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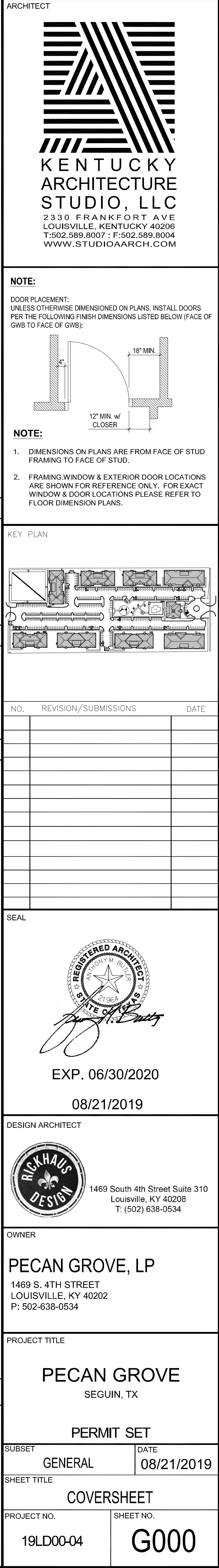
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INDEX OF DRAWINGS

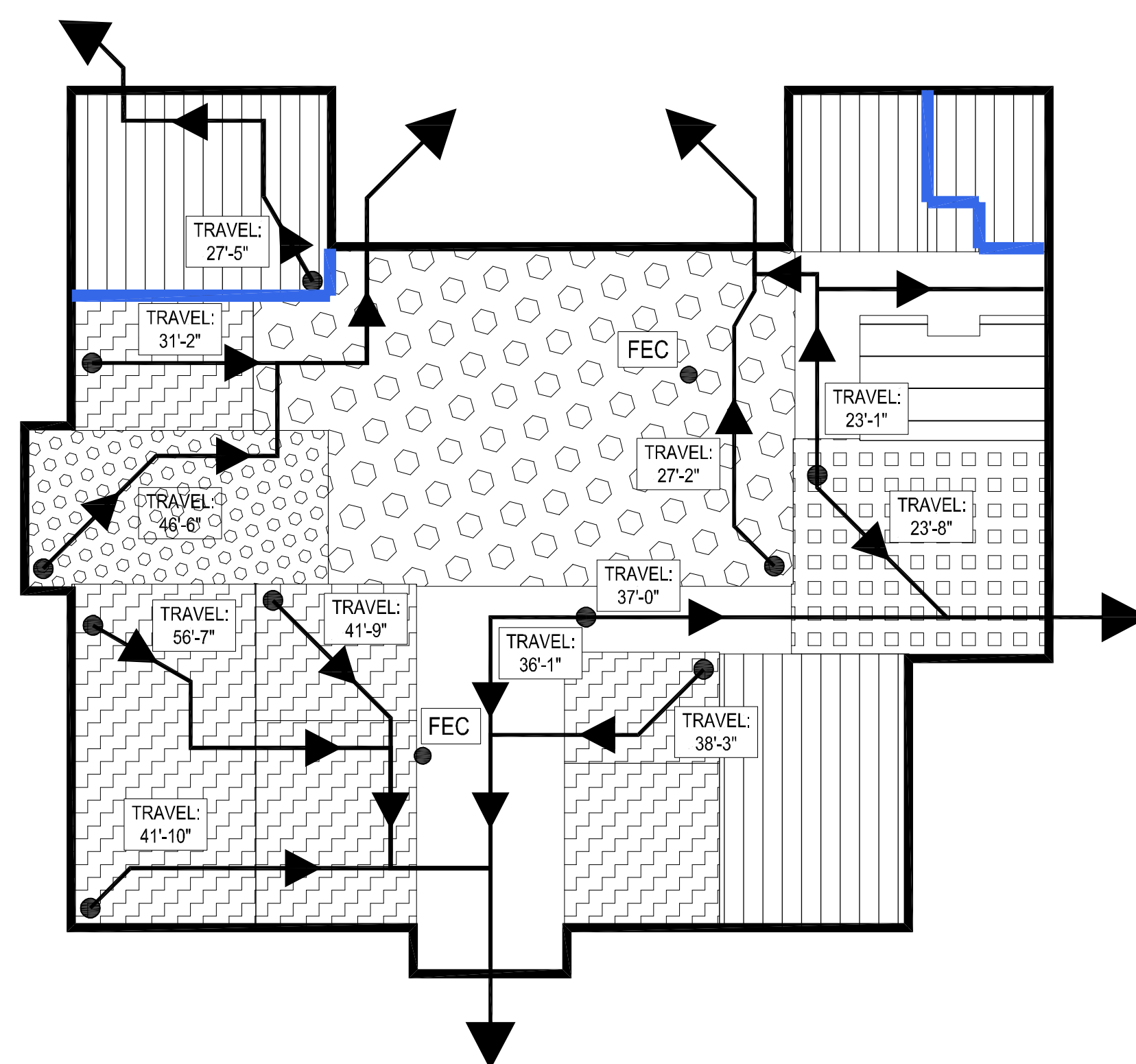
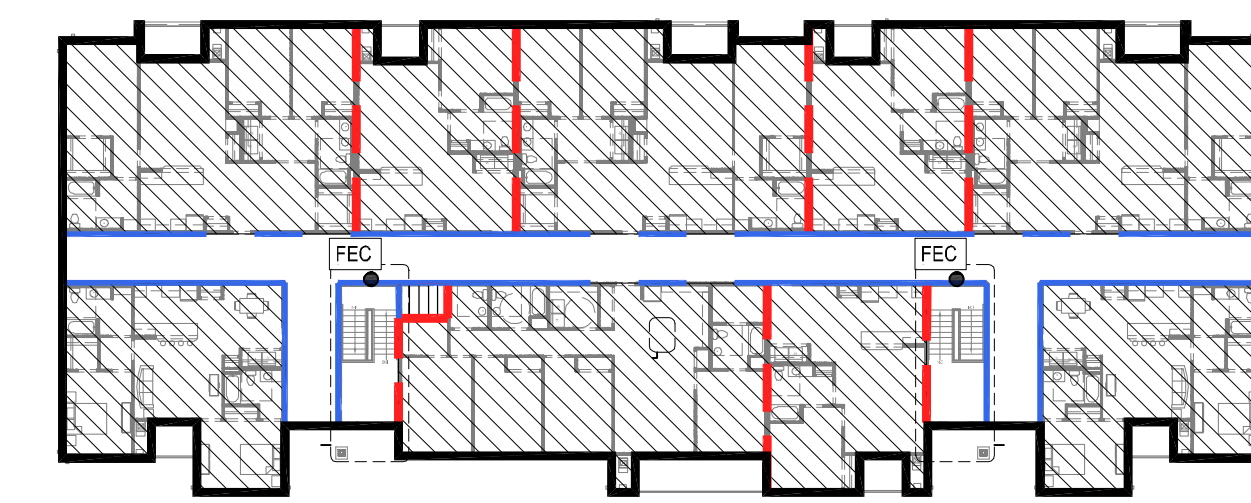
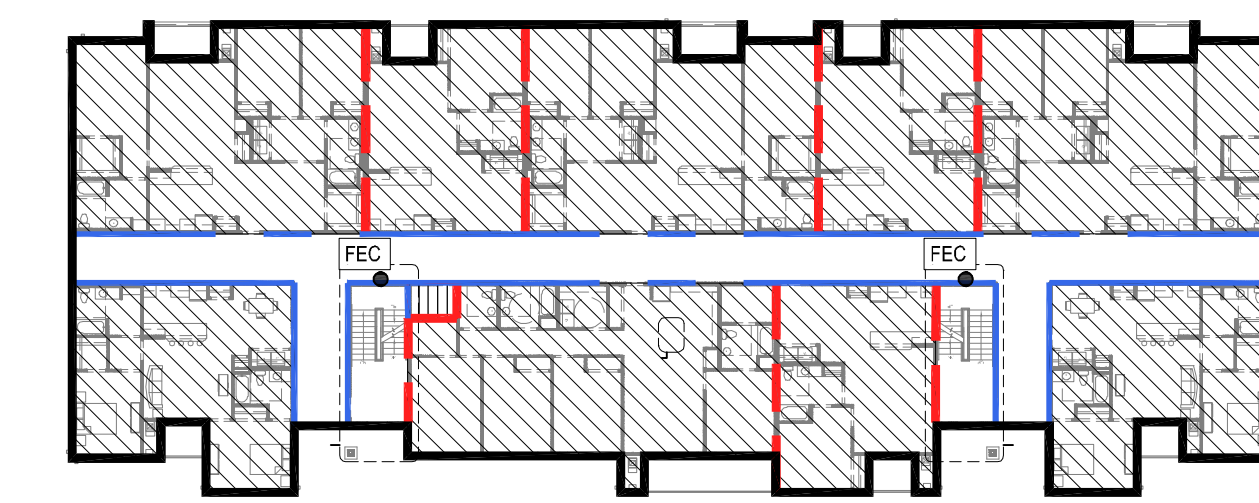
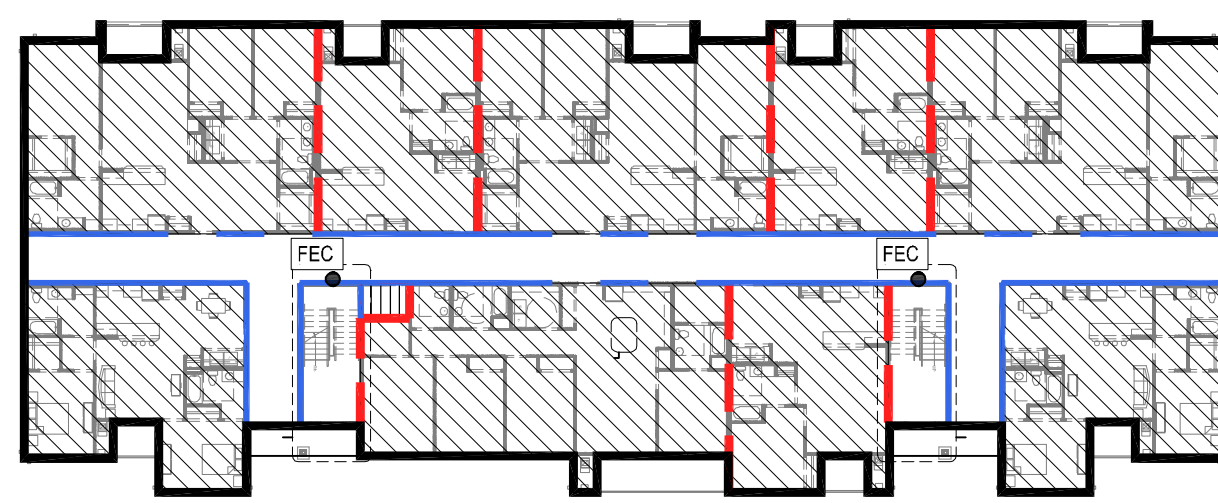
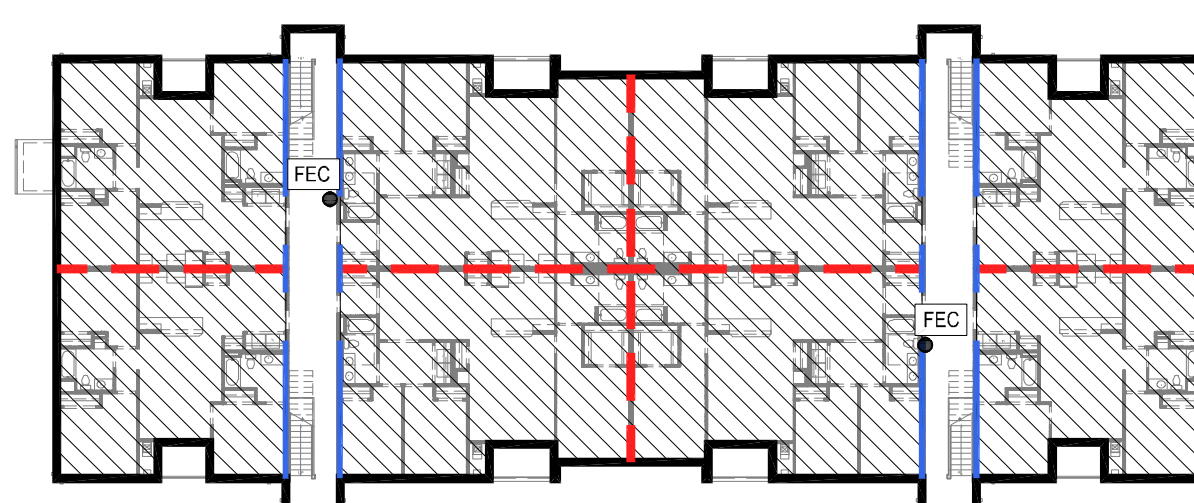
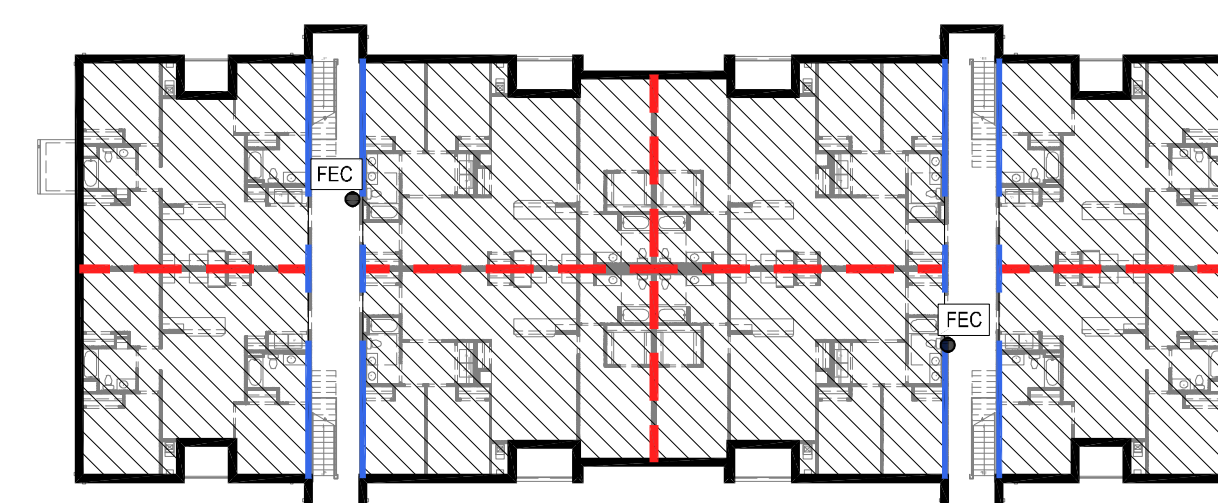
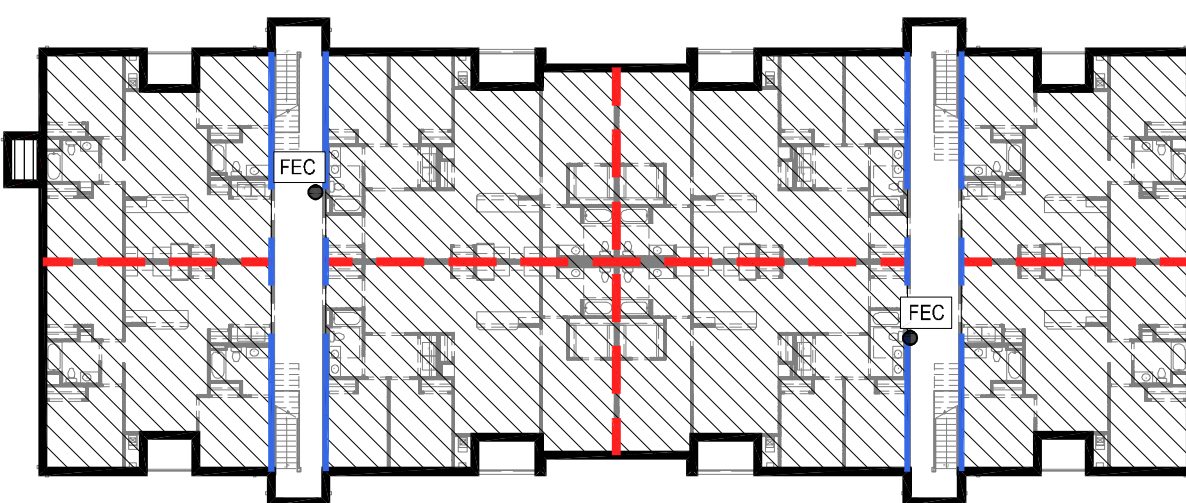
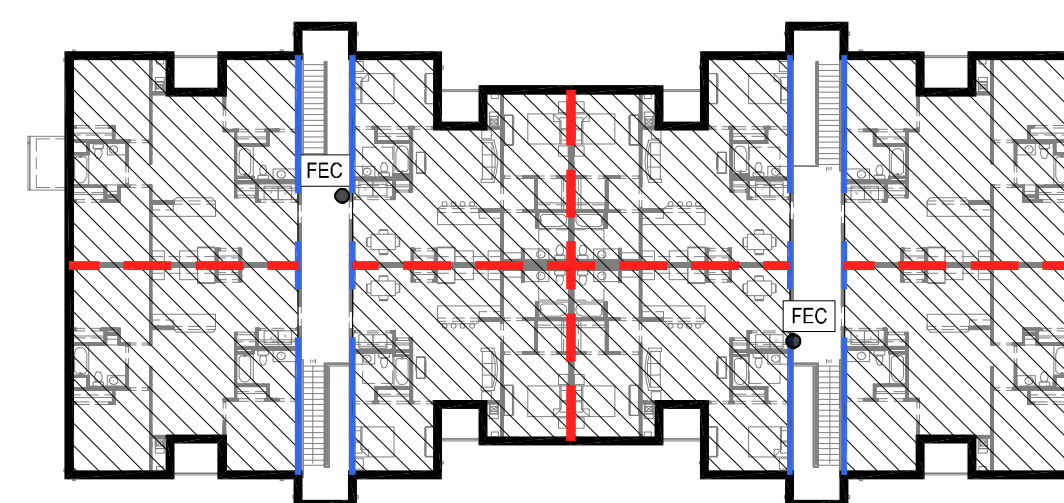
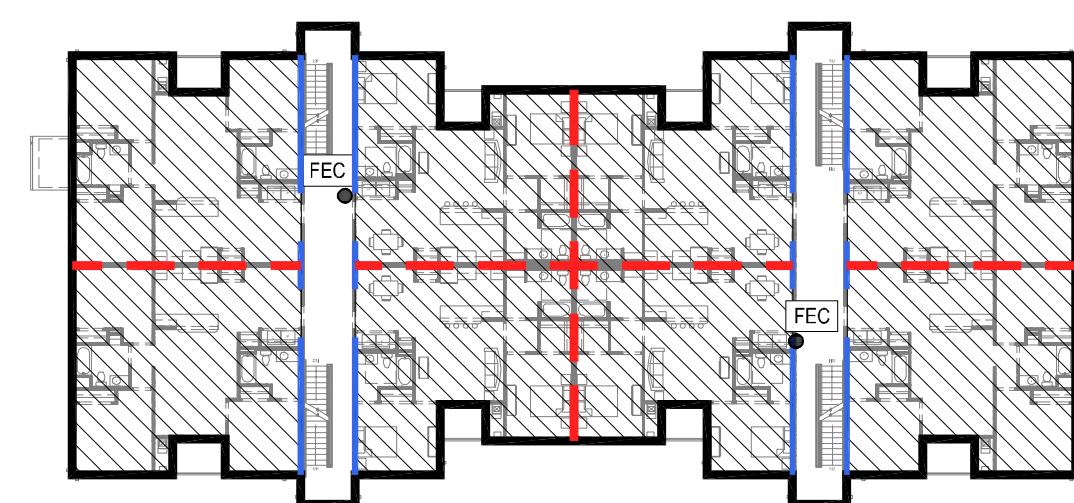
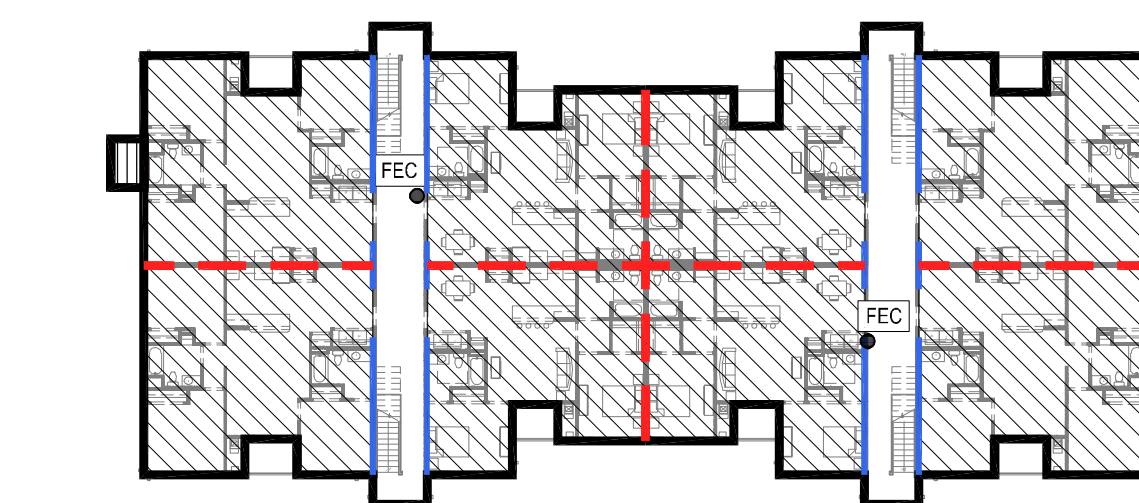
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	8/21/2019	G000	COVER SHEET																
REVISION DATE	ISSUE DATE	ARCHITECTURAL			REVISION DATE	ISSUE DATE	STRUCTURAL			REVISION DATE	ISSUE DATE	MECHANICAL			REVISION DATE	ISSUE DATE	PLUMBING		
8/21/2019	A001	LIFE SAFETY			8/21/2019	S001	GENERAL NOTES			8/21/2019	M001	MECHANICAL COVER SHEET			8/21/2019	P001	PLUMBING NOTES & SCHEDULES		
8/21/2019	A011	WALL PARTITION SCHEDULE			8/21/2019	S002	QUALITY ASSURANCE			8/21/2019	M100	BLDG #1 FLOOR PLANS - MECHANICAL			8/21/2019	P100	BLDG #1 FLOOR PLANS - PLUMBING		
8/21/2019	A012	LIFE ASSEMBLIES			8/21/2019	S101	TYPE A FOUNDATION AND FRAMING PLANS			8/21/2019	M101	BLDG #1 FLOOR PLANS - MECHANICAL			8/21/2019	P101	BLDG #1 FLOOR PLANS - PLUMBING		
8/21/2019	A013	LIFE ASSEMBLIES			8/21/2019	S102	TYPE A ROOF FRAMING PLAN			8/21/2019	M102	BLDG #2 FLOOR PLANS - MECHANICAL			8/21/2019	P102	BLDG #2 FLOOR PLANS - PLUMBING		
8/21/2019	A014	LIFE ASSEMBLIES			8/21/2019	S103	TYPE B FOUNDATION AND FRAMING PLANS			8/21/2019	M103	BLDG #2 FLOOR PLANS - MECHANICAL			8/21/2019	P103	BLDG #2 FLOOR PLANS - PLUMBING		
8/21/2019	A015	LIFE ASSEMBLIES			8/21/2019	S104	TYPE B ROOF FRAMING PLAN			8/21/2019	M104	BLDG #3 FLOOR PLANS - MECHANICAL			8/21/2019	P104	BLDG #3 FLOOR PLANS - PLUMBING		
8/21/2019	A021	UNIT KEY PLAN			8/21/2019	S105	TYPE C FOUNDATION PLAN AND FRAMING PLAN			8/21/2019	M105	BLDG #3 FLOOR PLANS - MECHANICAL			8/21/2019	P105	BLDG #3 FLOOR PLANS - PLUMBING		
8/21/2019	A031	RESHECK & COMCHECK			8/21/2019	S106	TYPE C ROOF FRAMING PLAN			8/21/2019	M120	CLUBHOUSE FLOOR PLAN - MECHANICAL			8/21/2019	P120	CLUBHOUSE FLOOR PLAN - PLUMBING		
8/21/2019	A041	ACCESSIBILITY SITE PLAN			8/21/2019	S107	CLUBHOUSE FOUNDATION & FRAMING PLANS			8/21/2019	M121	GARAGE FLOOR PLAN - MECHANICAL			8/21/2019	P400	UNIT PLANS - PLUMBING		
8/21/2019	A100	SITE PLAN			8/21/2019	S108	OUTBUILDINGS PLANS			8/21/2019	M400	UNIT PLANS - MECHANICAL			8/21/2019	P401	UNIT PLANS - PLUMBING		
8/21/2019	A101	Type A - 1st & 2nd FLOOR PLAN			8/21/2019	S301	DETAILS			8/21/2019	M401	UNIT PLANS - MECHANICAL			8/21/2019	P402	UNIT PLANS - PLUMBING		
8/21/2019	A102	Type A - 3rd FLOOR & ROOF PLAN			8/21/2019	S302	DETAILS			8/21/2019	M402	UNIT PLANS - MECHANICAL			8/21/2019	P403	UNIT PLANS - PLUMBING		
8/21/2019	A103	Type B - 1st & 2nd FLOOR PLAN			8/21/2019	S401	DETAILS			8/21/2019	M500	MECHANICAL DETAILS			8/21/2019	P404	UNIT PLANS - PLUMBING		
8/21/2019	A104	Type B - 3rd FLOOR & ROOF PLAN			8/21/2019	S402	DETAILS			8/21/2019	M501	MECHANICAL DETAILS			8/21/2019	P500	PLUMBING DETAILS		
8/21/2019	A105	Type C - 1st & 2nd FLOOR PLAN			8/21/2019	S403	DETAILS			8/21/2019	M502	MECHANICAL DETAILS			8/21/2019	P501	PLUMBING DETAILS		
8/21/2019	A106	Type C - 3rd FLOOR & ROOF PLAN			8/21/2019	S404	DETAILS			8/21/2019	M600	MECHANICAL SCHEDULES							
8/21/2019	A111	CLUBHOUSE - FLOOR PLAN																	
8/21/2019	A112	CLUBHOUSE - ROOF PLAN																	
8/21/2019	A121	ENLARGED UNIT PLANS																	
8/21/2019	A122	ENLARGED UNIT PLANS																	
8/21/2019	A123	ENLARGED UNIT PLANS																	
8/21/2019	A131	SITE STRUCTURES																	
8/21/2019	A141	GAZEBO																	
8/21/2019	A201	EXTERIOR ELEVATIONS - BLDG TYPE A			REVISION DATE	ISSUE DATE	FIRE PROTECTION			REVISION DATE	ISSUE DATE	ELECTRICAL							
8/21/2019	A202	EXTERIOR ELEVATIONS - BLDG TYPE B																	
8/21/2019	A203	EXTERIOR ELEVATIONS - BLDG TYPE C			8/21/2019	FP001	FIRE PROTECTION COVER SHEET			8/21/2019	E001	COVER SHEET							
8/19/2019	A211	EXTERIOR ELEVATIONS - CLUBHOUSE			8/21/2019	FP002	FIRE PROTECTION DETAILS			8/21/2019	E100	SITE PLAN							
8/21/2019	A301	DOOR & WINDOW SCHEDULE			8/21/2019	FP003	FIRE PROTECTION DETAILS			8/21/2019	E100	BLDG A FLOOR PLANS							
8/21/2019	A401	WALL SECTIONS			8/21/2019	FP100	BLDG #1 FLOOR PLANS - FIRE PROTECTION			8/21/2019	E101	BLDG A FLOOR PLANS							
8/21/2019	A402	WALL SECTIONS			8/21/2019	FP101	BLDG #1 FLOOR PLANS - FIRE PROTECTION			8/21/2019	E102	BLDG B FLOOR PLANS							
8/21/2019	A403	WALL SECTIONS			8/21/2019	FP102	BLDG #2 FLOOR PLANS - FIRE PROTECTION			8/21/2019	E103	BLDG B FLOOR PLANS							
8/21/2019	A404	CLUBHOUSE - WALL SECTIONS			8/21/2019	FP103	BLDG #2 FLOOR PLANS - FIRE PROTECTION			8/21/2019	E104	BLDG C FLOOR PLANS							
8/21/2019	A501	WALL DETAILS			8/21/2019	FP104	BLDG #3 FLOOR PLANS - FIRE PROTECTION			8/21/2019	E105	BLDG C FLOOR PLANS							
8/21/2019	A502	WALL DETAILS			8/21/2019	FP105	BLDG #3 FLOOR PLANS - FIRE PROTECTION			8/21/2019	E106	OUTBUILDINGS PLANS							
8/21/2019	A511	WALL DETAILS								8/21/2019	E120	CLUBHOUSE FLOOR PLAN							
8/21/2019	A521	PIER DETAIL								8/21/2019	E121	CLUBHOUSE FLOOR PLAN							
8/21/2019	A522	FENCE DETAIL								8/21/2019	E400	ENLARGED UNIT PLANS							
8/21/2019	A601	BLDG A & B - ENLARGED STAIR PLANS								8/21/2019	E401	ENLARGED UNIT PLANS							
8/21/2019	A611	BLDG C - ENLARGED STAIR PLANS								8/21/2019	E402	ENLARGED UNIT PLANS							
8/21/2019	A621	BLDG C - STAIR SECTIONS								8/21/2019	E403	ENLARGED UNIT PLANS							
8/21/2019	A701	INTERIOR ELEVATIONS								8/21/2019	E500	DETAILS							
8/21/2019	A702	INTERIOR ELEVATIONS								8/21/2019	E900	RISER DIAGRAMS							
										8/21/2019	E901	RISER DIAGRAMS							
										8/21/2019	E902	RISER DIAGRAMS							
										8/21/2019	E903	SCHEDULES							
										8/21/2019	E904	SCHEDULES							







ACCESSIBILITY NOTES	GOVERNING CODES WITH LOCAL AMENDMENTS	DEFERRED SUBMITTAL ITEMS
1. ACCESSIBLE UNITS SHALL COMPLY WITH THE ACCESSIBLE GUIDELINES (A PORTION OF THESE GUIDELINES ARE LISTED BELOW).	2015 INTERNATIONAL BLDG CODE (IBC)	MINIMUM PROPERTY STANDARDS FOR HOUSING, 1994 EDITION 4910.1
2. CHANGES IN LEVEL GREATER THAN 1/2" ARE NOT ALLOWED. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.	2015 INTERNATIONAL RESIDENTIAL CODE (IRC)	
3. ALL SWITCHES AND CONTROLS SHALL BE LOCATED AT A MAXIMUM OF 48" A.F.F. IF SWITCHES ARE MOUNTED OVER AN OBSTRUCTION, A MAXIMUM HEIGHT OF 48" A.F.F. IS ALLOWED. ALL ELECTRICAL OUTLETS SHALL BE LOCATED AT A MINIMUM OF 18" AND A MAXIMUM OF 48" A.F.F. IF OUTLETS ARE MOUNTED OVER AN OBSTRUCTION, A MAXIMUM HEIGHT OF 48" A.F.F. IS ALLOWED AND IT MUST BE LOCATED A MINIMUM OF 36" FROM A CORNER.	2015 INTERNATIONAL MECHANICAL CODE (IMC)	2009 ANSI I17.1A ACCESSIBLE & USABLE BUILDINGS PER CHAPTER 11 OF IBC FAIR HOUSING ACCESSIBILITY GUIDELINES
4. WALLS IN BATHROOMS MUST BE REINFORCED FOR THE ADDITION OF GRAB BARS. FOR MORE INFORMATION, SEE PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS.	2015 INTERNATIONAL PLUMBING CODE (IPC)	2010 ADA AMERICANS WITH DISABILITIES ACT
5. WIDE ANGLE PEEP HOLES FOR USE BY SEATED INDIVIDUALS SHALL BE PROVIDED IN ENTRY DOORS.	2015 INTERNATIONAL FIRE CODE (IFC)	
6. AUXILIARY VISUAL ALARMS ALERTING OCCUPANTS OF INCOMING TELEPHONE CALLS AND DOOR KNOCK OR BELL, SHALL BE PROVIDED IN ACCORDANCE TO ACCESSIBLE REQUIREMENTS.	2017 NATIONAL ELECTRIC CODE (NEC)	
	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	

THIS DRAWING AND THE RESULTANT CONSTRUCTED WORKS ARE THE PROPERTY OF STUDIO ALLC AND IS ISSUED SUBJECT TO THE CONDITION THAT THEY ARE NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR USED IN ANY MANNER DETRIMENTAL TO ITS INTEREST WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COPYRIGHT HOLDER. IN ACCORDANCE WITH TITLE 17 U.S.C. AND THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990, P.L. 101-668, TITLE VII SECT. 701.E1, SEQ.	1. WOOD FLOOR AND ROOF JOISTS	DRRAWINGS ARE NOT TO BE SCALED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS CONTAINED IN THESE DRAWINGS, AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY INTENDED CHANGE IN CONSTRUCTION MATERIALS, METHODS, SIZE, ETC. AS INDICATED ON DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF SUCH WORK.
	2. IRRIGATION SYSTEM	
	3. FIRE SUPPRESSION (SPRINKLER) SYSTEM	
	4. SIGNAGE	
	5. RADON CONTROL SYSTEM	



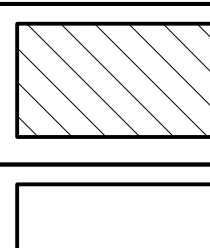
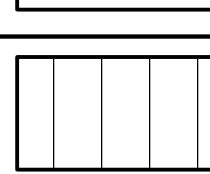
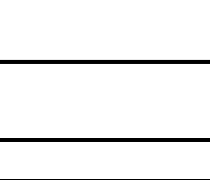
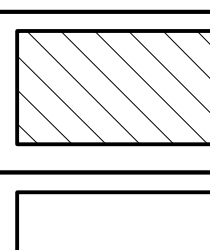
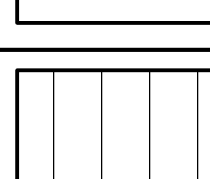
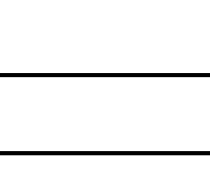
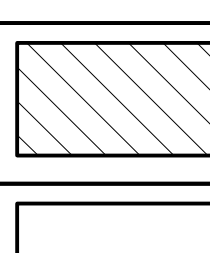
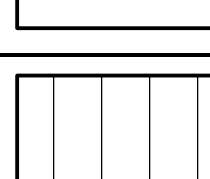
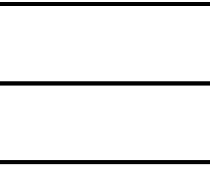
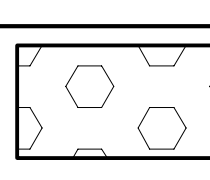
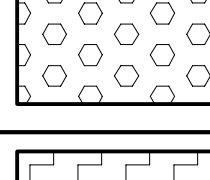
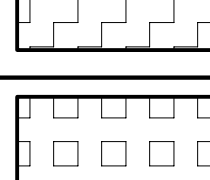
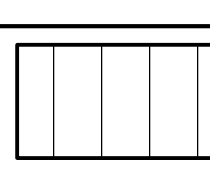
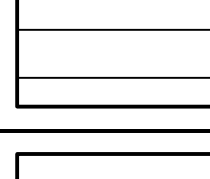
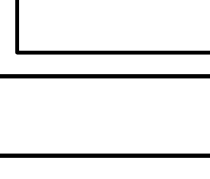
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	1 HOUR RATE WALL LOCATION: EXTERIOR PERIMETER WALL		FIRE EXTINGUISHER WALL MOUNTED
	1 HOUR RATE WALL LOCATIONS: RESIDENT ROOM SEPARATION WALL		FIRE EXTINGUISHER SEMI-RECESSED WALL CABINET
	1 HOUR RATED WALL LOCATIONS: BREEZEWAYS CORRIDOR WALLS & RATED WALLS		EGRESS PATH PATH OF FASTEST EGRESS

1. THE FINAL QUANTITY AND LOCATIONS OF THE KNOX KEY BOXES TO BE DETERMINED BY THE CITY FIRE DEPARTMENT
2. REFER TO THE ELEVATOR SPECIFICATIONS REGARDING THE PROTOCOL ON ELEVATOR RECALL.
3. BUILDING ADDRESS NUMBERS AND/OR LETTERS ARE TO BE A MINIMUM OF 8 INCHES AND VISIBLE FROM THE STREET AND FIRE LANE. THE BUILDING NUMBERS AND/OR LETTERS ARE TO BE OF A COLOR THAT IS IN CONTRAST TO THE BACKGROUND.
4. DWELLING UNIT NUMBERS ARE TO BE A MINIMUM OF 4 INCHES IN HEIGHT. THE UNIT NUMBERS ARE TO BE OF A COLOR THAT IS IN CONTRAST TO THE BACKGROUND.
5. SPRINKLER SYSTEM TO BE PER NFPA 13R AND NFPA 14 FOR STANDPIPES, REFER TO SPRINKLER SPECIFICATIONS AND SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
6. ACCESS CONTROL SYSTEM, INCLUDING MAGNETIC HOLD-OPEN DEVICES AND CONTROLLED-EGRESS DEVICES, SHALL COMPLY WITH IBC CHAPTER 10.

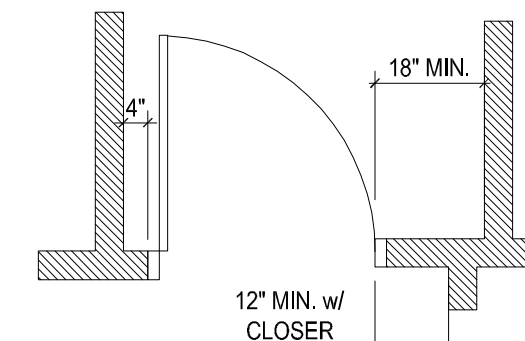
BUILDING INFORMATION				
	BLDG TYPE A	BLDG TYPE B	BLDG TYPE B	CLUBHOUSE
CONSTRUCTION TYPE	5-A	5-A	5-A	5-B
USE GROUP	R-2	R-2	R-2	A-3
HEIGHT	43'-7"/8"	45'-10"	45'-10"	27'-9"
SPRINKLER SYSTEM	NFPA 13R	NFPA 13R	NFPA 13R	NONE

PECAN GROVE - OCCUPANCY CALCULATIONS						
		AREA (GROSS SQ. FT)				
		Building Type A		1ST FLOOR	2ND FLOOR	3RD FLOOR
	Residential	SQFT	9,508	9,508	9,508	
		OCCUPANCY (200 SF PER	48	48		
	Circulation (occupancy 00)	SQFT	1,315	1,315		1,315
		Storage	SQFT	44	0	
	OCCUPANCY (300 SF PER		0	0		
		Floor Gross	SQFT	10,867	10,823	10,823
		Building Gross	OCCUPANCY	48	48	32.5
			SQFT			1
		Total Stair Width: 144"		14 inches req		
Building Type B						
	Residential	SQFT	11,472	11,472	11,472	
		OCCUPANCY (200 SF PER	57	57		
	CIRCULATION (occupancy 00)	SQFT	1,315	1,315		1,315
		Storage	SQFT	44	0	
	OCCUPANCY (300 SF PER		0	0		
		Floor Gross	SQFT	12,831	12,787	12,787
		Building Gross	OCCUPANCY	58	57	38.4
			SQFT			1
		Total Stair Width: 144"		17 inches req		
Building Type C						
	Residential	SQFT	11,298	11,298	11,298	
		OCCUPANCY (200 SF PER	56	56		
	CIRCULATION (occupancy 00)	SQFT	2,563	2,563		2,563
		Storage	SQFT	44	0	
	OCCUPANCY (300 SF PER		0	0		
		Floor Gross	SQFT	13,905	13,861	13,861
		Building Gross	OCCUPANCY	57	56	41.6
			SQFT			1
		Total Stair Width: 144"		17 inches req		
CLUB HOUSE			1ST FLOOR			
	Assembly (Unconcentrated)	SQFT	1,102 SQFT			
		OCCUPANCY (15 SF PER PERSON)	73			
	Assembly (Concentrated)	SQFT	308 SQFT			
		OCCUPANCY (7 SF PER PERSON)	44			
	Business	SQFT	1,213 SQFT			
		OCCUPANCY (100 SF PER PERSON)	12			
	Exercise	SQFT	364 SQFT			
		OCCUPANCY (50 SF PER PERSON)	7			
	Storage	SQFT	967 SQFT			
		OCCUPANCY (300 SF PER PERSON)	3			
	Restroom (occupancy 00)	SQFT	149 SQFT			
	CIRCULATION (occupancy 00)	SQFT	645			
		Building Gross Area	SQFT	4,748 SQ		
		OCCUPANCY	1			
		Total Egress Width: 286"		28 inches req		



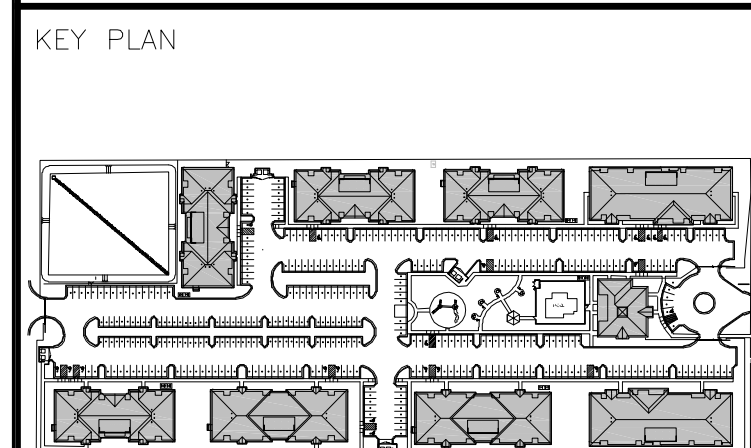
NOTE:

DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):



NOTE

1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD FRAMING TO FACE OF STUD.
2. FRAMING WINDOW & EXTERIOR DOOR LOCATIONS ARE SHOWN FOR REFERENCE ONLY. FOR EXACT WINDOW & DOOR LOCATIONS PLEASE REFER TO FLOOR DIMENSION PLANS.

[illegible]

DESIGN ARCHITECT



1469 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

SUBSET	DATE
ARCHITECTURAL	08/21/2019

SHEET TITLE	LIFE SAFETY
-------------	-------------

PROJECT NO.

19LD00-04

SHEET NO.

A001



KEY PLAN

A key plan of the building showing its footprint and the location of the main entrance. The building is a long, rectangular structure with a central section that is wider than the wings. The main entrance is located in the central section, marked with a circle and a cross. The plan also shows the building's orientation relative to the surrounding site, including the parking lot and the street.

[illegible]

08/21/2019

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PERMIT SET

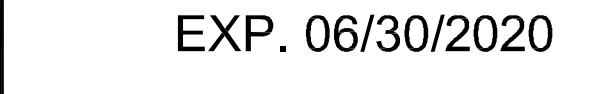
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DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):



- ### KEY PLAN

SEAL

PROJECT TITLE

PERMIT SET

SHEET TITL

1152

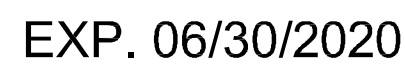
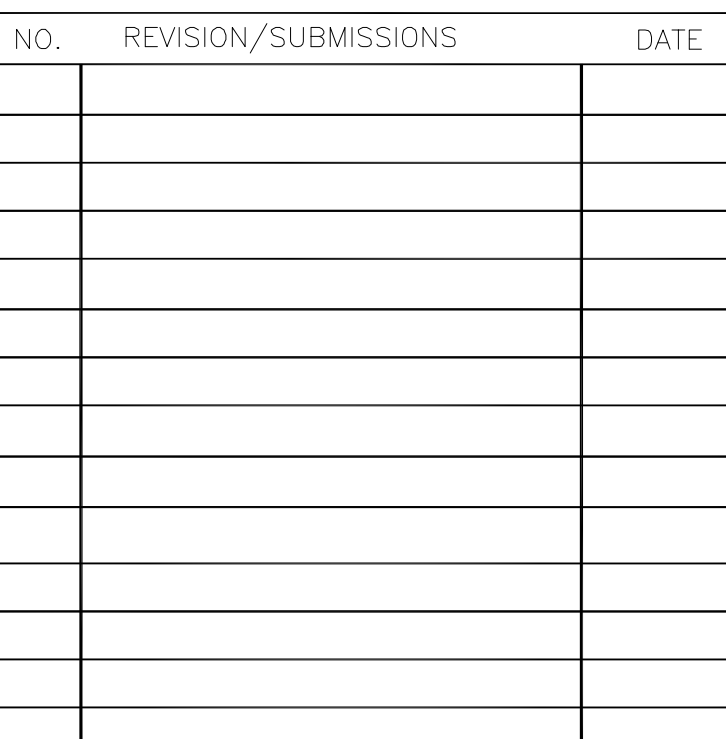
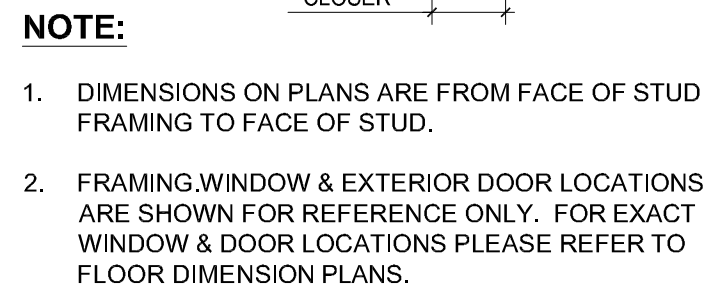
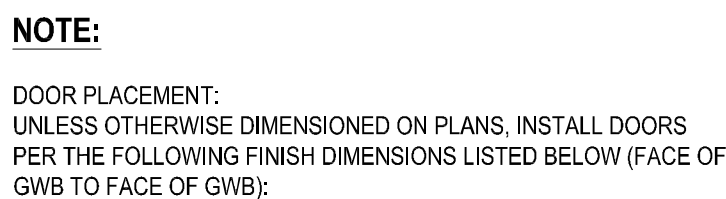
PROJECT NO.

A01

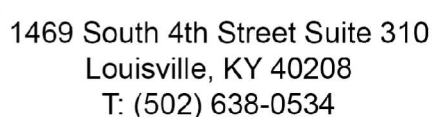
A015

This architectural floor plan shows a building layout with a central corridor and multiple rooms. The rooms are color-coded: blue for living areas, orange for dining areas, green for bedrooms, and purple for bathrooms. The plan includes detailed furniture placement, such as sofas, tables, chairs, and beds. The layout is symmetrical, with rooms on either side of a central corridor. The color-coding helps in identifying the functional zones of the building.

TYPE A - 1st, 2nd, 3rd
TYPICAL UNIT PLAN
NO SCALE



08/21/2019



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

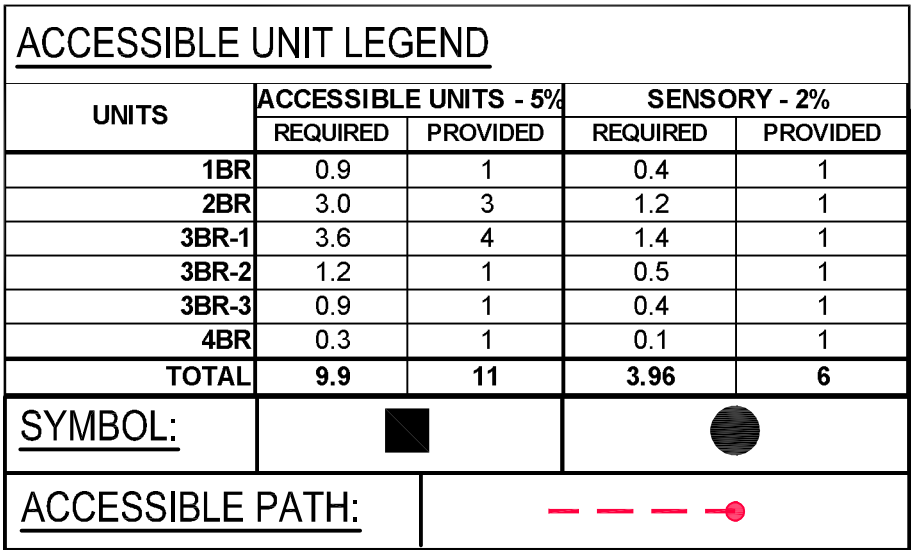
PECAN GROVE
SEGUIN, TX

PERMIT SET

SUBSET	DATE
ARCHITECTURAL	08/21/2019

SHEET TITLE

PROJECT NO.	SHEET NO.
19LD00-04	A021



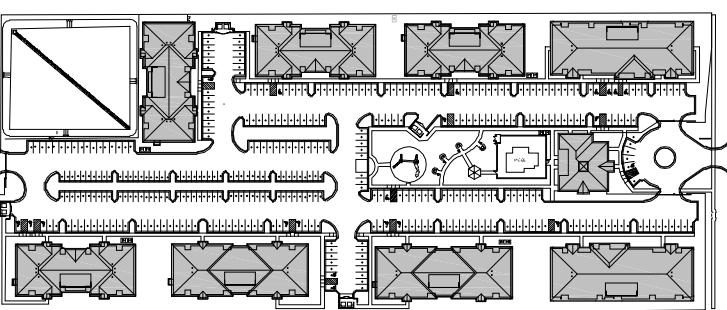
NOTE:

DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):



1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD FRAMING TO FACE OF STUD.
2. FRAMING WINDOW & EXTERIOR DOOR LOCATIONS ARE SHOWN FOR REFERENCE ONLY. FOR EXACT WINDOW & DOOR LOCATIONS PLEASE REFER TO FLOOR DIMENSION PLANS.

KEY PLAN

[illegible]

SEAL



EXP. 06/30/2020

08/21/2019

DESIGN ARCHITECT



1469 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

SUBSET

ARCHITECTURAL

DATE _____

08/21/2019

SHEET TITLE

ACCESSIBILITY SITE PLAN

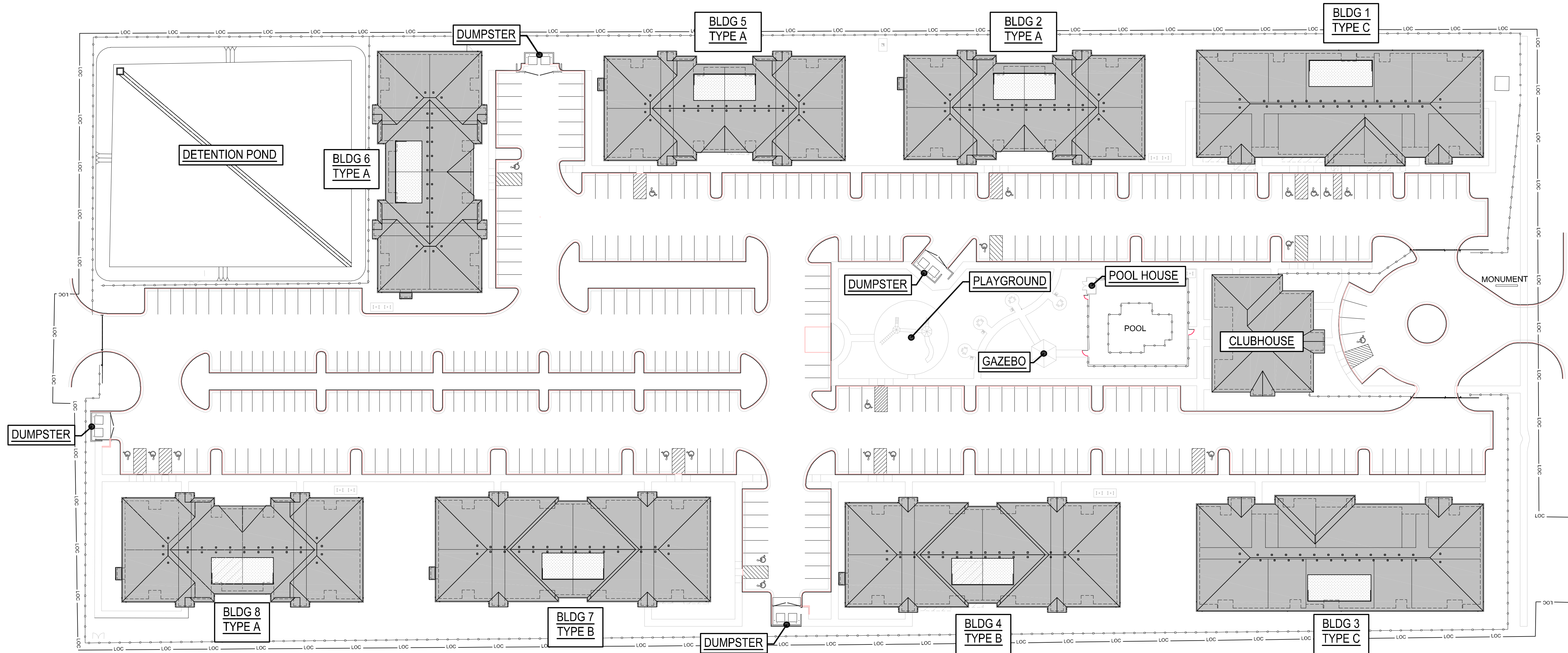
PROJECT NC

SHEET NO.

19LD00-04

A041

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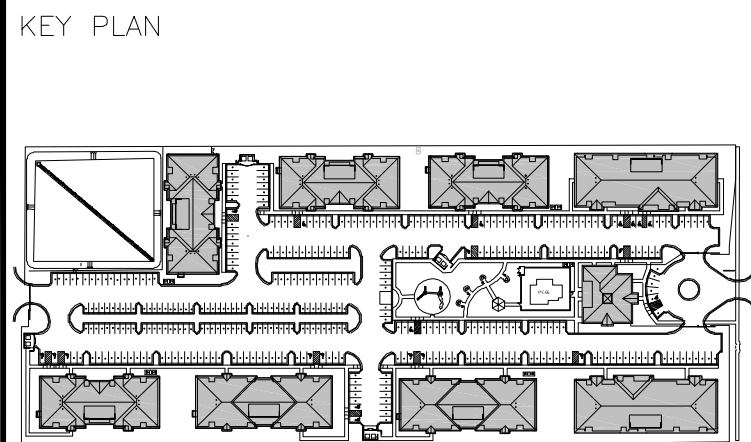


SITE PLAN
SCALE: 1" = 40'-0"
0 10 20 40 80

**KENTUCKY
ARCHITECTURE
STUDIO, LLC**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM

NOTE:
DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):

- NOTE:**
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 - FRAMING WINDOW & EXTERIOR DOOR LOCATIONS
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WINDOW & DOOR LOCATIONS PLEASE REFER TO
FLOOR DIMENSION PLANS.



NO.	REVISION/SUBMISSIONS	DATE

SEAL

EXP. 06/30/2020
08/21/2019

DESIGN ARCHITECT

1469 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

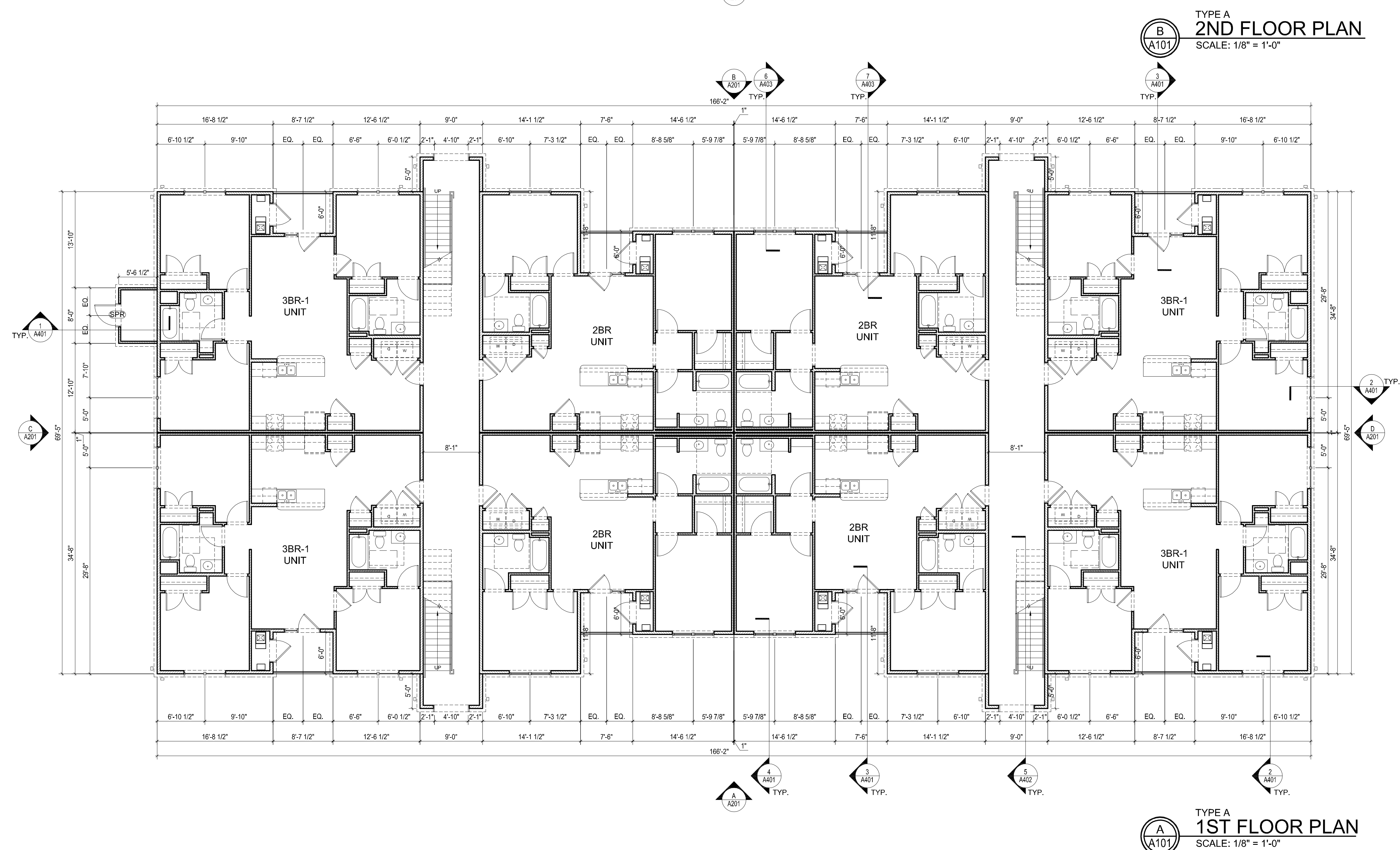
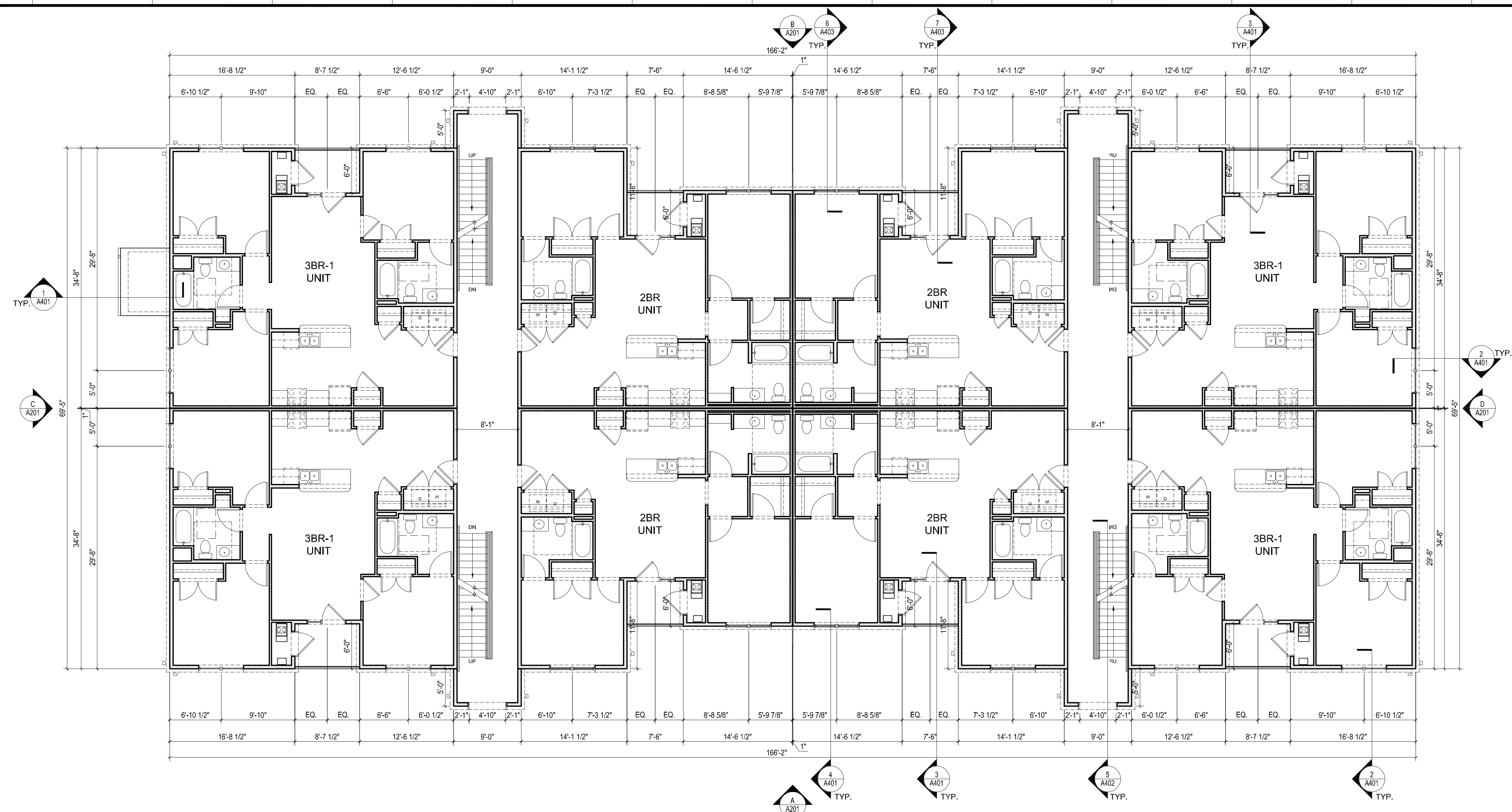
PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

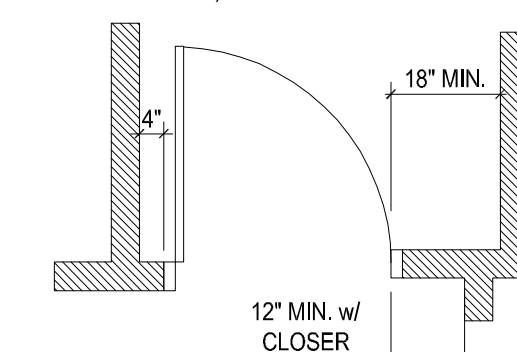
SUBSET	DATE
ARCHITECTURAL	08/21/2019
SHEET TITLE	SITE PLAN
PROJECT NO.	SHEET NO.
19LD00-04	A100



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ARCHITECTURE
STUDIO, LLC**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
WWW.STUDIOAARCH.COM

NOTE:

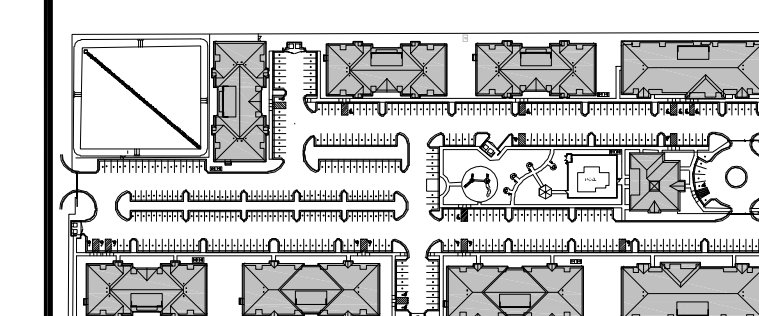
DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
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KEY PLAN

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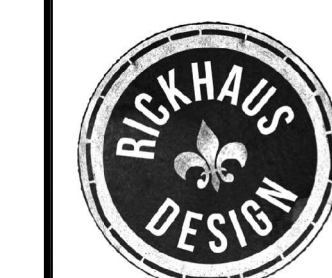
SEAL



EXP. 06/30/2020

08/21/2019

DESIGN ARCHITECT



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Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

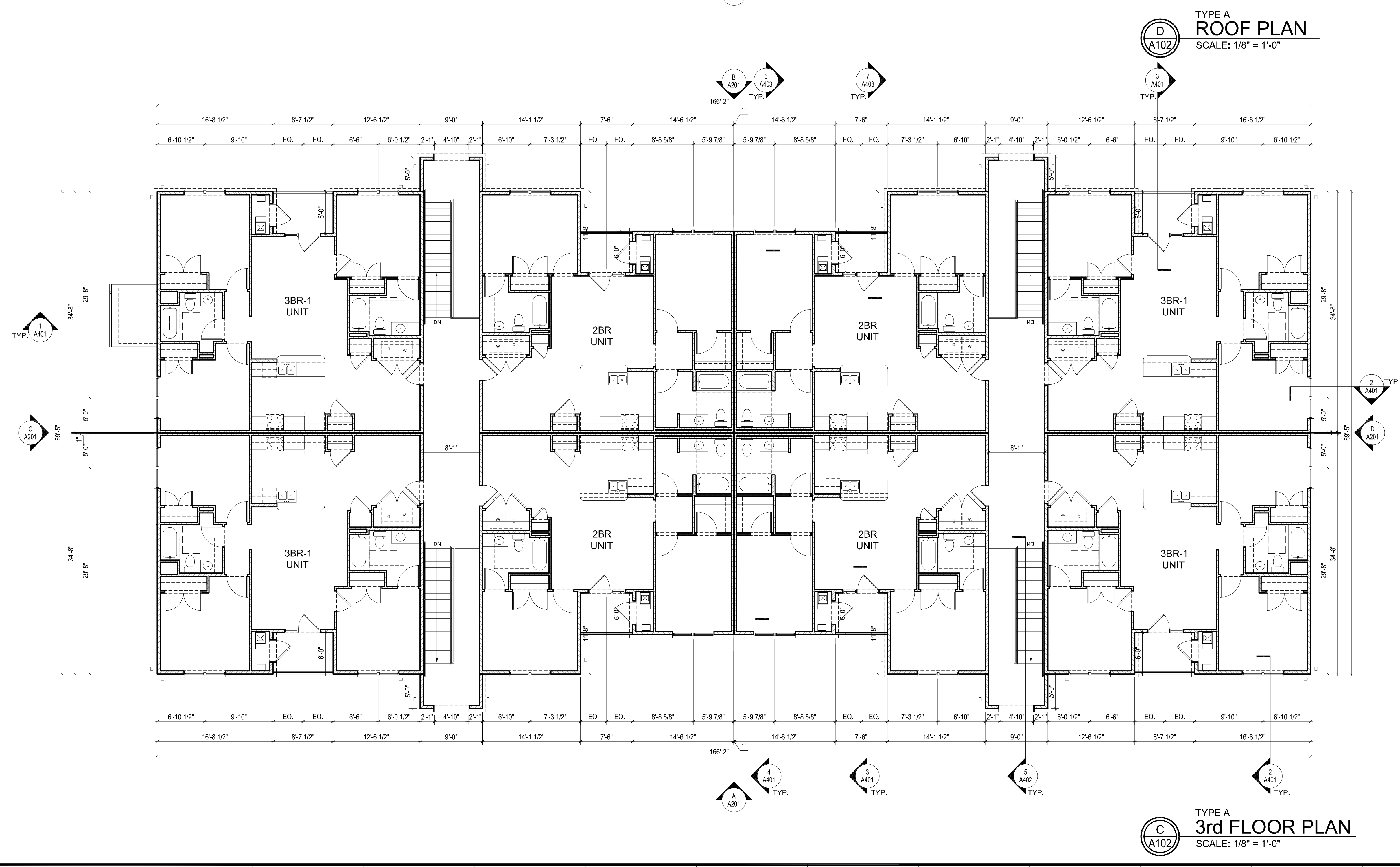
SUBSET	DATE
BLDG. TYPE A	08/21/2019

SHEET TITLE	1st & 2nd FLOOR PLAN
-------------	----------------------

PROJECT NO.
19LD00-04

SHEET NO.

A101



70. WOOD BRACING: 3x6 @ 8'-0" C/P TO STRUCTURAL DRAWINGS

71. 3x6 @ 8'-0" P-REINFORCED METAL DOWNSPUT, COLOR TO BE SELECTED BY ARCHITECT.

72. 1x6 @ 8'-0" P-REINFORCED RECTANGULAR METAL GUTTER, COLOR TO BE SELECTED BY ARCHITECT - REFER TO MECHANICAL SCHEDULE FOR ADDITIONAL INFORMATION

73. 2x8-BURIED DRAFT INSULATION

74. FIBER-CEMENT CORRUGATED PANELS (COLOR TO BE SELECTED BY ARCHITECT) REFER TO WALL SECTION AND DETAILS FOR ADDITIONAL INFORMATION

75. BATT INSULATION REFER TO CONDOCK & RESHECK FOR R VALUES

76. 1/2" MINIMUM FINISHED FLOORING OVER 1/2" HDG INSULATION OR 3/4" 1" STYRENE GRADE

77. HORIZONTAL 2x4x8 METAL WALL PANELS WITH CORNER, OUTSIDE, OUTSIDE, AND EDGE TRIM ASSEMBLIES BASED ON DESIGNER METAL SALES PROGRAM: T/C-1 INSTALL PER MFR'S RECOMMENDATIONS

78. 1/4" NOMINAL FIBER-CEMENT PLATE BOARDING - COLOR TO BE SELECTED BY ARCHITECT

79. 1/4" NOMINAL FIBER-CEMENT PLATE BOARDING - COLOR TO BE SELECTED BY ARCHITECT

80. CEILING FINISH: 1/2" THICK UNFINISHED GYP BOARD - BATTEN DOORS @ 8'-0" C/P - COLOR TO BE SELECTED BY ARCHITECT

81. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

82. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

83. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

84. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

85. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

86. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

87. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

88. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

89. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

90. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

91. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

92. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

93. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

94. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

95. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

96. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

97. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

98. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

99. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

100. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

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103. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

104. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

105. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

106. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

107. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

108. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

109. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

110. 1/4" NOMINAL FIBER-CEMENT TRIM BOARDS - COLOR TO BE SELECTED BY ARCHITECT

111. EQUIPMENT:

112. MECHANICAL UNIT: REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. INSTALL PER MFR'S RECOMMENDATIONS.

113. ROOF ACCESS HATCH




114. DOWNING SYSTEM

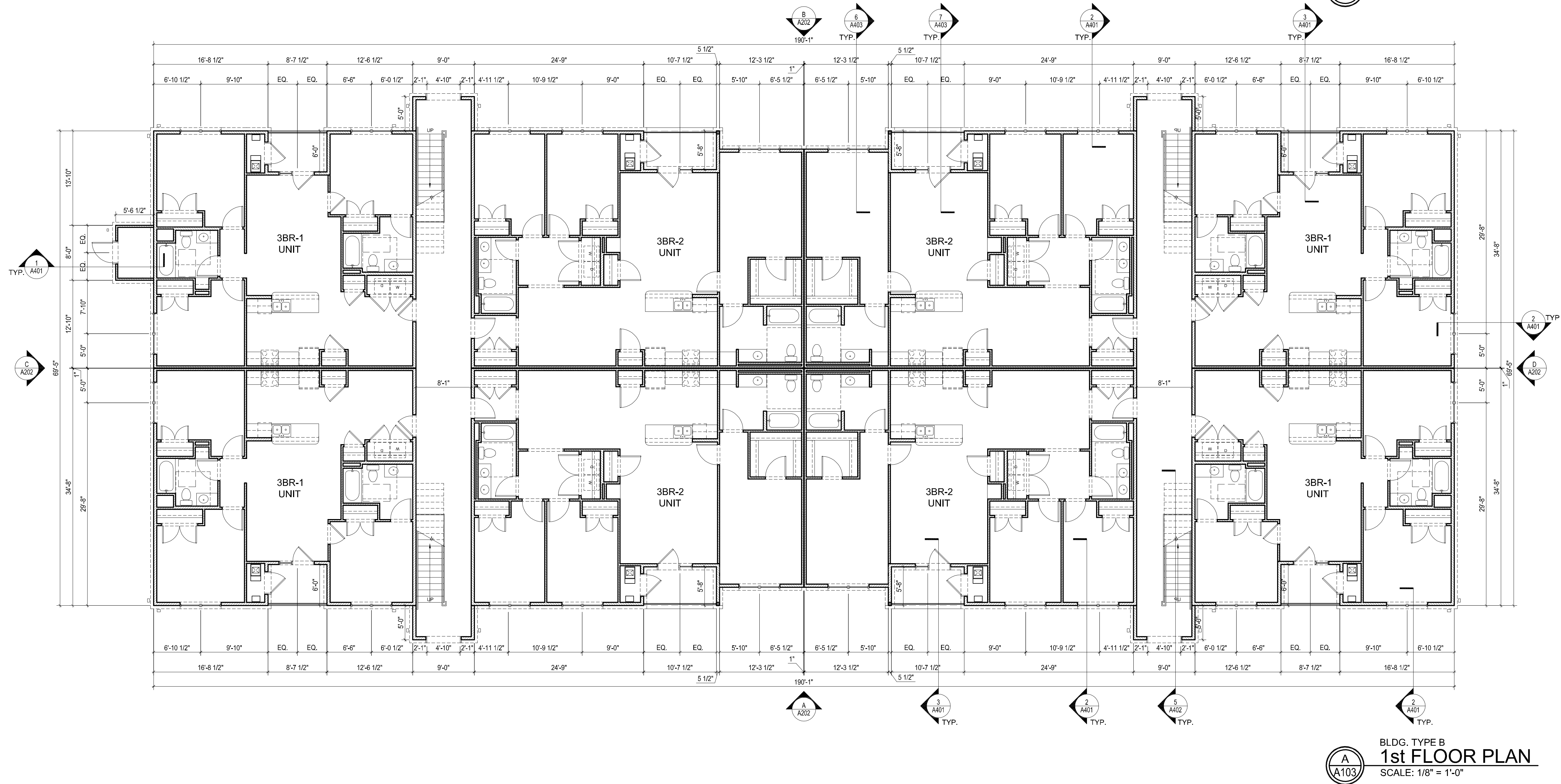
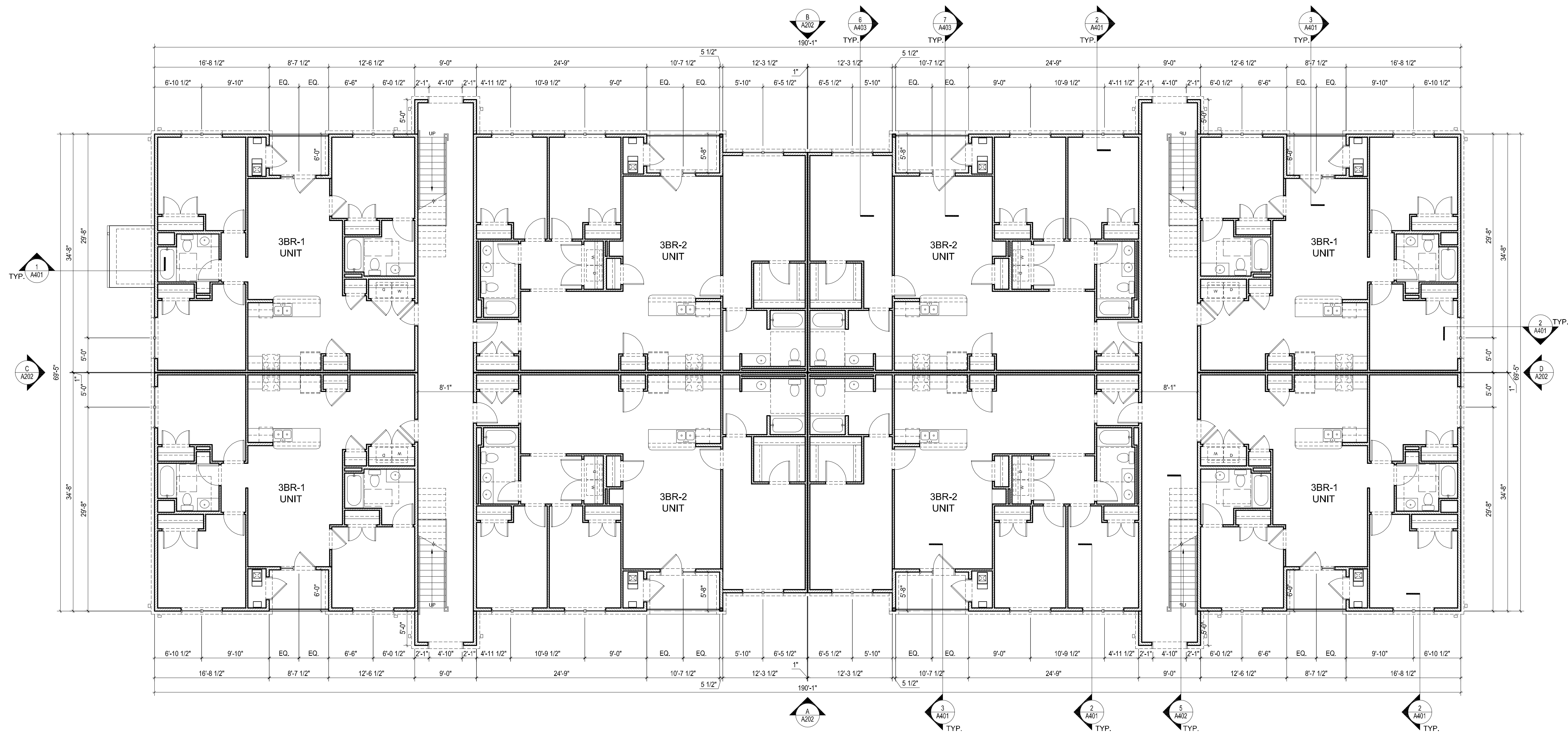
115. ELEVATOR - REFER TO ELEVATOR MANUFACTURERS' DRAWINGS

116. PLUMBING

117. DRINKING FOUNTAIN - REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION



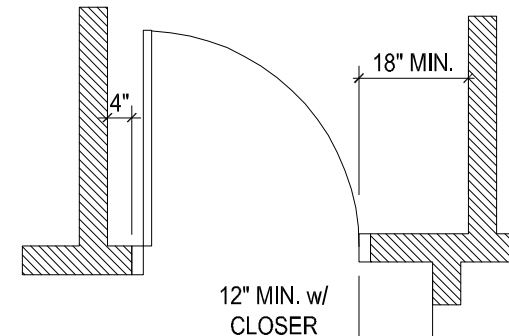
NOTE:	
DOOR PLACEMENT UNLESS OTHERWISE NOTED PER FOLLOWING DWG TO FACE	
	
NOTE:	
1.	DIMENSION FRAMING
2.	FRAMING ARE SIZES WINDS FLOORING
KEY PLAN	
	
NO.	REVISION
SEAL	
DESIGN ARCHITECT	
	
OWNER	
PENCA	
1469 S. 41 ST LOUISVILLE KY 40208-6386	
PROJECT TITLE	
P	
SUBSET	BLD
SHEET TITLE	3rd
PROJECT NO.	
19LDR	



**KENTUCKY
ARCHITECTURE
STUDIO, LLC**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM

NOTE:

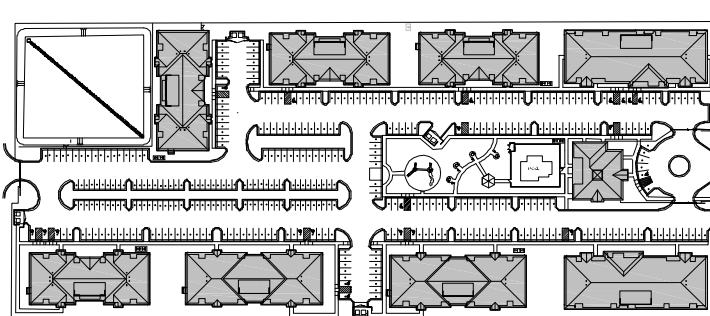
DOOR PLACEMENT:
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KEY PLAN

[illegible]

SEAL



EXP. 06/30/2020

08/21/2019

DESIGN ARCHITECT



1469 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP

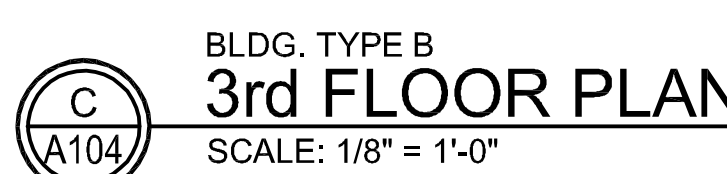
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

SUBSET	DATE
BLDG. TYPE B	08/21/2011
SHEET TITLE	
1st & 2nd FLOOR PLAN	
PROJECT NO.	SHEET NO.
19LD00-04	A103



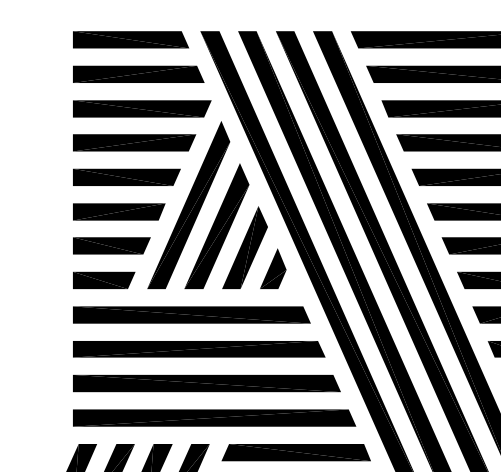
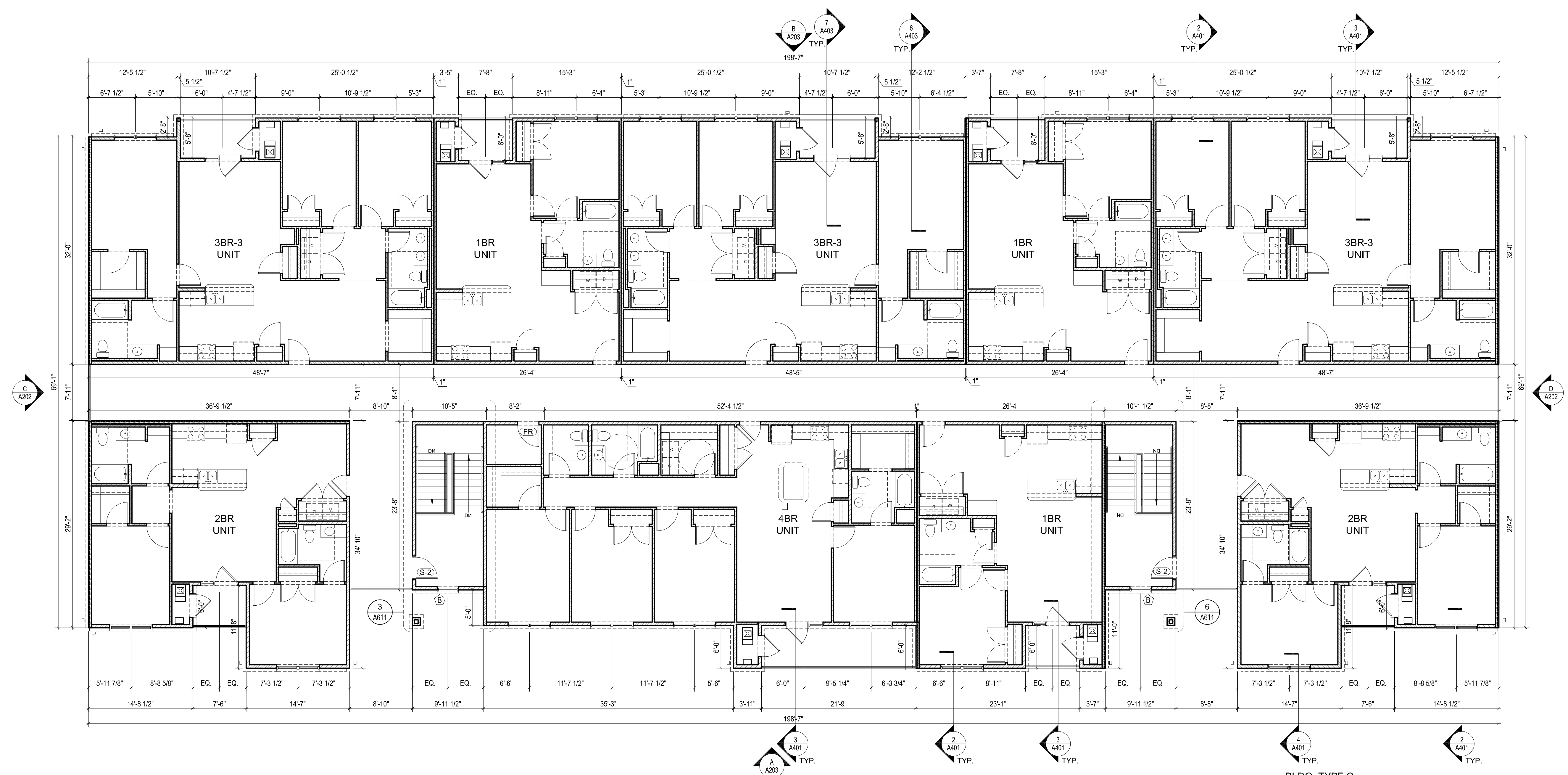
- | | | |
|---|----------------------|--------------------|
| ARCHITECT | | |
| <div style="text-align:center;"><p>KENTUCKY
ARCHITECTURE
STUDIO, LLC
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 • F:502.589.8004
WWW.STUDIOAARCH.COM</p></div> | | |
| NOTE:

DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF GWB TO FACE OF GWB):

<div style="text-align:center;"></div>
NOTE:

1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD FRAMING TO FACE OF STUD.

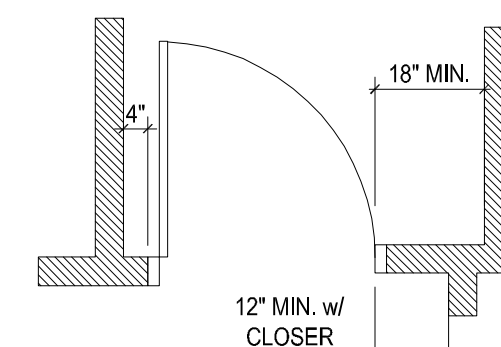
2. FRAMING WINDOW & EXTERIOR DOOR LOCATIONS ARE SHOWN FOR REFERENCE ONLY. FOR EXACT WINDOW & DOOR LOCATIONS PLEASE REFER TO FLOOR DIMENSION PLANS. | | |
| KEY PLAN | | |
| | | |
| NO. | REVISION/SUBMISSIONS | DATE |
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| SEAL | | |
| <div style="text-align:center;"><p>EXP. 06/30/2020</p><p>08/21/2019</p></div> | | |
| DESIGN ARCHITECT | | |
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Louisville, KY 40208
T: (502) 638-0534</div> | | |
| OWNER | | |
| PECAN GROVE, LP | | |
| 1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534 | | |
| PROJECT TITLE | | |
| PECAN GROVE | | |
| SEGWIN, TX | | |
| PERMIT SET | | |
| SUBSET | BLDG. TYPE B | DATE
08/21/2019 |
| SHEET TITLE | | |
| 3rd FLOOR & ROOF PLAN | | |
| PROJECT NO. | SHEET NO. | |
| 19LD00-04 | A104 | |



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ARCHITECTURE
STUDIO, LLC**
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NOTE:

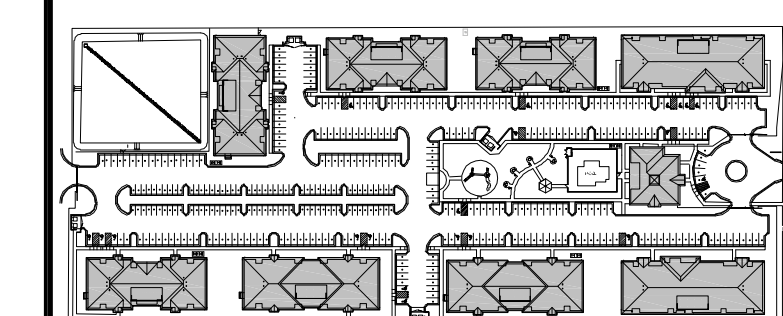
DOOR PLACEMENT:
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KEY PLAN

[illegible]

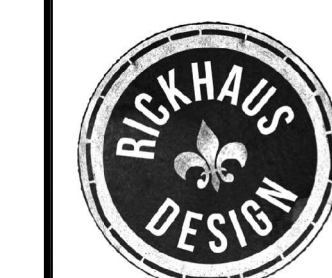
SEAL



EXP. 06/30/2020

08/21/2019

DESIGN ARCHITECT



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Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

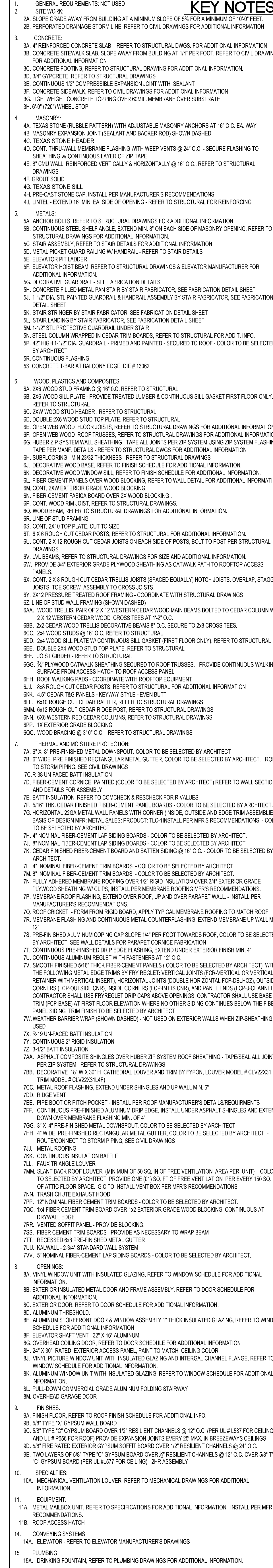
SUBSET	DATE
BLDG TYPE C	08/31/2018

DESS: TITLE C	08/21/2017
SHEET TITLE	
1st & 2nd FLOOR PLAN	

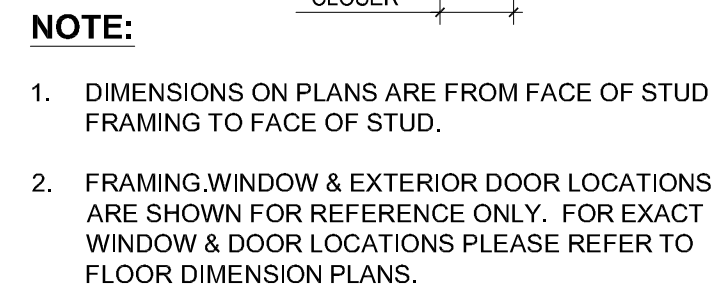
PROJECT NO.
191 D00-04

SHEET NO.

A105



DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):

[illegible]

08/21/2019



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Louisville, KY 40208
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1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PECAN GROVE
SEGUIN, TX

--	--

BLDG. TYPE C | 08/21/2019

3rd FLOOR & ROOF PLAN

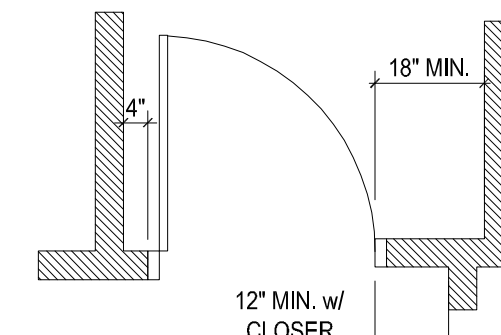
PROJECT NO. _____

HEET NO.

A106



DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):



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[illegible]

08/21/2019



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Louisville, KY 40208
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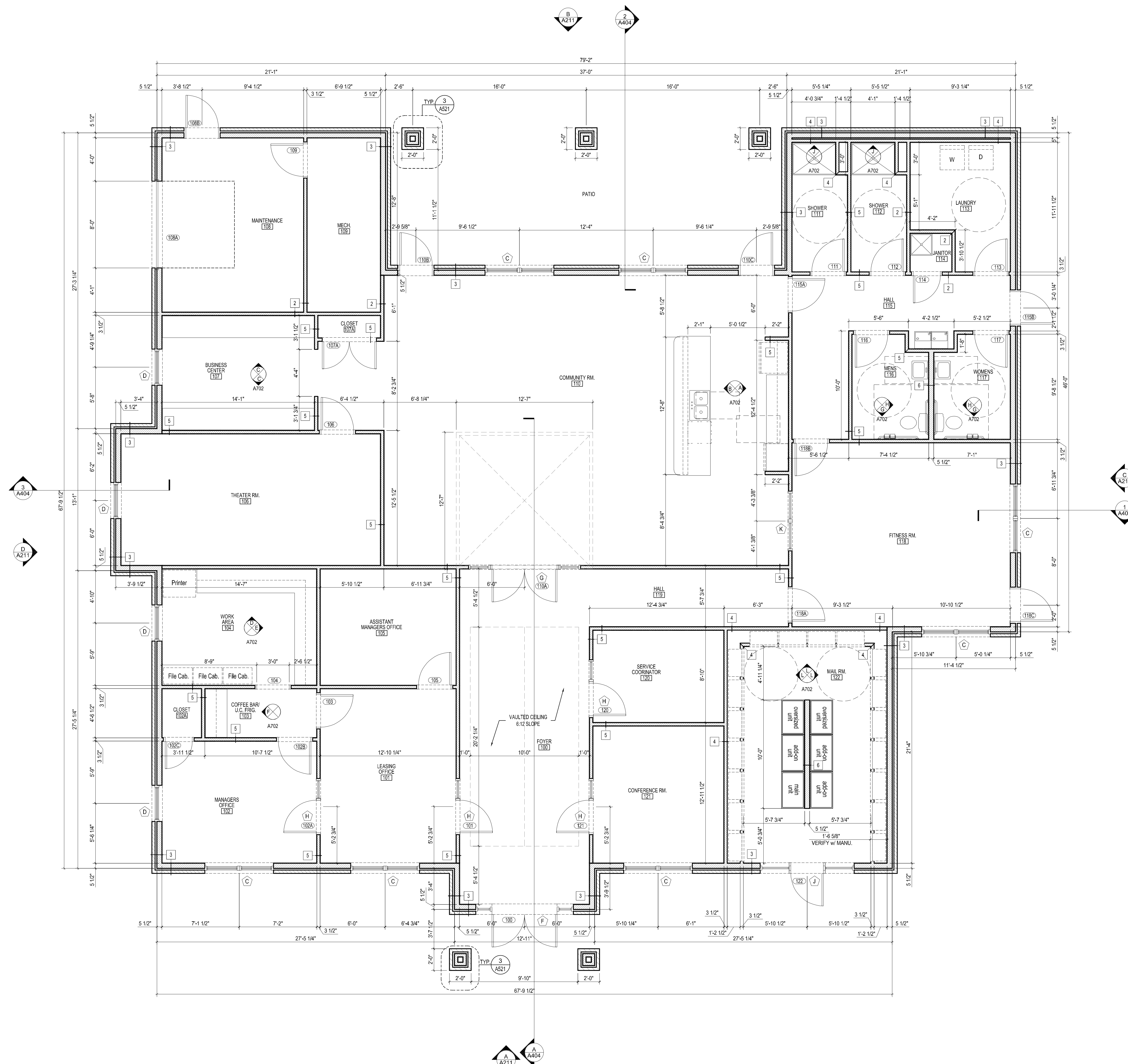
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PECAN GROVE
SEGUIN, TX

SUBSET	DATE
CLUBHOUSE	08/21/2019

SHEET TITLE	FLOOR PLAN
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PROJECT NO.	SHEET NO.
19LD00-04	A111



FLOOR PLAN
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

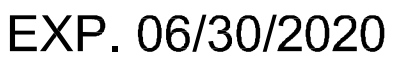
- ### KEY NOTES:

KENTUCKY
ARCHITECTURE
STUDIO, LLC
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
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DOOR PLACEMENT:
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PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):

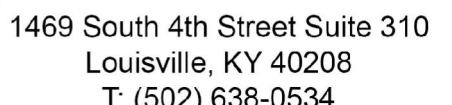


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SEAL

08/21/2019

DESIGN ARCHITECT



PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE

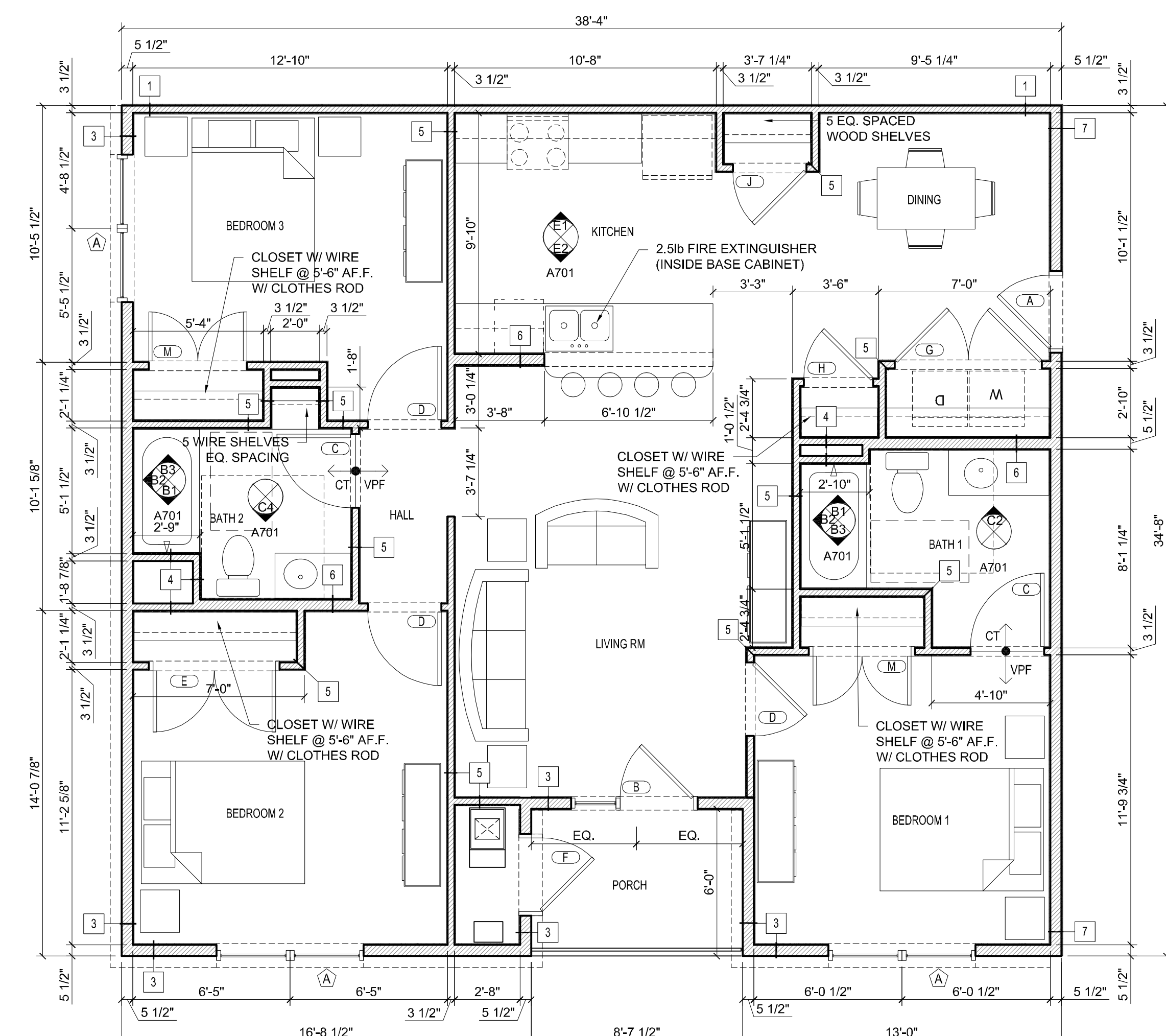
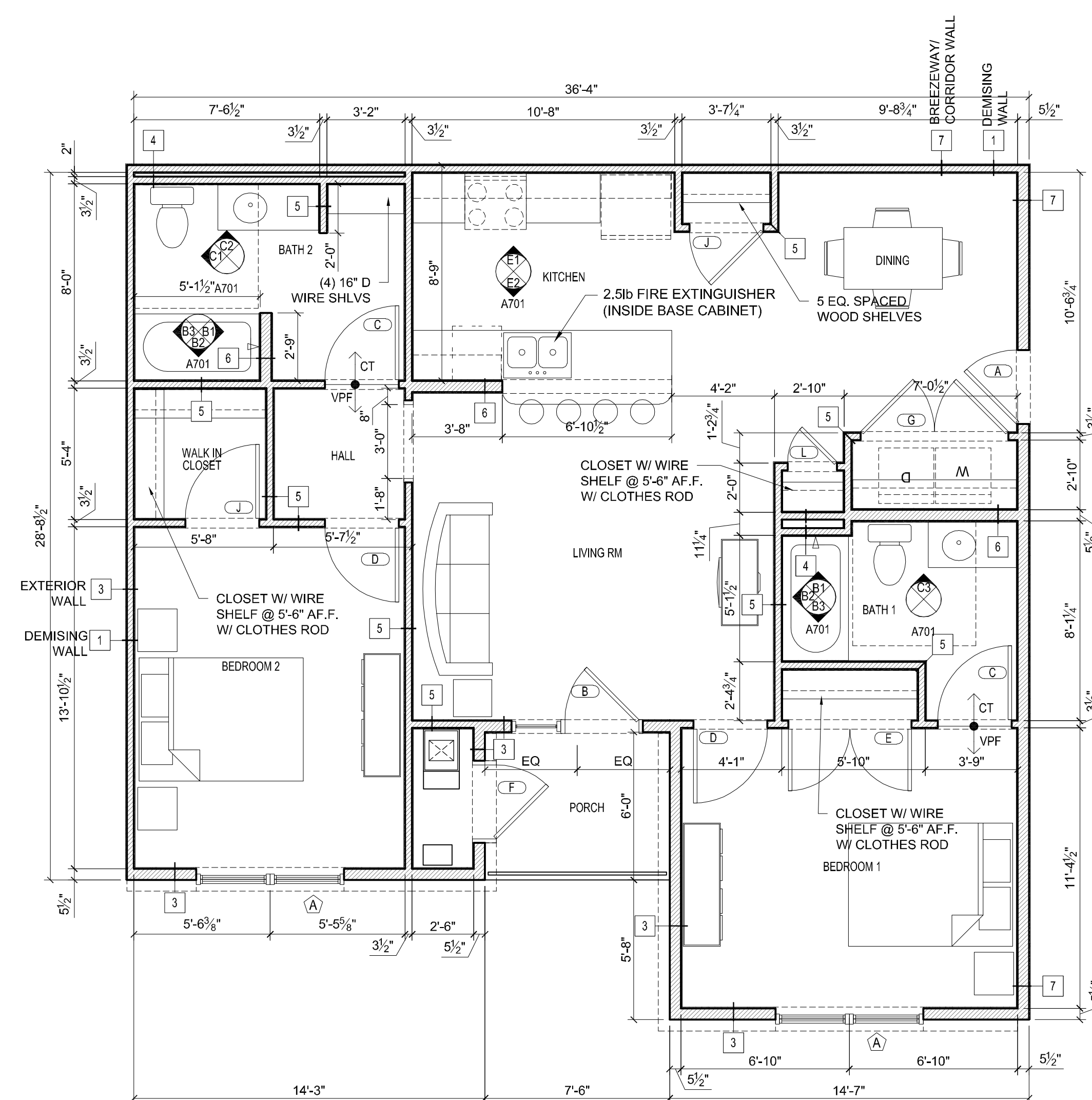
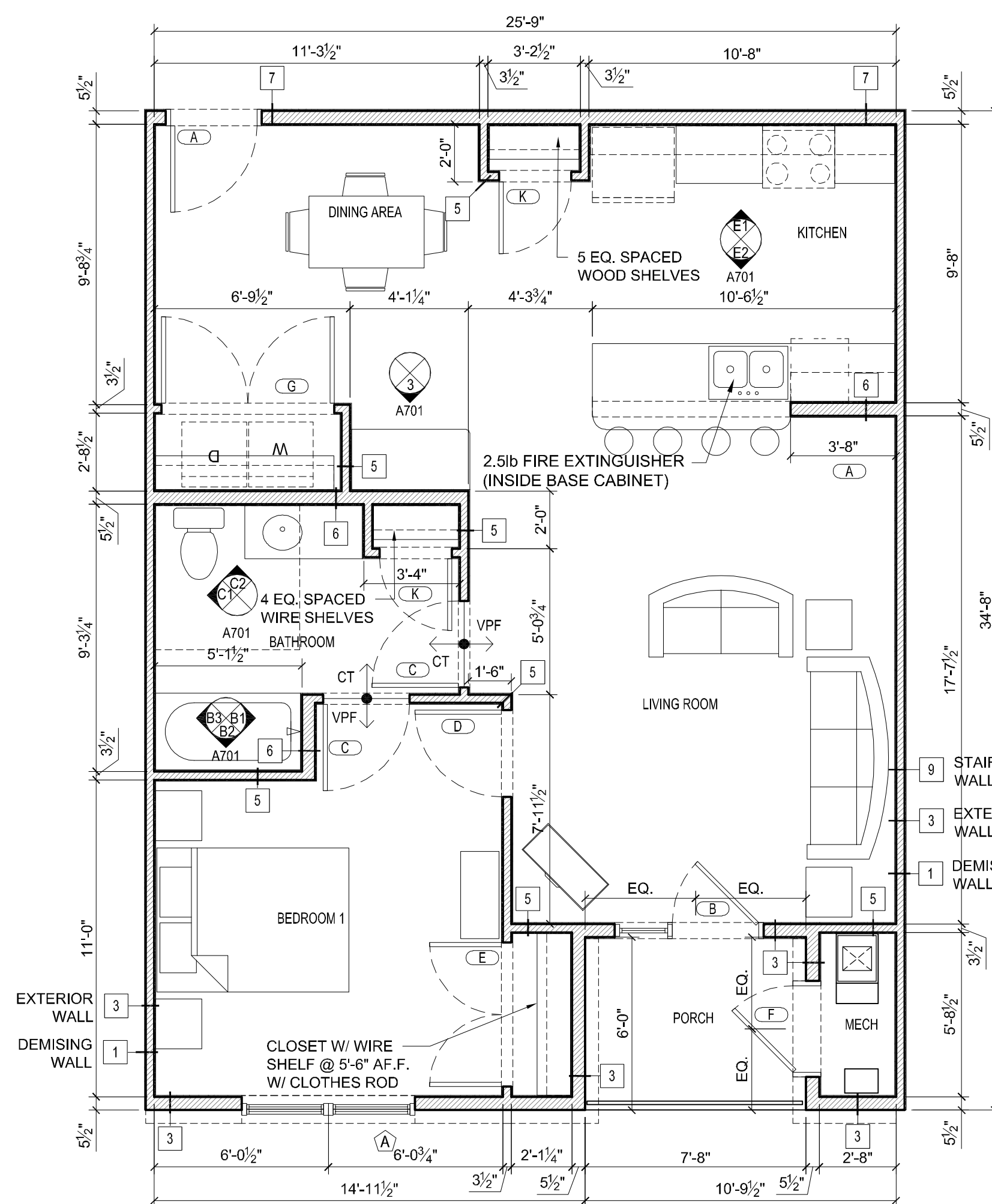
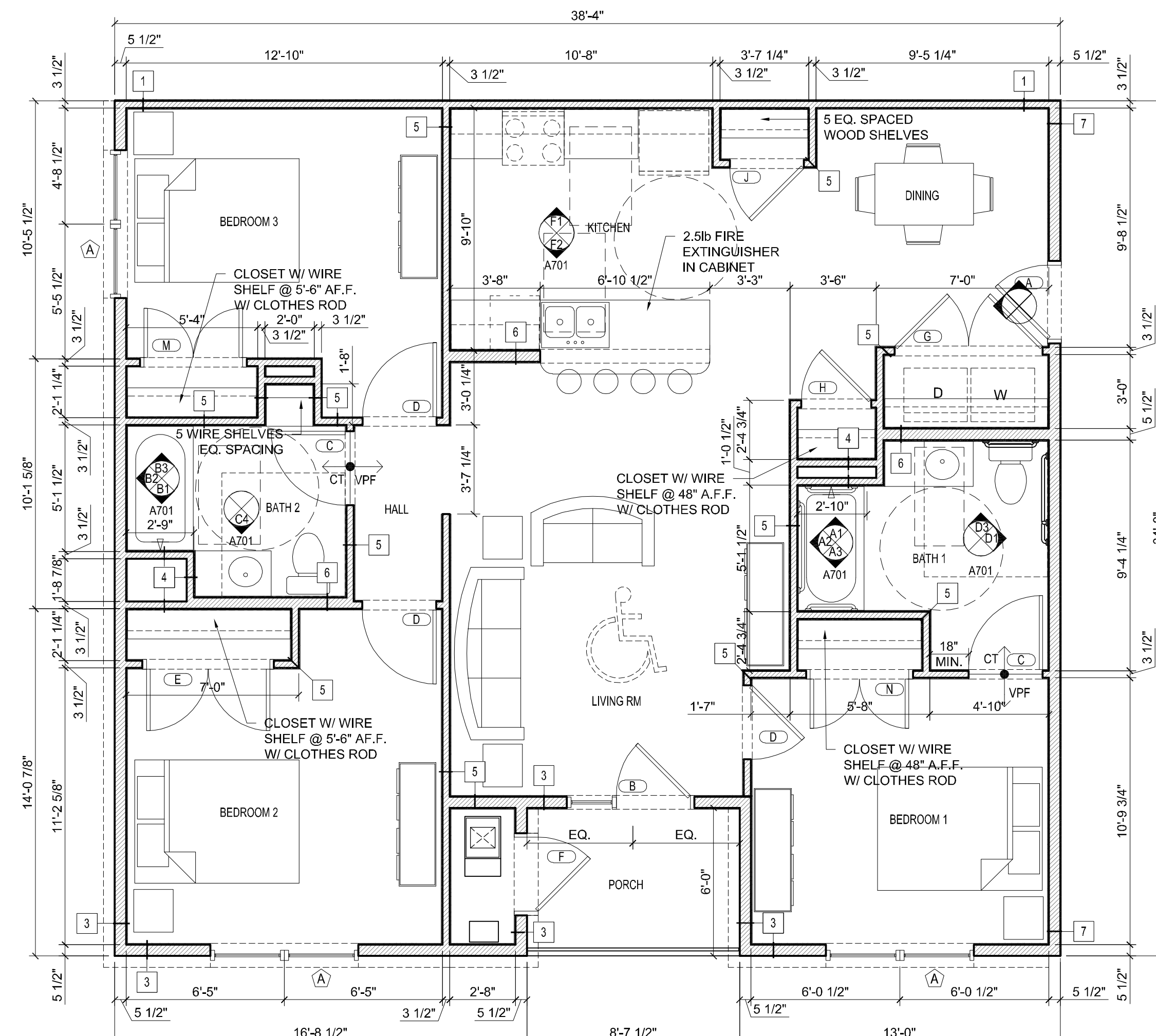
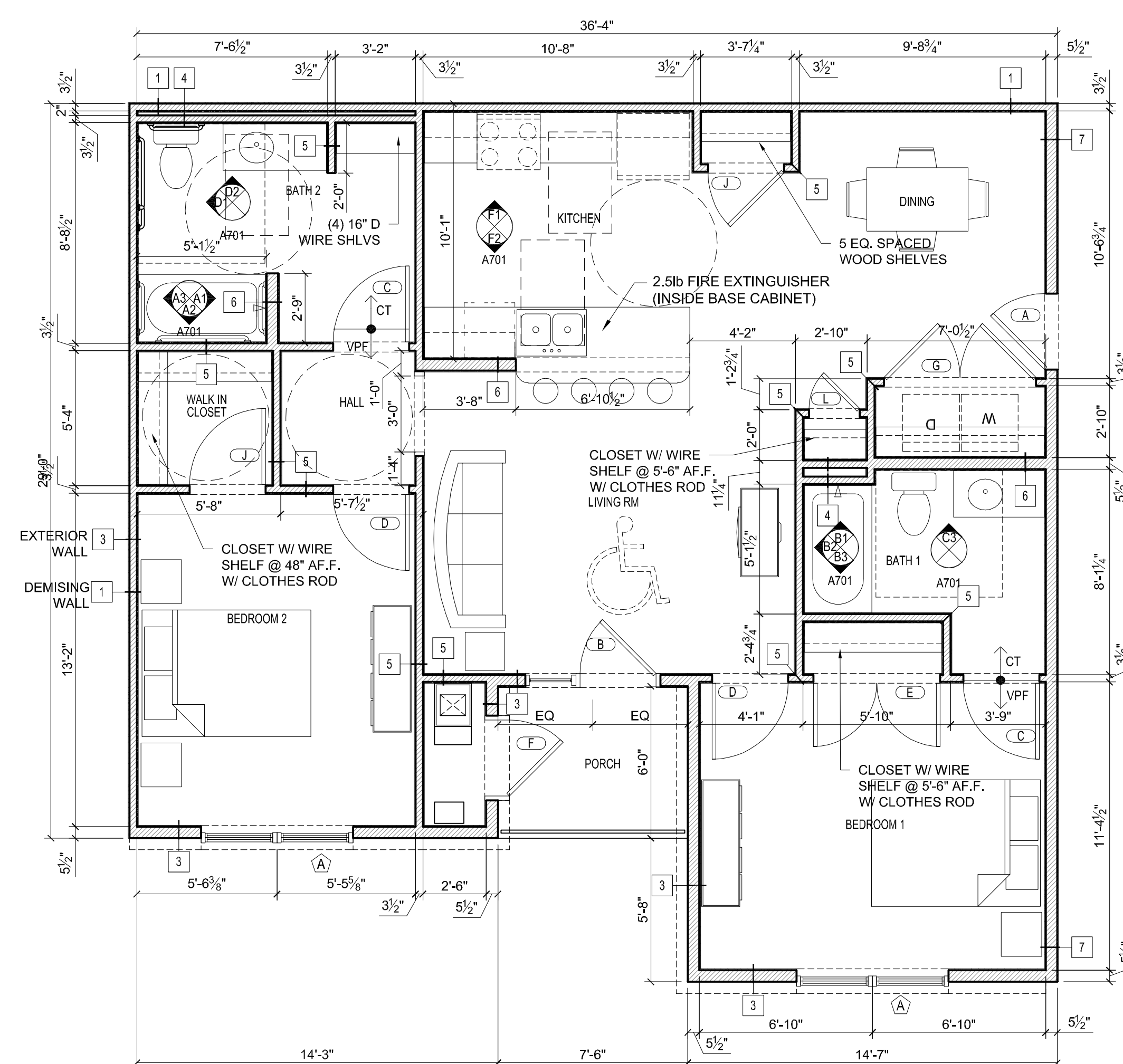
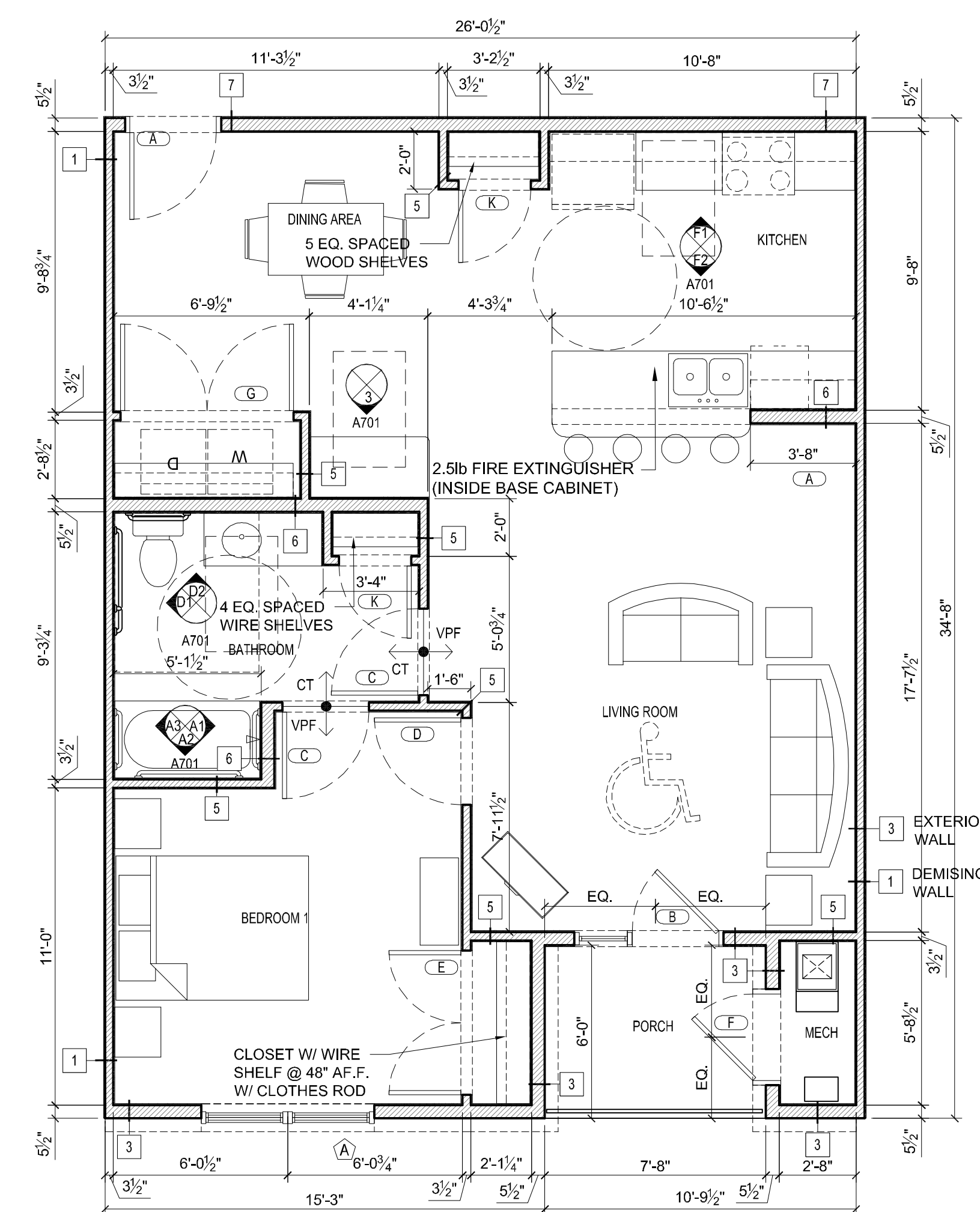
SEGUIN, TX

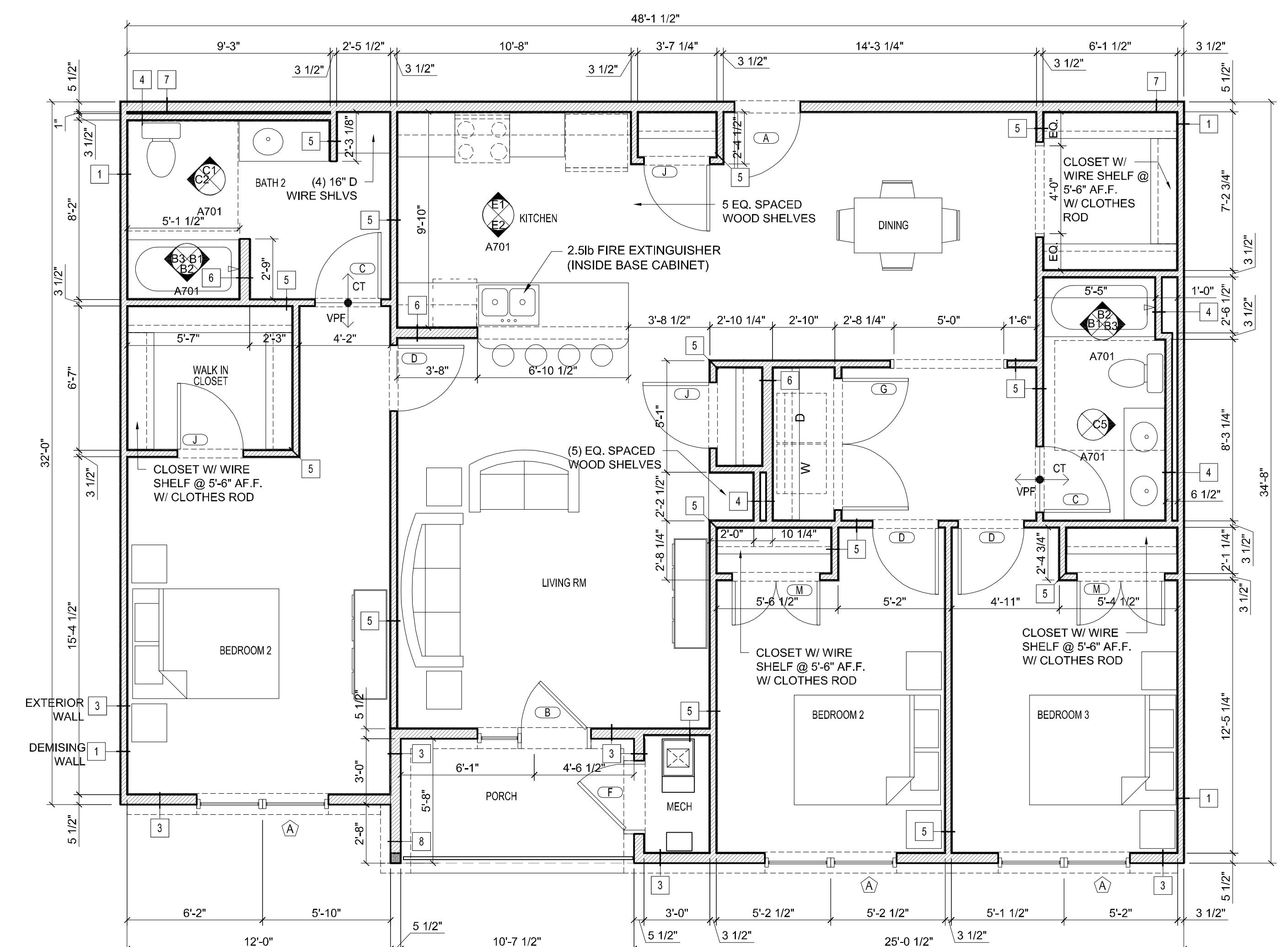
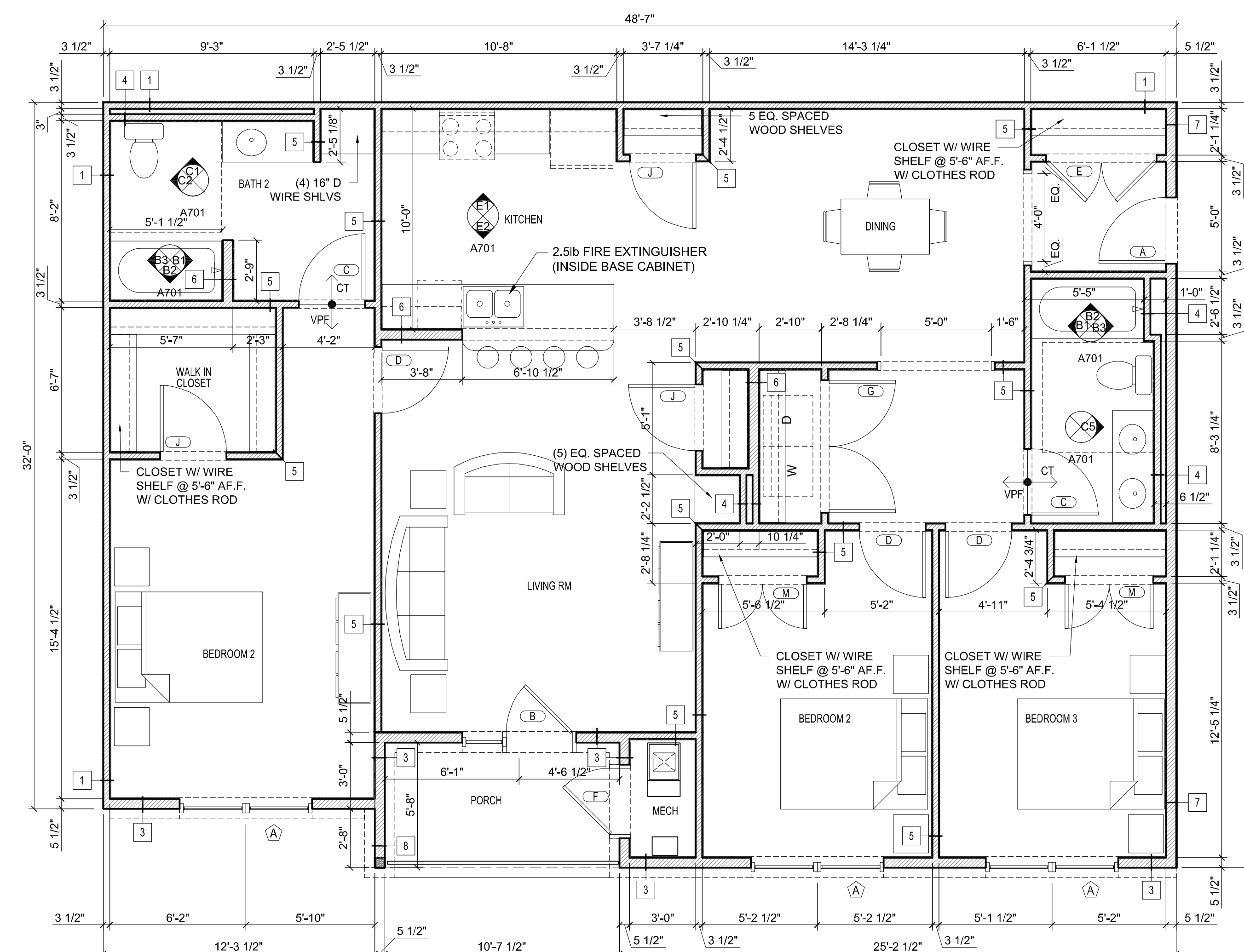
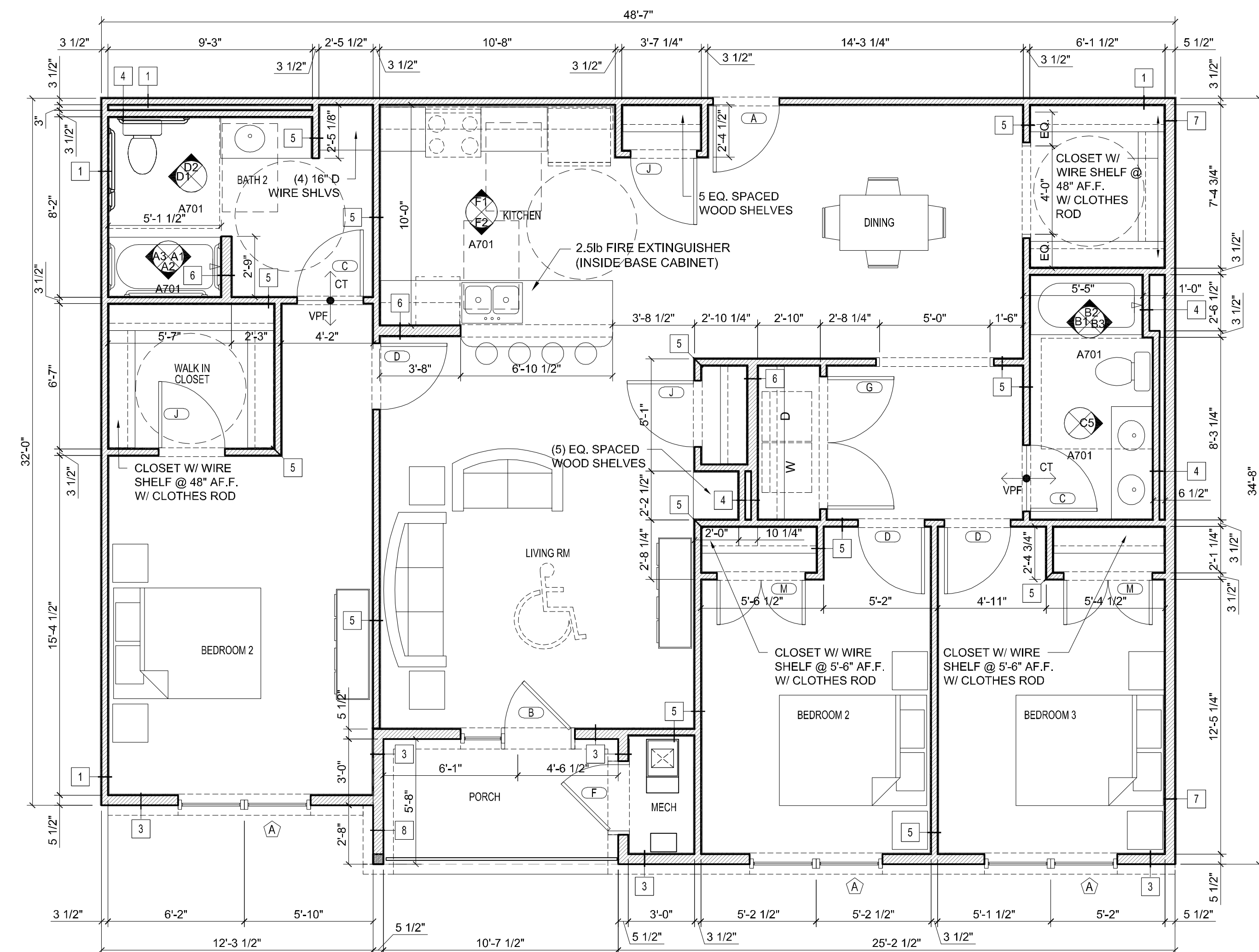
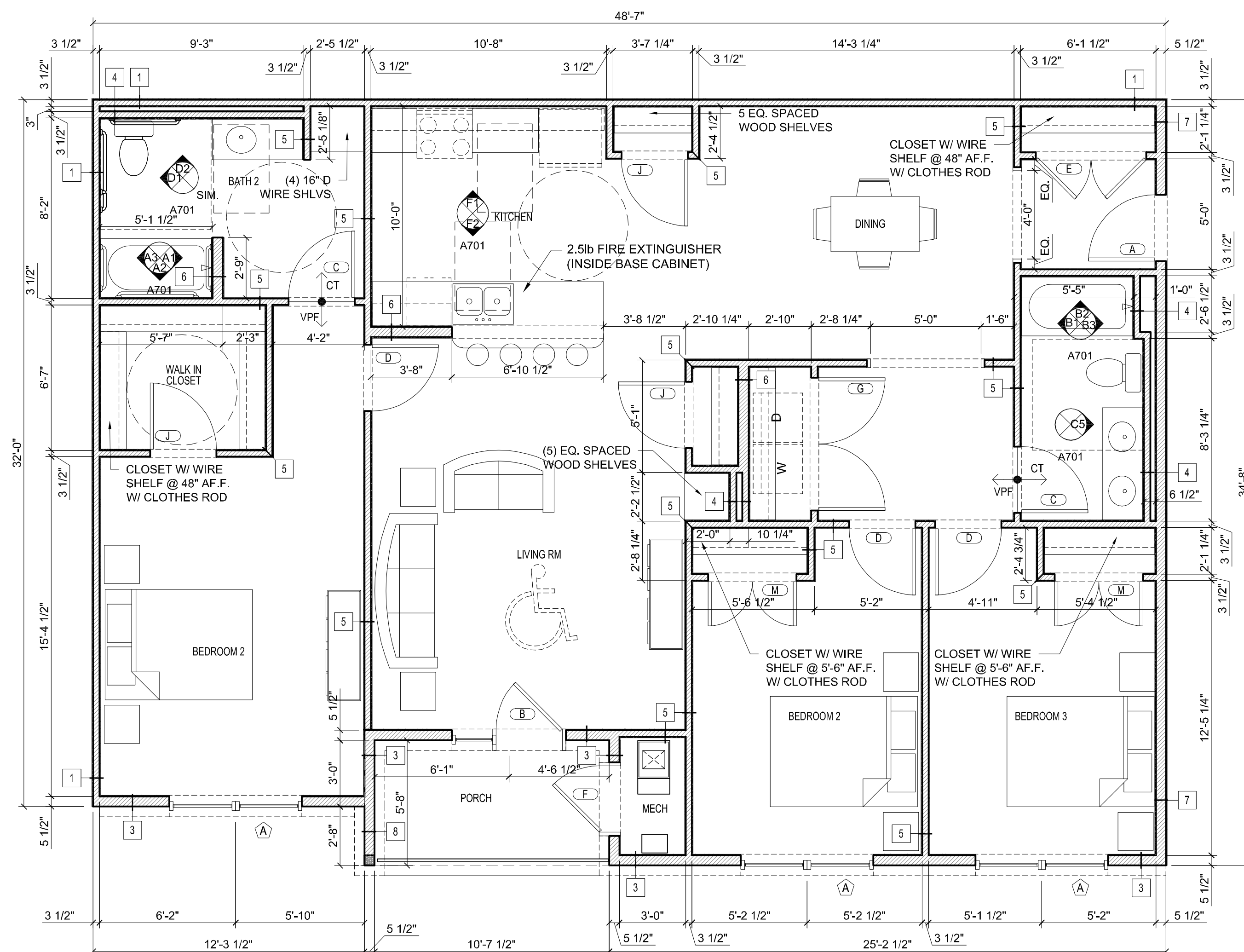
PERMIT SET

HEET TITLE

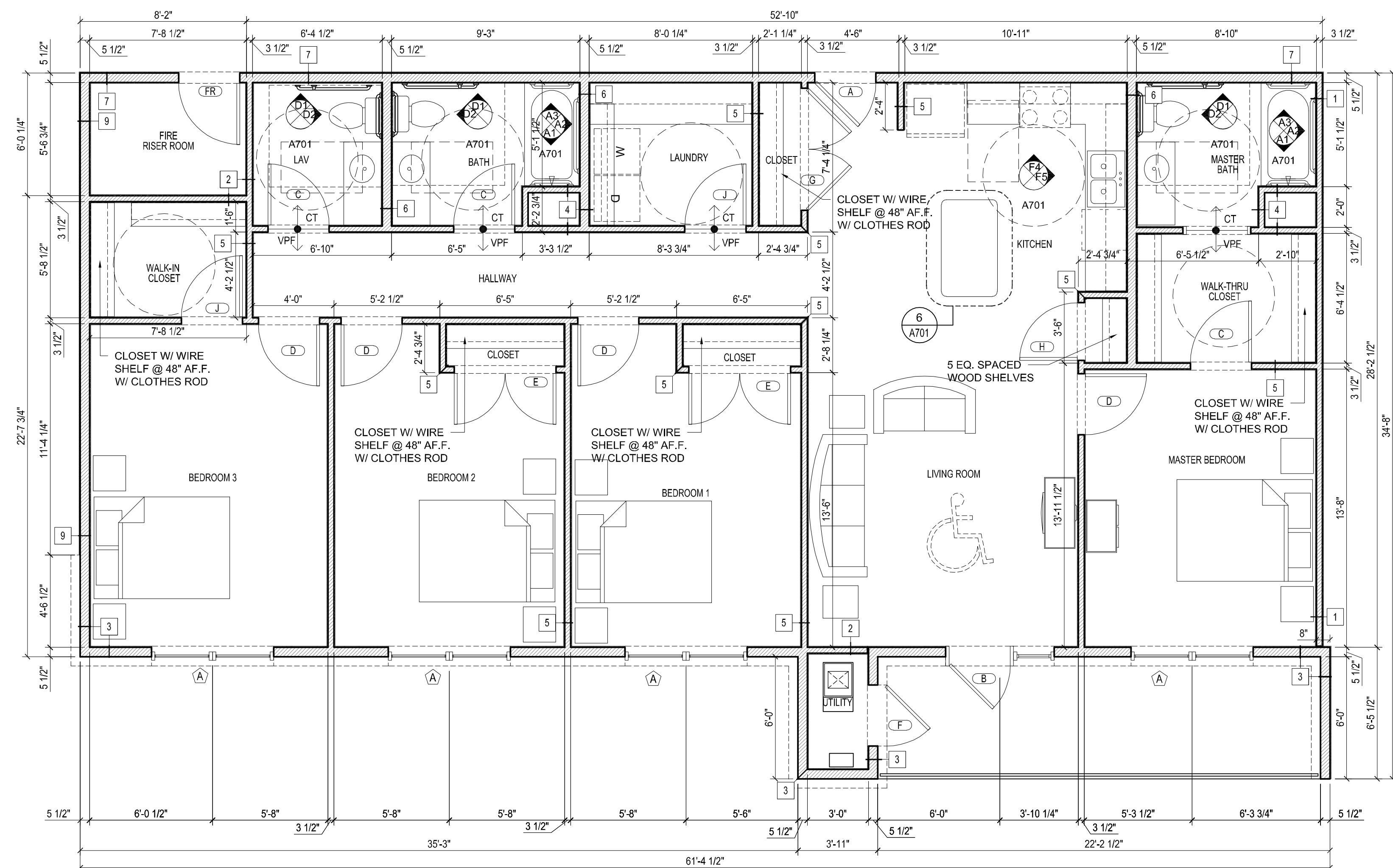
ROOF PLAN

PROJECT NO.	SHEET NO.
19LD00-04	A112



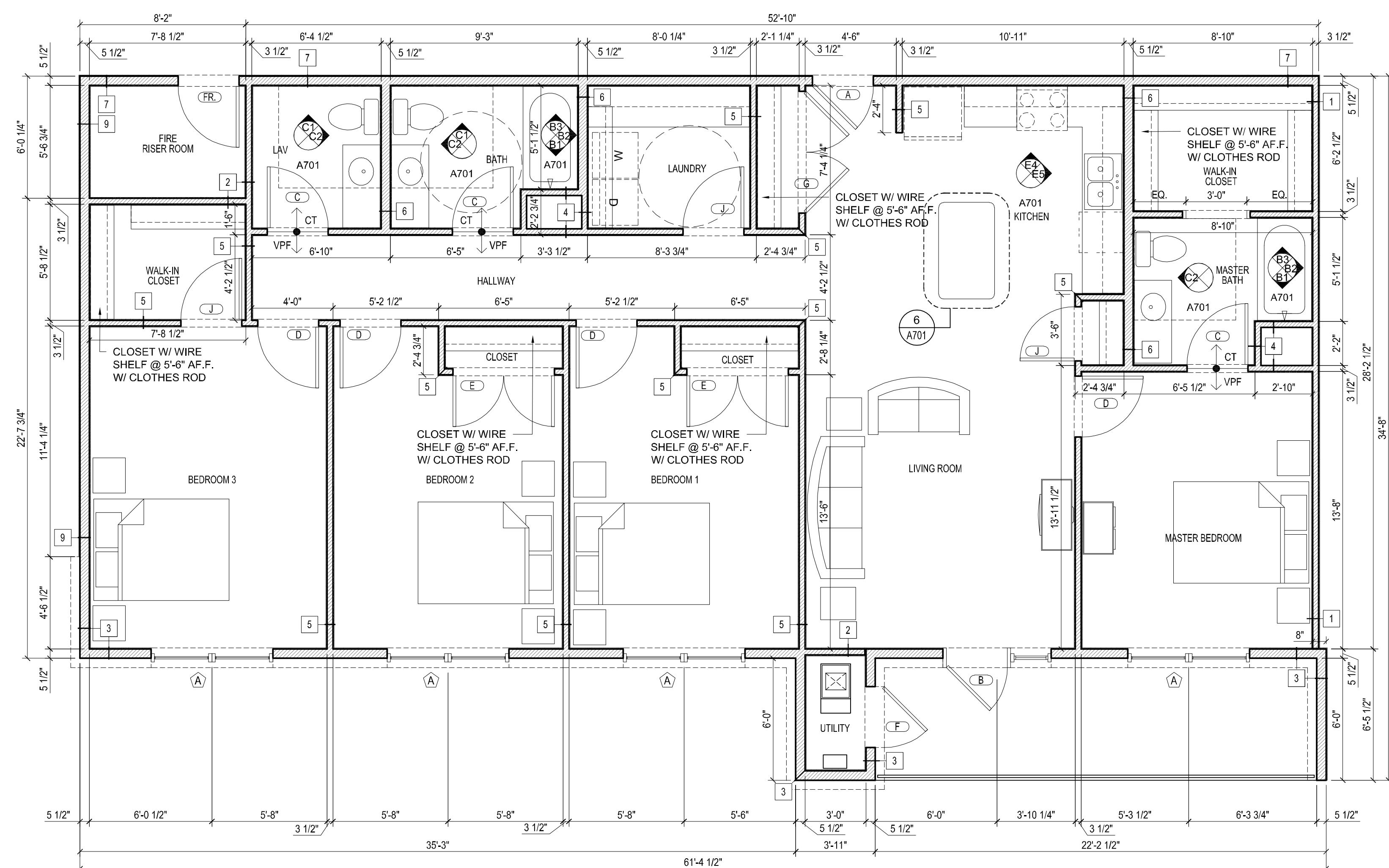


A122



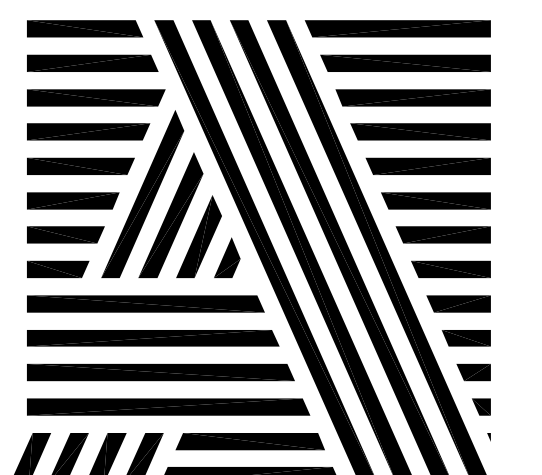
4A
A123

ACCESSIBLE UNIT
4BR UNIT
SCALE: 1/4" = 1'-0"



4B
A123

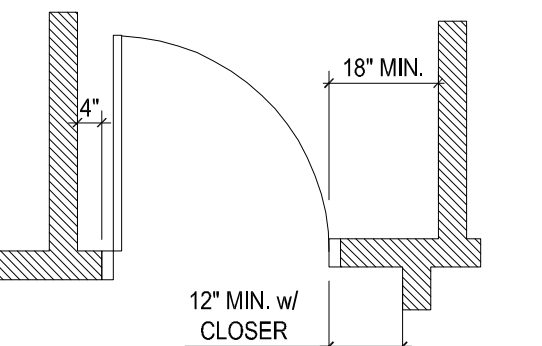
4BR UNIT
SCALE: 1/4" = 1'-0"



**KENTUCKY
ARCHITECTURE
STUDIO, LLC**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM

NOTE:

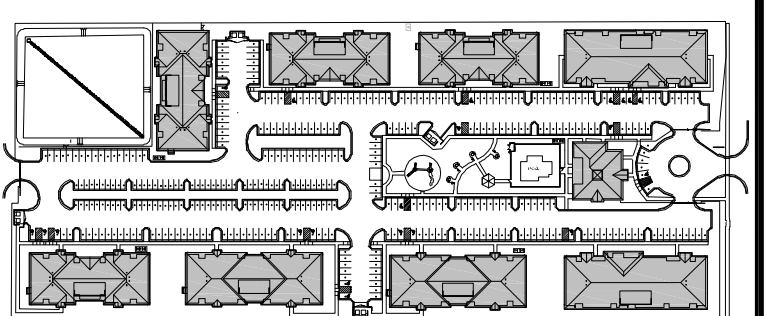
DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):



NOTE:

1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD FRAMING TO FACE OF STUD.
2. FRAMING WINDOW & EXTERIOR DOOR LOCATIONS ARE SHOWN FOR REFERENCE ONLY. FOR EXACT WINDOW & DOOR LOCATIONS PLEASE REFER TO FLOOR DIMENSION PLANS.

KEY PLAN

[illegible]

SEAL



EXP. 06/30/2020

08/21/2019

DESIGN ARCHITECT



59 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE

SEGUIN, TX

PERMIT SET

SUBSET	DATE
ENLARGED UNITS	08/21/2019

SHEET TITLE

ENLARGED UNIT PLANS

PROJECT NO.	SHEET NO.
19LD00-04	A123



Technical drawing of a gazebo structure with the following dimensions:

- Overall width: $18' - 10\frac{1}{8}"$
- Overall height: $15' - 4\frac{1}{2}"$
- Height to the top of the main roof: $13' - 2\frac{1}{2}"$
- Height to the top of the roof finial: $7' - 11"$
- Height of the base railing: $7' - 0"$
- Width of the base railing: $6' - 6"$
- Width of the base railing section: $2' - 6"$

1B
A141

GAZEBO ELEVATION

SCALE



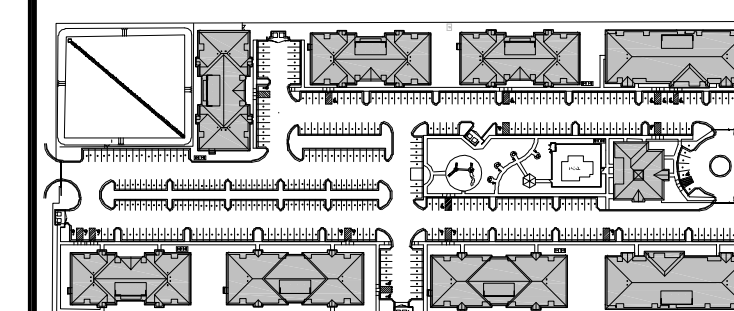
NOTE:

DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
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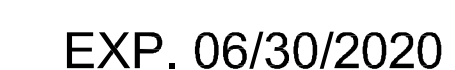


1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD FRAMING TO FACE OF STUD.
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KEY PLAN

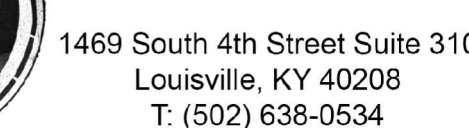
[illegible]

SEAL



08/21/2019

DESIGN ARCHITECT



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

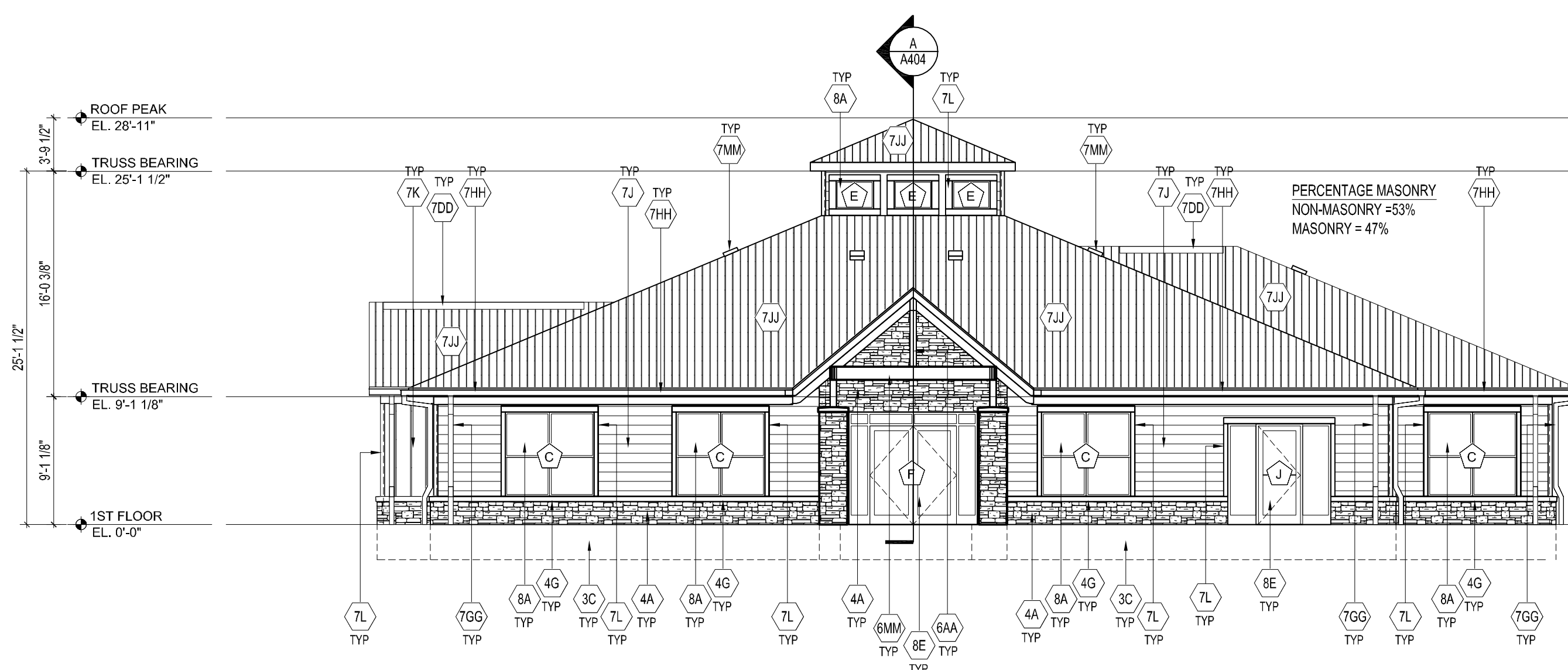
PERMIT SET

SUBSET	DATE
ARCHITECTURAL	08/21/201

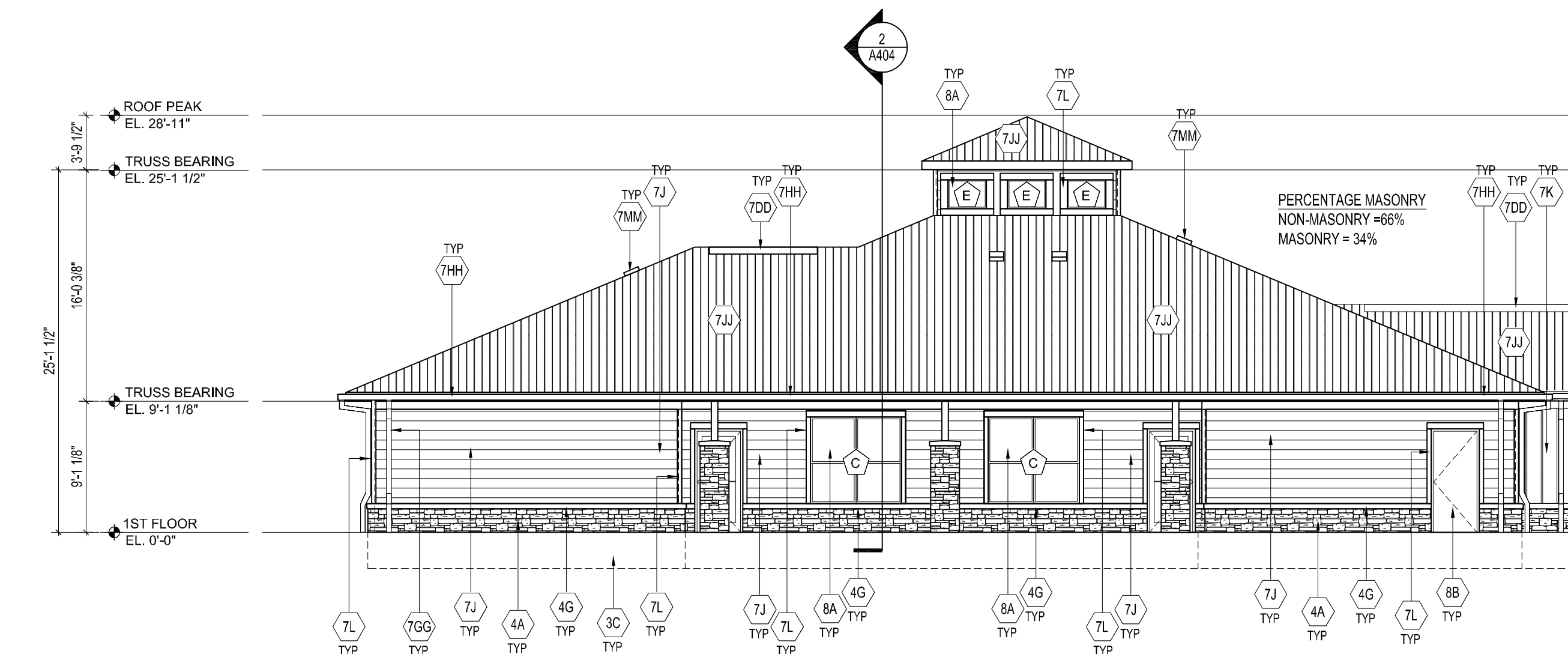
SHEET TITLE

GAZEBO

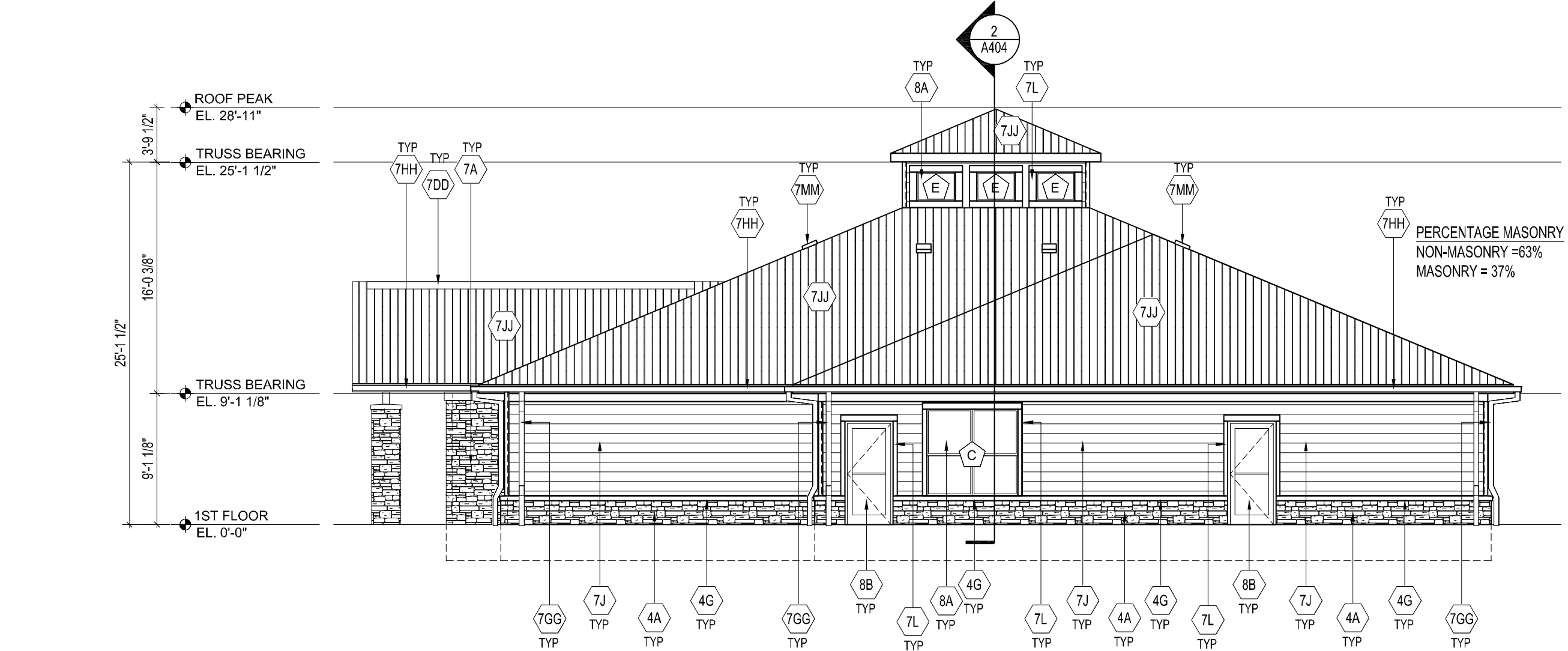
PROJECT NO. 19LD00-04	SHEET NO. A141
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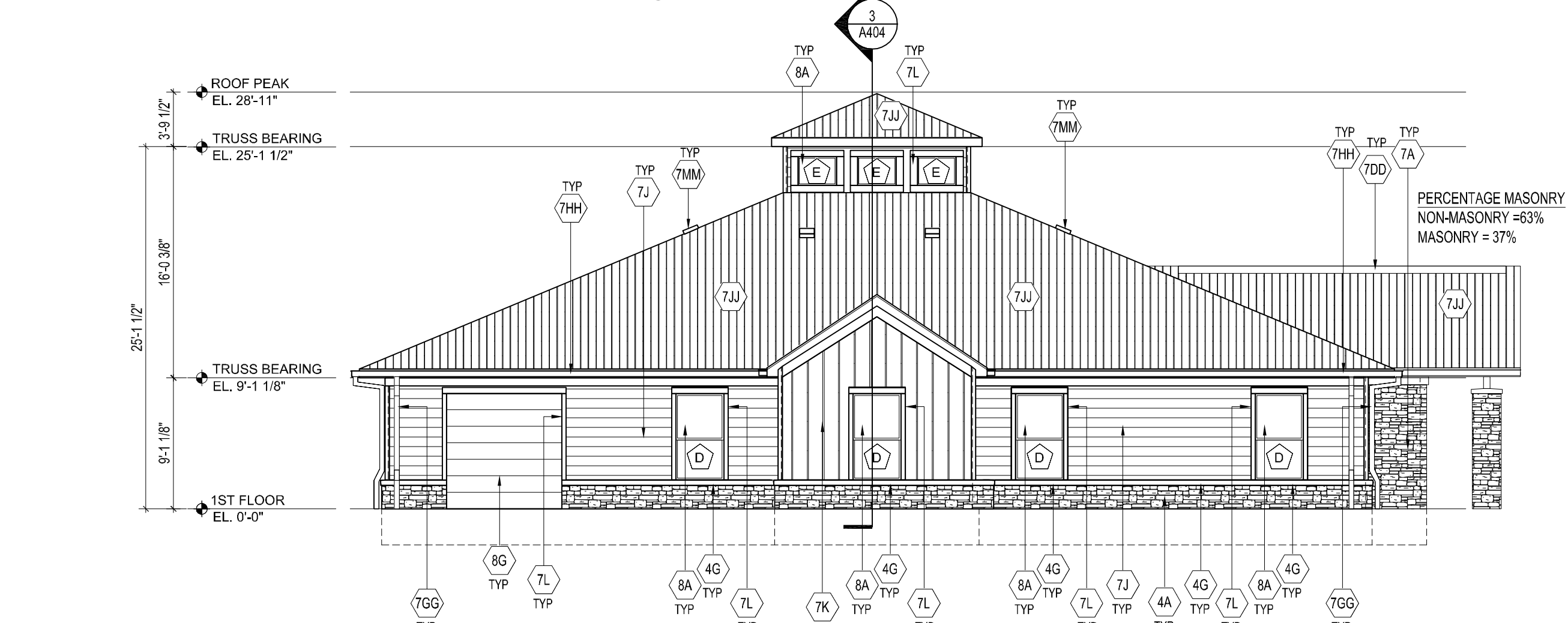
CLUBHOUSE
FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



CLUBHOUSE
BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



CLUBHOUSE
LEFT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



CLUBHOUSE
RIGHT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

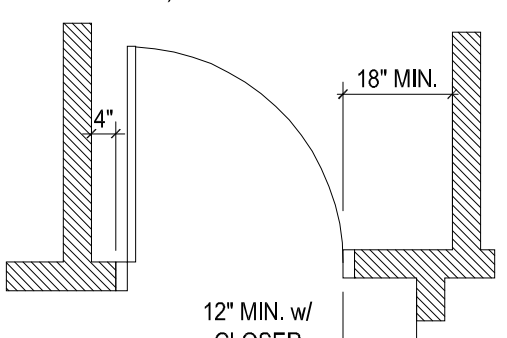
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**KENTUCKY
ARCHITECTURE
STUDIO, LLC**
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T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM

NOTE

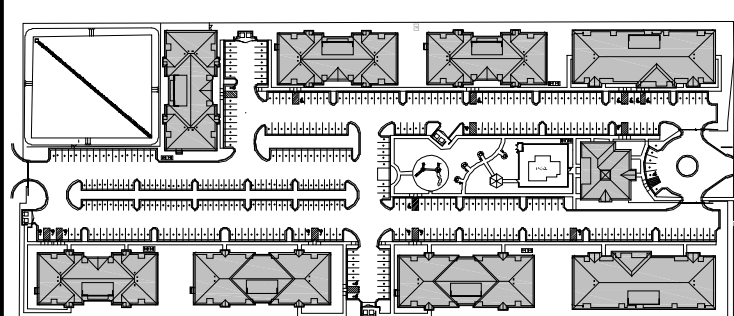
DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):



NOTE

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2. FRAMING WINDOW & EXTERIOR DOOR LOCATIONS ARE SHOWN FOR REFERENCE ONLY. FOR EXACT WINDOW & DOOR LOCATIONS PLEASE REFER TO FLOOR DIMENSION PLANS.

KEY PLAN

[illegible]

SEAL



EXP. 06/30/2020

08/21/2019

DESIGN ARCHITECT



1469 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

SEGUIN, TX

PERMIT SET

SUBSET	DATE
EXTERIOR ELEVATIONS	08/21/2019

CLUBHOUSE

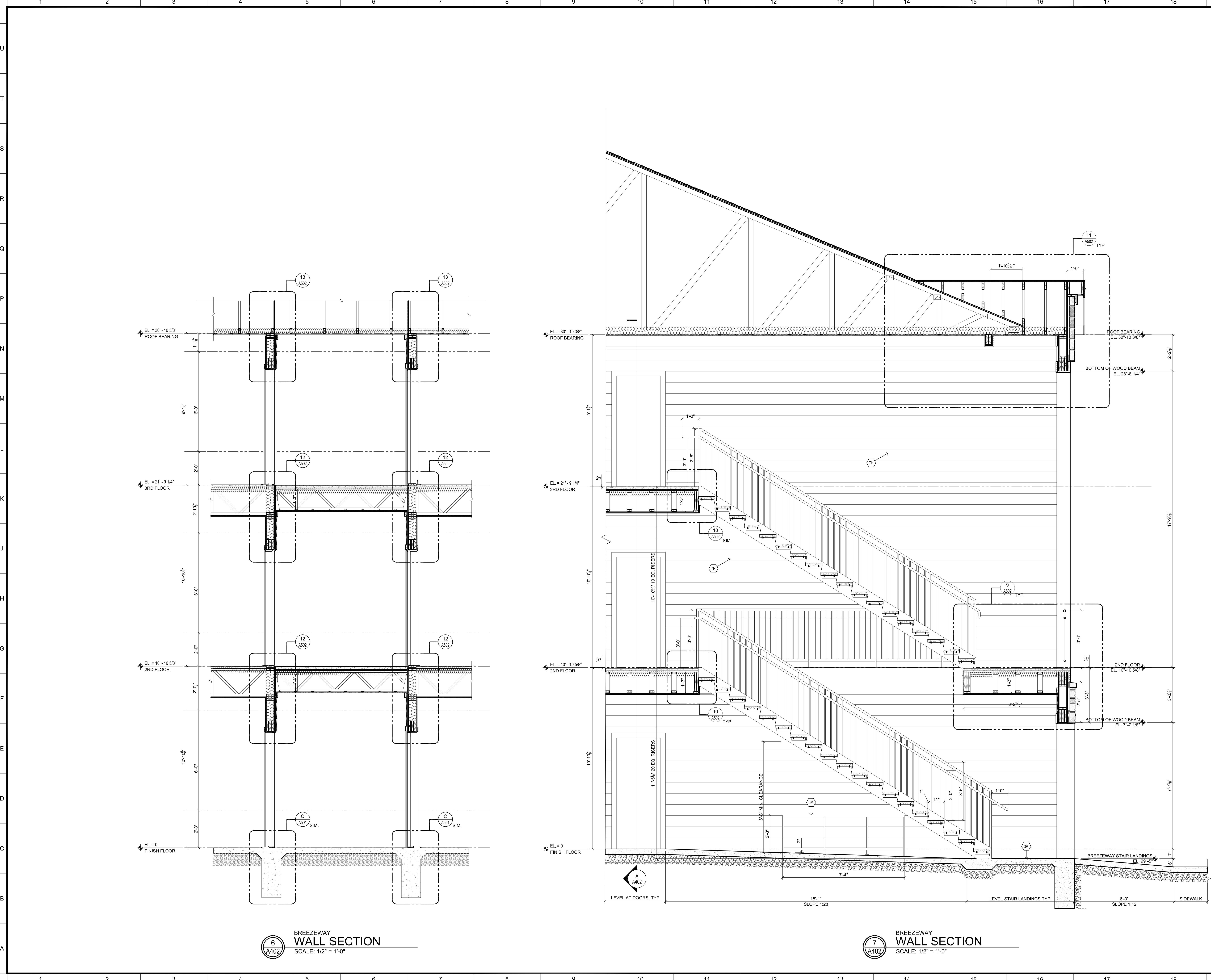
PROJECT NO. _____

SHEET NO

19LD00-04

A211





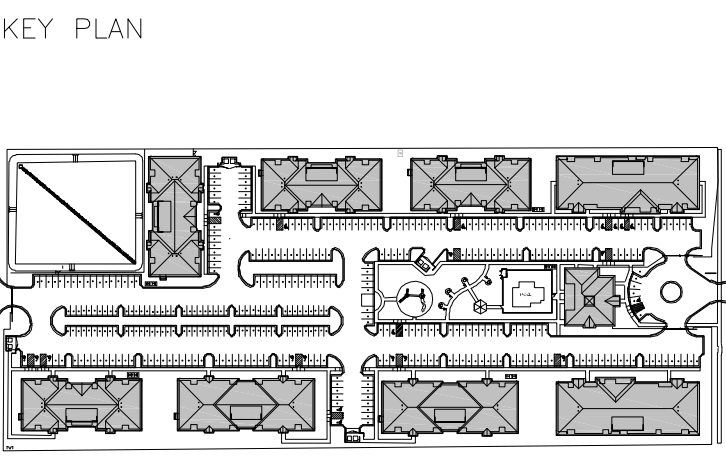
6
A402
BREEZEWAY
WALL SECTION
SCALE: 1/2" = 1'-0"

7
A402
BREEZEWAY
WALL SECTION
SCALE: 1/2" = 1'-0"



NOTE:
DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
OWB TO FACE OF OWB):

NOTE:
1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD
FRAMING TO FACE OF STUD.
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ARE SHOWN FOR REFERENCE ONLY. FOR EXACT
WINDOW & DOOR LOCATIONS PLEASE REFER TO
FLOOR DIMENSION PLANS.



NO.	REVISION/SUBMISSIONS	DATE

SEAL

EXP. 06/30/2020
08/21/2019

DESIGN ARCHITECT

1469 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

SUBSET
WALL SECTIONS

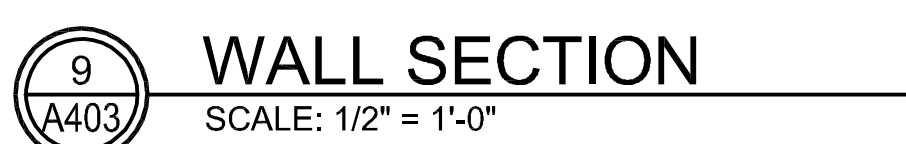
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08/21/2019

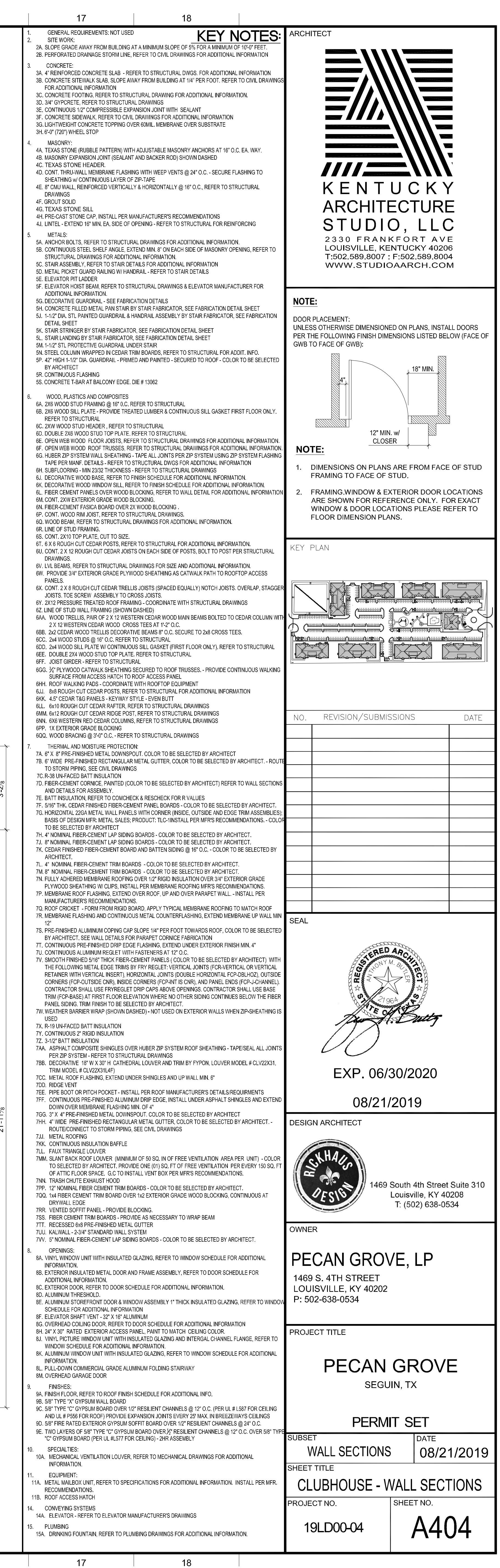
SHEET TITLE

WALL SECTIONS

PROJECT NO.
19LD00-04

SHEET NO.
A402





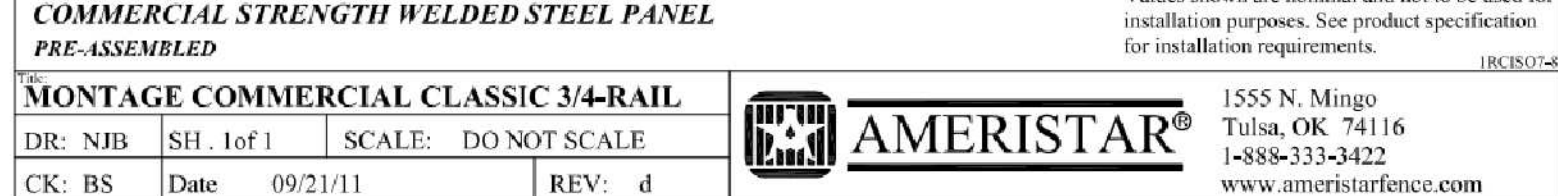
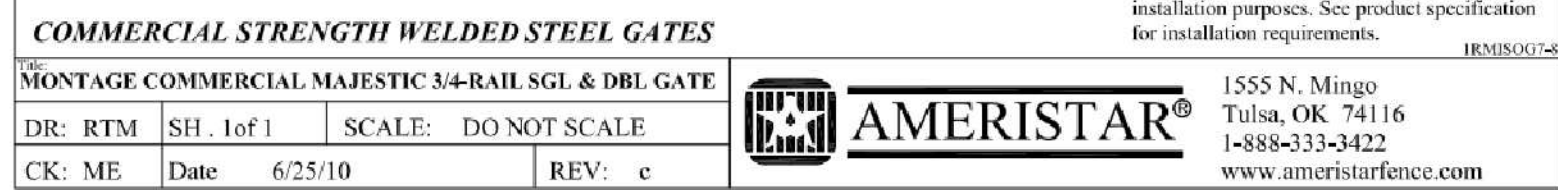
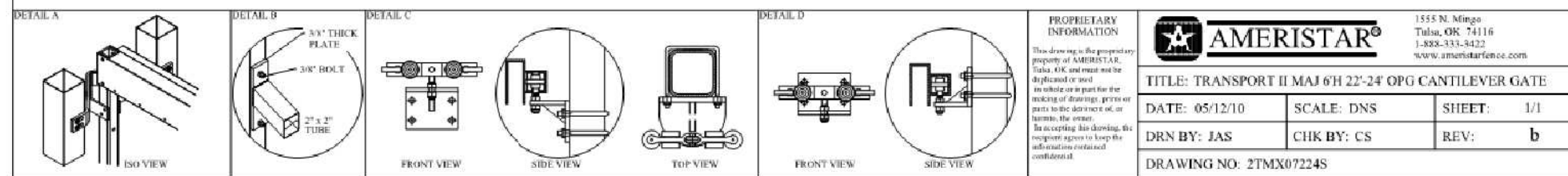
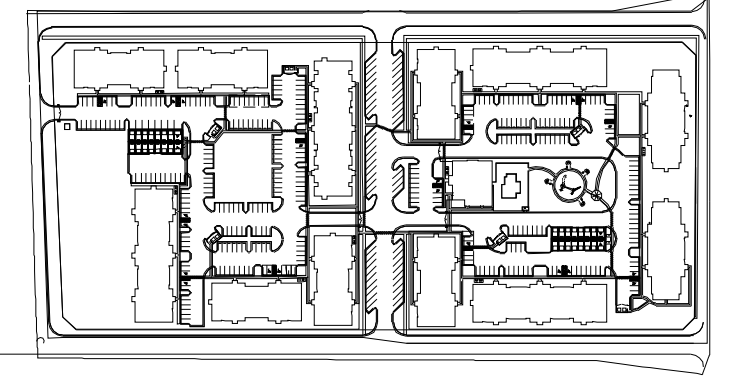


Diagram illustrating the required clearance for a door swing. The door is shown swinging open, with a minimum clearance of 18" MIN. from the wall at the end of the swing. The door is also shown closed, with a clearance of 4" from the wall.

12" MIN. w/
CLOSER

ALL DIMENSIONS ON PLANS ARE FROM FACE OF FRAMING TO FACE OF STUD.

FRAMING, WINDOW & EXTERIOR DOOR LOCATIONS ARE SHOWN FOR REFERENCE ONLY. FOR EXACT WINDOW & DOOR LOCATIONS PLEASE REFER TO WINDOW DIMENSION PLANS.

[illegible]

08/12/2019



1469 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

RIVERSTONE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

RIVERSTONE
SAN MARCOS, TX

SAN MARCOS, TX

PERMIT SET

SUBSET	DATE
ARCHITECTURAL	08/12/2019

SHEET TITLE

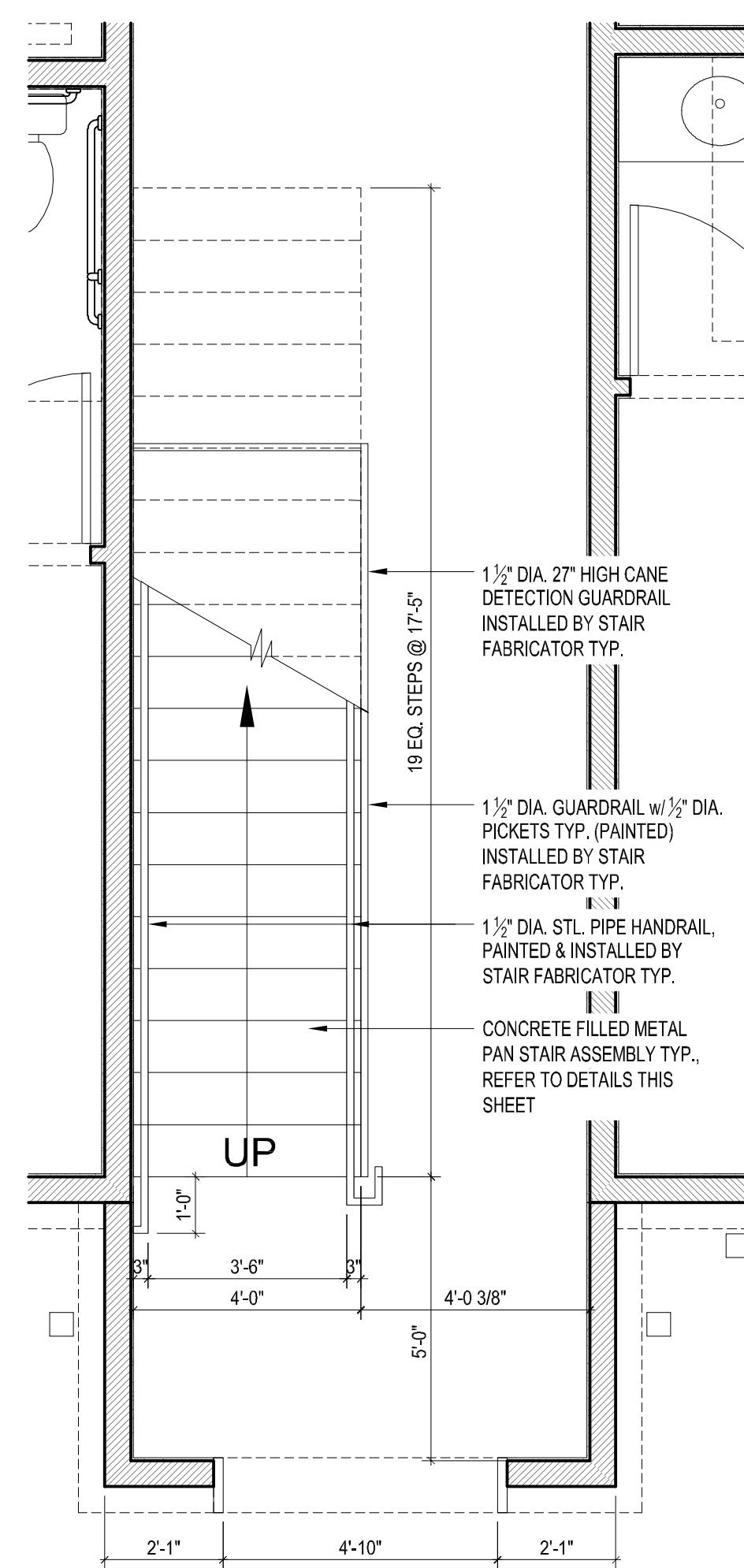
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PROJECT NO. _____

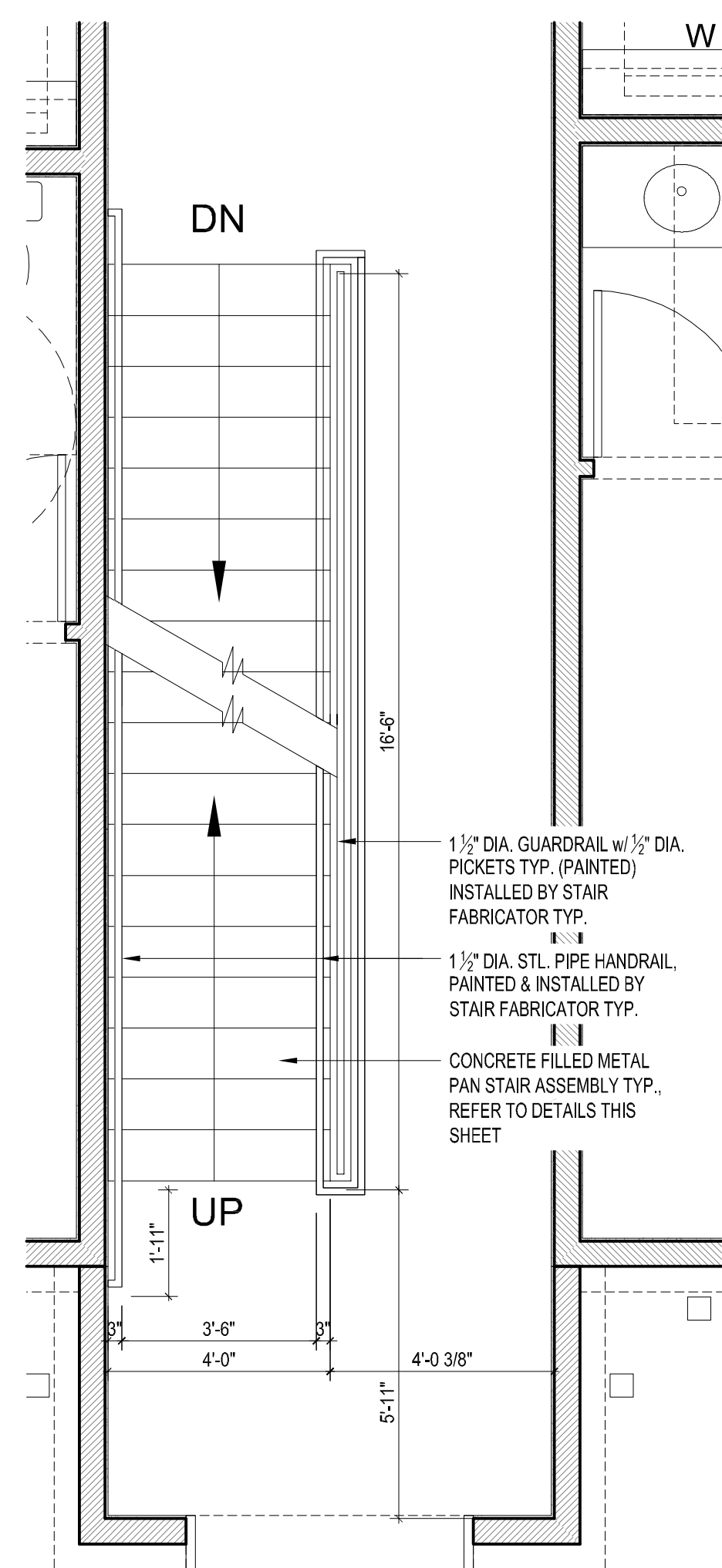
SHEET NO

19LD00-03

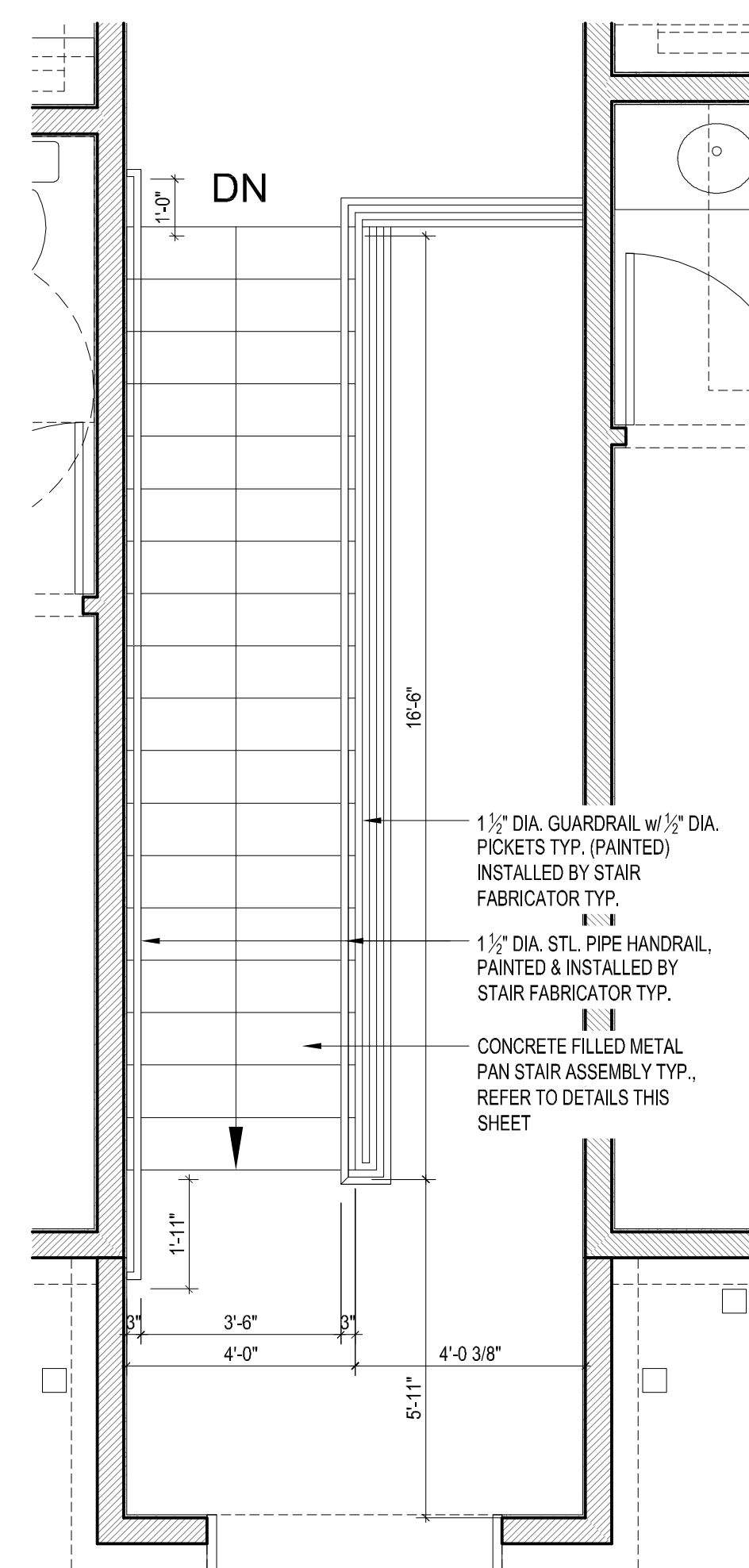
A522



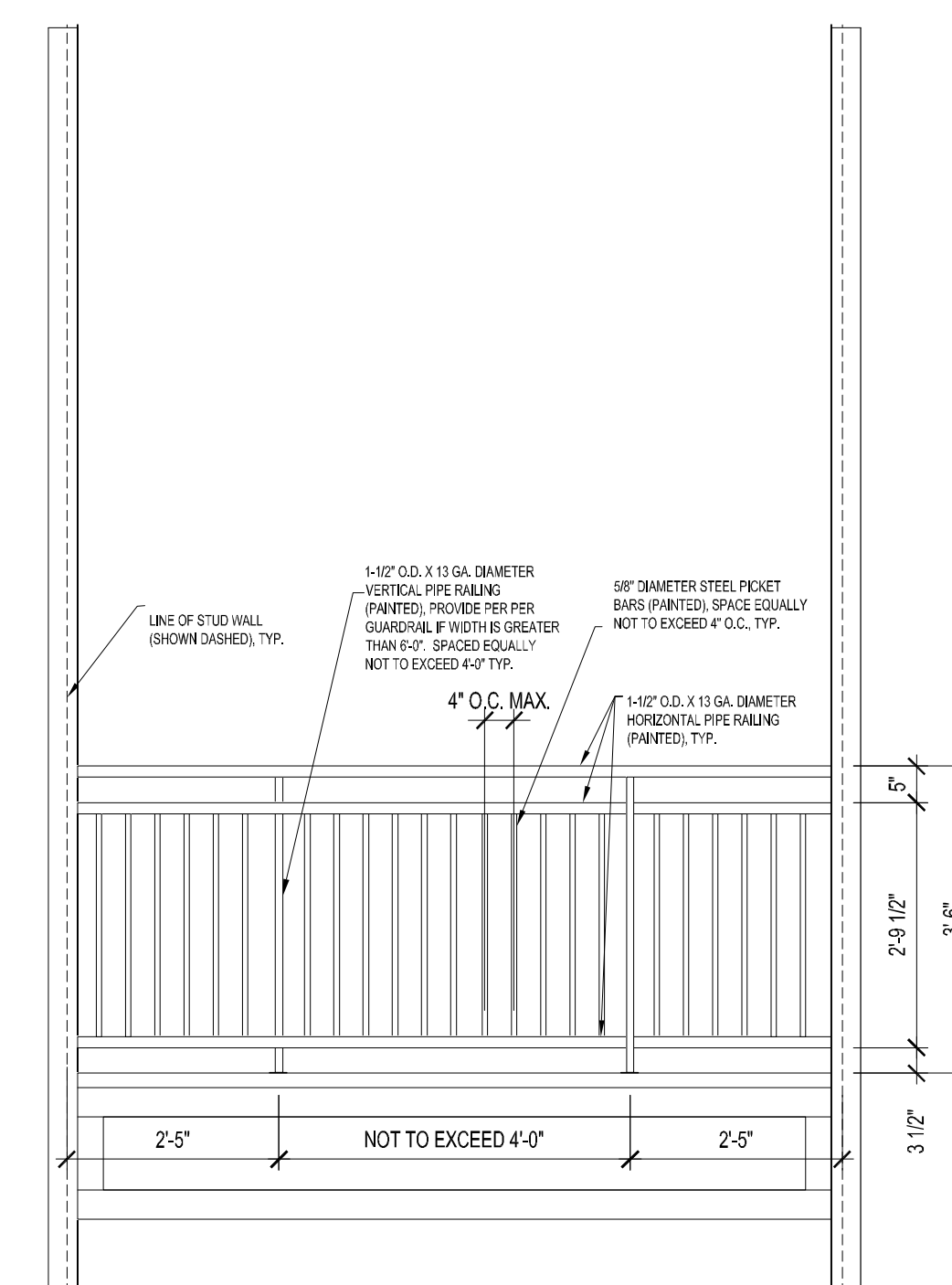
STAIR PLAN
1ST FLOOR
SCALE: 3/8" = 1'-0"



STAIR PLAN
2ND FLOOR
SCALE: 3/8" = 1'-0"

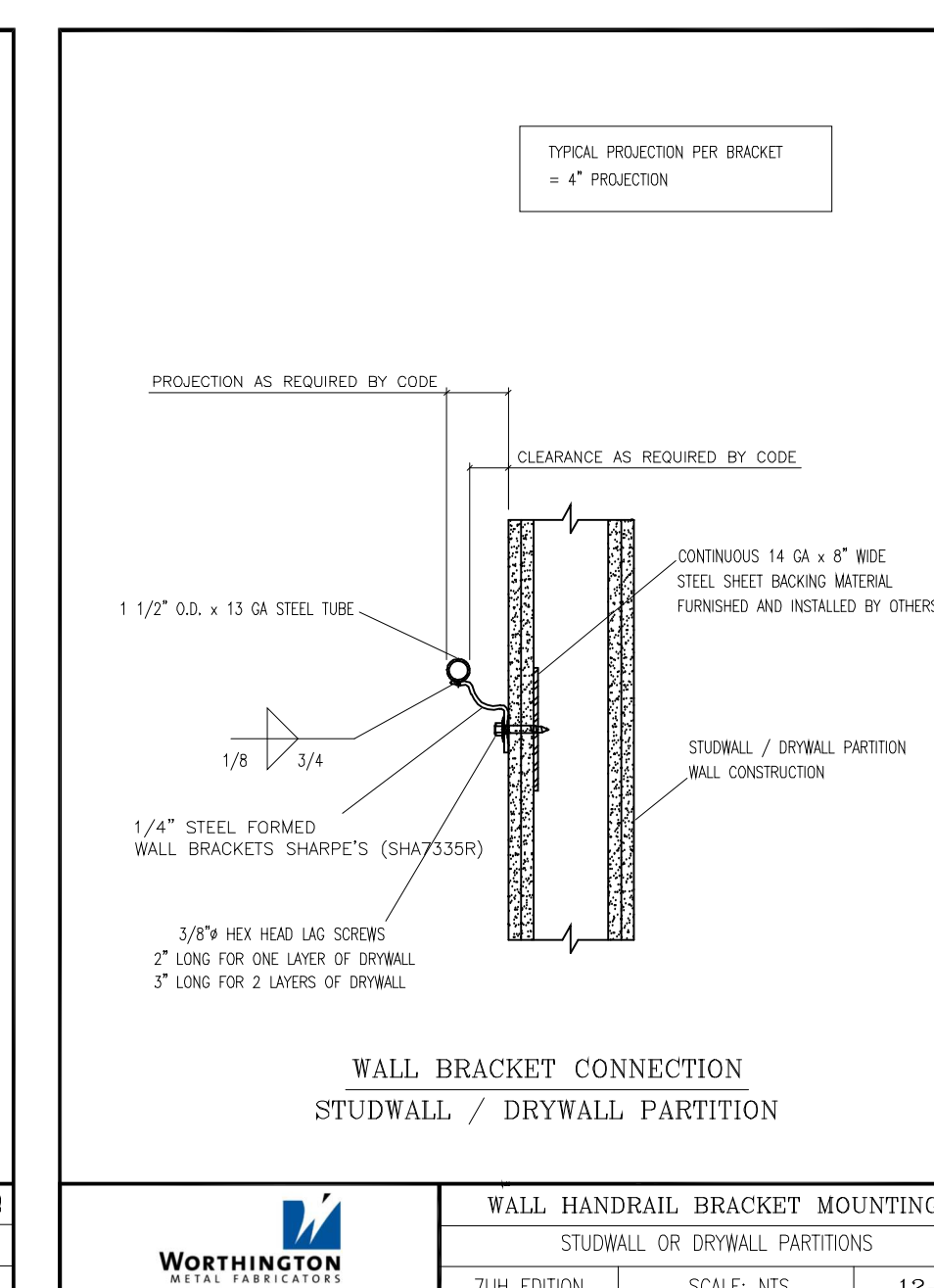
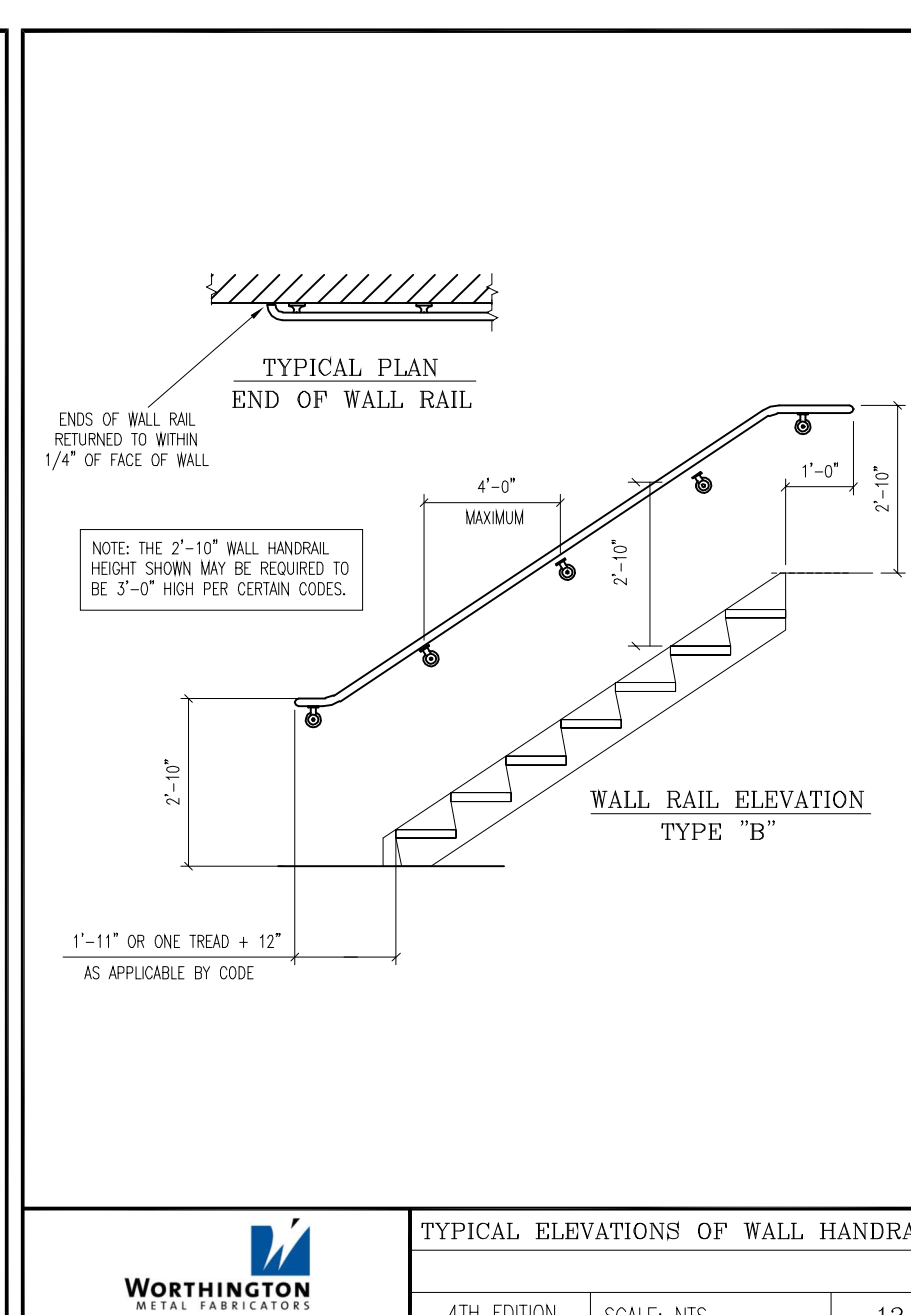
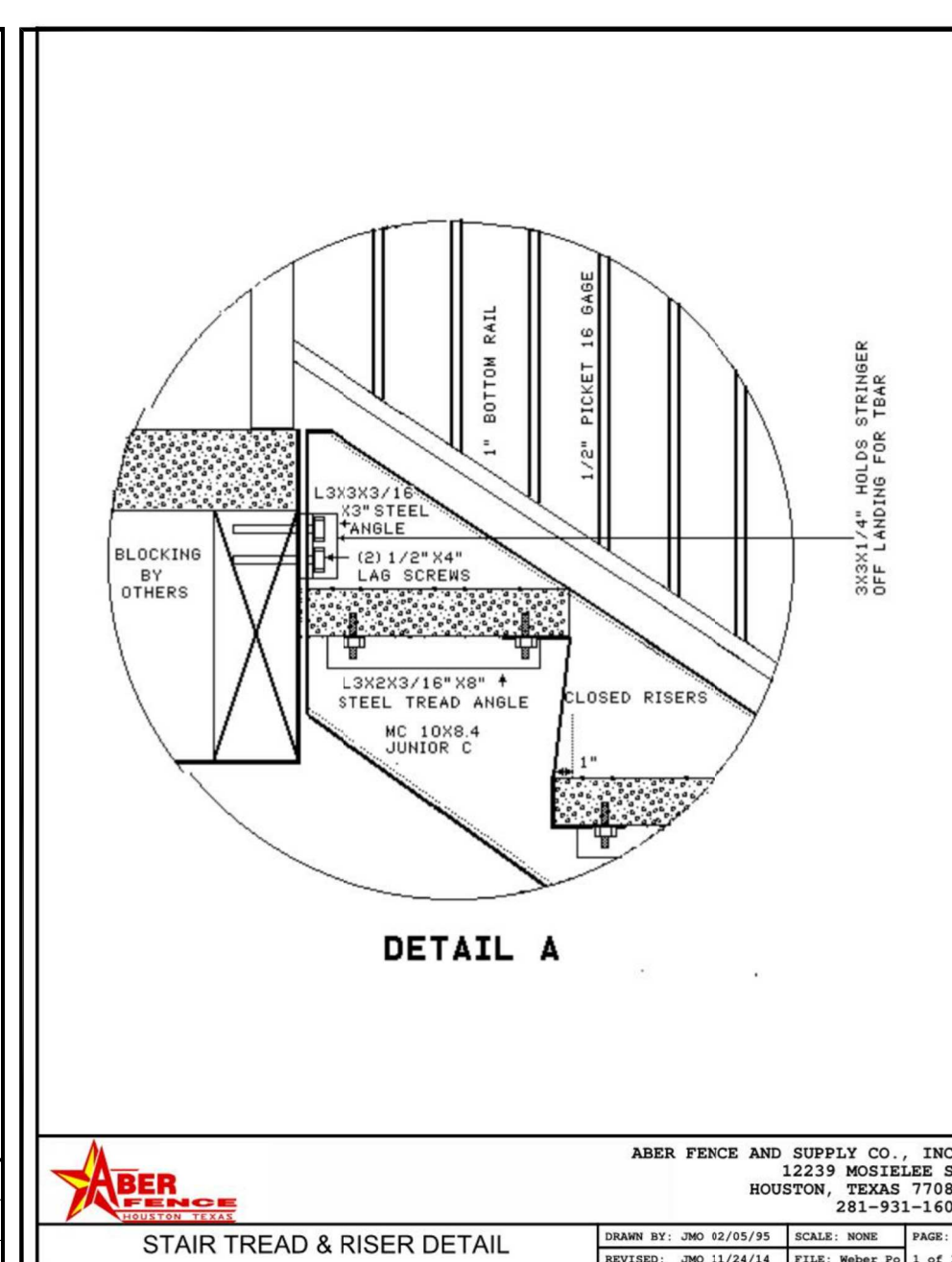
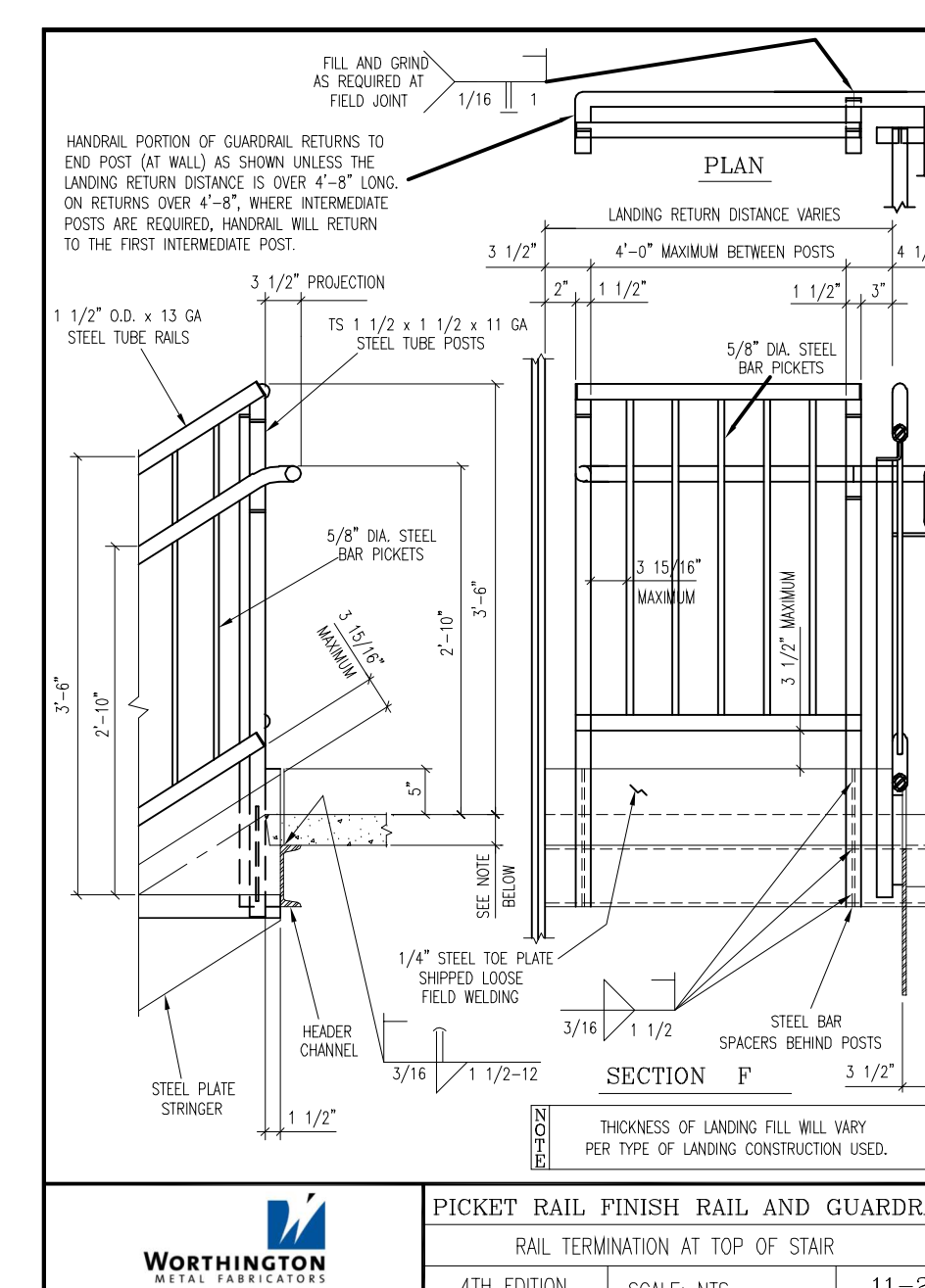
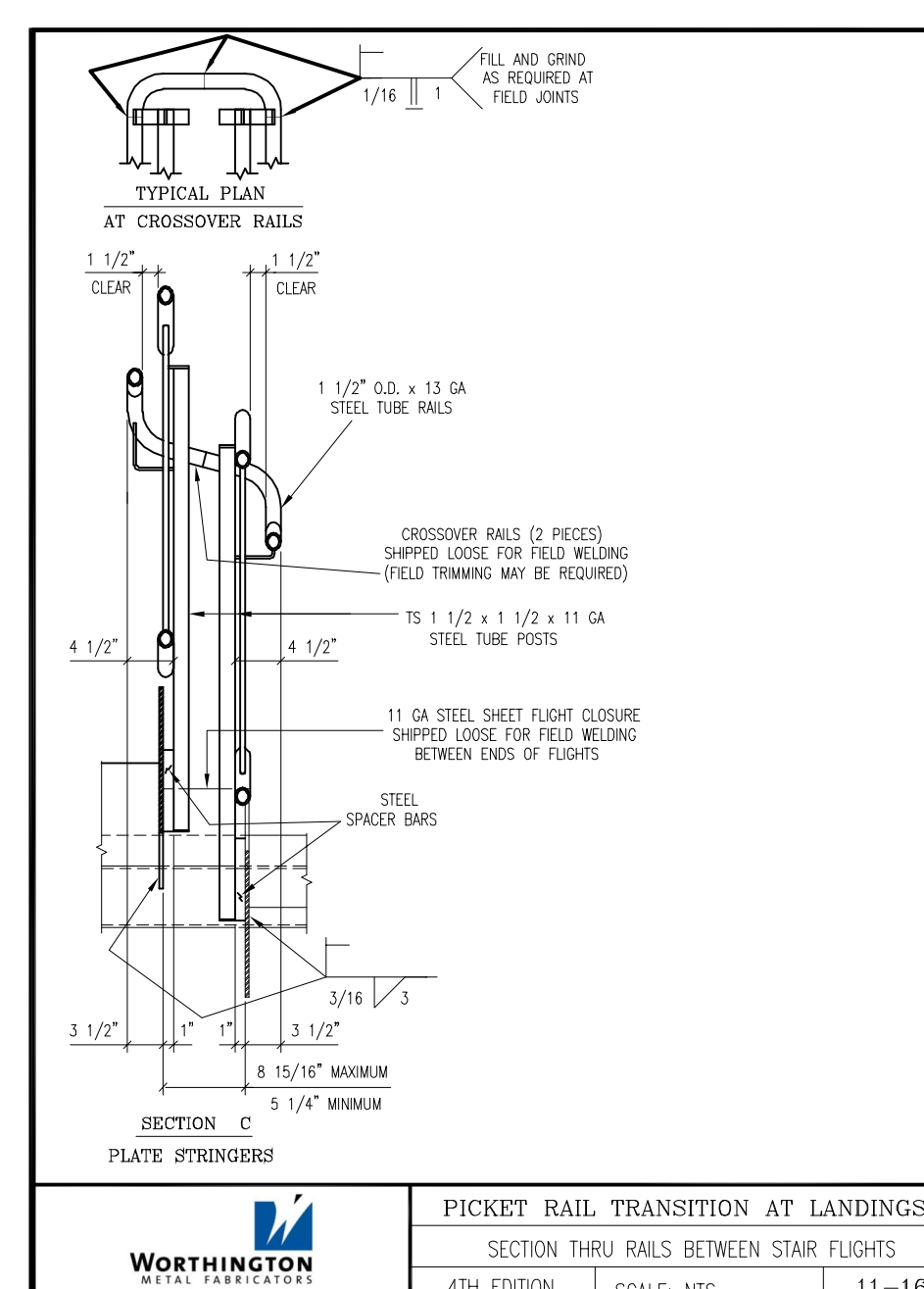
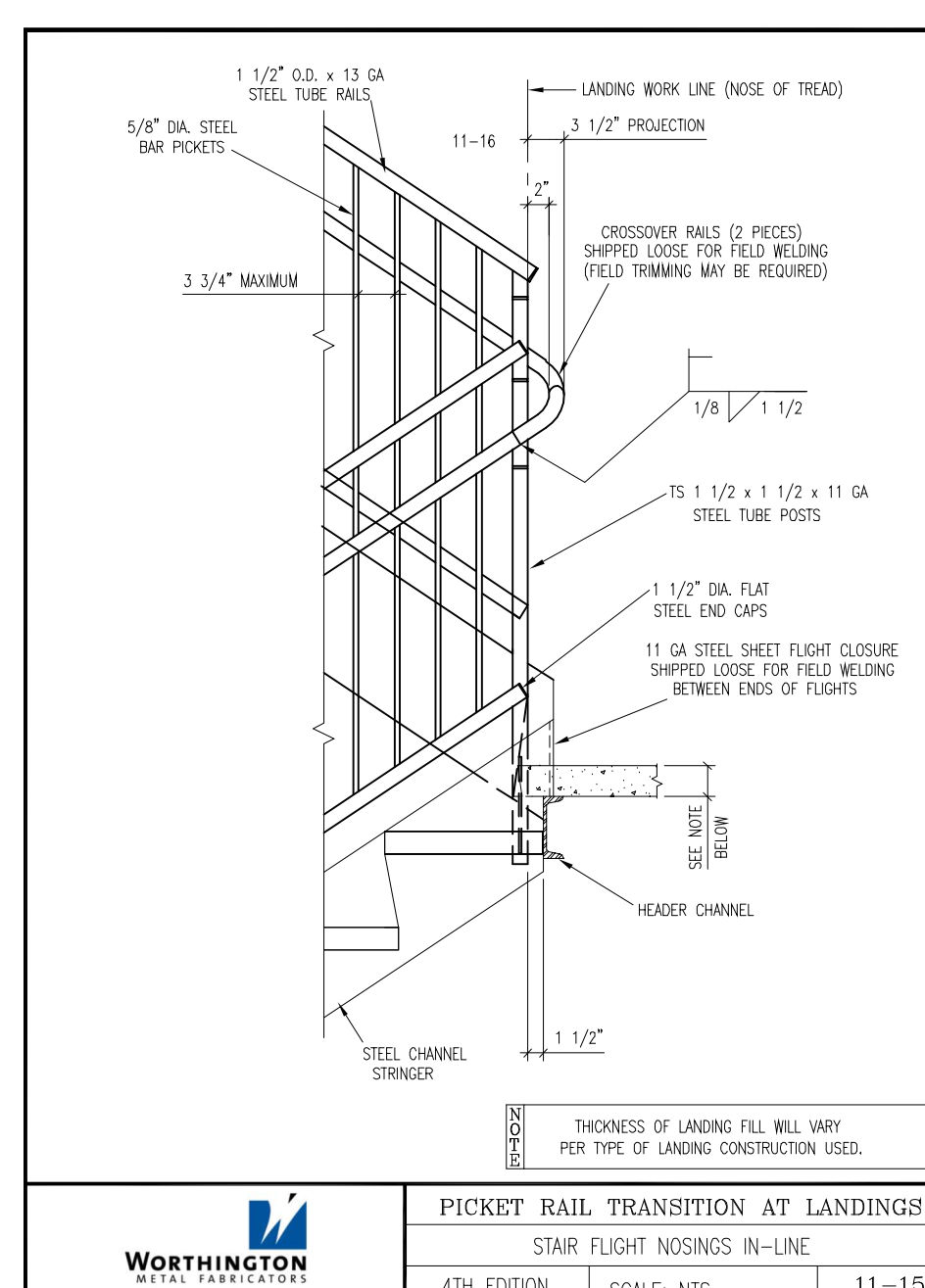
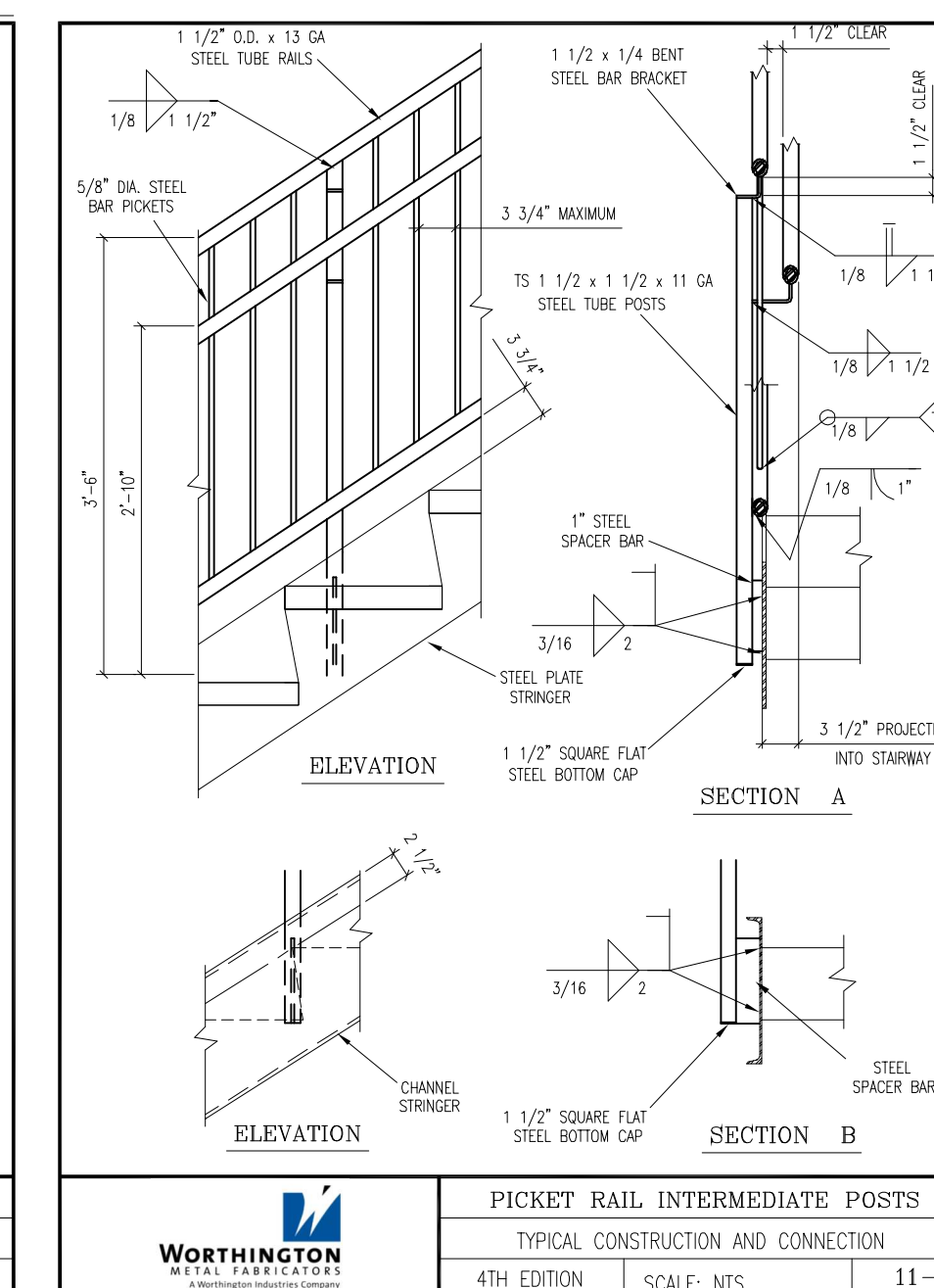
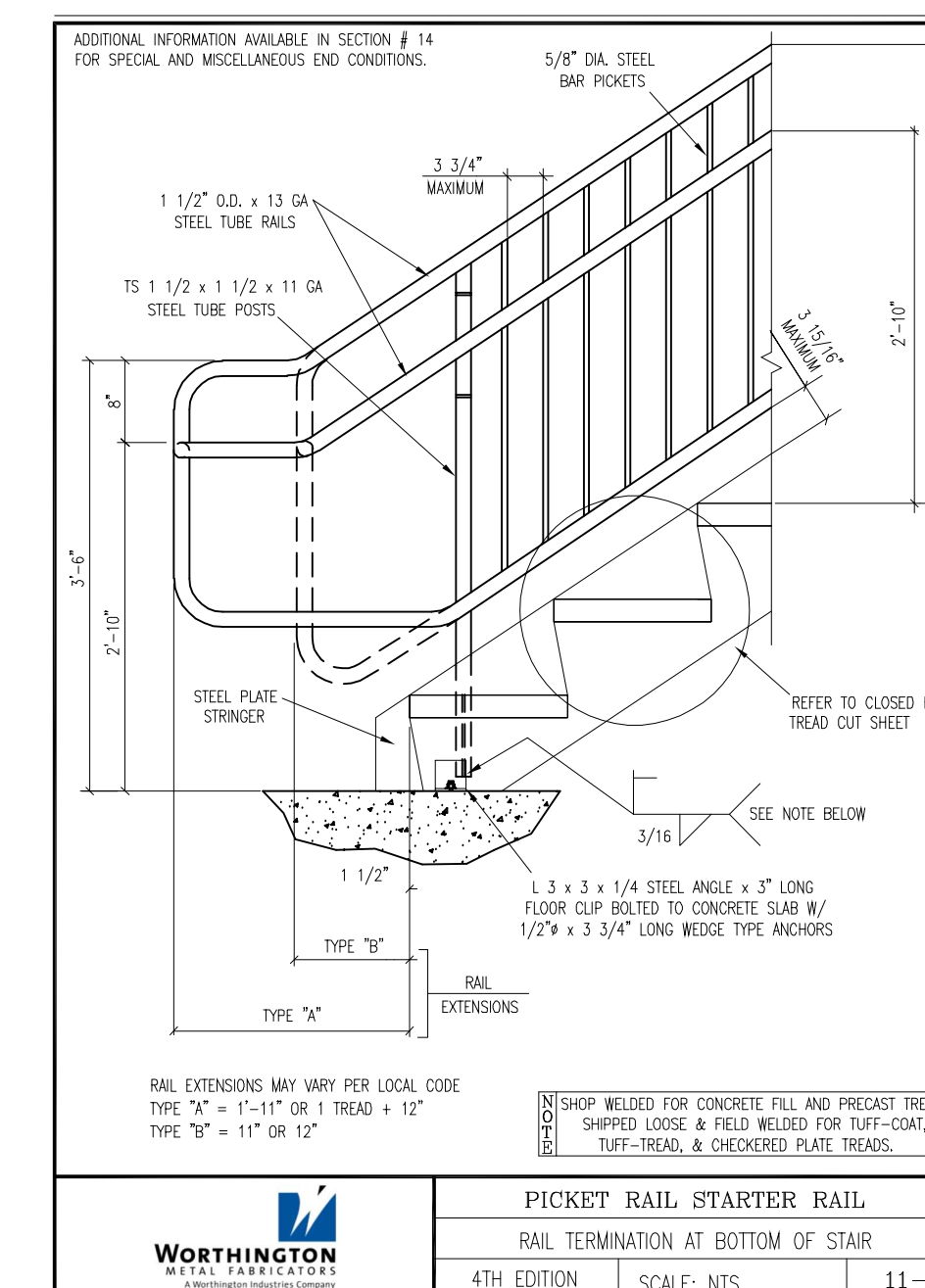


STAIR PLAN
3RD FLOOR
SCALE: 3/8" = 1'-0"




 **TYP. PATIO/STAIRWELL GUARDRAIL**
SCALE: 1/2" = 1'-0"

NOTE:
THE FOLLOWING DETAILS BELOW ARE THE BASES FOR DESIGN, THE SELECTED STAIR FABRICATOR'S DETAILS MUST MEET OR EXCEED THE DESIGN STANDARDS AS OUTLINED IN THE STAIR SPECIFICATIONS.



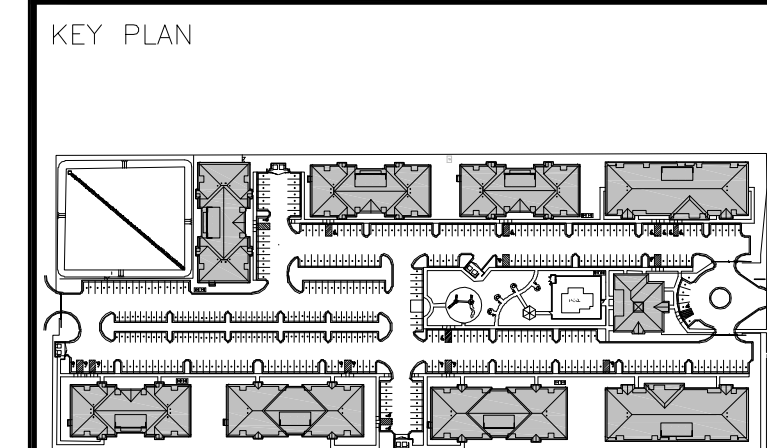
NOTE:
DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):

NOTE:



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[illegible]

SEAL

EXP. 06/30/2020

DESIGN ARCHITECT



1469 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE

SEGUIN, TX

PERMIT SET

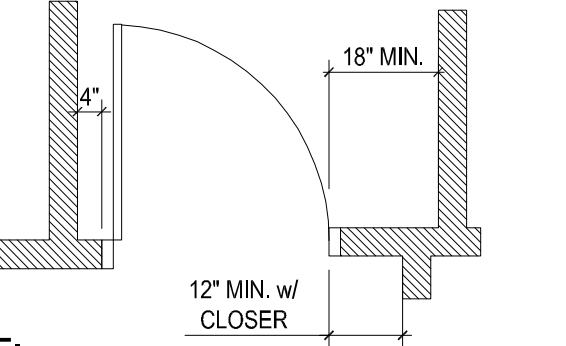
SUBSET	DATE
ARCHITECTURAL	08/21/2019

SHEET TITLE

BLDG A & B - ENLARGED STAIR PLANS

PROJECT NO. 19LD00-04	SHEET NO. A601
------------------------------	-----------------------

DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):



1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD FRAMING TO FACE OF STUD.
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SEAL

08/21/2019

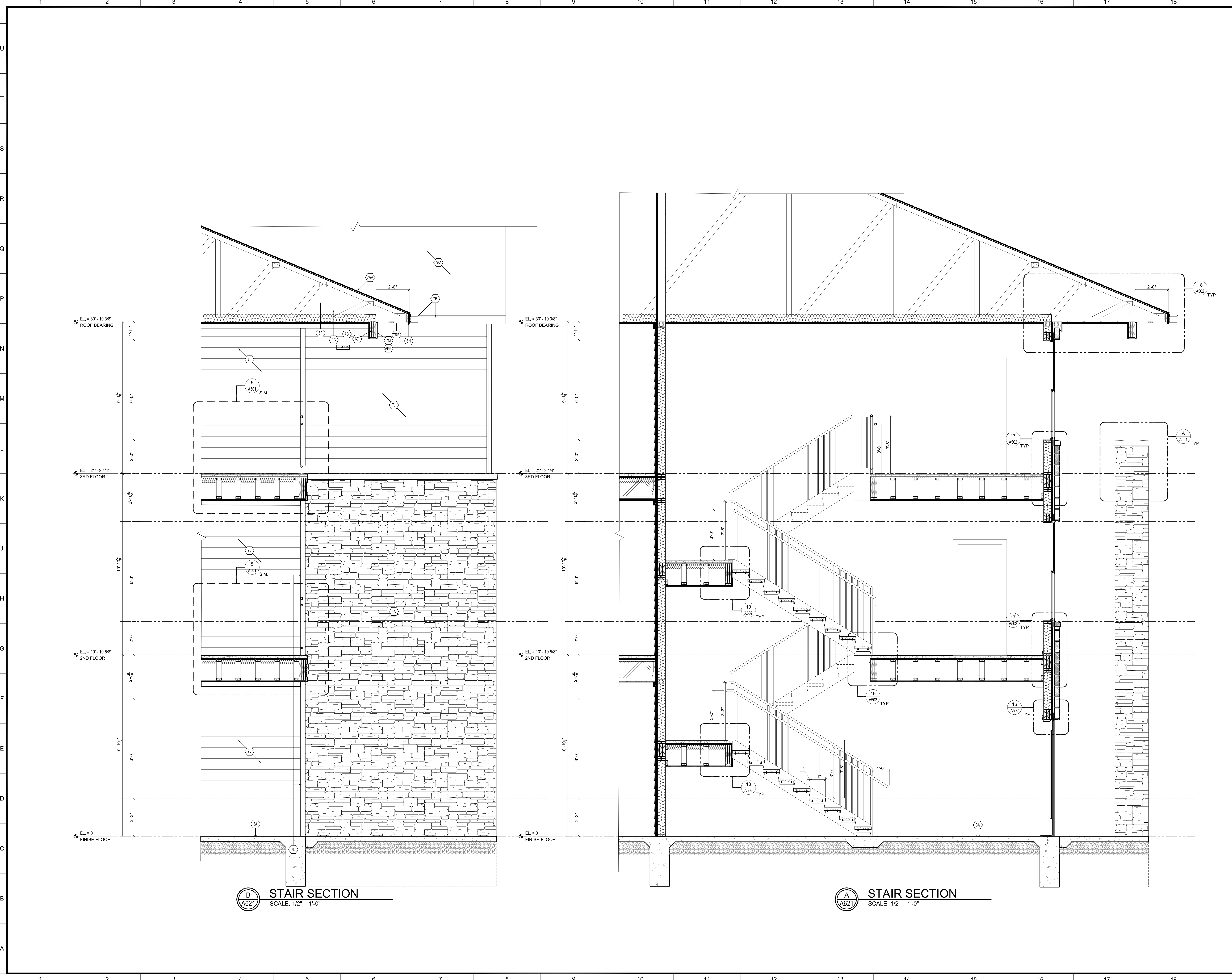


146

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PECAN GROVE
SEGUIN, TX

A611



**KENTUCKY
ARCHITECTURE
STUDIO, LLC**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM

NOTE:

DOOR PLACEMENT:
UNLESS OTHERWISE DIMENSIONED ON PLANS, INSTALL DOORS
PER THE FOLLOWING FINISH DIMENSIONS LISTED BELOW (FACE OF
GWB TO FACE OF GWB):

NOTE:

1. DIMENSIONS ON PLANS ARE FROM FACE OF STUD
FRAMING TO FACE OF STUD.

2. FRAMING WINDOW & EXTERIOR DOOR LOCATIONS
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FLOOR DIMENSION PLANS.

KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

SEAL

EXP. 06/30/2020

08/21/2019

DESIGN ARCHITECT

1469 South 4th Street Suite 310
Louisville, KY 40208
T: (502) 638-0534

OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

SUBSET	DATE
ARCHITECTURAL	08/21/2019

SHEET TITLE

BLDG C - STAIR SECTIONS

PROJECT NO.	SHEET NO.
19LD00-04	A621

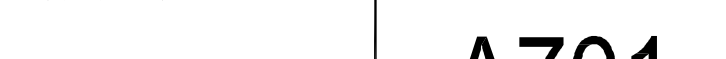
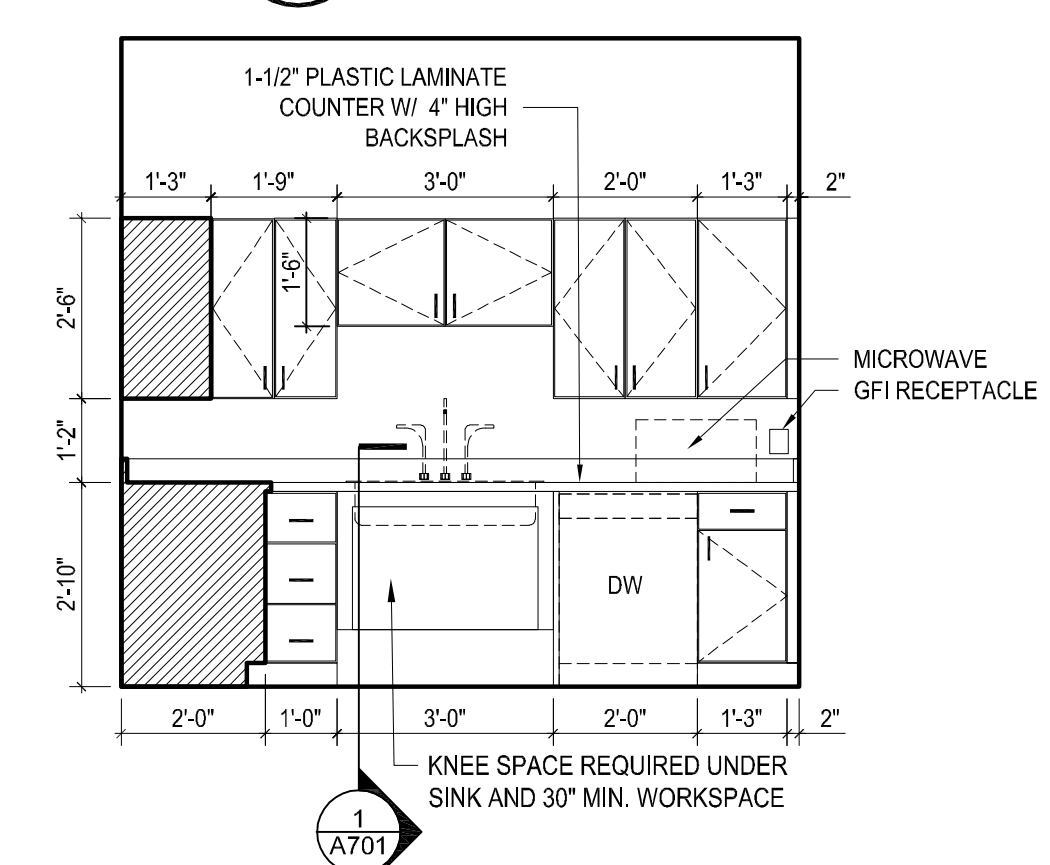
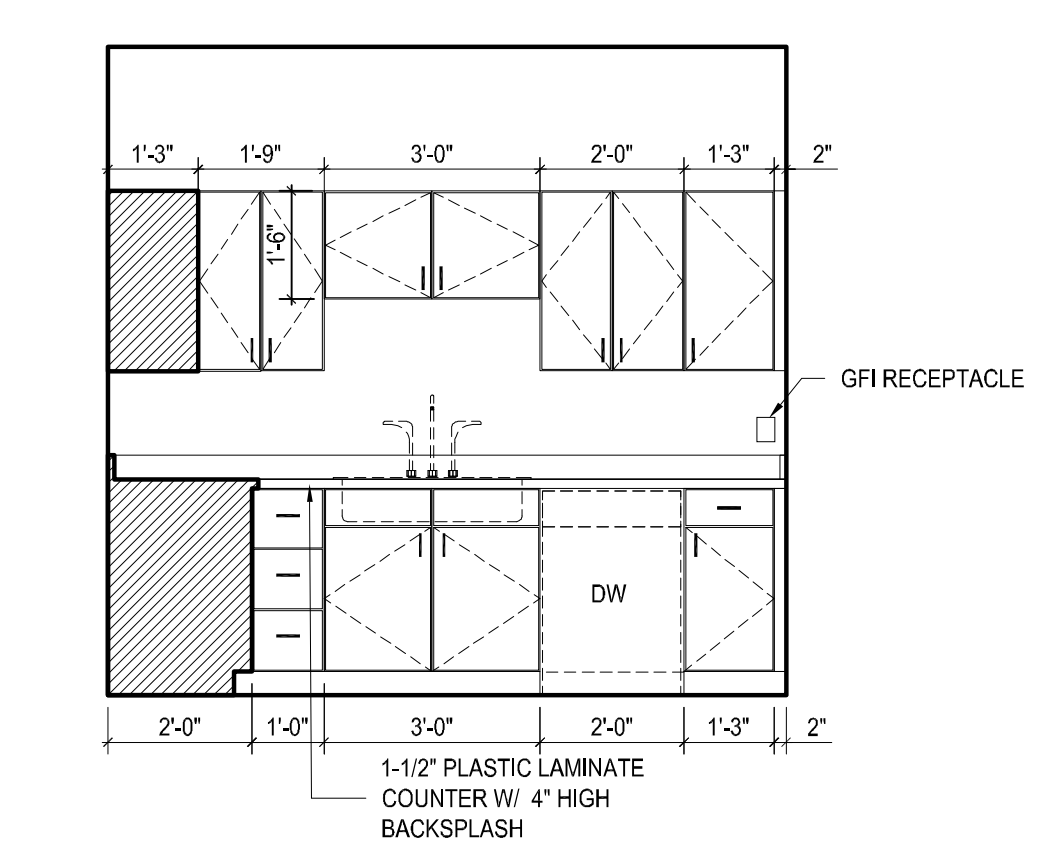
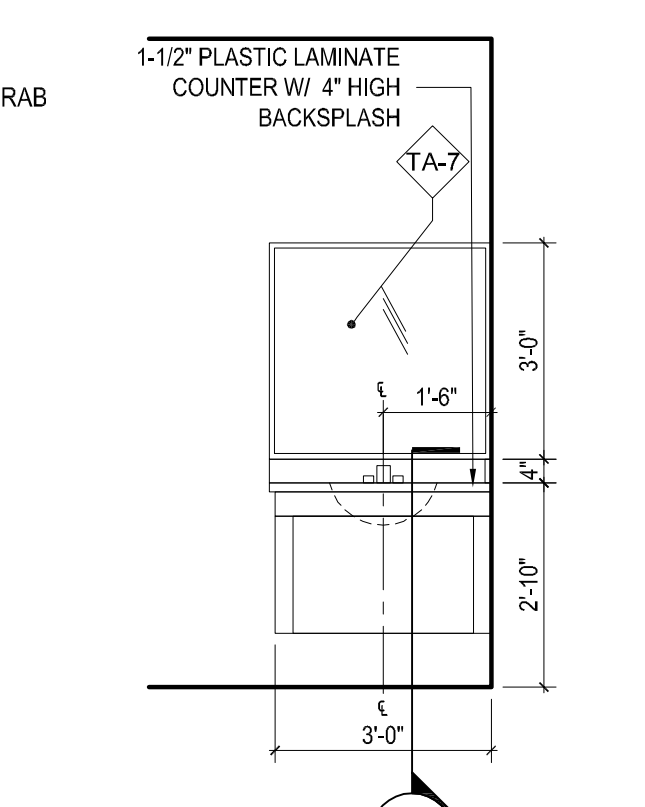
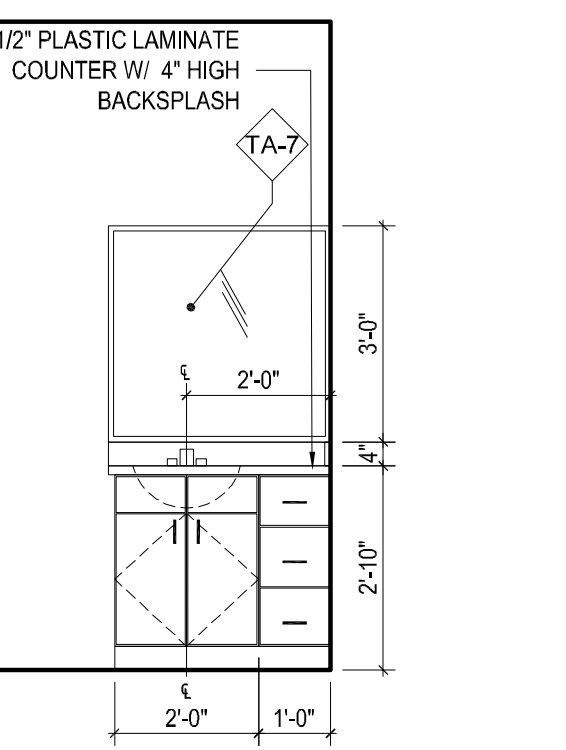
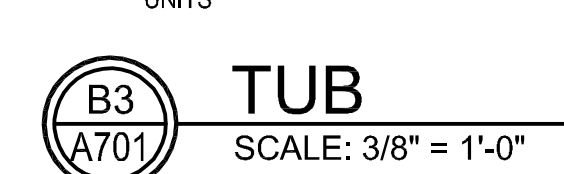
GENERAL NOTES

1. PROVIDE BLOCKING AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS
2. INSTALL TOILET ACCESSORIES AT HEIGHTS PER ADA CODES AND/OR MANUFACTURER'S RECOMMENDATIONS
3. MIRRORS IN ACCESSIBLE UNITS SHALL HAVE THE BOTTOM EDGE OF THE REFLECTIVE SURFACE 40" MAX. A.F.F.
4. LOCATED ON VANITY SIDEWALL

FURNISHED BY/ INSTALLED BY

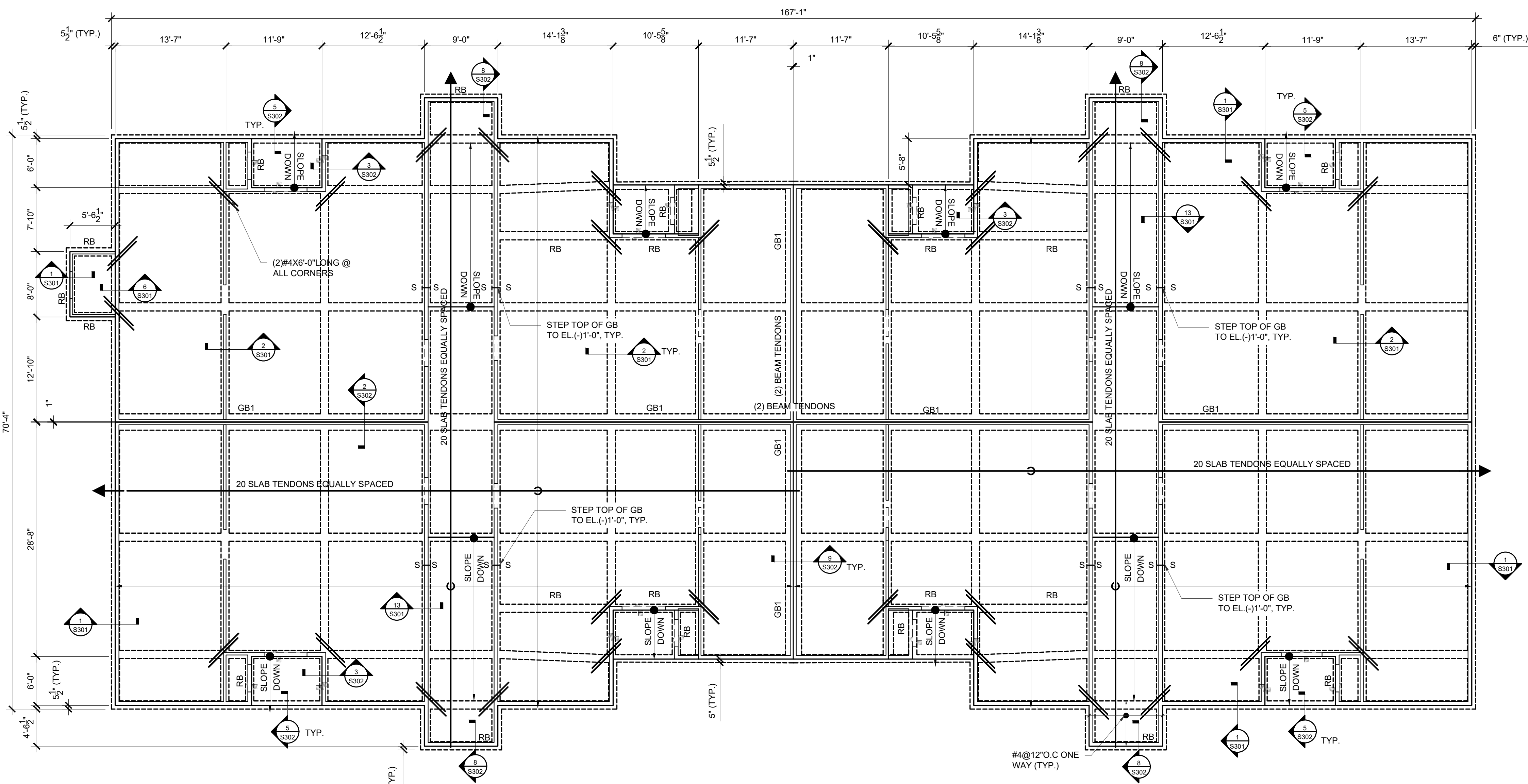
C.F.C.I. CONTRACTOR FURNISHED/CONTRACTOR INSTALLED

O.F.C.I. OWNER FURNISHED/CONTRACTOR INSTALLED

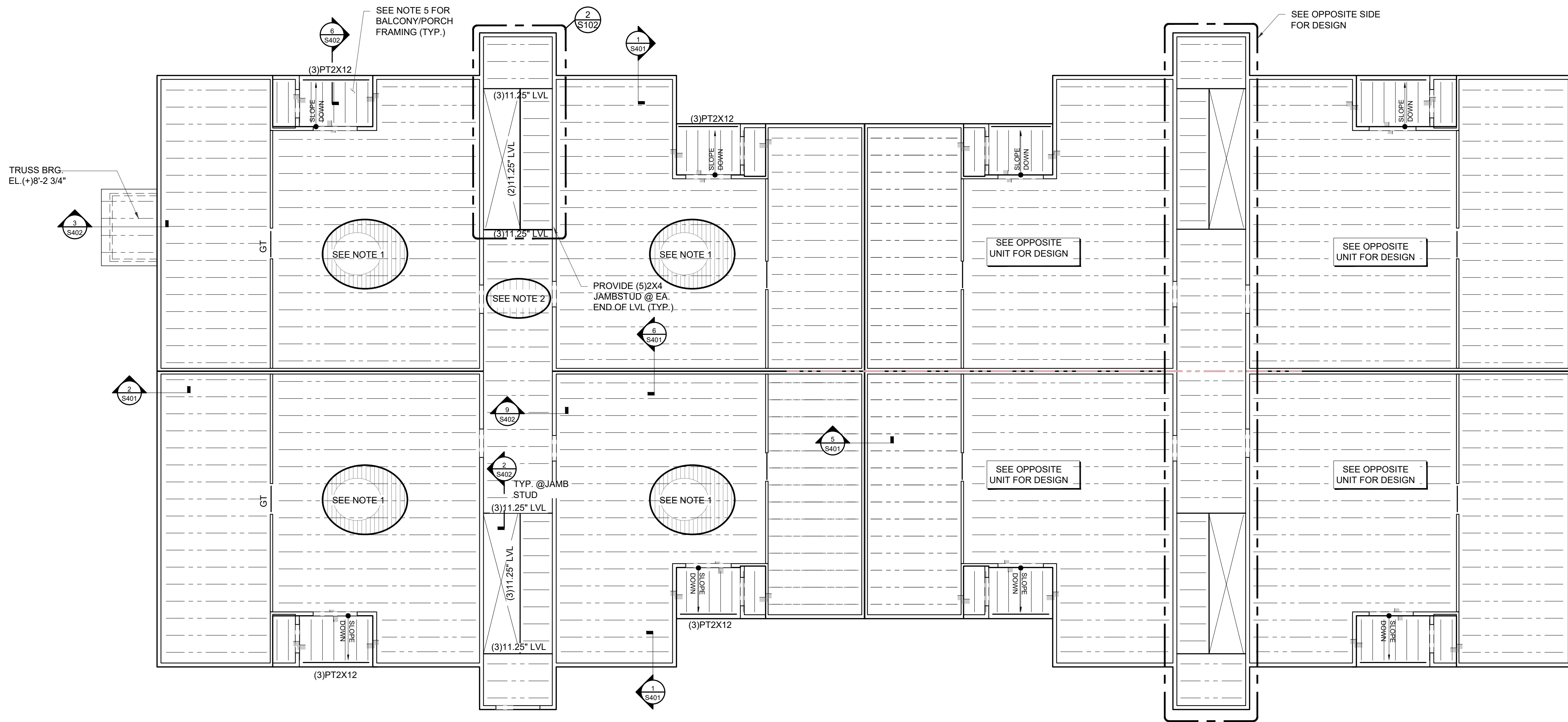


BASIS OF DESIGN FOR SHOWER PANS IN TYPE B UNIT SHOWERS

15ED00 04	AT02
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BLDG TYPE A
1
S101
FOUNDATION PLAN
SCALE: 1/8" = 1' - 0"



BLDG TYPE A
2
S101
SECOND & THIRD FLOOR FRAMING PLAN
SCALE: 1/8" = 1' - 0"

- FOUNDATION PLAN NOTES:**
- COORDINATE W/ ARCH FOR DIMENSIONS.
 - COORDINATE W/ PLUMBING FOR UNDERGROUND PIPING. STEP FOOTING BELOW PIPE PER DETAIL 14/S301
 - UNLESS NOTED OTHERWISE - ALL WALLS SHOWN ARE LOAD BEARING WALLS.
 - ⊗ DENOTES HOLDDOWN AT SHEAR WALL, UNLESS NOTED OTHERWISE, ALL SHEAR WALLS SHALL HAVE DOUBLE END STUDS AT EACH END.
 - ① HDU8-SDS2.5 + 5/8"Ø PAB5 x 4" MIN. EMBED W/ DOUBLE STUDS
 - ② HD08-SDS3 + 7/8"Ø PAB7 x 6" MIN. EMBED. W/ TRIPLE END STUDS
 - ③ HDU5-SDS2.5 + 5/8"Ø PAB5 x 6" MIN. EMBED.
 - ⊠ DENOTES WALL TYPE. SEE WALL SCHEDULE AT SHEET S401

SLAB NOTES:

4" THK. CONC. SLAB (UNLESS NOTED OTHERWISE ON MINIMUM TEN (10) MIL. VAPOR BARRIER ON COMPACTED FILL SUBGRADE. THE VAPOR BARRIER SHALL CONFORM TO ASTM E1745 CLASS A OR BETTER AND SHALL HAVE A MAXIMUM WATER VAPOR PERMEANCE OF 0.01 PERMS WHEN TESTED IN ACCORDANCE WITH ASTM E96. THE VAPOR BARRIER SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND ASTM E1643 STANDARD PRACTICE FOR INSTALLATION OF WATER VAPOR BARRIERS USED IN CONTACT WITH EARTH OR GRANULAR FILL UNDER CONCRETE SLABS. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.

GRADE BEAM SCHEDULE				
PLAN MARK	PLAN SYM.	BEAM WIDTH	BEAM DEPTH	NOTES
THK. SLAB		RE: PLAN	12"	(2) #5 BOT.
REINF. BEAM	RB	12"	24"	(2) #5 BOT. W/ #3 TIES @ EA. TENDON
GRADE BEAM		12"	24"	1 BEAM TENDON U.N.O. ON PLAN
GB1	GB1	24"	24"	2 BEAM TENDON U.N.O. ON PLAN
TSF3.0				(3) #5 BOT. E.W.

- FLOOR FRAMING PLAN NOTES:**
- TYP. UNIT FLOOR SHALL HAVE 3/4" GYCRETE OVER 23/32" APA RATED EXPOSURE 1 T&G OSB SHEATHING OVER 20" DEEP PRE-ENGINEERED FLOOR TRUSS SPACED AT 19" O.C. OR 24" O.C. MAX. (BY TRUSS SUPPLIER. COORDINATE W/ MECH. DWGS FOR LOCATION OF TRUSS WEB BLOCKOUT FOR DUCT ROUTING.)
 - SHEATHING SHALL BE GLUED AND NAILED TO TRUSSES W/ 8d RINGSHANK 6" AT PANEL EDGES & 12" O.C. IN FIELD.
 - PRE-ENGINEERED FLOOR TRUSSES SHALL BE ABLE TO RESIST SPECIFIED FLOOR LOADS & MAXIMUM LIVE LOAD DEFLECTION OF L/480.
 - BREEZEWAY SHALL HAVE BE 2" LIGHTWEIGHT CONCRETE TOPPING (f_c=3000PSI) OVER 3/4" PRESSURE TREATED PLYWOOD DECKING OVER 15" DEEP TRUSSES SPACED AT 24" O.C. MAX.
 - PORCH/BALCONY FRAMING SHALL BE 2" LIGHTWEIGHT CONCRETE TOPPING (f_c=3000PSI) OVER 3/4" PRESSURE TREATED PLYWOOD DECKING OVER 15" DEEP TOP CHORD SLOPED TRUSSES SPACED AT 24" O.C. MAX.
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED U.N.O.
 - U.N.O. ON PLAN - SEE HEADER SCHEDULE AT 10/S401 FOR WALL OPENING FRAMING REQUIREMENTS.
 - SEE FOUNDATION PLAN FOR WALL LABELS.
 - SEE BEAM HANGER SCHEDULE SHOWN HEREIN FOR BEAM SUPPORT.
 - ALL TRUSSES BEARING ON BREEZEWAY LOAD BEARING WALLS SHALL HAVE (3) PLY END BEARING CHORD.
 - SEE DETAIL 11/S402 FOR GIRDER TRUSS BEAM BEARING DETAIL. ALL GIRDER TRUSS AND BEAM BEARING SALL HAVE MIN. (3) 2x JAMB STUDS U.N.O. ON PLAN.
 - ⊗ DENOTES HOLDDOWN AT SHEAR WALL, UNLESS NOTED OTHERWISE, ALL SHEAR WALLS SHALL HAVE DOUBLE END STUDS AT EACH END.
 - CS18

TRUSS BEARING ELEVATION		
ROOF	(+30'-10 3/8"	TYPE 1,2,3,4
3RD FLOOR	(+19'-11 3/4"	TYPE 1,2,3,4
2ND FLOOR	(+9'-1 1/8"	TYPE 1,2,3,4
LOW ROOF	(+19'-11 3/4"	TYPE 4

BEAM HANGER SCHEDULE	
(3) 2X8	HUC28-3
(3) 2X12	LUS210-3
(3) 9 1/4"LVL	HU610
(3) 11 1/4"LVL	HU612



Studio A Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 • F: 502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

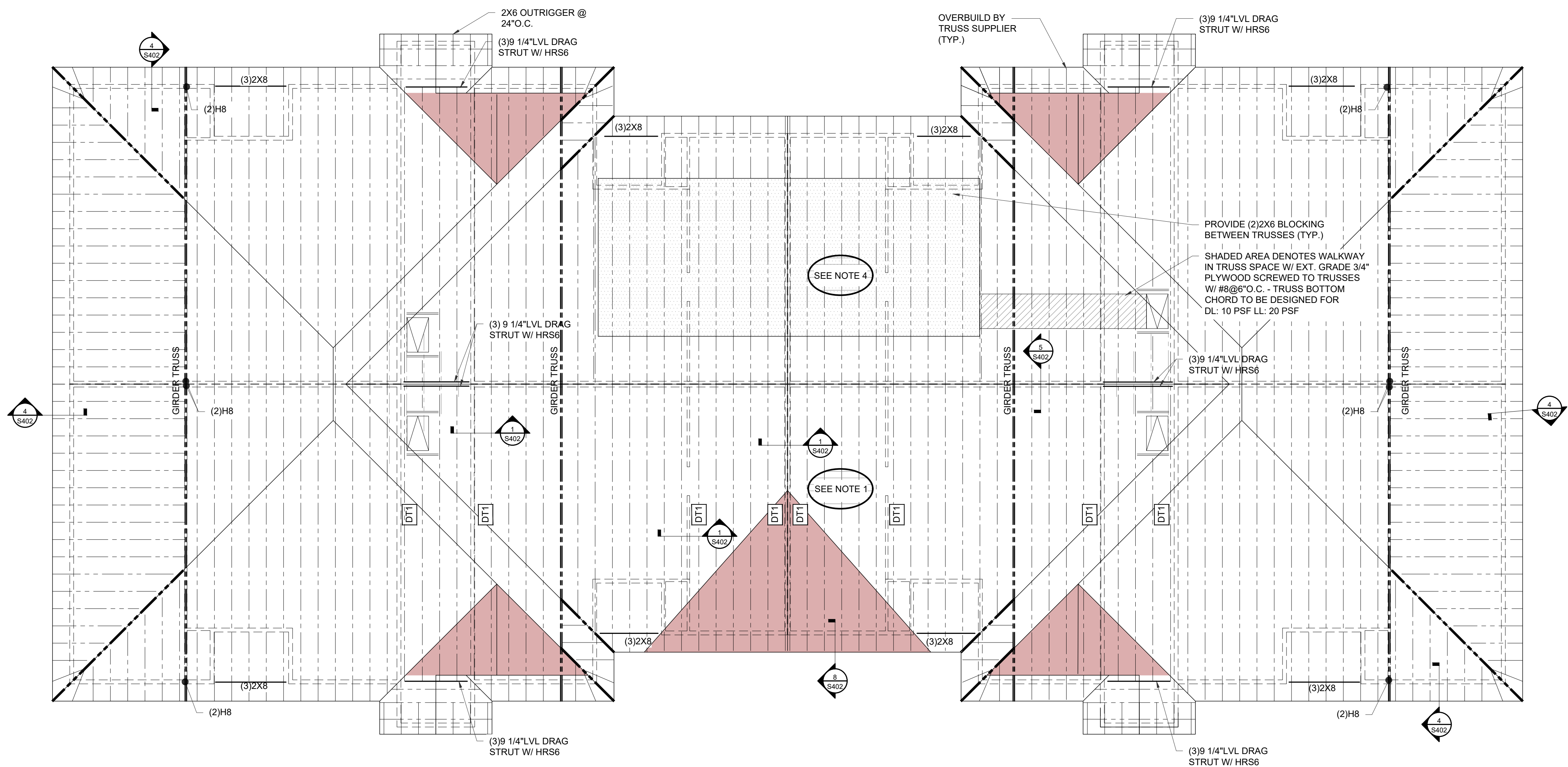
PECAN GROVE
SEGUIN, TX

PERMIT SET

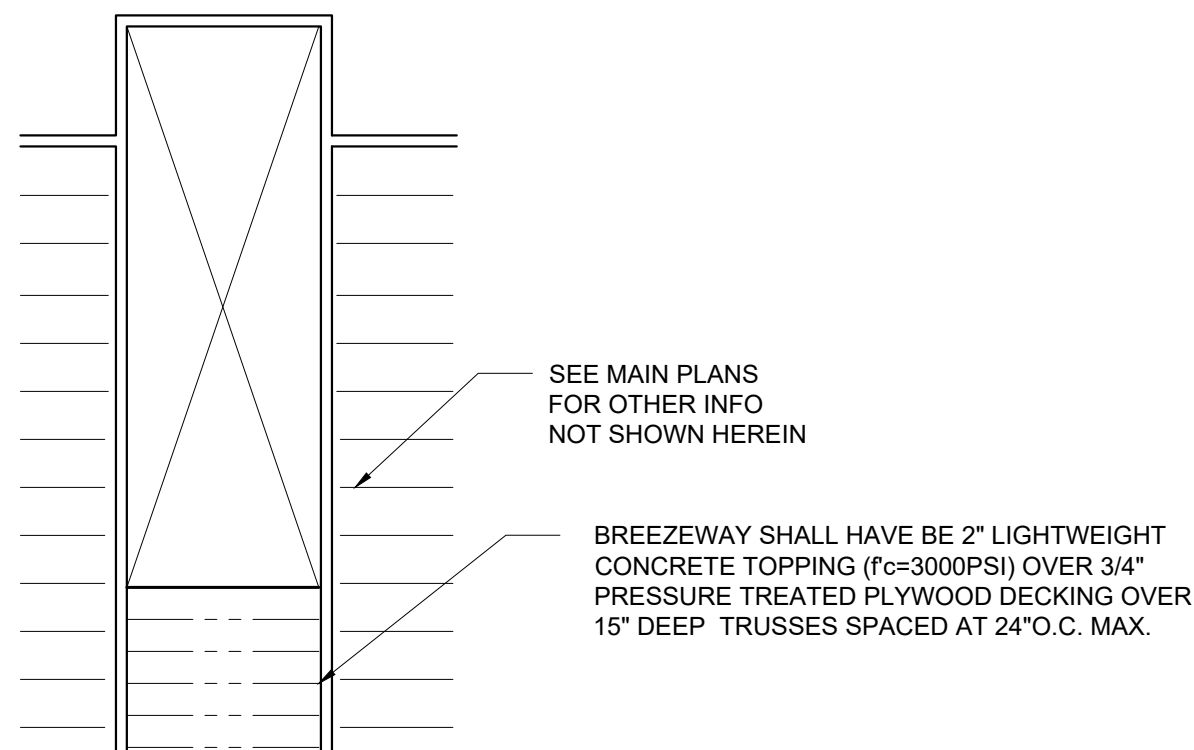
BLDG TYPE STRUCTURAL	DATE 08/21/2019
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SHEET TITLE
TYPE A FOUNDATION & FRAMING PLANS

PROJECT NO. 19LD00-04	SHEET NO. S101
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BLDG TYPE A
1
S102
ROOF FRAMING PLAN
SCALE: 1/8" = 1' - 0"



BLDG TYPE A, B, C.
2
S102
TYP. THIRD FLOOR STAIR PARTIAL PLAN
SCALE: 1/8" = 1' - 0"

ROOF FRAMING PLAN NOTES:

- 7/16" OSB EXPOSURE 1 SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES SPACING AT 24" O.C. MAX. - OSB SHEATHING SHALL BE FASTENED TO TRUSSES W/ 1 1/2"X16 GAGE STAPLES OR 8d NAILS (UNBLOCKED); 6" O.C. AT EDGES & 12" O.C. IN FIELD.

SLOPE ROOF TOP CHORD TO MATCH SLOPE. REFER TO ARCH FOR TRUSS PROFILE. U.N.O - FASTEN ROOF TRUSS TO TOP PLATE W/ (1)H2.SA.
- U.N.O ON PLAN - SEE HEADER SCHEDULE AT SHEET S401 FOR WALL OPENING FRAMING REQUIREMENTS.
- U.N.O. ON PLAN PROVIDE TRIPLE STUDS AT GIRDER TRUSS AND JACK TRUSS BEARING LOC. SEE DETAIL 11/S402 FOR JAMBSTUD DETAILS.
- 23/32" APA RATED EXP. 1 OSB OVER PRE-ENGINEERED ROOF TRUSSES. SHEATHING SHALL BE NAILED TO TRUSSES W/ 8d @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD.

GC TO PROVIDE ACTUAL HVAC UNIT WEIGHTS TO TRUSS SUPPLIER. THIS AREA TO BE DESIGNED FOR:
- SNOW SURCHARGE OF 20PSF X 4'-0" WIDE, AND
- FLAT ROOF SNOW LOAD, AND
- ROOF LIVE LOAD, AND
- ACTUAL HVAC UNIT WEIGHTS OR 20PSF UNIFORM LOADING WHICHEVER IS MORE STRINGENT AS DEAD LOAD, AND
- UPLIFT AND OVERTURNING MOMENT FROM LATERAL LOADS, AND
- ALL OTHER APPLICABLE DEAD LOADS
- DT1 DENOTES DRAG TRUSS. TRUSSES TO BE BEARING ON DOUBLE TOP PLATE & TO BE DESIGNED FOR AXIAL LOAD SHOWN BELOW

	WIND	SEISMIC	CONNECTION TO TOP PL.
DT1	120PLF	80PLF	(2)16d TOE NAILS@12"O.C.

BEAM HANGER SCHEDULE	
(3)2X8	HUC28-3
(3)2X12	LUS210-3
(3) 9 1/4"LVL	HU610
(3) 11 1/4"LVL	HU612



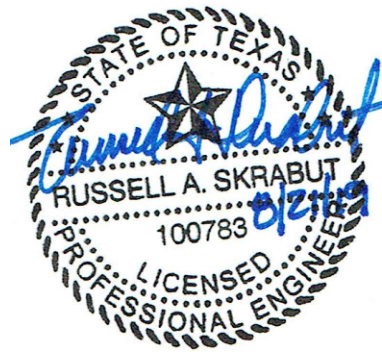
Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

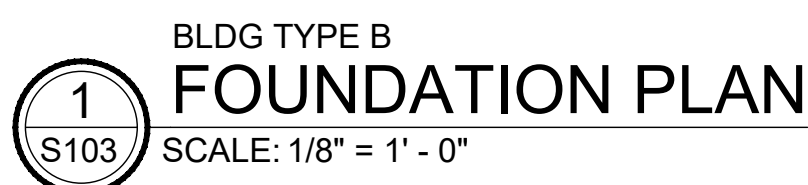
PECAN GROVE
SEGUIN, TX

PERMIT SET

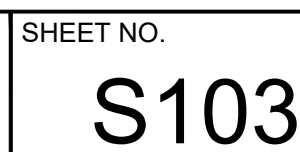
BLDG TYPE	DATE
STRUCTURAL	08/21/2019

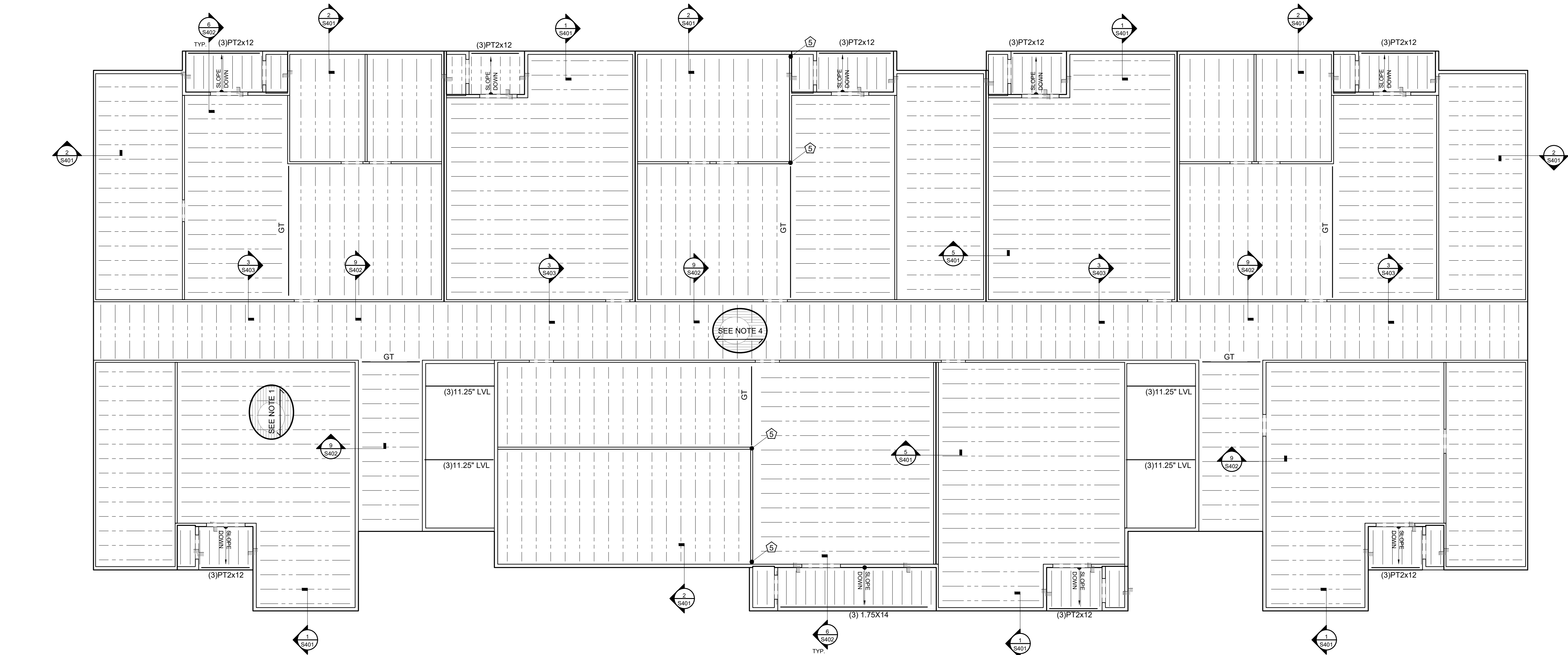
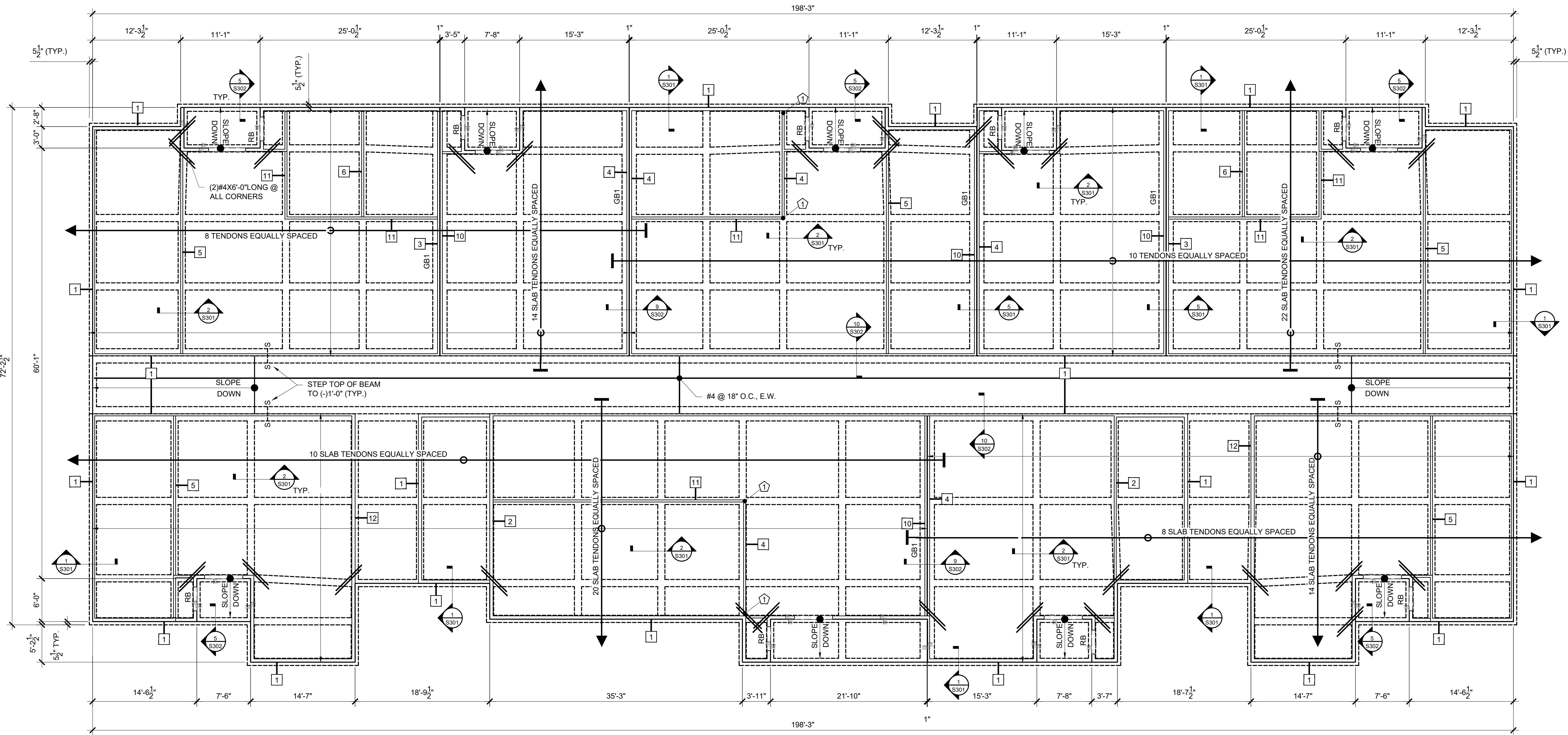
SHEET TITLE
TYPE A ROOF FRAMING PLAN

PROJECT NO.	SHEET NO.
19LD00-04	S102



BEAM HANGER SCHEDULE	
(3)2X8	HUC28-3
(3)2X12	LUS210-3
(3) 9 1/4"LVL	HU610
(3) 11 1/4"LVL	HU612





- FOUNDATION PLAN NOTES:**
- COORDINATE W/ ARCH FOR DIMENSIONS.
 - COORDINATE W/ PLUMBING FOR UNDERGROUND PIPING. STEP FOOTING BELOW PIPE PER DETAIL 14/S301
 - UNLESS NOTED OTHERWISE - ALL WALLS SHOWN ARE LOAD BEARING WALLS.
 - DENOTES HOLDOWN AT SHEAR WALL. UNLESS NOTED OTHERWISE, ALL SHEAR WALLS SHALL HAVE DOUBLE END STUDS AT EACH END.
 HDU8-SDS2.5 + 5/8"Ø PAB5 x 4" MIN. EMBED W/ DOUBLE STUDS
 HDQ8-SDS3 + 7/8"Ø PAB7 x 6" MIN. EMBED. W/ TRIPLE END STUDS
 HDU5-SDS2.5 + 5/8"Ø PAB5 x 4" MIN. EMBED.
 - DENOTES WALL TYPE. SEE WALL SCHEDULE AT SHEET S401

SLAB NOTES:

4" THK. CONC. SLAB (UNLESS NOTED OTHERWISE ON MINIMUM TEN (10) MIL. VAPOR BARRIER ON COMPACTED FILL SUBGRADE. THE VAPOR BARRIER SHALL CONFORM TO ASTM E1745 CLASS A OR BETTER AND SHALL HAVE A MAXIMUM WATER VAPOR PERMEANCE OF 0.01 PERMS WHEN TESTED IN ACCORDANCE WITH ASTM E96. THE VAPOR BARRIER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND ASTM E1643, STANDARD PRACTICE FOR INSTALLATION OF WATER VAPOR BARRIERS USED IN CONTACT WITH EARTH OR GRANULAR FILL UNDER CONCRETE SLABS. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.

GRADE BEAM SCHEDULE				
PLAN MARK	PLAN SYM.	BEAM WIDTH	BEAM DEPTH	NOTES
THK. SLAB	RE. PLAN	12"	24"	(2)#5 BOT.
REINF. BEAM	RB	12"	24"	(2)#5 BOT. WI #3 TIES@EA. TENDON.
GRADE BEAM	---	12"	24"	1 BEAM TENDON U.N.O. ON PLAN
GB1	GB1	24"	24"	2 BEAM TENDON U.N.O. ON PLAN
TSF3.0	3'-0" x 3'-0" X12" DEEP			(3)#5 BOT. E.W.

- FLOOR FRAMING PLAN NOTES:**
- TYP. UNIT FLOOR SHALL HAVE 3/4" GYCRETE OVER 23/32" APA RATED EXPOSURE 1 T&G OSB SHEATHING OVER 20" DEEP PRE-ENGINEERED FLOOR TRUSS SPACED AT 19.2" O.C. OR 24" O.C. MAX. (BY TRUSS SUPPLIER. COORDINATE W/ MECH. DWGS FOR LOCATION OF TRUSS WEB BLOCKOUT FOR DUCT ROUTING.)
 - SHEATHING SHALL BE GLUED AND NAILED TO TRUSSES W/ 8d. RINGSHANK. 6" AT PANEL EDGES & 12" O.C. IN FIELD.
 - PRE-ENGINEERED FLOOR TRUSSES SHALL BE ABLE TO RESIST SPECIFIED FLOOR LOADS & MAXIMUM LIVE LOAD DEFLECTION OF L/480.
 - BREEZEWAY SHALL HAVE BE 2" LIGHTWEIGHT CONCRETE TOPPING (f'c=3000PSI) OVER 3/4" PRESSURE TREATED PLYWOOD DECKING OVER 15" DEEP TRUSSES SPACED AT 24" O.C. MAX.
 - PORCH/BALCONY FRAMING SHALL BE 2" LIGHTWEIGHT CONCRETE TOPPING (f'c=3000PSI) OVER 3/4" PRESSURE TREATED PLYWOOD DECKING OVER 15" DEEP TOP CHORD SLOPED TRUSSES SPACED AT 24" O.C. MAX.
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED U.N.O.
 - U.N.O. ON PLAN - SEE HEADER SCHEDULE AT 10/S401 FOR WALL OPENING FRAMING REQUIREMENTS.
 - SEE FOUNDATION PLAN FOR WALL LABELS.
 - SEE BEAM HANGER SCHEDULE SHOWN HEREIN FOR BEAM SUPPORT.
 - ALL TRUSSES BEARING ON BREEZEWAY LOAD BEARING WALLS SHALL HAVE (3) PLY END BEARING CHORD.
 - SEE DETAIL 11/S402 FOR GIRDER TRUSS BEAM BEARING DETAIL. ALL GIRDER TRUSS AND BEAM BEARING SHALL HAVE MIN. (3) 2x JAMB STUDS U.N.O. ON PLAN.
 - DENOTES HOLDOWN AT SHEAR WALL. UNLESS NOTED OTHERWISE, ALL SHEAR WALLS SHALL HAVE DOUBLE END STUDS AT EACH END.
 CS18

TRUSS BEARING ELEVATION		
ROOF	(+)30'-10 3/8"	TYPE 1,2,3,8.4
3RD FLOOR	(+)19'-11 3/4"	TYPE 1,2,3,8.4
2ND FLOOR	(+)9'-1 1/8"	TYPE 1,2,3,8.4
LOW ROOF	(+)19'-11 3/4"	TYPE 4

BEAM HANGER SCHEDULE	
(3)2X8	HUC28-3
(3)2X12	LUS210-3
(3) 9 1/4" LVL	HU610
(3) 11 1/4" LVL	HU612



KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE
STRUCTURAL

DATE
08/21/2019

SHEET TITLE
TYPE C FOUNDATION & FRAMING PLANS

PROJECT NO.

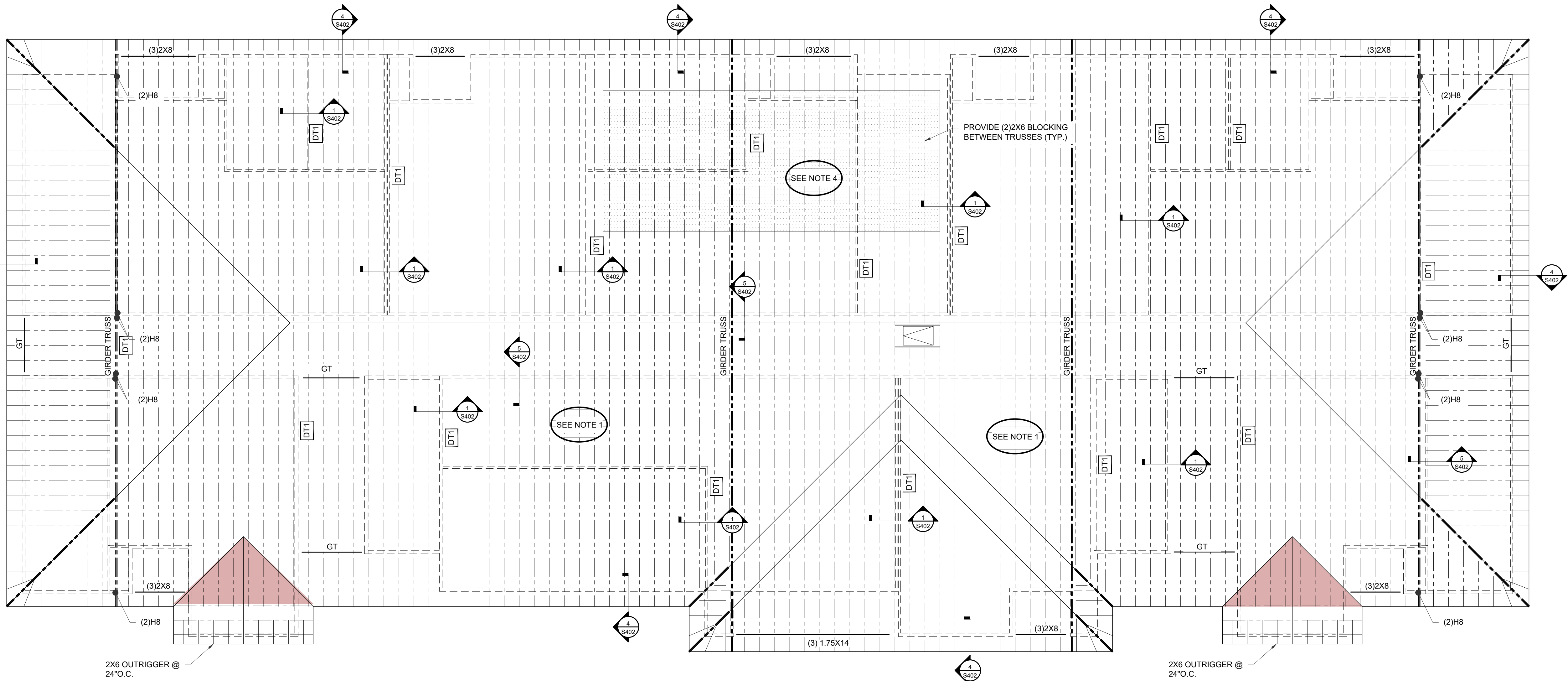
19LD00-04

SHEET NO.

S105

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BLDG TYPE C
1
S106
ROOF FRAMING PLAN
SCALE: 1/8" = 1' - 0"

- ROOF FRAMING PLAN NOTES:**
- 7/16" OSB EXPOSURE 1 SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES SPACING AT 24" O.C. MAX. - OSB SHEATHING SHALL BE FASTENED TO TRUSSES W/ 1 1/2"x16 GAGE STAPLES OR 8d NAILS (UNBLOCKED); 6" O.C. AT EDGES & 12" O.C. IN FIELD.
 - SLOPE ROOF TOP CHORD TO MATCH SLOPE. REFER TO ARCH FOR TRUSS PROFILE U.N.O. - FASTEN ROOF TRUSS TO TOP PLATE W/ (1)H2.5A.
 - U.N.O. ON PLAN - SEE HEADER SCHEDULE AT SHEET S401 FOR WALL OPENING FRAMING REQUIREMENTS.
 - U.N.O. ON PLAN PROVIDE TRIPLE STUDS AT GIRDER TRUSS AND JACK TRUSS BEARING LOC. SEE DETAIL 11/S402 FOR JAMBSTUD DETAILS.
 - 23/32" APA RATED EXP. 1 OSB OVER PRE-ENGINEERED ROOF TRUSSES. SHEATHING SHALL BE NAILED TO TRUSSES W/ 8d @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD.
- GC TO PROVIDE ACTUAL HVAC UNIT WEIGHTS TO TRUSS SUPPLIER. THIS AREA TO BE DESIGNED FOR:
- SNOW SURCHARGE OF 20PSF X 4'-0" WIDE, AND
 - FLAT ROOF SNOW LOAD, AND
 - ROOF LIVE LOAD, AND
 - ACTUAL HVAC UNIT WEIGHTS OR 20PSF UNIFORM LOADING WHICHEVER IS MORE STRINGENT AS DEAD LOAD, AND
 - UPLIFT AND OVERTURNING MOMENT FROM LATERAL LOADS, AND
 - ALL OTHER APPLICABLE DEAD LOADS
- DTX DENOTES DRAG TRUSS. TRUSSES TO BE BEARING ON DOUBLE TOP PLATE & TO BE DESIGNED FOR AXIAL LOAD SHOWN BELOW
- | | WIND | SEISMIC | CONNECTION TO TOP PL. |
|-----|--------|---------|---------------------------|
| DT1 | 120PLF | 80PLF | (2)16d TOE NAILS@12" O.C. |

BEAM HANGER SCHEDULE			
(3)2X8	HUC28-3		
(3)2X12	LUS210-3		
(3) 9 1/4"LVL	HU610		
(3) 11 1/4"LVL	HU612		

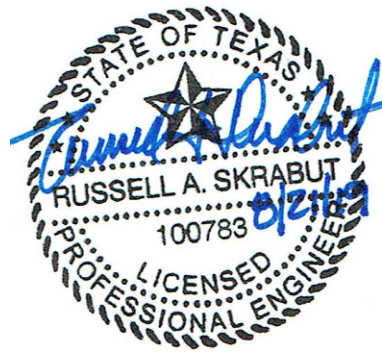
ARCHITECT OF RECORD



KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

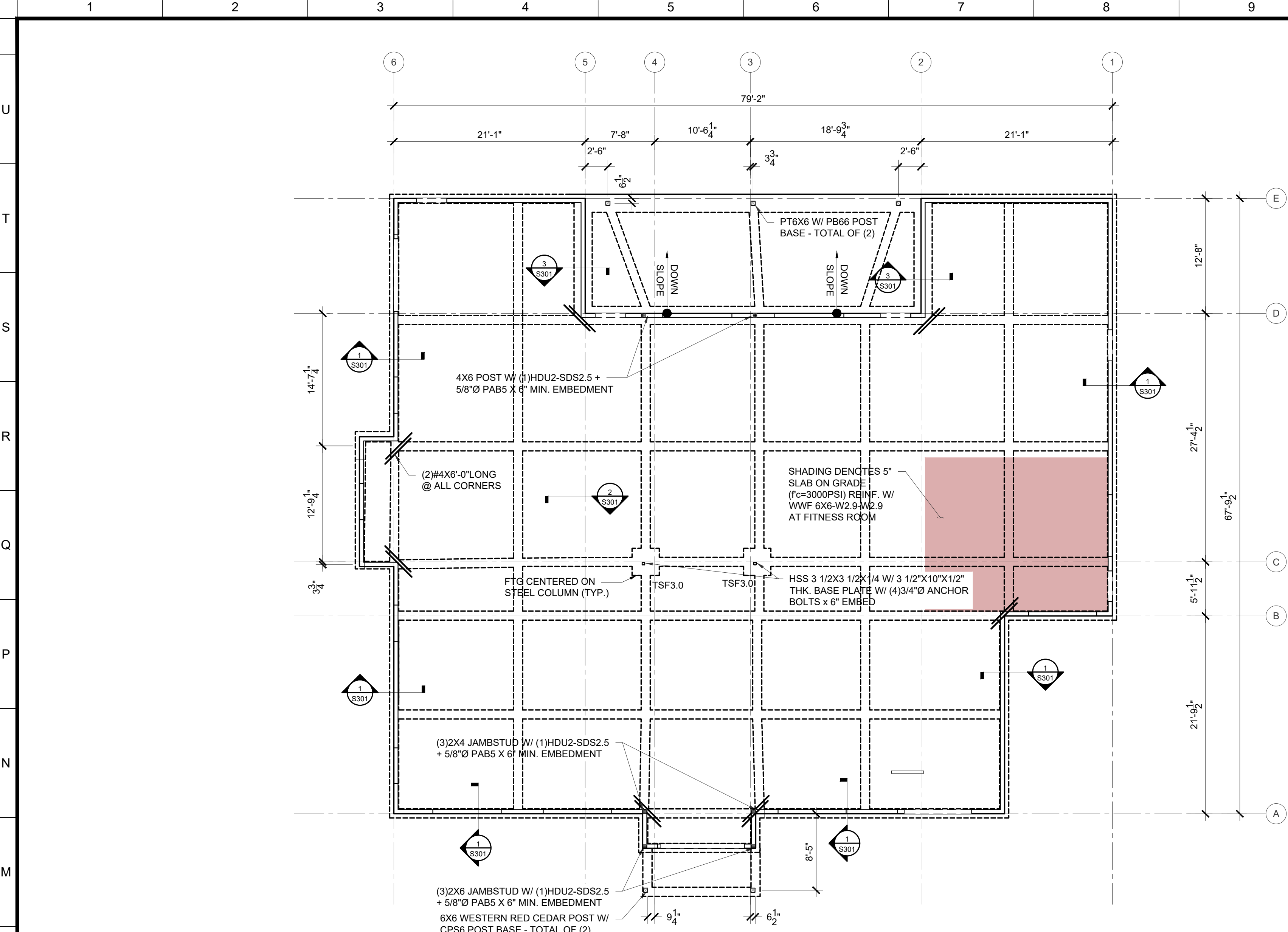
BLDG TYPE	DATE
STRUCTURAL	08/21/2019

SHEET TITLE
TYPE C ROOF FRAMING PLAN

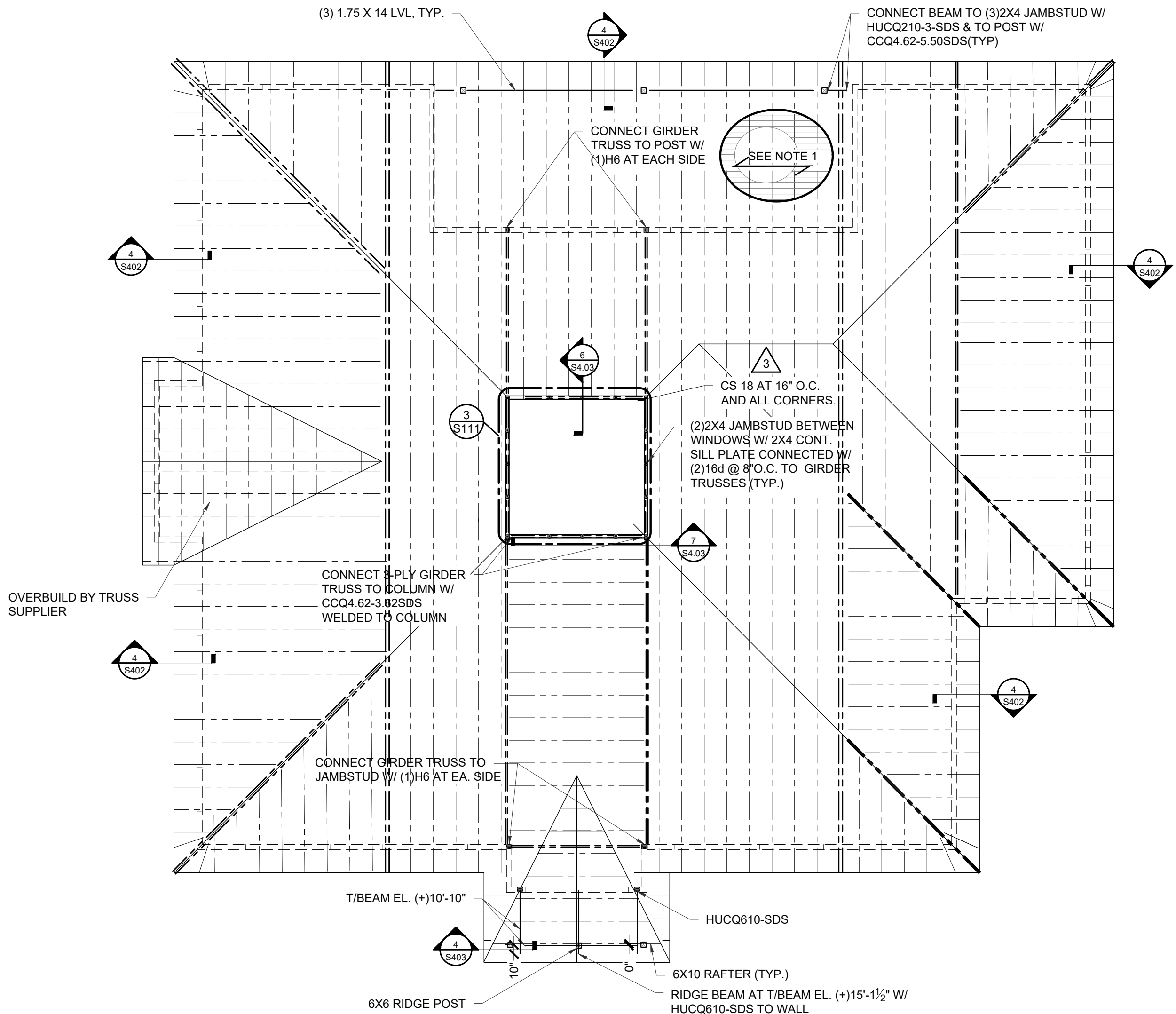
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19LD00-04	S106

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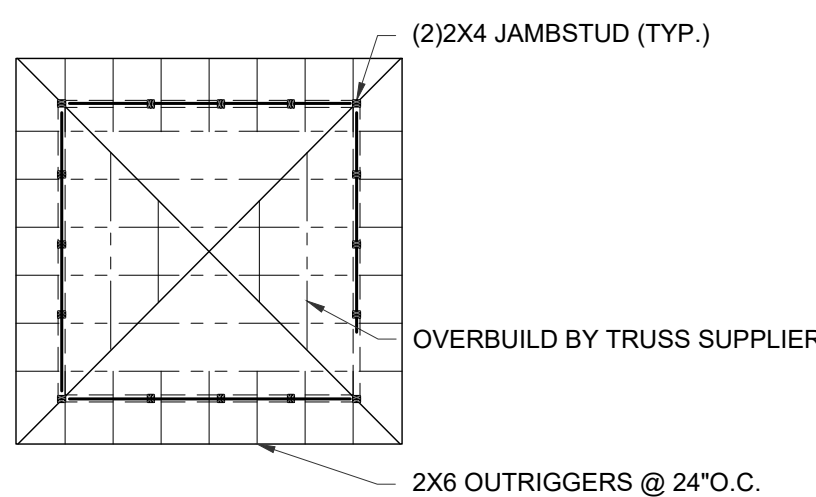
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1
S111 CLUBHOUSE
FOUNDATION PLAN
SCALE: 1/8" = 1' - 0"



2
S111 CLUBHOUSE
ROOF FRAMING PLAN
SCALE: 1/8" = 1' - 0"



3
S111 CLUBHOUSE
CUPOLA ROOF PLAN
SCALE: 1/8" = 1' - 0"

FOUNDATION PLAN NOTES:

- COORDINATE W/ ARCH FOR DIMENSIONS.
- COORDINATE W/ PLUMBING FOR UNDERGROUND PIPING. STEP FOOTING BELOW PIPE PER DETAIL 14/5301.
- UNLESS NOTED OTHERWISE - ALL WALLS SHOWN ARE LOAD BEARING WALLS.
- (X) DENOTES HOLDOWN AT SHEAR WALL. UNLESS NOTED OTHERWISE, ALL SHEAR WALLS SHALL HAVE DOUBLE END STUDS AT EACH END.
 - 1 HDU8-SDS2.5 + 5/8" PAB5 x 4" MIN. EMBED w/ DOUBLE STUDS
 - 2 HDQ8-SDS3 + 7/8" PAB7 x 6" MIN. EMBED. W/ TRIPLE END STUDS
 - 3 HDU5-SDS2.5 + 5/8" PAB5 x 6" MIN. EMBED.
- (X) DENOTES WALL TYPE. SEE WALL SCHEDULE AT SHEET S401

SLAB NOTES:

4" THK. CONC. SLAB (UNLESS NOTED OTHERWISE ON MINIMUM TEN (10) MIL. VAPOR BARRIER ON COMPACTED FILL SUBGRADE. THE VAPOR BARRIER SHALL CONFORM TO ASTM E1745 CLASS A OR BETTER AND SHALL HAVE A MAXIMUM WATER VAPOR PERMANENCE OF 0.01 PERMS WHEN TESTED IN ACCORDANCE WITH ASTM E96. THE VAPOR BARRIER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND ASTM E1643, STANDARD PRACTICE FOR INSTALLATION OF WATER VAPOR BARRIERS USED IN CONTACT WITH EARTH OR GRANULAR FILL UNDER CONCRETE SLABS. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.

GRADE BEAM SCHEDULE				
PLAN MARK.	PLAN SYM.	BEAM WIDTH	BEAM DEPTH	NOTES
THK. SLAB	RE. PLAN	12"	12"	(2)#5 BOT.
REINF. BEAM	RB	12"	24"	(2)#5 BOT. W/ #3 TIES@EA. TENDON
GRADE BEAM	---	12"	24"	1 BEAM TENDON U.N.O. ON PLAN
GB1	GB1	24"	24"	2 BEAM TENDON U.N.O. ON PLAN
TSF3.0	3'-0" x 3'-0" X12" DEEP			(3)#5 BOT. E.W.

ROOF FRAMING PLAN NOTES:

- 7/16" OSB EXPOSURE 1 SHEATHING OVER PRE-ENGINEERED ROOF TRUSSES SPACING AT 24" O.C. MAX. - OSB SHEATHING SHALL BE FASTENED TO TRUSSES W/ 8d NAILS (UNBLOCKED); 6" O.C. AT EDGES & 12" O.C. IN FIELD.
SLOPE ROOF TOP CHORD TO MATCH SLOPE. REFER TO ARCH FOR TRUSS PROFILE.
U.N.O. - FASTEN ROOF TRUSS TO TOP PLATE W/ (1)#2 5A.
- U.N.O. ON PLAN - SEE HEADER SCHEDULE AT SHEET S401 FOR WALL OPENING FRAMING REQUIREMENTS.
- U.N.O. ON PLAN, ALL BEAMS, GT & JT BEARING SHALL HAVE JAMB STUDS PER 11/S402.
- 23/32" APA RATED EXP. 1 OSB OVER PRE-ENGINEERED ROOF TRUSSES. SHEATHING SHALL BE NAILED TO TRUSSES W/ 8d @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD.
GC TO PROVIDE ACTUAL HVAC UNIT WEIGHTS TO TRUSS SUPPLIER. THIS AREA TO BE DESIGNED FOR:
 - ROOF LIVE LOAD, AND
 - ACTUAL HVAC UNIT WEIGHTS OR 20PSF UNIFORM LOADING WHICHEVER IS MORE STRINGENT AS DEAD LOAD, AND
 - ALL OTHER APPLICABLE DEAD LOADS
- (DTX) DENOTES DRAG TRUSS. TRUSSES TO BE BEARING ON DOUBLE TOP PLATE & TO BE DESIGNED FOR AXIAL LOAD SHOWN BELOW

	WIND	SEISMIC	CONNECTION TO TOP PL.
DT1	100PLF	80PLF	(2)16d TOE NAILS@12" O.C.

BEAM HANGER SCHEDULE	
(3)2X8	HUC28-3
(3)2X12	LUS210-3
(2)2X10	LUS210-2
(3)9 1/4" LVL	HU610
(3)11 1/4" LVL	HGUS5.50/12

ARCHITECT OF RECORD



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 - F: 502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE STRUCTURAL	DATE 08/21/2019
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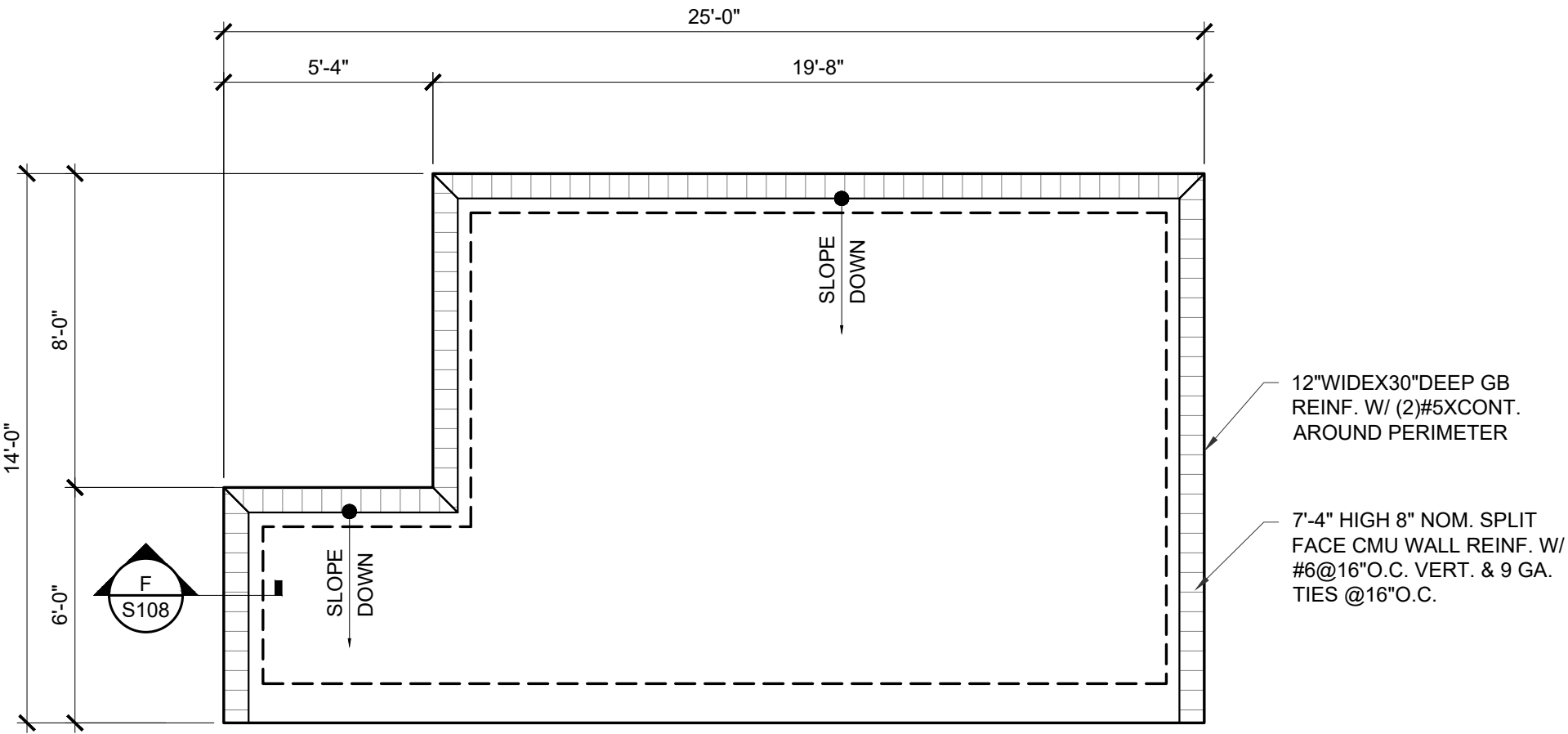
SHEET TITLE
CLUBHOUSE PLANS

PROJECT NO.

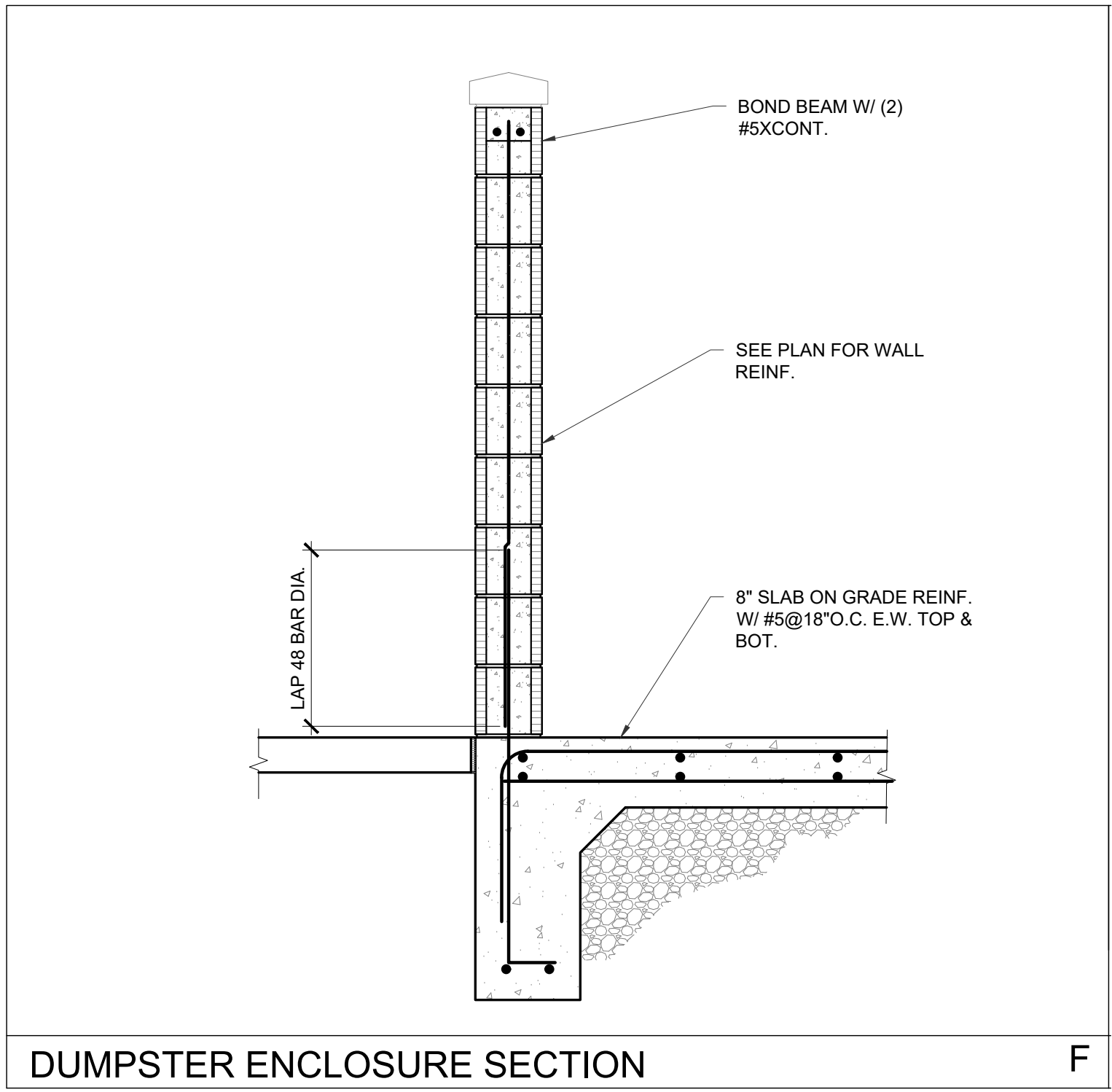
19LD00-04

SHEET NO.

S107



E DUMPSTER ENCLOSURE STRUCTURE
S112 SCALE: 1/4" = 1' - 0"



ARCHITECT OF RECORD

Studio A
Architecture

2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 F: 502.589.8004
WWW.STUDIOAARCH.COM

genesis
engineering
group, llc

224 9100 avenue north
Birmingham, AL 35206
project # 19-075

KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

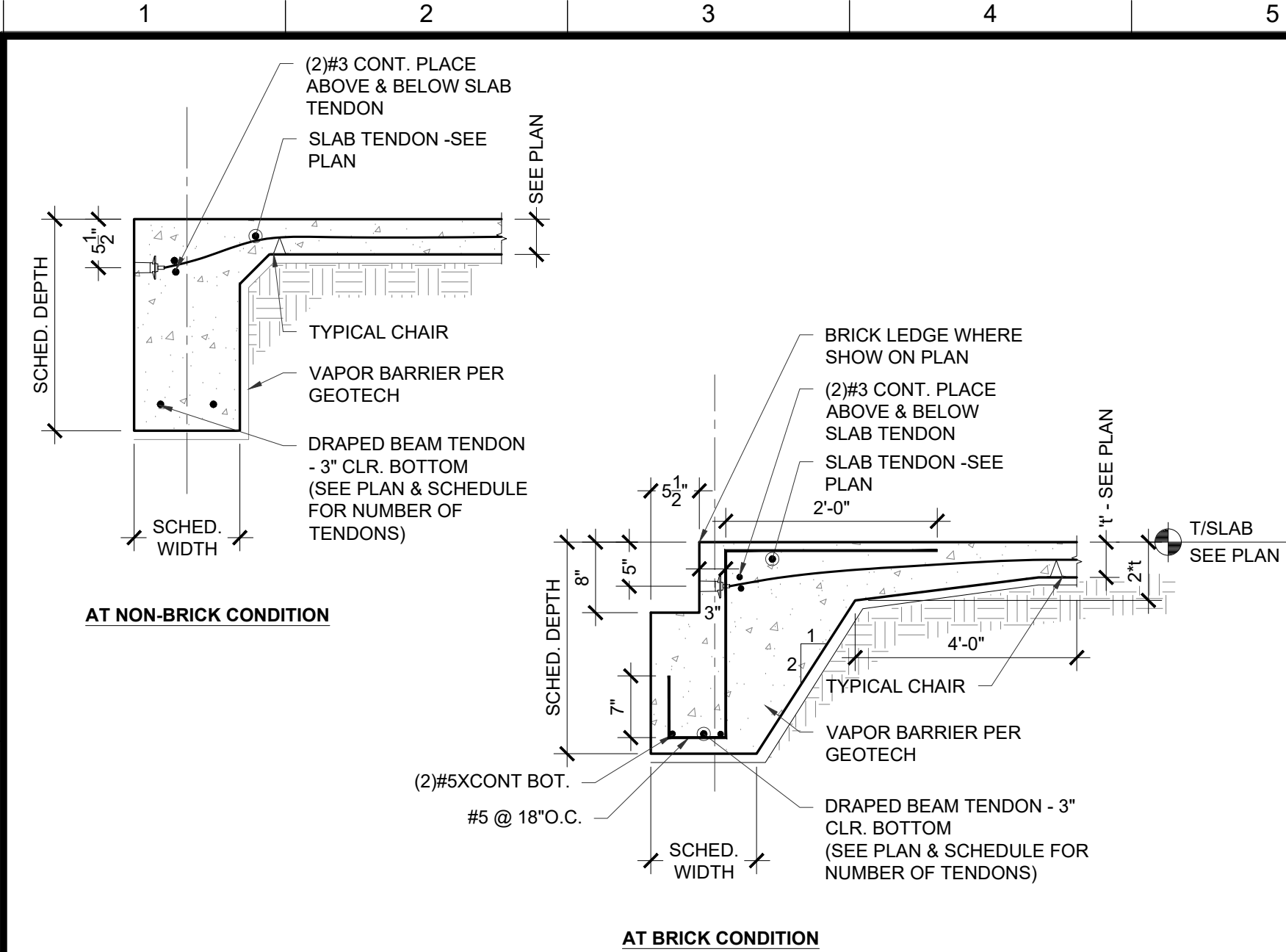
PECAN GROVE
SEGUIN, TX

PERMIT SET

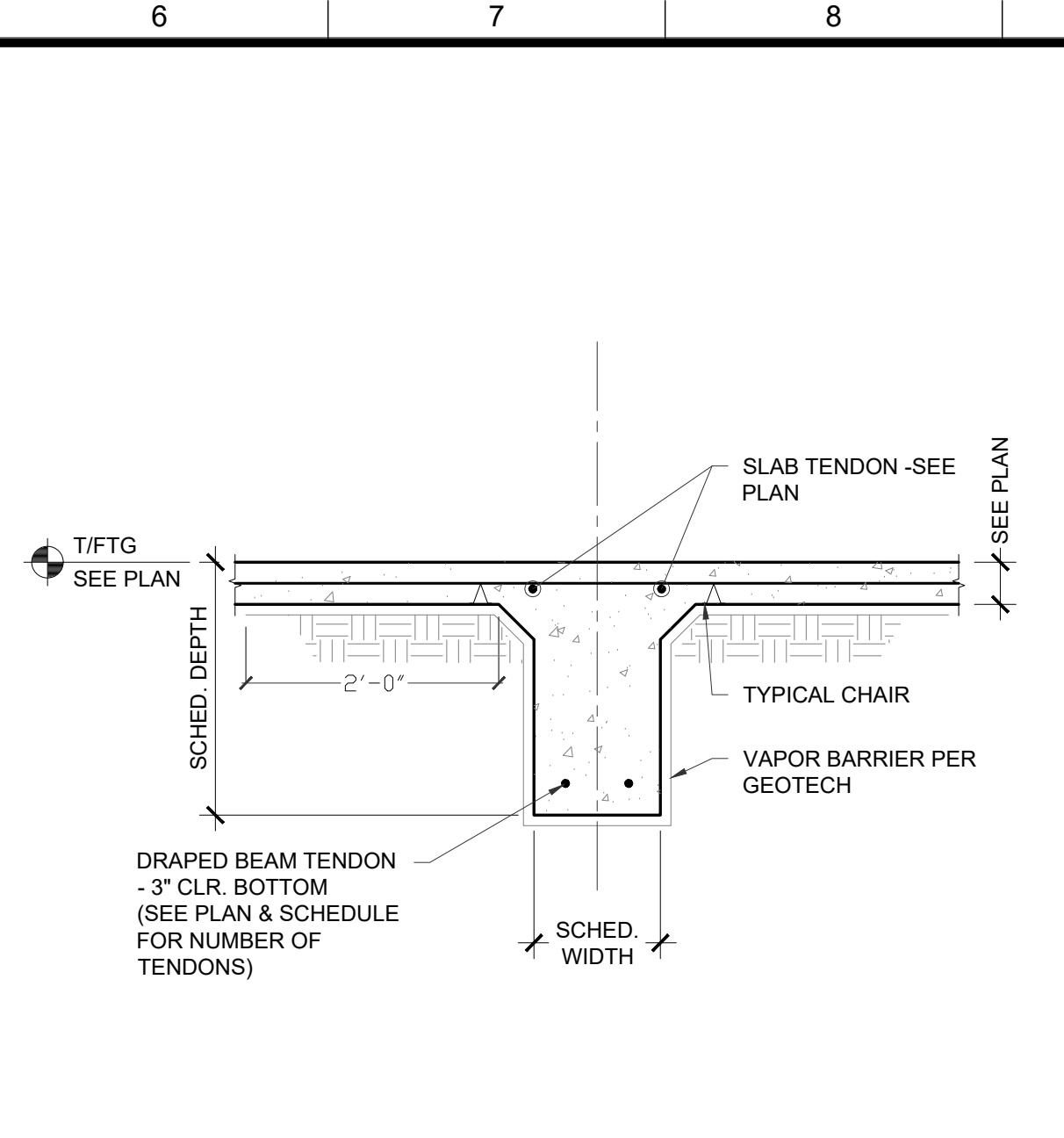
BLDG TYPE DATE
08/21/2019

SHEET TITLE
OUT BUILDINGS

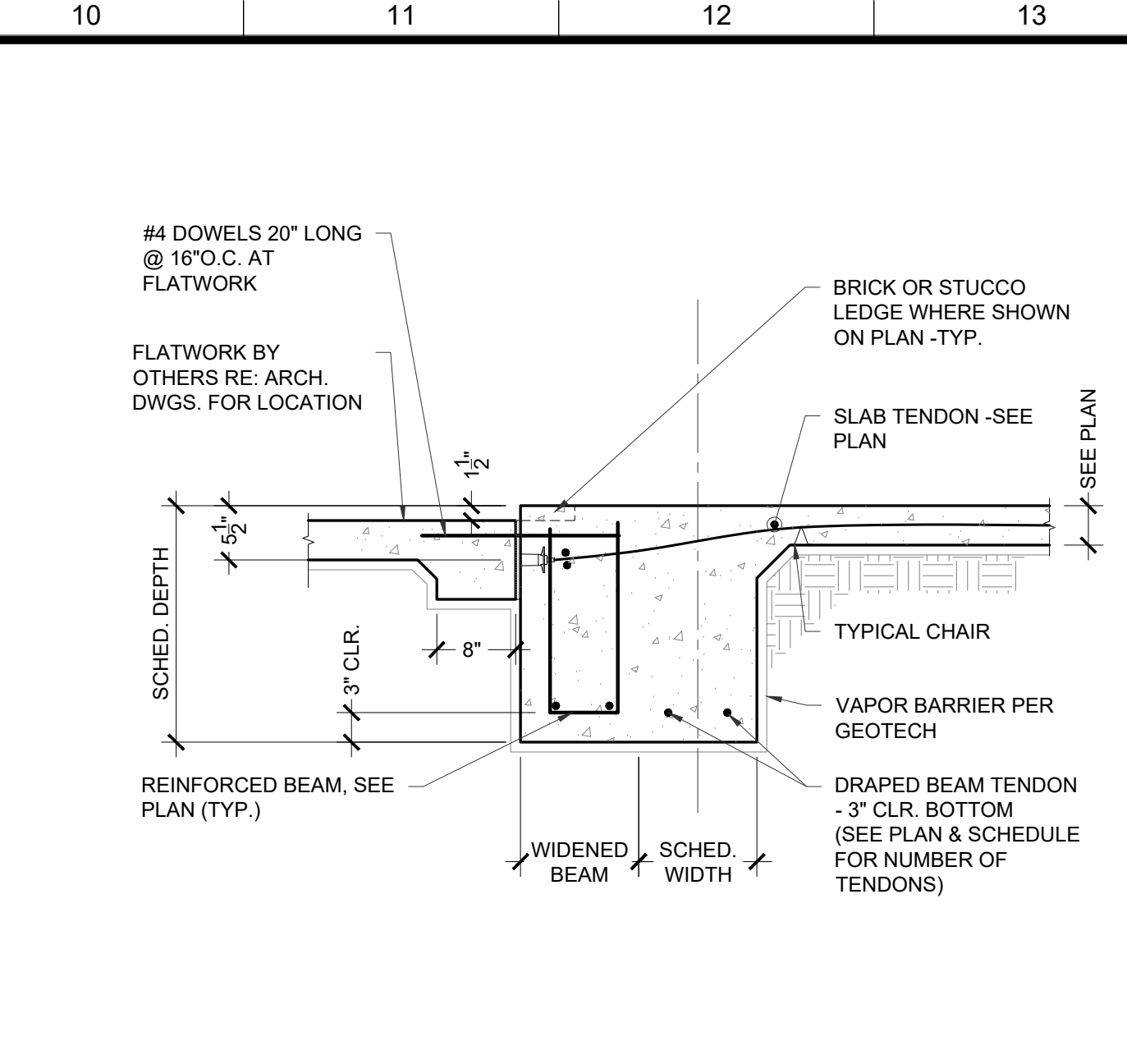
PROJECT NO. SHEET NO.
19LD00-04 S108



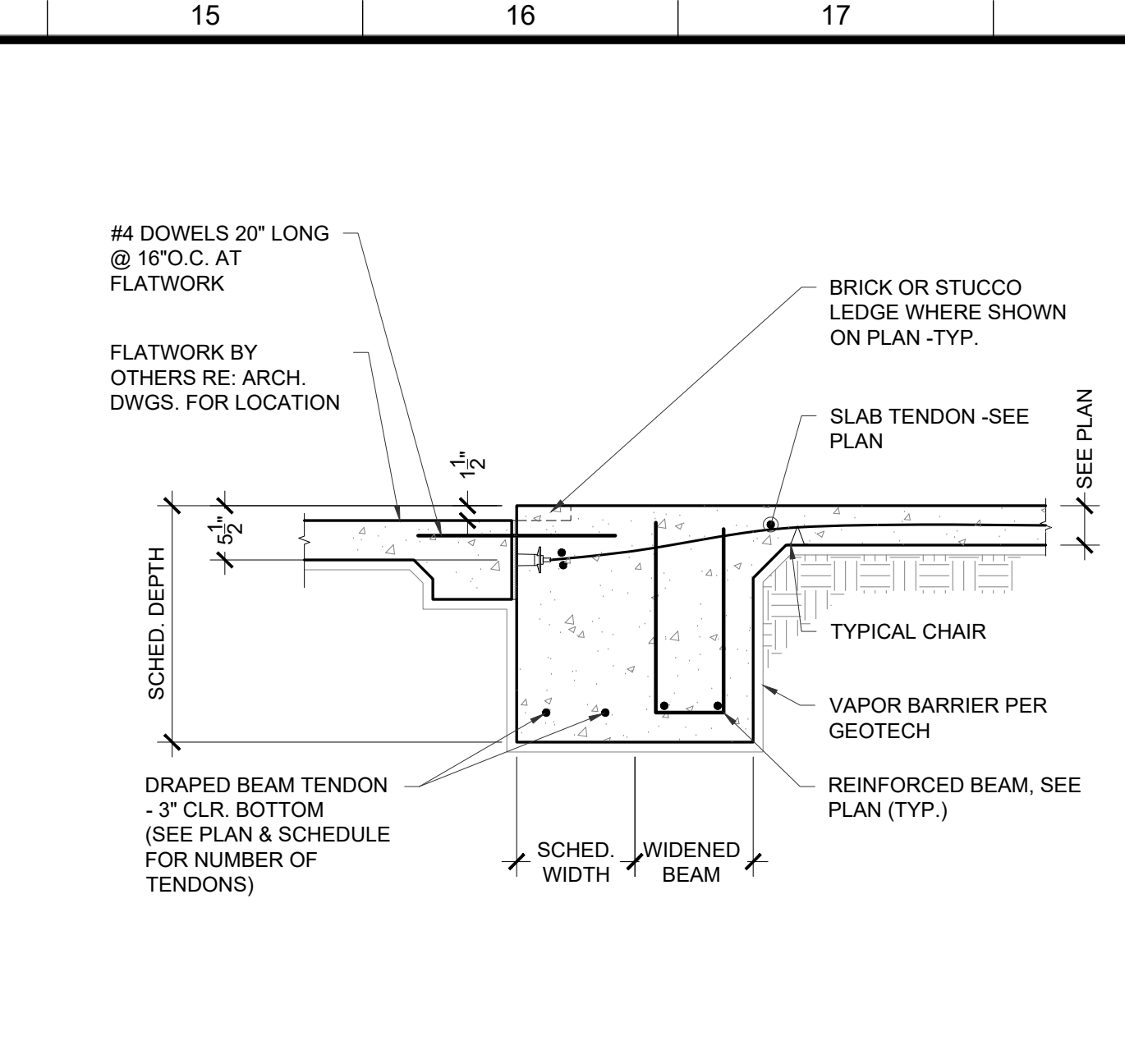
TYP. EXTERIOR GRADE BEAM	1
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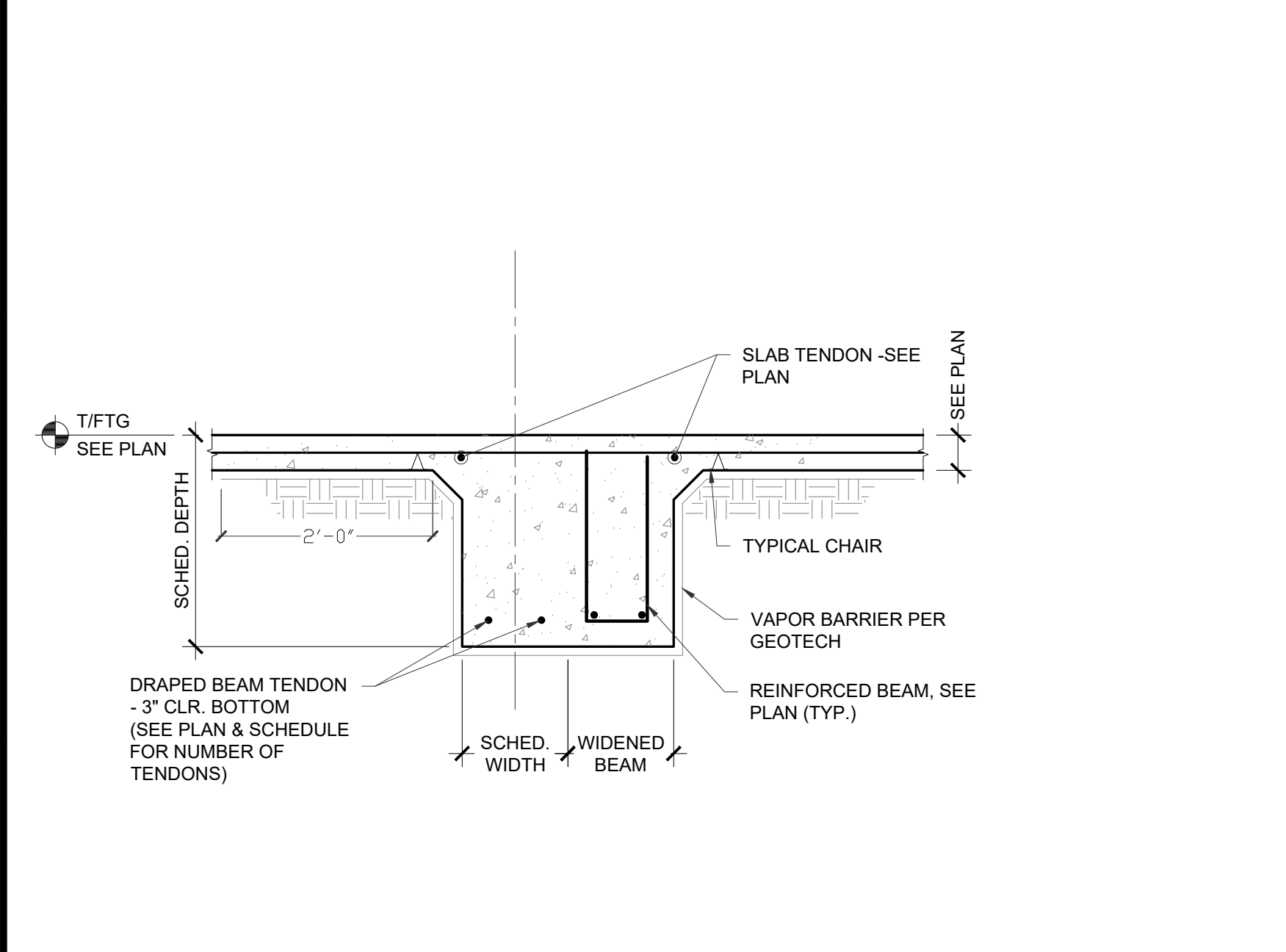
INTERIOR GRADE BEAM



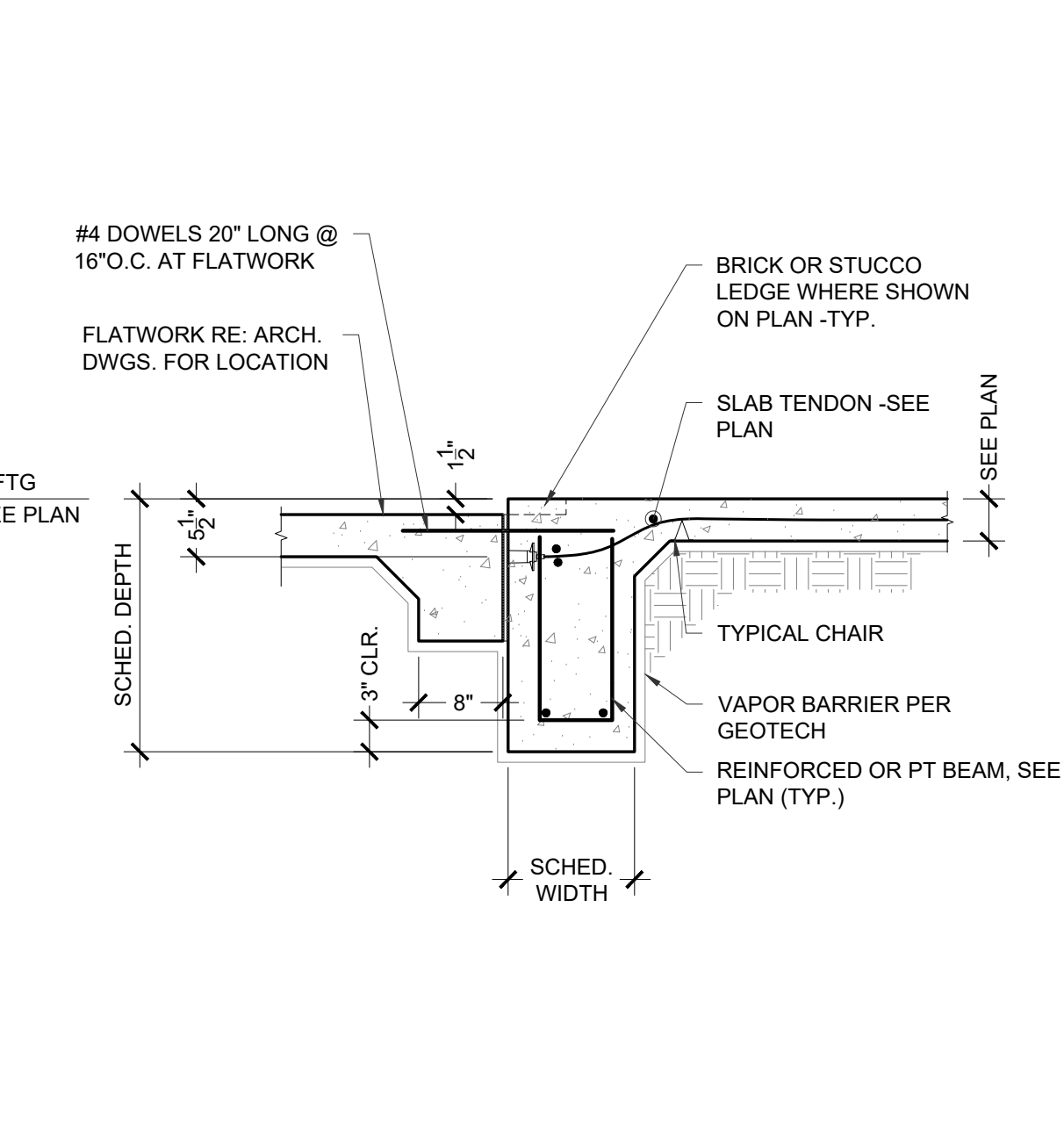
WIDENED EXTERIOR GRADE BEAM



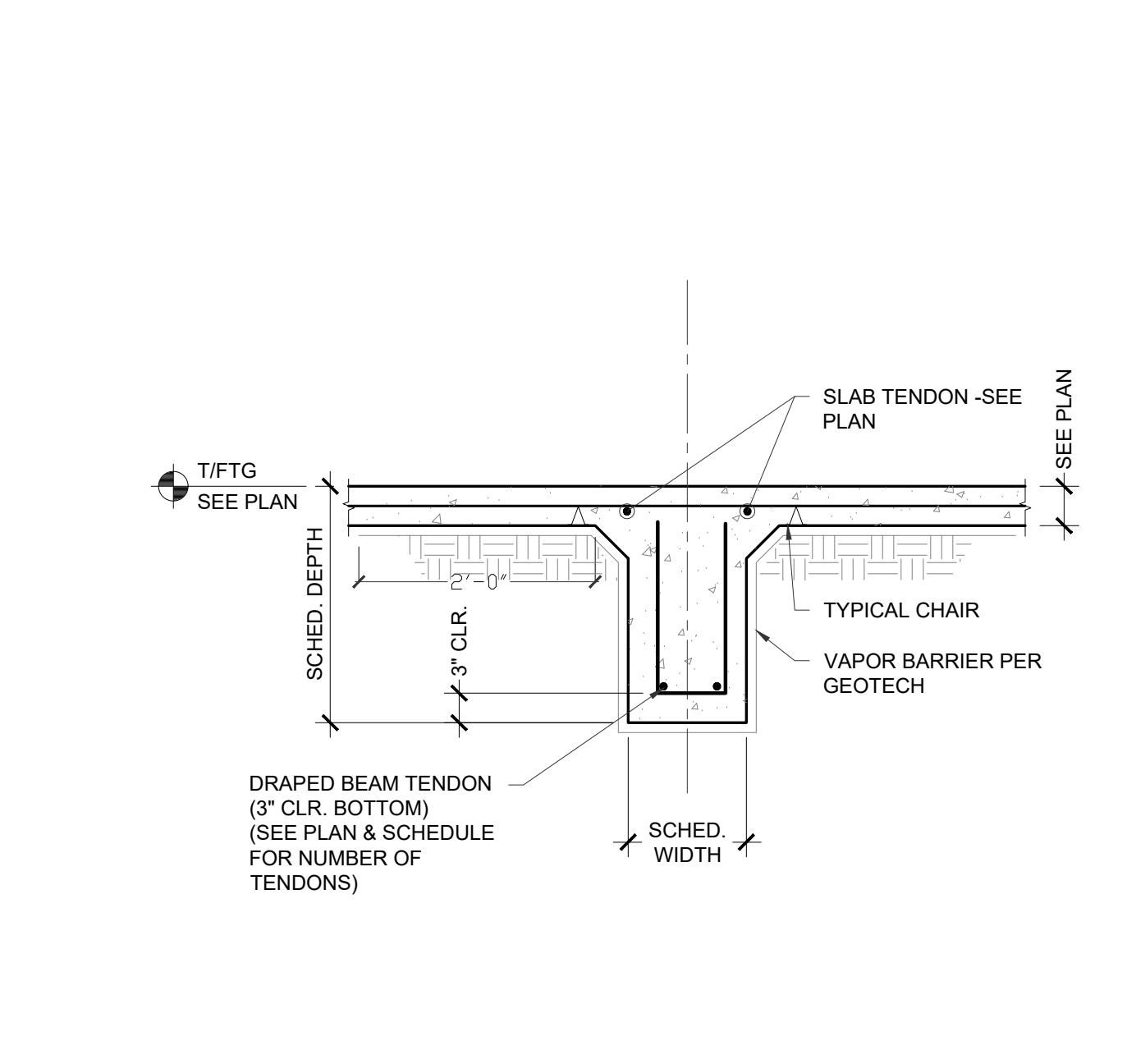
WIDENED EXTERIOR GRADE BEAM



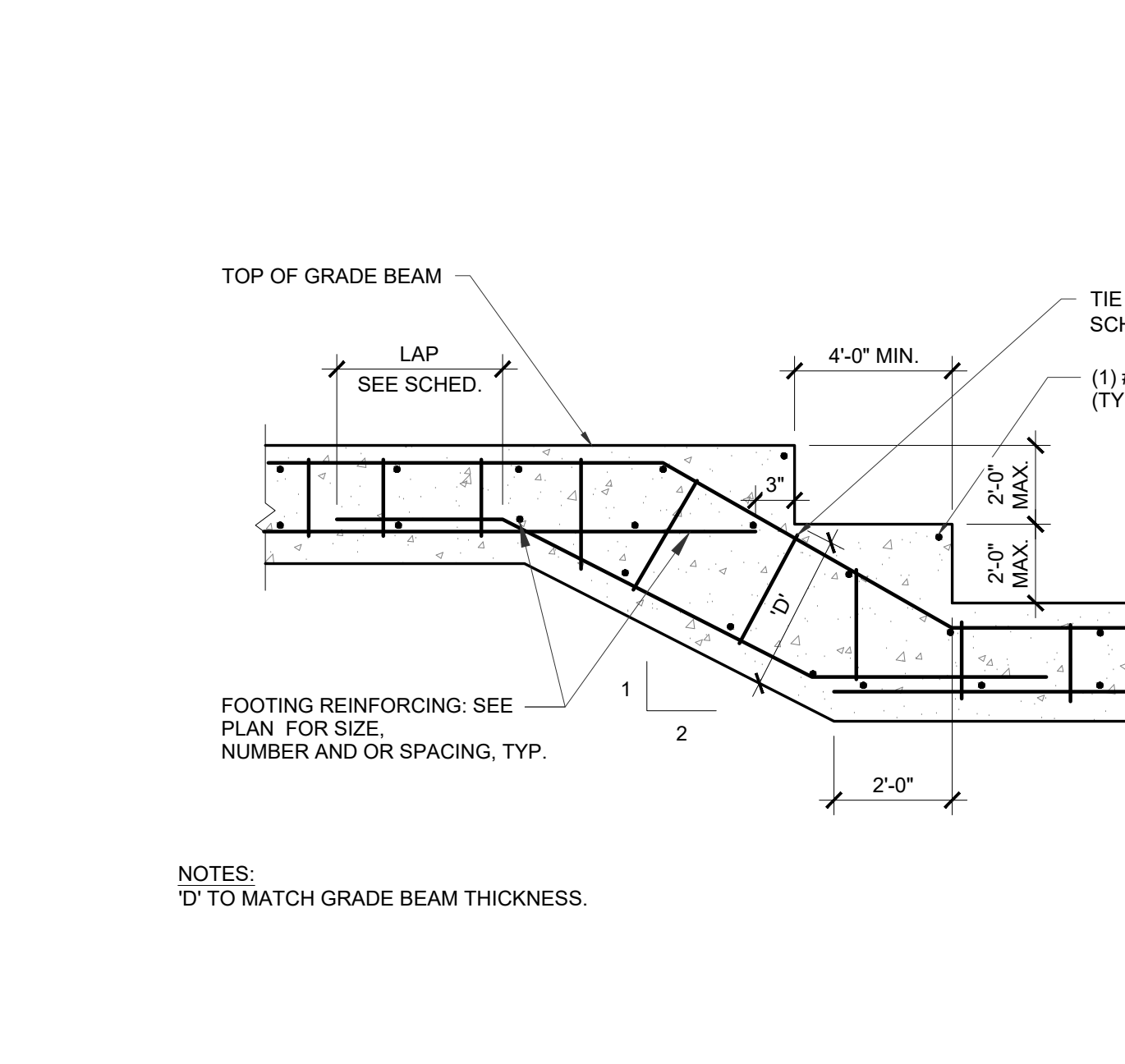
WIDENED INTERIOR GRADE BEAM	5
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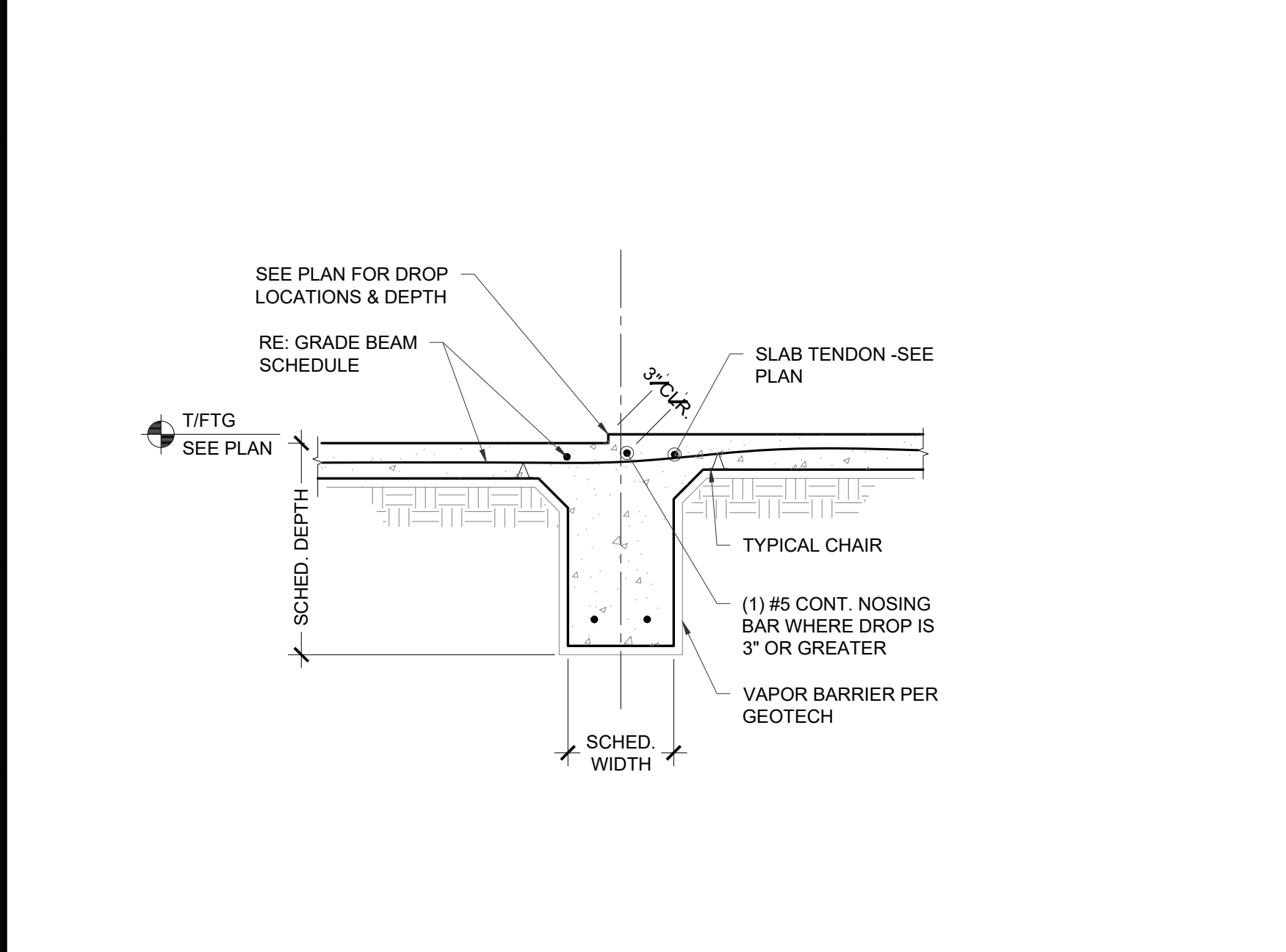
EXTERIOR REINFORCED GRADE BEAM



TYP. INTERIOR GRADE BEAM



TYP. GRADE BEAM STEP DETAIL

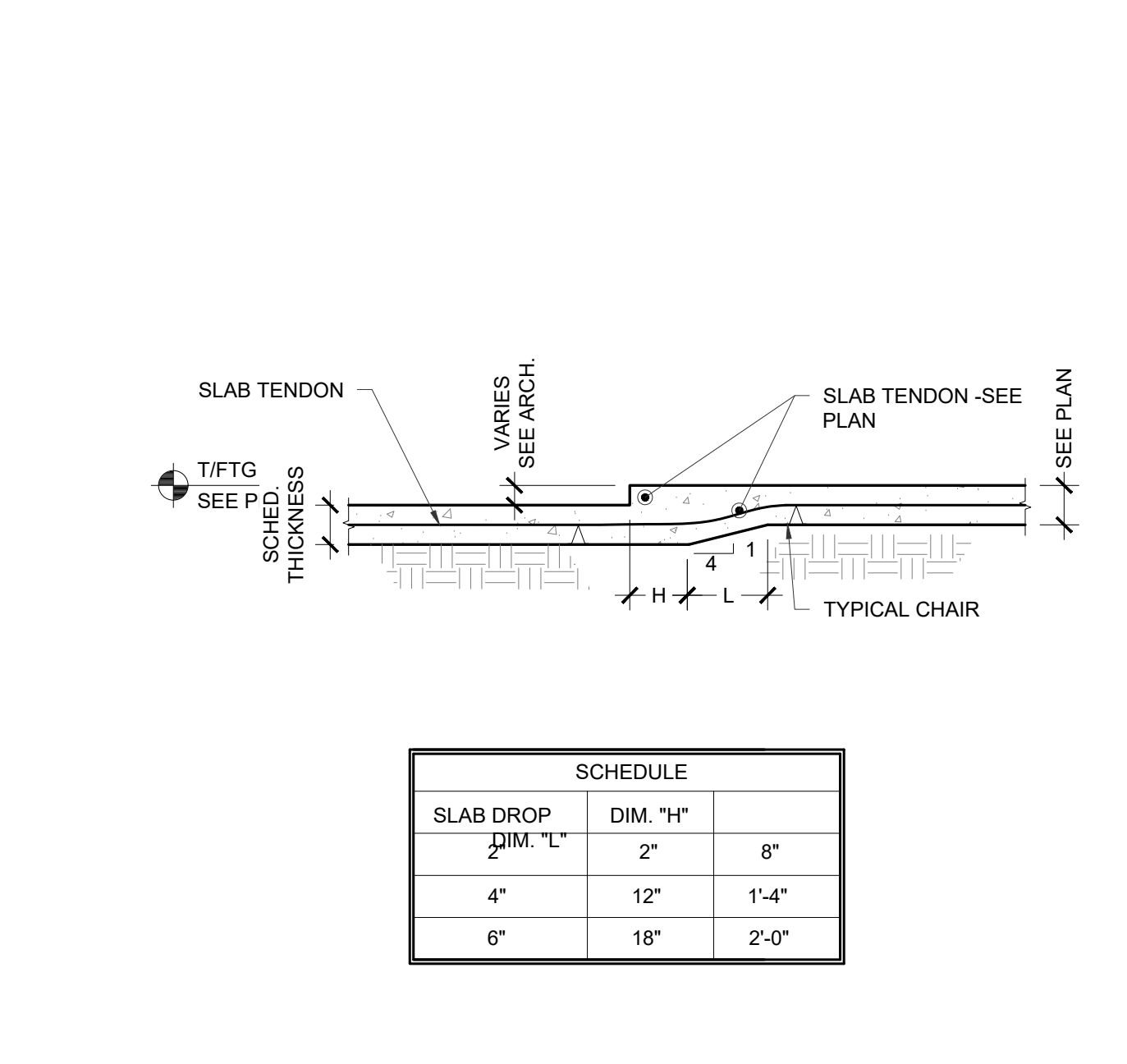


GRADE BEAM AT FLOOR DEPRESSION	9
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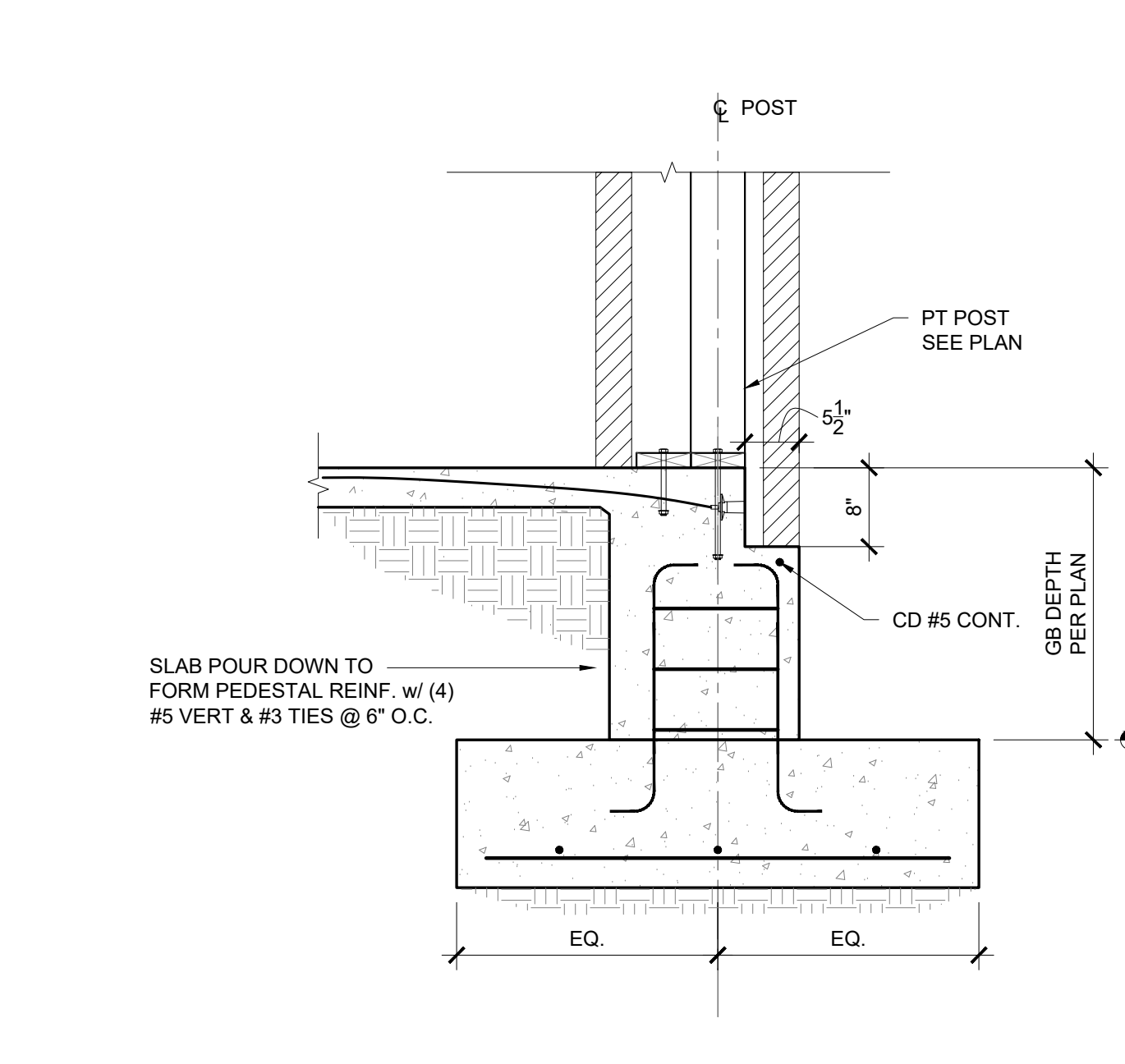
TOP/HORIZ. BARS SPLICE SCHEDULE			
BAR SIZE	CONC. STRENGTH (PSI)		
	3000	4000	
3	28	24	
4	37	32	
5	46	40	
6	56	48	
7	81	70	
8	93	80	
9	104	90	
10	116	100	
11	127	110	

BOTTOM/VERT. BARS SPLICE SCHEDULE			
BAR SIZE	CONC. STRENGTH (PSI)		
	3000	4000	
3	21	18	
4	28	25	
5	36	31	
6	43	37	
7	62	54	
8	71	62	
9	80	69	
10	89	77	
11	98	85	

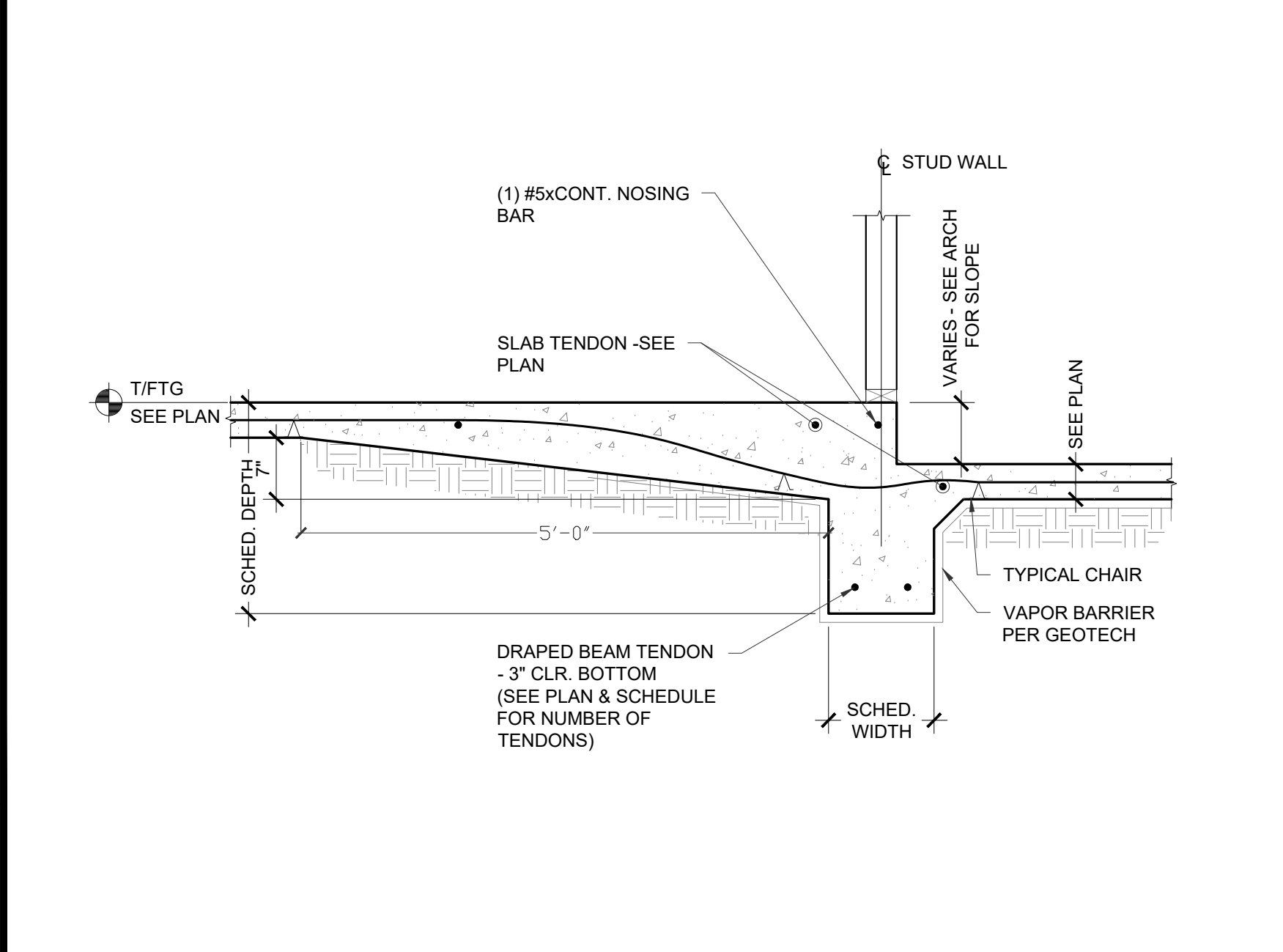
BAR SPLICE SCHEDULE



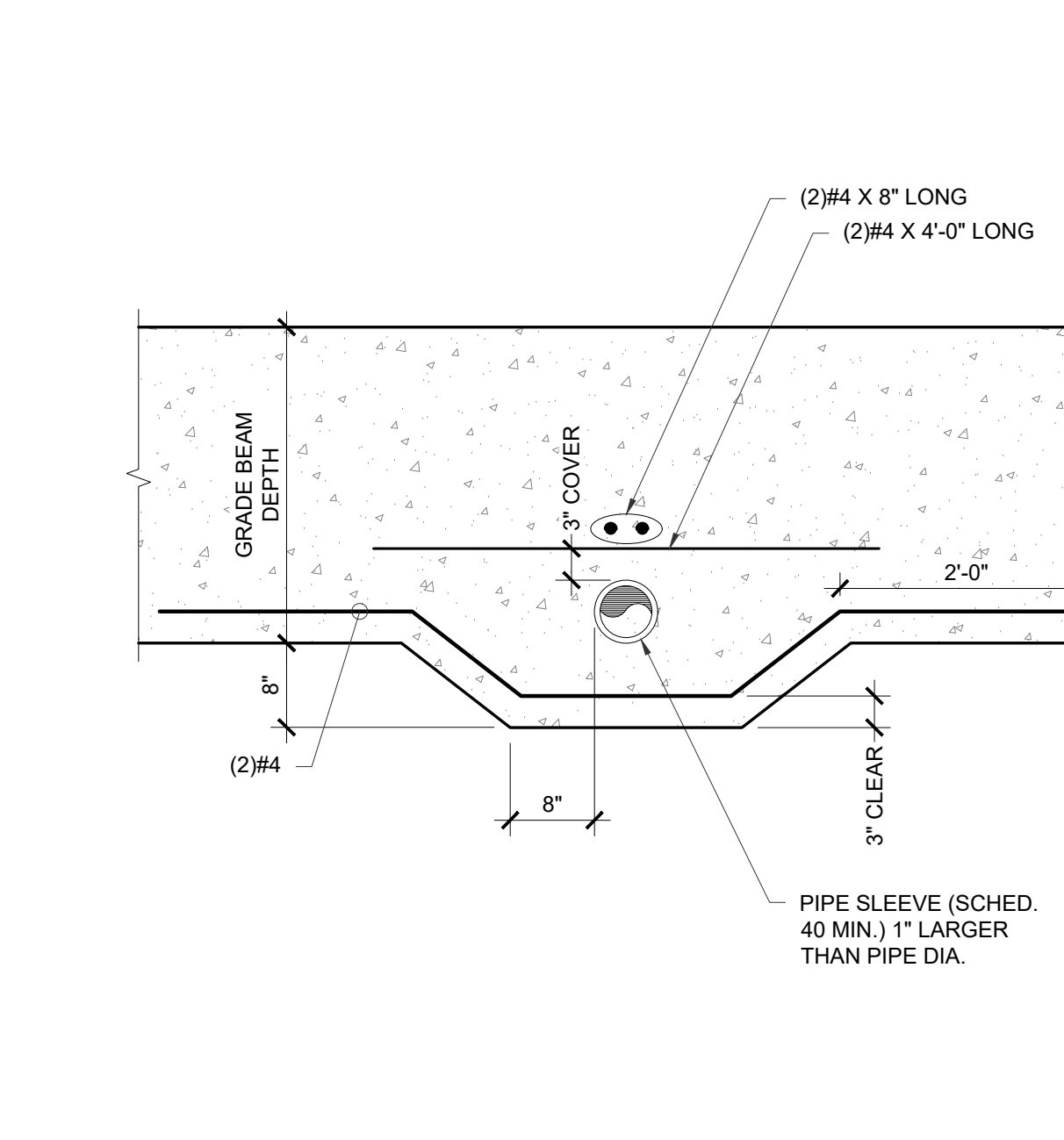
SLAB AT FLOOR DEPRESSION



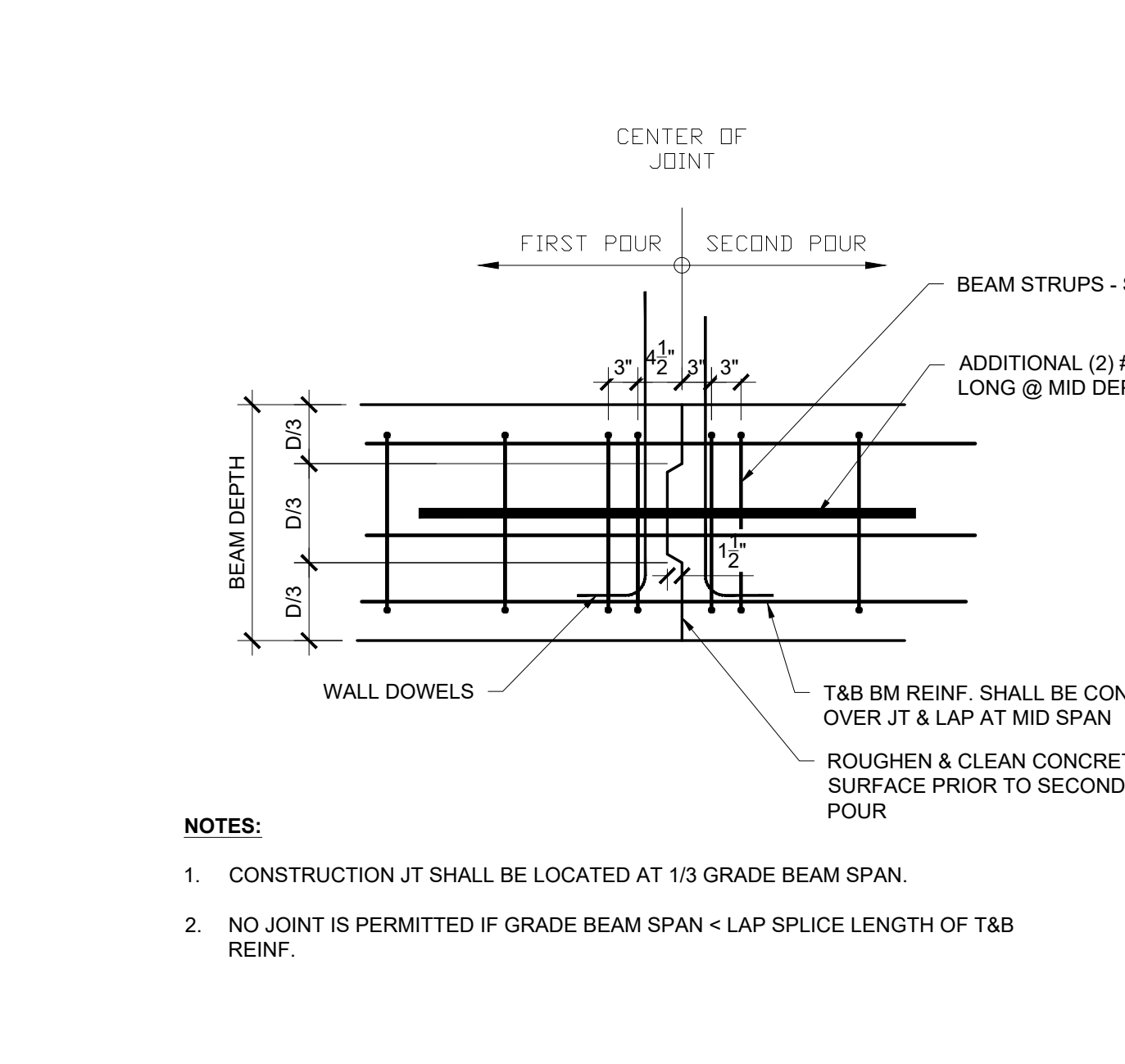
POST FTG DETAIL



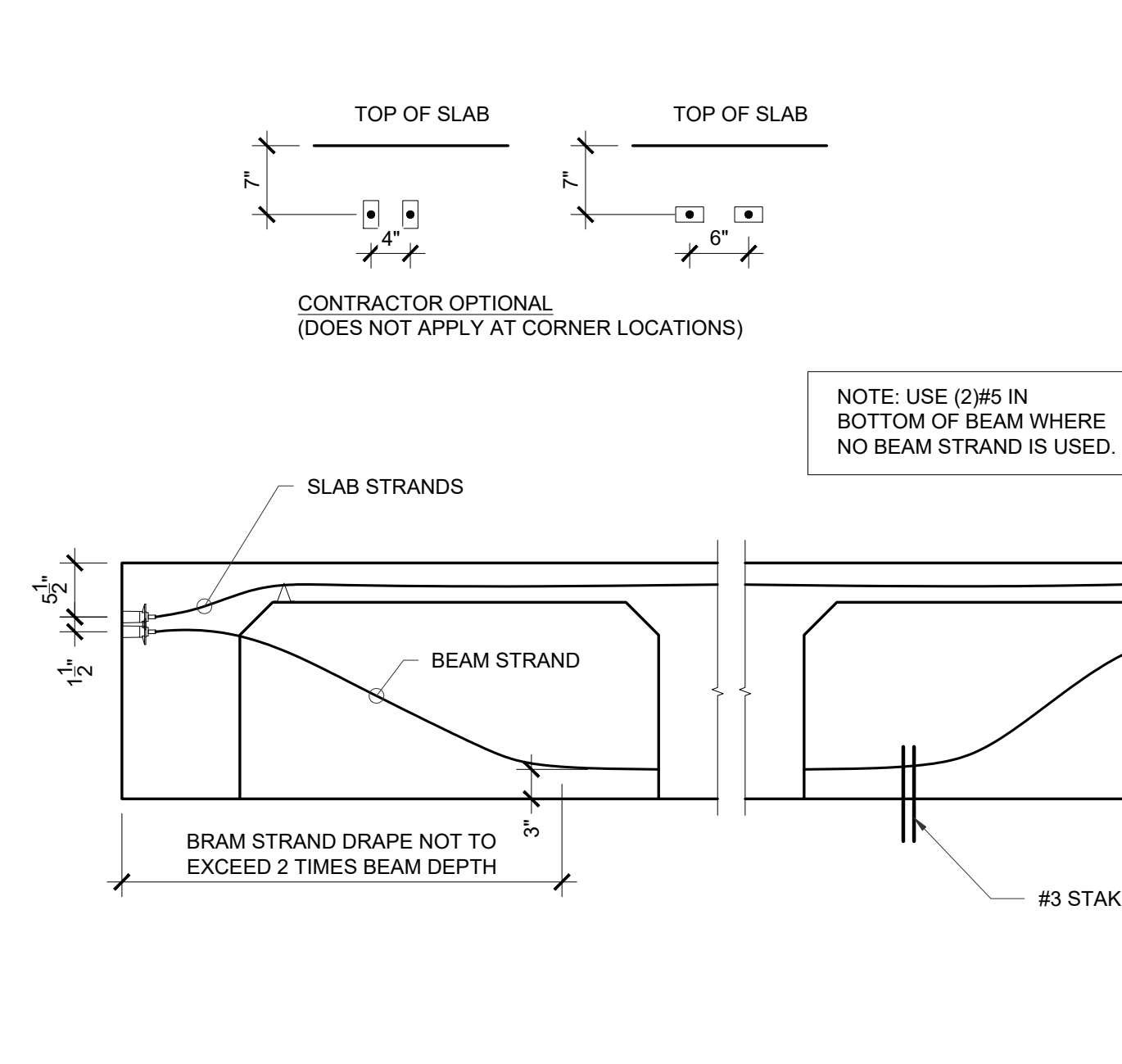
INTERIOR GRADE BEAM AT SLOPED BREEZEWAY 13



GRADE BEAM PIPE SLEEVE DETAIL

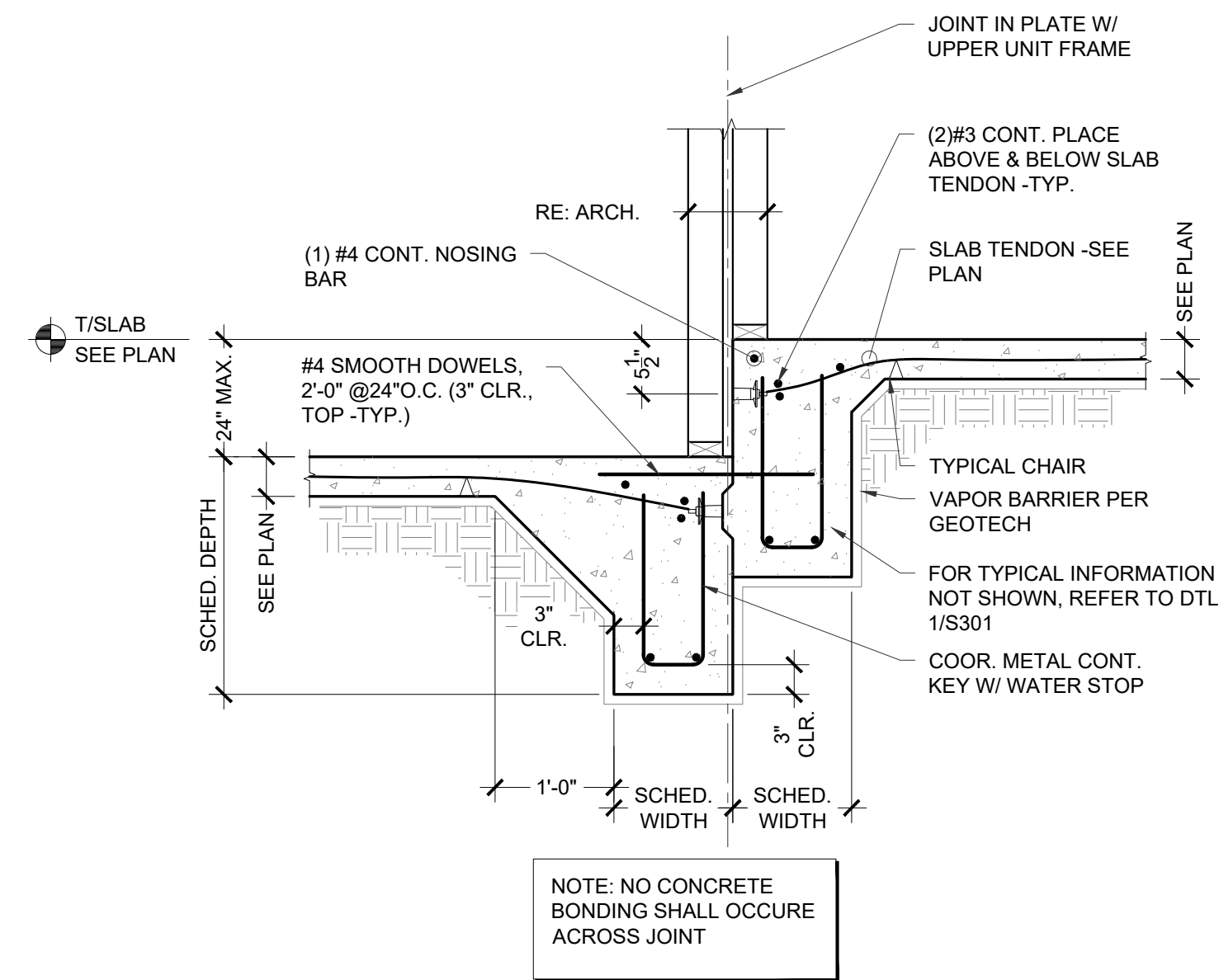


TYP. GRADE BEAM CONSTRUCTION JOINT DETAIL

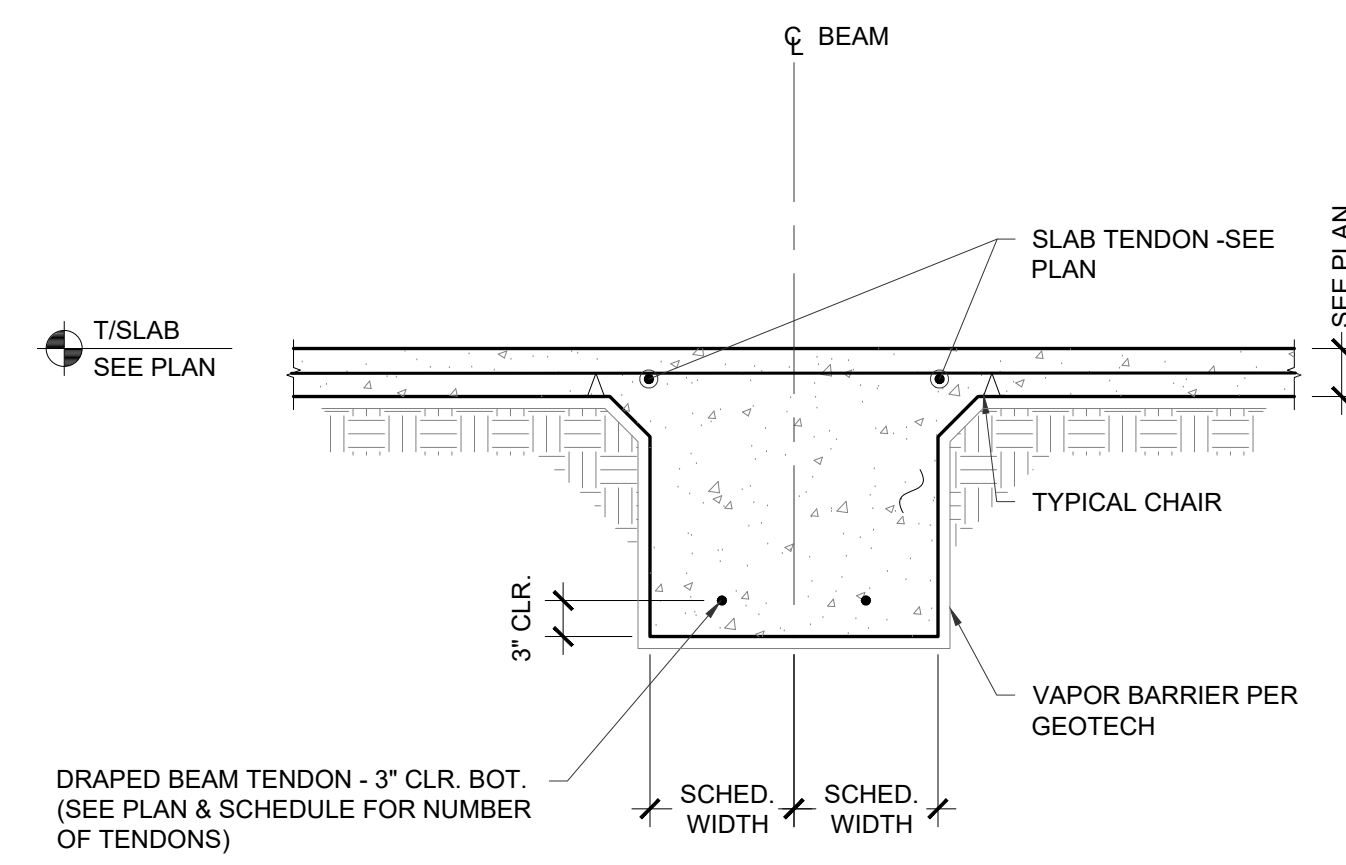


TYP. PT GRADE BEAM DETAIL

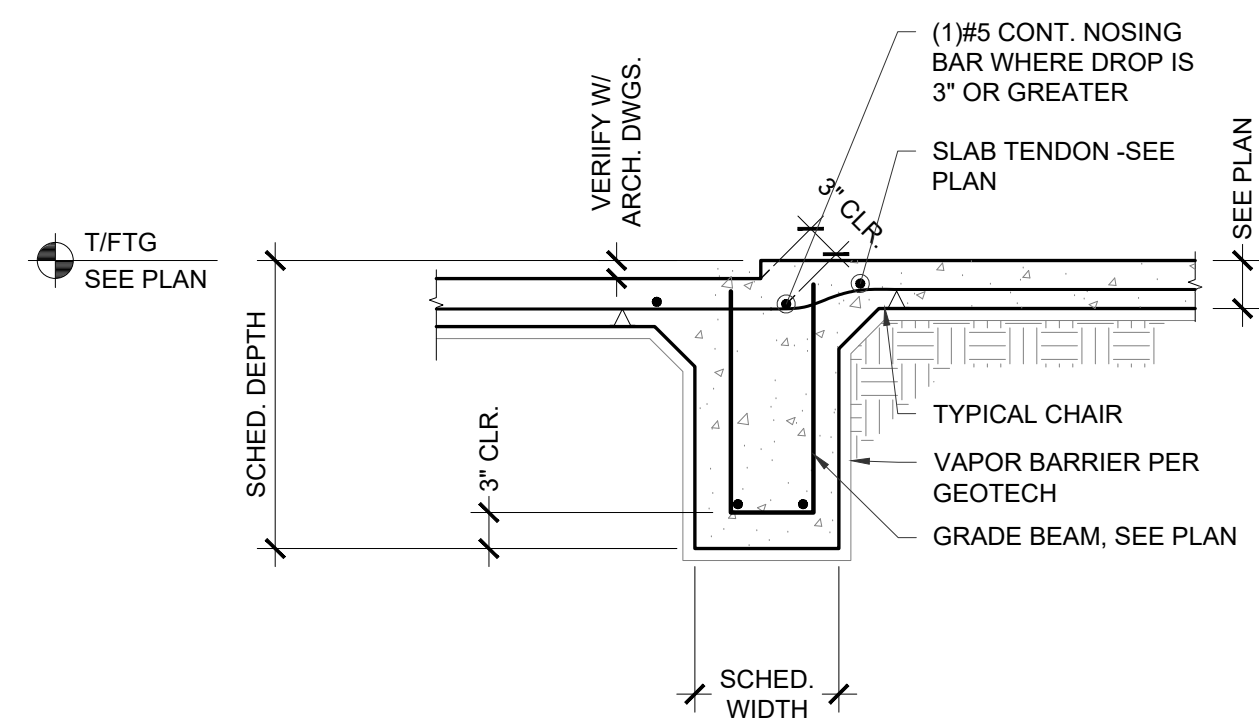
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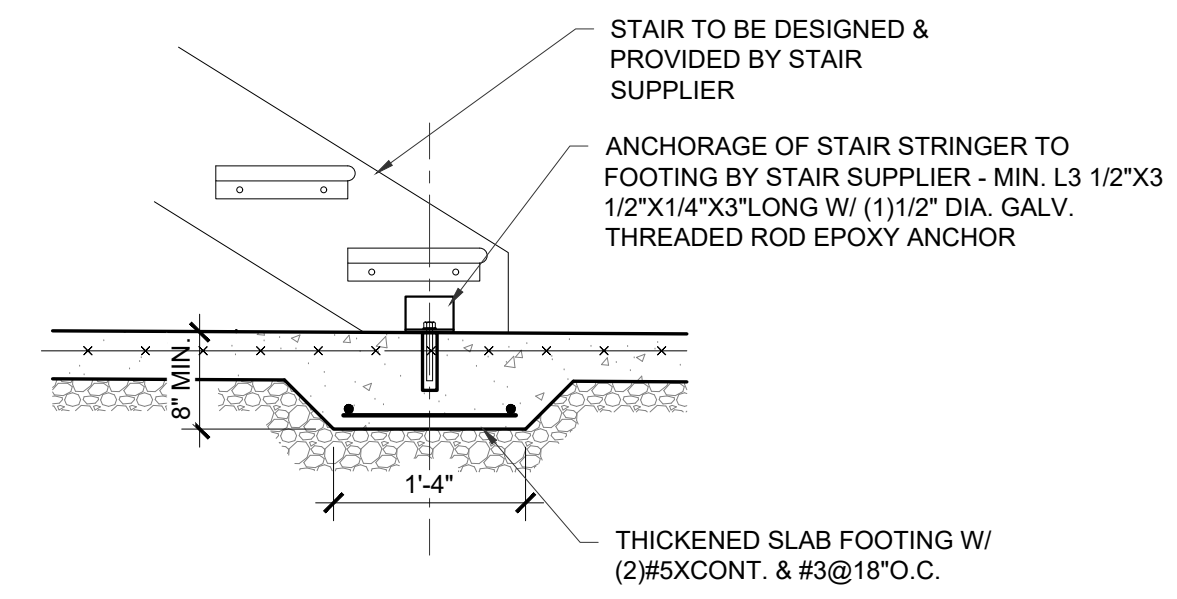
DROPPED SLAB @ CONTRACTION JOINT



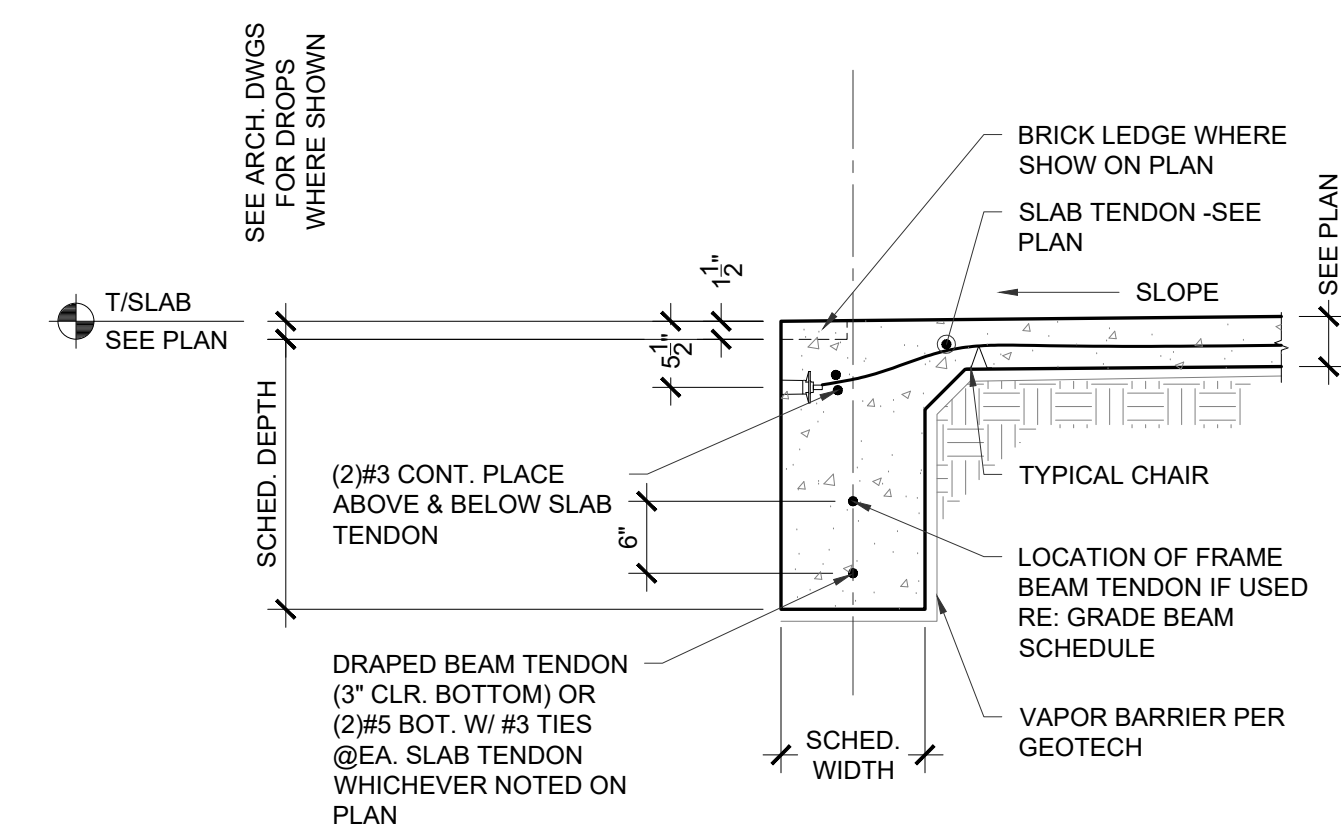
DOUBLE BEAM DETAIL



GRADE BEAM AT FLOOR DROP



TYP. TSF DETAIL @ STAIR LANDING



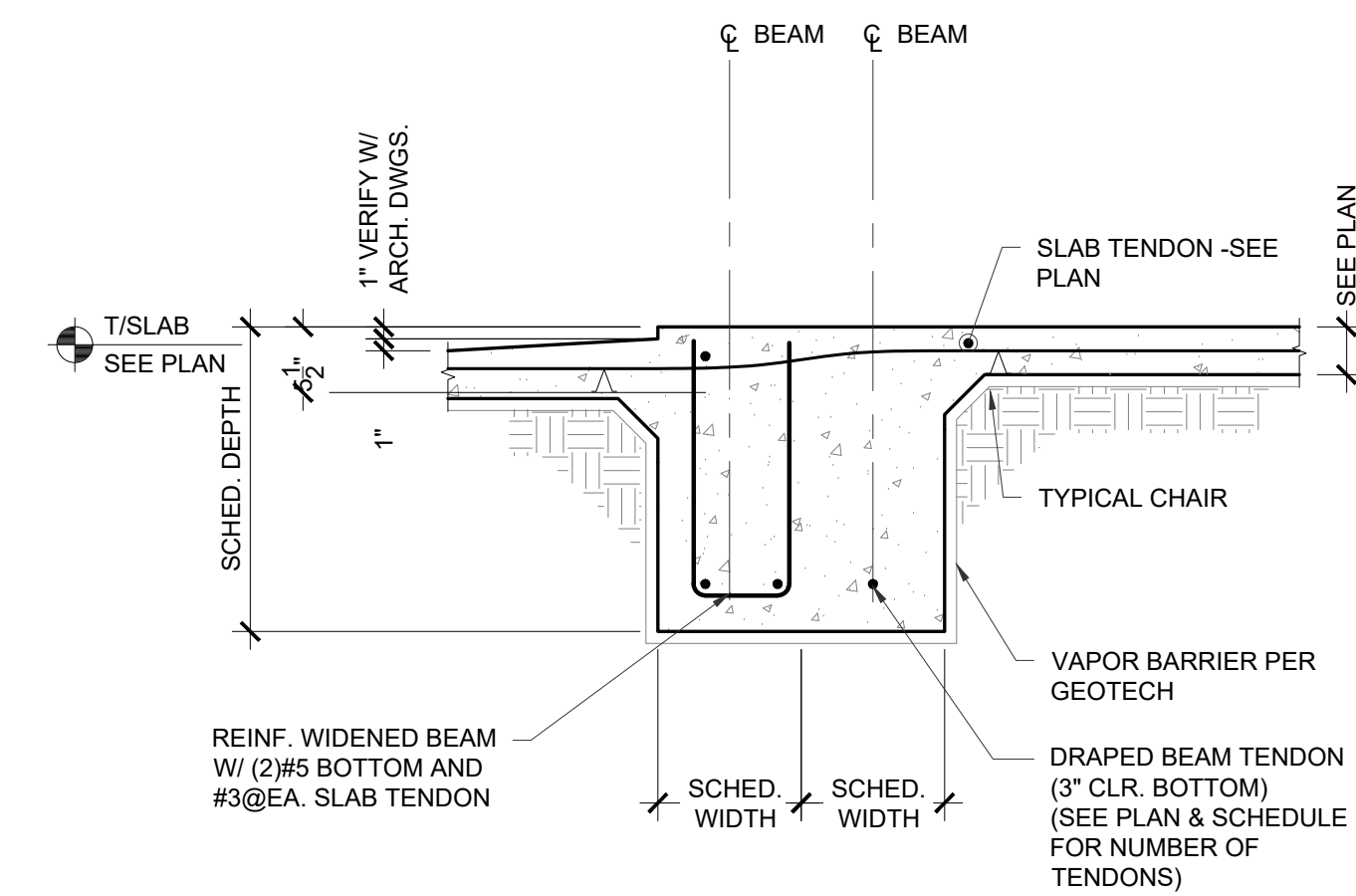
EXTERIOR GRADE BEAM AT PATIO

BRICK LOOSE LINTEL SCHEDULE			
SPAN	LINTEL	BEARING LENGTH	REMARKS
UP TO 3'-6"	L3 1/2X3 1/2X14"	6"	
UP TO 4'-0"	L3 1/2X3 1/2X5 1/8"	6"	
UP TO 6'-0"	L5X3 1/2X5 1/8" LLV	6"	
UP TO 7'-0"	L6X3 1/2X5 1/8" LLV	8"	
UP TO 9'-0"	L6X4X1/2" LLV	8"	
UP TO 13'-0"	L8X4X1/2" LLV	12"	

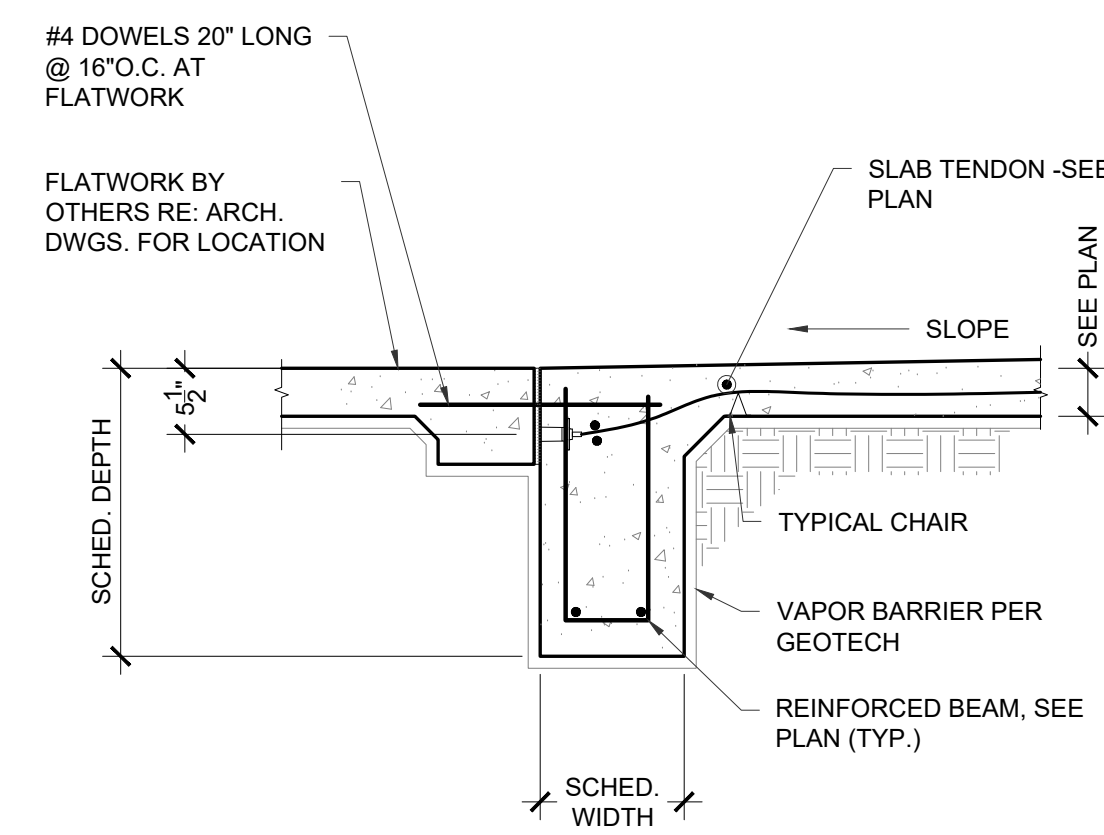
BRICK LOOSE LINTEL NOTES:

1. COORDINATE OPENING SIZE & LOCATION W/ ARCH DRAWINGS.
2. ALL LINTELS EXPOSED TO WEATHER OR AT EXTERIOR WALLS SHALL BE HOT DIPPED GALV.

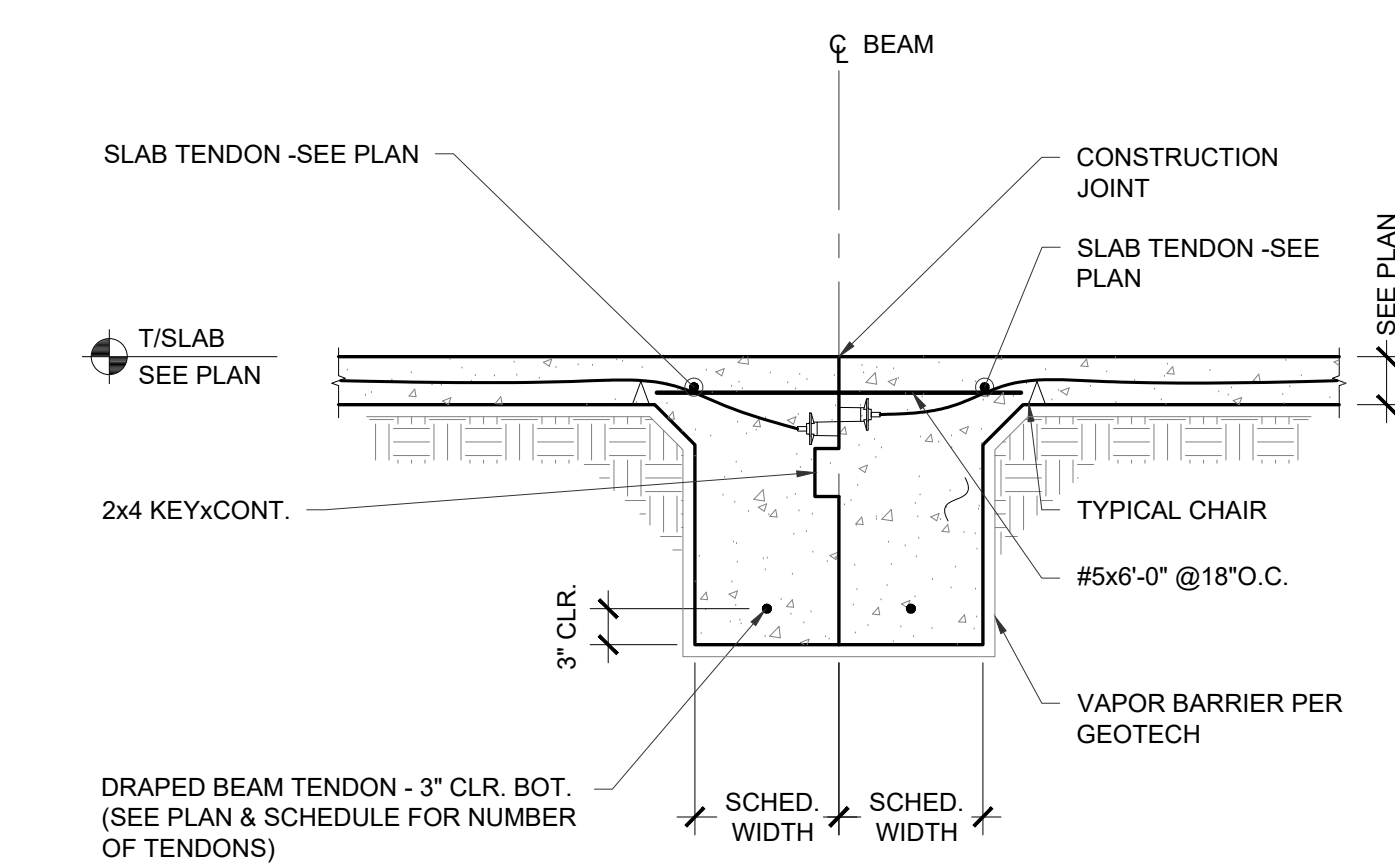
BRICK LOOSE LINTEL SCHEDULE



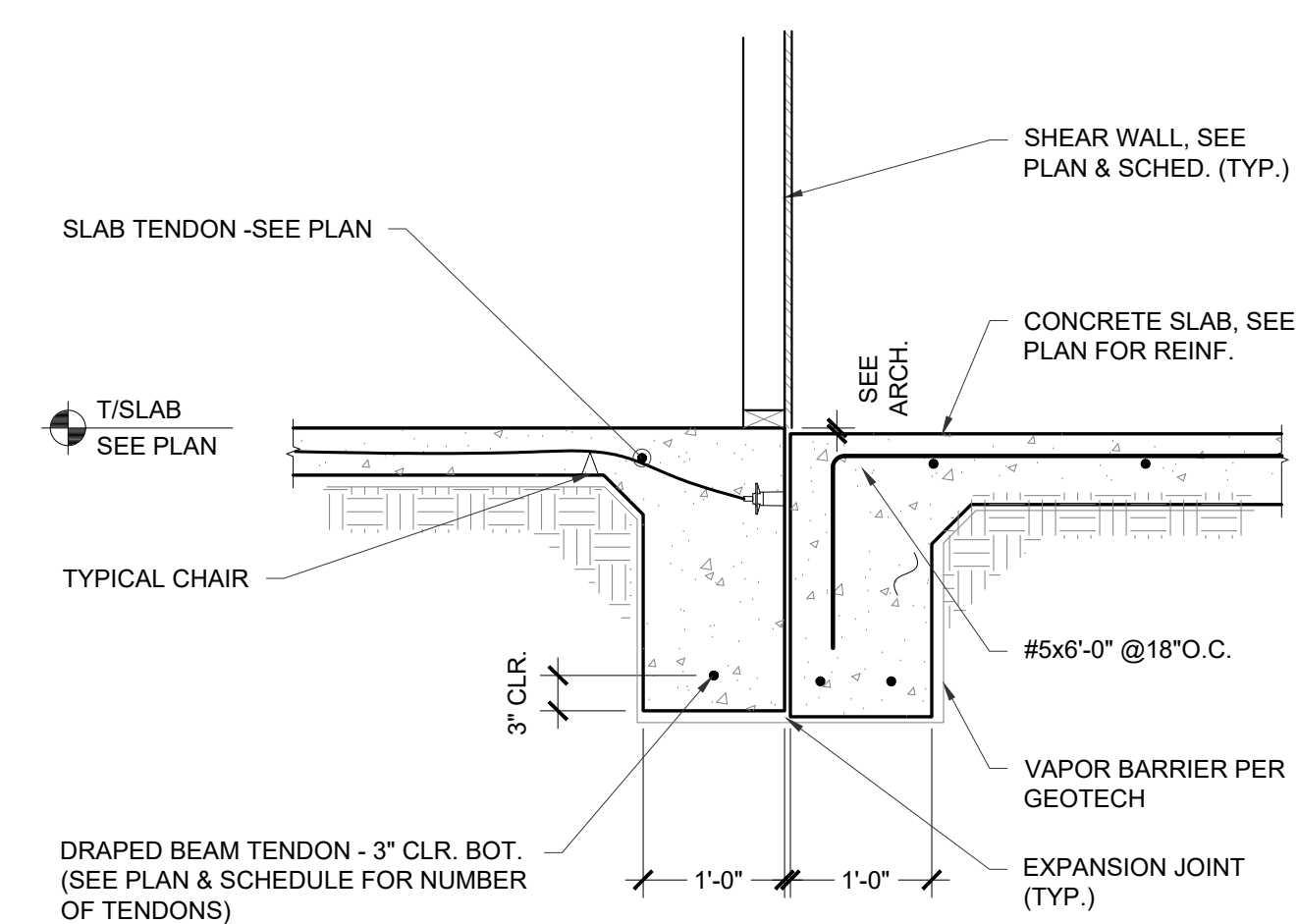
WIDENED INT. GRADE BEAM AT PATIO



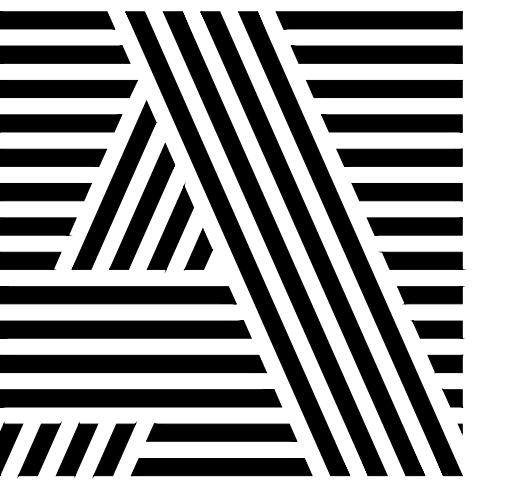
EXTERIOR GRADE BEAM @ FLR. DEPRESSION



DOUBLE BEAM w/CONSTRUCTION JOINT DTL.



GRADE BEAM AT BREEZEWAY DETAIL



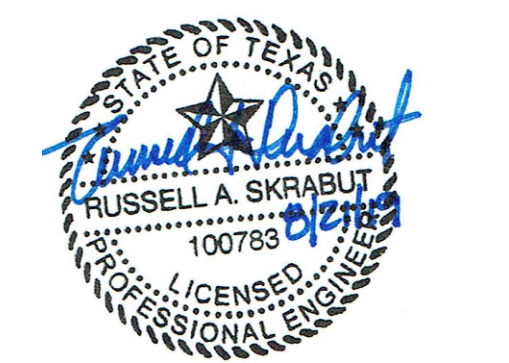
Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

[illegible]

SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BUILDG TYPE
STRUCTURAL

8/21/2019

SHEET TITLE

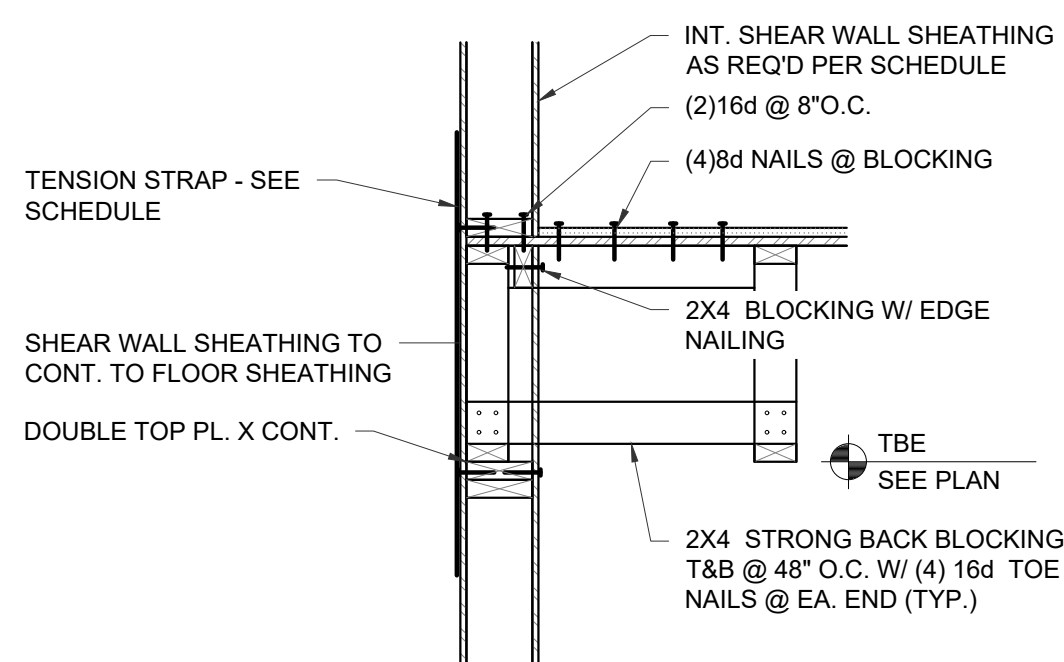
ETAILS

PROJECT NO. _____

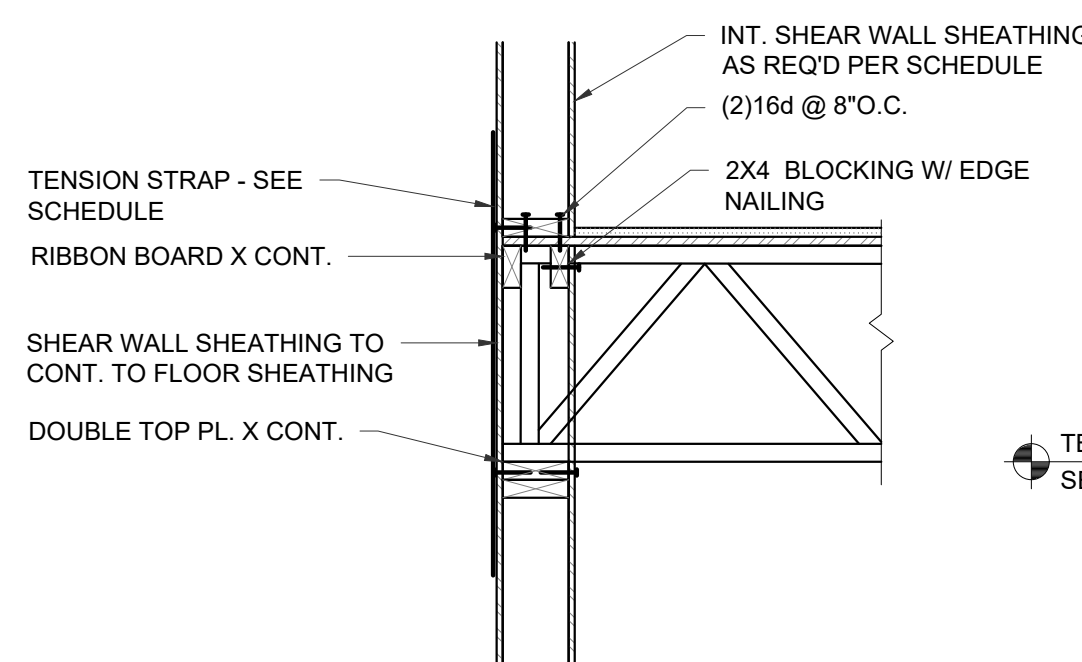
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PROJECT NO. _____

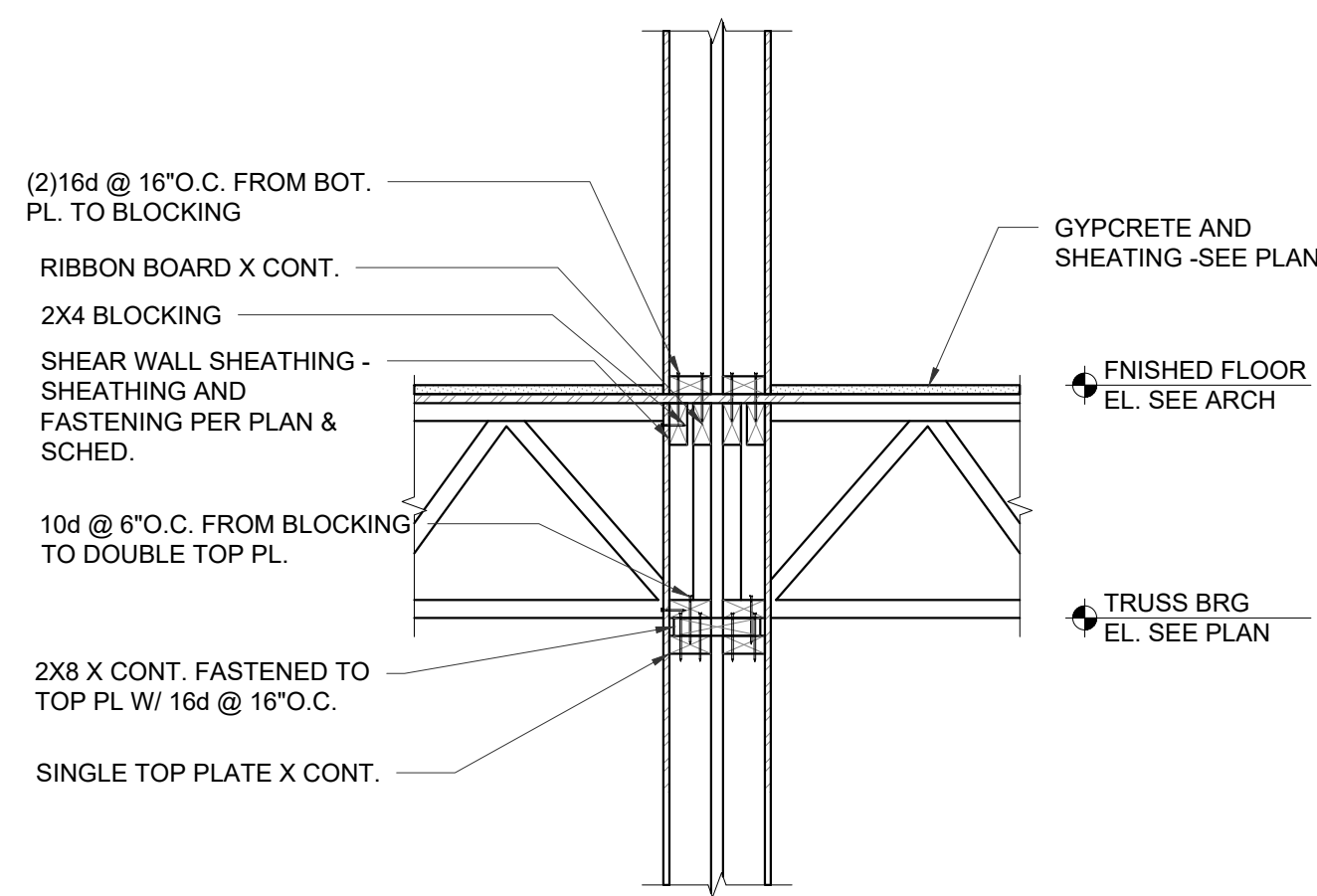
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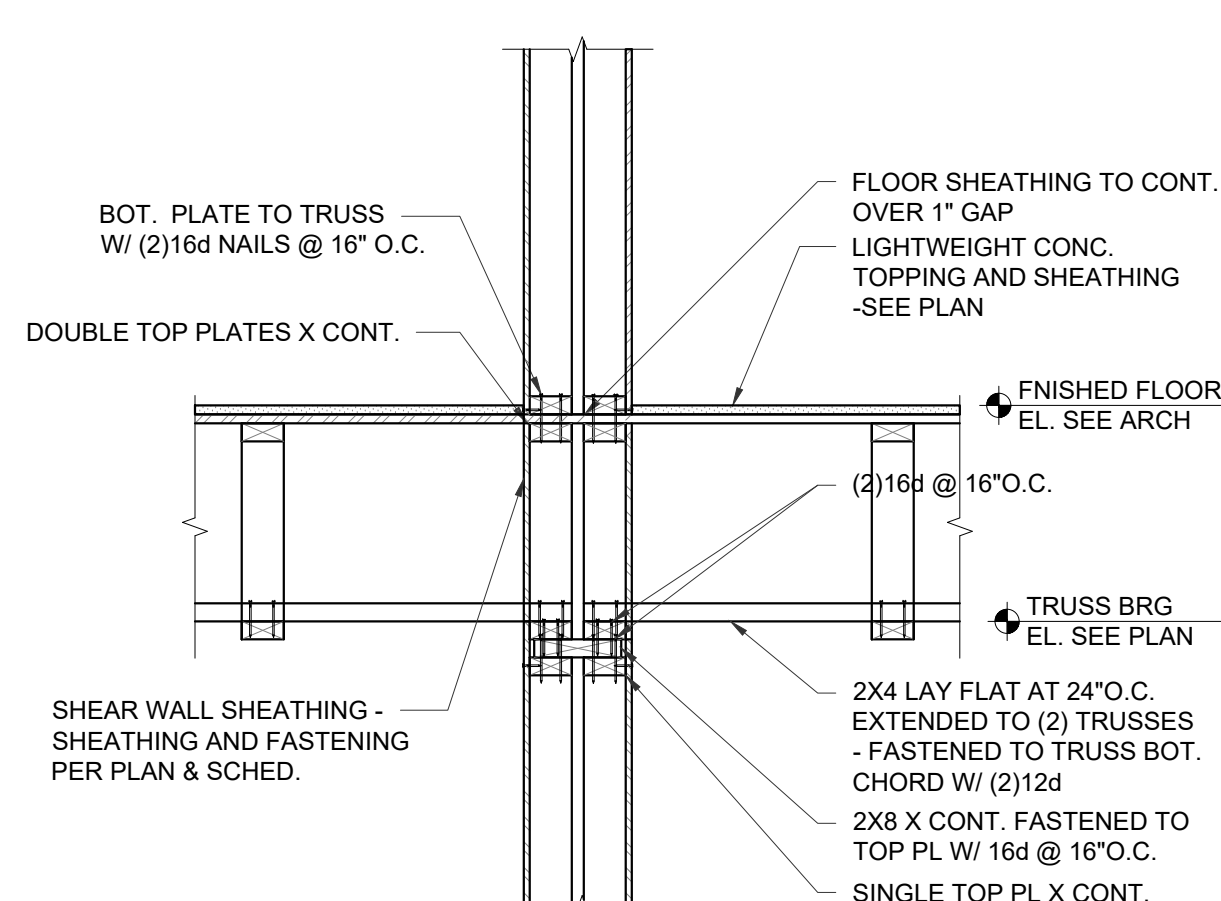
TYP. TRUSS PARALLEL TO EXTERIOR WALL DETAIL



TYP. TRUSS BEARING ON EXTERIOR WALL DETAIL



TYP. TRUSS BEARING ON INTERIOR WALL DETAIL



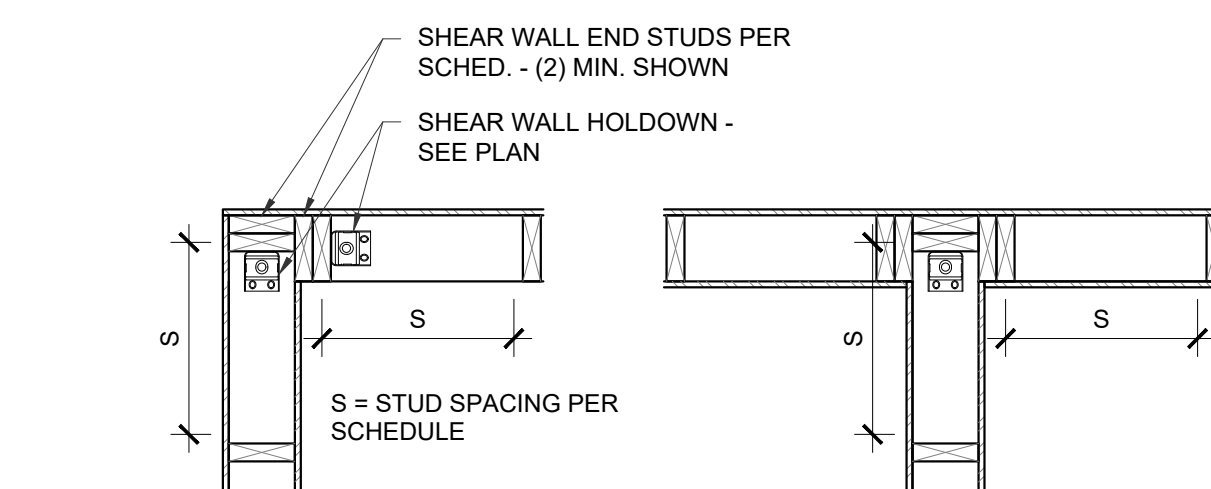
TYP. TRUSS PARALLEL TO INTERIOR WALL DETAIL

HEADER SCHEDULE				
SPAN	HEADER	JACK STUD	KING STUD	REMARKS
INTERIOR LOAD BEARING WALL - 2X4				
UP TO 4'-0"	(2)2X12	(2)2X4	(1)2X4	
UP TO 6'-0"	3.5X9.25 LVL	(2)2X4	(1)2X4	
INTERIOR LOAD BEARING WALL - 2X6				
UP TO 4'-0"	(3)2X8	(1)2X6	(1)2X6	
UP TO 6'-0"	5.25X9.25 LVL	(2)2X6	(1)2X6	
EXTERIOR LOAD BEARING WALL - 2X4				
UP TO 4'-0"	(2)2X12	(1)2X4	(1)2X4	
UP TO 6'-0"	3.5X9.25 LVL	(2)2X4	(2)2X4	
EXTERIOR LOAD BEARING WALL - 2X6				
UP TO 4'-0"	(3)2X8	(1)2X6	(1)2X6	
UP TO 6'-0"	5.25X7.25 LVL	(2)2X6	(2)2X6	

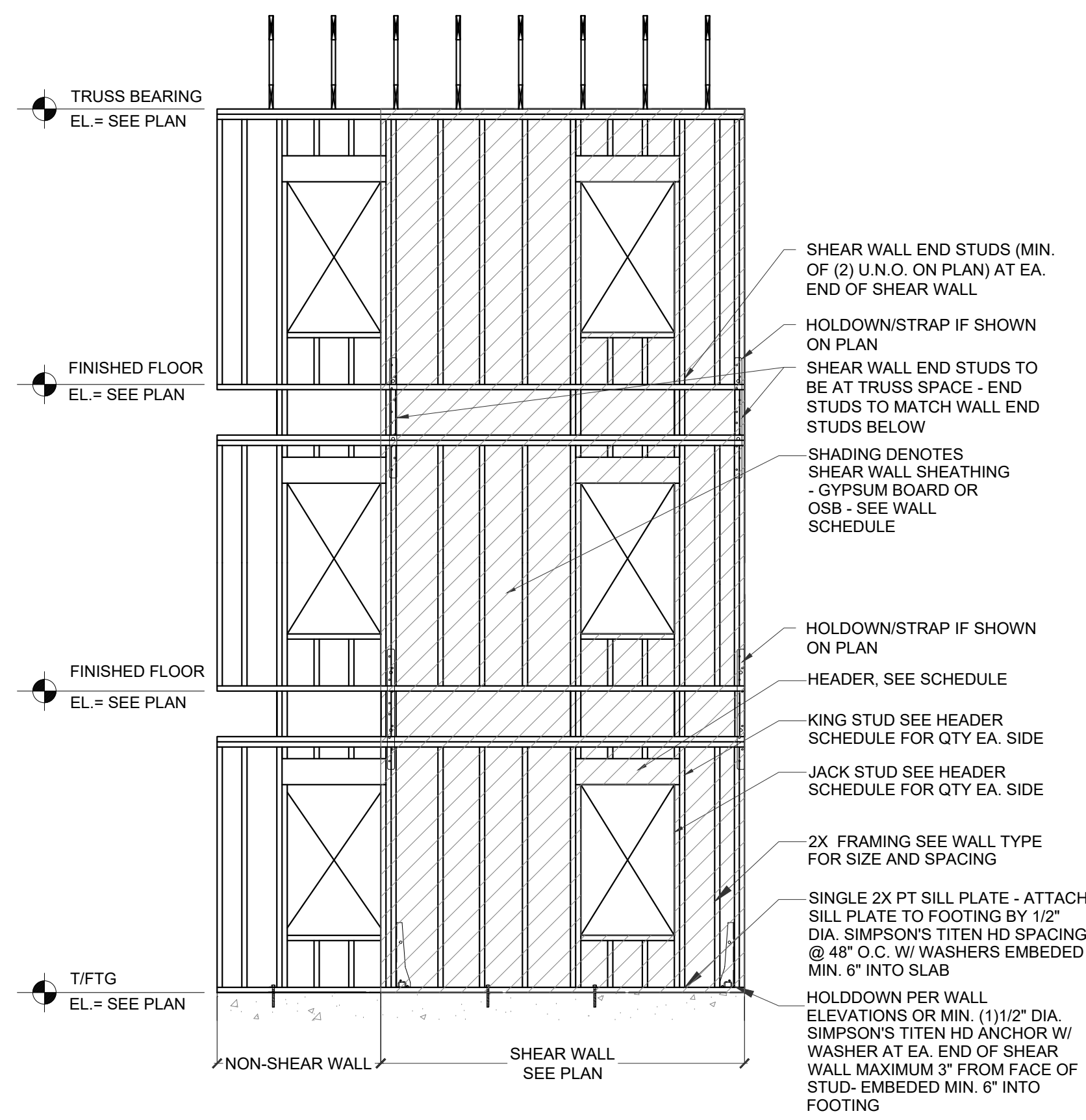
HEADER SCHEDULE NOTES:

1. UNLESS NOTED OTHERWISE ON PLAN, PROVIDE HEADERS, JACK STUD AND KING STUD PER SCHEDULE.
2. HEADER SHALL BE NAILED TO KING STUD WITH:
UP TO 8" DEEP HEADER: MIN. (2)16d NAILS PER STUD
UP TO 12" DEEP HEADER: MIN. (3)16d NAILS PER STUD
3. JACK STUD AND KING STUD SIZE SHALL MATCH WALL STUD SIZE - 2X4 OR 2X6, REFER TO WALL SCHEDULE AND PLAN.

HEADER SCHEDULE

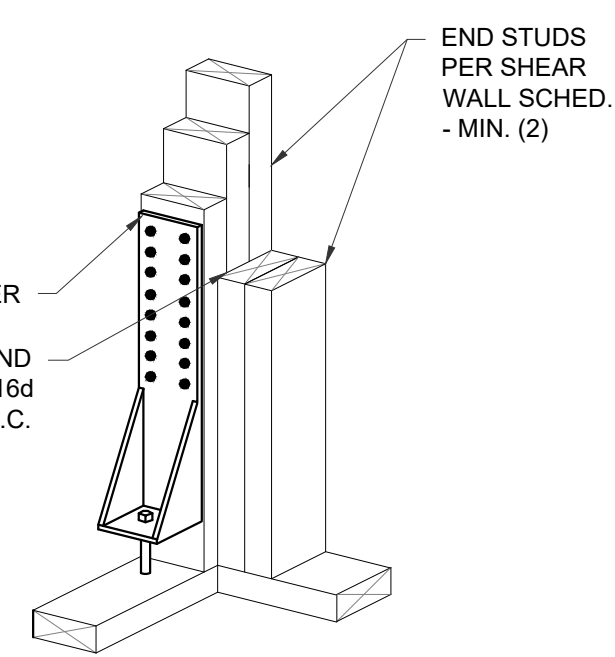


WALL CORNER & INTERSECTION DETAIL

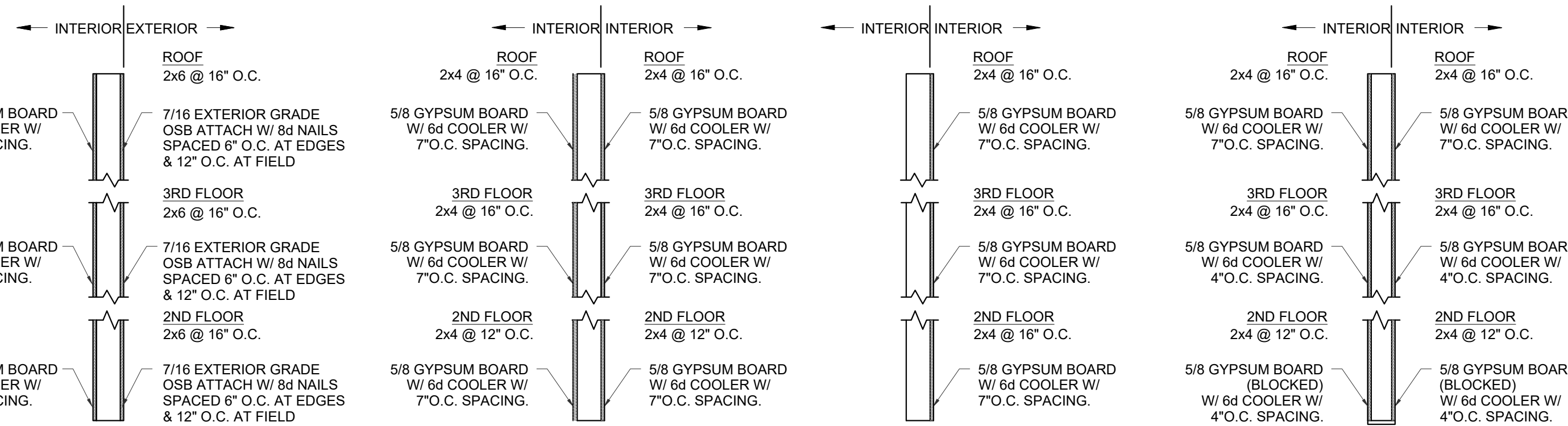


WALL FRAMING NOTES:

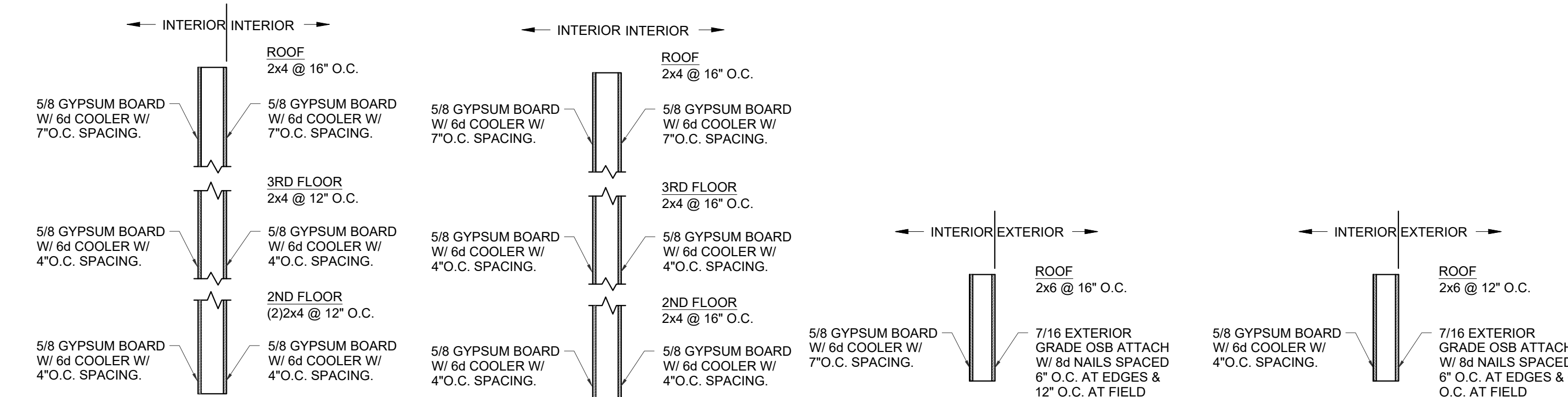
1. ALL CONNECTORS SHOWN ARE BY SIMPSON STRONG-TIE CO., INC. SUBSTITUTIONS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR APPROVAL. CONDITIONS SHALL BE GOVERNED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. SEE ARCH DWGS FOR SIZE AND LOCATION OF ALL OPENINGS.
3. OSB SHEATHING SHALL BE APA RATED 1/2" MINIMUM STRUCTURAL I SHEATHING. ALL NAILS SHALL BE HAVE 1 X12' MIN PENETRATION. ALL GYPSUM WALLBOARD SHOWN HEREIN FOR SHEAR WALL SHEATHING SHALL BE 5/8" THICK MIN.
4. ALL LOAD BEARING WALLS SHALL HAVE EITHER STRUCTURAL SHEATHING AS SCHEDULED HEREIN OR GYPSUM BOARD SHEATHING PER ARCH DWGS AT EACH FACE OF WALL.
5. UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE SPF NO.2.
6. UNLESS NOTED OTHERWISE, ALL SHEAR WALLS SHALL HAVE DOUBLE END STUDS AT EACH END.
7. ALL SHEAR WALLS SHALL BE UNBLOCKED U.O.



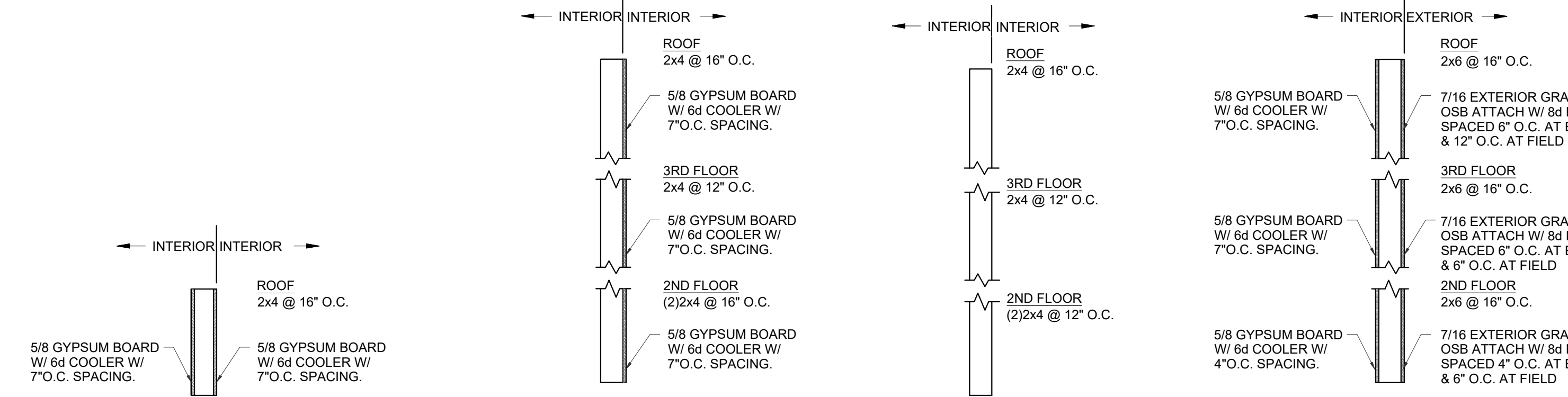
P, HOLDOWN DETAIL



TYPE 1
COORDINATE WITH PLAN AND
BUILDING WALL EXTENSION.
TYP.



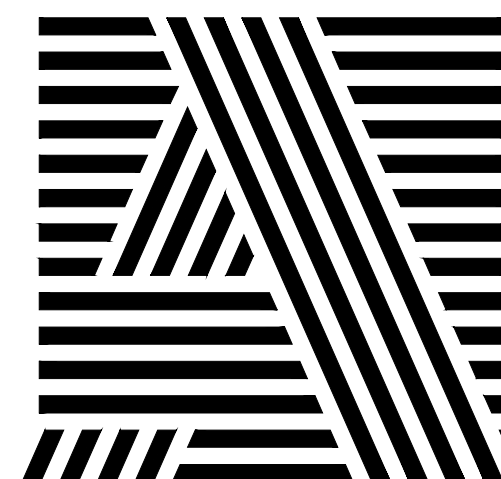
TYPE 1



TYPE 9

NON SHEARWALL

TYPE 12



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

[illegible]

SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE

SEGUIN, TX

PERMIT SET

BLDG TYPE
STRUCTURAL

DATE	02/01/2016
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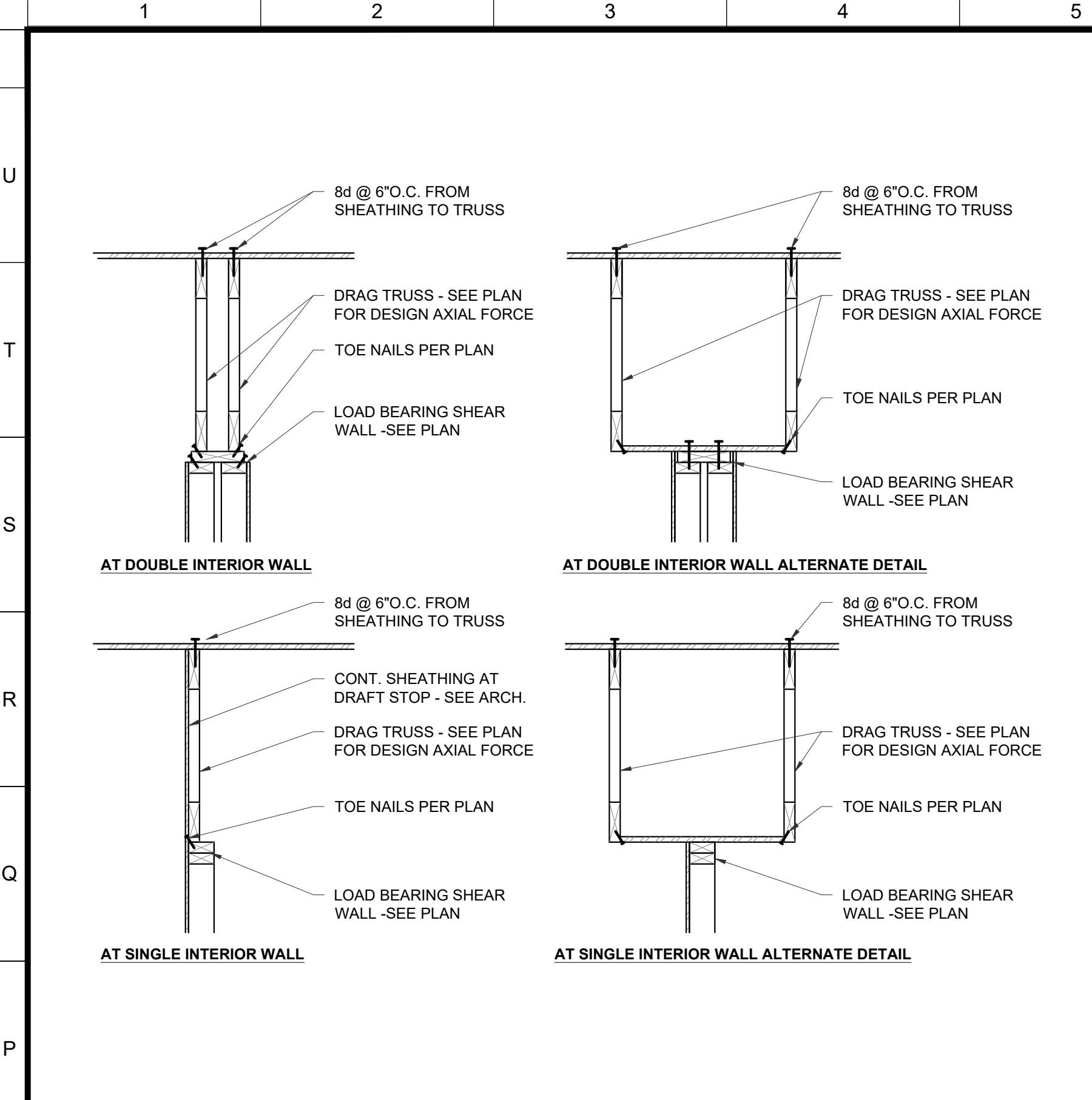
SHEET TITLE

19| D00-04

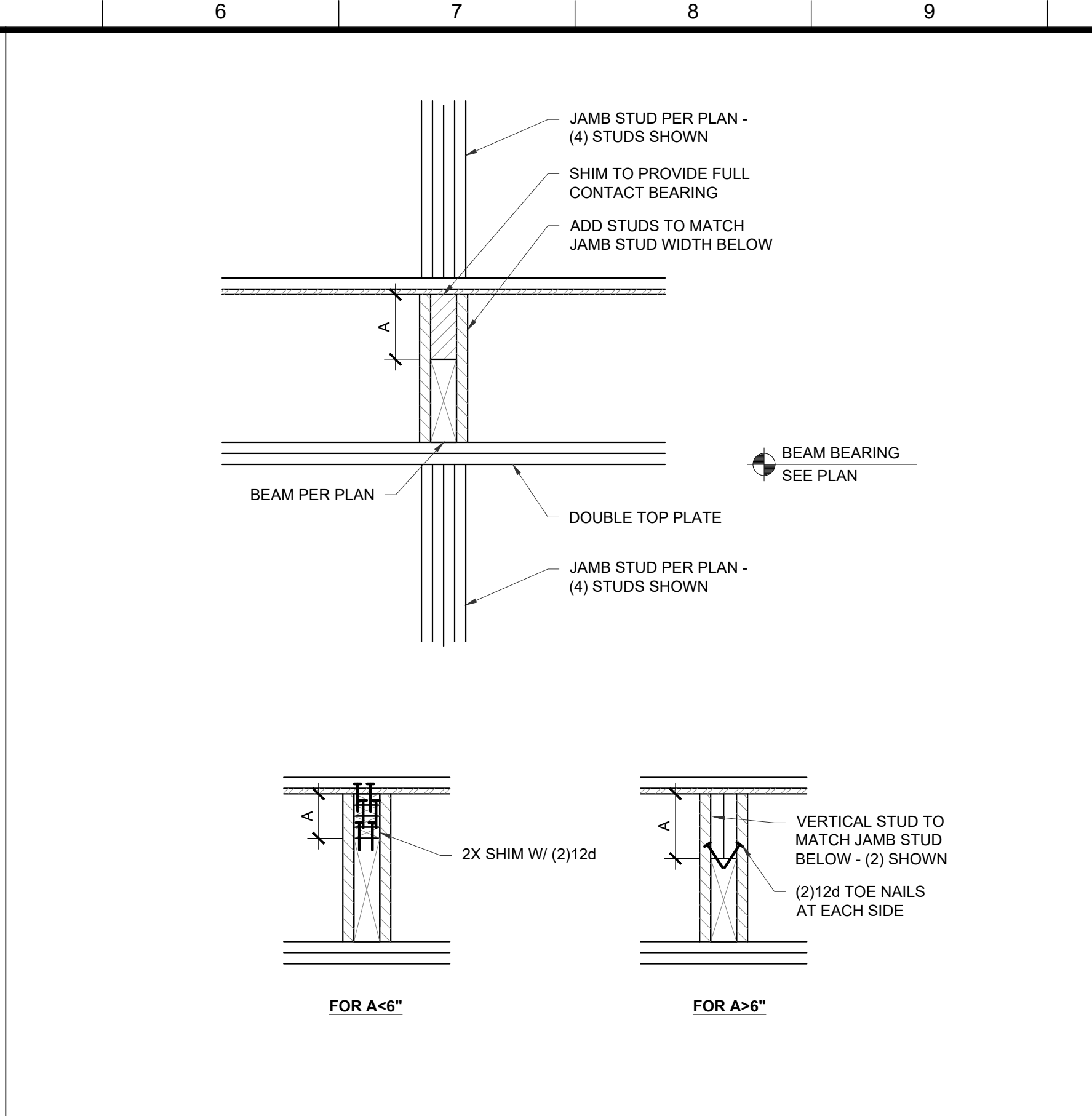
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S401

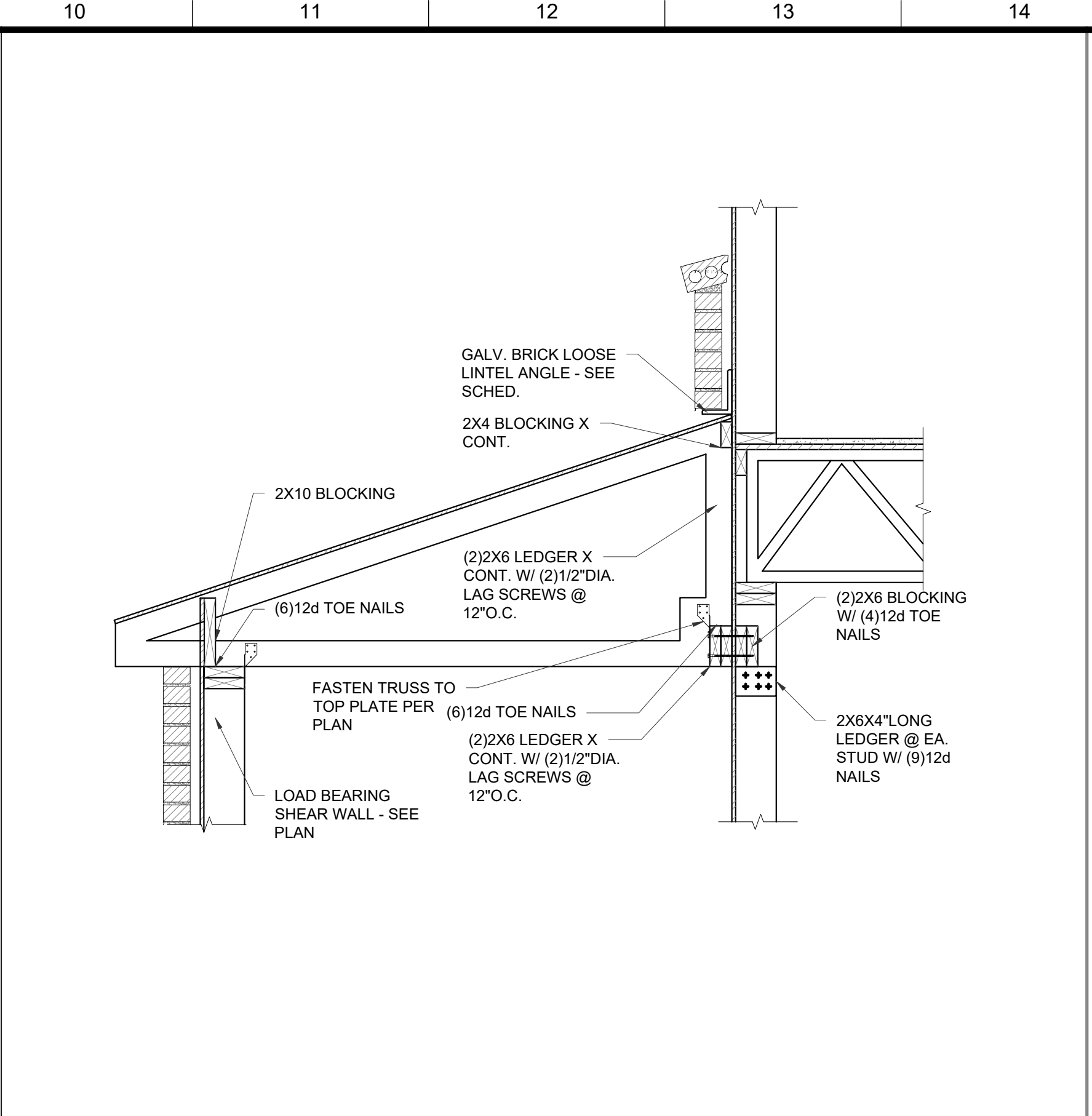
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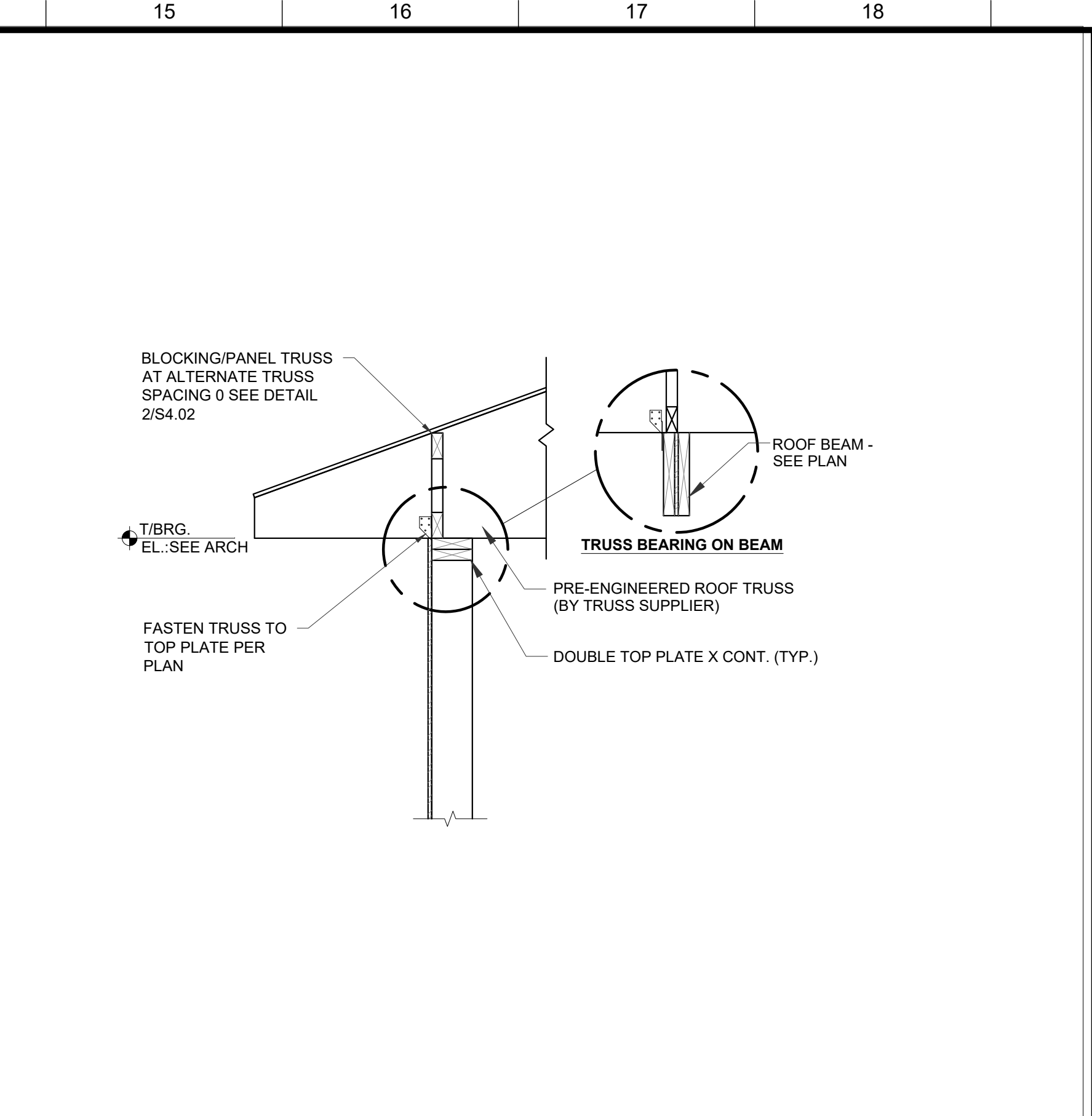
TYP. DRAG TRUSS ON SHEAR WALL DETAIL



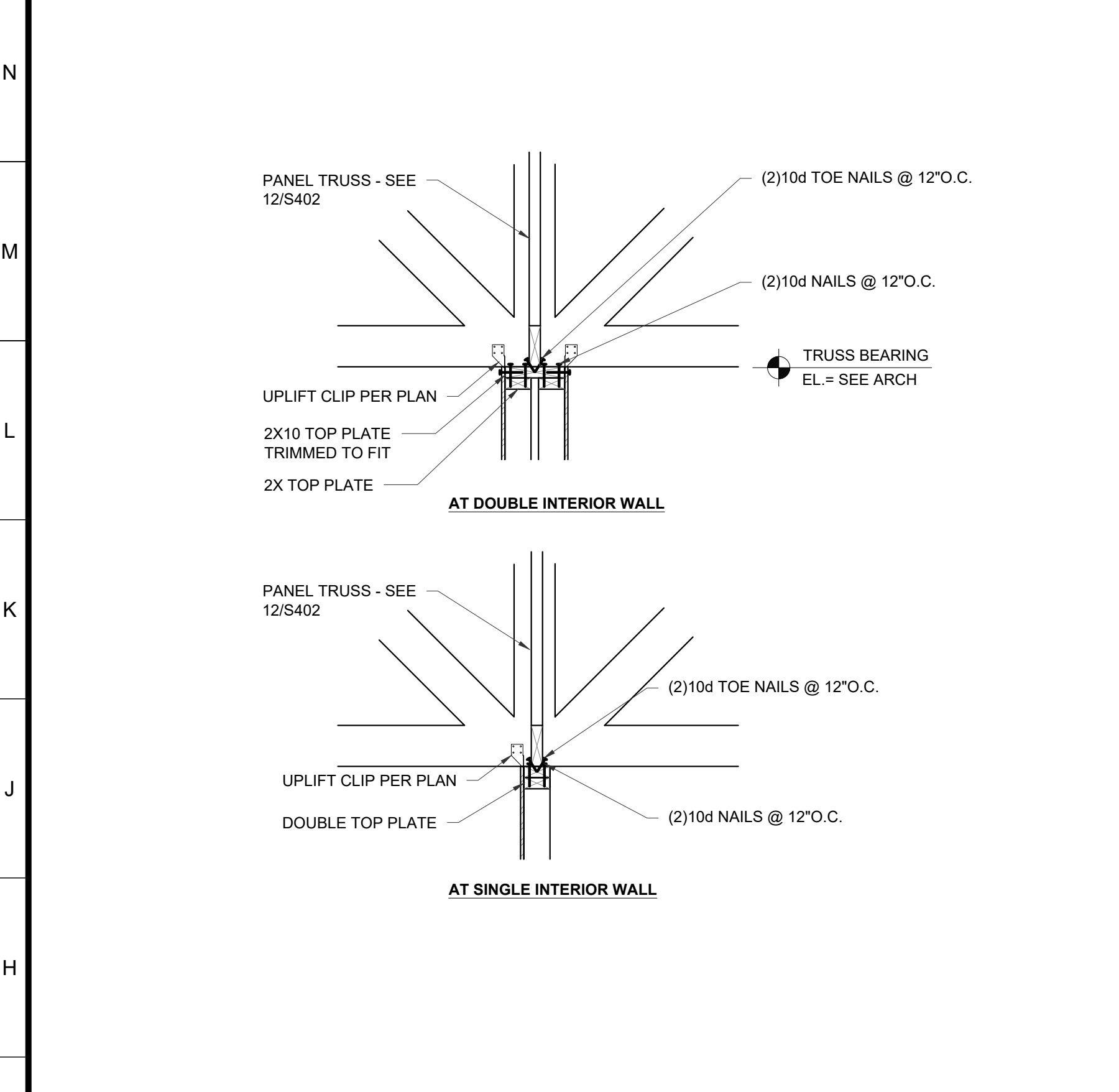
JAMB STUD BLOCKING AT BEAM BEARING



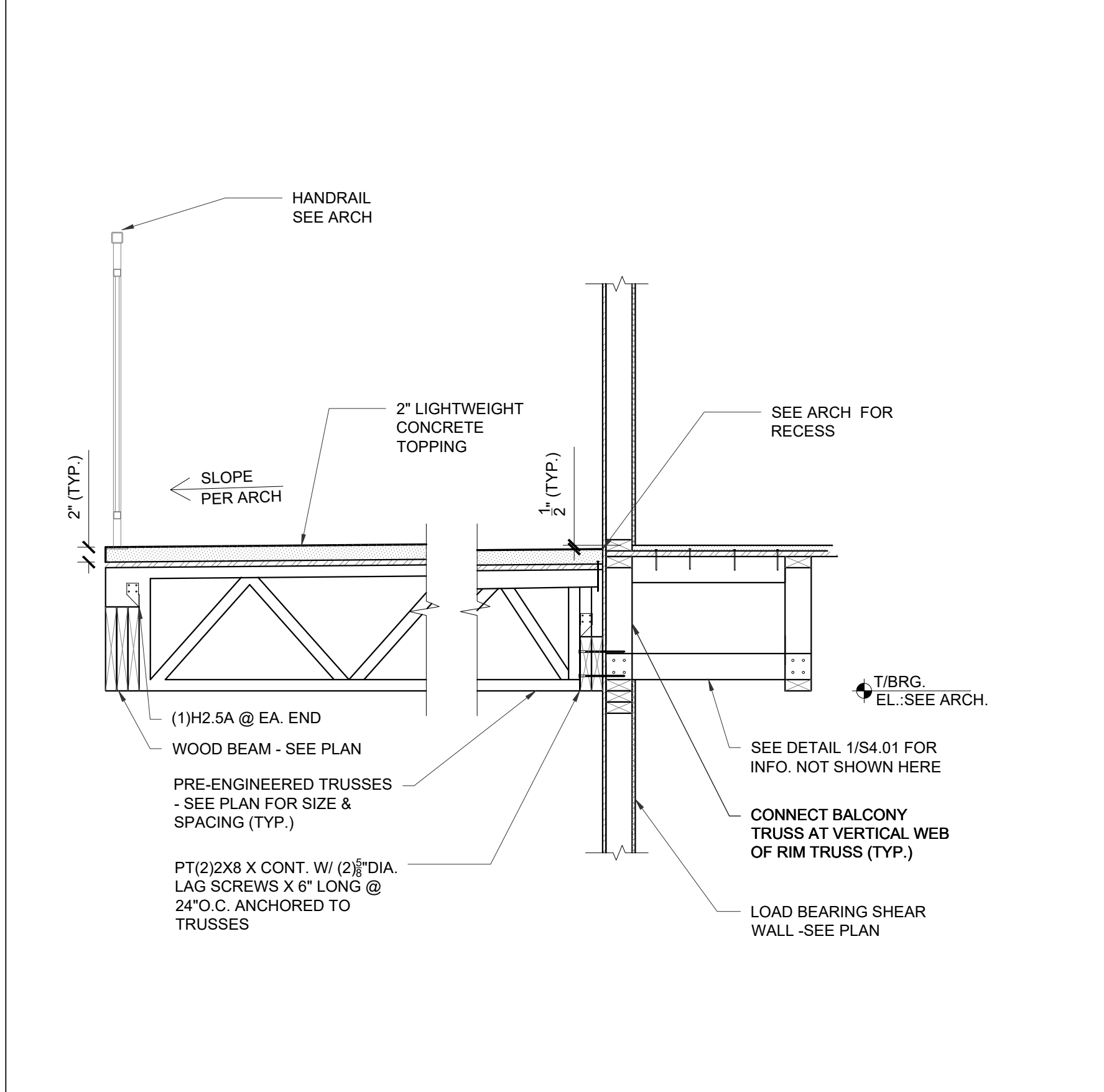
SPRINKLER ROOM TRUSS DETAIL



ROOF TRUSSES BEARING ON WALL/BEAM w/ PARAPET FRAMING



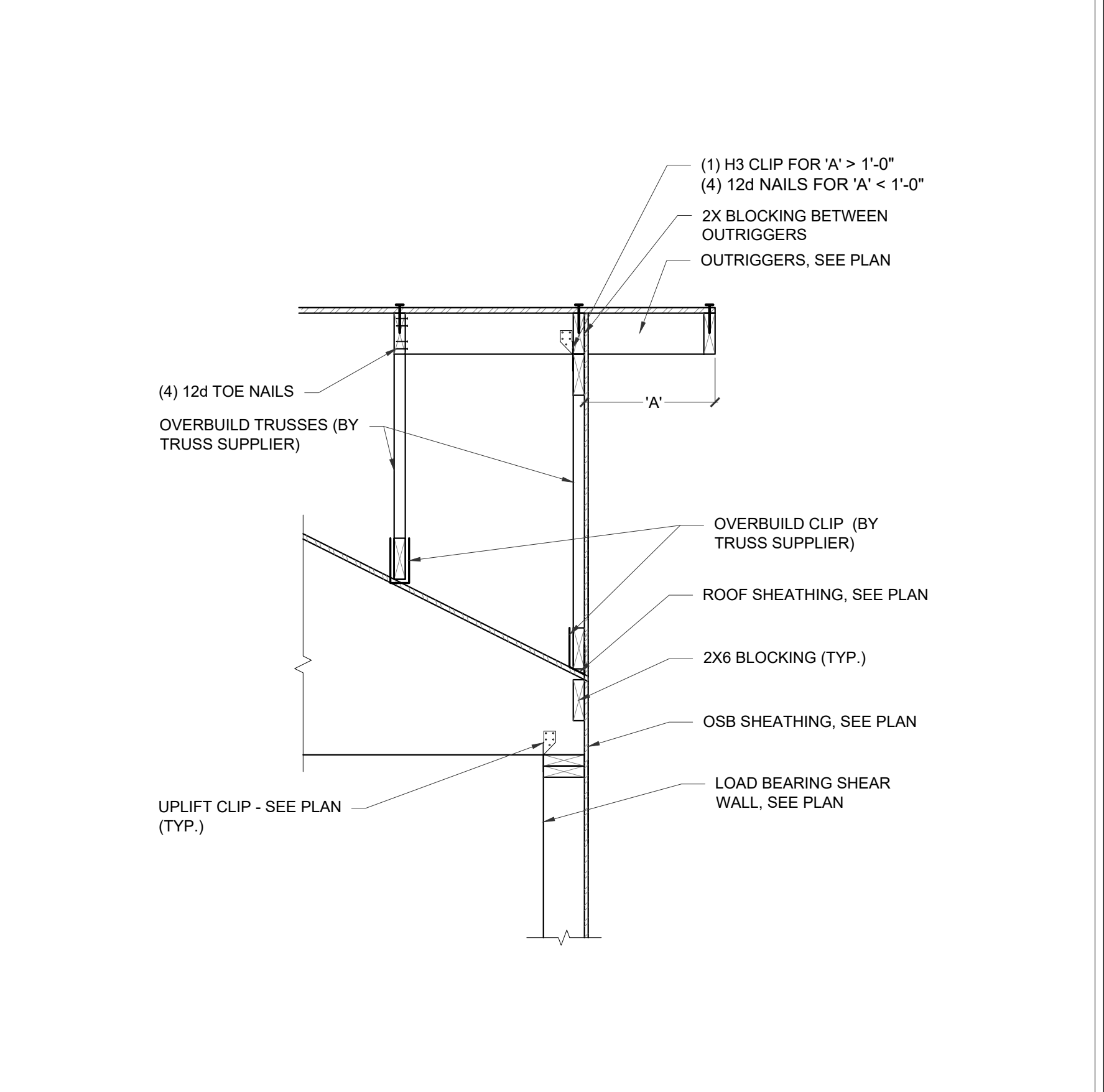
ROOF TRUSSES BEARING ON INTERIOR WALLS



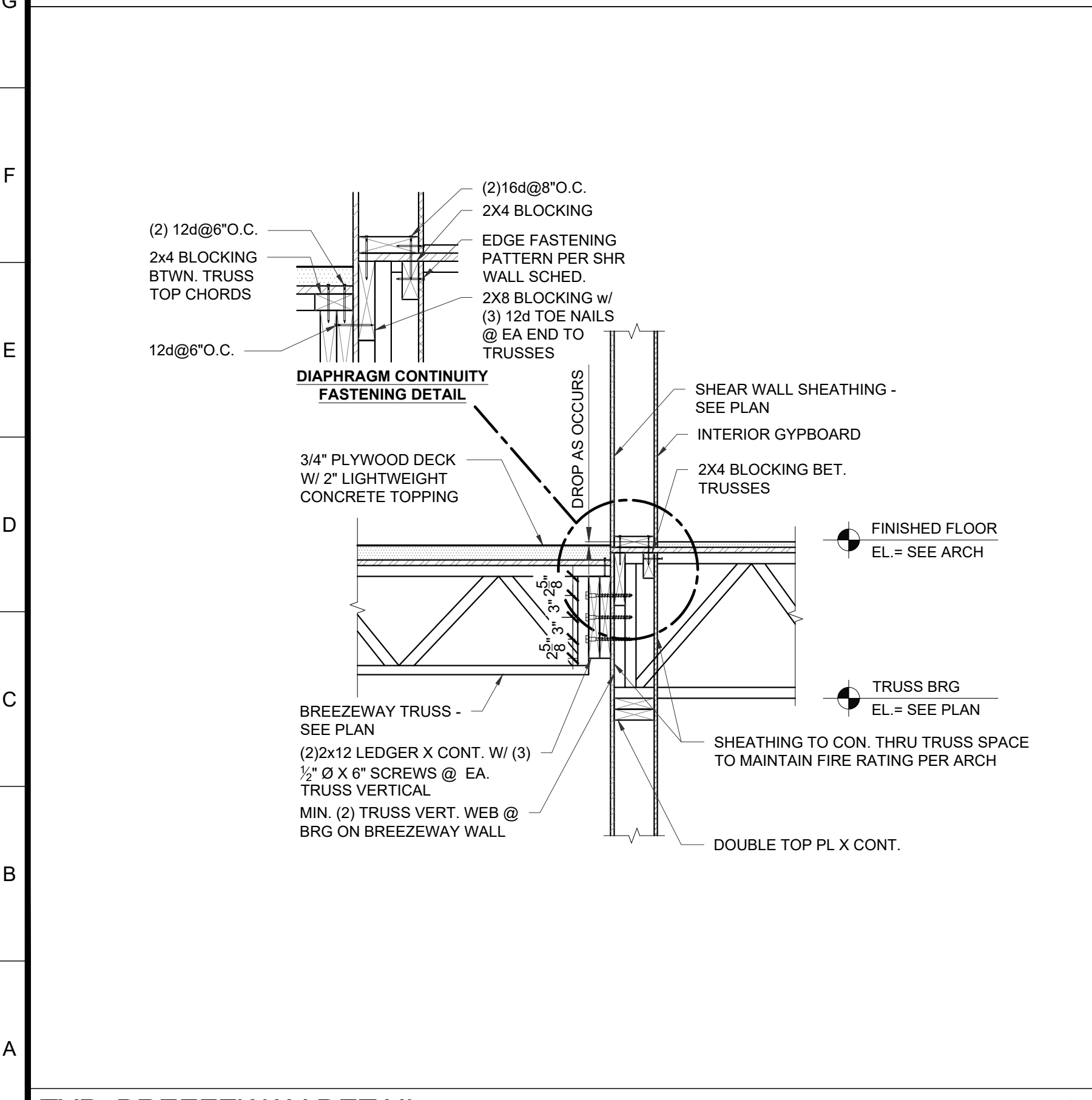
TYP. BALCONY DETAIL



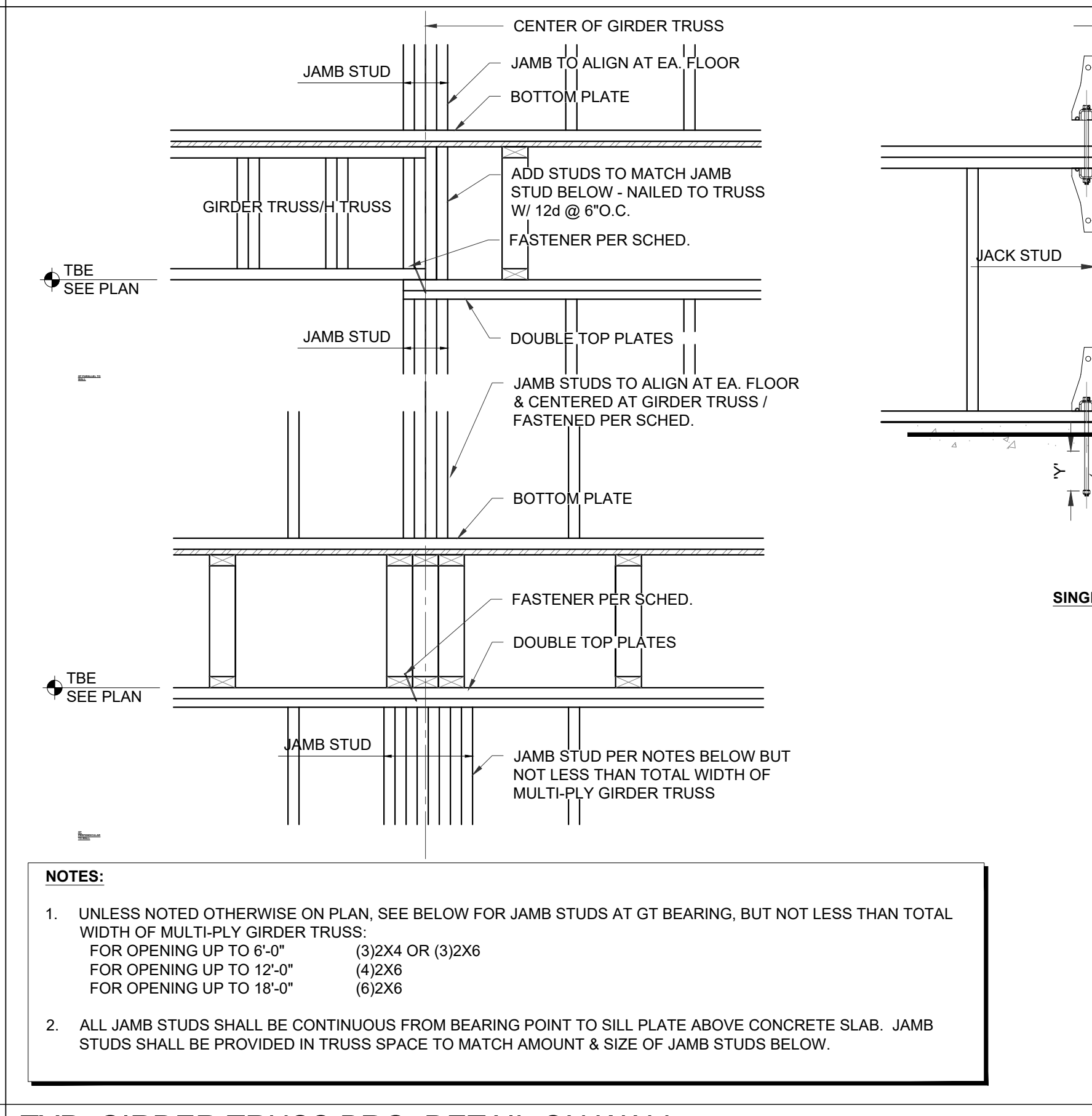
OVERBUILD TRUSS DETAIL



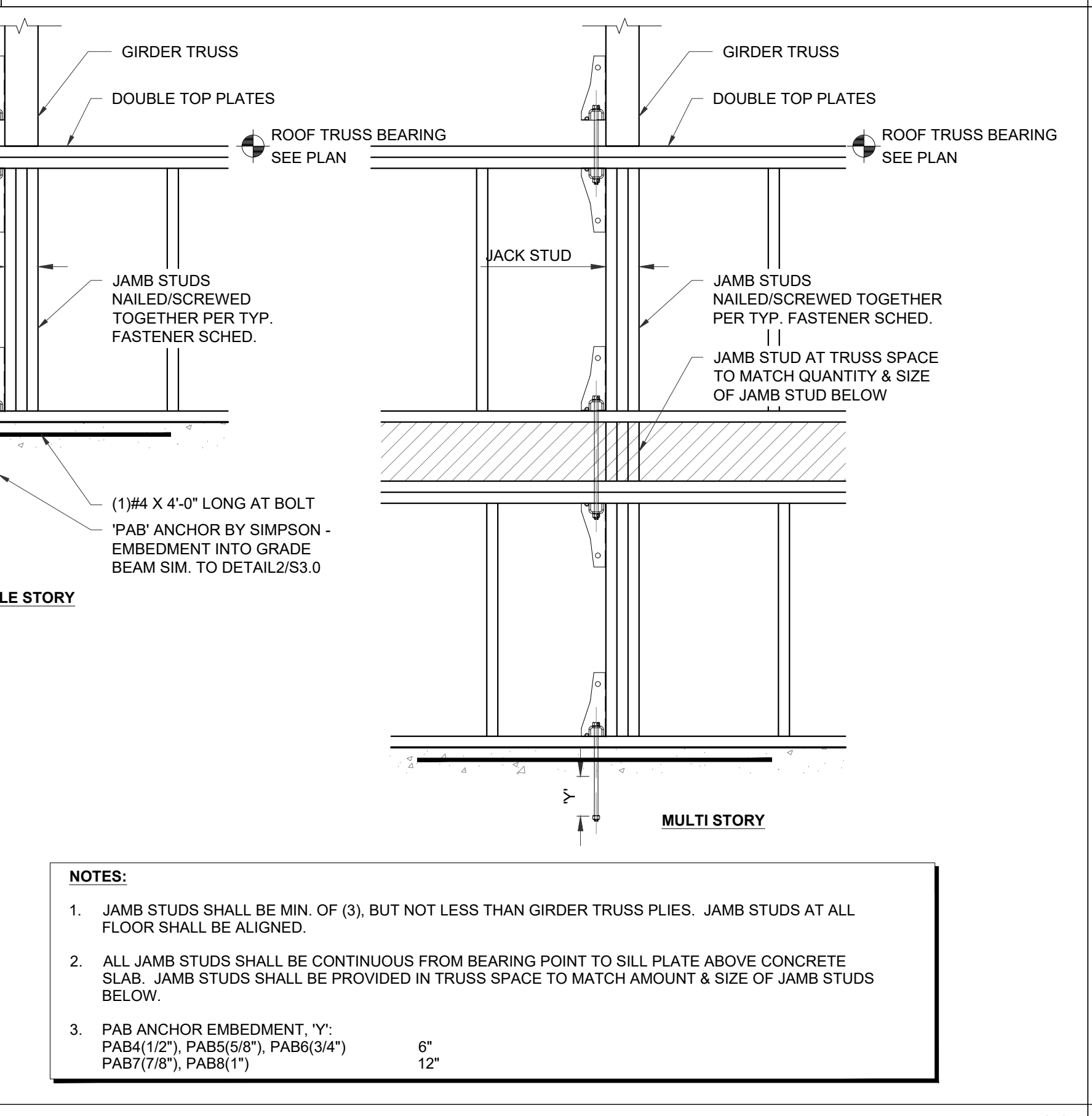
OVERBUILD TRUSS DETAIL



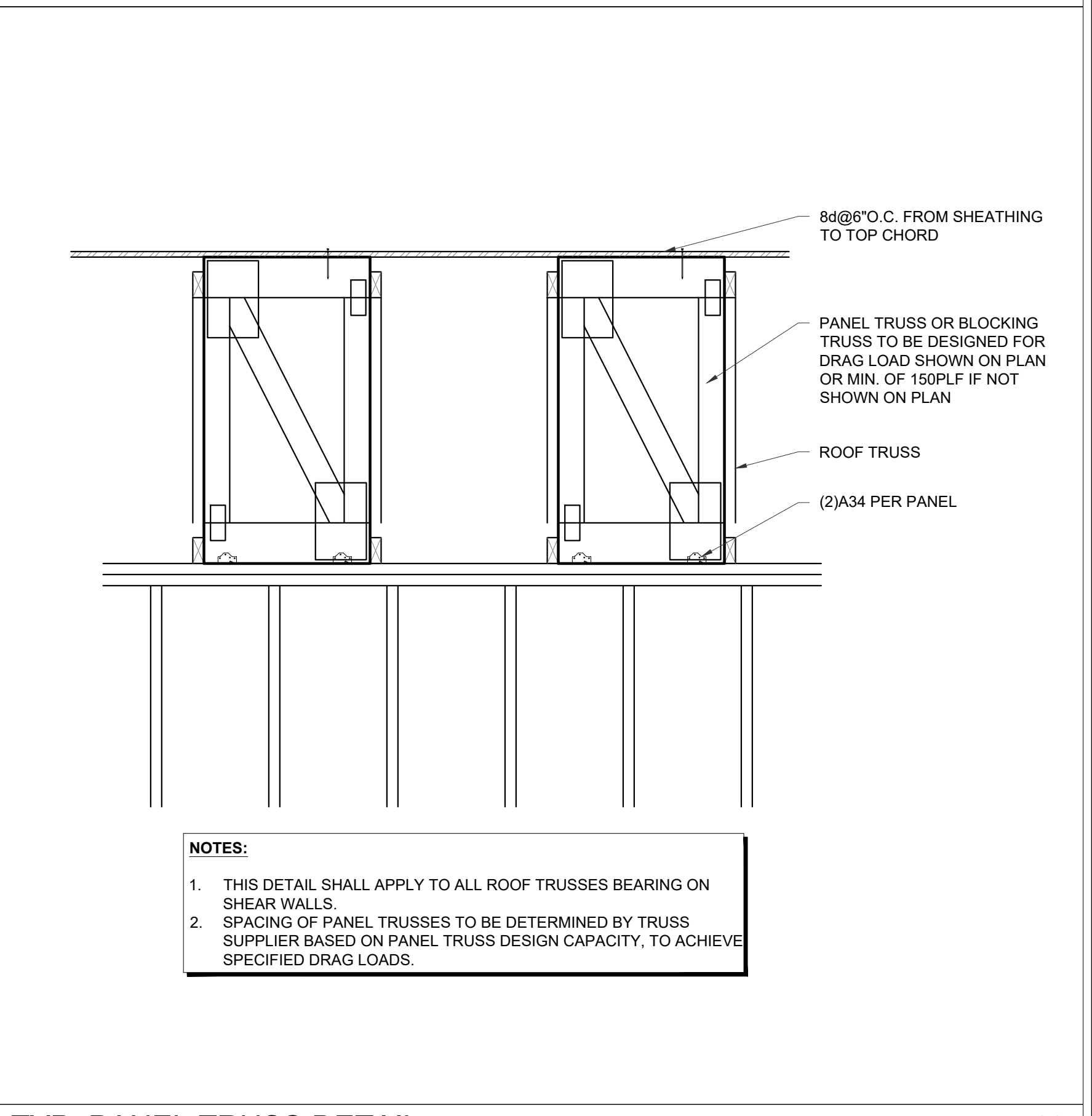
TYP. BREEZEWAY DETAIL



TYP. GIRDER TRUSS BRG. DETAIL ON WALL



TYP. PANEL TRUSS DETAIL



TYP. PANEL TRUSS DETAIL

ARCHITECT OF RECORD

Studio A Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 • F:502.589.8004
WWW.STUDIOAARCH.COM

genesis engineering group, llc
224 Third Avenue North
Birmingham, TN 37604
project # 19-075

KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

SEAL

Russell A. Skrabut
RUSSELL A. SKRABUT
100783
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
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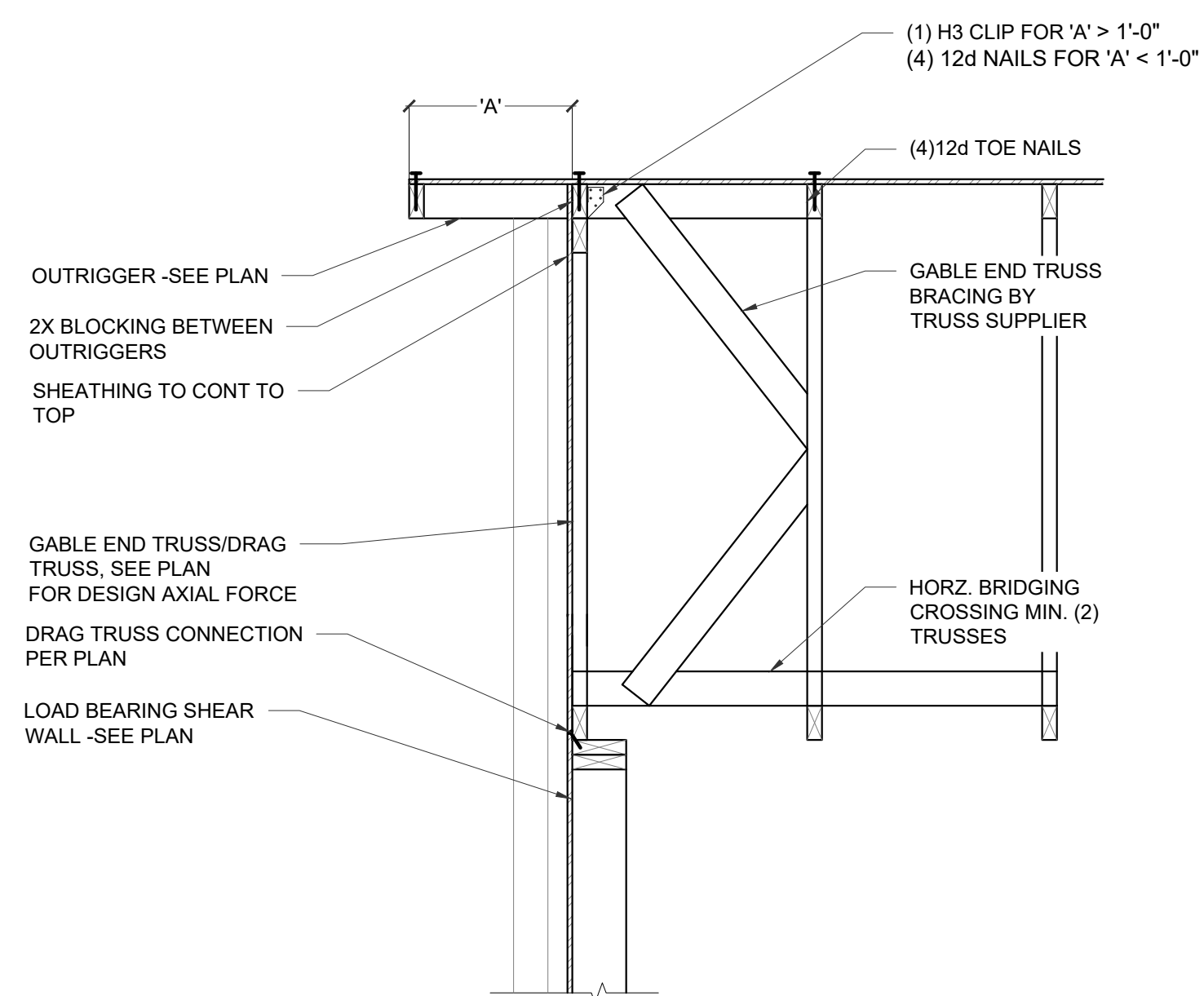
PERMIT SET

BLDG TYPE	DATE
STRUCTURAL	08/21/2019

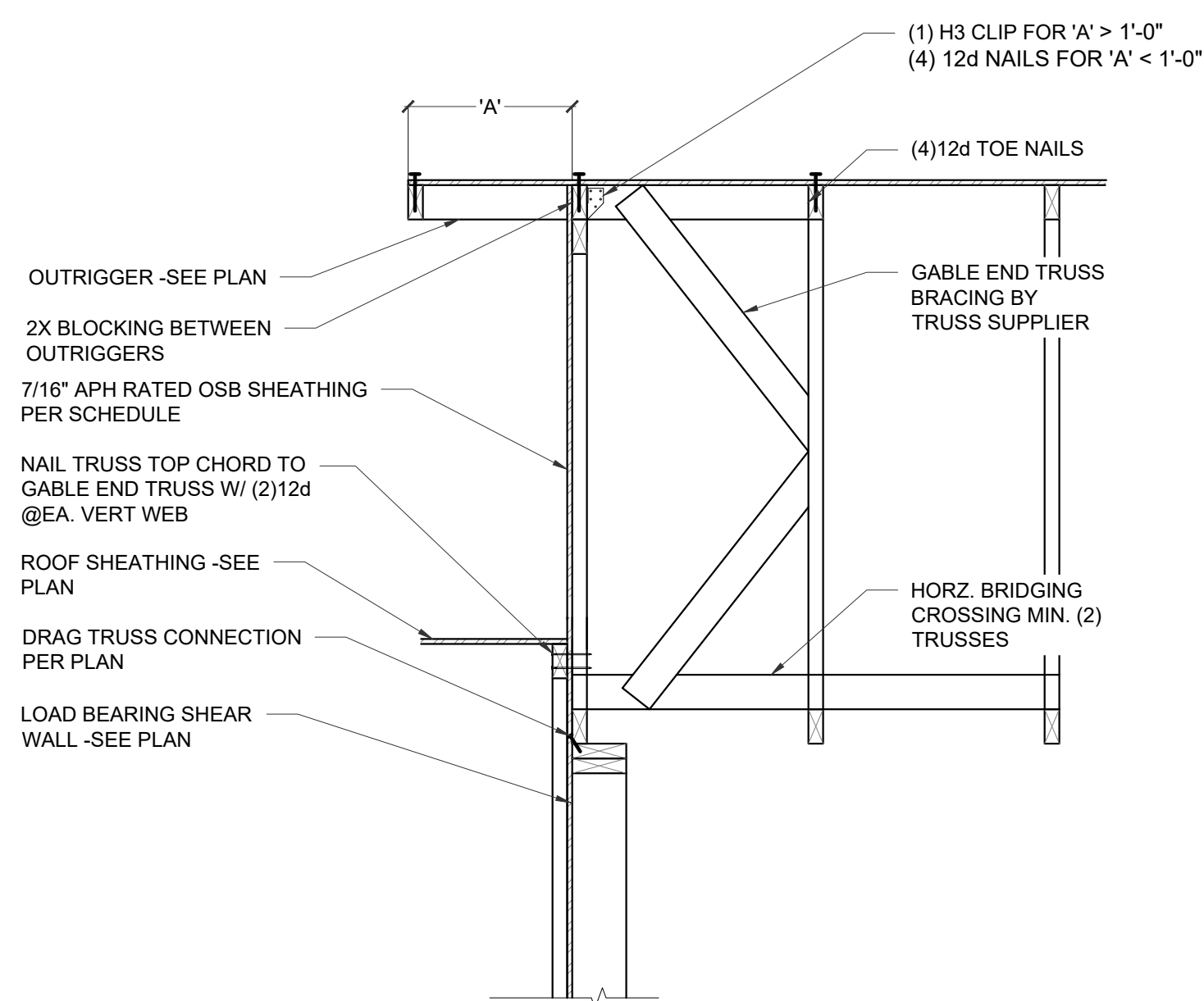
SHEET TITLE

DETAILS

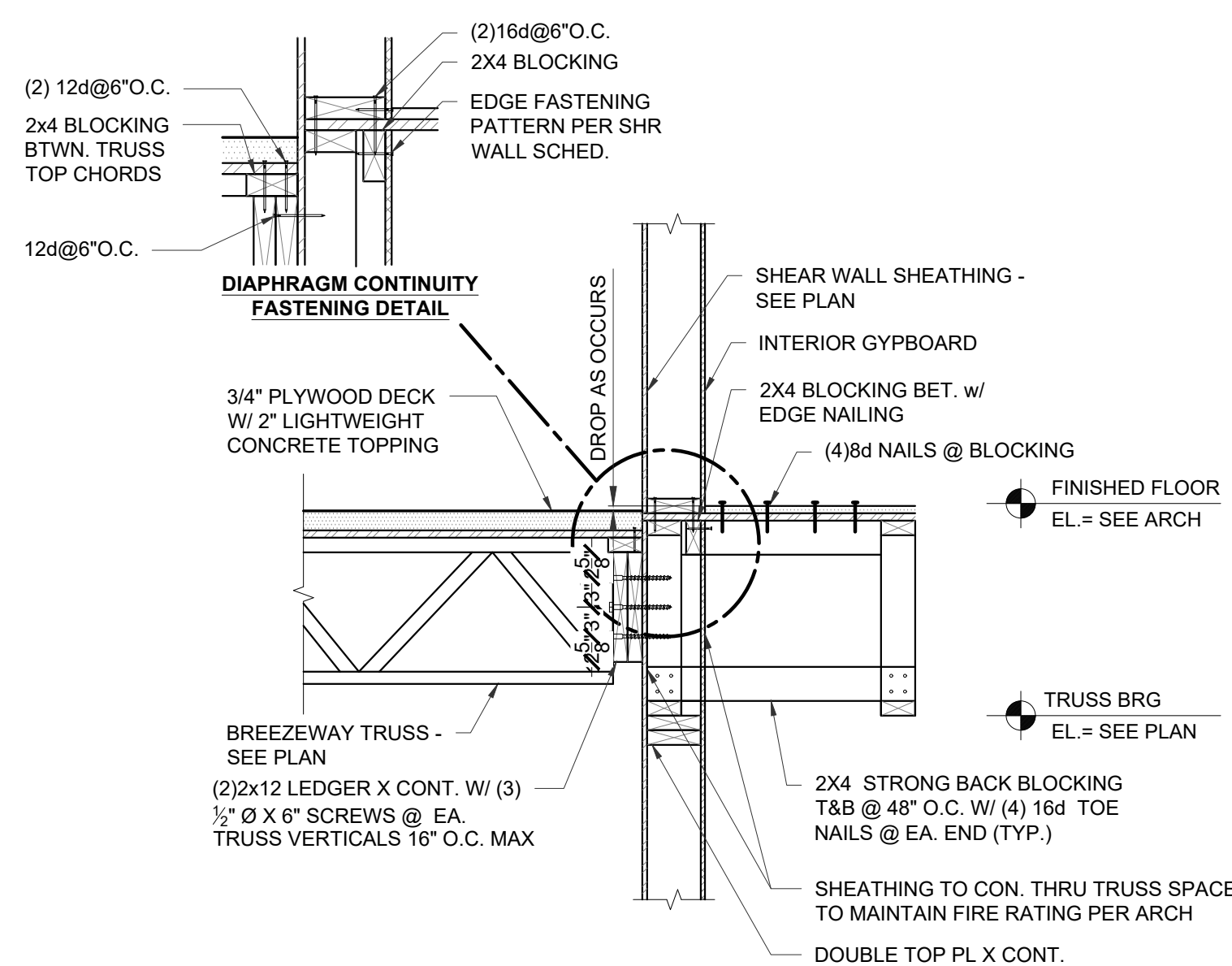
PROJECT NO.	SHEET NO.
19LD00-04	S402



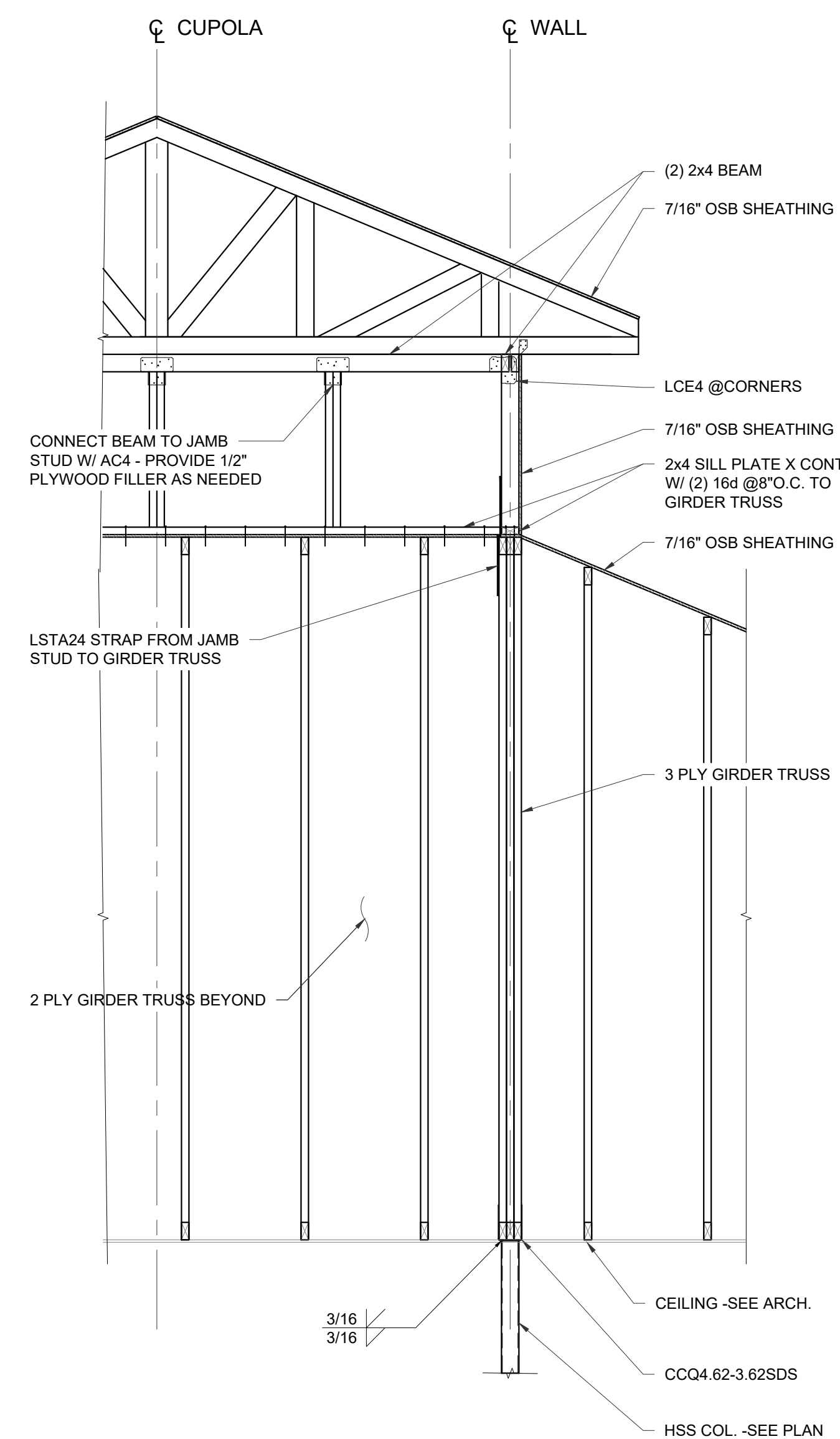
TYP. GABLE END TRUSS DETAIL



GABLE END TRUSS DETAIL

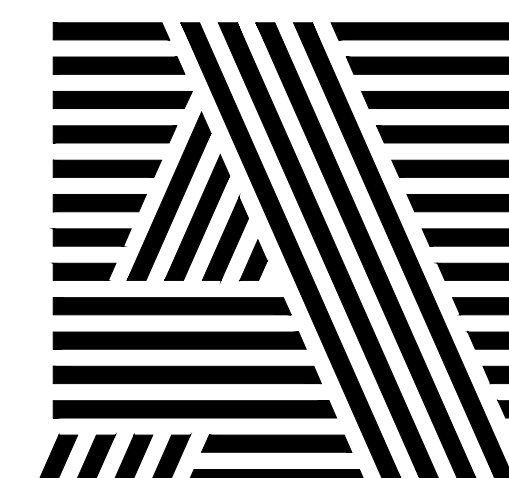


TYP. BREEZEWAY DETAIL



7	CLUBHOUSE CUPOLA AT STL. COL. DTL.
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SCALE: 1/2"

ARCHITECT OF RECORD

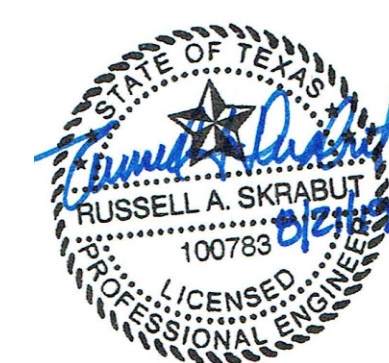
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Architecture
2330 FRANKFORT AVE
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KEY PLAN

[illegible]

SEAL



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SEGUIN, TX

PERMIT SET

BLDG TYPE

STRUCTURAL

DATE	08/21/201
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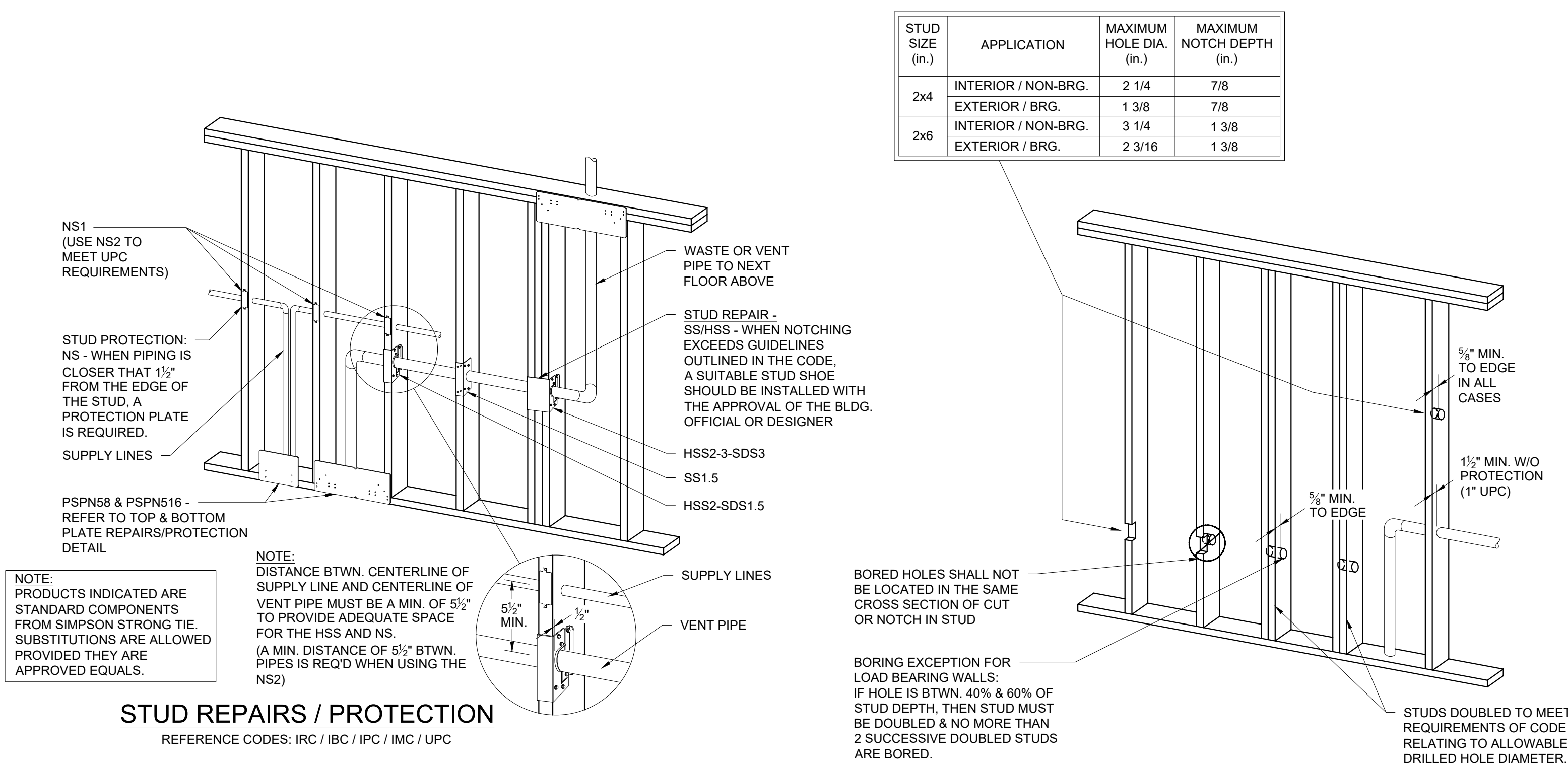
DETAILS

PROJECT NO.

1. **Introduction**

SHEET NO.

S403



STUD ALLOWABLE PENETRATIONS WITH NO REPAIR/PROTECTION

REFERENCE CODES: IBC / IBC / IPC / IMC / UPC

VERTICAL STUDS NOTES:

1. STRUCTURAL REPAIR IS REQUIRED WHEN:
 - 1.1. A STUD IS NOTCHED TO A DEPTH GREATER THAN 25% OF THE WIDTH IN BEARING WALLS, OR 40% IN NON-BEARING PARTITIONS
 - 1.2. A STUD BORED TO A DEPTH EXCEEDING 40% OF THE STUD WIDTH IN BEARING WALLS, OR 60% IN NON-BEARING PARTITIONS.
 - 1.2.1. IN NO CASE SHALL THE EDGE OF THE BORED BE CLOSER THAN $\frac{1}{4}$ " TO THE EDGE OF THE STUD
 - 1.2.2. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF THE STUD AS A CUT OR NOTCH
 - 1.2.3. EXCEPT FOR A HOLE THAT BE DRILLED TWICE, 40-60% OF THE STUD DIAMETER IN BEARING WALLS IF THE BORED STUD IS DOUBLED AND NOT MORE THAN 2 SUCCESSIVE DOUBLED STUDS ARE BORED.
- 1.3. REPAIR METHODS:
 - 1.3.1. IF MAXIMUM HOLE/NOTCH SPECIFICATIONS ARE EXCEEDED:
 - 1.3.2. IT IS THE RESPONSIBILITY OF THE DESIGNER TO PROVIDE AN ENGINEERED SOLUTION.
2. PROTECTION OF PIPING WITHIN THE WALL IS REQUIRED WHEN:
 - 2.1. PIPING OTHER THAN CAST IRON OR GALVANIZED STEEL IS CLOSER THAN $\frac{1}{2}$ " TO THE EDGE OF THE STUD.
 - 2.2.1. PROTECTIVE PROTECTION:
 - 2.2.1.1. A 1/4" GALVANIZED SHEET PLATE THAT COVERS THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, THAT EXTENDS $\frac{1}{2}$ " BEYOND THE PIPE ON EACH SIDE.
 - 2.3. ALL BORED HOLES IN STUDS SHALL BE OVERSIZED VERTICALLY BY $\frac{1}{8}$ " TOP AND BOTTOM OF PIPE TO ACCOMMODATE VERTICAL WALL SHRINKAGE, DO NOT BE HORIZONTALLY UNLESS THE ABOVE CRITERIA OR REPAIR METHODS ARE USED.

TOP AND BOTTOM PLATE NOTES:

1. REQUIRED REPAIRS
 1. A GALVANIZED 16 GA. METAL TIE THAT IS AT LEAST 1½" WIDE (IRC, IBC) AND FASTENED WITH (6) 16d NAILS ON EA. SIDE OF THE OPENING (IBC) (NAILS CAN BE 16d OR 16d COMMON).
2. PROTECTION OF PIPING WHEN THE WALL IS REQUIRED WHEN:
 1. PIPING OTHER THAN CAST IRON OR GALVANIZED STEEL (ex. PVC OR ABS) IS CLOSER THAN 1½" TO THE EDGE OF THE PLATE.
 2. PLASTIC AND COPPER PIPING RUN THROUGH FRAMING MEMBERS IS CLOSER THAN 1" FROM THE EDGE OF THE FRAMING MEMBER.
3. REQUIRED PROTECTION:
 1. A 16 GA. STEEL PROTECTIVE PLATE THAT COVERS THE SIDE OF THE PLATE AND EXTENDS 2" ABOVE/BELOW IT.

NOTE:
PRODUCTS INDICATED ARE STANDARD COMPONENTS
FROM SIMPSON STRONG TIE. SUBSTITUTIONS ARE
ALLOWED PROVIDED THEY ARE APPROVED EQUALS.

TOP & BOTTOM PLATE REPAIR/PROTECTION -
PIPING CLOSER THAN 1½" TO EDGE OF PLATE

RPS18 - WHENEVER THE SOLES OR PLATES ARE CUT, A GALVANIZED STRUCTURAL REPAIR PLATE THAT IS 16 GA. x 1½" WIDE IS REQ'D TH IS FASTENED WITH (6) 16d NAILS ON EA. SIDE THE CUT (IBC).

PPSPN58 - IF PIPING IS CLOSER THAN $1\frac{1}{2}$ " TO THE EDGE OF THE STUD, A REPAIR PLATE IS REQ'D. THAT EXTENDS 2" ABOVE/BELOW THE FRAMING MEMBER (IPC, IMC). WHEN PLASTIC & COPPER PIPING PENETRATES FRAMING MEMBERS TO WITHIN 1" OF THE EDGE, A STEEL NAIL PLATE NOT LESS THAN 18 GA. THAT EXTENDS $1\frac{1}{2}$ " BEYOND THE PIPE OR TUBING ON EA. SIDE, IS REQ'D (UPC)

NOTE:
PRODUCTS INDICATED ARE STANDARD COMPONENTS
FROM SIMPSON STRONG TIE. SUBSTITUTIONS ARE
ALLOWED PROVIDED THEY ARE APPROVED EQUALS.

TOP & BOTTOM PLATE REPAIRS / PROTECTION

REFERENCE CODES: IBC / IPC / IMC / UPC / UMC

SEAL

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

SHEET TITLE

DETAILS

PROJECT NO. 19LD00-04	SHEET NO. S404
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MECHANICAL ABBREVIATIONS LEGEND

AFF	ABOVE FINISHED FLOOR	HP	HEAT PUMP
AFG	ABOVE FINISHED GRADE	HP	HORSEPOWER
AFR	ABOVE FINISHED ROOF	HSPF	HEATING SEASONAL PERF. FACT.
AH	AIR HANDLER	IAQ	INDOOR AIR QUALITY
AHU	AIR HANDLING UNIT	IN	INCH
BHP	BRAKE HORSE POWER	KW	KILOWATT
BOD	BOTTOM OF DUCT	LAT	LEAVING AIR TEMPERATURE
BOP	BOTTOM OF PIPE	LBS	POUNDS
BTU	BRITISH THERMAL UNIT	M	MOTORIZED
BTUH	BRITISH THERMAL UNIT PER HOUR	MBH	THOUSAND BTUH
C	COMMON	MOCP	MAXIMUM OVER CURRENT PROTECTION
CD	CONDENSATE	N/A	NOT APPLICABLE
CFM	CUBIC FEET PER MINUTE	NC	NORMALLY CLOSED
CO2	CARBON DIOXIDE	NO	NORMALLY OPEN
COP	COEFFICIENT OF PERFORMANCE	NTS	NOT TO SCALE
CU	CONDENSING UNIT	OB	OPPOSED BLADE DAMPER
DAH	DUCTLESS AIR HANDLER	OA	OUTDOOR AIR
DB	DRY BULB	P	PRESSURE
DEGF	DEGREE FARENHEIT	PSI	POUNDS PER SQUARE INCH
DHP	DUCTLESS HEAT PUMP	PVC	POLYVINYL CHLORIDE
DI	DIGITAL INPUT	RA	RETURN AIR
DN	DOWN	RH	RELATIVE HUMIDITY
DP	DIFFERENTIAL PRESSURE	RPM	REVOLUTIONS PER MINUTE
DWG	DRAWING	RS/L	REFRIGERANT SUCTION/LIQUID
EA	EXHAUST AIR	RTU	ROOFTOP PACKAGED UNIT
EAT	ENTERING AIR TEMPERATURE	SA	SUPPLY AIR
ECH	ELECTRIC CABINET HEATER	SF	SQUARE FEET
EER	ENERGY EFFICIENCY RATIO	SP	STATIC PRESSURE
EF	EXHAUST FAN	S.S.	STAINLESS STEEL
EIH	ELECTRIC INFRARED HEATER	T	TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE	TS	TEMPERATURE SENSOR
EUH	ELECTRIC UNIT HEATER	TSP	TOTAL STATIC PRESSURE
EW	ELECTRIC WATER HEATER	UH	UNIT HEATER
EWT	ENTERING WATER TEMPERATURE	UNO	UNLESS NOTED OTHERWISE
FD	FIRE DAMPER	VD	VOLUME DAMPER
FLA	FULL LOAD AMPS	VFD	VARIABLE FREQUENCY DRIVE
FBM	FEET PER MINUTE	VPH	VOLTS/PHASE
FSD	FIRE/SMOKE DAMPER	WB	WET BULB
FT	FEET	WG	WATER GAUGE
GPM	GALLONS PER MINUTE	W	WITH
GVF	GARAGE VENTILATION FAN	W/O	WITHOUT
H	HUMIDITY		

MECHANICAL SYMBOL LEGEND

GENERAL SYMBOLS		DUCT SYMBOLS	
	EQUIPMENT IDENTITY (SEE EQUIPMENT ABBREVIATION LIST AND SCHEDULES)		NEW DUCTWORK
	EQUIPMENT NUMBER		MANUAL VOLUME DAMPER (MVD)
	SYSTEM NUMBER (IF APPLICABLE)		MOTOR OPERATED DAMPER (MOD)
	INDICATES DETAIL, PLAN, SECTION, AND/OR DIAGRAM/APPLIES ONLY WHERE INDICATED ON DRAWINGS)		ACCESS DOOR
	INDICATES DRAWING ON WHICH DETAIL APPEARS		RADIUS ELBOW (R=1.5)
	INDICATES TYPICAL DETAIL (APPLIES TO ALL CONTRACT DRAWINGS)		ELBOW W/ TURNING VANES
	INDICATES DRAWING ON WHICH DETAIL APPEARS		REC. BRANCH DUCT TAKE-OFF W/ VD
	INDICATES SECTION NUMBER		ROUND BRANCH DUCT TAKE-OFF W/ VD
	INDICATES REVISION & NUMBER		RISE OR DROP DIRECTION OF AIR FLOW
	KEYED NOTE NUMBER		FLEXIBLE CONNECTION (FCX)
	CONNECT NEW TO EXISTING		DIFFUSER
	DEMOLISH TO THIS POINT		SUPPLY AIR GRILLE (G) OR SUPPLY AIR REGISTER (R)
	CONTROL DAMPER- OPPOSED BLADE WITH ACTUATOR	PIPING SYMBOLS	
	MANUAL VOLUME DAMPER		PIPE RISING UP
	UNDERCUT DOOR		PIPE DROPPING DOWN
	DOOR LOUVER (FREE AREA REQUIRED INDICATED IN SQUARE FEET)		DIRECTION OF FLOW
	SUPPLY AIR		GATE VALVE
	RETURN OR EXHAUST AIR		BUTTERFLY VALVE
	FIRE DAMPER W/ ACCESS DOOR		BALL VALVE
	FIRE SMOKE DAMPER W/ ACCESS DOOR		CHECK VALVE
	RADIATION DAMPER W/ ACCESS THROUGH DEVICE		STRAINER
	SMOKE DETECTOR		FLOW SWITCH
	THERMOSTAT		THERMOMETER
	TEMPERATURE CONTROLLER WITH REMOTE SENSOR		PRESSURE GAUGE
			PIPE WELL

GENERAL NOTES

- DO NOT SCALE FROM THESE DRAWINGS. EXACT DIMENSIONS SHALL BE TAKEN FROM ARCHITECTURAL DRAWINGS.
- ALL INDICATED WORK SHALL BE PERFORMED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE AND LOCAL ORDINANCES WHICH MAY BE IN EFFECT. ALL MECHANICAL MATERIALS, INSTALLATION PROCEDURES AND SYSTEM LAYOUTS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE MECHANICAL CONTRACTOR'S RESPONSIBILITY TO PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THIS INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO REVIEW THESE PLANS AND SPECIFICATIONS, AS WELL AS THE RELATED PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL, ARCHITECTURAL, INTERIOR DECOR AND SITE ENGINEERING DRAWINGS TO BECOME FAMILIAR WITH THE FULL PROJECT SCOPE. IN ADDITION, THIS CONTRACTOR MUST COORDINATE WITH AN OWNER REPRESENTATIVE TO FULLY UNDERSTAND ALL REQUIREMENTS WHICH MAY NOT BE SPECIFIED HEREIN AND WHICH THE OWNER MAY CONSIDER PART OF THIS CONTRACT. DURING THE COURSE OF CONSTRUCTION COORDINATION AND ACTUAL CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO WORK CLOSELY WITH ALL ACCOMPANYING CONTRACTORS AND TRADESMEN IN ORDER TO ENSURE A SMOOTH RUNNING AND CAREFULLY COORDINATED INSTALLATION.
- ANY DISCREPANCIES OR INADEQUACIES WITHIN THESE BID DOCUMENTS OR BETWEEN THESE BID DOCUMENTS AND THE RELATED PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL, ARCHITECTURAL, INTERIOR DECOR AND SITE ENGINEERING DRAWINGS OR BETWEEN THESE BID DOCUMENTS AND FIELD CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER, ARCHITECT AND ENGINEER PRIOR TO BID SUBMISSION.
- WHERE CONFLICTS EXIST BETWEEN THE INFORMATION INCLUDED IN THESE DRAWINGS OR BETWEEN INFORMATION PROVIDED IN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS OR WITHIN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT AND/OR HIGHEST COST REQUIREMENTS SHALL APPLY. SHOULD THE CONTRACTOR REQUIRE FURTHER CLARIFICATION, AN RFI SHALL BE SUBMITTED FOR CLARIFICATION. WHERE CONFLICTS DO EXIST, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE SOLE DISCRETION AND RIGHT TO PROVIDE INTERPRETATION OF INTENT OF THE CONTRACT DOCUMENTS AS REQUIRED AND THIS INTERPRETATION SHALL SERVE TO DIRECT THE CONTRACTOR IN ACCORDANCE WITH THE IMPLIED INTENT OF THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COST TO THE PROJECT.
- THE MECHANICAL CONTRACTOR SHALL PROVIDE A COMPLETE SET OF RECORD "AS-BUILT" DRAWINGS INDICATING THE PRECISE LOCATION OF ALL SYSTEMS, EQUIPMENT CONCEALED OR EMBEDDED PIPING, PIPING CONNECTIONS AND ACCESS DOORS. THESE DRAWINGS SHALL ALSO INCLUDE ALL CHANGES AND DEVIATIONS FROM THE BID DOCUMENTS.
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF NEW MECHANICAL EQUIPMENT WITH NEW LIGHT LOCATIONS AND TILE LOCATIONS. REFER TO ARCHITECT'S REFLECTED CEILING PLAN LAYOUT.
- ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS. AIR VELOCITY SHALL NOT EXCEED 650 FEET PER MINUTE IN DWELLING UNITS.
- RUN ALL DUCTWORK AND PIPING WITH AS FEW OFFSETS AS POSSIBLE THROUGHOUT THE ENTIRE BUILDING. COORDINATE AND VERIFY WITH OTHER CONTRACTORS AS NOT TO INTERFERE WITH PLUMBING, FIRE PROTECTION PIPING, LIGHTING SYSTEMS, ETC.
- ALL REQUIRED OFFSETS, RISES AND DROPS DUE TO POSSIBLE OBSTRUCTIONS OF PIPE RUNS ARE NOT NECESSARILY SHOWN. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRANSITIONS, FITTINGS, ELBOWS, DUCTWORK, PIPING, SUPPORTS, ETC. NECESSARY FOR A PROPER INSTALLATION AND OPERATION OF NEW HVAC SYSTEM. MECHANICAL CONTRACTOR SHALL INCLUDE A CONTINGENCY IN HIS BID TO OFFSET ANY COST REQUIRED FOR ADDITIONAL FITTINGS AND LABOR THAT MAY BE REQUIRED.
- ALL EXPOSED HORIZONTAL AND VERTICAL DUCTWORK AND PIPING SHALL BE INSTALLED IN A NEAT ARRANGEMENT IN LOCATIONS WHICH ARE THE MOST INCONSPICUOUS. VERTICAL DROPS SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND THEIR FINAL LOCATIONS SHALL BE COORDINATED AND RUN WITHIN CHASES, WALLS, SOFFITS WITH OTHER MECHANICAL/ELECTRICAL FEEDS. ALL SUCH LOCATIONS ARE TO BE REVIEWED WITH AN OWNER REPRESENTATIVE AND ARCHITECT PRIOR TO INSTALLATION.
- ALL BRANCH DUCTS TO AIR DEVICES SHALL BE PROVIDED WITH VOLUME DAMPER IN THE BRANCH CONNECTION UNLESS NOTED OTHERWISE. ALL ROUND BRANCH DUCT CONNECTIONS SHALL BE PROVIDED WITH CONICAL SPIN-IN FITTING WITH INTEGRAL VOLUME DAMPER.
- ALL DUCT PENETRATIONS THROUGH A RATED FLOOR/CEILING ASSEMBLY SHALL BE PROVIDED WITH A FIRE DAMPER. FOR AIR DEVICES INSTALLED IN A RATED FLOOR/CEILING ASSEMBLY, INSTALL A CEILING RADIATION DAMPER. REFER TO DETAIL SHEET.
- THROUGH PENETRATIONS OF FIRE RESISTANCE RATED HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.0PSI). THE SYSTEM SHALL HAVE AN F RATING/QT RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. SEE ARCHITECTURAL DRAWINGS FOR RATED ASSEMBLY LOCATIONS, RATINGS AND DETAILS.
EXCEPTIONS: FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL ABOVE THE FLOOR OR BELOW THE FLOOR DO NOT REQUIRE A T RATING.
- DUCT SMOKE DETECTORS SHOWN ON PLANS ARE DIAGRAMMATIC. REFER TO MANUFACTURERS INSTRUCTIONS FOR EXACT/OPTIMUM LOCATION IN DUCTWORK. DUCT SMOKE DETECTORS SHALL BE PURCHASED BY THE ELECTRICAL CONTRACTOR, AND INSTALLED BY THE MECHANICAL CONTRACTOR. WIRING INSTALLATION SHALL BE BY THE FIRE ALARM CONTRACTOR.
- CONNECTIONS TO ANY GAS FIRED EQUIPMENT TO BE BY THE PLUMBING CONTRACTOR, REGARDLESS OF WHO PROVIDES EQUIPMENT.
- CONDENSATE SHALL BE PIPED FULL SIZE TO THE NEAREST APPROVED FLOOR OR HUB DRAIN VIA AN INDIRECT CONNECTION.
- DRYER EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF MIN. 0.016" GALVANIZED STEEL WITH A SMOOTH INTERIOR AND NO PROJECTIONS. JOINTS SHALL RUN IN DIRECTION OF AIRFLOW. PROVIDE FLAPPER STYLE GRAVITY BACKDRAFT DAMPER AT TERMINATION OF EXHAUST OUTLET INTEGRAL TO WALL OR ROOF CAP. INSTALL PERMANENT LABEL AT DRYER CONNECTION LISTING THE ACTUAL FIELD INSTALLED EQUIVALENT LENGTH OF THE CONCEALED VENT DUCT.
- INSULATE EACH REFRIGERANT LINESET WITH 1-INCH FLEXIBLE, CLOSED CELL ELASTOMERIC INSULATION. PROVIDE ALUMINUM JACKETING FOR EXPOSED PIPING. PROVIDE EXTERIOR PIPING PORTS WITH LOCKING TYPE, TAMPER RESISTANT CAPS.
- MOUNT ALL THERMOSTATS ABOVE FINISHED FLOOR AT HEIGHT APPROVED BY ARCHITECT. COORDINATE LOCATION WITH ARCHITECTURAL INTERIOR ELEVATIONS.
- INSTALL SLEEVES FOR PIPING PENETRATIONS OF WALLS, CEILINGS, AND FLOORS. INSTALL CHROME PLATED ESCUTCHEONS FOR PIPING PENETRATIONS OF WALLS, CEILINGS, AND FLOORS. REFER TO DETAIL SHEET FOR ROOF PENETRATIONS.
- WOOD SUPPORTS FOR PIPING OR DUCTWORK ROUTED ALONG THE ROOF ARE NOT ACCEPTABLE. REFER TO DETAILS FOR PROPER SUPPORTS.
- ALL PLUMBING VENTS AND BUILDING EXHAUST SHALL BE LOCATED A MINIMUM OF 10 FEET FROM BUILDING INTAKES (INCLUDING OPERABLE WINDOWS).
- MAINTAIN MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES AROUND EQUIPMENT AT A MINIMUM. DO NOT ROUTE PIPING, DUCTWORK, CONTROL WIRE, ETC. THROUGH THE SERVICE CLEARANCE AREAS.
- REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.

VENTILATION TABLE

2015 IMC

Space	Space Number	Area (sq. ft.)	Rp	Ra	# People	CA (CFM) 10' CIRCUMFERENCE	Effectiveness (%)	Zone CA (Ventilated Volume)	Design Supply	Design Return	Design Exhaust	Pressure Relationship	Balance	
RESIDENT ROOMS														
1-BEDROOM UNIT	714	0.0	0.00	0	2	30	1.0	30	600	0	0	NEGATIVE	-100	
2-BEDROOM UNIT	800	0.0	0.00	0	40	1.0	40	800	800	0	0	NEGATIVE	-100	
3-BEDROOM - 1 UNIT	1001	0.0	0.00	0	60	1.0	60	1200	1200	0	0	NEGATIVE	-100	
3-BEDROOM - 2 UNIT	1006	0.0	0.00	0	60	1.0	60	1200	1200	0	0	NEGATIVE	-100	
4-BEDROOM - 1 UNIT	1000	0.0	0.00	0	80	1.0	80	1600	1600	0	0	NEGATIVE	-100	
4-BEDROOM UNIT	1001	0.0	0.00	0	70	1.0	70	1400	1400	0	0	NEGATIVE	-100	
Space <th>Space Number</th> <th>Area (sq. ft.)</th> <th>Rp</th> <th>Ra</th> <th># People</th> <th>CA (CFM) 10' CIRCUMFERENCE</th> <th>Effectiveness (%)</th> <th>Zone CA (Ventilated Volume)</th> <th>Design Supply</th> <th>Design Return</th> <th>Design Exhaust</th> <th>Pressure Relationship</th> <th>Balance</th>	Space Number	Area (sq. ft.)	Rp	Ra	# People	CA (CFM) 10' CIRCUMFERENCE	Effectiveness (%)	Zone CA (Ventilated Volume)	Design Supply	Design Return	Design Exhaust	Pressure Relationship	Balance	
CLUB HOUSE AREA CHS														
SHOWER	111	27	0.0	0.00	0	0	1.0	0	0	0	0	NEGATIVE	-20	
SHOWER	110	27	0.0	0.00	0	0	1.0	0	0	0	0	NEGATIVE	-20	
LAUNDRY	110	60	7.0	0.12	1	10	1.0	10	10	30	0	POSITIVE	20	
HALL	110	100	0.0	0.00	0	10	1.0	10	10	0	0	POSITIVE	0	
MEN	110	60	0.0	0.00	0	0	1.0	0	0	0	0	NEGATIVE	-60	
WOMEN	110	60	0.0	0.00	0	0	1.0	0	0	0	0	NEGATIVE	-60	
FINISH	110	200	20.0	0.00	0	60	1.0	60	600	300	0	POSITIVE	60	
MEET/ROOM	102	200	0.0	0.00	0	10	1.0	10	200	200	0	POSITIVE	0	
Total						140		140	810	610	0		-10	
Subtotal						240		240	810	610	0			
Space <th>Space Number</th> <th>Area (sq. ft.)</th> <th>Rp</th> <th>Ra</th> <th># People</th> <th>CA (CFM) 10' CIRCUMFERENCE</th> <th>Effectiveness (%)</th> <th>Zone CA (Ventilated Volume)</th> <th>Design Supply</th> <th>Design Return</th> <th>Design Exhaust</th> <th>Pressure Relationship</th> <th>Balance</th>	Space Number	Area (sq. ft.)	Rp	Ra	# People	CA (CFM) 10' CIRCUMFERENCE	Effectiveness (%)	Zone CA (Ventilated Volume)	Design Supply	Design Return	Design Exhaust	Pressure Relationship	Balance	
CLUB HOUSE AREA CHS														
KITCHEN	110	100	0.0	0.00	0	0	1.0	0	100	0	0	POSITIVE	10	
COMMUNITY ROOM	110	300	0.0	0.00	0	210	1.0	210	600	600	0	POSITIVE	0	
HALL	110	100	0.0	0.00	0	10	1.0	10	40	0	0	POSITIVE	40	
Total	1100					220		220	640	600	0		200	
Subtotal						260		260	640	600	0			
Space <th>Space Number</th> <th>Area (sq. ft.)</th> <th>Rp</th> <th>Ra</th> <th># People</th> <th>CA (CFM) 10' CIRCUMFERENCE</th> <th>Effectiveness (%)</th> <th>Zone CA (Ventilated Volume)</th> <th>Design Supply</th> <th>Design Return</th> <th>Design Exhaust</th> <th>Pressure Relationship</th> <th>Balance</th>	Space Number	Area (sq. ft.)	Rp	Ra	# People	CA (CFM) 10' CIRCUMFERENCE	Effectiveness (%)	Zone CA (Ventilated Volume)	Design Supply	Design Return	Design Exhaust	Pressure Relationship	Balance	
CLUB HOUSE AREA CHS														
POWER	100	300	0.0	0.00	0	10	1.0	10	200	100	0	POSITIVE	10	
LEASING OFFICE	101	100	0.0	0.00	1	10	1.0	10	40	30	0	POSITIVE	10	
ADDITIONAL MANAGERS	100	100	0.0	0.00	1	10	1.0	10	100	100	0	POSITIVE	10	
WORK AREA	104	100	0.0	0.00	1	0	1.0	0	40	30	0	POSITIVE	10	
MANAGER	100	100	0.0	0.00	1	10	1.0	10	100	100	0	POSITIVE	10	
RECEPTION ROOM	100	200	0.0	0.00	0	30	1.0	30	100	100	0	POSITIVE	0	
BAR/BEVERAGES	100	100	0.0	0.00	0	20	1.0	20	100	100	0	POSITIVE	0	
RECEIVING CORID. OFFICE	100	100	0.0	0.00	1	10	1.0	10	40	40	0	POSITIVE	0	
CONFERENCE	101	200	0.0	0.00	14	10	1.0	10	60	200	200	0	POSITIVE	0
Total	200					260		260	1200	1000	0		100	
Subtotal						280		280	1200	1000	0			

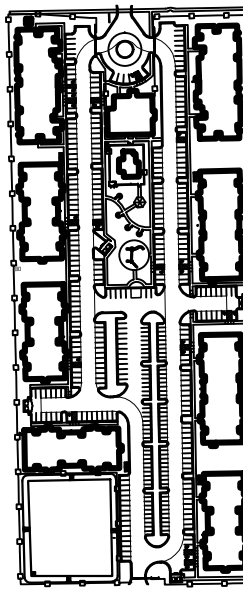
ARCHITECT OF RECORD



2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 F: 502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN



NO. REVISION/SUBMISSIONS DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

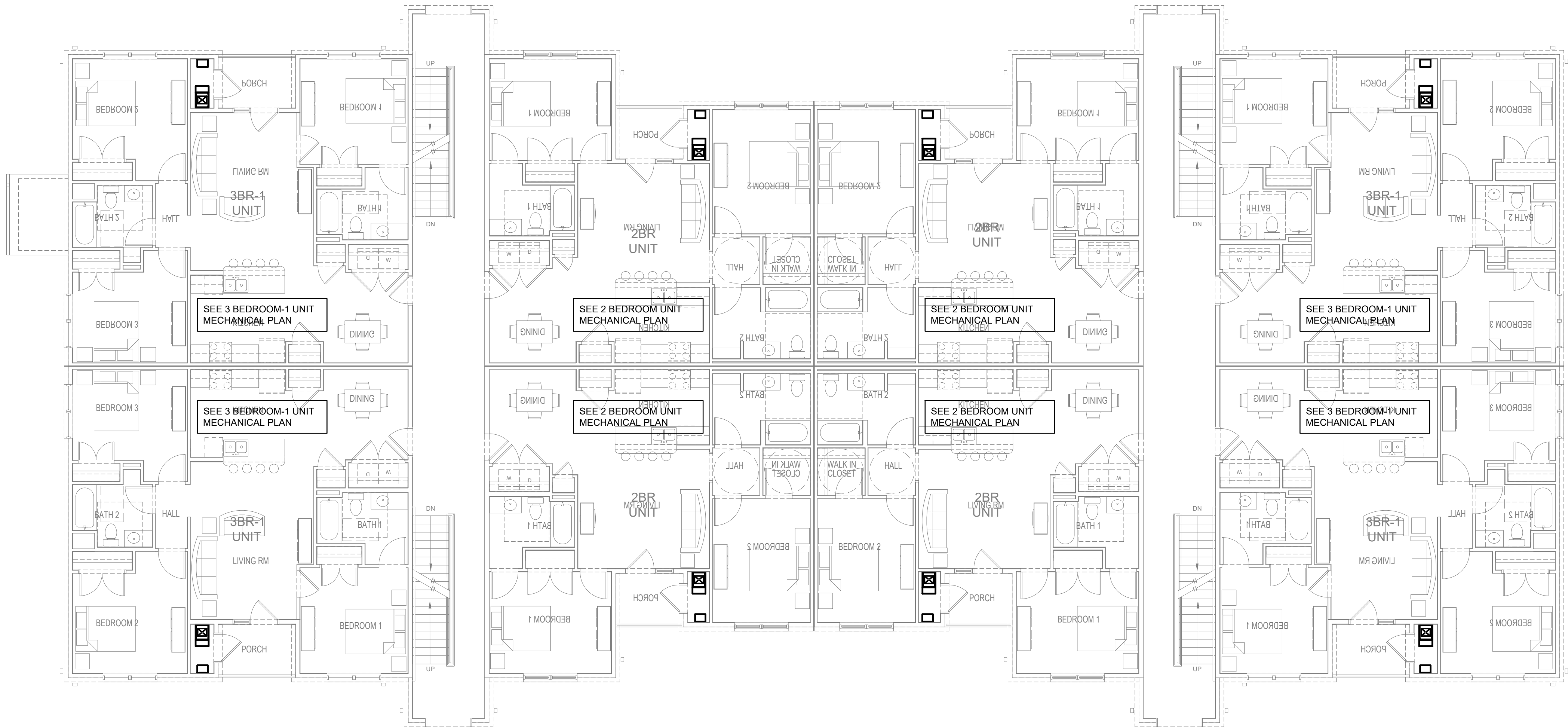
PECAN GROVE
SEGUIN, TX

PERMIT SET

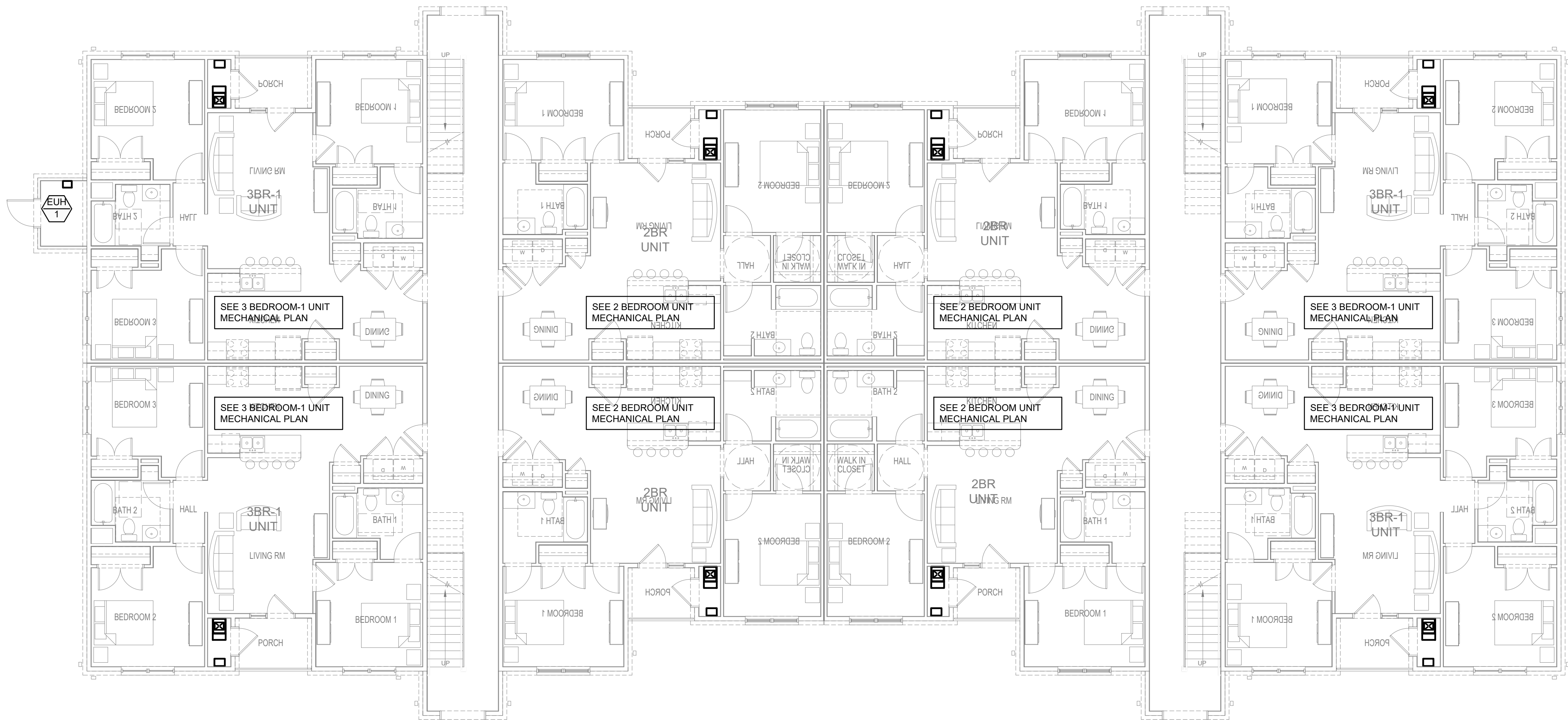
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08/21/2019

SHEET TITLE
MECHANICAL NOTES & SCHEDULES

PROJECT NO. SHEET NO.
19LD00-04 M001



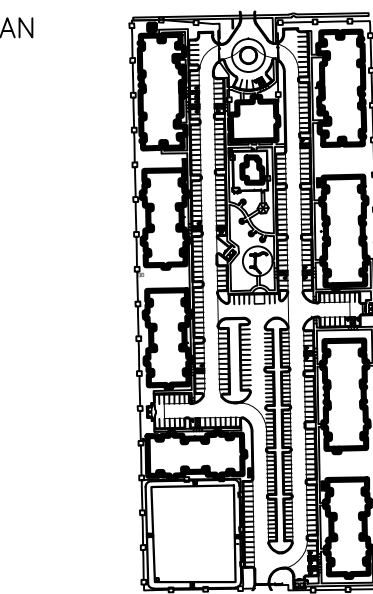
BLDG TYPE A
B
M100
SECOND FLOOR PLAN - MECHANICAL
SCALE: 1/8" = 1' - 0"



BLDG TYPE A
A
M100
FIRST FLOOR PLAN - MECHANICAL
SCALE: 1/8" = 1' - 0"



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM



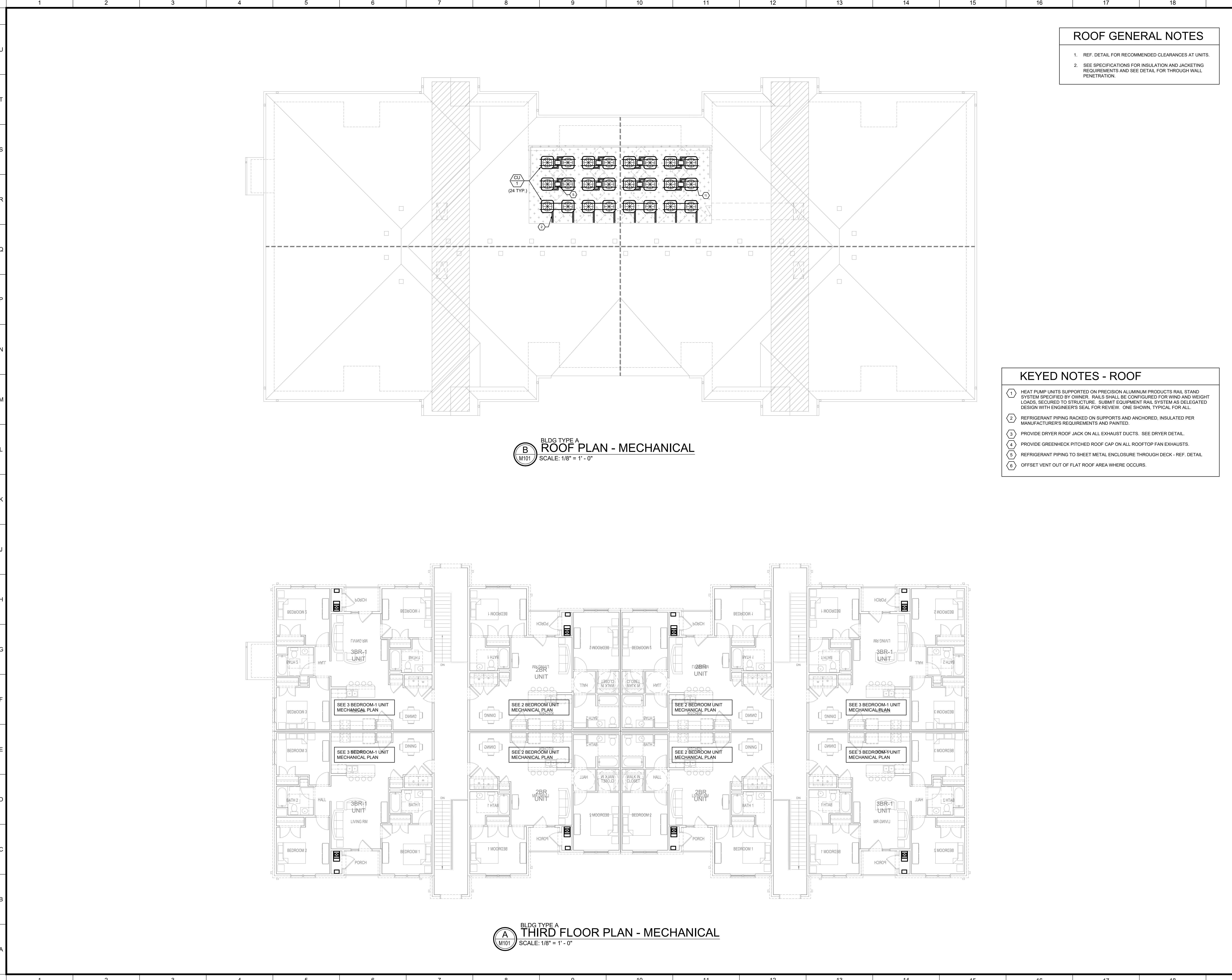
NO.	REVISION/SUBMISSIONS	DATE



OWNER
PECAN GROVE, LP
1489 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE
PECAN GROVE
SEGUIN, TX

PERMIT SET	
BLDG TYPE	DATE
SHEET TITLE	BLDG A FLOOR PLANS - MECHANICAL
PROJECT NO.	SHEET NO.
19LD00-04	M100



ROOF GENERAL NOTES

1. REF. DETAIL FOR RECOMMENDED CLEARANCES AT UNITS.
2. SEE SPECIFICATIONS FOR INSULATION AND JACKETING REQUIREMENTS AND SEE DETAIL FOR THROUGH WALL PENETRATION.

KEYED NOTES - ROOF

1. HEAT PUMP UNITS SUPPORTED ON PRECISION ALUMINUM PRODUCTS RAIL STAND SYSTEM SPECIFIED BY OWNER. RAILS SHALL BE CONFIGURED FOR WIND AND WEIGHT LOADS, SECURED TO STRUCTURE. SUBMIT EQUIPMENT RAIL SYSTEM AS DELEGATED DESIGN WITH ENGINEER'S SEAL FOR REVIEW. ONE SHOWN, TYPICAL FOR ALL.
2. REFRIGERANT PIPING RACKED ON SUPPORTS AND ANCHORED, INSULATED PER MANUFACTURER'S REQUIREMENTS AND PAINTED.
3. PROVIDE DRYER ROOF JACK ON ALL EXHAUST DUCTS. SEE DRYER DETAIL.
4. PROVIDE GREENHECK PITCHED ROOF CAP ON ALL ROOFTOP FAN EXHAUSTS.
5. REFRIGERANT PIPING TO SHEET METAL ENCLOSURE THROUGH DECK - REF. DETAIL.
6. OFFSET VENT OUT OF FLAT ROOF AREA WHERE OCCURS.

BLDG TYPE A
B
M101
ROOF PLAN - MECHANICAL
SCALE: 1/8" = 1' - 0"

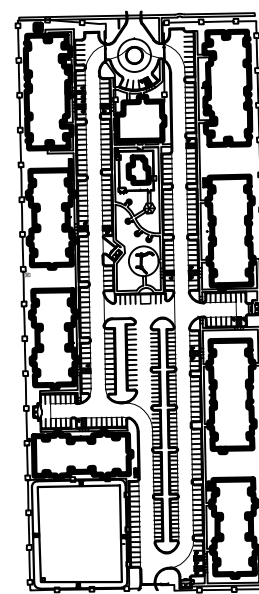
BLDG TYPE A
A
M101
THIRD FLOOR PLAN - MECHANICAL
SCALE: 1/8" = 1' - 0"



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN



NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1489 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

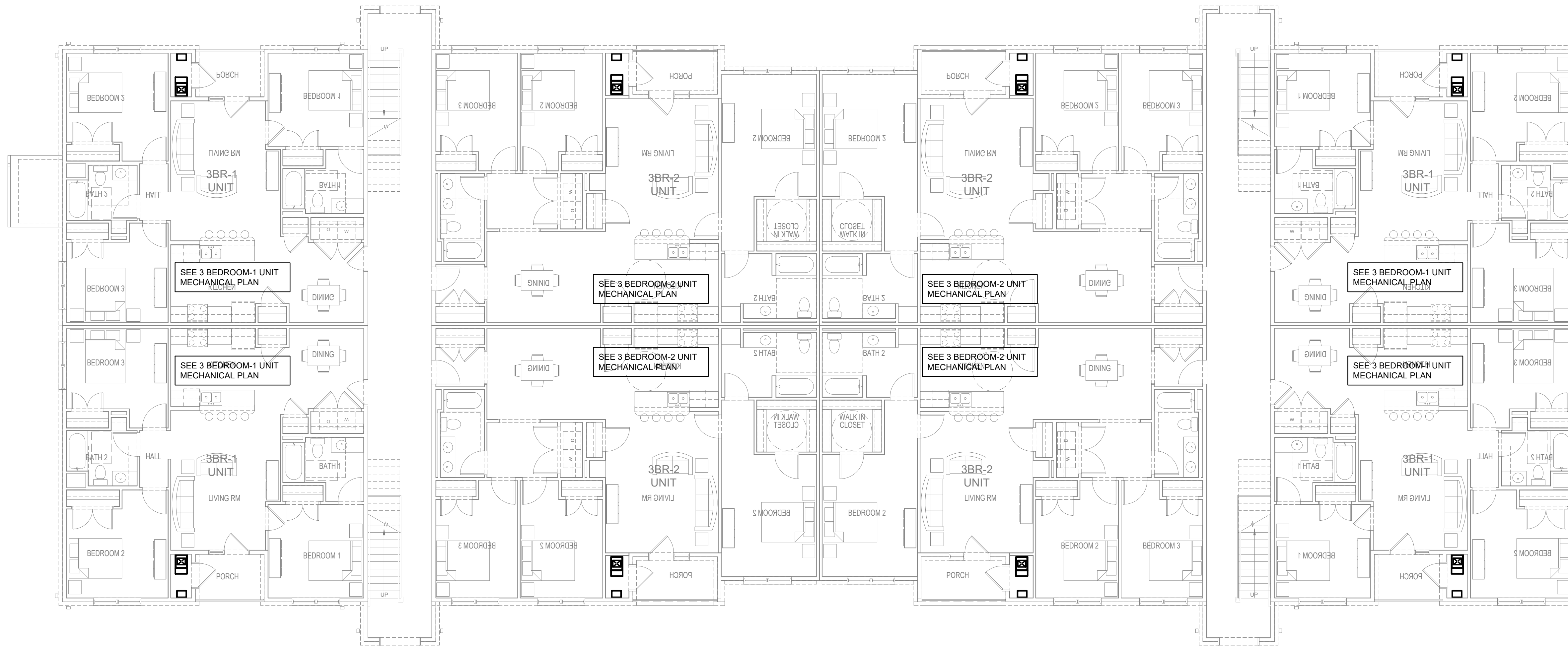
PECAN GROVE
SEGUIN, TX

PERMIT SET

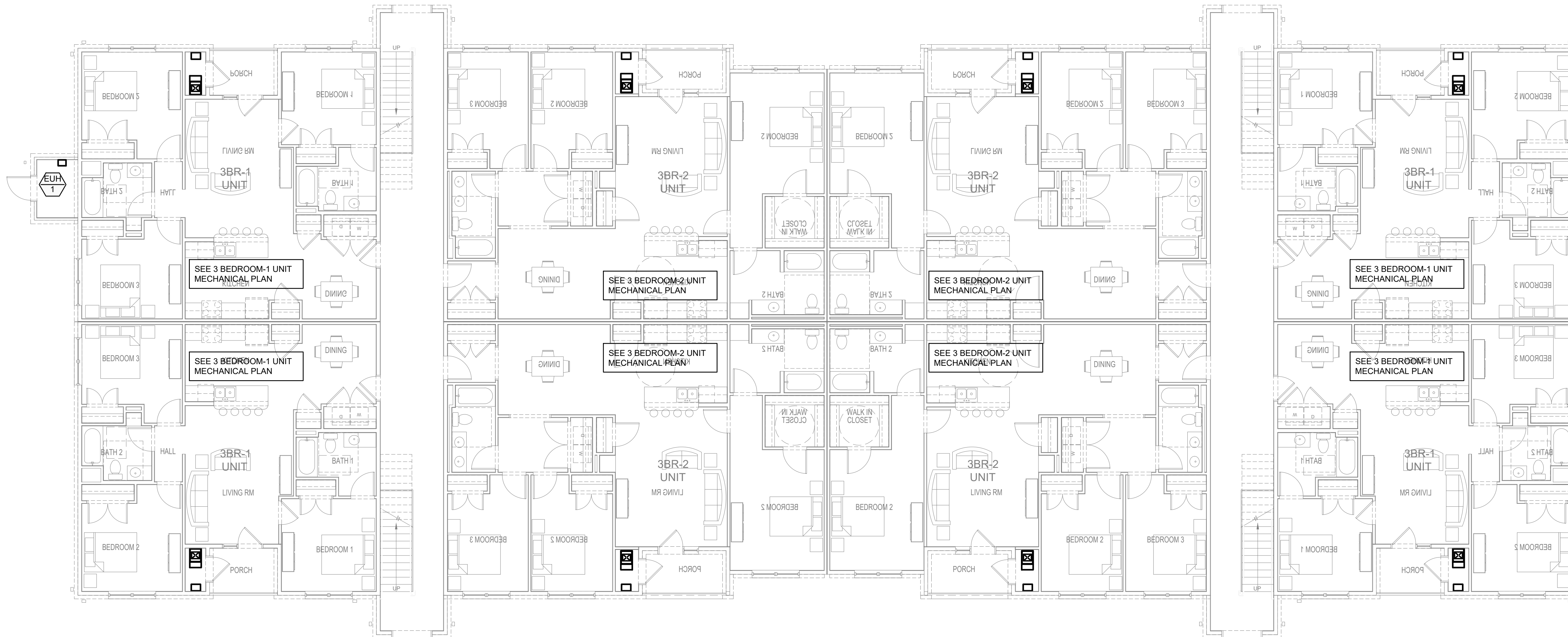
BLDG TYPE DATE
08/21/2019

SHEET TITLE
BLDG A FLOOR PLANS - MECHANICAL

PROJECT NO. SHEET NO.
19LD00-04 M101



BLDG TYPE B
SECOND FLOOR PLAN - MECHANICAL
SCALE: 1/8" = 1' - 0"

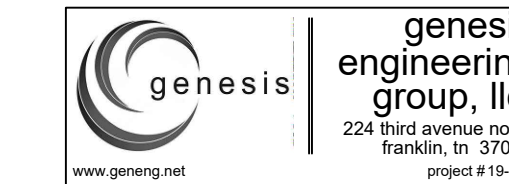


BLDG TYPE B
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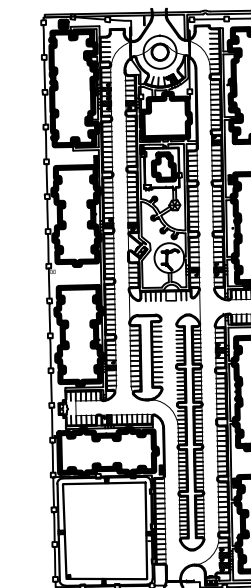
ARCHITECT OF RECORD



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
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NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE DATE
08/21/2019

SHEET TITLE
BLDG B FLOOR PLANS - MECHANICAL

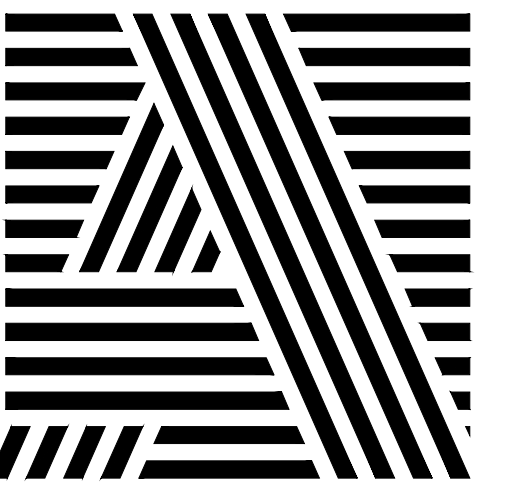
PROJECT NO. SHEET NO.
19LD00-04 M102



1. REF. DETAIL FOR RECOMMENDED CLEARANCES AT UNITS.
2. SEE SPECIFICATIONS FOR INSULATION AND JACKETING REQUIREMENTS AND SEE DETAIL FOR THROUGH WALL PENETRATION.

- ① HEAT PUMP UNITS SUPPORTED ON PRECISION ALUMINUM PRODUCTS RAIL STAND SYSTEM SPECIFIED BY OWNER. RAILS SHALL BE CONFIGURED FOR WIND AND WEIGHT LOADING REQUIRED TO WITHSTAND ALL SUBMITTAL SYSTEMS AS DELEGATED DESIGN WITH ENGINEER'S RACKED FOR REVIEW. ONE SHOWN, TYPICAL FOR ALL.
- ② REFRIGERANT PIPING SEALER ON SUPPORTS AND ANCHORED, INSULATED PER MANUFACTURER'S REQUIREMENTS AND PAINTED.
- ③ PROVIDE DRYER ROOF JACK ON ALL EXHAUST DUCTS. SEE DRYER DETAIL.
- ④ PROVIDE GREENHECK PITCHED ROOF CAP ON ALL ROOFTOP FAN EXHAUSTS.
- ⑤ REFRIGERANT PIPING TO SHEET METAL ENCLOSURE THROUGH DECK - REF. DETAIL.
- ⑥ OFFSET VENT OUT OF FLAT ROOF AREA WHERE OCCURS.

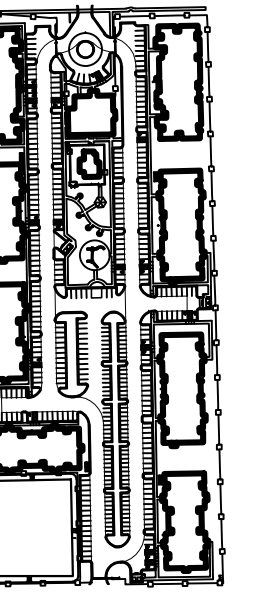
ARCHITECT OF RECORD



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

[illegible]

SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE

SEGUIN, TX

PERMIT SET

BLDG TYPE

TE

8/21/2019

SHEET TITLE

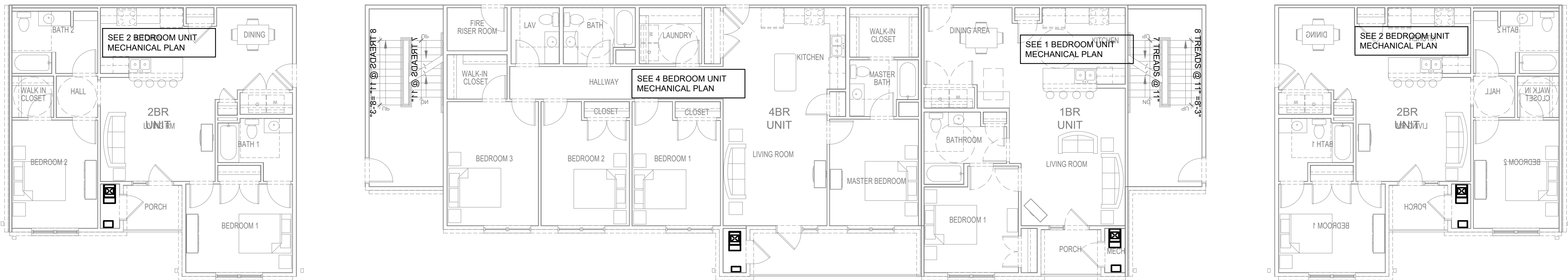
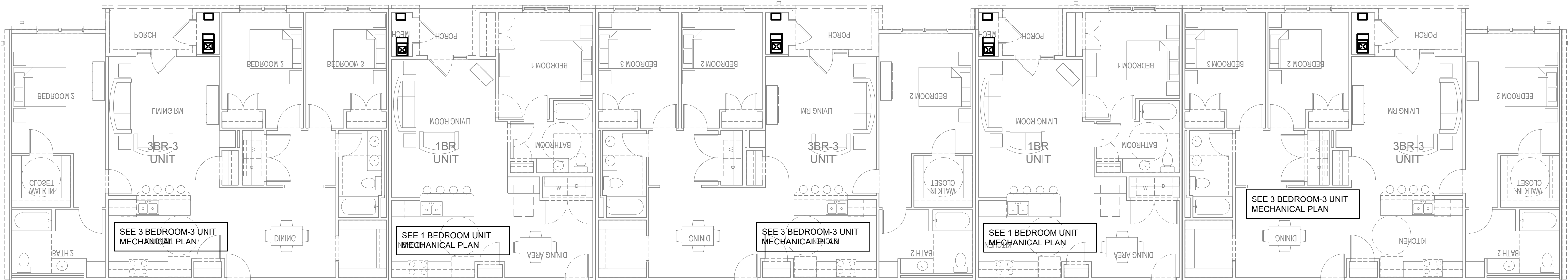
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PROJECT NO.

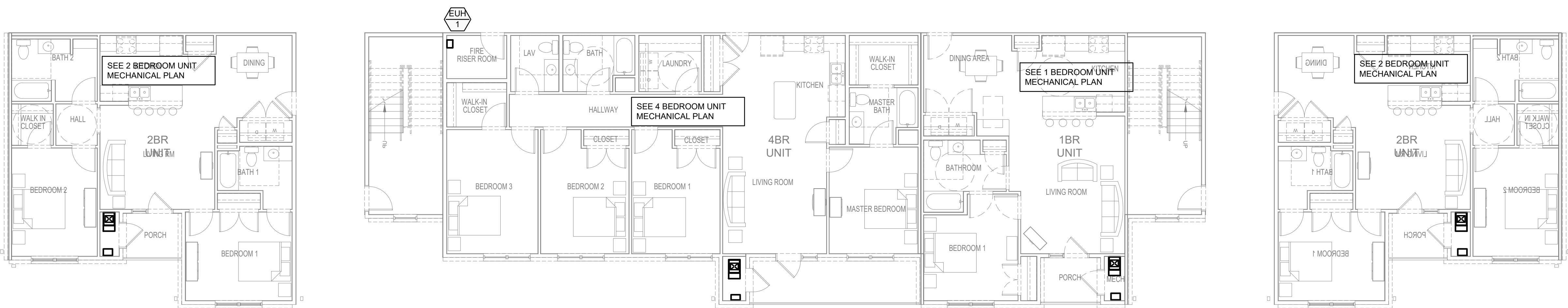
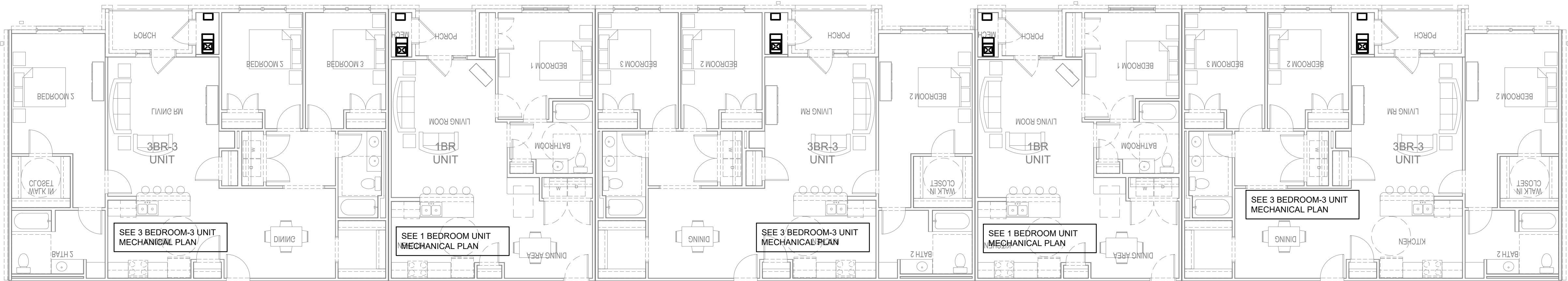
HEET NO.

101 D00 04

M103

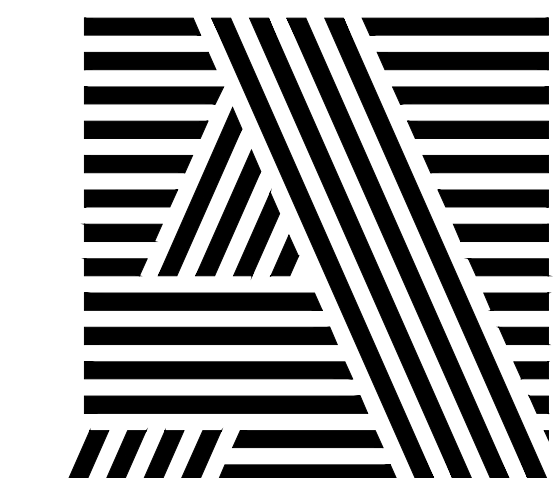


BLDG TYPE C
B
M104
SECOND FLOOR PLAN - MECHANICAL
SCALE: 1/8" = 1' - 0"

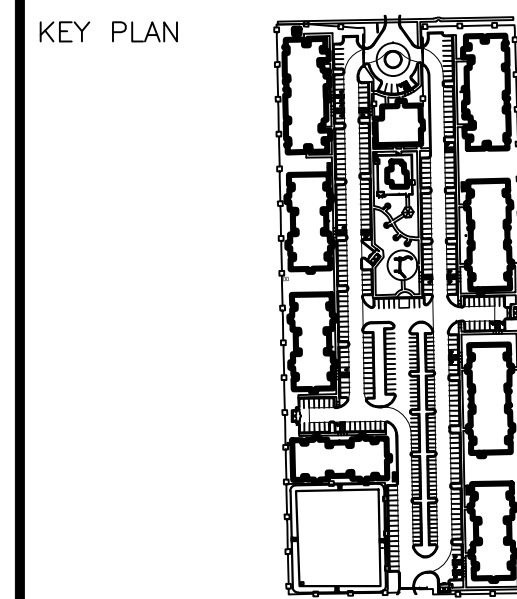


BLDG TYPE C
A
M104
FIRST FLOOR PLAN - MECHANICAL
SCALE: 1/8" = 1' - 0"

ARCHITECT OF RECORD



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
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SEAL



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PECAN GROVE, LP
1489 S. 4TH STREET
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P: 502-638-0534

PROJECT TITLE

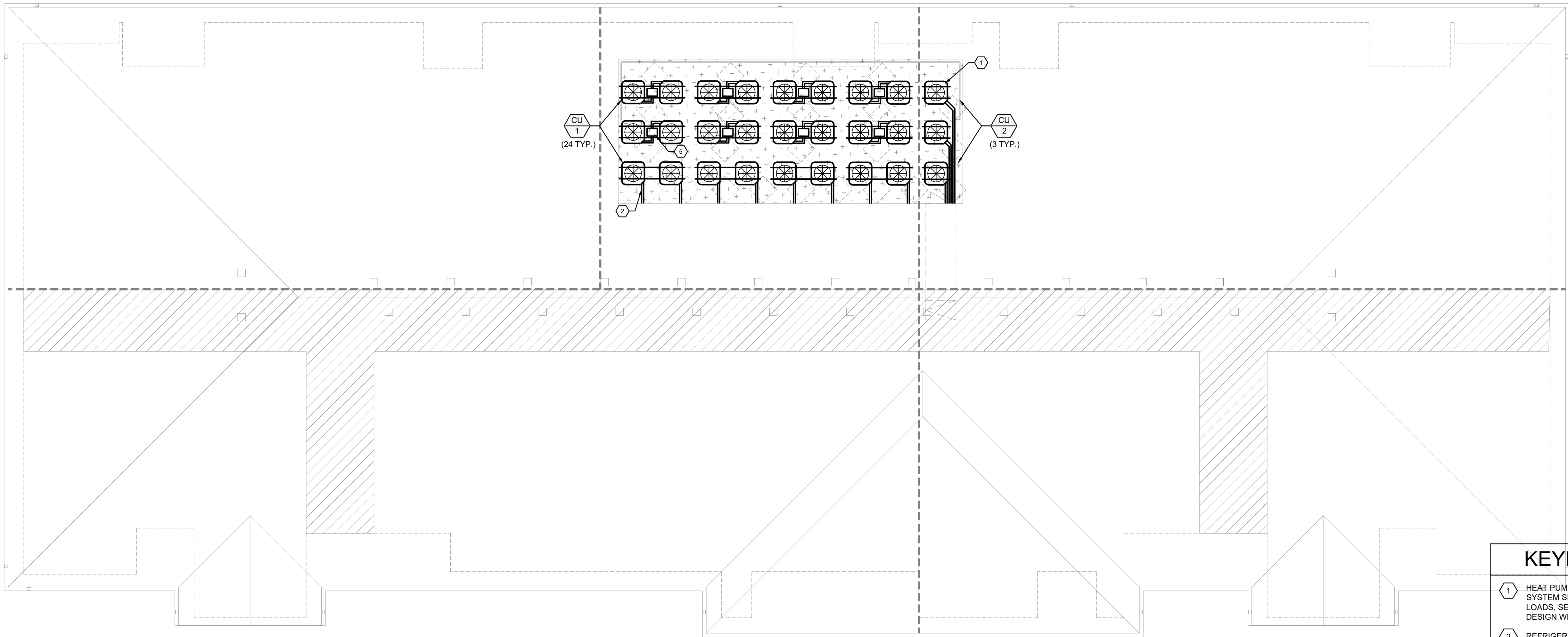
PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE DATE
08/21/2019

SHEET TITLE
BLDG C FLOOR PLANS - MECHANICAL

PROJECT NO. SHEET NO.
19LD00-04 M104



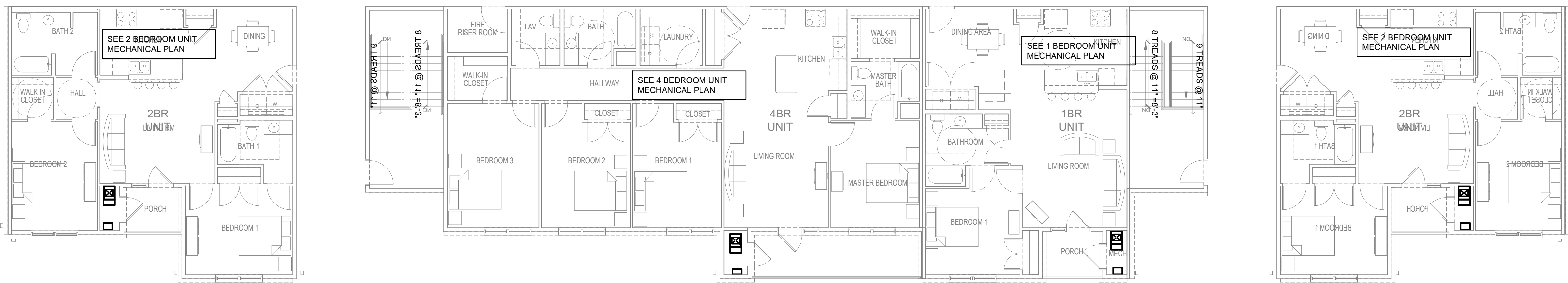
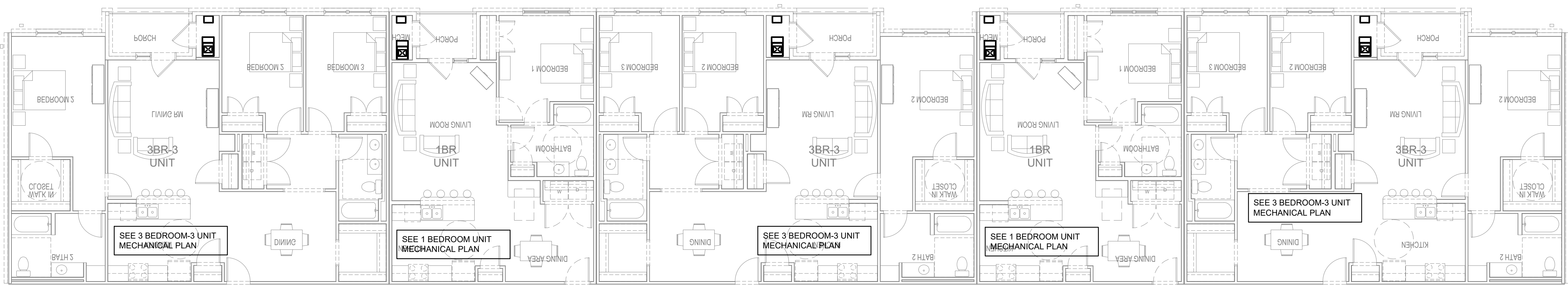
ROOF GENERAL NOTES

1. REF. DETAIL FOR RECOMMENDED CLEARANCES AT UNITS.
2. SEE SPECIFICATIONS FOR INSULATION AND JACKETING REQUIREMENTS AND SEE DETAIL FOR THROUGH WALL PENETRATION.

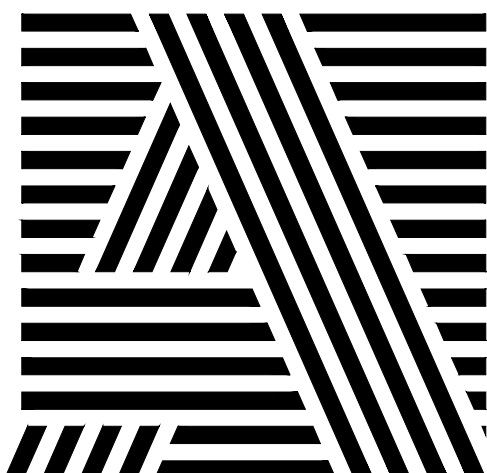
KEYED NOTES - ROOF

1. HEAT PUMP UNITS SUPPORTED ON PRECISION ALUMINUM PRODUCTS RAIL STAND SYSTEM SPECIFIED BY OWNER. RAILS SHALL BE CONFIGURED FOR WIND AND WEIGHT LOADS, SECURED TO STRUCTURE. SUBMIT EQUIPMENT RAIL SYSTEM AS DELEGATED DESIGN WITH ENGINEER'S SEAL FOR REVIEW. ONE SHOWN, TYPICAL FOR ALL.
2. REFRIGERANT PIPING RACKED ON SUPPORTS AND ANCHORED, INSULATED PER MANUFACTURER'S REQUIREMENTS AND PAINTED.
3. PROVIDE DRYER ROOF JACK ON ALL EXHAUST DUCTS. SEE DRYER DETAIL.
4. PROVIDE GREENHECK PITCHED ROOF CAP ON ALL ROOFTOP FAN EXHAUSTS.
5. REFRIGERANT PIPING TO SHEET METAL ENCLOSURE THROUGH DECK - REF. DETAIL.
6. OFFSET VENT OUT OF FLAT ROOF AREA WHERE OCCURS.

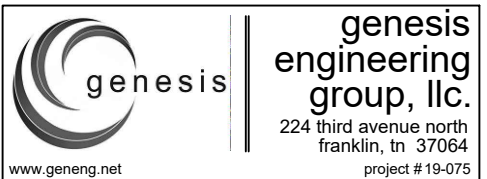
BLDG TYPE C
ROOF PLAN - MECHANICAL
SCALE: 1/8" = 1' - 0"



BLDG TYPE C
THIRD FLOOR PLAN - MECHANICAL
SCALE: 1/8" = 1' - 0"

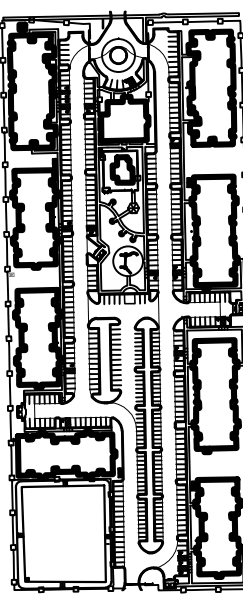


**Studio A
Architecture**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM



genesis
engineering
group, llc
224 Third Avenue North
Birmingham, AL 35204
project # 19-075

KEY PLAN



NO.	REVISION/SUBMISSIONS	DATE

SEAL



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PECAN GROVE, LP
1489 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE DATE
08/21/2019

SHEET TITLE
BLDG C FLOOR PLANS - MECHANICAL

PROJECT NO. SHEET NO.
19LD00-04 M105

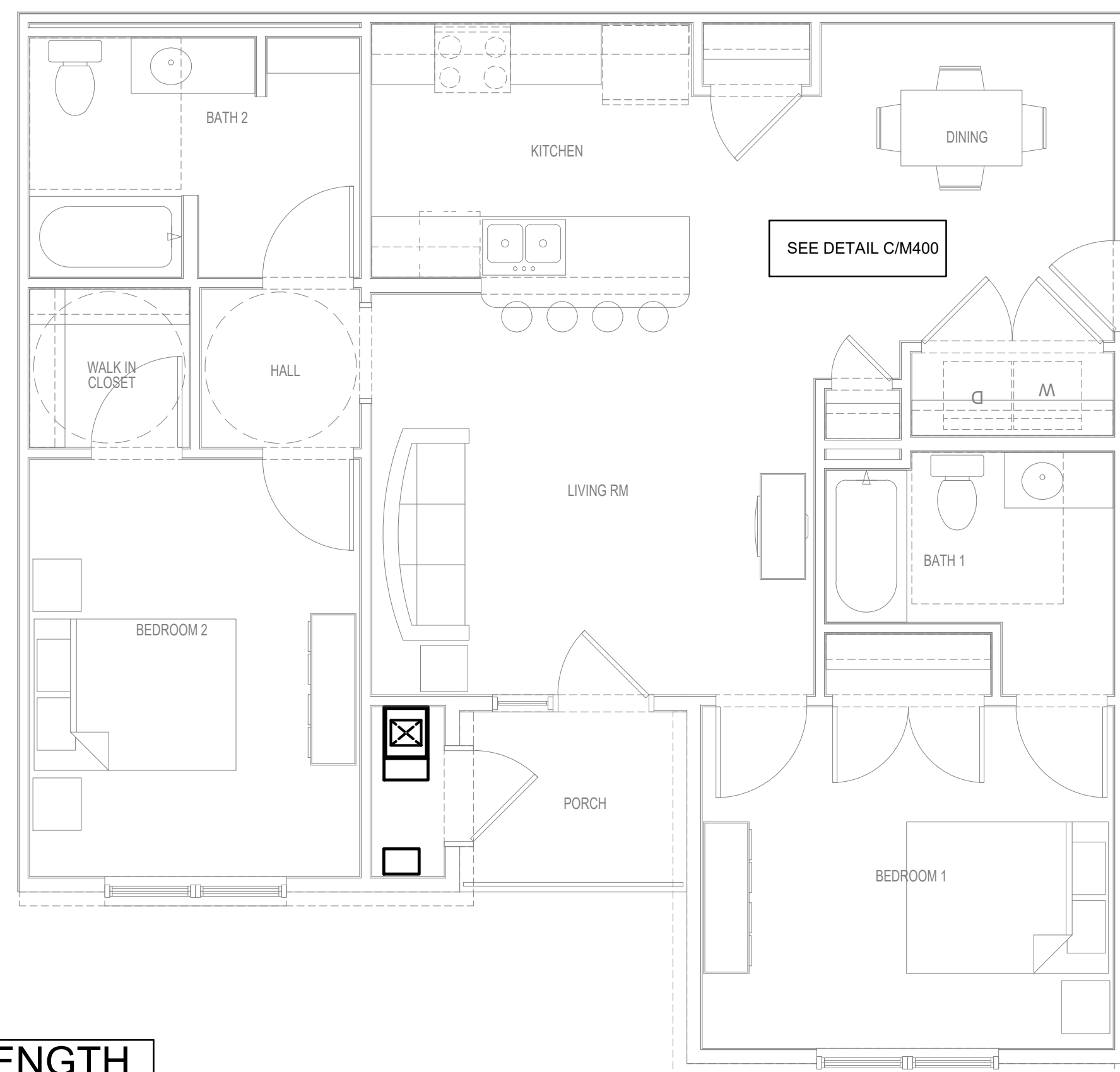
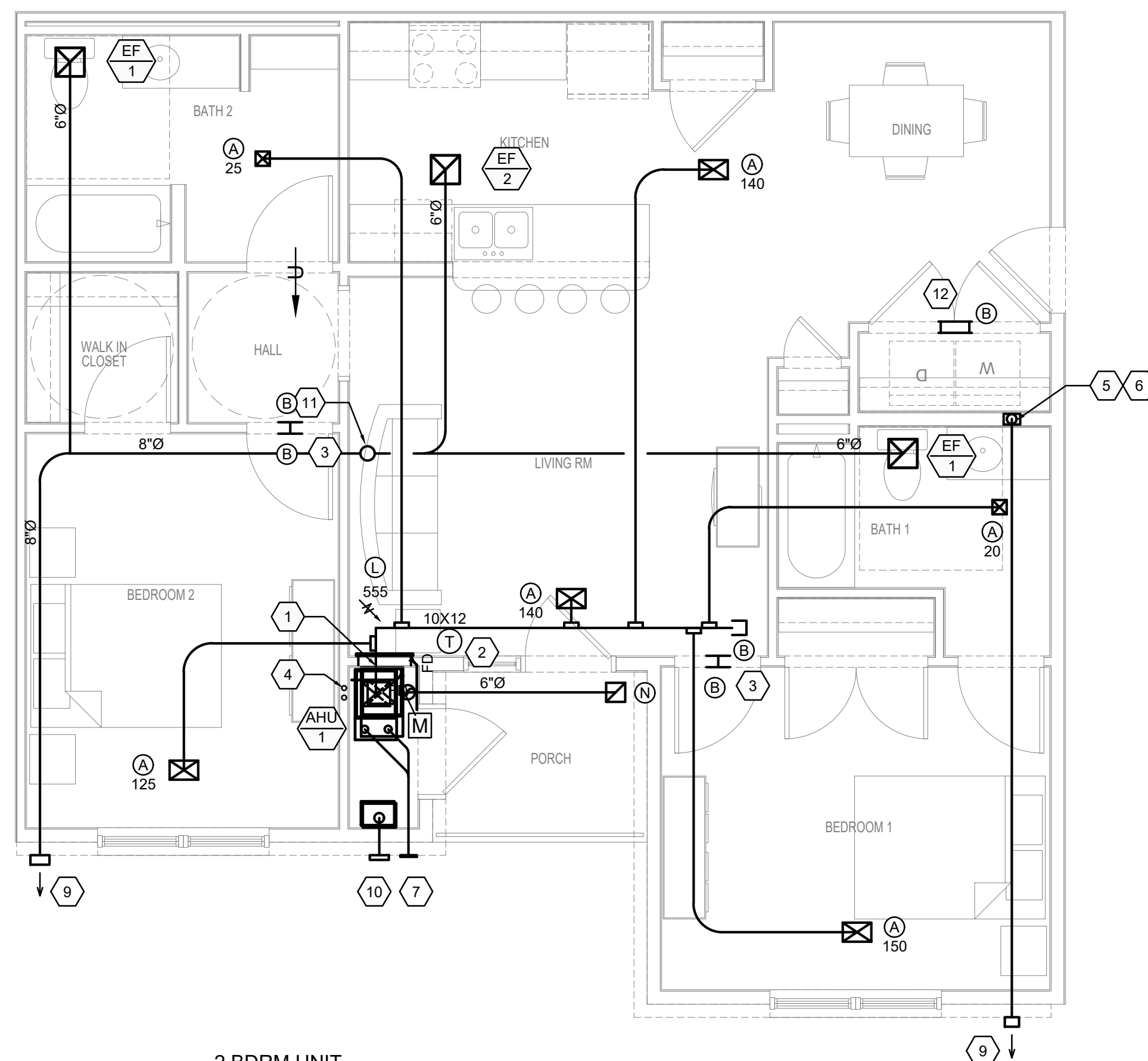
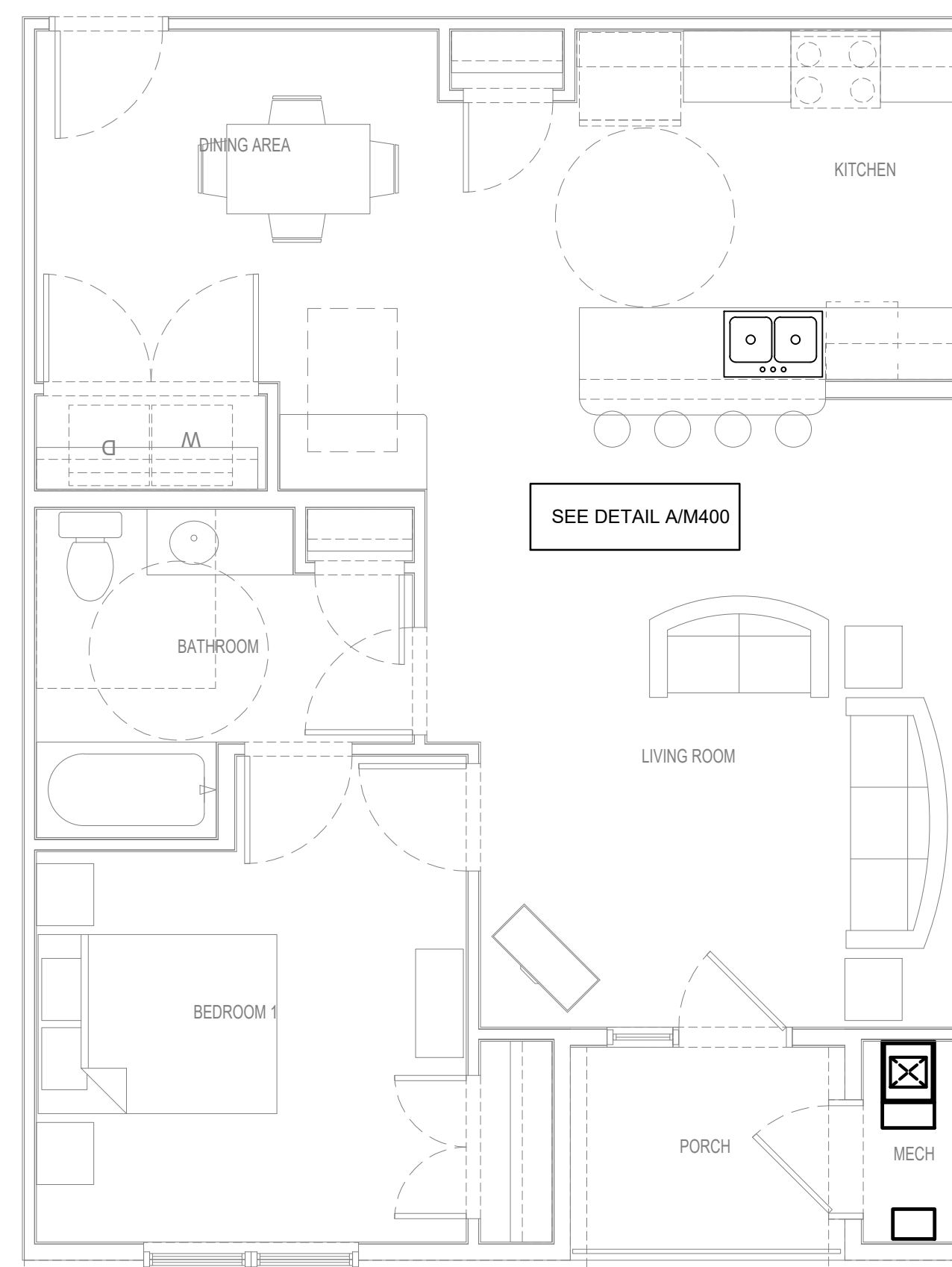
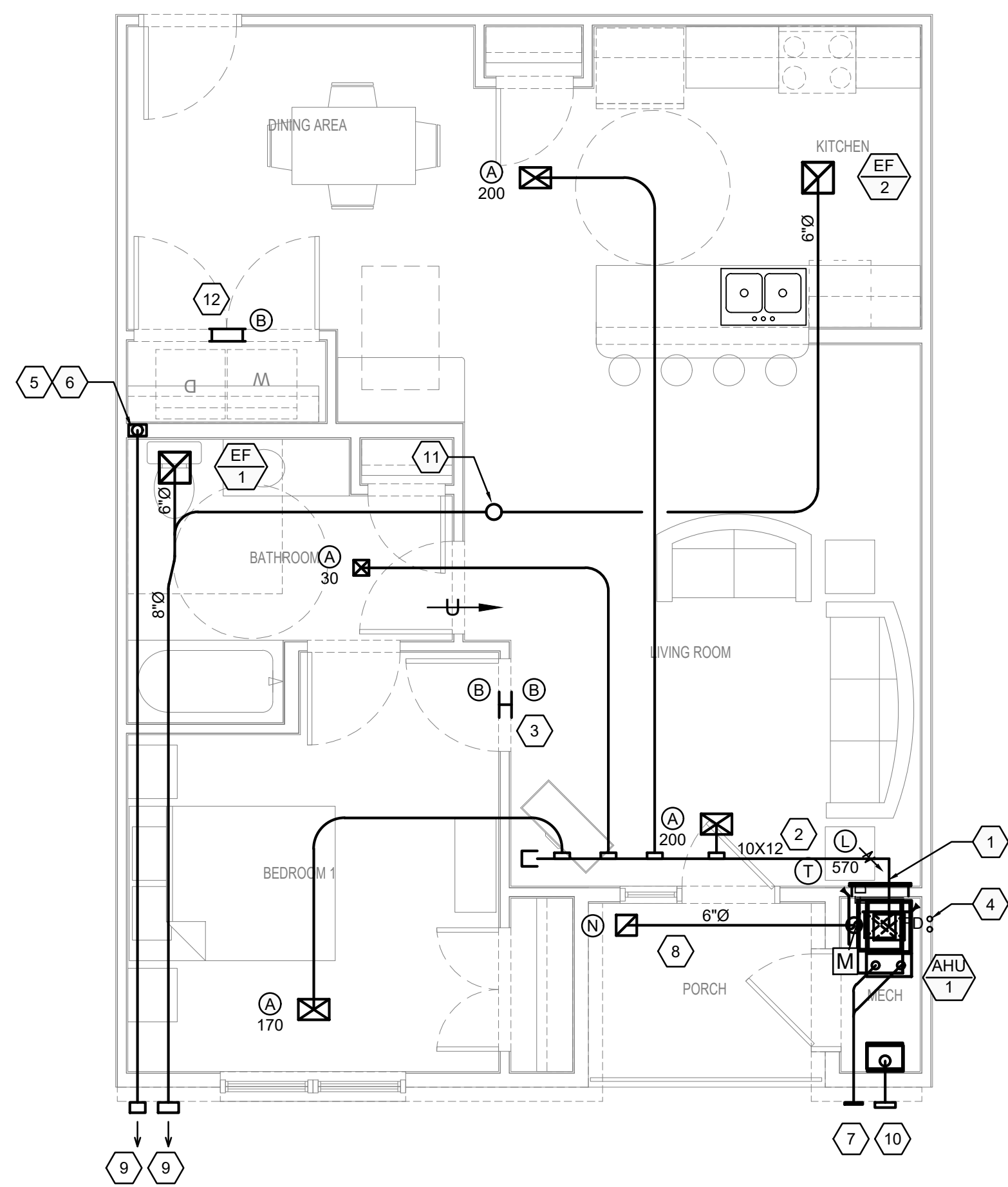


CLUBHOUSE PLAN - MECHANICAL



 **POOL EQUIP. ROOM - MECHANICAL**
SCALE: 1/4" = 1' - 0"

PROJECT NO. 19LD00-04	SHEET NO. M120
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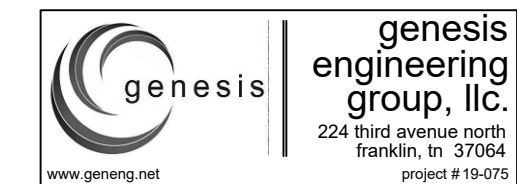
KEYED NOTES

- 1) CONTRACTOR SHALL ROUTE SUPPLY DUCT UP FROM CONNECTION OF AIR HANDLING UNIT INTO CEILING CAVITY. PROVIDE HORIZONTALLY MOUNTED FIRE DAMPER WITH INTEGRAL SLEEVE AT PENETRATION OF RAFTER JOIST. PROVIDE A 100% ACCESS DOOR, WITH VISIBLE IDENTIFICATION, IN AN ACCESSIBLE LOCATION FOR FIRE DAMPER INSPECTION. PROVIDE 2" DUCT WRAP INSULATION ON SUPPLY DUCT FROM RAFTER TO VALUE OF 8.0. PROVIDE SPRIN-FITTINGS IN SUPPLY DUCT RISER ABOVE CEILING FOR CONNECTION OF BRANCH SUPPLY DUCTS.
- 2) PROVIDE A 7-DAY PROGRAMMABLE THERMOSTAT WITH ADAPTIVE RECOVERY. MOUNT AT 60° F.A. TYP. MOUNT AT 48° A.F. F. IN ACCESSIBLE UNITS (TYP. (DIMENSION IS TO CENTERLINE OF THERMOSTAT).
- 3) PROVIDE A TRANSFER GRILLE ABOVE EACH SIDE OF DOOR.
- 4) ROUTE REFRIGERANT LINES UP WALL TO ROOF-MOUNTED CONDENSING UNITS.
- 5) 4" Ø DRYER VENT SHALL BE ROUTED HORIZONTALLY TO EXTERIOR, ON TOP FLOOR VENT THROUGH ROOF. OFFSET MAY BE REQUIRED. DRYER VENT SHALL NOT BE ROUTED THROUGH A RATED WALL AND SHALL NOT EXTEND INTO OR THROUGH DUCTS OR PLENUMS. PROVIDE A DRYER VENT TRANSITION BOX IN THE LAUNDRY ROOM. DRYERBOX MODEL 425. THE DRYER VENT SHALL BE MIN. 26 GAUGE STEEL PIPE WITHOUT ANY PROTRUSIONS INTO THE PIPE THAT WILL CATCH LINT. SEE DRYER DETAIL FOR MORE INFORMATION.
- 6) 4" Ø DRYER VENT TO ROOF AT THIRD FLOOR UNITS WITH NO END WALL EXPOSURE. TERMINATE WITH GREENECK RJ-4 WITH BACKDRAFT DAMPER.
- 7) 2" FLUE/VENT TO WALL. MECHANICAL CONTRACTOR TO PROVIDE FLUSH MOUNT VENT TERMINATION. COORDINATE LOCATION W/ ARCHITECT'S EXTERIOR ELEVATIONS.
- 8) 6" Ø INSULATED OUTSIDE AIR INTAKE DUCT FROM WC-6 WALL CAP. INSTALL WALL CAP WITH INSECT SCREEN. CONNECT DOG DUCT WITH ALUMINUM DAMPER TO RETURN DUCT. BALANCE TO SCHEDULED CFM INTAKE SHALL BE 10' FROM ADJACENT EXHAUST. VENTS. VENT TO SOFFIT ABOVE THIRD FLOOR.
- 9) RIGID EXHAUST DUCT TO GREENECK WC-6 OR WC-8 EXTERIOR WALL CAP. TO MATCH DUCT SIZE, WITH GRAVITY BACKDRAFT DAMPER. BIRDSCREEN ON EXHAUST FAN OUTLETS ONLY.
- 10) CONCENTRIC VENT SYSTEM WITH WALL THIMBLE. HORIZONTAL TERMINATION AND RELATED COMPONENTS AS REQUIRED BY TANKLESS WATER HEATER MANUFACTURER. COORDINATE TO SCHEDULED CFM SPECIFICATIONS. COORDINATE LOCATION W/ ARCHITECT'S EXTERIOR ELEVATIONS.
- 11) 8" Ø VENT TO ROOF AT THIRD FLOOR.
- 12) TRANSFER GRILLE TO PROVIDE MIN. 100 SQ. IN. MAKEUP AIR AT LAUNDRY CLOSET.

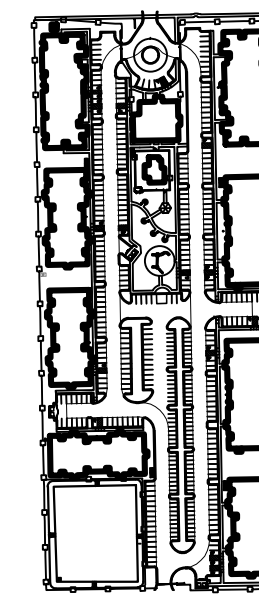
ARCHITECT OF RECORD



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
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KEY PLAN



SEA



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE	
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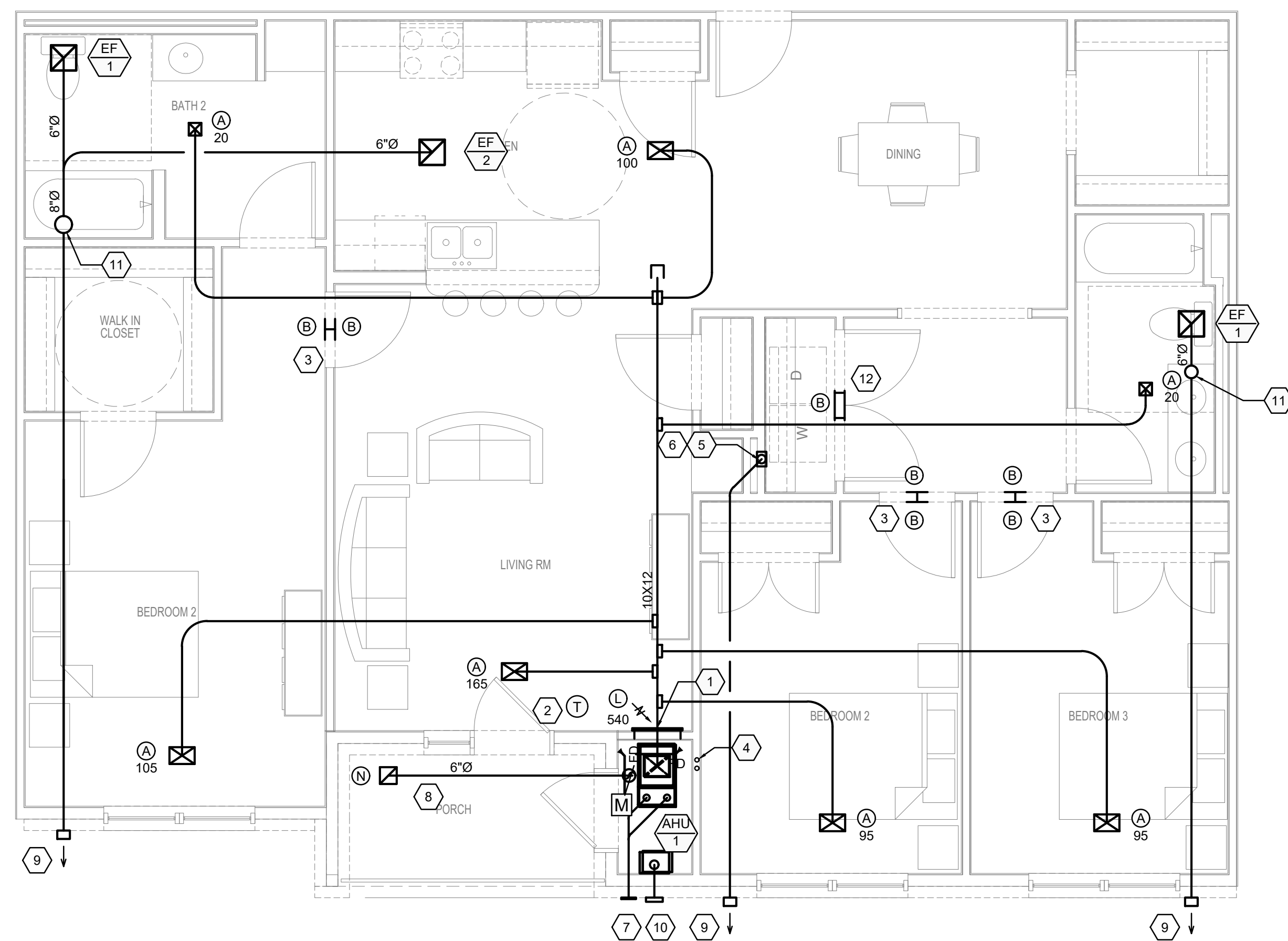
PECAN GROVE
SEGUIN, TX

PERMIT SET

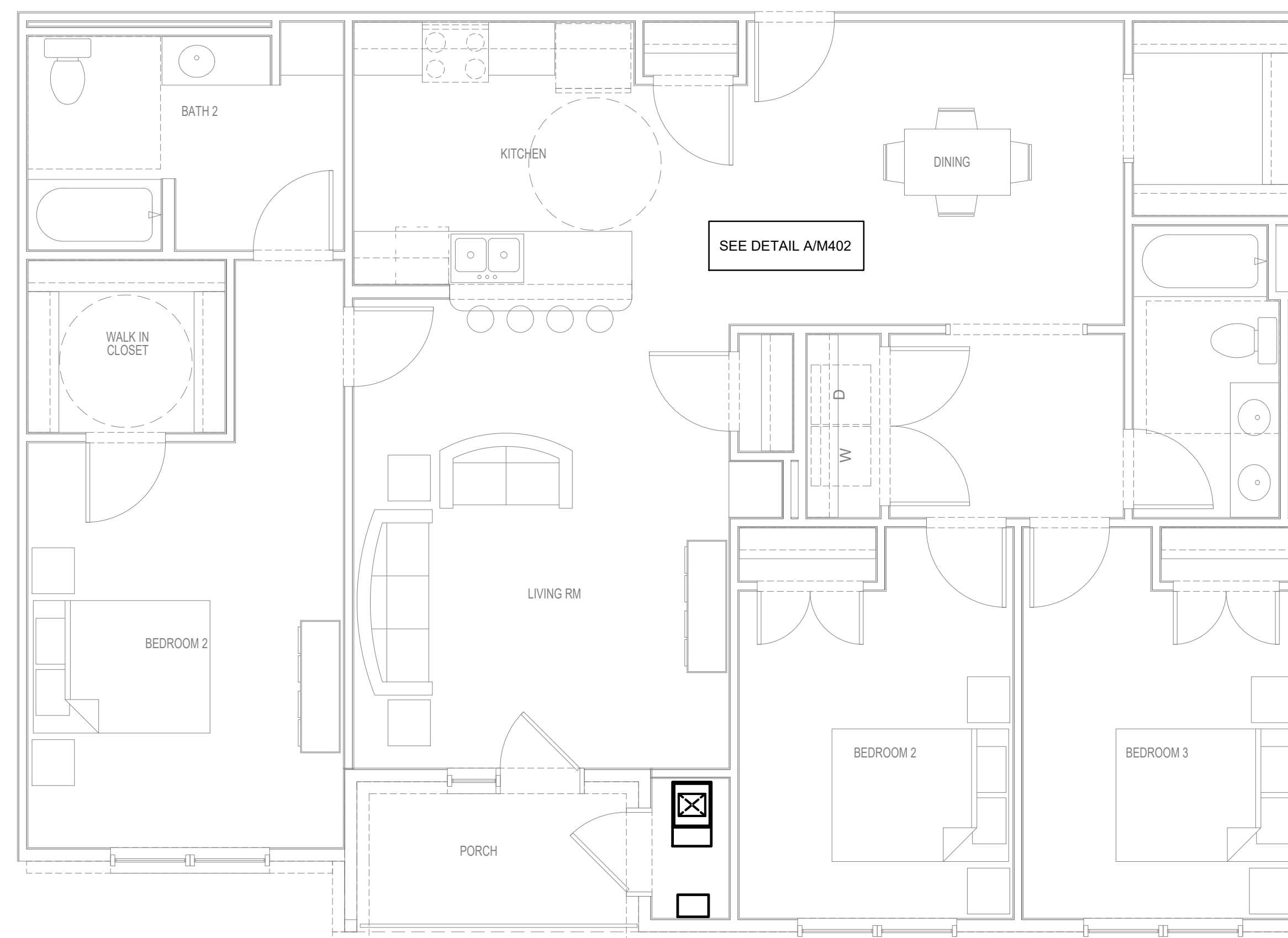
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SHEET TITLE
ENLARGED UNIT PLANS - MECHANICAL

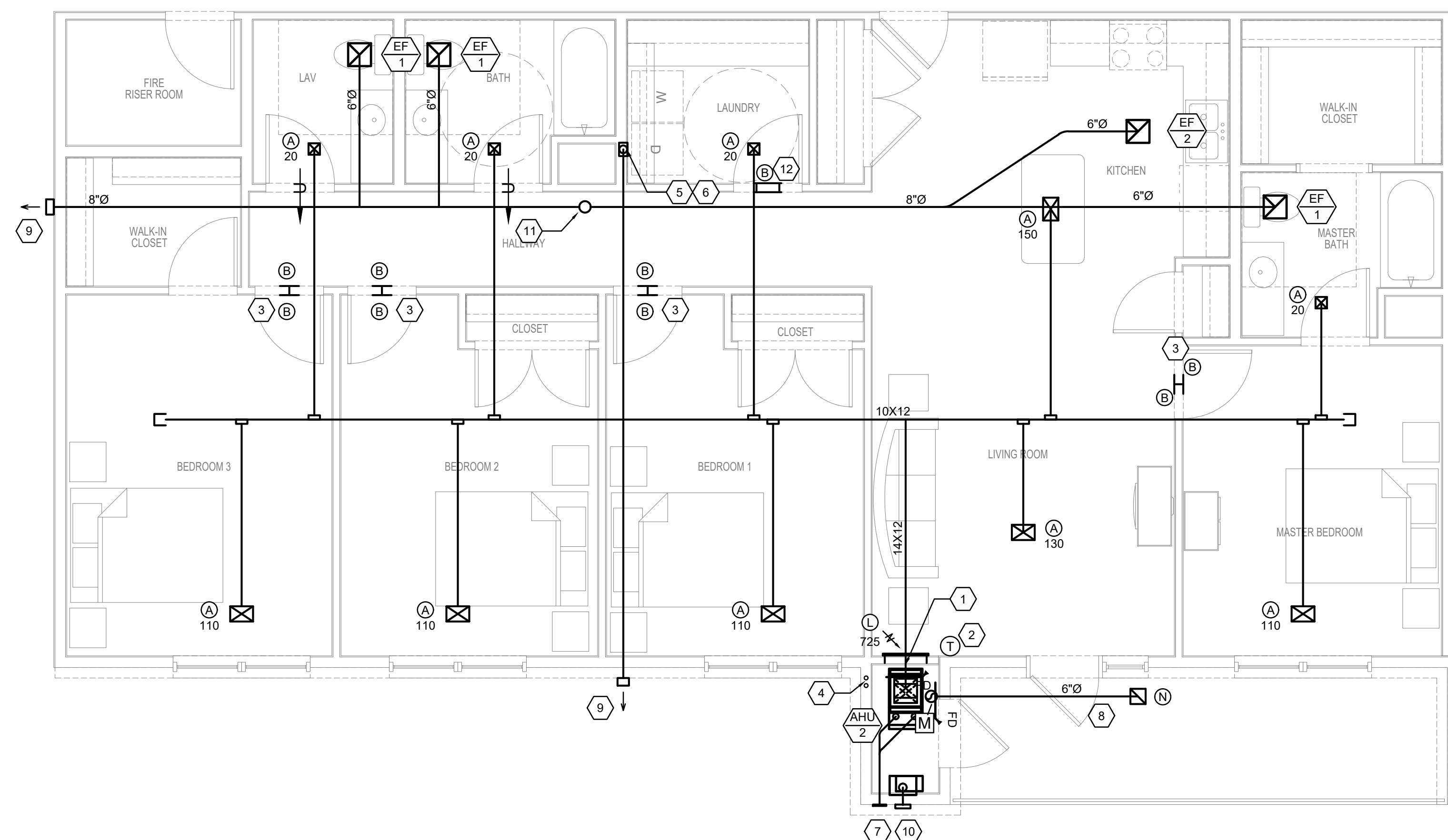
PROJECT NO.	SHEET NO.
19I D00-04	M400



3 BDRM-3 UNIT
TYPICAL FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1' - 0"



3 BDRM-3 ADA UNIT
TYPICAL FLOOR PLAN - MECHANICAL
 SCALE: 1/4" = 1' - 0"



4 BDRM UNIT
TYPICAL FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1' - 0"



4 BDRM ADA UNIT
TYPICAL FLOOR PLAN - MECHANICAL
 SCALE: 1/4" = 1' - 0"

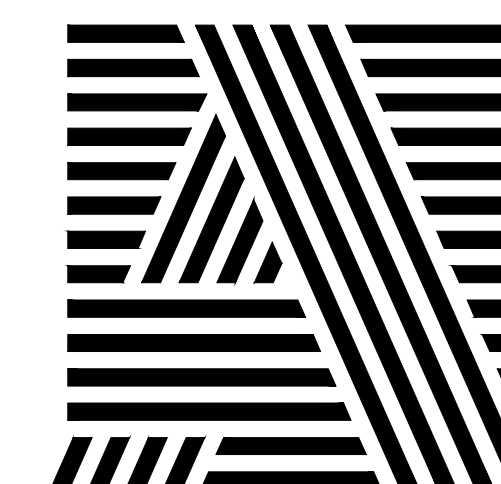
KEYED NOTES

- 1) CONTRACTOR SHALL ROUTE SUPPLY DUCT UP FROM CONNECTION OF AIR HANDLING UNIT INTO CEILING CAVITY. PROVIDE HORIZONTALLY MOUNTED FIPR DAMPER WITH INTEGRAL SLEEVE AT PENETRATION OF ROOF OR WALL. PROVIDE 10X10 ACCESS DOOR WITH VISIBLE IDENTIFICATION, IN AN ACCESSIBLE LOCATION FOR FIPR DAMPER INSPECTION. PROVIDE 2" DUCT WRAP INSULATION ON SUPPLY DUCT FOR A MINIMUM R-VALUE OF 8.0. PROVIDE SPIN-IN FITTINGS IN SUPPLY DUCT ABOVE CEILING FOR CONNECTION OF BRANCH SUPPLY DUCTS.
- 2) PROVIDE A 7-DAY PROGRAMMABLE THERMOSTAT WITH ADAPTIVE RECOVERY. MOUNT AT 60° A.F. F.Y.P., MOUNT AT 48° A.F.F. IN ACCESSIBLE UNITS (Y) (DIMENSION IS TO CENTERLINE OF THERMOSTAT).
- 3) PROVIDE A TRANSFER GRILLE ABOVE EACH SIDE OF DOOR.
- 4) ROUTE REFRIGERANT LINES UP WALL TO ROOF-MOUNTED CONDENSING UNITS.
- 5) 4" Ø DRYER VENT SHALL BE ROUTED HORIZONTALLY TO EXTERIOR, ON FLOOR VENT THROUGH ROOF. OFFSET MAY BE REQUIRED. DRYER VENT SHALL NOT BE ROUTED WITHIN A RATED WALL AND SHALL NOT BE THROUGH DOOR OR THROUGH CLOSETS OR PLenums. PROVIDE A DRYER VENT TRANSITION BOX IN THE LAUNDRY ROOM, DRYERBOX MODEL 425 THE DRYER VENT SHALL BE MIN. 26 GAUGE STEEL PIPE WITHOUT ANY PLUGS INSIDE INTO PIPE TRIM WALL WITH CATCH LIP. SEE DRYER DETAIL FOR MORE INFORMATION.
- 6) 4" Ø DRYER VENT TO ROOF AT THIRD FLOOR UNITS WITH NO END WALL EXPOSURE. TERMINATE WITH GREENHECK KJ-4 WITH BACKFIRE DAMPER.
- 7) 2" FLUE/VENT UP WALL. MECHANICAL CONTRACTOR TO PROVIDE FLUSH MOUNT VENT TERMINATION. COORDINATE LOCATION W/ ARCHITECTS EXTERIOR ELEVATIONS.
- 8) 6"Ø INSTALLED OUTSIDE AIR INTAKE DUCT FROM WC-6 WALL CAP. INSTALL WALL CAP WITH INSECT SCREEN. CONNECT AO DUCT WITH EXTENDED DAMPER TO RETURN DUCT. BALANCE TO SCHEDULED CFM. INTAKE SHALL BE 10' FROM ADJACENT EXHAUST. VENTS. VENT TO SOFFIT AT THIRD FLOOR.
- 9) RIGID EXHAUST DUCT TO GREENHECK WC-6 OR WC-8 EXTERIOR WALL CAP. TO MATCH DUCT SIZE, WITH GRAVITY BACKFIRE DAMPER. BIRDSCREEN ON EXHAUST FAN OUTLETS ONLY.
- 10) CONCENTRIC VENT SYSTEM WITH WALL THIMBLE. HORIZONTAL TERMINATION AND RELATED COMPONENTS AS REQUIRED BY TANKLESS WATER HEATER MANUFACTURER'S INSTALLATION AND SAFETY INSTRUCTIONS. COORDINATE LOCATION W/ ARCHITECTS EXTERIOR ELEVATIONS.
- 11) 8" VENT TO ROOF AT THIRD FLOOR.
- 12) TRANSFER GRILLE TO PROVIDE MIN. 100 SQ. IN. MAKEUP AIR AT LAUNDRY CLOSET.

GENERAL NOTES

1. SEE RISER DIAGRAMS FOR ADDITIONAL PIPE SIZES AND INFORMATION
2. ALL PIPING SHOWN IS ABOVE THE CEILING UNLESS NOTED OTHERWISE

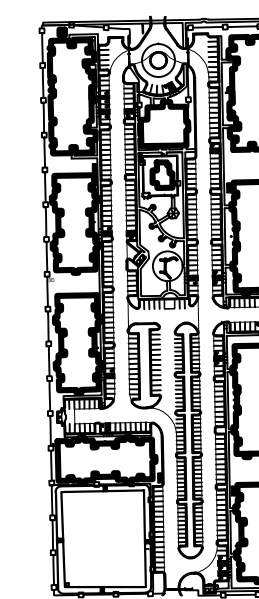
ARCHITECT OF RECORD



Studio A
Architectur
2330 FRANKFORT AV.
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8007
WWW.STUDIOAARCH.CO



KEY PLAN

[illegible]

SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

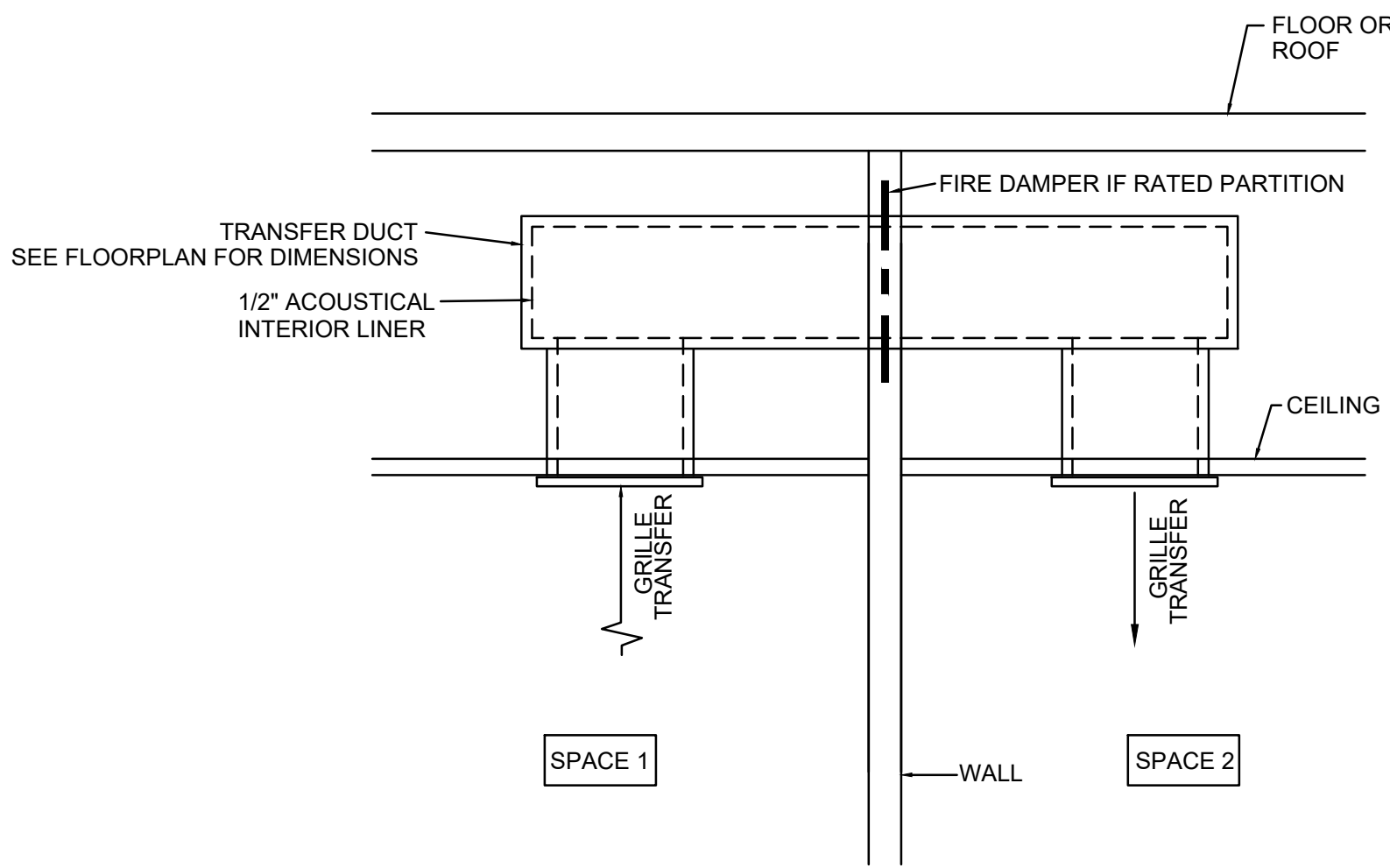
PECAN GROVE
SEGUIN, TX

PERMIT SET

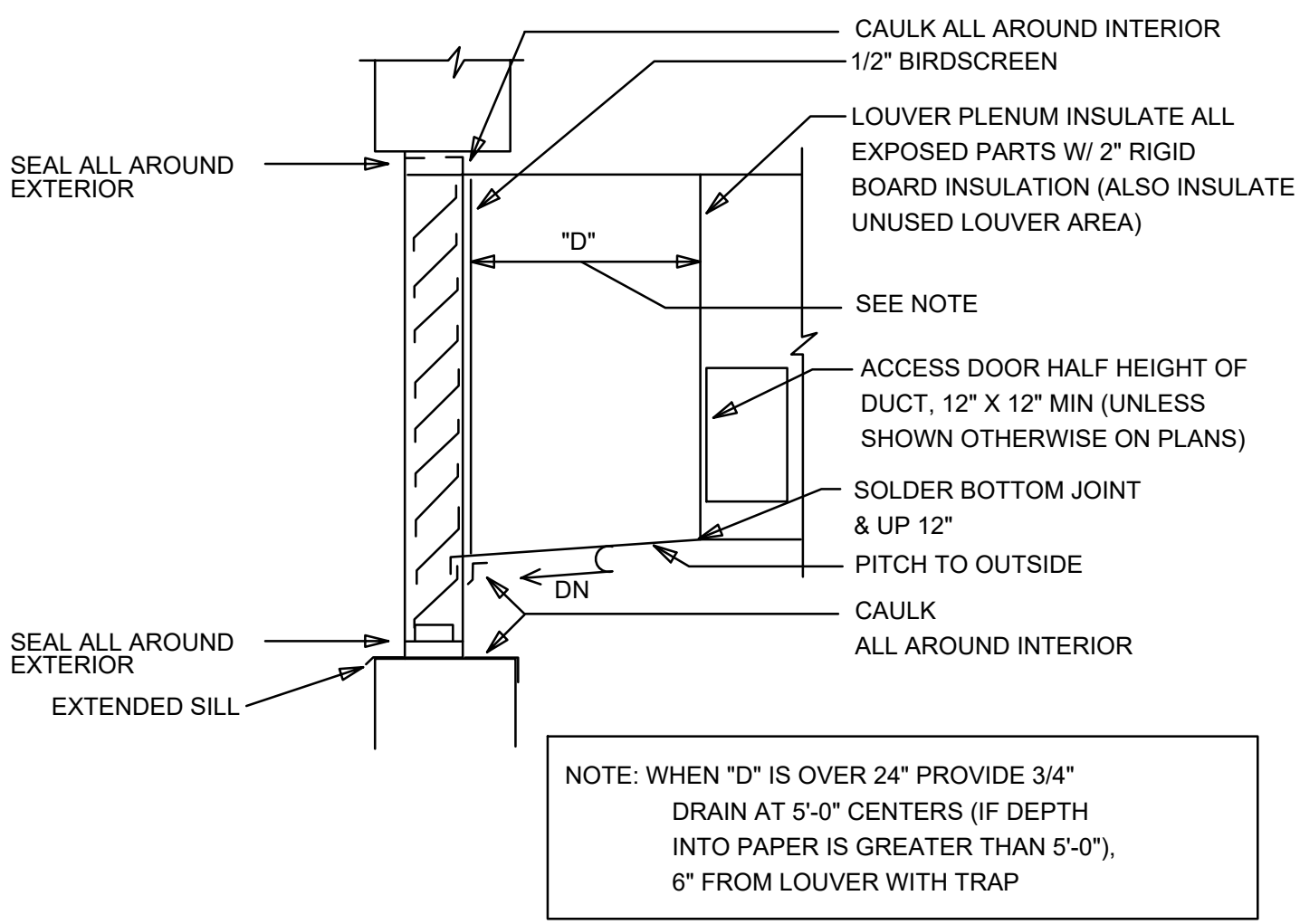
BLDG TYPE	DATE
	08/21/2019

SHEET TITLE	ENLARGED UNIT PLANS - MECHANICAL
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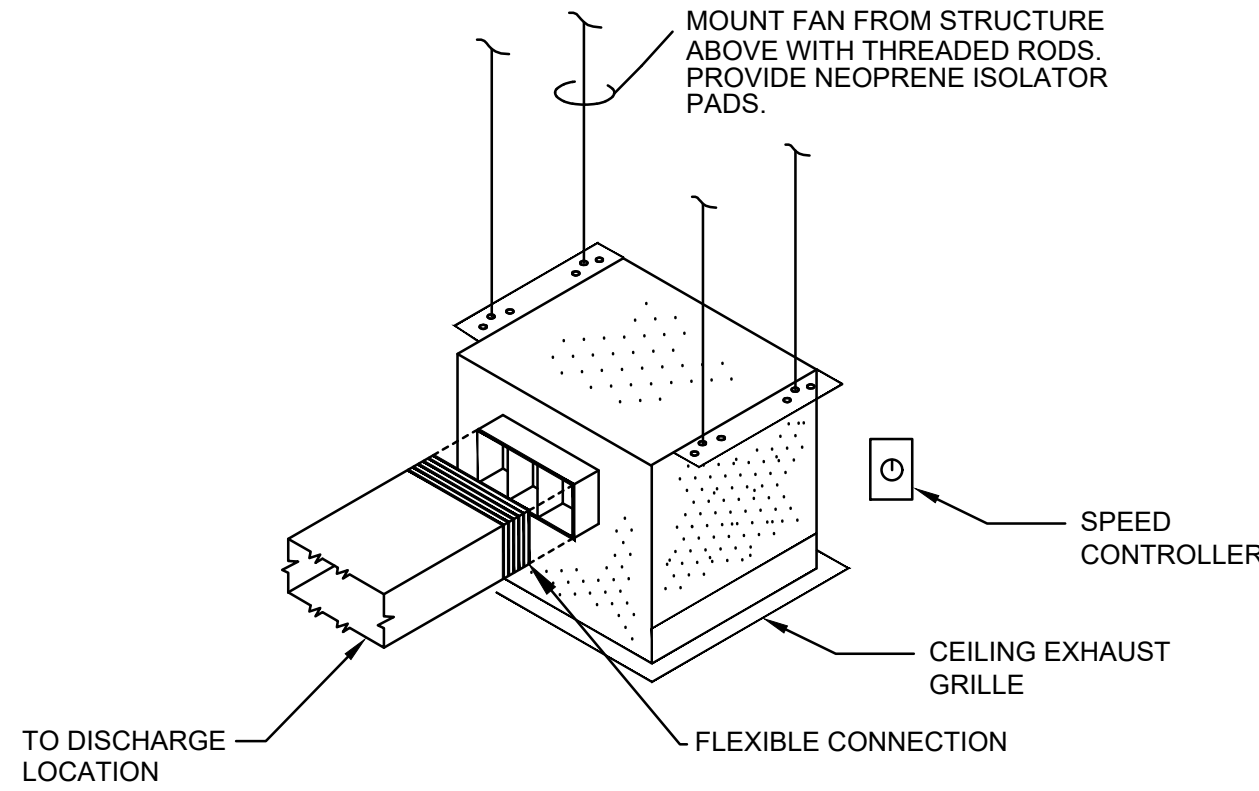
PROJECT NO. 19LD00-04	SHEET NO. M402
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TRANSFER DUCT DETAIL
NOT TO SCALE

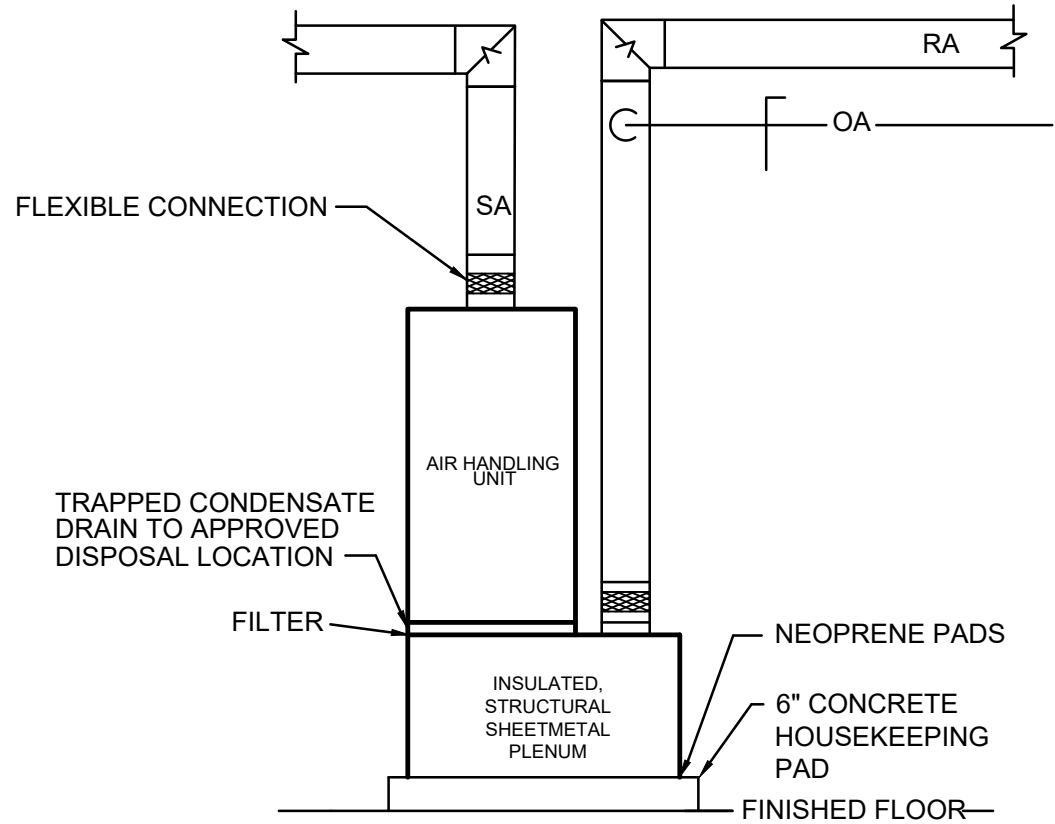


LOUVER CONNECTION DETAIL
NOT TO SCALE

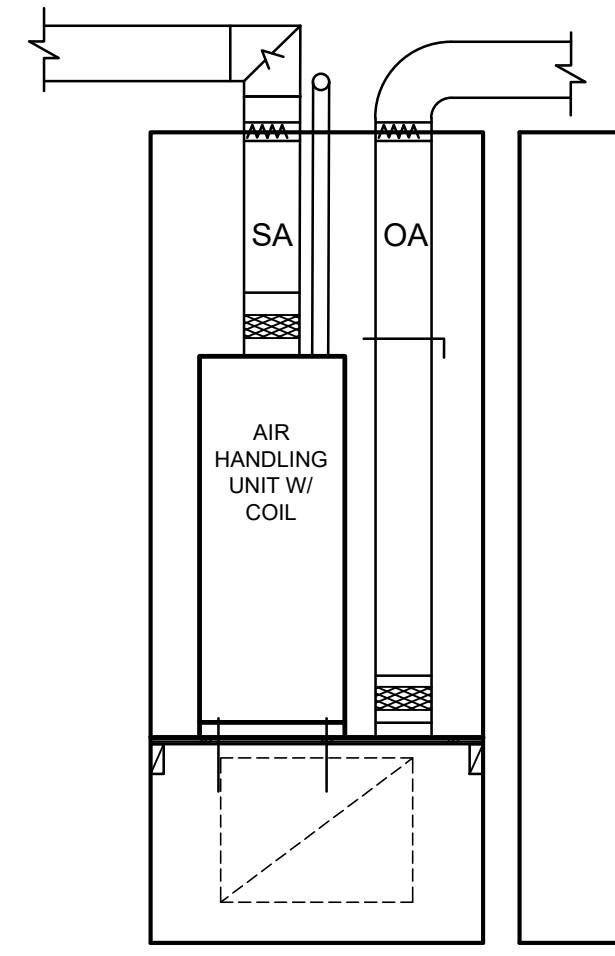


NOTES:
1. FURNISH WITH BACKDRAFT DAMPER ON FAN DISCHARGE

CEILING EXHAUST FAN DETAIL
NOT TO SCALE



PUBLIC AREA AIR HANDLING UNIT DETAIL
NO SCALE



RESIDENTIAL AIR HANDLING UNIT DETAIL
UPFLOW UNIT ON RA PLENUM
NOT TO SCALE

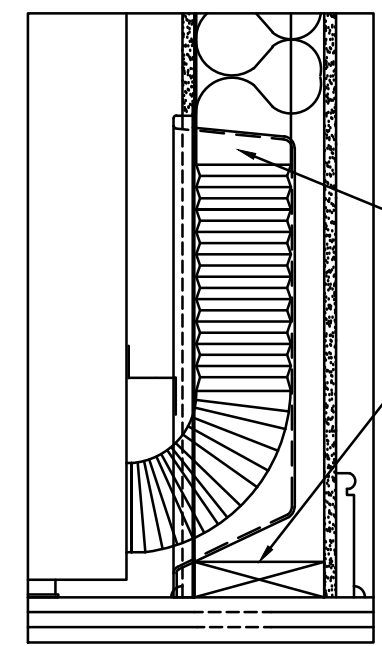
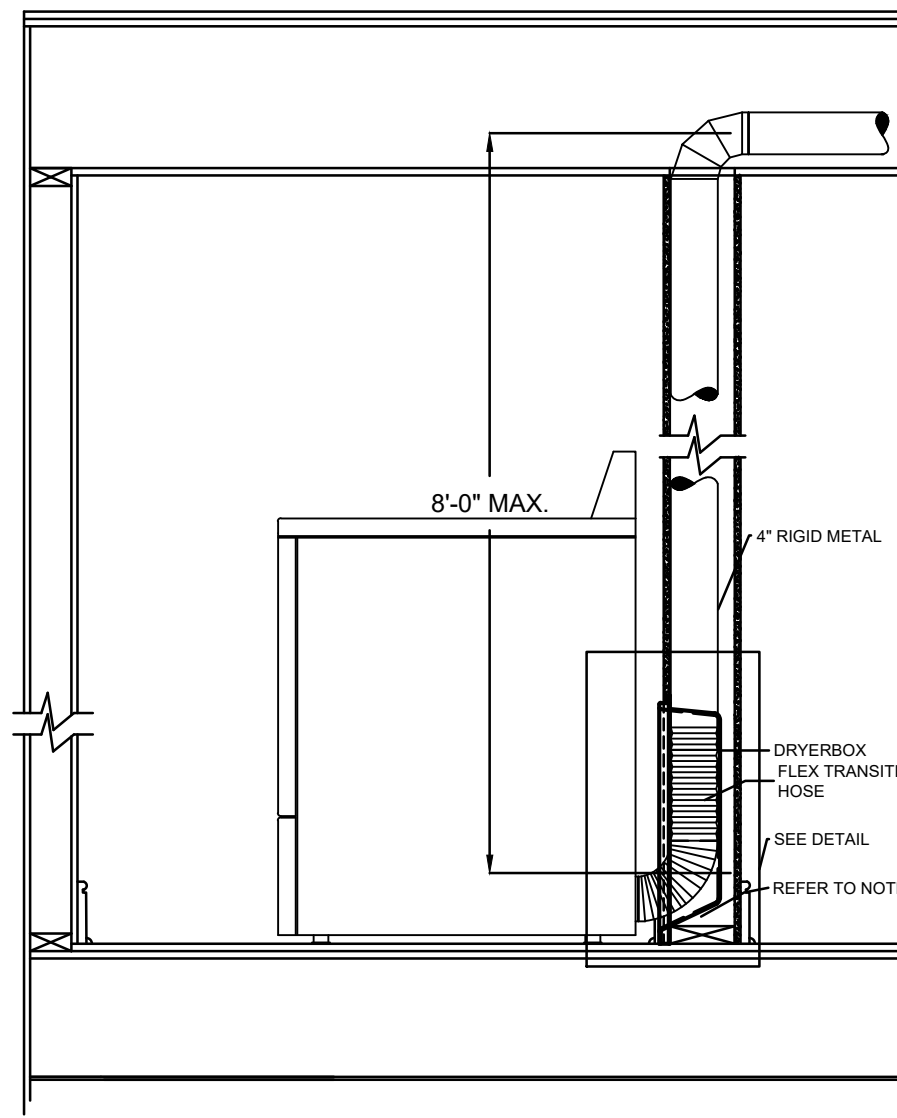
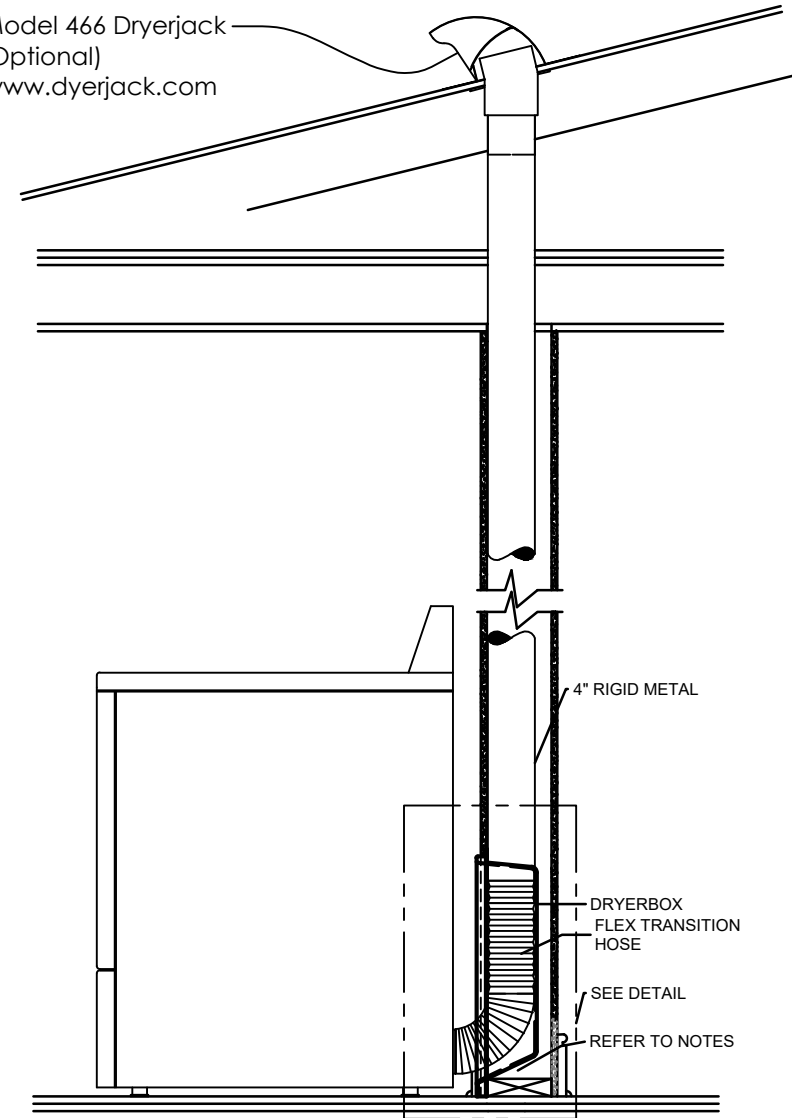
DRYER BOX AND VENT DETAILS

DRYER VENTING: MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RUNNING ALL DUCTWORK FOR THE DRYER EXHAUST SYSTEM. ALL CONCEALED DRYER DUCTING MUST BE RIGID METAL (GALVANIZED OR ALUMINUM) MINIMUM OF 4" IN DIAMETER, SMOOTH 28 GA. CLEAN, UNOBSTRUCTED, FRICTIONLESS DUCTS (NO FLEXIBLE DUCT ALLOWED IN CONCEALED AREAS). SEAL ALL JOINTS WITH FOIL BACKED PRESSURE SENSITIVE DUCT TAPE MEETING THE REQUIREMENTS OF UL 181. DUCT JOINTS SHALL BE INSTALLED SO THAT THE MALE END OF THE DUCT POINTS IN THE DIRECTION OF THE AIRFLOW. DO NOT USE RIVETS OR SCREWS IN THE JOINTS OR ANYWHERE ELSE IN THE DUCT AS THESE WILL ENCOURAGE LINT COLLECTION.

DRYERBOX® RECEPTACLE (WWW.DRYERBOX.COM) SHALL BE METAL AND BE INSTALLED AS LOW AS POSSIBLE AS TO PERMIT THE PROPER AND SAFE COLLECTION OF THE DRYER TRANSITION HOSE. DRYERBOX SHOULD BE RESTING ON THE BOTTOM PLATE AND BE LOCATED AT OR NEAR THE CENTERLINE OF THE PROPOSED DRYER APPLIANCE. RIGID DUCT SHOULD PENETRATE DRYERBOX PORT 2 INCHES TO PROVIDE FOR FUTURE CONNECTION AND STORAGE OF TRANSITION HOSE. BASEBOARD SHALL BE "BUTTED" UP TO THE FIXED EXTENSION RIM AND SLIGHTLY BACK-CUT. DRYERBOX SHOULD BE CAULKED AND THEN PAINTED WITH THE TRIM PAINT. FOR USAGE IN A ONE-HOUR WALL ASSEMBLY, UL REQUIRES THAT BATT INSULATION BE STUFFED AROUND THE DRYERBOX AND IN THE ENTIRE WALL CAVITY CELL.

DRYER VENTING SHALL BE INDEPENDENT OF ANY OTHER SYSTEMS (CHIMNEYS OR EXHAUST VENTS). TERMINATION OF DRYER VENTING MUST BE TO THE EXTERIOR WITH A PROPER HOOD OR ROOF JACK EQUIPPED WITH A BACK-DRAFT DAMPER. SMALL ORIFICE METAL SCREENING SHOULD NOT BE PART OF THE HOOD OR ROOF JACK AS THIS WILL ACCELERATE LINT ACCUMULATION AND BLOCKAGE. VERIFY APPLIANCE MANUFACTURER'S RECOMMENDATIONS FOR ANY OTHER FACTORS.

ALL DRYER EXHAUST DUCTS CONCEALED WITHIN THE BUILDING CONSTRUCTION TO BE PROVIDED WITH A PERMANENT LABEL OR TAG THAT IS LOCATED WITHIN SIX FEET OF THE EXHAUST DUCT CONNECTION AND STATES THE EQUIVALENT LENGTH OF THE EXHAUST DUCT.



DRYERBOX DETAIL

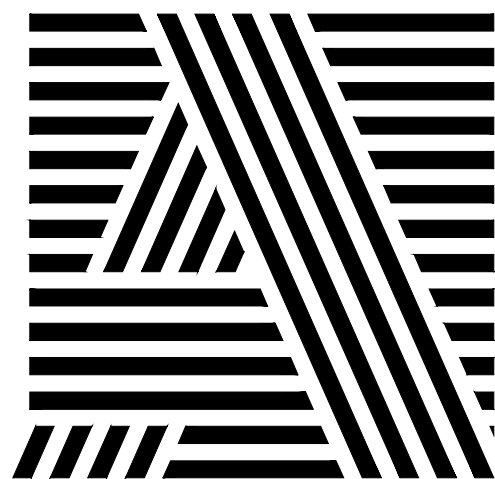


FIRESTOP DEVICE
FOR USE IN THROUGH-PENETRATION FIRESTOP SYSTEMS
SEE UL FIRE RESISTANCE DIRECTORY
(Control No. 25XC) ONE HOUR F RATING

MANUFACTURED BY:
In-Q-Vate Technologies, Inc.
810 Saturn Street, Suite 21
Jupiter, FL 33477 USA
(888) 443-7937
www.dryerbox.com
US Patent No. :
5,476,183 and 6,419,102 and 7,341,045

PRODUCT: DRYER BOX MODEL 425
INSTALLATION: DETAILS FOR 6" STUD WALL
MATERIAL: 22GA. ALUMINIZED STEEL 0.018
DATE: Nov 2012

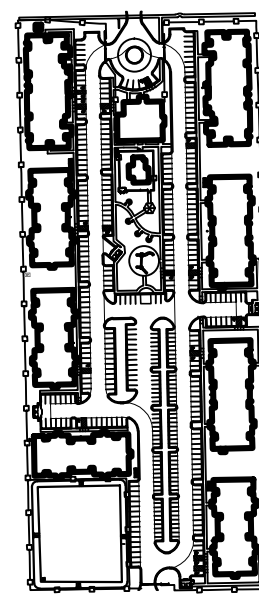
DRYER VENT DETAIL
NOT TO SCALE



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN



NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1489 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

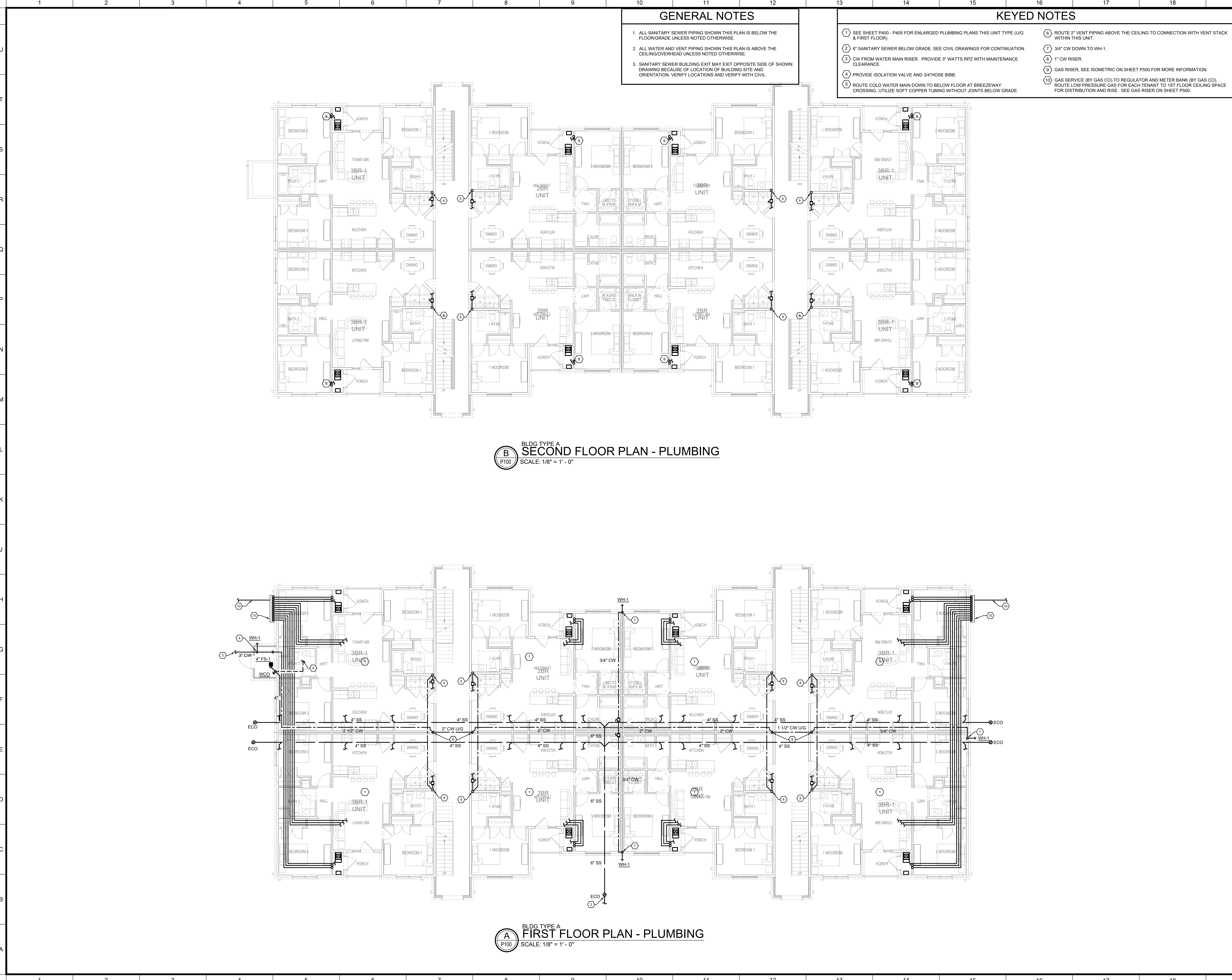
PERMIT SET

BLDG TYPE: DATE: 08/21/2019

SHEET TITLE: MECHANICAL DETAILS

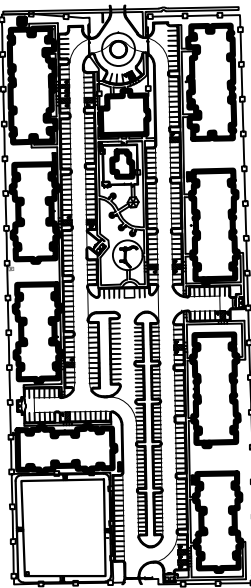
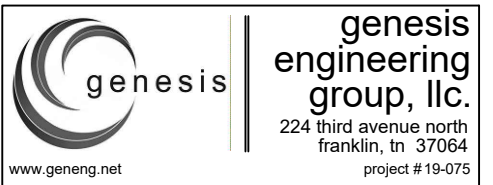
PROJECT NO. 19LD00-04 SHEET NO. M501

M502



- GENERAL NOTES**
1. ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE.
 2. ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE.
 3. SANITARY SEWER BUILDING EXIT MAY EXIT OPPOSITE SIDE OF SHOWN DRAWING BECAUSE OF LOCATION OF BUILDING SITE AND ORIENTATION. VERIFY LOCATIONS AND VERIFY WITH CIVIL.

- KEYED NOTES**
- 1 SEE SHEET P400 - P405 FOR ENLARGED PLUMBING PLANS THIS UNIT TYPE (U/G & FIRST FLOOR)
 - 2 6" SANITARY SEWER BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION.
 - 3 CW FROM WATER MAIN RISER. PROVIDE 3" WATTS RP2 WITH MAINTENANCE CLEARANCE.
 - 4 PROVIDE ISOLATION VALVE AND 3/4"HOSE BIBB.
 - 5 ROUTE COLD WATER MAIN DOWN TO BELOW FLOOR AT BREEZEWAY CROSSING. UTILIZE SOFT COPPER TUBING WITHOUT JOINTS BELOW GRADE.
 - 6 ROUTE 2" VENT PIPING ABOVE THE CEILING TO CONNECTION WITH VENT STACK WITHIN THIS UNIT.
 - 7 3/4" CW DOWN TO WH-1.
 - 8 1" CW RISER.
 - 9 GAS RISER. SEE ISOMETRIC ON SHEET P500 FOR MORE INFORMATION.
 - 10 GAS SERVICE (BY GAS CO) TO REGULATOR AND METER BANK (BY GAS CO). ROUTE LOW PRESSURE GAS FOR EACH TENANT TO 1ST FLOOR CEILING SPACE FOR DISTRIBUTION AND RISE. SEE GAS RISER ON SHEET P500.



NO.	REVISION/SUBMISSIONS	DATE



OWNER	
PECAN GROVE, LP 1489 S. 4TH STREET LOUISVILLE, KY 40202 P: 502-638-0534	
PROJECT TITLE	
PECAN GROVE SEGUIN, TX	
PERMIT SET	
BLDG TYPE	DATE
	08/21/2019
SHEET TITLE	
BLDG A FLOOR PLANS - PLUMBING	
PROJECT NO.	SHEET NO.
19LD00-04	P100

GENERAL NOTES

1. ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE.
2. ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE.
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- ## GENERAL NOTES
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KEYED NOTES	
① SEE SHEET P400 - P404 FOR ENLARGED PLUMBING PLANS THIS UNIT TYPE (U/G & FIRST FLOOR)	⑥ ROUTE 2" VENT PIPING ABOVE THE CEILING TO CONNECTION WITH VENT STACK WITHIN THIS UNIT.
② 6" SANITARY SEWER BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION.	⑦ 3/4" CW DOWN TO WH-1.
③ CW FROM WATER MAIN RISER. PROVIDE 2" WATTS RPZ WITH MAINTENANCE CLEARANCE.	⑧ 1" CW RISER.
④ PROVIDE ISOLATION VALVE AND 3/4" HOSE BIBB.	⑨ GAS RISER. SEE ISOMETRIC ON SHEET P500 FOR MORE INFORMATION.
⑤ ROUTE COLD WATER MAIN DOWN TO BELOW FLOOR AT BREEZEWAY CROSSING. UTILIZE SOFT COPPER TUBING WITHOUT JOINTS BELOW GRADE.	⑩ GAS SERVICE (BY GAS CO) TO REGULATOR AND METER BANK (BY GAS CO). ROUTE LOW PRESSURE GAS FOR EACH TENANT TO 1ST FLOOR CEILING SPACE FOR DISTRIBUTION AND RISE. SEE GAS RISER ON SHEET P500.

- | KEYED NOTES | |
|---|--|
| ① SEE SHEET P400 - P404 FOR ENLARGED PLUMBING PLANS THIS UNIT TYPE (U/G & FIRST FLOOR) | ⑥ ROUTE 2" VENT PIPING ABOVE THE CEILING TO CONNECTION WITH VENT STACK WITHIN THIS UNIT. |
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| ④ PROVIDE ISOLATION VALVE AND 3/4" HOSE BIBB. | ⑨ GAS RISER. SEE ISOMETRIC ON SHEET P500 FOR MORE INFORMATION. |
| ⑤ ROUTE COLD WATER MAIN DOWN TO BELOW FLOOR AT BREEZEWAY CROSSING. UTILIZE SOFT COPPER TUBING WITHOUT JOINTS BELOW GRADE. | ⑩ GAS SERVICE (BY GAS CO) TO REGULATOR AND METER BANK (BY GAS CO). ROUTE LOW PRESSURE GAS FOR EACH TENANT TO 1ST FLOOR CEILING SPACE FOR DISTRIBUTION AND RISE. SEE GAS RISER ON SHEET P500. |

ARCHITECT OF RECORD



Studio A
Architecture

2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
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[illegible]

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The inner circle features a five-pointed star at the top, the name "Victoria W. Robertson" in a stylized script, the name "VICTORIA W. ROBERTSON" in all caps below it, the license number "13398" in the center, and the word "LICENSE" below the number. A handwritten date "8/21/19" is written over the bottom right portion of the seal.

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PECAN GROVE
SEGUIN, TX

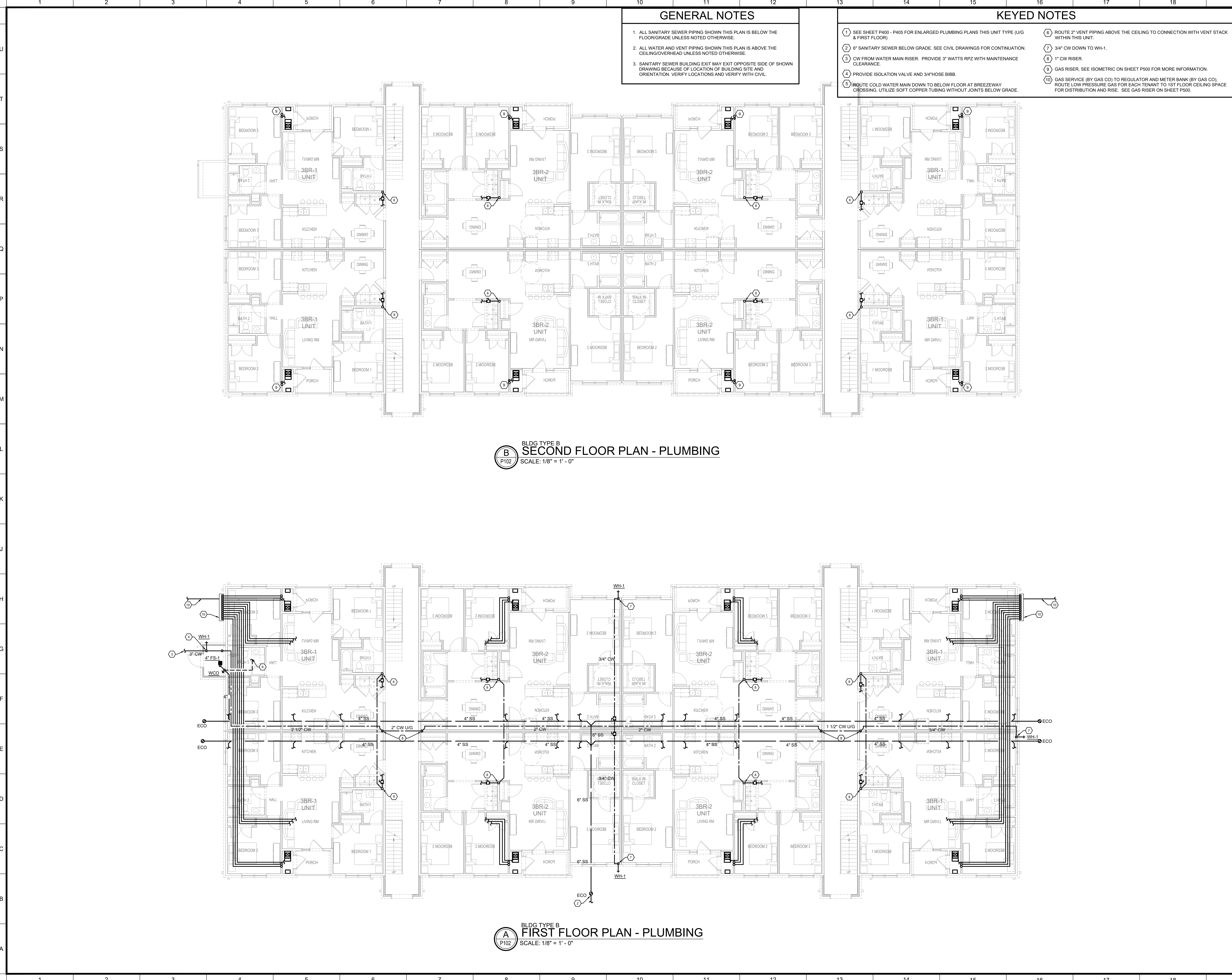
BLDG TYPE	DATE
	08/21/2019

SHEET TITLE

BLDG A FLOOR PLANS - PLUMBING

PROJECT NO. 19LD00-04	SHEET NO. P101
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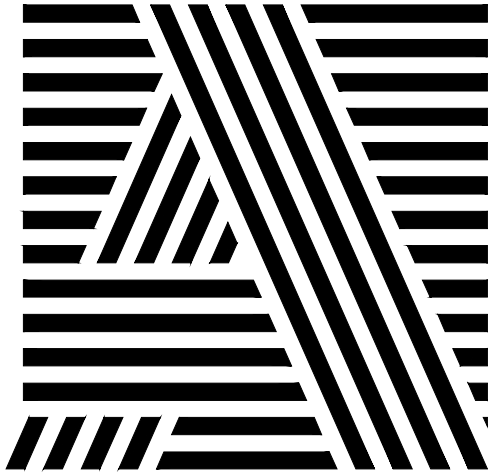
19LD00-04	P101
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- GENERAL NOTES**
1. ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE.
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- 1 SEE SHEET P400 - P405 FOR ENLARGED PLUMBING PLANS THIS UNIT TYPE (U/G & FIRST FLOOR)
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 - 8 1" CW RISER.
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 - 10 GAS SERVICE (BY GAS CO) TO REGULATOR AND METER BANK (BY GAS CO). ROUTE LOW PRESSURE GAS FOR EACH TENANT TO 1ST FLOOR CEILING SPACE FOR DISTRIBUTION AND RISE. SEE GAS RISER ON SHEET P500.

ARCHITECT OF RECORD



Studio A Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM




genesis
engineering group, llc
224 Third Avenue North
Birmingham, AL 35204
project # 19-075

KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

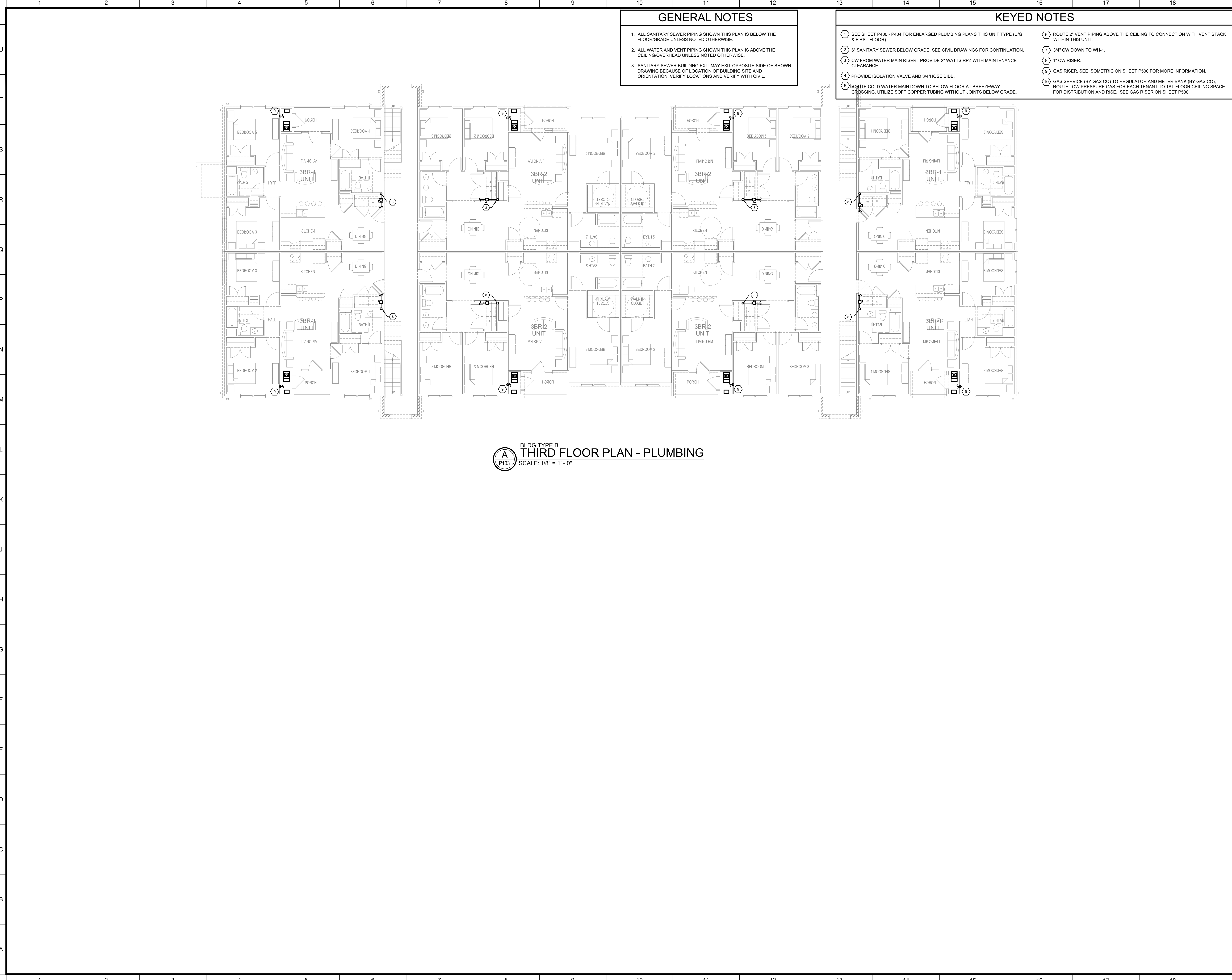
PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

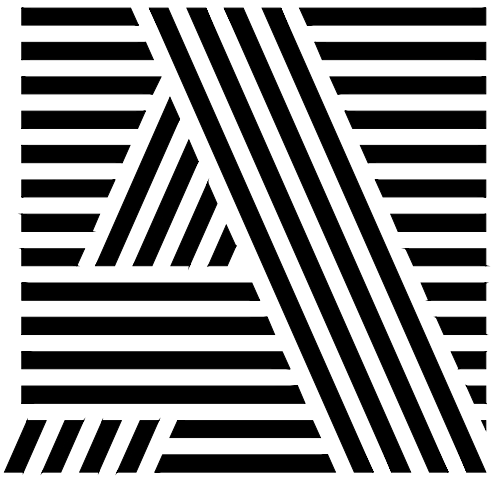
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SHEET TITLE	08/21/2019
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PROJECT NO.	SHEET NO.
19LD00-04	P102

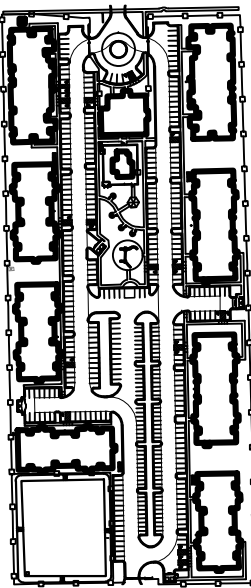
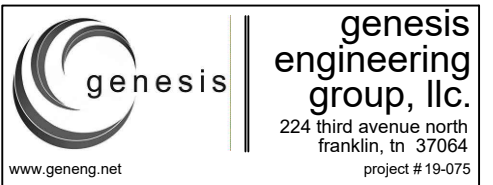


- ### GENERAL NOTES
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- ### KEYED NOTES
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 - 8 1" CW RISER.
 - 9 GAS RISER. SEE ISOMETRIC ON SHEET P500 FOR MORE INFORMATION.
 - 10 GAS SERVICE (BY GAS CO) TO REGULATOR AND METER BANK (BY GAS CO). ROUTE LOW PRESSURE GAS FOR EACH TENANT TO 1ST FLOOR CEILING SPACE FOR DISTRIBUTION AND RISE. SEE GAS RISER ON SHEET P500.



**Studio A
Architecture**
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LOUISVILLE, KENTUCKY 40206
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NO.	REVISION/SUBMISSIONS	DATE



OWNER
PECAN GROVE, LP
1489 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE
PECAN GROVE
SEGUIN, TX

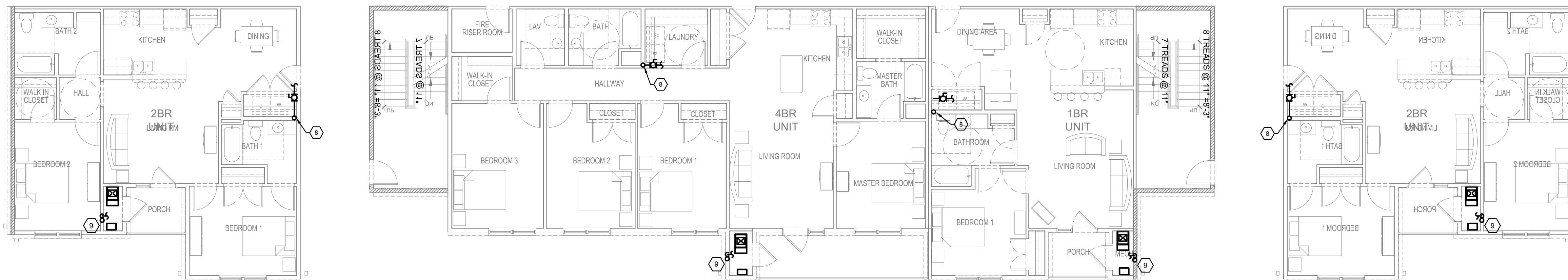
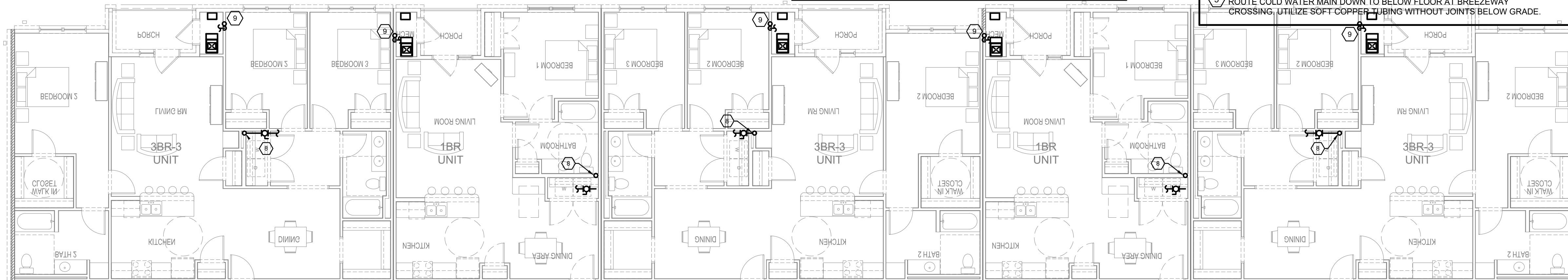
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BLDG TYPE	DATE
	08/21/2019
SHEET TITLE BLDG B FLOOR PLANS - PLUMBING	
PROJECT NO. 19LD00-04	SHEET NO. P103

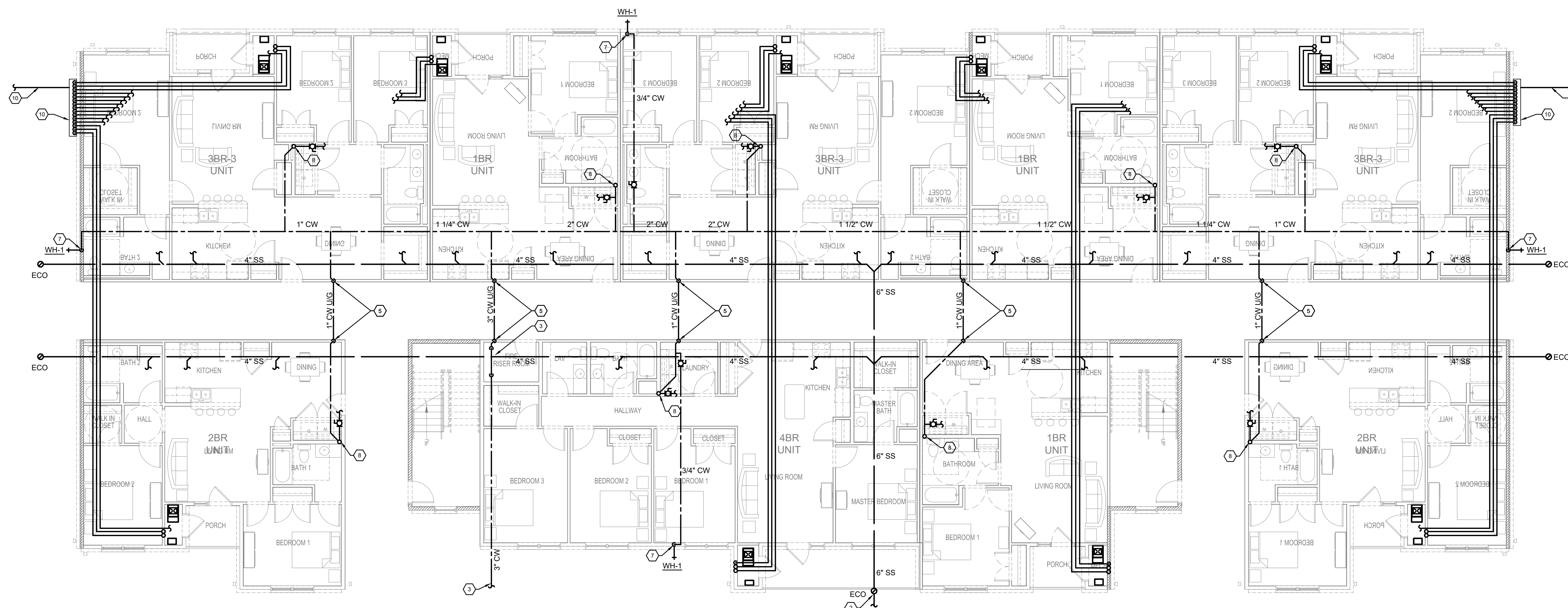
KEYED NOTES

- 1 SEE SHEET P400 - P405 FOR ENLARGED PLUMBING PLANS THIS UNIT TYPE (UG & FIRST FLOOR)
- 2 6" SANITARY SEWER BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION
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ROUTE LOW PRESSURE GAS FOR EACH TENANT TO 1ST FLOOR CEILING SPACE FOR DISTRIBUTION AND RISE. SEE GAS RISER ON SHEET P500.

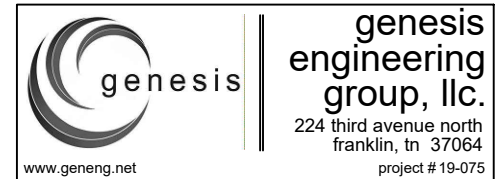


BLDG TYPE C
SECOND FLOOR PLAN - PLUMBING
 SCALE: 1/8" = 1' - 0"

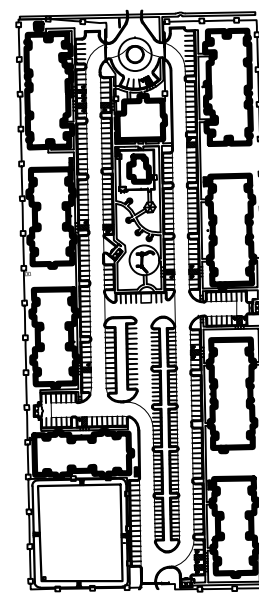


BLDG TYPE C
FIRST FLOOR PLAN - PLUMBING
 SCALE: 1/8" = 1' - 0"

Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
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KEY PLAN

[illegible]

SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE

SEGUIN, TX

PERMIT SET

BLDG TYPE

DATE _____

08/21/2019

SHEET TITLE

BLDG C FLOOR PLANS - PLUMBING

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473
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PROJECT NO.

SHEET NO. **B101**

GENERAL NOTES

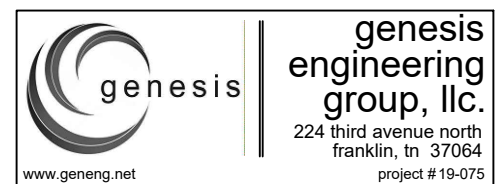
1. ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE.
2. ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE.
3. SANITARY SEWER BUILDING EXIT MAY EXIT OPPOSITE SIDE OF SHOWN DRAWING BECAUSE OF LOCATION OF BUILDING SITE AND ORIENTATION. VERIFY LOCATIONS AND VERIFY WITH CIVIL.

1. ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE.
2. ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE.
3. SANITARY SEWER BUILDING EXIT MAY EXIT OPPOSITE SIDE OF SHOWN DRAWING BECAUSE OF LOCATION OF BUILDING SITE AND ORIENTATION. VERIFY LOCATIONS AND VERIFY WITH CIVIL.

KEYED NOTES	
① SEE SHEET P400 - P404 FOR ENLARGED PLUMBING PLANS THIS UNIT TYPE (U/G & FIRST FLOOR)	⑥ ROUTE 2" VENT PIPING ABOVE THE CEILING TO CONNECTION WITH VENT STACK WITHIN THIS UNIT.
② 6" SANITARY SEWER BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION.	⑦ 3/4" CW DOWN TO WH-1.
③ CW FROM WATER MAIN RISER. PROVIDE 2" WATTS RP2 WITH MAINTENANCE CLEARANCE.	⑧ 1" CW RISER.
④ PROVIDE ISOLATION VALVE AND 3/4" HOSE BIBB.	⑨ GAS RISER. SEE ISOMETRIC ON SHEET P500 FOR MORE INFORMATION.
⑤ ROUTE COLD WATER MAIN DOWN TO BELOW FLOOR AT BREEZEWAY CROSSING. UTILIZE SOFT COPPER PIPING WITHOUT JOINTS BELOW GRADE.	⑩ GAS SERVICE (BY GAS CO) TO REGULATOR AND METER BANK (BY GAS CO). ROUTE LOW PRESSURE GAS FOR EACH TENANT TO 1ST FLOOR CEILING SPACE FOR DISTRIBUTION AND RISE. SEE GAS RISER ON SHEET P500.

- | | | | |
|---|--|----|--|
| 1 | SEE SHEET P400 - P404 FOR ENLARGED PLUMBING PLANS THIS UNIT TYPE (JUG & FIRST FLOOR) | 6 | ROUTE 2" VENT PIPING ABOVE THE CEILING TO CONNECTION WITH VENT STACK WITHIN THIS UNIT. |
| 2 | 6" SANITARY SEWER BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION. | 7 | 3/4" CW DOWN TO WH-1. |
| 3 | CW FROM WATER MAIN RISER. PROVIDE 2" WALLS RPT WITH MAINTENANCE CLEARANCE. | 8 | 1" CW RISER. |
| 4 | PROVIDE ISOLATION VALVE AND 3/4" HOSE BIBB. | 9 | GAS RISER. SEE ISOMETRIC ON SHEET P500 FOR MORE INFORMATION. |
| 5 | ROUTE COLD WATER MAIN DOWN TO BELOW FLOOR AT BREEZEWAY CROSSING. UTILIZE SPLIT COPPER TUBING WITHOUT JOINTS BELOW GRADE. | 10 | GAS SERVICE (BY GAS CO) TO REGULATOR AND METER BANK (BY GAS CO). ROUTE LOW PRESSURE GAS FOR EACH TENANT TO 1ST FLOOR CEILING SPACE FOR DISTRIBUTION AND RISE. SEE GAS RISER ON SHEET P500. |

2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
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The site plan shows a rectangular plot divided into several sections. On the left side, there are four rectangular building footprints arranged vertically. In the center, there is a larger rectangular area with a circular feature, possibly a fountain or a large tree, and a winding path. To the right of this central area, there are four more rectangular building footprints arranged vertically. The entire plot is surrounded by a boundary line, and there are various smaller rectangular areas and paths throughout the site.

[illegible]

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PECAN GROVE
SEGUIN, TX

BLDG TYPE	DATE
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08/21/2019

	00/21/2015
SHEET TITLE	

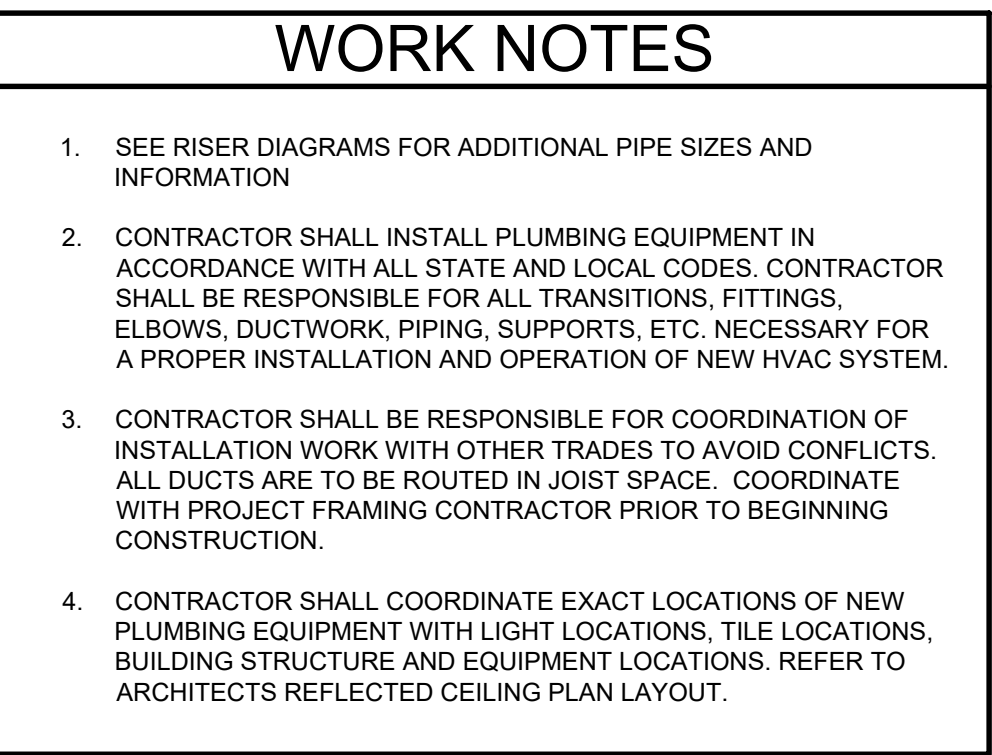
BLDG C FLOOR PLANS - PLUMBING

[illegible]

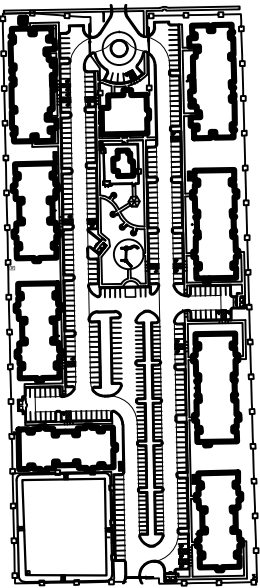
PROJECT NO.

SHEET NO. P105





- ## KEYED NOTES
- 1 REFER TO CIVIL DRAWINGS FOR CONTINUATION.
 - 2 3" FLOOR DRAIN (FD-1). PROVIDE TRAP PRIMER AT RESTROOM LAVATORY CONNECTED TO FLOOR DRAIN TRAP.
 - 3 1-1/4" CW BELOW GRADE. RISE IN MECH RM WITH 8FP AND SHUT-OFF BALL-VALVE.
 - 4 3" VENT THROUGH ROOF.
 - 5 1/2" HW & CW DOWN TO SINK. ROUTE 1/2" HOT WATER WITH WATER HAMMER ARRESTOR TO DISHWASHER (DW). PIPE WASTE FROM DISHWASHER TO DISPOSAL UNIT DW CONNECTION. SECURE DW WASTE LINE TIGHT TO BOTTOM OF COUNTER. ROUTE 1-1/2" VENT THROUGH BAR FRAMING.
 - 6 1" HW & CW DN IN CHASE WALL. ROUTE HEADER IN CHASE AND PROVIDE 1/2"HW & CW TO EACH WIM-1.
 - 7 GAS SERVICE TO REGULATOR AND METER BANK (BY GAS CO). DISTRIBUTE 1-1/4" PIPING @ 7' W.C. (360 CFI) TO CEILING SPACE FOR DISTRIBUTION.
 - 8 PIPE .3/4" GAS TO WATER HEATER AND 3/4" GAS TO EACH FURNACE WITH SHUT-OFF VALVE AND DIRT LEG. REFER TO PIPING DETAIL.
 - 9 PROVIDE CIRCUIT SETTER AND CHECK VALVE. SET TO 1/2 GPM.
 - 10 1" CW UP FROM BELOW SLAB AND UP WITH ISOLATION VALVE AND 3/4"HOSE BIBB ABOVE FLOOR. PROVIDE MEANS FOR WINTERING.
 - 11 1" DN TO BELOW GRADE.
 - 12 1/2"UB DRAIN FLOOR. BACKWASH. PROVIDE 1/2"TRAP WITH MINIMUM 18" STANDPIPE. TERMINATE HUB 3' ABOVE FINISH FLOOR. COORDINATE EXACT LOCATION OF HUB DRAIN WITH POOL CONTRACTOR PRIOR TO INSTALLATION.
 - 13 1" WATER LINE TO POOL EQUIPMENT BY OTHERS
 - 14 POOL MAKE-UP BACKFLOW. SEE DETAIL ON P501
 - 15 REFER TO CIVIL DRAWINGS FOR CONTINUATION OF PIPING.

[illegible]

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE

DATE _____

08/21/2019

SHEET TITLE

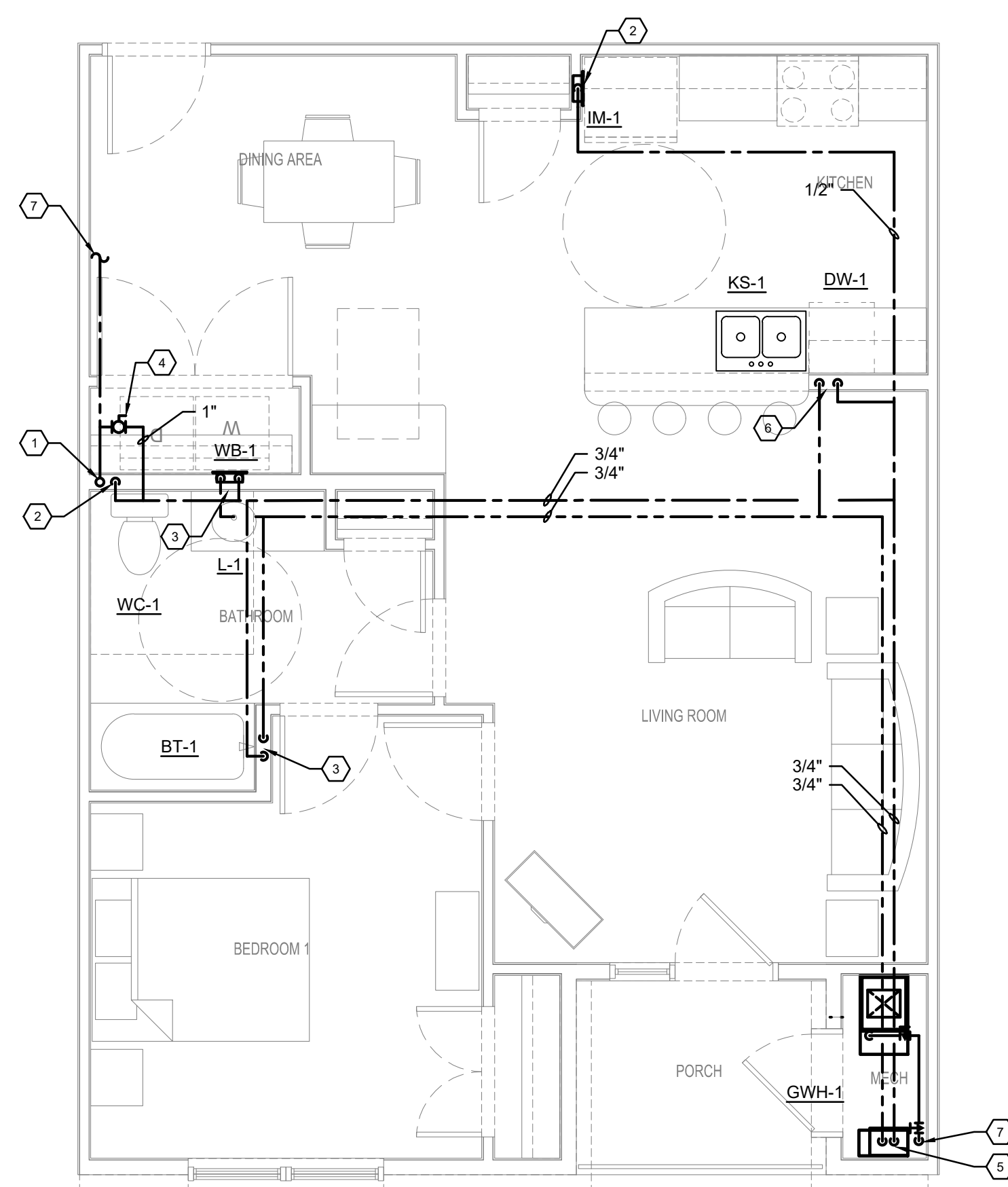
CLUBHOUSE FLOOR PLAN - PLUMBING

PROJECT NO

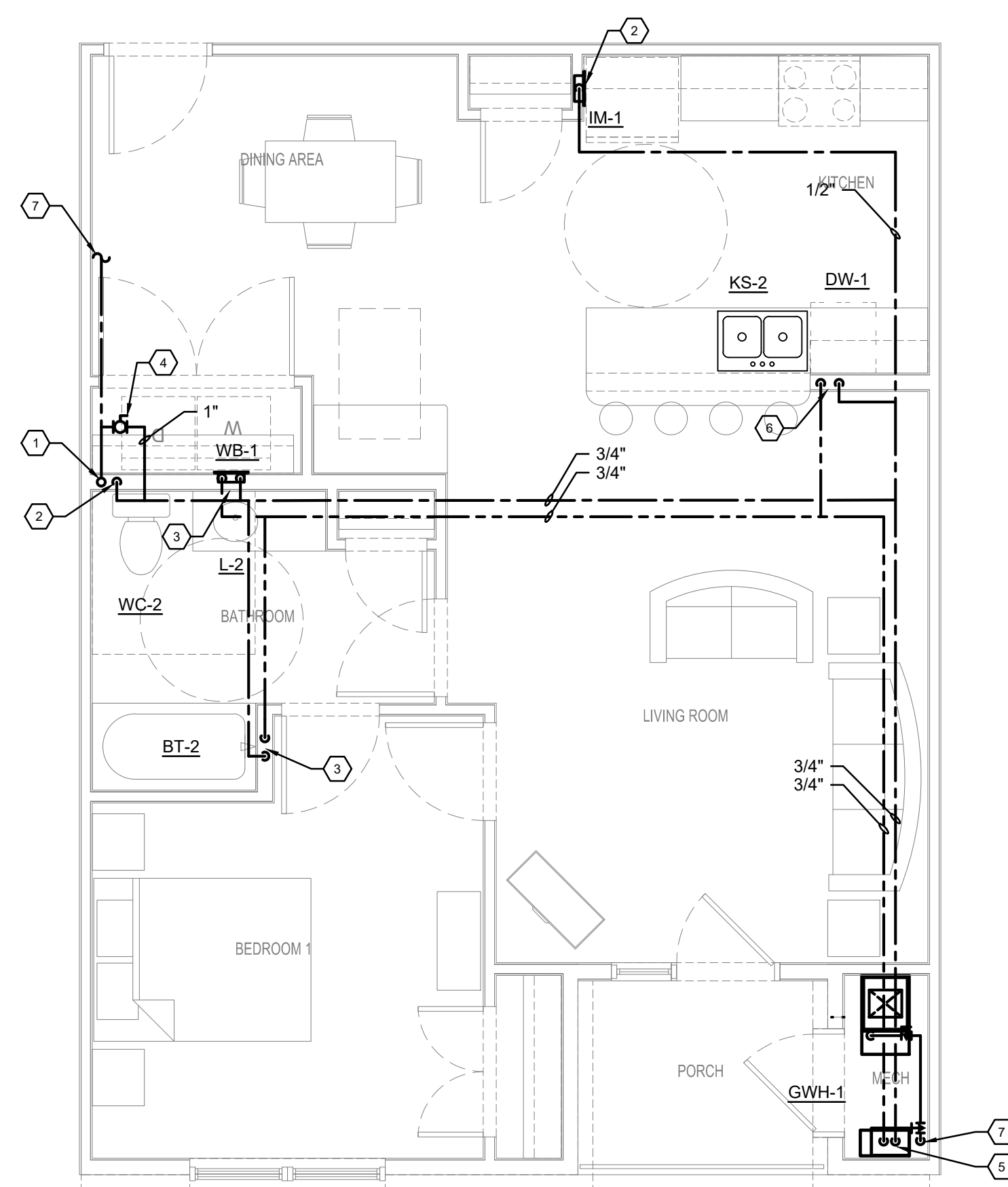
SHEET NO.

19LD00-04

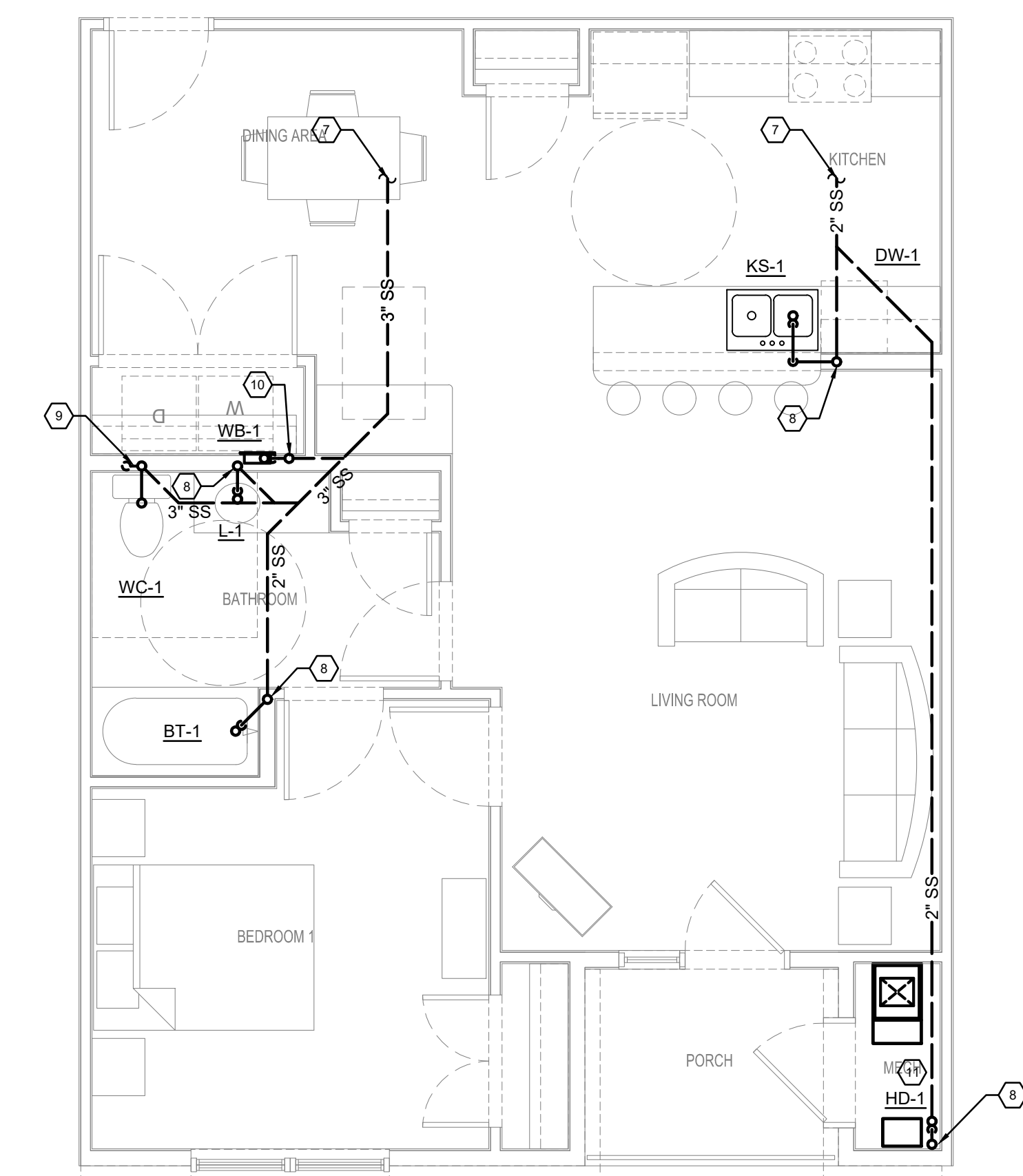
P120



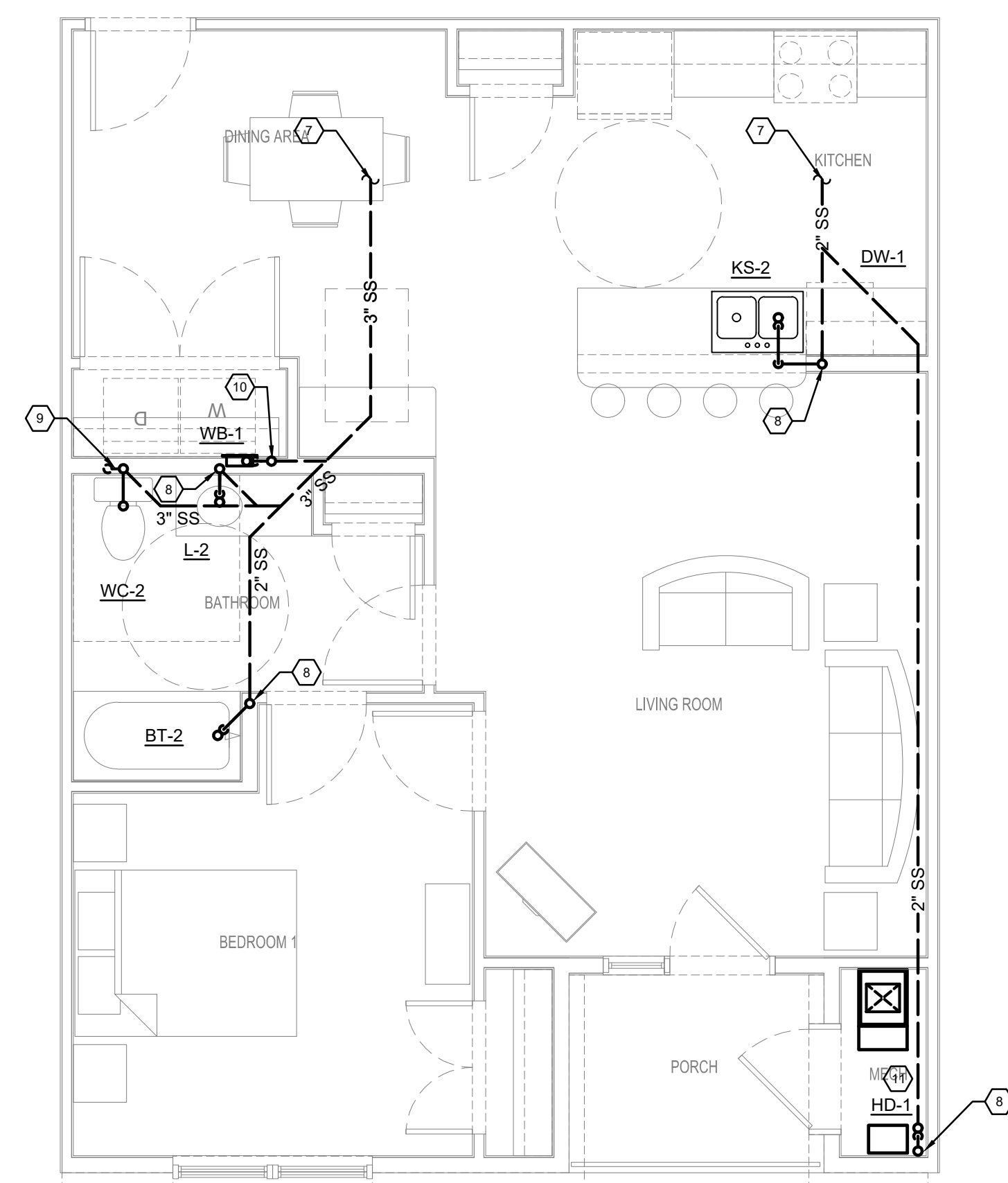
1 BDRM UNIT
A
P400
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"



1 BDRM ADA UNIT
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"



1 BDRM UNIT
C
P400
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
SCALE: 1/4" = 1' - 0"



1 BDRM ADA UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
 SCALE: 1/4" = 1' - 0"

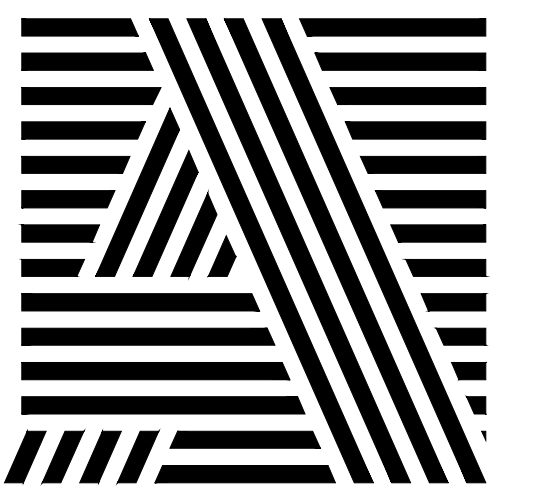
KEYED NOTES

- 1 CW RISER. SEE OVERALL PLANS FOR SIZE.
- 2 1/2" CW DOWN TO FIXTURE
- 3 1/2" HW & CW DOWN TO FIXTURE
- 4 1" CW UNIT ISOLATION VALVE AND SPACE FOR FUTURE SUB-METER (BY-OTHER) WITH UNIONS IN ACCESSIBLE LOCATION.
- 5 3/4" HW & CW TO WATER HEATER. PROVIDE TP-1 ON CW LINE. SEE WATER HEATER DETAIL.
- 6 1/2" HW & CW DOWN TO SINK. ROUTE 1/2" HW WITH WATER HAMMER ARRESTOR TO DISHWASHER (DW). PIPE WASTE FROM DISHWASHER TO DISPOSAL UNIT DW CONNECTION. LOOP AND SECURE DW WASTE LINE TIGHT TO BOTTOM OF COUNTER PER UPC.
- 7 REFER TO OVERALL PLANS FOR PIPING SIZE AND CONTINUATION.
- 8 2" WASTE STACK VENT.
- 9 3" SANITARY DN. 3" VENT UP.
- 10 3" WASTE STACK VENT.
- 11 ROUTE WATER HEATER T&P RELIEF VALVE PIPING AND CONDENSATE PIPING AFTER NEUTRALIZATION KIT TO HUB DRAIN WITH AIR GAP. PROVIDE A TRAP PRIMER. REFER TO PLUMBING SCHEDULE AND WATER HEATER DETAIL.

GENERAL NOTES

1. SEE OVERALL PLANS FOR ADDITIONAL PIPE SIZES AND INFORMATION
2. ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE.
3. ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE.

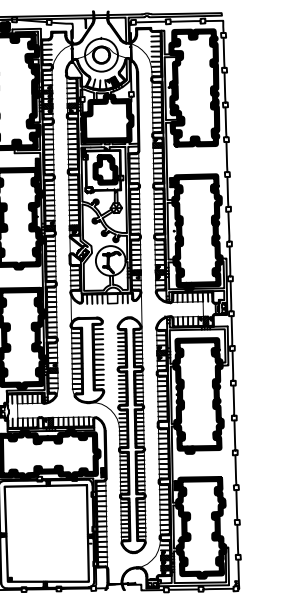
ARCHITECT OF RECORD



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 • F:502.589.8004
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KEY PLAN

[illegible]

SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE

ATE

SHEET TITLE

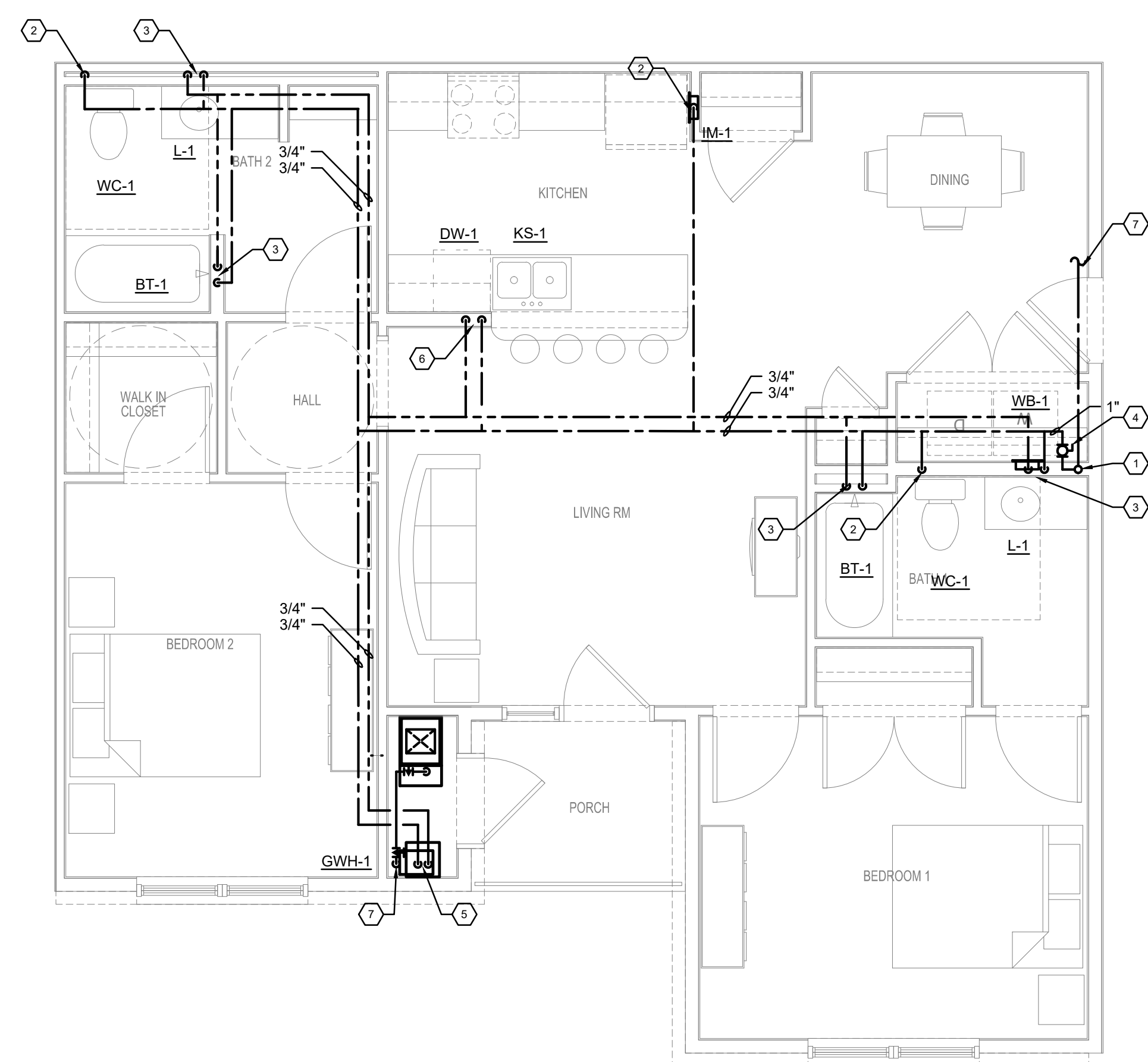
ENLARGED UNIT PLANS - PLUMBING

PROJECT NO. _____

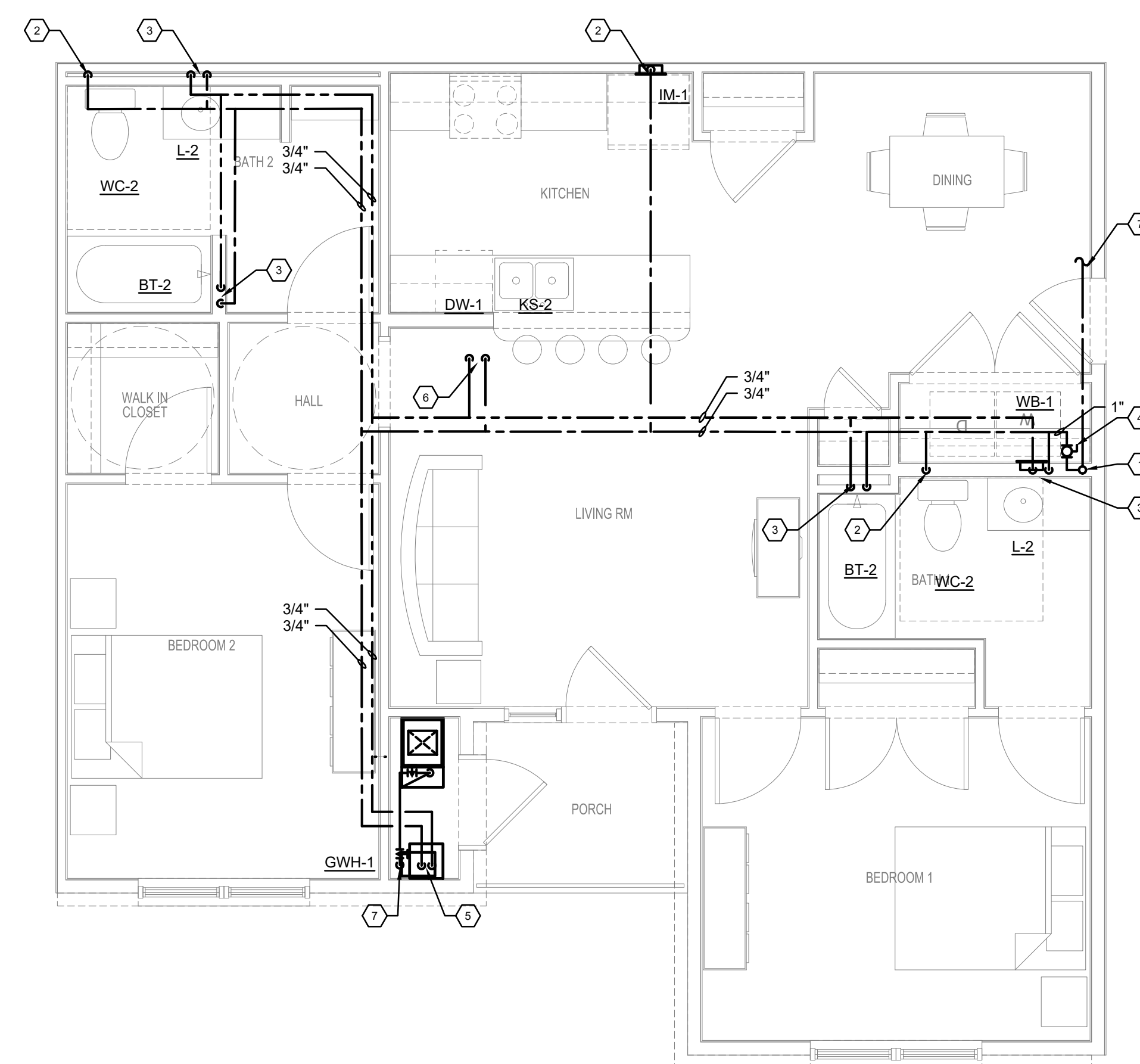
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19LD00-04

P400



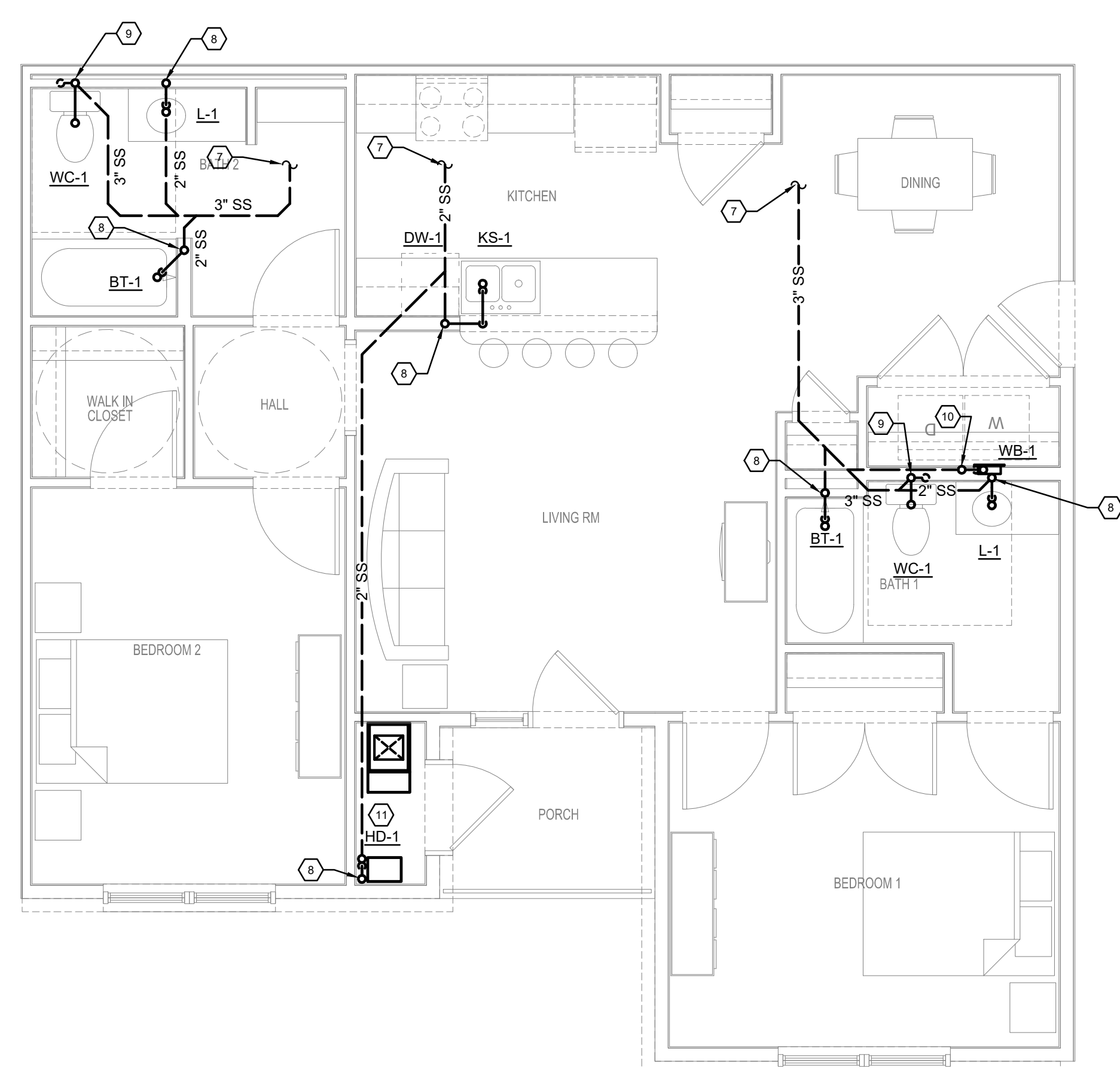
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A
P401
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"



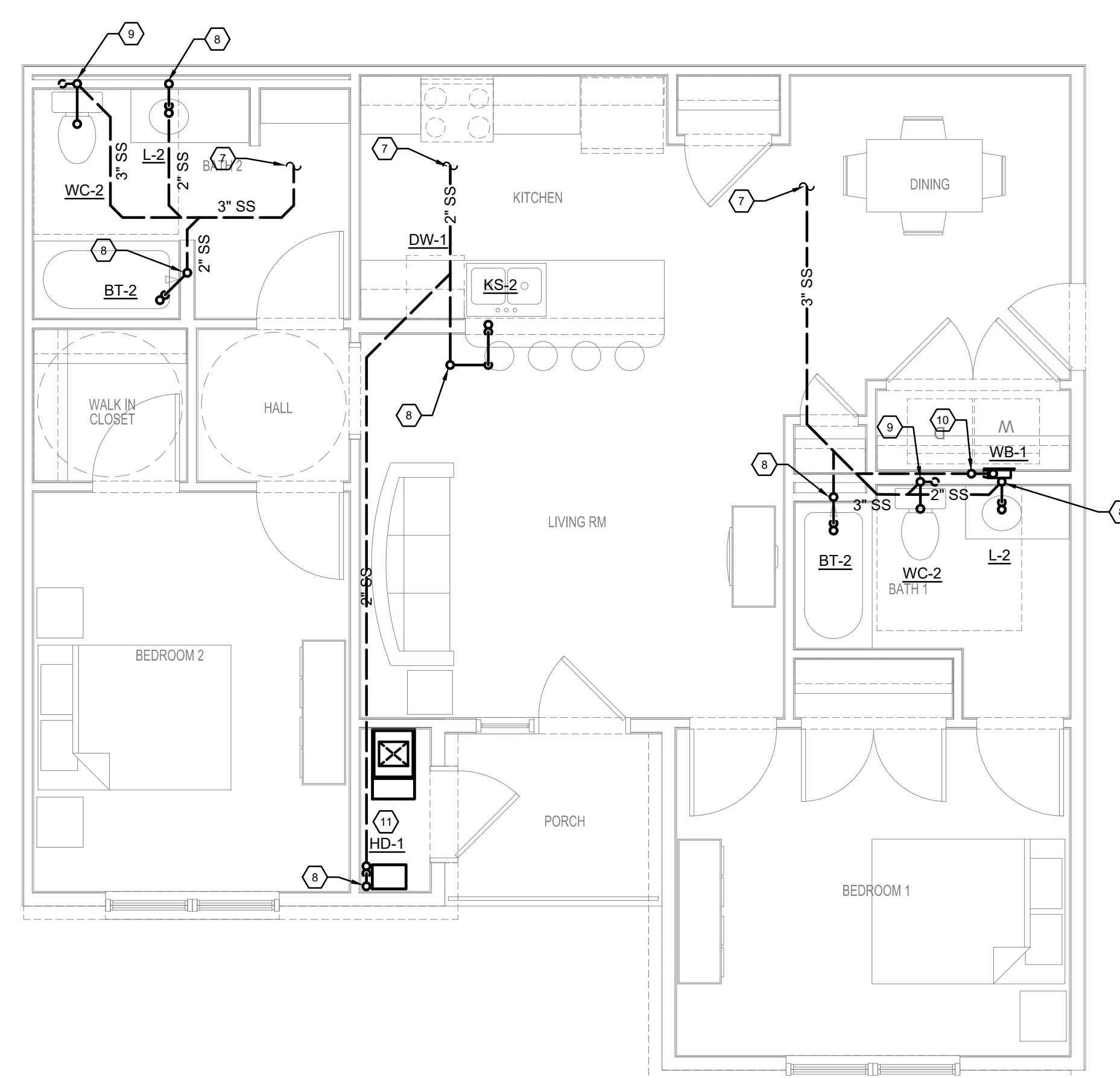
2 BDRM ADA UNIT
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"

- # KEYED NOTES
1. CW RISER, SEE OVERALL PLANS FOR SIZE.
 2. 1/2" CW DOWN TO FIXTURE
 3. 1/2" HW & CW DOWN TO FIXTURE
 4. 1" CW UNIT ISOLATION VALVE AND SPACE FOR FUTURE SUB-METER (BY-OTHER) WITH UNIONS IN ACCESSIBLE LOCATION.
 5. 3/4" HW & CW TO WATER HEATER. PROVIDE TP-1 ON CW LINE. SEE WATER HEATER DETAIL.
 6. 1/2" HW & CW DOWN TO SINK. ROUTE 1/2" HW WITH WATER HAMMER ARRESTOR TO DISHWASHER (DW). PIPE WASTE FROM DISHWASHER DISPOSAL UNIT DW CONNECTION. LOOP AND SECURE DW WASTE LINE TIGHT TO BOTTOM OF COUNTER PER UPC.
 7. REFER TO OVERALL PLANS FOR PIPING SIZE AND CONTINUATION.
 8. 2" WASTE STACK VENT.
 9. 3" SANITARY DN, 3" VENT UP.
 10. 3" WASTE STACK VENT.
 11. ROUTE WATER HEATER T&P RELIEF VALVE PIPING AND CONDENSATE PIPING AFTER NEUTRALIZATION KIT TO HUB DRAIN WITH AIR GAP. PROVIDE TP-1 TRAP PRIMER, REFER TO PLUMBING SCHEDULE AND WATER HEATER DETAIL.

- | GENERAL NOTES | |
|---------------|---|
| 1. | SEE OVERALL PLANS FOR ADDITIONAL PIPE SIZES AND INFORMATION |
| 2. | ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE. |
| 3. | ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE. |

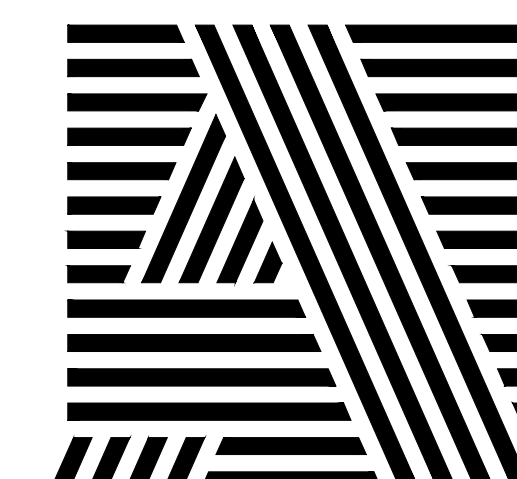


2 BDRM UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
SCALE: 1/4" = 1' - 0"



2 BDRM ADA UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
 SCALE: 1/4" = 1' - 0"

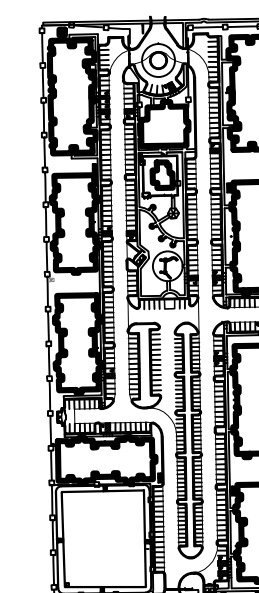
ARCHITECT OF RECORD



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

[illegible]

SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE

DATE

08/21/2019

SHEET TITLE

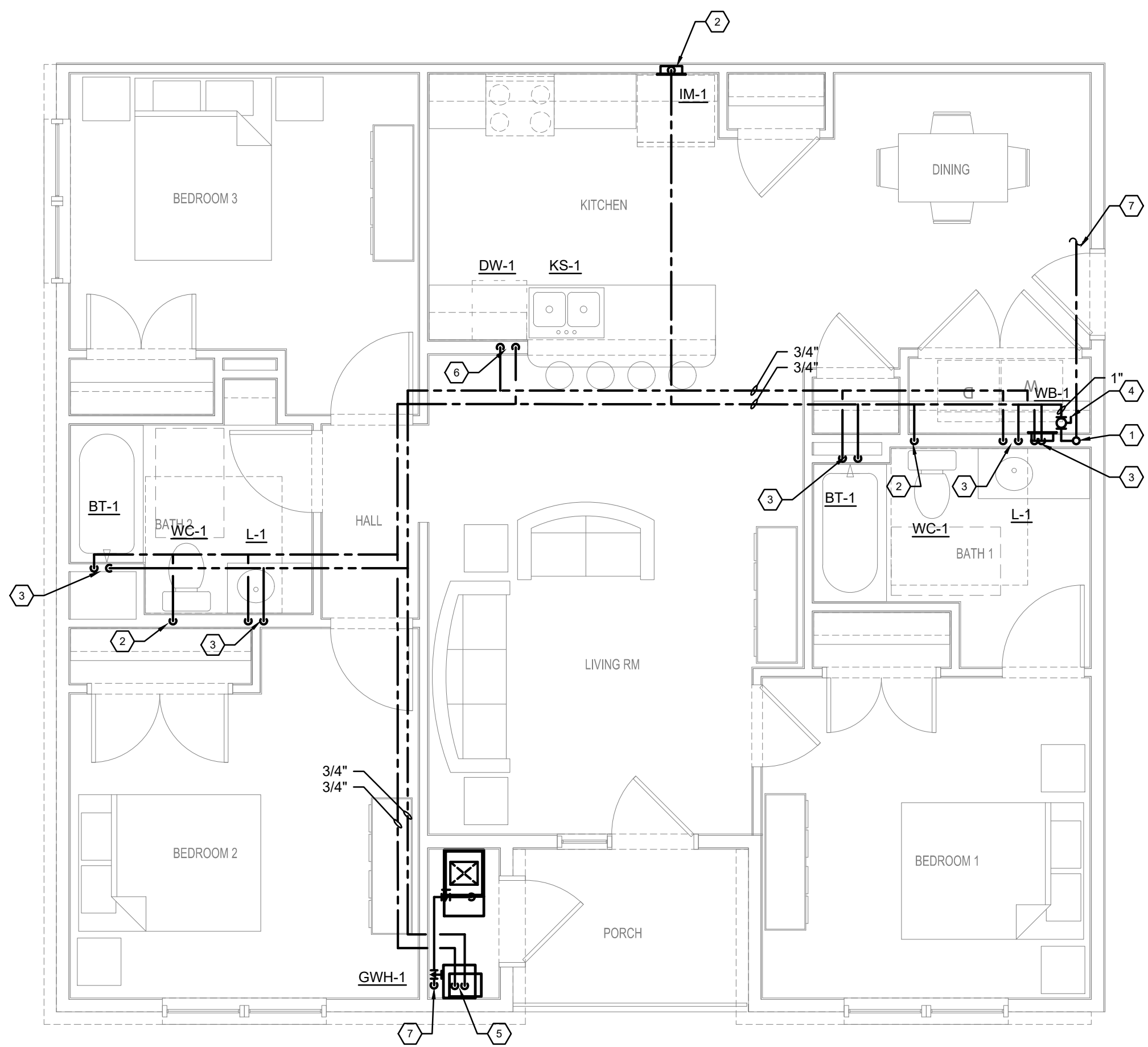
ENLARGED UNIT PLANS - PLUMBING

PROJECT NO.

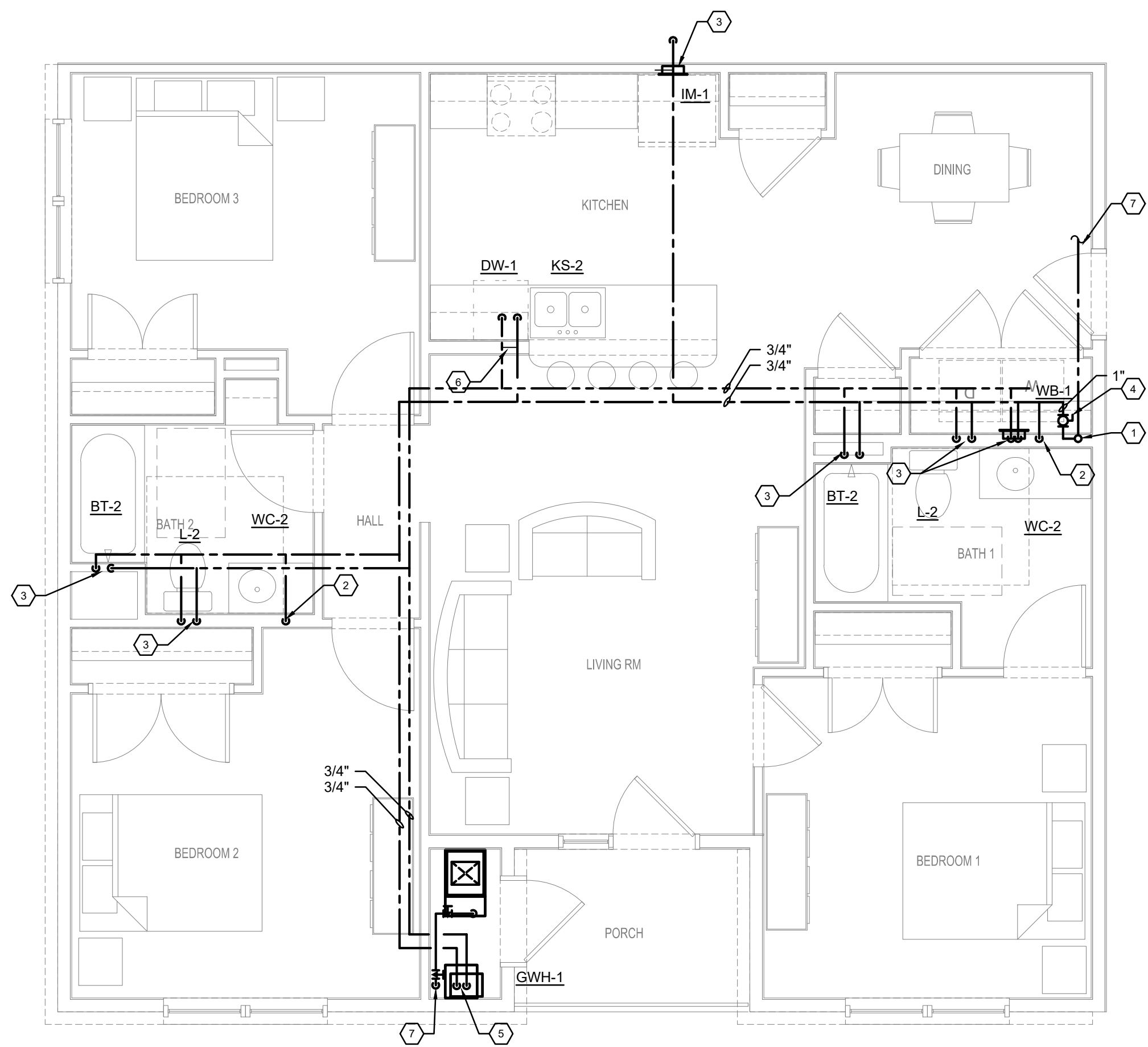
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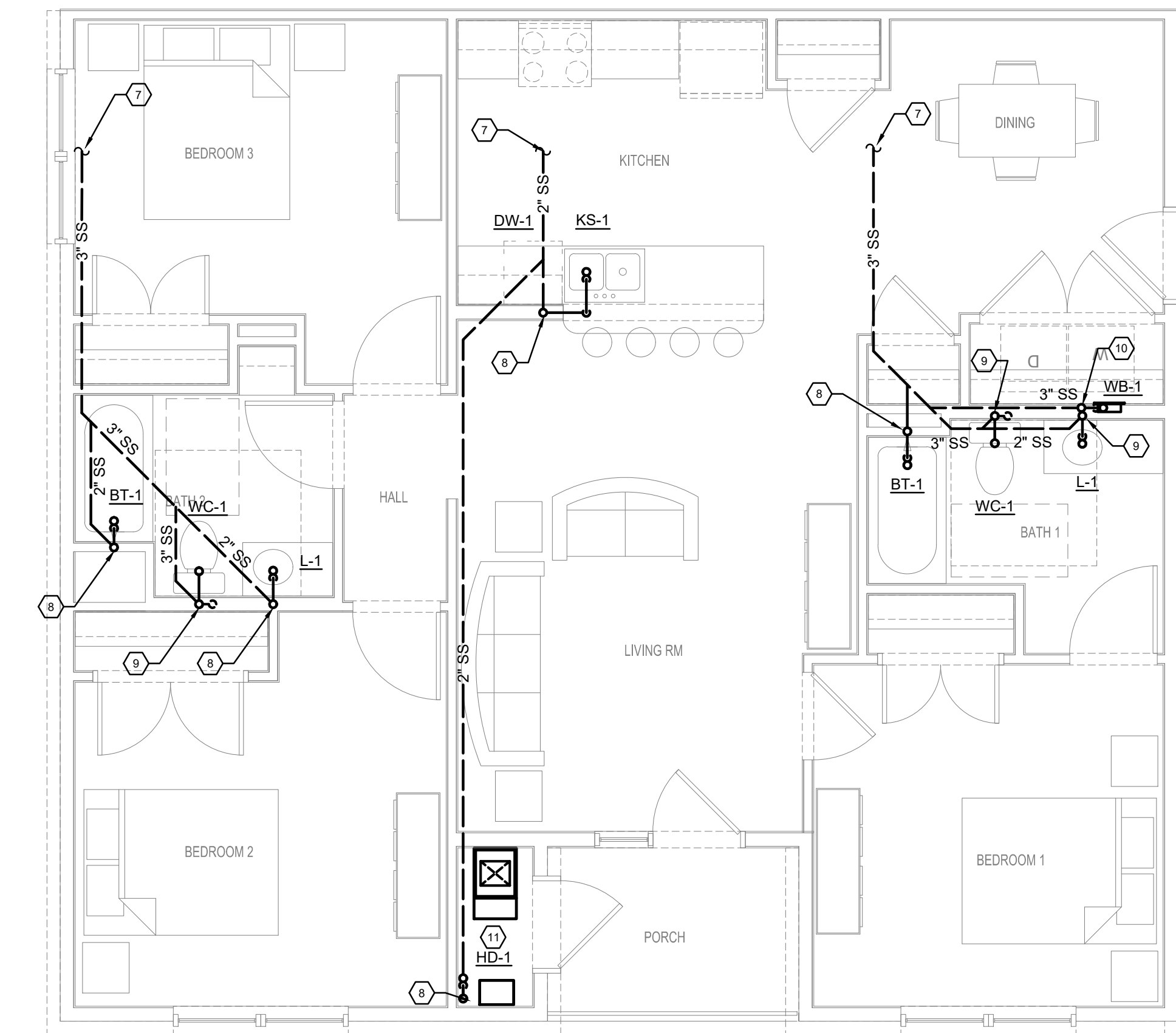
P401



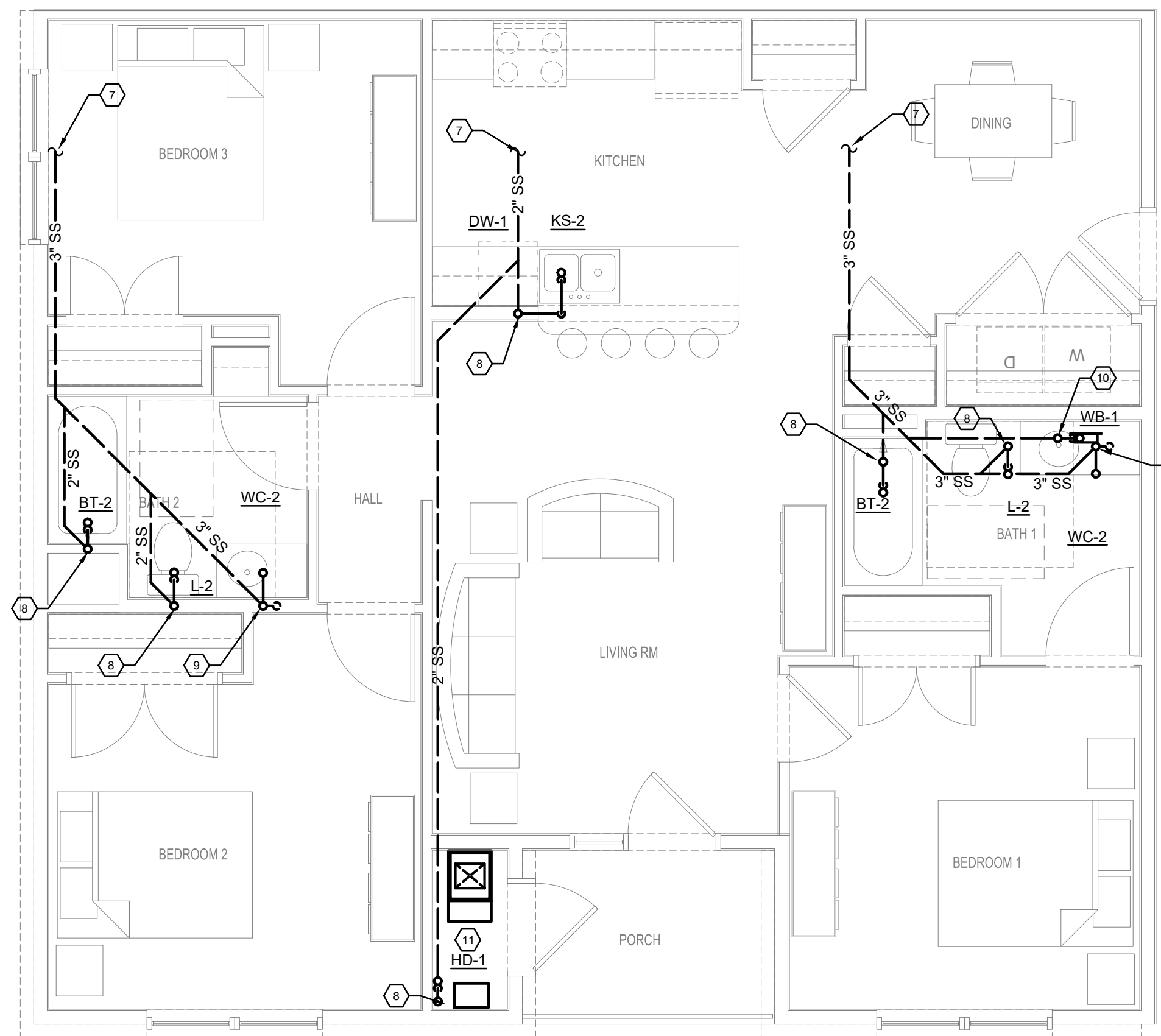
A 3 BDRM-1 UNIT
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"



B 3 BDRM-1 ADA UNIT
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"



C 3 BDRM-1 UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
SCALE: 1/4" = 1' - 0"



D 3 BDRM-1 ADA UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
SCALE: 1/4" = 1' - 0"

KEYED NOTES

- 1 CW RISER, SEE OVERALL PLANS FOR SIZE.
- 2 1/2" CW DOWN TO FIXTURE
- 3 1/2" HW & CW DOWN TO FIXTURE
- 4 1" CW UNIT ISOLATION VALVE AND SPACE FOR FUTURE SUB-METER (BY-OTHER) WITH UNIONS IN ACCESSIBLE LOCATION.
- 5 3/4" HW & CW TO WATER HEATER. PROVIDE TP-1 ON CW LINE. SEE WATER HEATER DETAIL.
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GENERAL NOTES

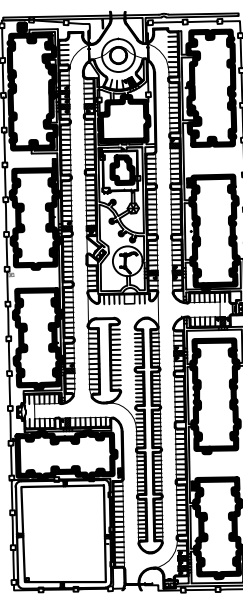
1. SEE OVERALL PLANS FOR ADDITIONAL PIPE SIZES AND INFORMATION
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3. ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE.



**Studio A
Architecture**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 F: 502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN



NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1489 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

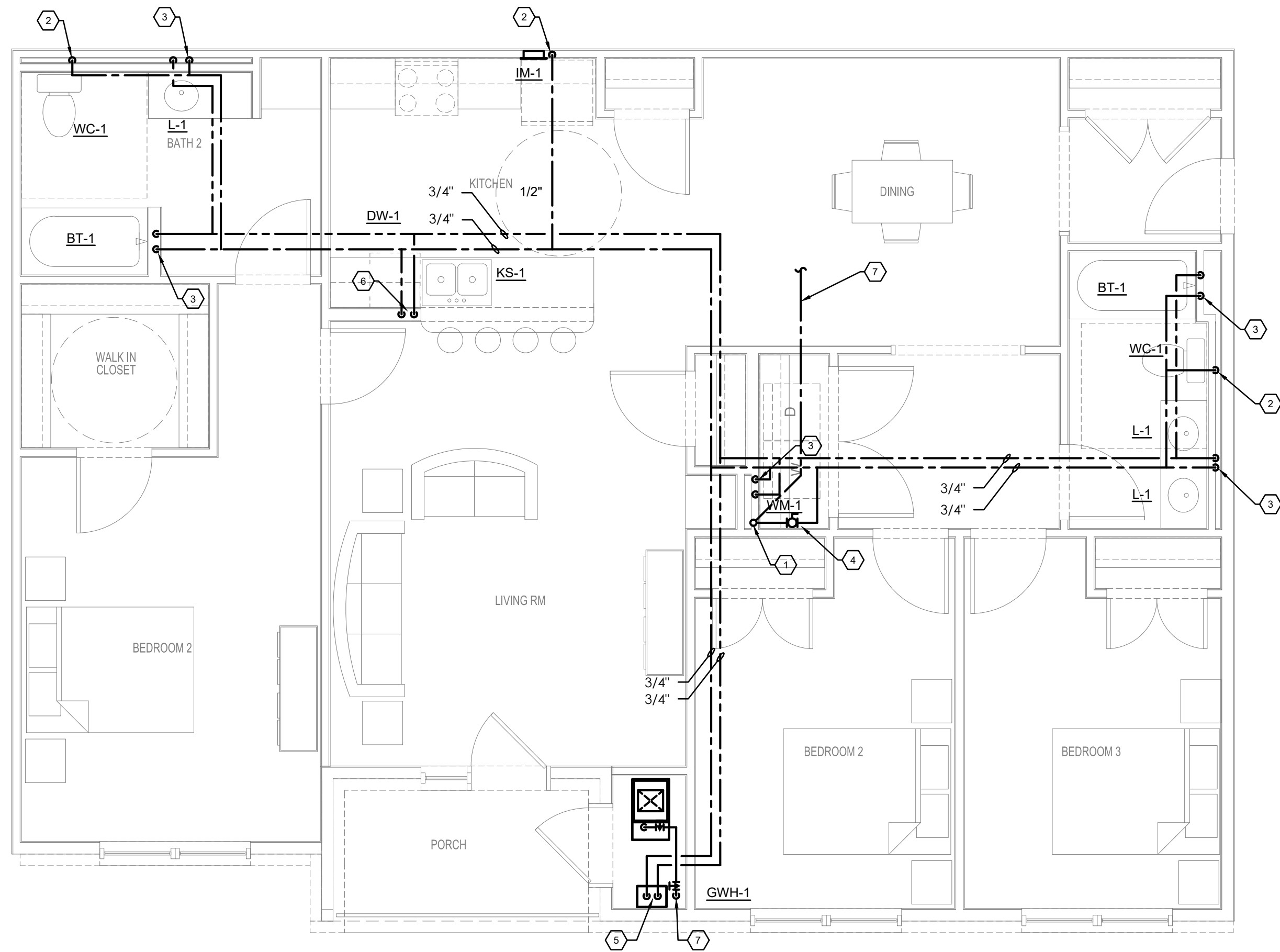
PECAN GROVE
SEGUIN, TX

PERMIT SET

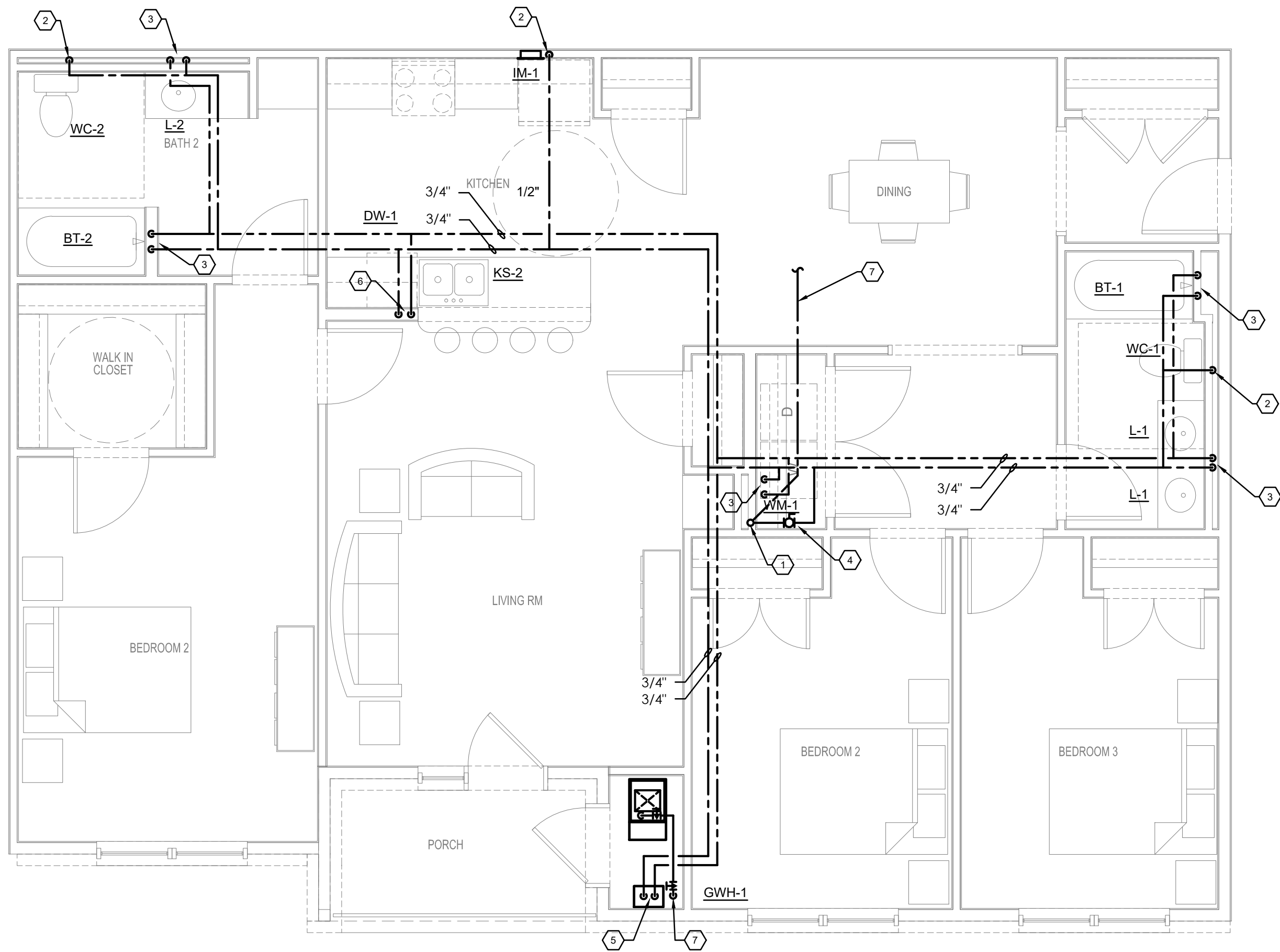
BLDG TYPE	DATE
	08/21/2019

SHEET TITLE
ENLARGED UNIT PLANS - PLUMBING

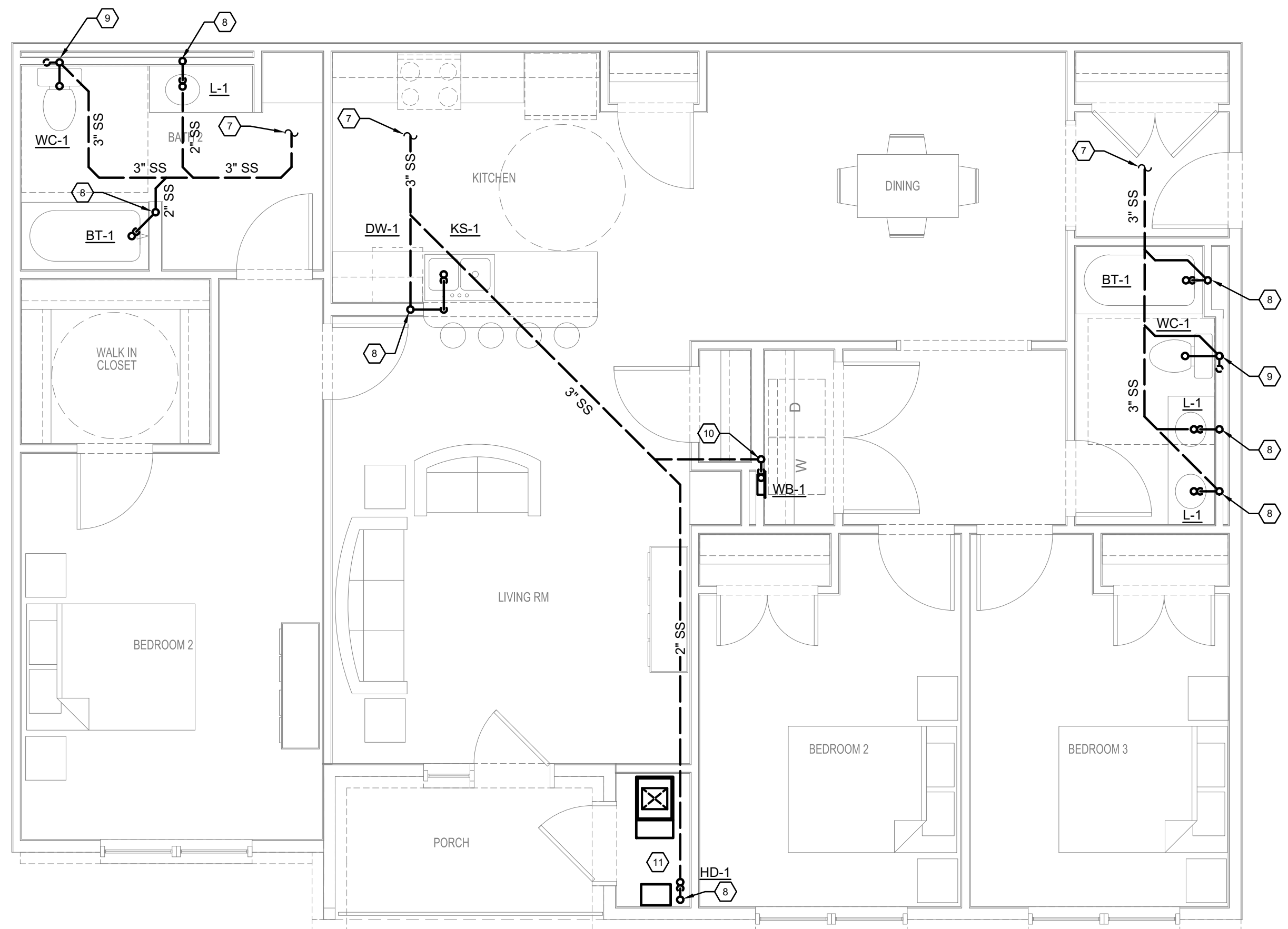
PROJECT NO.	SHEET NO.
19LD00-04	P402



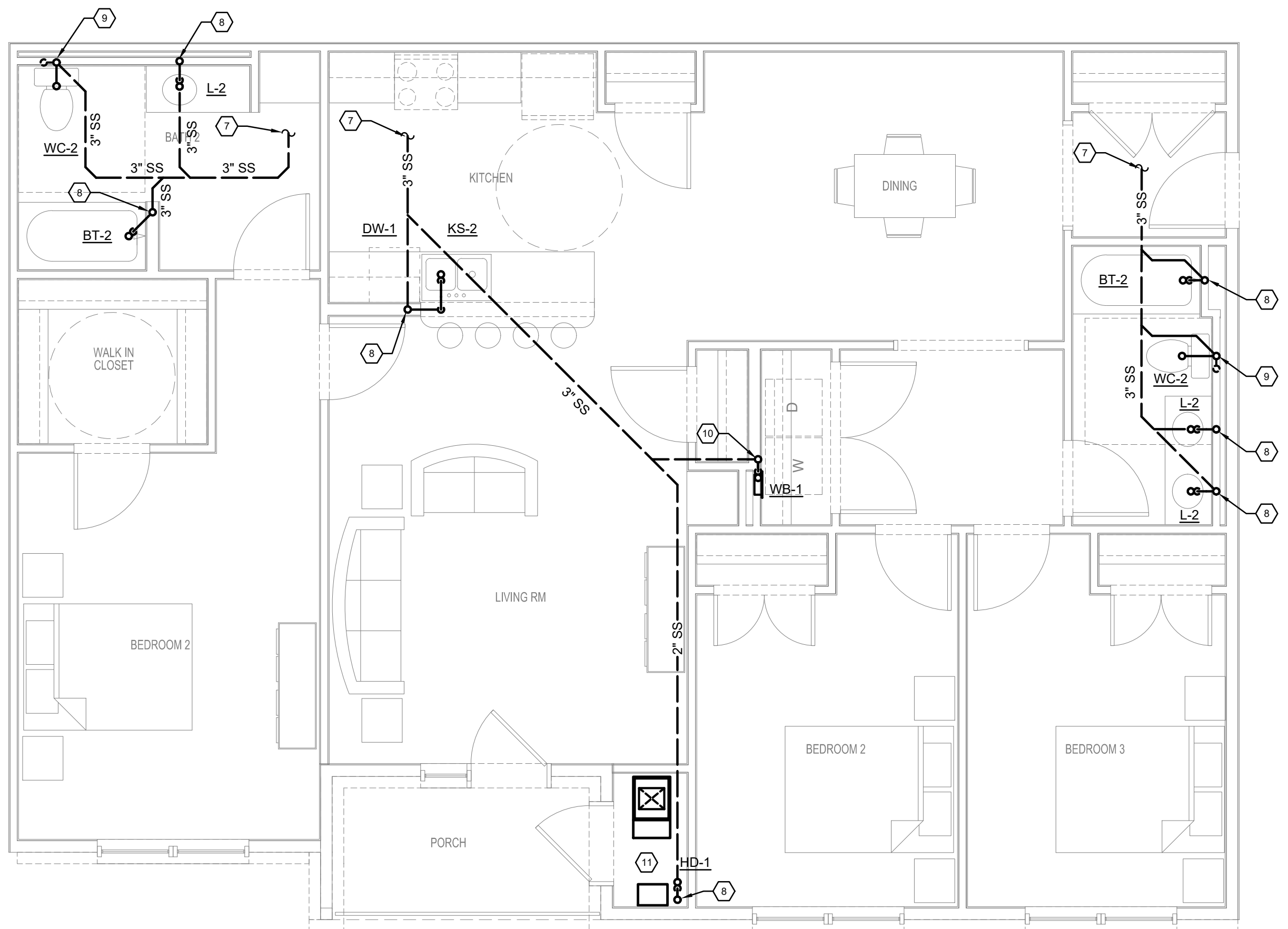
3 BDRM-2 UNIT
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"



3 BDRM-2 ADA UNIT
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"



3 BDRM-2 UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
SCALE: 1/4" = 1' - 0"



3 BDRM-2 ADA UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
SCALE: 1/4" = 1' - 0"

KEYED NOTES

- 1) CW RISER, SEE OVERALL PLANS FOR SIZE.
- 2) 1/2" CW DOWN TO FIXTURE
- 3) 1/2" HW & CW DOWN TO FIXTURE
- 4) 1" CW UNIT ISOLATION VALVE AND SPACE FOR FUTURE SUB-METER (BY-OTHER) WITH UNIONS IN ACCESSIBLE LOCATION.
- 5) 3/4" HW & CW TO WATER HEATER. PROVIDE TP-1 ON CW LINE. SEE WATER HEATER DETAIL.
- 6) 1/2" HW & CW DOWN TO SINK. ROUTE 1/2" HW WITH WATER HAMMER ARRESTOR TO DISHWASHER (DW). PIPE WASTE FROM DISHWASHER TO DISPOSAL UNIT DW CONNECTION. LOOP AND SECURE DW WASTE LINE TIGHT TO BOTTOM OF COUNTER PER UPC.
- 7) REFER TO OVERALL PLANS FOR PIPING SIZE AND CONTINUATION.
- 8) 2" WASTE STACK VENT.
- 9) 3" SANITARY DN, 3" VENT UP.
- 10) 3" WASTE STACK VENT.
- 11) ROUTE WATER HEATER T&P RELIEF VALVE PIPING AND CONDENSATE PIPING AFTER NEUTRALIZATION KIT TO HUB DRAIN WITH AIR GAP. PROVIDE TP-1 TRAP PRIMER, REFER TO PLUMBING SCHEDULE AND WATER HEATER DETAIL.

GENERAL NOTES

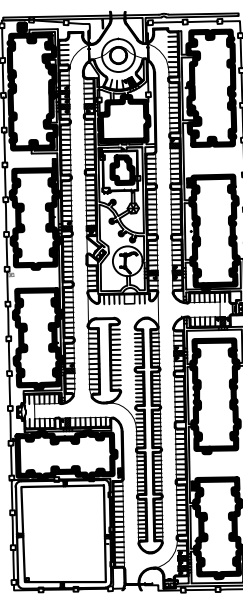
1. SEE OVERALL PLANS FOR ADDITIONAL PIPE SIZES AND INFORMATION
2. ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE.
3. ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE.



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 F: 502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN



NO. REVISION/SUBMISSIONS DATE

SEAL



OWNER

PECAN GROVE, LP
1489 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

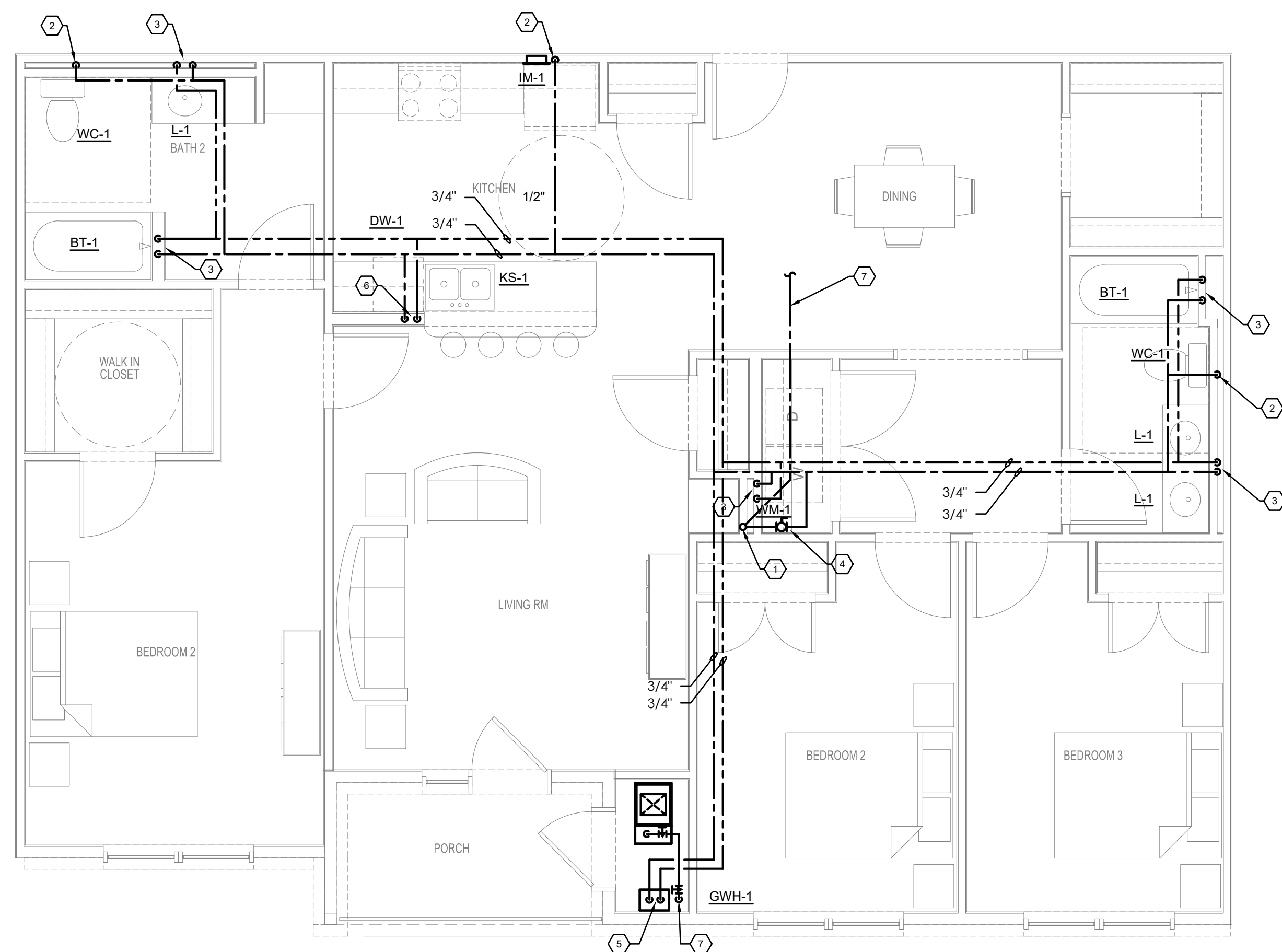
PECAN GROVE
SEGUIN, TX

PERMIT SET

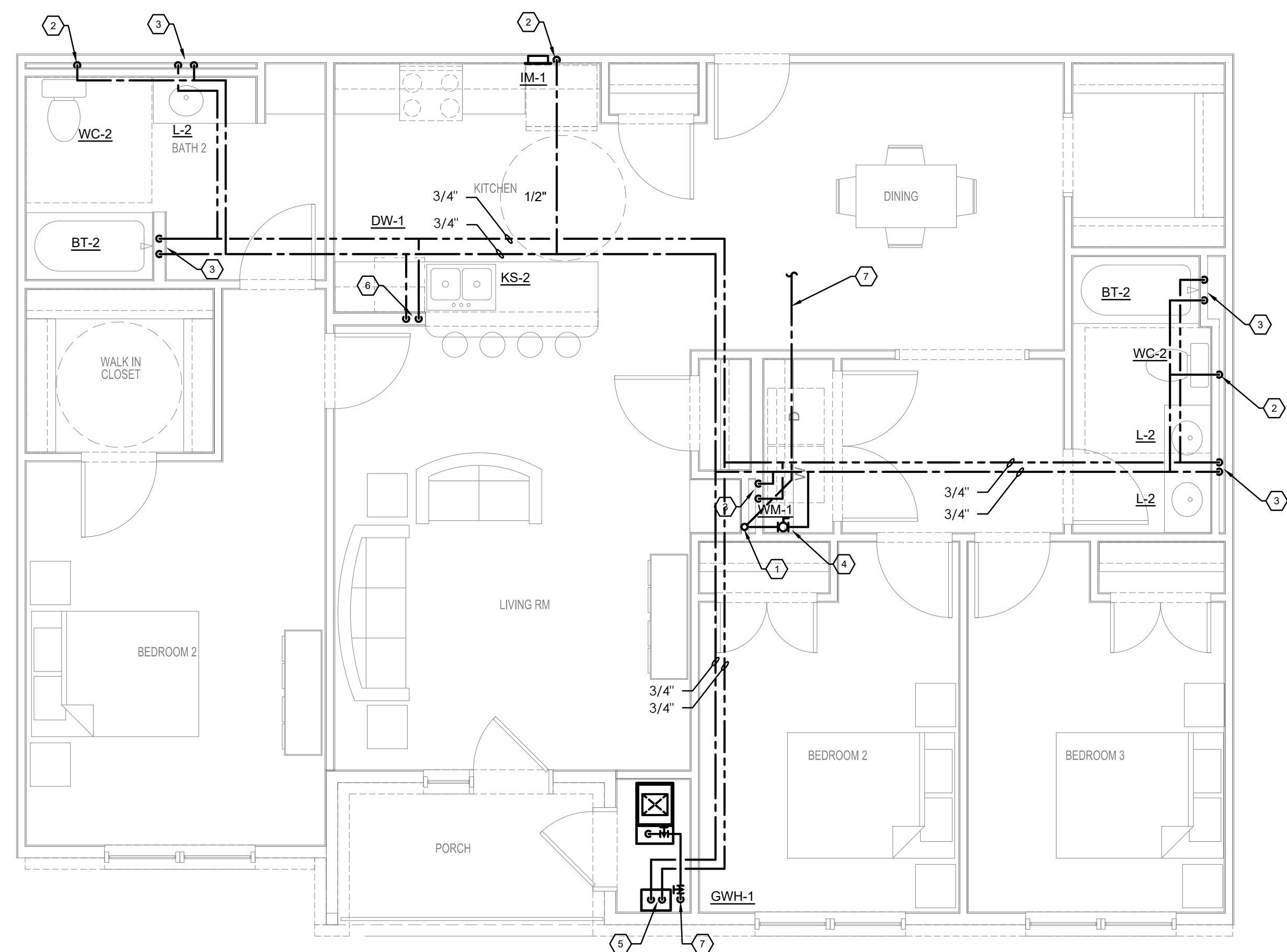
BLDG TYPE DATE
08/21/2019

SHEET TITLE
ENLARGED UNIT PLANS - PLUMBING

PROJECT NO. SHEET NO.
19LD00-04 **P403**



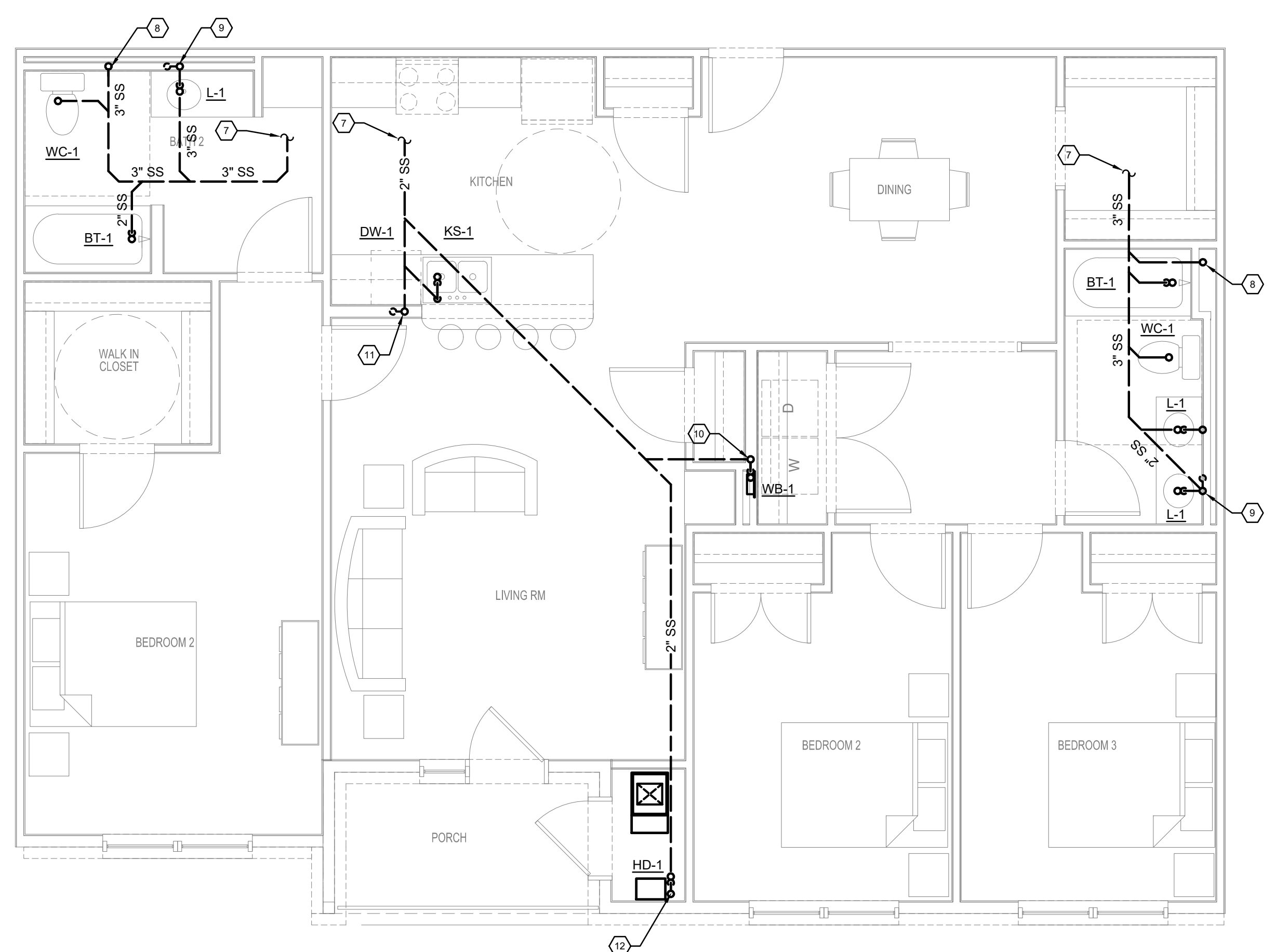
3 BDRM-3 UNIT
A
P404
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"



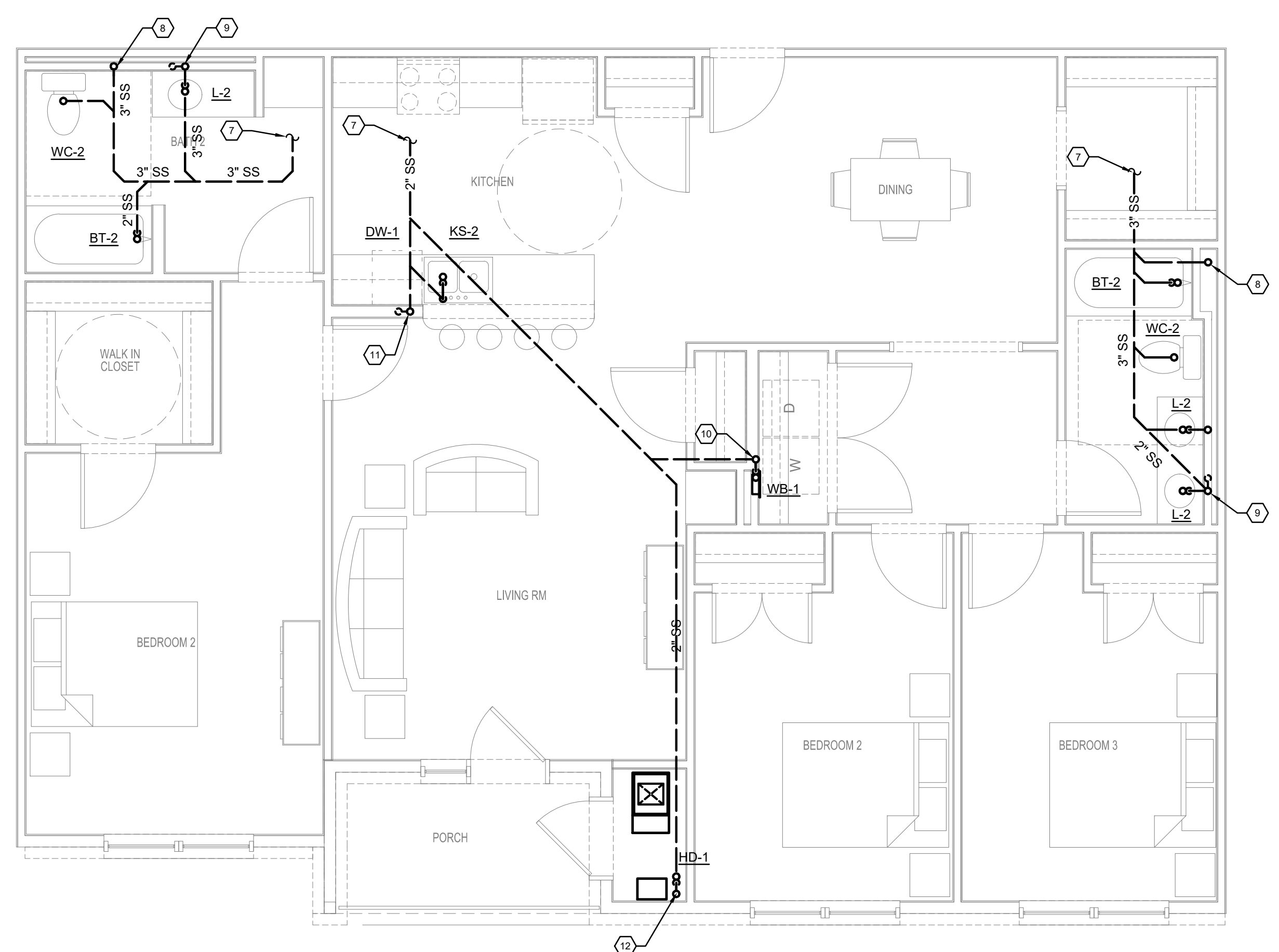
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TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"

- ## KEYED NOTES
- 1 CW RISER, SEE OVERALL PLANS FOR SIZE.
 - 2 1/2" CW DOWN TO FIXTURE
 - 3 1/2" HW & CW DOWN TO FIXTURE
 - 4 1" CW UNTIL ISOLATION VALVE AND SPACE FOR FUTURE SUB-METER (BY-OTHER) WITH UNIONS IN ACCESSIBLE LOCATION.
 - 5 3/4" HW & CW TO WATER HEATER. PROVIDE TP-1 ON CW LINE. SEE WATER HEATER DETAIL.
 - 6 1/2" HW & CW DOWN TO SINK. ROUTE 1/2" HW WITH WATER HAMMER ARRESTOR TO DISHWASHER (DW). PIPE WASTE FROM DISHWASHER TO DISPOSAL UNIT DW CONNECTION. LOOP AND SECURE DW WASTE LINE TIGHT TO BOTTOM OF COUNTER PER UPC.
 - 7 REFER TO OVERALL PLANS FOR PIPING SIZE AND CONTINUATION.
 - 8 2" WASTE STACK VENT.
 - 9 3" SANITARY DN, 3" VENT UP.
 - 10 3" WASTE STACK VENT.
 - 11 ROUTE WATER HEATER T&P RELIEF VALVE PIPING AND CONDENSATE PIPING AFTER NEUTRALIZATION KIT TO HUB DRAIN WITH AIR GAP. PROVIDE TP-1 TRAP PRIMER. REFER TO PLUMBING SCHEDULE AND WATER HEATER DETAIL.

- | GENERAL NOTES | |
|---------------|---|
| 1. | SEE OVERALL PLANS FOR ADDITIONAL PIPE SIZES AND INFORMATION |
| 2. | ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE. |
| 3. | ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE. |



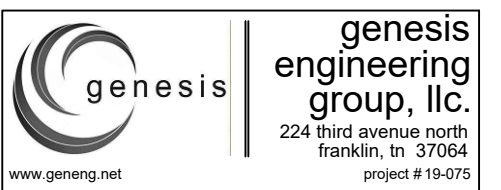
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TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
SCALE: 1/4" = 1' - 0"



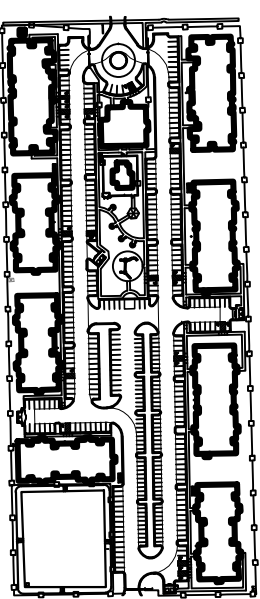
3 BDRM-3 ADA UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
SCALE: 1/4" = 1' - 0"



**Studio A
Architecture**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

[illegible]

SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE

DATE _____

08/21/2019

SHEET TITLE

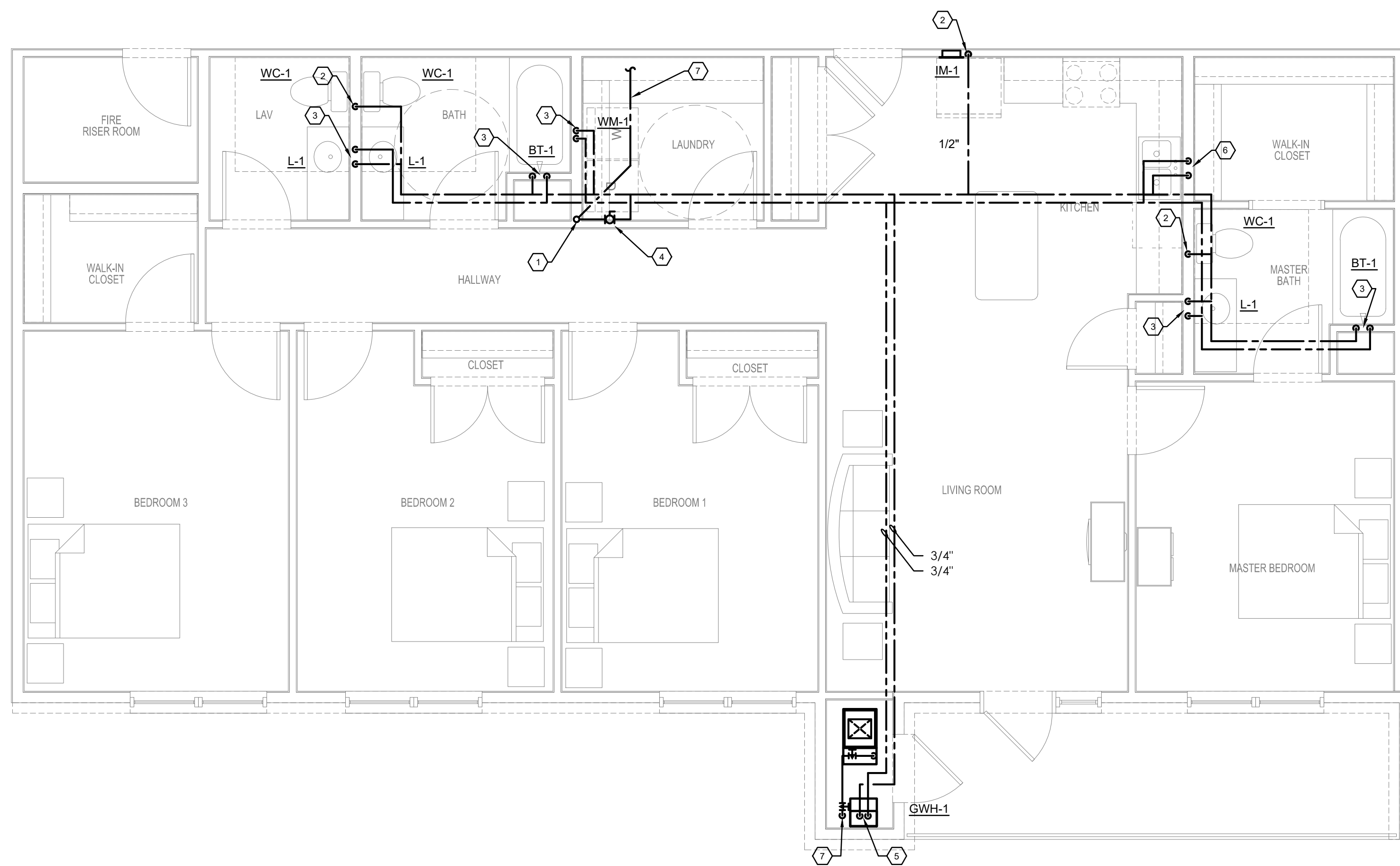
ENLARGED UNIT PLANS - PLUMBING

PROJECT NO.

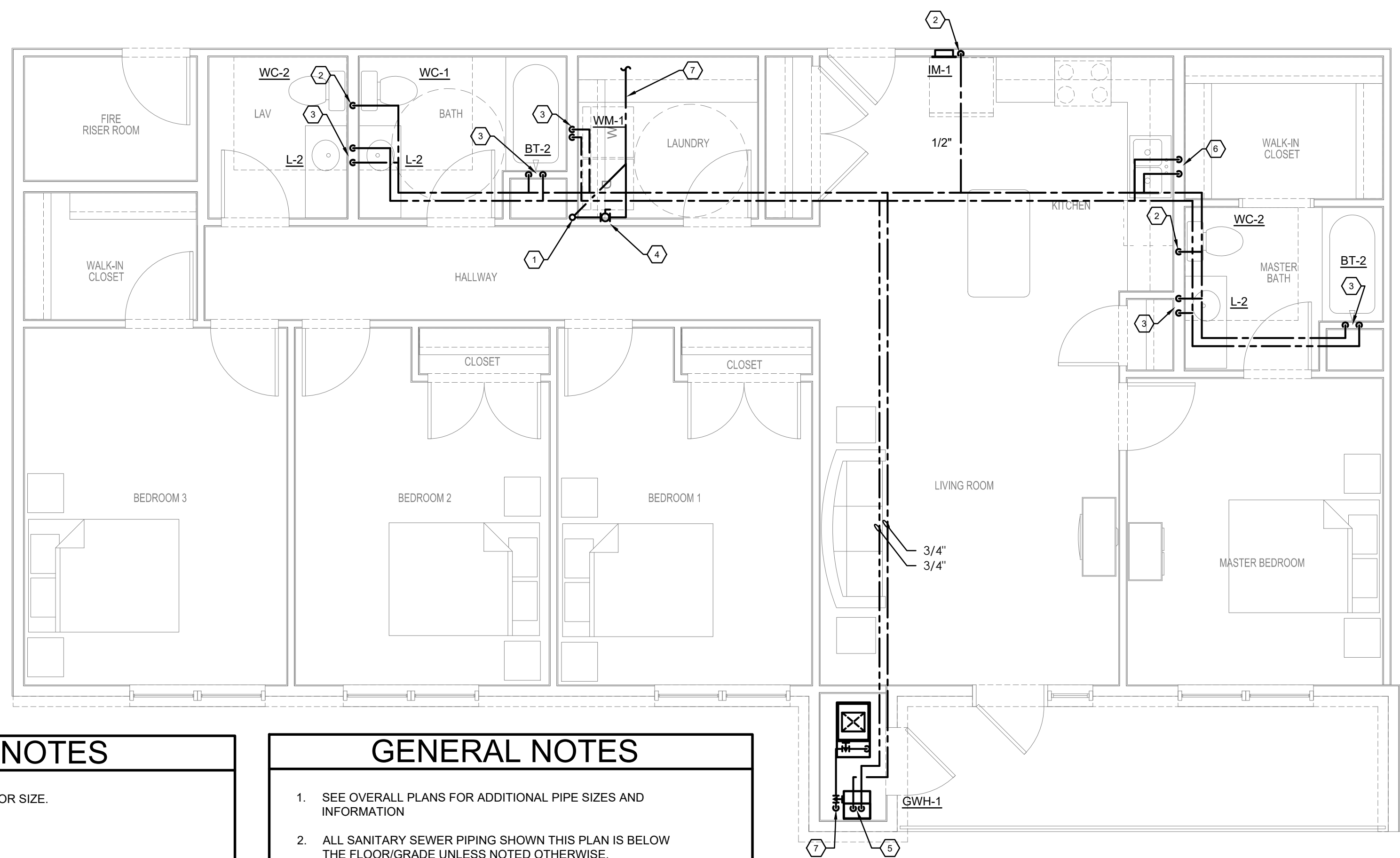
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SHEET NO.

P404



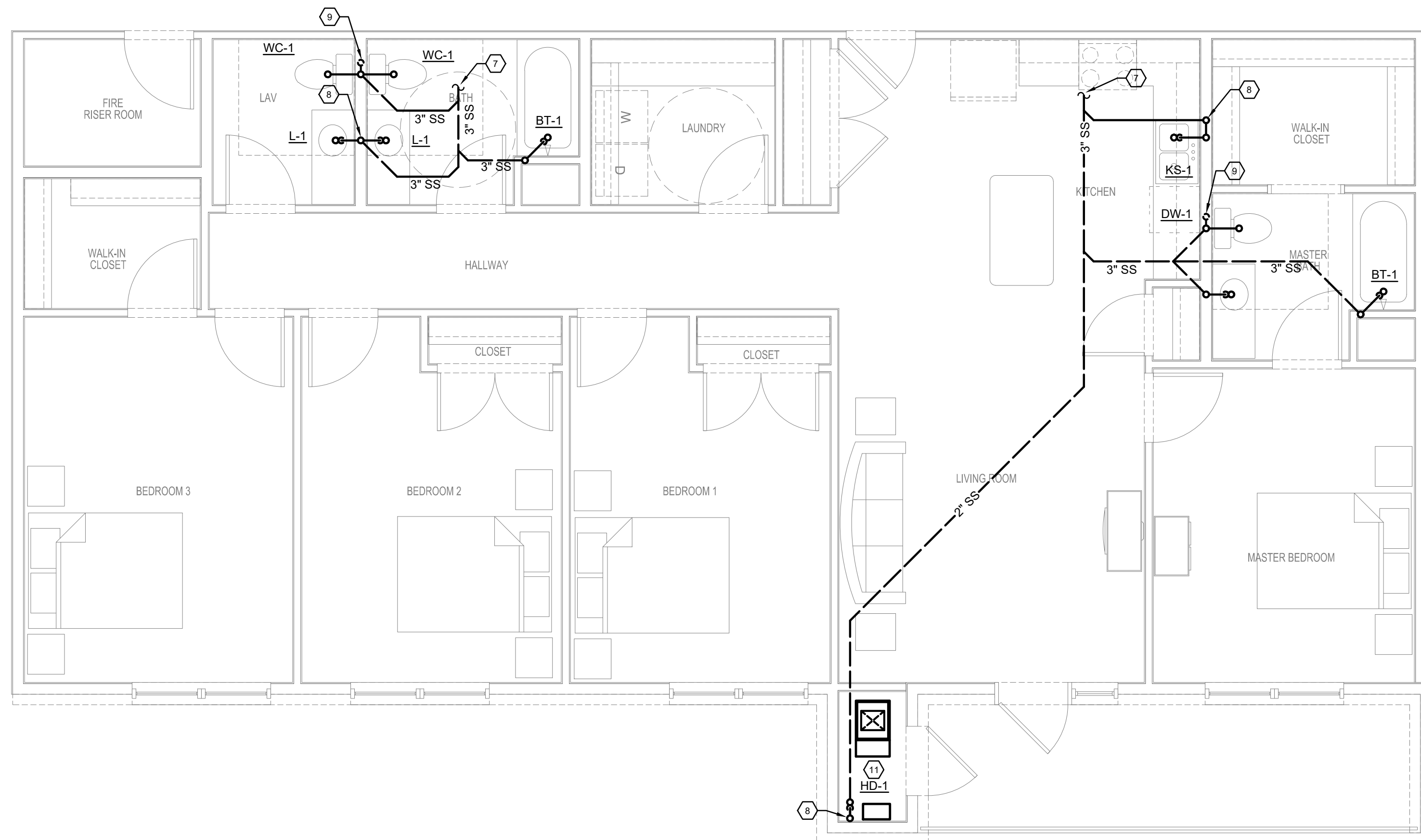
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TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"



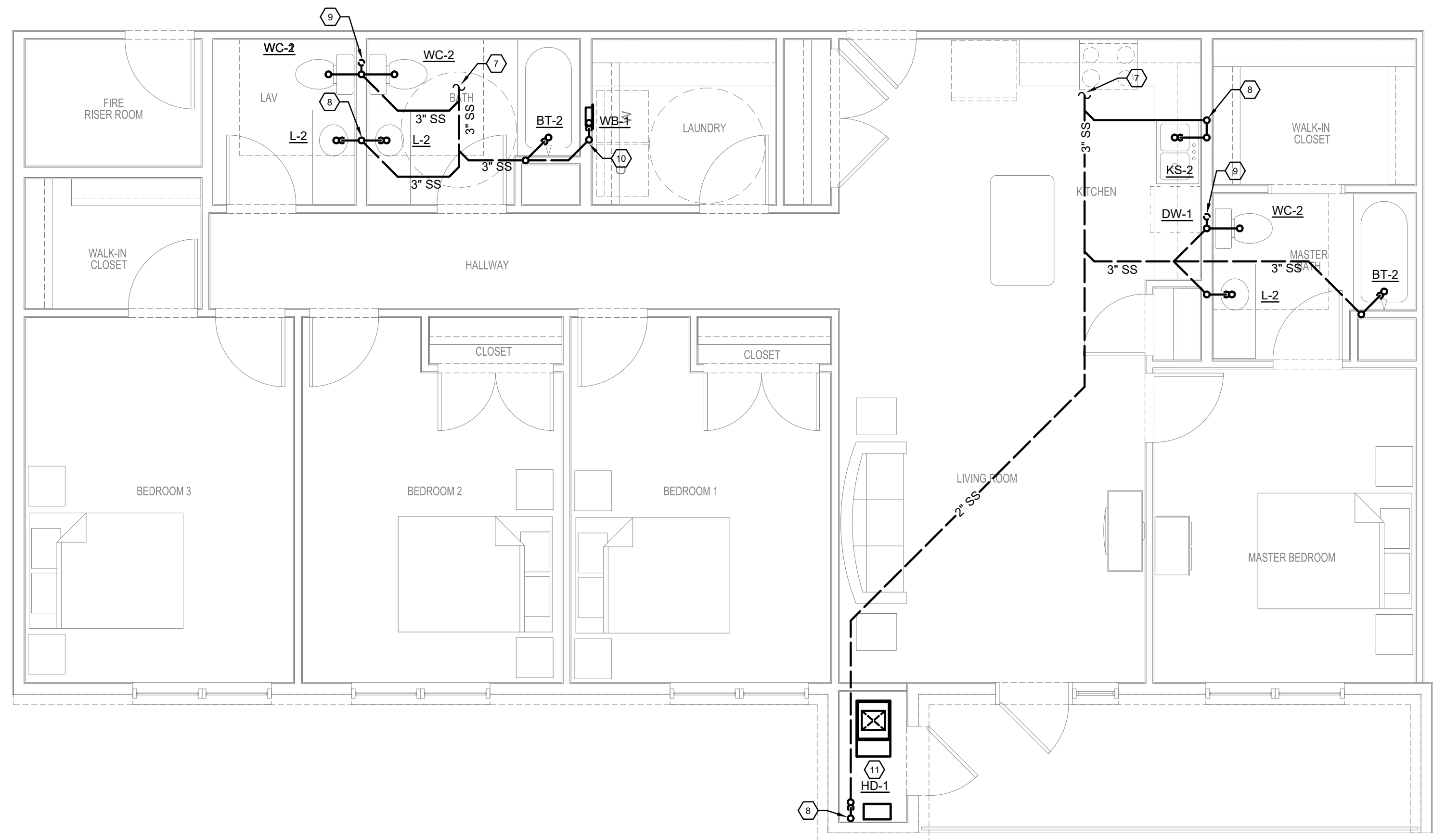
4 BDRM ADA UNIT
TYPICAL FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1' - 0"

- # KEYED NOTES
- 1) CW RISER, SEE OVERALL PLANS FOR SIZE.
 - 2) 1/2" CW DOWN TO FIXTURE
 - 3) 1/2" HW & CW DOWN TO FIXTURE
 - 4) 1" CW UNIT ISOLATION VALVE AND SPACE FOR FUTURE SUB-METER (BY-OTHER) WITH UNIONS IN ACCESSIBLE LOCATION.
 - 5) 3/4" HW & CW TO WATER HEATER. PROVIDE TP-1 ON CW LINE. SEE WATER HEATER DETAIL.
 - 6) 1/2" HW & CW DOWN TO SINK. ROUTE 1/2" HW WITH WATER HAMMER ARRESTOR TO DISHWASHER (DW). PIPE WASTE FROM DISHWASHER TO DISPOSAL. UNIT DW CONNECTION, LOOP AND SECURE DW WASTE LINE TIGHT TO BOTTOM OF COUNTER PER UPC.
 - 7) REFER TO OVERALL PLANS FOR PIPING SIZE AND CONTINUATION.
 - 8) 2" WASTE STACK VENT.
 - 9) 3" SANITARY DN, 3" VENT UP.
 - 10) 3" WASTE STACK VENT.
 - 11) ROUTE WATER HEATER T&P RELIEF VALVE PIPING AND CONDENSATE PIPING AFTER NEUTRALIZATION KIT TO HUB DRAIN WITH AIR GAP. PROVIDE TP-1 TRAP PRIMER. REFER TO PLUMBING SCHEDULE AND WATER HEATER DETAIL.

- | GENERAL NOTES | |
|---------------|---|
| 1. | SEE OVERALL PLANS FOR ADDITIONAL PIPE SIZES AND INFORMATION |
| 2. | ALL SANITARY SEWER PIPING SHOWN THIS PLAN IS BELOW THE FLOOR/GRADE UNLESS NOTED OTHERWISE. |
| 3. | ALL WATER AND VENT PIPING SHOWN THIS PLAN IS ABOVE THE CEILING/OVERHEAD UNLESS NOTED OTHERWISE. |



4 BDRM UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
 SCALE: 1/4" = 1' - 0"



4 BDRM ADA UNIT
TYPICAL FLOOR PLAN - GRAVITY - PLUMBING
SCALE: 1/4" = 1' - 0"

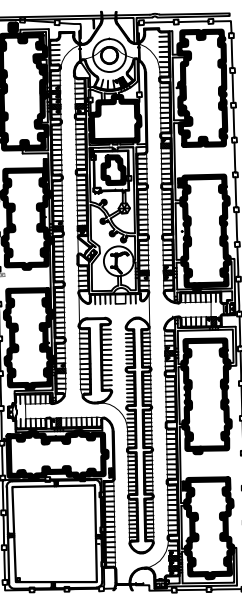
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Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
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KEY PLAN

[illegible]

SEAL



OWNER

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1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE

DATE _____

08/21/2019

SHEET TITLE

ENLARGED UNIT PLANS - PLUMBING

PROJECT N

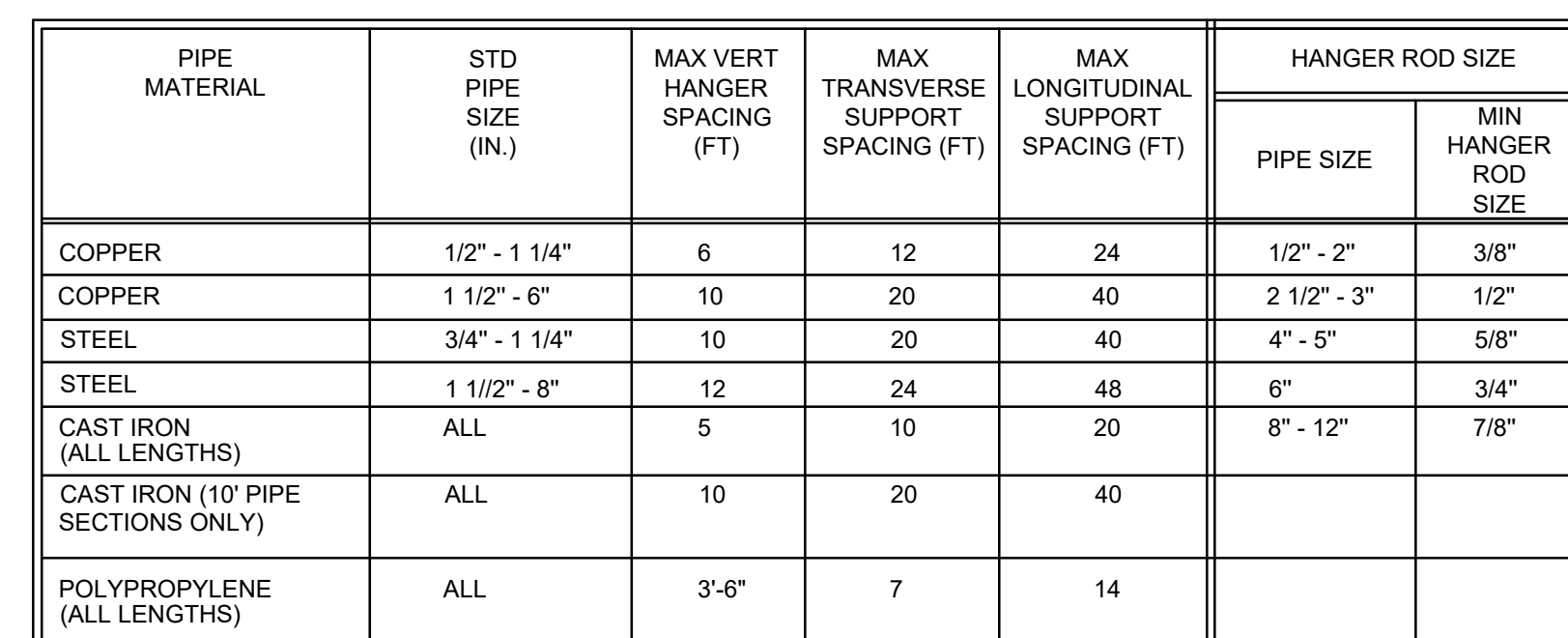
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19LD00-04

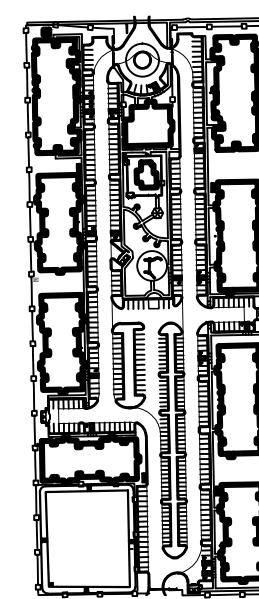
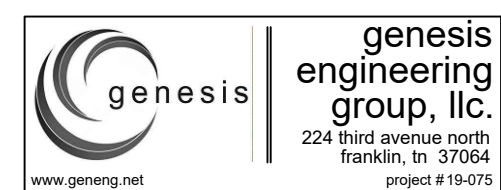
P404



PIPE HANGER SCHEDULE		
TYPE OF PIPE	SIZE OF PIPE	HANGER SPACING
STEEL THREADED PIPE	3/4" SIZE & SMALLER 1" SIZE & LARGER	10 FT. INTERVALS 12 FT. INTERVALS
COPPER TUBE	1-1/4" SIZE & SMALLER 1-1/2" SIZE & LARGER	6 FT. INTERVALS 10 FT. INTERVALS
PLASTIC PIPE	ALL SIZES	4 FT. INTERVALS PROVIDE SUPPORTS AT END OF ALL BRANCHES AND AT ALL CHANGES OF DIRECTION & ELEVATION
CAST IRON PIPE	ALL SIZES	MINIMUM OF 1 HANGER PER PIPE LENGTH LOCATED WITHIN 18" OF EACH JOINT (UP TO 10 FT. MAXIMUM), AT CHANGES IN DIRECTION AND AT BRANCH CONNECTIONS



- NOTES:**
1. USE TABLE TO DETERMINE HANGER SIZE AND SUPPORT SPACING.
 2. PROVIDE AT LEAST ONE TRANSVERSE BRACE AND LONGITUDINAL BRACE FOR EACH STRAIGHT SECTION OF PIPE.
 3. LONGITUDINAL AND TRANSVERSE BRACES ARE TO OCCUR AT THE SAME HANGER LOCATION.
 4. BRACES NOT REQUIRED IF DISTANCE FROM TOP OF PIPE TO BOTTOM OF HANGER SUPPORT IS LESS THAN 12".
 5. ALL GAS PIPING SHALL BE SUPPORTED AS DETAILED HERE.
 6. PIPING IN BOILER AND MECHANICAL ROOMS WHICH IS LESS THAN 1 1/4" DIAMETER NEED NOT COMPLY WITH THIS DETAIL.
 7. PIPING IN OTHER BUILDING AREAS WHICH IS LESS THAN 2 1/2" DIAMETER NEED NOT COMPLY WITH THIS DETAIL.

[illegible]

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1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYP

DATE _____

08/21/2019

SHEET TITLE	PLUMBING DETAILS
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PROJECT NO.

19LD00-04

SHEET NO.

P501

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Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
WWW.STUDIOAARCH.COM

 genesis
www.geneng.net

**genesis
engineering
group, llc.**
224 third avenue north
franklin, tn 37064
project # 19-075

KEY PLAN

A key plan of the building showing the layout of the units. The subject unit is highlighted in black and is located in the bottom left corner of the building. The building is a long, narrow structure with multiple units along each side. The subject unit is a large, rectangular unit with a prominent entrance.

[illegible]

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE

SEGUIN, TX

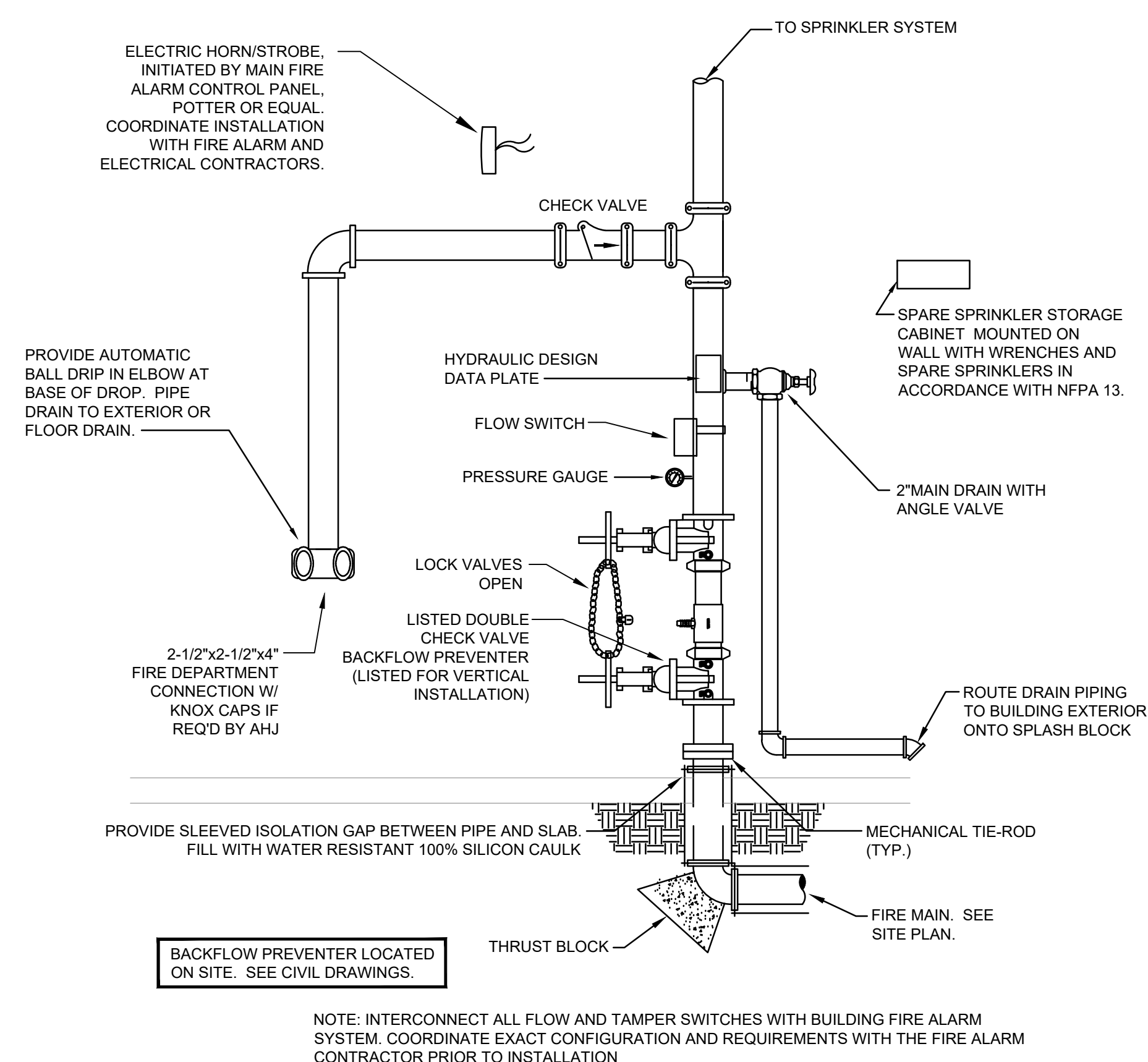
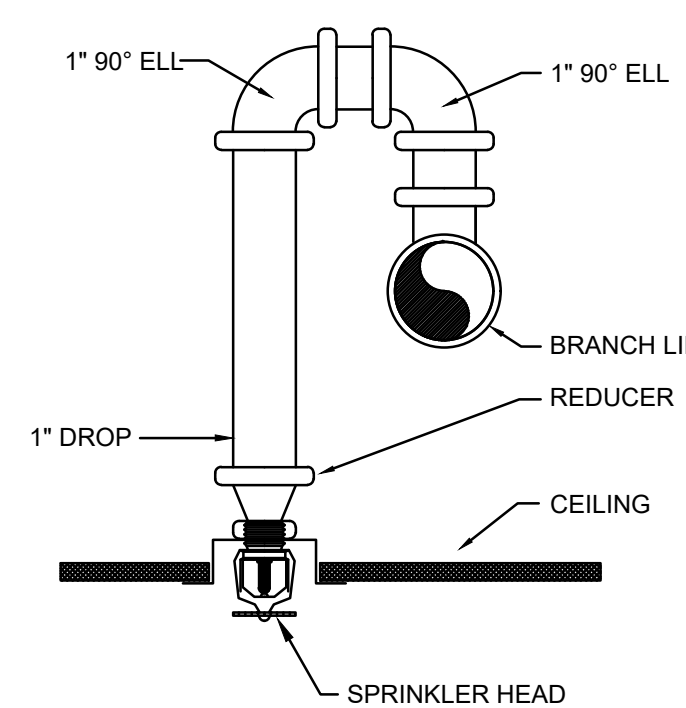
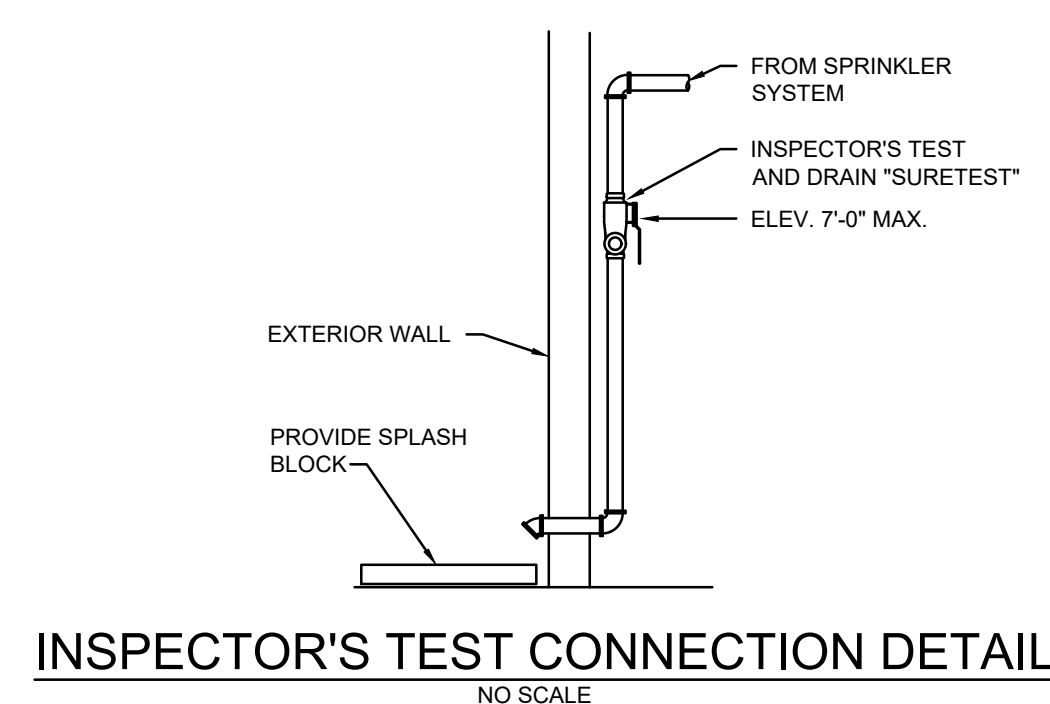
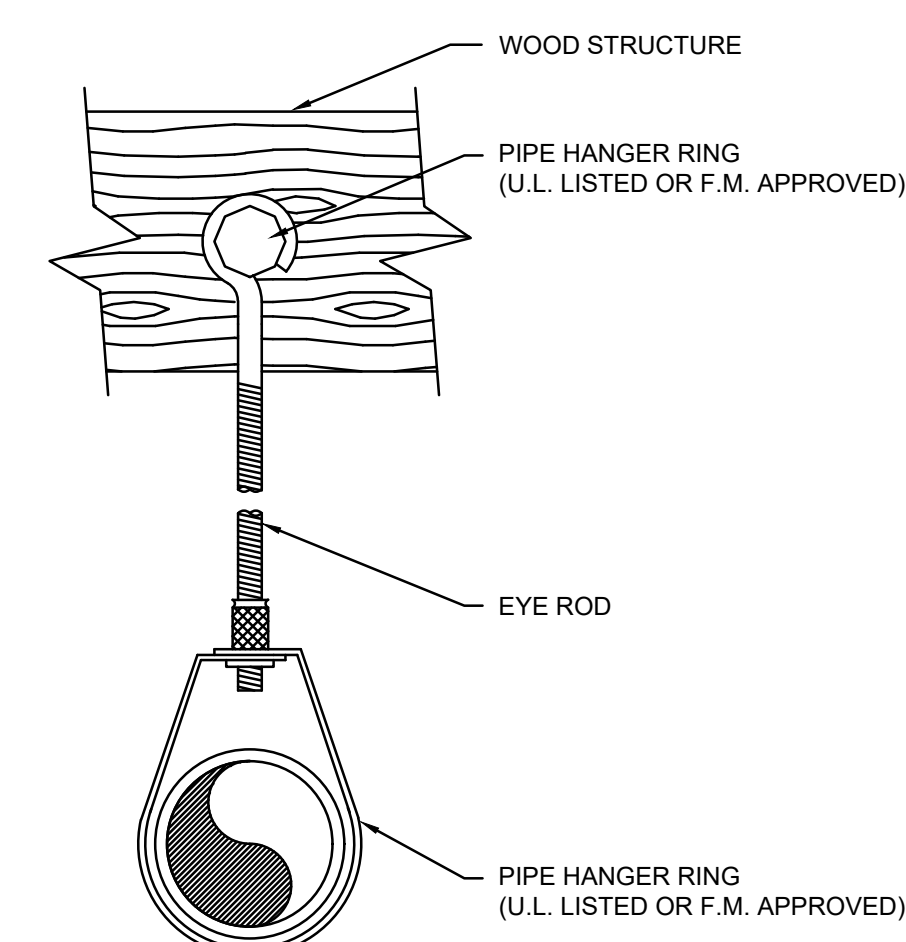
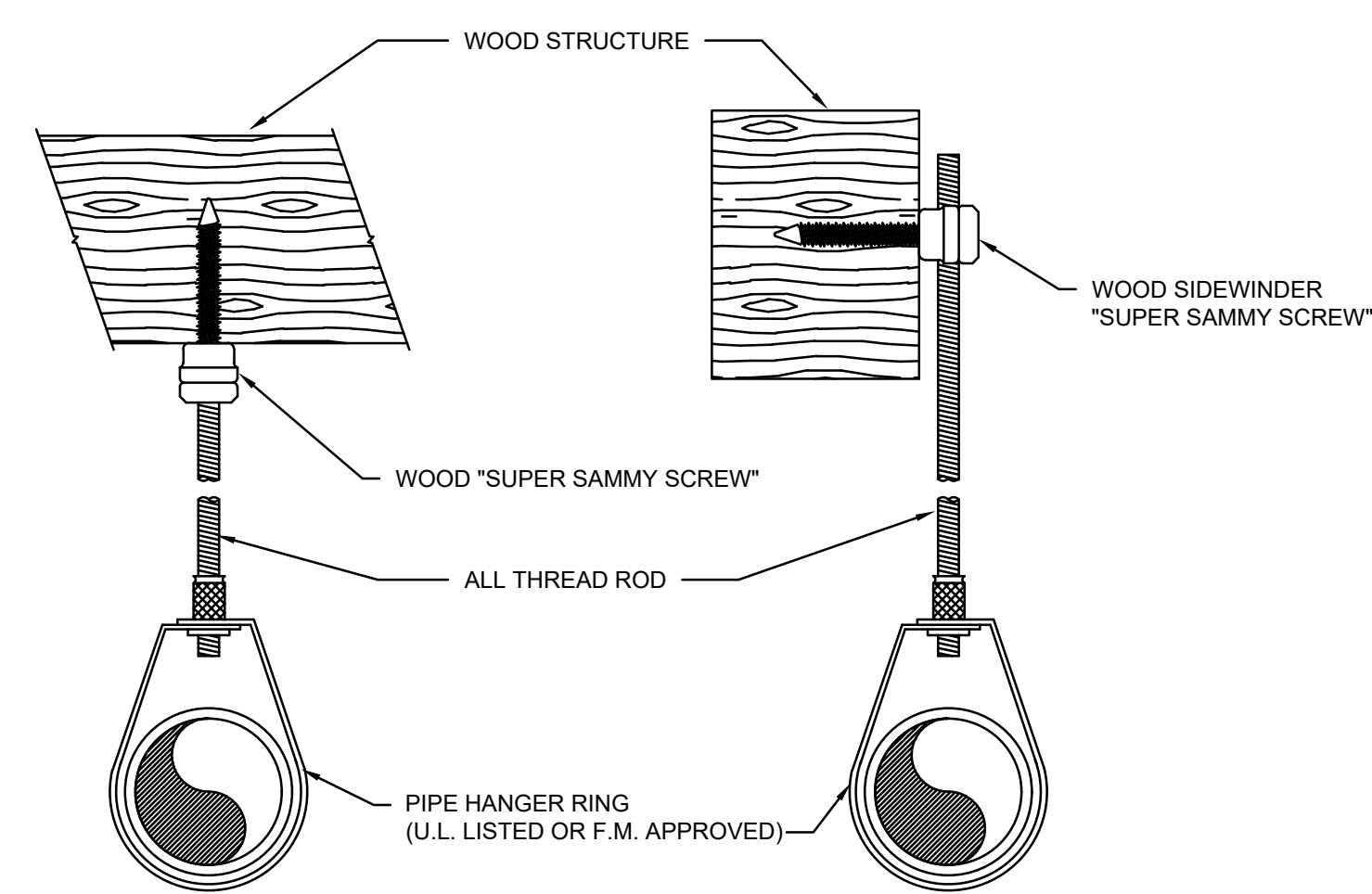
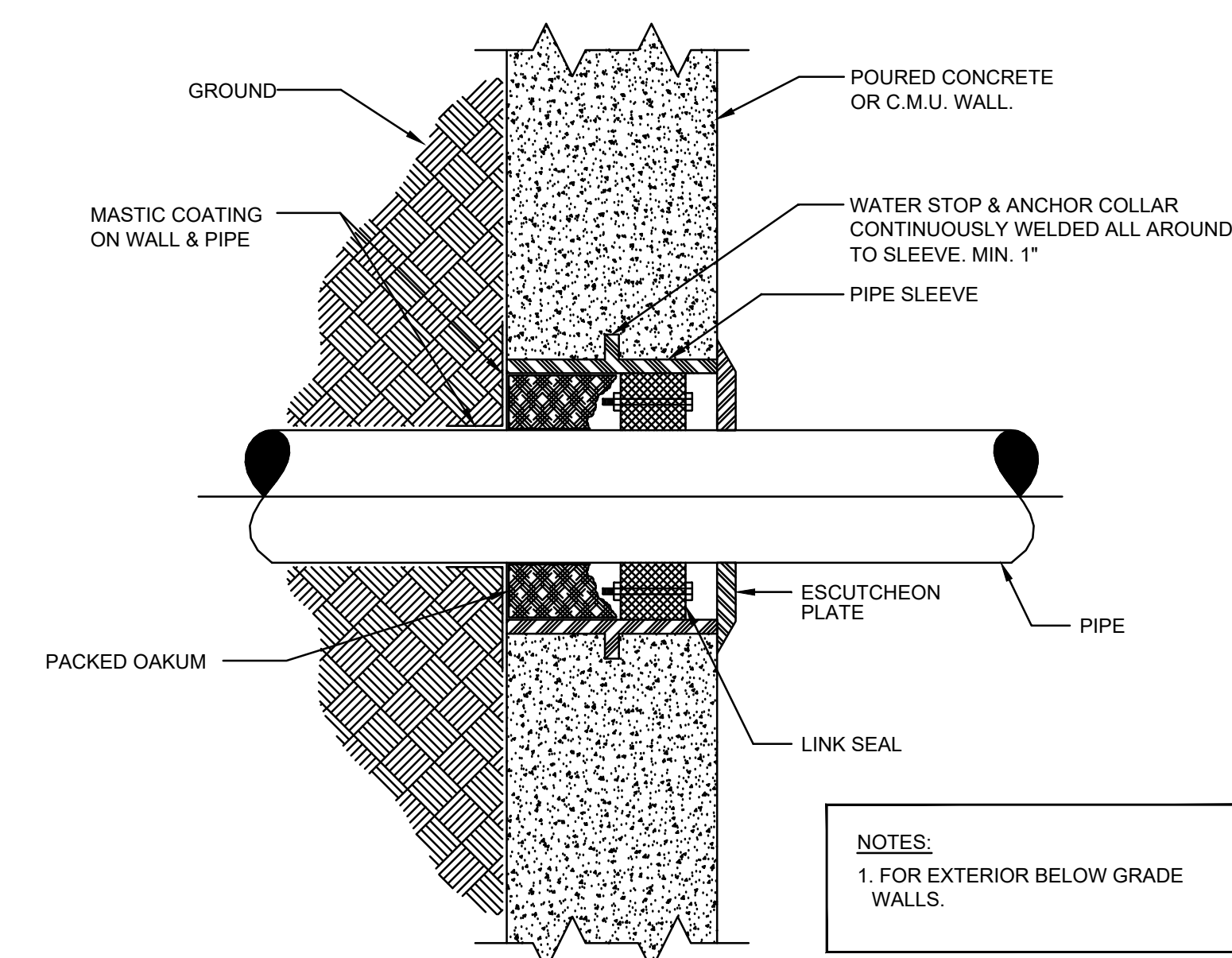
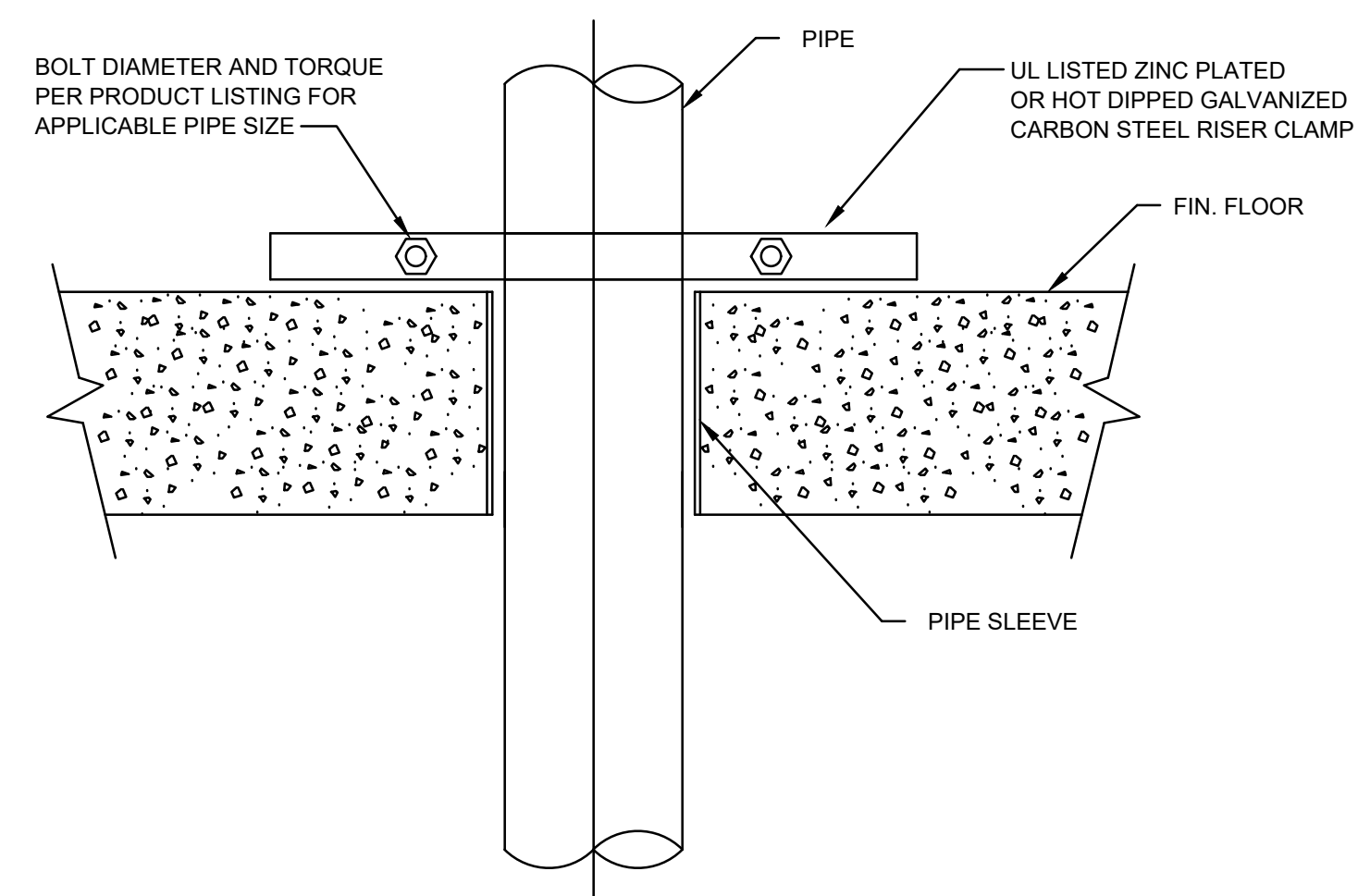
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	08/21/2019

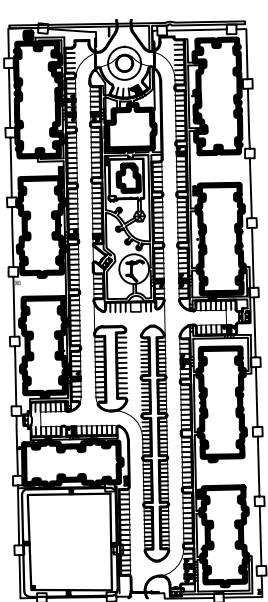
SHEET TITLE

FIRE PROTECTION LEGENDS & DETAILS

PROJECT NO.	SHEET NO.
19LD00-04	FP001



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
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[illegible]

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PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE

SEGUIN, TX

PERMIT SET

BLDG TYPE

DATE _____

08/21/2019

SHEET TITLE

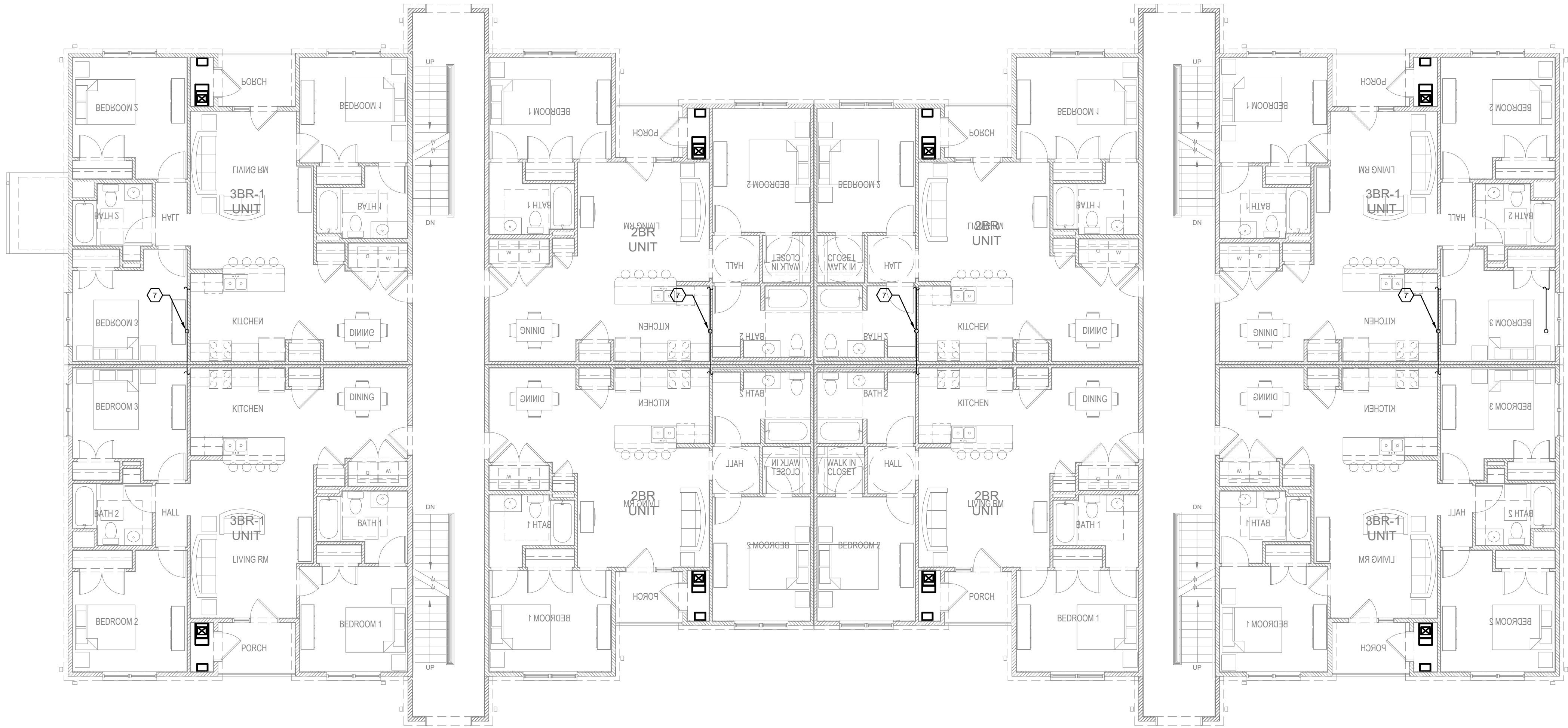
FIRE PROTECTION DETAILS

PROJECT NO.

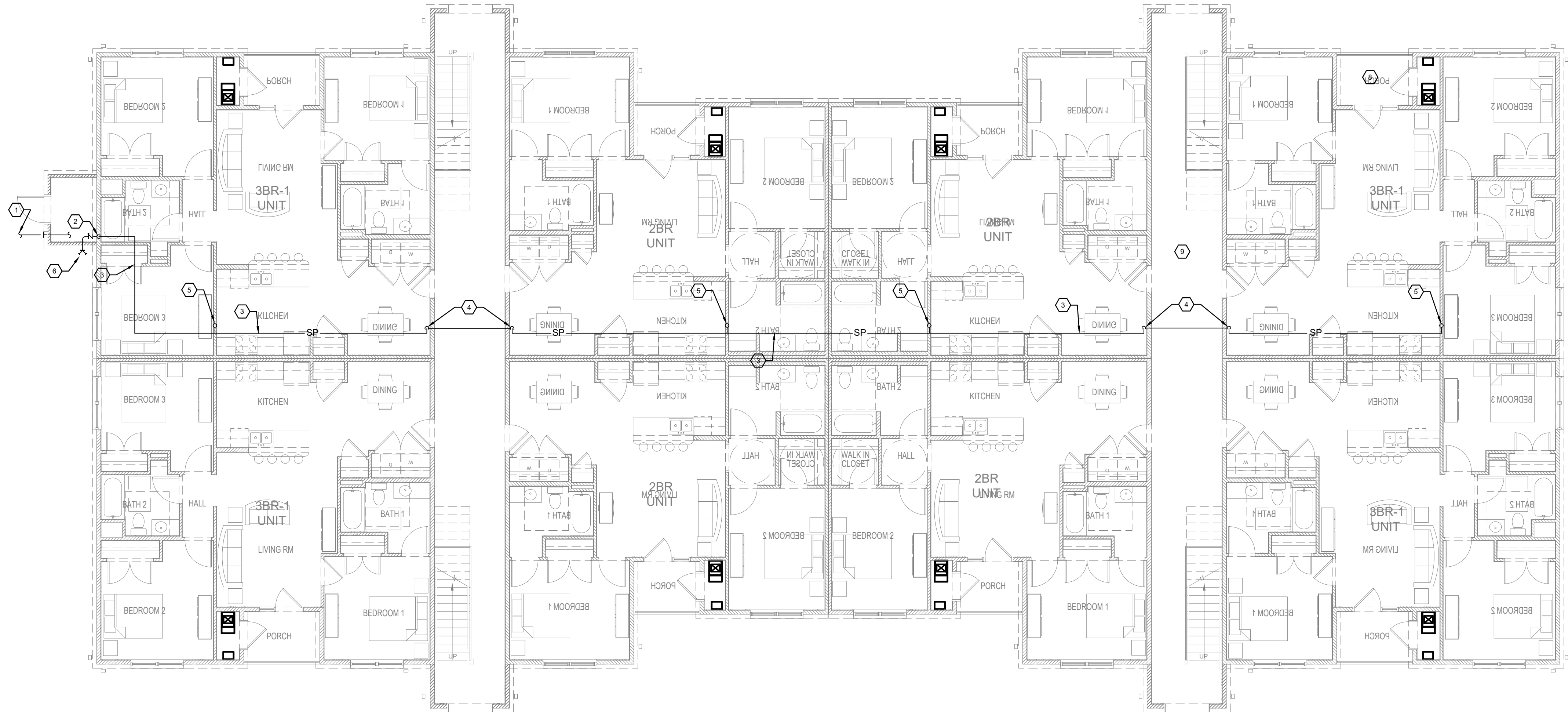
SHEET NO.

19LD00-04

FP003



BLDG TYPE A
B SECOND FLOOR PLAN - FIRE PROTECTION
SCALE: 1/8" = 1' - 0"



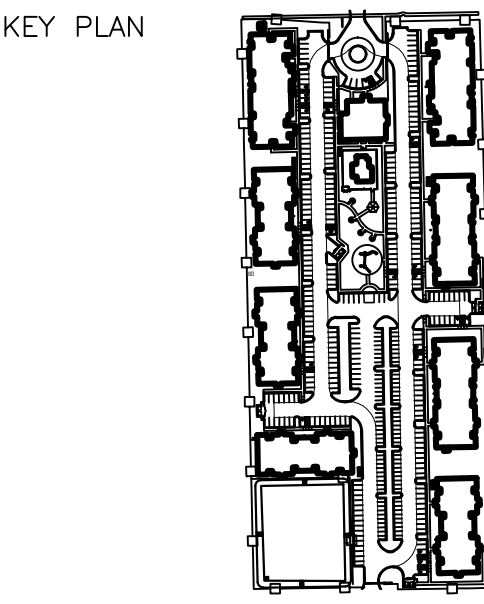
BLDG TYPE A
A FIRST FLOOR PLAN - FIRE PROTECTION
SCALE: 1/8" = 1' - 0"

- KEYED NOTES**
- ① 4" FIRE MAIN BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION.
 - ② SPRINKLER RISER. SEE SERVICE ENTRY DETAIL ON FP003.
 - ③ SPRINKLER MAIN ABOVE CEILING.
 - ④ SPRINKLER MAIN ABOVE CEILING AND DOWN TO BELOW SLAB. DROP ON HEATED SIDE OF INSULATION.
 - ⑤ SPRINKLER RISER UP TO SECOND AND THIRD FLOORS.
 - ⑥ WALL MOUNTED SIAMESE FIRE DEPARTMENT CONNECTION. LOCATE ON STREET SIDE OF BUILDING.
 - ⑦ SPRINKLER MAIN UP AND DOWN.
 - ⑧ PROVIDE SPRINKLER AT PATIO, TYPICAL.
 - ⑨ PROVIDE SPRINKLER COVERAGE IN BREEZEWAY, TYPICAL.

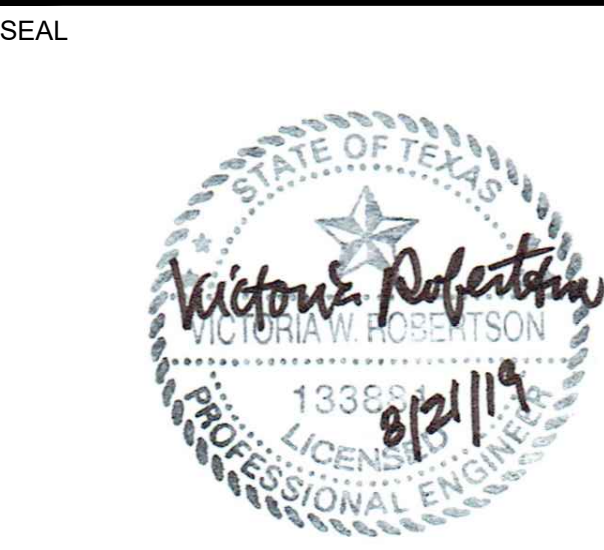
ARCHITECT OF RECORD

Studio A Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 F: 502.589.8004
WWW.STUDIOAARCH.COM

genesis
engineering group, llc
224 Third Avenue North
Birmingham, AL 35204
project # 19-075



NO.	REVISION/SUBMISSIONS	DATE



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

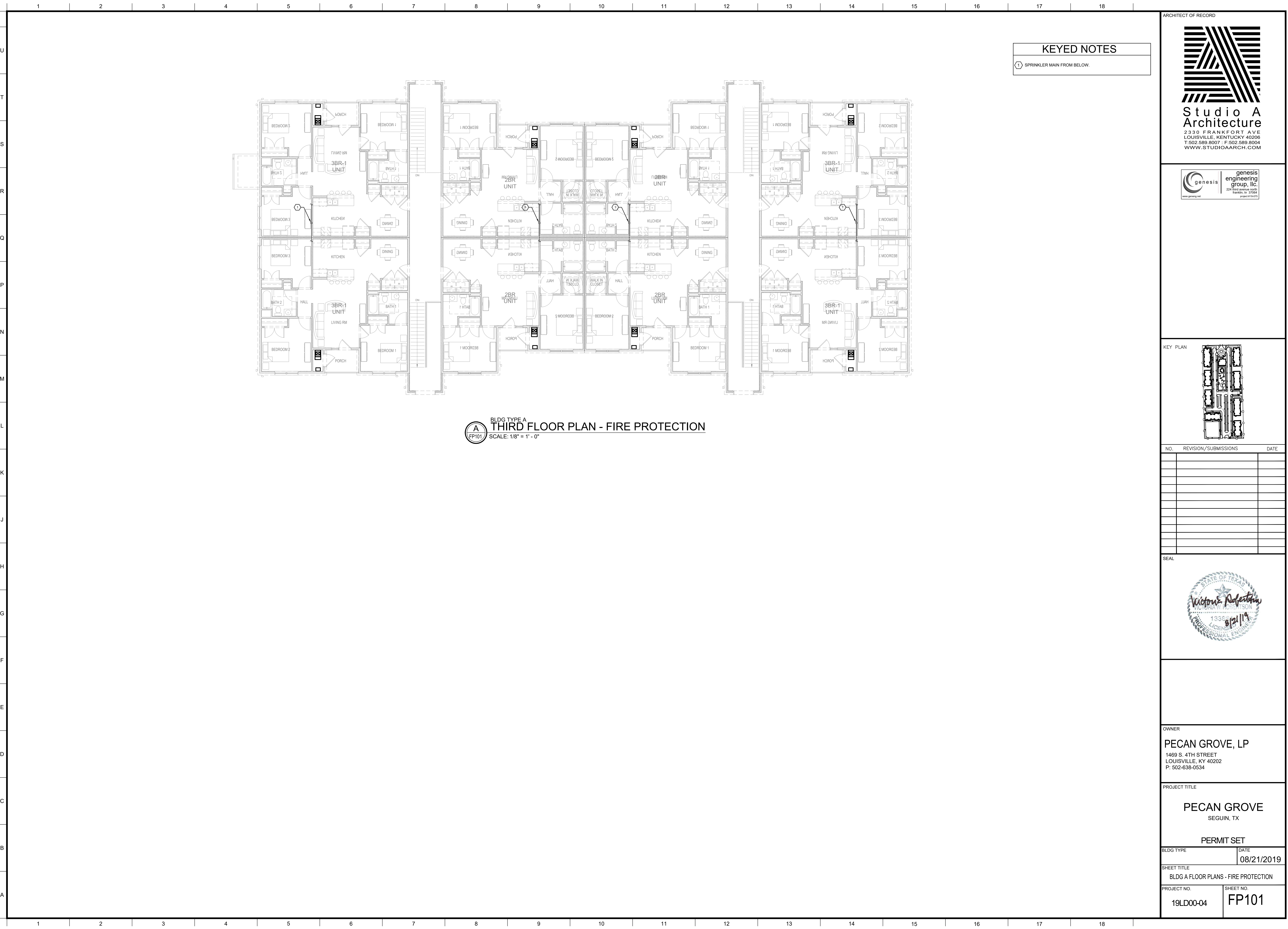
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BLDG TYPE	DATE
	08/21/2019

SHEET TITLE

BLDG A FLOOR PLANS - FIRE PROTECTION

PROJECT NO.	SHEET NO.
19LD00-04	FP100

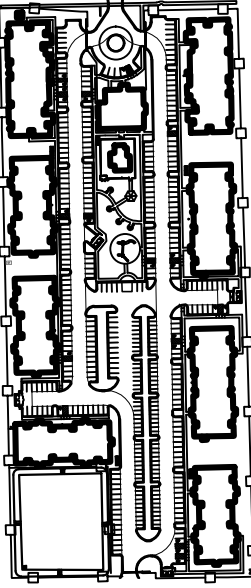
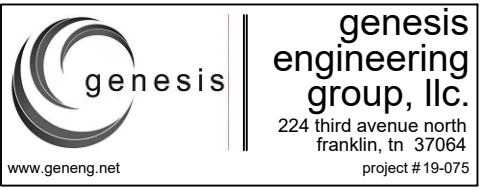


BLDG TYPE A
THIRD FLOOR PLAN - FIRE PROTECTION
SCALE: 1/8" = 1' - 0"

KEYED NOTES
SPRINKLER MAIN FROM BELOW.



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Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 • F: 502.589.8004
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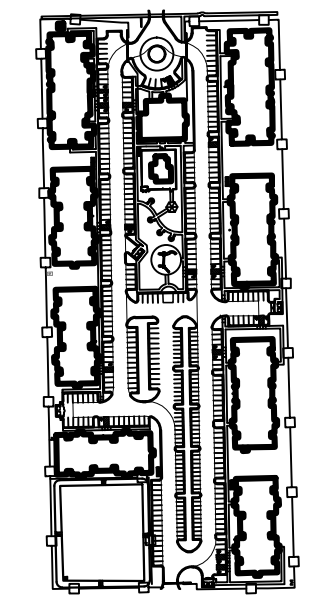
NO.	REVISION/SUBMISSIONS	DATE



OWNER	
PECAN GROVE, LP 1469 S. 4TH STREET LOUISVILLE, KY 40202 P: 502-638-0534	
PROJECT TITLE	
PECAN GROVE SEGUIN, TX	
PERMIT SET	
BLDG TYPE	DATE
	08/21/2019
SHEET TITLE	
BLDG A FLOOR PLANS - FIRE PROTECTION	
PROJECT NO.	SHEET NO.
19LD00-04	FP101



- KEYED NOTES**
- ① 4" FIRE MAIN BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION.
 - ② SPRINKLER RISER. SEE SERVICE ENTRY DETAIL ON FP003.
 - ③ SPRINKLER MAIN ABOVE CEILING.
 - ④ SPRINKLER MAIN ABOVE CEILING AND DOWN TO BELOW SLAB. DROP ON HEATED SIDE OF INSULATION.
 - ⑤ SPRINKLER RISER UP TO SECOND AND THIRD FLOORS.
 - ⑥ WALL MOUNTED SIAMESE FIRE DEPARTMENT CONNECTION. LOCATE ON STREET SIDE OF BUILDING.
 - ⑦ SPRINKLER MAIN UP AND DOWN.
 - ⑧ PROVIDE SPRINKLER AT PATIO, TYPICAL.
 - ⑨ PROVIDE SPRINKLER COVERAGE IN BREEZEWAY, TYPICAL.



NO.	REVISION/SUBMISSIONS	DATE



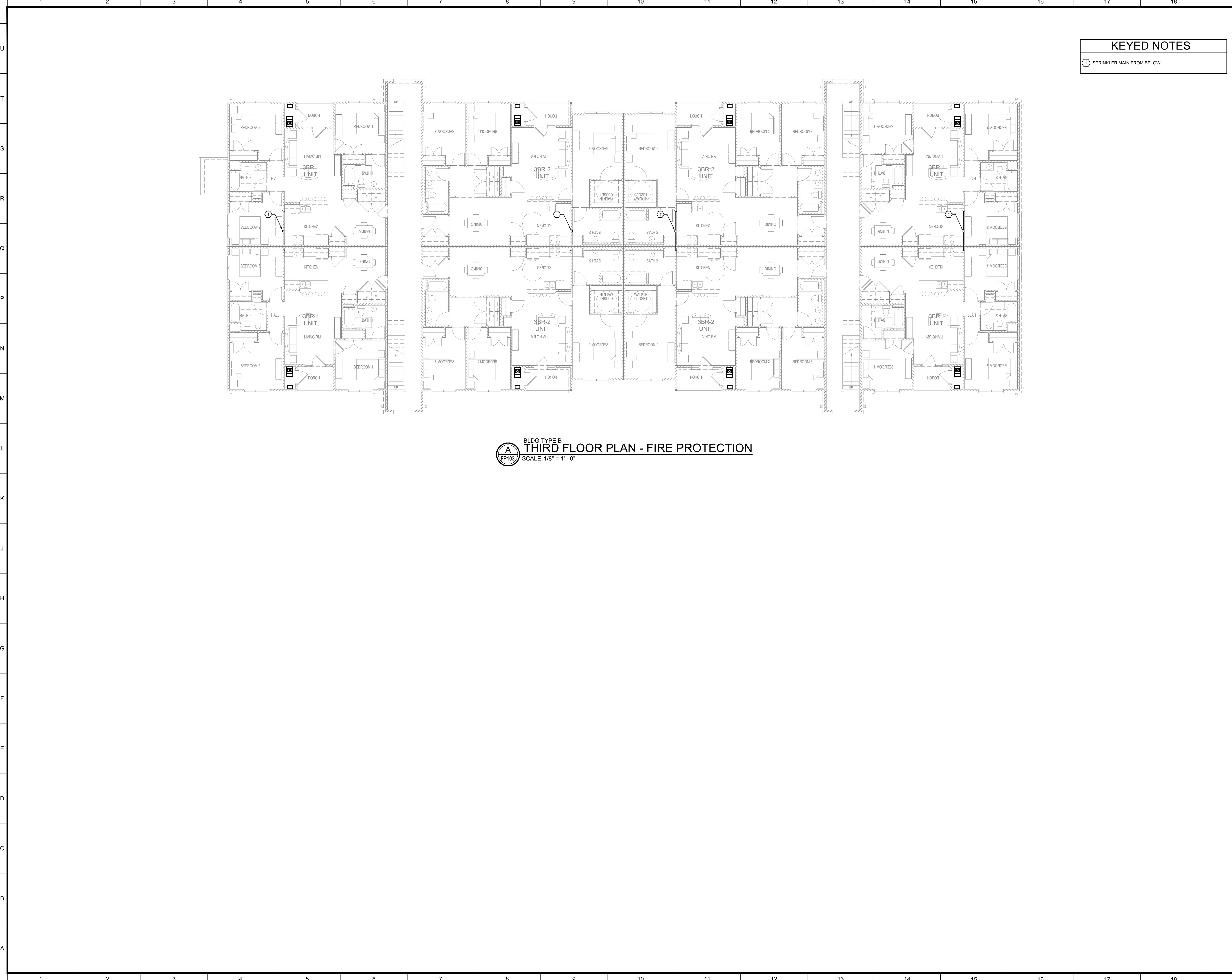
OWNER
PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE
PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE	DATE
BLDG B FLOOR PLANS - FIRE PROTECTION	08/21/2019

PROJECT NO.	SHEET NO.
19LD00-04	FP102



BLDG TYPE B
THIRD FLOOR PLAN - FIRE PROTECTION
SCALE: 1/8" = 1' - 0"

KEYED NOTES

① SPRINKLER MAIN FROM BELOW.

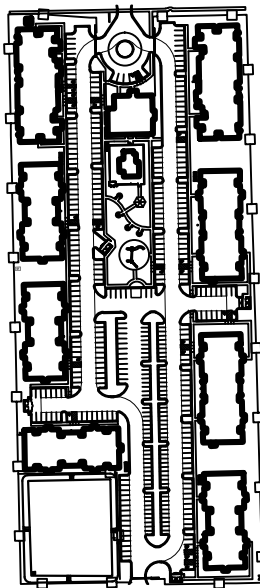


**Studio A
Architecture**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 • F: 502.589.8004
WWW.STUDIOAARCH.COM



**genesis
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group, llc.**
224 Third Avenue North
Birmingham, AL 35204
project # 19-075

KEY PLAN



NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE	DATE
	08/21/2019

SHEET TITLE

BLDG B FLOOR PLANS - FIRE PROTECTION

PROJECT NO.

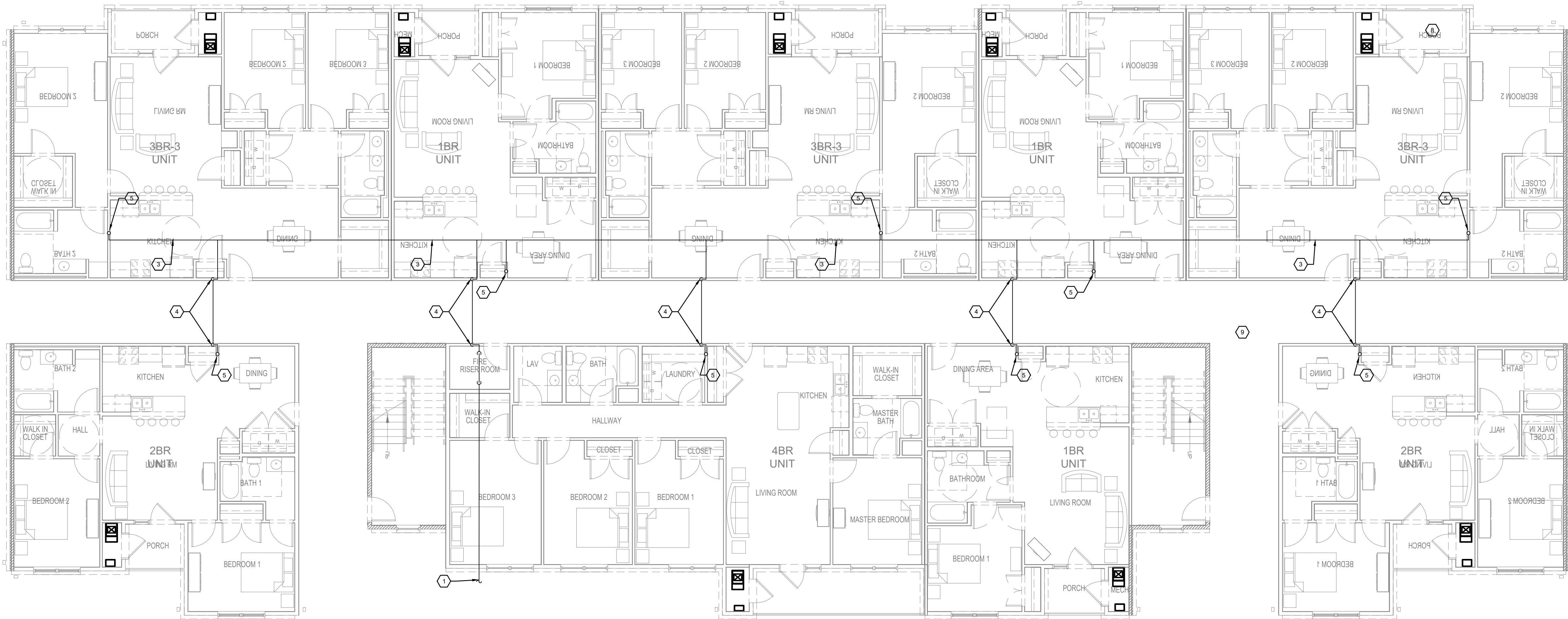
19LD00-04

SHEET NO.

FP103



BLDG TYPE C
B SECOND FLOOR PLAN - FIRE PROTECTION
FP104 SCALE: 1/8" = 1' - 0"



BLDG TYPE C
A FIRST FLOOR PLAN - FIRE PROTECTION
FP104 SCALE: 1/8" = 1' - 0"

KEYED NOTES

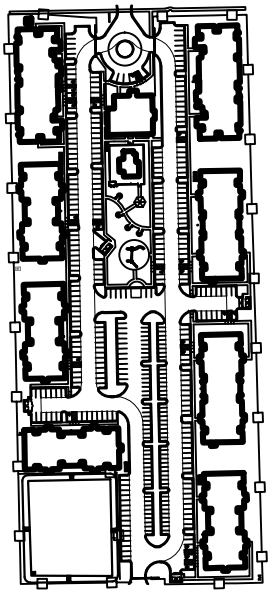
- 1 4" FIRE MAIN BELOW GRADE. SEE CIVIL DRAWINGS FOR CONTINUATION.
- 2 SPRINKLER RISER. SEE SERVICE ENTRY DETAIL ON FP003.
- 3 SPRINKLER MAIN ABOVE CEILING.
- 4 SPRINKLER MAIN ABOVE CEILING AND DOWN TO BELOW SLAB. DROP ON HEATED SIDE OF INSULATION.
- 5 SPRINKLER RISER UP TO SECOND AND THIRD FLOORS.
- 6 WALL MOUNTED SIAMESE FIRE DEPARTMENT CONNECTION. LOCATE ON STREET SIDE OF BUILDING.
- 7 SPRINKLER MAIN UP AND DOWN.
- 8 PROVIDE SPRINKLER AT PATIO, TYPICAL.
- 9 PROVIDE SPRINKLER COVERAGE IN BREEZEWAY, TYPICAL.



Studio A
Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 F: 502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN



NO.	REVISION/SUBMISSIONS	DATE

SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE	DATE
	08/21/2019

SHEET TITLE

BLDG C FLOOR PLANS - FIRE PROTECTION

PROJECT NO.

19LD00-04

SHEET NO.

FP104



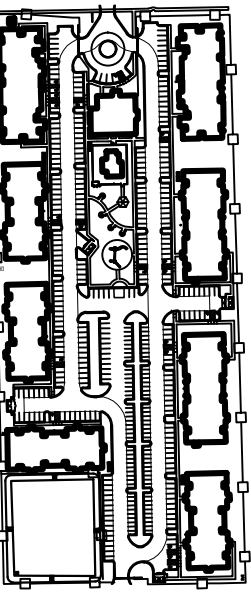
BLDG TYPE C
THIRD FLOOR PLAN - FIRE PROTECTION
 SCALE: 1/8" = 1' - 0"

KEYED NOTES	
1	SPRINKLER MAIN FROM BELOW.

ARCHITECT OF RECORD



2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 : F:502.589.8004
WWW.STUDIOAARCH.COM

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SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

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PECAN GROVE
SEGUIN, TX

PERMIT SET

LDG TYPE	DATE 08/21/2019
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BLDG C FLOOR PLANS - FIRE PROTECTION

PROJECT NO.	SHEET NO.
101 D00 04	FP105

ARCHITECT OF RECORD



Studio A
Architecture

2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 F: 502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

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SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE

SEGUIN, TX

PERMIT SET

BLDG TYPE DATE
08/21/2019

SHEET TITLE
COVER SHEET

PROJECT NO. SHEET NO.
19LD00-04 E001

ELECTRICAL SYMBOL LEGEND

LINE WEIGHT & LINE TYPE DESIGNATIONS			LIGHTING (LETTER INDICATES TYPE, REFER TO LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION)		
SYMBOL	DESCRIPTION	REMARKS	SYMBOL	DESCRIPTION	REMARKS
	EXISTING (UNLESS OTHERWISE INDICATED)			LIGHT FIXTURE	WALL MOUNTED
	PROVIDE AS NEW (UNLESS OTHERWISE INDICATED)			EMERGENCY LIGHT FIXTURE	WALL MOUNTED
BASIC DRAWING				LIGHT FIXTURE	CEILING MOUNTED
	KEYED DRAWING NOTE			EMERGENCY LIGHT FIXTURE	CEILING MOUNTED
	REMOVALS			LIGHT FIXTURE	CEILING MOUNTED
	CIRCUIT			EMERGENCY LIGHT FIXTURE	CEILING MOUNTED
ONE-LINE/RISER				LIGHT FIXTURE	WALL MOUNTED
	CIRCUIT BREAKER			EMERGENCY LIGHT FIXTURE	WALL MOUNTED
	FUSE			STRIP LIGHT FIXTURE	CEILING MOUNTED
	DISCONNECT SWITCH (NON-FUSED)			EXIT LIGHT (HATCHING/ARROW INDICATES FACE/DIRECTION)	CEILING MOUNTED
	DISCONNECT SWITCH (FUSED)			EXIT LIGHT (HATCHING/ARROW INDICATES FACE/DIRECTION)	WALL MOUNTED
	TRANSFER SWITCH			EMERGENCY & EXIT LIGHT COMBO (HATCHING/ARROW INDICATES FACE/DIRECTION)	WALL MOUNTED
	TRANSFORMER			EMERGENCY BATTERY PACK LIGHT FIXTURE	WALL MOUNTED
	PANELBOARD			S SINGLE POLE SWITCH	MOUNT AT 48" AFF, UNO
	METER (SELF CONTAINED)			S3 SINGLE POLE SWITCH (3-WAY)	MOUNT AT 48" AFF, UNO
	METER (WITH CURRENT TRANSFORMERS)			S4 SINGLE POLE SWITCH (4-WAY)	MOUNT AT 48" AFF, UNO
	MOTOR (NUMBER INDICATES HORSEPOWER)			SD SINGLE POLE SWITCH (DIMMER)	MOUNT AT 48" AFF, UNO
	GENERATOR			OS OCCUPANCY SENSOR/WALL SWITCH (SUBSCRIPT INDICATES TYPE)	MOUNT AT 48" AFF, UNO
	GROUND CONNECTION			OS OCCUPANCY SENSOR (SUBSCRIPT INDICATES TYPE)	CEILING MOUNTED
	CONTINUATION			PHOTOCELL	
POWER - DISTRIBUTION				TIME CLOCK	
	SITE LIGHT FIXTURE			SITE LIGHT FIXTURE	POLE MOUNTED
POWER - BRANCH DEVICES			FIRE ALARM		
	PANELBOARD (FLUSH-MOUNTED)			FIRE ALARM CONTROL PANEL	
	PANELBOARD (SURFACE-MOUNTED)			FIRE ALARM REMOTE ANNUNCIATOR	
	TRANSFORMER			S SMOKE DETECTOR	
	AUTOMATIC TRANSFER SWITCH			S S SMOKE DETECTOR WITH SOUNDER BASE	
	MANUAL TRANSFER SWITCH			S V SMOKE DETECTOR WITH VISUAL BASE	
	DISCONNECT SWITCH (NON-FUSED)			H HEAT DETECTOR	
	DISCONNECT SWITCH (FUSED)			D DUCT SMOKE DETECTOR	
	MANUAL MOTOR STARTER			M MANUAL PULL STATION	MOUNT AT 42" - 48" AFF
	MAGNETIC MOTOR STARTER			STROBE NOTIFICATION DEVICE	MOUNT AT 80" - 96" AFF, MIN 6" BELOW CEILING
	COMBINATION MAGNETIC MOTOR STARTER/DISCONNECT			COMBINATION HORN/STROBE NOTIFICATION DEVICE	MOUNT AT 80" - 96" AFF, MIN 6" BELOW CEILING
	VARIABLE FREQUENCY DRIVE (VFD)			HORN NOTIFICATION DEVICE	MOUNT AT 80" - 96" AFF, MIN 6" BELOW CEILING
	MOTOR			DOOR HOLD-OPEN DEVICE	
	HARD-WIRED EQUIPMENT CONNECTION			WATER FLOW DETECTION SWITCH	
	GENERATOR			TAMPER SWITCH	
	GROUND ROD			CONTROL MODULE	
POWER - BRANCH DEVICES				MONITOR MODULE	
	SIMPLEX RECEPTACLE	MOUNT AT 18" AFF, UNO		S SMOKE DAMPER	
	DUPLEX RECEPTACLE	MOUNT AT 18" AFF, UNO		COMBINATION FIRE/SMOKE DAMPER	
	DUPLEX RECEPTACLE	MOUNT ABOVE COUNTER, UNO MOUNT HORIZONTAL FOR ADA		PRESSURE SWITCH	
	GFI DUPLEX RECEPTACLE	MOUNT AT 18" AFF, UNO		CARBON MONOXIDE DETECTOR	
	GFI DUPLEX RECEPTACLE	MOUNT ABOVE COUNTER, UNO MOUNT HORIZONTAL FOR ADA		NOTIFICATION APPLIANCE CIRCUIT EXTENDER PANEL	
	TWO DUPLEX RECEPTACLES MOUNTED IN COMMON BOX	MOUNT AT 18" AFF, UNO		KNOX BOX	
	SPECIAL PURPOSE RECEPTACLE, SUBSCRIPT INDICATES TYPE	MOUNT AT 18" AFF, UNO	SECURITY/ACCESS CONTROL		
	JUNCTION BOX OR OUTLET BOX		SCOPE OF WORK SHALL BE RACEWAY ONLY. FOR EACH WALL DEVICE LOCATION, PROVIDE RECESSED WALL-BOX AND 1" CONDUIT STUB WITH PULL STRING TO ACCESSIBLE ABOVE CEILING SPACE. FOR EACH CEILING DEVICE LOCATION, PROVIDE RECESSED CEILING BOX AND 3/4" CONDUIT TO NEAREST ACCESSIBLE ABOVE-CEILING SPACE. DEVICES, CABLING, EQUIPMENT, ETC. PROVIDED BY OTHERS.		
	RECEPTACLE(S) IN RECESSED FLOOR BOX			DOOR CONTACT	
	CEILING MOUNTED RECEPTACLE(S)			MOTION DETECTOR	
TELEPHONE/DATA/COMMUNICATION				CARD READER	
SCOPE OF WORK SHALL BE RACEWAY ONLY. FOR EACH WALL DEVICE LOCATION, PROVIDE RECESSED WALL-BOX AND 1" CONDUIT STUB WITH PULL STRING TO ACCESSIBLE ABOVE CEILING SPACE. FOR EACH CEILING DEVICE LOCATION, PROVIDE RECESSED CEILING BOX AND 1" CONDUIT TO NEAREST ACCESSIBLE ABOVE-CEILING SPACE. DEVICES, CABLING, EQUIPMENT, ETC. PROVIDED BY OTHERS.				KEY PAD	
	DATA OUTLET. #D SUBSCRIPT INDICATE NUMBER OF DATA AND TELEPHONE JACKS. IF NO SUBSCRIPTS ARE GIVEN, PROVIDE BLANK COVERPLATE.	MOUNT AT 18" AFF, UNO		DOOR STRIKE	
	TELEPHONE OUTLET. #V SUBSCRIPT INDICATE NUMBER OF DATA AND TELEPHONE JACKS. IF NO SUBSCRIPTS ARE GIVEN, PROVIDE BLANK COVERPLATE.	MOUNT AT 18" AFF, UNO		MAGNETIC LOCK	
	TELEPHONE/DATA OUTLET. #D #V SUBSCRIPT INDICATE NUMBER OF DATA AND TELEPHONE JACKS. IF NO SUBSCRIPTS ARE GIVEN, PROVIDE BLANK COVERPLATE.	MOUNT AT 18" AFF, UNO		COMBINATION HORN/STROBE NOTIFICATION DEVICE	
	WIRELESS ACCESS POINT			CCTV CAMERA (SUBSCRIPT INDICATES TYPE)	
	DATA RACK (REFER TO RISER, AND/OR SPECIFICATIONS FOR TYPE)				
	CABLE TELEVISION OUTLET	MOUNT AT 18" AFF, UNO			
	PUSHBUTTON (SUBSCRIPT INDICATES TYPE) EPO - EMERGENCY POWER OFF DB - DOOR BELL HC - DOOR OPENER	MOUNT AT 46" AFF, UNO			
	AUDIBLE/VISUAL DOORBELL CHIME	MOUNTING HEIGHT PER ADA			
	INTERCOM STATION				
	SPEAKER				

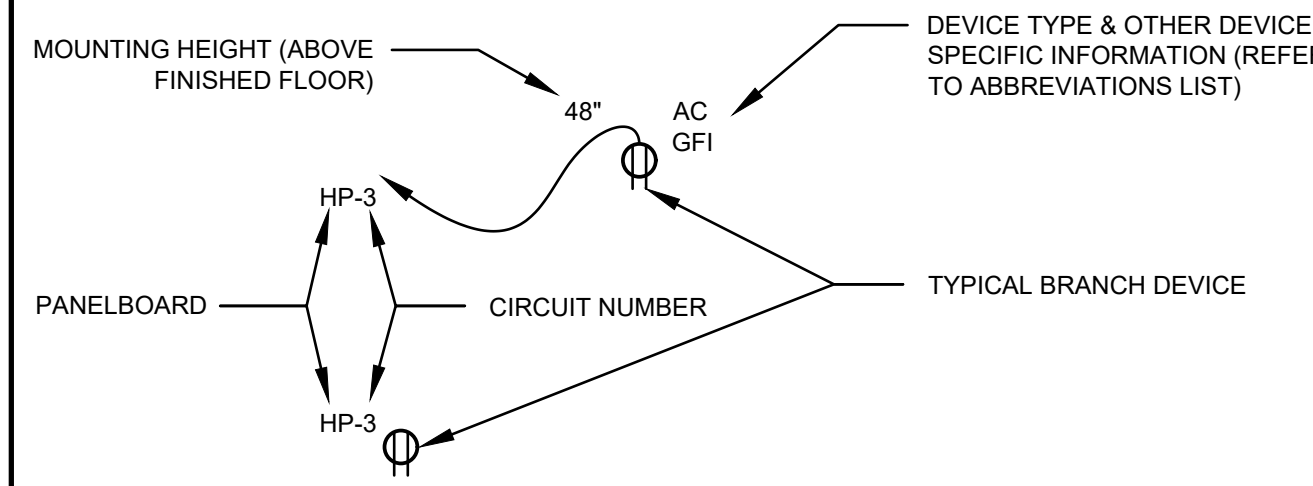
GENERAL NOTES

- THE GENERAL NOTES APPLY TO ALL DRAWINGS UNDER THIS CONTRACT. REFER TO INDIVIDUAL DRAWINGS FOR ADDITIONAL NOTES.
- ALL ELECTRICAL WORK SHOWN SHALL BE PROVIDED AS NEW UNLESS OTHERWISE NOTED.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. FOLLOW DRAWING IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS. MAINTAIN HEADROOM AND SPACE CONDITIONS. BRANCH CIRCUIT NUMBERS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL DETERMINE THE CIRCUIT NUMBERS AND PROVIDE A SCHEDULE IN PANEL IDENTIFYING BRANCH CIRCUITS.
- JUNCTION AND PULL BOXES SHALL GENERALLY BE LOCATED FOR FLUSH MOUNTING IN FINISHED SPACES. WHERE NECESSARY, CONDUITS SHALL BE REROUTED OR OTHER ARRANGEMENTS MADE FOR CONCEALMENT. PULL BOXES SHALL BE PROVIDED AS INDICATED AND WHEREVER NECESSARY TO FACILITATE PULLING OF WIRE AND COORDINATE LOCATIONS WITH OTHER TRADES. COVERS OF JUNCTION AND PULL BOXES SHALL BE ACCESSIBLE. FOR EMPTY RACEWAY RUNS, PULL BOXES SHALL BE PROVIDED EVERY 100 FEET AND AS INDICATED OR NECESSARY.
- BOXES SHALL BE SET SQUARE AND TRUE WITH BUILDING FINISH. WALL AND SWITCH OUTLETS SHALL BE ERECTED IN ADVANCE OF FURRING AND FIREPROOFING. BOXES SHALL BE SECURED TO BUILDING STRUCTURE BY ADJUSTABLE STRAP IRONS.
- IN EXISTING BUILDINGS, ALL REQUIRED ACCESS DOORS SHALL BE FURNISHED AND INSTALLED UNDER THE ELECTRICAL SECTION. ALL ACCESS DOOR LOCATIONS SHALL BE FIELD COORDINATED WITH THE OWNER.
- NO ELECTRICAL RACEWAYS OR CONDUCTORS SHALL BE INSTALLED WITHIN 3 INCHES OF STEAM OR HOT WATER PIPES, OR APPLIANCES, EXCEPT FOR CROSSING WHERE RACEWAYS SHALL BE AT LEAST 1 INCH FROM PIPE COVER.
- SUFFICIENTLY LONG WIRE SLACK SHALL BE LEFT IN RUNS TO ALLOW FOR MAKING PROPER FINAL CONNECTIONS. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH #12 AWG STEEL DRAG WIRES.
- REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF ALL HVAC EQUIPMENT. (AC UNITS, FANS, VAV BOXES, ETC).
- REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING EQUIPMENT.
- ALL WIRING SHALL BE ROUTED IN AN ORGANIZED AND NEAT MANNER.
- SUBMIT DIMENSIONED LAYOUTS OF ALL ELECTRIC EQUIPMENT WITH EQUIPMENT SUBMITTALS.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL RACEWAYS RUNS WITH EXISTING CONDITIONS AND INCLUDE ALL PULLBOXES, OFFSETS, CUTTING, PATCHING, PAINTING TO MATCH EXISTING, SUPPORTS, ETC. AS REQUIRED.
- THE ROUTING AND LOCATION OF CONDUIT RUNS ARE GENERALLY NOT DIMENSIONAL ON THE DRAWINGS BUT SHALL BE DETERMINED IN THE FIELD TO SUIT THE LOCATIONS OF EQUIPMENT, TO CONFORM TO STRUCTURAL AND ARCHITECTURAL FEATURES AND TO AVOID INTERFERENCES.
- ALL CUTTING AND RESTORATION OF SLAB AND FLOOR SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S REQUIREMENTS AND AS APPROVED BY ENGINEER.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL PENETRATIONS, POKE THRU'S, AND EXISTING CONDUIT LOCATIONS PRIOR TO MODIFICATION.
- ALL SIGHT EXPOSED ELECTRICAL DEVICES SHALL BE LOCATED AS PER ARCHITECT'S DRAWINGS AND/OR DIRECTION.
- WHERE CONDUIT OR JUNCTION BOXES ARE RUN IN SLAB, THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING, PATCHING, AND RESTORATION OF SLAB AND FLOOR.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LIGHT FIXTURES, REMOTE BALLASTS AND ASSOCIATED WIRING, SUPPORTS, HARDWARE, AND ACCESSORIES AS REQUIRED.
- SYMBOLS AND LEGENDS SHOWN ON THIS DRAWING ARE FOR ELECTRICAL DRAWINGS ONLY. SEE ARCHITECTURAL DRAWINGS AND TRADE DRAWINGS FOR RESPECTIVE SYMBOLS AND LEGENDS.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SLAB CUTS, FOUNDATION WALL PENETRATIONS, WALL OPENINGS, CORE DRILLING, ROOF PENETRATIONS, ETC. AND PATCHING AS REQUIRED TO PROVIDE ALL ELECTRICAL WORK. FOR FOUNDATION WALL PENETRATIONS PROVIDE 4"x4"x3/8" WELDED STEEL ANGLE BY THE CONTRACTOR AND APPROVED BY THE STRUCTURAL ENGINEER AND PROVIDE WATER PROOFING. ALL ROOF, TUNNEL, AND FOUNDATION PENETRATIONS SHALL BE WATER PROOFED. COORDINATE WORK SO AS TO MAINTAIN ANY AND ALL WARRANTIES FOR ROOF SYSTEMS, FOUNDATIONS, ETC.
- ALL TELEPHONE/DATA RACEWAYS SHALL BE PROVIDED WITH INSULATED END BUSHINGS.
- SEPARATE RACEWAYS SHALL BE PROVIDED FOR CONDUCTORS OF NORMAL AND EMERGENCY CIRCUITS.
- HORIZONTAL OR CROSS RUNS IN PARTITIONS OR WALLS ARE NOT PERMITTED.
- THE ELECTRICAL CONTRACTOR SHALL NOT INSTALL MORE THAN THE NUMBER OF CIRCUITS SHOWN IN ANY HOMERUN CIRCUIT.
- CONTRACTOR TO PROVIDE FIRE PROOFING AT ALL PENETRATIONS OF RATED PARTITIONS, FLOORS, AND WHERE THE EXISTING FIRE PROOFING WAS REMOVED TO EXPOSE EXISTING STEEL FOR NEW HANGER INSTALLATION. REFER TO SPECIFICATION SECTION FIRE PROOFING.
- LOCATIONS INDICATED FOR LOCAL WALL SWITCHES ARE SUBJECT TO MODIFICATIONS AT OR NEAR DOORS. INSTALL SWITCH ON SIDE OPPOSITE HINGE (VERIFY FINAL DOOR HINGE LOCATION IN FIELD PRIOR TO SWITCH OUTLET INSTALLATION).
- EXACT LOCATION OF LIGHTING FIXTURES SHALL BE IN ACCORDANCE WITH ARCHITECTURAL REFLECTED CEILING PLAN OR AS DIRECTED BY THE ARCHITECT.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CEILING WORK WITH CEILING CONTRACTOR AND DETERMINE CEILING TYPE PRIOR TO THE PURCHASING AND INSTALLATION OF LIGHTING FIXTURES, SPEAKERS, SMOKE DETECTORS, EXIT LIGHTS, OR ANY OTHER CEILING MOUNTED ELECTRICAL ELEMENTS. THE ELECTRICAL CONTRACTOR SHALL ALSO COORDINATE ALL ELECTRICAL WORK WITH LOCATION OF DIFFUSERS AND SPRINKLERS AND OTHER MECHANICAL WORK.
- EXACT LOCATION AND MOUNTING OF LIGHTING FIXTURES IN MECHANICAL AREAS SHALL BE COORDINATED WITH THE MECHANICAL TRADES TO AVOID CONFLICT WITH PIPING, DUCTS AND EQUIPMENT. IN GENERAL, THE FINAL LOCATION OF LIGHTING FIXTURES SHALL BE GOVERNED BY THE NEED OF TASK LIGHTING IN THE VICINITY OF PANEL BOARDS, MOTOR CONTROLS, CONTROL AND INSTRUMENT PANELS AND GAUGES.
- LOCATIONS OF OUTLETS AND SWITCHES IN FINISHED ROOMS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS OF INTERIOR DETAILS AND FINISHES. IN CENTERING OUTLETS AND LOCATING BOXES AND OUTLETS, ALLOW FOR OVERHEAD PIPES, DUCTS AND MECHANICAL EQUIPMENT, VARIATIONS IN FIREPROOFING AND PLASTERING, WINDOW AND DOOR TRIMS, PANELING, SUSPENDED CEILINGS AND THE LIKE. CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER.
- ALL RACEWAYS, WIRING, AND ASSOCIATED ELECTRICAL EQUIPMENT SHALL BE ROUTED CONCEALED EXCEPT IN UNFINISHED AREAS.
- ALL EQUIPMENT, MATERIALS, ETC. SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL. REFER TO SPECIFICATIONS FOR ADDITIONAL ACTION SUBMITTAL AND SHOP DRAWING REQUIREMENTS.
- PRIOR TO CONSTRUCTION, COORDINATE WITH LOCAL AHJ THE UL CONDITIONAL LISTING REQUIREMENTS FOR ALL JUNCTION BOXES UTILIZED IN RATED WALLS AND CEILINGS.
- WHERE CONFLICTS EXIST BETWEEN THE INFORMATION INCLUDED IN THESE DRAWINGS OR BETWEEN INFORMATION PROVIDED IN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS OR WITHIN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT AND/OR HIGHEST COST REQUIREMENTS SHALL APPLY. SHOULD THE CONTRACTOR REQUIRE FURTHER CLARIFICATION, AN RFI SHALL BE SUBMITTED FOR CLARIFICATION. WHERE CONFLICTS DO EXIST, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE SOLE DISCRETION AND RIGHT TO PROVIDE INTERPRETATION OF INTENT OF THE CONTRACT DOCUMENTS AS REQUIRED AND THIS INTERPRETATION SHALL SERVE TO DIRECT THE CONTRACTOR IN ACCORDANCE WITH THE IMPLIED INTENT OF THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COST TO THE PROJECT.

ABBREVIATIONS

A	AMPERE(S)	JB	JUNCTION BOX
AC	ALTERNATING CURRENT	KAIC	1000 AMPERE INTERRUPTING CAPACITY
ADA	AMERICANS WITH DISABILITIES ACT	KCMIL	1000 CIRCULAR MIL(S)
AFCI	ARC-FAULT CIRCUIT INTERRUPTER	KVA	KILOVOLT AMPERE(S)
AFF	ABOVE FINISHED FLOOR	KW	KILOWATT(S)
AFG	ABOVE FINISHED GRADE	LTG	LIGHTING
AHJ	AUTHORITY HAVING JURISDICTION	MC	MECHANICAL CONTRACTOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MCA	MINIMUM CIRCUIT AMPACITY
ATS	AUTOMATIC TRANSFER SWITCH	MCB	MAIN CIRCUIT BREAKER
AWG	AMERICAN WIRE GAUGE	MIC	MICROWAVE
BLDG	BUILDING	MISC	MISCELLANEOUS
C	CONDUIT	MIN	MINIMUM
CB/CKT BKR	CIRCUIT BREAKER	MFR	MANUFACTURER
CL	CLOSET	MH	MOUNTING HEIGHT
CLG	CEILING	MTD	MOUNTED
CKT	CIRCUIT	N	NEUTRAL
CO	CONDUIT ONLY	NC	NORMALLY CLOSED
CONC	CONCRETE	NEC	NATIONAL ELECTRIC CODE
COND	CONDUCTOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CONST	CONSTRUCTION		
CONT	CONTRACT	NL	NIGHT LIGHT
CP	CONTROL PANEL	NO	NORMALLY OPEN
CT	CURRENT TRANSFORMER	NTS	NOT TO SCALE
CU	COPPER	P	POLE
DED	DEDICATED	PB	PULL BOX
DISC	DISCONNECT	PC	PLUMBING CONTRACTOR
DISH	DISHWASHER	PHØ	PHASE
DISP	DISPOSAL	PNL	PANEL
DIV	DIVISION	PRI	PRIMARY
DT	DUAL TECHNOLOGY (IR/US)	PWR	POWER
DWG	DRAWING	QTY	QUANTITY
EA	EACH	REC/RECEPT	RECEPTACLE
EC	ELECTRICAL CONTRACTOR	REF	REFRIGERATOR
ELEC	ELECTRIC	SEC	SECONDARY
EMEMER	EMERGENCY	SPEC	SPECIFICATION
ER	EXISTING TO RELOCATE	SW	SWITCH
EX/EXIST	EXISTING	TEL	TELEPHONE
F	FUSE	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
FA	FIRE ALARM		
FBO	FURNISHED BY OTHERS	TYP	TYPICAL
FDR	FEEDER	UG	UNDERGROUND
FL	FLOOR	UL	UNDERWRITERS LABORATORIES
FLA	FULL LOAD AMPS	UNO	UNLESS NOTED OTHERWISE
FLUOR	FLUORESCENT	UNON	UNLESS OTHERWISE NOTED
FT	FEET	UPS	UNINTERRUPTIBLE POWER SUPPLY
GGND	GROUND	US	ULTRASONIC
GC	GENERAL CONTRACTOR	UV	ULTRAVIOLET
GFI	GROUND FAULT INTERRUPTER	V	VOLT(S)
HC	HUNG CEILING	VA	VOLTTAMPERE(S)
HOA	HAND-OFF-AUTO SELECTOR SWITCH	VFD	VARIABLE FREQUENCY DRIVE
HP	HORSEPOWER	W	WATT(S)
IR	INFRARED	WP	WEATHERPROOF

TYPICAL BRANCH DEVICE INFORMATION



BRANCH CIRCUIT NOTES

- CIRCUIT NUMBERS ARE FOR REFERENCE ONLY AND INDICATE THE DEVICES REQUIRED TO BE CONNECTED TO DESIGNATED CIRCUITS.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND PROVIDING THE ACTUAL NUMBER OF CONDUCTORS REQUIRED FOR ALL BRANCH CIRCUIT WIRING TO SERVE THE INTENDED FUNCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY BALANCING LOADS ON ALL THREE PHASES.
- ALL BRANCH CIRCUITS SHALL HAVE SEPARATE GROUND WIRE.
- ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL WIRE.
- ALL BRANCH CIRCUITS SHALL BE SIZED PER OVERCURRENT PROTECTION RATING AND NEC REQUIREMENTS (INCLUDING NEC CONDUCTOR AMPACITY TABLES, ARTICLE 334.80, AND 338.10(B)(4)).
- PROVIDE ARC-FAULT CIRCUIT PROTECTION PER NEC ARTICLE 210.12.



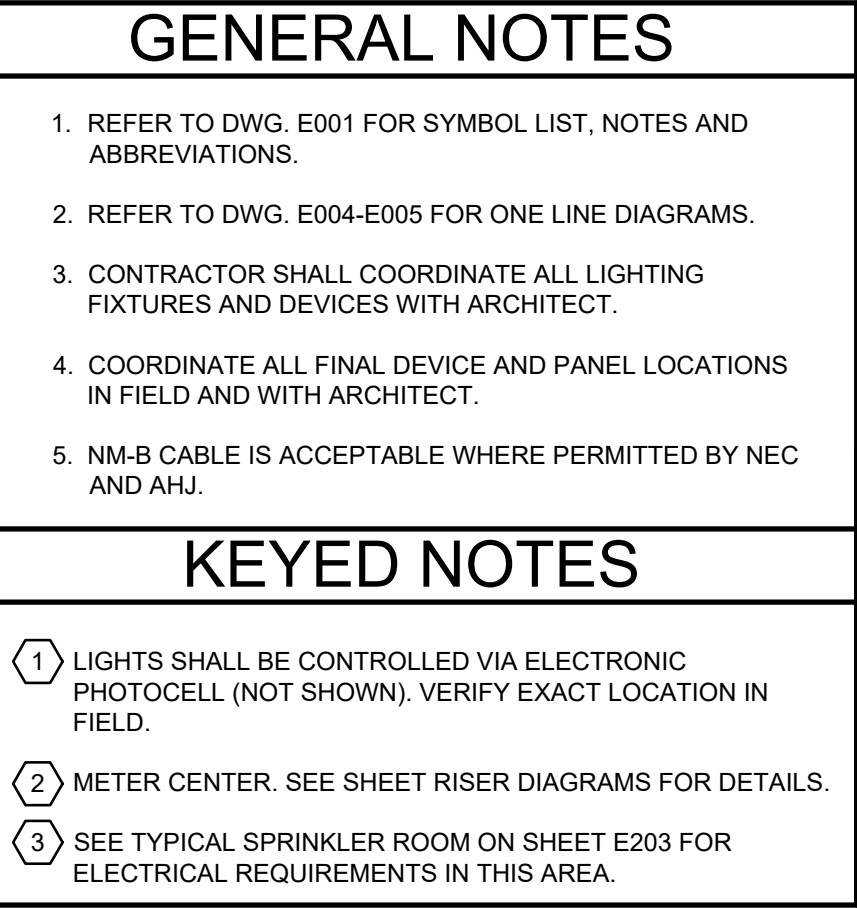
- ① POLE MOUNTED SITE LUMINAIRE WITH INTEGRATED PHOTOCELL. CONNECT TO NEAREST HOUSE PANEL. PROVIDE CIRCUIT AND CONDUCTOR SIZES SUCH THAT BRANCH CIRCUIT VOLTAGE DROP DOES NOT EXCEED 3%.
- ② WALL MOUNTED SECURITY LUMINAIRE. CONNECT TO UNSWITCHED LEG OF LOCAL CORRIDOR LIGHTING CIRCUIT.
- ③ HANDHOLE AND CONNECTION TO AUTOMATIC GATE. FIELD VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS.
- ④ USE NO. 10 WIRE FOR ENTIRE CIRCUIT.
- ⑤ CONNECT TO NEAREST HOUSE PANEL. PROVIDE CIRCUIT AND CONDUCTOR SIZES SUCH THAT BRANCH CIRCUIT VOLTAGE DROP DOES NOT EXCEED 3%. USE NO. 10 MINIMUM WIRE FOR ENTIRE CIRCUIT.

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engineering group, llc.
224 third avenue north
franklin, tn 37064
project # 19-075

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genesis
engineering
group, llc.
224 third avenue north
franklin, tn 37064
project # 19-075

STATE OF TEXAS
PETER JAMES MURPHY
119358
LICENSED
PROFESSIONAL ENGINEER
8/21/2019

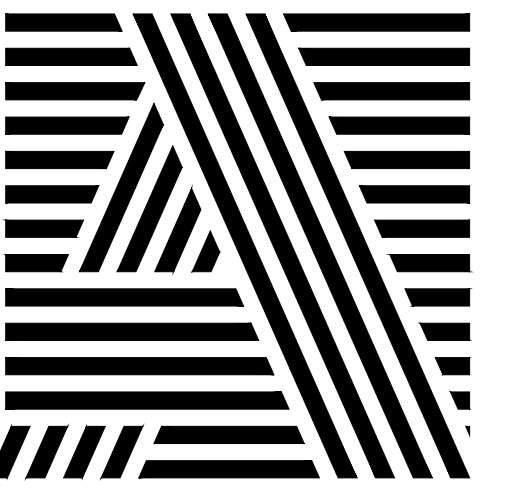
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- 1 GFI PROTECTED DUPLEX RECEPTACLE IN WEATHERPROOF ENCLOSURE FOR USE AS MECHANICAL EQUIPMENT MAINTENANCE RECEPTACLE.

ARCHITECT OF RECORD



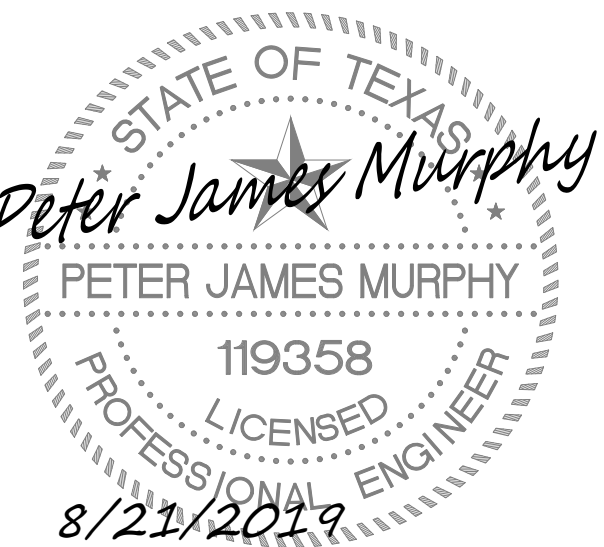
**Studio A
Architecture**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 • F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

[illegible]

SEAL



OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE

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8/21/2019

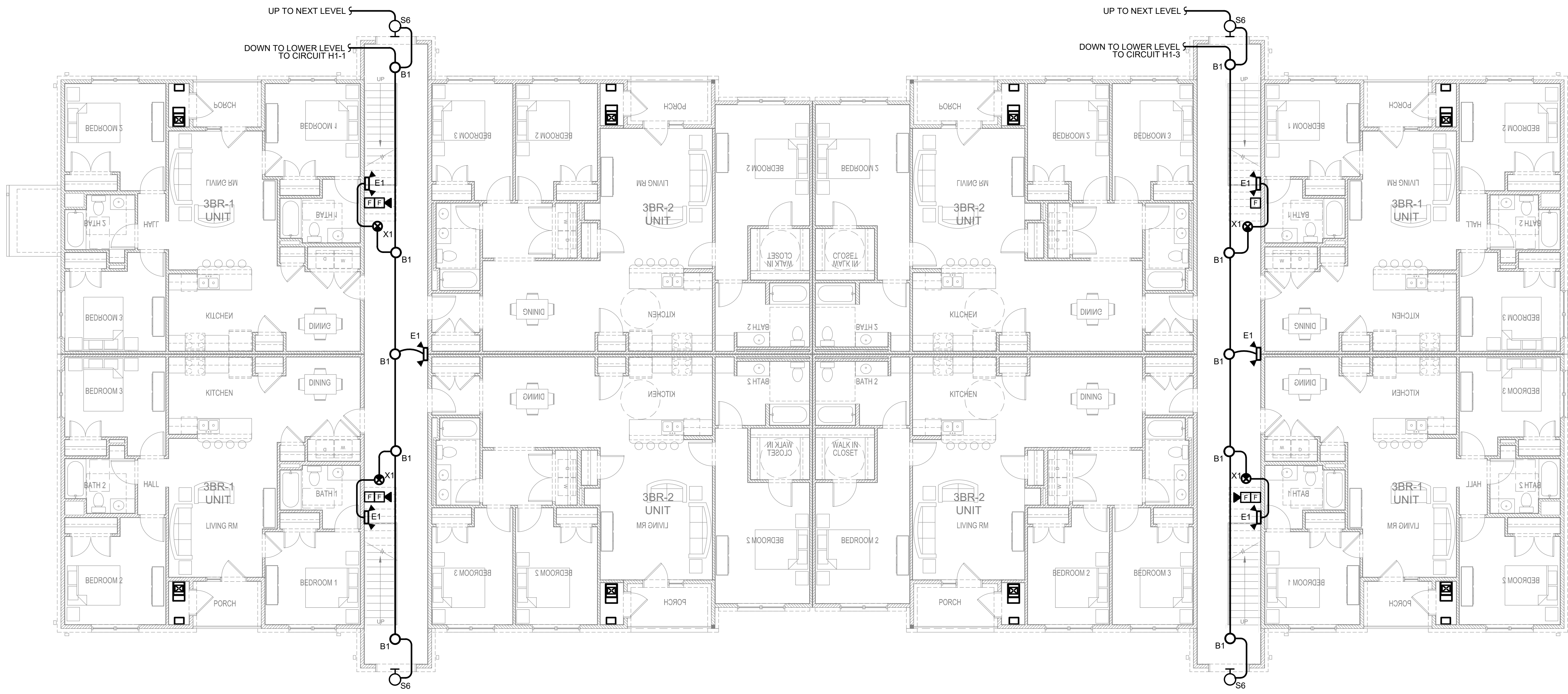
SHEET TITLE

BLDG A FLOOR PLANS

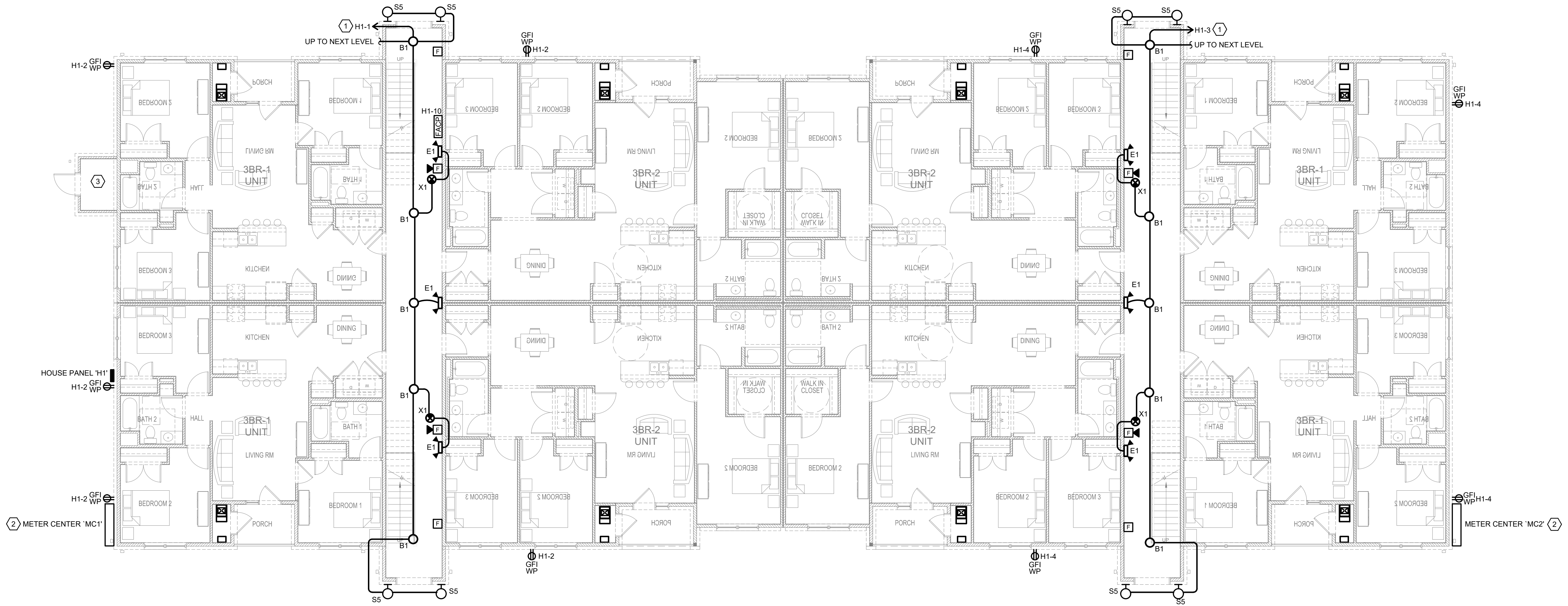
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D.

E101



BLDG B
B
E102
SECOND FLOOR PLAN - ELECTRICAL
SCALE: 1/8" = 1' - 0"



BLDG B
A
E102
FIRST FLOOR PLAN - ELECTRICAL
SCALE: 1/8" = 1' - 0"

- GENERAL NOTES
1.

REFER TO DWG. E001 FOR SYMBOL LIST, NOTES AND ABBREVIATIONS.
2.

REFER TO DWG. E004-E005 FOR ONE LINE DIAGRAMS.
3.

CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURES AND DEVICES WITH ARCHITECT.
4.

COORDINATE ALL FINAL DEVICE AND PANEL LOCATIONS IN FIELD AND WITH ARCHITECT.
5.

NM-B CABLE IS ACCEPTABLE WHERE PERMITTED BY NEC AND AHJ.
- KEYED NOTES
- 1

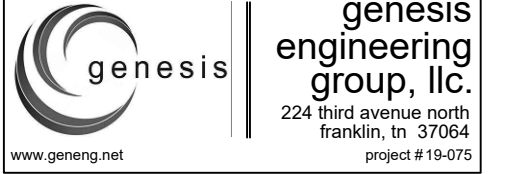
LIGHTS SHALL BE CONTROLLED VIA ELECTRONIC PHOTOCELL (NOT SHOWN). VERIFY EXACT LOCATION IN FIELD.
- 2

METER CENTER. SEE SHEET RISER DIAGRAMS FOR DETAILS.
- 3

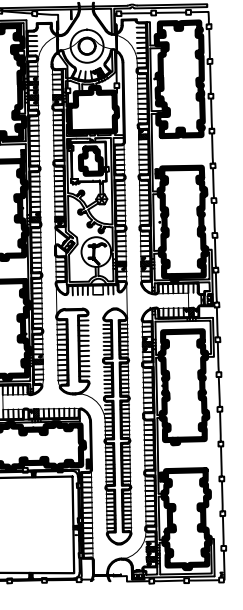
SEE TYPICAL SPRINKLER ROOM ON SHEET E203 FOR ELECTRICAL REQUIREMENTS IN THIS AREA.



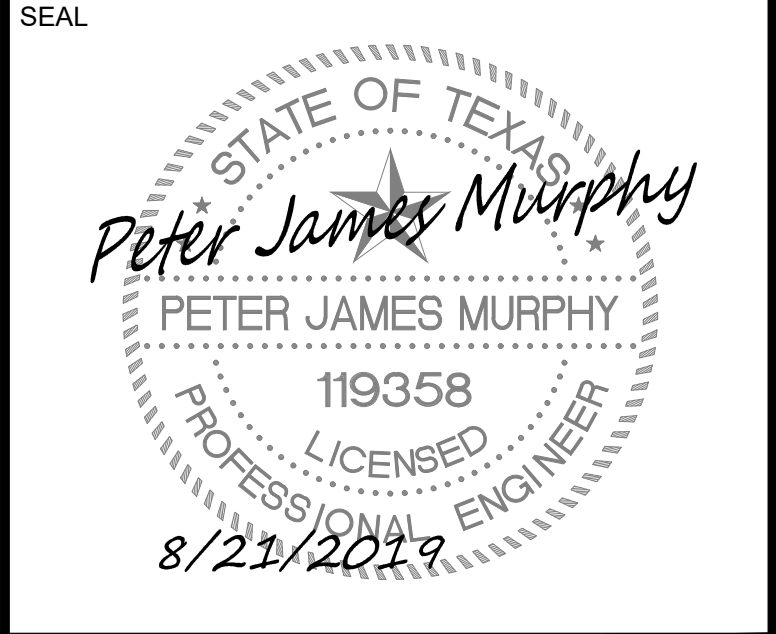
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Architecture
2330 FRANKFORT AVE
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T:502.589.8007 F:502.589.8004
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KEY PLAN



NO.	REVISION/SUBMISSIONS	DATE



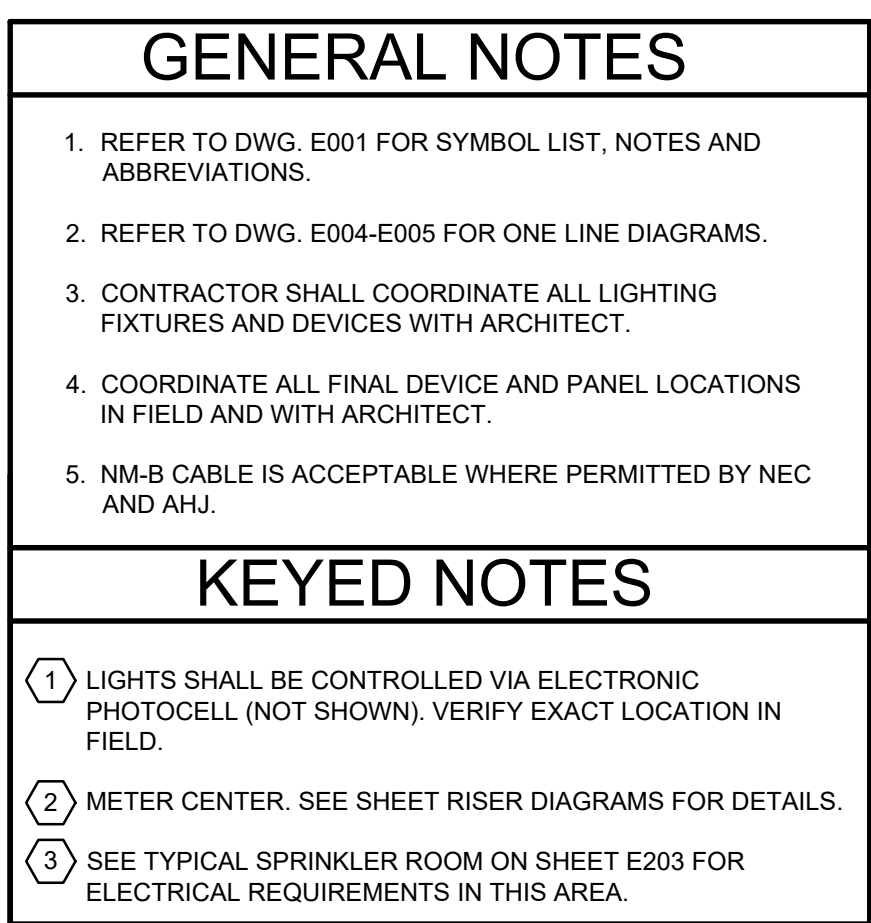
OWNER
PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE
PECAN GROVE
SEGUIN, TX

PERMIT SET
BLDG TYPE DATE
08/21/2019

SHEET TITLE
BLDG B FLOOR PLANS

PROJECT NO. SHEET NO.
19LD00-04 E102

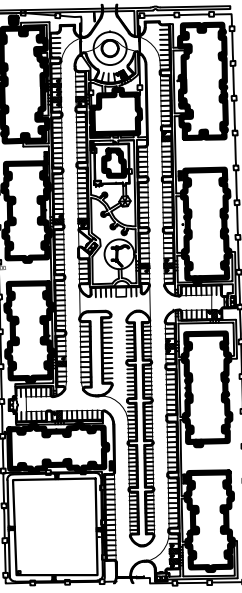


Studio A
Architecture

2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T: 502.589.8007 : F: 502.589.8004
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 genesis
www.geneng.net

**genesis
engineering
group, llc.**
224 third avenue north
franklin, tn 37064
project # 19-075

[illegible]

SEAL

STATE OF TEXAS

Peter James Murphy

PETER JAMES MURPHY

119358

LICENSED

PROFESSIONAL ENGINEER

8/21/2019

OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

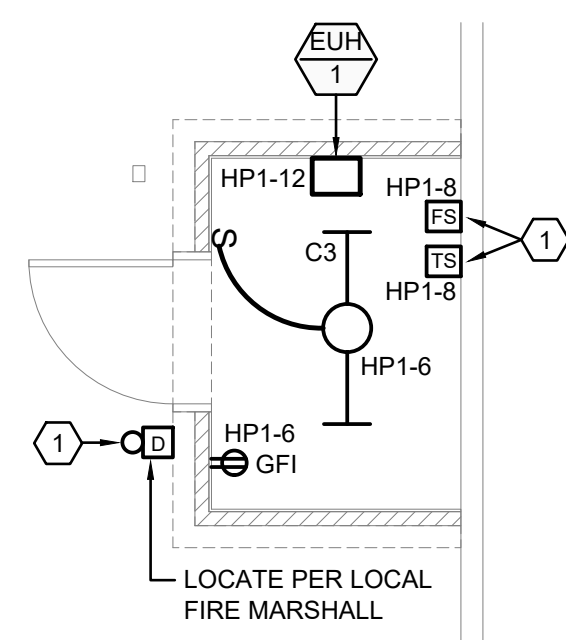
PECAN GROVE

SEGUIN, TX

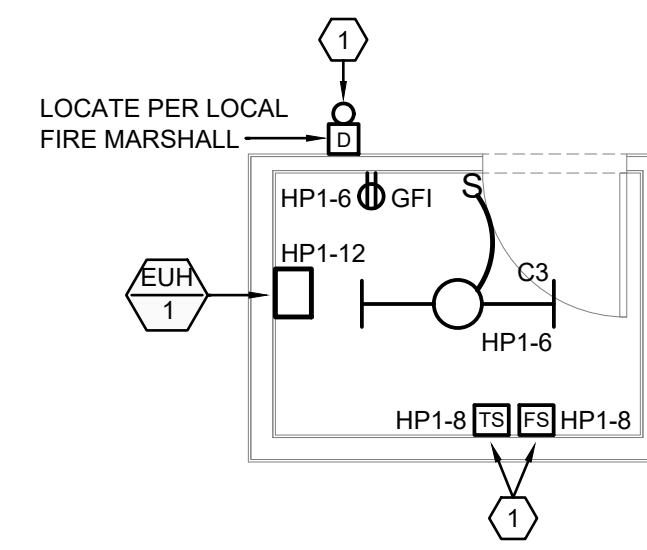
PERMIT SET

BLDG TYPE	DATE 08/21/2019
SHEET TITLE BLDG C FLOOR PLANS	
PROJECT NO. 19LD00-04	SHEET NO. E104





BLDG A&B
SPRINKLER RM. PLAN
SCALE: 1/4" = 1' - 0"



BLDG A
SPRINKLER RM. PLAN
 SCALE: 1/4" = 1' - 0"

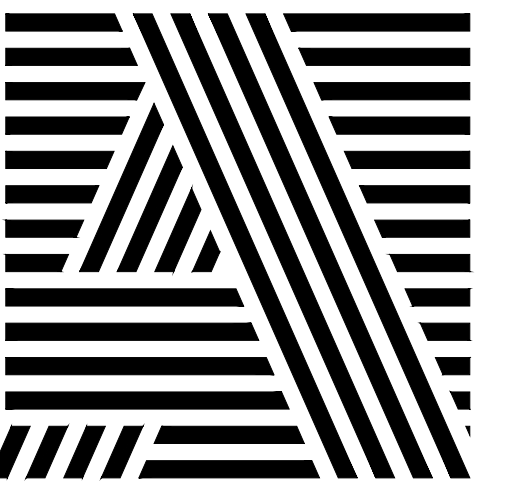
GENERAL NOTES

1. SEE MECHANICAL EQUIPMENT ELECTRICAL SCHEDULE FOR MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS.

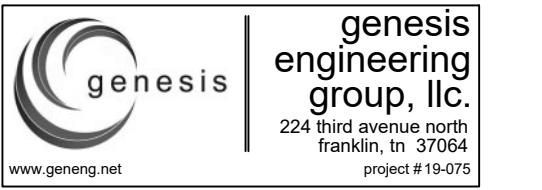
KEYED NOTES

- 1 DEVICES TO BE MONITORED BY BUILDING FIRE ALARM CONTROL PANEL IN BREEZEWAY.

ARCHITECT OF RECORD



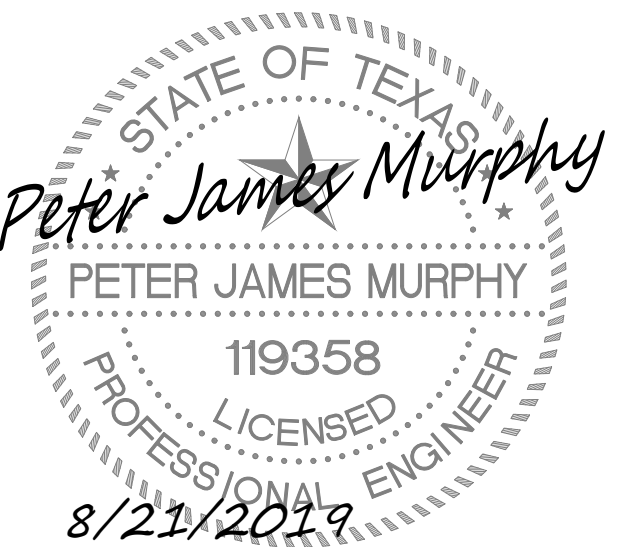
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Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
WWW.STUDIOAARCH.COM



KEY PLAN

[illegible]

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OWNER

PECAN GROVE, LP

1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE

ATE

08/21/2019

SHEET TITLE

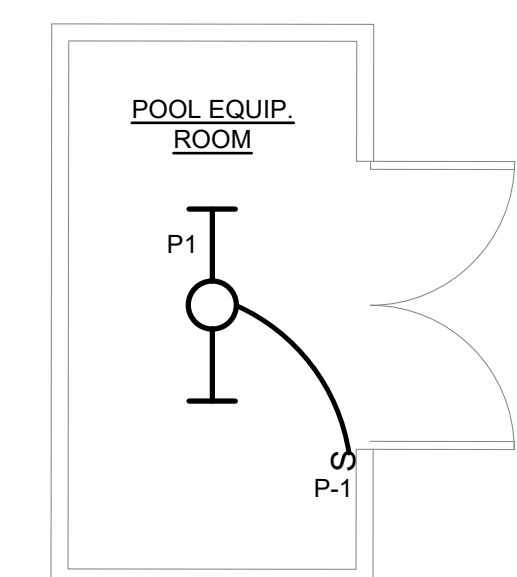
OUTBUILDINGS PLANS

PROJECT NO.

SHEET NO.

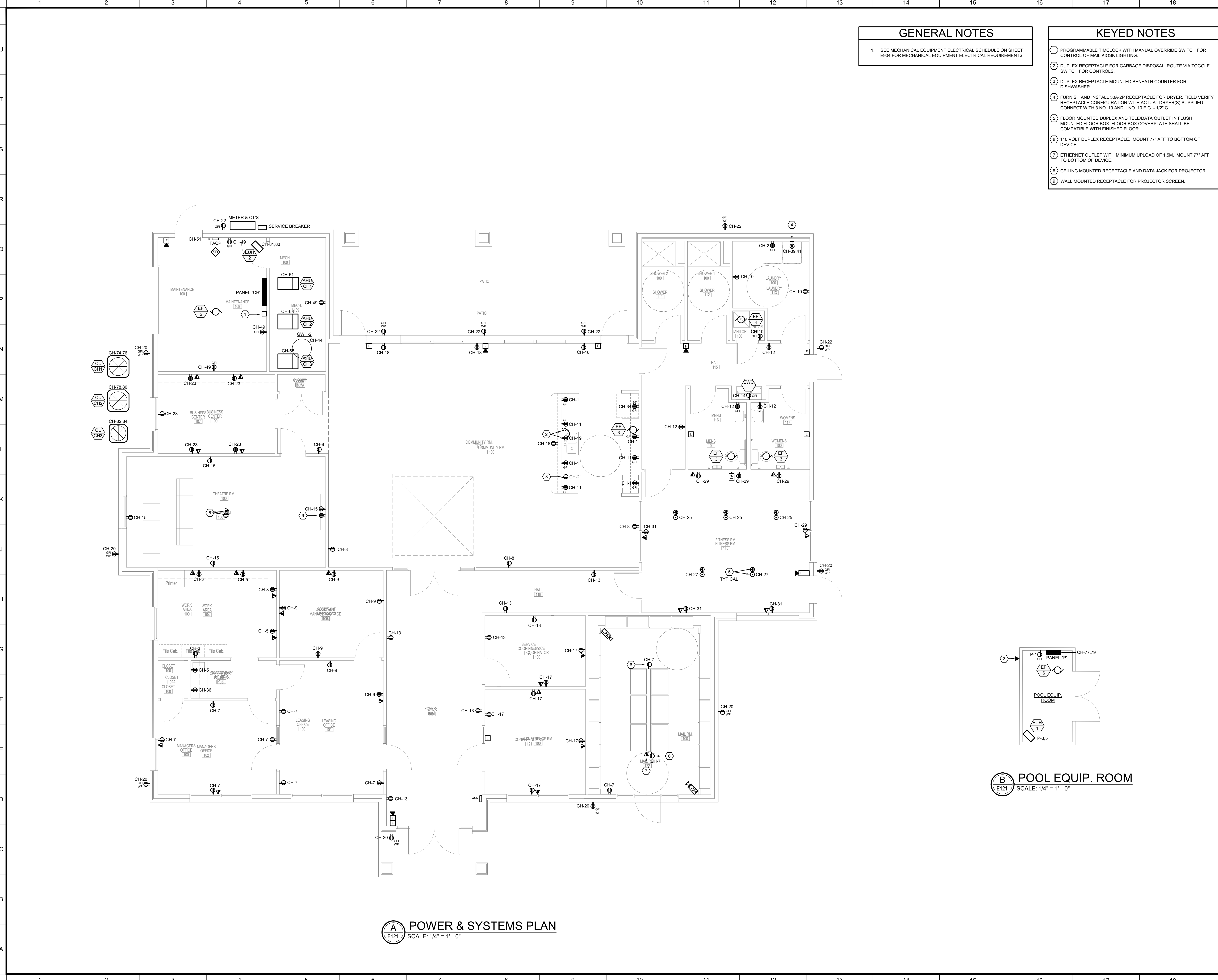
19LD00-04

E106



A LIGHTING PLAN
E120 SCALE: 1/4" = 1' - 0"

E120



- GENERAL NOTES
1.

SEE MECHANICAL EQUIPMENT ELECTRICAL SCHEDULE ON SHEET E904 FOR MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS.

- KEYED NOTES
1.

PROGRAMMABLE TIMCLOCK WITH MANUAL OVERRIDE SWITCH FOR CONTROL OF MAIL KIOSK LIGHTING.
2.

DUPLEX RECEPTACLE FOR GARBAGE DISPOSAL. ROUTE VIA TOGGLE SWITCH FOR CONTROLS.
3.

DUPLEX RECEPTACLE MOUNTED BENEATH COUNTER FOR DISHWASHER.
4.

FURNISH AND INSTALL 30A-2P RECEPTACLE FOR DRYER. FIELD VERIFY RECEPTACLE CONFIGURATION WITH ACTUAL DRYER(S) SUPPLIED. CONNECT WITH 3 NO. 10 AND 1 NO. 10 E.G. - 1/2" C.
5.

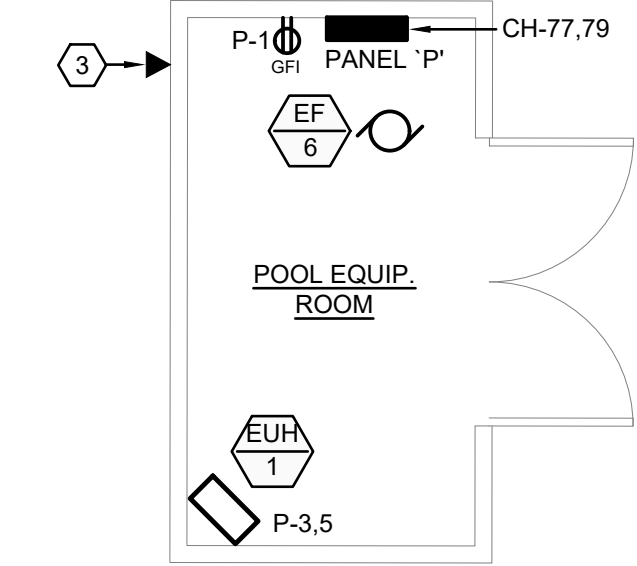
FLOOR MOUNTED DUPLEX AND TELE/DATA OUTLET IN FLUSH MOUNTED FLOOR BOX. FLOOR BOX COVERPLATE SHALL BE COMPATIBLE WITH FINISHED FLOOR.
6.

110 VOLT DUPLEX RECEPTACLE. MOUNT 77" AFF TO BOTTOM OF DEVICE.
7.

ETHERNET OUTLET WITH MINIMUM UPLOAD OF 1.5M. MOUNT 77" AFF TO BOTTOM OF DEVICE.
8.

CEILING MOUNTED RECEPTACLE AND DATA JACK FOR PROJECTOR.
9.

WALL MOUNTED RECEPTACLE FOR PROJECTOR SCREEN.



B

POOL EQUIP. ROOM

E121

SCALE: 1/4" = 1' - 0"

A

POWER & SYSTEMS PLAN

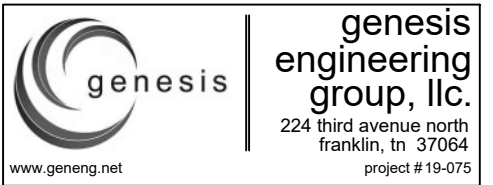
E121

SCALE: 1/4" = 1' - 0"

ARCHITECT OF RECORD



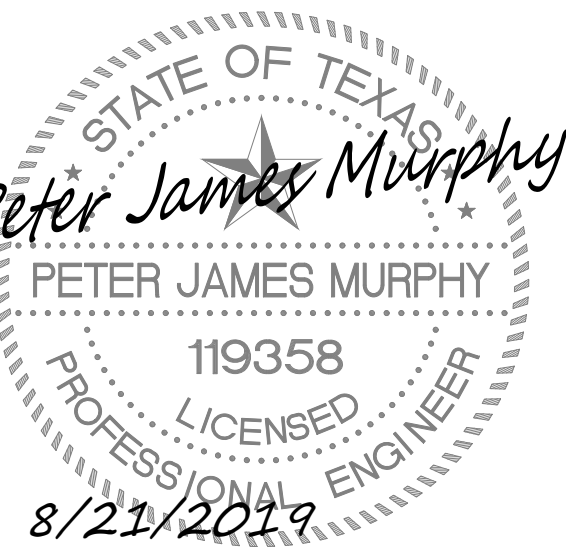
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Architecture
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LOUISVILLE, KENTUCKY 40206
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KEY PLAN

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P: 502-638-0534

PROJECT TITLE

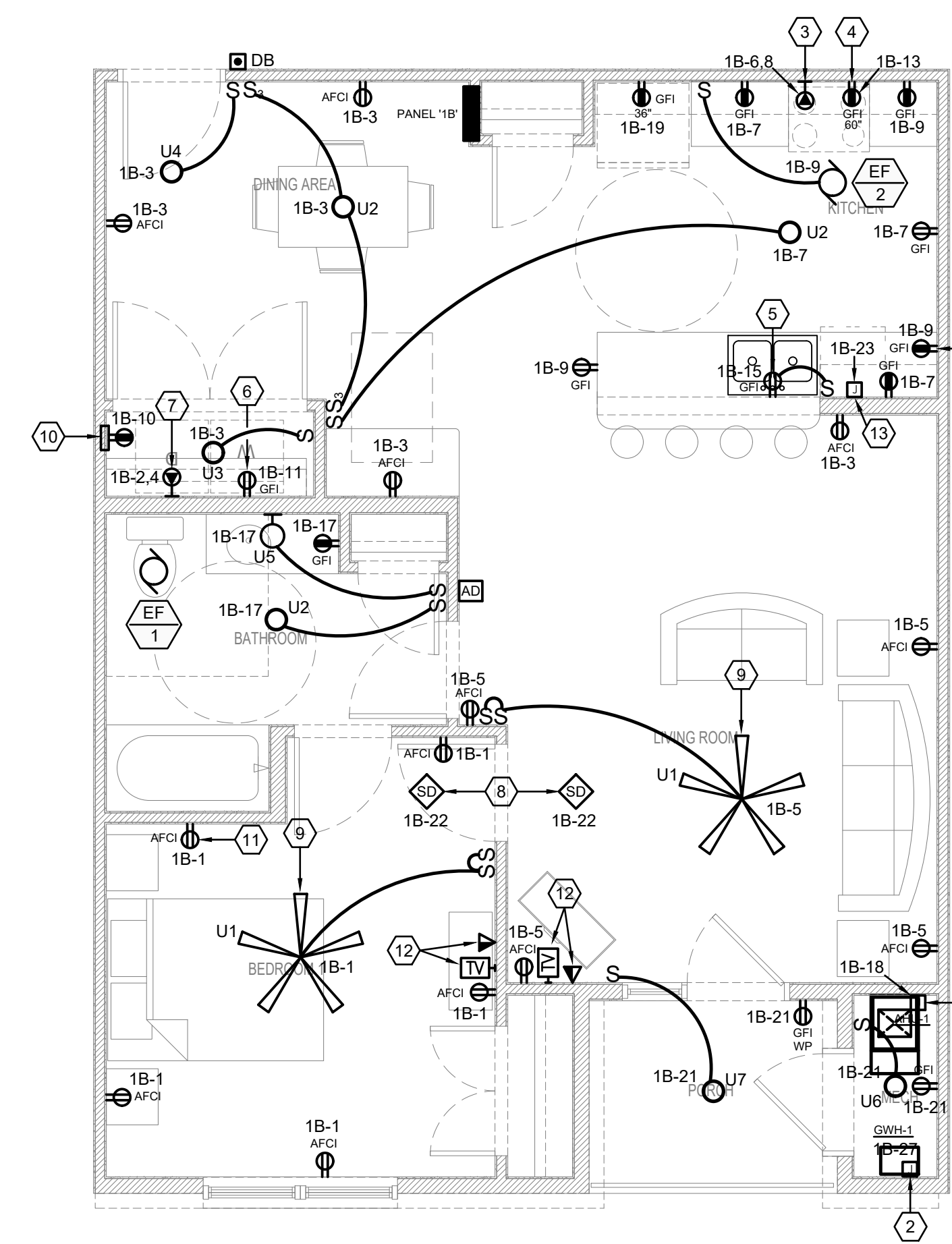
PECAN GROVE
SEGUIN, TX

PERMIT SET

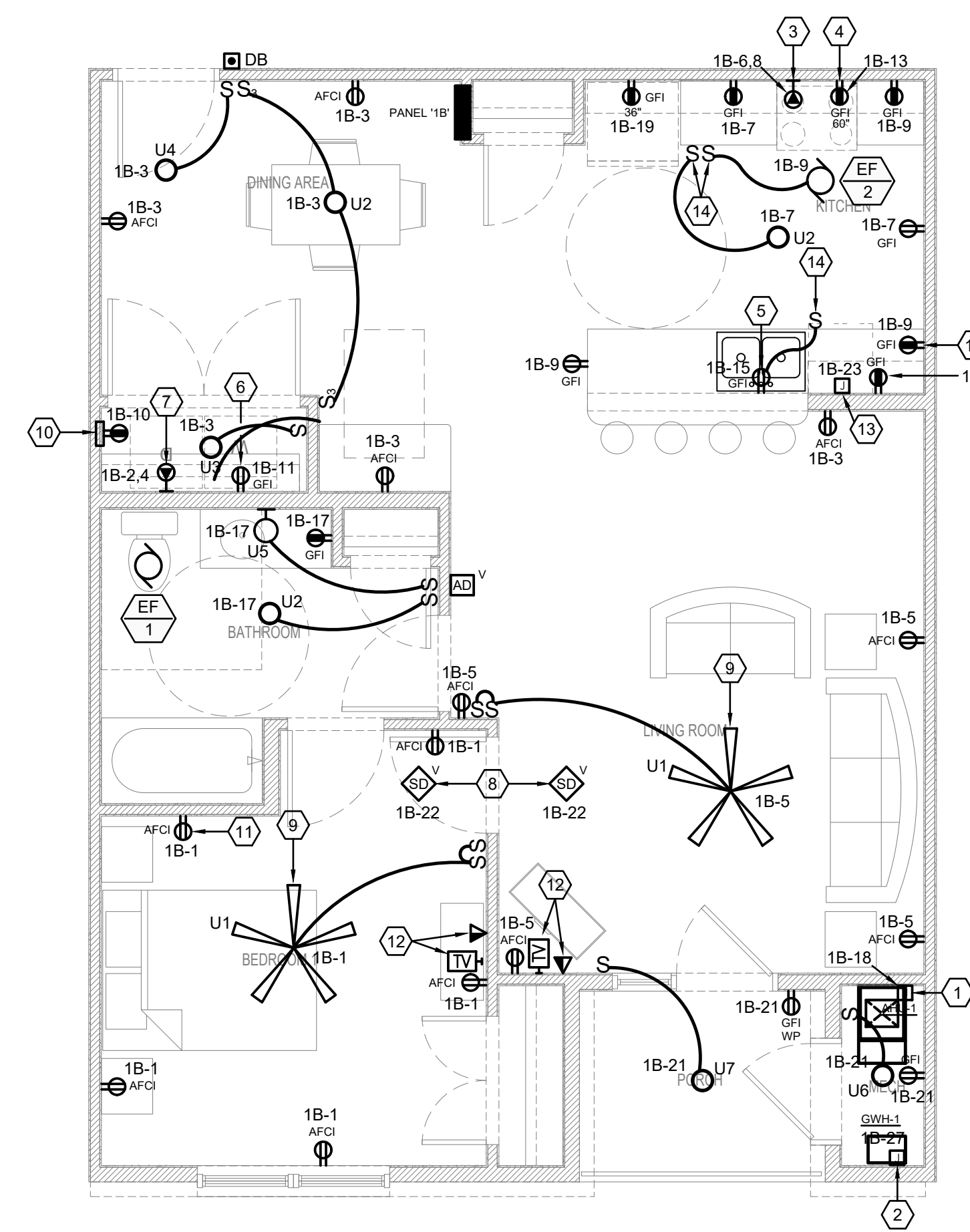
BLDG TYPE	DATE
	08/21/2019

SHEET TITLE	CLUBHOUSE FLOOR PLAN
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PROJECT NO.	SHEET NO.
19LD00-04	E121



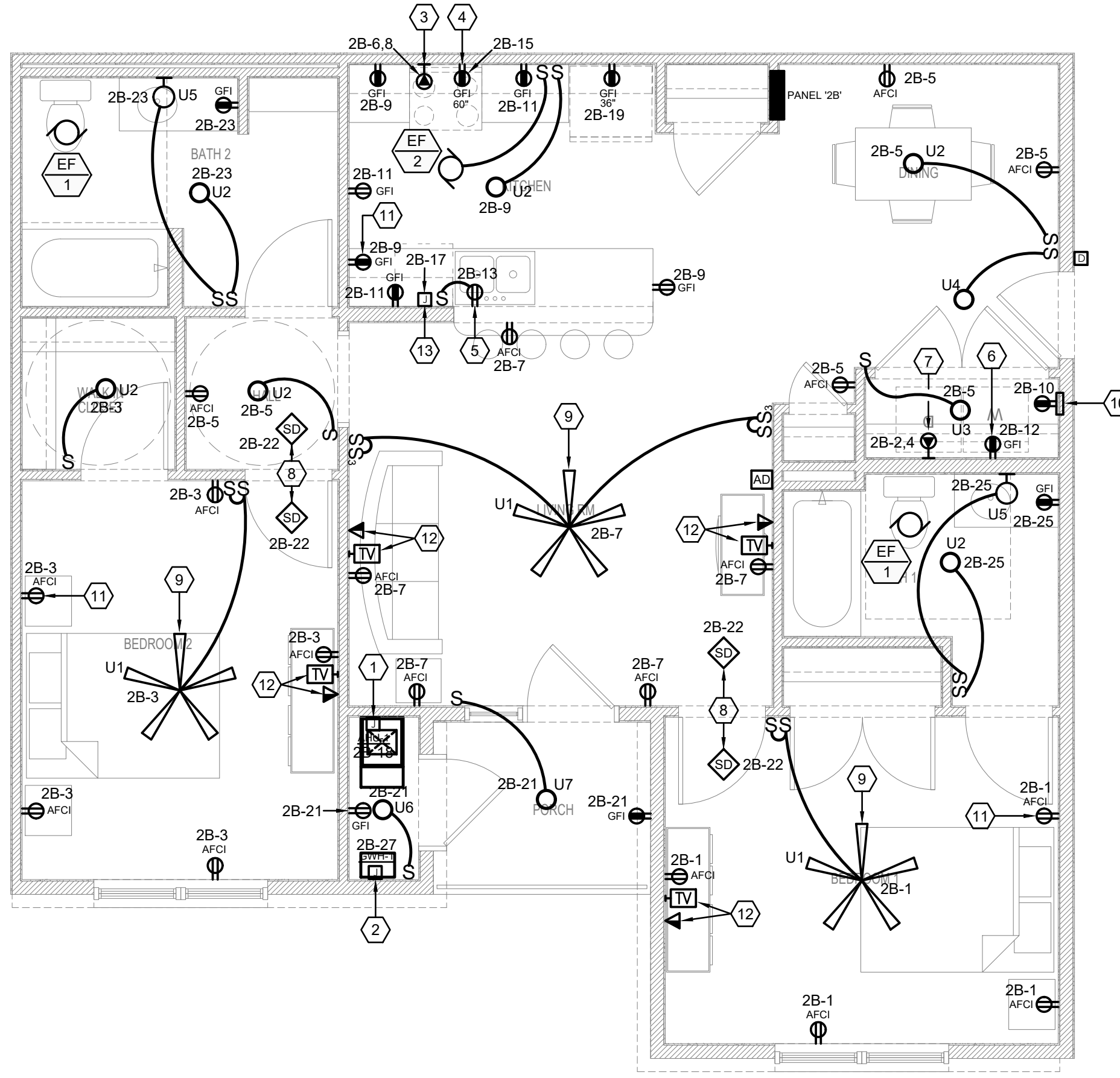
A 1 BDRM UNIT
E400 TYPICAL FLOOR PLAN - ELECTRICAL
SCALE: 1/4" = 1' - 0"



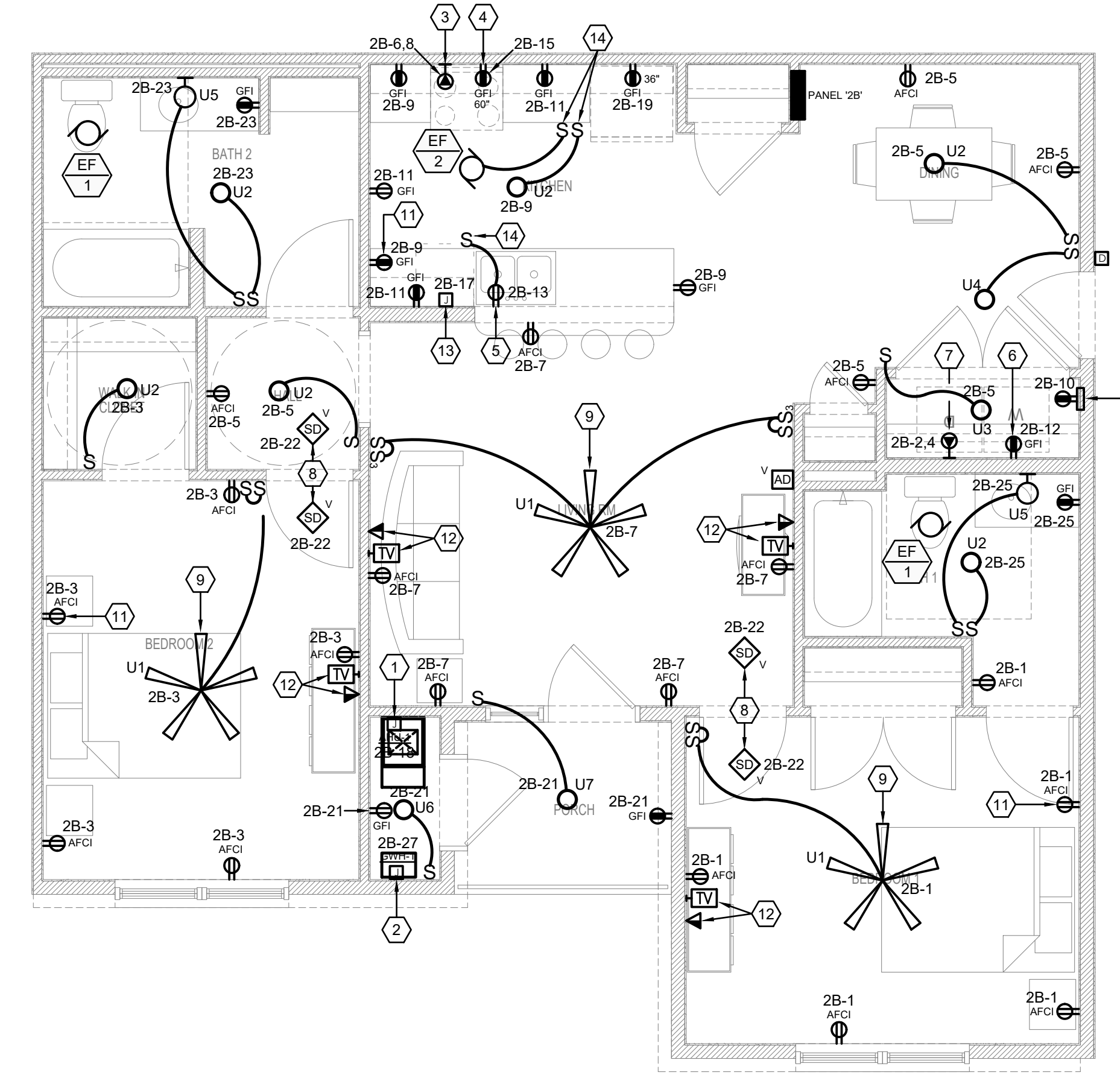
B 1 BDRM ADA UNIT
E400 TYPICAL FLOOR PLAN - ELECTRICAL
SCALE: 1/4" = 1' - 0"

- ### GENERAL NOTES
1. REFER TO DWG. E001 FOR SYMBOL LIST, NOTES AND ABBREVIATIONS.
 2. REFER TO DWG. E900-E903 FOR ONE LINE DIAGRAMS.
 3. REFER TO DWG. E904 FOR UNIT PANEL SCHEDULES.
 4. CONTRACTOR SHALL COORDINATE ALL APARTMENT LIGHTING FIXTURES AND DEVICES WITH ARCHITECT AND LIGHTING FIXTURE PACKAGE.
 5. COORDINATE ALL FINAL DEVICE AND PANEL LOCATIONS IN FIELD AND WITH ARCHITECT.
 6. CONTRACTOR SHALL INSTALL RECEPTACLES IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE (NEC 210).
 7. CONTRACTOR SHALL PROVIDE ARC FAULT TYPE CIRCUIT BREAKERS WHERE REQUIRED BY NATIONAL ELECTRICAL CODE (NEC 210).
 8. ALL 15A & 20A RECEPTACLES SHALL BE TAMPER RESISTANT TYPE.
 9. SMOKE DETECTORS IN ACCESSIBLE AND SENSORY IMPAIRED UNITS SHALL BE AUDIOVISUAL TYPE DEVICES.
 10. ELECTRICAL PANEL MOUNTING HEIGHTS IN HANDICAP DESIGNATED UNITS SHALL MEET ADA REQUIREMENTS. DUPLEX RECEPTACLES SHALL BE MOUNTED AT 24".
 11. ALL HABITABLE AREAS SHALL BE PROVIDED WITH LIGHTING OUTLET AS PER 210.70.
 12. ALL BATHROOM EXHAUST FANS SHALL BE CEILING MOUNTED. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS WITH MECHANICAL CONTRACTOR.
 13. MOUNTING HEIGHTS FOR ADA RECEPTACLES SHALL BE 15" MINIMUM. MOUNTING HEIGHTS FOR ADA SWITCHES SHALL BE 48" MAXIMUM.
 14. MOUNT ALL DEVICES IN OPPOSING UNITS A MINIMUM OF 1 STUD APART FOR SOUND ATTENUATION.
 15. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TELE/ DATA CABLING FROM BUILDING MAIN DEMARCATION POINT TO OUTLETS.
 16. IN ACCESSIBLE UNITS MOUNT SWITCHES FOR GARBAGE DISPOSAL AND RANGE HOOD FLUSH IN 3" COUNTER SIDEWALL.

- ### KEYED NOTES
- 1 JUNCTION BOX AND CONNECTION TO AIR HANDLER UNIT. SEE MECHANICAL EQUIPMENT SCHEDULE FOR ELECTRICAL REQUIREMENTS.
 - 2 JUNCTION BOX AND CONNECTION TO WATER HEATER. SEE MECHANICAL EQUIPMENT SCHEDULE FOR ELECTRICAL REQUIREMENTS.
 - 3 INSTALL 50A-2P RANGE RECEPTACLE AND CONNECT WITH 3 NO. 6 AND 1 NO. 10 E.G.
 - 4 RECEPTACLE FOR MICROWAVE/HOOD. FIELD COORDINATE EXACT LOCATION.
 - 5 DUPLEX RECEPTACLE FOR GARBAGE DISPOSAL. CONTROL VIA SWITCH AS SHOWN.
 - 6 DUPLEX RECEPTACLE FOR WASHING MACHINE.
 - 7 INSTALL 30A-2P DRYER RECEPTACLE AND CONNECT WITH 3 NO. 10 AND 1 NO. 10 E.G.
 - 8 CONNECT SMOKE DETECTOR(S) AHEAD OF ALL SWITCHES AND GFI PROTECTED DEVICES. MAINTAIN 36" CLEARANCE FROM HVAC SUPPLY GRILLS. CONNECT DETECTORS SO THAT ANY ALARM WILL CAUSE ALL DETECTORS IN THAT UNIT TO SOUND.
 - 9 INSTALL FAN RATED JUNCTION BOX WITH BLANK COVERPLATE IN CEILING FOR FUTURE CEILING FAN IN LIVING ROOMS AND BEDROOMS.
 - 10 ON-Q 'EN1022' ENCLOSURE AND 6X4 BASIC COMBINATION DATA/CATV SYSTEM DISTRIBUTION BOX. MOUNT ON THE WALL THAT HAS NO SHELVES AT 60" AFF TO TOP. SEE CATV/TELEPHONE RISER DIAGRAM FOR REQUIREMENTS.
 - 11 DUPLEX RECEPTACLE WITH (2) USB PORTS INTEGRATED IN DEVICE.
 - 12 TERMINATE CATV AND TELEPHONE DEVICES IN SAME FACEPLATE.
 - 13 JUNCTION BOX AND CONNECTION TO DISHWASHER.
 - 14 MOUNT SWITCHES FOR GARBAGE DISPOSAL AND RANGE HOOD FLUSH IN 3" COUNTER SIDEWALL.



C 2 BDRM UNIT
E400 TYPICAL FLOOR PLAN - ELECTRICAL
SCALE: 1/4" = 1' - 0"



D 2 BDRM ADA UNIT
E400 TYPICAL FLOOR PLAN - ELECTRICAL
SCALE: 1/4" = 1' - 0"

ARCHITECT OF RECORD

Studio A Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 • F:502.589.8004
WWW.STUDIOAARCH.COM

genesis
engineering group, llc
224 third avenue north
Birmingham, AL 35204
project # 19-075

KEY PLAN

NO.	REVISION/SUBMISSIONS	DATE

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PECAN GROVE, LP
1489 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

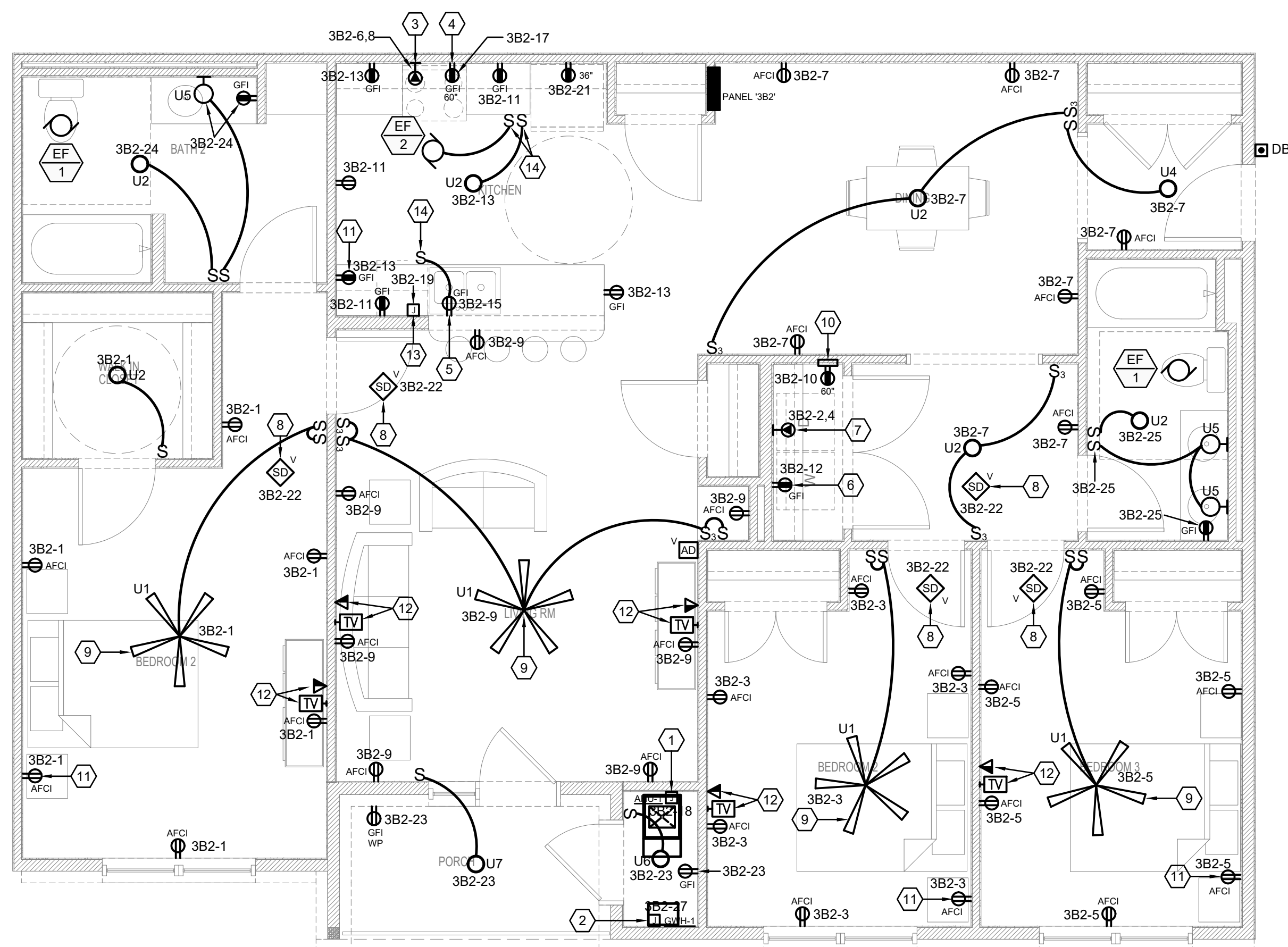
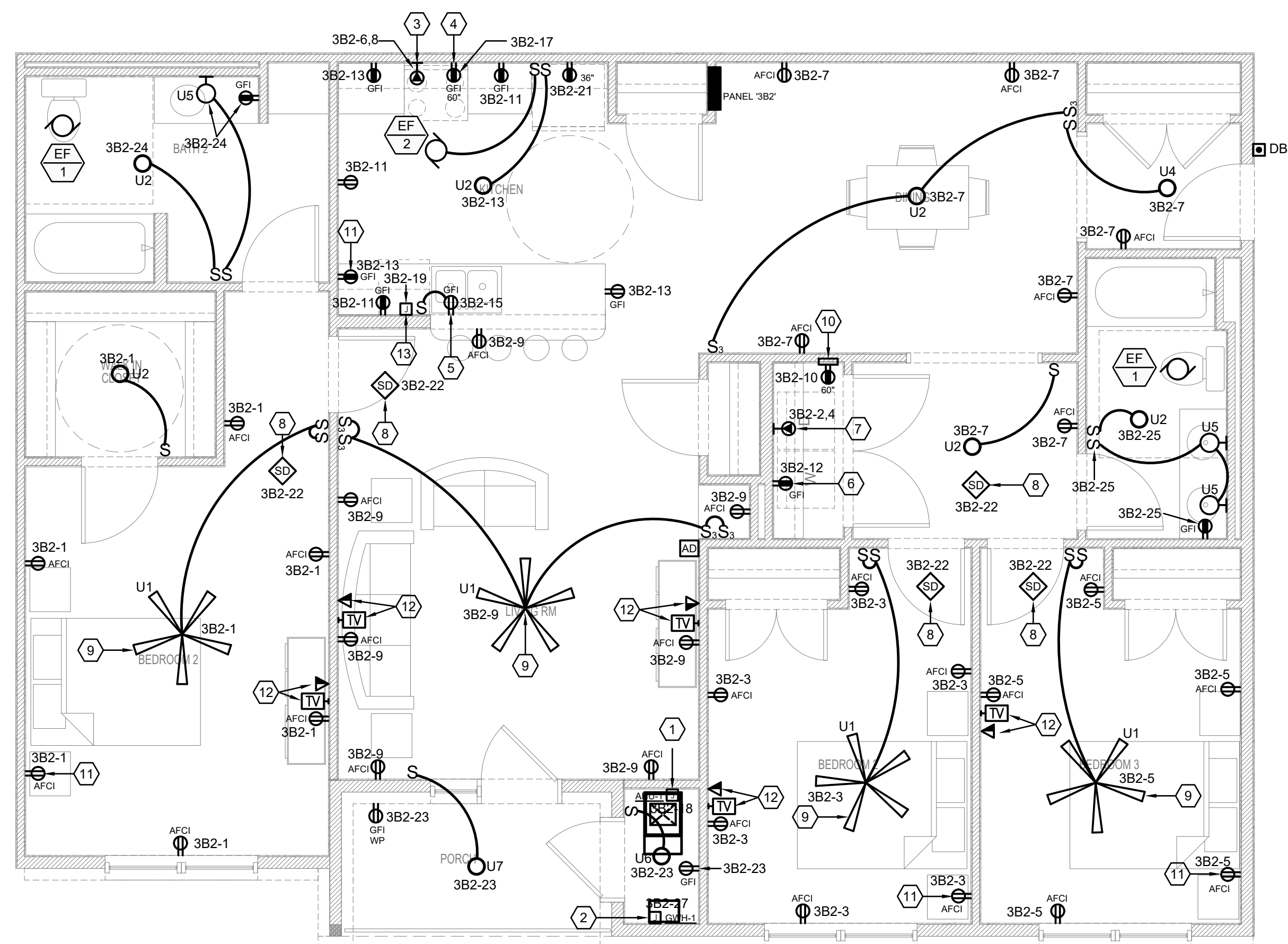
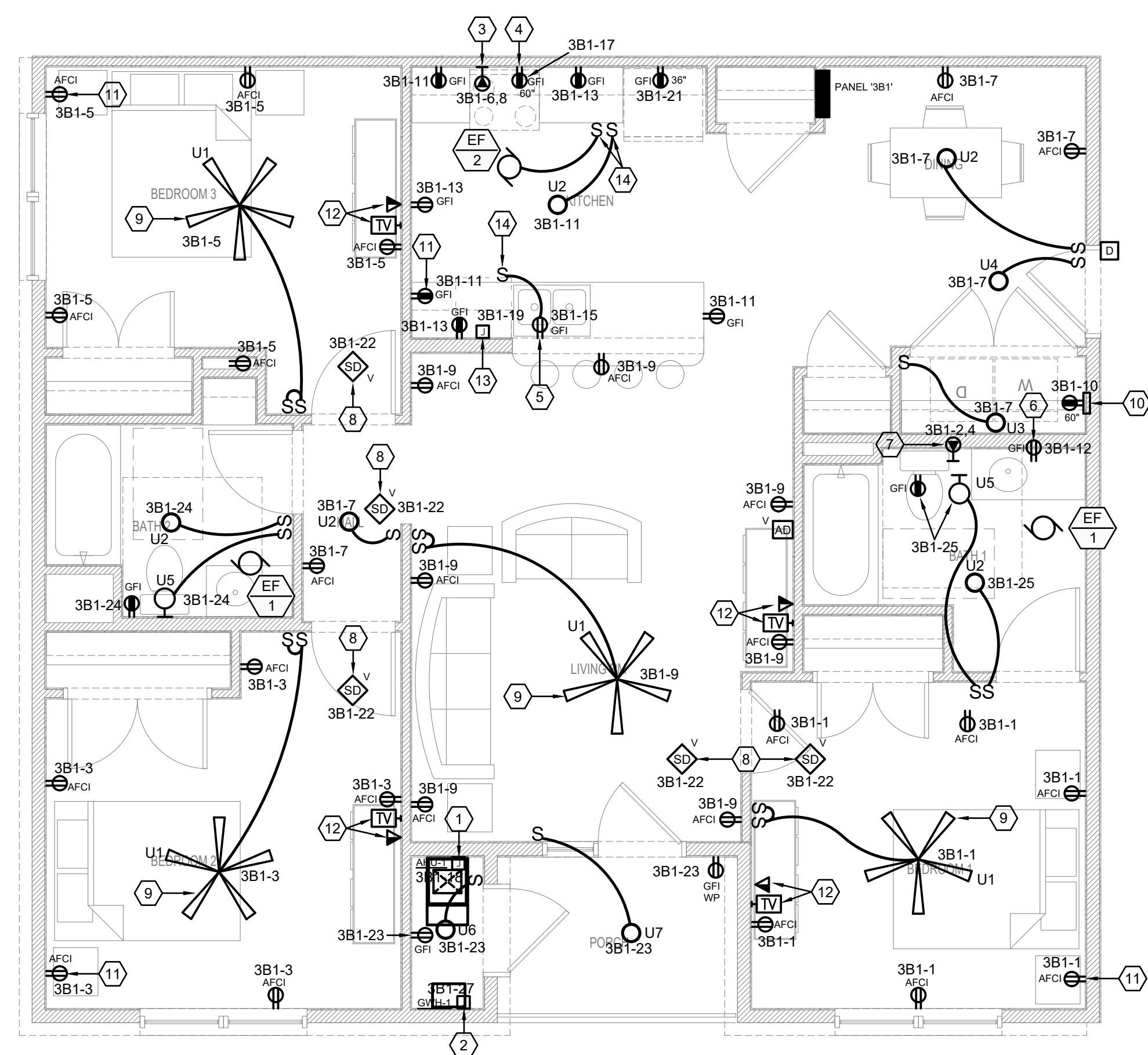
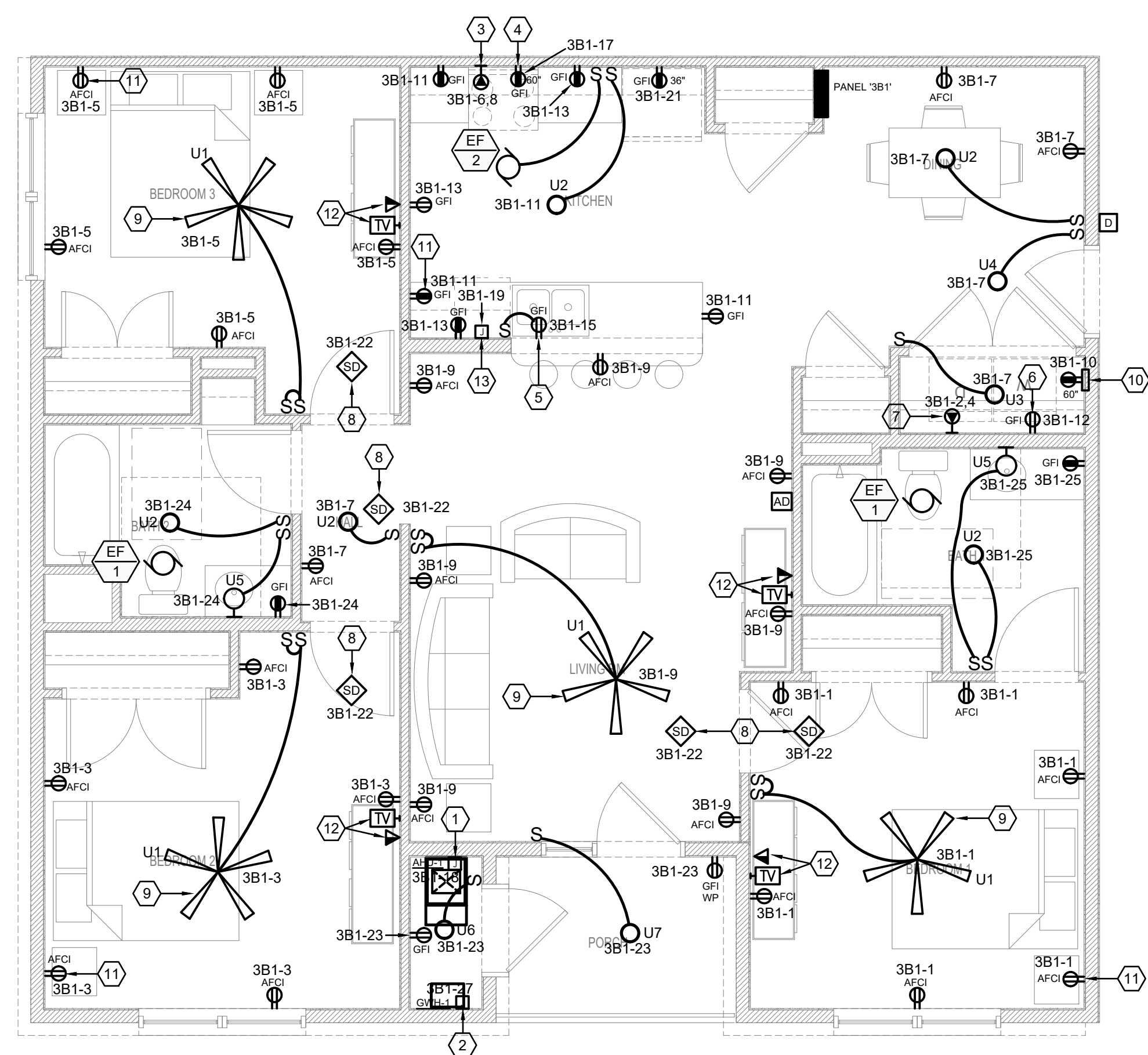
PROJECT TITLE

PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE	DATE
	08/21/2019

SHEET TITLE	
ENLARGED UNIT PLANS	
PROJECT NO.	SHEET NO.
19LD00-04	E400

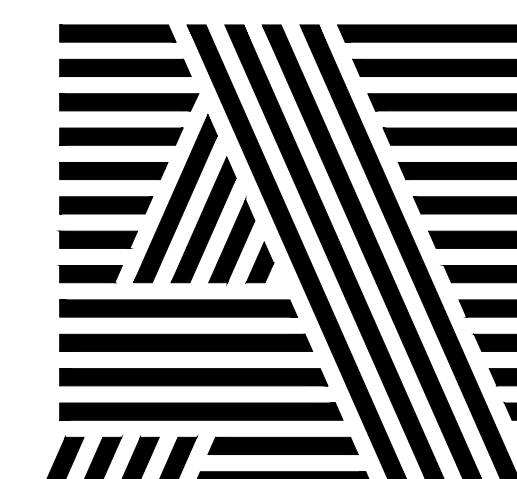


GENERAL NOTES

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2. REFER TO DWG. E900-E903 FOR ONE LINE DIAGRAMS.
3. REFER TO DWG. E904 FOR UNIT PANEL SCHEDULES.
4. CONTRACTOR SHALL COORDINATE ALL APARTMENT LIGHTING FIXTURES AND DEVICES WITH ARCHITECT AND LIGHTING FIXTURE PACKAGE.
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16. IN ACCESSIBLE UNITS MOUNT SWITCHES FOR GARBAGE DISPOSAL AND RANGE HOOD FLUSH IN 'C' COUNTER SIDEWALL.

KEYED NOTES

- 1 JUNCTION BOX AND CONNECTION TO AIR HANDLER UNIT. SEE MECHANICAL EQUIPMENT SCHEDULE FOR ELECTRICAL REQUIREMENTS.
- 2 JUNCTION BOX AND CONNECTION TO WATER HEATER. SEE MECHANICAL EQUIPMENT SCHEDULE FOR ELECTRICAL REQUIREMENTS.
- 3 INSTALL 30A-2P RANGE RECEPTACLE AND CONNECT WITH 3 NO. 6 AND 1 NO. 10 E.G.
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- 9 INSTALL FAN RATED JUNCTION BOX WITH BLANK COVERPLATE IN CEILING FOR FLOOR CEILING FAN IN LIVING ROOMS AND BEDROOMS.
- 10 40-0 EN10222 ENCLOSURE AND 4X4 BASE COMBINATION DATA/CATV SYSTEM DISTRIBUTION BOX. MOUNT ON THE WALL THAT HAS NO SHELF OR ART AT TOP. SEE CATV/TELEPHONE RISER DRAWING FOR REQUIREMENTS.
- 11 DUPLEX RECEPTACLE WITH (2) USB PORTS INTEGRATED IN DEVICE.
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**Studio A
Architecture**
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 ; F:502.589.8004
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KEY PLAN

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SEAL



OWNER

PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

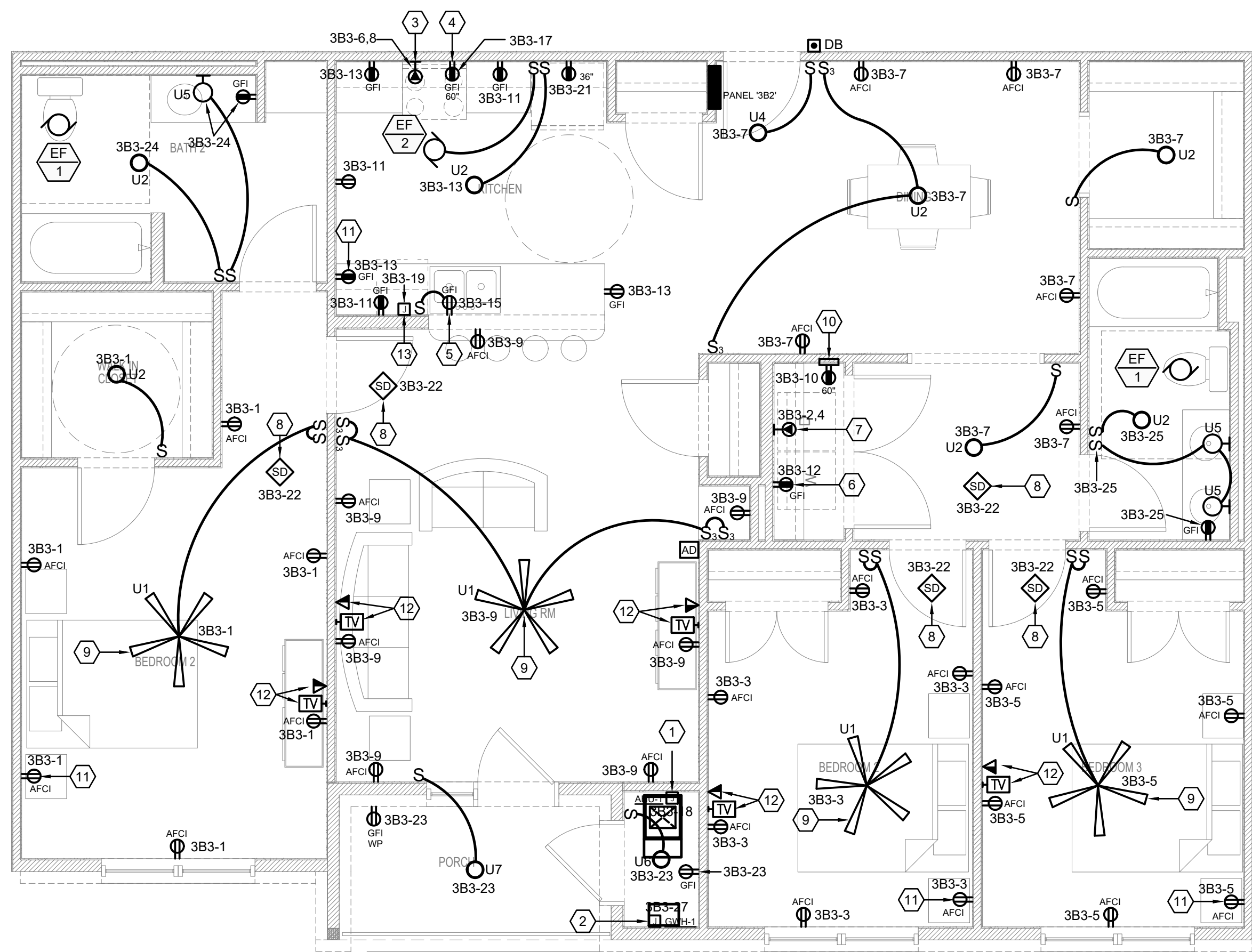
PECAN GROVE
SEGUIN, TX

PERMIT SET

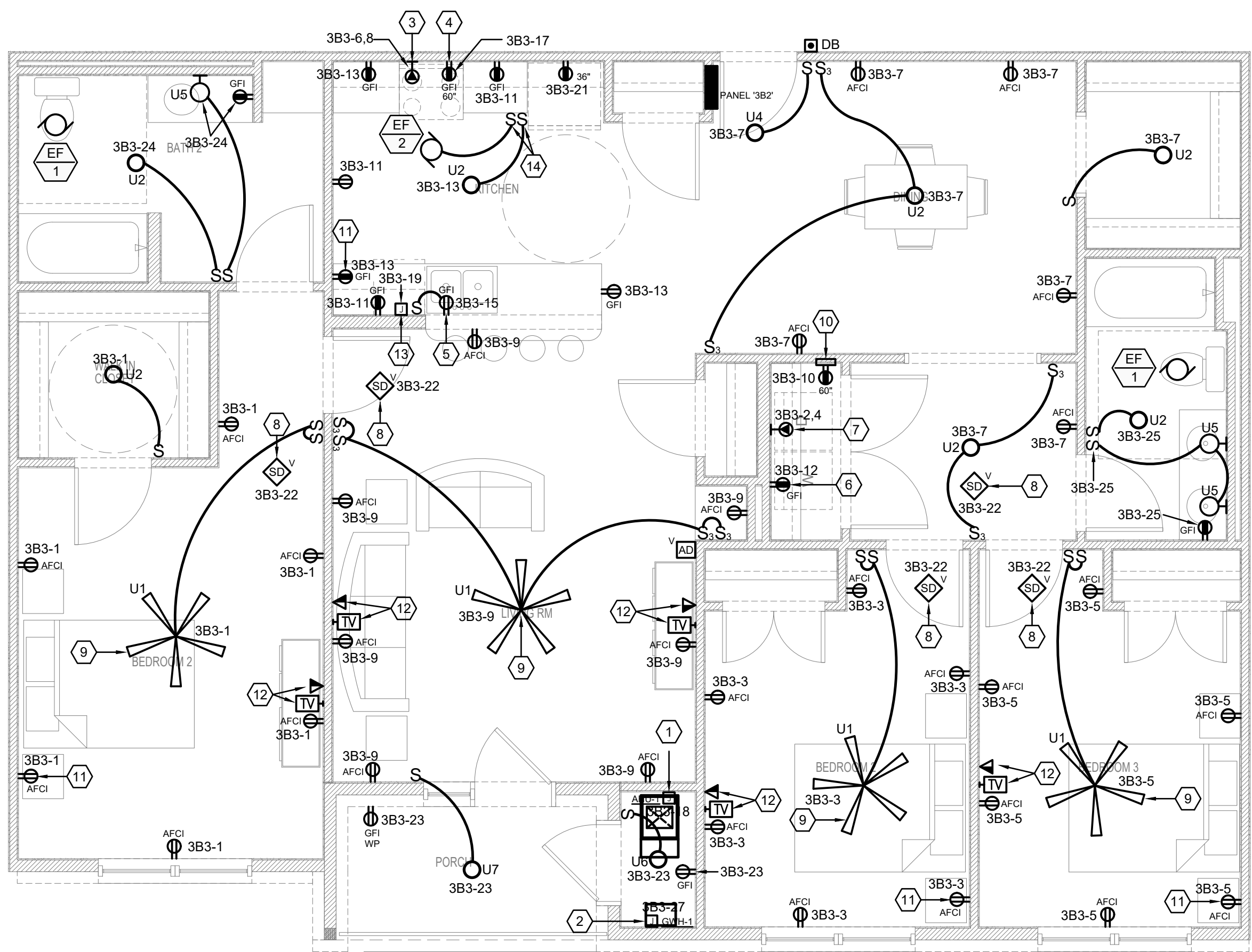
BLDG TYPE	DATE
	08/21/2019

ENLARGED UNIT PLANS

PROJECT NO. 19LD00-04	SHEET NO. E401
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3 BDRM-3 UNIT
TYPICAL FLOOR PLAN - ELECTRICAL
SCALE: 1/4" = 1' - 0"



3 BDRM-3 ADA UNIT
TYPICAL FLOOR PLAN - ELECTRICAL
SCALE: 1/4" = 1' - 0"

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KEYED NOTES

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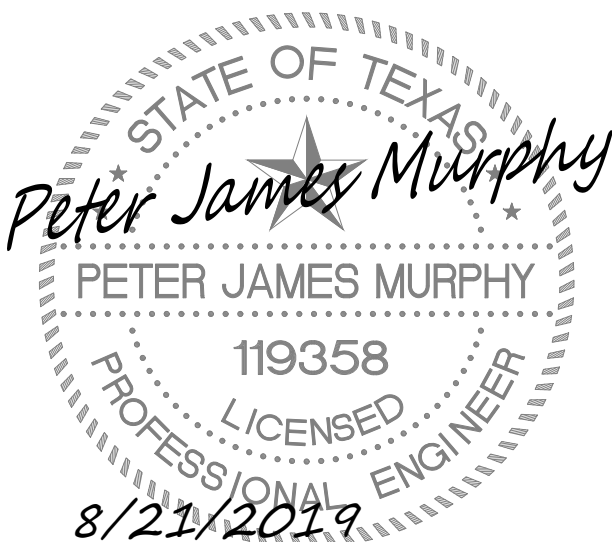
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Architecture
2330 FRANKFORT AVE
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.8004
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KEY PLAN

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SEAL



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PROJECT TITLE

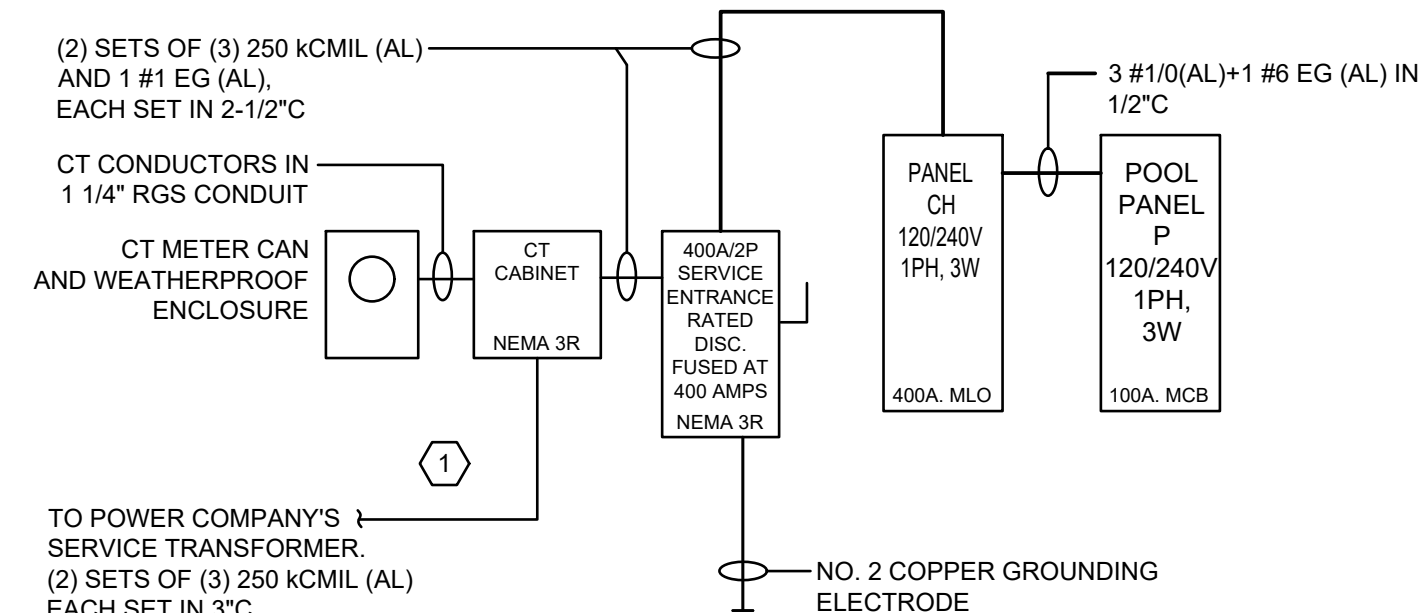
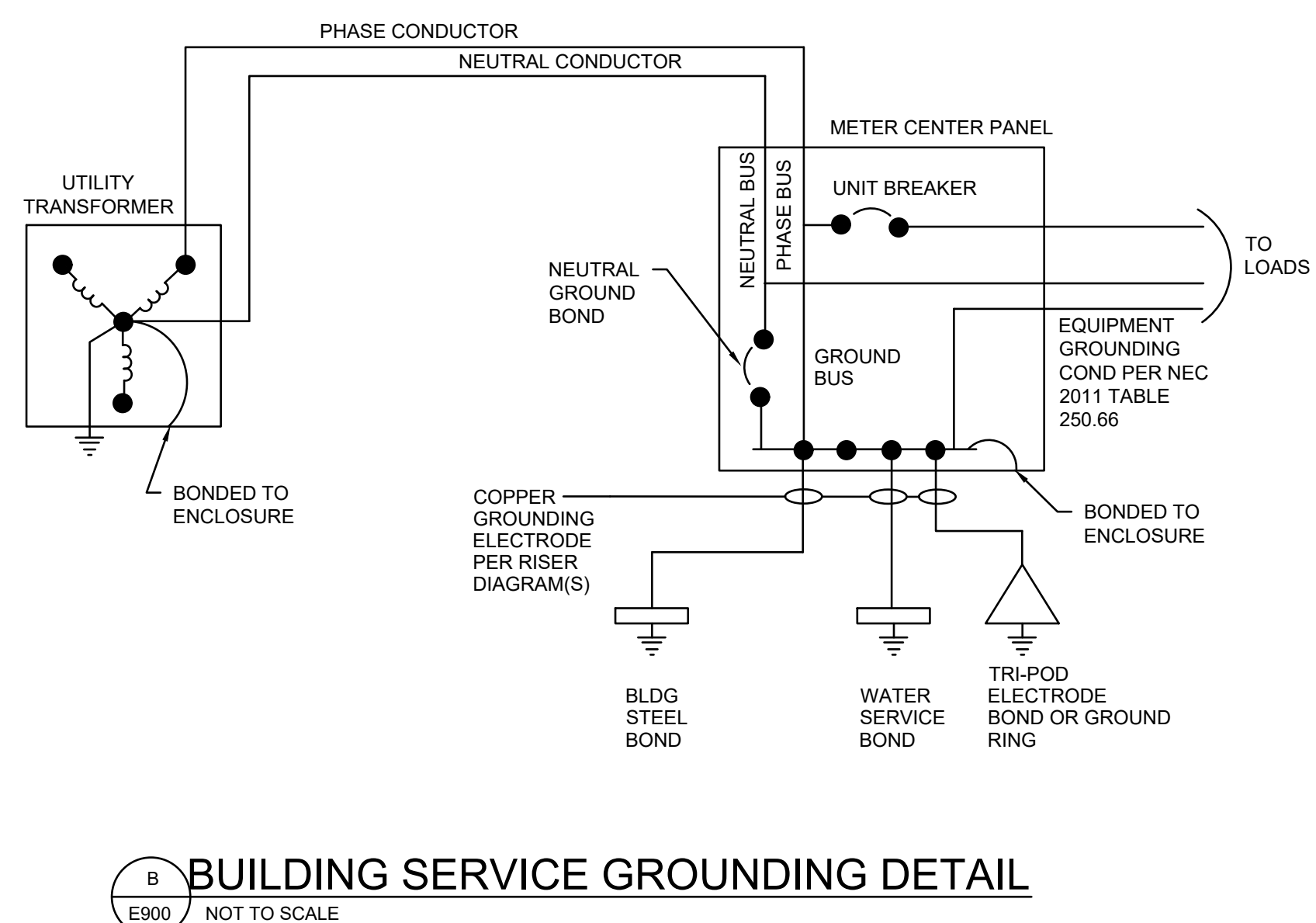
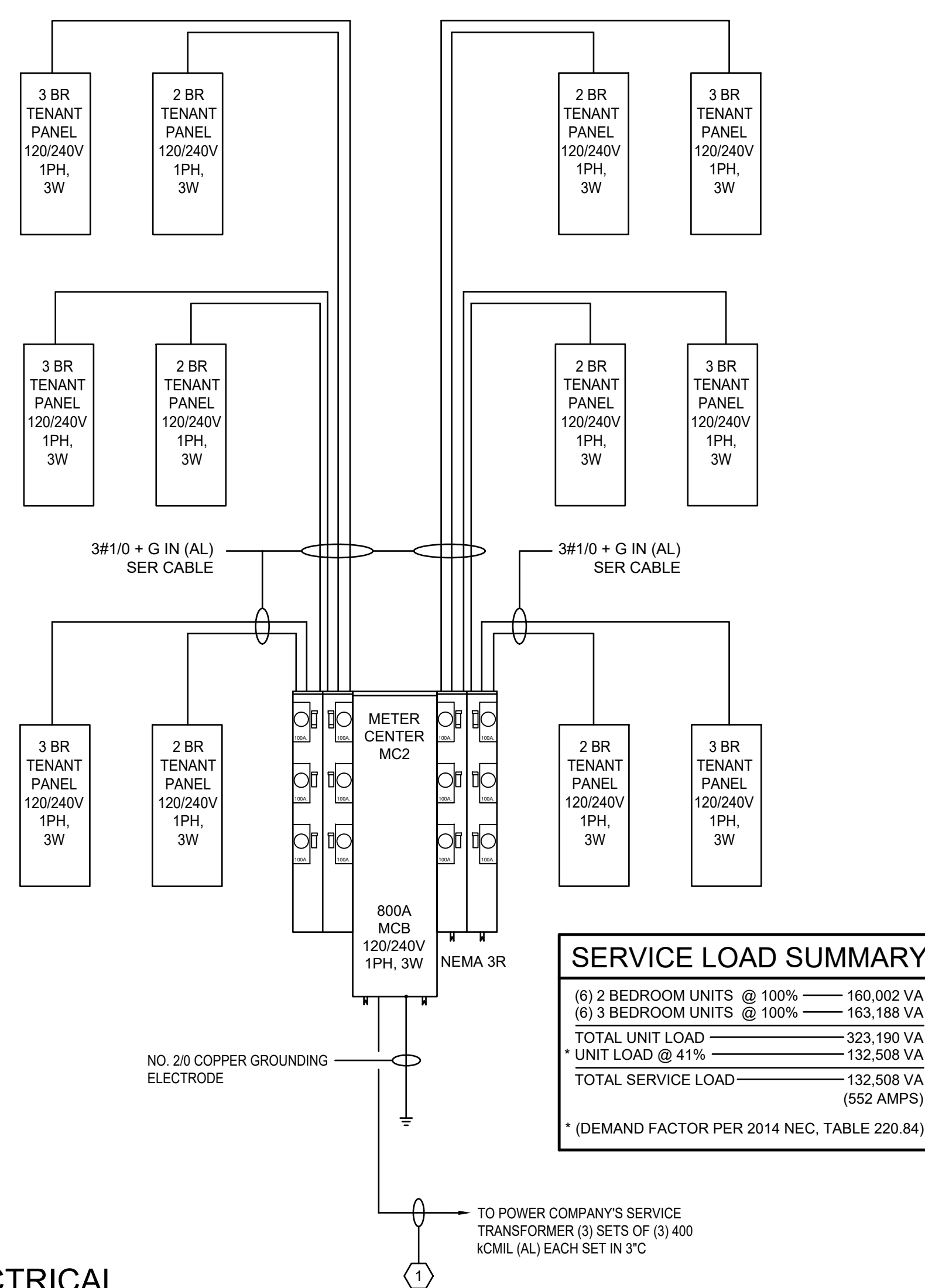
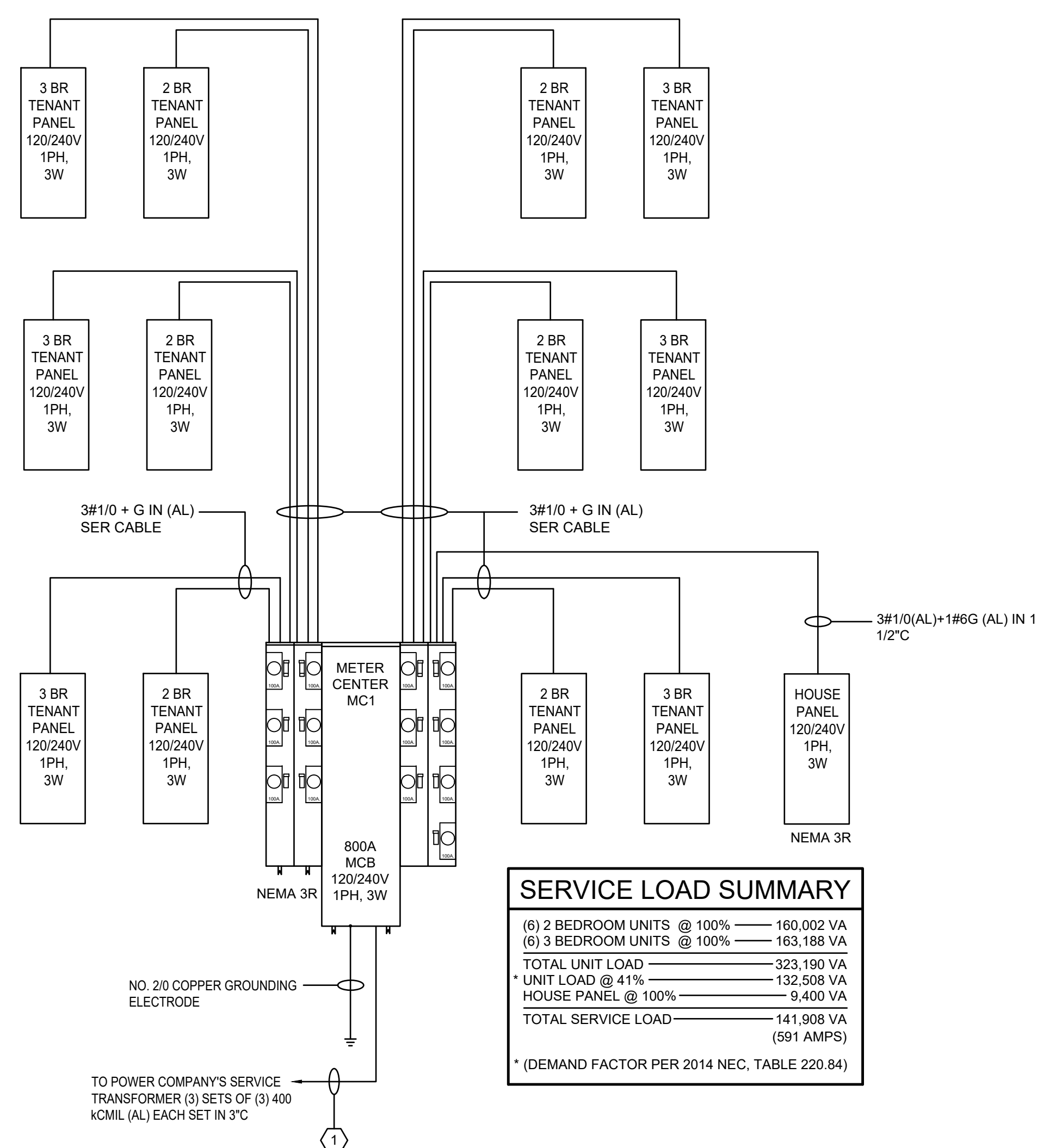
PECAN GROVE
SEGUIN, TX

PERMIT SET

BLDG TYPE DATE
08/21/2019

SHEET TITLE ENLARGED UNIT PLANS

PROJECT NO. SHEET NO.
19LD00-04 E402



KEYED NOTES

1 CONTRACTOR SHALL PROVIDE UNDERGROUND SERVICE ENTRANCE FROM METER CENTER WITH WIRE AND CONDUIT SIZES PROVIDED TO UTILITY TRANSFORMER.



Studio A
Architecture
2330 FRANKFORT AV.
LOUISVILLE, KENTUCKY 40206
T:502.589.8007 F:502.589.800
WWW.STUDIOAARCH.CO



KEY PLAN

[illegible]

OWNER

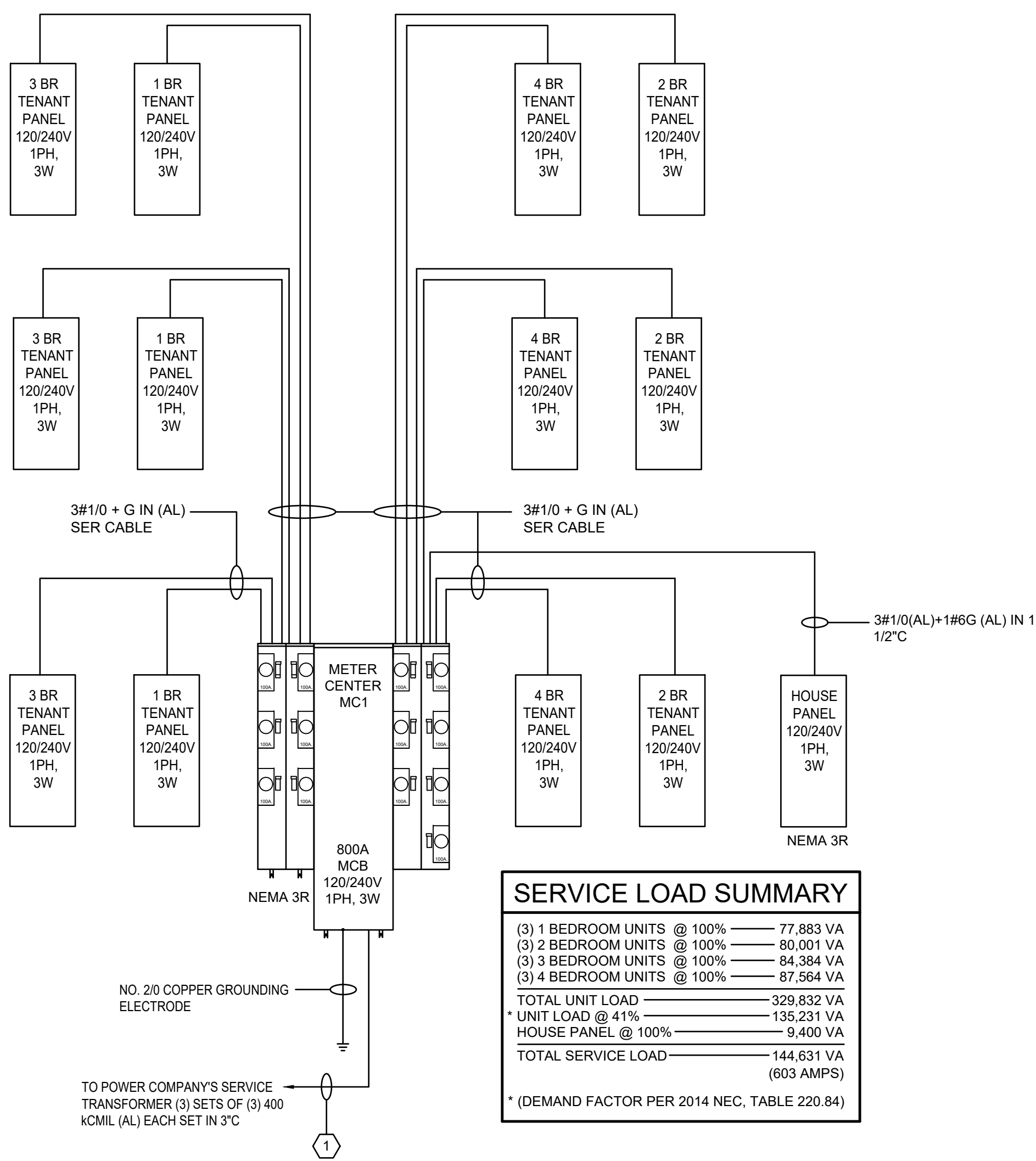
PECAN GROVE, LP
1469 S. 4TH STREET
LOUISVILLE, KY 40202
P: 502-638-0534

PROJECT TITLE

PECAN GROVE
SEGUIN, TX

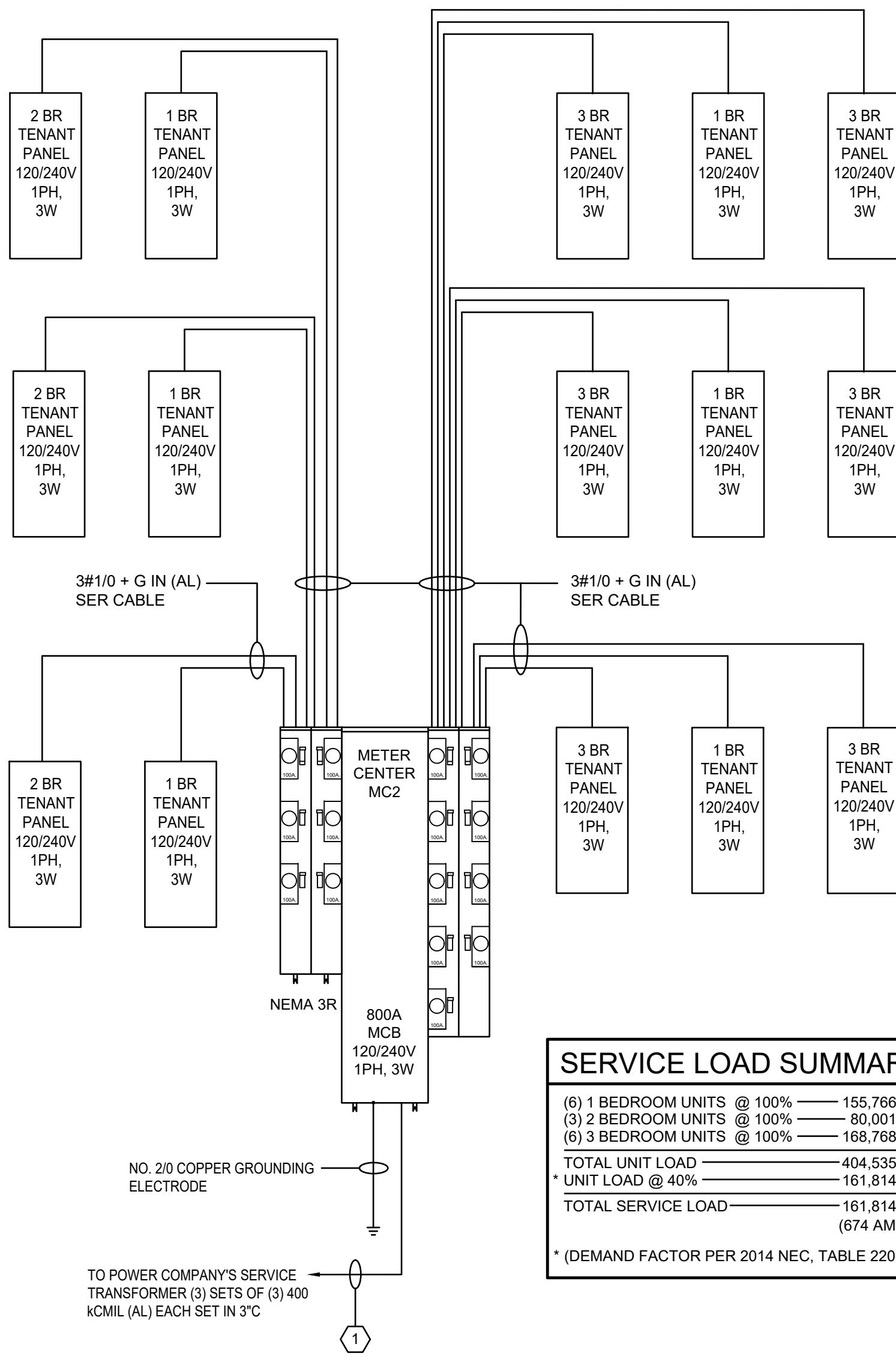
PERMIT SET

BLDG TYPE		DATE
		08/21/2011
SHEET TITLE		
RISER DIAGRAM		
PROJECT NO.	SHEET NO.	
19LD00-04	E900	



SERVICE LOAD SUMMARY		
(3) 1 BEDROOM UNITS @ 100%	77,883 VA	
(3) 2 BEDROOM UNITS @ 100%	80,001 VA	
(3) 3 BEDROOM UNITS @ 100%	84,384 VA	
(3) 4 BEDROOM UNITS @ 100%	87,564 VA	
TOTAL UNIT LOAD	329,832 VA	
* UNIT LOAD @ 41%	135,231 VA	
HOUSE PANEL @ 100%	9,400 VA	
TOTAL SERVICE LOAD	144,631 VA	(603 AMPS)
* (DEMAND FACTOR PER 2014 NEC, TABLE 220.84)		

BLDG TYPE C
A
E902
NOT TO SCALE
RISER DIAGRAM - ELECTRICAL



SERVICE LOAD SUMMARY		
(6) 1 BEDROOM UNITS @ 100%	155,768 VA	
(3) 2 BEDROOM UNITS @ 100%	80,001 VA	
(6) 3 BEDROOM UNITS @ 100%	168,768 VA	
TOTAL UNIT LOAD	404,535 VA	
* UNIT LOAD @ 40%	161,814 VA	
TOTAL SERVICE LOAD	161,814 VA	(674 AMPS)
* (DEMAND FACTOR PER 2014 NEC, TABLE 220.84)		

KEYED NOTES

① CONTRACTOR SHALL PROVIDE UNDERGROUND SERVICE ENTRANCE FROM METER CENTER WITH WIRE AND CONDUIT SIZES PROVIDED TO UTILITY TRANSFORMER.

MECHANICAL EQUIPMENT ELECTRICAL SCHEDULE						
MARK	LOAD	VOLT/ PHASE	CIRCUIT	CONDUCTORS/ CONDUIT	FUSED DISCONNECT/ STARTER	REMARKS
AHU-1	0.8 kVA	120/1	NOTE #1	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	15A-1P TOGGLE TYPE	1,2,3 BEDROOM UNITS
AHU-2	0.8 kVA	120/1	NOTE #1	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	15A-1P TOGGLE TYPE	4 BEDROOM UNITS
AHU-CH1	0.8 kVA	120/1	NOTE #1	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	15A-1P TOGGLE TYPE	CLUBHOUSE
AHU-CH2	1.2 kVA	120/1	NOTE #1	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	15A-1P TOGGLE TYPE	CLUBHOUSE
AHU-CH3	1.2 kVA	120/1	NOTE #1	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	15A-1P TOGGLE TYPE	CLUBHOUSE
CU-1	2.3 kVA	240/1	NOTE #1	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	30A-2P NON-FUSED DISC.; NEMA 3R	1,2,3 BEDROOM UNITS
CU-2	2.7 kVA	240/1	NOTE #1	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	30A-2P NON-FUSED DISC.; NEMA 3R	4 BEDROOM UNITS
CU-CH1	2.7 kVA	240/1	NOTE #1	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	30A-2P NON-FUSED DISC.; NEMA 3R	CLUBHOUSE
CU-CH2	4.1 kVA	240/1	NOTE #1	2 NO. 8 & 1 NO. 10 E.G. - 1/2" C.	60A-2P NON-FUSED DISC.; NEMA 3R	CLUBHOUSE
CU-CH3	4.1 kVA	240/1	NOTE #1	2 NO. 8 & 1 NO. 10 E.G. - 1/2" C.	60A-2P NON-FUSED DISC.; NEMA 3R	CLUBHOUSE
EF-1	6.5 WATTS	120/1	NOTE #2	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	20A-1P TOGGLE TYPE	UNIT RESTROOMS
EF-2	9.8 WATTS	120/1	NOTE #3	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	20A-1P TOGGLE TYPE	UNIT KITCHEN
EF-3	5.4 WATTS	120/1	NOTE #2	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	20A-1P TOGGLE TYPE	CLUBHOUSE RESTROOMS & KITCHEN
EF-4	3.2 WATTS	120/1	NOTE #2	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	20A-1P TOGGLE TYPE	CLUBHOUSE JANITOR CLOSET
EF-5	51 WATTS	120/1	NOTE #2	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	20A-1P TOGGLE TYPE	CLUBHOUSE MAINTENANCE
EUH-1	2 kW	240/1	NOTE #1	2 NO. 12 AND 1 NO. 12 E.G. - 1/2" C.	15A-2P TOGGLE TYPE	RISER ROOMS
EUH-2	2 kW	240/1	NOTE #1	2 NO. 12 & 1 NO. 12 E.G. - 1/2" C.	15A-2P TOGGLE TYPE	CLUBHOUSE MAINTENANCE
GWH-1	200 VA	120/1	NOTE #1	2 NO. 12 & 1 NO. 10 E.G. - 1/2" C.	20A-1P TOGGLE TYPE	UNITS
GWH-2	200 VA	120/1	NOTE #1	2 NO. 10 & 1 NO. 10 E.G. - 1/2" C.	20A-1P TOGGLE TYPE	CLUBHOUSE
DBP-1	3 hp	208/1	NOTE #1	2 NO. 10 & 1 NO. 10 E.G. - 1/2" C.	30A-2P TOGGLE TYPE	SPRINKLER ROOMS
HWC-1	1/35 hp	120/1	NOTE #1	2 NO. 10 & 1 NO. 10 E.G. - 1/2" C.	20A-1P TOGGLE TYPE	SPRINKLER ROOMS
1. SEE PANEL SCHEDULES. 2. INTERLOCK WITH SWITCHED LEG OF LOCAL 120 VOLT LIGHTING CIRCUIT. 3. TO BE CONTROLLED VIA 20A-1P WALL SWITCH- SEE ELECTRICAL PLANS.						

LUMINAIRE SCHEDULE								
TAG	TYPE	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP	TOTAL WATTS	INSTALLATION	REMARKS
BUILDING								
B1	14" ROUND CEILING LIGHT	LITHONIA	FMLACL 14 20830 BA	120	LED, 3000K	24	SURFACE, CEILING	
B2	4" LED STRIP LIGHT	LITHONIA	CLX L48 5000LM SEF FDL MVOLT GZ10 35K 80CRI WH	120/277	LED, 3500K	35	SURFACE, CEILING	
E1	EMERGENCY BATTERY PACK LIGHT	ROYAL PACIFIC (RP)	REL20	120	LED		SURFACE	
X1	EXIT SIGN	ROYAL PACIFIC (RP)	RXL5RW	120	LED		SURFACE, WALL/CLNG	
UNITS								
U1	CEILING FAN WITH LIGHT	ROYAL PACIFIC (RP)	1008LED8N-BN	120	LED, 3000K	17	SURFACE, CEILING	
U2	14" ROUND CEILING LIGHT	LITHONIA	FMLACL 14 20830 BA	120	LED, 3000K	24	SURFACE, CEILING	
U3	10" CEILING MOUNT	NUVO	SF 77-062	120	INCANDESCENT (2) BULBS	120	SURFACE, CEILING	
U4	14" ROUND CEILING LIGHT	LITHONIA	FMLACL 14 20830 BA	120	LED, 3000K	24	SURFACE, CEILING	
U5	BATH VANITY LIGHT	LITHONIA	FMVCSL 24IN MVOLT 30K 90CRI BN	120/277	LED, 3000K	18	SURFACE, WALL	
U6	6" LED DISC	ROYAL PACIFIC (RP)	8556WH-90-3K	120	LED, 3000K	15	SURFACE, CEILING	
U7	11" LED SQUARE	ROYAL PACIFIC (RP)	43280B-3K-T	120	LED, 3000K	15	SURFACE, CEILING	
CLUBHOUSE								
C1	6" LED DISC	ROYAL PACIFIC (RP)	8556WH-80-3K	120	LED, 3000K	15	SURFACE, CEILING	
C2	4" LED STRIP LIGHT	LITHONIA	CLX L48 5000LM SEF FDL MVOLT GZ10 35K 80CRI WH	120/277	LED, 3500K	35	SURFACE, CEILING	
C3	4" LED STRIP LIGHT WITH WIRE GUARD	LITHONIA	CLX L48 5000LM SEF FDL MVOLT GZ10 35K 80CRI WH WGCLX48	120/277	LED, 3500K	35	SURFACE, CEILING	
C4	4" ROUND CEILING LIGHT	FOCAL POINT	FSDL-44-CX-1100DL-30K-1C-UNV-L11-SM-WH	120/277	LED, 3000K	123	SURFACE, CEILING	
C5	SEMI-FLUSH CEILING LIGHT	PROGRESS LIGHTING	P350064-009-30	120/277	LED, 3000K	28	SURFACE, CEILING	
C6	LED PENDANT LIGHT	WINONA LIGHTING	WFP5440 10DIA LCP1A 30K MVOLT N80 OAE PN	120/277	LED, 3500K	45	PENDANT	
C7	6" FLUORESCENT CAN	ROYAL PACIFIC (RP)	8156HA-D26 & 8507 (TRIM)	120	26W DTT CFL	28	RECESSED	
C8	4-BLADE 52" FAN	ROYAL PACIFIC (RP)	1071-BN	120	-	57	SURFACE, CEILING	FAN
C9	BATH VANITY LIGHT	LITHONIA	FMVCSL 24IN MVOLT 30K 90CRI BN	120/277	LED, 3000K	18	SURFACE, WALL	
C10	4" SURFACE VOLUMETRIC LIGHT	LITHONIA	5714 40L E21 LPH35	120/277	LED, 3500K	35	SURFACE, CEILING	
C11	3" ROUND CEILING LIGHT	FOCAL POINT	FSDL-33-CX-700DL-30K-1C-UNV-L11-SM-WH	120/277	LED, 3000K	87	SURFACE, CEILING	
E1	EMERGENCY BATTERY PACK LIGHT	ROYAL PACIFIC (RP)	REL20	120	LED		SURFACE	
X1	EXIT SIGN	ROYAL PACIFIC (RP)	RXL5-RW	120	LED		SURFACE	
X1E	EMERGENCY LIGHT & EXIT SIGN	ROYAL PACIFIC (RP)	RXL4R0RW	120	LED		SURFACE	COMBO
GARAGE								
G1	16" LED CEILING MOUNT	ROYAL PACIFIC (RP)	4327D-BN-3K	120	LED, 3000K	28	SURFACE	
G2	OUTDOOR WALL SCONCE	ACCESS LIGHTING	20034	120	LED, 3000K	30	SURFACE, WALL	
POOL								
P1	4" LED STRIP LIGHT	LITHONIA	CLX L48 5000LM SEF FDL MVOLT GZ10 35K 80CRI WH	120/277	LED, 3500K	35	SURFACE, CEILING	
SITE/EXTERIOR								
S2	POLE MOUNTED LED SITE LIGHT, TYPE 2 DIST.	VISIONAIRE	VLX-1-T2-96LC-7-4K-UNV-AM-BK-PCR120-CLS	120	LED, 4000K	215	POLE MOUNT	
S3	POLE MOUNTED LED SITE LIGHT, TYPE 3 DIST.	VISIONAIRE	VLX-1-T3-96LC-7-4K-UNV-AM-BK-PCR120-CLS	120	LED, 4000K	215	POLE MOUNT	
S4	POLE MOUNTED LED SITE LIGHT, TYPE 4 DIST.	VISIONAIRE	VLX-1-T4-96LC-7-4K-UNV-AM-BK-PCR120-CLS	120	LED, 4000K	215	POLE MOUNT	
S42	POLE MTD SITE LIGHT, TWIN HEAD, TYPE 4 DIST.	VISIONAIRE	VLX-1-T4-96LC-7-4K-UNV-AM-BK-PCR120	120	LED, 4000K	430	POLE MOUNT	
S5	POLE MOUNTED LED SITE LIGHT, TYPE 5 DIST.	VISIONAIRE	VLX-1-T5-96LC-7-4K-UNV-AM-BK-PCR120	120	LED, 4000K	215	POLE MOUNT	
S6	OUTDOOR WALL SCONCE	ACCESS LIGHTING	20034	120	LED, 3000K	30	SURFACE, WALL	
S7	EMERGENCY LIGHT	LITHONIA	AFN BN EXT	120	LED	21	SURFACE, WALL	
S8	WALL MOUNT LED SECURITY LIGHT	VISIONAIRE	VLX-1-T2-96LC-7-4K-UNV-WM-BK	120	LED, 4000K	215	SURFACE, WALL	
S9	WALL MOUNT LED SECURITY LIGHT	VISIONAIRE	VLX-1-T3-96LC-7-4K-UNV-WM-BK	120	LED, 4000K	215	SURFACE, WALL	

GENERAL NOTES, LUMINAIRE SCHEDULE

- MODEL IS GIVEN FOR QUALITY ONLY. SUBSTITUTE LIGHT FIXTURES SHALL BE OF EQUAL OR GREATER QUALITY.
- ALL FIXTURES TO BE PROVIDED WITH LAMPS INSTALLED.
- ALL FIXTURES TO BE PROVIDED WITH REQUIRED MOUNTING HARDWARE FOR INSTALLATION TYPE SHOWN.
- ALL LIGHTING FIXTURE TYPES, DESIGNATIONS, QUANTITIES AND LOCATIONS SHALL BE COORDINATED WITH ARCHITECT AND VALUE LIGHTING.
- CONTRACTOR SHALL COORDINATE SITE LIGHTING LOCATIONS, QUANTITIES AND CONTROLS WITH ARCHITECT.
- ALL LIGHTING FIXTURES AND CEILING FANS SHALL BE ENERGY STAR RATED, COORDINATE SUBSTITUTIONS WITH ARCHITECT AND VALUE LIGHTING AS REQUIRED.

TYPICAL FOR ALL 1 BEDROOM UNITS

PANEL 1B				CIRCUIT BREAKER TYPE AIC RATING: 10,000				120 / 240 V., 1 PH., 3 W.				125A. MAIN LUGS ONLY FLUSH MTD. - NEMA 1			
CKT. NO.	NO. OF POLES	TRIP AMPS	LOAD	CKT. NO.	NO. OF POLES	TRIP AMPS	LOAD	CKT. NO.	NO. OF POLES	TRIP AMPS	LOAD	CKT. NO.	NO. OF POLES	TRIP AMPS	LOAD
1	1	20	BEDROOM LIGHTING & RECEPTS	2	2	30	DRYER								
3	1	20	DINING AREA LIGHTING & RECEPTS	4											
5	1	20	LIVING ROOM LIGHTING & RECEPTS	6	2	50	OVEN/RANGE								
7	1	20	KITCHEN RECEPTACLES	8											
9	1	20	KITCHEN RECEPTACLES	10	1	20	DATA CABINET RECEPTACLE								
11	1	20	WASHER	12	1	-	SPACE								
13	1	20	MICROWAVE/HOOD	14	2	20	CU-1								
15	1	20	GARBAGE DISPOSAL	16											
17	1	20	RESTROOM	18	1	15	AHU-1								
19	1	20	REFRIGERATOR	20	1	-	SPACE								
21	1	20	PORCH LIGHTING & RECEPTS	22	1	20	SMOKE DETECTORS								
23	1	20	DISHWASHER	24	1	-	SPACE								
25	1	-	SPACE	26	1	-	SPACE								
27	1	20	GWH-1	28	1	-	SPACE								
29	1	-	SPACE	30	1	-	SPACE								
1. PROVIDE CIRCUIT BREAKER WITH GROUND FAULT PROTECTION.															

TYPICAL FOR ALL 3 BEDROOM UNITS

PANEL 3B1 or 3B2				CIRCUIT BREAKER TYPE AIC RATING: 10,000				120 / 240 V., 1 PH., 3 W.				125A. MAIN LUGS ONLY FLUSH MTD. - NEMA 1			
CKT. NO.	NO. OF POLES	TRIP AMPS	LOAD	CKT. NO.	NO. OF POLES	TRIP AMPS	LOAD	CKT. NO.	NO. OF POLES	TRIP AMPS	LOAD	CKT. NO.	NO. OF POLES	TRIP AMPS	LOAD
1	1	20	BEDROOM LIGHTING & RECEPTS	2	2	30	DRYER								
3	1	20	BEDROOM LIGHTING & RECEPTS	4											
5	1	20	BEDROOM LIGHTING & RECEPTS	6	2	50	OVEN/RANGE								
7	1	20	DINING AREA LIGHTING & RECEPTS	8											
9	1	20	LIVING ROOM LIGHTING & RECEPTS	10	1	20	DATA CABINET RECEPTACLE								
11	1	20	KITCHEN RECEPTACLES	12	1	20	WASHER								
13	1	20	KITCHEN RECEPTACLES	14	2	20	CU-1								
15	1	20	GARBAGE DISPOSAL	16											
17	1	20	MICROWAVE/HOOD	18	1	15	AHU-1								
19	1	20	DISHWASHER	20	1	-	SPACE								
21	1	20	REFRIGERATOR	22	1	20	SMOKE DETECTOR								
23	1	20	PORCH LIGHTING & RECEPTS	24	1	20	RESTROOM								
25	1	20	RESTROOM	26	1	-	SPACE								
27	1	20	GWH-1	28	1	-	SPACE								
29	1	-	SPACE	30	1	-	SPACE								
1. PROVIDE CIRCUIT BREAKER WITH GROUND FAULT PROTECTION.															

PANEL H1				CIRCUIT BREAKER TYPE AIC RATING: 22,000				120 / 240 V., 1 PH., 3 W.				100A. MAIN CIRCUIT BREAKER SURFACE MTD. - NEMA 1			
CKT. NO.	NO. OF POLES	TRIP AMPS	VOLT AMPS	LOAD	CKT. NO.	NO. OF POLES	TRIP AMPS	VOLT AMPS	LOAD	CKT. NO.	NO. OF POLES	TRIP AMPS	VOLT AMPS	LOAD	
1	1	20	400	BREEZEWAY LIGHTING & POWER	2	1	20	900	EXTERIOR RECEPTACLES						
3	1	20	400	BREEZEWAY LIGHTING & POWER	4	1	20	720	EXTERIOR RECEPTACLES						
5	1	-	-	SPACE	6	1	20	200	SPRINKLER ROOM LIGHTING & POWER						
7	1	20	720	ROOF-TOP RECEPTACLES	8	1	20	300	FLOW & TAMPER SWITCHES						
9	1	20	215	EXTERIOR LIGHTING (BUILDING 7 ONLY)	10	1	20	200	FACP						
11	1	20	860	EXTERIOR LIGHTING	12	2	15	1000	EUH-1						
13	1	20	860	EXTERIOR LIGHTING	14			1000							
15	1	-	-	SPACE	16	1	20	-	SPARE						
17	1	-	-	SPACE	18	1	20	-	SPARE						

- PROVIDE LOCK-ON TYPE BREAKER.
- CIRCUIT BREAKER TO BE USED FOR SITE LIGHTING AS/IF REQUIRED.

LIGHTING @ 125% ——— 3.5 kVA
RECEPTS @ 100% ——— 2.9 kVA
EQUIPMENT @ 100% ——— 0.5 kVA
HEATER @ 125% ——— 2.5 kVA
TOTAL ——— 9.4 kVA
(39 AMPS)

TYPICAL FOR ALL 2 BEDROOM UNITS

PANEL 2B				CIRCUIT BREAKER TYPE AIC RATING: 10,000	
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1BR DWELLING UNIT LOAD CALCULATION (120/240V, 1 PHASE, 3 WIRE)

PER NEC 220.82

PART 1. GENERAL LOADS A - C			
	QTY	VA	KVA
A. SQUARE FOOT GENERAL LIGHTING AND RECEPTACLE LOAD	873.0	3.0	2.6
B. SMALL APPLIANCE AND LAUNDRY BRANCH CIRCUITS	3.0	1500.0	4.5
C. NAMEPLATE RATING OF THE FOLLOWING:			
RANGE	1.0	8000.0	8.0
DISPOSAL	0.0	856.0	0.0
DISHWASHER	1.0	1200.0	1.2
RANGE HOOD/MICROWAVE	1.0	1550.0	1.6
CLOTHES DRYER	1.0	5000.0	5.0
WATER HEATER	1.0	200.0	0.2
EXHAUST FANS	2.0	10.0	0.0
TOTAL OF ALL GENERAL LOADS			23.1
FIRST 10 KVA AT 100%			10.0
REMAINDER AT 40%			5.2
PART 2. HEATING AND AIR-CONDITIONING LOAD			
100% OF THE AIR CONDITIONING AND COOLING	1.0	3072.0	3.1
PART 3. CALCULATIONS			
TOTAL DEMAND:			18.3
MINIMUM SERVICE SIZE: AT 240V, 1 PHASE	76.3	AMPS	
INSTALLED SERVICE SIZE:	100	AMPS	

3BR-2 DWELLING UNIT LOAD CALCULATION (120/240V, 1 PHASE, 3 WIRE)

PER NEC 220.82

PART 1. GENERAL LOADS A - C			
	QTY	VA	KVA
A. SQUARE FOOT GENERAL LIGHTING AND RECEPTACLE LOAD	1597.0	3.0	4.8
B. SMALL APPLIANCE AND LAUNDRY BRANCH CIRCUITS	3.0	1500.0	4.5
C. NAMEPLATE RATING OF THE FOLLOWING:			
RANGE	1.0	8000.0	8.0
DISPOSAL	0.0	856.0	0.0
DISHWASHER	1.0	1200.0	1.2
RANGE HOOD/MICROWAVE	1.0	1550.0	1.6
CLOTHES DRYER	1.0	5000.0	5.0
WATER HEATER	1.0	200.0	0.2
EXHAUST FANS	3.0	10.0	0.0
TOTAL OF ALL GENERAL LOADS			25.3
FIRST 10 KVA AT 100%			10.0
REMAINDER AT 40%			6.1
PART 2. HEATING AND AIR-CONDITIONING LOAD			
100% OF THE AIR CONDITIONING AND COOLING	1.0	3072.0	3.1
PART 3. CALCULATIONS			
TOTAL DEMAND:			19.2
MINIMUM SERVICE SIZE: AT 240V, 1 PHASE	79.9	AMPS	
INSTALLED SERVICE SIZE:	100	AMPS	

2BR DWELLING UNIT LOAD CALCULATION (120/240V, 1 PHASE, 3 WIRE)

PER NEC 220.82

PART 1. GENERAL LOADS A - C			
	QTY	VA	KVA
A. SQUARE FOOT GENERAL LIGHTING AND RECEPTACLE LOAD	1105.0	3.0	3.3
B. SMALL APPLIANCE AND LAUNDRY BRANCH CIRCUITS	3.0	1500.0	4.5
C. NAMEPLATE RATING OF THE FOLLOWING:			
RANGE	1.0	8000.0	8.0
DISPOSAL	0.0	856.0	0.0
DISHWASHER	1.0	1200.0	1.2
RANGE HOOD/MICROWAVE	1.0	1550.0	1.6
CLOTHES DRYER	1.0	5000.0	5.0
WATER HEATER	1.0	200.0	0.2
EXHAUST FANS	3.0	10.0	0.0
TOTAL OF ALL GENERAL LOADS			23.8
FIRST 10 KVA AT 100%			10.0
REMAINDER AT 40%			5.5
PART 2. HEATING AND AIR-CONDITIONING LOAD			
100% OF THE AIR CONDITIONING AND COOLING	1.0	3072.0	3.1
PART 3. CALCULATIONS			
TOTAL DEMAND:			18.6
MINIMUM SERVICE SIZE: AT 240V, 1 PHASE	77.5	AMPS	
INSTALLED SERVICE SIZE:	100	AMPS	

3BR-3 DWELLING UNIT LOAD CALCULATION (120/240V, 1 PHASE, 3 WIRE)

PER NEC 220.82

PART 1. GENERAL LOADS A - C			
	QTY	VA	KVA
A. SQUARE FOOT GENERAL LIGHTING AND RECEPTACLE LOAD	1592.0	3.0	4.8
B. SMALL APPLIANCE AND LAUNDRY BRANCH CIRCUITS	3.0	1500.0	4.5
C. NAMEPLATE RATING OF THE FOLLOWING:			
RANGE	1.0	8000.0	8.0
DISPOSAL	0.0	856.0	0.0
DISHWASHER	1.0	1200.0	1.2
RANGE HOOD/MICROWAVE	1.0	1550.0	1.6
CLOTHES DRYER	1.0	5000.0	5.0
WATER HEATER	1.0	200.0	0.2
EXHAUST FANS	3.0	10.0	0.0
TOTAL OF ALL GENERAL LOADS			25.3
FIRST 10 KVA AT 100%			10.0
REMAINDER AT 40%			6.1
PART 2. HEATING AND AIR-CONDITIONING LOAD			
100% OF THE AIR CONDITIONING AND COOLING	1.0	3072.0	3.1
PART 3. CALCULATIONS			
TOTAL DEMAND:			19.2
MINIMUM SERVICE SIZE: AT 240V, 1 PHASE	79.9	AMPS	
INSTALLED SERVICE SIZE:	100	AMPS	

3BR-1 DWELLING UNIT LOAD CALCULATION (120/240V, 1 PHASE, 3 WIRE)

PER NEC 220.82

PART 1. GENERAL LOADS A - C			
	QTY	VA	KVA
A. SQUARE FOOT GENERAL LIGHTING AND RECEPTACLE LOAD	1282.0	3.0	3.8
B. SMALL APPLIANCE AND LAUNDRY BRANCH CIRCUITS	3.0	1500.0	4.5
C. NAMEPLATE RATING OF THE FOLLOWING:			
RANGE	1.0	8000.0	8.0
DISPOSAL	0.0	856.0	0.0
DISHWASHER	1.0	1200.0	1.2
RANGE HOOD/MICROWAVE	1.0	1550.0	1.6
CLOTHES DRYER	1.0	5000.0	5.0
WATER HEATER	1.0	200.0	0.2
EXHAUST FANS	3.0	10.0	0.0
TOTAL OF ALL GENERAL LOADS			24.3
FIRST 10 KVA AT 100%			10.0
REMAINDER AT 40%			5.7
PART 2. HEATING AND AIR-CONDITIONING LOAD			
100% OF THE AIR CONDITIONING AND COOLING	1.0	3072.0	3.1
PART 3. CALCULATIONS			
TOTAL DEMAND:			18.8
MINIMUM SERVICE SIZE: AT 240V, 1 PHASE	78.3	AMPS	
INSTALLED SERVICE SIZE:	100	AMPS	

4BR DWELLING UNIT LOAD CALCULATION (120/240V, 1 PHASE, 3 WIRE)

PER NEC 220.82

PART 1. GENERAL LOADS A - C			
	QTY	VA	KVA
A. SQUARE FOOT GENERAL LIGHTING AND RECEPTACLE LOAD	1782.0	3.0	5.3
B. SMALL APPLIANCE AND LAUNDRY BRANCH CIRCUITS	3.0	1500.0	4.5
C. NAMEPLATE RATING OF THE FOLLOWING:			
RANGE	1.0	8000.0	8.0
DISPOSAL	0.0	856.0	0.0
DISHWASHER	1.0	1200.0	1.2
RANGE HOOD/MICROWAVE	1.0	1550.0	1.6
CLOTHES DRYER	1.0	5000.0	5.0
WATER HEATER	1.0	200.0	0.2
EXHAUST FANS	4.0	10.0	0.0
TOTAL OF ALL GENERAL LOADS			25.8
FIRST 10 KVA AT 100%			10.0
REMAINDER AT 40%			6.3
PART 2. HEATING AND AIR-CONDITIONING LOAD			
100% OF THE AIR CONDITIONING AND COOLING	1.0	3552.0	3.6
PART 3. CALCULATIONS			
TOTAL DEMAND:			19.9
MINIMUM SERVICE SIZE: AT 240V, 1 PHASE	82.9	AMPS	
INSTALLED SERVICE SIZE:	100	AMPS	

PANEL CH				CIRCUIT BREAKER TYPE				120 / 240 V., 1 PH., 3 W.				400A MAIN LUGS			
(SECTION 1)				AIC RATING: 22,000								WITH SUB-FEED LUGS			
												SURFACE MTD. - NEMA 1			
CKT. NO.	NO. OF POLES	TRIP AMPS	VOLT AMPS	LOAD				CKT. NO.	NO. OF POLES	TRIP AMPS	VOLT AMPS	LOAD			
1	1	20	720	KITCHEN RECEPETS				2	1	20	1200	WASHER			
3	1	20	540	WORK AREA RECEPETS				4	1	-	-	SPACE			
5	1	20	540	WORK AREA RECEPETS				6	1	-	-	SPACE			
7	1	20	1260	MGR & LEASING RECEPETS				8	1	20	720	COMMUNITY ROOM RECEPETS			
9	1	20	1080	ASST MGR & LEASING RECEPETS				10	1	20	540	LAUNDRY & JANITOR RECEPETS			
11	1	20	540	KITCHEN RECEPETS				12	1	20	720	RESTROOM & HALL RECEPETS			
13	1	20	1260	FOYER & SERVICE COORD RECEPETS				14	1	20	600	EWC-1			
15	1	20	720	THEATRE ROOM RECEPETS				16	1	20	321	COMMUNITY LIGHTING			
17	1	20	1080	CONF & SERVICE COORD RECEPETS				18	1	20	900	COMMUNITY ROOM RECEPETS			
19	1	20	1200	GARBAGE DISPOSAL				20	1	20	1260	EXTERIOR RECEPETS			
21	1	20	1200	DISHWASHER				22	1	20	1080	EXTERIOR RECEPETS			
23	1	20	900	BUSINESS CENTER RECEPETS				24	1	20	600	FUTURE LIGHTING			
25	1	20	540	FLOOR BOXES - FITNESS				26	1	20	1200	MOTORIZED GATE			
27	1	20	360	FLOOR BOXES - FITNESS				28	1	20	1200	MOTORIZED GATE			
29	1	20	720	FITNESS RECEPETS				30	1	20	1200	MOTORIZED GATE			
31	1	20	540	FITNESS RECEPETS				32	1	20	548	PORCH LIGHTING & FANS			
33	1	20	828	LIGHTING				34	1	20	900	REFRIGERATOR			
35	1	20	782	LIGHTING				36	1	20	900	REFRIGERATOR			
37	1	-	-	SPACE				38	1	-	-	SPACE			
39	2	30	2500	DRYER				40	1	-	-	SPACE			
41			2500					42	1	-	-	SPACE			

PANEL CH				CIRCUIT BREAKER TYPE				120 / 240 V., 1 PH., 3 W.				400A MAIN LUGS ONLY			
(SECTION 2)				AIC RATING: 22,000								SURFACE MTD. - NEMA 1			
CKT. NO.	NO. OF POLES	TRIP AMPS	VOLT AMPS	LOAD				CKT. NO.	NO. OF POLES	TRIP AMPS	VOLT AMPS	LOAD			
43	1	20	500	FUTURE LIGHTING				44	1	20	200	GWH-2			
45	1	20	200	EXTERIOR LIGHTING CONTROLS				46	1	-	-	SPACE			
47	1	-	-	SPACE				48	1	-	-	SPACE			
49	1	20	720	MAINTENANCE/STORAGE RECEPETS				50	1	-	-	SPACE			
51	1	20	500	FACP				52	1	-	-	SPACE			
53	1	-	-	SPACE				54	1	-	-	SPACE			
55	1	-	-	SPACE				56	1	-	-	SPACE			
57	1	-	-	SPACE				58	1	-	-	SPACE			
59	1	20	602	EXTERIOR LIGHTING				60	1	-	-	SPACE			
61	1	15	816	AHU-CH1				62	1	-	-	SPACE			
63	1	15	1152	AHU-CH2				64	1	-	-	SPACE			
65	1	15	1152	AHU-CH3				66	1	-	-	SPACE			
67	1	20	860	EXTERIOR LIGHTING				68	1	-	-	SPACE			
69	1	-	-	SPACE				70	1	-	-	SPACE			
71	1	-	-	SPACE				72	1	-	-	SPACE			
73	1	-	-	SPACE				74	2	20	1368	CU-CH1			
75	1	-	-	SPACE				76			1368				
77	2	100	5000	POOL PANEL 1"				78	2	35	2040	CU-CH2			
79			5000					80			2040				
81	2	15	1000	EUH-2				82	2	35	2040	CU-CH3			
83			1000					84			2040				

1. PROVIDE LOCK-ON TYPE BREAKER.

2. CIRCUIT BREAKER TO BE GFCI PROTECTED.

3. ROUTE CIRCUIT VIA PHOTOCELL/TIMELOCK. SEE DETAIL ON SHEET E006.