1 BUILDING PLANNING & DESCRIPTION

■ NEW CONSTRUCTION	☐ SHELL BUILDING
☐ LEASE SPACE BUILD-OUT (LSBO)	☐ CHANGE OF OCCUPANCY
☐ SUBSTANTIAL IMPROVEMENT	☐ OTHER: REMODEL & ADDITION

	MIXED OCCUPANCY	
■ SINGLE OCCUPANCY	☐ SEPARATED USE	☐ NON-SEPARATED USE

(SECTION 508.3 OR 508.4 IBC 2018)

TYPE OF CONSTRUCTION: VB *(CHAPTER 6 IBC 2018)*

HEIGHT LIMITATION PER IBC: 40'-0"

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PER IBC: 2

ALLOWABLE AREA PER IBC: 9,000 SF

BUILDING INFORAMATION

ADDRESS: _____

CITY, ST: BASTROP, TX ZIP CODE: XXXXX

BUILDING SQUARE FOOTAGE: 2,947 SQ FT

#OF FLOORS: 1 BLDG. HEIGHT: 26'-0"

2 OCCUPANCY TYPE AND LOAD
CHAPTER 2, 3 & TABLE 1004.5 IBC 2018

OCCUPANCY CLASSIFICATION TYPES						
A-1	A-2	A-3	A-4	A-5	B	E
F-1	F-2	H-1	H-2	H-3	H-4	H-5
I-1	I-2	I-3	I-4	M	R-1	R-2
	R-3	R-4	S-1	S-2	U	
BREAK DOWN AREAS AND OCCUPANT LOADS						
RE: T-1.00 & T-1.30						

2 MEANS OF EGRESS
CHAPTER 10 IBC 2018

MEANS OF EGRESS	# OF REQUIRED EXITS	# OF EXITS PROVIDED
STAIRWAYS (PER FLOOR)	N/A	N/A
EGRESS @ 1ST FL OR LSBO	1	2

(SECTION 1006.3.2 IBC 2018)

PANIC HARDWARE ON EXIT DOORS? YES ■ NO ☐ *(SECTION 1008.1.9 IBC 2015)*

DOORS *(SECTION 1010 IBC 2018)*

MINIMUM CLEAR WIDTH SHOWN ON: T-1.40

EGRESS WIDTHS ARE SHOWN ON: T-1.40

ACCESSIBLE AREAS OF REFUGE & 2-WAY COMMUNICATIONS SHOWN ON: N/A

EXIT SIGNS/EGRESS ILLUMINATION *(SECTION 1008 IBC 2018)*

REQUIRED AND SHOWN ON: T-1.40 & E-1.10

EXTERIOR EMERGENCY LIGHTING PROVIDED? YES ■ NO ☐

EXIT TRAVEL DISTANCE *(TABLE 1017.2 IBC 2018)*

OCCUPANCY TYPE	MAX TRAVEL DISTANCE	PROVIDE TRAVEL DISTANCE
B	250'-00"	RE: T-1.40

ELEVATORS (CHAPTER 30)

NEW ☐ EXISTING ☐ NONE PROVIDED ■

ELEVATOR KEYBOX LOCATED IN LOBBY? (MUST BE WITHIN 20' OF THE CALL BUTTON) YES ☐ NO ■

ELEVATOR CAN ACCOMODATE STRETCHER 24" X 84" (5 OR MORE STORIES) N/R ■ YES ☐ NO ☐

ELEVATOR LOBBY PROVIDED N/R ■ YES ☐ NO ☐

3 SET BACKS/LIMITATIONS

BUILDING SET BACKS (FEET)	**RE: CIVIL DWGS.**
UTILITYEASEMENT SET BACKS (FEET)	**RE: CIVIL DWGS.**
DISTANCE FROM OTHER STRUCTURES LOT LINE SHOWN ON SITE PLAN YES ☐ NO ■	**RE: SURVEY & SP-1.00**
ROOF OR AWNING PROJECTIONS SHOWN AND MEASURED ON SITE PLAN YES ■ NO ☐	**RE: SP-1.00**

4 FIRE-RESISTANCE RATE CONSTRUCTION
CHAPTER 9 IBC & IFC 2018

ALL FIRE PROTECTION PLANS SHALL BE SUBMITTED FOR REVIEW AFTER BUILDING PERMIT HAS BEEN ISSUED
(I.E. UNDERGROUND FIRE LINE, SPRINKLER SYSTEM, FIRE ALARM SYSTEM, STANDPIPE, FIRE PUMP ROOM, AND FIRE PROTECTION WATER SUPPLY SYSTEMS)

FIRE PROTECTION SYSTEMS CONT.

AUTOMATIC FIRE SPRINKLER SYSTEM/ALTERNATIVE AUTOMATIC FIRE EXTINGUISHING SYSTEM ALL SPRINKLERS SHALL COMPLY WITH MONITORING

☐ PROVIDED AS NOTED ON: N/A ■ NOT REQUIRED PER SECTION 903

SYSTEM PROVIDED:
☐ NFPA 13
☐ NFPA 13R
☐ NFPA 13D
☐ OTHER: _____

SPRINKLER HEAD PROVIDED:
☐ STANDARD
☐ ELO
☐ ESFR
☐ QUICK RESPONSE

FIRE DEPARTMENT ACCESS TO SPRINKLER CONTROLS:
☐ SPRINKLER RISER ROOM OR POST INDICATOR VALVE SHOWN ON: N/A *(SECTION 901.4.6.1 BASTROP AMENDMENTS IFC 2018)*

☐ FDC SHOWN ON: _____ *(FDC SHALL COMPLY WITH SECTION 912 IFC 2018)*

KEYBOX LOCATED AT FIRE RISER N/A

KEYBOX LOCATED AT GATES N/A

FIRE ALARM & DETECTION SYSTEMS *(SECTION 907 & BASTROP AMENDMENTS IFC 2018)*

SUPPRESSION SYSTEM PROVIDED *(SECTION 904 IFC 2018)*
☐ EXISTING FIRE ALARM WITH VOICE/ALARM COMMUNICATION SYSTEMS
■ NOT REQUIRED

STANDPIPE SYSTEM & HOSE CONNECTIONS *(SECTION 905 IFC 2018)*
(I.E. IN STAIRWAYS, STAGES, MALLS)
☐ PROVIDED AS NOTED ON: _____, TYPE OF SYSTEM PROVIDED: _____ *(CLASS I, II OR III)*
■ NOT REQUIRED PER SECTION 905

PORTABLE FIRE EXTINGUISHERS *(SECTION 906 IFC 2018)*
■ PROVIDED AS NOTED ON: RE: T-1.40 , NUMBER PROVIDED FOR ADDITION: 2

☐ FIRE ALARM SYSTEM (TIED TO SPRINKLER)
■ NOT REQUIRED PER SECTION 907
☐ EMERGENCY VOICE EVACUATION
☐ MANUAL ALARM PROVIDED
☐ OTHER: _____
☐ DEFERRED SUBMITTAL

☐ DEDICATED FUNCTION (SPRINKLER MONITORING, ELEVATOR RECALL, PRE-ACTION, EMERGENCY ALARM, SMOKE CONTROL)

5 FIRE-RESISTANCE RATE CONSTRUCTION
CHAPTER 2, 3 & TABLE 1004.1.2 IBC 2018

SHOW DETAILS OF FIRE WALLS OR FIRE BARRIERS MEETING HORIZONTAL WALLS AND ROOF DECKS
(SEE SECTION 706.5, 706.6 & 707.5 IBC 2018)

FIRE-RESISTANCE RATING REQUIREMENTS *(TABLES 601, 602 & 602.4 IBC 2018)*

BUILDING ELEMENTS	HOURS REQUIRED	PROVIDED	TYPE VB
STRUCTURAL FRAME	0	0	
EXTERIOR BEARING WALLS	0	N/A	
EXTERIOR NON-BEARING WALLS	0	N/A	
INTERIOR BEARING WALLS	TABLE 602	0	
INTERIOR NON-BEARING WALLS	0	N/A	
FLOOR /HORIZONTAL ASSEMBLIES	0	0	
ROOF CONSTRUCTION	0	0	
STAIRWELLS *(SECTION 1019)*	N/A		
ELEVATOR SHAFTS *(SECTION 713)*	N/A		
CORRIDORS *(SECTION 1020.1)*	0	0	
FIRE RATED DOORS *(TABLE 716.5)*	0	N/A	
DEMISING/PARTITION WALL *(SECTION 708)*	0	N/A	
FIRE BARRIER *(SECTION 707)*	0	N/A	
FIRE WALL *(SECTION 706)*	0	N/A	
DRAFTSTOPS: ☐ YES, SHOWN ON: _____ ☐ NO (SPRINKLED ATTIC) ■ N/A *(SECTION 718.4)*			
HAVE YOU CHECKED WIDTH OF OPENINGS IN FIRE RATED WALLS? YES ☐ NO ☐ N/A ■ *(TABLE 705.8, SECTION 706.8 & 707.6 IBC 2018)*			
FIRE SEPARATION DISTANCE (FEET) *(SECTION 602 IBC 2018)*	96'-6" NORTH	127'-4" SOUTH	38'-7" EAST / 26'-2" WEST
ROOF COVERING CLASSIFICATION MIN: *(TABLE 1505.1 IBC 2018)*	A ☐ B ☐ C ■		

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BASTROP, TX 78602

Project Number : 8989

ISSUED FOR	DATE
ISSUED FOR CLIENT APPROVAL	08.17.2026
ISSUED FOR BIDDING	09.11.2026
ISSUED FOR PERMIT	09.11.2026
ISSUED FOR CONSTRUCTION	

REVISIONS

MARK	DESCRIPTION	DATE

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REGISTERED ARCHITECT THOMAS B. PAINTER 14288 STATE OF TEXAS
09/11/26

DRAWING TITLE
GENERAL NOTES

DRAWN BY	RG
CHECKED BY	CA
APPROVED BY	TB

SHEET NO. T-1.10

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