THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, **21-3205** **TEXAS**

REFERENCE LEGEND

- DETAIL REFERENCE REF # – SHT. #
- DETAIL REFERENCE REF # – SHT #
- INTERIOR ELEVATION REFERENCE
- ELEVATION DESIGNATION (100'–0" FIN. FLR.)
- DOOR MARK
- WINDOW MARK
- CUT LINE
- PARTITION MARK
- REVISIONS
- ROOM NAME & NUMBER (WAITING 101)
- PROJECTED VIEW OF PHOTOGRAPH REF # – SHT. #
- CEILING ELEVATION & MATERIAL (SB '0'–0" (BTM))
- PROJECT NORTH / TRUE NORTH
- DRAWING NAME (DETAIL A)
- DRAWING SCALE (SCALE)
- DRAWING REF #

MATERIAL LEGEND

- BATT INSULATION
- BRICK MASONRY
- COMPACTED EARTH
- RIGID INSULATION
- POURED CONCRETE
- WALL W/ BRICK VENEER
- METAL STUD WALL
- CONCRETE WALL
- WOOD STUD WALL
- C.M.U. WALL
- PLYWOOD
- ROUGH WOOD
- FINISH WOOD
- METAL STUD
- GLASS LARGE SCALE
- STRUCTURAL STEEL
- CONC. MASONRY UNIT SECTION
- MTL JOIST
- MTL FURRING
- PRECAST CONC. SLAB



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ABBREVIATIONS

&	AND	Cntr.	Counter	Exp.	Expansion	Hr.	Hour	N.	North	Reinf.	Reinforced	Temp.	Tempered
∠	Angle	Col.	Column	Ext.	Exterior	Hgt.	Height	N.I.C.	Not In Contract	Req'd	Required	T.&G.	Tongue & Groove
@	At	Conc.	Conc. Concrete					No. or #	Number	Resil.	Resilient	Thk.	Thick
℄	Centerline	C.T.	Ceramic Tile	F.A.	Fire Alarm	I.D.	Inside Diameter	Nom.	Nominal	Rm.	Room	T.O.M.	Top Of Masonry
ø	Diameter or Round	CMU	Concrete Masonry Unit	F.D.	Floor Drain	Insul.	Insulation	N.T.S.	Not To Scale	R.O.	Rough Opening	T.O.S.	Top Of Steel
#	Pound or Number	Ctr.	Center	Fdn.	Foundation	Int.	Interior					T.P.	Top Of Pavement
				F.E.	Fire Extinguisher			O/	On or Over	S.	South	T.P.D.	Toilet Paper Dispenser
Acous.	Acoustical	Dbl.	Double	F.E.C.	F.E. Cabinet	Jan	Janitor	Obs.	Obscure	S.B.	Splash Block	T.V.	Television
Adj.	Adjustable	Det.	Detail	Fin.	Finish	Jt.	Joint	O.C.	On Center	S.C.	Solid Core	T.W.	Tackwall
A.F.F.	Above Finished Floor	D.F.	Drinking Fountain	Fl.	Floor			O.D.	Diameter	Sched.	Schedule	Typ.	Typical
Aggr.	Aggregate	Dia.	Diameter	Flash.	Flashing	Kit.	Kitchen	Off.	Office	S.D.	Soap Dispenser	Trd.	Tread
Al.	Aluminum	Dim.	Dimension	℄	Flow line			Opng.	Opening	Sect.	Section		
Approx.	Approximate	Dn.	Down	Ft.	Foot or feet	Lab.	Laboratory	Opp.	Opposite	Shr.	Shower	U.O.N.	Unless Otherwise Noted
Arch.	Architect or Architectural	Dr.	Door	Ftg.	Footing	Lam.	Laminate			Sht.	Sheet	Ur.	Urinal
Asb.	Asbestos	Ds.	Downspout	Furr.	Furring	Lav.	Lavatory	P.	Paint	Slm.	Similar		
Asph.	Asphalt	Dwg.	Drawing	Fut.	Future	Lkr.	Locker	Pl.	Plate	S.N.D.	Sanitary Napkin Disp.	V.C.T.	Vinyl Composition Tile
A.V.	Audio Visual	Dwr.	Drawer			Lt.	Light	P.Lam.	Plastic Laminate	S.N.R.	Sanitary Napkin Recep.	V.T.	Vinyl Tile
				Ga.	Gauge			Plas.	Plaster	Spec.	Specification	V.B.	Vapor Barrier
Bd.	Board	(E)	Existing	Galv.	Galvanized	Mas.	Masonry	Plywd.	Plywood	Sq.	Square	Vert.	Vertical
Bitum.	Bituminous	E.	East or Existing	G.B.	Grab Bar	Max.	Maximum	Pr.	Pair	SST.	Stainless Steel	Vest.	Vestibule
Bldg.	Building	Ea.	Each	Gl.	Glass	M.C.	Medicine Cabinet	Pt.	Point	Std.	Standard	Vyl.	Vinyl
Blk.	Block	E.J.	Expansion Joint	Gnd.	Ground	Mech.	Mechanical	P.T.D.	Paper Towel Dispenser	Stl.	Steel		
Blk'g.	Blocking	El.	Elevation	Gr.	Grade	Memb.	Membrane	Ptn.	Partition	Stor.	Storage	W.	West
Bm.	Beam	Elec.	Electrical	Gyp.	Gypsum	Met.	Metal	P.T.R.	Paper Towel Receptacle	Strl.	Structural	w/	With
Bot.	Bottom	Elev.	Elevator			Mfr.	Manufacturer			Susp.	Suspended	w/o	Without
BO	BY OWNER	Eq.	Equal	H.B.	Hose Bibb	Mh.	Manhole	Q.T.	Quarry Tile	S.V.	Sheet Vinyl	W.C.	Wall Covering
Brg.	Bearing	Equip.	Equipment	H.C.	Hollow Core	Min.	Minimum			Sym.	Symmetrical	Wd.	Wood
Brk.	Brick	E.W.	Each Way	Hdwd.	Hardwood	Mir.	Mirror	R.	Riser			Wp.	Waterproof
		E.W.C.	Elec. Water Cooler	Hdwr.	Hardware	Misc.	Miscellaneous	Rad.	Radius	Tex.	Texture	Wdw.	Window
Cab.	Cabinet	Exist.	Existing	H.M.	Hollow Metal	M.O.	Masonry Opening	R.D.	Roof Drain	T.B.	Towel Bar	Wsct.	Wainscot
Clg.	Ceiling	Expo.	Exposed	Horiz.	Horizontal	Mtd.	Mounted	Ref.	Reference	T.Bd.	Tack Board	Wt.	Weight

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ANSI–3	ICC A117.1–2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES
FH	FAIR HOUSING DIAGRAMS
UFAS	UFAS DIAGRAMS
TAS1	TEXAS ACCESSIBILITY STANDARDS
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ADA	2010 ADA STANDARD FOR ACCESSIBILITY DESIGN

CIVIL & LANDSCAPING

SUBMITTED IN SEPARATE PACKAGE

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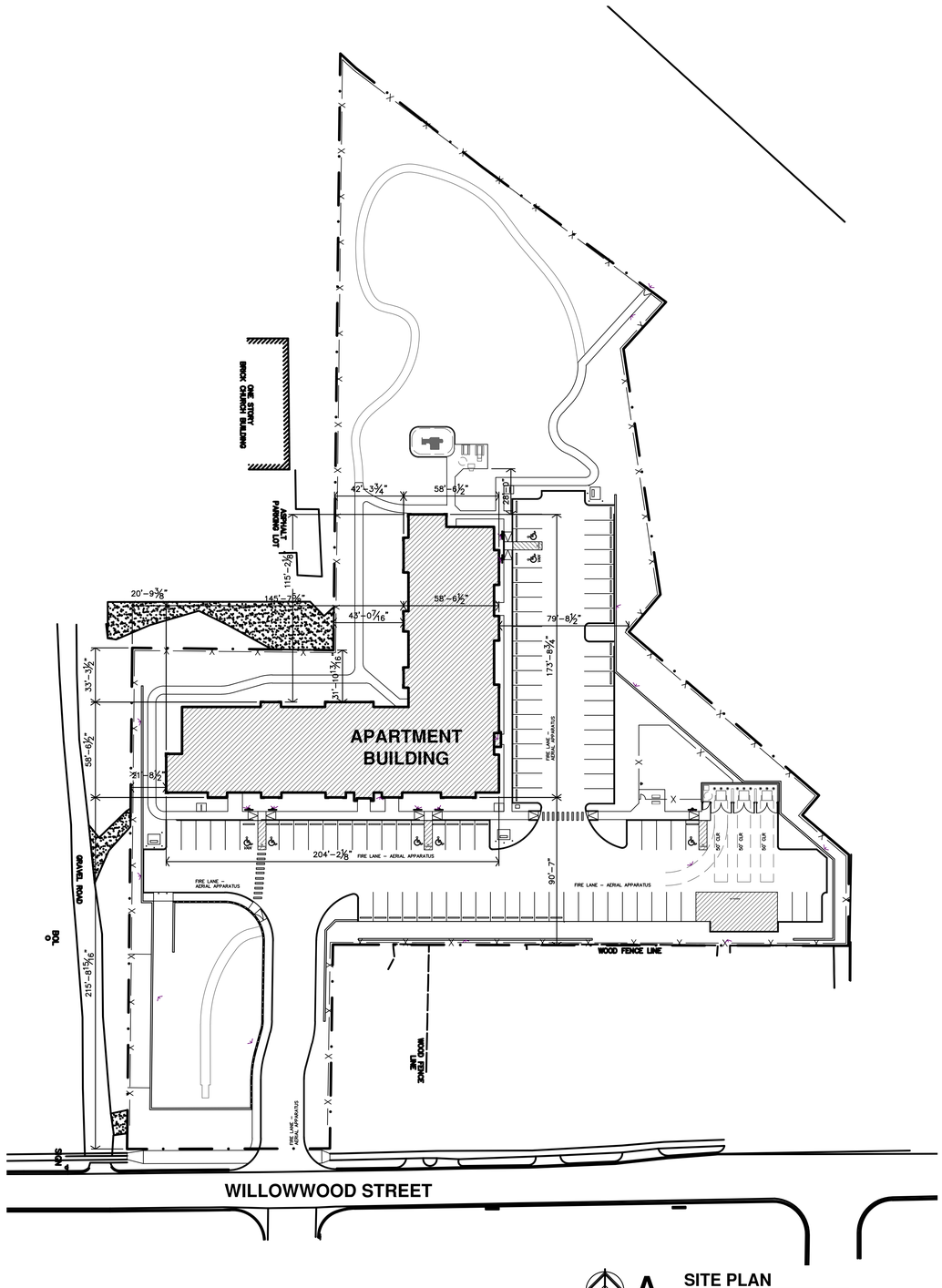
A2.0 #1 6–19–2023

PERMIT SET w/ ADDENDUM 1

PERMIT SET (REVISED) 6-19-2023

A2.0 #1
6–19–2023



A SITE PLAN

0 20' 40' 80'

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW APARTMENT BUILDING
FACILITY NAME	THE RESERVES at MAGNOLIA
FACILITY ADDRESS	– DENTON, TX
OWNER NAME OWNER ADDRESS	OPG RESERVES at MAGNOLIA PARTNERS, LLC 254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913–396–6310 fax: 913–396–6312
REASON FOR SUBMITTAL	NEW CONSTRUCTION
COUNTY	DENTON
FIRE DEPARTMENT	CITY OF DENTON
WATER SUPPLY	CITY OF DENTON
BUILDING INSPECTION DEPT	CITY OF DENTON
AUTHORITY HAVING JURISDICTION	CITY OF DENTON
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785–827–0386
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ⟵ EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ⟵ OCCUPANT LOAD (ACTUAL/ALLOWED)

0 HOUR CONSTRUCTION

1/2 HOUR FIRE PARTITION; CORRIDOR W/ 20 MIN OPENINGS *(PER IBC TABLES 716.1 & 1020.2)*

1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC Sec. 708.3 & TABLE 716.1)*

2 HOUR CONSTRUCTION; SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC Sec. 713.4 & TABLE 716.1)*

EXIT LIGHT	⊗	FIRE HYDRANT	FH
EMERGENCY LIGHT	EM	FIRE ALARM ANNUNCIATOR PANEL	FAA
EXIT/EMERGENCY LIGHT	EM	FIRE ALARM CONTROL PANEL	FACP
FIRE EXTINGUISHER	•FE	FIRE DEPARTMENT CONNECTION	FDC

	EXAMPLE:	
OCCUPANCY GROUP (AU = ACCESSORY USE) ----------	A–1	
OCCUPANCY USE ----------	ASSEMBLY HALL	
ROOM SQUARE FOOT/OCCUPANT LOAD FACTOR ---------	5,550	15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS ---------	370	2

CODE INFORMATION

OCCUPANCY OVERALL: R–2 MIXED–USE

OCCUPANCY GROUPS: B OFFICE; R–2 APARTMENTS

CONSTRUCTION TYPE: V–A

AREA ALLOWED PER FLOOR: *(TABLE 506.2)*
B 54,000 SF SM (2 OR MORE STORIES, SPRINKLED)
R–2 36,000 SF SM (2 OR MORE STORIES, SPRINKLED)

ACTUAL BUILDING AREA:

FIRST FLOOR	17,104 SF
SECOND FLOOR	17,021 SF
THIRD FLOOR	17,021 SF
FOURTH FLOOR	15,104 SF
TOTAL BLDG AREA	66,250 SF

ALLOWABLE AREA INCREASE: *(SECT. 506.2.2 MIXED OCCUPANCY BUILDINGS)*

NS (ALLOWED NON–SPRINK) 12,000 SF
If (AREA INCREASE) 25%
At (TABULAR AREA ALLOWABLE) 36,000 SF

Aa = [At + (NS X If)]
Aa = [36,000 + (12,000 X 25%)]
Aa = [36,000 + (3,000)]
Aa = 39,000 SF PER FLOOR ALLOWED
39,000 X 4 STORES = 156,000 SF ALLOWED TOTAL BLDG

ALLOWABLE HEIGHT (S): 70' *(PER IBC TABLE 504.3)* ACTUAL HEIGHT: 49'

ALLOWABLE STORIES (S): 4 *(PER IBC TABLE 504.4)* ACTUAL STORIES: 4

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V–A

EXTERIOR BEARING WALLS:	1 HOUR	
STRUCTURAL FRAME:	1 HOUR	
INTERIOR BEARING WALLS:	1 HOUR	
INTERIOR NON–BEARING WALLS:	0 HOUR	
FLOOR/CEILING ASSEMBLY:	1 HOUR	
CEILING/ROOF ASSEMBLY:	1 HOUR	
CORRIDOR (DWELLING UNITS):	1/2 HOUR	*(Table 1020.2)*
ELEVATOR SHAFT	2 HOUR	*(Sec. 713.4)*
DWELLING UNITS – 1 HR FIRE PARTITIONS		*(Sec. 708.3)*
DWELLING UNITS – 1 HR FLR/CEILING		*(Sec. 711.2.4.3)*

ELEVATOR REQUIREMENTS

HOISTWAY PROTECTION: NOT REQUIRED PER EXCEPTION 3: *(SECTION 3006.2)*
ENCLOSED ELEVATOR LOBBIES AND PROTECTION OF ELEVATOR HOISTWAY DOOR OPENINGS ARE NOT REQUIRED ON LEVELS WHERE ELEVATOR HOISTWAY OPENS TO THE EXTERIOR. (BUILDING CORRIDORS AND STAIRWAYS ARE OPEN TO THE EXTERIOR, NOT ENCLOSED)
ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1
STANDBY POWER SHALL BE PROVIDED. *(SECTION 1009.4.1)*
AN AREA OF REFUGE IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. *(SECTION 1009.4.2, Exception 2)*

EXIT ACCESS STAIRWAYS *(SECTION 1019)*
BUILDING CORRIDORS AND STAIRWAYS ARE OPEN TO THE EXTERIOR, NOT ENCLOSED NON–RATED ENCLOSURES PER SECTION 1019.3 EXCEPTION 4. STAIRWAYS ARE EQUIPPED WITH FIXED DRAFT CURTAINS AND CLOSELY SPACED SPRINKLERS IN ACCORDANCE TO NFPA 13.

OCCUPANCY SEPARATIONS: *(NON–SEPARATED USES. PER IBC SEC. 508.3)*
WALLS SEPARATING DWELLING AND SLEEPING UNITS SHALL HAVE A FIRE–RESISTIVE RATING NOT LESS THAN 1–HR *(SECT. 708.3)*
HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS SHALL NOT BE LESS THAN 1–HR RATED. *(SECT. 711.2.4.3)*

ROOF COVERINGS
CLASS B OR BETTER, *TABLE 1505.1*

INCIDENTAL SEPARATIONS:
STORAGE ROOMS OVER 100 SF – SPRINKLER SYSTEM (SMOKE BARRIER)

DRAFTSTOPPING *(SECT. 708.4.2)*
SHALL BE PROVIDED ABOVE AND ALONG THE LINE OF THE FIRE PARTITION.
EXCEPTION 2: WHERE CORRIDOR WALLS PROVIDE DWELLING UNIT SEPARATION, DRAFTSTOPPING SHALL ONLY BE REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.
EXCEPTION 4: IN GROUP R–2 OCCUPANCIES UP TO AND INCLUDING 4 STORIES IN HIEGHT IN BUIDINLGS NOT TO EXCEED 60 FEET IN HEIGHT ABOUVE THE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

FIRE PUMPS:
WHEN PROVIDED, FIRE PUMPS SHALL BE LOCATED IN ROOM THAT ARE SEPARATED FROM ALL OTHER AREAS BY 2–HR FIRE BARRIER CONSTRUCTION.
EXCEPTION: SEPARATION BY 1–HR FIRE BARRIERS IS PERMITTED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

STANDPIPES:
PROVIDED, REQUIRED IN BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORE IS LOCATED MORE THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. CLASS I STANDPIPES. CLASS I STANDPIPES ARE ALLOWED IN BUILDING WITH AN AUTOMATIC SPRINKLER SYSTEM.

PORTABLE FIRE EXTINGUISHERS
REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO 2021 IBC, SECT. 906.1
EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1–A:10–B:C
ON EACH FLOOR OF STRUCTURE WHILE UNDER CONSTRUCTION

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM
EGRESS – NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS
NON–RATED STAIR ENCLOSURES, 1019.3, EXCEP 4

FIRE ALARM REQUIREMENTS:
REQUIRED, PROVIDED – MANUAL FIRE ALARM SYSTEM, 907.2.9.1 & NFPA 72
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, AUTOMATIC SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO 2021 IBC SECT. 907.2.11.2
ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA
IN EACH ROOM USED FOR SLEEPING
ON EACH STORY

AUTOMATIC FIRE SUPPRESSION SYSTEM:
REQUIRED, PROVIDED PER NFPA 13

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK–UP

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NO HAZARDOUS MATERIALS ARE TO BE STORED

SMOKE CONTROL: NOT REQUIRED
SMOKE PARTITIONS: NOT REQUIRED

EXITING: REFERENCE SHEET CFP2

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	OCCS=2–EXITS
B	FITNESS	50 sf/OCCUPANT	49
B	COMMONS	15 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
R–2	APARTMENT	200 sf/OCCUPANT	10

NOTES

1. BUILDING FIRE EXTINGUISHER CABINETS LOCATION AS SHOWN.
2. APARTMENT WALL MOUNTED FIRE EXTINGUISHERS LOCATED IN LAUNDRY ROOMS. REF UNIT FLOOR PLANS.

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jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — JAMES S. GILLAM — 5–17–2023 — 22415 — STATE OF TEXAS

REVISION:
A1 6–19–2023

DATE: 5–17–2023
JOB: 21–3205
SHEET NO.:

CFP1

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LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

0 HOUR CONSTRUCTION

1/2 HOUR FIRE PARTITION; CORRIDOR W/ 20 MIN OPENINGS *(PER IBC TABLES 716.1 & 1020.2)*

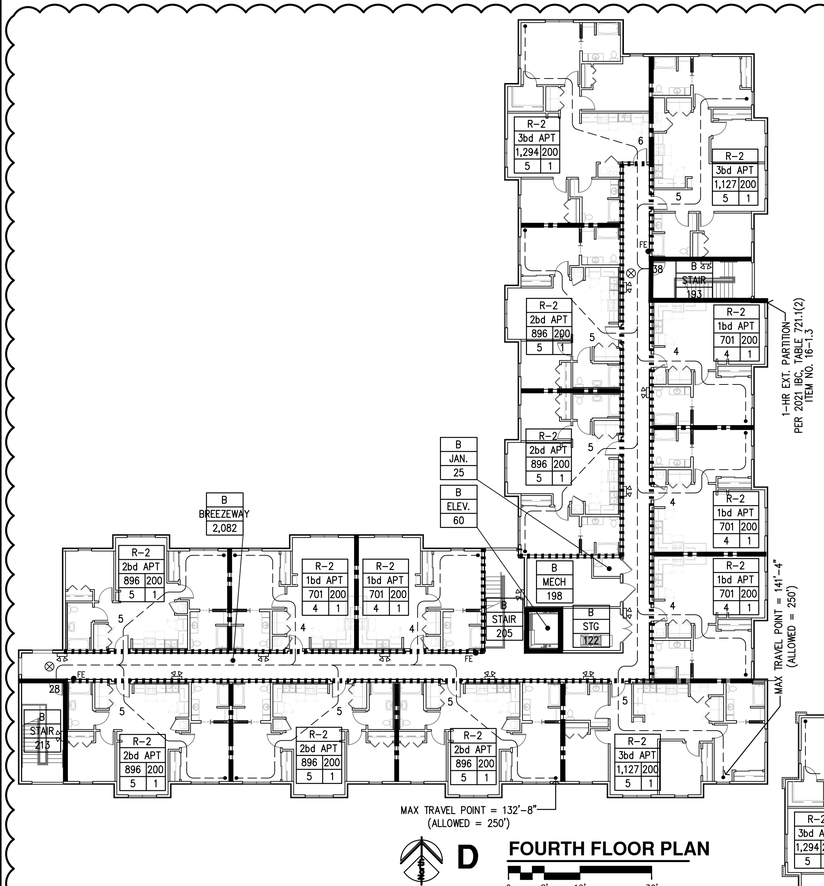
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC Sec. 708.3 & TABLE 716.1)*

2 HOUR CONSTRUCTION; SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC Sec. 713.4 & TABLE 716.1)*

EXIT LIGHT	⊗	FIRE HYDRANT	FH
EMERGENCY LIGHT	⊡	FIRE ALARM ANNUNCIATOR PANEL	FAA
EXIT/EMERGENCY LIGHT	⊠	FIRE ALARM CONTROL PANEL	FACP
FIRE EXTINGUISHER	•FE	FIRE DEPARTMENT CONNECTION	FDC

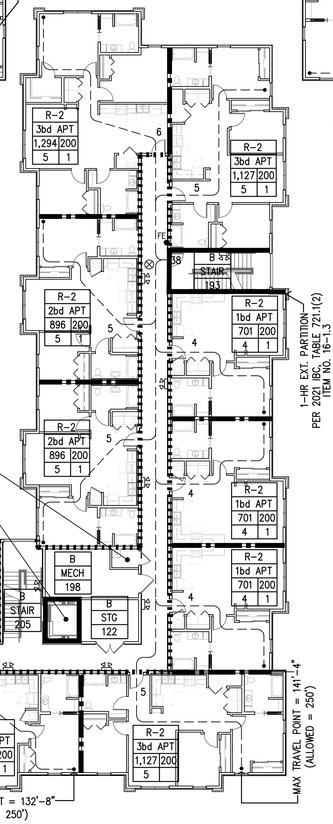
EXAMPLE:

OCCUPANCY GROUP (AU = ACCESSORY USE)	A-1	
OCCUPANCY USE	ASSEMBLY HALL	
ROOM SQUARE FOOT/OCCUPANT LOAD FACTOR	5,550	15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370	2



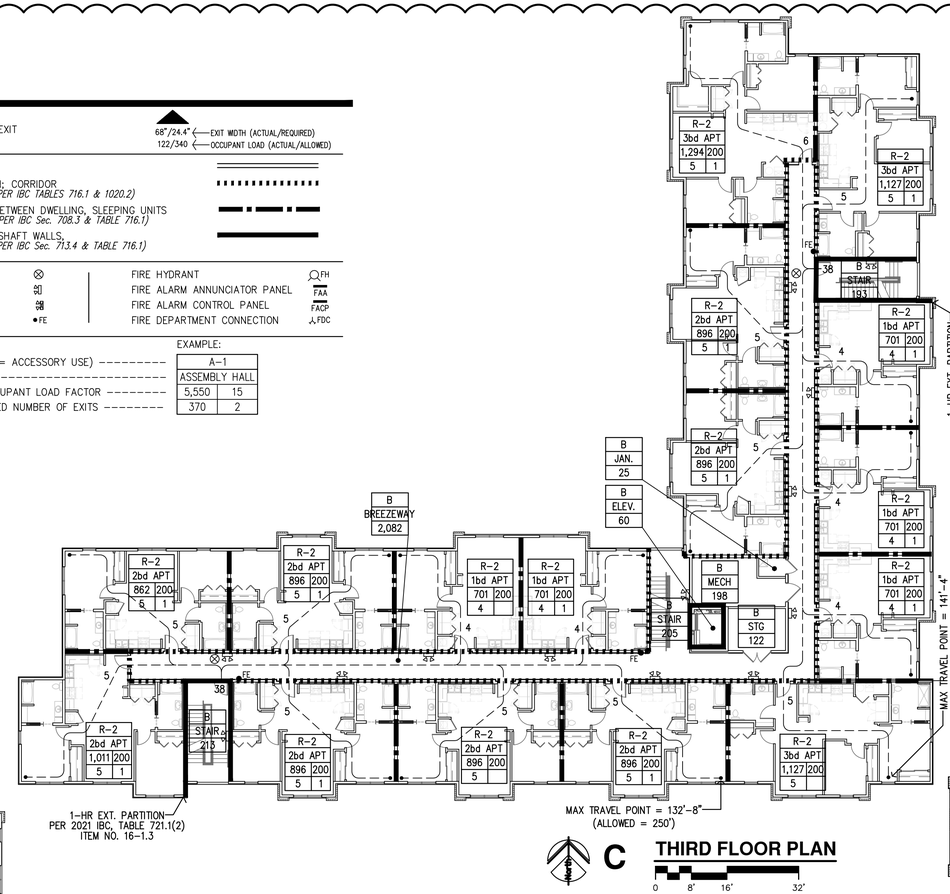
D FOURTH FLOOR PLAN

0 8' 16' 32'



B SECOND FLOOR PLAN

0 8' 16' 32'



C THIRD FLOOR PLAN

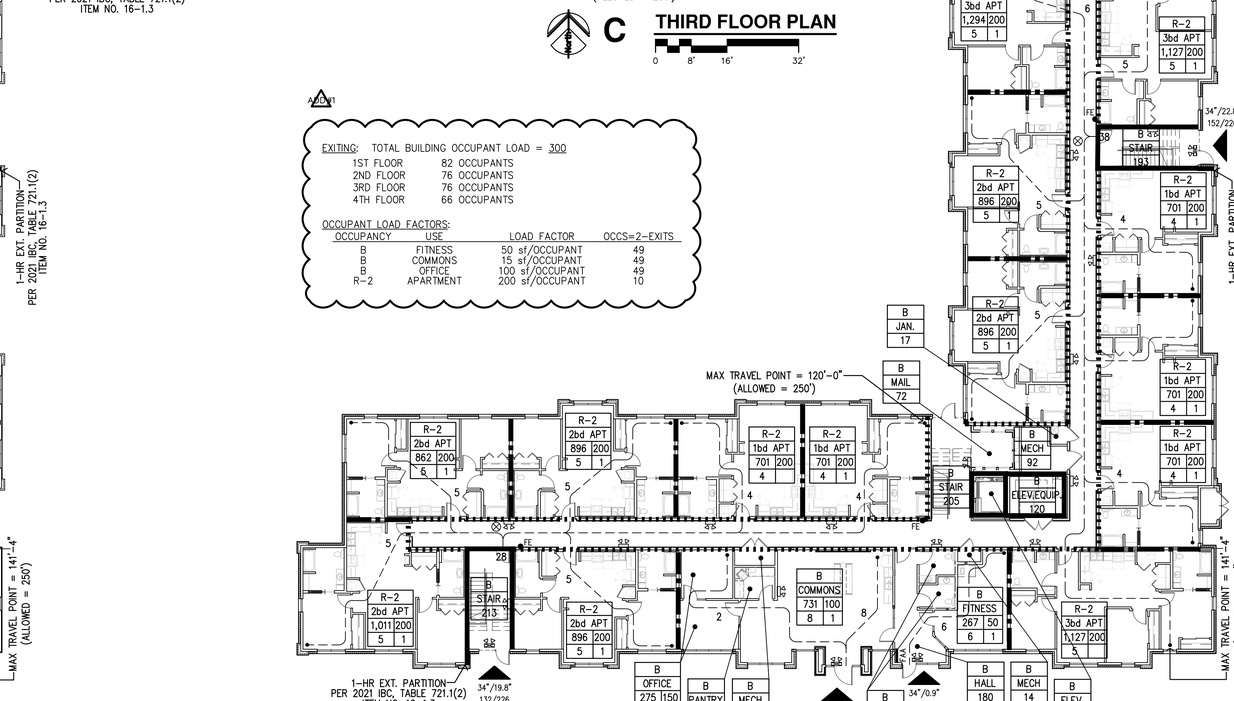
0 8' 16' 32'

EXITING: TOTAL BUILDING OCCUPANT LOAD = 300

1ST FLOOR	82 OCCUPANTS
2ND FLOOR	76 OCCUPANTS
3RD FLOOR	76 OCCUPANTS
4TH FLOOR	66 OCCUPANTS

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	OCCS=2-EXITS
B	FITNESS	50 sf/OCCUPANT	49
B	COMMONS	15 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10



A FIRST FLOOR PLAN

0 8' 16' 32'

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — STEVEN S. GILLAM — 21-3205 — 32419 — STATE OF TEXAS

REVISION:	
ADDM1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	CFP2

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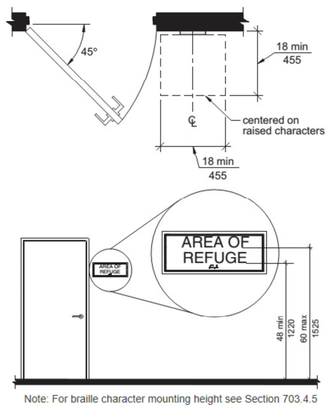
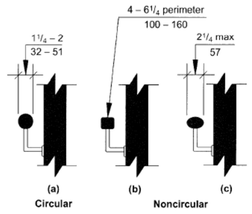
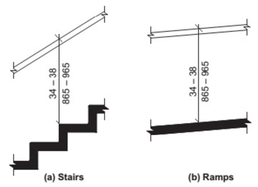


Note: For braille character mounting height see Section 703.4.5

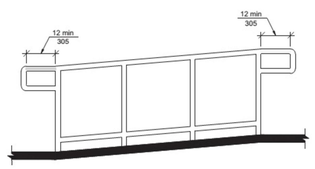
V SIGNAGE (Section 703)
NO SCALE



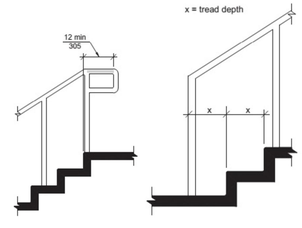
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



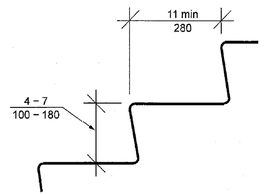
S HANDRAIL HEIGHT (Section 505)
NO SCALE



T RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



R STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



Q STAIR TREAD & RISER (Section 504)
NO SCALE

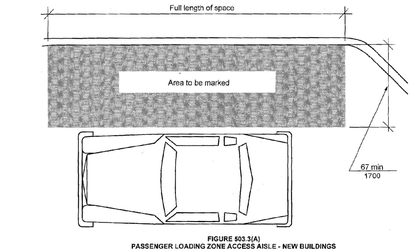
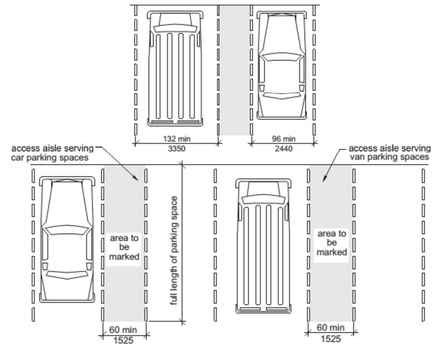
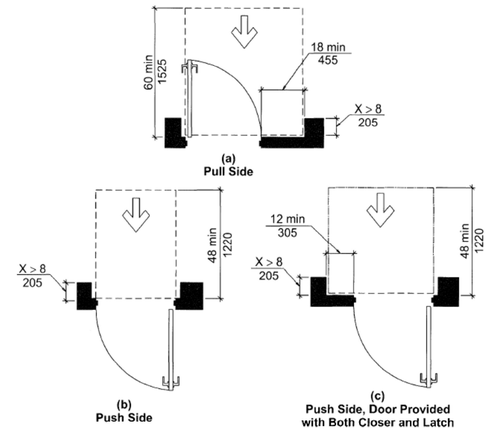


FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

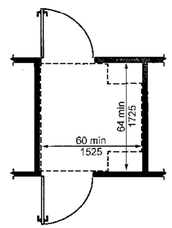
P PASSENGER LOADING ZONE (Section 503)
NO SCALE



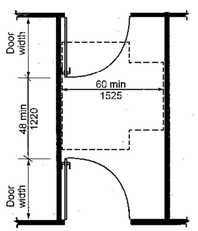
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



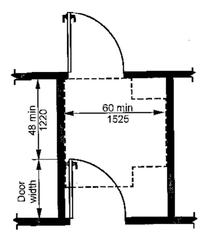
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



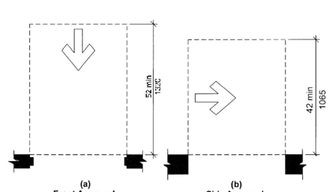
(A)



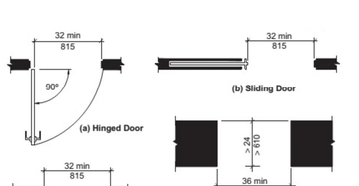
(B)



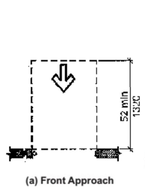
(C)

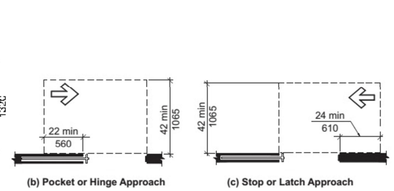


M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE

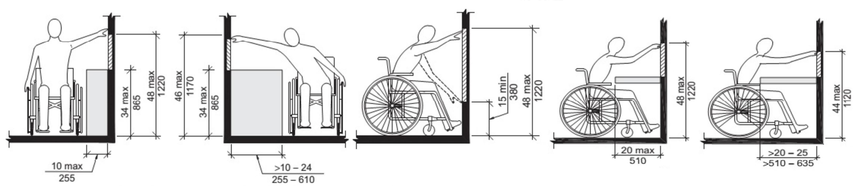


L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



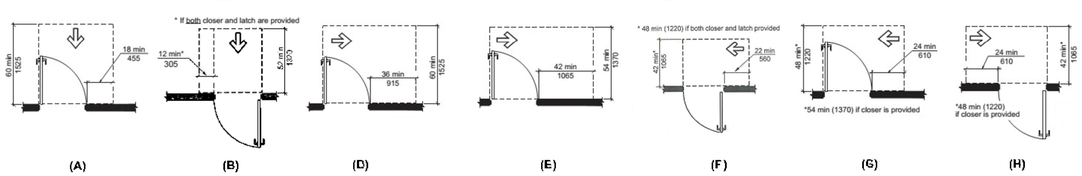


K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE

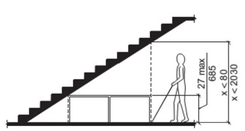


G REACH CLEARANCES (Section 308)
NO SCALE

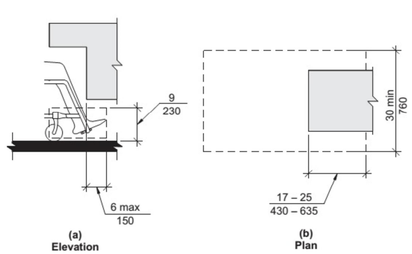
J TWO DOORS IN SERIES (Section 404)
NO SCALE



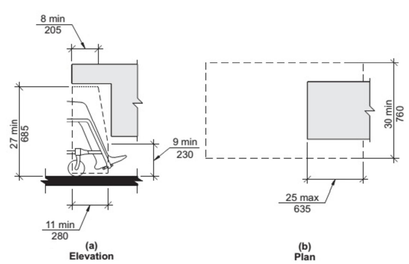
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



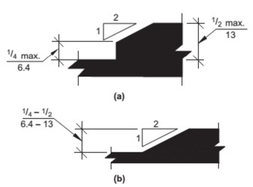
F VERTICAL CLEARANCE (Section 307)
NO SCALE



E TOE CLEARANCE (Section 306)
NO SCALE



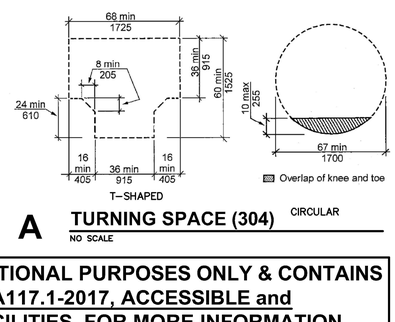
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B CLEAR FLOOR SPACE (305)
NO SCALE



A TURNING SPACE (304) CIRCULAR
NO SCALE

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STEVEN S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5–17–2023
JOB: 21–3205
SHEET NO.:

ANSI-1

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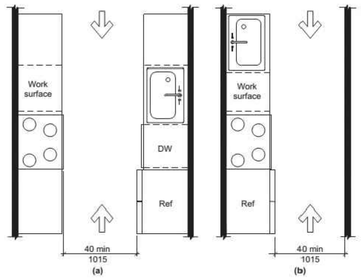
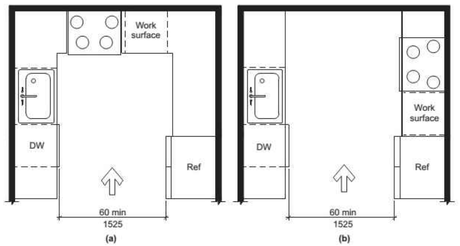
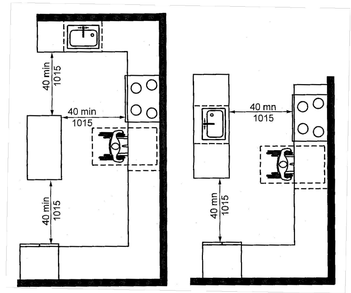


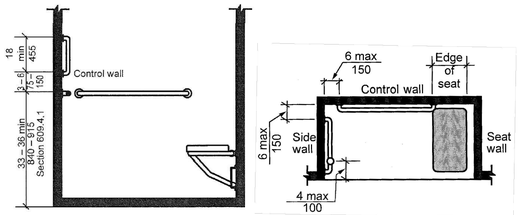
V **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



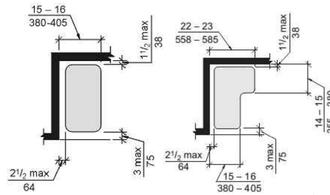
U **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



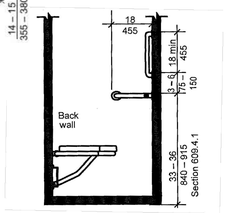
T **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
NO SCALE

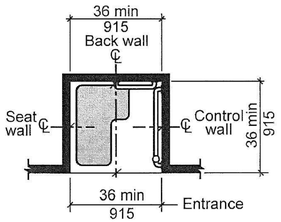


S **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE

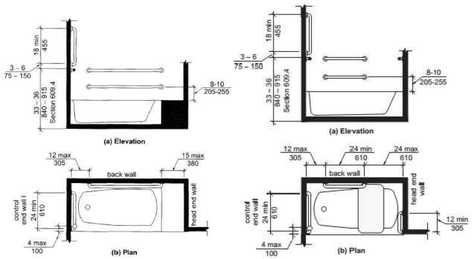


O **SHOWER SEATS (Section 610)**
NO SCALE





Note: inside finished dimensions measured at the center points of opposing sides



L **GRAB BARS FOR BATHTUBS (Section 607)**
NO SCALE

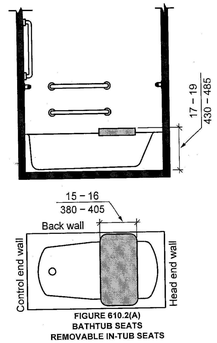
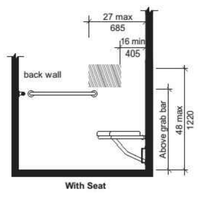
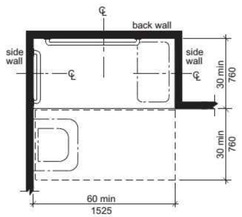


FIGURE 610.2(A)
BATHTUB SEATS
REMOVABLE IN-TUB SEATS

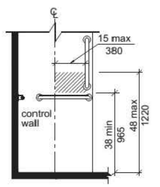
K **BATHTUB SEAT (Section 610)**
NO SCALE



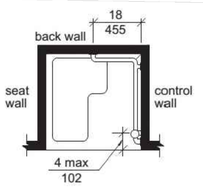
R **ROLL-IN SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



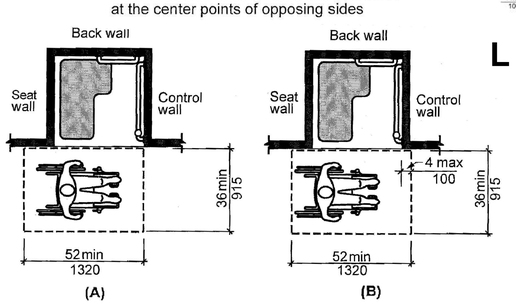
Q **ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



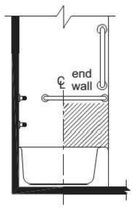
O **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



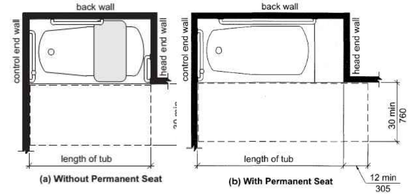
N **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



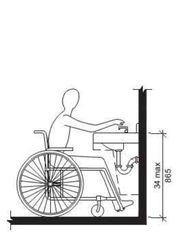
M **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



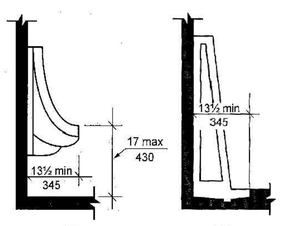
J **BATHTUB CONTROLS (Section 607)**
NO SCALE



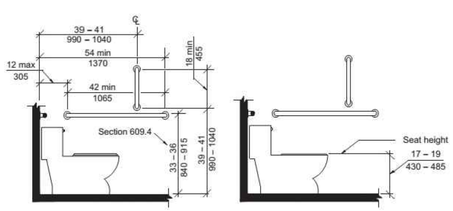
H **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE



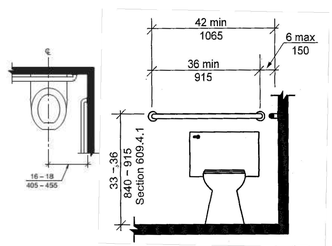
G **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



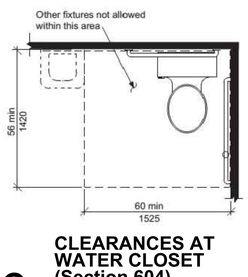
F **HEIGHT OF URINALS (Section 605)**
NO SCALE



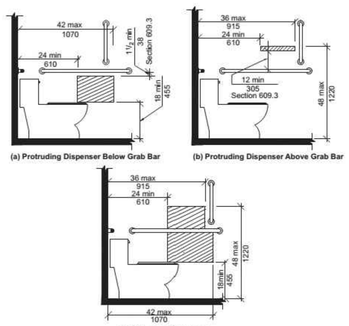
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



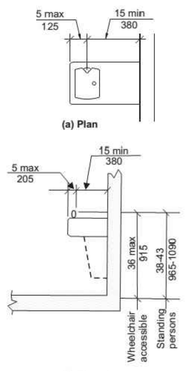
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



C **CLEARANCES AT WATER CLOSET (Section 604)**
NO SCALE



B **DISPENSER OUTLET LOCATION (Section 604)**
NO SCALE



A **DRINKING FOUNTAIN (Section 602)**
NO SCALE

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
STATE OF TEXAS
5-17-2023
22415

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

ANSI-2

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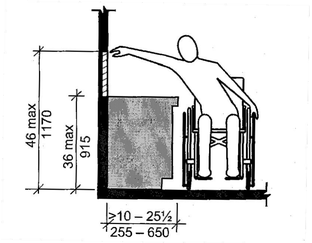
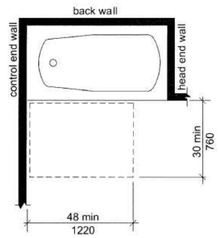
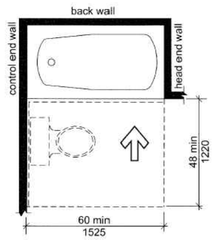


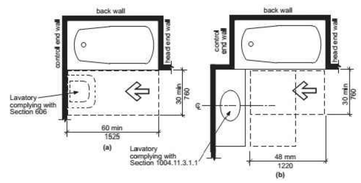
P **REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)**
NO SCALE



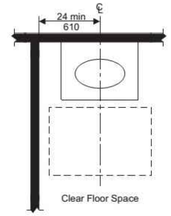
O **BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)**
NO SCALE



N **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



M **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



L **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)**
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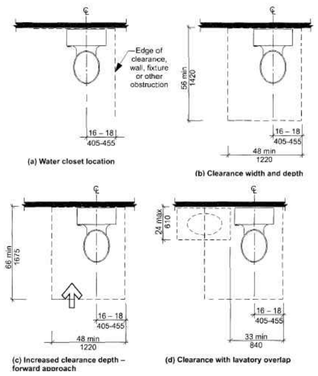
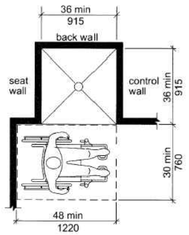
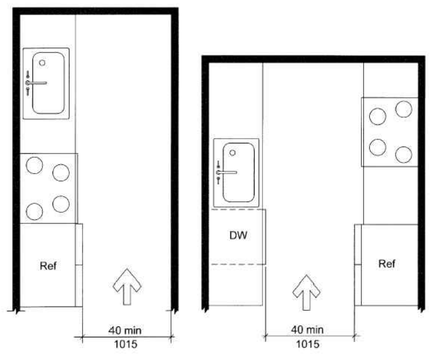


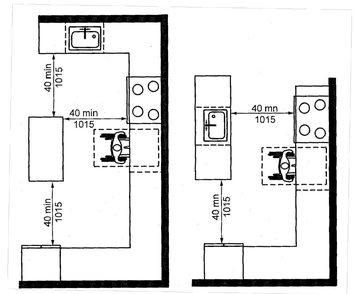
K **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)**
NO SCALE



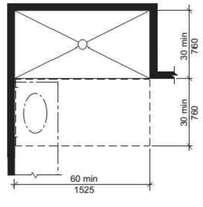
J **TRANSFER SHOWER AT TYPE B UNITS (Section 1104)**
NO SCALE



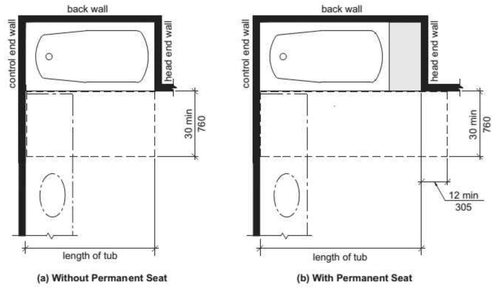
H **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)**
NO SCALE



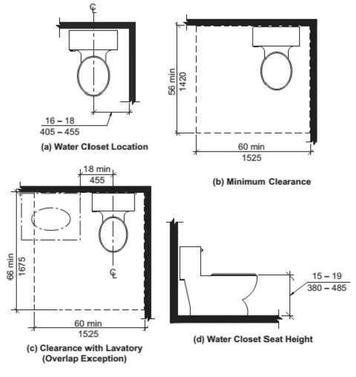
G **U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)**
NO SCALE



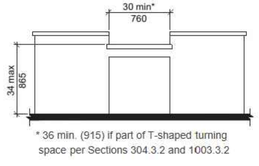
F **ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



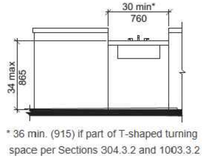
E **BATHTUB CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



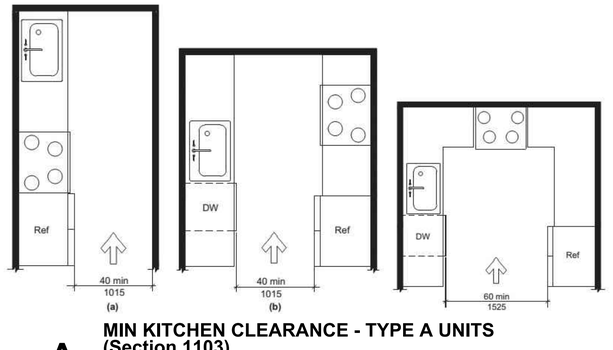
D **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



C **WORK SURFACE - TYPE A UNITS (Section 1103)**
NO SCALE



B **KITCHEN SINK - TYPE A UNITS (Section 1103)**
NO SCALE



A **MIN KITCHEN CLEARANCE - TYPE A UNITS (Section 1103)**
NO SCALE

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JAMES S. GILLAM
5-17-2023
24215
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

ANSI-3

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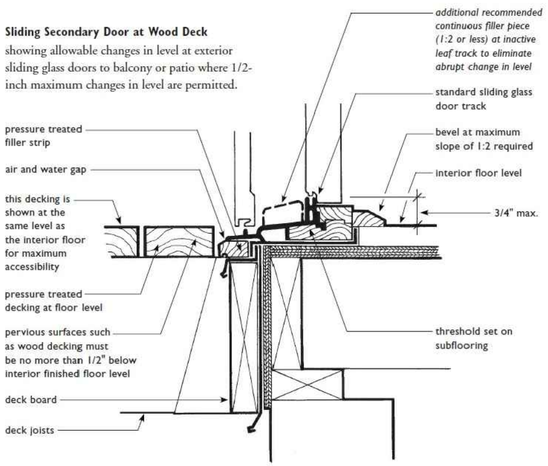
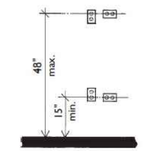
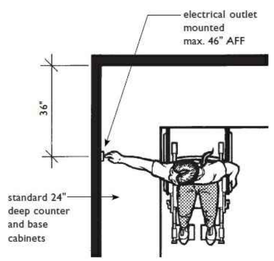
Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

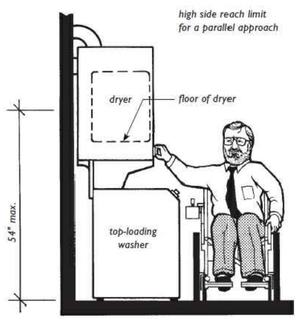




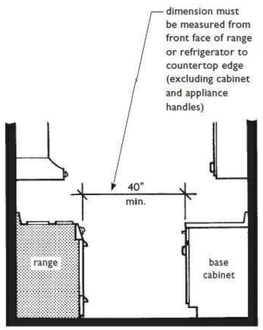
Mounting Height for Outlets



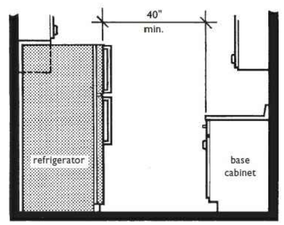
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



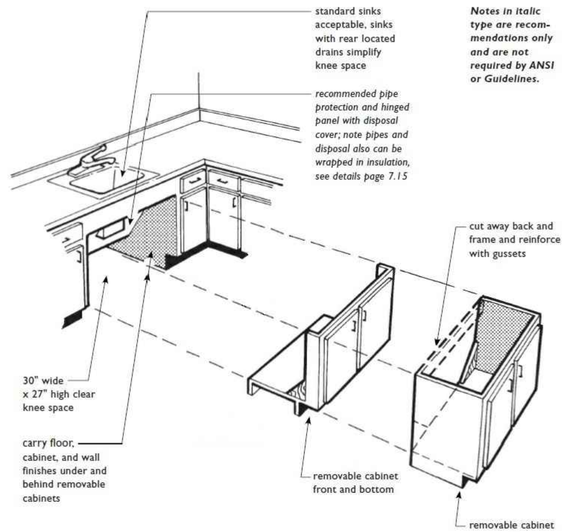
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Minimum Clearance between Range and Opposing Base Cabinet



Minimum Clearance between Refrigerator and Opposing Base Cabinet



Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT DANIEL S GILLAM 5-17-2023 25419 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

FH

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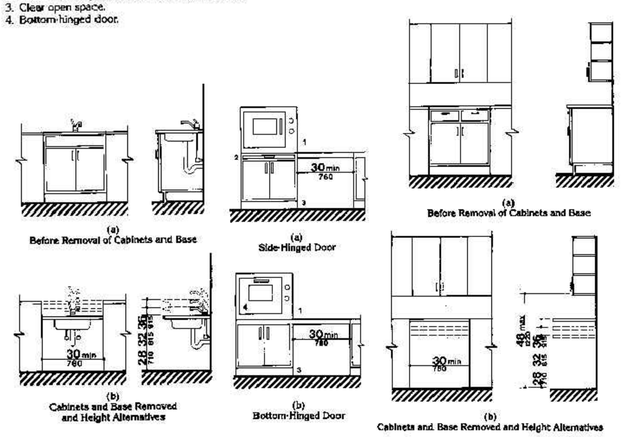
SYMBOL KEY:
1. Countertop or wall-mounted oven.
2. Pull-out board preferred with side-opening door.
3. Clear open space.
4. Bottom-hinged door.



G STANDARD UFAS KITCHEN DIAGRAMS

NO SCALE

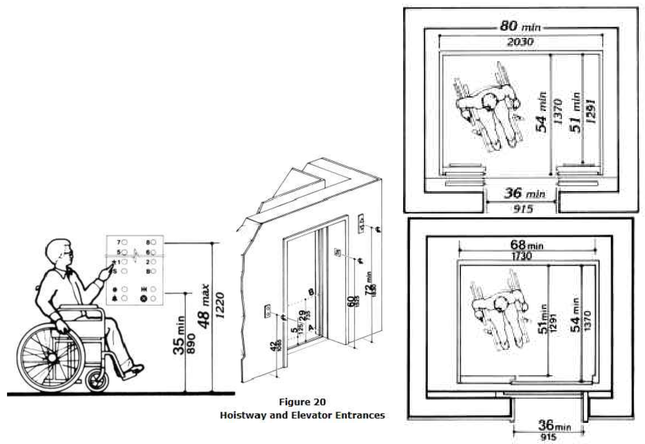


Figure 20
Hoistway and Elevator Entrances

Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

F STANDARD UFAS ELEVATOR DETAILS

NO SCALE

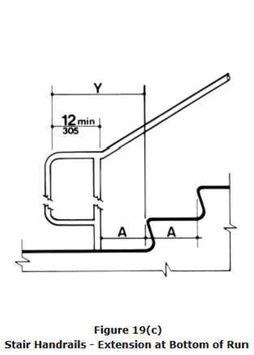


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

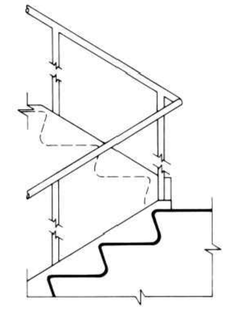
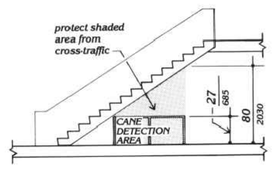


Figure 19(d)
Stair Handrails - Extension at Top of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

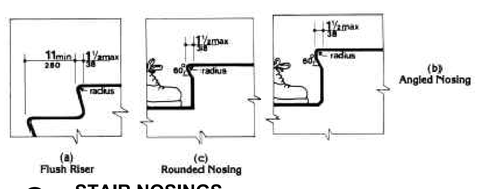
E STANDARD UFAS HANDRAILS

NO SCALE



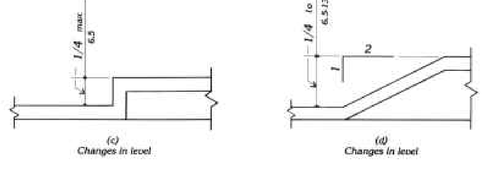
D GENERAL UFAS DIAGRAM

NO SCALE



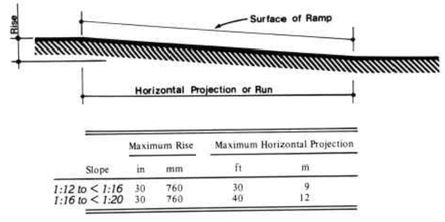
C STAIR NOSINGS

NO SCALE



B UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE



Slope	Maximum Rise in	Maximum Rise mm	Maximum Horizontal Projection ft	Maximum Horizontal Projection m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

A SLOPE AND RISE

NO SCALE

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DENTON, TEXAS

REGISTERED ARCHITECT ROBERT S. GILLAM 5-17-2023 20419 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

UFAS

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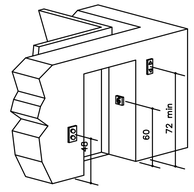
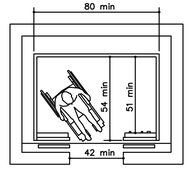
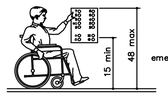


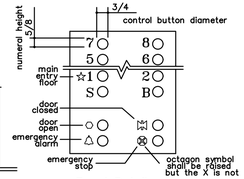
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



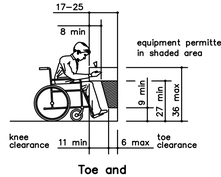
Car Control Height



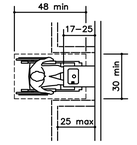
Panel Detail

M STANDARD ELEVATOR DIAGRAMS

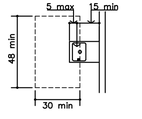
NO SCALE



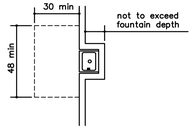
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



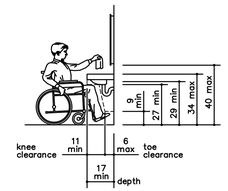
Drinking Fountain Spout Location



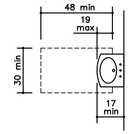
Built–in Fountain or Cooler

L STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



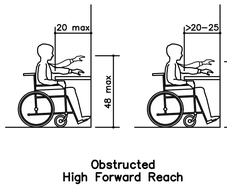
Lavatory Clearances at Lavatories



Clear Floor Space

K STANDARD LAVATORY DETAILS

NO SCALE



Obstructed High Forward Reach

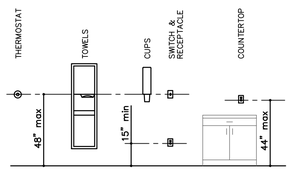
Unobstructed Forward Reach

Unobstructed Side Reach

Obstructed High Side Reach

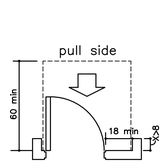
J STANDARD REACH TSA DIAGRAMS

NO SCALE

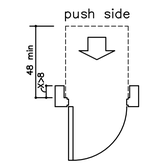


H STANDARD CONTROL REACH LIMITATIONS DETAILS

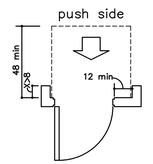
NO SCALE



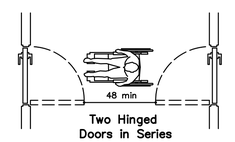
Recessed Door or Gate Pull Side



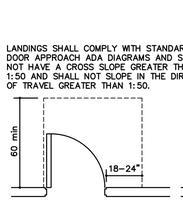
Recessed Door or Gate Push Side



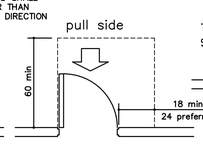
Recessed Door or Gate with Closer and Latch



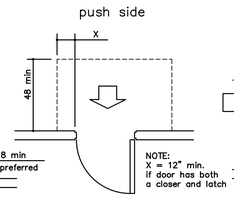
Two Hinged Doors in Series



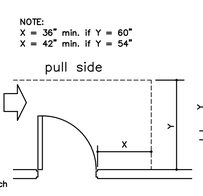
Exterior Landing



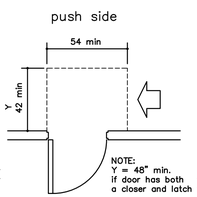
Front Approach — Swinging Door



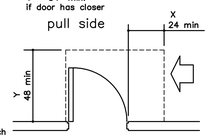
Front Approach — Swinging Door



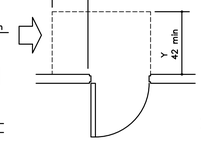
Hinge Side Approach — Swinging Door



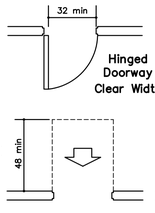
Side Approach — Swinging Door



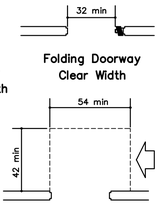
Latch Side Approach Swinging Door



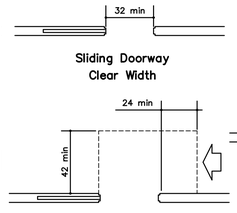
Latch Side Approach Swinging Door



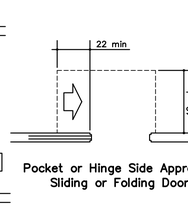
Front Approach — Sliding or Folding Doors



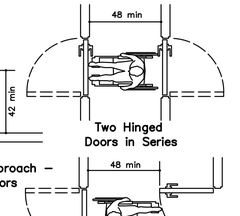
Side Approach — Sliding or Folding Doors



Stop or Latch Side Approach — Sliding or Folding Doors



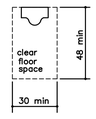
Pocket or Hinge Side Approach — Sliding or Folding Doors



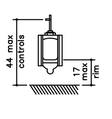
Two Hinged Doors in Series

G STANDARD DOOR APPROACH DIAGRAMS

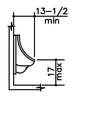
NO SCALE



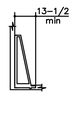
Clear Floor Space at Urinal



Heights at Urinal



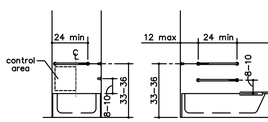
Wall hung type



Stall type

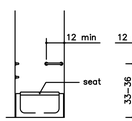
F STANDARD URINAL DIAGRAMS

NO SCALE

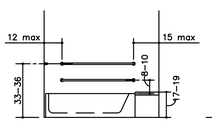


Controls Location

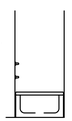
Grab Bars at Removable Seat



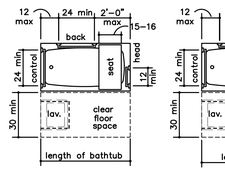
Grab Bars at Removable Seat



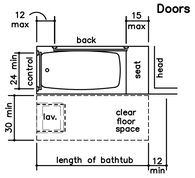
Grab Bars at Permanent Seat



Grab Bars at Permanent Seat



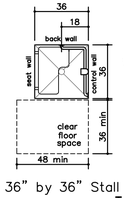
Clear Floor Space at Bathtub With Removable Seat



Clear Floor Space at Bathtub With Permanent Seat

E STANDARD BATHROOM/TUB DIAGRAMS

NO SCALE



36" by 36" Stall Shower Size and Clearances

Alternate 30" by 60" Stall Alternate Roll in Type Shower Compartment Size and Clearance

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

Seat Design

36" by 36" Stall Grab bars at Shower Stall

Alternate 30" by 60" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD SHOWER DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL DIAGRAMS

NO SCALE

Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

A STANDARD DIAGRAMS

NO SCALE

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

C STANDARD TOILET DIAGRAMS

NO SCALE

FOR REFERENCE ONLY

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 21-3205 32415 STATE OF TEXAS

REVISION:

DATE: 5-17-2023

JOB: 21-3205

SHEET NO.:

TAS1

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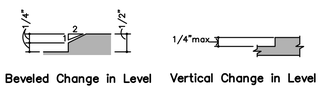
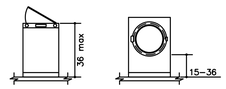


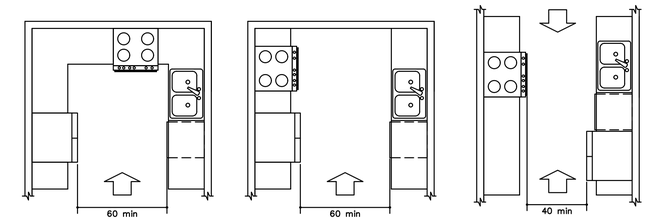
Beveled Change in Level Vertical Change in Level

K THRESHOLD DIAGRAMS
NO SCALE



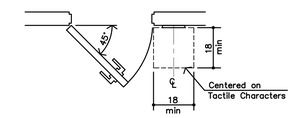
Top loading Front loading

J LAUNDRY
NO SCALE

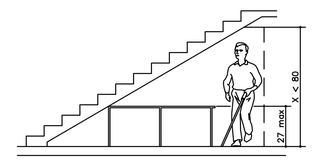


U–shaped Kitchens Pass Through Kitchens

H KITCHENS
NO SCALE

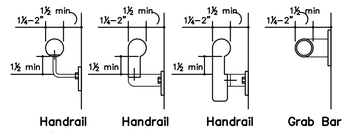


Location of Tactile Signs at Doors



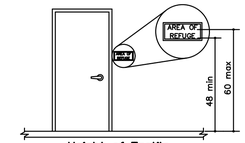
Vertical Clearance

G STANDARD VERTICAL CLEARANCE
NO SCALE



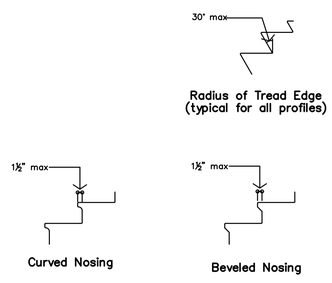
Handrail Handrail Handrail Grab Bar

F STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE



Height of Tactile Signs above Finish Floors

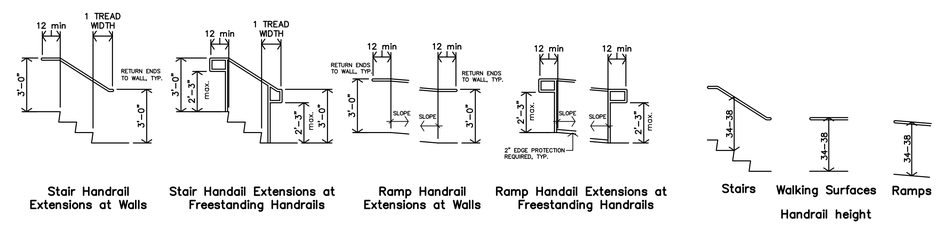
E TACTILE SIGN DIAGRAM
NO SCALE



Radius of Tread Edge (typical for all profiles)

Curved Nosing Beveled Nosing

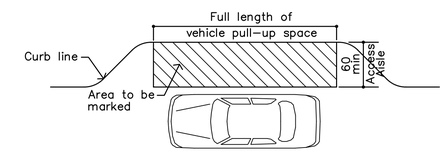
D STANDARD STAIR NOSING DETAILS
NO SCALE

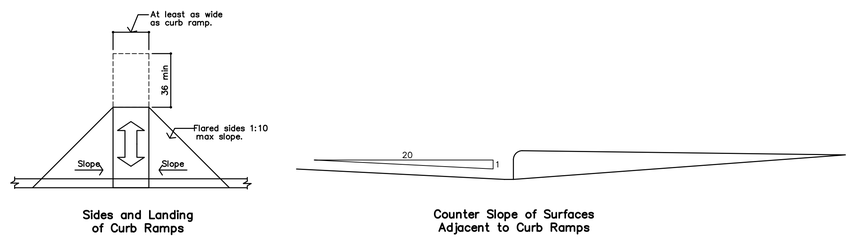


Stair Handrail Extensions at Walls Stair Handail Extensions at Freestanding Handrails Ramp Handrail Extensions at Walls Ramp Handail Extensions at Freestanding Handrails Stairs Walking Surfaces Ramps

Handrail height

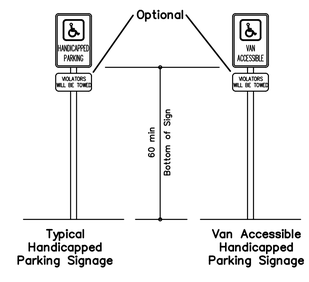
C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE



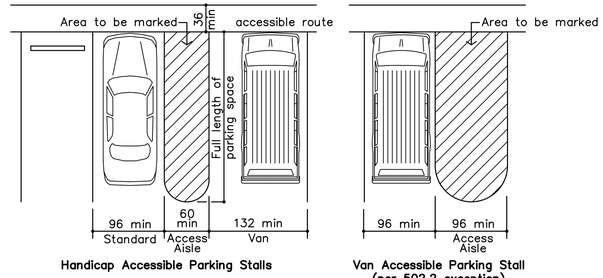


Sides and Landing of Curb Ramps Counter Slope of Surfaces Adjacent to Curb Ramps

B STANDARD CURB RAMPS DIAGRAMS
NO SCALE



Typical Handicapped Parking Signage Van Accessible Handicapped Parking Signage



Handicap Accessible Parking Stalls Van Accessible Parking Stall (per 502.2 exception)

A STANDARD PARKING DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
5-17-2023
22415

REVISION:

DATE: 5–17–2023
JOB: 21–3205
SHEET NO.:

TAS2

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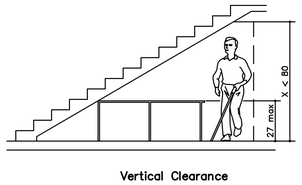
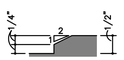


Vertical Clearance

S STANDARD VERTICAL CLEARANCE

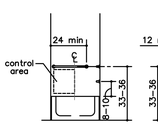
NO SCALE



Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

NO SCALE



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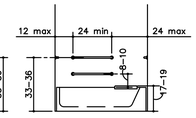
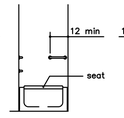
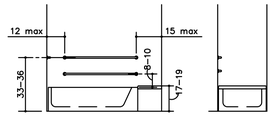


Grab Bars at Removable Seat

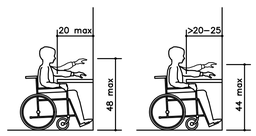


Grab Bars at Removable Seat

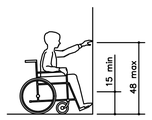


Grab Bars at Permanent Seat

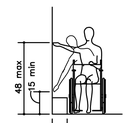
Grab Bars at Permanent Seat



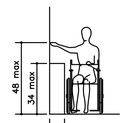
Obstructed High Forward Reach

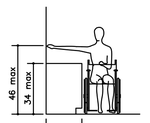


Unobstructed Forward Reach



Unobstructed Side Reach

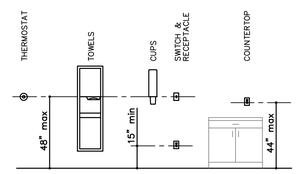




Obstructed High Side Reach

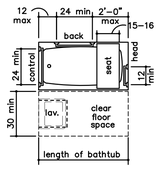
R STANDARD REACH ADA DIAGRAMS

NO SCALE

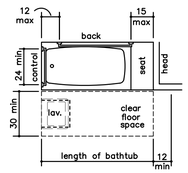


Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE



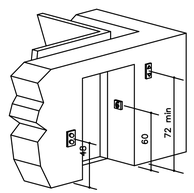
Clear Floor Space at Bathtub With Removable Seat



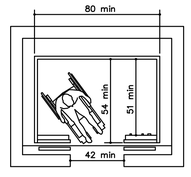
Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

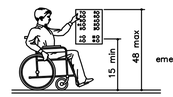
NO SCALE



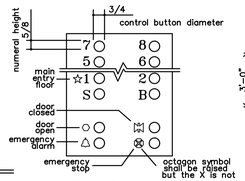
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



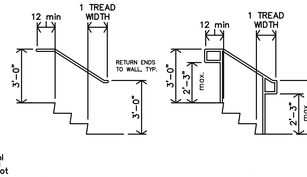
Car Control Height



Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



Stair Handrail Extensions at Walls

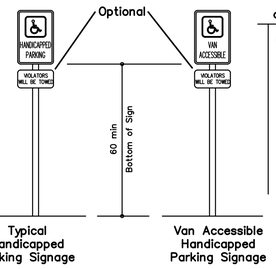
Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails

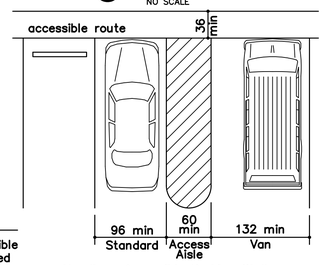
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

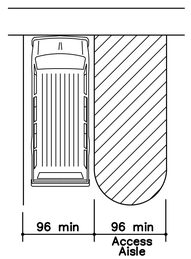


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



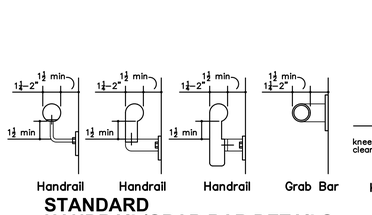
Handicap Accessible Parking Stalls



Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

NO SCALE

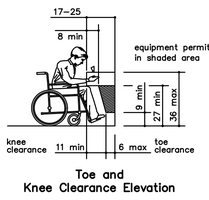


Handrail

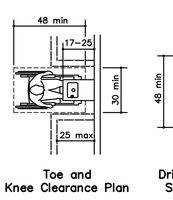
Handrail

Handrail

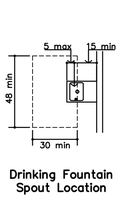
Grab Bar



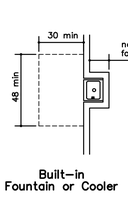
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



Drinking Fountain Spout Location



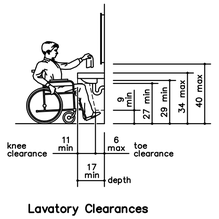
Built–in Fountain or Cooler

K STANDARD HANDRAIL/GRAB BAR DETAILS

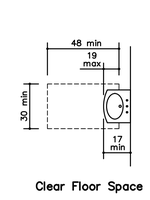
NO SCALE

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



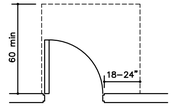
Lavatory Clearances



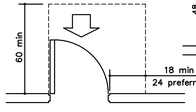
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

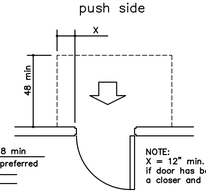
NO SCALE



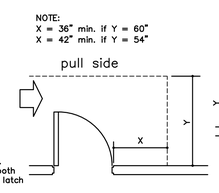
Exterior Landing



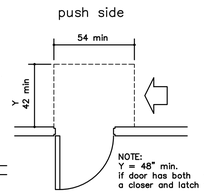
Front Approach – Swinging Door



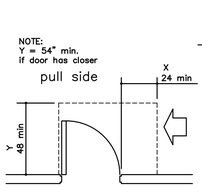
Front Approach – Swinging Door



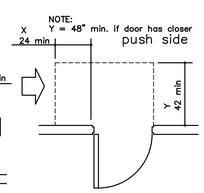
Hinge Side Approach – Swinging Door



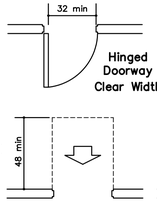
Side Approach – Swinging Door



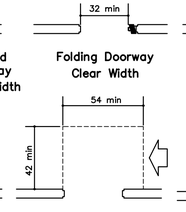
Latch Side Approach Swinging Door



Latch Side Approach Swinging Door



Hinged Doorway Clear Width



Folding Doorway Clear Width

Sliding Doorway Clear Width

Front Approach – Sliding or Folding Doors

Side Approach – Sliding or Folding Doors

Stop or Latch Side Approach – Sliding or Folding Doors

Pocket or Hinge Side Approach – Sliding or Folding Doors

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE

Location of Tactile Signs at Doors

Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

NO SCALE

36" by 36" Stall Shower Size and Clearances

WITHOUT SEAT

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

WITH SEAT

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE

Seat Design

36" by 36" Stall Grab bars at Shower Stall

WITHOUT SEAT

30" by 60" Stall Grab bars at Shower Stall

WITH SEAT

30" by 60" Stall Grab bars at Shower Stall

Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

Clear Floor Space at Urinal

Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE

Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

FOR REFERENCE ONLY

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jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 21-3205 STATE OF TEXAS

REVISION:

DATE: 5–17–2023

JOB: 21–3205

SHEET NO.:

ADA

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SITE PLAN KEY NOTES

A	NOT USED
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP)
D	HC TRASH ENCLOSURE REF. SHEET A1.2
E	DOG PARK, 4' TALL ALUM. FENCE, GATE, CONCRETE PAD, BENCHES, AS INDICATED, REF ENLARGED PLAN A–A1.3
F	NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
H	DASHED LINE INDICATES ACCESSIBLE PATH
J	BBQ AREA – CONCRETE PAD W/ (1) POLE MTD BBQ GRILL & (1) ACCESSIBLE & STANDARD PICNIC TABLES. REF. SHEET A1.2
K	TOT LOT AREA REF SHEET A1.3 FOR DETAILS
L	BIKE RACK – 6'x5' CONCRETE SIDEWALK W/ BIKE RACK REF. SHEET A1.2
M	ELECTRIC VEHICLE CHARGING STATION
N	PAINTED STRIPING AT ACCESSIBLE ROUTE
P	6'–0" TALL DOUBLE SIDED PERIMETER WOOD FENCE REF. LANDSCAPE DRAWINGS
R	WALKING TRAIL REF. CIVIL DWGS.
S	CONCRETE WALKING TRAIL REF. CIVIL DWGS.
T	RETAINING WALL REF. CIVIL DWGS.

NOTE:
CONC. SLABS @ SITE AMENITIES SHALL BE 4"th. 3,500 PSI W/ 6x6–W1.2xW1.2 WWF. SLOPE ACROSS SLAB NO MORE THAN 2% (1/8" PER 12") OVER 4"th. GRANULAR FILL (MIN.) COMPACTED OVER SUBGRADE, PREP PER SOILS REPORT.

GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE ¾" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN ½" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF FT. WORTH.
11. REF. SHEETS A2.1, A2.2, A2.3, & A2.4 FOR LOCATION OF ACCESSIBLE (UNITS 1A, 2A & 3A) & HEARING IMPAIRED UNIT (UNIT 1B & 2B).
12. DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, TILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK–UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.
13. ALL SITE PAVER SYSTEMS (COURTYARD & PARKING LOTS) SHALL ENSURE THERE ARE NO ELEVATION CHANGES GREATER THAN 1/4" OR 1/2" IF BEVELED WITH A 1:2 INCH SLOPE, WHERE ADA ACCESS OR ACCESSIBLE ROUTES ARE REQUIRED.
14. ALL NEW LANDSCAPING IS TO BE IRRIGATED. THIS INCLUDES (BUT IS NOT LIMITED TO) SOD, GROUND COVER, TREES, SHRUBS AND RAISED PLANTERS. IRRIGATION INSTALLER/CONTRACTOR TO SUBMIT AN IRRIGATION PLAN TO ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH LANDSCAPE PLAN AND REFERENCE SPECIFICATIONS FOR MORE DETAILS.

LOT COVERAGE

SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (FOOT PRINT)	LOT COVERAGE
3.309 ACRES	144,140 sf	17,068 sf	11.84 %

PARKING SUMMARY

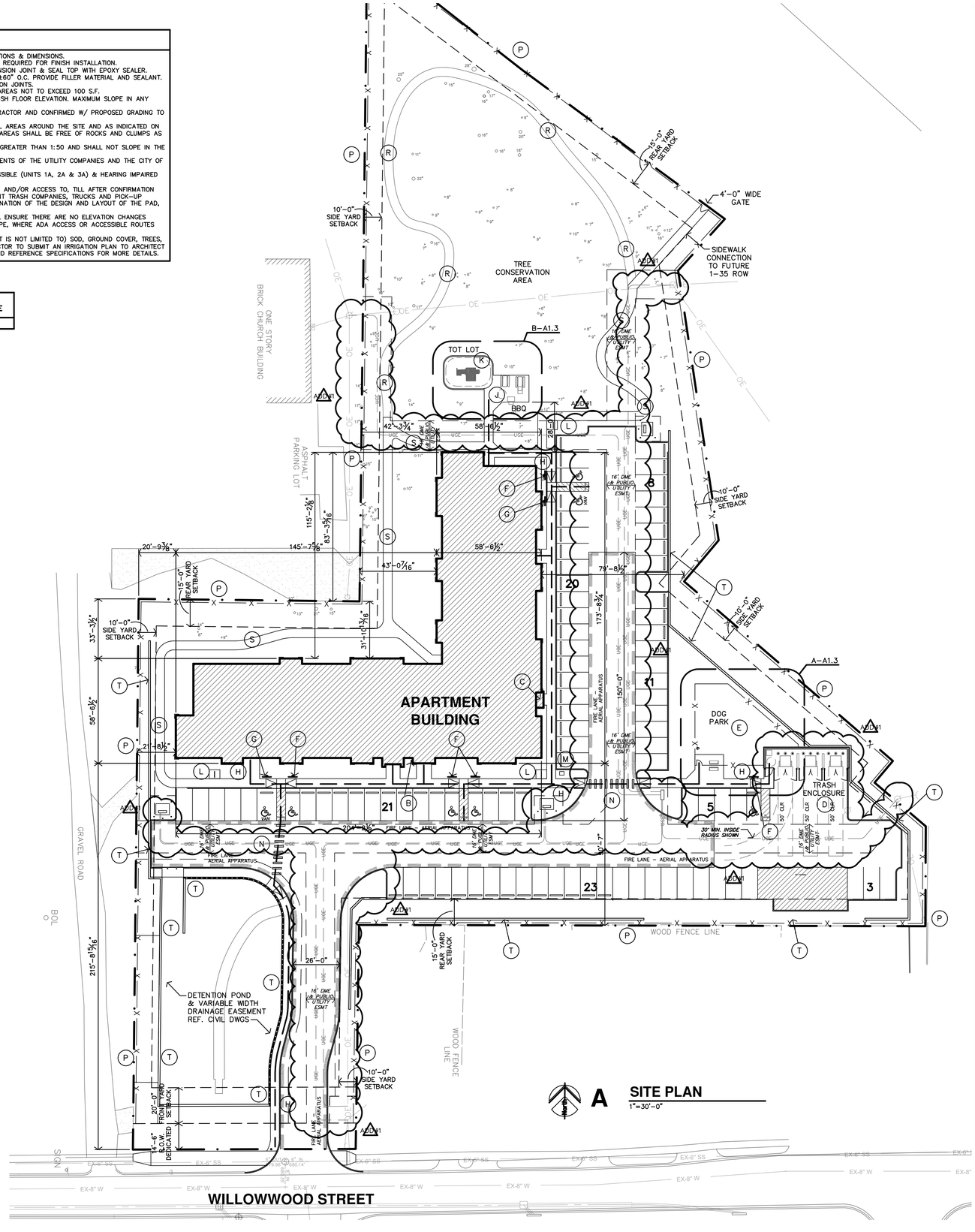
ACCESSIBLE PARKING STALLS	STANDARD	5
	VAN	2
STANDARD PARKING STALLS		84
TOTAL PROVIDED PARKING STALLS		91
PARKING RATIO (STALLS/UNITS)		1.52

LOCAL PARKING REQUIREMENTS

UNIT TYPE	# OF UNITS	STALLS PER UNIT	TOTAL
3 BED (A)	12	3	36
2 BED (B)	28	2	56
1 BED (C)	20	1.25	25
STALLS REQ'D FOR RESIDENTS			117
ADDITIONAL GUEST PARKING = 10% OF REQ'D RESIDENT STALLS			+12
STALLS REQ'D			129
SECTION 7.9.5 PARKING ALTERNATIVES:			
AFFORDABLE HOUSING: MIN. NUMBER OF REQ'D PARKING SPACES SHALL BE REDUCED BY 25%			–32
BICYCLE SPACES: SUBSTITUTION MAY BE MADE FOR ADDITIONAL BICYCLE SPACES (UP TO 5% OF REQ. PARKING)			–6
TOTAL STALLS REQ'D			91

BICYCLE PARKING REQUIREMENTS

SECTION 7.9.8 BICYCLE PARKING	
MULTI–FAMILY HOUSING DEVELOPMENTS ARE TO PROVIDE BICYCLE PARKING AT A RATIO OF 1 TO EVERY 20 VEHICLE STALLS. 92 PARKING STALLS TOTAL/20 = 4.6	
TOTAL BICYCLE PARKING REQ'D PER SECTION 7.9.8	5
TOTAL BICYCLE PARKING REQUIRED PER VEHICLE SUBSTITUTION PARKING (ABOVE)	6
TOTAL BICYCLE PARKING REQ'D	11
TOTAL BICYCLE PARKING PROVIDED	15



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785.827.0386

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — BRET S. GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:	
A2.0 A1.1	6–19–2023
DATE:	5–17–2023
JOB:	21–3205
SHEET NO.:	

A1.1

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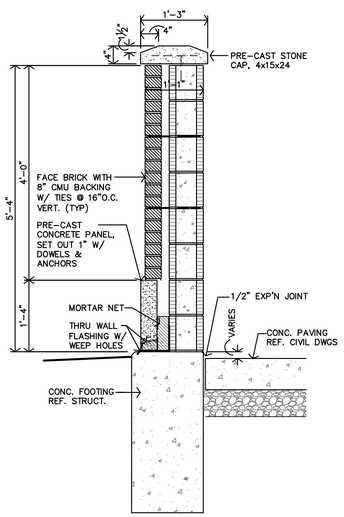
DETAILS J, K, L & M
REMOVED

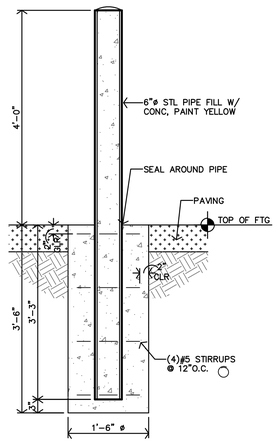


5 BIKE WAVE RACK (3 total)
(www.theparkcatalog.com)

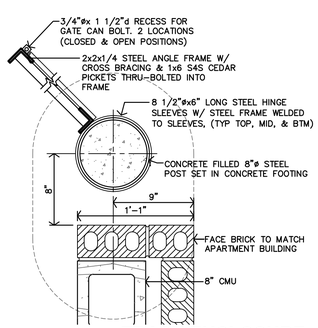
H BIKE RACK
NO SCALE



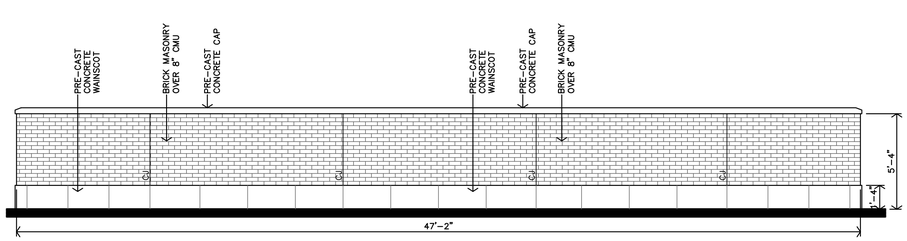
G TRASH ENCLOURE SECTION
3/4" = 1'-0"



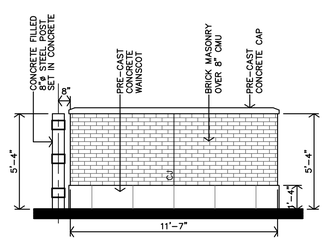
F TRASH ENCLOSURE BOLLARD DETAIL
3/4" = 1'-0"



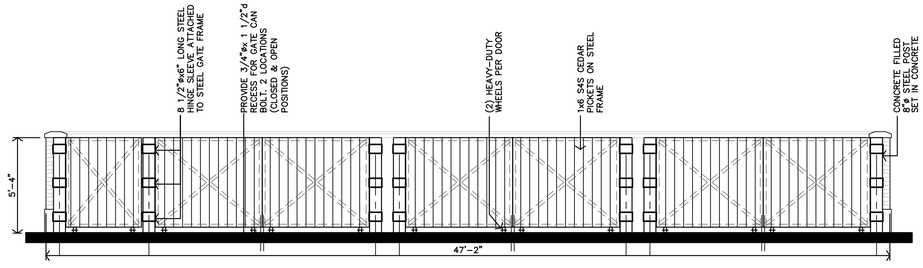
E TRASH ENCLOSURE DETAIL
1 1/2" = 1'-0"



D TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"

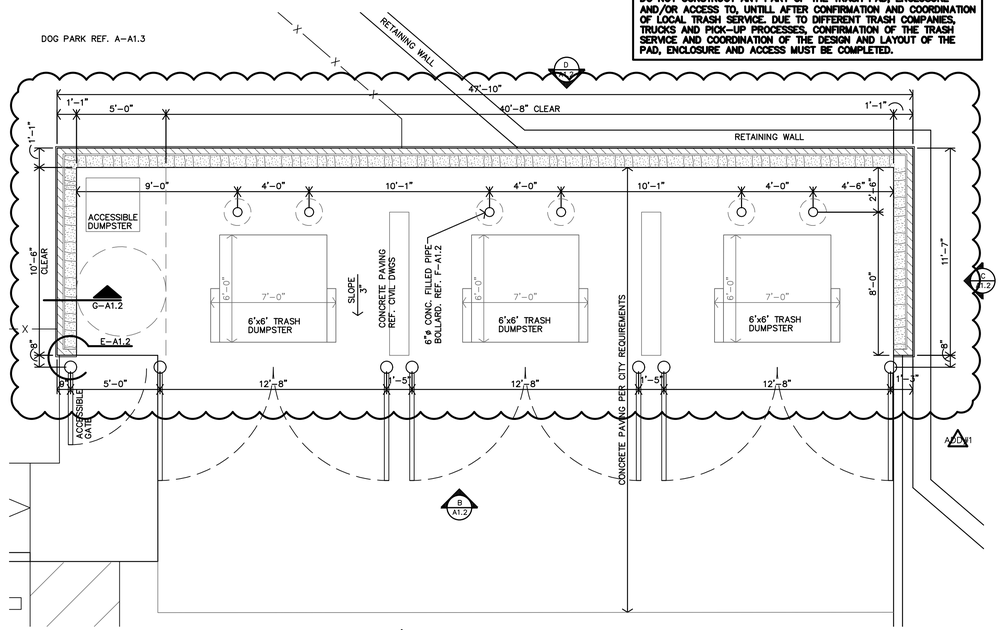


C TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



B TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"

DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, UNTILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.



A TRASH ENCLOSURE PLAN
1/4" = 1'-0"

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785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
BRET S. GILLAM
5-17-2023
24415
STATE OF TEXAS

REVISION:	
A1 2nd	6-19-2023

DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	A1.2

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POLYWOOD TRADITIONAL GARDEN 60" BENCH
2 TOTAL
COLOR TBD BY ARCHITECT/OWNER

J **OUTDOOR BENCH**
NO SCALE



(1) EVEREST SERIES 6'-0" HEAVY DUTY PICNIC TABLE
(www.theparkcatalog.com) (Item no.398-6005)
COLOR TO BE DETERMINED BY ARCHITECT/OWNER

D **PICNIC TABLE**
NO SCALE



(1) EVEREST SERIES 8'-0" HEAVY DUTY ADA
SINGLE SIDED PICNIC TABLE
(www.theparkcatalog.com) (Item no.398-6007)

C **ACCESSIBLE PICNIC TABLE**
NO SCALE



K **DOG WASTE STATION**
NO SCALE



H **TYPICAL IMAGE OF 4'-0" tall ALUM. FENCE - DOG PARK**
NO SCALE

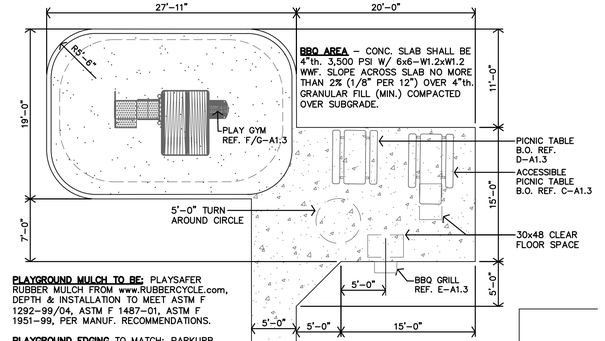


G **CUSTOM PLAY-GYM PHOTOGRAPH**
NO SCALE



MHP PROPANE GAS GRILL WITH STAINLESS STEEL SHELVES AND STAINLESS GRIDS ON IN-GROUND POST
(www.bbqguys.com) (Item no.1516308 model no. JNR4DD-P)

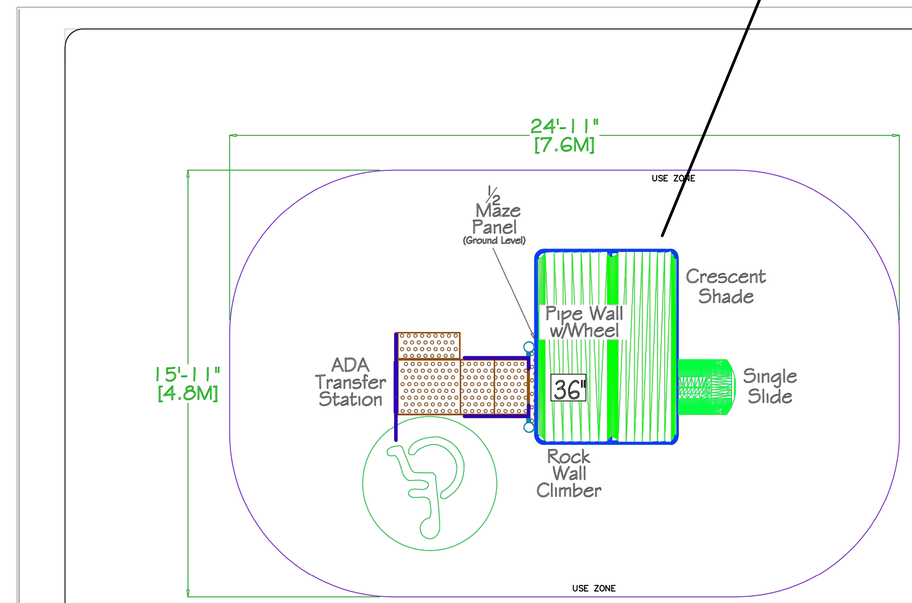
E **BBQ GRILL**
NO SCALE



PLAYGROUND MULCH TO BE: PLAYSAFER RUBBER MULCH FROM www.RUBBERCYCLE.com, DEPTH & INSTALLATION TO MEET ASTM F 1292-99/04, ASTM F 1487-01, ASTM F 1951-99, PER MANUF. RECOMMENDATIONS.

PLAYGROUND EDGING TO MATCH; PARKURB BORDER FROM PLAYGROUND EQUIPMENT.COM SHOULD BE DUG INTO GROUND SO THAT TOP OF EDGING IS FLUSH WITH SIDEWALK AND MULCH SURFACE TO MEET ACCESSIBILITY REQUIREMENTS.

B **ENLARGED BBQ & TOT LOT PLAN**
1/8" = 1'-0"



CUSTOM PLAY-GYM STRUCTURE SHOULD INCLUDE 4 PLAY COMPONENTS:
1/2 MAZE PANEL
ROCK WALL CLIMBER
PIPE WALL WITH WHEEL AND
SINGLE SLIDE

SUITABLE FOR AGES 2-5
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

F **CUSTOM PLAY-GYM SPECIFICATION PLAN**
NO SCALE

SuperiorPlaygrounds
BY SUPERIOR RECREATIONAL PRODUCTS

REFERENCE NUMBER
PS3-71323
3.5" STEEL STRUCTURE DESIGN

EQUIPMENT SIZE	USE ZONE
13'X5'	25'X17'
AGE GROUP	SURFACE AREA
2-5	381 S.F.
USER CAPACITY	4' TIMBER COUNT
5-10	21

FALL HEIGHT
3'

ADA ACCESSIBILITY

ELEVATED PLAY ACTIVITIES
3

	GROUND LEVEL ACCESSIBLE PLAY ACTIVITIES	GROUND LEVEL ACCESSIBLE ACTIVITY TYPES
REQUIRED	1	1
PROVIDED	1	1

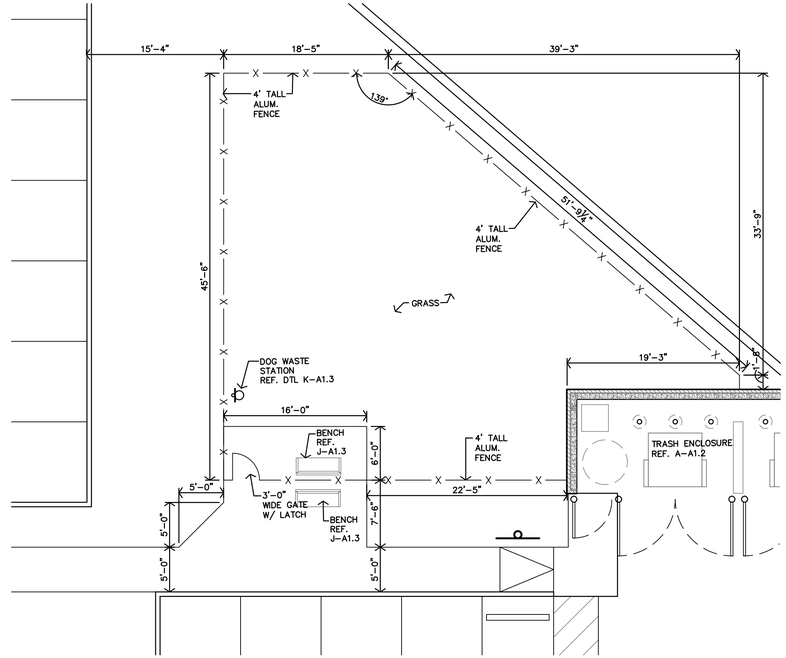
THIS STRUCTURE MEETS OR EXCEEDS CPSC #325 AND ASTM F1487-17 UNLESS OTHERWISE NOTED.

DATE 4/30/2021 | DRAWN/SAVED BY OK / CHRIS.KELLER
SCALE 1/4" = 1'-0" | SHEET 1 OF 2
PAGE PLAN_VIEW

WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.



A **ENLARGED DOG PARK PLAN**
1/8" = 1'-0"

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JGR

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
STEVEN S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A1.3

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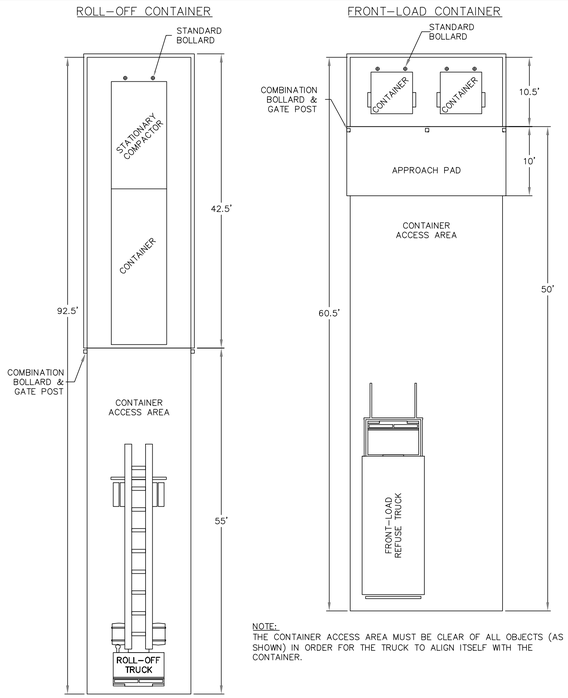
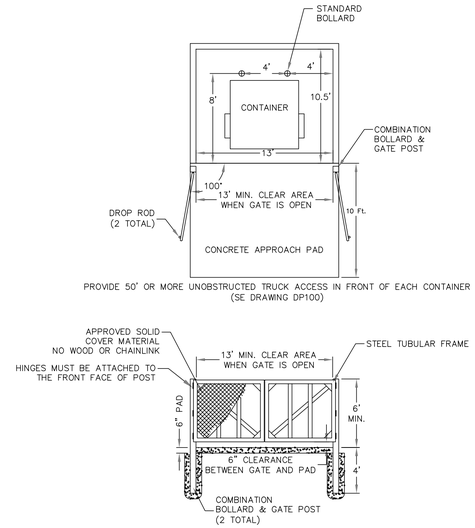


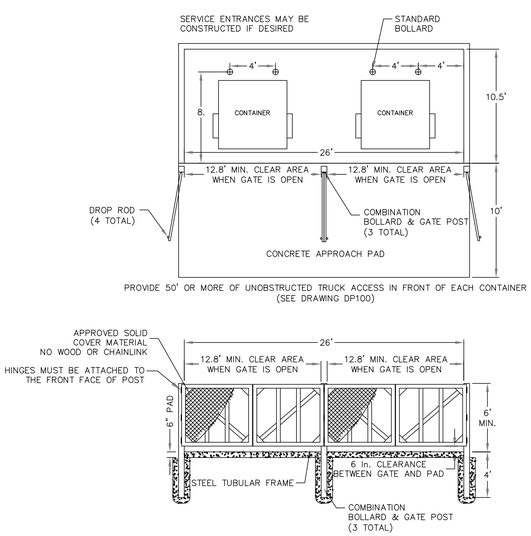
FRONT–LOAD & ROLL–OFF
TRUCK ACCESS REQUIREMENTS

DP100



CONTAINER ENCLOSURE WITH GATES
13'x10.5' FRONT LOAD

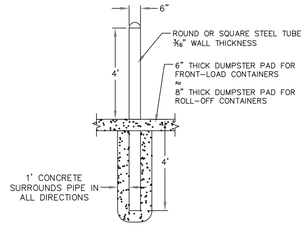
DP200



CONTAINER ENCLOSURE WITH GATES
26'x10.5' FRONT LOAD

DP201

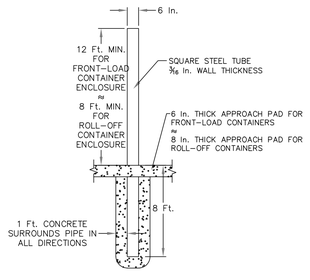
STANDARD BOLLARD DETAIL
(TO REAR OF CONTAINERS, INSIDE OF ENCLOSURES)



STANDARD BOLLARD
AT INSIDE REAR OF ENCLOSURE

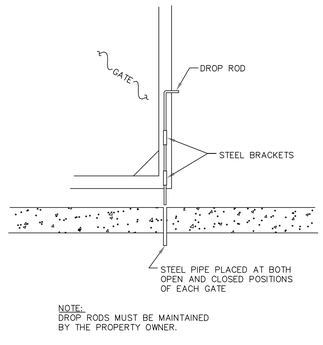
DP101

COMBINATION BOLLARD & GATE POST DETAIL



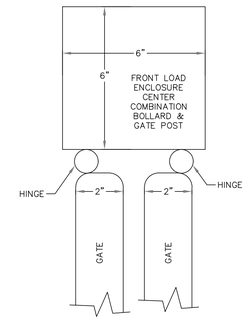
COMBINATION BOLLARD
AND GATE POST

DP102



DROP ROD

DP103



COMBINATION BOLLARD
AND GATE MOUNTING DETAIL

DP104

ENTERED BY Brian George	PROJECT #	
DESIGNED BY	DATE	REVISION
CHECKED BY		
PROJ. ENGR.		
PATH S:\Water Engineering\Engr\Design\Projects\Standard Details\Solid Waste details\Solid Waste details.dwg		

ENGINEERING SERVICES

STANDARD DETAILS

DUMPSTER PAD DETAILS

DATE
JAN. 2022

SHEET No.
22 OF 24

SCALE

HOR 1"= N.T.S.
VER 1"= N.T.S.

CERTIFICATION:
THIS CITY OF DENTON STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS HEREON, AND WHO CERTIFIES THE CONTENT OF THE DETAILS AND NOTES HEREIN HAVE NOT BEEN ALTERED AND ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARDS WITHIN THIS SHEET.

CONTRACTOR OF FOLLOW AND COMPLY WITH THE CITY OF DENTON'S STANDARD DETAILS FOR TRASH DUMPSTER PADS AS SHOWN ON SHEETS A1.4 & A1.5

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785.827.0386
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
STEVEN S GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:
1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A1.4

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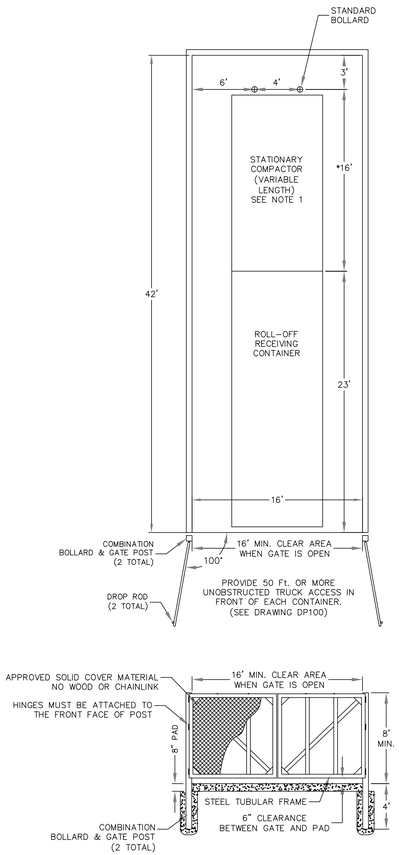
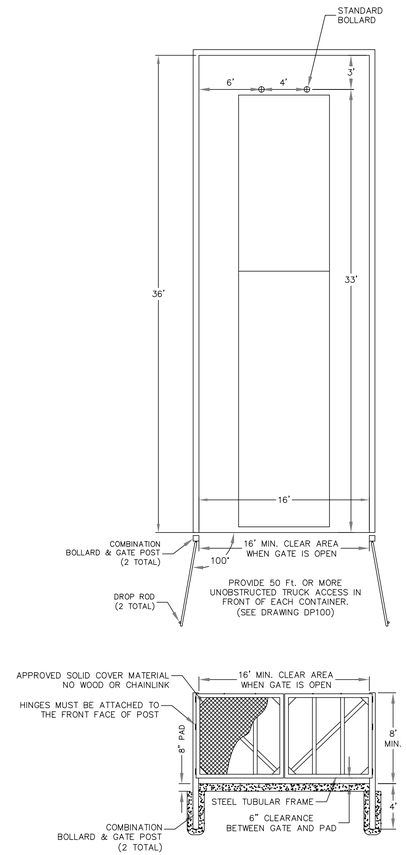


NOTES:

1. THIS DIMENSION IS FOR A GALBREATH 3CY COMPACTOR MODEL GP350. IF A DIFFERENT COMPACTOR MODEL IS USED CHANGE THIS DIMENSION TO PROVIDE FOR THE COMPACTOR'S OVERALL LENGTH. IF THIS DIMENSION IS FOR AN OPEN TOP CONTAINER OR SELF CONTAINED COMPACTOR BOX DELETE THIS DIMENSION.
2. WALLS A MINIMUM OF 8' HIGH.
3. EQUIPMENT MUST BE CENTERED.
3. CHUTES MUST BE CENTERED ON EQUIPMENT.

CONTAINER ENCLOSURE WITH GATES
16'x42' ENCLOSURE
ROLL-OFF: OPEN TOP OR/COMPACTOR

DP300



NOTES:

1. SELF CONTAINED COMPACTOR MUST BE CENTERED.
2. WALLS A MINIMUM OF 8' HIGH.

CONTAINER ENCLOSURE WITH GATES
16'x36' ENCLOSURE
ROLL-OFF: OPEN TOP OR/COMPACTOR

DP301

ENTERED BY Brian George	PROJECT #		STANDARD DETAILS DUMPSTER PAD DETAILS	DATE JAN. 2022	SCALE	CERTIFICATION: THIS CITY OF DENTON STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS HEREON, AND WHO CERTIFIES THE CONTENT OF THE DETAILS AND NOTES HEREIN HAVE NOT BEEN ALTERED AND ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARDS WITHIN THIS SHEET.
DESIGNED BY	DATE	REVISION				
CHECKED BY				SHEET No. 23 OF 24	HOR 1"= N.T.S. VER 1"= N.T.S.	
PROJ. ENGR.						
PATH S:\Water Engineering\Engr\Design\Projects\Standard Details\Solid Waste details\Solid Waste details.dwg			ENGINEERING SERVICES			

CONTRACTOR OF FOLLOW AND COMPLY WITH THE CITY OF DENTON'S STANDARD DETAILS FOR TRASH DUMPSTER PADS AS SHOWN ON SHEETS A1.4 & A1.5

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Kansas City, MO 64108
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:
ADD#1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A1.5
ADD#1

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PROJECT UNIT SUMMARY

BUILDING LABEL	FLOORS	UNITS #			NRA TOTAL SF	COMMON USE SF	TOTAL SF
		1 BD	2 BD	3 BD			
APT BLDG	4	20	28	12	53,376	13,581	66,957
		60					

APARTMENT CHART

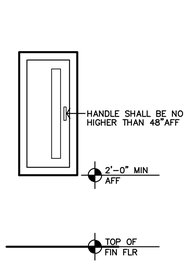
TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT)	123	219	321		3
HEARING/VISION IMPAIRED & ADAPTABLE UNITS		218		424	2
ALL REMAINING UNITS ADAPTABLE	111,112,113,114, 116,118,121,124, 126,127,128,129, 131	211,212,213,214, 216,217,221,223, 224,226,227, 228,229,231	311,312,313,314, 316,317,318,319, 323,324,326, 327,328,329,331	413,414,416,417, 418,419,421,423, 426,327,428,429, 431	55
TOTAL	14	16	16	14	60

123 – 1BED ACCESSIBLE
219 – 2BED ACCESSIBLE
321 – 3BED ACCESSIBLE
218 – 1BED HEARING & VISION
424 – 2BED HEARING & VISION

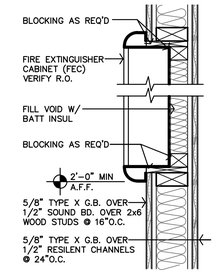
NOTE:
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

ARCHITECTURAL GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQUIRED.
5. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
6. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
7. FEC – INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF SPECS. AND DETAILS A/B-A2.0 FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2021 IBC, SECTION 906. REF. SHEET A2.1
8. MHO – INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. F.O.S. – INDICATES DIMENSIONS ARE TO THE FACE OF STUD AT THE EXTERIOR/BREEZEWAY WALLS U.N.O.
10. FURNITURE SHOWN IS BY OWNER.
11. (R) INDICATES RADON PIPE LOCATION. REF. MEP DRAWINGS.

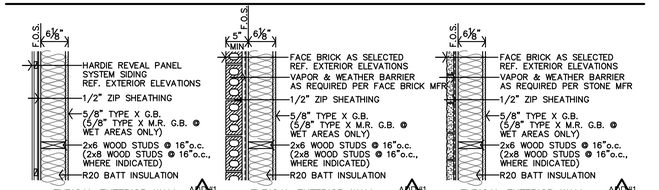


B **TYPICAL FEC MOUNTING HGT**
3/4"=1'-0"



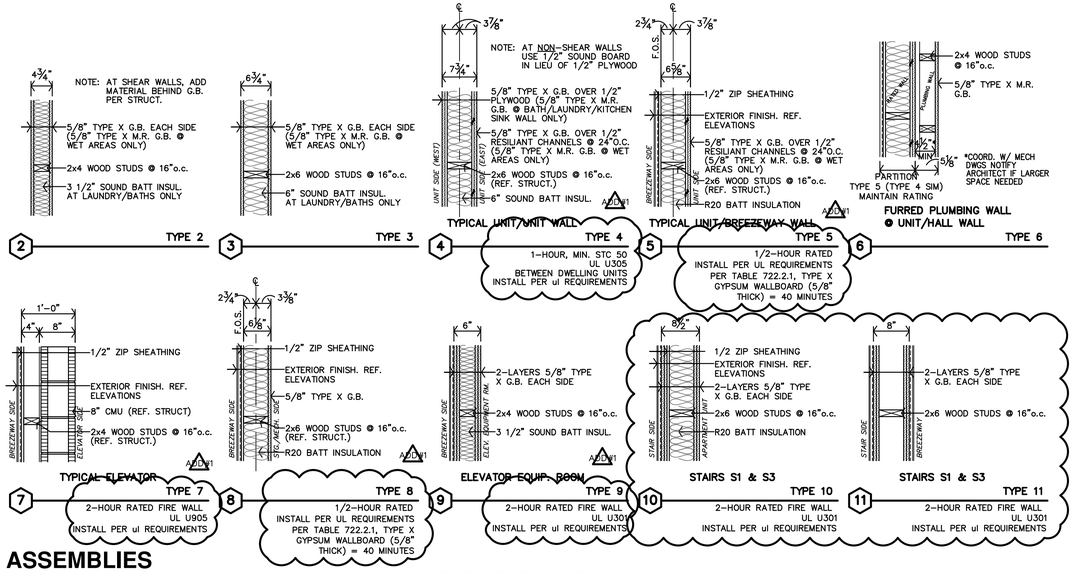
A **FIRE EXTINGUISHER CABINET DTL @ 1HR WALL**
1 1/2"=1'-0"

EXTERIOR PARTITION SCHEDULE

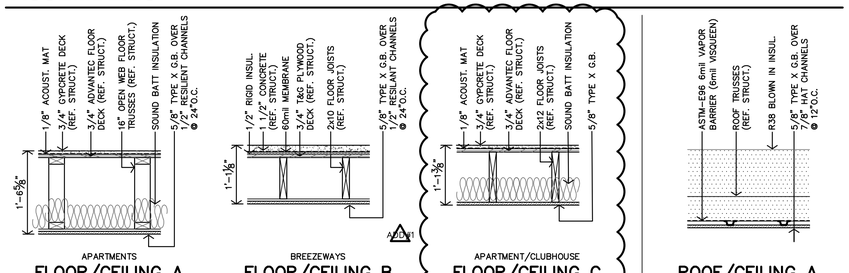


PARTITION NOTES:
1. ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
2. LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
3. REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION
4. REF. STRUCTURAL FOR SHEAR WALL LOCATIONS, MATERIAL & SECTIONS
5. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. @ 10'-0"O.C. VERT. & HORIZ. AND @ ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
6. ALL LISTED ASSEMBLIES ARE PROPRIETARY. ALL SUBSTITUTIONS SHALL FIRST BE SUBMITTED BEFORE INSTALLATION TO ARCHITECT FOR APPROVAL.
7. REF. SHEET A4.11 FOR FIRE PENETRATION REQUIREMENTS @ ALL PLUMBING CHASES AND ALL PENETRATIONS THRU RATED WALLS, FLOOR/CEILING & CEILING/ROOF ASSEMBLIES

INTERIOR PARTITION SCHEDULE



ASSEMBLIES



NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2021 IBC SECTION 718.4
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. STC RATING 50 MIN & IIC RATING 50 MIN PER IBC 2021, SEC. 1206.2 & 1206.3

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2021 IBC SECTION 718.3
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. BATT INSULATION & RESILANT CHANNELS ONLY WHERE ASSEMBLY IS OVER/UNDER CONDITIONED SPACES.

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2021 IBC SECTION 718.3
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. BATT INSULATION & RESILANT CHANNELS ONLY WHERE ASSEMBLY IS OVER/UNDER CONDITIONED SPACES.

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
GREY S. GILLAM
5-17-2023
22416
STATE OF TEXAS

REVISION:	
A2.0#1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A2.0

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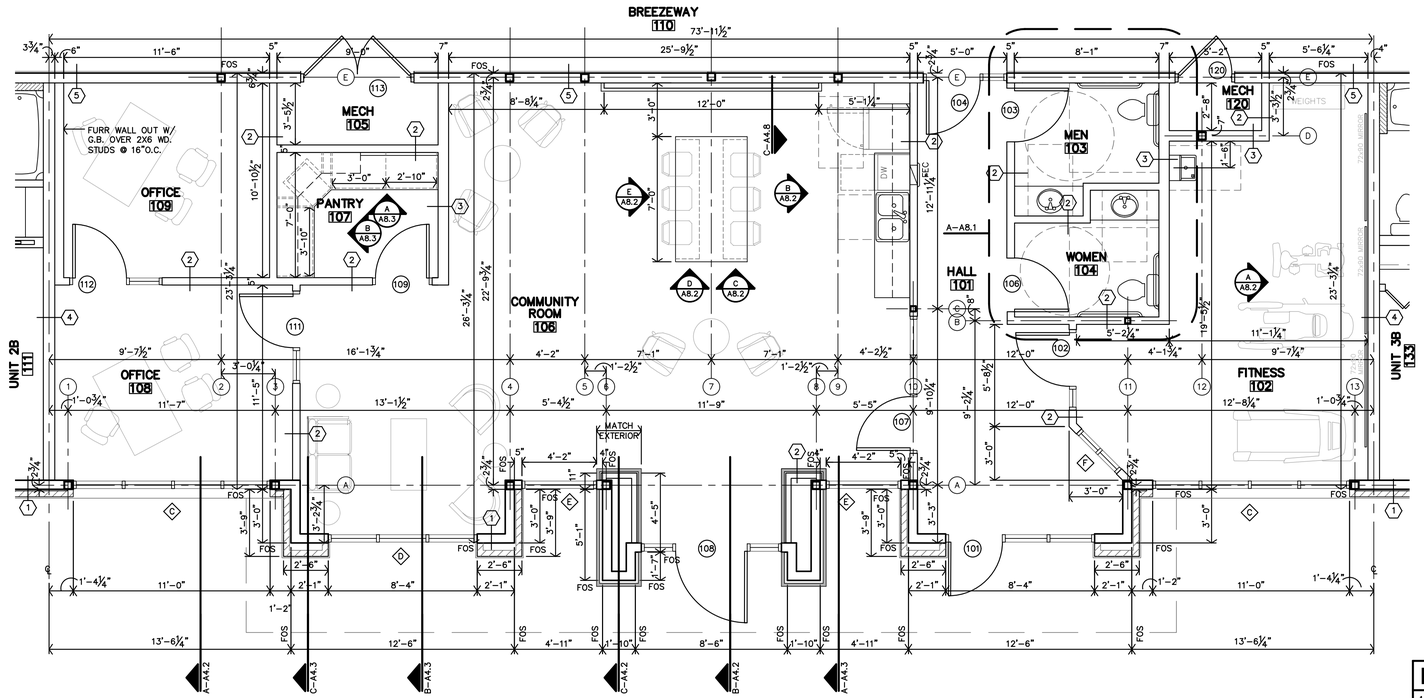
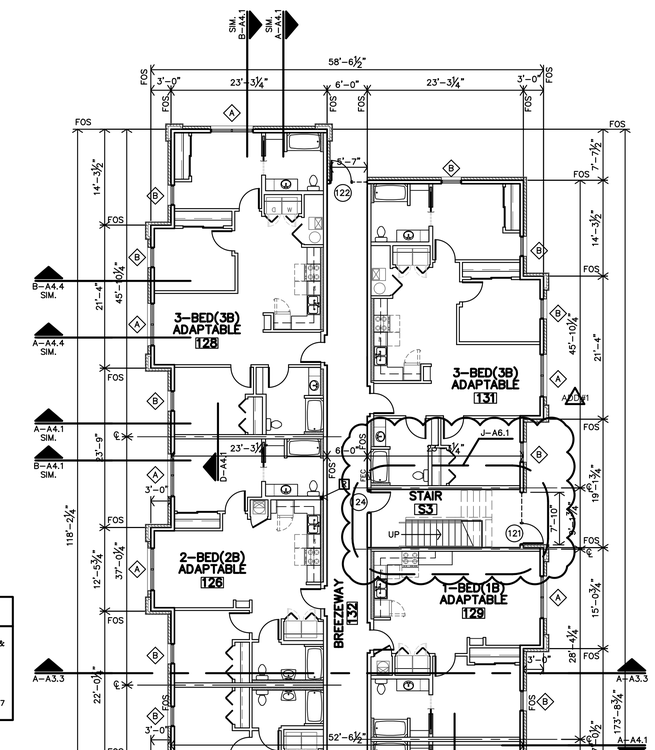


B ENLARGED PARTIAL FLOOR PLAN
1/4"=1'-0"

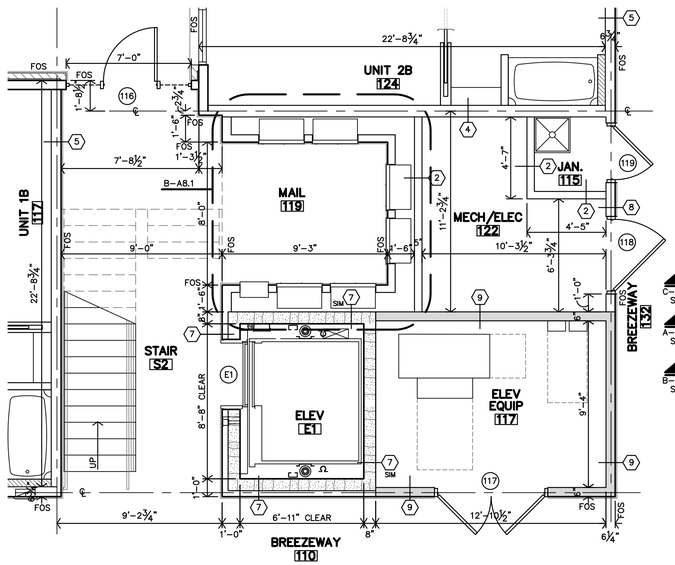
NOTES

1. REF. SHEET A2.0 FOR GENERAL NOTES.
2. REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES.
3. FURR WALLS TO HIDE 4" ROOF DRAIN PIPES SHOWN PER PLUMBING SHEETS @ UNIT CLOSETS & CORNER LOCATIONS.

R INDICATES RADON PIPE LOCATION. REF. O-A4.7 AND MEP DRAWINGS.



A FIRST FLOOR PLAN
3/32"=1'-0"



C ENLARGED PARTIAL FLOOR PLAN
1/4"=1'-0"

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Kansas City, MO 64108
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:
ADD#1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A2.1

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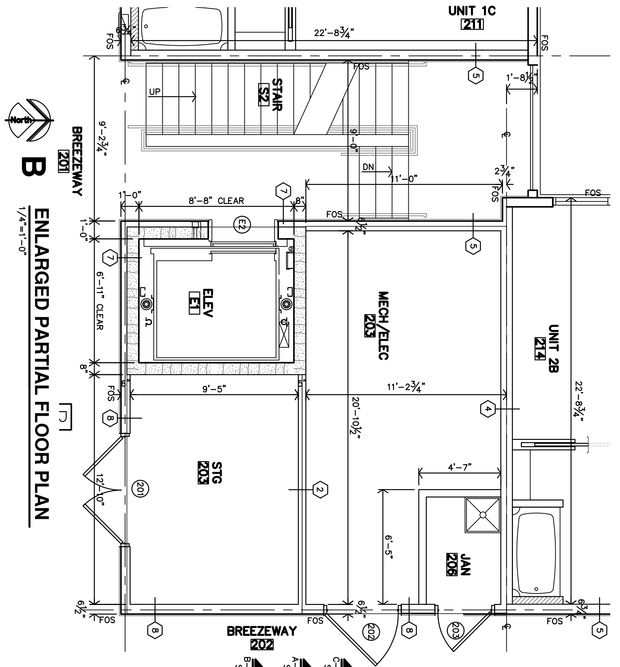
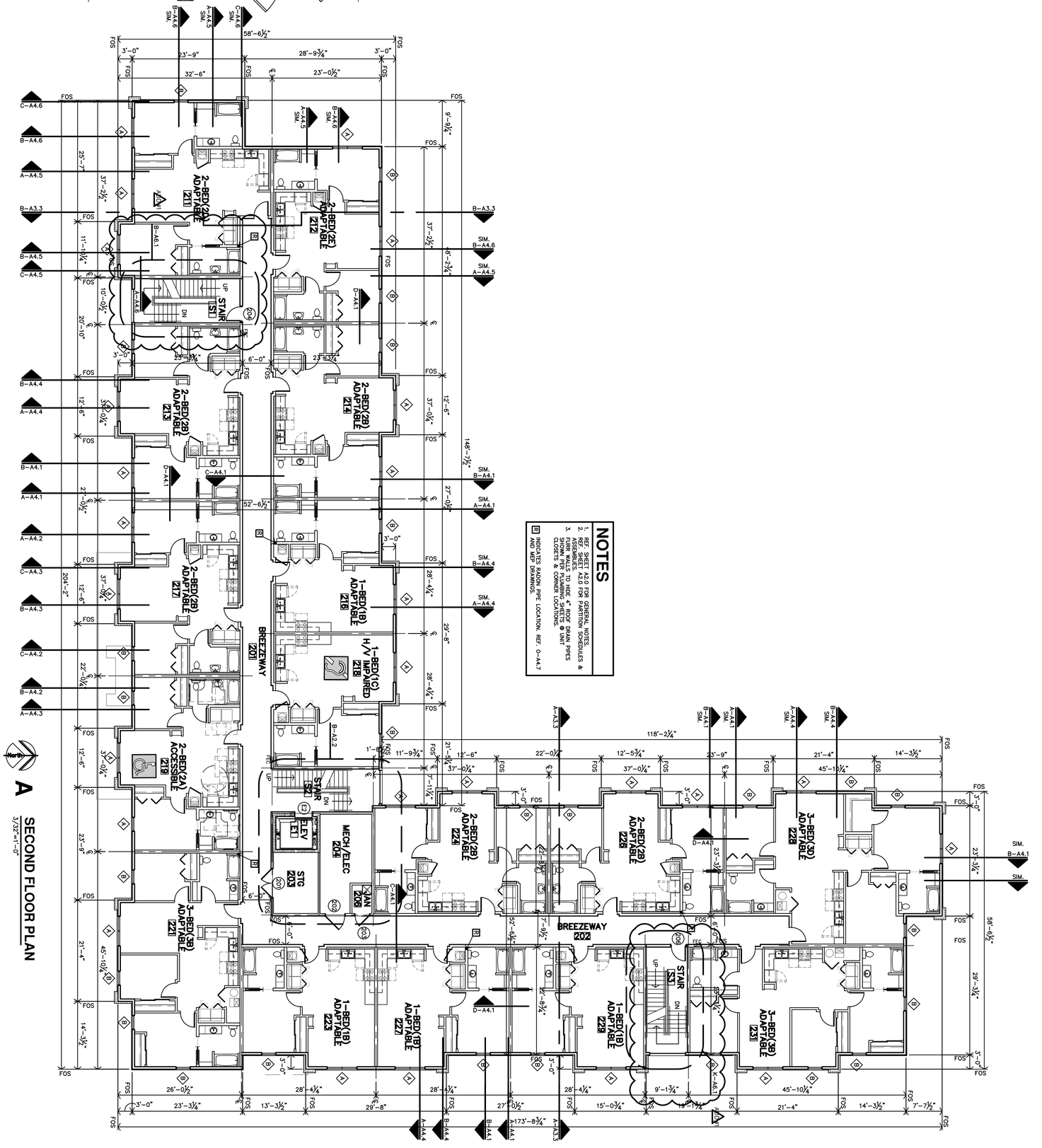


B ENLARGED PARTIAL FLOOR PLAN
1/4"=1'-0"



A SECOND FLOOR PLAN
3/32"=1'-0"

NOTES

1. REF. SHEET A2.0 FOR GENERAL NOTES, PLAN SYMBOLS, ABBREVIATIONS, & ASSEMBLIES.
2. FLASH WALLS TO UNDERSIDE OF ROOF DECK.
3. REF. SHEETS A5.1 & A5.2 FOR WALL TYPES SHOWN ON PLAN.
4. REF. SHEETS A5.3 & A5.4 FOR DOOR & WINDOW SCHEDULES & DETAILS.
5. REF. SHEET A5.5 FOR UNIT PLANS, CLOSETS & CORNER LOCATIONS.

[R] INDICATES RADON PIPE LOCATION. REF. D-A4.7 AND MEP DRAWINGS.

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

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A2.2

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

REVISION:
1 6-19-2023

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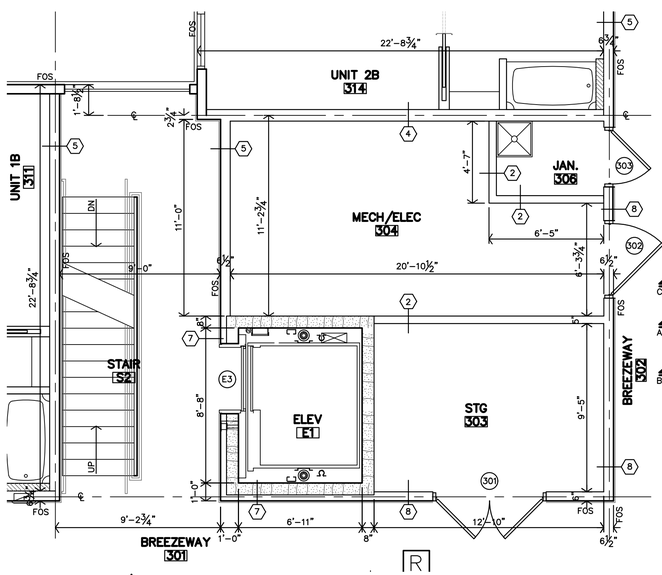
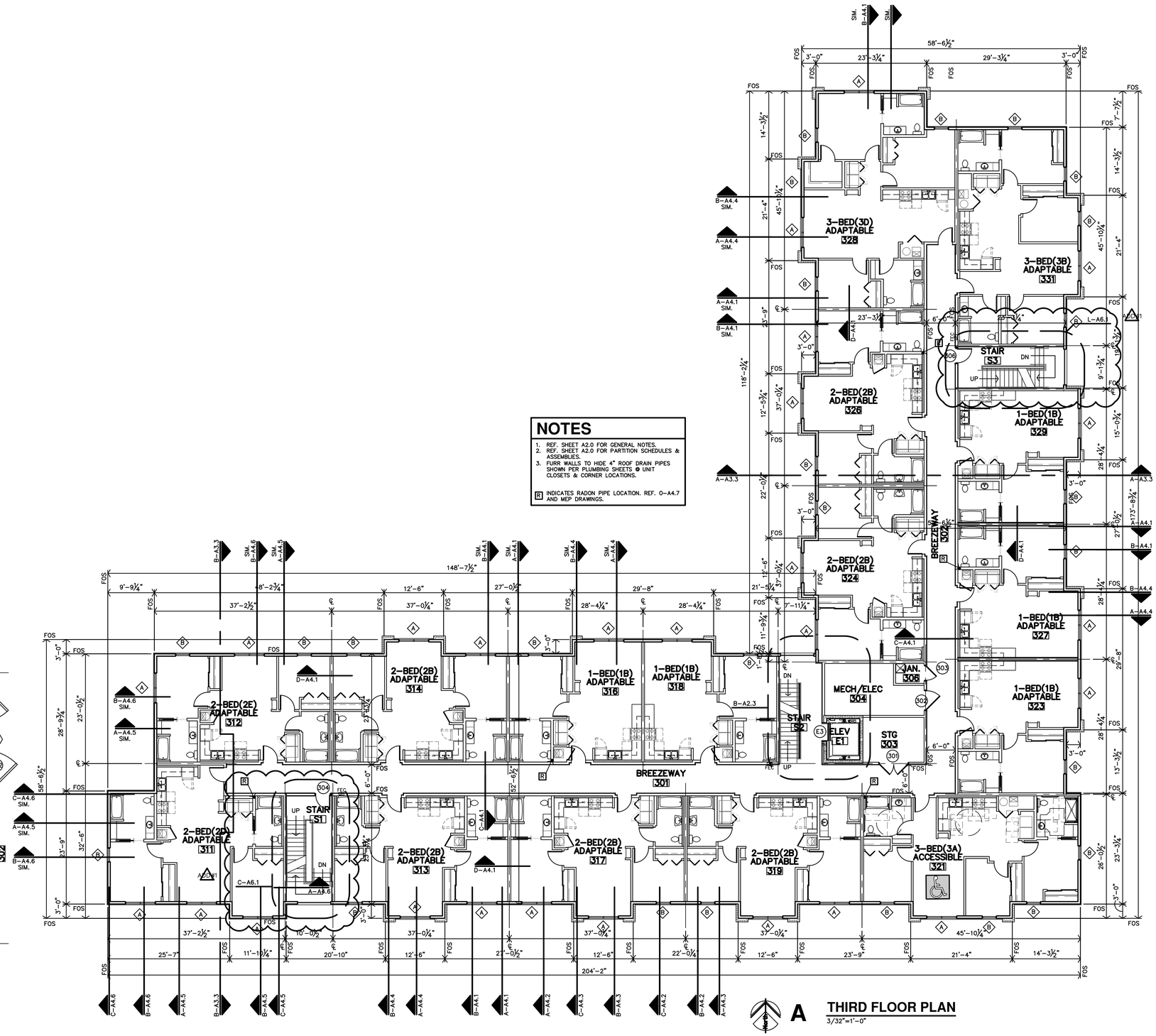
NOTES

1. REF. SHEET A2.0 FOR GENERAL NOTES.
2. REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES.
3. FURR WALLS TO HIDE 4" ROOF DRAIN PIPES SHOWN PER PLUMBING SHEETS @ UNIT CLOSETS & CORNER LOCATIONS.

R INDICATES RADON PIPE LOCATION. REF. O-A4.7 AND MEP DRAWINGS.



B ENLARGED PARTIAL FLOOR PLAN
1/4"=1'-0"



A THIRD FLOOR PLAN
3/32"=1'-0"

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THE RESERVES at MAGNOLIA

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DENTON, TEXAS

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22415
STATE OF TEXAS

REVISION:
ADD#1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A2.3

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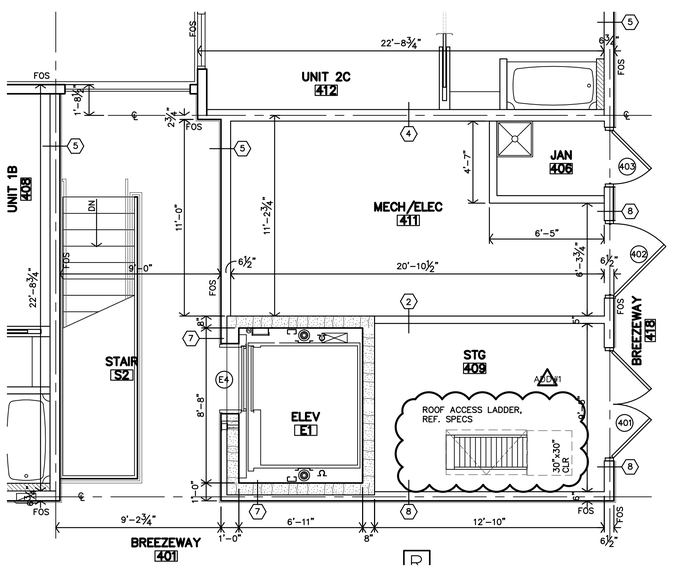
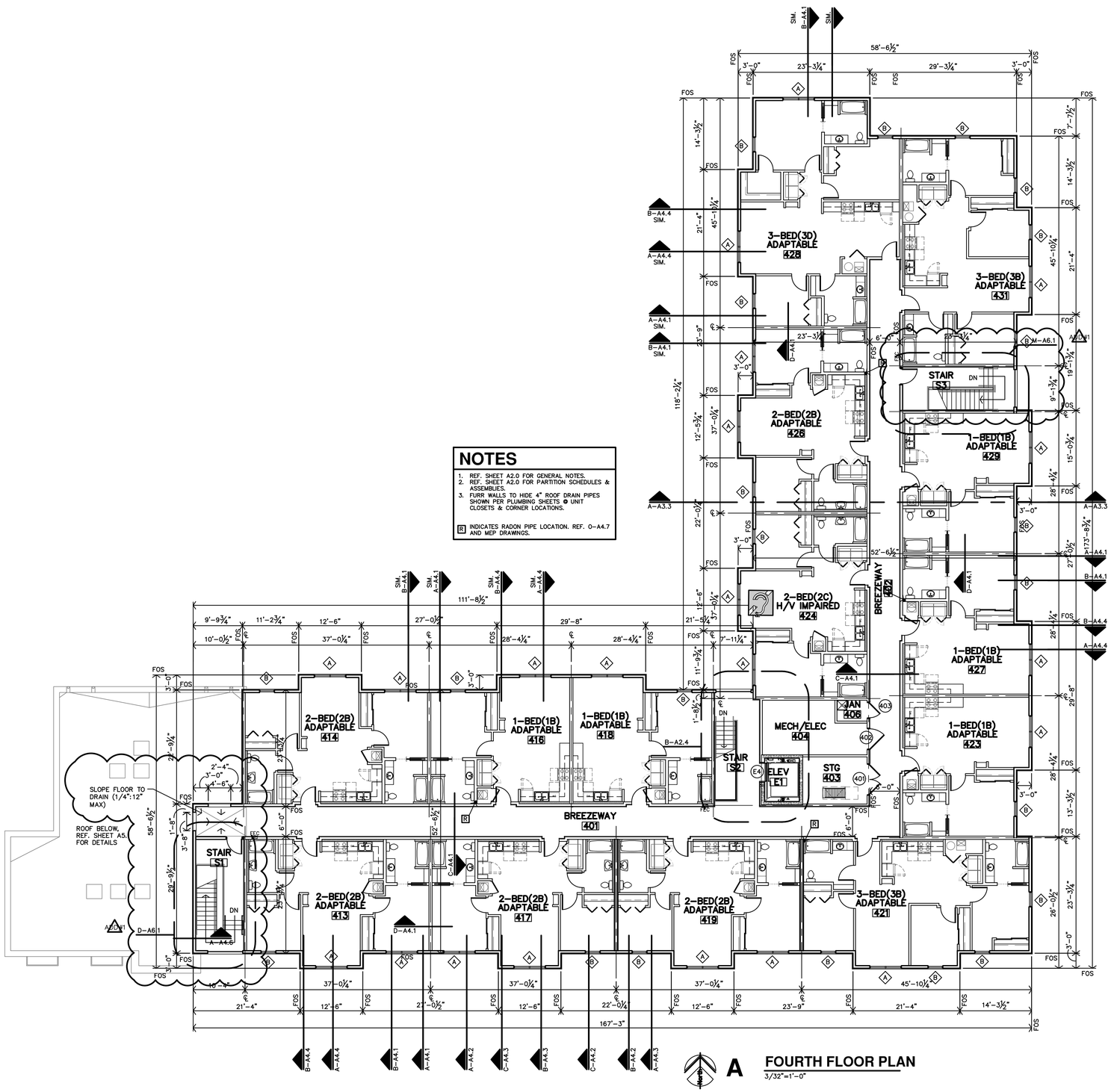


B ENLARGED PARTIAL FLOOR PLAN
1/4"=1'-0"

NOTES

1. REF. SHEET A2.0 FOR GENERAL NOTES.
2. REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES.
3. FURR WALLS TO HIDE 4" ROOF DRAIN PIPES SHOWN PER PLUMBING SHEETS @ UNIT CLOSETS & CORNER LOCATIONS.

R INDICATES RADON PIPE LOCATION. REF. O-A4.7 AND MEP DRAWINGS.



A FOURTH FLOOR PLAN
3/32"=1'-0"

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THE RESERVES at MAGNOLIA

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REVISION:
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JOB: 21-3205
SHEET NO.:
A2.4

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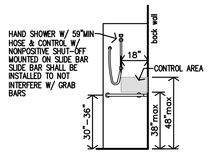
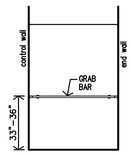


PER UFAS (2007)

J TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER CONTROL WALL

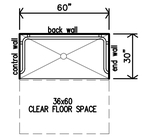
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

H TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER BACK WALL

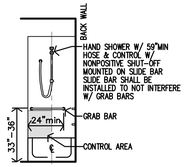
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

G TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER PLAN

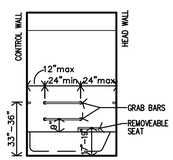
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

F TYP. HEIGHTS @ ACCESSIBLE TUB CONTROL WALL

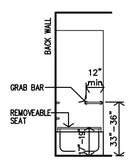
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

E TYP. HEIGHTS @ ACCESSIBLE TUB BACK WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

D TYP. HEIGHTS @ ACCESSIBLE TUB HEAD WALL

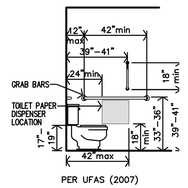
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

C TYP. HEIGHTS @ ACCESSIBLE TUB PLAN

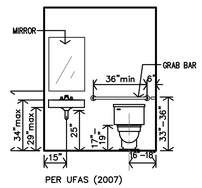
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

B TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

A TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

UNIT ACCESSIBLE BATH DETAILS

APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2015 IBC, SECTION 708 & 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2015 IBC, SECTION 906.1, LOCATED PER CFP SHEET.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.7 FOR FIRE PENTRATION ASSEMBLIES
9. HOSE BIBS TO BE LOCATED 6"min. ABOVE WAINSCOT (30"MIN ABV. FIN. FLOOR).
10. TYPICAL AT UNIT WINDOWS, BOTTOM OF HEADER IS 80"ABV. FIN. FLR. REF. STRUCT.
11. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
14. HEARING/VISION IMPAIRED UNIT (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
    - CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
15. FE = WALL MOUNTED FIRE EXTINGUISHER REF. SPECIFICATIONS.
16. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
17. F.O.S. = FACE OF STUD

APARTMENT CHART

TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT)	123	219	321		3
HEARING/VISION IMPAIRED & ADAPTABLE UNITS		218		424	2
ALL REMAINING UNITS ADAPTABLE	111,112,113,114, 116,118,121,124, 126,127,128,129, 131	211,212,213,214, 216,217,221,223, 224,226,227, 228,229,231	311,312,313,314, 316,317,318,319, 323,324,326, 327,328,329,331	413,414,416,417, 418,419,421,423, 426,327,428,429, 431	55
TOTAL	14	16	16	14	60

123 - 1BED ACCESSIBLE
219 - 2BED ACCESSIBLE
321 - 3BED ACCESSIBLE
218 - 1BED HEARING & VISION
424 - 2BED HEARING & VISION

NOTE:
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

ADAPTABLE UNIT NOTES

18. ADAPTABLE UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
    - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
    - *1-BEDROOM*, CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINET & 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS, TUBS AND COUNTERTOPS,
    - *2-BEDROOM*, CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINETS AT BATH #4, #11 & KITCHEN #3. PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ TOILET, TUB & COUNTERTOP AT BATHS #4 & #11.
    - *3-BEDROOM*, CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINETS AT BATH #4, #11 & KITCHEN #3. PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ TOILET, TUB & COUNTERTOP AT BATHS #4 & #11.
    - *ALL UNITS*, CONTRACTOR TO INSTALL REMOVABLE CABINET FRONTS @ SINK & WORK SPACE IN KITCHEN #3.
      - AT ALL REMOVEABLE CABINETS, FLOORS & WALLS SHALL BE FINISHED. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED. CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPES COVERS. OWNER SHALL INSTALL COVER AFTER CABINET FRONT IS REMOVED.
      - TOILETS SHALL BE ACCESSIBLE COMPLIANT (17"-19" HIGH).
      - CONTRACTOR TO INSTALL 2x8 BLOCKING AT ALL WALL MOUNTED FIXTURES, COUNTERTOPS, ACCESSORIES, ETC.

ACCESSIBLE UNIT NOTES

19. ACCESSIBLE UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
    - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
    - *1-BEDROOM*, CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS, TUBS AND COUNTERTOPS,
    - *2-BEDROOM*, CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET, TUB & COUNTERTOP AT BATHS #4 & #11.
    - *3-BEDROOM*, CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET, TUB & COUNTERTOP AT BATHS #4 & #11.
    - *ALL UNITS*, CONTRACTOR SHALL PROVIDE & INSTALL INSULATED COVERS @ ALL EXPOSED HOT WATER PIPES, DRAIN PIPES & DISPOSAL.
      - TOILETS SHALL BE ACCESSIBLE COMPLIANT (17"-19" HIGH).
      - CONTRACTOR TO INSTALL 2x8 BLOCKING AT ALL WALL MOUNTED FIXTURES, COUNTERTOPS, ACCESSORIES, ETC.

INTERIOR PARTITION SCHEDULE

2 TYPE 2

3 TYPE 3

TYPICAL UNIT/UNIT WALL

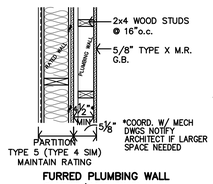
4 TYPE 4

1-HOUR, MIN. STC 50 BETWEEN DWELLING UNITS INSTALL PER IBC 721, TABLE 721.1

TYPICAL UNIT/BREEZEWAY WALL

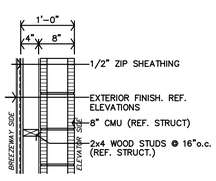
5 TYPE 5

1/2-HOUR RATED INSTALL PER IBC 721, TABLE 721.1



FURRED PLUMBING WALL @ UNIT/HALL WALL

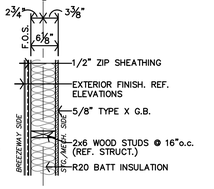
6 TYPE 6



TYPICAL ELEVATOR

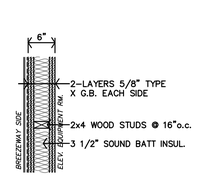
7 TYPE 7

2-HOUR RATED FIRE WALL INSTALL PER IBC 721, TABLE 721.1



8 TYPE 8

1/2-HOUR RATED INSTALL PER IBC 721, TABLE 721.1



ELEVATOR EQUIP. ROOM

9 TYPE 9

2-HOUR RATED FIRE WALL INSTALL PER IBC 721, TABLE 721.1

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS



REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.5

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ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE ADAPTABLE UNITS DESIGNED AROUND 27wX27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

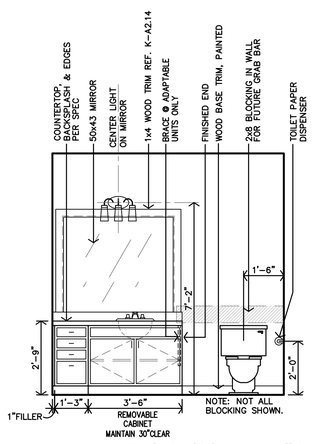
////// INDICATES FURRED PLUMBING WALLS

LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD

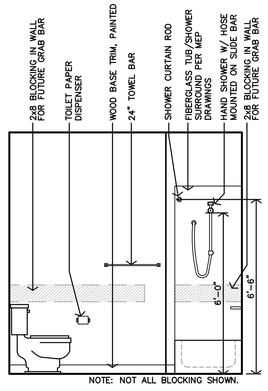
KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



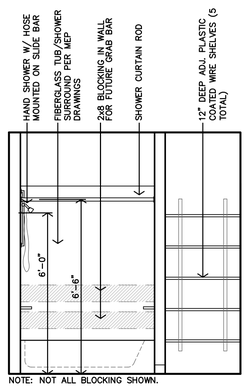
K UNITS 1B/1C BATH #4 INTERIOR ELEV.

3/8"=1'-0"



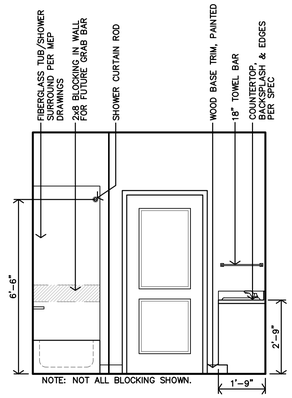
J UNITS 1B/1C BATH #4 INTERIOR ELEV.

3/8"=1'-0"



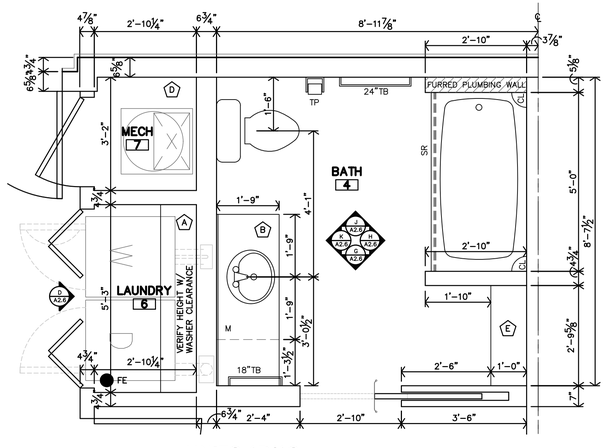
H UNITS 1B/1C BATH #4 INTERIOR ELEV.

3/8"=1'-0"



G UNITS 1B/1C BATH #4 INTERIOR ELEV.

3/8"=1'-0"



F UNITS 1B/1C ENLARGED BATH #4 PLAN

1/2"=1'-0"

E TYPICAL LIVING ROOM #1 CASEWORK ELEVATION

3/8"=1'-0"

D TYPICAL ADAPTABLE LAUNDRY #6 CASEWORK ELEVATION

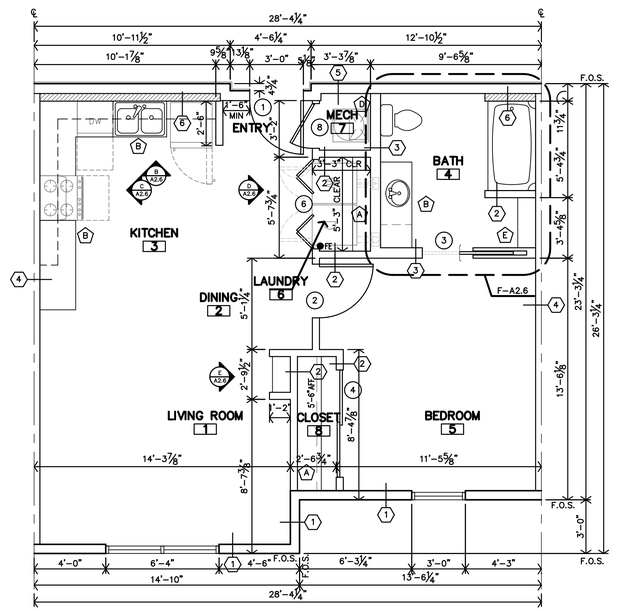
3/8"=1'-0"

C UNITS 1B/1C KITCHEN #3 CASEWORK ELEVATION

3/8"=1'-0"

B UNITS 1B/1C KITCHEN #3 CASEWORK ELEVATION

3/8"=1'-0"



SQUARE FOOTAGE:
PER TDHCA NRA = 702 SF
PER 2021 IBC = 650 SF

A UNITS 1B/1C ADAPTABLE 1 BEDROOM - 1 BATH UNIT PLAN

1/4"=1'-0"

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Kansas City, MO 64108
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JGR

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 5-17-2023

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.6

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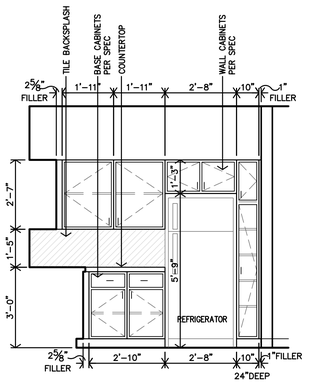
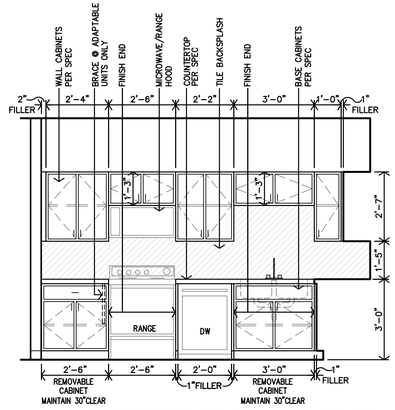
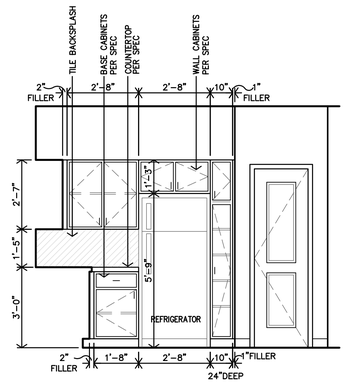


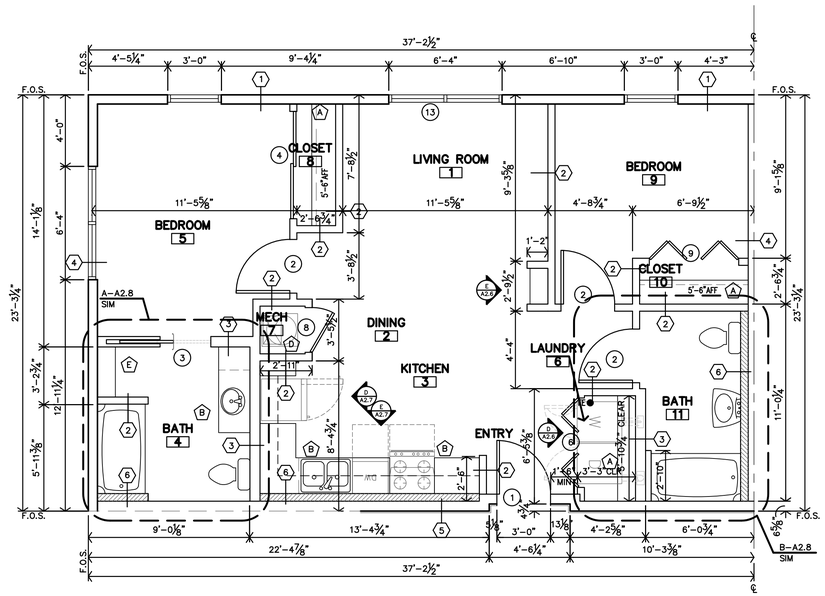
F **UNIT 2D KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



E **UNITS 2B/2C, 2D, 2E KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"

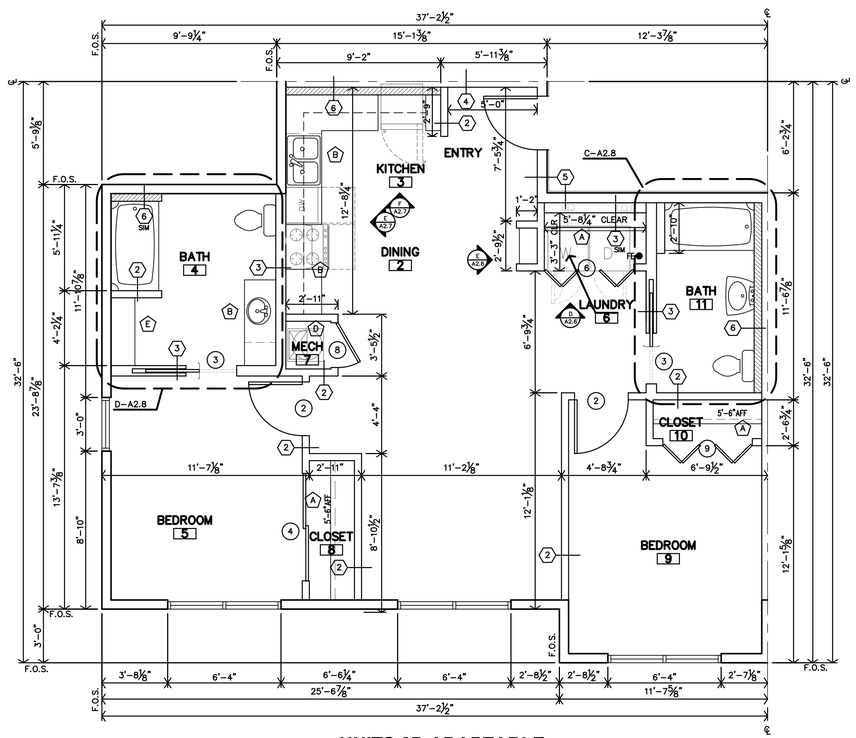


D **UNITS 2B/2C, 2E KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



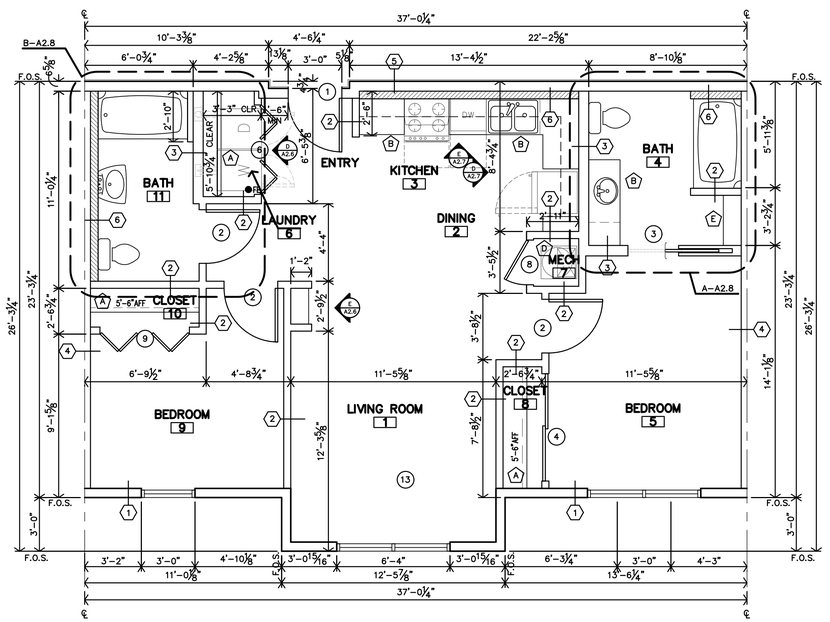
C **UNITS 2E ADAPTABLE 2 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0"

SQUARE FOOTAGE:
PER TDHCA NRA = 860 SF
PER 2021 IBC = 794 SF



B **UNITS 2D ADAPTABLE 2 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0"

SQUARE FOOTAGE:
PER TDHCA NRA = 1,001 SF
PER 2021 IBC = 923 SF



A **UNITS 2B/2C ADAPTABLE 2 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0"

SQUARE FOOTAGE:
PER TDHCA NRA = 896 SF
PER 2021 IBC = 829 SF

ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE ADAPTABLE UNITS DESIGNED AROUND 27"wX27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

INDICATES FURRED PLUMBING WALLS

LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD

KEYNOTES:

- (A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
- (B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
- (C) VERIFY SIZE w/ SHOWER UNIT
- (D) WATER HEATER – REF. MECH. DRAWINGS
- (E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — STEPHEN S. GILLAM — 5-17-2023 — 22419 — STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.7

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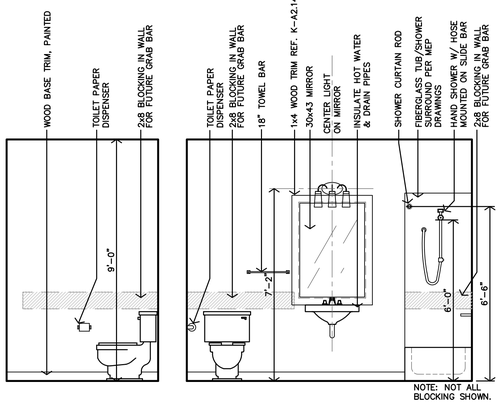
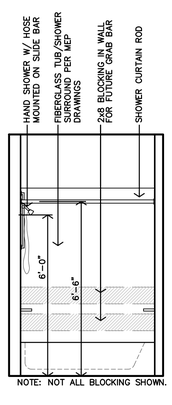
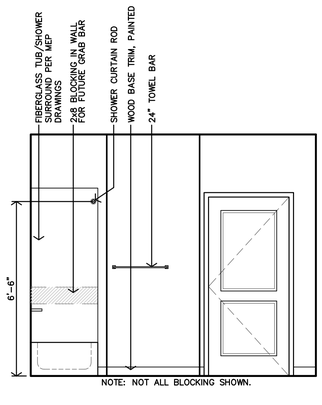


M UNITS 2B/2C BATH #11 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR

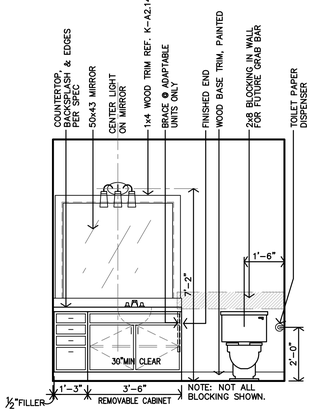
L UNITS 2B/2C BATH #11 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



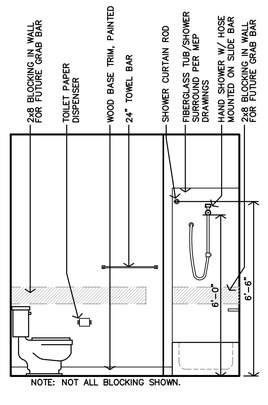
K UNITS 2B/2C BATH #11 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



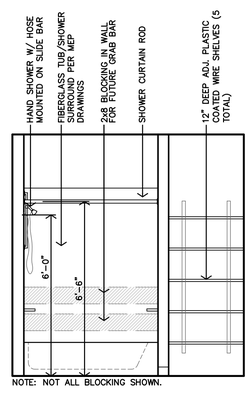
J UNITS 2B/2C BATH #11 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



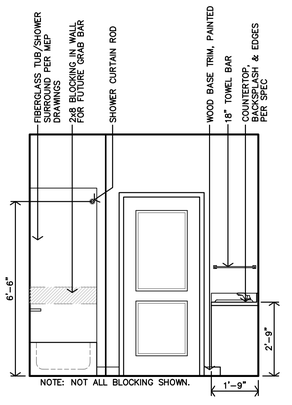
H UNITS 2B/2C BATH #4 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



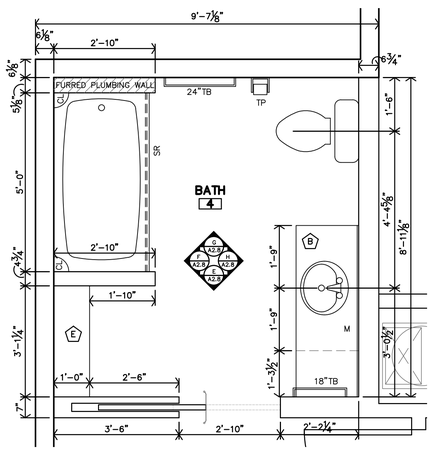
G UNITS 2B/2C BATH #4 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



F UNITS 2B/2C BATH #4 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



E UNITS 2B/2C BATH #4 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



D UNITS 2D ADAPTABLE BATH #11 ENLARGED PLAN
1/2"=1'-0"

ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE ADAPTABLE UNITS DESIGNED AROUND 27wX27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

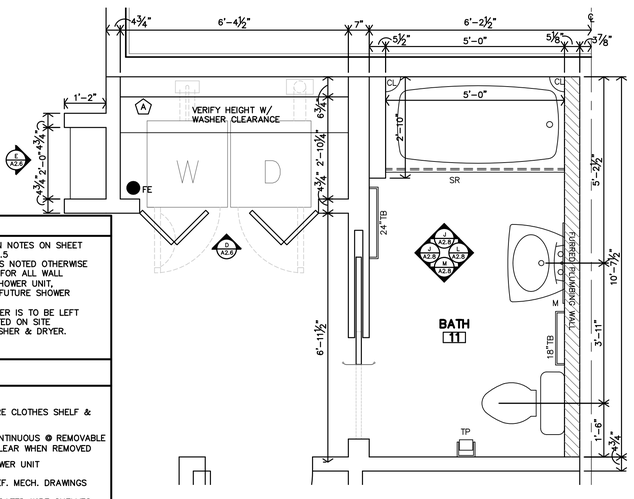
INDICATES FURRED PLUMBING WALLS

LEGEND

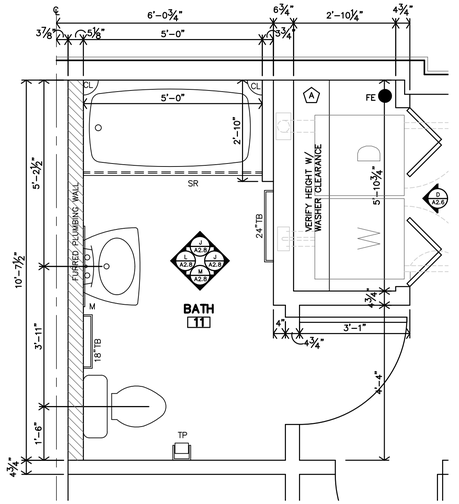
M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD

KEYNOTES:

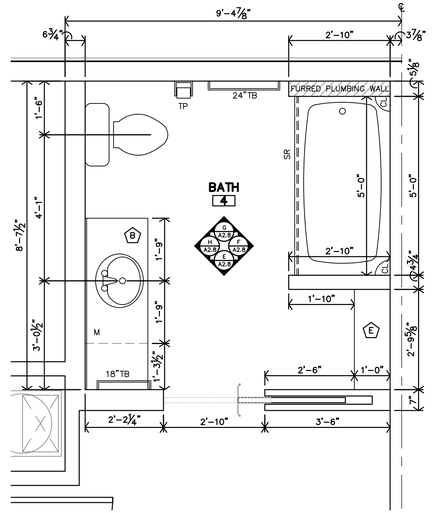
(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



C UNITS 2D ADAPTABLE BATH #4 ENLARGED PLAN
1/2"=1'-0"



B UNITS 2B/2C ADAPTABLE BATH #11 ENLARGED PLAN
1/2"=1'-0" UNIT 2E SIMILAR



A UNITS 2B/2C ADAPTABLE BATH #4 ENLARGED PLAN
1/2"=1'-0" UNIT 2E SIMILAR

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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22410
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.8

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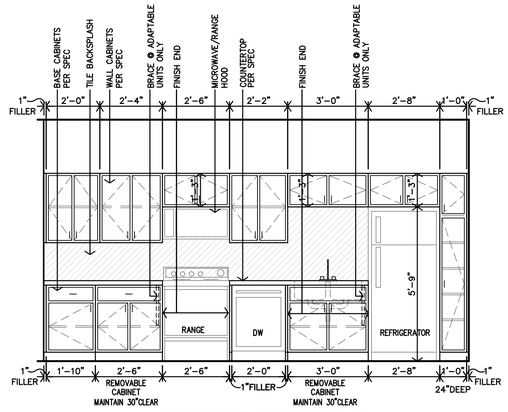
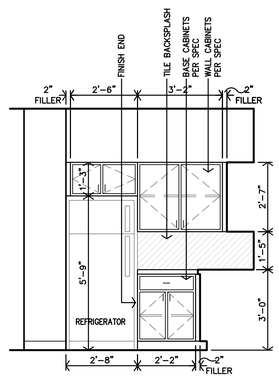
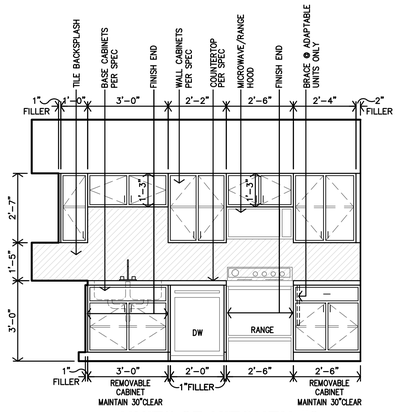


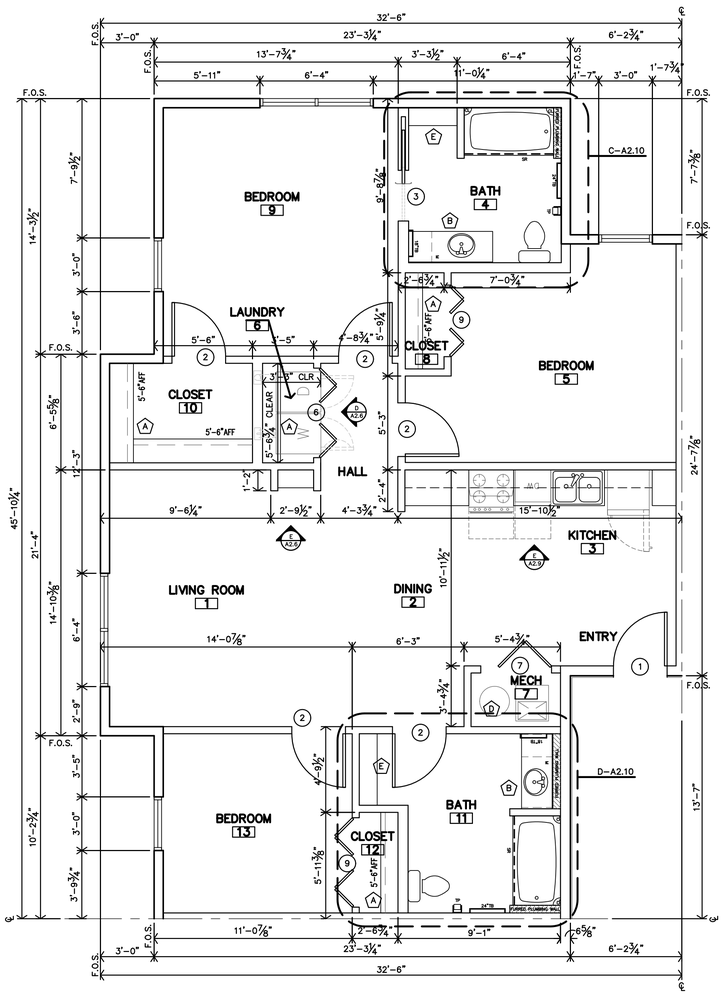
E **UNITS 3D KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



D **UNITS 3B KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



C **UNITS 3B KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



SQUARE FOOTAGE:
PER TDHCA NRA = 1,278 SF
PER 2021 IBC = 1,206 SF

B **UNIT 3D ADAPTABLE 3 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0"

ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE ADAPTABLE UNITS DESIGNED AROUND 27"wX27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

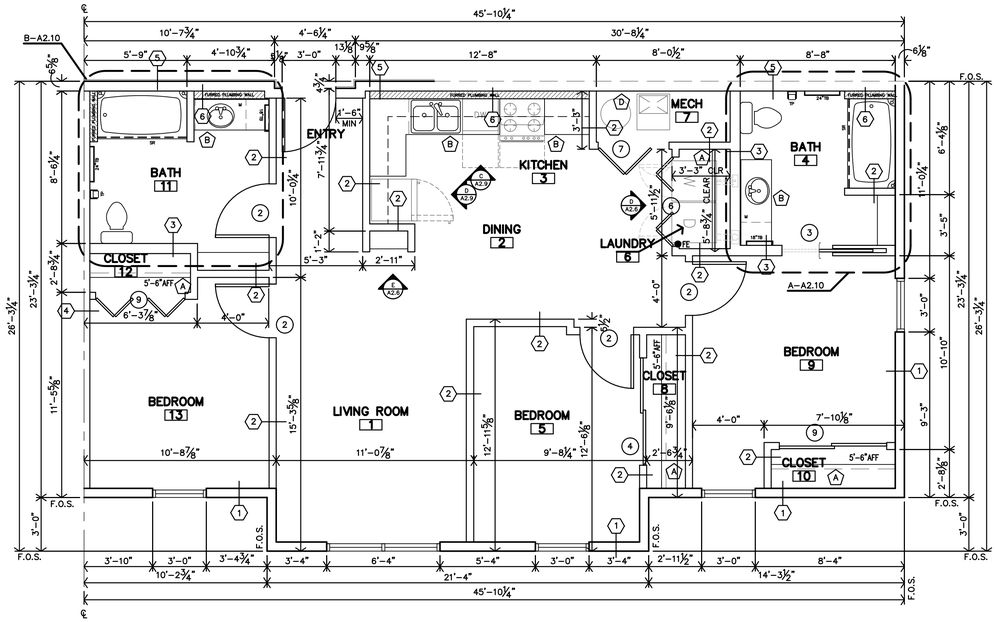
INDICATES FURRED PLUMBING WALLS

LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD

KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



SQUARE FOOTAGE:
PER TDHCA NRA = 1,129 SF
PER 2021 IBC = 1,049 SF

A **UNIT 3B ADAPTABLE 3 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0"

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785.827.0386
jgr@grarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STEVEN S. GILLAM
5-17-2023
32415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.9

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ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ADAPTABLE UNITS DESIGNED AROUND 27"x27"d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

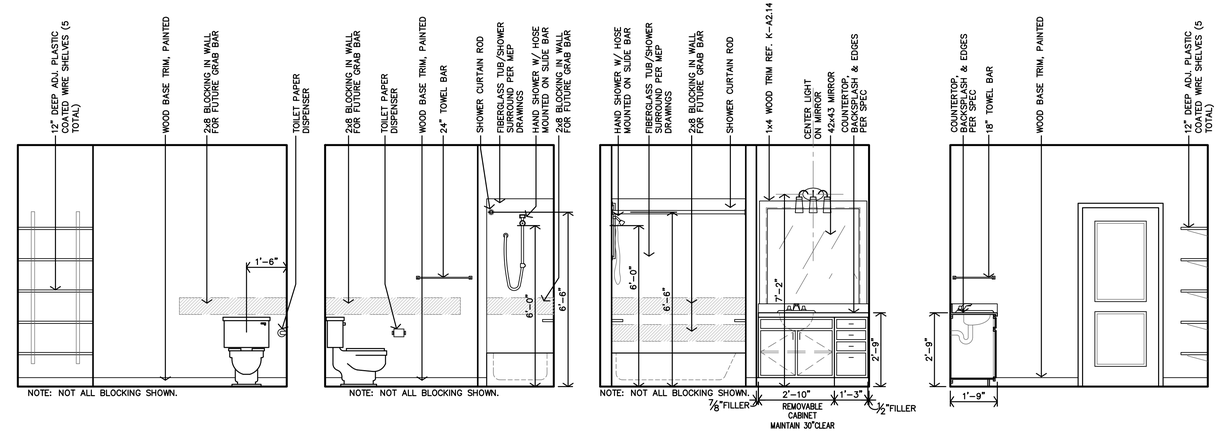
INDICATES FURRED PLUMBING WALLS

LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD

KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS

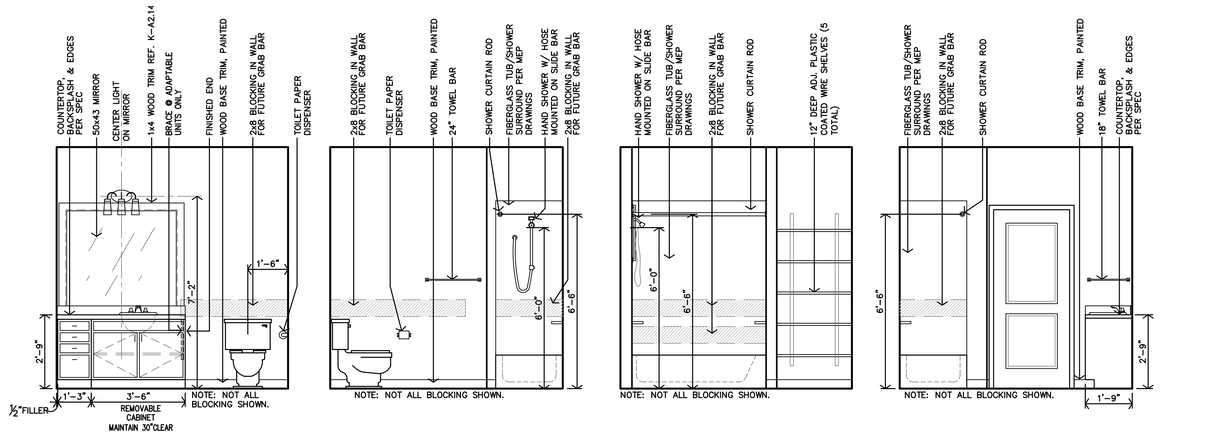


M UNITS 3B - BATH #11 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D MIRRORED

L UNITS 3B - BATH #11 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D MIRRORED

K UNITS 3B - BATH #11 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D MIRRORED

J UNITS 3B - BATH #11 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D MIRRORED

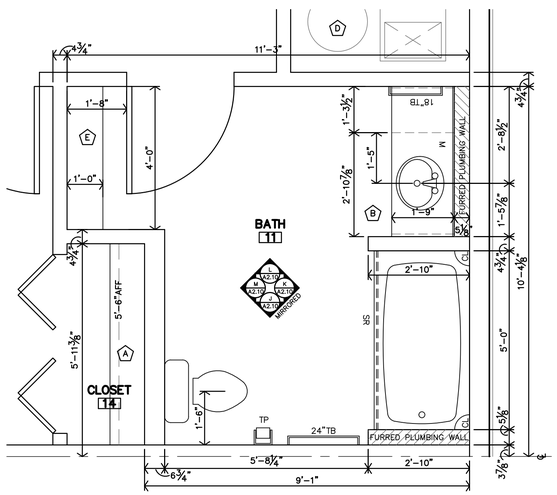


H UNITS 3B - BATH #4 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D SIMILAR

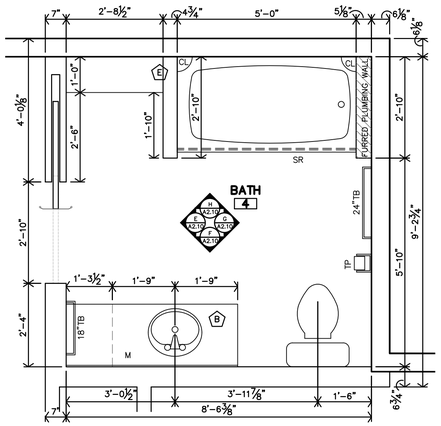
G UNITS 3B - BATH #4 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D SIMILAR

F UNITS 3B - BATH #4 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D SIMILAR

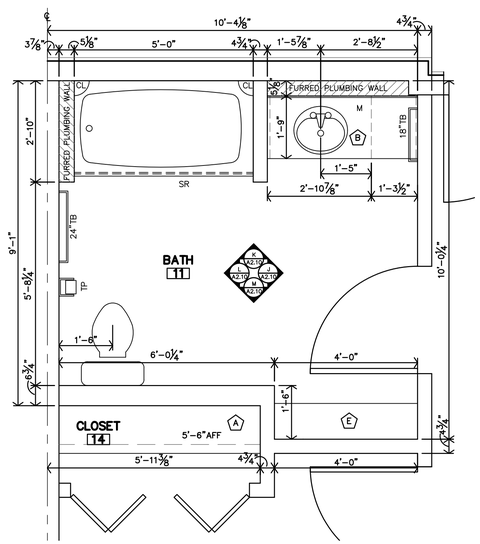
E UNITS 3B - BATH #4 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D SIMILAR



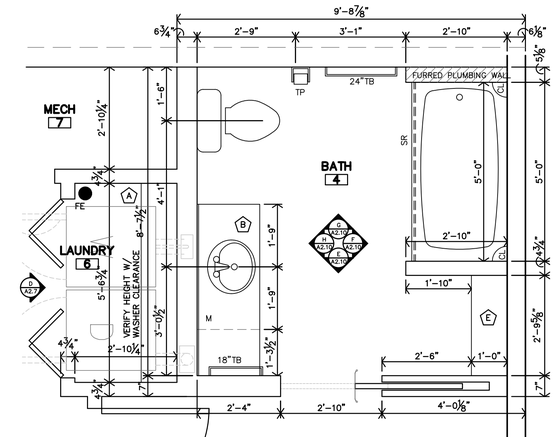
D UNIT 3D ADAPTABLE BATH #11 ENLARGED PLAN — 1/2"=1'-0"



C UNIT 3D ADAPTABLE BATH #4 ENLARGED PLAN — 1/2"=1'-0"



B UNIT 3B ADAPTABLE BATH #11 ENLARGED PLAN — 1/2"=1'-0"



A UNIT 3B ADAPTABLE BATH #4 ENLARGED PLAN — 1/2"=1'-0"

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785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — JAMES S. GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.10

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ACCESSIBLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.7)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS DESIGNED AROUND 27wX33d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

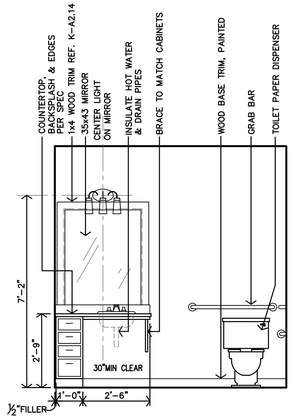
INDICATES FURRED PLUMBING WALLS

LEGEND

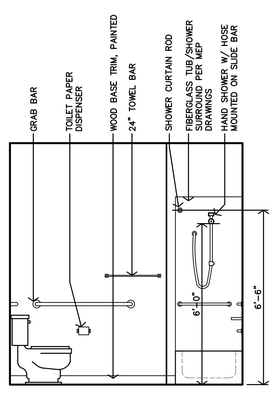
M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD
SH SHOWER SEAT
GB GRAB BAR

KEYNOTES:

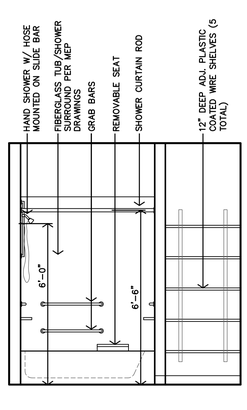
(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE W/ 30" CLEAR
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
(F) NO CABINETS ABOVE WASHER & DRYER



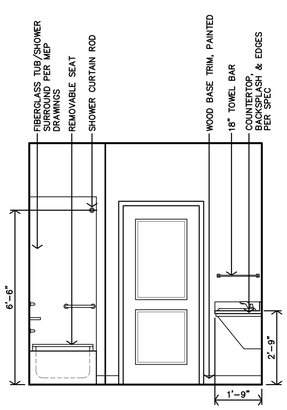
J UNIT 1A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



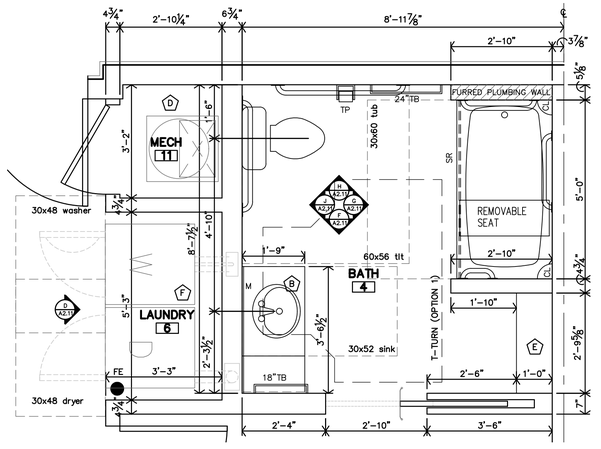
H UNIT 1A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



G UNIT 1A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

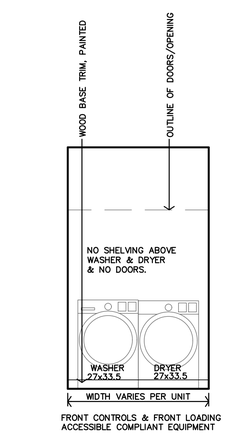


F UNIT 1A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

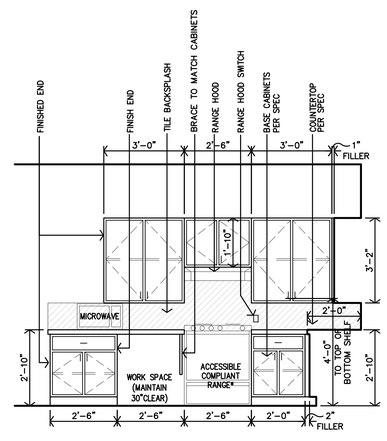


CLEAR FLOOR SPACES PER FHA & ANSI A117.1 (2017) REQUIREMENTS

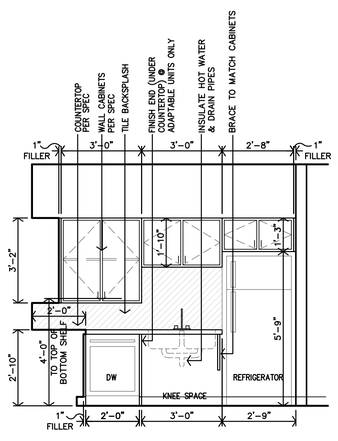
E UNIT 1A ACCESSIBLE BATH #4 ENLARGED PLAN
1/2"=1'-0"



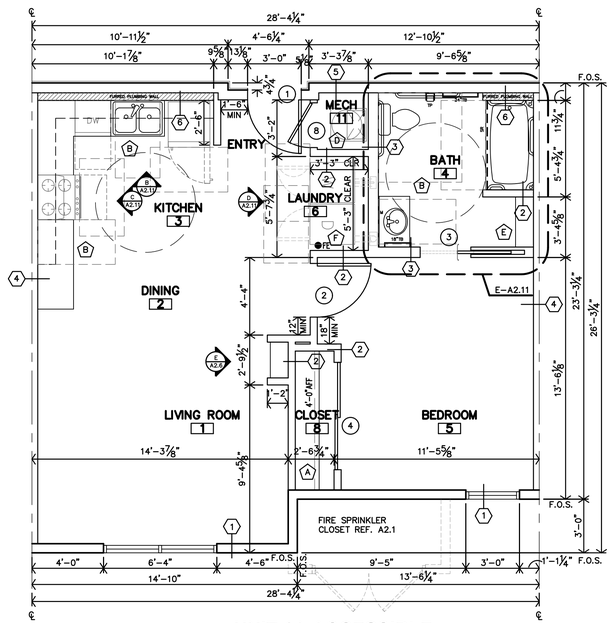
D TYPICAL ACCESSIBLE LAUNDRY #6 INTERIOR ELEVATION
3/8"=1'-0"



C UNIT 1A KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"



B UNIT 1A KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"



SQUARE FOOTAGE:
PER TDHCA NRA = 702 SF
PER 2021 IBC = 650 SF

A UNIT 1A ACCESSIBLE 1 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 5-17-2023 22416 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.11

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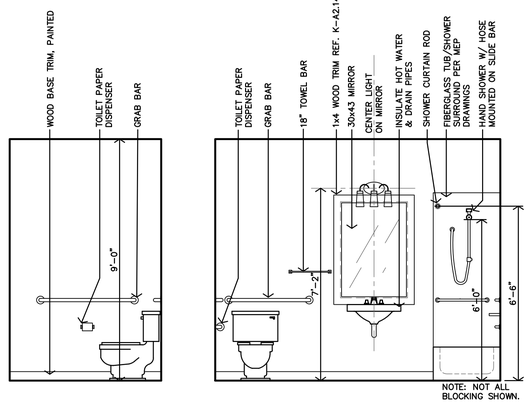
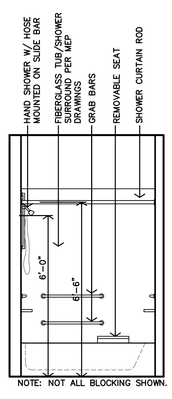
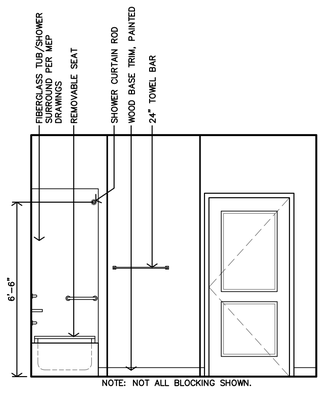


N UNIT 2A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

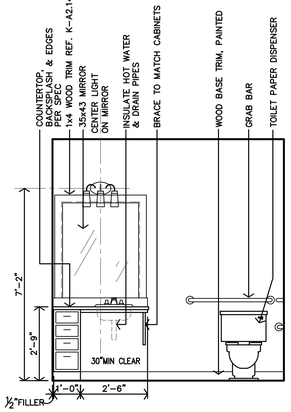
M UNIT 2A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"



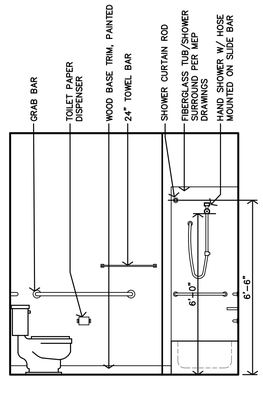
L UNIT 2A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"



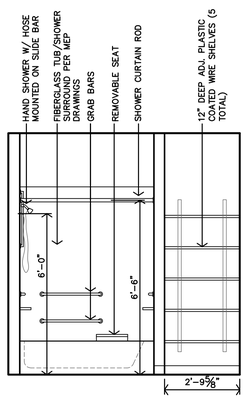
K UNIT 2A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"



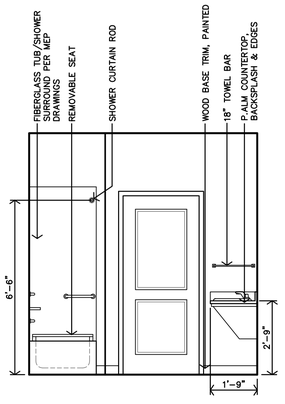
J UNIT 2A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



H UNIT 2A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



G UNIT 2A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



F UNIT 2A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

ACCESSIBLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5.
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5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

INDICATES FURRED PLUMBING WALLS

LEGEND

M MIRROR
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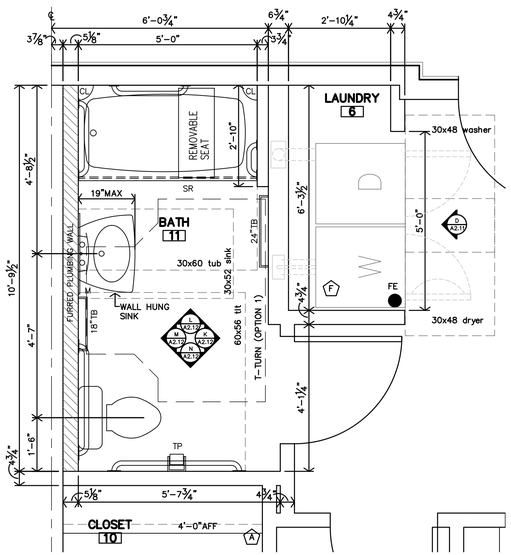
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD
SH SHOWER SEAT
GB GRAB BAR

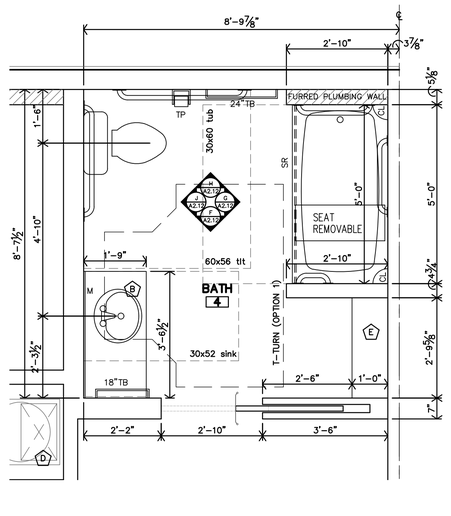
KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE W/ 30" CLEAR
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
(F) NO CABINETS ABOVE WASHER & DRYER

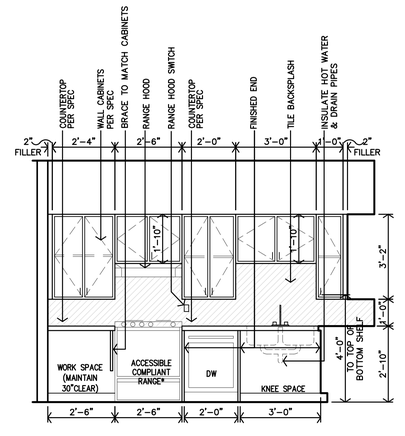


C UNIT 2A ACCESSIBLE BATH #11 ENLARGED PLAN
1/2"=1'-0"

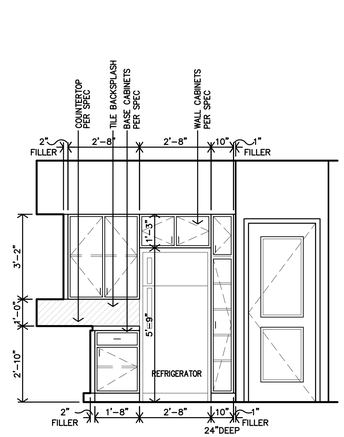
CLEAR FLOOR SPACES PER FHA & ANSI A117.1 (2017) REQUIREMENTS



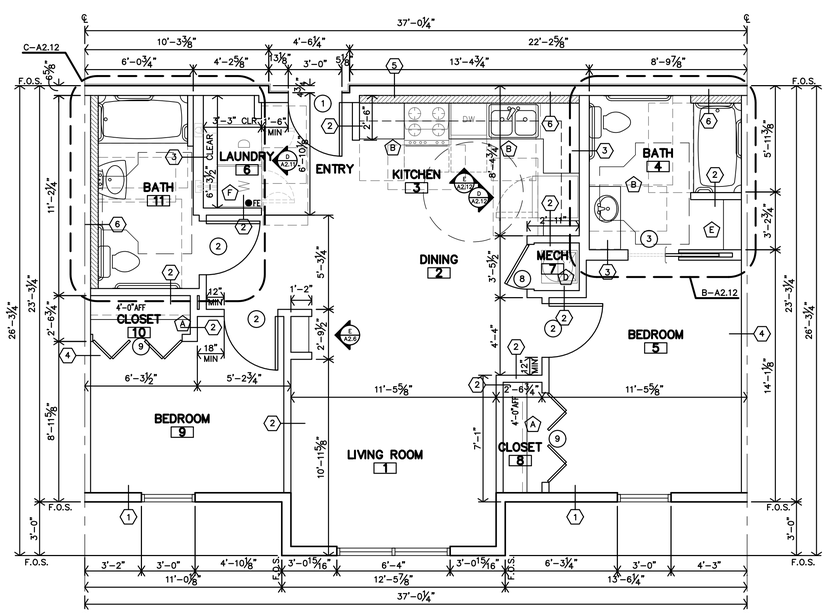
B UNIT 2A ACCESSIBLE BATH #4 ENLARGED PLAN
1/2"=1'-0"



E UNIT 2A KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"



D UNIT 2A KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"



SQUARE FOOTAGE:
PER TDHCA NRA = 896 SF
PER 2021 IBC = 829 SF

A UNIT 2A ACCESSIBLE 2 BEDROOM - 2 BATH UNIT PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JAMES S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.12

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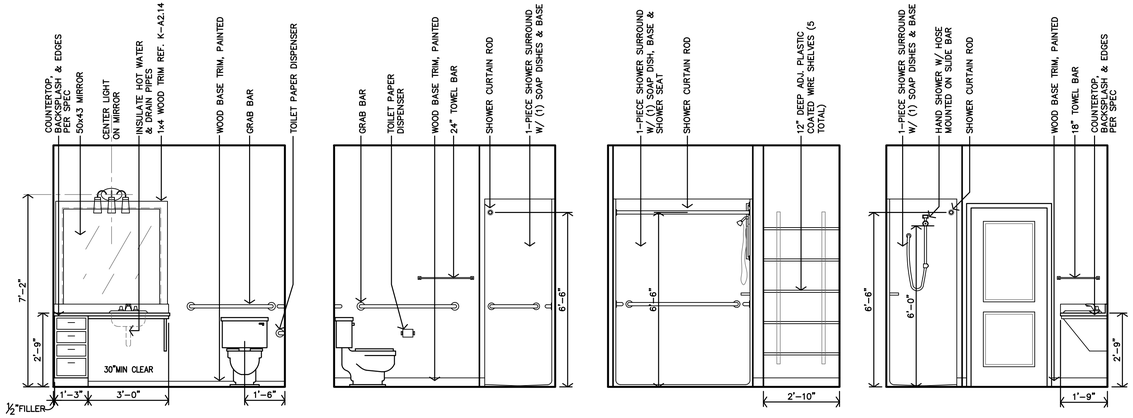
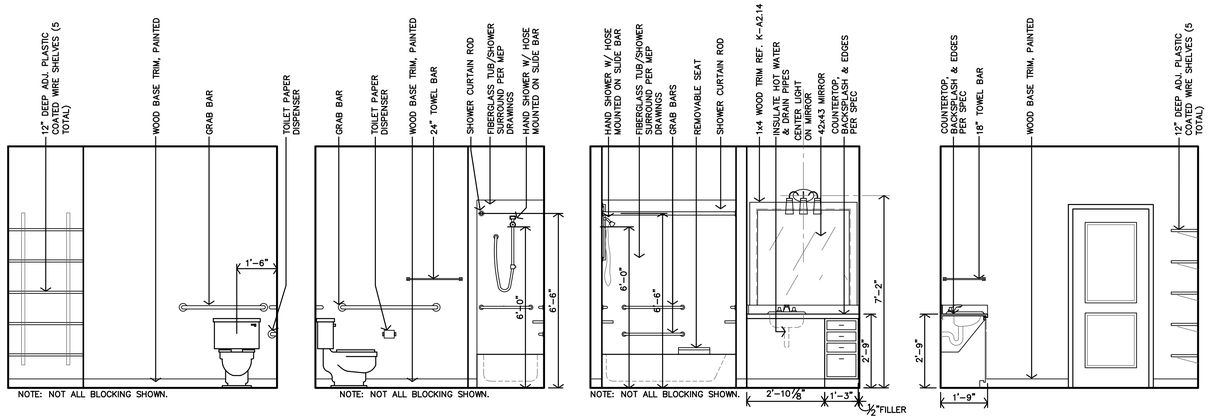


N UNIT 3A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

M UNIT 3A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

L UNIT 3A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

K UNIT 3A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

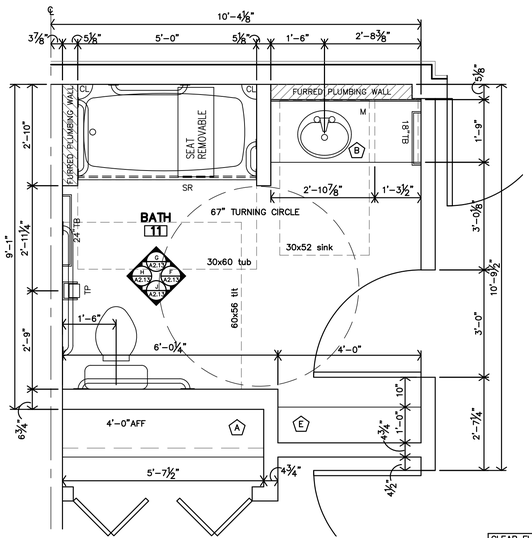


J UNIT 3A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

H UNIT 3A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

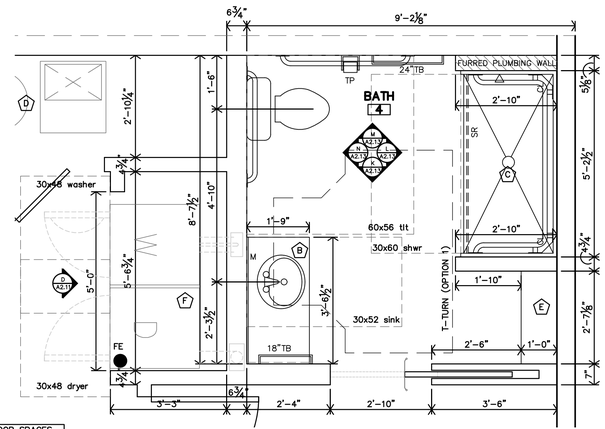
G UNIT 3A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

F UNIT 3A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

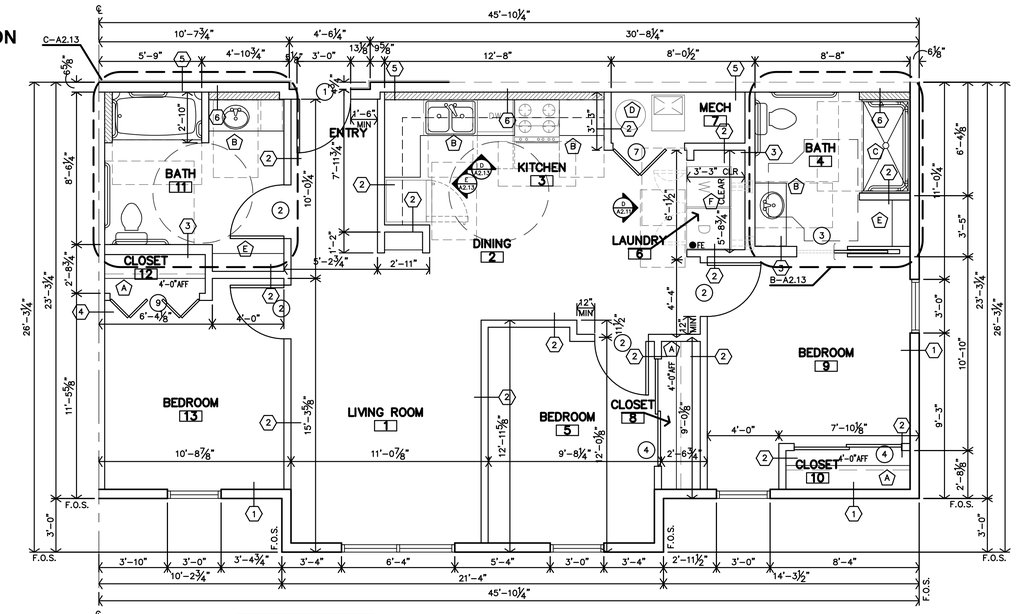


C 3A - ACCESSIBLE, 3 DEDROOM 2 BATH #11 ENLARGED PLAN
1/2"=1'-0"

CLEAR FLOOR SPACES PER FHA & ANSI A117.1 (2017) REQUIREMENTS

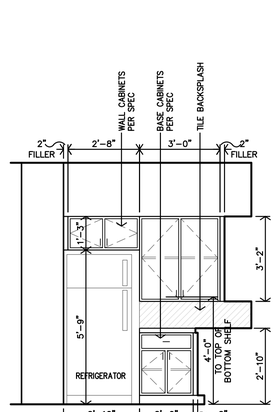


B UNIT 3A ACCESSIBLE BATH #4 ENLARGED PLAN
1/2"=1'-0"

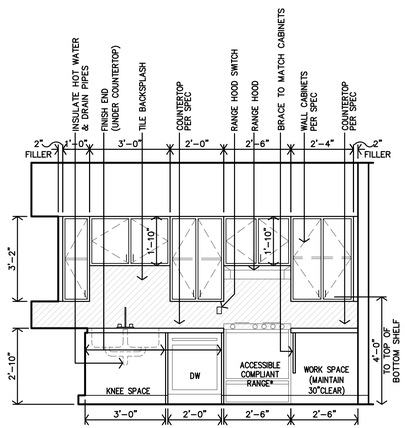


SQUARE FOOTAGE:
PER TDHCA NRA = 1,129 SF
PER 2021 IBC = 1,049 SF

A UNIT 3A - ACCESSIBLE 3 DEDROOM - 2 BATH UNIT PLAN
1/4"=1'-0"



E UNIT 3A KITCHEN #3 INTERIOR ELEV.
3/8"=1'-0"



D UNIT 3A KITCHEN #3 INTERIOR ELEV.
3/8"=1'-0"

ACCESSIBLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.7)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS DESIGNED AROUND 27"wX33d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

INDICATES FURRED PLUMBING WALLS

LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD
SH SHOWER SEAT
GB GRAB BAR

KEYNOTES:

A. PLASTIC COATED WIRE CLOTHES SHELF & ROD
B. FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE W/ 30" CLEAR
C. VERIFY SIZE w/ SHOWER UNIT
D. WATER HEATER – REF. MECH. DRAWINGS
E. 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
F. NO CABINETS ABOVE WASHER & DRYER

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.13

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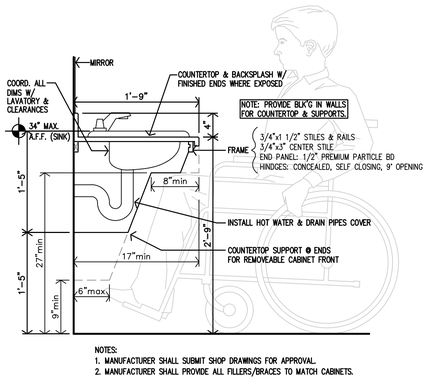
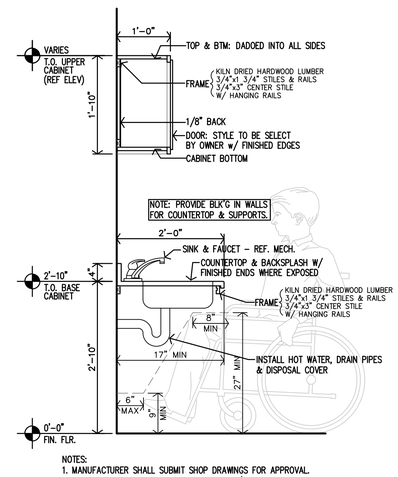


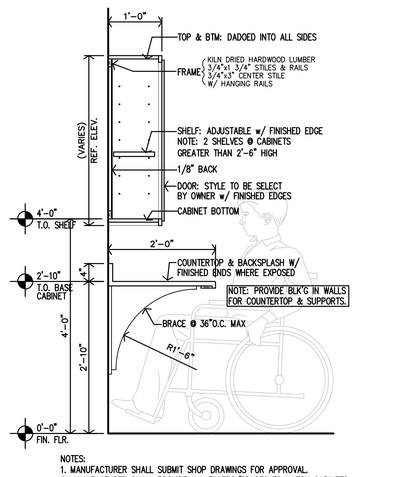
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

J **SECTION @ ACCESSIBLE BATH VANITY**
1"=1'-0"



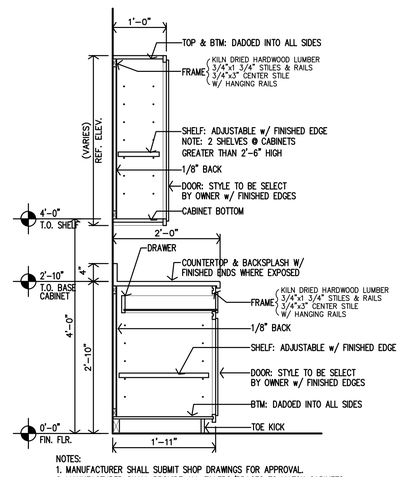
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

H **SECTION @ ACCESSIBLE KITCHEN SINK**
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

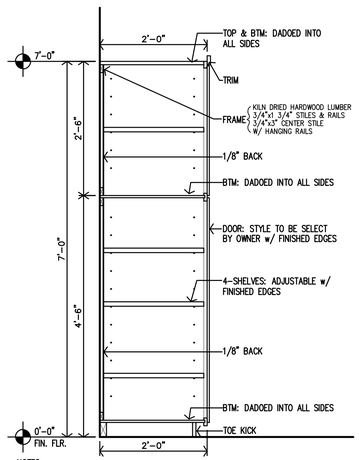
G **SECTION @ ACCESSIBLE KITCHEN WORK SPACE**
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

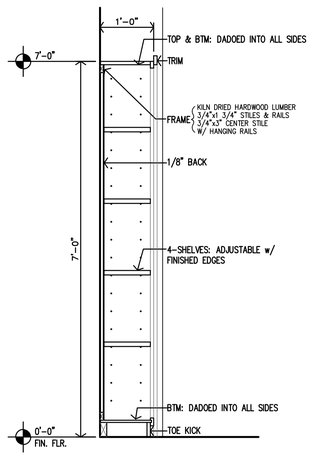
F **SECTION @ ACCESSIBLE KITCHEN CABINET**
3/4"=1'-0"

E **NOT USED**



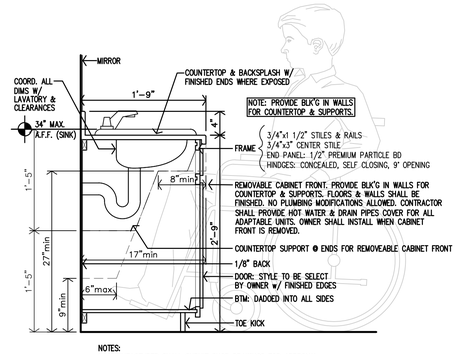
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

D **SECTION @ KITCHEN CABINET**
3/4"=1'-0"



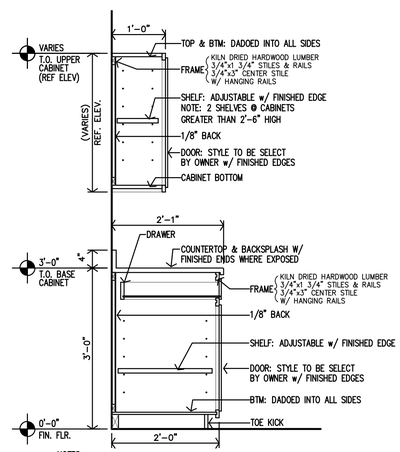
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

C **CABINET SECTION**
3/4"=1'-0"



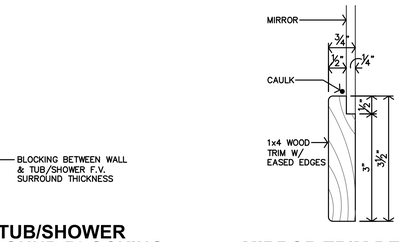
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

B **SECTION @ ADAPTABLE BATH VANITY**
1"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

A **SECTION @ ADAPTABLE KITCHEN CABINETS**
3/4"=1'-0"



K **MIRROR TRIM DETAIL**
6"=1'-0"

L **TYP. TUB/SHOWER SURROUND BLOCKING**
NTS

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
BREY S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.14

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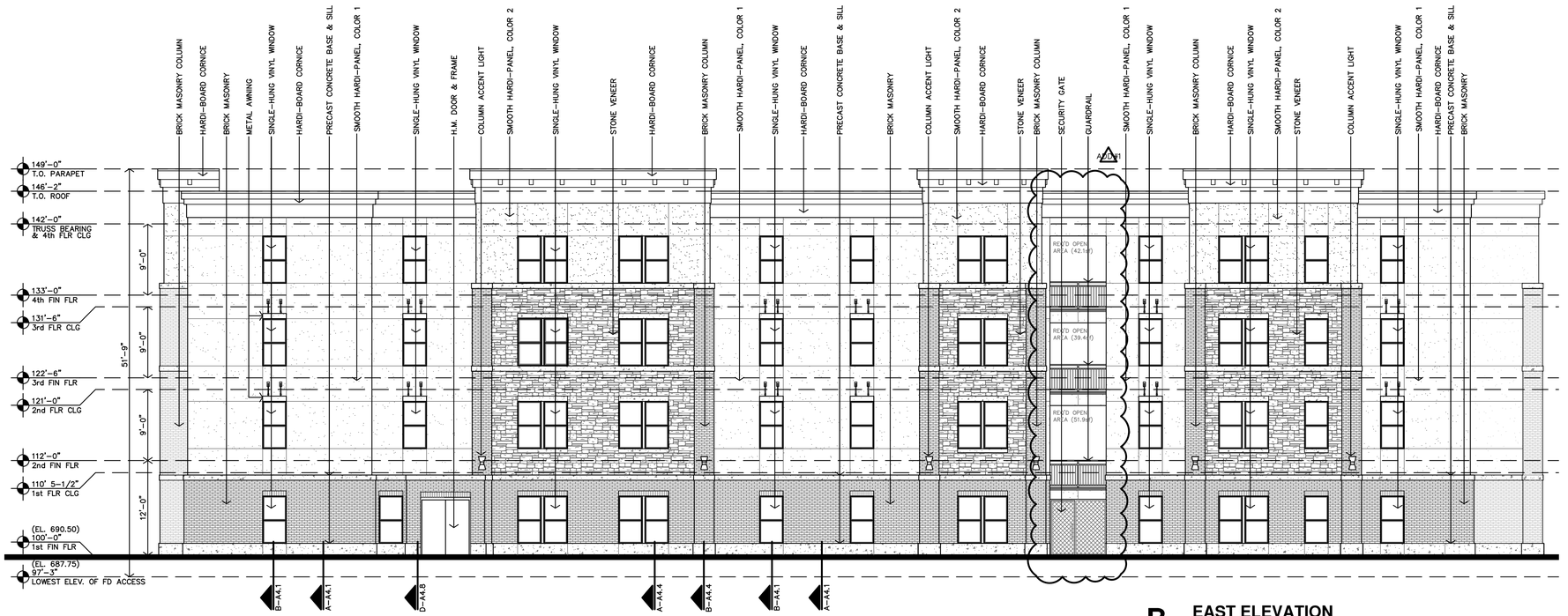
DENTON DEVELOPMENT CODE & PLANNED DEVELOPMENT (PD22-0001) DESIGN STANDARDS		
DESCRIPTION	REQUIRED	PROVIDED
MAX BUILDING HIEGHT	50' MAX	49'
SOUTH-FACING FACADE SHALL CONSIST OF 25% WINDOWS AND DOORS	25% MIN.	25%
ALL OTHER FACADES SHALL CONSIST OF 15% WINDOWS AND DOORS	15% MIN.	
EAST FACADE		18%
NORTH FACADE		18%
WEST FACADE		16%
ALL FACADES SHALL CONSIST OF AT LEAST 40% STONE, PRECAST OR BRICK	40% MIN.	
SOUTH FACADE		46%
EAST FACADE		44%
NORTH FACADE		40%
WEST FACADE		43%
AT LEAST 15% OF ALL WINDOWS MUST BE FINISHED WITH A CANOPY OF AWNING	15% MIN.	16%
WALL SCONCES MUST BE INSTALLED ALONG GROUND FLOOR AT REGULAR INTERVALS		YES
GROUND FLOOR MUST BE IDENTIFIABLE FROM THE UPPER FLOORS WITH A HORIZONTAL & DIFFERENTIATING EXTERIOR BUILDING MATERIAL		YES
PRIMARY VERTICAL BUILDING PROJECTIONS MUST HAVE DIFFERENTIATING EXTERIOR BUILDING MATERIAL		YES
PRIMARY ENTRANCE ON THE SOUTH FACADE MUST BE DISTINGUISHED BY A CANOPY OR AWNING		YES
ALL FLAT ROOFS SHALL PROVIDE A DECORATIVE CORNICE		YES



B **EAST ELEVATION**
1/8"=1'-0"

A **SOUTH ELEVATION**
1/8"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REVISION:
ADD#1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A3.1

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DENTON DEVELOPMENT CODE & PLANNED DEVELOPMENT (PD22-0001) DESIGN STANDARDS

DESCRIPTION	REQUIRED	PROVIDED
MAX BUILDING HIEGHT	50' MAX	49'
SOUTH-FACING FACADE SHALL CONSIST OF 25% WINDOWS AND DOORS	25% MIN.	25%
ALL OTHER FACADES SHALL CONSIST OF 15% WINDOWS AND DOORS	15% MIN.	
EAST FACADE		18%
NORTH FACADE		18%
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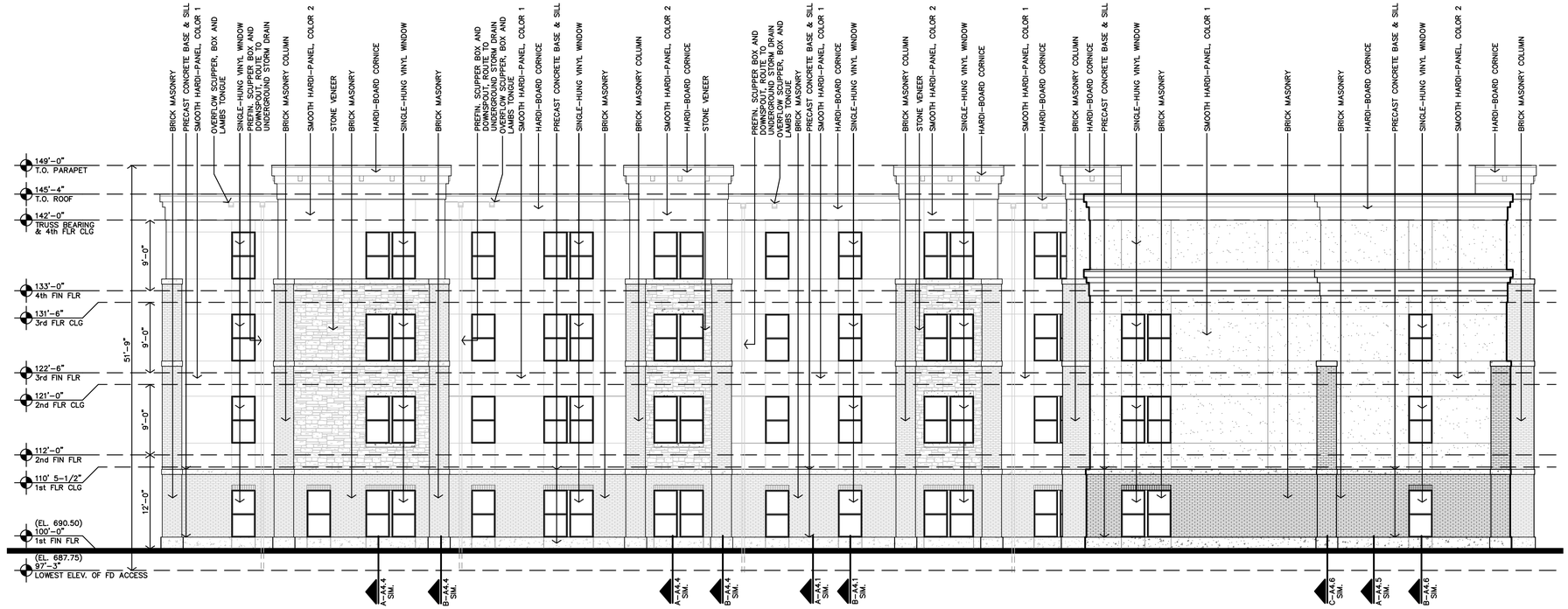
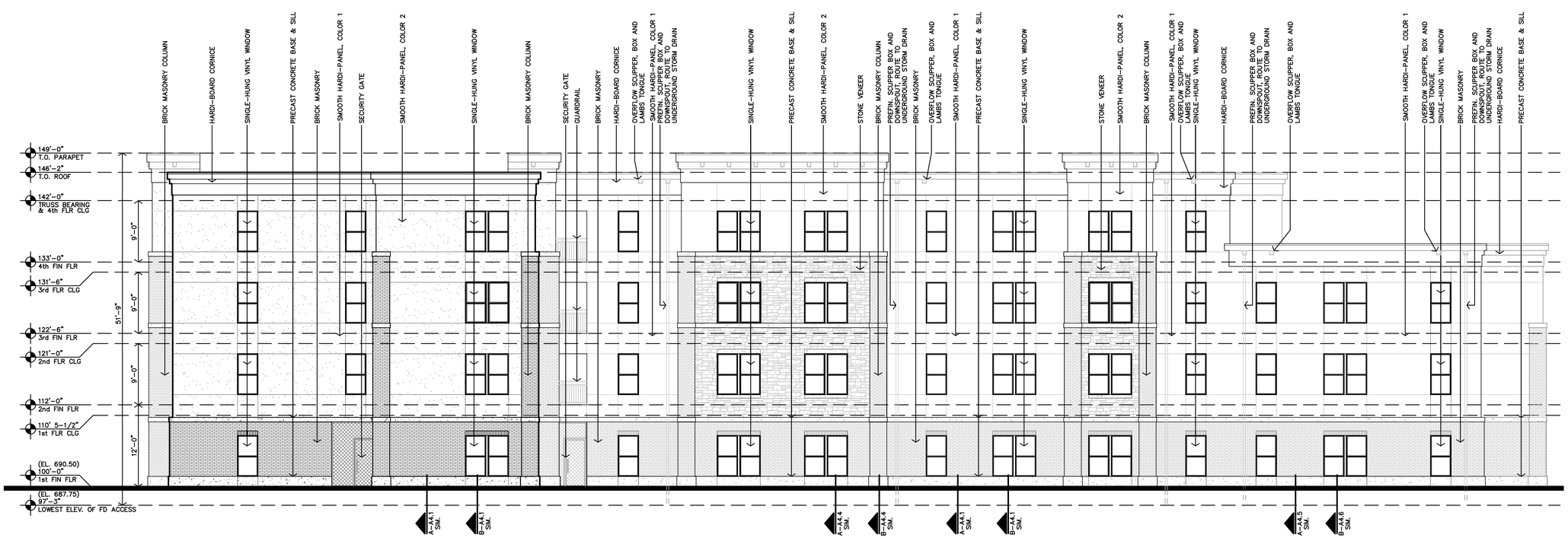
AT LEAST 15% OF ALL WINDOWS MUST BE FINISHED WITH A CANOPY OF AWNING	15% MIN.	16%
WALL SCONCES MUST BE INSTALLED ALONG GROUND FLOOR AT REGULAR INTERVALS		YES
GROUND FLOOR MUST BE IDENTIFIABLE FROM THE UPPER FLOORS WITH A HORIZONTAL & DIFFERENTIATING EXTERIOR BUILDING MATERIAL		YES
PRIMARY VERTICAL BUILDING PROJECTIONS MUST HAVE DIFFERENTIATING EXTERIOR BUILDING MATERIAL		YES
PRIMARY ENTRANCE ON THE SOUTH FACADE MUST BE DISTINGUISHED BY A CANOPY OR AWNING		YES
ALL FLAT ROOFS SHALL PROVIDE A DECORATIVE CORNICE		YES



B **WEST ELEVATION**
1/8"=1'-0"



A **NORTH ELEVATION**
1/8"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
MICHAEL S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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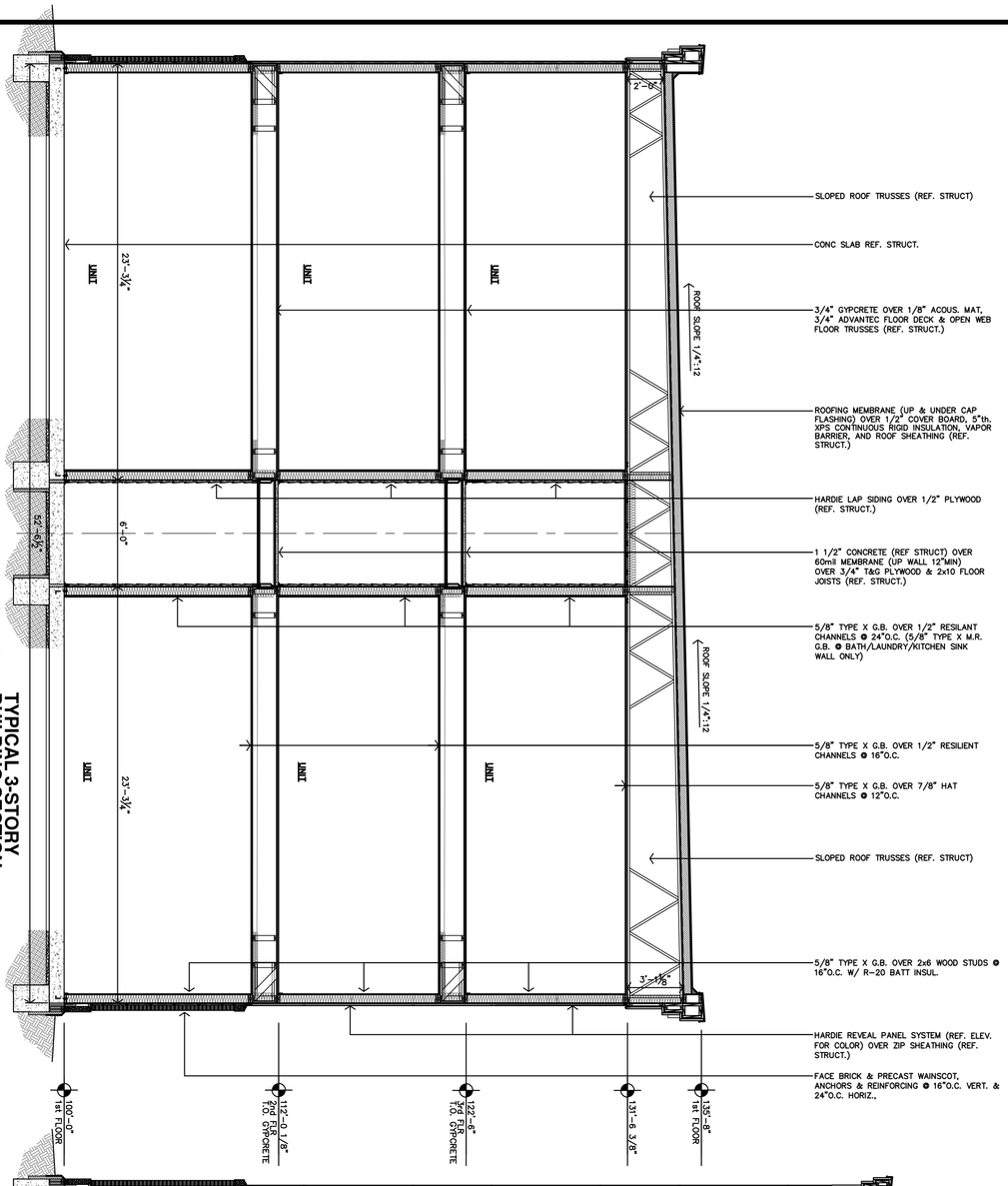
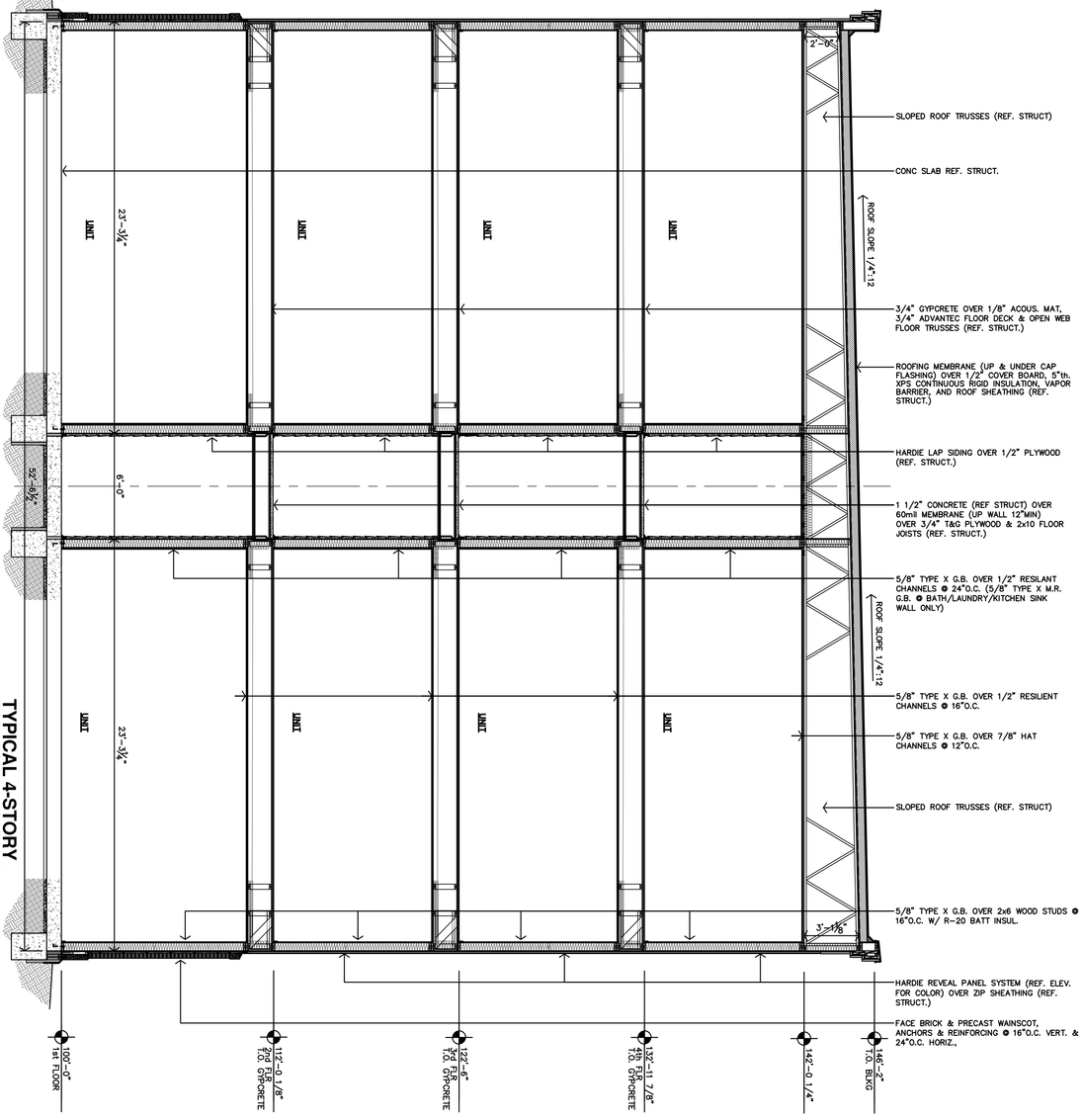


B TYPICAL 3-STORY BUILDING SECTION
1/4"=1'-0"



A TYPICAL 4-STORY BUILDING SECTION
1/4"=1'-0"

A3.3

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

REVISION:

STATE OF TEXAS REGISTERED ARCHITECT

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

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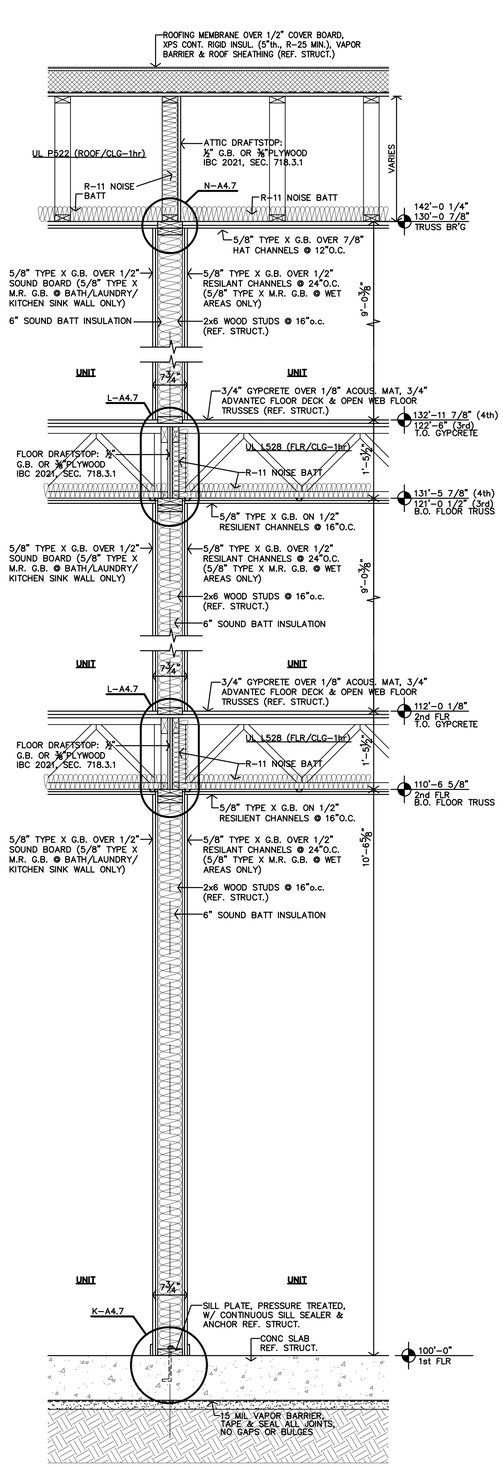
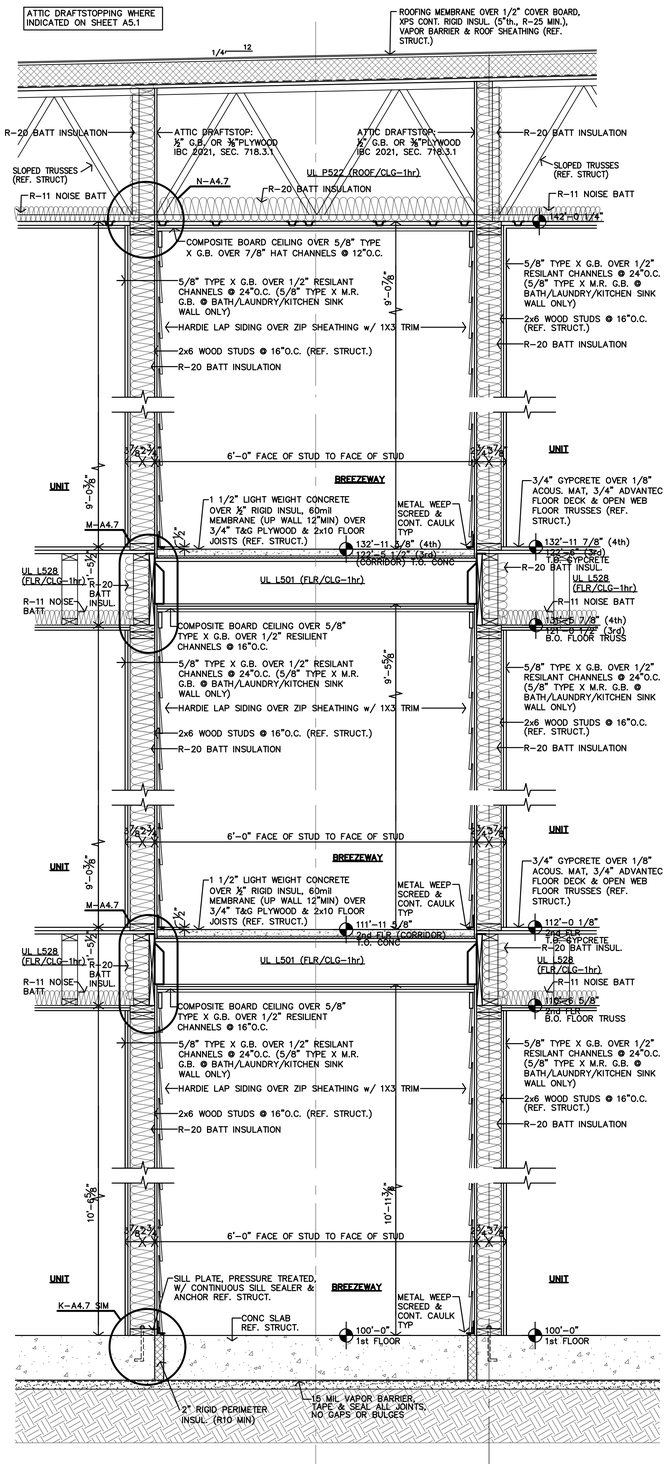
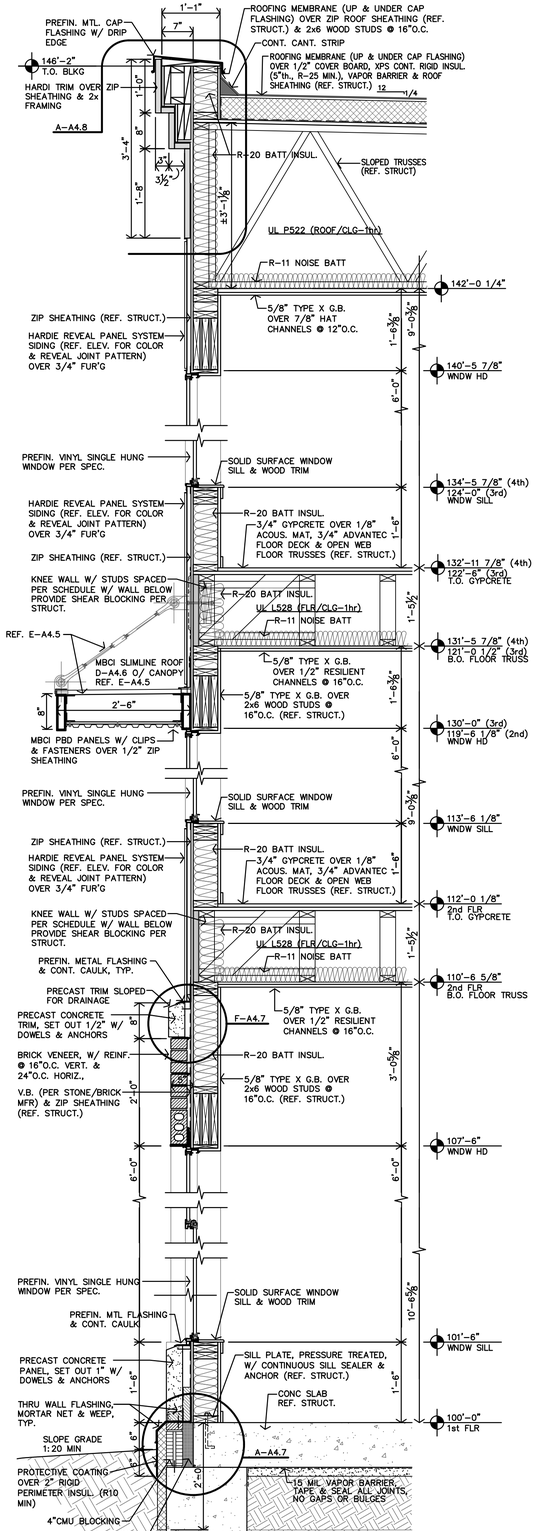


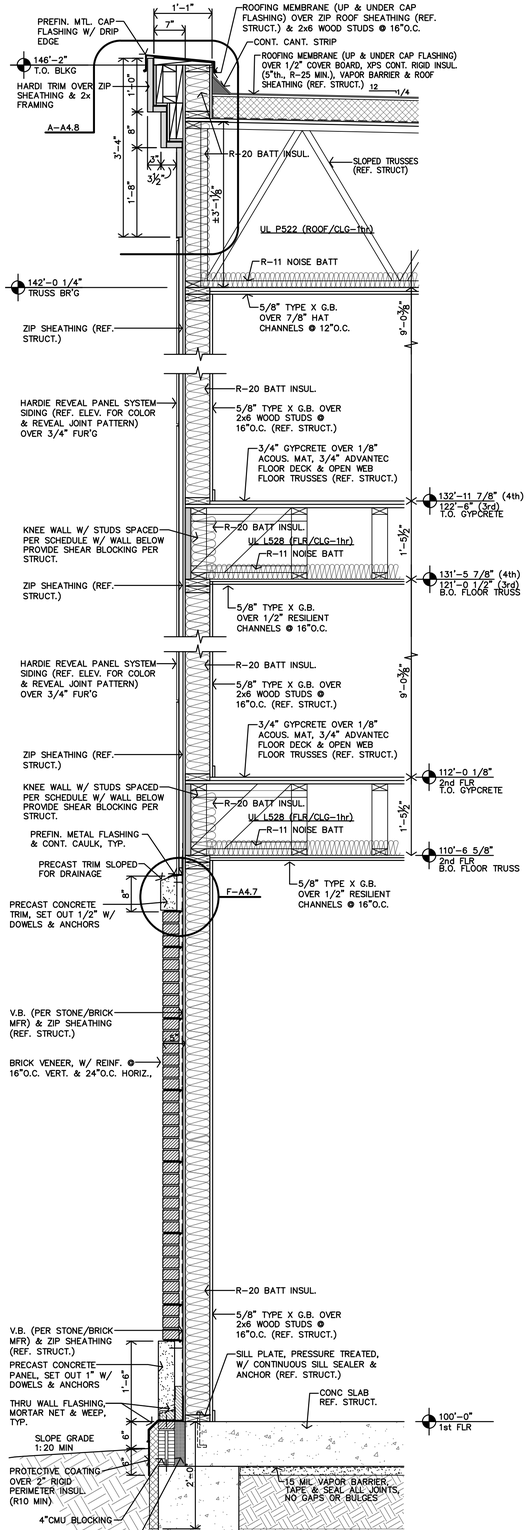
D UNIT/UNIT WALL SECTION
3/4"=1'-0"



C CORRIDOR WALL SECTION



B TYPICAL WALL SECTION
3/4"=1'-0"



A TYPICAL WALL SECTION HIGH SIDE OF ROOF
3/4"=1'-0"

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
ROBERT S GILLAM
5-17-2023
32419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A4.1

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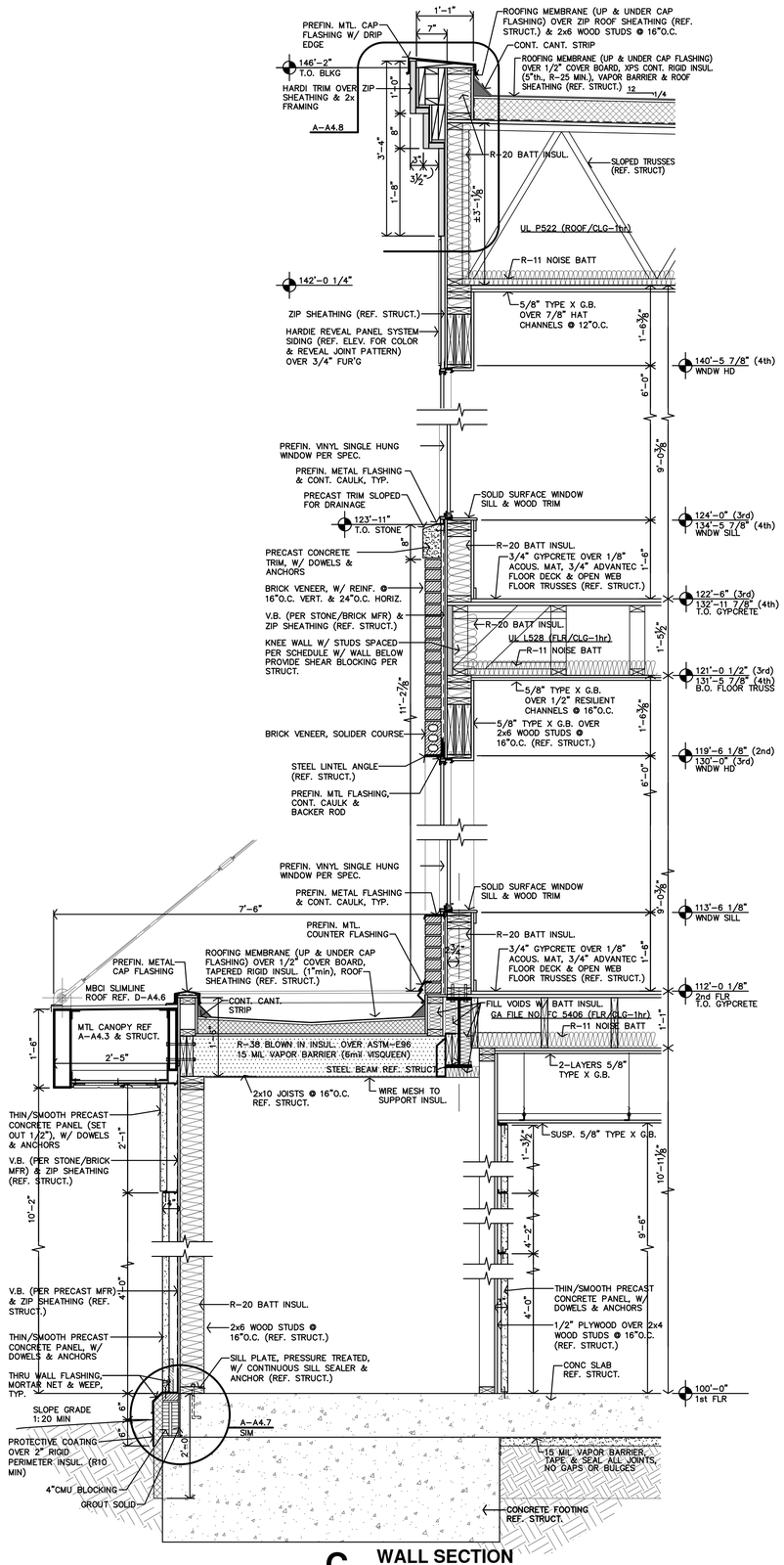
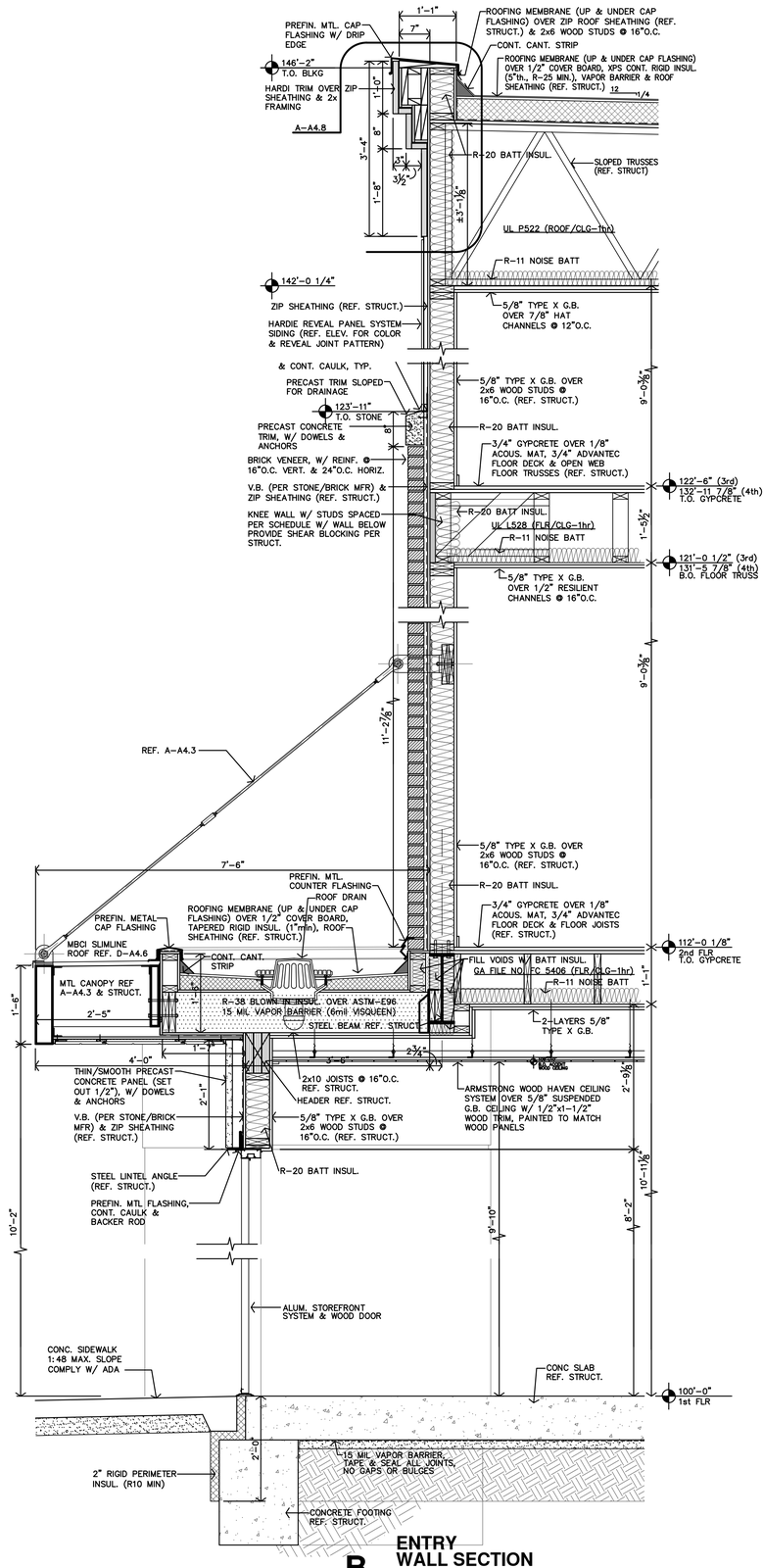
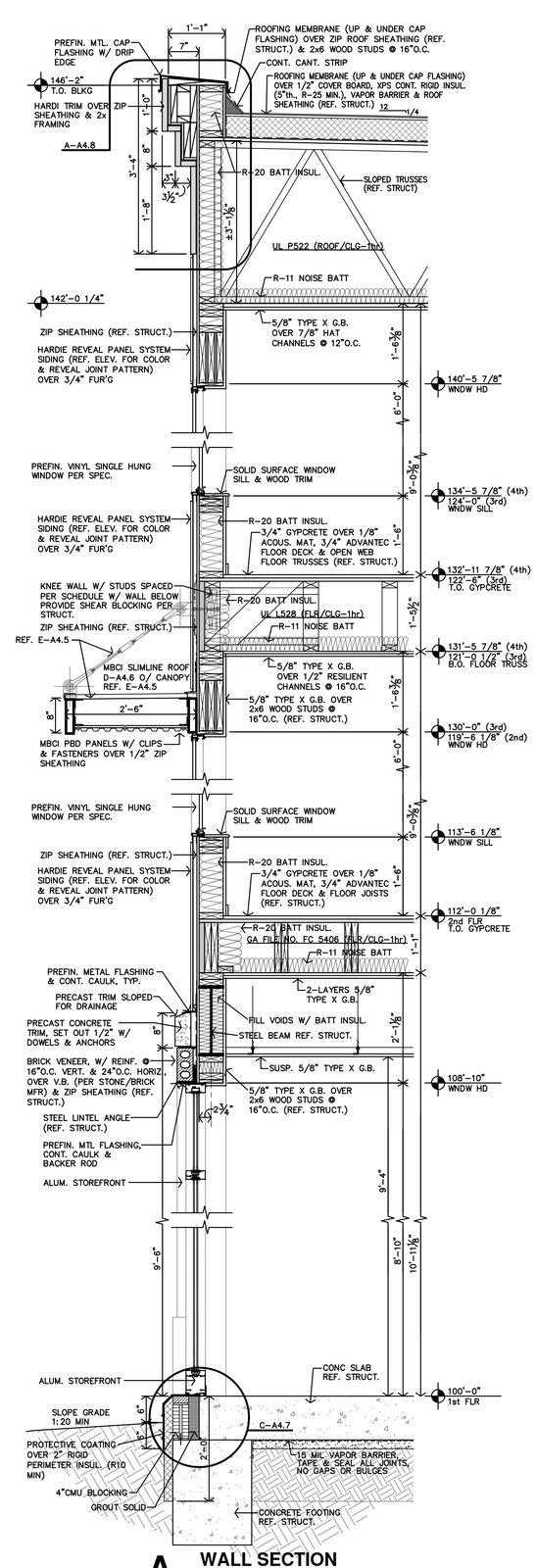


C WALL SECTION
3/4"=1'-0"



B ENTRY
WALL SECTION
3/4"=1'-0"



A WALL SECTION
3/4"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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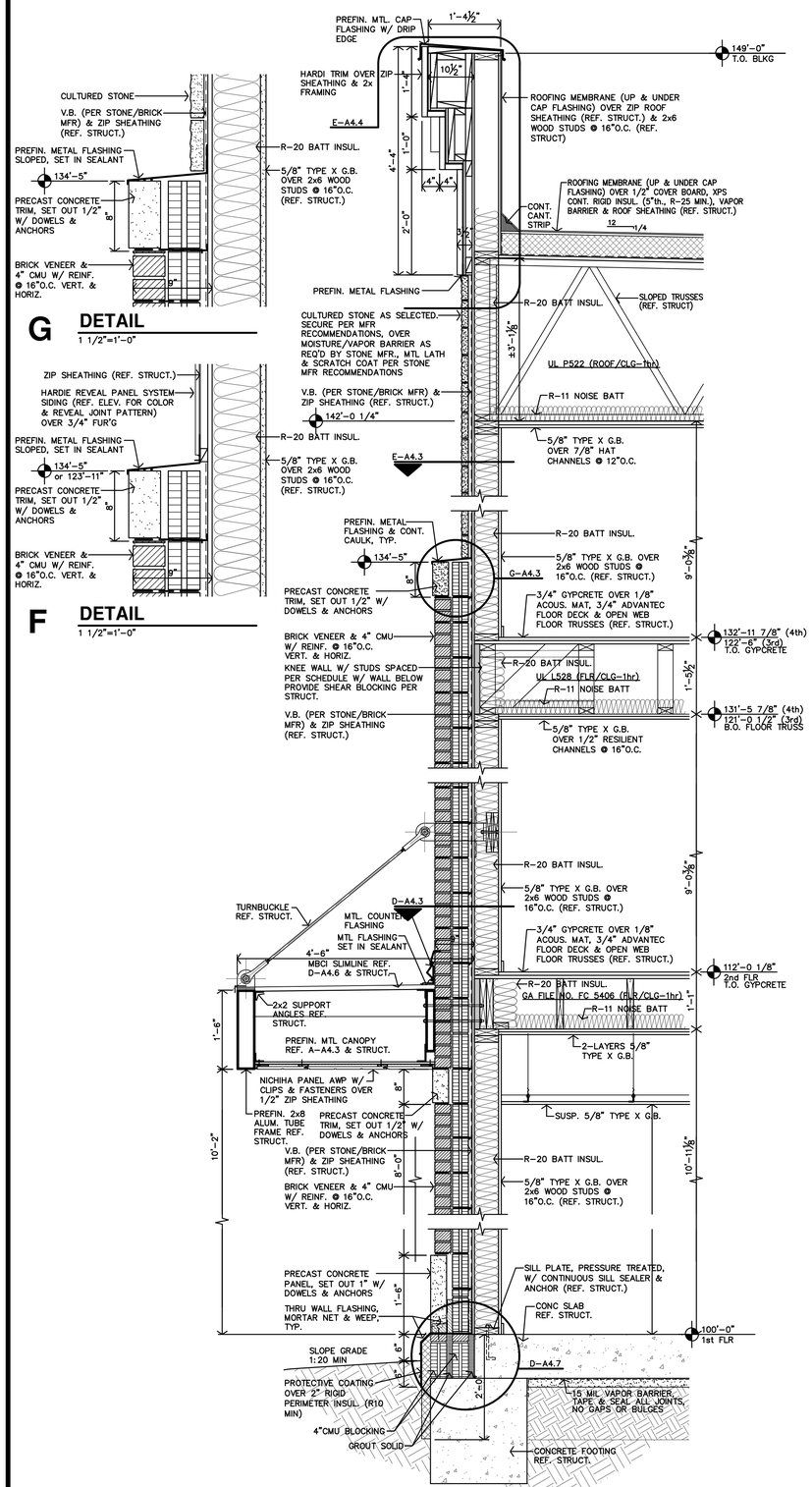

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22418
STATE OF TEXAS

REVISION:

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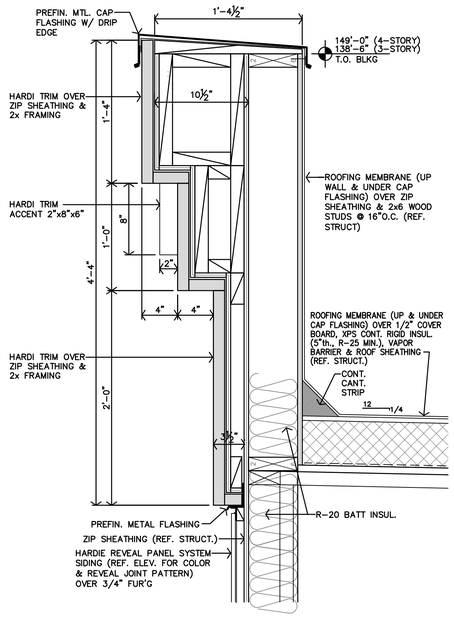
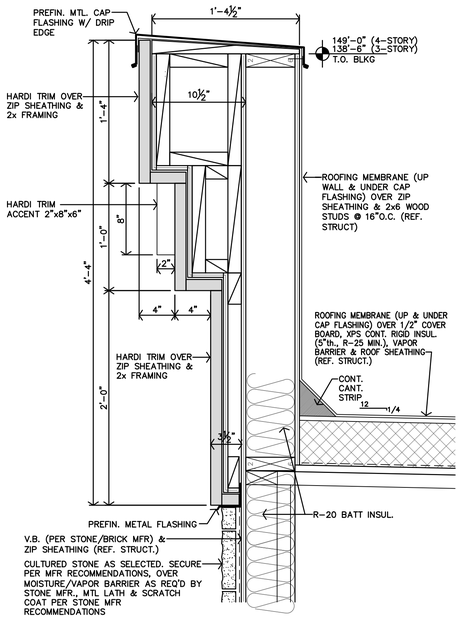
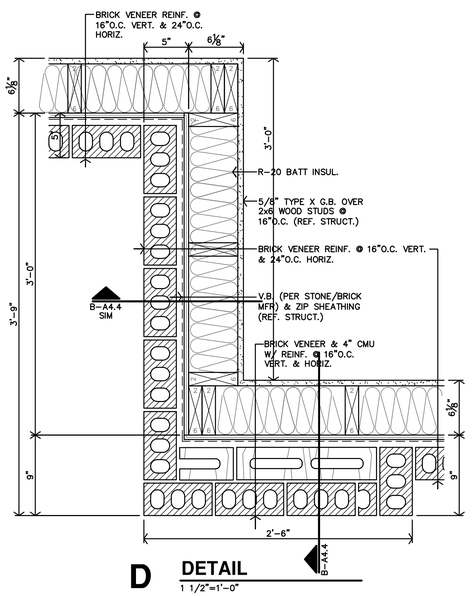


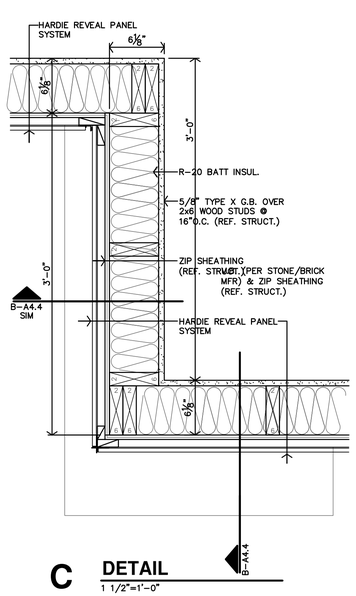
F **DETAIL**
1 1/2"=1'-0"



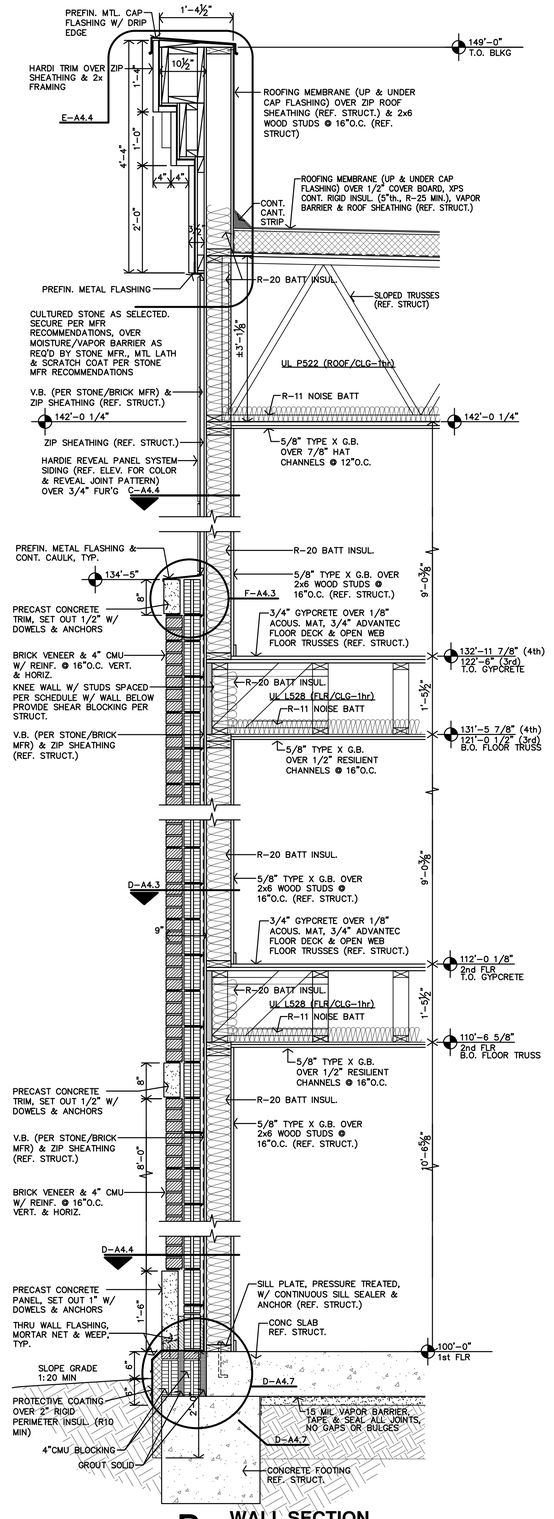
E **DETAIL**
1 1/2"=1'-0"



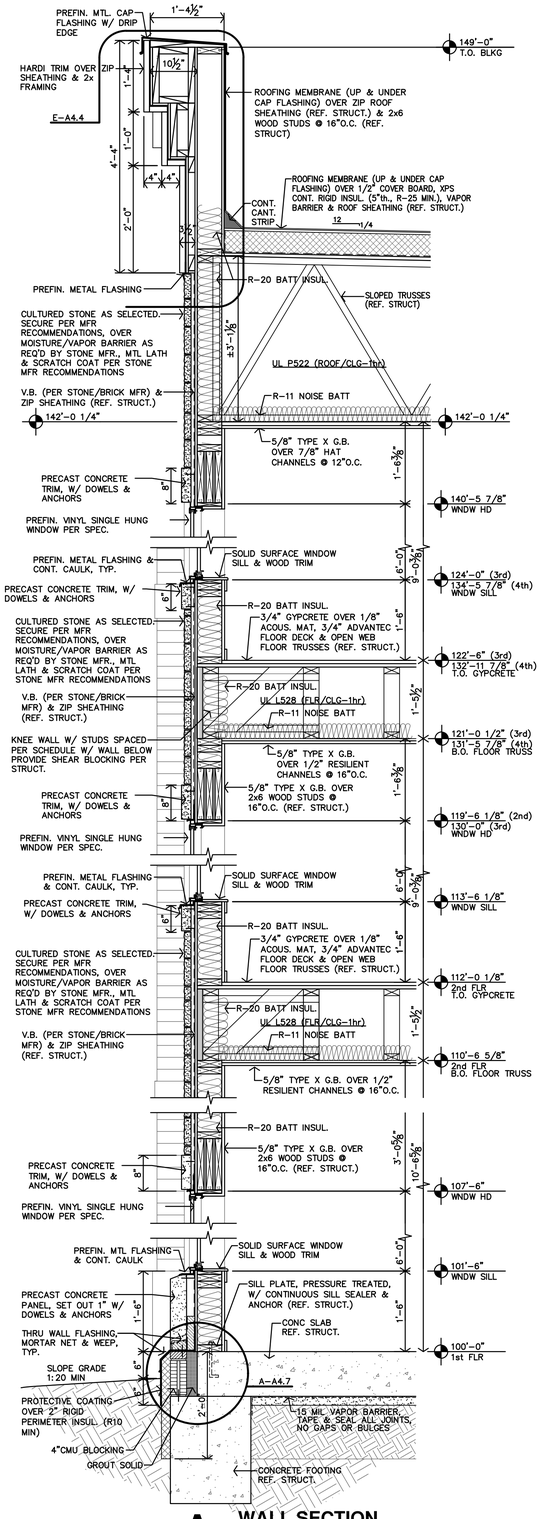
D **DETAIL**
1 1/2"=1'-0"



C **DETAIL**
1 1/2"=1'-0"



B **WALL SECTION**
3/4"=1'-0"



A **WALL SECTION**
3/4"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STEPHEN S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:	
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	A4.4

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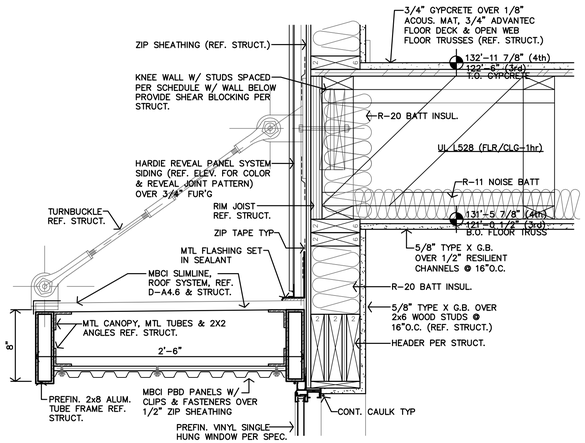
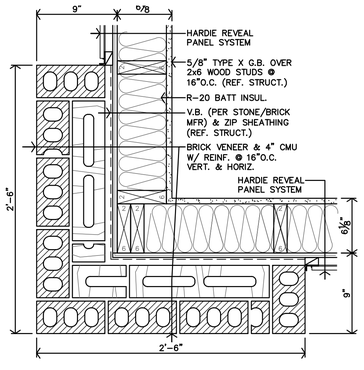
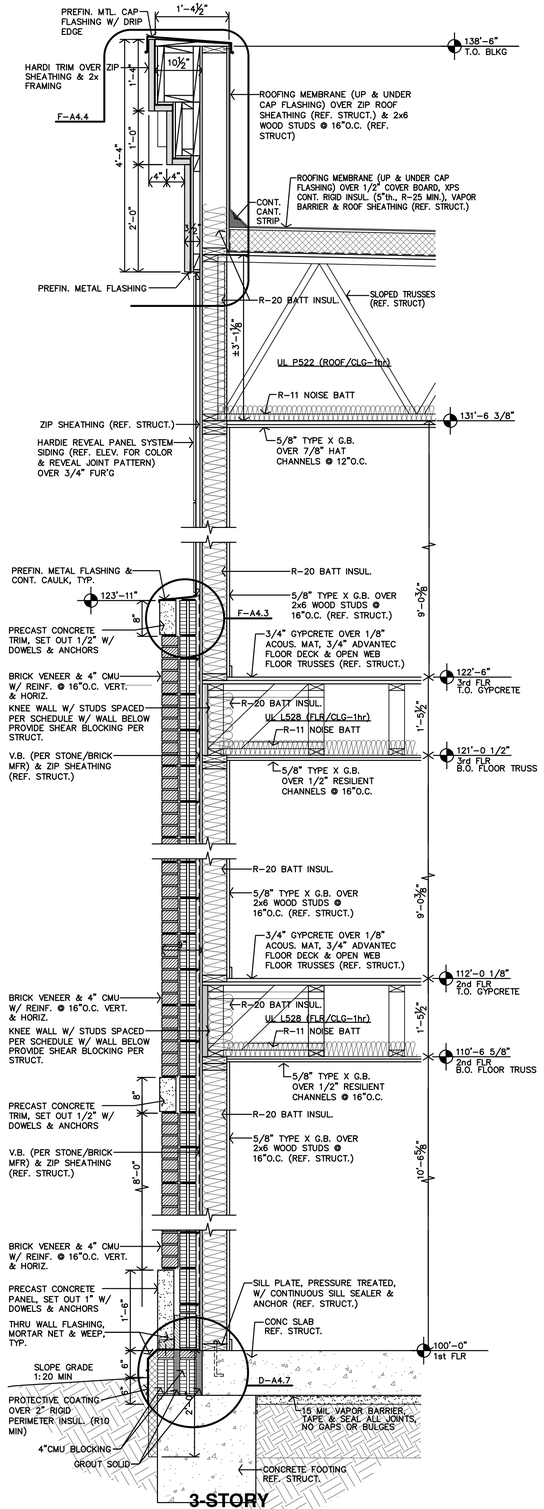


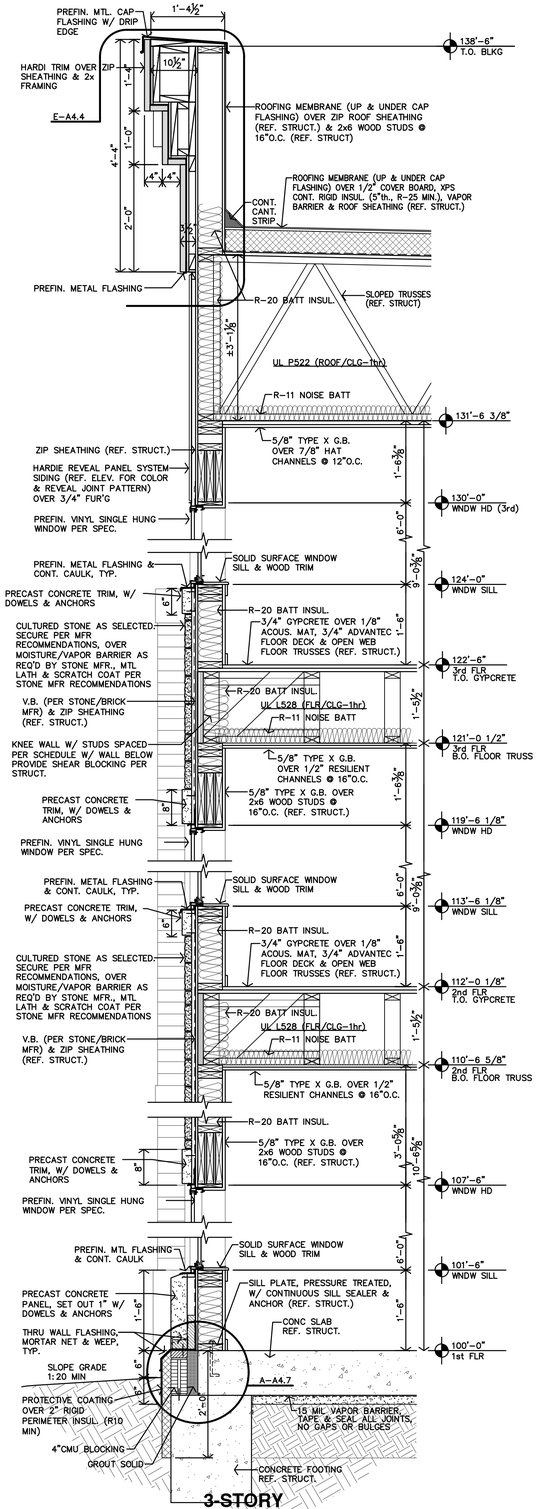
E DETAIL
1 1/2"=1'-0"



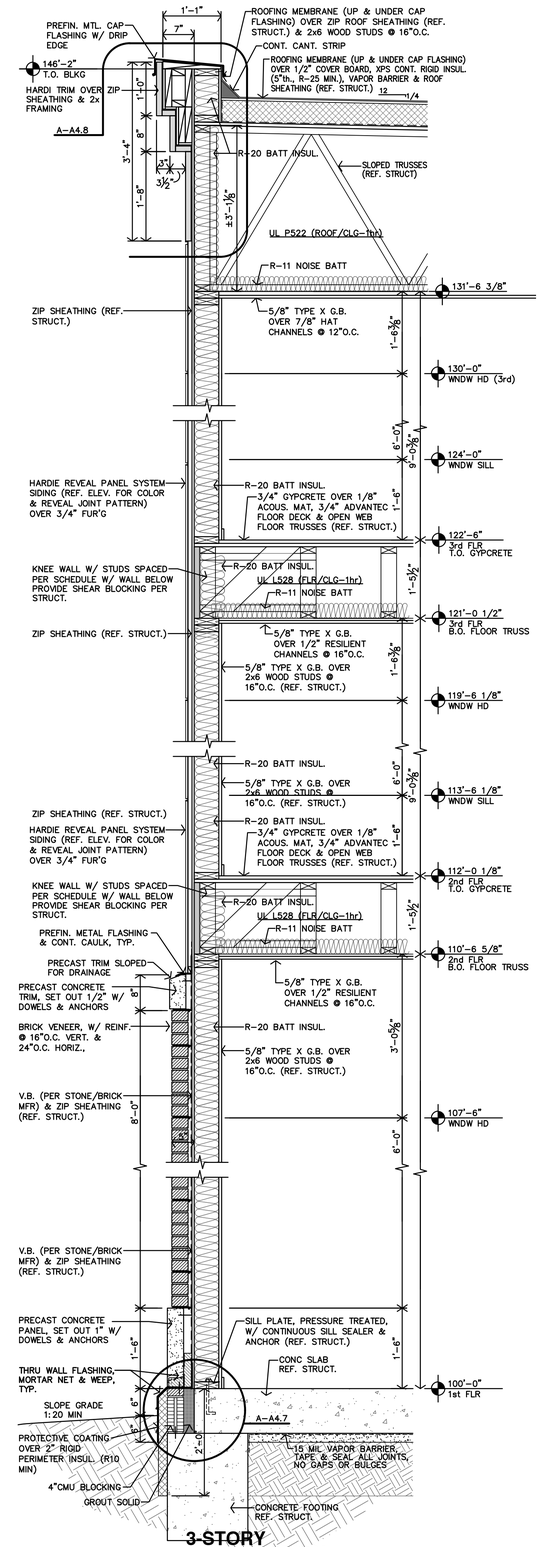
D DETAIL
1 1/2"=1'-0"



C 3-STORY WALL SECTION
3/4"=1'-0"



B 3-STORY WALL SECTION
3/4"=1'-0"



A 3-STORY WALL SECTION
3/4"=1'-0"

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
5-17-2023

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A4.5

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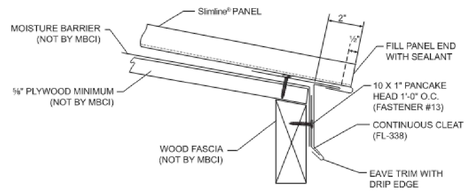
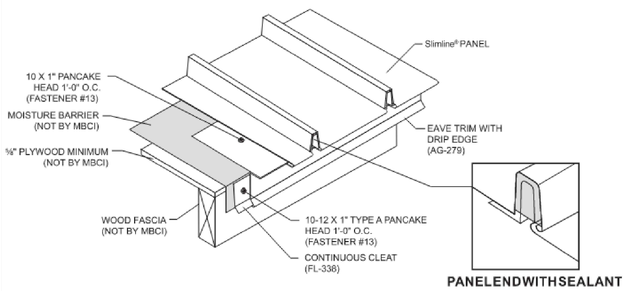
EAVE TRIM WITH DRIP EDGE

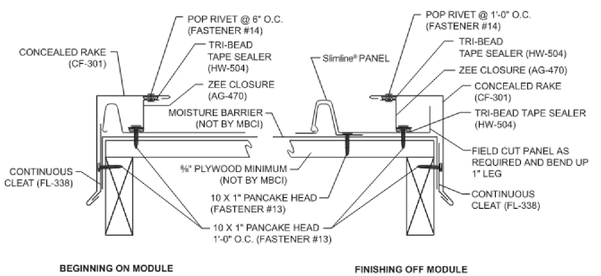


CROSS SECTION OF EAVE TRIM WITH DRIP EDGE



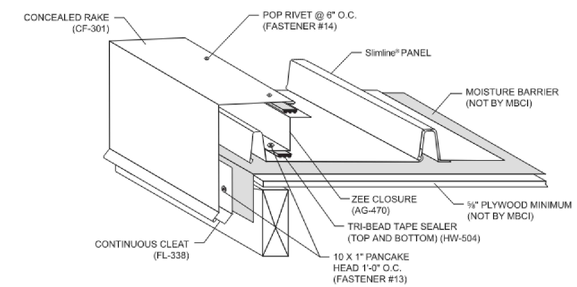
PANELENDWITHSEALANT

RAKE



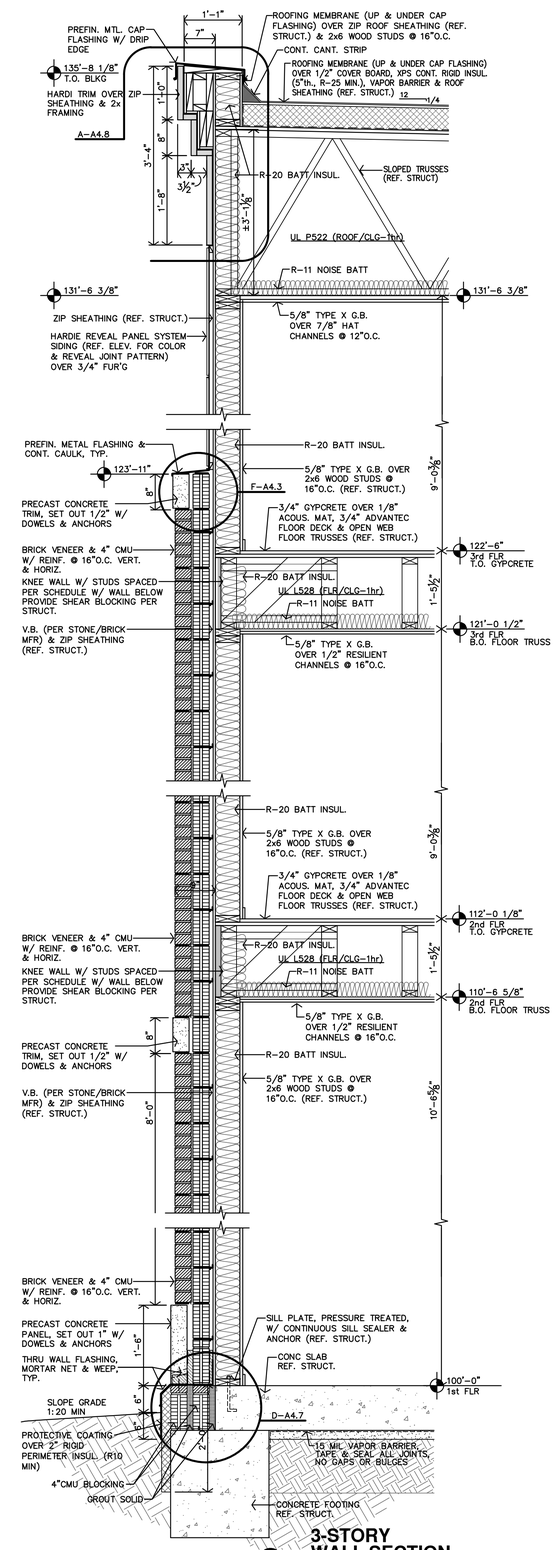
BEGINNING ON MODULE

FINISHING OFF MODULE



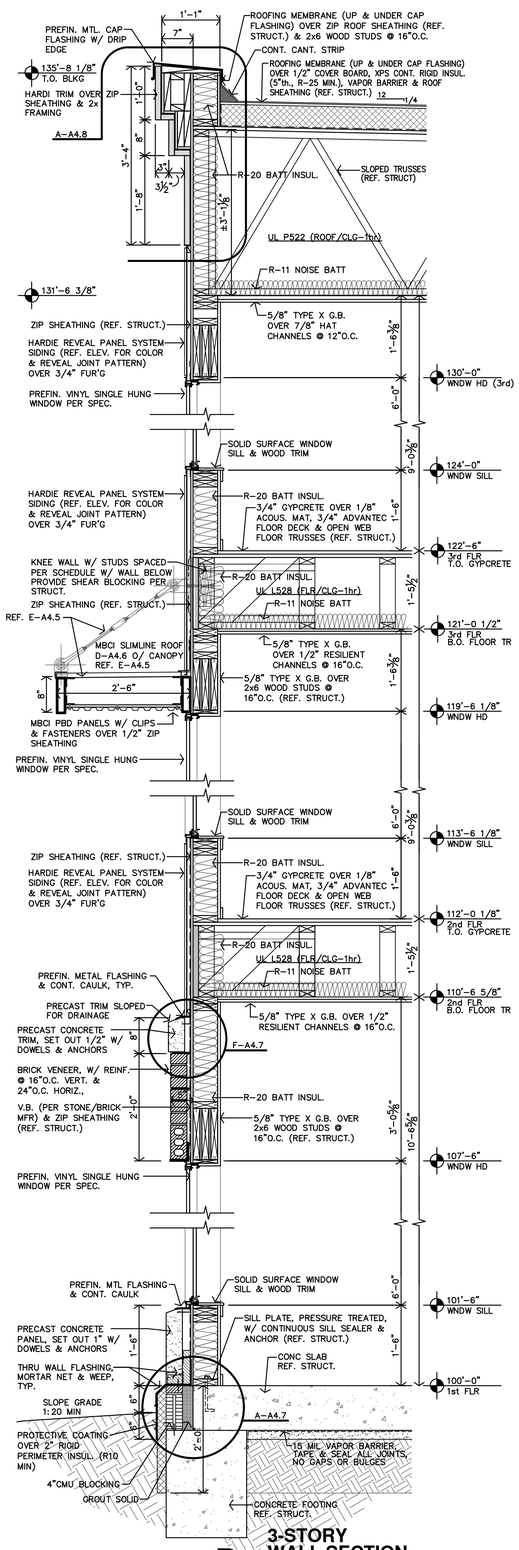
D MBCI SLIMLINE ROOF SYSTEM

NTS



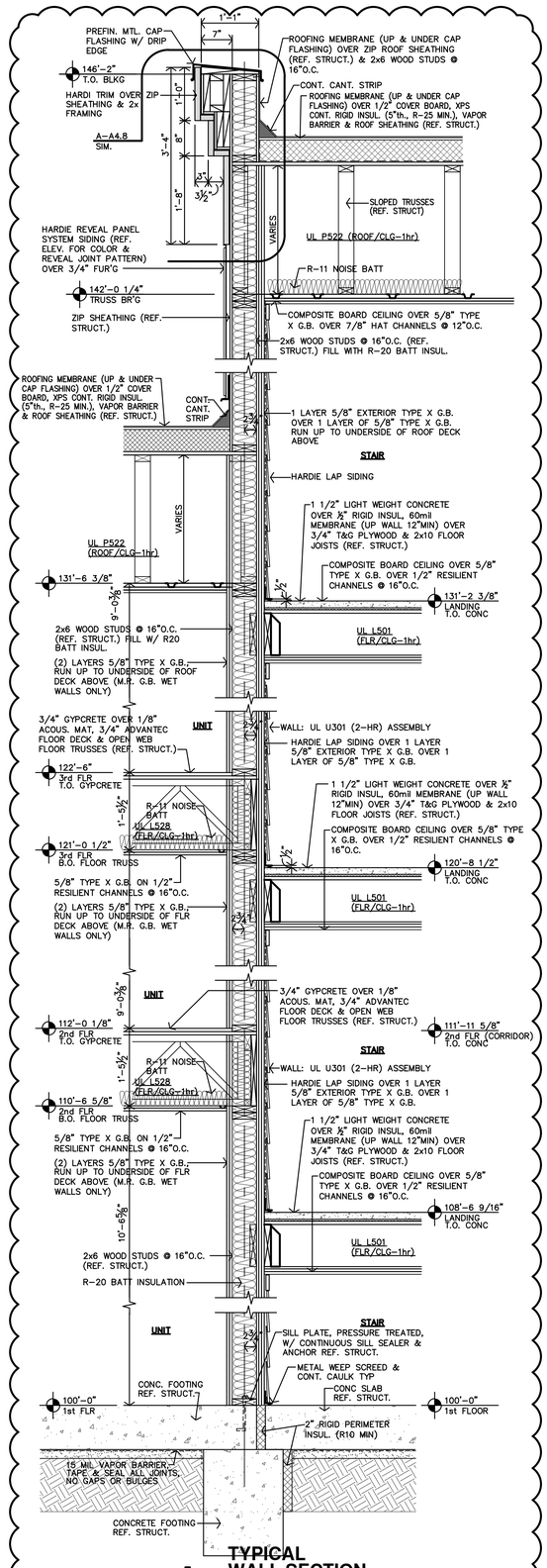
C 3-STORY WALL SECTION

3/4"=1'-0"



B 3-STORY WALL SECTION

3/4"=1'-0"



A TYPICAL WALL SECTION

3/4"=1'-0"

A2.0#1

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — JAMES G. RENZ — 22419 — 5-17-2023 — STATE OF TEXAS

REVISION:	
A2.0#1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A4.6

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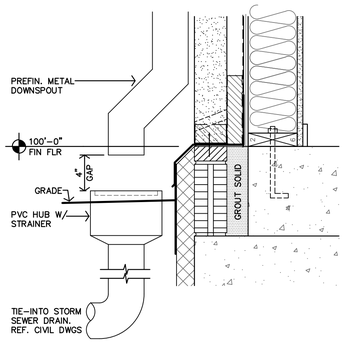
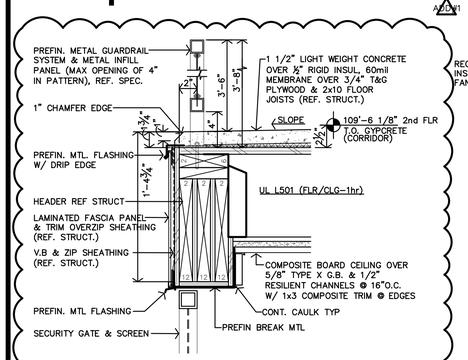
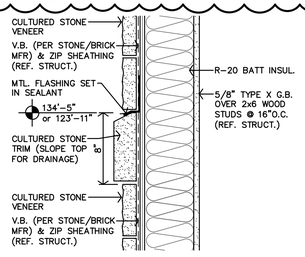


U DOWNSPOUT HUB DETAIL
1 1/2"=1'-0"

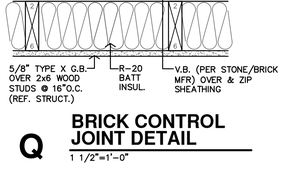
T NOT USED



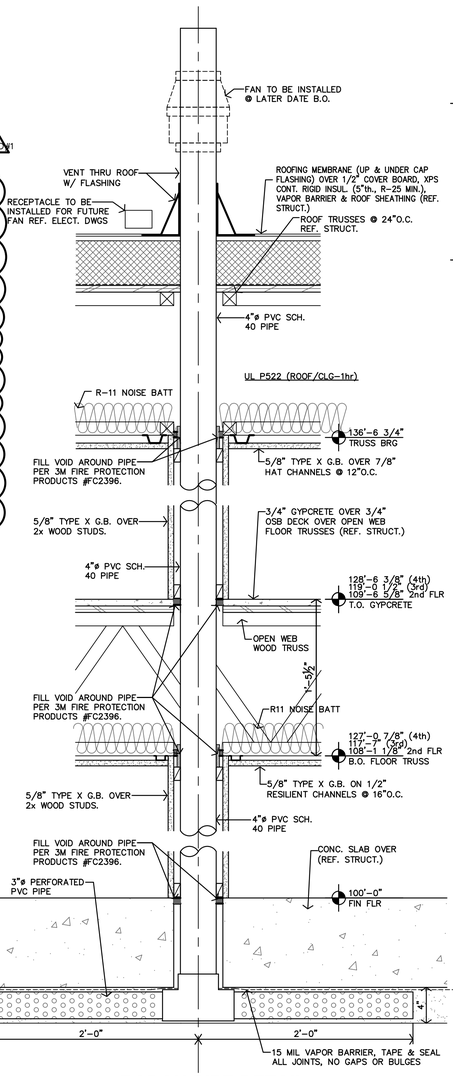
S DETAIL @ S1 & S3



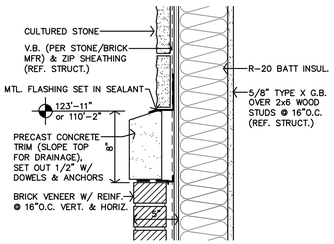
R DETAIL
1 1/2"=1'-0"



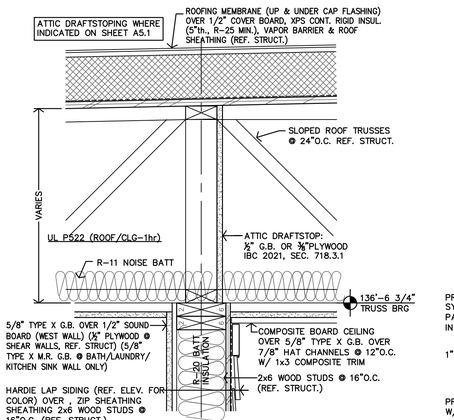
Q BRICK CONTROL JOINT DETAIL
1 1/2"=1'-0"



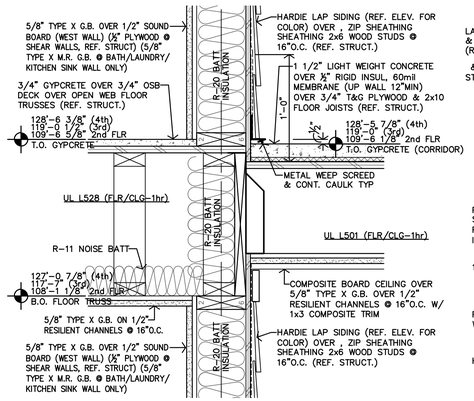
O RADON PIPE DETAIL
1 1/2"=1'-0"



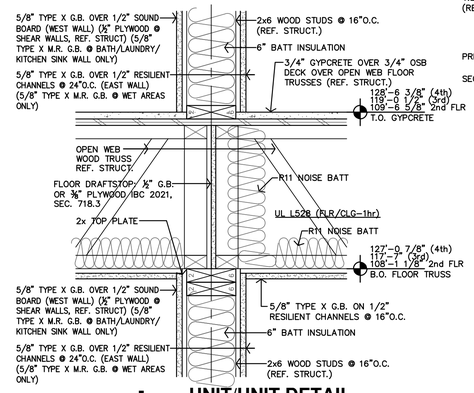
P DETAIL
1 1/2"=1'-0"



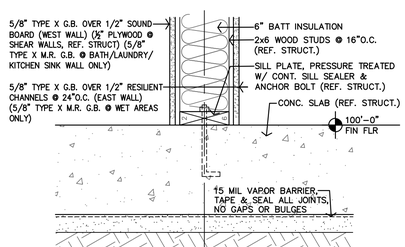
N UNIT/BREEZEWAY DETAIL
1 1/2"=1'-0"



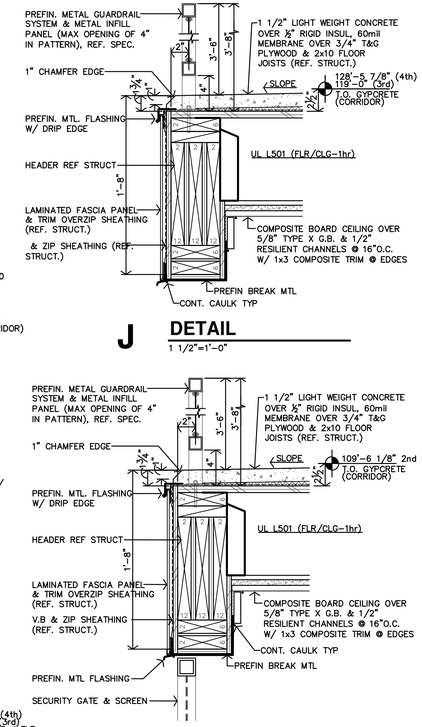
M UNIT/BREEZEWAY DETAIL
1 1/2"=1'-0"



L UNIT/UNIT DETAIL
1 1/2"=1'-0"

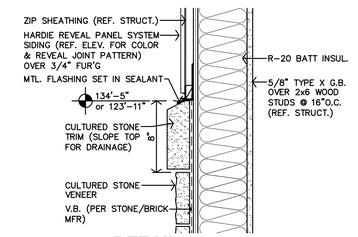


K UNIT/UNIT DETAIL
1 1/2"=1'-0"

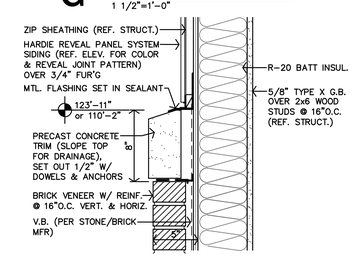


J DETAIL
1 1/2"=1'-0"

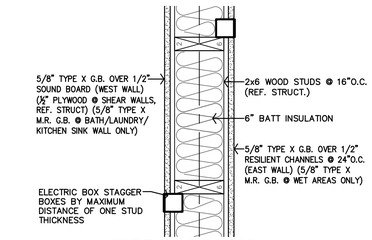
H DETAIL @ S2
1 1/2"=1'-0"



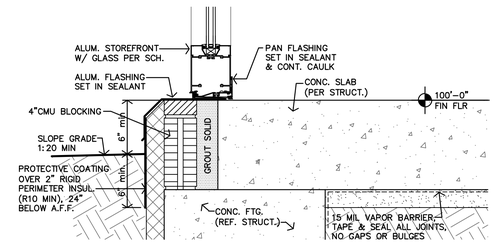
G DETAIL
1 1/2"=1'-0"



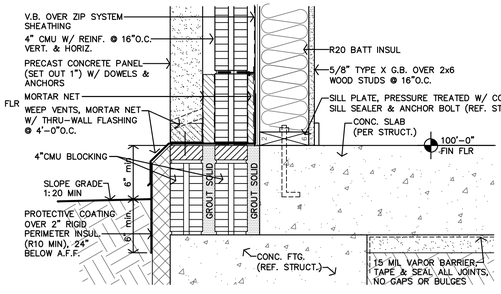
F DETAIL
1 1/2"=1'-0"



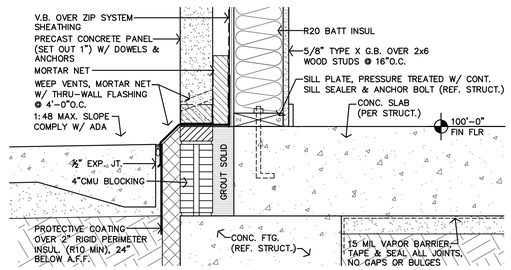
E FIRE BLOCKING PLAN @ J-BOX
1 1/2"=1'-0"



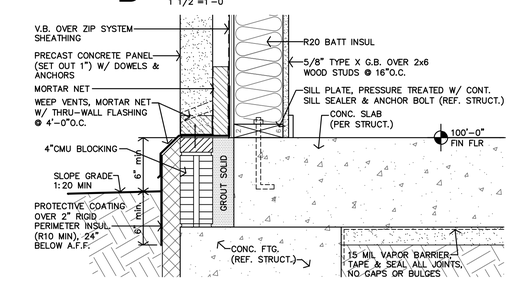
D DETAIL
1 1/2"=1'-0"



C DETAIL
1 1/2"=1'-0"



B DETAIL AT WALK
1 1/2"=1'-0"



A DETAIL @ STONE
1 1/2"=1'-0"

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JGR

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS



REVISION:	
A1	6-19-2023
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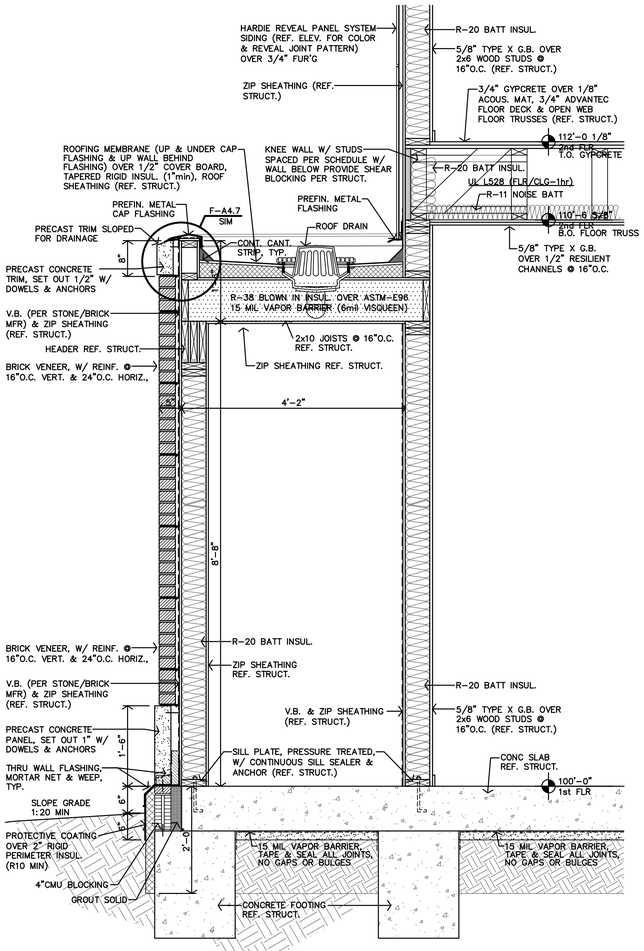
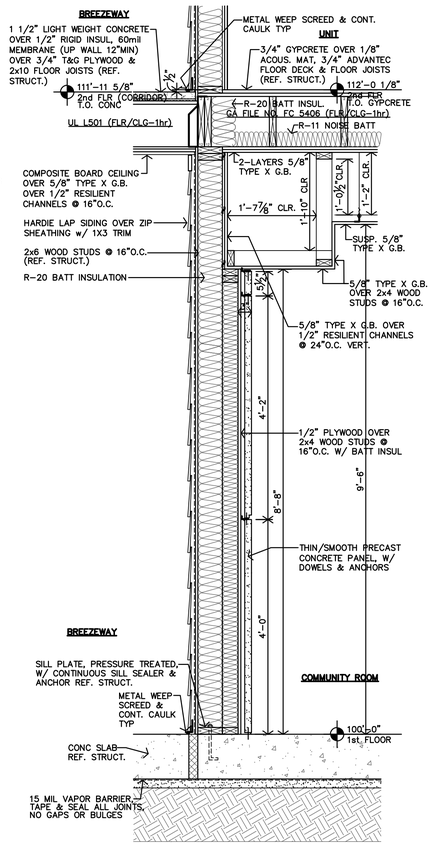


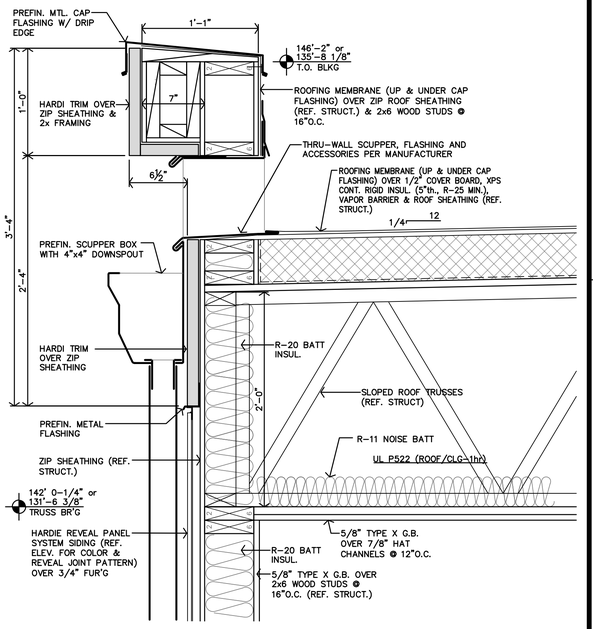
D FIRE SPRINKLER CLOSET SECTION

3/4"=1'-0"



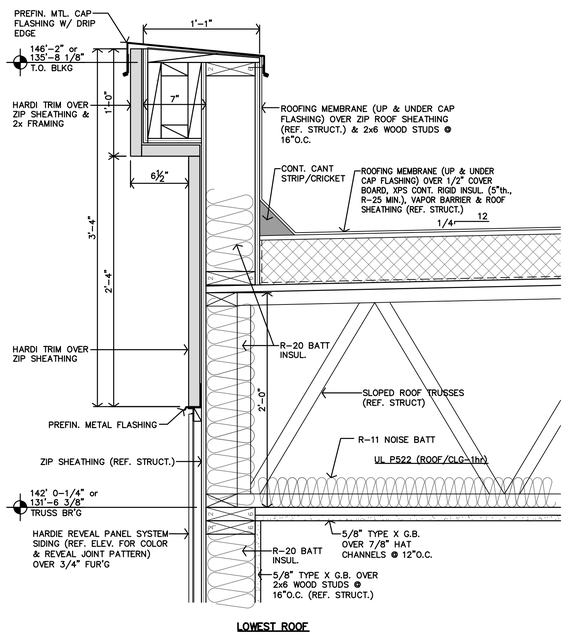
C COMMUNITY ROOM ACCENT WALL

3/4"=1'-0"



B SCUPPER BOX DETAIL

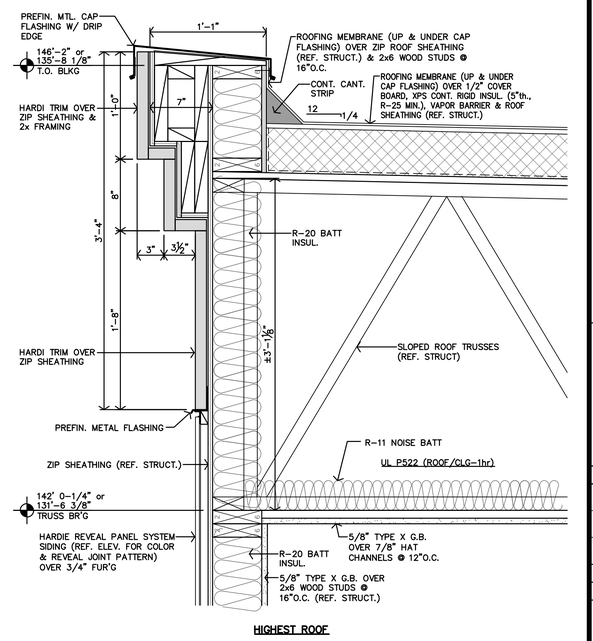
1 1/2"=1'-0"



LOWEST ROOF

A LOW PARAPET DETAIL

1 1/2"=1'-0"



HIGHEST ROOF

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DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 5-17-2023 22415 STATE OF TEXAS

REVISION:

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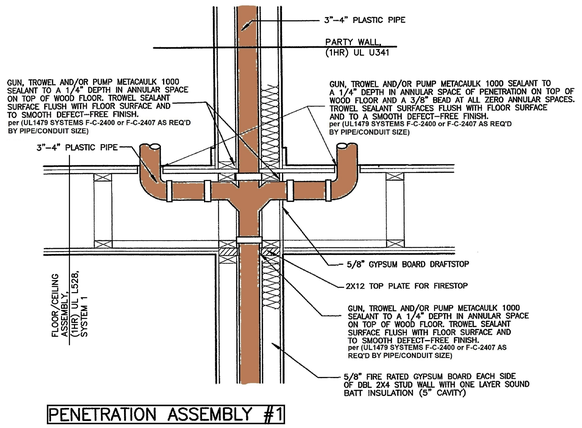
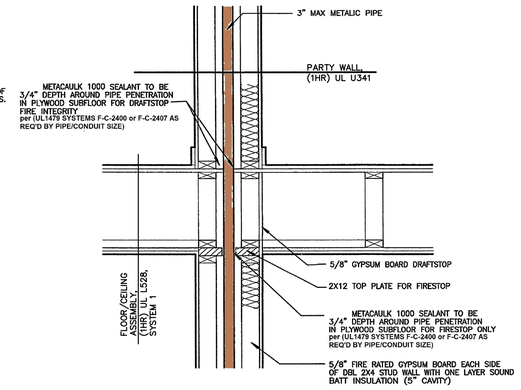
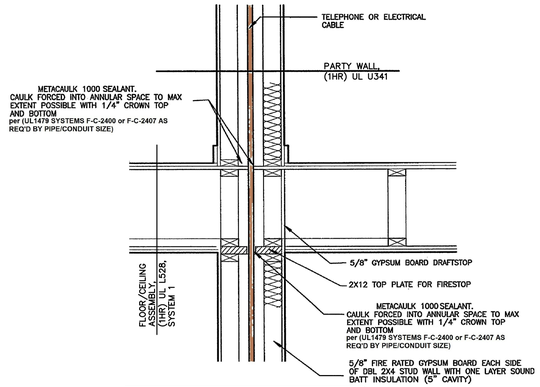


PENETRATION ASSEMBLY #1



PENETRATION ASSEMBLY #2



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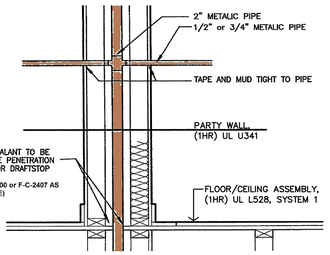
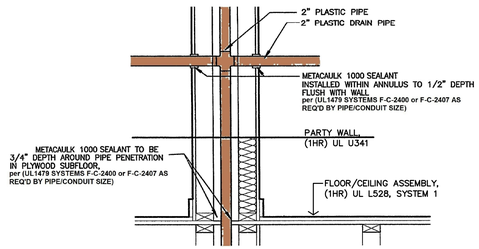


PENETRATION ASSEMBLY #4

ASSEMBLIES SHOWN FOR FIRE PENETRATION REQUIREMENTS & SEALING DETAILS/SOLUTIONS ONLY. REFER TO ARCH & MEP PLAN SHEETS FOR LOCATION OF ALL PLUMBING. NOTE LOCATIONS OF ALL PLUMBING WALLS ON PLANS. PLUMBING TO BE ROUTED PER MEP SHEETS.



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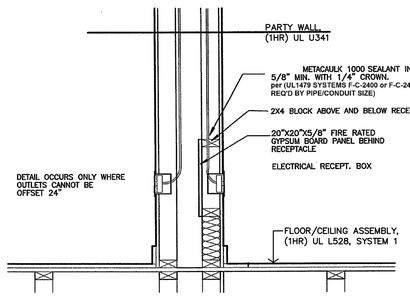

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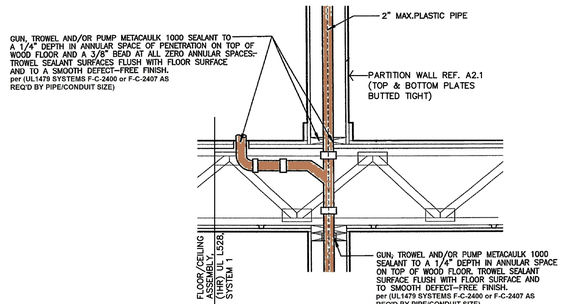

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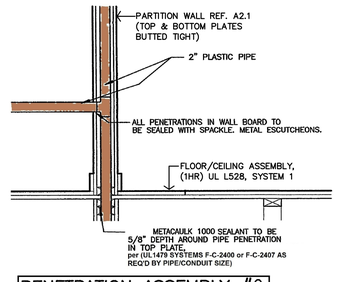

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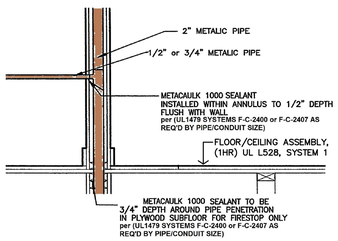

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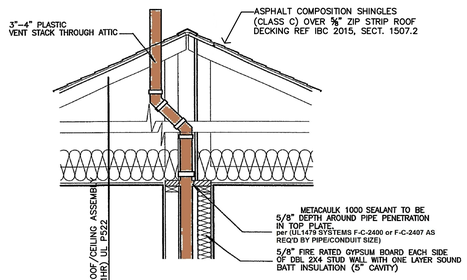

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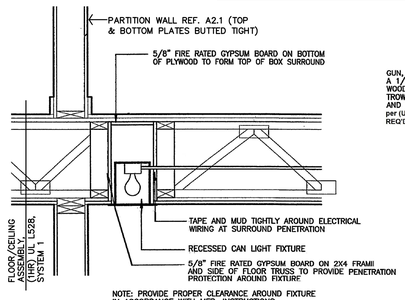

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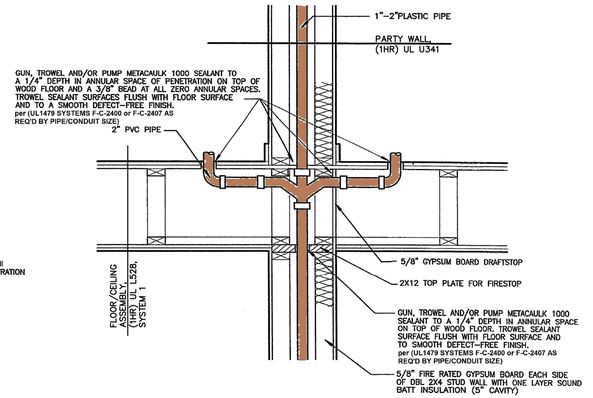

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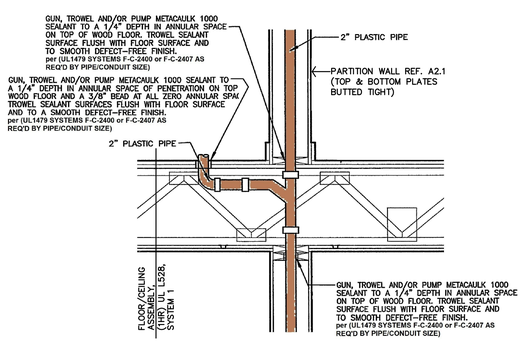

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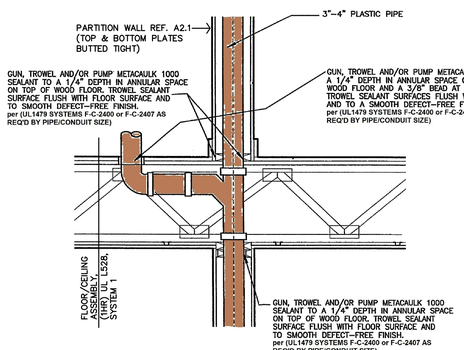

PENETRATION ASSEMBLY #14

FIRE PENETRATION ASSEMBLIES

NOT TO SCALE

ASSEMBLIES SHOWN FOR FIRE PENETRATION REQUIREMENTS & SEALING DETAILS/SOLUTIONS ONLY. REFER TO ARCH & MEP PLAN SHEETS FOR LOCATION OF ALL PLUMBING. NOTE LOCATIONS OF ALL PLUMBING WALLS ON PLANS. PLUMBING TO BE ROUTED PER MEP SHEETS.

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — ERNEST S. GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A4.9

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ROOF GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.
3. MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
6. RD – INDICATES ROOF DRAIN LOCATIONS.
7. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
8. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
9. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
10. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
11. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
12. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS
13. CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
14. BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2021 IBC SECTION 903.3.1.1. ATTIC PROTECTION NOT REQUIRED PER 2021 IBC SECTION 903.3.1.2.3 NOTE #3.
15. MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.

ALUMINUM TRELLIS NOTES

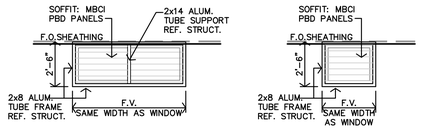
1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO FABRICATION.
2. ALL ALUMINUM TO BE PREFINISHED.
3. F.O.S. = FACE OF STUD
4. F.O.B. = FACE OF BRICK

LEGEND

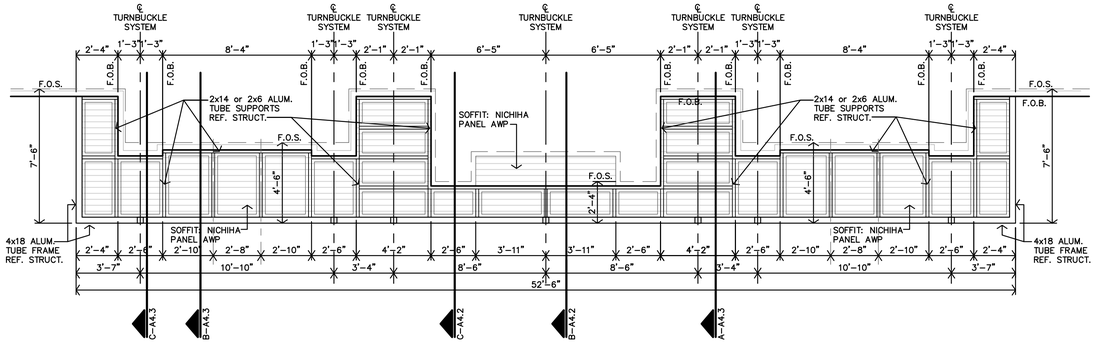
1	INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSUL. (5"min), (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
2	2-HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
	INDICATES ROOFING MATERIAL
SDS	INDICATES LOCATION OF A PREFIN. THRU-WALL SCUPPER & BOX W/ 4"x4" DOWNSPOUT. DOWNSPOUTS TO BE ROUTED UNDERGROUND TO NEARBY STORM DRAIN. REFERENCE CIVIL DWGS.
OS	INDICATES LOCATION OF A PREFIN. THRU-WALL OVERFLOW SCUPPER & BOX W/ LAMBS TONGUE. TO BE LOCATED MIN. 5' FROM SCUPPERS W/ DOWNSPOUTS.

ATTIC DRAFTSTOPPING & VENTILATION

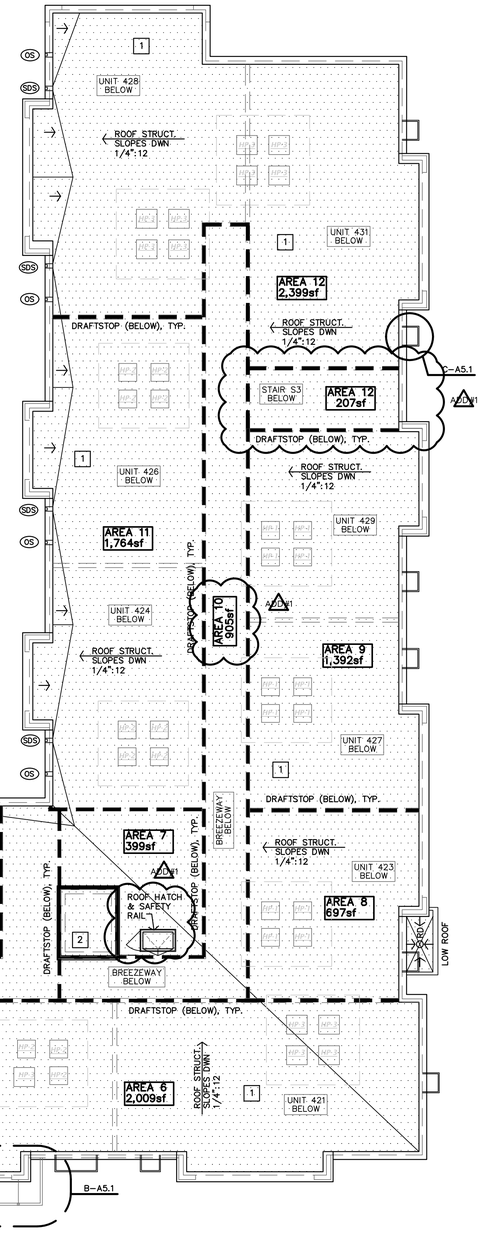
DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2021 IBC SECTIONS 708.4.2 & 718.4.
DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET. 12 AREAS TOTAL.
ATTIC VENTILATION NOT PROVIDED. ROOF AND INSULATION DESIGN MEETS 2021 IBC SECTION 1202.3: UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.



C **STEEL TRELLIS PLANS**
1/4"=1'-0"



B **ENTRY STEEL TRELLIS PLAN**
1/4"=1'-0"



A **ROOF PLAN**
3/32"=1'-0"

JonesGillamRenz
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1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22418
STATE OF TEXAS

REVISION:	
A ADD#1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A5.1

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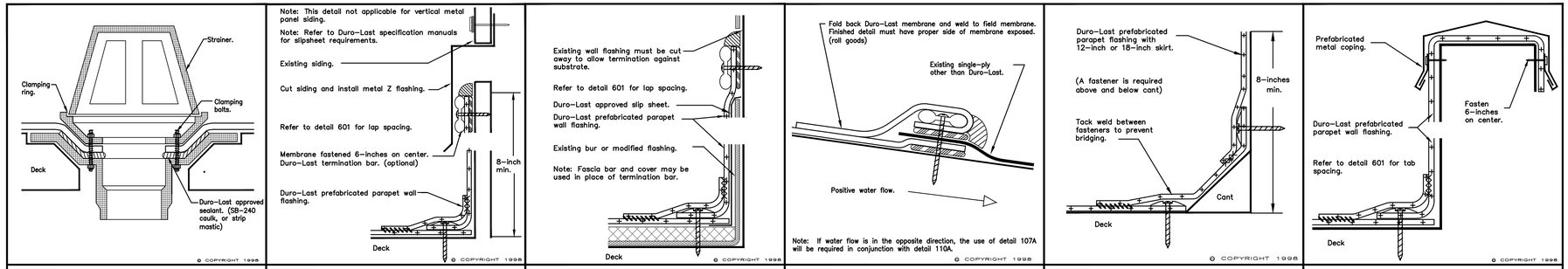
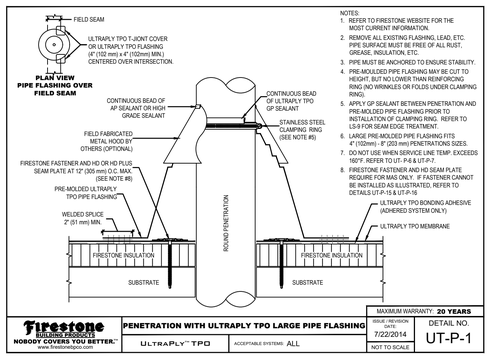


DRAWING NO.	DATE: 10\1\98				
201B	DRAWN BY: KNOX	SCALE:NONE	ROOF DRAIN DETAIL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
611A	DRAWN BY: KNOX	SCALE:NONE	SIDING DETAIL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
608A	DRAWN BY: KNOX	SCALE:NONE	PARAPET WALL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
110A	DRAWN BY: KNOX	SCALE:NONE	SINGLE-PLY TIE-IN New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
606C	DRAWN BY: KNOX	SCALE:NONE	PARAPET WITH CANT New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	
605A	DRAWN BY: KNOX	SCALE:NONE	PARAPET WALL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601	

DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

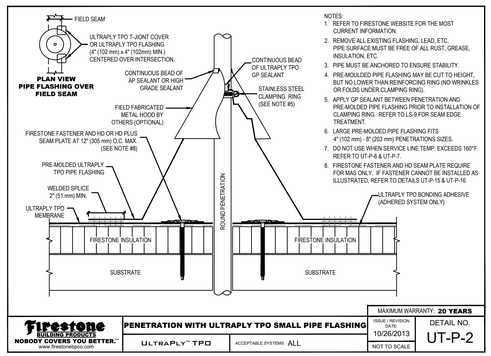
ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE WITH THE SPECIFIED WARRANTIES.



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY GP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING. REFER TO LS-9 FOR SEAM EDGE TREATMENT.
6. LARGE PRE-MOLDED PIPE FLASHING FITS 4" (102mm) - 8" (203 mm) PENETRATIONS SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT- P-6 & UT-P-7.
8. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRE FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & UT-P-16

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	PENETRATION WITH ULTRAPLY TPO LARGE PIPE FLASHING	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-P-1

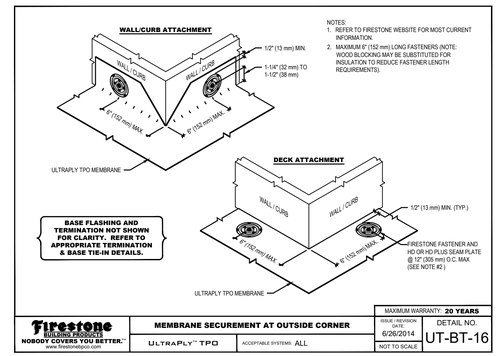
G LARGE PIPE DTL.
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY GP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING. REFER TO LS-9 FOR SEAM EDGE TREATMENT.
6. LARGE PRE-MOLDED PIPE FLASHING FITS 4" (102 mm) - 8" (203 mm) PENETRATIONS SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT-P-6 & UT-P-7.
8. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRE FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & UT-P-16

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	PENETRATION WITH ULTRAPLY TPO SMALL PIPE FLASHING	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 10/26/2013	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-P-2

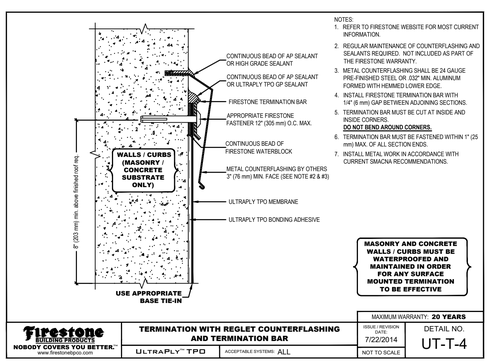
F SMALL PIPE DTL.
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. MAXIMUM 8" (152 mm) LONG FASTENERS (NOTE: WOOD BLOCKING MAY BE SUBSTITUTED FOR INSULATION TO REDUCE FASTENER LENGTH REQUIREMENTS).

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	MEMBRANE SECUREMENT AT OUTSIDE CORNER	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 6/26/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-BT-16

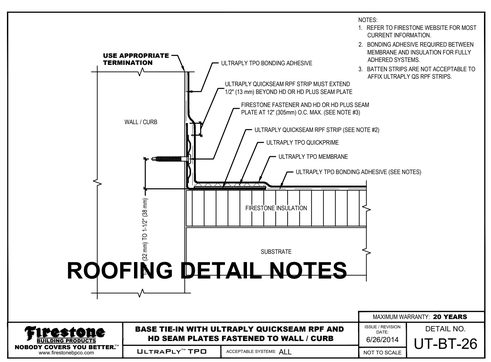
E OUTSIDE CORNER DTL.
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REGULAR MAINTENANCE OF COUNTERFLASHING AND SEALANTS REQUIRED. NOT INCLUDED AS PART OF THE FIRESTONE WARRANTY.
3. METAL COUNTERFLASHING SHALL BE 24 GAUGE PRE-FINISHED STEEL OR .032" MIN. ALUMINUM FORMED WITH HEMMED LOWER EDGE.
4. INSTALL FIRESTONE TERMINATION BAR WITH 1/4" (6 mm) GAP BETWEEN ADJOINING SECTIONS.
5. TERMINATION BAR MUST BE CUT AT INSIDE AND INSIDE CORNERS. **DO NOT BEND AROUND CORNERS.**
6. TERMINATION BAR MUST BE FASTENED WITHIN 1" (25 mm) MAX. OF ALL SECTION ENDS.
7. INSTALL METAL WORK IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	TERMINATION WITH REGLET COUNTERFLASHING AND TERMINATION BAR	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-T-4

D FLASHING DETAIL
NO SCALE

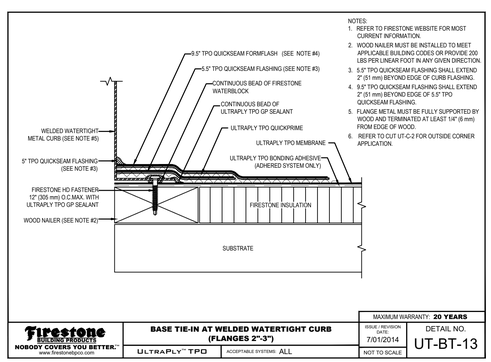


NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
3. BATTEN STRIPS ARE NOT ACCEPTABLE TO AFFIX ULTRAPLY QS RPF STRIPS.

ROOFING DETAIL NOTES

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	BASE TIE-IN WITH ULTRAPLY QUICKSEAM RPF AND HD SEAM PLATES FASTENED TO WALL / CURB	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 6/26/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-BT-26

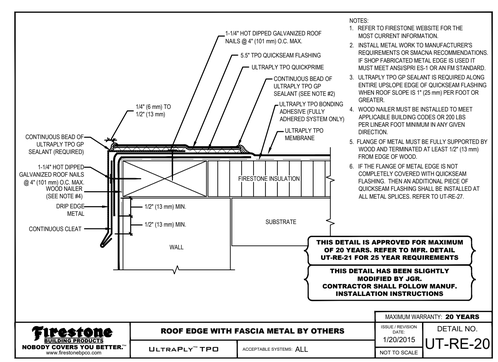
C ROOF-TO-WALL TIE-IN
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR PROVIDE 200 LBS PER LINEAR FOOT IN ANY GIVEN DIRECTION.
3. 5.5" TPO QUICKSEAM FLASHING SHALL EXTEND 2" (51 mm) BEYOND EDGE OF CURB FLASHING.
4. 9.5" TPO QUICKSEAM FLASHING SHALL EXTEND 2" (51 mm) BEYOND EDGE OF 3.5" TPO QUICKSEAM FLASHING.
5. FLANGE METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/4" (6 mm) FROM EDGE OF WOOD.
6. REFER TO CUT UT-C-2 FOR OUTSIDE CORNER APPLICATION.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	BASE TIE-IN AT WELDED WATERTIGHT CURB (FLANGES 2"-3")	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/01/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-BT-13

B EQUP. CURB DETAIL
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. INSTALL METAL WORK TO MANUFACTURER'S REQUIREMENTS OR SMACNA RECOMMENDATIONS. IF SHOP FABRICATED METAL EDGE IS USED IT MUST MEET ANSI/SPRI ES-1 OR AN FM STANDARD.
3. ULTRAPLY TPO GP SEALANT IS REQUIRED ALONG ENTIRE UPSLOPE EDGE OF QUICKSEAM FLASHING WHEN ROOF SLOPE IS 1" (25 mm) PER FOOT OR GREATER.
4. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
5. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" (13 mm) FROM EDGE OF WOOD.
6. IF THE FLANGE OF METAL EDGE IS NOT COMPLETELY COVERED WITH QUICKSEAM FLASHING, THEN AN ADDITIONAL PIECE OF QUICKSEAM FLASHING SHALL BE INSTALLED AT ALL METAL SPLICES. REFER TO UT-RE-27.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	ROOF EDGE WITH FASCIA METAL BY OTHERS	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 1/20/2015	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-RE-20

A ROOF EDGE DTL.
NO SCALE

FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A5.2

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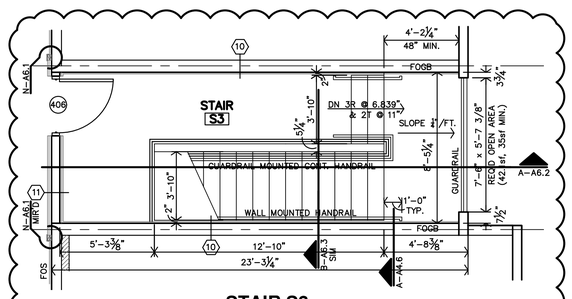
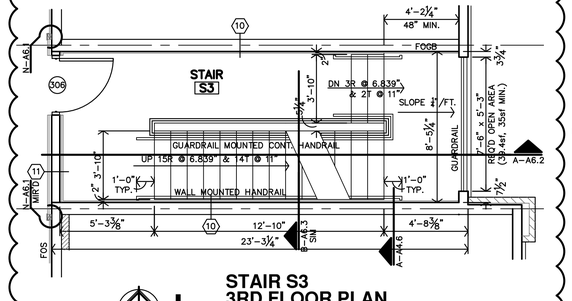
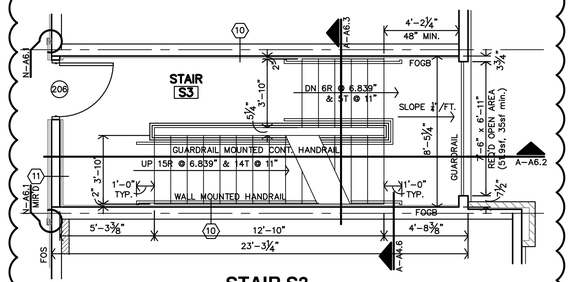


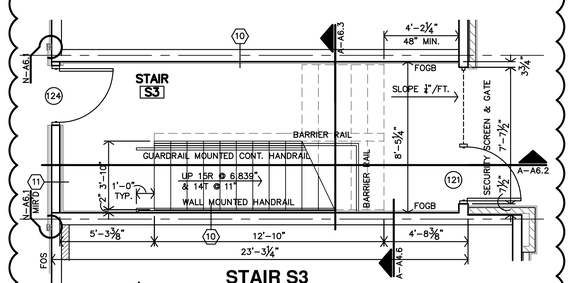
M STAIR S3
4TH FLOOR PLAN
1/4"=1'-0"



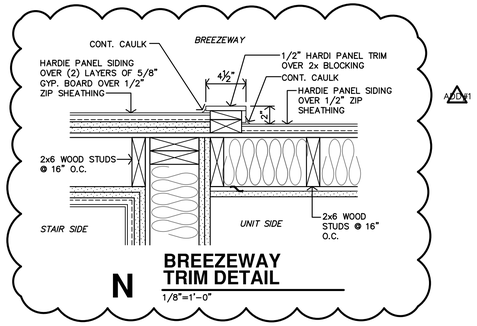
L STAIR S3
3RD FLOOR PLAN
1/4"=1'-0"



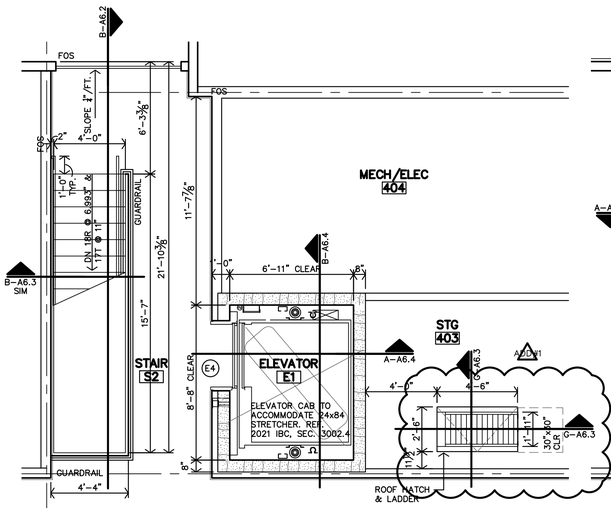
K STAIR S3
2ND FLOOR PLAN
1/4"=1'-0"



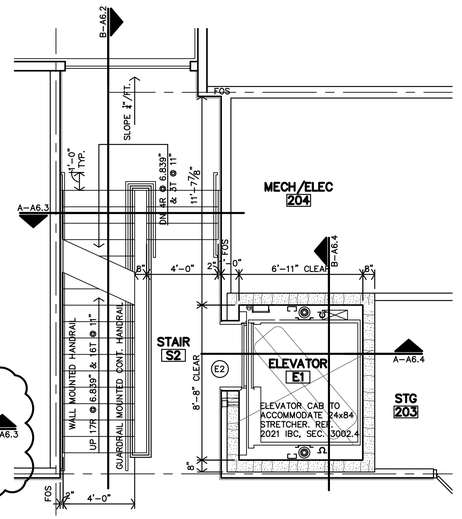
J STAIR S3
1ST FLOOR PLAN
1/4"=1'-0"



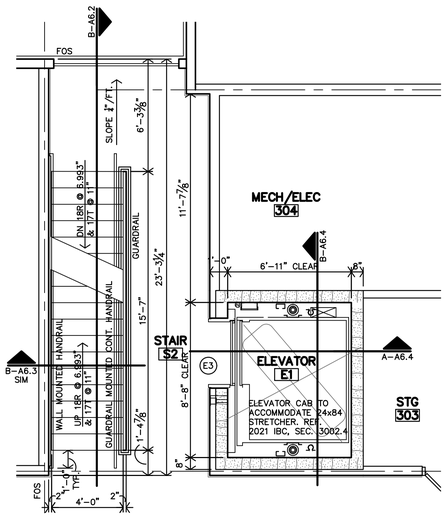
N BREEZEWAY
TRIM DETAIL
1/8"=1'-0"



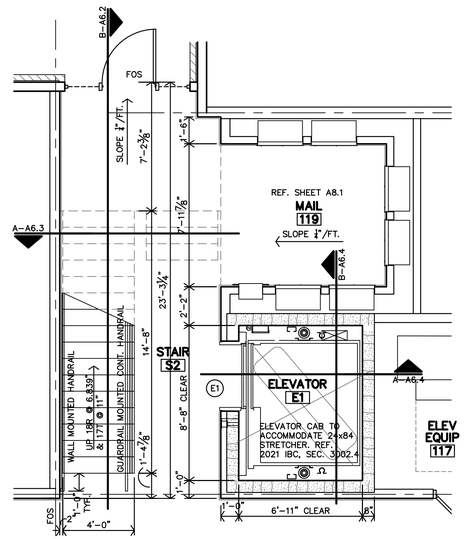
H STAIR S2 & ELEVATOR E1
4TH FLOOR PLAN
1/4"=1'-0"



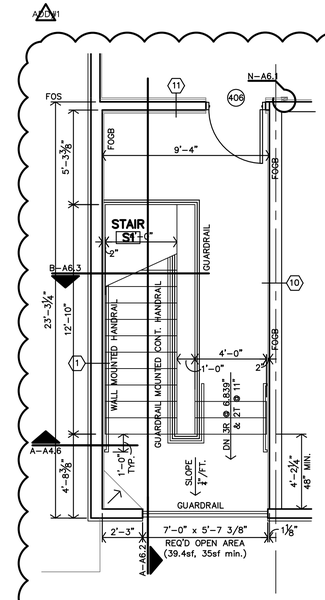
F STAIR S2 & ELEVATOR E1
2ND FLOOR PLAN
1/4"=1'-0"



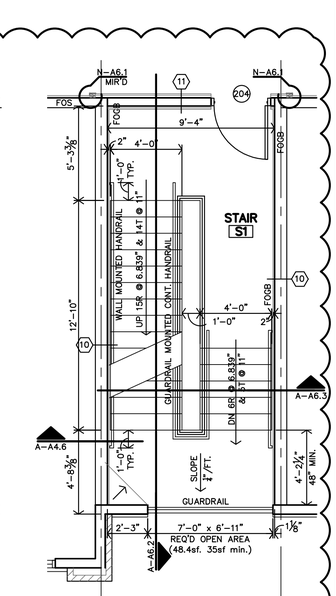
G STAIR S2 & ELEVATOR E1
3RD FLOOR PLAN
1/4"=1'-0"



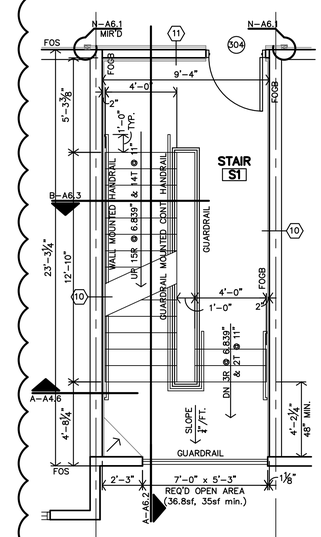
E STAIR S2 & ELEVATOR E1
1ST FLOOR PLAN
1/4"=1'-0"



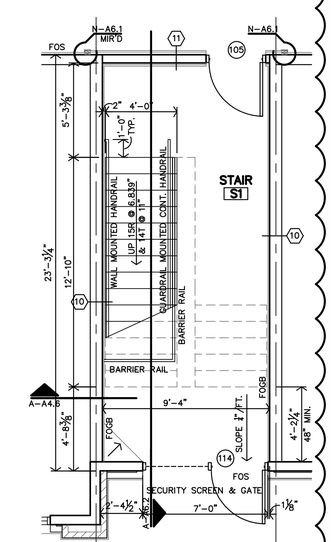
D STAIR S1
4TH FLOOR PLAN
1/4"=1'-0"



B STAIR S1
2ND FLOOR PLAN
1/4"=1'-0"



C STAIR S1
3RD FLOOR PLAN
1/4"=1'-0"



A STAIR S1
1ST FLOOR PLAN
1/4"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JAMES S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:	
A2.1#1	6-19-2023

DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A6.1

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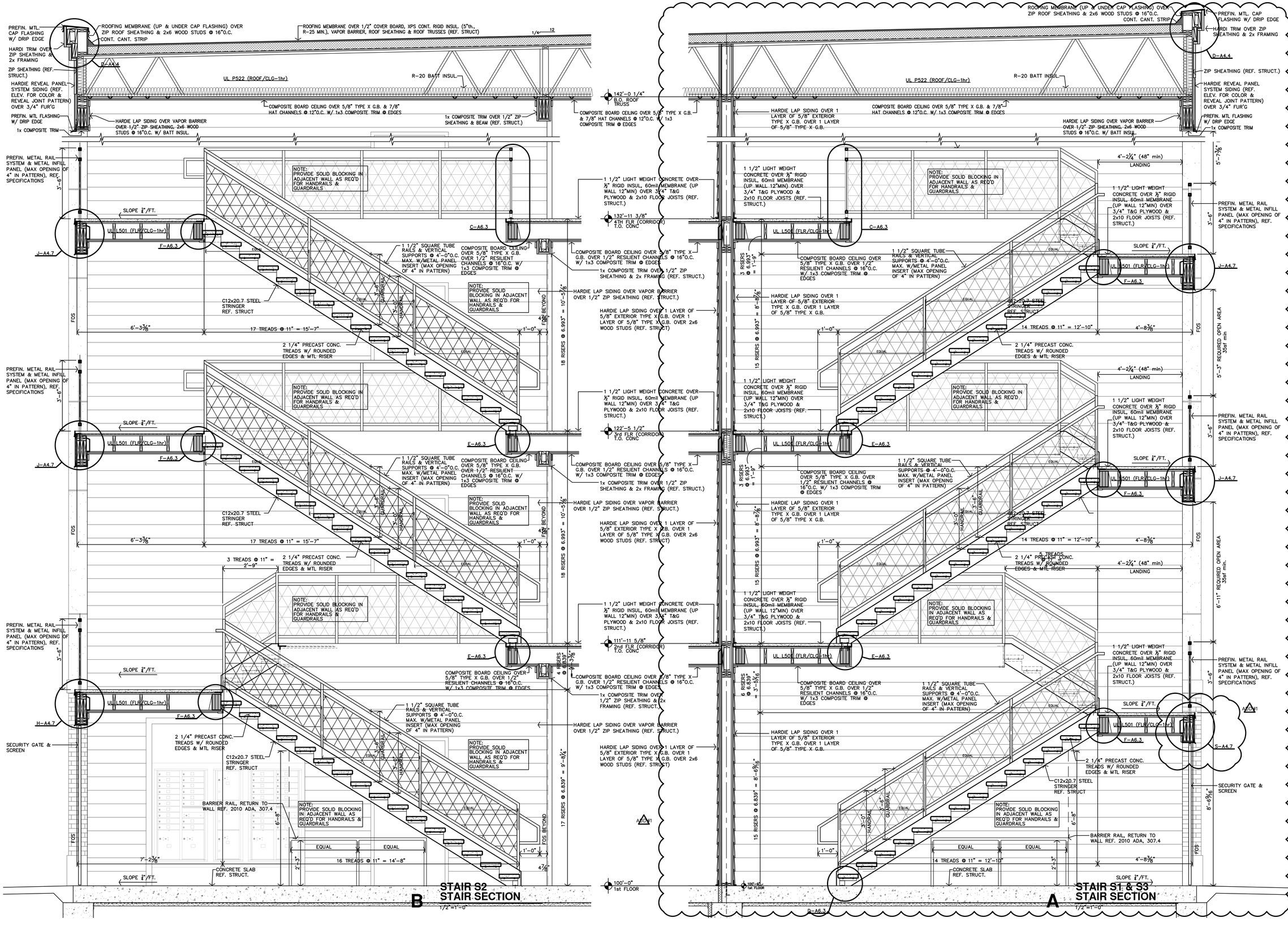

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STEVEN S. GILLAM
22-3205
STATE OF TEXAS

REVISION:	
A2.01	6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A6.2

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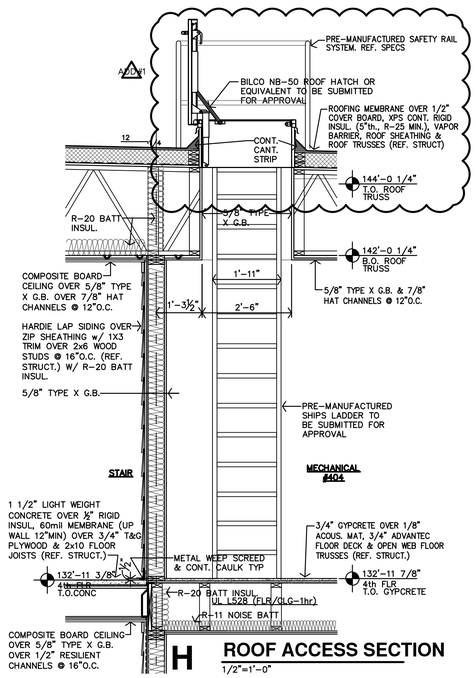
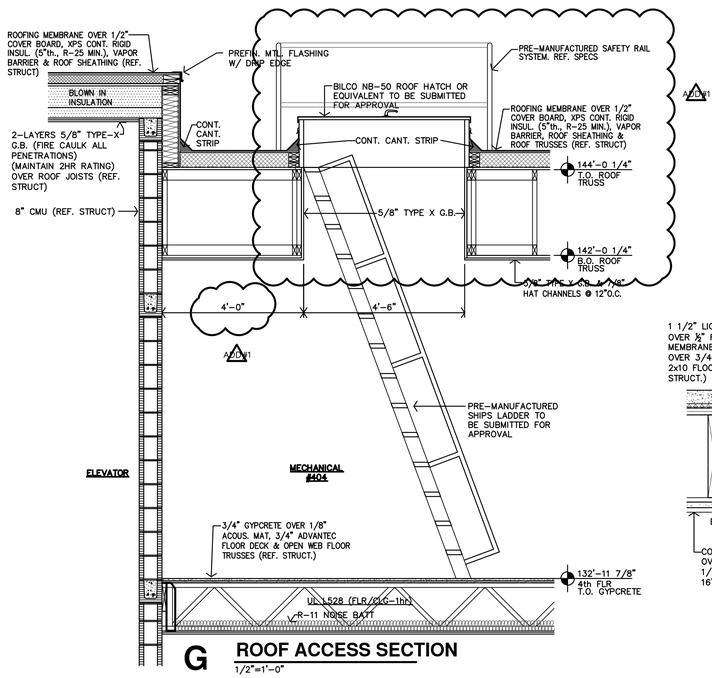
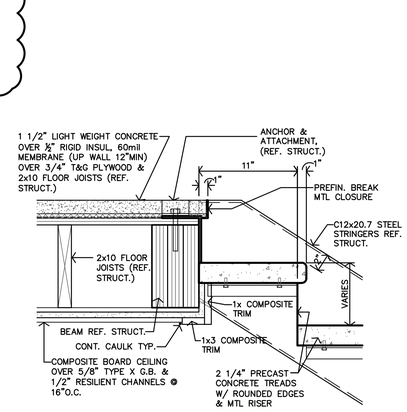


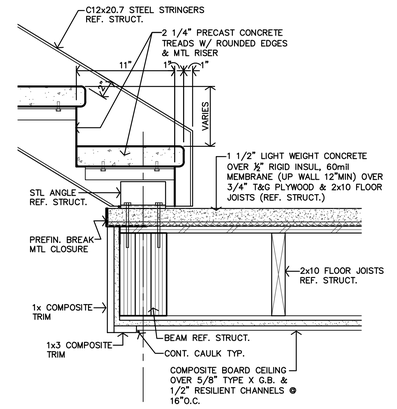
H ROOF ACCESS SECTION
1/2"=1'-0"



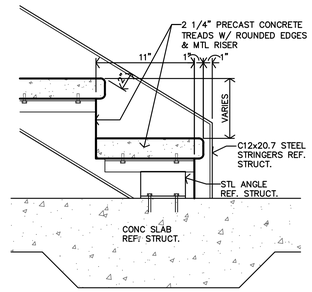
G ROOF ACCESS SECTION
1/2"=1'-0"



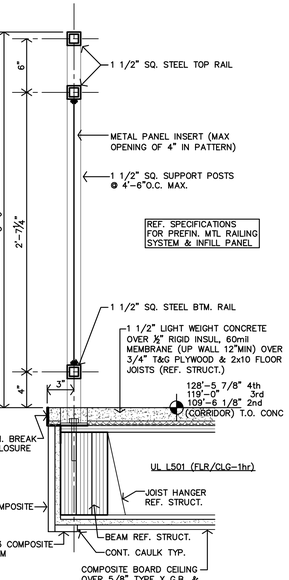
F STAIR DETAIL
1 1/2"=1'-0"



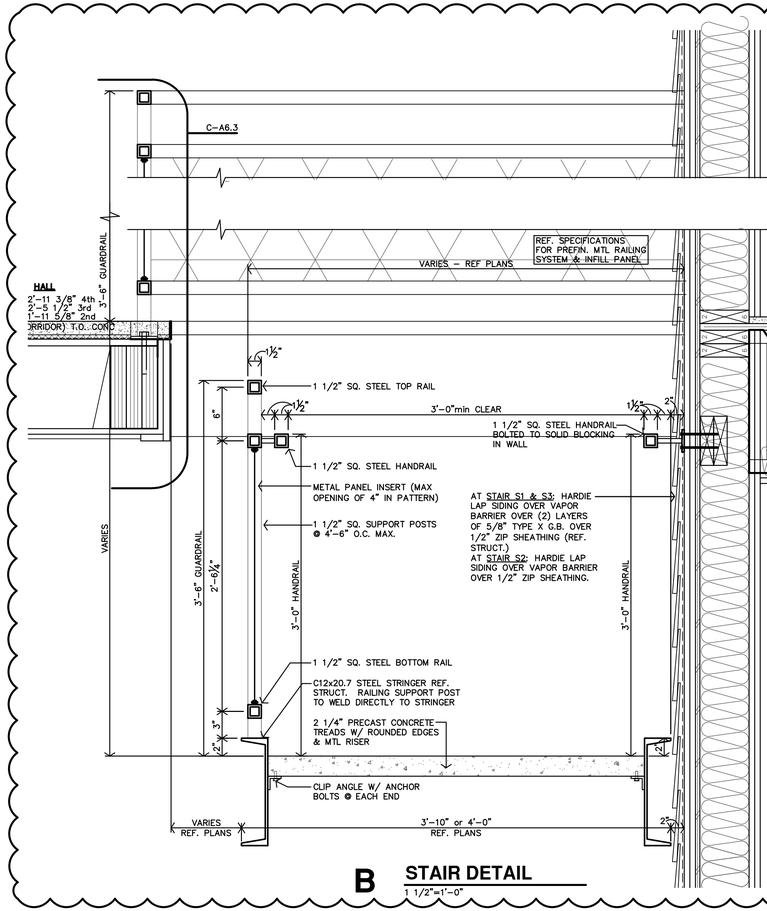
E STAIR DETAIL
1 1/2"=1'-0"



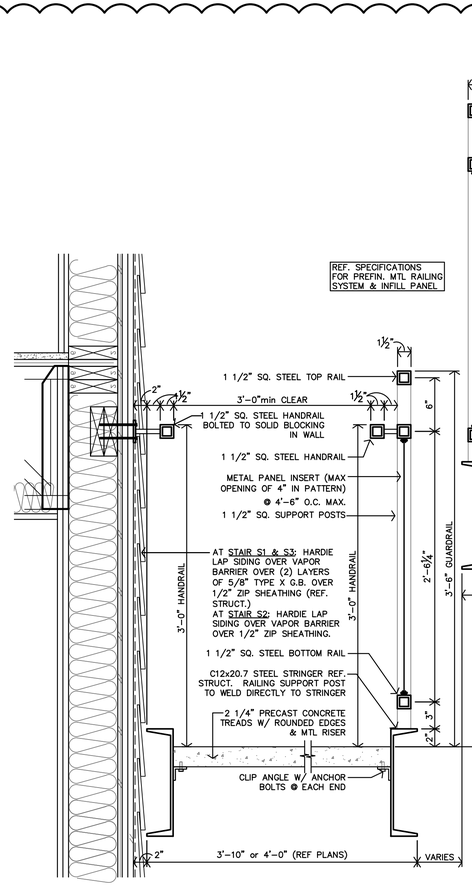
D STAIR DETAIL
1 1/2"=1'-0"



C STAIR DETAIL
1 1/2"=1'-0"



B STAIR DETAIL
1 1/2"=1'-0"



A STAIR DETAIL
1 1/2"=1'-0"

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Kansas City, MO 64108
785.827.0386
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
5-17-2023
22415

REVISION:
A2.1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A6.3

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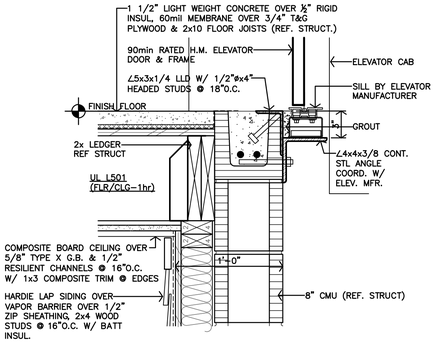
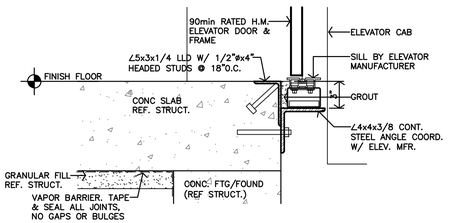
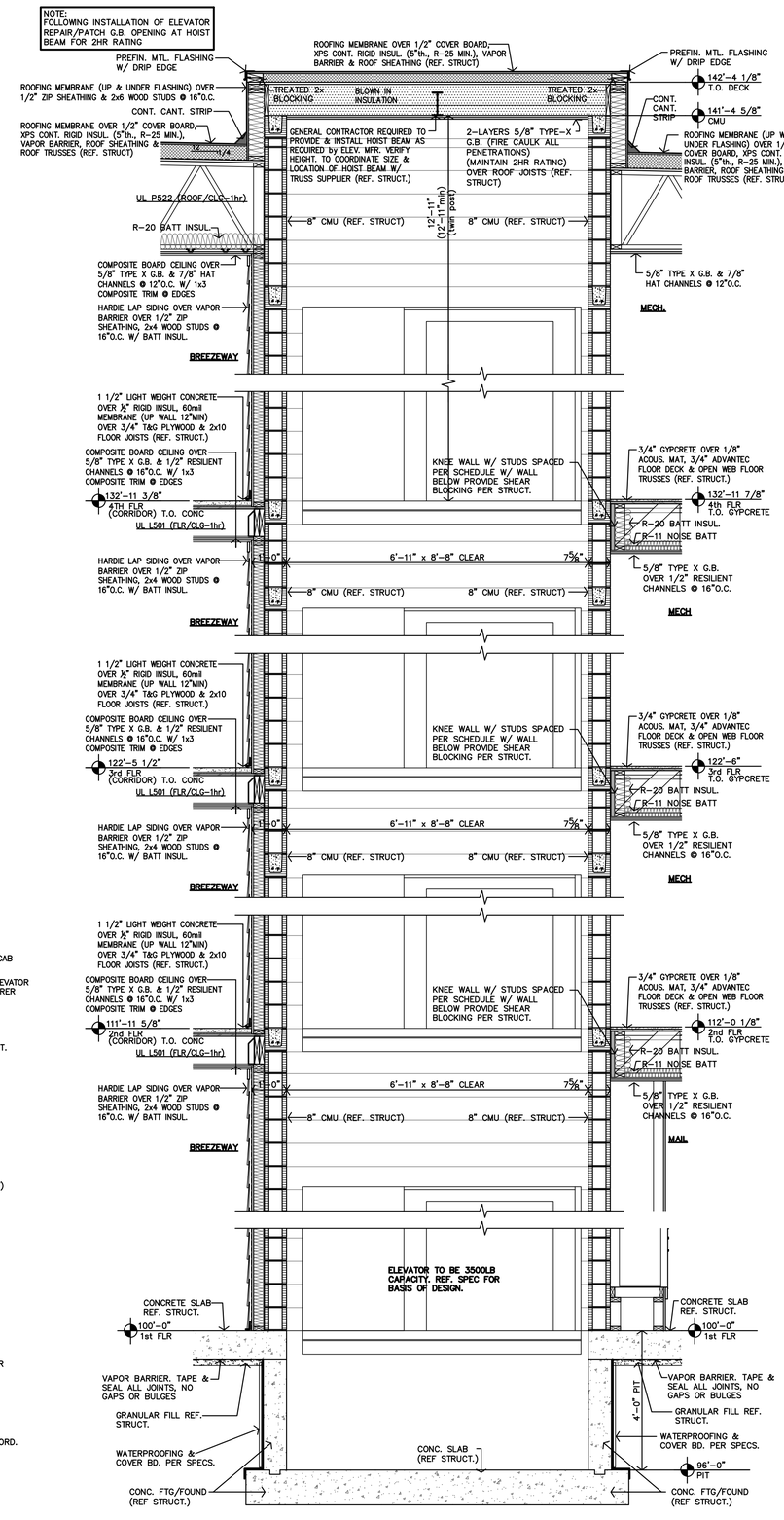


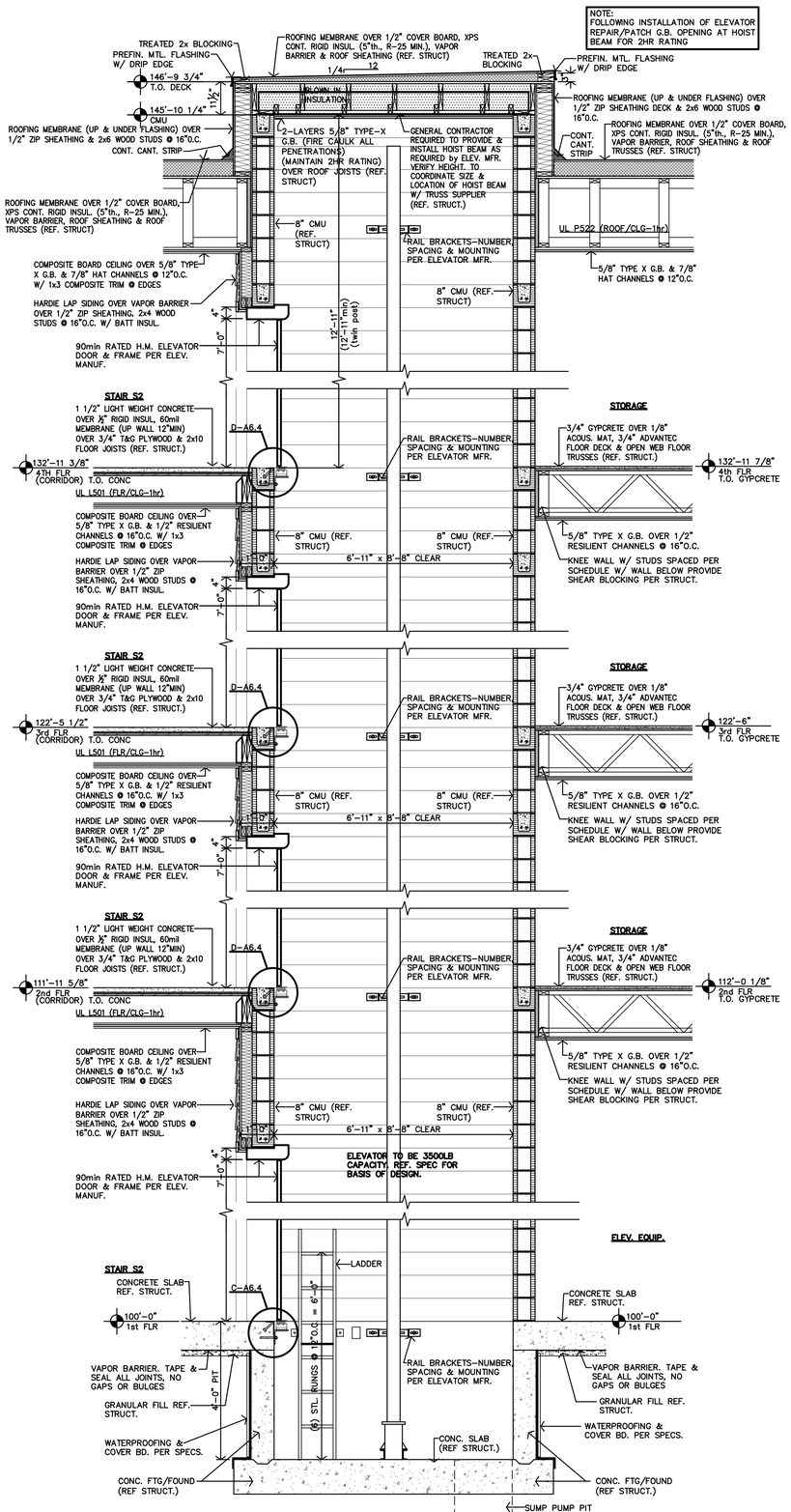
D **ELEVATOR DETAIL**
1 1/2"=1'-0"



C **ELEVATOR DETAIL**
1 1/2"=1'-0"



B **ELEVATOR SECTION**
1/2"=1'-0"



A **ELEVATOR SECTION**
1/2"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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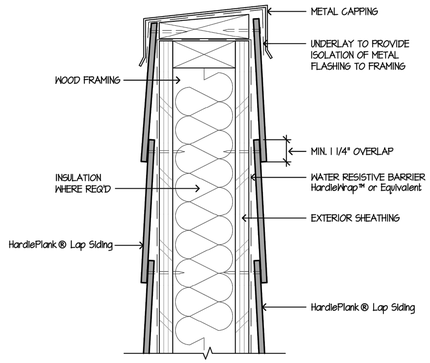
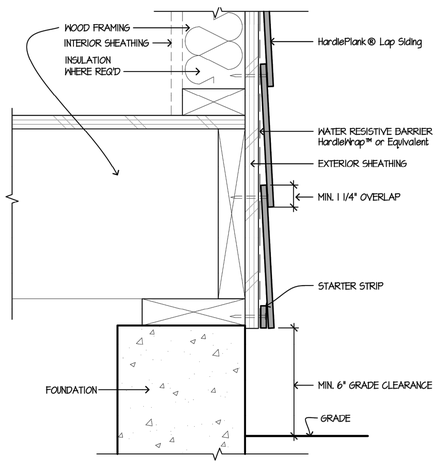


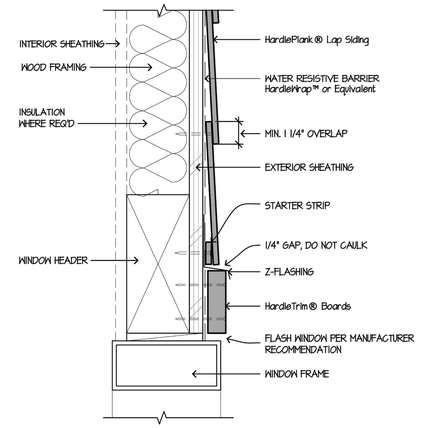
9 PARAPET

SCALE: 3"=1'-0"



6 GRADE CLEARANCE

SCALE: 3"=1'-0"



3 WINDOW/DOOR HEAD

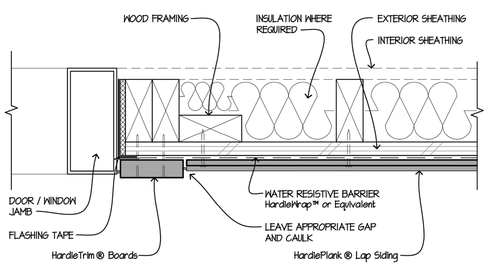
SCALE: 3"=1'-0"

HARDIE LAP SIDING

Ref. Elevations for colors and sizes.

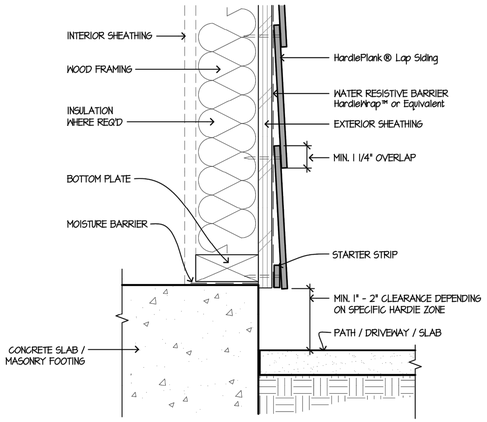
Manufacturers Installation Details, Contractor to install as indicated Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



10 DOOR / WINDOW JAMB

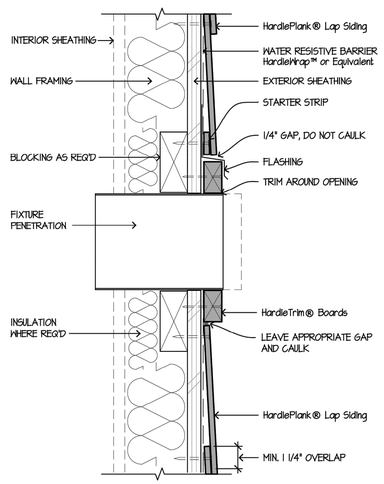
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

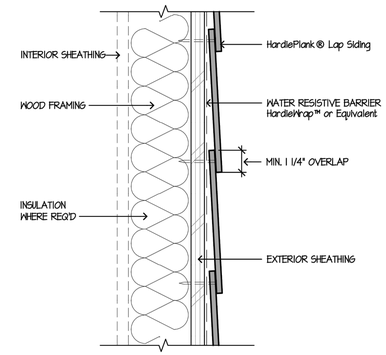
8

SCALE: 1/2"=1'-0"



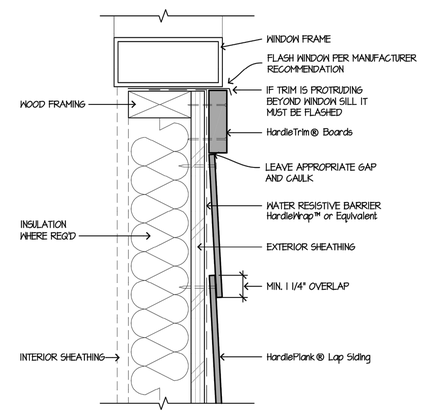
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



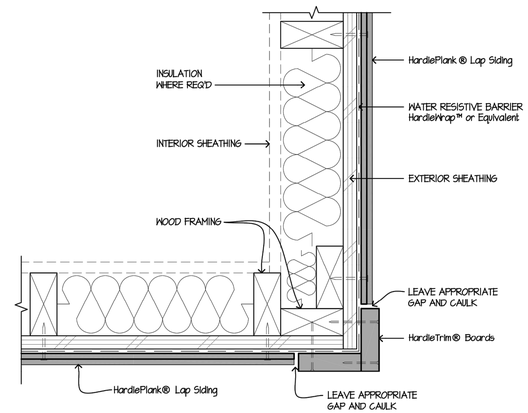
5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



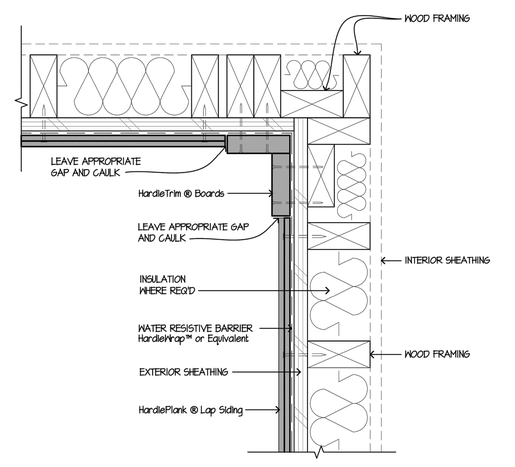
4 WINDOW SILL

SCALE: 3"=1'-0"



2 OUTSIDE CORNER

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT BRENT S. GILLAM 5-17-2023 22419 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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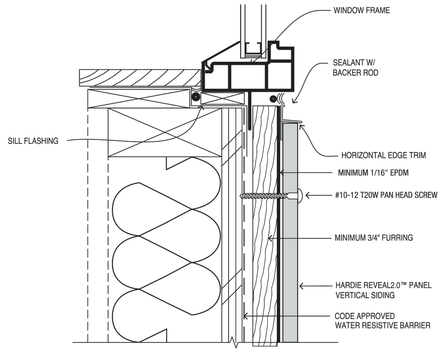
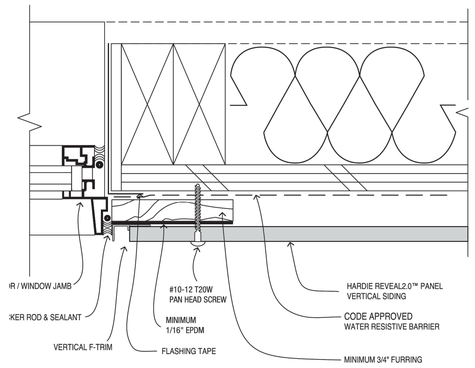
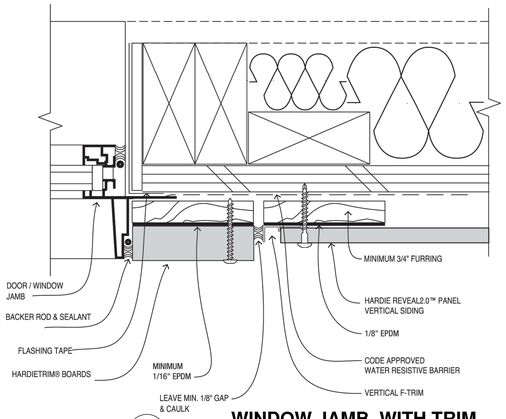


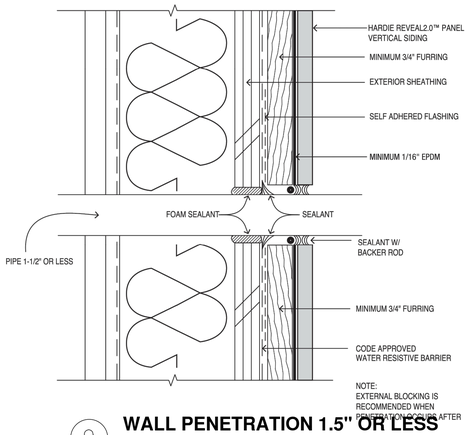
12 **WINDOW SILL**
NTS



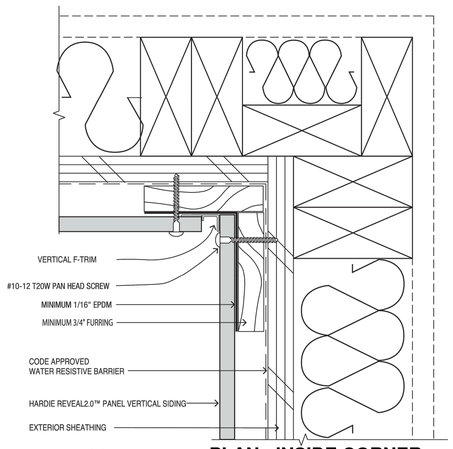
11 **WINDOW JAMB, NO TRIM**
NTS



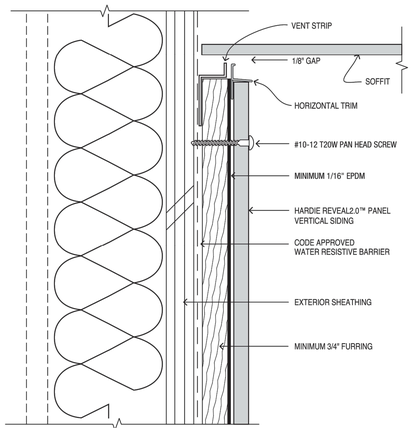
10 **WINDOW JAMB, WITH TRIM**
NTS



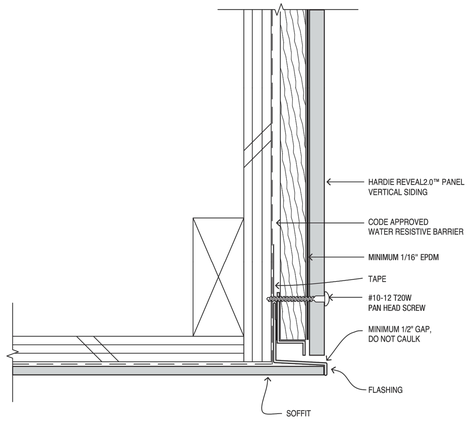
9 **WALL PENETRATION 1.5" OR LESS**
NTS



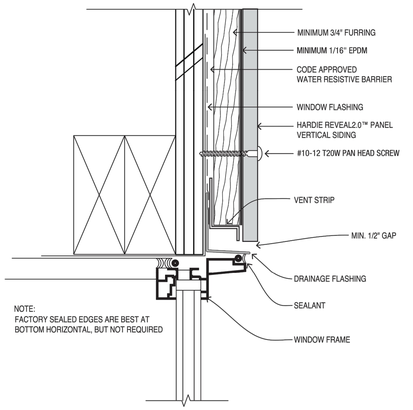
8 **PLAN - INSIDE CORNER**
NTS



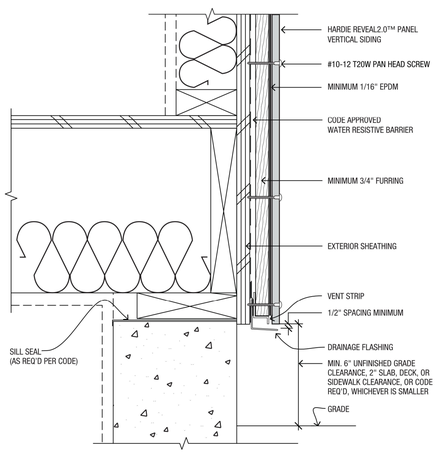
7 **WALL TO SOFFIT**
NTS



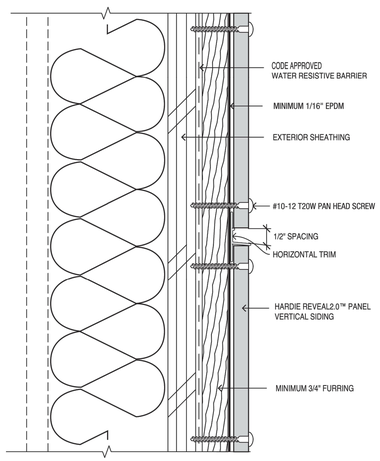
6 **SOFFIT TO OUTSIDE CORNER**
NTS



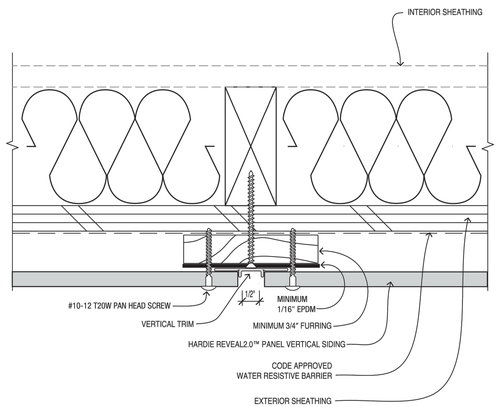
5 **WINDOW HEAD, DOOR SIM.**
NTS



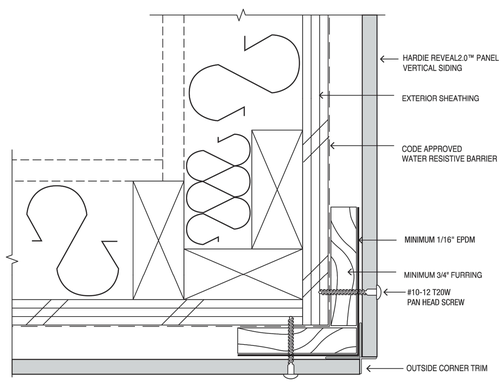
4 **SECTION - AT GRADE**
NTS



3 **SECTION - HORIZ REVEAL**
NTS



2 **PLAN - VERTICAL REVEAL**
NTS



1 **PLAN - OUTSIDE CORNER**
NTS

HARDIE REVEAL PANEL SYSTEM
Manufacturers Installation Details, Install as indicated, Actual Conditions May Vary
DETAILS ARE NOT TO SCALE

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THE RESERVES at MAGNOLIA
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DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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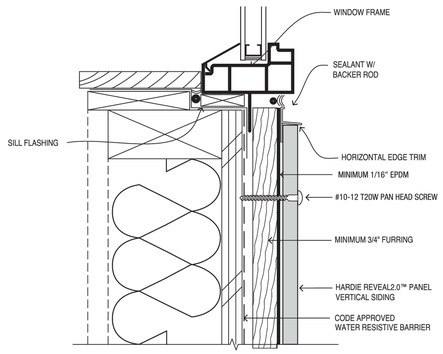
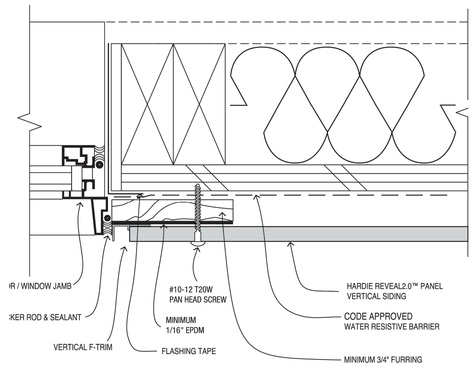
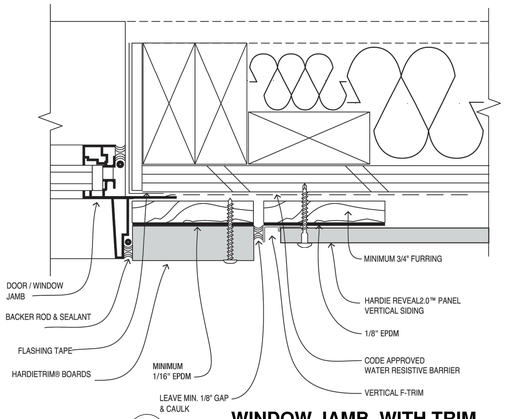


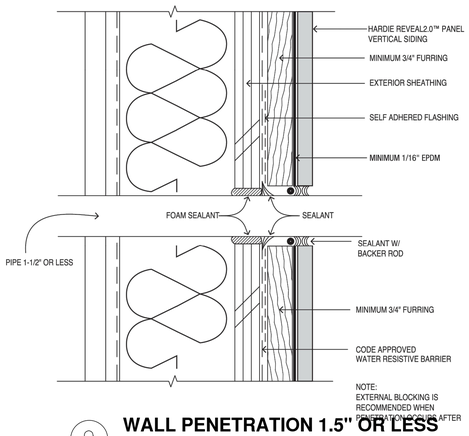
12 **WINDOW SILL**
NTS



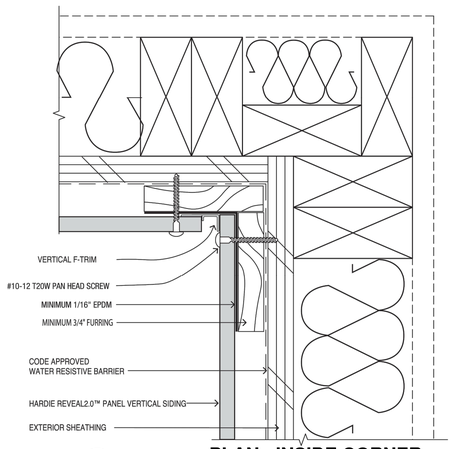
11 **WINDOW JAMB, NO TRIM**
NTS



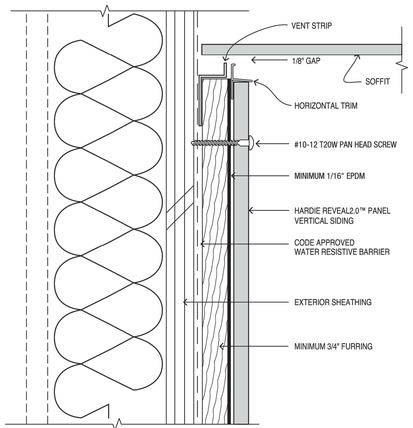
10 **WINDOW JAMB, WITH TRIM**
NTS



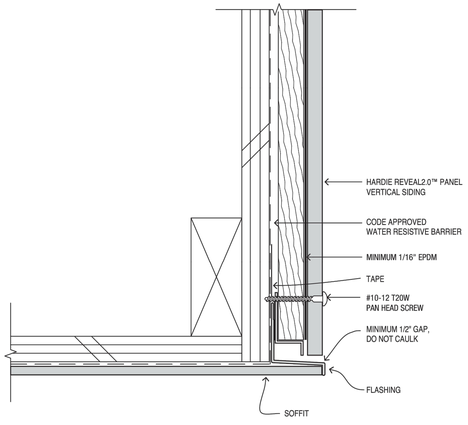
9 **WALL PENETRATION 1.5" OR LESS**
NTS



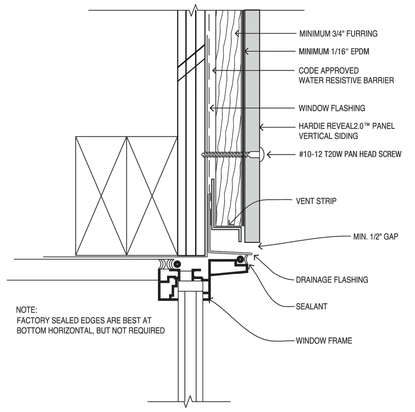
8 **PLAN - INSIDE CORNER**
NTS



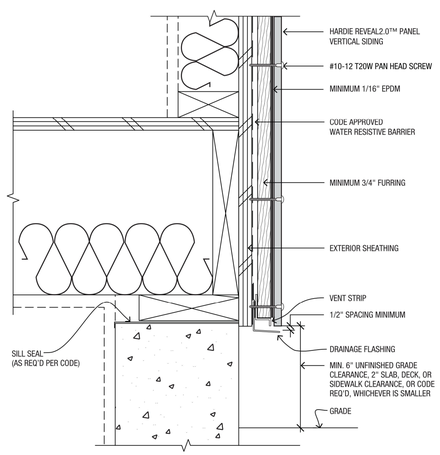
7 **WALL TO SOFFIT**
NTS



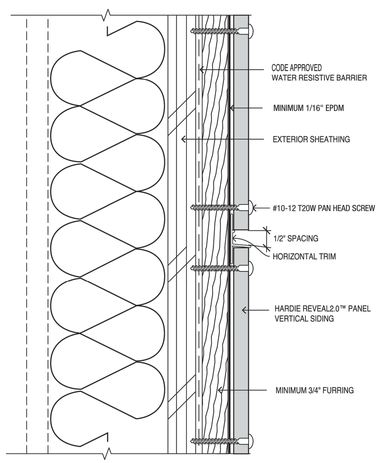
6 **SOFFIT TO OUTSIDE CORNER**
NTS



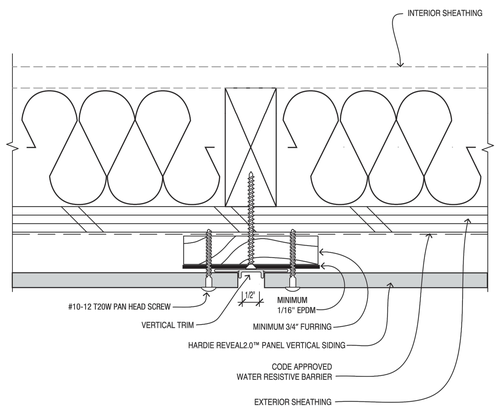
5 **WINDOW HEAD, DOOR SIM.**
NTS



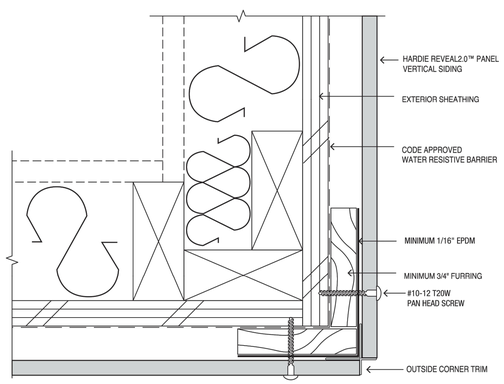
4 **SECTION - AT GRADE**
NTS



3 **SECTION - HORIZ REVEAL**
NTS



2 **PLAN - VERTICAL REVEAL**
NTS



1 **PLAN - OUTSIDE CORNER**
NTS

HARDIE REVEAL PANEL SYSTEM
Manufacturers Installation Details, Install as indicated, Actual Conditions May Vary
DETAILS ARE NOT TO SCALE

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REGISTERED ARCHITECT JEFFREY S. GILLAM 5-17-2023 22415 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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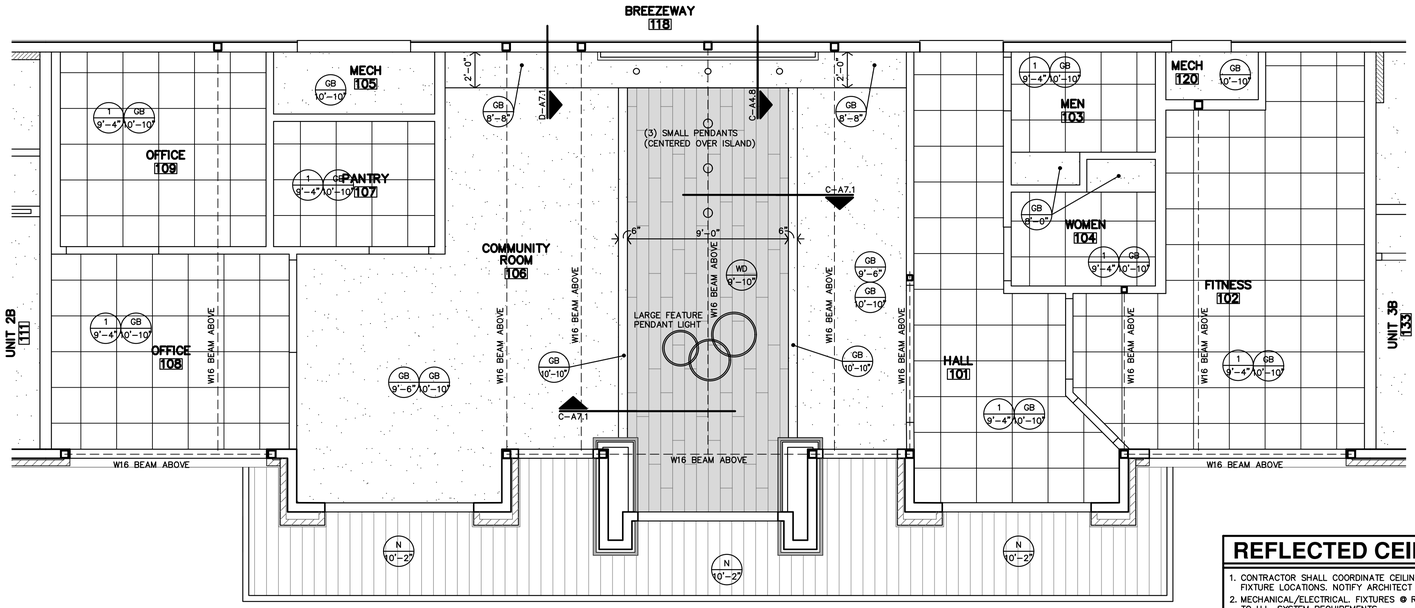
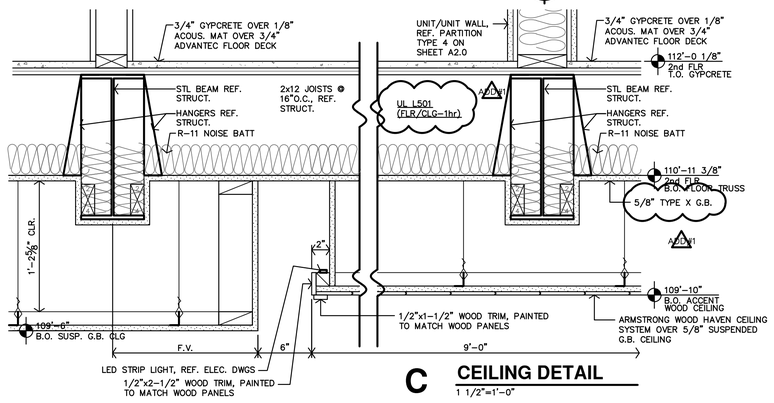


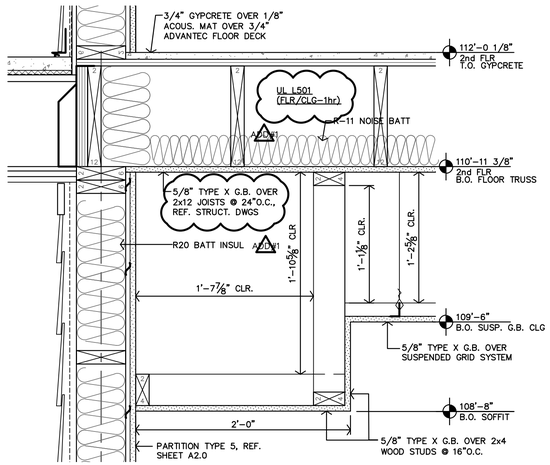
B ENLARGED PARTIAL REFLECTED CEILING PLAN

1/4"=1'-0"



C CEILING DETAIL

1 1/2"=1'-0"



D CEILING DETAIL

1 1/2"=1'-0"

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

NON-RATED WALLS
– EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS
– EXTEND TO DECK

1/2 HOUR FIRE PARTITION; CORRIDOR

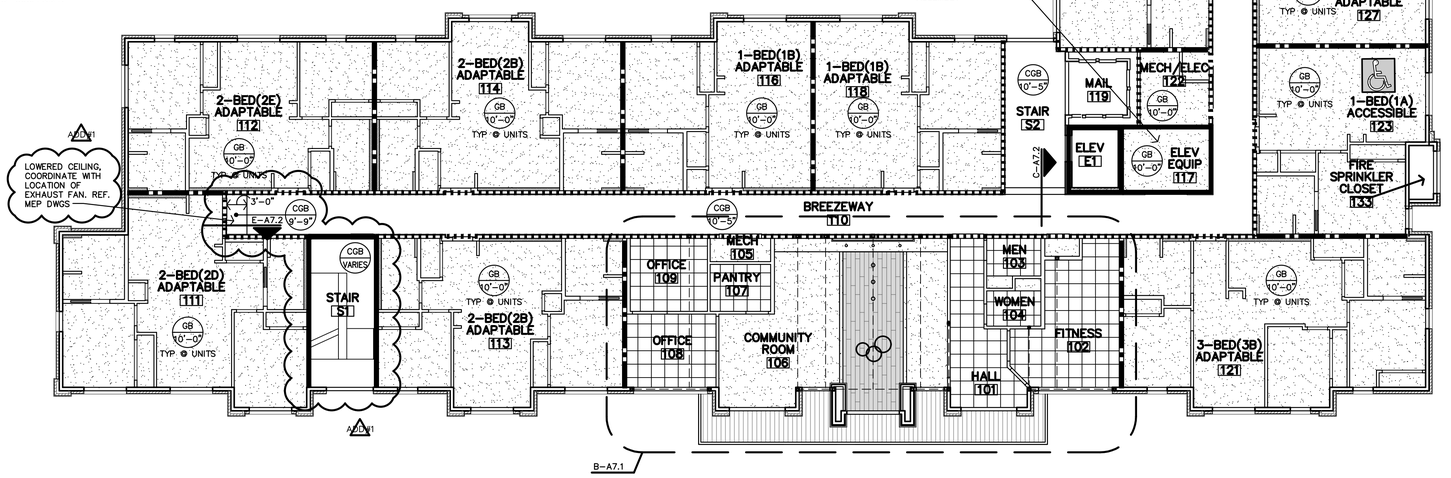
2 HOUR CONSTRUCTION; SHAFT WALLS

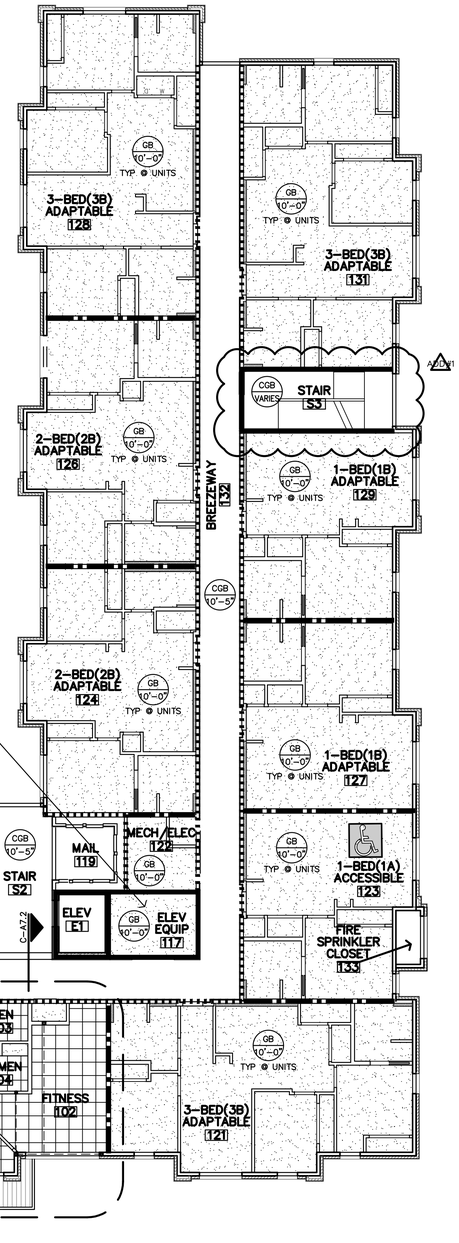
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES REFER SPECIFICATIONS	
1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	GYP BD (PAINTED)
CGB	COMPOSITE BD OVER GYP BD (PAINTED)
WD	"WOOD LOOK" CEILING SYSTEM
N	NICHIHA PANEL AWP SOFFIT
M	PREFIN. MTL SOFFIT PANEL

1 / 8'-8" CLG. TYPE / CLG. HEIGHT





A FIRST FLOOR REFLECTED CEILING PLAN

3/32"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. FISH 5-17-2023 22413 STATE OF TEXAS

REVISION:	
A2.0/1	6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A7.1

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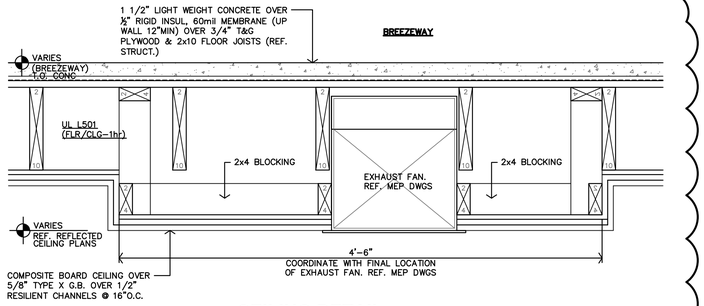
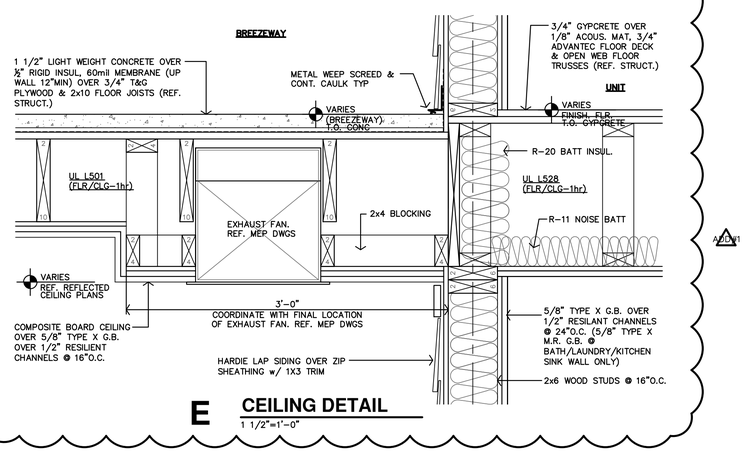
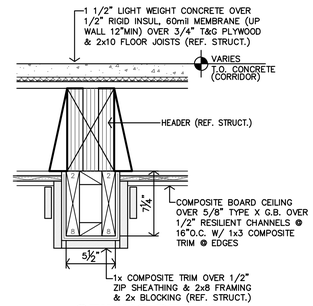


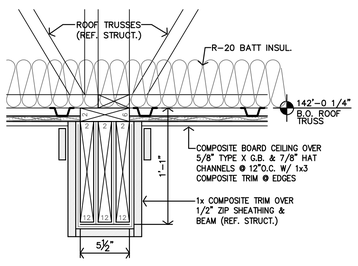
F **CEILING DETAIL**
1 1/2"=1'-0"



E **CEILING DETAIL**
1 1/2"=1'-0"



D **CEILING DETAIL**
1 1/2"=1'-0"



C **CEILING DETAIL**
1 1/2"=1'-0"

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

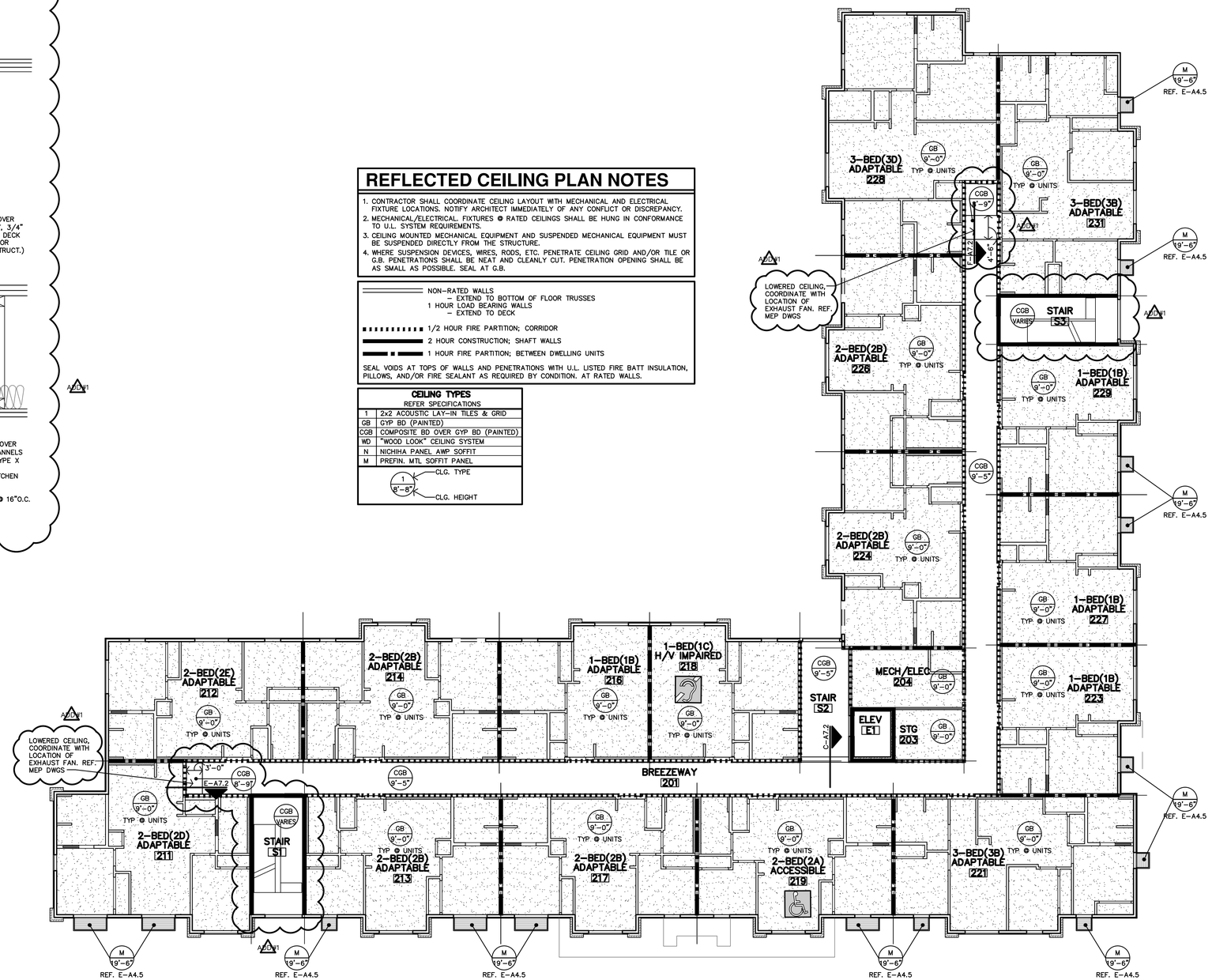
NON-RATED WALLS — EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS — EXTEND TO DECK
1/2 HOUR FIRE PARTITION; CORRIDOR
2 HOUR CONSTRUCTION; SHAFT WALLS
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES
REFER SPECIFICATIONS

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	GYP BD (PAINTED)
CGB	COMPOSITE BD OVER GYP BD (PAINTED)
WD	"WOOD LOOK" CEILING SYSTEM
N	NICHIHA PANEL AWP SOFFIT
M	PREFIN. MTL SOFFIT PANEL

1 / 8'-8" — CLG. TYPE / CLG. HEIGHT



A **SECOND FLOOR REFLECTED CEILING PLAN**
3/32"=1'-0"

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jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT — STEVEN S GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:	
A2.0/1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A7.2

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REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

NON-RATED WALLS
– EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS
– EXTEND TO DECK

1/2 HOUR FIRE PARTITION; CORRIDOR

2 HOUR CONSTRUCTION; SHAFT WALLS

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES
REFER SPECIFICATIONS

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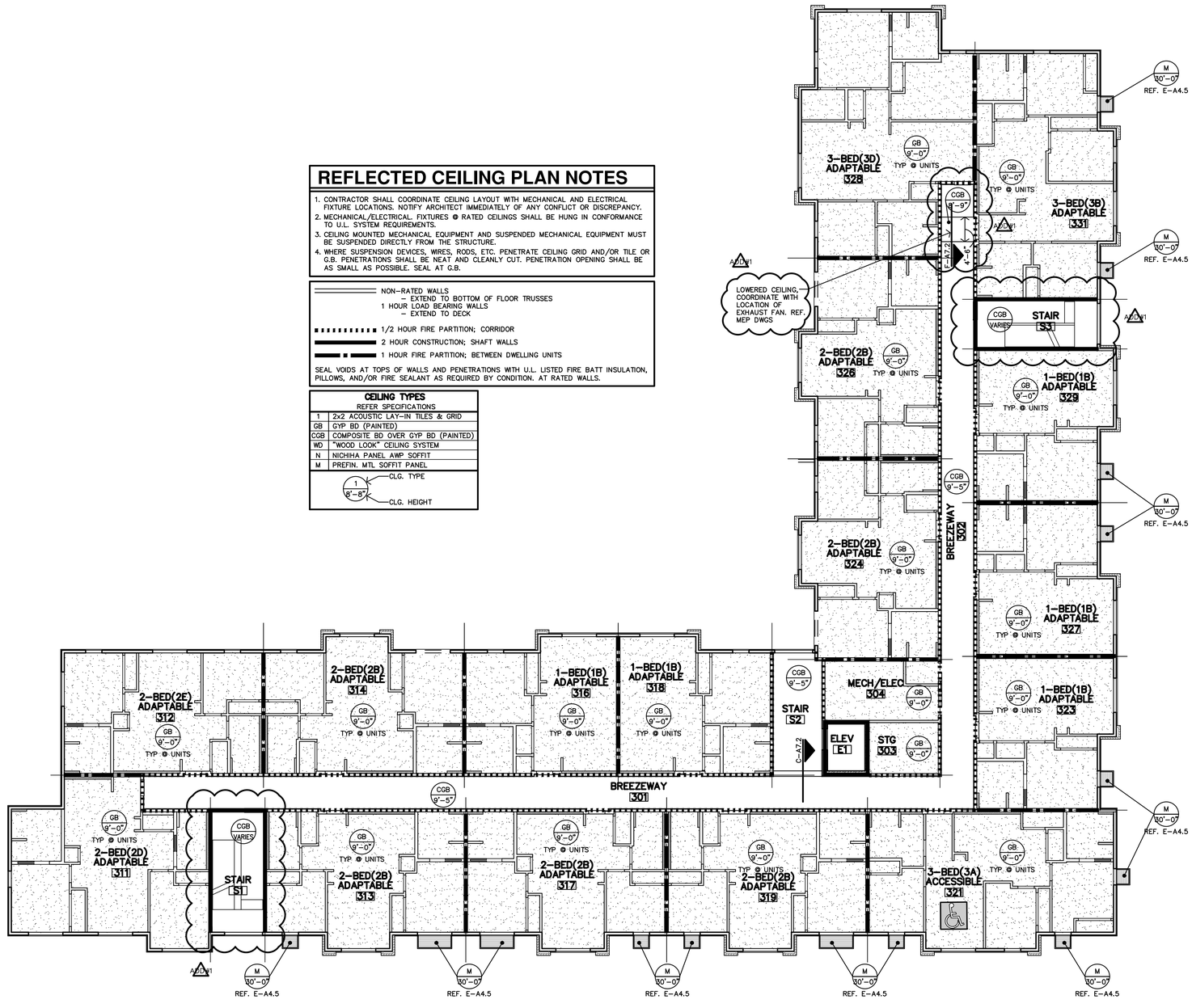
CGB	COMPOSITE BD OVER GYP BD (PAINTED)
WD	"WOOD LOOK" CEILING SYSTEM
N	NICHIHA PANEL AWP SOFFIT
M	PREFIN. MTL SOFFIT PANEL

1 / 8'-8" — CLG. TYPE / CLG. HEIGHT



A THIRD FLOOR REFLECTED CEILING PLAN
3/32"=1'-0"

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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:
ADD#1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A7.3

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REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

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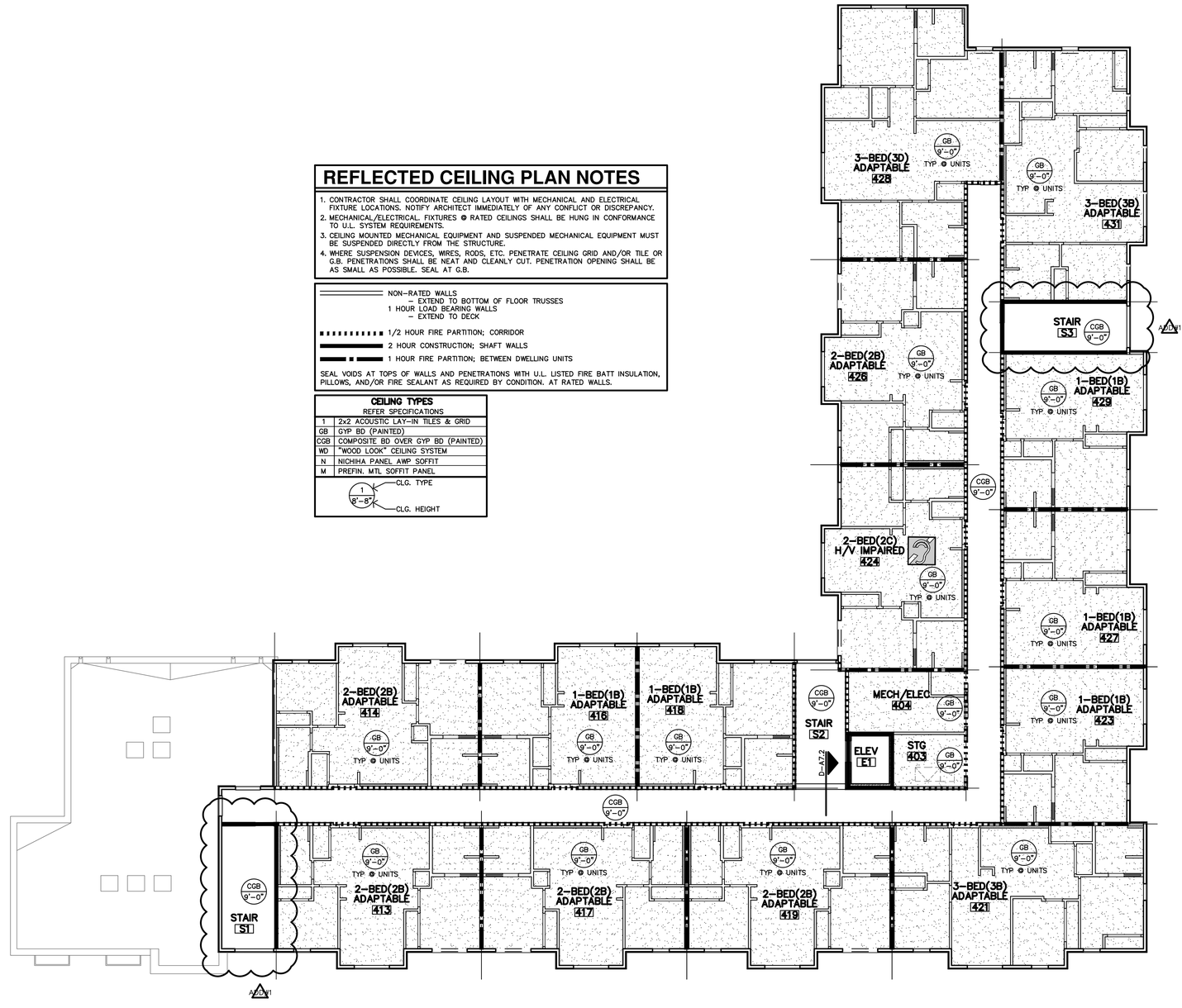
N	NICHIHA PANEL AWP SOFFIT
M	PREFIN. MTL SOFFIT PANEL

1 / 8'-8" — CLG. TYPE / CLG. HEIGHT



A **FOURTH FLOOR REFLECTED CEILING PLAN**
3/32"=1'-0"

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jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT — JEFFREY S. GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:
ADDV1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
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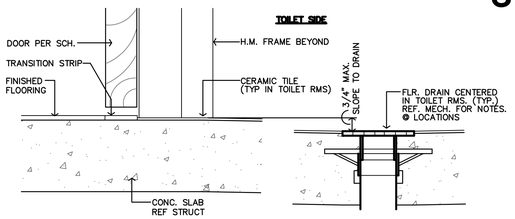
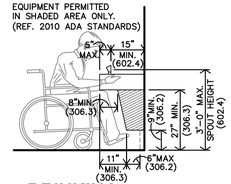
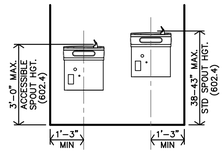


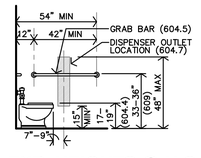
V FLOOR DRAIN DETAIL
3"=1'-0"



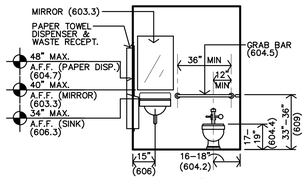
U DRINKING FOUNTAIN DETAIL
3/8"=1'-0"
FOR HC HEIGHTS & LOCATION ONLY



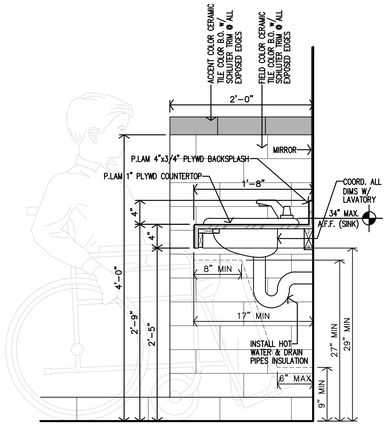
S DRINKING FOUNTAIN ELEVATION
3/8"=1'-0"
FOR HC HEIGHTS & LOCATION ONLY



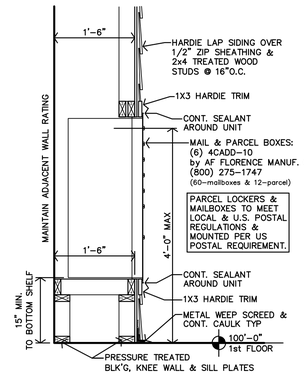
T TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0"
FOR HC HEIGHTS & LOCATION ONLY



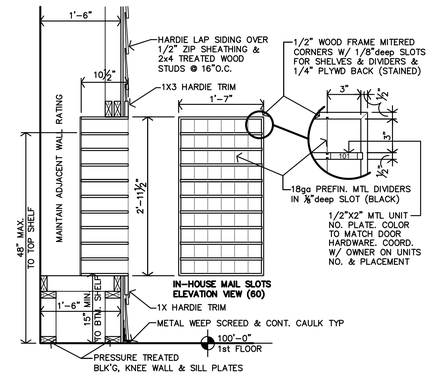
R TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0"
FOR HC HEIGHTS & LOCATION ONLY



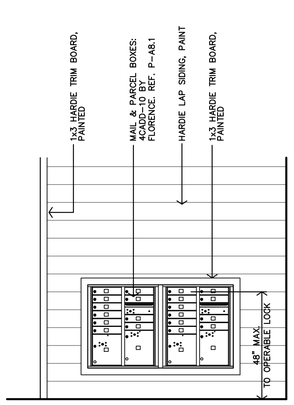
Q VANITY DETAIL
1"=1'-0"



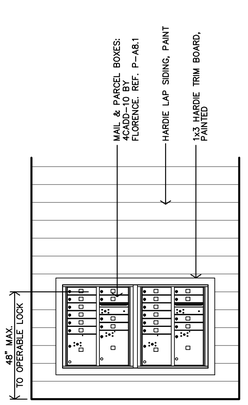
P WALL SECTION @ MAIL CENTER
3/4"=1'-0"



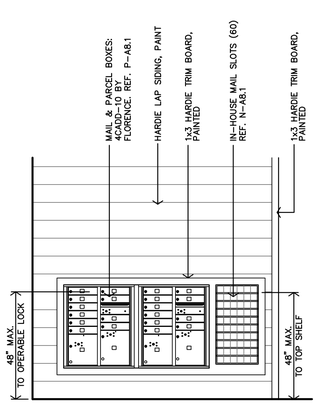
N IN-HOUSE MAIL SLOTS SECTION
3/4"=1'-0"



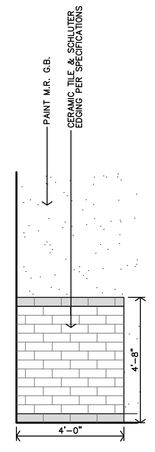
M MAIL #119 INTERIOR ELEVATION
3/8"=1'-0"



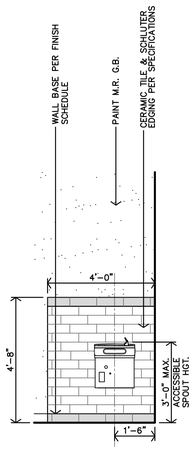
L MAIL #119 INTERIOR ELEVATION
3/8"=1'-0"



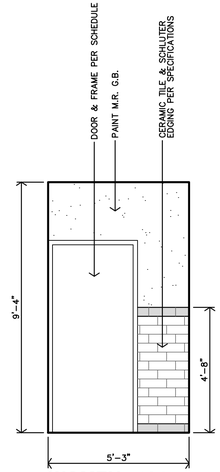
K MAIL #119 INTERIOR ELEVATION
3/8"=1'-0"



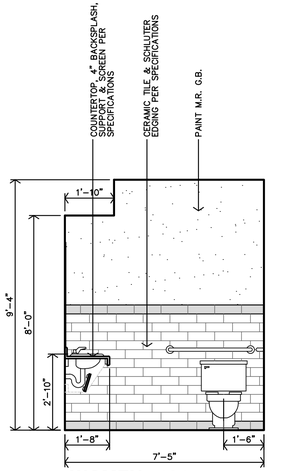
J2 FITNESS #102 INTERIOR ELEVATION
3/8"=1'-0"



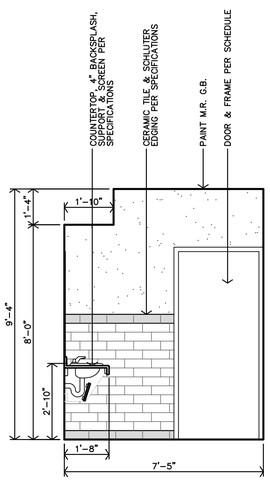
J1 FITNESS #102 INTERIOR ELEVATION
3/8"=1'-0"



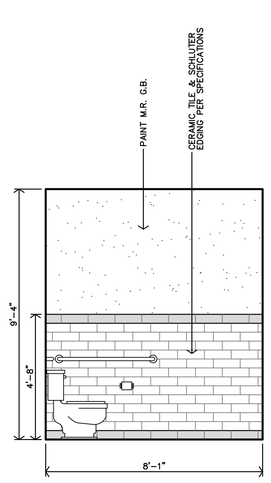
H WOMEN #104 INTERIOR ELEVATION
3/8"=1'-0"



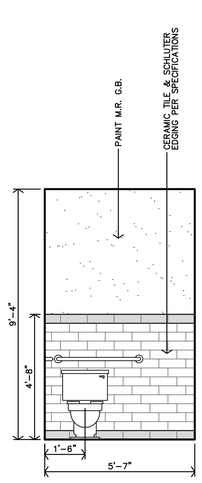
G WOMEN #104 INTERIOR ELEVATION
3/8"=1'-0"



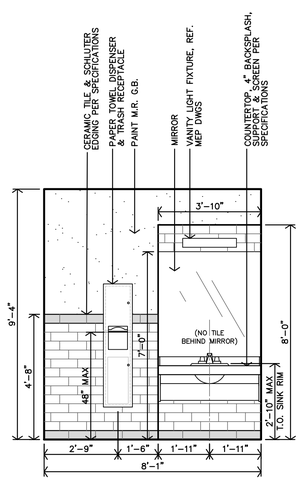
F MEN#103 INTERIOR ELEVATION
3/8"=1'-0"



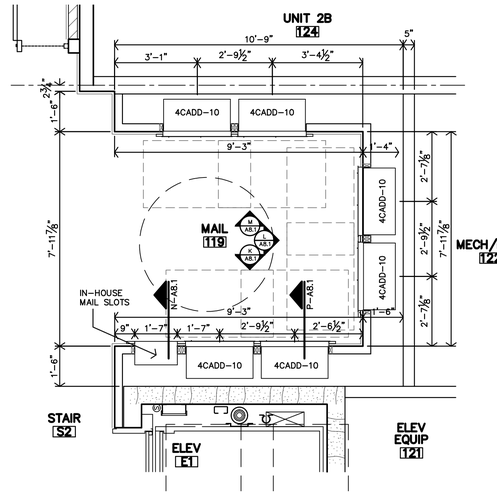
E MEN #103 INTERIOR ELEVATION
3/8"=1'-0" WOMEN #104 MIR'D



D MEN #103 INTERIOR ELEVATION
3/8"=1'-0"

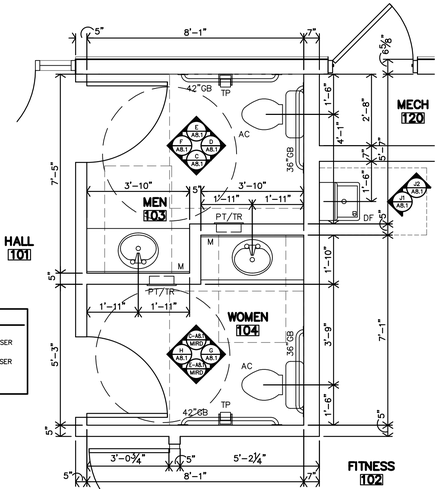


C MEN #103 INTERIOR ELEVATION
3/8"=1'-0" WOMEN #104 MIR'D



B ENLARGED MAIL CENTER PLAN
3/8"=1'-0"

LEGEND
M MIRROR
TP TOILET PAPER DISPENSER
GB GRAB BAR
PT PAPER TOWEL DISPENSER
TR TRASH RECEPTOR
AC ACCESSIBLE
DF DRINKING FOUNTAIN



A ENLARGED PUBLIC RESTROOM PLAN
3/8"=1'-0"

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Kansas City, MO 64108
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT JAMES S. GILLAM 5-17-2023 22419 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A8.1

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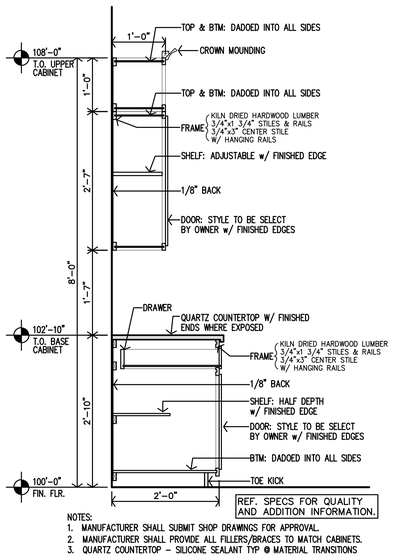
CASEWORK NOTES

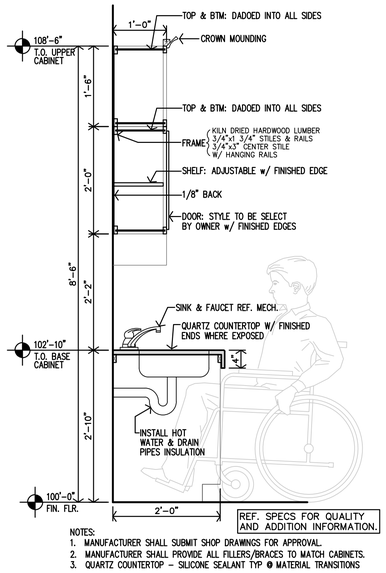
1. PLASTIC LAMINATE ON ALL EXPOSED SURFACES UNLESS NOTED OTHERWISE.
2. PLASTIC LAMINATE AT ALL EXPOSED EDGES UNLESS NOTED OTHERWISE.
3. ENTIRE CABINET DOOR (INTERIOR & EXTERIOR) TO BE PLASTIC LAMINATE.
4. INTERIOR UNEXPOSED SURFACES TO BE "BLACK" MELAMINE UNLESS NOTED OTHERWISE.
5. COUNTERTOPS & BACKSPLASHES TO BE PLASTIC LAMINATE W/ EASED EDGES.
6. PROVIDE ALL NECESSARY FILLERS OF MATCHING MATERIALS. INSTALL CONTINUOUS FINISH FLOORING BASE @ CASEWORK TOEKICK.
7. ALL ADJUSTABLE SHELVING SHALL BE 3/4" THICK MATERIAL.
8. ALL ADJUSTABLE UNEXPOSED MELAMINE SHELVING SHALL HAVE ALL FOUR EDGES TAPED.
9. EXPOSED ADJUSTABLE SHELVING SHALL HAVE FULL THICKNESS PLASTIC LAMINATE AT ALL EXPOSED SURFACES AND ALL FOUR EDGES. TAPE IS NOT ACCEPTABLE.
10. COUNTERTOPS SHALL RECEIVE 1½"W x 3mm EDGE BAND.
11. ALL UPPER CABINETS SHALL HAVE (2) ADJUSTABLE SHELVES PER EACH, UNLESS NOTED OTHERWISE.
12. REFERENCE ELEVATIONS FOR NUMBER OF ADJUSTABLE SHELVES AT LOWER CABINET UNITS.
13. STAINING AND PAINTING OF ALL HARDWOOD TRIM SHALL BE PER THE PAINTER.
14. MULTIPLE LAMINATES (PREMIUM FINISHES AS WELL) WILL BE SELECTED BY ARCHITECT.
15. CABINETS TO BE FLUSH OVERLAY UNLESS NOTED OTHERWISE.
16. PROVIDE BLOCKING BEHIND WALL FOR SUPPORT OF CABINETRY.
17. PROVIDE & INSTALL ANGLE SUPPORT BRACKETS WHERE COUNTERTOP SPAN EXCEEDS 48" IN WIDTH.



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. QUARTZ COUNTERTOP – SILICONE SEALANT TYP @ MATERIAL TRANSITIONS

REF. SPECS FOR QUALITY AND ADDITION INFORMATION.

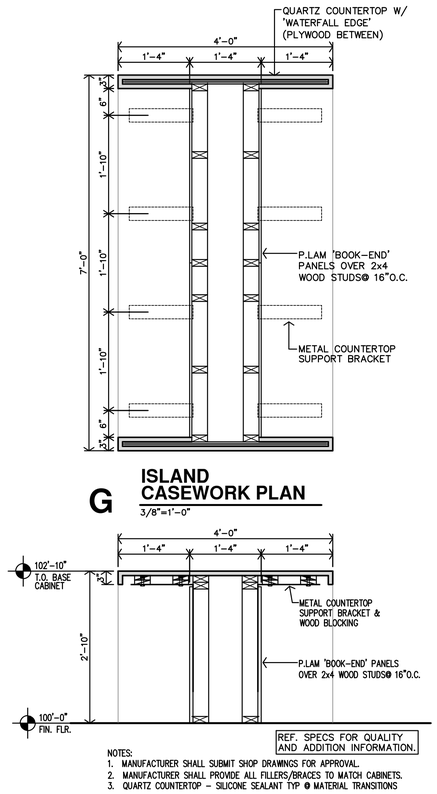
J COMMUNITY ROOM #106 CASEWORK SECTION
3/8"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. QUARTZ COUNTERTOP – SILICONE SEALANT TYP @ MATERIAL TRANSITIONS

REF. SPECS FOR QUALITY AND ADDITION INFORMATION.

H COMMUNITY ROOM #106 CASEWORK SECTION
3/8"=1'-0"

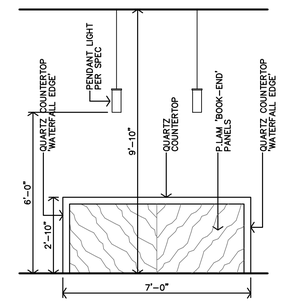


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. QUARTZ COUNTERTOP – SILICONE SEALANT TYP @ MATERIAL TRANSITIONS

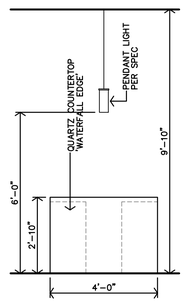
REF. SPECS FOR QUALITY AND ADDITION INFORMATION.

G ISLAND CASEWORK PLAN
3/8"=1'-0"

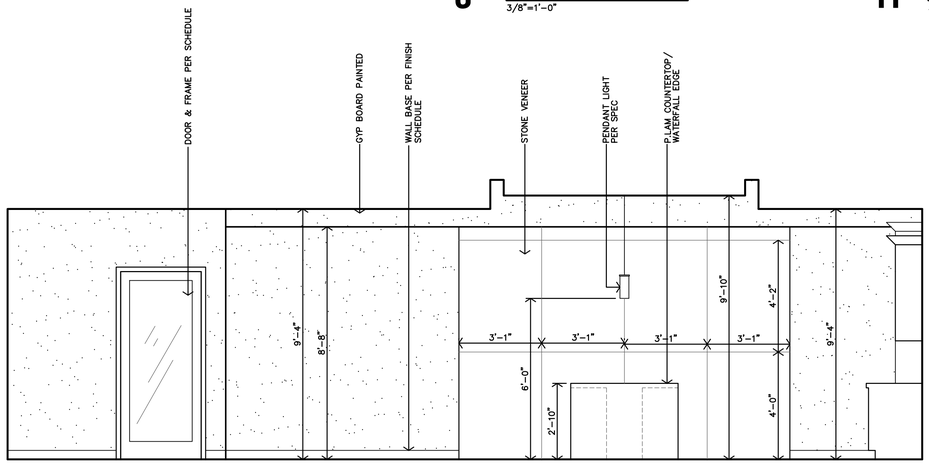
F ISLAND CASEWORK SECTION
3/8"=1'-0"



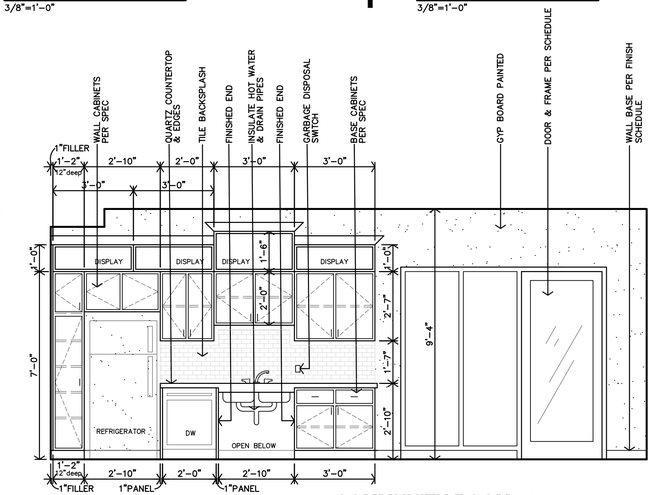
E ISLAND CASEWORK ELEVATION
3/8"=1'-0"



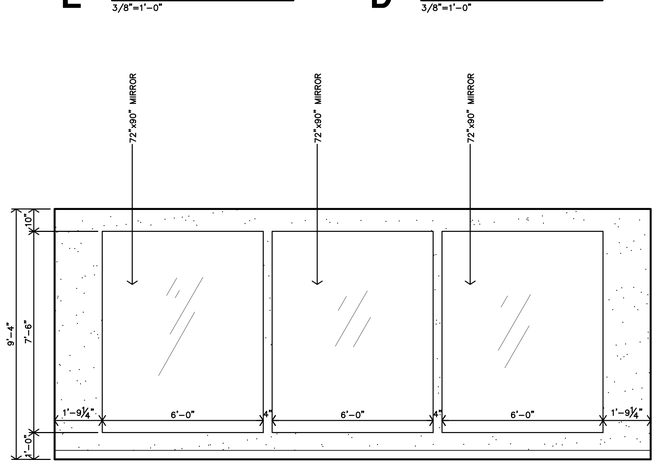
D ISLAND CASEWORK ELEVATION
3/8"=1'-0"



C COMMUNITY ROOM #106 INTERIOR ELEVATION
3/8"=1'-0"



B COMMUNITY ROOM #106 INTERIOR ELEVATION
3/8"=1'-0"



A FITNESS #102 INTERIOR ELEVATION
3/8"=1'-0"

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
32419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A8.2

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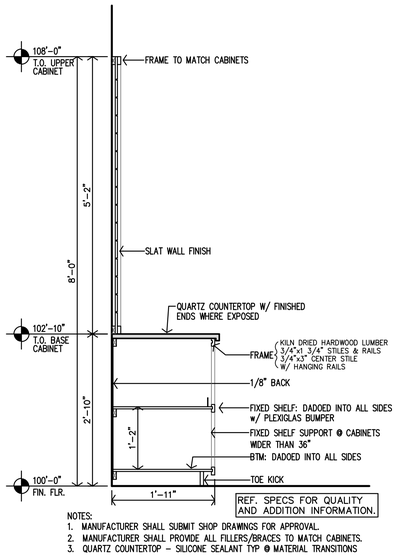
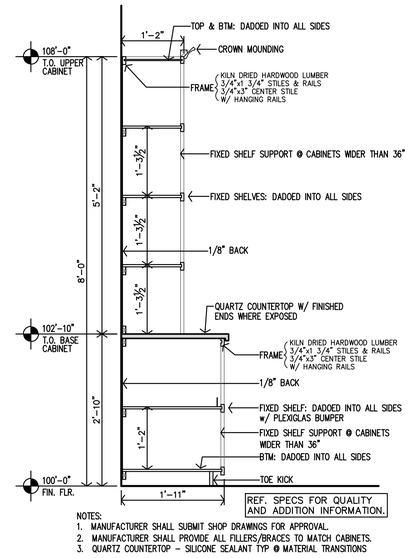


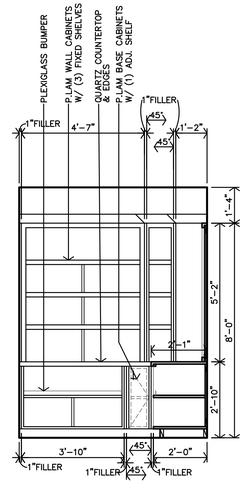
D **PANTRY #107 CASEWORK SECTION**
3/4"=1'-0"



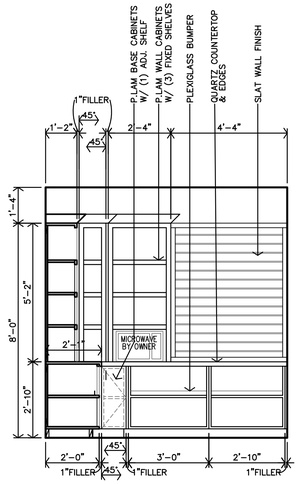
C **PANTRY #107 CASEWORK SECTION**
3/4"=1'-0"



PANRTY #107 CASEWORK INSPIRATION



B **PANTRY #107 INTERIOR ELEVATION**
3/8"=1'-0"



A **PANTRY #107 INTERIOR ELEVATION**
3/8"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
29415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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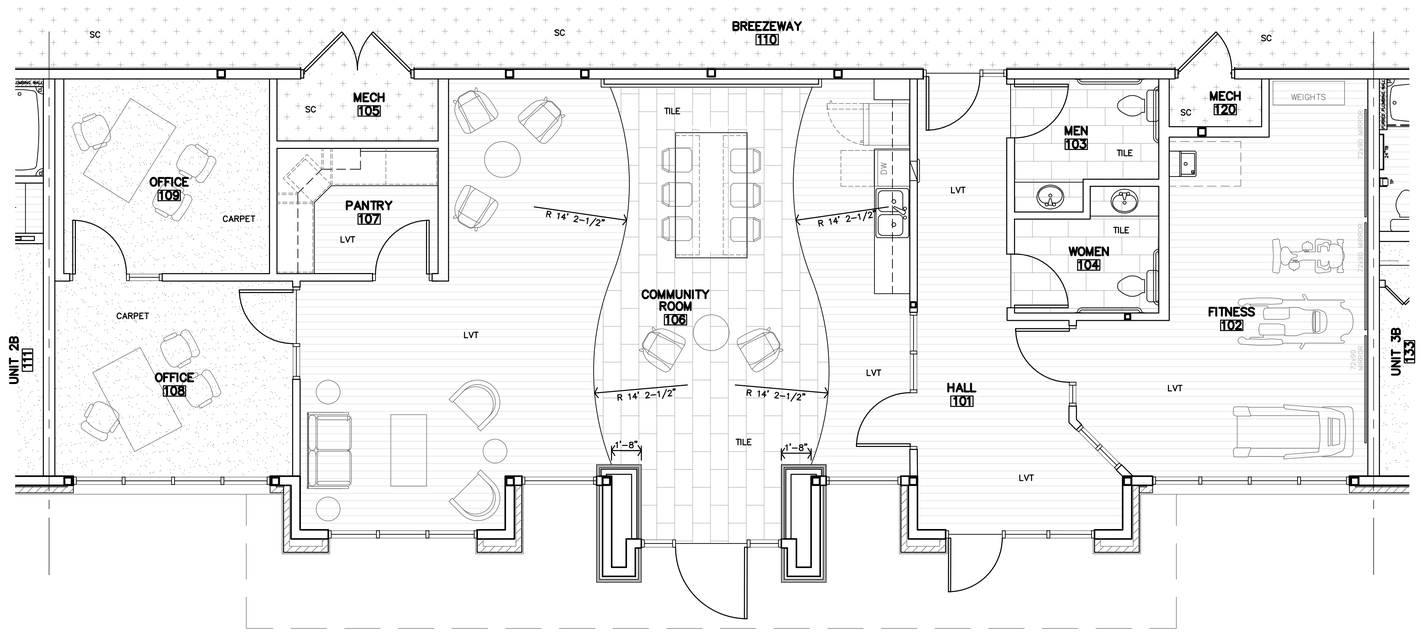


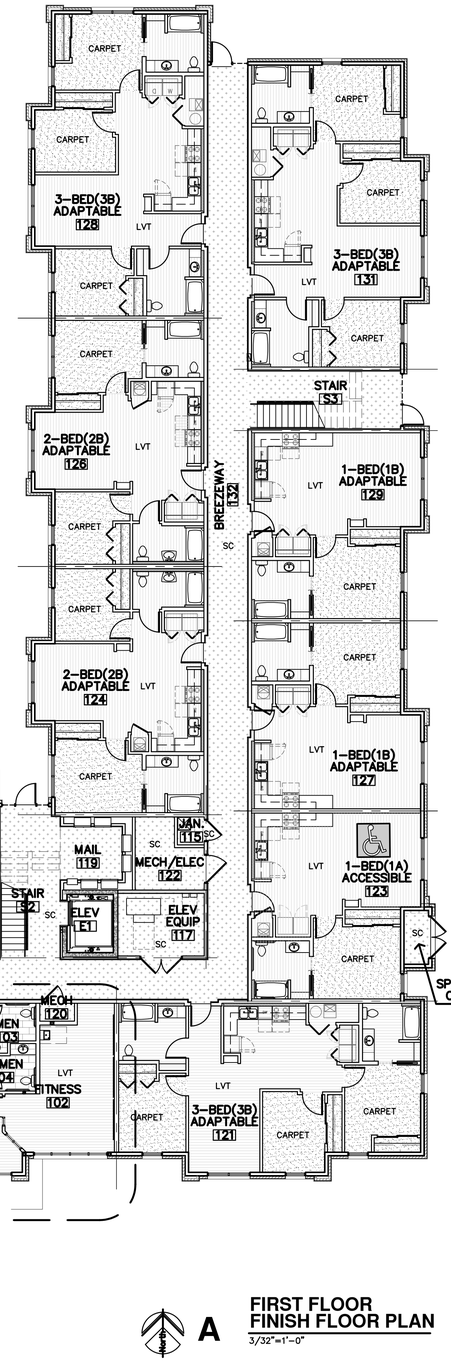
B **ENLARGED PARTIAL FINISH FLOOR PLAN**
1/4"=1'-0"

FLOORING GENERAL NOTES

1. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
2. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
3. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS
4. CUT TILE TIGHT AROUND DOOR FRAMES, AT VCT FLOORS INSTALL CLEAR SILICONE SEALANT AT THE FLOOR/FRAME TRANSITION.
5. INSTALL METAL SCHLUTER TRANSITION BETWEEN FLOOR & WALL MATERIAL TRANSITIONS UNLESS BULLNOSE OR WOOD TRIM IS INDICATED.
6. ADD REDUCER STRIP AT ALL FLOORING TRANSITIONS
7. UNIT KITCHEN & BATH: AT REMOVABLE CABINET FRONTS. WALLS TO BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
8. VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW. INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
9. CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

FLOORING LEGEND

- SC — SEALED CONCRETE
- LVT — LUXURY VINYL TILE
- CARPET — CARPET



A **FIRST FLOOR FINISH FLOOR PLAN**
3/32"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A9.1

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FLOORING GENERAL NOTES

1. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
2. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
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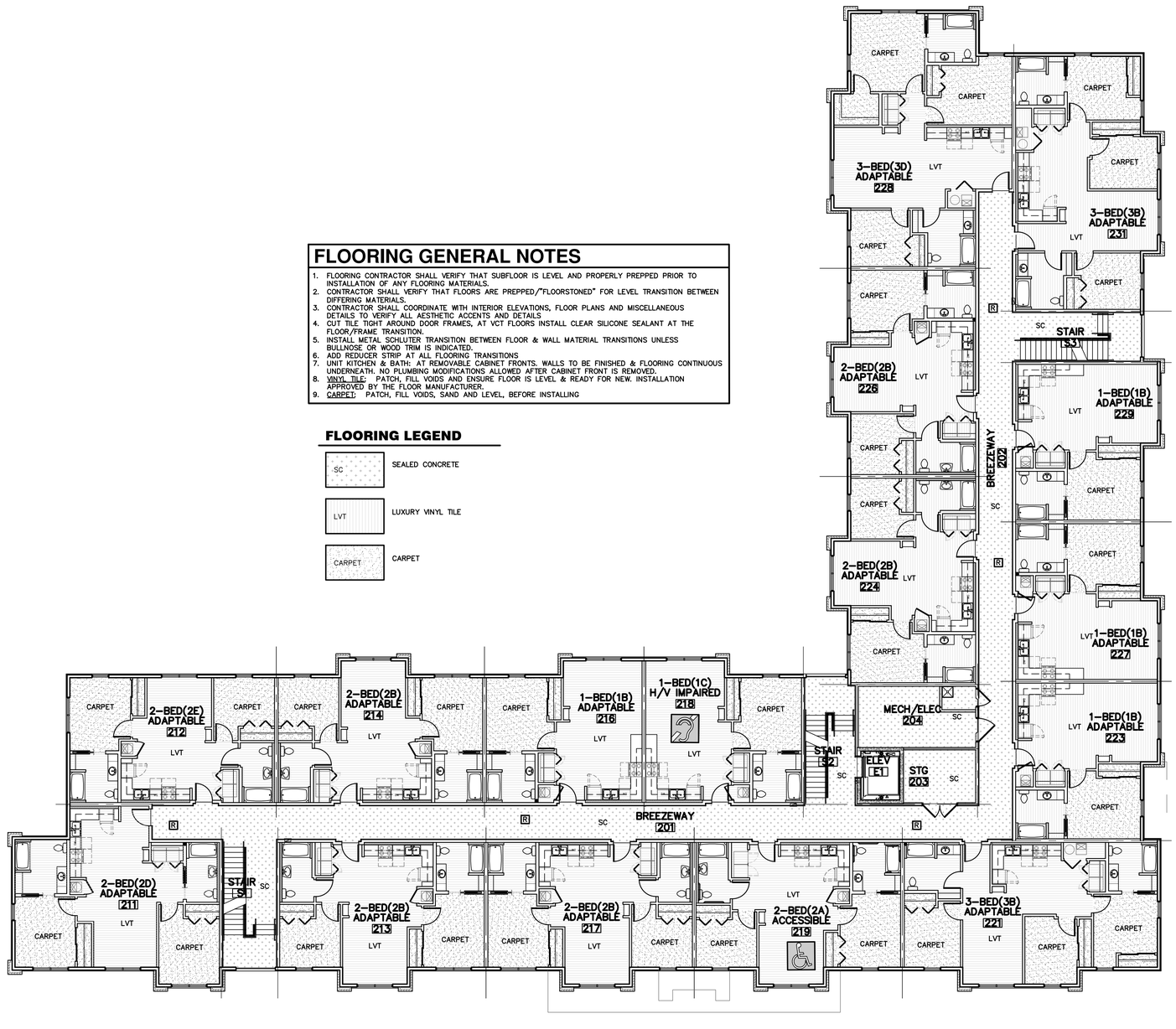
5. INSTALL METAL SCHLUTER TRANSITION BETWEEN FLOOR & WALL MATERIAL TRANSITIONS UNLESS BULLNOSE OR WOOD TRIM IS INDICATED.
6. ADD REDUCER STRIP AT ALL FLOORING TRANSITIONS
7. UNIT KITCHEN & BATH: AT REMOVABLE CABINET FRONTS, WALLS TO BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
8. VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW. INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
9. CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

FLOORING LEGEND

- SC — SEALED CONCRETE
- LVT — LUXURY VINYL TILE
- CARPET — CARPET



A **SECOND FLOOR FINISH FLOOR PLAN**
3/32"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STEVEN S GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A9.2

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FLOORING GENERAL NOTES

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4. CUT TILE TIGHT AROUND DOOR FRAMES, AT VCT FLOORS INSTALL CLEAR SILICONE SEALANT AT THE FLOOR/FRAME TRANSITION.
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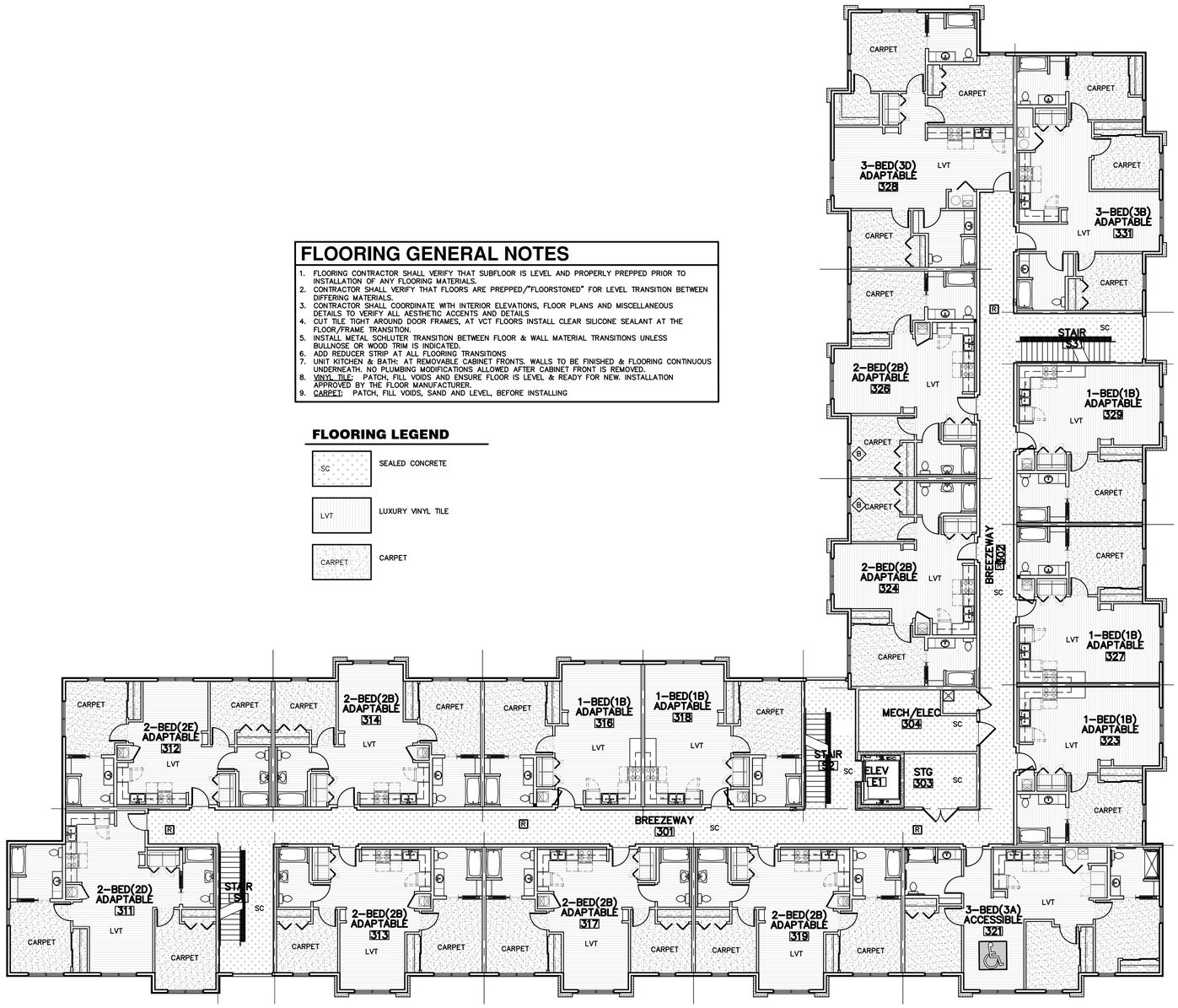
9. CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

FLOORING LEGEND

- SC — SEALED CONCRETE
- LVT — LUXURY VINYL TILE
- CARPET — CARPET



A THIRD FLOOR FINISH FLOOR PLAN
3/32"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — BRET S. GILLAM — 5-17-2023 — 20419 — STATE OF TEXAS

REVISION:	
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	A9.3

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FLOORING GENERAL NOTES

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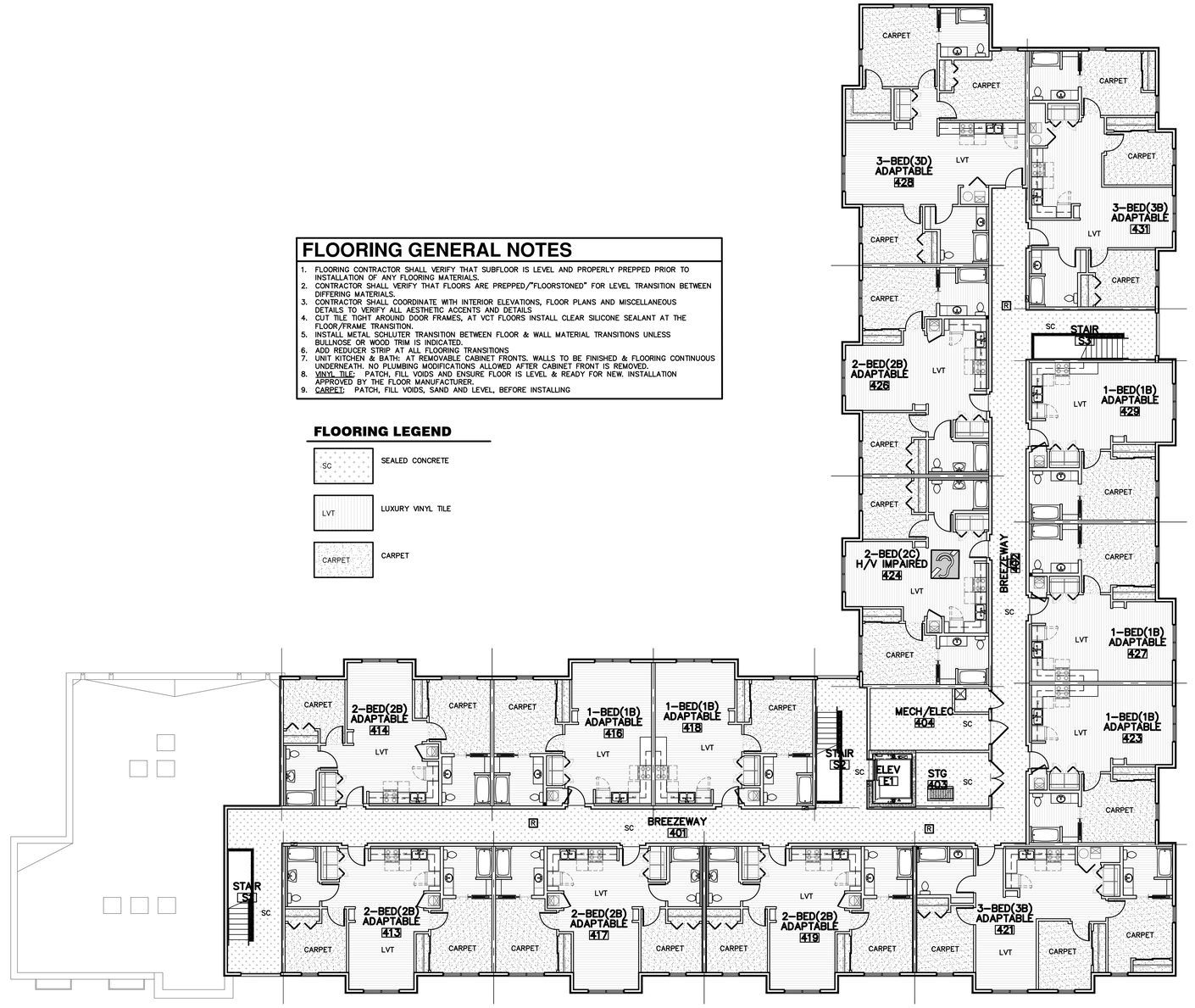
8. VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW. INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
9. CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

FLOORING LEGEND

- SC — SEALED CONCRETE
- LVT — LUXURY VINYL TILE
- CARPET — CARPET



A **FOURTH FLOOR FINISH FLOOR PLAN**
3/32"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — BRET S. GILLAM — 5-17-2023 — 29419 — STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A9.4

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PUBLIC FINISH SCHEDULE cont.

FINISHES & INSTRUCTIONS

P1 LATEX ENAMEL LVT VINYL PLANK FLR'G TILE T TILE FP FIBERGLAS REINF. PANEL
C1 CARPET M METAL WRAP ST STAIN & SEAL TX TEXTURE
SC SEALED CONCRETE RB RUBBER BASE GT GLUE-UP TILE

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: VINYL PLANK FLR'G TILE	FLOOR: CERAMIC TILE	FLOOR: SEALED CONCRETE	BASE: SELF COVE RUBBER BASE	BASE: CERAMIC TILE	N.WALL: 5/8" FIRE RATED G.B.	N.WALL: CERAMIC TILE	E.WALL: 5/8" FIRE RATED G.B.	E.WALL: CERAMIC TILE	S.WALL: 5/8" FIRE RATED G.B.	S.WALL: CERAMIC TILE	W.WALL: 5/8" FIRE RATED G.B.	W.WALL: CERAMIC TILE	CEILING: 5/8" FIRE RATED G.B.	REMARKS
FOURTH FLOOR																	
401	BREEZEWAY				SC	‹				EXTERIOR SIDING							
402	BREEZEWAY				SC	‹				EXTERIOR SIDING							
403	STORAGE				SC		RB	P1		P1		P1		P1		P1	
404	MECHANICAL				SC		RB	P1		P1		P1		P1		P1	
406	JANITOR				SC		RB	P1		P1		P1		P1		P1	
407	*NOT USED*																
408	*NOT USED*																
409	*NOT USED*																
411	UNIT 2-BED (2D)									REFERENCE UNIT FINISH SCHEDULE							
412	UNIT 2-BED (2C)									REFERENCE UNIT FINISH SCHEDULE							
413	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
414	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
416	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
417	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
418	UNIT 1-BED (1C)									REFERENCE UNIT FINISH SCHEDULE							
419	UNIT 2-BED (2A)									REFERENCE UNIT FINISH SCHEDULE							
421	UNIT 3-BED (3B)									REFERENCE UNIT FINISH SCHEDULE							
422	*NOT USED*																
423	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
424	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
426	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
427	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
428	UNIT 3-BED (3D)									REFERENCE UNIT FINISH SCHEDULE							
429	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
431	UNIT 3-BED (3D)									REFERENCE UNIT FINISH SCHEDULE							
STAIRS & ELEVATOR																	
E1	ELEVATOR				T1	- + -		REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER									
S1	STAIR					‹				EXTERIOR SIDING							
S2	STAIR					‹				EXTERIOR SIDING							
S3	STAIR					‹				EXTERIOR SIDING							

GENERAL NOTES:

A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/LVT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORY TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE RUBBER BASE UNLESS NOTED OTHERWISE.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
H. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
I. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY, NO BRUSH FINISH.
J. COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
K. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
L. REFERENCE INTERIOR DESIGN PACKAGE, (STRUT INTERIOR DESIGN) FOR LAYOUT, FLOORING PATTERNS-DIRECTIONS, FINISH/PRODUCT SELECTIONS & PAINT COLOR AT ALL LOCATIONS.

SPECIFIC NOTES:

1. REFERENCE REFLECTED CEILING PLAN, COORDINATE LOCATION OF CEILING ACCENTS & SOFFITS.
2. INSTALL FRP PANEL TO 4'-0" ABOVE MOP SINK AND EXTEND 1'-0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.
3. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL CEILINGS.

APARTMENT INTERIOR FINISH SCHEDULE
60 UNITS - REF. SHEETS A2.5-A2.14

FINISHES & INSTRUCTIONS

P1 - LATEX ENAMEL V - VINYL PLANK FLR'G TILE
P2 - LATEX ENAMEL ST - SPRAY TEXTURE
P3 - LATEX ENAMEL S - SMOOTH T - TEXTURED LIGHT KNOCKDOWN

NO.	DESCRIPTION	FLOOR: VINYL PLANK FLOORING	FLOOR: CARPET	FLOOR: SEALED CONC.	BASE: 2 1/2" WOOD	BASE: NONE	N.WALL: 5/8" TYPE X G.B.	N.WALL: 5/8" TYPE X M.R. G.B.	E.WALL: 5/8" TYPE X G.B.	E.WALL: 5/8" TYPE X M.R. G.B.	S.WALL: 5/8" TYPE X G.B.	S.WALL: 5/8" TYPE X M.R. G.B.	W.WALL: 5/8" TYPE X G.B.	W.WALL: 5/8" TYPE X M.R. G.B.	CLG: 5/8" TYPE X G.B.	HGT.	NOTES
1	LIVING ROOM	●			P1		P1		P1		P1		P1		ST	8'-0"	
2	DINING	●			P1		P1		P1		P1		P1		ST	8'-0"	
3	KITCHEN	●			P1			P2		P2		P2		P2	ST	8'-0"	NOTE 1 & 2
4	BATH	●			P1			P1		P1		P1		P1	ST	8'-0"	NOTE 1, 2 & 3
5	BEDROOM		●		P1		P1		P1		P1		P1		ST	8'-0"	
6	LAUNDRY	●			P1			P2		P2		P2		P2	ST	8'-0"	NOTE 2
7	MECHANICAL	●			P1		P1		P1		P1		P1		ST	8'-0"	
8	CLOSET		●		P1		P1		P1		P1		P1		ST	8'-0"	
9	BEDROOM		●		P1		P1		P1		P1		P1		ST	8'-0"	
10	CLOSET		●		P1		P1		P1		P1		P1		ST	8'-0"	
11	BATH	●			P1			P2		P2		P2		P2	ST	8'-0"	NOTE 1, 2 & 3
12	CLOSET		●		P1		P2		P2		P2		P2		ST	8'-0"	
13	BEDROOM		●		P1		P1		P1		P1		P1		ST	8'-0"	

NOTES: 1. AT ALL REMOVABLE CABINET FRONTS: WALLS AND FLOORS ARE TO BE FINISHED.
2. INSTALL 5/8" TYPE X M.R G.B. @ ALL WET AREAS.
3. 5/8" CEMENT BOARD @ TUB ENCLOSURE

PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 LATEX ENAMEL LVT VINYL PLANK FLR'G TILE T TILE FP FIBERGLAS REINF. PANEL
C1 CARPET M METAL WRAP ST STAIN & SEAL TX TEXTURE
SC SEALED CONCRETE RB RUBBER BASE GT GLUE-UP TILE

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: VINYL PLANK FLR'G TILE	FLOOR: CERAMIC TILE	FLOOR: SEALED CONCRETE	BASE: SELF COVE RUBBER BASE	BASE: CERAMIC TILE	N.WALL: 5/8" FIRE RATED G.B.	N.WALL: CERAMIC TILE	E.WALL: 5/8" FIRE RATED G.B.	E.WALL: CERAMIC TILE	S.WALL: 5/8" FIRE RATED G.B.	S.WALL: CERAMIC TILE	W.WALL: 5/8" FIRE RATED G.B.	W.WALL: CERAMIC TILE	CEILING: 5/8" FIRE RATED G.B.	REMARKS
FIRST FLOOR																	
101	HALL		LVT				RB	P1		P1		P1		P1		P1	
102	FITNESS		LVT				RB	P1		P1		P1		P1		P1	
103	MEN			T				P1	T	P1	T	P1	T	P1	T	P1	
104	WOMEN			T				P1	T	P1	T	P1	T	P1	T	P1	
105	MECHANICAL				SC		RB	P1		P1		P1		P1		P1	
106	COMMUNITY ROOM		LVT				RB	P1		P1		P1		P1		P1	
107	PANTRY		LVT				RB	P1		P1		P1		P1		P1	
108	OFFICE		LVT				RB	P1		P1		P1		P1		P1	
109	OFFICE		LVT				RB	P1		P1		P1		P1		P1	
110	BREEZEWAY				SC	‹				EXTERIOR SIDING					›		
111	UNIT 2-BED (2D)									REFERENCE UNIT FINISH SCHEDULE							
112	UNIT 2-BED (2E)									REFERENCE UNIT FINISH SCHEDULE							
113	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
114	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
115	JANITOR				SC		RB	P1		P1		P1		P1		P1	
116	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
117	ELEVATOR EQUIPMENT				SC		RB	P1		P1		P1		P1		P1	
118	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
119	MAIL CENTER				SC	‹				EXTERIOR SIDING					›		
120	MECHANICAL				SC		RB	P1		P1		P1		P1		P1	
121	UNIT 3-BED (3B)									REFERENCE UNIT FINISH SCHEDULE							
122	MECHANICAL/ELECTRICAL				SC		RB	P1		P1		P1		P1		P1	
123	UNIT 1-BED (1A)									REFERENCE UNIT FINISH SCHEDULE							
124	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
126	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
127	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
128	UNIT 3-BED (3D)									REFERENCE UNIT FINISH SCHEDULE							
129	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
131	UNIT 3-BED (3B)									REFERENCE UNIT FINISH SCHEDULE							
132	BREEZEWAY				SC	‹				EXTERIOR SIDING					›		
133	FIRE SPRINKLER ROOM				SC		RB	P1		P1		P1		P1		P1	
SECOND FLOOR																	
201	BREEZEWAY				SC	‹				EXTERIOR SIDING					›		
202	BREEZEWAY				SC	‹				EXTERIOR SIDING					›		
203	STORAGE				SC		RB	P1		P1		P1		P1		P1	
204	MECHANICAL				SC		RB	P1		P1		P1		P1		P1	
206	JANITOR				SC		RB	P1		P1		P1		P1		P1	
207	*NOT USED*																
208	*NOT USED*																
209	*NOT USED*																
211	UNIT 2-BED (2D)									REFERENCE UNIT FINISH SCHEDULE							
212	UNIT 2-BED (2C)									REFERENCE UNIT FINISH SCHEDULE							
213	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
214	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
216	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
217	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
218	UNIT 1-BED (1C)									REFERENCE UNIT FINISH SCHEDULE							
219	UNIT 2-BED (2A)									REFERENCE UNIT FINISH SCHEDULE							
221	UNIT 3-BED (3B)									REFERENCE UNIT FINISH SCHEDULE							
222	*NOT USED*																
223	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
224	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
226	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
227	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
228	UNIT 3-BED (3D)									REFERENCE UNIT FINISH SCHEDULE							
229	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
231	UNIT 3-BED (3D)									REFERENCE UNIT FINISH SCHEDULE							
THIRD FLOOR																	
301	BREEZEWAY				SC	‹				EXTERIOR SIDING					›		
302	BREEZEWAY				SC	‹				EXTERIOR SIDING					›		
303	STORAGE				SC		RB	P1		P1		P1		P1		P1	
304	MECHANICAL				SC		RB	P1		P1		P1		P1		P1	
306	JANITOR				SC		RB	P1		P1		P1		P1		P1	
307	*NOT USED*																
308	*NOT USED*																
309	*NOT USED*																
311	UNIT 2-BED (2D)									REFERENCE UNIT FINISH SCHEDULE							
312	UNIT 2-BED (2C)									REFERENCE UNIT FINISH SCHEDULE							
313	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
314	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
316	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
317	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
318	UNIT 1-BED (1C)									REFERENCE UNIT FINISH SCHEDULE							
319	UNIT 2-BED (2A)									REFERENCE UNIT FINISH SCHEDULE							
321	UNIT 3-BED (3B)									REFERENCE UNIT FINISH SCHEDULE							
322	*NOT USED*																
323	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
324	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
326	UNIT 2-BED (2B)									REFERENCE UNIT FINISH SCHEDULE							
327	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
328	UNIT 3-BED (3D)									REFERENCE UNIT FINISH SCHEDULE							
329	UNIT 1-BED (1B)									REFERENCE UNIT FINISH SCHEDULE							
331	UNIT 3-BED (3D)									REFERENCE UNIT FINISH SCHEDULE							

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 5-17-2023 22410 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A10.1

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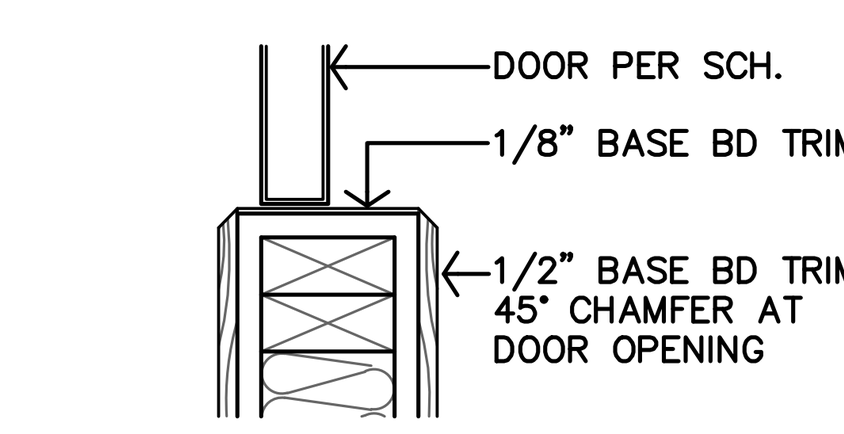
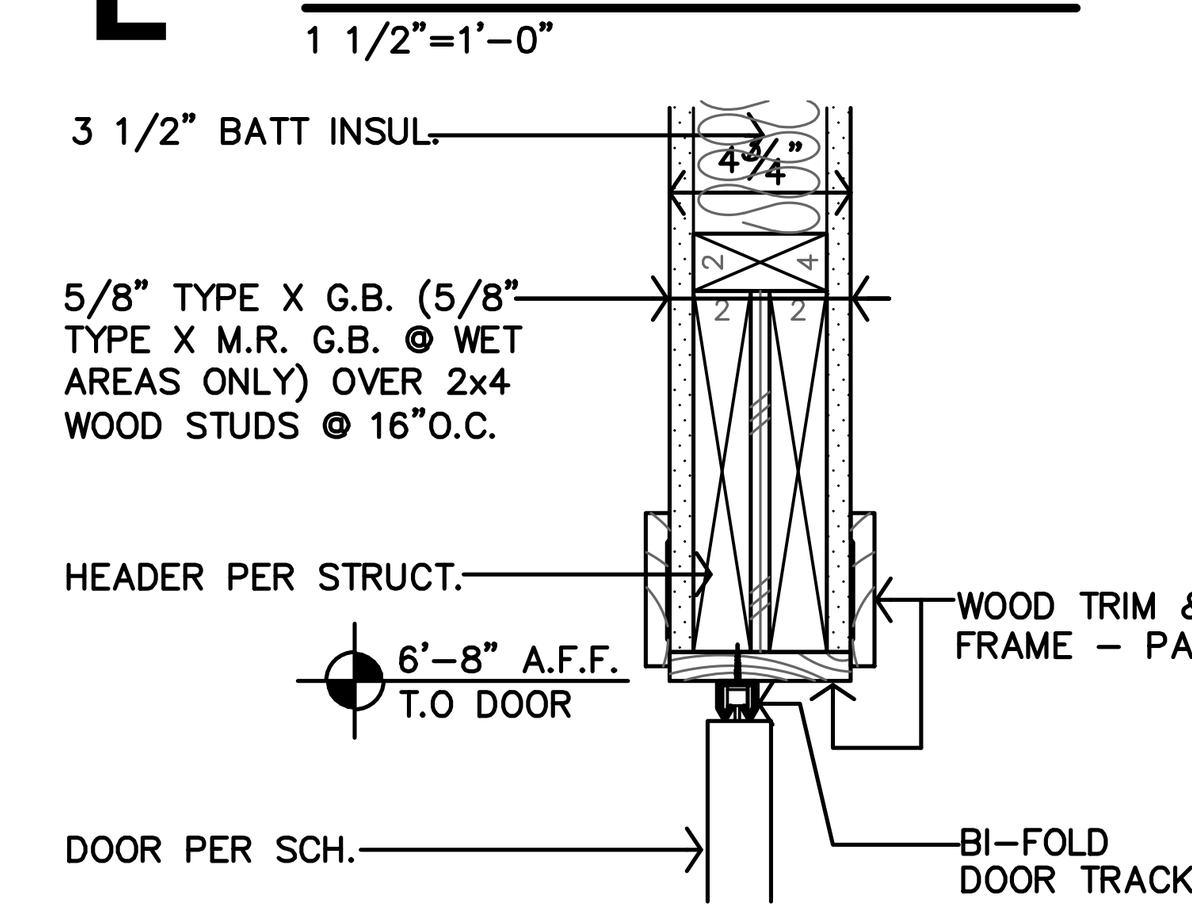
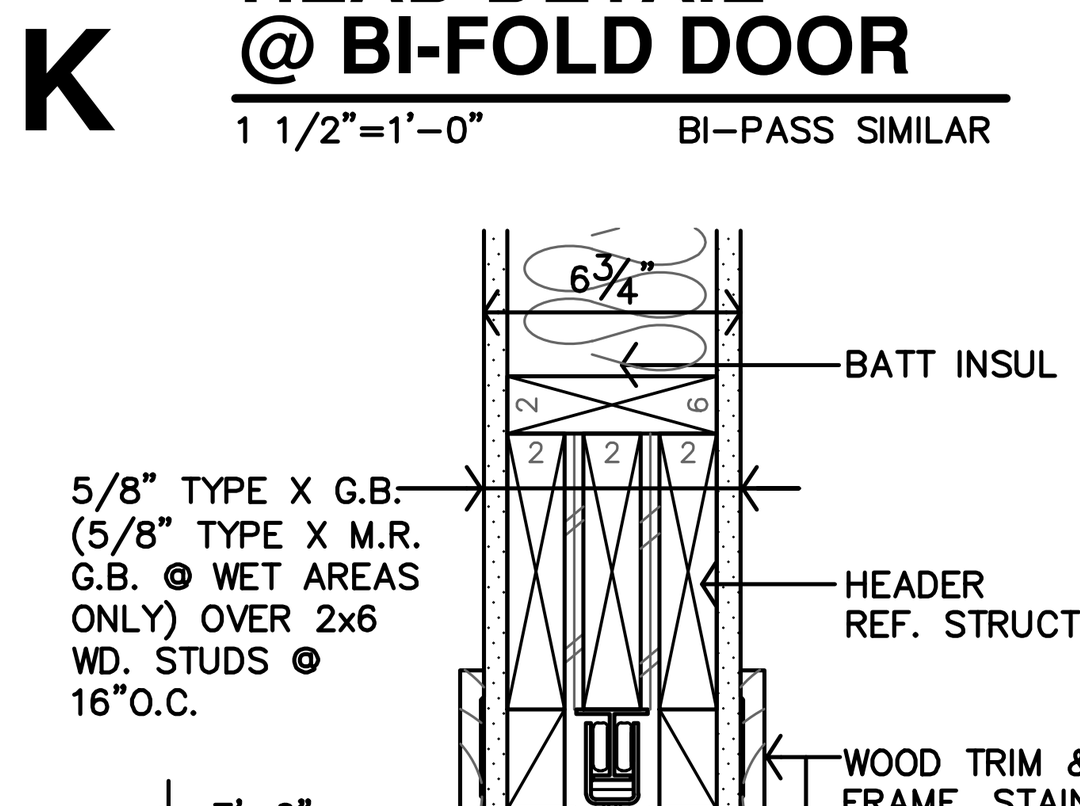


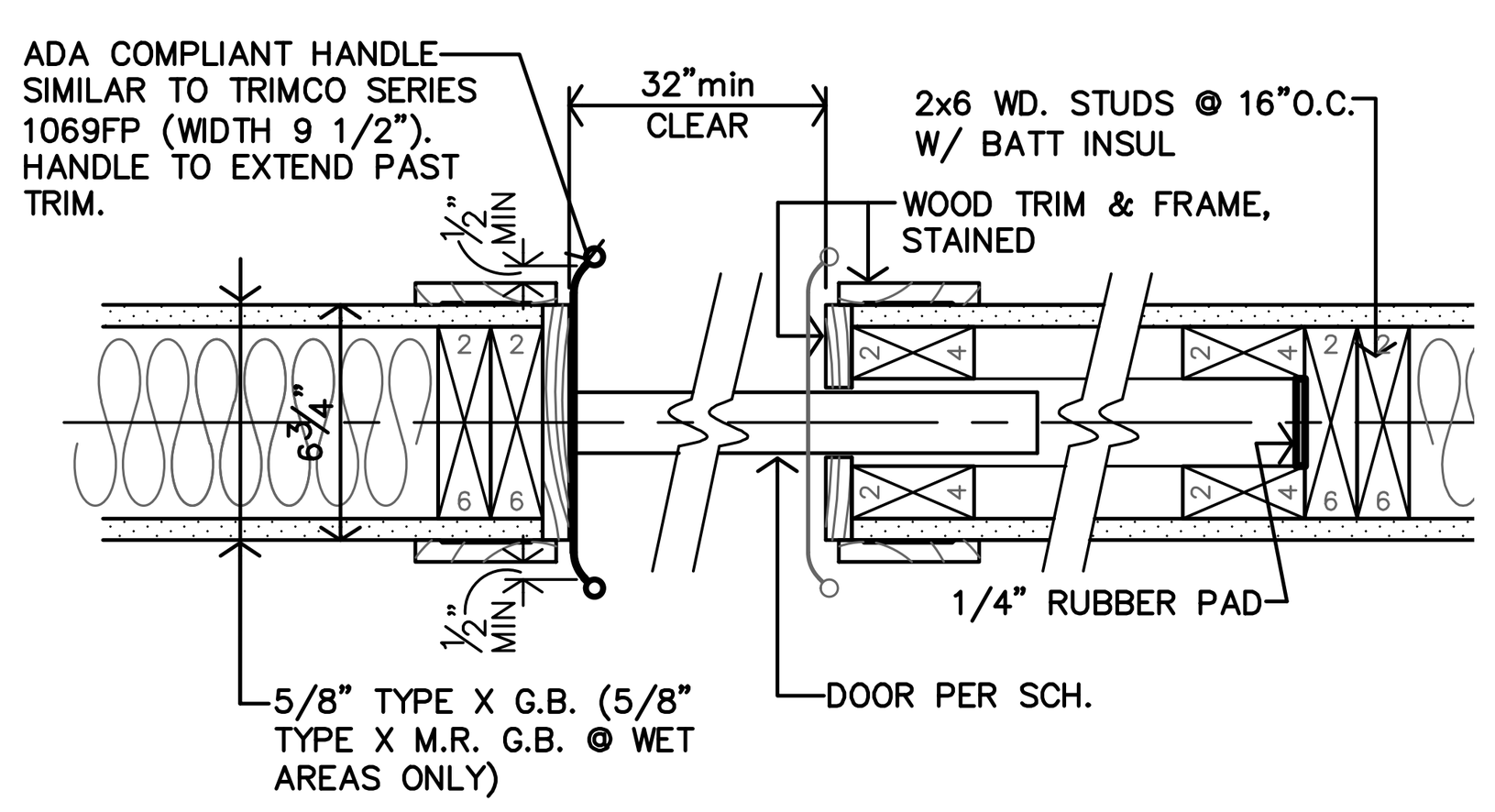
L UNIT BASE DETAIL @ BI-PASS DOOR
1 1/2"=1'-0"



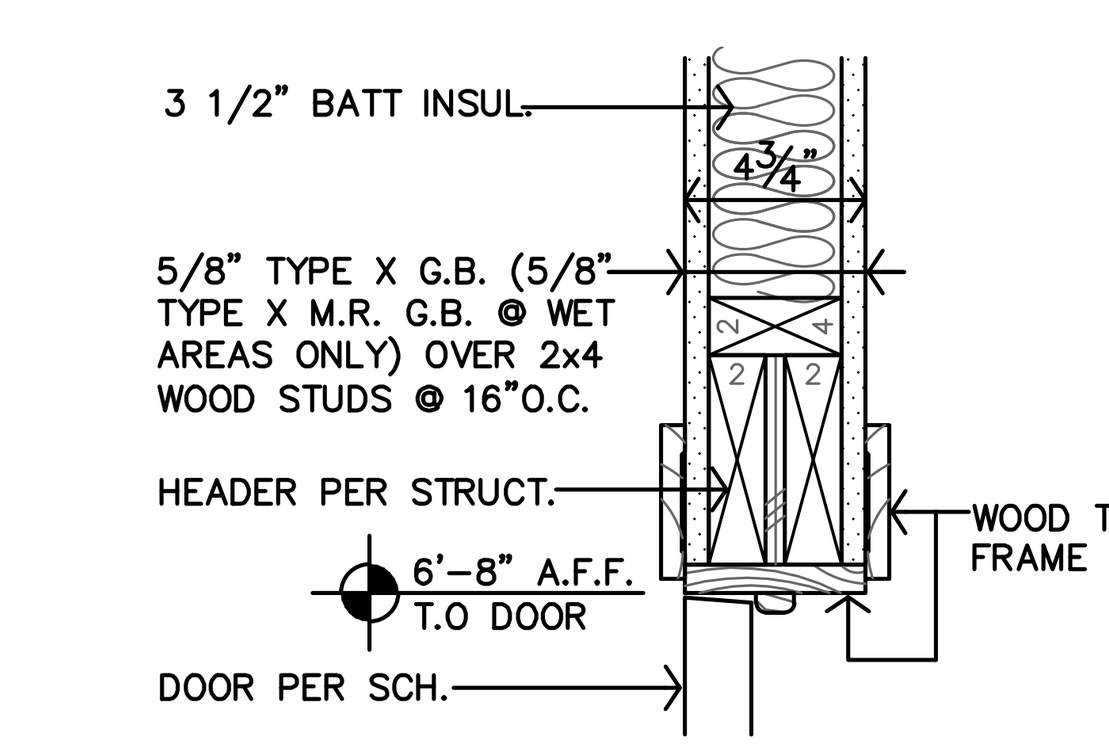
K UNIT HEAD DETAIL @ BI-FOLD DOOR
1 1/2"=1'-0" BI-PASS SIMILAR



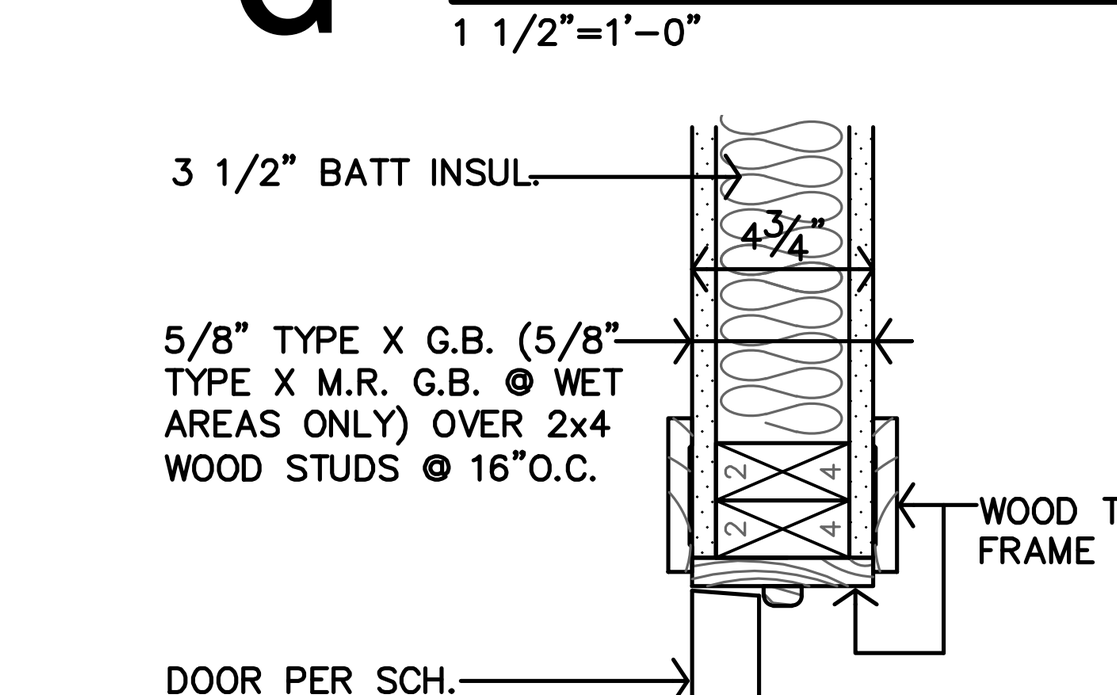
J UNIT POCKET DOOR HEAD DTL.
1 1/2"=1'-0"



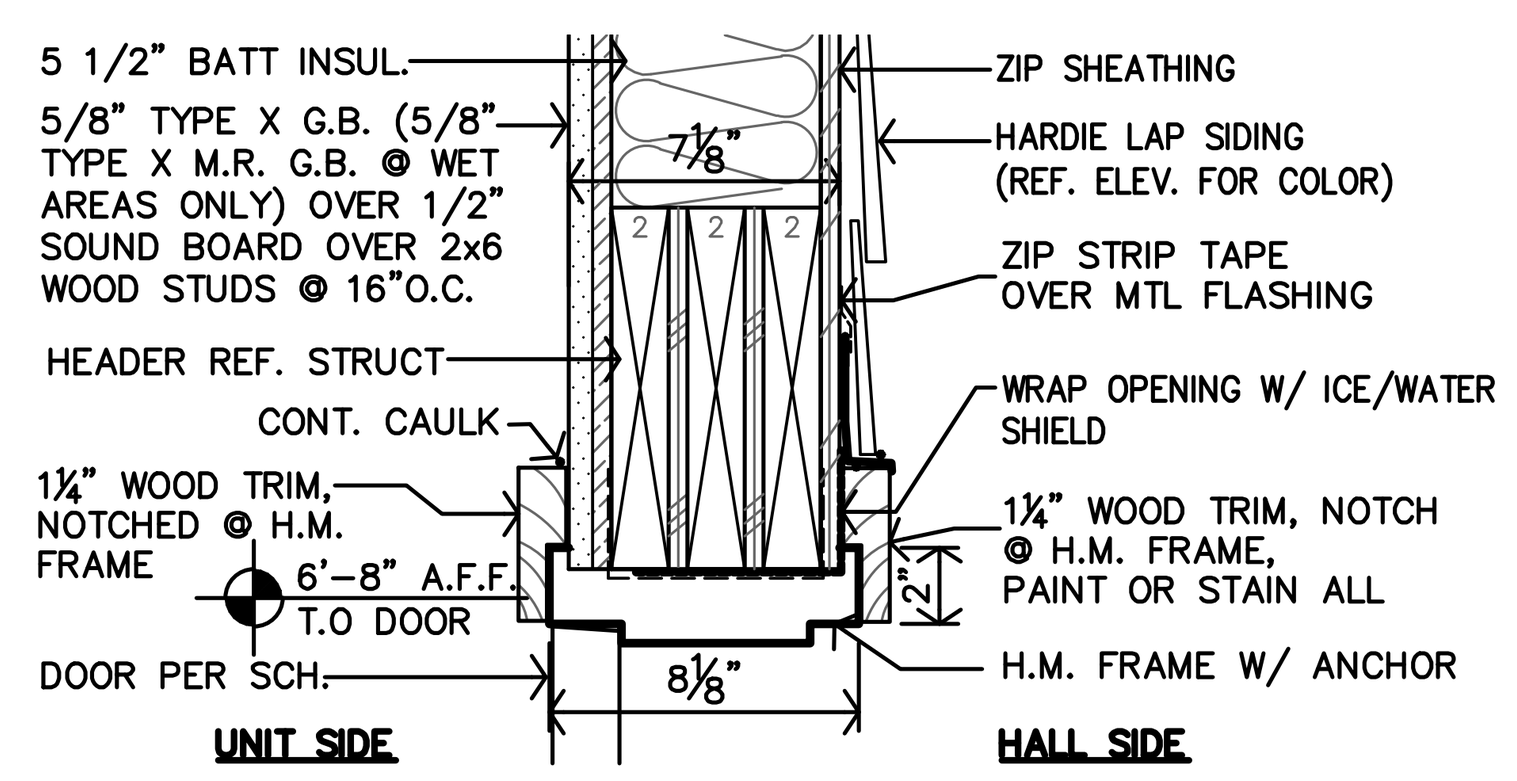
H UNIT POCKET DOOR JAMB DTL.
1 1/2"=1'-0"



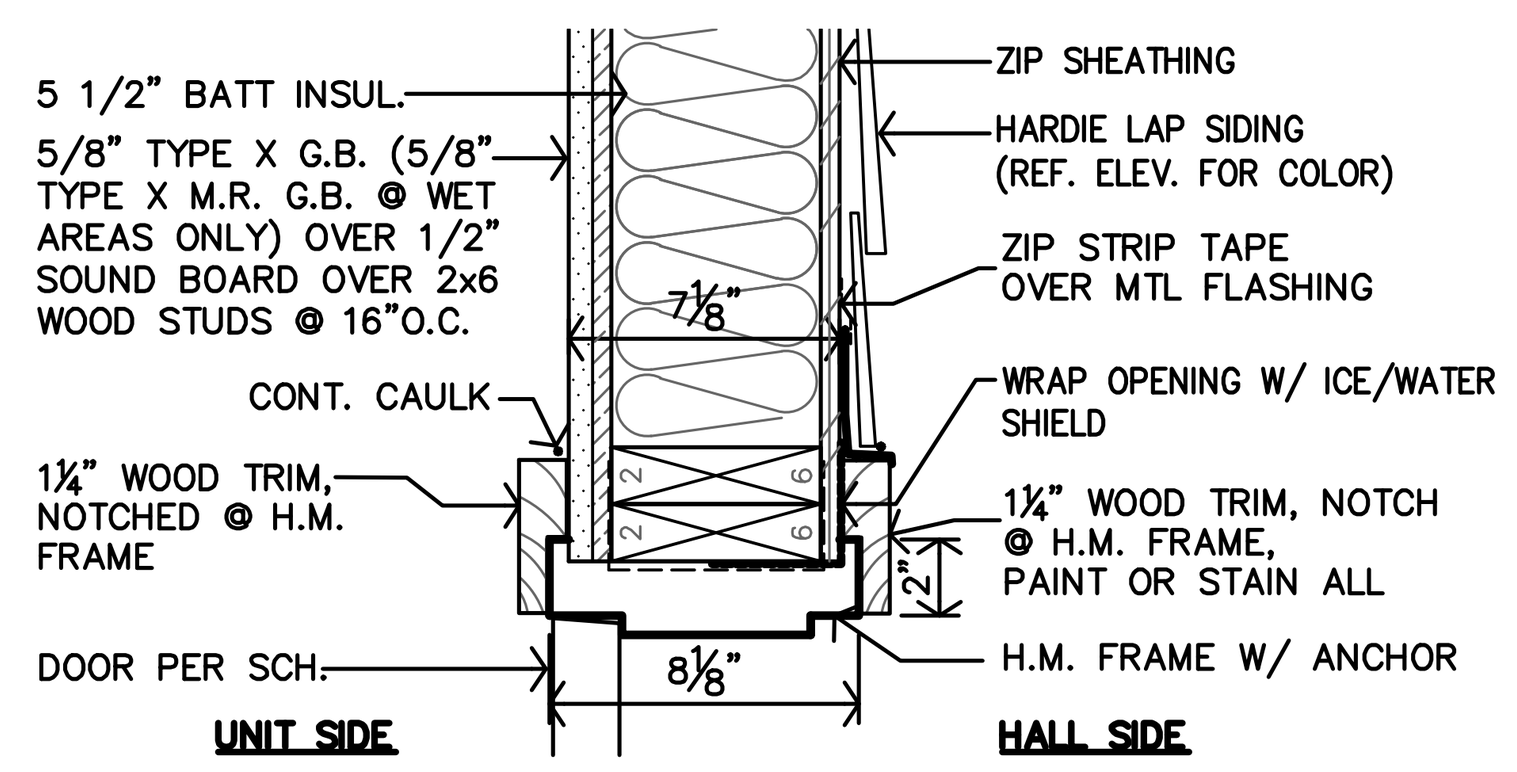
G UNIT DOOR HEAD DTL.
1 1/2"=1'-0"



F UNIT DOOR JAMB DTL.
1 1/2"=1'-0"



E UNIT DOOR HEAD DTL.
1 1/2"=1'-0"



D UNIT DOOR JAMB DTL.
1 1/2"=1'-0"

APARTMENT DOOR SCHEDULE - 60 UNITS - REF. SHEETS A2.5-A2.14

MARK	DOOR SIZE W	H	T	MATERIAL: MTL. INSULATED	WOOD H.C.	WOOD LOUVER	TYPE: TYPE	BI-FOLD	BI-PASS	POCKET	FINISH: PAINT	PRE-PRIMED	FRAME MAT'L: WOOD	FINISH: PAINT	PRE-PRIMED	GYP. BD.	RATING	DETAILS	NOTES
1	3'-0"	6'-8"	1 3/8"	●			A				●	●	2				20min	D/E-A10.2	NOTES 1,2,3,4,5
2	3'-0"	6'-8"	1 3/8"		●		B					●	1					F/G-A10.2	NOTES 6,7
3	3'-0"	6'-8"	1 3/4"		●					B		●	1					H/J-A10.2	NOTES 7,8
4	PR3'-0"	6'-8"	1 3/8"		●				B			●	1					K/L-A10.2 SIM	
6	(4)1'-3"	6'-8"	1 3/4"			●		C				●	1					K-A10.2	
7	(2)2'-0"	6'-8"	1 3/4"			●		E				●	1					K-A10.2	
8	2'-6"	6'-8"	1 3/8"			●	B					●	1					F/G-A10.2	
9	(4)1'-3"	6'-8"	1 3/4"			●		D				●	1					K-A10.2	

GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS. PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710
B. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET;
http://tx.elaws.us/law/pr_title8_chapter92_sec.92.153
(1) window latch on each exterior window of dwelling;
(2) doorknob lock or keyed dead bolt on each exterior door;
(3) sliding door pin lock on each exterior sliding glass door;
(4) handle latch or security bar on each exterior sliding glass door;
(5) keyless bolting device and a door viewer on each exterior door.
C. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE.

SPECIFIC NOTES:
1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER. WEATHER STRIPPING TO BE INSTALLED.
2. NOISE THRESHOLD TO NOT EXCEED CODE VALUES FOR DWELLING TO CORRIDOR RATING.
3. ENTRY DOOR – 180° PEEP HOLES at STANDARD/ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
4. ENTRY DOOR – 180° PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
5. ENTRY DOOR – WEATHER STRIPPING TO BE INSTALLED.
6. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
7. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS 1" TYP.
8. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 69.

GLAZING SCHEDULE

MARK	INTERIOR	EXTERIOR	1/4"	3/4" INSULATED	TINTED	TEMPERED
A1		●		●	●	●
A2		●		●	●	
B1	●		●			●

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

IECC 2021 REQUIREMENTS
FENESTRATION
U-FACTOR
FIXED FENSTRATION .42
OPERABLE FENSTRATION .54
ENTRANCE DOOR .68

SHGC	FIXED	OPERABLE
PF < .25	.25	.23
.25 ≤ PF < .5	.30	.28
PF ≥ .5	.40	.37

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	STYLE	INTERIOR	EXTERIOR	DETAILS
A	6'-4"	6'-0"	SINGLE HUNG		●	Q/R/S-A10.3
B	3'-0"	6'-0"	SINGLE HUNG		●	Q/R/S-A10.3
C	11'-0"	8'-10"	ALUM. STOREFRONT SYSTEM		●	H-A10.3
D	8'-4"	8'-10"	ALUM. STOREFRONT SYSTEM		●	H-A10.3
E	4'-2"	8'-10"	ALUM. STOREFRONT SYSTEM		●	H-A10.3
F	6'-8"	4'-2"	ALUM. STOREFRONT SYSTEM	●		O-A10.3

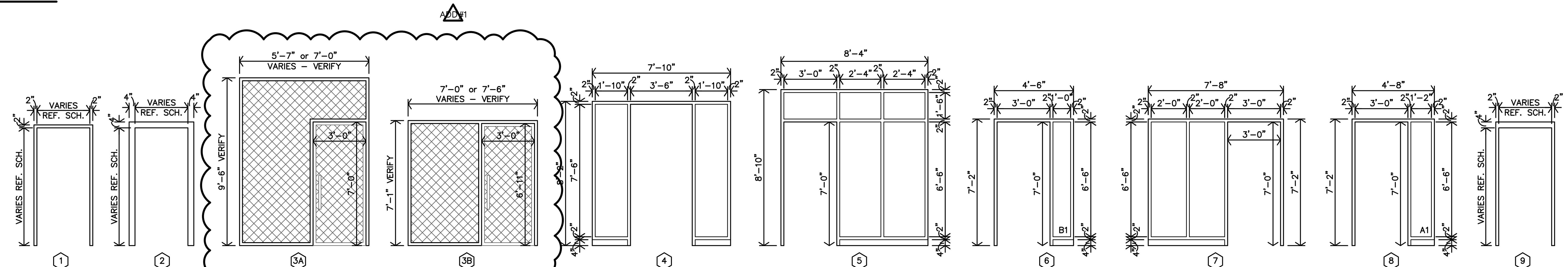
NOTES:
1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. WINDOWS A & B MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
5. ALL OPERABLE WINDOWS W/ THE SILL 6'-0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1015.8.1
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2021 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
7. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.

PUBLIC DOOR SCHEDULE

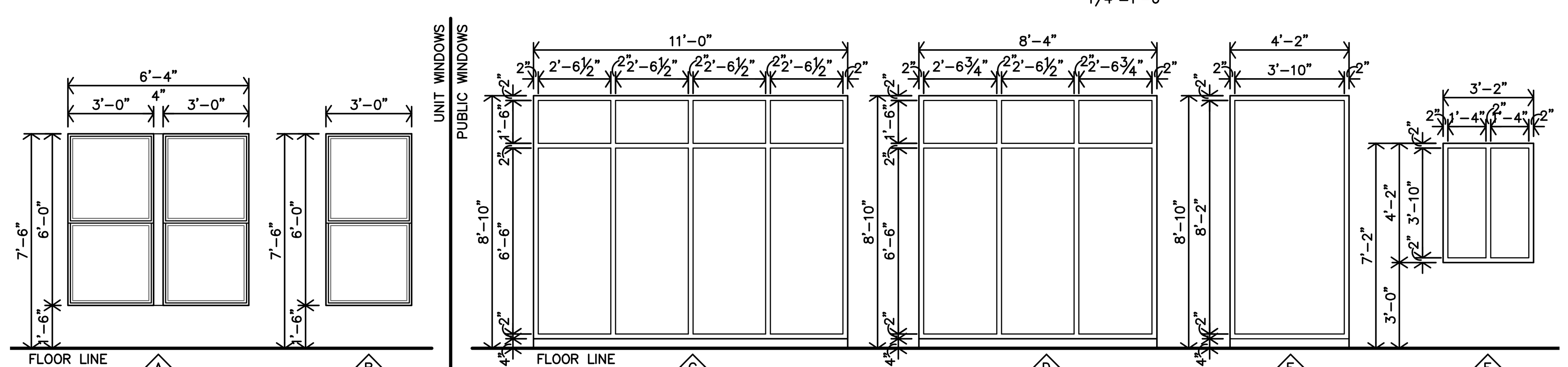
MARK	DOOR SIZE W	H	T	DOOR MATERIAL: ALUMINUM	INSULATED METAL	S.C. WOOD	PREFIN. METAL	DOOR TYPE	DOOR FINISH: PREFINISHED	PAINT	FRAME MATERIAL: ALUMINUM	HOLLOW METAL	WOOD	PREFIN. METAL	FRAME TYPE	FRAME FINISH: PREFINISHED	PAINT	RATING	HARDWARE: CARD ACCESS	PANIC HARDWARE	SMOKE GASKET	WEATHER-STRIPING	DETAILS
FIRST FLOOR																							
101	3'-0"	7'-0"	1 3/4"	●				J	●		●				5	●			●	●			H/K/J-A10.3
102	3'-0"	7'-0"	1 3/4"	●				J	●		●				6	●			●	●			L-A10.3
103	3'-0"	7'-0"	1 3/4"			●		B		●		●			1		●						A/B-A10.3
104	3'-0"	7'-0"	1 3/4"	●				J	●		●				8	●				●			M-A10.3
105	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
106	3'-0"	7'-0"	1 3/4"			●		B		●		●			1		●						A/B-A10.3
107	3'-0"	7'-0"	1 3/4"	●				J	●		●				7	●			●	●		●	L-A10.3
108	3'-6"	8'-0"	1 3/4"			●		H	●		●				4	●				●		●	P-A10.3
109	3'-0"	7'-0"	1 3/4"	●				J	●		●				1	●							L-A10.3
111	3'-0"	7'-0"	1 3/4"	●				J	●		●				6	●							L-A10.3
112	3'-0"	7'-0"	1 3/4"	●				J	●		●				6	●							L-A10.3
113	PR 3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
114	3'-0"	VERIFY W/ MFR					●	G						●	3B				●				REF. SHEET A6.2
116	3'-0"	VERIFY W/ MFR					●	G						●	3A				●				REF. SHEET A6.2
117	PR 3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	90 Min			●		C/D-A10.3
118	4'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
119	3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
120	3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
121	3'-0"	VERIFY W/ MFR					●	G						●	3B				●				REF. SHEET A6.2
122	3'-0"	VERIFY W/ MFR					●	G						●	3A				●				REF. SHEET A6.2
123	PR 3'-0"	7'-0"	1 3/4"		●			K		●		●			9		●					●	N-A10.3
124	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
SECOND FLOOR																							
201	PR 3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
202	4'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
203	3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
204	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
206	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
THIRD FLOOR																							
301	PR 3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
302	4'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
303	3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
304	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
306	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
FOURTH FLOOR																							
401	PR 3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
402	4'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
403	3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
404	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
406	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
ELEVATOR																							
E1	3'-6"	7'-0"					●							●		●		90 Min			●		REF. SHEETS A6.1 & A6.4
E2	3'-6"	7'-0"					●							●		●		90 Min			●		REF. SHEETS A6.1 & A6.4
E3	3'-6"	7'-0"					●							●		●		90 Min			●		REF. SHEETS A6.1 & A6.4
E4	3'-6"	7'-0"					●							●		●		90 Min			●		REF. SHEETS A6.1 & A6.4

NOTES:
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS.
3. INSTALL ALUMINUM THRESHOLD/EXPANSION JOINT COVER BETWEEN CONCRETE AND WOOD FLOORS.
4. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE.

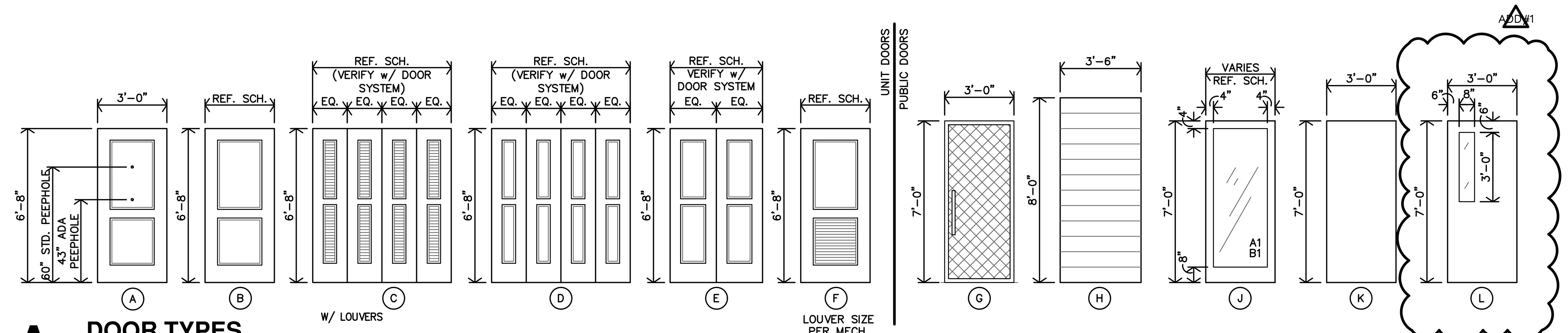
ADD#1



B DOOR FRAME TYPES
1/4"=1'-0"



C WINDOW TYPES
1/4"=1'-0"



A DOOR TYPES
1/4"=1'-0"

ADD#1

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785.827.0386
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S GILLAM 5-17-2023 22415 STATE OF TEXAS

REVISION:
ADD#1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A10.2

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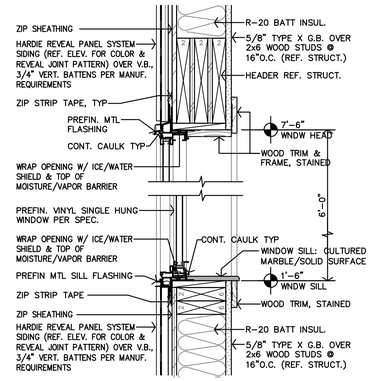
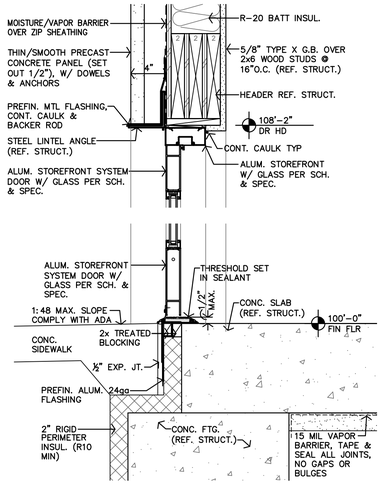


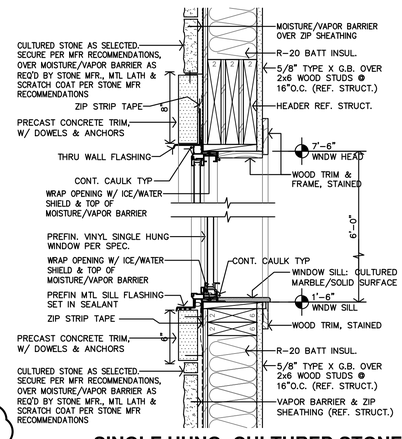
S SINGLE HUNG -REVEAL PANEL WINDOW HD & SILL

1 1/2"=1'-0" JAMB SIMILAR



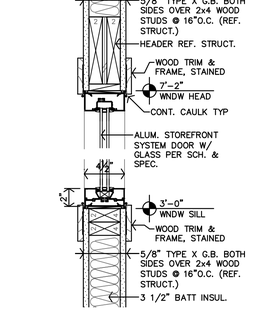
P ALUM STOREFRONT DETAILS

1 1/2"=1'-0" JAMB SIMILAR



R SINGLE HUNG -CULTURED STONE WINDOW HD & SILL

1 1/2"=1'-0" JAMB SIMILAR

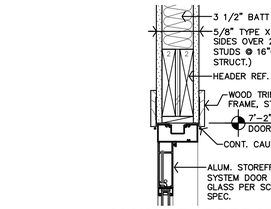


O INTERIOR WINDOW

1 1/2"=1'-0" JAMB SIMILAR

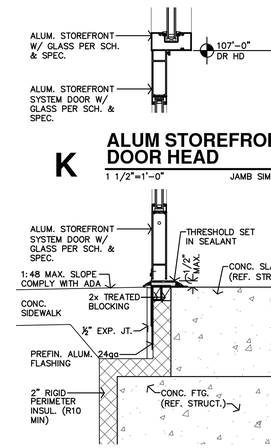
K ALUM STOREFRONT DOOR HEAD

1 1/2"=1'-0" JAMB SIMILAR



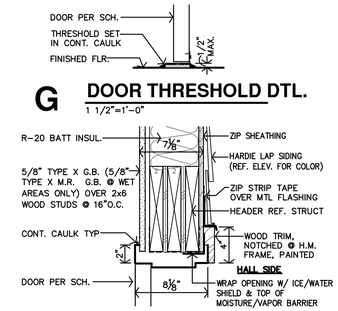
L ALUM STOREFRONT DOOR HEAD @ INTERIOR

1 1/2"=1'-0" JAMB SIMILAR



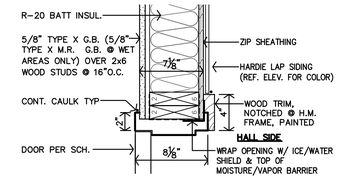
J ALUM STOREFRONT THRESHOLD DETAIL

1 1/2"=1'-0"



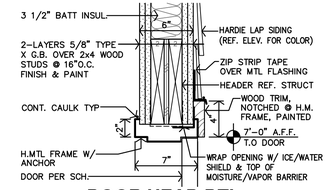
G DOOR THRESHOLD DTL.

1 1/2"=1'-0"



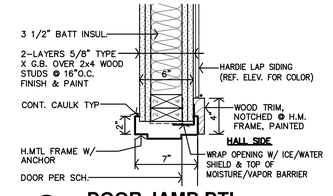
F DOOR HEAD DTL.

1 1/2"=1'-0"



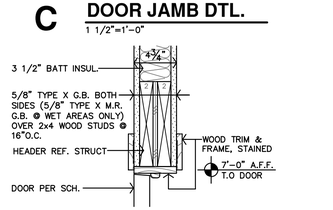
E DOOR JAMB DTL.

1 1/2"=1'-0"



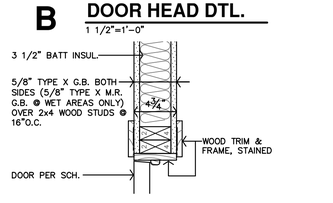
D DOOR HEAD DTL.

1 1/2"=1'-0"



C DOOR JAMB DTL.

1 1/2"=1'-0"

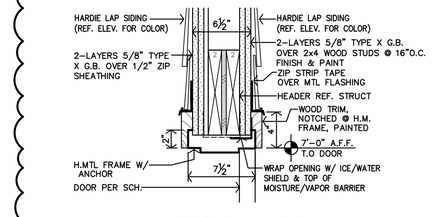


B DOOR HEAD DTL.

1 1/2"=1'-0"

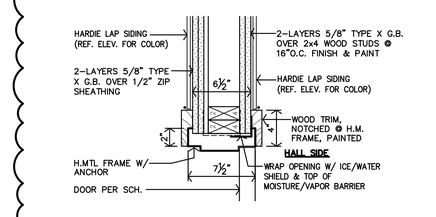
A DOOR JAMB DTL.

1 1/2"=1'-0"



U DOOR HEAD DTL.

1 1/2"=1'-0"



T DOOR JAMB DTL.

1 1/2"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
CASEY S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:	
A1 2/A10.1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A10.3

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