













**NOTE: BALCONY FLOOR ASSEMBLY - SECOND FLOOR**

1. PROVIDE BRUSHED FINISH GYPCRETE TOPPING WITH A MINIMUM SLOPE OF 1/4" PER FOOT TOWARD DRAIN TO ENSURE POSITIVE DRAINAGE. (MINIMUM 2" THICK AT HIGH POINTS OR AS REQUIRED FOR SLOPE)
2. APPLY LIQUID-APPLIED WATERPROOFING MEMBRANE OVER APPROVED SUBSTRATE PER MANUFACTURER'S RECOMMENDATIONS.
3. TERMINATE WATERPROOFING AT PERIMETER EDGE FLASHING WITH PROPER UPTURNS AND INTEGRATION WITH DRAINAGE SYSTEM.
4. PROVIDE DRAINAGE OUTLETS/SCUPPERS AT LOW POINTS ALONG EDGE, COORDINATE WITH GC.
5. ENSURE POSITIVE DRAINAGE AND NO STANDING WATER.
6. SLOPE TO BE UNIFORM AND CONTINUOUS WITH NO LOW SPOTS. COORDINATE SLOPE DIRECTION WITH GC.
7. WRAP BALCONY OPENING WITH PAINTED BREAK METAL. COLOR TO MATCH BALCONY GUARDRAIL FINISH, WITH SEALED JOINTS.

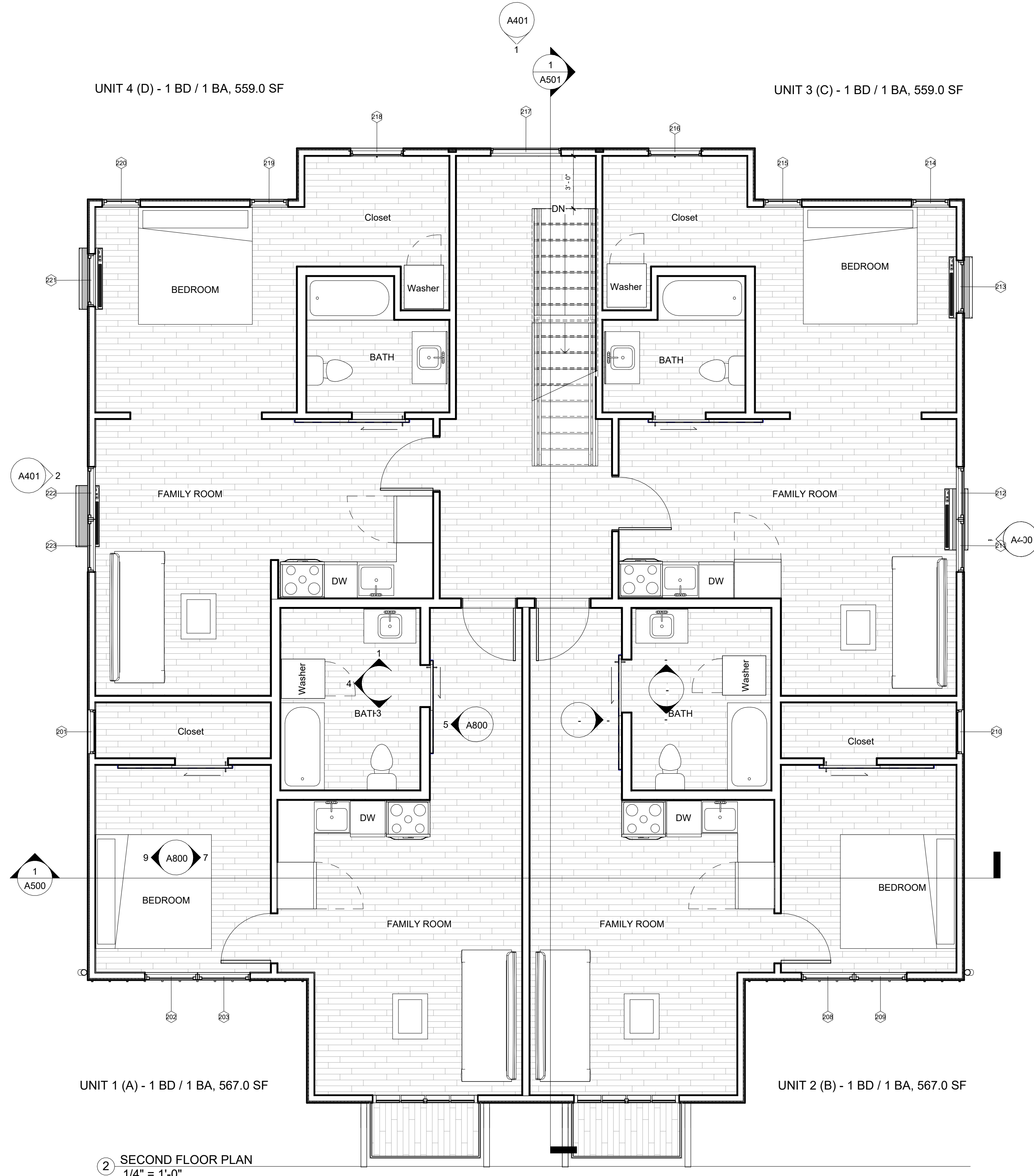
**NOTE BALCONY WALL CLADDING:**

ALL BALCONY INTERIOR WALLS SHALL BE CLAD IN SMART LAP SIDING. MATCH SIDING COLOR TO ADJACENT FAÇADE ON ALL ELEVATIONS. USE DARK TEAK SMART LAP SIDING ON REAR-FACING BALCONY WALLS.

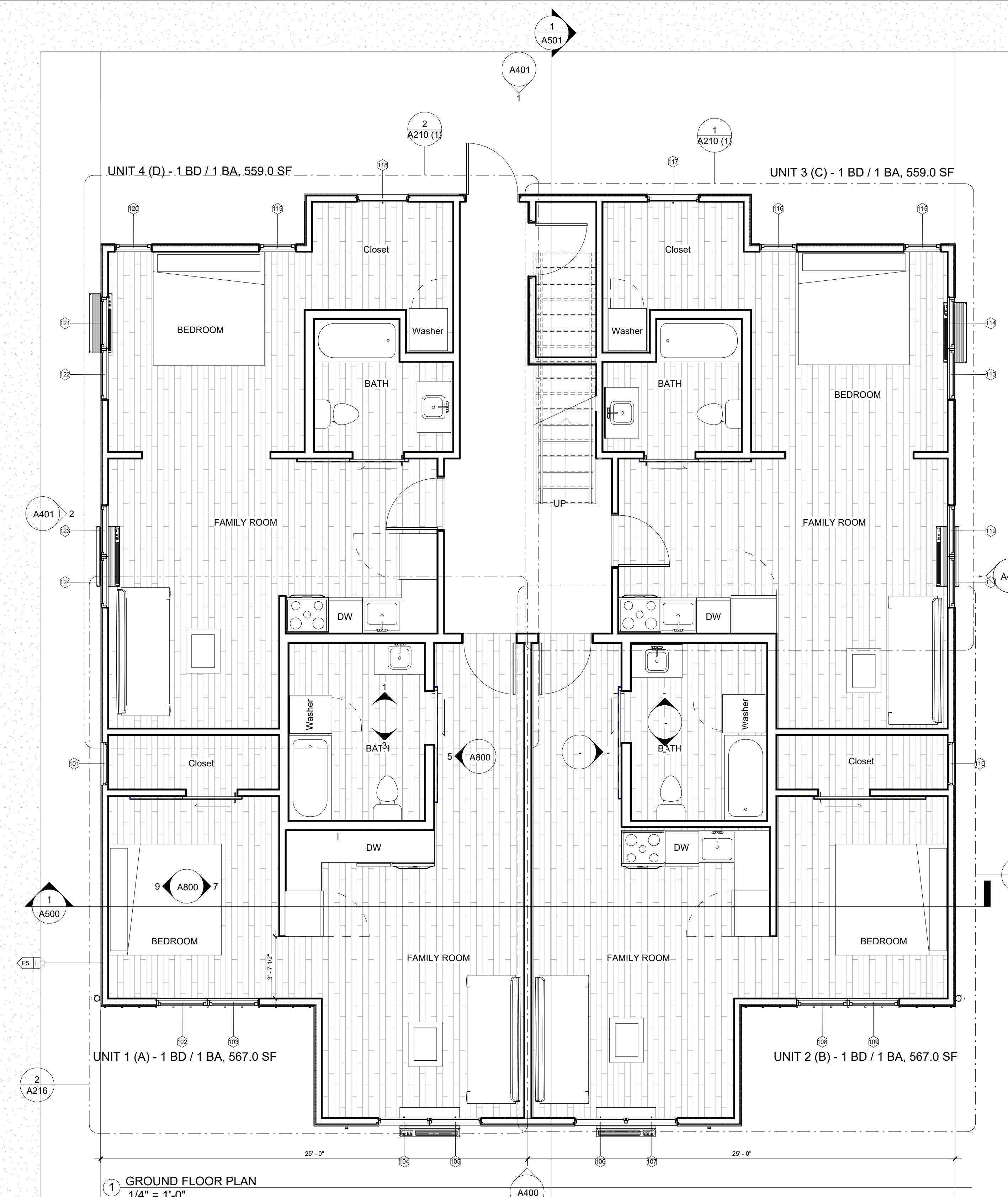
NOTE: PTAC PLUGS NEED TO BE LOCATED DIRECTLY UNDER THE CENTER OF THE PTAC

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
  - A. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
  - B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACE UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM 13 REQUIREMENTS. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES SEE SECTION R1003.9.
5. NO ROOF OPENINGS WITHIN 4 FEET OF COMMON WALLS.

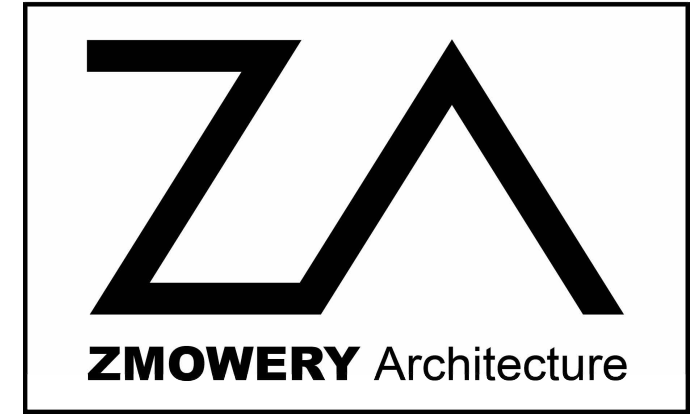
NOTE: PAINT PTAC SLEEVES AND GRILLES, WATER HEATER COVERS TO MATCH COLOR OF ADJACENT SIDING.  
NOTE: "CK" = CHINA KIT



2 SECOND FLOOR PLAN  
1/4" = 1'-0"



1 GROUND FLOOR PLAN  
1/4" = 1'-0"



**Quad R  
14 Units**

**CLIENT**  
Resortments NWA, LLC  
4514 Cole Ave. Suite 300  
Dallas, TX 75205

**ARCHITECT**  
ZMOWERY Architecture  
550 Reserve St. Suite 190  
Southlake, TX, 76092  
Contact: Zac Mowery - 817.223.2804

NOTE: ALL SHEETS TO BE PRINTED IN COLOR. CRITICAL INFORMATION WILL BE LOST IF NOT PRINTED IN COLOR!



**Resortments**  
by Russell Roy Huckaby™

No.	Description	Date

PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION.

**1ST AND SECOND FLOOR  
PLANS**

**A200**





















