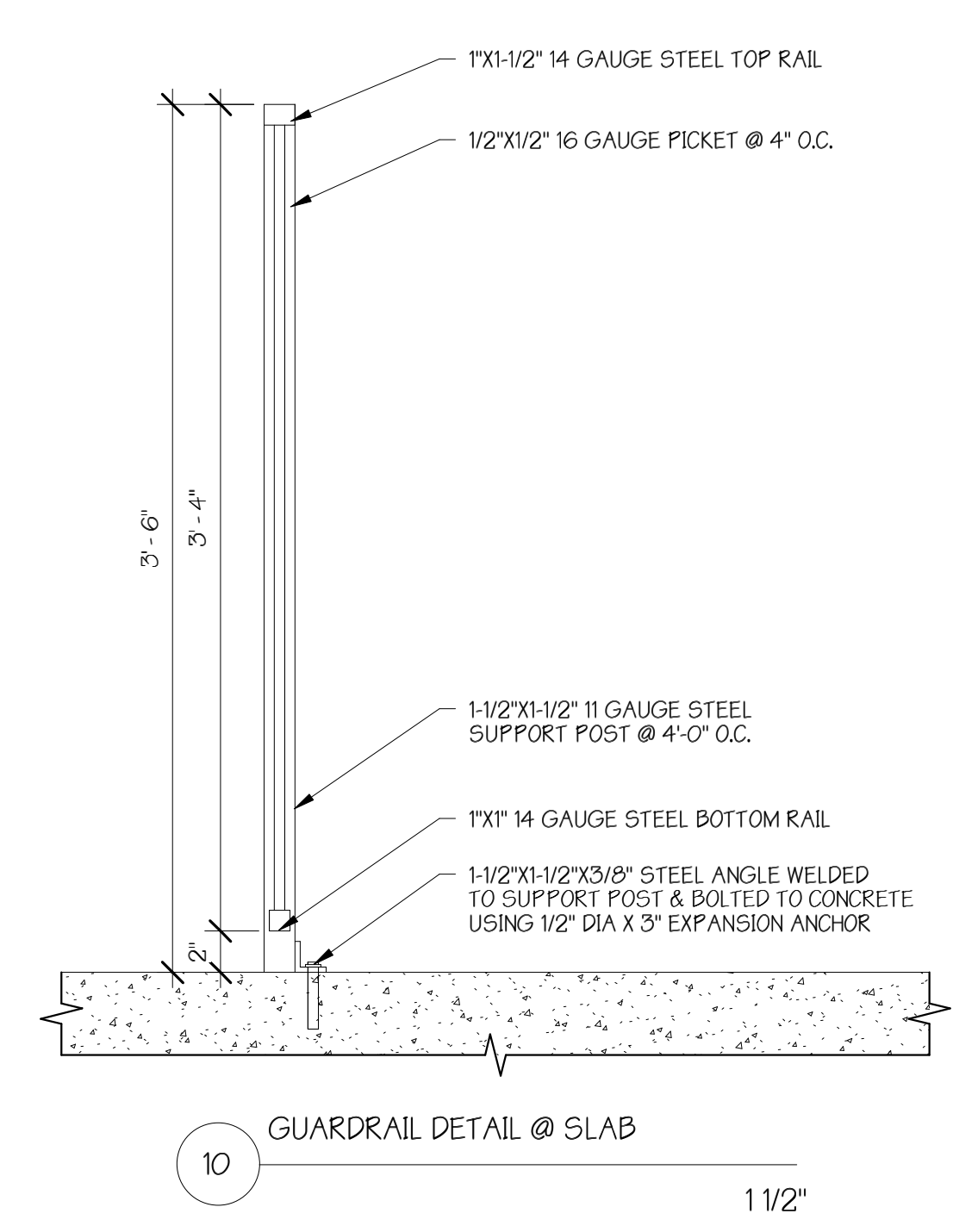
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DATE  
07-31-2018

DESCRIPTION  
DOOR DETAILS

SHEET  
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EXP: 11/30/19

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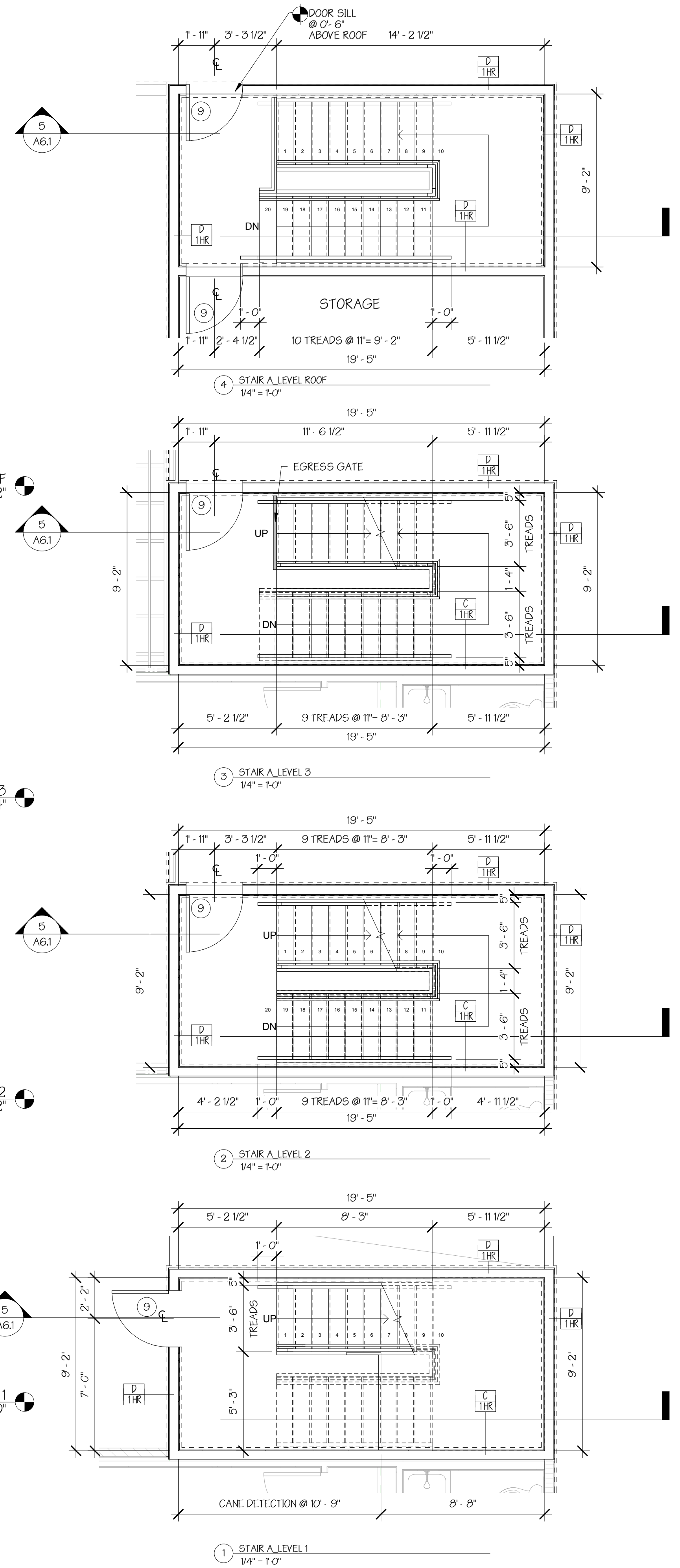
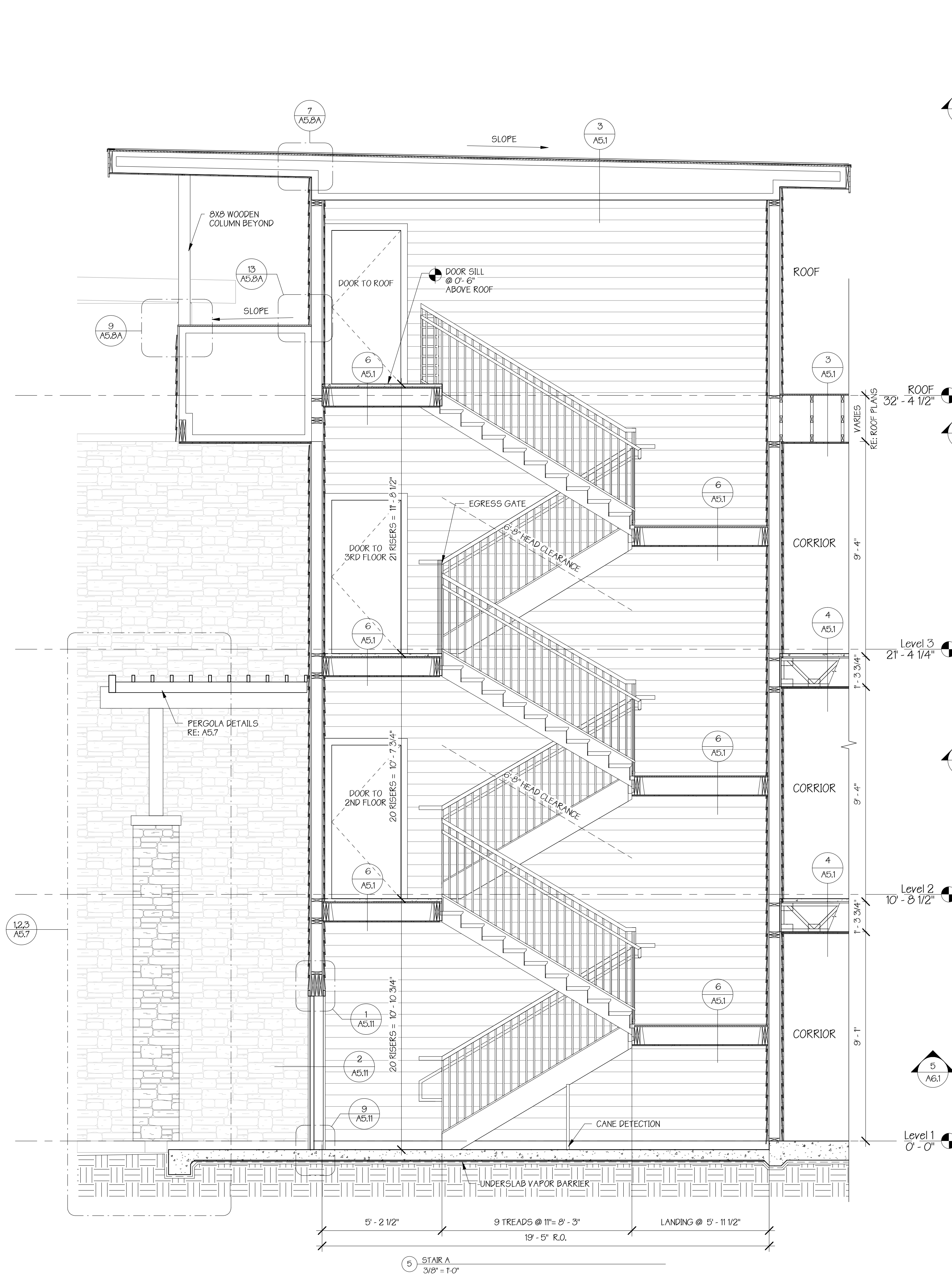
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03/23/18

DESCRIPTION  
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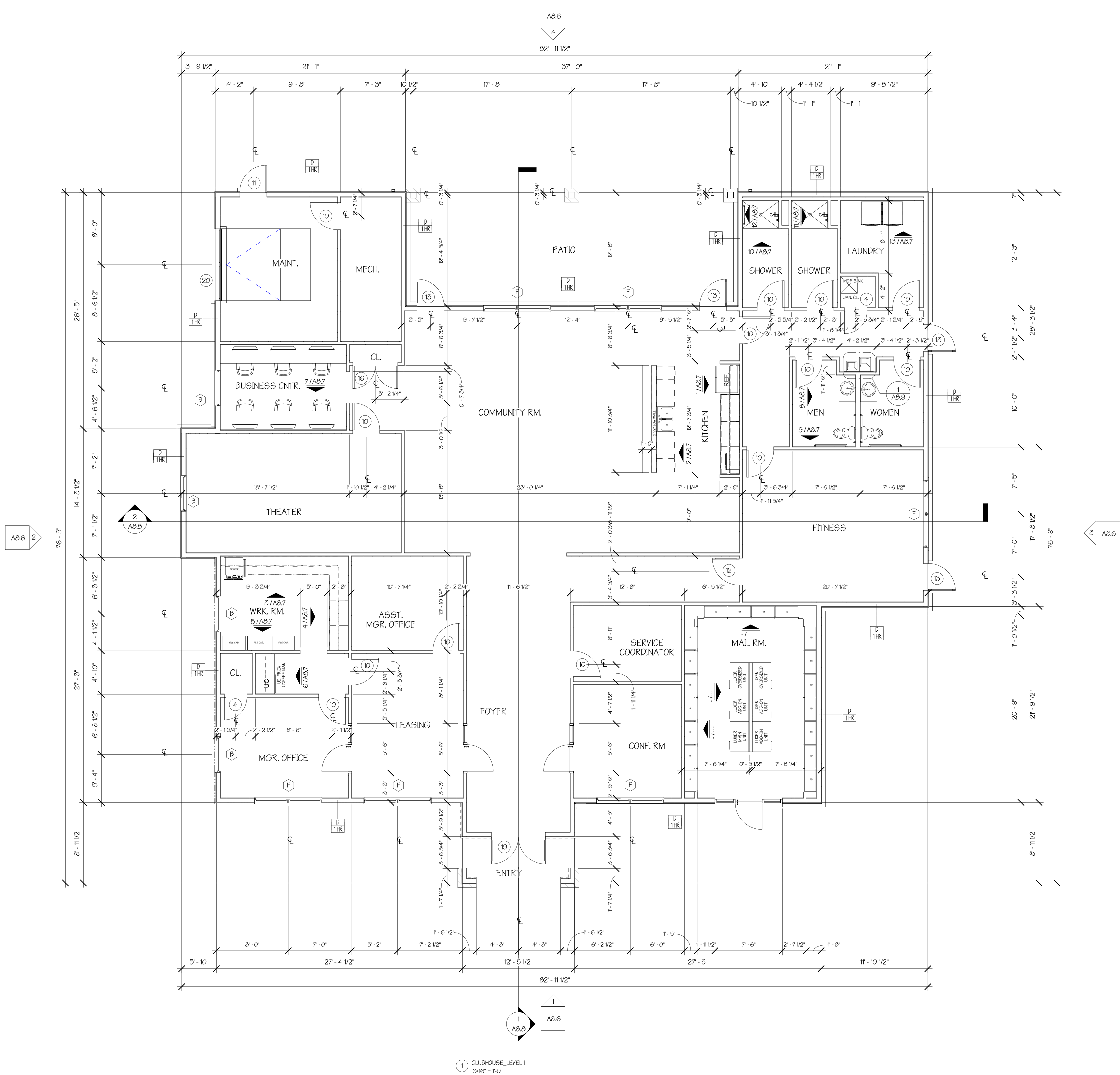
DWG NAME

DATE  
04/25/19

DESCRIPTION  
STAIR PLANS & SECTION

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WALL TYPE LEGEND

- A 1HR TENANT SEP. WALL - GYP. ON 2 WOODS STUDS RE: 7/A5.1
- B TYP. INTERIOR PARTITION WALL- GYP. ON WOOD STUD RE: 8/A5.1
- C 1HR CORRIDOR WALL - GYP. ON STAGGERED WOOD STUDS RE: 9/A5.1
- D 1HR EXTERIOR WALL - GYP. ON WOOD STUD RE: 10,11,12, & 19/A5.1
- E 1HR EXTERIOR WALL - WOOD STUD W/ SHEATHING ON BOTH SIDES REX/XX

WALL MATERIAL LEGEND

- STONE
- SIDING
- STUCCO
- BOARD & BATTEN
- CORRIDOR/STAGGERED STUD
- DRAFTSTOP

PROVIDE PORTABLE FIRE EXTINGUISHERS (NOT LESS THAN 2-A: 10-B: C) WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

DRAWN BY: DPF, MAR

CHECKED BY: JMK

PROJECT #: 18-2325

05/23/19

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STATE OF TEXAS

EXP: 11/30/19

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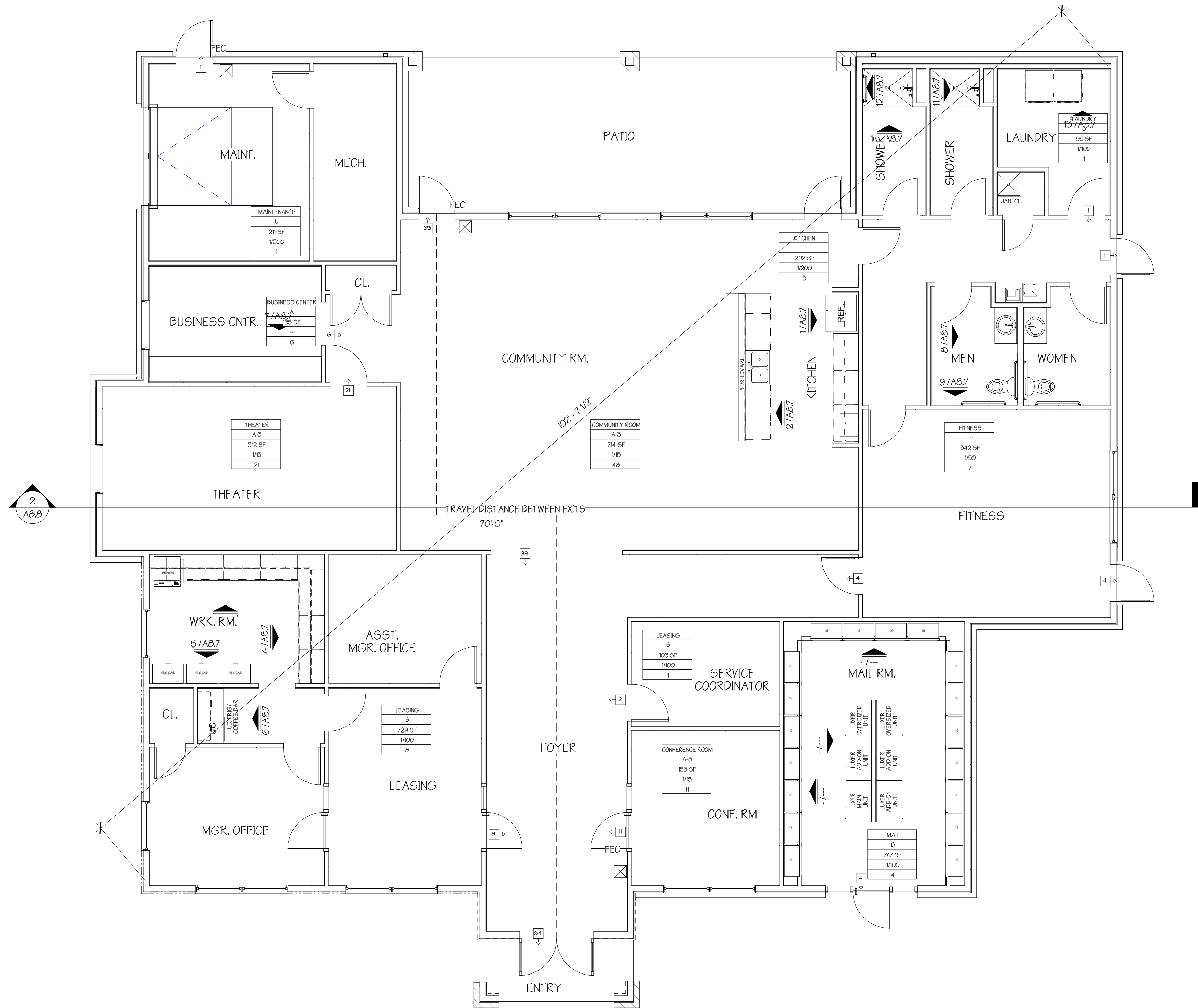
DATE 01/10/19

DESCRIPTION CLUBHOUSE FLOOR PLAN

SHEET

A8.1





1 CLUBHOUSE LIFE SAFETY  
3/16" = 1'-0"

PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

X	UNIT NAME
X	SQ. FT.
X	USE GROUP
X	OCC. PER SQ. FT.
X	OCCUPANT LOAD
X	STAIR NAME
X	OCCUPANT LOAD
X	MULTIPLIER
X	REQ. WIDTH
X	ACTUAL WIDTH
X →	OCCUPANCY & EGRESS DIRECTION
⊗	FIRE EXTINGUISHER

EXIT SEPARATION REQUIREMENTS	
AREA SERVED	102' - 7 1/2"
1/2 DIAGONAL	51' - 3 3/4"
EXIT SEPARATION PROVIDED	70' - 0"

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05/23/19

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9383  
EXP: 11/30/19

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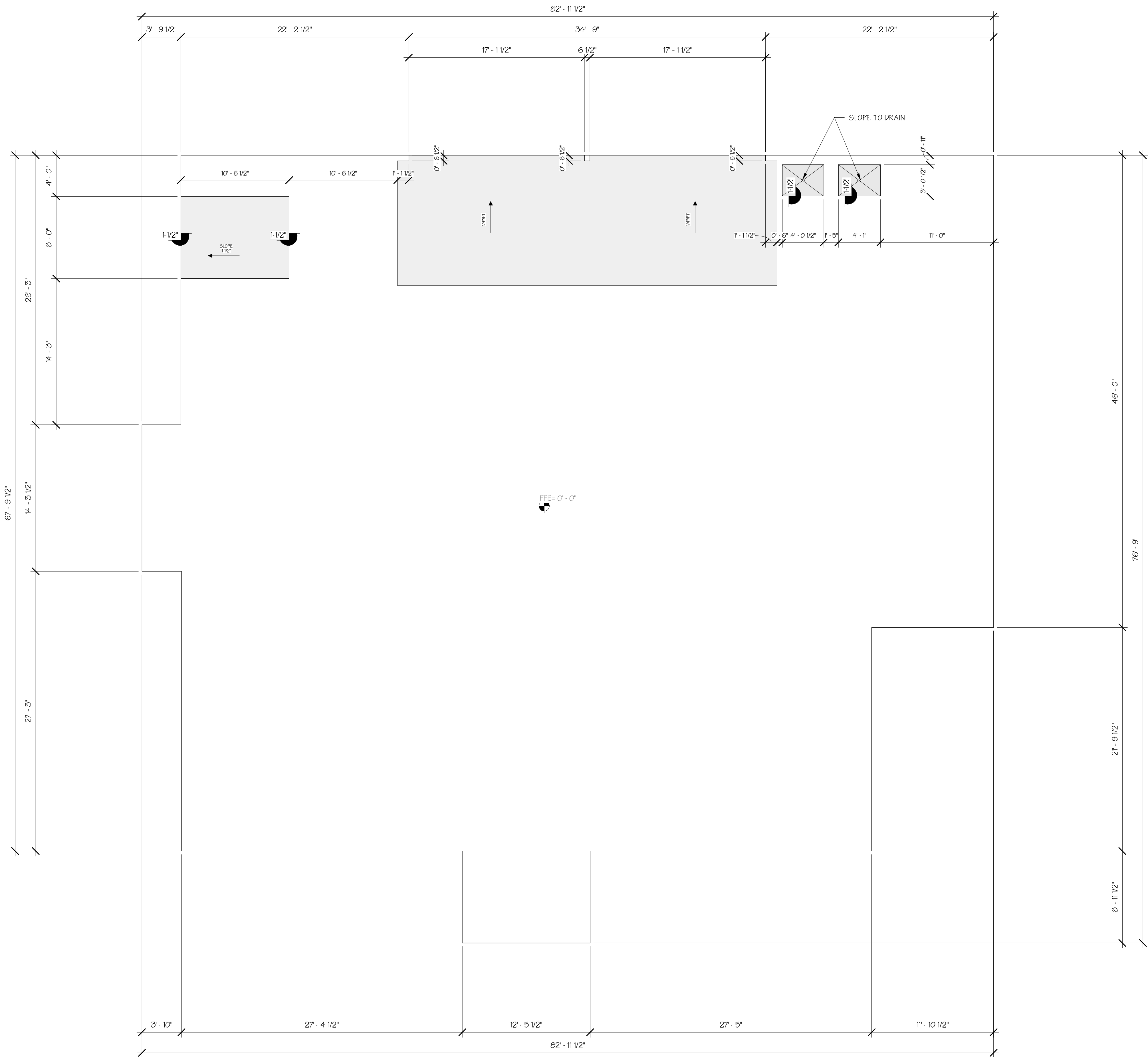
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1 CLUBHOUSE FORMING PLANS  
3/16" = 1'-0"

FORMING PLAN LEGEND

- FINISHED FLOOR LEVEL
- FLAT SURFACE B.F.F.
- SLOPED SURFACE
- LEAVE OUT FOR TUB
- 5-1/2" STONE LEDGE  
RE: 25/A5.1

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

LDG DEVELOPEMENT

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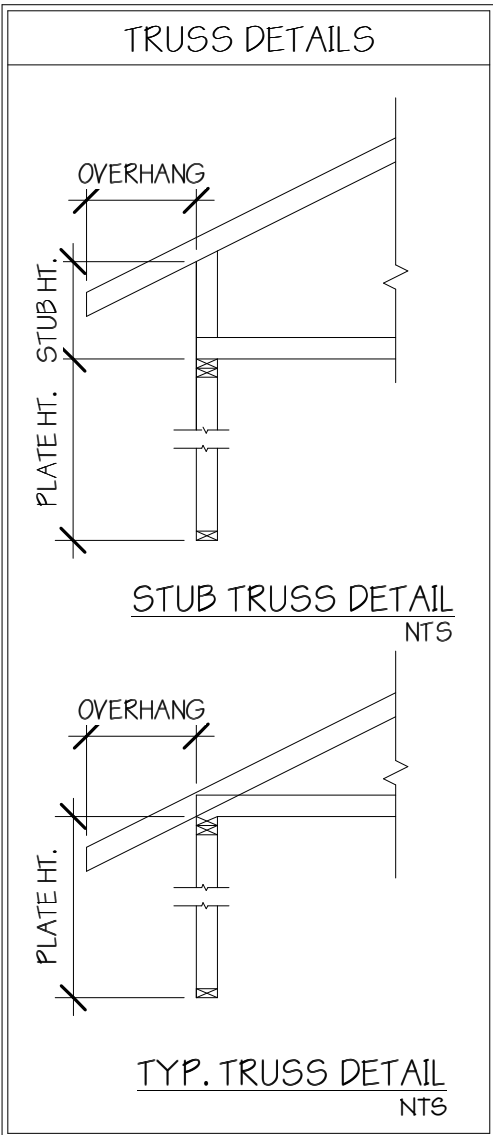
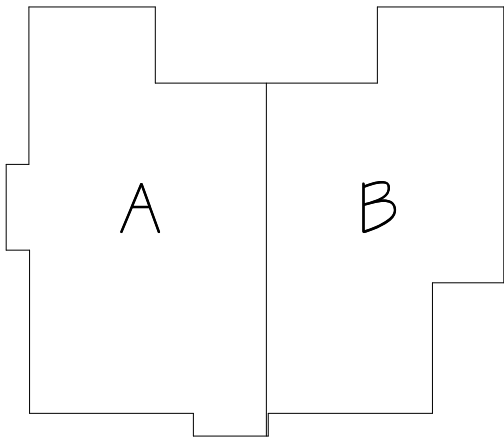
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DATE 01/10/19		
DESCRIPTION CLUBHOUSE FORMING PLAN		
SHEET A8.3		



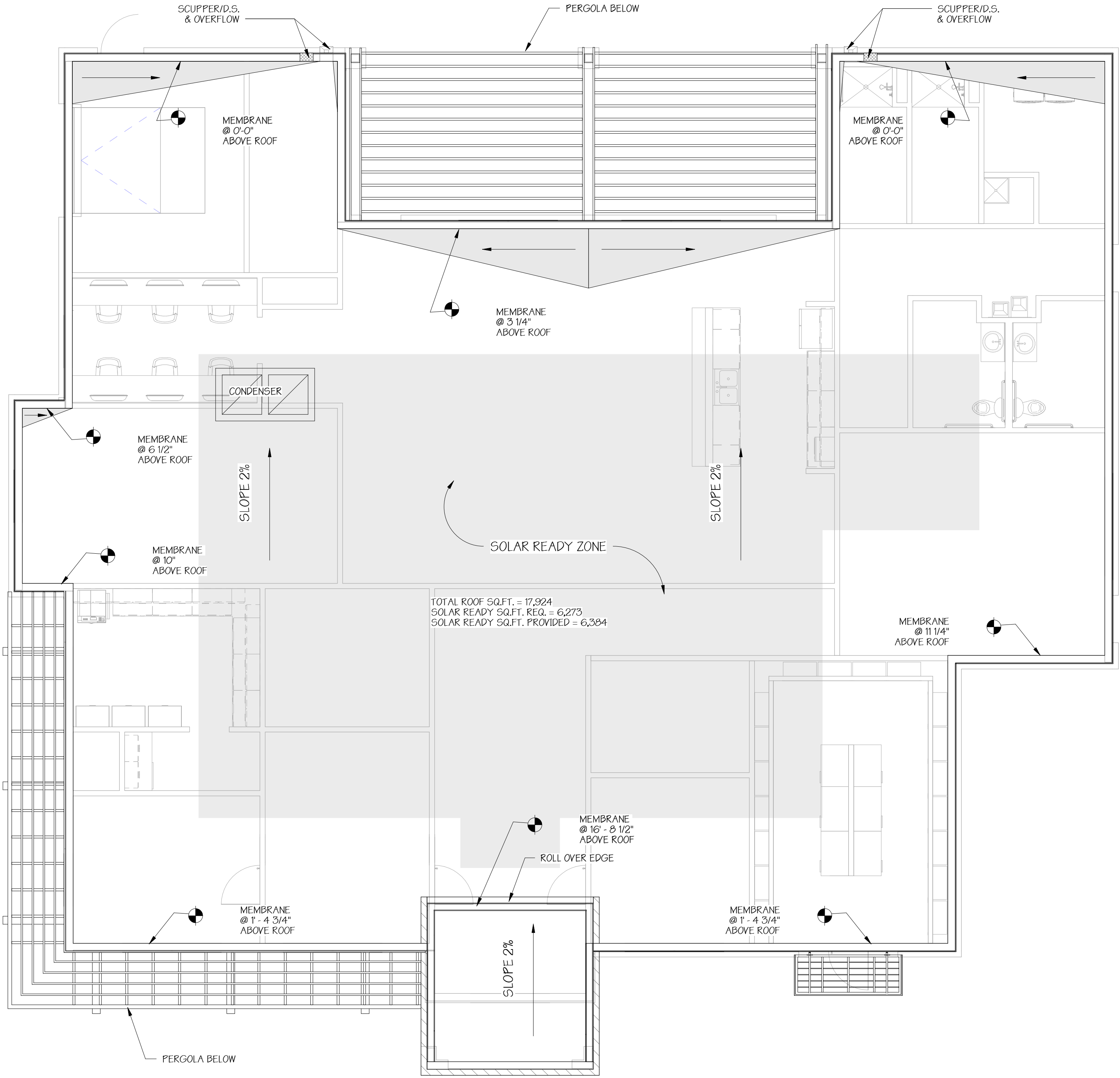
ROOF DRAINAGE CALC. CLUBHOUSE						
BLDG AREA	AREA (SQ. FT.)	REQUIRED DRAINAGE OPENING SIZE	DRAINAGE OPENINGS PROVIDED		DOWNSPOUT DIMENSIONS	SCUPPER DIMENSIONS
			QTY. & SIZE			
A	2548	4 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"
B	2190	4 SQ. IN.	1	5 SQ. IN.	5" X 5"	7 1/2" X 8"



SOFFIT LEGEND	
DRAFTSTOP	---
SOFFIT	▨
ROOF CRICKET	■
SOLAR READY ZONE	■
WALKWAY PAD	■

**DRY IN NOTE**

THE ENTIRE BUILDING ENVELOPE (INCLUDING ROOF, WALLS & FLOORS) TO BE DRIED IN PRIOR TO THE STORAGE AND INSTALLATION OF INTERIOR FINISH MATERIALS, (INCLUDING GYPSUM WALL BOARD AND INSULATION). IN ADDITION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THERE HAS BEEN NO EVIDENCE OF WATER PENETRATING THE BUILDING ENVELOPE OR WATER LEAK(S), FROM MECHANICAL AND/OR FIRE SPRINKLER SYSTEMS PRIOR TO ENCLOSING THE WALL, CEILING, OR ROOF CAVITIES.

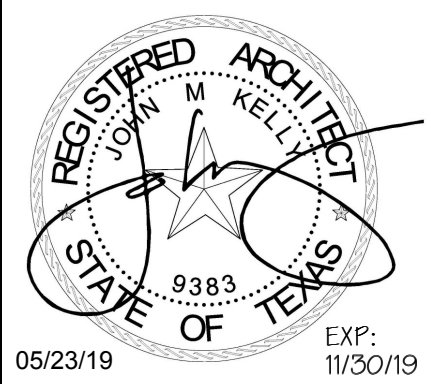


1 CLUBHOUSE ROOF PLAN  
3/16" = 1'-0"

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DPF,  
MAR

CHECKED BY:  
JMK

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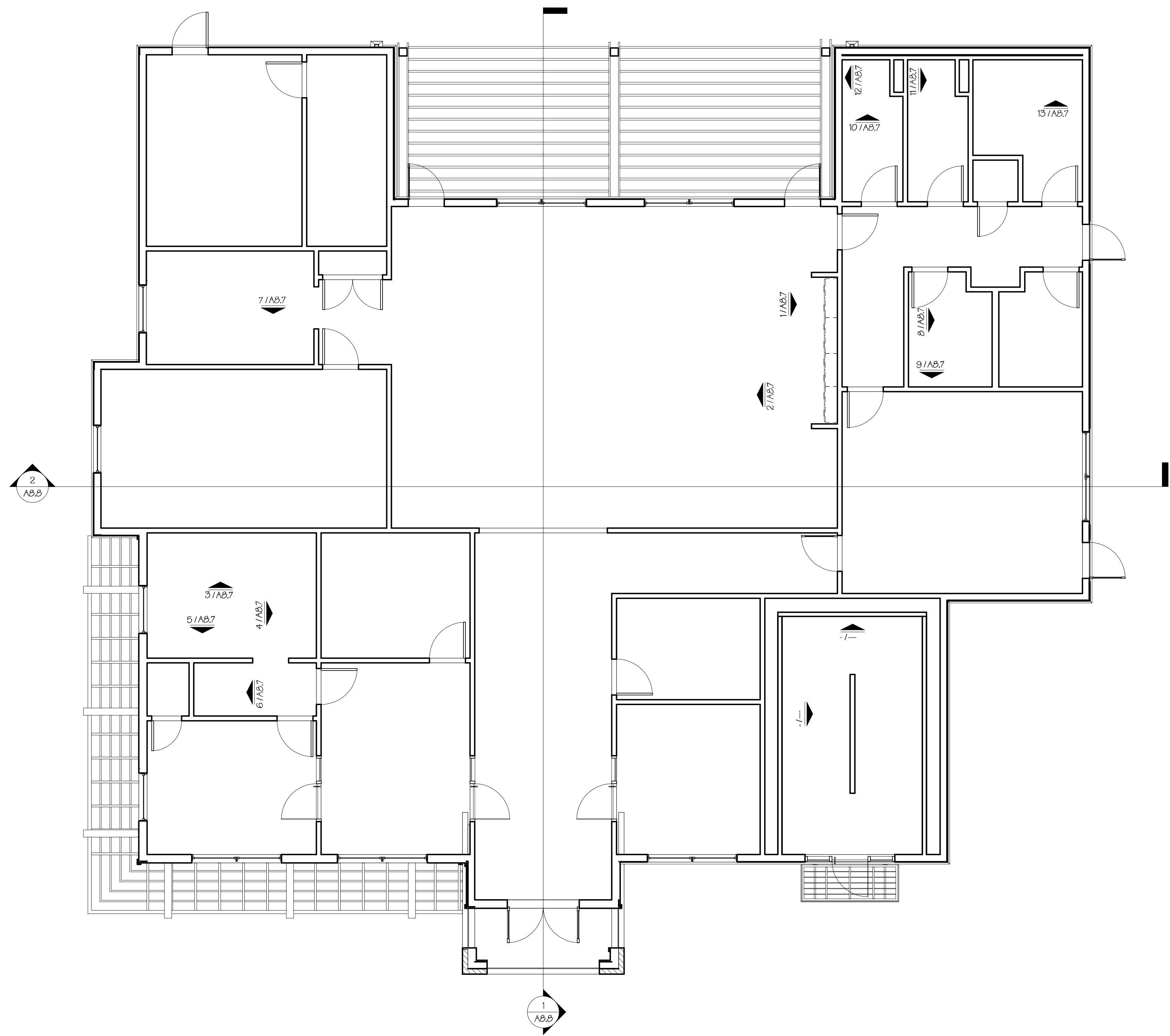
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DESCRIPTION		
CLUBHOUSE ROOF PLAN		
SHEET		
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1 CLUBHOUSE RCP  
3/16" = 1'-0"

DRAWN BY:  
DPF,  
MAR

CHECKED BY:  
JMK

PROJECT #:  
18-2325

LDG DEVELOPEMENT  
  
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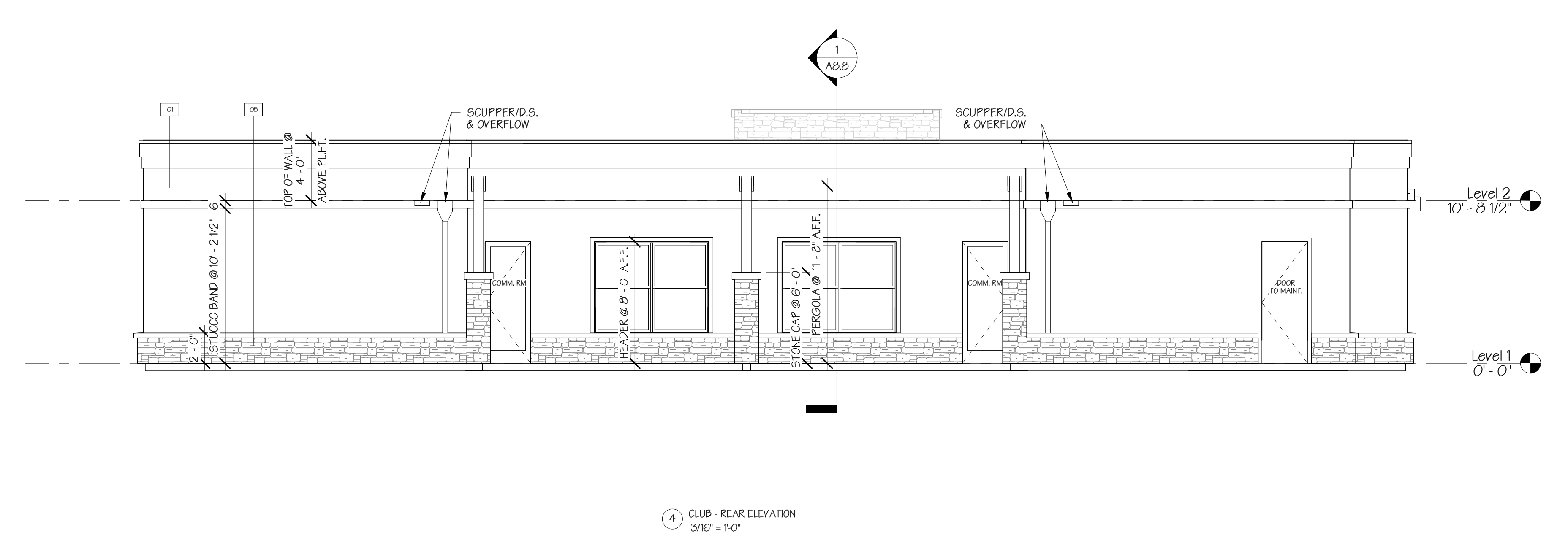
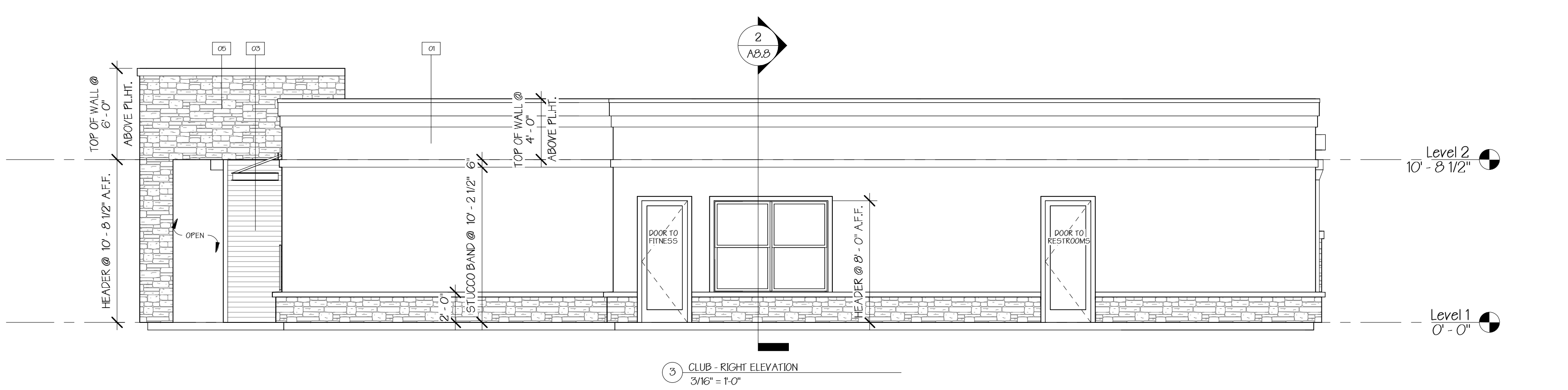
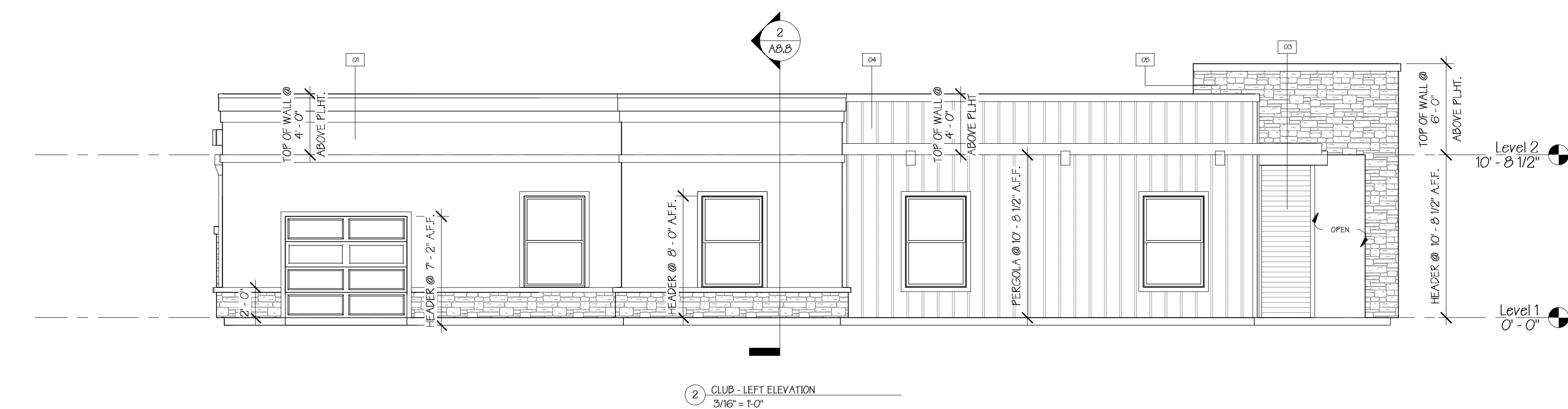
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01/10/19

DESCRIPTION  
CLUBHOUSE REFLECTED  
CEILING PLAN

SHEET  
A8.5





MATERIAL PATTERN LEGEND

01	STUCCO (COLOR 1)
02	LAP SIDING 1 (8" EXP.)
03	LAP SIDING 2 (6" EXP.)
04	B&B SIDING
05	STONE
06	STANDING SEAM ROOF
07	COLUMN

ADDRESS NUMBERS AT LEAST 8" HIGH MUST BE VISIBLE FROM THE STREET

DRAWN BY:

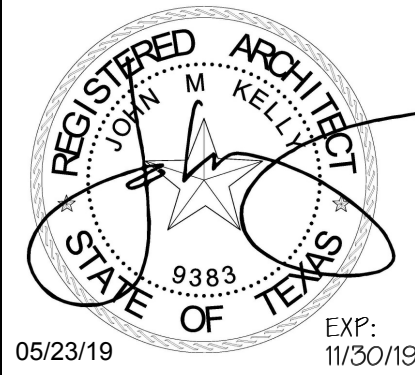
DPF,  
MAR

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JMK

PROJECT #:

18-2325



LDG DEVELOPEMENT

1469 SOUTH FOURTH  
STREET, LOUISVILLE, KY  
40208,  
(P) 502.609.4940

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ARCHITECTS, L.L.C.

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WWW.KELLYGROSSMANARCHITECTS.COM

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NORWOOD ESTATES

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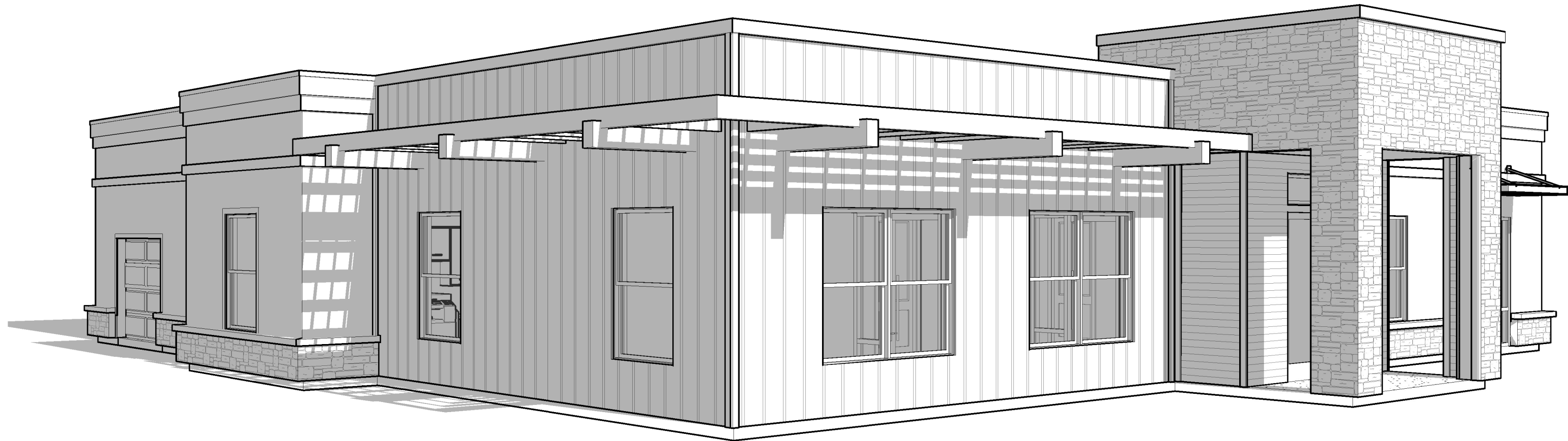
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CLUBHOUSE EXTERIOR  
ELEVATIONS

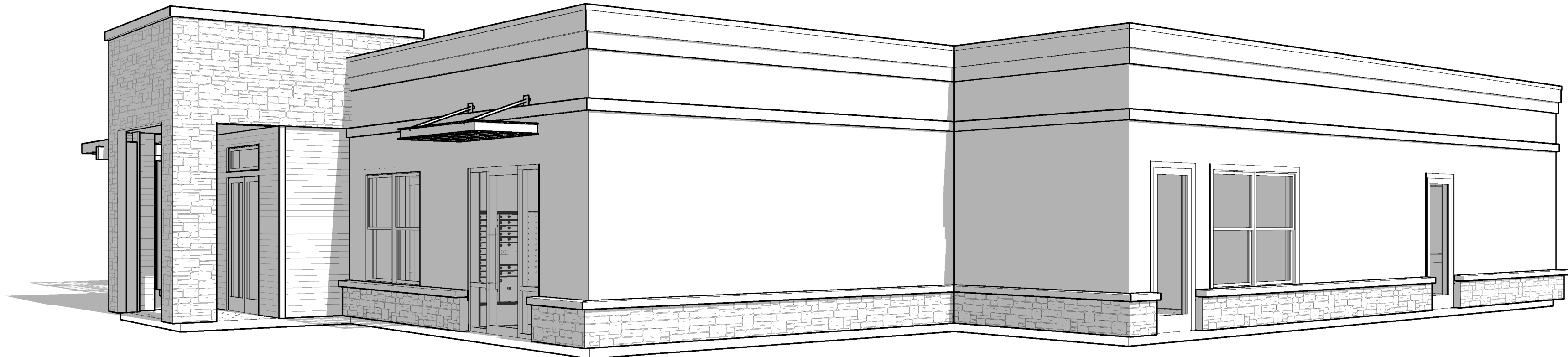
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A8.6

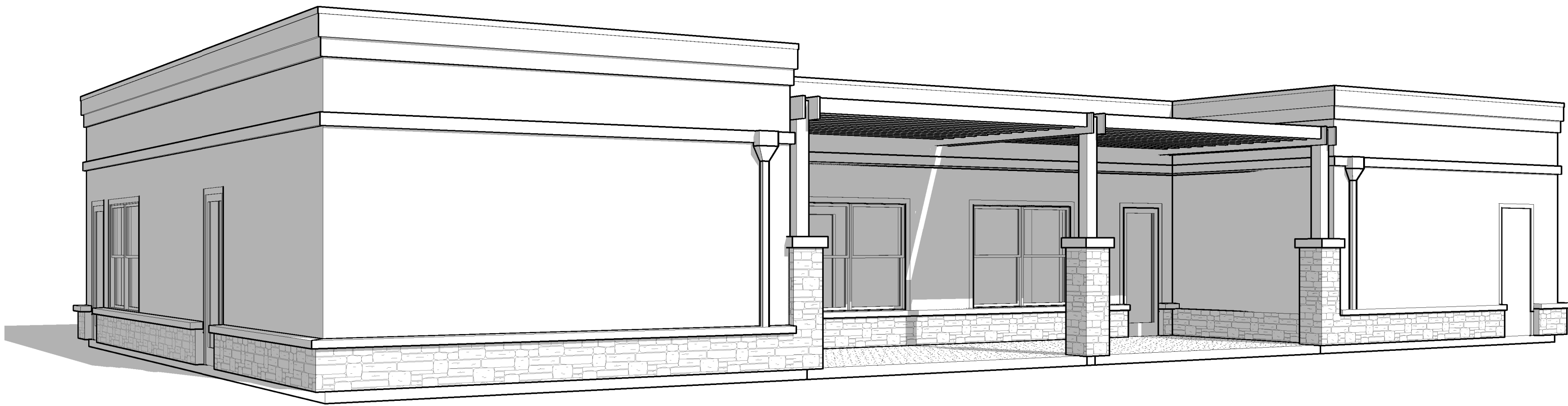




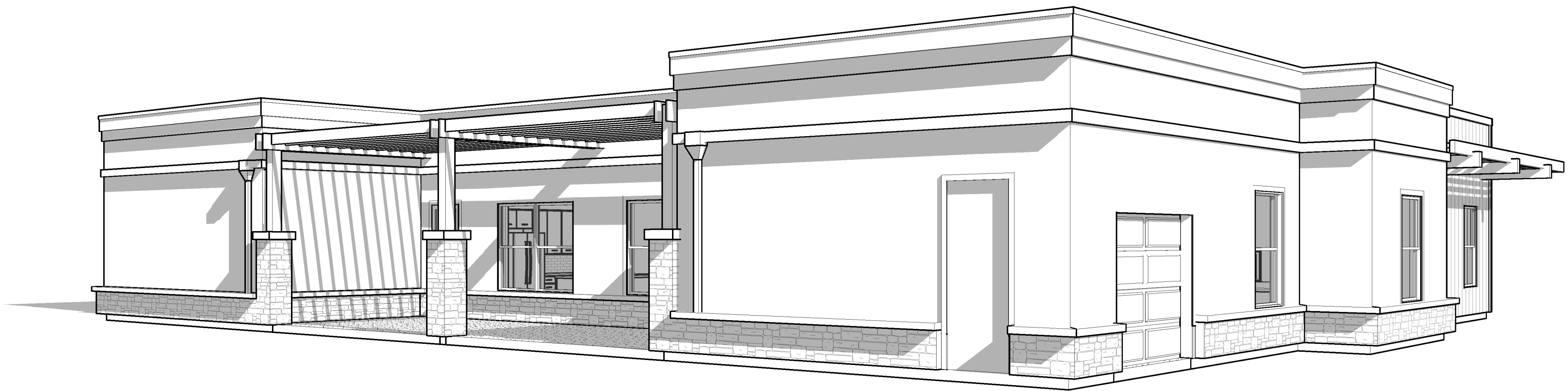
1 RIGHT/FRONT PERSPECTIVE



2 LEFT/FRONT PERSPECTIVE



3 LEFT/REAR PERSPECTIVE



4 RIGHT/REAR PERSPECTIVE

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ARCHITECTS, L.L.C.  
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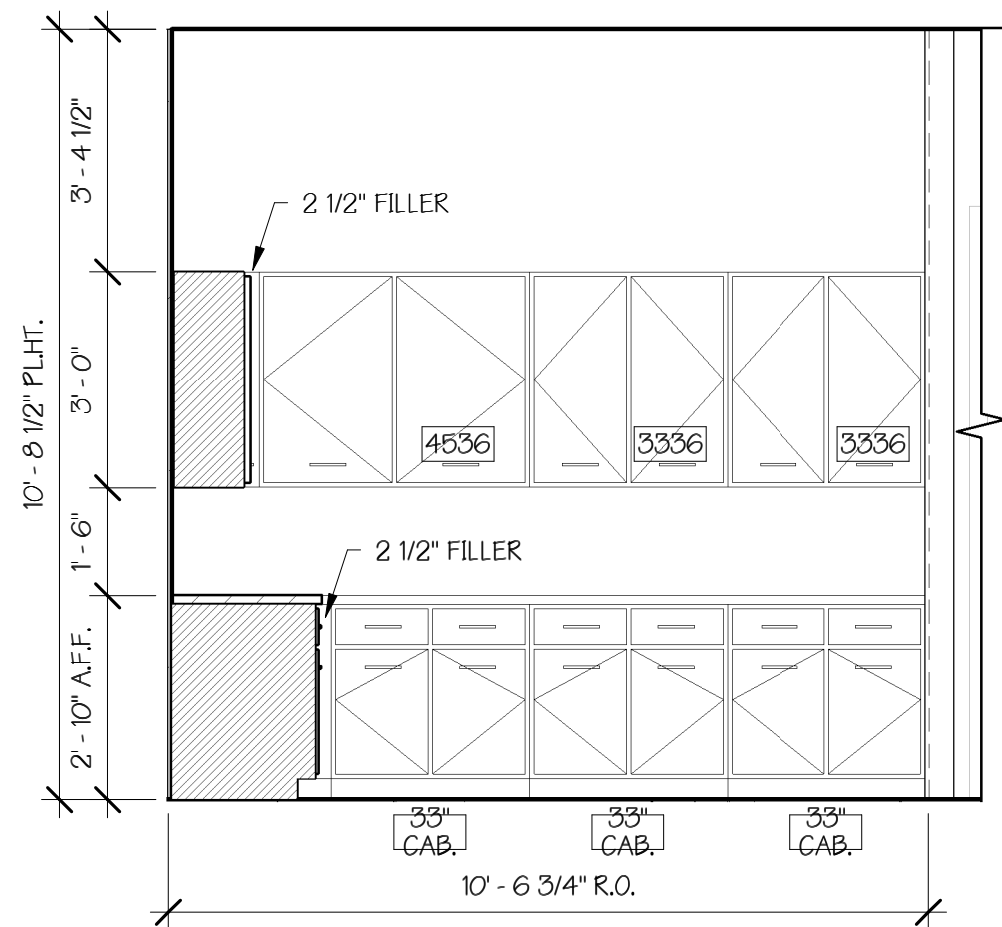
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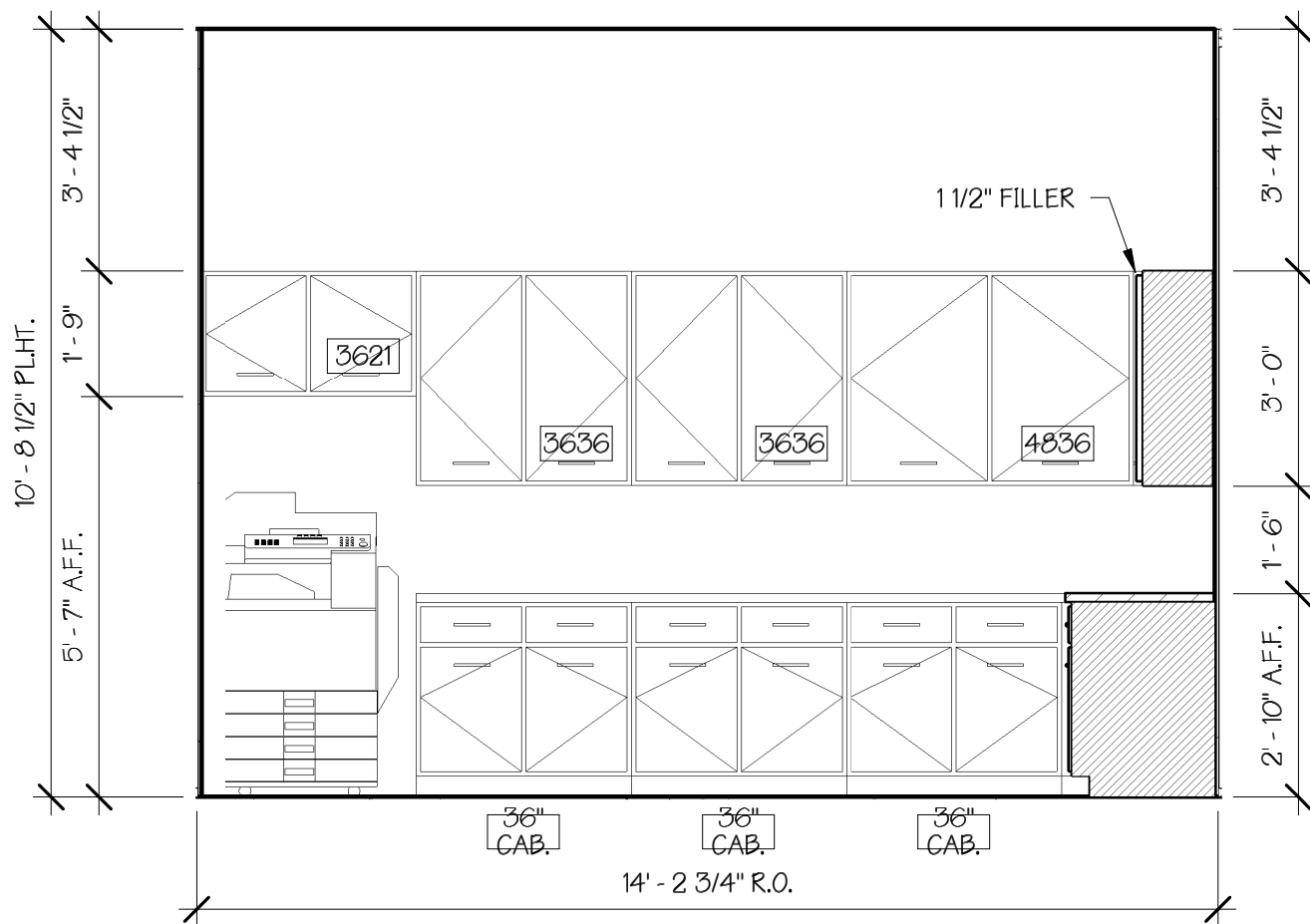
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01/10/19		
DESCRIPTION		
CLUB HOUSE PERSPECTIVES		
SHEET		
A8.6A		

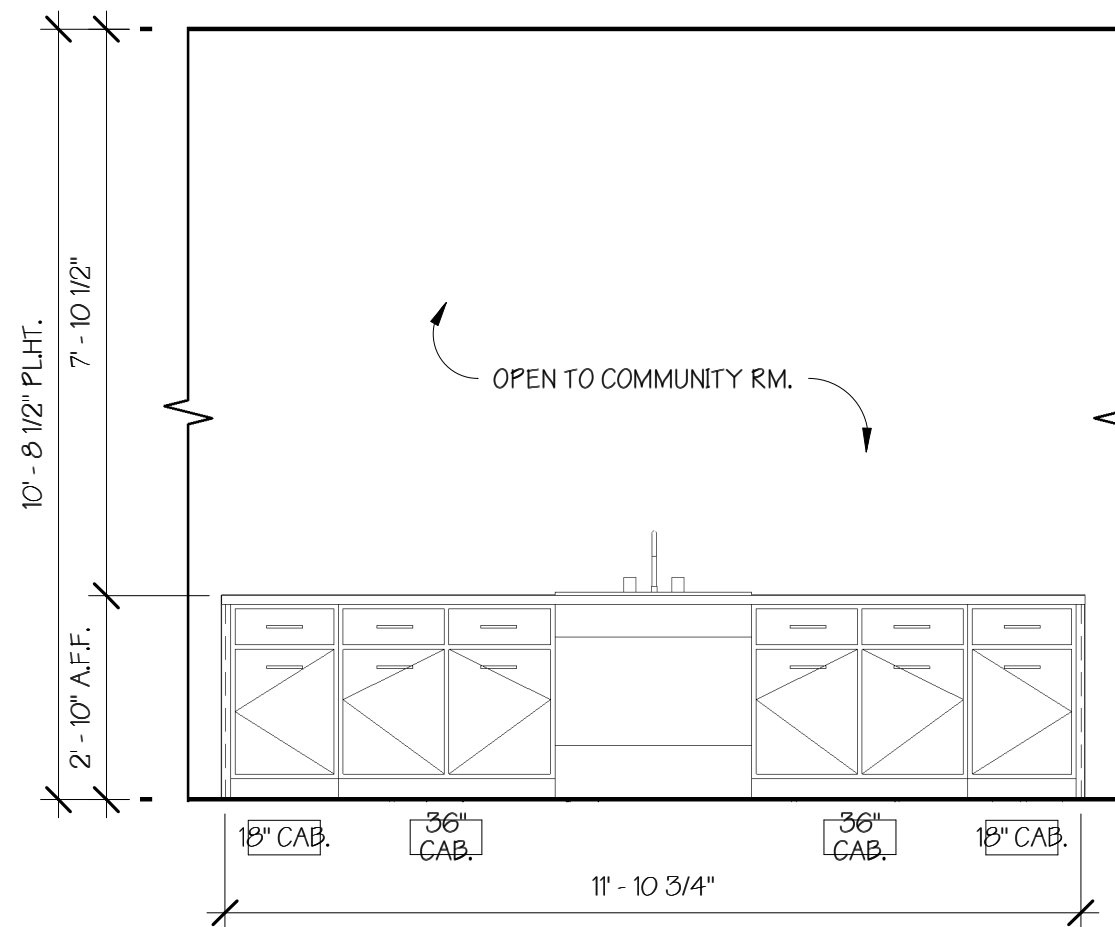




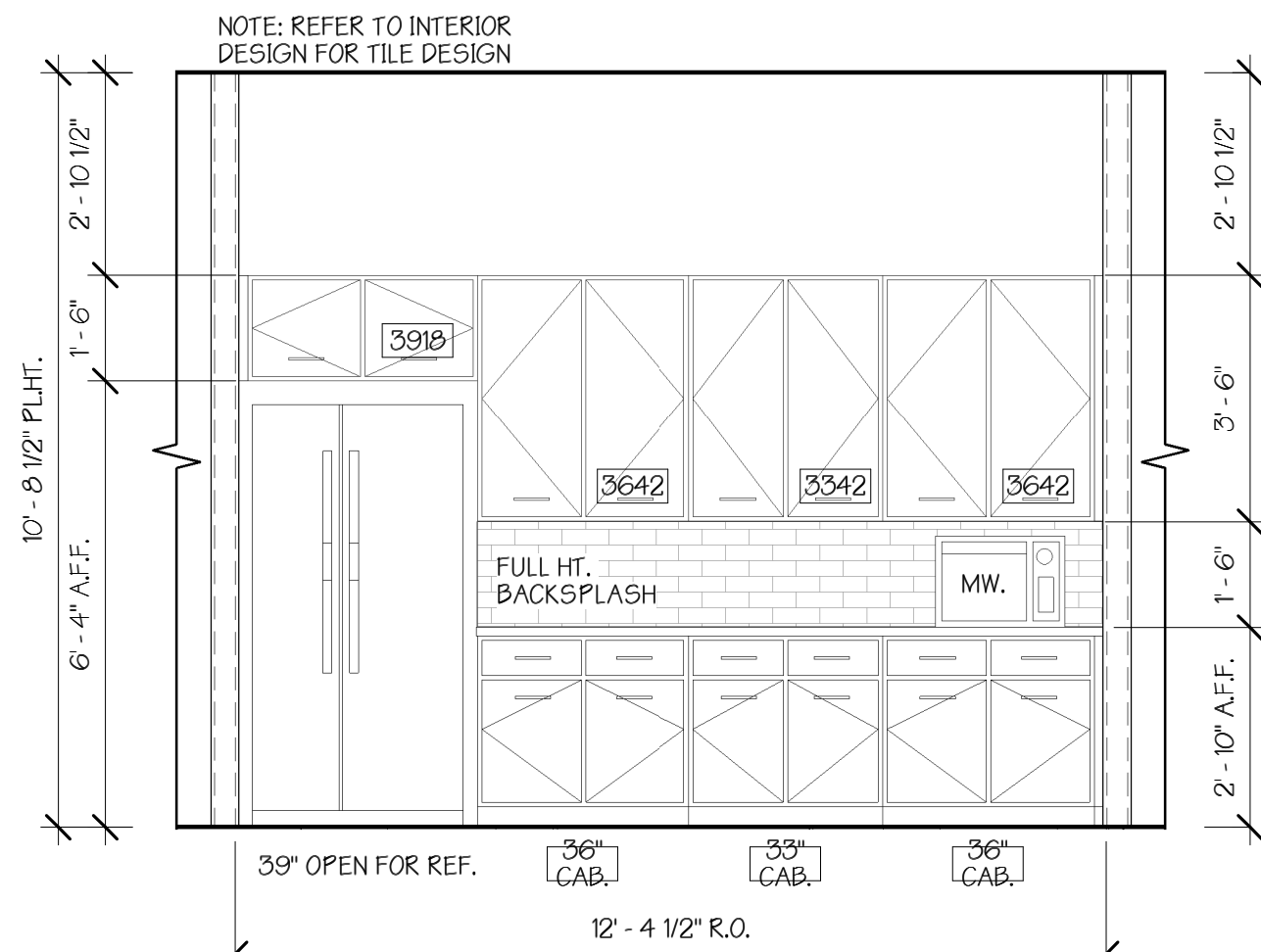
4 WORK ROOM 2  
3/8" = 1'-0"



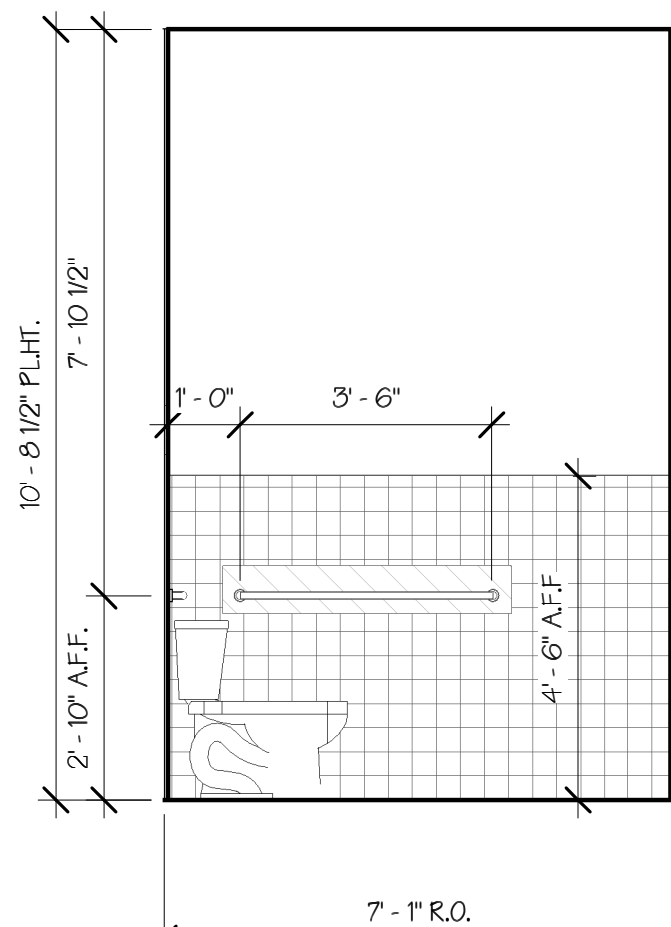
3 WORK ROOM 1  
3/8" = 1'-0"



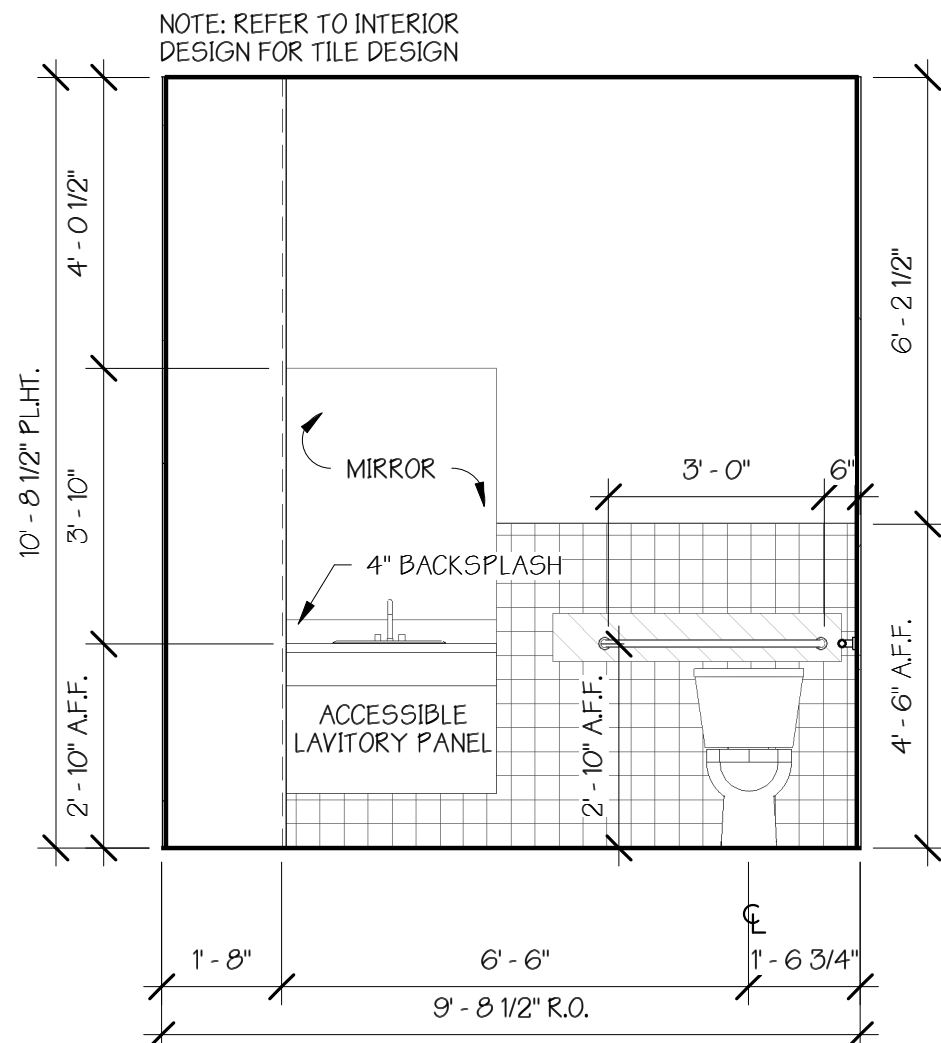
2 KITCHEN 2  
3/8" = 1'-0"



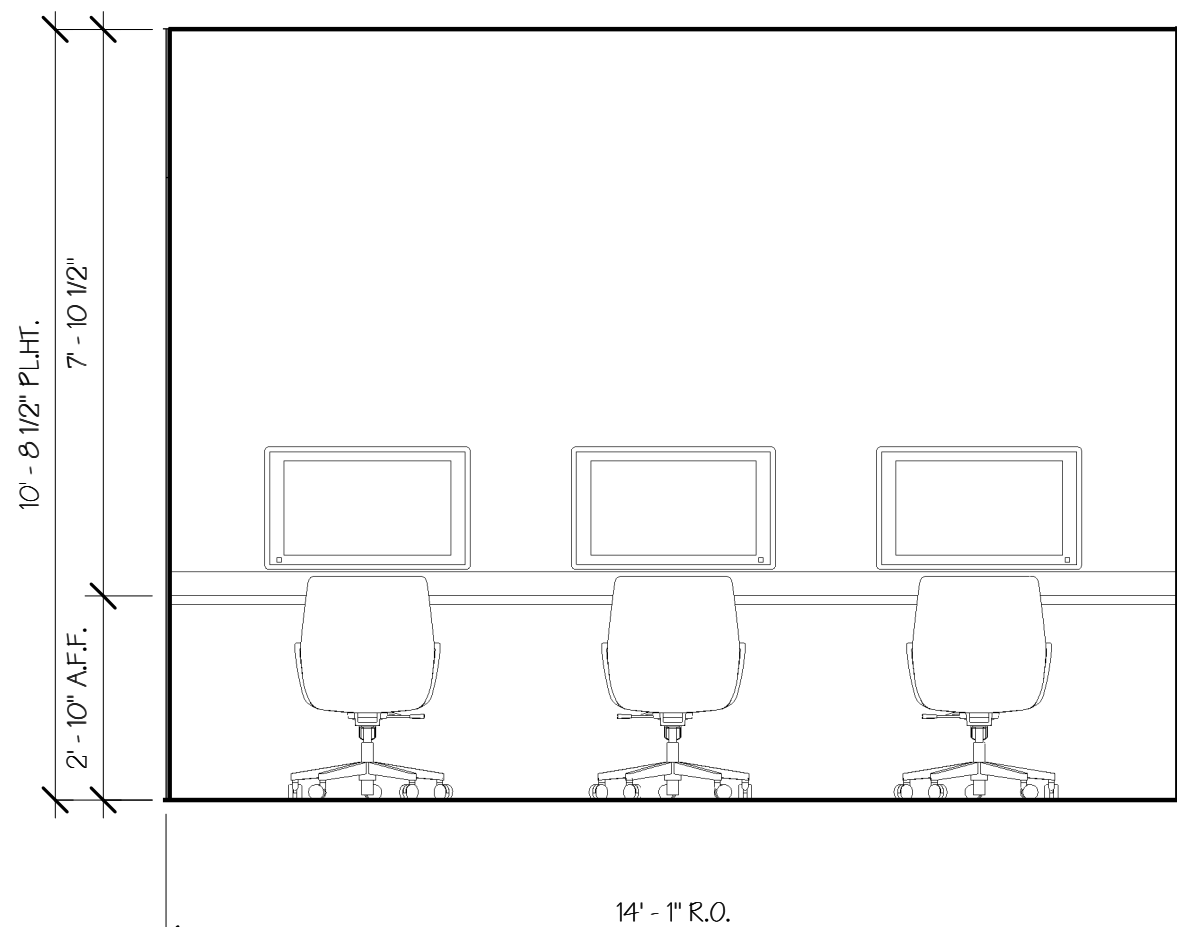
1 KITCHEN 1  
3/8" = 1'-0"



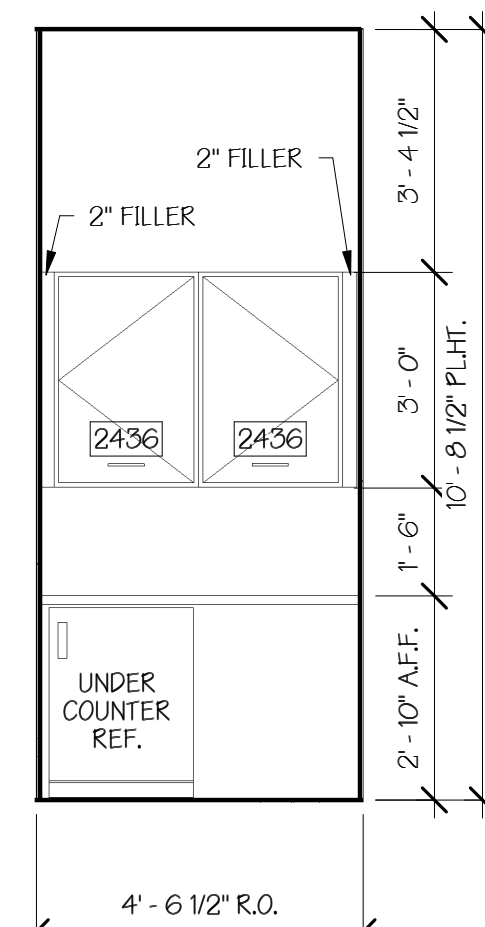
9 RESTROOM 2  
3/8" = 1'-0"



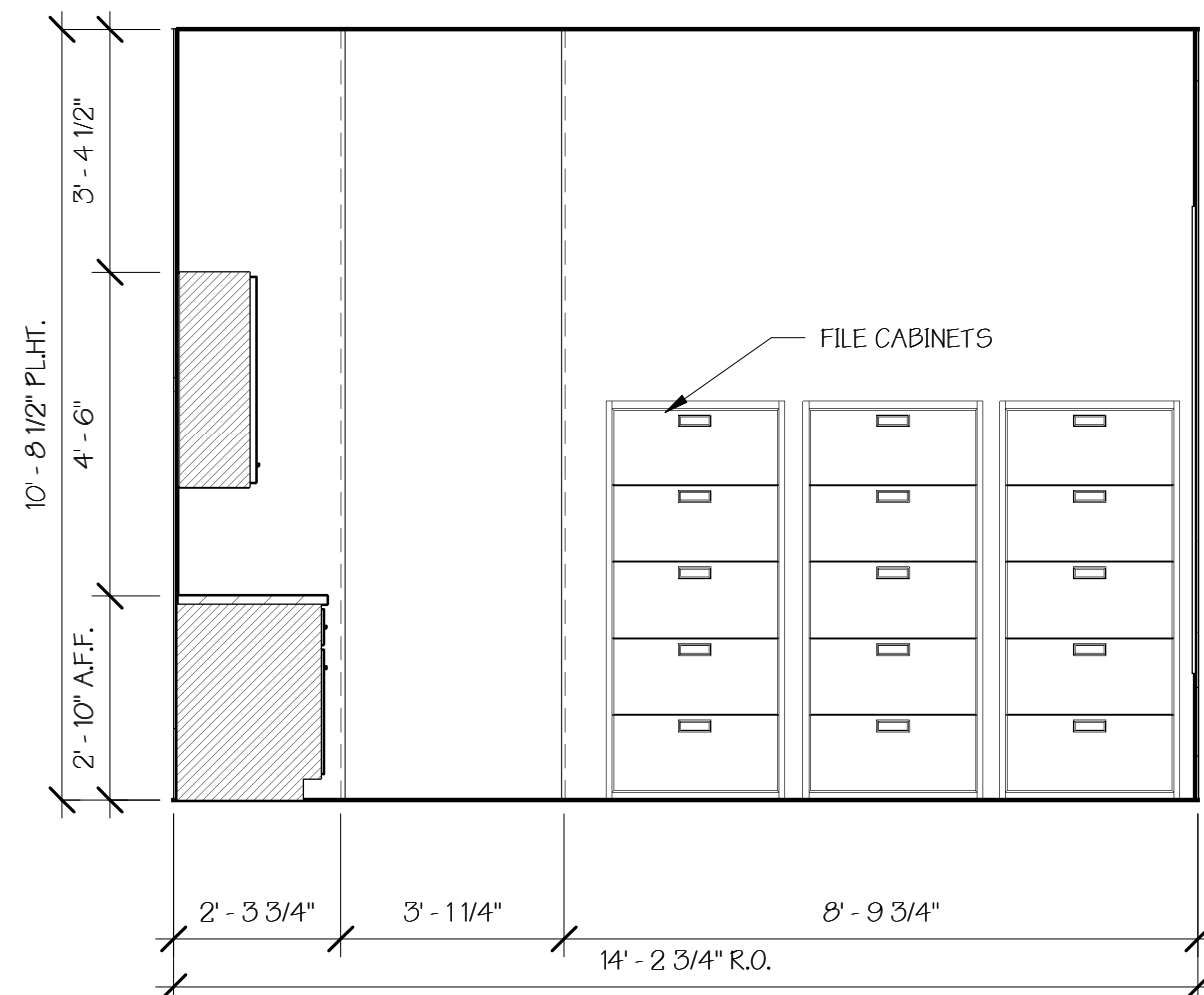
8 RESTROOM 1  
3/8" = 1'-0"



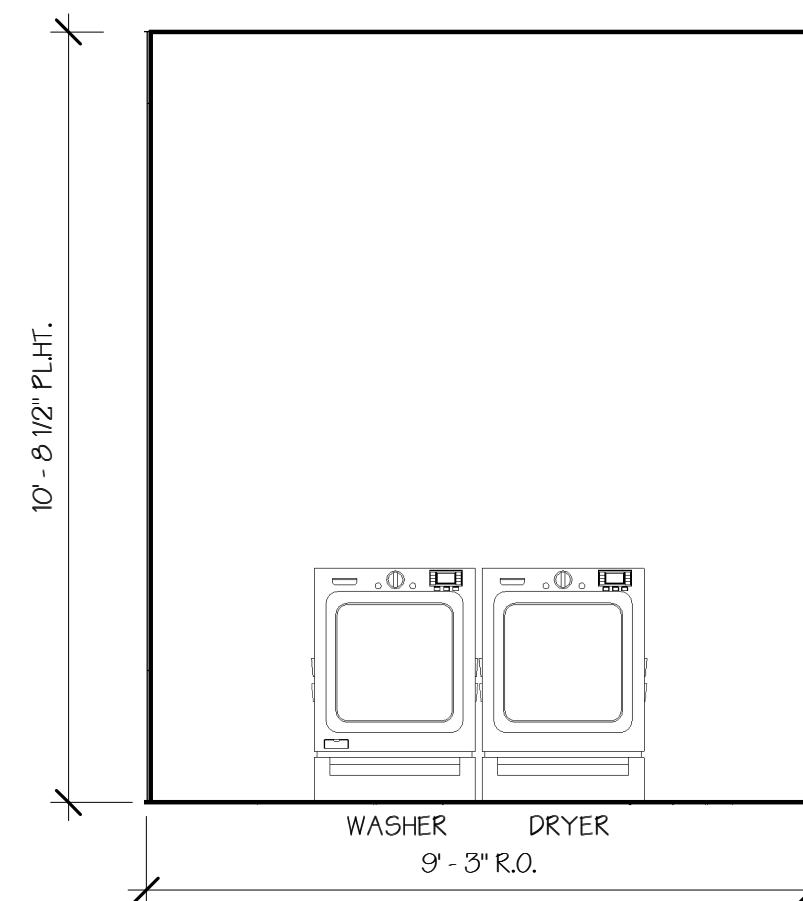
7 BUSINESS CENTER  
3/8" = 1'-0"



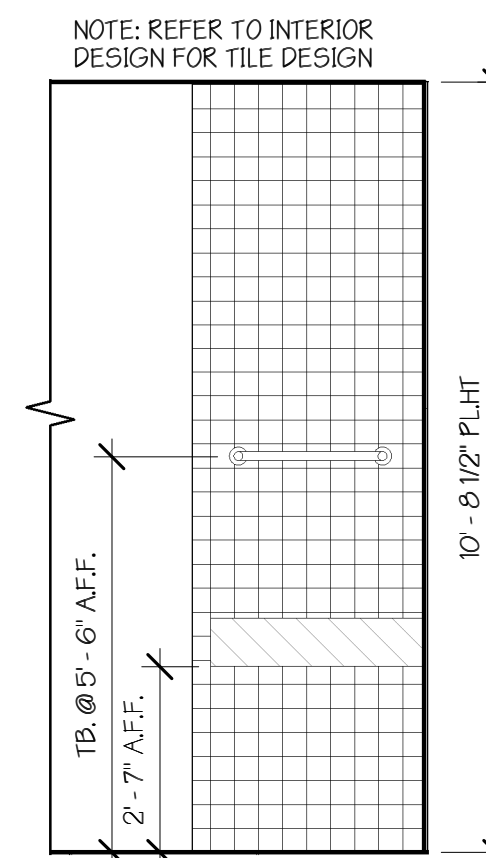
6 COFFEE BAR  
3/8" = 1'-0"



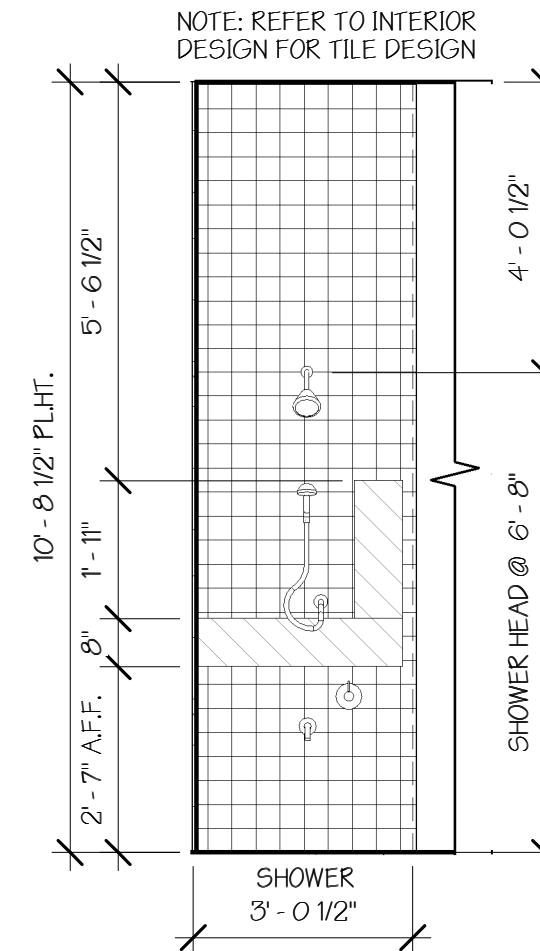
5 WORK ROOM 3  
3/8" = 1'-0"



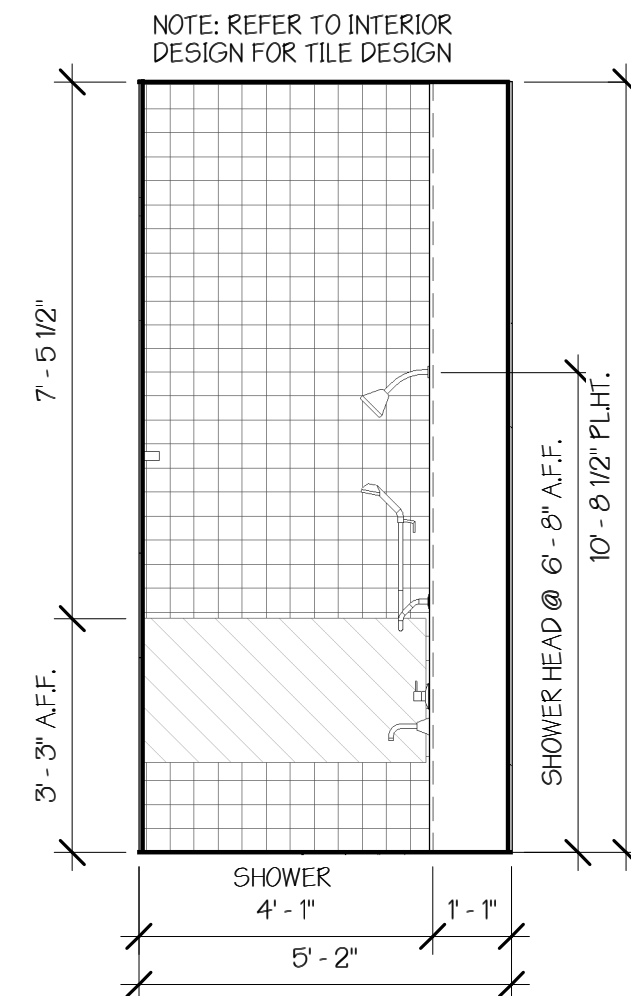
13 LAUNDRY  
3/8" = 1'-0"



12 SHOWER 3  
3/8" = 1'-0"



11 SHOWER 2  
3/8" = 1'-0"



10 SHOWER 1  
3/8" = 1'-0"

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ARCHITECTS, PLLC  
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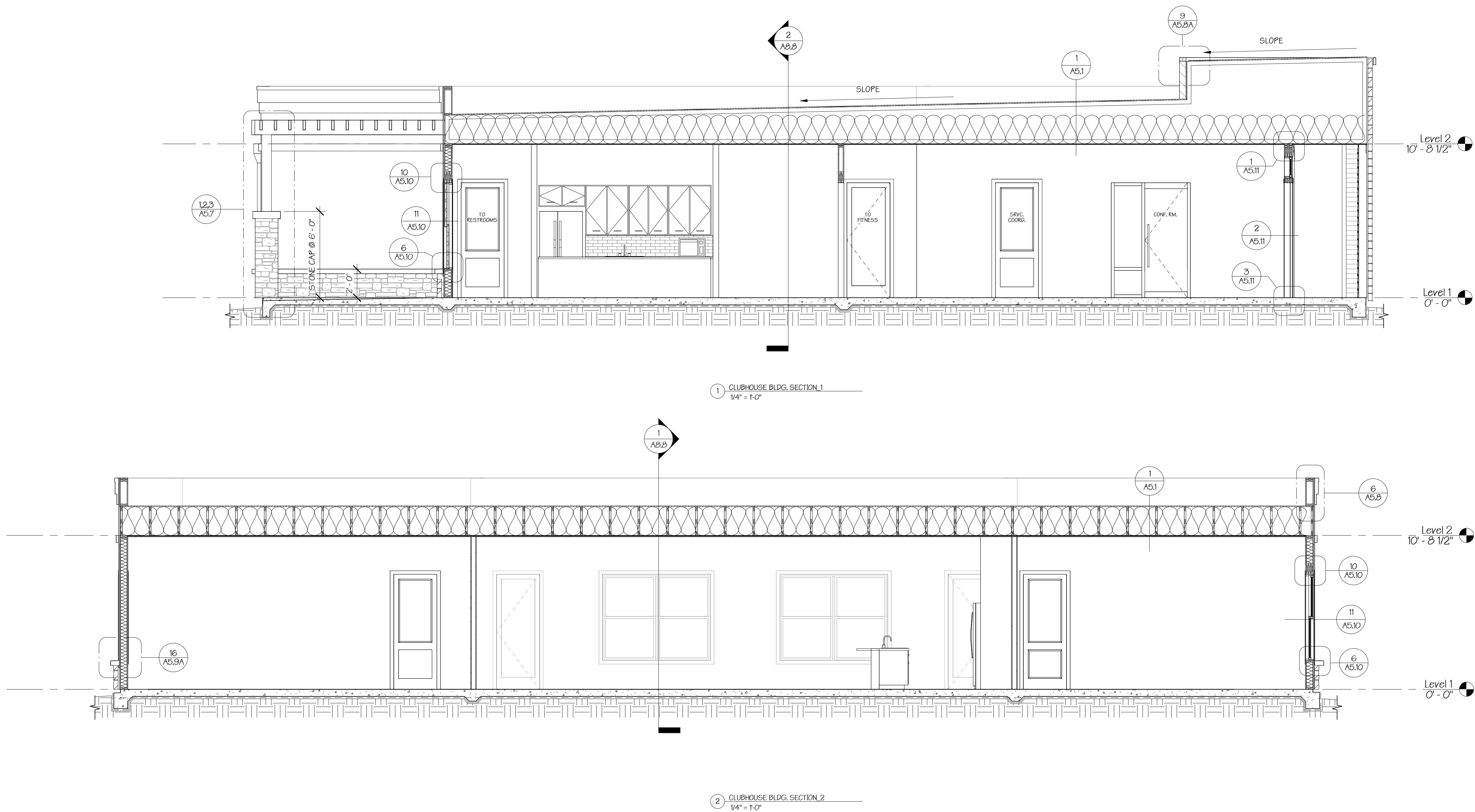
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DATE  
05/16/19

DESCRIPTION  
CLUBHOUSE INTERIOR ELEVATIONS

SHEET  
A8.7





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EXP: 11/30/19

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A R C H I T E C T S L L C  
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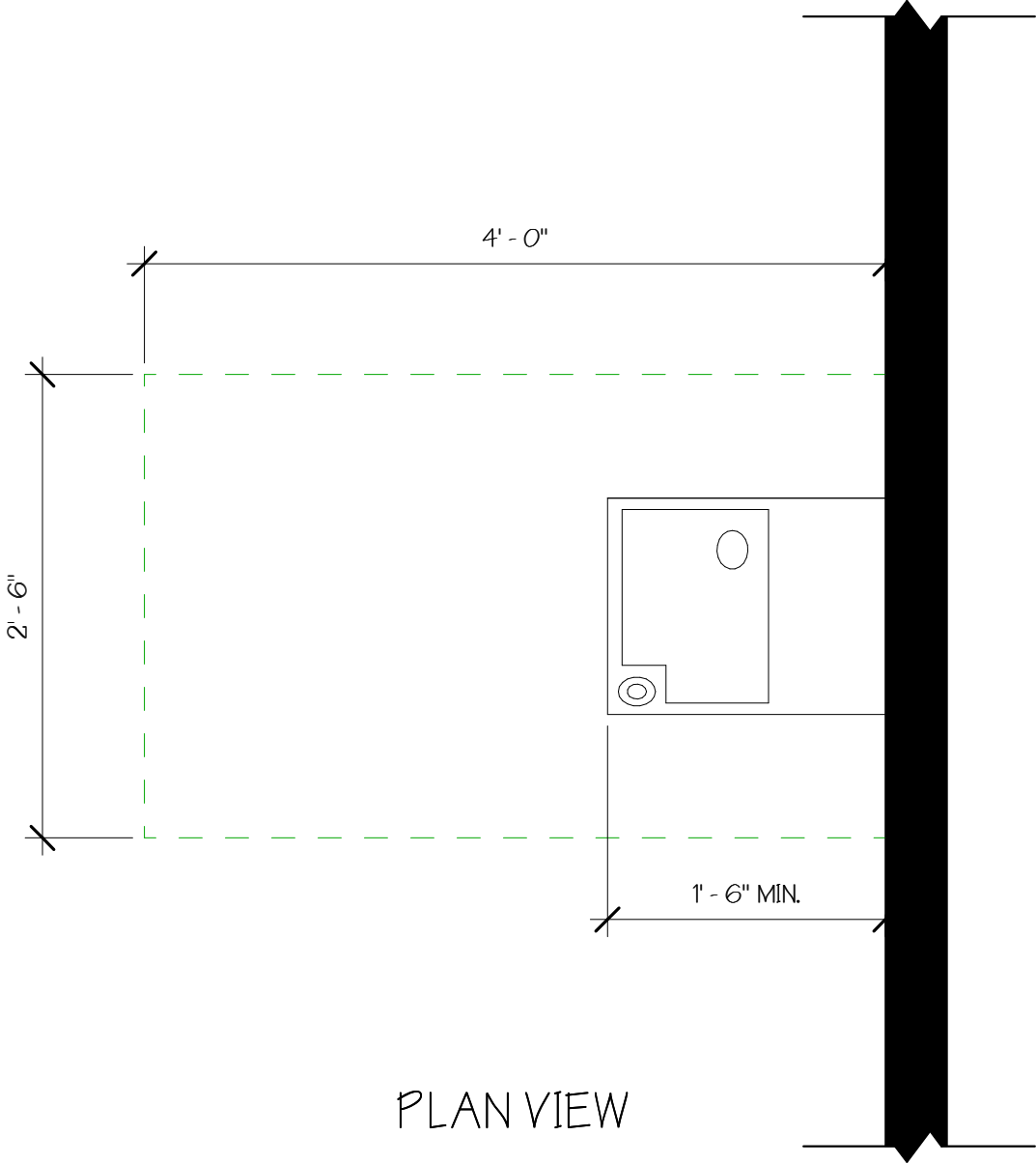
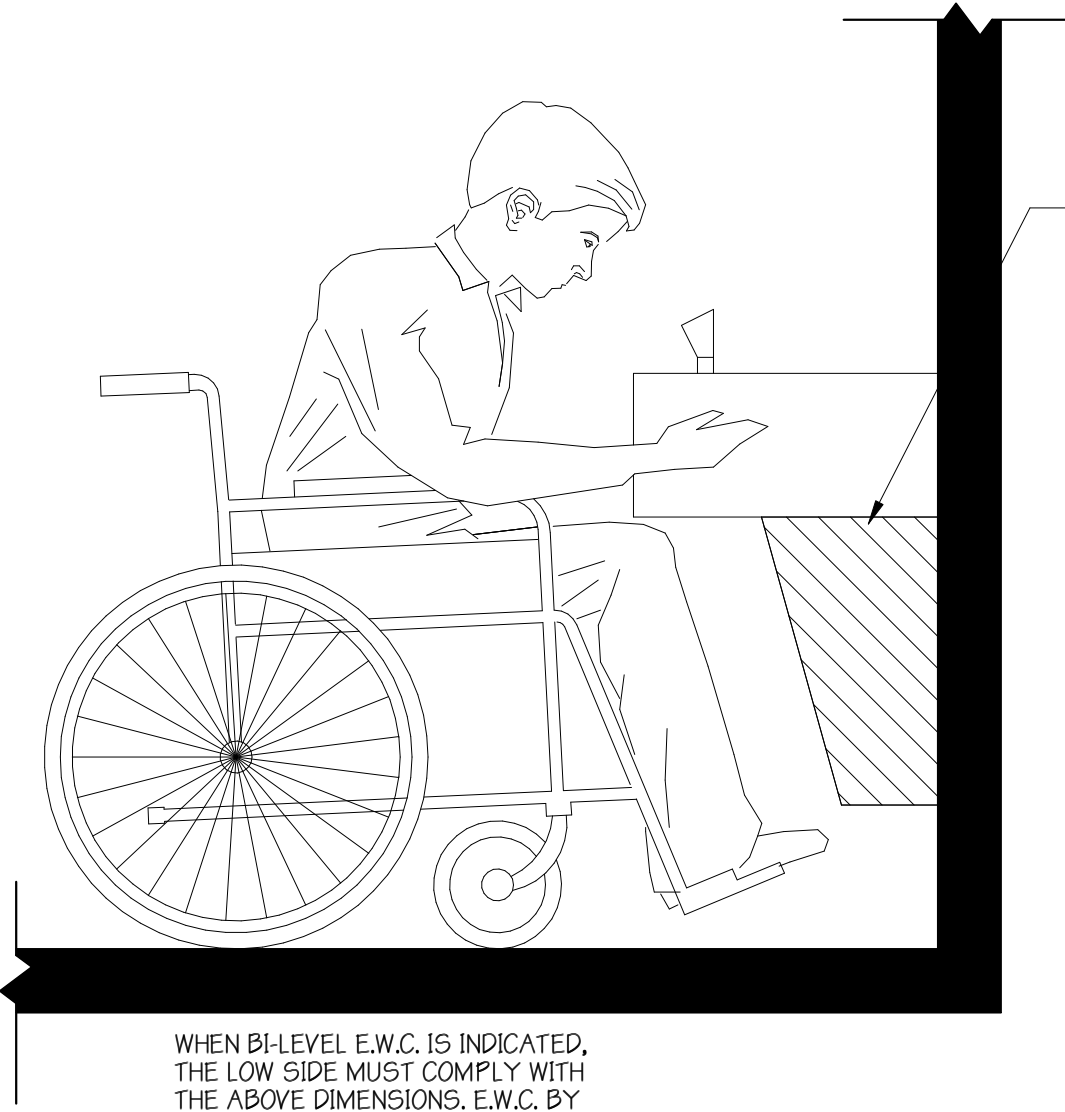
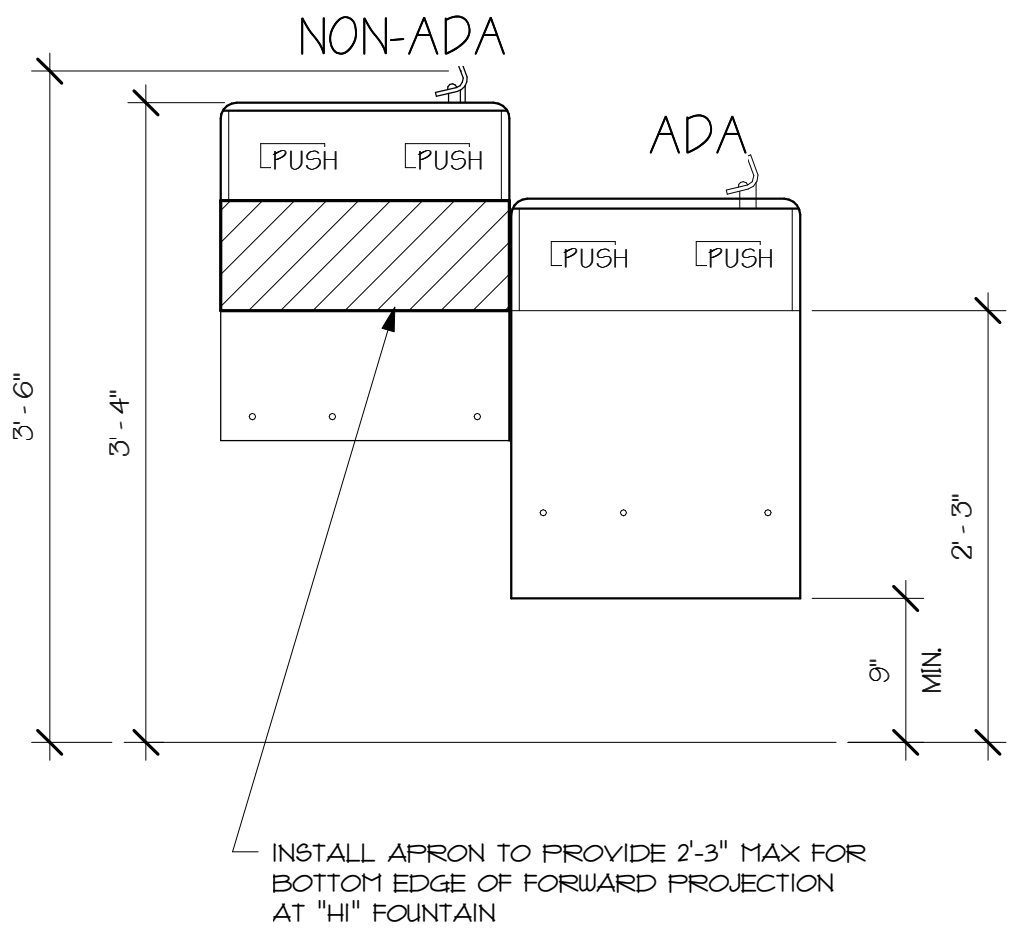
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05/21/19

DESCRIPTION  
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SECTION

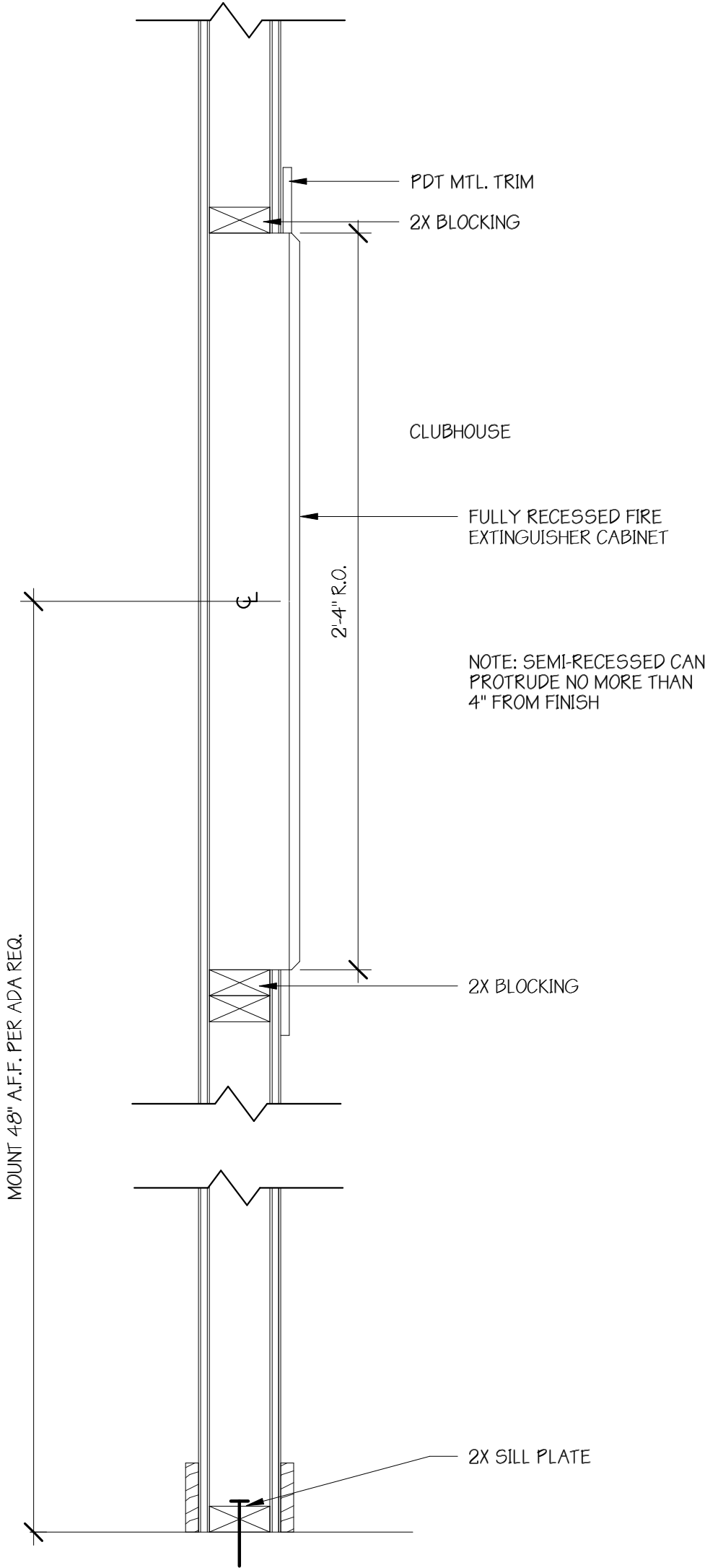
SHEET  
A8.8

15/23/2019 10:28:47 AM





1 TYPICAL DRINKING FOUNTAIN DETAILS 1 1/2"



3 FIRE EXTINGUISHER CABINET @ CLUBHOUSE 1 1/2"

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A R C H I T E C T S I L L C  
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DESCRIPTION  
CLUBHOUSE DETAILS

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A8.9