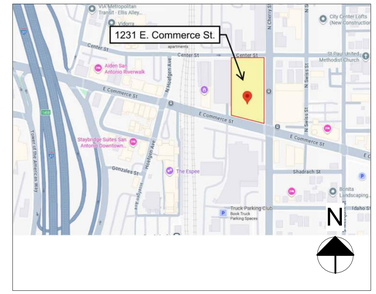
PROJECT #:24-2692

SET ISSUE SCHEDULE		
SET ISSUED	DATE OF ISSUE	DESCRIPTION OF ISSUE
REVISION A	XX-XX-XXXX	PRE-ISSUANCE REVISIONS
ISSUE FOR PERMIT	XX-XX-XXXX	ISSUE FOR PERMIT
ISSUE FOR CONSTRUCTION	XX-XX-XXXX	ISSUE FOR CONSTRUCTION
REVISION 1	XX-XX-XXXX	POST-ISSUANCE REVISIONS



VICINITY MAP



CENTRAL AT COMMERCE

279 APARTMENT UNITS

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

OWNER:	THE ANNEX GROUP	8680 EDISON PLAZA DR, FISHERS, IN. 46038 CHARLES DITCHMAN - 630-621-5438 - CDITCHMAN@THEANNEXGRP.COM
CONTRACTOR:	CONTRACTOR NAME	ADDRESS CONTACT - PHONE - EMAIL
ARCHITECT:	EVOLVE ARCHITECTS	1515 S CAPITAL OF TEXAS HWY, SUITE 410, AUSTIN, TX 78746 BRIAN LUCKE - 512-327-3397 - BLUCKE@EVOLVEARCH.COM
STRUCTURAL ENGINEER:	CPH STRUCTURAL ENGINEERING, INC.	31360 NICHOLS SAWMILL ROAD SUITE B, MAGNOLIA, TX, 77355 CHRIS HILLMAN - 281.826.1848 - CHILLMAN@CPHENGINEERING.COM
MEP ENGINEER:	NICHOLS ENGINEERING, INC.	912 S CAPITAL OF TEXAS HWY, SUITE 200, AUSTIN, TX, 78746 DAVID NICHOLS - 512.593.5616 - DAVID@NICHOLSENG.COM
CIVIL ENGINEER:	PAPE-DAWSON ENGINEERS	2000 NORTHWEST LOOP 410, SAN ANTONIO, TX, 78213 CONTACT - PHONE - EMAIL
LANDSCAPE DESIGNER:	EVOLVE ARCHITECTS	1515 S CAPITAL OF TEXAS HWY, SUITE 410, AUSTIN, TX 78746 DREW SCHELFHOUT - 512-327-3397 - ASHELFHOUT@EVOLVEARCH.COM
INTERIOR DESIGNER:	INTERIOR DESIGNER NAME(S)	ADDRESS CONTACT - PHONE - EMAIL

MULTIFAMILY APARTMENTS
AHJ: CITY OF SAN ANTONIO
ISSUE:

SITE PERMIT #
PERMIT #
TAS #

C:\Users\lwilk\Documents\Revit Local Files\1231 East Commerce_lwilkEPG8E.rvt

GROSS BUILDING

CATEGORY	AREA
BLDG TYPE IA	
UNIT NET SF.	9,512
PATIO SF.	551
STO. SF.	207
CORRIDOR	2,449
LEASING	589
OFFICES	327
WORK ROOM	228
BUSINESS CENTER	89
LOBBY	615
MAIL ROOM	604
CLUB CORRIDOR	503
FITNESS	947
COMMUNITY ROOM	1,602
JANITOR	57
RESTROOM	239
MECH.	82
STORAGE	272
ELEVATOR	144
ELEVATOR LOBBY	431
PARKING GARAGE	48,825
STAIRS	532
FLEX SPACE	121
DOG WASH	114
PUMP RM	266
TRASH RM	239
Level 1	**69,545**
UNIT NET SF.	15,509
PATIO SF.	920
STO. SF.	332
CORRIDOR	3,734
STORAGE	41
ELEVATOR LOBBY	148
PARKING GARAGE	47,662
MAINTENANCE	499
TRASH RM	240
Level 2	**69,085**
IA TOTAL GROSS SF.	**138,630**
BLDG TYPE 2A	
UNIT NET SF.	26,032
PATIO SF.	1,962
STO. SF.	585
COURTYARD 1 - AREA A	3,358
COURTYARD 2	8,278
POOL AMENITY	427
FLEX SPACE	427
CORRIDOR - AREA A	4,391
ELEVATOR LOBBY	140
STORAGE	208
MECH. RM.	47
Level 3A	**45,855**
UNIT NET SF.	27,472
PATIO SF.	1,957
STO. SF.	585
CORRIDOR	3,932
ELEVATOR LOBBY	140
STORAGE	126
Level 4A	**34,212**
UNIT NET SF.	27,472
PATIO SF.	1,957
STO. SF.	585
CORRIDOR	3,931
ELEVATOR LOBBY	140
STORAGE	126
Level 5A	**34,211**
UNIT NET SF.	27,472
PATIO SF.	1,957
STO. SF.	585
CORRIDOR	3,932
ELEVATOR LOBBY	140
STORAGE	126
Level 6A	**34,212**
UNIT NET SF.	27,472
PATIO SF.	1,957
STO. SF.	585
CORRIDOR	3,932
ELEVATOR LOBBY	138
STORAGE	126
Level 7A	**34,210**
2A TOTAL GROSS SF.	**182,700**
BLDG TYPE 2B	
UNIT NET SF.	15,523
PATIO SF.	1,003
STO. SF.	334
COURTYARD 1 - AREA B	3,357
CORRIDOR	2,325
ELEVATOR LOBBY	52
STORAGE	140
MECH. RM.	45
TRASH RM	240
Level 3B	**23,019**
UNIT NET SF.	15,811
PATIO SF.	1,002
STO. SF.	334
CORRIDOR	2,177
ELEVATOR LOBBY	52
STORAGE	42
TRASH RM	240
Level 4B	**19,658**
UNIT NET SF.	15,811
PATIO SF.	1,002
STO. SF.	334
CORRIDOR	2,177
ELEVATOR LOBBY	52
STORAGE	42
TRASH RM	240
Level 5B	**19,658**
UNIT NET SF.	15,811
PATIO SF.	1,002
STO. SF.	334
CORRIDOR	2,176
ELEVATOR LOBBY	52
STORAGE	42
TRASH RM	240
Level 6B	**19,657**
UNIT NET SF.	15,811
PATIO SF.	1,002
STO. SF.	334
CORRIDOR	2,176
ELEVATOR LOBBY	52
STORAGE	42
TRASH RM	240
Level 7B	**19,657**
IB TOTAL GROSS SF.	**101,649**
GRAND BLDG TOTAL SF.	**422,979**

NET TABS BY BLDG

	1	2A	2B	Grand Total
UNIT TYPE	**1**	**1**	**1**	
UNIT A1		12		12
UNIT A1-A		5	5	10
UNIT A1-ADA		3	1	4
UNIT A2		14	10	24
UNIT A2-A			5	5
UNIT A2-B		5	5	10
UNIT A2-M	8			8
UNIT A2-M-SENS	1			1
UNIT A2-SENS		1		1
UNIT B1		10	7	17
UNIT B1-A		16	6	22
UNIT B1-ADA			3	3
UNIT B1-ADA-A		1	2	3
UNIT B1-ADA-M	1			1
UNIT B1-B		11		11
UNIT B1-M	2			2
UNIT B1-M-F	2			2
UNIT B1-SENS		2	1	3
UNIT B2		20	10	30
UNIT B2-A		5		5
UNIT B2-B		5		5
UNIT B3		10	5	15
UNIT B3-A		10		10
UNIT B3-M	4			4
UNIT B3-M-A	2			2
UNIT C1		20	14	34
UNIT C1-A		2	4	6
UNIT C1-ADA			1	1
UNIT C1-ADA-A		2		2
UNIT C1-ADA-M	1			1
UNIT C1-B		5		5
UNIT C1-F			10	10
UNIT C1-M	5			5
UNIT C1-M-A	3			3
UNIT C1-SENS		1	1	2
Grand Total	**29**	**160**	**90**	**279**

PARKING REQUIRED*			
UnitType	QTY	Ratio	Spaces
1BR	26	1	26
2BR	29	1	29
3BR	5	1	5
TOTAL	60		60

PARKING REQUIRED:			60
PARKING PROVIDED:			256
	standard:	230	89.84%
	parallel:	8	3.13%
	compact:	2	0.78%
	HC:	8	3.13%
	HC van:	8	3.13%

* REQUIREMENT WAIVED PER DOWNTOWN SAN ANTONIO CODE

BICYCLE PARKING SUMMARY	
	SPACES
10% OF REQUIRED PARKING (BEFORE REDUCTIONS)	6
5% OF REQUIRED PARKING TO BE LONG TERM	3
5% OF REQUIRED PARKING TO BE SHORT TERM	3
TOTAL BICYCLE PARKING PROVIDED	**65**

NET TABS BY UNIT TYPE

UNIT TYPE	DESCRIPTION	UNIT COUNT	PATIO AREA	STORAGE AREA	NET AREA	TOTAL UNIT NET SF
UNIT A1	1BD/1BA	12	51	19	585	604
UNIT A1-A	1BD/1BA	10	51	19	585	604
UNIT A1-ADA	1BD/1BA	4	51	19	585	604
UNIT A2	1BD/1BA	24	52	20	608	628
UNIT A2-A	1BD/1BA	5	52	20	573	593
UNIT A2-B	1BD/1BA	10	52	20	608	628
UNIT A2-M	1BD/1BA	8	52	20	608	628
UNIT A2-M-SENS	1BD/1BA	1	52	20	608	628
UNIT A2-SENS	1BD/1BA	1	52	20	608	628
UNIT B1	2BD/2BA	17	50	19	873	892
UNIT B1-A	2BD/2BA	22	50	19	873	892
UNIT B1-ADA	2BD/2BA	3	50	19	873	892
UNIT B1-ADA-A	2BD/2BA	3	50	19	873	892
UNIT B1-ADA-M	2BD/2BA	1	50	19	873	892
UNIT B1-B	2BD/2BA	11	50	19	873	892
UNIT B1-M	2BD/2BA	2	50	19	873	892
UNIT B1-M-F	2BD/2BA	2	50	19	878	897
UNIT B1-SENS	2BD/2BA	3	50	19	873	892
UNIT B2	2BD/2BA	30	105	17	859	876
UNIT B2-A	2BD/2BA	5	118	16	927	943
UNIT B2-B	2BD/2BA	5	106	17	949	966
UNIT B3	2BD/2BA	15	55	17	849	866
UNIT B3-A	2BD/2BA	10	55	17	849	866
UNIT B3-M	2BD/2BA	4	55	17	849	866
UNIT B3-M-A	2BD/2BA	2	55	17	849	866
UNIT C1	3BD/2BA	34	47	18	1120	1138
UNIT C1-A	3BD/2BA	6	47	18	1120	1138
UNIT C1-ADA	3BD/2BA	1	47	18	1120	1138
UNIT C1-ADA-A	3BD/2BA	2	47	18	1120	1138
UNIT C1-ADA-M	3BD/2BA	1	47	18	1120	1138
UNIT C1-B	3BD/2BA	5	47	18	1120	1138
UNIT C1-F	3BD/2BA	10	45	18	1145	1163
UNIT C1-M	3BD/2BA	5	47	18	1120	1138
UNIT C1-M-A	3BD/2BA	3	47	18	1120	1138
UNIT C1-SENS	3BD/2BA	2	47	18	1120	1138
Grand Total		**279**				31232

NET TABS BY FLOOR

BLDG. TYPE	Reference Level	Sum of UNIT COUNT	Sum of NET AREA	Sum of PATIO AREA	Sum of STORAGE AREA
1	LEVEL 1	11	9512	551	207
	LEVEL 2	18	15509	920	332
1 Total		**29**	**25021**	**1471**	**539**
2A	LEVEL 3	32	26032	1962	585
	LEVEL 4	32	27472	1957	585
	LEVEL 5	32	27472	1957	585
	LEVEL 6	32	27472	1957	585
	LEVEL 7	32	27472	1957	585
2A Total		**160**	**135920**	**9790**	**2925**
2B	LEVEL 3	18	15523	1003	334
	LEVEL 4	18	15811	1002	334
	LEVEL 5	18	15811	1002	334
	LEVEL 6	18	15811	1002	334
	LEVEL 7	18	15811	1002	334
2B Total		**90**	**78767**	**5011**	**1670**
Grand Total		**279**	**239708**	**16272**	**5134**

UNIT TYPE	TOTAL UNITS
ONE BEDROOM	75
TWO BEDROOM	135
THREE BEDROOM	69
TOTAL	**279**

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

PROGRESS PRINT
FOR INTERIM REVIEW ONLY. NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION.
REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

ISSUED FOR PERMIT

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

DATE 08/15/2025

DESCRIPTION TABS

SHEET 0.2

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APPLICABLE BUILDING CODES

INTERNATIONAL BUILDING CODE:	2021
ICC ANSI CODE:	2017
INTERNATIONAL ENERGY CONSERVATION CODE:	2021
NATIONAL ELECTRIC CODE:	2020
INTERNATIONAL PLUMBING CODE:	2021
UNIFORM PLUMBING CODE	N/A
INTERNATIONAL FIRE CODE:	2021
INTERNATIONAL MECHANICAL CODE:	2021
INTERNATIONAL GREEN CONSTRUCTION CODE:	N/A
INTERNATIONAL WILDLAND-URBAN CODE:	N/A

SEISMIC:	NO
LEED:	NO
NGBS:	NO
AEGBS:	NO
TDI (COASTAL PROJECTS):	NO
HUD:	NO
TAX CREDIT:	YES
MARKET RATE:	NO
SMART HOUSING:	NO
RENOVATION:	NO
RETAIL:	NO
PER LOCAL/REGIONAL AMENDMENT REQ:	NO

*FIRE WALLS/SMOKE PARTITION & DRAFTSTOPS

FLOOR DRAFTSTOPS REQUIRED	NO
ATTIC DRAFTSTOPS REQUIRED	NO
WINDOW RATING	PER SCHEDULE
EXTERIOR DOOR RATING	PER SCHEDULE
FIRE BARRIERS	2HR
FIRE WALLS	2HR
FIRE PARTITIONS	1HR
SHAFT ENCLOSURES	
-STAIR	2HR
-ELEVATOR	2HR
-TRASH CHUTES	2HR
OPENING PROTECTIVES	PER DOOR/WINDOW SCHEDULE

*LIVE LOADS PER I.B.C. TABLE 1607.1

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

*WIND LOAD DESIGN PER SEC. 1609

3 SECOND GUST - 120 MPH

*SOUND INSULATION

STC 50 MIN. FLOORS / WALLS
(45 FIELD TEST) SEC. 1206.1 - 1206.2
IIC 50 MIN.
(45 FIELD TEST) SEC. 1206.3

*SPRINKLER SYSTEM

UL = UNLIMITED

NS = BUIDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

S = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

S13R = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.

S13D = BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3.

MEANS OF EGRESS PER IBC 2021 CHAPTER 10

MINIMUM SEPARATION
1/3 DIAGIONAL OF AREA SERVED WHEN BLDG. IS SPRINKLED PER SEC. 1007.1.1 EXCEPTION 2
MAXIMUM SEPARATION: CLASSIFICATION R

OCCUPANCY CALCULATION: FLOOR AREA (S.F.) / OCCUPANT RATIO (FOR CLASSIFICATION R) = 200 SF PER OCCUPANT - PER TABLE 1004.1.5
REFER TO LIFE SAFETY SHEETS FOR OCCUPANCY CLASIFICATION / CALCULATION

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

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

DEAD END CORRIDOR MAX. LENGTH - 20' SEC. 1020.5
DEAD END CORRIDOR MAX. LENGTH - 50' (IF BLDG. IS SPRINKLED PER NFPA 13)

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

STAIRS PER SEC. 1011

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

SECTION 1011.2, EXCEPTION 1: STAIRWAYS SERVING AN OCCUPANT LOAD OF 50 OR LESS SHALL HAVE A WIDTH OF NOT LESS THAN 36" CLEAR BETWEEN HANDRAILS

OPENING BETWEEN TREADS MUST NOT PERMIT PASSAGE OF A SPHERE WITH A DIAMETER OF 4" PER SEC. 1011.5.5.3, EXCEPTION 1

HANDRAILS PER SEC. 1014

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

GUARDS PER SEC. 1015

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

EXIT SIGNS PER SEC. 1013

EXIT SIGNS NOT REQUIRED AT R-2 AND MAIN EXTERIOR EXITS - SEC. 1013.1, EXCEPTION 3
EXIT SIGNS PROVIDED AT STAIRS
EGRESS ILLUMINATION - 1 FOOTCANDLE - SEC. 1008.2.1
ILLUMINATION BACKUP POWER - 90 MINUTE MIN. - BATTERY BACKUP - UNIT EQUIPMENT OR ON-SITE GENERATOR @ DOORWAY DISCHARGE. SEC. 1008.3 - 1008.3.4

	FHA	ANSI	ADA	TAS
	All units on ground floor, or all units in a building with an elevator. All common use areas, parking, and accessible routes.	2% of units and all common use areas	5% of units for mobility impaired. 2% of units for sensory impaired (must only comply with ADA 809.5 and FHA). All common use areas, parking serving the 5% mobility units and common use areas. Accessible routes connecting the 5% mobility units to common use areas and supporting parking. All areas covered by TAS if inside of Texas	Leasing office, retail, and Live/Work units (and supporting parking, restrooms and accessible routes) in Texas.
MARKET RATE (Privately Funded)				
TAX CREDIT (TDHCA Funded)	X	X	X	X
HUD (HUD Funded)				
SMART Housing (Austin Only)				
RENOVATION (Privately Funded)				
RENOVATION (Tax Credit or HUD)				
RETAIL (Any Funding)				

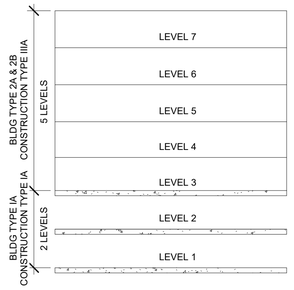
TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
	A	B	A	B	A	B	A	B	C	HT	A	B
Primary structural frame[f] (see Section 202)	3[a, b]	2[a, b, c]	1[b, c]	0[c]	1[b, c]	0	3[a]	2[a]	2[a]	HT	1[b, c]	0
Bearing walls												
Exterior[e, f]	3	2	1	0	2	2	3	2	2	2	1	0
Interior	3[a]	2[a]	1	0	1	0	3	2	2	1/HT[g]	1	0
Nonbearing walls and partitions Exterior	See Table 705.5											
Nonbearing walls and partitions Interior[d]	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary structural members (see Section 202)	2	2	1	0	1	0	2	2	2	HT	1	0
Roof construction and associated secondary structural members (see Section 202)	1 1/2[b]	1[b,c]	1[b,c]	0[c]	1[b,c]	0	1 1/2	1	1	HT	1[b,c]	0

For SI: 1 foot = 304.8 mm.

a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed for roof construction, including primary structural frame members, where a 1-hour or less *fire-resistance rating is required*.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 705.5).
f. Not less than the fire-resistance rating as referenced in Section 704.10.
g. Heavy timber bearing walls supporting more than two floors or more than a floor and a roof shall have a *fire resistance* rating of not less than 1 hour.

SECTION REF.	BUILDING HEIGHT & AREA	BLDG. TYPE 1A	BLDG. TYPE 2A FIREWALL A	BLDG. TYPE 2B FIREWALL B
601	CONSTRUCTION TYPE	IA	IIIA	IIIA
310.3, 312	OCCUPANCY GROUP	S-2, R-2	R-2	R-2
504.3	PROPOSED BLDG. HGT. IN FEET ABOVE GRADE PLANE	23' - 1"	76' - 5"	76' - 5"
	ALLOWABLE BLDG. HGT. IN FEET ABOVE GRADE PLANE	UL "	85' - 0"	85' - 0"
504.4	PROPOSED # OF STORIES ABOVE GRADE PLANE	2	5	5
	ALLOWABLE # OF STORIES ABOVE GRADE PLANE	UL	5	5
	LEVEL 1 _SQ. FOOTAGE	69,478	N/A	N/A
	LEVEL 2 _SQ. FOOTAGE	69,010	N/A	N/A
	LEVEL 3 _SQ. FOOTAGE	N/A	45,765	22,959
	LEVEL 4 _SQ. FOOTAGE	N/A	34,109	19,591
	LEVEL 5 _SQ. FOOTAGE	N/A	34,114	19,585
	LEVEL 6 _SQ. FOOTAGE	N/A	34,102	19,597
	LEVEL 7 _SQ. FOOTAGE	N/A	34,120	19,597
506.2	TOTAL ALLOWED SQ. FT/FLOOR	UL	72,000	72,000
506.3	FRONTAGE INCREASE NEEDED	No	No	No
903.3	SPRINKLER REQUIREMENTS	13	13	13



2021 IECC THERMAL REQUIREMENTS

	SECTION REF.	CLIMATE ZONE 2 GROUP R	
COMMERCIAL REQ.	C402.1.3	ATTIC & OTHER	R-38
		WOOD FRAMED & OTHER	R-13+R-3.8CI OR R-20
	C402.4	WINDOWS	
		FIXED FENESTRATION	0.45
		OPERABLE FENESTRATION	0.60
		ENTRANCE DOORS	0.83
RESIDENTIAL REQ.	R402.1.3	*PER LOCAL AMENDMENTS IF REQUIRED*	
		CEILING R-VALUE	R-49
		WOOD FRAMED R-VALUE	R-13 OR R-0 + 10ci
		FLOORS	R-13
	R402.1.2	WINDOWS	
		U FACTOR	0.40
		SGHC U FACTOR	0.25

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

TYPICAL DELEGATED DESIGN SERVICES ARE AS FOLLOWS:

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

SPRINKLER NOTES
FIRE SPRINKLERS WILL BE REQUIRED FOR ALL CORRIDORS, STAIRWAYS AND ON ALL EXTERIOR BALCONIES. SPRINKLER CONTRACTOR TO SUBMIT SPRINKLER PLANS & SPECIFICATIONS FOR REVIEW AND APPROVAL TO THE LOCAL FIRE MARSHAL'S OFFICE PRIOR TO FIRE PROTECTION SYSTEM INSTALLATION. SPRINKLER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH NFPA STANDARD 25, THE EDITION, AND THE FIRE CODE BY A STATE LICENSED FIRE PROTECTION CONTRACTOR. THE ISSUANCE OF A BUILDING PERMIT DOES NOT IMPLY APPROVAL TO INSTALL FIRE SPRINKLER SYSTEM.

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

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

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

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

DRAWN BY: MC
CHECKED BY: BL
PROJECT #: 24-2692

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP
8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

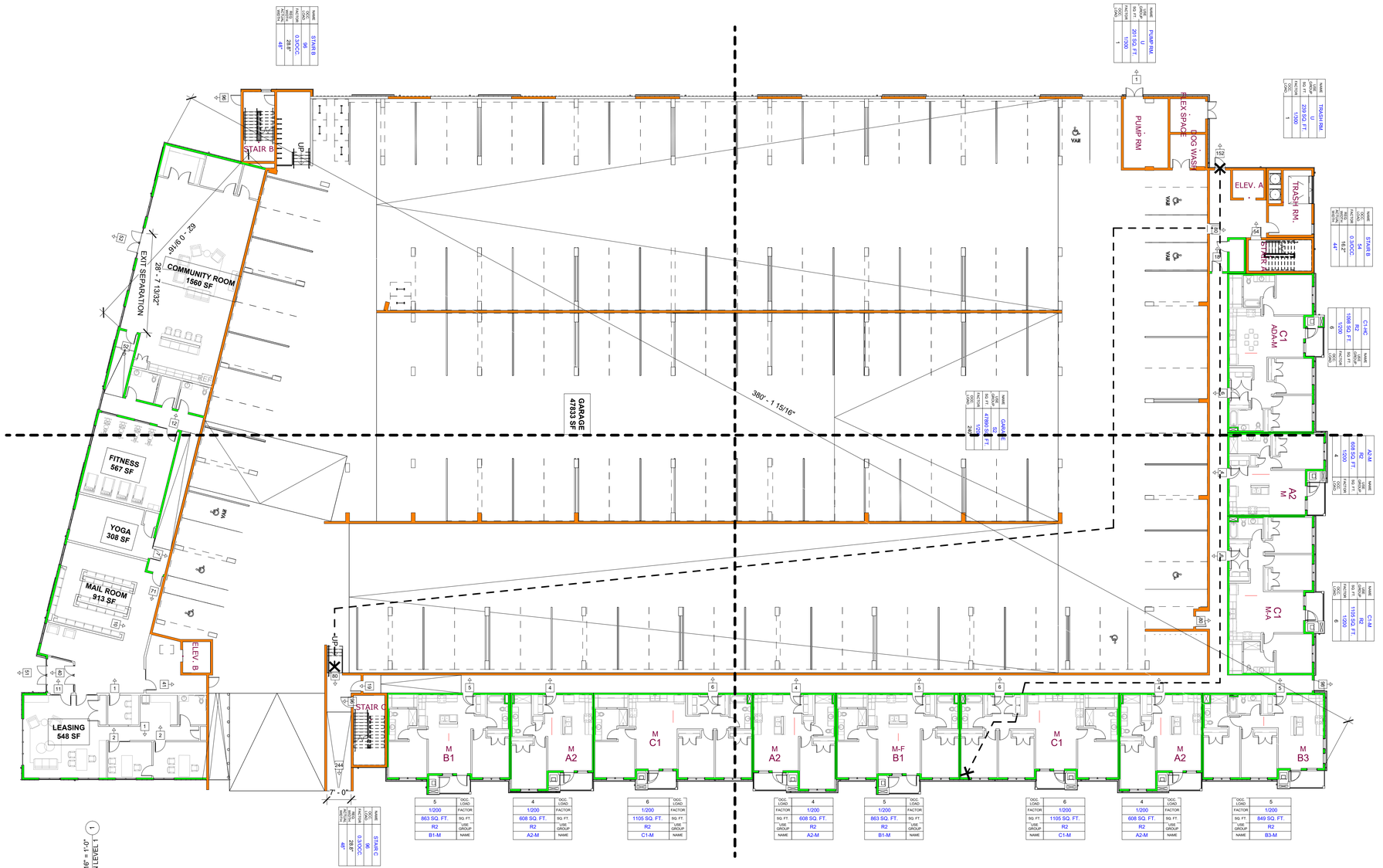
CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

ISSUED FOR PERMIT
ISSUED FOR BID
ISSUED FOR CONSTRUCTION
DATE 08/15/2025
DESCRIPTION CODE SHEET
SHEET A1.1

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1/16" = 1'-0"
LIFE SAFETY PLAN LEVEL 1 (1)

EXIT ACCESS CORRIDORS
1 HOUR REDUCED TO 1/2 HOUR WITH SPRINKLER SYSTEM PER IBC, ***CORRIDOR FIRE-RESISTANCE RATING TABLE.***

RE: SHEET A1.1, FIRE RESISTANCE

PROVIDE PORTABLE FIRE EXTINGUISHERS W/IN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

- OCCUPANCY & EGRESS DIRECTION
- FEC — FIRE EXTINGUISHER CABINET
- EXIT SEPARATION *
- MOST EXTREME TRAVEL DISTANCE *

* REFER TO SCHEDULES BELOW

LIFE SAFETY COLOR LEGEND

	30 MIN.
	1 HR.
	2 HR.
	3 HR.

MOST EXTREME TRAVEL DISTANCE

LEVEL	MOST EXTREME TRAVEL DISTANCE	MAXIMUM ALLOWABLE	FIRE AREA
LEVEL 1	240' - 0 9/32"	250' - 0"	
LEVEL 2	234' - 7 19/32"	250' - 0"	
LEVEL 3A	188' - 9 7/8"	250' - 0"	A
LEVEL 3B	236' - 6 29/32"	250' - 0"	B
LEVEL 4A	198' - 0 3/8"	250' - 0"	A
LEVEL 4B	239' - 1 29/32"	250' - 0"	B
LEVEL 5A	198' - 0 3/8"	250' - 0"	A
LEVEL 5B	239' - 3 5/32"	250' - 0"	B
LEVEL 6A	198' - 0 3/8"	250' - 0"	A
LEVEL 6B	239' - 3 5/32"	250' - 0"	B
LEVEL 7A	198' - 0 3/8"	250' - 0"	A
LEVEL 7B	239' - 3 5/32"	250' - 0"	B

EXIT SEPARATION

LEVEL	EXIT TRAVEL DISTANCE	MINIMUM SEPARATION	FIRE AREA
LEVEL 1	378' - 2 19/32"	190' - 0 31/32"	
LEVEL 2	292' - 7 7/8"	188' - 9 1/2"	
LEVEL 3A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 3B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 4A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 4B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 5A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 5B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 6A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 6B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 7A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 7B	243' - 1 11/16"	119' - 1 13/16"	B

EXIT SEPARATION REQUIREMENTS	
AREA SERVED	380' - 1 15/16"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	190' - 0 31/32"
EXIT SEPARATION PROV.	308' - 0 15/16"

OCCUPANCY SCHEDULE LEVEL 1

Level	NAME	AREA	OCCUPANCY TYPE	OCCUPANCY FACTOR	OCCUPANT LOAD
ASSEMBLY					
LEVEL 1	COMMUNITY ROOM	1560 SF	ASSEMBLY	15	104
LEVEL 1	FITNESS	567 SF	ASSEMBLY	50	12
LEVEL 1	YOGA	308 SF	ASSEMBLY	50	7
					123
BUSINESS					
LEVEL 1	MAIL ROOM	913 SF	BUSINESS	100	10
LEVEL 1	OFFICE	160 SF	BUSINESS	100	2
LEVEL 1	WORK ROOM	97 SF	BUSINESS	100	1
LEVEL 1	BUSINESS CENTER	77 SF	BUSINESS	100	1
LEVEL 1	OFFICE	132 SF	BUSINESS	100	2
LEVEL 1	LEASING	548 SF	BUSINESS	100	6
					22
EQUIPMENT					
LEVEL 1	PUMP ROOM	257 SF	EQUIPMENT	300	1
LEVEL 1	DOG WASH	99 SF	EQUIPMENT	300	1
LEVEL 1	TRASH ROOM	189 SF	EQUIPMENT	300	1
					3
STORAGE					
LEVEL 1	STORAGE	96 SF	STORAGE	300	1
					1
VEHICLE PARKING					
LEVEL 1	GARAGE	47833 SF	VEHICLE PARKING	200	240
					240
					389

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 1

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 1		
UNIT A2-M	4	16
UNIT B1-M	1	5
UNIT B1-M-F	1	5
UNIT B3-M	1	5
UNIT C1-ADA-M	1	6
UNIT C1-M	2	12
UNIT C1-M-A	1	6
	11	55

LEVEL 1 GRAND TOTAL OCCUPANCY: 444

DRAWN BY: MC
CHECKED BY: BL
PROJECT #: 24-2692

PROGRESS PRINT
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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP
8680 EDISON PLAZA DR,
FISHERS, IN. 46038

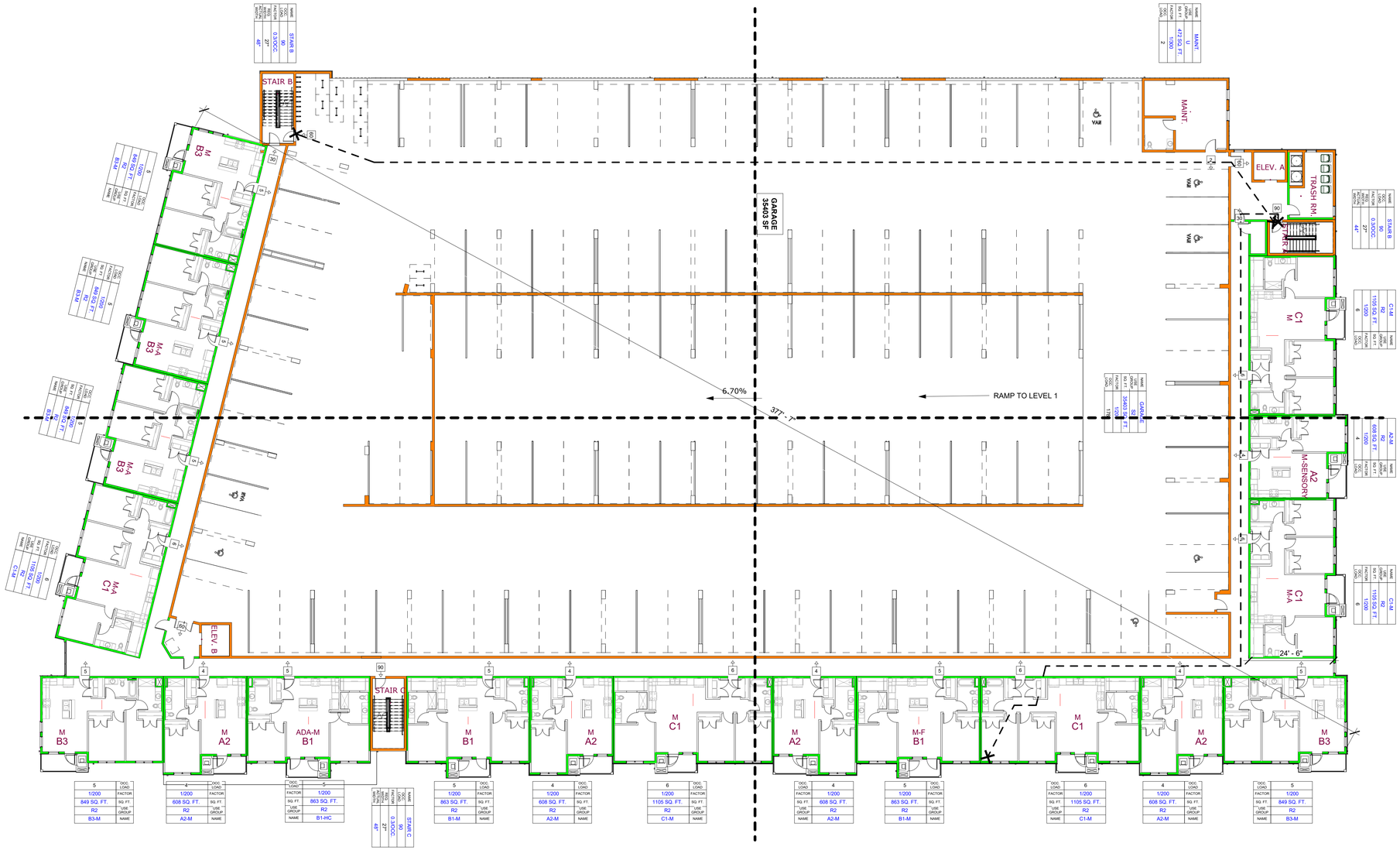
EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE
1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

ISSUED FOR PERMIT
ISSUED FOR BID
ISSUED FOR CONSTRUCTION
DATE 08/15/2025
DESCRIPTION LIFE SAFETY & OCCUPANCY PLAN LEVEL 1
SHEET A1.2-1

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1/16" = 1'-0"
1 LIFE SAFETY PLAN LEVEL 2

EXIT ACCESS CORRIDORS
1 HOUR REDUCED TO 1/2 HOUR WITH SPRINKLER SYSTEM PER IBC, ***CORRIDOR FIRE-RESISTANCE RATING TABLE.***

RE: SHEET A1.1, FIRE RESISTANCE

PROVIDE PORTABLE FIRE EXTINGUISHERS W/IN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

- X — OCCUPANCY & EGRESS DIRECTION
- FEC — FIRE EXTINGUISHER CABINET
- EXIT SEPARATION *
- MOST EXTREME TRAVEL DISTANCE *

* REFER TO SCHEDULES BELOW

LIFE SAFETY COLOR LEGEND

	30 MIN.
	1 HR.
	2 HR.
	3 HR.

MOST EXTREME TRAVEL DISTANCE

LEVEL	MOST EXTREME TRAVEL DISTANCE	MAXIMUM ALLOWABLE	FIRE AREA
LEVEL 1	240' - 0 9/32"	250' - 0"	
LEVEL 2	234' - 7 19/32"	250' - 0"	
LEVEL 3A	188' - 9 7/8"	250' - 0"	A
LEVEL 3B	236' - 6 29/32"	250' - 0"	B
LEVEL 4A	198' - 0 3/8"	250' - 0"	A
LEVEL 4B	239' - 1 29/32"	250' - 0"	B
LEVEL 5A	198' - 0 3/8"	250' - 0"	A
LEVEL 5B	239' - 3 5/32"	250' - 0"	B
LEVEL 6A	198' - 0 3/8"	250' - 0"	A
LEVEL 6B	239' - 3 5/32"	250' - 0"	B
LEVEL 7A	198' - 0 3/8"	250' - 0"	A
LEVEL 7B	239' - 3 5/32"	250' - 0"	B

EXIT SEPARATION

LEVEL	EXIT TRAVEL DISTANCE	MINIMUM SEPARATION	FIRE AREA
LEVEL 1	378' - 2 19/32"	190' - 0 31/32"	
LEVEL 2	292' - 7 7/8"	188' - 9 1/2"	
LEVEL 3A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 3B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 4A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 4B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 5A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 5B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 6A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 6B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 7A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 7B	243' - 1 11/16"	119' - 1 13/16"	B

EXIT SEPARATION REQUIREMENTS	
AREA SERVED	377' - 7"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	188' - 9 1/2"
EXIT SEPARATION PROV.	292' - 7 7/8"

OCCUPANCY SCHEDULE LEVEL 2

Level	NAME	AREA	OCCUPANCY TYPE	OCCUPANCY FACTOR	OCCUPANT LOAD
EQUIPMENT					
LEVEL 2	MAINTENANCE	474 SF	EQUIPMENT	300	2
					2
VEHICLE PARKING					
LEVEL 2	GARAGE	35403 SF	VEHICLE PARKING	200	178
					178
					180

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 2

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 2		
UNIT A2-M	4	16
UNIT A2-M-SENS	1	4
UNIT B1-ADA-M	1	5
UNIT B1-M	1	5
UNIT B1-M-F	1	5
UNIT B3-M	3	15
UNIT B3-M-A	2	10
UNIT C1-M	3	18
UNIT C1-M-A	2	12
	18	90

LEVEL 2 GRAND TOTAL OCCUPANCY: 270

DRAWN BY: MC
CHECKED BY: BL
PROJECT #: 24-2692

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP
8680 EDISON PLAZA DR,
FISHERS, IN. 46038

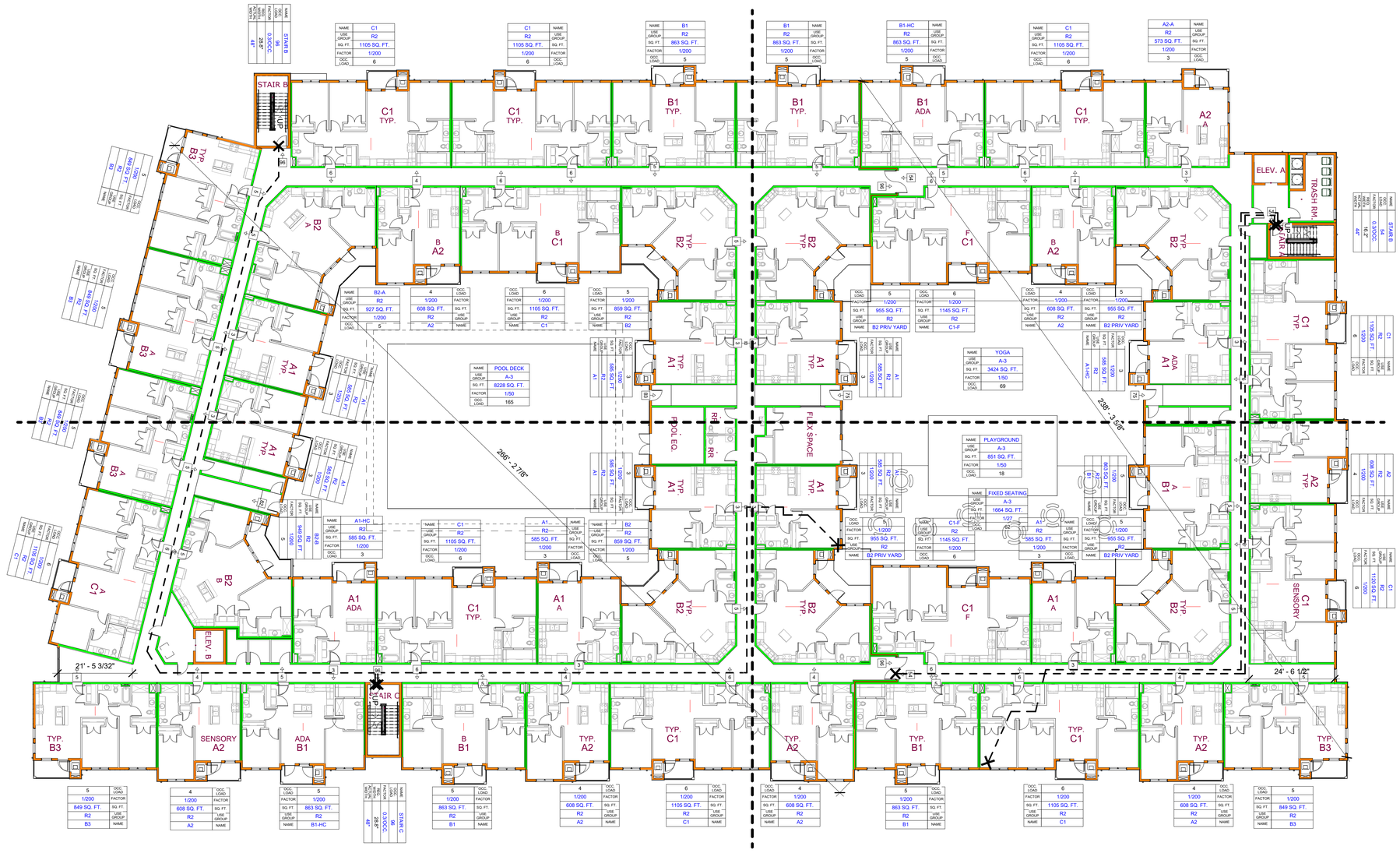
EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE
1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

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DATE 08/15/2025
DESCRIPTION LIFE SAFETY & OCCUPANCY PLAN LEVEL 2
SHEET A1.2-2

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1/16" = 1'-0"
LIFE SAFETY PLAN LEVEL 3 (1)

EXIT ACCESS CORRIDORS
1 HOUR REDUCED TO 1/2 HOUR WITH SPRINKLER SYSTEM PER IBC, ***CORRIDOR FIRE-RESISTANCE RATING TABLE.***

RE: SHEET A1.1, FIRE RESISTANCE

PROVIDE PORTABLE FIRE EXTINGUISHERS W/IN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

- X / FEC — OCCUPANCY & EGRESS DIRECTION; FIRE EXTINGUISHER CABINET
- EXIT SEPARATION *
- MOST EXTREME TRAVEL DISTANCE *

* REFER TO SCHEDULES BELOW

LIFE SAFETY COLOR LEGEND

	30 MIN.
	1 HR.
	2 HR.
	3 HR.

MOST EXTREME TRAVEL DISTANCE

LEVEL	MOST EXTREME TRAVEL DISTANCE	MAXIMUM ALLOWABLE	FIRE AREA
LEVEL 1	240' - 0 9/32"	250' - 0"	
LEVEL 2	234' - 7 19/32"	250' - 0"	
LEVEL 3A	188' - 9 7/8"	250' - 0"	A
LEVEL 3B	236' - 6 29/32"	250' - 0"	B
LEVEL 4A	198' - 0 3/8"	250' - 0"	A
LEVEL 4B	239' - 1 29/32"	250' - 0"	B
LEVEL 5A	198' - 0 3/8"	250' - 0"	A
LEVEL 5B	239' - 3 5/32"	250' - 0"	B
LEVEL 6A	198' - 0 3/8"	250' - 0"	A
LEVEL 6B	239' - 3 5/32"	250' - 0"	B
LEVEL 7A	198' - 0 3/8"	250' - 0"	A
LEVEL 7B	239' - 3 5/32"	250' - 0"	B

EXIT SEPARATION

LEVEL	EXIT TRAVEL DISTANCE	MINIMUM SEPARATION	FIRE AREA
LEVEL 1	378' - 2 19/32"	190' - 0 31/32"	
LEVEL 2	292' - 7 7/8"	188' - 9 1/2"	
LEVEL 3A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 3B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 4A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 4B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 5A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 5B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 6A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 6B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 7A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 7B	243' - 1 11/16"	119' - 1 13/16"	B

EXIT SEPARATION REQUIREMENTS BLDG. PHASE: 1 FIRE AREA A	
AREA SERVED	266' - 2 7/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	133' - 1 7/16"
EXIT SEPARATION PROV.	223' - 1 5/32"

EXIT SEPARATION REQUIREMENTS BLDG. PHASE: 1 FIRE AREA B	
AREA SERVED	238' - 3 5/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	119' - 1 13/16"
EXIT SEPARATION PROV.	243' - 1 11/16"

OCCUPANCY SCHED LEVEL 3 - AREA A

Level	NAME	AREA	OCCUPANCY TYPE	OCCUPANCY FACTOR	OCCUPANT LOAD
ASSEMBLY					
LEVEL 3	YOGA AREA A	1717 SF	ASSEMBLY	50	35
LEVEL 3	POOL DECK	8226 SF	ASSEMBLY	50	165
LEVEL 3	FIXED SEATING AREA A	832 SF	ASSEMBLY	27	31
LEVEL 3	PLAYGROUND AREA A	426 SF	ASSEMBLY	50	9
					240
					240

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 3 FIRE AREA A

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 3		
UNIT A1	6	18
UNIT A1-A	1	3
UNIT A1-ADA	1	3
UNIT A2	2	8
UNIT A2-B	1	4
UNIT A2-SENS	1	4
UNIT B1	2	10
UNIT B1-ADA-A	1	5
UNIT B1-B	1	5
UNIT B2	4	20
UNIT B2-A	1	5
UNIT B2-B	1	5
UNIT B3	2	10
UNIT B3-A	2	10
UNIT C1	4	24
UNIT C1-A	1	6
UNIT C1-B	1	6
	32	146

LEVEL 3 FIRE AREA A TOTAL OCCUPANCY: 386

OCCUPANCY SCHED LEVEL 3 - AREA B

Level	NAME	AREA	OCCUPANCY TYPE	OCCUPANCY FACTOR	OCCUPANT LOAD
ASSEMBLY					
LEVEL 3	YOGA AREA B	1716 SF	ASSEMBLY	50	35
LEVEL 3	FIXED SEATING AREA B	832 SF	ASSEMBLY	27	31
LEVEL 3	PLAYGROUND AREA B	425 SF	ASSEMBLY	50	9
					75
					75

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 3 FIRE AREA B

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 3		
UNIT A1-A	1	3
UNIT A1-ADA	1	3
UNIT A2	2	8
UNIT A2-A	1	3
UNIT A2-B	1	4
UNIT B1	1	5
UNIT B1-A	1	5
UNIT B1-ADA	1	5
UNIT B2	2	10
UNIT B3	1	5
UNIT C1	3	18
UNIT C1-F	2	12
UNIT C1-SENS	1	6
	18	87

LEVEL 3 FIRE AREA B TOTAL OCCUPANCY: 162

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR,
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EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

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No.	Revision	Date

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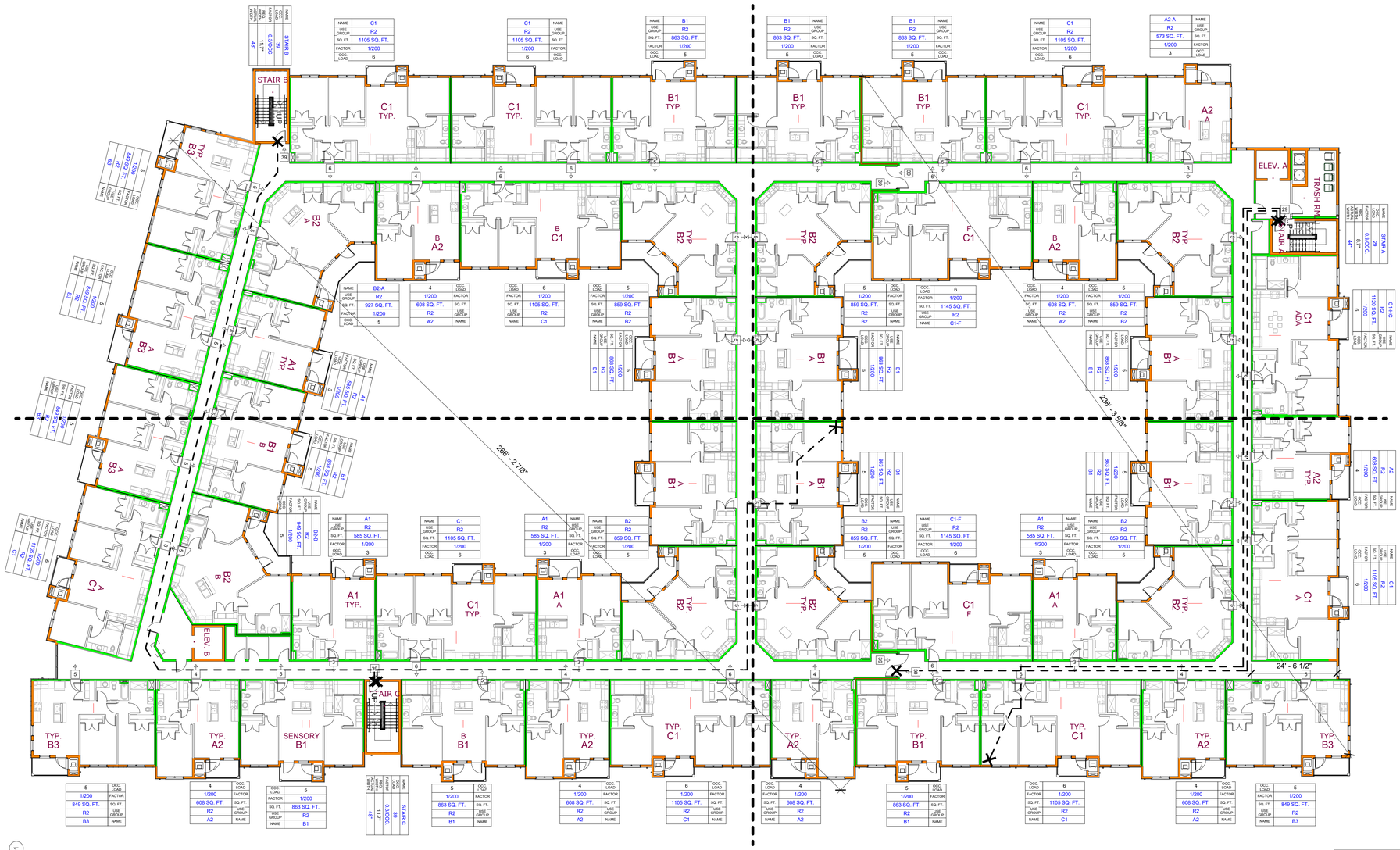
ISSUED FOR CONSTRUCTION

DATE 08/15/2025

DESCRIPTION LIFE SAFETY & OCCUPANCY PLAN LEVEL 3

SHEET A1.2-3

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1/16" = 1'-0"
1 LIFE SAFETY PLAN LEVEL 4

EXIT ACCESS CORRIDORS
1 HOUR REDUCED TO 1/2 HOUR WITH SPRINKLER SYSTEM PER IBC, ***CORRIDOR FIRE-RESISTANCE RATING TABLE.***

RE: SHEET A1.1, FIRE RESISTANCE

PROVIDE PORTABLE FIRE EXTINGUISHERS W/IN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

- X / FEC — OCCUPANCY & EGRESS DIRECTION / FIRE EXTINGUISHER CABINET
- EXIT SEPARATION *
- MOST EXTREME TRAVEL DISTANCE *

* REFER TO SCHEDULES BELOW

LIFE SAFETY COLOR LEGEND

	30 MIN.
	1 HR.
	2 HR.
	3 HR.

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

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8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No	Revision	Date

ISSUED FOR PERMIT

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ISSUED FOR CONSTRUCTION

DATE 08/15/2025

DESCRIPTION
LIFE SAFETY & OCCUPANCY PLAN LEVEL 4

SHEET
A1.2-4

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TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 4 FIRE AREA A

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 4		
UNIT A1	2	6
UNIT A1-A	1	3
UNIT A2	3	12
UNIT A2-B	1	4
UNIT B1	2	10
UNIT B1-A	4	20
UNIT B1-B	2	10
UNIT B1-SENS	1	5
UNIT B2	4	20
UNIT B2-A	1	5
UNIT B2-B	1	5
UNIT B3	2	10
UNIT B3-A	2	10
UNIT C1	4	24
UNIT C1-A	1	6
UNIT C1-B	1	6
	32	156

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 4 FIRE AREA B

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 4		
UNIT A1-A	1	3
UNIT A2	2	8
UNIT A2-A	1	3
UNIT A2-B	1	4
UNIT B1	2	10
UNIT B1-A	2	10
UNIT B2	2	10
UNIT B3	1	5
UNIT C1	2	12
UNIT C1-A	1	6
UNIT C1-ADA	1	6
UNIT C1-F	2	12
	18	89

MOST EXTREME TRAVEL DISTANCE

LEVEL	MOST EXTREME TRAVEL DISTANCE	MAXIMUM ALLOWABLE	FIRE AREA
LEVEL 1	240' - 0 9/32"	250' - 0"	
LEVEL 2	234' - 7 19/32"	250' - 0"	
LEVEL 3A	188' - 9 7/8"	250' - 0"	A
LEVEL 3B	236' - 6 29/32"	250' - 0"	B
LEVEL 4A	198' - 0 3/8"	250' - 0"	A
LEVEL 4B	239' - 1 29/32"	250' - 0"	B
LEVEL 5A	198' - 0 3/8"	250' - 0"	A
LEVEL 5B	239' - 3 5/32"	250' - 0"	B
LEVEL 6A	198' - 0 3/8"	250' - 0"	A
LEVEL 6B	239' - 3 5/32"	250' - 0"	B
LEVEL 7A	198' - 0 3/8"	250' - 0"	A
LEVEL 7B	239' - 3 5/32"	250' - 0"	B

EXIT SEPARATION

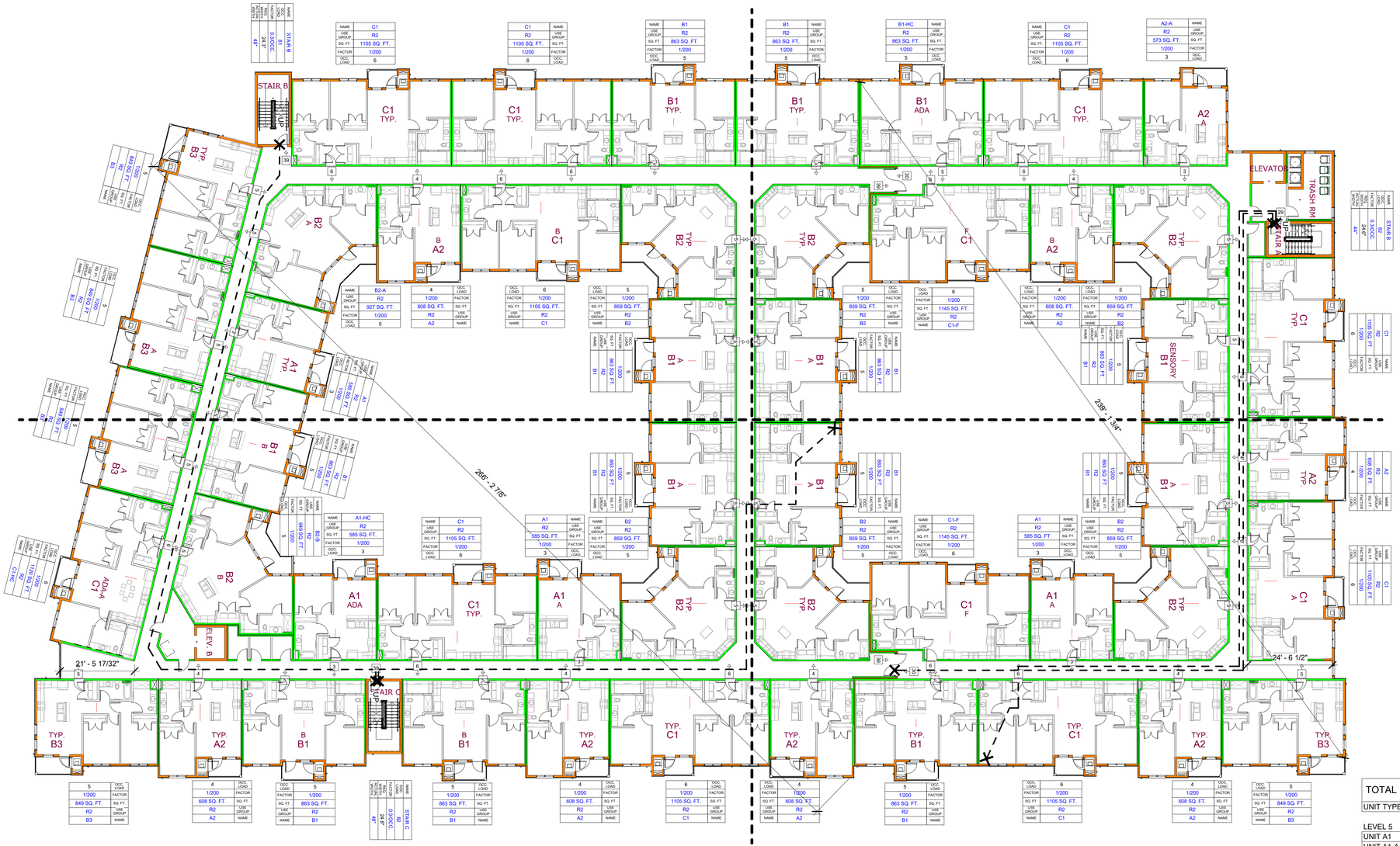
LEVEL	EXIT TRAVEL DISTANCE	MINIMUM SEPARATION	FIRE AREA
LEVEL 1	378' - 2 19/32"	190' - 0 31/32"	
LEVEL 2	292' - 7 7/8"	188' - 9 1/2"	
LEVEL 3A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 3B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 4A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 4B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 5A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 5B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 6A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 6B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 7A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 7B	243' - 1 11/16"	119' - 1 13/16"	B

EXIT SEPARATION REQUIREMENTS
BLDG. PHASE: 1 FIRE AREA A

AREA SERVED	266' - 2 7/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	133' - 1 7/16"
EXIT SEPARATION PROV.	223' - 1 5/32"

EXIT SEPARATION REQUIREMENTS
BLDG. PHASE: 1 FIRE AREA B

AREA SERVED	238' - 3 5/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	119' - 1 13/16"
EXIT SEPARATION PROV.	243' - 1 11/16"



1/16" = 1'-0"
1 LIFE SAFETY PLAN LEVEL 5

EXIT ACCESS CORRIDORS
1 HOUR REDUCED TO 1/2 HOUR WITH SPRINKLER SYSTEM PER IBC, ***CORRIDOR FIRE-RESISTANCE RATING TABLE.***

RE: SHEET A1.1, FIRE RESISTANCE

PROVIDE PORTABLE FIRE EXTINGUISHERS W/IN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

- X — OCCUPANCY & EGRESS DIRECTION
- FEC — FIRE EXTINGUISHER CABINET
- EXIT SEPARATION *
- MOST EXTREME TRAVEL DISTANCE *

* REFER TO SCHEDULES BELOW

LIFE SAFETY COLOR LEGEND

	30 MIN.
	1 HR.
	2 HR.
	3 HR.

MOST EXTREME TRAVEL DISTANCE

LEVEL	MOST EXTREME TRAVEL DISTANCE	MAXIMUM ALLOWABLE	FIRE AREA
LEVEL 1	240' - 0 9/32"	250' - 0"	
LEVEL 2	234' - 7 19/32"	250' - 0"	
LEVEL 3A	188' - 9 7/8"	250' - 0"	A
LEVEL 3B	236' - 6 29/32"	250' - 0"	B
LEVEL 4A	198' - 0 3/8"	250' - 0"	A
LEVEL 4B	239' - 1 29/32"	250' - 0"	B
LEVEL 5A	198' - 0 3/8"	250' - 0"	A
LEVEL 5B	239' - 3 5/32"	250' - 0"	B
LEVEL 6A	198' - 0 3/8"	250' - 0"	A
LEVEL 6B	239' - 3 5/32"	250' - 0"	B
LEVEL 7A	198' - 0 3/8"	250' - 0"	A
LEVEL 7B	239' - 3 5/32"	250' - 0"	B

EXIT SEPARATION

LEVEL	EXIT TRAVEL DISTANCE	MINIMUM SEPARATION	FIRE AREA
LEVEL 1	378' - 2 19/32"	190' - 0 31/32"	
LEVEL 2	292' - 7 7/8"	188' - 9 1/2"	
LEVEL 3A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 3B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 4A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 4B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 5A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 5B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 6A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 6B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 7A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 7B	243' - 1 11/16"	119' - 1 13/16"	B

EXIT SEPARATION REQUIREMENTS BLDG. PHASE: 1 FIRE AREA A	
AREA SERVED	266' - 2 7/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	133' - 1 7/16"
EXIT SEPARATION PROV.	223' - 1 5/32"

EXIT SEPARATION REQUIREMENTS BLDG. PHASE: 1 FIRE AREA B	
AREA SERVED	238' - 3 5/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	119' - 1 13/16"
EXIT SEPARATION PROV.	243' - 1 11/16"

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 5 FIRE AREA A

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 5		
UNIT A1	1	3
UNIT A1-A	1	3
UNIT A1-ADA	1	3
UNIT A2	3	12
UNIT A2-B	1	4
UNIT B1	2	10
UNIT B1-A	4	20
UNIT B1-B	3	15
UNIT B2	4	20
UNIT B2-A	1	5
UNIT B2-B	1	5
UNIT B3	2	10
UNIT B3-A	2	10
UNIT C1	4	24
UNIT C1-ADA-A	1	6
UNIT C1-B	1	6
	32	156

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 5 FIRE AREA B

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 5		
UNIT A1-A	1	3
UNIT A2	2	8
UNIT A2-A	1	3
UNIT A2-B	1	4
UNIT B1	1	5
UNIT B1-A	1	5
UNIT B1-ADA	1	5
UNIT B1-SENS	1	5
UNIT B2	2	10
UNIT B3	1	5
UNIT C1	3	18
UNIT C1-A	1	6
UNIT C1-F	2	12
	18	89

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

PROGRESS PRINT
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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

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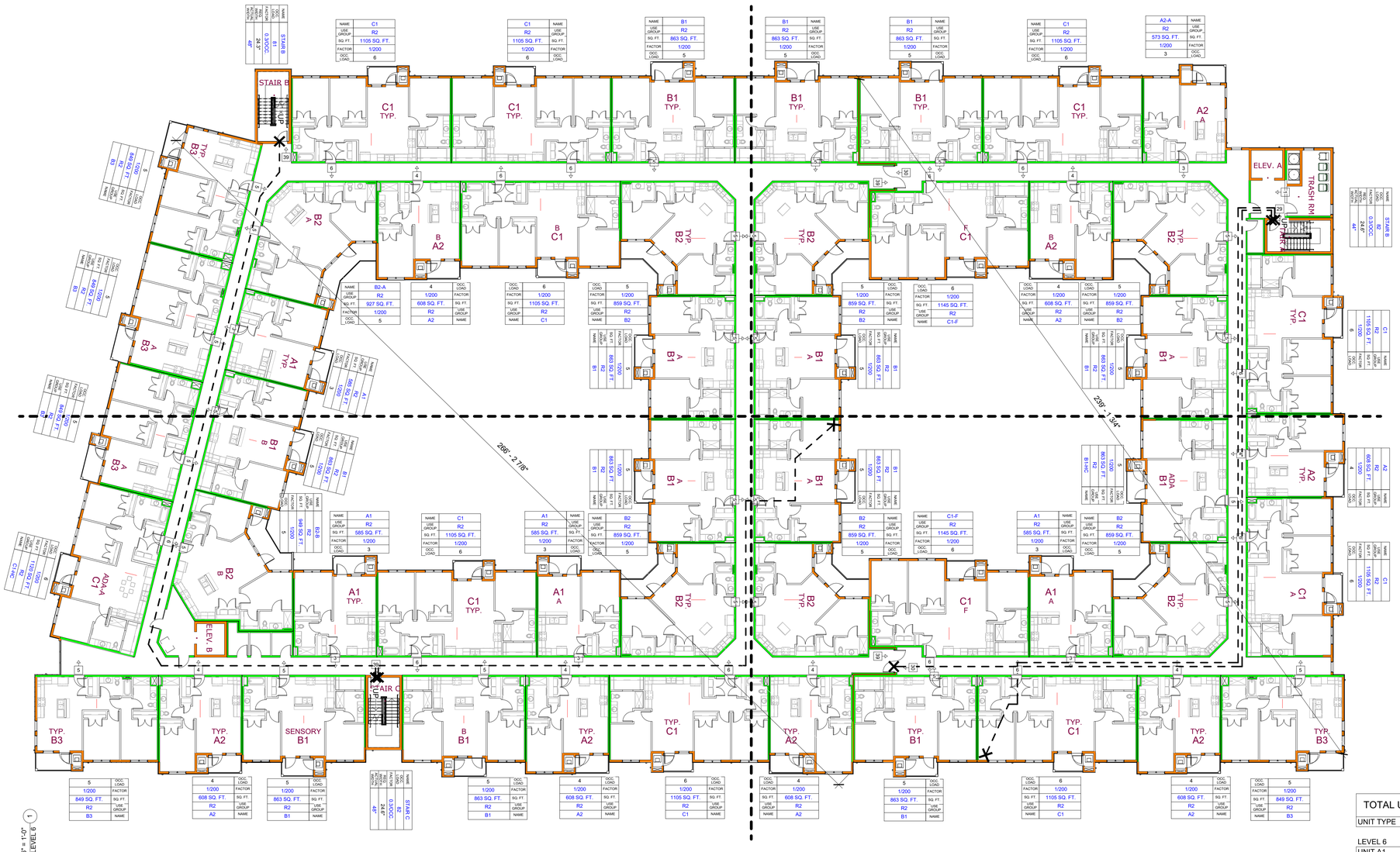
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DATE 08/15/2025

DESCRIPTION LIFE SAFETY & OCCUPANCY PLAN LEVEL 5

SHEET A1.2-5

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1/16" = 1'-0"
1 LIFE SAFETY PLAN LEVEL 6

EXIT ACCESS CORRIDORS
1 HOUR REDUCED TO 1/2 HOUR WITH SPRINKLER SYSTEM PER IBC, ***CORRIDOR FIRE-RESISTANCE RATING TABLE.***

RE: SHEET A1.1, FIRE RESISTANCE

PROVIDE PORTABLE FIRE EXTINGUISHERS W/IN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

- X / FEC — OCCUPANCY & EGRESS DIRECTION; FIRE EXTINGUISHER CABINET
- EXIT SEPARATION *
- MOST EXTREME TRAVEL DISTANCE *

* REFER TO SCHEDULES BELOW

LIFE SAFETY COLOR LEGEND

	30 MIN.
	1 HR.
	2 HR.
	3 HR.

MOST EXTREME TRAVEL DISTANCE

LEVEL	MOST EXTREME TRAVEL DISTANCE	MAXIMUM ALLOWABLE	FIRE AREA
LEVEL 1	240' - 0 9/32"	250' - 0"	
LEVEL 2	234' - 7 19/32"	250' - 0"	
LEVEL 3A	188' - 9 7/8"	250' - 0"	A
LEVEL 3B	236' - 6 29/32"	250' - 0"	B
LEVEL 4A	198' - 0 3/8"	250' - 0"	A
LEVEL 4B	239' - 1 29/32"	250' - 0"	B
LEVEL 5A	198' - 0 3/8"	250' - 0"	A
LEVEL 5B	239' - 3 5/32"	250' - 0"	B
LEVEL 6A	198' - 0 3/8"	250' - 0"	A
LEVEL 6B	239' - 3 5/32"	250' - 0"	B
LEVEL 7A	198' - 0 3/8"	250' - 0"	A
LEVEL 7B	239' - 3 5/32"	250' - 0"	B

EXIT SEPARATION

LEVEL	EXIT TRAVEL DISTANCE	MINIMUM SEPARATION	FIRE AREA
LEVEL 1	378' - 2 19/32"	190' - 0 31/32"	
LEVEL 2	292' - 7 7/8"	188' - 9 1/2"	
LEVEL 3A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 3B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 4A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 4B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 5A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 5B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 6A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 6B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 7A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 7B	243' - 1 11/16"	119' - 1 13/16"	B

EXIT SEPARATION REQUIREMENTS	BLDG. PHASE: 1 FIRE AREA A
AREA SERVED	266' - 2 7/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	133' - 1 7/16"
EXIT SEPARATION PROV.	223' - 1 5/32"

EXIT SEPARATION REQUIREMENTS	BLDG. PHASE: 1 FIRE AREA B
AREA SERVED	238' - 3 5/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	119' - 1 13/16"
EXIT SEPARATION PROV.	243' - 1 11/16"

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 6 FIRE AREA A

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 6		
UNIT A1	2	6
UNIT A1-A	1	3
UNIT A2	3	12
UNIT A2-B	1	4
UNIT B1	2	10
UNIT B1-A	4	20
UNIT B1-B	2	10
UNIT B1-SENS	1	5
UNIT B2	4	20
UNIT B2-A	1	5
UNIT B2-B	1	5
UNIT B3	2	10
UNIT B3-A	2	10
UNIT C1	4	24
UNIT C1-ADA-A	1	6
UNIT C1-B	1	6
	32	156

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 6 FIRE AREA B

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 6		
UNIT A1-A	1	3
UNIT A2	2	8
UNIT A2-A	1	3
UNIT A2-B	1	4
UNIT B1	2	10
UNIT B1-A	1	5
UNIT B1-ADA-A	1	5
UNIT B2	2	10
UNIT B3	1	5
UNIT C1	3	18
UNIT C1-A	1	6
UNIT C1-F	2	12
	18	89

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

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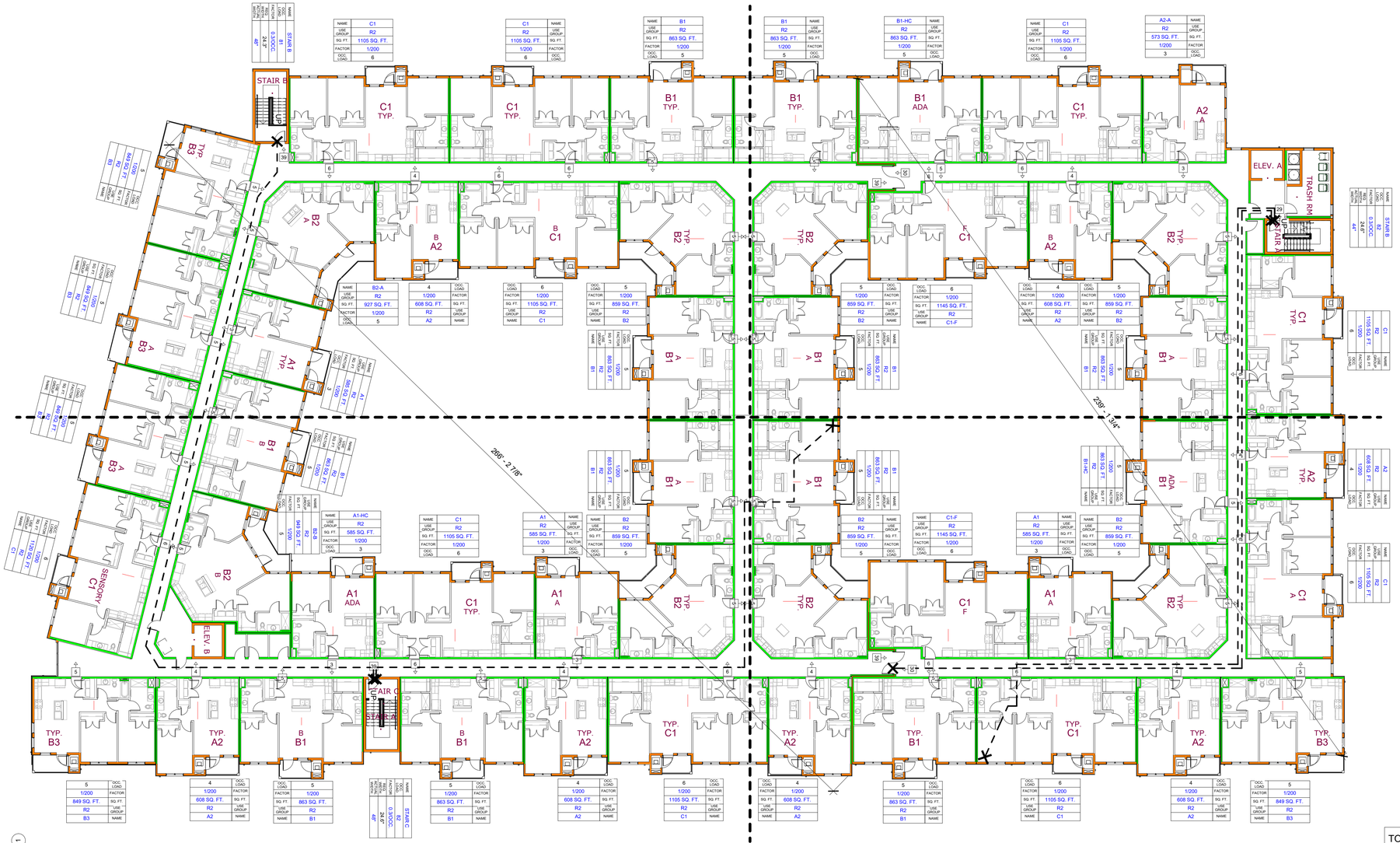
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DATE 08/15/2025

DESCRIPTION LIFE SAFETY & OCCUPANCY PLAN LEVEL 6

SHEET A1.2-6

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1/16" = 1'-0"
1 LIFE SAFETY PLAN LEVEL 7

EXIT ACCESS CORRIDORS
1 HOUR REDUCED TO 1/2 HOUR WITH SPRINKLER SYSTEM PER IBC, ***CORRIDOR FIRE-RESISTANCE RATING TABLE.***

RE: SHEET A1.1, FIRE RESISTANCE

PROVIDE PORTABLE FIRE EXTINGUISHERS W/IN 75 FT. OF TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING

PROVIDE STAIRWAY IDENTIFICATION AT EACH FLOOR LEVEL IN ALL ENCLOSED STAIRWAYS

LIFE SAFETY LEGEND

- OCCUPANCY & EGRESS DIRECTION
- FEC — FIRE EXTINGUISHER CABINET
- EXIT SEPARATION *
- MOST EXTREME TRAVEL DISTANCE *

* REFER TO SCHEDULES BELOW

LIFE SAFETY COLOR LEGEND

	30 MIN.
	1 HR.
	2 HR.
	3 HR.

EXIT SEPARATION REQUIREMENTS	
BLDG. PHASE:	1 FIRE AREA A
AREA SERVED	266' - 2 7/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	133' - 1 7/16"
EXIT SEPARATION PROV.	223' - 1 5/32"

EXIT SEPARATION REQUIREMENTS	
BLDG. PHASE:	1 FIRE AREA B
AREA SERVED	238' - 3 5/8"
DIAGONAL FACTOR *RE: IBC OR LOCAL AMENDMENTS*	0.5
EXIT SEPARATION REQ.	119' - 1 13/16"
EXIT SEPARATION PROV.	243' - 1 11/16"

MOST EXTREME TRAVEL DISTANCE

LEVEL	MOST EXTREME TRAVEL DISTANCE	MAXIMUM ALLOWABLE	FIRE AREA
LEVEL 1	240' - 0 9/32"	250' - 0"	
LEVEL 2	234' - 7 19/32"	250' - 0"	
LEVEL 3A	188' - 9 7/8"	250' - 0"	A
LEVEL 3B	236' - 6 29/32"	250' - 0"	B
LEVEL 4A	198' - 0 3/8"	250' - 0"	A
LEVEL 4B	239' - 1 29/32"	250' - 0"	B
LEVEL 5A	198' - 0 3/8"	250' - 0"	A
LEVEL 5B	239' - 3 5/32"	250' - 0"	B
LEVEL 6A	198' - 0 3/8"	250' - 0"	A
LEVEL 6B	239' - 3 5/32"	250' - 0"	B
LEVEL 7A	198' - 0 3/8"	250' - 0"	A
LEVEL 7B	239' - 3 5/32"	250' - 0"	B

EXIT SEPARATION

LEVEL	EXIT TRAVEL DISTANCE	MINIMUM SEPARATION	FIRE AREA
LEVEL 1	378' - 2 19/32"	190' - 0 31/32"	
LEVEL 2	292' - 7 7/8"	188' - 9 1/2"	
LEVEL 3A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 3B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 4A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 4B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 5A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 5B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 6A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 6B	243' - 1 11/16"	119' - 1 13/16"	B
LEVEL 7A	223' - 1 15/32"	133' - 1 7/16"	A
LEVEL 7B	243' - 1 11/16"	119' - 1 13/16"	B

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 7 FIRE AREA A

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 7		
UNIT A1	1	3
UNIT A1-A	1	3
UNIT A1-ADA	1	3
UNIT A2	3	12
UNIT A2-B	1	4
UNIT B1	2	10
UNIT B1-A	4	20
UNIT B1-B	3	15
UNIT B2	4	20
UNIT B2-A	1	5
UNIT B2-B	1	5
UNIT B3	2	10
UNIT B3-A	2	10
UNIT C1	4	24
UNIT C1-B	1	6
UNIT C1-SENS	1	6
	32	156

TOTAL UNIT (R-2) OCC. LOAD BY LVL - LVL 7 FIRE AREA B

UNIT TYPE	COUNT	OCC. LOAD X COUNT
LEVEL 7		
UNIT A1-A	1	3
UNIT A2	2	8
UNIT A2-A	1	3
UNIT A2-B	1	4
UNIT B1	1	5
UNIT B1-A	1	5
UNIT B1-ADA	1	5
UNIT B1-ADA-A	1	5
UNIT B2	2	10
UNIT B3	1	5
UNIT C1	3	18
UNIT C1-A	1	6
UNIT C1-F	2	12
	18	89

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

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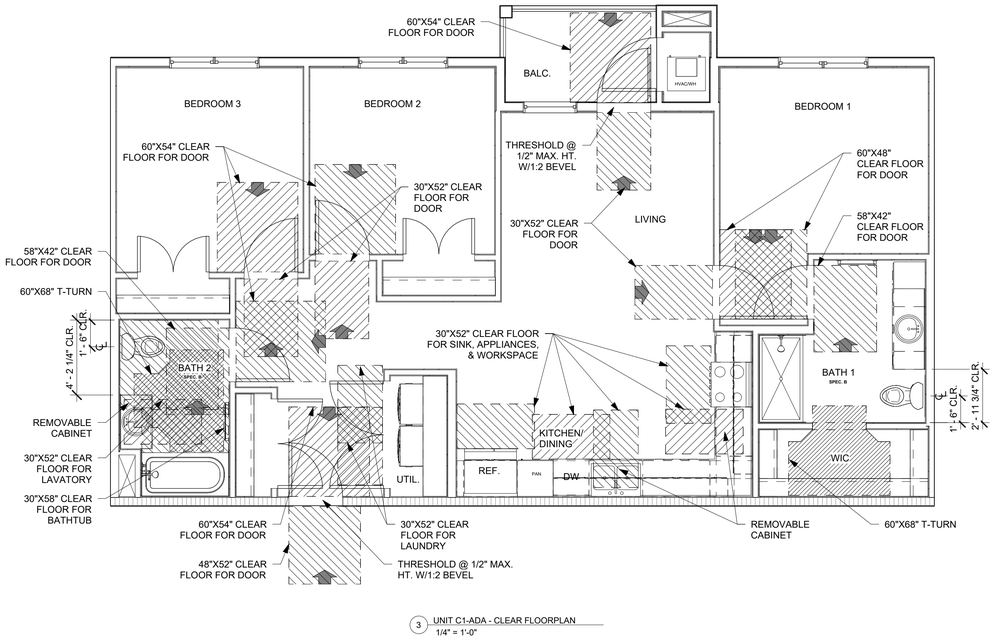
DATE 08/15/2025

DESCRIPTION
LIFE SAFETY & OCCUPANCY PLAN LEVEL 7

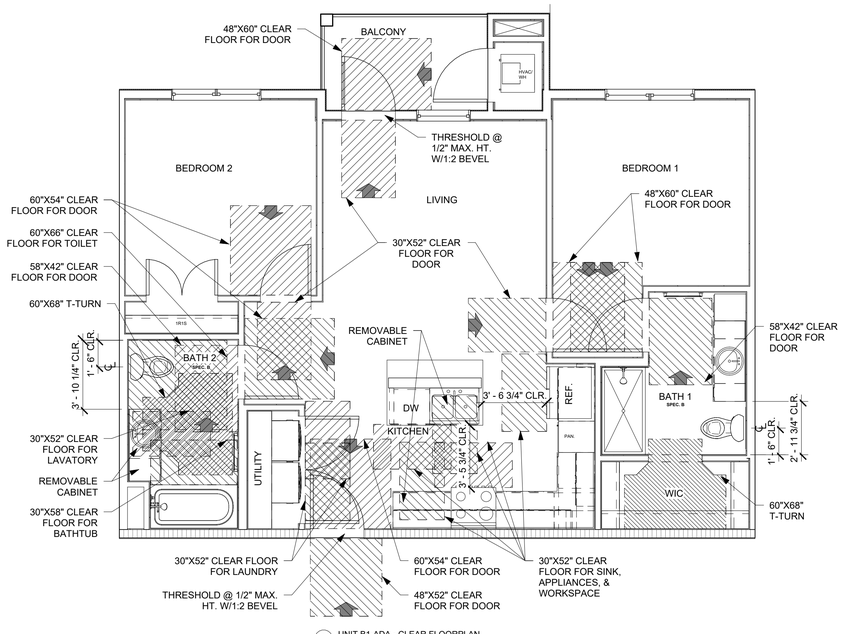
SHEET
A1.2-7

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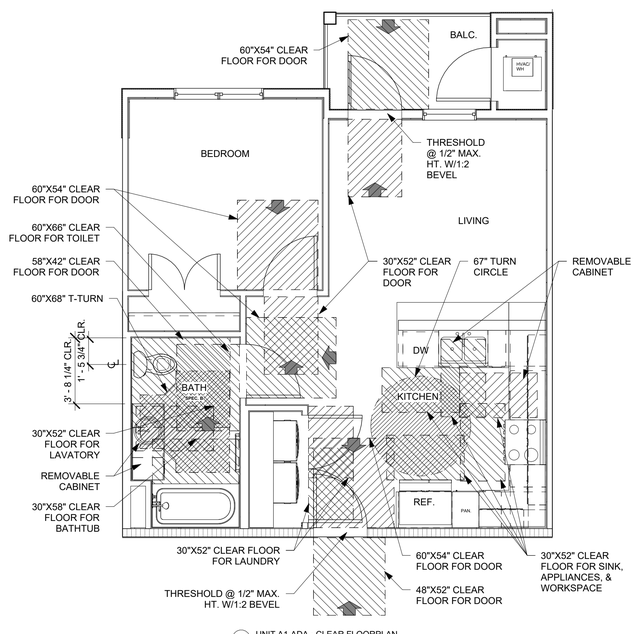
CLEAR FLOOR SPACE REQUIREMENTS FOR ADA ACCESSIBLE UNITS PER THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN & FAIR HOUSING ACT GUIDELINES



3 UNIT C1-ADA - CLEAR FLOORPLAN
1/4" = 1'-0"



2 UNIT B1-ADA - CLEAR FLOORPLAN
1/4" = 1'-0"



1 UNIT A1-ADA - CLEAR FLOORPLAN
1/4" = 1'-0"

ADAPTABLE ELEMENTS FOR THE 5% ADA UNITS REQUIRED BY UFAS & THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

HC1	REMOVABLE SINK BASE CABINET IN KITCHEN W/REAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC3	ALL APPLIANCES SHALL HAVE UPFRONT CONTROLS LOCATED BETWEEN 15" - 48" A.F.F.
HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERITCAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50% OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND 100% OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".
HC6	REMOVABLE SINK BASE CABINET IN BATHROOM. PROVIDE PANEL TO COVER PIPING, OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET AND FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC7	GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC8	PROVIDE HANDHELD SHOWERHEAD WITH A NONPOSITIVE SHUT-OFF FEATURE & A 59" MINIMUM LENGTH HOSE THAT CAN ALSO BE USED AS A FIXED SHOWER HEAD. INSTALL AT TIME OF INITIAL CONSTRUCTION.
HC9	FOLDING SHOWER SEAT IN TRANSFER-TYPE SHOWER INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC10	REMOVABLE BASE IN BATHROOM TO PROVIDE REQUIRED CLEAR FLOOR AREA FOR WATER CLOSET OR BATHTUB. PROVIDE WALL MOUNTED END PANEL TO SUPPORT COUNTERTOP. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC11	DISHWASHER SHOULD BE ADA COMPLAINT AND ABLE TO FIT UNDER 2'-10" COUNTER.
HC12	ADA COMPLIANT REMOVABLE BATHTUB SEAT TO BE INSTALLED AT TIME OF INITIAL CONSTRUCTION. TOP OF SEAT TO BE 17"-19" A.F.F., 15"-16" IN DEPTH, & CAPABLE OF SECURE PLACEMENT.
	SEE SHEETS FOR FURTHER INFORMATION

SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES PER IBC

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

PROGRESS PRINT
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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP
8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No	Revision	Date

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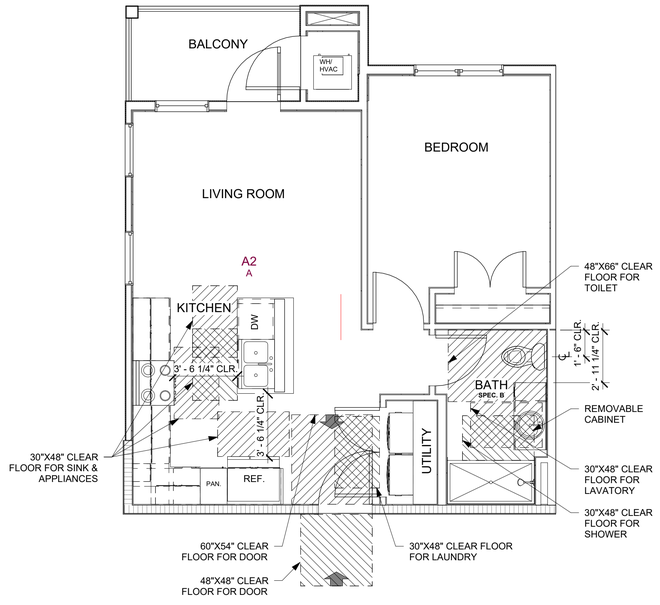
DATE: 08/15/2025

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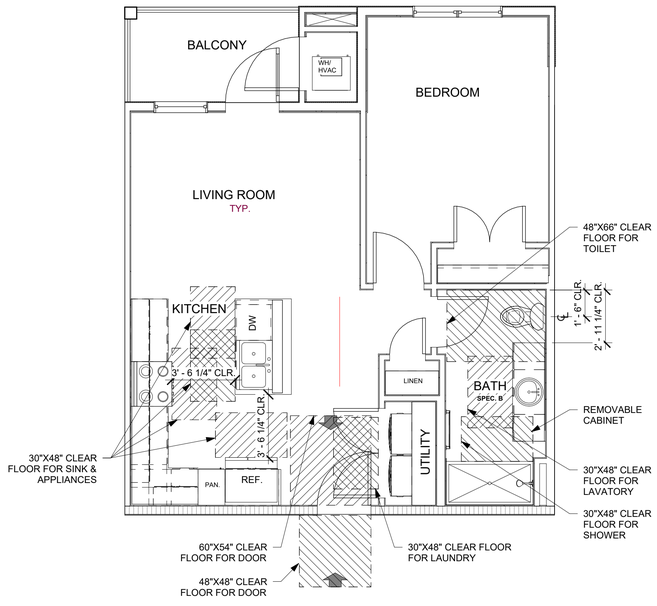
SHEET: A3.1

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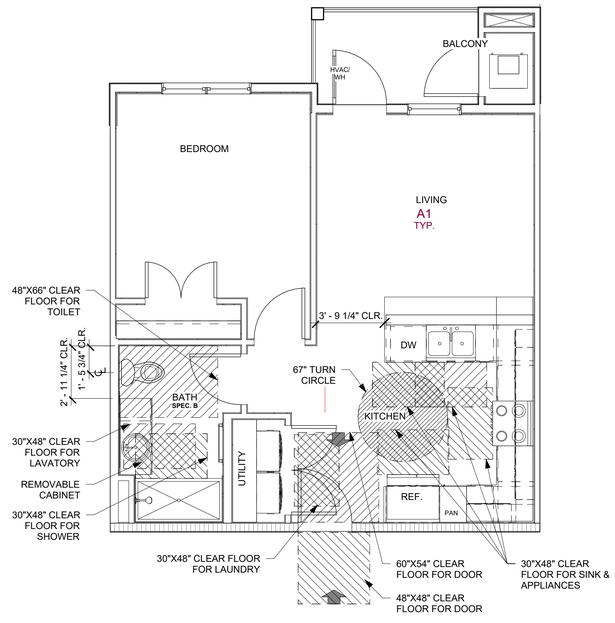
CLEAR FLOOR SPACE REQUIREMENTS FOR ADAPTABLE ELEMENTS OF TYPE B UNITS PER ICC/ANSI A117.1-2017 AND THE FAIR HOUSING ACT GUIDELINES



3 UNIT A2-A - CLEAR FLOORPLAN
1/4" = 1'-0"



2 UNIT A2 - CLEAR FLOORPLAN
1/4" = 1'-0"



1 UNIT A1 - CLEAR FLOORPLAN
1/4" = 1'-0"

ACCESSIBILITY GUIDELINES PER FAIR HOUSING ACT FOR ACCESSIBLE GROUND FLOOR UNITS & COMMON FACILITIES

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3. CURB BREAKS IN ACCORDANCE WITH DETAIL ON SHEET A2.11.
4. MINIMUM 36" WIDE SIDEWALKS WITH NO LEVEL CHANGE IN EXCESS OF 1/2" AND NO SLOPE IN EXCESS OF 1:20 FROM DESIGNATED HANDICAPPED PARKING SPACES TO GROUND FLOOR ACCESSIBLE UNITS. OTHER WALKS TO ACCESSIBLE UNITS MAY SLOPE AT 1:12 MAX. WITH HANDRAILS.
5. THRESHOLDS SHALL BE A MAXIMUM HEIGHT OF 1/2" AT ALL COMMON FACILITIES AND ACCESSIBLE UNITS. ABRUPT LEVEL CHANGES OF 1/4" TO 1/2" REQUIRE 1:2 BEVEL EDGE TREATMENT.
6. WHEN AN INDIVIDUAL WHO REQUIRES AN ACCESSIBLE ROUTE IS IN RESIDENCE, THE PARKING SPACE ADJACENT TO THE ACCESSIBLE ROUTE SHALL BE RESERVED FOR THAT TENANT.
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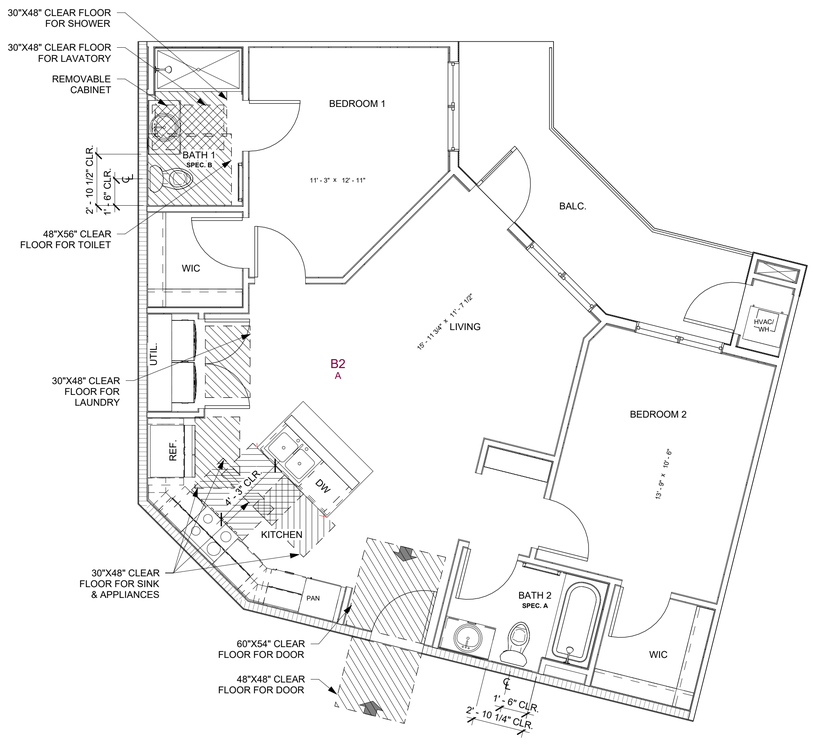
DATE 08/15/2025

DESCRIPTION TYPE B UNIT ACCESSIBLITY

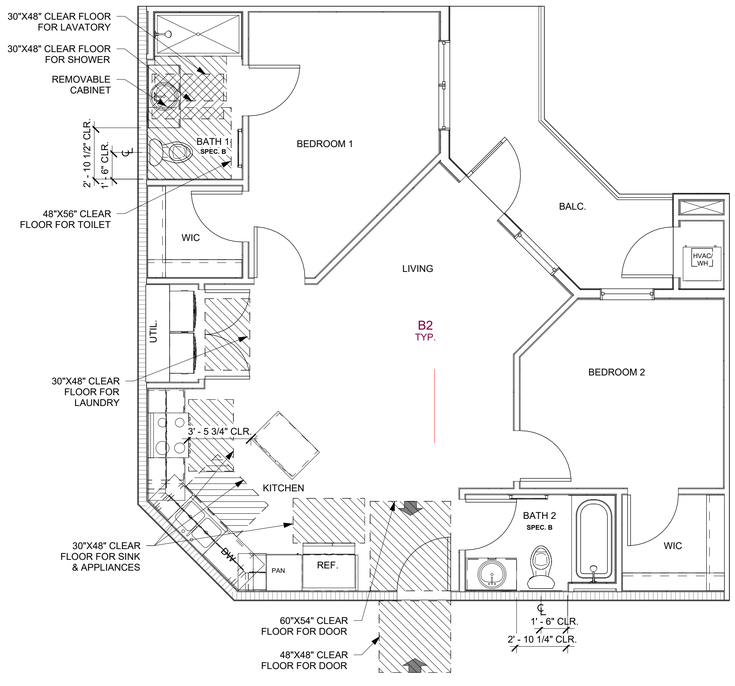
SHEET A3.2

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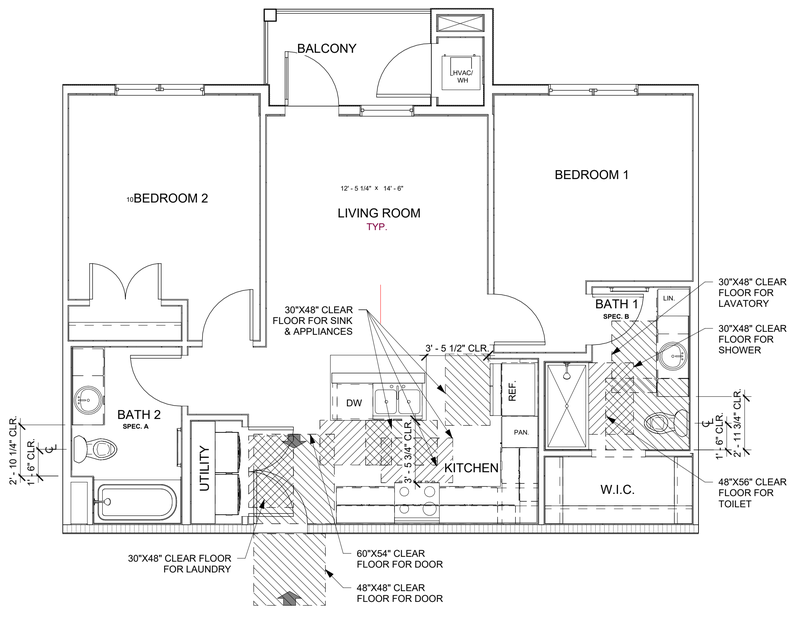
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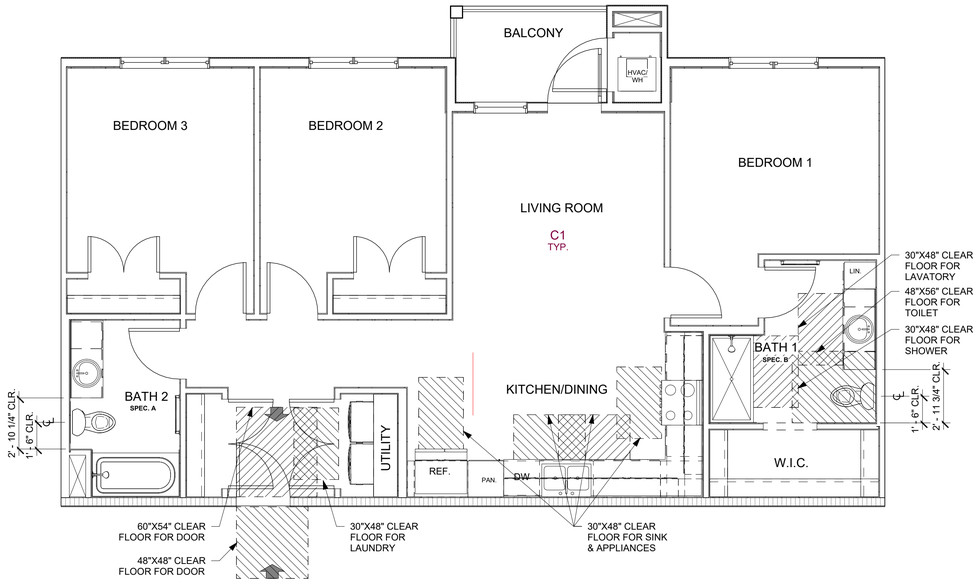
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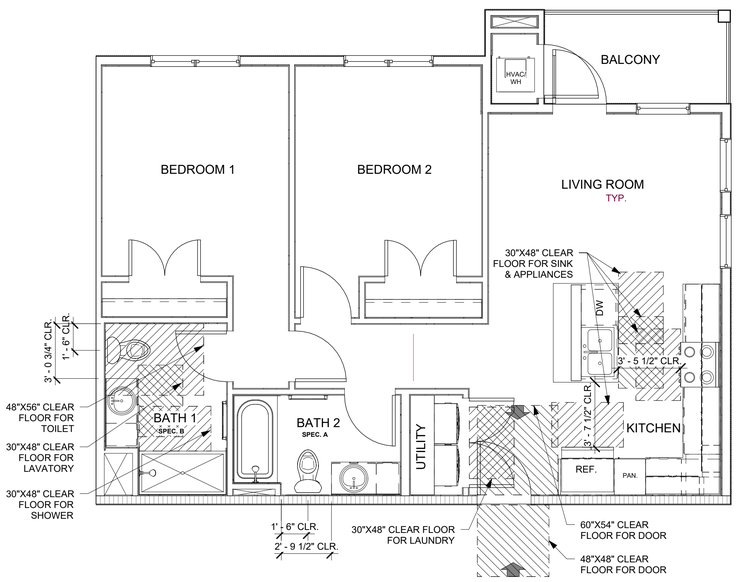
SHEET A3.2A

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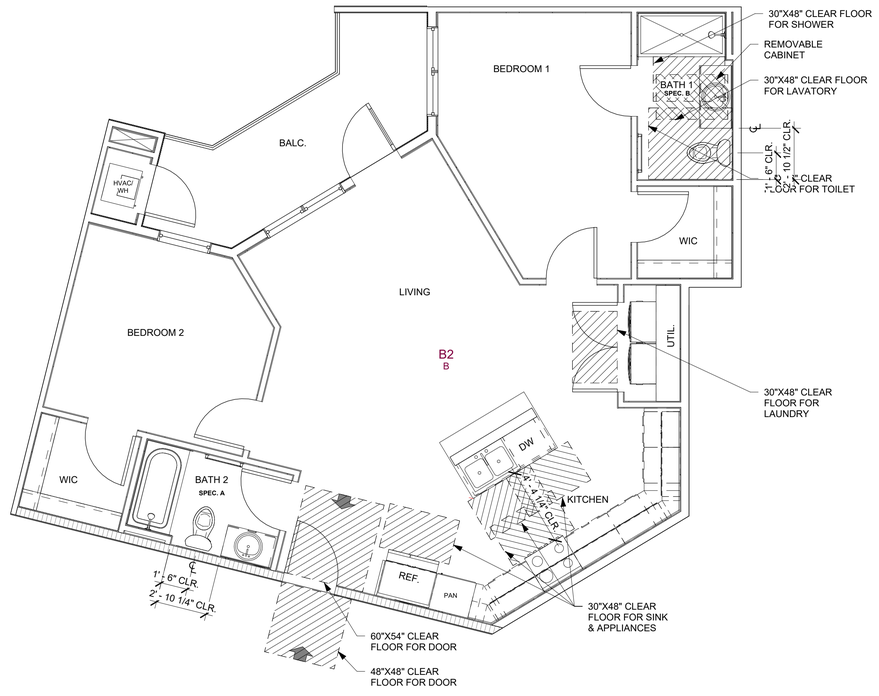
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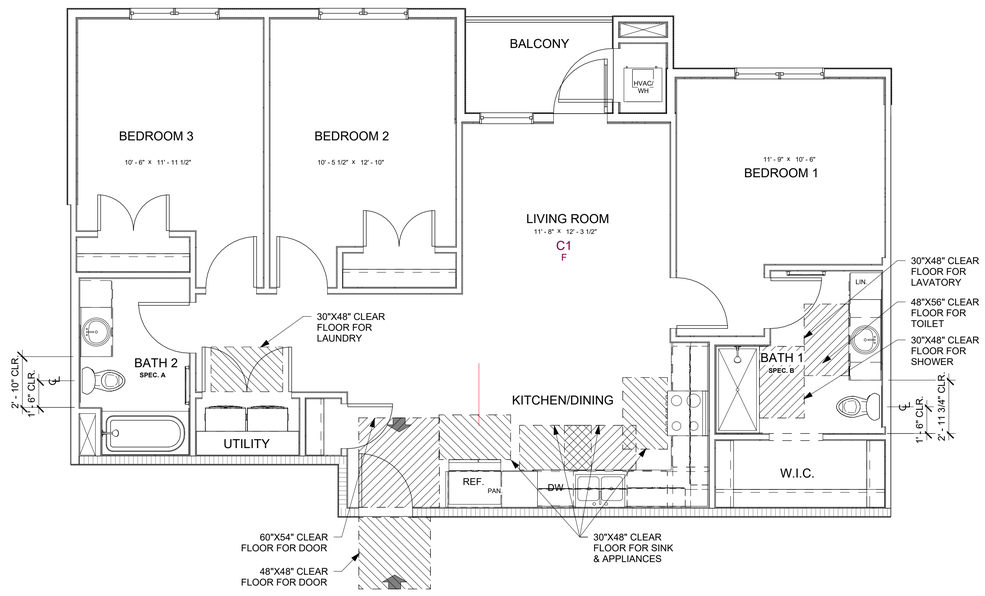
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REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

PROGRESS PRINT
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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
FORMERLY
KELLY GROSSMAN ARCHITECTS, LLC

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

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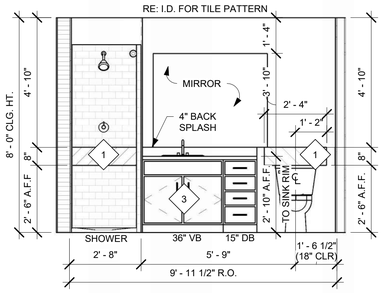
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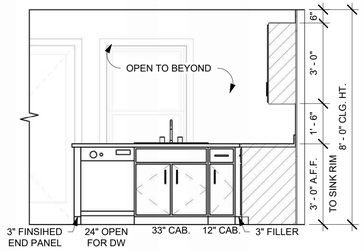
DESCRIPTION TYPE B UNIT ACCESSIBLITY

SHEET **A3.2C**

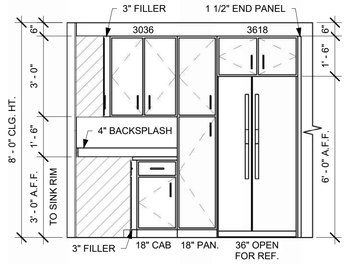
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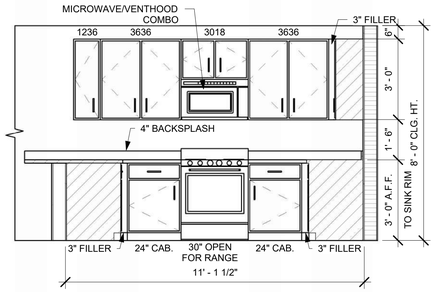
6 A1 BATH ELEVATION 1
3/8" = 1'-0"



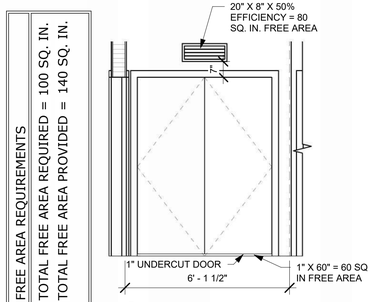
5 A1 KITCHEN ELEVATION 3
3/8" = 1'-0"



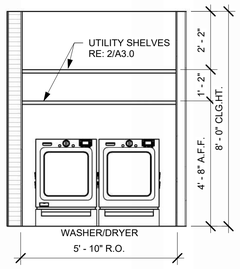
4 A1 KITCHEN ELEVATION 2
3/8" = 1'-0"



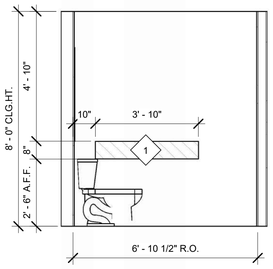
3 A1 KITCHEN ELEVATION 1
3/8" = 1'-0"



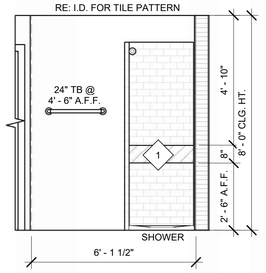
11 A1 MAKE-UP AIR ELEVATION
3/8" = 1'-0"



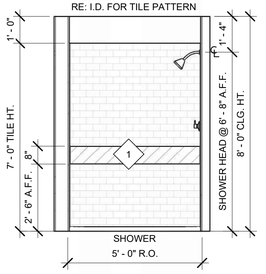
10 A1 UTILITY ELEVATION
3/8" = 1'-0"



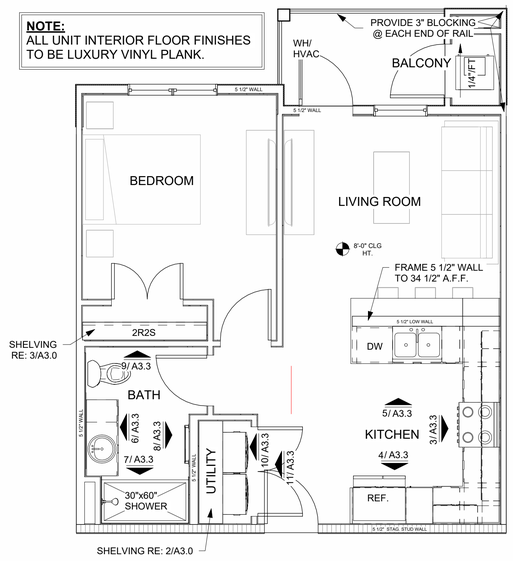
9 A1 BATH ELEVATION 4
3/8" = 1'-0"



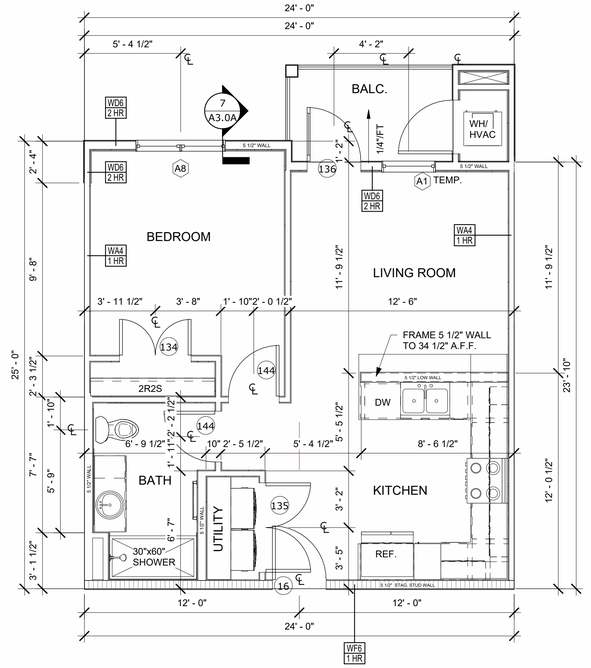
8 A1 BATH ELEVATION 3
3/8" = 1'-0"



7 A1 BATH ELEVATION 2
3/8" = 1'-0"



2 TRANSITION PLAN_A1
1/4" = 1'-0"



1 FLOOR PLAN_A1
1/4" = 1'-0"

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI CODE AT GROUND FLOORS, OR ON ALL FLOORS IN BUILDINGS WITH ELEVATORS (SEE SHEETS A1.4, A1.6)

1	**GRAB BAR INSTALLED @ REQUEST OF RESIDENT. PROVIDE SUFFICIENT ADDITIONAL BLOCKING AS PRE- SCRIBED IN ACCESSIBILITY GUIDE- LINES (RE: A1.3 & A1.3A FAIR HOUSING ACT UNITS)**
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FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

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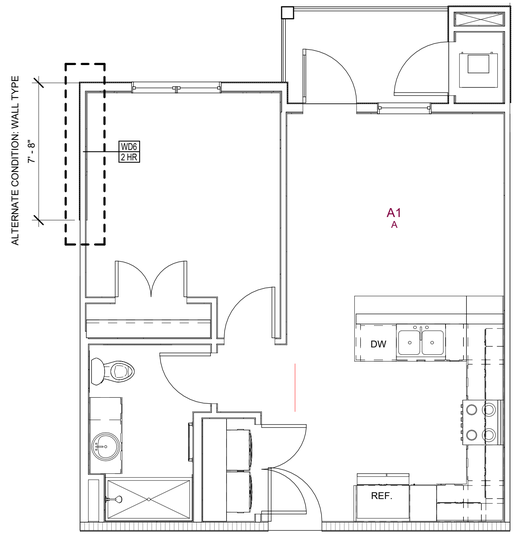
ISSUED FOR CONSTRUCTION

DATE 08/15/2025

DESCRIPTION UNIT A1

SHEET A3.3

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1 FLOOR PLAN_A1-A
1/4" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

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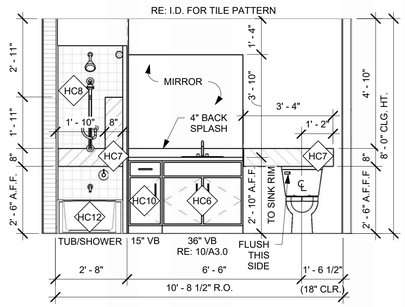
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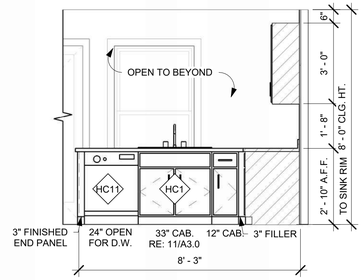
DESCRIPTION
UNIT A1 ALTERNATES

SHEET
A3.3A

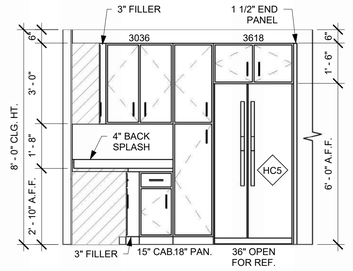
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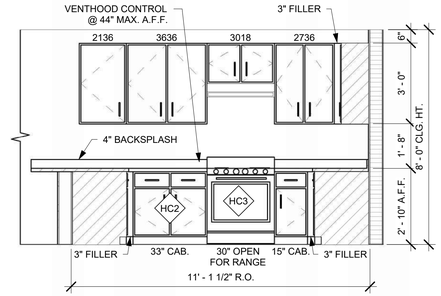
6 A1-HC BATH ELEVATION 1
3/8" = 1'-0"



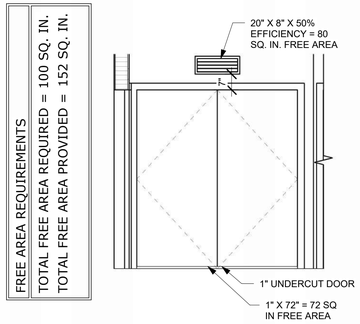
5 A1-HC KITCHEN ELEVATION 3
3/8" = 1'-0"



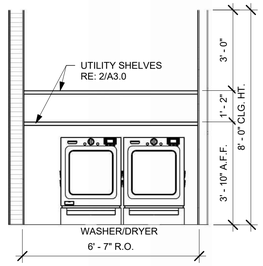
4 A1-HC KITCHEN ELEVATION 2
3/8" = 1'-0"



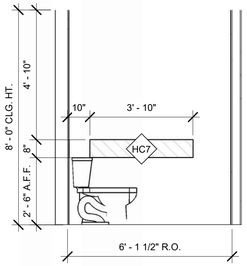
3 A1-HC KITCHEN ELEVATION 1
3/8" = 1'-0"



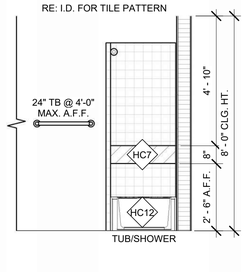
11 A1-HC MAKE-UP AIR ELEVATION
3/8" = 1'-0"



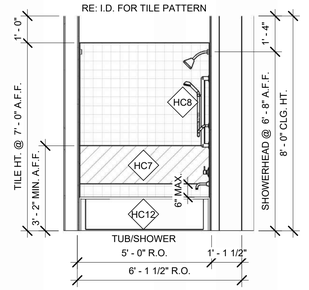
10 A1-HC UTILITY ELEVATION
3/8" = 1'-0"



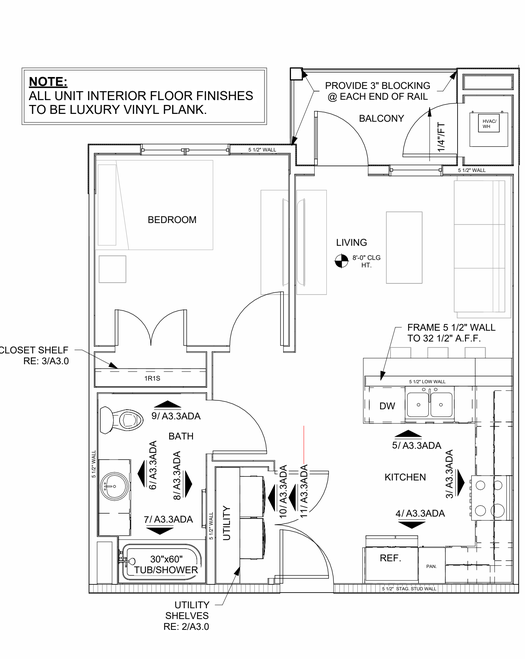
9 A1-HC BATH ELEVATION 4
3/8" = 1'-0"



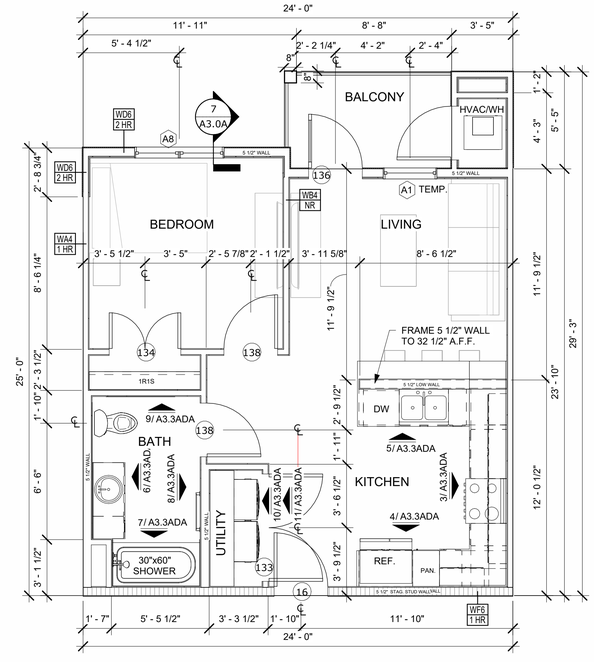
8 A1-HC BATH ELEVATION 3
3/8" = 1'-0"



7 A1-HC BATH ELEVATION 2
3/8" = 1'-0"



2 TRANSITION PLAN_A1-ADA
1/4" = 1'-0"



1 FLOOR PLAN_A1-ADA
1/4" = 1'-0"

ADAPTABLE ELEMENTS FOR THE 5% ADA UNITS REQUIRED BY UFAS & THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

HC1	REMOVABLE SINK BASE CABINET IN KITCHEN W/REAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC3	ALL APPLIANCES SHALL HAVE UPFRONT CONTROLS LOCATED BETWEEN 15" - 48" A.F.F.
HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERITCAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50% OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND 100% OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".
HC6	REMOVABLE SINK BASE CABINET IN BATHROOM. PROVIDE PANEL TO COVER PIPING, OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET AND FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC7	GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC8	PROVIDE HANDHELD SHOWERHEAD WITH A NONPOSITIVE SHUT-OFF FEATURE & A 59" MINIMUM LENGTH HOSE THAT CAN ALSO BE USED AS A FIXED SHOWER HEAD. INSTALL AT TIME OF INITIAL CONSTRUCTION.
HC9	FOLDING SHOWER SEAT IN TRANSFER-TYPE SHOWER INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC10	REMOVABLE BASE IN BATHROOM TO PROVIDE REQUIRED CLEAR FLOOR AREA FOR WATER CLOSET OR BATHTUB. PROVIDE WALL MOUNTED END PANEL TO SUPPORT COUNTERTOP. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC11	DISHWASHER SHOULD BE ADA COMPLAINT AND ABLE TO FIT UNDER 2'-10" COUNTER.
HC12	ADA COMPLIANT REMOVABLE BATHTUB SEAT TO BE INSTALLED AT TIME OF INITIAL CONSTRUCTION. TOP OF SEAT TO BE 17"-19" A.F.F., 15"-16" IN DEPTH, & CAPABLE OF SECURE PLACEMENT.
	SEE SHEETS FOR FURTHER INFORMATION

SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES PER IBC

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

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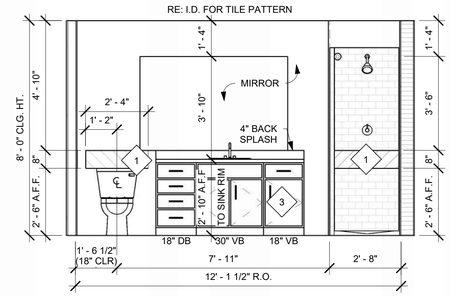
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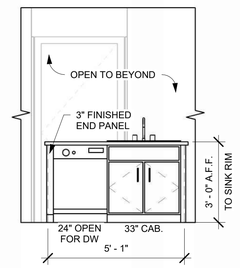
DESCRIPTION: UNIT A1-ADA

SHEET: A3.3ADA

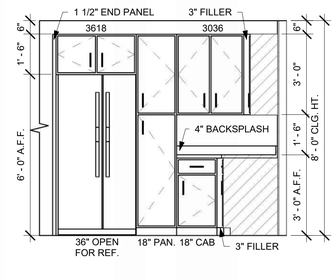
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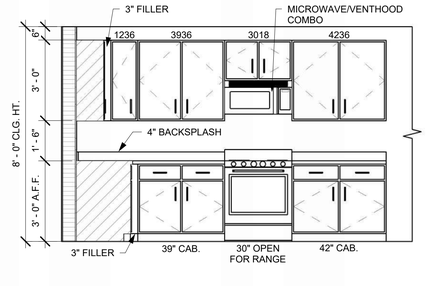
6 A2 BATH ELEVATION 1
3/8" = 1'-0"



5 A2 KITCHEN ELEVATION 3
3/8" = 1'-0"

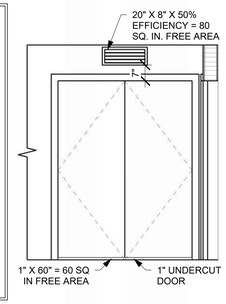


4 A2 KITCHEN ELEVATION 2
3/8" = 1'-0"

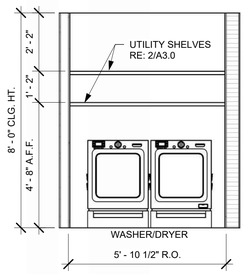


3 A2 KITCHEN ELEVATION 1
3/8" = 1'-0"

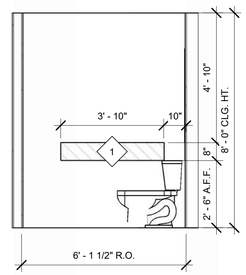
FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 140 SQ. IN.



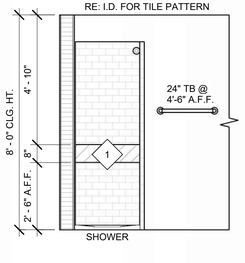
11 A2 MAKE-UP AIR ELEVATION
3/8" = 1'-0"



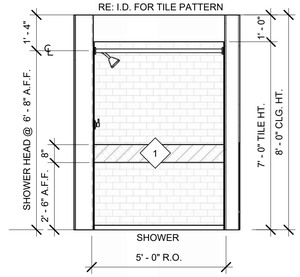
10 A2 UTILITY ELEVATION
3/8" = 1'-0"



9 A2 BATH ELEVATION 4
3/8" = 1'-0"

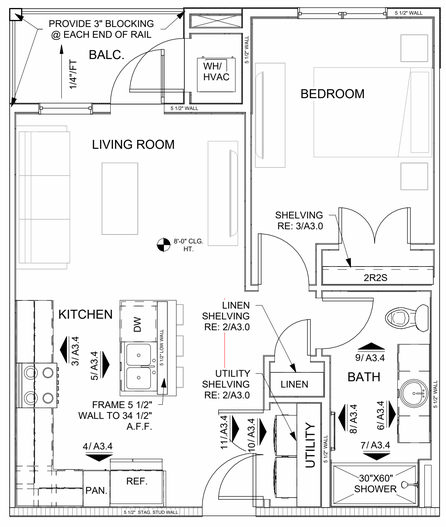


8 A2 BATH ELEVATION 3
3/8" = 1'-0"

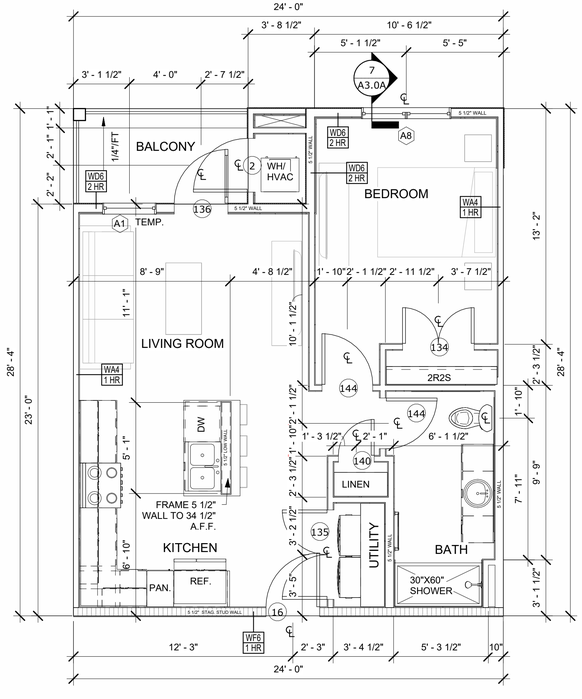


7 A2 BATH ELEVATION 2
3/8" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.



2 TRANSITION PLAN_A2
1/4" = 1'-0"



1 FLOOR PLAN_A2
1/4" = 1'-0"

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI CODE AT GROUND FLOORS, OR ON ALL FLOORS IN BUILDINGS WITH ELEVATORS (SEE SHEETS A1.4, A1.6)

1. **GRAB BAR INSTALLED @ REQUEST OF RESIDENT. PROVIDE SUFFICIENT ADDITIONAL BLOCKING AS PRE- SCRIBED IN ACCESSIBILITY GUIDE- LINES (RE: A1.3 & A1.3A FAIR HOUSING ACT UNITS)**
2. **REMOVABLE BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTER. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.**
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REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

PROGRESS PRINT
FOR INTERIM REVIEW ONLY. NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION.
REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR, FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

ISSUED FOR PERMIT

ISSUED FOR BID

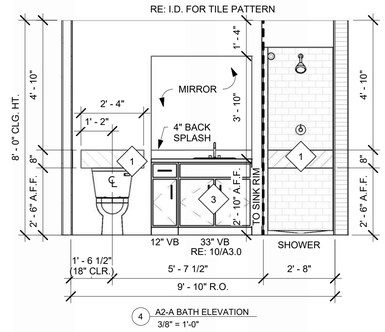
ISSUED FOR CONSTRUCTION

DATE 08/15/2025

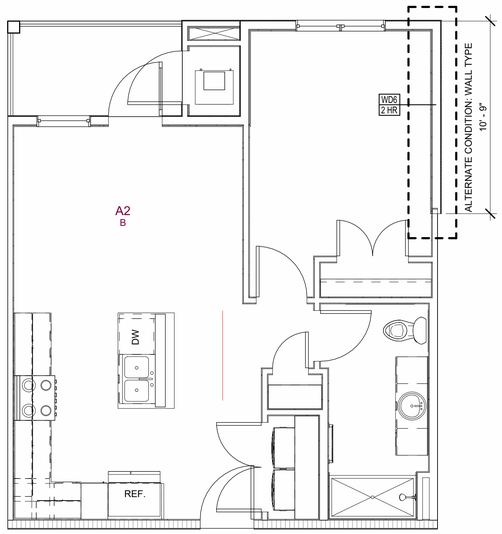
DESCRIPTION UNIT A2

SHEET A3.4

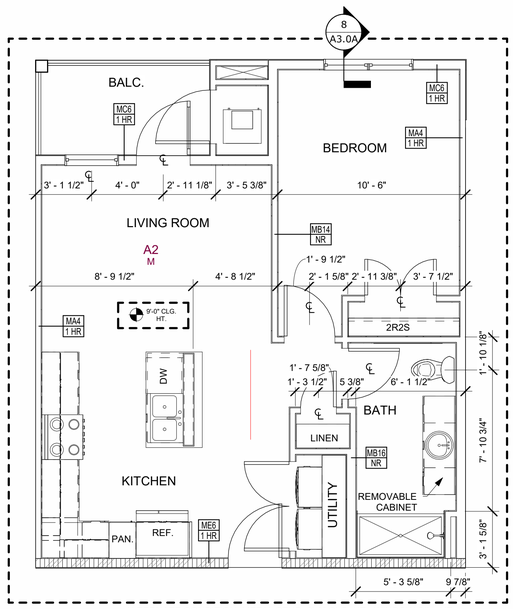
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4 A2-A BATH ELEVATION
3/8" = 1'-0"

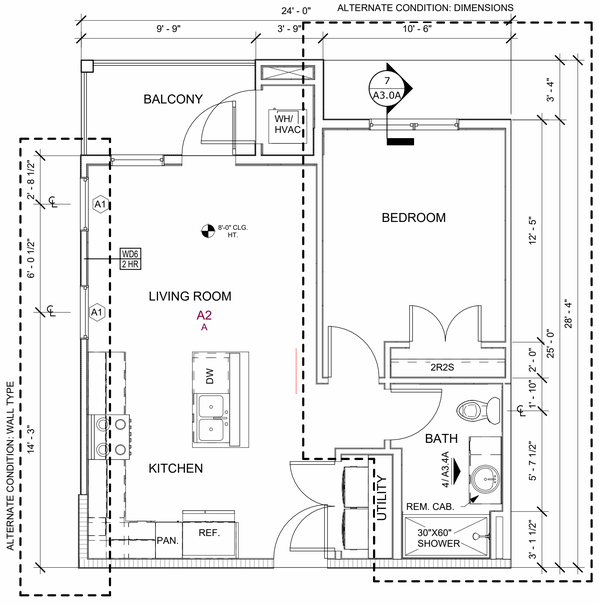


3 FLOOR PLAN_A2-B
1/4" = 1'-0"



ALTERNATE CONDITION: METAL STUD, 9'-0" CLG. HT., WINDOW SILL HT.

2 FLOOR PLAN_A2-M
1/4" = 1'-0"



1 FLOOR PLAN_A2-A
1/4" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI CODE AT GROUND FLOORS, OR ON ALL FLOORS IN BUILDINGS WITH ELEVATORS (SEE SHEETS A1.4, A1.6)

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REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

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FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

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FISHERS, IN. 46038

EVOLVE ARCHITECTS
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1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

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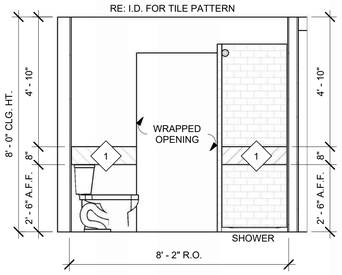
ISSUED FOR CONSTRUCTION

DATE 08/15/2025

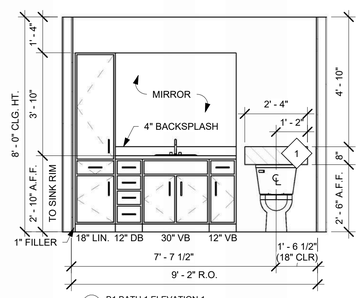
DESCRIPTION UNIT A2 ALTERNATES

SHEET
A3.4A

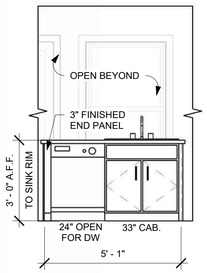
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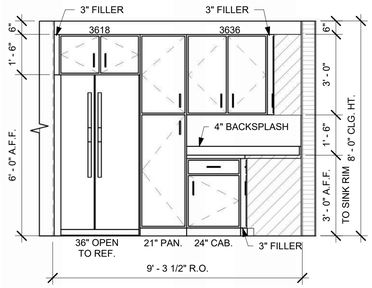
7 B1 BATH 1 ELEVATION 2
3/8" = 1'-0"



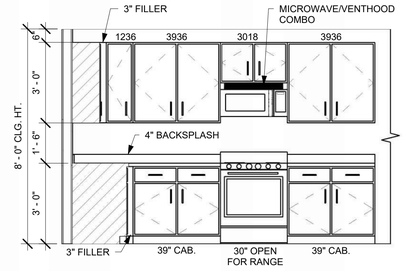
6 B1 BATH 1 ELEVATION 1
3/8" = 1'-0"



5 B1 KITCHEN ELEVATION 3
3/8" = 1'-0"

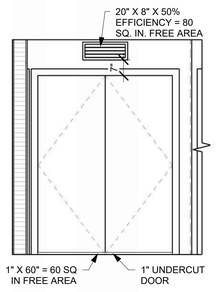


4 B1 KITCHEN ELEVATION 2
3/8" = 1'-0"

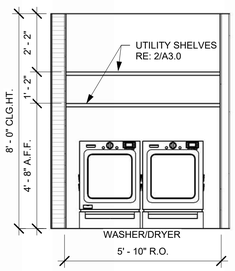


3 B1 KITCHEN ELEVATION 1
3/8" = 1'-0"

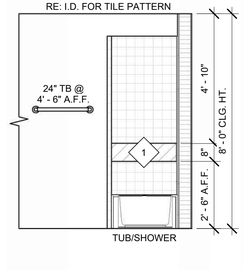
FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 80 SQ. IN.



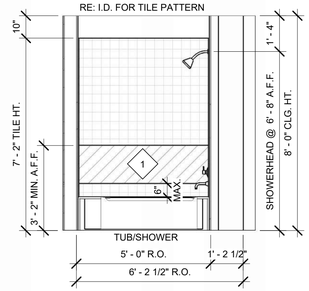
13 B1 MAKE-UP AIR ELEVATION
3/8" = 1'-0"



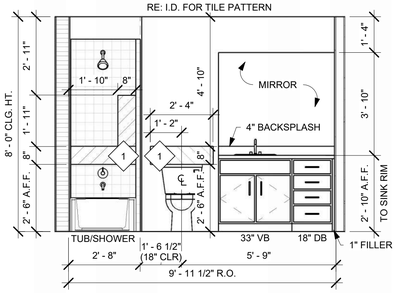
12 B1 UTILITY ELEVATION
3/8" = 1'-0"



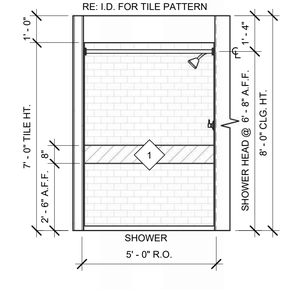
11 B1 BATH 2 ELEVATION 3
3/8" = 1'-0"



10 B1 BATH 2 ELEVATION 2
3/8" = 1'-0"

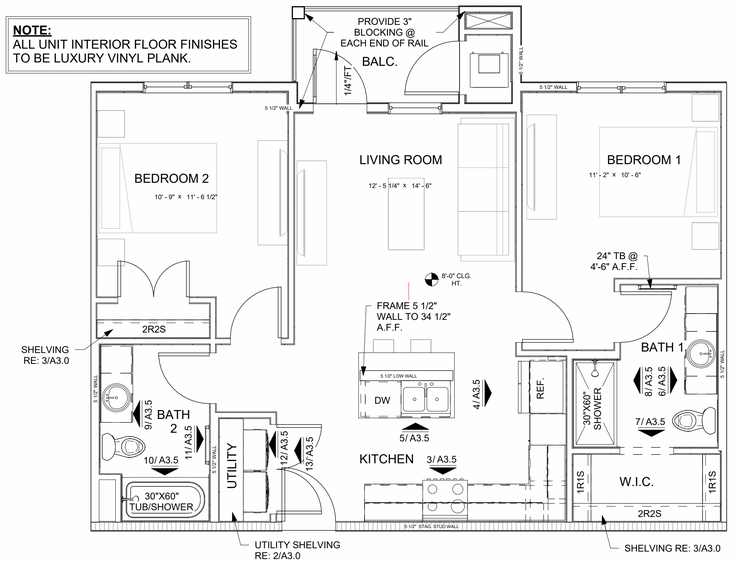


9 B1 BATH 2 ELEVATION 1
3/8" = 1'-0"

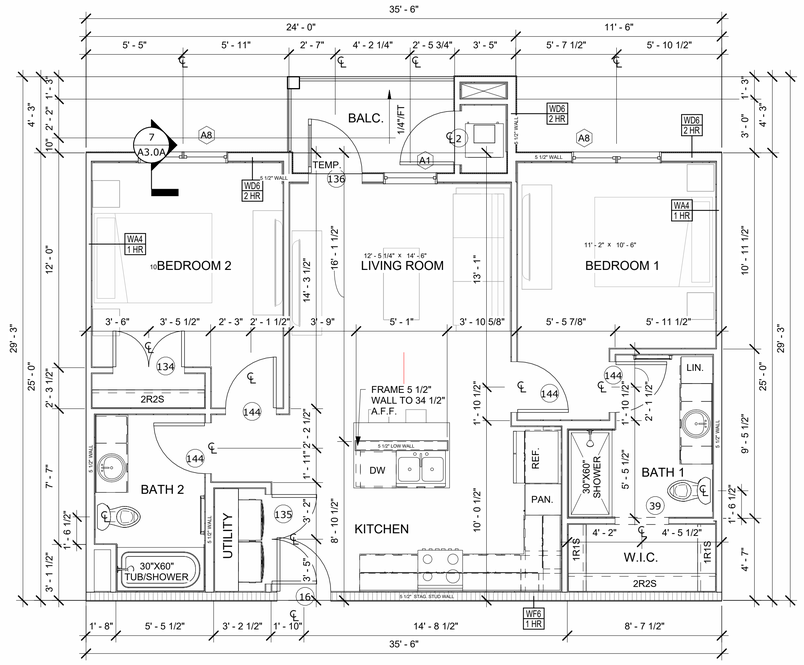


8 B1 BATH 1 ELEVATION 3
3/8" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.



2 TRANSITION PLAN_B1
1/4" = 1'-0"



1 FLOOR PLAN_B1
1/4" = 1'-0"

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI CODE AT GROUND FLOORS, OR ON ALL FLOORS IN BUILDINGS WITH ELEVATORS (SEE SHEETS A1.4, A1.6)

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REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

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REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC
CHECKED BY: BL
PROJECT #: 24-2692

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

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1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

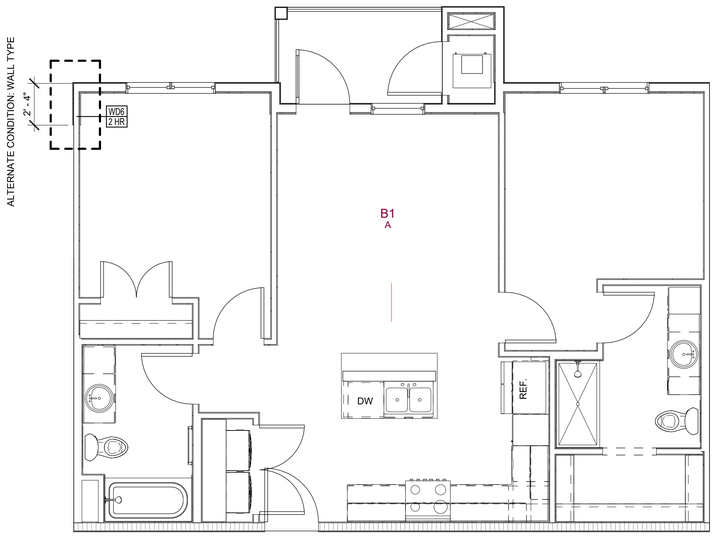
No.	Revision	Date

ISSUED FOR PERMIT
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ISSUED FOR CONSTRUCTION

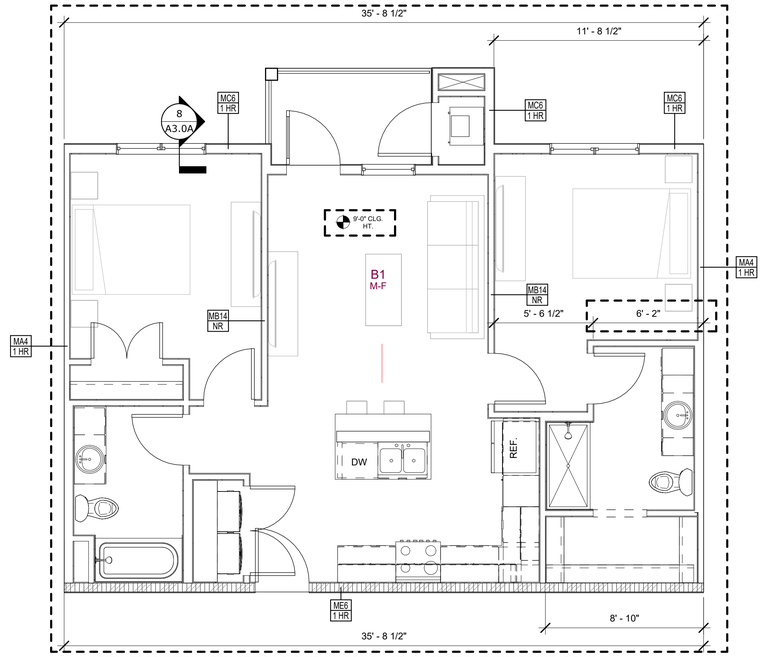
DATE: 08/15/2025
DESCRIPTION: UNIT B1

SHEET A3.5

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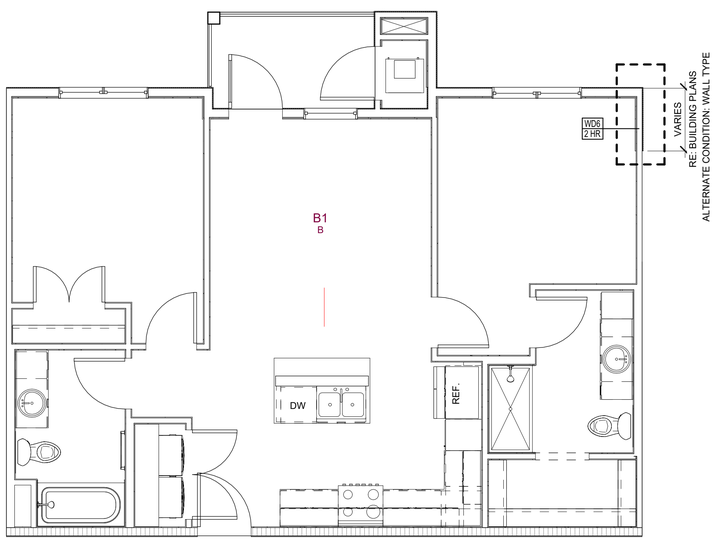


3 FLOOR PLAN_B1-A
1/4" = 1'-0"



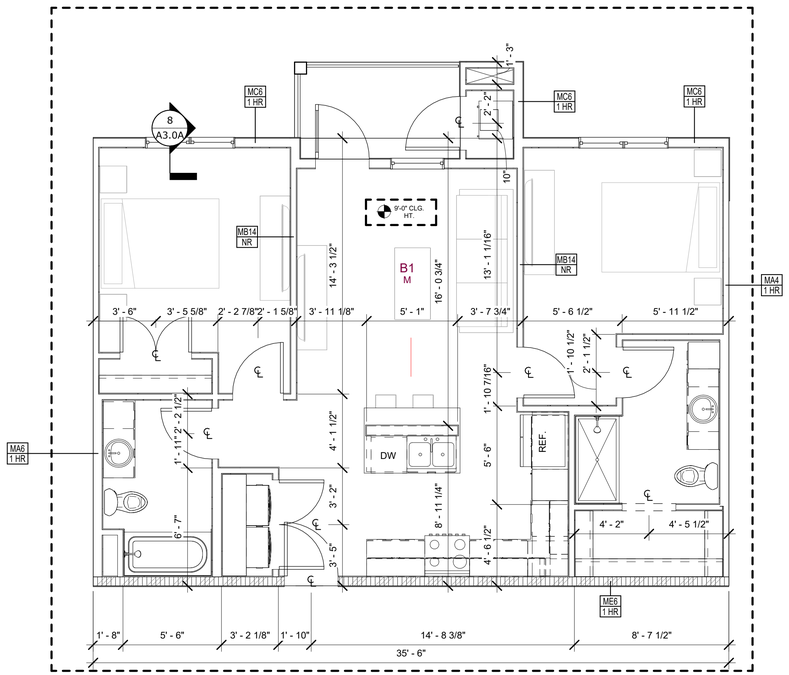
ALTERNATE CONDITION: METAL STUDS & CLG. HT., WINDOW SILL HT. ALL OTHER DIMENSIONS SAME AS B1-M

2 FLOOR PLAN_B1-M-F
1/4" = 1'-0"



4 FLOOR PLAN_B1-B
1/4" = 1'-0"

ALTERNATE CONDITION: METAL STUD, 9'-0" CLG. HT., WINDOW SILL HT.



1 FLOOR PLAN_B1-M
1/4" = 1'-0"

NOTE:
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REFER TO INTERIOR DESIGN FOR TILE DESIGN

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CHECKED BY: BL

PROJECT #: 24-2692

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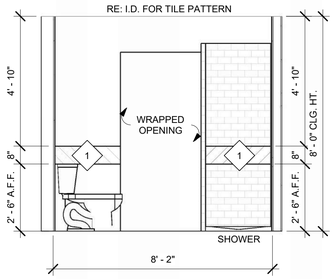
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DATE 08/15/2025

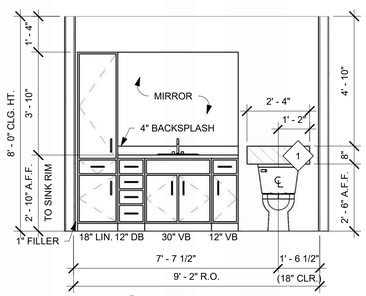
DESCRIPTION UNIT B1 ALTERNATES

SHEET A3.5A

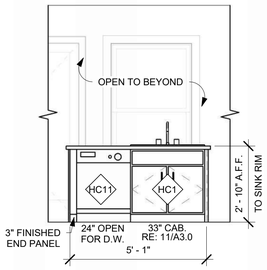
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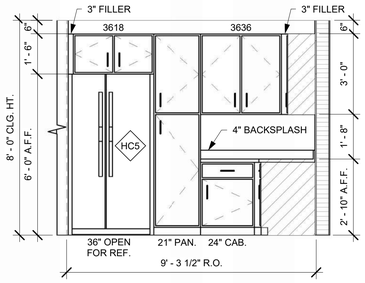
7 B1-HC BATH 1 ELEVATION 2
3/8" = 1'-0"



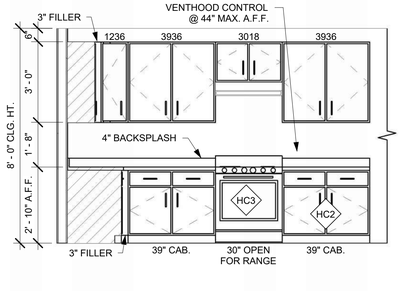
6 B1-HC BATH 1 ELEVATION 1
3/8" = 1'-0"



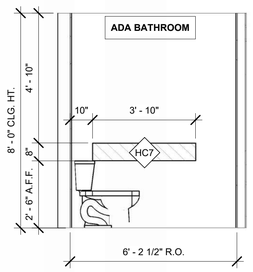
5 B1-HC KITCHEN ELEVATION 3
3/8" = 1'-0"



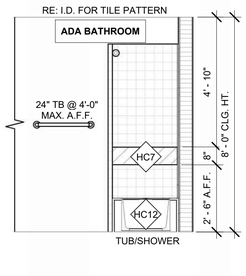
4 B1-HC KITCHEN ELEVATION 1
3/8" = 1'-0"



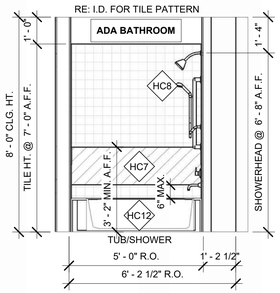
3 B1-HC KITCHEN ELEVATION 2
3/8" = 1'-0"



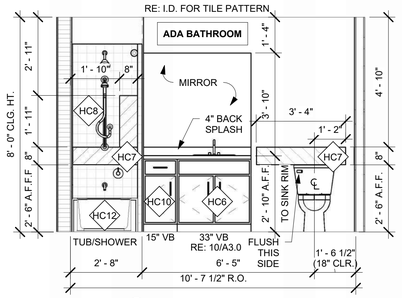
13 B1-HC BATH 2 ELEVATION 4
3/8" = 1'-0"



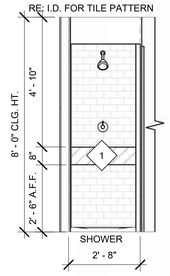
12 B1-HC BATH 2 ELEVATION 3
3/8" = 1'-0"



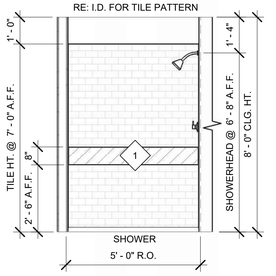
11 B1-HC BATH 2 ELEVATION 2
3/8" = 1'-0"



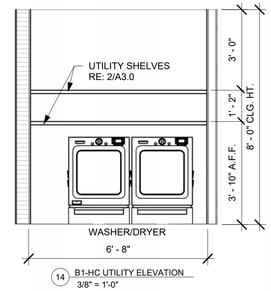
10 B1-HC BATH 2 ELEVATION 1
3/8" = 1'-0"



9 B1-HC BATH 1 ELEVATION 4
3/8" = 1'-0"

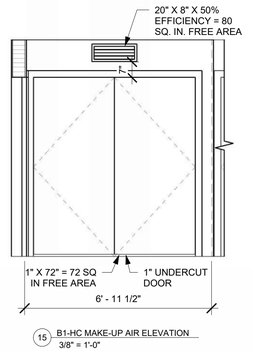


8 B1-HC BATH 1 ELEVATION 3
3/8" = 1'-0"

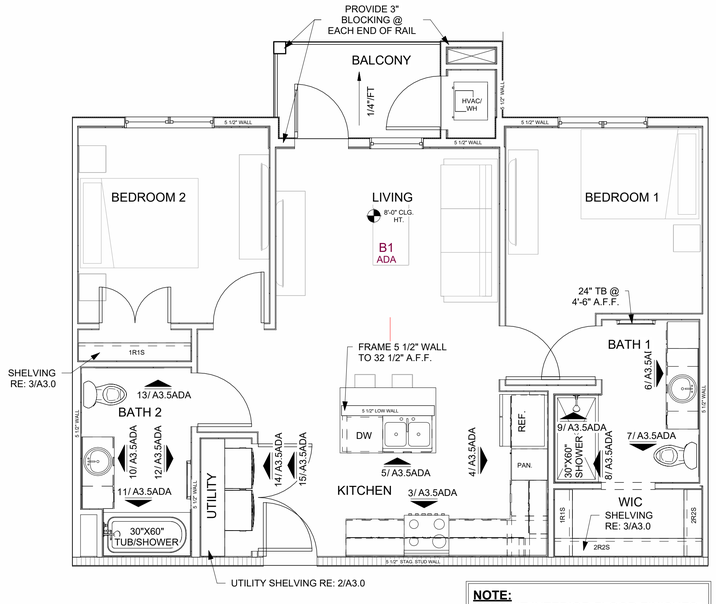


14 B1-HC UTILITY ELEVATION
3/8" = 1'-0"

FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 152 SQ. IN.

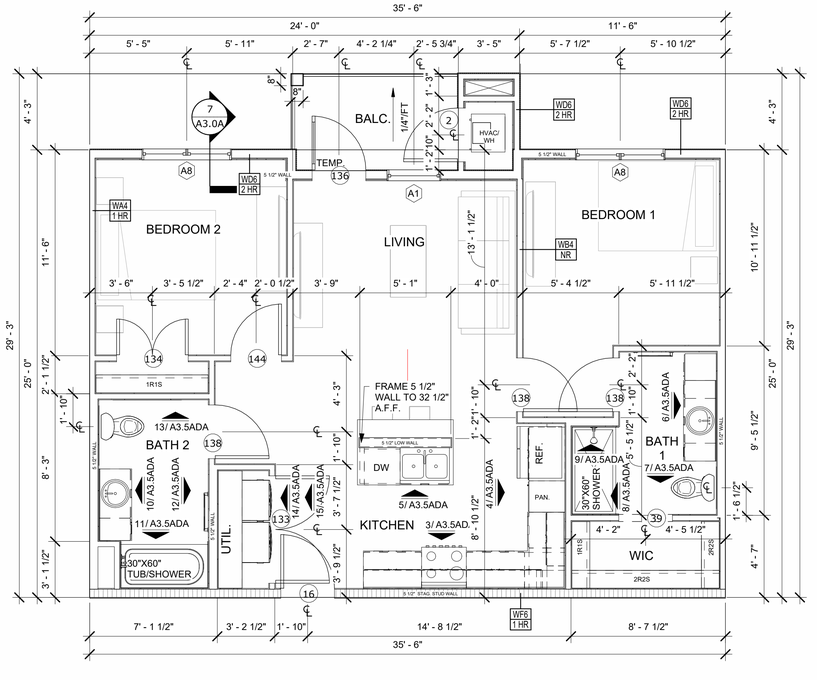


15 B1-HC MAKE-UP AIR ELEVATION
3/8" = 1'-0"



2 TRANSITION PLAN_B1-ADA
1/4" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.



1 FLOOR PLAN_B1-ADA
1/4" = 1'-0"

ADAPTABLE ELEMENTS FOR THE 5% ADA UNITS REQUIRED BY UFAS & THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

HC1	REMOVABLE SINK BASE CABINET IN KITCHEN W/REAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC3	ALL APPLIANCES SHALL HAVE UPFRONT CONTROLS LOCATED BETWEEN 15" - 48" A.F.F.
HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERITCAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50% OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND 100% OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".
HC6	REMOVABLE SINK BASE CABINET IN BATHROOM. PROVIDE PANEL TO COVER PIPING, OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET AND FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC7	GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC8	PROVIDE HANDHELD SHOWERHEAD WITH A NONPOSITIVE SHUT-OFF FEATURE & A 59" MINIMUM LENGTH HOSE THAT CAN ALSO BE USED AS A FIXED SHOWER HEAD. INSTALL AT TIME OF INITIAL CONSTRUCTION.
HC9	FOLDING SHOWER SEAT IN TRANSFER-TYPE SHOWER INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC10	REMOVABLE BASE IN BATHROOM TO PROVIDE REQUIRED CLEAR FLOOR AREA FOR WATER CLOSET OR BATHTUB. PROVIDE WALL MOUNTED END PANEL TO SUPPORT COUNTERTOP. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC11	DISHWASHER SHOULD BE ADA COMPLAINT AND ABLE TO FIT UNDER 2'-10" COUNTER.
HC12	ADA COMPLIANT REMOVABLE BATHTUB SEAT TO BE INSTALLED AT TIME OF INITIAL CONSTRUCTION. TOP OF SEAT TO BE 17"-19" A.F.F., 15"-16" IN DEPTH, & CAPABLE OF SECURE PLACEMENT.
	SEE SHEETS FOR FURTHER INFORMATION

SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES PER IBC

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC
CHECKED BY: BL
PROJECT #: 24-2692

PROGRESS PRINT
FOR INTERIM REVIEW ONLY. NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION.
REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP
8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE
1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

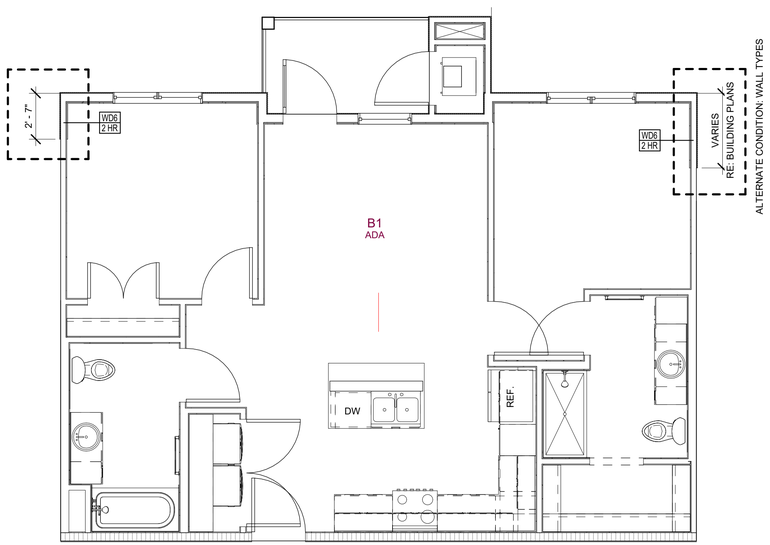
No	Revision	Date

ISSUED FOR PERMIT
ISSUED FOR BID
ISSUED FOR CONSTRUCTION

DATE: 08/15/2025
DESCRIPTION: UNIT B1-ADA

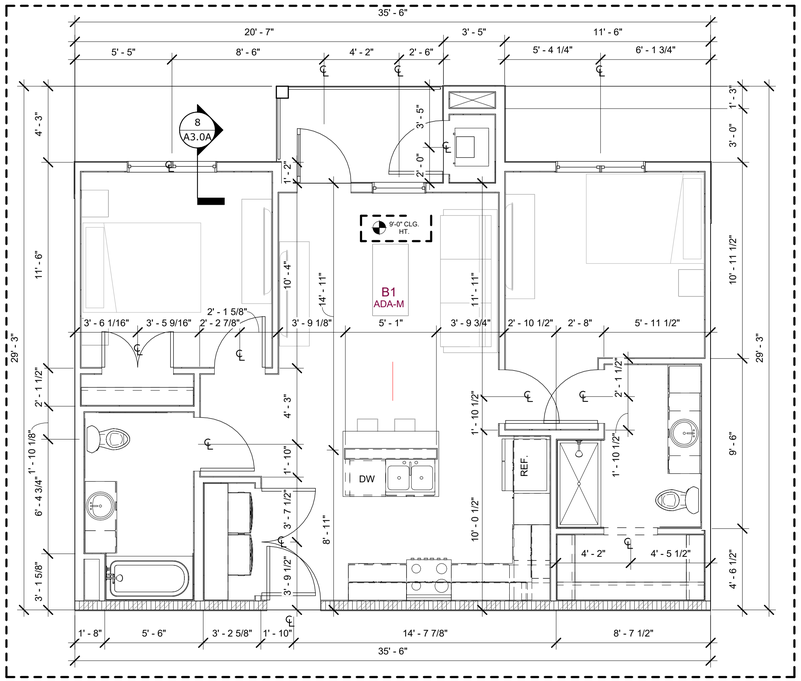
SHEET: A3.5ADA

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2 FLOOR PLAN_B1-ADA-A
1/4" = 1'-0"

ALTERNATE CONDITION: METAL STUD, 9'-0" CLG. HT., WINDOW SILL HT.



1 FLOOR PLAN_B1-ADA-M
1/4" = 1'-0"

ADAPTABLE ELEMENTS FOR THE 5% ADA UNITS REQUIRED BY UFAS & THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

HC1	REMOVABLE SINK BASE CABINET IN KITCHEN W/REAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC3	ALL APPLIANCES SHALL HAVE UPFRONT CONTROLS LOCATED BETWEEN 15" - 48" A.F.F.
HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERITCAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50% OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND 100% OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".
HC6	REMOVABLE SINK BASE CABINET IN BATHROOM. PROVIDE PANEL TO COVER PIPING, OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET AND FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC7	GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC8	PROVIDE HANDHELD SHOWERHEAD WITH A NONPOSITIVE SHUT-OFF FEATURE & A 59" MINIMUM LENGTH HOSE THAT CAN ALSO BE USED AS A FIXED SHOWER HEAD. INSTALL AT TIME OF INITIAL CONSTRUCTION.
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	SEE SHEETS FOR FURTHER INFORMATION

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REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

PROGRESS PRINT
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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

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FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

ISSUED FOR PERMIT

ISSUED FOR BID

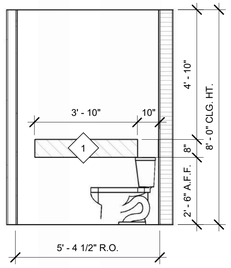
ISSUED FOR CONSTRUCTION

DATE: 08/15/2025

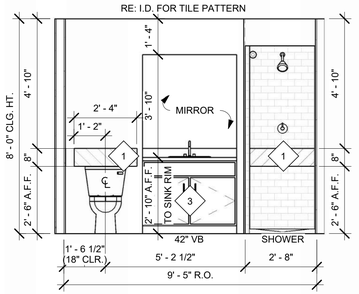
DESCRIPTION: UNIT B1-ADA ALTERNATES

SHEET: A3.5ADA-A

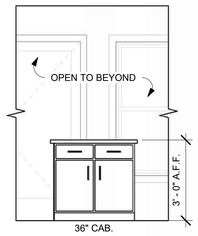
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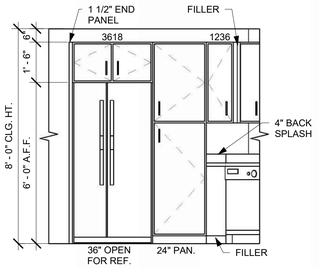
8 B2 BATH 1 ELEVATION 2
3/8" = 1'-0"



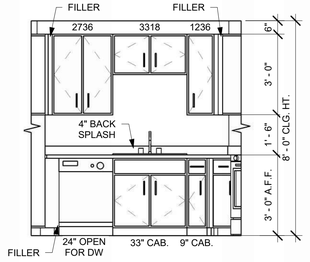
7 B2 BATH 1 ELEVATION 1
3/8" = 1'-0"



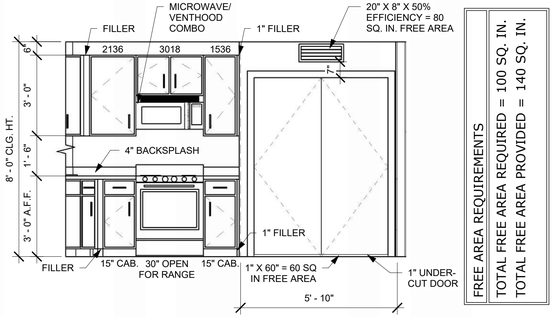
6 B2 KITCHEN ELEVATION 4
3/8" = 1'-0"



5 B2 KITCHEN ELEVATION 3
3/8" = 1'-0"

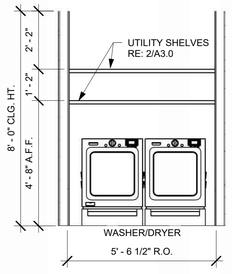


4 B2 KITCHEN ELEVATION 2
3/8" = 1'-0"

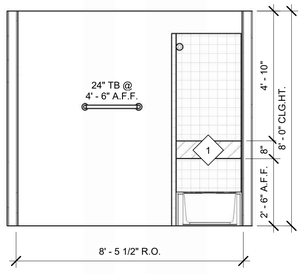


FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 140 SQ. IN.

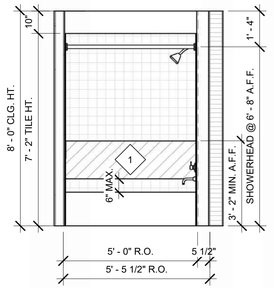
3 B2 KITCHEN ELEVATION 1
3/8" = 1'-0"



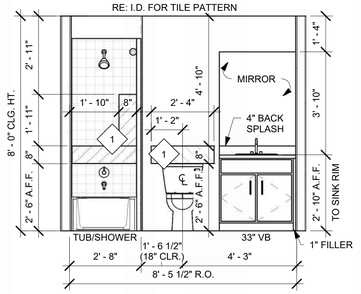
14 B2 UTILITY ELEVATION
3/8" = 1'-0"



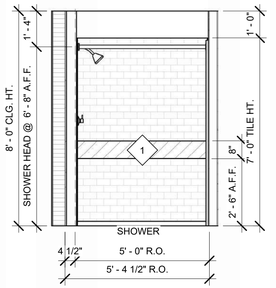
13 B2 BATH 2 ELEVATION 3
3/8" = 1'-0"



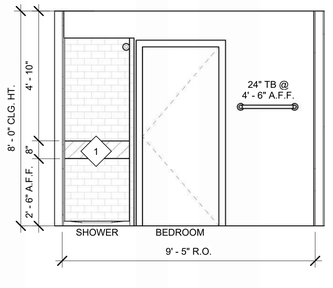
12 B2 BATH 2 ELEVATION 2
3/8" = 1'-0"



11 B2 BATH 2 ELEVATION 1
3/8" = 1'-0"

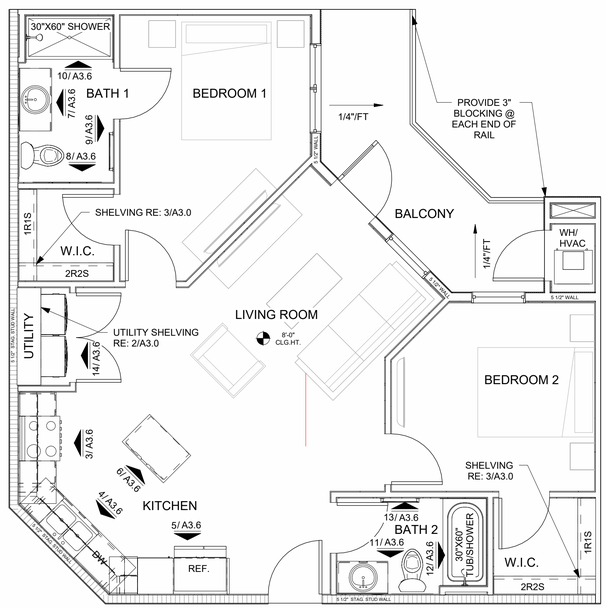


10 B2 BATH 1 ELEVATION 4
3/8" = 1'-0"

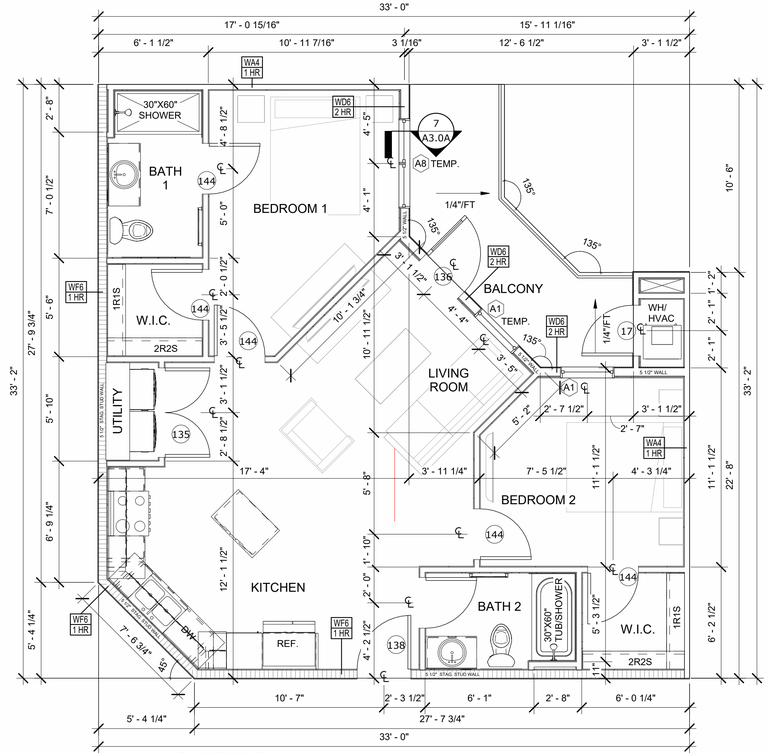


9 B2 BATH 1 ELEVATION 3
3/8" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.



2 TRANSITION PLAN_B2
1/4" = 1'-0"



1 FLOOR PLAN_B2
1/4" = 1'-0"

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI CODE AT GROUND FLOORS, OR ON ALL FLOORS IN BUILDINGS WITH ELEVATORS (SEE SHEETS A1.4, A1.6)

1	GRAB BAR INSTALLED @ REQUEST OF RESIDENT. PROVIDE SUFFICIENT ADDITIONAL BLOCKING AS PRE- SCRIBED IN ACCESSIBILITY GUIDE- LINES (RE: A1.3 & A1.3A FAIR HOUSING ACT UNITS)
2	REMOVABLE BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTER. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.
3	REMOVABLE VANITY BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTERTOP. EXTEND FLOORING UNDER CABINET & FINISH ADJ. WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

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REGISTRANTS NAME: BRIAN LUCKE
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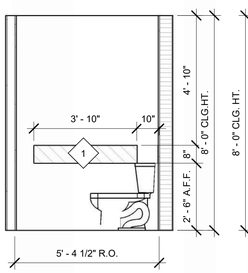
ISSUED FOR CONSTRUCTION

DATE 08/15/2025

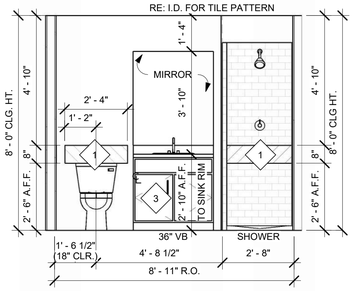
DESCRIPTION UNIT B2

SHEET A3.6

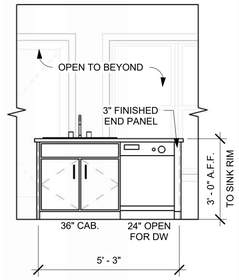
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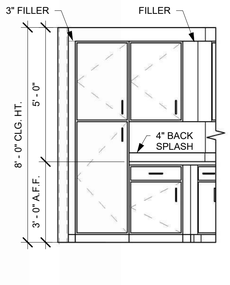
8 B2-A BATH 1 ELEVATION 2
3/8" = 1'-0"



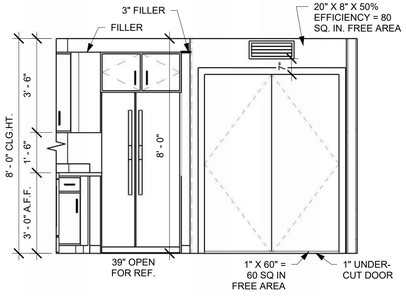
7 B2-A BATH 1 ELEVATION 1
3/8" = 1'-0"



6 B2-A KITCHEN ELEVATION 4
3/8" = 1'-0"

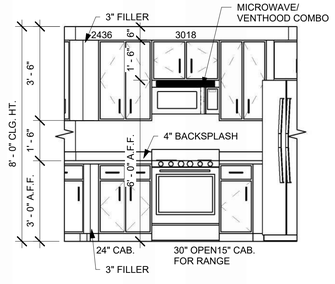


5 B2-A KITCHEN ELEVATION 3
3/8" = 1'-0"

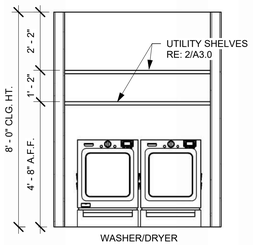


4 B2-A KITCHEN ELEVATION 2
3/8" = 1'-0"

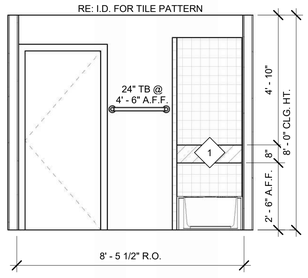
FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 140 SQ. IN.



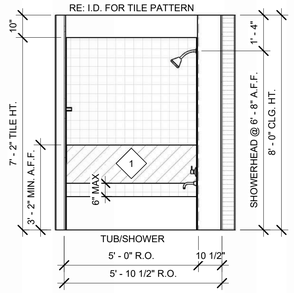
3 B2-A KITCHEN ELEVATION 1
3/8" = 1'-0"



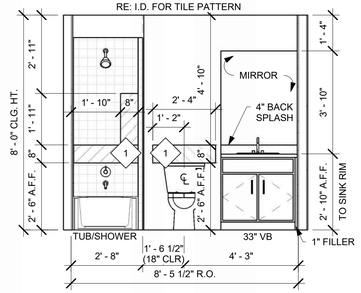
14 B2-A UTILITY ELEVATION
3/8" = 1'-0"



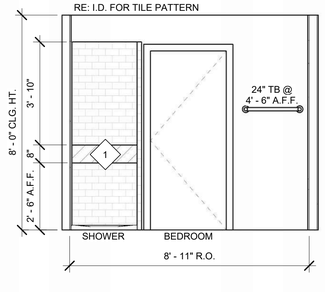
13 B2-A BATH 2 ELEVATION 3
3/8" = 1'-0"



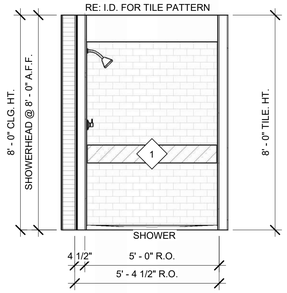
12 B2-A BATH 2 ELEVATION 2
3/8" = 1'-0"



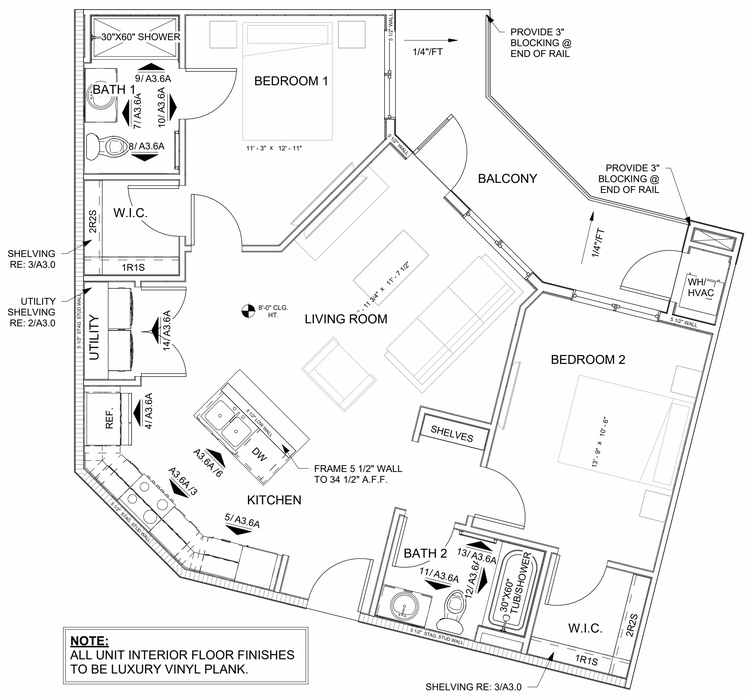
11 B2-A BATH 2 ELEVATION 1
3/8" = 1'-0"



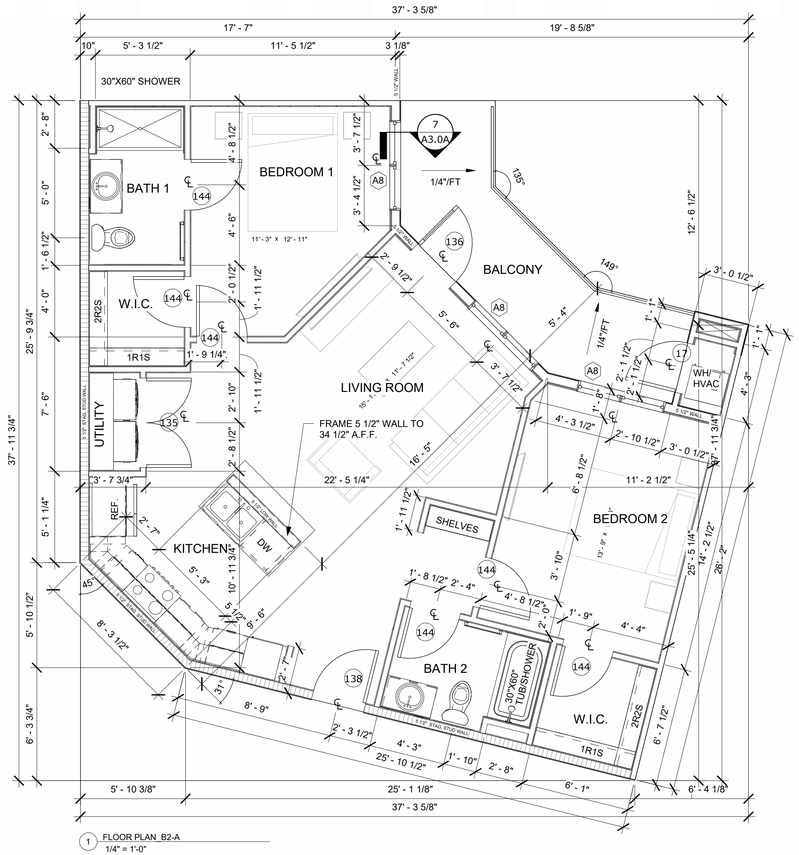
10 B2-A BATH 1 ELEVATION 4
3/8" = 1'-0"



9 B2-A BATH 1 ELEVATION 3
3/8" = 1'-0"



2 TRANSITION PLAN_B2-A
1/4" = 1'-0"



1 FLOOR PLAN_B2-A
1/4" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI CODE AT GROUND FLOORS, OR ON ALL FLOORS IN BUILDINGS WITH ELEVATORS (SEE SHEETS A1.4, A1.6)

1. GRAB BAR INSTALLED @ REQUEST OF RESIDENT. PROVIDE SUFFICIENT ADDITIONAL BLOCKING AS PRE- SCRIBED IN ACCESSIBILITY GUIDE- LINES (RE: A1.3 & A1.3A FAIR HOUSING ACT UNITS)
2. REMOVABLE BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTER. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.
3. REMOVABLE VANITY BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTERTOP. EXTEND FLOORING UNDER CABINET & FINISH ADJ. WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY:
MC

CHECKED BY:
BL

PROJECT #:
24-2692

PROGRESS PRINT
FOR INTERIM REVIEW ONLY. NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION.
REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue:
08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

ISSUED FOR PERMIT

ISSUED FOR BID

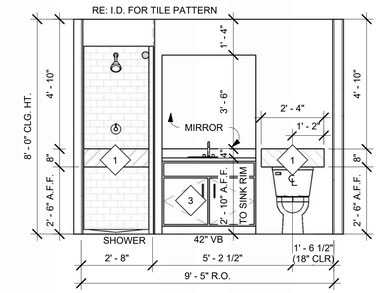
ISSUED FOR CONSTRUCTION

DATE
08/15/2025

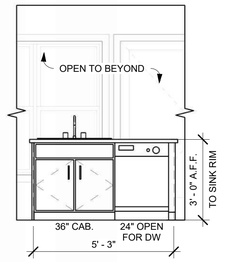
DESCRIPTION
UNIT B2-A

SHEET
A3.6A

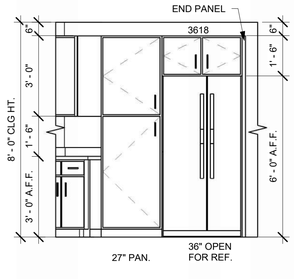
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7 B2-B BATH 1 ELEVATION 1
3/8" = 1'-0"

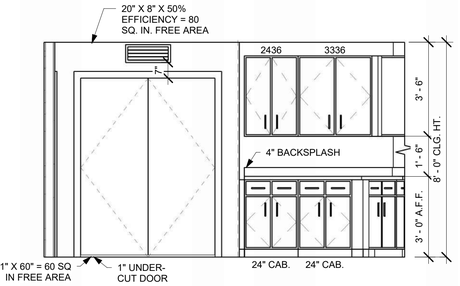


6 B2-B KITCHEN ELEVATION 4
3/8" = 1'-0"

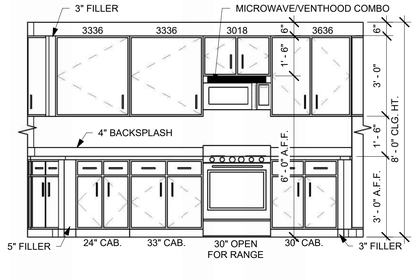


5 B2-B KITCHEN ELEVATION 3
3/8" = 1'-0"

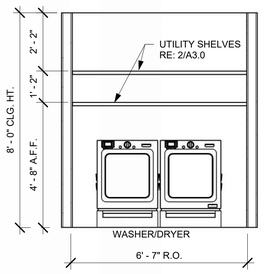
FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 140 SQ. IN.



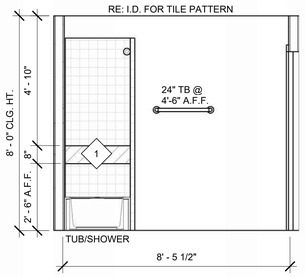
4 B2-B KITCHEN ELEVATION 2
3/8" = 1'-0"



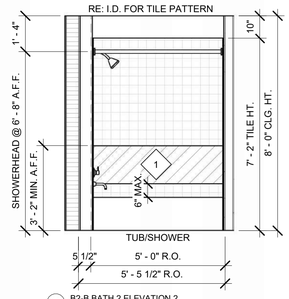
3 B2-B KITCHEN ELEVATION 1
3/8" = 1'-0"



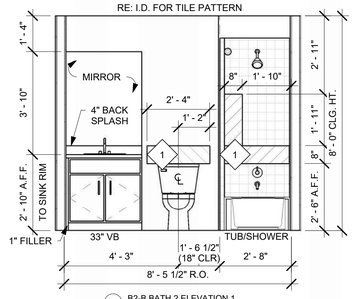
14 B2-B UTILITY ELEVATION
3/8" = 1'-0"



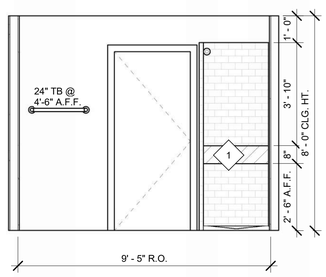
13 B2-B BATH 2 ELEVATION 3
3/8" = 1'-0"



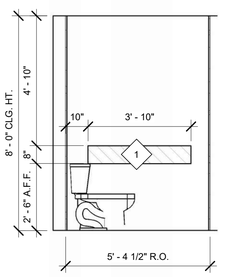
12 B2-B BATH 2 ELEVATION 2
3/8" = 1'-0"



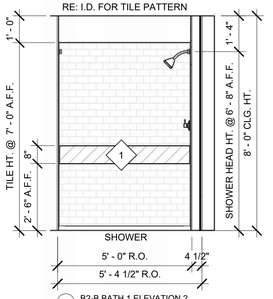
11 B2-B BATH 2 ELEVATION 1
3/8" = 1'-0"



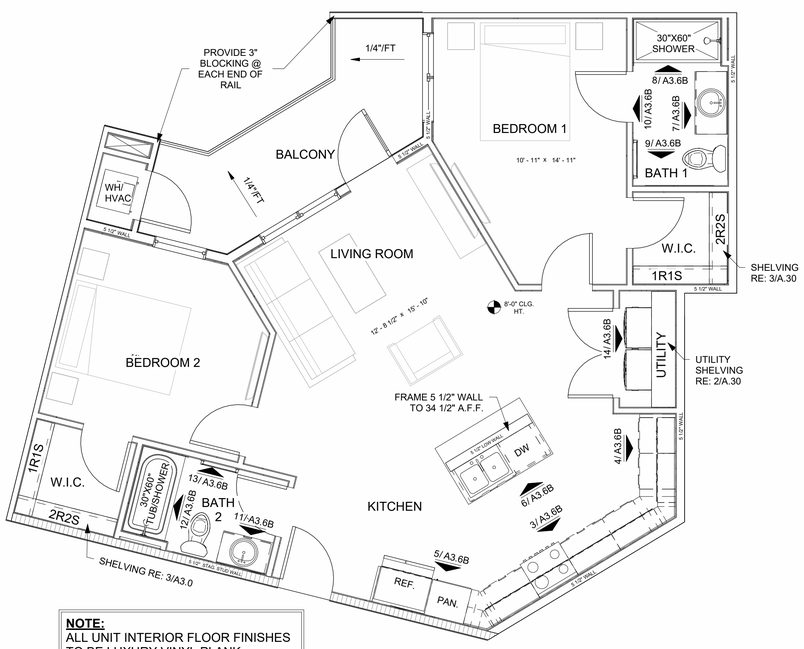
10 B2-B BATH 1 ELEVATION 4
3/8" = 1'-0"



9 B2-B BATH 1 ELEVATION 3
3/8" = 1'-0"

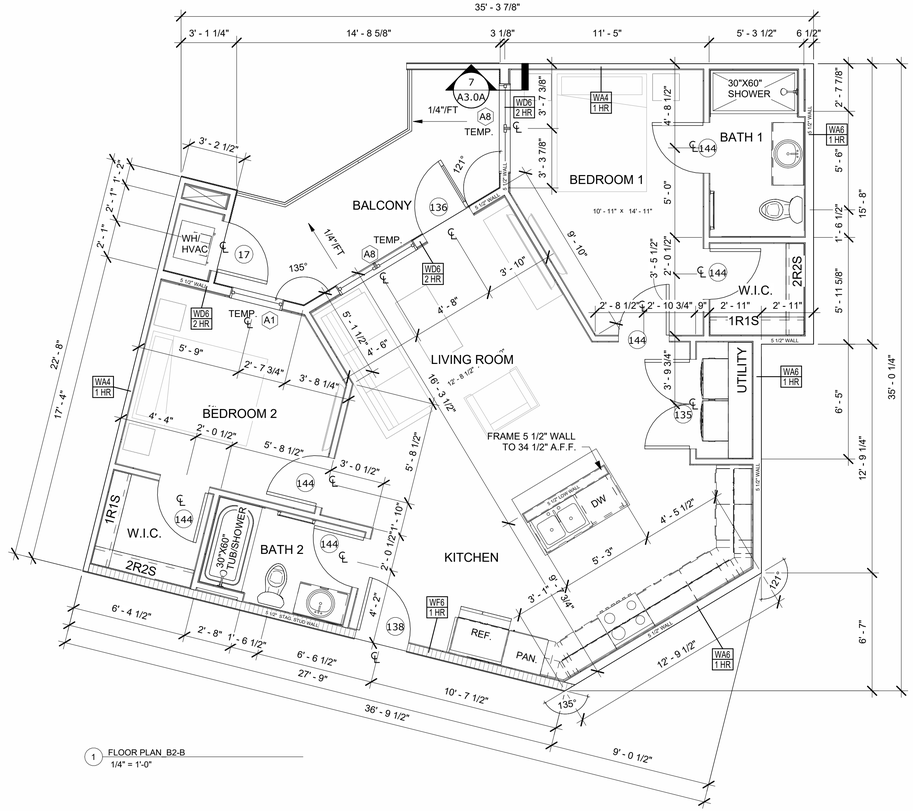


8 B2-B BATH 1 ELEVATION 2
3/8" = 1'-0"



NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.

2 TRANSITION PLAN_B2-B
1/4" = 1'-0"



1 FLOOR PLAN_B2-B
1/4" = 1'-0"

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REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

PROGRESS PRINT
FOR INTERNA REVIEW ONLY. NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION.
REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

ISSUED FOR PERMIT

ISSUED FOR BID

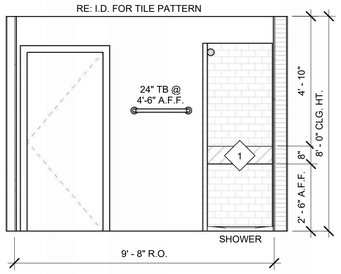
ISSUED FOR CONSTRUCTION

DATE 08/15/2025

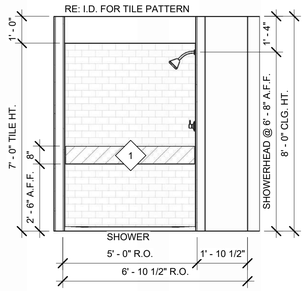
DESCRIPTION UNIT B2-B

SHEET
A3.6B

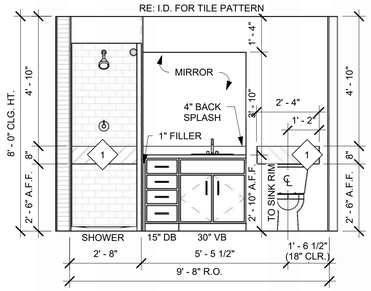
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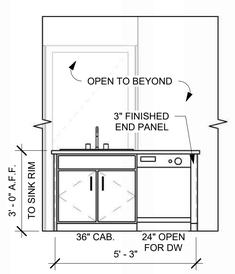
8 B3 BATH 1 ELEVATION 3
3/8" = 1'-0"



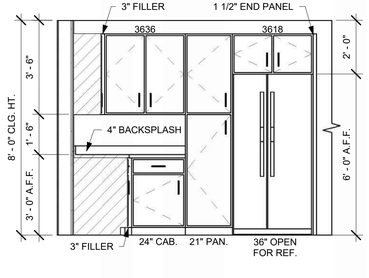
7 B3 BATH 1 ELEVATION 2
3/8" = 1'-0"



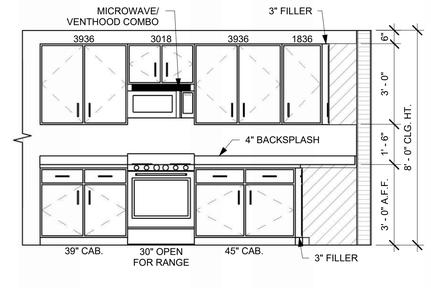
6 B3 BATH 1 ELEVATION 1
3/8" = 1'-0"



5 B3 KITCHEN ELEVATION 3
3/8" = 1'-0"

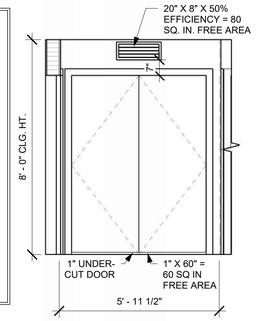


4 B3 KITCHEN ELEVATION 2
3/8" = 1'-0"

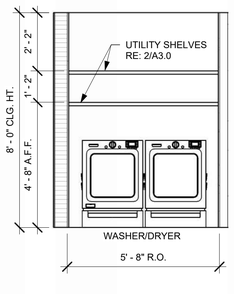


3 B3 KITCHEN ELEVATION 1
3/8" = 1'-0"

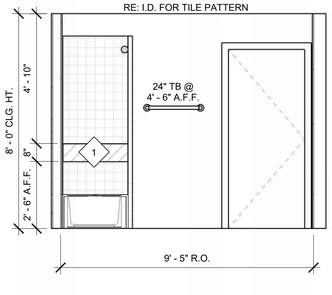
FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 140 SQ. IN.



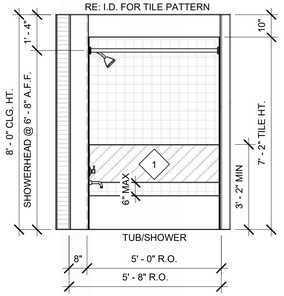
14 B3 MAKE-UP AIR ELEVATION
3/8" = 1'-0"



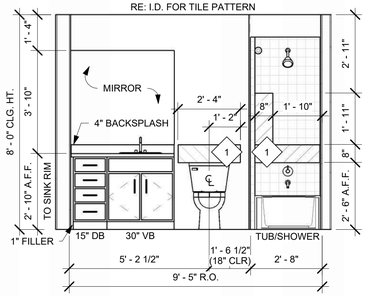
13 B3 UTILTIY ELEVATION
3/8" = 1'-0"



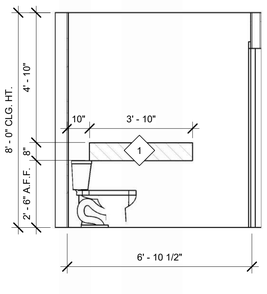
12 B3 BATH 2 ELEVATION 3
3/8" = 1'-0"



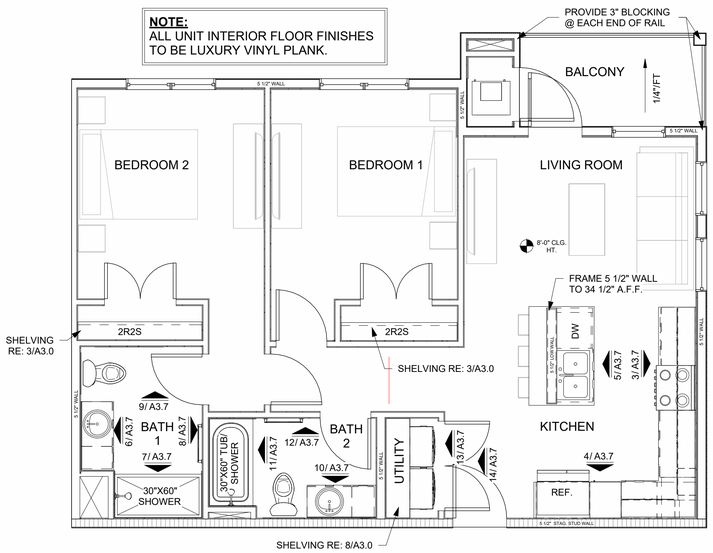
11 B3 BATH 2 ELEVATION 2
3/8" = 1'-0"



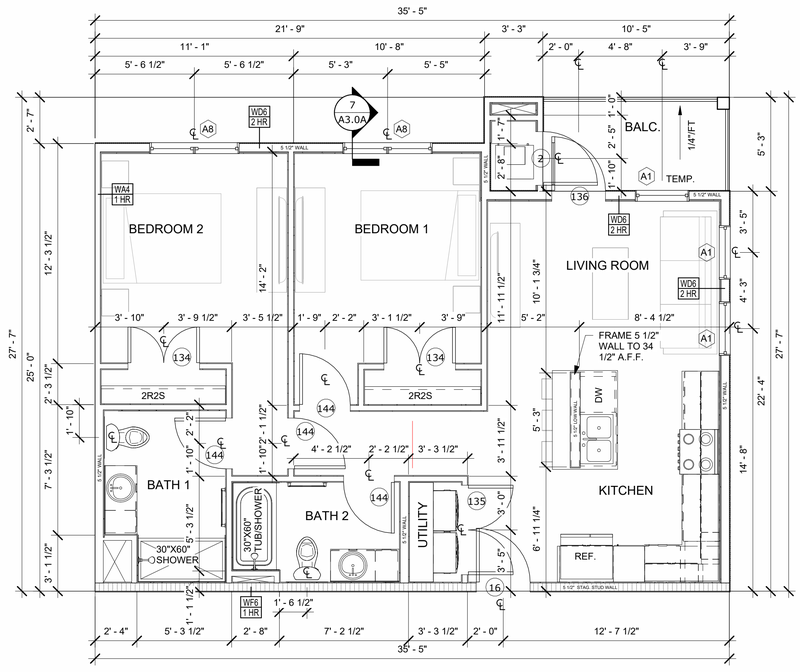
10 B3 BATH 2 ELEVATION 1
3/8" = 1'-0"



9 B3 BATH 1 ELEVATION 4
3/8" = 1'-0"



2 TRANSITION PLAN_B3
1/4" = 1'-0"



1 FLOOR PLAN_B3
1/4" = 1'-0"

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI CODE AT GROUND FLOORS, OR ON ALL FLOORS IN BUILDINGS WITH ELEVATORS (SEE SHEETS A1.4, A1.6)

1. GRAB BAR INSTALLED @ REQUEST OF RESIDENT. PROVIDE SUFFICIENT ADDITIONAL BLOCKING AS PRE- SCRIBED IN ACCESSIBILITY GUIDE- LINES (RE: A1.3 & A1.3A FAIR HOUSING ACT UNITS)
2. REMOVABLE BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTER. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.
3. REMOVABLE VANITY BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTERTOP. EXTEND FLOORING UNDER CABINET & FINISH ADJ. WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION

SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

PROGRESS PRINT
FOR INTERIM REVIEW ONLY. NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION.
REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR, FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No.	Revision	Date

ISSUED FOR PERMIT

ISSUED FOR BID

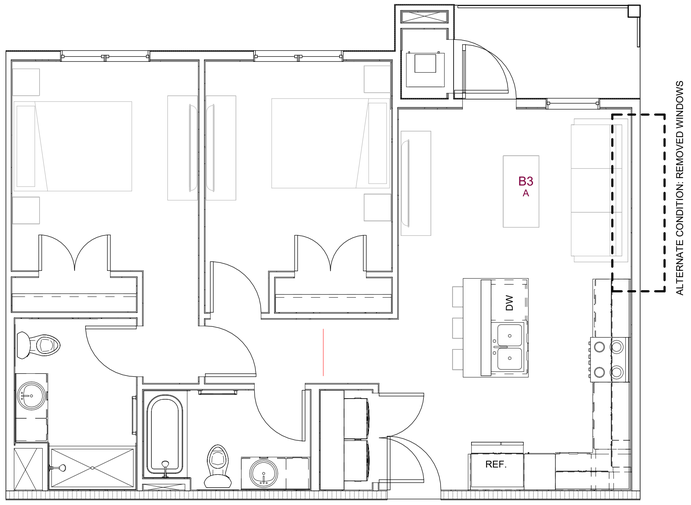
ISSUED FOR CONSTRUCTION

DATE: 08/15/2025

DESCRIPTION: UNIT B3

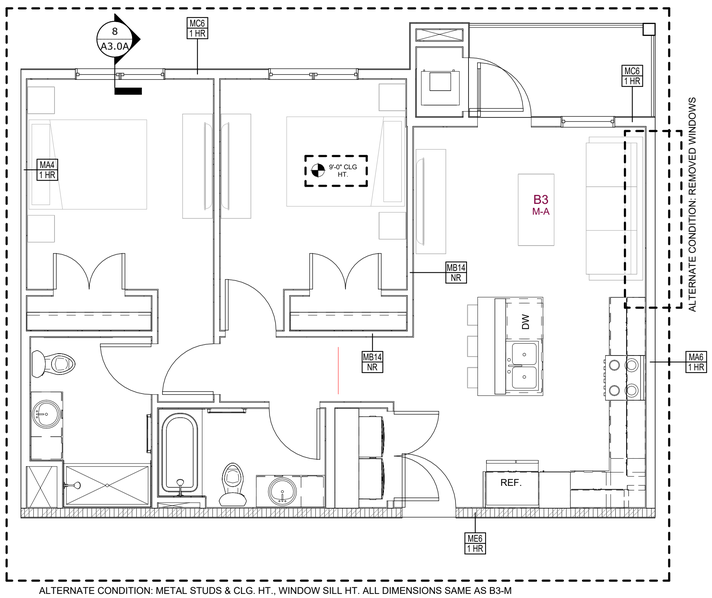
SHEET: A3.7

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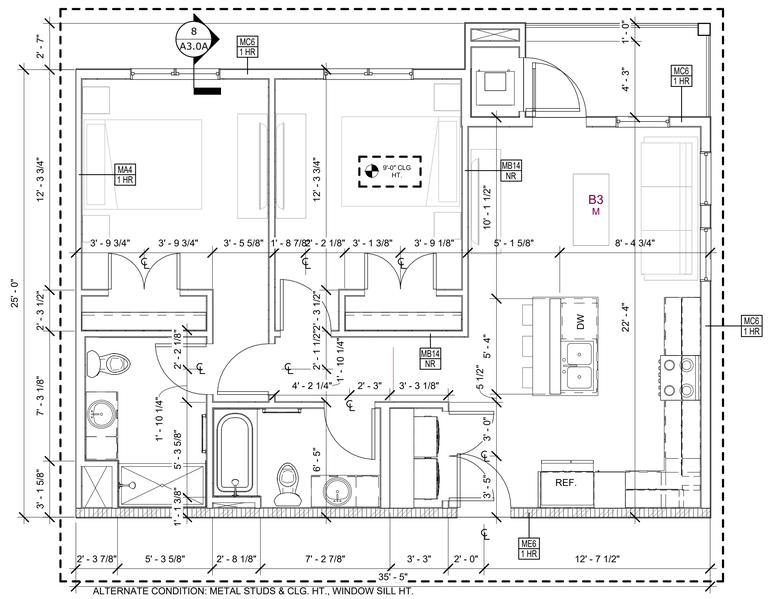
ALL DIMENSIONS SAME AS B3

2 FLOOR PLAN_B3-A
1/4" = 1'-0"



ALTERNATE CONDITION: METAL STUDS & CLG. HT., WINDOW SILL HT. ALL DIMENSIONS SAME AS B3-M

3 FLOOR PLAN_B3-M-A
1/4" = 1'-0"



ALTERNATE CONDITION: METAL STUDS & CLG. HT., WINDOW SILL HT.

1 FLOOR PLAN_B3-M
1/4" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI CODE AT GROUND FLOORS, OR ON ALL FLOORS IN BUILDINGS WITH ELEVATORS (SEE SHEETS A1.4, A1.6)

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REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

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FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

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REGISTRATION NUMBER: 28114

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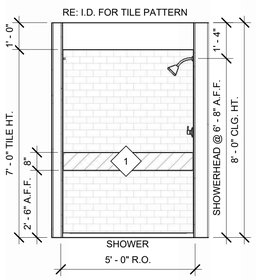
ISSUED FOR CONSTRUCTION

DATE 08/15/2025

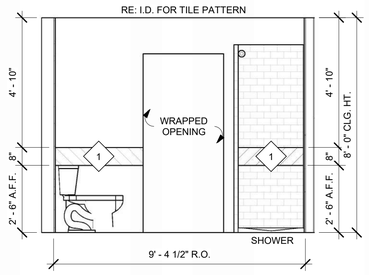
DESCRIPTION UNIT B3 ALTERNATES

SHEET
A3.7A

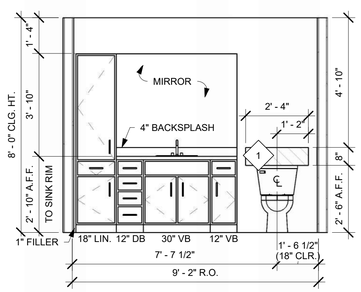
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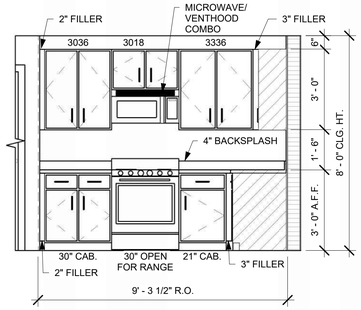
7 C1 BATH 1 ELEVATION 3
3/8" = 1'-0"



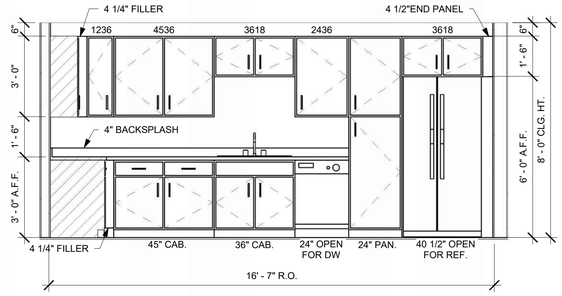
6 C1 BATH 1 ELEVATION 2
3/8" = 1'-0"



5 C1 BATH 1 ELEVATION 1
3/8" = 1'-0"

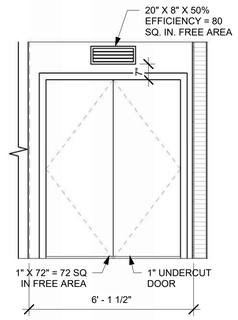


4 C1 KITCHEN ELEVATION 2
3/8" = 1'-0"

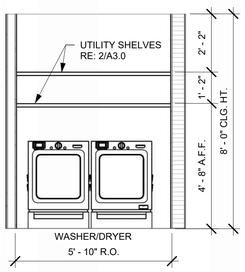


3 C1 KITCHEN ELEVATION 1
3/8" = 1'-0"

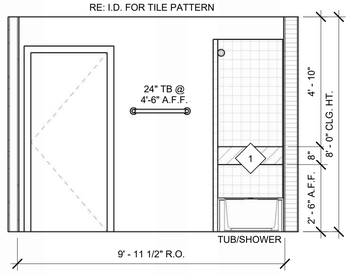
FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 152 SQ. IN.



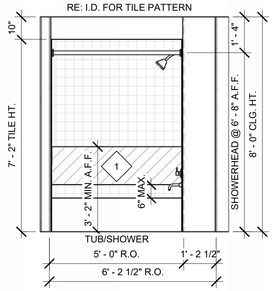
13 C1 MAKE- UP AIR ELEVATION
3/8" = 1'-0"



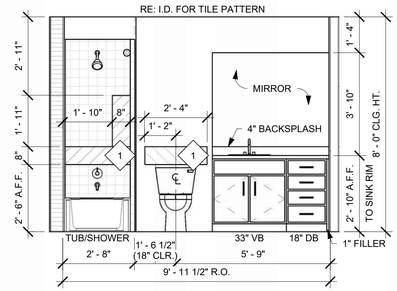
12 C1 UTILITY ELEVATION
3/8" = 1'-0"



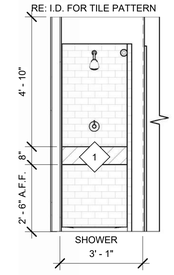
11 C1 BATH 2 ELEVATION 3
3/8" = 1'-0"



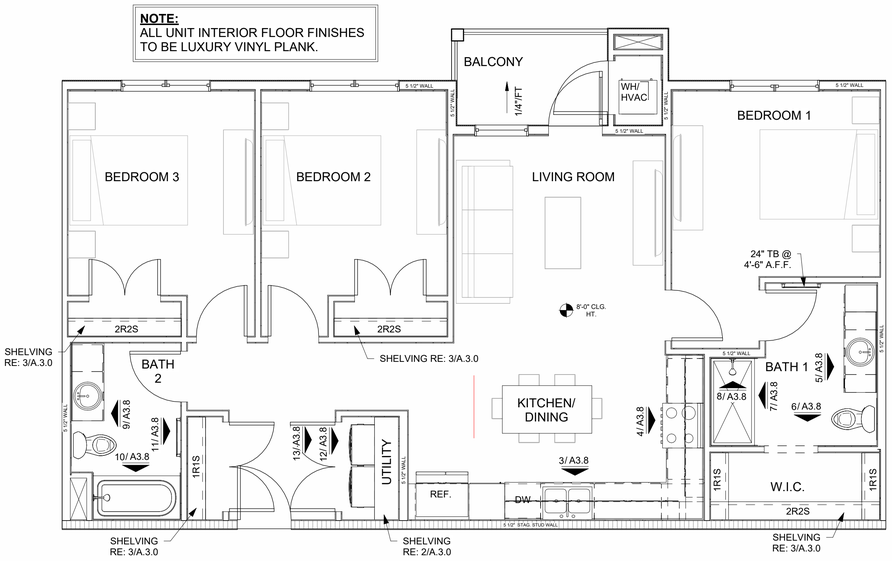
10 C1 BATH 2 ELEVATION 2
3/8" = 1'-0"



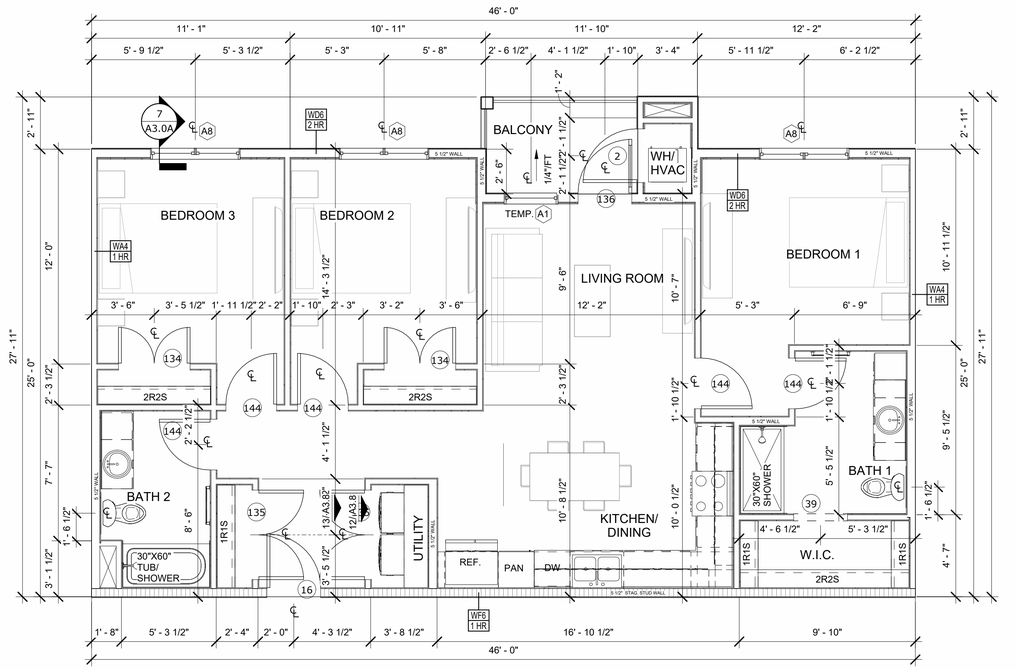
9 C1 BATH 2 ELEVATION 1
3/8" = 1'-0"



8 C1 BATH 1 ELEVATION 4
3/8" = 1'-0"



2 TRANSITION PLAN_C1
1/4" = 1'-0"



1 FLOOR PLAN_C1
1/4" = 1'-0"

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

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REFER TO INTERIOR DESIGN FOR TILE DESIGN

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

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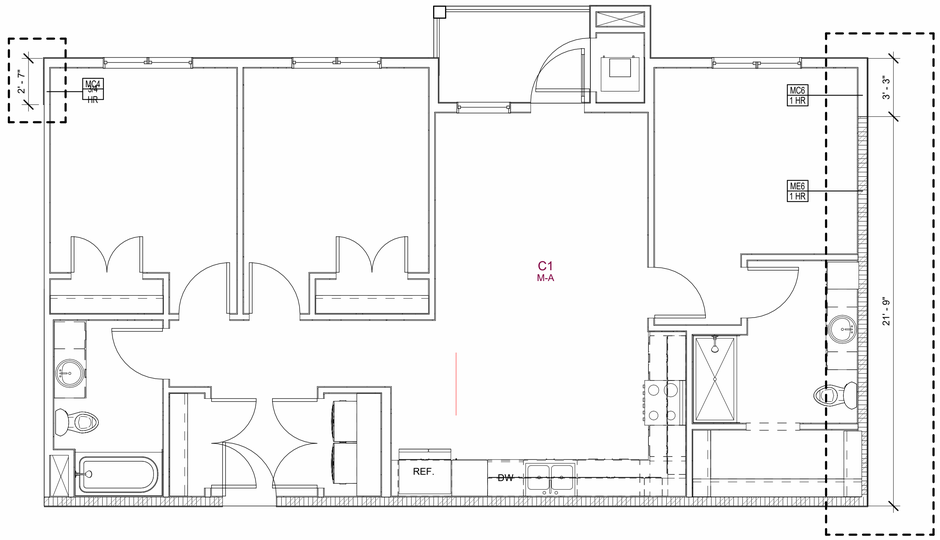
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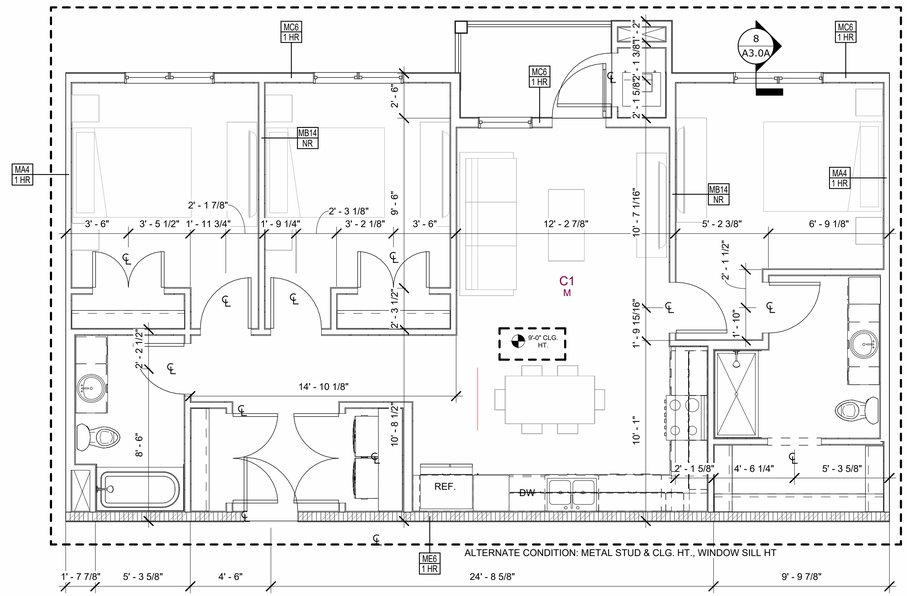
DESCRIPTION UNIT C1

SHEET A3.8

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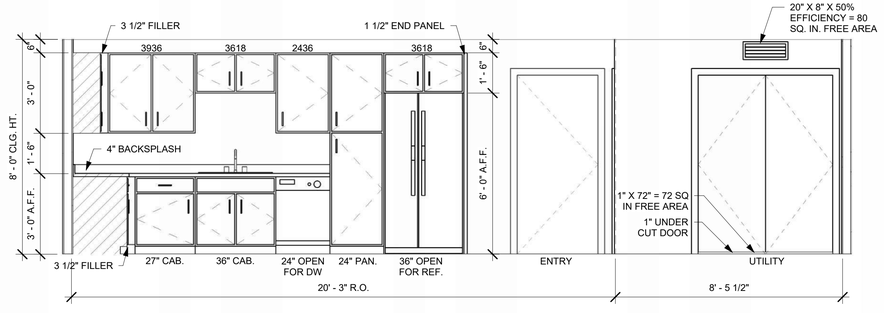


5 FLOOR PLAN_C1-M-A
1/4" = 1'-0"

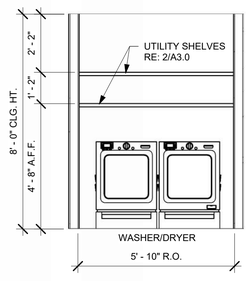


2 FLOOR PLAN_C1-M
1/4" = 1'-0"

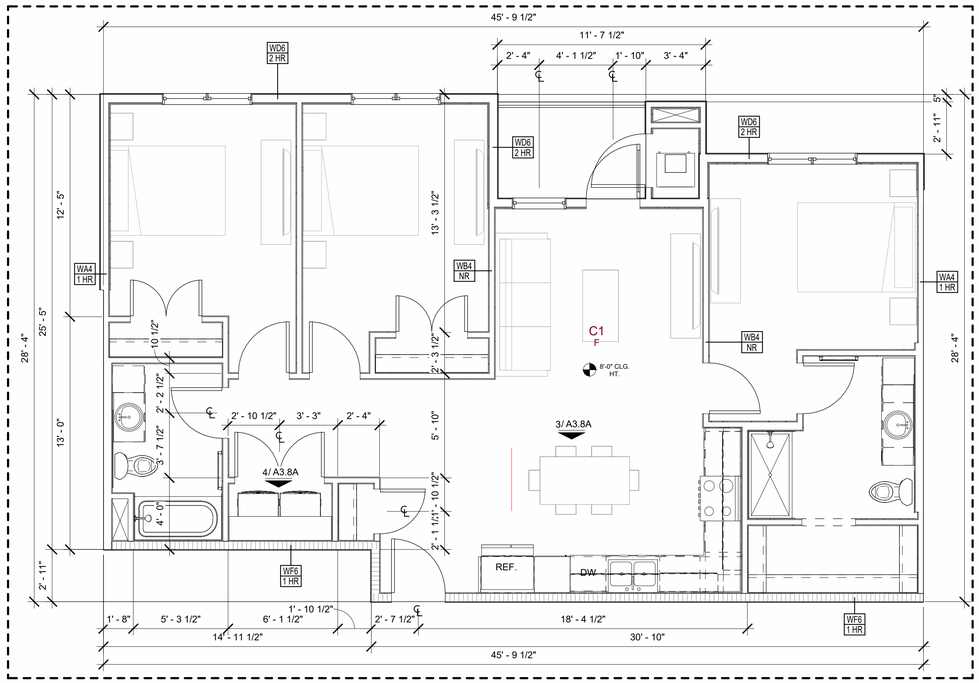
FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 152 SQ. IN.



3 C1-F ALTERNATE ELEVATION
3/8" = 1'-0"



4 C1-F UTILITY ELEVATION
3/8" = 1'-0"



ALTERNATE CONDITION: DIMENSIONS

1 FLOOR PLAN_C1-F
1/4" = 1'-0"

NOTE:
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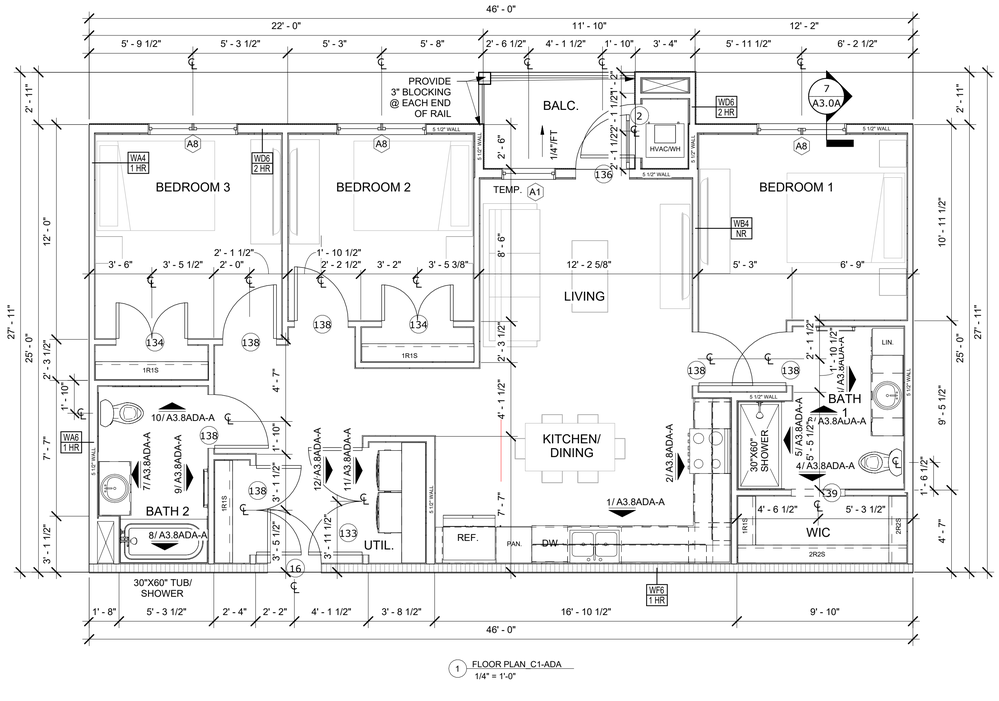
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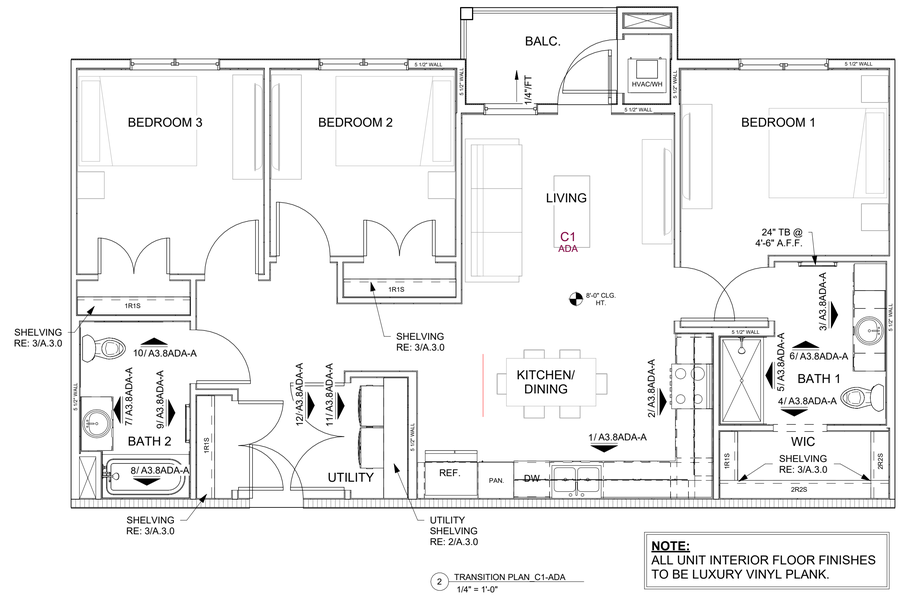
DESCRIPTION UNIT C1 ALTERNATES

SHEET A3.8A

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1 FLOOR PLAN_C1-ADA
1/4" = 1'-0"



2 TRANSITION PLAN_C1-ADA
1/4" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.

ADAPTABLE ELEMENTS FOR THE 5% ADA UNITS REQUIRED BY UFAS & THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

HC1	REMOVABLE SINK BASE CABINET IN KITCHEN W/REAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC3	ALL APPLIANCES SHALL HAVE UPFRONT CONTROLS LOCATED BETWEEN 15" - 48" A.F.F.
HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERITCAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50% OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND 100% OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".
HC6	REMOVABLE SINK BASE CABINET IN BATHROOM. PROVIDE PANEL TO COVER PIPING, OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET AND FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC7	GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC8	PROVIDE HANDHELD SHOWERHEAD WITH A NONPOSITIVE SHUT-OFF FEATURE & A 59" MINIMUM LENGTH HOSE THAT CAN ALSO BE USED AS A FIXED SHOWER HEAD. INSTALL AT TIME OF INITIAL CONSTRUCTION.
HC9	FOLDING SHOWER SEAT IN TRANSFER-TYPE SHOWER INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC10	REMOVABLE BASE IN BATHROOM TO PROVIDE REQUIRED CLEAR FLOOR AREA FOR WATER CLOSET OR BATHTUB. PROVIDE WALL MOUNTED END PANEL TO SUPPORT COUNTERTOP. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC11	DISHWASHER SHOULD BE ADA COMPLAINT AND ABLE TO FIT UNDER 2'-10" COUNTER.
HC12	ADA COMPLIANT REMOVABLE BATHTUB SEAT TO BE INSTALLED AT TIME OF INITIAL CONSTRUCTION. TOP OF SEAT TO BE 17"-19" A.F.F., 15"-16" IN DEPTH, & CAPABLE OF SECURE PLACEMENT.
	SEE SHEETS FOR FURTHER INFORMATION

SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES PER IBC

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

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SMOKE DETECTORS WITHIN THE UNIT ARE TO BE INTERCONNECTED IN SUCH A WAY THAT ACTIVATION OF ONE DETECTOR WILL ACTIVATE THEM ALL.

FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

DRAWN BY: MC

CHECKED BY: BL

PROJECT #: 24-2692

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

THE ANNEX GROUP
8680 EDISON PLAZA DR,
FISHERS, IN. 46038

EVOLVE ARCHITECTS
1515 S CAPITAL OF TEXAS HWY SUITE 410, AUSTIN, TX 78746

CENTRAL AT COMMERCE

1231 E. COMMERCE ST., SAN ANTONIO, TX 78205

No	Revision	Date

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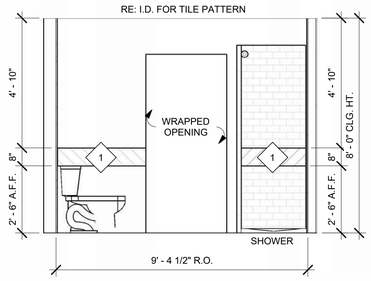
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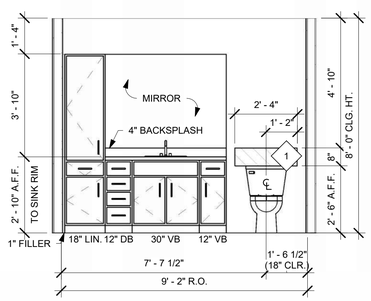
DESCRIPTION: UNIT C1-ADA FLOOR PLANS

SHEET: A3.8ADA

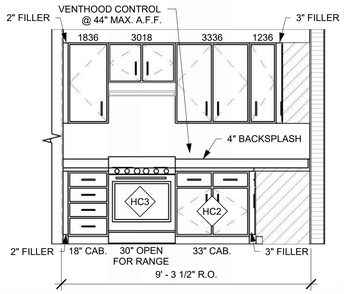
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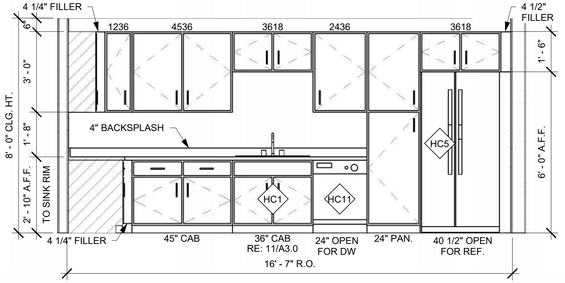
4 C1-HC BATH 1 ELEVATION 2
3/8" = 1'-0"



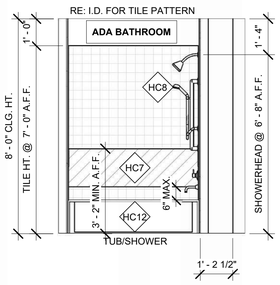
3 C1-HC BATH 1 ELEVATION 1
3/8" = 1'-0"



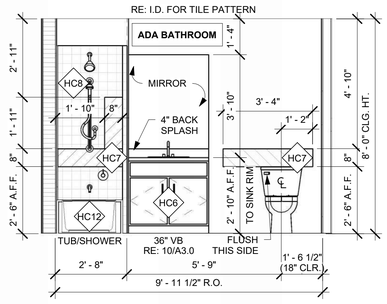
2 C1-HC KITCHEN ELEVATION 2
3/8" = 1'-0"



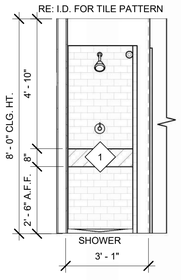
1 C1-HC KITCHEN ELEVATION 1
3/8" = 1'-0"



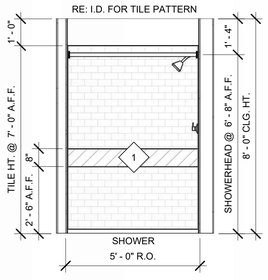
8 C1-HC BATH 2 ELEVATION 2
3/8" = 1'-0"



7 C1-HC BATH 2 ELEVATION 1
3/8" = 1'-0"

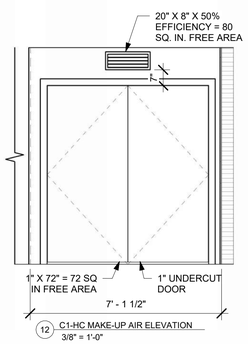


6 C1-HC BATH 1 ELEVATION 4
3/8" = 1'-0"

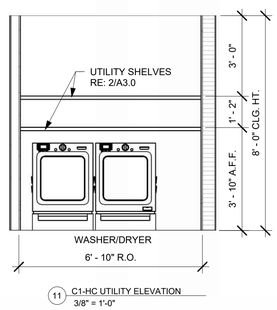


5 C1-HC BATH 1 ELEVATION 3
3/8" = 1'-0"

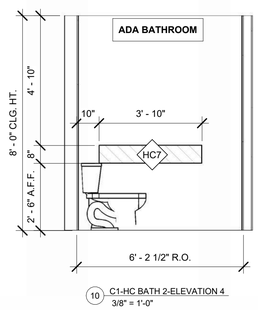
FREE AREA REQUIREMENTS
TOTAL FREE AREA REQUIRED = 100 SQ. IN.
TOTAL FREE AREA PROVIDED = 152 SQ. IN.



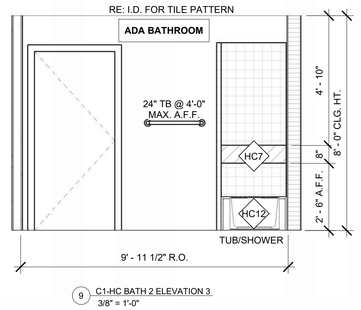
12 C1-HC MAKE-UP AIR ELEVATION
3/8" = 1'-0"



11 C1-HC UTILITY ELEVATION
3/8" = 1'-0"



10 C1-HC BATH 2-ELEVATION 4
3/8" = 1'-0"



9 C1-HC BATH 2 ELEVATION 3
3/8" = 1'-0"

ADAPTABLE ELEMENTS FOR THE 5% ADA UNITS REQUIRED BY UFAS & THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

HC1	REMOVABLE SINK BASE CABINET IN KITCHEN W/REAR DRAIN SINK. PROVIDE PANEL TO COVER PIPING, GARBAGE DISPOSAL, ETC., OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC2	REMOVABLE BASE CABINET IN KITCHEN TO PROVIDE MIN. 30" WORK SPACE. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC3	ALL APPLIANCES SHALL HAVE UPFRONT CONTROLS LOCATED BETWEEN 15" - 48" A.F.F.
HC4	DOOR PULLS OR HANDLES FOR WALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
HC5	REFRIGERATOR/FREEZERS MUST BE OF THE VERITCAL SIDE-BY-SIDE TYPE; OR OF THE VERTICAL OVER-AND-UNDER TYPE WITH AT LEAST 50% OF THE FREEZER SPACE BELOW 54" ABOVE THE FLOOR AND 100% OF THE REFRIGERATOR SPACE AND CONTROLS BELOW 54".
HC6	REMOVABLE SINK BASE CABINET IN BATHROOM. PROVIDE PANEL TO COVER PIPING, OR WRAP EXPOSED PIPING. EXTEND FLOORING UNDER CABINET AND FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC7	GRAB BARS INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC8	PROVIDE HANDHELD SHOWERHEAD WITH A NONPOSITIVE SHUT-OFF FEATURE & A 59" MINIMUM LENGTH HOSE THAT CAN ALSO BE USED AS A FIXED SHOWER HEAD. INSTALL AT TIME OF INITIAL CONSTRUCTION.
HC9	FOLDING SHOWER SEAT IN TRANSFER-TYPE SHOWER INSTALLED AT REQUEST OF FUTURE TENANT, BUT BLOCKING MUST BE PROVIDED AT TIME OF INITIAL CONSTRUCTION.
HC10	REMOVABLE BASE IN BATHROOM TO PROVIDE REQUIRED CLEAR FLOOR AREA FOR WATER CLOSET OR BATHTUB. PROVIDE WALL MOUNTED END PANEL TO SUPPORT COUNTERTOP. FINISH ADJACENT WALL SURFACES/CABINETS AT TIME OF INITIAL CONSTRUCTION.
HC11	DISHWASHER SHOULD BE ADA COMPLAINT AND ABLE TO FIT UNDER 2'-10" COUNTER.
HC12	ADA COMPLIANT REMOVABLE BATHTUB SEAT TO BE INSTALLED AT TIME OF INITIAL CONSTRUCTION. TOP OF SEAT TO BE 17"-19" A.F.F., 15"-16" IN DEPTH, & CAPABLE OF SECURE PLACEMENT.
	SEE SHEETS FOR FURTHER INFORMATION

SITES, BUILDINGS, STRUCTURES, FACILITIES, ELEMENTS AND SPACES, TEMPORARY OR PERMANENT, SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL DISABILITIES PER IBC

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

REFER TO SHEET A0.002 FOR THE WINDOW AND DOOR SCHEDULE.

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FIRE EXTINGUISHER TO BE PLACED UNDER THE KITCHEN SINK

REFER TO INTERIOR DESIGN FOR TILE DESIGN

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CHECKED BY: BL

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REGISTRANTS NAME: BRIAN LUCKE
REGISTRATION NUMBER: 28114

Issue: 08/15/2025

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FISHERS, IN. 46038

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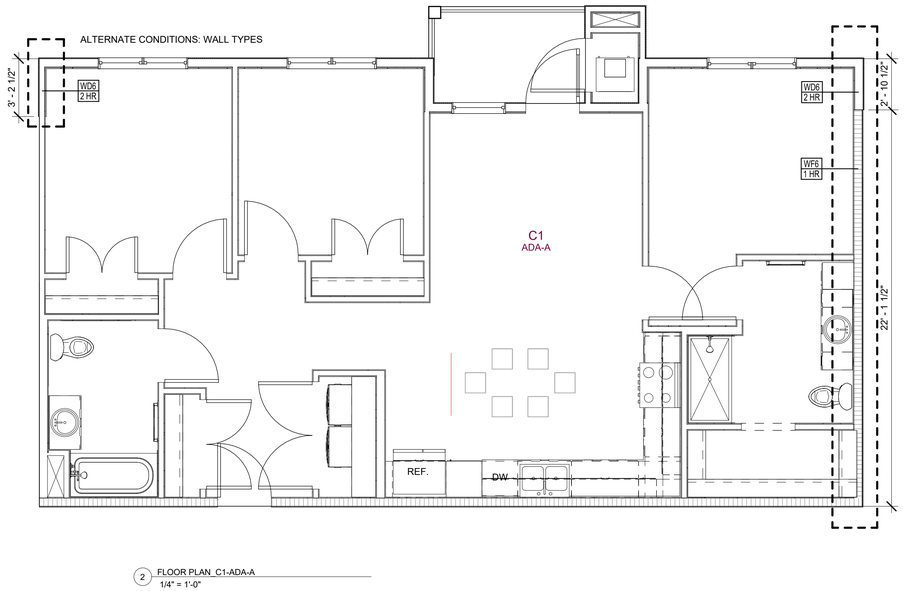
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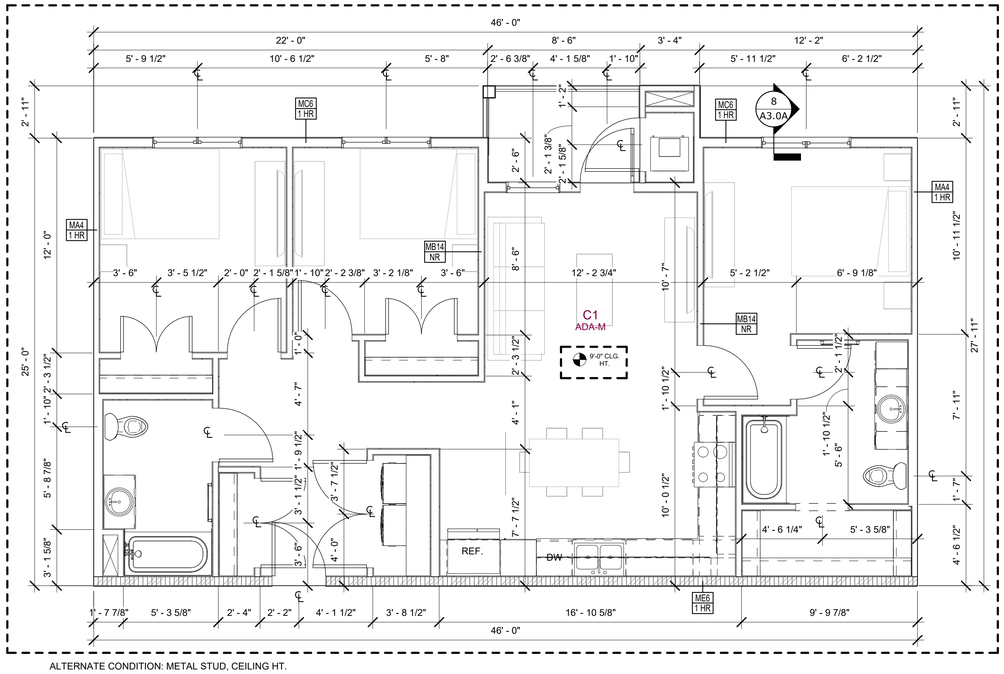
DESCRIPTION UNIT C1-ADA INT. ELEV.

SHEET A3.8ADA-A

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2 FLOOR PLAN_C1-ADA-A
1/4" = 1'-0"



ALTERNATE CONDITION: METAL STUD, CEILING HT.

1 FLOOR PLAN_C1-ADA-M
1/4" = 1'-0"

ADAPTABLE ELEMENTS FOR THE 5% ADA UNITS REQUIRED BY UFAS & THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

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REFER TO INTERIOR DESIGN FOR TILE DESIGN

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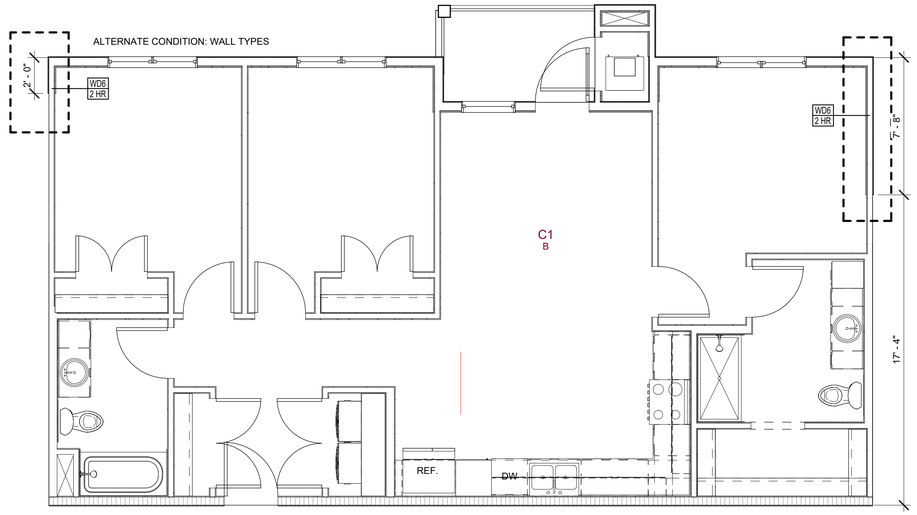
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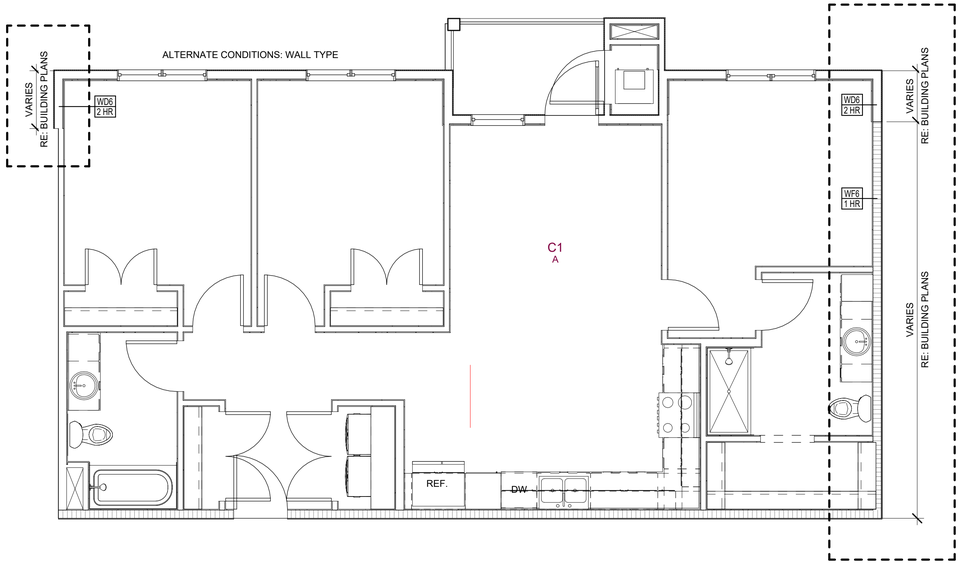
DESCRIPTION: UNIT C1-ADA ALTERNATES

SHEET: A3.8ADA-B

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2 FLOOR PLAN_C1-B
1/4" = 1'-0"



1 FLOOR PLAN_C1-A
1/4" = 1'-0"

NOTE:
ALL UNIT INTERIOR FLOOR FINISHES TO BE LUXURY VINYL PLANK.

REFER TO A3.2 SERIES SHEETS FOR ANSI (TYPE B) ADAPTABLE UNIT CLEAR FLOOR AREAS AND # NOTES.

TYPE B ADAPTABLE UNITS PER FHA AND ICC/ANSI CODE AT GROUND FLOORS, OR ON ALL FLOORS IN BUILDINGS WITH ELEVATORS (SEE SHEETS A1.4, A1.6)

1. **GRAB BAR INSTALLED @ REQUEST OF RESIDENT. PROVIDE SUFFICIENT ADDITIONAL BLOCKING AS PRE- SCRIBED IN ACCESSIBILITY GUIDE- LINES (RE: A1.3 & A1.3A FAIR HOUSING ACT UNITS)**
2. **REMOVABLE BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTER. EXTEND FLOORING UNDER CABINET & FINISH ADJACENT WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.**
3. **REMOVABLE VANITY BASE CABINET TO CREATE ADDITIONAL KNEE SPACE BENEATH COUNTERTOP. EXTEND FLOORING UNDER CABINET & FINISH ADJ. WALL SURFACES /CABINETS AT TIME OF INITIAL CONSTRUCTION.**

REFER TO SHEET A3.0 & A3.0A FOR ALL TYPICAL UNIT DETAILS.

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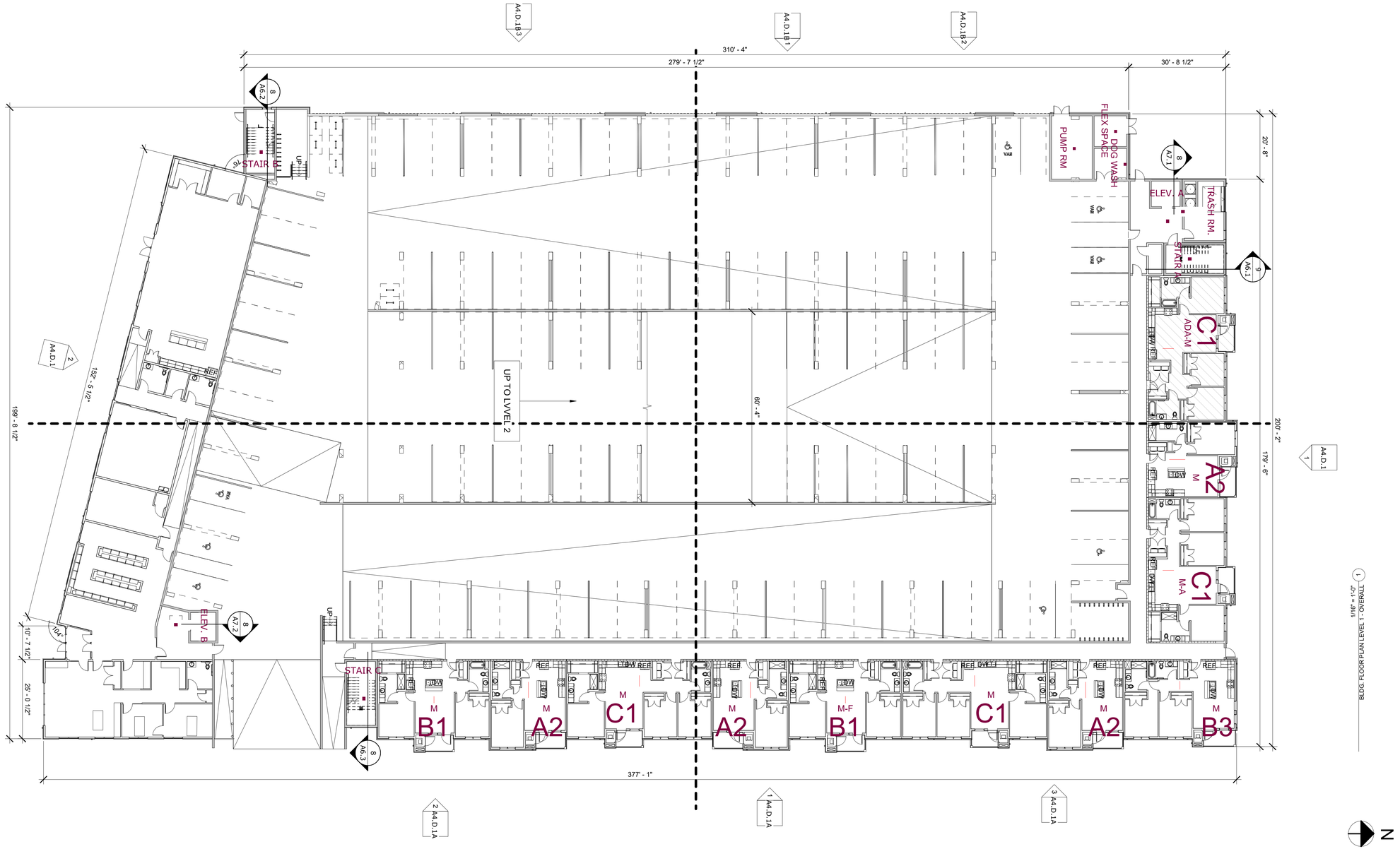
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DESCRIPTION UNIT C1 ALTERNATES

SHEET
A3.8B

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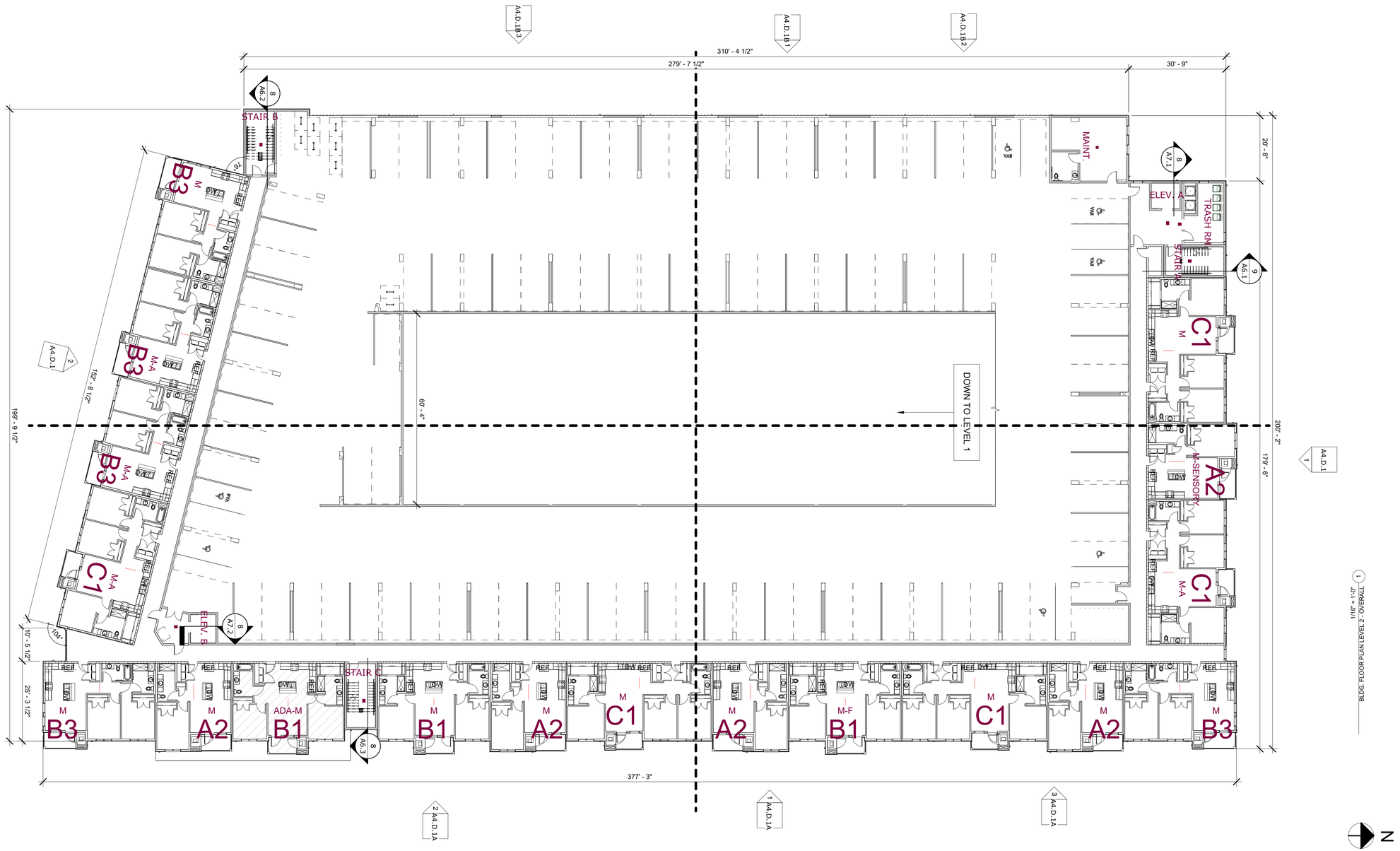
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DESCRIPTION FLOOR PLAN LEVEL 1 OVERALL

SHEET A4.B.1

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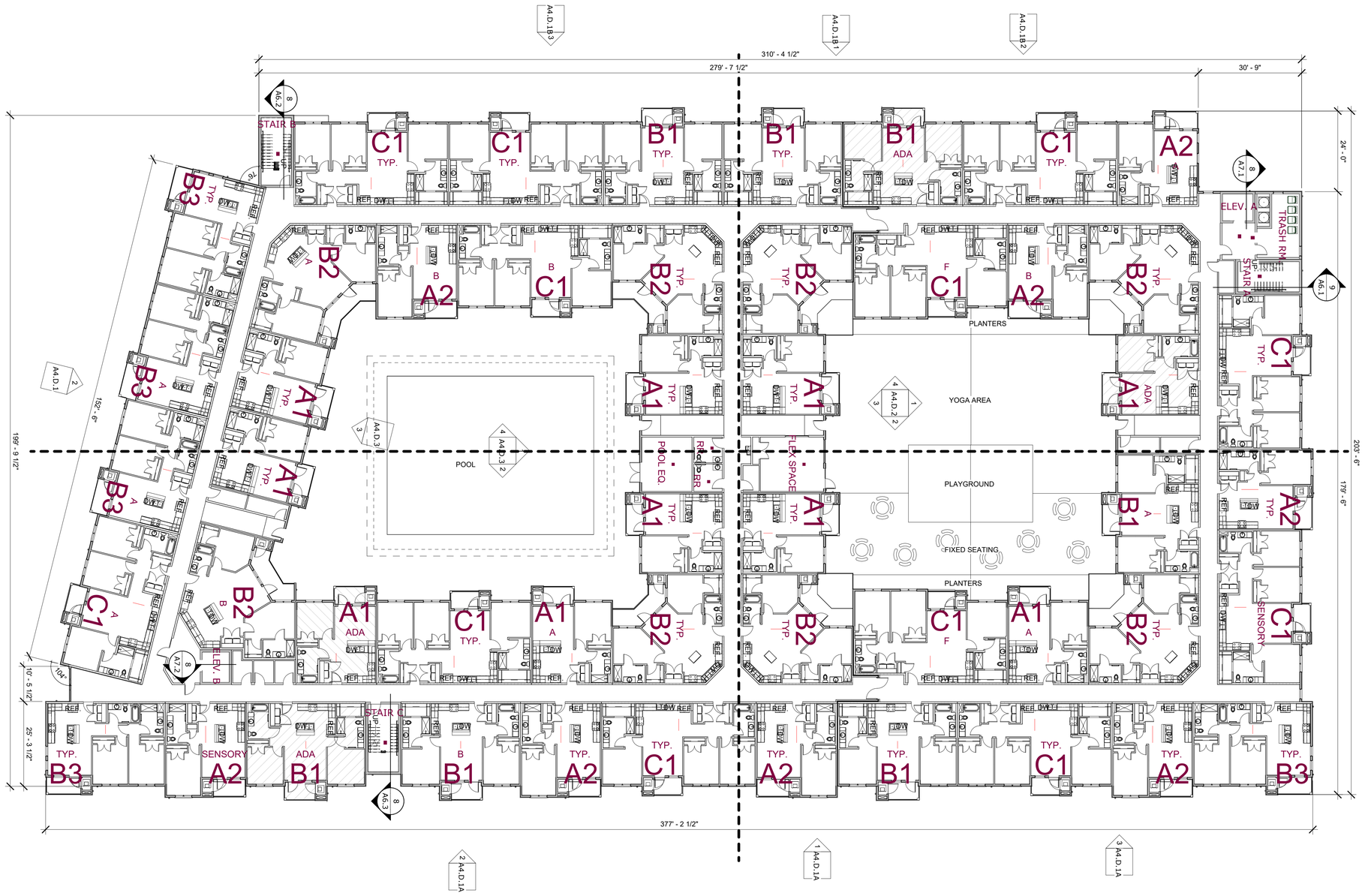
ISSUED FOR CONSTRUCTION

DATE
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DESCRIPTION
FLOOR PLAN LEVEL 2 OVERALL

SHEET
A4.B.2

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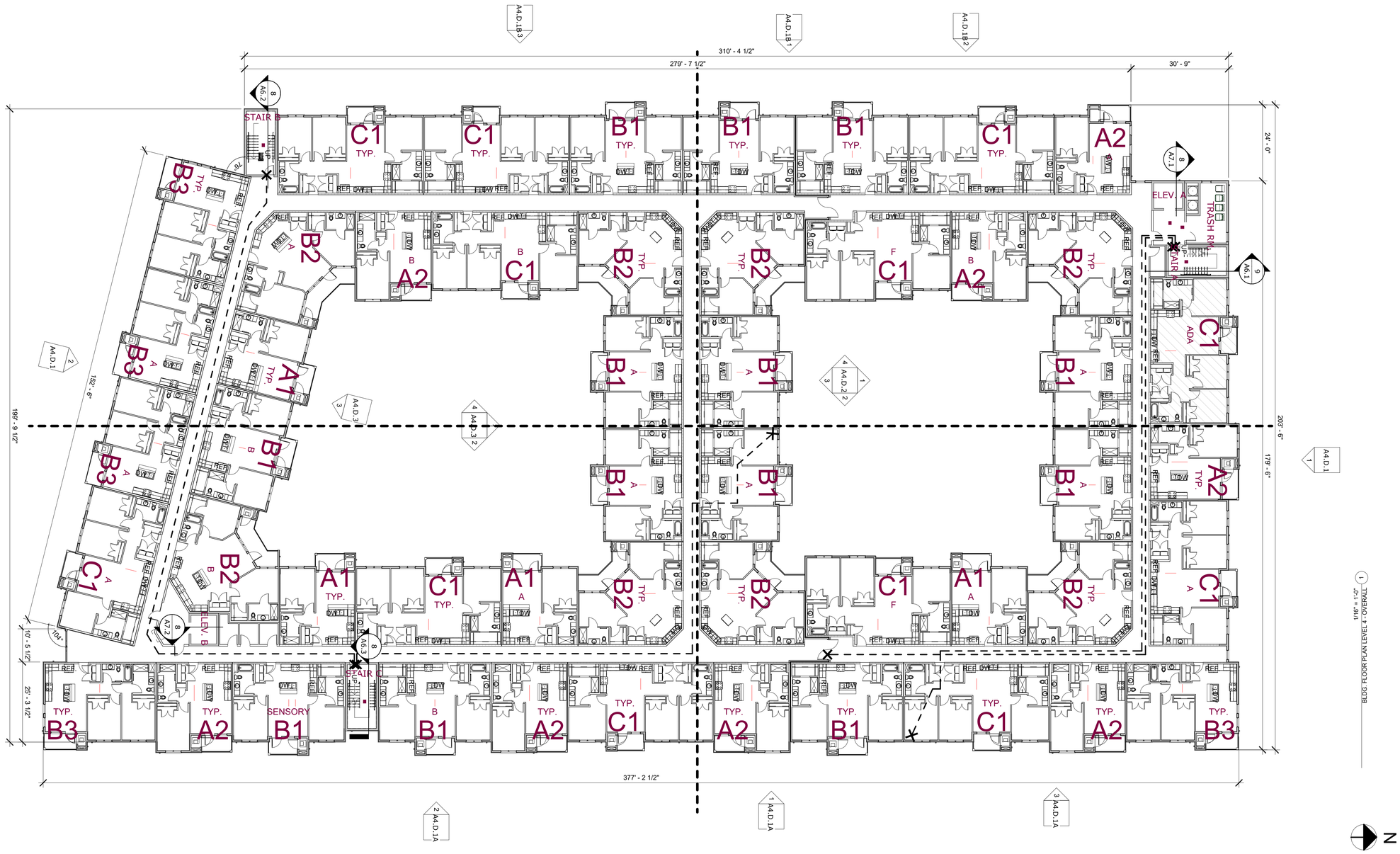
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DESCRIPTION FLOOR PLAN LEVEL 3 OVERALL

SHEET A4.B.3

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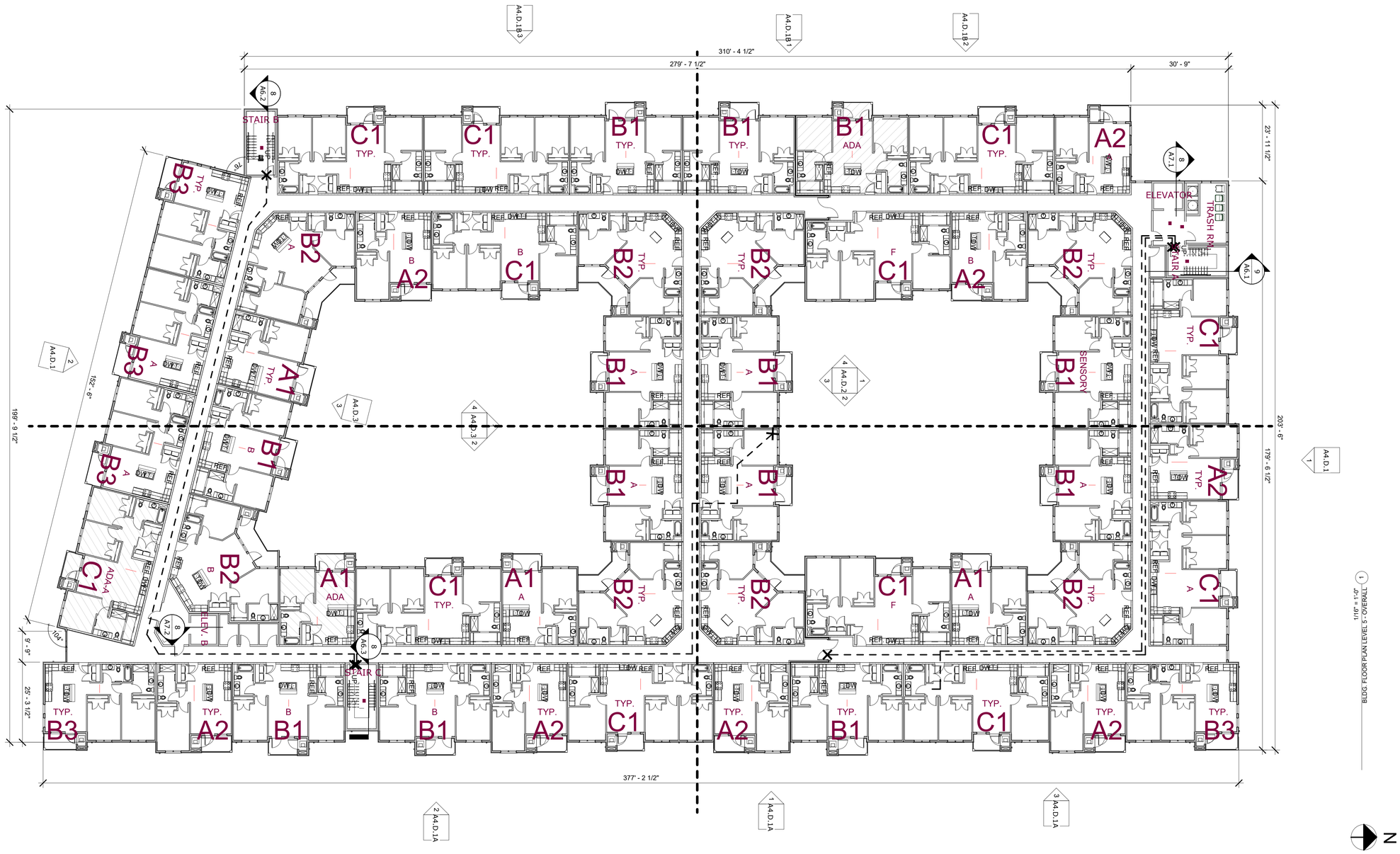
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DESCRIPTION FLOOR PLAN LEVEL 4 OVERALL

SHEET A4.B.4

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REGISTRATION NUMBER: 28114

Issue:
08/15/2025

THE ANNEX GROUP

8680 EDISON PLAZA DR,
FISHERS, IN. 46038

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DESCRIPTION
FLOOR PLAN LEVEL 5 OVERALL

SHEET
A4.B.5

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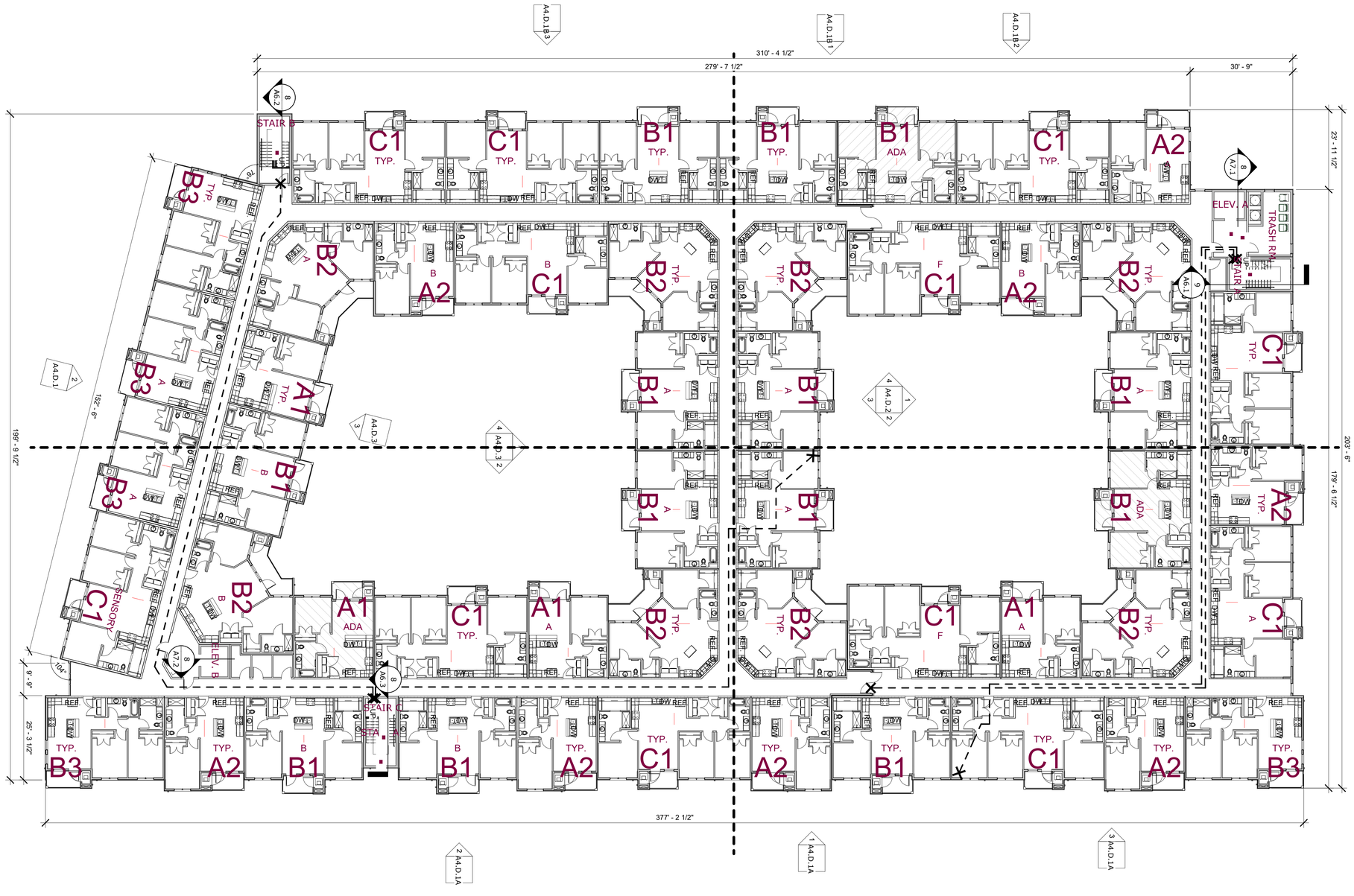
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DESCRIPTION	FLOOR PLAN LEVEL 6 OVERALL
SHEET	A4.B.6

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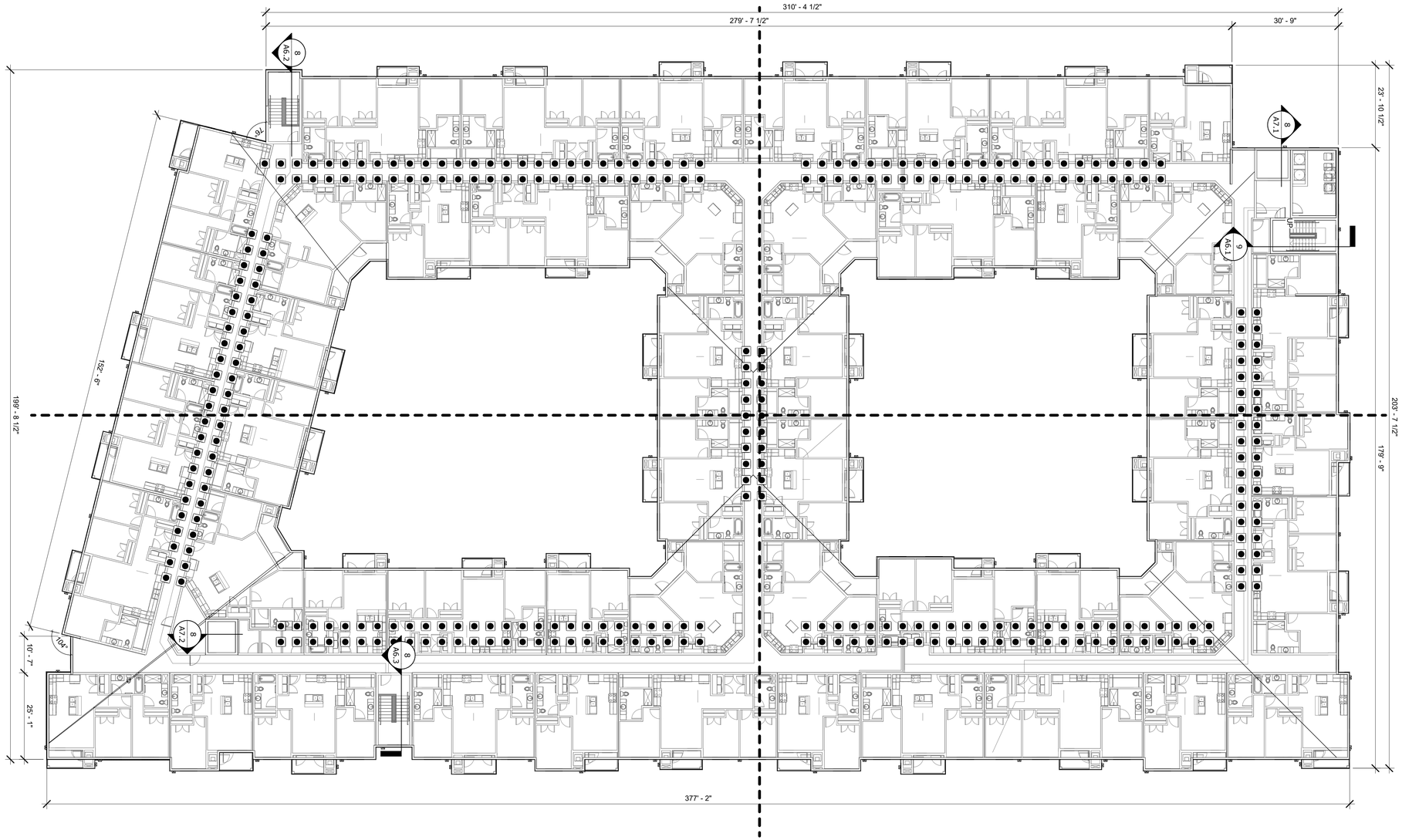
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DESCRIPTION
FLOOR PLAN LEVEL 7 OVERALL

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1/16" = 1'-0"
BLDG ROOF PLAN - OVERALL 1

ROOF DRAINAGE CALCULATIONS: IPC TABLE 11-1

BLDG. AREA	HORIZONTAL ROOF AREA (SQ.FT.)	REQUIRED DRAINAGE OPENING SIZE	DRAINAGE OPENINGS PROVIDED		DOWNSPOUT DIMENSIONS	SCUPPER DIMENSIONS
			QUANTITY	SIZE		
	0	0 SQ. IN.	0	0 SQ. IN.		
	0	0 SQ. IN.	0	0 SQ. IN.		

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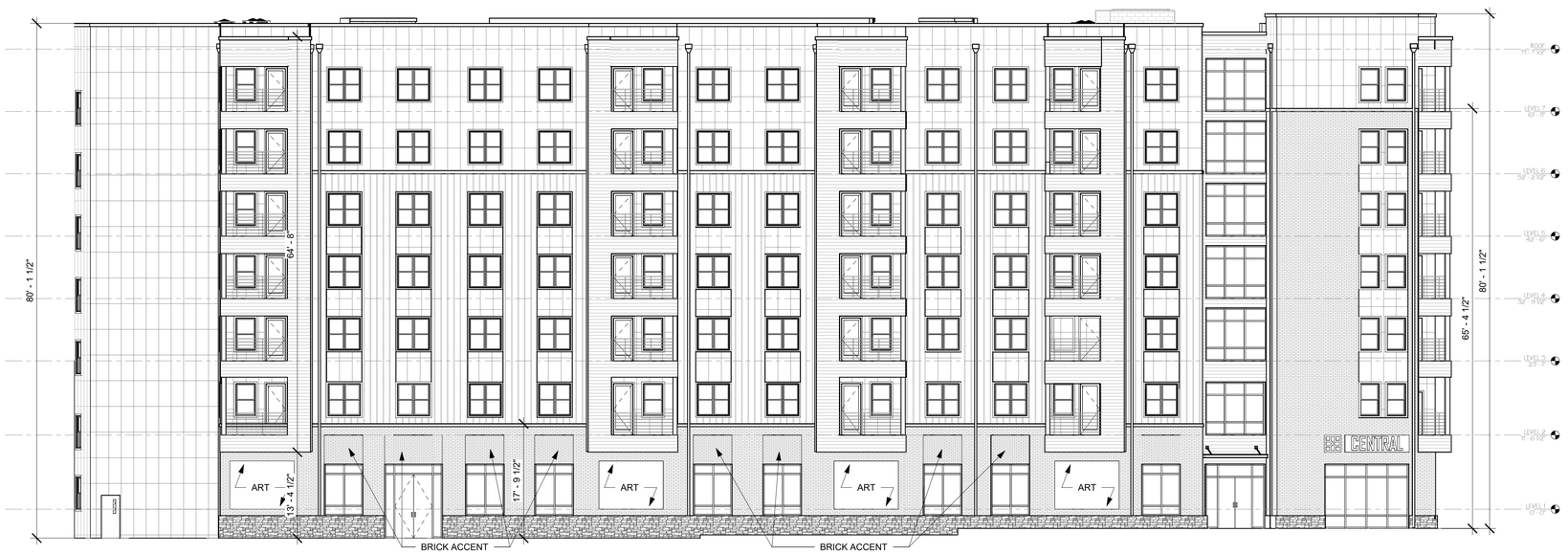
DESCRIPTION
ROOF PLAN OVERALL

SHEET
A4.C

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1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- STONE
- THIN BRICK
- BOARD & BATTEN
- PANEL SIDING
- LAP SIDING

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DESCRIPTION EXTERIOR ELEVATIONS

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A4.D.1

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1 EAST ELEVATION
3/64" = 1'-0"



2 EAST ELEVATION - PARTIAL A
3/32" = 1'-0"



3 EAST ELEVATION - PARTIAL B
3/32" = 1'-0"

MATERIAL LEGEND

- STONE
- THIN BRICK
- BOARD & BATTEN
- PANEL SIDING
- LAP SIDING

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DESCRIPTION EXTERIOR ELEVATIONS

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1 WEST ELEVATION
3/64" = 1'-0"



2 WEST ELEVATION - PARTIAL B
3/32" = 1'-0"



3 WEST ELEVATION - PARTIAL A
3/32" = 1'-0"

MATERIAL LEGEND

- STONE
- THIN BRICK
- BOARD & BATTEN
- PANEL SIDING
- LAP SIDING

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DESCRIPTION EXTERIOR ELEVATIONS

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A4.D.1B

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2 NORTH COURTYARD - EAST ELEVATION
3/32" = 1'-0"



1 NORTH COURTYARD - NORTH ELEVATION
3/32" = 1'-0"



4 NORTH COURTYARD - WEST ELEVATION
3/32" = 1'-0"



3 NORTH COURTYARD - SOUTH ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- STONE
- THIN BRICK
- BOARD & BATTEN
- PANEL SIDING
- LAP SIDING

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DESCRIPTION NORTH COURTYARD ELEVATIONS

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2 SOUTH COURTYARD - EAST ELEVATION
3/32" = 1'-0"



1 SOUTH COURTYARD - NORTH ELEVATION
3/32" = 1'-0"



4 SOUTH COURTYARD - WEST ELEVATION
3/32" = 1'-0"



3 SOUTH COURTYARD - SOUTH ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- STONE
- THIN BRICK
- BOARD & BATTEN
- PANEL SIDING
- LAP SIDING

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DESCRIPTION SOUTH COURTYARD ELEVATIONS

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

MAILROOM CALCULATIONS

TOTAL # OF UNITS = 279

1/5 OF TOTAL UNITS = 55.8 PARCEL BOXES REQUIRED

TOTAL # UNITS ON GROUND FLOOR AND/OR IN BLDGS. W/ ELEVATORS 279

**THIS IS THE # OF REQUIRED MAILBOXES WITHIN 48"*

BASIS OF DESIGN:
0 MAIL UNITS OF 0/ 0P = 0/ 0P

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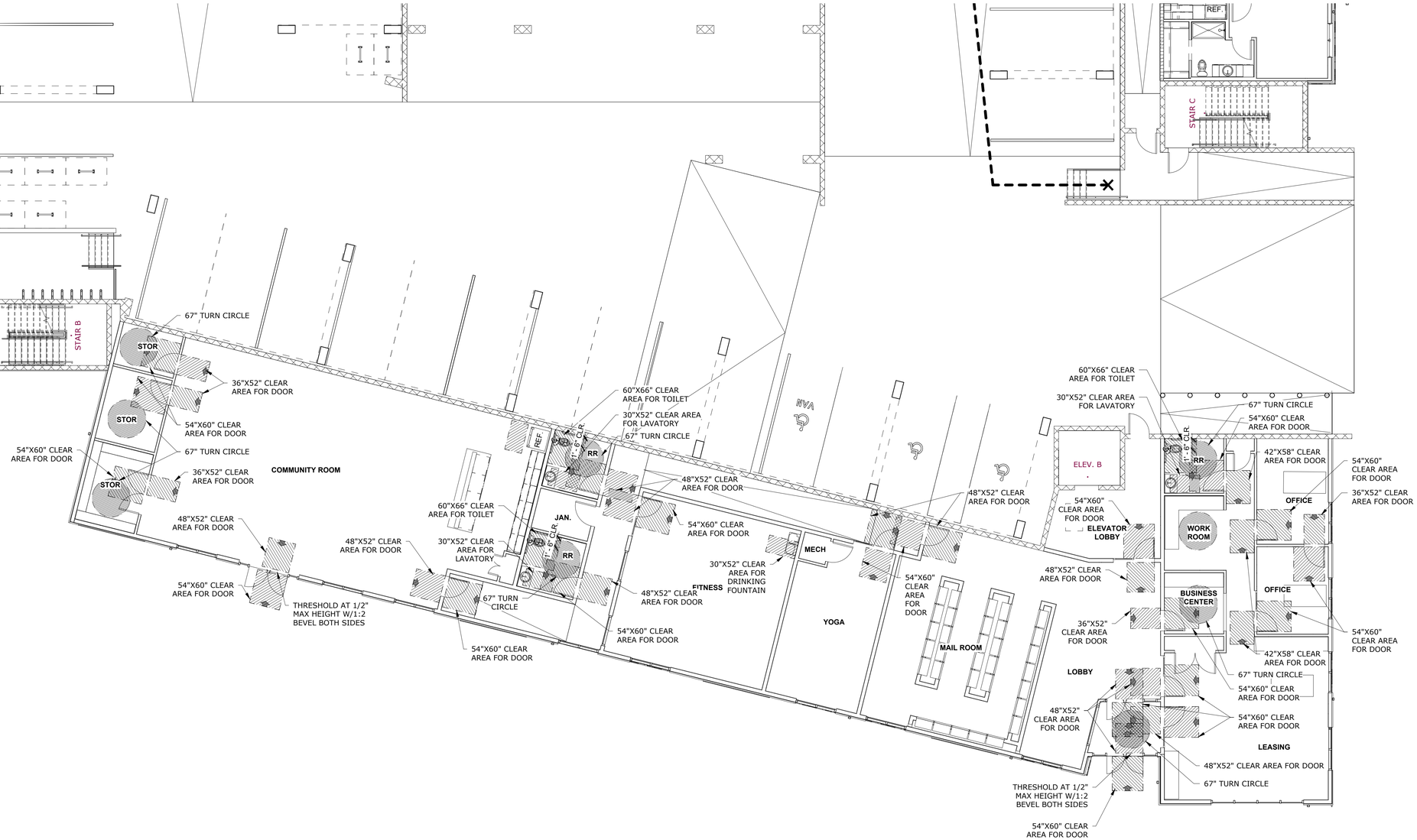
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DESCRIPTION CLUBHOUSE FLOOR PLAN

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1 CLUBHOUSE FLOORPLAN CLEAR FLOOR
1/8" = 1'-0"

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DESCRIPTION
CLUBHOUSE CLEAR FLOOR PLAN

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