

THERMAL REQUIREMENTS (PHASE 2 ONLY)

EXTERIOR WALLS: (MIN. R-13)
ALL EXTERIOR WALLS TO HAVE TO HAVE SPRAY FOAM INSULATION. INSTALLED BETWEEN 2x4 WOOD STUDS @ 16" O.C.

CEILING / ROOF: (MIN. R-21)
ALL CEILING & ROOF CAVITIES ARE TO HAVE SPRAY FOAM INSULATION.

NOTE:
CONTRACTOR IS TO ENSURE INSULATION IS INSTALLED PROPERLY AND THAT THE BUILDING ENVELOPE IS INSULATED THOROUGHLY.

GENERAL INFORMATION

1) THESE CONSTRUCTION DOCUMENTS ARE THE INSTRUMENT OF SERVICES RENDERED; AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. ANY USE OF THESE CONSTRUCTION DOCUMENTS OTHER THAN FOR THIS PROJECT WITHOUT THE ARCHITECT'S CONSENT IS PROHIBITED.

2) THESE CONSTRUCTION DOCUMENTS ARE THE DIAGRAMMATIC EXPRESSION OF THE ARCHITECT'S DESIGN INTENTIONS. CONTRACTORS AND PLAN CHECKERS SHALL NEVER SCALE THE DOCUMENTS FOR MEASUREMENTS.

FIRE RESISTANCE RATINGS

NON SPRINKLERED: <input type="checkbox"/> * - KITCHEN WALLS AND CEILING WILL BE IBC 2015 / TABLE 601													
100% SPRINKLERED: <input checked="" type="checkbox"/> / 2 HR. FIRE RATED IBC 2015 / TABLE 602													
CONST. TYPE	SEPARATION DISTANCE				EXT. WALLS / SEPARATION				STRUCT. FRAME	BEARING WALLS	NONBEAR. WALLS	FLOOR CONSTR.	ROOF CONSTR.
	NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST					
V-A	>30"	>30"	>30"	>30"	0 HR.	0 HR.	0 HR.	0 HR.	0 HR.	0 HR.	0 HR.	0 HR.	0 HR.

IBC 2015 / TABLE 704.8

MAXIMUM ALLOWED AREA OF EXTERIOR WALL OPENINGS					NORTH	EAST	SOUTH	WEST
AREA OF EXTERIOR WALL OPENINGS					1,258 SF	612 SF	1,361 SF	548 SF
UNPROTECTED					NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
PROTECTED					N/A	N/A	N/A	N/A
AREA OF OPENINGS					4,327 SF	3,100 SF	4,188 SF	3,100 SF
PERCENTAGE OF OPENINGS					29%	19.7%	32.5%	17.7%

OCCUPANCY CLASSIFICATION - PHASE 2

SINGLE: <input type="checkbox"/> NONSEPARATED: <input type="checkbox"/> IBC 2015 / TABLE 503									
MIXED: <input type="checkbox"/> SEPARATED: <input checked="" type="checkbox"/> IBC 2015 / TABLE 1004.1.1									
OCCUPANCY CLASSIFICATION	SPECIFIC USE	SF PER USE	TYPE OF CONSTRUCTION	ALLOWABLE HEIGHT	SF PER FLOOR	SF PER OCCUPANT	SUB TOTAL OF OCCUPANTS	CUMULATIVE OCCUPANT LOAD	
I-2	SLEEPING AREAS	3,216 SF	V-A	1 FLOOR	9,500 SF	1/120 SF	27	27	
I-2	STORAGE	444 SF	V-A	1 FLOOR	9,500 SF	1/300 SF	2	29	
I-2	COMM. KITCHEN	659 SF	V-A	1 FLOOR	14,000 SF	1/200 SF	4	33	

OCCUPANCY CLASSIFICATION - PER LICENSED FACILITY

IBC 2015 / TABLE 503									
IBC 2015 / TABLE 1004.1.1									
OCCUPANCY CLASSIFICATION	SPECIFIC USE	SF PER USE	TYPE OF CONSTRUCTION	ALLOWABLE HEIGHT	SF PER FLOOR	SF PER OCCUPANT	SUB TOTAL OF OCCUPANTS	CUMULATIVE OCCUPANT LOAD	
I-2	ASSEMBLY	2,206 SF	V-A	1 FLOOR	9,500 SF	1/115 SF	148	148	
I-2	SLEEPING AREAS	3,216 SF	V-A	1 FLOOR	9,500 SF	1/120 SF	27	175	
I-2	STORAGE	444 SF	V-A	1 FLOOR	9,500 SF	1/300 SF	2	177	
I-2	COMM. KITCHEN	659 SF	V-A	1 FLOOR	14,000 SF	1/200 SF	4	181	

OCCUPANT LOAD PER I-2 LICENSED FACILITY = 181/2 = 90.5 OR 91

SMALL TYPE "B" FACILITY (SEPARATE LICENSE)

SMALL TYPE "B" FACILITY (SEPARATE LICENSE)

PHASE 2

PHASE 2-ONLY NEW TOTAL AREA	10,029 GSF	BUILDING SIZE	1 FLOOR
(2) ASSISTED LIVING FACILITIES	9,321 SF	EXTENT OF FIRE SPRINKLERING	FULL
(1) COMMERCIAL KITCHEN	708 SF	OCCUPANCY GROUP	I-2, U
CONSTRUCTION TYPE	V-A, V-B	FINISHED CEILING HEIGHT	9'-0"
BUILDING ADDRESS	1110, 1112, 1114 LAKEVIEW DRIVE SUGAR LAND, TEXAS 77478		

DESCRIPTION (PHASE 2-ONLY): (2) NEW SINGLE FLOOR, SMALL TYPE "B" ASSISTED LIVING FACILITIES ON 3.4 ACRE VACANT LOT. BUILDING WILL HOUSE (2) ASSISTED LIVING FACILITIES, (1) COMMERCIAL KITCHEN, ADMINISTRATION/OFFICE, AND A STORAGE GARAGE. SITE ALSO HAS A PLAYGROUND, SPORT COURT, DETENTION POND, AND FIRE ACCESS ROAD.

Optimum Personal Care Assisted Living Facilities

1112 Lakeview Drive Sugar Land, Texas 77478



OWNER & APPLICANT:
BOBBY ENGLISH
2021 FM 1092 (MURPHY RD.)
MISSOURI CITY, TEXAS 77459
(281) 565-4144

ARCHITECT:
NATE LEWIS
134 ELDRIDGE ROAD SUITE A
SUGAR LAND, TEXAS 77478
(713) 933-0507

APPLICABLE CODES

THIS PROJECT WILL BE SUBMITTED TO THE CITY OF: **SUGAR LAND**

2015 ICC "family of codes" IBC, IEBC, IECC (ASHRAE 90.1, 2013), IFC, IFGC, IMC, IPC, & ISPSC) & the 2014 NEC / NFPA 70

BUILDING WILL BE 100%SPRINKLERED WITH A NFPA 13 SYSTEM

FIRE ALARM SYSTEM WILL BE INSTALLED PER NFPA 72

FOAM INSULATION WILL BE INSTALLED AND WILL MEET THE REQUIREMENTS AS DEFINED IN CHAPTER 26 OF THE 2015 IBC.

DRAWING LIST - CONT.

ARCHITECTURAL

- A0.0 ROOM FINISHED SCHEDULE
- A1.0 OVERALL SITE PLAN & SITE DETAILS
- A1.1 ENLARGED SITE PLAN DETAILS
- A2.0 DIMENSIONED FLOOR PLAN
- A2.1 ARCHITECTURAL FLOOR PLAN - AREA "A"
- A2.2 ARCHITECTURAL FLOOR PLAN - AREA "B"
- A3.0 ELECTRICAL & TELEPHONE PLAN - AREA "A"
- A3.1 ELECTRICAL & TELEPHONE PLAN - AREA "B"
- A4.0 REFLECTED CEILING PLAN - AREA "A"
- A4.1 REFLECTED CEILING PLAN - AREA "B"
- A5.0 ROOF PLAN & ROOF DETAILS
- A6.0 BUILDING ELEVATIONS
- A7.0 BUILDING SECTIONS
- A8.0 WALLS SECTIONS
- A9.0 DOOR & WINDOW ELEVATIONS, SCHED. & DETAILS
- A10.0 ENLARGED RESTROOM PLANS & DETAILS
- A11.0 INTERIOR ELEVATIONS & DETAILS

FOOD SERVICE

- FS-1 EQUIPMENT PLAN, SCHEDULE & ELEVATIONS
- FS-2 HOOD DRAWINGS
- FS-3 HOOD FANS & CONTROLS

STRUCTURAL

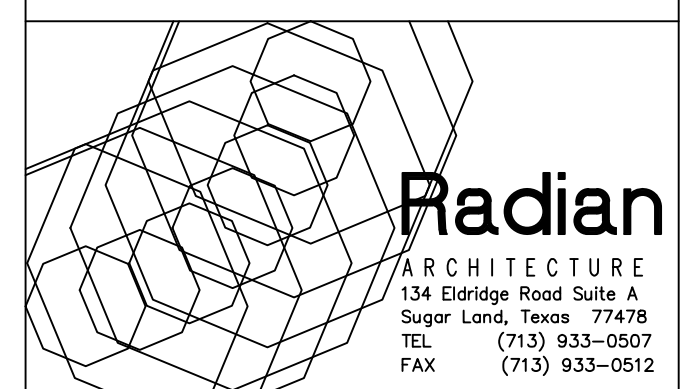
- S1A FOUNDATION PLAN
- S1B FOUNDATION PLAN
- S1C PARTIAL FOUNDATION PLANS
- S2 FOUNDATION SECTIONS
- S3 CEILING FRAMING PLAN
- S4 CEILING FRAMING PLAN
- S5 ROOF FRAMING PLAN
- S6 ROOF FRAMING PLAN
- S7 GENERAL NOTES
- S8 GENERAL NOTES
- S9 GARAGE FOUNDATION & ROOF FRAMING
- S10 GARAGE & DUMPSTER FOUNDATION
- S11 LINTEL DETAILS & FOUNDATION SECTIONS
- S12 ALTERNATIVE CEILING FRAMING PLAN

MEP

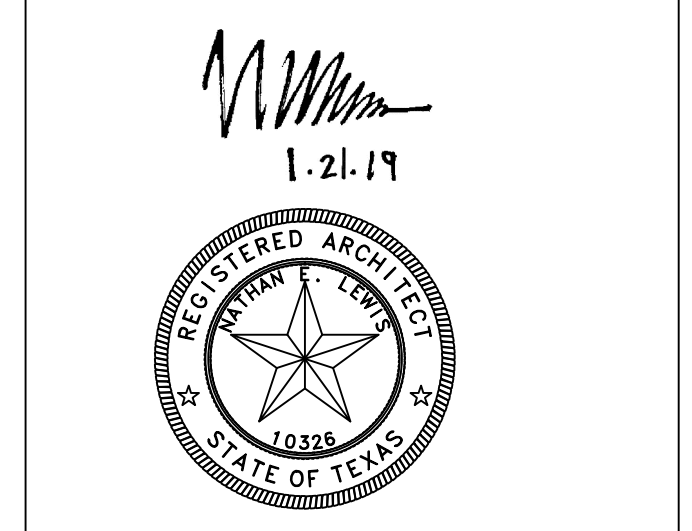
- M1.2 MECHANICAL PLAN EAST
- M2.1 MECHANICAL SCHEDULES
- M3.1 MECHANICAL SPECIFICATIONS
- M3.2 MECHANICAL SPECIFICATIONS
- M4.1 MECHANICAL DETAILS
- M4.2 MECHANICAL DETAILS
- P1.02 PLUMBING PLAN BELOW FLOOR - AREA "B"
- P1.03 PLUMBING PLAN - NATURAL GAS
- P1.04 PLUMBING ROOF PLAN
- P2.01 PLUMBING RISER DIAGRAM - SANITARY & VENT
- P2.02 PLUMBING RISER DIAGRAM - DOMESTIC WATER
- P3.01 PLUMBING SCHEDULES & DETAILS
- P3.02 PLUMBING DETAILS
- P4.01 PLUMBING SPECIFICATIONS
- E0.01 ELECTRICAL SPECIFICATIONS
- E0.02 ELECTRICAL SPECIFICATIONS
- E0.03 ELECTRICAL SPECIFICATIONS
- E0.04 DADS CONSIDERATIONS
- E1.04 ELECTRICAL PLAN - AREA "B" MEZZ. LEVEL
- E2.02 ELECTRICAL LIGHTING PLAN - AREA "B"
- E3.04 ELECTRICAL PANEL SCHEDULES

Optimum Personal Care Assisted Living Phase 2

1110/12/14 Lakeview Dr. Sugar Land, Texas 77478



#	Date	Description
1	12.10.12	SCHEMATIC DESIGN
2	02.28.13	50% CONSTRUCTION DOCS.
3	05.30.13	CONTRACTOR SET
4	08.14.13	CONTRACTOR SET - #2
5	08.30.13	PERMIT / TDADS SETS
6	09.10.13	ACI CHANGES
7	11.25.13	TDADS COMMENTS
8	12.10.13	CITY COMMENTS
9	01.23.14	CITY COMMENTS
10	07.17.14	DOORS/WINDOWS REV.
11	08.20.14	FIRE SCREEN WALL
12	10.14.14	PERMIT SET #2
13	07.07.15	GREAT RM. MILLWORK
14	07.10.15	PHASE 2 REVISION
15	09.30.15	CITY COMMENTS
16	05.21.18	PERMIT 3
17	01.21.19	CITY COMMENTS



Project No. 1201.31

TITLE SHEET

Sheet No.

TS1