

THE RESERVES at GRAND VIEW HEIGHTS

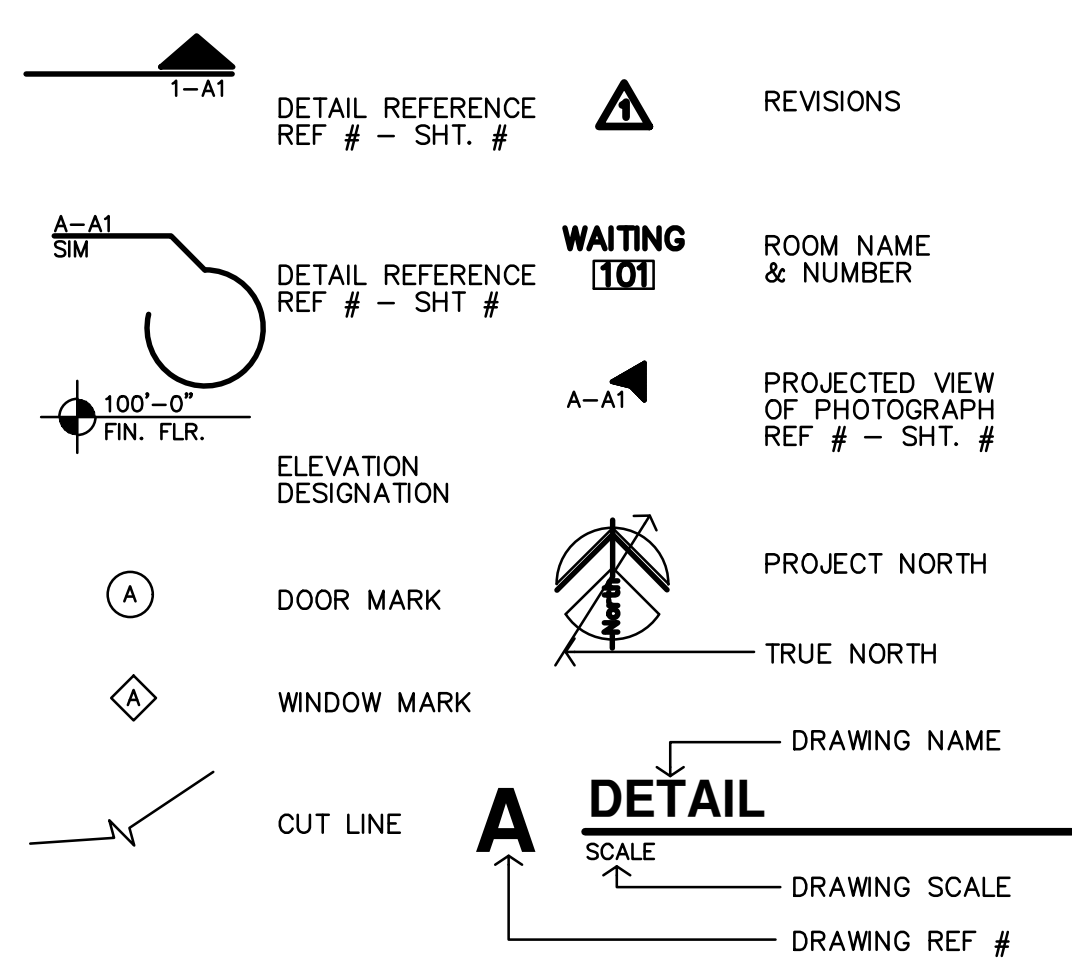
NEW APARTMENT COMPLEX

LARAMIE,

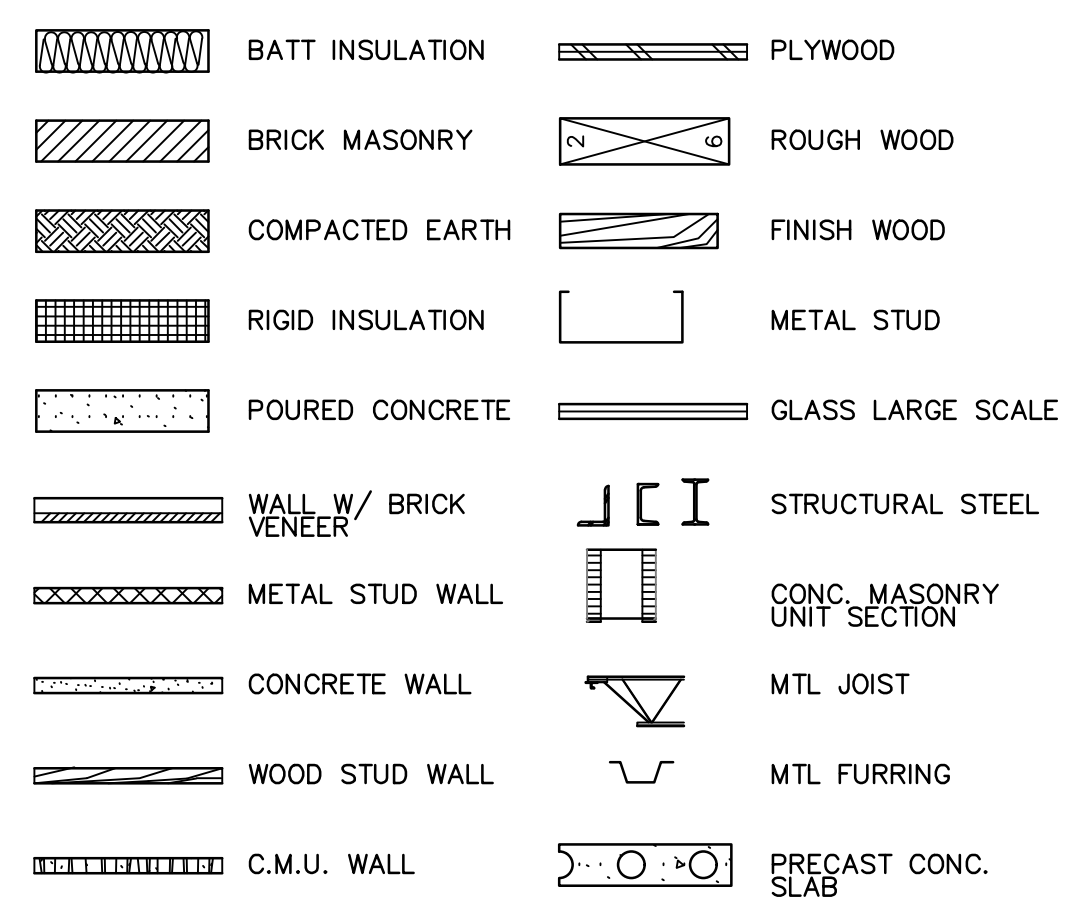
24-3262

WYOMING

REFERENCE LEGEND



MATERIAL LEGEND



ABBREVIATIONS

&	AND	Cntr.	Center	Exp.	Expansion	Hr.	Hour	N.I.C.	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.	Concrete	F.A.	Fire Alarm	I.D.	Inside Diameter	No. or	Number	Resil.	Resilient	Thk.	Thick
⊕	Centerline	C.T.	Ceramic Tile	F.D.	Fire Alarm	Insul.	Insulation	Nom.	Nominal	Rm.	Room	I.O.M.	Top Of Masonry
⊙	Diameter or Round	CMU	Concrete Masonry Unit	Fdn.	Foundation	Int.	Interior	N.T.S.	Not To Scale	R.O.	Rough Opening	I.D.S.	Top Of Steel
#	Pound or Number	Ctr.	Center	F.E.	Fire Extinguisher	Kit.	Kitchen	O/	On or Over	S.	South	I.P.	Top Of Pavement
Acous.	Acoustical	Dbl.	Double	F.E.C.	Fire Extinguisher Cabinet	Lab.	Laboratory	Obs.	On or Over	S.B.	South Block	I.P.D.	Toilet Paper Dispenser
Adj.	Adjustable	Det.	Detail	F.F.	Finish	Lam.	Laminated	Off.	On Center	S.C.	Solid Core	I.V.	Television
A.F.F.	Above Finished Floor	D.F.	Drinking Fountain	Fl.	Flow line	Lav.	Lavatory	Opp.	Opposite	Sched.	Schedule	I.W.	Tackwall
Aggr.	Aggregate	Dim.	Dimension	Fl.	Flashing	Lck.	Locker	Opp.	Opposite	S.D.	Soap Dispenser	Trd.	Tread
Al.	Aluminum	Dr.	Down	Fl.	Flow line	Lt.	Light	Opp.	Opposite	Sect.	Section	U.O.N.	Unless Otherwise Noted
Arch.	Architect or Architectural	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Sh.	Shower	Ur.	Urinal
Asb.	Asbestos	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Sht.	Sheet	U.O.N.	Unless Otherwise Noted
Asph.	Asphalt	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Sim.	Similar	V.C.T.	Vinyl Composition Tile
A.V.	Audio Visual	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	S.N.D.	Sanitary Napkin Disp.	V.T.	Vinyl Tile
Bd.	Board	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	S.S.	Sanitary Napkin Recep.	V.B.	Vapor Barrier
Bitum.	Bituminous	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Sp.	Specification	Vert.	Vertical
Bldg.	Building	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Sq.	Square	Vest.	Vestibule
Blk'g.	Blocking	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Std.	Standard	Vyl.	Vinyl
Bm.	Beam	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Stl.	Steel	W/	With
Bot.	Bottom	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Str.	Structural	W/o	Without
Bot.	Bottom	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Susp.	Suspended	W.C.	Wall Covering
By OWNER	By OWNER	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	S.V.	Sheet Vinyl	Wd.	Wood
Brg.	Bearing	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Sym.	Symmetrical	Wp.	Waterproof
Brk.	Brick	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	Tex.	Texture	Wdw.	Window
Cab.	Cabinet	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	T.B.	Towel Bar	Wscst.	Wainscot
Cg.	Ceiling	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite	T.Bd.	Tack Board	Wt.	Weight
Cf.	Clear	Dm.	Down	Fl.	Foot or feet	Lt.	Light	Opp.	Opposite				



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THESE DRAWINGS ARE FOR REVIEW ONLY

THIS SET OF DRAWINGS MAY BE INCOMPLETE AND ARE SUBJECT TO CHANGE. DRAWINGS WITHOUT THE ARCHITECT'S SEAL AND SIGNATURE SHALL IN NO WAY BE CONSTRUED AS CONSTRUCTION DRAWINGS



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75% PROGRESS SET 6-14-2024

BUILDING A INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
 CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC R-3 APARTMENTS
 B BUSINESS

ALLOWABLE AREA INCREASE:		ACTUAL BUILDING AREA:	
	R-2	FIRST FLOOR	8,556 SF
BASE ALLOWABLE	7,000 SF	SECOND FLOOR	7,117 SF
FRONTAGE INCREASE (74%)	4,130 SF	THIRD FLOOR	7,117 SF
TOTAL FLOOR ALLOWABLE	11,130 SF	TOTAL BLDG AREA	22,790 SF

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM, SECTION 903.3.1.2
 *ALLOWABLE AREA AND HEIGHT BASED ON DIFFERENT USES NOT BEING SEPARATED BY FIRE BARRIERS, MOST RESTRICTIVE ALLOWANCE.

BASIC ALLOWABLE STORIES: 3 ACTUAL STORIES: 3
 (PER IBC TABLE 504.4)

BASIC ALLOWABLE HEIGHT: 60' ACTUAL HEIGHT: 42'-2"
 (PER IBC TABLE 504.3)

TOTAL OCCUPANT LOAD: 120

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.1.2, 1006.3.2)

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY 1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10
A-3	CLUB ROOM	20 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
S-1	STORAGE	300 sf/OCCUPANT	29
M	MECHANICAL	300 sf/OCCUPANT	49

BUILDING B INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
 CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC R-3 APARTMENTS

ALLOWABLE AREA INCREASE:		ACTUAL BUILDING AREA:	
	R-2	FIRST FLOOR	9,485 SF
BASE ALLOWABLE	7,000 SF	SECOND FLOOR	9,461 SF
FRONTAGE INCREASE (67.0%)	4,690 SF	THIRD FLOOR	9,461 SF
TOTAL FLOOR ALLOWABLE	11,690 SF	TOTAL BLDG AREA	28,407 SF

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM, SECTION 903.3.1.2

BASIC ALLOWABLE STORIES: 3 ACTUAL STORIES: 3
 (PER IBC TABLE 504.4)

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OCCUPANT LOAD FACTORS: (TABLES 1004.1.2, 1006.3.2)

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY 1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10

GENERAL PROJECT INFORMATION

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-B

EXTERIOR BEARING WALLS: 0 HOUR
 STRUCTURAL FRAME: 0 HOUR
 INTERIOR BEARING WALLS: 0 HOUR
 INTERIOR NON-BEARING WALLS: 0 HOUR
 STAIRS: 0 HOUR
 FLOOR/CEILING ASSEMBLY: 0 HOUR
 CEILING/ROOF ASSEMBLY: 0 HOUR
 CORRIDOR/DWELLING UNITS: 1/2 HOUR
 DWELLING UNITS - 1 HR FIRE PARTITIONS

ROOF COVERINGS
 CLASS C OR BETTER

REQUIRED SEPARATION OF OCCUPANCIES (PER IBC 508.2.4 & TABLE 508.4)
 USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE.
 DWELLING UNITS - 1 HR FIRE PARTITIONS

AUTOMATIC FIRE SUPPRESSION SYSTEM:
 REQUIRED, PROVIDED PER NFPA 13R - ENTIRE BUILDING

DRAFTSTOPPING (PER IBC 718.4)
 DRAFTSTOPPING SHALL BE INSTALLED IN LINE WITH UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE ROOF SHEATHING OR ATTIC SPACE MAY BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OF ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
 OPENING IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

PORTABLE FIRE EXTINGUISHERS
 REQUIRED - PROVIDED.
 EACH DWELLING UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C

SMOKE CONTROL: SMOKE PARTITIONS: STANDPIPES:
 NOT REQUIRED NOT REQUIRED NOT REQUIRED (TOP FLR <30')

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

SMOKE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED - SLEEPING ROOMS, OUTSIDE SLEEPING ROOMS & AT EACH FLOOR

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

PROJECT INFORMATION

TYPE OF CONSTRUCTION NEW CONSTRUCTION
 FACILITY NAME THE RESERVES at GRAND VIEW HEIGHTS
 FACILITY ADDRESS 500 INDUSTRIAL AVE.
 COUNTY POWESHEK COUNTY

LOCAL FIRE DEPARTMENT CITY OF LARAMIE, WY
 WATER SUPPLY CITY OF LARAMIE, WY
 INSPECTION DEPARTMENT CITY OF LARAMIE, WY

ARCHITECT JONES GILLAM RENZ ARCHITECTS
 730 N. NINTH ST., SALINA, KS 67401

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 CONSERV CODE
 FAIR HOUSING ACT DESIGN MANUAL
 2010 ADA STANDARDS for ACCESSIBLE DESIGN
 2009 ICC A17.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

LEGEND

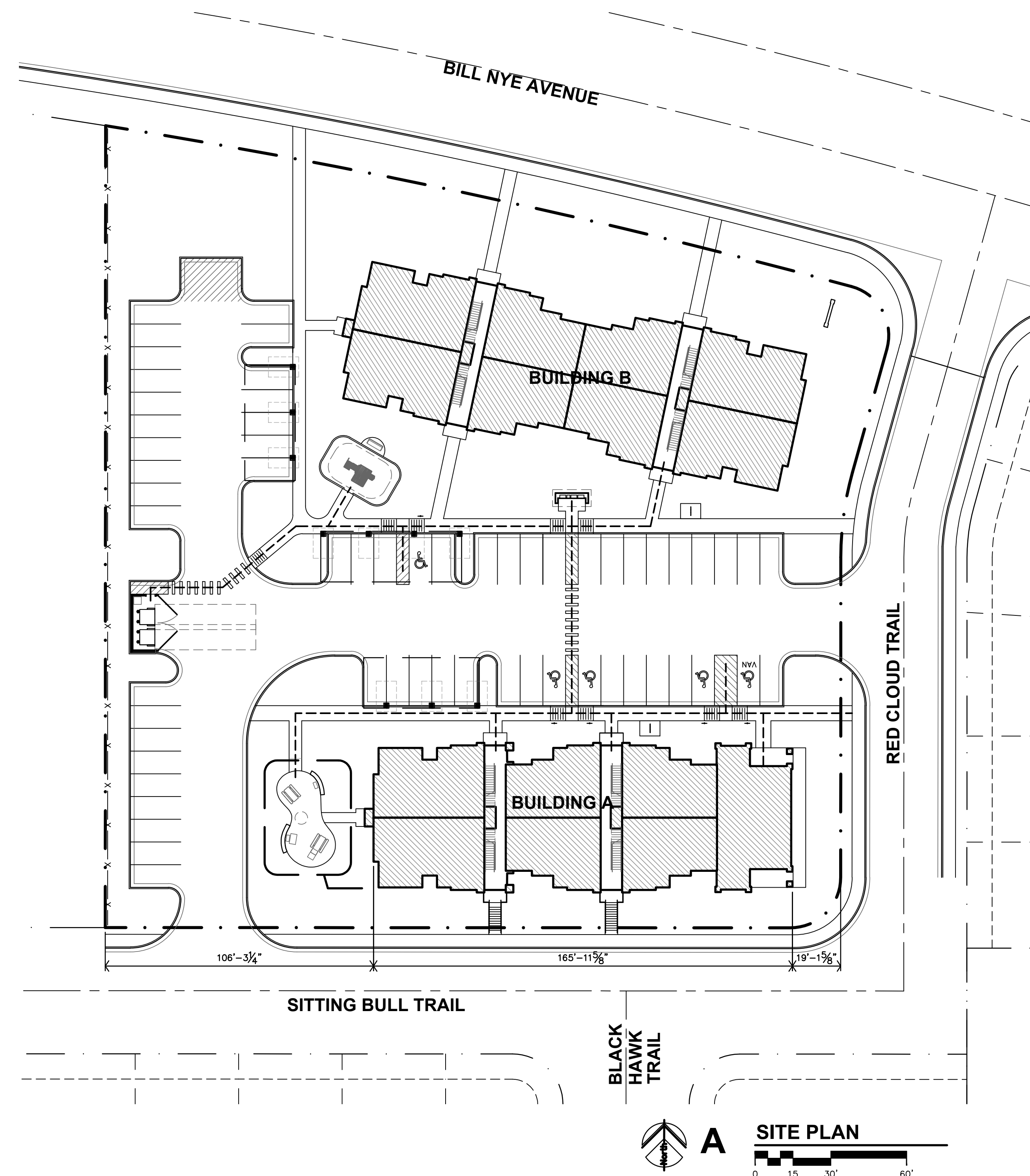
DESIGNATED EMERGENCY EXIT
 68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED)
 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

0 HOUR CONSTRUCTION
 1/2 HOUR FIRE PARTITION; CORRIDOR (PER IBC TABLE 1020.1)
 W/ 20 MIN OPENINGS (PER IBC TABLE 716.5)
 1 HOUR FIRE PARTITION WITH 90 MIN. OPENINGS
 (PER IBC 708.3 & 716.5)

EXIT LIGHT
 EXIT/EMERGENCY LIGHT
 EMERGENCY LIGHT
 FIRE EXTINGUISHER
 FIRE HYDRANT
 FIRE ALARM CONTROL PANEL

OCCUPANCY GROUP (AU - ACCESSORY USE)
 OCCUPANCY USE
 ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR
 OCCUPANT LOAD/REQUIRED NUMBER OF EXITS

OCCUPANCY GROUP	ASSEMBLY HALL
A-1	5,550
	15
	370
	2



A SITE PLAN
 0 15 30 60'

THE RESERVES AT GRAND VIEW HEIGHTS
 NEW APARTMENT COMPLEX
 LARAMIE, WYOMING

PRELIMINARY
 DRAWING
 NOT FOR
 CONSTRUCTION

REVISION:

DATE: 6-14-2024

JOB: 22-3262

SHEET NO.:

CFP1

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 COUNTY POWESHIEK COUNTY
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 WATER SUPPLY CITY OF LARAMIE, WY
 LOCAL BUILDING INSPECTION DEPARTMENT CITY OF LARAMIE, WY
 ARCHITECT JONES GILLAM RENZ ARCHITECTS
 730 N. NINTH ST.; SALINA, KS 67401

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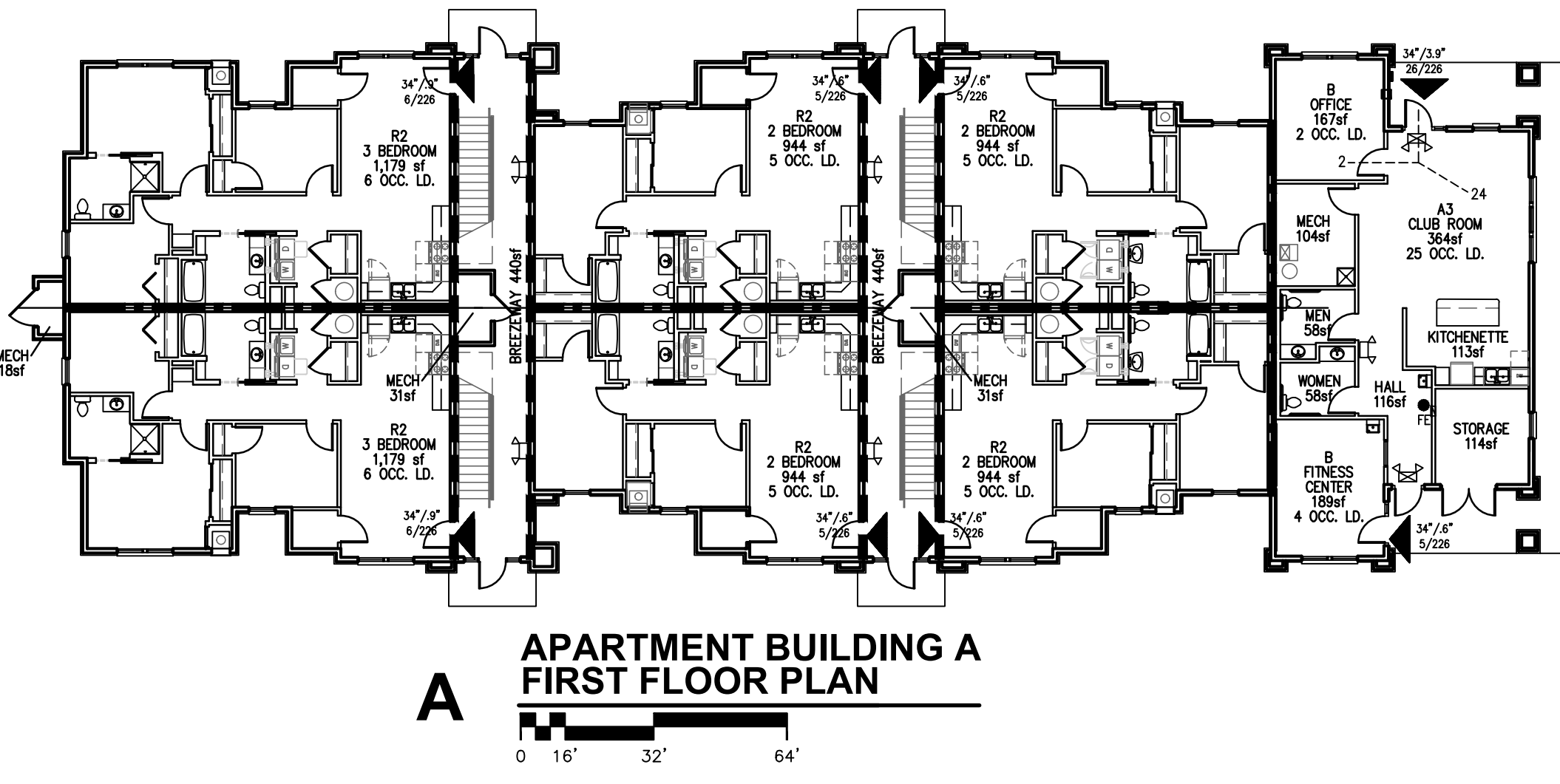
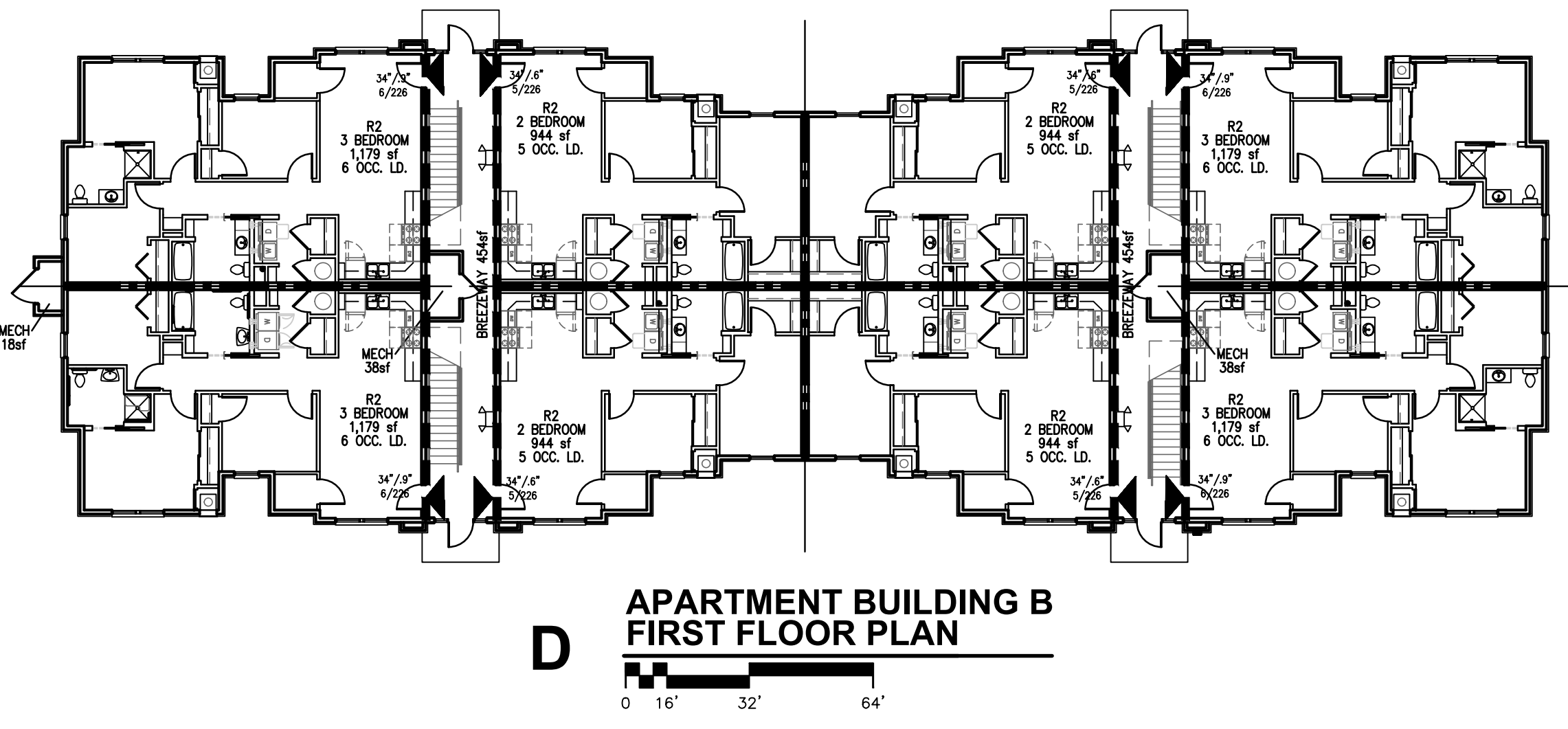
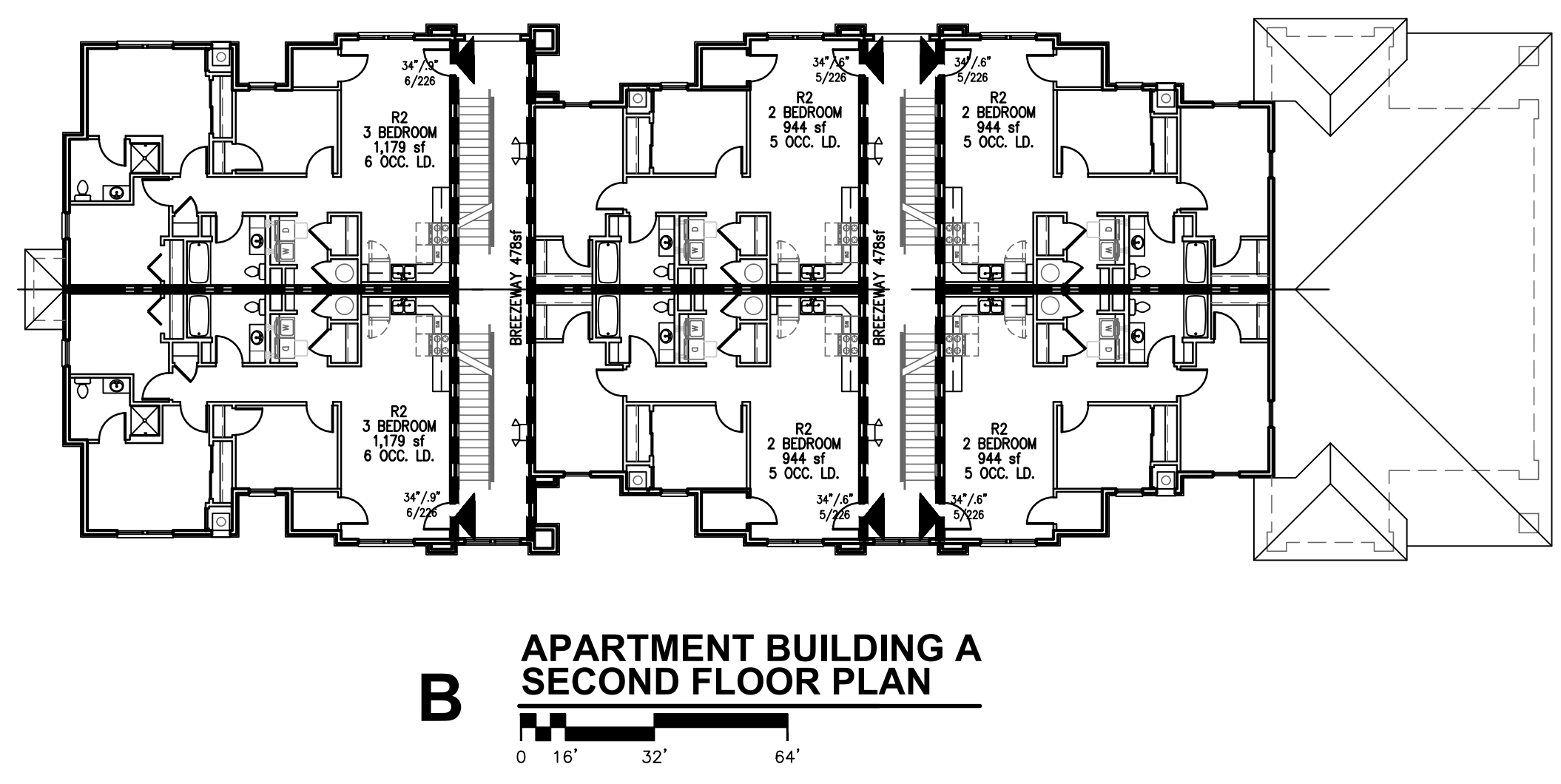
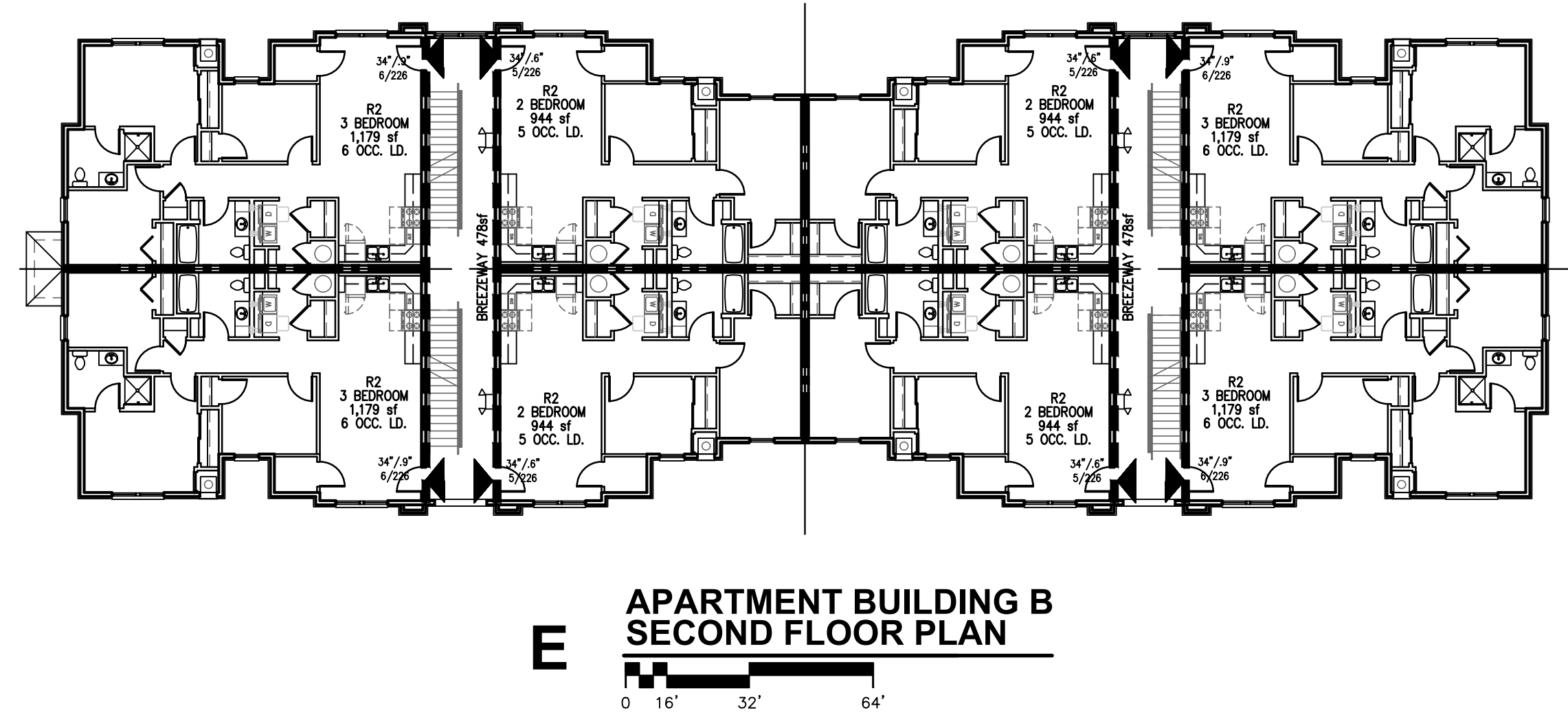
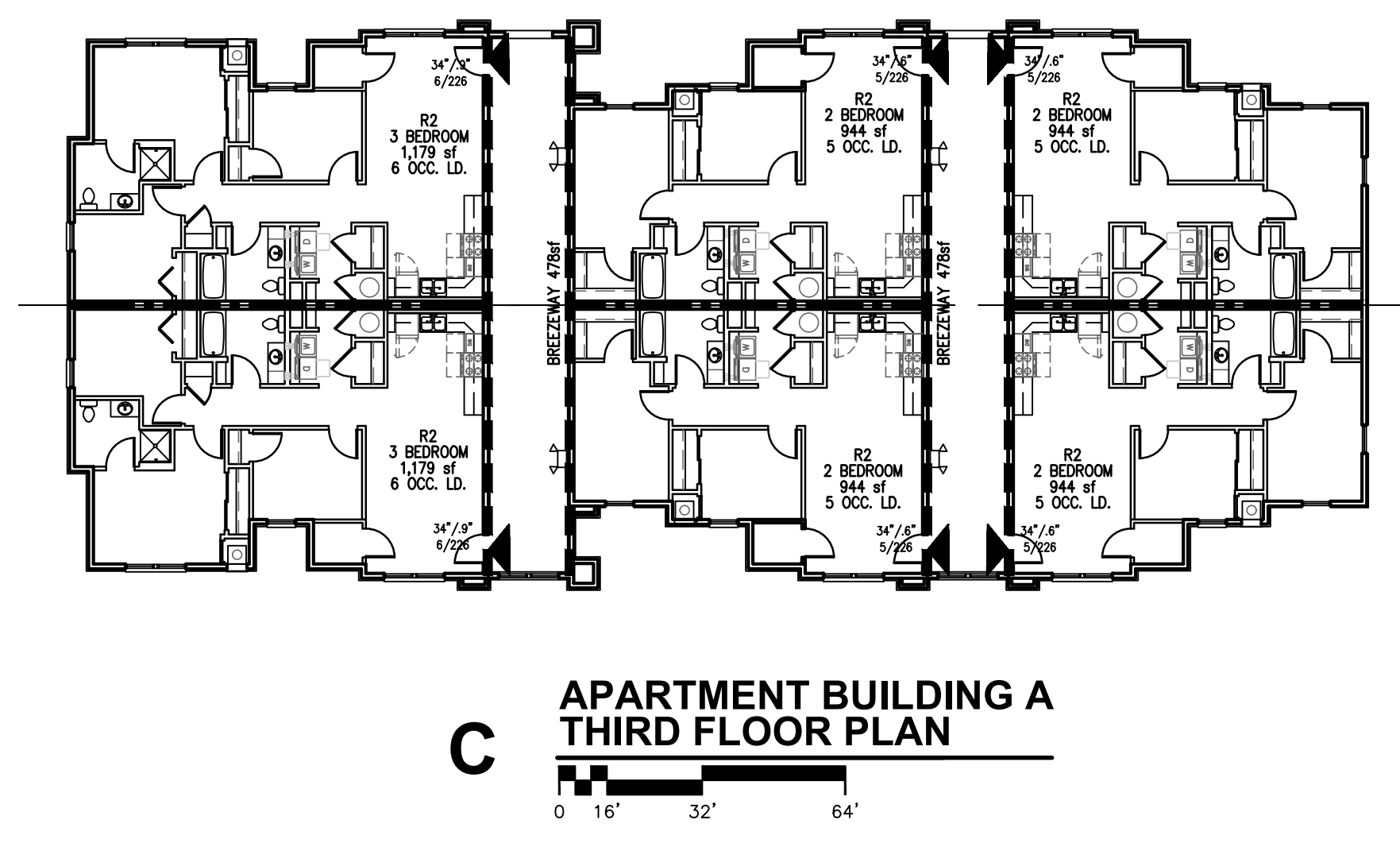
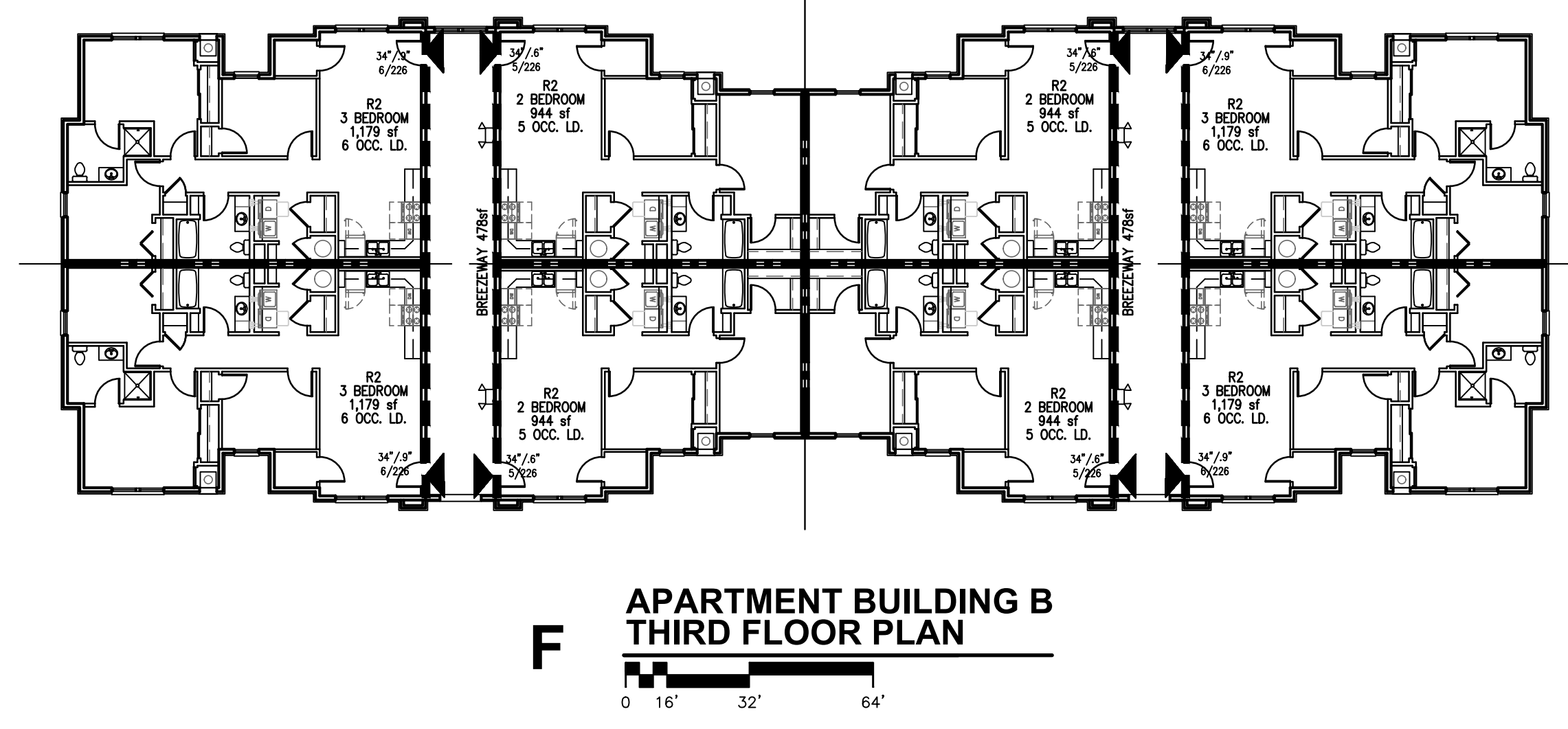
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 FIRE EXTINGUISHER
 FIRE HYDRANT
 FIRE ALARM CONTROL PANEL

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

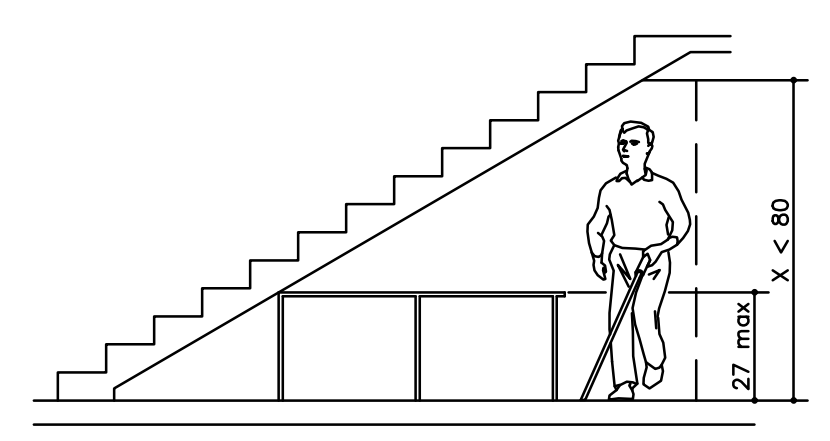


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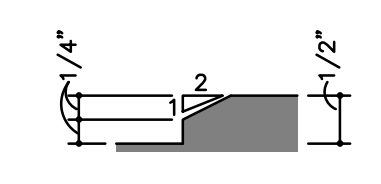
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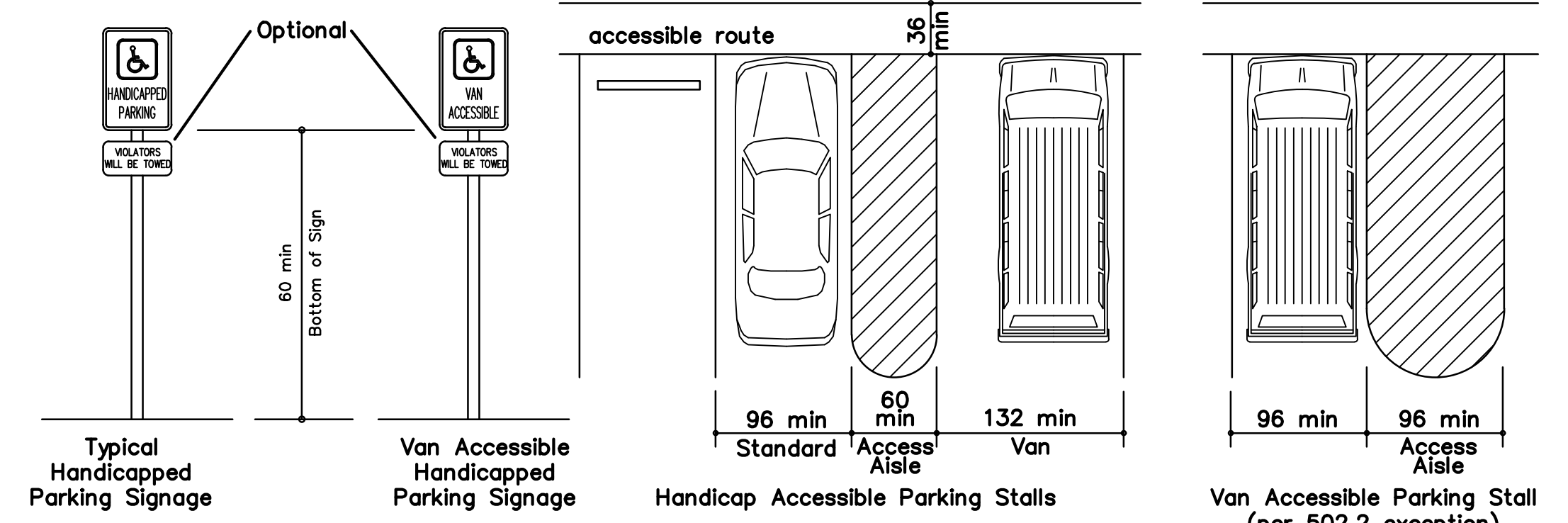
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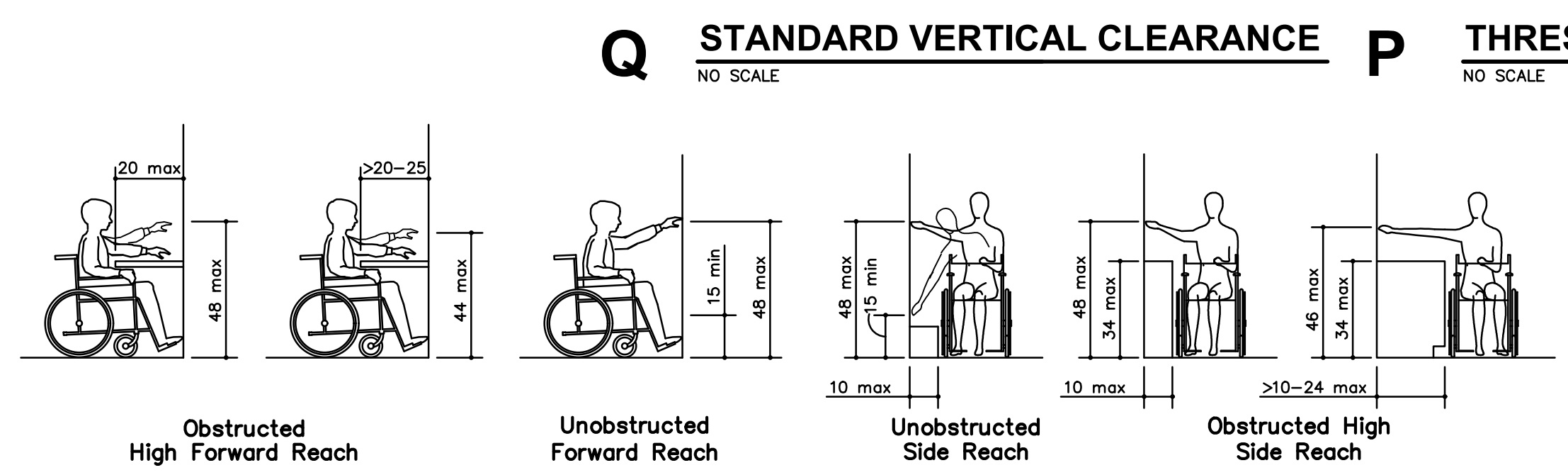
Vertical Clearance



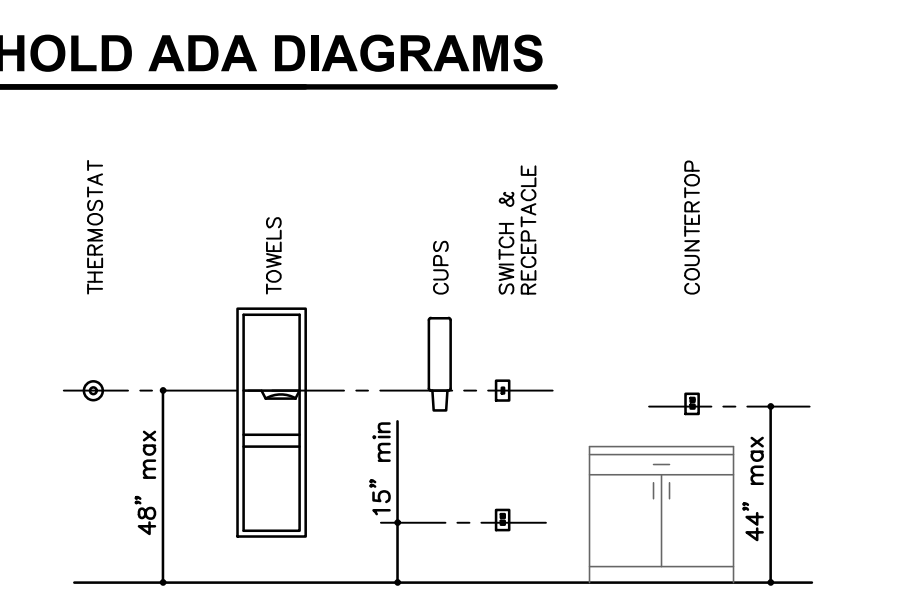
Beveled Change in Level



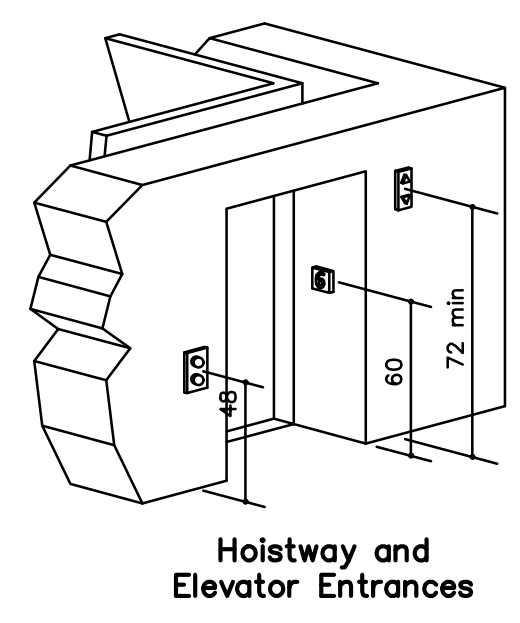
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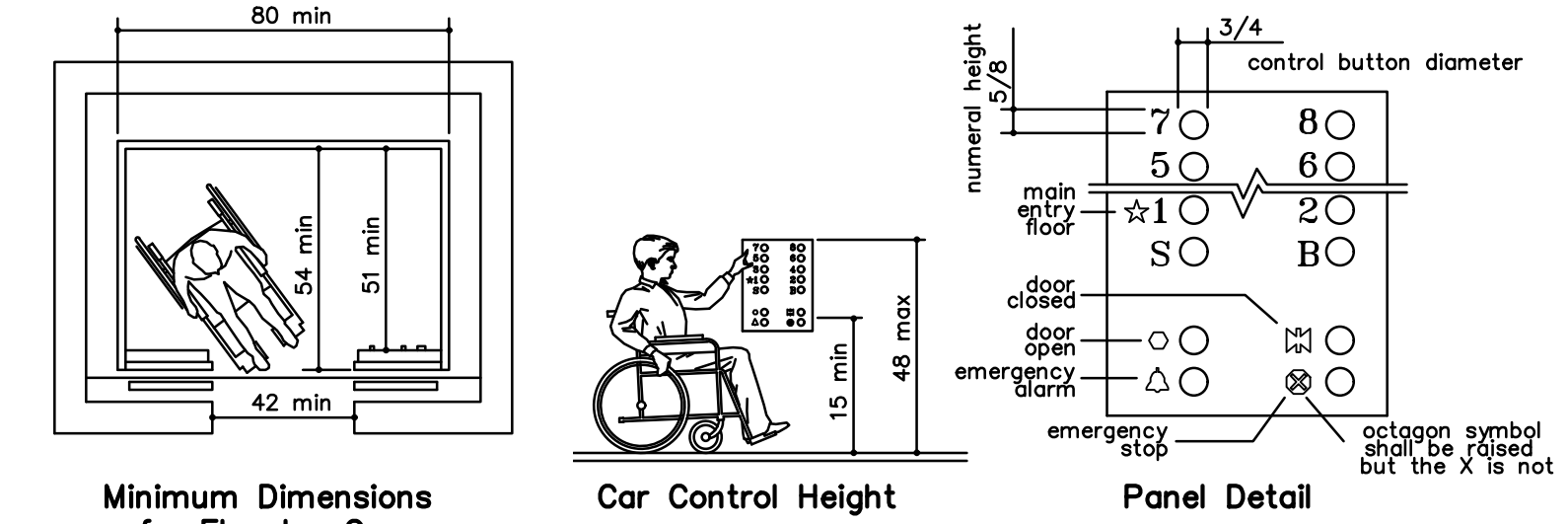
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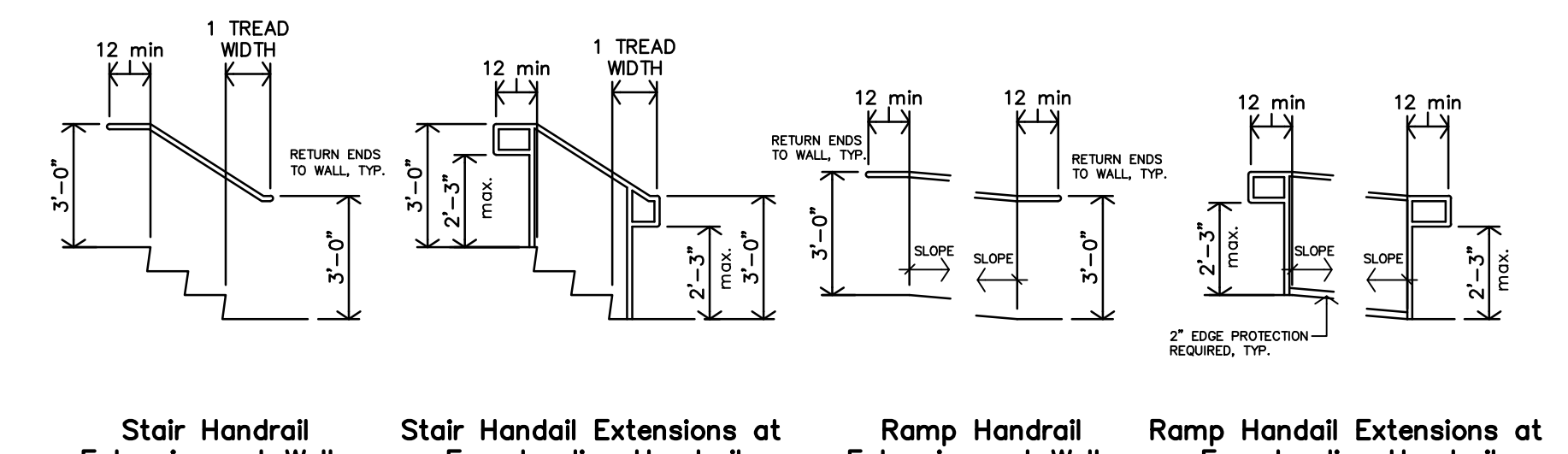
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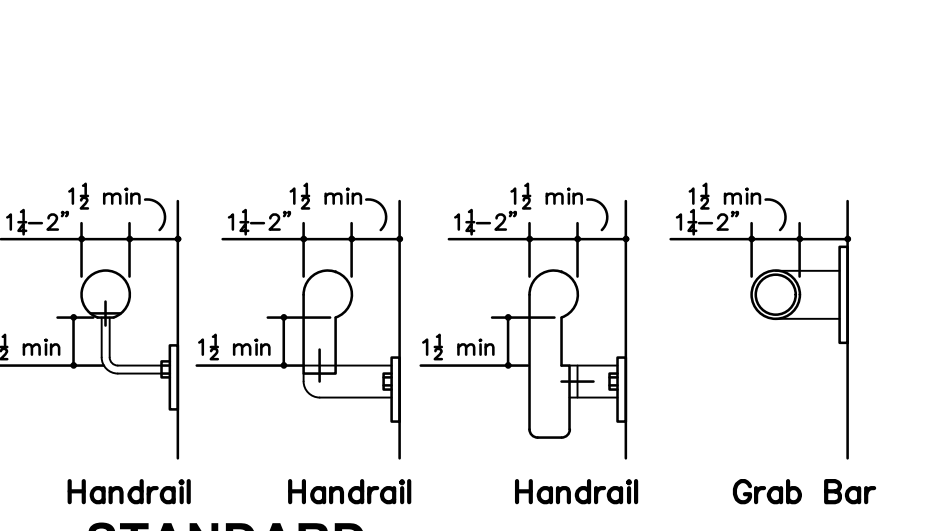
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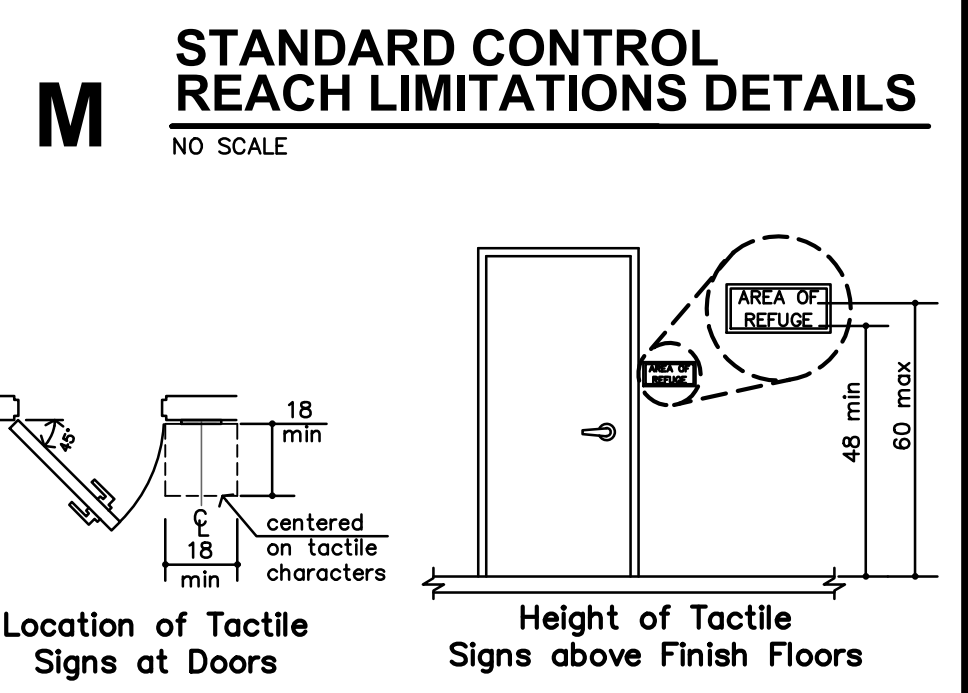
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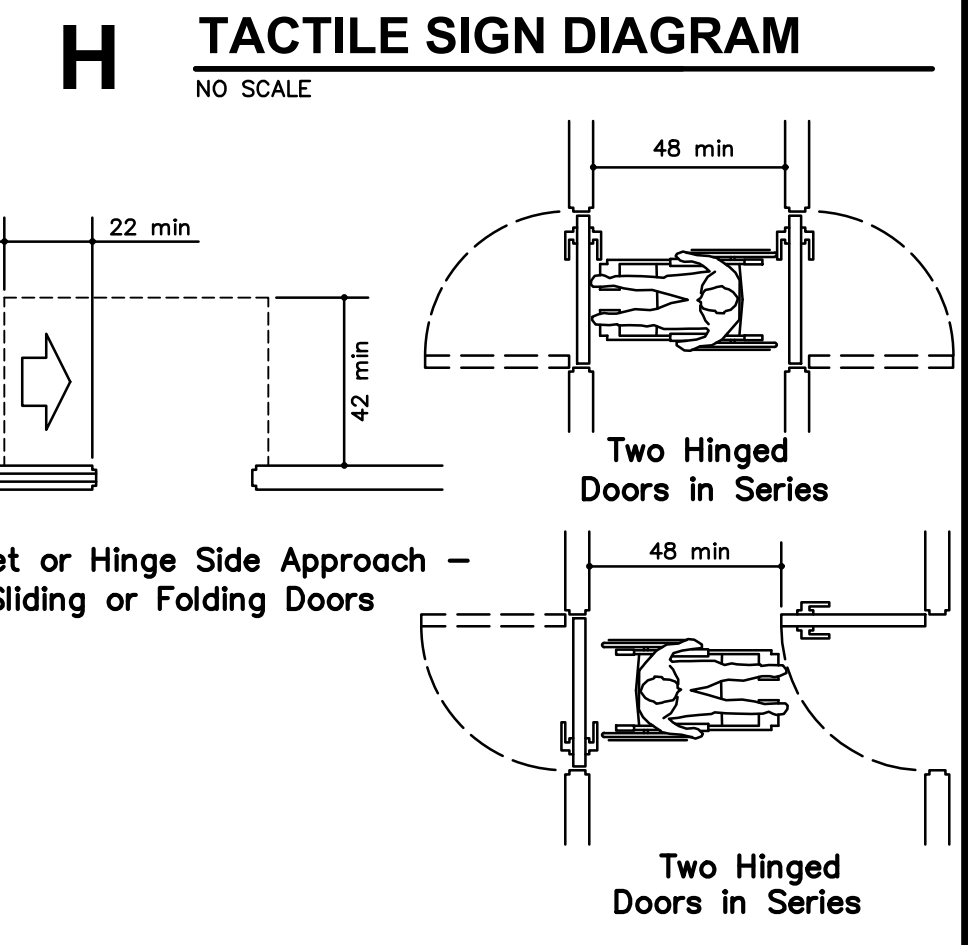
K STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
 NO SCALE



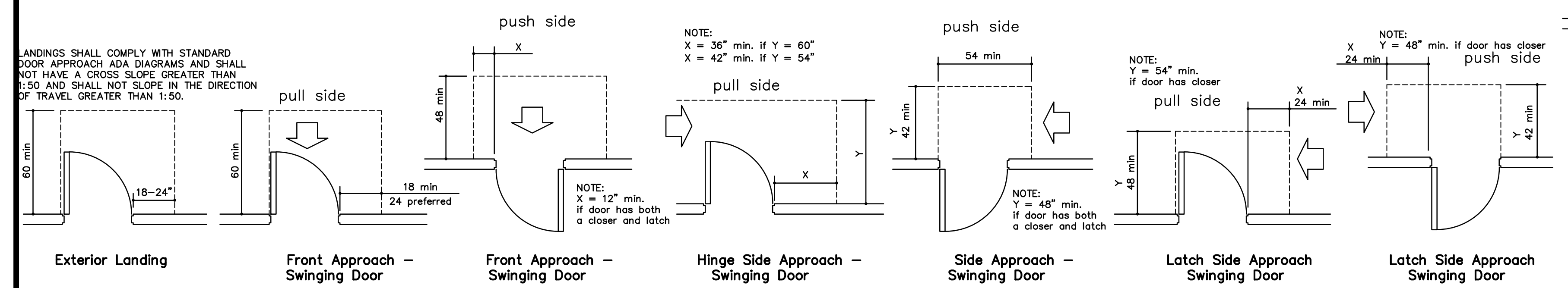
J STANDARD HANDRAIL/GRAB BAR DETAILS
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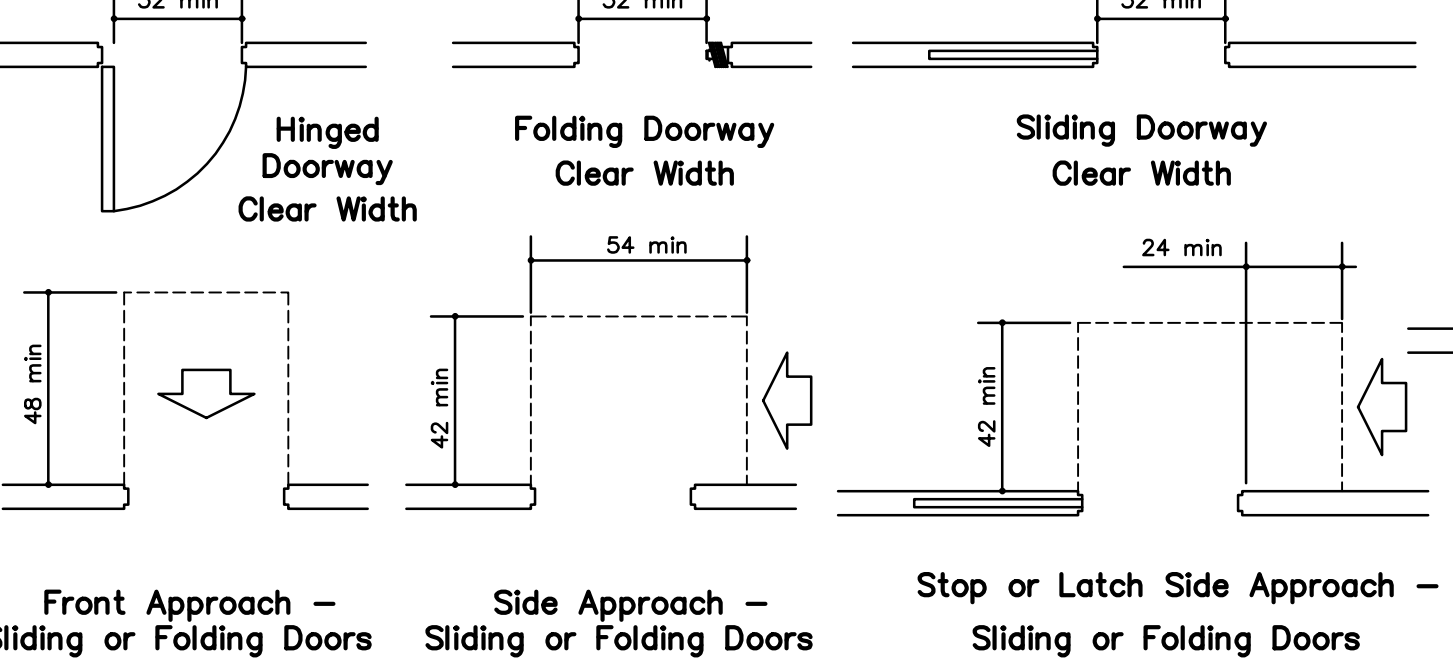
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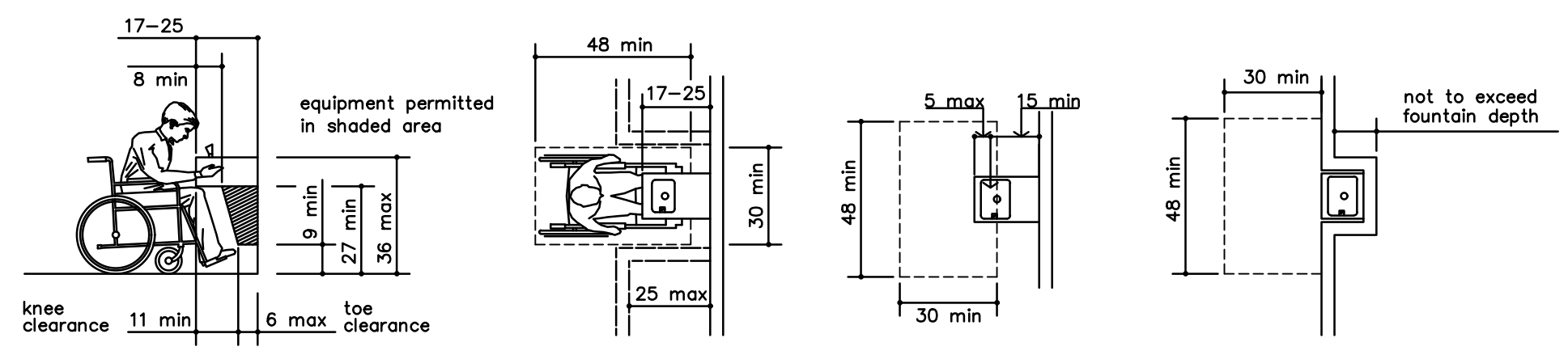
H TACTILE SIGN DIAGRAM
 NO SCALE



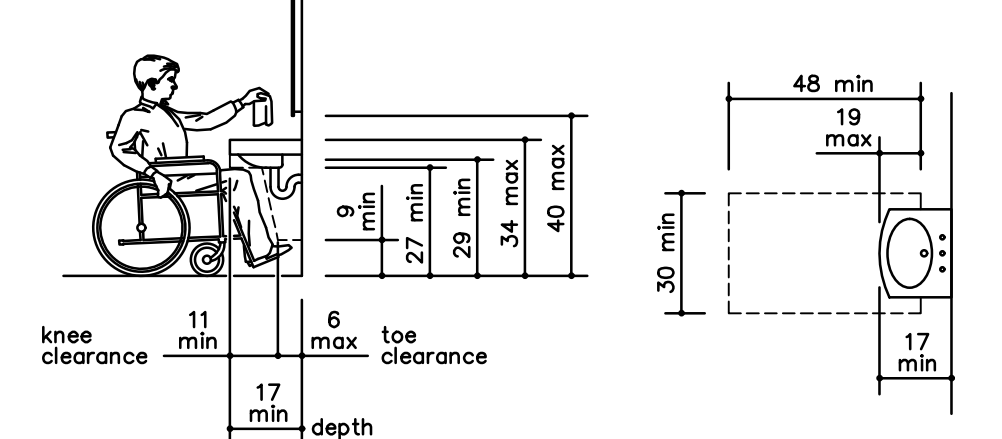
G STANDARD DOOR APPROACH ADA DIAGRAMS
 NO SCALE



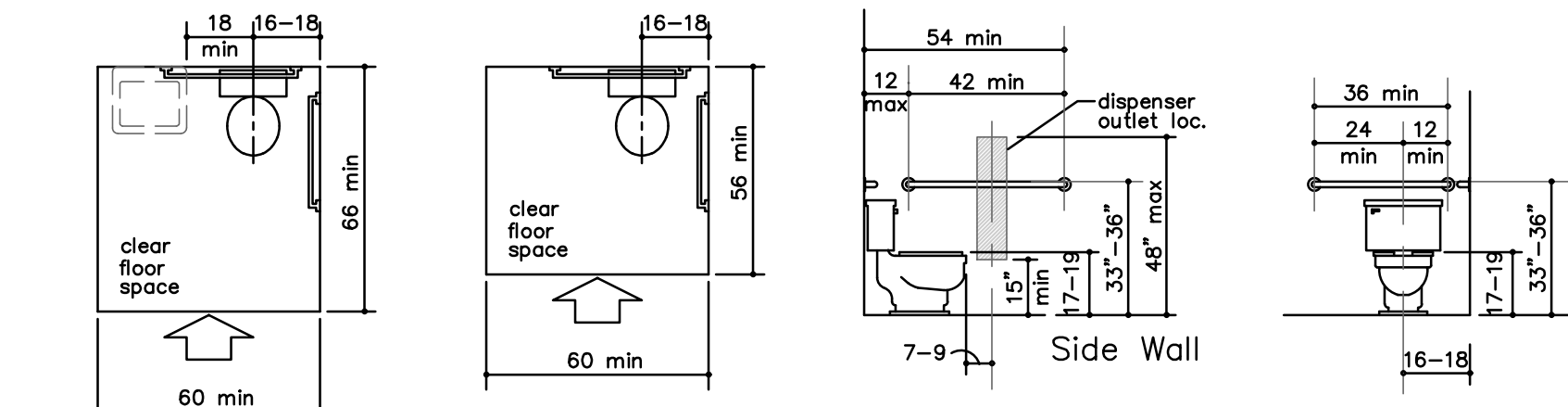
G STANDARD DOOR APPROACH ADA DIAGRAMS
 NO SCALE



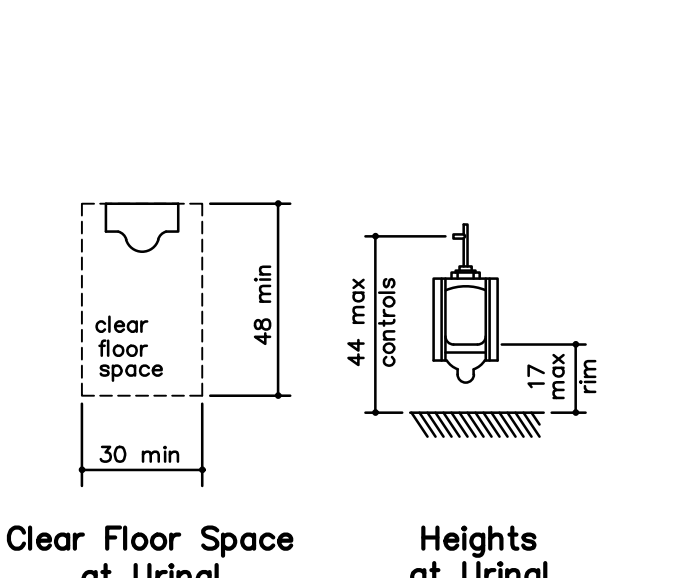
F STANDARD DRINKING FOUNTAIN DETAILS
 NO SCALE



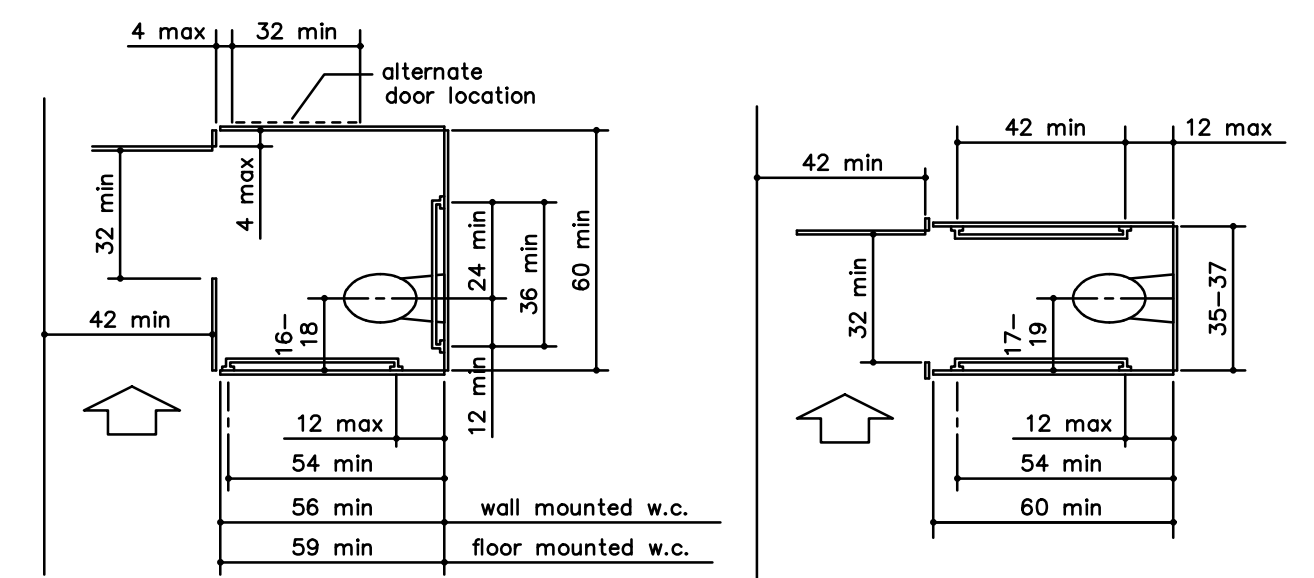
E STANDARD LAVATORY DETAILS
 NO SCALE



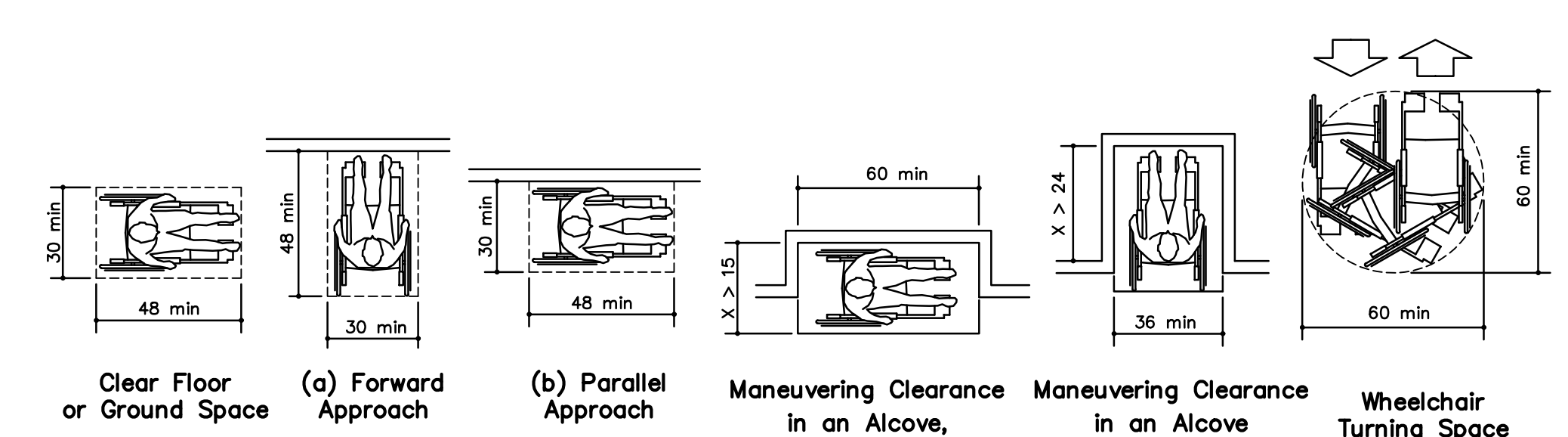
D STANDARD TOILET ADA DIAGRAMS
 NO SCALE



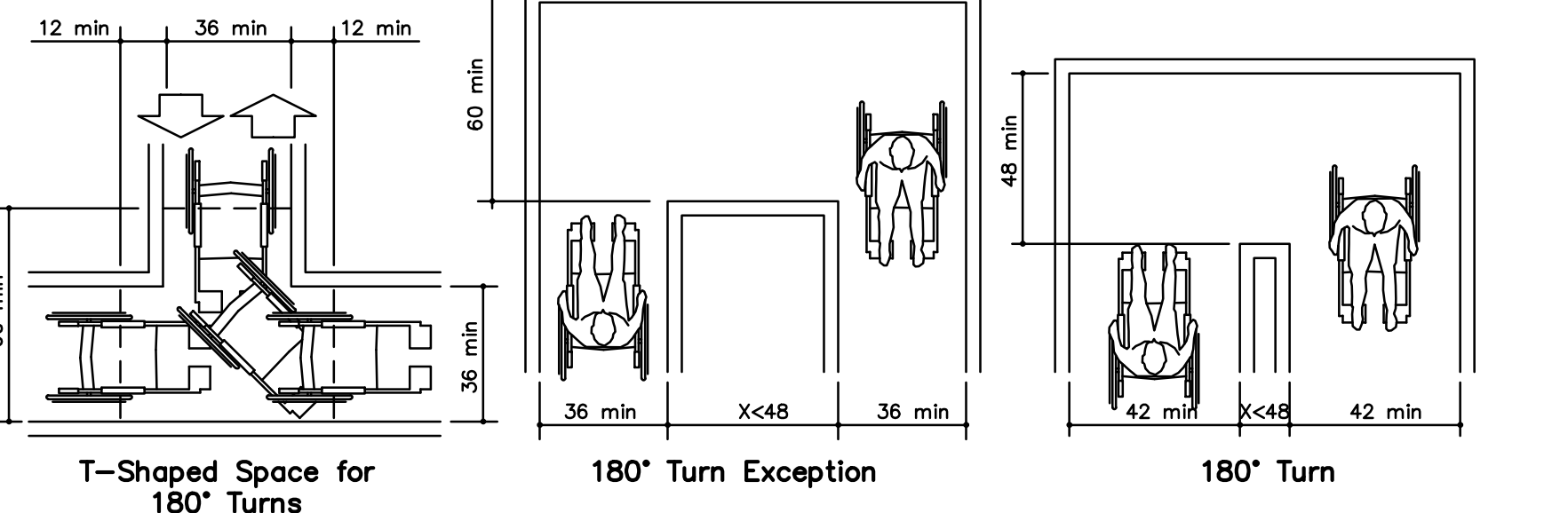
C STANDARD URINAL ADA DIAGRAMS
 NO SCALE



B STANDARD TOILET STALL ADA DIAGRAMS
 NO SCALE

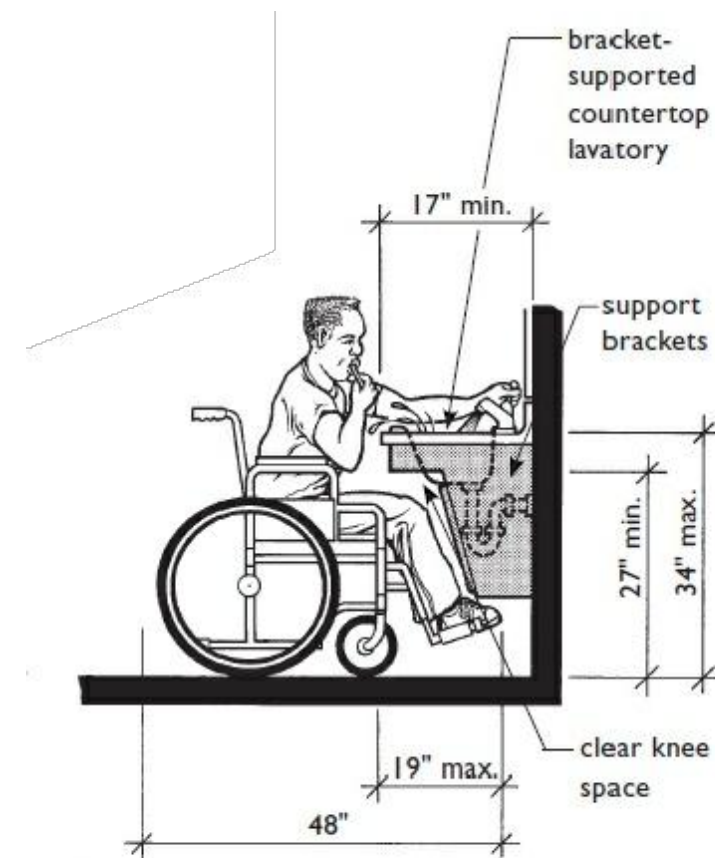


A STANDARD ADA DIAGRAMS
 NO SCALE

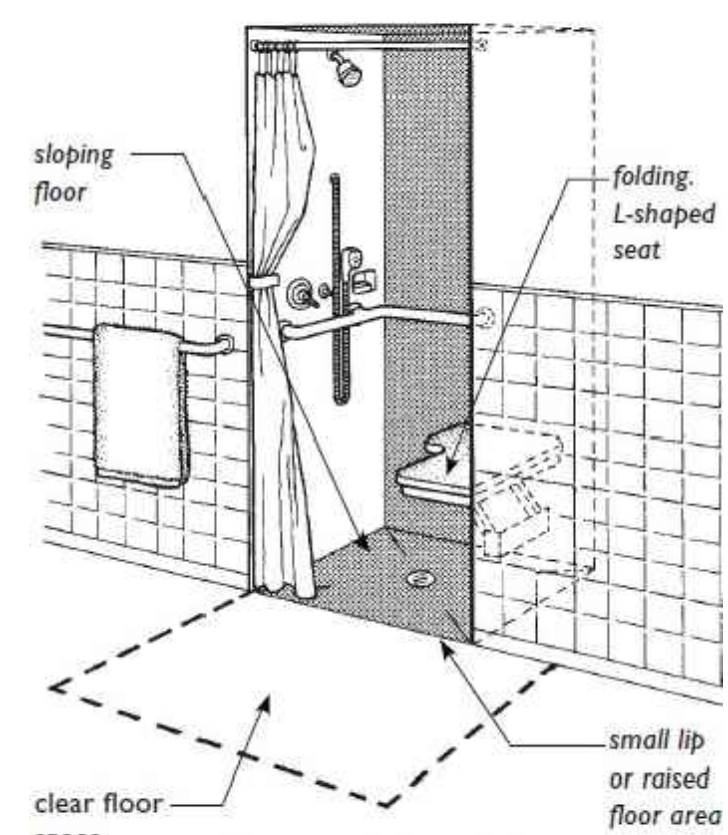


A STANDARD ADA DIAGRAMS
 NO SCALE

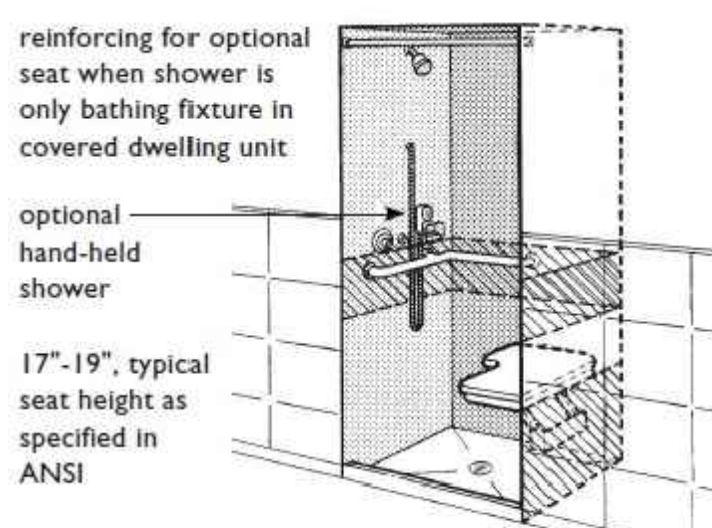
FOR REFERENCE ONLY @ PUBLIC SPACES



Knee Space at Lavatories that Meets the Requirements for B Bathrooms

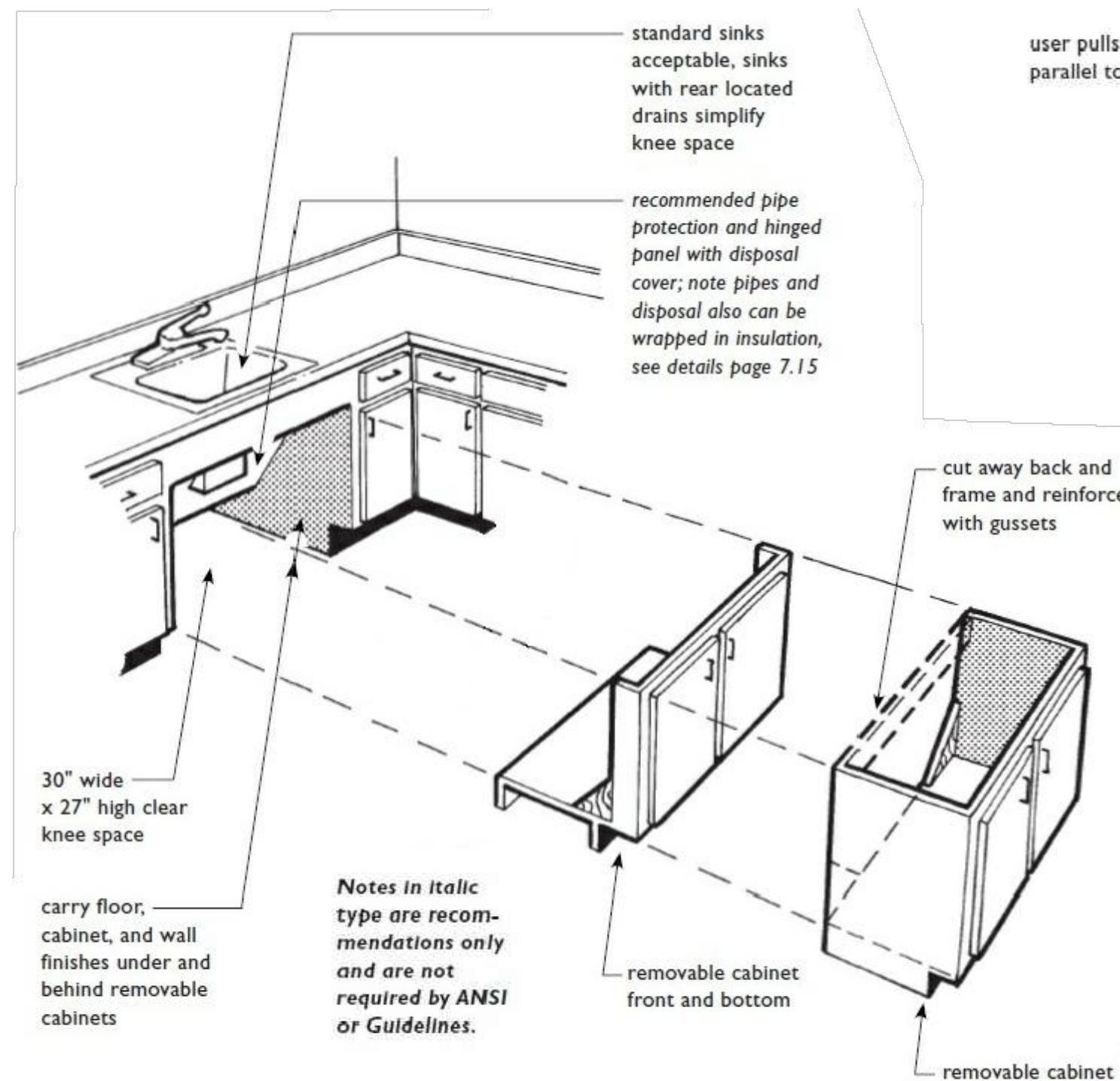
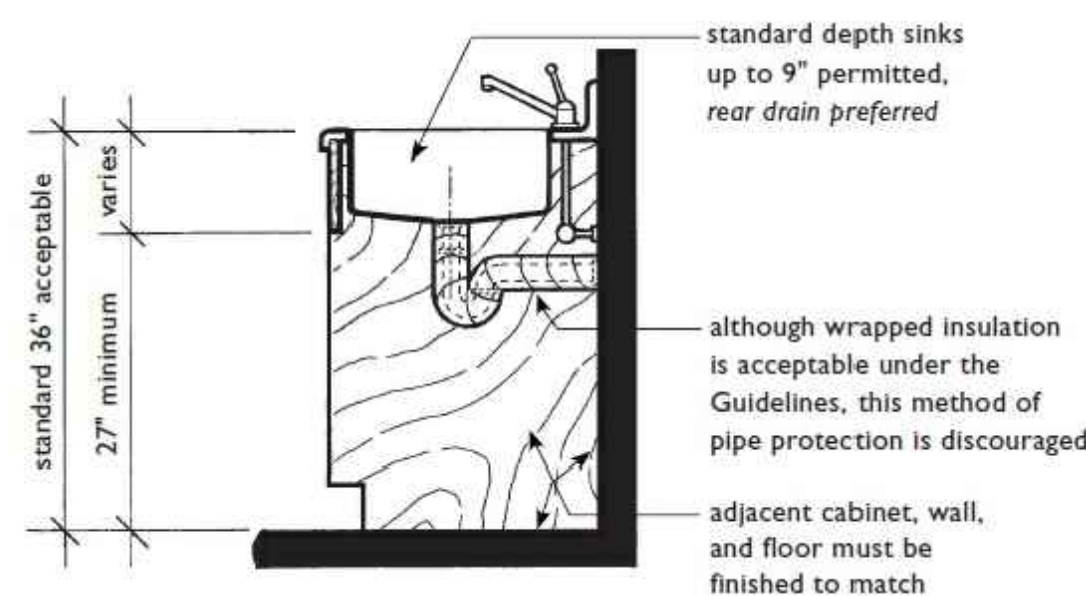


36-Inch X 36-Inch Shower with Folding Seat

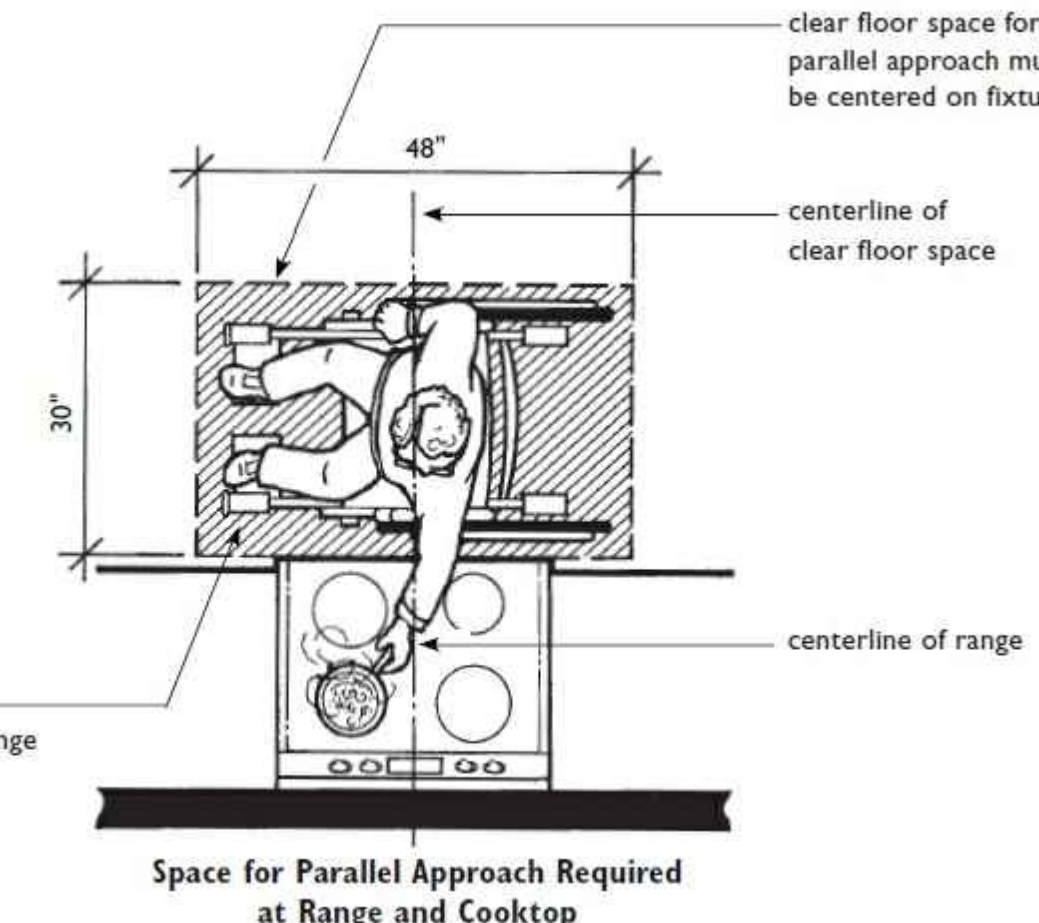


Seat and Grab Bar in 36" X 36" Shower

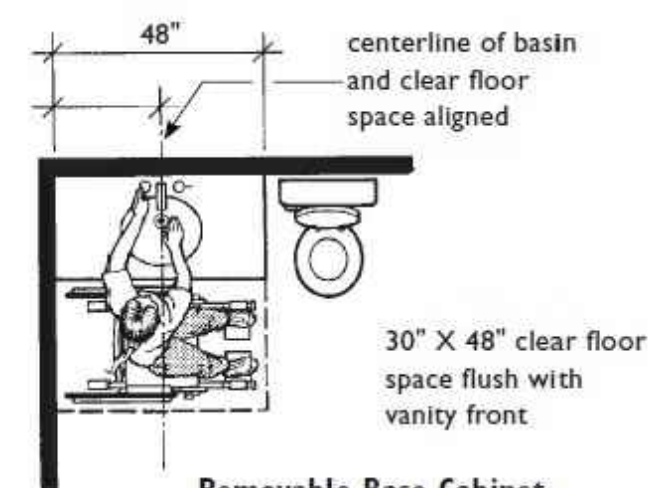
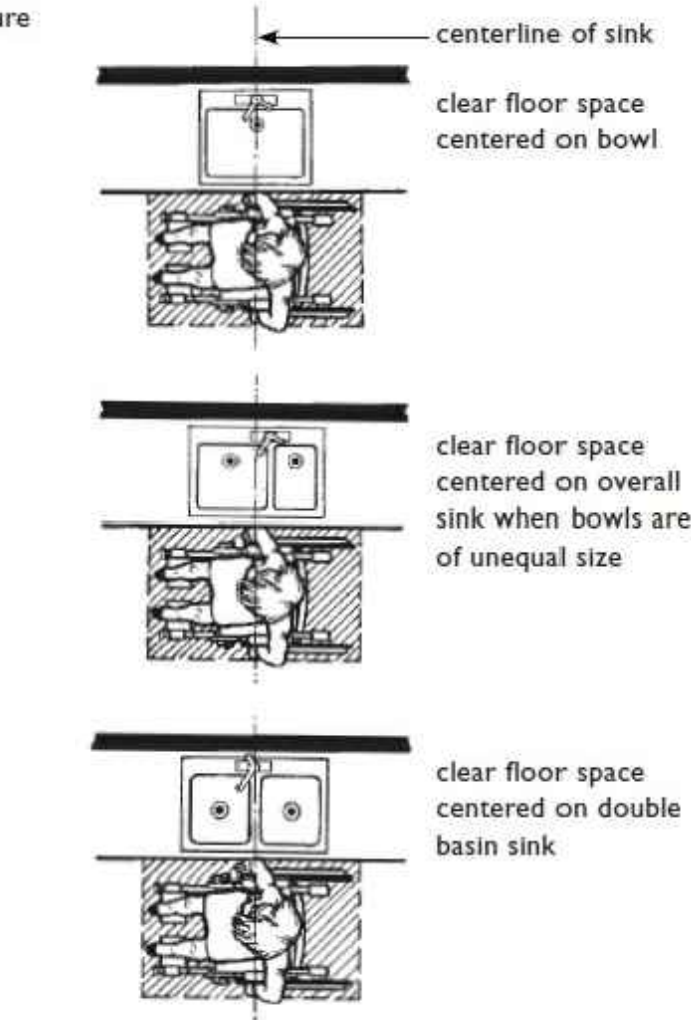
Knee Space at Sink with Wrapped Pipes



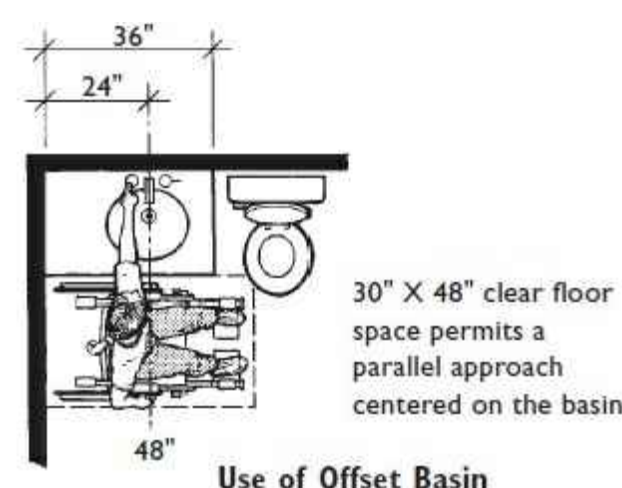
Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



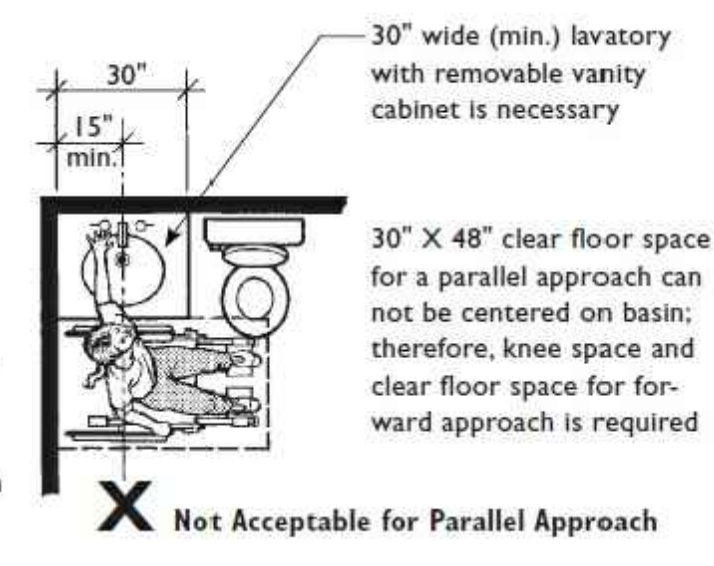
Space for Parallel Approach Required at Range and Cooktop



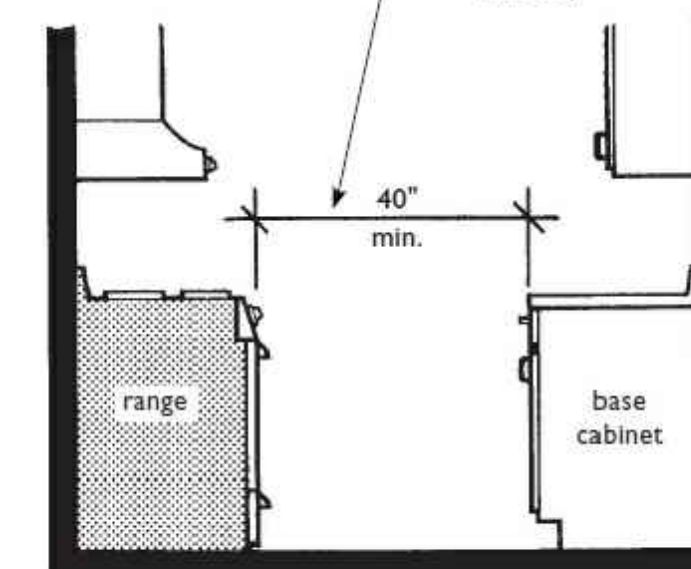
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin (Applicable in A and B Bathrooms)



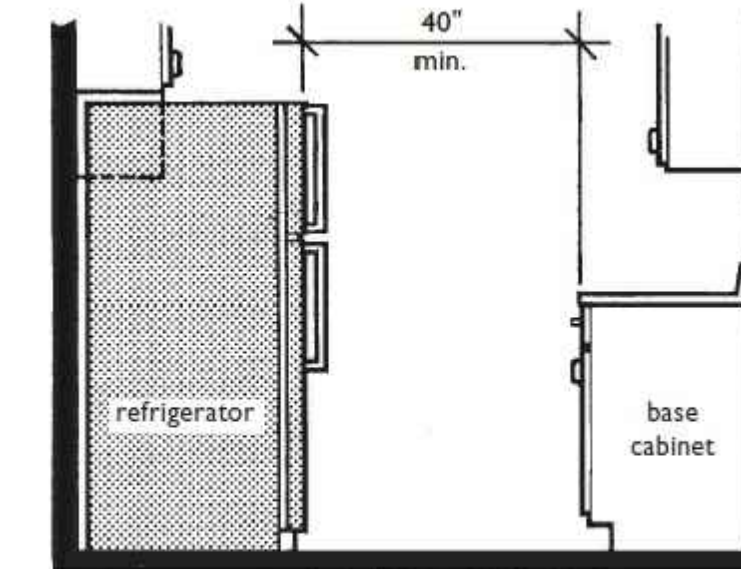
Use of Offset Basin to Reduce Lavatory Length (Applicable in A and B Bathrooms)



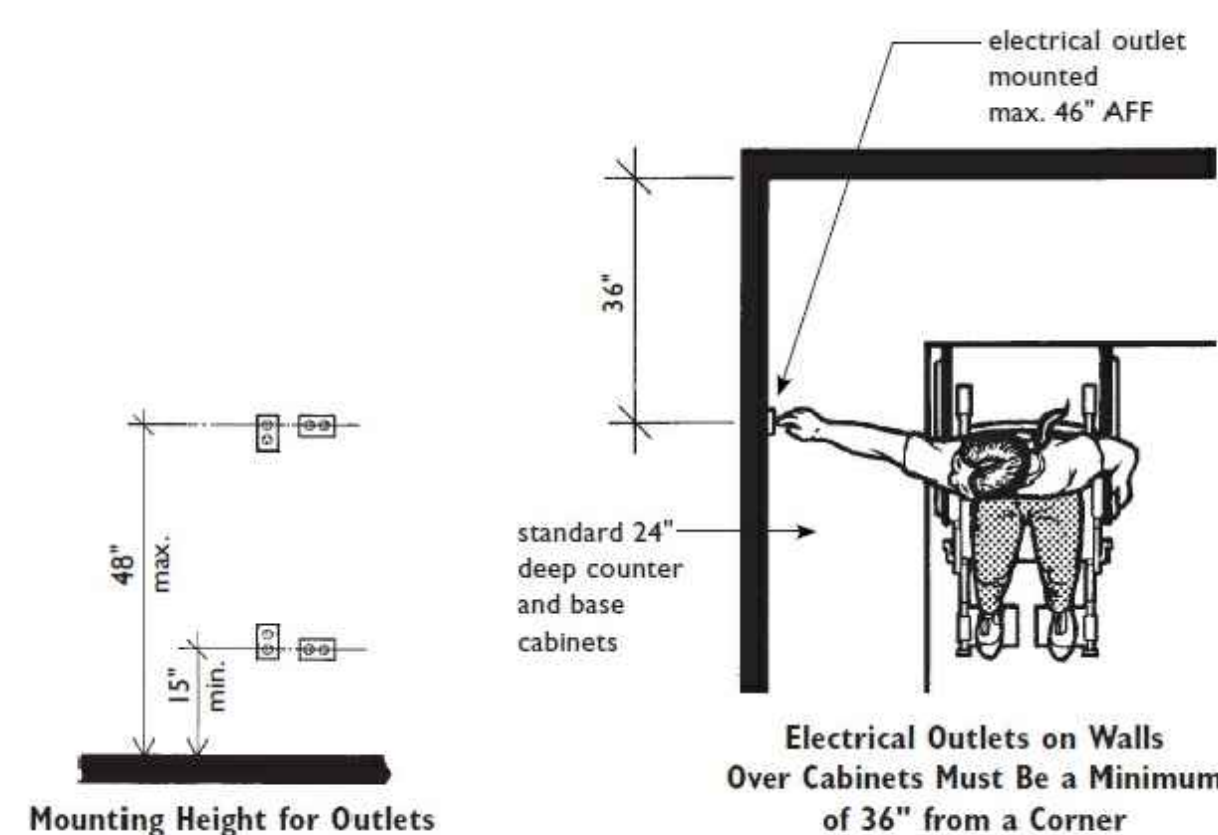
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered (Required in A and B Bathrooms)



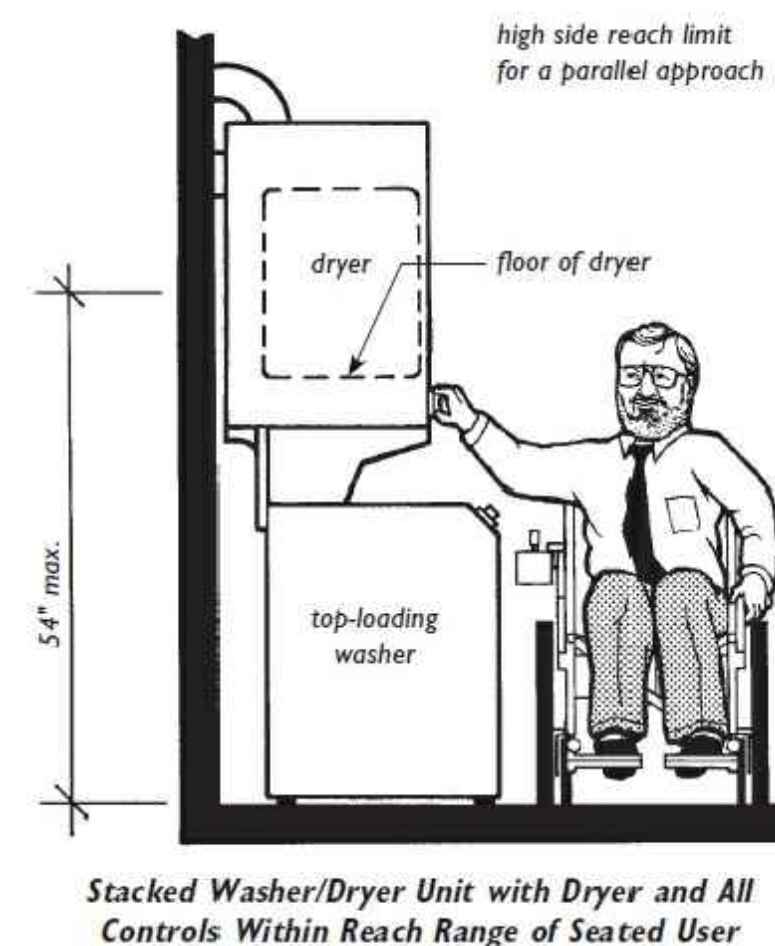
Minimum Clearance between Range and Opposing Base Cabinet



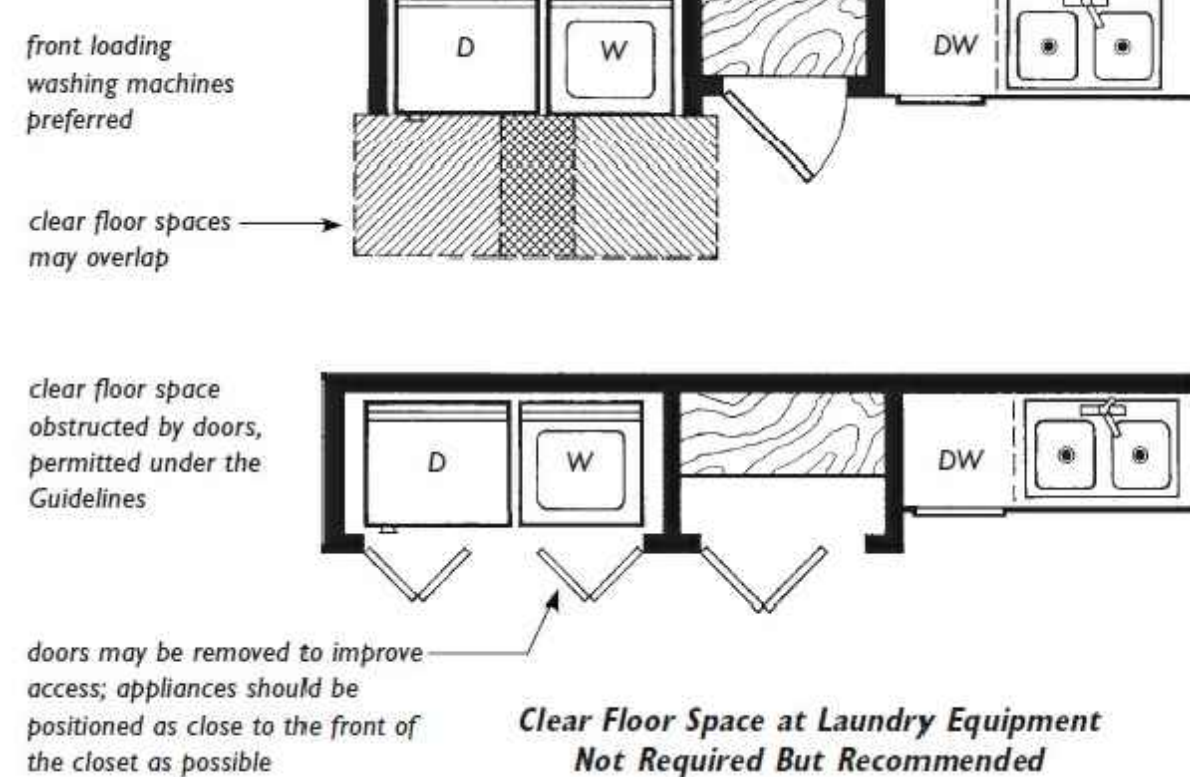
Minimum Clearance between Refrigerator and Opposing Base Cabinet



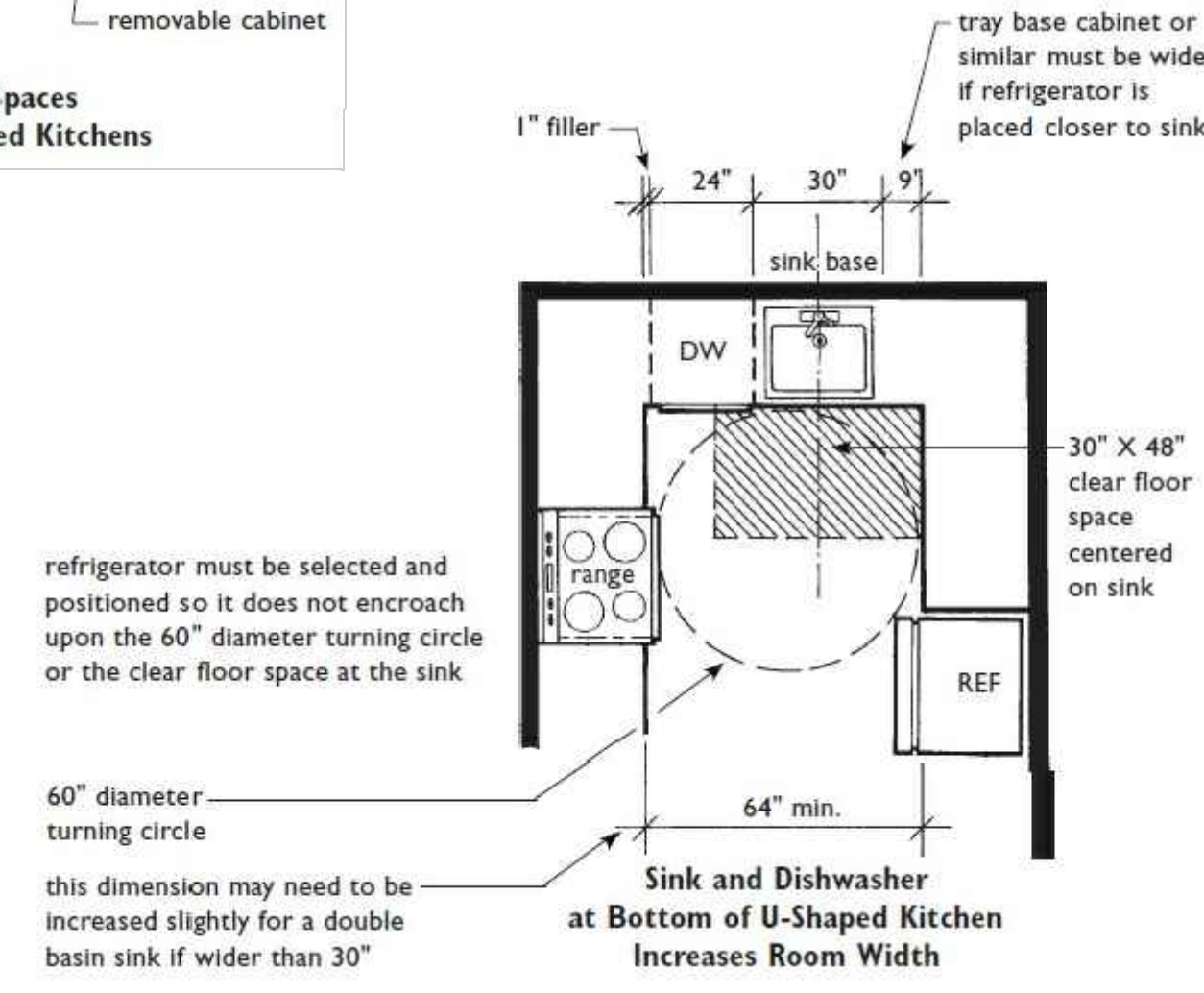
Mounting Height for Outlets



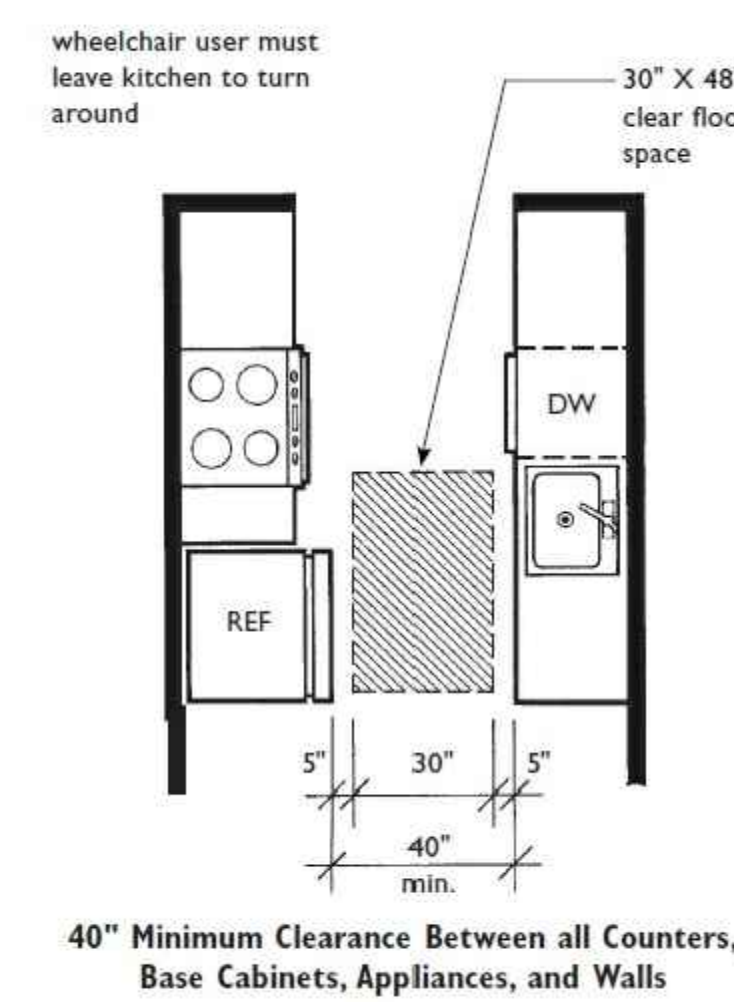
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Clear Floor Space at Laundry Equipment Not Required But Recommended



Sink and Dishwasher at Bottom of U-Shaped Kitchen Increases Room Width



40" Minimum Clearance Between all Counters, Base Cabinets, Appliances, and Walls

PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

REVISION: _____
 DATE: 6-14-2024
 JOB: 22-3262
 SHEET NO.: _____

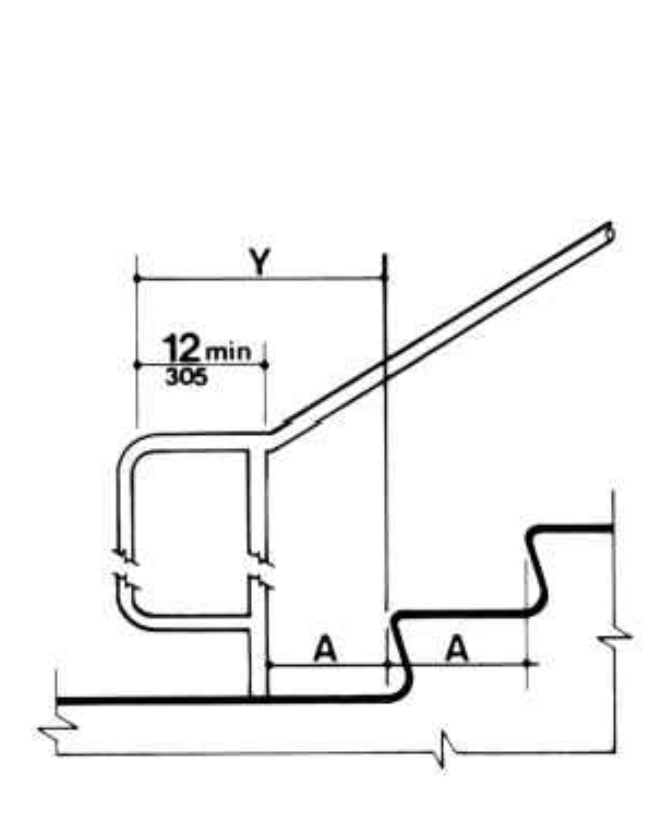


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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.

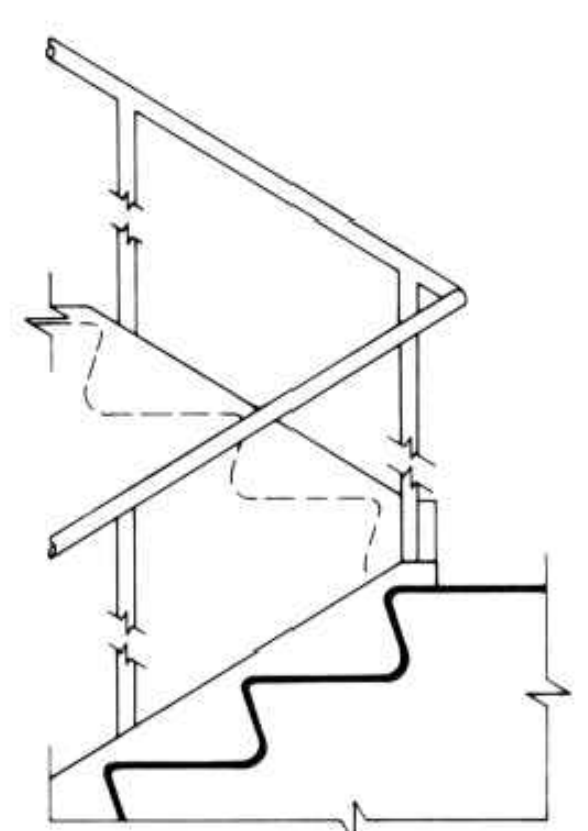
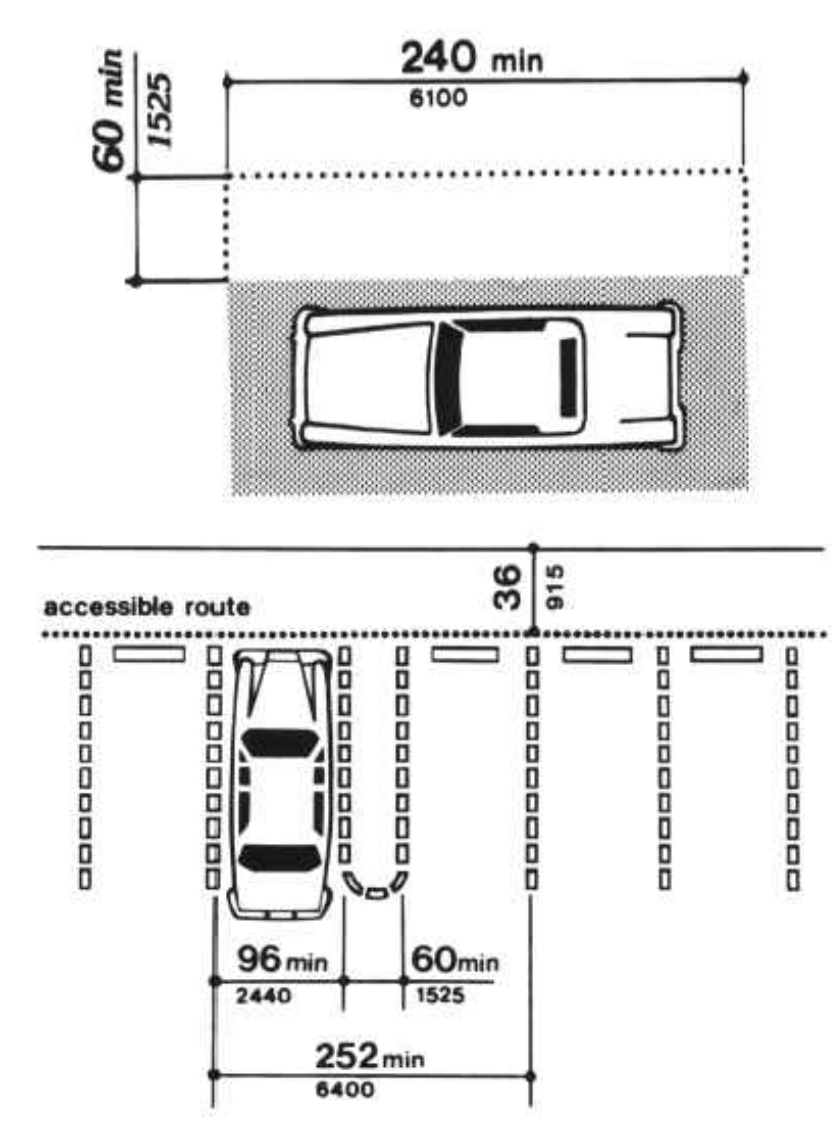


Figure 19(d)
Stair Handrails - Extension at Top of Run

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.

J STANDARD UFAS HANDRAILS
 NO SCALE



B STANDARD UFAS PARKING SPACES
 NO SCALE

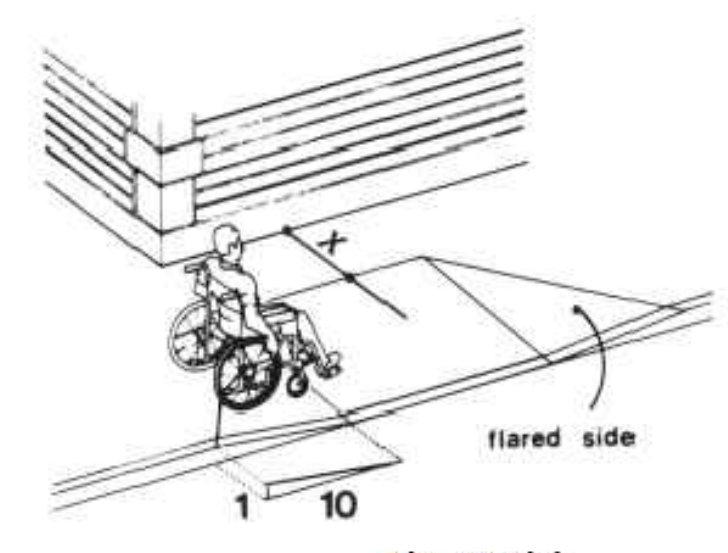


Figure 12(a)
4.7.5 SIDES OF CURB RAMPS. If a curb ramp is located where pedestrians must walk across the ramp, or where it is not protected by handrails or guardrails, then it shall have flared sides; the maximum slope of the flare shall be 1:10 (see Fig. 12(a)). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp (see Fig. 12(b)).

Note: If X is less than 48 inches, then the slope of the flared side shall not exceed 1:12.

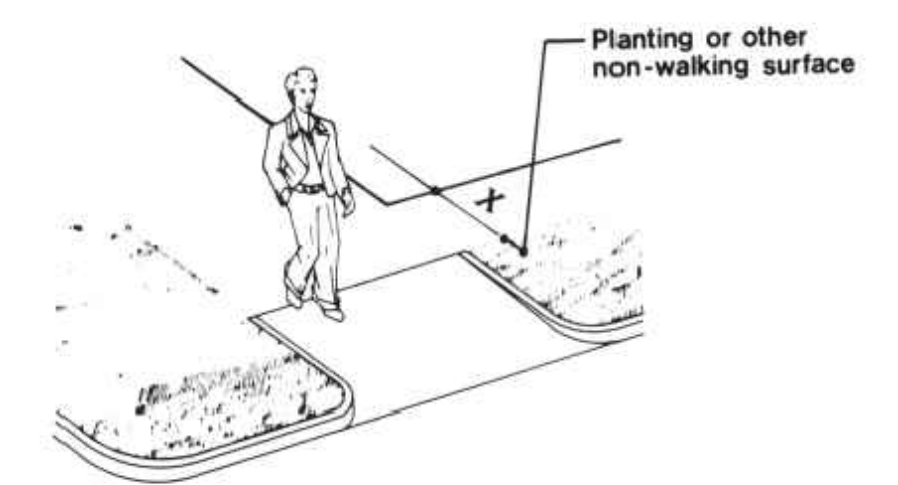
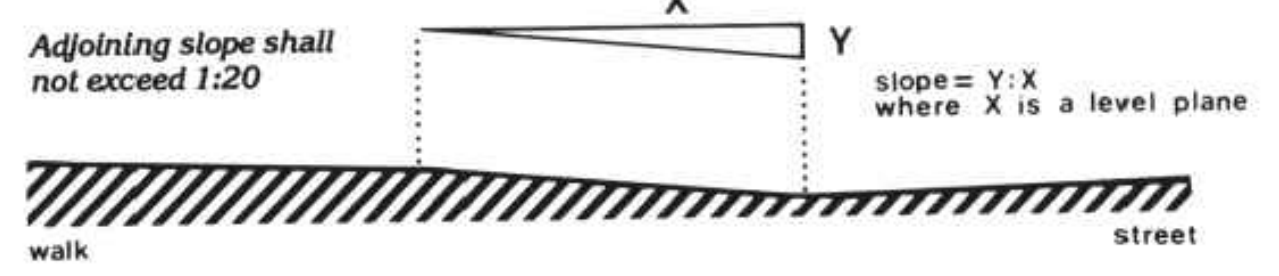
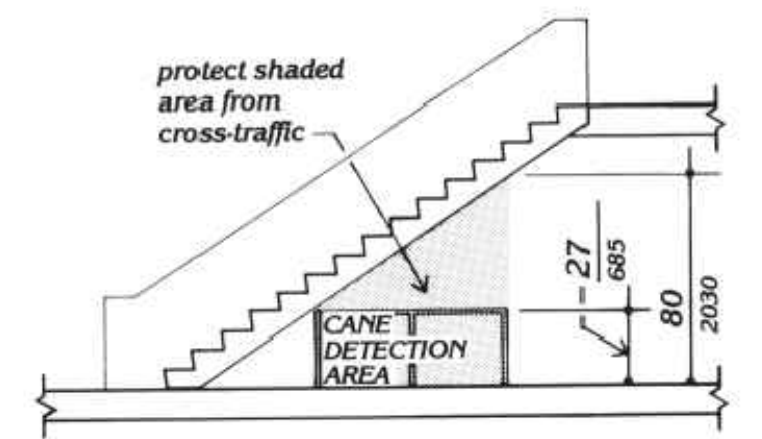


Figure 12(b)

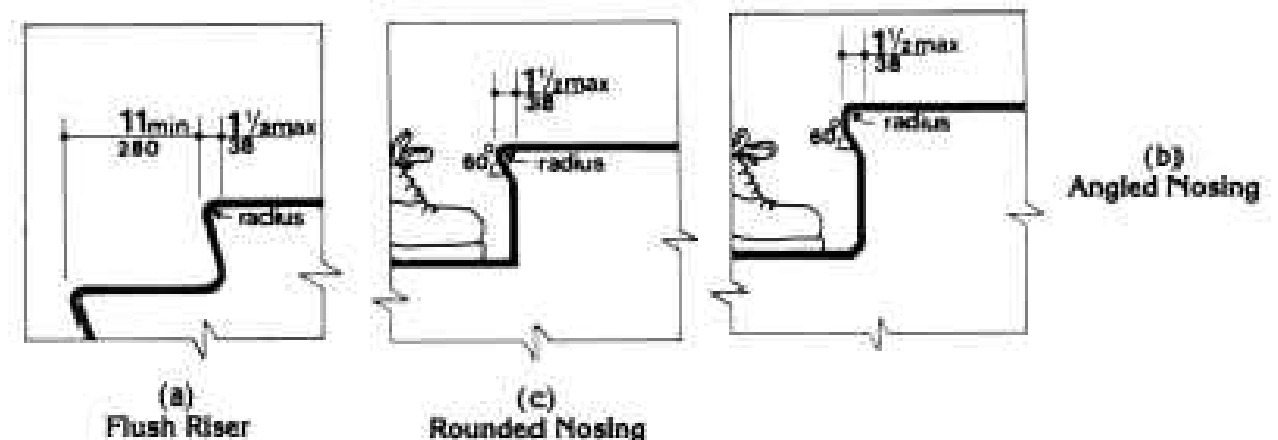
H STANDARD UFAS CURB RAMPS
 NO SCALE



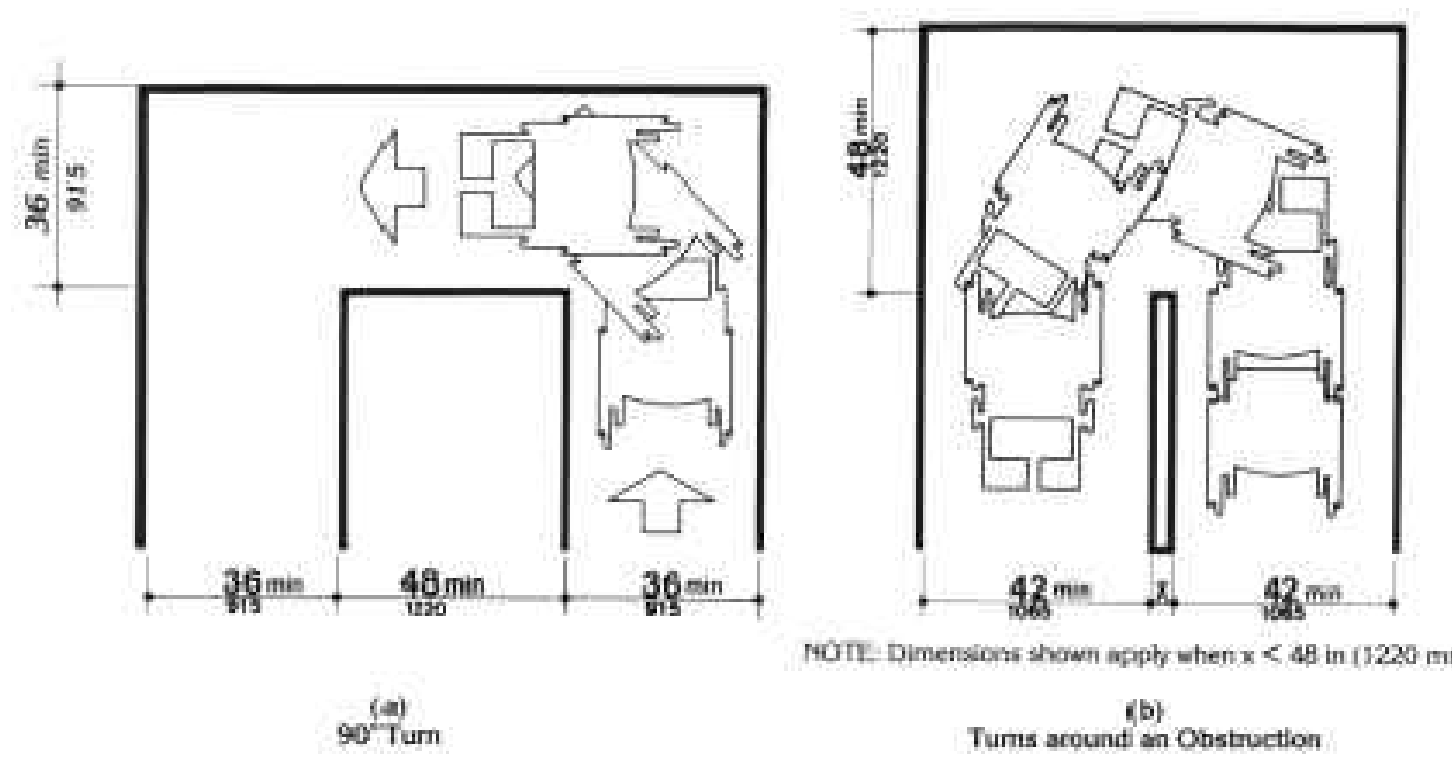
G STANDARD UFAS SLOPE
 NO SCALE



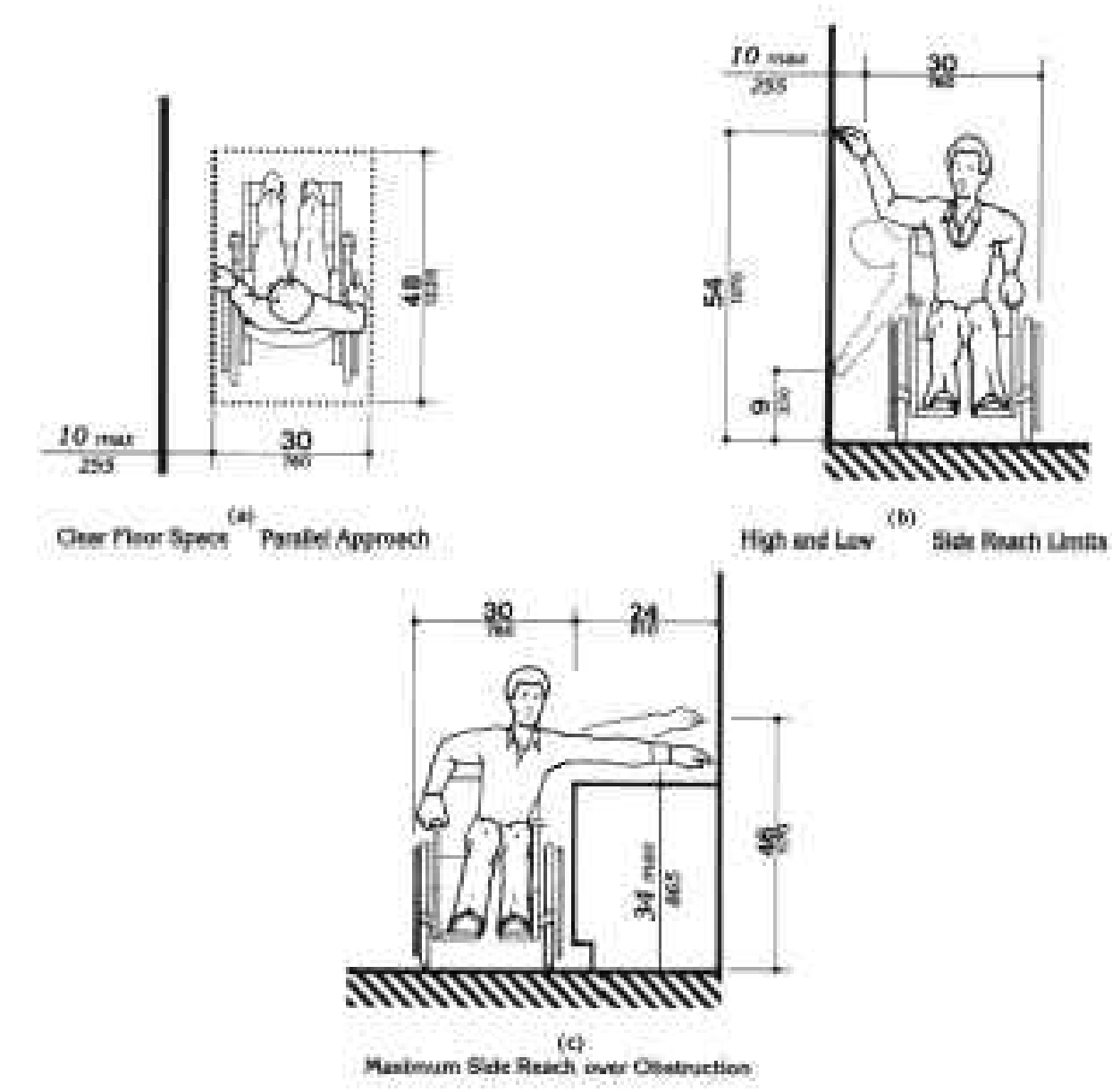
F GENERAL UFAS DIAGRAM
 NO SCALE



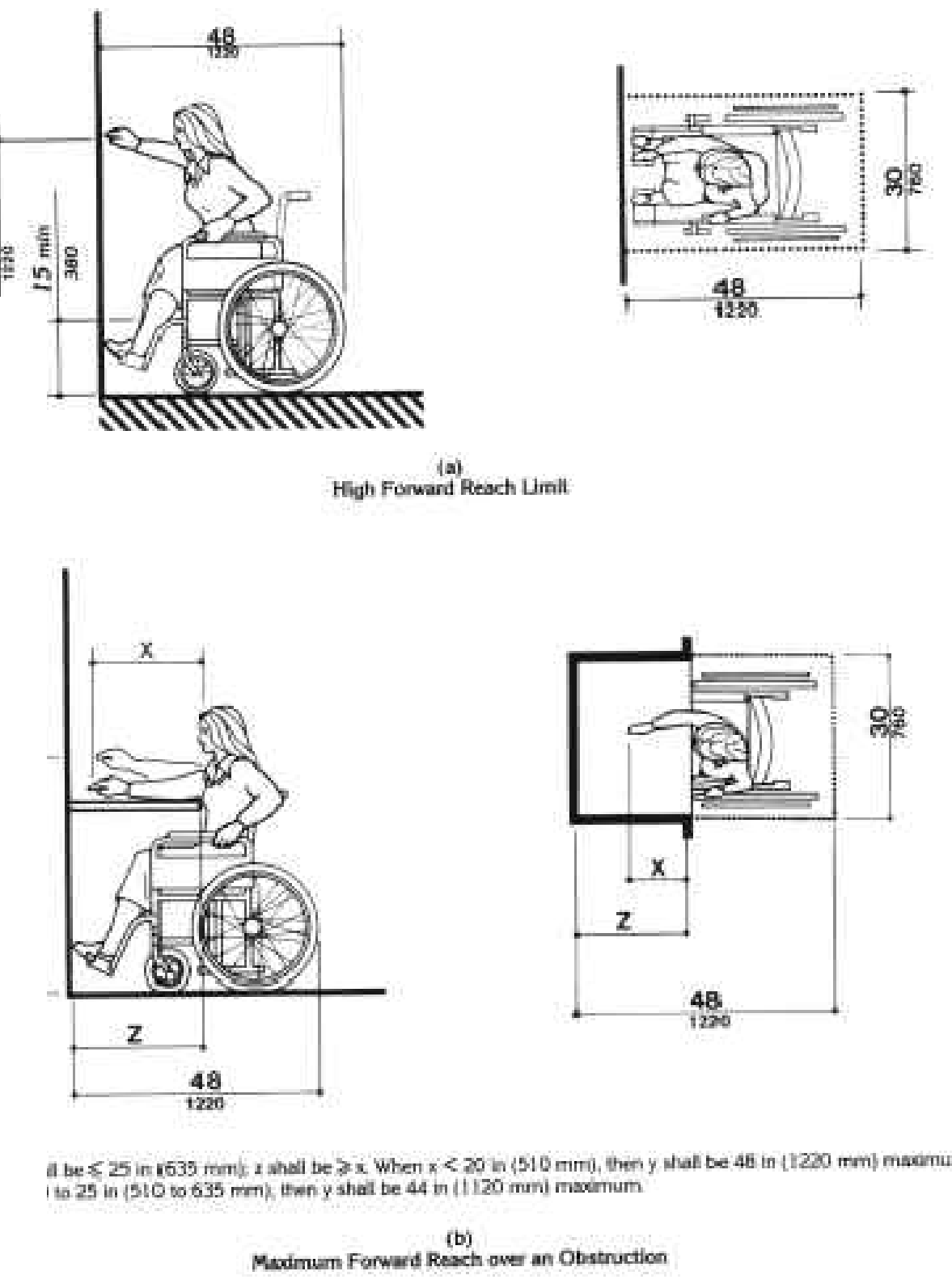
C STAIR NOSINGS
 NO SCALE



E UFAS WIDTH DIAGRAMS
 NO SCALE



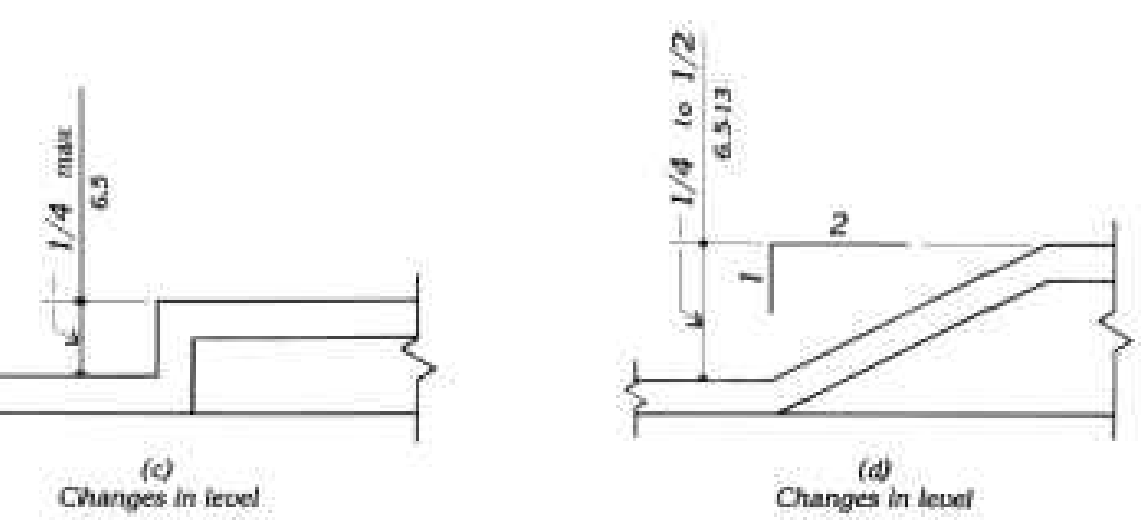
A STANDARD UFAS REACH DIAGRAMS
 NO SCALE



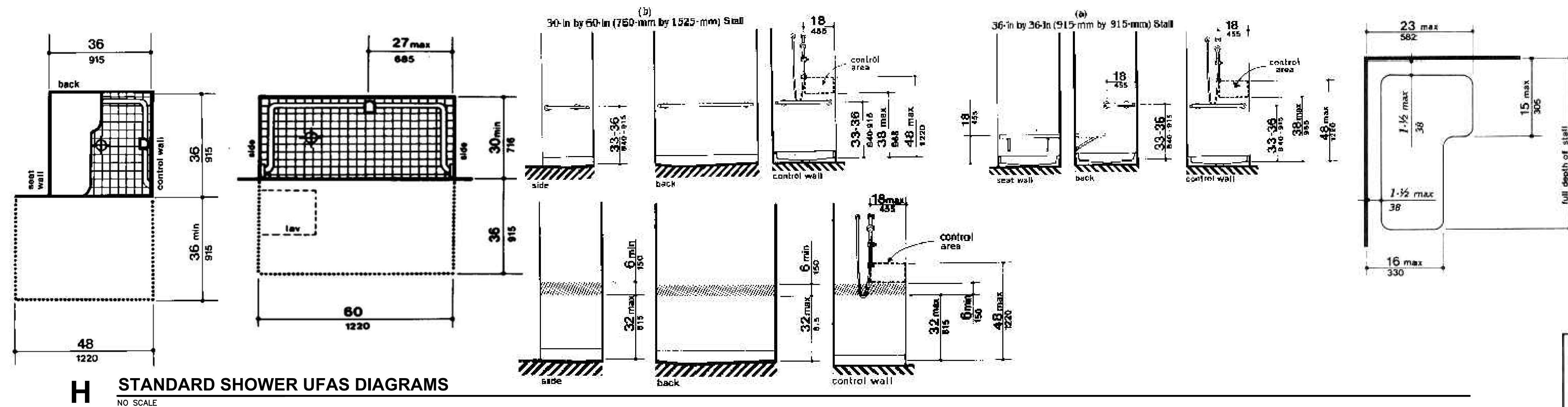
If $x \leq 25$ in (635 mm); z shall be $\geq x$. When $x < 20$ in (510 mm), then y shall be 48 in (1220 mm) maximum; 1 to 25 in (510 to 635 mm), then y shall be 44 in (1120 mm) maximum.

NOTE: REFERENCE FULL UNIFORM FEDERAL ACCESSIBILITY STANDARDS FOR ADDITIONAL INFORMATION.

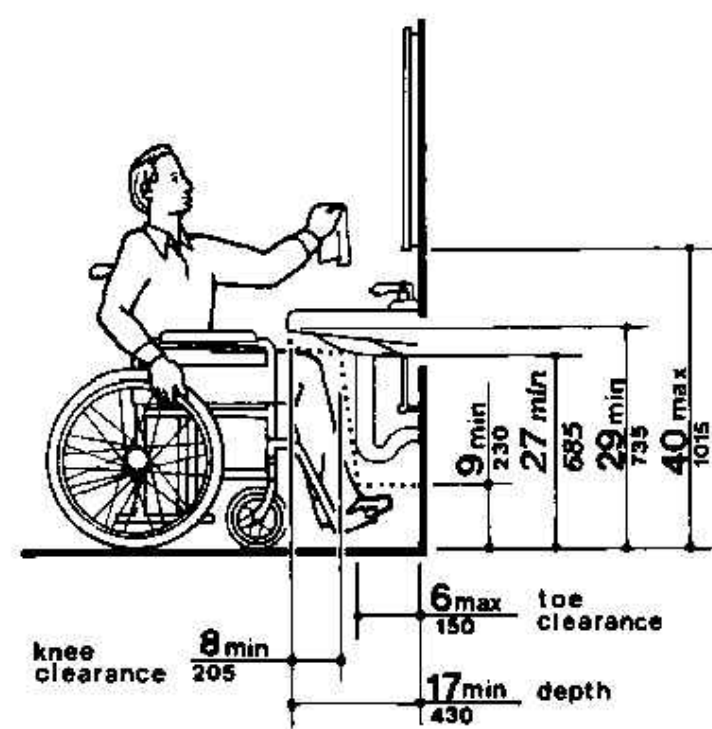
FOR REFERENCE ONLY



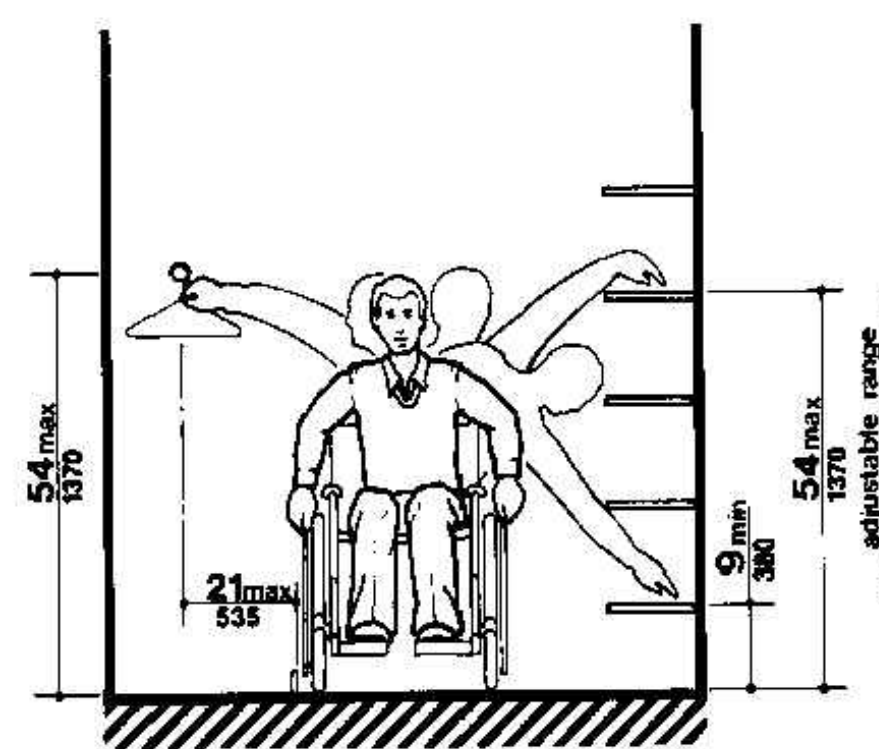
D UFAS CHANGE IN LEVEL DIAGRAM
 NO SCALE



H STANDARD SHOWER UFAS DIAGRAMS
NO SCALE



G UFAS LAVATORY CLEARANCES
NO SCALE



F STANDARD UFAS CLOSET/STORAGE HEIGHT
NO SCALE

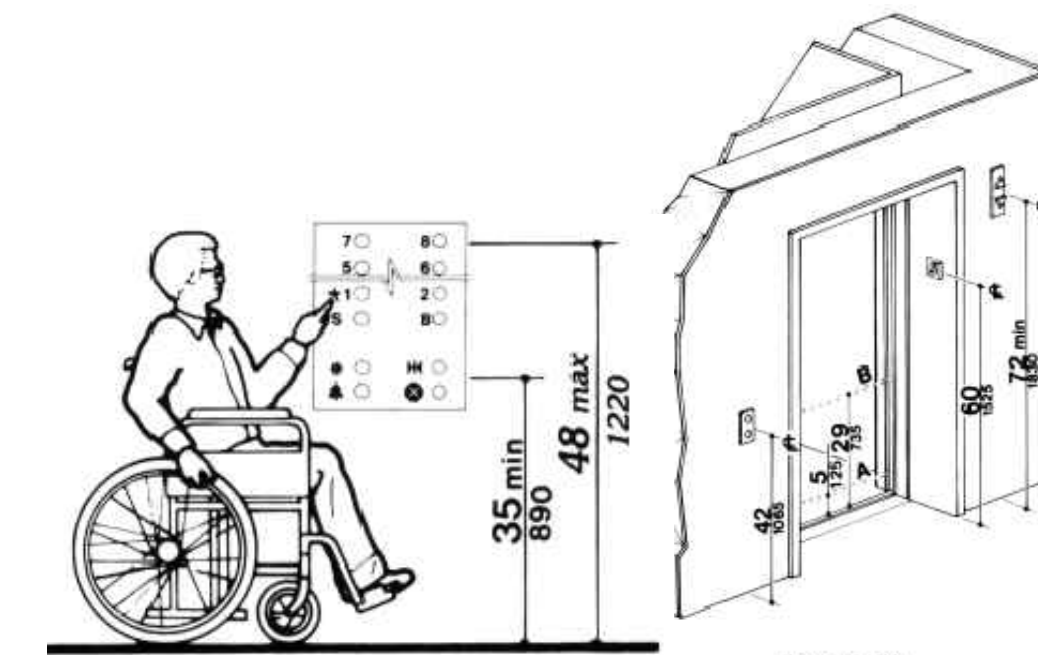
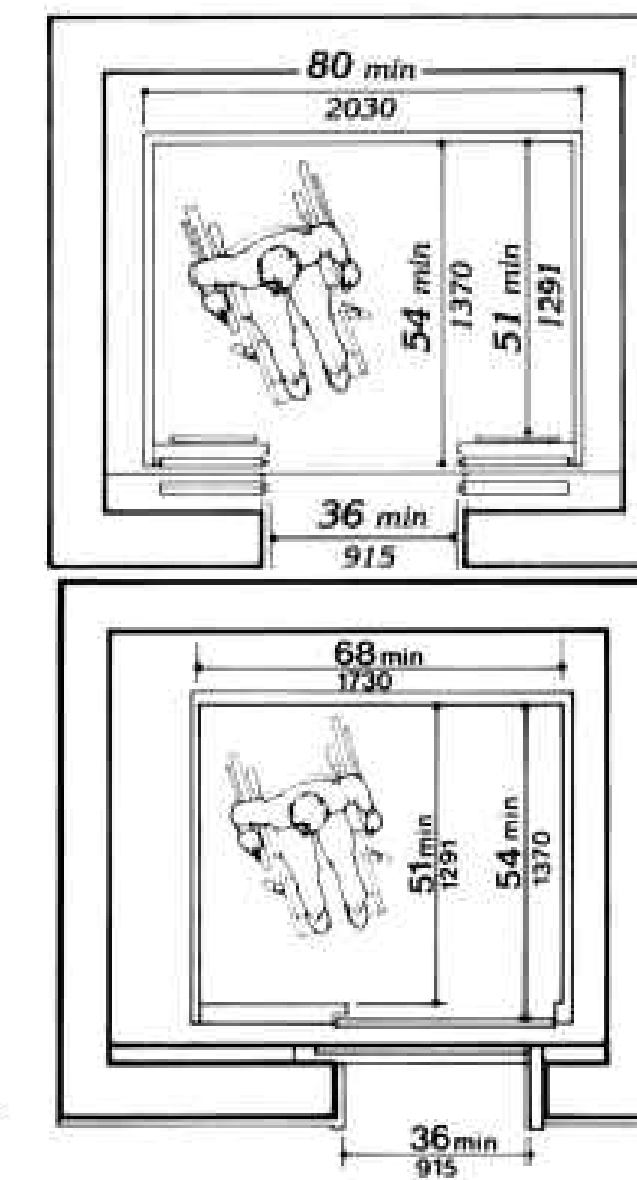
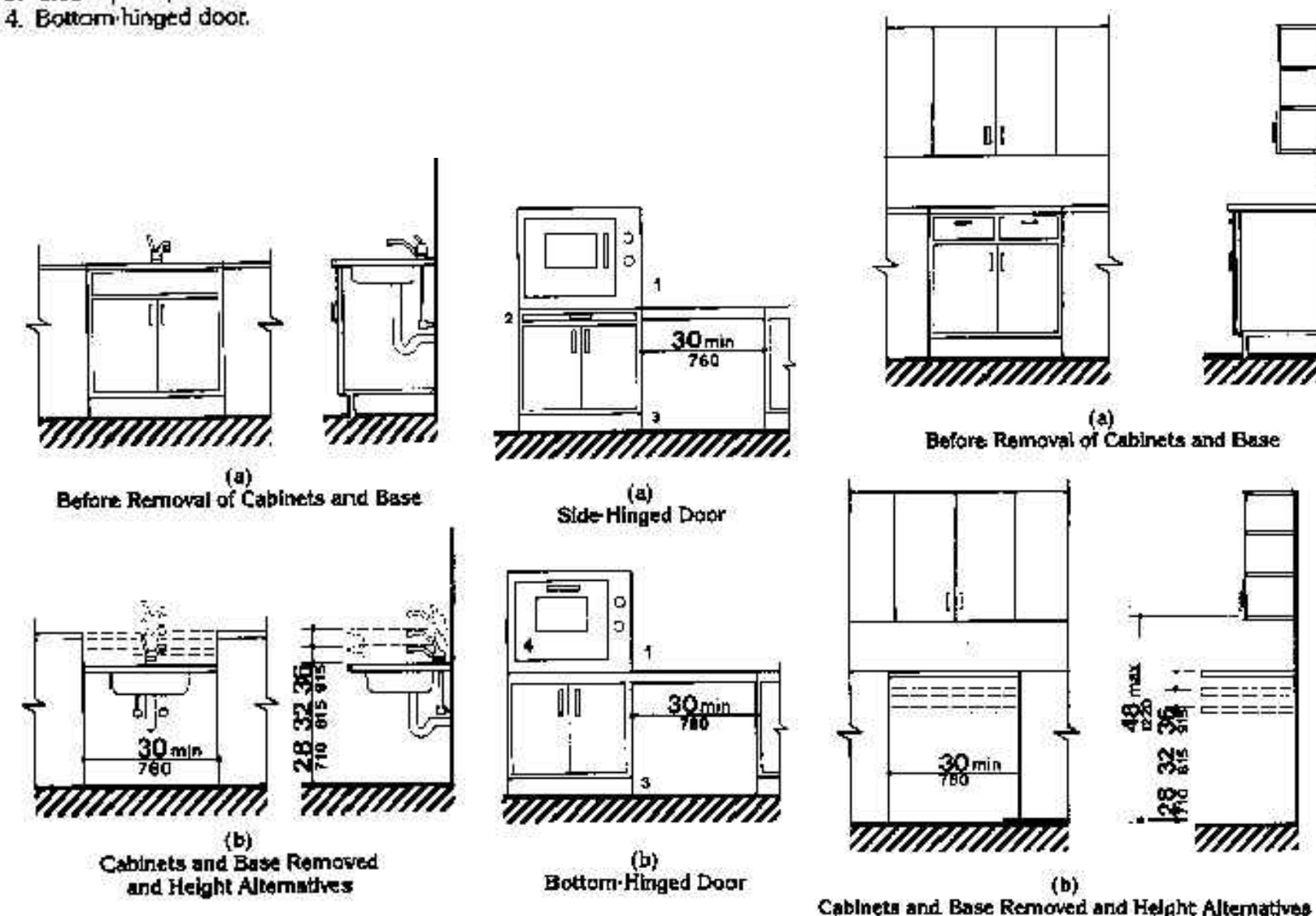


Figure 20
Hoistway and Elevator Entrances

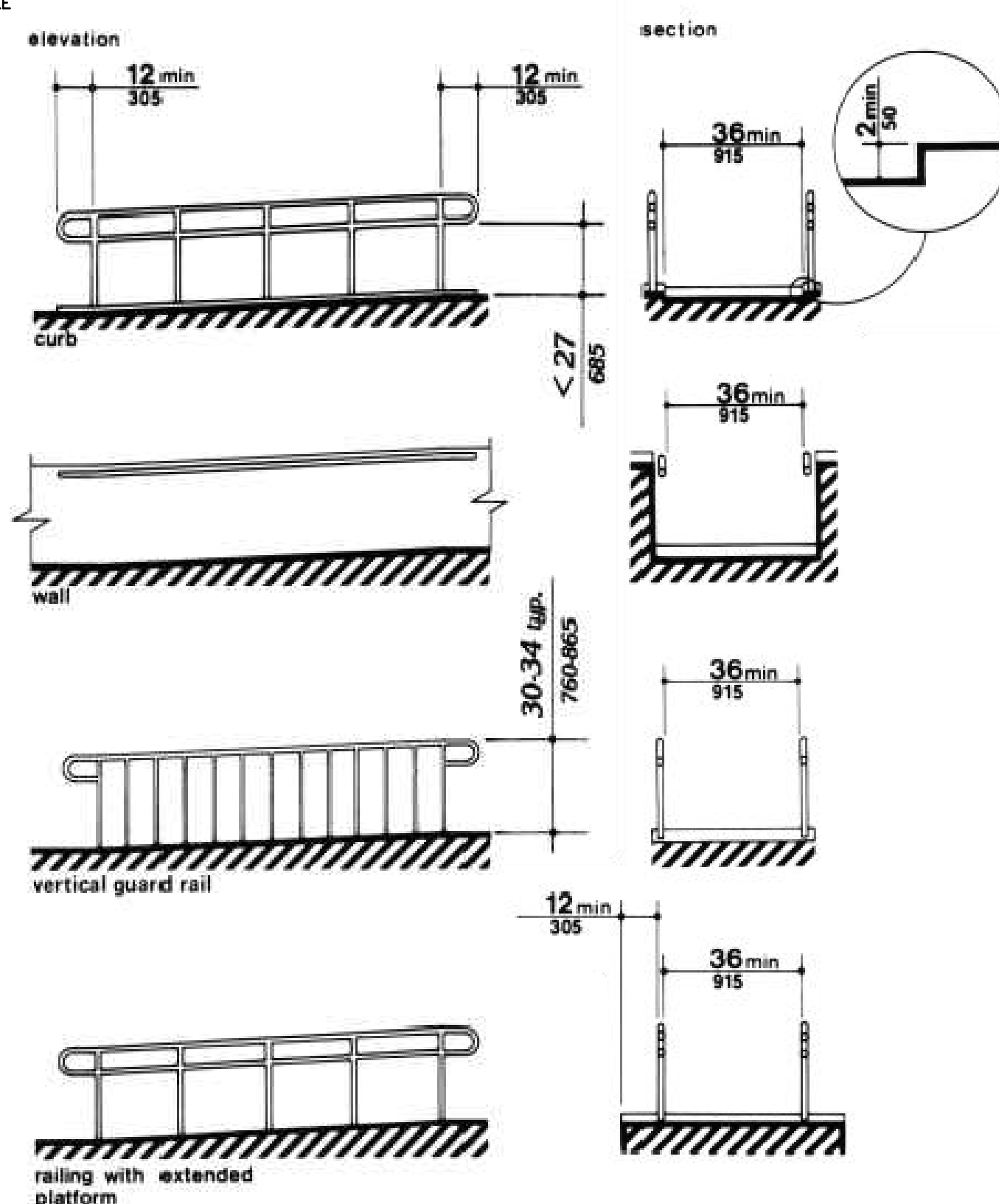


E STANDARD UFAS ELEVATOR DETAILS
NO SCALE

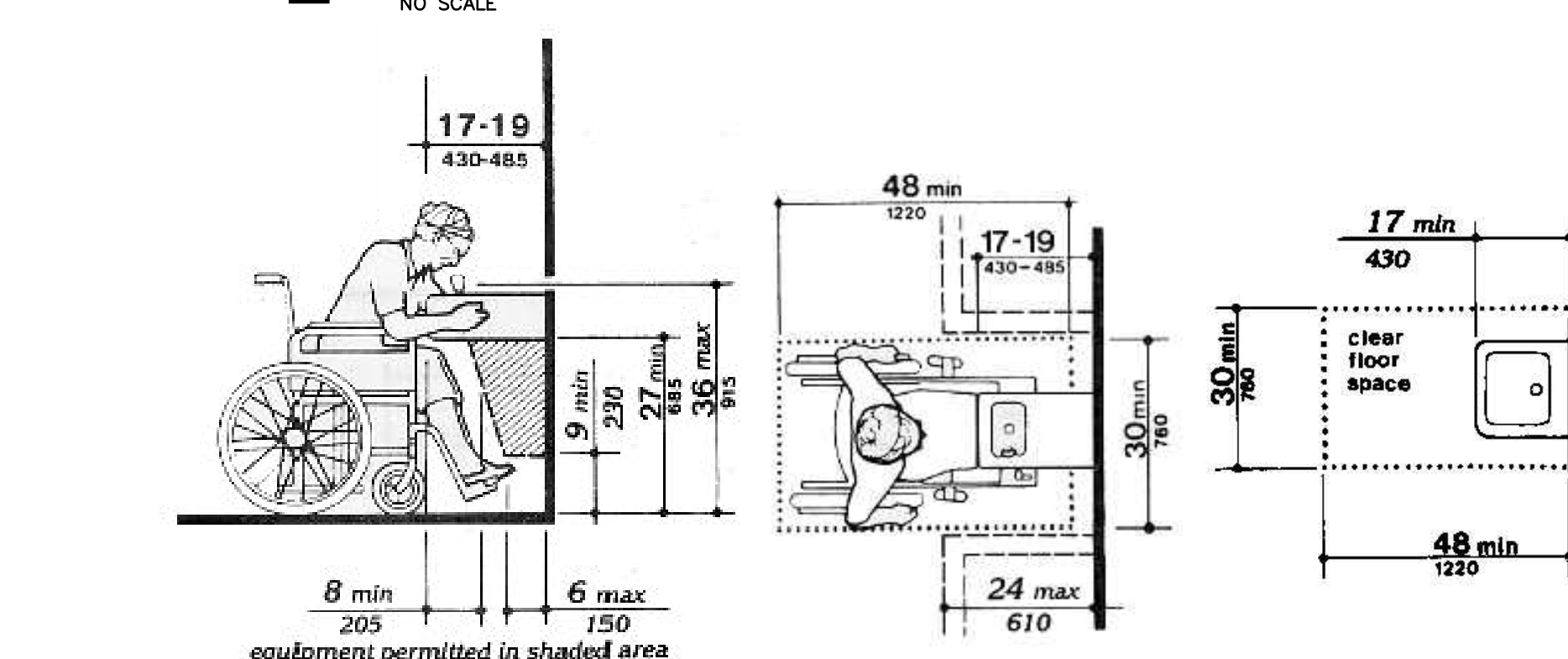
- SYMBOL KEY:**
1. Countertop or wall-mounted oven.
 2. Pull out board preferred with side-opening door.
 3. Clear open space.
 4. Bottom-hinged door.



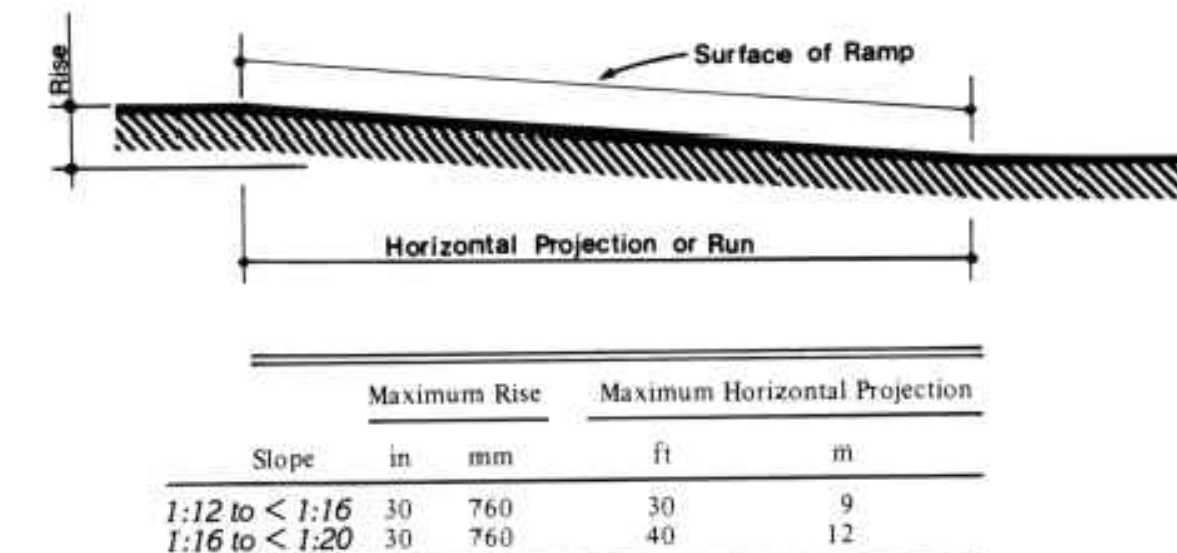
D STANDARD UFAS KITCHEN DIAGRAMS
NO SCALE



C UFAS EDGE PROTECTION
NO SCALE



B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE
NO SCALE



A SLOPE AND RISE
NO SCALE

NOTE:
REFERENCE FULL UNIFORM FEDERAL
ACCESSIBILITY STANDARDS FOR
ADDITIONAL INFORMATION.

FOR REFERENCE ONLY

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

REVISION:
DATE: 6-14-2024
JOB: 22-3262
SHEET NO.:

GENERAL SITE PLAN NOTES

- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
- INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
- WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE 3/4" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
- 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.
- INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
- EXTERIOR DOOR LANDINGS SHALL BE WITHIN 1/2" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50.
- FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF LARAMIE.
- REF. SHEETS A2.1 & A2.2 FOR LOCATION OF ACCESSIBLE (UNITS 2A & 3A) & HEARING IMPAIRED UNIT (UNIT 2B).
- 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.
- ALL SITE PAVEMENT 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.
- 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.

SITE PLAN KEY NOTES

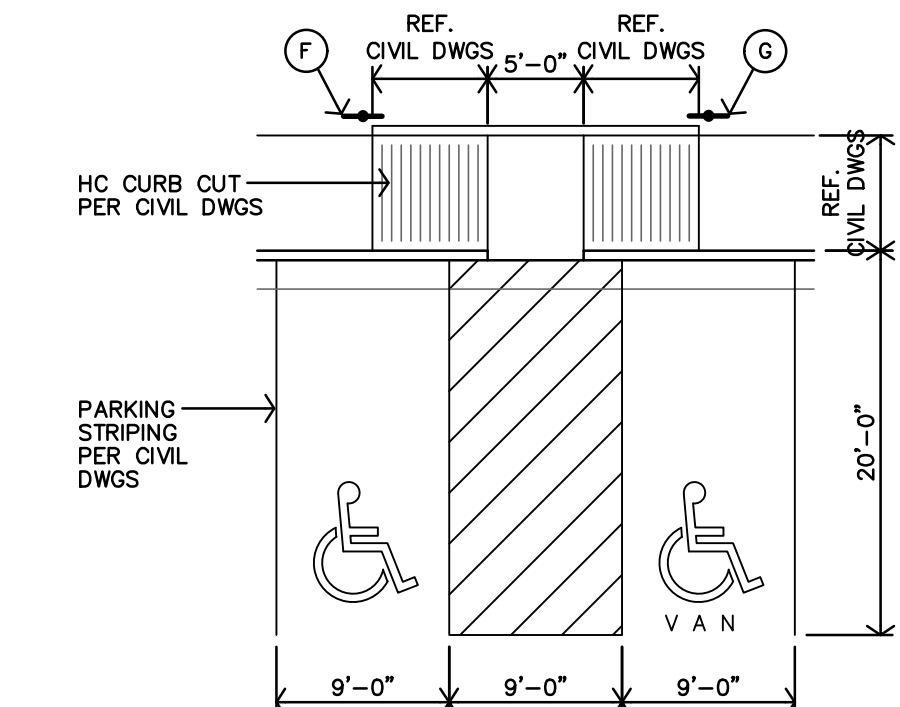
A	MONUMENT SIGN REF. SHEET A1.3
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP)
D	ACCESSIBLE TRASH ENCLOSURE REF. SHEET A1.3
E	DASHED LINE INDICATES ACCESSIBLE PATH
F	POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
H	PAINTED STRIPPING @ ACCESSIBLE ROUTE
J	BIKE RACK - (2 TOTAL) WITH 6'-0"x8'-0" CONCRETE PAD. PLACE RACK PERPENDICULAR TO SIDEWALK, CENTER ON CONC. PAD. REF. SHEET A1.3
K	6' tall WOOD PRIVACY FENCE ALONG FULL LENGTH OF WEST PROPERTY LINE. REF. SHEET A1.2
L	TOT LOT - REF. ENLARGED PLAN ON SHEET A1.2
M	MAIL KIOSK, REF. DETAILS ON SHEET A1.4
N	BBQ AREA - CURVED CONCRETE PAD W/ NATIVE STONE WALL BEHIND (2) POLE MOUNTED BBQ GRILL & (2) PICNIC TABLES. REF. SHEET A1.2
P	PREMANUF. CAR PORT REF. SHEET A1.4
Q	BUILDING METER CENTER REF. ELECT. DWGS
R	BUILDING FIRE SPRINKLER ROOM REF. MECH. DWGS
S	BUILDING TRANSFORMER REF. ELECT. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH ELECT. COMPANY

NOTE:
CONC. SLAB @ BBQ AREA SHALL BE 4"th, 3500 PSI W/ 5x6-W, 2xW, 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.

PARKING SUMMARY

ACCESSIBLE PARKING STALLS	5
STANDARD PARKING STALLS	55
OPEN PARKING STALLS	45
COVERED PARKING STALLS (+25%)	15
TOTAL PARKING STALL COUNT	60
PARKING RATIO (STALLS/UNITS)	1.43

PARKING MEETS ZONING REQ'S.
PARKING REQUIREMENTS (PER TABLE 15.14.040-3, OFF STREET PARKING STANDARDS, OF THE LARAMIE UNIFIED DEVELOPMENT CODE):
DWELLING, MULTI-FAMILY:
1 PARKING STALL FOR ALL (1) BEDROOM DWELLING UNITS (DU)
FOR ALL OTHER DUs CONTAINING MORE THAN (1) BEDROOM, THE FIRST 16 DUs REQUIRE 1.5 SPACES PER DU, AND FOR EACH DU OVER 16, EACH DU WILL REQUIRE 1 SPACE.
DEVELOPMENT HAS 42 DWELLING UNITS, THUS:
ALL U NITS ARE 2-BED AND 3-BED.
FIRST (16) UNITS = 16 X 1.5 = 24 SPACES
REMAINING UNITS = 26 TOTAL UNITS
UNITS 17-42 = 26 X 1 = 26 SPACES
24 + 26 = 50 REQUIRED PARKING SPACES (60 PROVIDED)
MULTI-FAMILY ACCESSIBLE PARKING REQUIREMENTS:
PER TABLE 15.14.040-2 (MULTI-FAMILY ACCESSIBLE PARKING) OF THE LARAMIE UNIFIED DEVELOPMENT CODE:
A DEVELOPMENT WITH 42 UNITS REQUIRES 6 SPACES FOR PERSONS WITH DISABILITIES.
MINIMUM BICYCLE PARKING REQUIREMENTS:
AT A MINIMUM, THE GREATER OF 3 BICYCLE PARKING SPACES OR A NUMBER OF BICYCLE SPACES EQUAL TO FIVE PERCENT OF ALL OFF-STREET PARKING SPACES PROVIDED SHALL BE REQUIRED.
58 TOTAL PARKING STALLS X 5% = 3 SPACES REQUIRED (10 PROVIDED)



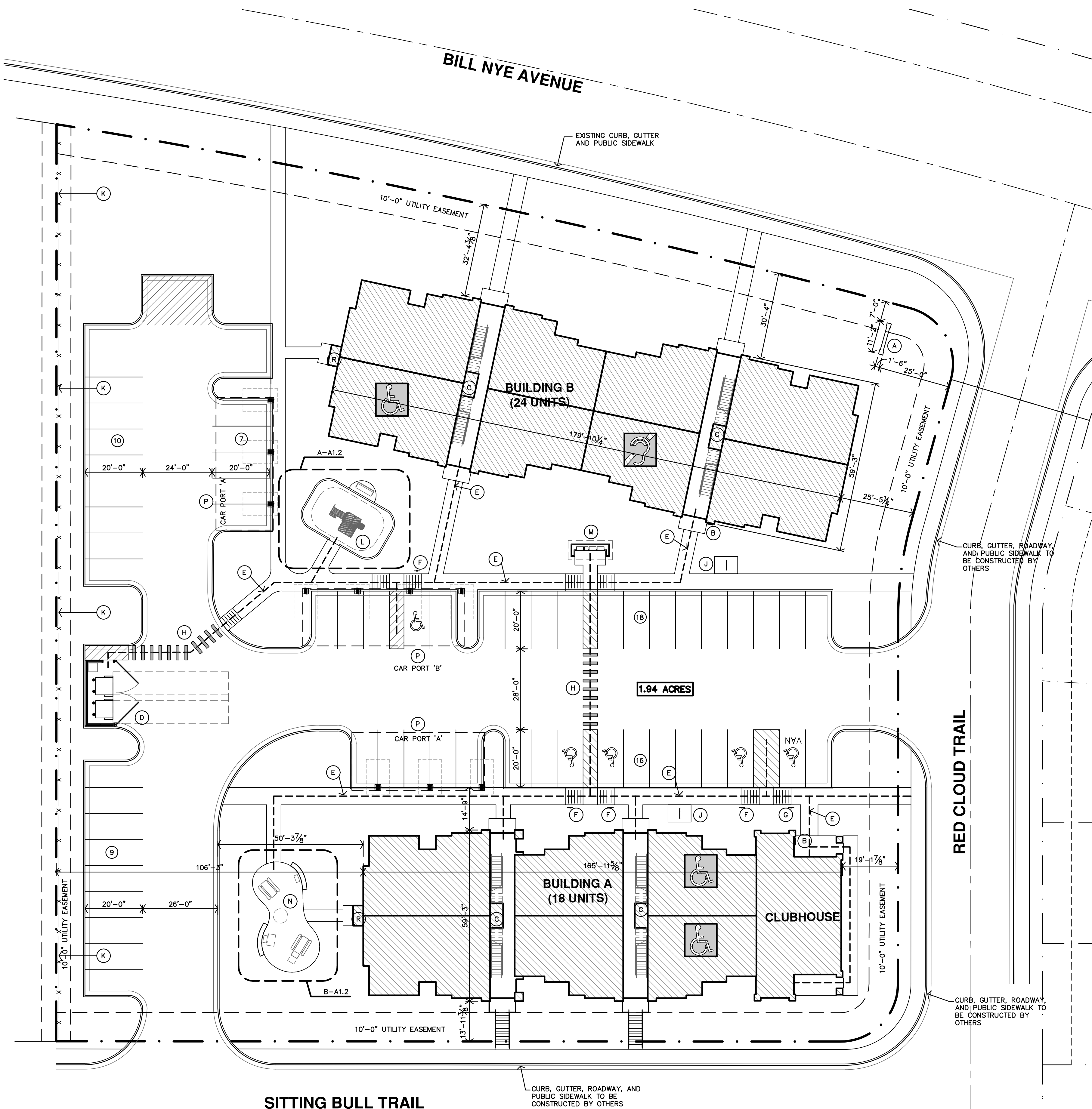
B HANDICAPPED PARKING
1" = 10'-0"

LOT COVERAGE

SITE ACRES	SITE	BUILDING FOOTPRINT	LOT COVERAGE
1.94 ACRES	84,506 SF	16,857 SF	19.9%

ACCESSIBLE UNIT LEGEND

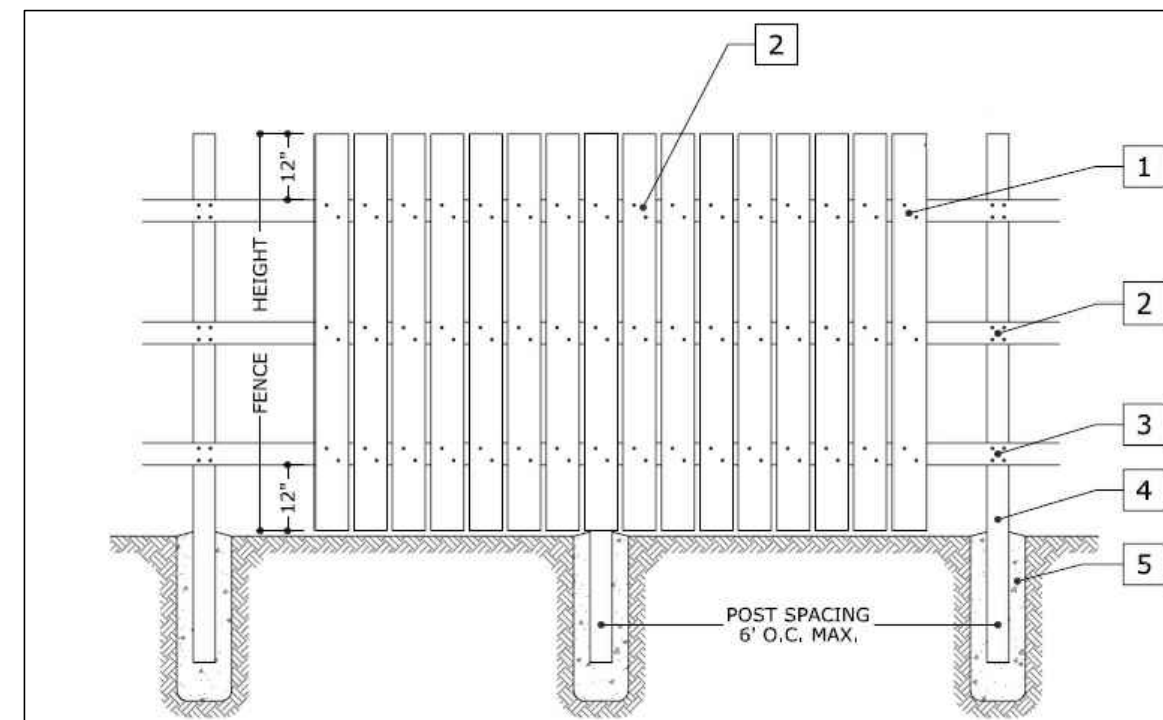
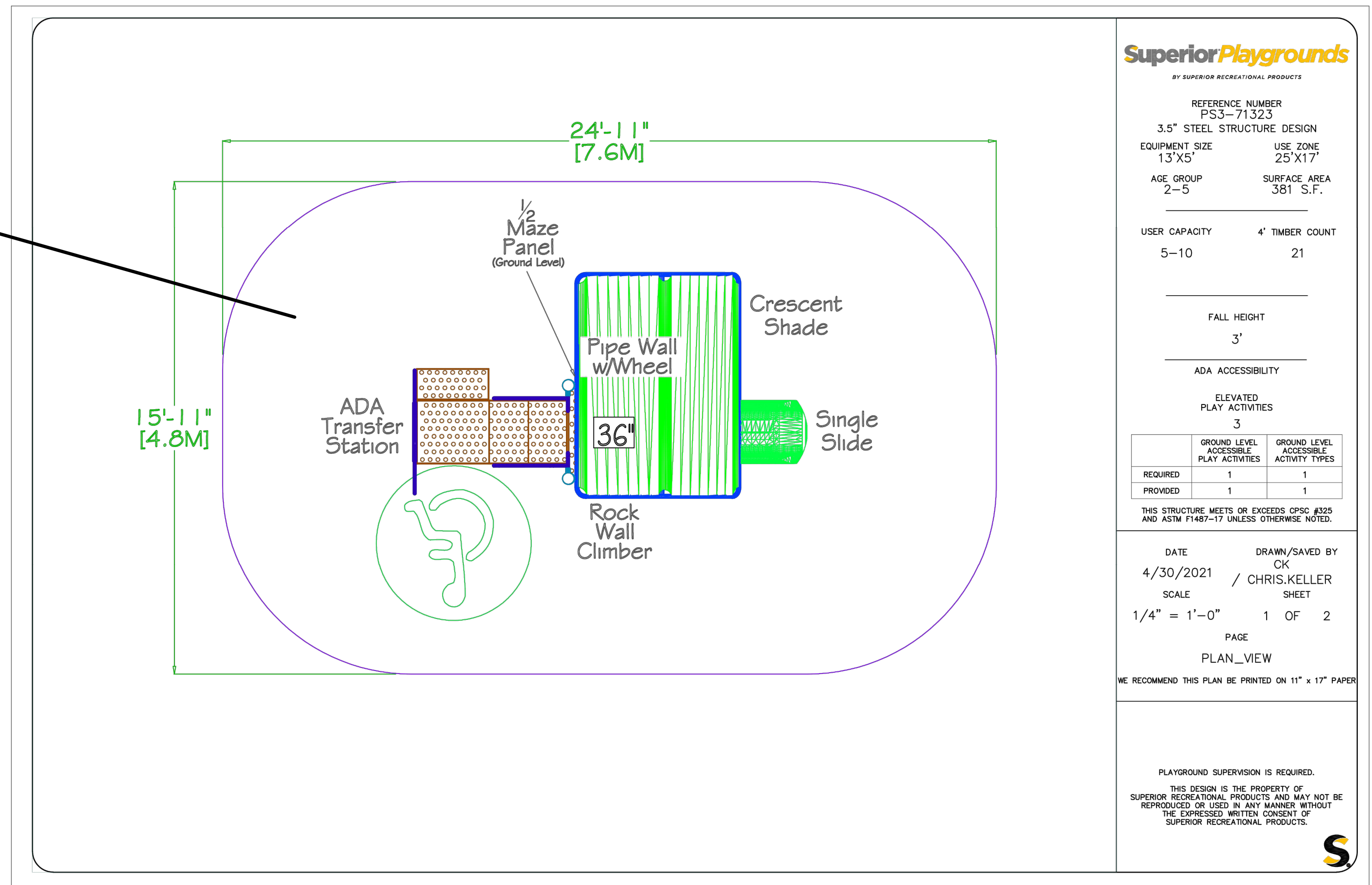
- 3 FIRST FLOOR UNITS SHALL BE FULLY ACCESSIBLE (5%)
 - (2) 2-bedroom
 - (1) 3-bedroom
- 1 FIRST FLOOR UNIT SHALL BE HEARING IMPAIRED & VISION IMPAIRED ACCESSIBLE UNIT (2%)
 - (1) 2-bedroom



A SITE PLAN
1" = 20'-0"



D CUSTOM PLAY-GYM PHOTOGRAPH
NO SCALE



J 6'tall WOOD PRIVACY FENCE
NO SCALE



(1) EVEREST SERIES 6'-0" HEAVY DUTY PICNIC TABLE (www.theparkcatalog.com) (Item no.595-6005) COLOR TO BE DETERMINED BY ARCHITECT/OWNER

H PICNIC TABLE
NO SCALE



(1) EVEREST SERIES 8'-0" HEAVY DUTY ADA SINGLE SIDED PICNIC TABLE (www.theparkcatalog.com) (Item no.595-6007)

G ACCESSIBLE PICNIC TABLE
NO SCALE



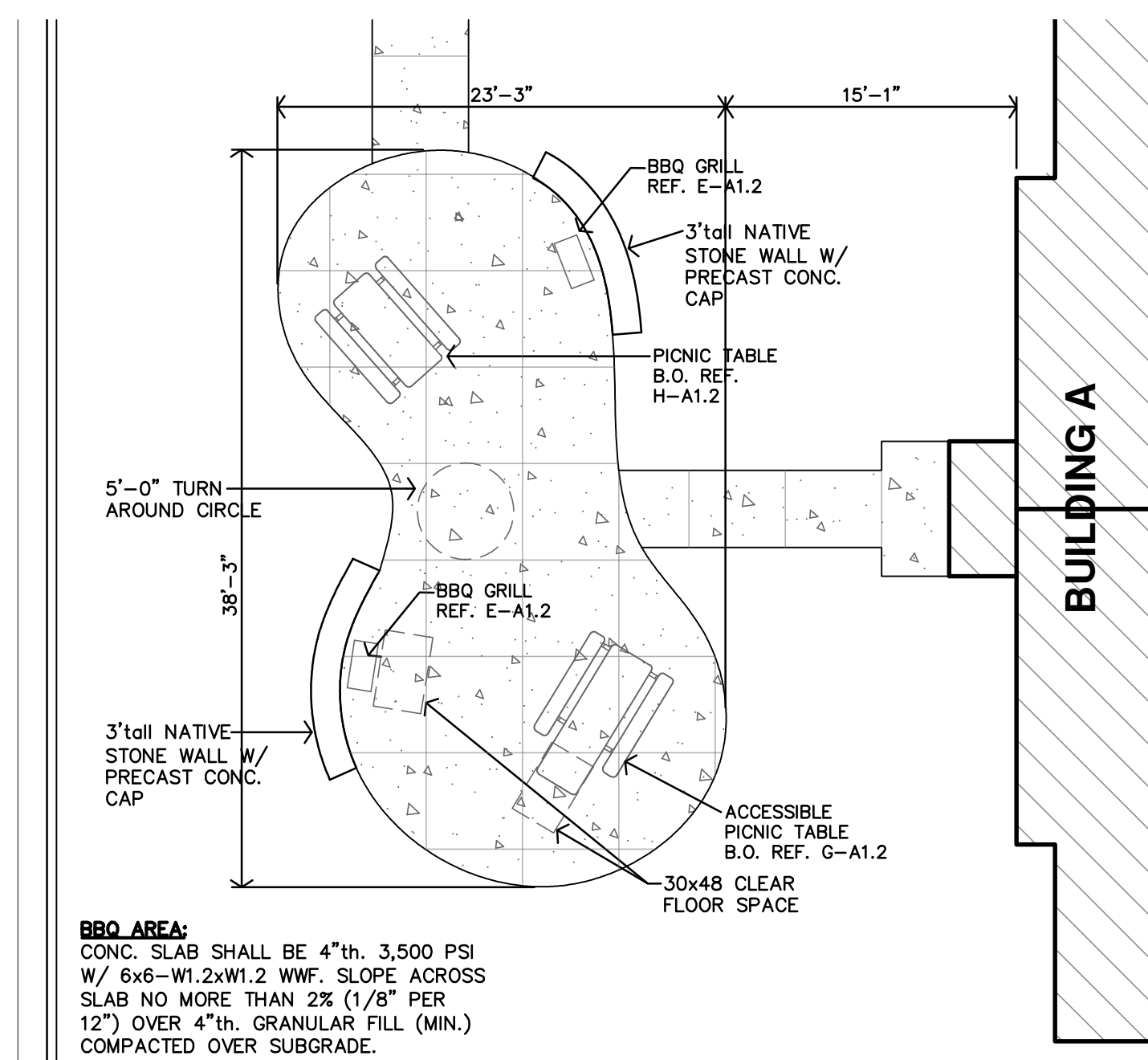
POLYWOOD TRADITIONAL GARDEN 60" BENCH
COLOR TBD BY ARCHITECT/OWNER

F OUTDOOR BENCH
NO SCALE

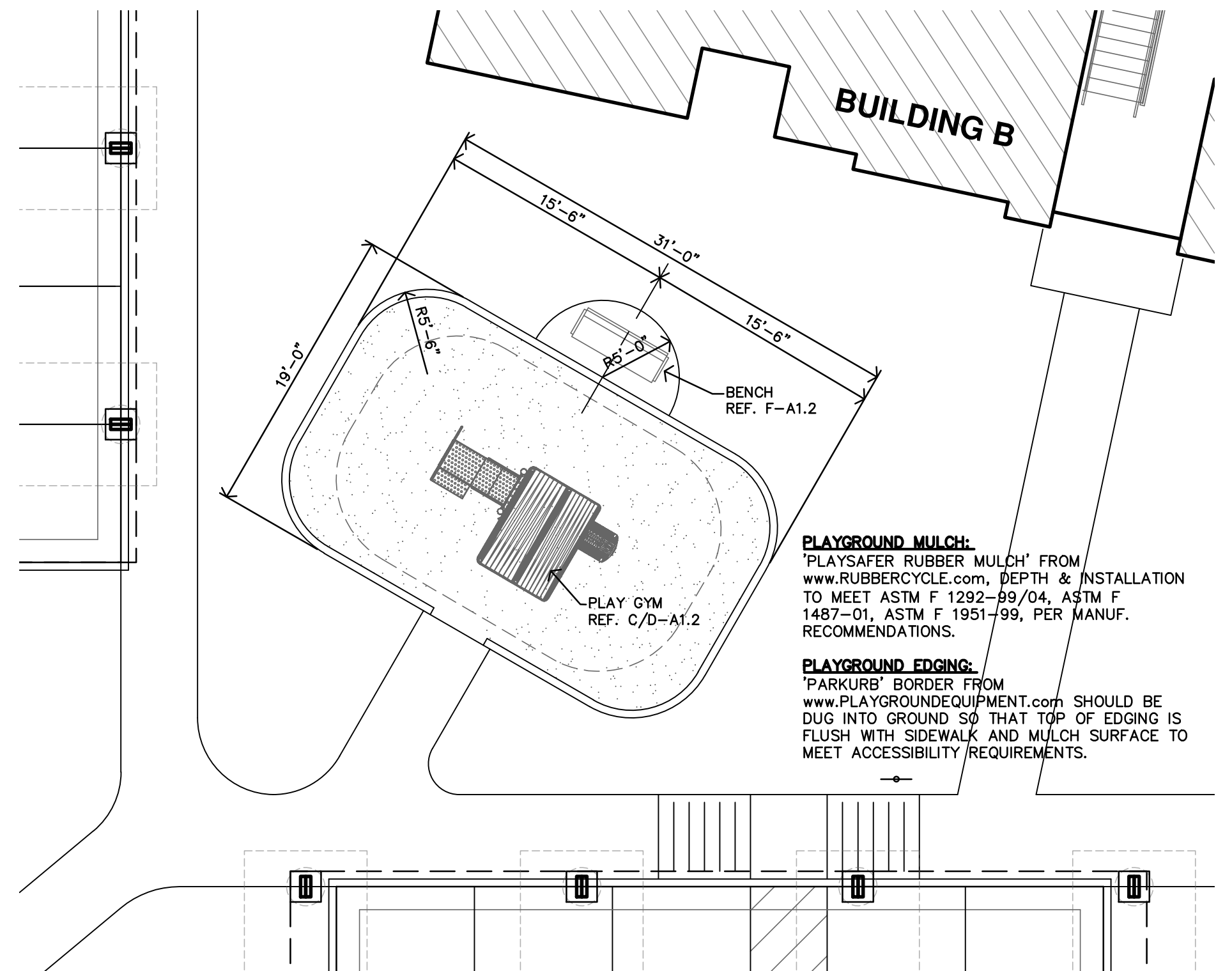


MHP PROPANE GAS GRILL WITH STAINLESS STEEL SHELVES AND STAINLESS GRIDS ON IN-GROUND POST (www.bbqguys.com) (Item no.1516308 model no. JNR400-P)

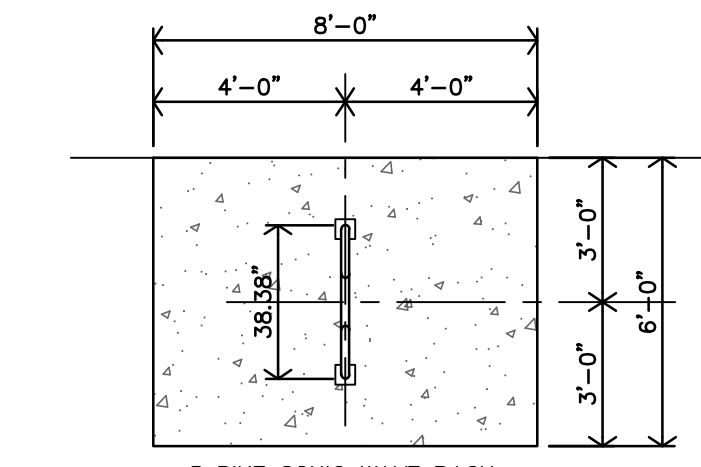
E BBQ GRILL
NO SCALE



B ENLARGED BBQ AREA
1/8"=1'-0"



A ENLARGED TOTLOT AREA
1/8"=1'-0"



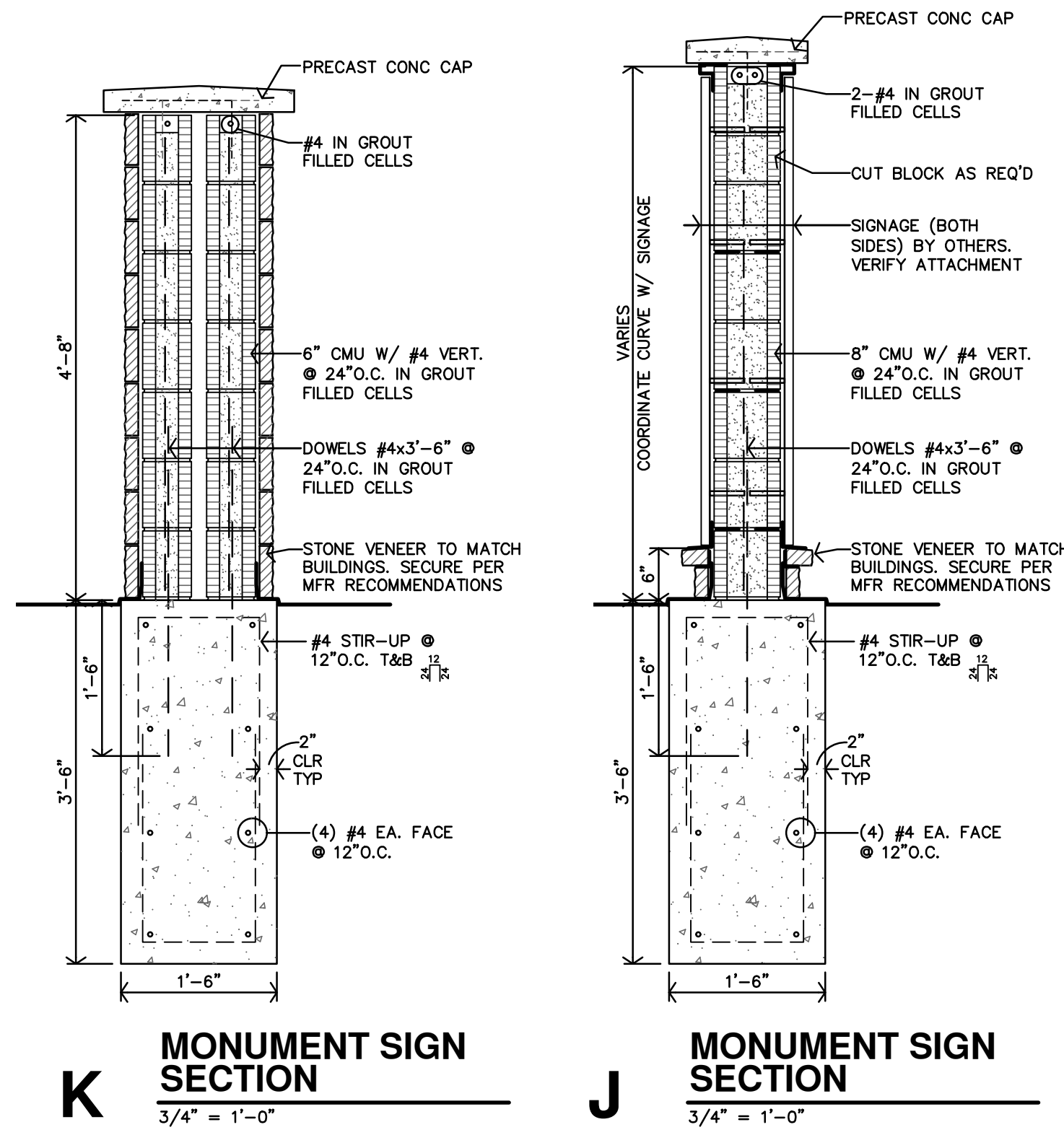
5 BIKE SONIC WAVE RACK
www.theparkcatalog.com

M BIKE RACK PLAN
1/4"=1'-0"



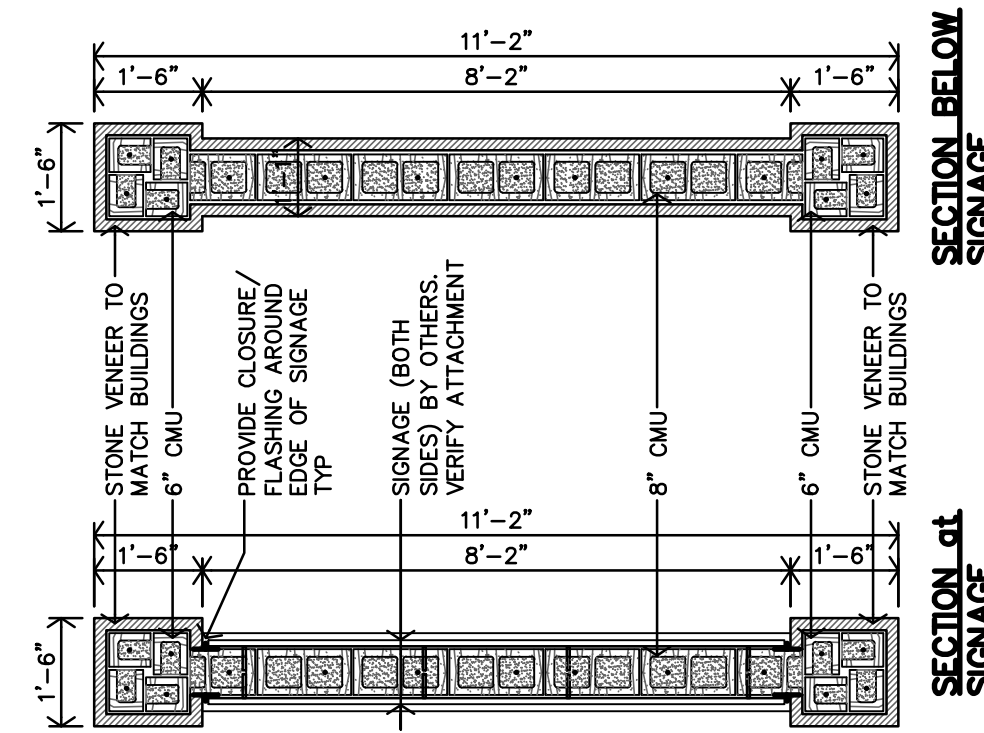
5 BIKE SONIC WAVE RACK
(2 LOCATIONS) www.theparkcatalog.com

L BIKE RACK
NO SCALE

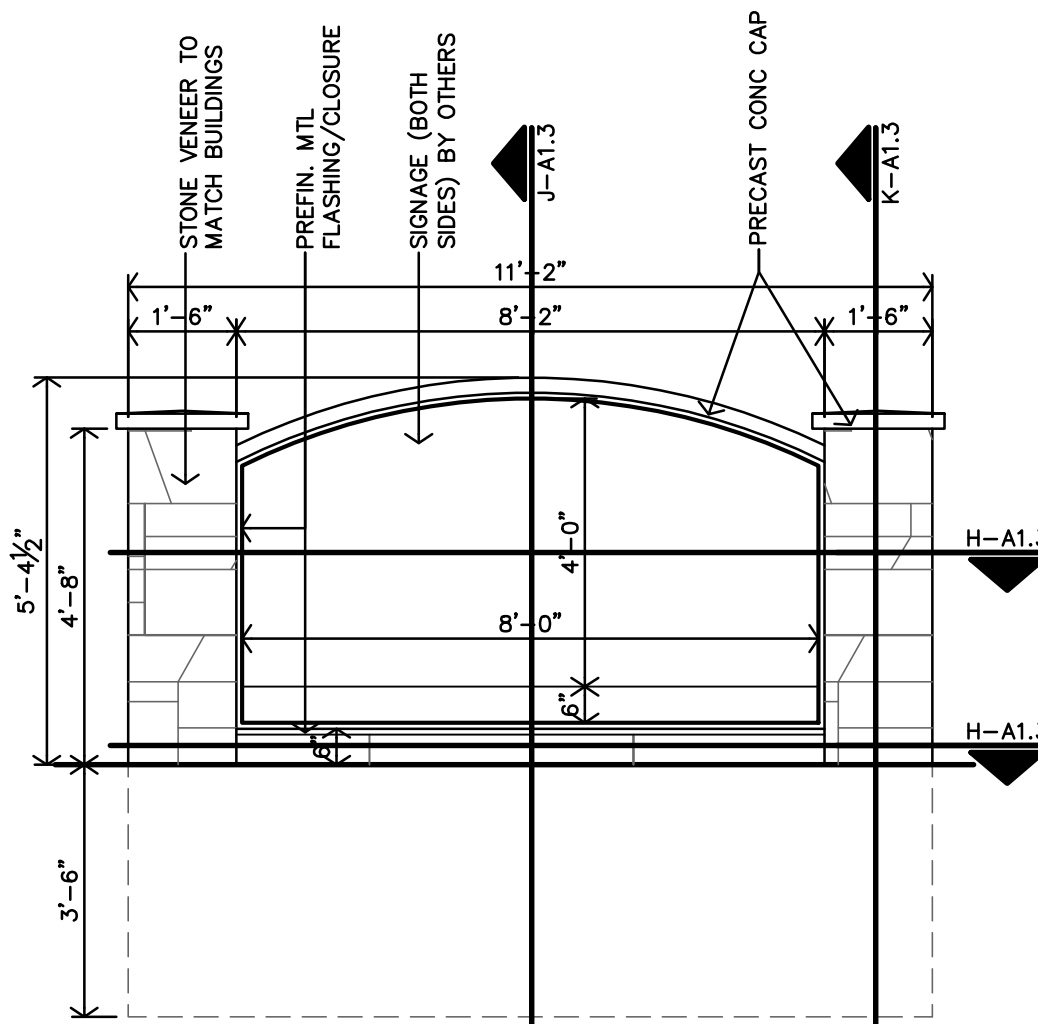


K MONUMENT SIGN SECTION
3/4"=1'-0"

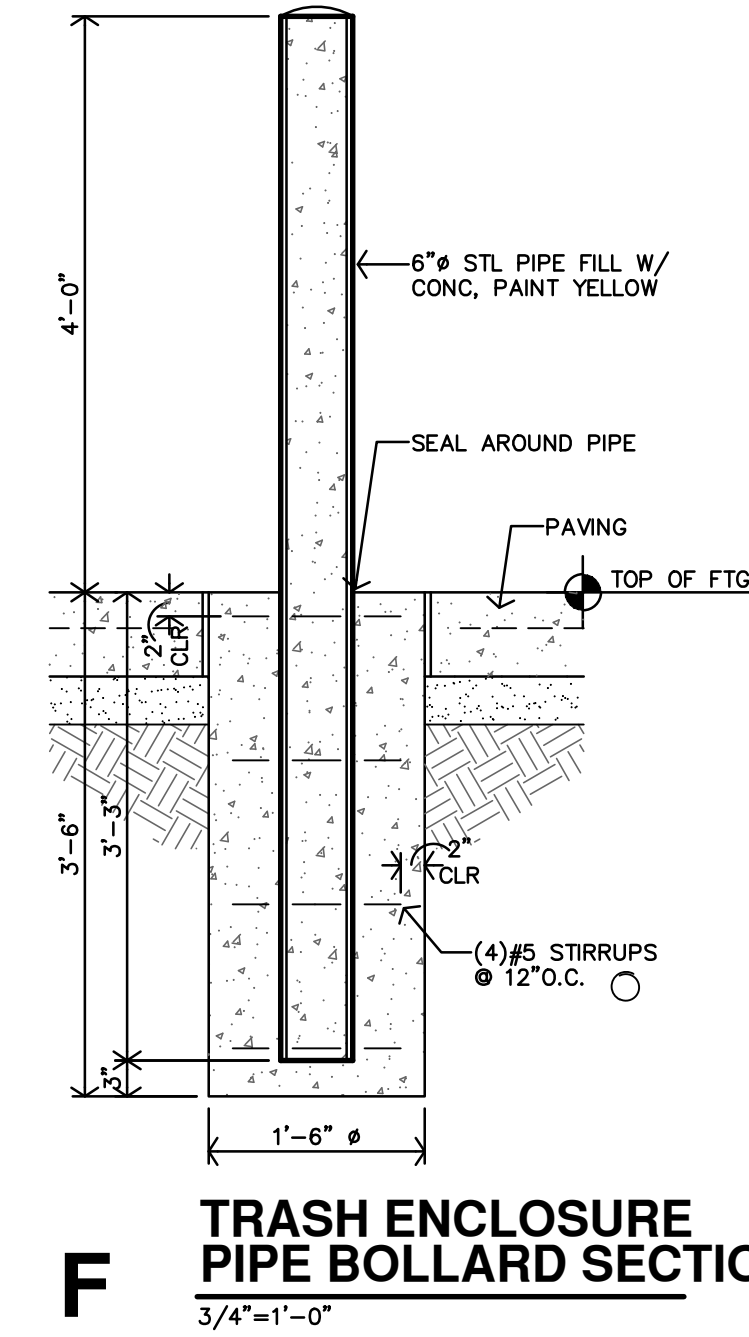
J MONUMENT SIGN SECTION
3/4"=1'-0"



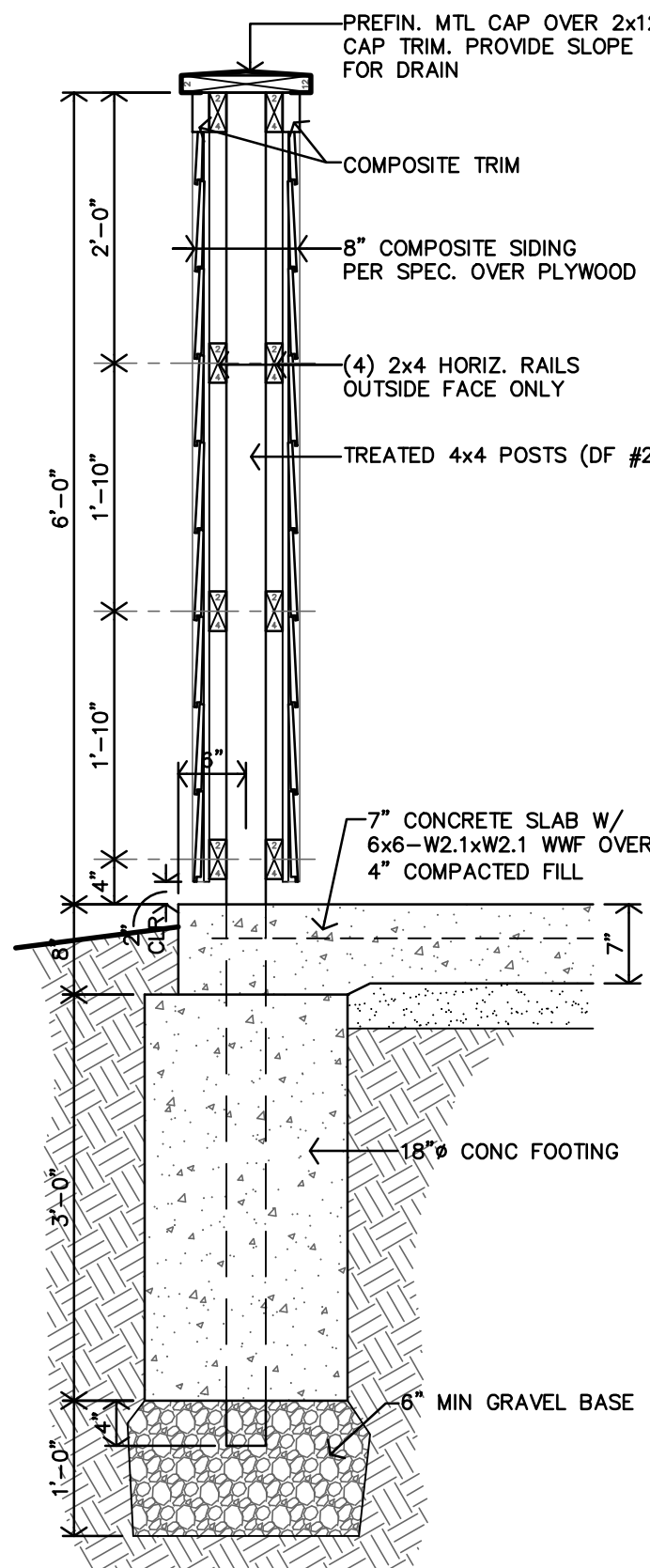
H MONUMENT SIGN PLAN SECTION
3/8"=1'-0"



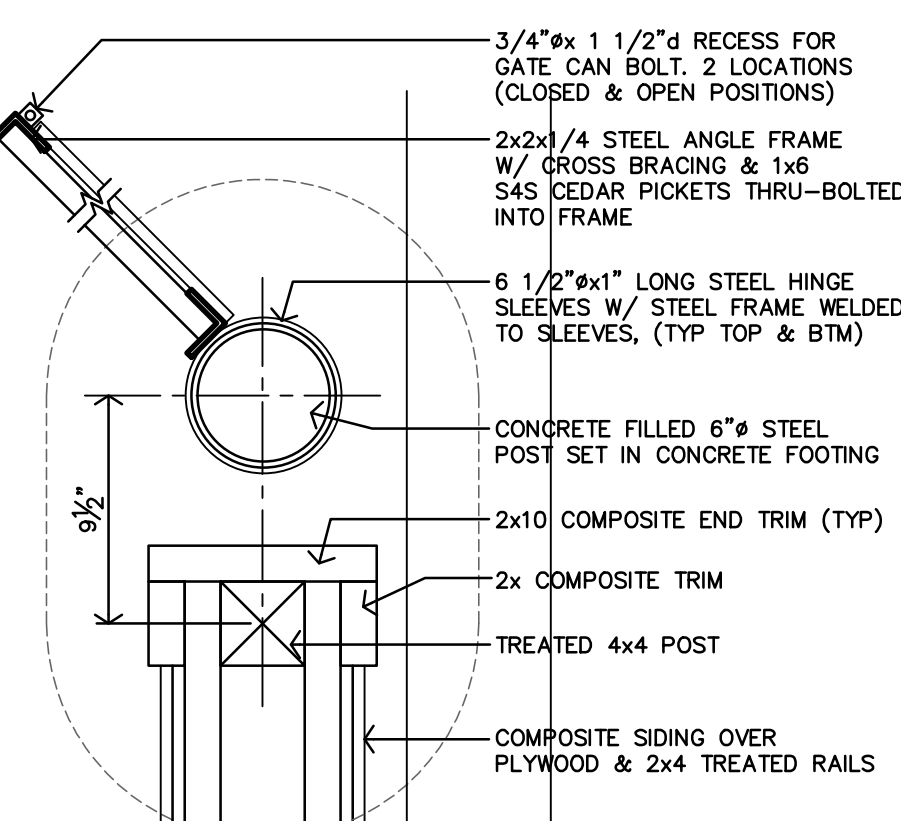
G MONUMENT SIGN ELEVATION
3/8"=1'-0"



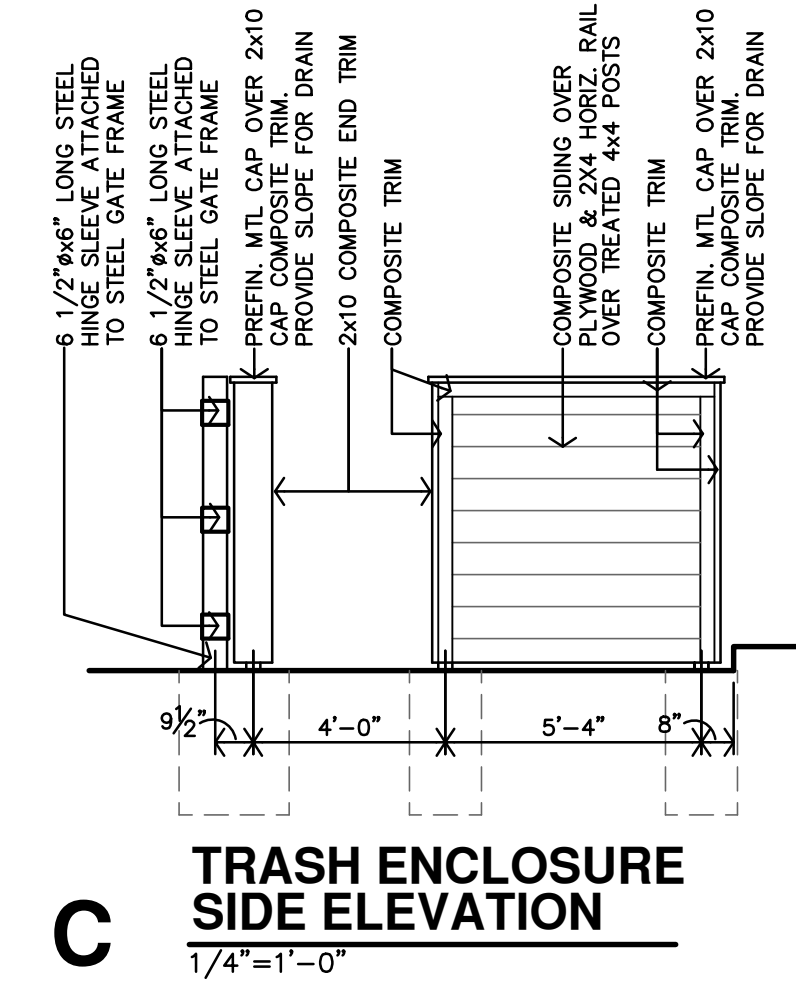
F TRASH ENCLOSURE PIPE BOLLARD SECTION
3/4"=1'-0"



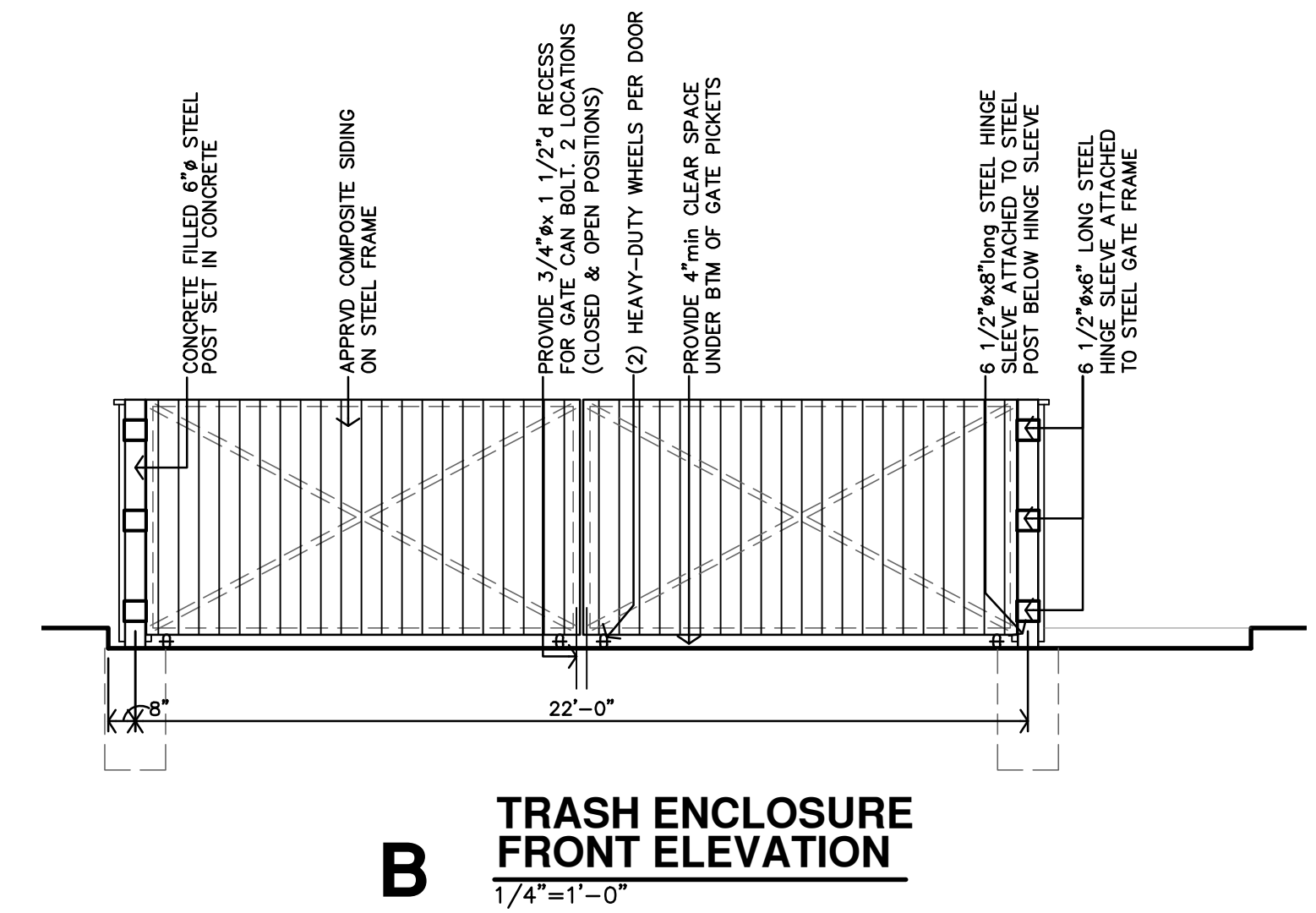
E TRASH ENCLOSURE SECTION
3/4"=1'-0"



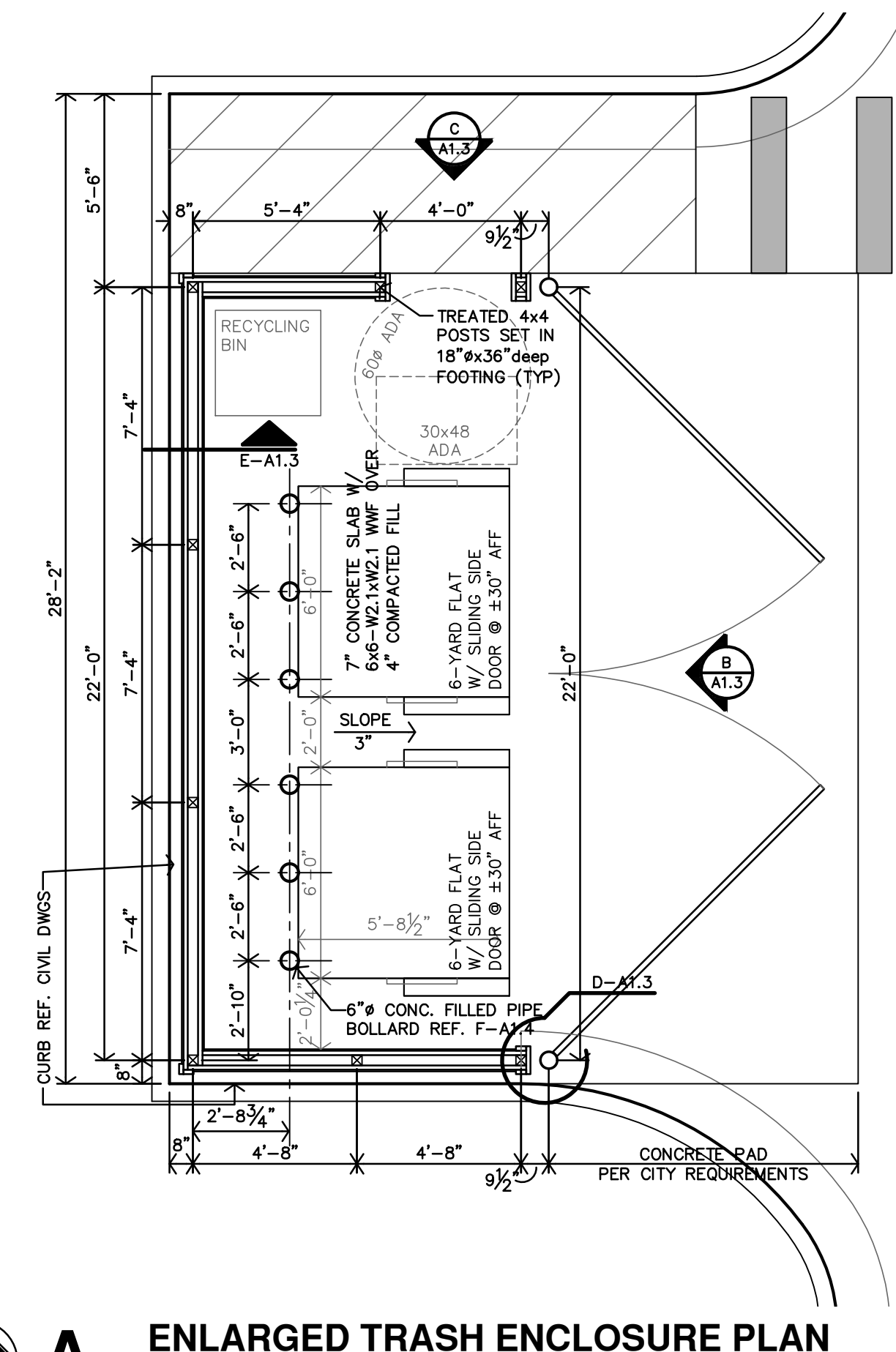
D DETAIL
1 1/2"=1'-0"



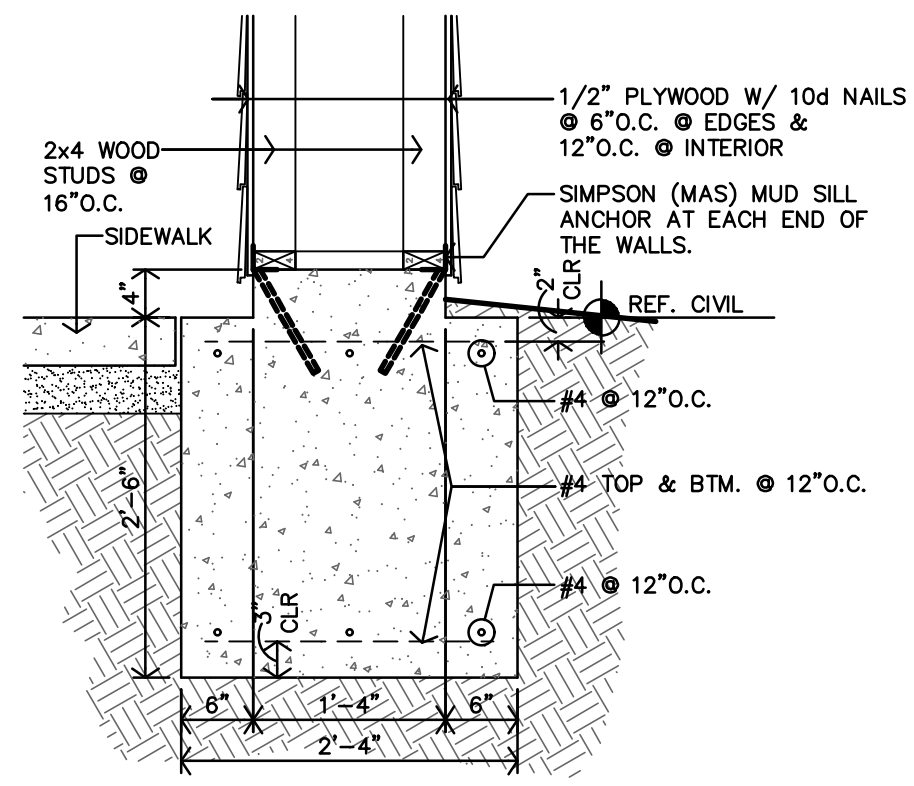
C TRASH ENCLOSURE SIDE ELEVATION
1/4"=1'-0"



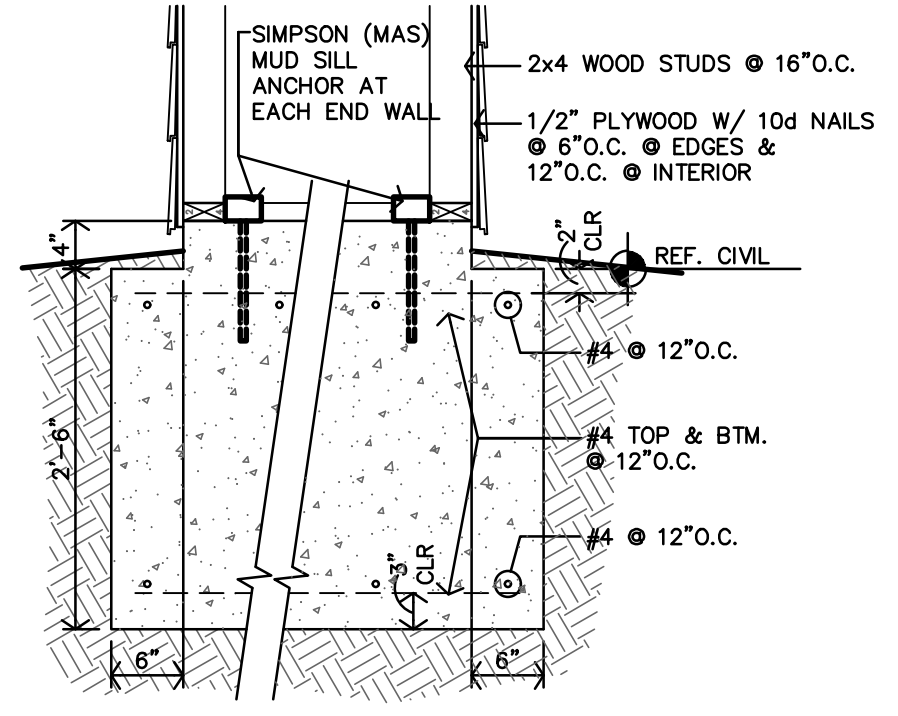
B TRASH ENCLOSURE FRONT ELEVATION
1/4"=1'-0"



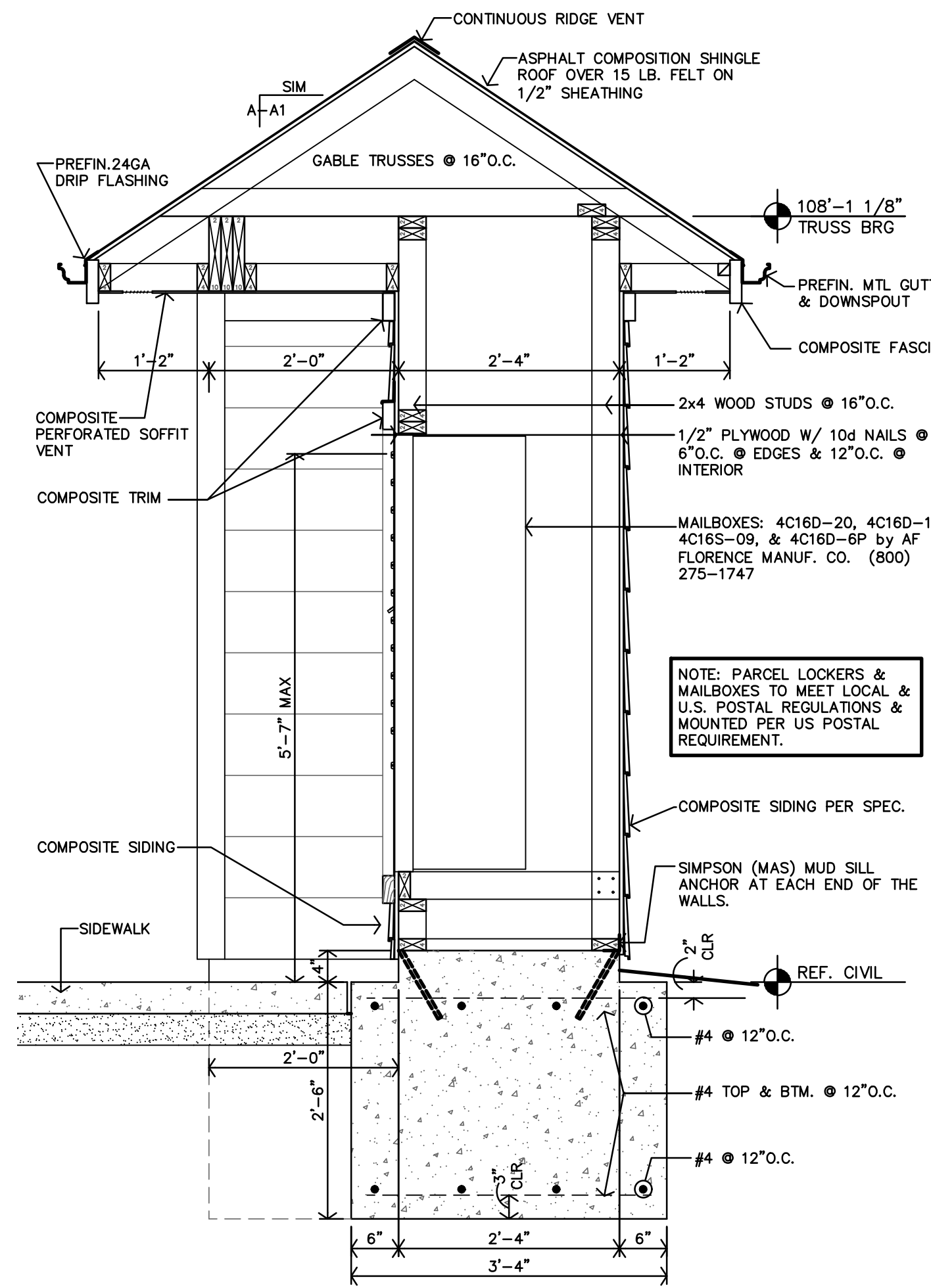
A ENLARGED TRASH ENCLOSURE PLAN
1/4"=1'-0"



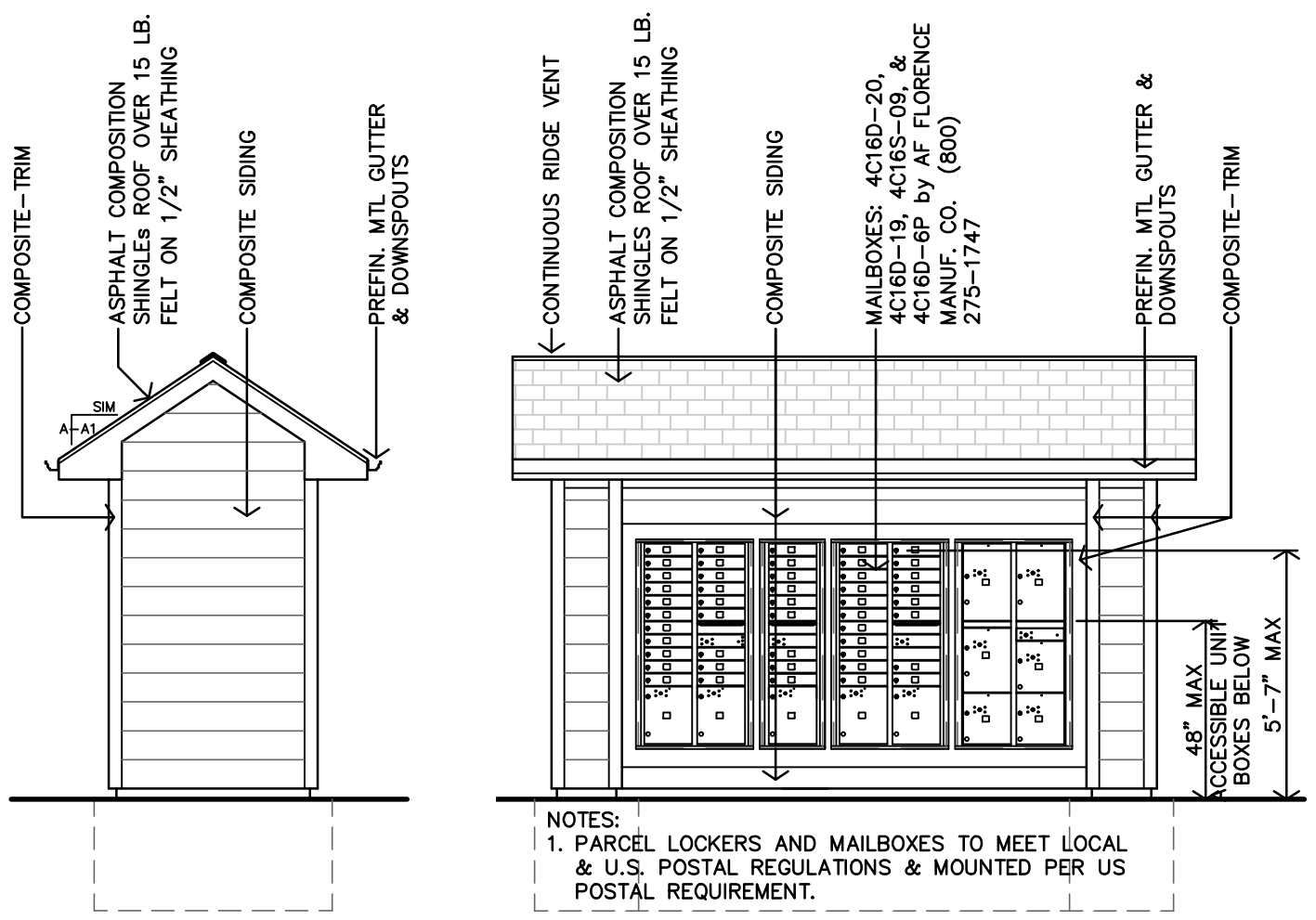
N MAIL KIOSK FOOTING DETAIL
3/4"=1'-0"



M MAIL KIOSK FOOTING DETAIL
3/4"=1'-0"

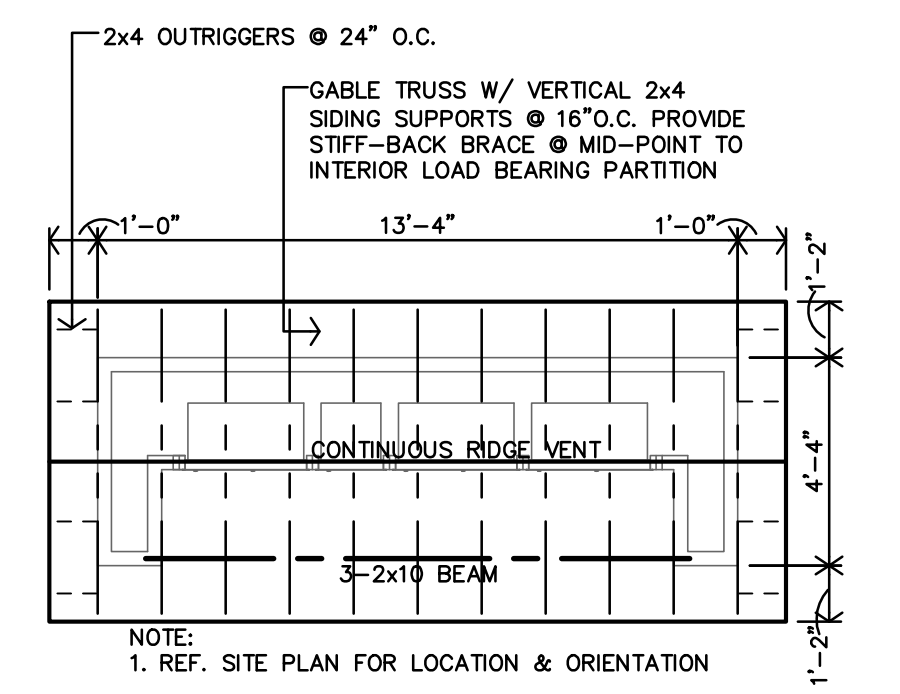


L MAIL KIOSK SECTION
3/4"=1'-0"

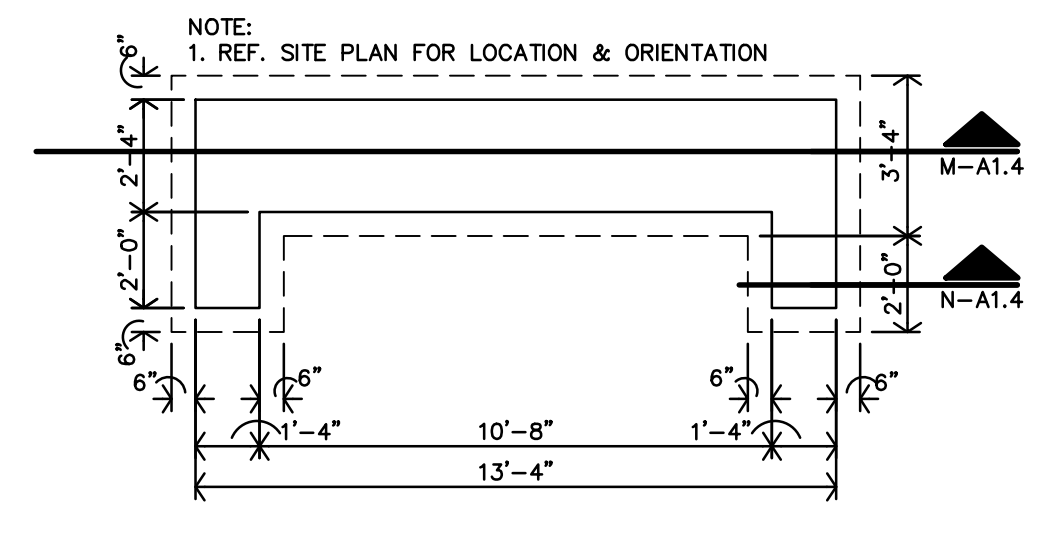


K MAIL KIOSK SIDE ELEVATION
1/4"=1'-0"

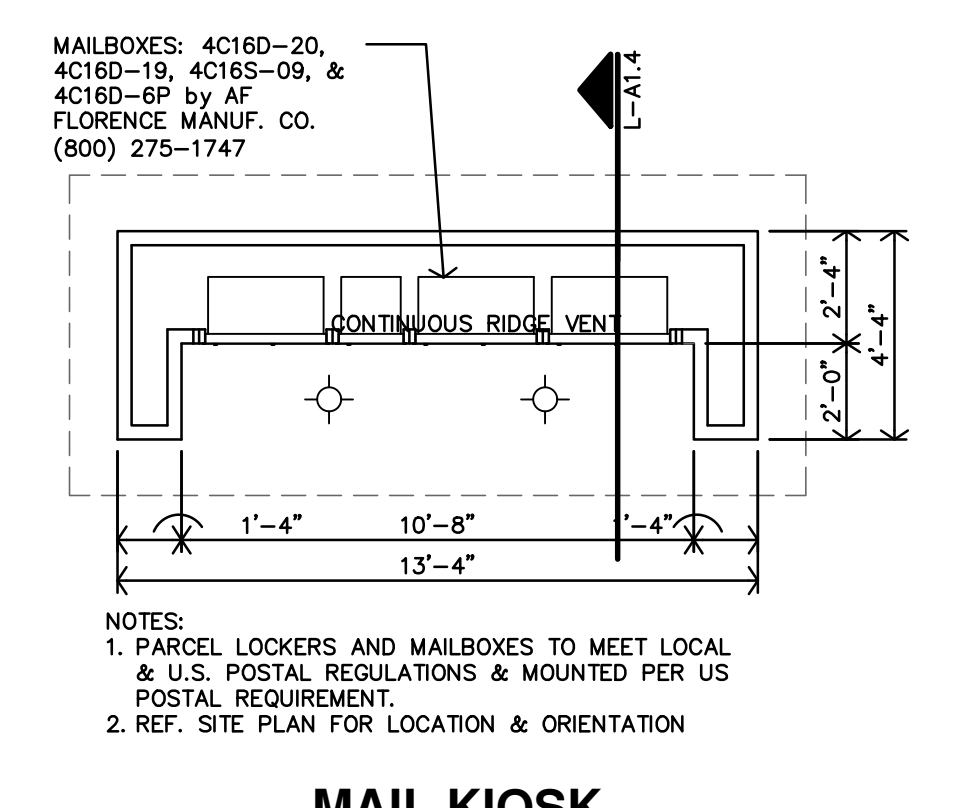
J MAIL KIOSK FRONT/REAR ELEVATION
1/4"=1'-0"



H MAIL KIOSK ROOF FRAMING PLAN
1/4"=1'-0"

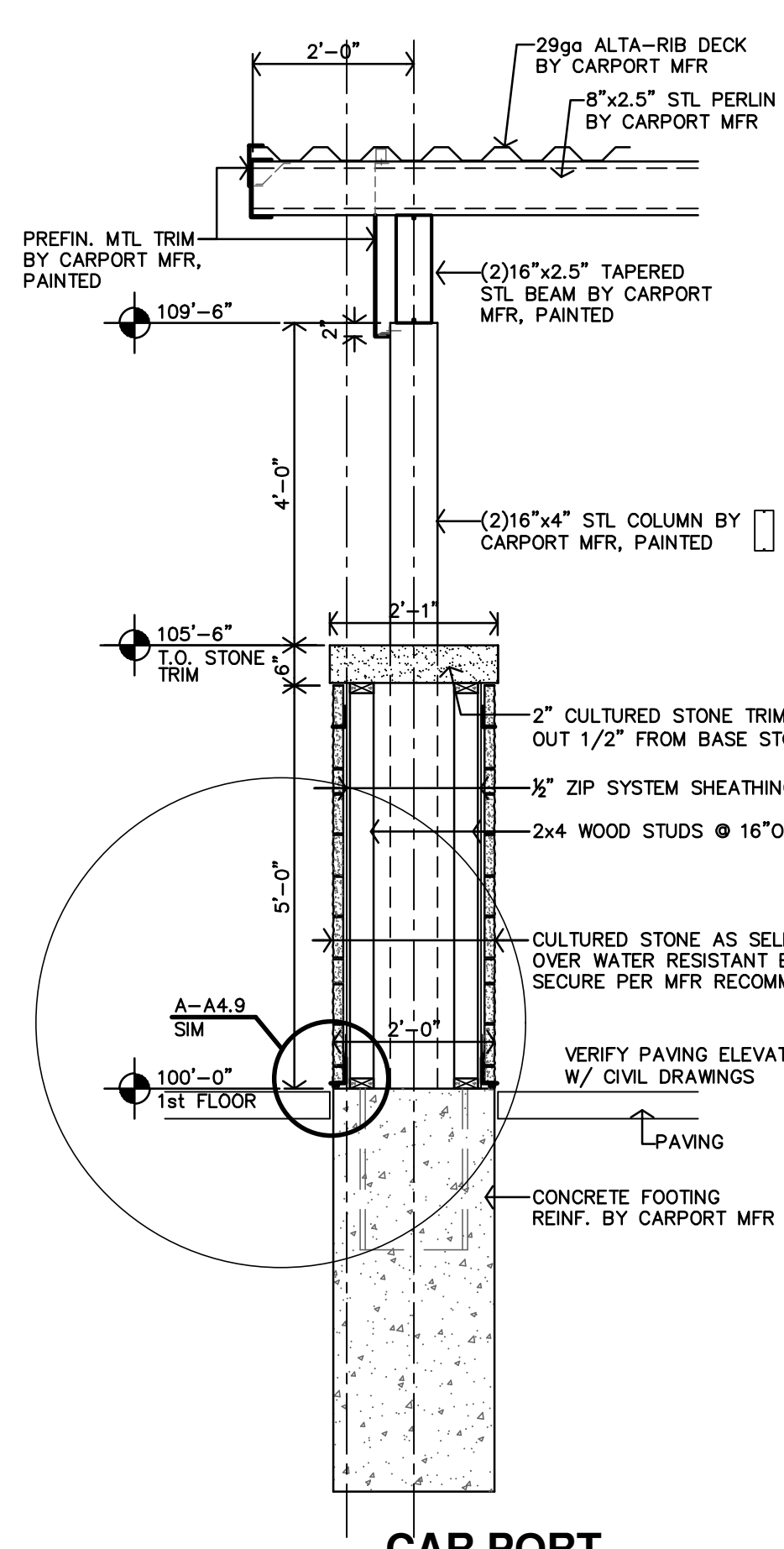


G MAIL KIOSK FOUNDATION PLAN
1/4"=1'-0"

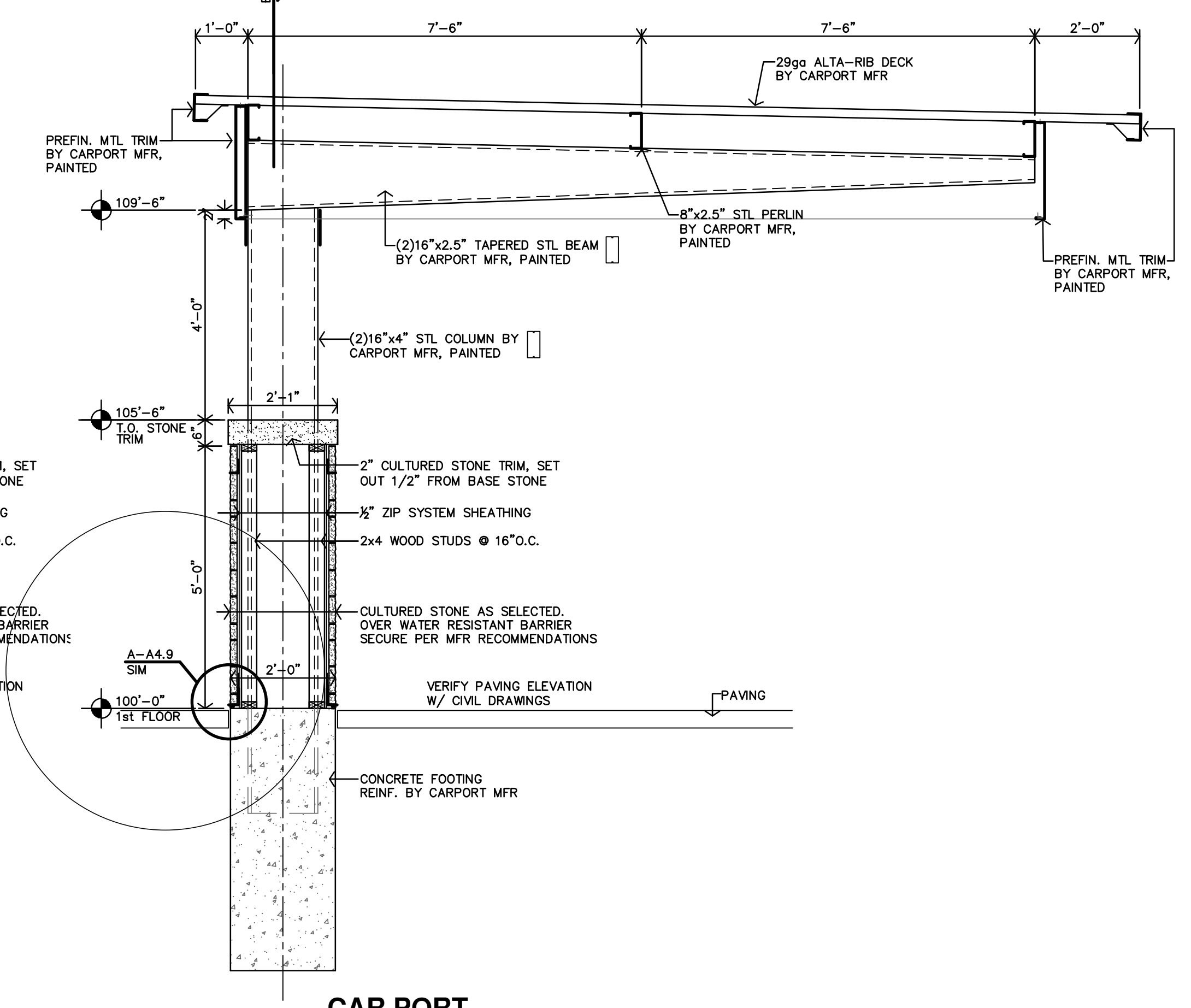


F MAIL KIOSK FLOOR PLAN
1/4"=1'-0"

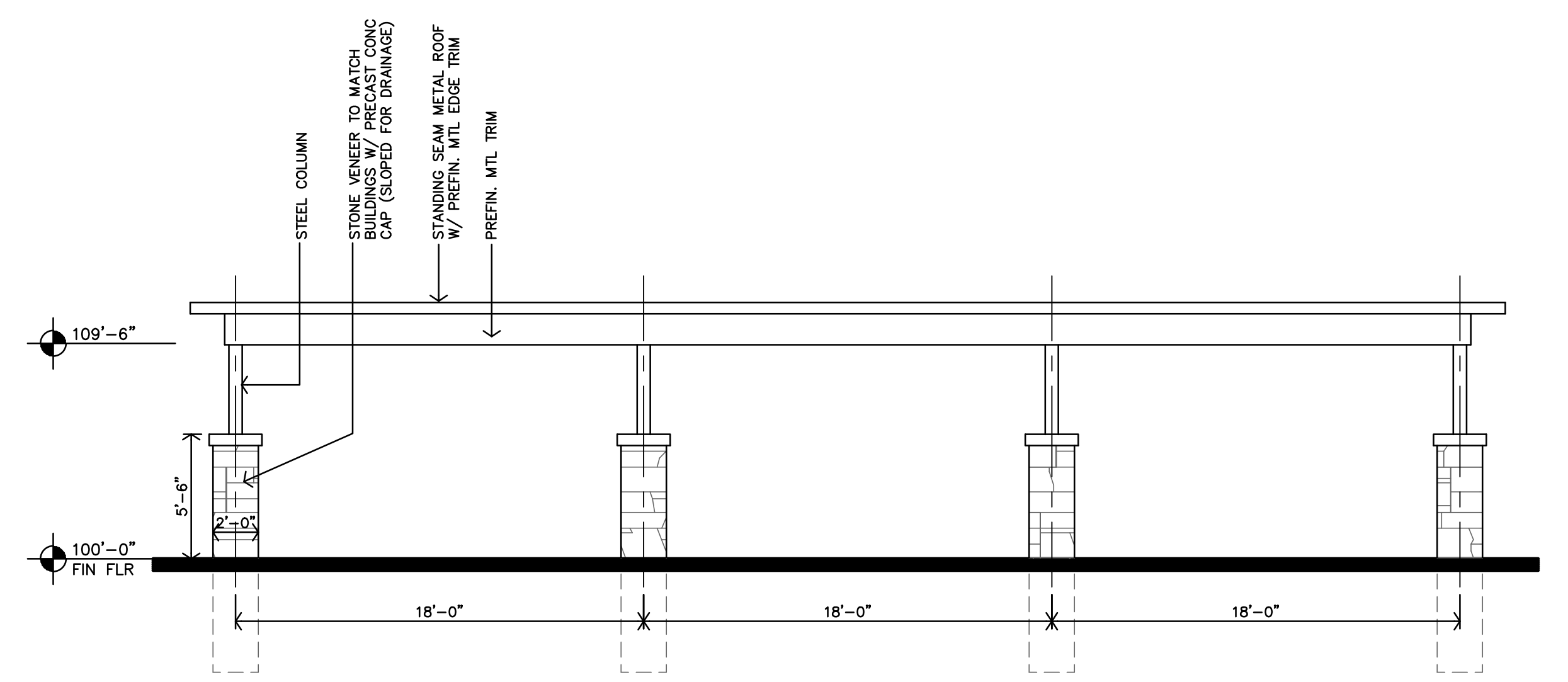
E NOT USED



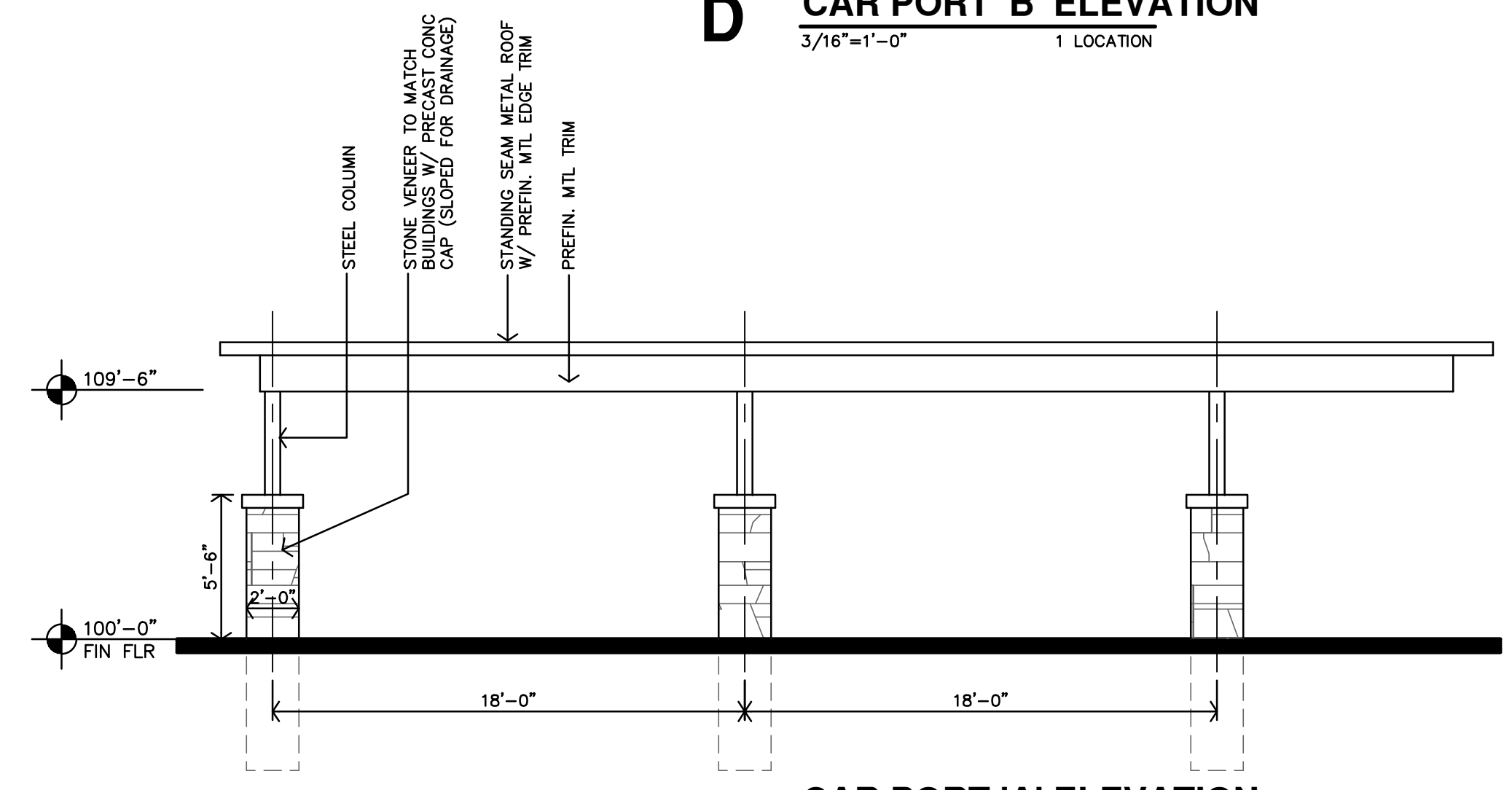
B CAR PORT WALL SECTION
1/2"=1'-0"



A CAR PORT WALL SECTION
1/2"=1'-0"



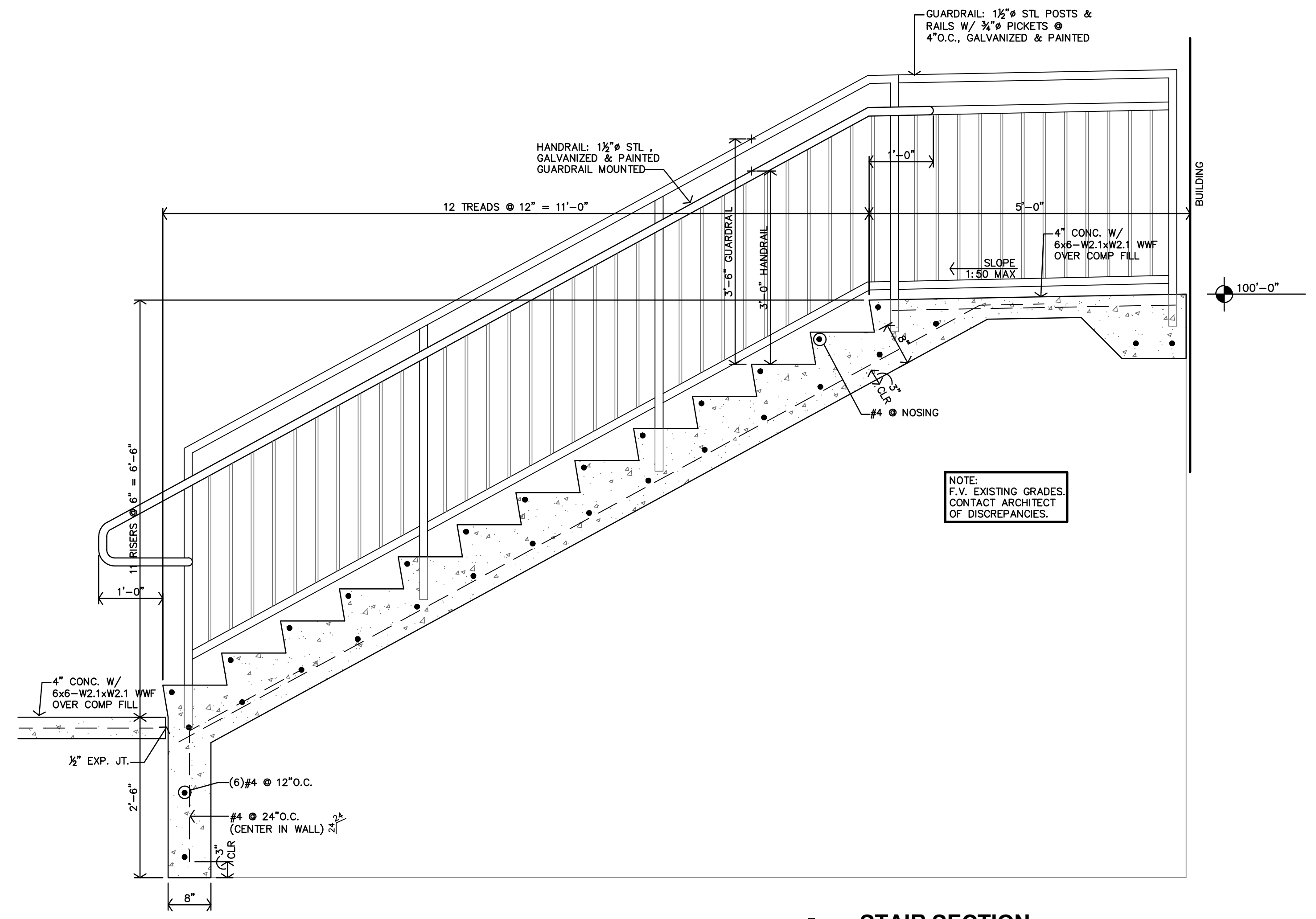
D CAR PORT 'B' ELEVATION
3/16"=1'-0" 1 LOCATION



C CAR PORT 'A' ELEVATION
3/16"=1'-0" 2 LOCATIONS

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REVISION:
DATE: 6-14-2024
JOB: 22-3262
SHEET NO.:



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

THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

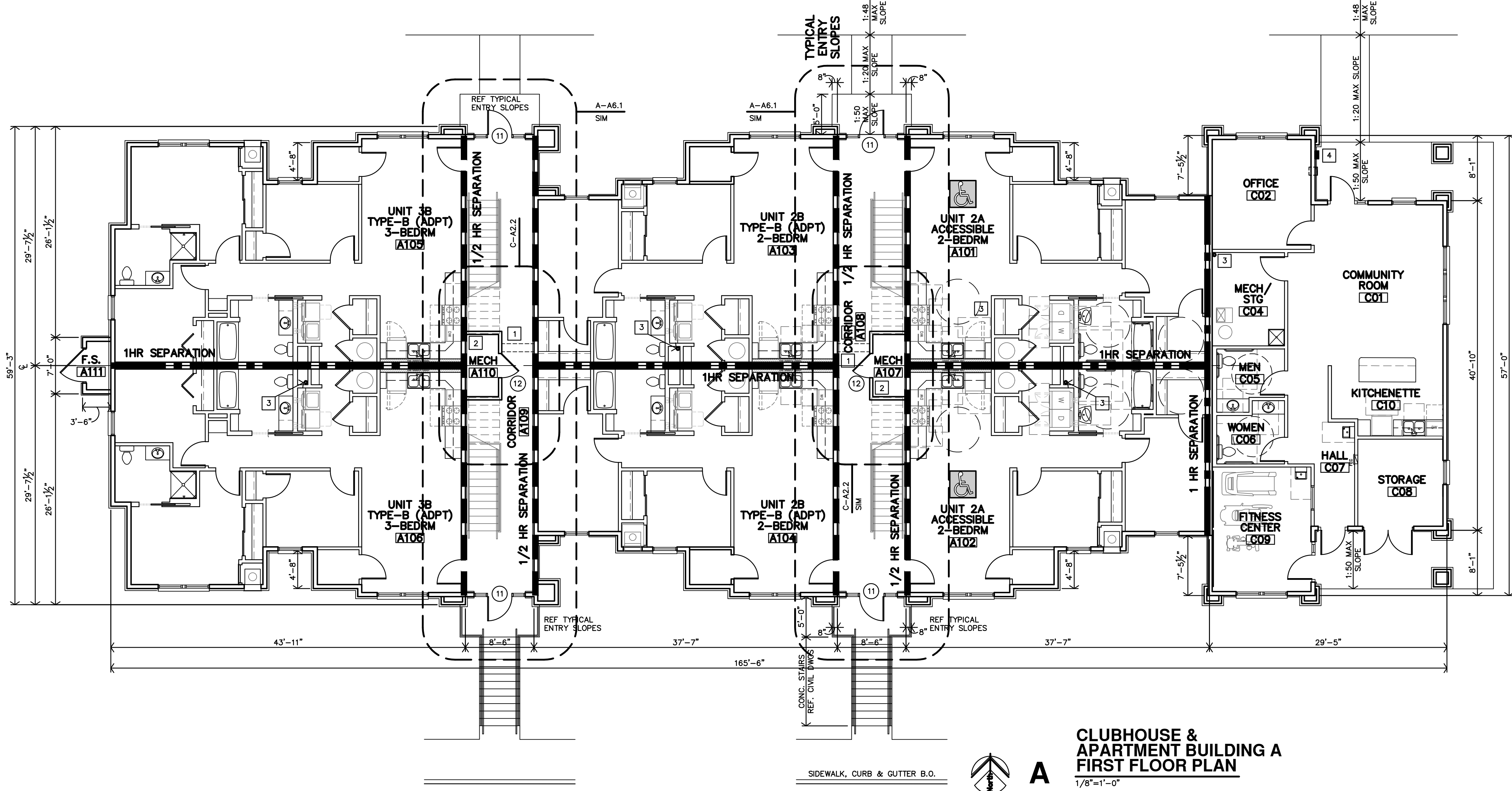
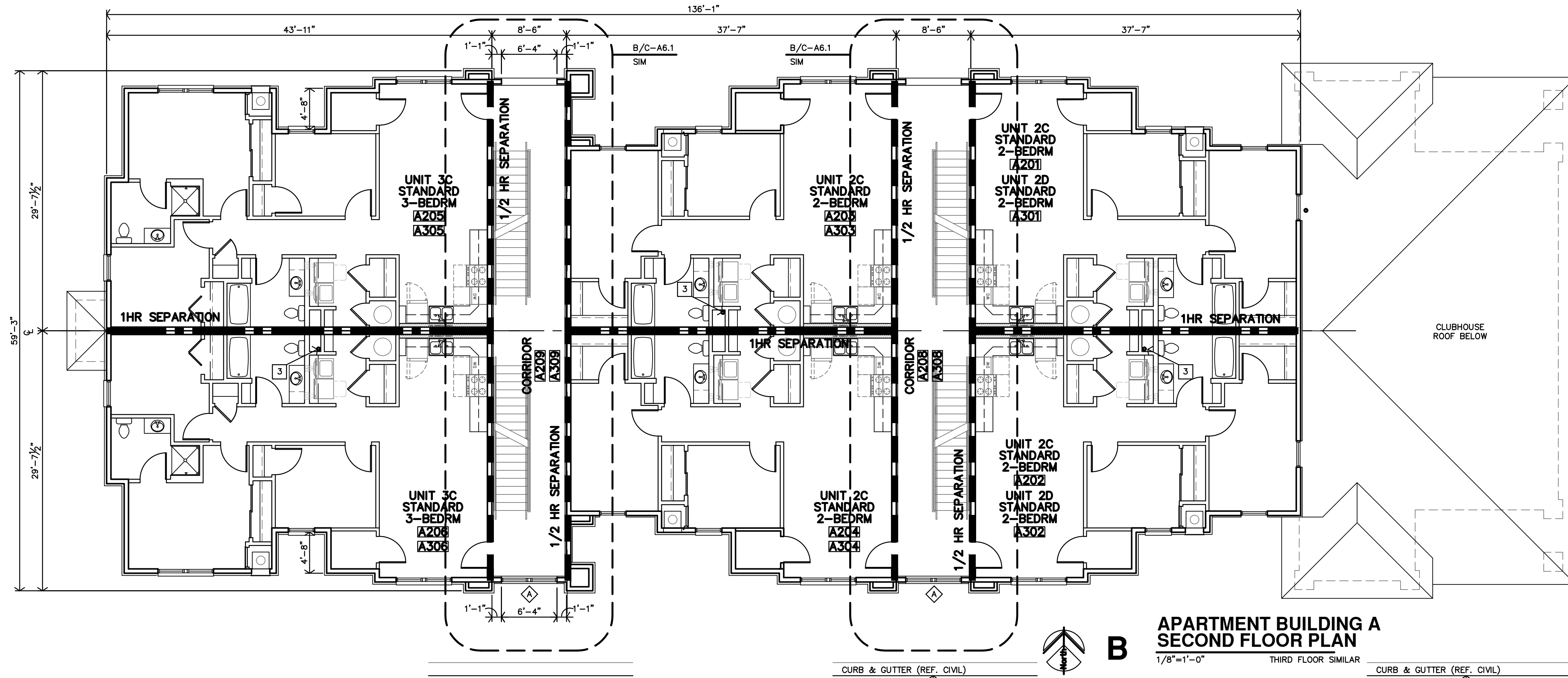
REVISION:
DATE: 6-14-2024
JOB: 22-3262
SHEET NO.:

A1.5

GENERAL NOTES	
1.	REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2.	REF. SHEET A2.9 FOR BREEZEWAY AND ADJACENT ROOMS FINISH & DOOR SCHEDULES.
3.	F.O.S. = FACE OF STUD.
4.	REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5.	TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
6.	CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
7.	CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C. TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.2, 718.3 & 718.4.
8.	FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
9.	ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.8 FOR FIRE PENETRATION ASSEMBLIES.
10.	ALL SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 & 703 FOR SIZE, LOCATION AND FABRICATION.

KEY NOTES	
1	FIRE LINE IN INSULATED BULKHEAD ADD'L. WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
2	MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
3	RADON PIPE THROUGH ROOF REF. K-A4.5 & MECH DWGS
4	KNOX BOX REF. SHEET A1.1 FOR LOCATION
5	METER CENTER LOCATOR REF. ELECT. DWGS

APARTMENT CHART	
	SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107
	SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT B103
ALL OTHER UNITS: <ul style="list-style-type: none"> ● ADAPTABLE UNITS ON FIRST FLOOR ● STANDARD UNITS ON SECOND/THIRD FLOORS 	



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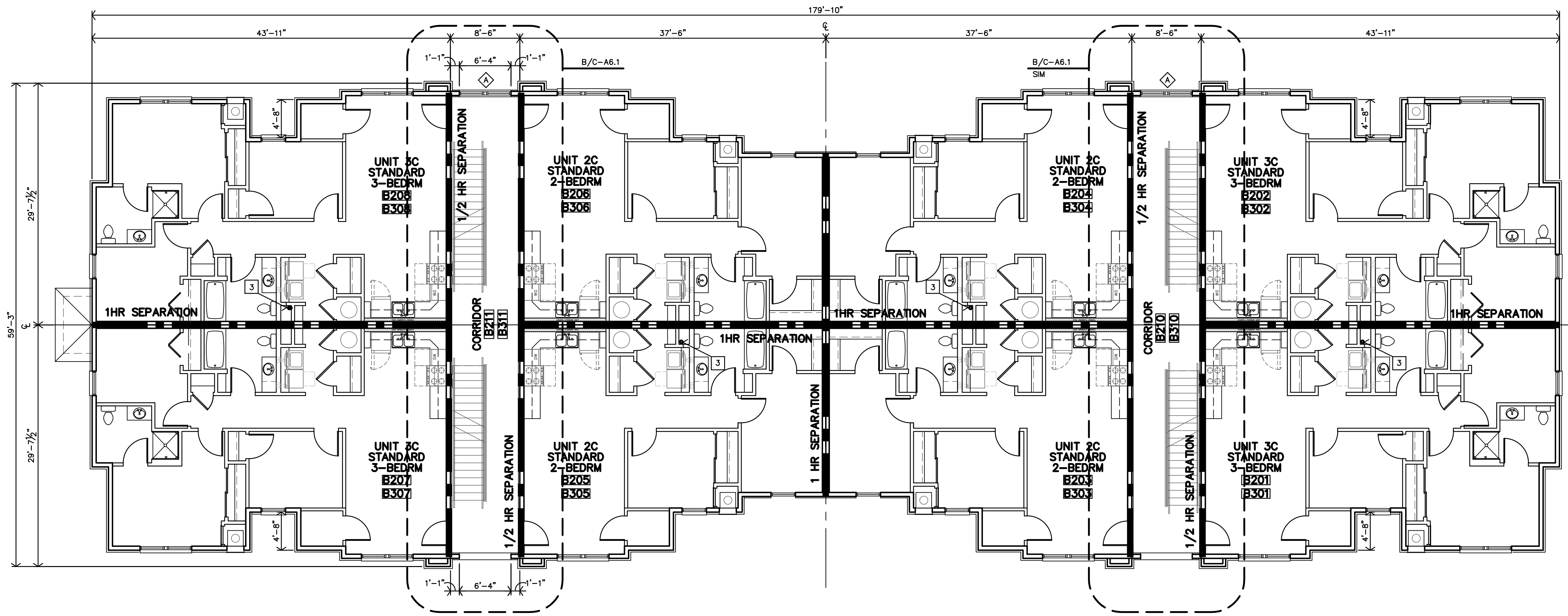
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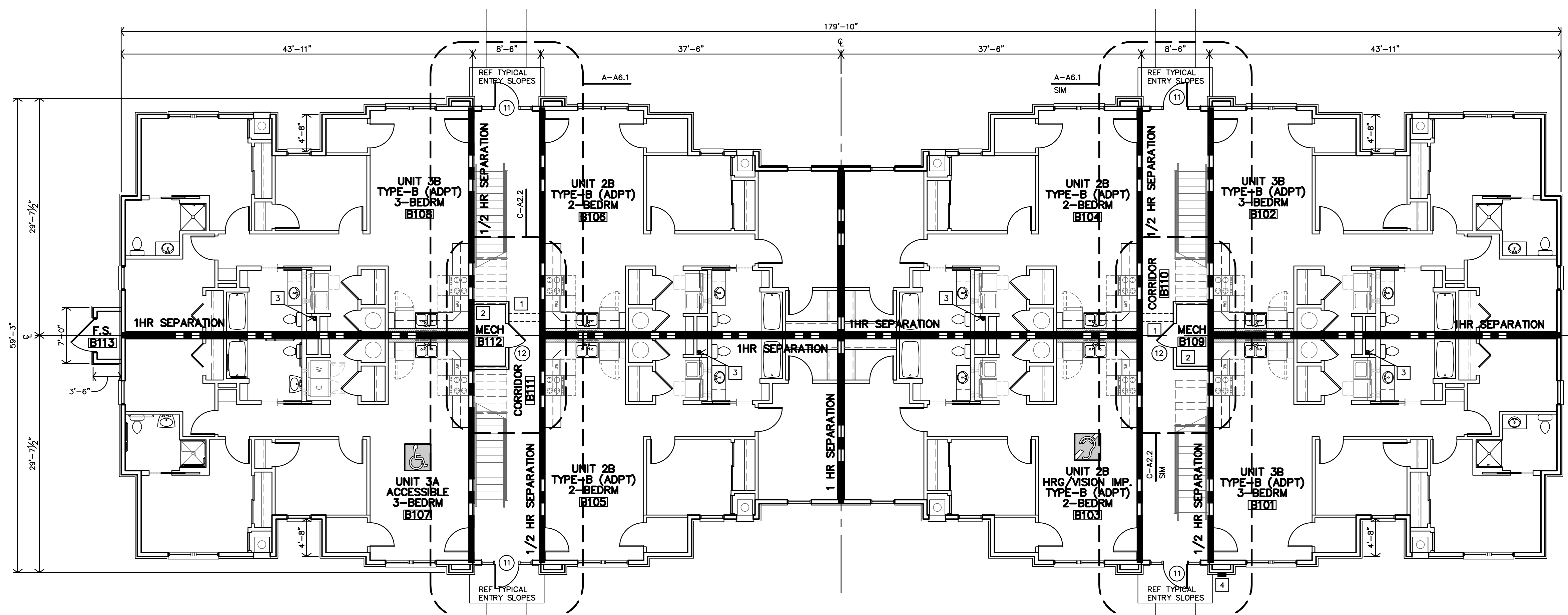
GENERAL NOTES	
1.	REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2.	REF. SHEET A2.9 FOR BREEZEWAY AND ADJACENT ROOMS FINISH & DOOR SCHEDULES.
3.	F.O.S. = FACE OF STUD.
4.	REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5.	TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
6.	CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
7.	CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS, PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.2, 718.3 & 718.4.
8.	FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
9.	ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.8 FOR FIRE PENETRATION ASSEMBLIES.
10.	ALL SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 & 703 FOR SIZE, LOCATION AND FABRICATION.

KEY NOTES	
1	FIRE LINE IN INSULATED BULKHEAD ADD'L. WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
2	MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
3	RADON PIPE THROUGH ROOF REF. K-A4.5 & MECH DWGS
4	KNOX BOX REF. SHEET A1.1 FOR LOCATION
5	METER CENTER LOCATON REF. ELECT. DWGS

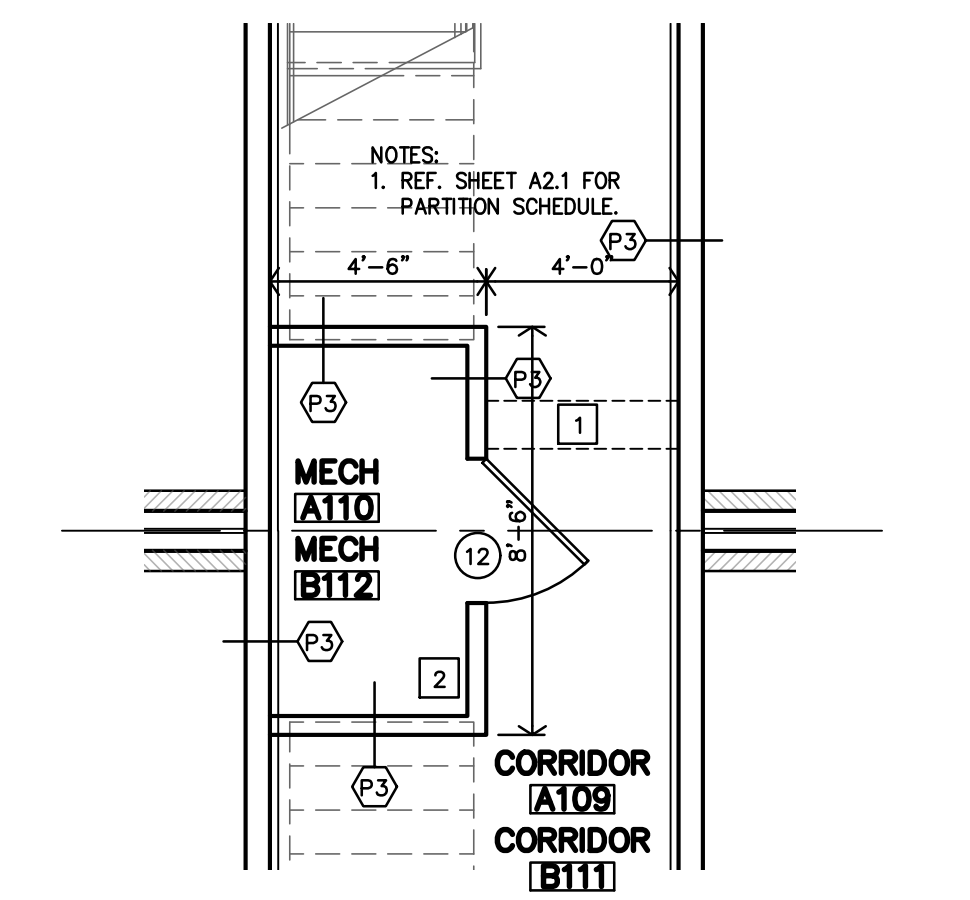
APARTMENT CHART	
	SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107
	SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT B103
ALL OTHER UNITS: <ul style="list-style-type: none"> ADAPTABLE UNITS ON FIRST FLOOR STANDARD UNITS ON SECOND/THIRD FLOORS 	



B APARTMENT BUILDING B
 SECOND FLOOR PLAN
 1/8"=1'-0" THIRD FLOOR SIMILAR



A APARTMENT BUILDING B
 FIRST FLOOR PLAN
 1/8"=1'-0"



C BUILDING A
 MECH CLOSET #A110/B112 PLAN
 1/4"=1'-0" MECH CLOSETS #A107 & #B109 MIRRORED

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 CONSTRUCTION

REVISION:
 DATE: 6-14-2024
 JOB: 22-3262
 SHEET NO.:

APARTMENT GENERAL NOTES

- REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
- CONTRACTOR SHALL PROVIDE ADJUSTABLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
- CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C. TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.
- FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10, 2021 IBC, SECTION 906.1 AND SPECIFICATIONS. LOCATED PER CFP SHEET.
- ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.8 FOR FIRE PENETRATION ASSEMBLIES
- HOSE BIBS TO BE LOCATED 6" MIN. ABOVE WAINSCOT (30" MIN. ABV. FIN. FLOOR).
- B.O. HEADER B3" ABV. FIN. FLR.
- KITCHEN RECEPTACLES TO BE @ 44" MAX ABOVE FIN. FLR.
- SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EDA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
- ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- FE = FIRE EXTINGUISHER
- HEARING/VISION IMPAIRED UNIT (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
 - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
 - REF. ELECT. DWGS

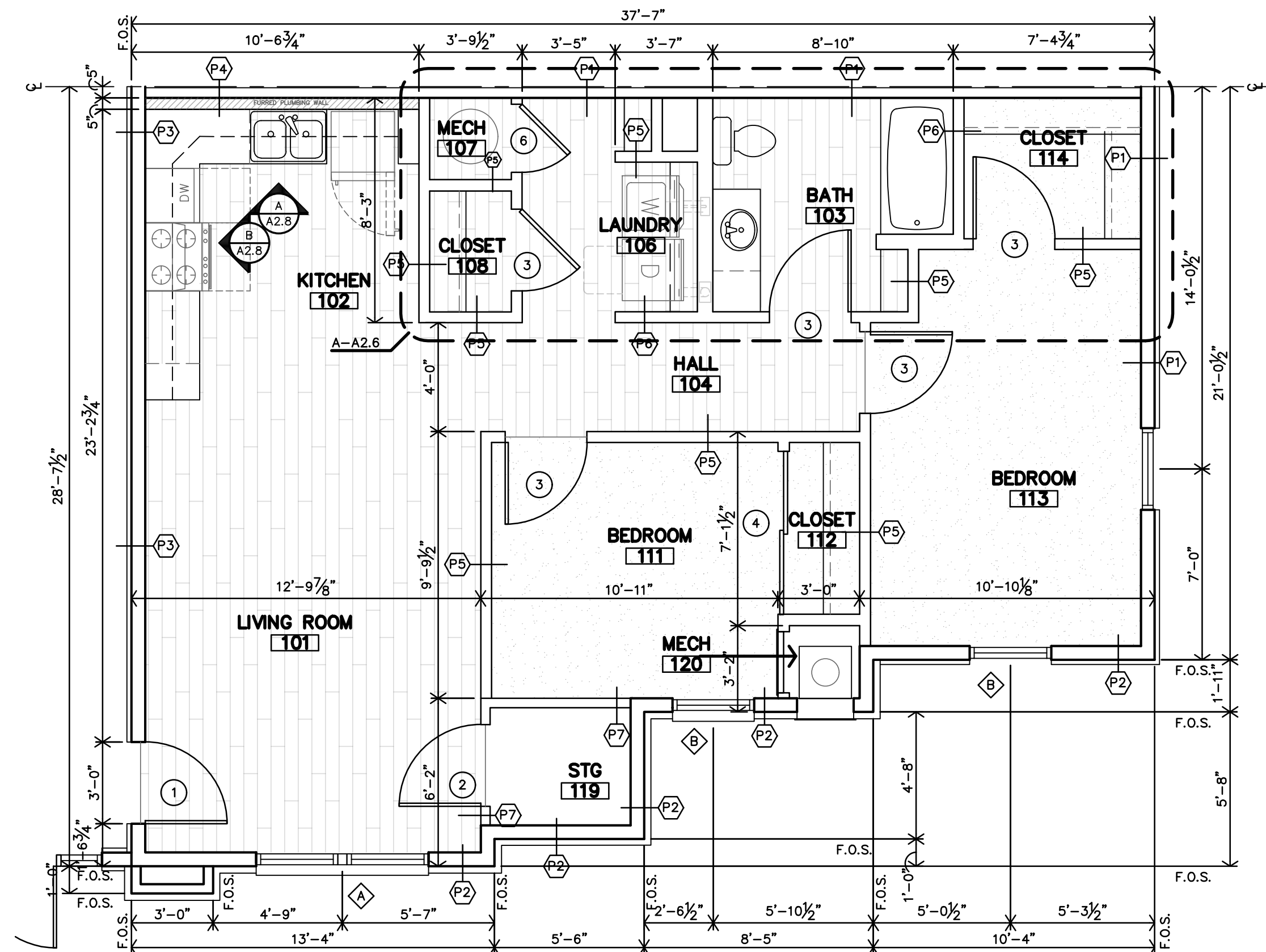
STD./ADAPT. UNIT NOTES

- STANDARD UNITS (ALL SECOND & THIRD FLOOR UNITS):
 - CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALLS FOR COUNTERTOP & SUPPORTS.
 - NO REMOVABLE CABINET FRONTS.
 - ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 69" AFF.
- ADAPTABLE (TYPE-B) UNITS (WHERE INDICATED ON SHEET A1.1 AND BUILDING PLANS):
 - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
 - 2-BEDROOM: CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #103 & PRIMARY BATH #118.
 - 3-BEDROOM: CONTRACTOR TO INSTALL REMOVABLE CABINET AT PRIMARY BATH #118. INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #103 & PRIMARY BATH #118.
 - ALL UNITS: CONTRACTOR TO INSTALL REMOVABLE CABINET FRONTS @ SINK IN KITCHEN #102.
 - AT ALL REMOVABLE 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 ADA COMPLIANT (17"-19" HIGH).
 - CONTRACTOR TO INSTALL BLOCKING PER ICC/ANSI A117.1-2017.
 - ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 69" AFF.

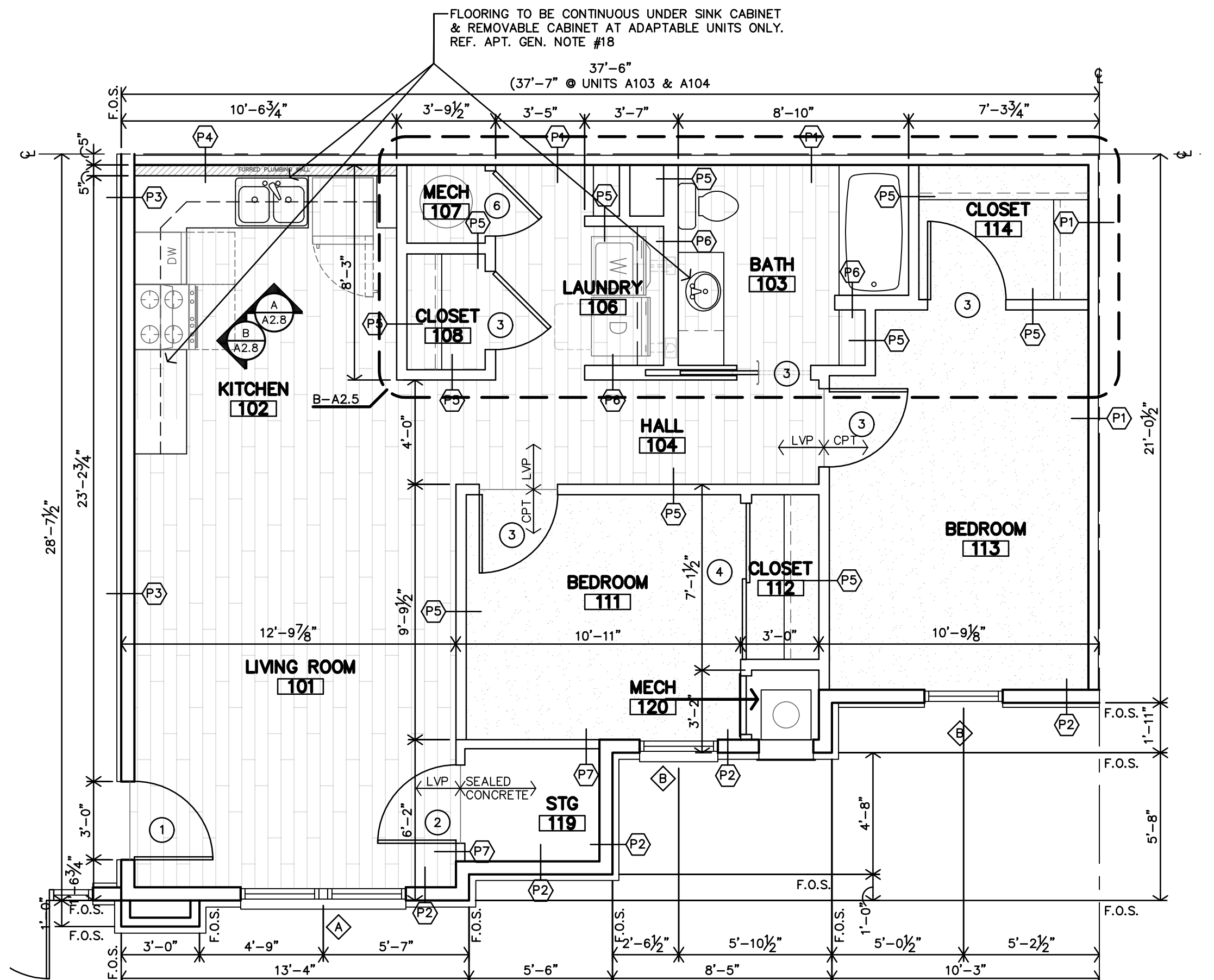
ACCESSIBLE UNITS NOTES

- ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
 - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
 - 2-BEDROOM: CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS & TUBS AND @ SINKS & COUNTERTOPS AT BATH #103
 - 3-BEDROOM: CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILET & TUB AND @ COUNTERTOP AT PRIMARY BATHS #103 & #118
 - ALL UNITS: OPEN KNEE SPACE SHALL BE PROVIDED @ SINK & WORK SPACE IN KITCHEN #102
 - CONTRACTOR SHALL INSTALL HOT WATER & DRAIN PIPES COVERS.
 - TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - CONTRACTOR TO INSTALL BLOCKING AND PROVIDE & INSTALL GRAB BARS PER ICC/ANSI A117.1-2017.
 - ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 48" AFF.

20. REF. A2.4 FOR PARTITION AND ASSEMBLY SCHEDULES.
21. ===== INDICATES FURRED PLUMBING WALLS

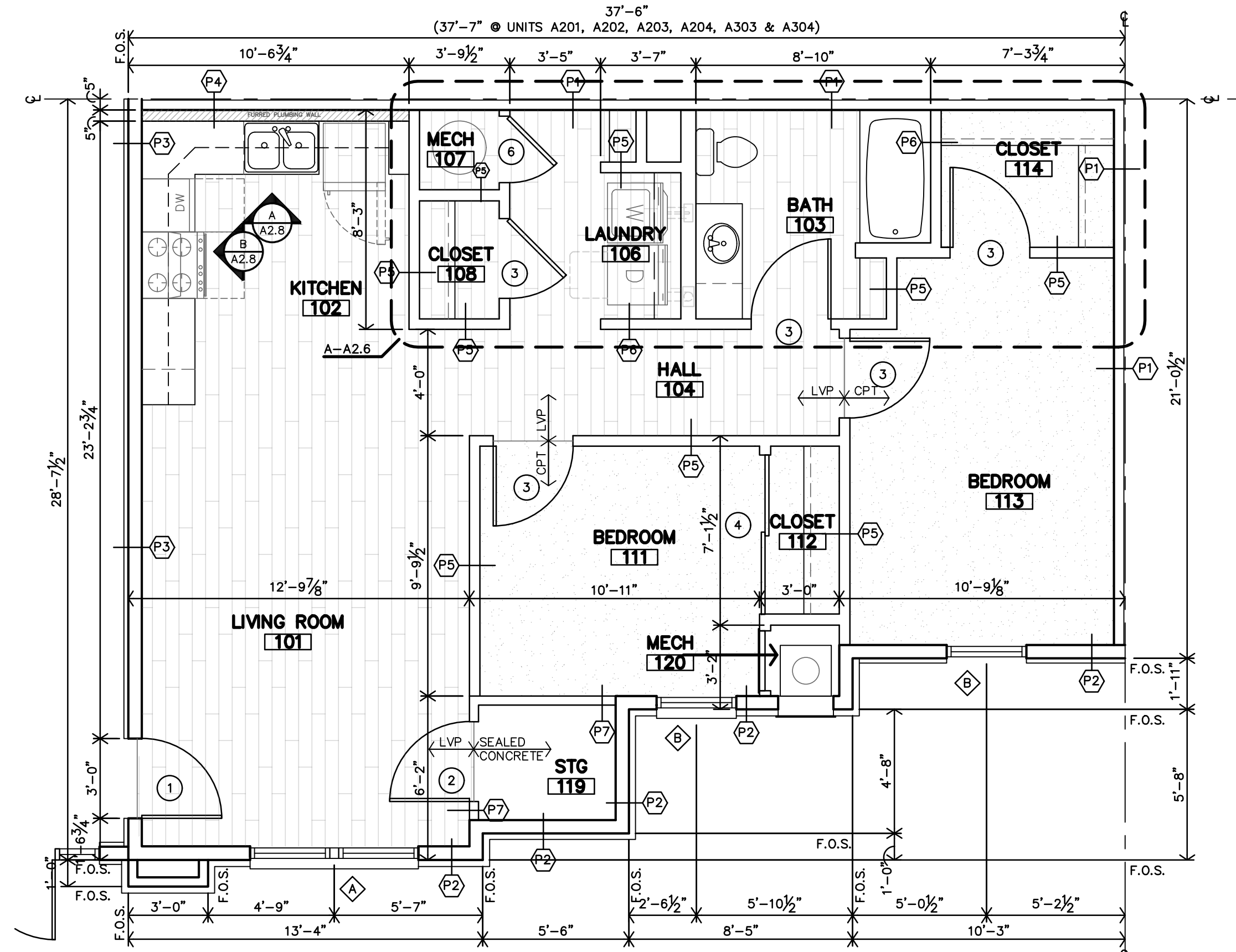


D UNIT 2D (STANDARD)
2-BEDROOM/1-BATH
1/4"=1'-0" 855 sf heated
877 sf total

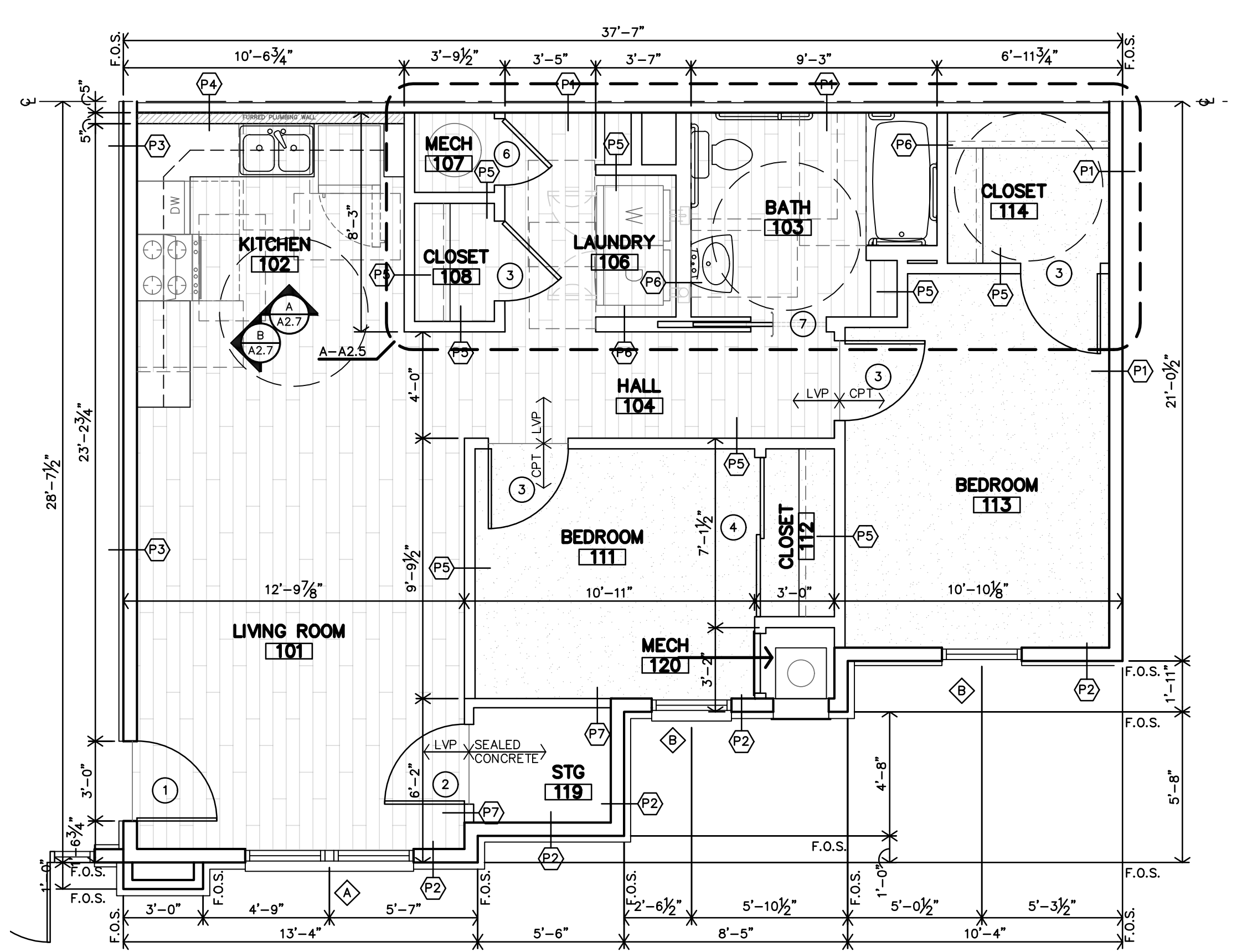


B 1 FIRST FLOOR UNIT SHALL
BE HEARING & VISION IMPAIRED
ACCESSIBLE UNIT (B103)

B UNIT 2B (TYPE-B)
ADAPTABLE
2-BEDROOM/1-BATH
1/4"=1'-0" 855 sf heated
877 sf total



C UNIT 2C (STANDARD)
2-BEDROOM/1-BATH
1/4"=1'-0" 855 sf heated
877 sf total



A 2 FIRST FLOOR UNITS SHALL
BE FULLY ACCESSIBLE
(A101 & A102)

A UNIT 2A (ACCESSIBLE)
2-BEDROOM/1-BATH
1/4"=1'-0" 855 sf heated
877 sf total

THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

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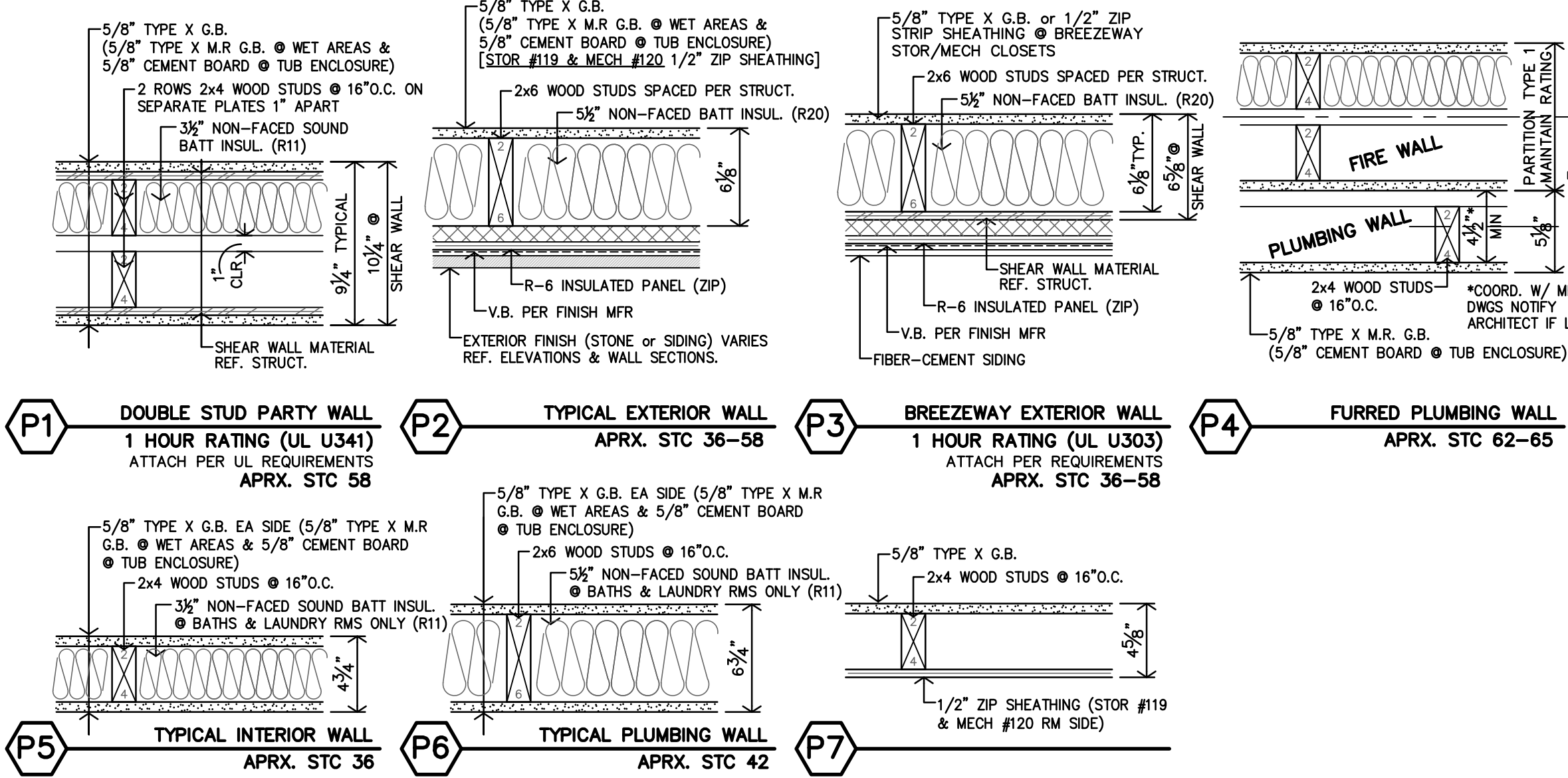
A2.3

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

JGR

APARTMENT PARTITION SCHEDULE

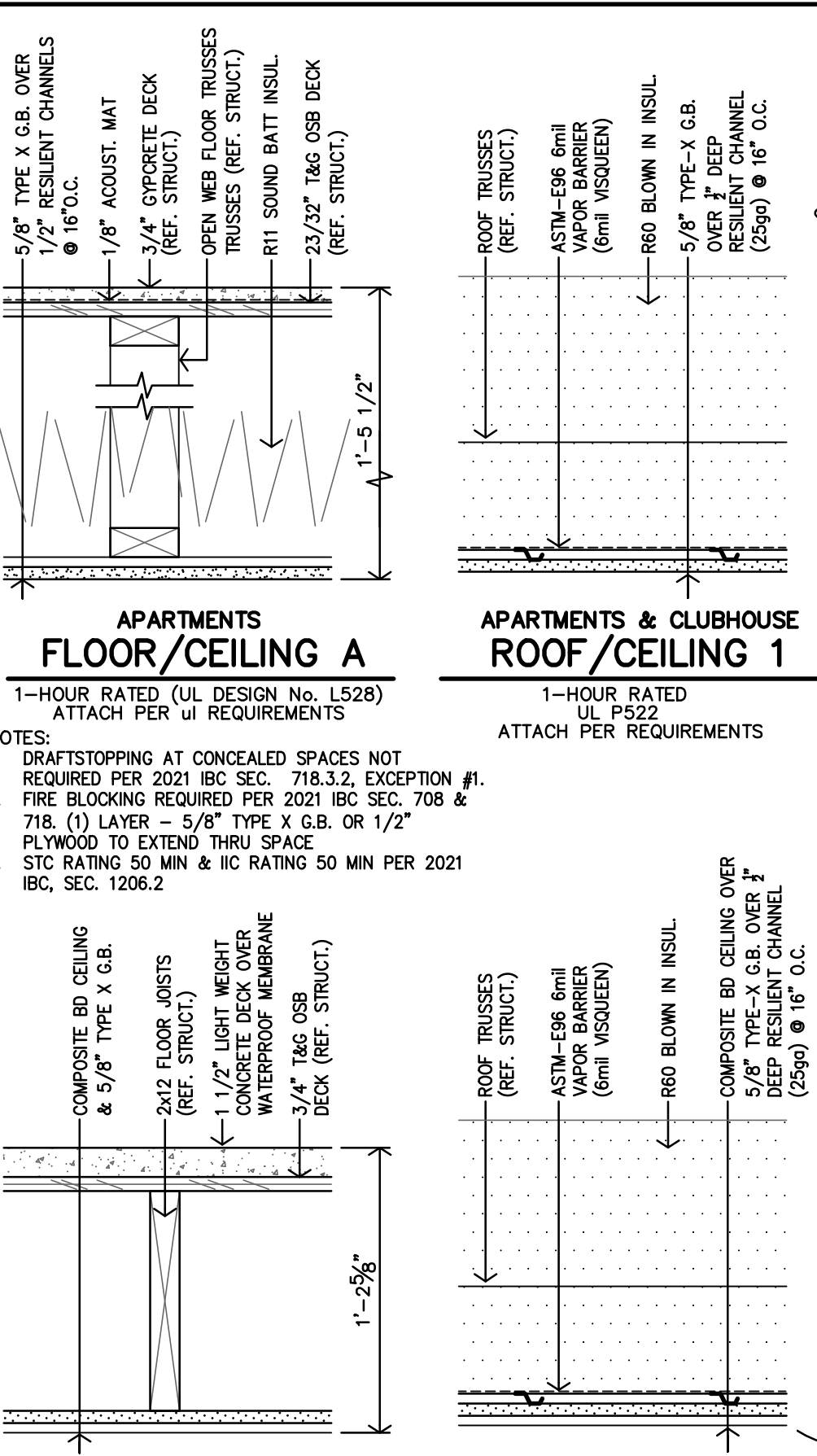
PARTITION NOTES:
 1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
 2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. ① 10'-0" O.C. VERT. & HORIZ. AND ② ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE



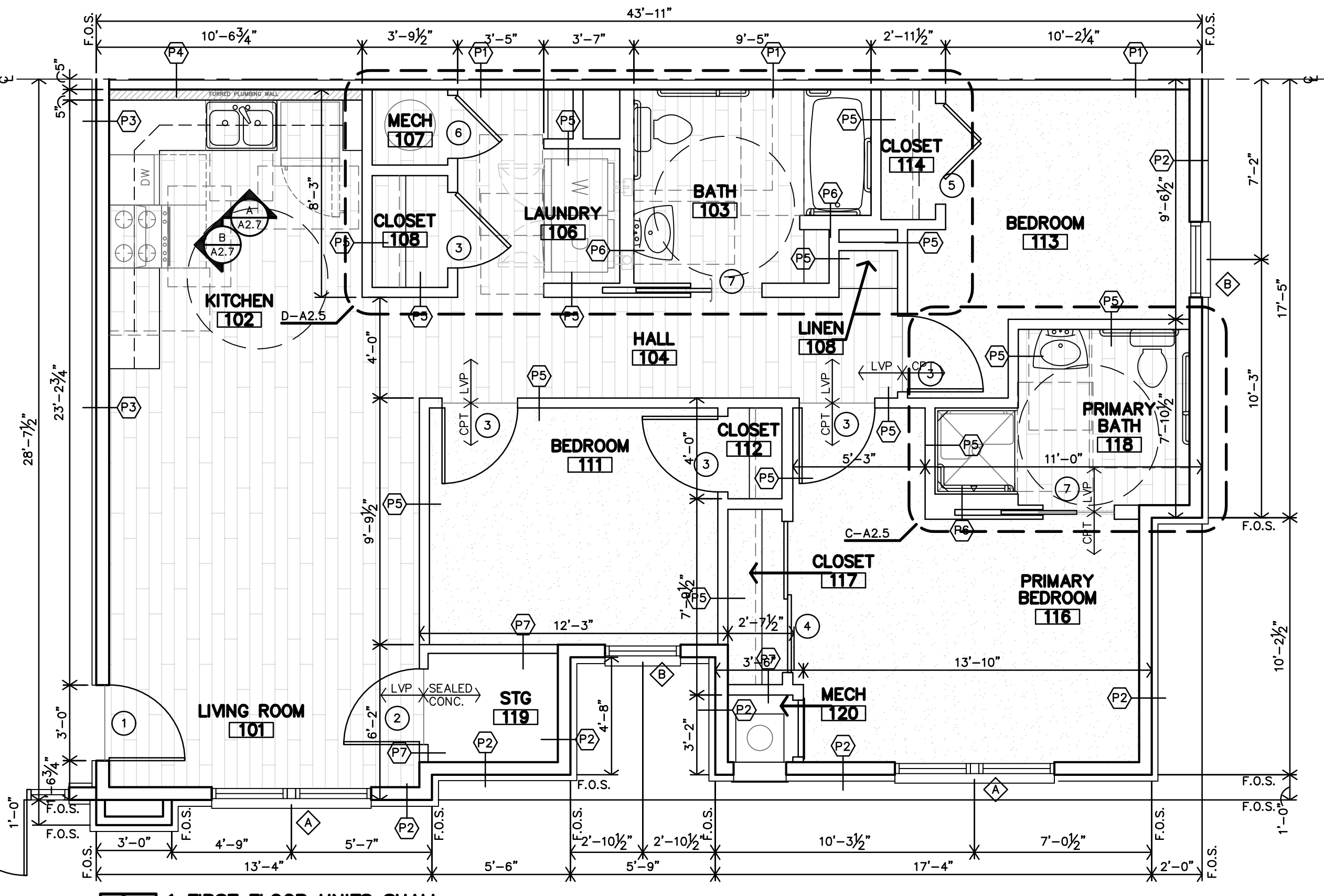
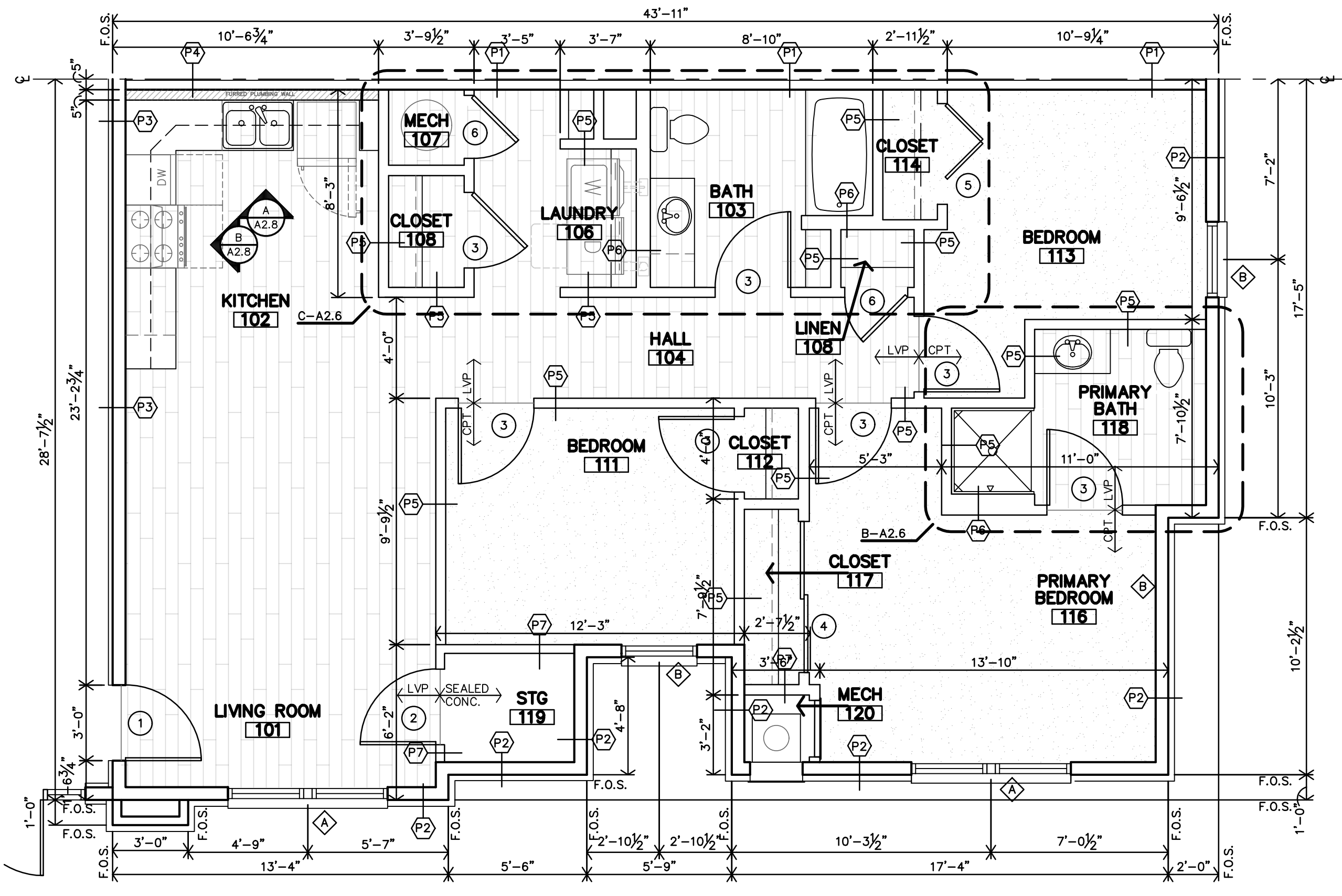
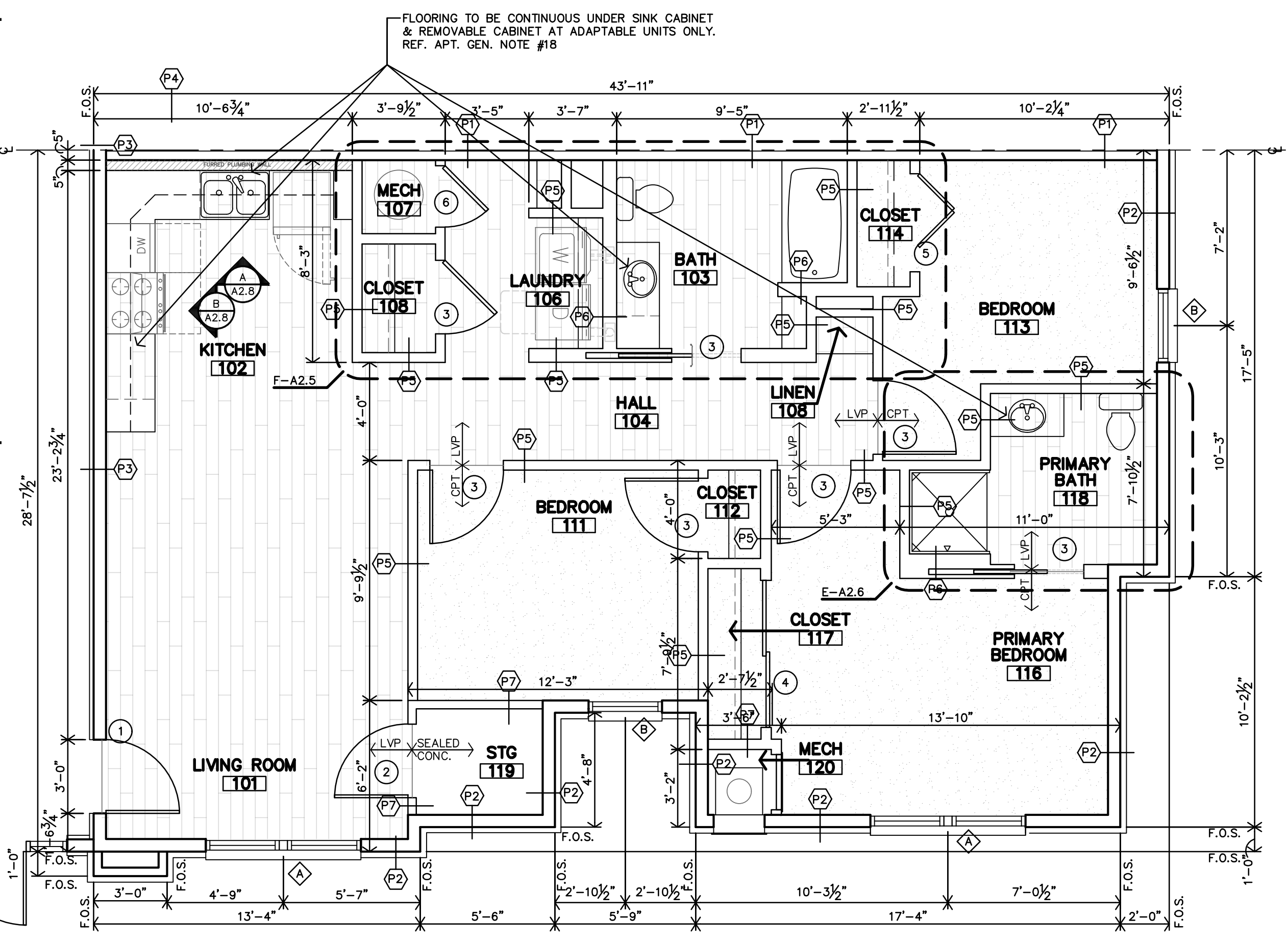
NOTES

1. REF. SHEET A2.3 FOR APARTMENT GENERAL NOTES.

ASSEMBLY SCHEDULE



NOTES:
 1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3.2, EXCEPTION #1.
 2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. (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 2021 IBC, SEC. 1206.2



1 FIRST FLOOR UNITS SHALL BE FULLY ACCESSIBLE (B107)

THE RESERVES AT GRAND VIEW HEIGHTS
 NEW APARTMENT COMPLEX
 LARAMIE, WYOMING

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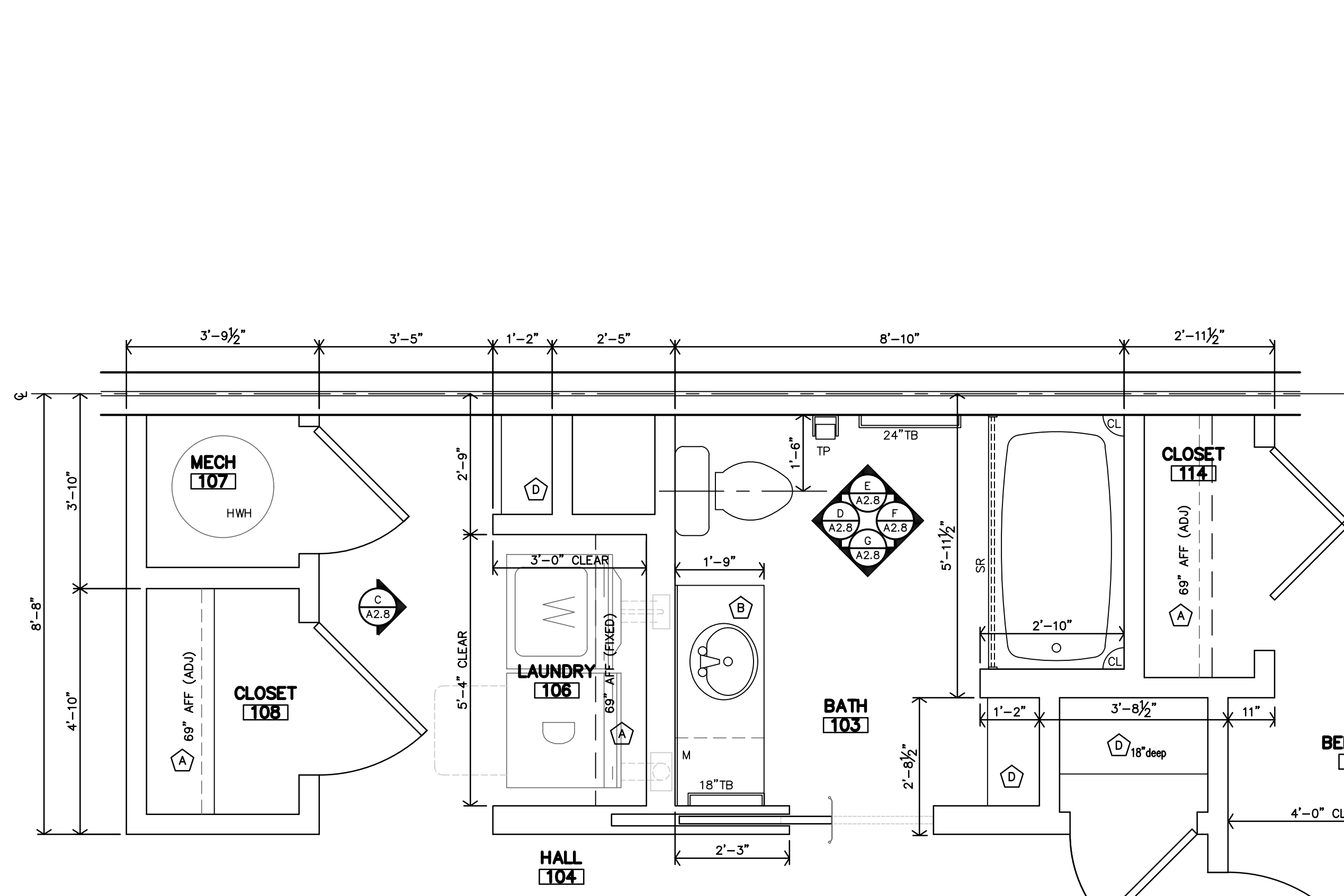
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 SHEET NO.:

A2.4

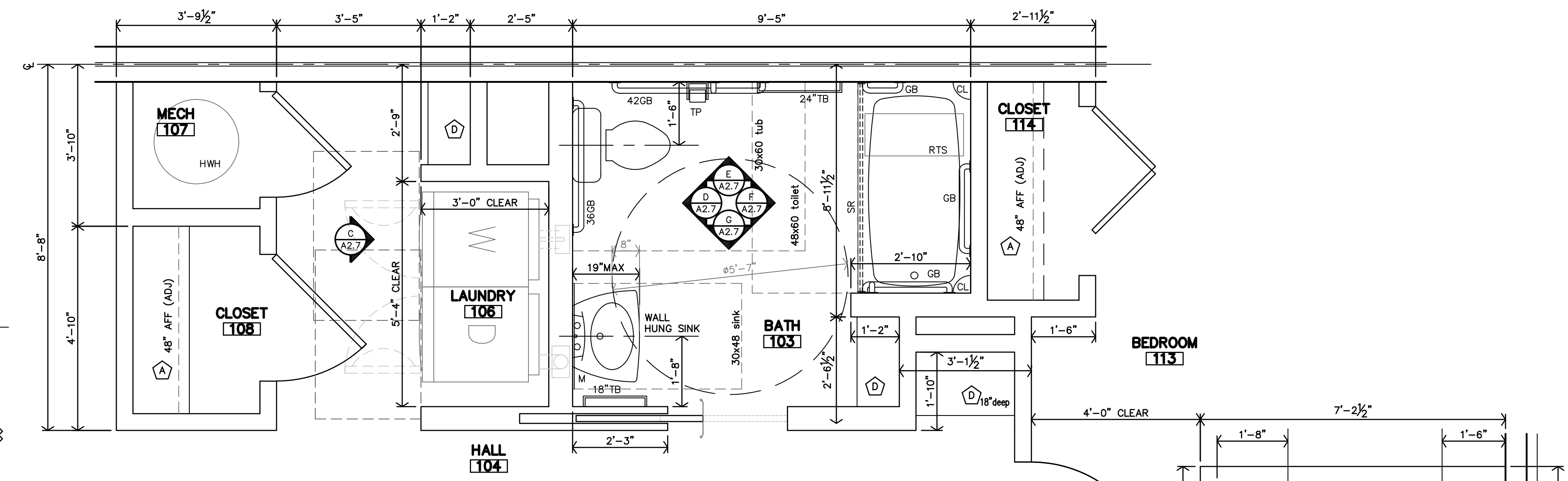
JonesGillamRenz
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 Salina, KS 67401
 785.827.0386
 jg@jgarchitects.com



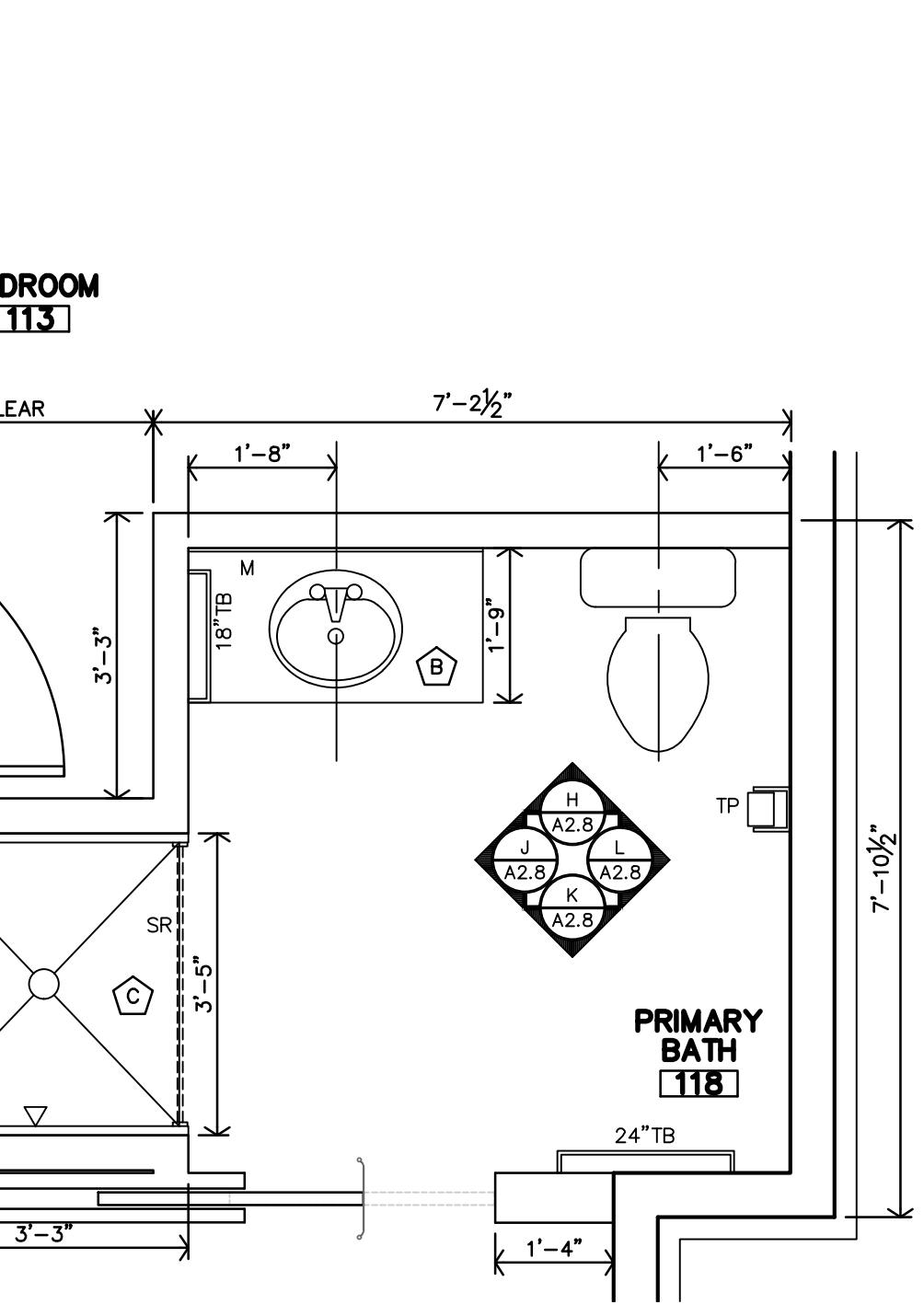
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F UNIT 3B TYPE-B (ADAPTABLE)
BATH #103 & LAUNDRY #106
ENLARGED PLAN
1/2"=1'-0"

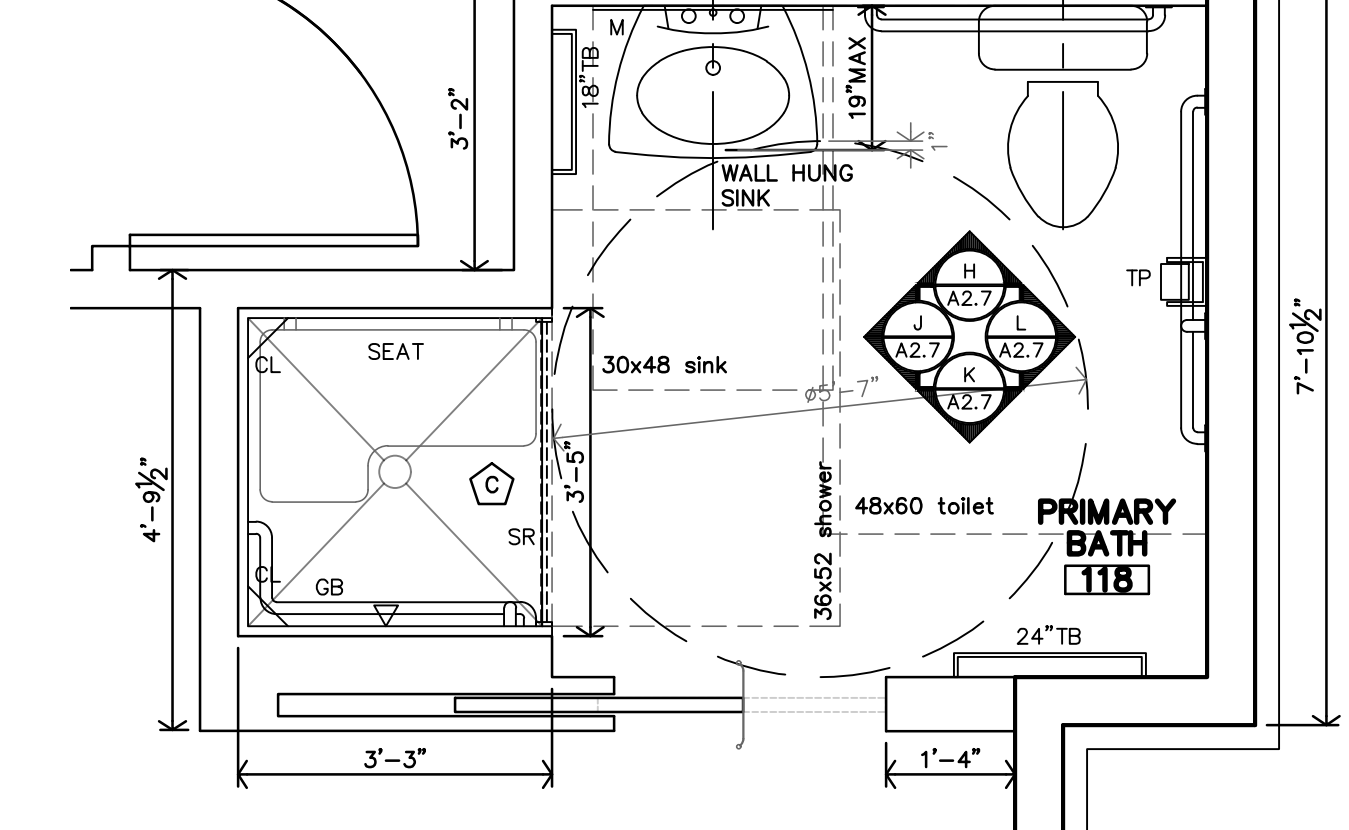


D UNIT 3A (ACCESSIBLE)
BATH #103 & LAUNDRY #106
ENLARGED PLAN
1/2"=1'-0"

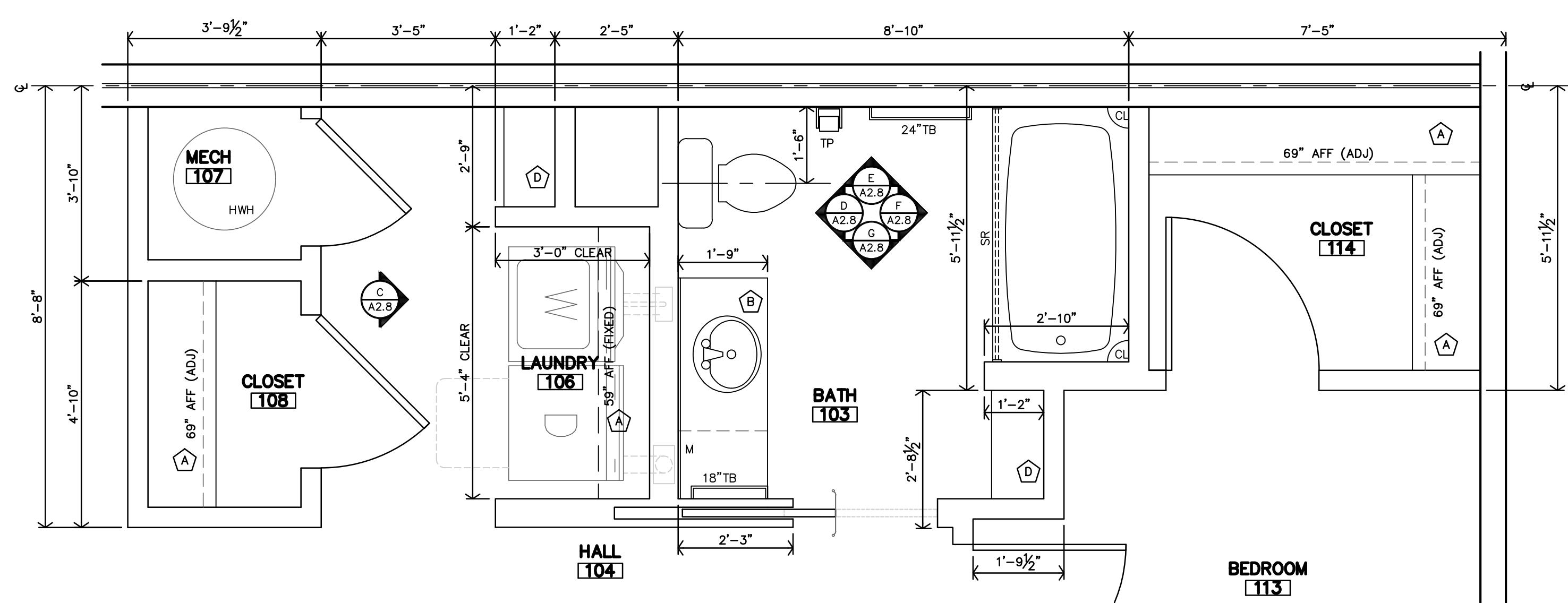


E UNIT 3B TYPE-B (ADAPTABLE)
PRIMARY BATH #118
ENLARGED PLAN
1/2"=1'-0"

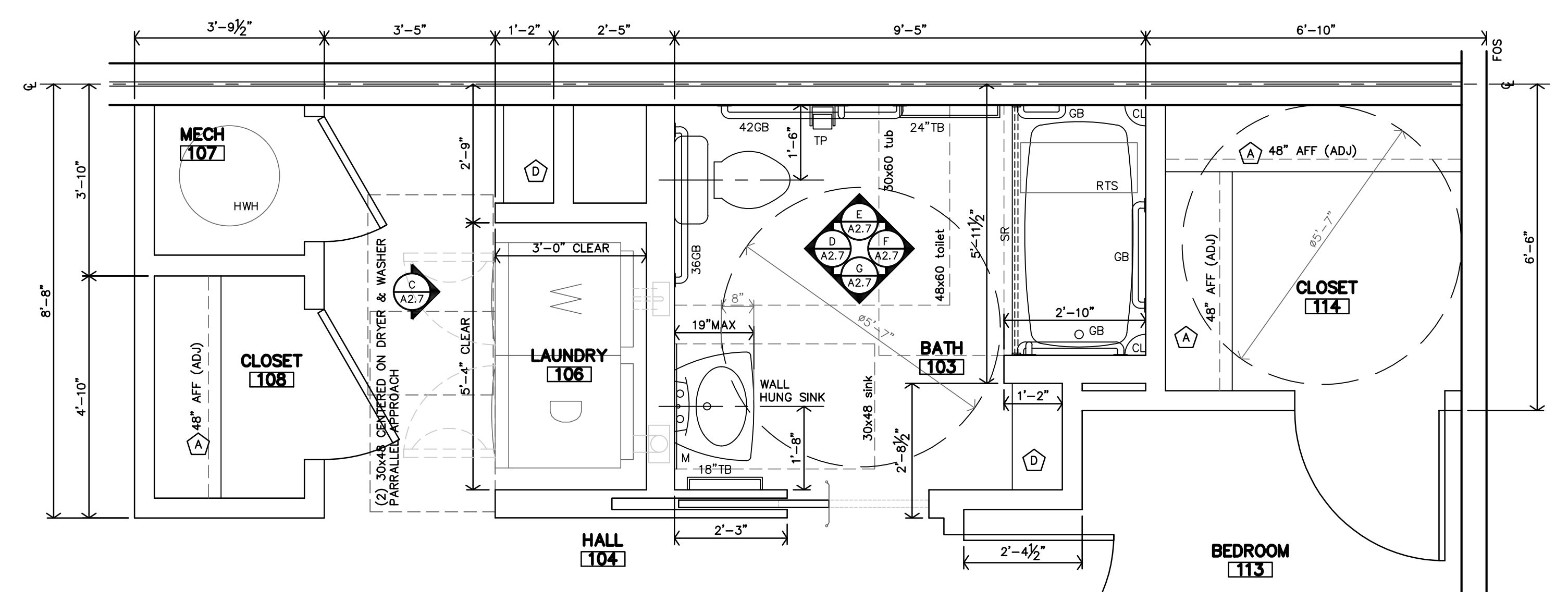
ACCESSIBLE & ADAPTABLE UNIT BATH NOTES	
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.	
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.9)	
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER. ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27"x33.5" FRONT LOADING ACCESSIBLE WASHER & DRYER.	
LEGEND	KEYNOTES:
M MIRROR	(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)
TP TOILET PAPER DISP.	(B) ADAPTABLE UNITS, FLOORING & WALL FINISH TO BE CONT. @ REMOVABLE CABINETS
TB TOWEL BAR	(C) VERIFY SIZE w/ FIBERGLASS SHOWER UNIT
CL CORNER LEDGE	(D) 12" or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
SR SHOWER ROD	
GB GRAB BAR	
HWH HOT WATER HEATER	
RTS REMOVABLE TUB SEAT	



C UNIT 3A (ACCESSIBLE)
PRIMARY BATH #118
ENLARGED PLAN
1/2"=1'-0"



B UNIT 2B TYPE-B (ADAPTABLE)
BATH #103 & LAUNDRY #106
ENLARGED PLAN
1/2"=1'-0"



A UNIT 2A (ACCESSIBLE)
BATH #103 & LAUNDRY #106
ENLARGED PLAN
1/2"=1'-0"

THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

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SHEET NO.:

A2.5

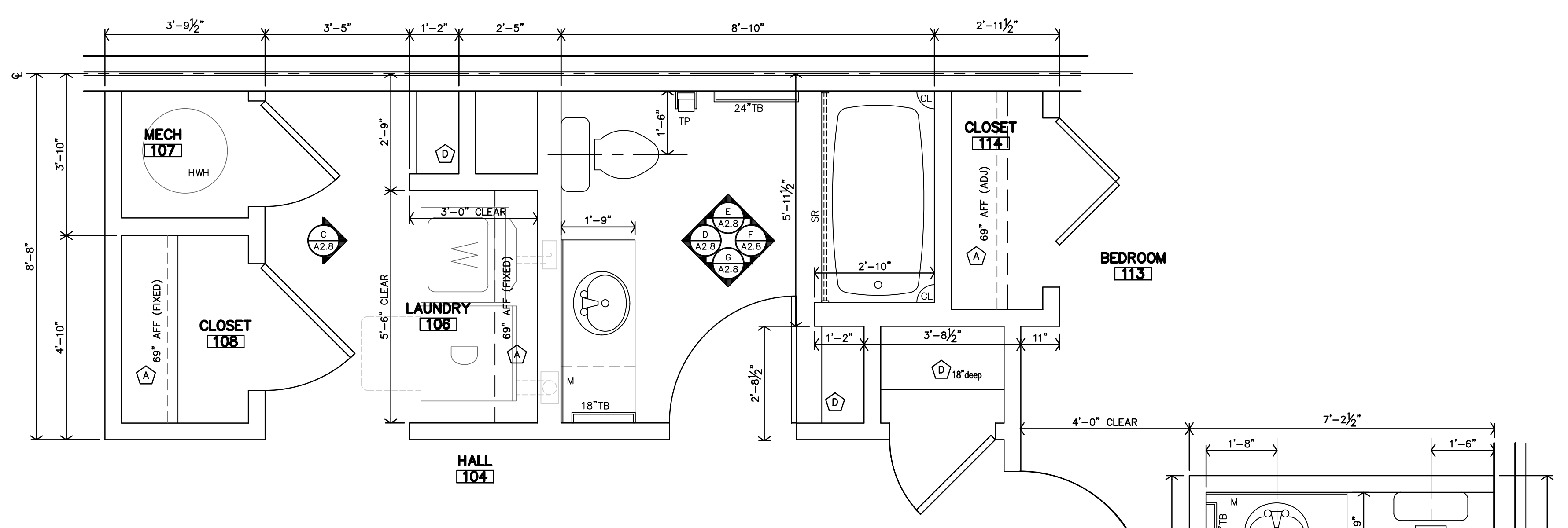
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C UNIT 3C (STANDARD)
 BATH #103 & LAUNDRY #106
 ENLARGED PLAN
 1/2"=1'-0"

STANDARD UNIT BATH NOTES

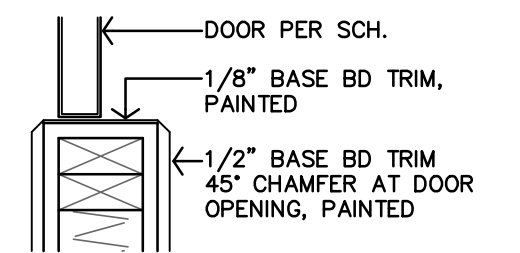
- REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
- ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A2.9)
- LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27"X33.5" WASHER & DRYER.

LEGEND:
 M MIRROR
 TP TOILET PAPER DISP.
 TB TOWEL BAR
 CL CORNER LEDGE
 SR SHOWER ROD
 HW HOT WATER HEATER

KEYNOTES:
 (A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)
 (B) NOT USED
 (C) VERIFY SIZE w/ FIBERGLASS SHOWER UNIT
 (D) 12" or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) w/ ADJ. BRACKETS



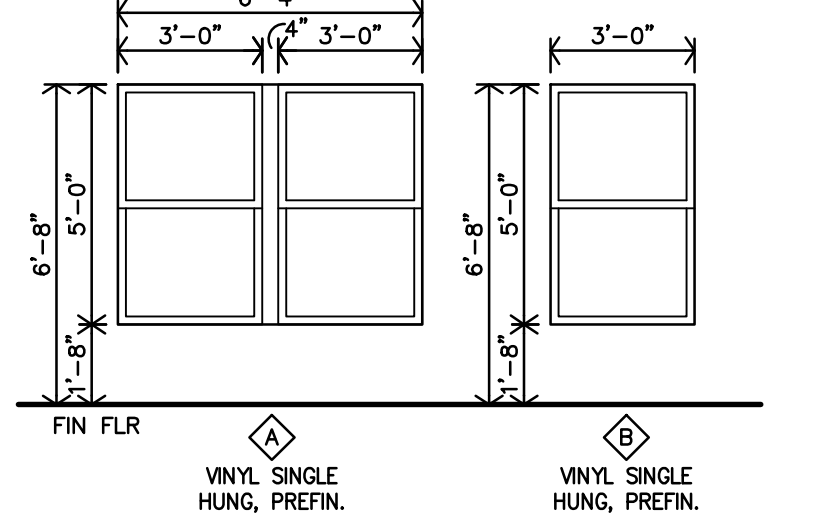
B UNIT 3C (STANDARD)
 PRIMARY BATH #118
 ENLARGED PLAN
 1/2"=1'-0"



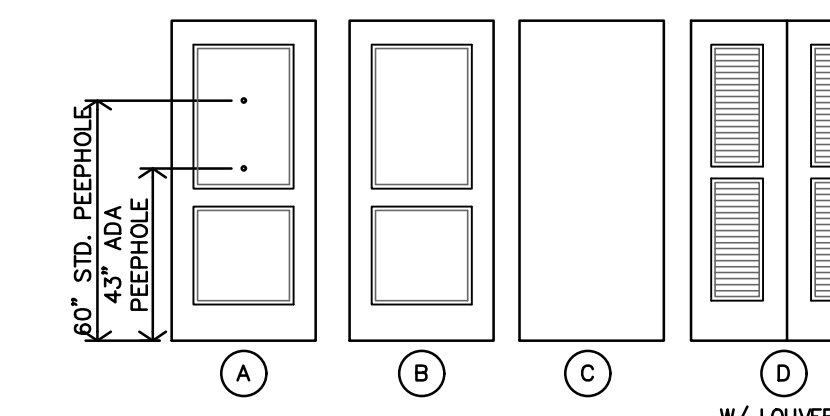
F TYP. BASE DETAIL @
 BI-FOLD & BI-PASS DOOR
 1 1/2"=1'-0"

WINDOW NOTES:

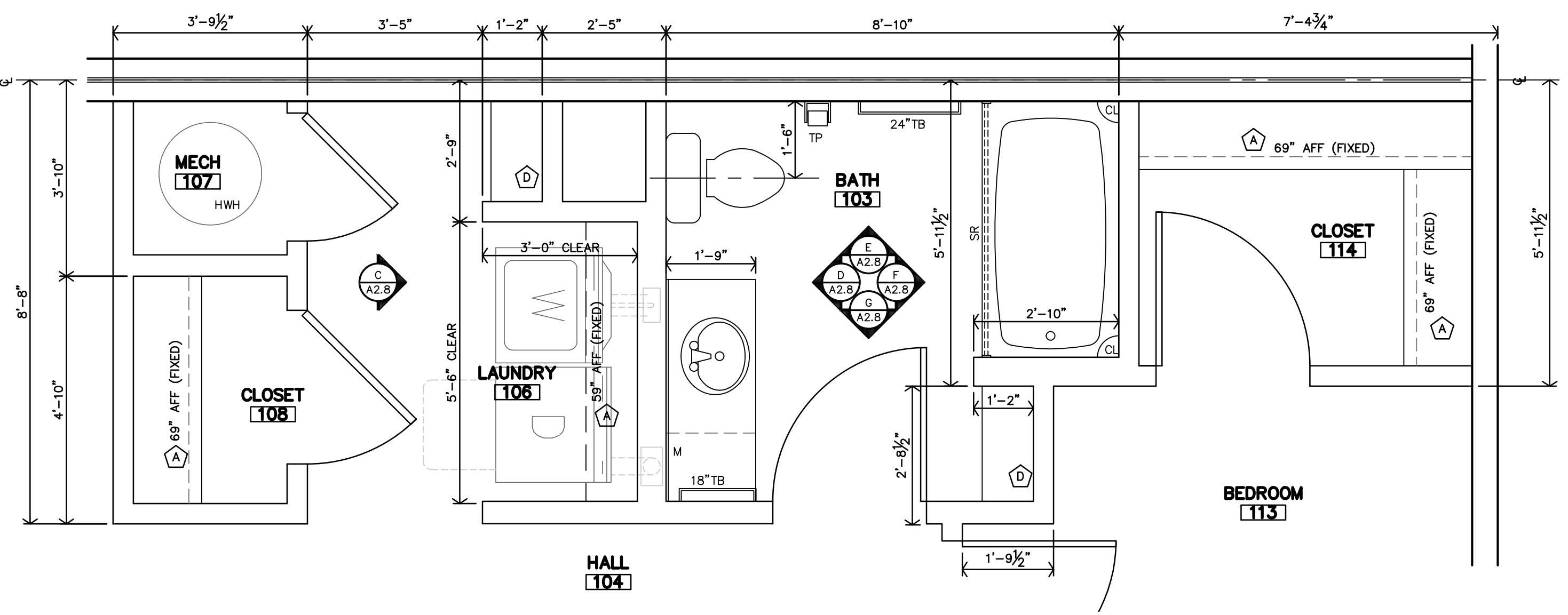
- 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE A MAX U.27. SAFETY GLASS SHALL BE LOCATED PER 2021 IBC SECTION 2406.4
- FOR WINDOWS w/ SILLS @ 6'-0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1030.1.1
- EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1030.2. 20" w X 24" h MIN. OPENINGS, 5.7sf MIN. AREA.



E WINDOW SCHEDULE
 1/4"=1'-0"



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



A UNIT 2C & 2D (STANDARD)
 BATH #103 & LAUNDRY #106
 ENLARGED PLAN
 1/2"=1'-0"

APARTMENT INTERIOR FINISH SCHEDULE										
FINISHES & INSTRUCTIONS										
P1 - LATEX ENAMEL		C1 - CARPET #1		V - VINYL PLANK FLR'G TILE						
P2 - EPOXY PAINT		C2 - CARPET #2		ST - SPRAY TEXTURE						
CT - CERAMIC TILE		SV - SHEET VINYL		S - SMOOTH		T - TEXTURED LIGHT KNOCKDOWN				
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG	HGT.	NOTES
101	LIVING ROOM	V	P1	P1	P1	P1	P1	P1	9'-0"	
102	KITCHEN	V	P1	P1	P1	P1	P1	P1	9'-0"	NOTE 1, 2
103	BATH	V	P1	P1	P1	P1	P1	P1	9'-0"	NOTE 1, 2 & 3
104	HALL	V	P1	P1	P1	P1	P1	P1	9'-0"	
106	LAUNDRY	V	P1	P1	P1	P1	P1	P1	9'-0"	NOTE 2
107	MECH	V	P1	P1	P1	P1	P1	P1	9'-0"	
108	LINEN	V	P1	P1	P1	P1	P1	P1	9'-0"	
109	COAT	V	P1	P1	P1	P1	P1	P1	9'-0"	
110	STORAGE								9'-0"	
111	BEDROOM	C1	P1	P1	P1	P1	P1	P1	9'-0"	
112	CLOSET	C1	P1	P1	P1	P1	P1	P1	9'-0"	
113	BEDROOM	C1	P1	P1	P1	P1	P1	P1	9'-0"	
114	CLOSET	C1	P1	P1	P1	P1	P1	P1	9'-0"	
116	PRIMARY BEDROOM	C1	P1	P1	P1	P1	P1	P1	9'-0"	
117	CLOSET	C1	P1	P1	P1	P1	P1	P1	±9'-0"	
118	PRIMARY BATH	V	P1	P1	P1	P1	P1	P1	9'-0"	NOTE 1, 2 & 3
119	HALL	V	P1	P1	P1	P1	P1	P1	9'-0"	
120	MECH	V	P1	P1	P1	P1	P1	P1	9'-0"	

NOTES:

- AT ALL REMOVABLE CABINET FRONTS, WALLS AND FLOORS ARE TO BE FINISHED.
- INSTALL 5/8" TYPE X MR. G.B. @ ALL WET AREAS.
- 5/8" CEMENT BOARD @ TUB & SHOWER ENCLOSURES.
- * INDICATES THAT MATERIAL VARIES BASED ON UNIT TYPE. REFERENCE FLOOR PLANS ON SHEETS A2.3 & A2.4 FOR LOCATIONS AND MATERIAL TYPE.

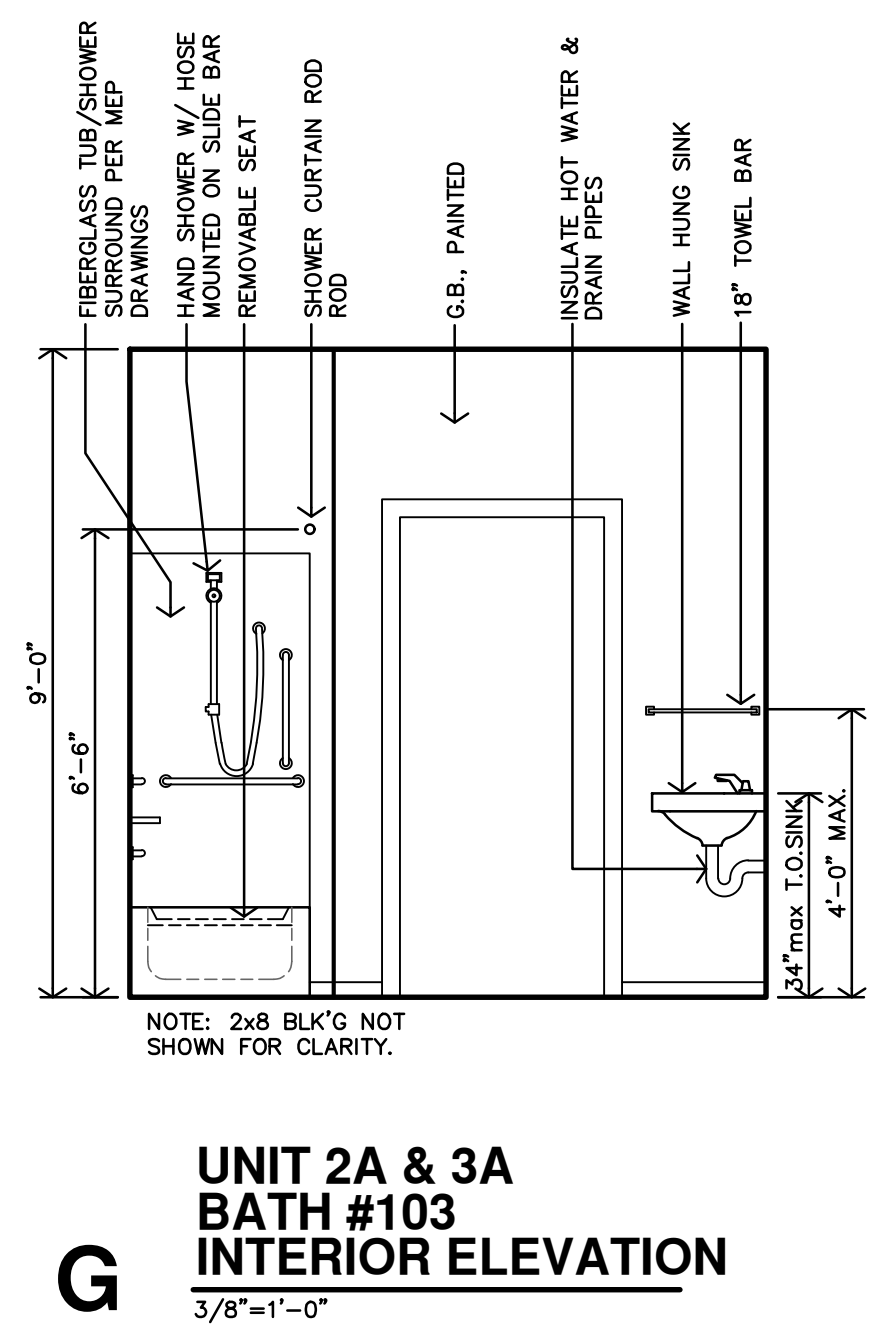
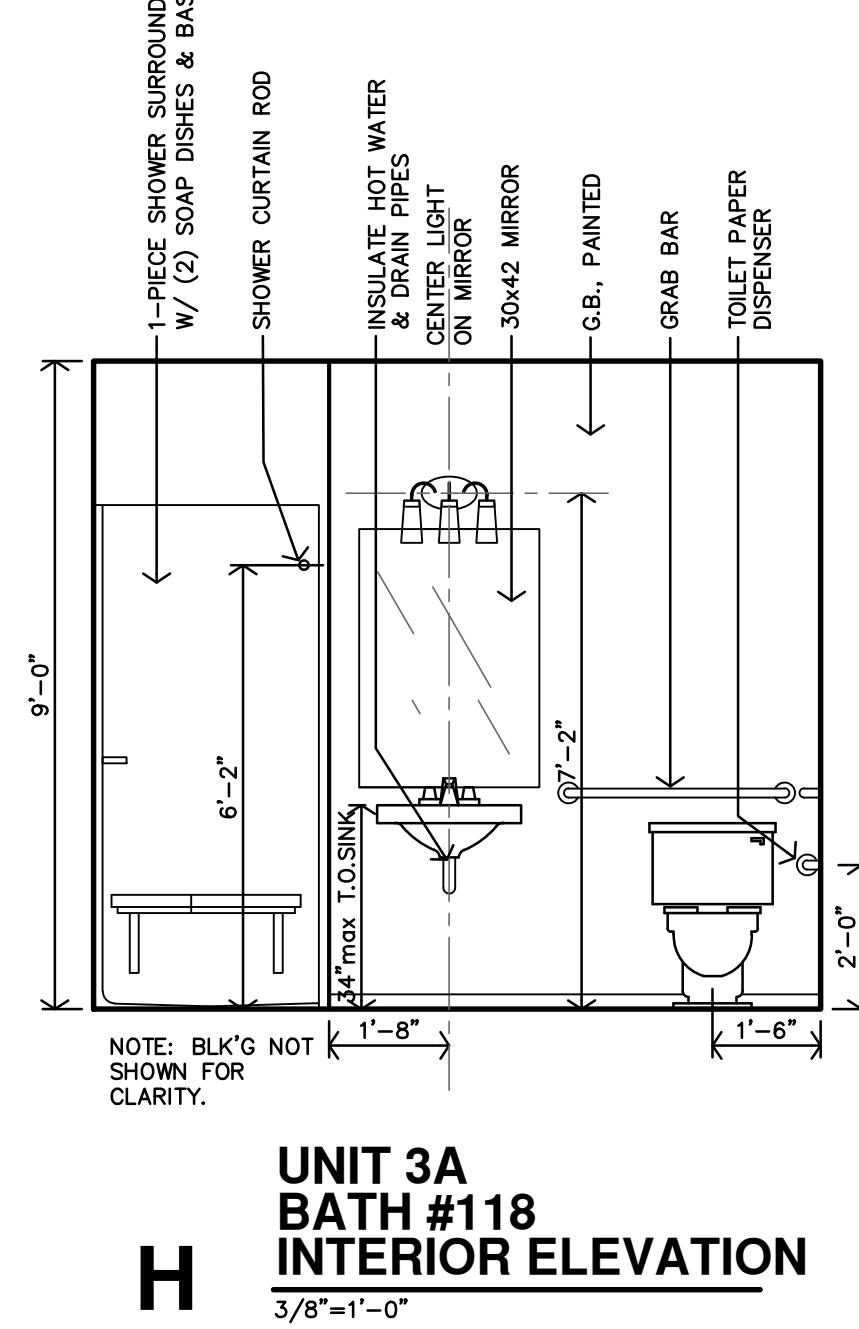
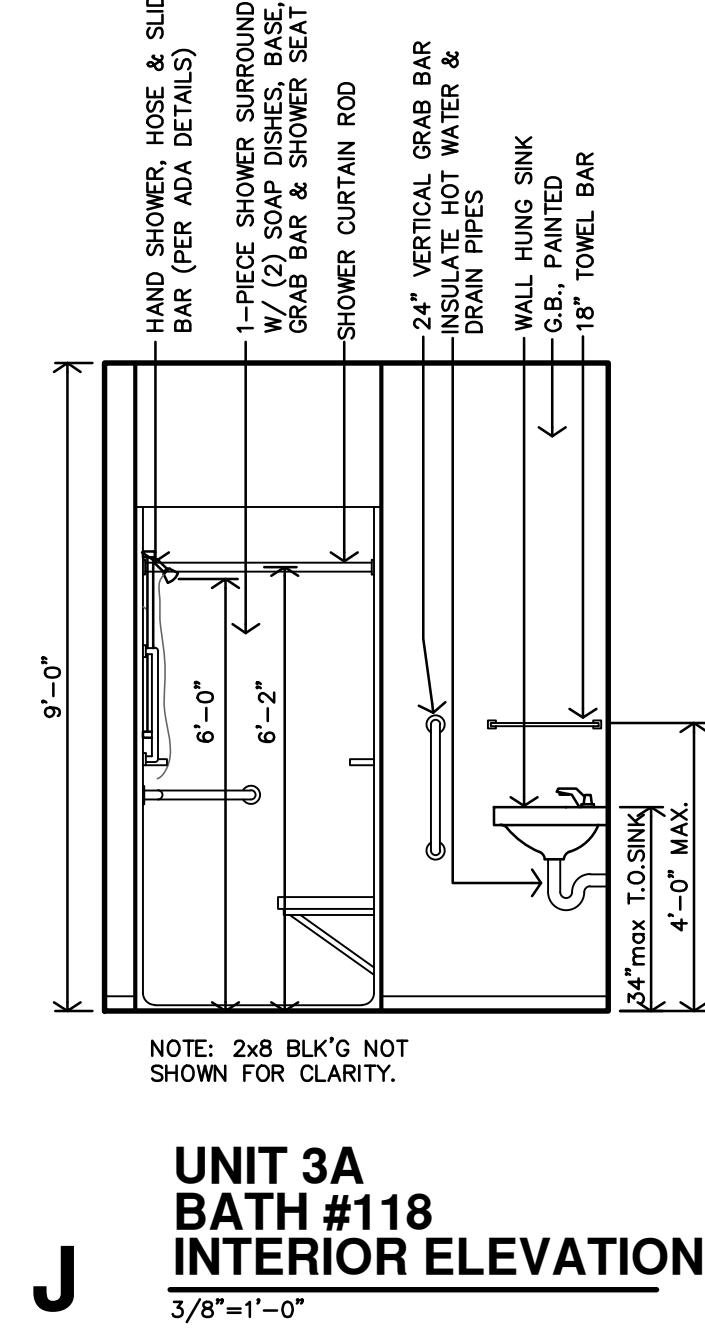
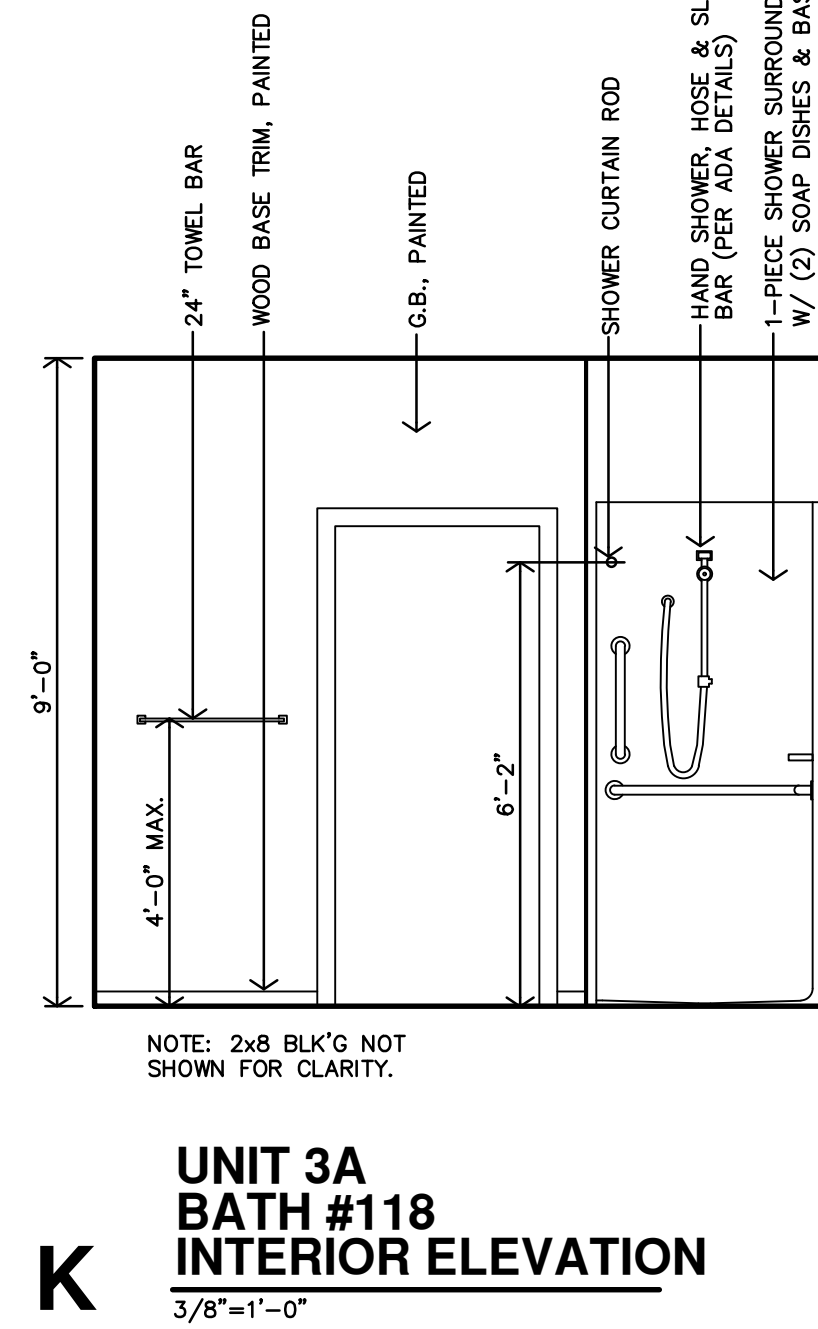
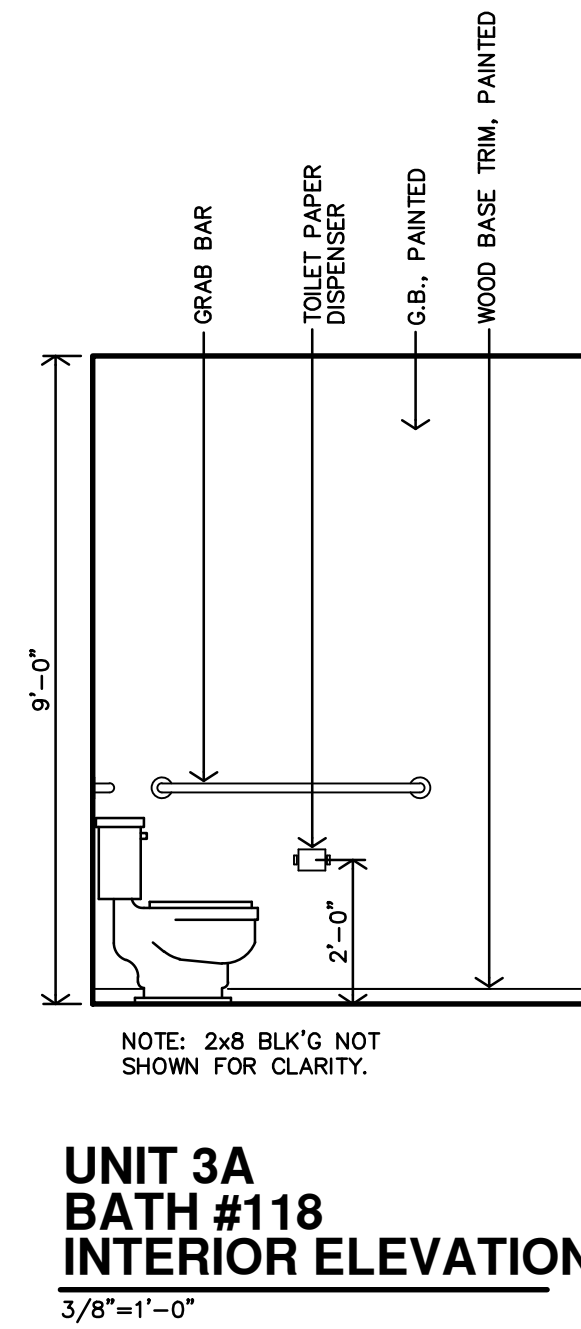
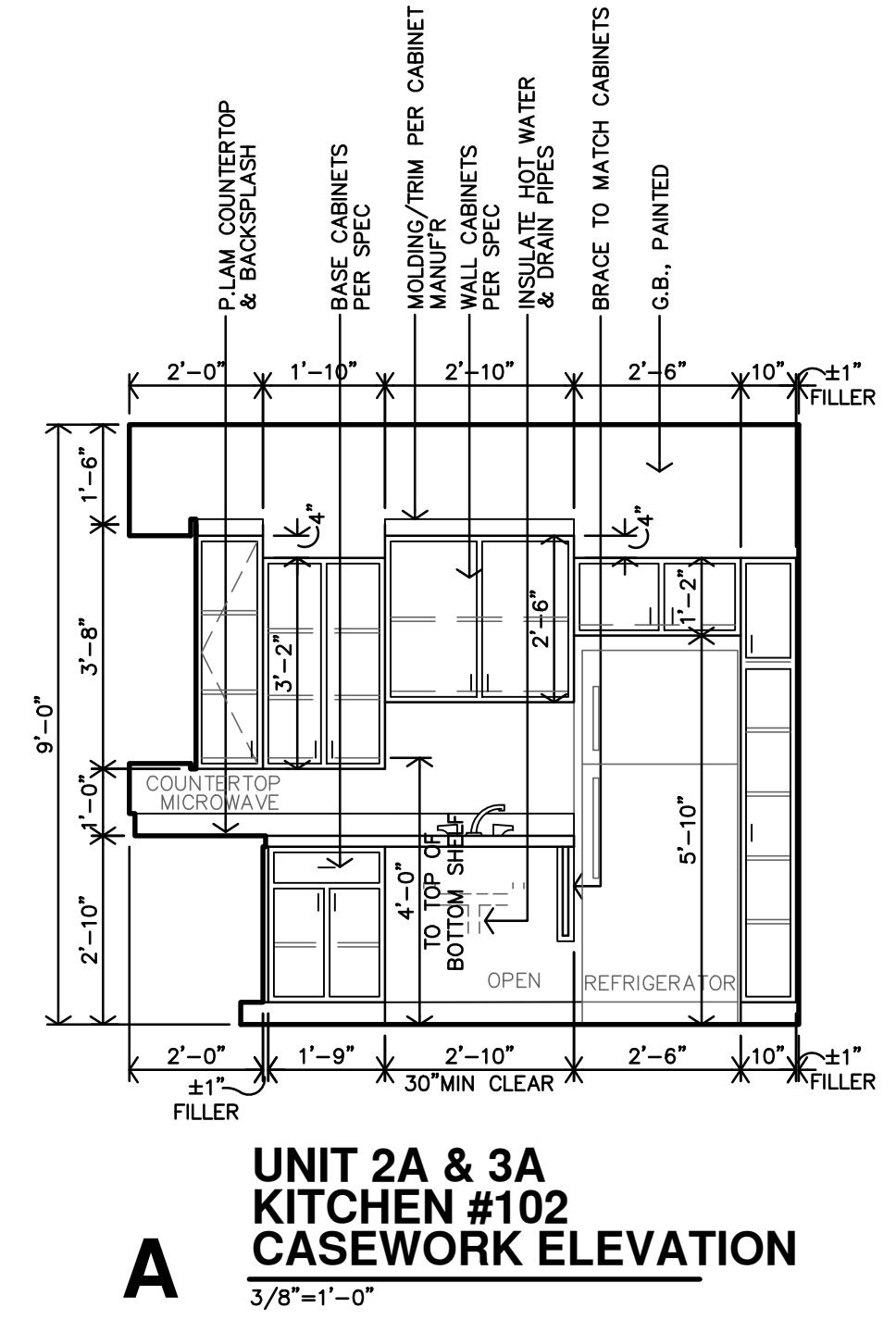
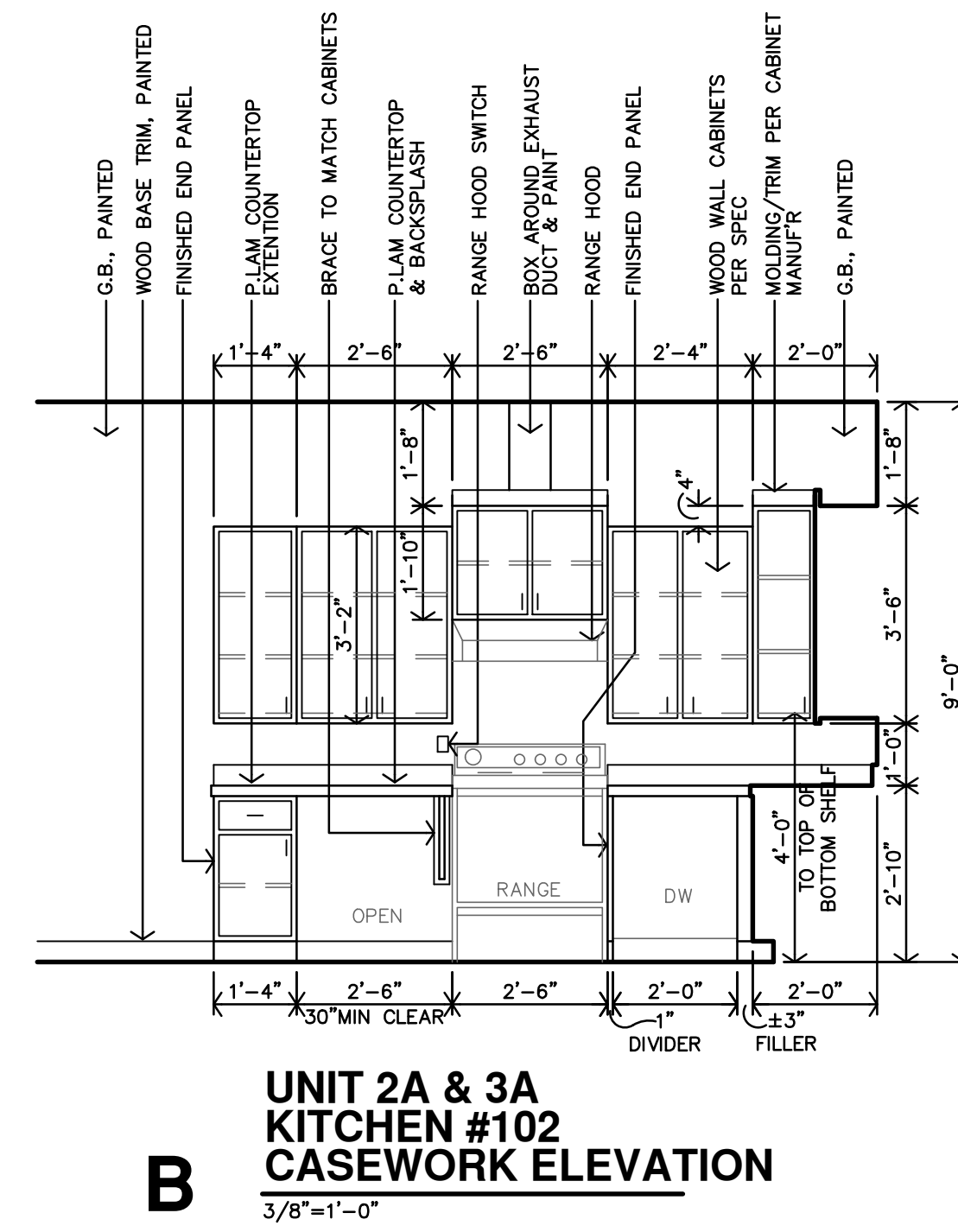
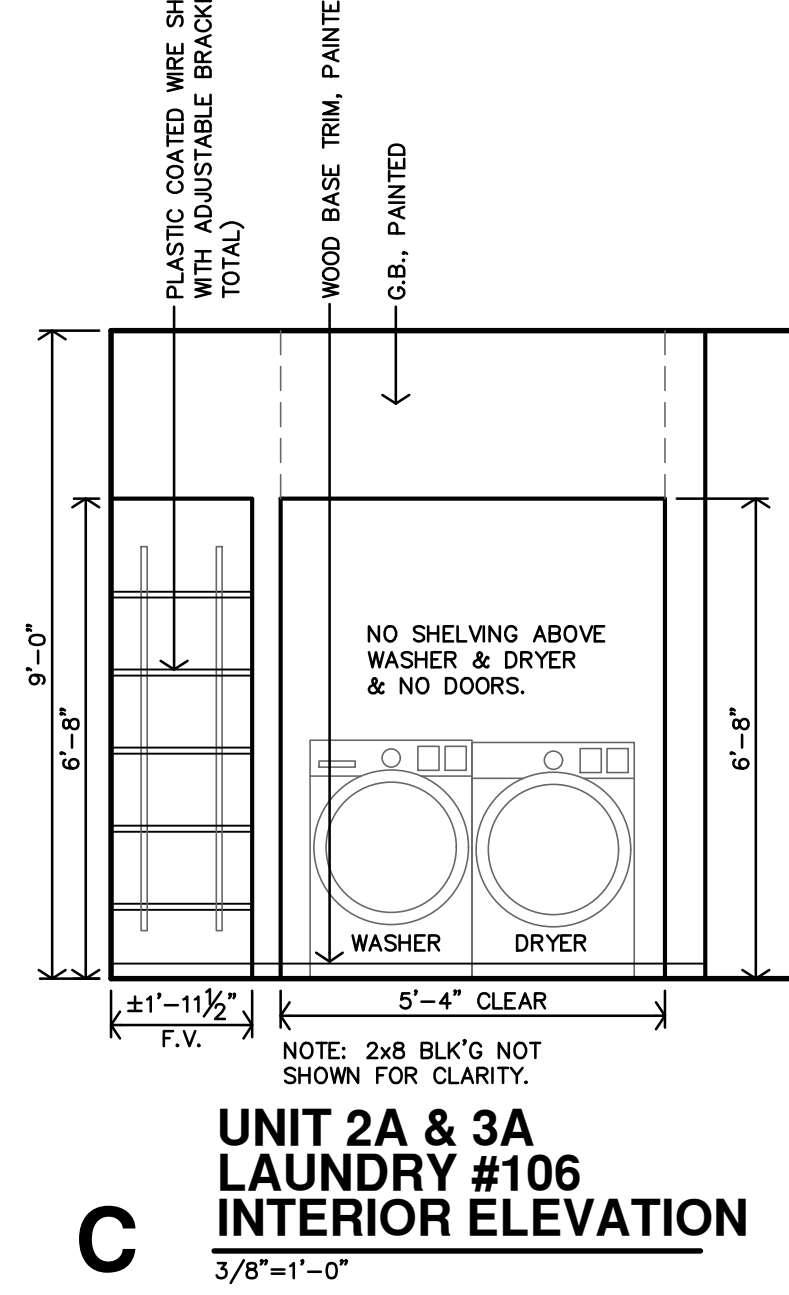
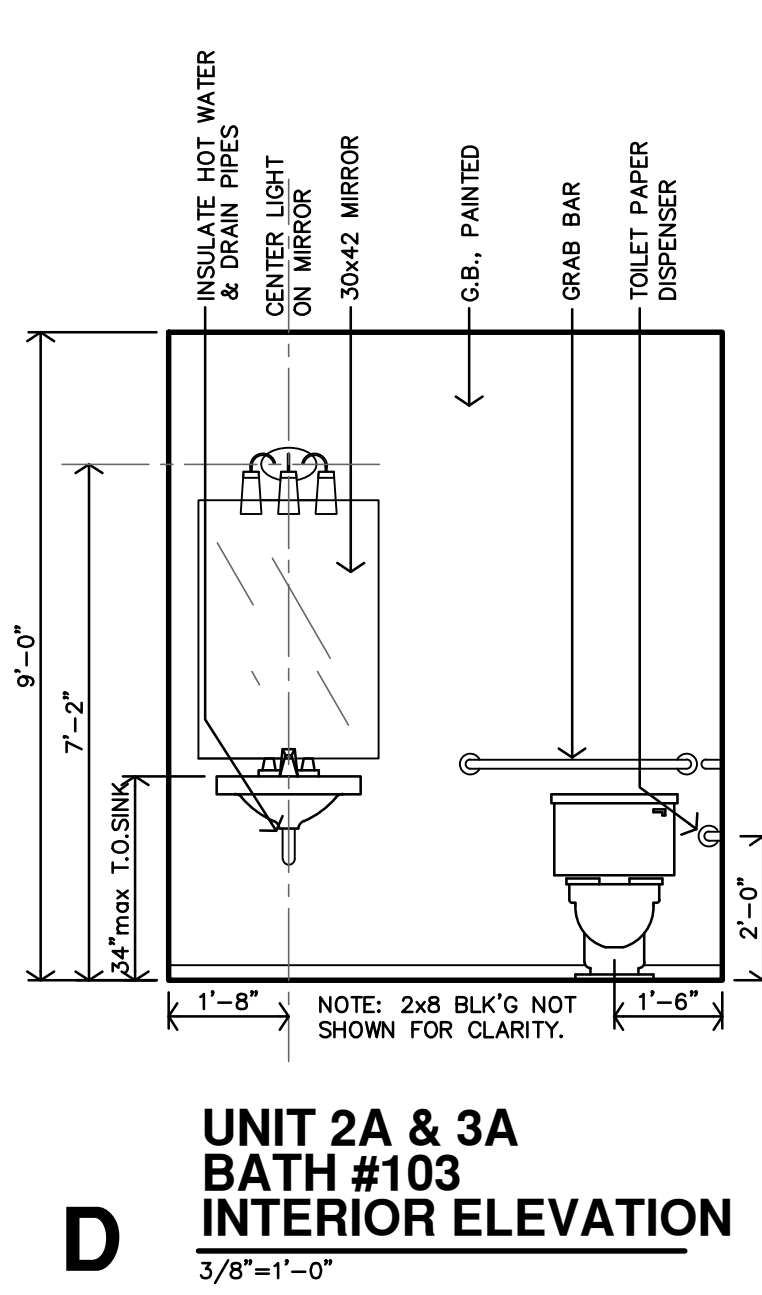
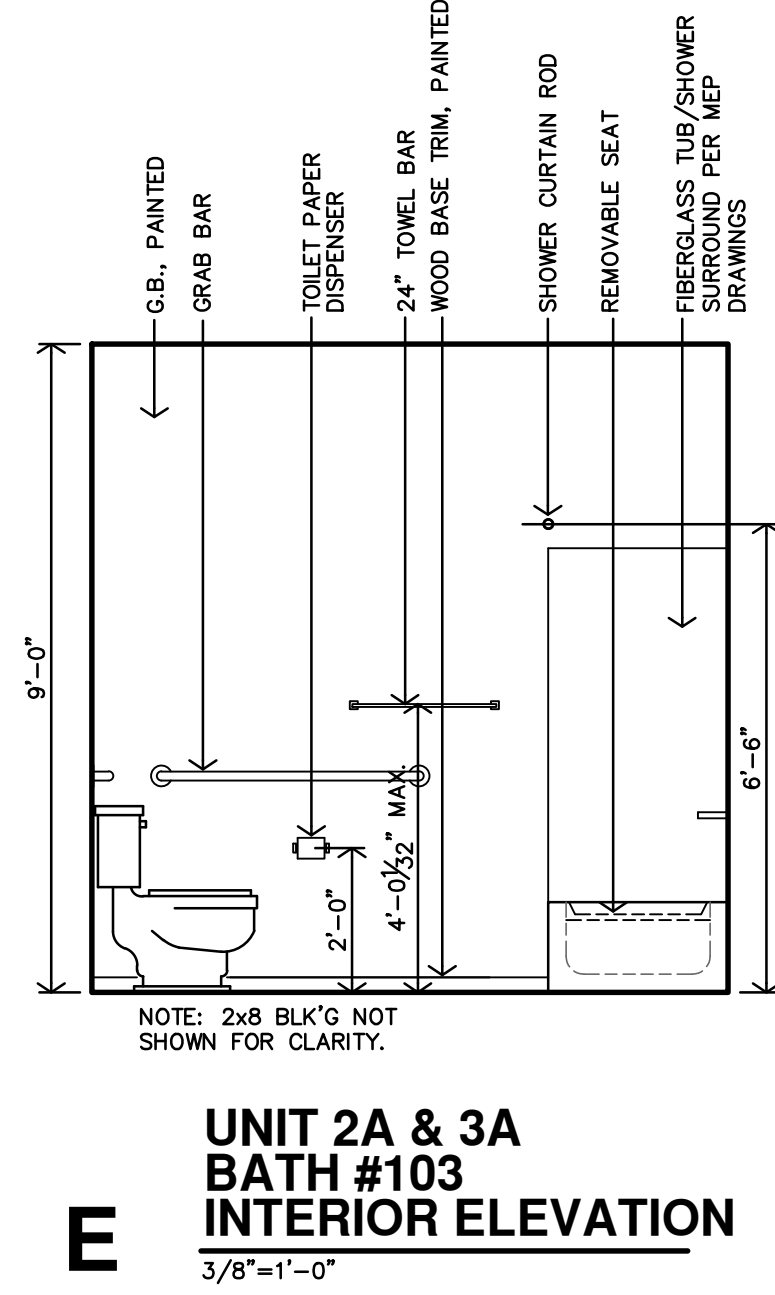
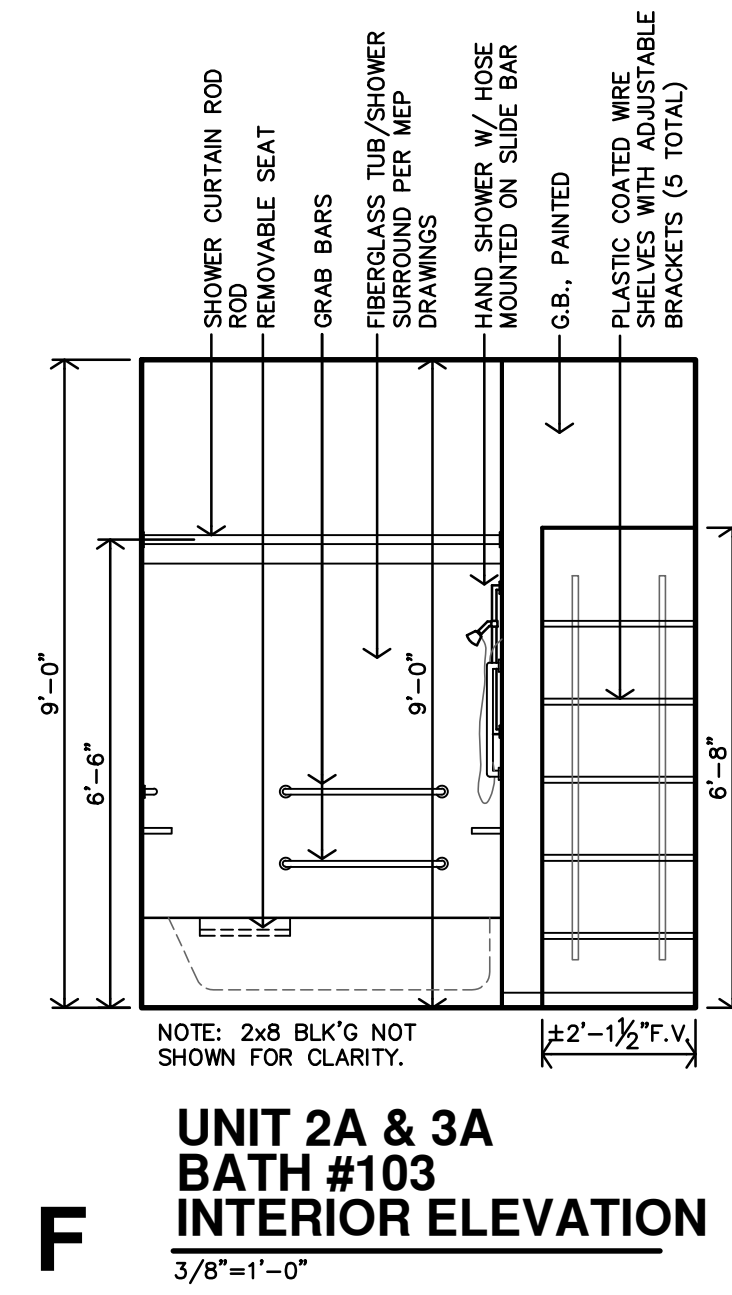
APARTMENT DOOR SCHEDULE											
MARK	DOOR			FRAME		RATING	NOTES	ROOM			
	SIZE	MATERIAL	TYPE	FINISH	MAT'L				FINISH		
1	3'-0"	6'-8"	1 3/4"	MTL. INSULATED WOOD LOUVER	BI-FOLD	PAINT	20min	NOTES 1,2,3,4	LIVING ROOM, ENTRY DOOR		
2	3'-0"	6'-8"	1 3/8"	WOOD H.C.	BI-PASS	PAINT			LIVING ROOM, STORAGE DOOR		
3	3'-0"	6'-8"	1 3/8"	WOOD LOUVER	POCKET	PAINT		NOTES 5,6	BEDROOMS, BATHS & CLOSETS		
4	PR3'-0"	6'-8"	1 3/8"			PRE-PRIMED		REF. F-A2.6	CLOSET		
5	PR2'-0"	6'-8"	1 3/8"			PRE-PRIMED		REF. F-A2.6	CLOSET		
6	2'-6"	6'-8"	1 3/8"			WOOD			MECH & LINEN		
7	3'-0"	6'-8"	1 3/8"			WOOD		NOTE 7	BATH		

GENERAL NOTES:

- ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS, PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710
- REF. SHEET A2.10 FOR BREEZEWAY DOOR SCHEDULE

SPECIFIC NOTES:

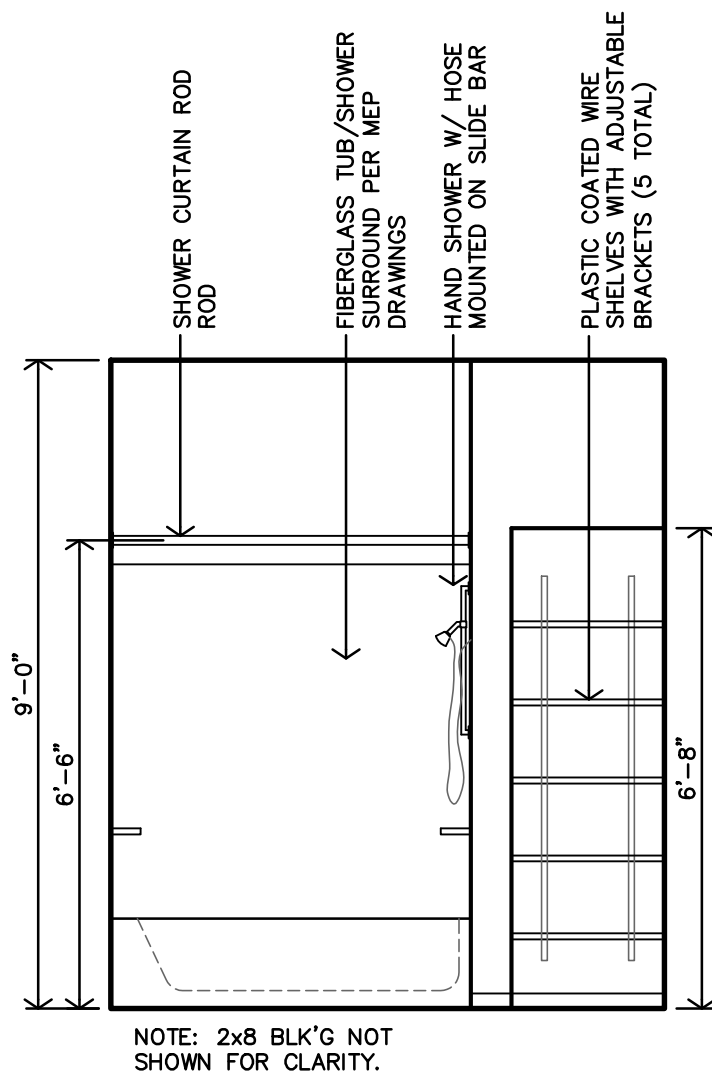
- ENTRY DOOR - HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT w/ THUMB TURN INSIDE & NO KEY OUTSIDE w/ 1" MIN THROW COORDINATE w/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER. WEATHER STRIPPING TO BE INSTALLED.
- ENTRY DOOR - PEEP HOLES OR STANDARD/TYP-B (ADAPTABLE) UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60" AFF.
- ENTRY DOOR - PEEP HOLES @ ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 47" AFF & 60" AFF.
- ENTRY DOOR - WEATHER STRIPPING TO BE INSTALLED.
- BEDROOM & BATH DOORS - HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
- BEDROOM & BATH DOORS - UNDERCUT DOORS PER MECH DWGS 1" TYP.
- POCKET DOOR - 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.



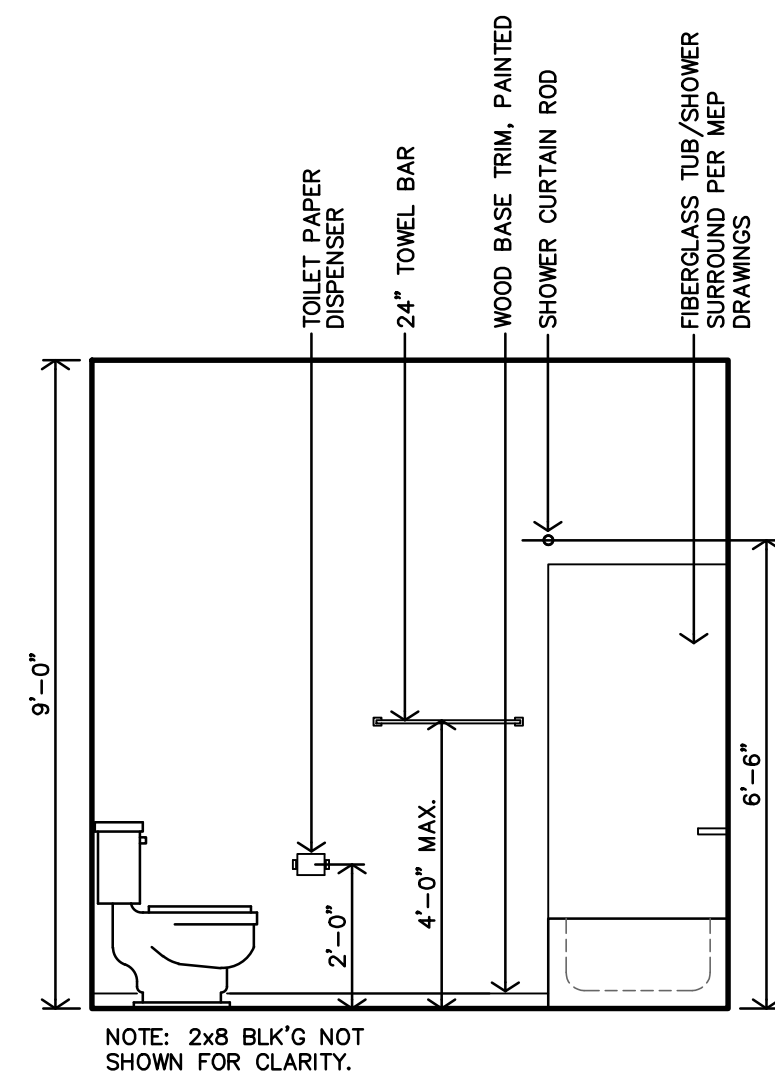
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

PRELIMINARY DRAWING
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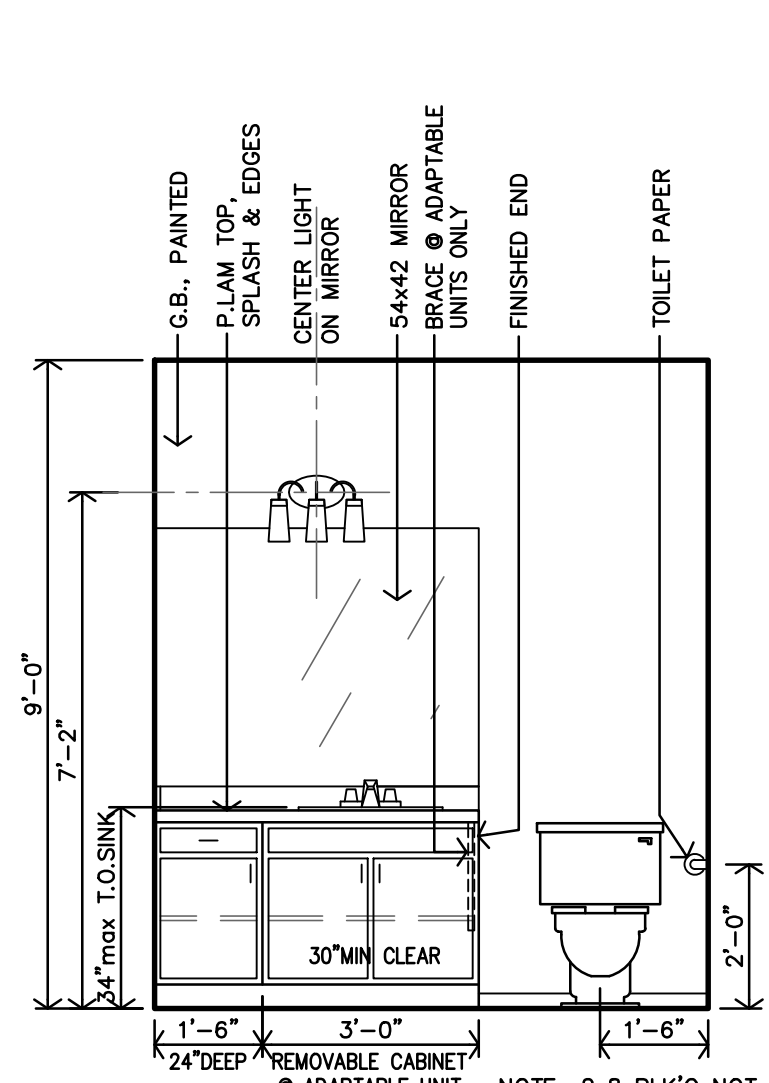
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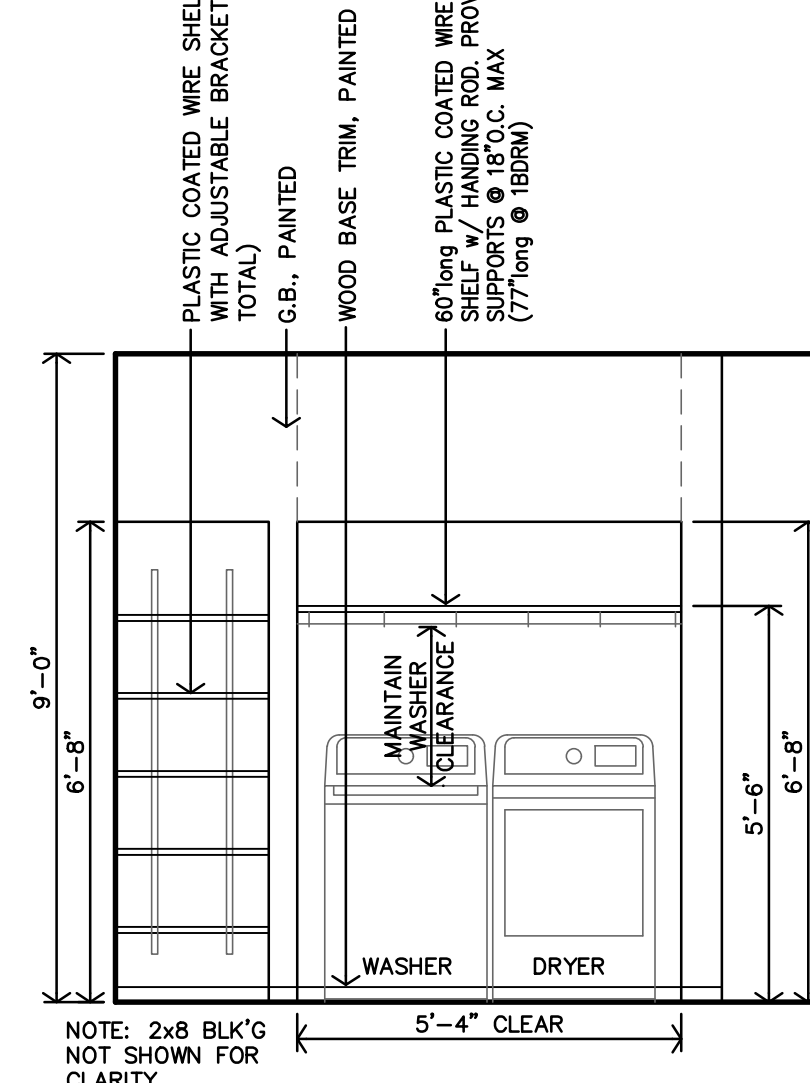
F UNIT 2B, 2C, 2D 3B & 3C BATH #103 INTERIOR ELEVATION
3/8"=1'-0"



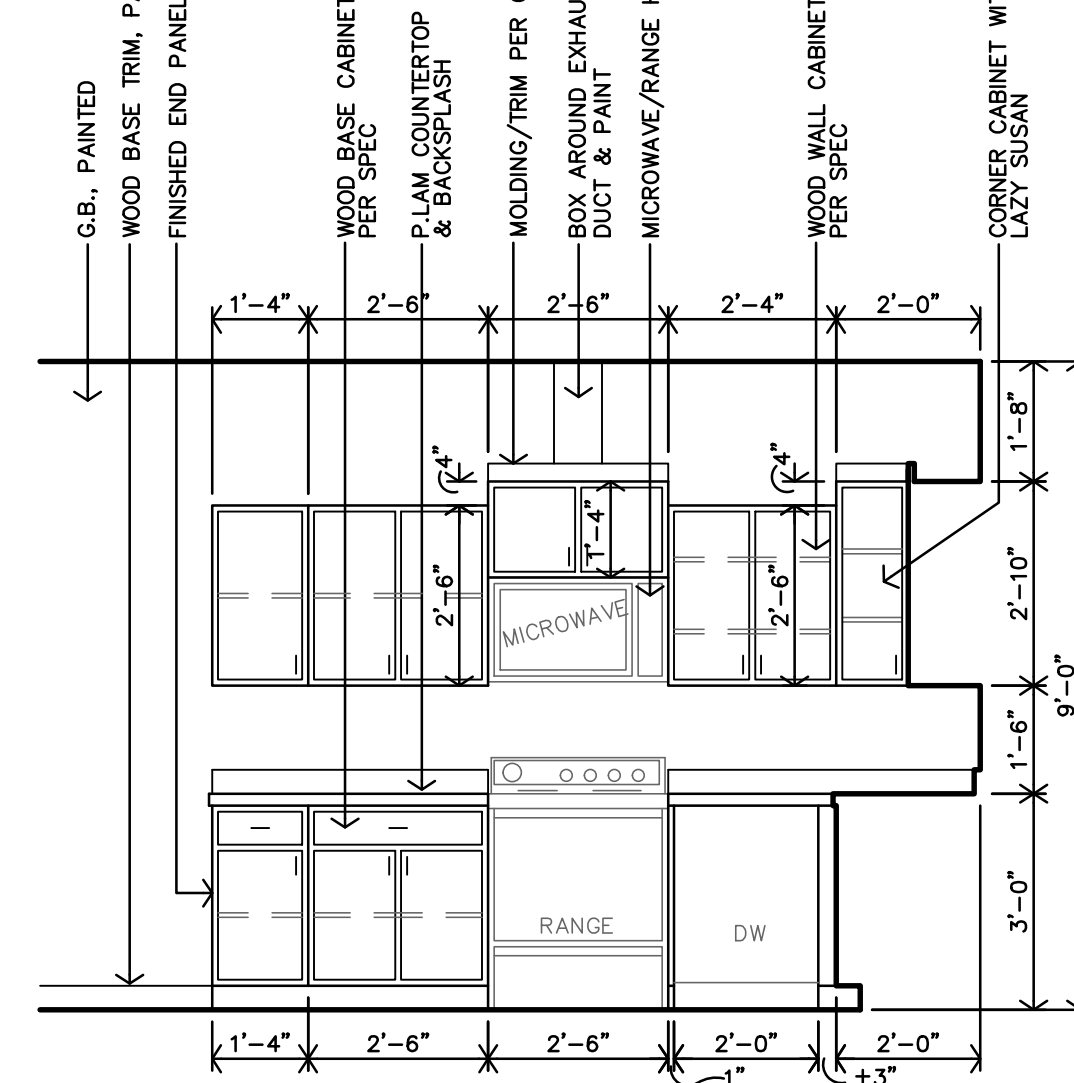
E UNIT 2B, 2C, 2D 3B & 3C BATH #103 INTERIOR ELEVATION
3/8"=1'-0"



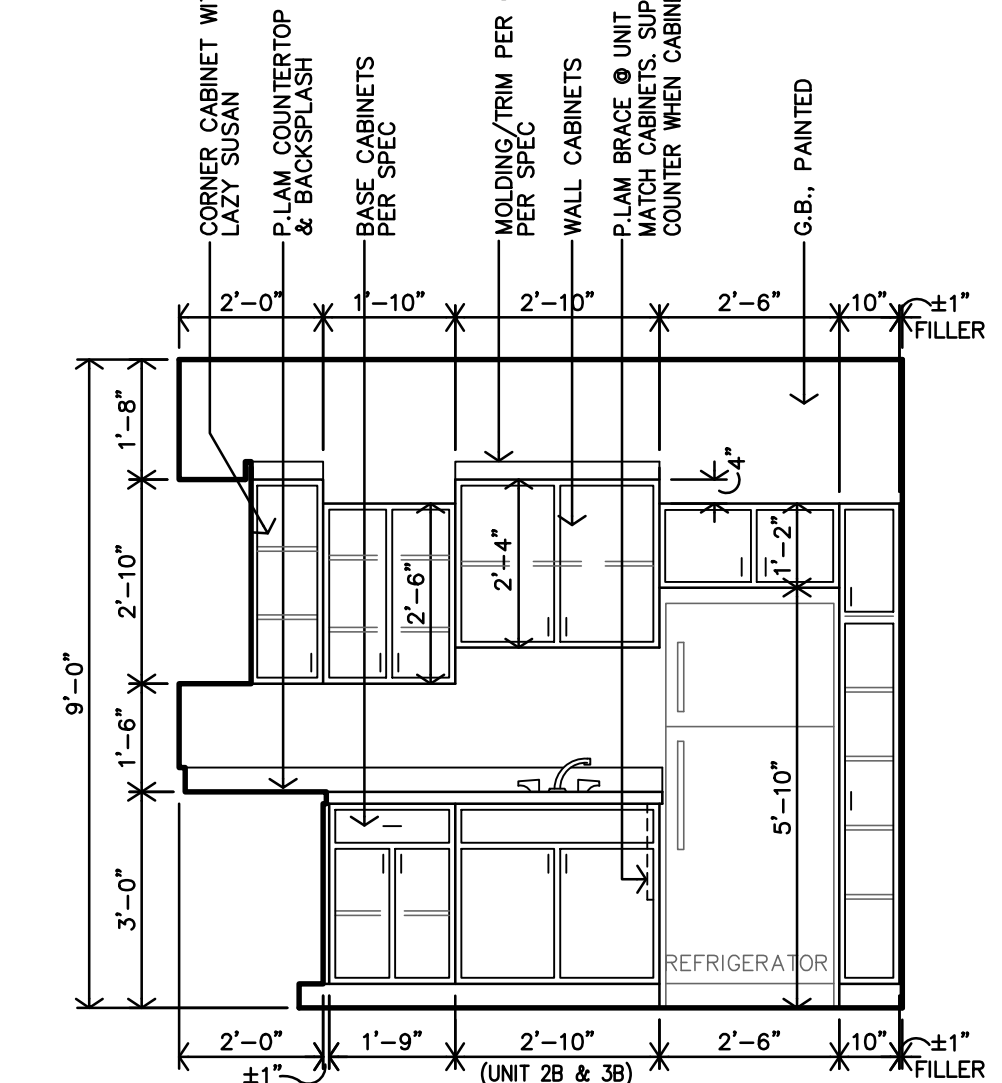
D UNIT 2B, 2C, 2D 3B & 3C BATH #103 INTERIOR ELEVATION
3/8"=1'-0"



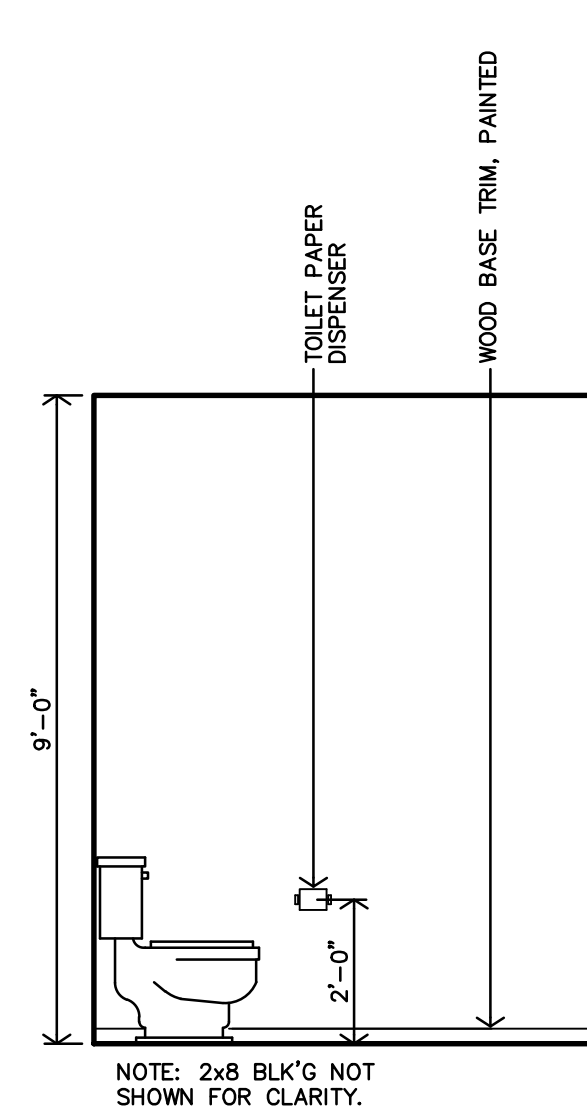
C UNIT 2B, 2C, 2D 3B & 3C LAUNDRY #106 INTERIOR ELEVATION
3/8"=1'-0"



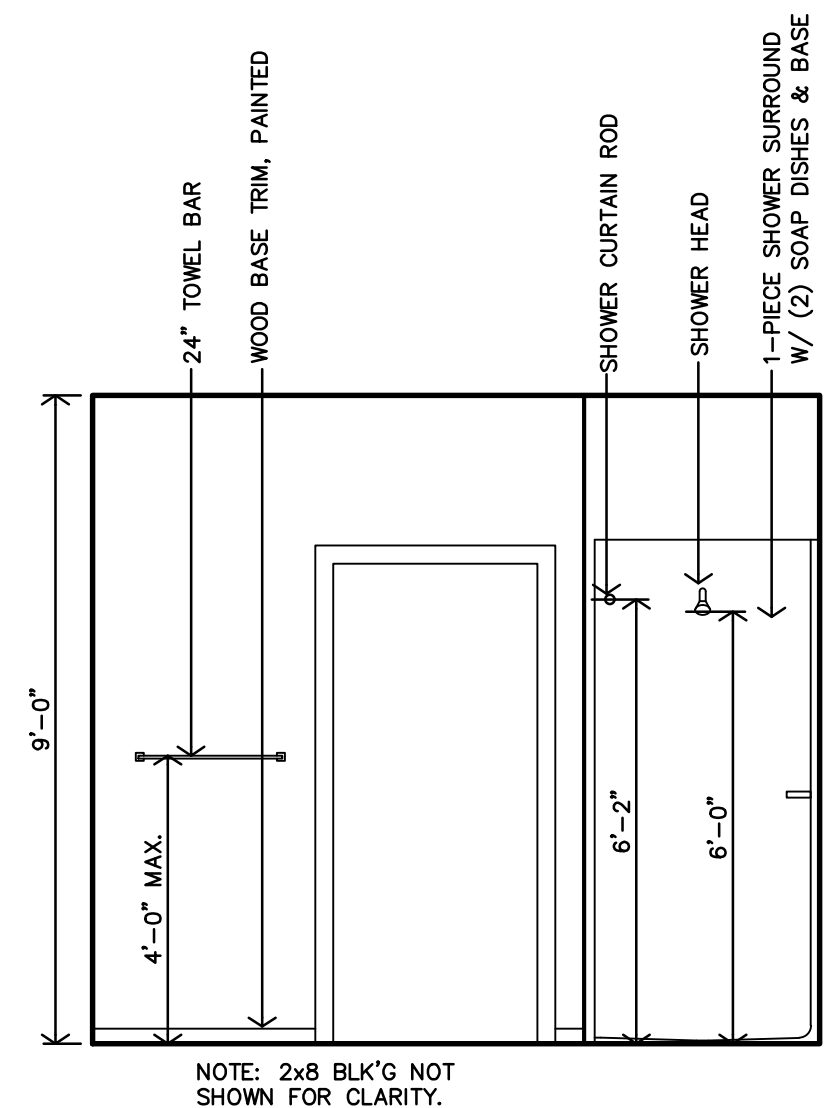
B UNIT 2B, 2C, 2D 3B & 3C KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"



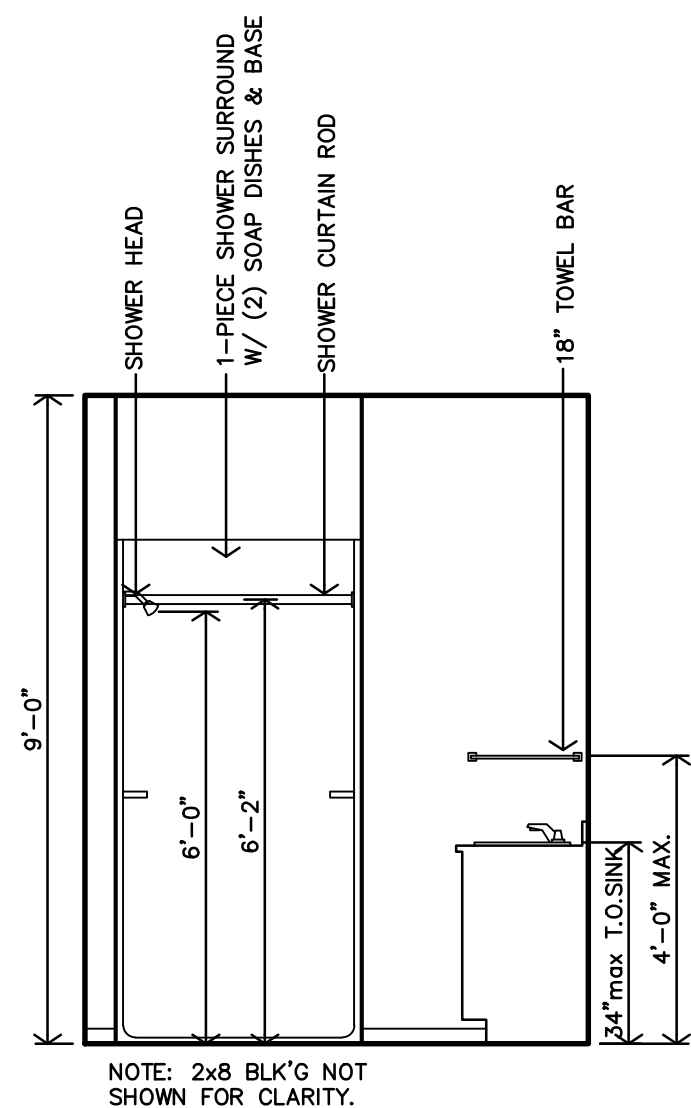
A UNIT 2B, 2C, 2D 3B & 3C KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"



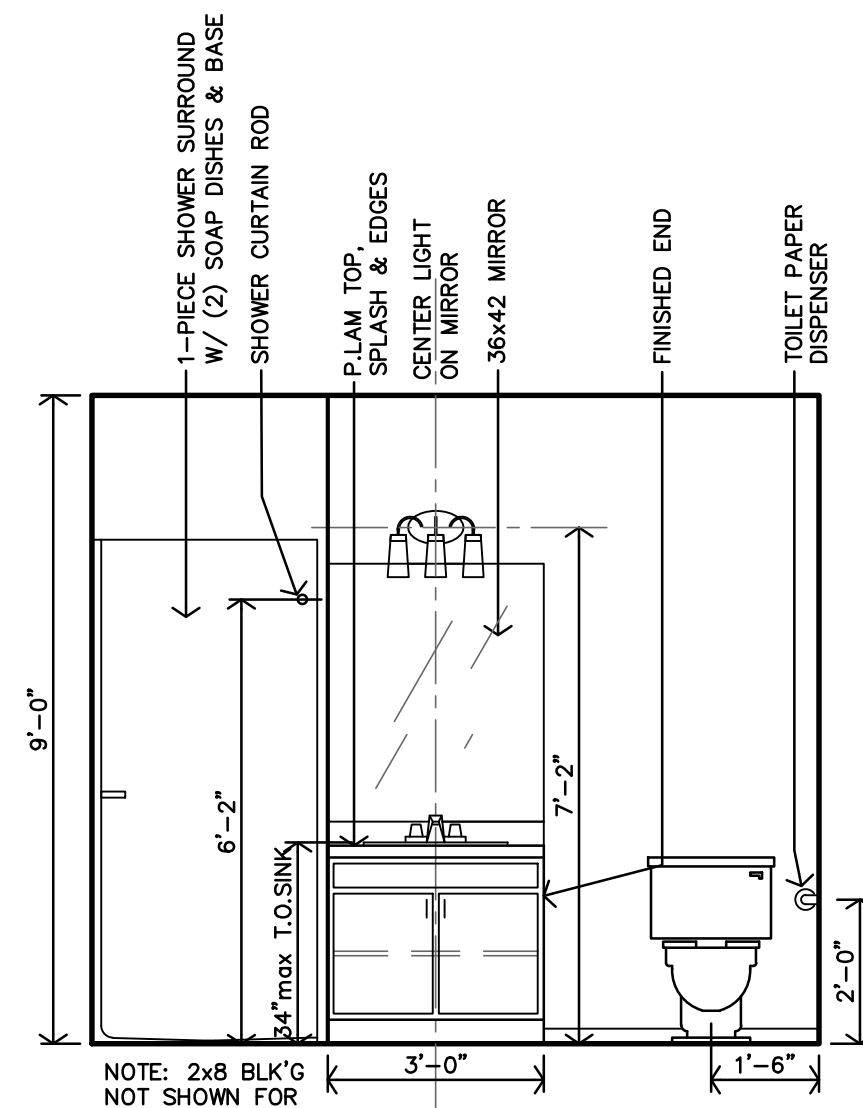
L UNIT 3C PRIMARY BATH #118 INTERIOR ELEVATION
3/8"=1'-0"



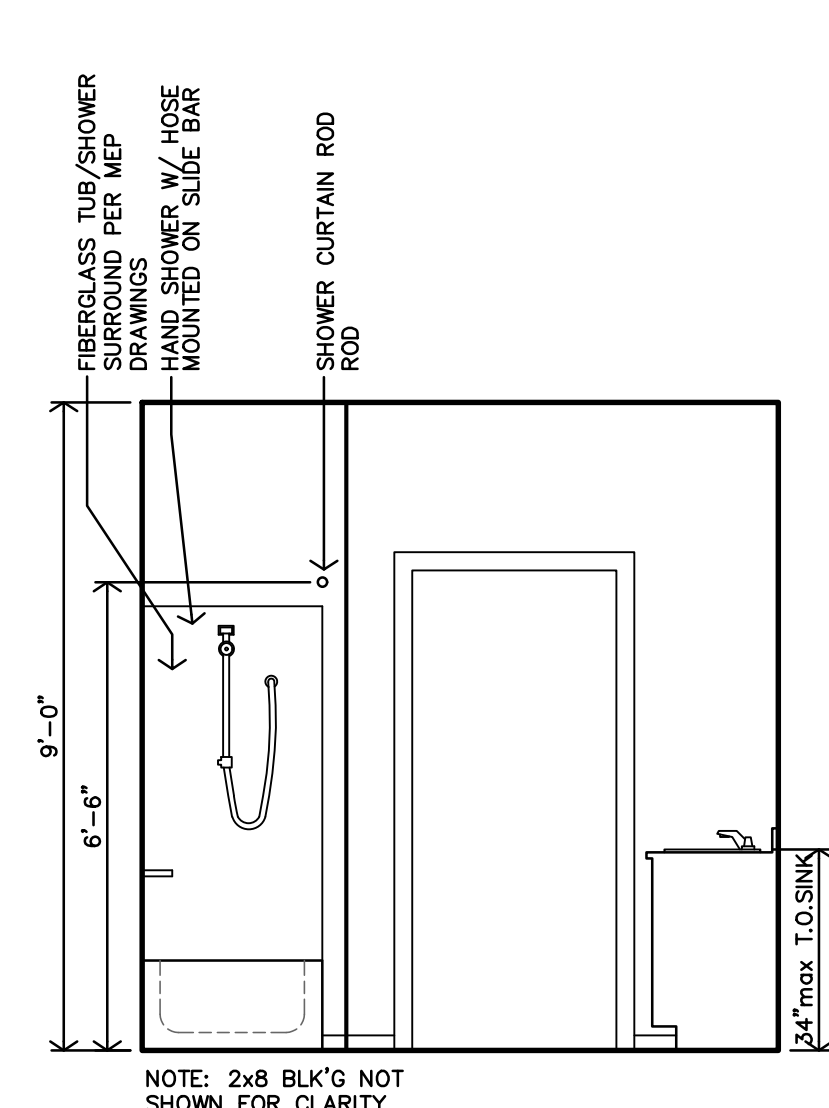
K UNIT 3C PRIMARY BATH #118 INTERIOR ELEVATION
3/8"=1'-0"



J UNIT 3C PRIMARY BATH #118 INTERIOR ELEVATION
3/8"=1'-0"



H UNIT 3C PRIMARY BATH #118 INTERIOR ELEVATION
3/8"=1'-0"



G UNIT 2B, 2C, 2D 3B & 3C BATH #103 INTERIOR ELEVATION
3/8"=1'-0"

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A2.8

THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

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

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ACCESSIBLE UNIT BATH DETAILS

R ACCESSIBLE SHOWER BACK WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS
 PER ANSI A117.1 2017

O ACCESSIBLE TUB HEAD WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS
 PER ANSI A117.1 2017

L TYP. ACCESSIBLE TUB PLAN
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS
 PER ANSI A117.1 2017

Q ACCESSIBLE SHOWER CONTROL WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS
 PER ANSI A117.1 2017

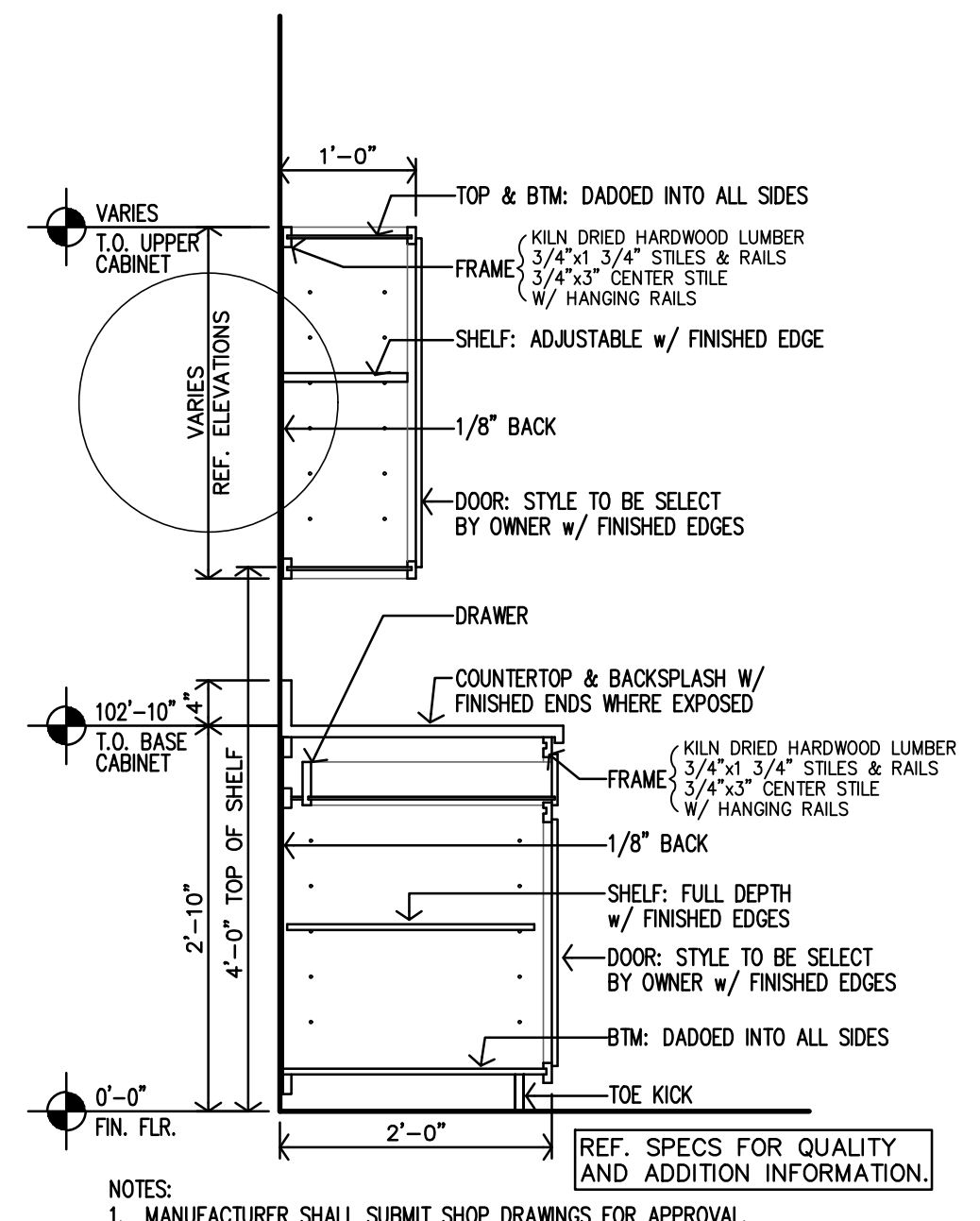
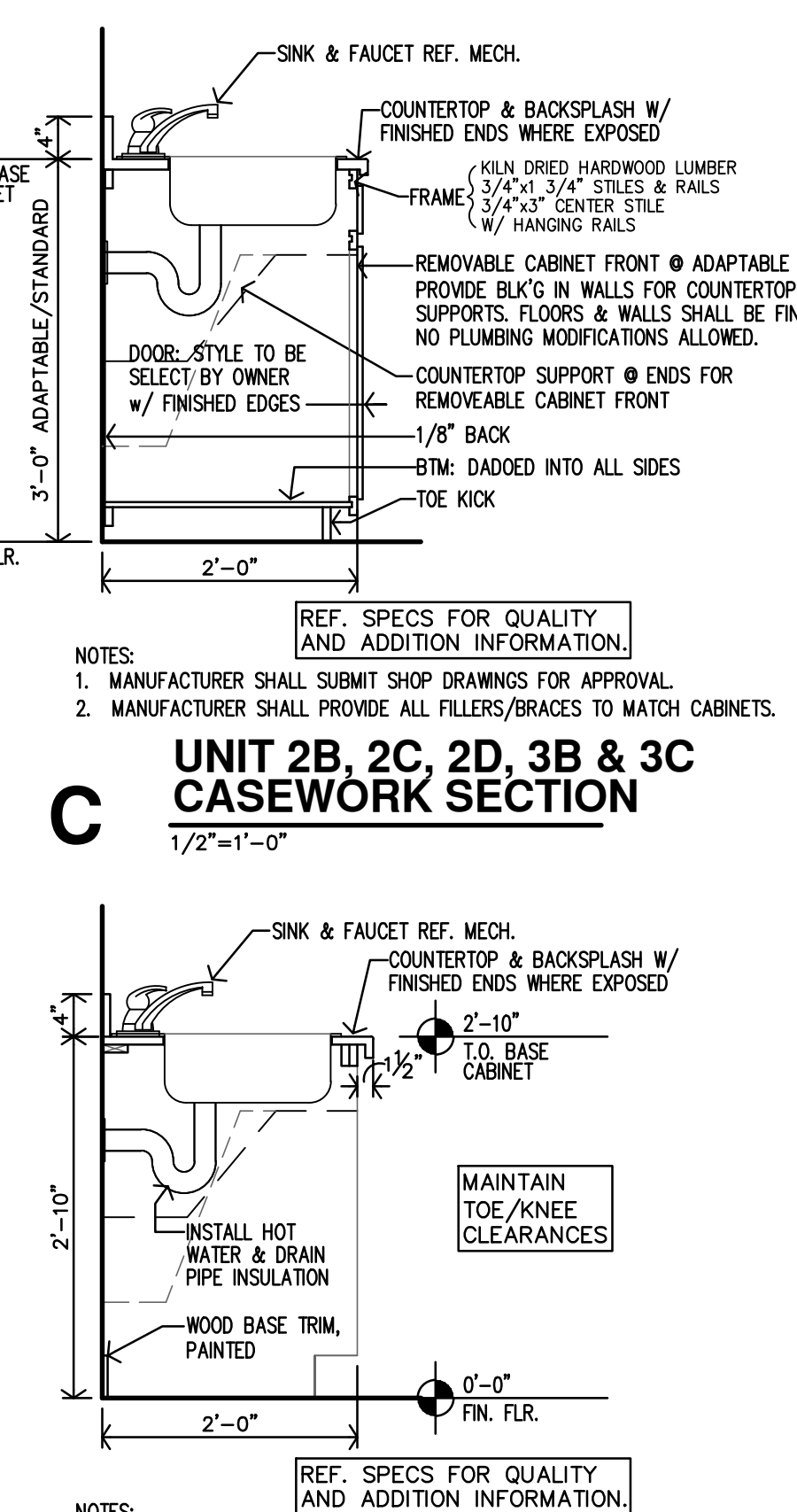
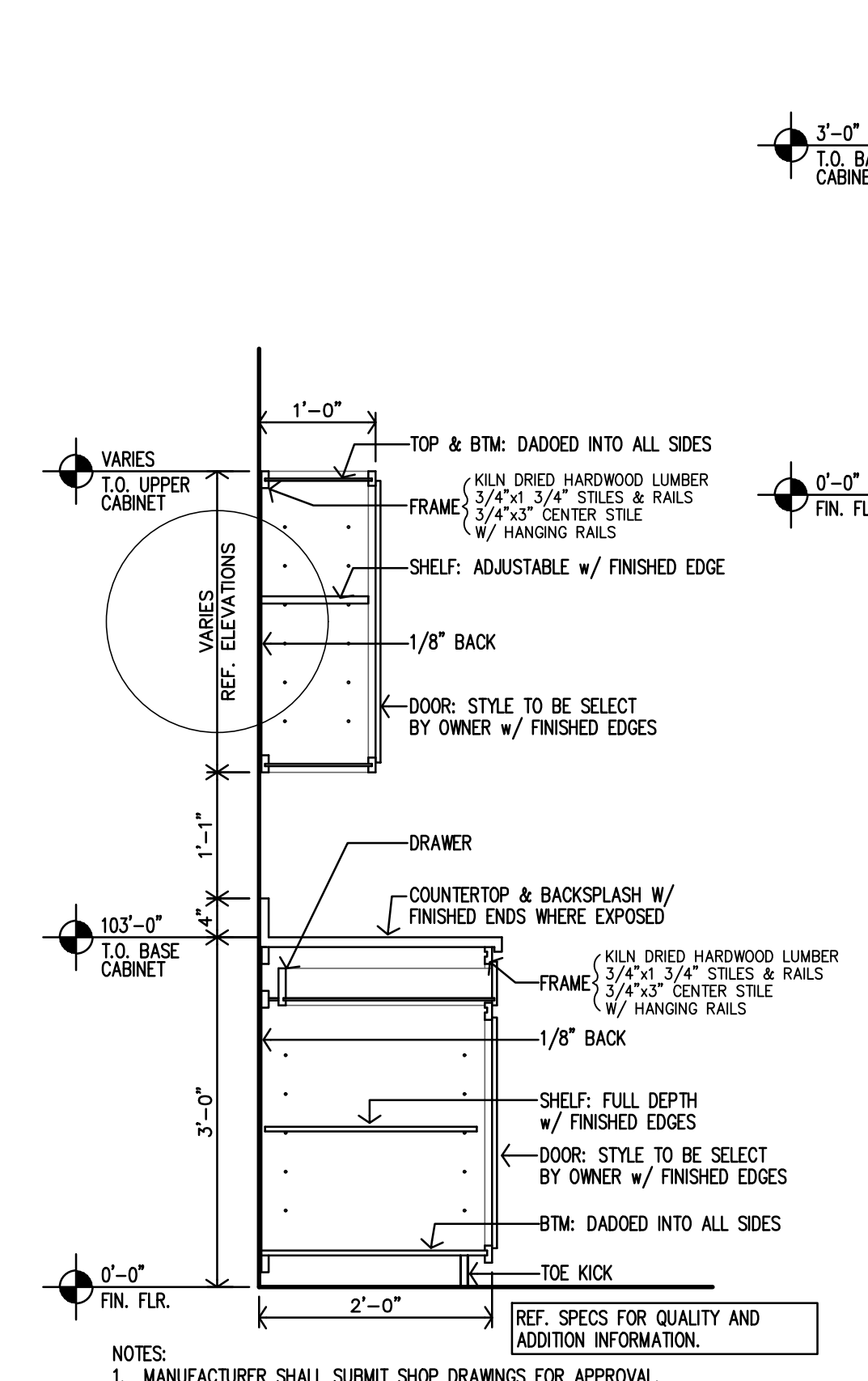
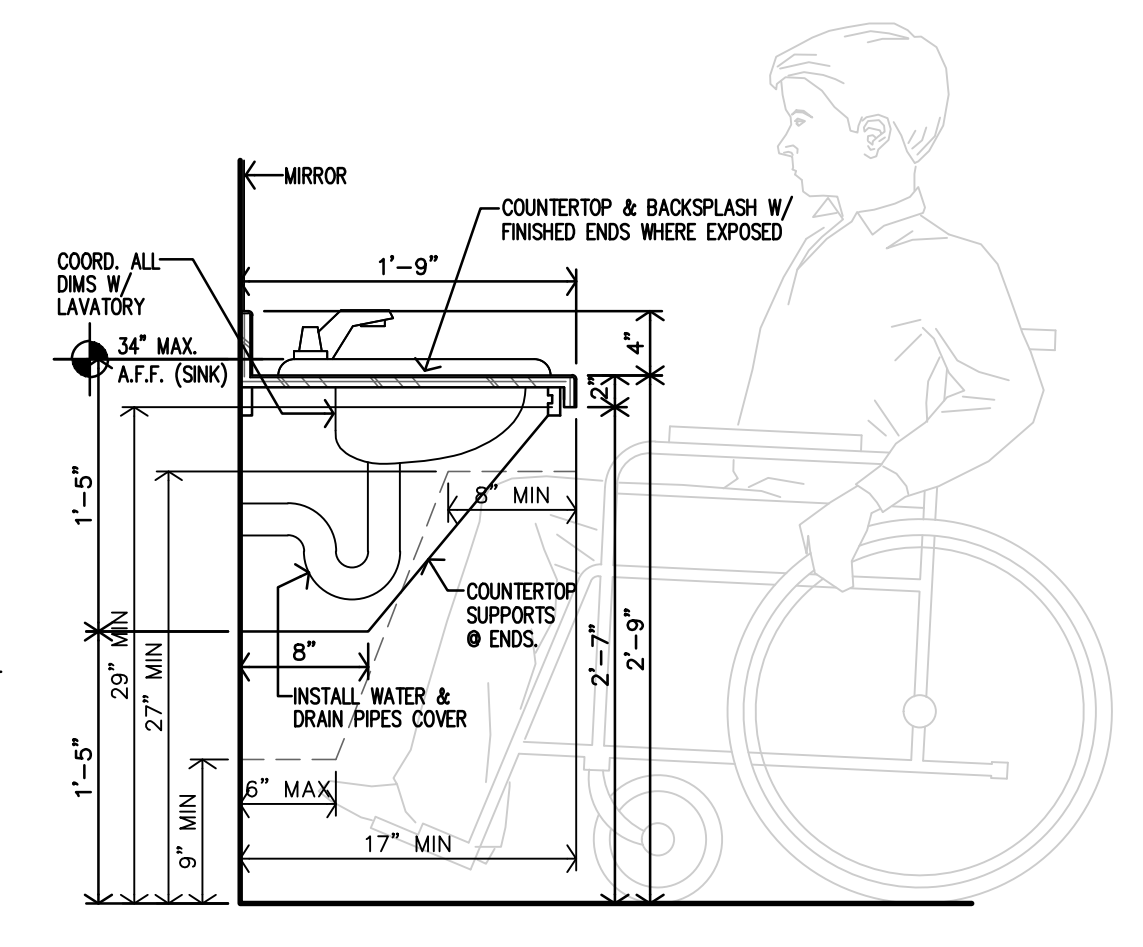
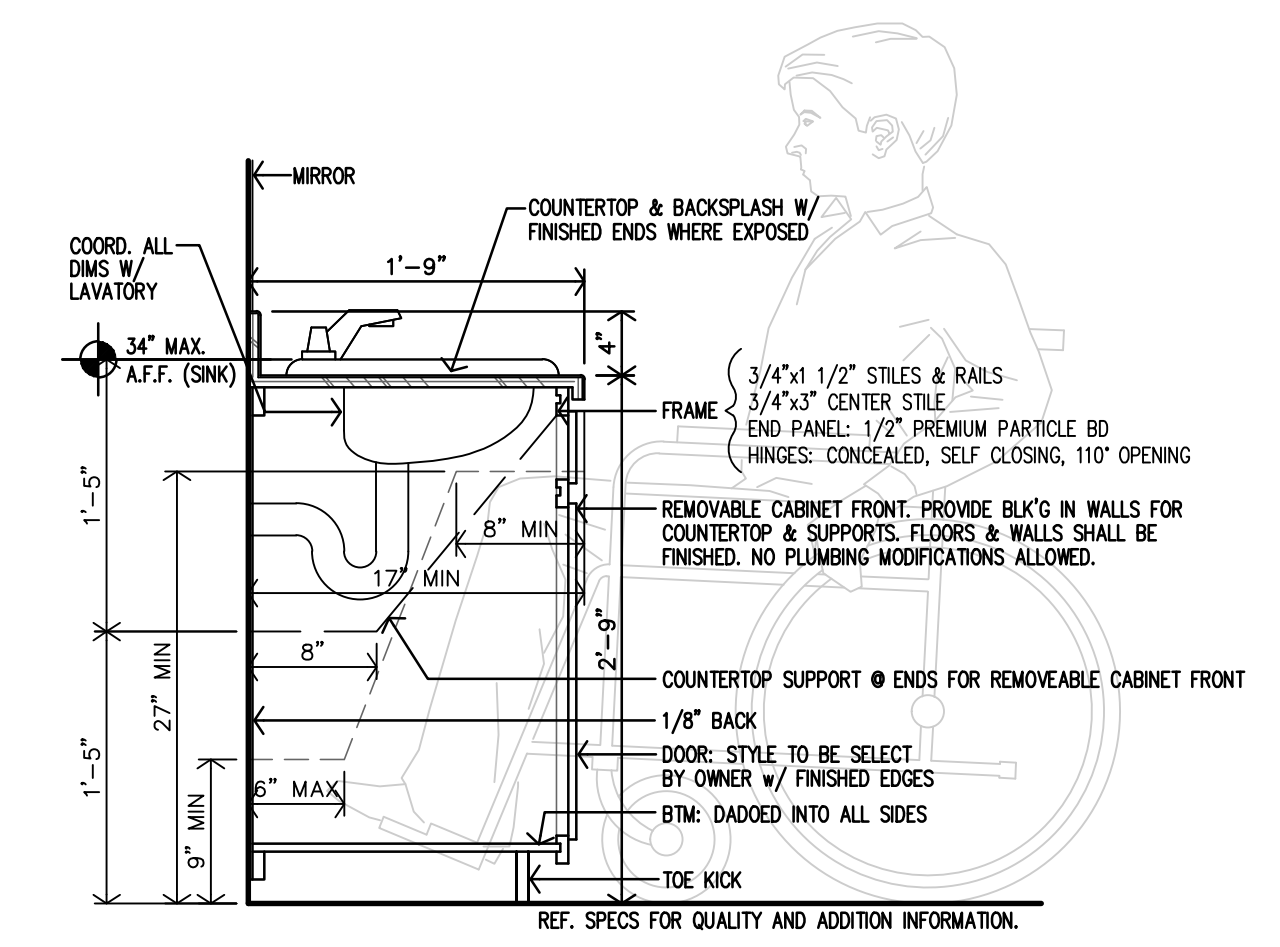
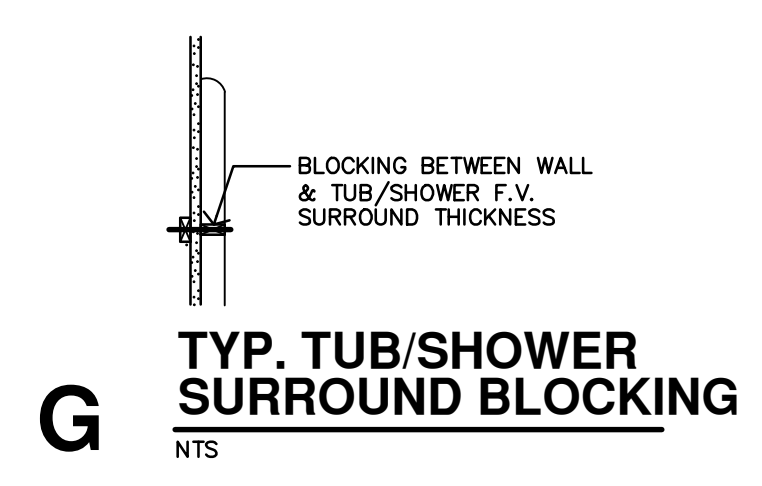
N ACCESSIBLE TUB BACK WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS
 PER ANSI A117.1 2017

K ACCESSIBLE TOILET SIDE WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS
 PER ANSI A117.1 2017

P ACCESSIBLE SHOWER PLAN
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS
 PER ANSI A117.1 2017

M ACCESSIBLE TUB CONTROL WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS
 PER ANSI A117.1 2017

J ACCESSIBLE TOILET REAR WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS
 PER ANSI A117.1 2017



CLUBHOUSE/BREEZEWAYS INTERIOR FINISH SCHEDULE

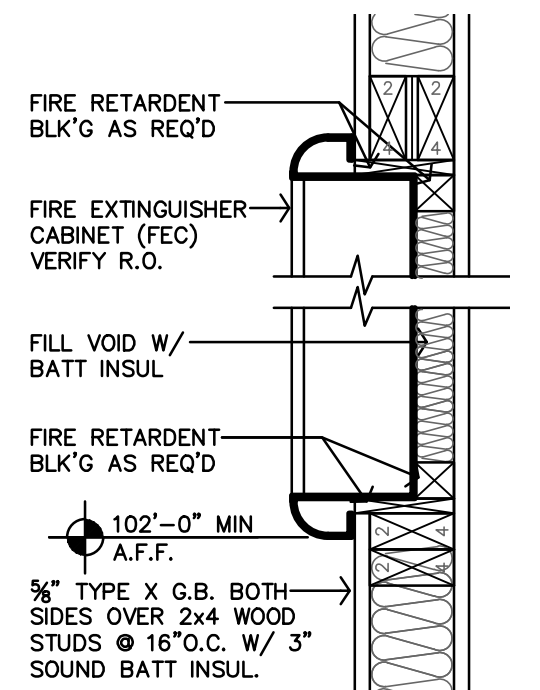
FINISHES & INSTRUCTIONS										
		P1 LATEX ENAMEL		VT VINYL TILE, CLEAN & WAX		SV SHEET VINYL		ST SPRAY TEXTURE		
		P2 EPOXY PAINT		C1 CARPET #1		LVT LUXURY VINYL TILE		S SMOOTH		
		EP EXTERIOR PAINT		C2 CARPET #2		CT CERAMIC TILE		T TEXTURED, LIGHT KNOCKDOWN		
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	HGT.	NOTES
CLUBHOUSE										
C01	COMMUNITY ROOM	LVT		P1				ST	9'-0"	
C02	OFFICE	LVT		P1				ST	9'-0"	
C03	NOT USED									
C04	MECH./STOR.	LVT		P1				P1	9'-0"	
C05	MEN	CT		CT				CT	9'-0"	1.
C06	WOMEN	CT		CT				CT	9'-0"	1.
C07	HALL	LVT		P1				ST	9'-0"	
C08	FITNESS CENTER	LVT		P1				ST	9'-0"	
C09	STORAGE			P1				P1	9'-0"	
C10	KITCHETTE	LVT		P1				ST	9'-0"	
BREEZEWAYS										
A107	MECHANICAL								9'-0"	
A110	MECHANICAL								9'-0"	
B109	MECHANICAL								9'-0"	
B112	MECHANICAL								9'-0"	
A108	BREEZEWAY								9'-0"	
A208	BREEZEWAY								9'-0"	
A308	BREEZEWAY								9'-0"	
A109	BREEZEWAY								9'-0"	
A209	BREEZEWAY								9'-0"	
A309	BREEZEWAY								9'-0"	
B110	BREEZEWAY								9'-0"	
B210	BREEZEWAY								9'-0"	
B310	BREEZEWAY								9'-0"	
B111	BREEZEWAY								9'-0"	
B211	BREEZEWAY								9'-0"	
B311	BREEZEWAY								9'-0"	
FIRE SPRINKLER CLOSETS										
A111	F.S.								9'-0"	
B113	F.S.								9'-0"	

NOTES: 1. INSTALL 5/8" TYPE X M.R. G.B. @ ALL WET AREAS.

CLUBHOUSE/BREEZEWAYS DOOR SCHEDULE

MARK	DOOR			FRAME		DETAILS	REMARKS
	SIZE			MATERIAL	FINISH		
	W	H	T				
CLUBHOUSE							
1	3'-0"	6'-8"	1 3/4"		A		1,2,5,6,7,8,9
2	3'-0"	6'-8"	1 3/4"		B		1,2,5,6,7,8,9
3	PR 3'-0"	6'-8"	1 3/4"		F		8,9
4	3'-0"	6'-8"	1 3/4"		C		2,5,9
5	3'-0"	6'-8"	1 3/4"		D		2,4,9
6	PR 2'-0"	6'-8"	1 3/4"		D		4,9
7	3'-0"	6'-8"	1 3/4"		D		3,9
8	PR 3'-0"	6'-8"	1 3/4"		D		4,9
BREEZEWAYS							
11	3'-0"	6'-8"	1 3/4"		D		6,8,9
12	PR 3'-0"	6'-8"	1 3/4"		D		6,8,9

NOTES: 1. FLUSH BOLTS AND SURFACE BOLTS PROHIBITED.
2. KEYPED LOCKSETS.
3. DECORATIVE KICK PLATES, SELF CLOSING HINGES AND PRIVACY LOCKSETS.
4. PROVIDE DECORATIVE KICK PLATES AT HALL SIDE OF DOOR.
5. ALL GLAZING IN DOORS TO BE SAFETY GLAZED PROVIDE CLOSERS.
6. PROVIDE DECORATIVE KICK PLATES AT INTERIOR SIDE OF DOOR AND WEATHER STRIPPING TO BE INSTALLED.
7. PROVIDE DECORATIVE KICK PLATES AT INTERIOR SIDE OF DOOR AND WEATHER STRIPPING TO BE INSTALLED.
8. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS.
9. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS.



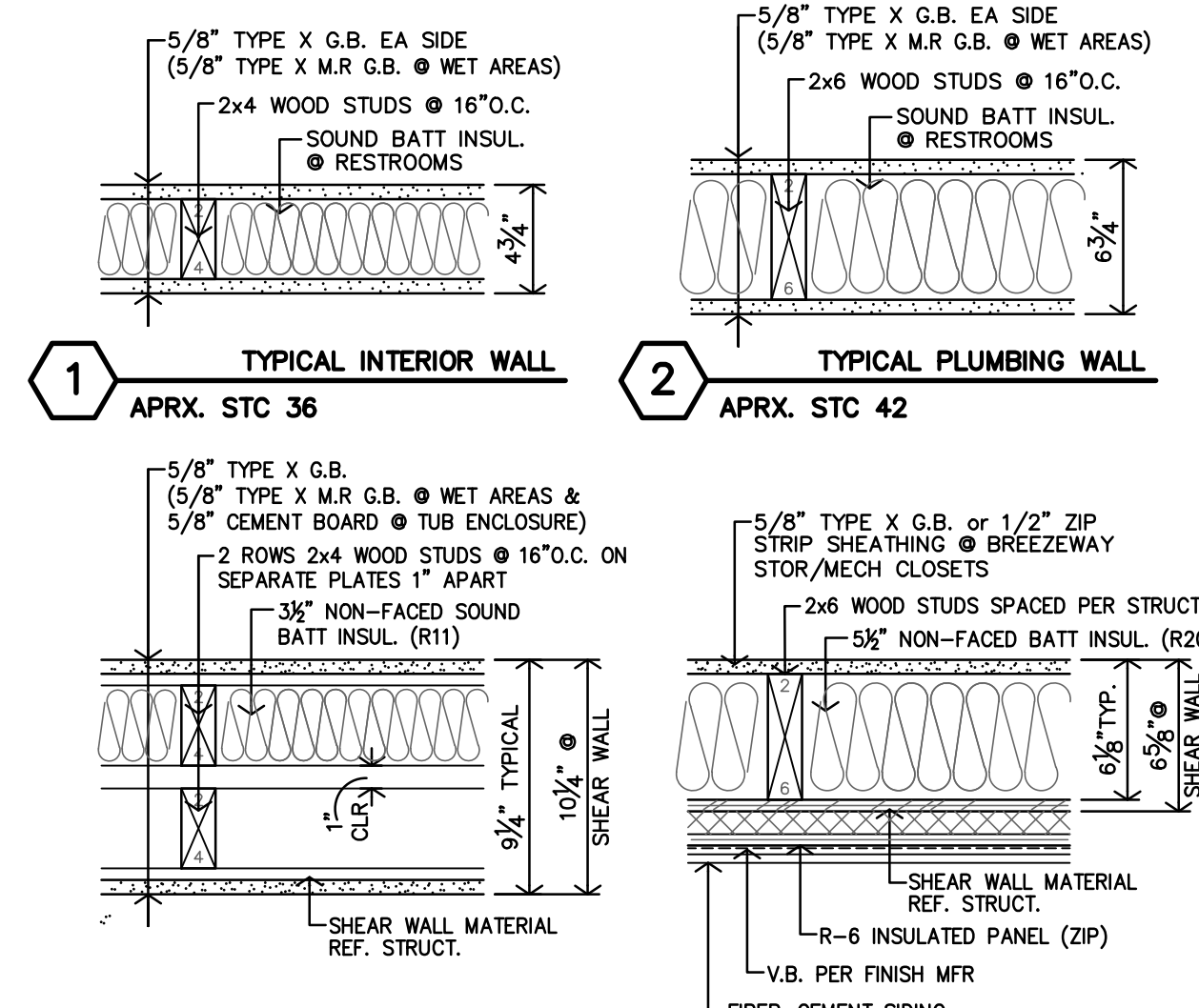
FIRE EXTINGUISHER CABINET DETAIL
1 1/2"=1'-0"

CLUBHOUSE GENERAL NOTES

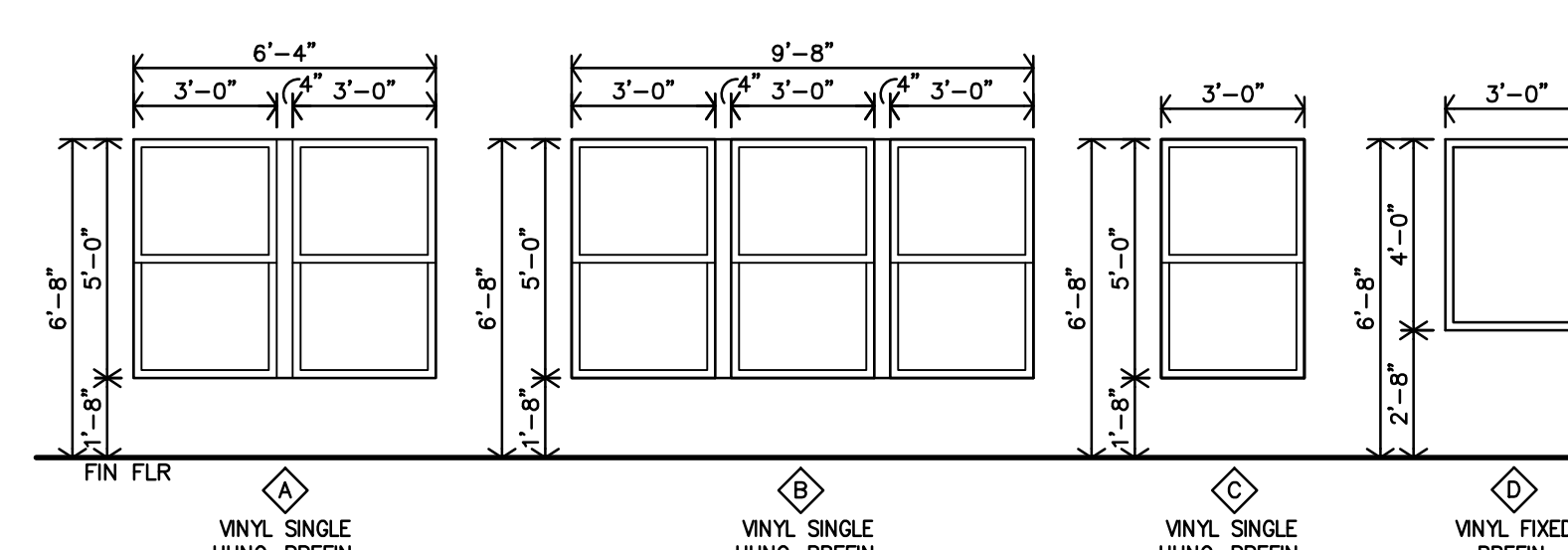
- REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION W/ CIVIL DRAWINGS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
- CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS & ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2018 IBC, SECTION 906.1 AND SPECIFICATIONS. LOCATED PER CFP SHEETS.
- ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.8 FOR FIRE PENETRATION ASSEMBLIES.
- HOSE BIBS TO BE LOCATED 6" MIN. ABOVE WAINSCOT (30" MIN. ABV. FIN. FLOOR).
- B.O. HEADER 83" ABV. FIN. FLR.
- WARNING AREA RECEPTACLES TO BE @ 44" MAX ABOVE FIN. FLR.
- CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALLS FOR GRAB BARS, COUNTERTOPS, SUPPORTS, ETC.
- 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.
- ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- F.O.S. = FACE OF STUD.
- FEC = FIRE EXTINGUISHER CABINET, REFERENCE DETAIL P-A2.9

CLUBHOUSE PARTITION SCHEDULE

PARTITION NOTES:
1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
2. 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



1 TYPICAL INTERIOR WALL APRX. STC 36
2 TYPICAL PLUMBING WALL APRX. STC 42
3 DOUBLE STUD PARTY WALL 1 HOUR RATING (UL U341) ATTACH PER UL REQUIREMENTS APRX. STC 58
4 TYPICAL EXTERIOR WALL APRX. STC 36-58

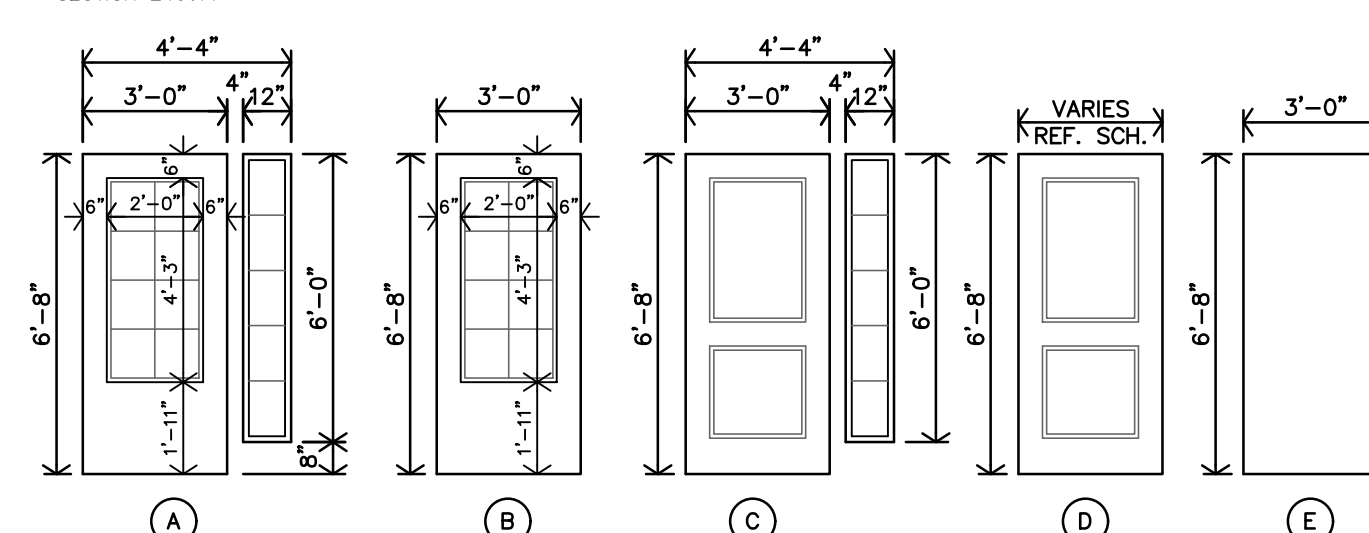


WINDOW NOTES:
1. EXTERIOR GLASS: 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE A MAX U .27, SHGC .25. SAFETY GLASS SHALL BE LOCATED PER 2021 IBC SECTION 2406.4
2. INTERIOR GLASS: 1/4" SAFETY GLASS PER 2021 IBC SECTION 2406.4
3. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1031. 20" W X 24" MIN. OPENINGS, 5.7 sq. MIN. AREA (ALSO REF. 1030.4)

WINDOW SCHEDULE

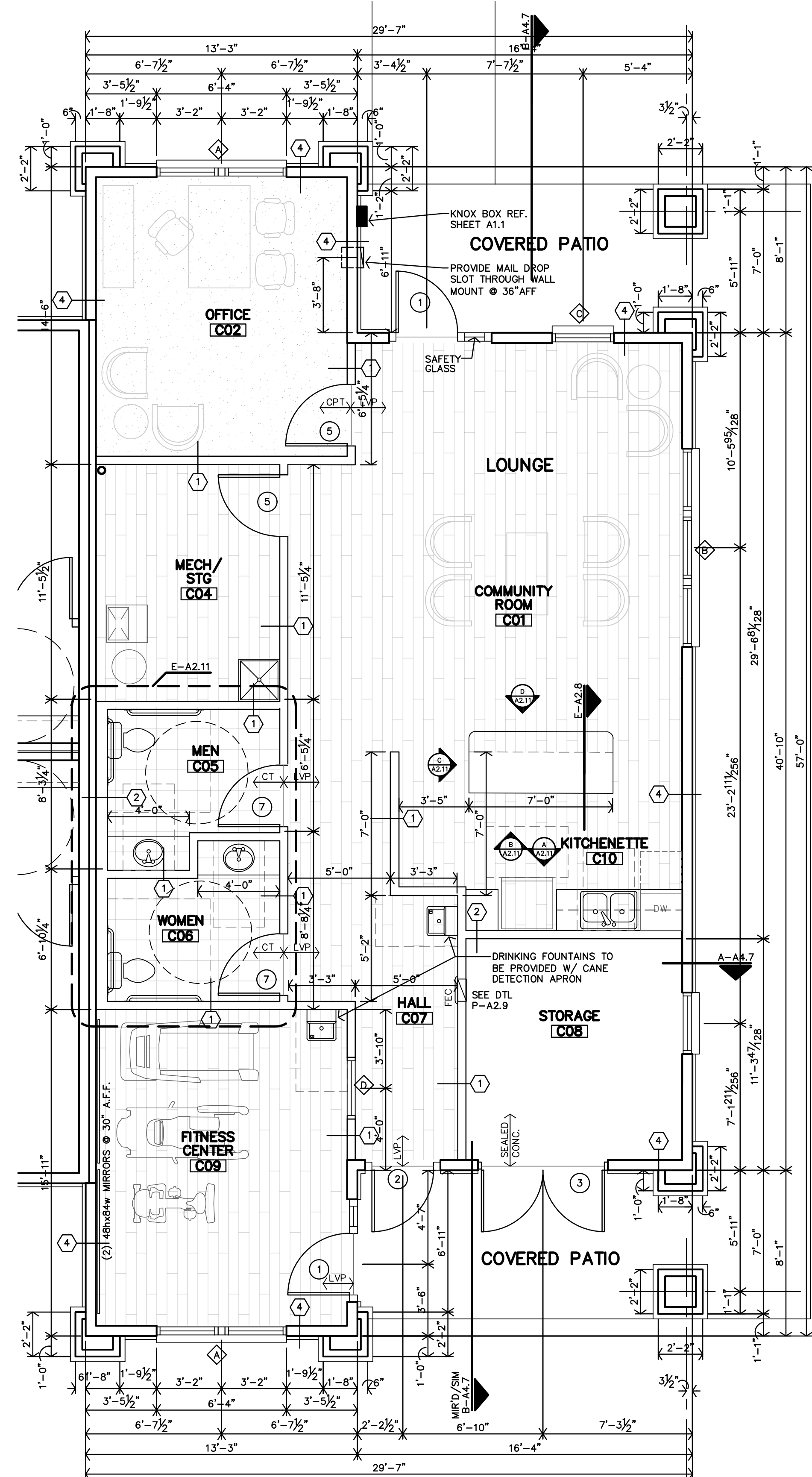
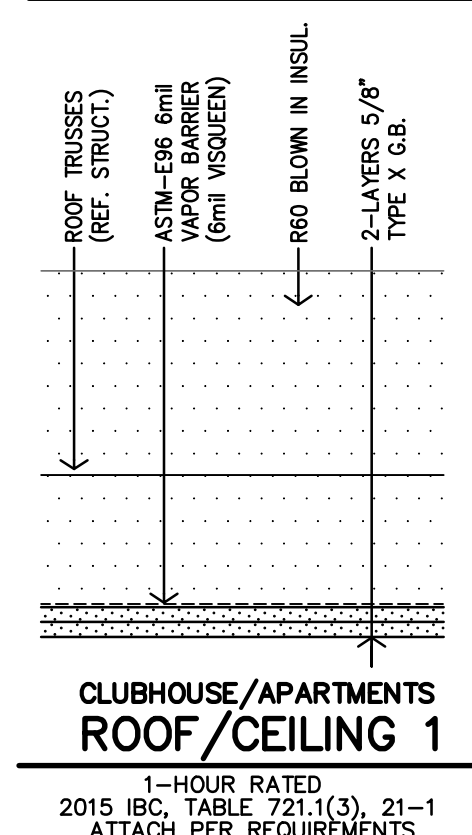
1/4"=1'-0"

GLASS NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN U0.35 & SHGC .25. SAFETY GLASS SHALL BE LOCATED PER 2015 IBC SECTION 2406.4



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

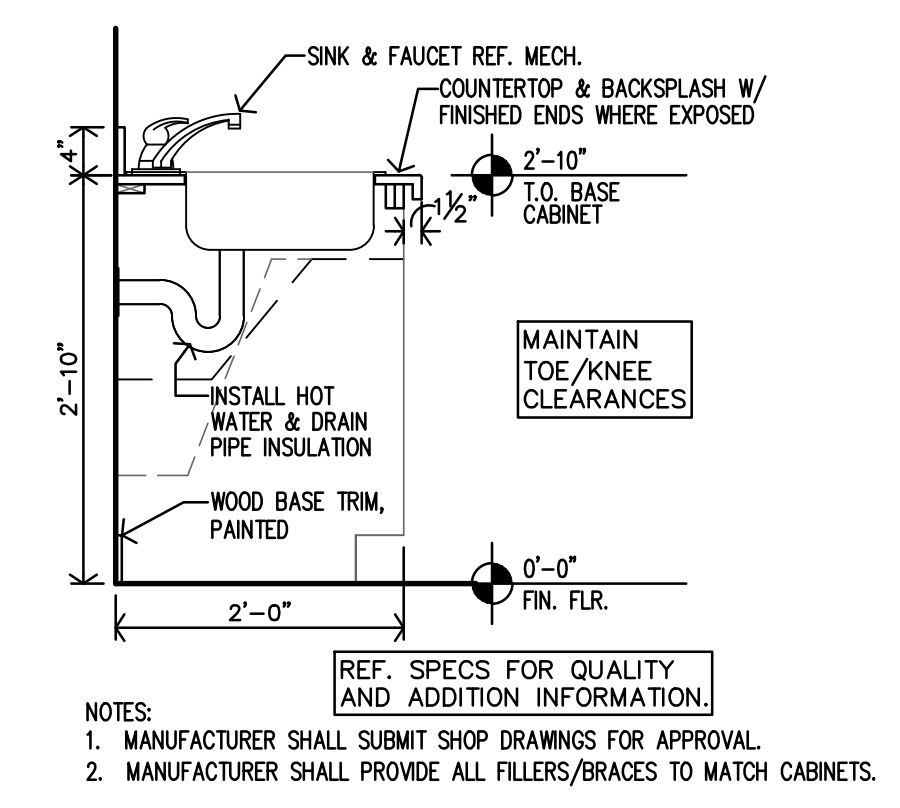
ASSEMBLIES



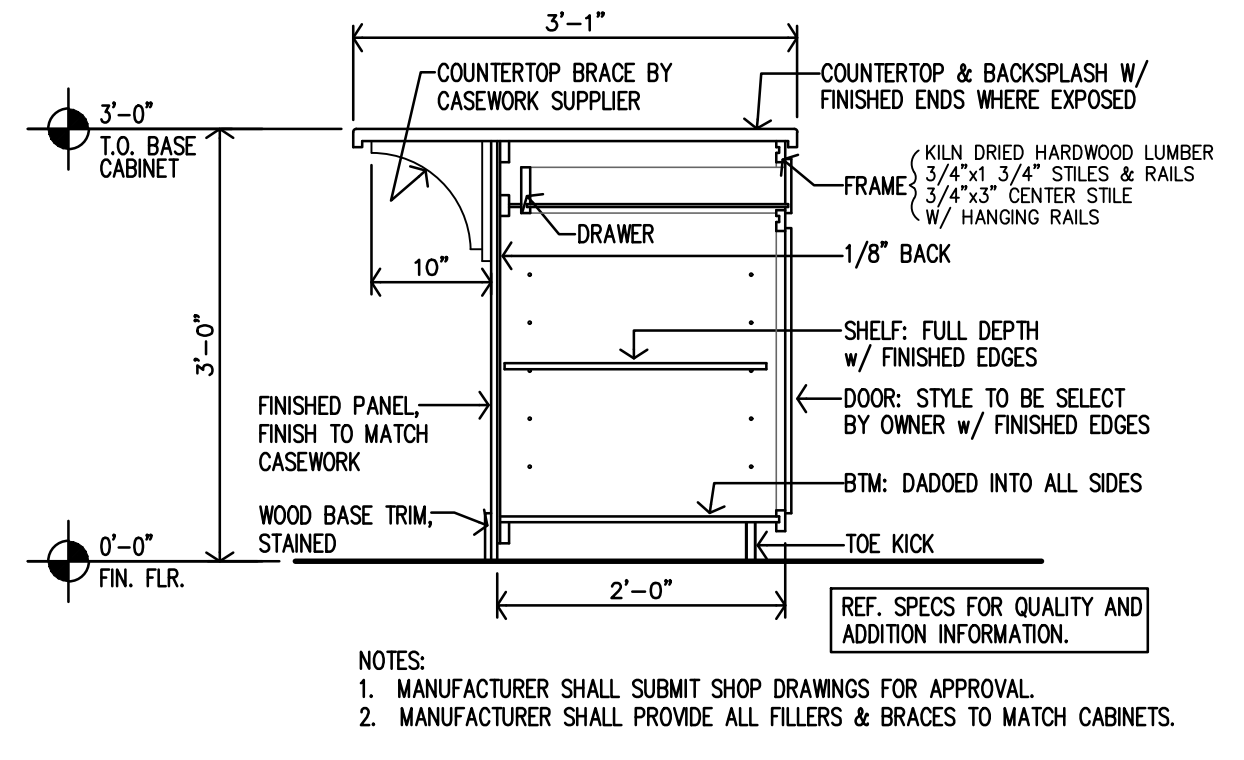
BUILDING 2 CLUBHOUSE FLOOR PLAN
1/4"=1'-0"
1,216 sf heated
1,333 sf total

PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

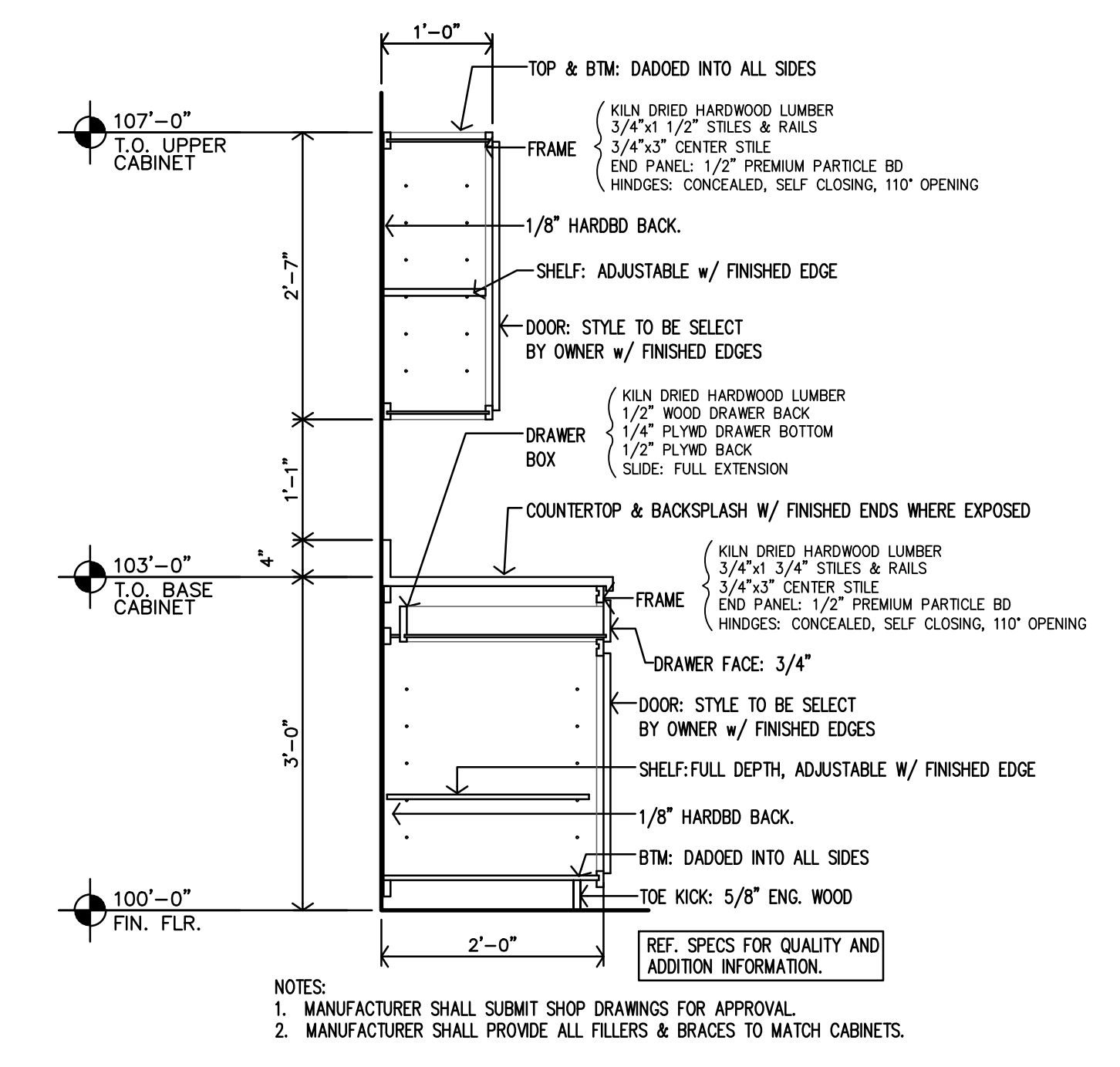
REVISION:
 DATE: 6-14-2024
 JOB: 22-3262
 SHEET NO.:



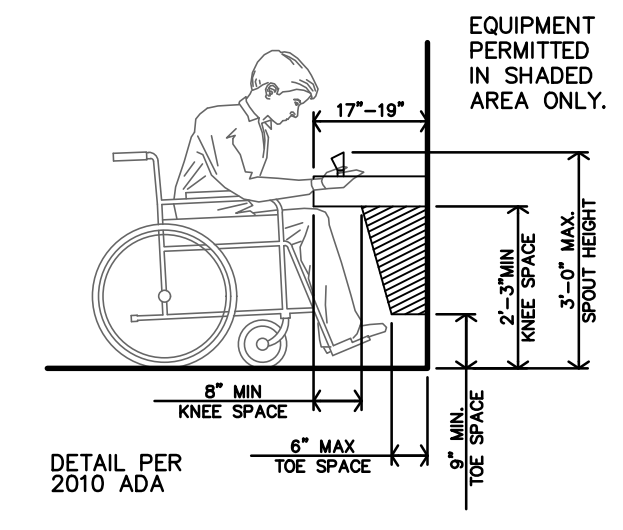
P KITCHENETTE #C10 CASEWORK SECTION
 3/4"=1'-0"



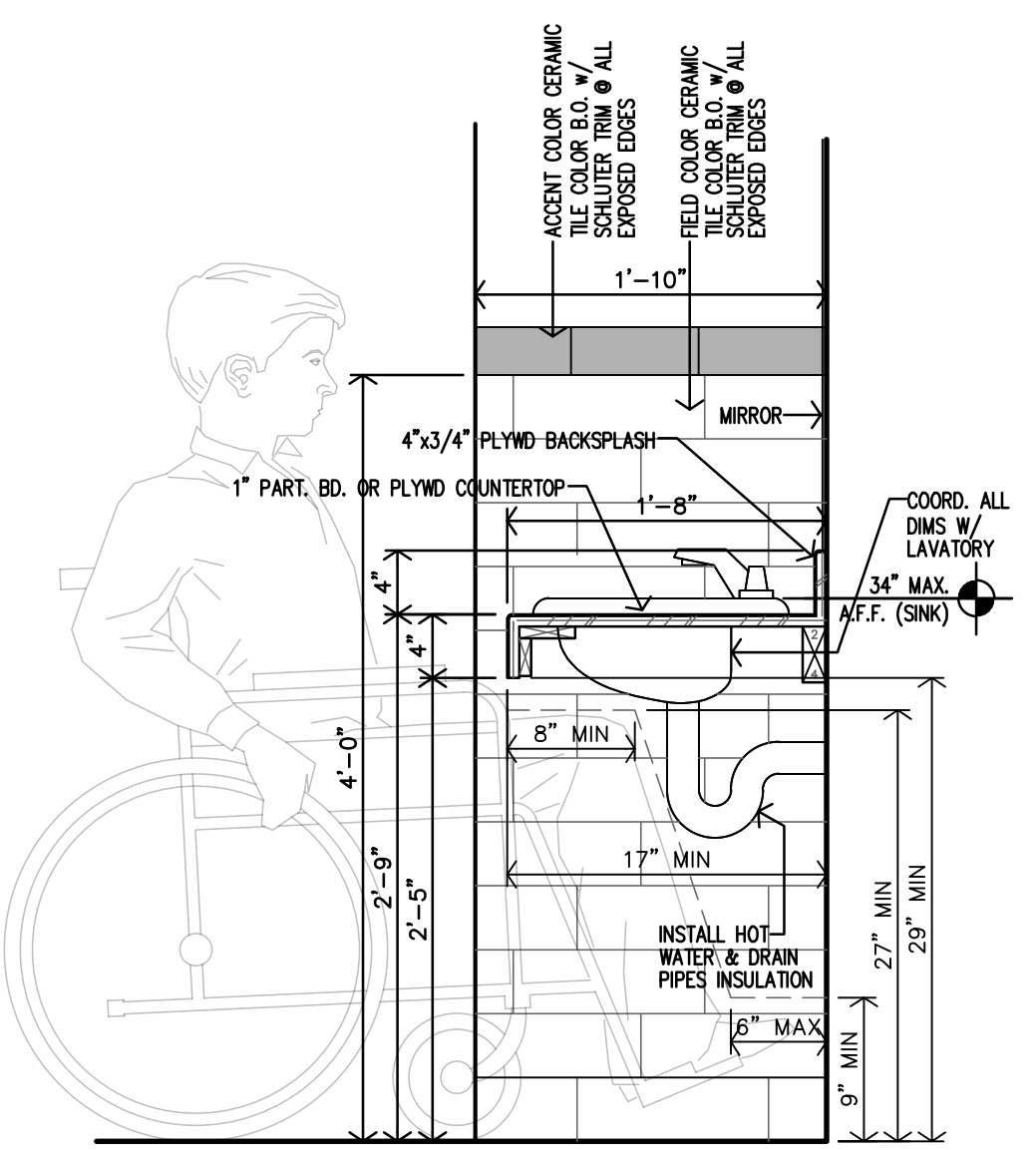
O KITCHENETTE #C10 CASEWORK SECTION
 3/4"=1'-0"



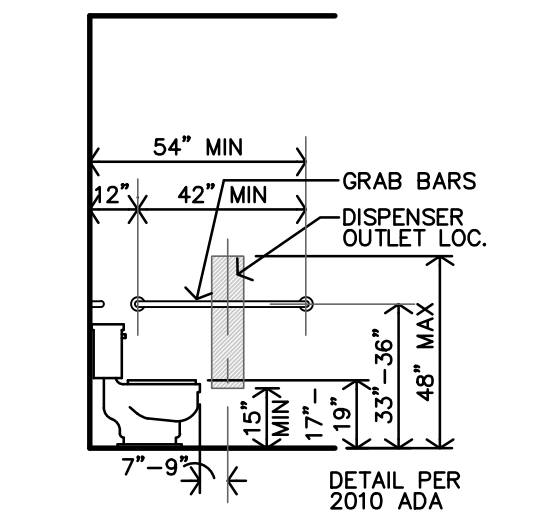
N KITCHENETTE #C10 CASEWORK SECTION
 3/4"=1'-0"



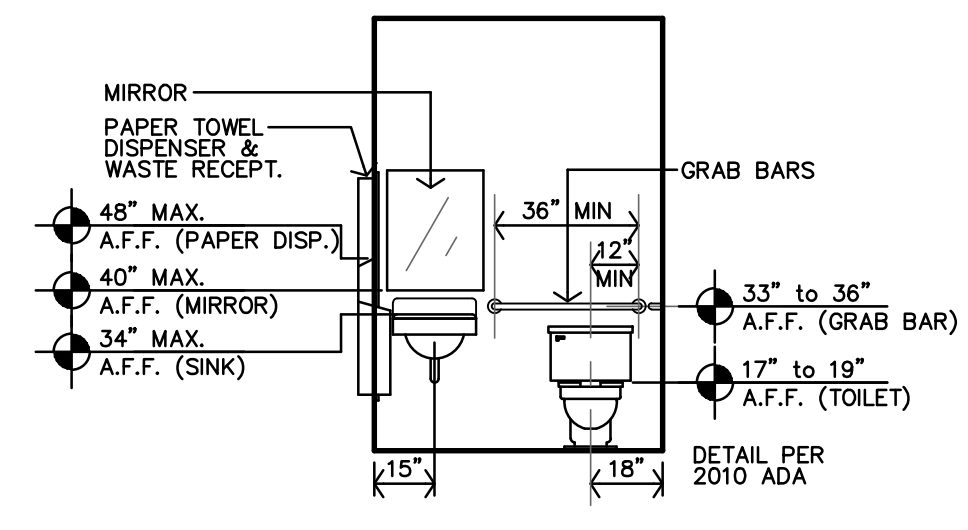
M DRINKING FOUNTAIN DETAIL
 3/8"=1'-0"



L VANITY SECTION
 1"=1'-0"



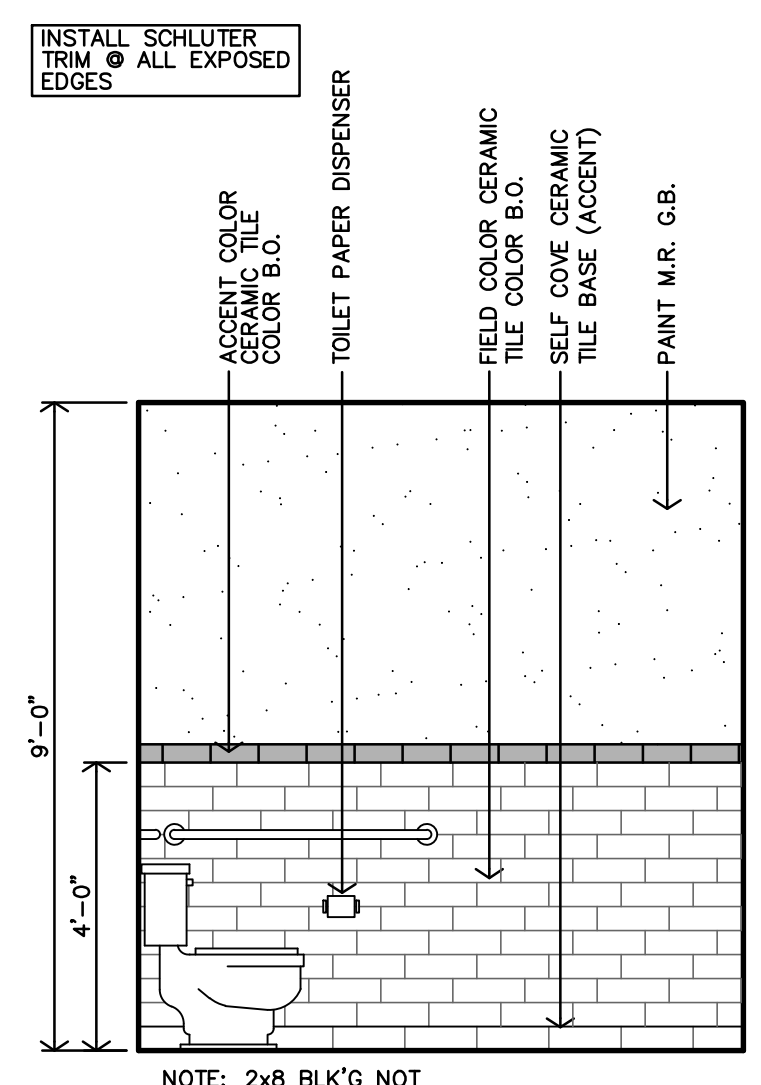
K TYP. HEIGHTS @ H.C. TOILET SIDE WALL
 1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



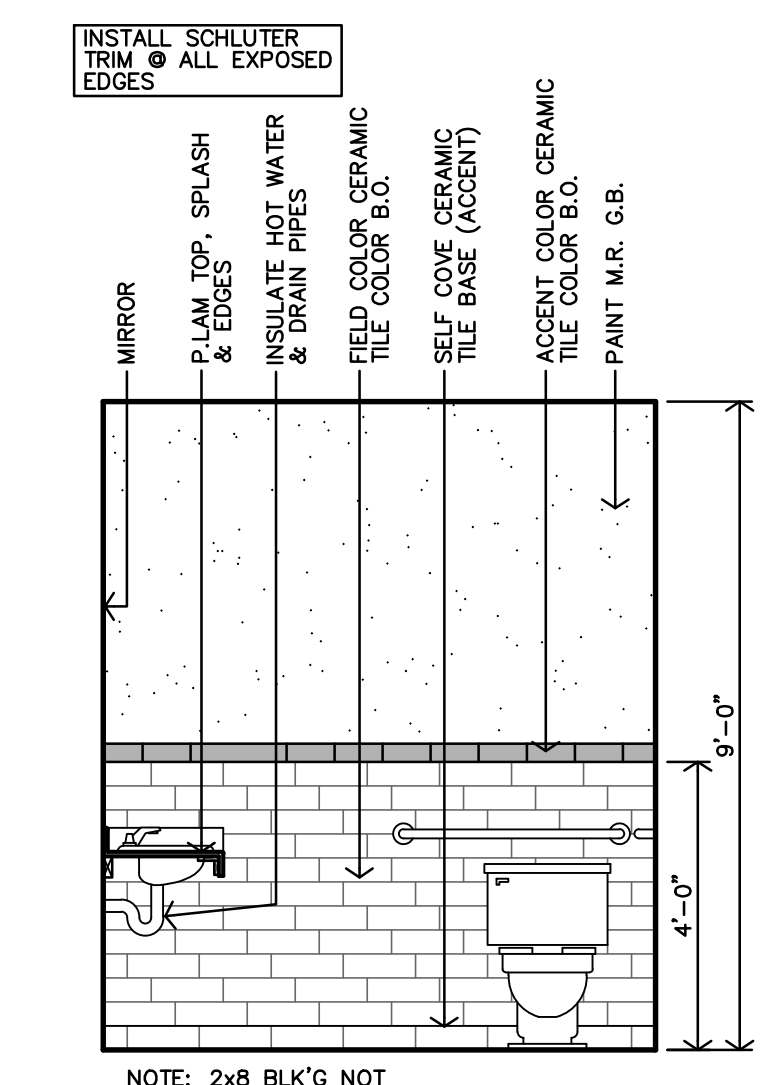
J TYP. HEIGHTS @ H.C. TOILET BACK WALL
 1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY

LEGEND

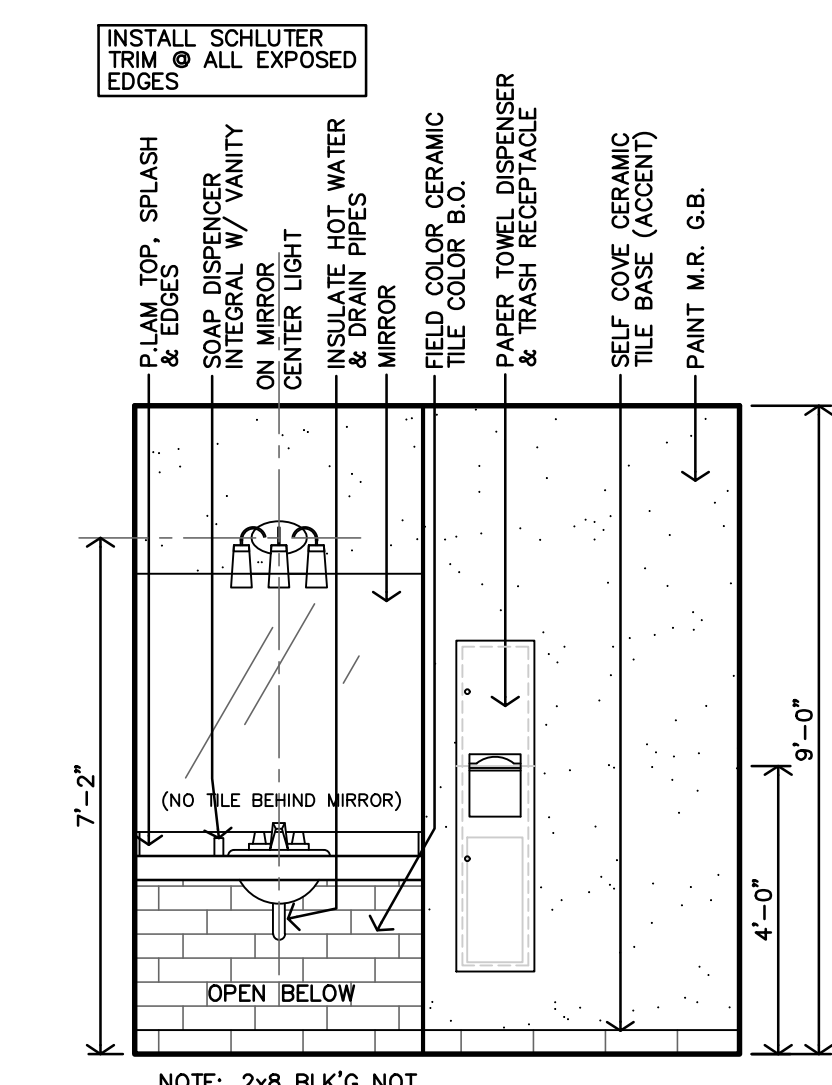
- M MIRROR
- TP TOILET PAPER DISPENSER
- GB GRAB BAR
- PT PAPER TOWEL DISPENSER
- TR TRASH RECEPTOR
- HC HANDICAPPED



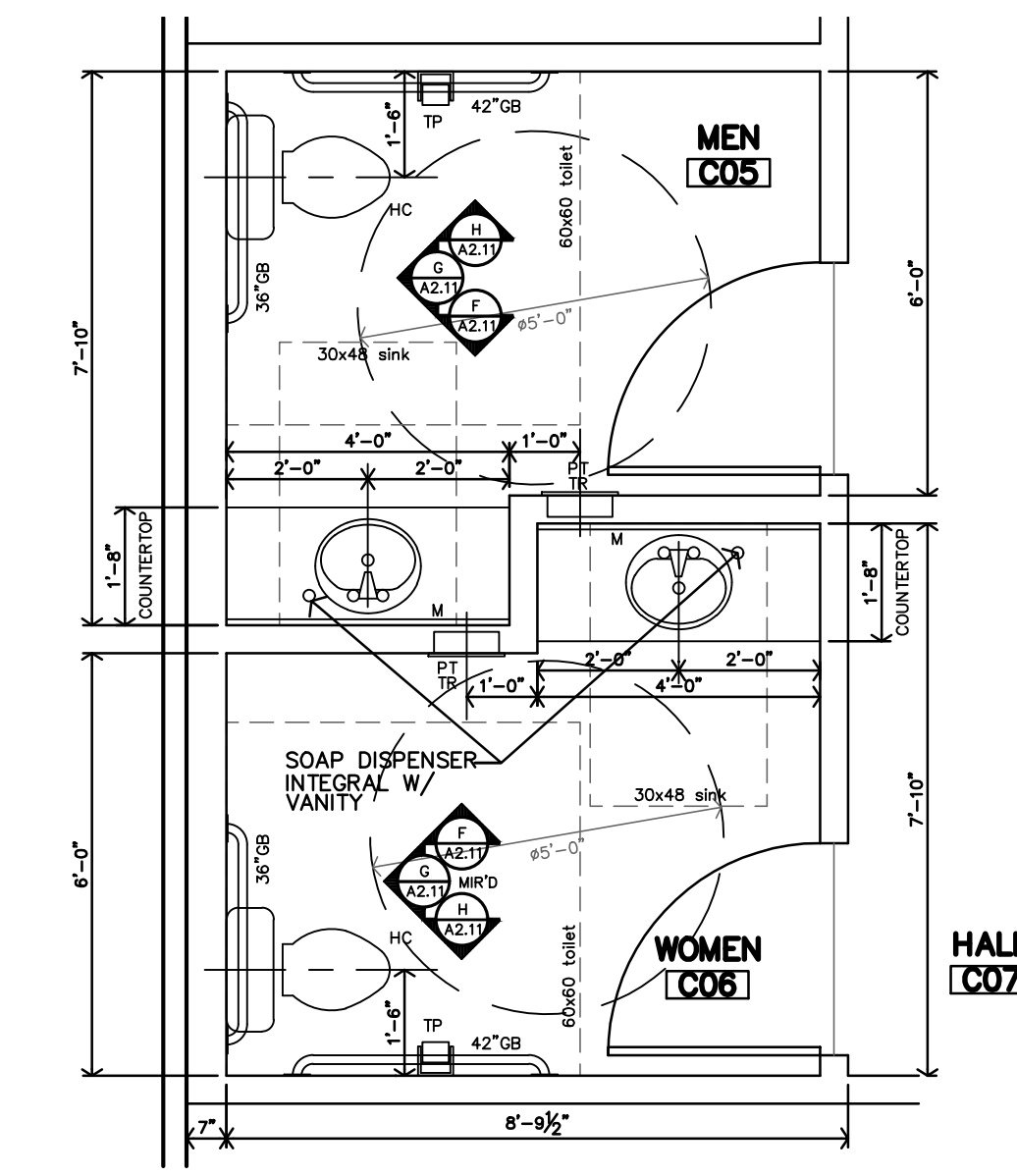
H MEN #C05 INTERIOR ELEVATION
 3/8"=1'-0" WOMEN #C06 MIRRORED



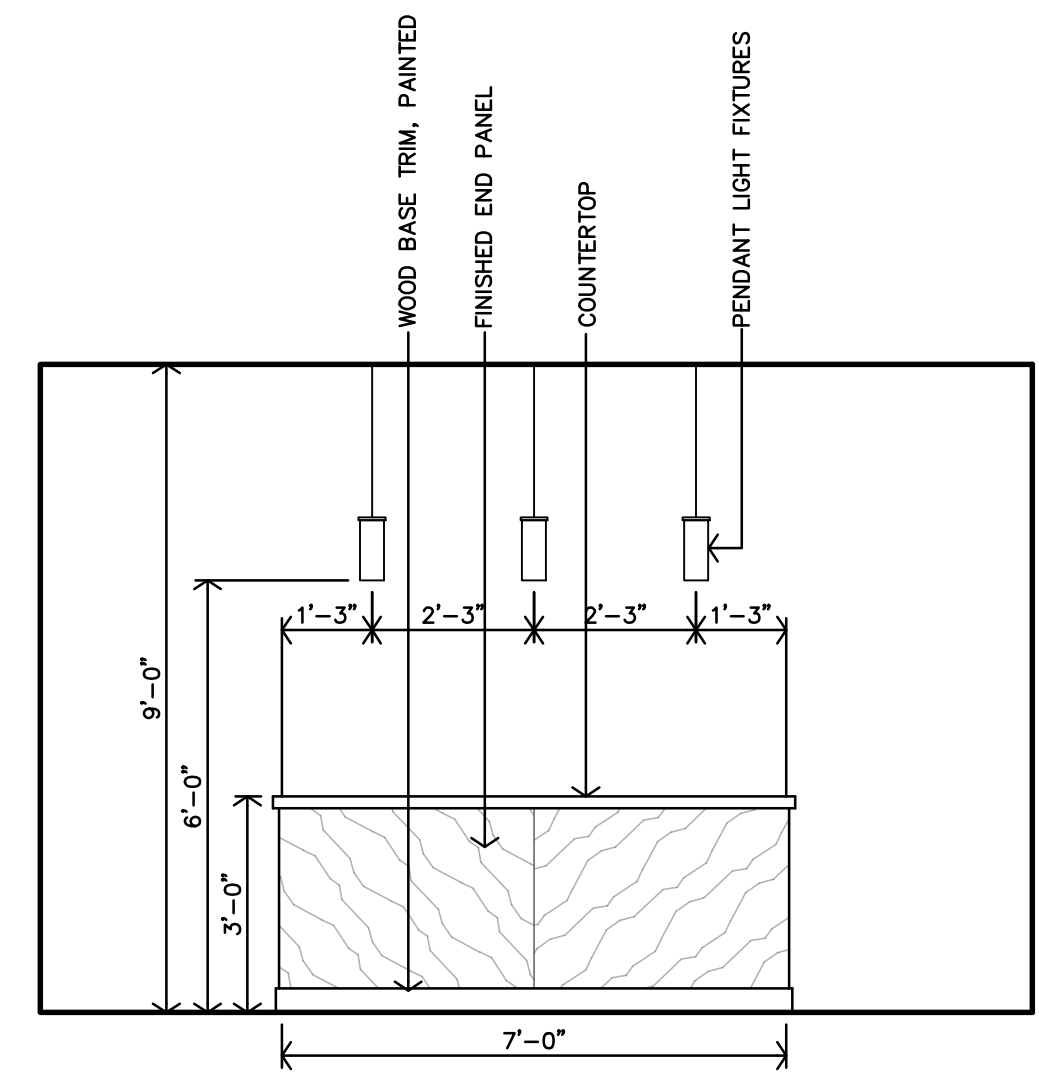
G MEN #C05 INTERIOR ELEVATION
 3/8"=1'-0" WOMEN #C06 SIMILAR



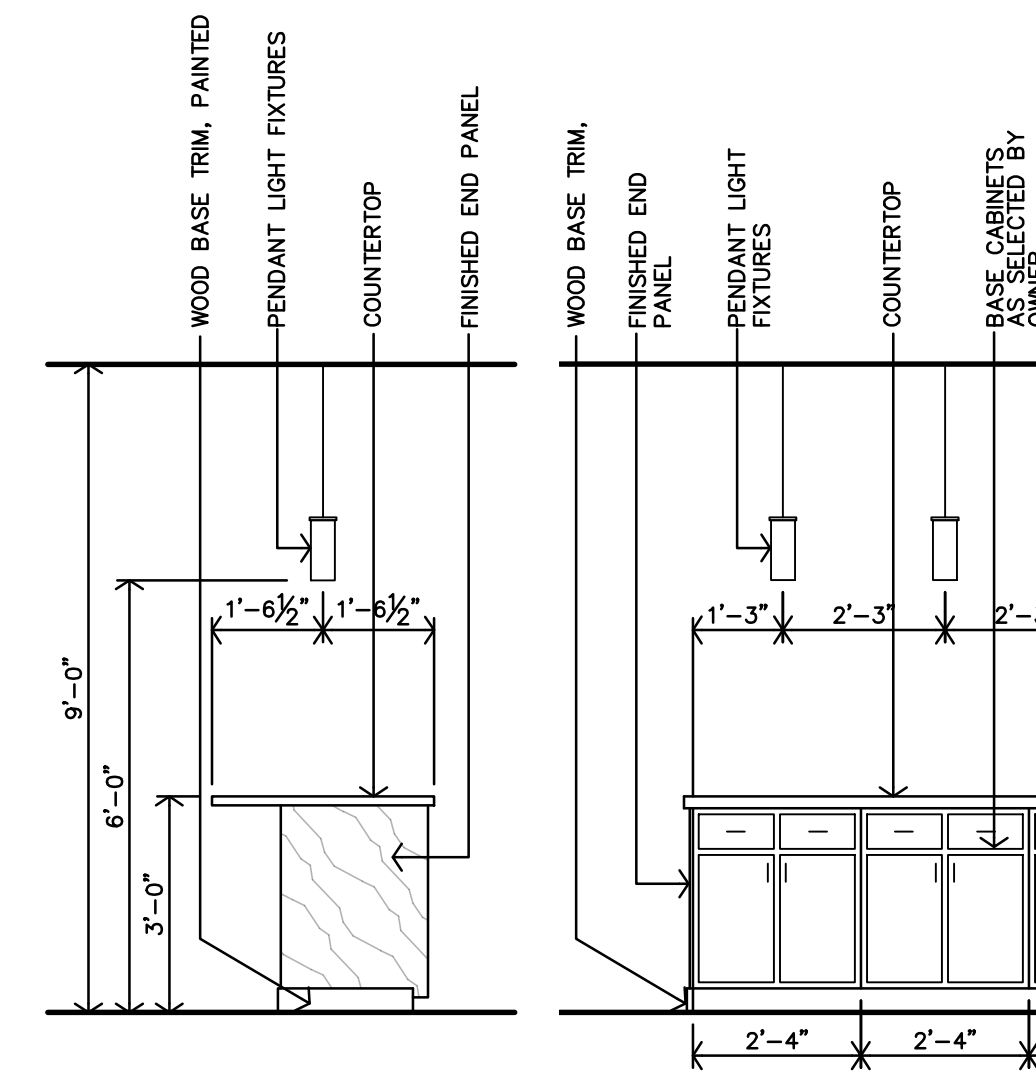
F MEN #C05 INTERIOR ELEVATION
 3/8"=1'-0" WOMEN #C06 MIRRORED



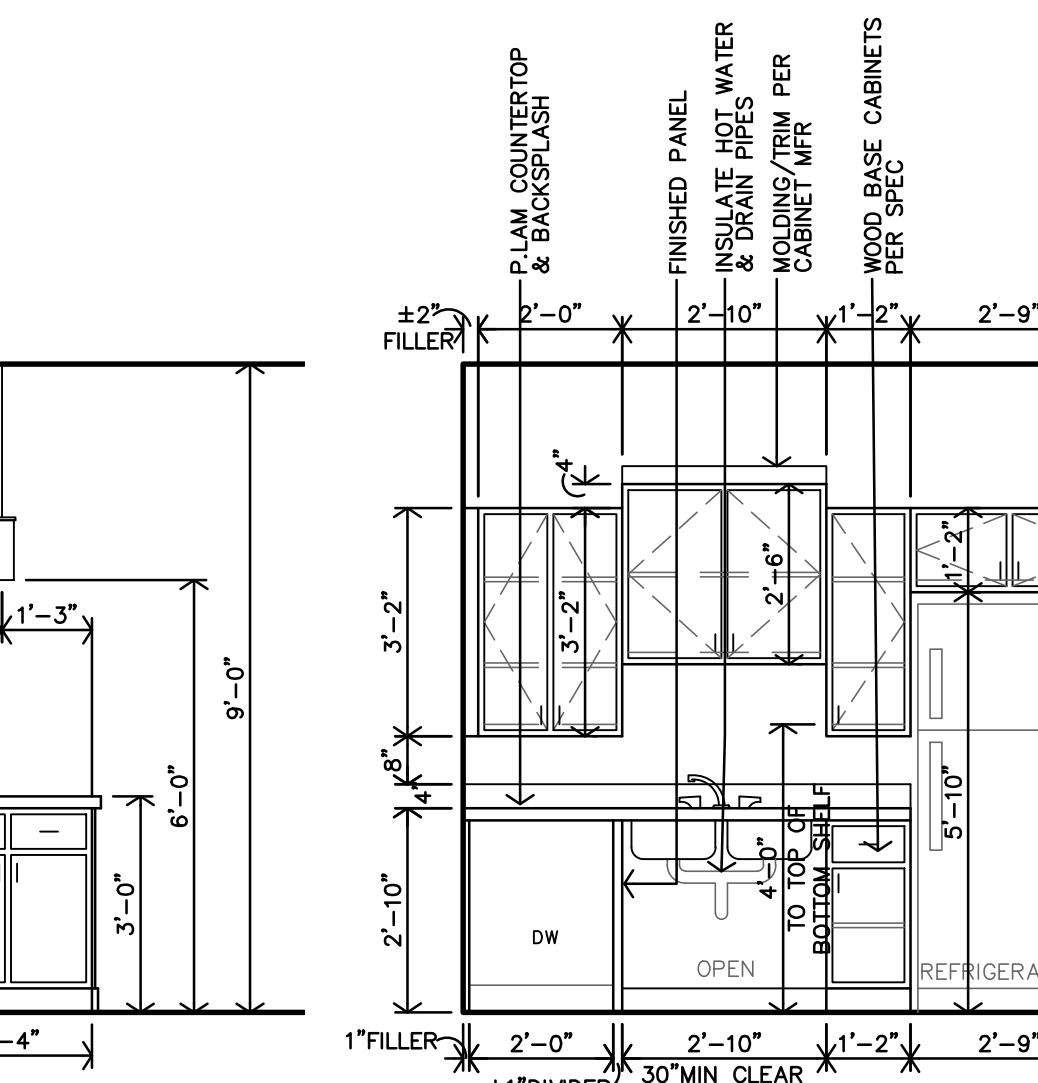
E ENLARGED RESTROOM PLANS
 3/8"=1'-0"



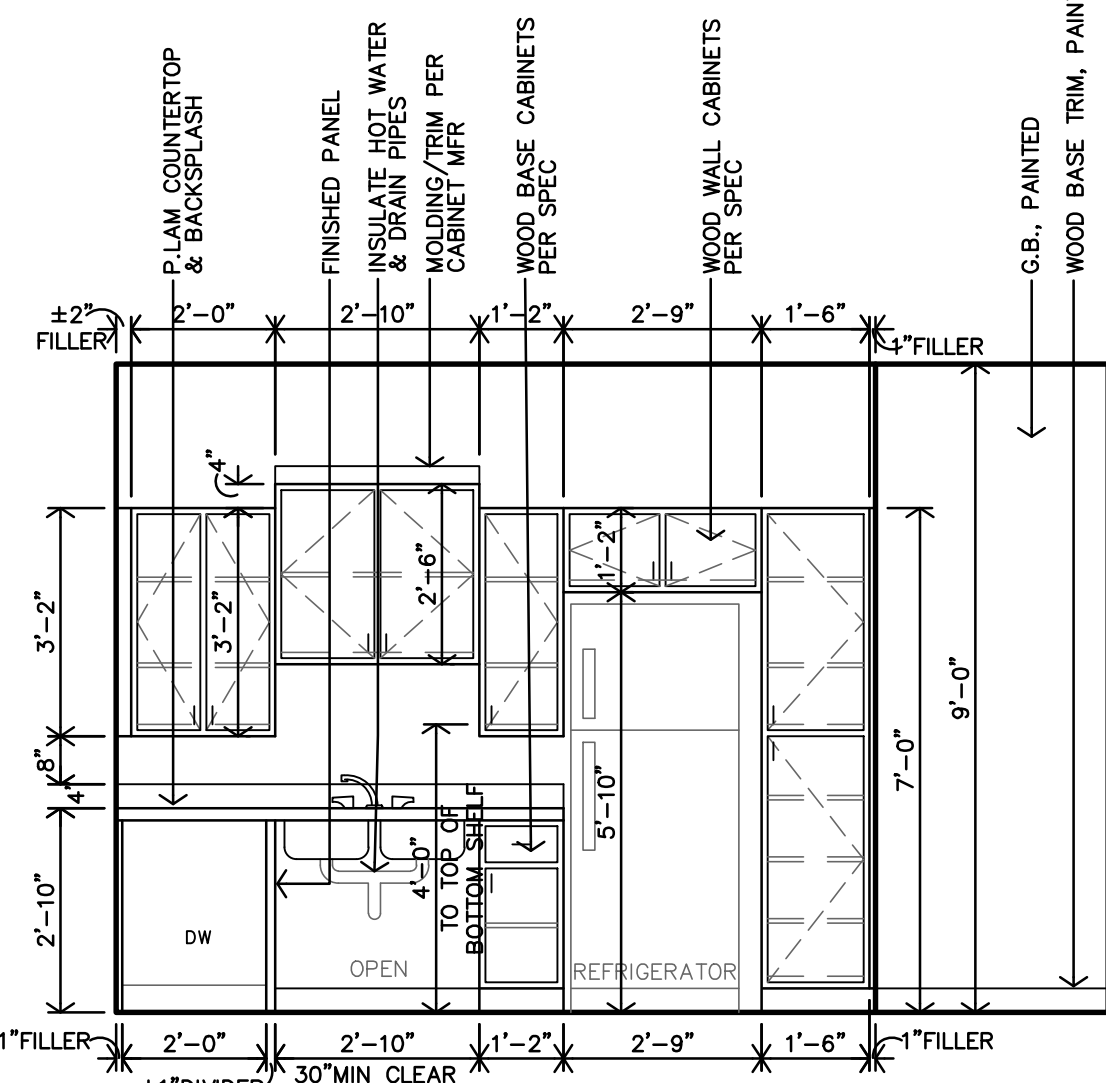
D KITCHENETTE #C10 CASEWORK ELEVATION
 3/8"=1'-0"



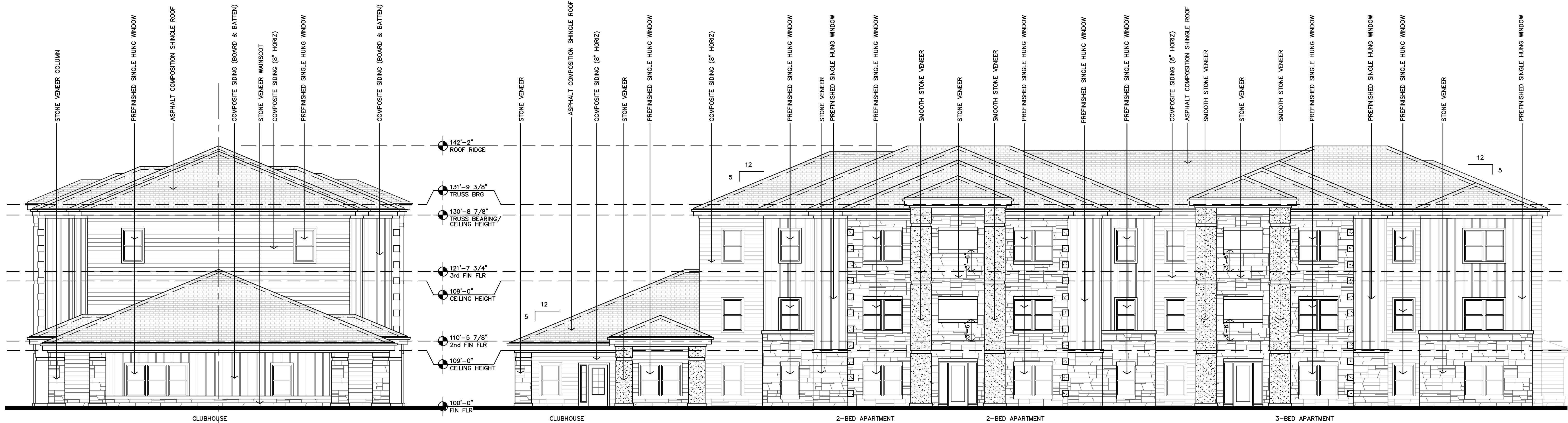
C KITCHENETTE #C10 CASEWORK ELEVATION
 3/8"=1'-0"



B KITCHENETTE #C10 CASEWORK ELEVATION
 3/8"=1'-0"

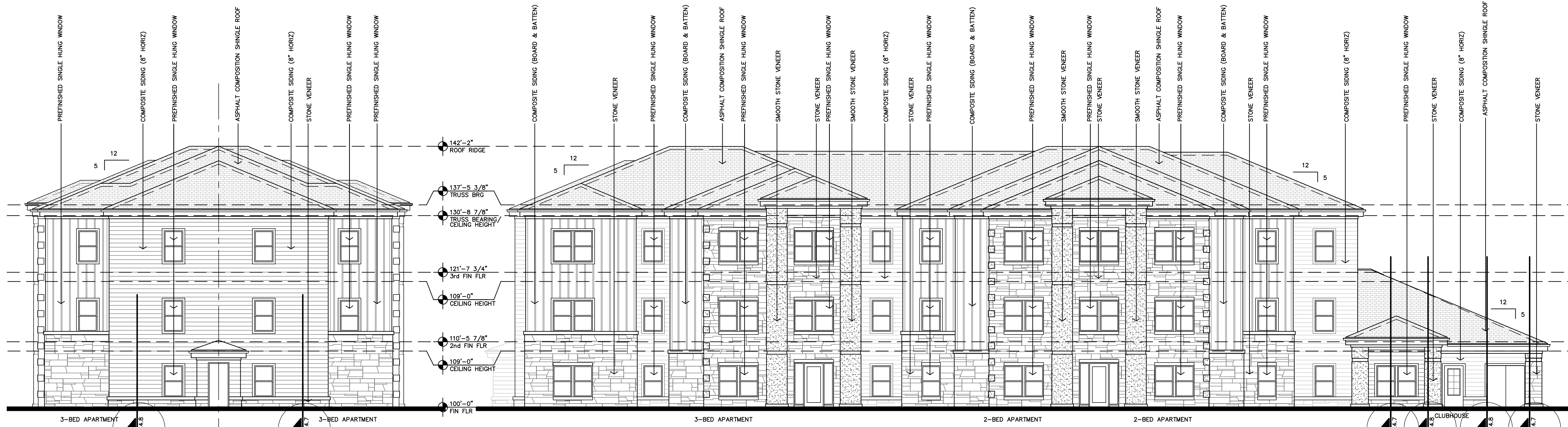


A KITCHENETTE #C10 CASEWORK ELEVATION
 3/8"=1'-0"



D APARTMENT BUILDING A
WEST ELEVATION
1/8"=1'-0"

C APARTMENT BUILDING A
NORTH ELEVATION
1/8"=1'-0"



B APARTMENT BUILDING A & B
EAST ELEVATION
1/8"=1'-0"

A APARTMENT BUILDING A
SOUTH ELEVATION
1/8"=1'-0"

THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

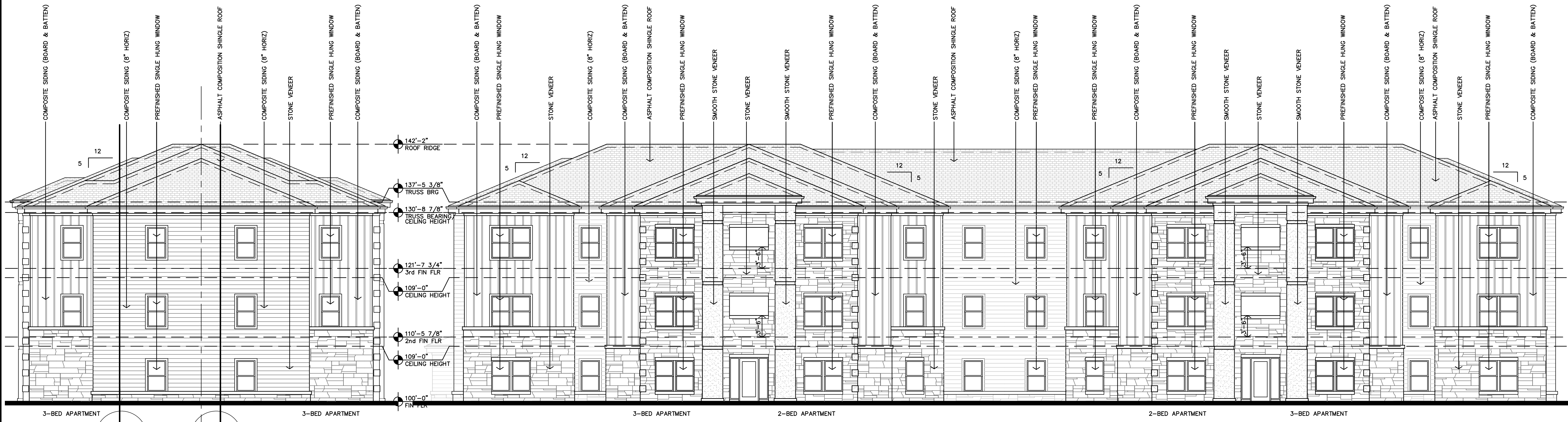
PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

REVISION:

DATE: 6-14-2024

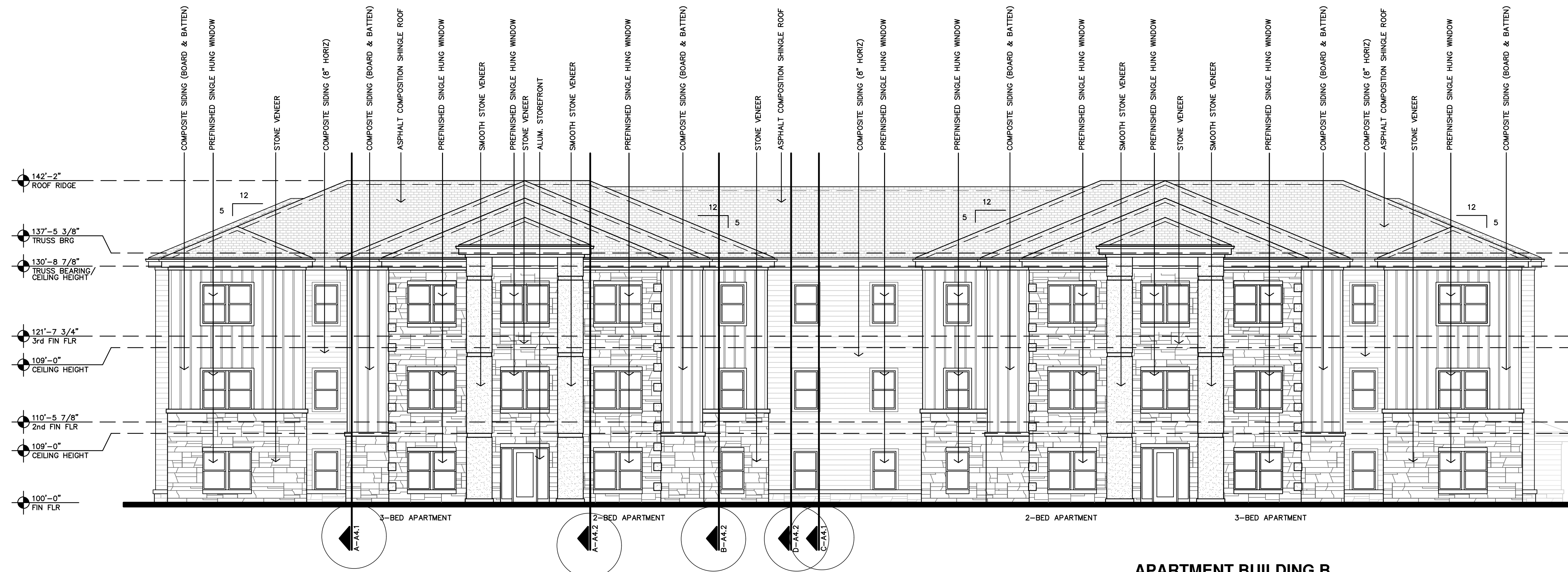
JOB: 22-3262

SHEET NO.:



C APARTMENT BUILDING B WEST ELEVATION
1/8"=1'-0"

B APARTMENT BUILDING B SOUTH ELEVATION
1/8"=1'-0"

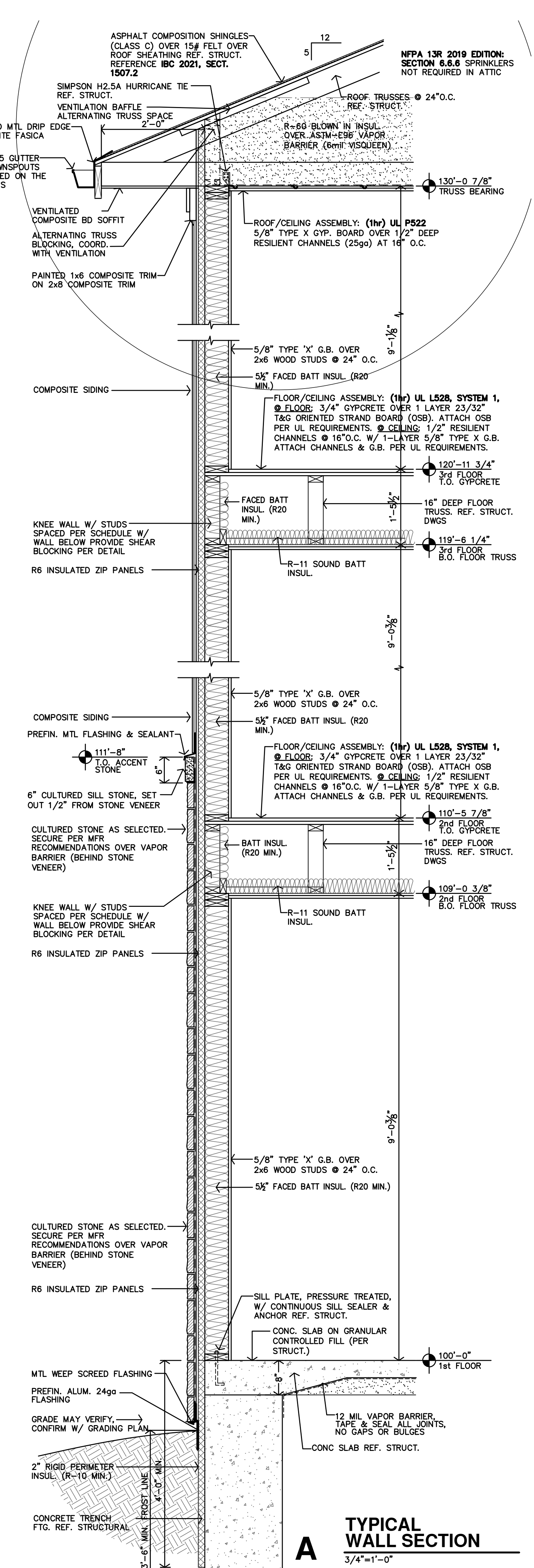
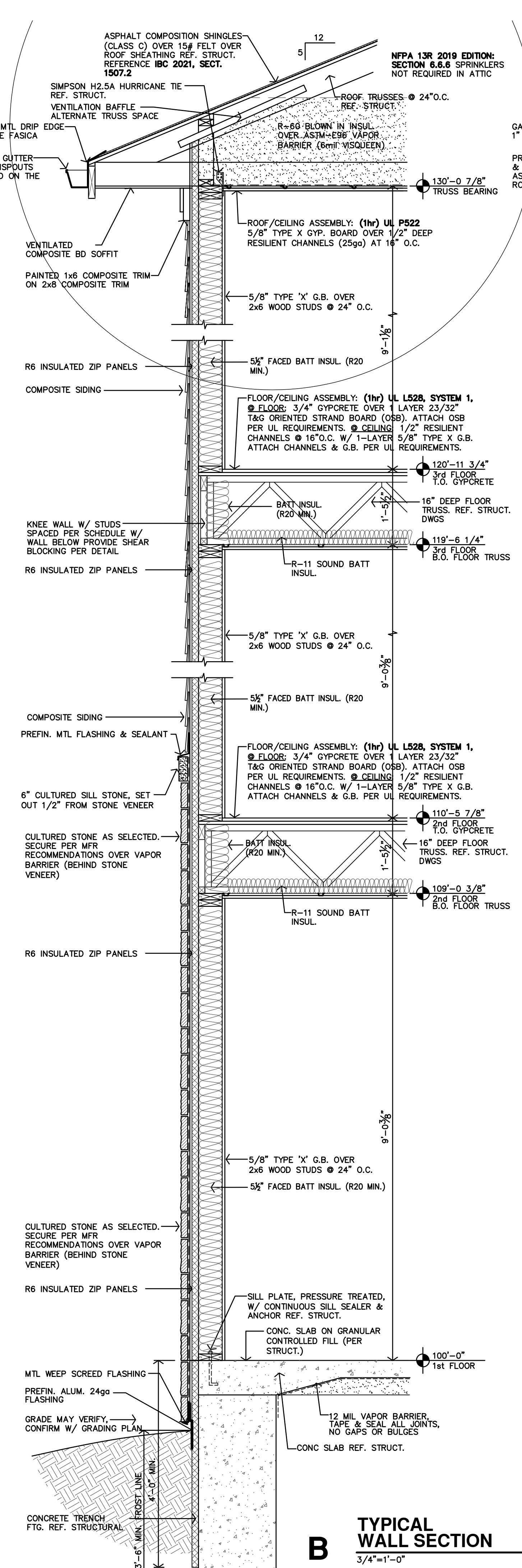
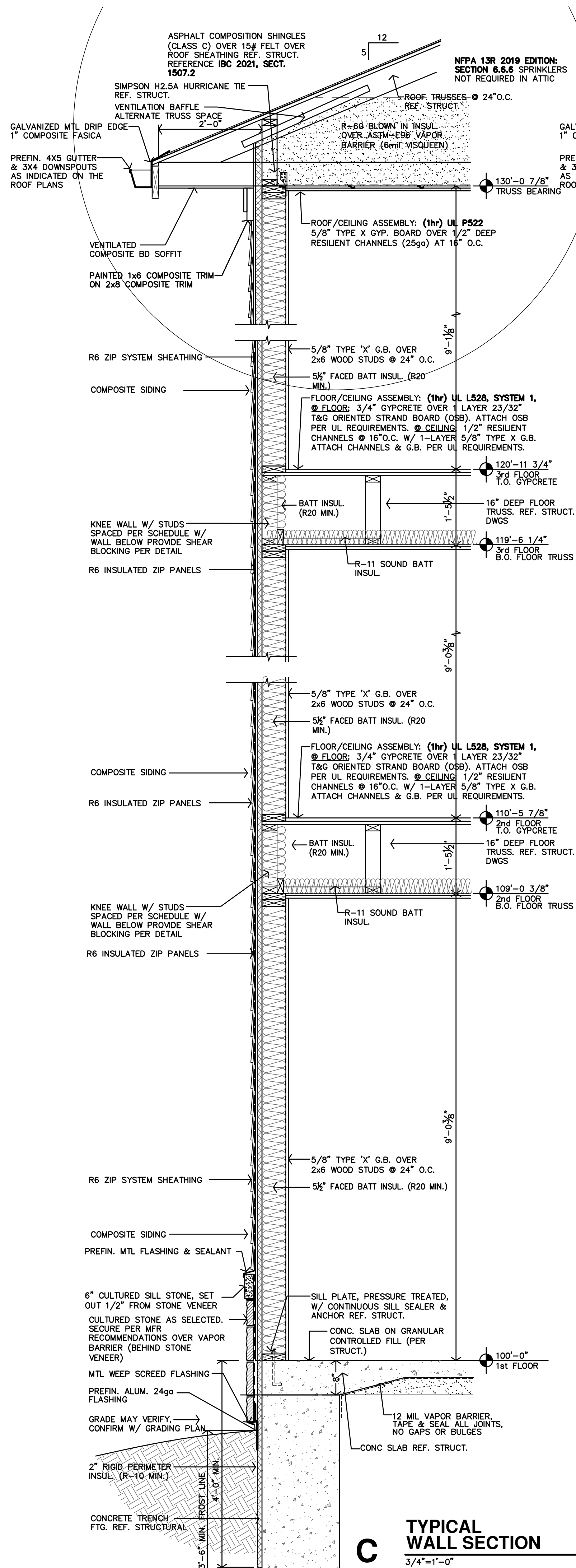


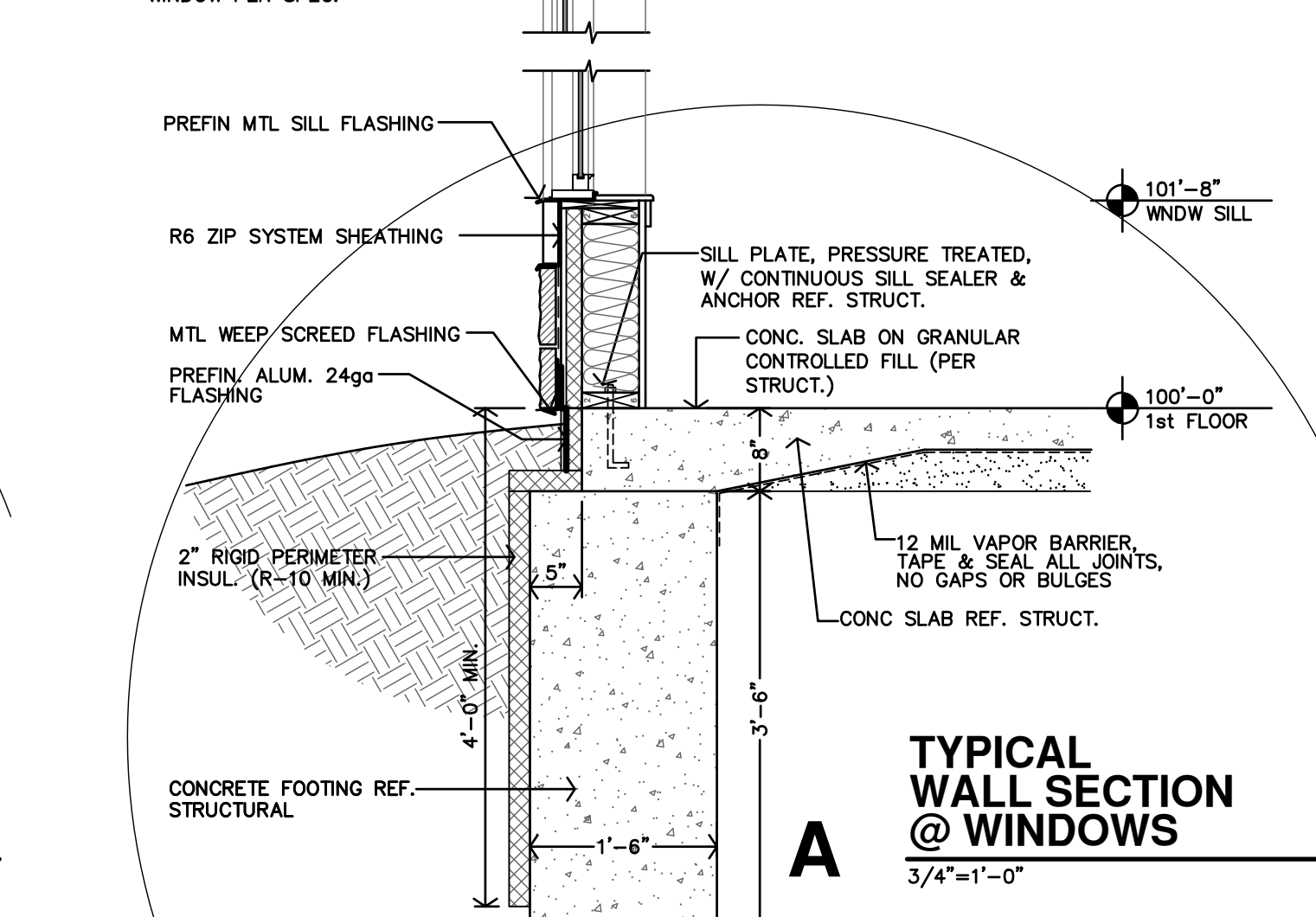
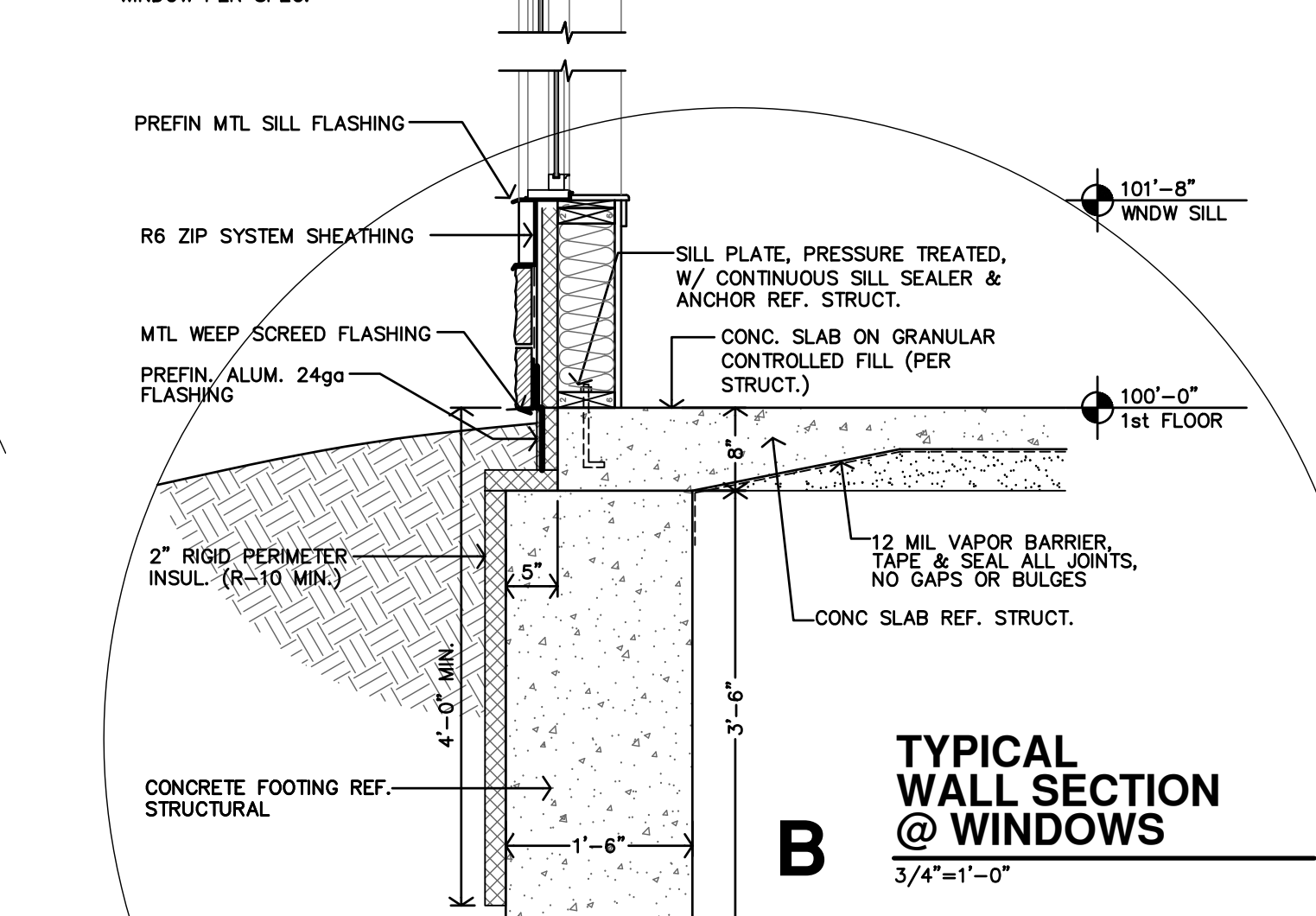
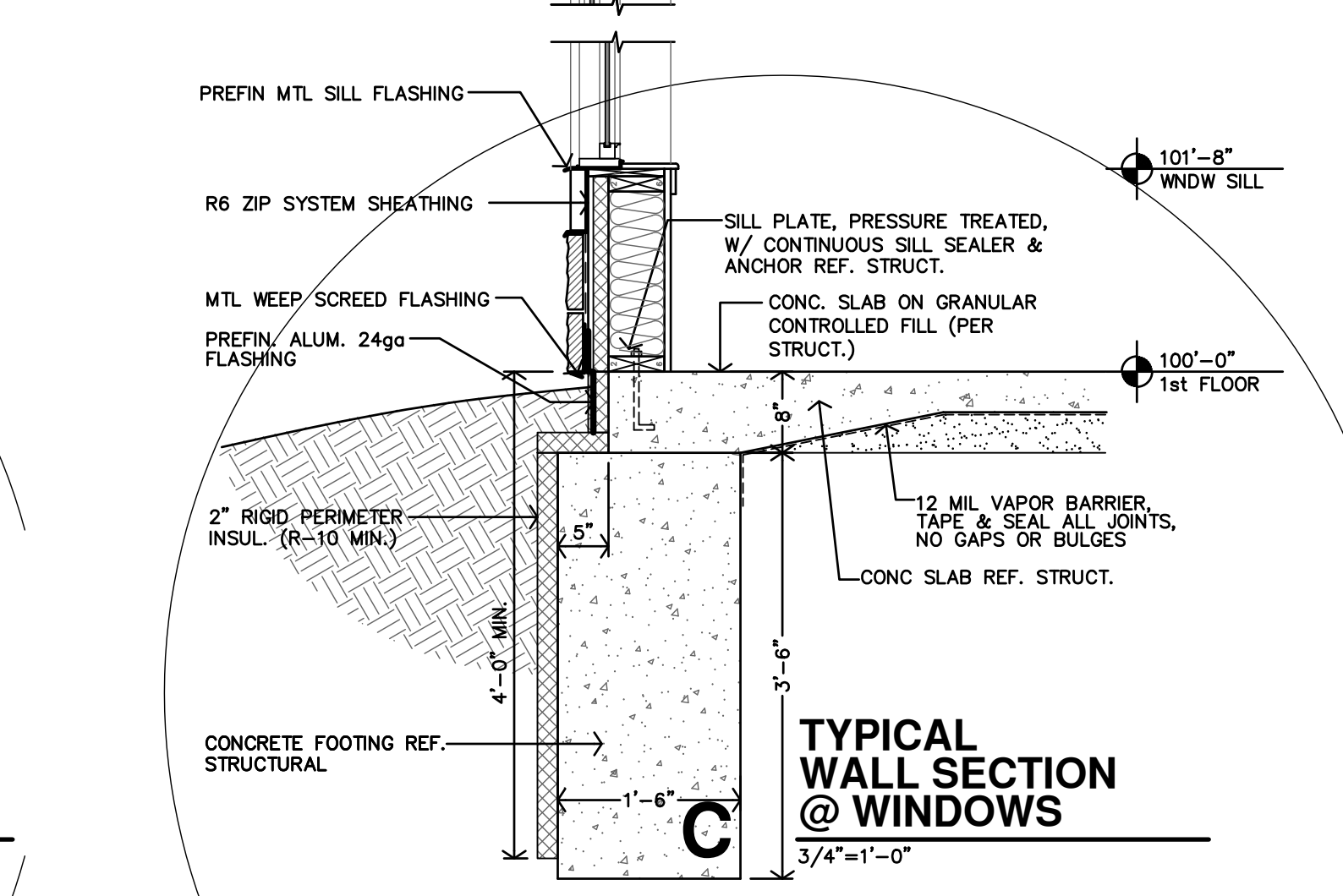
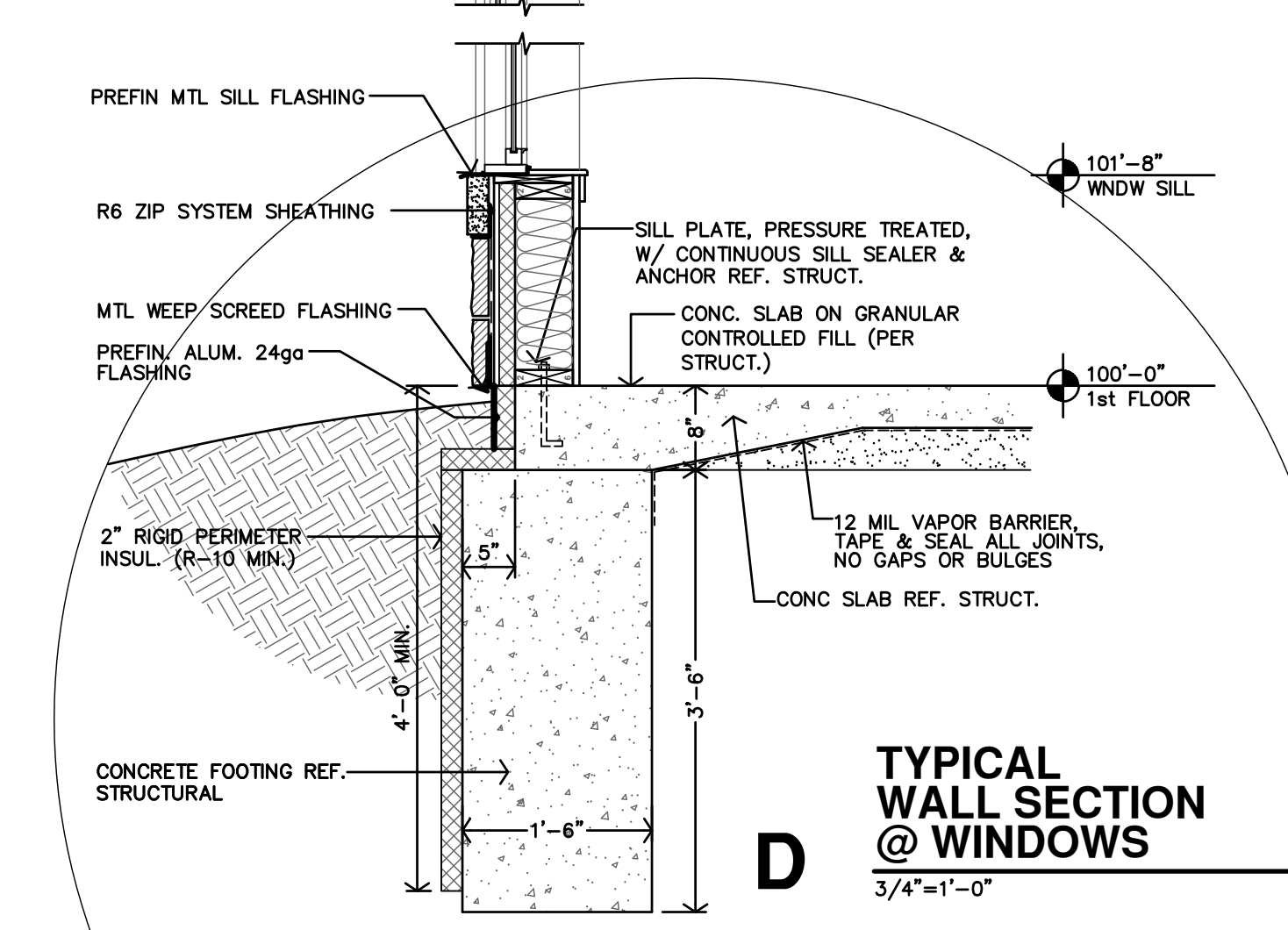
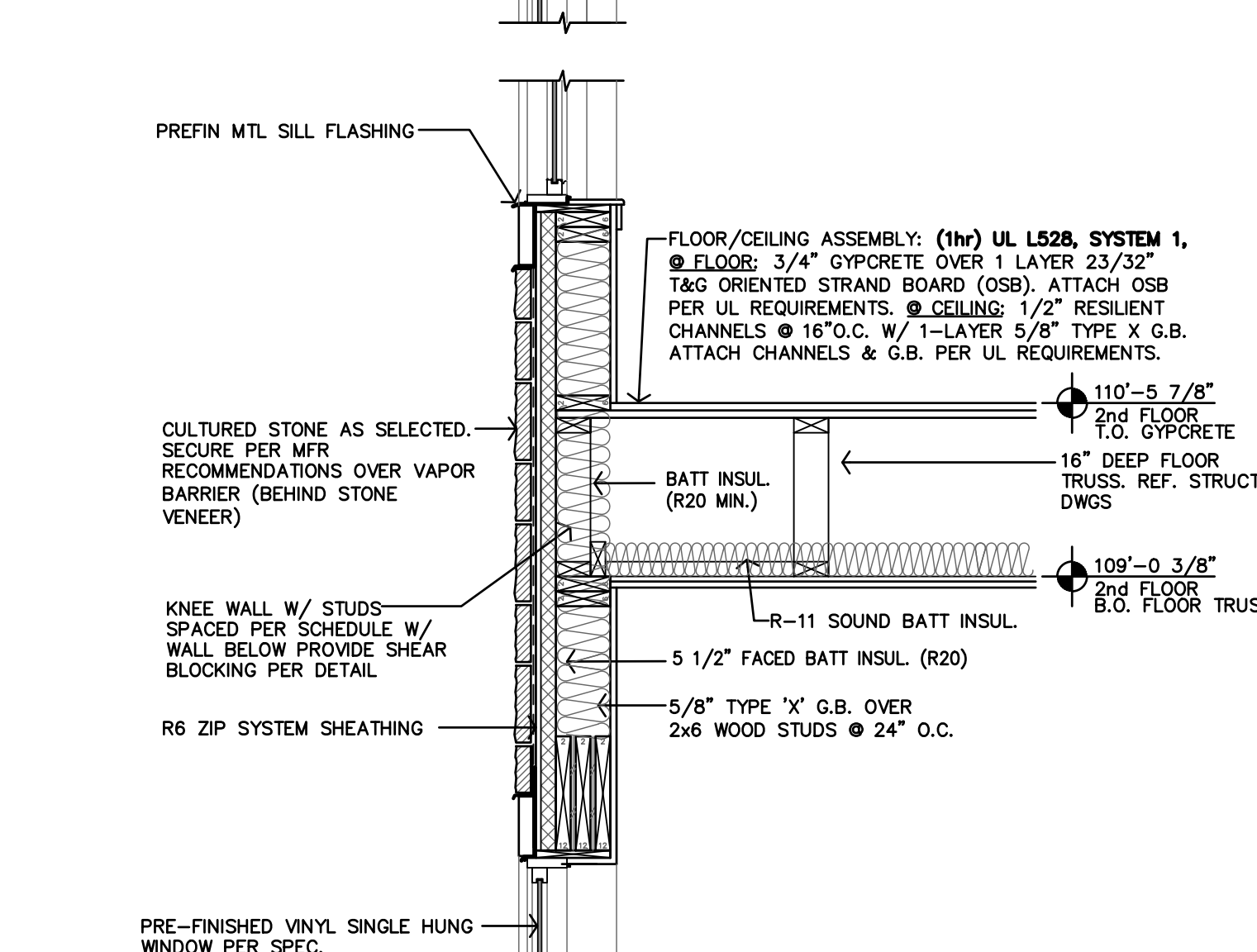
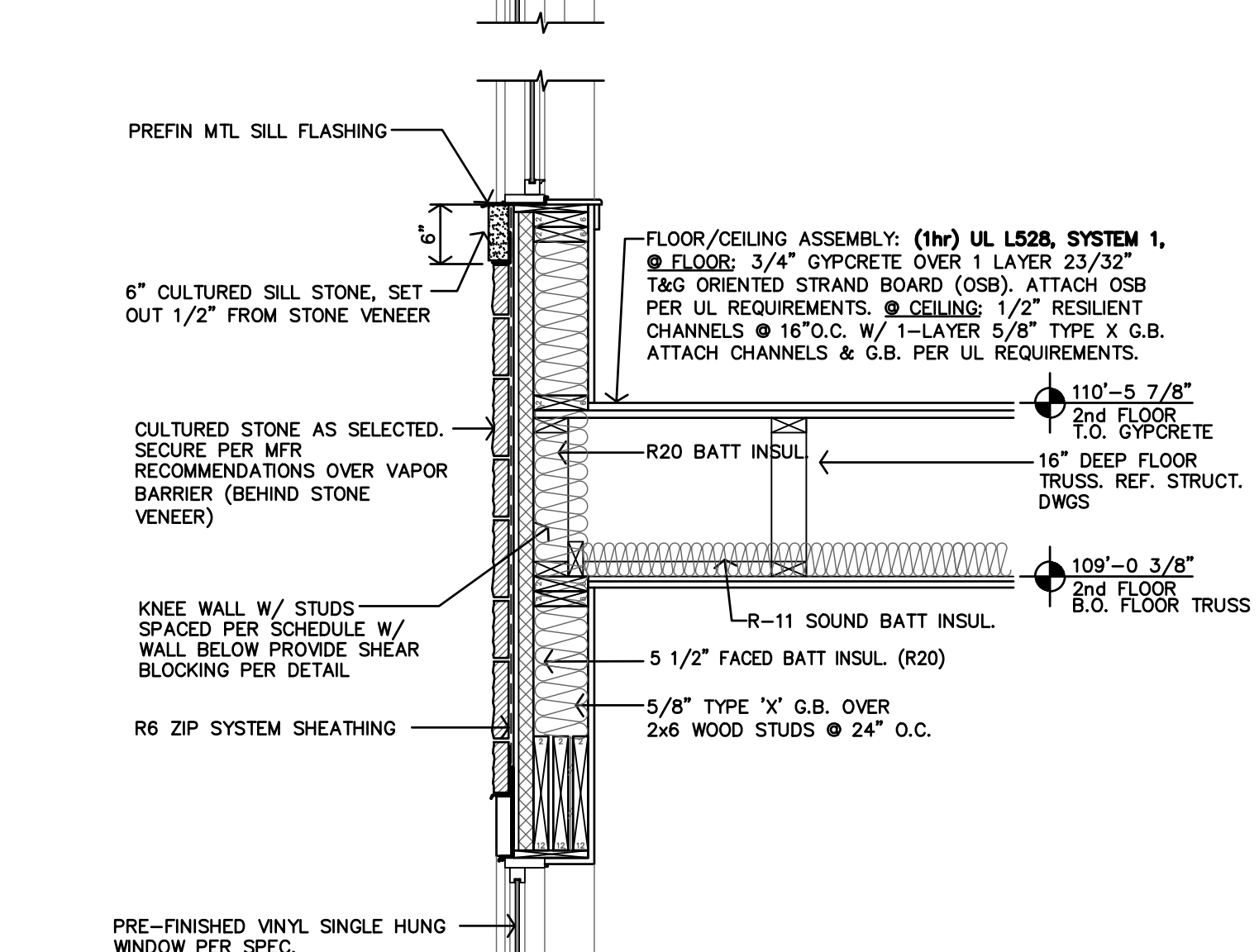
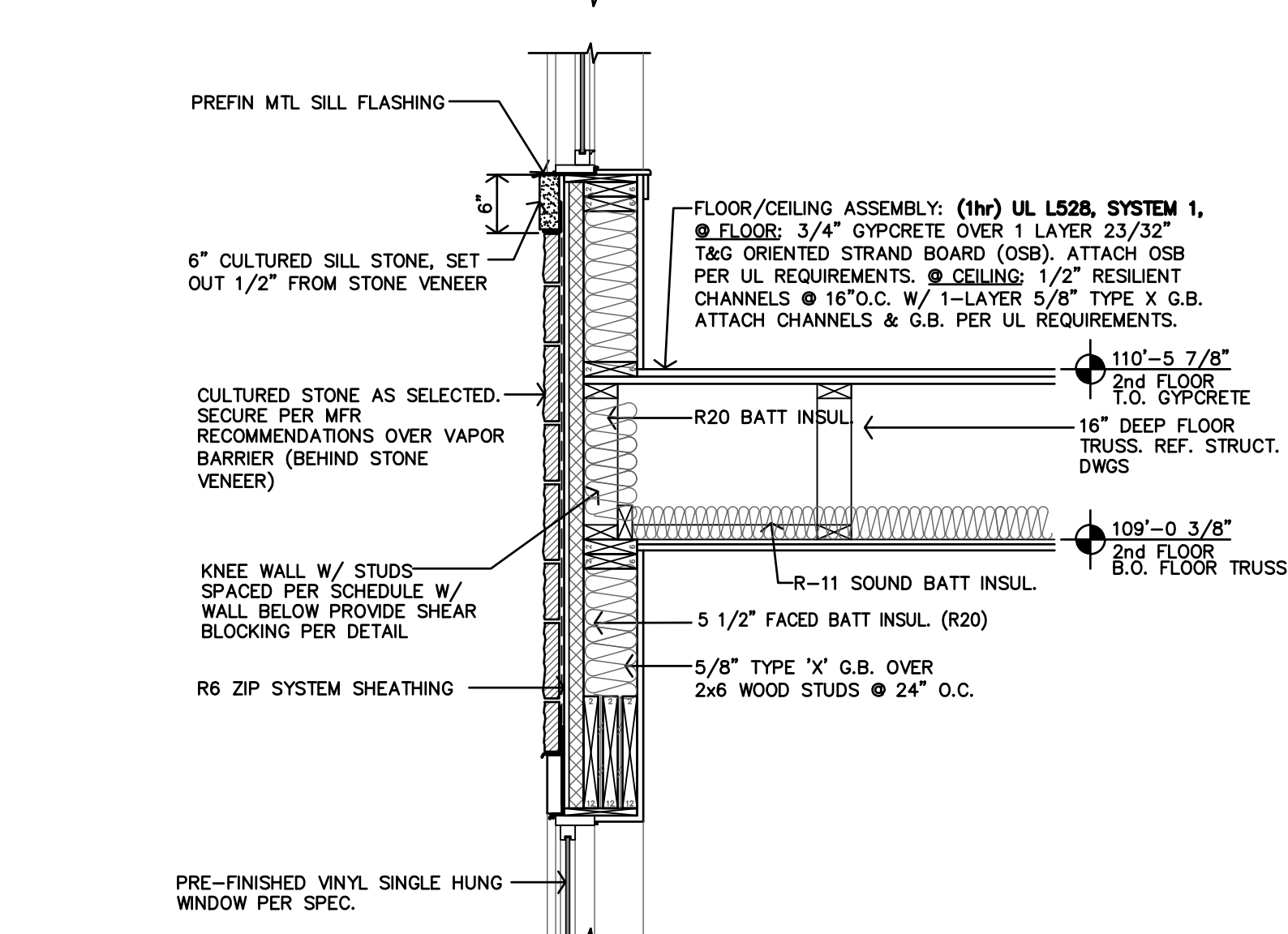
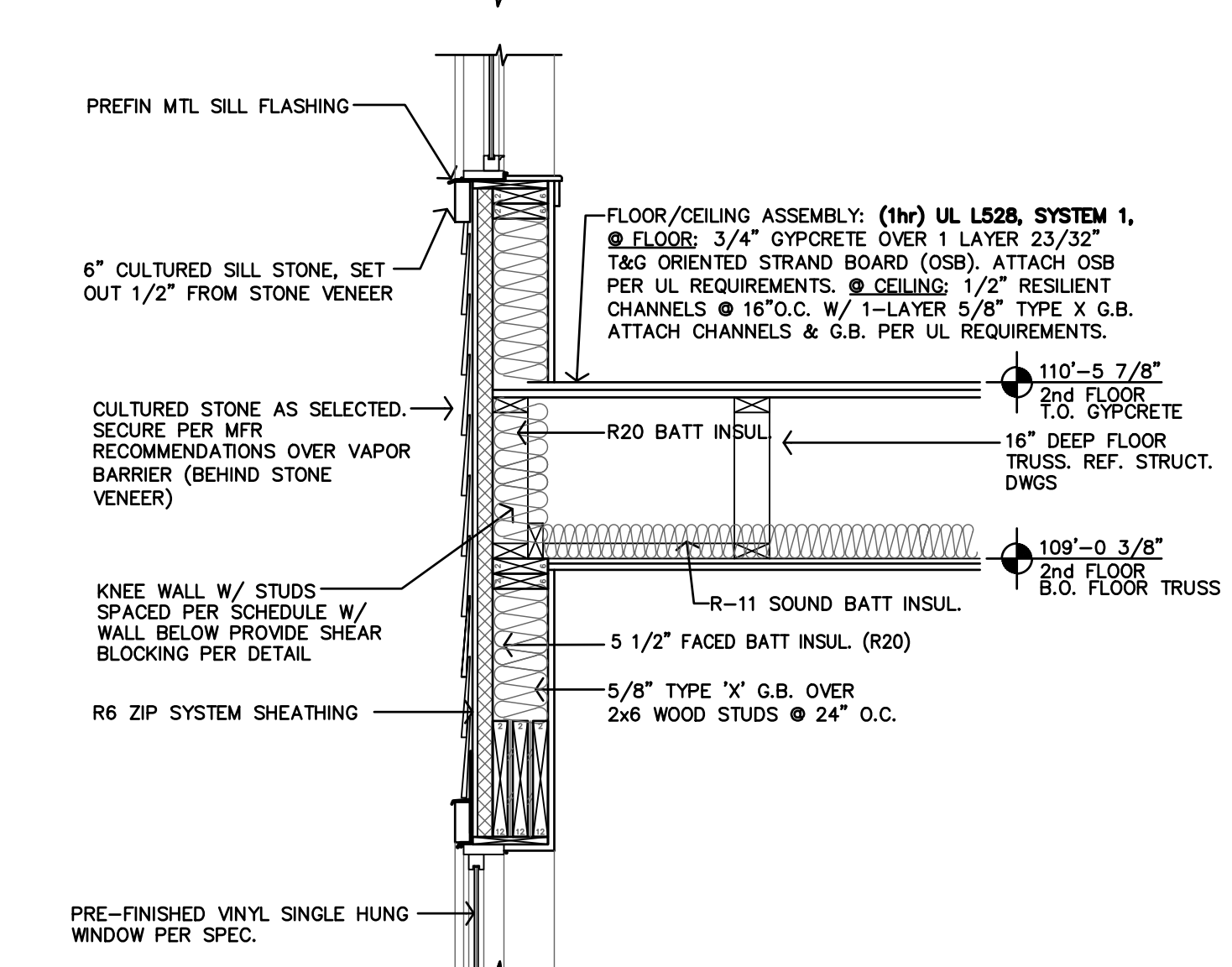
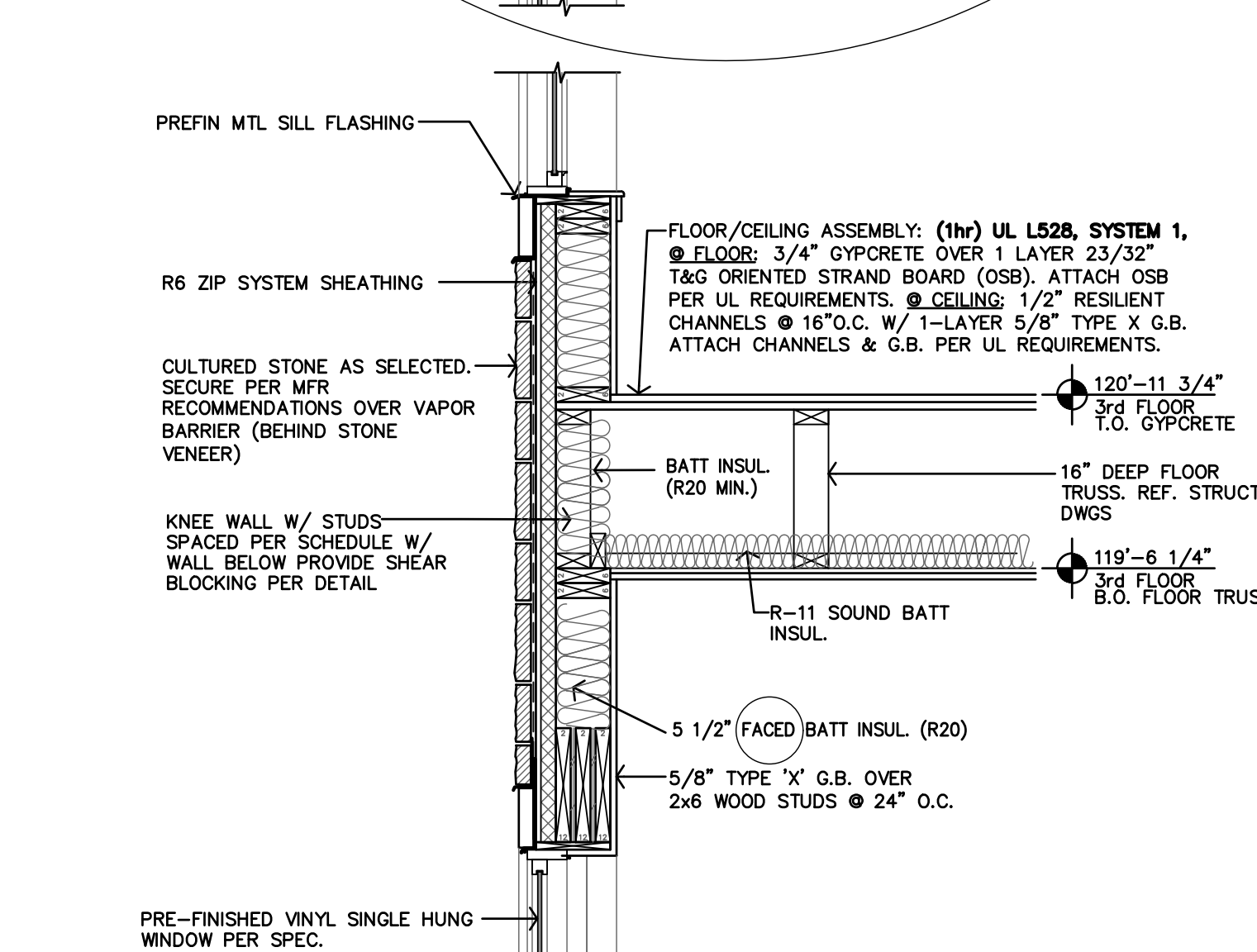
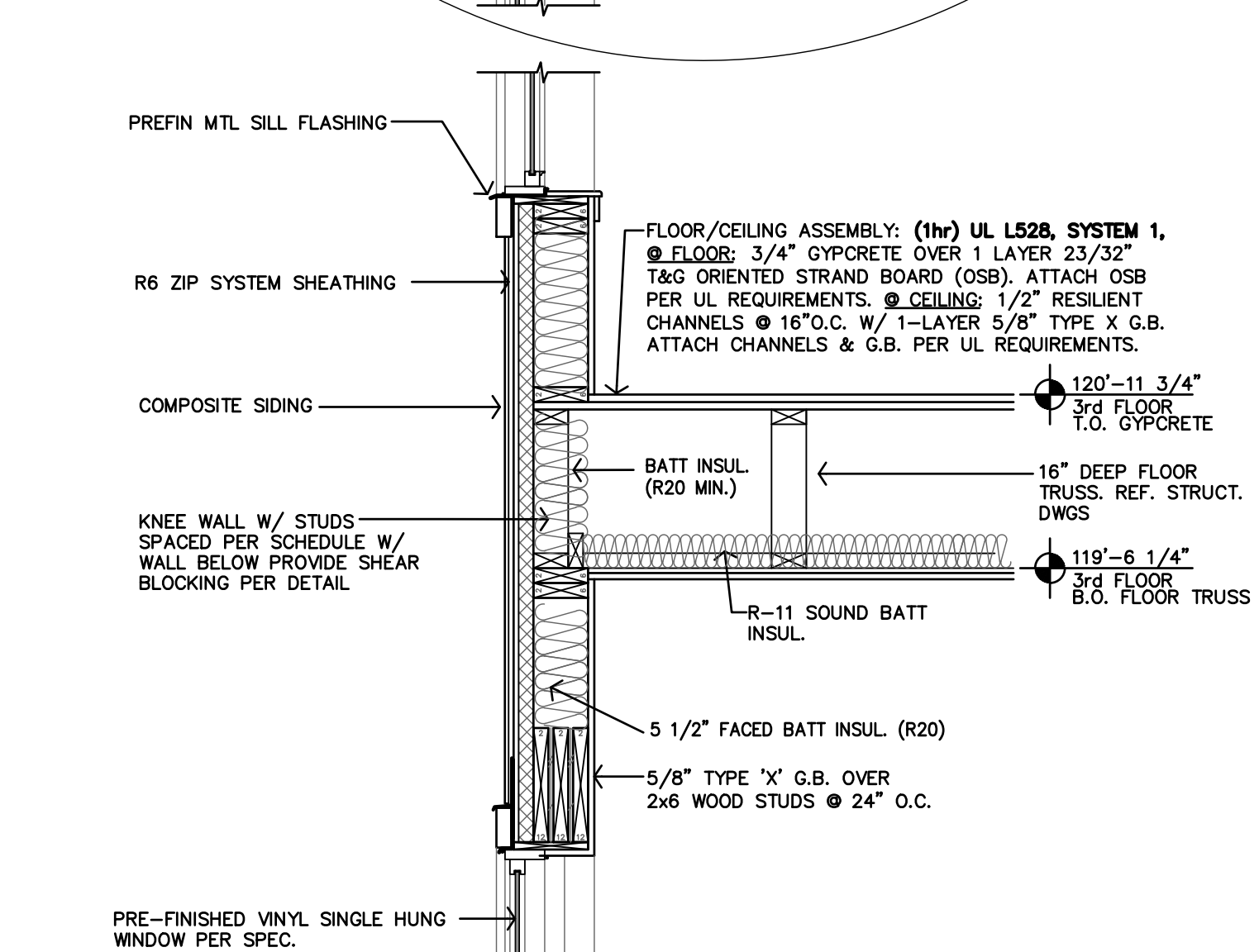
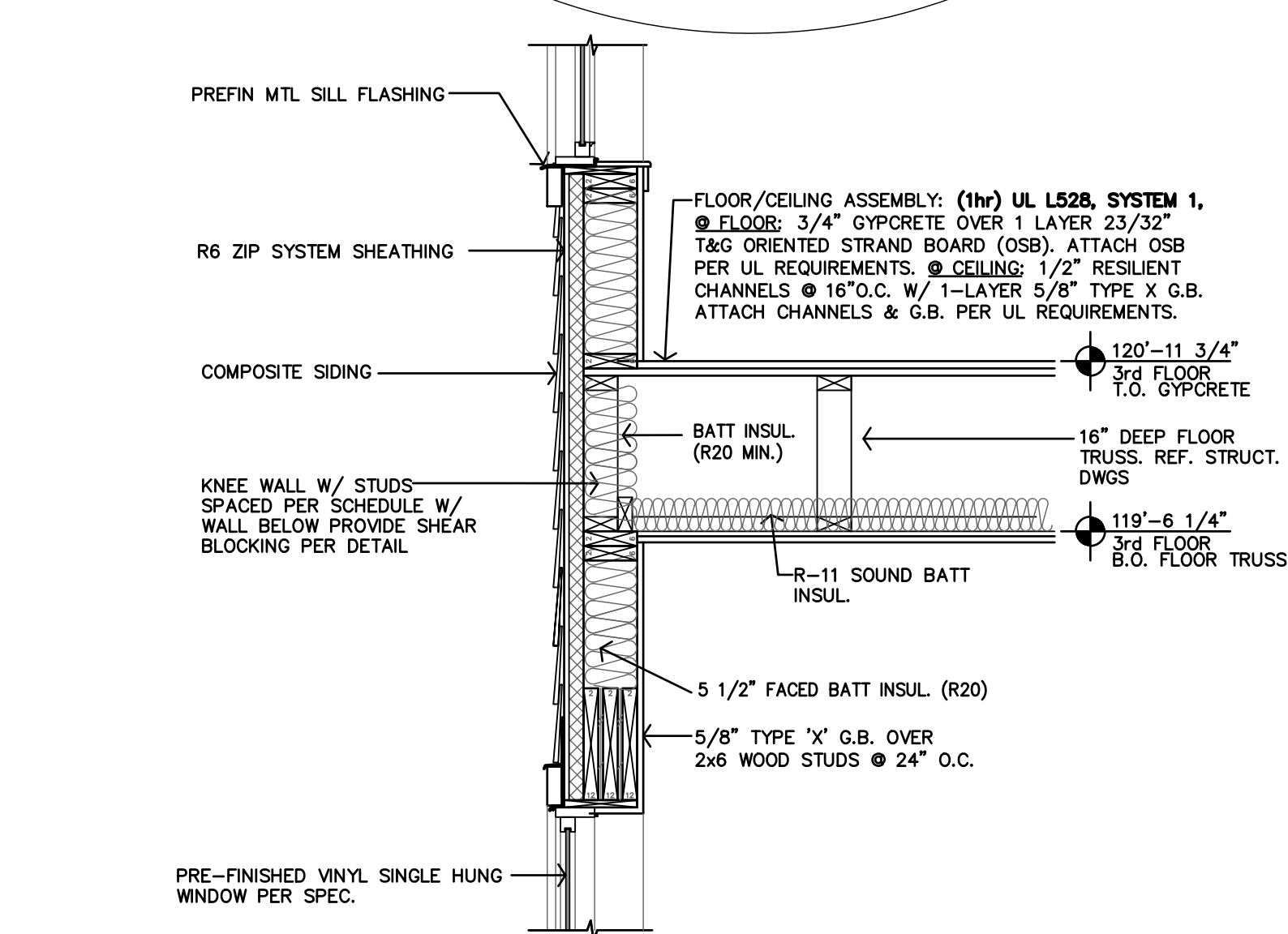
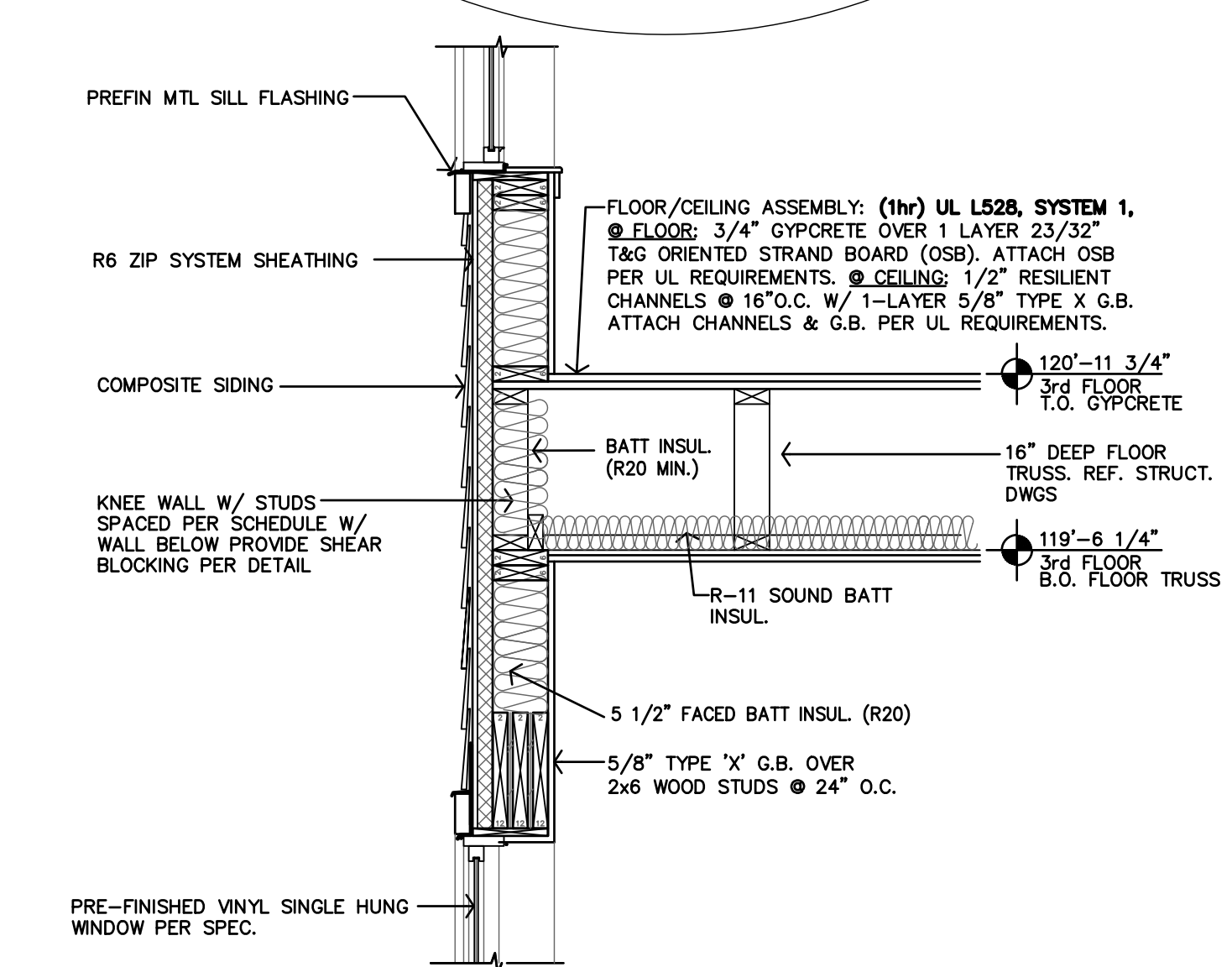
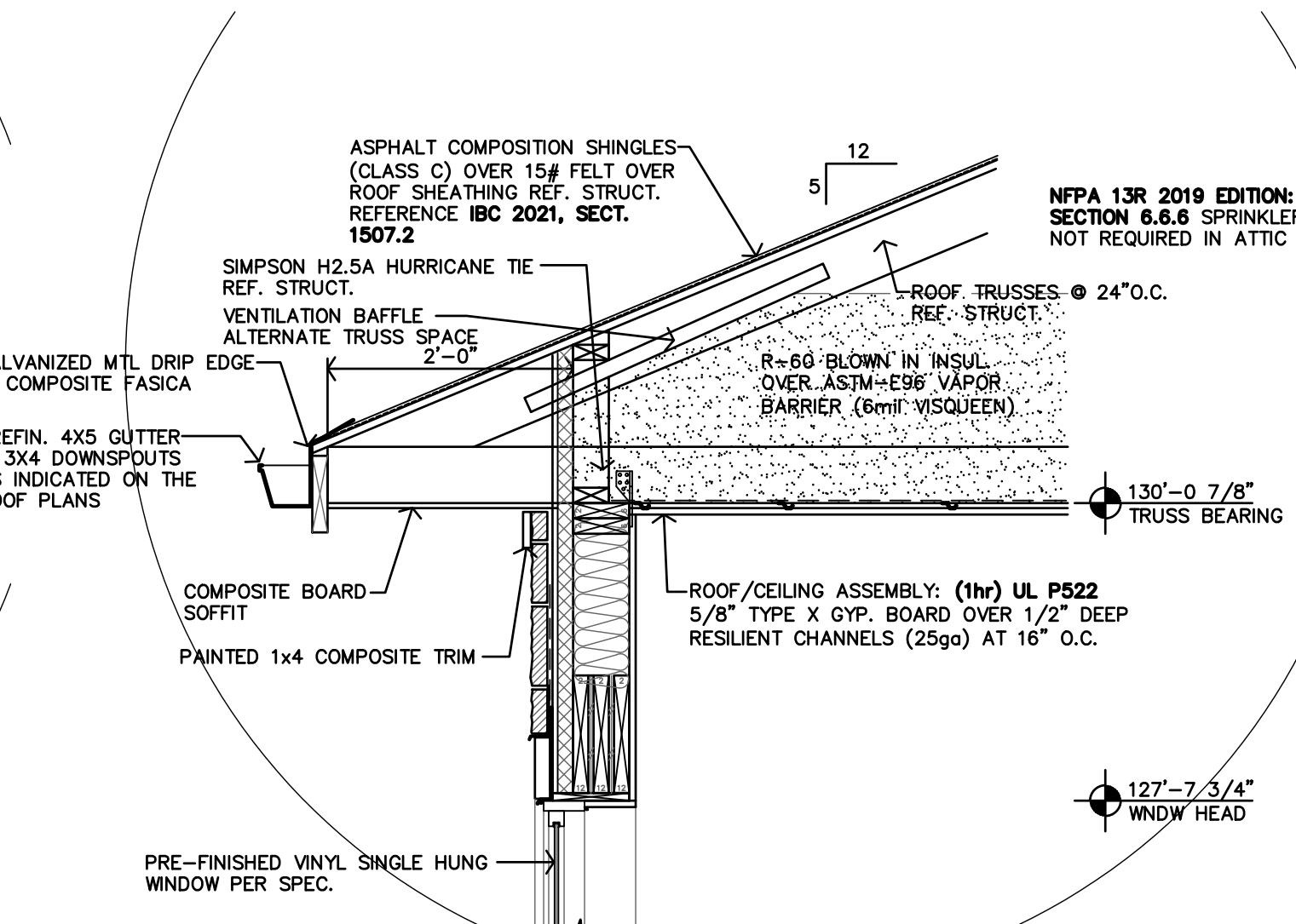
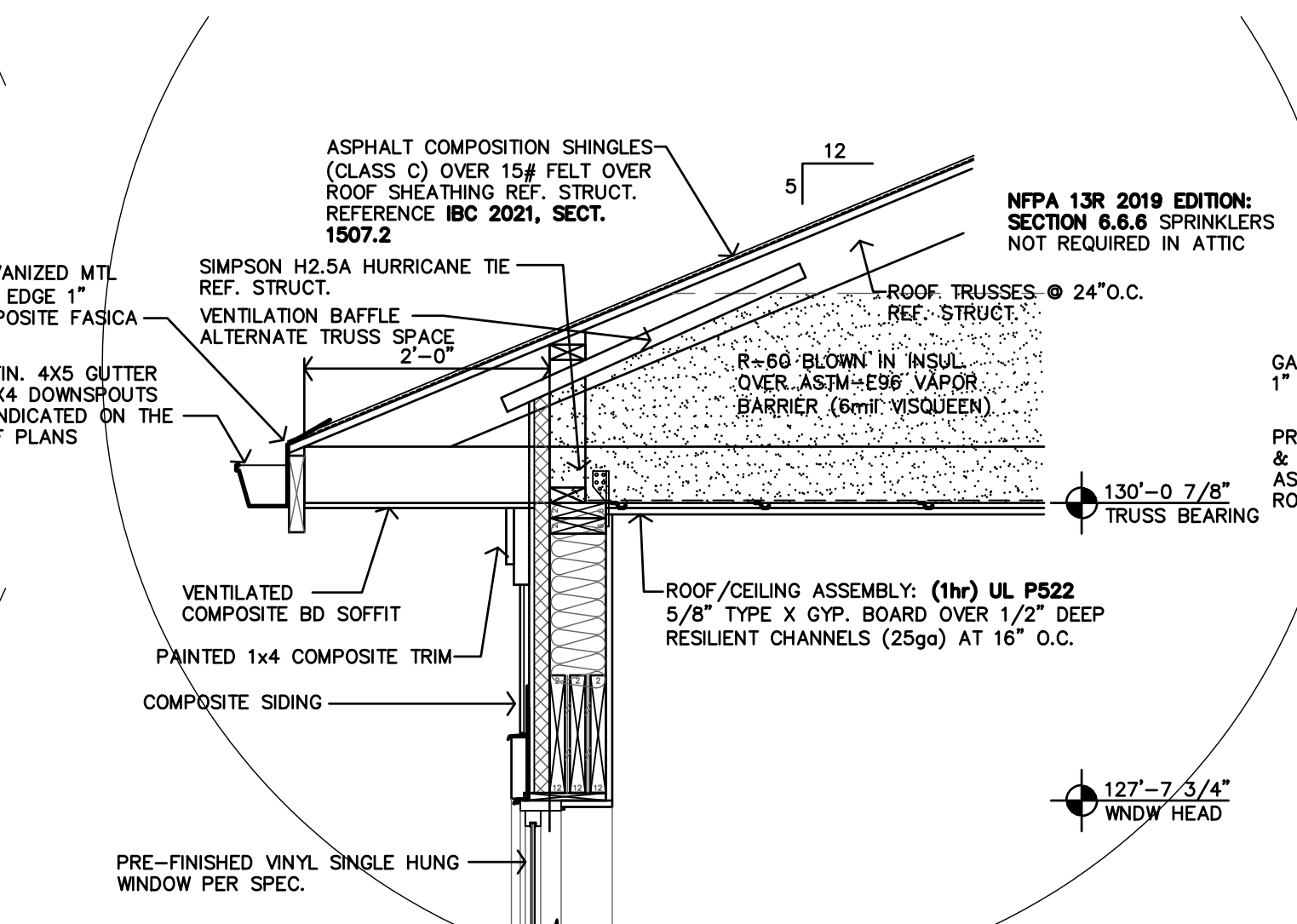
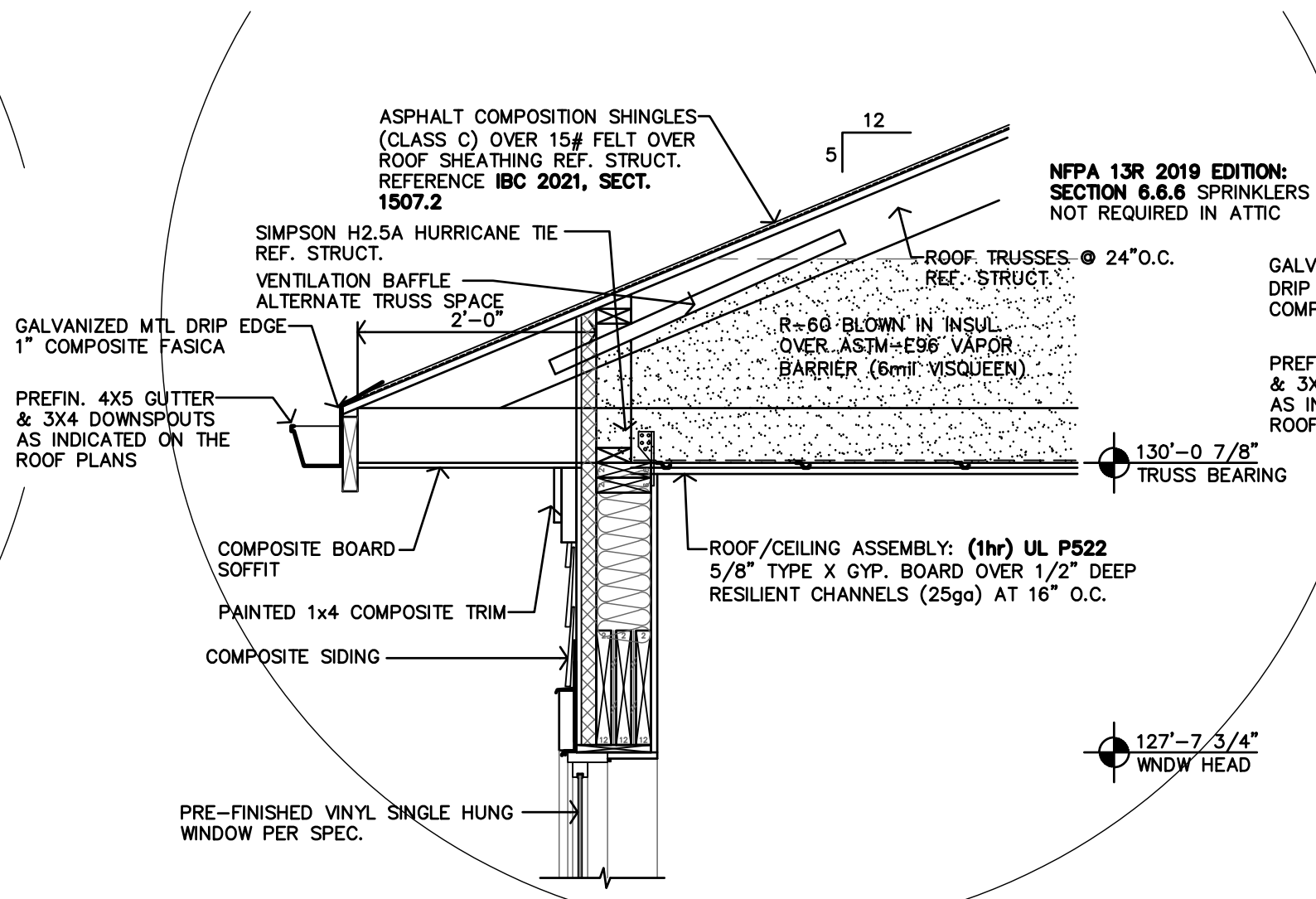
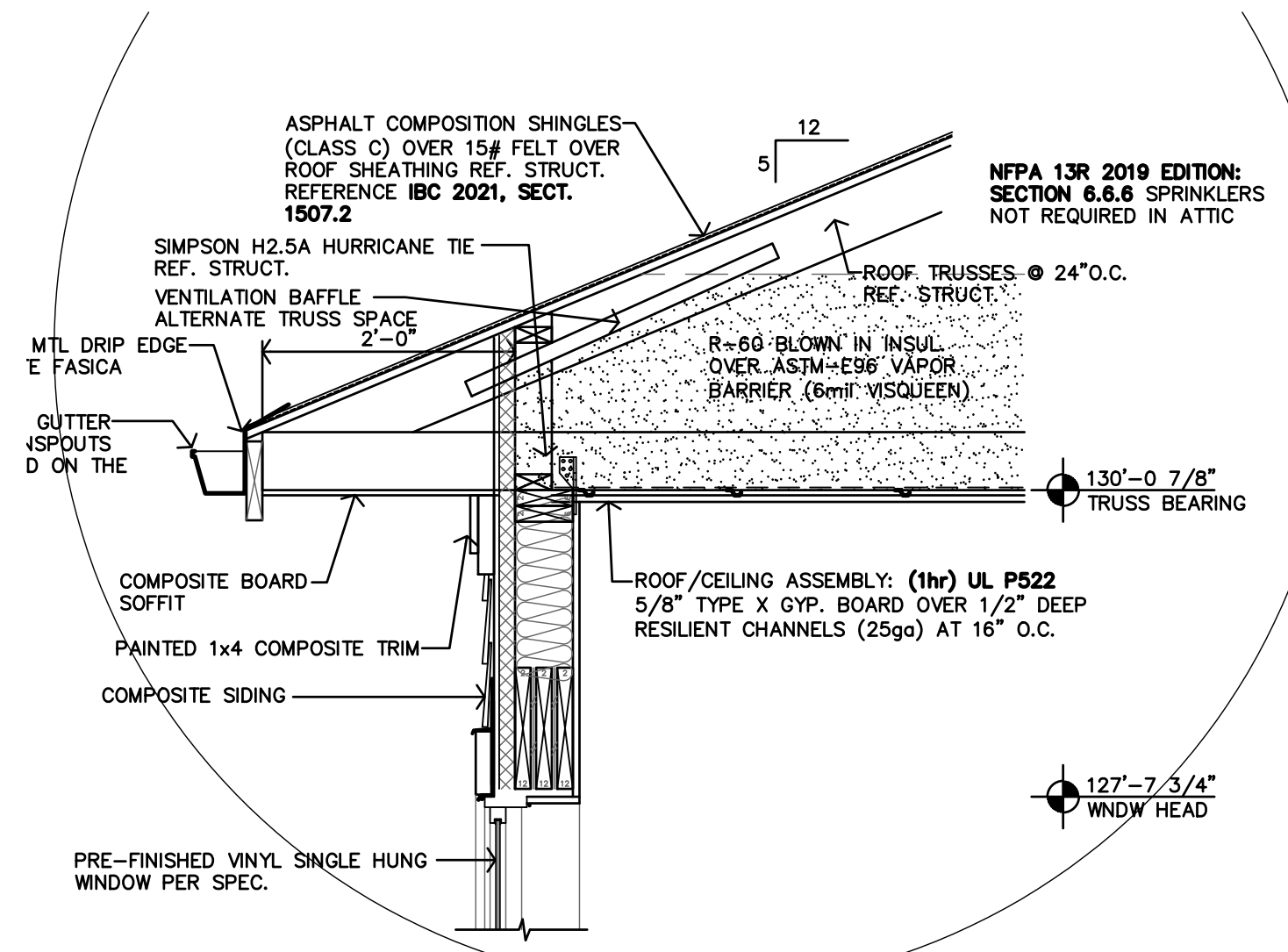
A APARTMENT BUILDING B NORTH ELEVATION
1/8"=1'-0"

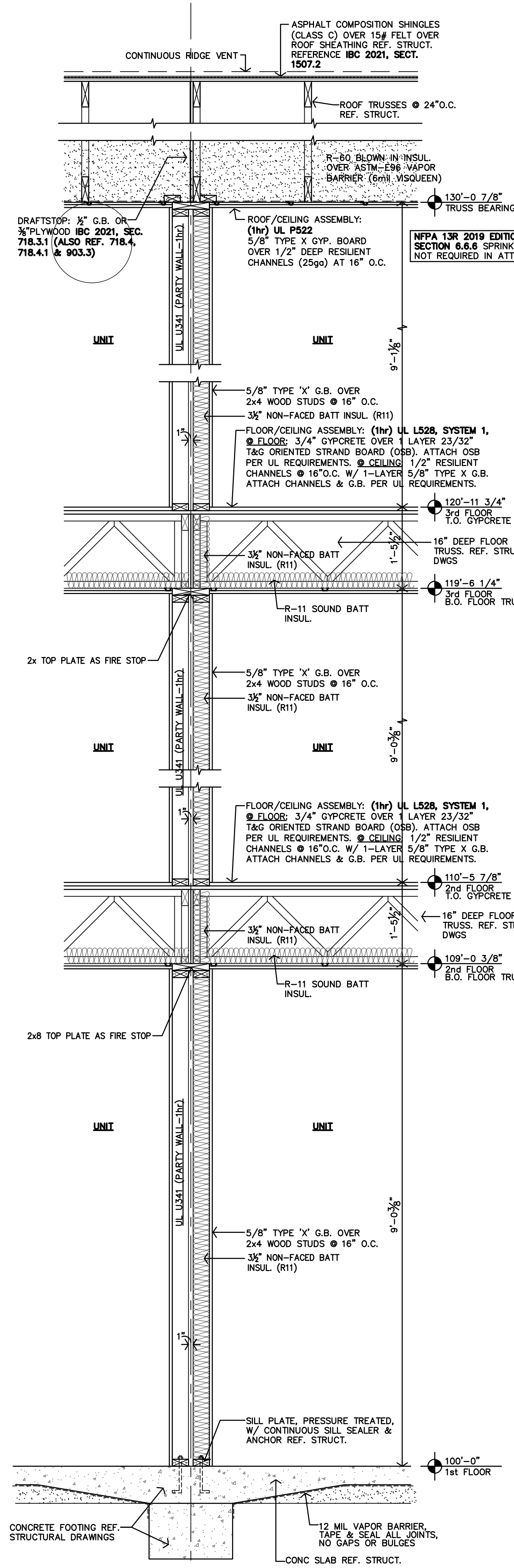


REVISION:

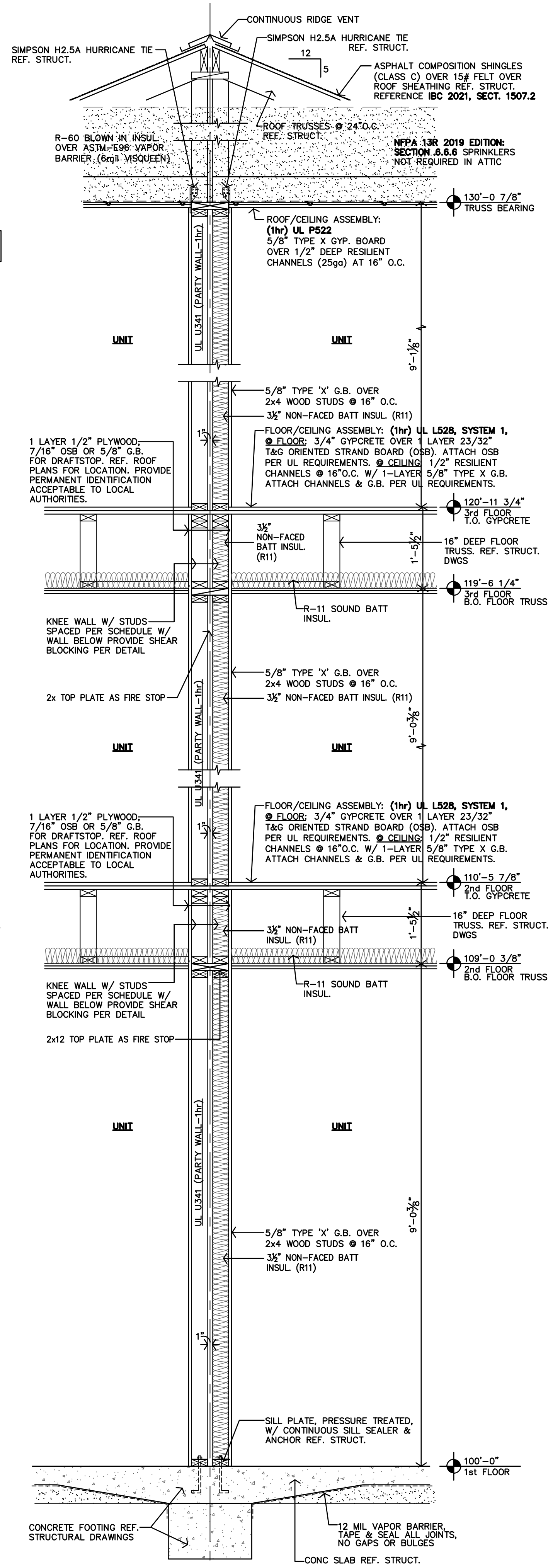
DATE: 6-14-2024
JOB: 22-3262
SHEET NO.:



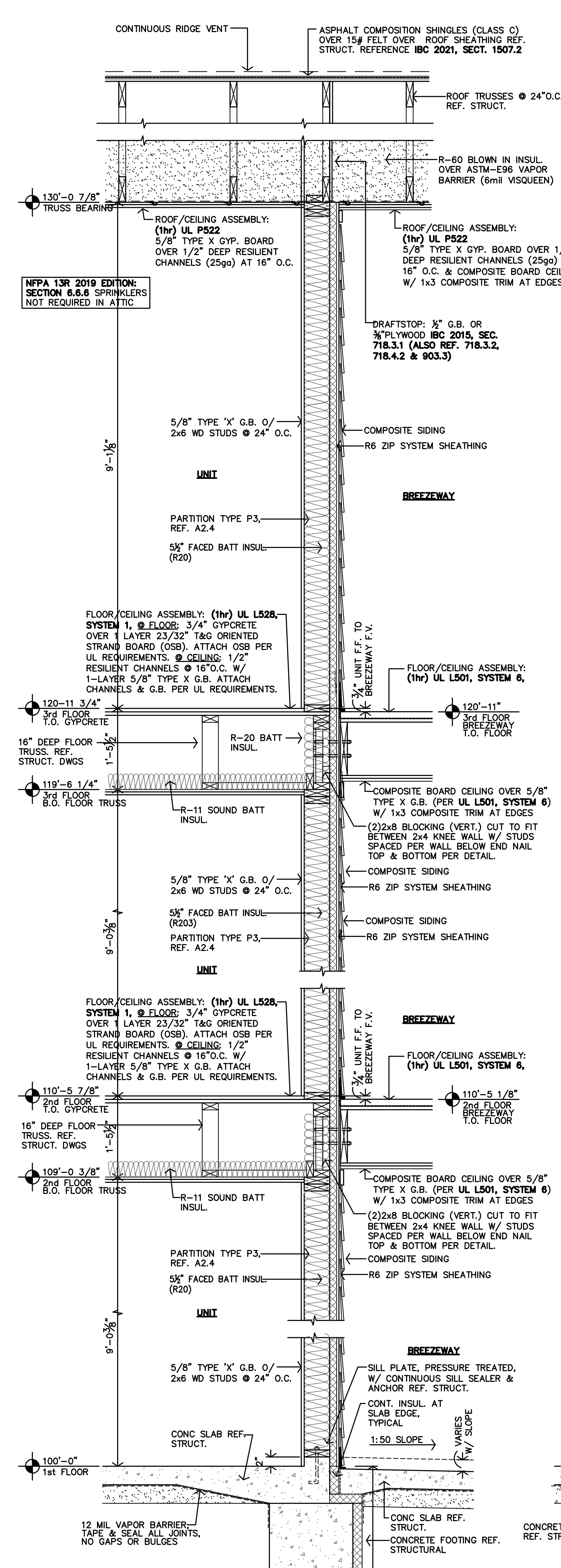




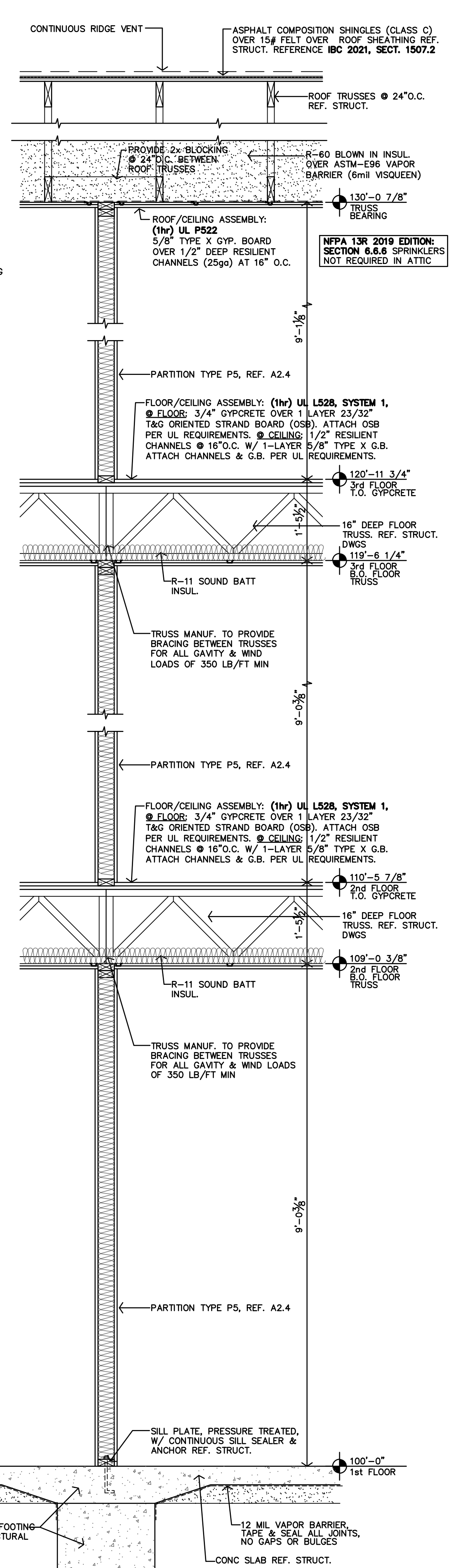
D PARTY WALL SIDE TO SIDE WALL SECTION
3/4"=1'-0"



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

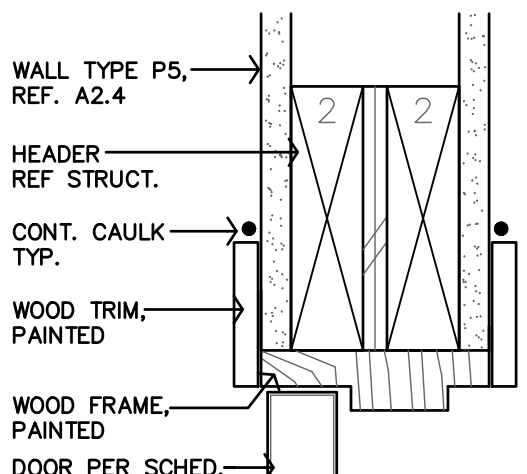


B BREEZEWAY WALL SECTION
3/4"=1'-0"

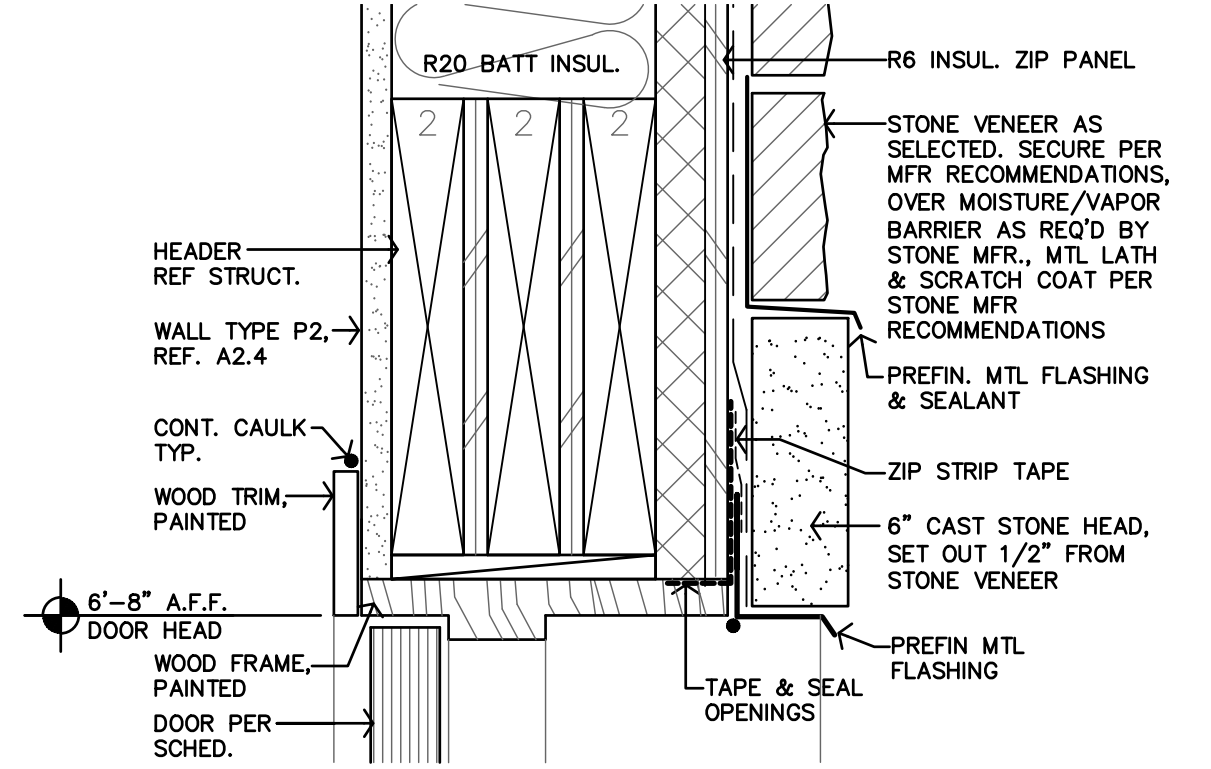


A INTERIOR LOAD BEARING WALL SECTION
3/4"=1'-0" REF. STRUCT. DWGS. FOR LOCATIONS

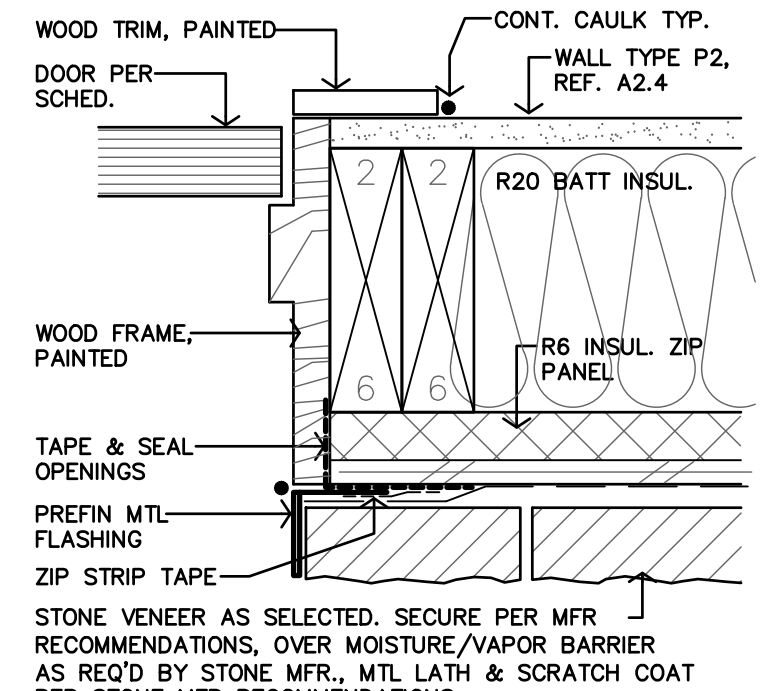
Coord. w/ struct



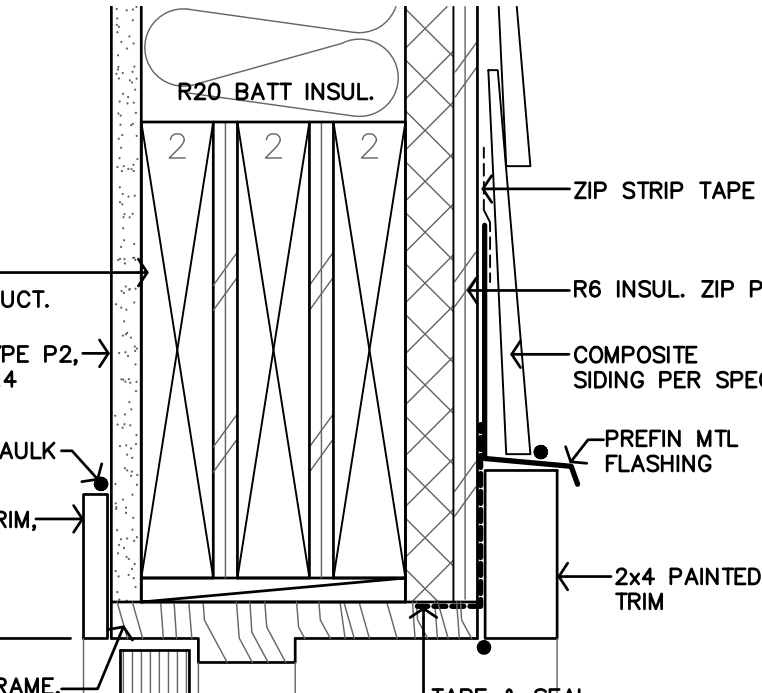
P TYP INT. DOOR HEAD DETAIL
3'-1'-0" JAMB SIMILAR



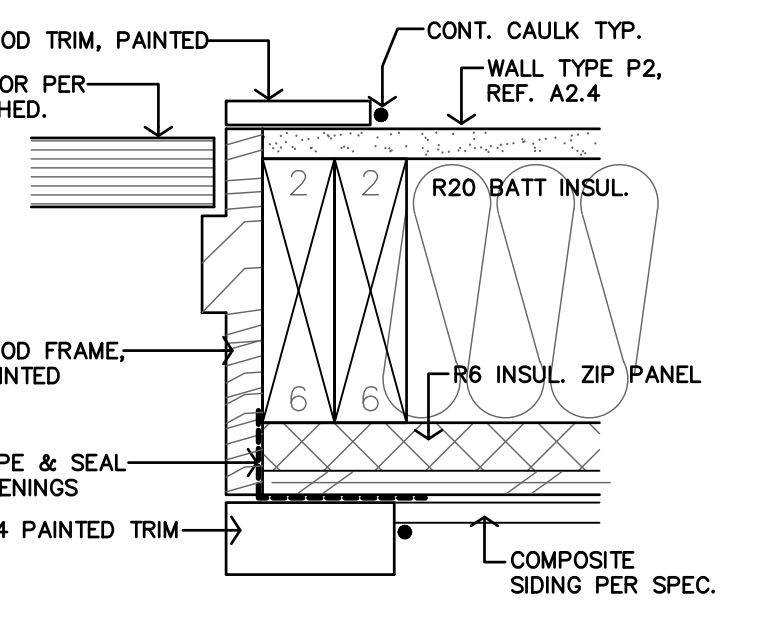
T TYP EXT. DOOR HEAD DETAIL @ STONE
3'-1'-0" JAMB SIMILAR



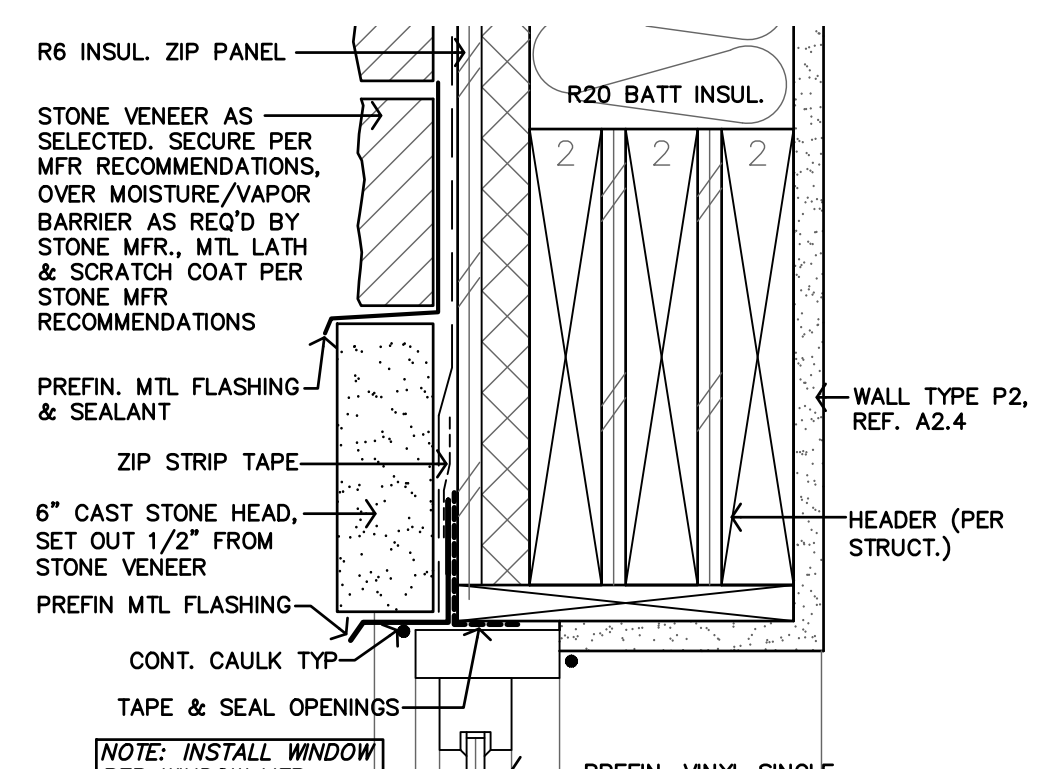
S TYP DOOR JAMB DETAIL @ STONE
3'-1'-0"



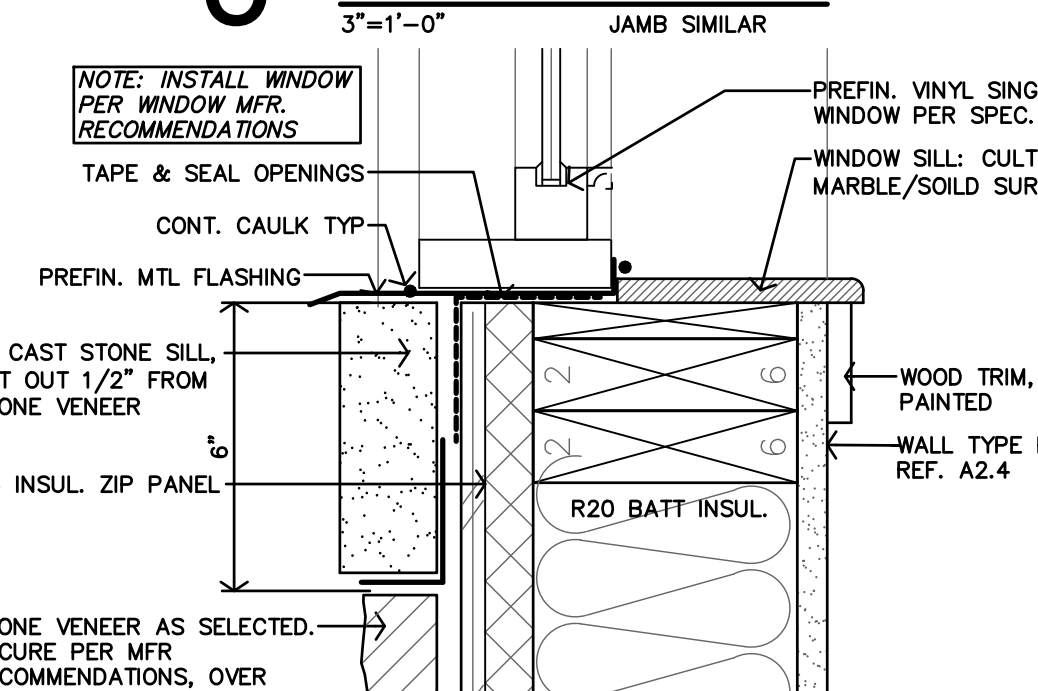
R TYP DOOR HEAD DETAIL @ SIDING
3'-1'-0" JAMB SIMILAR



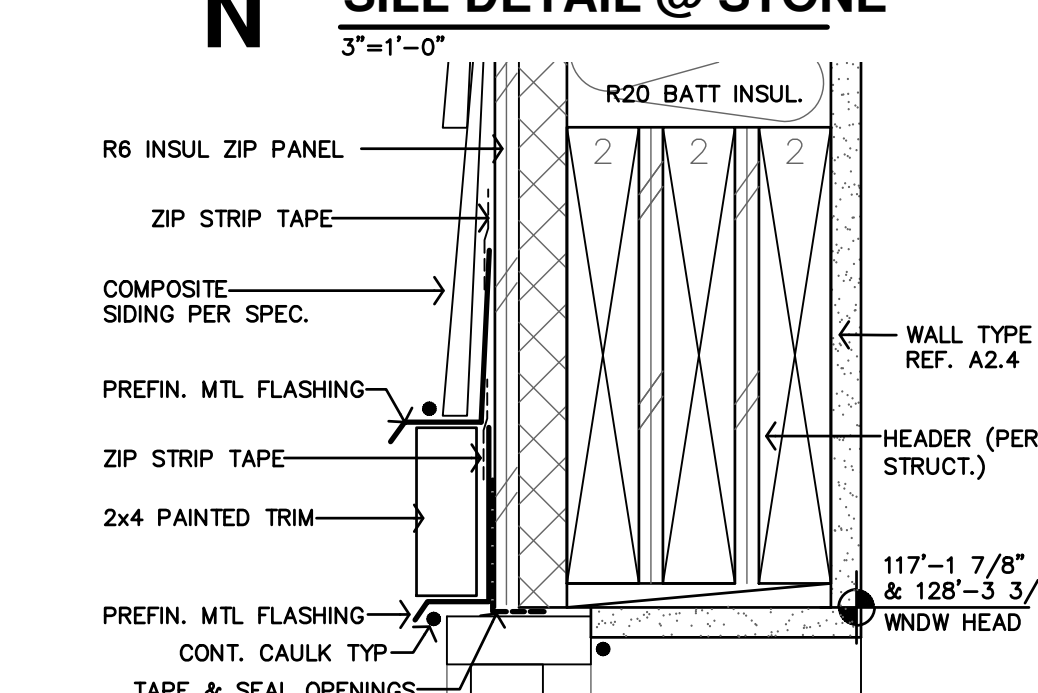
Q TYP DOOR JAMB DETAIL @ SIDING
3'-1'-0"



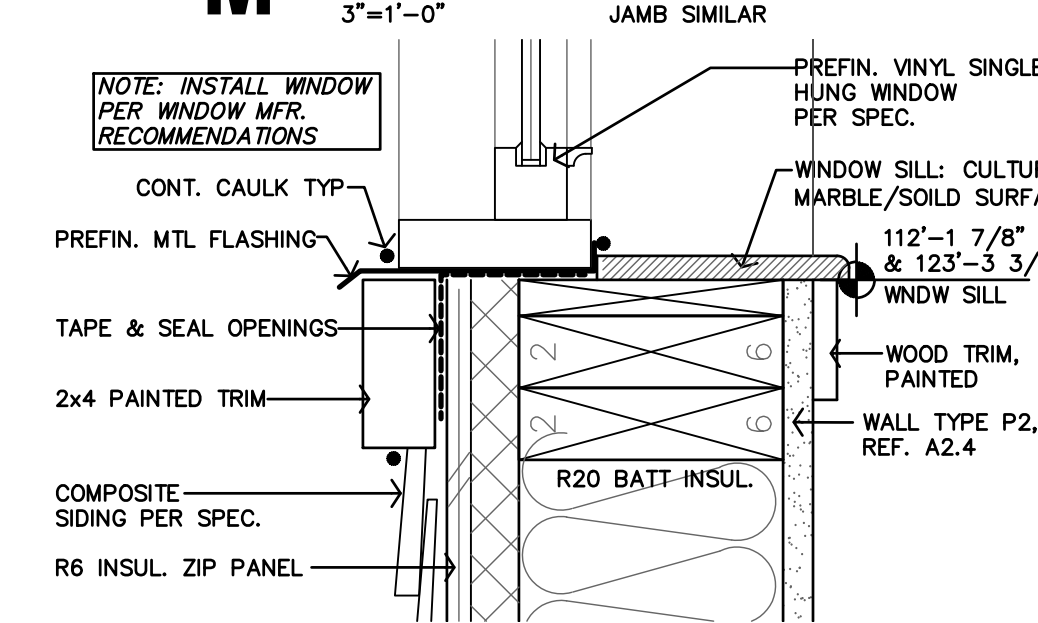
O TYP WINDOW HEAD DETAIL @ STONE
3'-1'-0" JAMB SIMILAR



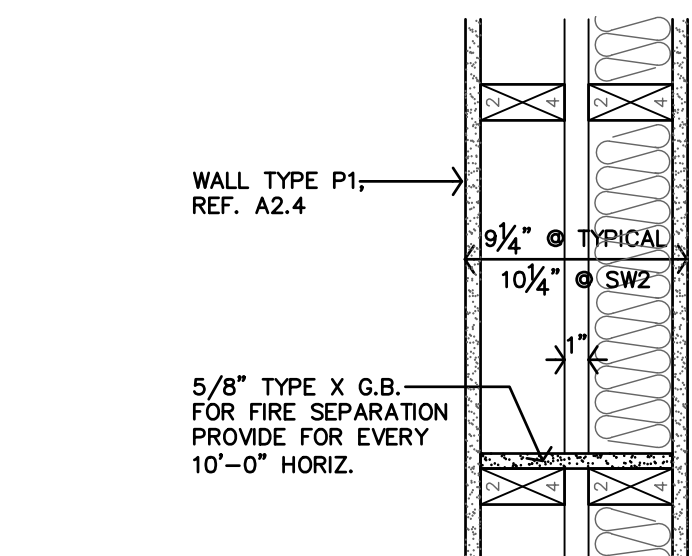
N TYP WINDOW SILL DETAIL @ STONE
3'-1'-0"



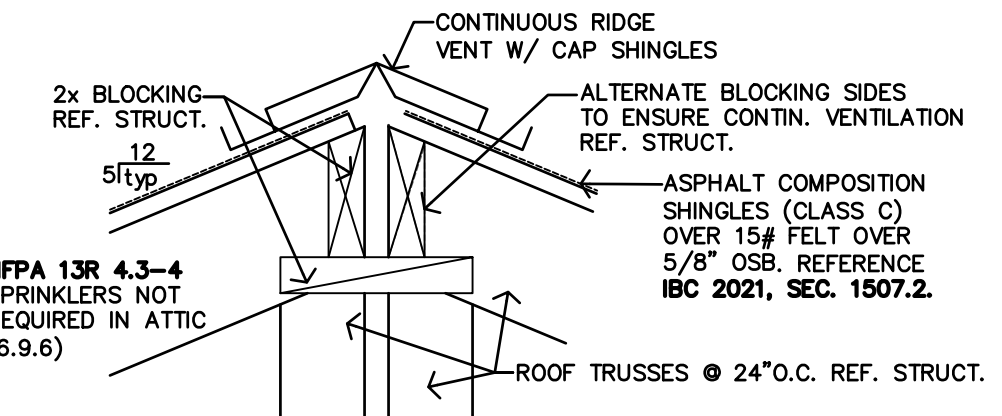
M TYP WINDOW HEAD DETAIL @ SIDING
3'-1'-0" JAMB SIMILAR



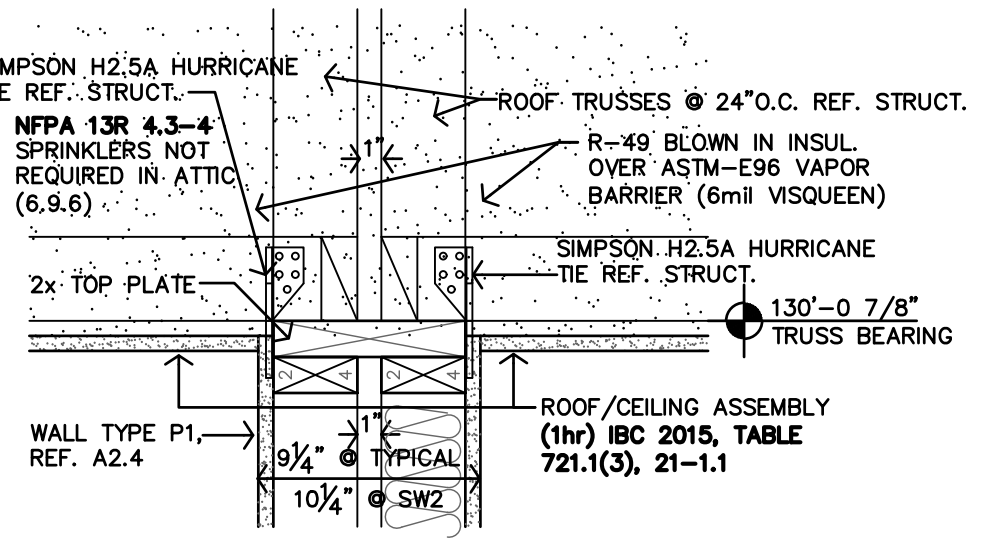
L TYP WINDOW SILL DETAIL @ SIDING
3'-1'-0"



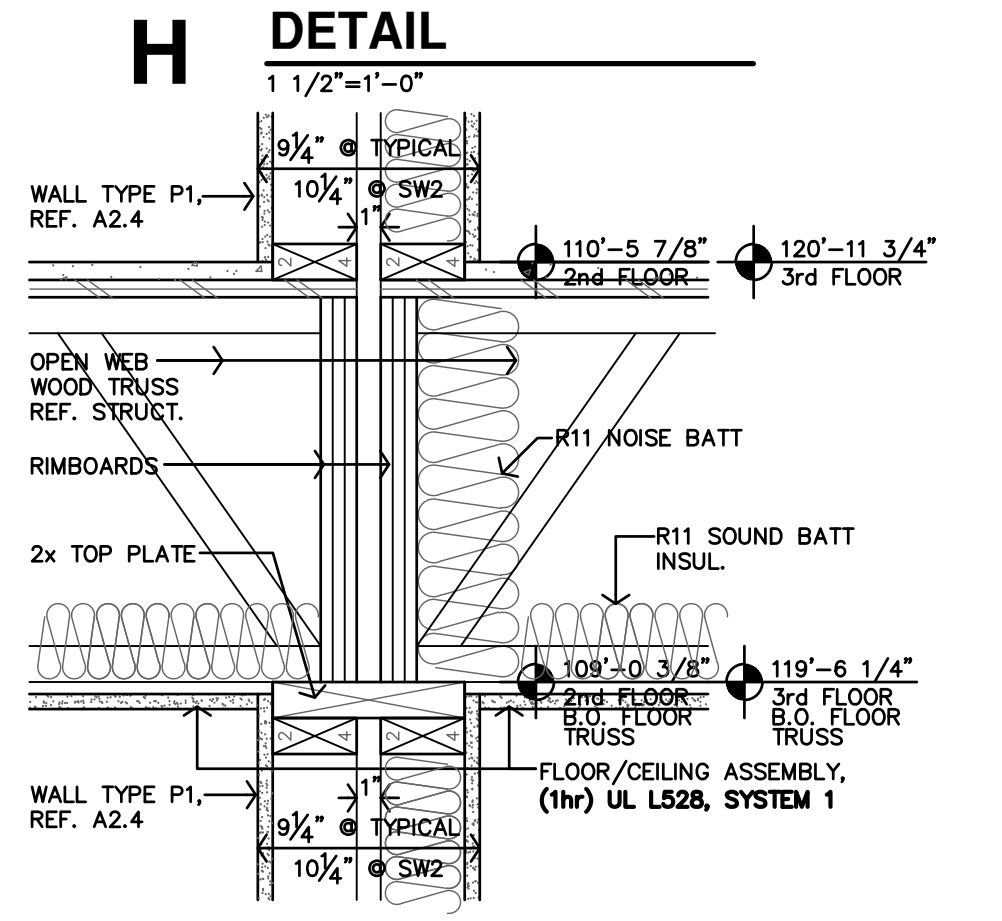
K FIREBLOCKING DETAIL
1 1/2'-1'-0"



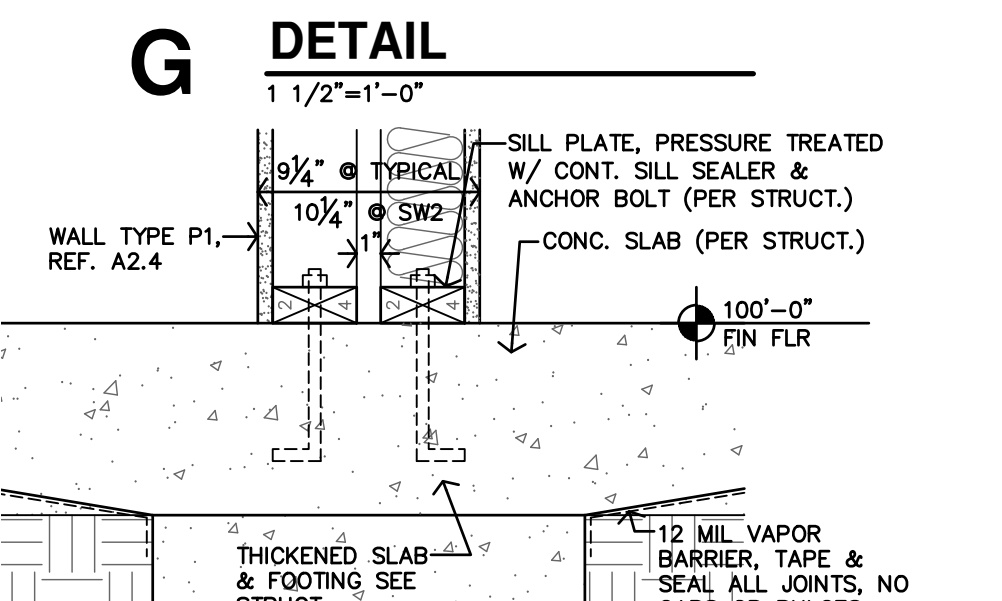
J RIDGE DETAIL
1 1/2'-1'-0"



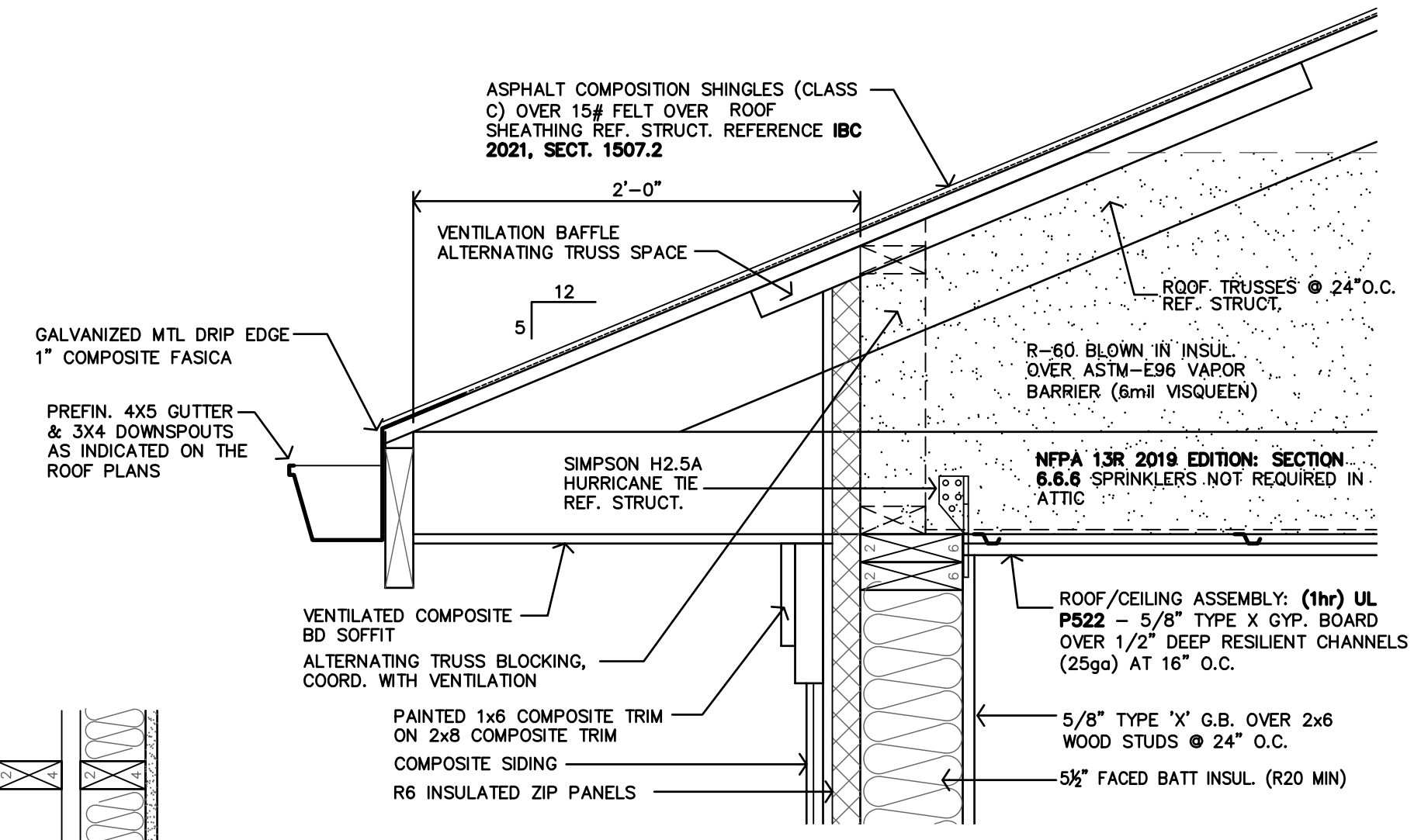
H DETAIL
1 1/2'-1'-0"



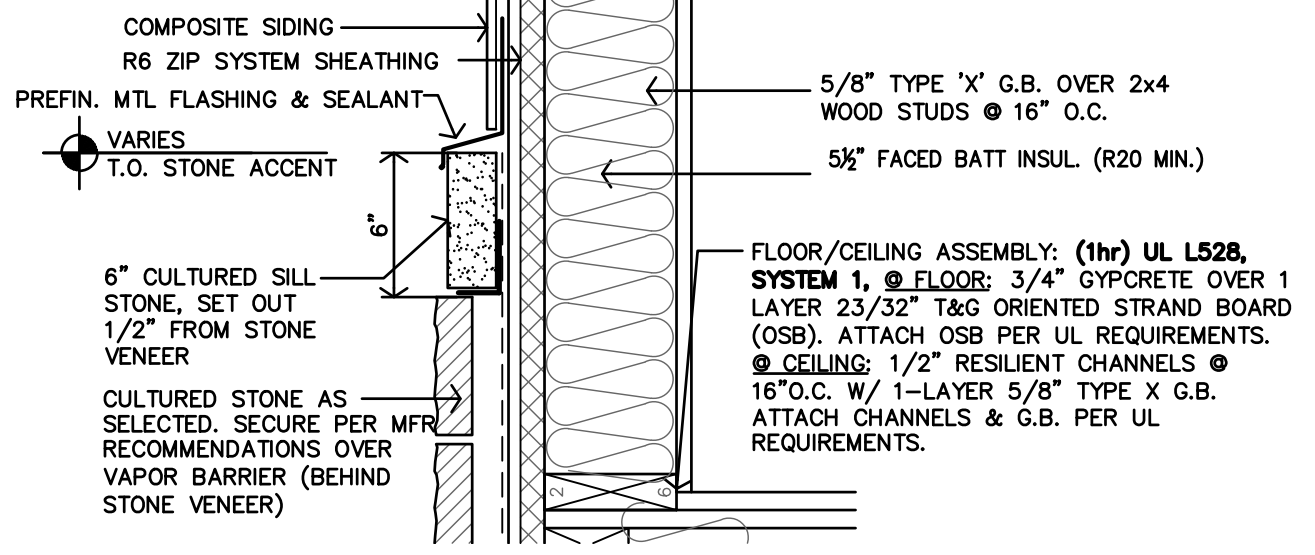
G DETAIL
1 1/2'-1'-0"



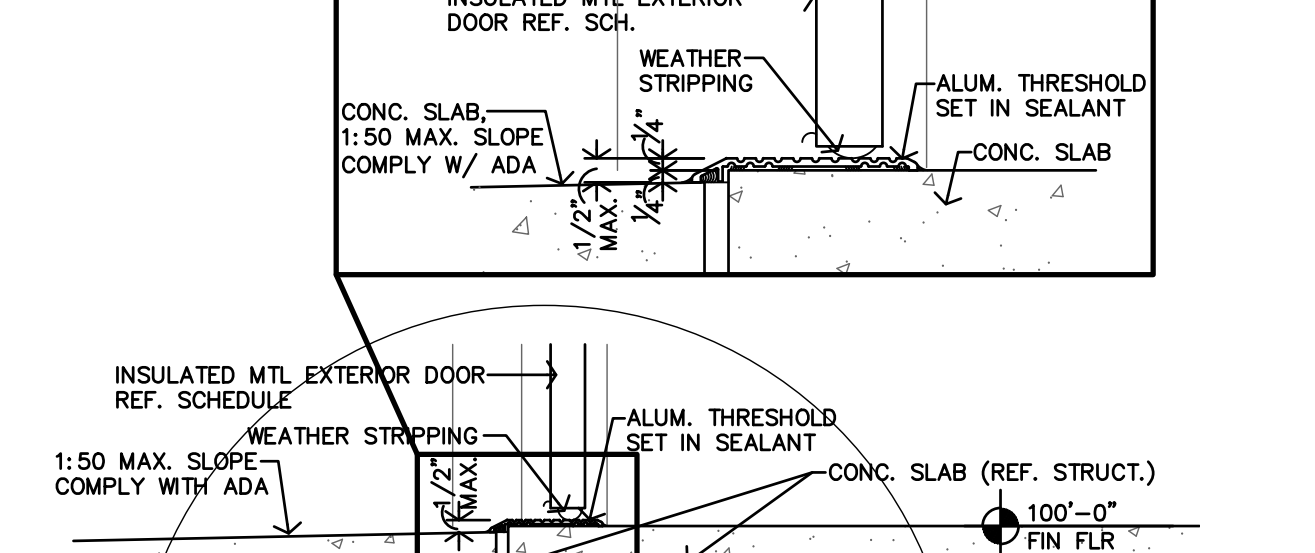
F DETAIL
1 1/2'-1'-0"



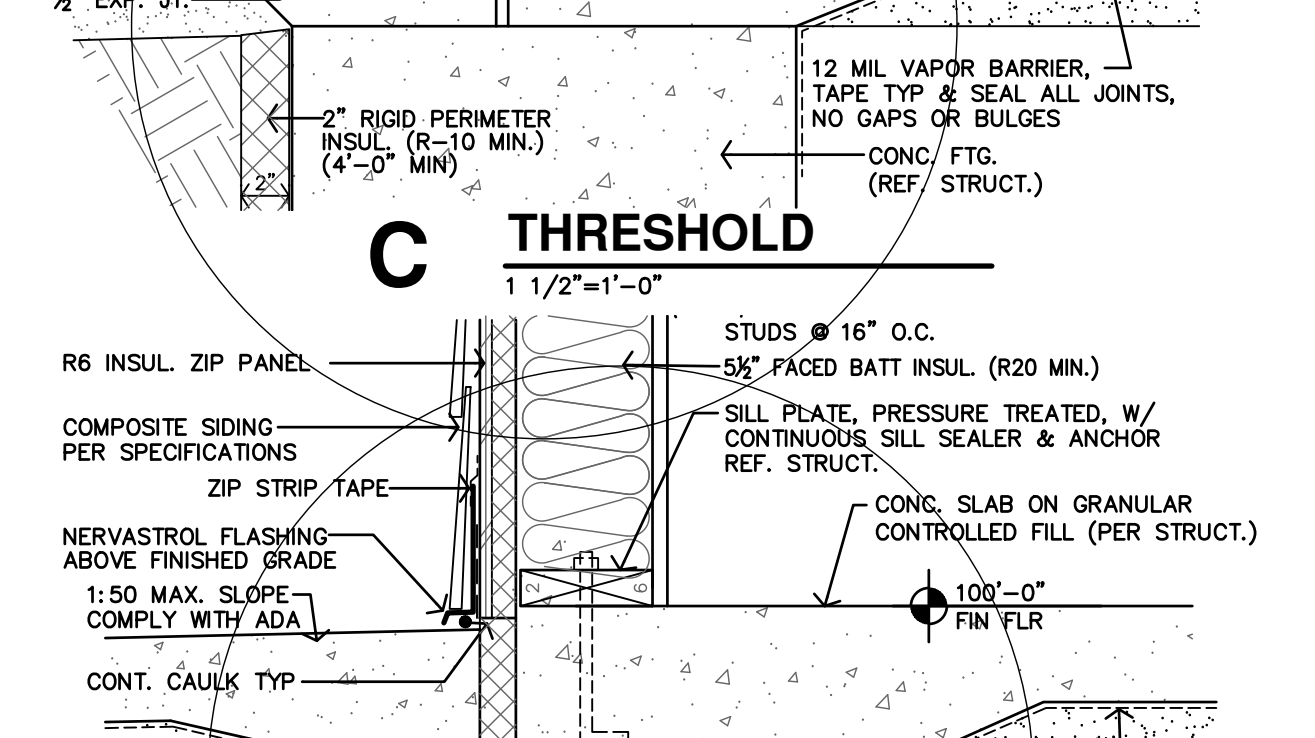
E SOFFIT DETAIL
1 1/2'-1'-0"



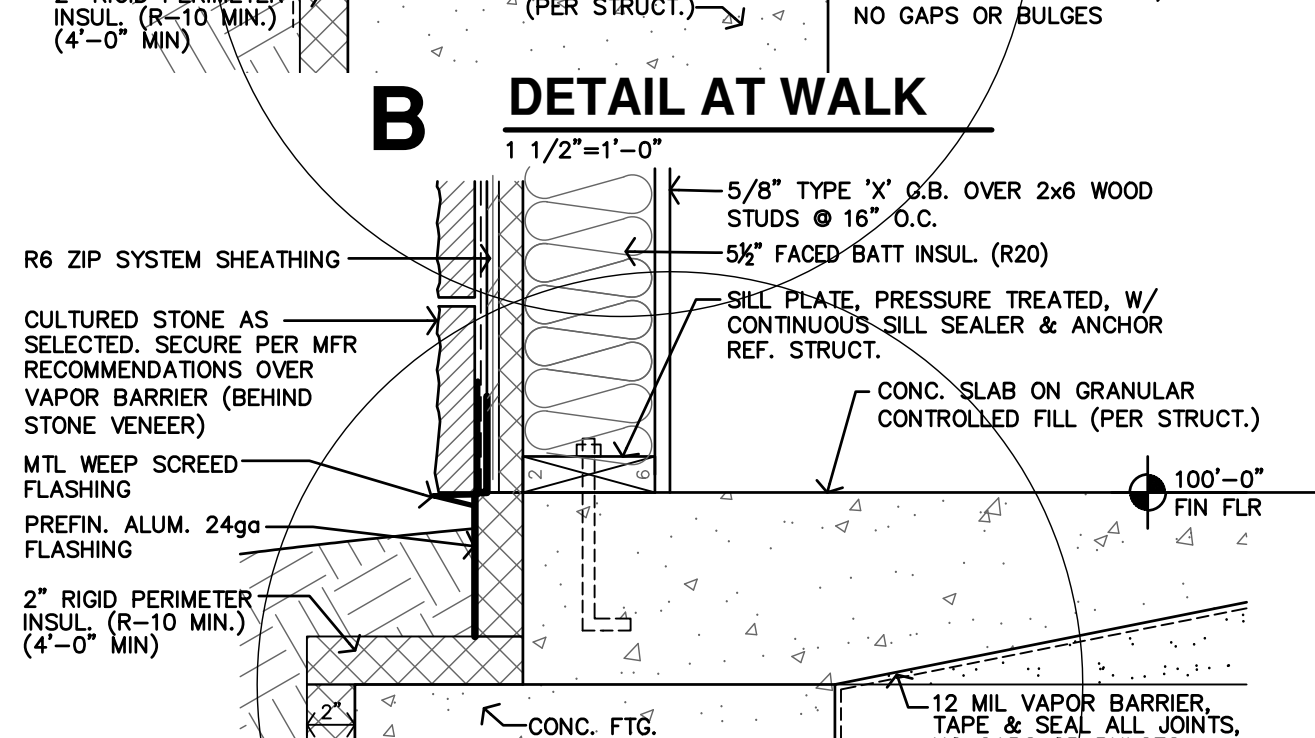
D T.O. STONE DETAIL
1 1/2'-1'-0"



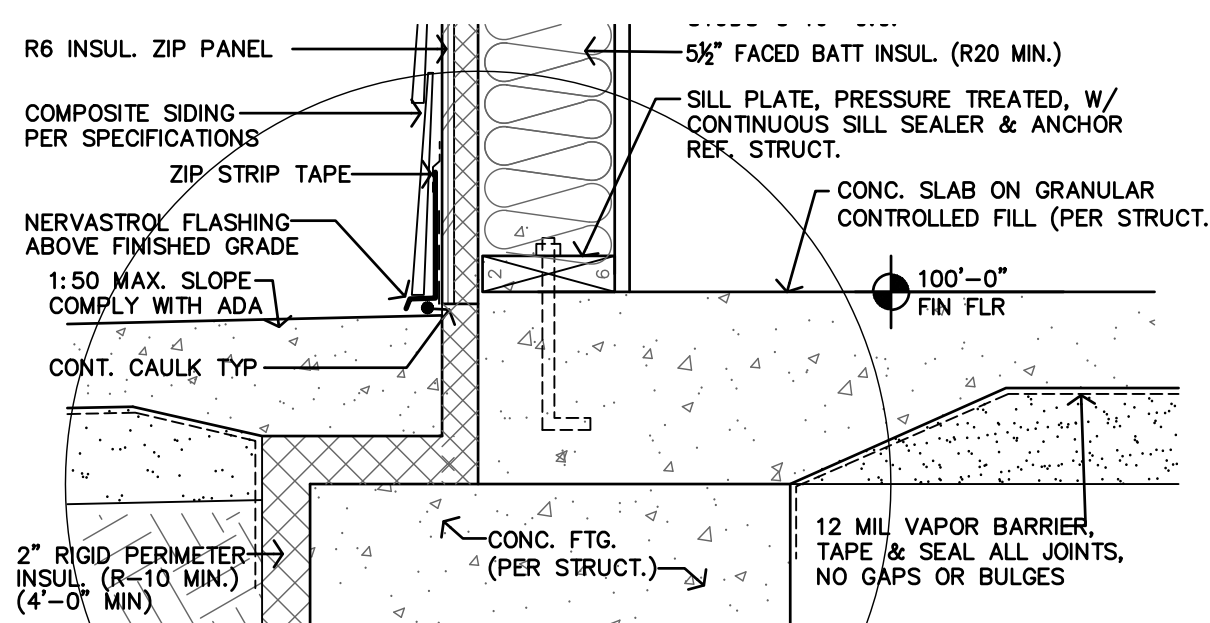
C THRESHOLD
1 1/2'-1'-0"



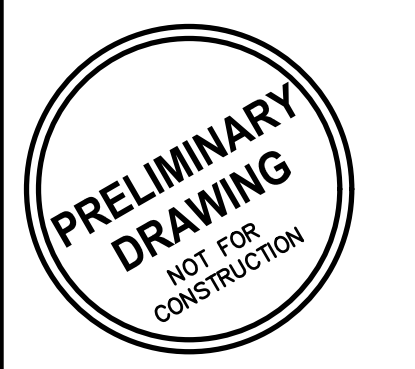
B DETAIL AT WALK
1 1/2'-1'-0"



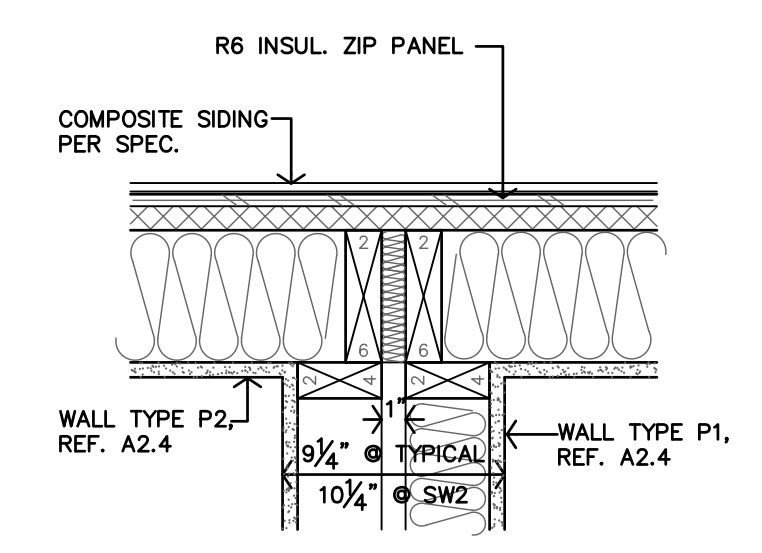
A DETAIL @ FOUNDATION
1 1/2'-1'-0"



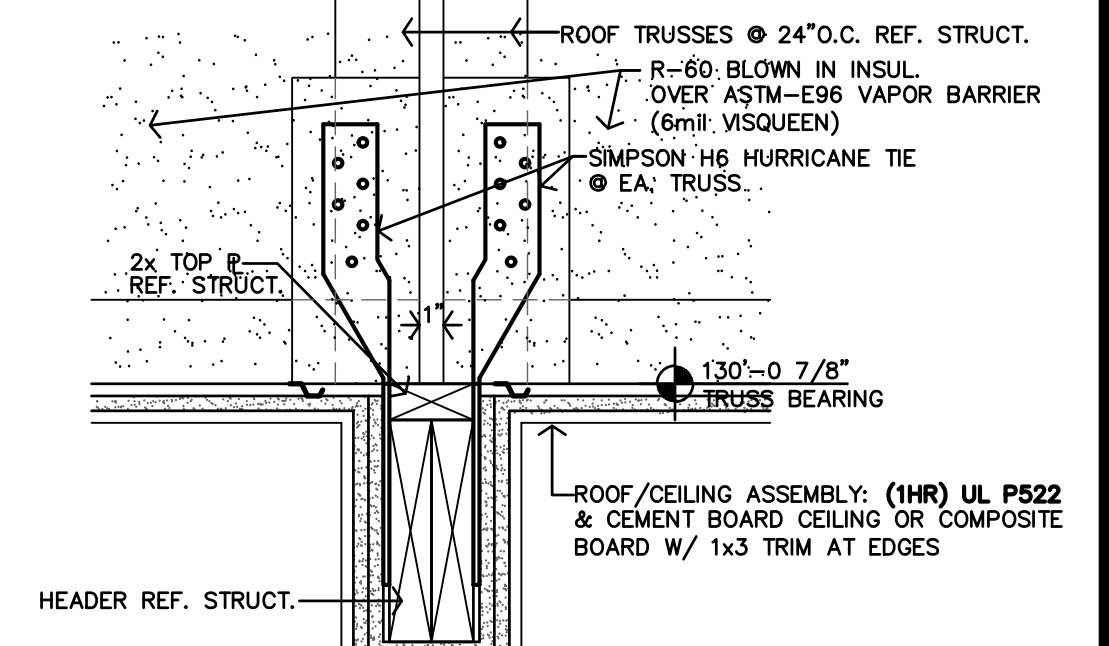
U DETAIL @ BREEZEWAY
1 1/2'-1'-0"



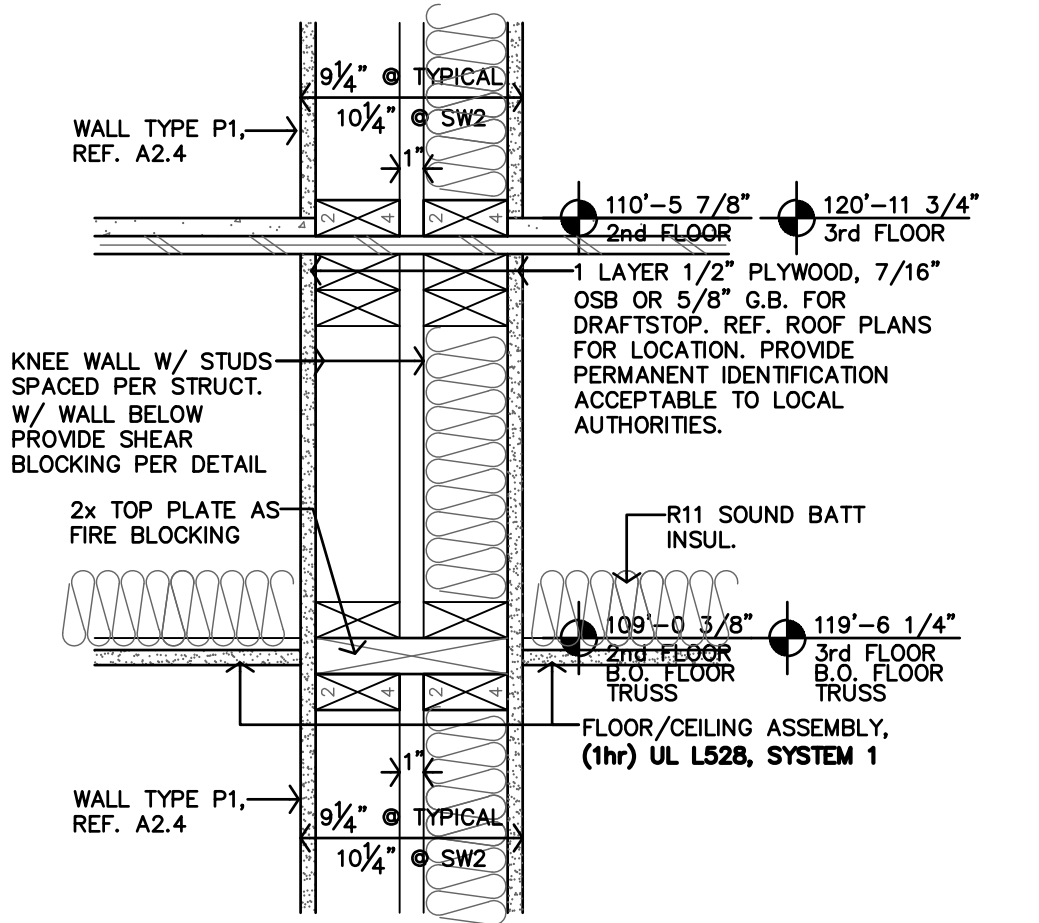
REVISION:
 DATE: 6-14-2024
 JOB: 22-3262
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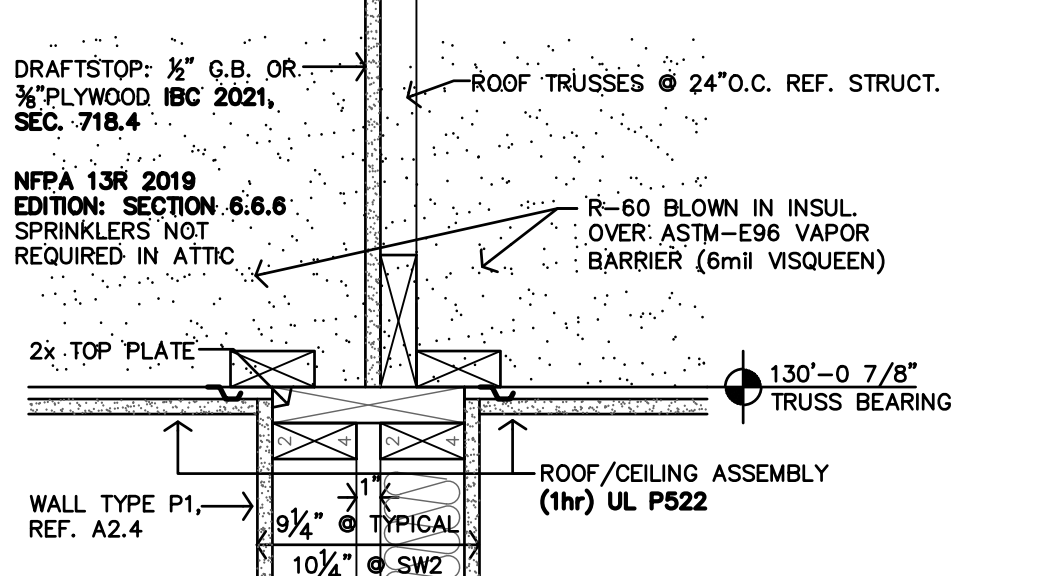
E WALL CAVITY PLAN DETAIL
 1 1/2"=1'-0"



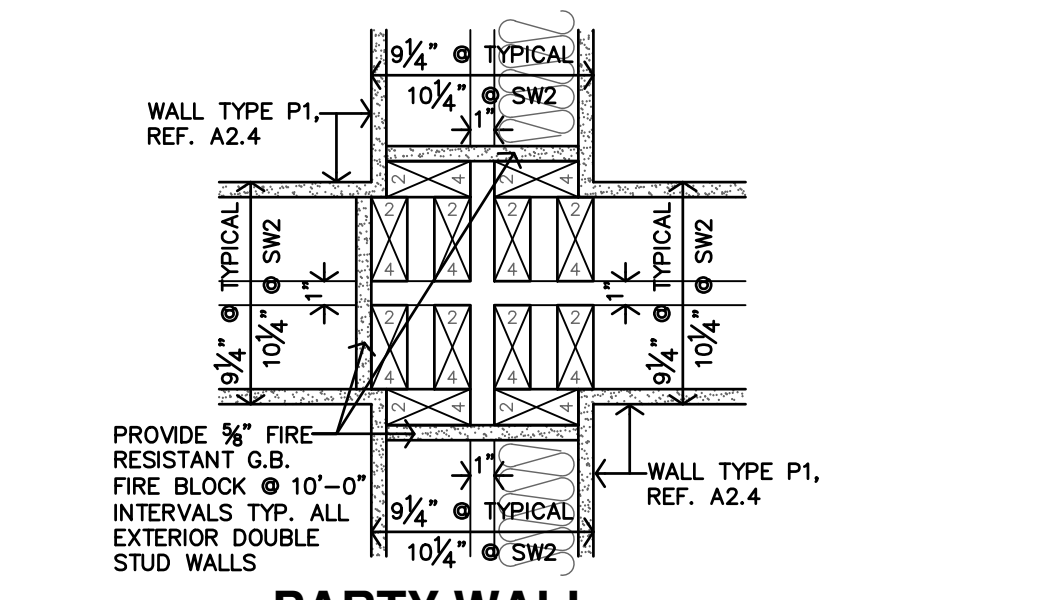
D BREEZEWAY ROOF BEAM DETAIL
 1 1/2"=1'-0"



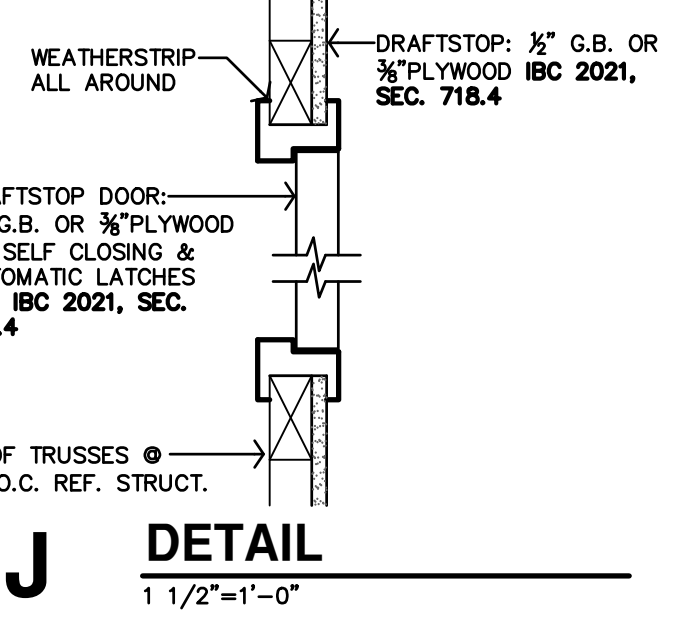
C PARTY WALL (BACK-BACK) FIRE STOP
 1 1/2"=1'-0"



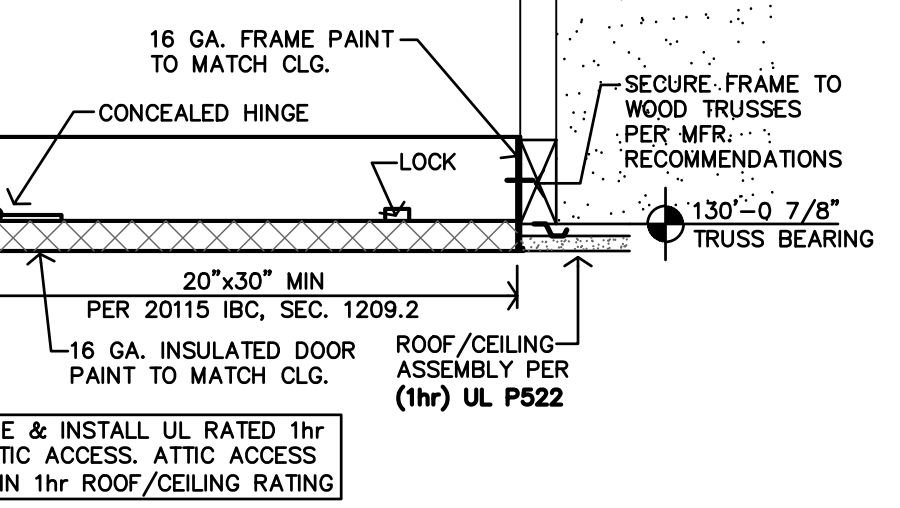
B PARTY WALL (SIDE-SIDE) FIRE STOP
 1 1/2"=1'-0"



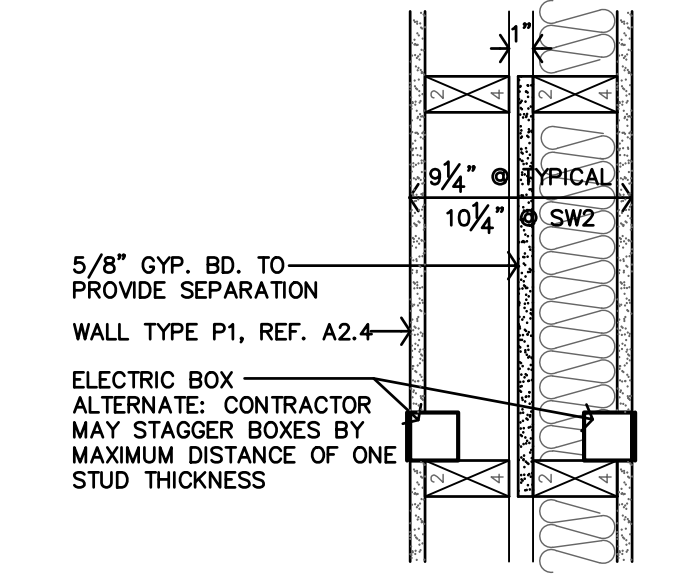
A PARTY WALL INTERSECTION FIRE BLOCKING DETAIL
 1 1/2"=1'-0"



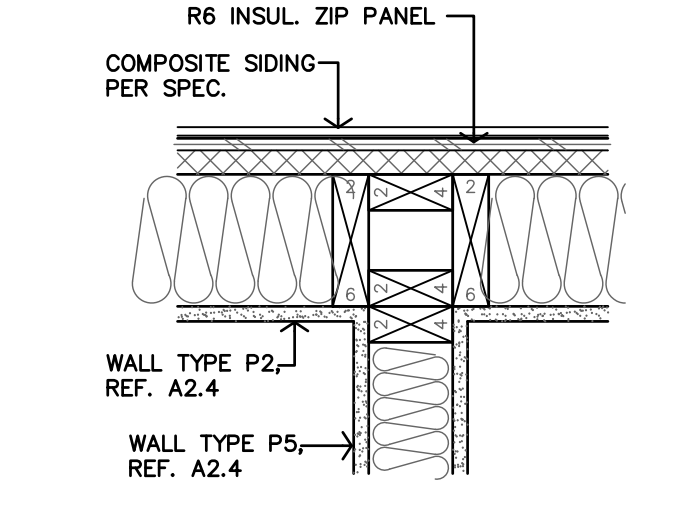
J DETAIL
 1 1/2"=1'-0"



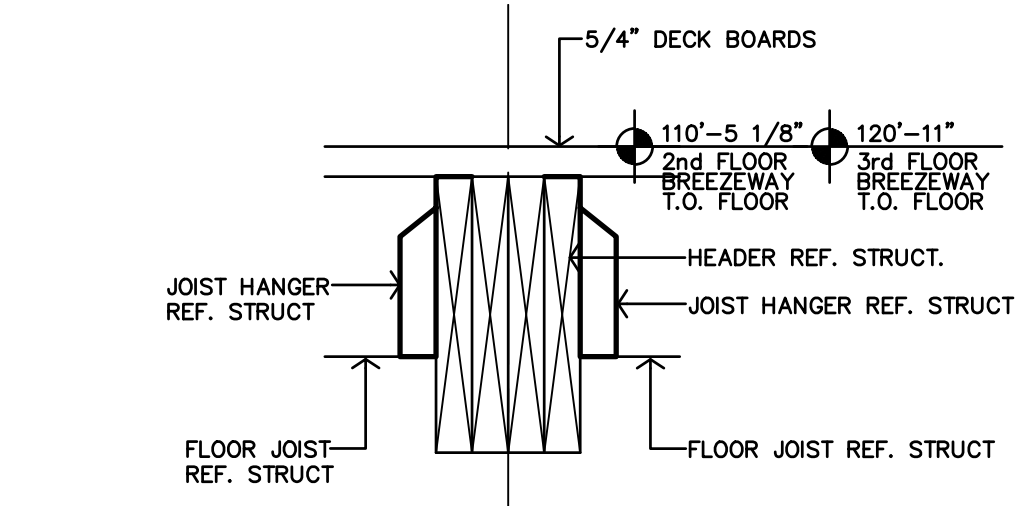
H ATTIC ACCESS DETAIL
 1 1/2"=1'-0"



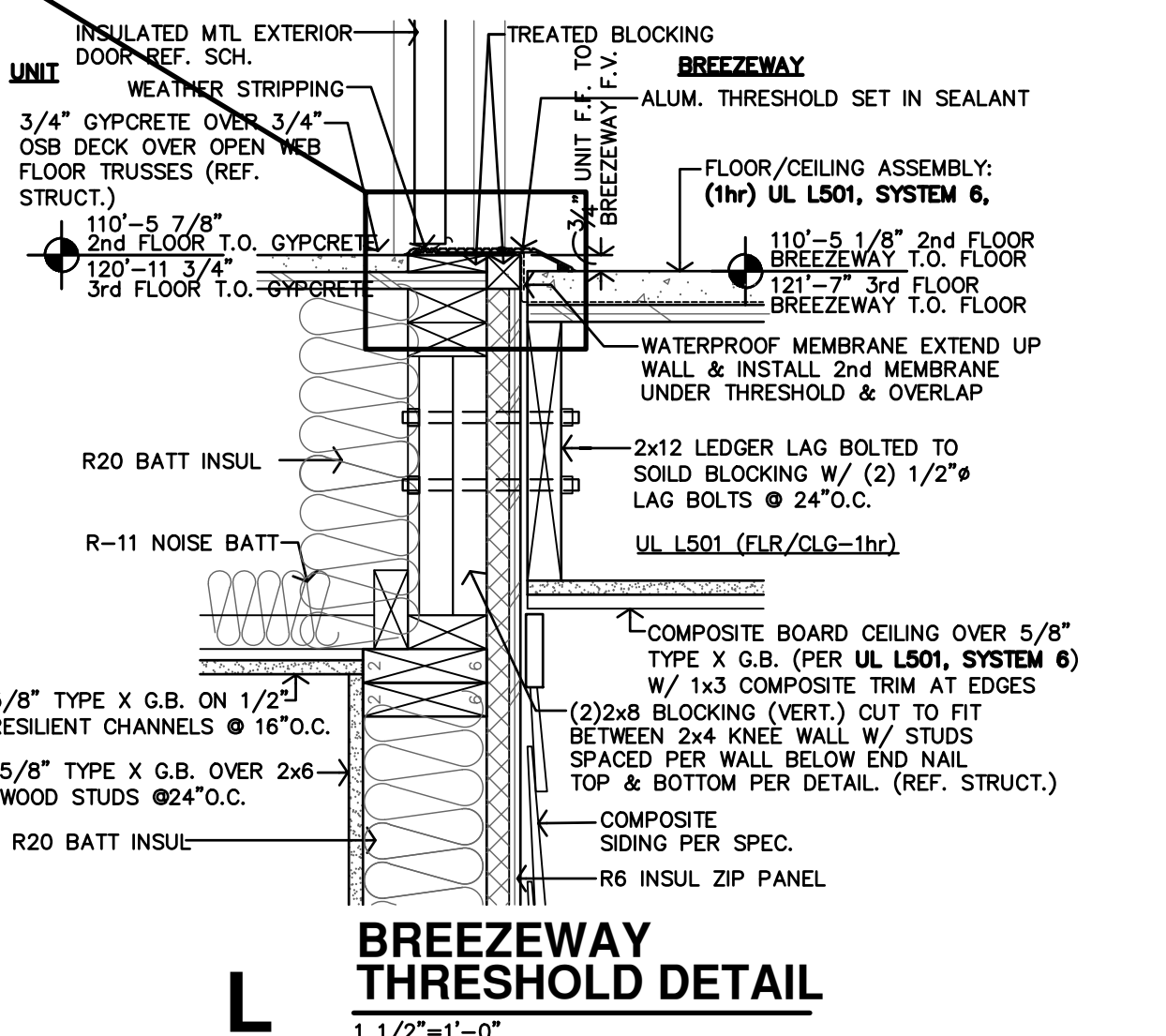
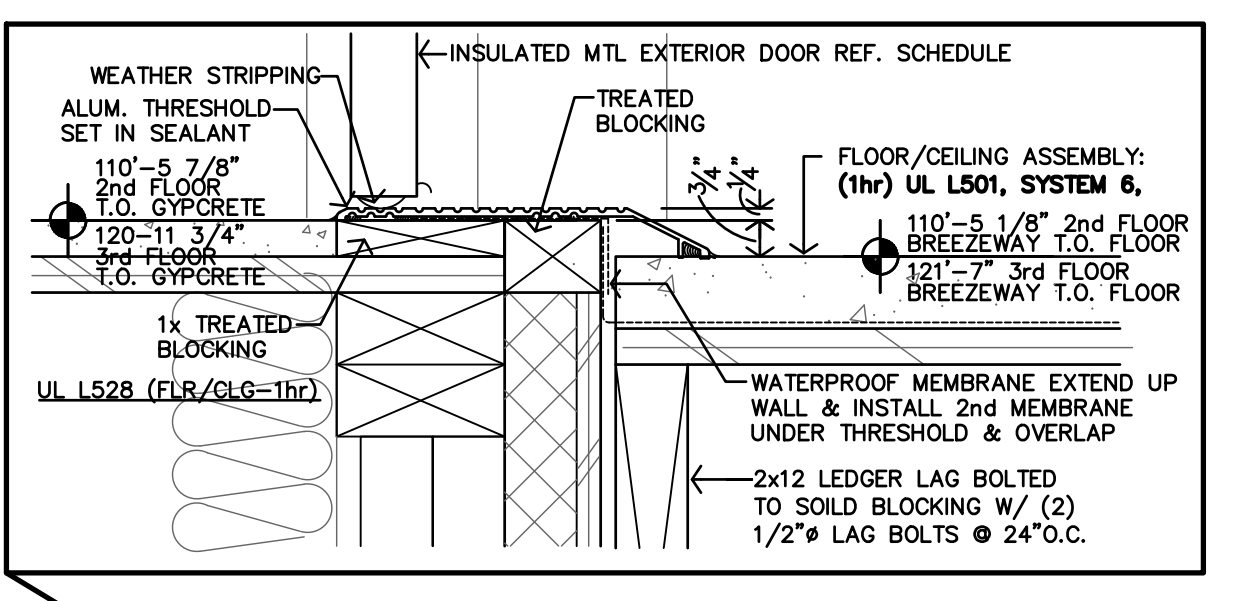
G FIRE BLOCKING @ J-BOX
 1 1/2"=1'-0"



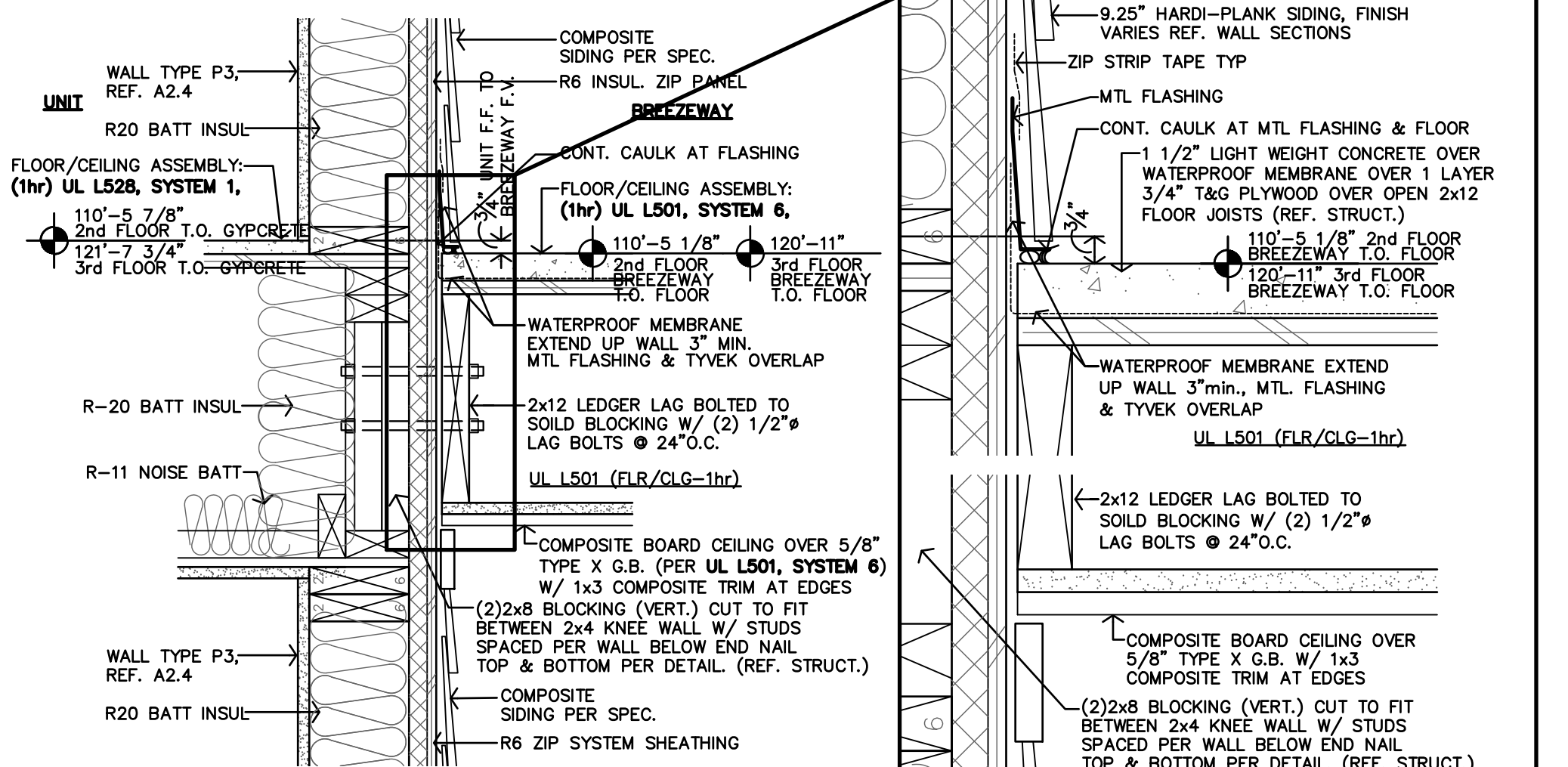
F EXT. WALL DETAIL
 1 1/2"=1'-0"



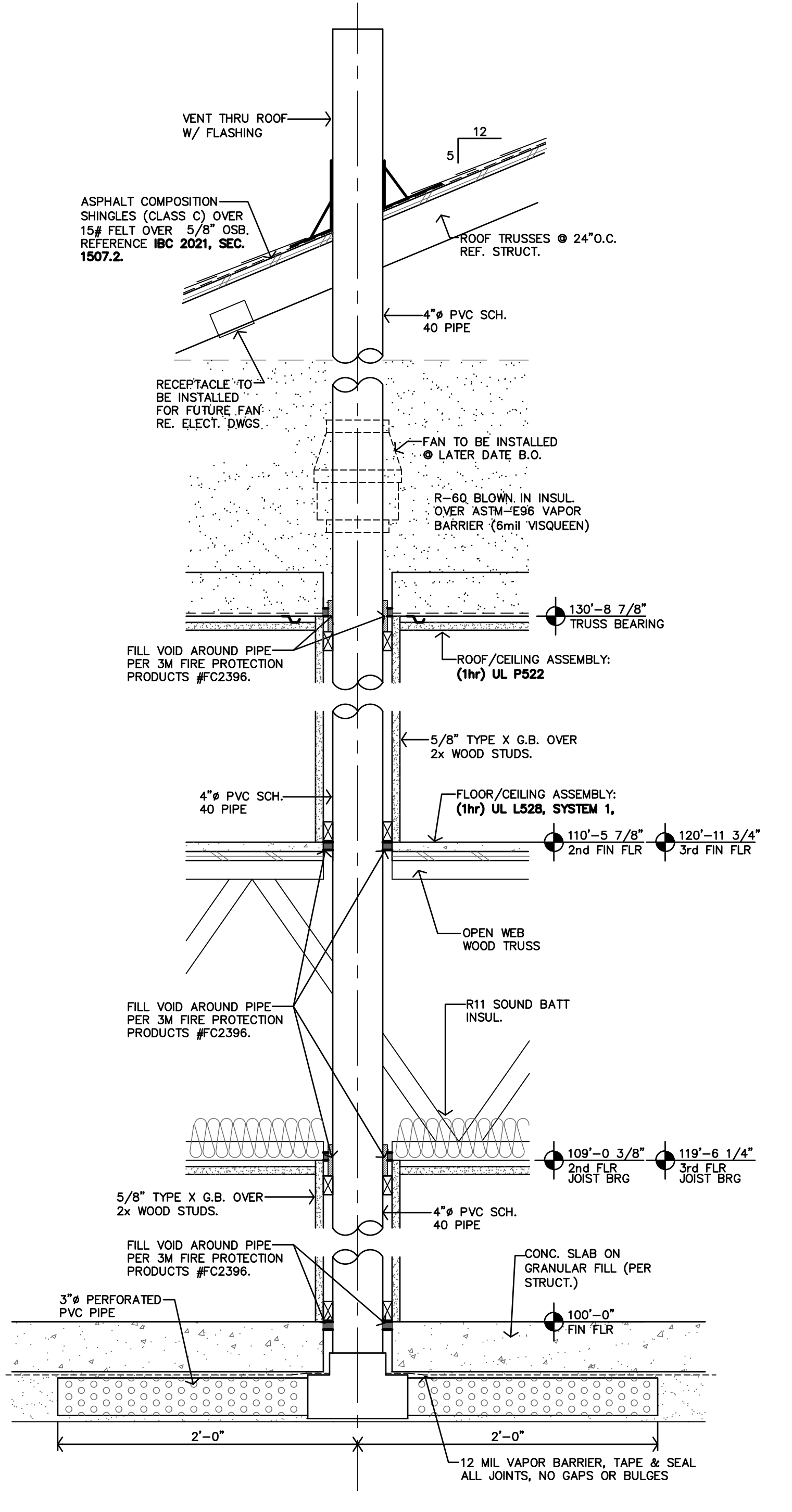
M BREEZEWAY DETAIL
 1 1/2"=1'-0"



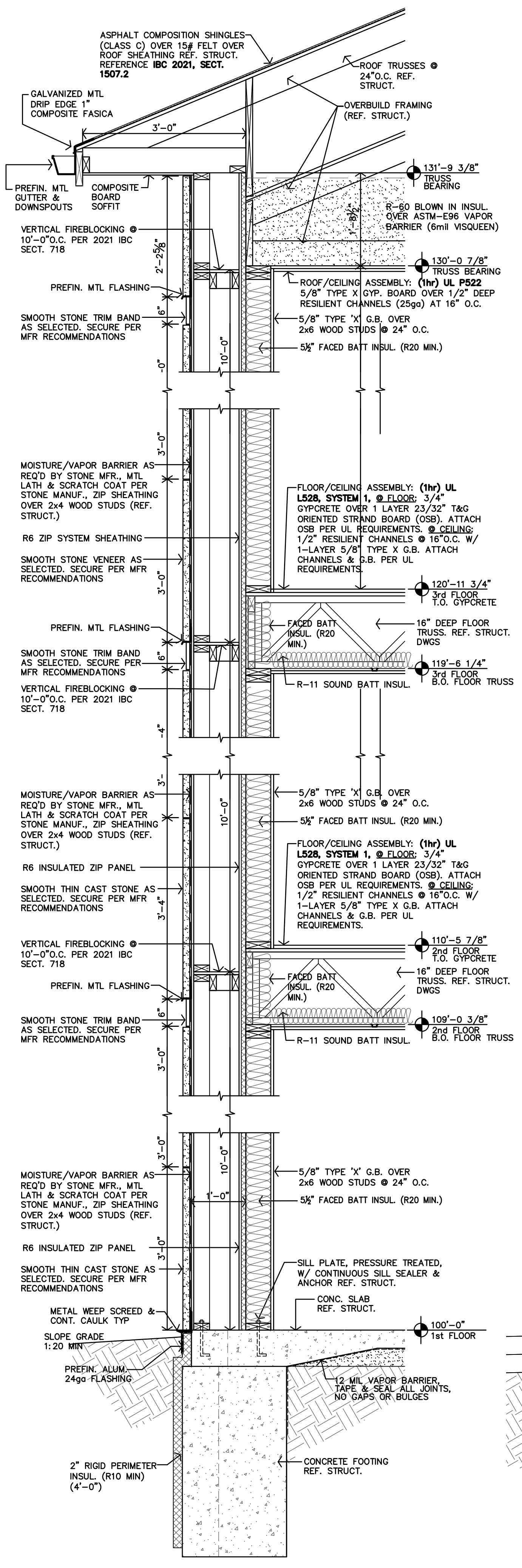
L BREEZEWAY THRESHOLD DETAIL
 1 1/2"=1'-0"



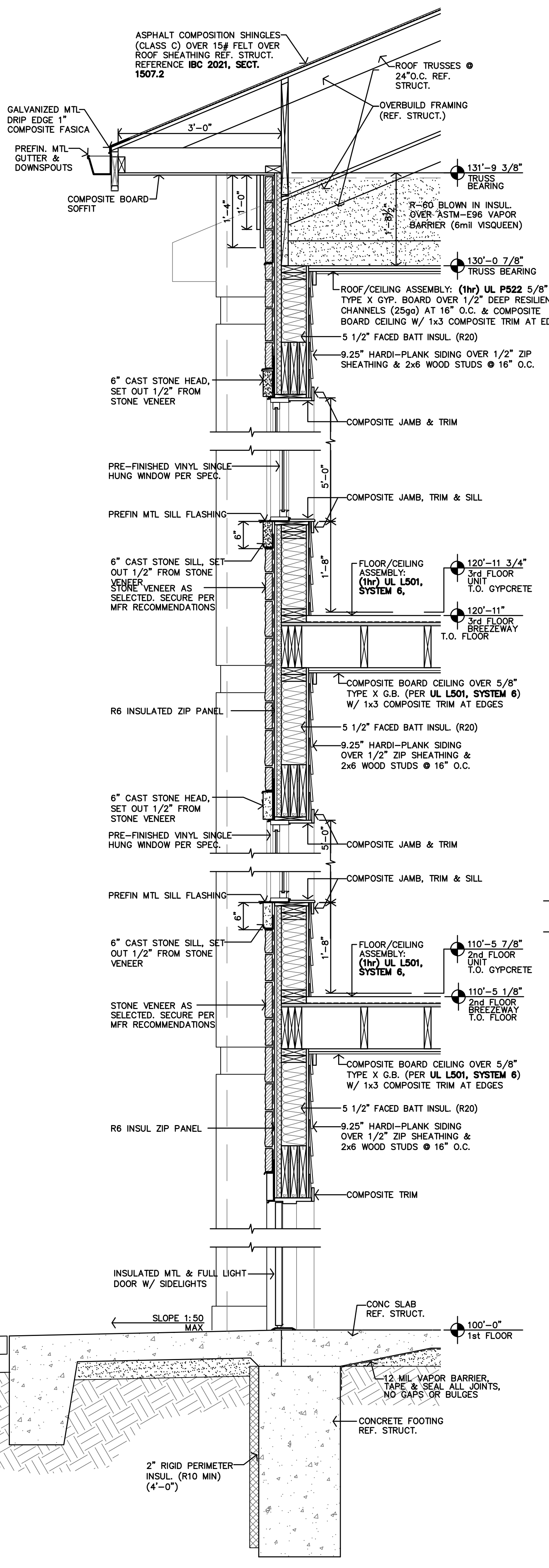
K BREEZEWAY DETAIL
 1 1/2"=1'-0"



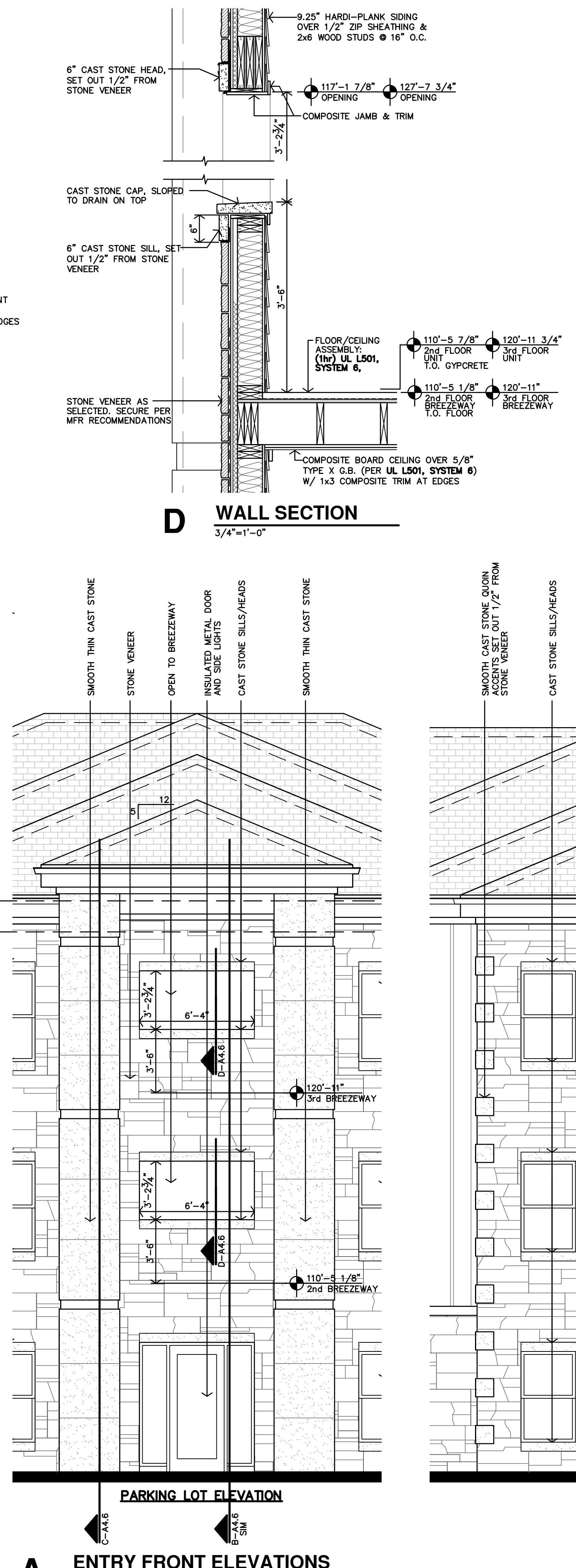
N RADON PIPE DETAIL
 1 1/2"=1'-0"



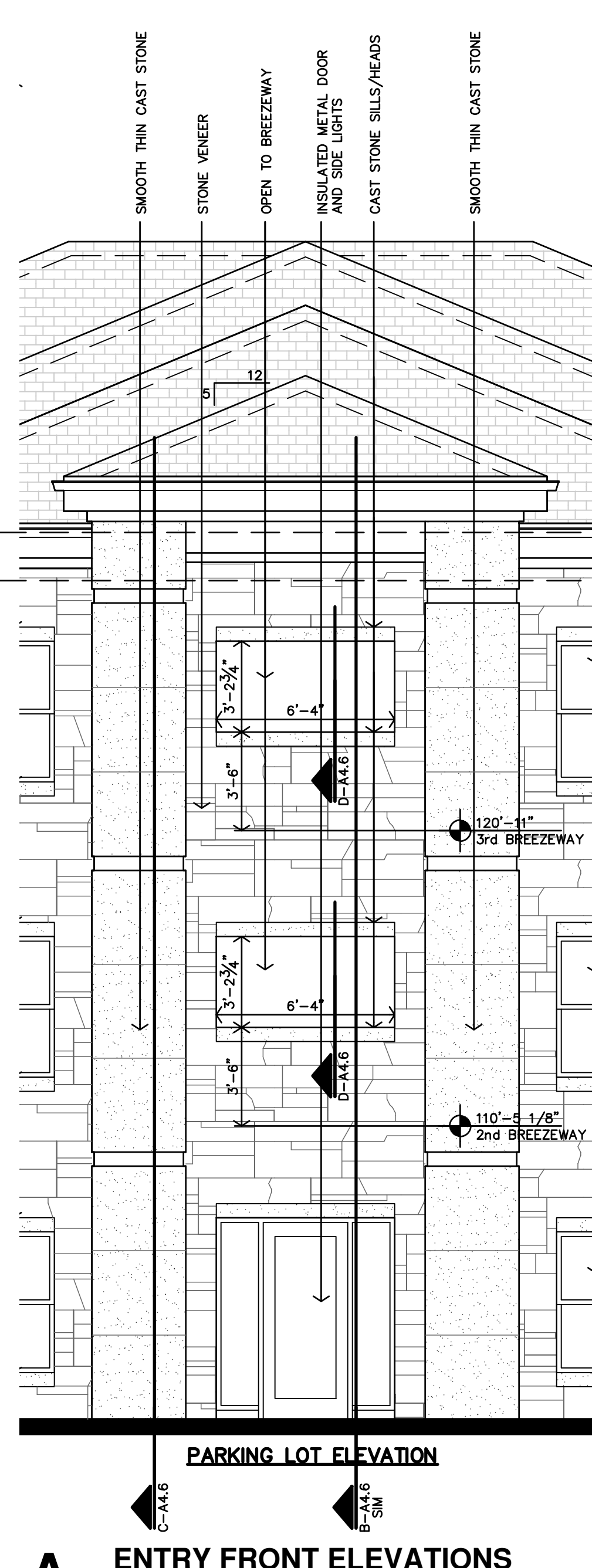
C WALL SECTION
3/4"=1'-0"



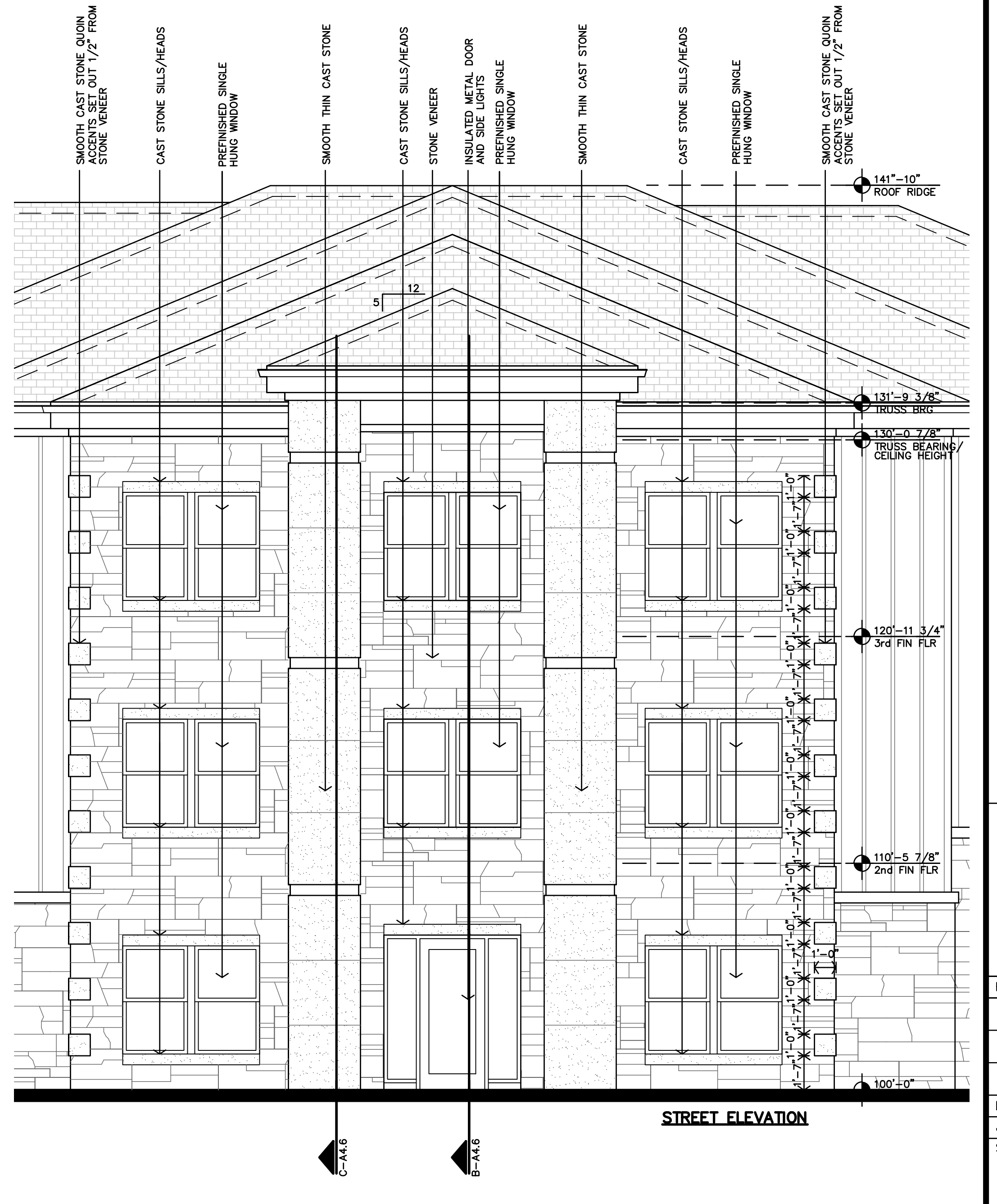
B WALL SECTION
3/4"=1'-0"



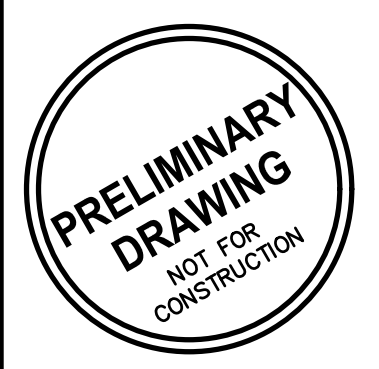
D WALL SECTION
3/4"=1'-0"



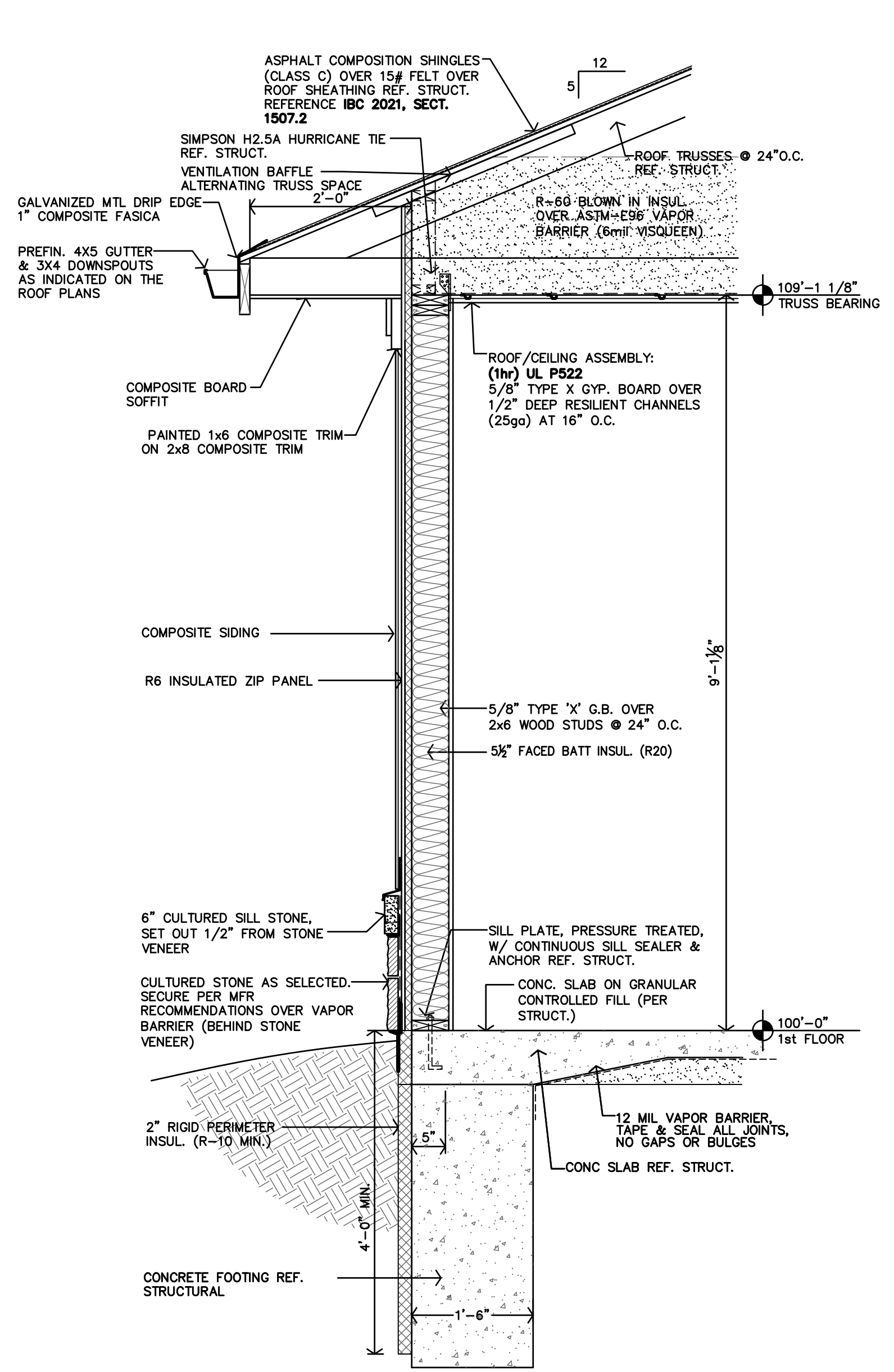
A ENTRY FRONT ELEVATIONS
1/4"=1'-0"



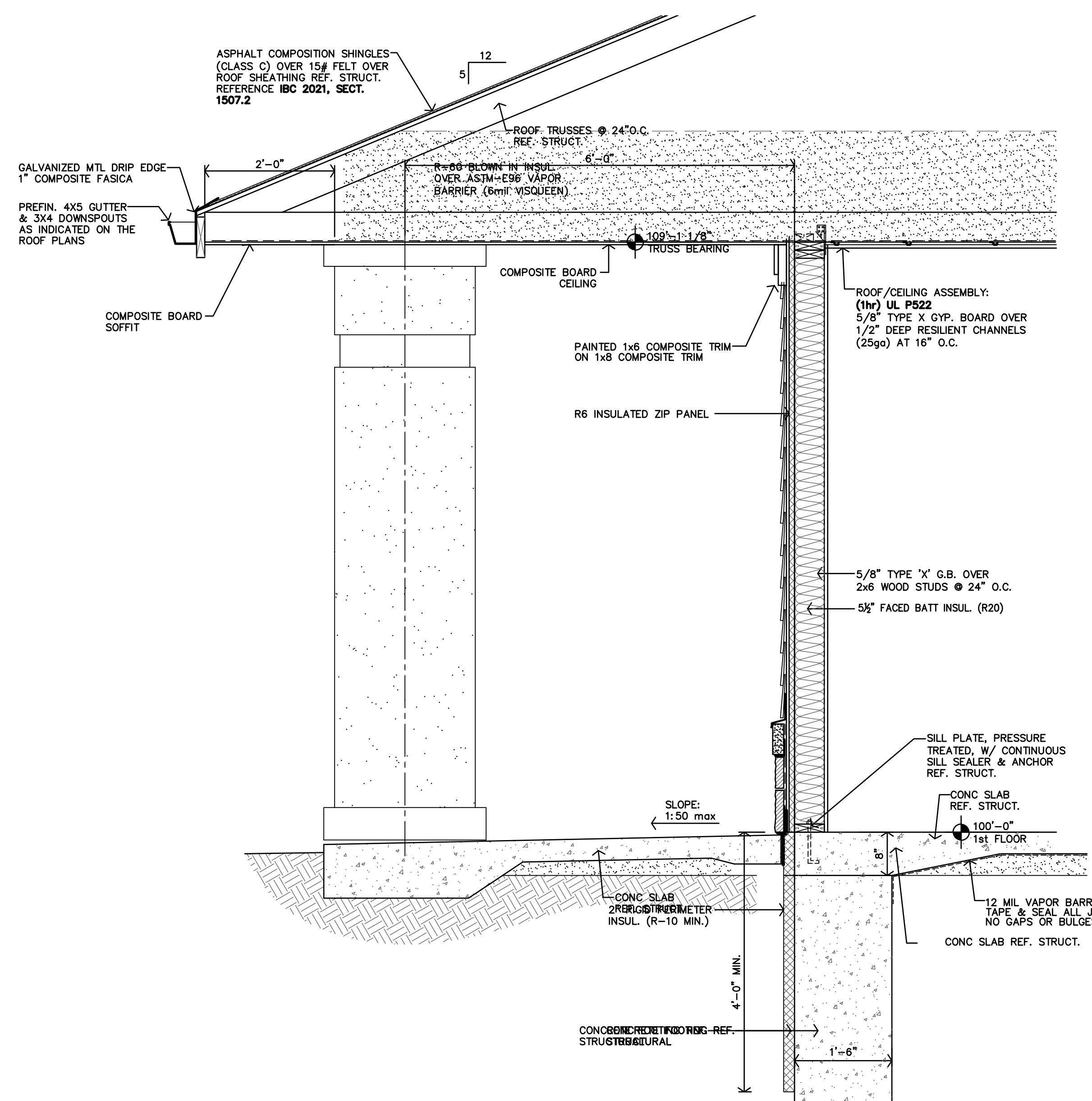
STREET ELEVATION



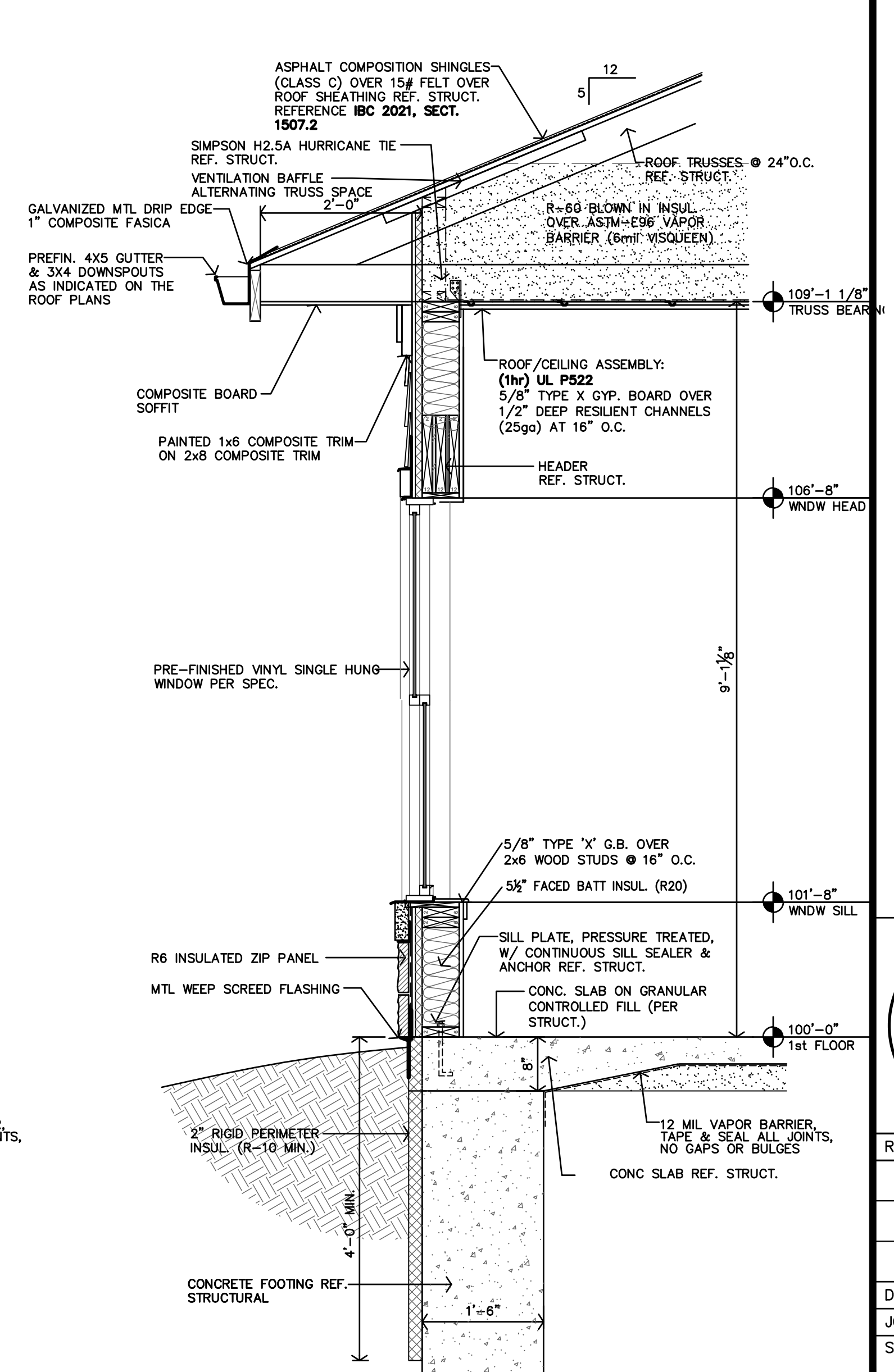
REVISION: _____
 DATE: 6-14-2024
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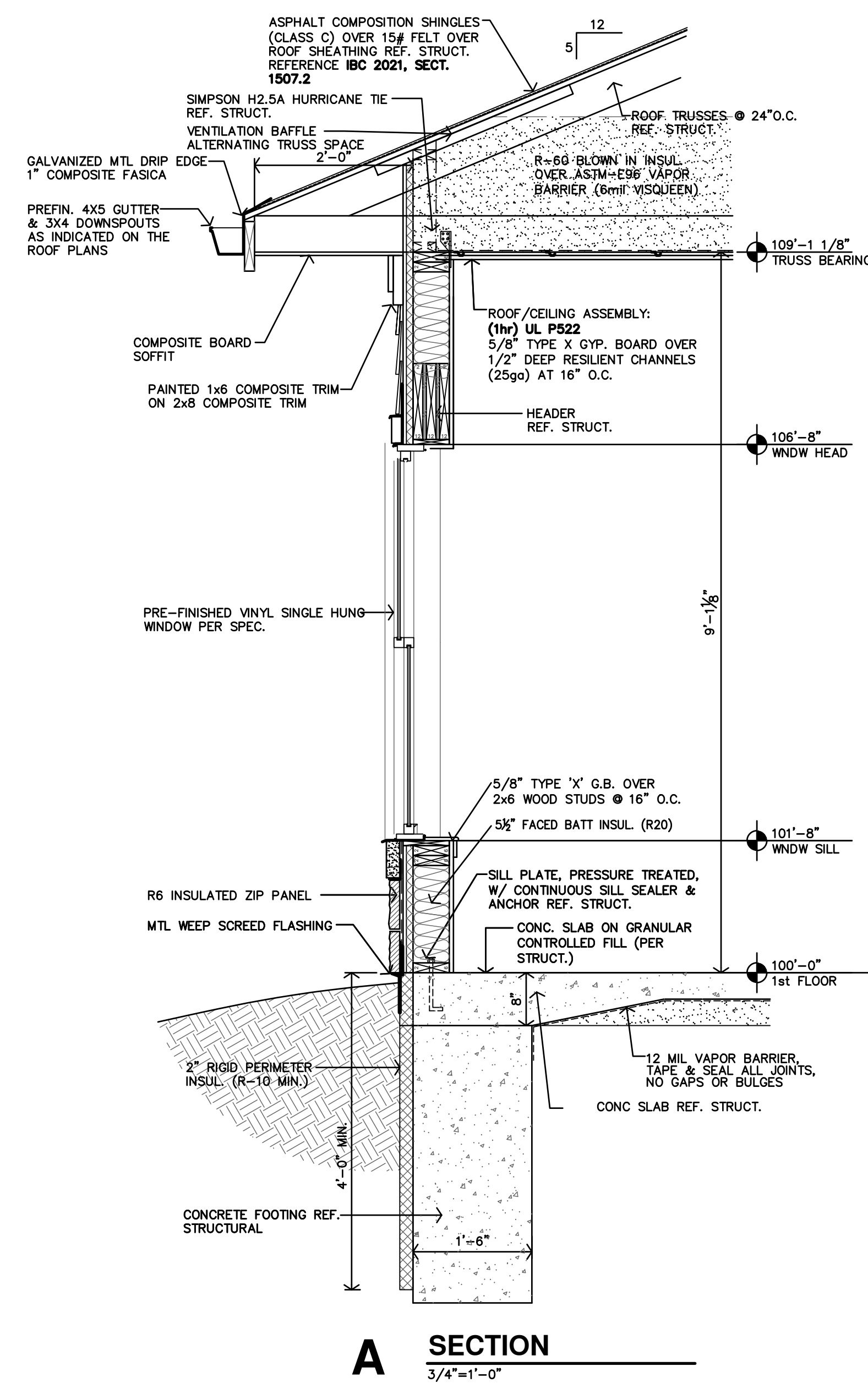
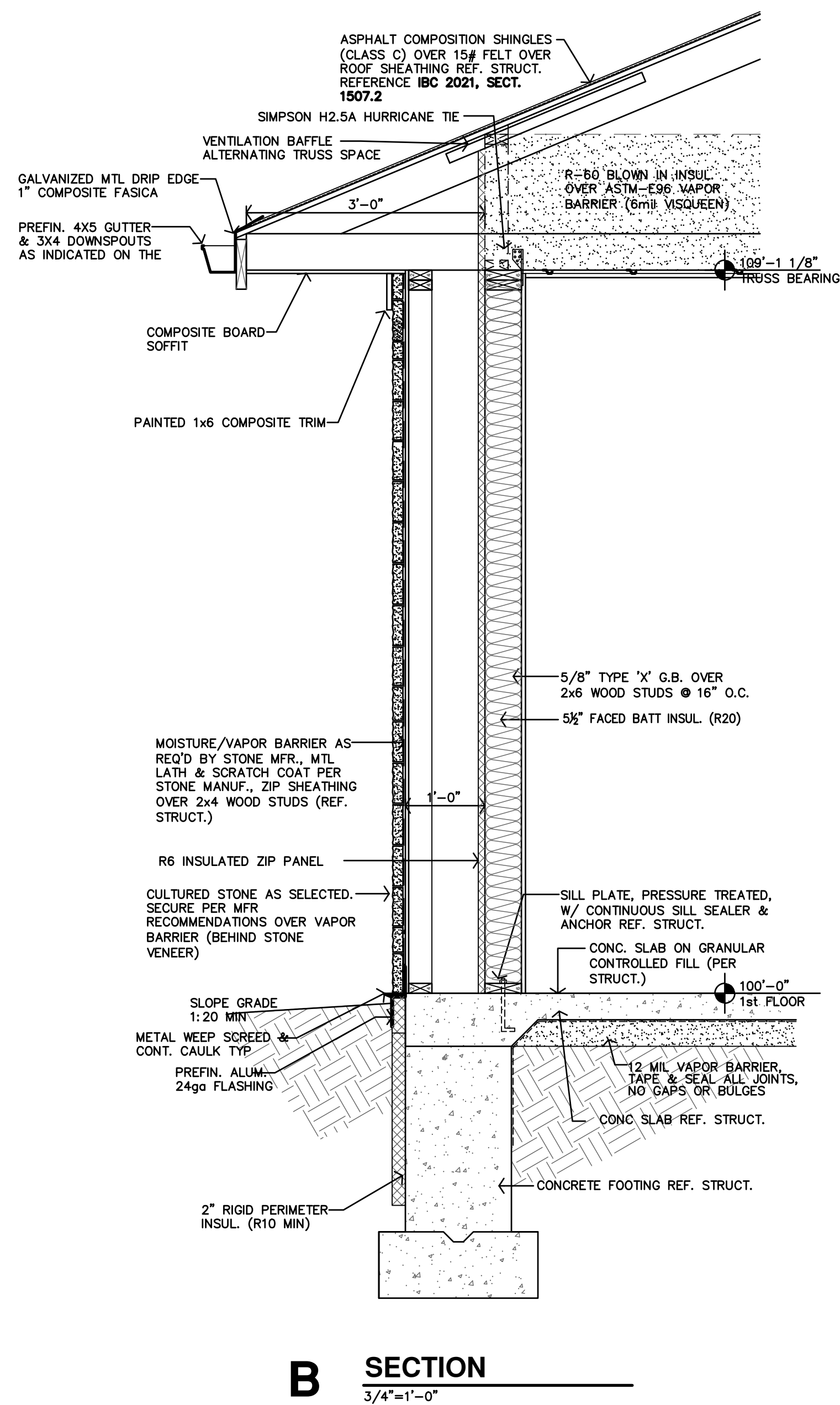
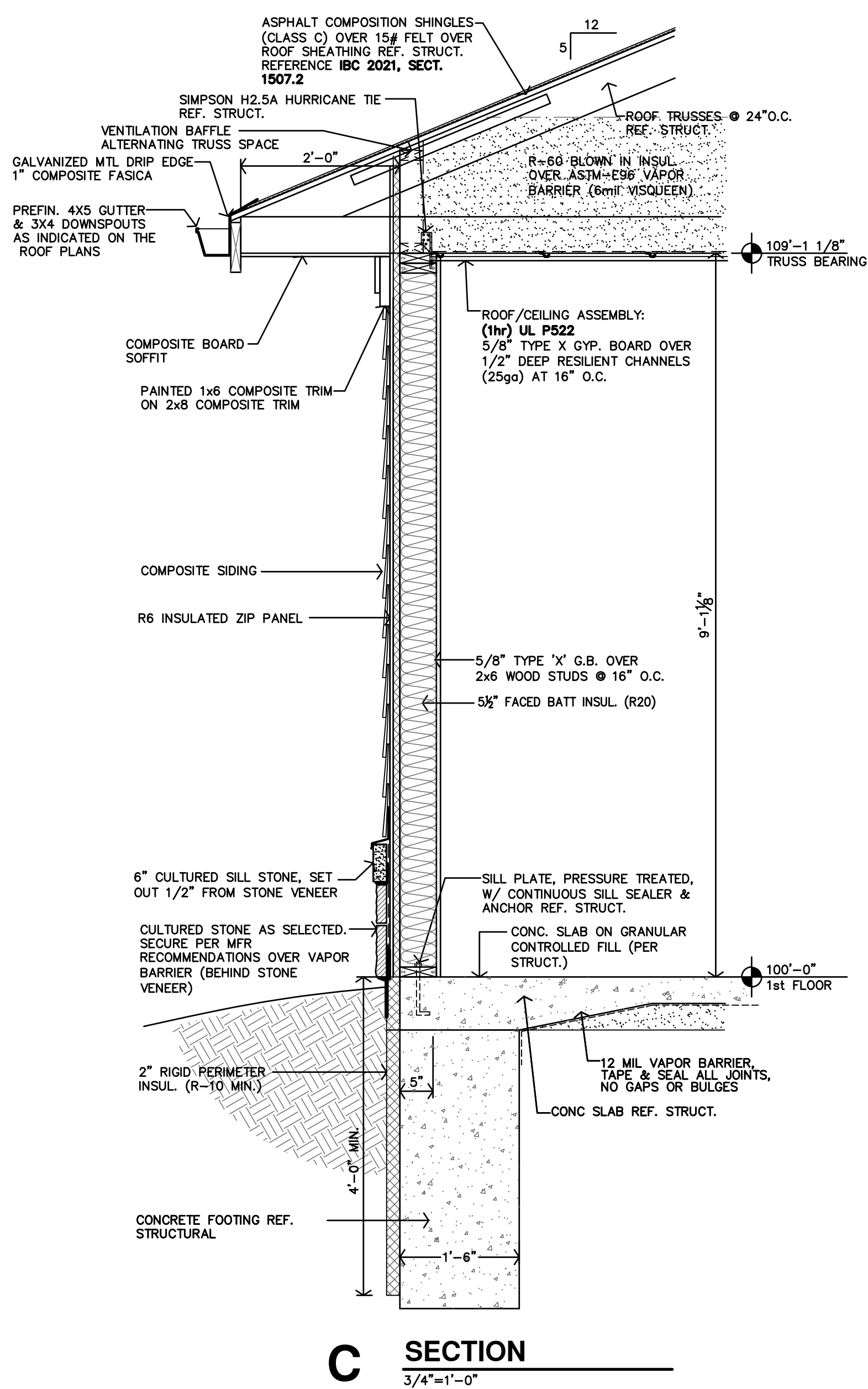
C SECTION
 3/4"=1'-0"



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



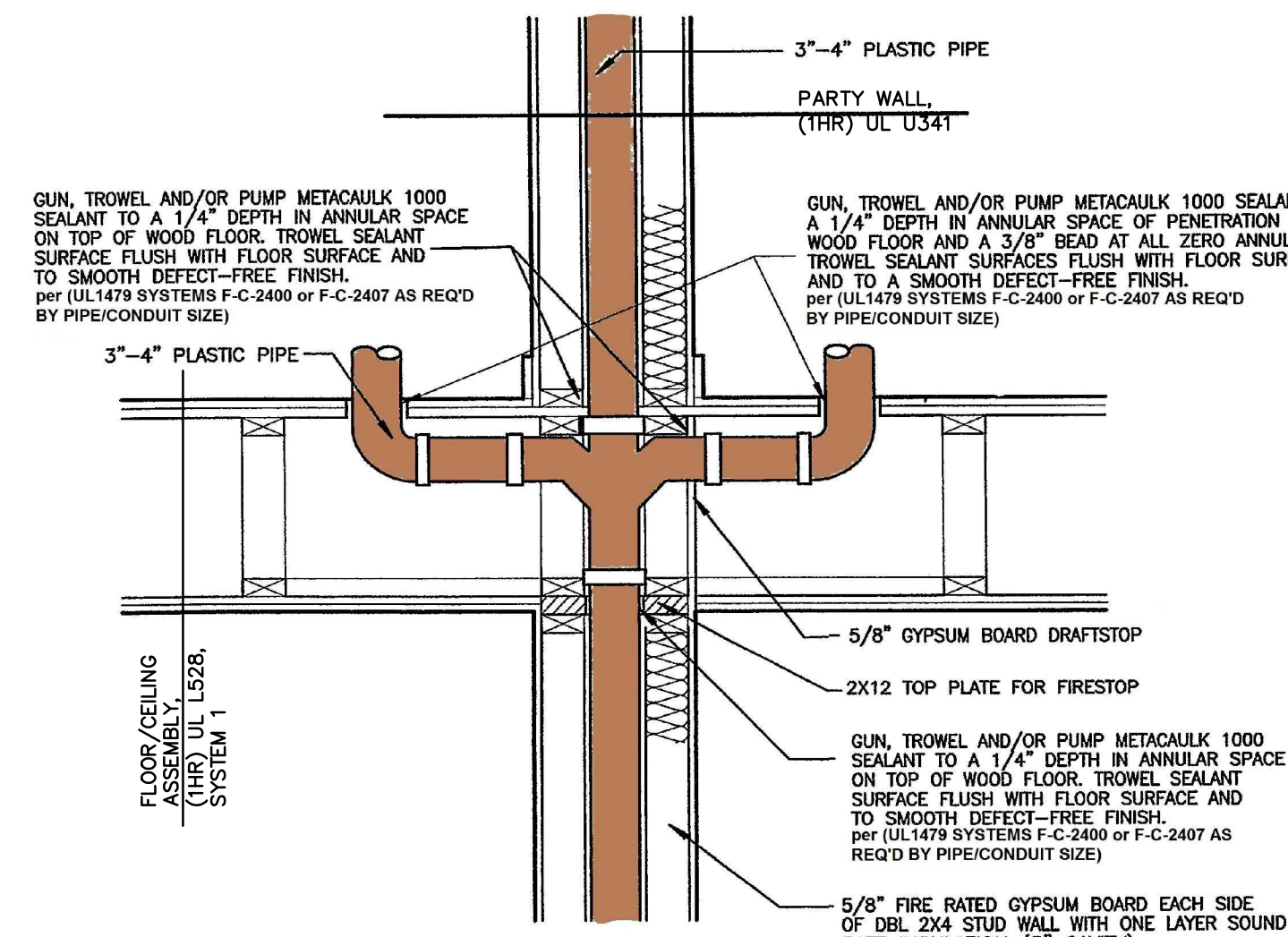
A SECTION
 3/4"=1'-0"



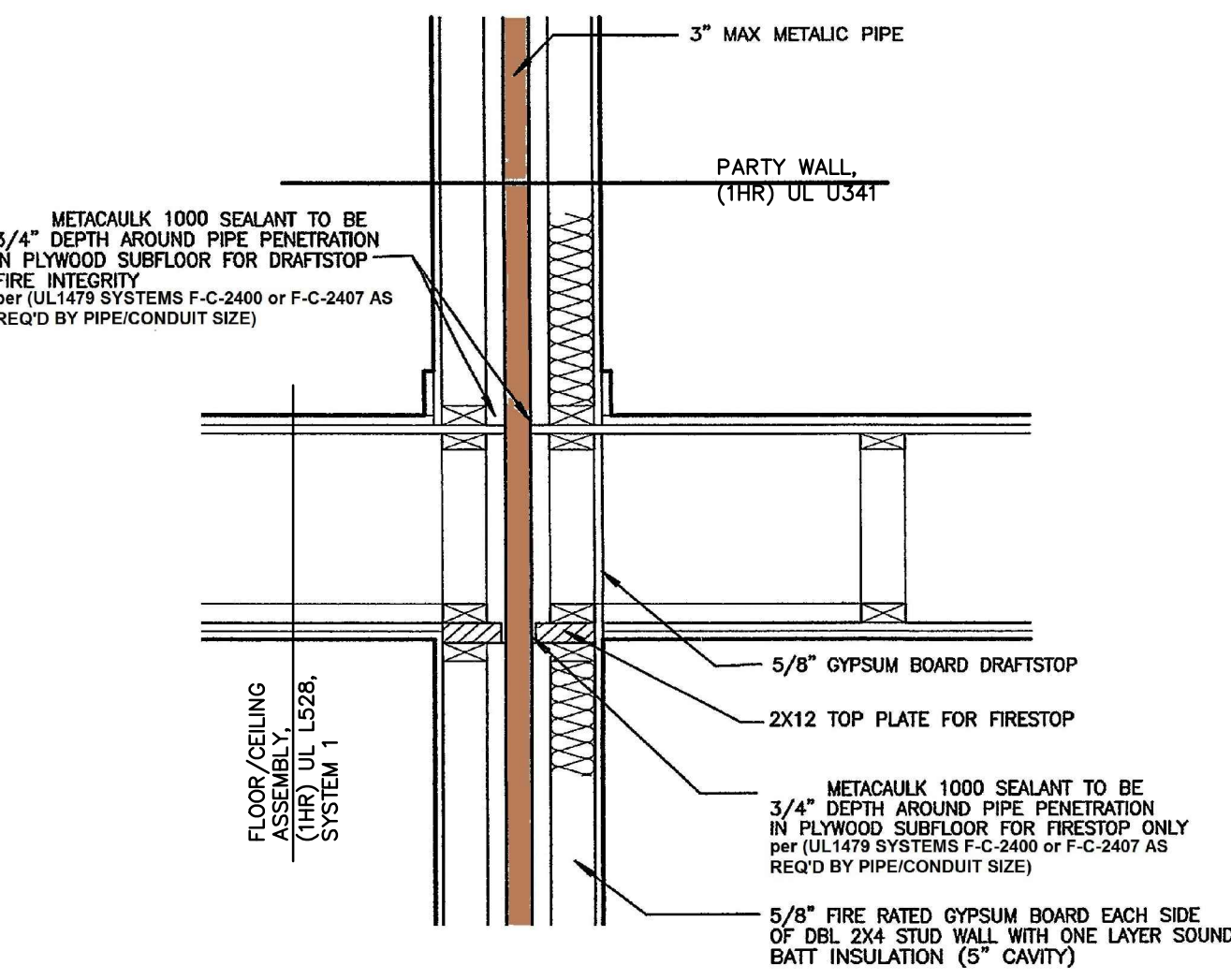
PRELIMINARY
 DRAWING
 NOT FOR
 CONSTRUCTION

REVISION:

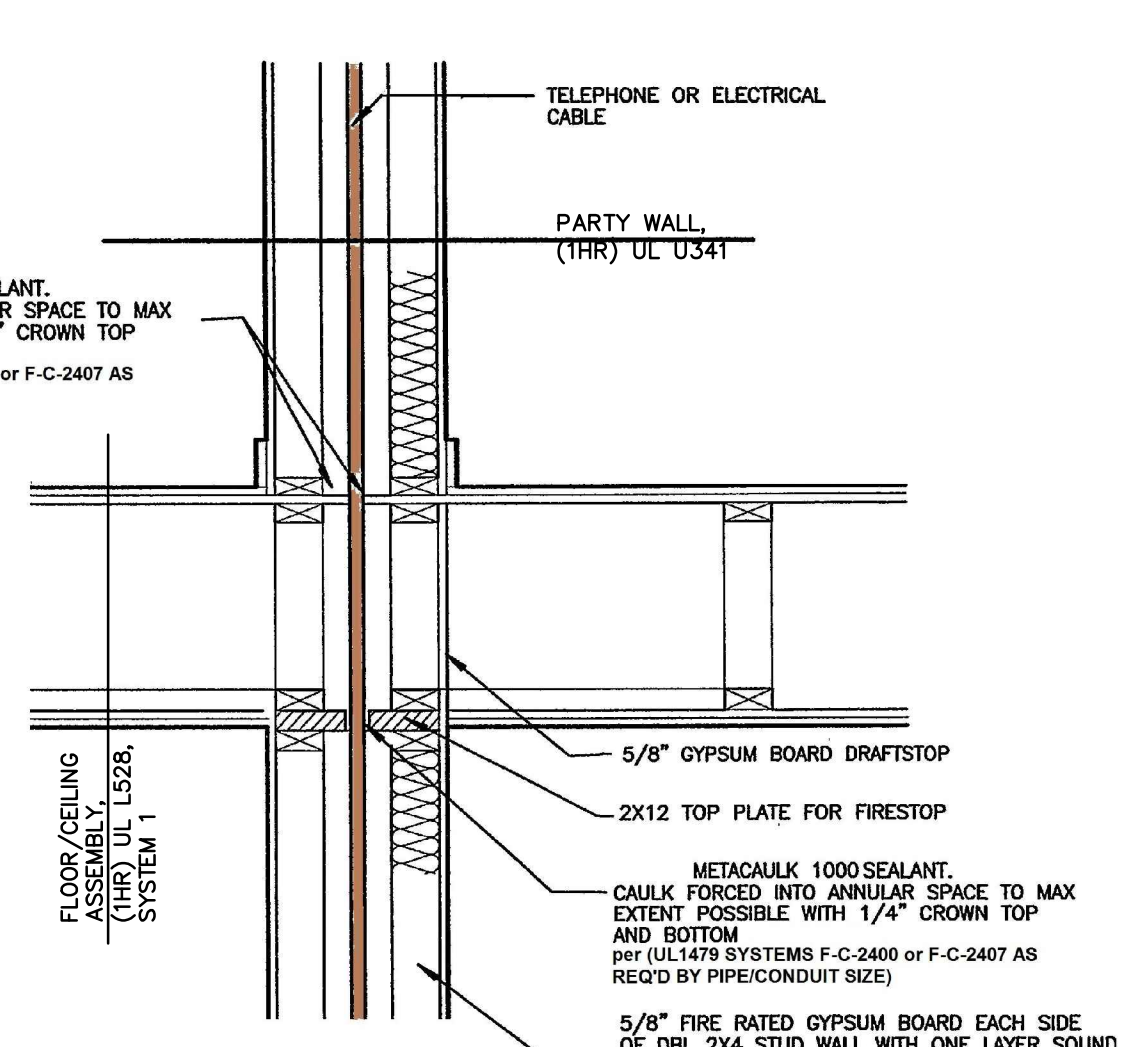
 DATE: 6-14-2024
 JOB: 22-3262
 SHEET NO.:



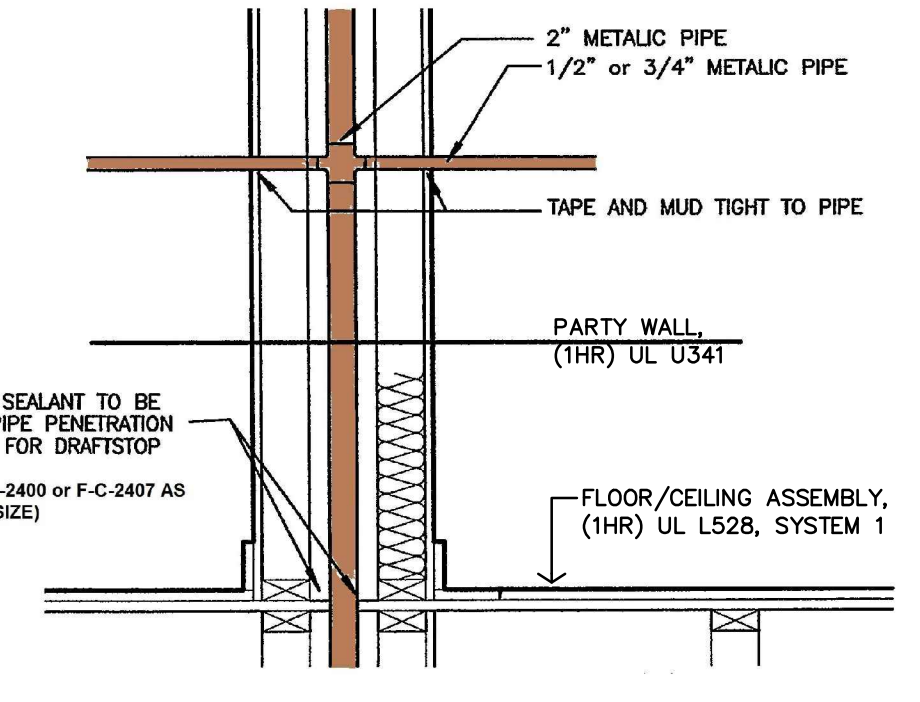
1 PENETRATION ASSEMBLY
NO SCALE



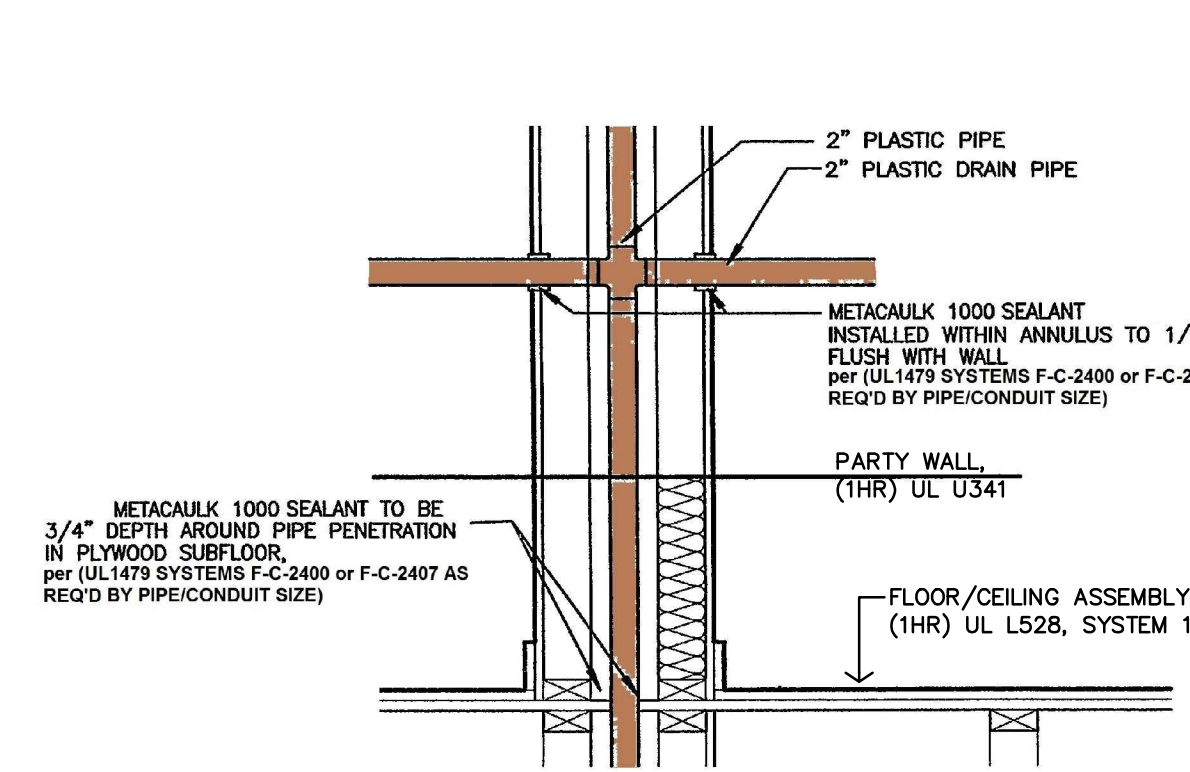
2 PENETRATION ASSEMBLY
NO SCALE



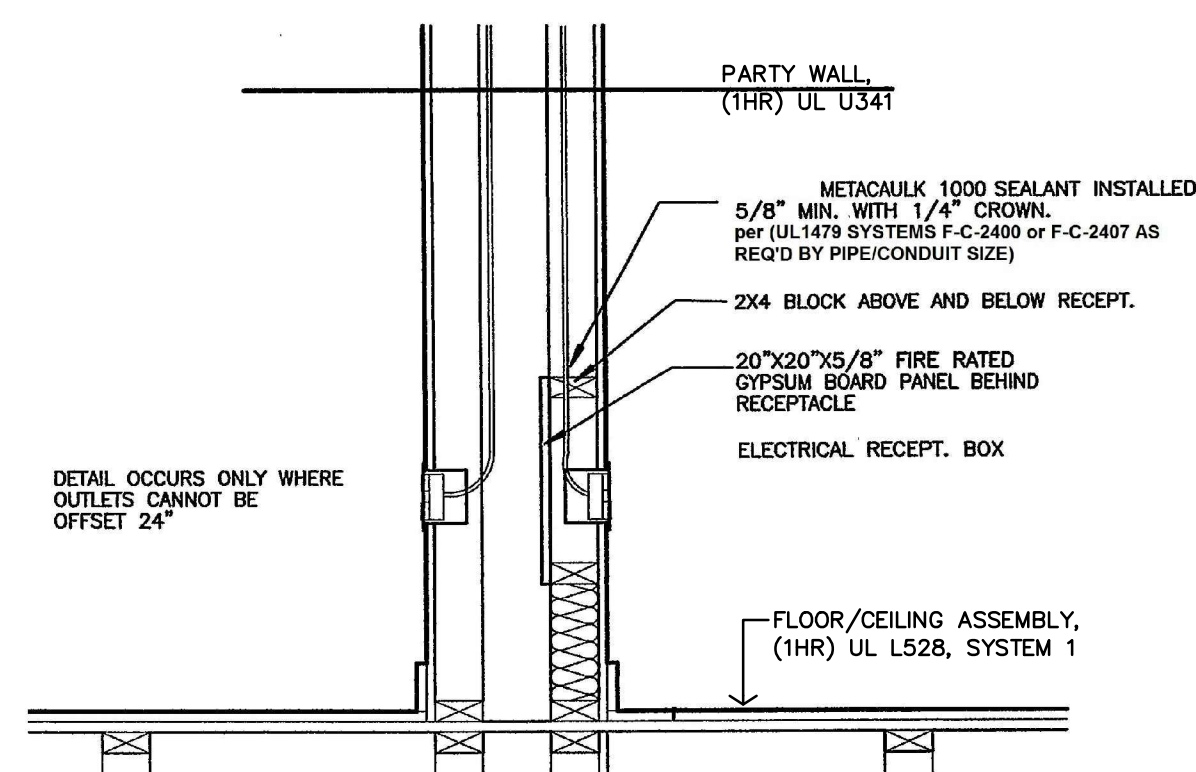
3 PENETRATION ASSEMBLY
NO SCALE



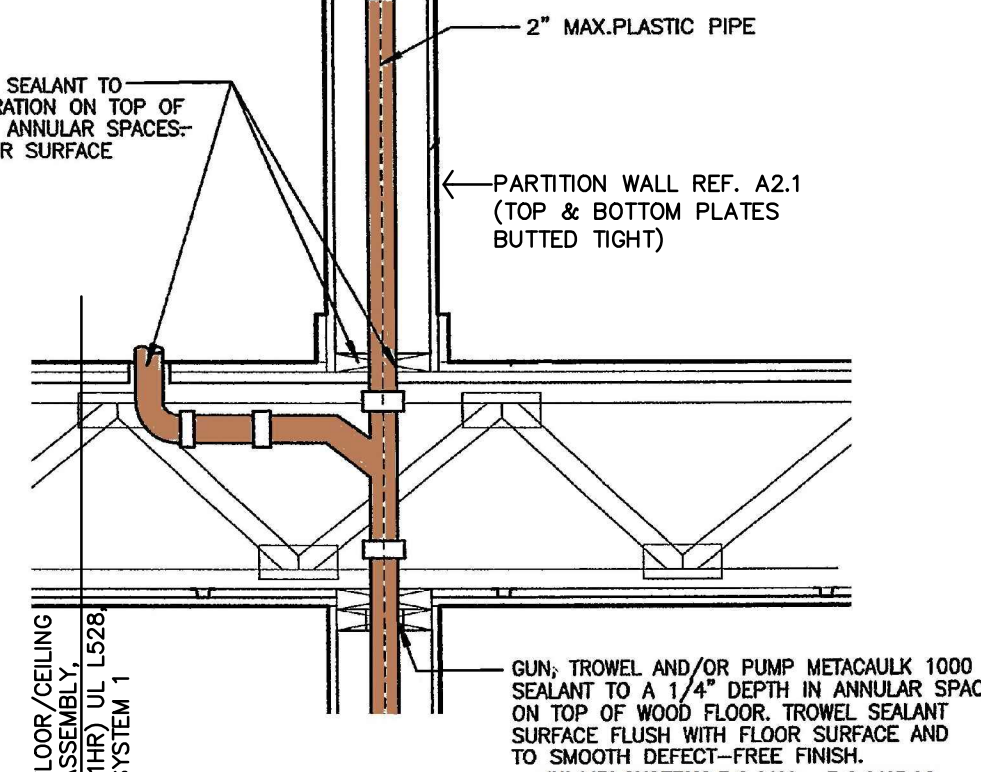
4 PENETRATION ASSEMBLY
NO SCALE



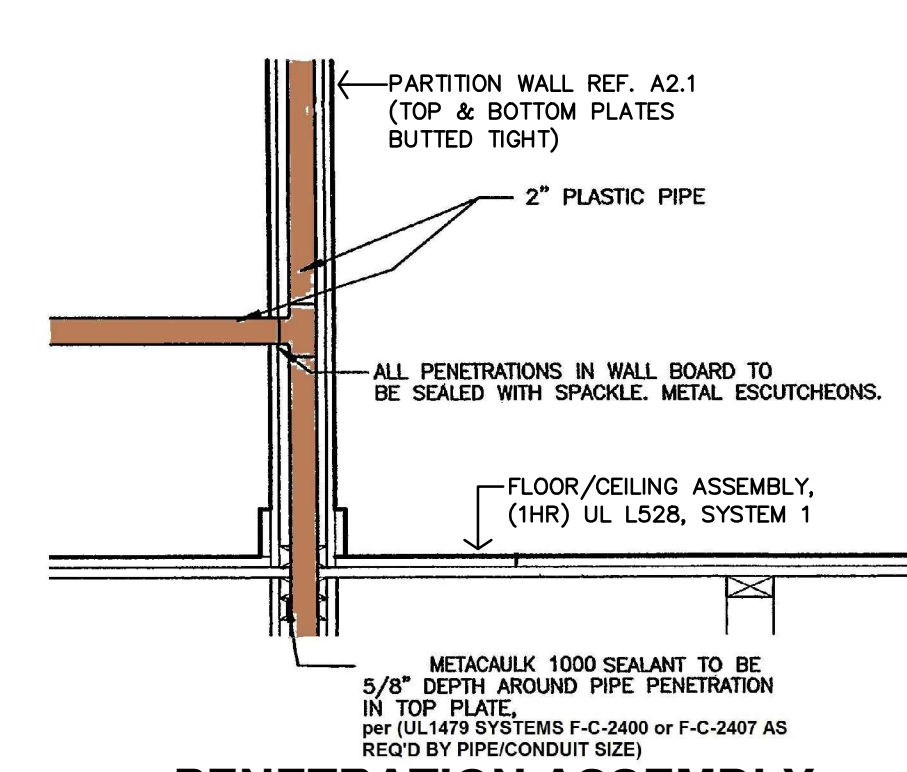
5 PENETRATION ASSEMBLY
NO SCALE



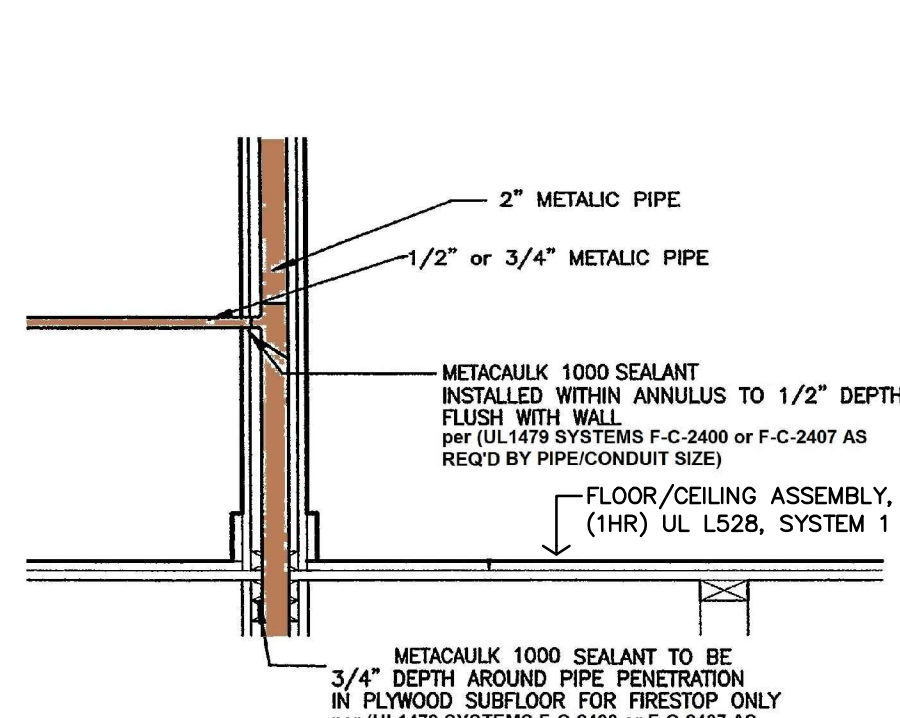
6 PENETRATION ASSEMBLY
NO SCALE



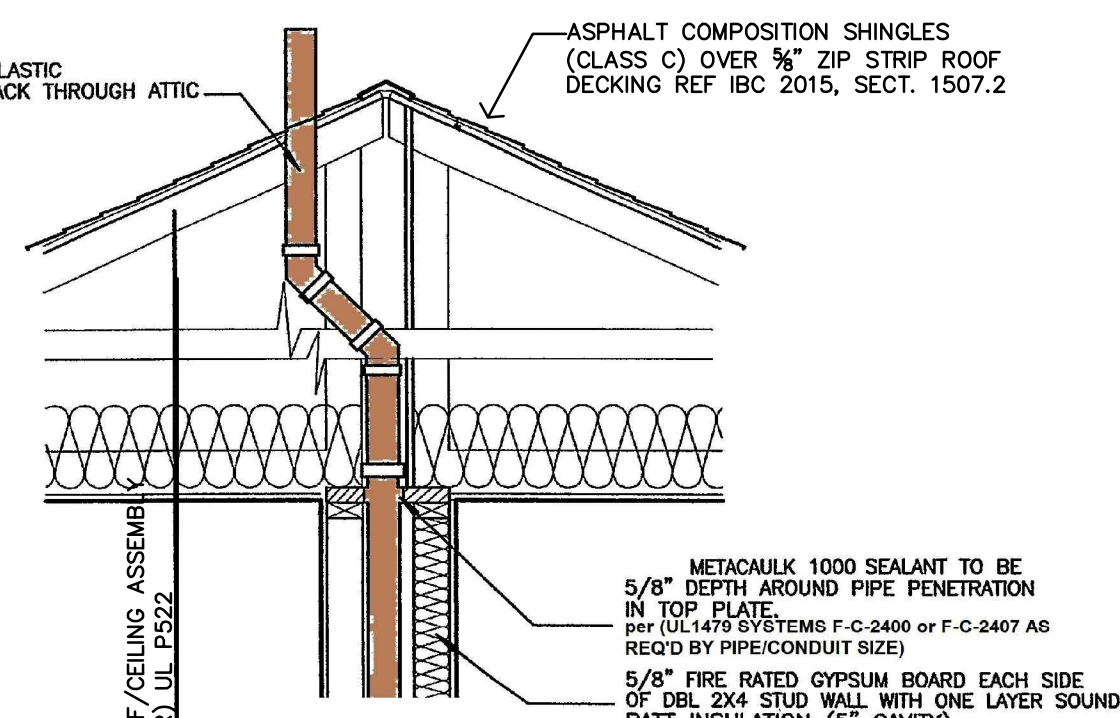
7 PENETRATION ASSEMBLY
NO SCALE



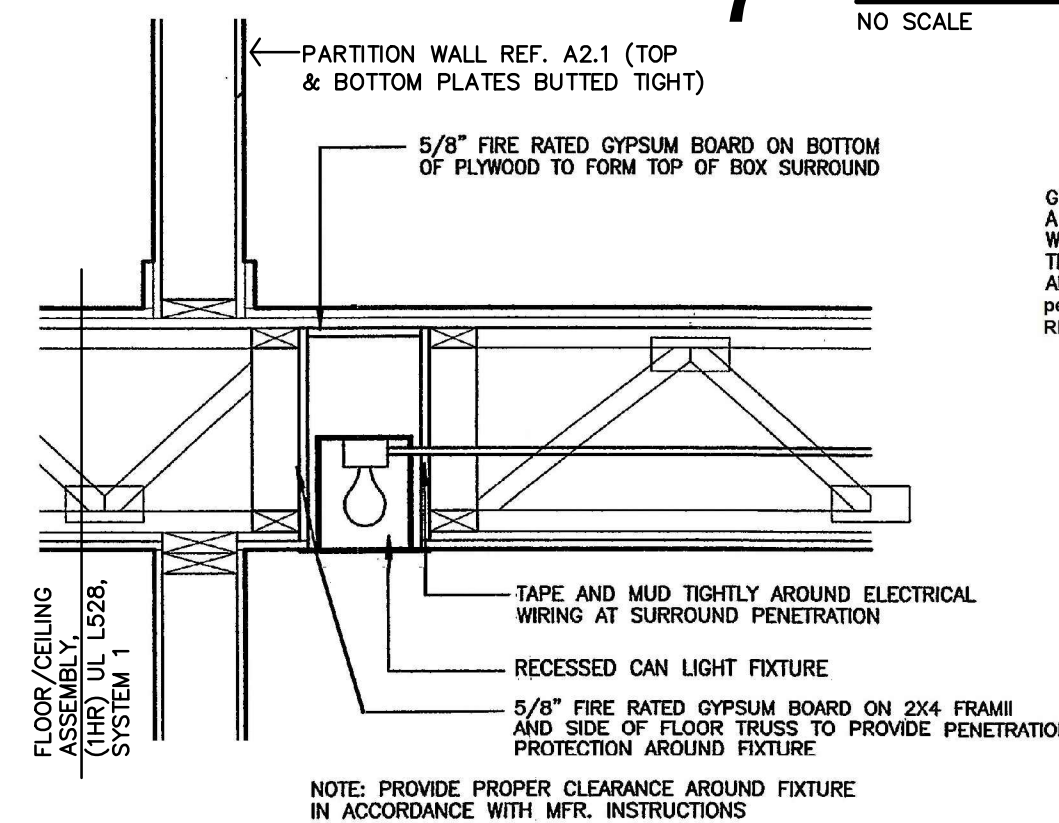
8 PENETRATION ASSEMBLY
NO SCALE



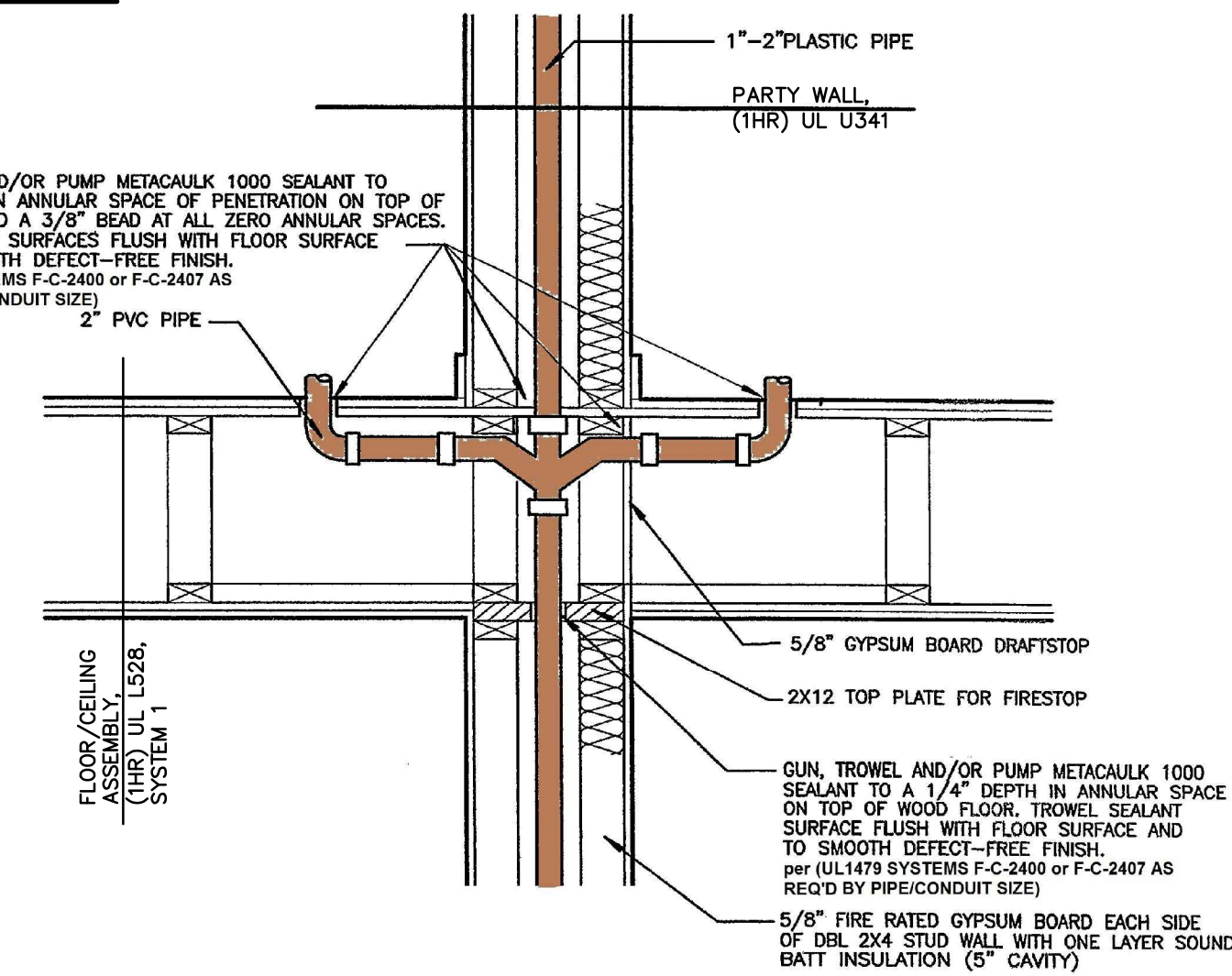
9 PENETRATION ASSEMBLY
NO SCALE



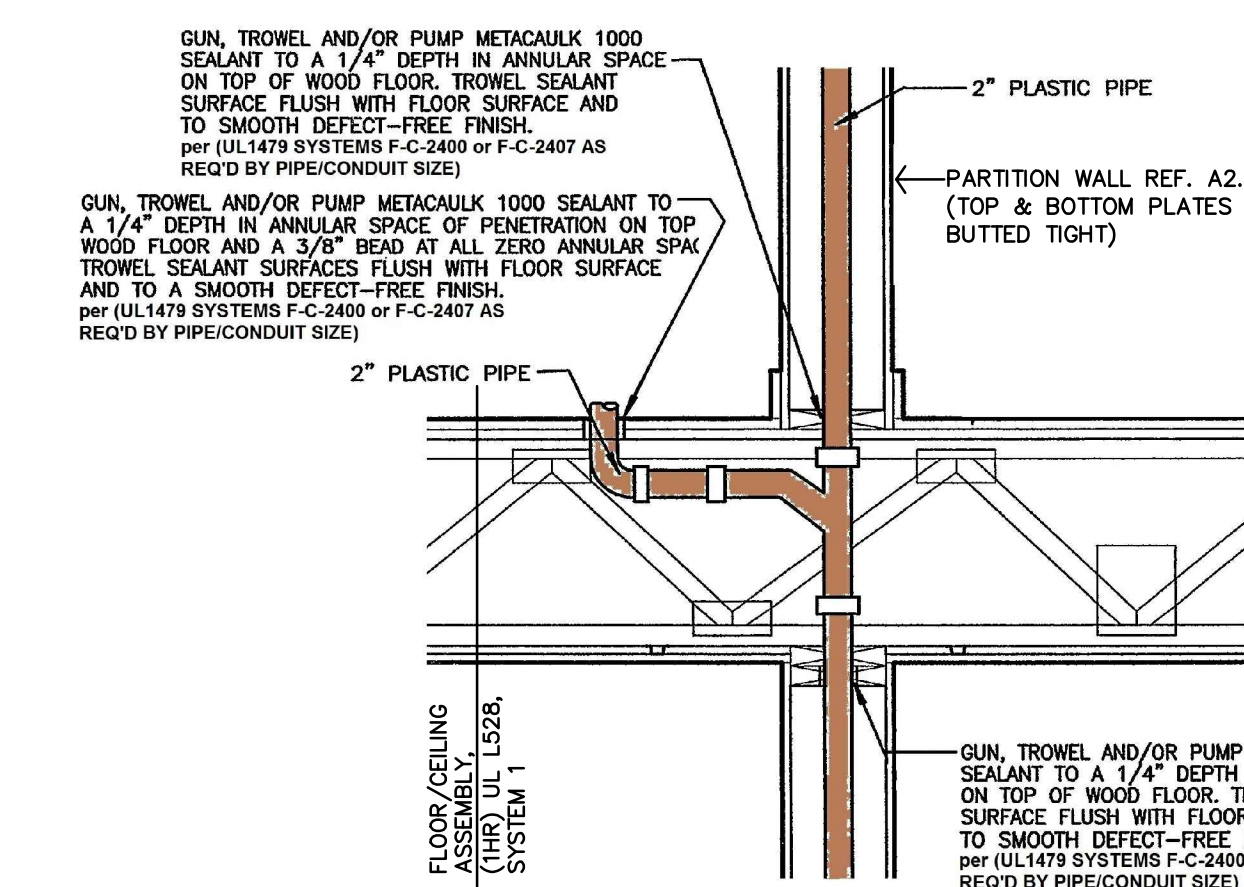
10 PENETRATION ASSEMBLY
NO SCALE



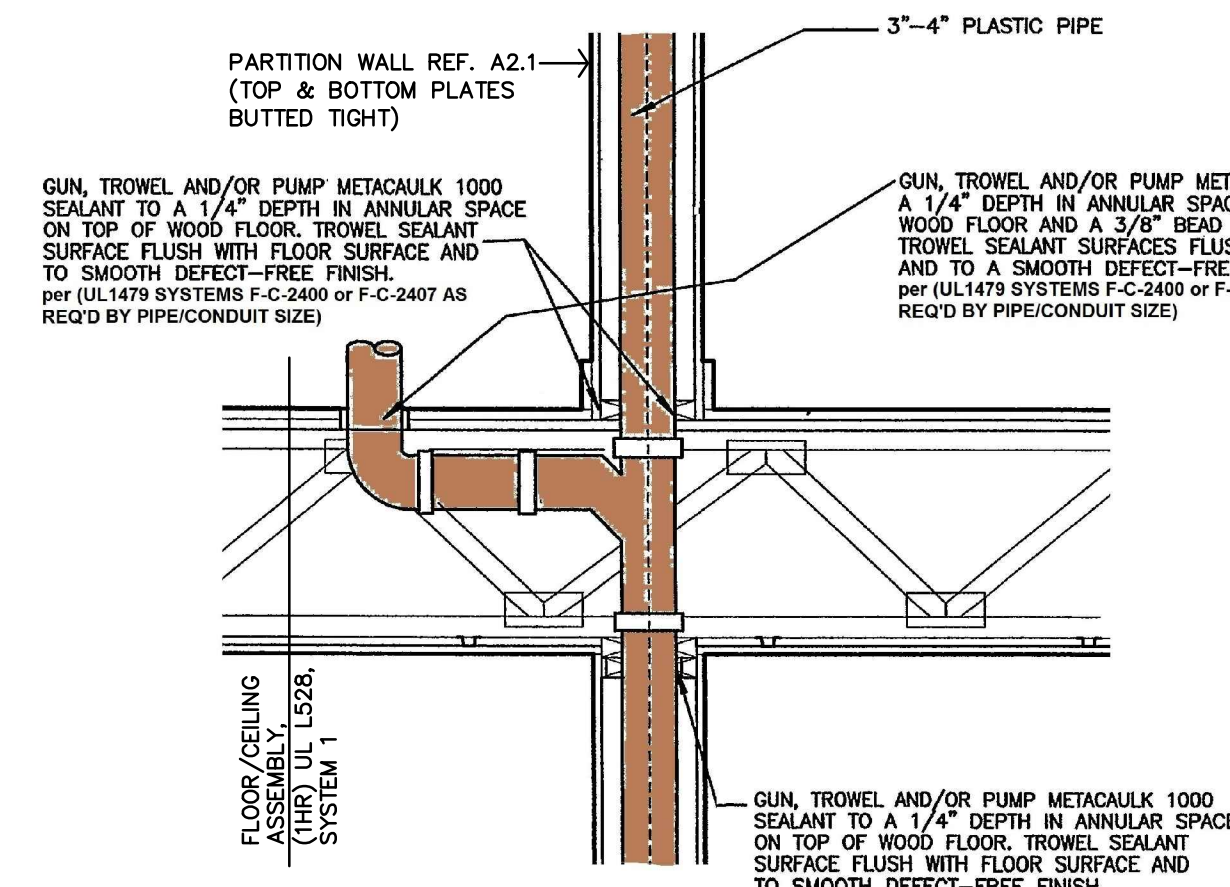
11 PENETRATION ASSEMBLY
NO SCALE



12 PENETRATION ASSEMBLY
NO SCALE



13 PENETRATION ASSEMBLY
NO SCALE

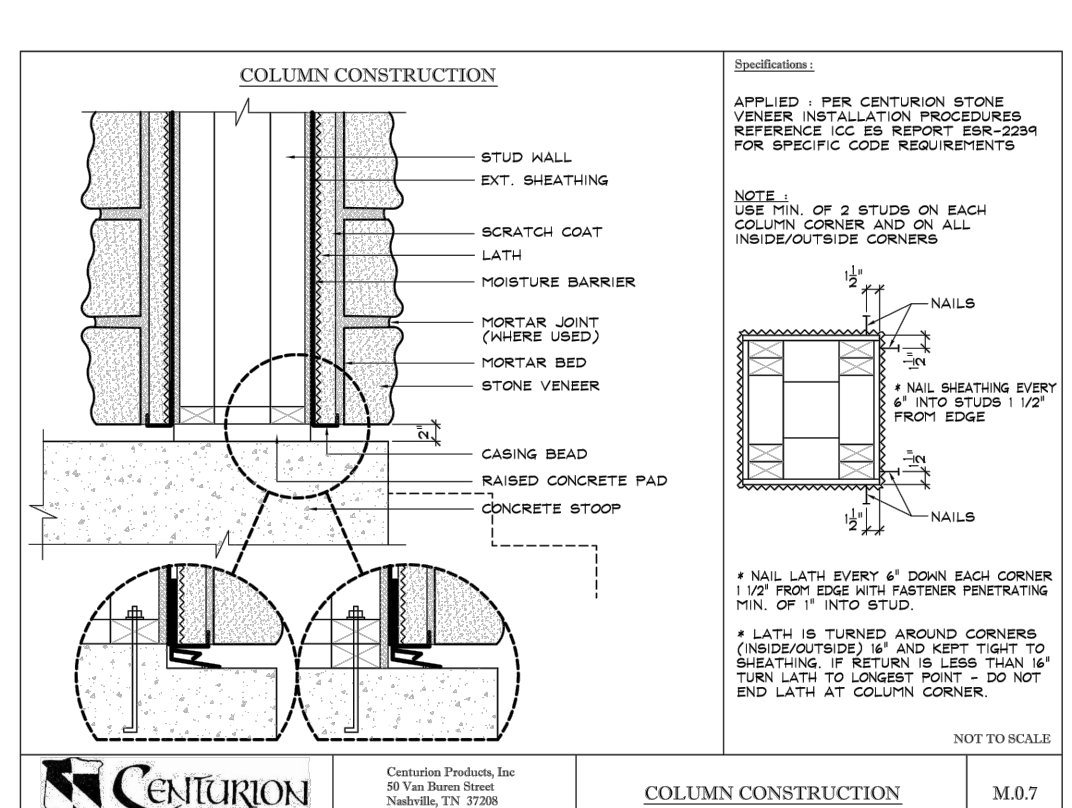
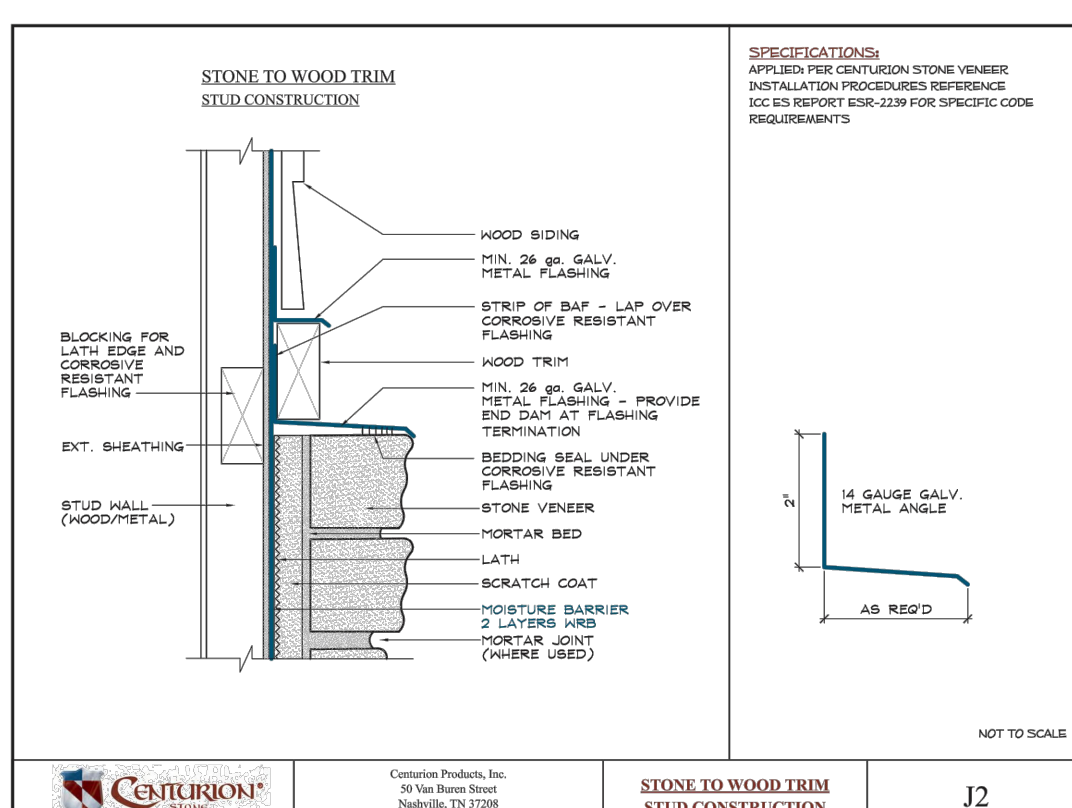
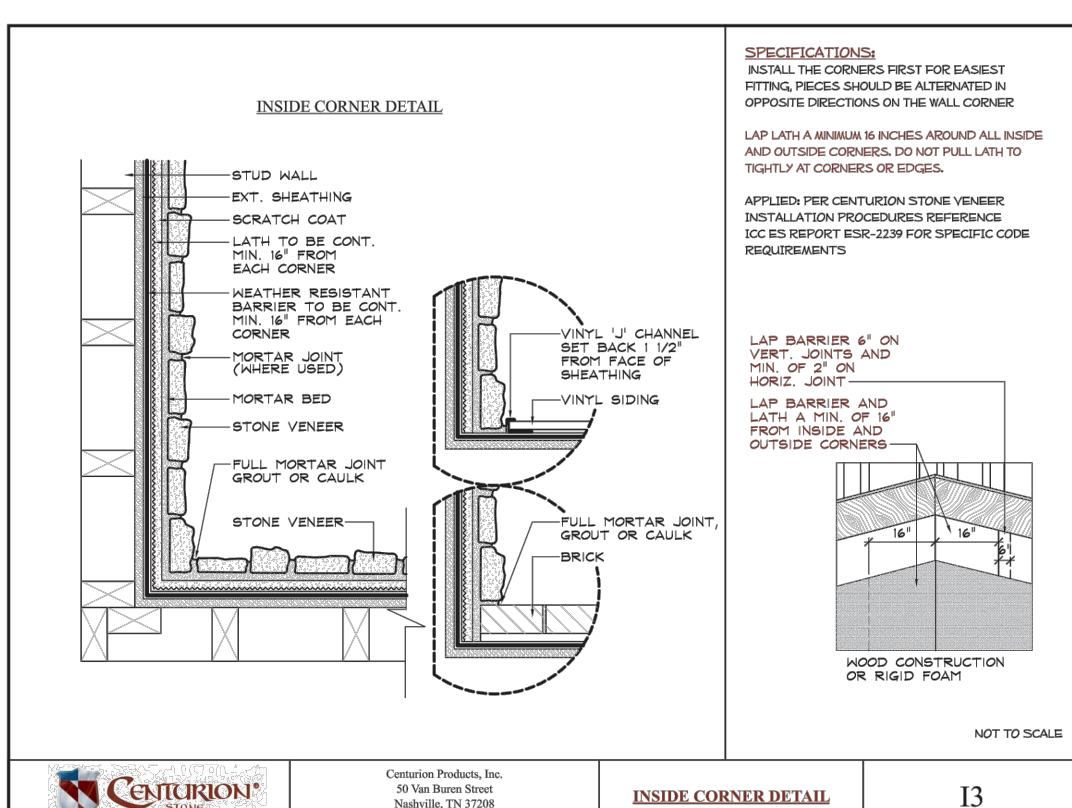
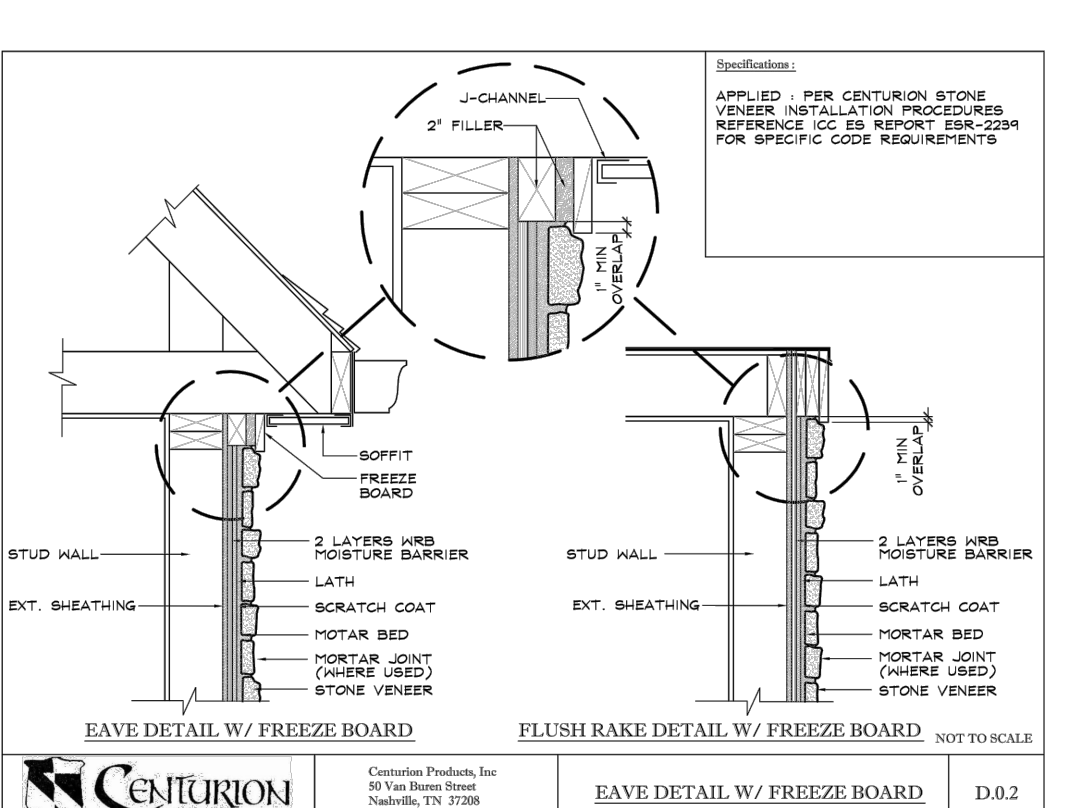
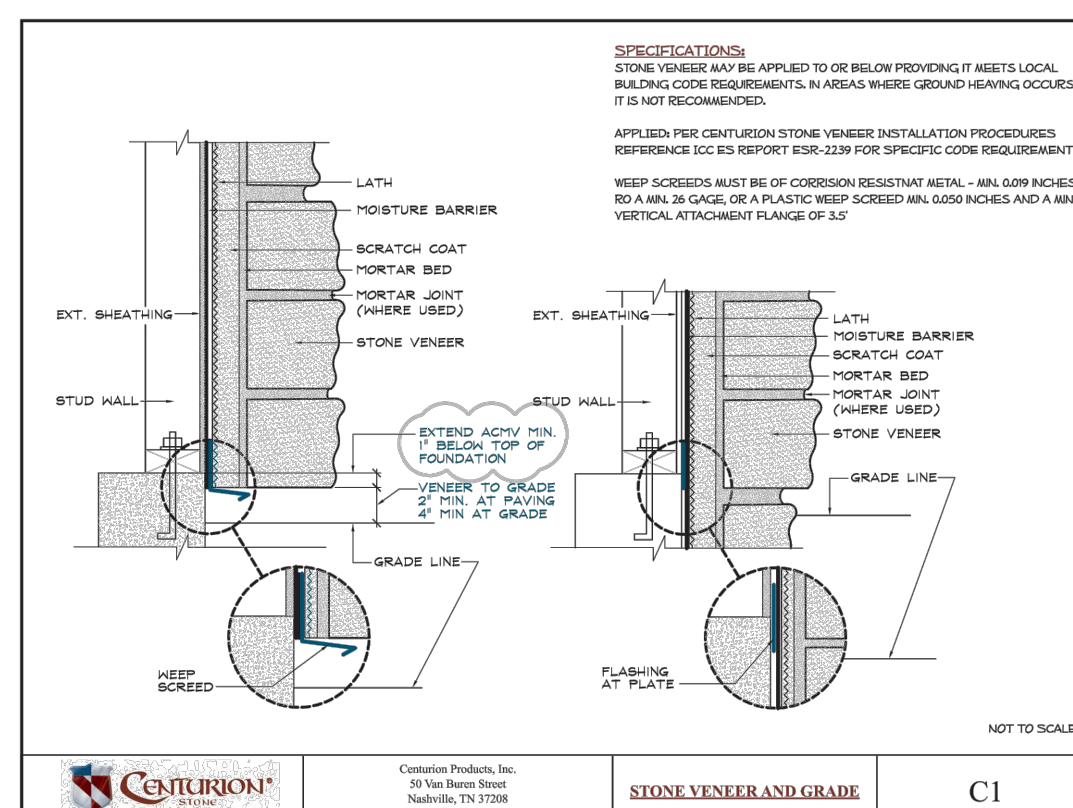
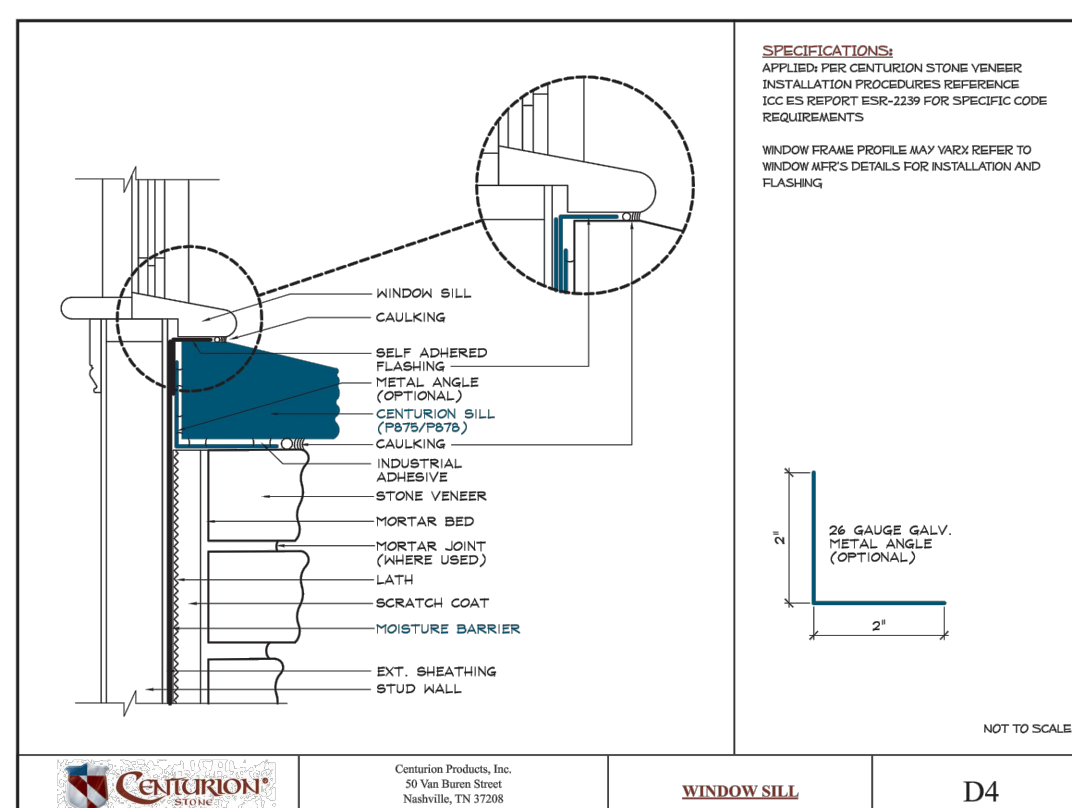
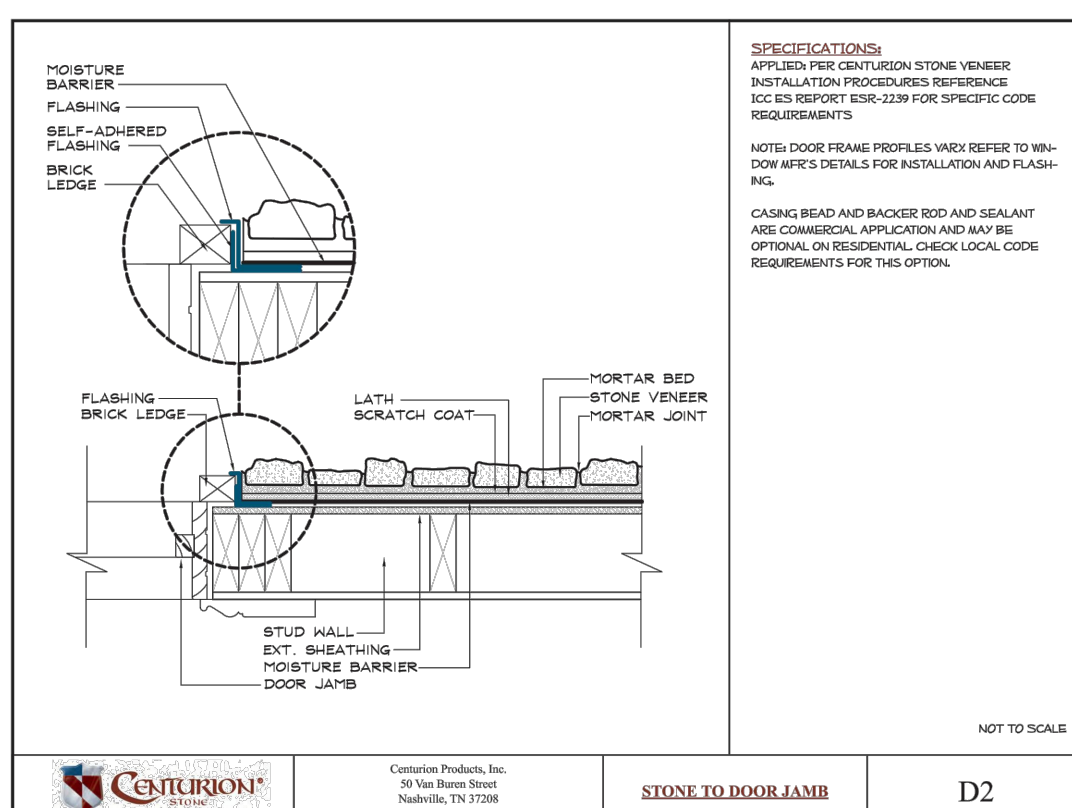
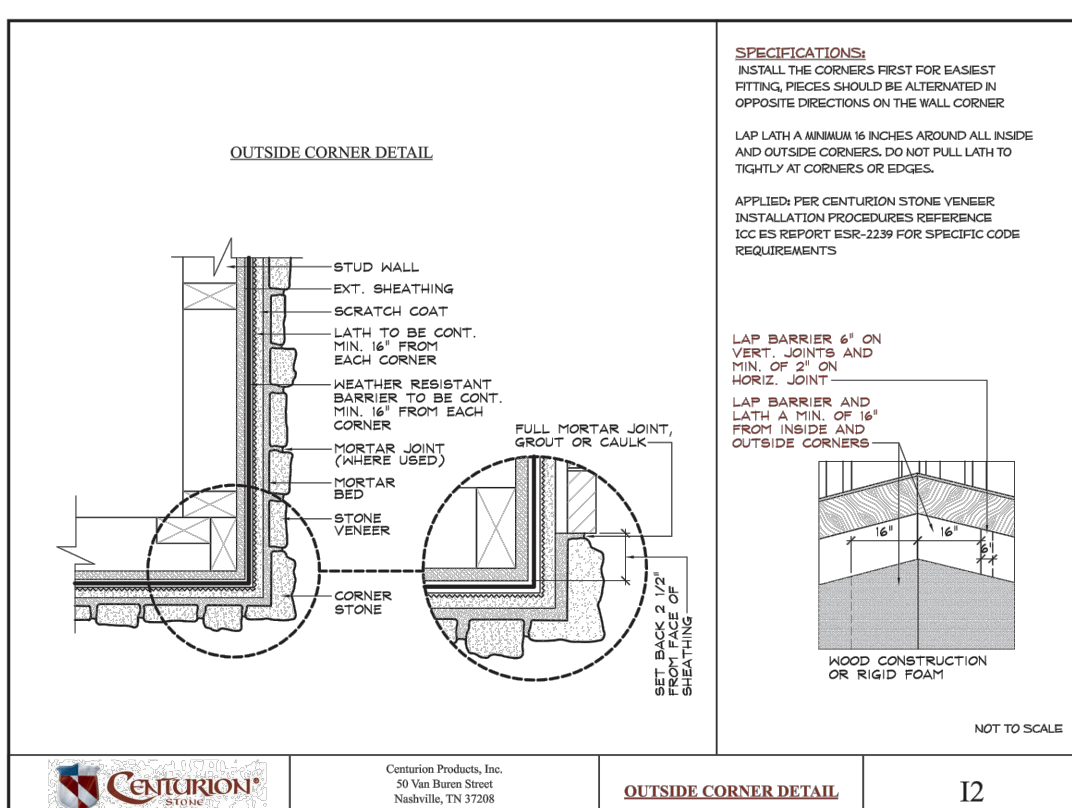
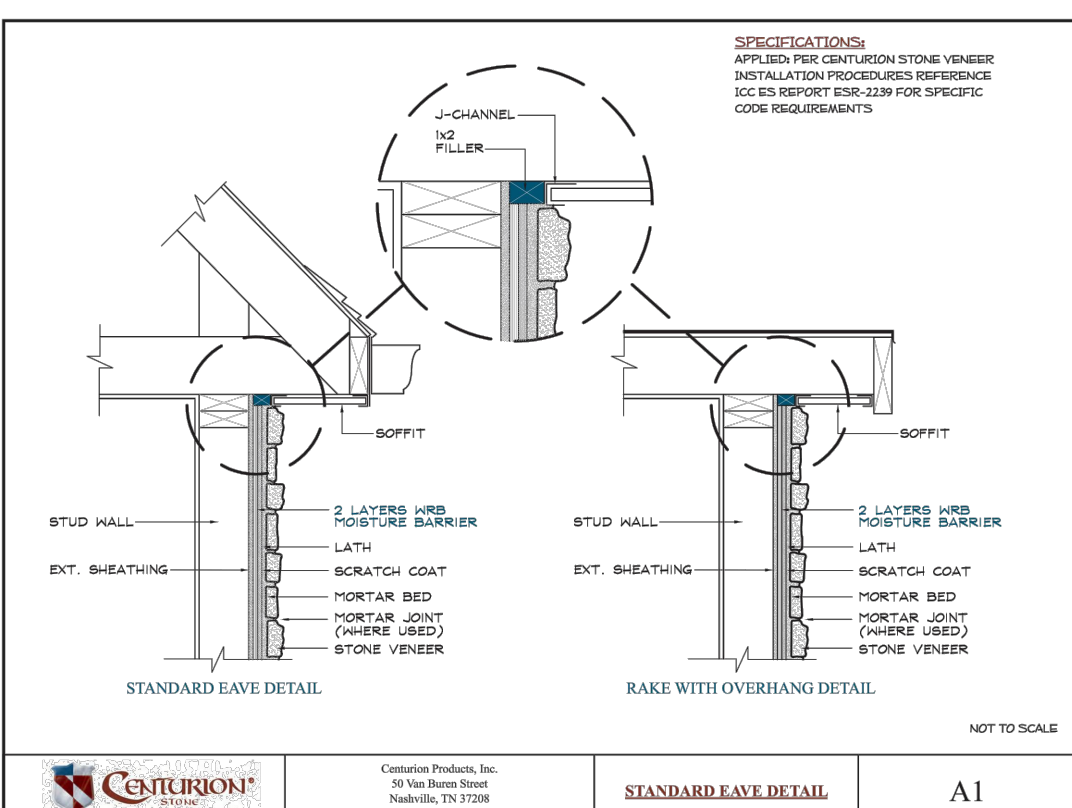
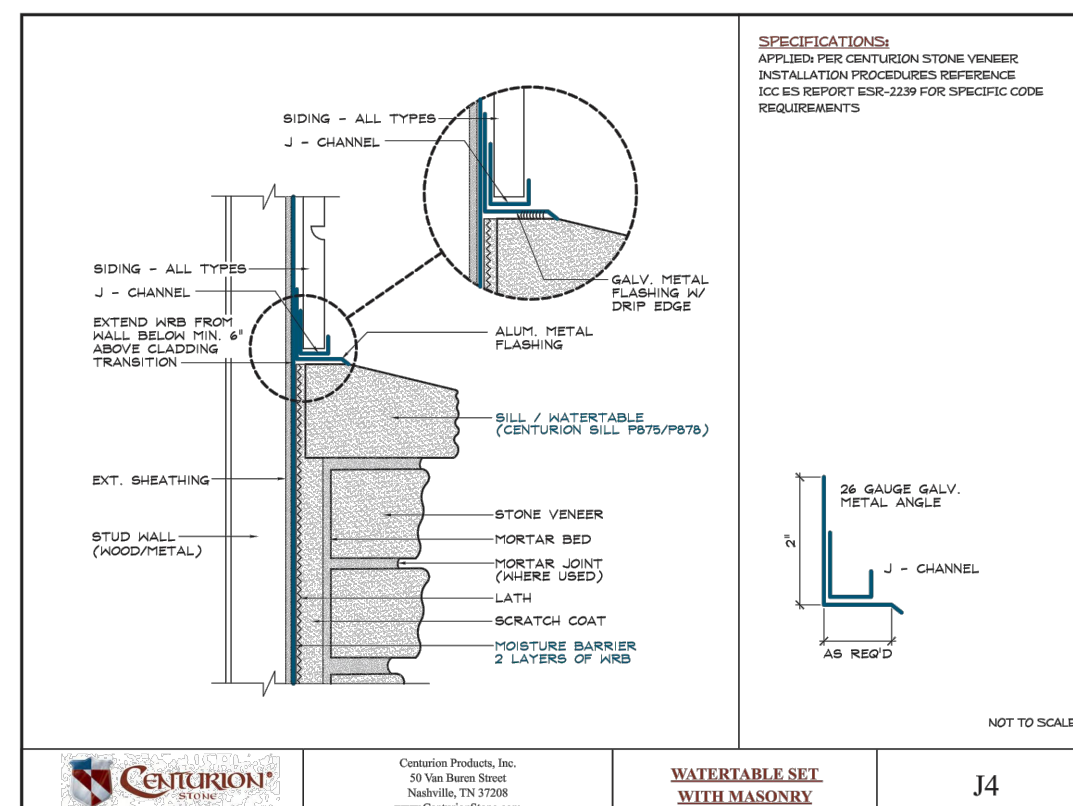
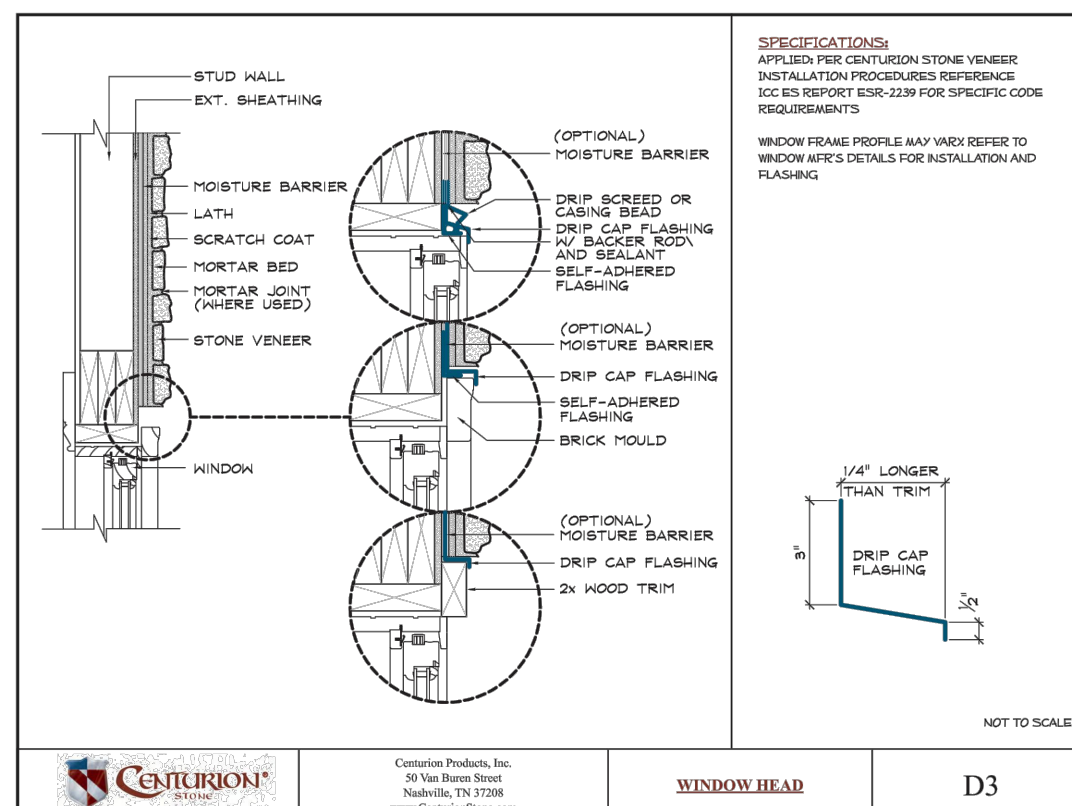
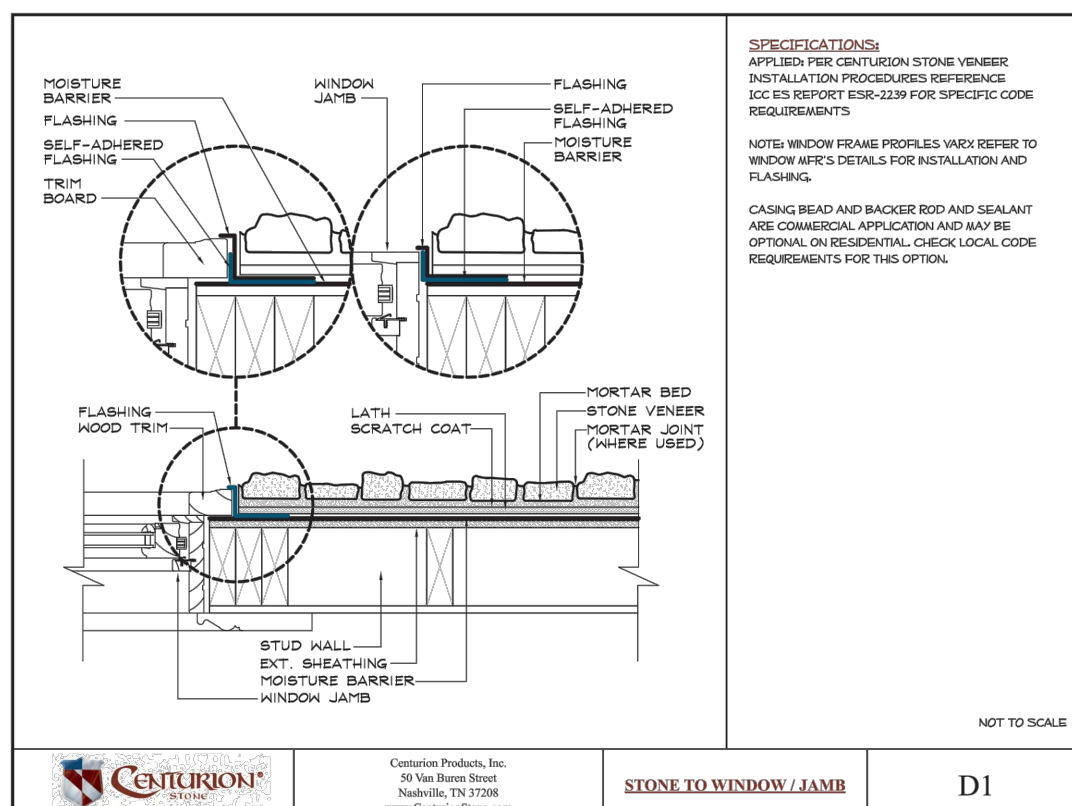
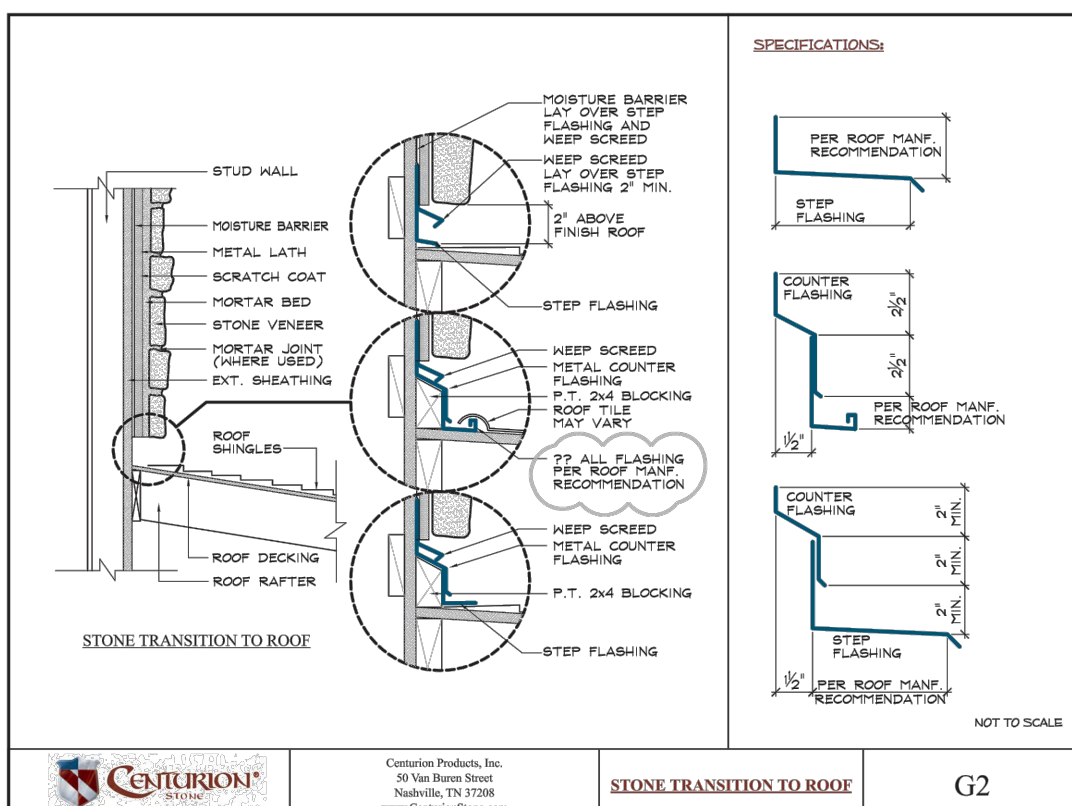
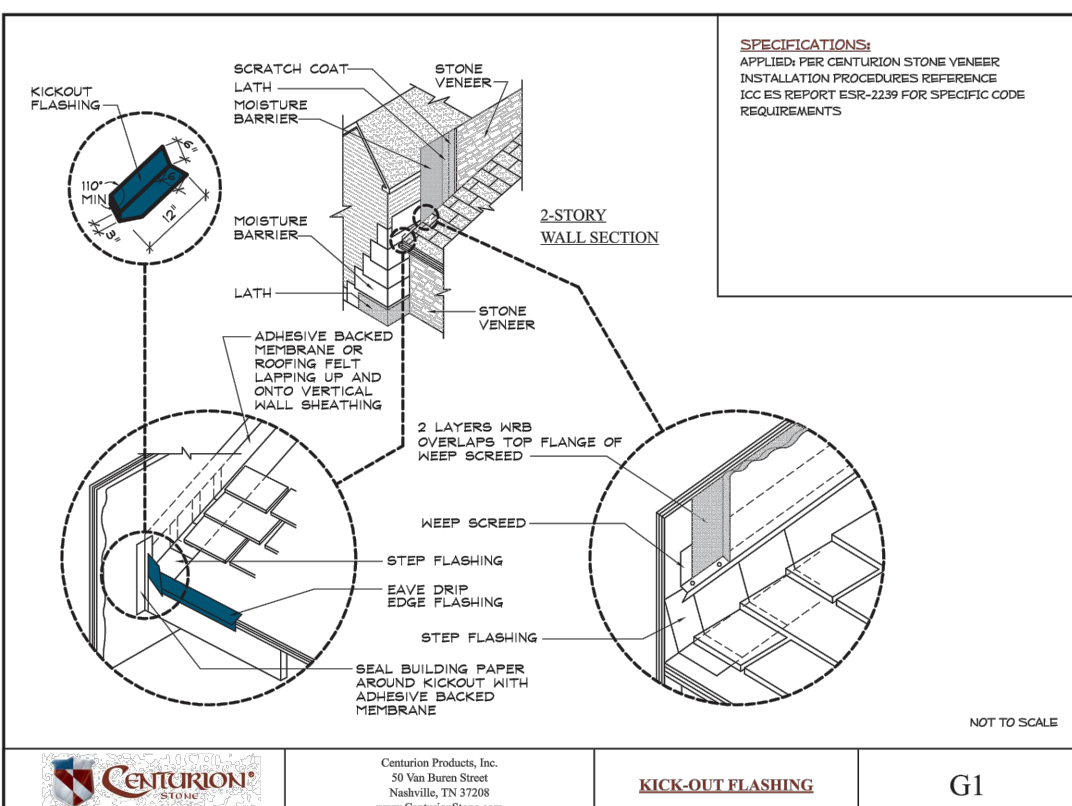
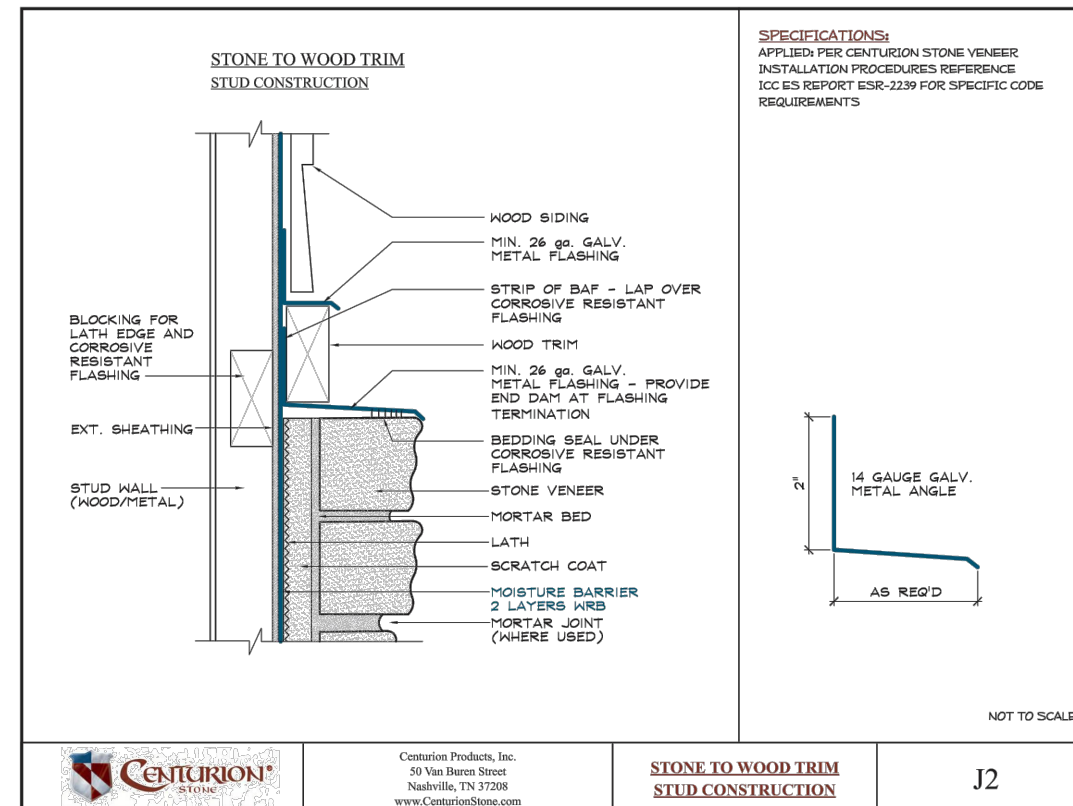
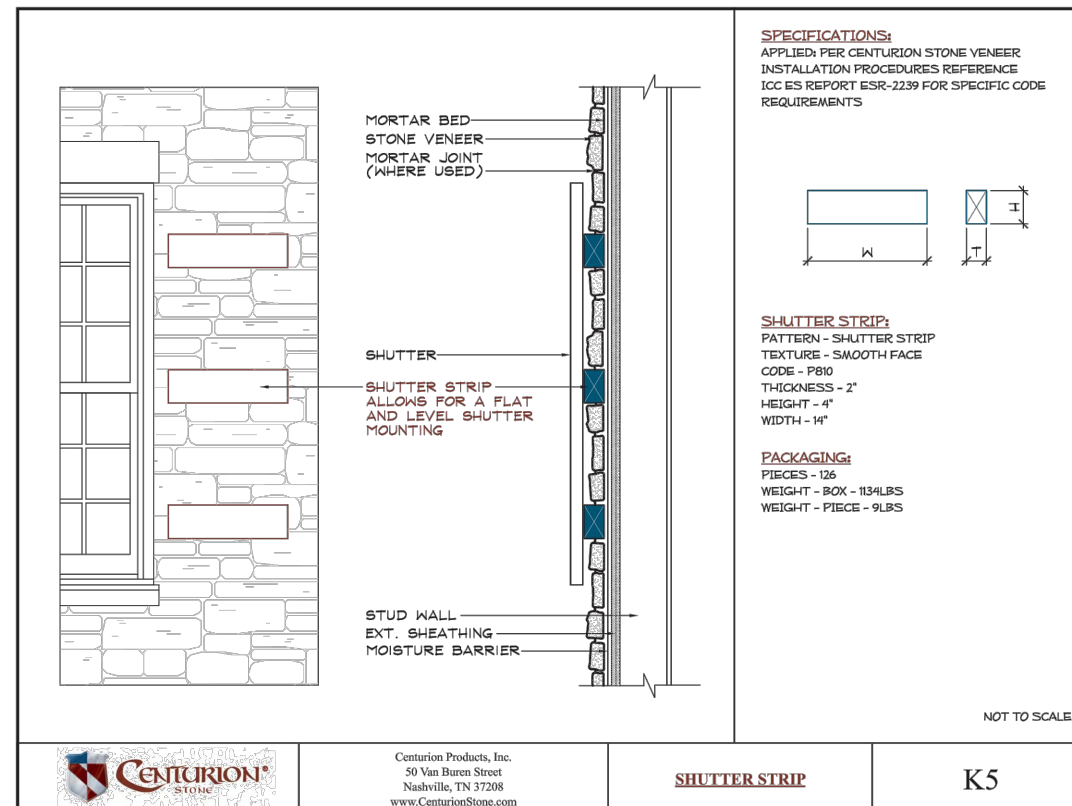
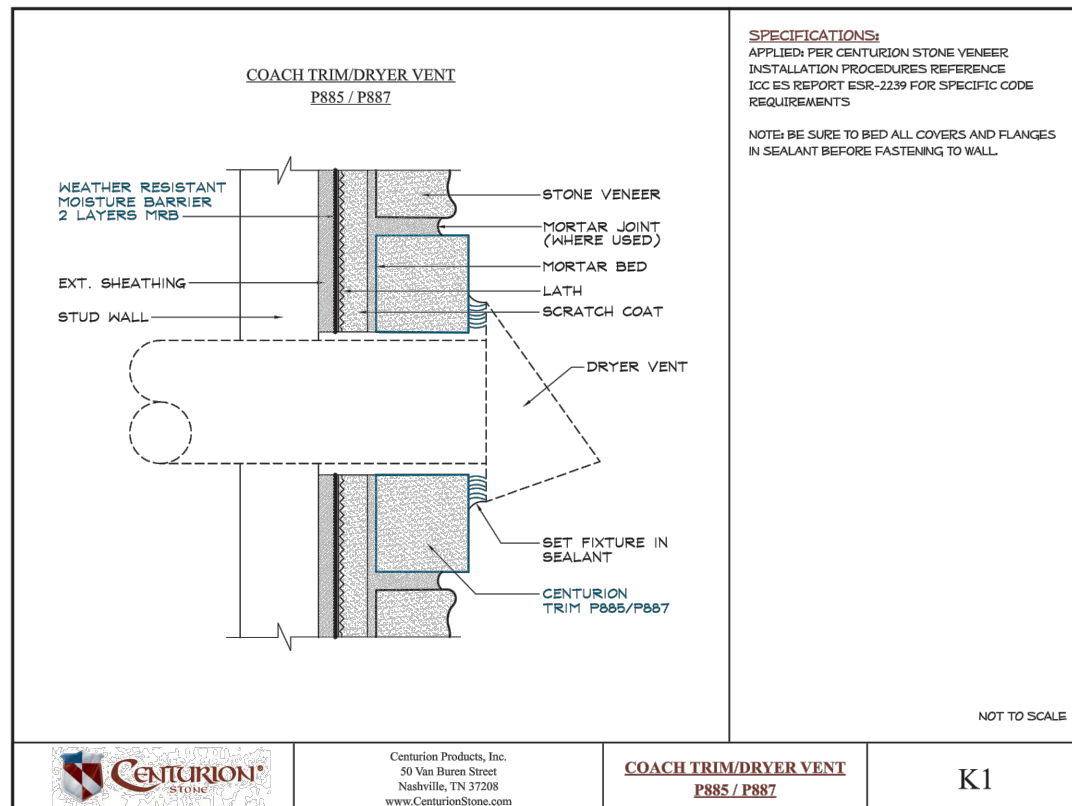
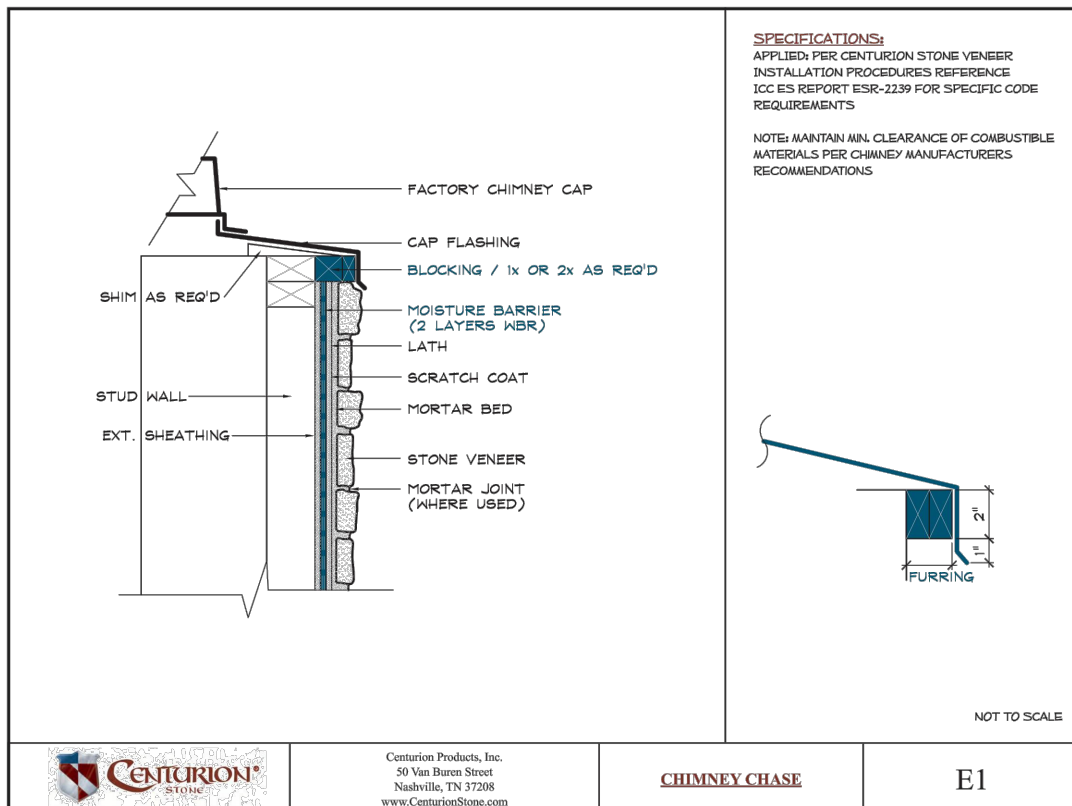
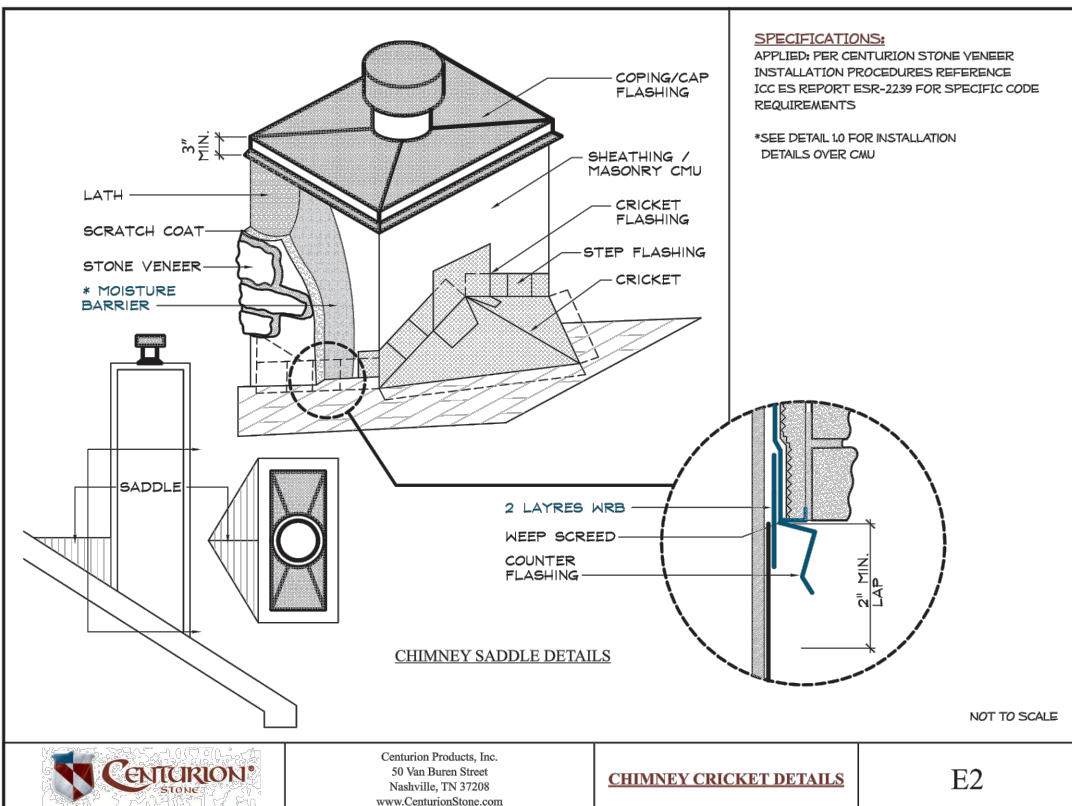
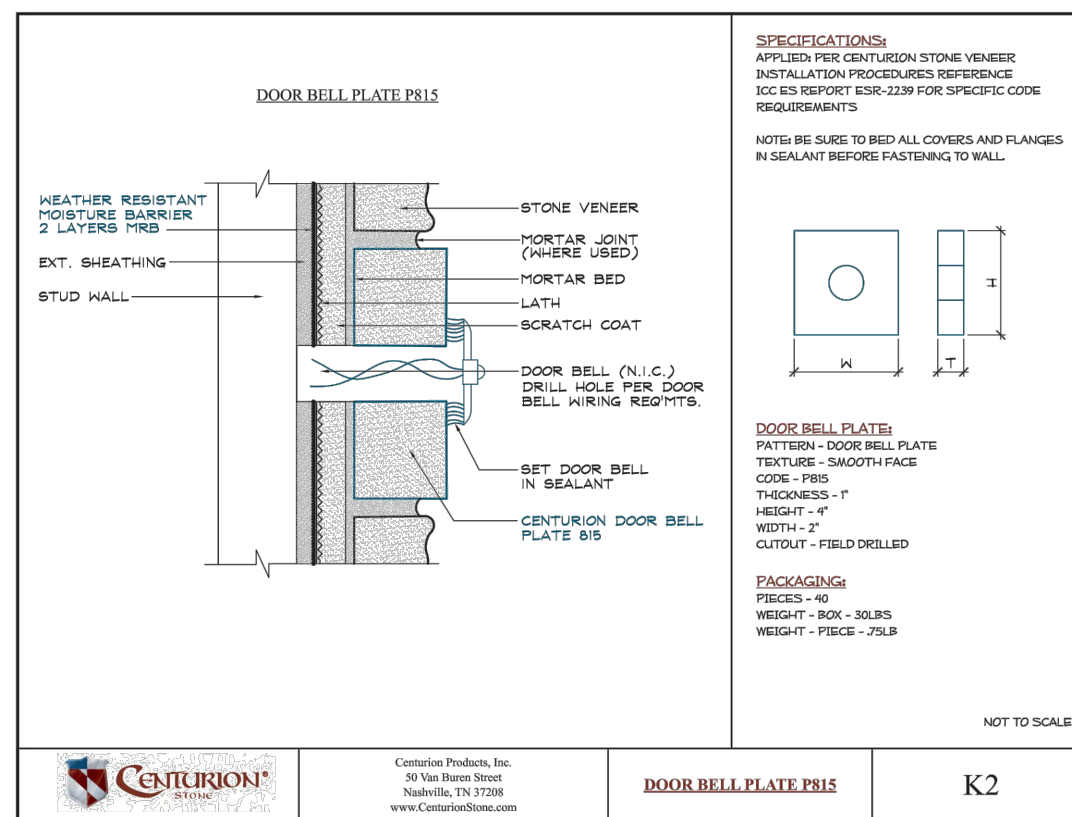
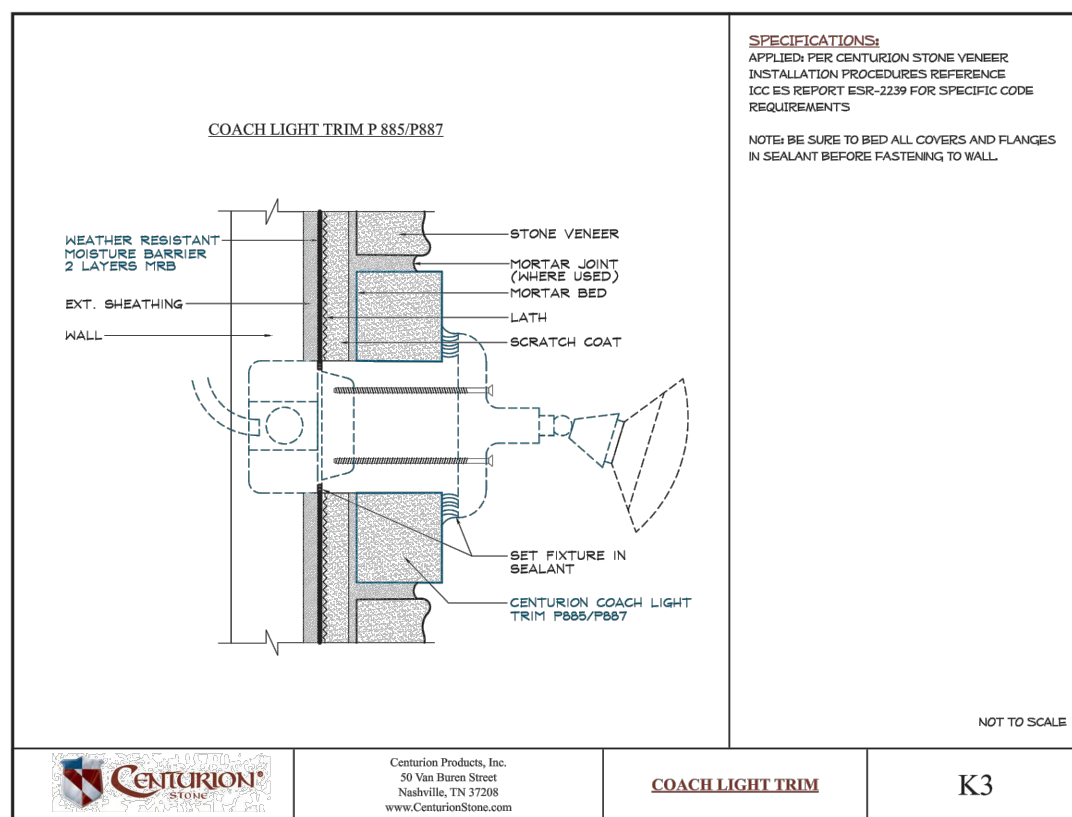
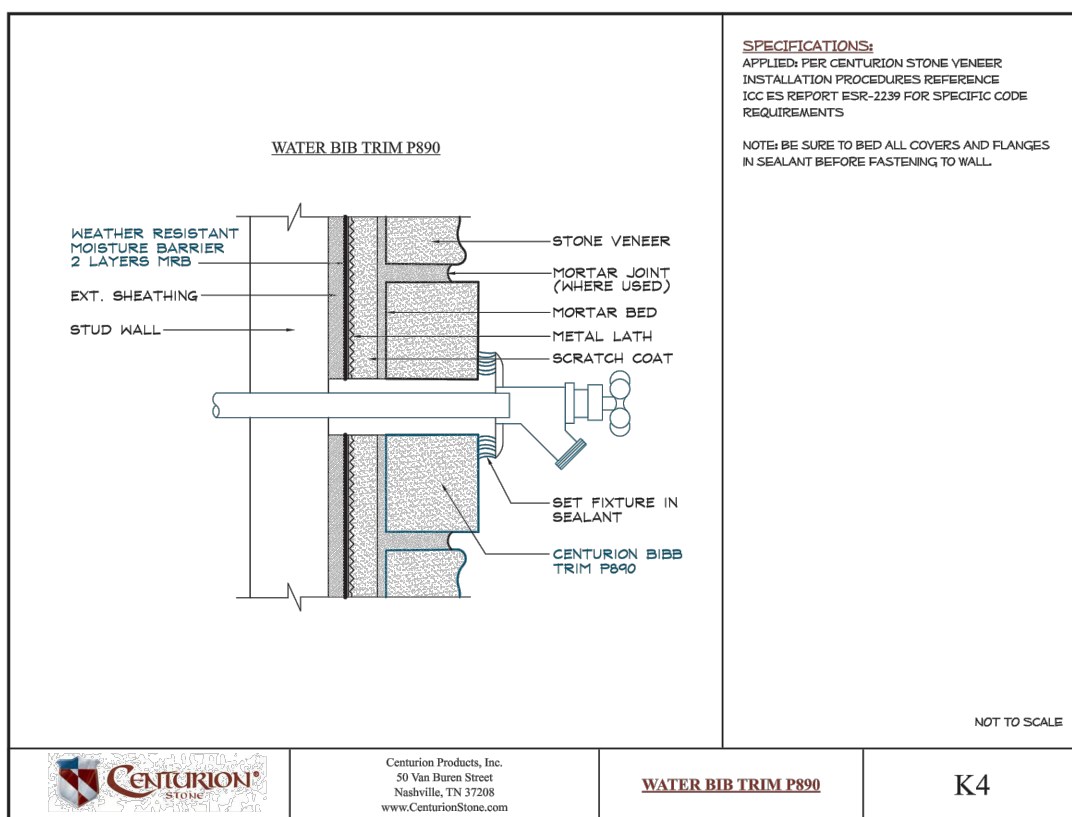
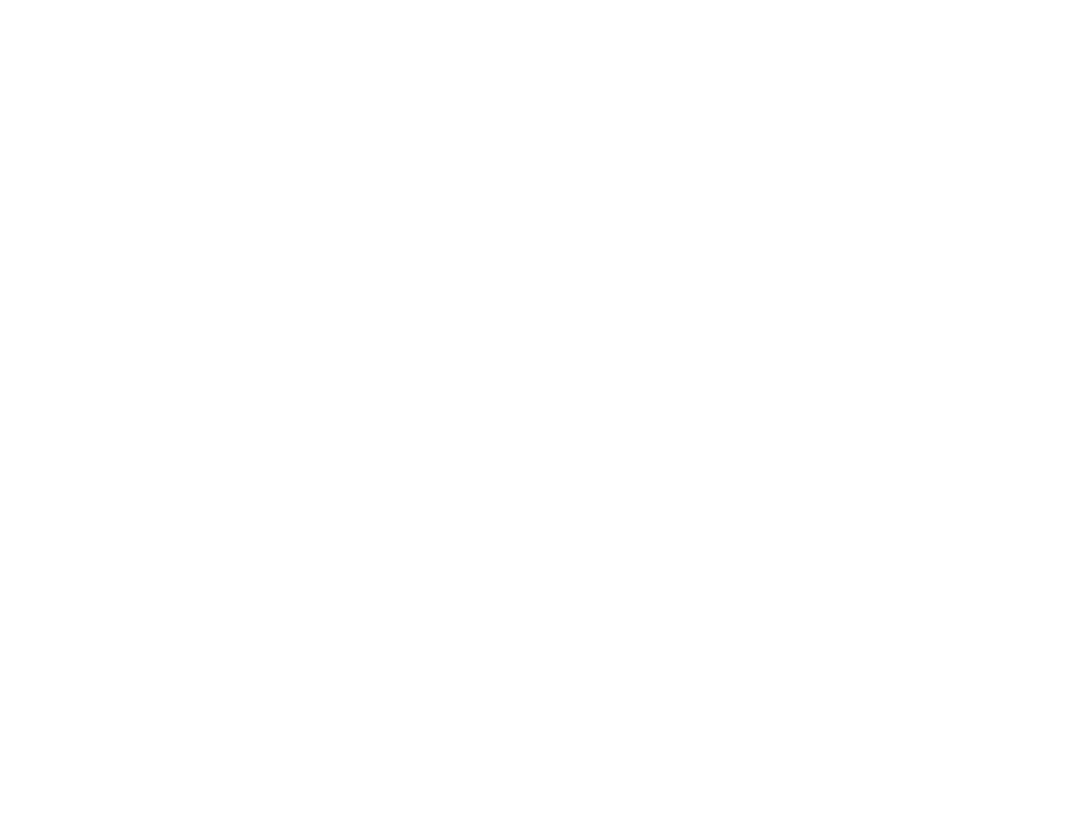


14 PENETRATION ASSEMBLY
NO SCALE

FIRE PENETRATION ASSEMBLIES
NOT TO SCALE



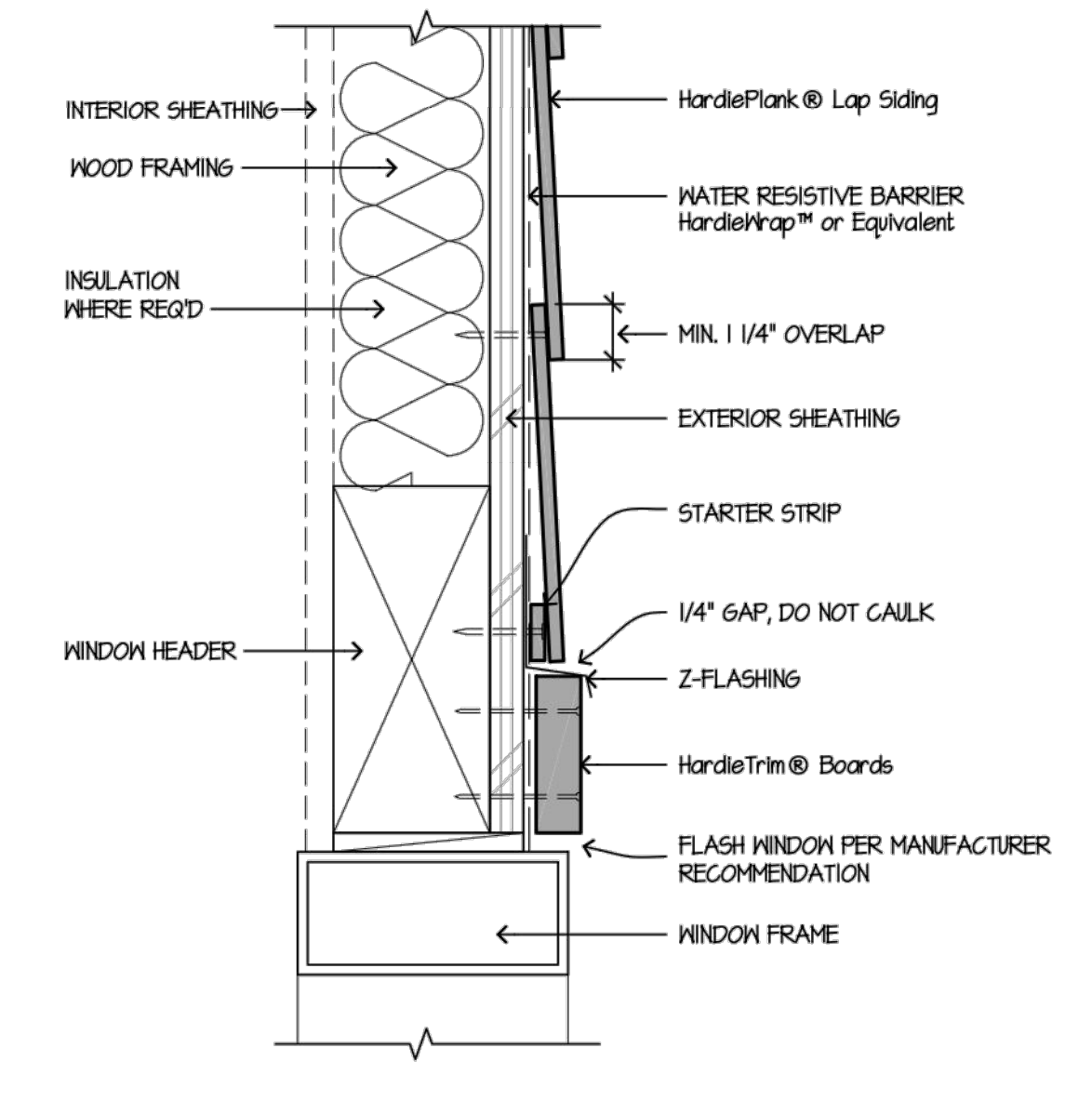
REVISION:
DATE: 6-14-2024
JOB: 22-3262
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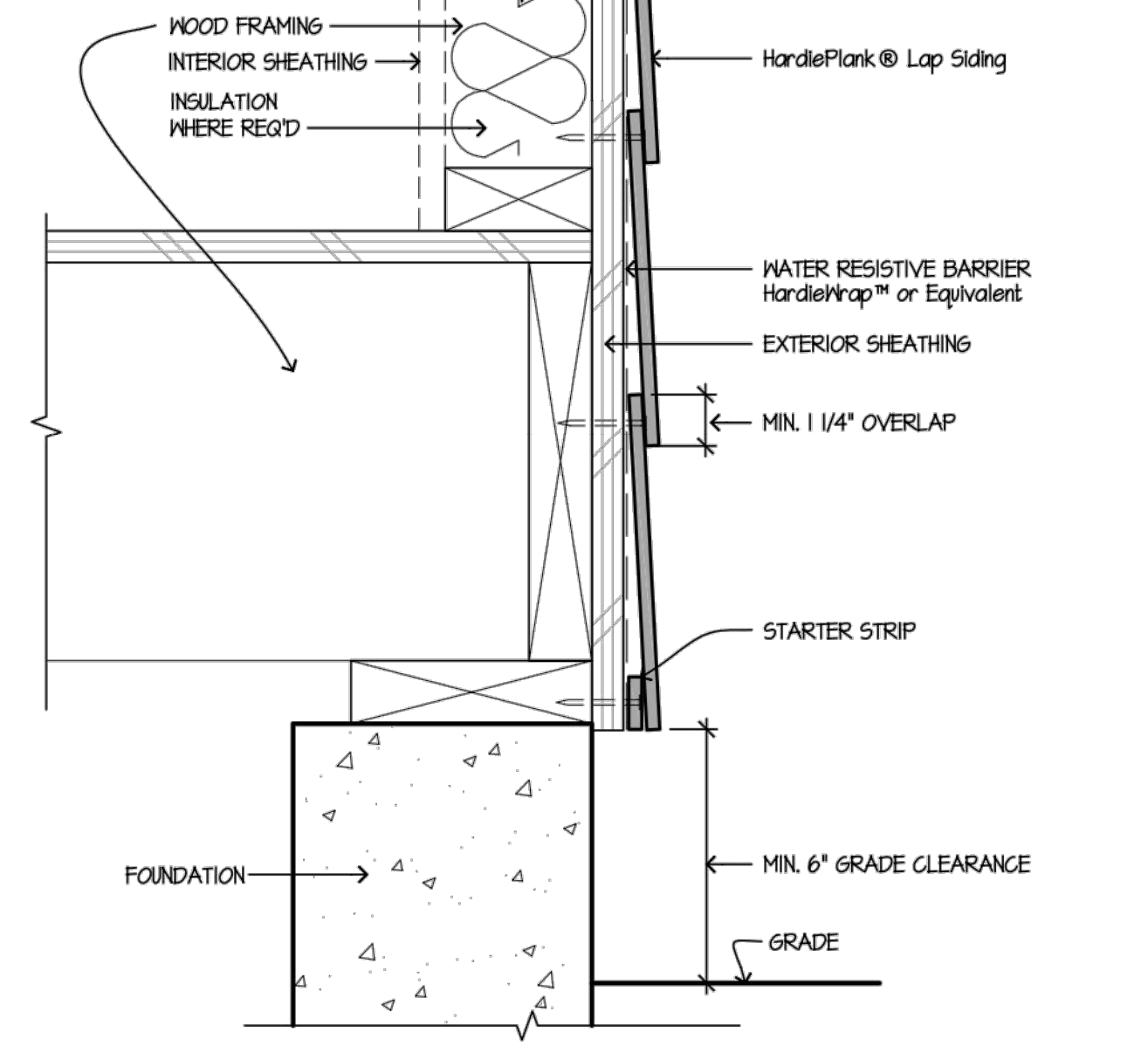
MANUFACTURED STONE
Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary
DETAILS ARE NOT TO SCALE



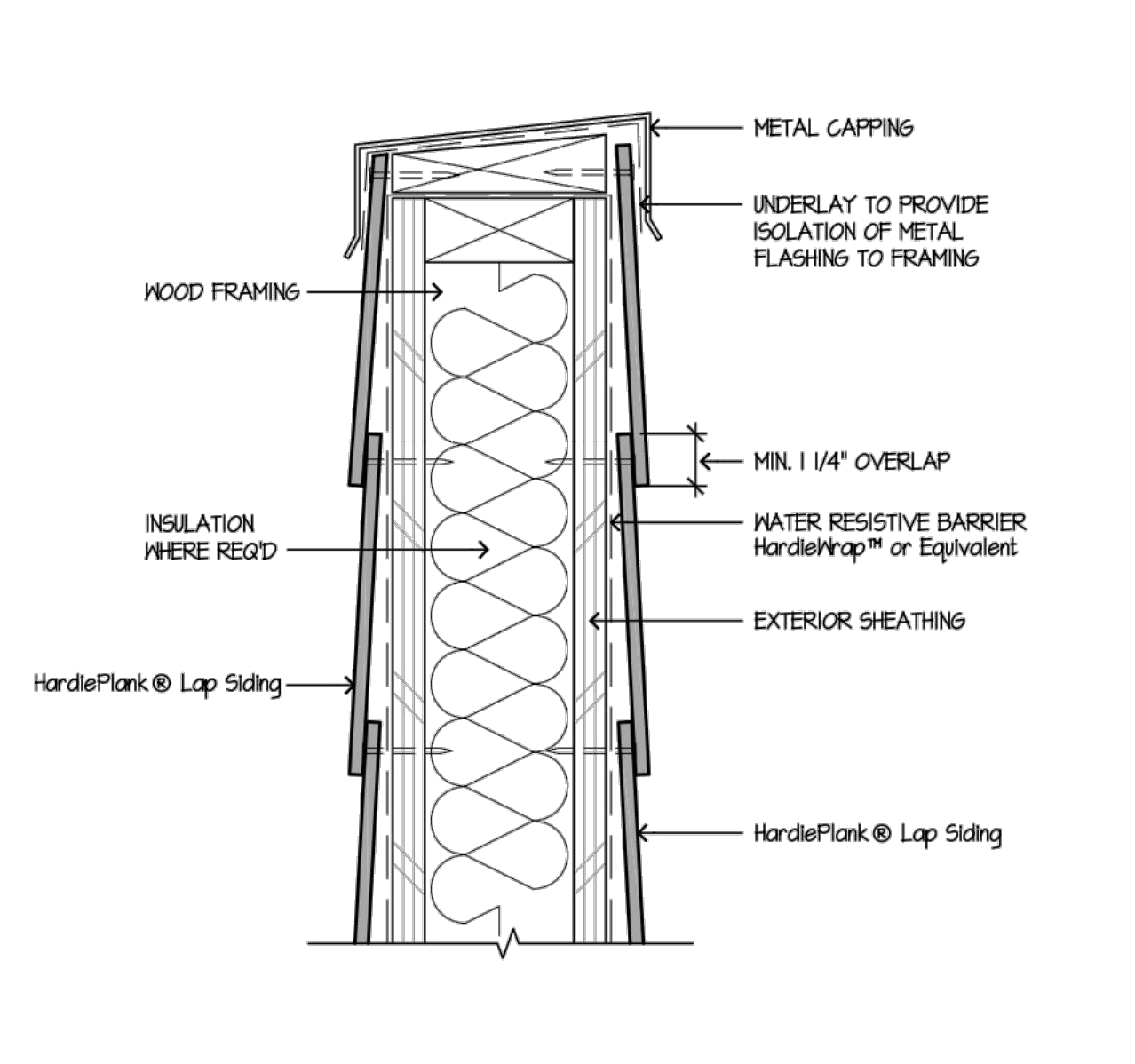
REVISION:
 DATE: 6-14-2024
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 SHEET NO.:



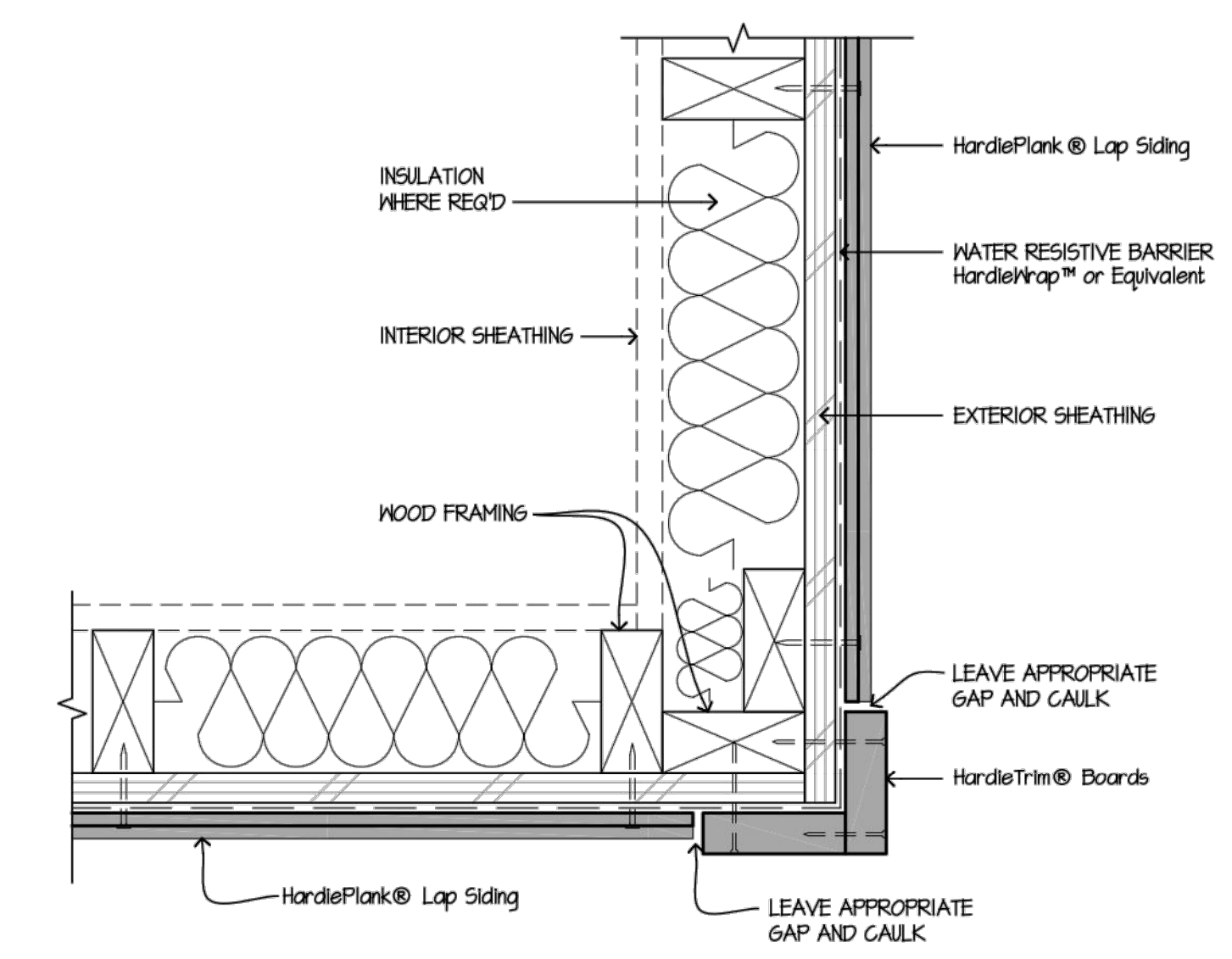
3 WINDOW/DOOR HEAD
 SCALE: 3/4"=1'-0"



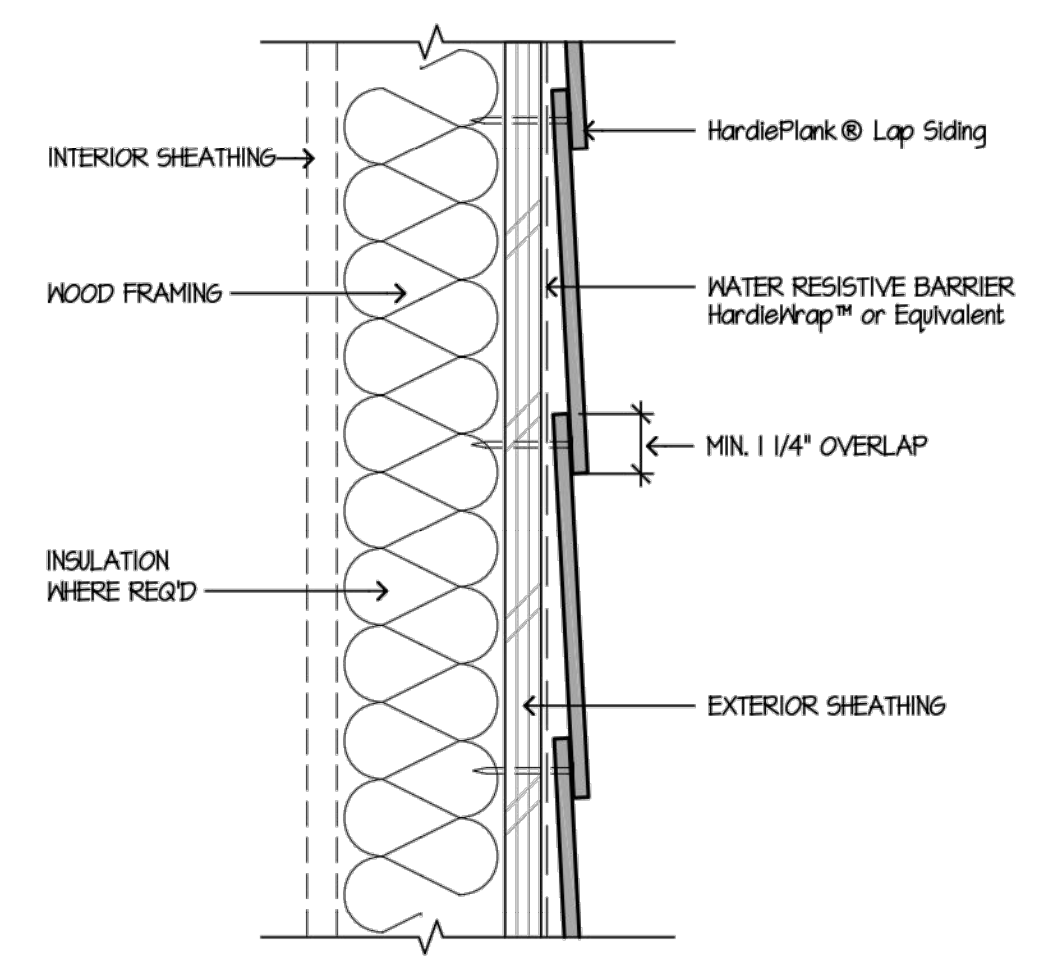
6 GRADE CLEARANCE
 SCALE: 3/4"=1'-0"



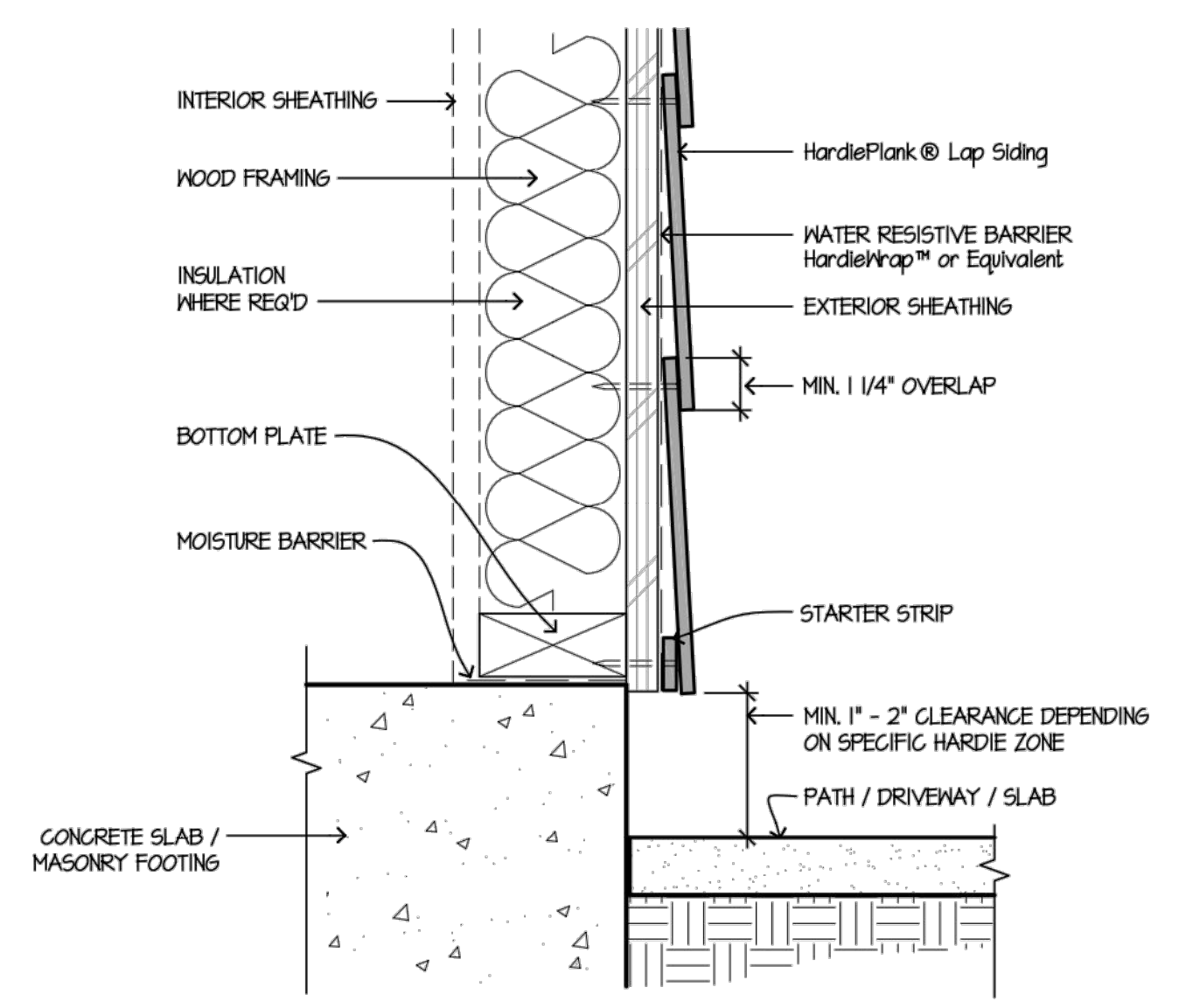
9 PARAPET
 SCALE: 3/4"=1'-0"



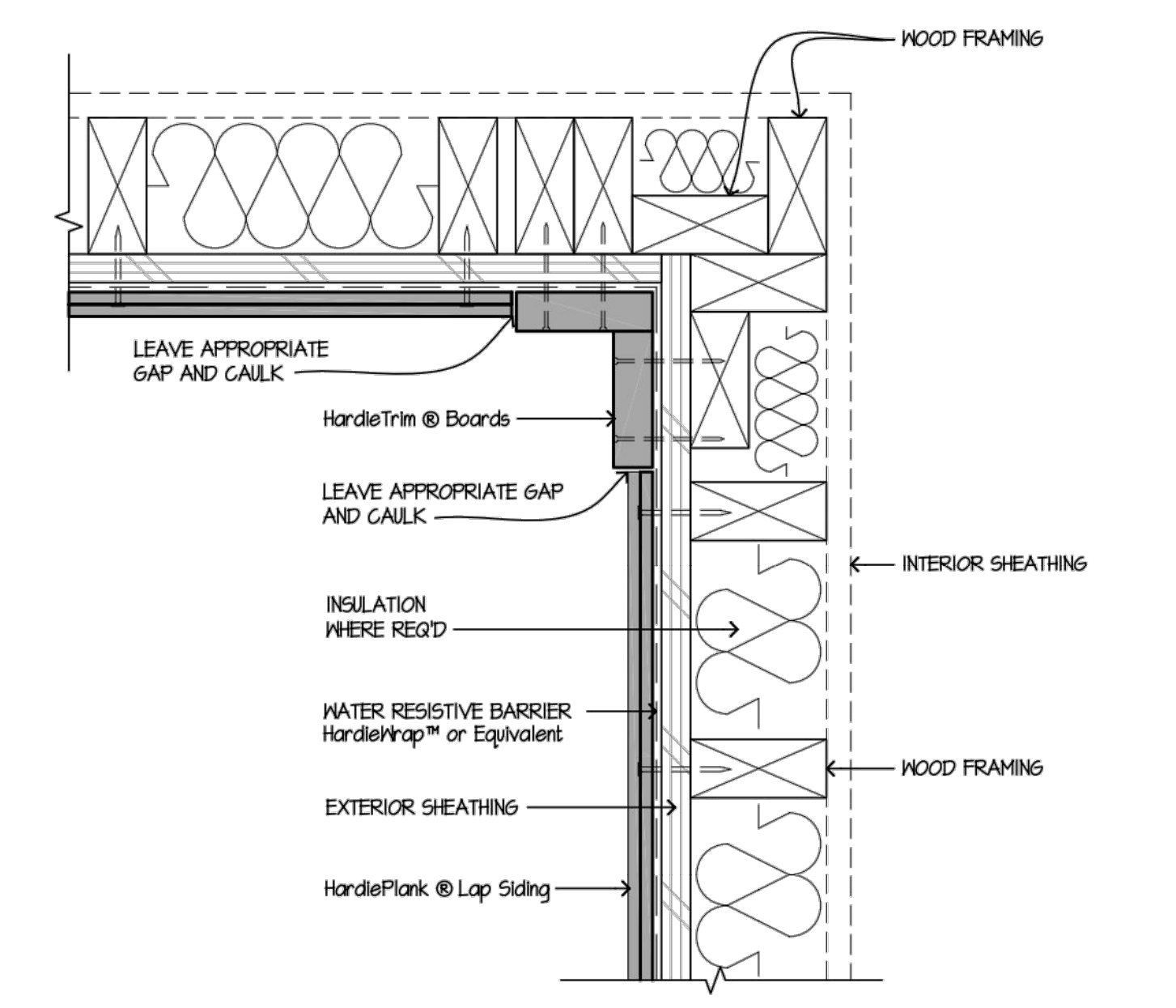
2 OUTSIDE CORNER
 SCALE: 3/4"=1'-0"



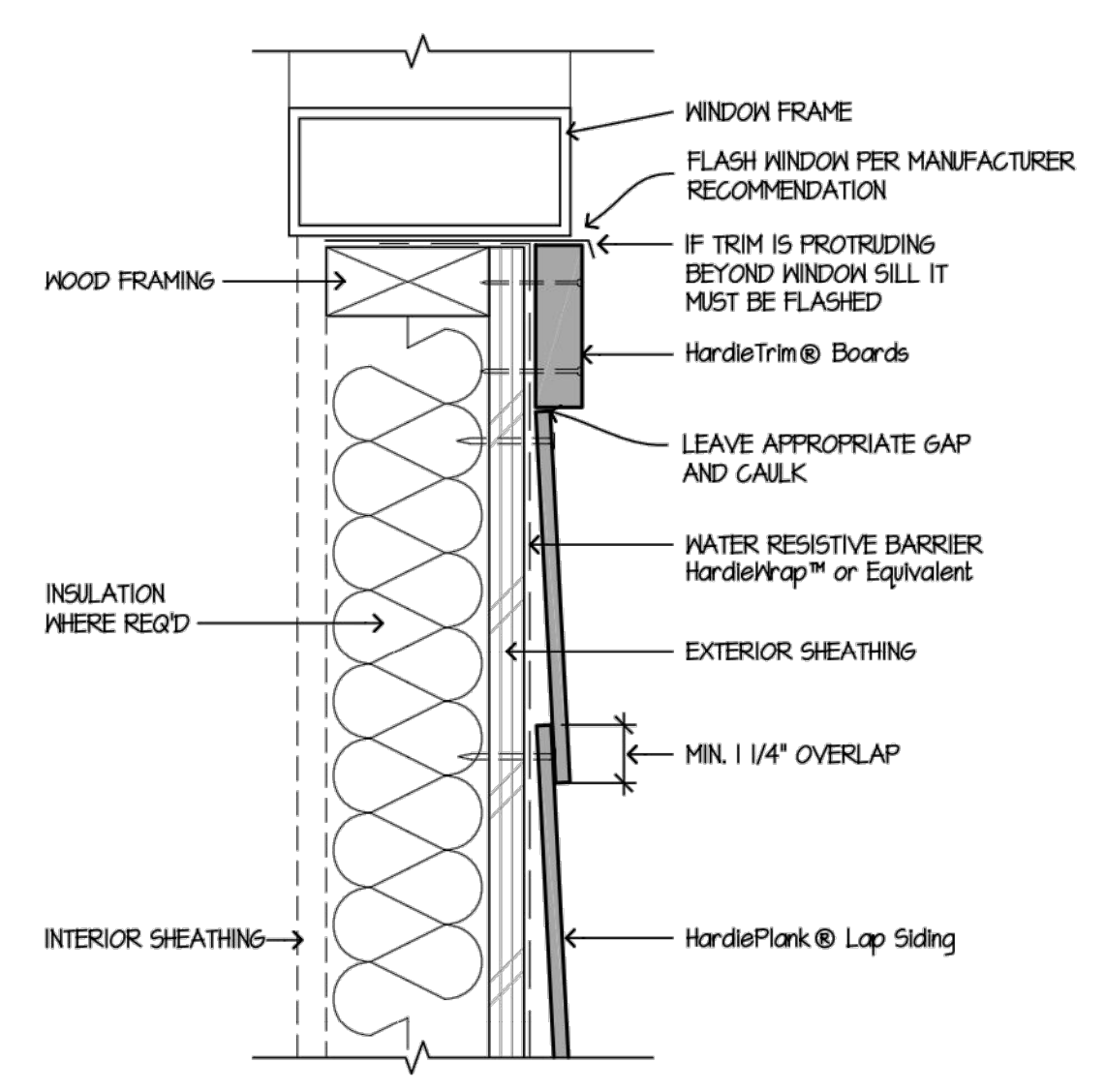
5 HORIZONTAL LAP VIEW
 SCALE: 3/4"=1'-0"



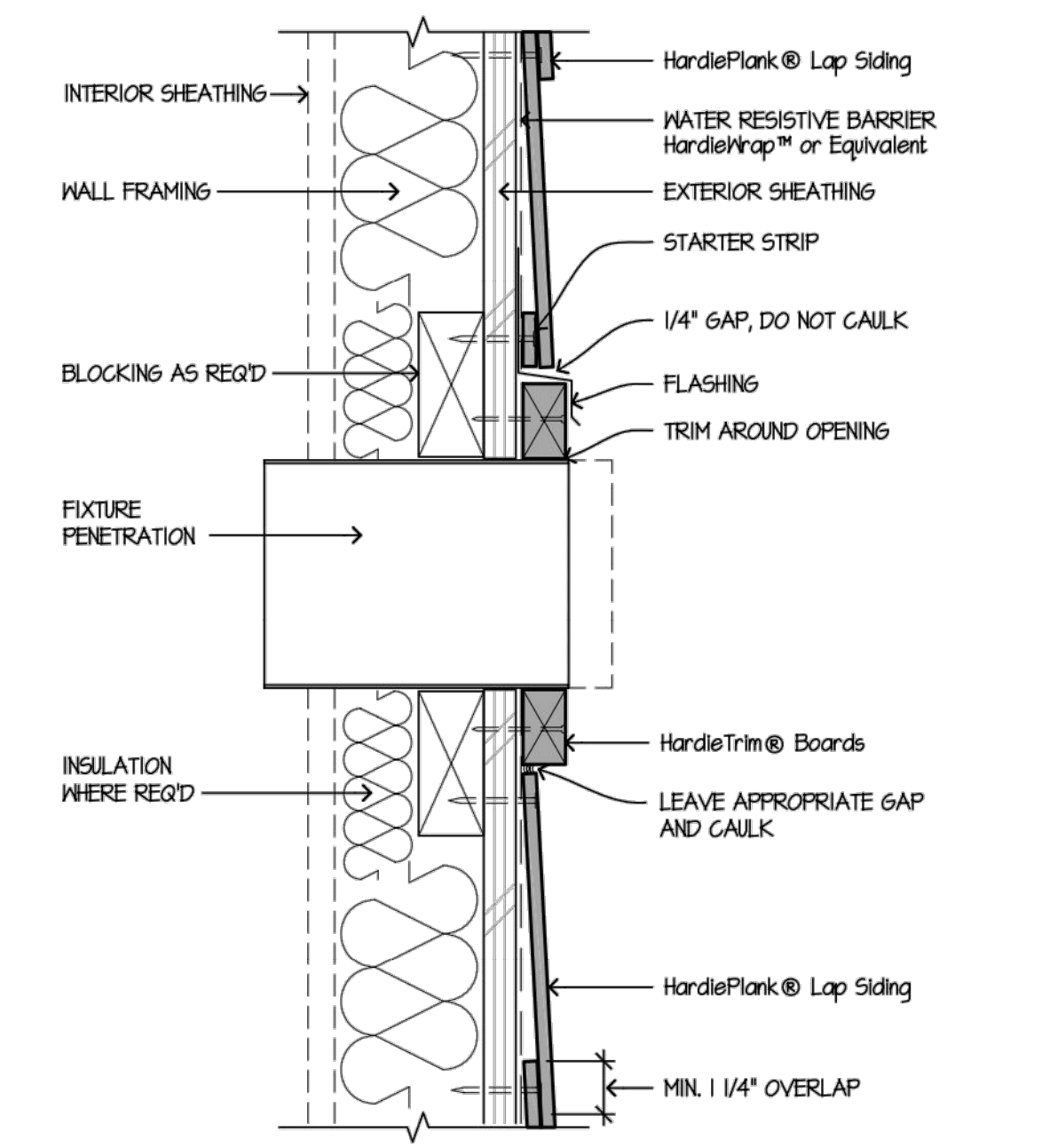
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
 SCALE: 1/2"=1'-0"



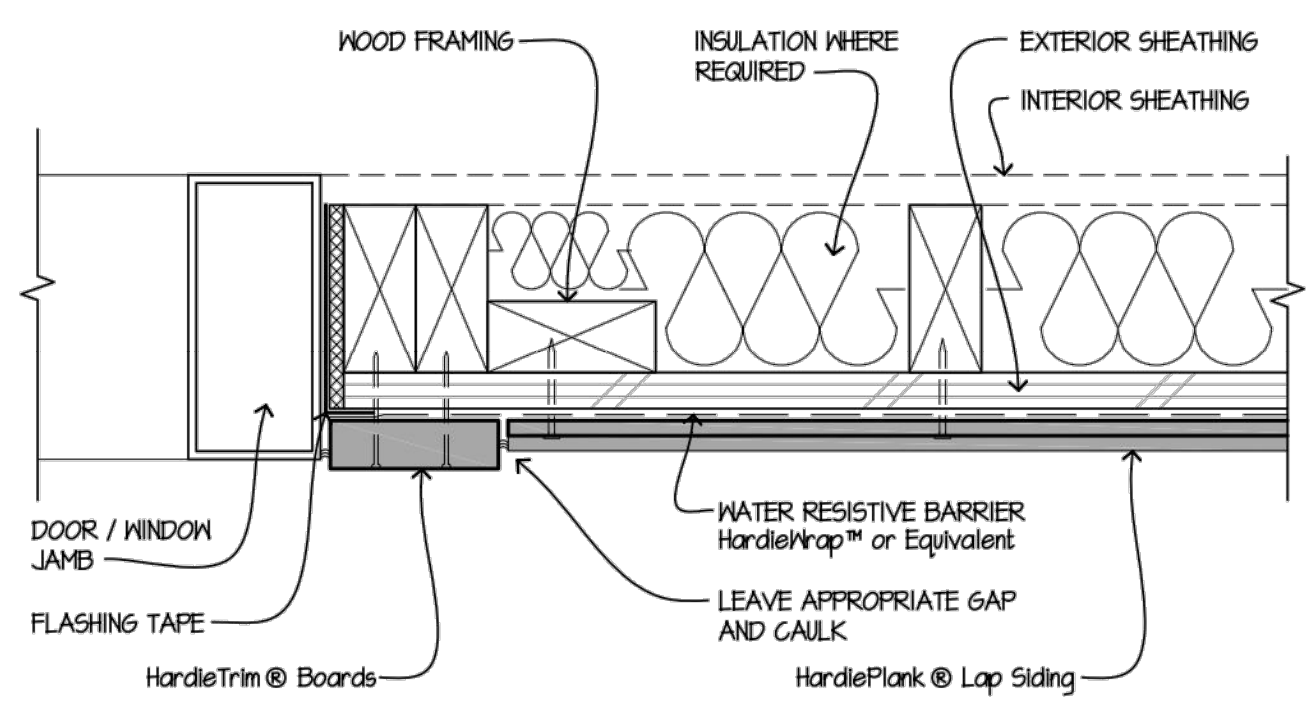
1 INSIDE CORNER
 SCALE: 3/4"=1'-0"



4 WINDOW SILL
 SCALE: 3/4"=1'-0"



7 FIXTURE PENETRATION
 SCALE: 3/4"=1'-0"

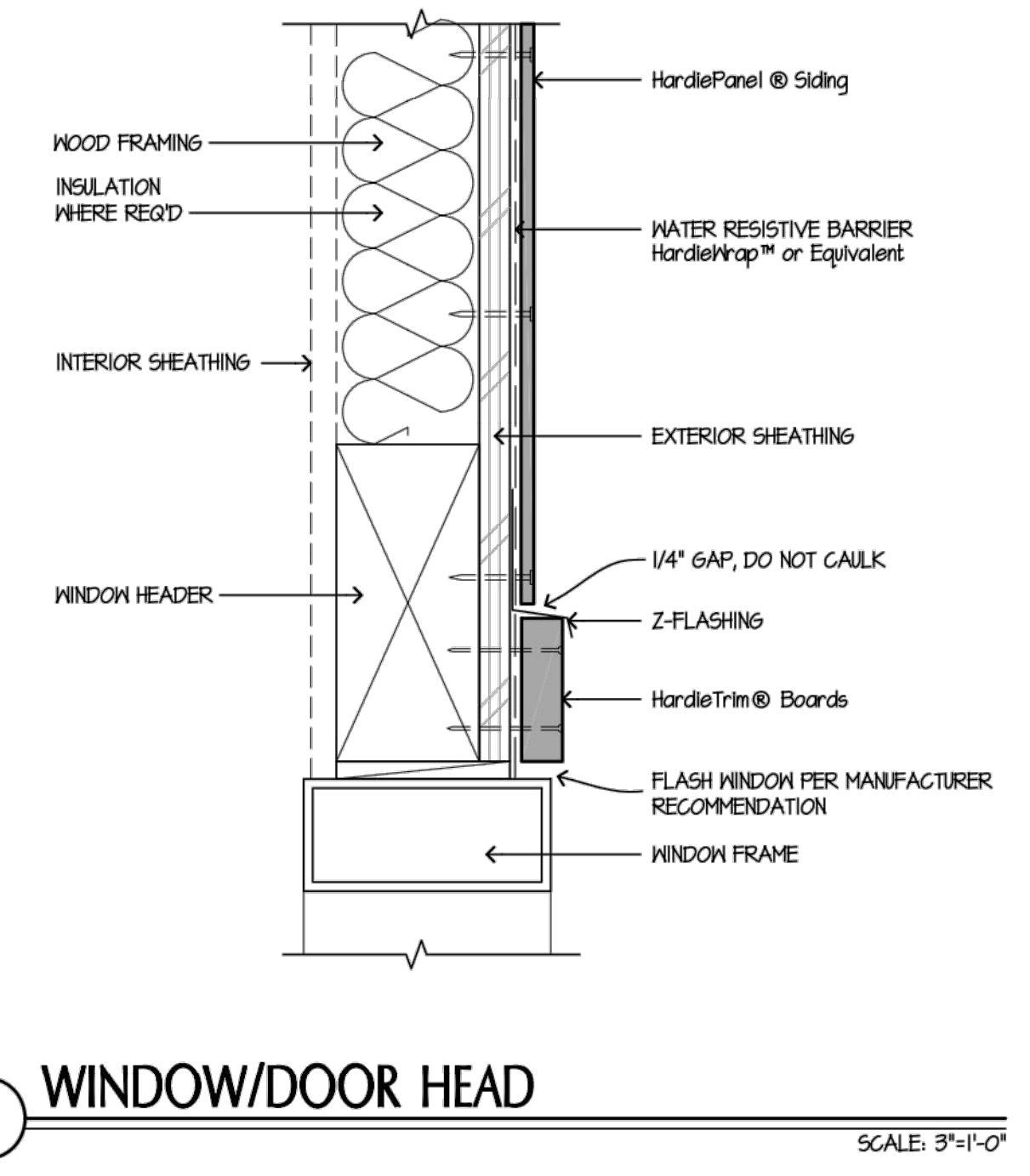


10 DOOR / WINDOW JAMB
 SCALE: 3/4"=1'-0"

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

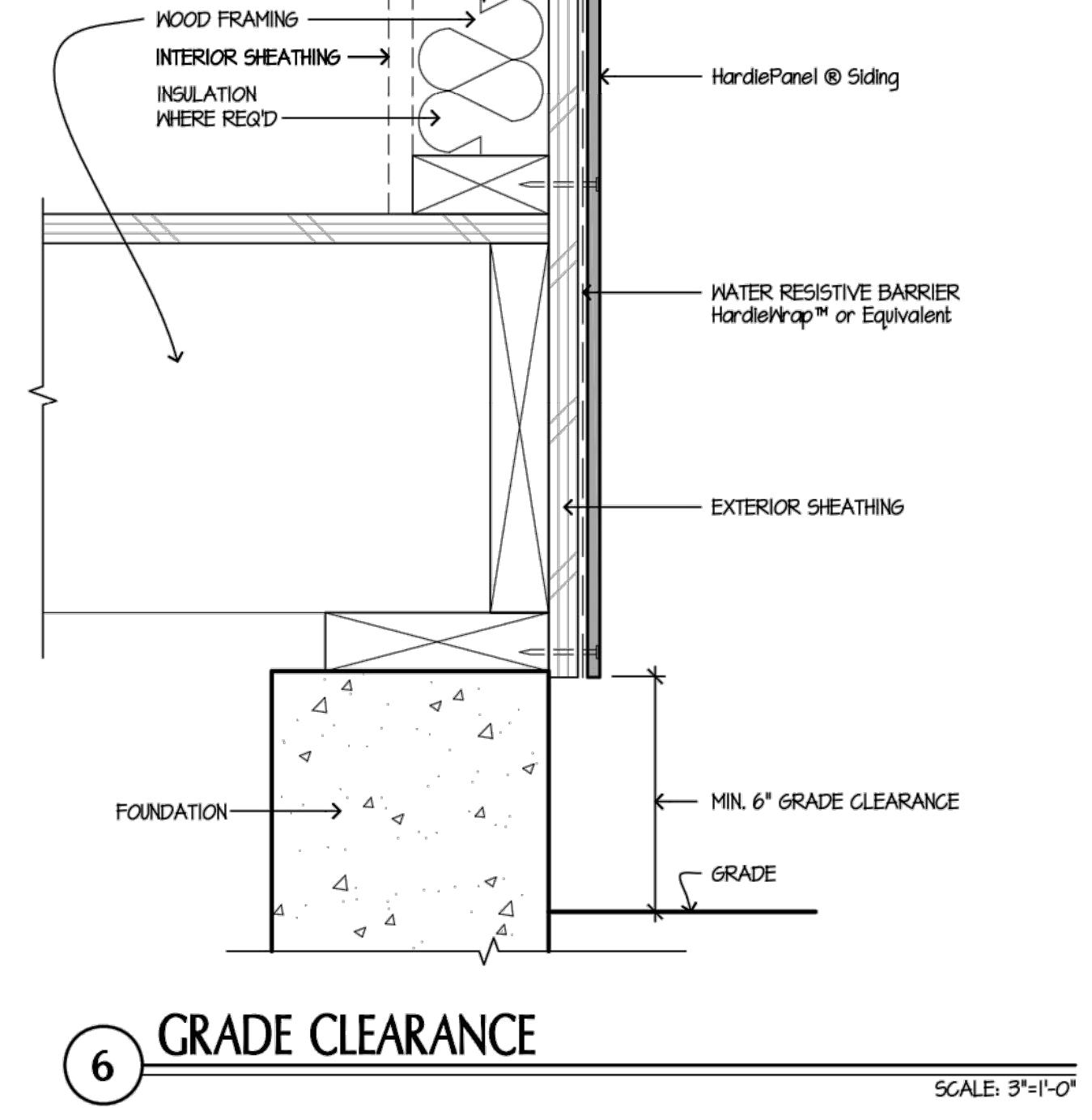


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 JOB: 22-3262
 SHEET NO.:



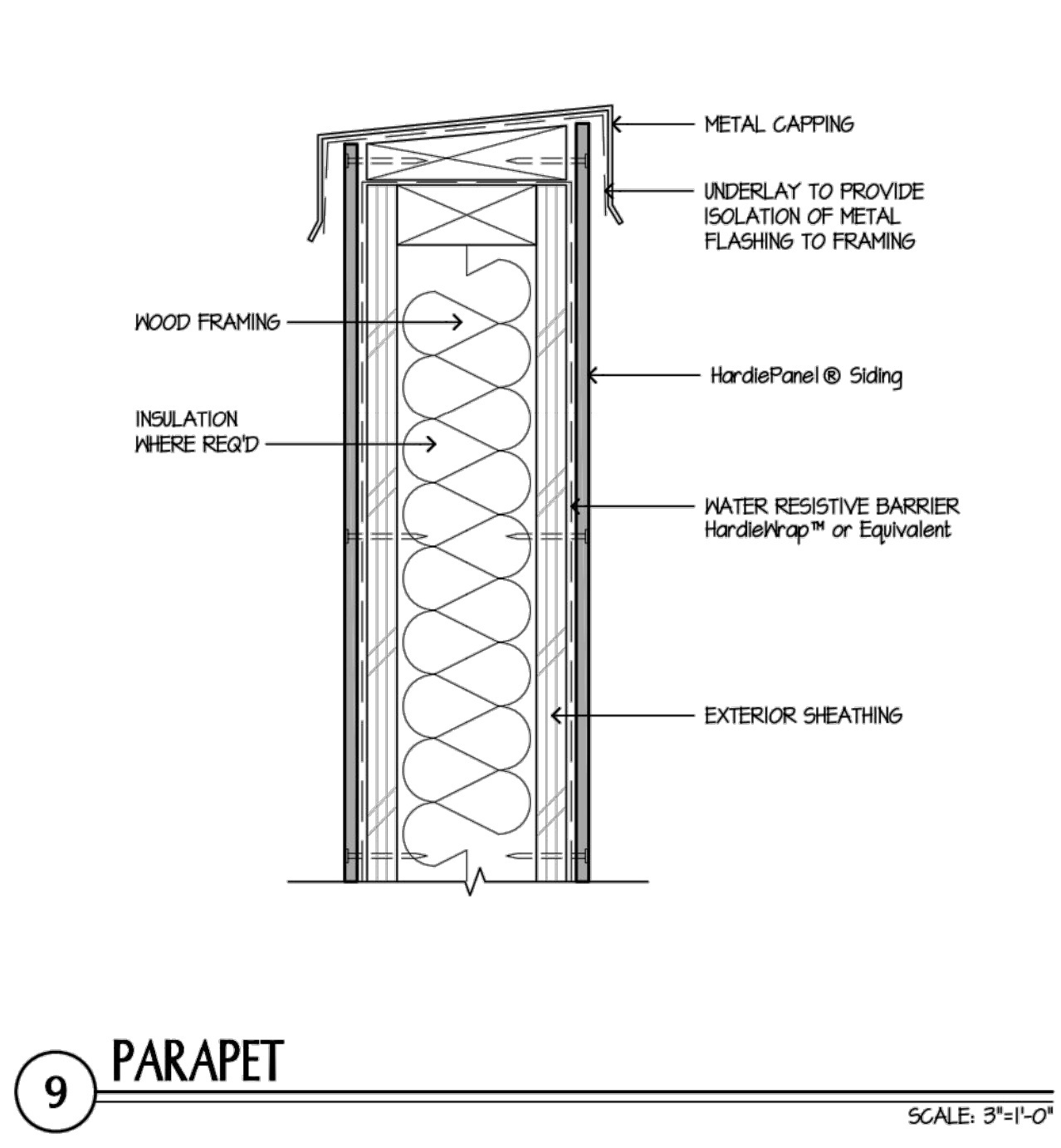
3 WINDOW/DOOR HEAD

SCALE: 3/8"=1'-0"



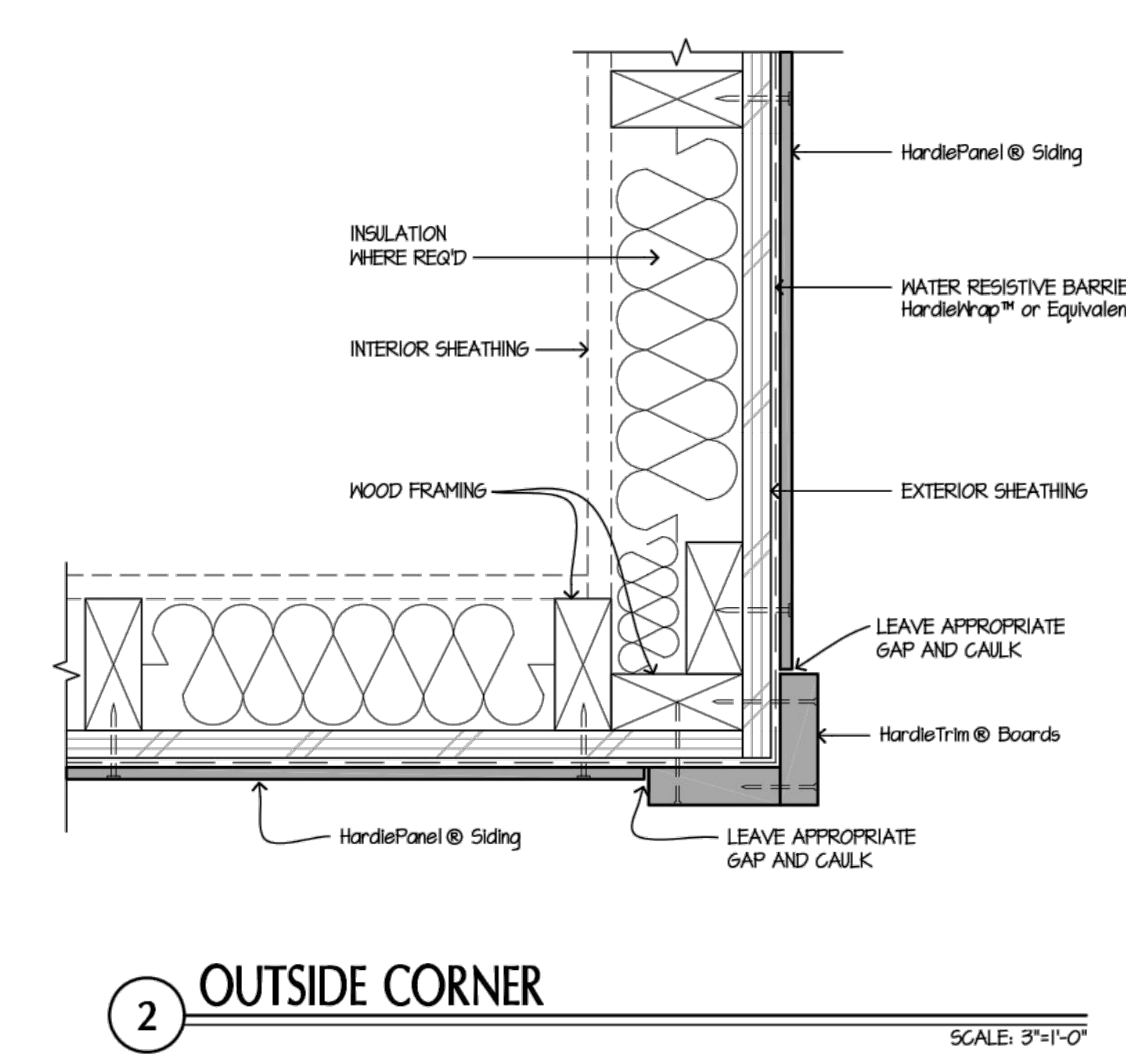
6 GRADE CLEARANCE

SCALE: 3/8"=1'-0"



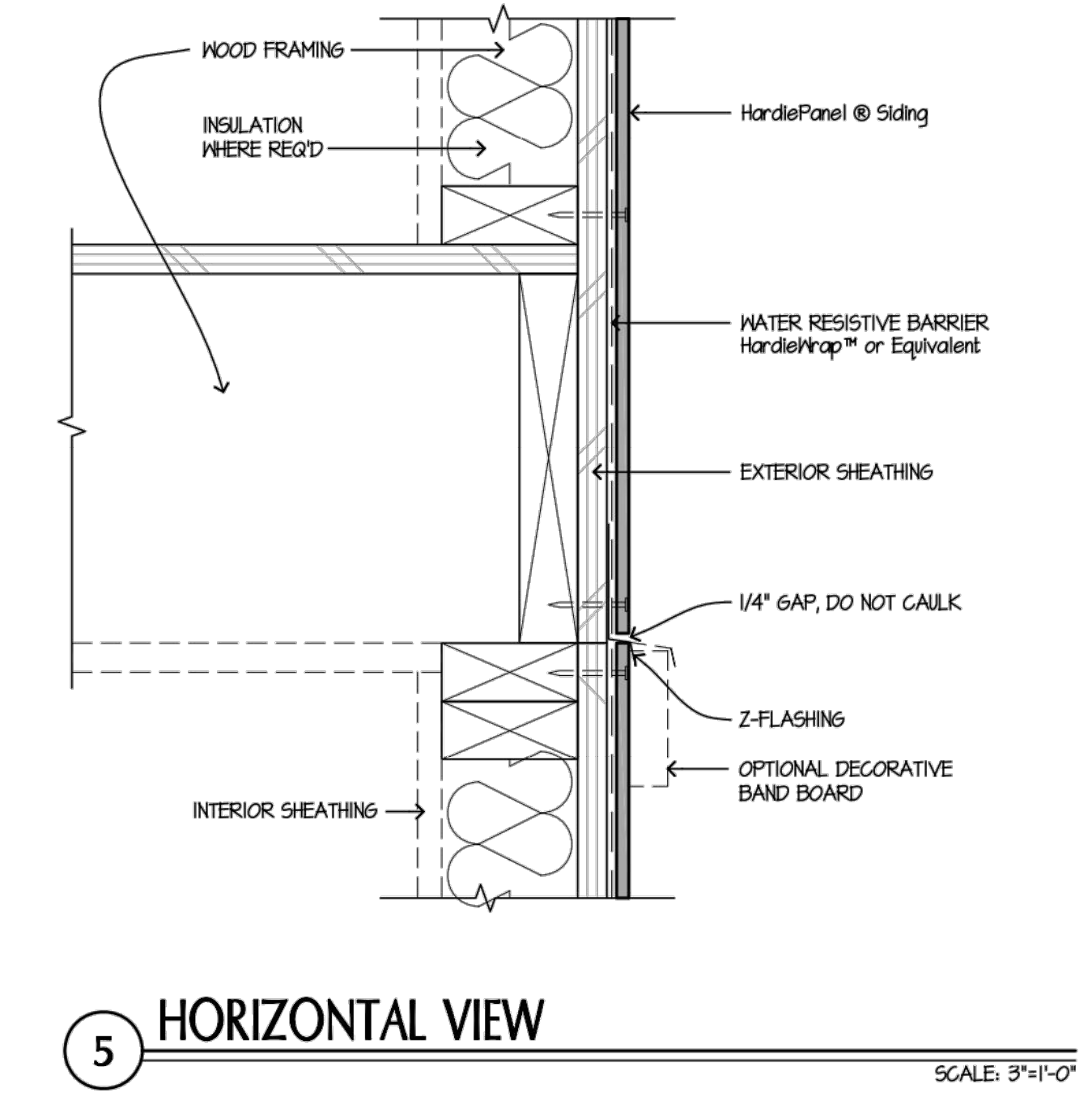
9 PARAPET

SCALE: 3/8"=1'-0"



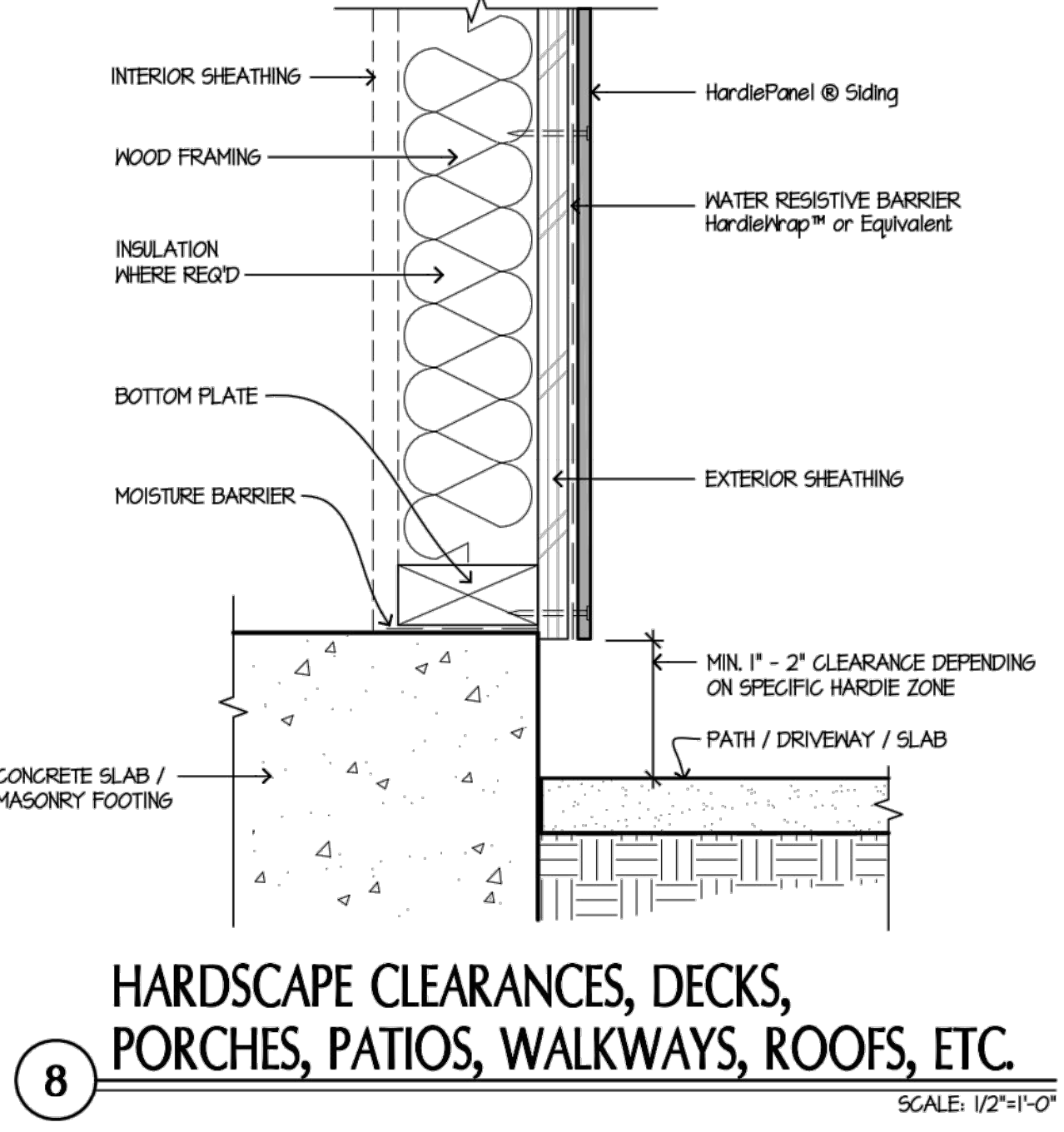
2 OUTSIDE CORNER

SCALE: 3/8"=1'-0"



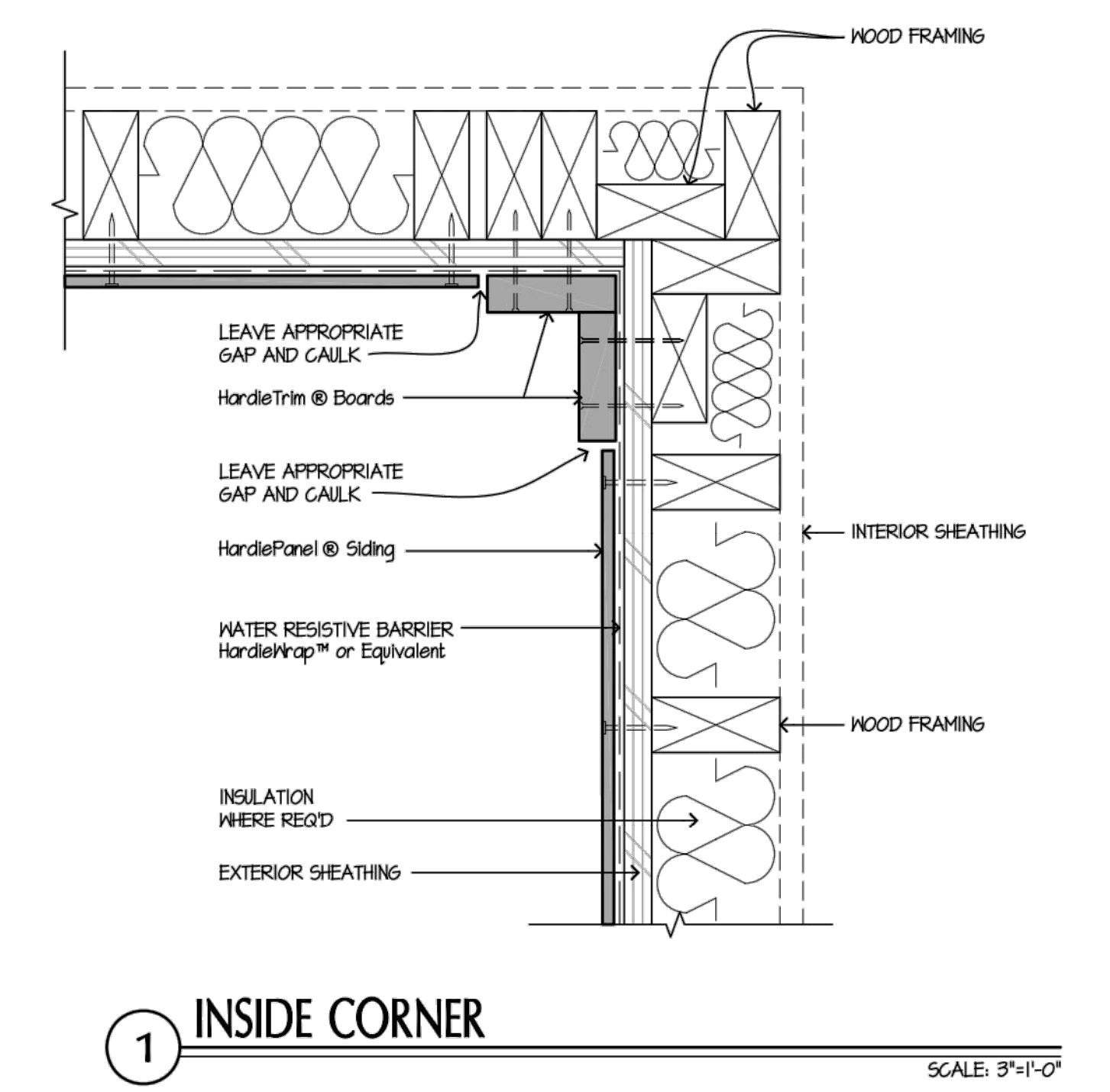
5 HORIZONTAL VIEW

SCALE: 3/8"=1'-0"



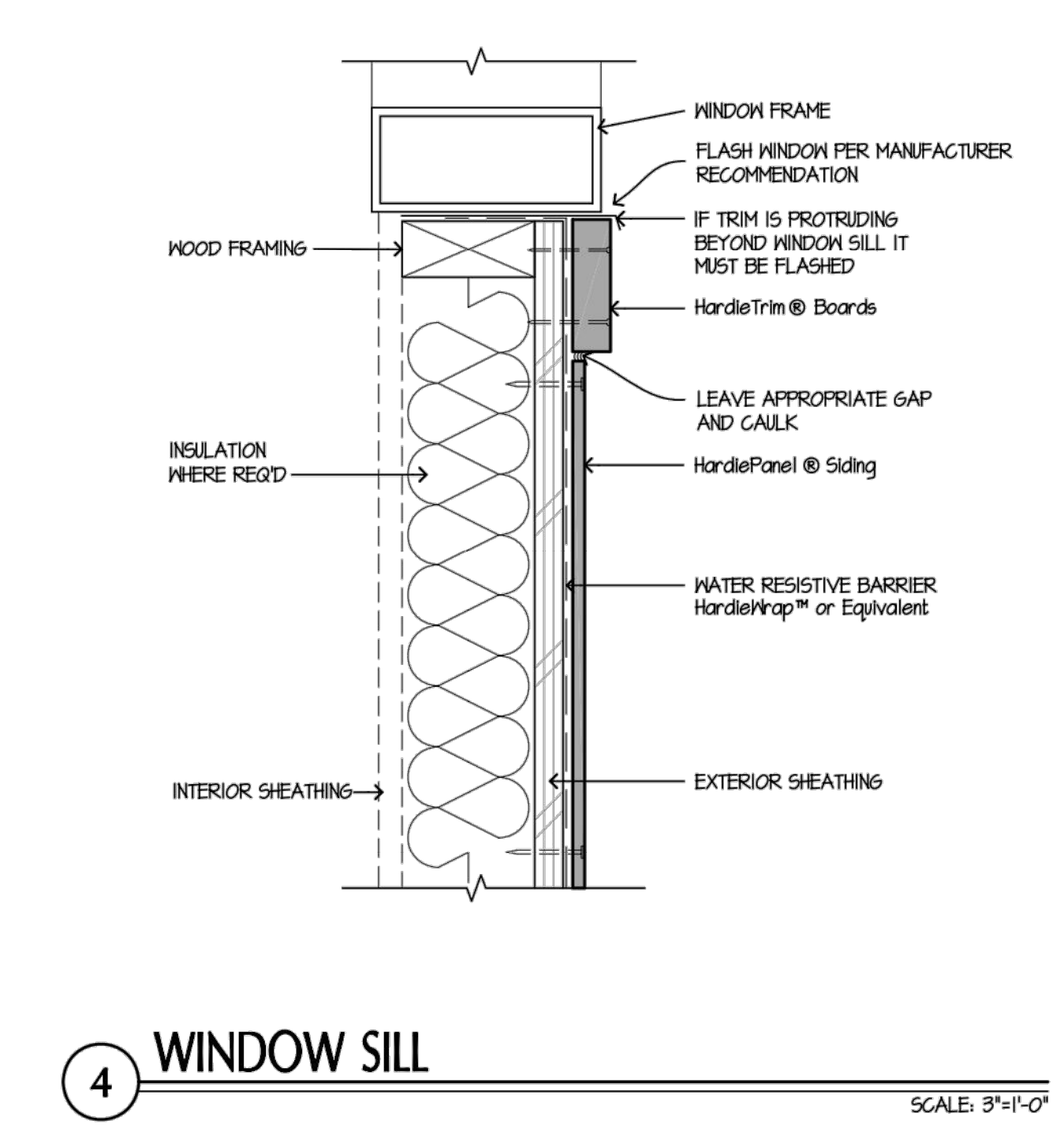
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



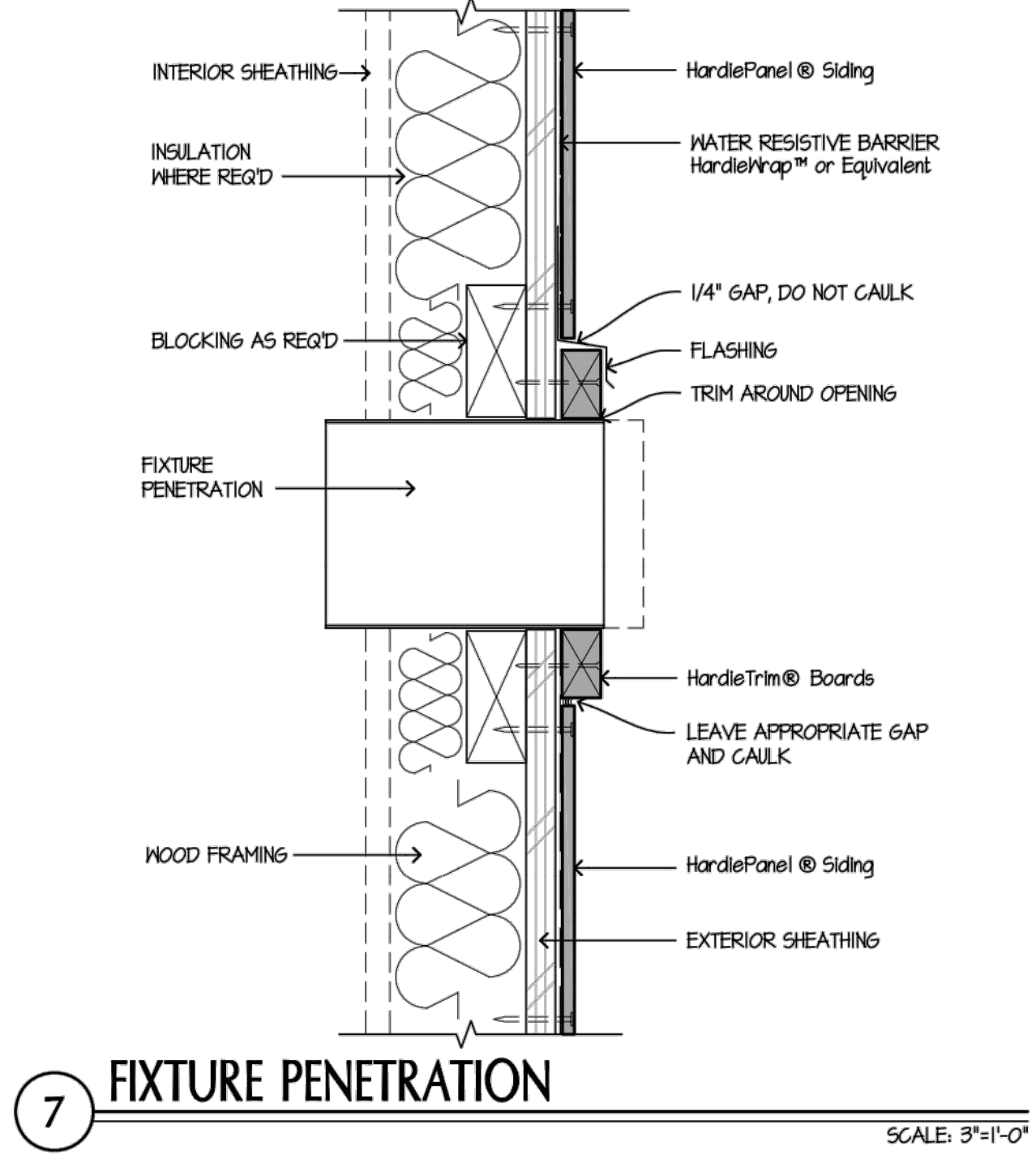
1 INSIDE CORNER

SCALE: 3/8"=1'-0"



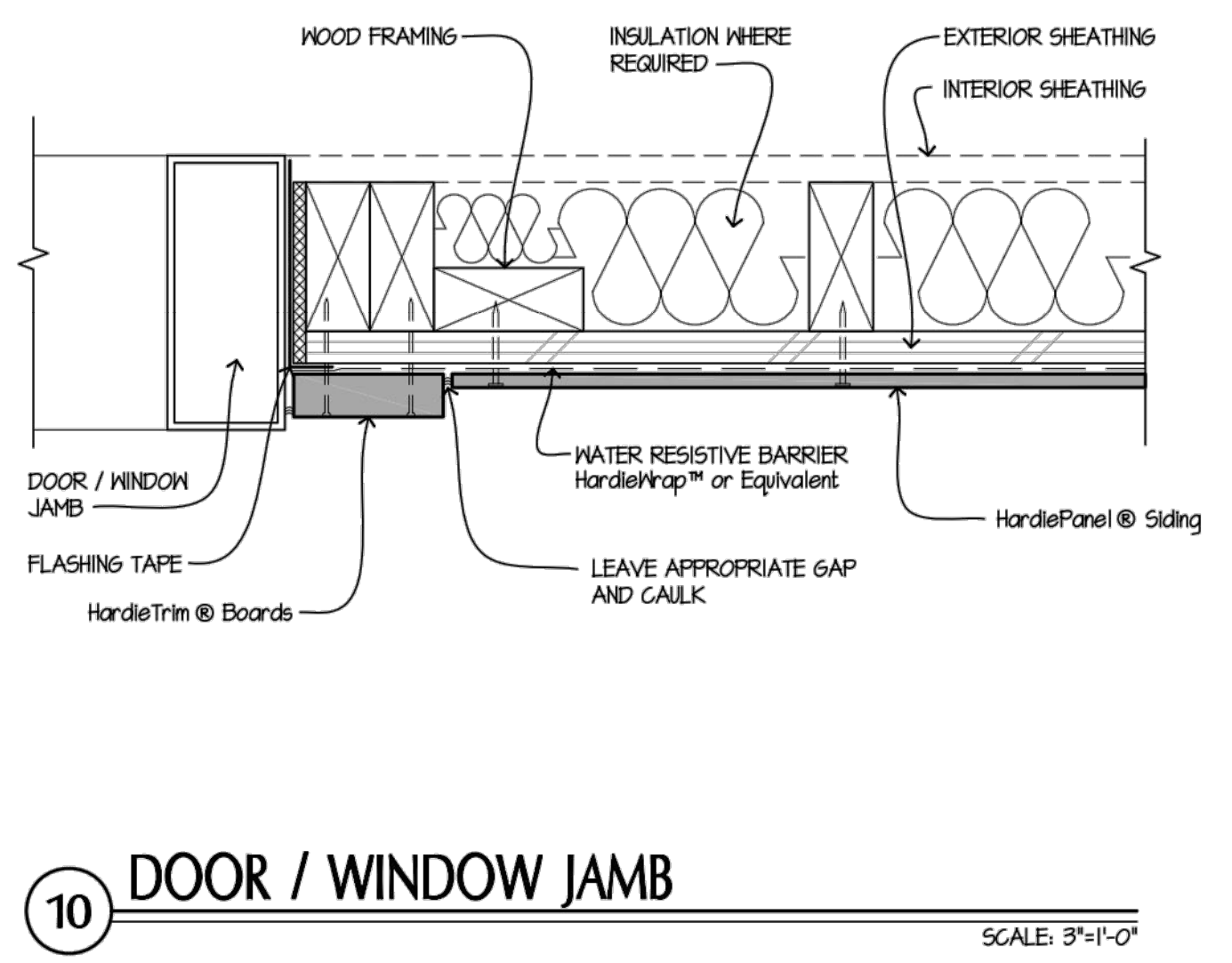
4 WINDOW SILL

SCALE: 3/8"=1'-0"



7 FIXTURE PENETRATION

SCALE: 3/8"=1'-0"



10 DOOR / WINDOW JAMB

SCALE: 3/8"=1'-0"

HARDIE PANEL SIDING (BOARD & BATTEN)
 Ref. Elevations for colors and sizes.
 Manufacturers Installation Details,
 Contractor to install as indicated
 Actual Conditions May Vary
 DETAILS ARE NOT TO SCALE

ROOF GENERAL NOTES

1. REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
3. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
4. INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA PER IBC 2015, SECTION 1203.2
5. INSTALL ATTIC ACCESS PER DETAIL Z-A4.6. LOCATE PER ROOF PLAN
6. d.s. INDICATES DOWNSPOUT LOCATIONS.
7. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
8. TYPICAL ROOF SLOPE IS 4:12 UNLESS NOTED OTHERWISE.
9. INSTALL 1 DRAFTSTOP DOOR IN EACH ATTIC COMPARTMENT AS INDICATED ON ROOF PLANS. DRAFTSTOP DOOR SHALL BE SELF CLOSING W/ AUTOMATIC LATCHES PER IBC 2015, SECTION 718.4.1.1 & 718.4.2. ALSO REF. DETAIL Y-A4.6
10. INSTALL DRAFTSTOPS PER IBC 2015, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2, 718.4.2 & 903.3). DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2015 SECTION 718.4.2, EXCEPTION 3. DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS.
11. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
12. INSTALL ICE/WATER SHIELD OVER ENTIRE ROOF & INSTALLED DIRECTLY OVER EXISTING WOOD DECKING. INSTALL 1-LAYER OF 30# FELT OVER ENTIRE ROOF AREA, INCLUDING AREAS OF ICE/WATER SHIELD. INSTALL FLASHINGS & VALLEYS, THEN INSTALL SHINGLES.
13. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
14. 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 SMARNA'S "ARCHITECTURAL SHEET METAL MANUAL."
15. CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
16. ROOFING INSTALLATION: DETAILS INDICATED ON SHEET AS.2 ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY MRCA'S "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".
17. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
18. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS

TYPICAL SOFFIT MATERIAL

- CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)
- COMPOSITE BOARD CEILING OVER (2) LAYERS 5/8" TYPE X G.B. INSTALL PER ROOF/CEILING ASSEMBLY: (1HR) IBC 2015, TABLE 721.1(3), 21-1.1 & COMPOSITE BOARD CEILING TYP.
- COMPOSITE BOARD CEILING TYP
- ROOFING MEMBRANE 2-LAYERS 30# BUILDING FELT & 3/4" PLYWOOD SHEATHING, FURR & SLOPED DECK TO ACHIEVE 1/2-12 SLOPE (EXTEND 24" MIN UNDER SHINGLES & UP WALL BEHIND SIDING)

MINIMUM GUTTER & DOWNSPOUT

- GUTTER - 4x5
- DOWNSPOUT - 3x4

APARTMENT BUILDING A ATTIC VENTILATION

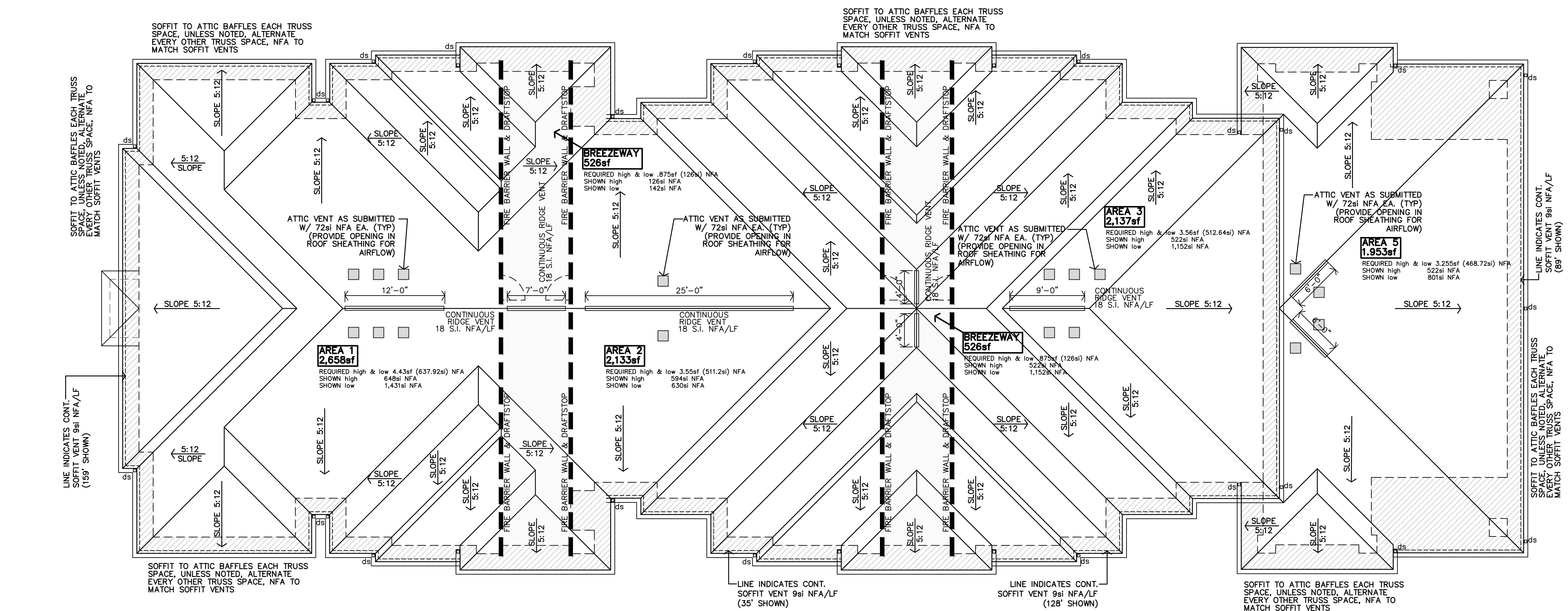
ATTIC VENTILATION PER IBC 2021, SECTION 1202.2, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

- AREA 1 (2 thus)**
ATTIC AREA MUST PROVIDE (2,658/300 = 8.86/2 = 4.43 HIGH & LOW) 4.43sf OF NET FREE AREA @ THE RIDGE & SOFFITS.
- AREA 2 (2 thus)**
ATTIC AREA MUST PROVIDE (2,045/300 = 6.82/2 = 3.41 HIGH & LOW) 3.41sf OF NET FREE AREA @ THE RIDGE & SOFFITS.
- BREEZEWAY (2 thus)**
ATTIC AREA MUST PROVIDE (526/300 = 1.75/2 = 0.875 HIGH & LOW) 0.875sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

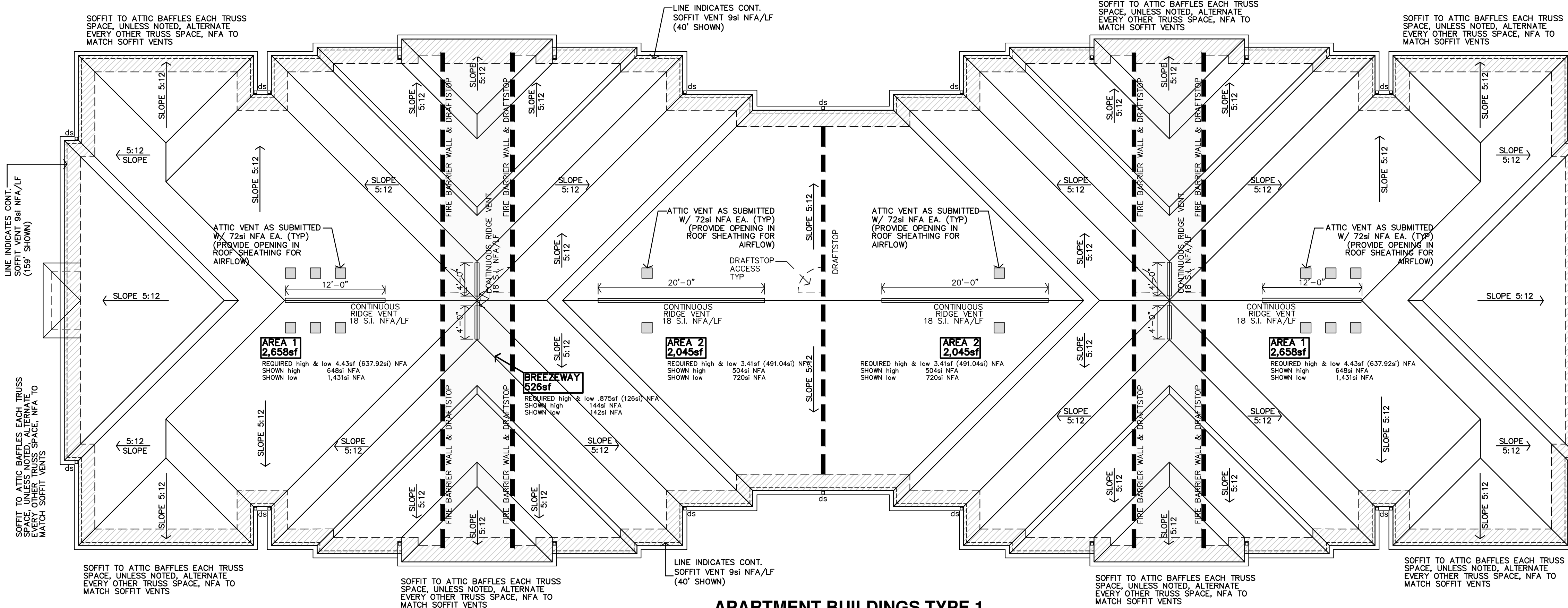
APARTMENT BUILDING B ATTIC VENTILATION

ATTIC VENTILATION PER IBC 2021, SECTION 1203.2, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

- AREA 1**
ATTIC AREA MUST PROVIDE (2,658/300 = 8.86/2 = 4.43 HIGH & LOW) 4.43sf OF NET FREE AREA @ THE RIDGE & SOFFITS.
- AREA 2**
ATTIC AREA MUST PROVIDE (2,133/300 = 7.11/2 = 3.55 HIGH & LOW) 3.55sf OF NET FREE AREA @ THE RIDGE & SOFFITS.
- AREA 3**
ATTIC AREA MUST PROVIDE (2,137/300 = 7.12/2 = 3.56 HIGH & LOW) 3.56sf OF NET FREE AREA @ THE RIDGE & SOFFITS.
- AREA 4 (BREEZEWAYS) (2 thus)**
ATTIC AREA MUST PROVIDE (510/300 = 1.67/2 = 0.833 HIGH & LOW) 0.833sf OF NET FREE AREA @ THE RIDGE & SOFFITS.
- AREA 5 (CLUBHOUSE)**
ATTIC AREA MUST PROVIDE (1,953/300 = 6.51/2 = 3.255 HIGH & LOW) 3.255sf OF NET FREE AREA @ THE RIDGE & SOFFITS.



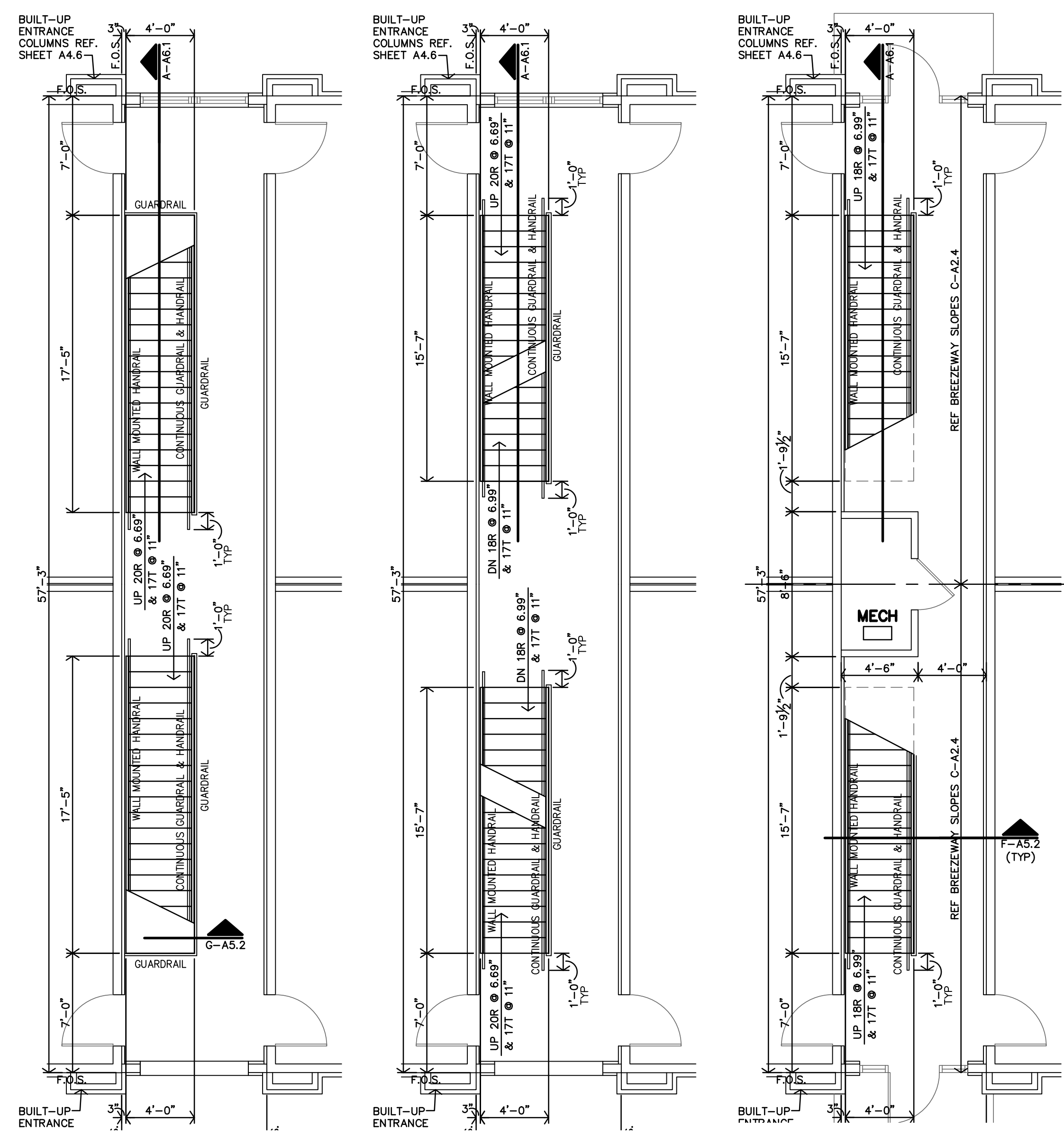
B APARTMENT BUILDING TYPE 2 ROOF PLAN
1/8"=1'-0"



A APARTMENT BUILDINGS TYPE 1 ROOF PLAN
1/8"=1'-0"

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

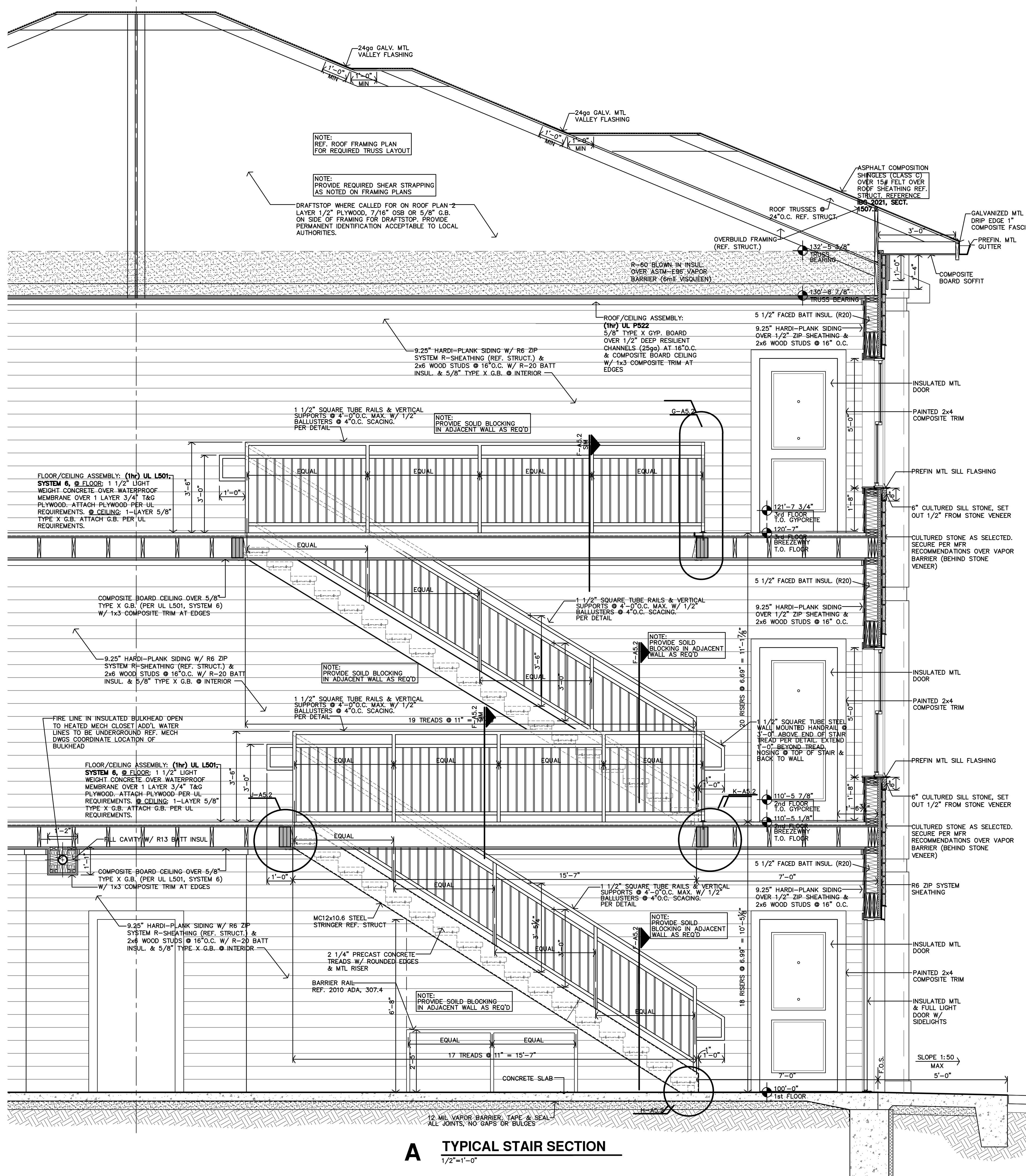
REVISION:
DATE: 6-14-2024
JOB: 22-3262
SHEET NO.:



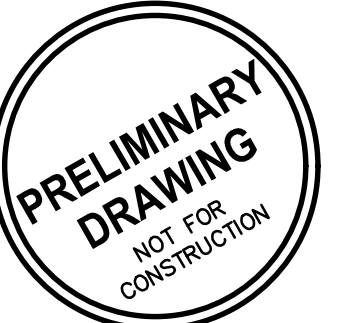
D TYPICAL THIRD FLOOR PLAN
3/16"=1'-0"

C TYPICAL SECOND FLOOR PLAN
3/16"=1'-0"

B TYPICAL FIRST FLOOR PLAN
3/16"=1'-0"



A TYPICAL STAIR SECTION
1/2"=1'-0"



REVISION:	
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