Building Data Summary	
Project ID:	Urban Living Phase 2
Location:	Urban Living Phase 2 Mansfield, Texas
Scope of Work:	Roofing
Date:	

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
		DIVISION.01 GENERAL REQUIREMENTS												
1		Supervision and Coordination	LS	1	0%	1	$ -	$ -	1000.000	$ 45.00	$ 45,000.00	$ 45,000.00	$ 45,000.00	
2		Submittals and Shop drawings	LS	1	0%	1	$ 6,500.00	$ 6,500.00	0.000	$ -	$ -	$ -	$ 6,500.00	
3		Final Cleaning	LS	1	0%	1	$ -	$ -	180.000	$ 45.00	$ 8,100.00	$ 8,100.00	$ 8,100.00	
4		Mobilization Costs	LS	1	0%	1	$ 20,000.00	$ 20,000.00	0.000	$ -	$ -	$ -	$ 20,000.00	
5		Temporary Control & Facilities	LS	1	0%	1	$ 12,000.00	$ 12,000.00	0.000	$ -	$ -	$ -	$ 12,000.00	
		Subtotal (General Requirements)												$ 91,600
		DIVISION 07- THERMAL & MOISTURE PROTECTION												
		Building 1												
		Roof Covering												
6		Cover Board	SF	70166	5%	73674	$ 1.05	$ 77,358.02	0.007	$ 45.00	$ 0.32	$ 23,207.40	$ 100,565.42	
7		TPO Roof Membrane Adhered	SF	76929	5%	80775	$ 1.85	$ 149,434.58	0.013	$ 45.00	$ 0.59	$ 47,253.64	$ 196,688.22	
8		Standing Seam Metal Roof	SF	1731	5%	1818	$ 4.75	$ 8,633.36	0.045	$ 55.00	$ 2.48	$ 4,498.44	$ 13,131.80	
		Insulation												
9		Tapered Insulation	SF	15797	5%	16587	$ 1.75	$ 29,026.99	0.009	$ 45.00	$ 0.41	$ 6,717.67	$ 35,744.66	
10		R-13 Batt Insulation	SF	13567	5%	14245	$ 0.60	$ 8,547.21	0.008	$ 45.00	$ 0.36	$ 5,128.33	$ 13,675.54	
11		R-7.5 Polyisocyanurate Insulation	SF	56599	5%	59429	$ 0.80	$ 47,543.16	0.006	$ 45.00	$ 0.27	$ 16,045.82	$ 63,588.98	
		Flashing												
12		Hip Flashing	LF	106	5%	111	$ 4.50	$ 500.85	0.050	$ 55.00	$ 2.75	$ 306.08	$ 806.93	
13		Step Wall Flashing	LF	1155	5%	1213	$ 4.00	$ 4,851.00	0.050	$ 55.00	$ 2.75	$ 3,335.06	$ 8,186.06	
14		Flashing For Roof Hatch & Elevator Shaft	LF	56	5%	59	$ 6.00	$ 352.80	0.060	$ 55.00	$ 3.30	$ 194.04	$ 546.84	
15		Flashing For Discharge Nozzle	LF	140	5%	147	$ 5.00	$ 735.00	0.060	$ 55.00	$ 3.30	$ 485.10	$ 1,220.10	
16		Flashing For Roof And Overflow Drains	LF	142	5%	149	$ 5.00	$ 745.50	0.060	$ 55.00	$ 3.30	$ 492.03	$ 1,237.53	
17		Metal Sheet Coping Cap Flashing w/Fasteners (3" To 6" O.C) Stagger	LF	4210	5%	4421	$ 14.00	$ 61,887.00	0.080	$ 55.00	$ 4.40	$ 19,450.20	$ 81,337.20	
18		24 GA Galvanized Metal Compression Flashing w/ Fasteners 8"O.C	LF	3516	5%	3692	$ 7.50	$ 27,688.50	0.060	$ 55.00	$ 3.30	$ 12,182.94	$ 39,871.44	
		Soffit & Vent												
19		Soffit Vent	LF	334	5%	351	$ 6.50	$ 2,279.55	0.050	$ 45.00	$ 2.25	$ 789.08	$ 3,068.63	
20		Fiber Cement Board Soffit	SF	4051	5%	4254	$ 2.75	$ 11,697.26	0.035	$ 45.00	$ 1.58	$ 6,699.34	$ 18,396.60	
		Gutter												
21		(3"x8") Aluminum Gutter	LF	1445	5%	1517	$ 12.00	$ 18,207.00	0.080	$ 55.00	$ 4.40	$ 6,675.90	$ 24,882.90	
		Hatch & Ladder												
22		(4'-8" x 4'-8") Roof Hatch Access	EA	2	0%	2	$ 2,400.00	$ 4,800.00	8.000	$ 55.00	$ 440.00	$ 880.00	$ 5,680.00	
23		Ladder (16' H) (Detail Not Given)	EA	2	0%	2	$ 1,800.00	$ 3,600.00	10.000	$ 55.00	$ 550.00	$ 1,100.00	$ 4,700.00	
		Bar												
24		Termination Bar w/ Fastened 12" O.C	LF	3516	5%	3692	$ 1.20	$ 4,430.16	0.020	$ 45.00	$ 0.90	$ 3,322.62	$ 7,752.78	
25		Bar Grating Mat (Assumed) Detail Not Mention	SF	3316	5%	3482	$ 9.00	$ 31,336.20	0.050	$ 55.00	$ 2.75	$ 9,574.95	$ 40,911.15	
		Nozzle												
26		Discharge Nozzle	EA	35	0%	35	$ 85.00	$ 2,975.00	1.000	$ 55.00	$ 55.00	$ 1,925.00	$ 4,900.00	
		Drain												
27		Roof And Overflow Drain (Zurn 163)	EA	71	0%	71	$ 650.00	$ 46,150.00	3.500	$ 55.00	$ 192.50	$ 13,667.50	$ 59,817.50	
		Tape												
28		(6") Flashing Tape	LF	3516	5%	3692	$ 1.10	$ 4,060.98	0.015	$ 45.00	$ 0.68	$ 2,491.97	$ 6,552.95	
		Strip & Cleat												
29		Starter Strip	LF	3516	5%	3692	$ 2.50	$ 9,229.50	0.030	$ 55.00	$ 1.65	$ 6,091.47	$ 15,320.97	
30		Cleat	LF	3210	5%	3371	$ 2.25	$ 7,583.63	0.030	$ 55.00	$ 1.65	$ 5,561.33	$ 13,144.95	
		Sealant												
31		Sealant At Parapet Coping & Compression Flashing	LF	11611	5%	12192	$ 0.85	$ 10,362.82	0.020	$ 45.00	$ 0.90	$ 10,972.40	$ 21,335.21	
		Building 2												
		Roof Covering												
32		Cover Board	SF	34734	5%	36471	$ 1.05	$ 38,294.24	0.007	$ 45.00	$ 0.32	$ 11,488.27	$ 49,782.51	
33		TPO Roof Membrane Adhered	SF	37929	5%	39825	$ 1.85	$ 73,677.08	0.013	$ 45.00	$ 0.59	$ 23,297.89	$ 96,974.97	
34		Standing Seam Metal Roof	SF	800	5%	840	$ 4.75	$ 3,990.00	0.045	$ 55.00	$ 2.48	$ 2,079.00	$ 6,069.00	
		Insulation												
35		Tapered Insulation	SF	6347	5%	6664	$ 1.75	$ 11,662.61	0.009	$ 45.00	$ 0.41	$ 2,699.06	$ 14,361.67	
36		R-13 Batt Insulation	SF	8908	5%	9353	$ 0.60	$ 5,612.04	0.008	$ 45.00	$ 0.36	$ 3,367.22	$ 8,979.26	
37		R-7.5 Polyisocyanurate Insulation	SF	25835	5%	27127	$ 0.80	$ 21,701.40	0.006	$ 45.00	$ 0.27	$ 7,324.22	$ 29,025.62	
		Flashing												
38		Hip Flashing	LF	171	5%	180	$ 4.50	$ 807.98	0.050	$ 55.00	$ 2.75	$ 493.76	$ 1,301.74	
39		Step Wall Flashing	LF	446	5%	468	$ 4.00	$ 1,873.20	0.050	$ 55.00	$ 2.75	$ 1,287.83	$ 3,161.03	
40		Flashing For Roof Hatch & Elevator Shaft	LF	56	5%	59	$ 6.00	$ 352.80	0.060	$ 55.00	$ 3.30	$ 194.04	$ 546.84	
41		Flashing For Discharge Nozzle	LF	64	5%	67	$ 5.00	$ 336.00	0.060	$ 55.00	$ 3.30	$ 221.76	$ 557.76	
42		Flashing For Roof And Overflow Drains	LF	64	5%	67	$ 5.00	$ 336.00	0.060	$ 55.00	$ 3.30	$ 221.76	$ 557.76	
43		Metal Sheet Coping Cap Flashing w/Fasteners (3" To 6" O.C) Stagger	LF	2060	5%	2163	$ 14.00	$ 30,282.00	0.080	$ 55.00	$ 4.40	$ 9,517.20	$ 39,799.20	
44	A4.1-5A.1 To A4.3-4B	24 GA Galvanized Metal Compression Flashing w/ Fasteners 8"O.C	LF	1356	5%	1424	$ 7.50	$ 10,678.50	0.060	$ 55.00	$ 3.30	$ 4,698.54	$ 15,377.04	
		Soffit & Vent												
45		Soffit Vent	LF	274	5%	288	$ 6.50	$ 1,870.05	0.050	$ 45.00	$ 2.25	$ 647.33	$ 2,517.38	
46		Fiber Cement Board Soffit	SF	3186	5%	3345	$ 2.75	$ 9,199.58	0.035	$ 45.00	$ 1.58	$ 5,268.85	$ 14,468.42	
		Gutter												
47		(3"x8") Aluminum Gutter	LF	572	5%	601	$ 12.00	$ 7,207.20	0.080	$ 55.00	$ 4.40	$ 2,642.64	$ 9,849.84	
		Hatch & Ladder												
48		(4'-8" x 4'-8") Roof Hatch Access	EA	1	0%	1	$ 2,400.00	$ 2,400.00	8.000	$ 55.00	$ 440.00	$ 440.00	$ 2,840.00	
49		Ladder (16' H) (Detail Not Given)	EA	1	0%	1	$ 1,800.00	$ 1,800.00	10.000	$ 55.00	$ 550.00	$ 550.00	$ 2,350.00	
		Bar												
50		Termination Bar w/ Fastened 12" O.C	LF	1356	5%	1424	$ 1.20	$ 1,708.56	0.020	$ 45.00	$ 0.90	$ 1,281.42	$ 2,989.98	
51		Bar Grating Mat (Assumed) Detail Not Mention	SF	1532	5%	1609	$ 9.00	$ 14,477.40	0.050	$ 55.00	$ 2.75	$ 4,423.65	$ 18,901.05	
		Nozzle												
52		Discharge Nozzle	EA	16	0%	16	$ 85.00	$ 1,360.00	1.000	$ 55.00	$ 55.00	$ 880.00	$ 2,240.00	
		Drain												
53		Roof And Overflow Drain (Zurn 163)	EA	32	0%	32	$ 650.00	$ 20,800.00	3.500	$ 55.00	$ 192.50	$ 6,160.00	$ 26,960.00	
		Tape												
54		(6") Flashing Tape	LF	1356	5%	1424	$ 1.10	$ 1,566.18	0.015	$ 45.00	$ 0.68	$ 961.07	$ 2,527.25	
		Strip & Cleat												
55		Starter Strip	LF	1356	5%	1424	$ 2.50	$ 3,559.50	0.030	$ 55.00	$ 1.65	$ 2,349.27	$ 5,908.77	
56		Cleat	LF	2060	5%	2163	$ 2.25	$ 4,866.75	0.030	$ 55.00	$ 1.65	$ 3,568.95	$ 8,435.70	
		Sealant												
57		Sealant At Parapet Coping & Compression Flashing	LF	5476	5%	5750	$ 0.85	$ 4,887.33	0.020	$ 45.00	$ 0.90	$ 5,174.82	$ 10,062.15	
		Building 3												
		Roof Covering												
58		Cover Board	SF	34563	5%	36291	$ 1.05	$ 38,105.71	0.007	$ 45.00	$ 0.32	$ 11,431.71	$ 49,537.42	
59		TPO Roof Membrane Adhered	SF	37749	5%	39636	$ 1.85	$ 73,327.43	0.013	$ 45.00	$ 0.59	$ 23,187.32	$ 96,514.76	
60		Standing Seam Metal Roof	SF	785	5%	824	$ 4.75	$ 3,915.19	0.045	$ 55.00	$ 2.48	$ 2,040.02	$ 5,955.21	
		Insulation												
61		Tapered Insulation	SF	6359	5%	6677	$ 1.75	$ 11,684.66	0.009	$ 45.00	$ 0.41	$ 2,704.16	$ 14,388.83	
62		R-13 Batt Insulation	SF	8917	5%	9363	$ 0.60	$ 5,617.71	0.008	$ 45.00	$ 0.36	$ 3,370.63	$ 8,988.34	
63		R-7.5 Polyisocyanurate Insulation	SF	25647	5%	26929	$ 0.80	$ 21,543.48	0.006	$ 45.00	$ 0.27	$ 7,270.92	$ 28,814.40	
		Flashing												
64		Hip Flashing	LF	170	5%	179	$ 4.50	$ 803.25	0.050	$ 55.00	$ 2.75	$ 490.88	$ 1,294.13	
65		Step Wall Flashing	LF	448	5%	470	$ 4.00	$ 1,881.60	0.050	$ 55.00	$ 2.75	$ 1,293.60	$ 3,175.20	
66		Flashing For Roof Hatch & Elevator Shaft	LF	56	5%	59	$ 6.00	$ 352.80	0.060	$ 55.00	$ 3.30	$ 194.04	$ 546.84	
67		Flashing For Discharge Nozzle	LF	64	5%	67	$ 5.00	$ 336.00	0.060	$ 55.00	$ 3.30	$ 221.76	$ 557.76	
68		Flashing For Roof And Overflow Drains	LF	64	5%	67	$ 5.00	$ 336.00	0.060	$ 55.00	$ 3.30	$ 221.76	$ 557.76	
69		Metal Sheet Coping Cap Flashing w/Fasteners (3" To 6" O.C) Stagger	LF	2060	5%	2163	$ 14.00	$ 30,282.00	0.080	$ 55.00	$ 4.40	$ 9,517.20	$ 39,799.20	
70		24 GA Galvanized Metal Compression Flashing w/ Fasteners 8"O.C	LF	1356	5%	1424	$ 7.50	$ 10,678.50	0.060	$ 55.00	$ 3.30	$ 4,698.54	$ 15,377.04	
		Soffit & Vent												
71		Soffit Vent	LF	290	5%	305	$ 6.50	$ 1,979.25	0.050	$ 45.00	$ 2.25	$ 685.13	$ 2,664.38	
72		Fiber Cement Board Soffit	SF	3161	5%	3319	$ 2.75	$ 9,127.39	0.035	$ 45.00	$ 1.58	$ 5,227.50	$ 14,354.89	
		Gutter												
73		(3"x8") Aluminum Gutter	LF	569	5%	597	$ 12.00	$ 7,169.40	0.080	$ 55.00	$ 4.40	$ 2,628.78	$ 9,798.18	
		Hatch & Ladder												

Building Data Summary	
Project ID:	Urban Living Phase 2
Location:	Urban Living Phase 2 Mansfield, Texas
Scope of Work:	Roofing
Date:	

Item #	Ref. Sheet #	Item Description	Unit	Quantity	Wastage	Quantity w/ Wastage	Unit Material Cost	Total Material Cost	Unit Manhour	Hourly Wage	Unit Labor Cost	Total Labor Cost	Sub Cost	Total Trade Cost
74		(4'-8" x 4'-8") Roof Hatch Access	EA	1	0%	1	$ 2,400.00	$ 2,400.00	8.000	$ 55.00	$ 440.00	$ 440.00	$ 2,840.00	
75		Ladder (16' H) (Detail Not Given)	EA	1	0%	1	$ 1,800.00	$ 1,800.00	10.000	$ 55.00	$ 550.00	$ 550.00	$ 2,350.00	
		Bar												
76		Termination Bar w/ Fastened 12" O.C	LF	1356	5%	1424	$ 1.20	$ 1,708.56	0.020	$ 45.00	$ 0.90	$ 1,281.42	$ 2,989.98	
77		Bar Grating Mat (Assumed) Detail Not Mention	SF	1222	5%	1283	$ 9.00	$ 11,547.90	0.050	$ 55.00	$ 2.75	$ 3,528.53	$ 15,076.43	
		Nozzle												
78		Discharge Nozzle	EA	16	0%	16	$ 85.00	$ 1,360.00	1.000	$ 55.00	$ 55.00	$ 880.00	$ 2,240.00	
		Drain												
79		Roof And Overflow Drain (Zurn 163)	EA	32	0%	32	$ 650.00	$ 20,800.00	3.500	$ 55.00	$ 192.50	$ 6,160.00	$ 26,960.00	
		Tape												
80		(6") Flashing Tape	LF	1356	5%	1424	$ 1.10	$ 1,566.18	0.015	$ 45.00	$ 0.68	$ 961.07	$ 2,527.25	
		Strip & Cleat												
81		Starter Strip	LF	1356	5%	1424	$ 2.50	$ 3,559.50	0.030	$ 55.00	$ 1.65	$ 2,349.27	$ 5,908.77	
82		Cleat	LF	2060	5%	2163	$ 2.25	$ 4,866.75	0.030	$ 55.00	$ 1.65	$ 3,568.95	$ 8,435.70	
		Sealant												
83		Sealant At Parapet Coping & Compression Flashing	LF	5476	5%	5750	$ 0.85	$ 4,887.33	0.020	$ 45.00	$ 0.90	$ 5,174.82	$ 10,062.15	
		Subtotal (Thermal & Moisture Protection)						**$ 1,120,959**				**$ 410,365**		**$ 1,531,324**

PROJECTED COST		**$ 1,622,924**
INSURANCE	**3%**	**$ 48,688**
CONTINGENCY	**5%**	**$ 81,146**
OVERHEAD AND PROFIT	**15%**	**$ 243,439**
TAX	**0.00%**	**$ -**
SUGGESTED BID		**$ 1,996,196**

Note:

1.Please verify the equipment's and their prices with owner.
2.Online sources are used for pricing.
3.Prices can vary depending upon field conditions.

PRICING SOURCES & ASSUMPTIONS

1. Pricing Basis & Date

Prices reflect Q3 2026 (July 2026) market levels for the Dallas–Fort Worth metro (Project location: Mansfield, TX). Values represent a specialty roofing subcontractor's direct material and installed-labor costs. Extended costs = (Unit Material × Qty-with-Wastage) + (Unit Manhours × Hourly Wage × Qty-with-Wastage), consistent with the workbook's existing formulas.

2. Primary Pricing Sources

- RSMeans 2026 Building Construction Cost Data (Gordian) — unit material costs and crew productivity/output, localized to the DFW City Cost Index.
- Craftsman National Construction Estimator 2026 — labor manhour production rates.
- Manufacturer & regional distributor list pricing, Q2–Q3 2026 — TPO membrane & adhesive, polyiso & tapered insulation, glass-mat cover board, prefinished edge metal/coping, roof drains, roof hatches.
- Published 2026 market surveys — NRCA Cost-of-Roofing Survey 2026 and single-ply / standing-seam installed-cost data for cross-checking system $/SF.
- Wage data — U.S. BLS and regional (DFW) wage surveys for Roofers and Sheet-Metal Workers, 2026.

3. Labor Basis

Fully-burdened blended crew wages: $45.00/hr for general roofing trades (membrane, insulation, cover board, soffit, sealant) and $55.00/hr for sheet-metal / architectural-metal trades (standing seam, coping, compression flashing, gutters, cleats, drains, hatches). Burden includes payroll taxes, workers' compensation (high roofing class rate), general liability, and standard fringe/benefits. A 5% wastage factor (per the takeoff) is applied to both material and labor via the Quantity-with-Wastage column.

4. Key Assumptions

- All quantities, wastage factors, formulas, formatting, and worksheet structure were provided in the takeoff and preserved unchanged; only Unit Material Cost, Unit Manhour, and Hourly Wage inputs were added.
- Roof system = 60-mil fully-adhered white TPO over HD glass-mat gypsum cover board; R-7.5 polyiso base layer plus tapered polyiso for positive slope; R-13 batt at soffit/perimeter conditions.
- Standing seam = 24-ga Galvalume/PVDF architectural panel. Coping, compression flashing, gutters, cleats, and starter = shop-formed prefinished 24-ga metal.
- Roof/overflow drains priced as Zurn cast-iron drain assemblies; roofing scope includes setting and flashing the drain only.
- Division 01 General Requirements carried as lump-sum allowances (see cell notes).
- Insurance (3%), Contingency (5%), and Overhead & Profit (15%) applied per the workbook's existing markup structure.
- Texas sales tax on incorporated materials is assumed included within the Unit Material Costs (lump-sum contract treatment); the separate Tax line is therefore left at 0%. Adjust if a separated contract applies.

5. Exclusions

- Structural roof deck, deck repair/replacement, and tear-off/removal & disposal of existing roofing.
- Payment/performance bonds, permits, and impact/tap fees.
- Below-deck plumbing tie-in of roof drains, mechanical, electrical, and lightning protection.
- Rooftop equipment/curbs, solar, ballast/pavers, and vegetated-roof assemblies.
- Overtime / night / weekend premiums, winter-condition costs, and price escalation beyond the pricing date.
- Owner-furnished items and design/engineering of deferred submittals.
- Per existing project notes, verify equipment items and drain models with the Owner prior to bid.

Estimate prepared: July 2026 | Pricing date: Q3 2026 | Basis: RSMeans/Gordian 2026, Craftsman 2026, 2026 supplier & NRCA survey data, DFW-localized. This is a Class 2 (bid/budget) estimate; verify field conditions and current quotes before contract award.

"City Information and Directives"

DRAWN BY :

HLR ARCHITECTS

URBAN LIVING PHASE II

MANSFIELD, TEXAS

IFC SET

VOLUME I - ARCHITECTURAL

STILLWATER CAPITAL

ARCHITECT	OWNER/ DEVELOPER	GENERAL CONTRACTOR	STRUCTURAL ENGINEER	M.E.P. ENGINEER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	INTERIOR DESIGN
HENSLEY LAMKIN RACHEL, INC. ARCHITECTURE AND PLANNING	STILLWATER CAPITAL	STILLWATER CAPITAL	USC - ARCXIS	JORDAN SKALA ENGINEERS	BGE INC.	LANDDESIGN	HUE DESIGN
6201 W PLANO PKWY, SUITE 100 PLANO, TEXAS 75093 PHONE: 972-726-9400 FAX: 972-726-9401 CONTACT: CLAUDIO CAMPOS EMAIL: CLAUDIO@HLRINC.NET	4145 TRAVIS ST SUITE 300 DALLAS, TEXAS 75204 PHONE: 214-334-0032 CONTACT: CLAY ROBY EMAIL:CLAY.ROBY@STILLWATERCAP.COM	4145 TRAVIS ST. SUITE 300 DALLAS, TEXAS 75204 PHONE: 214.723.6067 CONTACT: STEVE GARRISON EMAIL: STEVE.GARRISON@STILLWATERCAP.COM	13333 NORTHWEST FWY. SUITE 650 HOUSTON, TEXAS 77040 PHONE: 713.996.7916 CONTACT: ALAN BIRBECK EMAIL: ABIRBECK@UNITED-STRUCTURAL.COM	17855 N DALLAS PKWY SUITE 320 DALLAS, TEXAS 75287 PHONE: 469.385.1616 CONTACT: TRENT BRIGGS EMAIL: TRBRIGGS@JORDANSKALA.COM	500 WEST 7TH STREET SUITE 1800 FORT WORTH, TEXAS 76102 PHONE: 817-872-6005 CONTACT: JAVIER JARAMILLO EMAIL: JJARAMILLO@BGEINC.COM	5301 ALPHA ROAD SUITE 24 Dallas, TX 75240 PHONE: 214.842.6980 CONTACT: HETH KENDRICK EMAIL: HKENDRICK@LANDDESIGN.COM	2800 N. HENDERSON AVENUE SUITE 100 DALLAS, TEXAS 75206 PHONE: 214.823.7842 CONTACT: ANGIE BERRY EMAIL: ANGIE@DESIGN-HUE.COM

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.
DALLAS ■ HOUSTON ■ SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400

PRE-CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR
	12-10-2021	TAD SUBMISSION
	06/16/2022	PERMIT/PROGRESS SET
	07/25/2022	PERMIT SET

CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR

STILLWATER CAPITAL

BRUCE RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

Project Title:

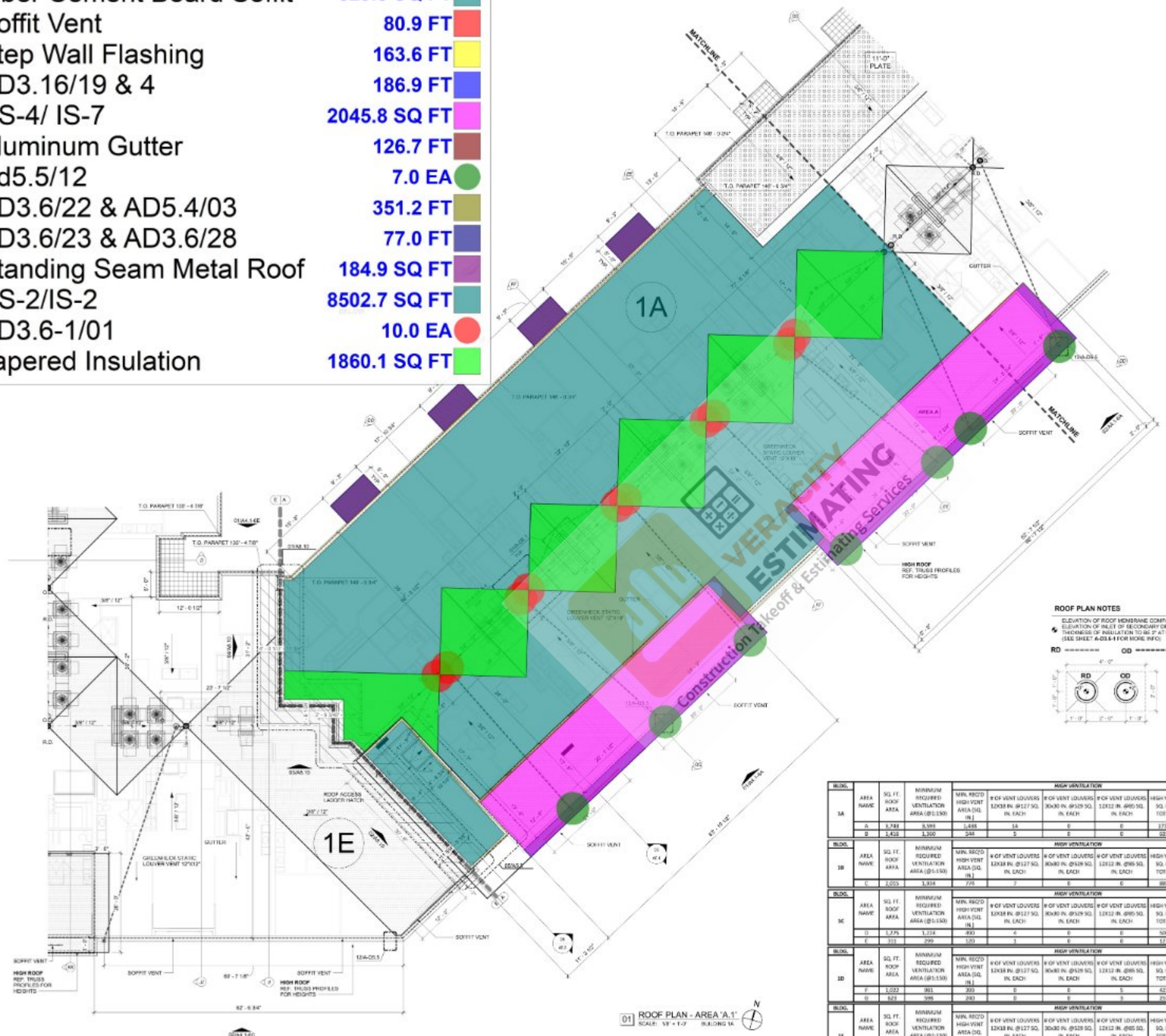
URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC, JH, EC, JR

Project #:
20305

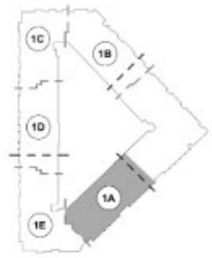
Drawing No.
A0.0
COVER SHEET - VOLUME I

Fiber Cement Board Soffit	529.8 SQ FT
Soffit Vent	80.9 FT
Step Wall Flashing	163.6 FT
AD3.16/19 & 4	186.9 FT
RS-4/ IS-7	2045.8 SQ FT
Aluminum Gutter	126.7 FT
Ad5.5/12	7.0 EA
AD3.6/22 & AD5.4/03	351.2 FT
AD3.6/23 & AD3.6/28	77.0 FT
Standing Seam Metal Roof	184.9 SQ FT
RS-2/IS-2	8502.7 SQ FT
AD3.6-1/01	10.0 EA
Tapered Insulation	1860.1 SQ FT



01 ROOF PLAN - AREA 'A.1'
SCALE: 1/8" = 1'-0" BUILDING 1A

KEY PLAN - BUILDING #1



DENOTES MATCHLINE
DENOTES FIREWALL

BUILDING DESCRIPTION LEGEND

1A
AREA
BUILDING #

ROOF LEGEND

- SLOPE DIRECTION OF ROOF DRAINAGE 3/8" PER FOOT UNLESS NOTED OTHERWISE
- INTERNAL DOWNSPOUT
- OVERFLOW DRAIN PER PLAN
- CONDENSER - REF. MECHANICAL REFER TO SPECS FOR CONDENSORS
- DESIGNATES RAISED PLATE
- DESIGNATES 2HR. FIRE WALL SEPARATION AREA - NO PENETRATIONS ALLOWED WITHIN 0'-0" OF FIREWALL IN BOTH DIRECTIONS - FIRE RETARDANT ROOF SHEATING REQUIRED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS
- 2 HR. FIRE WALL
- CANOPY TYPE I - STEEL FRAME WITH METAL ROOF DECK INSET - REFER TO SHEET A-07.2
- CANOPY TYPE II - WOOD FRAME WITH TPO ROOF - REFER TO SHEET A-03.6
- CANOPY TYPE III - STEEL FRAME WITH STANDING SEAM ROOF - REFER TO SHEET A-07.4A
- ELEVATOR SHAFT
- EXTERIOR WALL SECTION
- ROOF TRUSS PROFILE
- ROOF ACCESS LADDER HATCH
- 1/2" GYP. SHEATING DRAFTSTOP
- GREENHECK STATIC LOUVER - ESD-635
- DRY SPRINKLER AREA REFER TO ROOF TRUSS PROFILES
- DOWNSPOUT CONNECTION TO GUTTER

ROOF PLAN NOTES

1. ELEVATION OF ROOF MEMBRANE COMPARED TO THE ELEVATION OF INLET OF SECONDARY DRAIN. MINIMUM THICKNESS OF INSULATION TO BE 3" AT PRIMARY DRAIN. (SEE SHEET A-03.6-1 FOR MORE INFO)

RD ---------- OD ----------

ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @519 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1A	A	3,744	8,595	1,498	14	0	0	1778	49%	1819	122	1830	51%	3,608
	B	2,458	1,350	540	5	0	0	635	47%	725	48	725	54%	1,370
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @519 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1B	C	2,055	1,934	774	7	0	0	889	46%	1045	70	1050	54%	1,939
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @519 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1C	D	1,275	1,224	490	4	0	0	508	42%	736	48	720	59%	1,228
	E	331	299	120	1	0	0	127	42%	172	12	180	60%	307
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @519 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1D	F	1,022	981	393	0	0	5	425	43%	556	38	570	58%	995
	G	629	595	240	0	0	3	255	43%	343	23	345	58%	600
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @519 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1E	D	1,275	1,224	490	0	0	7	595	49%	629	42	630	51%	1,225
	H	997	957	383	0	0	5	425	44%	532	36	540	56%	965

NOTES:

- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL ESD-635
- 55.8% LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

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PRE CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include # DWG Revisions
	10/14/2020	PRE SUBMISSION
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	11/02/2020	PRICING SET

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include # DWG Revisions

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 16373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

Project Title:

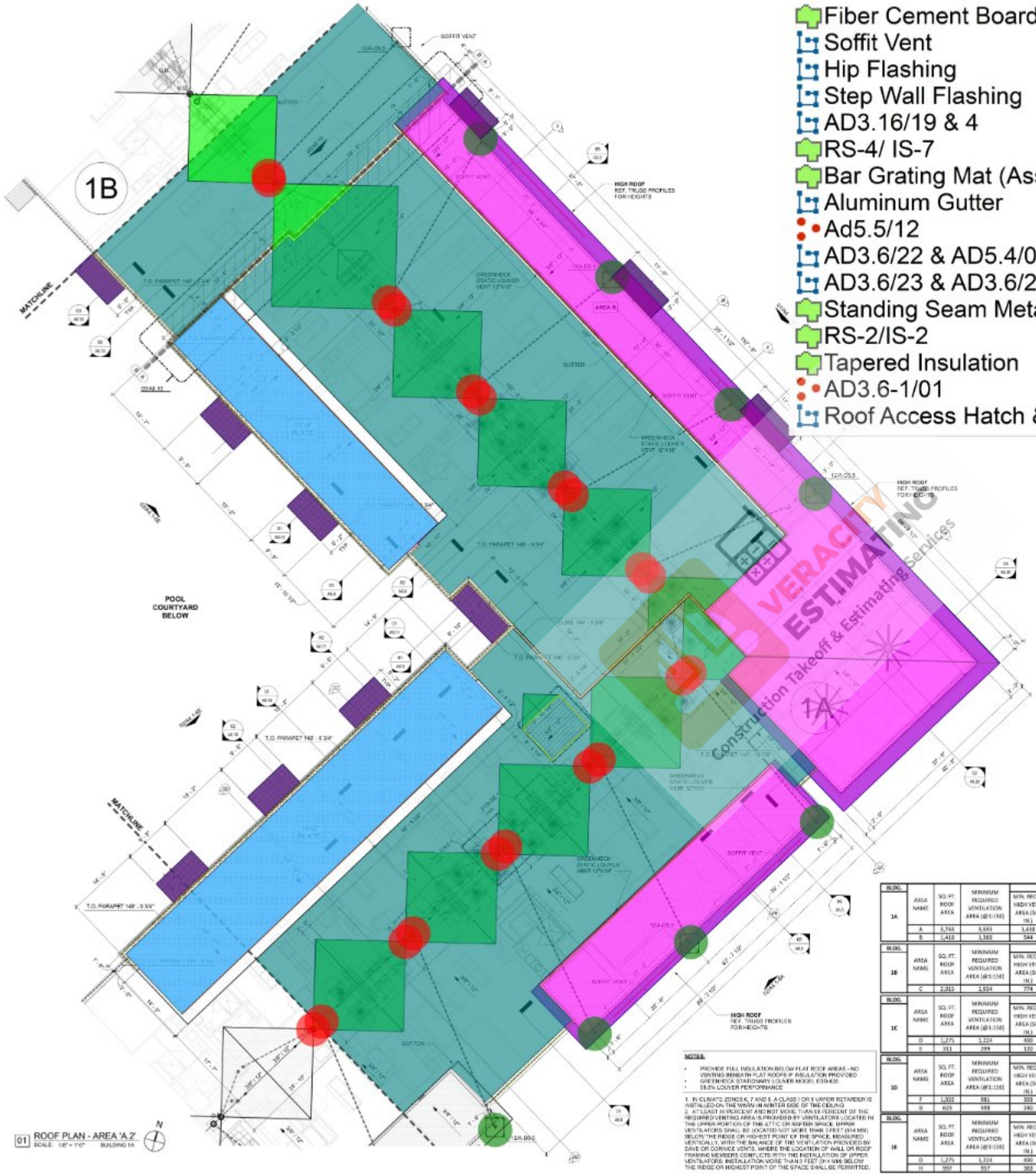
URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	SC, JR
TEAM:	CC ,SC, JR
Project #:	20305

Drawing No:

A4.1-5A.1

BUILDING 1A - ROOF PLAN - AREA A.1



01 ROOF PLAN - AREA 'A.2'
SCALE: 1/8" = 1'-0" BUILDING 1A

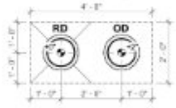
Fiber Cement Board Soffit	1299.4 SQ FT
Soffit Vent	89.8 FT
Hip Flashing	49.4 FT
Step Wall Flashing	458.6 FT
AD3.16/19 & 4	337.8 FT
RS-4/ IS-7	6515.5 SQ FT
Bar Grating Mat (Assumed) Detail Not Mention	2174.3 SQ FT
Aluminum Gutter	359.8 FT
Ad5.5/12	8.0 EA
AD3.6/22 & AD5.4/03	654.8 FT
AD3.6/23 & AD3.6/28	187.8 FT
Standing Seam Metal Roof	485.0 SQ FT
RS-2/IS-2	11331.9 SQ FT
Tapered Insulation	3194.3 SQ FT
AD3.6-1/01	20.0 EA
Roof Access Hatch & Elevator Shaft	36.5 FT

OVERFLOW DRAIN PER PLAN
CONDENSER - REF. MECHANICAL REFER TO SPECS FOR CONDENSORS
DESIGNATES RAISED PLATE
DESIGNATES 2-HR. FIRE WALL SEPARATION AREA - NO PENETRATIONS ALLOWED WITHIN 5'-0" OF FIREWALL IN BOTH DIRECTIONS - FIRE RETARDANT ROOF SHEATING REQUIRED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS
2 HR. FIRE WALL
CANOPY TYPE I - STEEL FRAME WITH METAL ROOF DECK INSET - REFER TO SHEET A-07.2
CANOPY TYPE II - WOOD FRAME WITH TPO ROOF - REFER TO SHEET A-03.6
CANOPY TYPE III - STEEL FRAME WITH STANDING SEAM ROOF - REFER TO SHEET A-07.4A
ELEVATOR SHAFT
EXTERIOR WALL SECTION
ROOF TRUSS PROFILE
ROOF ACCESS LADDER HATCH
1/2" SYP. SHEATING DRAFTSTOP
GREENHECK STATIC LOUVER - ESD-635
DRY SPRINKLER AREA REFER TO ROOF TRUSS PROFILES
DOWNSPOUT CONNECTION TO GUTTER

ROOF PLAN NOTES

ELEVATION OF ROOF MEMBRANE COMPARED TO THE ELEVATION OF INLET OF SECONDARY DRAIN. MINIMUM THICKNESS OF INSULATION TO BE 2" AT PRIMARY DRAIN. (SEE SHEET A-03.6-1 FOR MORE INFO)

RD ——— OD ———



NOTES:

- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL ESD-635
- 59.6% LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1/150)	HIGH VENTILATION						CROSS VENTILATION				TOTAL ROOF VENTILATION PROVIDED
				MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	
1A														
	A	3,764	3,569	1,418	14	0	0	1778	49%	1815	122	1830	51%	3,608
	B	1,416	1,360	544	5	0	0	635	47%	725	49	735	54%	1,370
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1/150)	HIGH VENTILATION						CROSS VENTILATION				TOTAL ROOF VENTILATION PROVIDED
				MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	
1B														
	C	2,315	1,924	774	7	0	0	889	46%	1045	70	1050	54%	1,939
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1/150)	HIGH VENTILATION						CROSS VENTILATION				TOTAL ROOF VENTILATION PROVIDED
				MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	
1C														
	D	1,275	1,324	690	4	0	0	508	42%	736	48	720	59%	1,228
	E	311	299	120	1	0	0	127	42%	172	12	180	60%	307
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1/150)	HIGH VENTILATION						CROSS VENTILATION				TOTAL ROOF VENTILATION PROVIDED
				MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	
1D														
	F	1,022	981	393	0	0	5	423	43%	556	38	570	58%	993
	G	625	598	240	0	0	5	255	43%	349	24	360	58%	600
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1/150)	HIGH VENTILATION						CROSS VENTILATION				TOTAL ROOF VENTILATION PROVIDED
				MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	
1E														
	D	1,275	1,324	690	0	0	7	595	46%	629	42	630	51%	1,225
	H	997	997	383	0	0	5	423	44%	532	36	540	56%	965

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	10.21.2020	WORKING PROGRESS SET
	11.02.2020	PRICING SET

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

Project Title:

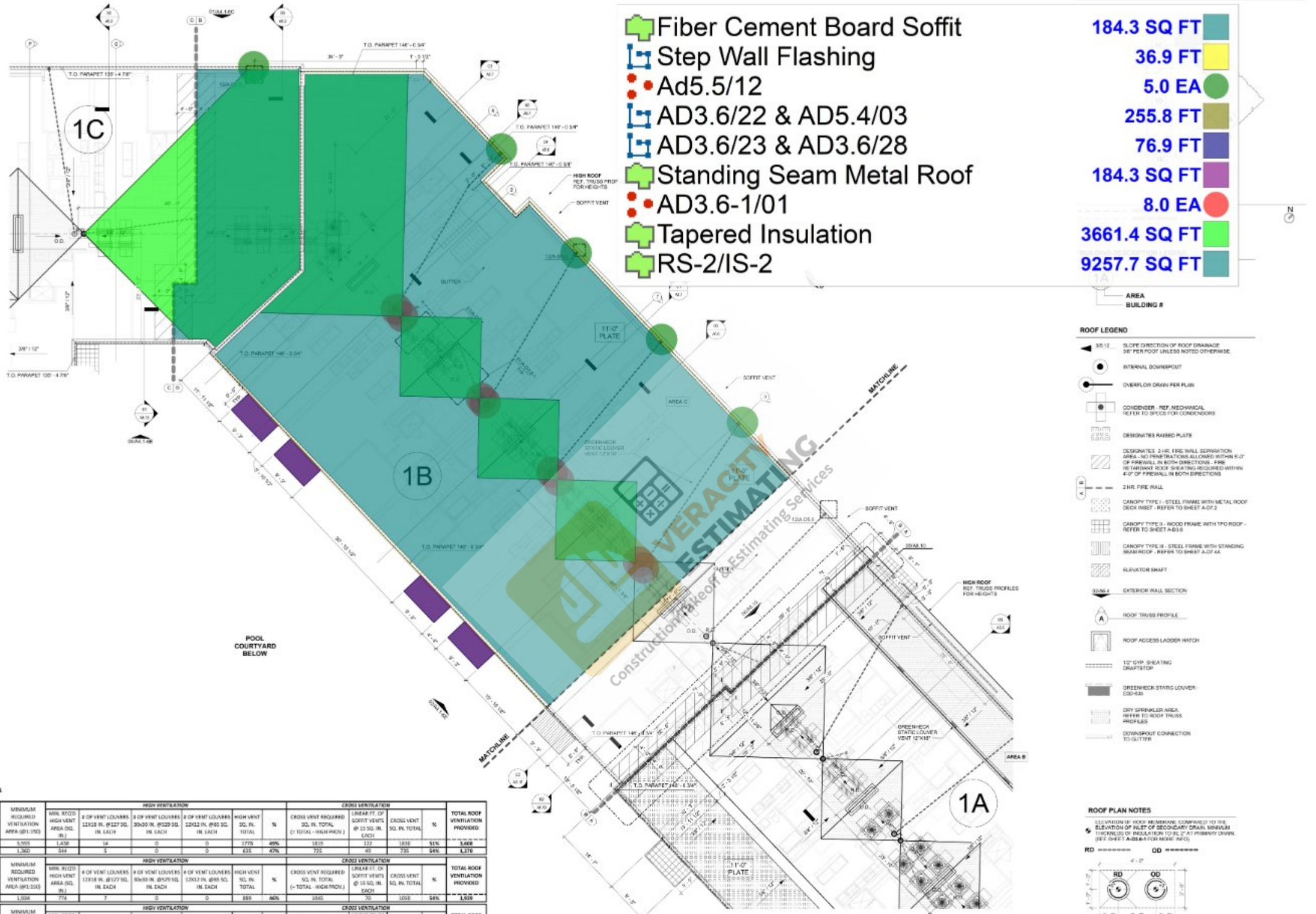
URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC, EC, JR
Project #:	20305

Drawing No:

A4.1-5A.2

BUILDING 1A - ROOF PLAN - AREA A.2



01 ROOF PLAN - AREA 'B'
SCALE: 1/8" = 1'-0" BUILDING 1B

ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1A	A	5,745	5,555	1,458	14	0	0	1778	49%	1815	133	1830	51%	3,608
	B	1,416	1,260	544	5	0	0	635	47%	725	40	735	54%	1,370
1B	C	2,815	1,994	774	7	0	0	889	46%	1045	70	1058	54%	1,948
1C	D	1,275	1,224	490	4	0	0	508	42%	716	68	720	59%	1,228
	E	311	299	120	1	0	0	127	42%	172	12	180	60%	307
1D	F	1,022	981	393	0	0	5	425	43%	566	38	570	58%	995
	G	825	558	240	0	0	3	255	45%	343	23	345	58%	600
1E	D	1,275	1,224	490	0	0	7	595	49%	629	42	630	51%	1,225
	H	997	957	383	0	0	5	425	44%	532	36	540	56%	965

NOTES:
- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL ESD-630
- SEE LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE, UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

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CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR Include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC, EC, JR

Project #: 20305

Drawing No:

A4.1-5B

BUILDING 1B - ROOF PLAN - AREA B

Item	Quantity
Fiber Cement Board Soffit	634.6 SQ FT
Soffit Vent	48.0 FT
Hip Flashing	28.3 FT
Step Wall Flashing	115.4 FT
AD3.16/19 & 4	124.3 FT
RS-4/ IS-7	1282.1 SQ FT
Bar Grating Mat (Assumed) Detail Not Mention	323.1 SQ FT
Aluminum Gutter	41.4 FT
Ad5.5/12	5.0 EA
AD3.6/22 & AD5.4/03	405.1 FT
AD3.6/23 & AD3.6/28	109.8 FT
Standing Seam Metal Roof	291.0 SQ FT
RS-2/IS-2	8456.8 SQ FT
AD3.6-1/01	10.0 EA
Tapered Insulation	1570.1 SQ FT

1A — AREA / BUILDING #

ROOF LEGEND

- 3/8:12 — SLOPE DIRECTION OF ROOF DRAINAGE 3/8" PER FOOT UNLESS NOTED OTHERWISE.
- INTERNAL DOWNSPOUT
- OVERFLOW DRAIN PER PLAN
- CONDENSER - REF. MECHANICAL REFER TO SPECS FOR CONDENSORS
- DESIGNATES RAISED PLATE
- DESIGNATES 2 HR. FIRE WALL SEPARATION AREA - NO PENETRATIONS ALLOWED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS - FIRE RETARDANT ROOF SHEATING REQUIRED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS
- 2 HR. FIRE WALL
- CANOPY TYPE I - STEEL FRAME WITH METAL ROOF DECK INSET - REFER TO SHEET A-07.2
- CANOPY TYPE II - WOOD FRAME WITH TPO ROOF - REFER TO SHEET A-03.8
- CANOPY TYPE III - STEEL FRAME WITH STANDING SEAM ROOF - REFER TO SHEET A-07.4A
- ELEVATOR SHAFT
- EXTERIOR WALL SECTION
- ROOF TRUSS PROFILE
- ROOF ACCESS LADDER HATCH
- 1/2" GYP. SHEATING DRAFTSTOP
- GREENHECK STATIC LOUVER - ESD-635
- DRY SPRINKLER AREA REFER TO ROOF TRUSS PROFILES
- DOWNSPOUT CONNECTION TO GUTTER

ROOF PLAN NOTES

ELEVATION OF ROOF MEMBRANE COMPARED TO THE ELEVATION OF INLET OF SECONDARY DRAIN. MINIMUM THICKNESS OF INSULATION TO BE 2" AT PRIMARY DRAIN. (SEE SHEET A-D3.6-1 FOR MORE INFO)

RD ------- OD -------

ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	HIGH VENTILATION: # OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	HIGH VENTILATION: # OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	HIGH VENTILATION: # OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENTILATION: HIGH VENT SQ. IN. TOTAL	HIGH VENTILATION: %	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	CROSS VENTILATION: LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENTILATION: CROSS VENT SQ. IN. TOTAL	CROSS VENTILATION: %	TOTAL ROOF VENTILATION PROVIDED
1A	A	3,743	3,593	1,438	14	0	0	1778	49%	1815	122	1830	51%	3,608
	B	1,416	1,360	544	5	0	0	635	47%	725	49	735	54%	1,370
1B	C	2,015	1,934	774	7	0	0	889	46%	1045	70	1050	54%	1,939
1C	D	1,275	1,224	490	4	0	0	508	42%	716	48	720	59%	1,228
	E	311	299	120	1	0	0	127	42%	172	12	180	60%	307
1D	F	1,032	991	393	0	0	5	425	43%	556	38	570	58%	995
	G	623	598	240	0	0	3	255	43%	343	23	345	58%	600
1E	D	1,275	1,224	490	0	0	7	595	49%	629	42	630	51%	1,225
	H	997	957	383	0	0	5	425	44%	532	36	540	56%	965

NOTES:

- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL ESD-635
- 50.0% LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

HLR ARCHITECTS
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PH: 972.726.9400

PRE CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR include a brief description
		P&Z SUBMISSION
		WORKING PROGRESS SET
		PRICING SET

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR include a brief description

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

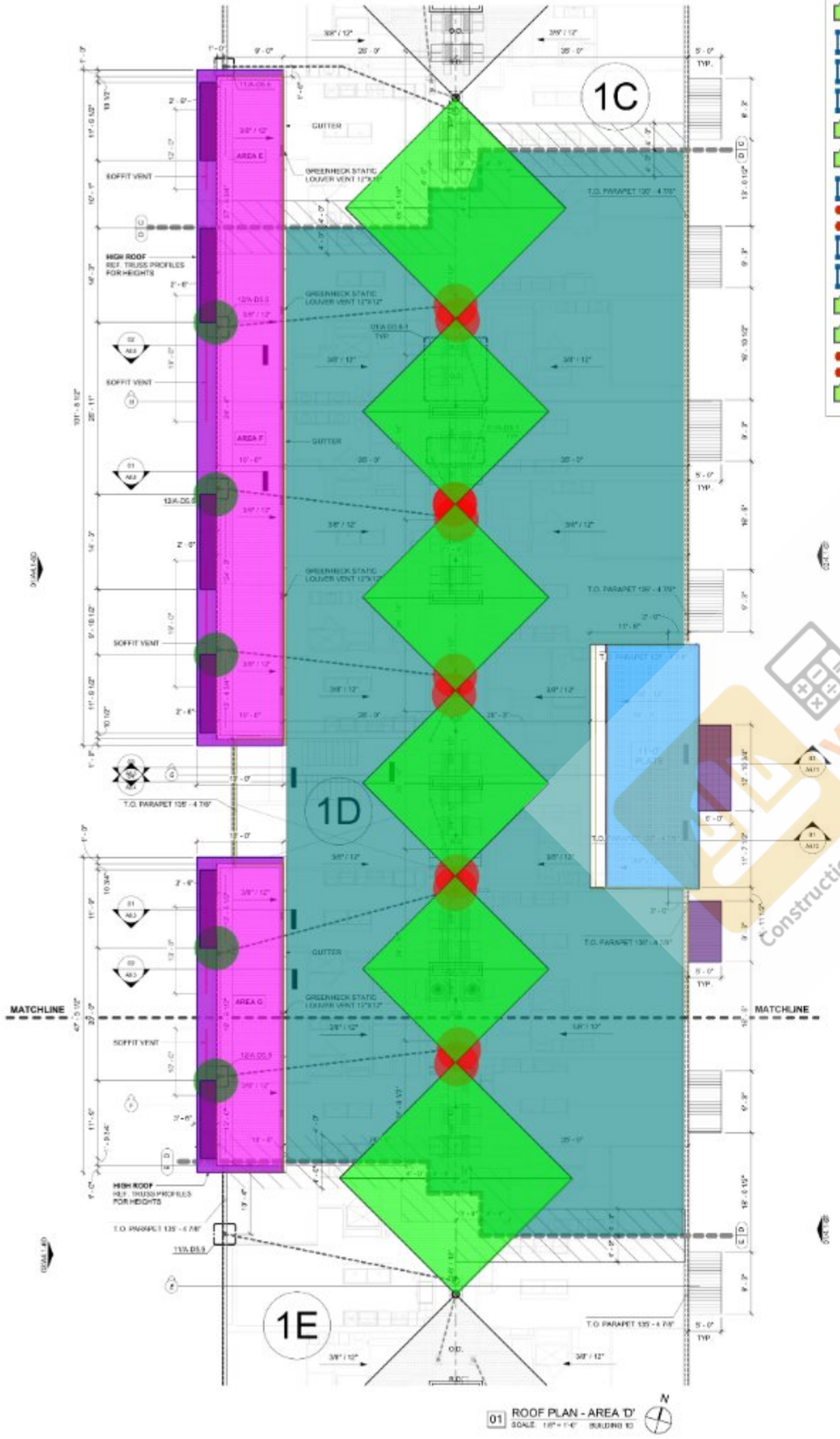
PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

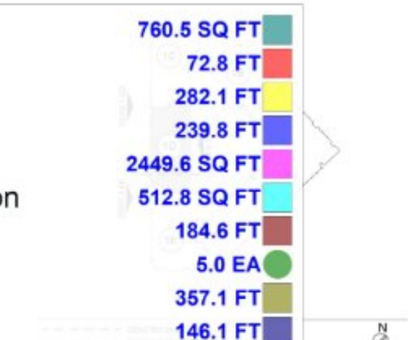
Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR: CC
PROJECT MANAGER: JH
DRAWN BY: EC, JR
TEAM: CC, EC, JR
Project #: 20305
Drawing No.: **A4.1-5C**
BUILDING 1C - ROOF PLAN - AREA C



KEY PLAN - BUILDING #1



Fiber Cement Board Soffit	760.5 SQ FT
Soffit Vent	72.8 FT
Step Wall Flashing	282.1 FT
AD3.16/19 & 4	239.8 FT
RS-4/ IS-7	2449.6 SQ FT
Bar Grating Mat (Assumed) Detail Not Mention	512.8 SQ FT
Aluminum Gutter	184.6 FT
Ad5.5/12	5.0 EA
AD3.6/22 & AD5.4/03	357.1 FT
AD3.6/23 & AD3.6/28	146.1 FT
Standing Seam Metal Roof	289.8 SQ FT
RS-2/IS-2	8677.8 SQ FT
AD3.6-1/01	11.0 EA
Tapered Insulation	2736.3 SQ FT

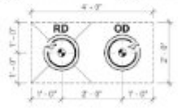
ROOF LEGEND

- 3/8:12 — SLOPE DIRECTION OF ROOF DRAINAGE 3/8" PER FOOT UNLESS NOTED OTHERWISE
- INTERNAL DOWNSPOUT
- OVERFLOW DRAIN PER PLAN
- CONDENSER - REF. MECHANICAL REFER TO SPECS FOR CONDENSORS
- DESIGNATES RAISED PLATE
- DESIGNATES 2-HR. FIRE WALL SEPARATION AREA - NO PENETRATIONS ALLOWED WITHIN 5'-0" OF FIREWALL IN BOTH DIRECTIONS - FIRE RETARDANT ROOF SHEATING REQUIRED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS
- A / 0 — 2 HR. FIRE WALL
- CANOPY TYPE I - STEEL FRAME WITH METAL ROOF DECK INSET - REFER TO SHEET A-07.2
- CANOPY TYPE II - WOOD FRAME WITH TPO ROOF - REFER TO SHEET A-03.6
- CANOPY TYPE III - STEEL FRAME WITH STANDING SEAM ROOF - REFER TO SHEET A-07.4A
- ELEVATOR SHAFT
- 3/24/6.4 — EXTERIOR WALL SECTION
- A — ROOF TRUSS PROFILE
- ROOF ACCESS LADDER HATCH
- 12" GYP. SHEATING DRAFTSTOP
- GREENHECK STATIC LOUVER - ESD-635
- DRY SPRINKLER AREA REFER TO ROOF TRUSS PROFILES
- DOWNSPOUT CONNECTION TO GUTTER

ROOF PLAN NOTES

1. ELEVATION OF ROOF MEMBRANE COMPARED TO THE ELEVATION OF INLET OF SECONDARY DRAIN. MINIMUM THICKNESS OF INSULATION TO BE 2" AT PRIMARY DRAIN. (SEE SHEET A-03.6-1 FOR MORE INFO)

RD ——— OD ———



ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 13 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1A	A	3,743	3,955	1,458	14	0	0	1778	49%	1815	122	1830	51%	3,608
	B	1,816	1,360	546	5	0	0	635	47%	725	48	735	54%	1,370
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 13 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1B	C	2,015	1,966	776	7	0	0	889	46%	1045	70	1050	54%	1,939
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 13 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1C	D	1,175	1,224	493	4	0	0	508	42%	730	48	720	59%	1,228
	E	331	299	123	1	0	0	127	42%	172	12	180	60%	307
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 13 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1D	F	1,033	861	391	0	0	5	425	43%	556	38	570	58%	995
	G	823	598	240	0	0	3	255	43%	343	23	345	58%	600
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 13 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1E	D	1,175	1,224	493	0	0	7	595	49%	629	42	630	51%	1,225
	H	907	957	383	0	0	5	425	44%	532	36	540	56%	965

NOTES:

- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL ESD-635
- 53.8% LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

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PRE CONSTRUCTION SETS

ISSUE No.	DATE (MO./DD./YY)	ISSUED FOR (include # SHEETS/description)
	10/14/2020	PRE SUBMISSION
	10/21/2020	WORKING PROGRESS SET
	11/02/2020	PRICING SET

CONSTRUCTION SETS

ISSUE No.	DATE (MO./DD./YY)	ISSUED FOR (include # SHEETS/description)

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC, EC, JR

Project #: 20305

Drawing No:

A4.1-5D

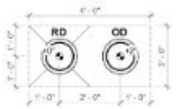
BUILDING 1D - ROOF PLAN - AREA D

Fiber Cement Board Soffit	641.7 SQ FT
Soffit Vent	42.1 FT
Hip Flashing	27.9 FT
Step Wall Flashing	98.2 FT
AD3.16/19 & 4	129.7 FT
RS-4/ IS-7	1273.3 SQ FT
Bar Grating Mat (Assumed) Detail Not Mention	305.6 SQ FT
Aluminum Gutter	38.3 FT
Ad5.5/12	5.0 EA
AD3.6/22 & AD5.4/03	472.1 FT
AD3.6/23 & AD3.6/28	95.6 FT
Standing Seam Metal Roof	295.6 SQ FT
RS-2/IS-2	10372.1 SQ FT
AD3.6-1/01	12.0 EA
Tapered Insulation	2774.2 SQ FT
Roof Access Hatch & Elevator Shaft	18.2 FT
(4'-6" x 4'-6") Roof Hatch Acces w/ Ladder	1.0 EA

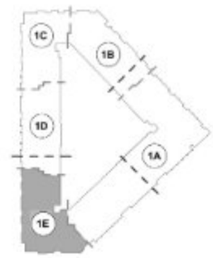
ROOF PLAN NOTES

1. ELEVATION OF ROOF MEMBRANE COMPARED TO THE ELEVATION OF INLET OF SECONDARY DRAIN. MINIMUM THICKNESS OF INSULATION TO BE 2" AT PRIMARY DRAIN. (SEE SHEET A-03.1-1 FOR MORE INFO)

RD ======= OD =======



KEY PLAN - BUILDING #1



DENOTES MATCHLINE
DENOTES FIREWALL
N

BUILDING DESCRIPTION LEGEND

1A — AREA BUILDING #

ROOF LEGEND

- 3/8:12 — SLOPE DIRECTION OF ROOF DRAINAGE 3/8" PER FOOT UNLESS NOTED OTHERWISE
- INTERNAL DOWNSPOUT
- OVERFLOW DRAIN PER PLAN
- CONDENSER - REF. MECHANICAL REFER TO SPECS FOR CONDENSORS
- DESIGNATES RAISED PLATE
- DESIGNATES 2-HR. FIRE WALL SEPARATION AREA - NO PENETRATIONS ALLOWED WITHIN 5'-0" OF FIREWALL IN BOTH DIRECTIONS - FIRE RETARDANT ROOF SHEATING REQUIRED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS
- 2 HR. FIRE WALL
- CANOPY TYPE I - STEEL FRAME WITH METAL ROOF DECK INSET - REFER TO SHEET A-07.2
- CANOPY TYPE II - WOOD FRAME WITH TPO ROOF - REFER TO SHEET A-03.6
- CANOPY TYPE III - STEEL FRAME WITH STANDING SEAM ROOF - REFER TO SHEET A-07.4A
- ELEVATOR SHAFT
- 3/32:1 — EXTERIOR WALL SECTION
- A — ROOF TRUSS PROFILE
- ROOF ACCESS LADDER HATCH
- 12" GYP. SHEATING DRAFTSTOP
- GREENHECK STATIC LOUVER - SSD-835
- DRY SPRINKLER AREA REFER TO ROOF TRUSS PROFILES
- DOWNSPOUT CONNECTION TO GUTTER

ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @ 529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @ 85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1A	A	3,761	3,583	1,418	14	0	0	1778	49%	1815	122	1830	51%	3,608
	B	1,810	1,360	544	5	0	0	635	47%	725	49	735	54%	1,370
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @ 529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @ 85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1B	C	2,315	1,934	774	7	0	0	889	46%	1065	78	1060	54%	1,949
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @ 529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @ 85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1C	D	1,275	1,224	490	4	0	0	508	42%	716	48	720	59%	1,228
	E	311	299	120	1	0	0	127	42%	172	12	180	60%	307
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @ 529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @ 85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1D	F	1,322	981	393	0	0	5	425	43%	556	38	570	58%	995
	G	625	598	240	0	0	3	255	43%	343	25	345	58%	600
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @ 127 SQ. IN. EACH	# OF VENT LOUVERS 30X30 IN. @ 529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @ 85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
1E	D	1,275	1,224	490	0	0	7	595	49%	629	42	630	51%	1,225
	H	997	957	383	0	0	5	425	44%	532	36	540	56%	965

NOTES:

- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL: ESD-635
- 55.8% LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF RAIL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

HLR ARCHITECTS

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PRE CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR
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	07/02/2020	PRICING SET

CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

Project Title:

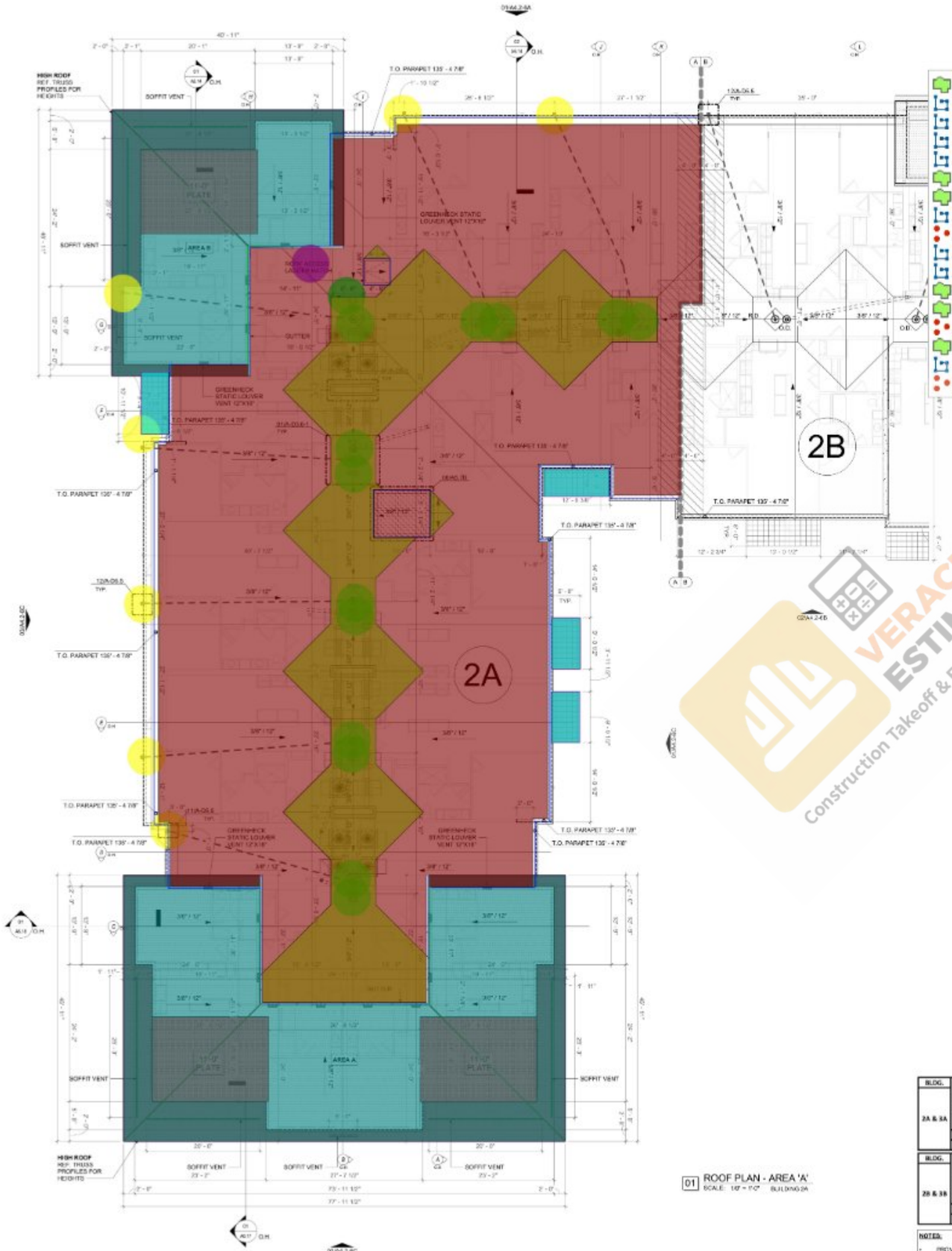
URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC, EC, JR
Project #:	20305

Drawing No:

A4.1-5E

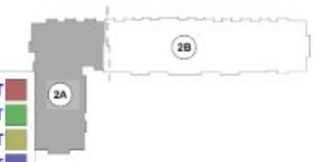
BUILDING 1E - ROOF PLAN - AREA E



01 ROOF PLAN - AREA 'A'
SCALE: 1/8" = 1'-0" BUILDING 2A

Fiber Cement Board Soffit	1452.7 SQ FT
Soffit Vent	134.1 FT
Hip Flashing	102.0 FT
Step Wall Flashing	159.7 FT
AD3.16/19 & 4	355.7 FT
RS-4/ IS-7	4507.1 SQ FT
Bar Grating Mat (Assumed) Detail Not Mention	917.9 SQ FT
Aluminum Gutter	115.5 FT
Ad5.5/12	7.0 EA
AD3.6/22 & AD5.4/03	456.7 FT
AD3.6/23 & AD3.6/28	70.2 FT
Standing Seam Metal Roof	198.1 SQ FT
RS-2/IS-2	10266.3 SQ FT
AD3.6-1/01	14.0 EA
Tapered Insulation	2456.2 SQ FT
Roof Access Hatch & Elevator Shaft	55.4 FT
(4'-8" x 4'-8") Roof Hatch Acces w/ Ladder	1.0 EA

KEY PLAN - BUILDING 2



DENOTES FIREWALL

N

BUILDING DESCRIPTION LEGEND

2A
AREA
BUILDING #

ROOF LEGEND

- 3/8:12 — SLOPE DIRECTION OF ROOF DRAINAGE 3/8" PER FOOT UNLESS NOTED OTHERWISE.
- INTERNAL DOWNSPOUT
- OVERFLOW DRAIN PER PLAN
- CONDENSER - REF. MECHANICAL REFER TO SPECS FOR CONDENSORS
- DESIGNATES RAISED PLATE
- DESIGNATES 2-HR. FIRE WALL SEPARATION AREA A - NO PENETRATIONS ALLOWED WITHIN 8'-0" OF FIREWALL IN BOTH DIRECTIONS - FIRE RETARDANT ROOF SHEATING REQUIRED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS
- A | B — 2 HR. FIRE WALL
- CANOPY TYPE I - STEEL FRAME WITH METAL ROOF DECK INSET - REFER TO SHEET A-07.2
- CANOPY TYPE II - WOOD FRAME WITH TPO ROOF - REFER TO SHEET A-03.0
- CANOPY TYPE III - STEEL FRAME WITH STANDING SEAM ROOF - REFER TO SHEET A-07.4A
- ELEVATOR SHAFT
- 02/A4.2-4 — EXTERIOR WALL SECTION
- A — ROOF TRUSS PROFILE
- ROOF ACCESS LADDER HATCH
- 1/2" GYP. SHEATING DRAFTSTOP
- GREENHECK STATIC LOUVER - ESD-635
- DRY SPRINKLER AREA, REFER TO ROOF TRUSS PROFILES
- DOWNSPOUT CONNECTION TO GUTTER

ROOF PLAN NOTES

1. BUILDING TO BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13R EXCEPT BUILDING 1A TO BE NFPA 13. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS AND SPECS TO THE MANSFIELD FIRE MARSHALL'S OFFICE AND TARRANT COUNTY FOR PERMITTING AND REVIEWING PURPOSES INCLUDING A RISE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. BREEZEWAYS, BALCONIES & CORRIDORS ARE TO BE SPRINKLED.
2. AUDIBLE EMERGENCY ALARM NOTIFICATION APPLIANCES SHALL PROVIDE A SOUND PRESSURE LEVEL OF 15dBA ABOVE THE AVERAGE AMBIENT SOUND LEVEL OR 5dBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF NOT LESS THAN 60 SECONDS, WHICHEVER IS GREATER, IN EVERY OCCUPIABLE SPACE WITHIN THE BUILDING.
3. ALL BREEZWAY TO BE PROVIDED WITH FIRE PROOFING LIGHTING BATTERY PWG IN ACCORDANCE WITH NFPA 101.
4. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, TYPES AND ANCHORAGE REQUIREMENTS.
5. WALL TYPE, FLASH SHOW FINISHES. FOR MATERIALS AND COLORS, REF ALSO TO ELEVATIONS.
6. FOR FIRE EXTINGUISHER CABINET (FEC) AND STAND PIPE (SP) LOCATIONS, REFER TO AP2.0.
7. ALL DIMS ARE FROM STUD TO STUD - SOME BRICK LEDGE DIMS ARE SHOWN.

ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION						CROSS VENTILATION				TOTAL ROOF VENTILATION PROVIDED
				MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	
2A & 2A	A	2,803	2,691	1,077	10	0	0	1270	47%	1421	95	1425	53%	2,695
	B	1,444	1,386	555	5	0	0	635	46%	751	51	635	55%	1,400
BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION						CROSS VENTILATION				TOTAL ROOF VENTILATION PROVIDED
				MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	
2B & 3B	A	2,803	2,691	1,077	10	0	0	1270	47%	1421	95	1425	53%	2,695
	C	1426	1369	548	5	0	0	635	46%	734	49	735.00	54%	1370

NOTES:
- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL ESD-635
- 50.8% LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

HLR ARCHITECTS
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PRE CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR
	10/14/2020	PRE SUBMISSION
	10/21/2020	WORKING PROGRESS SET
	07/02/2020	PRICING SET

CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR

BRUCE W. RACHEL AIA
TX LICENSE NO. 16373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVT/PERMITTAL REVIEW

Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC, EC, JR

Project #: 20305

Drawing No:

A4.2-4A

BUILDING 2A - ROOF PLAN - AREA A

STILLWATER CAPITAL

ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	HIGH VENTILATION: # OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	HIGH VENTILATION: # OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	HIGH VENTILATION: # OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENTILATION: HIGH VENT SQ. IN. TOTAL	HIGH VENTILATION: %	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	CROSS VENTILATION: LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENTILATION: CROSS VENT SQ. IN. TOTAL	CROSS VENTILATION: %	TOTAL ROOF VENTILATION PROVIDED
2A & 3A	A	2,803	2,691	1,077	10	0	0	1270	47%	1421	95	1425	53%	2,695
	B	1,444	1,386	555	5	0	0	635	46%	751	51	635	55%	1,400

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	HIGH VENTILATION: # OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	HIGH VENTILATION: # OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	HIGH VENTILATION: # OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENTILATION: HIGH VENT SQ. IN. TOTAL	HIGH VENTILATION: %	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	CROSS VENTILATION: LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENTILATION: CROSS VENT SQ. IN. TOTAL	CROSS VENTILATION: %	TOTAL ROOF VENTILATION PROVIDED
2B & 5B	A	2,803	2,691	1,077	10	0	0	1270	47%	1421	95	1425	53%	2,695
	C	1426	1369	548	5	0	0	635	46%	734	49	735.00	54%	1370

NOTES:

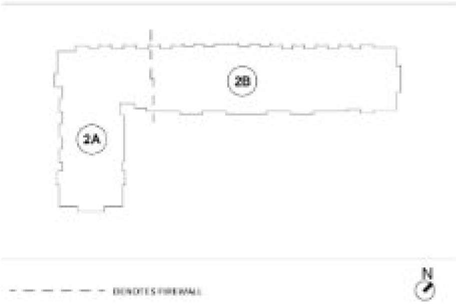
- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL ESD-635
- 58.8% LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF LEGEND

- 3/8:12 SLOPE DIRECTION OF ROOF DRAINAGE 3/8" PER FOOT UNLESS NOTED OTHERWISE
- INTERNAL DOWNSPOUT
- OVERFLOW DRAIN PER PLAN
- CONDENSER - REF. MECHANICAL. REFER TO SPECS FOR CONDENSERS
- DESIGNATES RAISED PLATE
- DOWNSPOUT CONNECTION TO GUTTER
- DESIGNATES 2-HR. FIRE WALL SEPARATION AREA - NO PENETRATIONS ALLOWED WITHIN 5'-0" OF FIREWALL IN BOTH DIRECTIONS - FIRE RETARDANT ROOF SHEATHING REQUIRED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS
- 2 HR. FIRE WALL (NO PENETRATIONS ALLOWED)
- CANOPY TYPE I - STEEL FRAME WITH METAL ROOF DECK INSET - REFER TO SHEET A-D7.3
- CANOPY TYPE II - WOOD FRAME WITH TPO ROOF - REFER TO SHEET A-D3.6
- CANOPY TYPE III - STEEL FRAME WITH STANDING SEAM ROOF - REFER TO SHEET A-D7.4A
- GREENHECK STATIC LOUVER - ESD-635
- ELEVATOR SHAFT ROOF POP UP
- EXTERIOR WALL SECTION
- ROOF TRUSS PROFILE
- ROOF ACCESS LADDER HATCH
- 1/2" GYP. SHEATING DRAFTSTOP
- DRY SPRINKLER AREA. REFER TO ROOF TRUSS PROFILES

KEY PLAN - BUILDING 2

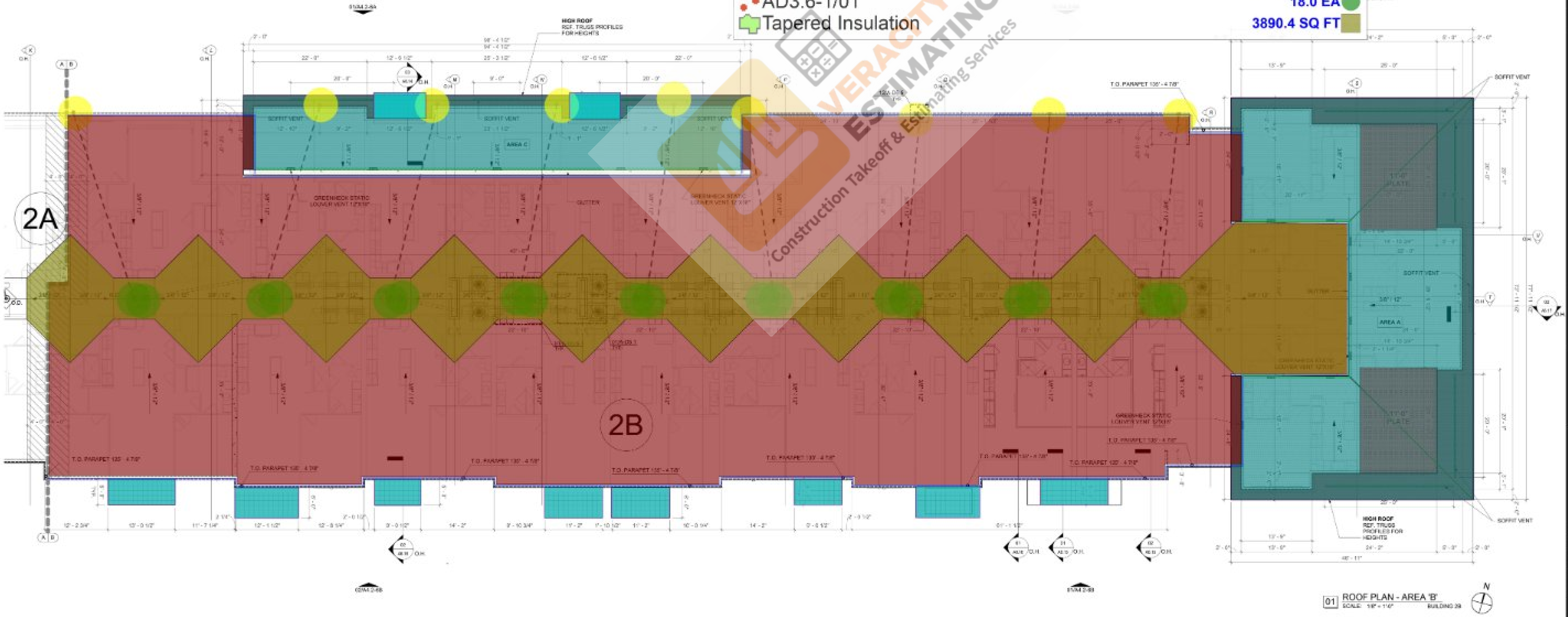


Item	Quantity
Fiber Cement Board Soffit	1732.4 SQ FT
Soffit Vent	139.1 FT
Hip Flashing	68.0 FT
Step Wall Flashing	285.7 FT
AD3.16/19 & 4	347.2 FT
RS-4/ IS-7	4400.6 SQ FT
Bar Grating Mat (Assumed) Detail Not Mention	613.6 SQ FT
Aluminum Gutter	166.4 FT
Ad5.5/12	9.0 EA
AD3.6/22 & AD5.4/03	610.1 FT
AD3.6/23 & AD3.6/28	219.1 FT
Standing Seam Metal Roof	601.8 SQ FT
RS-2/IS-2	15568.0 SQ FT
AD3.6-1/01	18.0 EA
Tapered Insulation	3890.4 SQ FT

BUILDING DESCRIPTION LEGEND

2A AREA BUILDING #

PLAN NOTES



01 ROOF PLAN - AREA 'B'
SCALE: 1/8" = 1'-0" BUILDING 2B

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PRE CONSTRUCTION SETS

CONSTRUCTION SETS

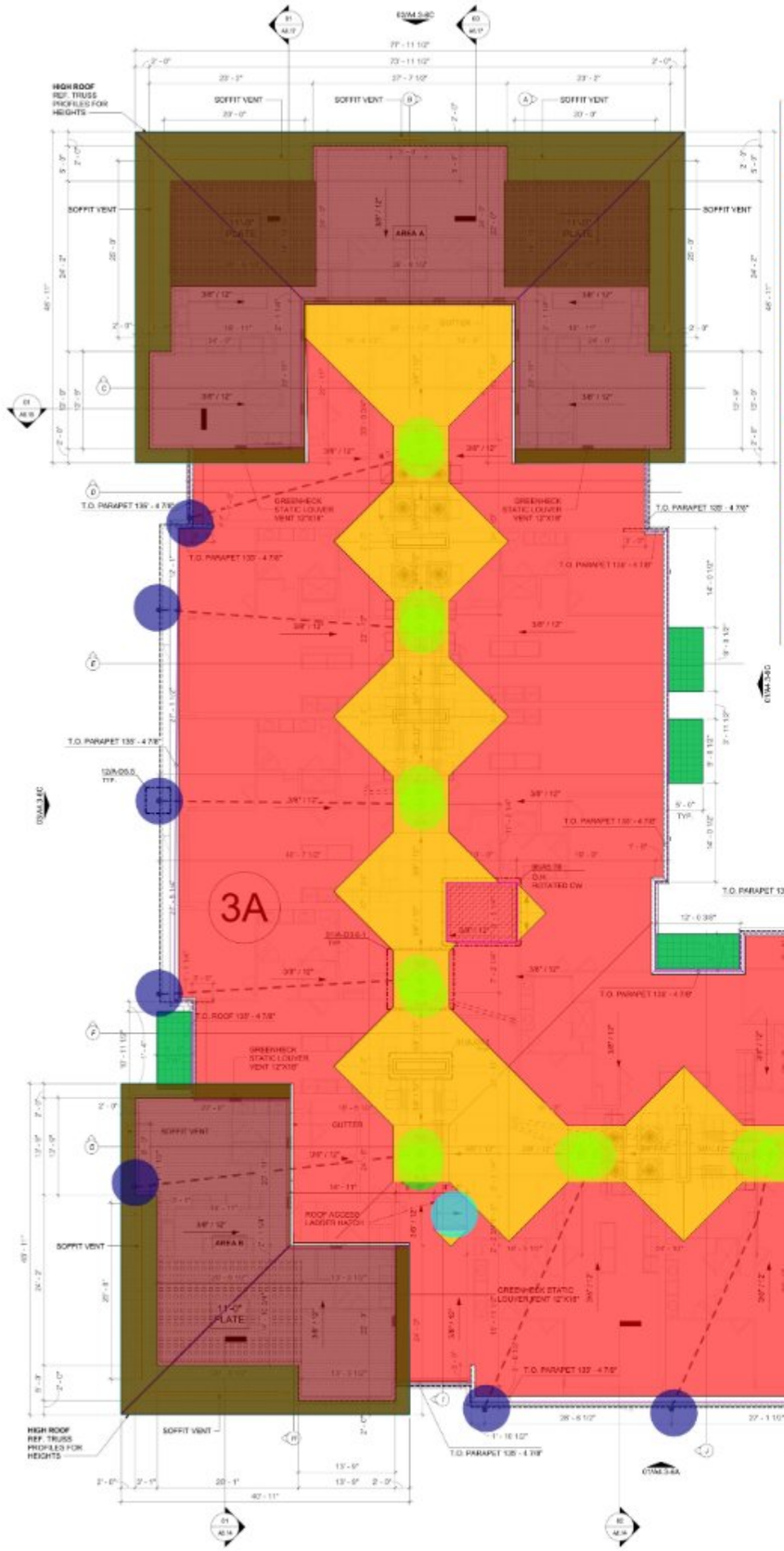
STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR: CC
PROJECT MANAGER: JH
DRAWN BY: EC, JR
TEAM: CC, EC, JR
Project #: 20305
Drawing No.: A4.2-4B
BUILDING 2B - ROOF PLAN - AREA B



01 ROOF PLAN - AREA 'A'
SCALE: 1/8" = 1'-0" BUILDING 3A

AD3.6/22 & AD5.4/03	460.6 FT
Fiber Cement Board Soffit	1457.0 SQ FT
Soffit Vent	145.8 FT
Hip Flashing	101.7 FT
Step Wall Flashing	162.1 FT
AD3.16/19 & 4	355.8 FT
RS-4/ IS-7	4516.7 SQ FT
Bar Grating Mat (Assumed) Detail Not Mention	610.7 SQ FT
Aluminum Gutter	107.9 FT
Ad5.5/12	7.0 EA
AD3.6/23 & AD3.6/28	70.2 FT
Standing Seam Metal Roof	206.0 SQ FT
AD3.6-1/01	14.0 EA
Roof Access Hatch & Elevator Shaft	55.7 FT
(4'-8" x 4'-8") Roof Hatch Acces w/ Ladder	1.0 EA
Tapered Insulation	2461.0 SQ FT
RS-2/IS-2	10267.1 SQ FT

KEY PLAN - BUILDING #2&3

DENOTES FIREWALL

N

BUILDING DESCRIPTION LEGEND

3A
AREA
BUILDING #

ROOF LEGEND

- 3/8:12 — SLOPE DIRECTION OF ROOF DRAINAGE. 3/8" PER FOOT UNLESS NOTED OTHERWISE
- INTERNAL DOWNSPOUT
- OVERFLOW DRAIN PER PLAN
- CONDENSER - REF. MECHANICAL. REFER TO SPECS FOR CONDENSERS
- DESIGNATES RAISED PLATE
- DESIGNATES 2-HR. FIRE WALL SEPARATION AREA - NO PENETRATIONS ALLOWED WITHIN 5'-0" OF FIREWALL IN BOTH DIRECTIONS - FIRE RETARDANT ROOF SHEATING REQUIRED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS
- 2-HR. FIRE WALL
- CANOPY TYPE I - STEEL FRAME WITH METAL ROOF DECK INSET - REFER TO SHEET A-D7.2
- CANOPY TYPE II - WOOD FRAME WITH TPO ROOF - REFER TO SHEET A-D3.6
- CANOPY TYPE III - STEEL FRAME WITH STANDING SEAM ROOF - REFER TO SHEET A-D7.4A
- ELEVATOR SHAFT
- G2A/A.4 — EXTERIOR WALL SECTION
- A — ROOF TRUSS PROFILE
- ROOF ACCESS LADDER HATCH
- 1/2" GYP. SHEATING DRAFTSTOP
- GREENHECK STATIC LOUVER - ESD-635
- DRY SPRINKLER AREA. REFER TO ROOF TRUSS PROFILES
- DOWNSPOUT CONNECTION TO GUTTER

ROOF PLAN NOTES

1. BUILDING TO BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13R EXCEPT BUILDING 1A TO BE NFPA 13. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS AND SPECS TO THE MANSFIELD FIRE MARSHALL'S OFFICE AND TARRANT COUNTY FOR PERMITTING AND REVIEWING PURPOSES INCLUDING A SITE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. BREEZEWAYS, BALCONIES & CORRIDORS ARE TO BE SPRINKLED.
2. AUDIBLE EMERGENCY ALARM NOTIFICATION APPLIANCES SHALL PROVIDE A SOUND PRESSURE LEVEL OF 15dBA ABOVE THE AVERAGE AMBIENT SOUND LEVEL OR 5dBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF NOT LESS THAN 60 SECONDS, WHICHEVER IS GREATER, IN EVERY OCCUPIABLE SPACE WITHIN THE BUILDING
3. ALL BUILDINGS TO BE PROVIDED WITH EMERGENCY LIGHTING BATTERY PAKS IN ACCORDANCE WITH NFPA 101.
4. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, TYPES AND ANCHORAGE REQUIREMENTS.
5. WALL TYPE (GLASS (SHOP FINISHED)) FOR MATERIALS AND COLORS, REF ALSO TO ELEVATIONS.
6. FOR FIRE EXTINGUISHER CABINET (FEC) AND STAND PIPE (SP) LOCATIONS, REFER TO A12.0.
7. ALL DIMS ARE FROM STUD TO STUD - SOLID BRICK LEDGE DIMS ARE SHOWN.

ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @1.27 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
2A & 3A	A	2,803	2,691	1,077	10	0	0	1270	47%	1421	95	1425	53%	2,695
	B	1,444	1,386	555	5	0	0	635	46%	751	51	635	55%	1,400

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION: MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @1.27 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENTILATION: CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	TOTAL ROOF VENTILATION PROVIDED
2B & 3B	A	2,803	2,691	1,077	10	0	0	1270	47%	1421	95	1425	53%	2,695
	C	1426	1369	548	5	0	0	635	46%	734	49	735.00	54%	1370

NOTES:
- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL ESD-635
- SEE BIS LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

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PRE CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR
	10/14/2020	PRE SUBMISSION
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CONSTRUCTION SETS

ISSUE No.	DATE	ISSUED FOR

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 16373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC, EC, JR

Project #: 20305

Drawing No:

A4.3-4A

BUILDING 3A - ROOF PLAN - AREA A

ROOF CALCULATIONS

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION						CROSS VENTILATION				TOTAL ROOF VENTILATION PROVIDED
				MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	
2A & 3A	A	2,803	2,691	1,077	10	0	0	1270	47%	1421	95	1425	53%	2,695
	B	1,444	1,386	555	5	0	0	635	46%	751	51	635	55%	1,400

BLDG.	AREA NAME	SQ. FT. ROOF AREA	MINIMUM REQUIRED VENTILATION AREA (@1:150)	HIGH VENTILATION						CROSS VENTILATION				TOTAL ROOF VENTILATION PROVIDED
				MIN. REQ'D HIGH VENT AREA (SQ. IN.)	# OF VENT LOUVERS 12X18 IN. @127 SQ. IN. EACH	# OF VENT LOUVERS 30x30 IN. @529 SQ. IN. EACH	# OF VENT LOUVERS 12X12 IN. @85 SQ. IN. EACH	HIGH VENT SQ. IN. TOTAL	%	CROSS VENT REQUIRED SQ. IN. TOTAL (= TOTAL - HIGH PROV.)	LINEAR FT. OF SOFFIT VENTS @ 15 SQ. IN. EACH	CROSS VENT SQ. IN. TOTAL	%	
2B & 3B	A	2,803	2,691	1,077	10	0	0	1270	47%	1421	95	1425	53%	2,695
	C	1426	1369	548	5	0	0	635	46%	754	49	735.00	54%	1370

NOTES:

- PROVIDE FULL INSULATION BELOW FLAT ROOF AREAS - NO VENTING BENEATH FLAT ROOFS IF INSULATION PROVIDED
- GREENHECK STATIONARY LOUVER MODEL ESD-635
- 66.6% LOUVER PERFORMANCE

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION NOTE THAN 2 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

ROOF LEGEND

- 3/8:12 — SLOPE DIRECTION OF ROOF DRAINAGE 3/8" PER FOOT UNLESS NOTED OTHERWISE.
- INTERNAL DOWNSPOUT
- OVERFLOW DRAIN PER PLAN
- CONDENSER - REF. MECHANICAL REFER TO SPECS FOR CONDENSERS
- DESIGNATES RAISED PLATE
- DESIGNATES 2-HR. FIRE WALL SEPARATION AREA - NO PENETRATIONS ALLOWED WITHIN 3'-0" OF FIREWALL IN BOTH DIRECTIONS - FIRE RETARDANT ROOF SHEATING REQUIRED WITHIN 4'-0" OF FIREWALL IN BOTH DIRECTIONS
- 2-HR. FIRE WALL (NO PENETRATIONS ALLOWED)
- CANOPY TYPE I - STEEL FRAME WITH METAL ROOF DECK INSET - REFER TO SHEET A-07.2
- CANOPY TYPE II - WOOD FRAME WITH TPO ROOF - REFER TO SHEET A-03.5
- CANOPY TYPE III - STEEL FRAME WITH STANDING SEAM ROOF - REFER TO SHEET A-07.4A
- GREENHECK STATIC LOUVER - ESD-635
- ELEVATOR SHAFT ROOF POP UP
- EXTERIOR WALL SECTION
- ROOF TRUSS PROFILE
- ROOF ACCESS LADDER HATCH
- 1/2" GYP. SHEATING. DRAFTSTOP
- DRY SPRINKLER AREA. REFER TO ROOF TRUSS PROFILES

KEY PLAN - BUILDING #2&3

DENOTES FIREWALL

N

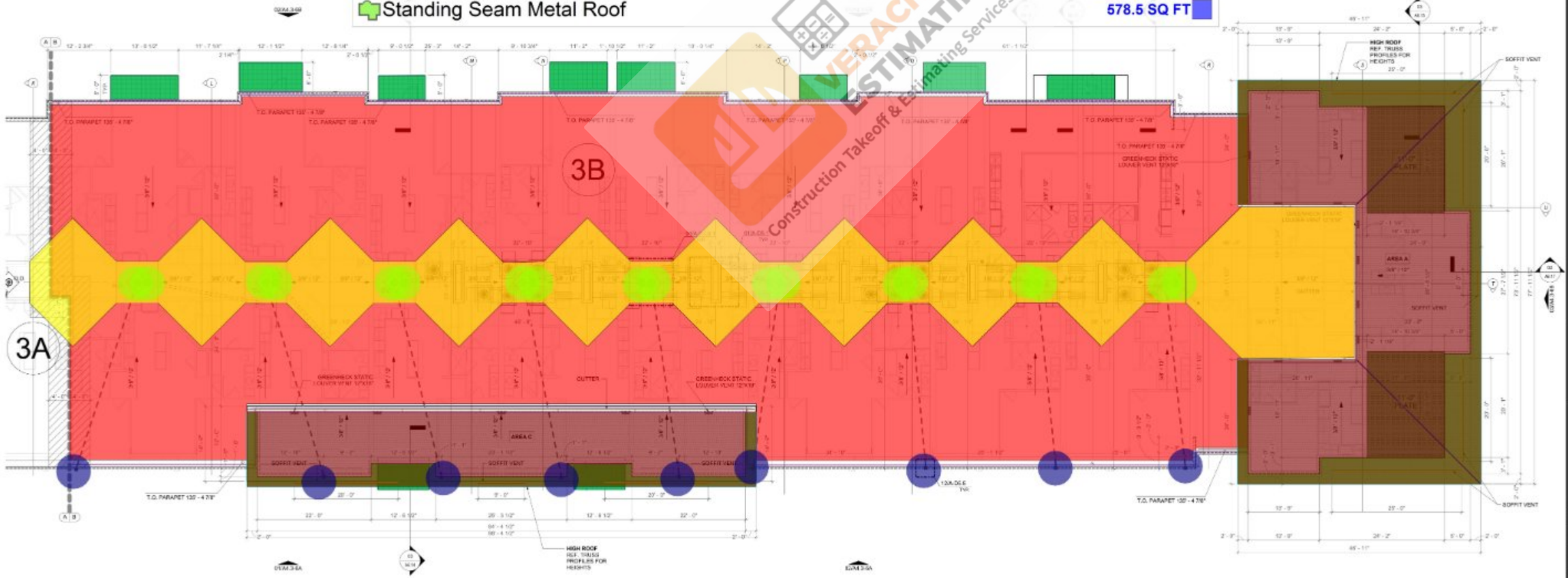
BUILDING DESCRIPTION LEGEND

3A
AREA
BUILDING #

ROOF PLAN NOTES

1. BUILDING TO BE PROVIDED WITH A COMPLETE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13R EXCEPT BUILDING 1A TO BE NFPA 13. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS, CALCULATIONS AND SPECS TO THE MANSFIELD FIRE MARSHALL'S OFFICE AND TARRANT COUNTY FOR PERMITTING AND REVIEWING PURPOSES INCLUDING A SITE PLAN SHOWING THE FIRE DEPARTMENT CONNECTION FOR EACH BUILDING. BREEZEWAYS, BALCONIES & CORRIDORS ARE TO BE SPRINKLED.
2. AUDIBLE EMERGENCY ALARM NOTIFICATION APPLIANCES SHALL PROVIDE A SOUND PRESSURE LEVEL OF 15dBA ABOVE THE AVERAGE AMBIENT SOUND LEVEL OR 5dBA ABOVE THE MAXIMUM SOUND LEVEL HAVING A DURATION OF NOT LESS THAN 60 SECONDS, WHICHEVER IS GREATER, IN EVERY OCCUPIABLE SPACE WITHIN THE BUILDING.
3. ALL BUILDINGS TO BE PROVIDED WITH EMERGENCY LIGHTING BATTERY PAKS IN ACCORDANCE WITH NFPA 101.
4. REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL LOCATIONS, TYPES AND ANCHORAGE REQUIREMENTS.
5. WALL TYPE FLAGS SHOW FINISHES. FOR MATERIALS AND COLORS, REF ALSO TO ELEVATIONS.
6. FOR FIRE EXTINGUISHER CABINET (FEC) AND STAND PIPE (SP) LOCATIONS, REFER TO AP2.0.
7. ALL DIMS ARE FROM STUD TO STUD - SOME BRICK LEDGE DIMS ARE SHOWN.

Fiber Cement Board Soffit	1703.2 SQ FT
Soffit Vent	144.2 FT
Hip Flashing	68.0 FT
Step Wall Flashing	285.2 FT
AD3.16/19 & 4	347.3 FT
RS-4/ IS-7	4400.1 SQ FT
Bar Grating Mat (Assumed) Detail Not Mention	610.4 SQ FT
Aluminum Gutter	174.2 FT
Ad5.5/12	9.0 EA
AD3.6/23 & AD3.6/28	215.5 FT
AD3.6/22 & AD5.4/03	608.7 FT
RS-2/IS-2	15379.9 SQ FT
AD3.6-1/01	18.0 EA
Tapered Insulation	3897.9 SQ FT
Standing Seam Metal Roof	578.5 SQ FT



01 ROOF PLAN - AREA 'B'
SCALE: 1/8" = 1'-0" BUILDING 3B

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HLR ARCHITECTS

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PRE CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR (include # sheets/description)
	10/14/2020	PRICE SUBMISSION
	10/21/2020	WORKING PROGRESS SET
	11/02/2020	PERMIT SET

CONSTRUCTION SETS

ISSUE No.	DATE mm.dd.yy	ISSUED FOR (include # sheets/description)

STILLWATER CAPITAL

BRUCE W. RACHEL AIA
TX LICENSE NO. 14373

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVT/PERMITTAL REVIEW

Project Title:

URBAN LIVING PHASE II

SENIOR PROJECT MGR:	CC
PROJECT MANAGER:	JH
DRAWN BY:	EC, JR
TEAM:	CC, EC, JR

Project #: 20305

Drawing No:

A4.3-4B

BUILDING 3B - ROOF PLAN - AREA B