

PARKING SCHEDULE - LEVEL 3

Type	Count
ADA	2
COMPACT	10
MOTORCYCLE	1
STANDARD	79
TOTAL (LEVEL 3):	92

PROJECT PARKING COUNT			
TYPE	PROVIDED	REQUIRED	CODE / REF
STANDARD	347		
ACCESSIBLE	8	9	PER T.A.S. SEC. 208.2
VAN ACCESSIBLE	2	2	PER T.A.S. SEC. 208.2.4
COMPACT	40		
EV	11		
ADA EV	1		
TOTAL	415		FORT WORTH, TEXAS CODE OF ORDINANCES S6.201 380 1 STALL / DWELLING UNIT + 1 STALL / 250 SF COMMON AREAS

GENERAL NOTES	
1.	ALL UNIT INTERIOR PARTITIONS ARE PARTITION TYPE WA4, UNLESS OTHERWISE INDICATED.
2.	ALL UNIT PLUMBING PARTITIONS ARE PARTITION TYPE WA6, UNLESS OTHERWISE INDICATED.
3.	ALL UNIT DEMISING PARTITIONS ARE PARTITION TYPE WPA4, UNLESS OTHERWISE INDICATED.
4.	REFER TO SHEET A6.01 FOR DOOR SCHEDULE.
5.	FURNITURE AND OWNER PROVIDED EQUIPMENT SHOWN FOR COORDINATION REFERENCE ONLY UNLESS NOTED OTHERWISE.
6.	ALL DIMENSIONS ARE TAKEN TO FACE OF STUD UNLESS OTHERWISE INDICATED WITH AN ABBREVIATION (*) AND ADDITIONAL NOTATION DESCRIBING ALTERNATE DIMENSIONAL LOCATION.
7.	ALL UNIT DOORS TO BE LOCATED 6" FROM INSIDE EDGE OF HINGE-SIDE FRAME TO BISECTING SURFACE, OR CENTERED ON WALL, UNLESS OTHERWISE NOTED.
8.	KITCHEN BASE CABINETS ARE 24" DEEP AND COUNTERTOPS ARE 25" DEEP U.N.O.
9.	BATH BASE CABINETS ARE 21" DEEP AND COUNTERTOPS ARE 22" DEEP U.N.O.
10.	PROVIDE BLOCKING IN WALLS AT TOILET AND SHOWERS PER SHEET A4.008.
11.	FIBERGLASS REINFORCED TILE BACKER BOARD TO BE INSTALLED IN ALL SHOWER AREAS, CONTINUOUS FIRE RATED ASSEMBLY REQUIRED BEHIND THIS BACKER BOARD AT ALL CORRIDOR AND DEMISING WALLS.
12.	PROVIDE BLOCKING IN WALLS FOR ALL MIRRORS.
13.	INSTALL TILE TO CEILING U.N.O.
14.	PROVIDE BLOCKING TO ACCOMMODATE UPPER CABINETS AT KITCHEN AND BATH(S) CLOSET(S) AND LAUNDRY SHELVING, ALL MIRRORS, AND WALL MOUNTED TV AT BEDROOM #1 AND LIVING ROOM. REFER TO TYPICAL UNIT DETAIL SHEET.
15.	PROVIDE FINISH PANELS AT ALL EXPOSED END CONDITIONS OF CABINETS.
16.	ALL INTERIOR UNIT WALLS TO HAVE A PAINTED WOOD BASE INCLUDING UTILITY AND COAT CLOSETS, UNLESS NOTED OTHERWISE.
17.	ALL INTERIOR BATHROOM WALLS TO HAVE TILE BASE UNLESS NOTED OTHERWISE.
18.	INSULATE ALL PLUMBING RISERS IN WALL WITH BATT INSULATION.
19.	PROVIDE HEAVY HEADER BLOCKING IN WALLS FOR ALL BARN DOORS.
20.	PROVIDE OUTLET CUT-OUT FOR MICROWAVE IN CABINET.
21.	FOR BUILDING EXTERIOR, DEMISING, CORRIDOR, OR SHARED BUILDING FUNCTION WALLS, REFER TO OVERALL AND SEGMENT FLOOR PLANS.
22.	INTERIOR DOORS SHALL BE INSTALLED 4" FROM AN ADJACENT WALL WHERE APPLICABLE, MEASURED FROM FACE OF STUD TO HINGE SIDE OF DOOR.
23.	REFER TO MEP DRAWINGS FOR SUPPORT REQUIRED AT ALL MECHANICAL CLOSETS.
24.	PROVIDE FINISH PANELS AT ALL EXPOSED END CONDITION OF CABINETS.
25.	FOR BUILDING EXTERIOR, DEMISING, CORRIDOR OR SHARED BUILDING FUNCTION WALLS, REFER TO OVERALL FLOOR PLANS.
26.	REFER TO STRUCTURAL FOR TOPPING SLAB(S) O.G. SPOT ELEVATIONS AND TYPICAL WASH DETAILS.
27.	ALL EXPOSED STEEL TO BE GALVANIZED.
28.	ALL BRACKET FIRE EXTINGUISHERS TO BE MOUNTED AT 45" A.F.F. MAX. TO EXTINGUISHER HANDLE U.N.O.
29.	KNDX BOX LOCATION AND MOUNTING HEIGHT TO BE APPROVED BY FIRE MARSHAL.
30.	PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS ABOVE THE CORNER OF ALL INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30'-0" IN LENGTH OR GREATER OR AS INDICATED ON INTERIOR ELEVATIONS. PROVIDE HORIZONTAL CONTROL JOINTS AT 10'-0" A.F.F. THROUGHOUT BUILDING, TYP.
31.	ANY BUILDING PIPING ROUTED THROUGH GARAGE FLOORS ARE NOT TO INTERFERE WITH PARKING SPACES. ANY EXPOSED PIPING THAT CAN BE IMPACTED BY A VEHICLE SHALL HAVE A GALV. STEEL PROTECTION COLLAR.
32.	PROVIDE CAST IRON BOOT AT ALL DOWN SPOUTS TO UNDERGROUND DRAINAGE SYSTEM, TYP.
33.	NO EXPOSED CONDUIT, PLUMBING, AND WIRES TO BE RUN ON THE EXTERIOR OF THE GARAGE.
34.	ANY EXPOSED CONDUIT, PLUMBING, AND WIRES INSIDE THE GARAGE TO BE ROUTED TIGHT TO UNDERSIDE OF STRUCTURE AND THROUGH STRUCTURAL BEAM SLEEVES AND ANY RISERS TO BE TIGHT TO VERTICAL WALLS OF STRUCTURE.
35.	CLEAR WIDTH BETWEEN BOLLARDS SHOULD BE 3'-0" MINIMUM.
36.	ENVIRONMENTAL AIR EXHAUST OUTLETS ARE TO BE LOCATED AT LEAST 3 FEET FROM OPERABLE OPENINGS INTO BUILDINGS AND 10 FEET FROM MECHANICAL AIR INTAKES.
37.	WALL AND CEILING ASSEMBLIES AT UNITS ADJACENT TO AMENITY SPACES SHALL INCLUDE ISOMAX INSULATION UNIT, RESILIENT CHANNEL, 2 LAYERS OF GYP. BD. ON THE AMENITY SIDE.



CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

NO.	DATE	DESCRIPTION
1	03.13.2023	SCHEMATIC DESIGN
2	06.14.2023	50% DESIGN DEVELOPMENT
3	06.26.2023	100% DESIGN DEVELOPMENT
4	09.13.2023	50% CONSTRUCTION DOCS
5	10.20.2023	ISSUE FOR PRICING
6		
7		
8		
9		
10		

REVISIONS

NO.	DATE	DESCRIPTION

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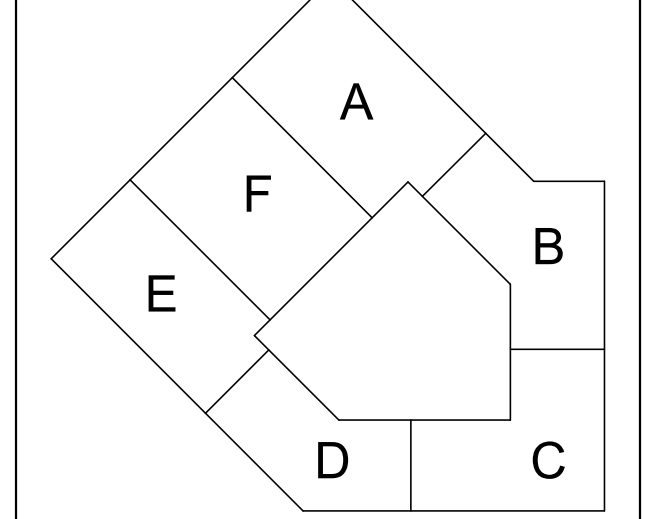
JOE HAVER

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Date of issue:
10.20.2023

**NORTHWEST VILLAGE
BLOCK B**
STATE HIGHWAY 114
FORT WORTH, TX

KEYPLAN



FLOOR PLAN - LEVEL THREE - OVERALL

JOB 22570.0000
DATE 09.13.2023
SHEET

A02-03

10/26/2023 1:21:36 PM A02-03 FLOOR PLAN - LEVEL THREE - OVERALL

1 OVERALL FLOOR PLAN - LEVEL THREE
1/116" = 1'-0"

