



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Reserves at Grand View Heights New Development Laramie, Wyoming	Report No.	Five (5)
OWNER:	Overland Property Group Dan Maximuk 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	March 5, 2025
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	Architect's Proj No.	22-3262
		Contract For:	General Construction Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:

1. Installer and contractor to follow all siding manufacturer's installation recommendations, particularly pertaining to spacing adjacent to exterior concrete walkways. Notes have been modified on details B-A4.3, B-A4.4 & U-A4.4.
2. Light fixtures B & D have been revised. Reference updated schedule on revised Sheet E6.1
3. Kitchenette C10
 - a. Kitchen Sink label has been revised to KS-C. See attached revised Sheet ME1.3
 - b. Pendant Lights (over island) have been identified (D) and note 9 on Sheet ME1.4 has been revised.
4. Plumbing Fixtures LAV-A, LAV-B, LAV-C, KS-A, KS-B and KS-C have been revised. Sheet updated schedule on revised Sheet P6.1
5. Door Designs have been revised to a 1-panel design in lieu of 2-panel. Reference revised Sheets A2.6 & A2.10
6. Door hardware – all door hardware located at the Clubhouse shall have a "black" finish.
7. Kitchenette C10 – Cabinets have been revised. Reference revised Sheet A2.11
 - a. All upper cabinets are the same height, with 4" flat molding per manufacturer on top.
 - b. Island cabinets have been reduced to 2'-10" a.f.f. in lieu of 3'-0".
 - c. Full cabinet has been added below the sink.
8. Apartment Kitchens – Cabinets have been revised. Reference revised Sheets A2.7 & A2.8
 - a. All upper cabinet are the same height, with 4" flat molding per manufacturer on top.
9. Material & Finish Selections are as follows:
 - a. Granite – All countertops are to be Granite, builder's grade, as selected by OPG.
 - b. Cabinets – All cabinets shall be Wood Species: Oak, Stain: Fruitwood, Door Style: Shaker
 - i. Cabinet Pulls – Amerock Metro, 5-1/6" Center to Center Pull, Matte Black Finish
 - ii. Reference attached revised Specification Section 12356 Kitchen Casework
 - c. LVT - Patcraft, Material Edit, Style: 1724V Woodtone, Color: 00115 Spruce, Wear Layer: 20 mil, Size: 9"x36", Installation Pattern: Brick
 - i. Locations: Community Room C01, Office C02, Mech/Stg C04, Hall C07, Fitness C08 and Kitchenette C10
 - ii. Locations: All Apartments
 - iii. Reference Revised Specification Section 09650 Resilient Flooring
 - d. Floor Tile – Daltile, Perpetuo, Color: Infinite Black PT24, Finish: Matte, 8" Hexagon, Install Pattern: Parallel to Door, Straight Lay
 - i. Grout Color: TEC 941 Raven
 - ii. Locations: Restrooms C05 & C06
 - e. Wall Tile 1 – Daltile, Degrees Silver Square, Color: VL71, Size: 12x12, Finish: Matte, Installation Pattern: Straight Lay
 - i. Grout: MAPEI 5001 Alabaster
 - ii. Locations: Restrooms C05 & C06 – up to 48" a.f.f. (Reference Attached revised Sheet A2.11)
 - f. Wall Tile 2 -Daltile, Degrees Silver Square, Color: VL71, Size: 6x24, Finish: Matte, Installation Pattern: Straight Lay
 - i. Grout: MAPEI 5001 Alabaster
 - ii. Locations: Restrooms C05 & C06 – above 12x12 tile. (Reference Attached revised Sheet A2.11)
 - g. Wall Tile 3 – Daltile, Perpetuo, Color: Infinite Black Square PT24, Size: 12x12, Finish: Matte, Installation Pattern: Straight Lay
 - i. Grout: TEC Raven 941
 - ii. Location: Fitness Room C09 – Wall Surrounding Drinking Fountain. (Elevations Q & R have been added to revised Sheet A2.11)
 - h. Schluter Edging: R0100AGSB Color: Satin Black Finish. (At all Tile Locations)

10. Interior Paint Color Selections are as follows:

- a. Sherwin Williams SW7008 Alabaster = All Walls, unless noted below.
- b. Sherwin Williams SW2805 Renwick Beige = All Doors, Casings/Frames, & Trim
- c. Sherwin Williams SW2804 Renwick Rose Beige = Accent Walls in Clubhouse Hallway & Walls in Clubhouse Restrooms. See attached Accent Location Plan.

Attachments:

1. Revised Sheets A2.6, A2.7, A2.8, A2.10, A2.11, A4.3, A4.4, E6.1, ME1.3, ME1.4, P6.1
2. Revised Specification Sections: 09306 Floor & Wall Tile, 096560 Resilient Flooring, 12356 Kitchen Casework
3. Paint Accent Locations in Clubhouse

Issued by:

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SECTION 09306

FLOOR AND WALL TILE

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Ceramic tile floor finish using the thinset application method.
- B. Ceramic tile wall finish using the thinset application method.

1.02 SUBMITTALS

- A. Submit under provisions of the General Requirements.
- B. Product Data: Provide instructions for using adhesives and grouts.
- C. Samples: Submit two samples illustrating pattern, color variations, and grout color.

1.03 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect, and handle products to site.
- B. Protect adhesives from freezing or overheating in accordance with manufacturer's instructions.

1.04 ENVIRONMENTAL REQUIREMENTS

- A. Do not install adhesives in an unventilated environment.
- B. Maintain 50 degrees F during installation of mortar materials.

PART 2 PRODUCTS

2.01 TILE MANUFACTURERS

A. FLOOR:

- 1. Floor Tile 1 (FT1): Daltile, Perpetuo, Color: Infinite Black PT24, Finish: Matte, 8" Hexagon
 - a. Install Pattern: Parallel to the door, Straight Lay
 - b. Grout Color: TEC 941 Raven
 - c. Locations: Restrooms C05 & C06

B. WALL:

- 1. Wall Tile 1 (WT1): Daltile, Degrees Silver Square, Color: VL71, Size: 12x12, Finish: Matte
 - a. Installation Pattern: Straight Lay
 - b. Grout: MAPEI 5001 Alabaster
 - c. Locations: Restrooms C05 & C06
- 2. Wall Tile 2 (WT2): Daltile, Degrees Silver Square, Color: VL71, Size: 6x24, Finish: Matte
 - a. Installation Pattern: Straight Lay
 - b. Grout: MAPEI 5001 Alabaster
 - c. Locations: Restrooms C05 & C06
- 3. Wall Tile 3 (WT3): Daltile, Perpetuo, Color: Infinite Black Square PT24, Size: 12x12, Finish: Matte
 - a. Installation pattern: Straight Lay
 - b. Grout: TEC 941 Raven
 - c. Locations: Fitness C09, walls behind & adjacent to drinking fountain. Ref. Interior Elevations.

C. ACCESSORIES:

- 1. Schluter Edging: r0100AGSB, Color: Satin Black Finish. (at all tile locations, exposed edges)

- C. Substitutions: Under provisions of the General Requirements as equal or better.

2.02 CERAMIC TILE MATERIALS

- A. Ceramic Floor Tile: ANSI A137.1, conforming to the following:

- 1. Moisture Absorption 0.5 to 3.0 percent
- 2. Size Reference Drawings
- 3. Shape square/rectangular
- 4. Edge square/bullnose
- 5. Surface Finish matte glazed slip resistant
- 6. Color as selected
- 7. Pattern uncoursed

- B. Glazed Wall Tile: Flat tile as follows:

- 1. Module Size: Products size as indicated on drawings and as selected by owner.
- 2. Finish: As Selected

2.03 BASE MATERIALS

- A. Base: Match floor tile for moisture absorption, surface finish, and color:
 - 1. Length Products size as indicated on drawings
 - 2. Height Products size as indicated on drawings
 - 3. Top Edge bull nosed
 - 4. Internal Corner coved
 - 5. External Corner bullnosed

2.04 ADHESIVE MATERIALS

- A. Adhesives: thinset bond type as recommended and/or manufactured by the tile manufacturer.

2.05 MORTAR MATERIALS

- A. Mortar Materials: Portland cement, sand, latex additive, and water as recommended and/or manufactured by the tile manufacturer, color to be selected.

2.06 GROUT MIX

- A. Mix and proportion pre-mix grout materials in accordance with manufacturer's instructions.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work.

3.02 PREPARATION

- A. Protect surrounding work from damage or disfiguration.
- B. Vacuum clean surfaces and damp clean.
- C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.
- D. Apply sealer conditioner to substrate surfaces in accordance with adhesive manufacturer's instructions.

3.03 INSTALLATION - THINSET METHOD

- A. Install adhesive tile, thresholds, and grout in accordance with manufacturer's instructions and/or the TCA Handbook.
- B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.
- C. Place edge strips at exposed tile edges.
- D. Cut and fit tile tight to penetrations through tile. Form corners and bases neatly. Align floor, base and wall joints.
- E. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make joints watertight, without voids, cracks, excess mortar, or excess grout.
- F. Sound tile after setting. Replace hollow sounding units.
- G. Keep expansion, control joints free of adhesive or grout. Apply sealant to joints.
- H. Allow tile to set for a minimum of 48 hours prior to grouting.
- I. Grout tile joints.
- J. Apply sealant to junction of tile and dissimilar materials and junction of dissimilar planes.
- K. Install shower pan per manufacturer's instructions.

3.04 CLEANING

- A. Clean tile and grout surfaces.

3.05 PROTECTION OF FINISHED WORK

- A. Do not permit traffic over finished floor surface for 4 days after installation.

END OF SECTION 09306

SECTION 09650

RESILIENT FLOORING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Vinyl Tile Flooring and Vinyl Plank Flooring

1.03 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site under provisions of the General Requirements.
- B. Protect roll materials from damage.

1.04 ENVIRONMENTAL REQUIREMENTS

- A. Store materials for three days prior to installation in area of installation to achieve temperature stability.
- B. Maintain ambient temperature required by adhesive manufacturer three days prior to, during, and 24 hours after installation of materials.

1.05 MAINTENANCE DATA

- A. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.

1.06 EXTRA MATERIALS

- A. Provide 60 sq ft of flooring, 10 lineal feet of base, and stair materials of each material specified.

PART 2 PRODUCTS

2.01 MATERIALS – VINYL PLANK FLOORING

- A. Vinyl Plank Flooring: Patcraft, Material Edit, Style: 1724V Woodtone
 - 1. Color: 00115 Spruce
 - 2. Min. 20 mil wear layer
 - 4. Size: 9"x36"
 - 5. Installation Pattern: Brick
 - 6. Warranty, min. 15 year warranty

2.02 ACCESSORIES

- A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.
- B. Primers and Adhesives: Waterproof; types recommended by flooring manufacturer.
- C. Edge Strips: Flooring material as approved.
- D. Sealer and Wax: Types recommended by flooring manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify concrete floors are dry to a maximum moisture content of 7 percent, and exhibit negative alkalinity, carbonization, or dusting.
- B. Verify floor and lower wall surfaces are free of substances that may impair adhesion of new adhesive and finish materials.

3.02 PREPARATION

- A. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface.
- B. Prohibit traffic until filler is cured.
- C. Vacuum clean substrate.
- D. Apply primer as recommended by manufacturer.

3.05 INSTALLATION - TILE FLOORING

- A. Install in accordance with manufacturer's instructions.
- B. Spread only enough adhesive to permit installation of materials before initial set.
- C. Set flooring in place, press with heavy roller to attain full adhesion.
- D. Lay flooring with joints and seams parallel to building lines to produce symmetrical tile pattern.
- G. Terminate flooring at centerline of door openings where adjacent floor finish is dissimilar.
- H. Install resilient edge strips at unprotected or exposed edges, and where flooring terminates.
- G. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.

3.06 CLEANING

- A. Clean all work as described in the General Requirements.
- B. Remove excess adhesive from floor, base, and wall surfaces without damage.
- C. Clean, seal, and wax floor and base surfaces in accordance with manufacturer's instructions.

3.07 PROTECTION OF FINISHED WORK

- A. Protect finished Work.
- B. Prohibit traffic on floor finish for 48 hours after installation.

END OF SECTION 09650

SECTION 12356

KITCHEN CASEWORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Wood-faced kitchen cabinets.
 - 2. Wood-faced vanity cabinets.
 - 3. Plastic-laminate countertops.
- B. Related Sections include the following:
 - 1. Division 11 Section "Residential Appliances" for appliances mounted in kitchen casework.
 - 2. Division 15 Section "Plumbing Fixtures" for sink units mounted in countertops.

1.3 DEFINITIONS

- A. Exposed Surfaces of Casework: Surfaces visible when doors and drawers are closed, including visible surfaces in open cabinets or behind glass doors.
- B. Semi-exposed Surfaces of Casework: Surfaces behind opaque doors or drawer fronts, including interior faces of doors and interiors and sides of drawers. Bottoms of wall cabinets are defined as "semi-exposed."
- C. Concealed Surfaces of Casework: Surfaces not usually visible after installation, including sleepers, web frames, dust panels, bottoms of drawers, and ends of cabinets installed directly against and completely concealed by walls or other cabinets. Tops of wall cabinets and utility cabinets are defined as "concealed."

1.4 SUBMITTALS

- A. Product Data: For the following:

Samples and Submittals must be approved by Owner/Developer prior to ordering or production.

- 1. Cabinets.
- 2. Plastic-laminate countertops.
- 3. Cabinet hardware.
- B. Shop Drawings: For cabinets and countertops. Include plans, elevations, details, and attachments to other work. Show materials, finishes, filler panels, hardware, edge and backsplash profiles, cutouts for plumbing fixtures, and methods of joining countertops.
- C. Samples for Initial Selection: Manufacturer's color samples consisting of units or sections of units showing the full range of colors, textures, and patterns available for each type of material exposed to view.
- D. Samples for Verification: For the following materials; in sets showing the full range of color, texture, and pattern variations expected:
 - 1. Wood-veneered panels with transparent finish, 8 by 10 inches (200 by 250 mm), for each species.
 - 2. Solid wood with transparent finish, 50 sq. in. (300 sq. cm), for each species.
 - 3. Plastic laminate for countertops, 8 by 10 inches (200 by 250 mm).
 - 4. One unit of each type of exposed hardware.
- E. Product Certificates: Signed by manufacturers of casework certifying that products furnished comply with requirements. **Samples and Submittals must be approved by Owner/Developer prior to ordering or production.**

1.5 QUALITY ASSURANCE

- A. Source Limitations for Cabinets: Obtain cabinets through one source from a single manufacturer.
- B. Product Designations: Drawings indicate size, configurations, and finish material of casework by referencing designated manufacturer's catalog numbers. Other manufacturers' casework of similar sizes, similar door and drawer configurations, same finish material, and complying with the Specifications may be considered. Refer to Division 1 Section "Substitutions."

- C. Quality Standards: Unless otherwise indicated, comply with the following standards:
 - 1. Cabinets: KCMA A161.1.
 - a. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semi exposed location of each unit and showing compliance with the above standard.
 - b. Cabinets shall have no formaldehyde added during the manufacturing process.**
 - 2. Plastic-Laminate Countertops: KCMA A161.2.
- 1.6 PROJECT CONDITIONS
- A. Environmental Limitations: Do not deliver or install kitchen casework until building is enclosed, wet-work is complete, and HVAC system is operating and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.
 - B. Established Dimensions: Where kitchen casework is indicated to fit to other construction, establish dimensions for areas where casework is to fit. Coordinate construction to ensure that actual dimensions correspond to established dimensions. Provide fillers and scribes to allow for trimming and fitting.
 - C. Field Measurements: Where kitchen casework is indicated to fit to existing construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide fillers and scribes if necessary.
 - D. Field Measurements for Countertops: Verify dimensions of countertops by field measurements after base cabinets are installed but before countertop fabrication is complete. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- 1.7 COORDINATION
- A. Coordinate layout and installation of blocking and reinforcement in partitions for support of kitchen casework.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Cabinets:
 - a. Mid America Cabinets, Vista Box Style, Shaker Door Style**
 - 1) Wood Species: Oak
 - 2) Stain: Fruitwood
 - 2. Plastic Laminate for Countertops:
 - a. Formica Corp.
 - b. Nevamar Corp.
 - c. Pionite Plastics Corp.
 - d. WilsonArt

2.2 COLORS, TEXTURES, AND PATTERNS

- A. **Wood Species: Oak; Stain: Fruitwood**

2.3 CABINET MATERIALS

- A. Exposed Materials: Comply with the following:
 - 1. Exposed Wood Species: As follows. Do not use two adjacent exposed faces that are noticeably dissimilar in color, grain, figure, or natural character markings.
 - 2. Solid Wood: Clear hardwood lumber of species indicated, free of defects, selected for compatible grain and color, and kiln dried to 7 percent moisture content.
 - 3. Plywood: Hardwood plywood complying with HPVA HP-1 with face veneer of species indicated, selected for compatible color and grain with Grade A faces and Grade C backs of same species as faces.
 - a. Edge band exposed edges with minimum **1/8-inch- (3-mm-)** thick, solid-wood edging of same species as face veneer.
- B. Semi exposed Materials: Unless otherwise indicated, provide the following:
 - 1. Plywood: Hardwood plywood complying with HPVA HP-1 with Grade C faces stained to be compatible with exposed surfaces and Grade 3 backs of same species as faces.

2. Thermoset Decorative Panels: Medium-density particleboard complying with ANSI A208.1, Grade M-2; with surface of thermally fused, melamine-impregnated decorative paper complying with LMA SAT-1.
 - a. Provide thermoset decorative overlay on both sides of shelves, dividers, drawer bodies, and other components with two semi exposed surfaces.
 - b. Provide PVC or polyester edge banding complying with LMA EDG-1 on components with semi exposed edges.
3. Vinyl-Faced Particleboard: Medium-density particleboard complying with ANSI A208.1, Grade M-2 with an embossed, wood-grain-patterned vinyl film adhesively bonded to particleboard.
 - a. Provide vinyl film on both sides of shelves, dividers, drawer bodies, and other components with two semi exposed surfaces and on semi exposed edges.
4. All cabinets and must be made with formaldehyde free materials.
- C. Concealed Materials: Comply with the following:
 1. Particleboard: ANSI A208.1, Grade M-2.
 3. Medium-Density Fiberboard: ANSI A208.2.
 4. Hardboard: AHA A135.4, Class 1 Tempered.
 5. All cabinets and shelves must be made with formaldehyde free materials.
- D. ALL CABINETS: No formaldehyde shall be added during the manufacturing process.

2.4 COUNTERTOP MATERIALS

- A. Granite: As selected by the owner.
 1. Locations: Clubhouse Restrooms & Kitchenette, All Apartment Kitchens & Bathrooms.

2.5 CASEWORK HARDWARE

- A. General: Manufacturer's standard units complying with BHMA A156.9, of type, material, size, and finish as selected from manufacturer's standard choices.
- B. Hinges: **Semi-concealed, self-closing hinges.**
- D. Drawer Guides: 100 lb. rated epoxy-coated-metal, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball-bearing rollers; and complying with BHMA A156.9, Type B05091.
- E. Cabinet Pulls: **Amerock Metro SKU BP37291MB, 5-1/6" Center to Center Pull, Matte Black Finish.** (or approved equal with similar aesthetic).

2.6 CABINET CONSTRUCTION

- A. Face Style: Reveal overlay; door and drawer faces partially cover cabinet body or face frames.
- B. Face Frames: 3/4-inch solid wood with glued mortise and tenon or doweled joints.
- C. Door and Drawer Fronts: 2 inch wide by 3/4 inch thick perimeter assembled around a 1/4 inch veneer panel.
- D. Cabinet Ends: 1/2 inch industrial-grade particle board fastened to face frame with tongue-and-groove. Exposed end panels are finished with wood veneer to match face frame finish.
- E. Cabinet Tops and Bottoms: Wall cabinets constructed of 1/4 inch hardboard dadoed into end panels and interlocked into hanging rails for strength. Base bottoms constructed similarly of 1/2 inch industrial-grade particle board.
- F. Hanging Rails: 3/4 inch by 2-1/2 inch hardwood on upper cabinets. 3/4 inch by 1 inch hardwood on base cabinets.
- G. Drawers: 7/16 inch industrial-grade particle board using full box construction with 1/8 inch hardboard bottoms. Drawer fronts constructed to match cabinet door material and style.
- H. Shelves: 1/2 inch industrial-grade particle board. Wall shelving adjustable up to 24" wide. Base cabinets feature 11 inch deep half-shelf.
- I. Toe Kick: 1/2 inch industrial-grade particle board fastened between end panels.
- J. Joinery: Rabbet backs flush into end panels and secure with concealed mechanical fasteners. Connect tops and bottoms of wall cabinets and bottoms and stretchers of base cabinets to ends and dividers with mechanical fasteners. Rabbet tops, bottoms, and backs into end panels.
- K. Factory Finishing: To greatest extent possible, finish casework at factory. Defer only final touchup until after installation.

2.7 PLASTIC-LAMINATE COUNTERTOPS

- A. Configuration: Provide countertops with the following front, cove (intersection of top with backsplash), backsplash, and end-splash style:

1. Front: Classic waterfall edge
 2. Cove: Cove molding (one-piece postformed laminate supported at junction of top and backsplash by wood cove molding).
 3. Backsplash: Curved or waterfall shape with scribe.
- B. Plastic-Laminate Substrate: Particleboard not less than 3/4 inch (19 mm) thick.
1. For countertops at sinks and lavatories, use phenolic-resin particleboard or exterior-grade plywood.
 2. Build up countertop thickness to 1-1/2 inches (38 mm) at front, back, and ends with additional layers of particleboard laminated to top.
- C. Backer Sheet: Provide plastic-laminate backer sheet on underside of countertop substrate.
- D. Paper Backing: Provide paper backing on underside of countertop substrate.

PART 3 - EXECUTION

3.1 INSTALLATION

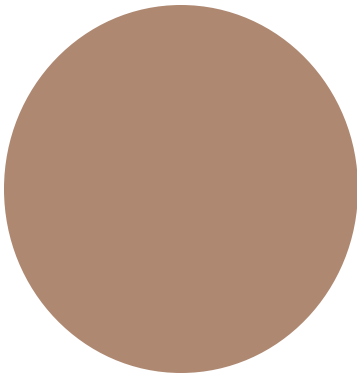
- A. Install casework with no variations in flushness of adjoining surfaces; use concealed shims. Where casework abuts other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match casework face.
- B. Install casework without distortion so doors and drawers fit openings and are aligned. Complete installation of hardware and accessories as indicated.
- C. Install casework and countertop level and plumb to a tolerance of 1/8 inch in 8 feet (3 mm in 2.4 m).
- D. Fasten cabinets to adjacent units and to backing.
 1. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c. with No. 10 wafer-head screws sized for 1-inch (25-mm) penetration into wood framing, blocking, or hanging strips.
 2. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c., with toggle bolts through metal backing behind gypsum board.
- E. Fasten plastic-laminate countertops by screwing through corner blocks of base units into underside of countertop. Form seams using splines to align adjacent surfaces, and secure with glue and concealed clamping devices designed for this purpose.
- F. Fasten solid-surfacing-material countertops by screwing through corner blocks of base units into underside of countertop. Align adjacent surfaces, and form seams to comply with manufacturer's written instructions using adhesive in color to match countertop. Carefully dress joints smooth, remove surface scratches, and clean entire surface.

3.2 ADJUSTING AND CLEANING

- A. Adjust casework and hardware so doors and drawers are centered in openings and operate smoothly without warp or bind. Lubricate operating hardware as recommended by manufacturer.
- B. Clean casework on exposed and semi-exposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

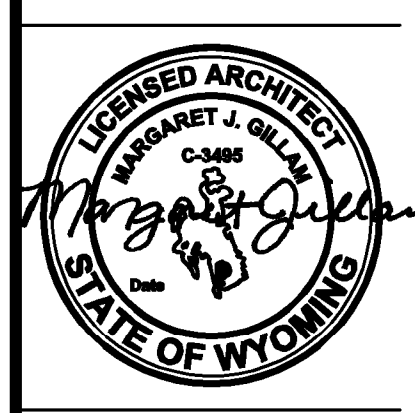
END OF SECTION 12356

ACCENT PAINT LOCATION



MANUFACTURER:
Sherwin Williams
COLOR:
SW2804 Renwick Rose Beige
LOCATION:
ACCENT WALLS IN HALLWAY
AND WALLS ABOVE TILE IN
MENS AND
WOMENS BATHROOMS)





REVISION:
 3-5-2025

DATE: 7-17-2024
 JOB: 22-3262
 SHEET NO.:

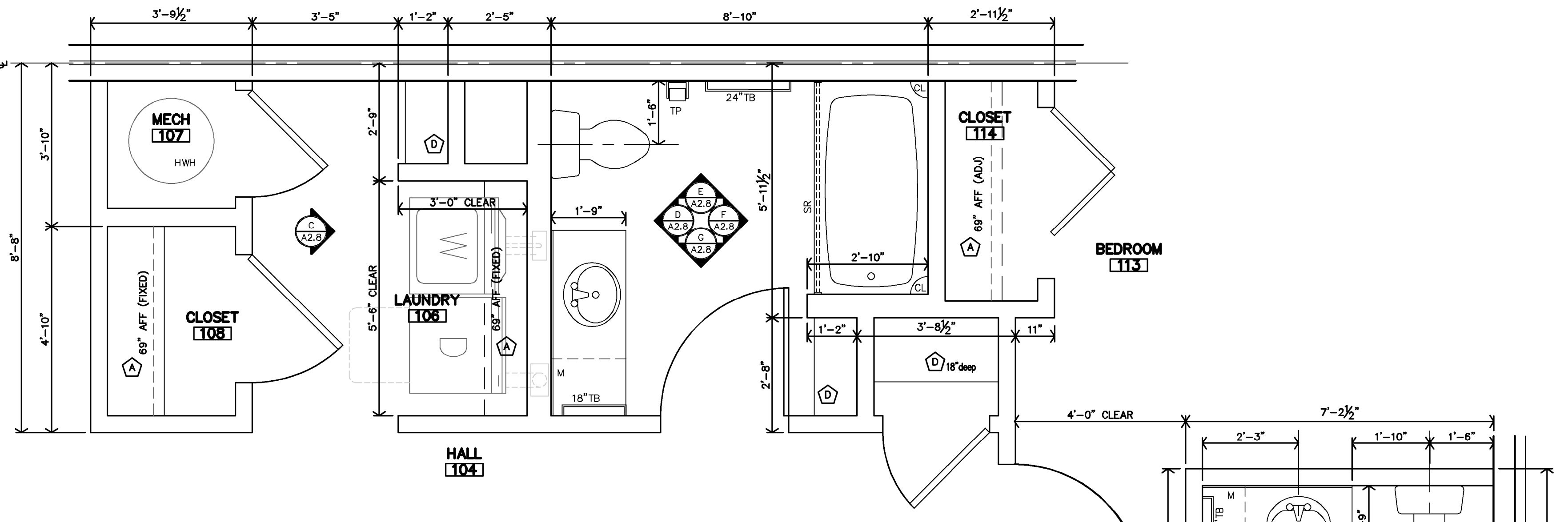
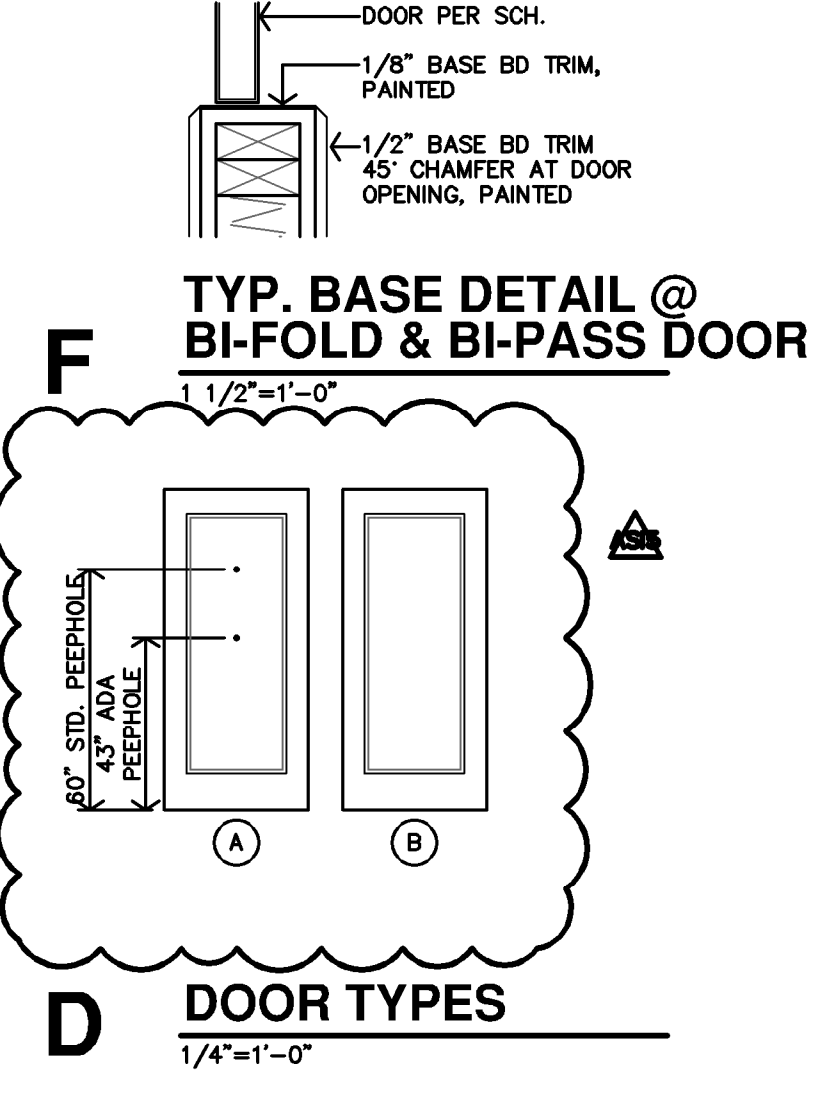
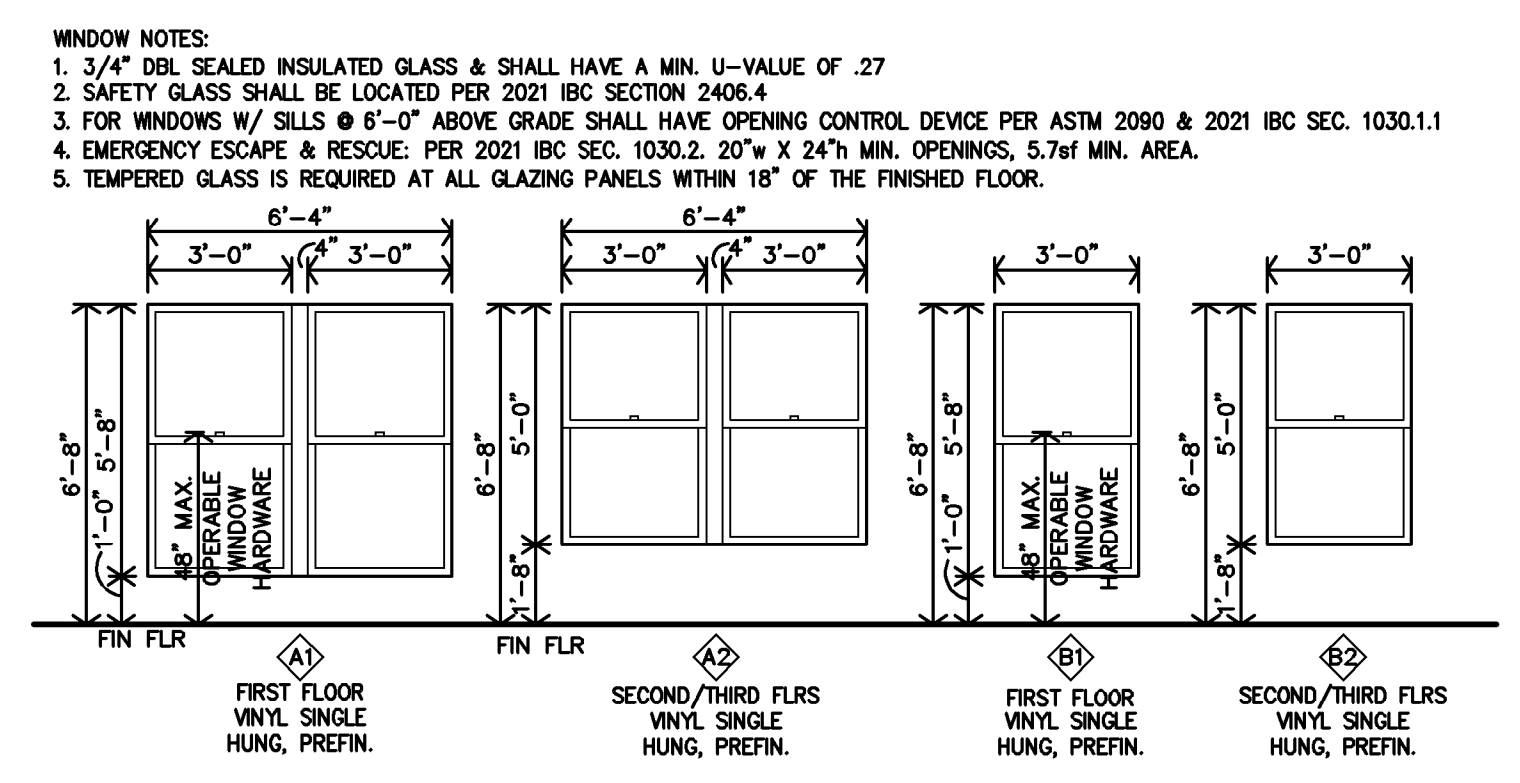
APARTMENT INTERIOR FINISH SCHEDULE												
FINISHES & INSTRUCTIONS												
P1 - LATEX ENAMEL			C1 - CARPET #1			V - VINYL PLANK FLR'G TILE						
P2 - EPOXY PAINT			C2 - CARPET #2			ST - SPRAY TEXTURE						
CT - CERAMIC TILE			SV - SHEET VINYL			S - SMOOTH			T - TEXTURED LIGHT KNOCKDOWN			
NO.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

NOTES:
 1. INSTALL 5/8" TYPE X MR G.B. @ ALL WET AREAS.
 2. 5/8" CEMENT BOARD @ TUB & SHOWER ENCLOSURES.

APARTMENT DOOR SCHEDULE												
MARK	DOOR			FRAME				RATING	NOTES	ROOM		
	SIZE			MATERIAL	TYPE	FINISH	MAT'L				FINISH	
	W	H	T									
1	3'-0"	6'-8"	1 3/4"	MTL. INSULATED WOOD H.C. WOOD LOUVER	A				20min	NOTES 1,2,3,4	ENTRY DOOR	
2	3'-0"	6'-8"	1 3/8"		B					NOTE 7	BATH	
3	3'-0"	6'-8"	1 3/8"		B					NOTES 5,6,8	BEDROOMS, BATHS, CLOSETS & STO	
4	PR3'-0"	6'-8"	1 3/8"		B					REF. F-A2.6	CLOSET	
5	PR2'-0"	6'-8"	1 3/8"		B					REF. F-A2.6	CLOSET	
6	2'-6"	6'-8"	1 3/8"		B					NOTES 8,9	MECH & LINEN	
7	PR2'-6"	6'-8"	1 3/8"		B					REF. F-A2.6	CLOSET	

GENERAL NOTES:
 A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 6710
 B. REF. SHEET A2.10 FOR BREZEWAY DOOR SCHEDULE.

SPECIFIC NOTES:
 1. ENTRY DOOR - HARDWARE TO BE LEVER TYPE LATCH SETS, KEYS OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ TRUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
 2. ENTRY DOOR - PEEP HOLES AT STANDARD/TYP-B (ADAPTABLE) UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60" AFF.
 3. ENTRY DOOR - PEEP HOLES AT ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 45" AFF & 60" AFF.
 4. ENTRY DOOR - WEATHER STRIPPING TO BE INSTALLED.
 5. BEDROOM & BATH DOORS - HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
 6. BEDROOM & BATH DOORS - UNDERCUT DOORS PER MECH DWGS 1" TP.
 7. CLOSET DOOR - 12" MIN CLEAR OPENING w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
 8. STORAGE LINEN DOORS - HARDWARE TO BE PASSAGE LEVER TYPE LATCH SET.
 9. MECHANICAL DOORS - HARDWARE TO BE STORAGE LOCK LEVER TYPE LATCH SET.

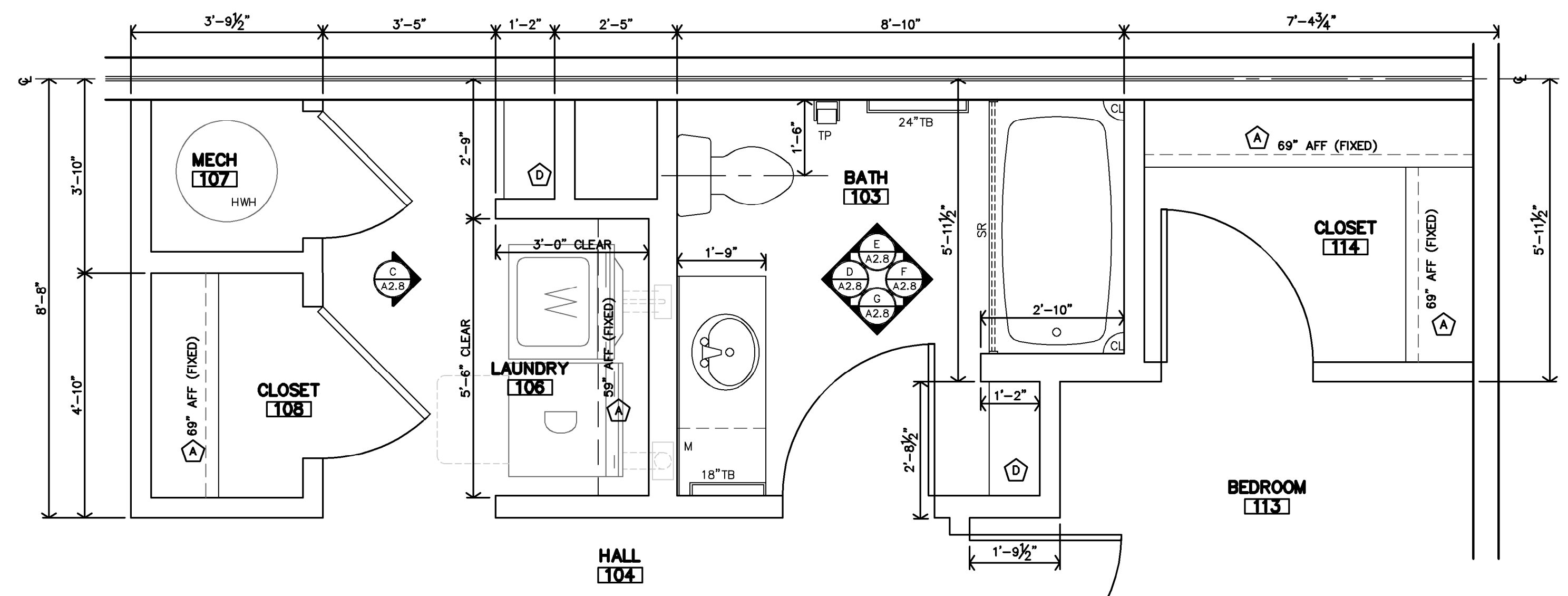
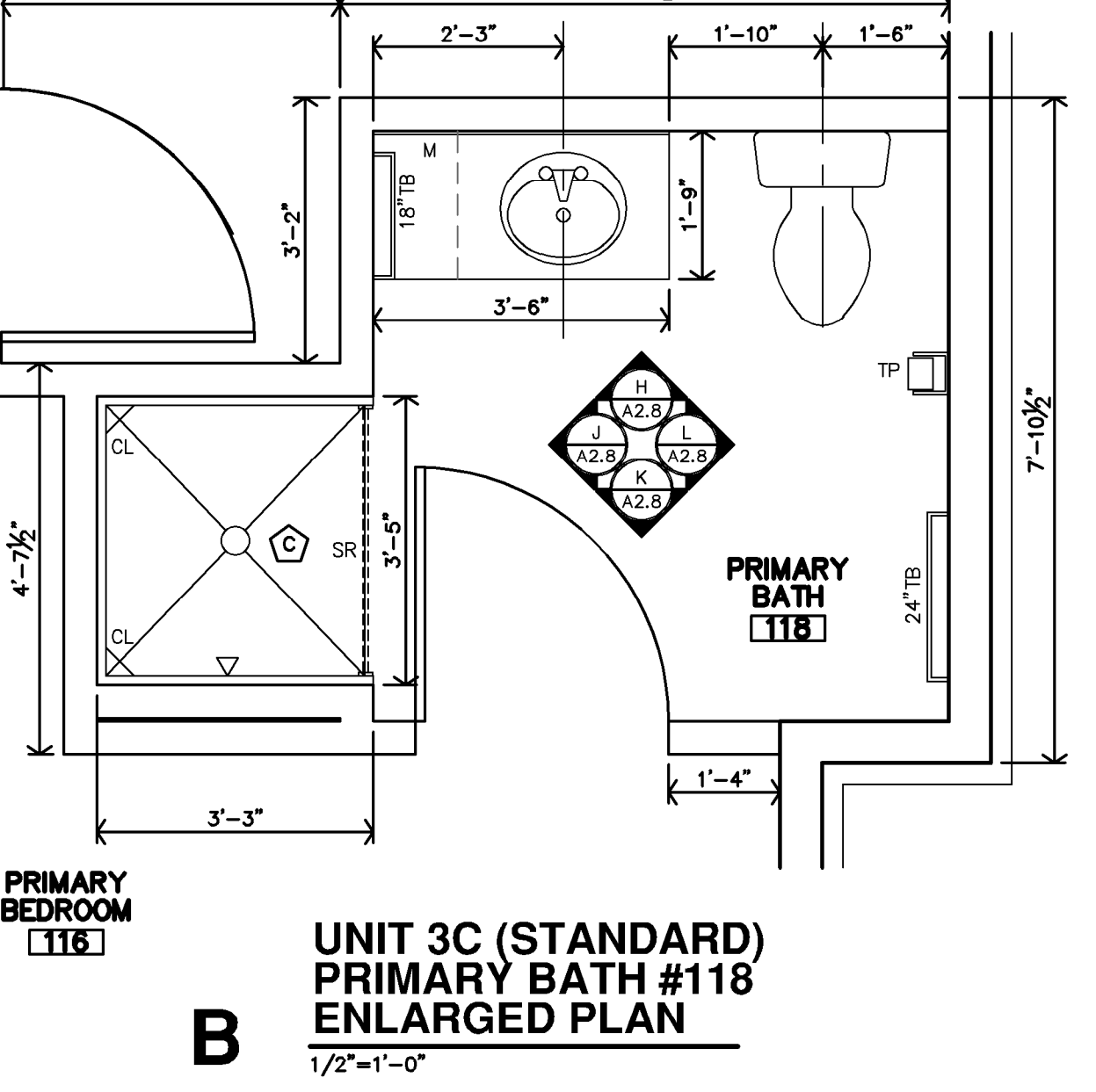


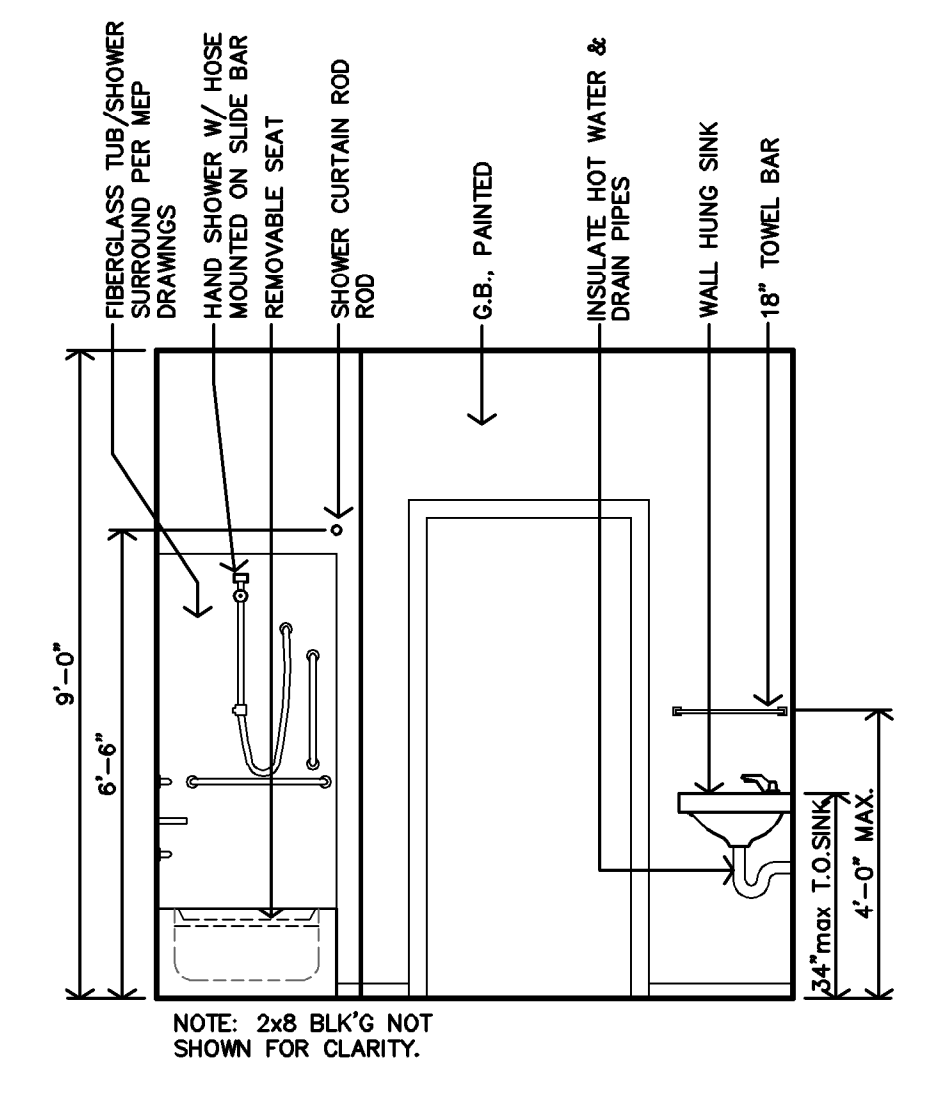
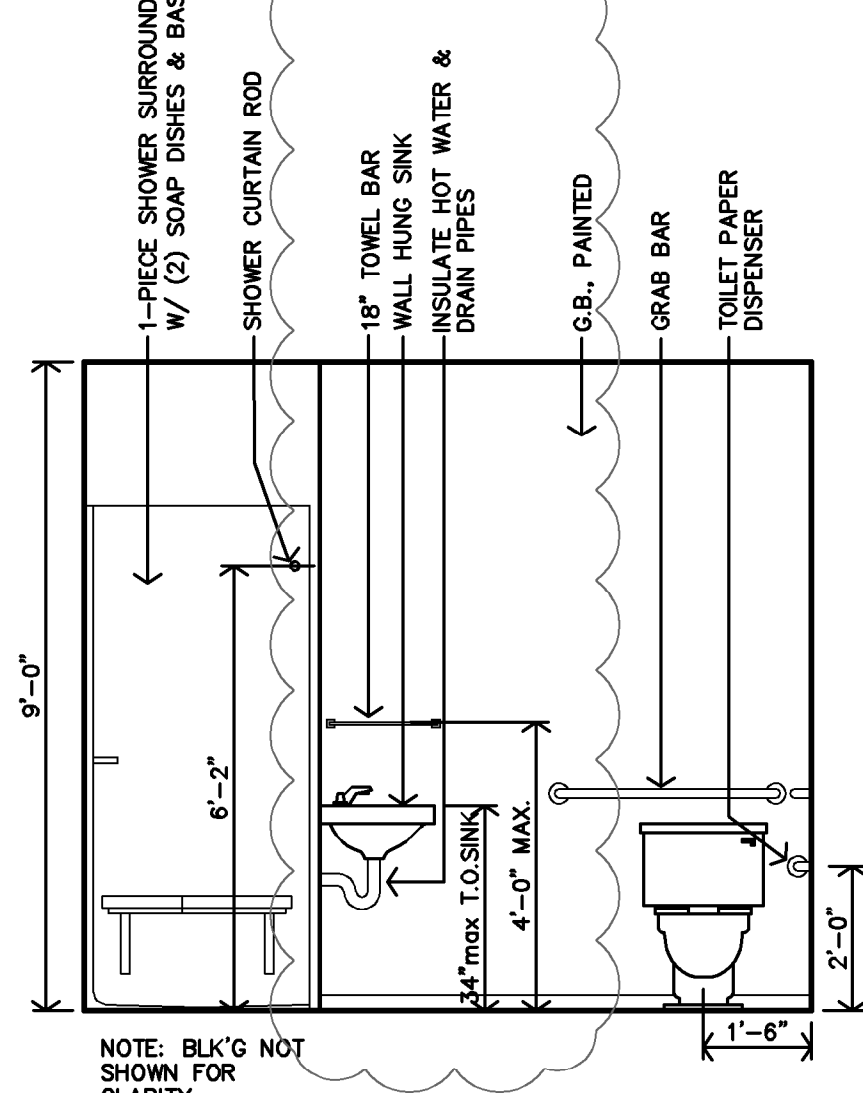
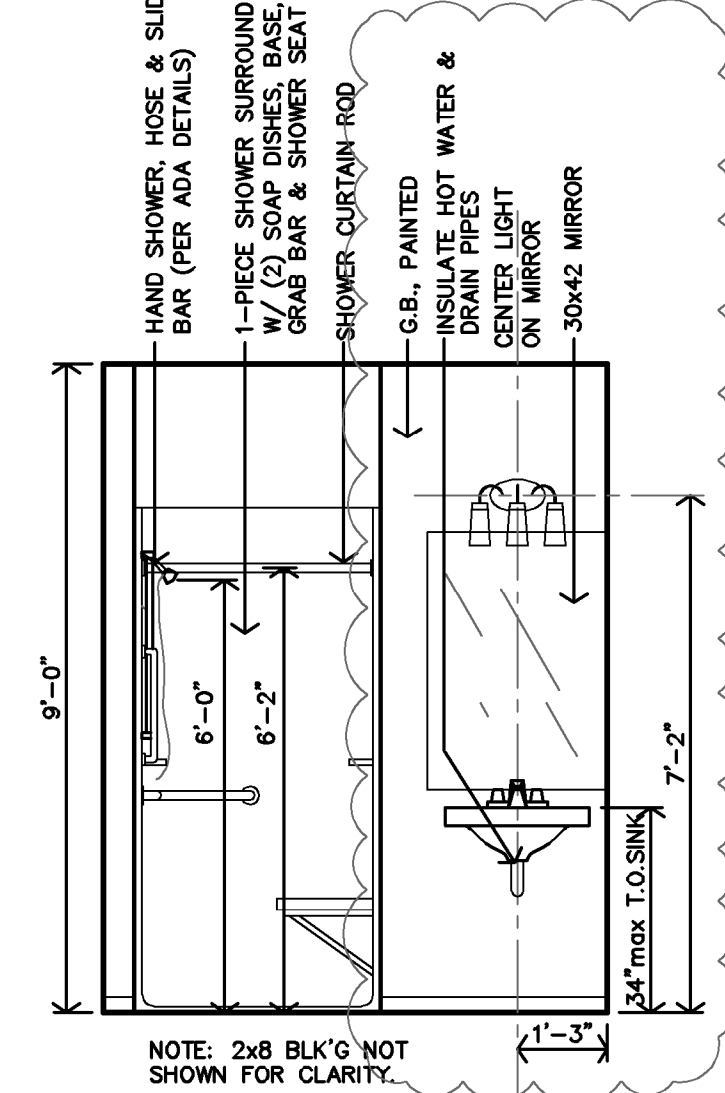
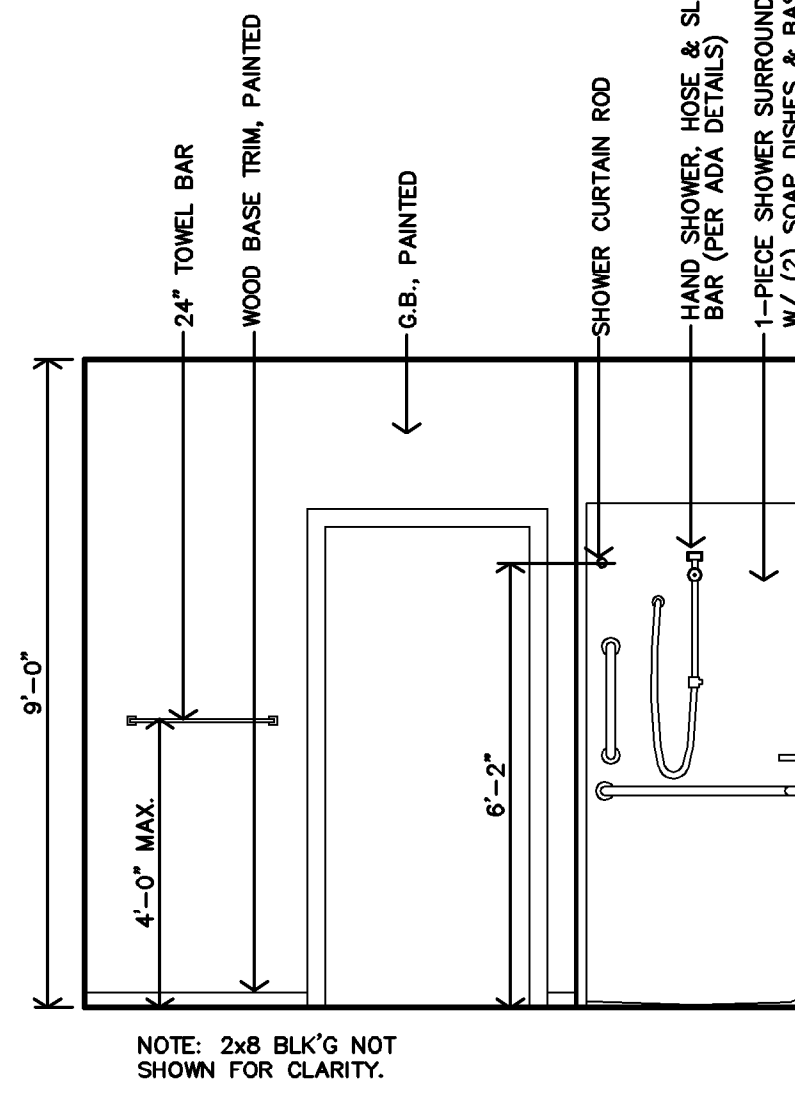
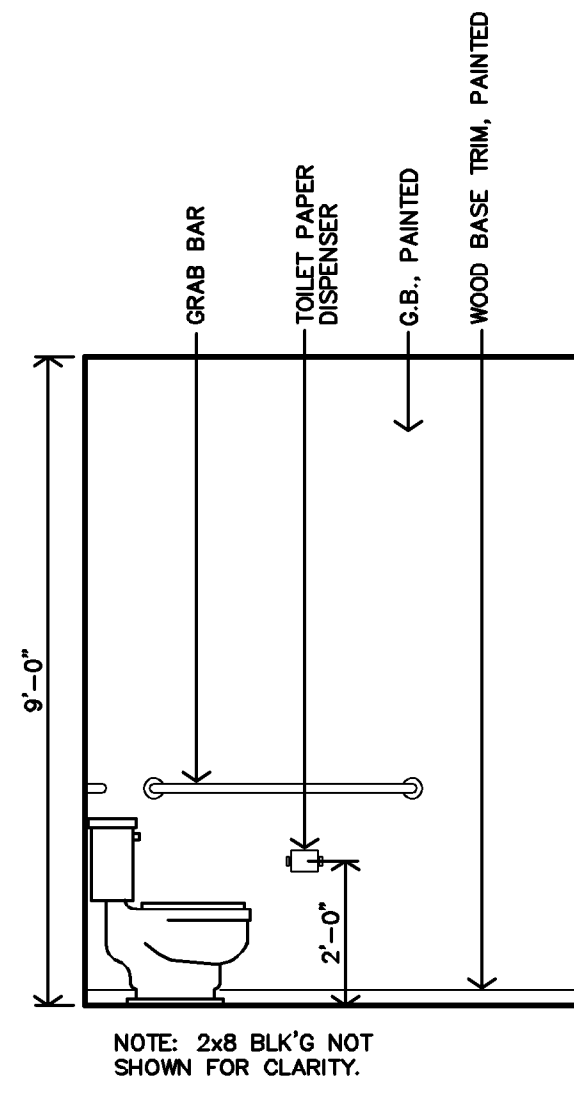
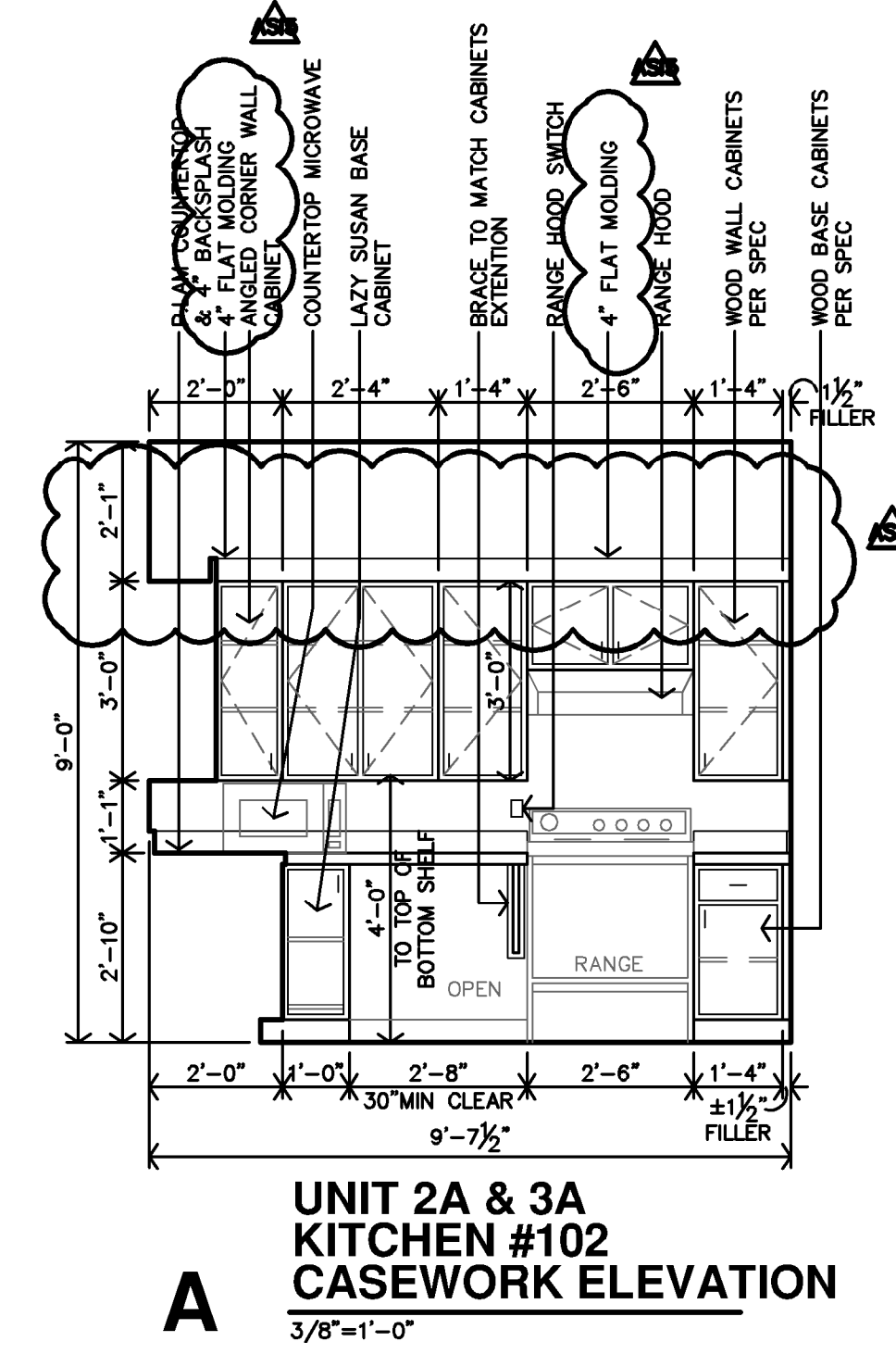
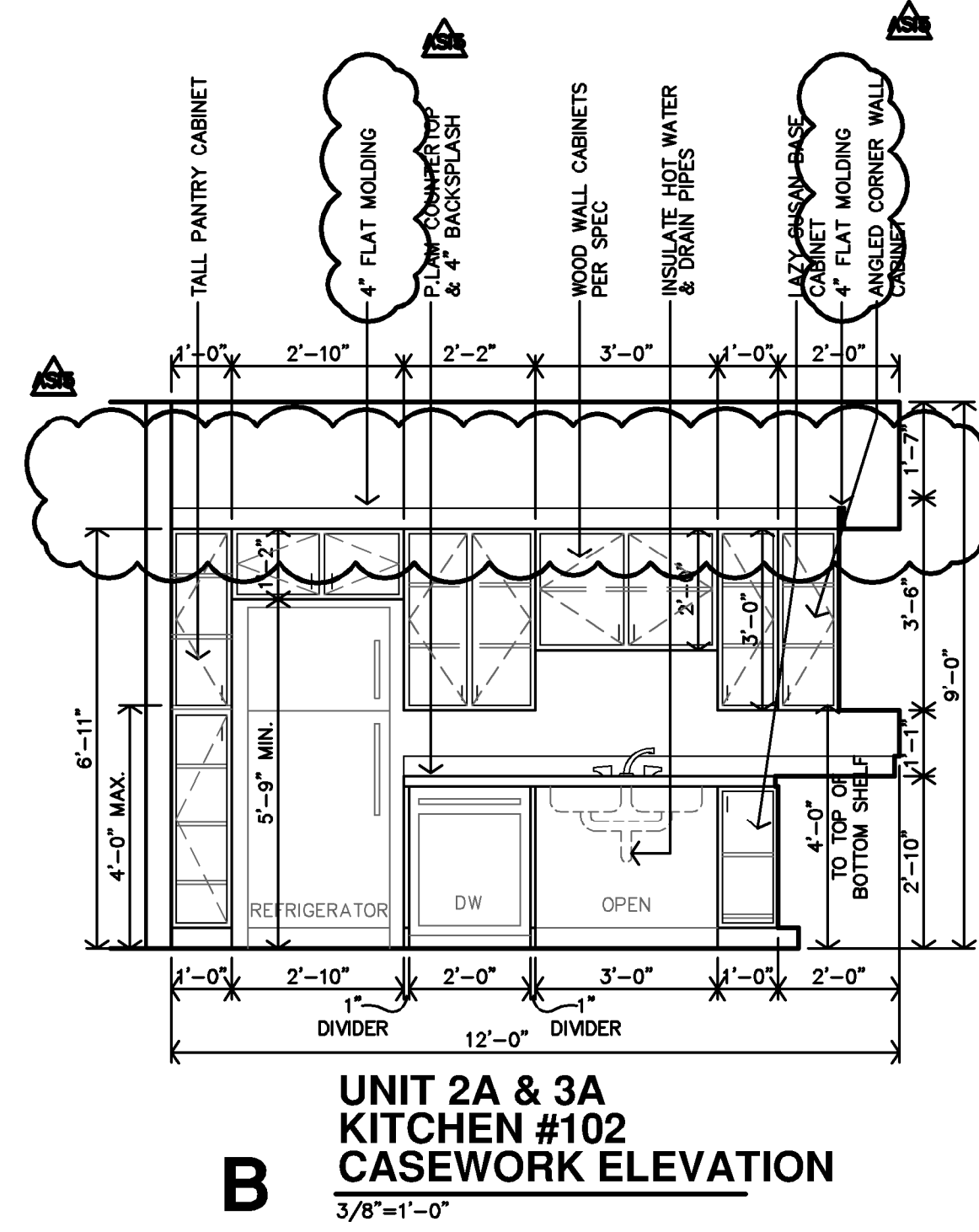
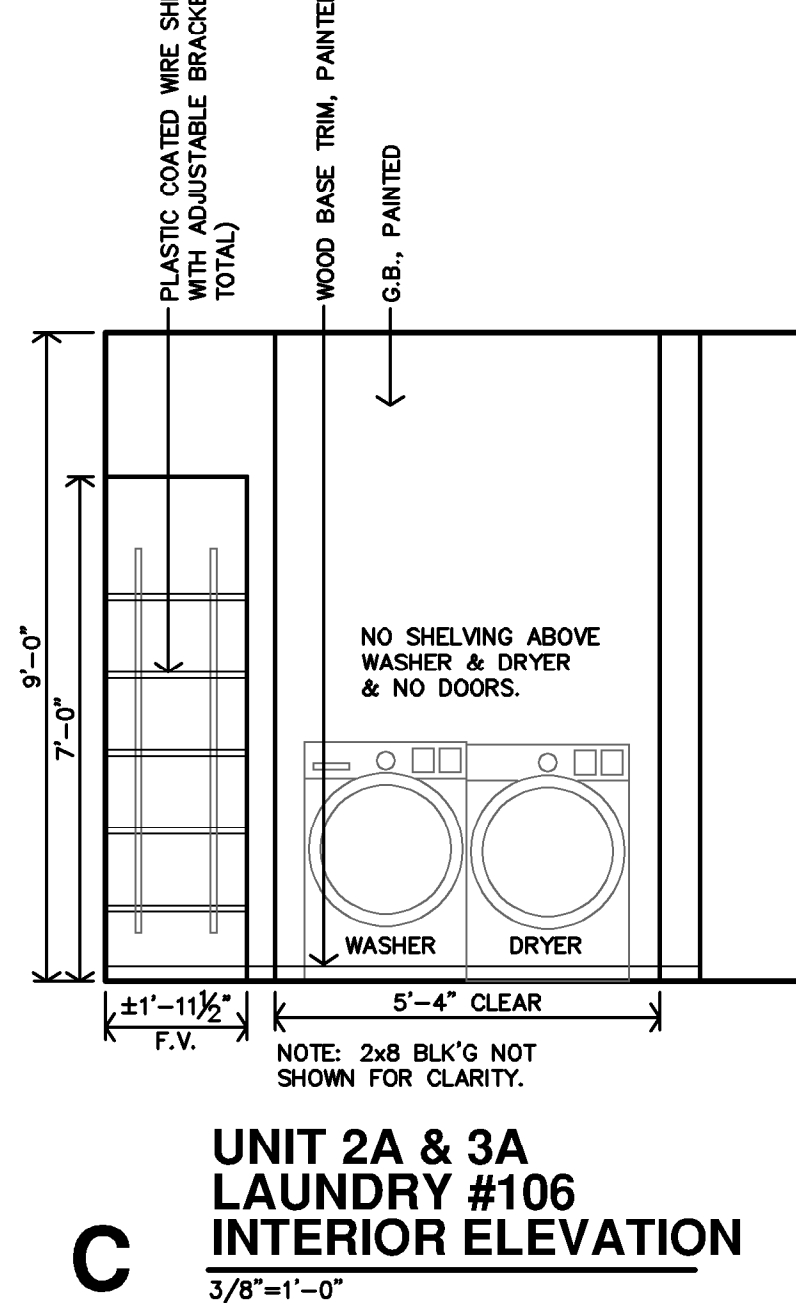
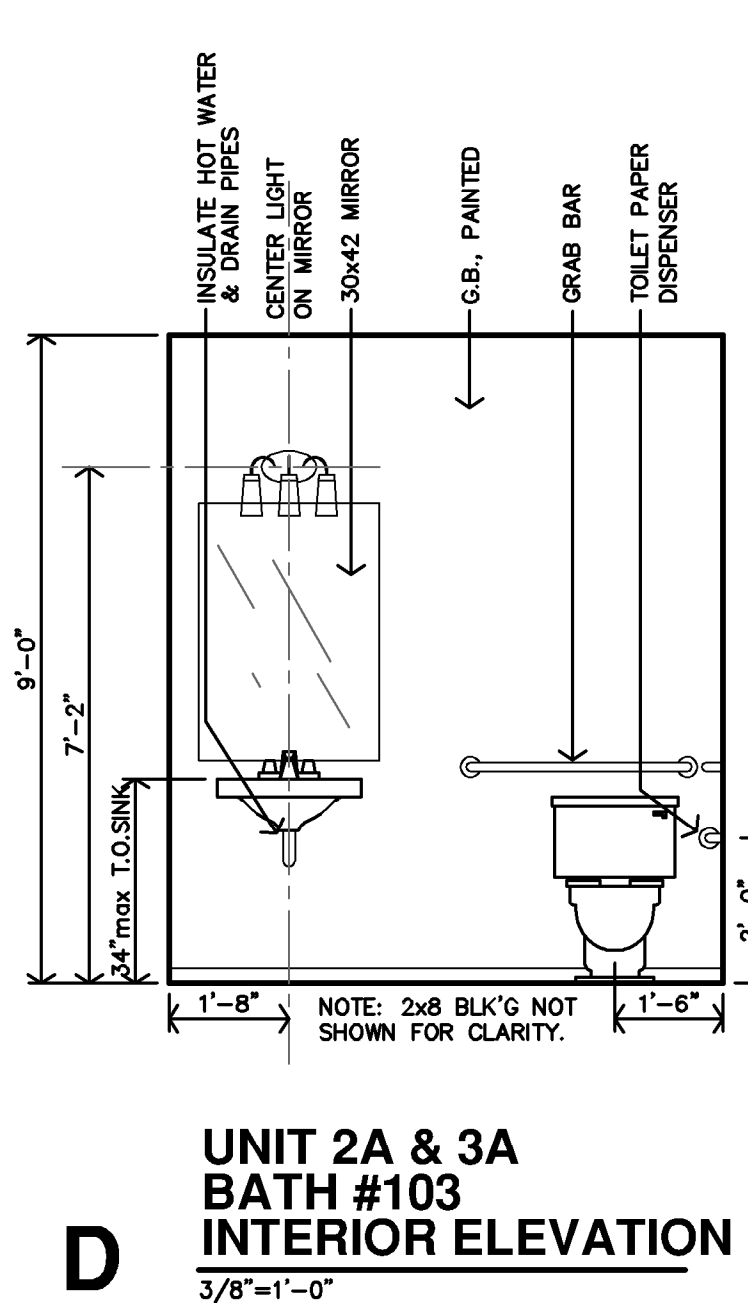
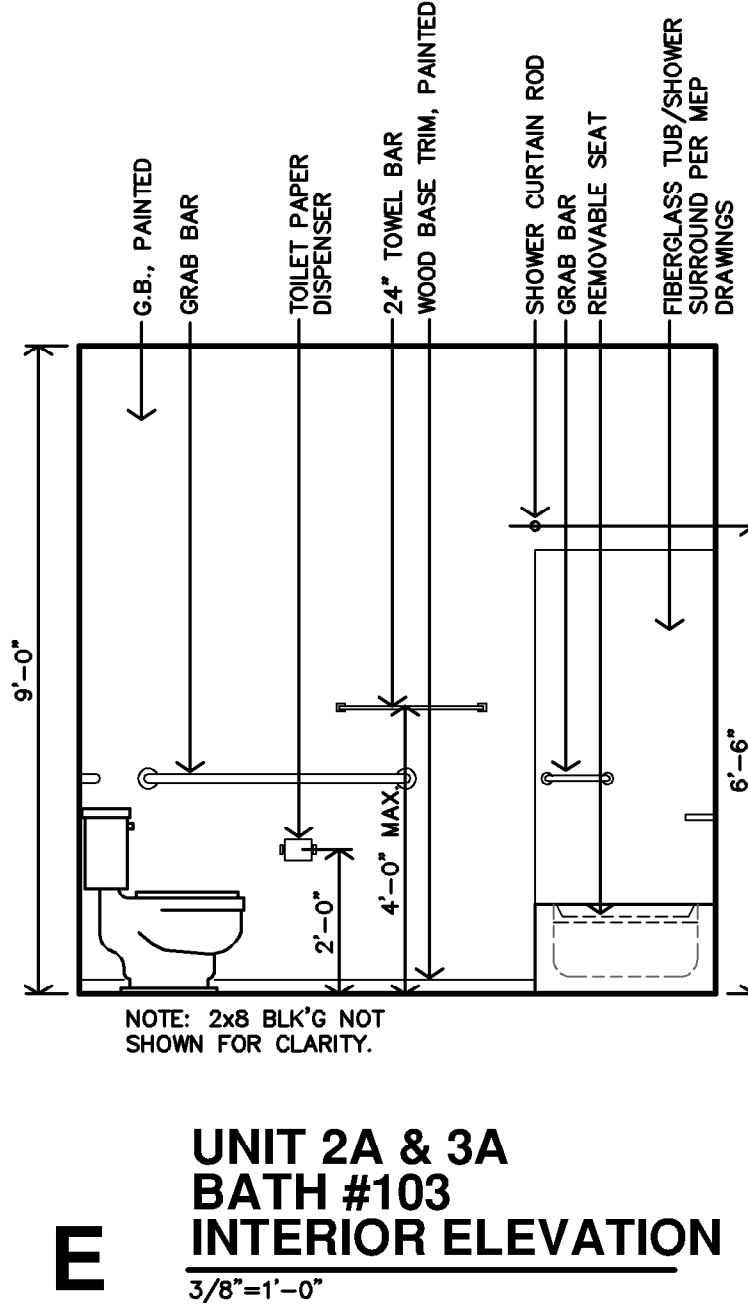
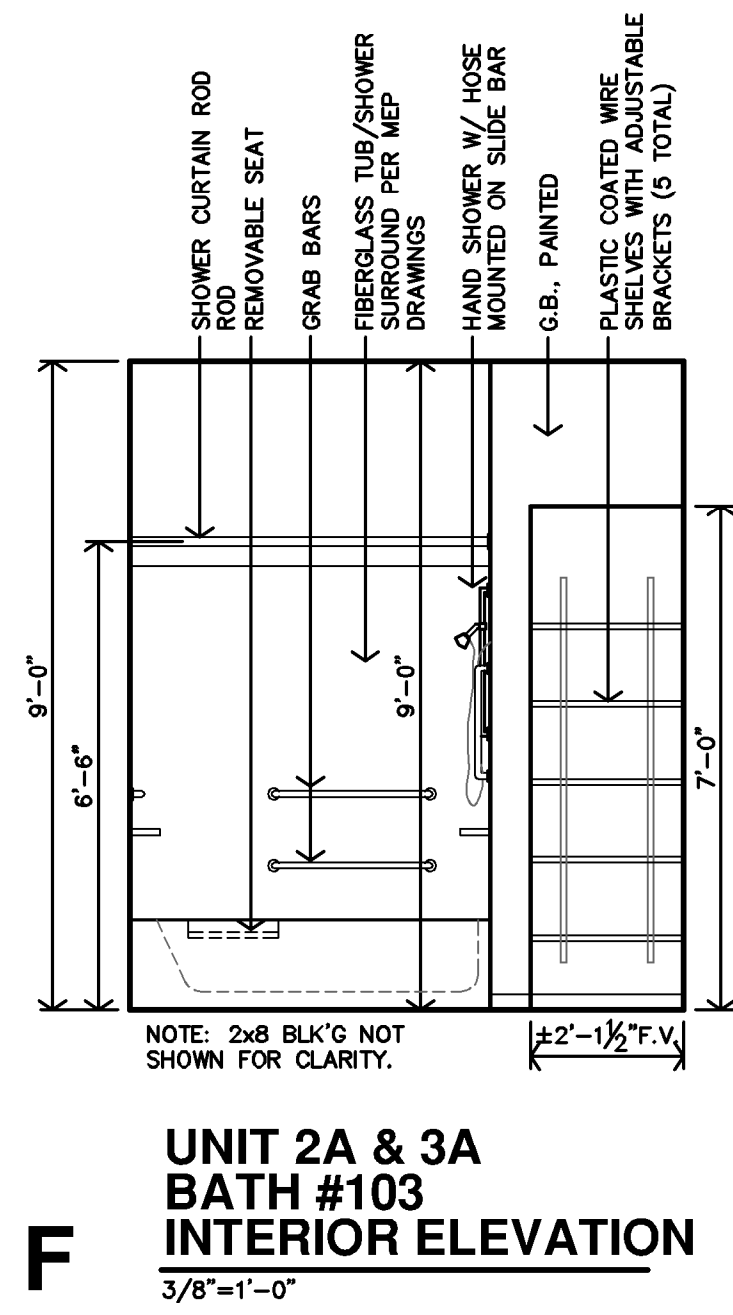
STANDARD UNIT BATH NOTES

- 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 BE 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
 HWH 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





A2.7

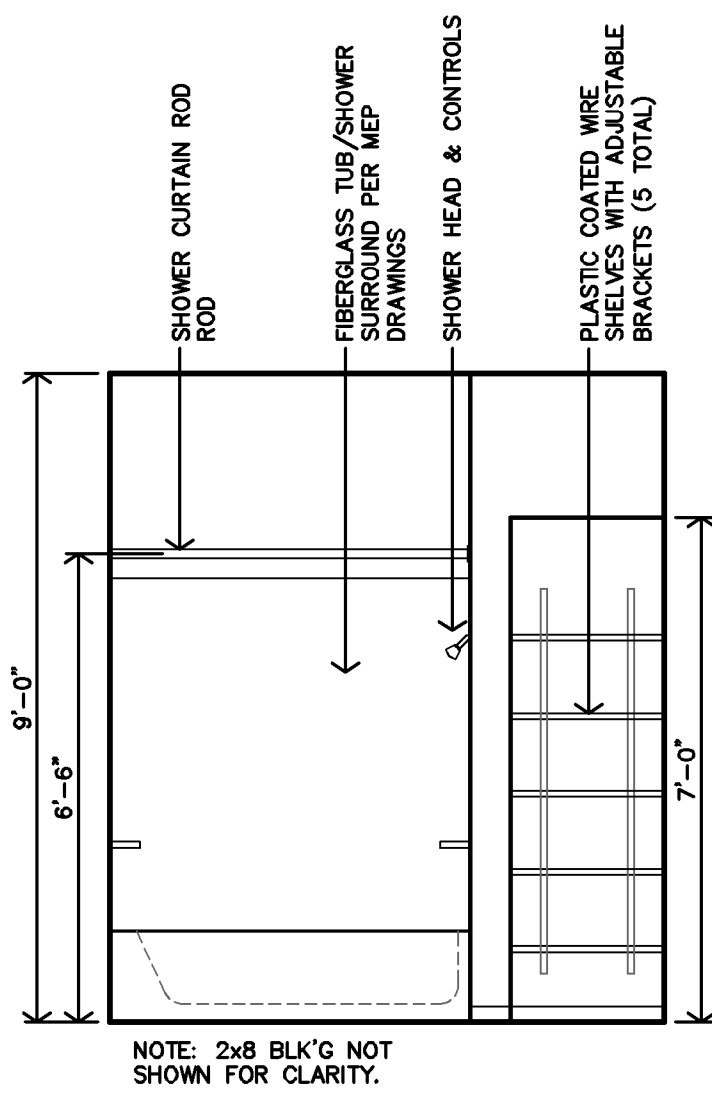
REVISION:
3-5-2025

DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

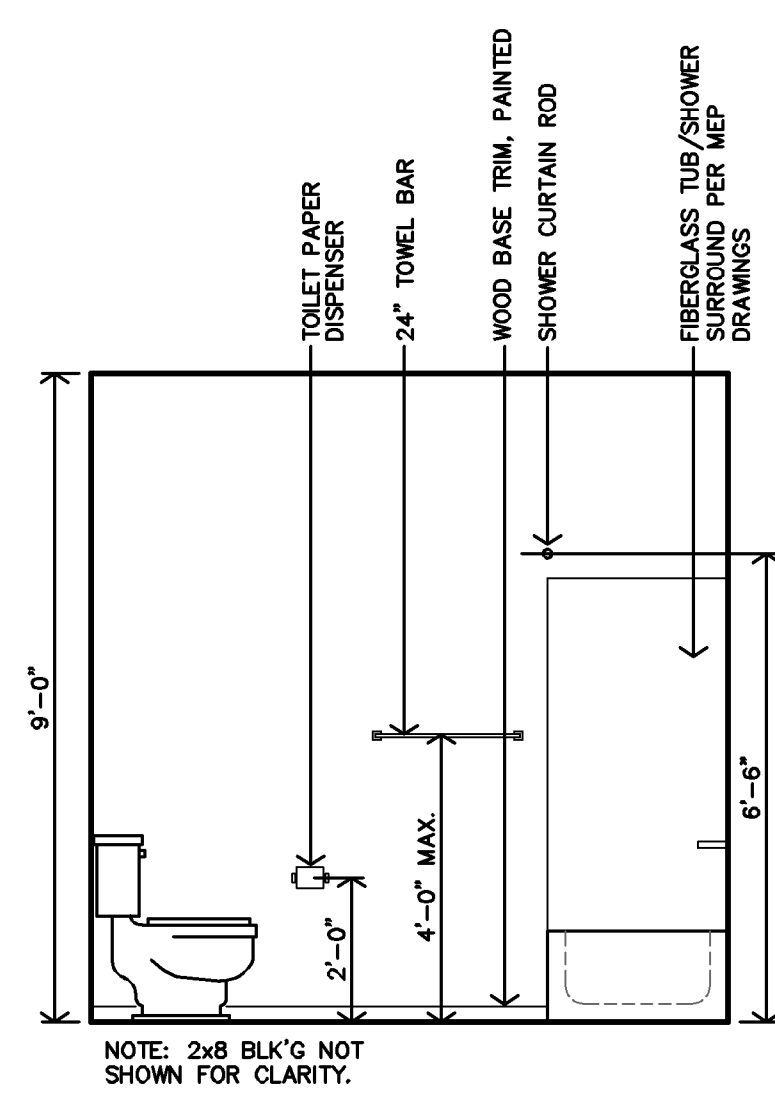
STATE OF WYOMING
ANGARET J. GILAM
REGISTERED ARCHITECT
C-368

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

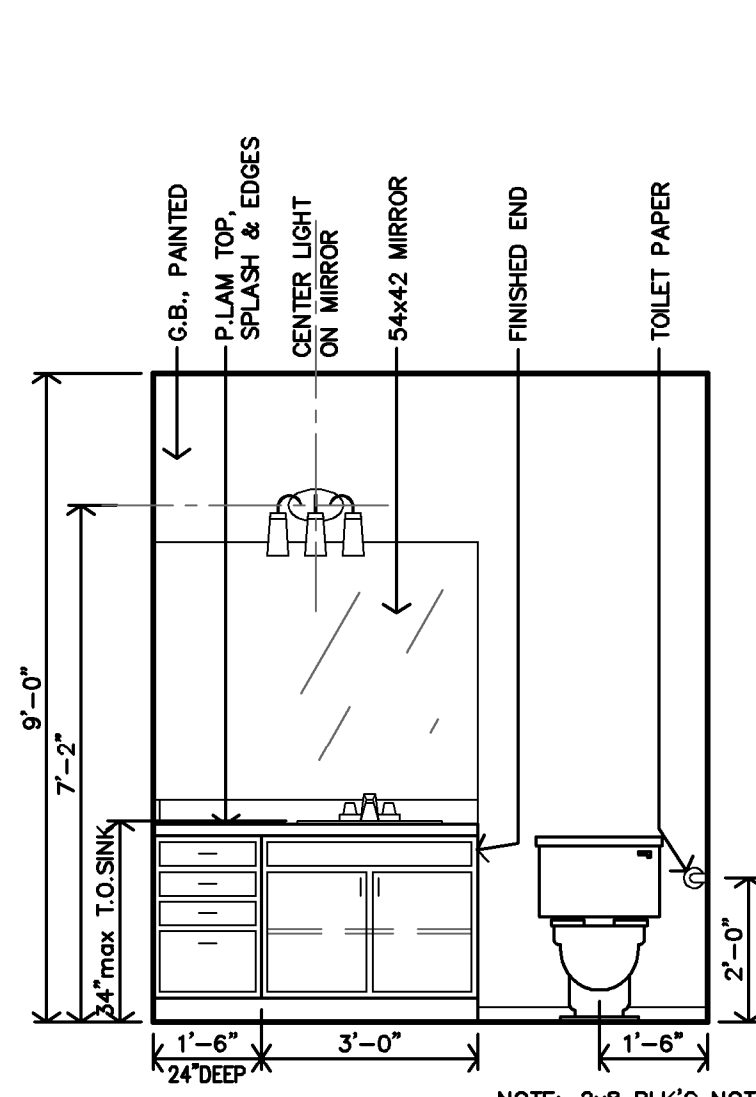
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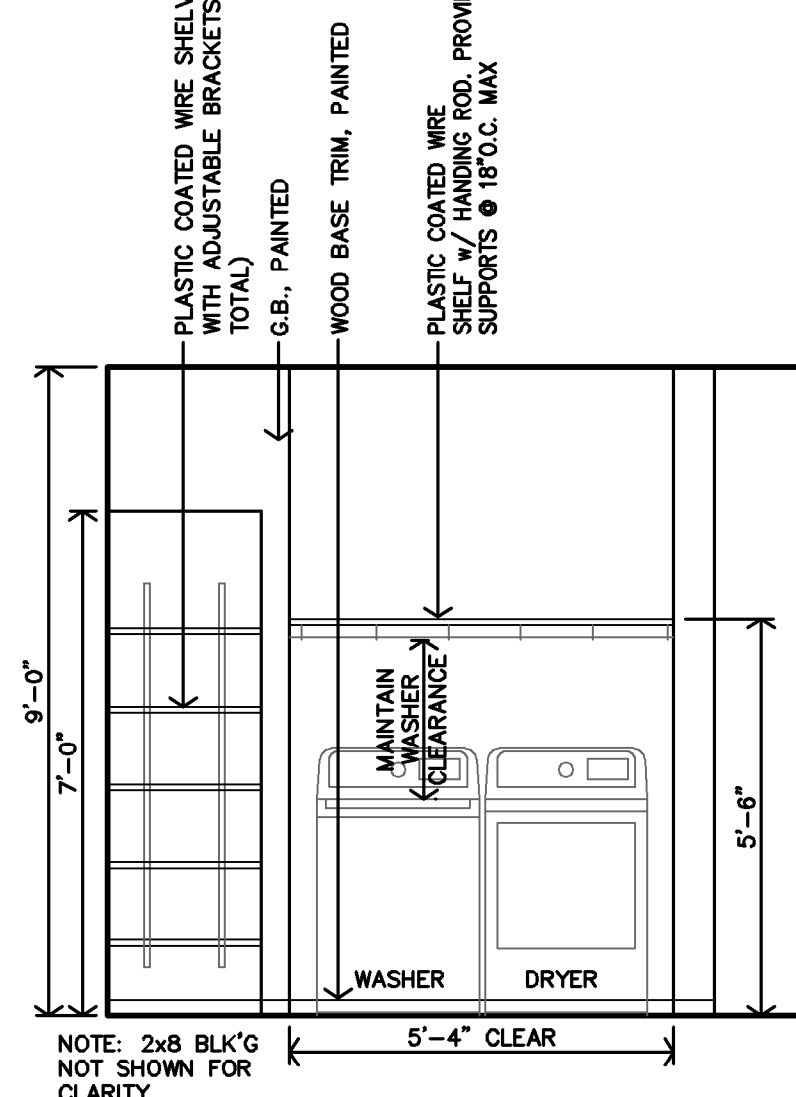
F UNIT 2B, 2C, 2D 3B & 3C
BATH #103
INTERIOR ELEVATION
3/8"=1'-0"



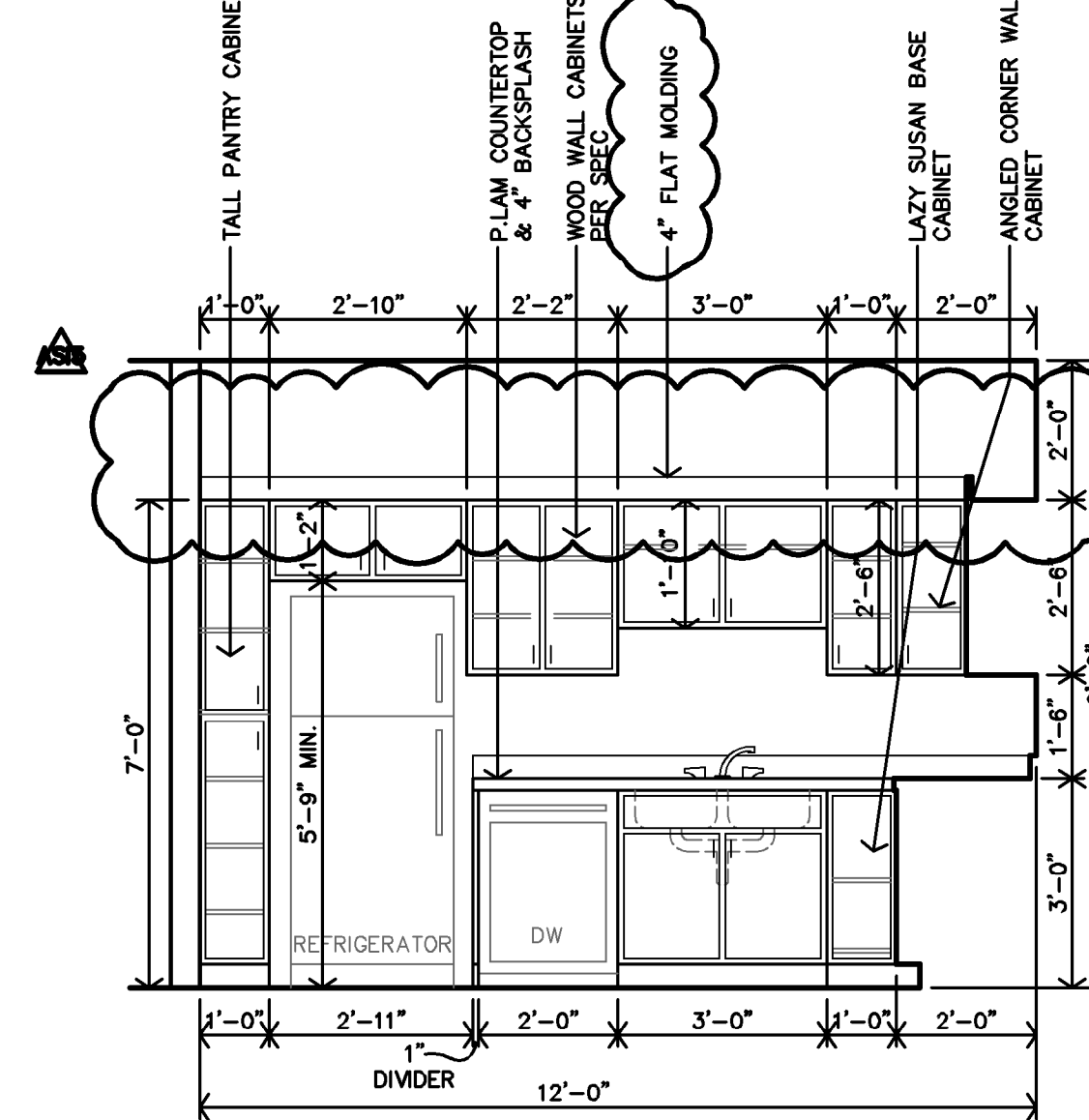
E UNIT 2B, 2C, 2D 3B & 3C
BATH #103
INTERIOR ELEVATION
3/8"=1'-0"



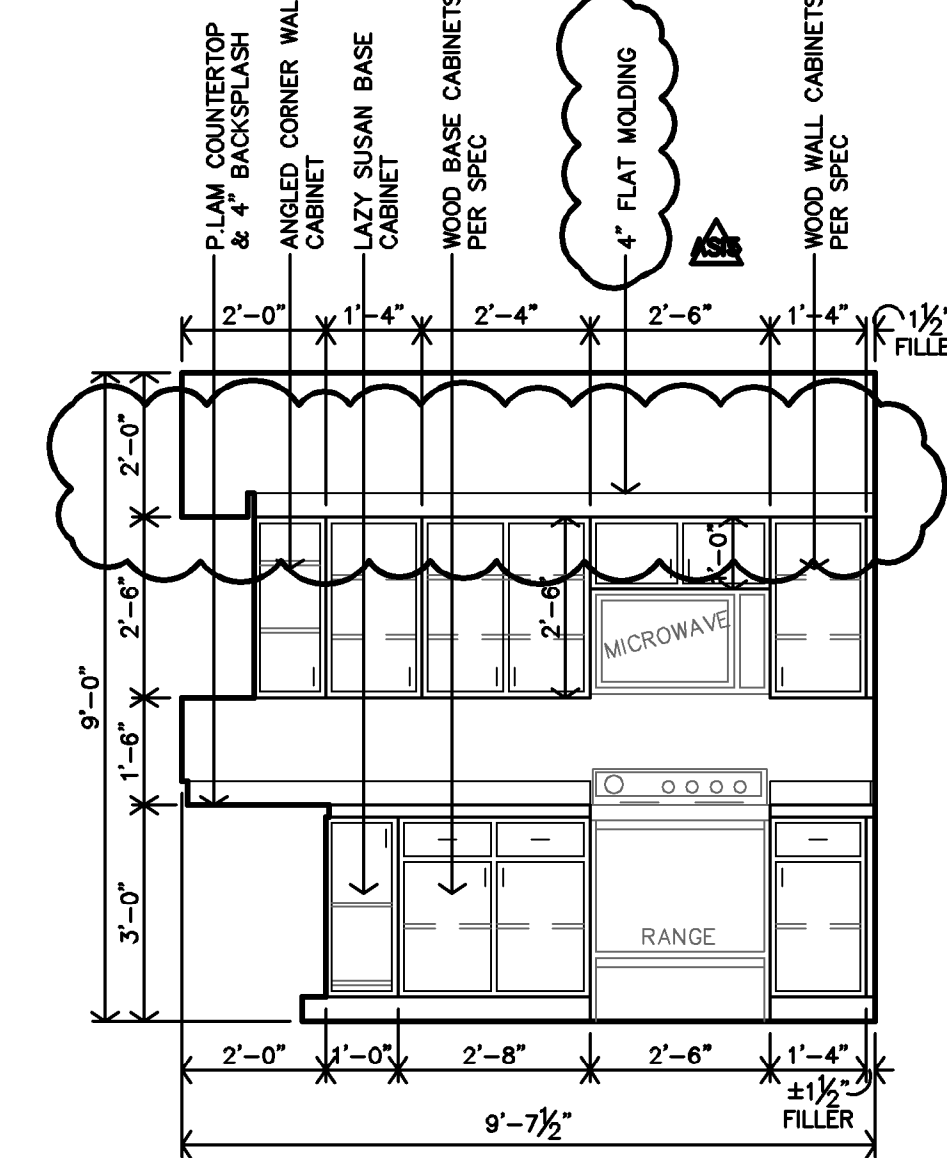
D UNIT 2B, 2C, 2D 3B & 3C
BATH #103
INTERIOR ELEVATION
3/8"=1'-0"



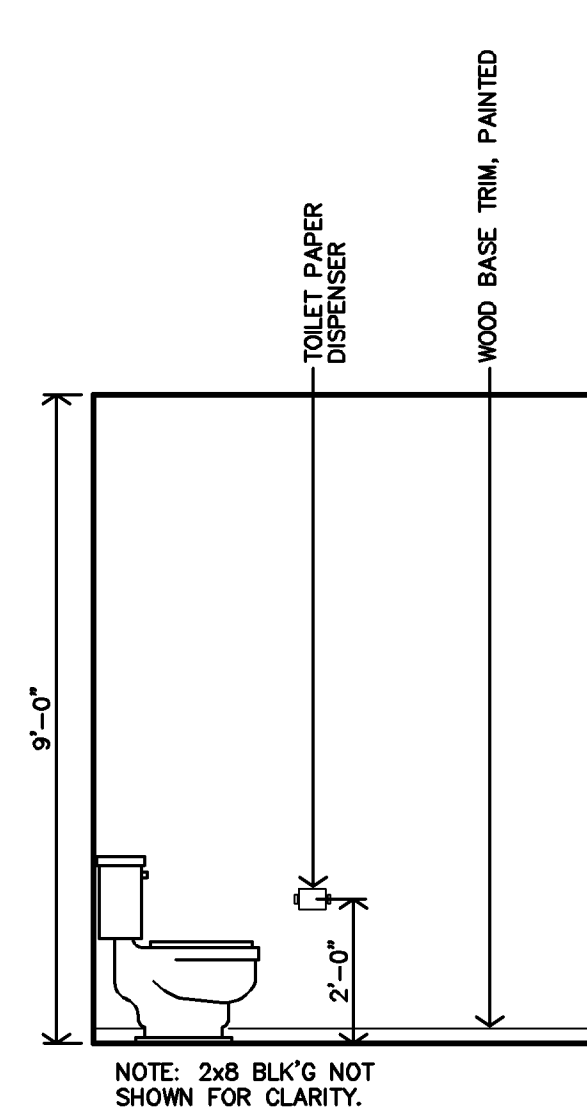
C UNIT 2B, 2C, 2D 3B & 3C
LAUNDRY #106
INTERIOR ELEVATION
3/8"=1'-0"



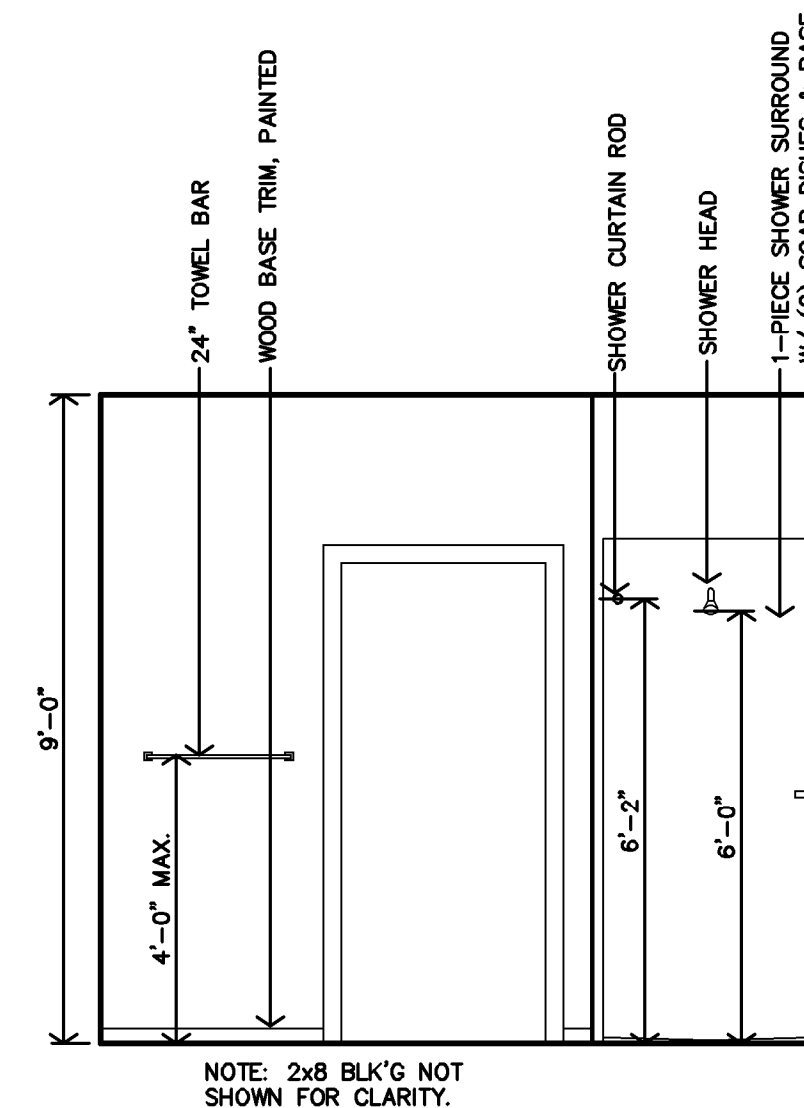
B UNIT 2B, 2C, 2D 3B & 3C
KITCHEN #102
CASEWORK ELEVATION
3/8"=1'-0"



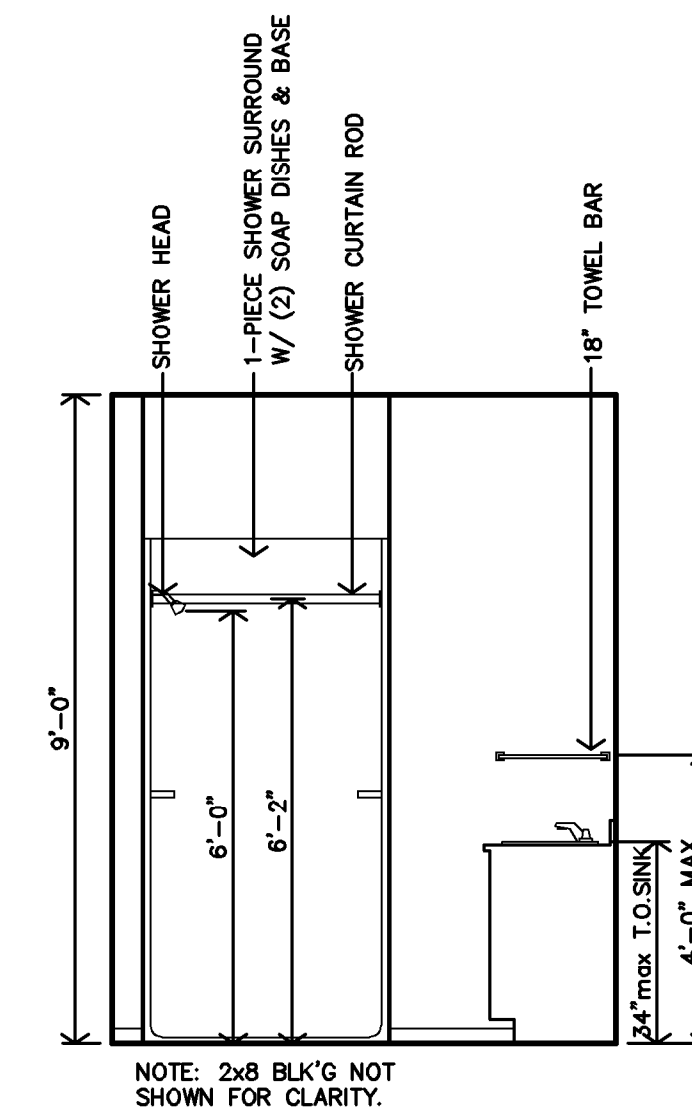
A UNIT 2B, 2C, 2D 3B & 3C
KITCHEN #102
CASEWORK ELEVATION
3/8"=1'-0"



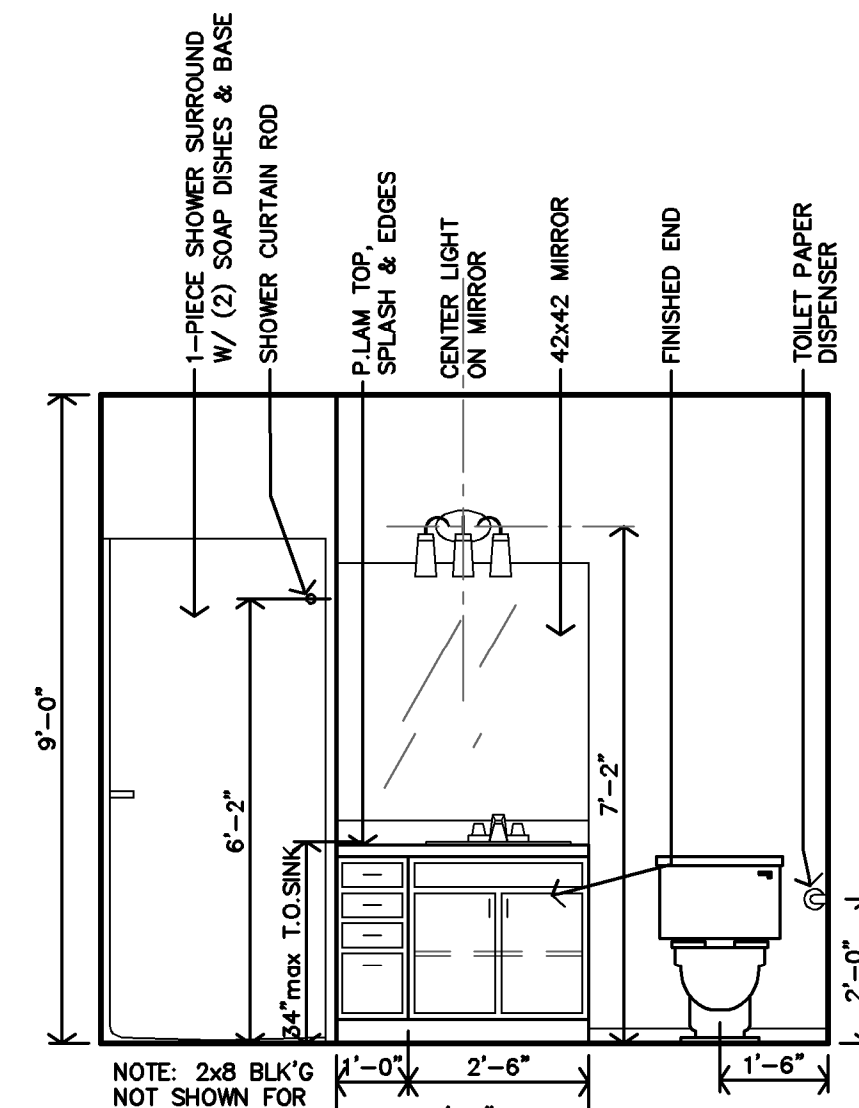
L UNIT 3C
PRIMARY BATH #118
INTERIOR ELEVATION
3/8"=1'-0"



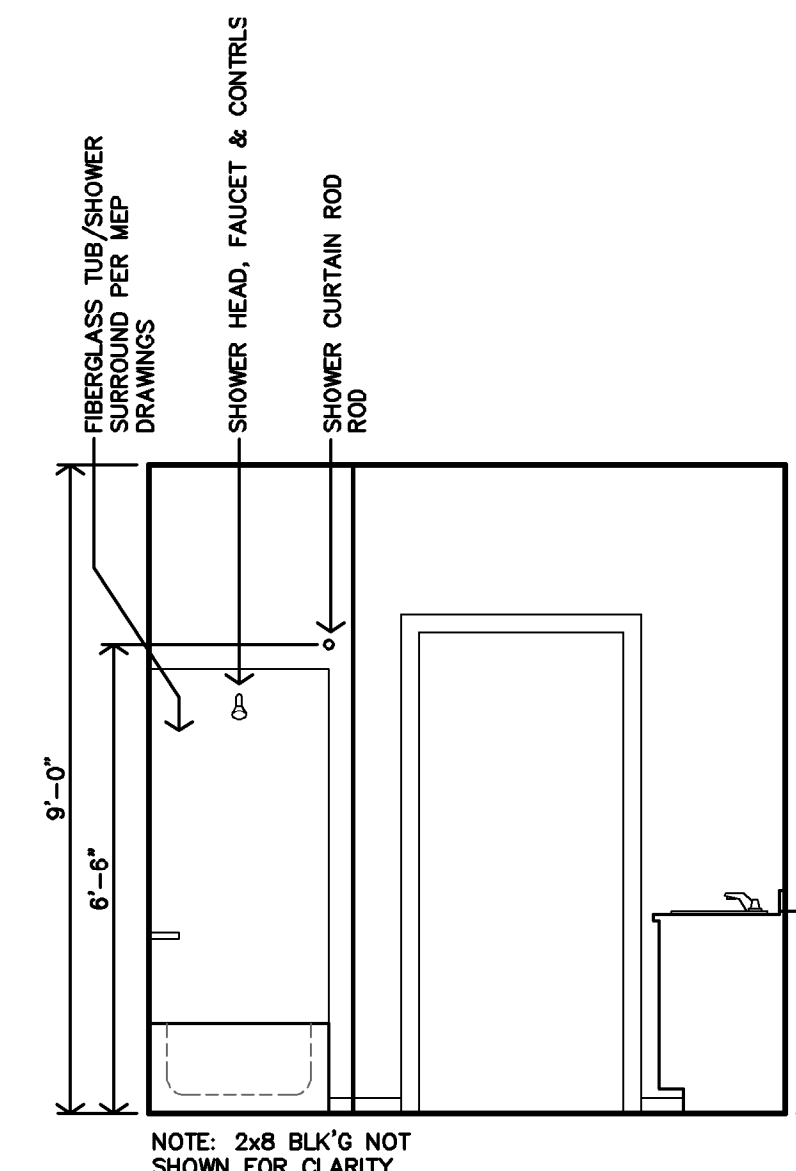
K UNIT 3C
PRIMARY BATH #118
INTERIOR ELEVATION
3/8"=1'-0"



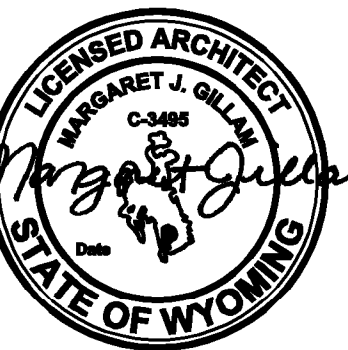
J UNIT 3C
PRIMARY BATH #118
INTERIOR ELEVATION
3/8"=1'-0"



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"



REVISION: 3-5-2025
DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

CLUBHOUSE/BREEZEWAYS INTERIOR FINISH SCHEDULE

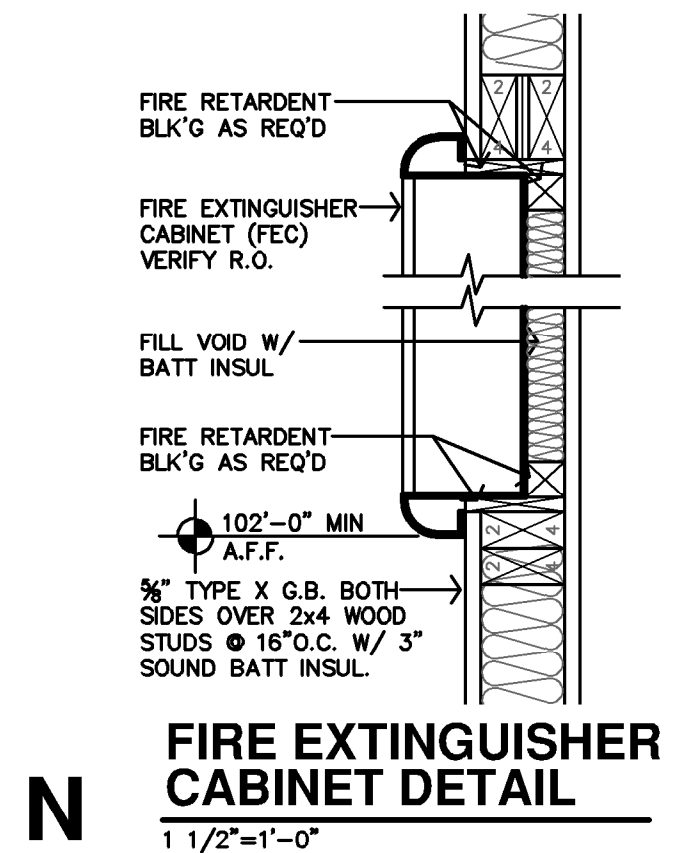
FINISHES & INSTRUCTIONS										
		P1	VT	SV	ST					
P1		LATEX ENAMEL	VINYL TILE, CLEAN & WAX	SHEET VINYL	SPRAY TEXTURE					
P2		EPOXY PAINT	CARPET #1	LVT LUXURY VINYL TILE	S SMOOTH					
EP		EXTERIOR PAINT	C2 CARPET #2	CT CERAMIC TILE	T TEXTURED, LIGHT KNOCKDOWN					
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	HGT.	NOTES
CLUBHOUSE										
C01	COMMUNITY ROOM	LVT		P1				ST	9'-0"	
C02	OFFICE		C1	P1				ST	9'-0"	
C03	MECH/STOR.									1.
C04	MEN	CT		CT	P1			P1	9'-0"	
C05	WOMEN	CT		CT	P1			P1	9'-0"	
C07	HALL	LVT		P1				ST	9'-0"	
C08	STORAGE									1.
C09	FITNESS CENTER	LVT		P1				ST	9'-0"	
C10	KITCHENETTE	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"	1.
B113	F.S.								9'-0"	1.

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	TYPE	FINISH	MATERIAL			FINISH
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"	D			8,9	
4	3'-0"	6'-8"	1 3/4"	E			2,4,9	
5	3'-0"	6'-8"	1 3/4"	B			2,4,9	
6	3'-0"	6'-8"	1 3/4"	D			3,9	
BREEZEWAYS/FIRE SPRINKLER ROOMS								
11	3'-6"	6'-8"	1 3/4"	C			6,7,8,9	
12	3'-0"	6'-8"	1 3/4"	E			6,8,9	
13	3'-6"	6'-8"	1 3/4"	E			8,9	

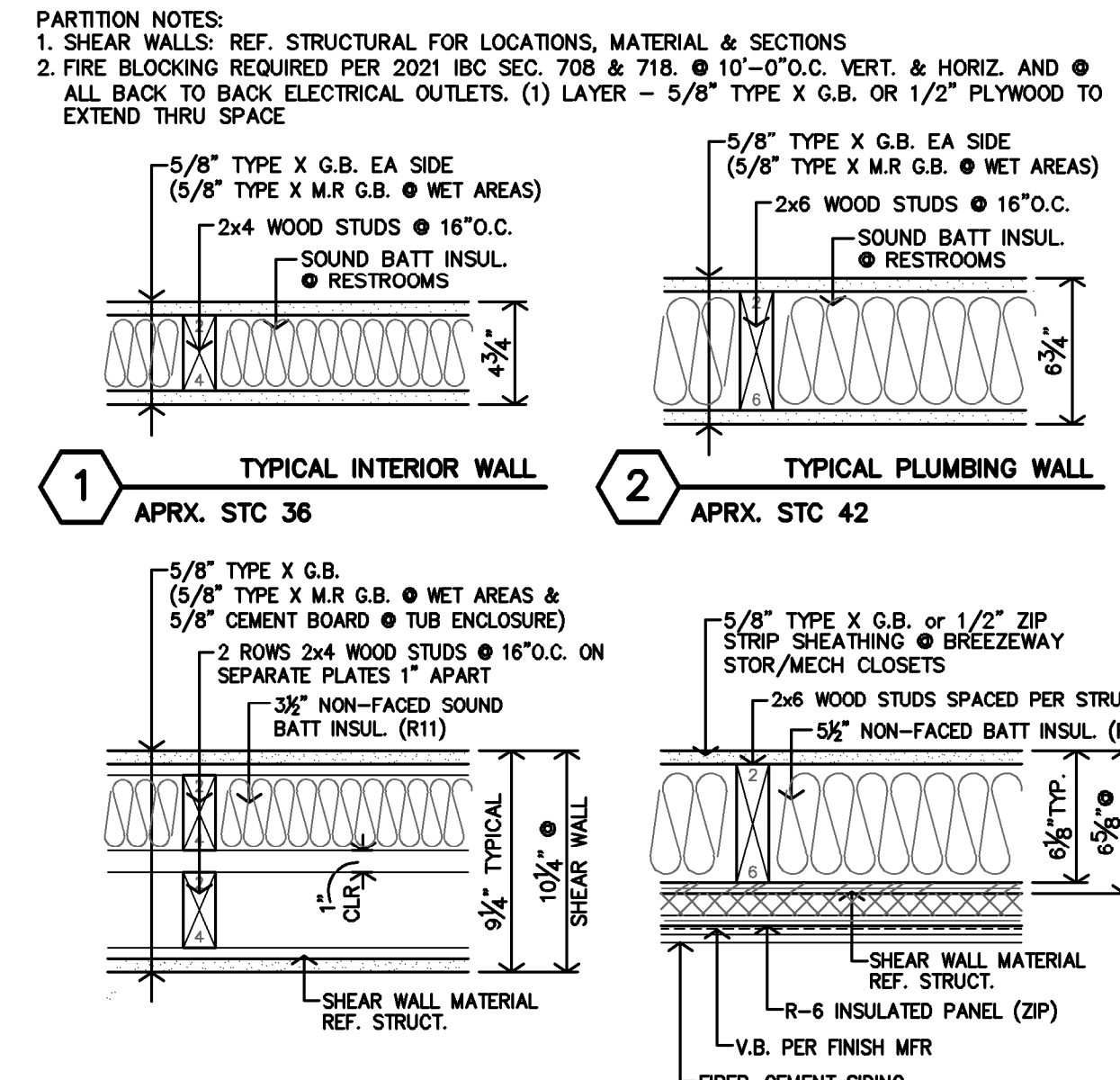
NOTES: 1. FLUSH BOLTS AND SURFACE BOLTS PROHIBITED.
2. KEYS LOCKSETS.
3. DECORATIVE KICK PLATES, SELF CLOSING HINGES AND PRIVACY LOCKSETS.
4. PROVIDE DECORATIVE KICK PLATES AT HALL SIDE OF DOOR.
5. ALL GLAZING IN DOORS TO BE SAFETY GLAZED.
6. PROVIDE CLOSERS.
7. PROVIDE DECORATIVE KICK PLATES AT INTERIOR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



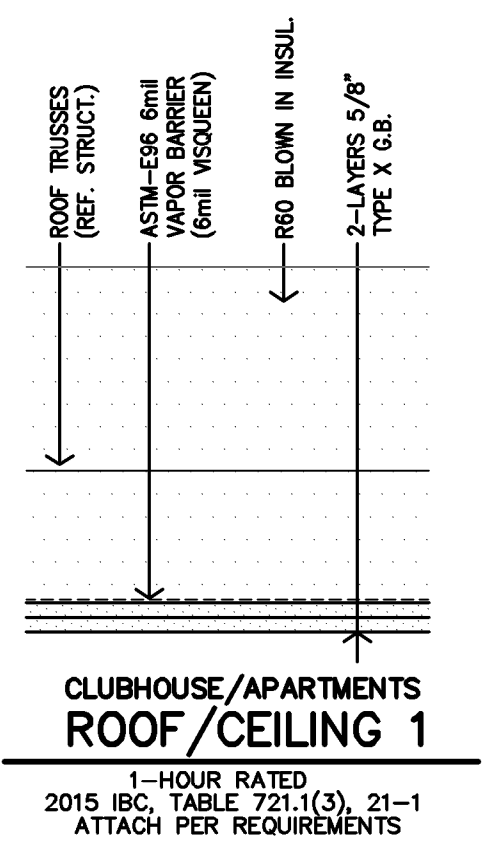
CLUBHOUSE GENERAL NOTES

- 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 & 2021 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 A4.9 FOR FIRE PENETRATION ASSEMBLIES.
- B.O. HEADER 83" ABV. FIN. FLR.
- KITCHENETTE AREA RECEPTACLES TO BE 44" MAX ABOVE FIN. FLR.
- ALL OPERABLE PARTS, (PER ADA SECTION 309) SHALL BE A MAX. OF 48" A.F.F. THIS INCLUDES OUTLETS, WINDOW LATCHES/LOCKS, ENVIRONMENTAL CONTROLS, LIGHT SWITCHES, ETC.
- 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 N-A2.10

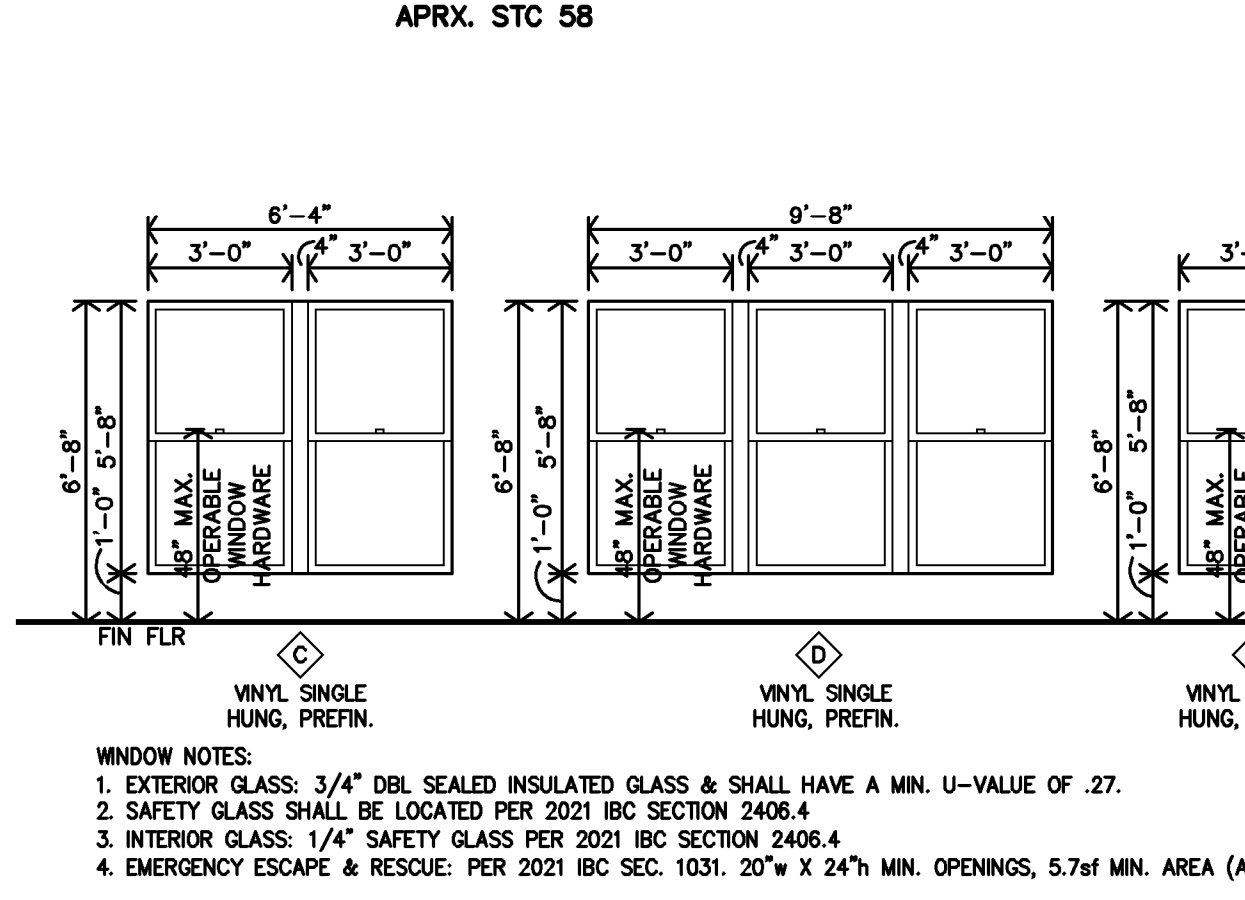
CLUBHOUSE PARTITION SCHEDULE



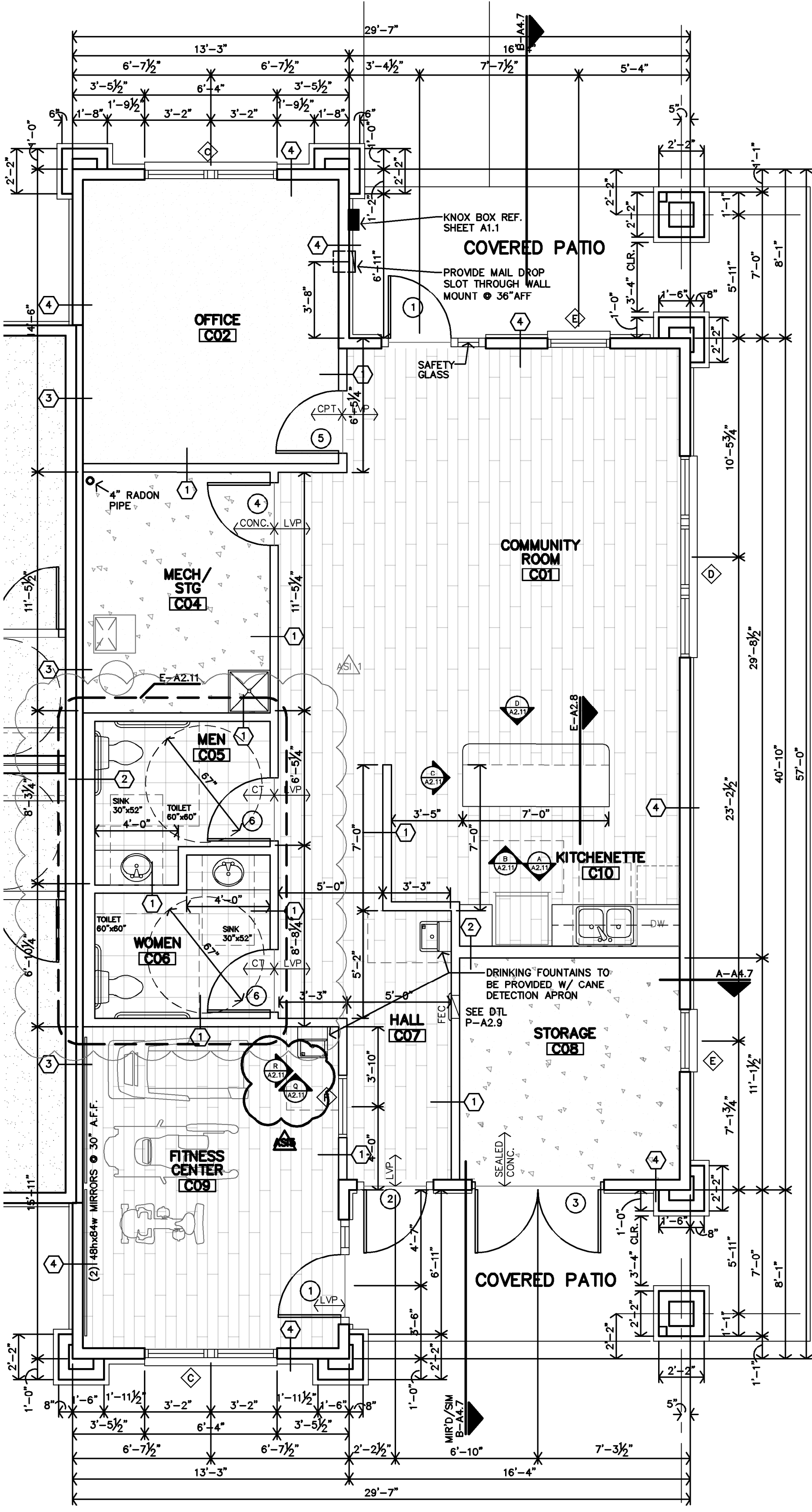
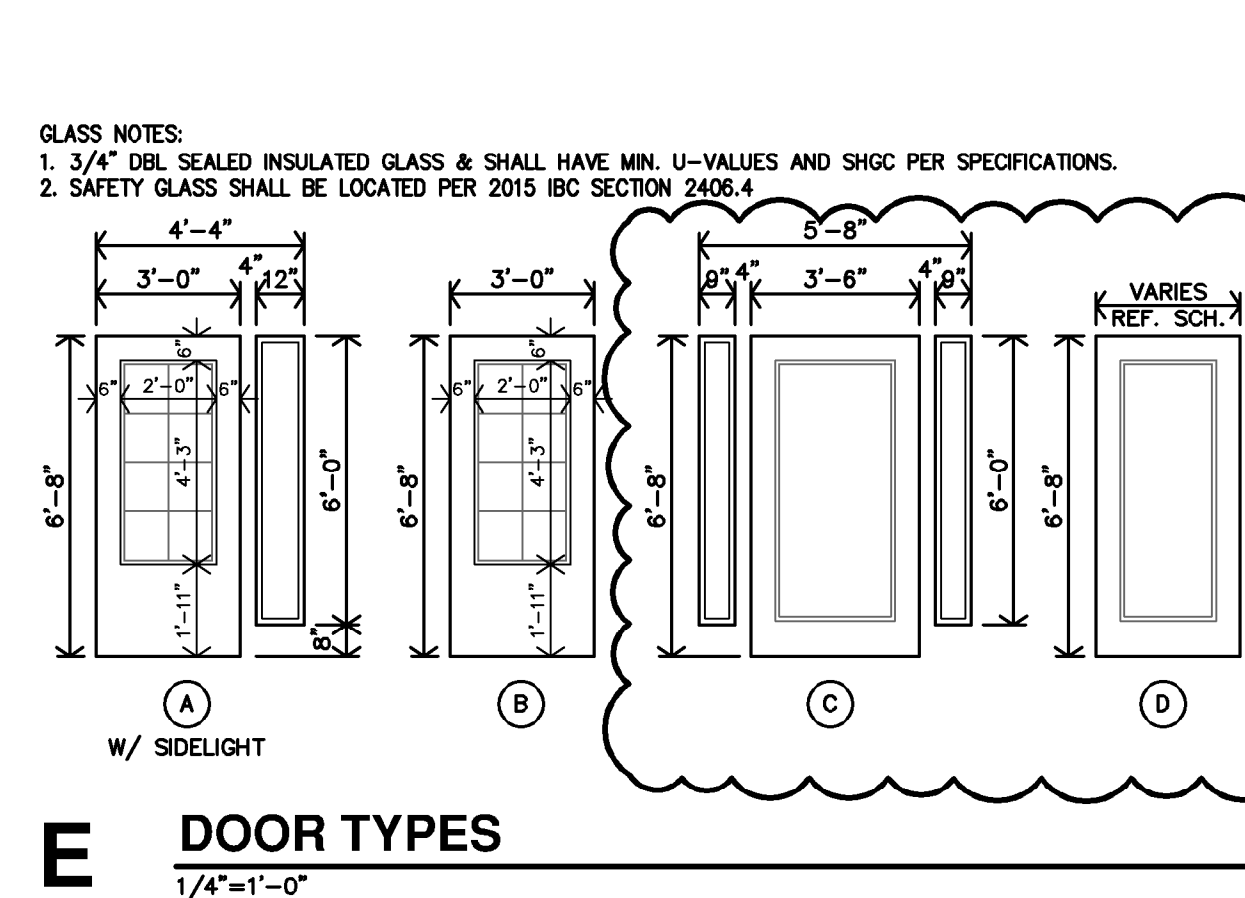
ASSEMBLIES



WINDOW SCHEDULE



DOOR TYPES



A BUILDING 2 CLUBHOUSE FLOOR PLAN
1/4"=1'-0"

JGR

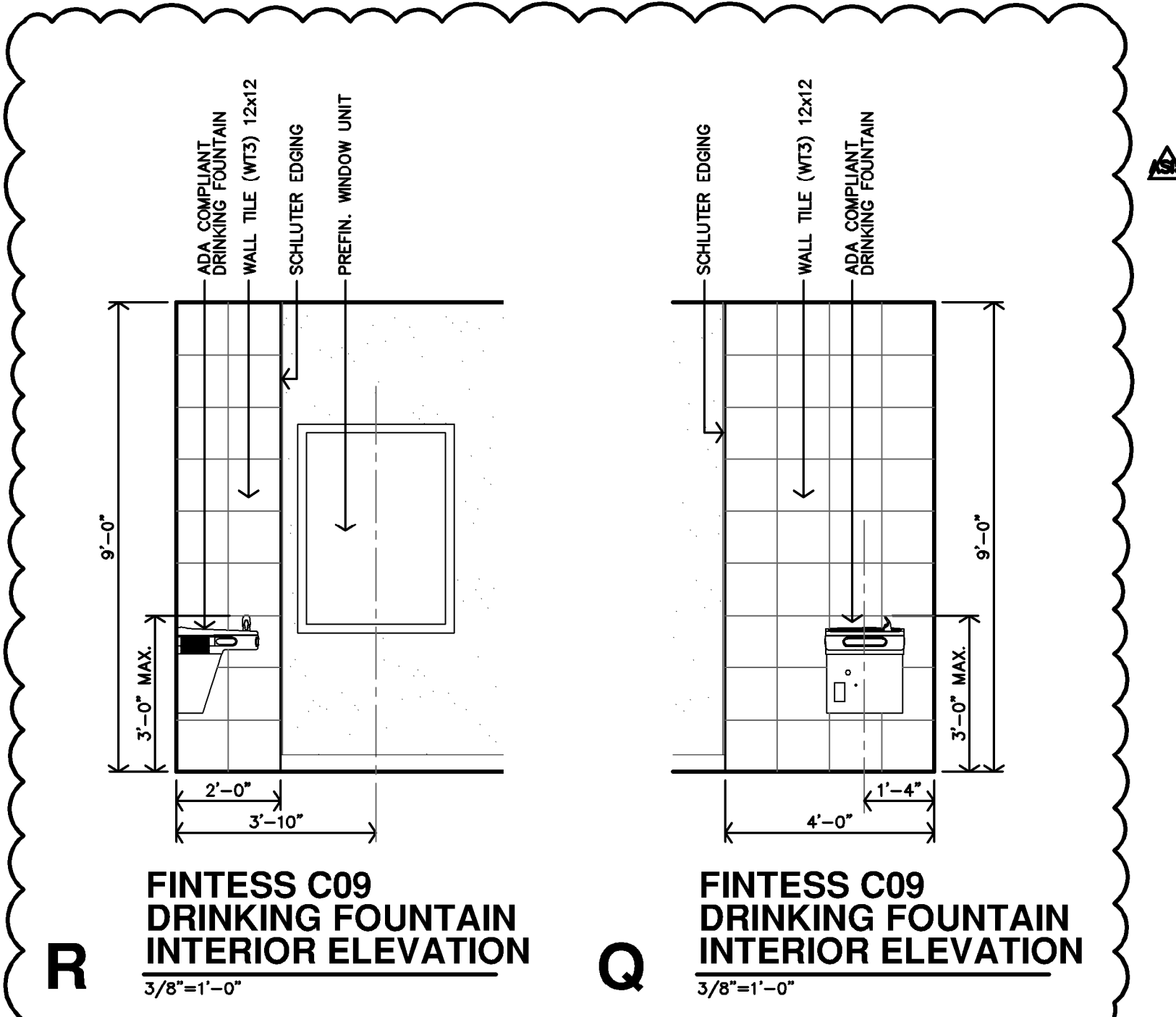
Jones Gilliam Renz
1881 Main Street, Suite 301
Salina, KS 67401
785.527.0386
jg@jgarchitects.com

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

LICENSED ARCHITECT
ANGARET J. GILLIAM
STATE OF WYOMING

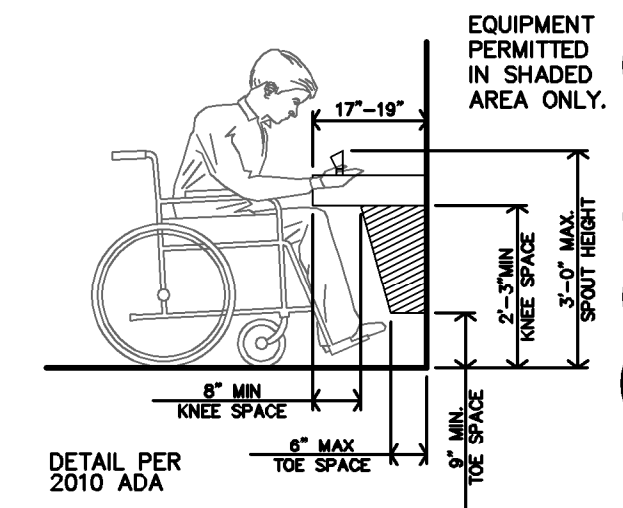
REVISION:
 9-27-2024
 12-3-2024
 3-5-2025
 DATE: 7-17-2024
 JOB: 22-3262
 SHEET NO.: A2.10

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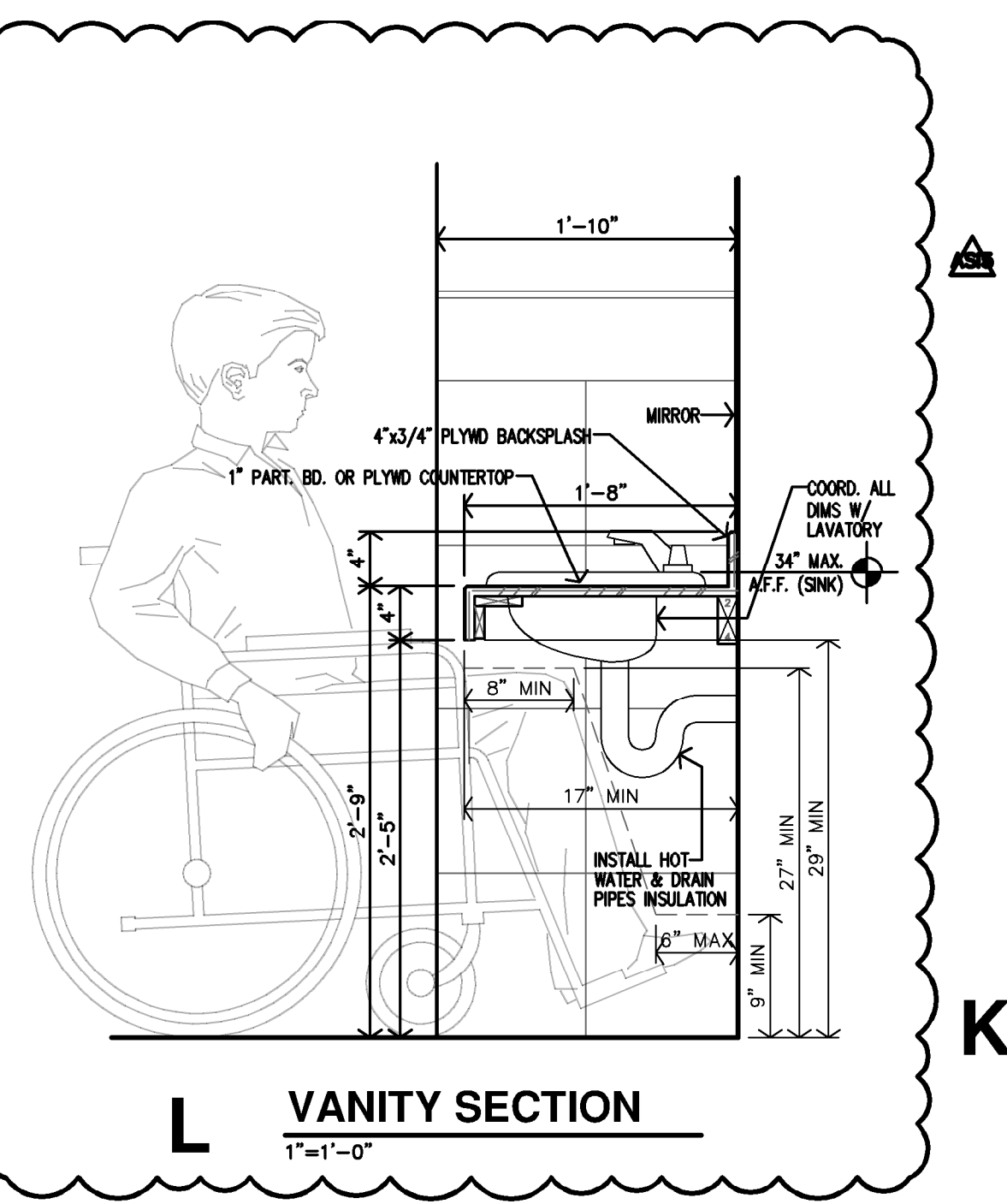


R FINTESS C09 DRINKING FOUNTAIN INTERIOR ELEVATION
3/8"=1'-0"

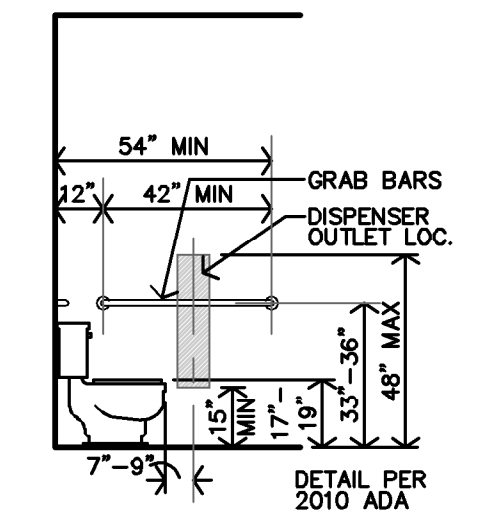
Q FINTESS C09 DRINKING FOUNTAIN INTERIOR ELEVATION
3/8"=1'-0"



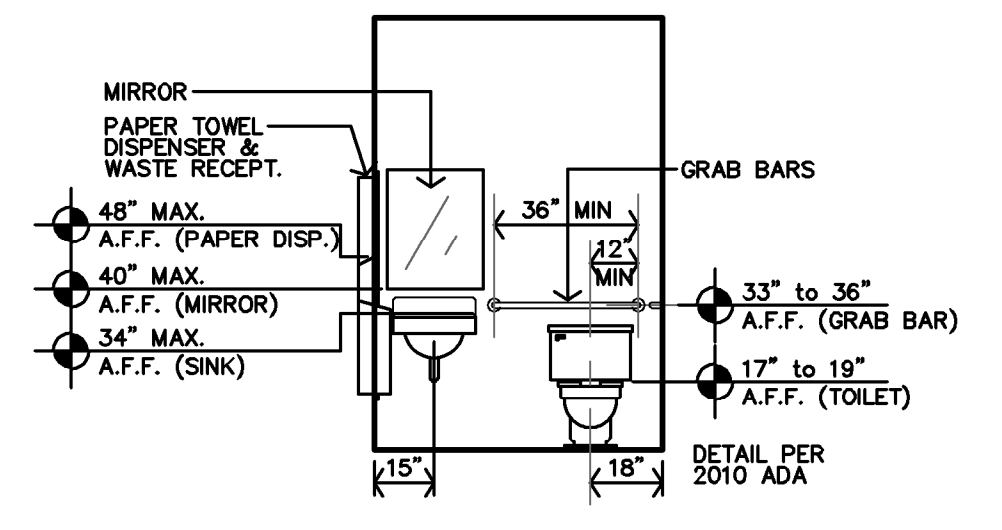
M DRINKING FOUNTAIN DETAIL
3/8"=1'-0"



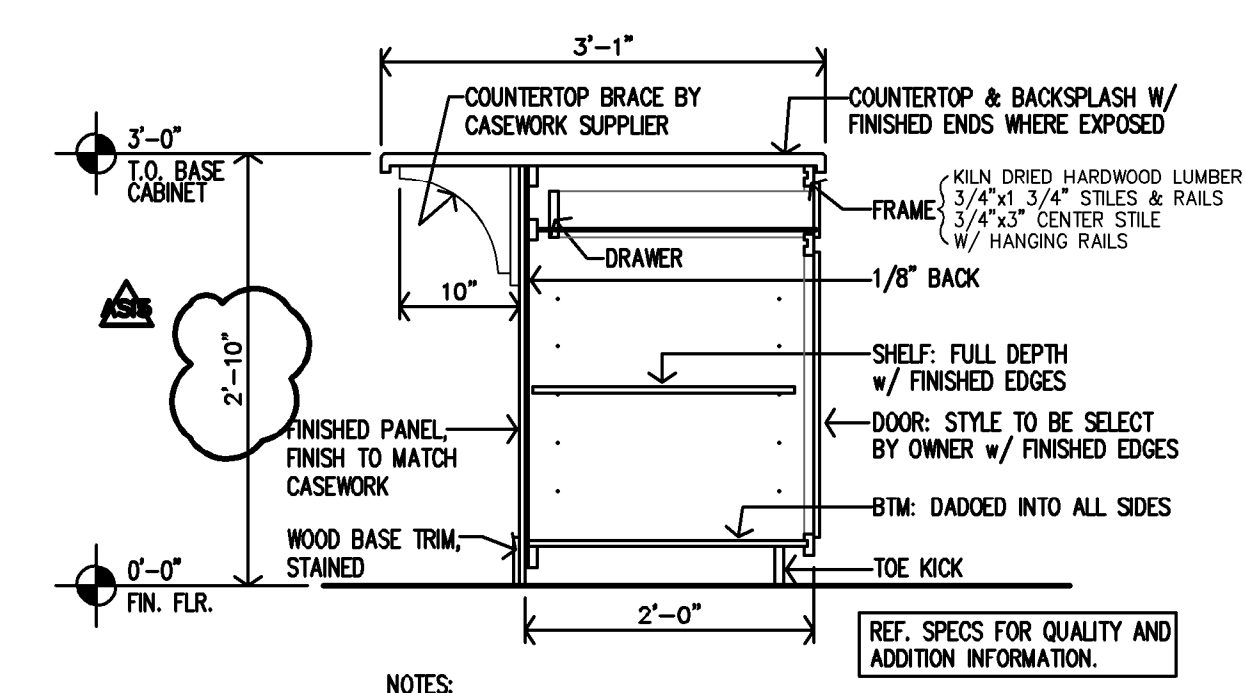
L VANITY SECTION
1"=1'-0"



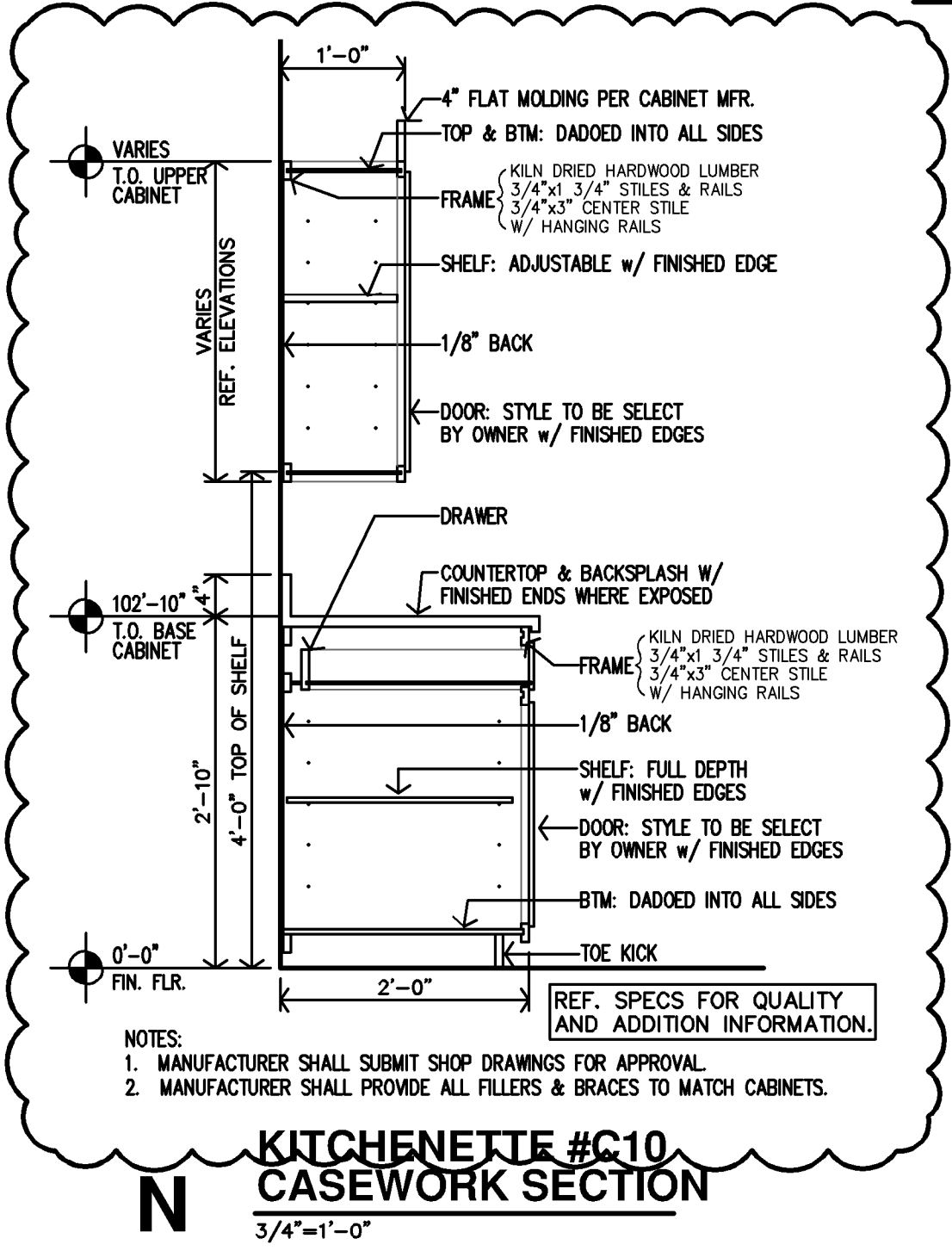
K TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



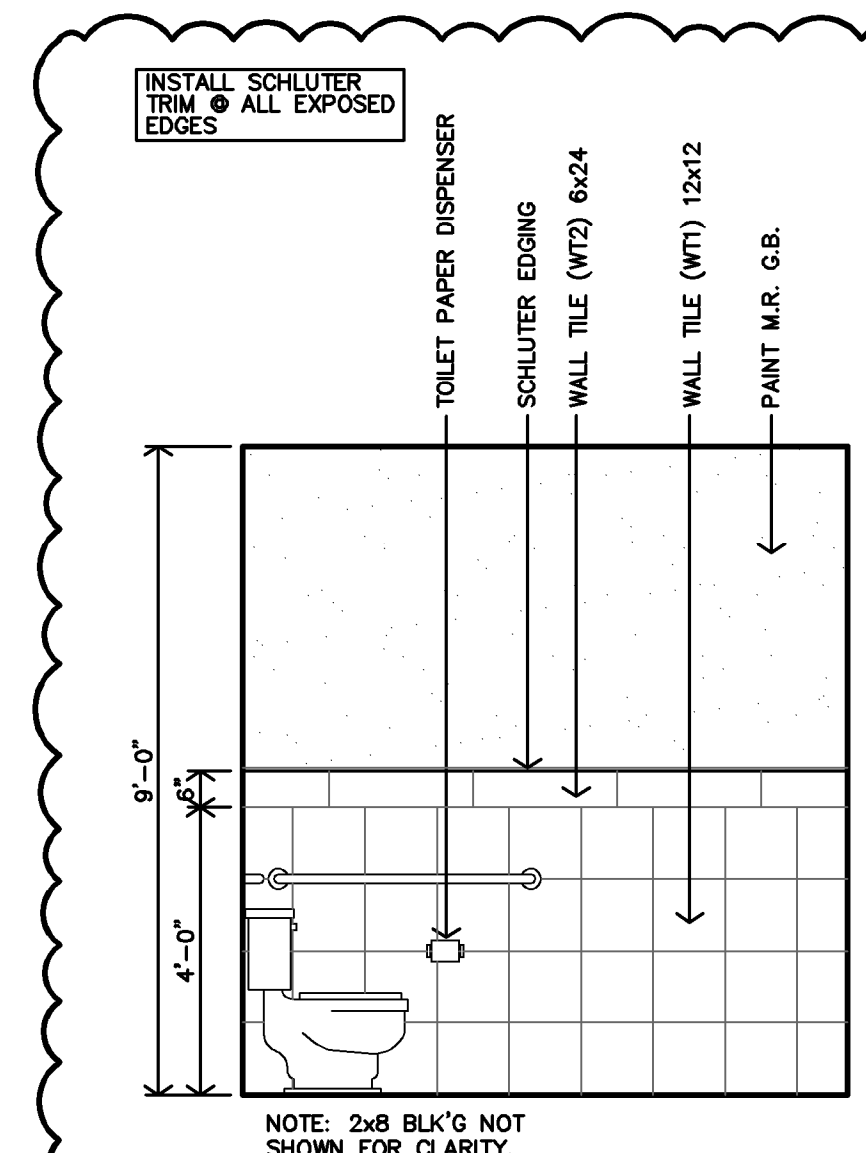
J TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



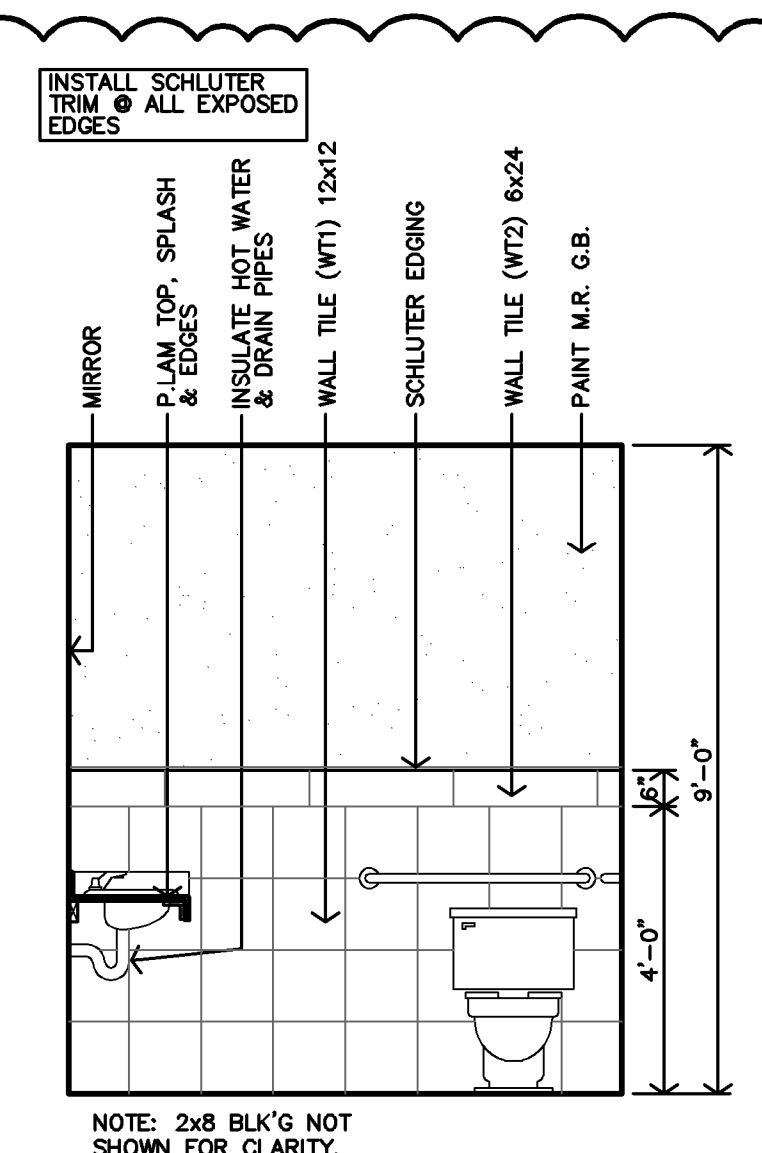
O KITCHENETTE #C10 CASEWORK SECTION
3/4"=1'-0"



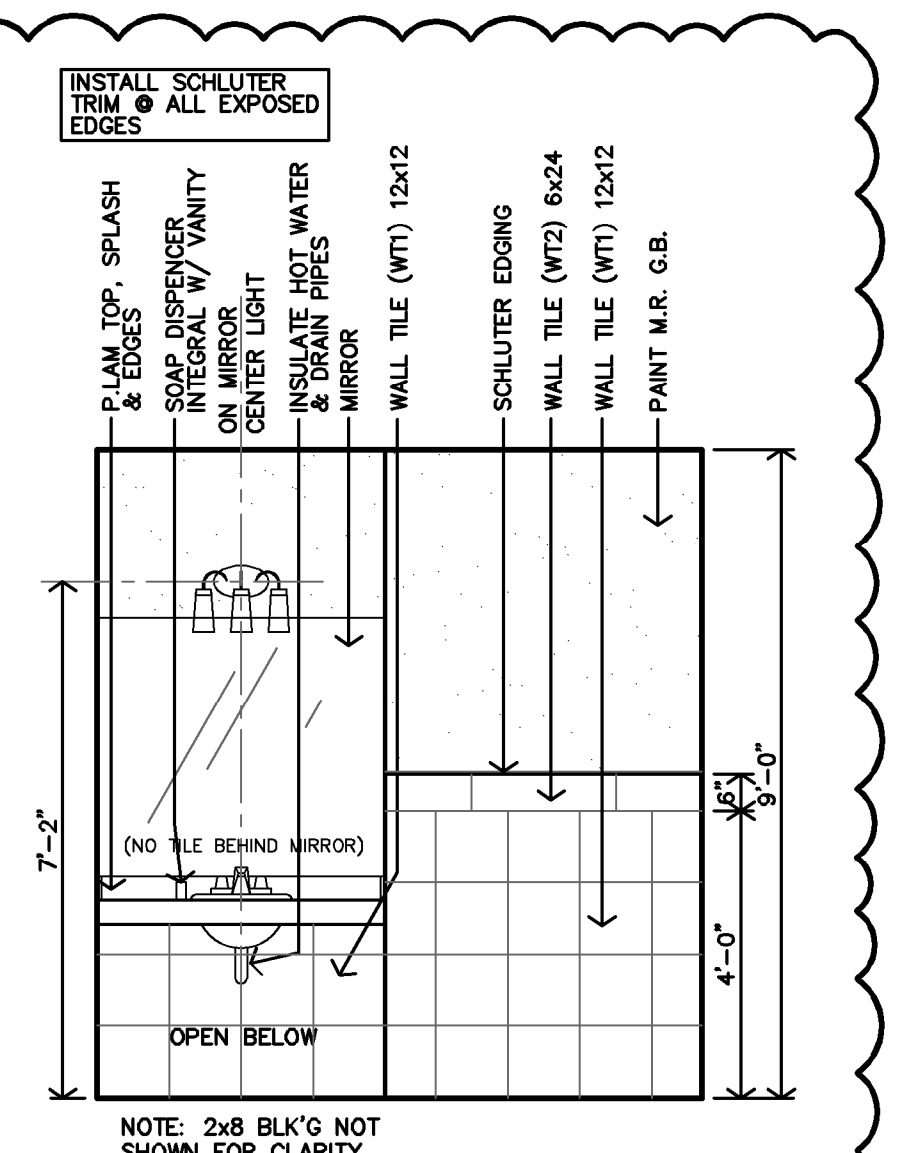
N KITCHENETTE #C10 CASEWORK SECTION
3/4"=1'-0"



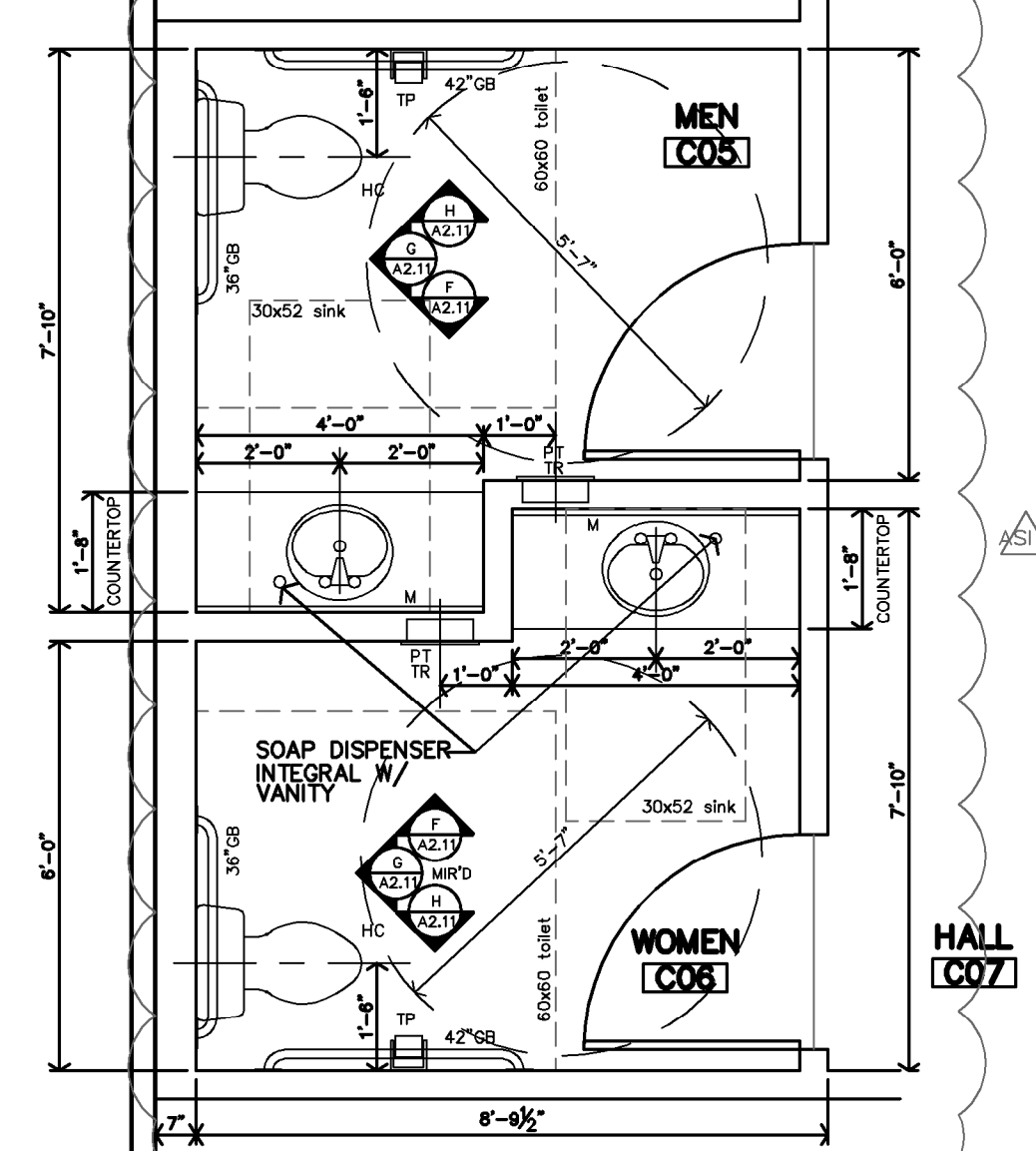
H MEN #C05 INTERIOR ELEVATION
3/8"=1'-0" WOMEN #C06 MIRROR



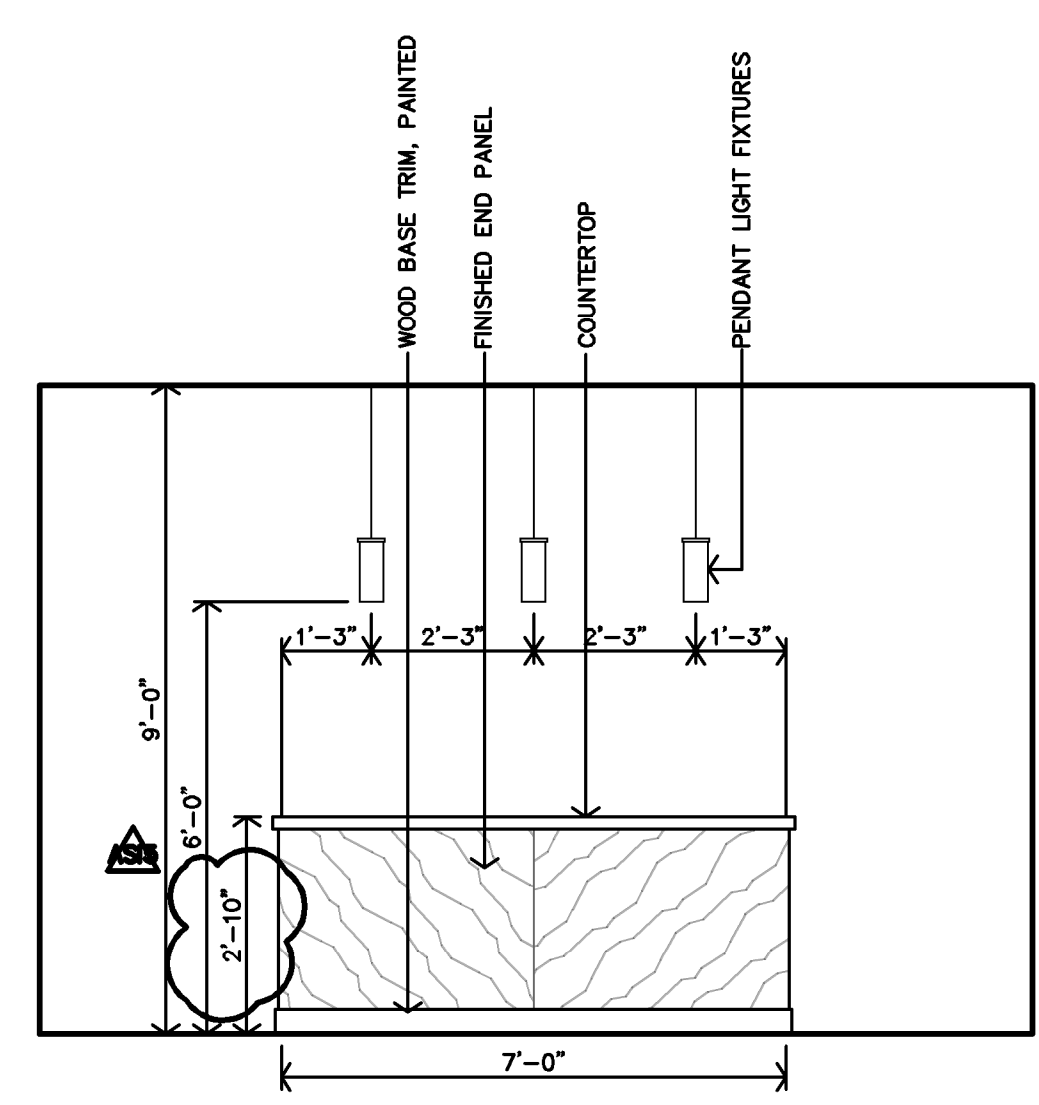
G MEN #C05 INTERIOR ELEVATION
3/8"=1'-0" WOMEN #C06 SIMILAR



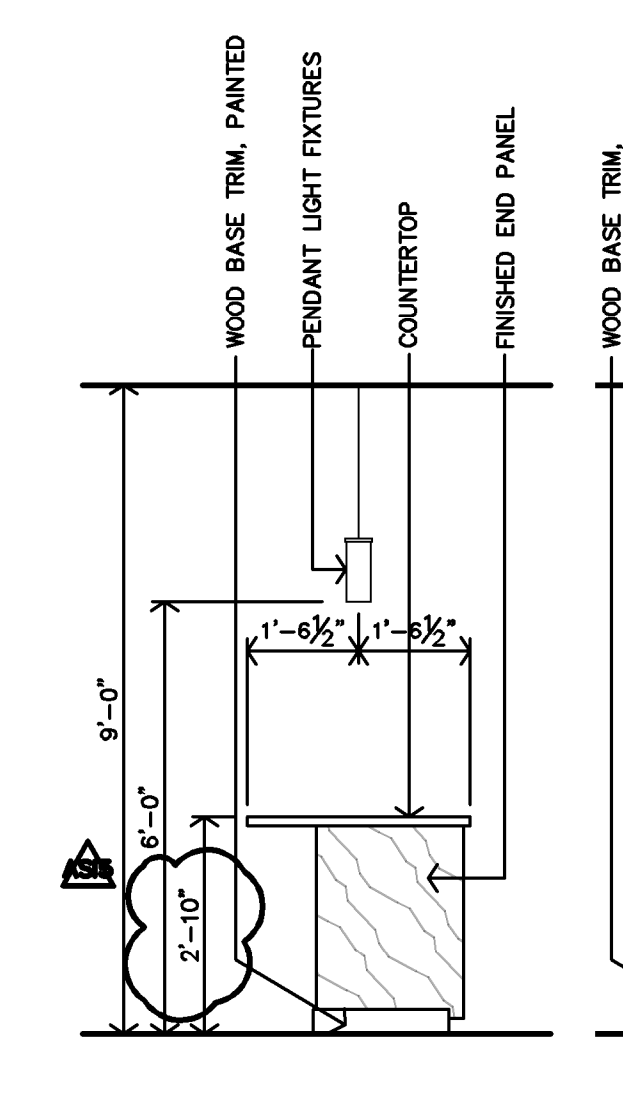
F MEN #C06 INTERIOR ELEVATION
3/8"=1'-0" WOMEN #C06 MIRROR



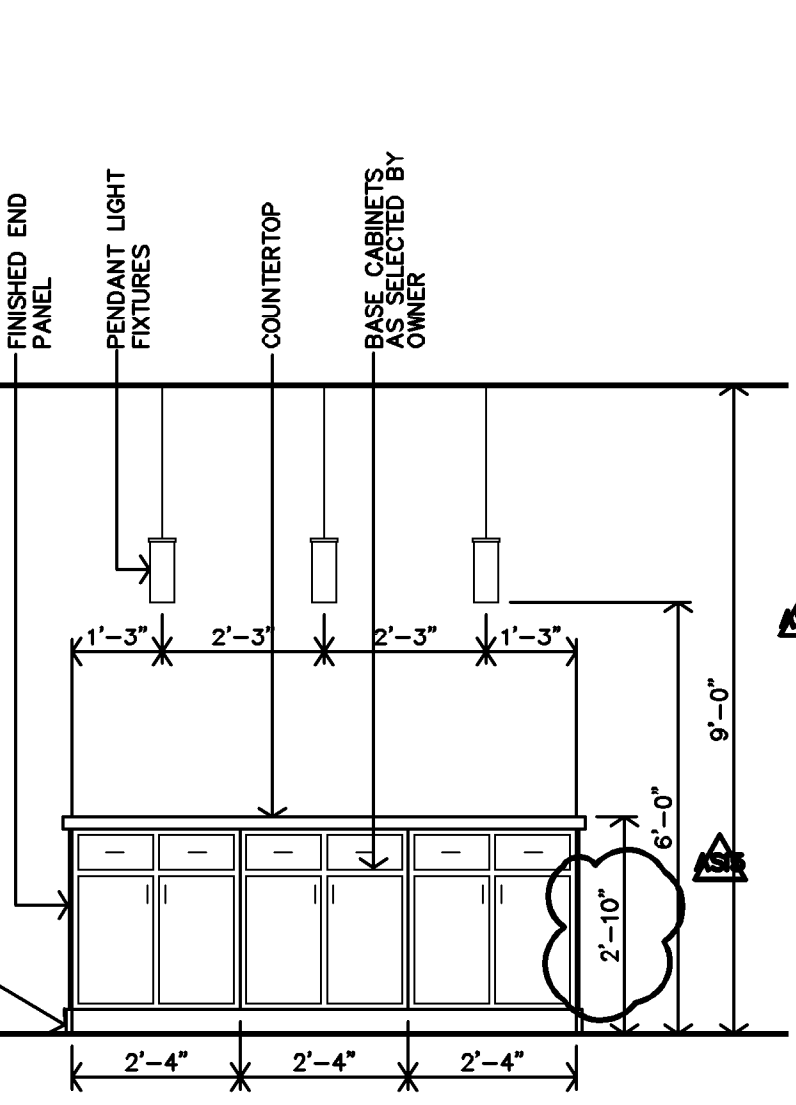
E ENLARGED RESTROOM PLANS
3/8"=1'-0"



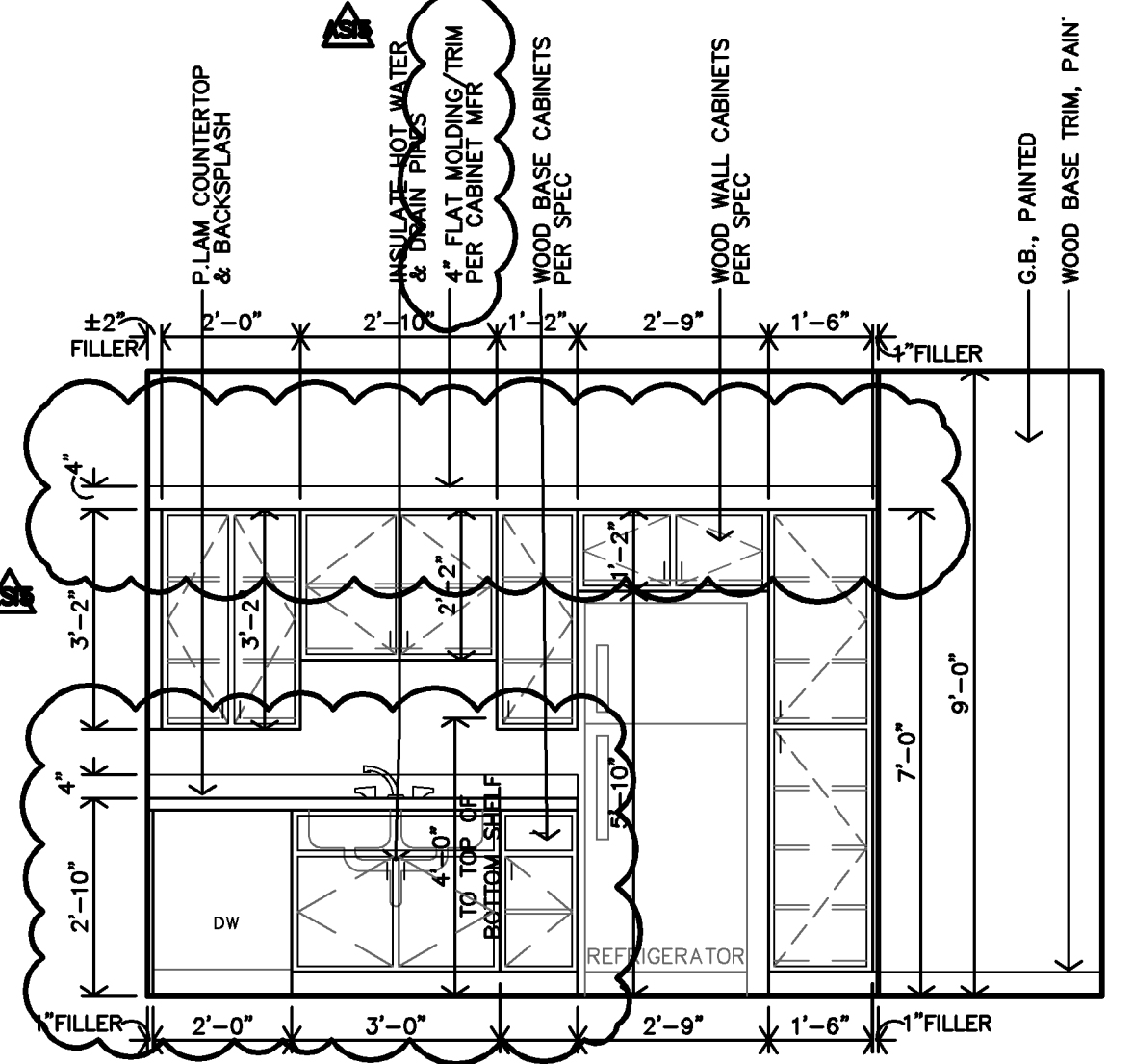
D KITCHENETTE #C10 CASEWORK ELEVATION
3/8"=1'-0"



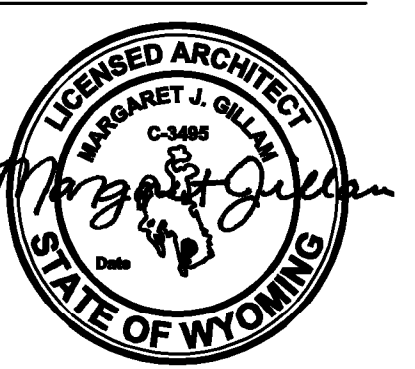
C KITCHENETTE #C10 CASEWORK ELEVATION
3/8"=1'-0"



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



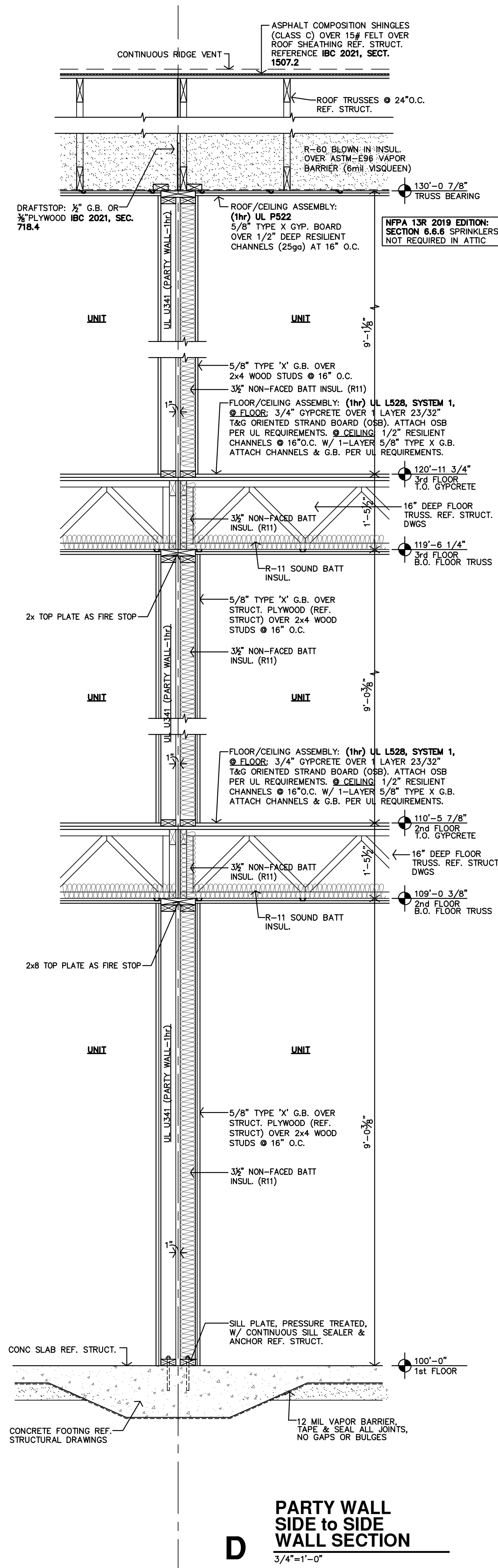
A KITCHENETTE #C10 CASEWORK ELEVATION
3/8"=1'-0"



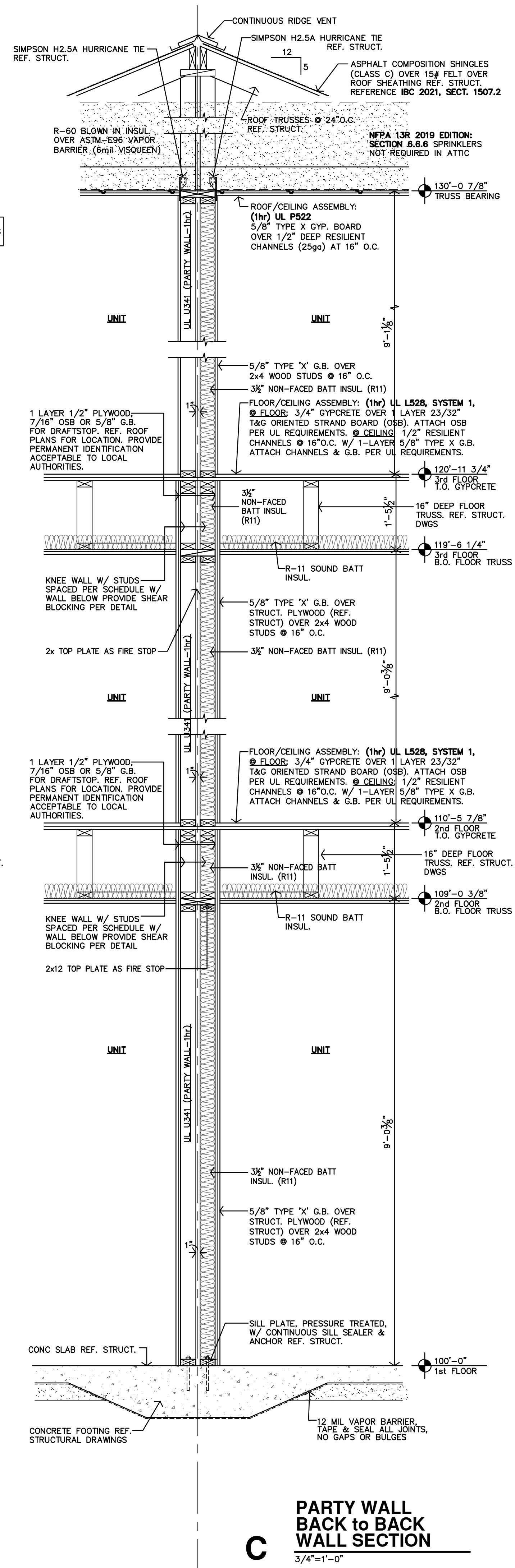
REVISION:

9-27-2024
3-5-2025

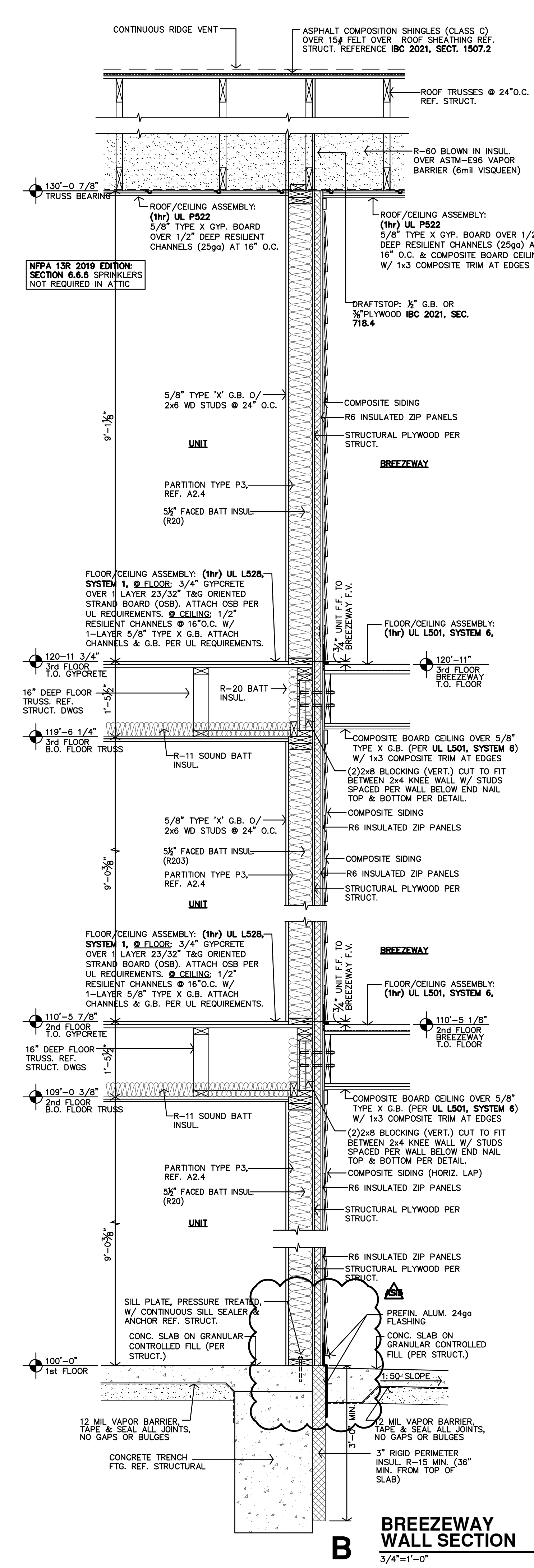
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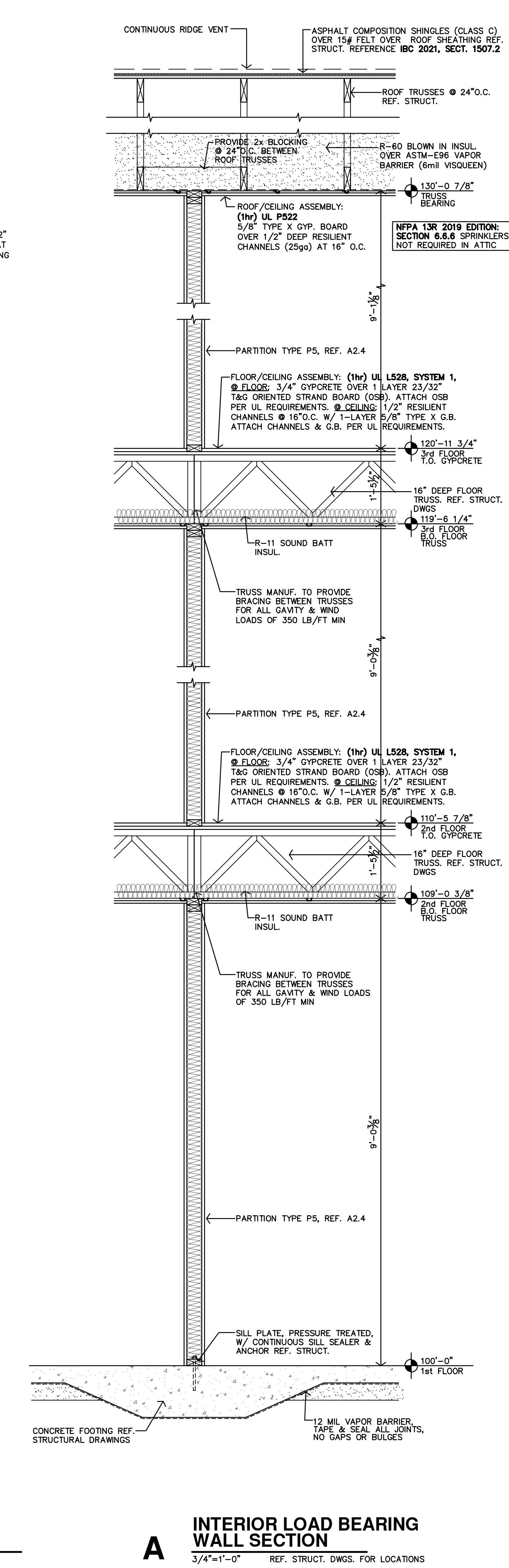
D
PARTY WALL
SIDE TO SIDE
WALL SECTION
3/4\"=1'-0\"



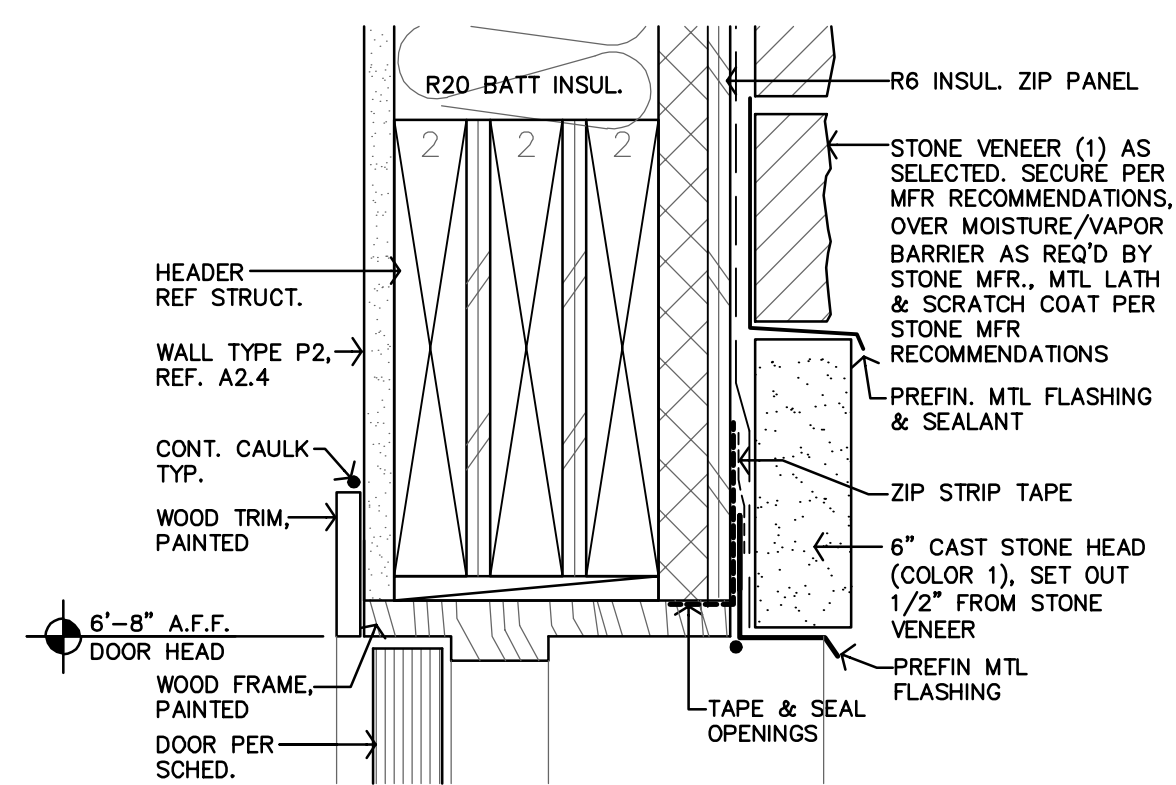
C
PARTY WALL
BACK TO BACK
WALL SECTION
3/4\"=1'-0\"



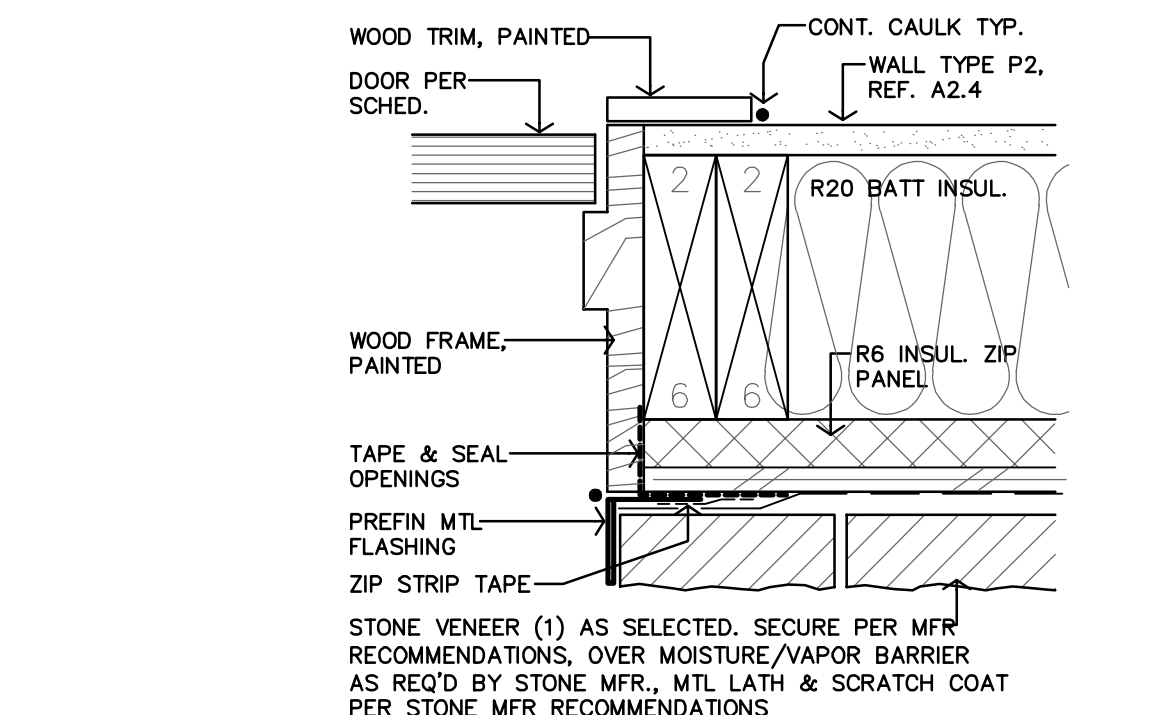
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BREEZEWAY
WALL SECTION
3/4\"=1'-0\"



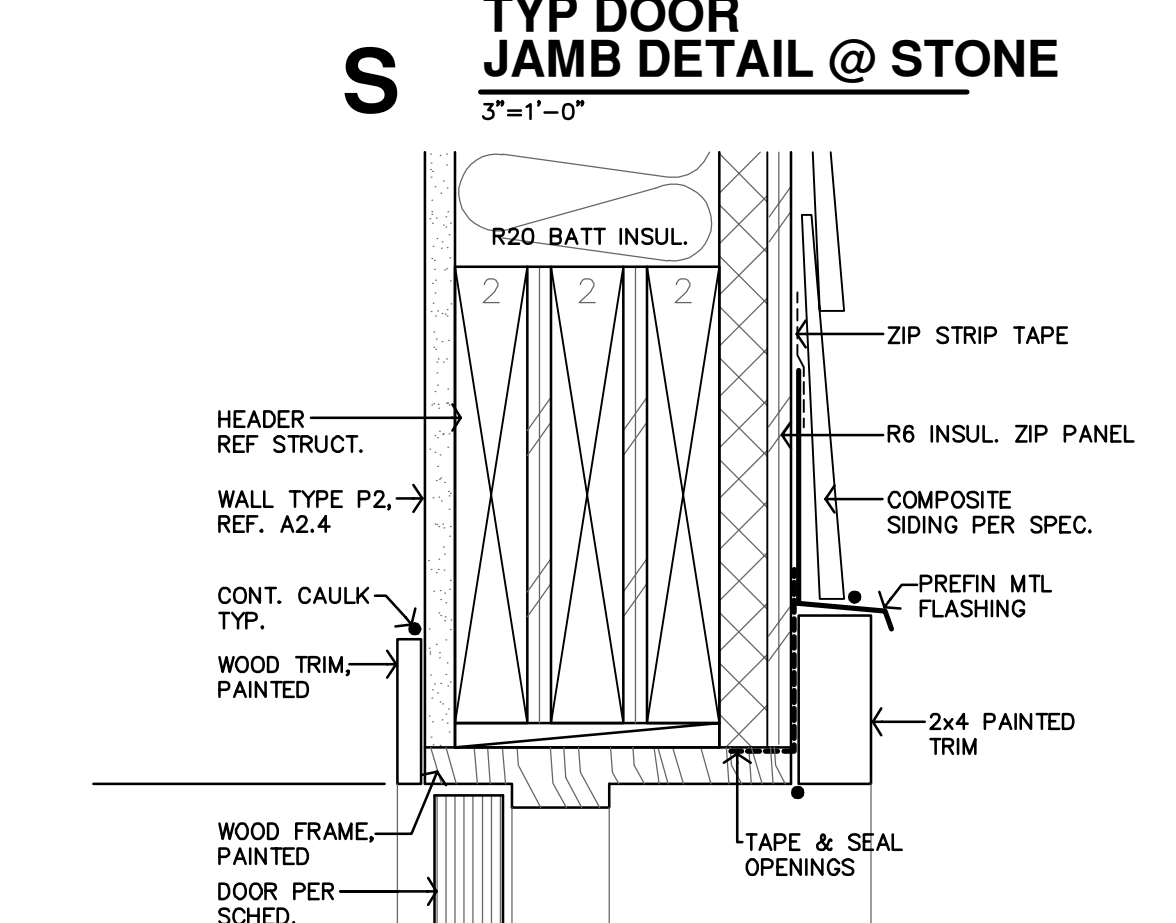
A
INTERIOR LOAD BEARING
WALL SECTION
3/4\"=1'-0\" REF. STRUCT. DWGS. FOR LOCATIONS



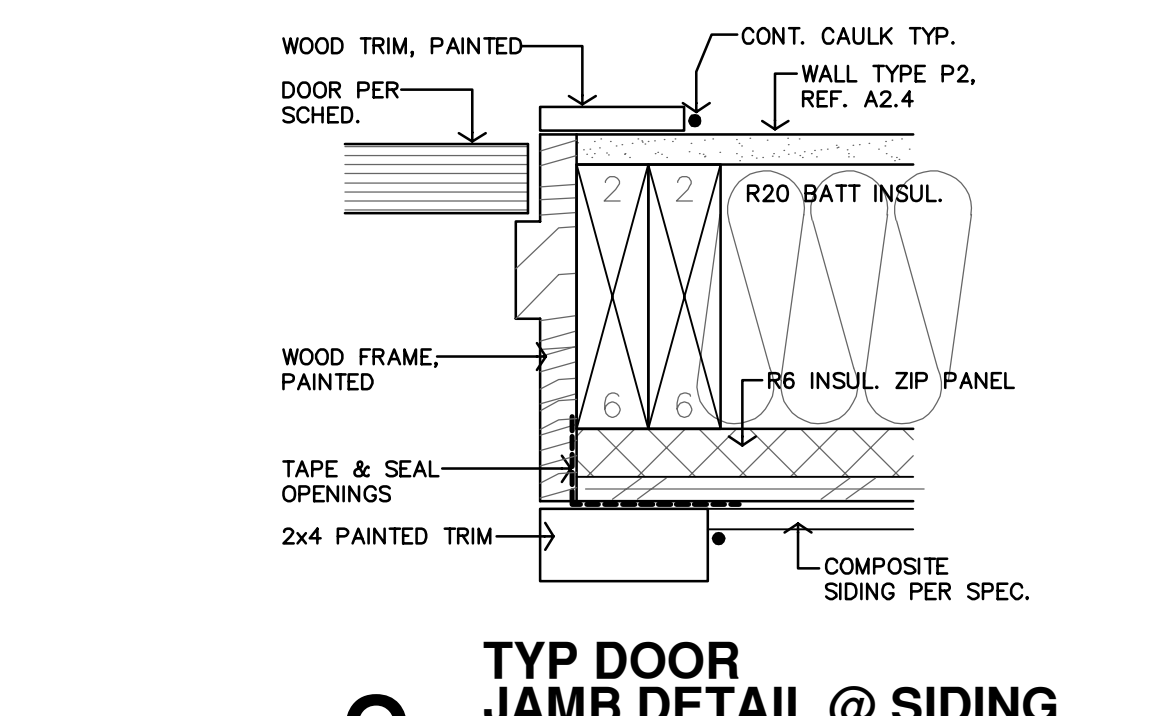
T TYP EXT. DOOR HEAD DETAIL @ STONE
3'-1'-0" JAMB SIMILAR



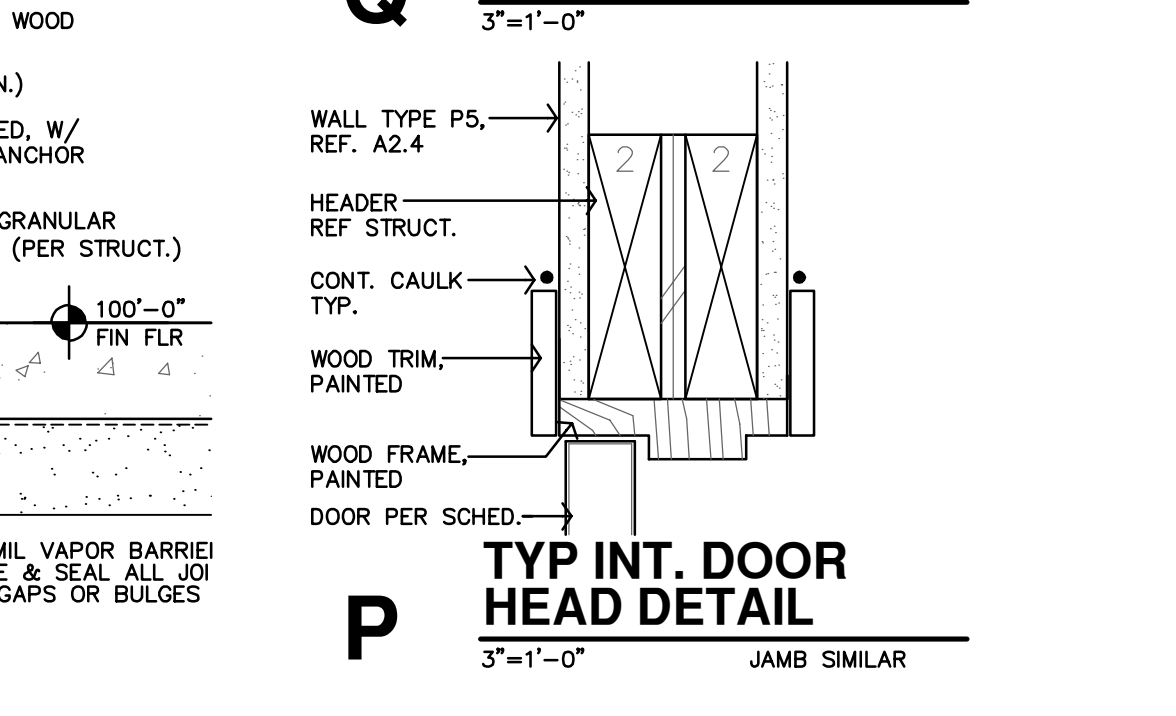
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3'-1'-0" JAMB SIMILAR



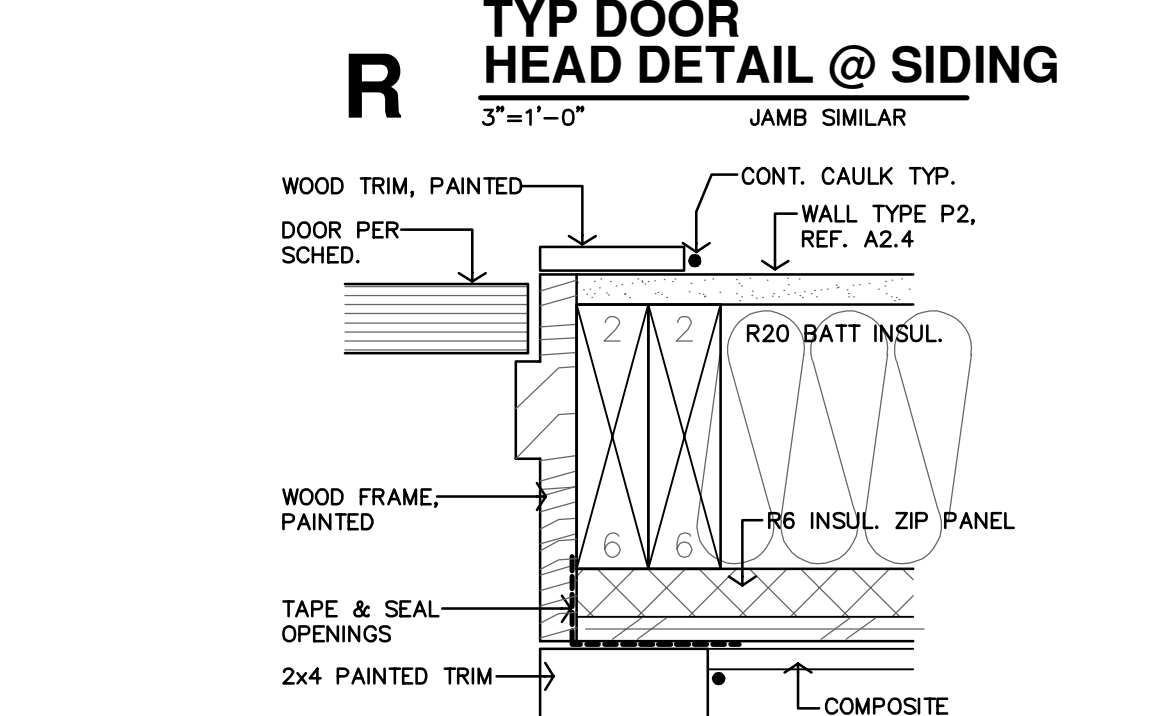
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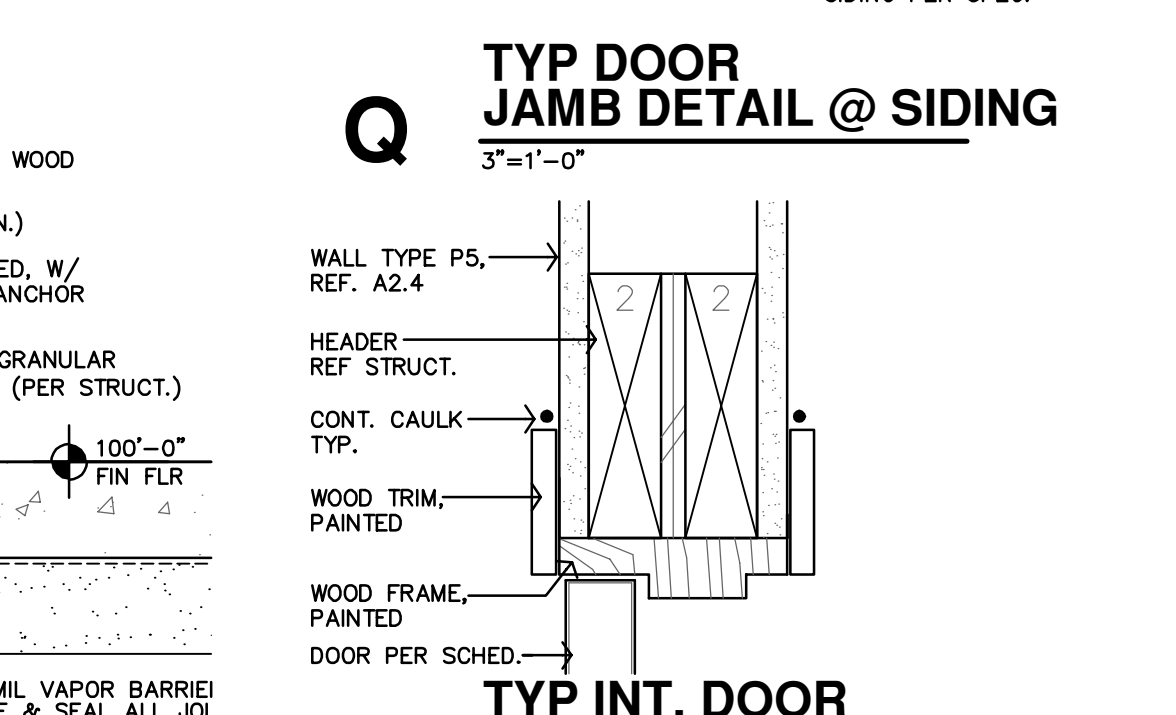
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3'-1'-0"



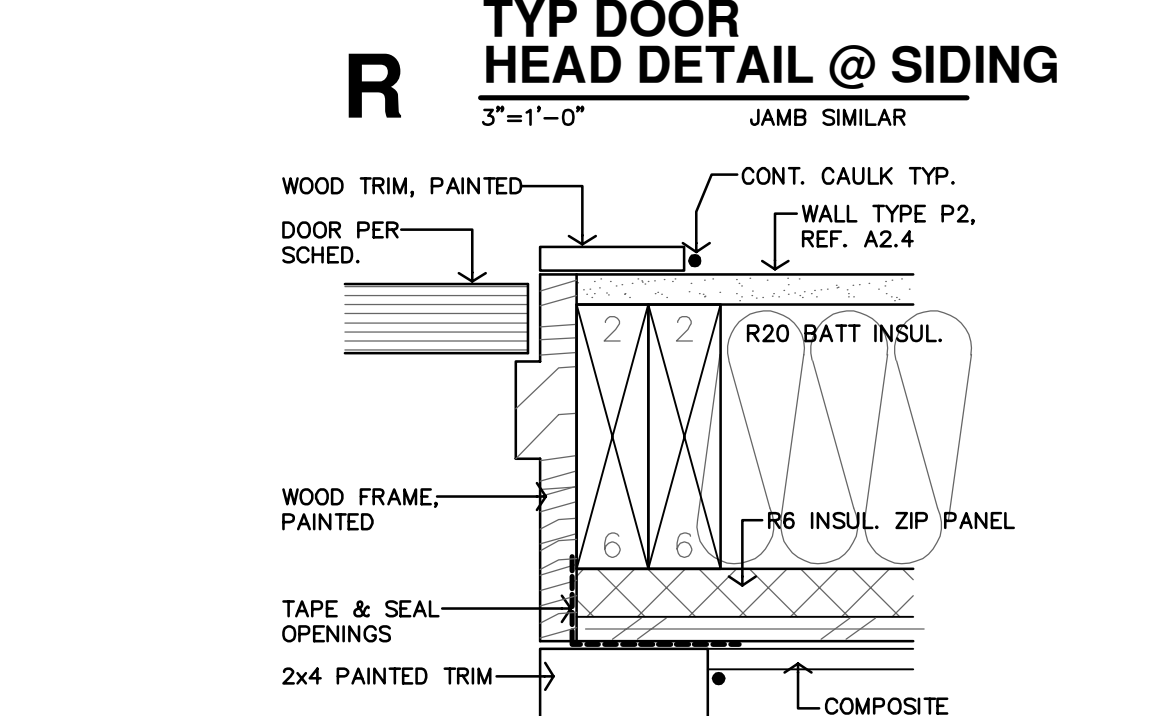
R TYP DOOR HEAD DETAIL @ SIDING
3'-1'-0" JAMB SIMILAR



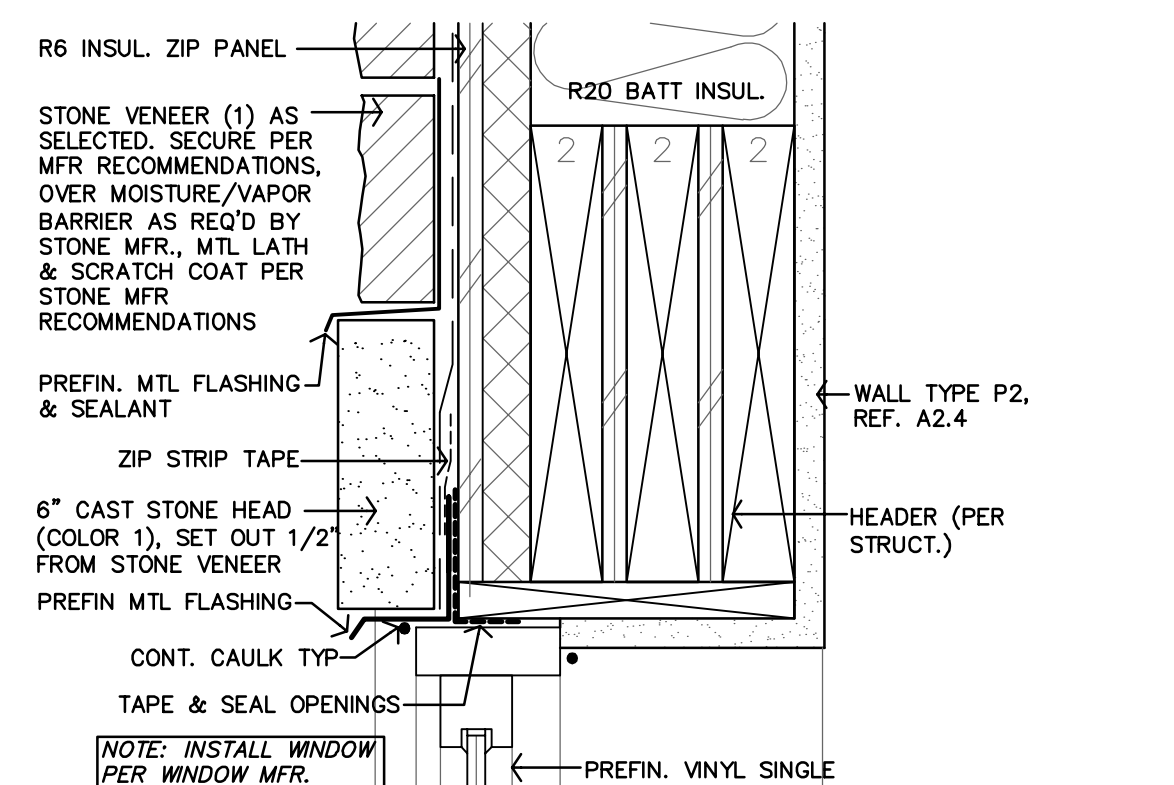
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3'-1'-0" JAMB SIMILAR



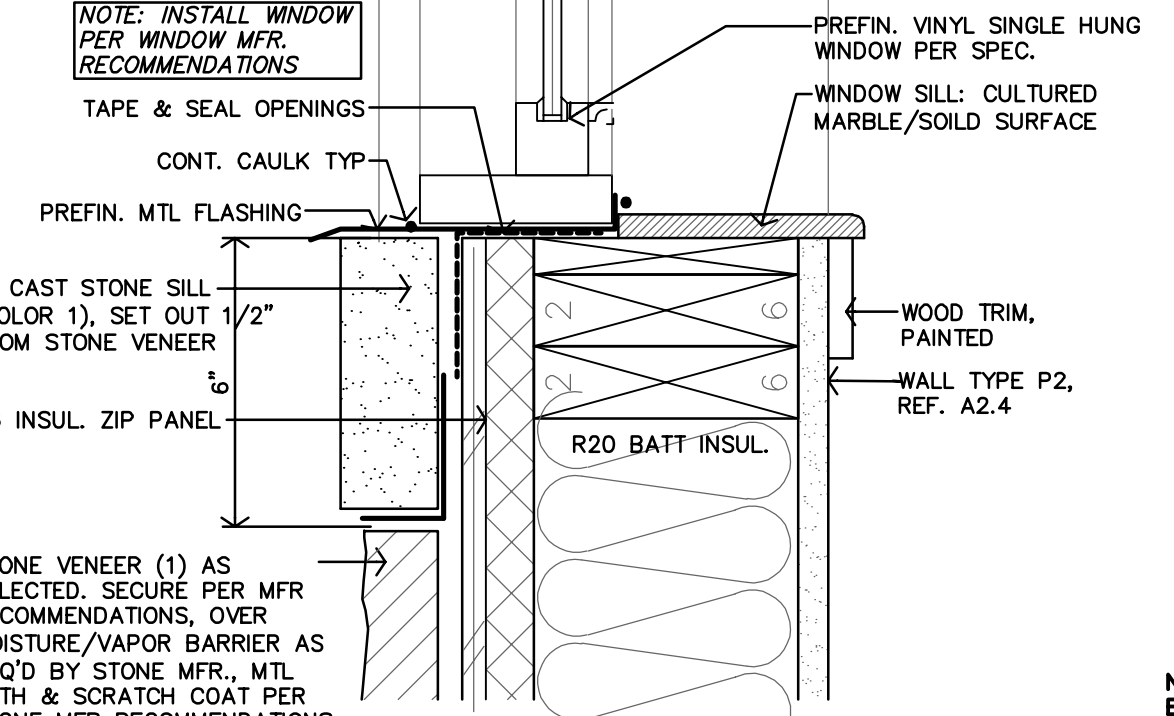
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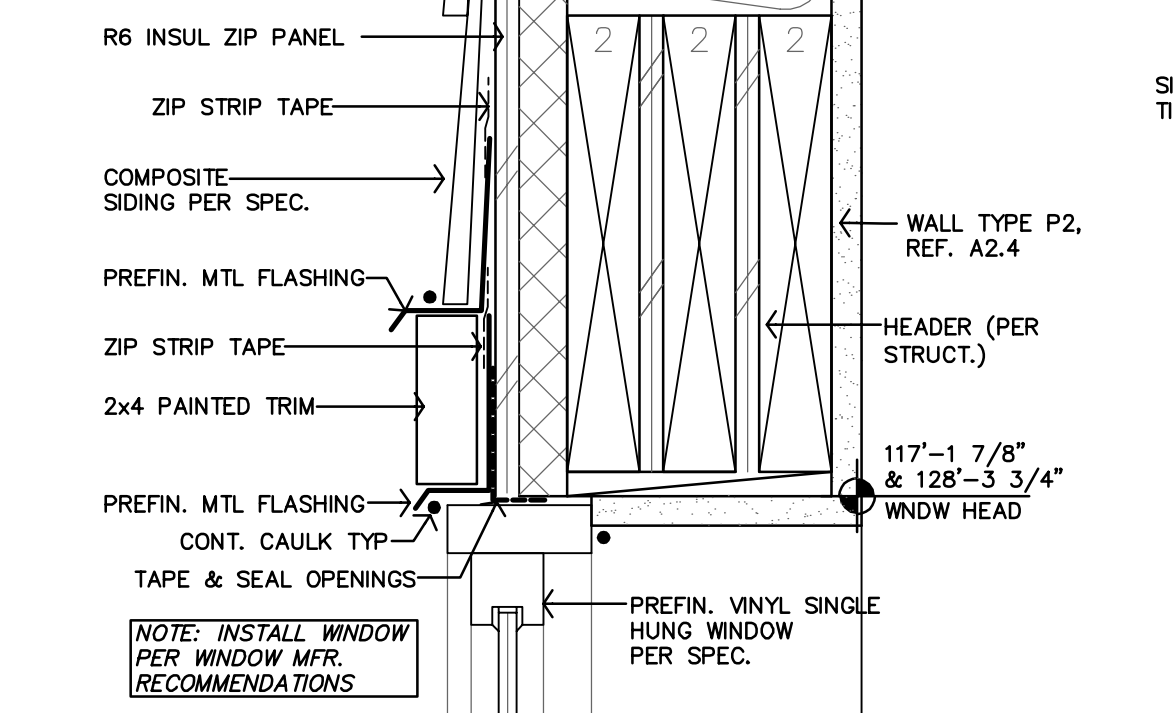
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3'-1'-0"



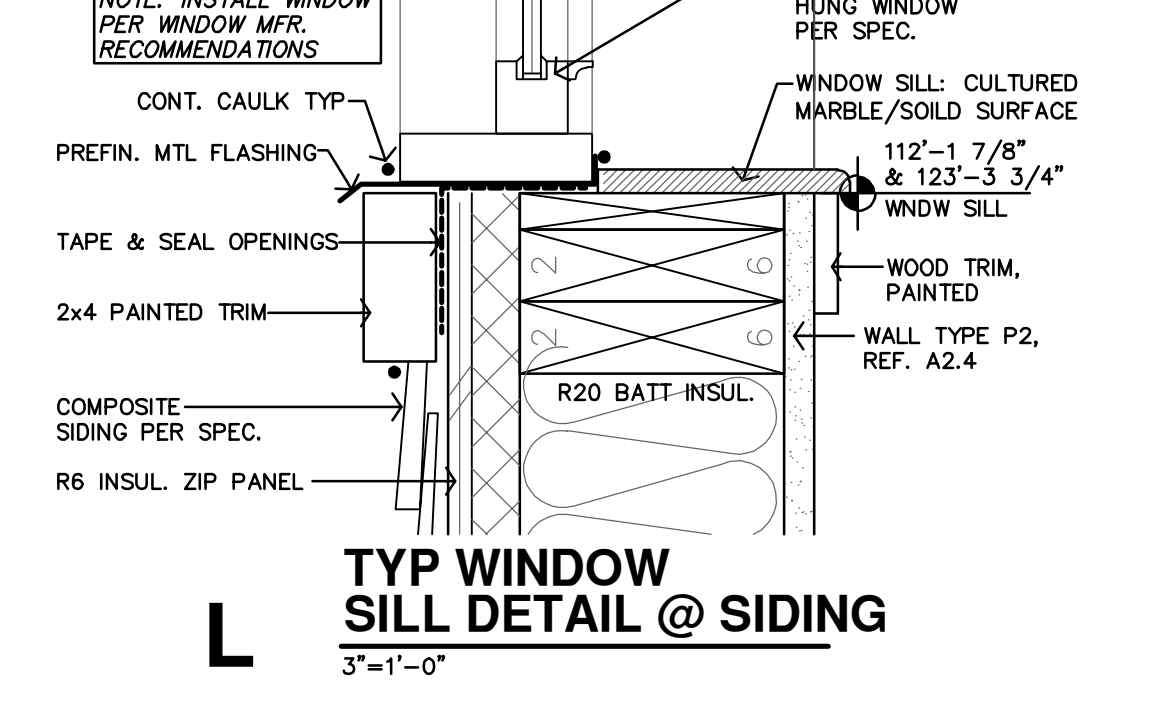
O TYP WINDOW HEAD DETAIL @ STONE
3'-1'-0" JAMB SIMILAR



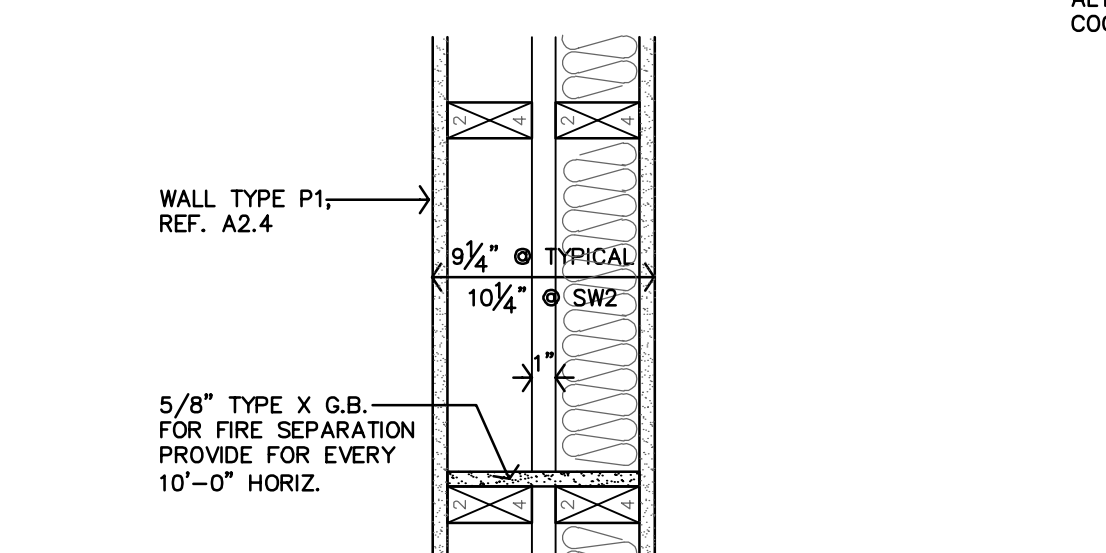
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3'-1'-0"



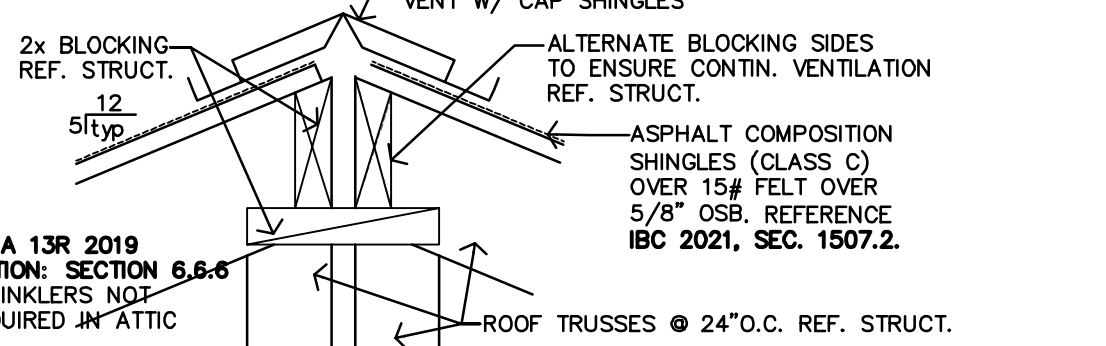
M TYP WINDOW HEAD DETAIL @ SIDING
3'-1'-0" JAMB SIMILAR



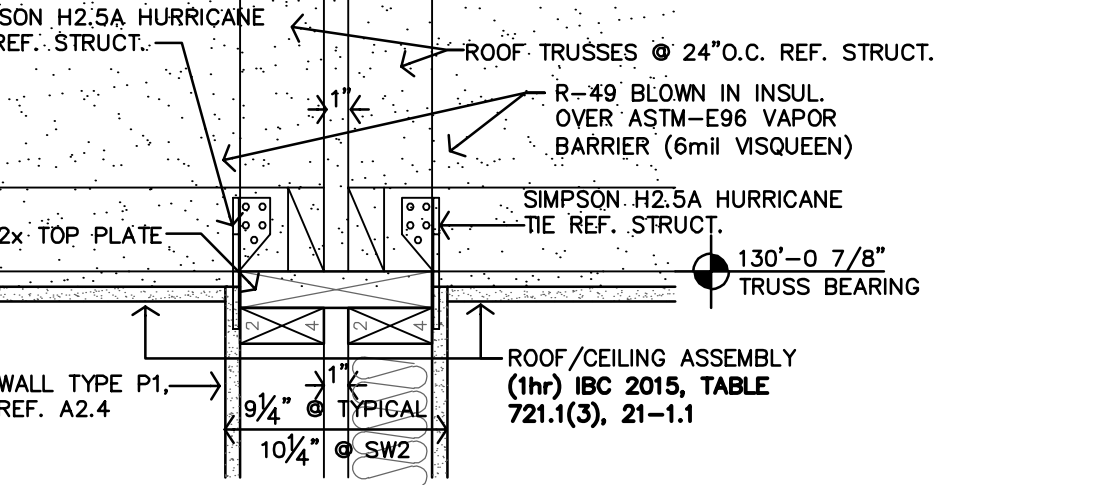
L TYP WINDOW SILL DETAIL @ SIDING
3'-1'-0"



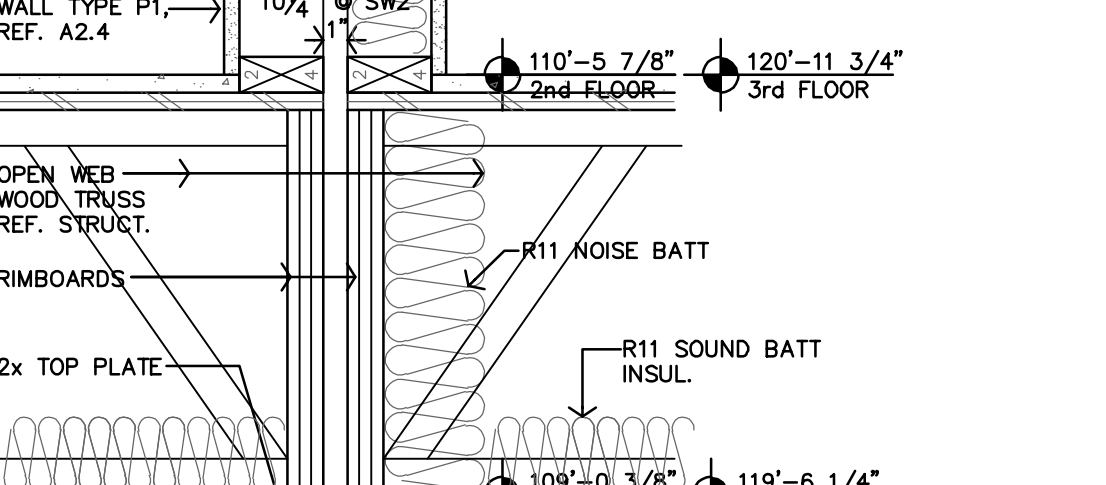
K FIREBLOCKING DETAIL
1 1/2'-1'-0"



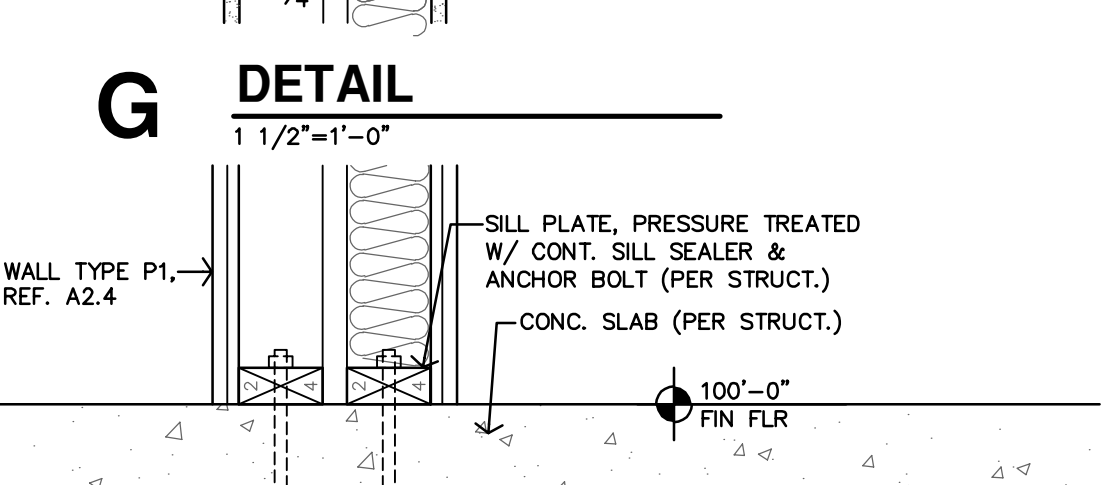
J RIDGE DETAIL
1 1/2'-1'-0"



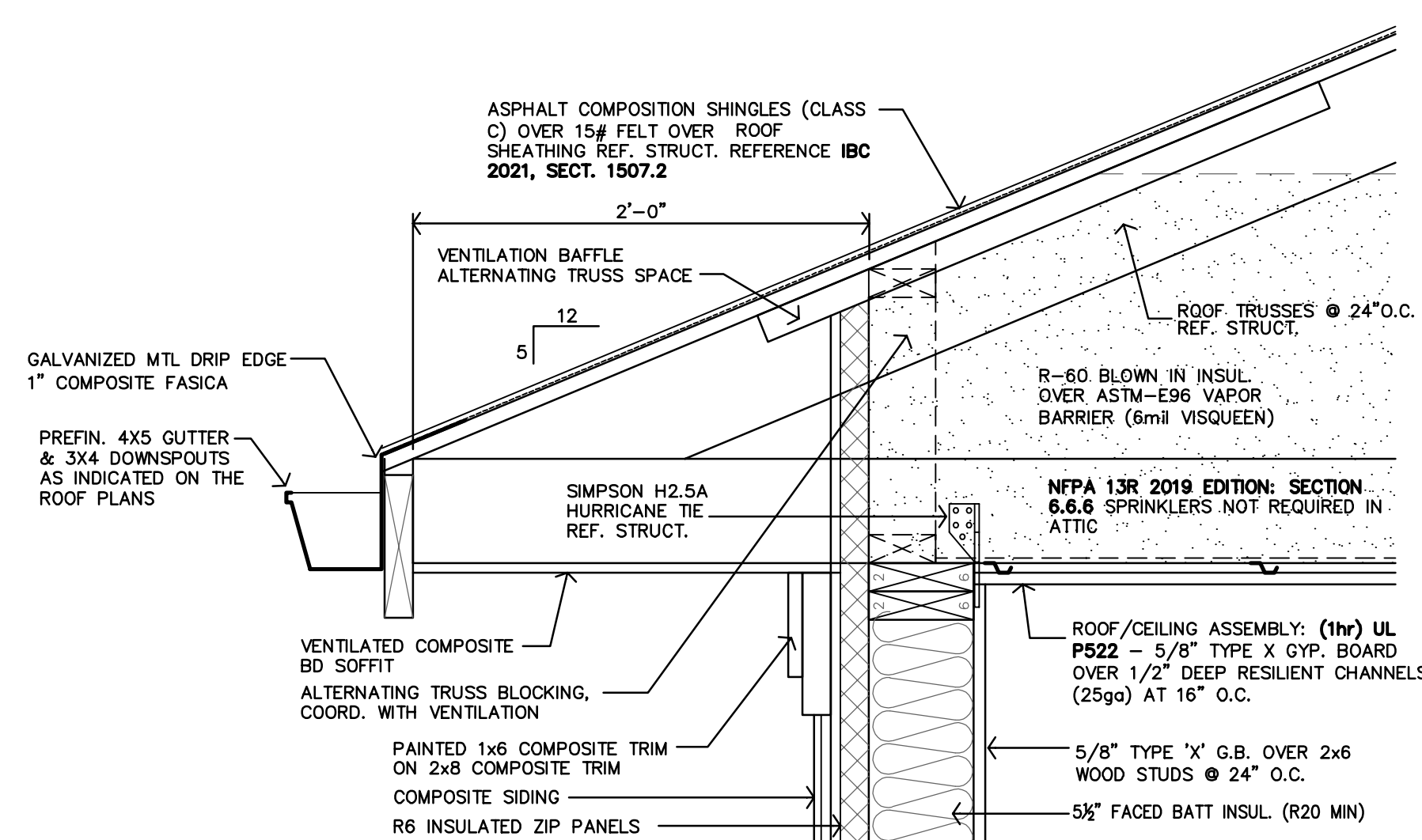
H DETAIL
1 1/2'-1'-0"



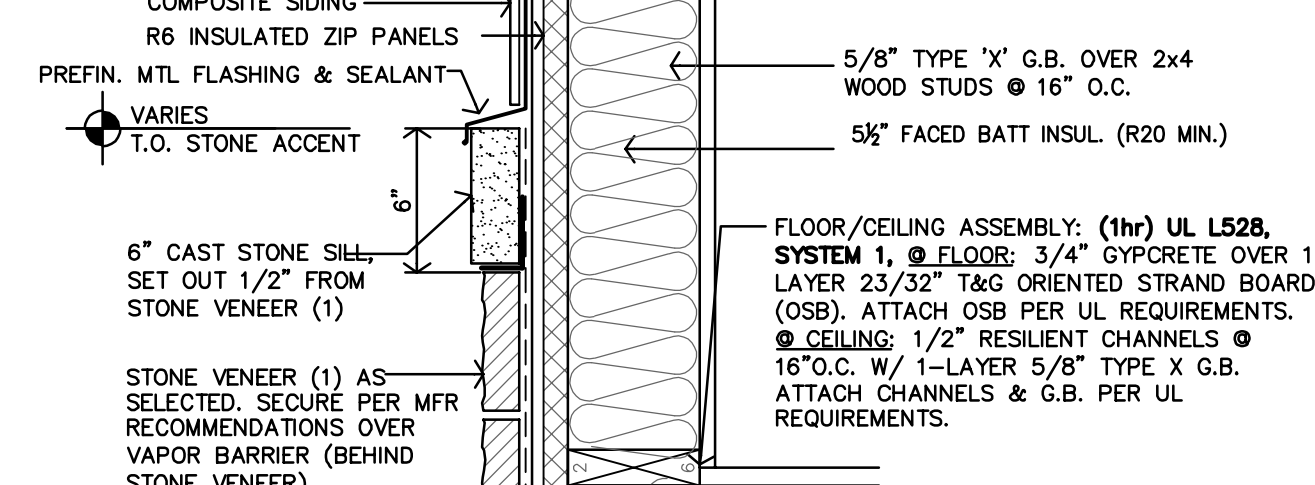
G DETAIL
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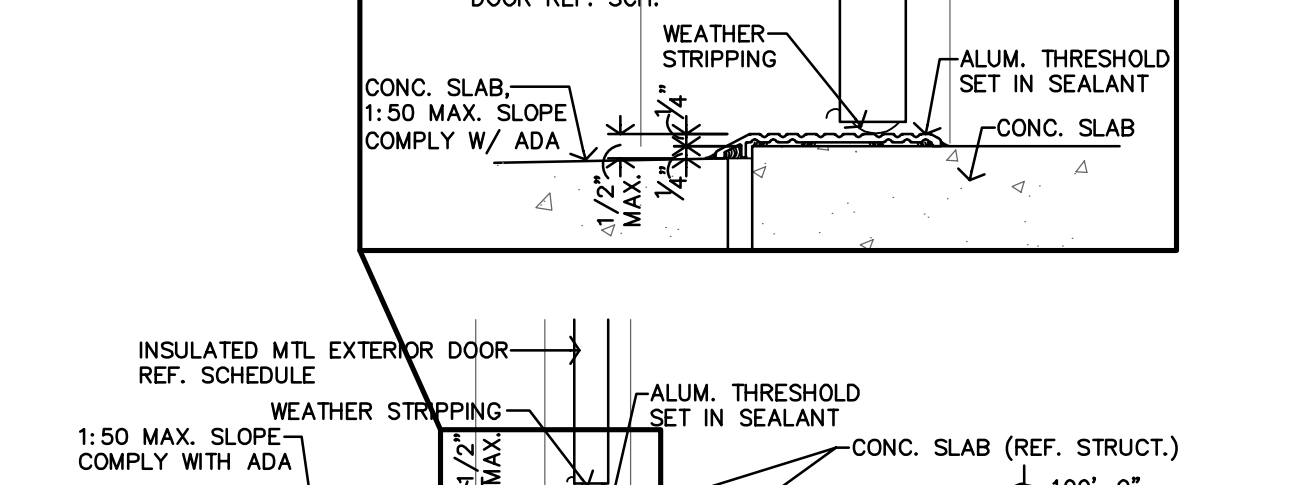
F DETAIL
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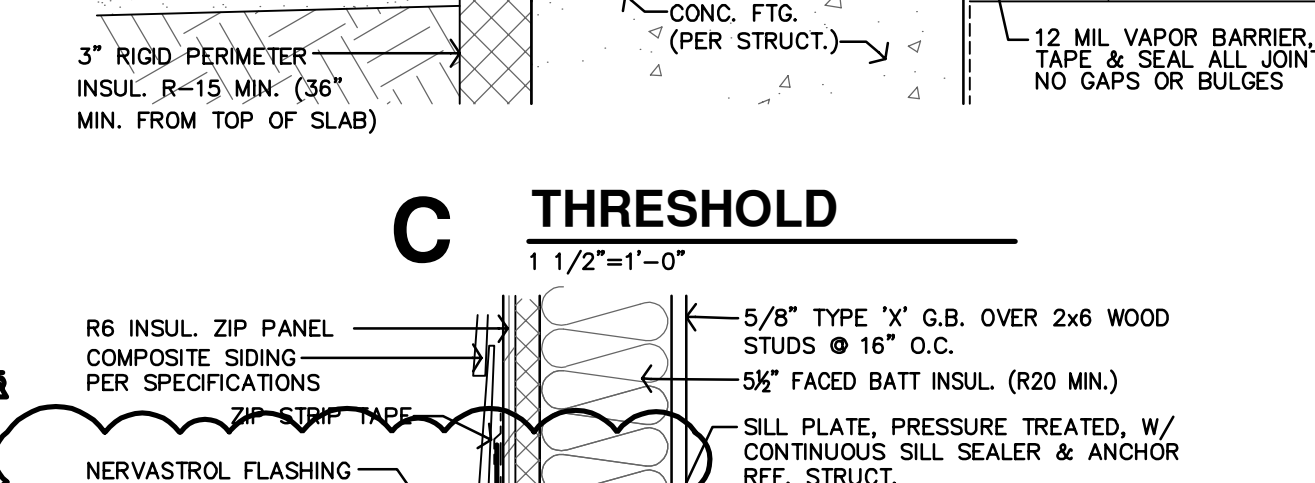
E SOFFIT DETAIL
1 1/2'-1'-0"



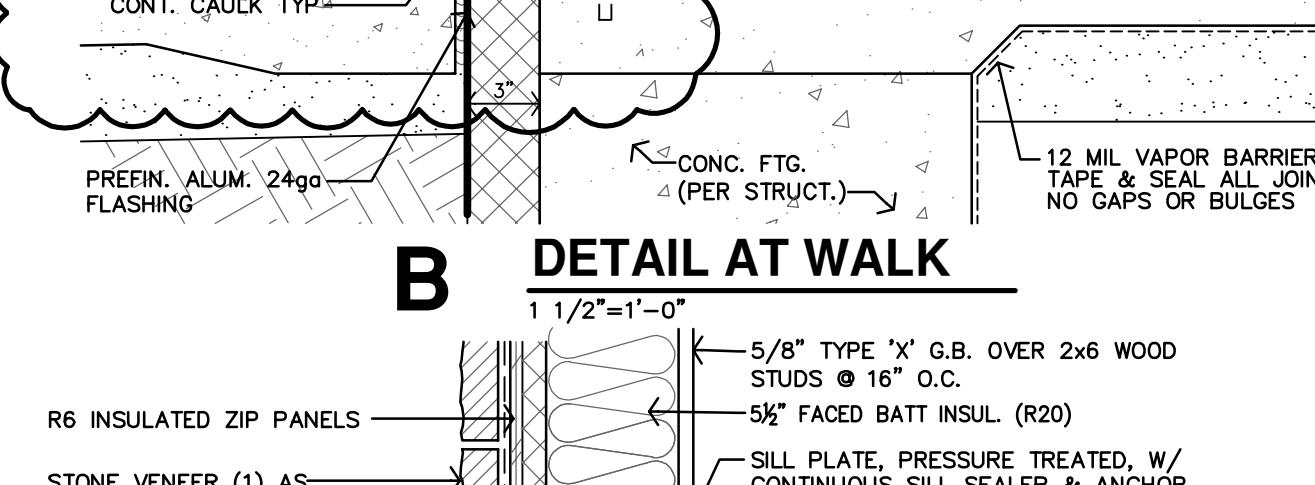
D T.O. STONE DETAIL
1 1/2'-1'-0"



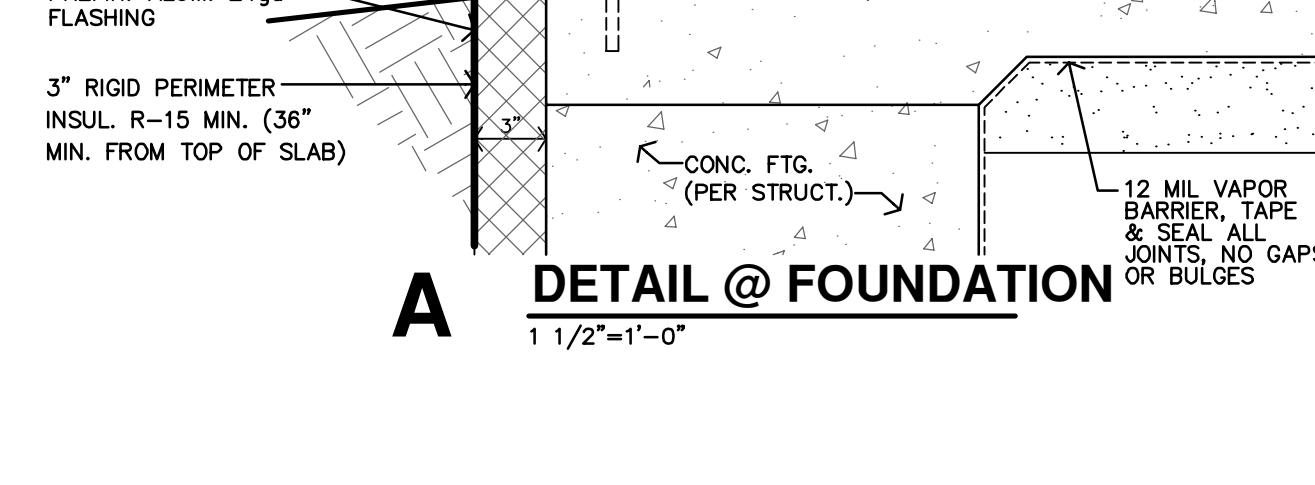
C THRESHOLD
1 1/2'-1'-0"



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



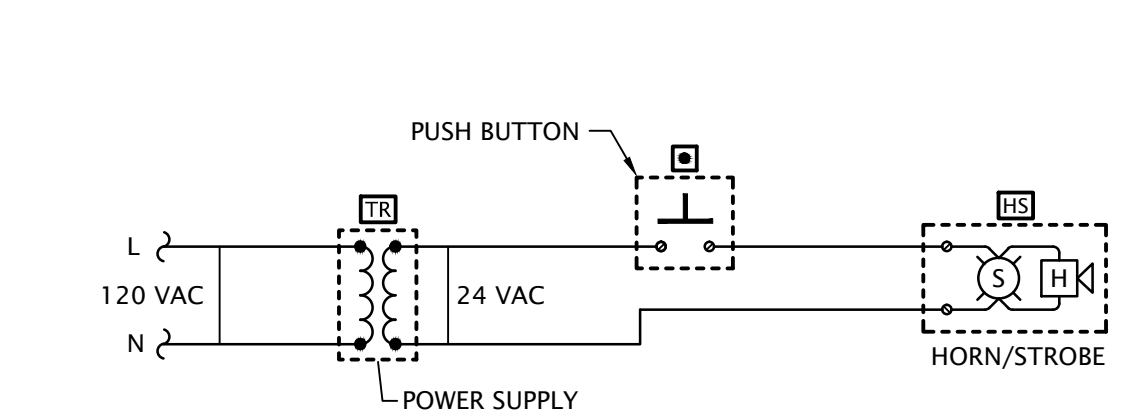
U DETAIL @ BREEZEWAY
1 1/2'-1'-0"



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

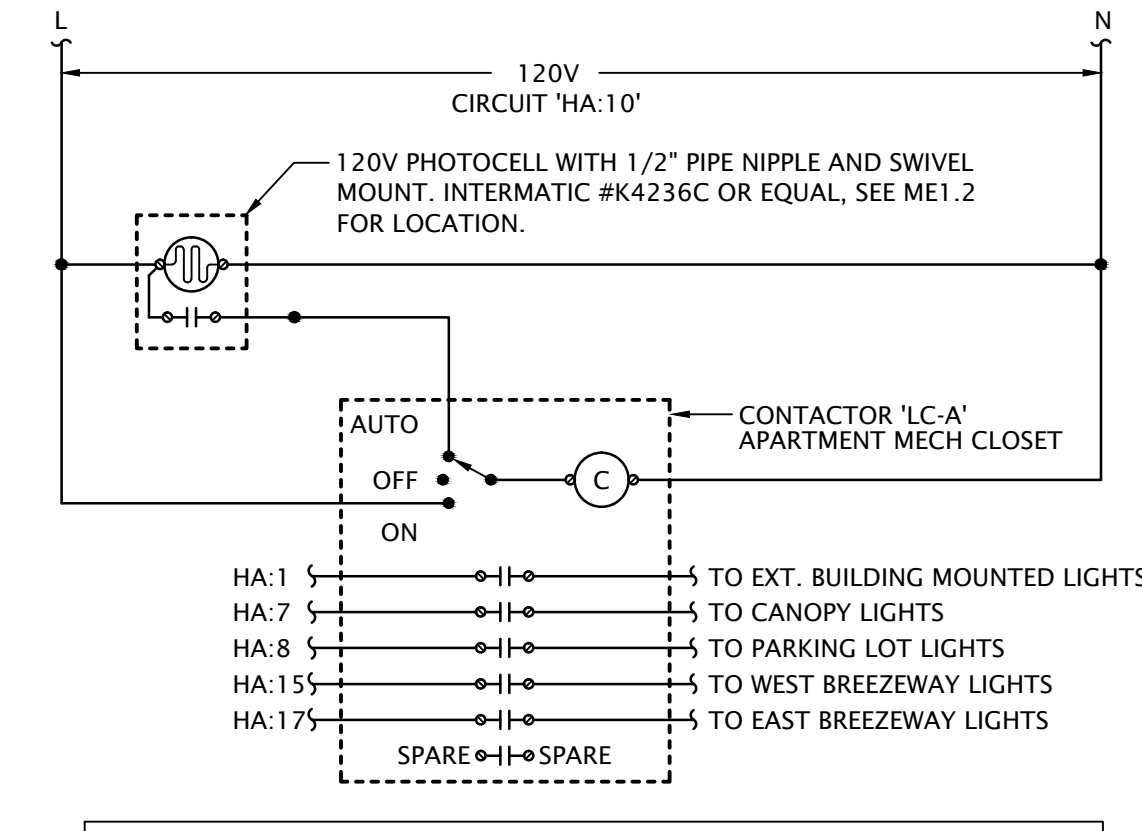
MARK	MANUF.	MODEL NUMBER	LAMP DATA		BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
			#	TYPE					
A	LITHONIA	FMFL-30840-CAML-WH	---	2800 LUMEN 35W LED	STANDARD	SURFACE	WHITE	LED DECORATIVE SURFACE	
B	ALORA	ALR2365681	---	1180 LUMEN 22W LED	STANDARD	WALL	BRONZE	LED VANITY LIGHT	
C	LITHONIA	FML-WL-48-35	---	2380 LUMEN 40W LED	STANDARD	SURFACE	WHITE	4' LED WRAP AROUND	
D	VISUAL COMFORT	6151701	---	900 LUMEN 9W LED	STANDARD	PENDANT	BLACK	DECORATIVE LED PENDANT	
E1	LITHONIA	EU2-LED-M12	2	1W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT	2
E2	MULE	MRD-WL-IHB-LED	2	3.3W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT WITH COLD WEATHER INTERNAL HEATER WITH BATTERY BLANKET	2
F	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	9
G	SEAGULL	15030EN-829	2	10W LED	STANDARD	SURFACE	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	
H	BEACON	LSQ1-25-4K7-UNV	---	30W LED 3,181 LUMEN	0-10V DIMMING	SURFACE	SELECTED BY ARCHITECT	SQUARE SURFACE MOUNTED ACRYLIC LENS	4,5,6
J	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	8
K	LITHONIA	FMML-13-8-40-WL	---	1985 LUMEN 28W LED	STANDARD	SURFACE	WHITE	13" ROUND LED FLUSH MOUNT	
M	LITHONIA	CSS-L48-4000LM-MVOLT-40K-80CRI	---	4298 LUMEN 34W LED	STANDARD	SURFACE	WHITE	4 FOOT LENSED LED STRIP LIGHT	
N	MULE	MERU-LED-ACEM-DB-IH	---	1800 LUMEN 32W LED	STANDARD	WALL @ 8'-0" AFF	DARK BRONZE	LED GENERAL AND EMERGENCY LIGHT WITH DIE CAST ALUMINUM HOUSING AND COLD WEATHER PACKAGE	2,4
P	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	SURFACE	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	7
R1	MCGRAW EDISON	TLM-E01-LED-E1-T4	---	3,064 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	1,4
R12	MCGRAW EDISON	(2) TLM-E01-LED-E1-T4	---	3,064 LUMEN 25W LED EACH	STANDARD	POLE	BLACK	LED AREA LIGHTS, TWO HEADS MOUNTED AT 90°, FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	1,4
R2	MCGRAW EDISON	TLM-E01-LED-E1-SLL	---	2,782 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH SPILL LIGHT ELIMINATOR LEFT	1,4
R3	MCGRAW EDISON	TLM-E01-LED-E1-SLR	---	2,782 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH SPILL LIGHT ELIMINATOR RIGHT	1,4
S	LUMIERE	303-S1-LEDB1-400K-UNV-T5X-BK-12	---	634 LUMEN 8.5W LED	FIXED OUTPUT DRIVER	SIGN	BLACK	WALL MOUNTED LED SIGN LIGHT WITH 12" ARM	4
W	GOTHAM	ICO4-40/05/AR/LSS10D	---	500 LUMEN 7 W LED	STANDARD	SURFACE	WHITE	4" DIAMETER LED WALL WASH DOWNLIGHT WITH 10° BEAM ANGLE	9
X	MULE	WLMX-1-8-R-WH-SD	---	LED	STANDARD	WALL/SURFACE	WHITE	COLD WEATHER EXIT SIGN SUITABLE FOR USE DOWN TO -4°F	2,3
XER	LITHONIA	ECR-LED-HO-M6-ELA-LED-M12	---	LED	STANDARD	WALL/SURFACE	WHITE	EXIT/EMERGENCY LIGHT W/ REMOTE HEAD	2,3

- GENERAL:**
- Fixture/pole assemblies shall be rated for 100mph wind loads. Provide wind dampeners when recommended by the manufacturer.
 - All fixtures shall be provided with multi-volt driver capable of operating between 120V-277V
 - All exterior fixtures shall be 4000K color temperature
 - All interior fixtures shall be 3000K color temperature
 - All apartment light fixtures and ceiling fans shall be Energy Star rated
- NOTES:**
1. Provide fixture/pole assembly with mounting arm and 17" round straight steel pole, black to match fixture.
 2. Provide with test switch, status indicator and rechargeable nickel-cadmium battery for 90 minutes of emergency power.
 3. Provide wall or ceiling mounted as required.
 4. Fixture shall be U.L. listed for wet locations.
 5. Provide with integrally occupancy sensor.
 6. Provide with emergency battery backup.
 7. Where installed above showers and tubs fixture shall be wet location listed.
 8. Ensure fixture complies with 410.16(C)(5).
 9. Fixture shall be U.L. listed for damp locations.



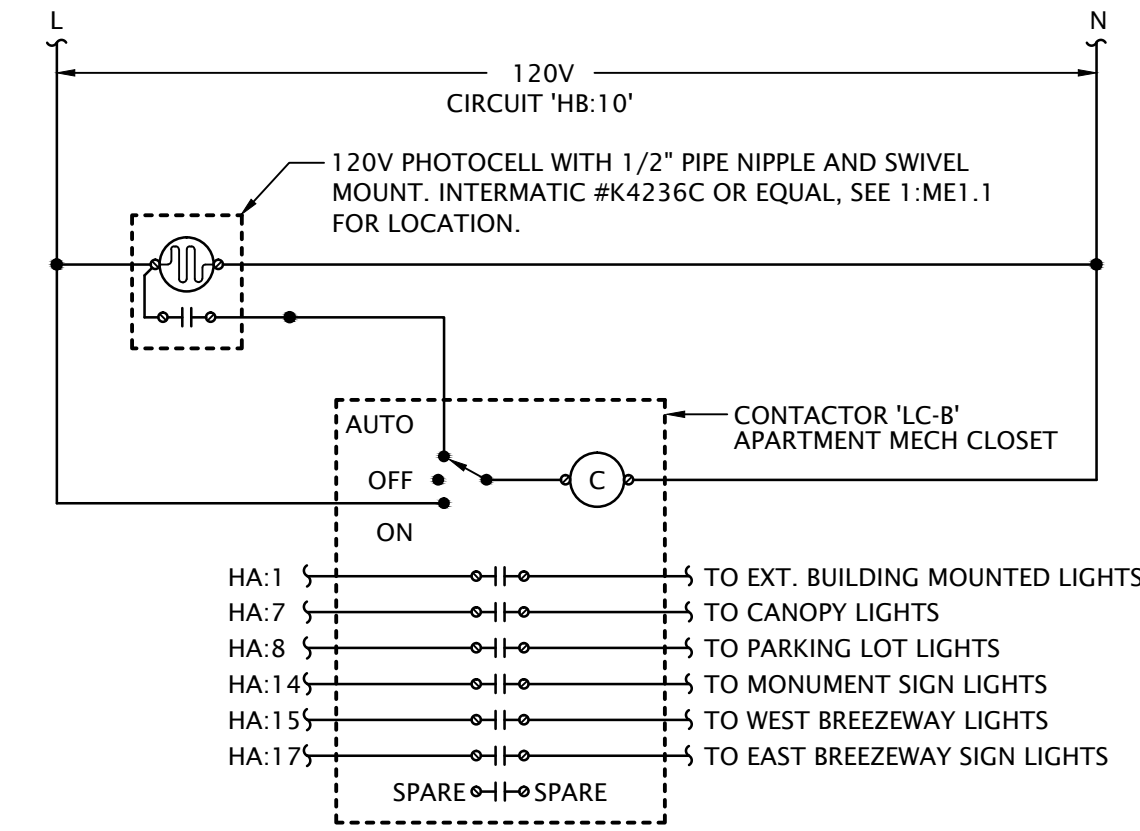
- DOOR ALARM BUZZER SYSTEM NOTES**
1. PROVIDE DOOR ANNUNCIATOR SYSTEM COMPLETE WITH PUSH BUTTON, HORN/STROBE(S), POWER SUPPLIES AND ALL WIRING REQUIRED. HORN/STROBE SHALL ACTIVATE WHEN PUSH BUTTON IS DEPRESSED.
 2. HORN/STROBE SHALL OPERATE AT 24VAC, HAVE A CLEAR LENS WITH 50cd STROBE AND HORN WITH 82db AT 10', UL 1638 LISTED, EDWARDS #6536-G5. FLUSH MOUNT IN WALL AT 6'-8" AFF.
 3. PUSH BUTTON SHALL BE WHITE WITH CHROME RIM, NON-ILLUMINATED, WITH N.O. MOMENTARY CONTACTS, RATED FOR 0.67 AMPS AT 24VAC, EDWARDS #620. PROVIDE WITH STAINLESS STEEL COVER PLATE, EDWARDS #147-10. MOUNT AT 48" AFF.
 4. POWER SUPPLY SHALL BE A LOW VOLTAGE CLASS 2 TRANSFORMER WITH 120VAC PRIMARY AND 24VAC SECONDARY, 20VA, EDWARDS #598. FLUSH MOUNT IN 2-GANG WALL BOX WITH BLANK COVER PLATE, DIRECTLY ABOVE HORN/STROBE.
 5. LOW VOLTAGE CLASS 2 CABLING SHALL BE MINIMUM 18 AWG UNSHIELDED.

3 APARTMENT DOOR ANNUNCIATOR DIAGRAM
No Scale



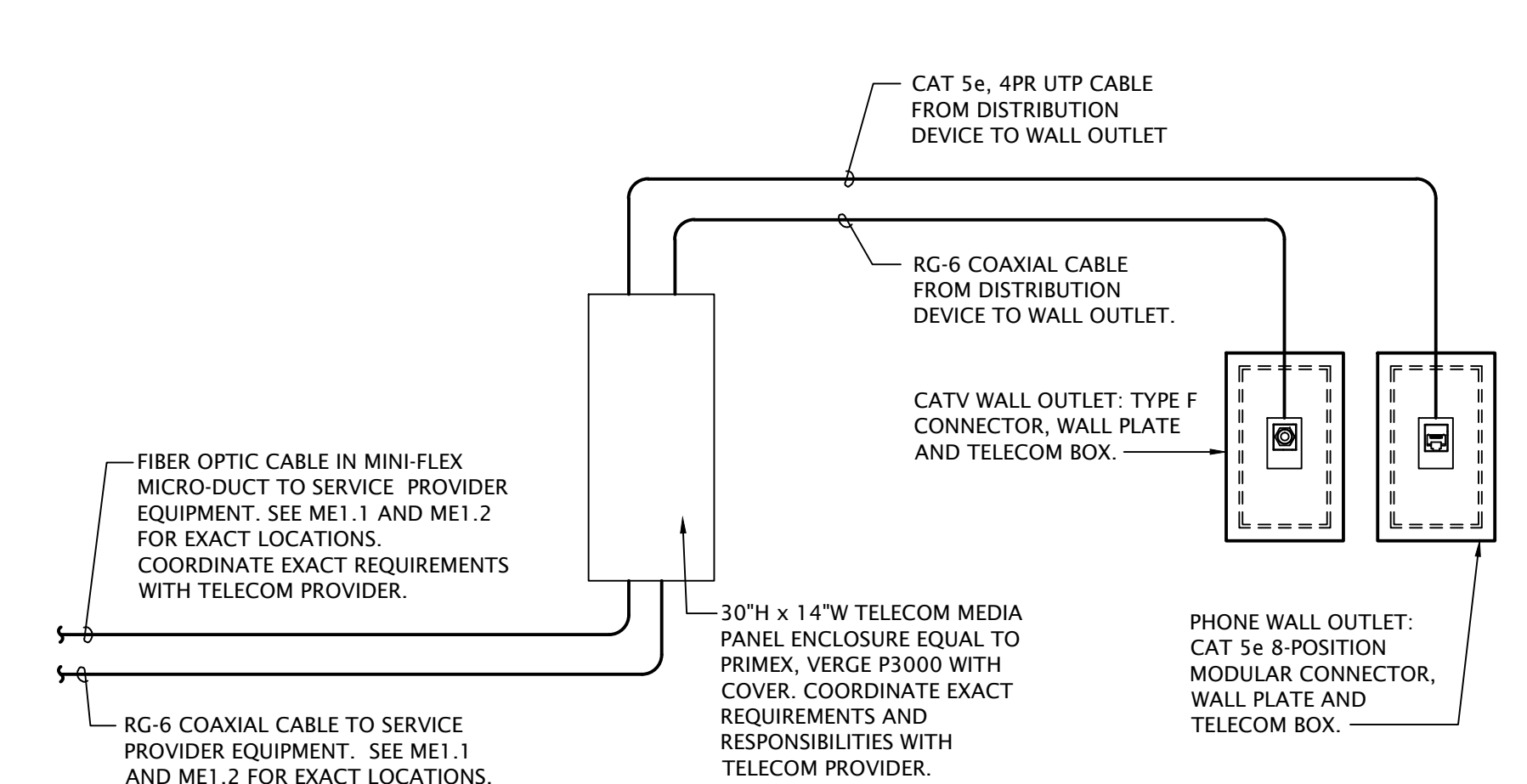
PROVIDE LIGHTING CONTACTORS WITH QUANTITY OF POLES SHOWN, 120V COIL, INTEGRAL 3-POSITION MANUAL SELECTOR SWITCH, AND NEMA 1 ENCLOSURE.

2 EXTERIOR LIGHTING CONTROL DIAGRAMS
No Scale

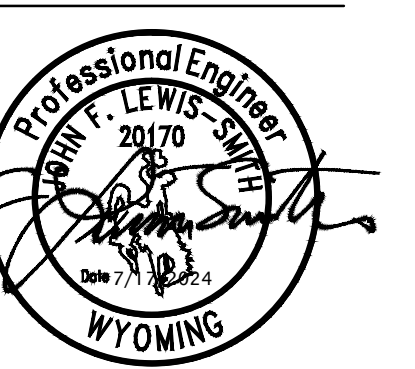


PROVIDE LIGHTING CONTACTORS WITH QUANTITY OF POLES SHOWN, 120V COIL, INTEGRAL 3-POSITION MANUAL SELECTOR SWITCH, AND NEMA 1 ENCLOSURE.

BUILDING 'B'

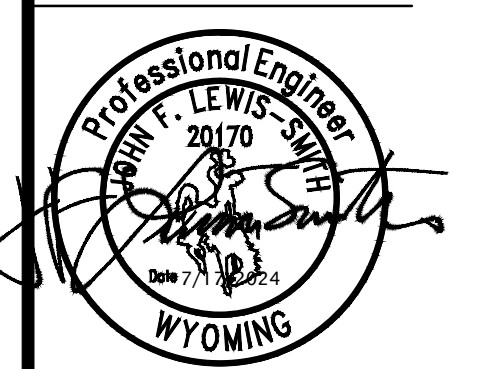


1 APARTMENT TELECOM WIRING SCHEMATIC
No Scale



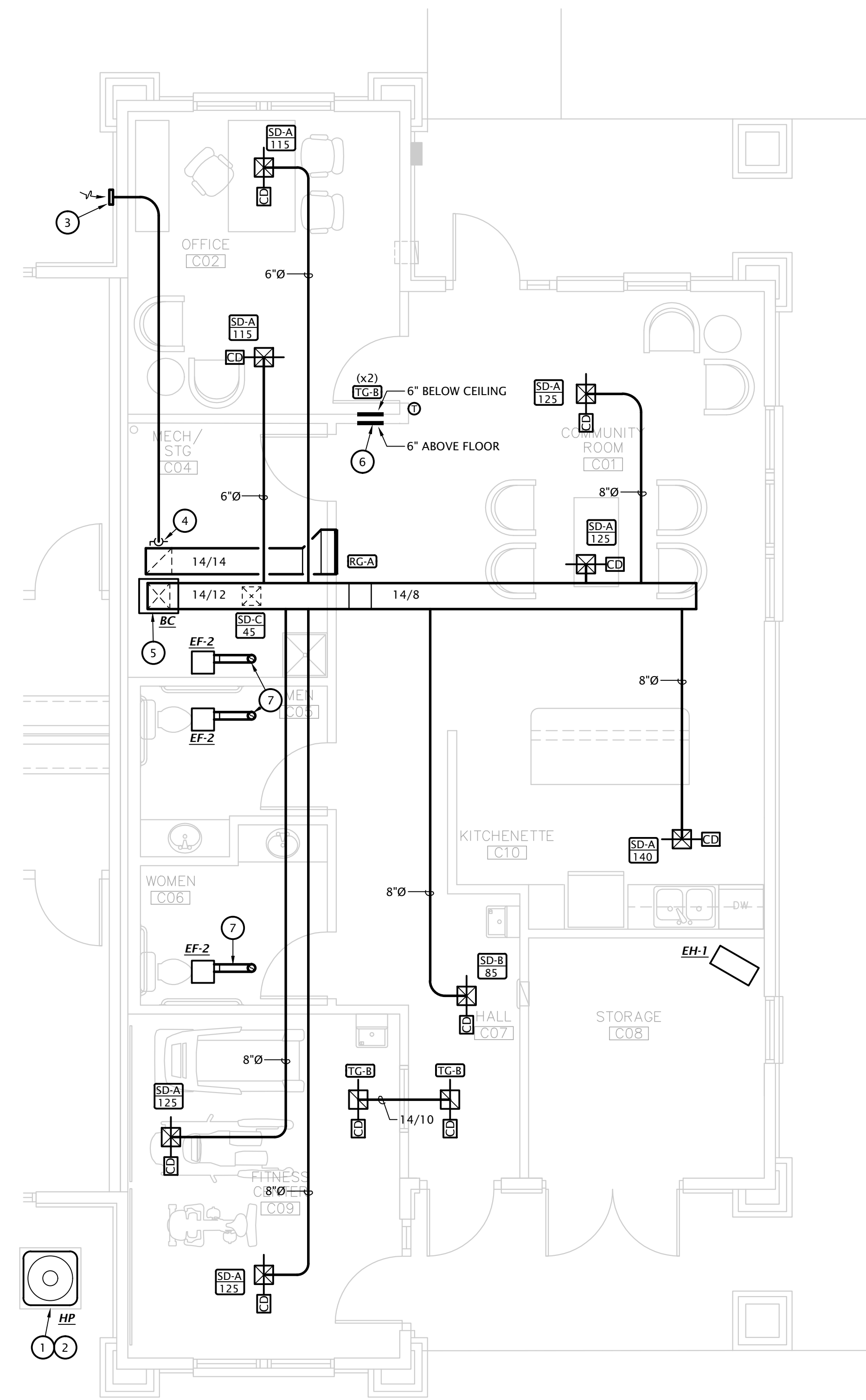
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DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

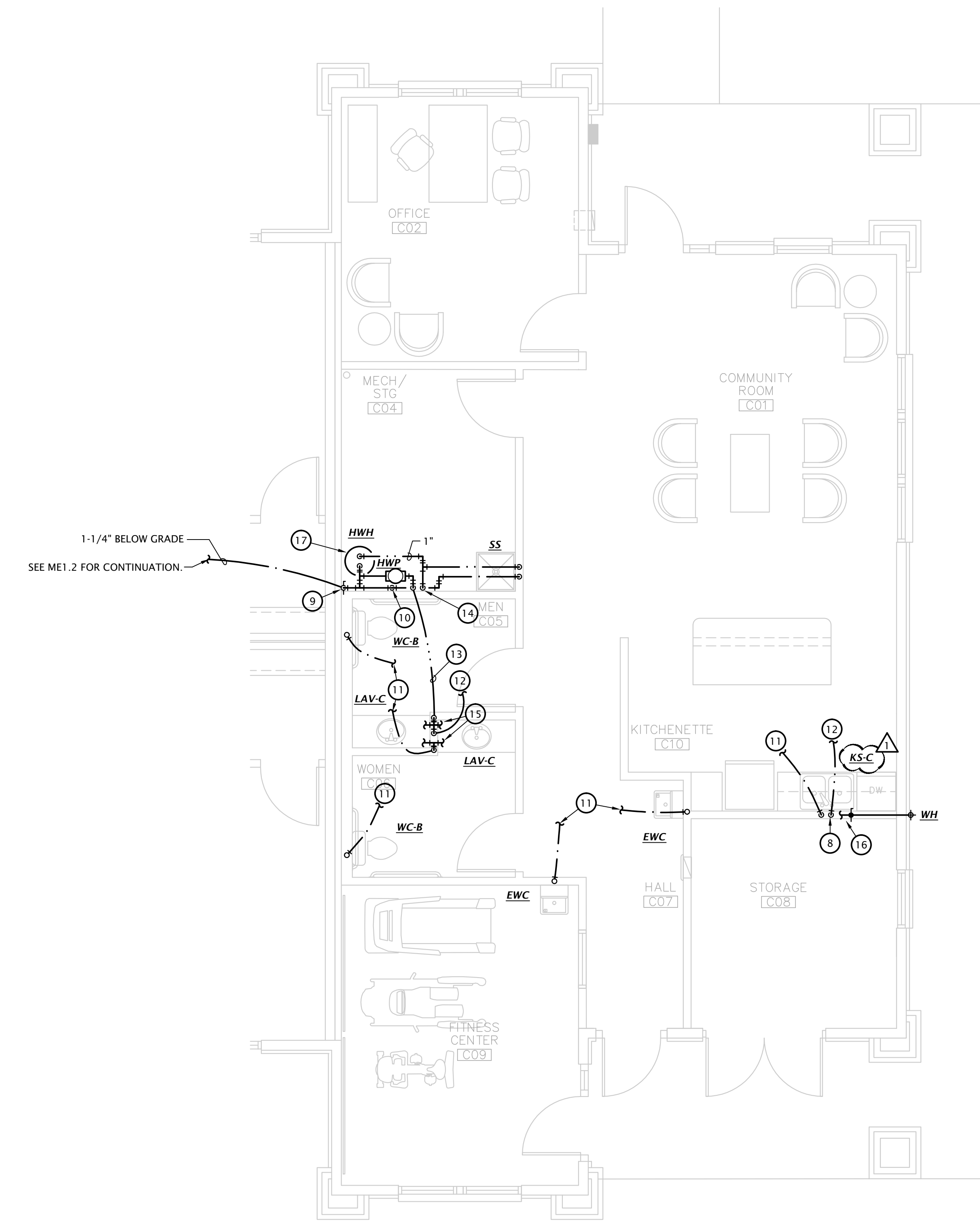


MECHANICAL PLAN NOTES BY SYMBOL

1. MOUNT HEAT PUMP ON 3-1/2" CONCRETE PAD. COORDINATE EXACT LOCATION WITH OWNER.
2. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO MATCHING BLOWER COIL. PENETRATE WALL 18" ABOVE GRADE AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. COORDINATE LINE SIZE WITH MANUFACTURER.
3. ROUTE 8" Ø OUTDOOR AIR INTAKE DUCTWORK TO WALL CAP WITH BIRDSCREEN.
4. CONNECT OUTDOOR AIR DUCTWORK TO RETURN DUCT AND BALANCE TO 160 CFM.
5. EXTEND CONDENSATE DRAIN FROM BLOWER COIL TO FLOOR DRAIN. INSTALL DRAIN LINES WITH UNION AND P-TRAP AT UNIT. TERMINATE PIPING WITH AIR GAP BETWEEN END OF PIPE AND DRAIN RECEIVER.
6. LINE TRANSFER AIR PATH WITH SHEET METAL INSIDE STUD CAVITY.
7. ROUTE 4" EXHAUST DUCT TO MANUFACTURERS ROOF JACK WITH BACK-DRAFT DAMPER AND BIRD SCREEN.
8. PROVIDED VALVED 1/2" HOT WATER BRANCH FROM KITCHEN SINK AND CONNECT DISHWASHER.
9. PROVIDE SHUT-OFF VALVE IN RISER.
10. PROVIDE 1-1/4" COPPER COLD WATER MANIFOLD WITH BRASS BALL VALVES AT EACH BRANCH. PROVIDE PEX PIPING FROM MANIFOLD BELOW SLAB TO EACH FIXTURE AS INDICATED ON PLANS. SEE PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL SIZING INFORMATION.
11. ROUTE CW BRANCH BELOW GRADE TO MANIFOLD AT MECH CLOSET. PIPING BELOW GRADE SHALL BE PEX WITH NO FITTINGS LOCATED BELOW SLAB. SEE PLUMBING FIXTURE SCHEDULE FOR INDIVIDUAL PIPE SIZING UNLESS OTHERWISE NOTED.
12. ROUTE 1/2" HW PIPING BELOW GRADE TO MANIFOLD. PIPING BELOW GRADE SHALL BE PEX WITH NO FITTINGS LOCATED BELOW SLAB.
13. 1/2" PEX HOT WATER RECALCULATION LINE BELOW SLAB TO HWP. PROVIDE 1/2" SHUT OFF VALVE PRIOR TO CONNECTION TO HWP.
14. PROVIDE 1" COPPER HOT WATER MANIFOLD WITH BRASS BALL VALVES AT EACH BRANCH. PROVIDE PEX PIPING FROM MANIFOLD BELOW SLAB TO EACH FIXTURE AS INDICATED ON PLANS. SEE PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL SIZING INFORMATION.
15. ROUTE 1/2" HW AND CW BRANCHES UP IN WALL AND PROVIDE FIXTURE BRANCHES BELOW COUNTER ALONG WALL TO FIXTURE. COORDINATE EXACT ROUTING WITH G.C.
16. PROVIDE VALVED 1/2" CW BRANCH FROM KITCHEN SINK ROUGH-IN AND ROUTE LOW IN WALL TO WALL HYDRANT. PROVIDE ACCESS PANEL IN CABINET TO SHUT-OFF VALVE.
17. CONNECT 1" HW AND CW TO 'HWH' SEE DETAIL 1-P6.1 FOR ADDITIONAL INFO.



1 CLUBHOUSE HVAC PLAN
1/4" = 1'-0"

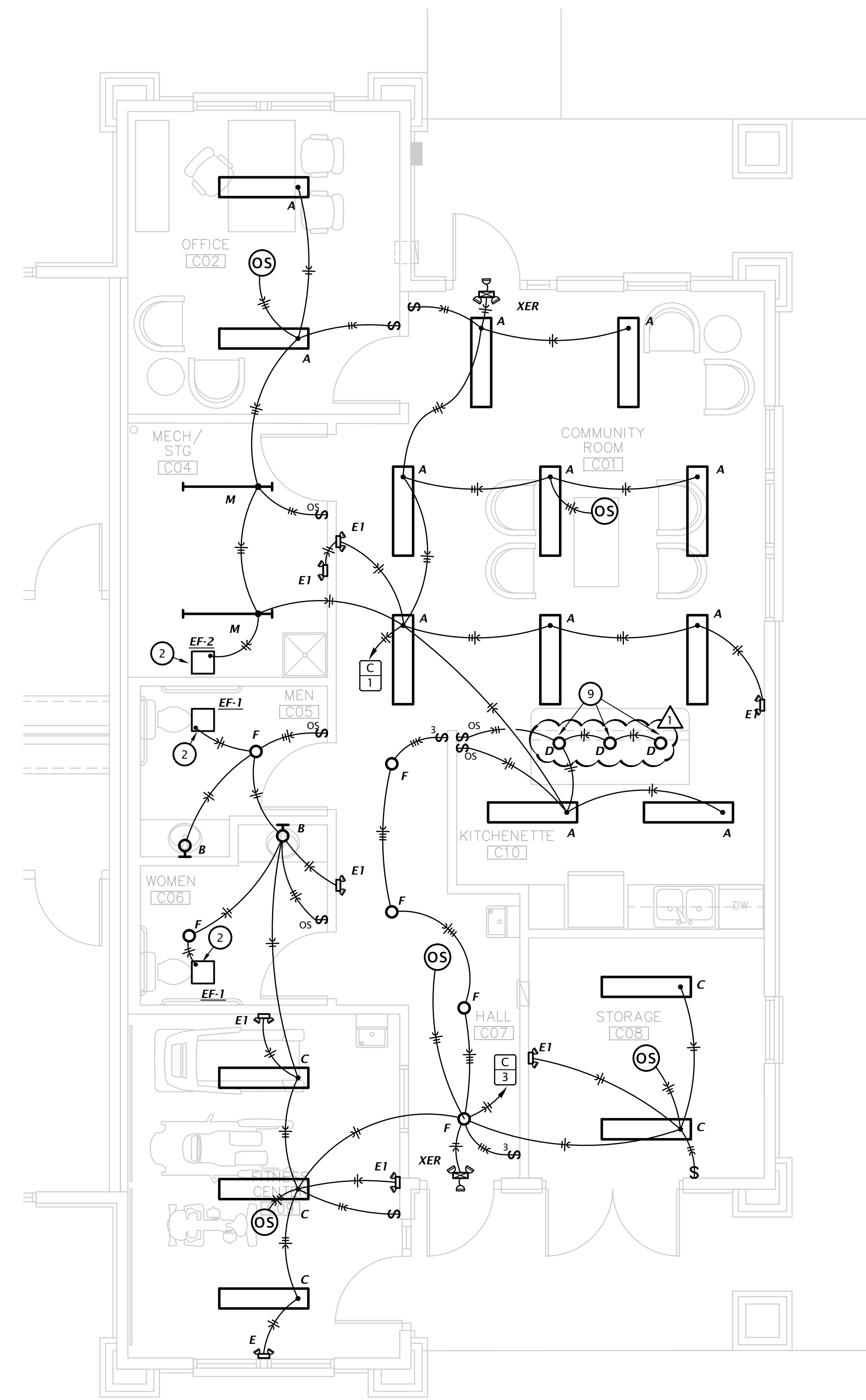


2 CLUBHOUSE DOMESTIC WATER PLAN
1/4" = 1'-0"
SEE P1.3 FOR CLUBHOUSE WASTE AND VENT PIPING

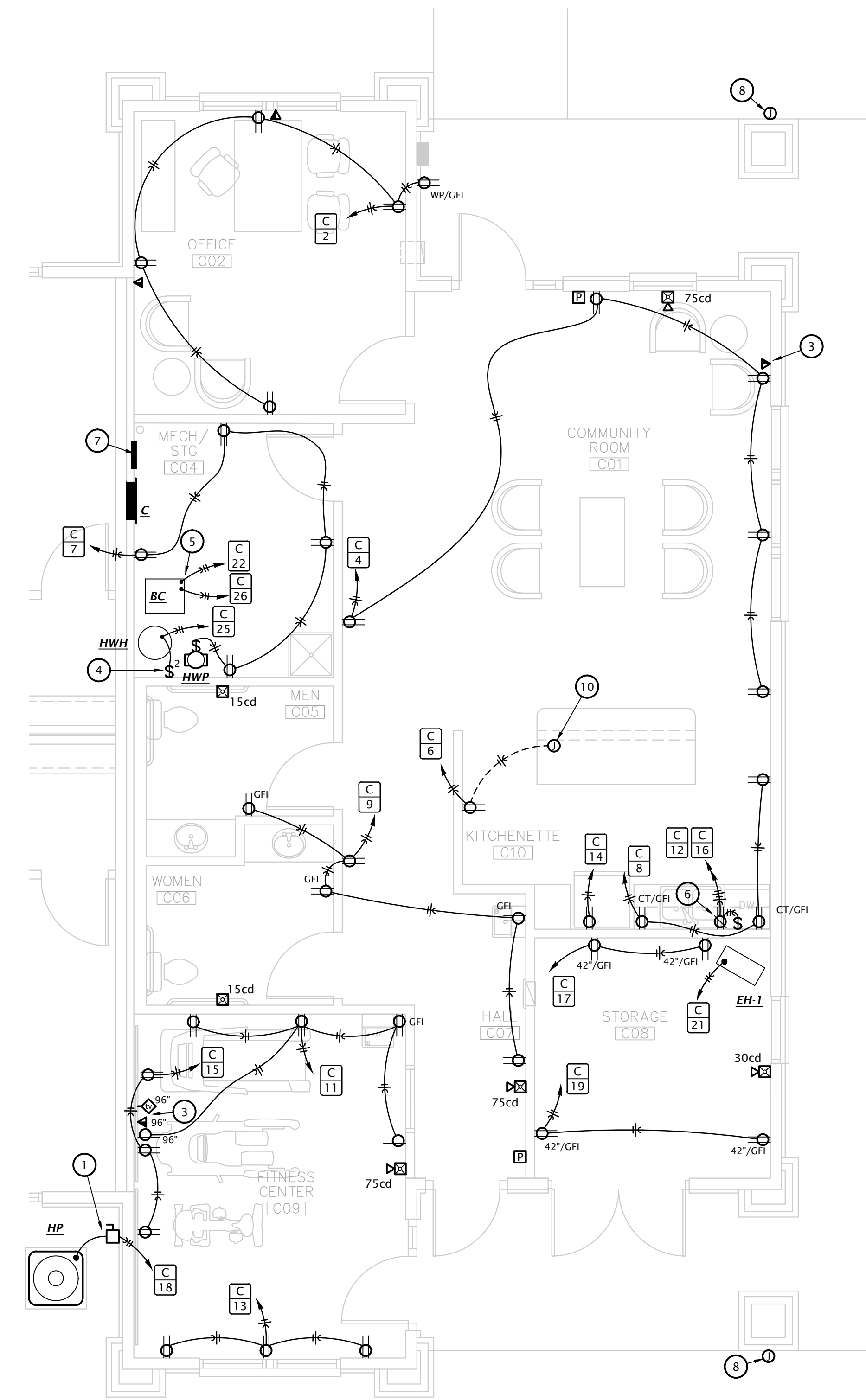
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DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	

ELECTRICAL PLAN NOTES BY SYMBOL

1. PROVIDE 60A/2P/240V NEMA 3R DISCONNECT SWITCH AND CONNECT HEAT PUMP. UTILIZE FLEXIBLE LIQUID TIGHT CONDUIT BETWEEN DISCONNECT AND HEAT PUMP.
2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
3. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER.
4. PROVIDE 30A/2P DISCONNECT SWITCH AND CONNECT WATER HEATER.
5. MAKE CONNECTION TO BLOWER COIL. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
6. PROVIDE SLIT RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER AND GARBAGE DISPOSER. SWITCH BOTTOM HALF OF RECEPTACLE FOR GARBAGE DISPOSER AND WIRE TOP HALF TO UN-SWITCHED CIRCUIT FOR DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
7. TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. COORDINATE REQUIREMENTS WITH UTILITY PROVIDER.
8. PROVIDE JUNCTION BOX IN SOFFIT FOR FUTURE ROOF AND GUTTER DE-ICING CABLE. PROVIDE 1" CONDUIT WITH PULL STRING FROM JUNCTION BOX TO CLUBHOUSE PANEL 'C'. PROVIDE JUNCTION BOX WITH WEATHERPROOF BLANK COVER.
9. COORDINATE EXACT PENDANT LOCATION AND HEIGHT WITH INTERIOR DESIGNER.
10. PROVIDE JUNCTION BOX WITH COVERPLATE IN BASE CABINET FOR FUTURE ISLAND RECEPTACLE PER NEC 210.52(C)(2).



1 CLUBHOUSE LIGHTING PLAN
1/4" = 1'-0"

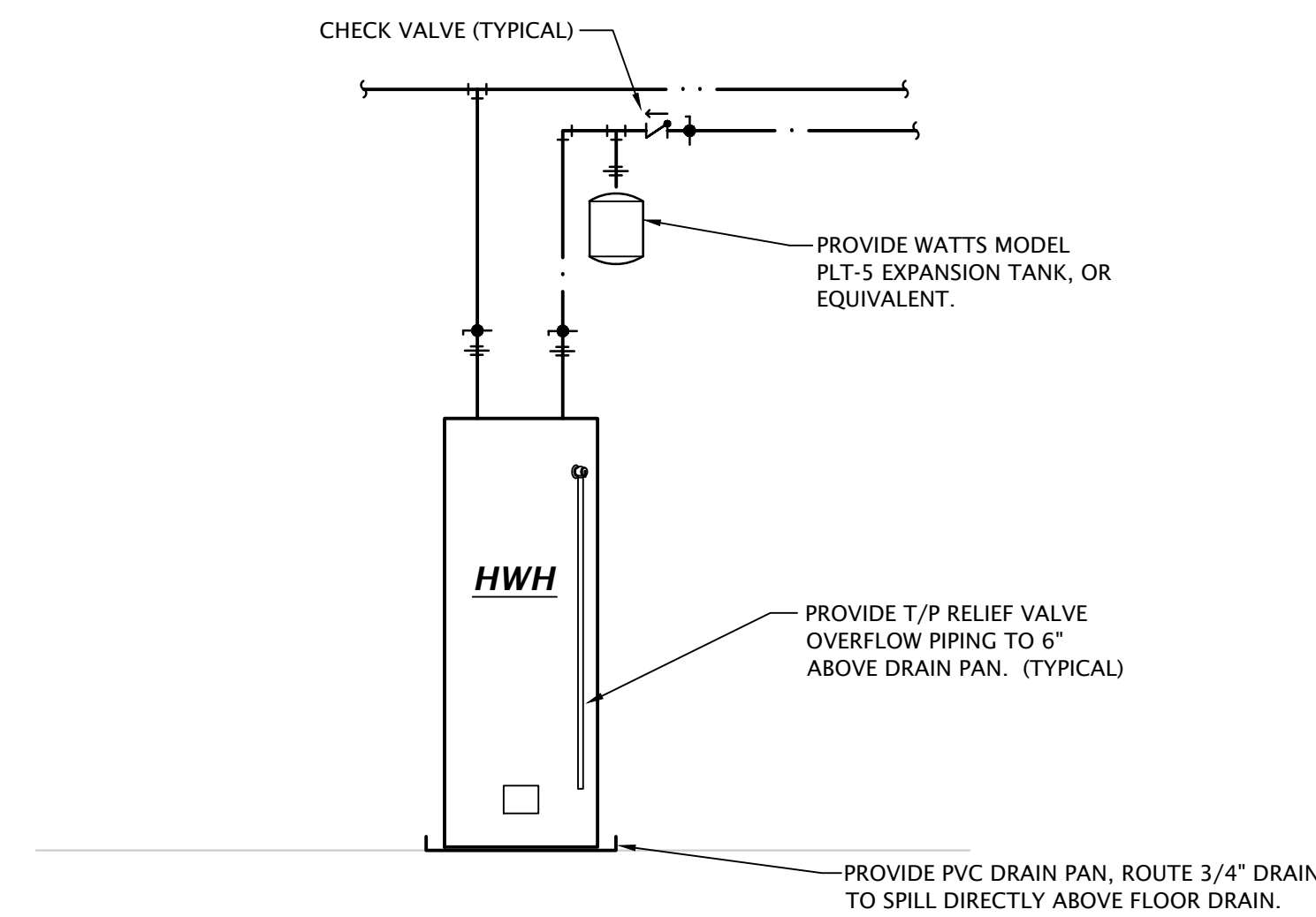


2 CLUBHOUSE POWER PLAN
1/4" = 1'-0"

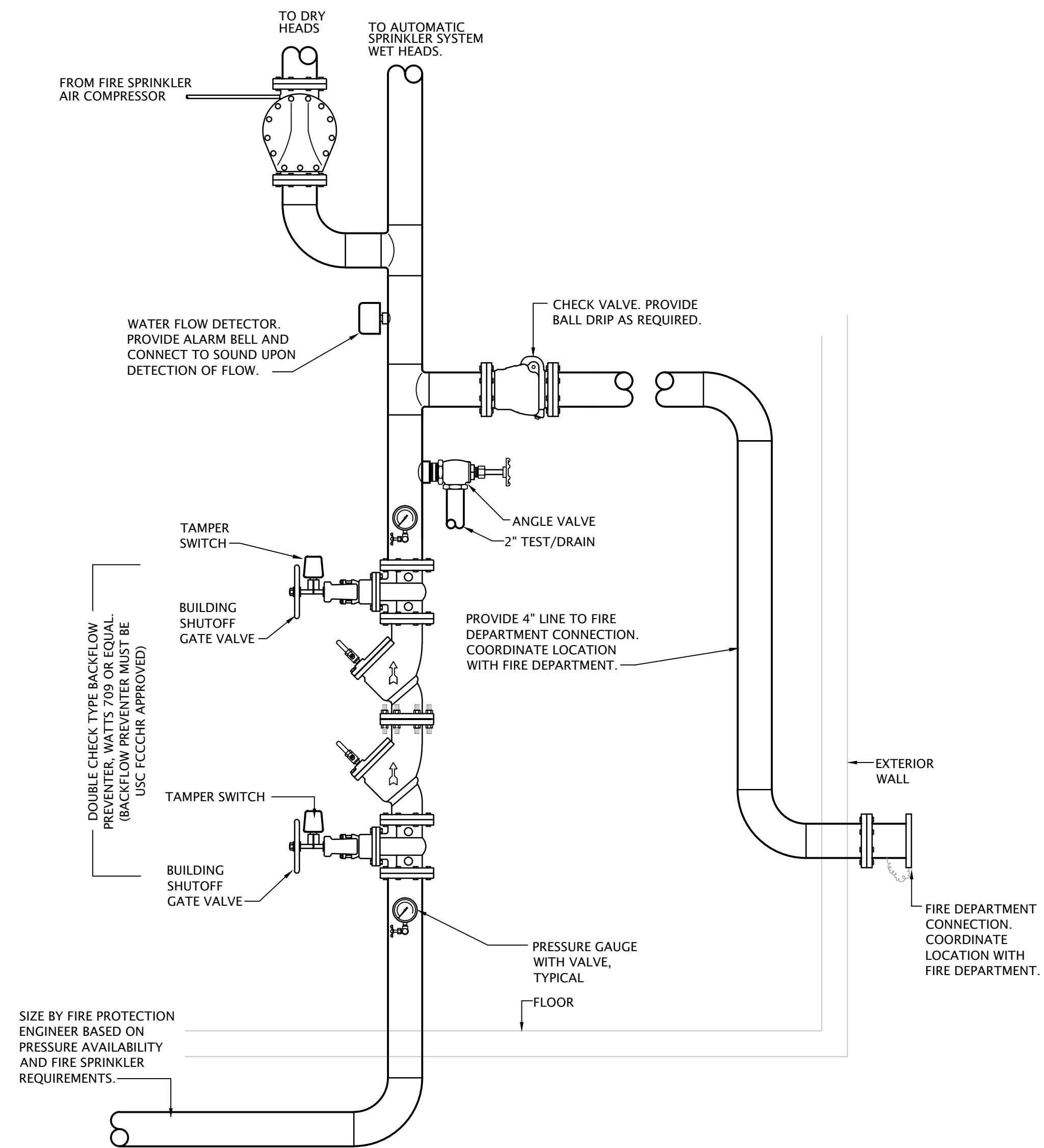


REVISION:	
AS1 #5 - 3-7-2025	
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	

PLUMBING SYMBOLS	
	PIPE TURNING UP
	PIPE TURNING DOWN
	COLD WATER PIPING
	HOT WATER PIPING
	WATER SERVICE PIPING
	FIRE PROTECTION SERVICE PIPING
	WASTE PIPING BELOW GRADE
	WASTE PIPING ABOVE GRADE
	VENT PIPING
	NATURAL GAS PIPING
	CHECK VALVE
	GATE VALVE
	BALL VALVE
	UNION
	T/P RELIEF VALVE
	DOUBLE CHECK BACKFLOW PREVENTER
	REDUCED PRESSURE BACKFLOW PREVENTER



2 APARTMENT WATER HEATER DETAIL
 Not to Scale



1 FIRE PROTECTION RISER DIAGRAM
 NO SCALE

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	TRIM		ROUGH-IN SIZES				NOTES
			MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	HW	
WC-A	KOHLER	Model 5296 "Highline" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator located on open side of room.	KOHLER	K-5588 Purefresh white, elongated closed front seat and cover	4"	2"	1/2"	---	
WC-B	KOHLER	Model 5296 "Highline" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator located on open side of room.	KOHLER	K-5588 Purefresh white, elongated closed front seat and cover	4"	2"	1/2"	---	1
LAV-A	AMERICAN STANDARD	Model 0610.000.020 under mount lavatory, white vitreous china, 20"W x 16".	DELTA	Model 35855LF-BL, 0.5 GPM, two handle faucet. Provide pop-up drain.	2"	1-1/2"	1/2"	1/2"	2,4
LAV-B	NAMEEKS	Model 5149 wall hung lavatory, white ceramic, 31"W x 21", single faucet hole.	DELTA	Model 15855LF-BL, 0.5 GPM, single handle faucet. Provide pop-up drain.	2"	1-1/2"	1/2"	1/2"	1,2,3,4
LAV-C	AMERICAN STANDARD	Model 0610.000.020 under mount lavatory, white vitreous china, 20"W x 16".	DELTA	Model 559HAR-BL-DST single handle faucet. Provide grid drain. Provide point of use tempering valve.	2"	1-1/2"	1/2"	1/2"	1,2,3,4
KS-A	JUST	Model DL-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as req.	DELTA IN-SINK-ERATOR	Model 19802Z-SP-DST, 1.5 GPM, single handle kitchen sink faucet with pull down spray. Stainless steel finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	2,4
KS-B	JUST	Model DL-ADA-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x5"D inside, fully undercoated, faucet holes as req., and drain holes center rear.	DELTA IN-SINK-ERATOR	Model 19802Z-SP-DST, 1.5 GPM, single handle kitchen sink faucet with pull down spray. Stainless steel finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	1,3,2,4
KS-C	BLANCO	Model 442079 single compartment 18 GA stainless steel sink, self rimming, 18"x25"x5-1/2"D inside, and drain hole center rear.	DELTA IN-SINK-ERATOR	Model 19802Z-SP-DST, 1.5 GPM, single handle kitchen sink faucet with pull down hose spray. Black finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	1,3,2,4
BT-A	AQUARIUS	Model G 6063 TS reinforced fiberglass tub/shower, 60"W x35-3/4"D x76-1/2"H, with integral soap/toiletry shelves, right or left hand rough-in as required, white finish.	DELTA	Model R10000-UNWS/T13H252 single handle pressure-balancing valve with metal tub filler with pull diverter, 1.5 GPM push-clean showerhead and pop-up drain with overflow.	2"	1-1/2"	1/2"	1/2"	2,4,5
BT-B	AQUARIUS	Model S 6000 TS OT reinforced fiberglass ADA tub/shower, 60"W x33"D x82"H, with integral soap/toiletry shelves and grab bars in accordance with ADA requirements, seat at end of tub, right or left hand rough-in as required, white finish. Coordinate blocking for grab bars and fold up seat per ANSI A117.1 requirements with G.C.	DELTA	Model R10000-UNWS/T13H252 pressure balancing tub/shower valve with non-positive shut-off control and temperature control to ensure maximum 120° water with single metal lever handle, 1.5 GPM handshower with double check valves, flexible hose, 24" stainless steel slide bar, metal lever handshower, diverter valve, and shower head with arm.	2"	1-1/2"	1/2"	1/2"	1,2,4,5
SH-A	AQUARIUS	Model G-3679-SH cast acrylic shower, 36"W x36"D x79"H, with integral soap/toiletry shelves, right or left hand rough-in as required, center drain, white finish.	DELTA	Model R10000-UNWS/T13H132 single handle pressure-balancing valve, 1.5 GPM push-clean showerhead.	2"	1-1/2"	1/2"	1/2"	5
SH-B	AQUARIUS	Model G-3682 BF ANSI A117.1 compliant cast acrylic shower, 36" square inside, 18 gauge stainless steel grab bars, fold up padded seat, molded soap shelves, brass drain w/chrome strainer, collapsible water dam, right or left hand rough-in as required. Coordinate blocking for grab bars and fold up seat per ANSI A117.1 requirements with G.C.	DELTA	Model R10000-UNWS/T13220-H2OT pressure balancing shower valve with integral temperature limits, single metal lever handle, 1.5 GPM handshower with double check valves, flexible hose, and 24" stainless steel slide bar.	2"	1-1/2"	1/2"	1/2"	1,5
SS	FIAT	Model MSB-2424 one piece molded stone mop basin, 24" square, stainless steel integral drain body with caulk connection, stainless steel wall guards.	DELTA	Model 28T9 faucet with hose thread outlet, vacuum breaker, pail hook, wall brace, metal lever handles.	3"	1-1/2"	3/4"	3/4"	4
EWC	ELKAY	Model EMABFTLDDWSLK ADA compliant dual height, self-contained water cooler with stainless steel basin, front and side push bar actuator, lead-free, 120 volts. Provide unit with EZH2O bottle filling station. Provide unit with Model 98313C Accessory Apron.			2"	1-1/2"	1/2"	---	
WH	WOODFORD	Model 25 frost proof wall hydrant with anti-siphon vacuum breaker, metal handle.			---	---	3/4"	---	
CCB	IPS CORP.	Model W4700 recessed washing machine box with 2"PVC/ABS drain coupling and knockout test cap. Two, 1/4 turn adaptor ball valves, sweat connection.			2"	2"	1/2"	1/2"	
ICB	IPS CORP.	Model FRIB12 ice maker connection box with 1/4 turn ball valve and 1/2" sweat copper connection.			---	---	1/2"	---	
FD	SIoux CHIEF	Series 833 adjustable floor drain with nickel bronze strainer. Provide Proset Trapguard trap protection device.			2"	---	---	---	
FS	SIoux CHIEF	Series 861 PVC floor sink with PVC strainer. Provide Proset Trapguard trap protection device.			4"	---	---	---	
HWH	A.O. SMITH	Model ENJ-40, 40 gallon electric water heater, 0.93 UEF, 4500 watts, 208 volts heating element, 21 GPH recovery @ 90°F temp rise. Supplied with temperature & pressure relief valve and brass drain valve. Water heater shall have temperature controls set to limit supply temperature to 120°F or less.							

GENERAL:
 - Provide fixtures with all trim necessary for complete installation

- NOTES:
1. Fixture and installation to meet accessibility requirements of the Fair Housing Act.
 2. Provide 1/4 turn angle stops with escutcheon plates, and chrome plated or braided stainless steel supplies, and 1-1/4" cast brass p-trap.
 3. Insulate water and waste piping below lavatory. Utilize insulation kit equivalent to LavGuard by Truebro.
 4. Trim shall be provided with polished chrome finish.
 5. Fixture shall be WaterSense labeled.

REVISION:
 ASI #5 - 3-7-2025

DATE: 7-17-2024
 JOB: 22-3262
 SHEET NO.: