



SCHOEL ARCHITECTURE

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A New Layout For:
307 SECOND
A PROJECT BY B³ LLC.

2nd AVE
DECATUR, ALABAMA 35601



PROJECT INFO	
PROJECT NUMBER	
DATE 4-28-14	
SUBMISSION	DATE

SHEET NUMBER
A-401
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1 NEW FRONT - EAST ELEVATION
A-401 SCALE: 1/8" = 1'-0"

OUTLINE SPECIFICATIONS

OCCUPANCY TYPE - MIXED USE

M- MERCANTILE
R2 RESIDENTIAL
S STORAGE

SPRINKLED - ALL FLOORS - EXPOSED

STRUCTURE - EXISTING STRUCTURE TO REMAIN. EXTERIOR MASONRY LOAD BEARING WALLS TO REMAIN. INTERIOR COLUMNS TO REMAIN EXCEPT ON GROUND FLOOR WHERE SUPPORTING MEZZANINE. EXISTING MEZZANINE ON GROUND FLOOR (2ND AVE.) TO BE REMOVED.

EXISTING FLOOR JOISTS, BEAMS, COLUMNS, ROOF AND ROOF STRUCTURE TO REMAIN.

NEW STAIRS TO BE STEEL STRUCTURE WITH CONCRETE POURED TREADS AND LANDINGS. THE STAIR SHAFT SHALL BE 8" C.M.U. - CONCRETE FILLED AND WITH NEW FOOTINGS CUT THROUGH THE EXISTING BASEMENT SLAB. WALLS ARE 2HR. - DOORS WILL BE STEEL 1HR.

TOP FLOOR AND GROUND FLOOR.

EXISTING WOOD FLOOR TO REMAIN - REFINISHED
NEW WALLS TO BE WOOD FRAMED. PARTY WALLS WILL BE 2 X 6 WIDE BUT CONSTRUCTED WITH 2 X 4'S STAGGERED FOR SOUND ATTENUATION. CORRIDOR WALLS THE SAME. CORRIDOR WALLS AND PARTY WALLS TO BE 1 HR. RATED SO IT WILL HAVE 5/8" GYP. BD. BOTH SIDES WITH 5/8" RESILIENT CHANNELS ON CORRIDOR SIDE OF THE WALL.

CEILING BETWEEN BASEMENT AND GROUND FLOOR AND THE CEILING BETWEEN THE GROUND FLOOR AND SECOND FLOOR SHALL BE 1 HR. RATED. WITH 5/8" GYP. BD. CEILINGS ON 5/8" RESILIENT CHANNELS.

ROOF - EXAMINE ROOF TO DETERMINE IF IT NEEDS TO BE REPLACED.

INTERIOR DOORS

APARTMENT DOORS WILL BE PAINT GRADE 5 PANEL DOORS - PRE-HUNG THESE ARE ABOUT \$50.00 EACH

APARTMENT ENTRY DOORS WILL ALSO BE 5 PANEL (HORIZONTAL PANEL) PAINT GRADE BUT SOLID 30 MIN. RATED DOOR.

HARDWARE WILL BE BRUSHED STAINLESS. DEADBOLT AND CLOSER ON ENTRY - I CAN GIVE YOU ALLOWANCE.

SEE LEGENDS BELOW FOR LIGHTING, APPLIANCES ETC.

ELECTRICAL - EACH APARTMENT UNIT AND RETAIL UNIT WILL BE INDIVIDUALLY METERED. NO GAS. APARTMENTS ONLY NEED 100 AMP PANEL PER APARTMENT. RETAIL - TO BE DETERMINED BY OWNER.
STORAGE WILL BE ON ONE METER.
EXISTING ELECTRICAL TO BE COMPLETELY REMOVED. ARCHITECT TO PROVIDE LIGHTING ALLOWANCE. CABINET ALLOWANCE, COUNTER TOP (GRANITE) ALLOWANCE ETC.

HVAC - EXISTING HVAC TO BE REMOVED. EACH UNIT WILL HAVE ITS OWN SPLIT SYSTEM WITH THE CONDENSING UNIT ON THE ROOF. SEER RATING OF 12.
EACH RETAIL SPACE WILL HAVE ITS OWN SPLIT SYSTEM WITH THE CONDENSING UNIT ON THE ROOF.
NOTE: EACH RETAIL SPACE AND APARTMENT WILL HAVE ITS OWN DIGITAL THERMOSTAT.

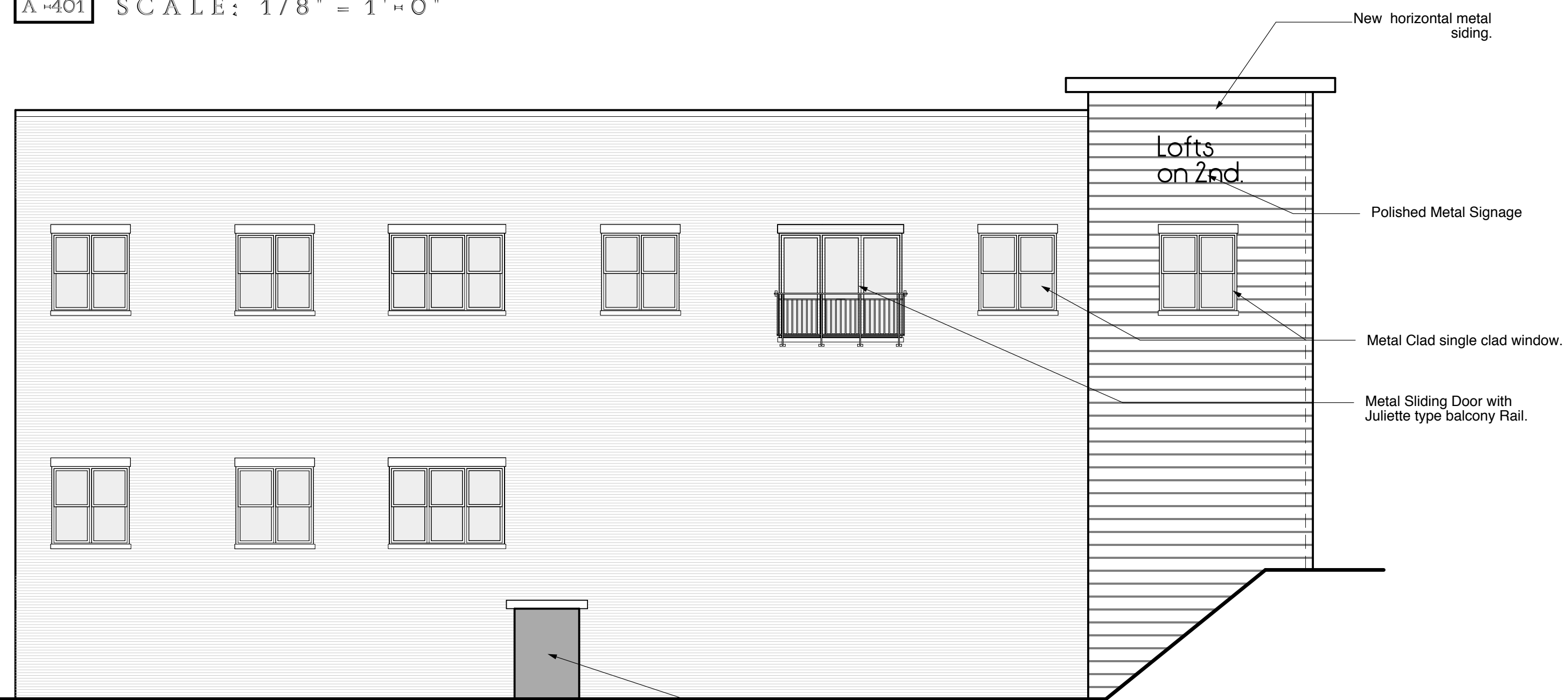
PLUMBING - EXISTING PLUMBING TO BE REMOVED. NEW PLUMBING TO BE PEX

SEE ELEVATIONS FOR FACADE MATERIALS.

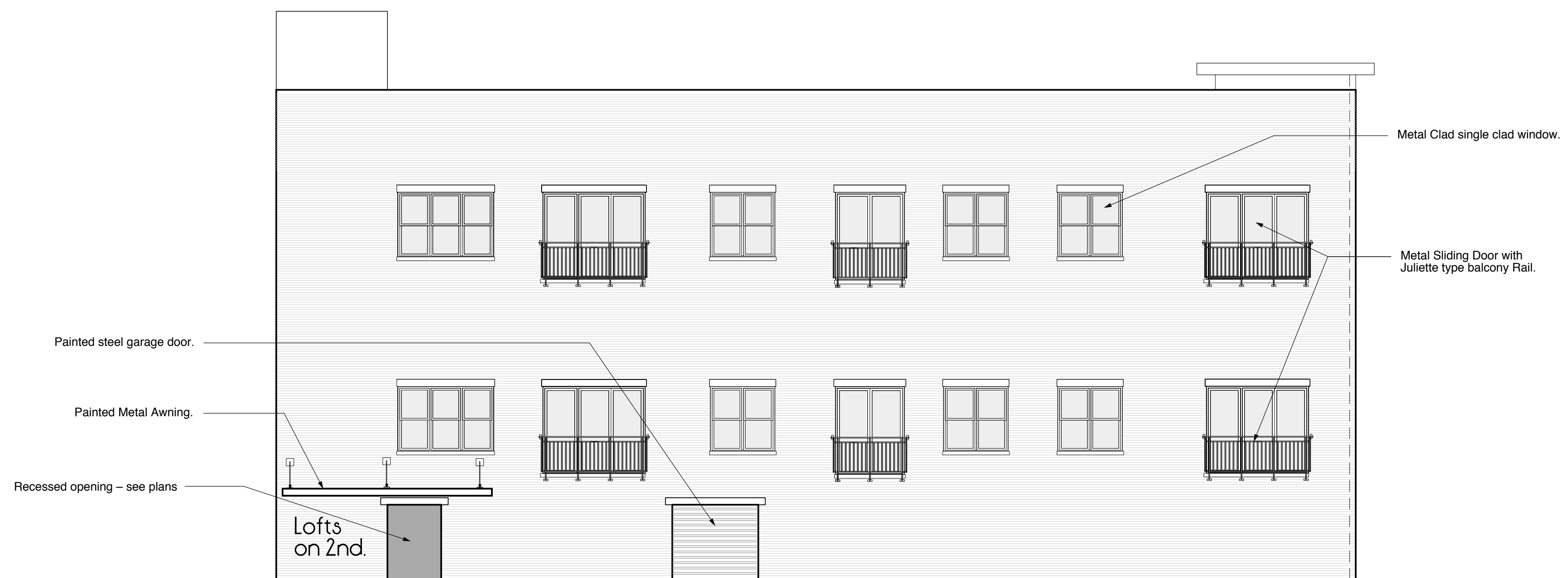
STORAGE FLOOR TO BE CONCRETE.



1 NEW FRONT - EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NEW SIDE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

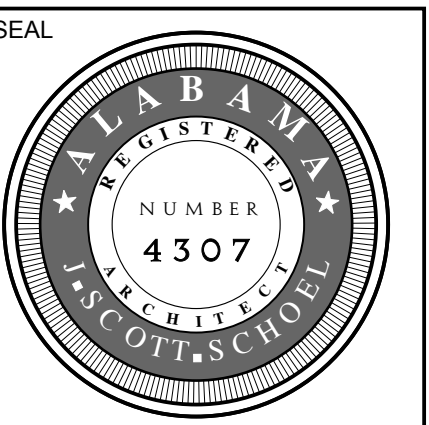


3 NEW BACK - WEST ELEVATION
SCALE: 1/8" = 1'-0"

APPLIANCES	
REFRIGERATOR:	Frigidaire - Model No. FFHT1826LS Stainless Steel
DISHWASHER:	Frigidaire - Model No. FFBD205KS Stainless Steel
RANGE:	Frigidaire - Model No. FFEF3012LS Stainless Steel
MICROWAVE / VENT:	Frigidaire - Model No. FFMV162LS Stainless Steel
WASHER:	Whirlpool - Model No. WTW4800XQ
DRYER:	Whirlpool - Model No. WED4800XQ
ADA	
ADA REFRIGERATOR:	Frigidaire - Model No. FFHT1513LS Stainless Steel
ADA DISHWASHER:	Frigidaire - Model No. FFBD2410HIC Stainless Steel
ADA RANGE:	Frigidaire - Model No. FFES3025LS Stainless Steel
ADA MICROWAVE:	Whirlpool - Model No. UMC5200BAS Stainless Steel
HOOD:	BROAN - Model No. UXT404AAS

PLUMBING FIXTURES	
KITCH. SINK:	Park-Pro - 8" 20 ga. 4 hole Kitchen sink. Model No. 155446 33"w x 22"d Stainless Steel
KITCH. SINK FAUCET:	Pearless - Chrome Faucet P188500LF
KITCH. DISPOS:	BADGER - Disposal 4902
BATH SINK:	19" Round 4" Deep China Lavatory Md. No. 87417
BATH FAUCET:	Pearless - Chrome Faucet P296996LF
TOILET:	MAXWELL ELG. - White Model No. 21-412-95
BATH TUB:	Aqua Glass - 60" x 34" x 21" tub with skirt Model No. 546034-LH
TUB / SHOWER FAUCET:	Pearless - Chrome Faucet PTT188750
WATER HEATER:	NAECA - 47 Gal Lowboy Mod No. 82SV50-2 32-1/2" Dia x 26 1/4" tall
WH exp. tank:	NAECA - mounts cold side of tank
WASH. MACH. PAN:	Plastic Wash Mach. Pan 12 H pan 28 x 30

FHA REGULATIONS	
All Dwelling Units:	
- Bathroom walls (or floor where needed) shall be reinforced for possible grab bar installation.	- A clear space at least 30 inches by 48 inches is required at range or cooktop, sink, oven, dishwasher, refrigerator/freezer, and trash compactor.
- All doors intended for user passage shall have a clear opening of at least 32 inches.	- Clearance between counters and all opposing base cabinets, countertops, appliances or walls is at least 40 inches.
- Primary entry doors shall have a clear approach of 60 inches from door and a minimum of 18 inches from the non-hinge edge of the door opening to the nearest obstacle.	- In U-shaped kitchens, a 60 inch turning radius is required.
- Accessible route into and through units shall be a minimum of 32 inches.	- Toilet fixture shall be a minimum of 1'-6" from wall with grab bar and a minimum of 1'-3" from an obstacle on the non-grab bar side of the fixture
- Operable parts of light switches, electrical outlets, thermostats, and other controls shall be located no higher than 48 inches and no lower than 15 inches above the floor. Obstructions to controls shall be a max of 24 inches in depth. Over an obstruction, controls shall be no more than 44 inches above the floor for a forward approach and no more than 46 inches above the floor for a side approach.	



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