



BUILDING A					
UNCONDITIONED SPACES ACCESSIBLE TO TENANTS					
FLOOR	BALCONY	BALCONY STORAGE	STAIR	CORRIDOR STORAGE	TRASH
1ST FLOOR	2,485	363	1,188	72	140
2ND FLOOR	3,099	440	360	199	101
3RD FLOOR	2,284	450	360	182	101
4TH FLOOR	2,624	450	360	124	101
TOTAL	9,999	1,723	2,268	577	443

CONDITIONED SPACES ACCESSIBLE TO TENANTS					
FLOOR	CORRIDOR				
1ST FLOOR	5,968	S.F.			
2ND FLOOR	5,808	S.F.			
3RD FLOOR	6,310	S.F.			
4TH FLOOR	6,310	S.F.			
TOTAL	24,396	S.F.			

UNCONDITIONED SPACES UNACCESSIBLE TO TENANTS									
FLOOR	MECHANICAL	ROOF ACCESS	ELEVATOR EQUIPMENT	JAN	F.S.R.R.	ELEVATOR	LT.	WATER SOFTENER	TOTAL
1ST FLOOR	177	0	0	23	31	124	38	35	368
2ND FLOOR	177	0	0	23	0	0	0	0	370
3RD FLOOR	184	0	0	23	0	0	38	0	445
4TH FLOOR	184	29	75	22	0	0	0	0	410
TOTAL	724	29	75	109	31	124	76	35	2,006

LEASING / CLUB									
CLUB UNCONDITIONED SPACES ACCESSIBLE TO TENANTS									
FLOOR	LOBBY/LEASING	CLUB ROOM	KITCHEN	FITNESS					
1ST FLOOR	867	1,073	240	704					
	MALROOM PACKAGE	CORRIDOR	RESTROOMS	CARD ROOM	LAUNDRY	TV ROOM	TOTAL		
	369	312	275	328	204	383	4,858		
	LIBRARY								
2ND FLOOR	159	159							

CLUB UNCONDITIONED SPACES UNACCESSIBLE TO TENANTS	
FLOOR	PATIO/PORCH
1ST FLOOR	592
TOTAL	592

CLUB CONDITIONED SPACES UNACCESSIBLE TO TENANTS						
FLOOR	MANAGER	WORKROOM	ASST. MANAGER	CORRIDOR	JANITOR	TOTAL
1ST FLOOR	102	114	116	162	38	532

CLUB UNCONDITIONED SPACES UNACCESSIBLE TO TENANTS						
FLOOR	MECH.	IT.	W.H.	STORAGE	SERVER	TOTAL
1ST FLOOR	142	23	38	20	145	368
2ND FLOOR	150	0	0	0	0	150

PLAN LEGEND:

	ELEMENT ABOVE	CJ	CONTROL JOINT FLOOR CEILING & WALLS
	45'x45' ONE-HOUR RATED ATTIC ACCESS HATCH (LOCKABLE)	E.M.	METER LOCATIONS
	FIRE EXTINGUISHERS 2 & 6 / A7-11	PH	PANIC HARDWARE
	DOOR KEY		2 HR FIRE BARRIER
	WINDOW KEY		1 HR FIRE BARRIER
	STOREFRONT KEY		BUILDING ORIENTATION

GENERAL NOTES:

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. REFER TO SPECIFICATIONS.
- GENERAL CONTRACTOR TO ENSURE CONTROL/EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIALS USED.
- ALL DIMENSIONS ARE FROM FRAMING U.L.O.C.



REVISIONS

NO.	DESCRIPTION

Pearsall Park
 237 APARTMENTS IN SAN ANTONIO, TEXAS
 LINCOLN AVENUE CAPITAL



DATE: 05-17-2024
 PROJECT: 23178
 SHEET NUMBER: A3-01

1 BUILDING A - FIRST FLOOR PLAN
 SCALE: 1/16"=1'-0"

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