THE RESERVES at GRAND VIEW HEIGHTS **NEW APARTMENT COMPLEX** LARAMIE, 24-3262 WYOMING

REFERENCE LEGEND REVISIONS DETAIL REFERENCE REF # – SHT. # WAITING ROOM NAME 101 & NUMBER REFERENCE # - SHT # PROJECTED VIEW OF_PHOTOGRAPH A-A1 REF # - SHT. # ELEVATION DESIGNATION PROJECT NORTH \bigcirc DOOR MARK - TRUE NORTH \Diamond WINDOW MARK - DRAWING NAME DETAIL CUT LINE ------ DRAWING SCALE DRAWING REF

MATERIAL LEGEND

	BATT INSULATION		PLYWOOD
	BRICK MASONRY	6	ROUGH WOOD
	COMPACTED EARTH		FINISH WOOD
	RIGID INSULATION		METAL STUD
	POURED CONCRETE		GLASS LARGE SCALE
	WALL W/ BRICK VENEER		STRUCTURAL STEEL
	METAL STUD WALL		CONC. MASONRY UNIT SECTION
	CONCRETE WALL		MTL JOIST
	WOOD STUD WALL		MTL FURRING
(4.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	C.M.U. WALL	∑O : ≥Ò:	PRECAST CONC. SLAB

CONSULTANTS

Civil Engineer;

SolTerra Engineering, Inc.

1482 Commerce Dr, Unit B Laramie, WY 82070 (307) 223-3204 cfossen@solterraeng.com

ABBREVIATIONS

			5										
& & & & & & & & & & & & & &	AND Angle At Centerline Diameter or Round Pound or Number Acoustical Adjustable Above Finished Floor Aggregate Aluminum Approximate Architect or Architectural Asbestos Asphalt Audio Visual Board Bituminous Building Block Blocking Beam Bottom BY OWNER Bearing Brick Cabinet Ceiling Clear	Cntr. Conc. Conc. CMU Ctr. Dbl. DET. DDF. DDF. DDF. DDF. DDF. DDF. DDF. DD	Counter Column Conc. Concrete Ceramic Tile Concrete Masonry Unit Center Double Detail Drinking Fountain Diameter Dimension Down Door Downspout Drawing Drawer Existing East or Existing Each Expansion Joint Electrical Elevator Equal Equipment Each Way Elec. Water Cooler Existing Exposed	Exp. Ext. F.A. F.D. F.I. F.I. F.I. F.I. F.I. F.I. F.I	Expansion Exterior Fire Alarm Floor Drain Foundation Fire Extinguisher F.E. Cabinet Finish Floor Flashing Flow line Foot or feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Gypsum Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontal	Hr. Hgt. I.D. Insul. Int. Jan Jt. Kit. Lab. Lav. Lkr. Lt. Mas. Mex. Met. Met. Met. Min. Mir. Misc. M.O. Mtd.	Hour Height Inside Diameter Insulation Interior Janitor Joint Kitchen Laboratory Laminate Lavatory Locker Light Masonry Maximum Medicine Cabinet Mechanical Membrane Metal Manufacturer Manhole Minimum Mirror Miscellaneous Masonry Opening Mounted	N. N.I.C. No. or Nom. N.T.S. O/ Obs. O.C. O.D. Off. Opp. P. PI. P.Lam. Plas. Plywd. Pr. P.T.D. Ptn. P.T.R. Q.T. R. Rad. R.D. Ref.	North Not In Contract #Number Nominal Not To Scale On or Over Obscure On Center Diameter Office Opening Opposite Paint Plate Plastic Laminate Plaster Plywood Pair Point Paper Towel Dispenser Partition Paper Towel Receptacle Quarry Tile Riser Radius Roof Drain Reference	Reinf. Regid Resil. R.O. S.B.C.ed. S.S.C.D.ct. S.S.C.D.ct. S.S.S.C.D.ct. S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S.S	Reinforced Required Resilient Room Rough Opening South Splash Block Solid Core Schedule Soap Dispenser Section Shower Sheet Similar Sanitary Napkin Disp. Sanitary Napkin Recep. Specification Square Stainless Steel Standard Steel Storage Structural Suspended Sheet Vinyl Symmetrical Texture Towel Bar Tack Board	Temp. T.&G. Thk. T.O.S. T.P.D. T.V. T.W. Typ. Trd. U.O.N. Ur. V.C.T. V.B. Vert. Vgl. W. W. W. W. W. W. W. W. W. W. W. W. W.	Tempered Tongue & Groove Thick Top Of Masonry Top Of Steel Top Of Pavement Toilet Paper Dispenser Television Tackwall Typical Tread Unless Otherwise Noted Urinal Vinyl Composition Tile Vinyl Tile Vapor Barrier Vertical Vestibule Vinyl West With Without Without Wall Covering Wood Waterproof Window Wainscot Weight



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A1.4 SECTIONS A1.5 SECTIONS

A4.4 DETAILS

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CFP2 CODE FOOTPRINT ADA ADA DIAGRAMS FH FAIR HOUSING

COVER & SHEET INDEX

STRUCTURA

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FH	FAIR	HOU	ISING			
UFAS1	UNIF	ORM	FED.	ACCESSIBILITY	STANDARDS	
UFAS2	UNIF	ORM	FED.	ACCESSIBILITY	STANDARDS	
UFAS3	UNIF	ORM	FED.	ACCESSIBILITY	STANDARDS	

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CIVIL *SUBMITTED UNDER SEPARATE PERMIT

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	GENERAL NOTES & SPECIFICATION
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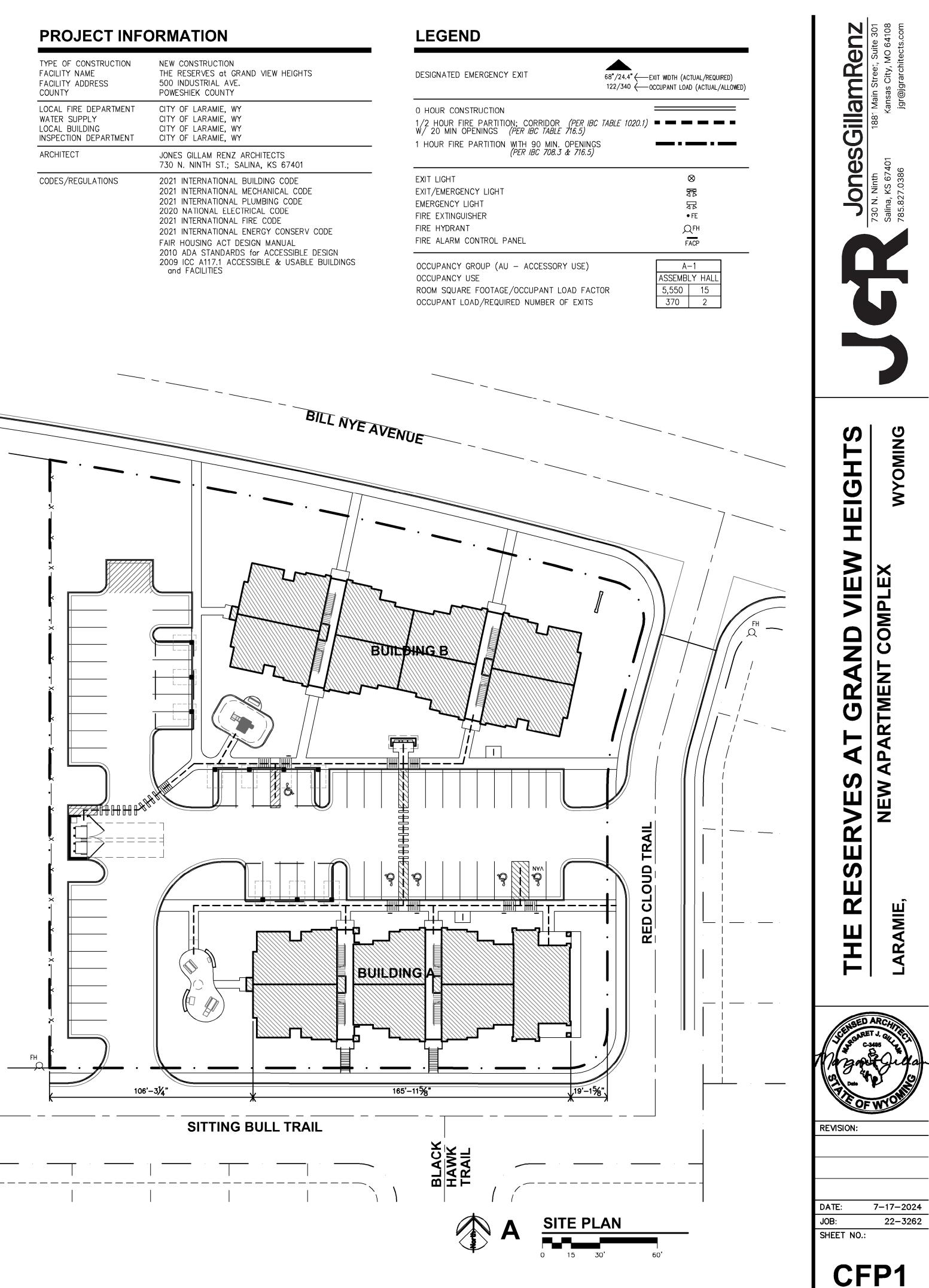
BUILDING A INFORMATION GENERAL PROJECT INFORMATION <u>TS; V-B</u> ROOF COVERINGS CLASS C OR BETTER REQUIRED SEPARATION OF OCCUPANCIES (PER IBC 508.2.4 & TABLE 508.4) USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE. DWELLING UNITS -1 HR FIRE PARTITIONS AUTOMATIC 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 PARTITIONS: STANDPIPES: SMOKE CONTROL: 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:

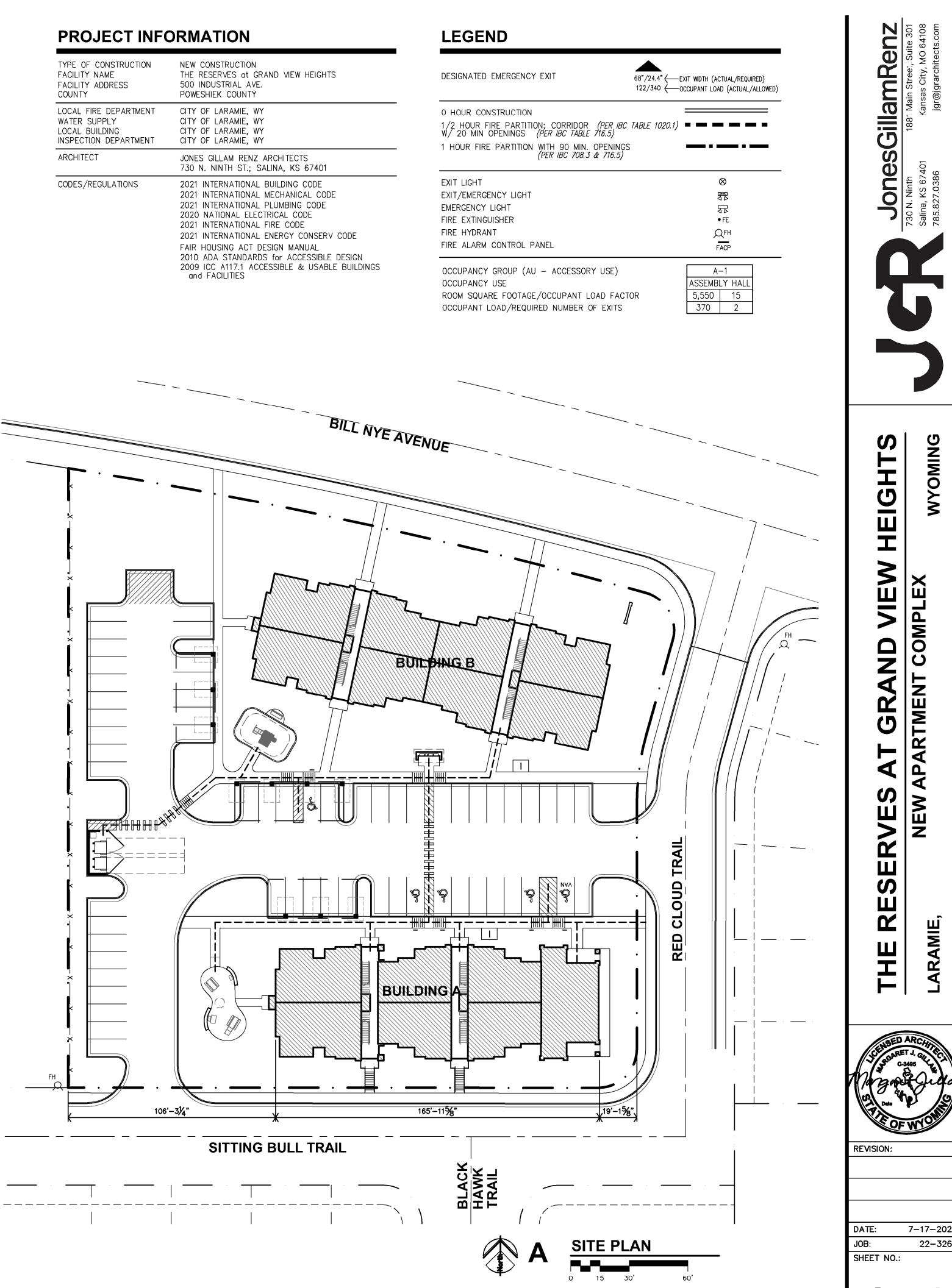
OCCUPANCY OVERALL: RESIDENTIAL CONSTRUCTION TYPE: V-B		
OCCUPANCY BASIC B BUSINESS		
ALLOWABLE AREA INCREASE:	ACTUAL BUILDING AREA:	
R-2BASE ALLOWABLE7,000 SFFRONTAGE INCREASE (74%)4.130 SFTOTAL FLOOR ALLOWABLE11,130 SF	FIRST FLOOR8,609SFSECOND FLOOR7,155SFTHIRD FLOOR7,155SFTOTAL BLDG AREA22,919SF	
*BUILDING HAS AN NFPA 13R SPRINKLER SYS *ALLOWABLE AREA AND HEIGHT BASED ON D FIRE BARRIERS. MOST RESTRICTIVE ALLOW	IFFERENT USES NOT BEING SEPARATED BY	
BASIC ALLOWABLE STORIES: 3 (PER IBC TABLE 504.4)	ACTUAL STORIES: 3	
BASIC ALLOWABLE HEIGHT: 60' (PER IBC TABLE 504.3)	ACTUAL HEIGHT: 42'-2"	
<u>TOTAL OCCUPANT LOAD</u> : 126 EXITING: REFERENCE PLAN		
	2 1006 3 2)	
OCCUPANT LOAD FACTORS: (TABLES 1004.1.2 OCCUPANCY USE LOAD	FACTOR MAX.OCC/STRY 1 EXIT	
R-2 APARTMENT 200 sf/0	DCCUPANT 10	
	ICCUPANT 49 DCCUPANT 49	
S–1 STORAGE 300 sf/0	DCCUPANT 29	
M MECHANICAL 300 sf/0	DCCUPANT 49	
BUILDING B INFORMAT	ION	
	ION	
OCCUPANCY OVERALL: RESIDENTIAL	ION	
	ION	
OCCUPANCY OVERALL: RESIDENTIAL CONSTRUCTION TYPE: V-B	ACTUAL BUILDING AREA:	
OCCUPANCY OVERALL:RESIDENTIALCONSTRUCTION TYPE:V-BOCCUPANCY BASICR-3 APARTMENTS	-	
OCCUPANCY OVERALL:RESIDENTIALCONSTRUCTION TYPE:V-BOCCUPANCY BASICR-3 APARTMENTSALLOWABLE AREA INCREASE:R-2BASE ALLOWABLE7,000 SFFRONTAGE INCREASE (67.0%)4.690 SF	ACTUAL BUILDING AREA: FIRST FLOOR 9,509 SF SECOND FLOOR 9,484 SF THIRD FLOOR 9,484 SF TOTAL BLDG AREA 28,477 SF	
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OCCUPANCY OVERALL: RESIDENTIAL CONSTRUCTION TYPE: V-B OCCUPANCY BASIC R-3 APARTMENTS ALLOWABLE AREA INCREASE: BASE ALLOWABLE (67.0%) 4.690 SF TOTAL FLOOR ALLOWABLE 11,690 SF *BUILDING HAS AN NFPA 13R SPRINKLER SYS BASIC ALLOWABLE STORIES: 3	ACTUAL BUILDING AREA: FIRST FLOOR 9,509 SF SECOND FLOOR 9,484 SF THIRD FLOOR 9,484 SF TOTAL BLDG AREA 28,477 SF STEM. SECTION 903.3.1.2	
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OCCUPANCY OVERALL: RESIDENTIAL CONSTRUCTION TYPE: V-B OCCUPANCY BASIC R-3 APARTMENTS ALLOWABLE AREA INCREASE: R-2 BASE ALLOWABLE 7,000 SF FRONTAGE INCREASE (67.0%) 4.690 SF TOTAL FLOOR ALLOWABLE 11,690 SF *BUILDING HAS AN NFPA 13R SPRINKLER SYS BASIC ALLOWABLE STORIES: 3 (PER IBC TABLE 504.4) BASIC ALLOWABLE HEIGHT: 60' (PER IBC TABLE 504.3) TOTAL OCCUPANT LOAD: 132 EXITING: REFERENCE PLAN OCCUPANT LOAD FACTORS: (TABLES 1004.1.2) OCCUPANCY USE	ACTUAL BUILDING AREA: FIRST FLOOR 9,509 SF SECOND FLOOR 9,484 SF THIRD FLOOR 9,484 SF TOTAL BLDG AREA 28,477 SF STEM. SECTION 903.3.1.2 ACTUAL STORIES: 3 ACTUAL HEIGHT: 42'-2" 2, 1006.3.2) FACTOR MAX.OCC/STRY 1 EXIT	
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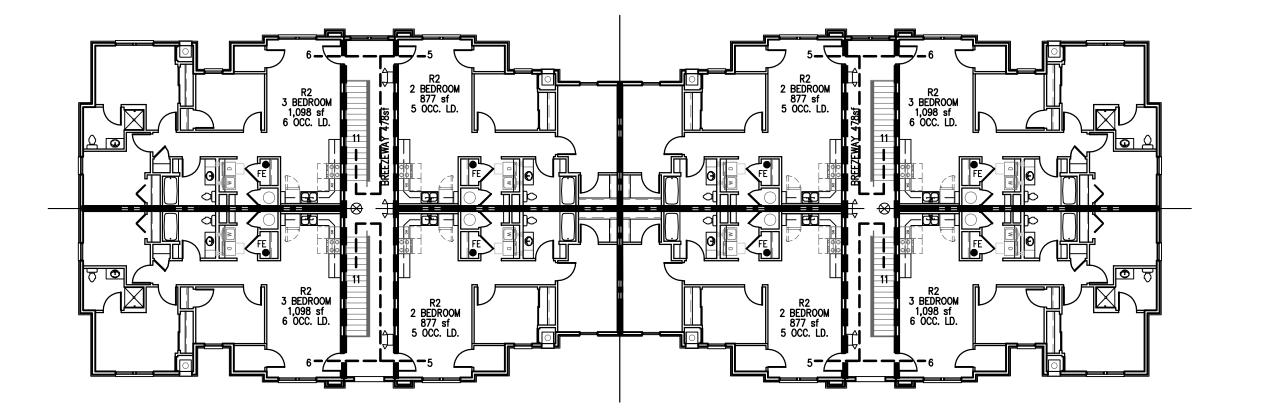
IRE RESISTANCE RATING FOR E	BUILDING ELEMENTS
EXTERIOR BEARING WALLS:	0 HOUR
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALL	S: 0 HOUR
STAIRS	0 HOUR
FLOOR/CEILING ASSEMBLY:	
BETWEEN DWELLINGS:	
CEILING/ROOF ASSEMBLY:	
CORRIDOR/DWELLING UNITS:	1/2 HOUR
DWELLING UNITS - 1 HR FIRE	PARTITIONS

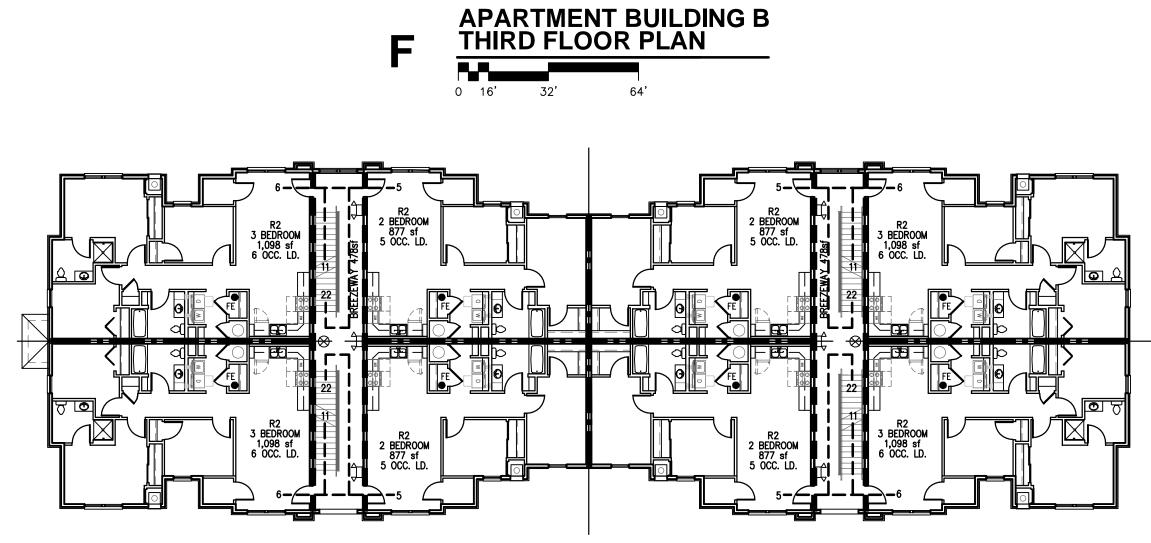
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP

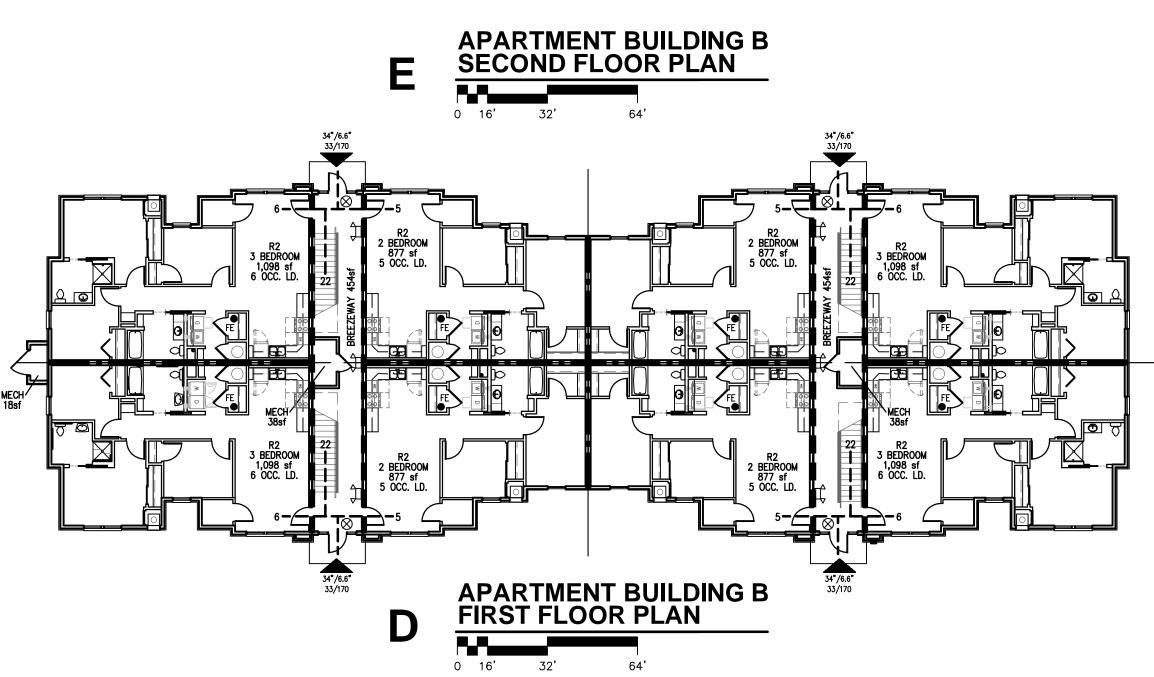
TYPE OF CONSTRUCTION FACILITY NAME FACILITY ADDRESS COUNTY	NEW CONSTRUCTION THE RESERVES at GRAND VIEW HEIGHTS 500 INDUSTRIAL AVE. POWESHIEK COUNTY
	CITY OF LARAMIE, WY CITY OF LARAMIE, WY
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING 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 DESIG 2009 ICC A117.1 ACCESSIBLE & USABLE BUIL and FACILITIES







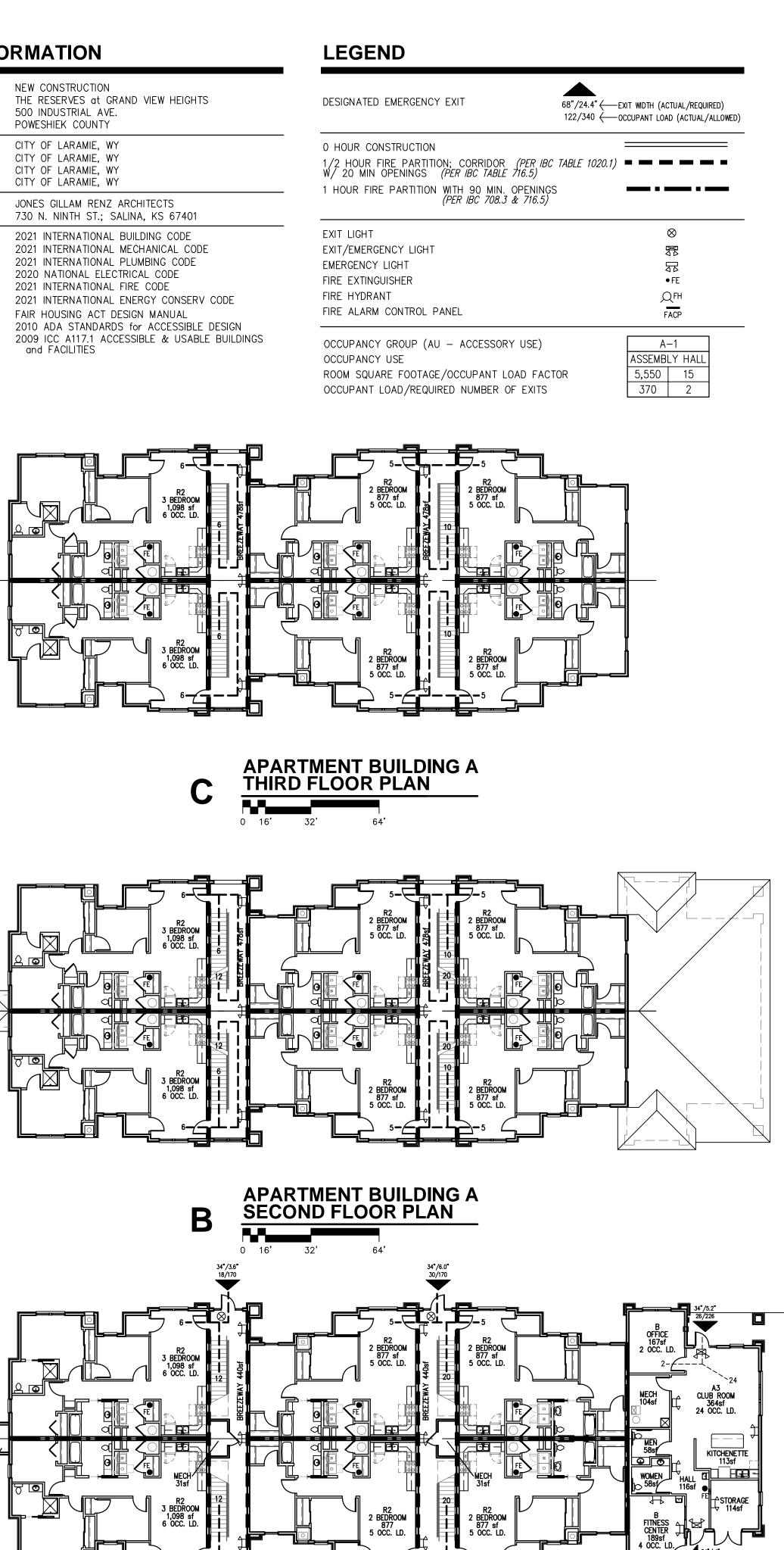


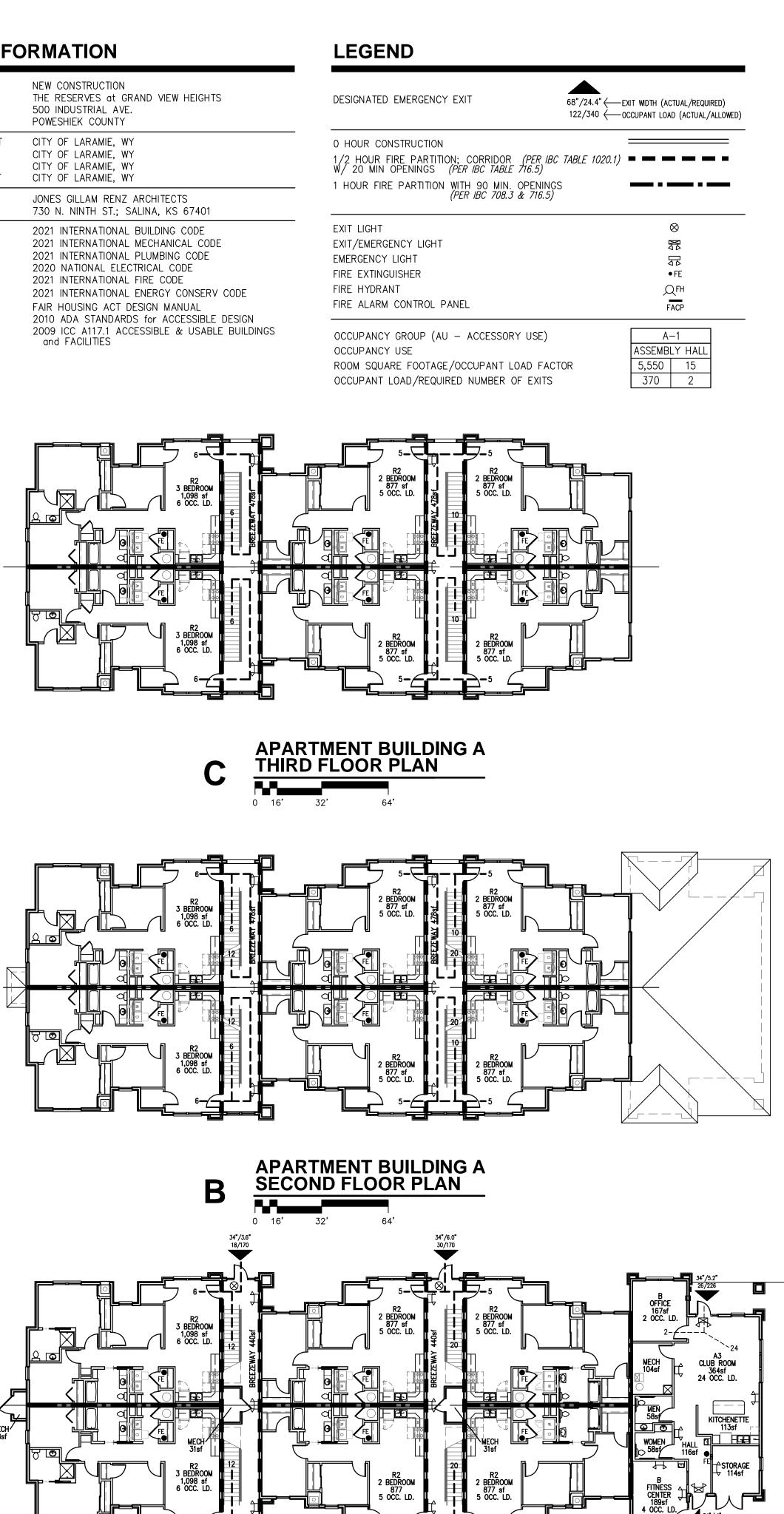


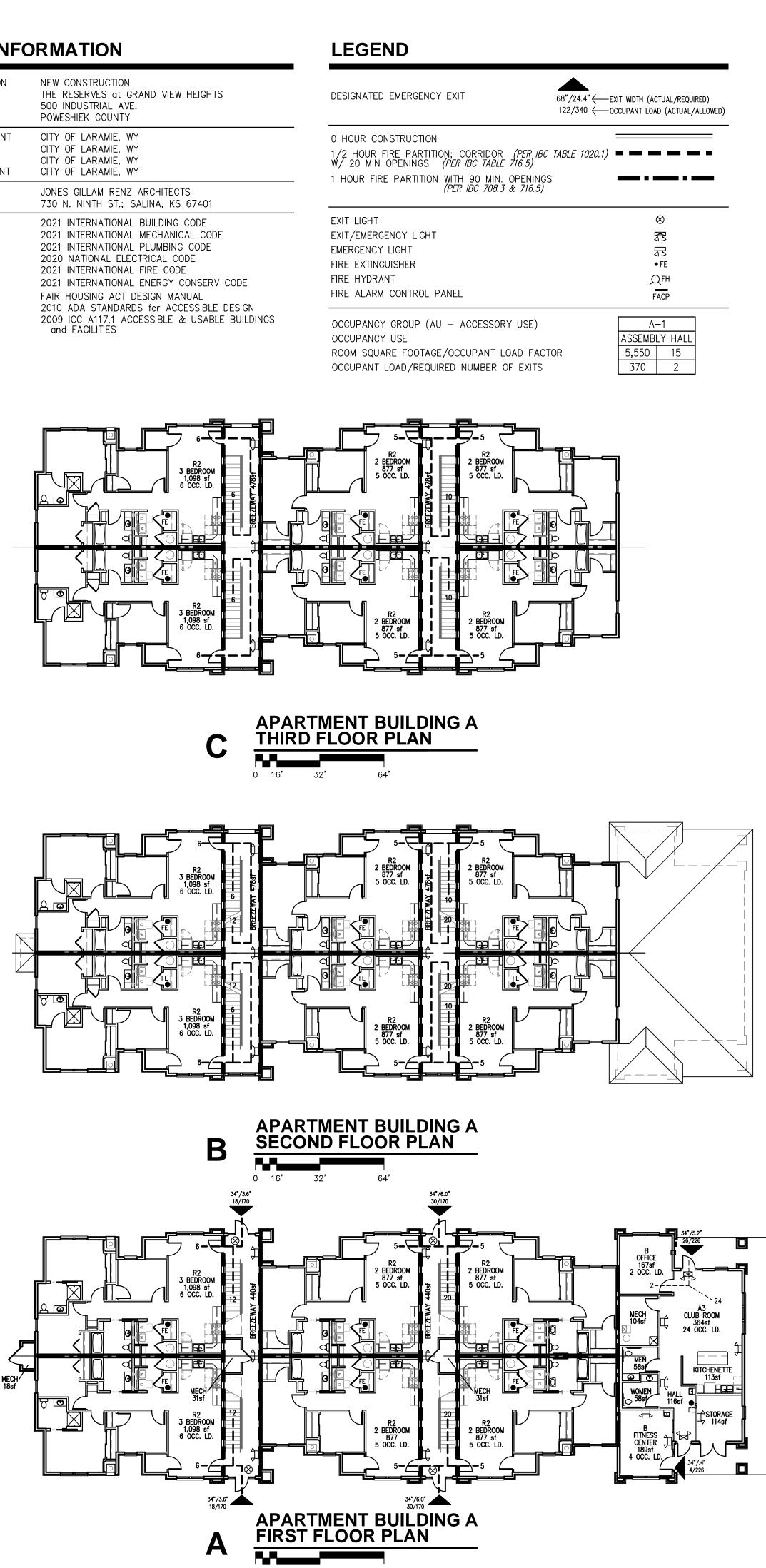
64'

PROJECT INFORMATION

TYPE OF CONSTRUCTION FACILITY NAME FACILITY ADDRESS COUNTY	THE RESERVES at GRAND VIEW HEIGHTS
	CITY OF LARAMIE, WY 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 COE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DES







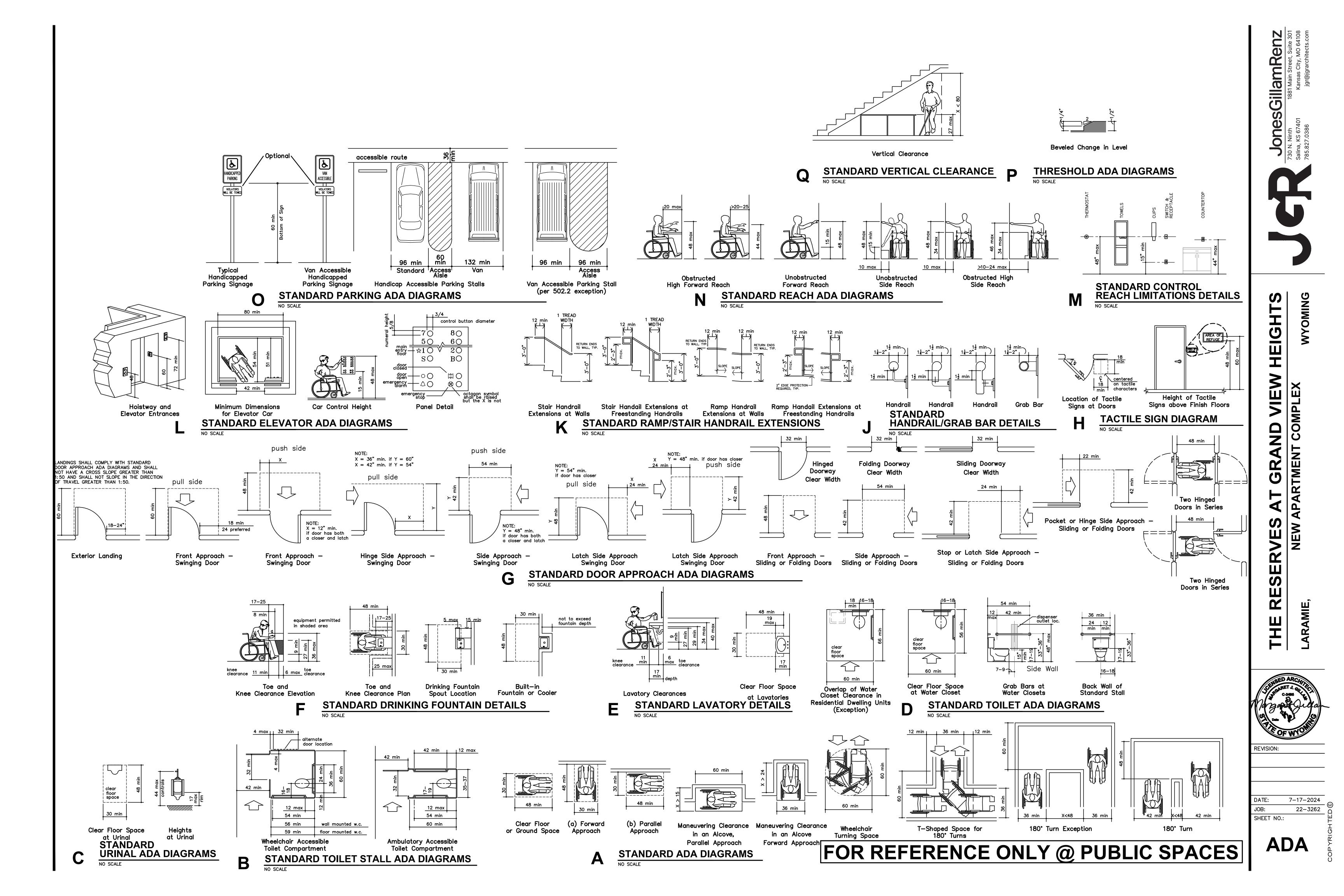
0 16' 32'

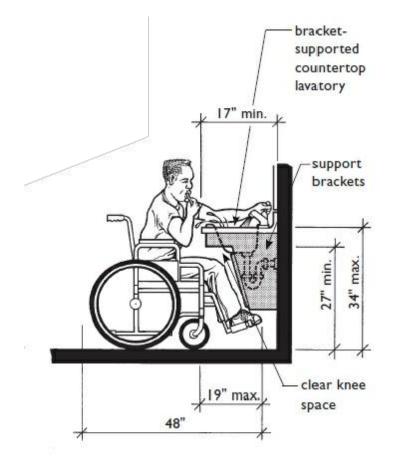
64





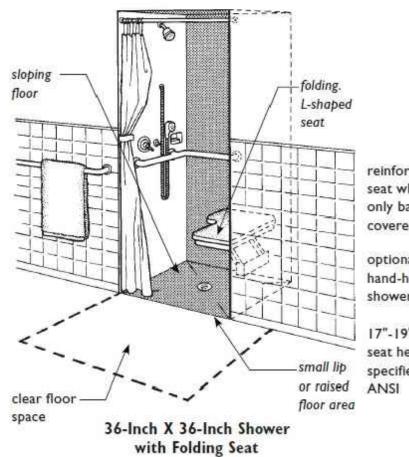
SHEET NO .:





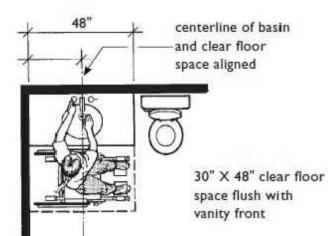
Knee Space at Lavatories that Meets the

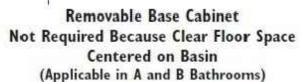
Requirements for B Bathrooms

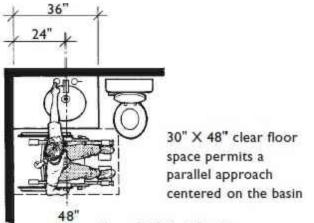


reinforcing for optional seat when shower is only bathing fixture in covered dwelling unit

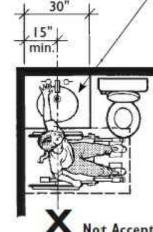
optional hand-held shower 17"-19", typical seat height as specified in

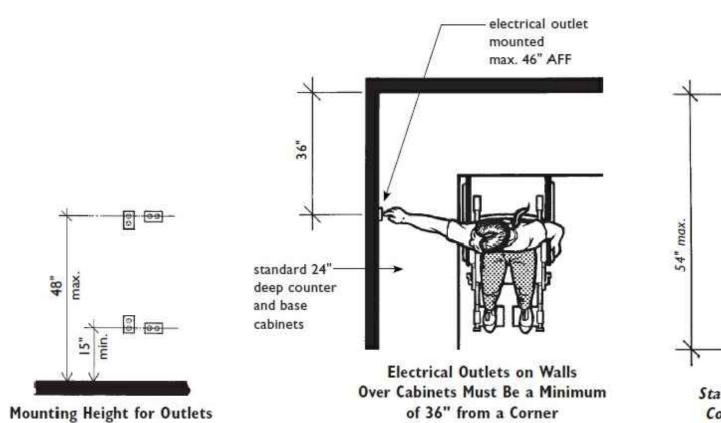


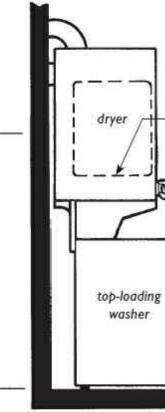




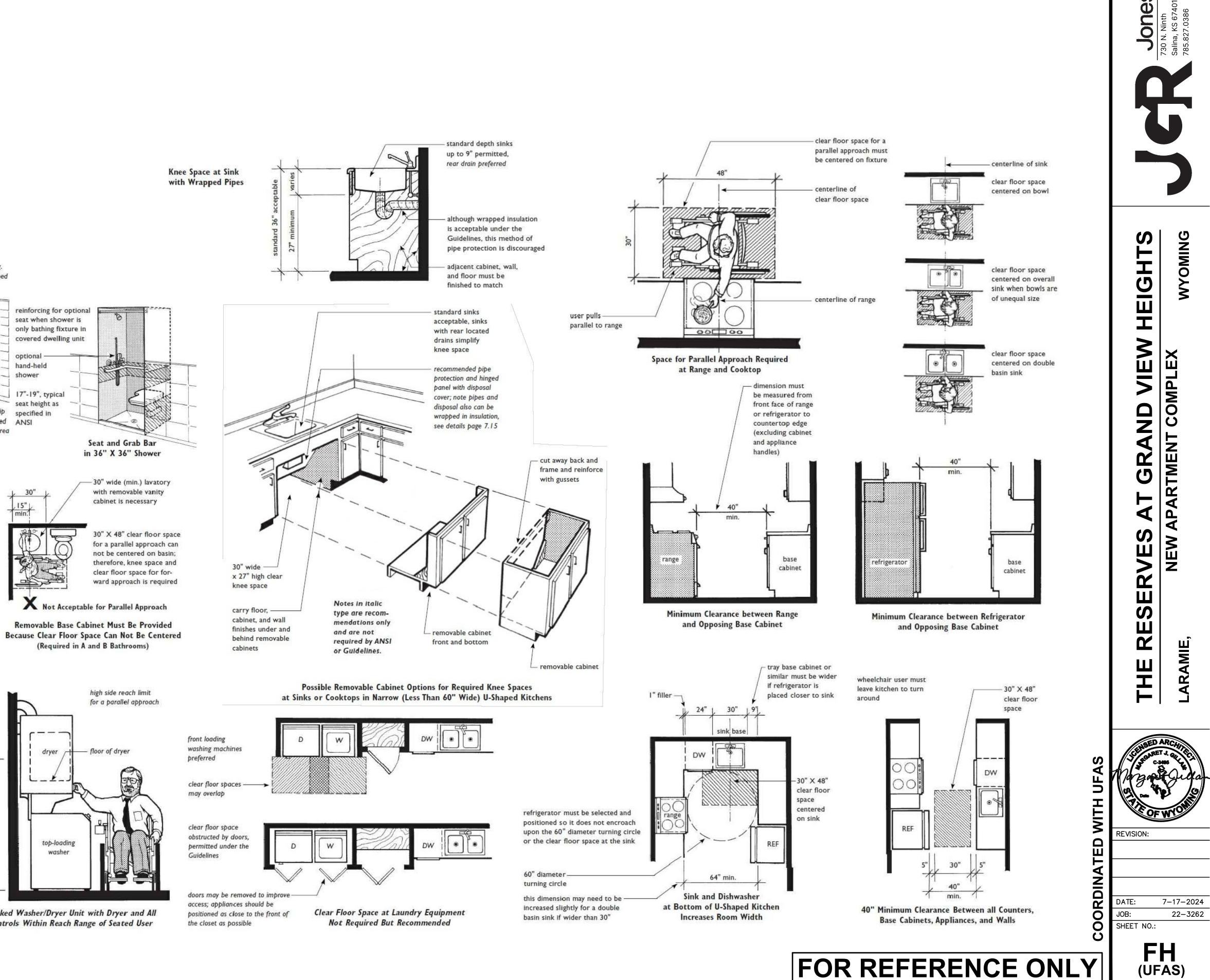
Use of Offset Basin to Reduce Lavatory Length (Applicable in A and B Bathrooms)







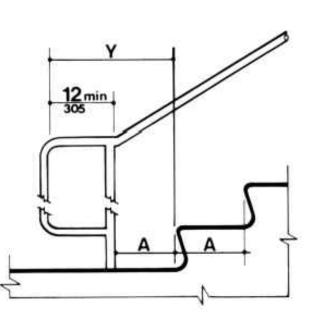
Controls Within Reach Range of Seated User

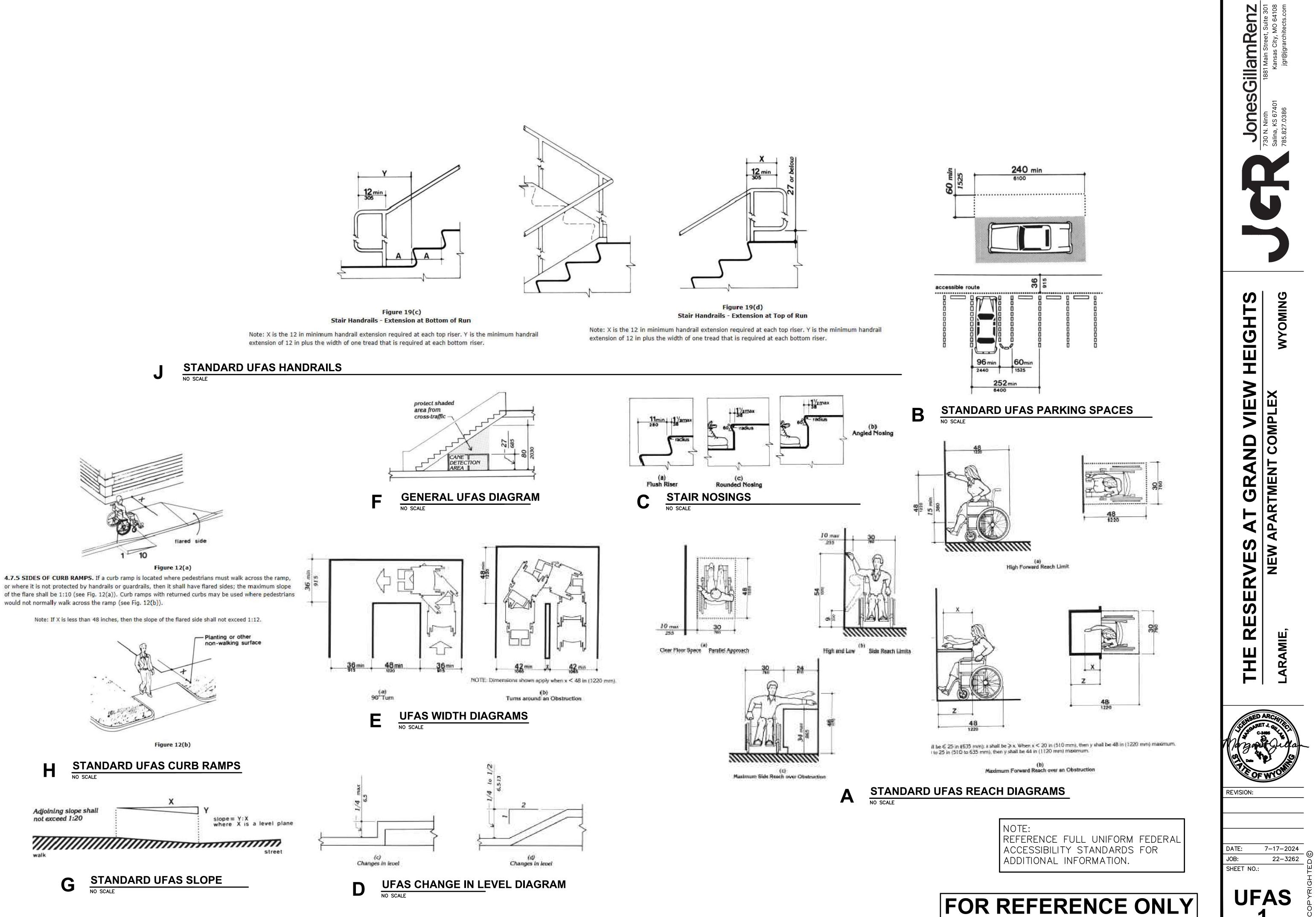


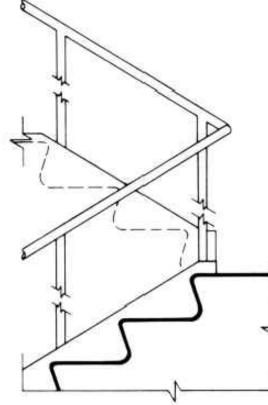
Stacked Washer/Dryer Unit with Dryer and All

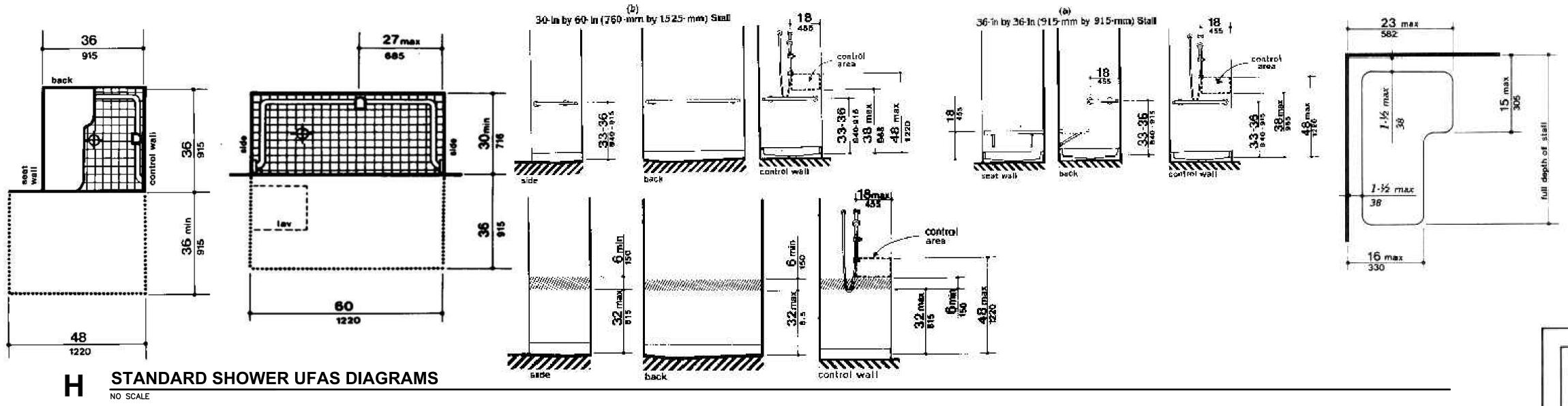
N (1)

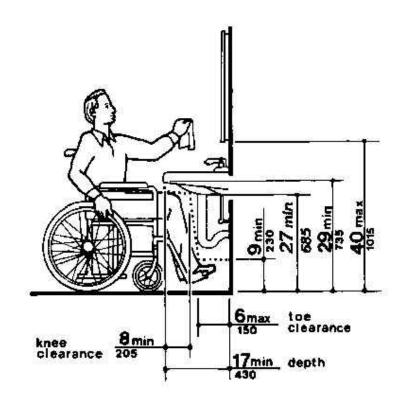
sGillamR





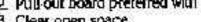


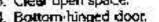


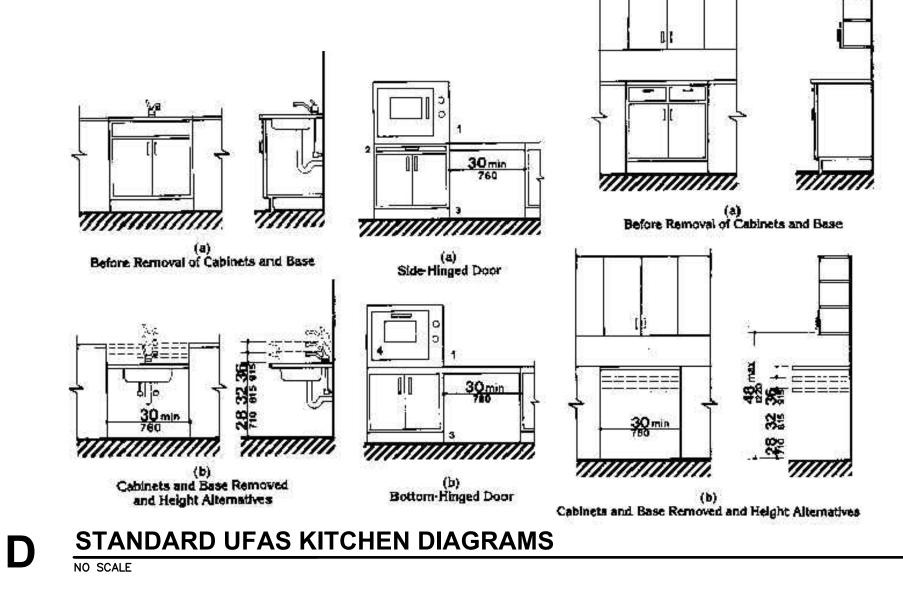


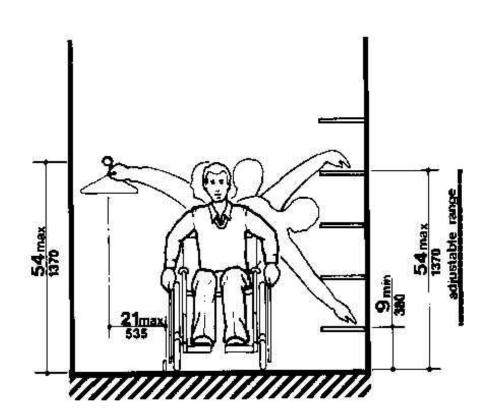


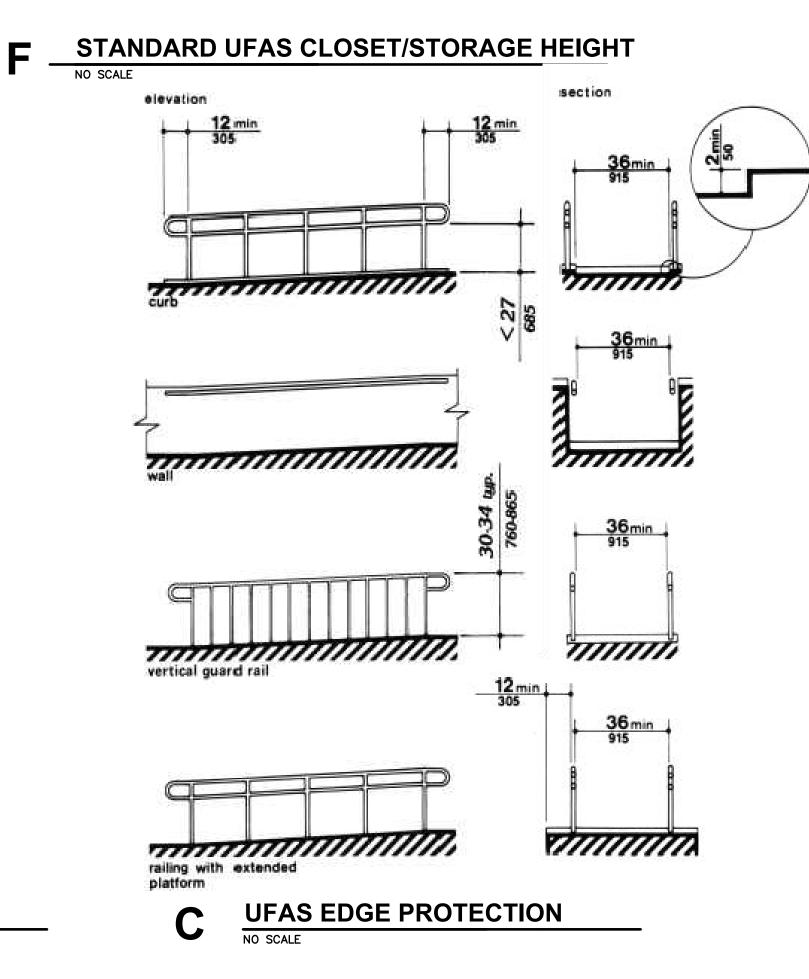
SYMBOL KEY:
 Countertop or wall-mounted oven.
 Pull-out board preferred with side-opening door.
 Clear open space.
 Bottom hinged door.

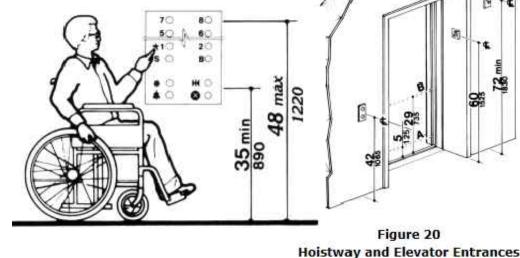






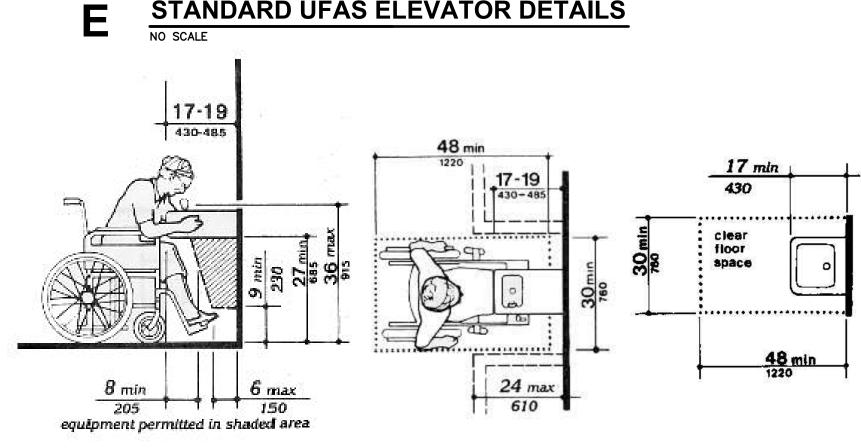


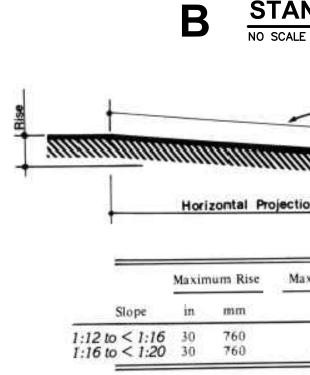




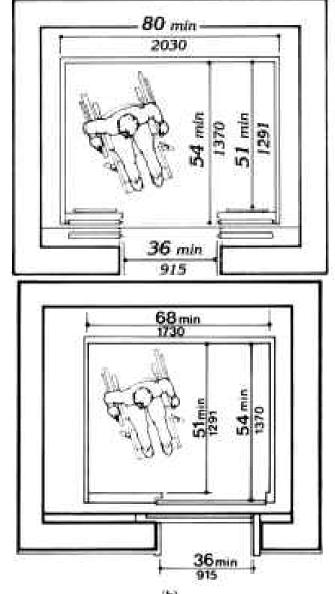
Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

Figure 20









STANDARD UFAS ELEVATOR DETAILS

STANDARD UFAS DRINKING FOUNTAIN CLEARANCE

Surface of R	amp
ion or Run	Ĩ.

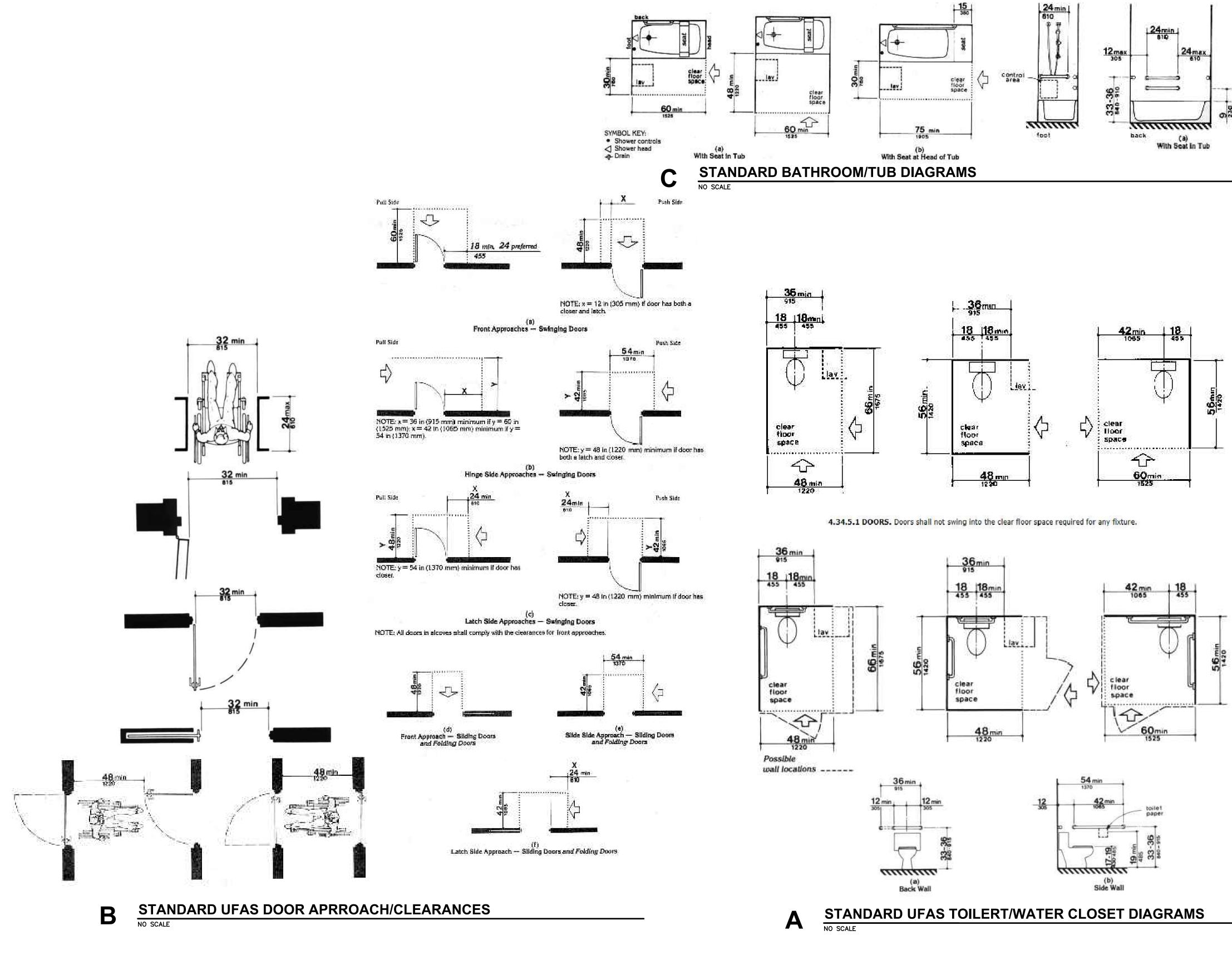
ximum He	orizontal Projection
ft	m
30	9
40	12

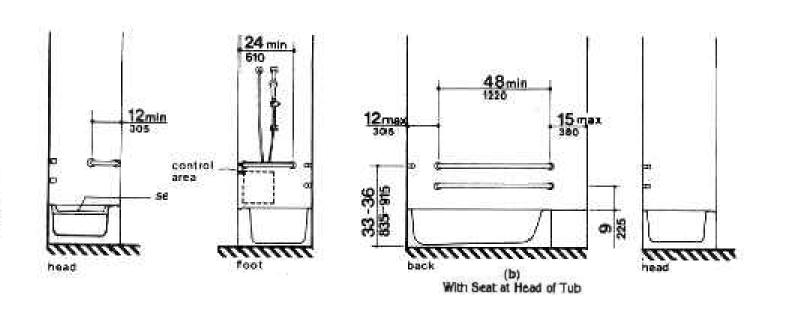
NOTE: REFERENCE FULL UNIFORM FEDERAL ACCESSIBILITY STANDARDS FOR ADDITIONAL INFORMATION.

SLOPE AND RISE

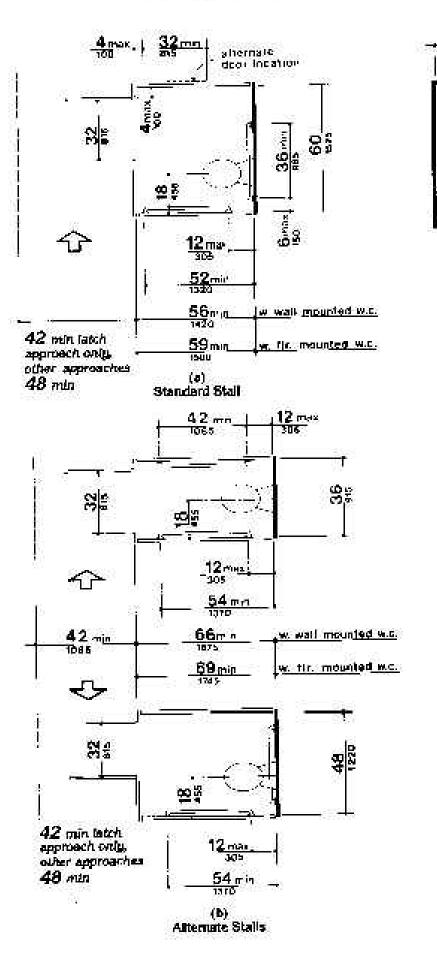
FOR REFERENCE ONLY

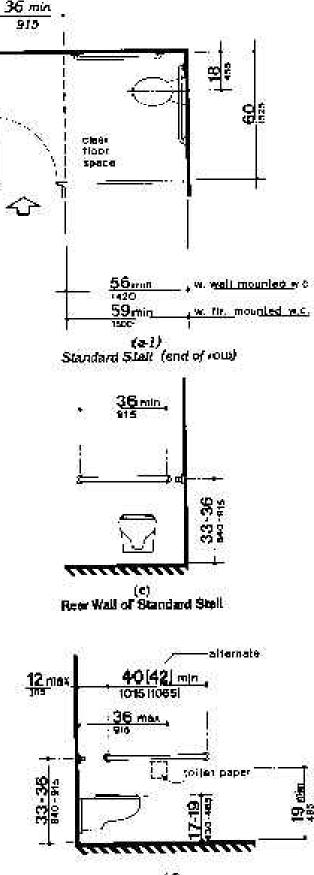
DATE: JOB: SHEET NO.: UF	REVISION:	THE RESERVES AT GRAND VIEW HEIGHTS		JonesG	JonesGillamRenz
7-17-2024 22-3262	ARCHITCS T.J. QUILLES BE CLUCA WYOMM	LARAMIE, NEW APARTMENT COMPLEX WYOMING	Y J	730 N. Ninth Salina, KS 67401 785.827.0386	1881 Main Street, Suite 301 Kansas City, MO 64108 jgr@jgrarchitects.com
COPYRIGHTED©			_		





EXCEPTION: In instances of alteration work where provision of a standard stall (Fig. 30(a)) is structurally impracticable or where plumbing code requirements prevent combining existing stalls to provide space, an alternate stall (Fig. 30(b)) may be provided in lieu of the standard stall.





(d) Side Walls



FOR REFERENCE ONLY

REFERENCE FULL UNIFORM FEDERAL

ACCESSIBILITY STANDARDS FOR ADDITIONAL INFORMATION.

NOTE:

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 $\pm 60^{\circ}$ 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 DIRECTION OF TRAVEL GREATER THAN 1:20.
- 0. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY O LARAMIE.
- . REF. SHEETS A2.1 & A2.2 FOR LOCATION OF ACCESSIBLE (UNITS 2A & 3A) & HEARING IMPAIRED UNIT (UNIT 2B). 2. 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. 3. ALL SITE PAVER SYSTEMS (COURTYARD & PARKING LOTS) SHALL ENSURE THERE ARE NO ELEVATION CHANGES GREATER THAN 1/4" OR 1/2" IF BEVELED WITH A 1:2 INCH SLOPE, WHERE ADA ACCESS OR ACCESSIBLE ROUTES
- ARE REQUIRED. 4. 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

	MONUMENT SIGN REF. SHEET A1.3
В	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
©	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)
Н	PAINTED STRIPPING @ ACCESSIBLE ROUTE
U	BIKE RACK – (2 TOTAL) WITH 6'-0"x8'-0" CONCRETE PAD. PLACE RACK PERPENDICULAR TO SIDEWALK, CENTER ON CONC. PAD. REF. SHEET A1.3
К	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
1	5' TALL WOOD 'BUFFER' FENCE ALONG NORTH & EAST SIDES OF TRANSFORMER. REF. SHEET A1.2 FOR DETAILS. CONFIRM CLEARANCE REQUIREMENTS WITH ELECT. COMPANY.

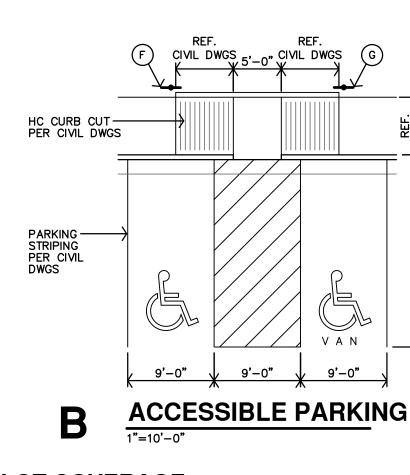
PARKING SUMMARY

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 $17-42 = 26 \times 1 = 26$ 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 REQUIRES <u>5 SPACES</u> 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% = <u>3 SPACES REQUIRED (10 PROVIDED)</u>



LOT COVERAGE

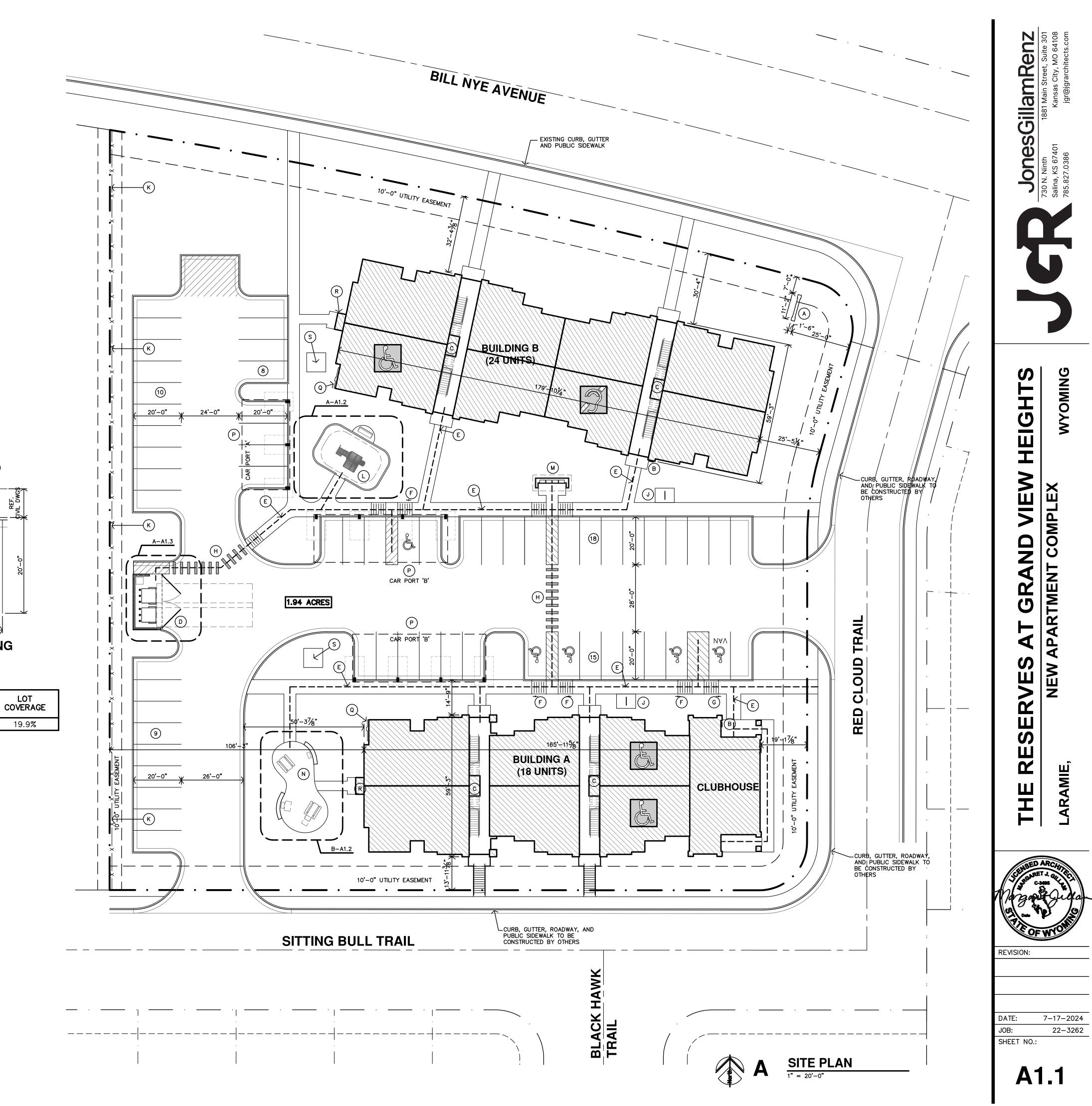
SITE ACRES	SITE	BUILDING FOOTPRINT
1.94 ACRES	84,506 SF	16,857 SF

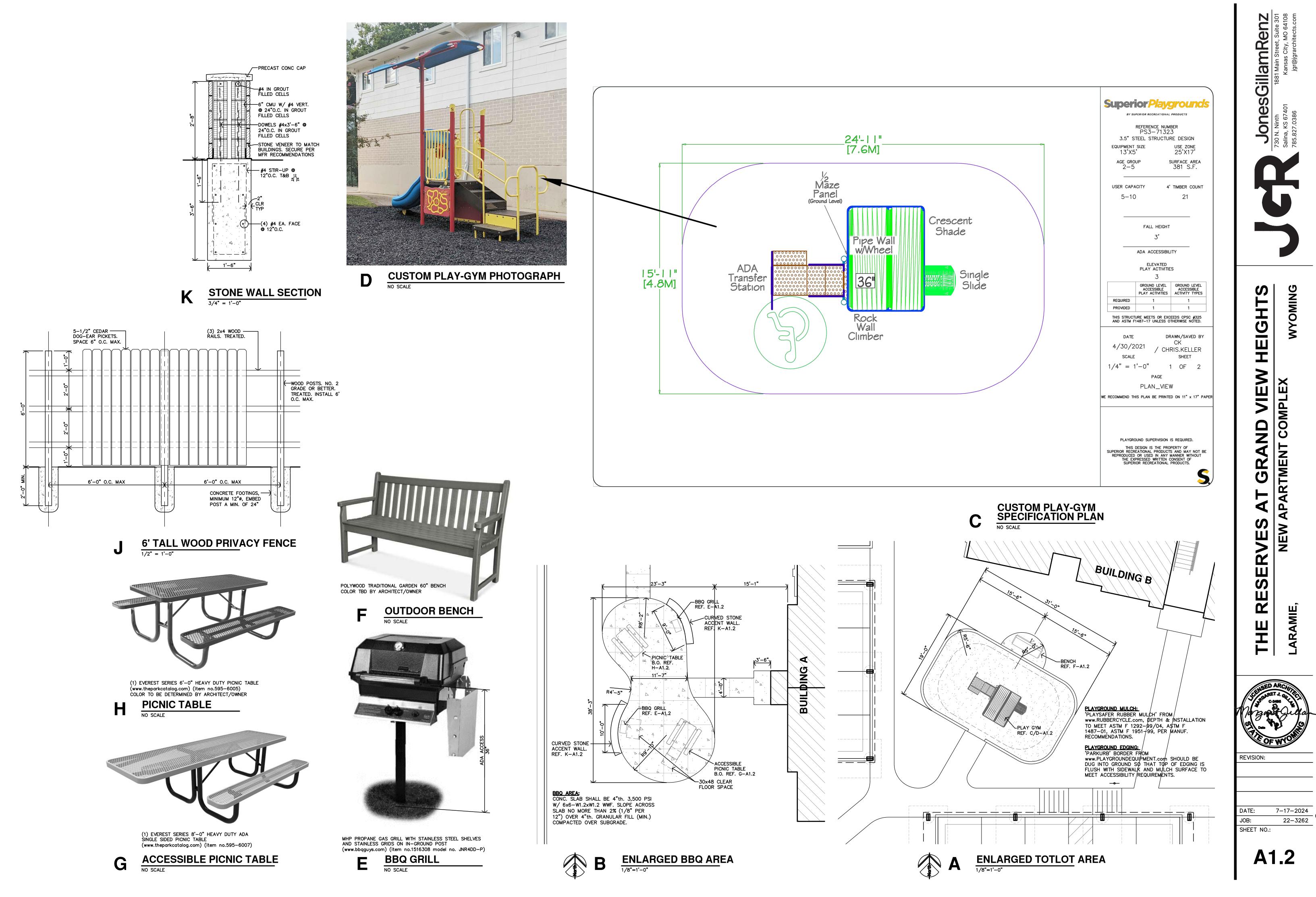
ACCESSIBLE UNIT LEGEND

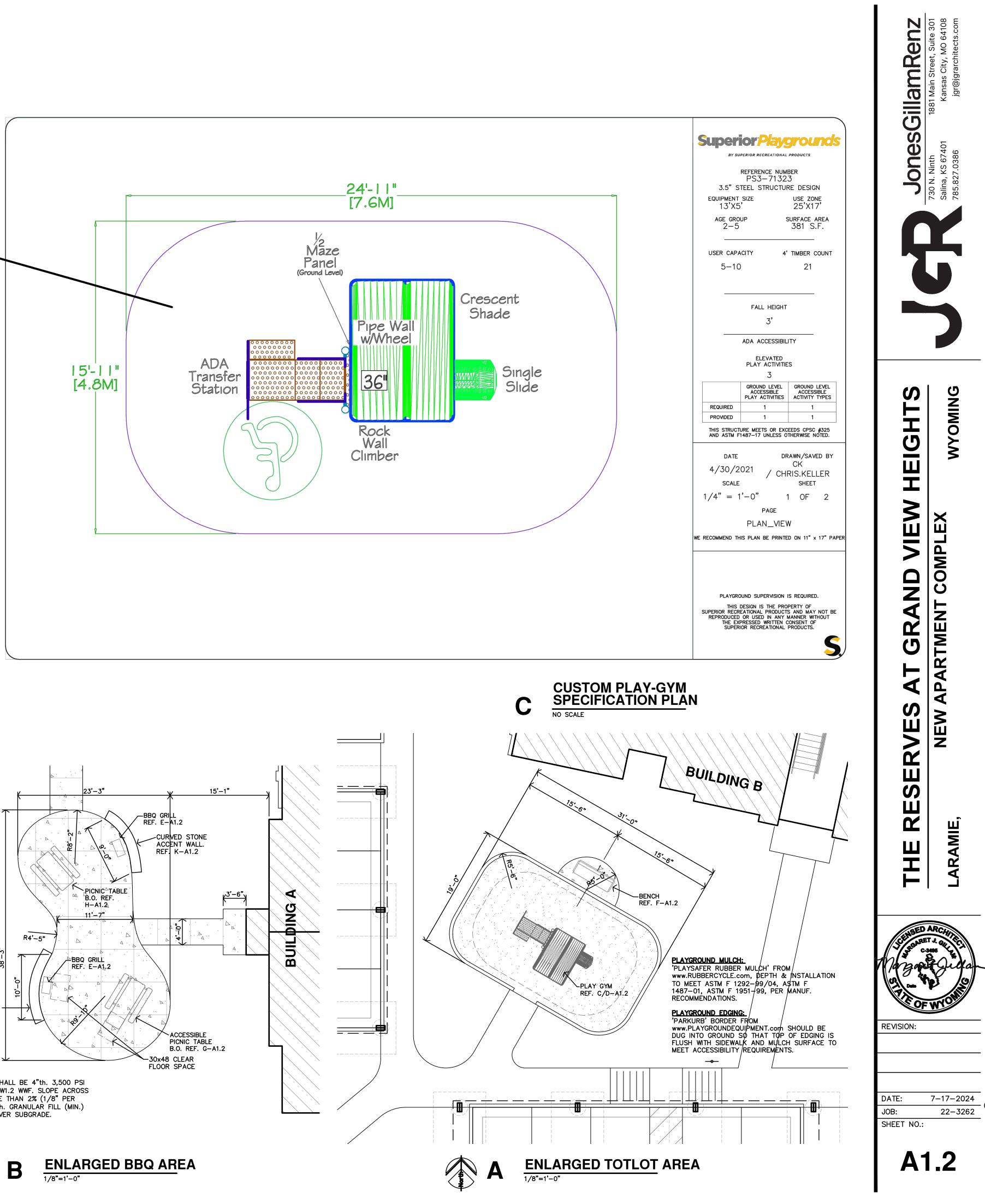
3 FIRST FLOOR UNITS SHALL BE FULLY ACCESSIBLE (5%) (2) 2-bedroom(1) 3-bedroom ACCESSIBLE

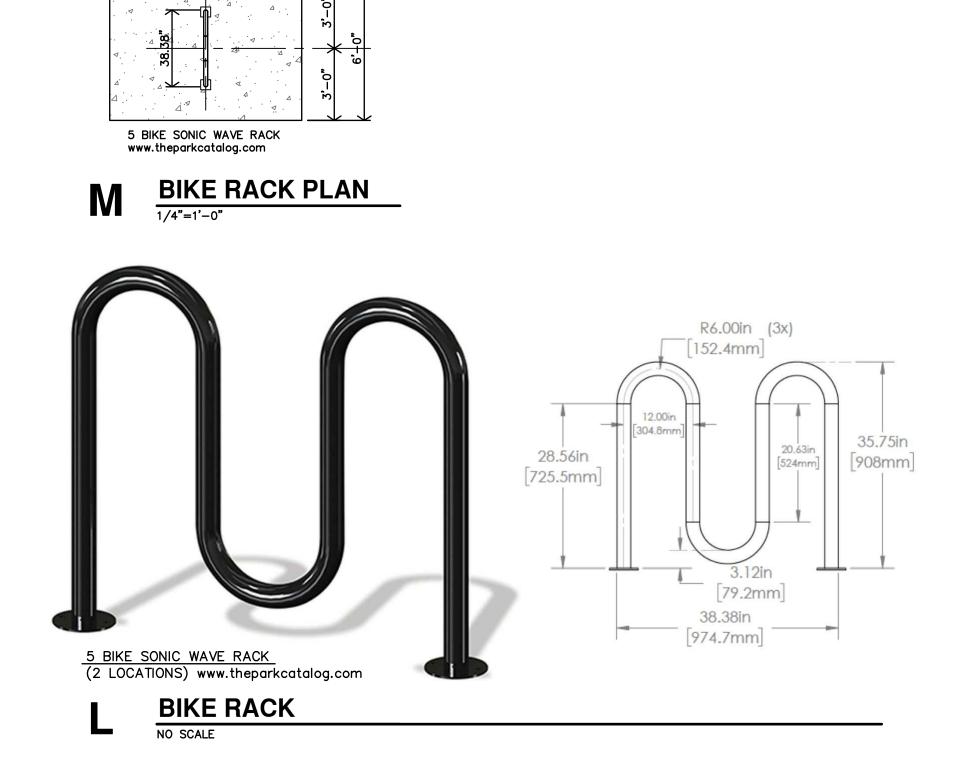


1 FIRST FLOOR UNIT SHALL BE HEARING IMPAIRED & VISION IMPAIRED ACCESSIBLE UNIT (2%) (1) 2-bedroom





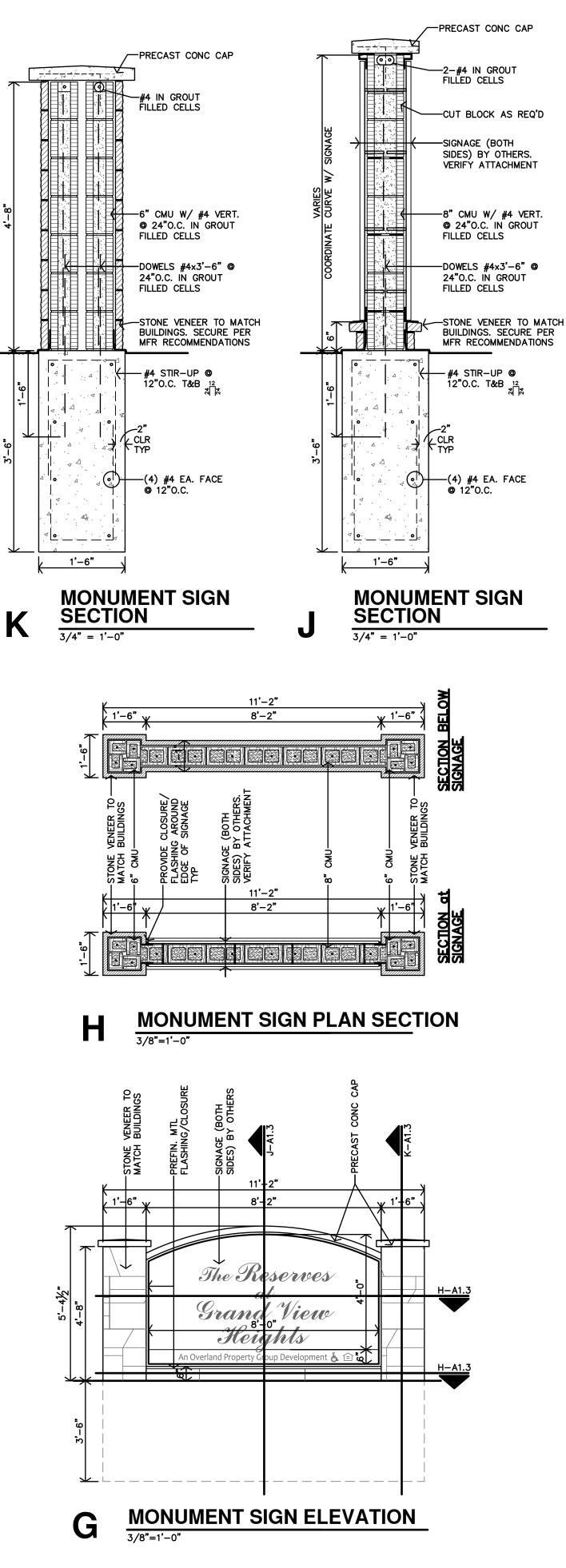


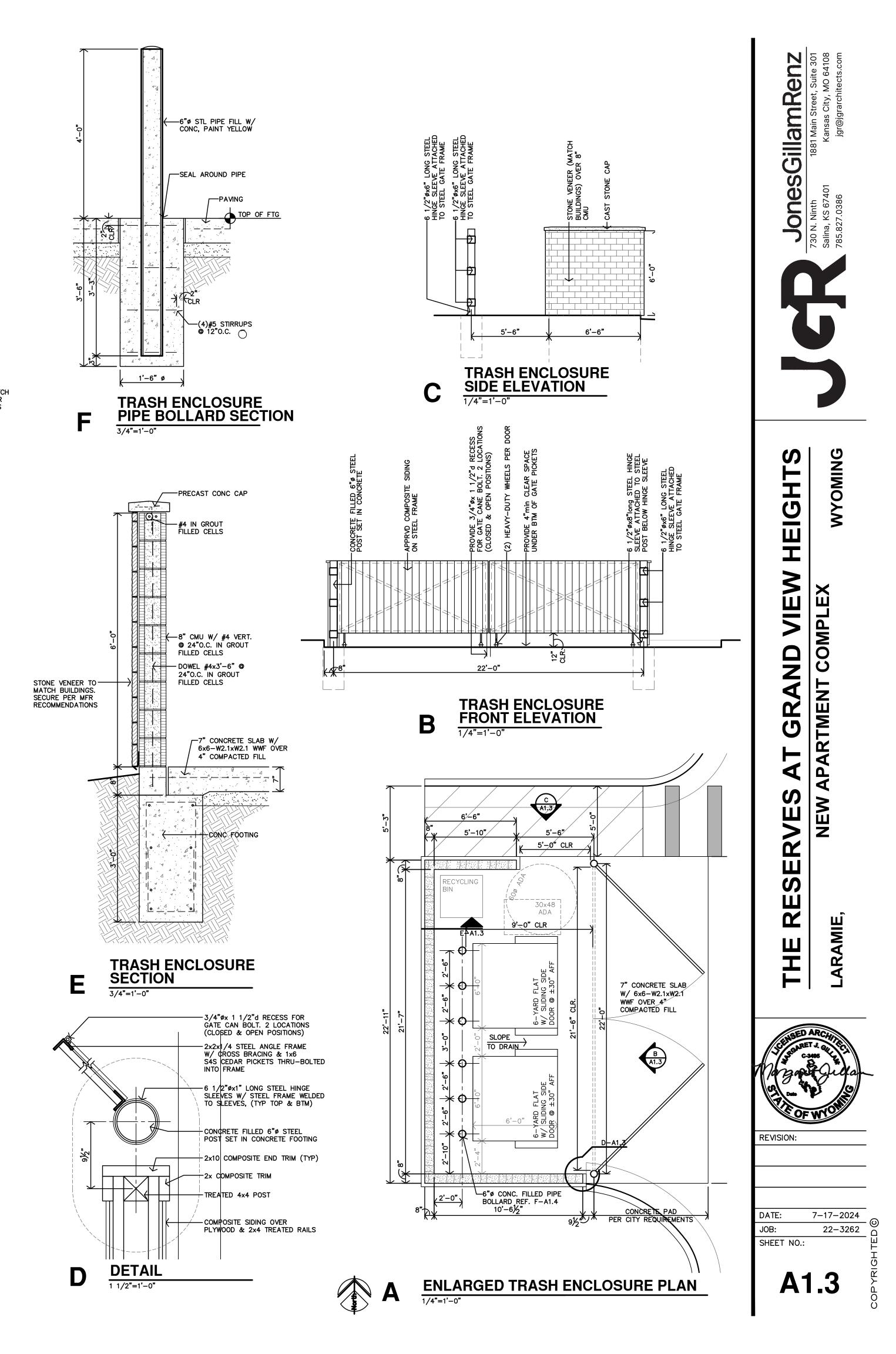


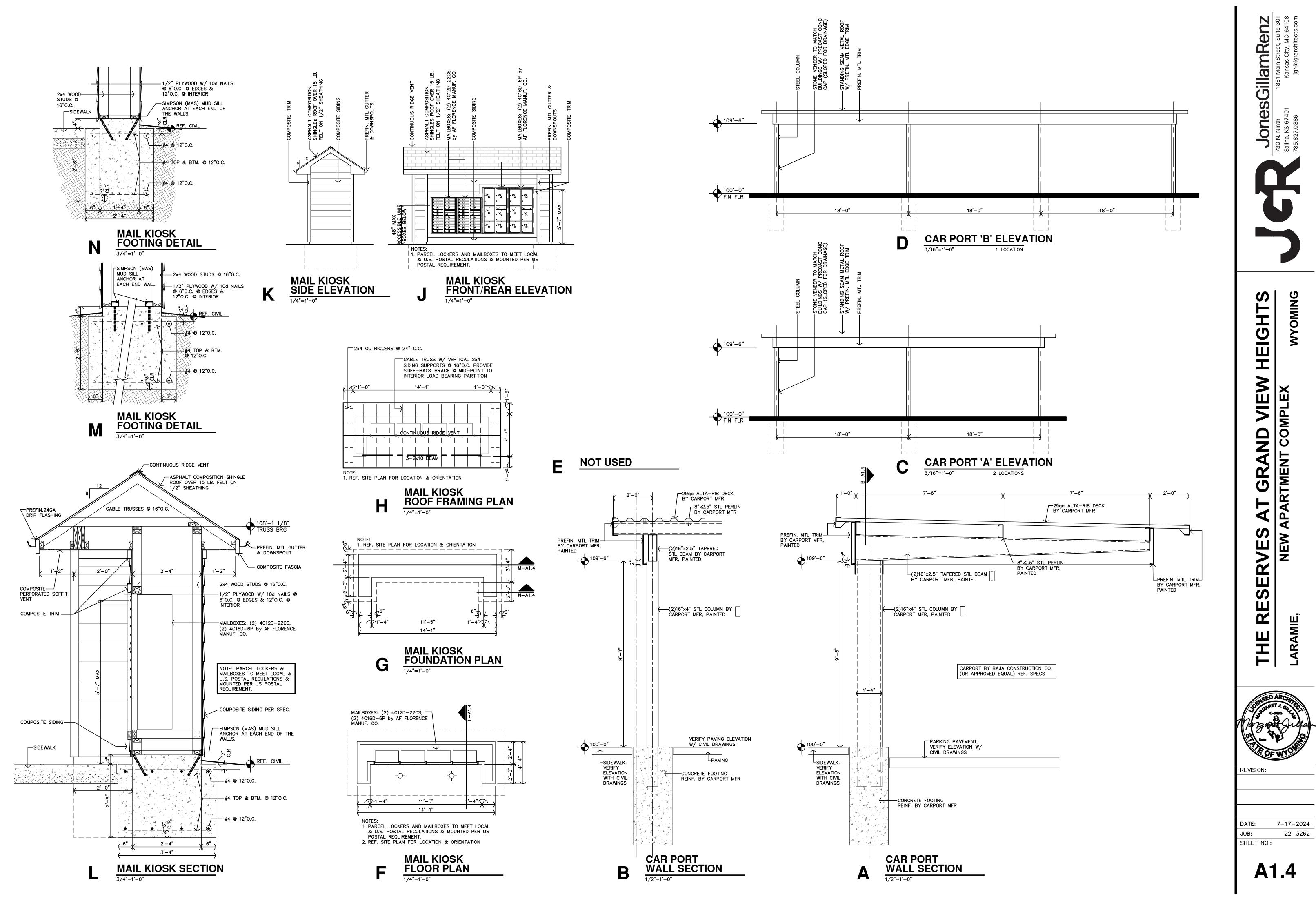
8'-0"

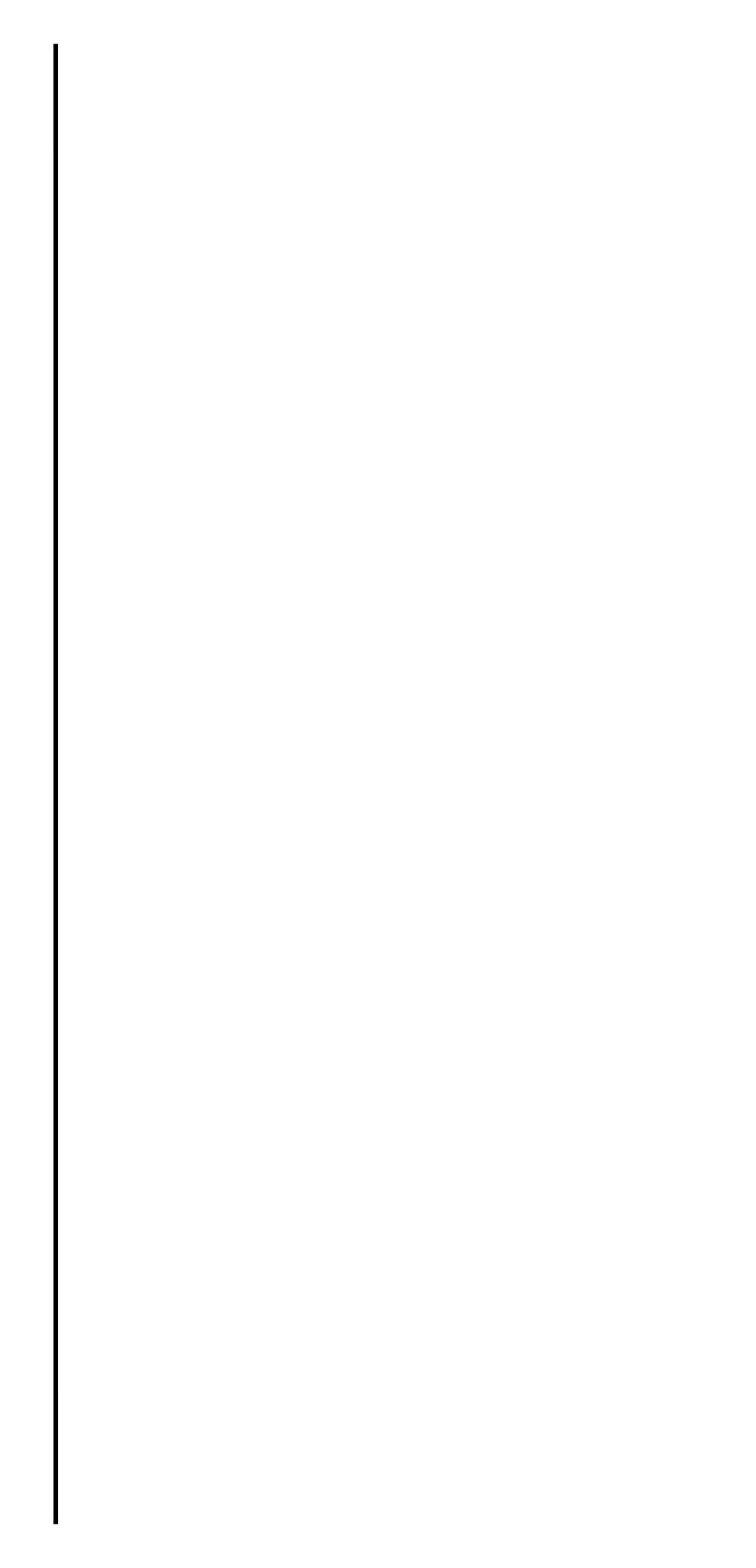
4'-0"

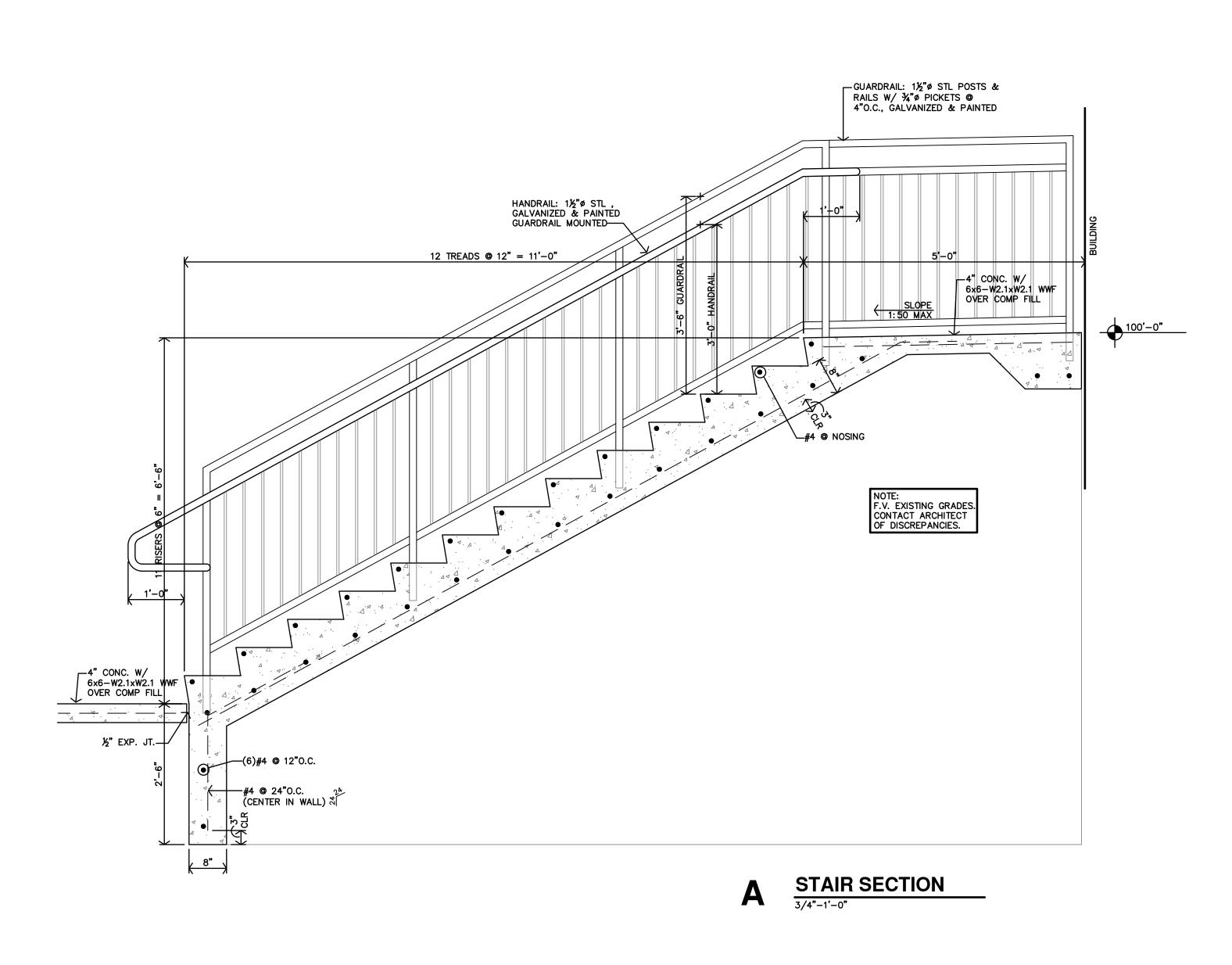
4'-0"













LANDSCAPING REQUIREMENTS

PER LARAMIE MUNICIPAL CODE SECTION 15.14.050
REQUIRED LANDSCAPE AREA REQUIREMENT: 15% OF THE PARCEL AREA MINUS BUILDING USE FOOTPRINTS (PARCEL AREA = 84,506 sf) - (BUILDING FOOTPRINTS = 18,118 sf) = 66,388 sf <u>9,958 sf REQUIRED</u> (15% x 66,388 sf) (50% OF WHICH NEEDS TO BE LOCATED AT A PUBLICWAY) <u>36,186 sf PROVIDED</u>
PERIMETER LANDSCAPING REQUIREMENTS: LEVEL 1 (PER TABLE 15.14.050–2) PLANTING AREA WIDTH IS REQUIRED TO BE 3' WIDE TOTAL LANDSCAPE UNITS = 0.2 PER LINEAR FOOT OF STREET FRONTAGE MINUS ACC DRIVES AT PEDESTRIAN CONNECTIONS <u>170 UNITS REQUIRED</u> (848 LINEAR FEET OF STREET FRONTAGE x 0.2) 20% (34) MUST BE SHRUBS <u>234 UNITS PROVIDED (SEE CHART BELOW)</u>
PARKING LOT PERIMETER LANDSCAPING IS REQUIRED AND PROVIDED. REFERENCE PLAN FOR LOCATIONS
PARKING AREA TREES REQUIREMENT: 1 TREE PER 10 STALLS 6 TREES REQUIRED (60/10) 6 TREES PROVIDED (REFERENCE PLAN FOR LOCATIONS)
INTERNAL PARKING LANDSCAPE ISLANDS REQUIREMENT: 20 sf LANDSCAPED AREA PER EVERY ADDITIONAL STALL OVER 9 STALLS. 1,020 sf REQUIRED (51 STALLS x 20 sf) 2,391 sf PROVIDED (REFERENCE PLAN FOR LOCATIONS)

LANDSCAPE UNITS AWARDED

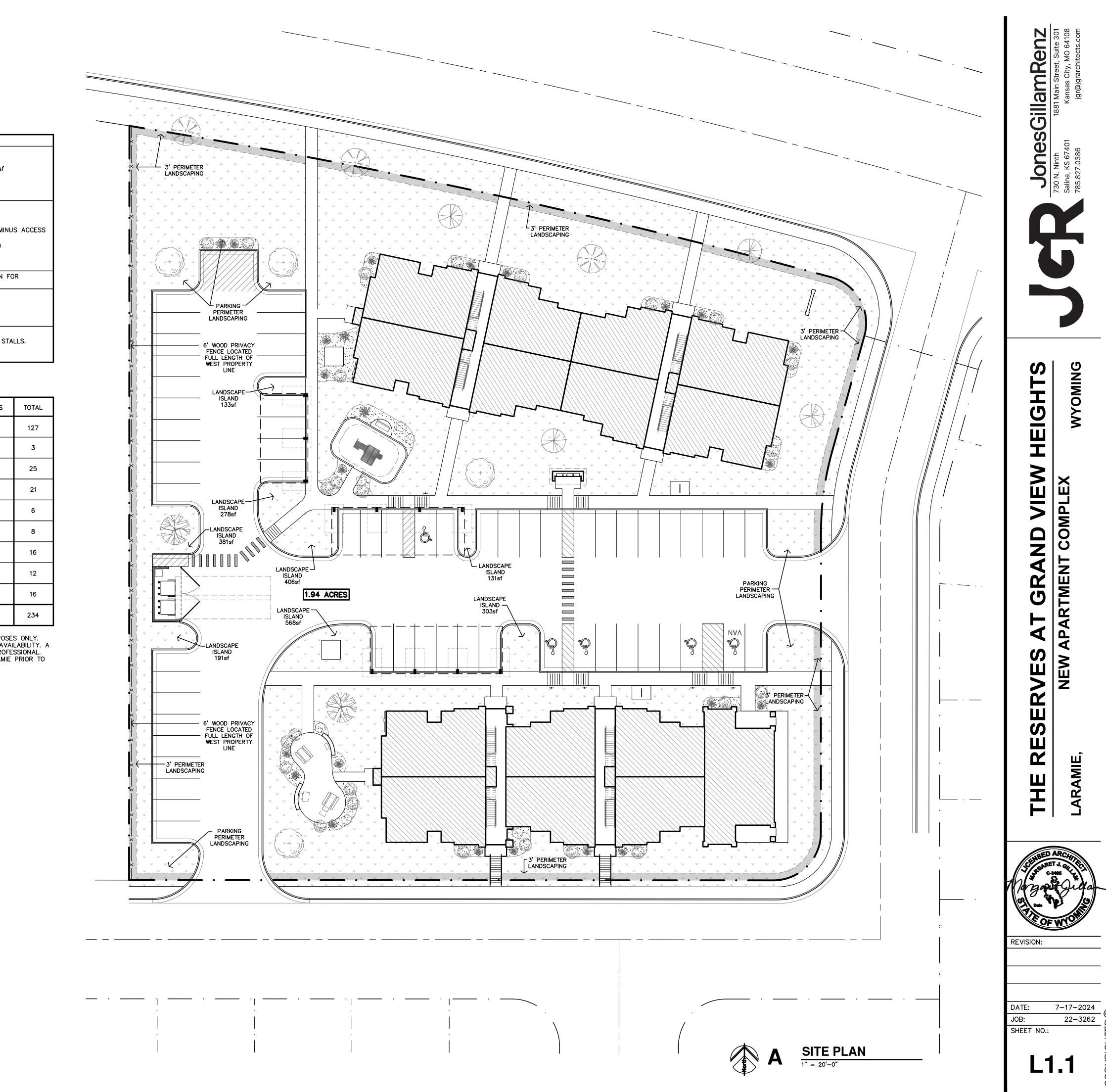
MATERIAL	SYMBOL	QUANTITY	UNITS
OPAQUE SCREENING FENCE (6' TALL)	— x ——	318'	0.4
TALL WESTERN SAGE (SHRUB, DECIDUOUS)	×	3	1
CREEPING JUNIPER (SHRUB, EVERGREEN)		25	1
TALL RABBITBRUSH (SHRUB, DECIDUOUS)		21	1
ALPINE CURRANT (SHRUB, DECIDUOUS)	+	6	1
WESTERN RIVER BIRCH (TREE, DECIDUOUS)		2	4
BIGTOOTH MAPLE (TREE, DECIDUOUS)	+	4	4
SKYLINE HONEYLOCUST (TREE, DECIDUOUS)		3	4
RADIANT CRABAPPLE (TREE, DECIDUOUS)		4	4

TOTAL UNITS

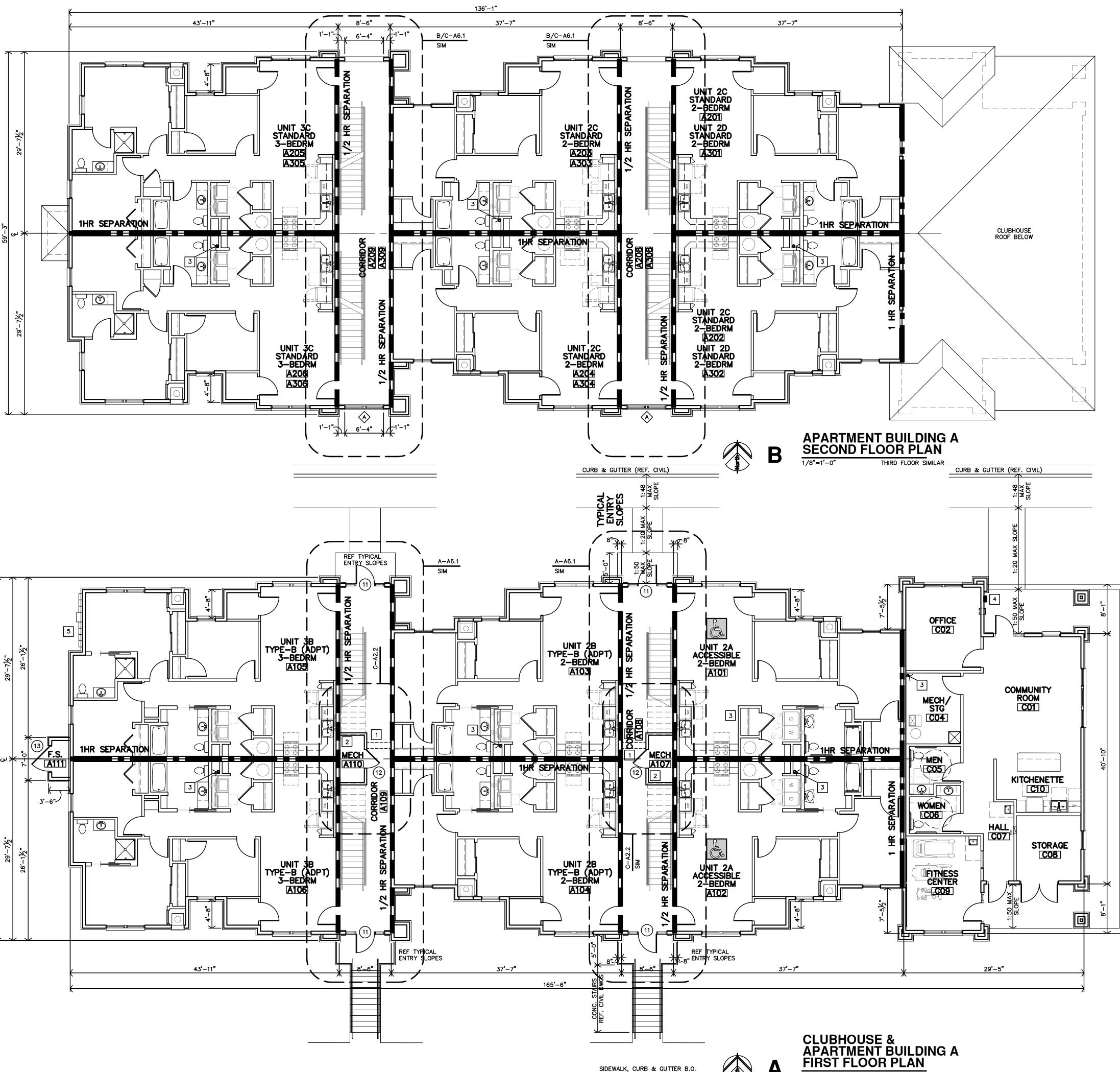
*NOTE – THIS PLAN IS FOR LOCATION, SIZING, CALCULATIONS AND PERMITTING PURPOSES ONLY. FINAL PLANTING SPECIES, TYPE, AND LOCATION MAY VARY BASED ON SEASON AND AVAILABILITY. A FINAL PLANTING PLAN SHALL BE SUBMITTED, FOR APPROVAL, BY A LANDSCAPING PROFESSIONAL. DEVIATIONS FROM THE PLAN ARE REQUIRED TO BE APPROVED BY THE CITY OF LARAMIE PRIOR TO INSTALLATION.

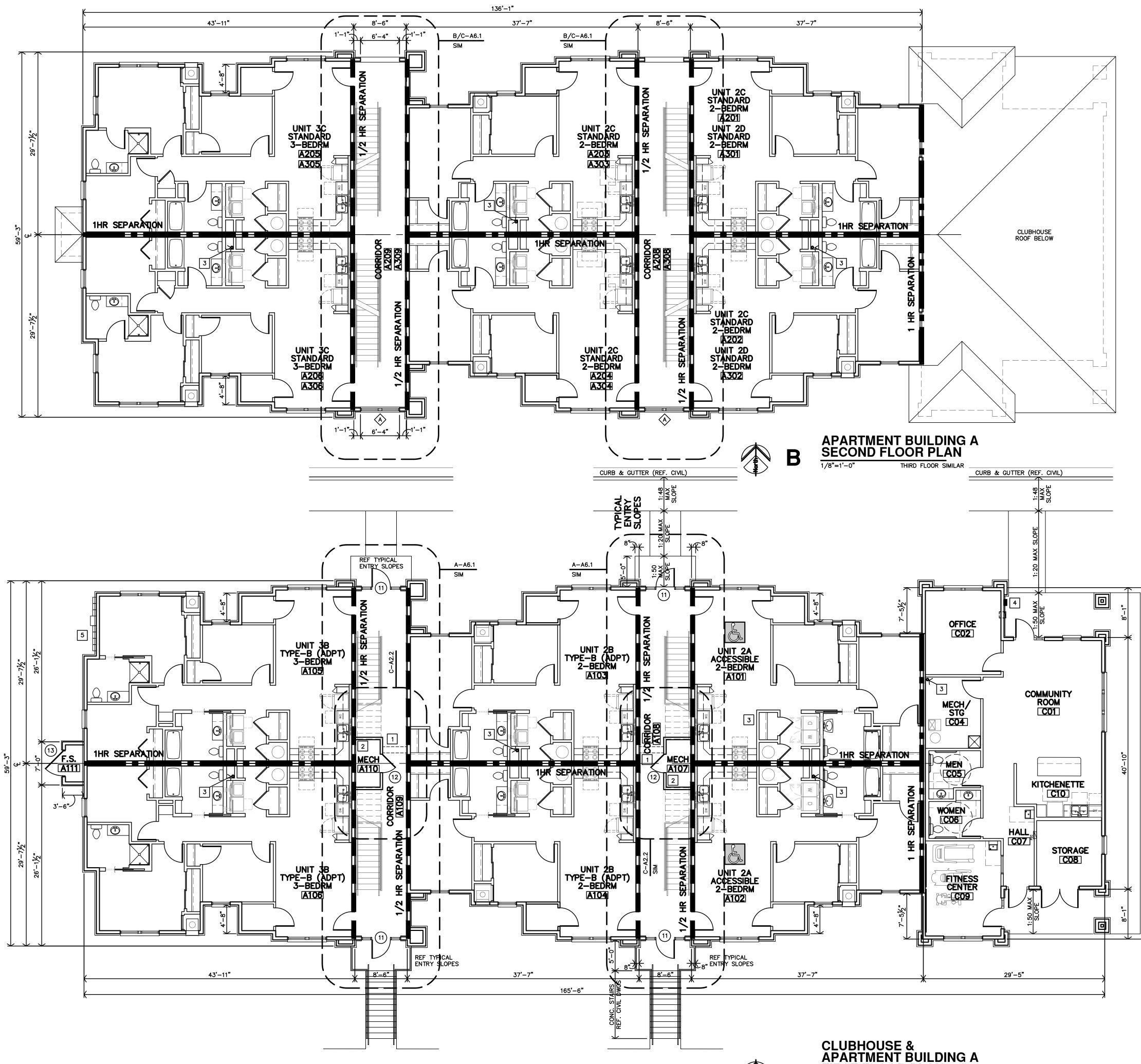
GROUND COVER LEGEND

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	4	V	\checkmark		\forall		\forall		\forall		\forall		\forall	
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		•												
MULCH/ROCK BEDS			•	•			÷.	. •	•••••	· · ·				



GENE											
	ERAL NOTES										
	SHEET A1.1 FOR LOCATION & ORIENTATION OF										
2. REF.	DINGS. SHEET A2.10 FOR BREEZEWAY AND ADJACENT ROOMS H & DOOR SCHEDULES.										
	$S_{\rm c} = FACE OF STUD.$										
	STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.										
	CAL GROUND FLOOR FINISH FLOOR ELEVATION IS										
REFE	RENCED AS 100'-0". CONTRACTOR SHALL VERIFY										
BUIL	DING ELEVATION WITH SITE CIVIL DRAWINGS.										
6. CON	TRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR										
BOLT	S AND ANY REQUIRED SHEAR WALL BLOCKING AS										
	JIRED BY STRUCTURAL DRAWINGS.										
	TRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL										
	0'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE										
	XING AT PARTY WALL AT ALL BACK TO BACK TRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE										
	KING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.2,										
	3 & 718.4.										
	EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN										
	DRDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1.										
	TED PER CFP SHEET.										
9. ALL	PENETRATIONS THRU RATED WALLS AND/OR FLOOR										
	MBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. GNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION										
	MBLIES.										
	SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216										
& 70	3 FOR SIZE, LOCATION AND FABRICATION.										
KEY NOTES											
KEY	NOTES										
	E LINE IN INSULATED BULKHEAD ADD'L WATER LINES										
0 10	BE UNDERGROUND REF. MECH DWGS & SHEET A6.1.										
	ORDINATE LOCATION OF BULKHEAD										
2 ME											
	CH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN &										
L ME	CH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & CH DWGS. FULLY INSULATE WALLS & CEILING.										
	CH DWGS. FULLY INSULATE WALLS & CEILING.										
3 RA ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS										
3 RA ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 &										
3 RA ME 4 KN	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION										
3 RA ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS										
3 RA ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION										
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3 RA ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS										
3 RA ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS										
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3 RA ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107 SYMBOL INDICATES A HEARING & VISION IMPAIRED										
3 RA ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107										
3 RA 3 ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107 SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT										
3 RA 3 ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107 SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT										
3 RA ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107 SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT B103 ALL OTHER UNITS: • ADAPTABLE (TYPE-B) UNITS ON FIRST FLOOR										
3 RA ME 4 KN 5 ME	CH DWGS. FULLY INSULATE WALLS & CEILING. DON PIPE THROUGH ROOF REF. N-A4.5 & CH DWGS OX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107 SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT B103 ALL OTHER UNITS:										





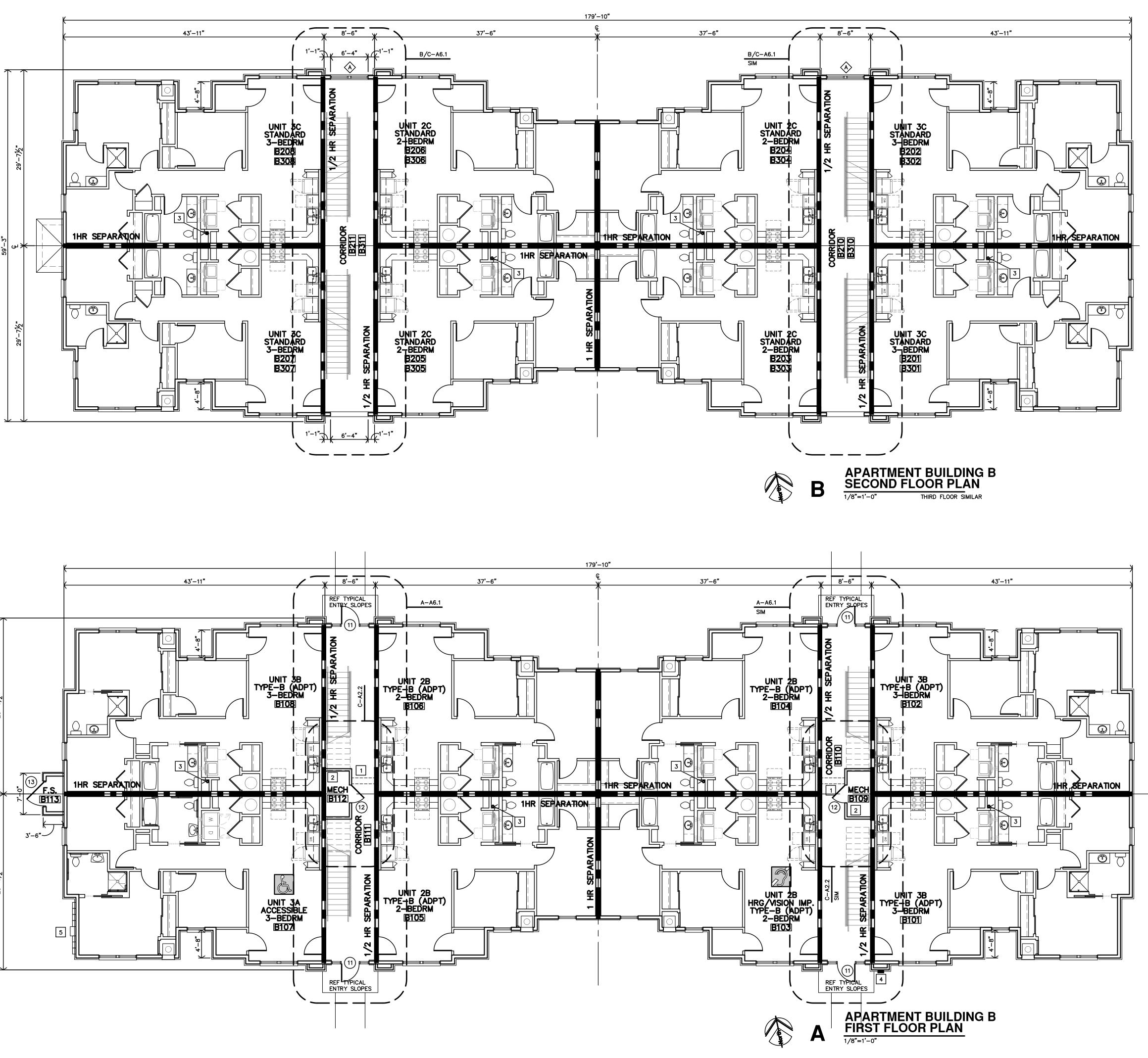


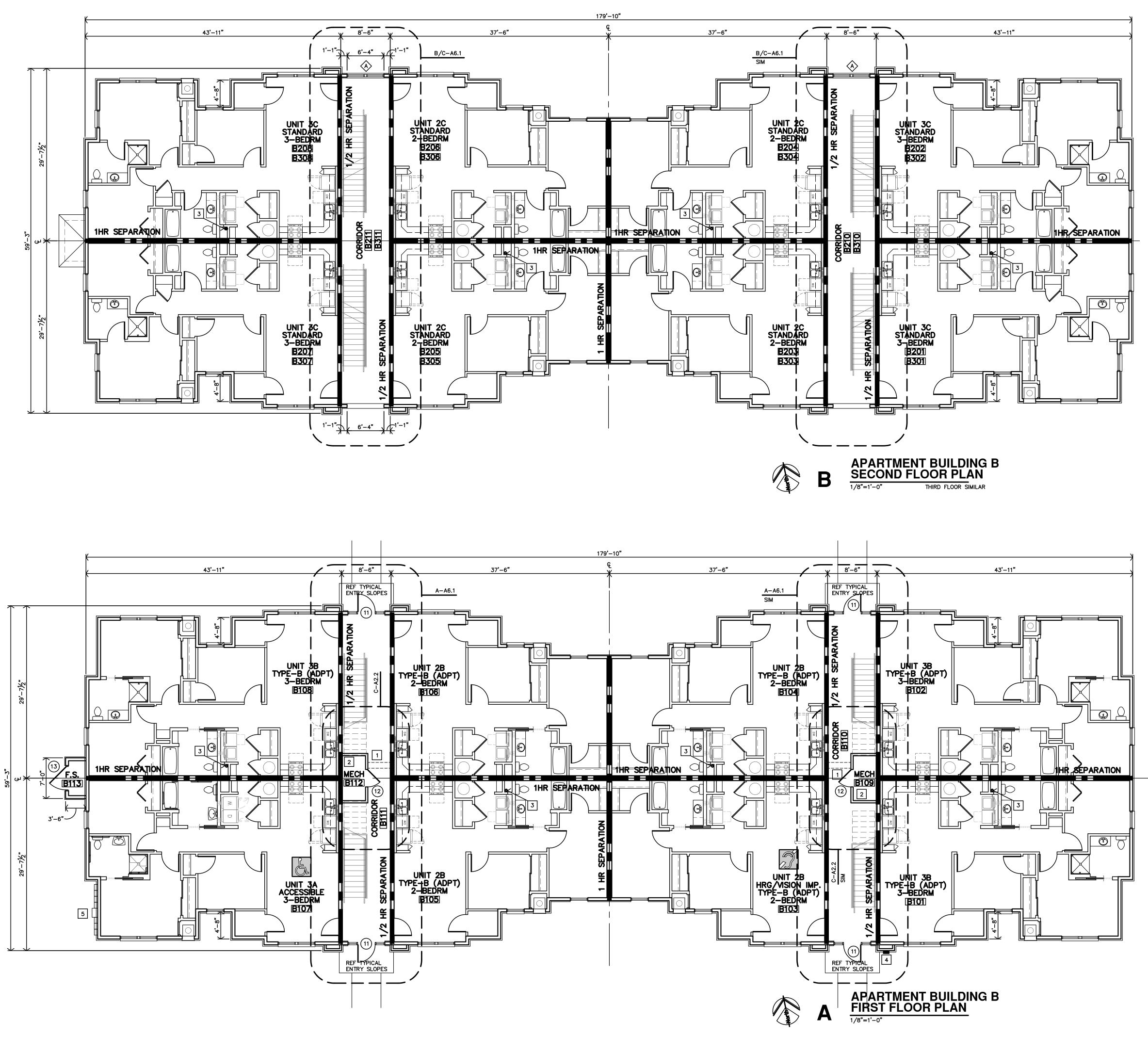
Α

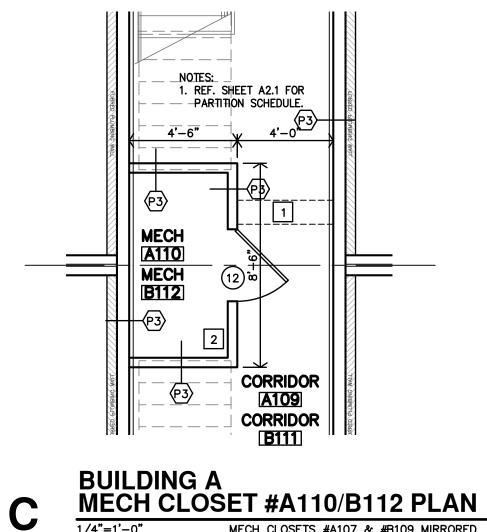
1/8"=1'-0"



GEN	ERAL NOTES
	SHEET A1.1 FOR LOCATION & ORIENTATION OF
2. REF	DINGS. SHEET A2.10 FOR BREEZEWAY AND ADJACENT ROOMS SH & DOOR SCHEDULES.
	S. = FACE OF STUD. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
	ICAL GROUND FLOOR FINISH FLOOR ELEVATION IS
REF	ERENCED AS 100'-0". CONTRACTOR SHALL VERIFY
	DING ELEVATION WITH SITE CIVIL DRAWINGS. TRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR
BOL	TS AND ANY REQUIRED SHEAR WALL BLOCKING AS
	UIRED BY STRUCTURAL DRAWINGS.
	TRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE
BLO	CKING AT PARTY WALL AT ALL BACK TO BACK
	CTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE CKING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.2,
718.	3 & 718.4.
	EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1.
LOC	ATED PER CFP SHEET.
	PENETRATIONS THRU RATED WALLS AND/OR FLOOR
	EMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. IGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION
ASS	EMBLIES.
	SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 03 FOR SIZE, LOCATION AND FABRICATION.
I KEY	NOTES
	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES
∣∟ то	
	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD
	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES BE UNDERGROUND REF. MECH DWGS & SHEET A6.1.
	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD ECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN &
	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD ECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & ECH DWGS. FULLY INSULATE WALLS & CEILING.
2 ME 3 RA	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD ECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & ECH DWGS. FULLY INSULATE WALLS & CEILING.
2 ME 3 RA	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD TCH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & TCH. DWGS. FULLY INSULATE WALLS & CEILING.
2 ME 3 R/ 4 KN	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD TCH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & TCH. DWGS. FULLY INSULATE WALLS & CEILING.
сс 2 МЕ 3 R/ 4 км 5 мЕ	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD ECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & ECH DWGS. FULLY INSULATE WALLS & CEILING. ADON PIPE THROUGH ROOF REF. N-A4.5 & ECH DWGS
сс 2 МЕ 3 R/ 4 км 5 мЕ	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD ECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & ECH DWGS. FULLY INSULATE WALLS & CEILING. ADON PIPE THROUGH ROOF REF. N-A4.5 & ECH DWGS NOX BOX REF. SHEET A1.1 FOR LOCATION ETER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS
сс 2 МЕ 3 R/ 4 км 5 мЕ	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD ECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & ECH DWGS. FULLY INSULATE WALLS & CEILING. ADON PIPE THROUGH ROOF REF. N-A4.5 & ECH DWGS HOX BOX REF. SHEET A1.1 FOR LOCATION ETER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART
сс 2 МЕ 3 R/ 4 км 5 мЕ	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD ECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & ECH DWGS. FULLY INSULATE WALLS & CEILING. ADON PIPE THROUGH ROOF REF. N-A4.5 & ECH DWGS NOX BOX REF. SHEET A1.1 FOR LOCATION ETER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS
сс 2 МЕ 3 R/ 4 км 5 мЕ	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD ECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & ECH DWGS. FULLY INSULATE WALLS & CEILING. ADON PIPE THROUGH ROOF REF. N-A4.5 & ECH DWGS NOX BOX REF. SHEET A1.1 FOR LOCATION ETER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107 SYMBOL INDICATES A HEARING & VISION IMPAIRED
сс 2 МЕ 3 R/ 4 км 5 мЕ	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD ECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & ECH DWGS. FULLY INSULATE WALLS & CEILING. ADON PIPE THROUGH ROOF REF. N-A4.5 & ECH DWGS NOX BOX REF. SHEET A1.1 FOR LOCATION ETER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107
сс 2 МЕ 3 R/ 4 км 5 мЕ	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD TCH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & TCH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & TCH. DWGS. FULLY INSULATE WALLS & CEILING. ADON PIPE THROUGH ROOF REF. N-A4.5 & TCH DWGS NOX BOX REF. SHEET A1.1 FOR LOCATION TTER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107 SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT B103
сс 2 МЕ 3 R/ 4 км 5 мЕ	RE LINE IN INSULATED BULKHEAD ADD'L WATER LINES DE UNDERGROUND REF. MECH DWGS & SHEET A6.1. DORDINATE LOCATION OF BULKHEAD TCH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & TCH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & TCH. DWGS. FULLY INSULATE WALLS & CEILING. ADON PIPE THROUGH ROOF REF. N-A4.5 & TCH DWGS NOX BOX REF. SHEET A1.1 FOR LOCATION TER CENTER LOCATON REF. ELECT. DWGS RTMENT CHART SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107 SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT











APARTMENT GENERAL NOTES

- . REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS. 2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL
- VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
- 4. CONTRACTOR SHALL PROVIDE ADJUSTABLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
- 5. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- 6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., 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.
- 7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10, 2021 IBC, SECTION 906.1 AND SPECIFICATIONS. WALL MOUNTED EXTINGUISHERS PROVIDED IN CLOSET #108 PER FLOOR PLANS AND CFP.
- 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.
- B.O. HEADER 63 ABV. FIN. FER.
 KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
 SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
- 13. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE. 14. F.O.S. = FACE OF STUD
- 15. FE = FIRE EXTINGUISHER 16. <u>HEARING/VISION IMPAIRED UNIT</u> (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

STANDARD UNIT NOTES

19. <u>STANDARD UNITS</u> (ALL SECOND & THIRD FLOOR UNITS): • CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALLS FOR COUNTERTOP & SUPPORTS. • ALL CLOSETS TO HAVE PLASTIC WRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 69" AFF.

ADAPTABLE (TYPE-B) UNIT NOTES

20. 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
- 3-BEDROOM: CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #103 & PRIMARY BATH #118.
- ALL UNITS: • 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.
- ALL SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE MOUNTED A MAX. OF 48" A.F.F. (NOT LESS THAN 15" A.F.F.)

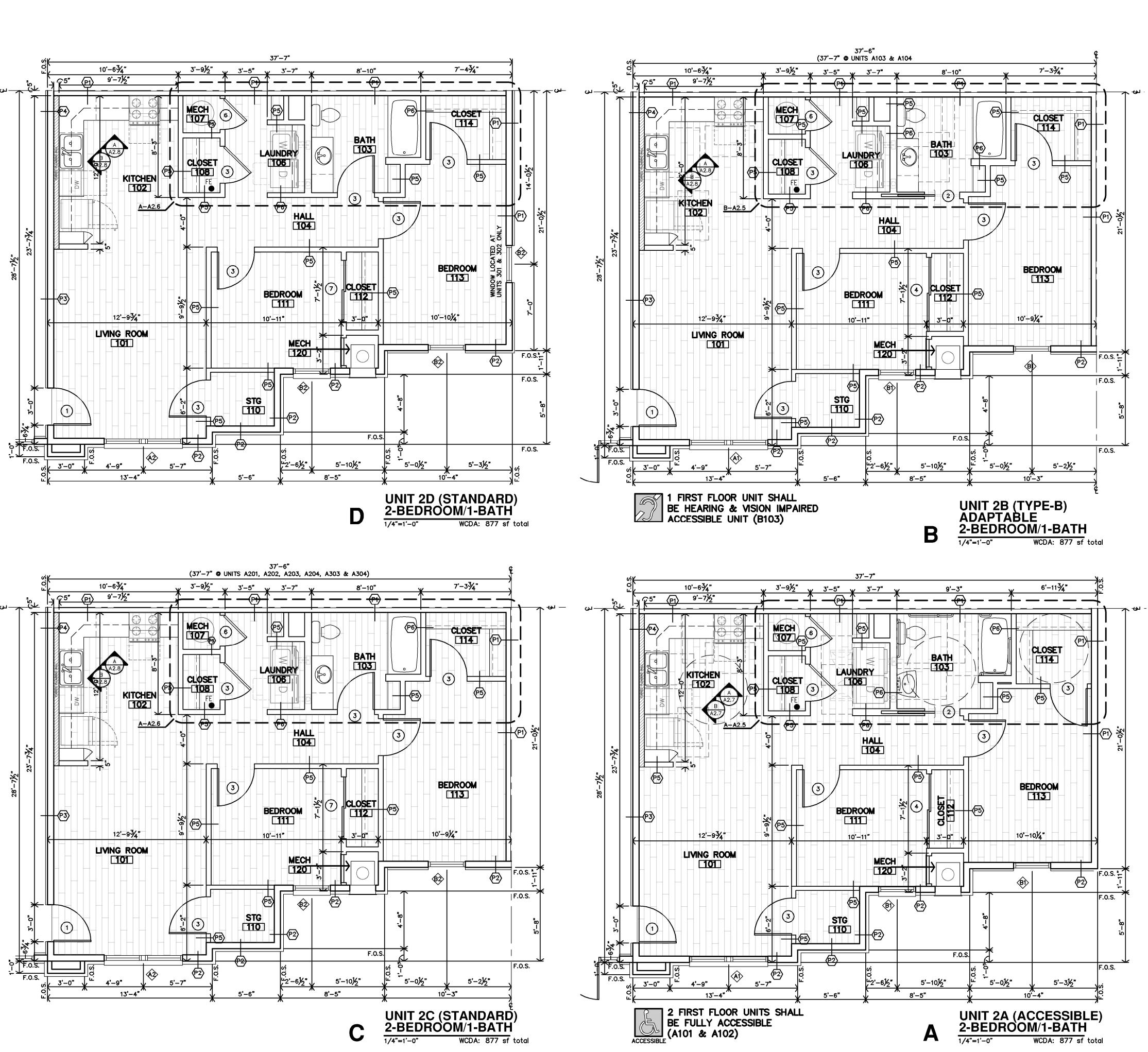
ACCESSIBLE UNITS NOTES

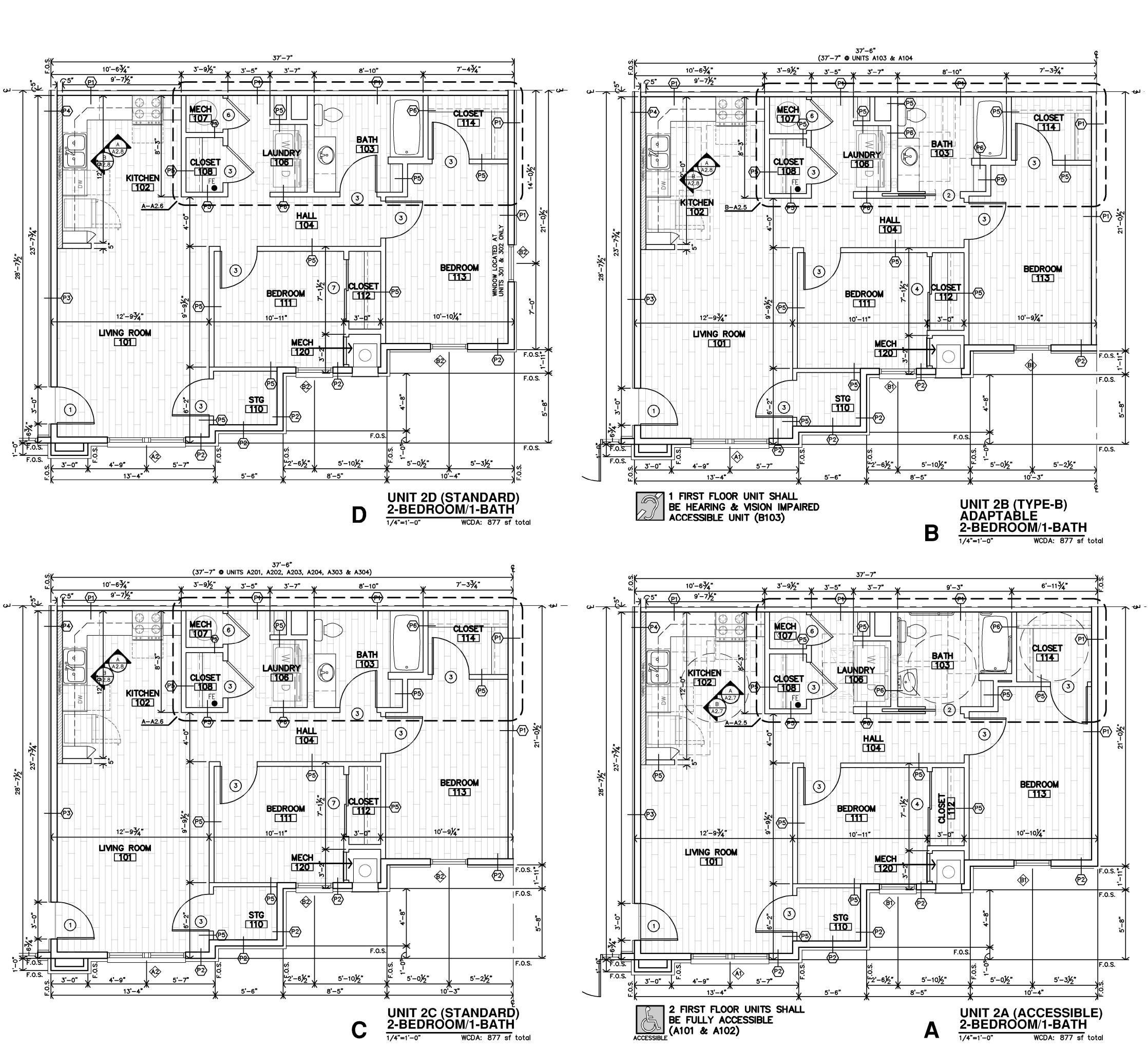
21. ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS): • REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION • 2-BEDROOM: CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS & TUBS AND BLOCKING @ SINKS & COUNTERTOPS AT BATH #103 • 3-BEDROOM: CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILET & TUB AND BLOCKING @ COUNTERTOP AT PRIMARY BATHS #103 & #118

- ALL UNITS: OPEN KNEE SPACE SHALL BE PROVIDED OF SINK & WORK SPACE IN KITCHEN #102
 CONTRACTOR SHALL INSTALL HOT WATER & DRAIN PIPES COVERS.
 TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).

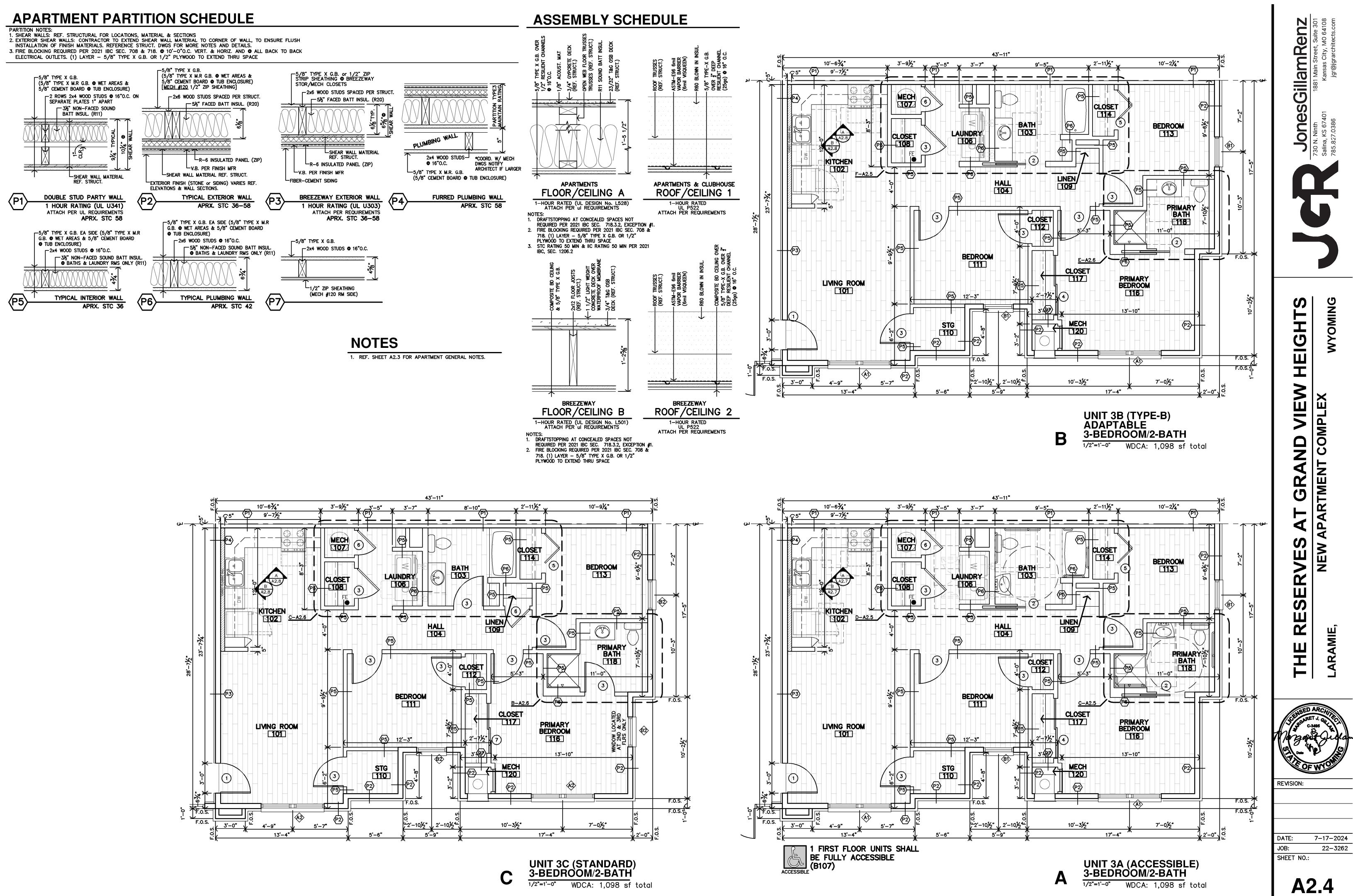
 - CONTRACTOR TO INSTALL BLOCKING AND PROVIDE & INSTALL GRAB BARS
 - PER ICC/ANSI A117.1-2017.
 - ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS NOTED OTHERWISE). MOUNT TOP OF SHELF AT 48" AFF. • KITCHEN COUNTERTOPS SHALL BE MAX. 34" A.F.F. BATHROOM SINK RIM SHALL BE
- MAX. 34" A.F.F. MAA. 34 A.F.F.
 ALL SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE MOUNTED A MAX. OF 48" A.F.F. (NOT LESS THAN 15" A.F.F.)
 HEIGHT OF OPERABLE WINDOW PARTS (LATCHES/LOCKS, ETC.) SHALL BE LOCATED
- MAX 48" A.F.F.

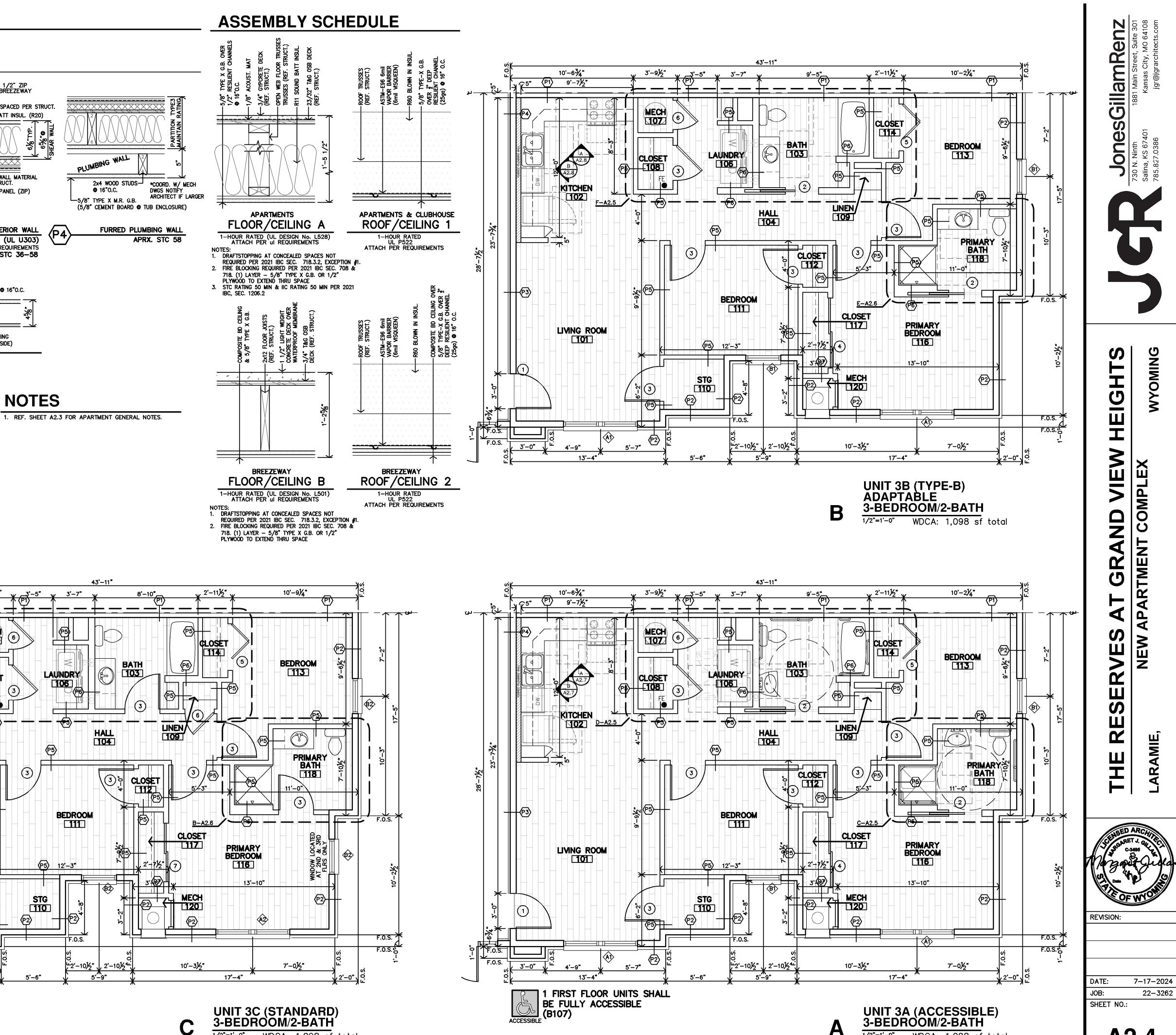
PARTITION & ASSEMBLY TYPES CAN BE FOUND ON SHEET A2.4

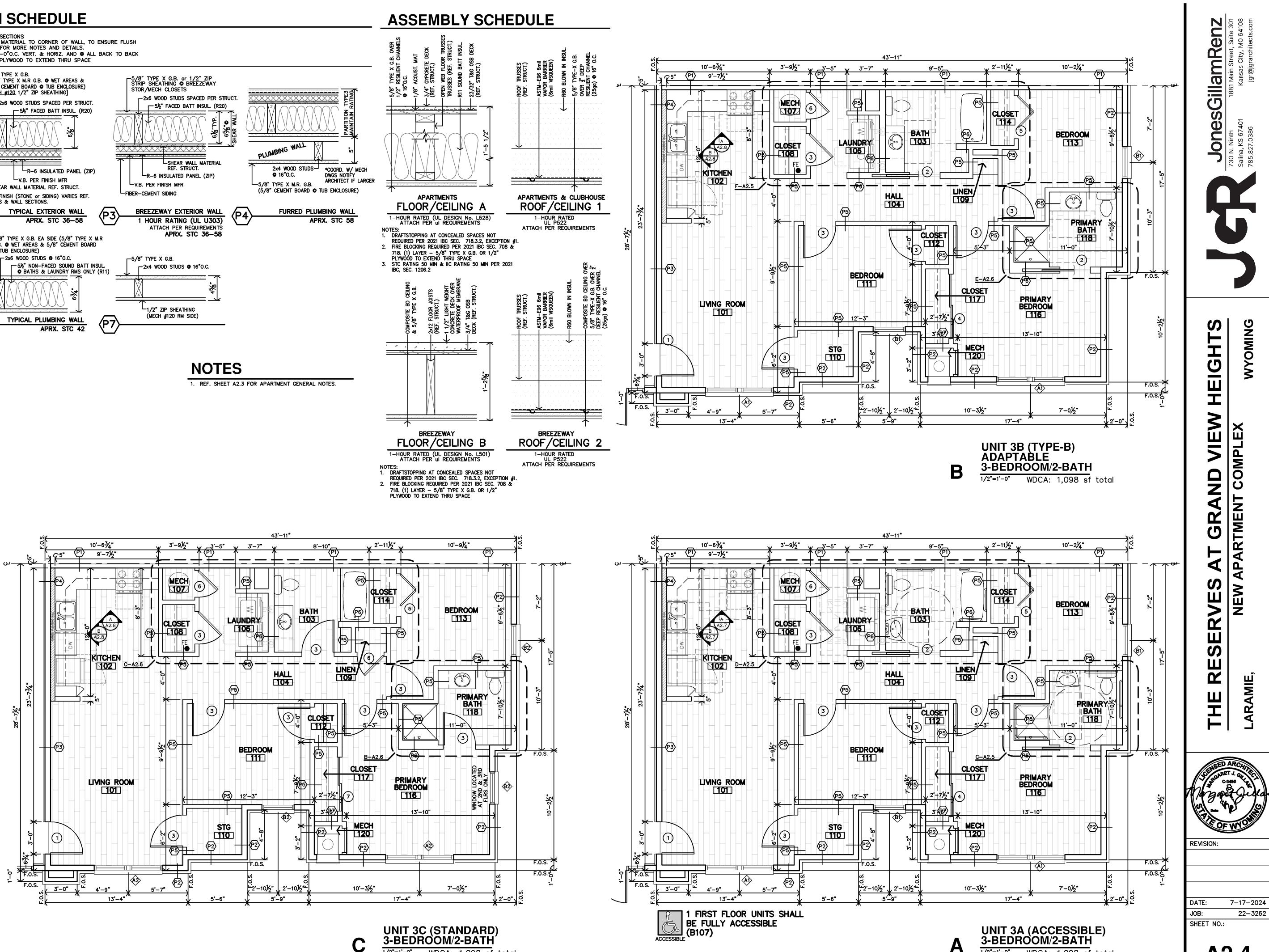




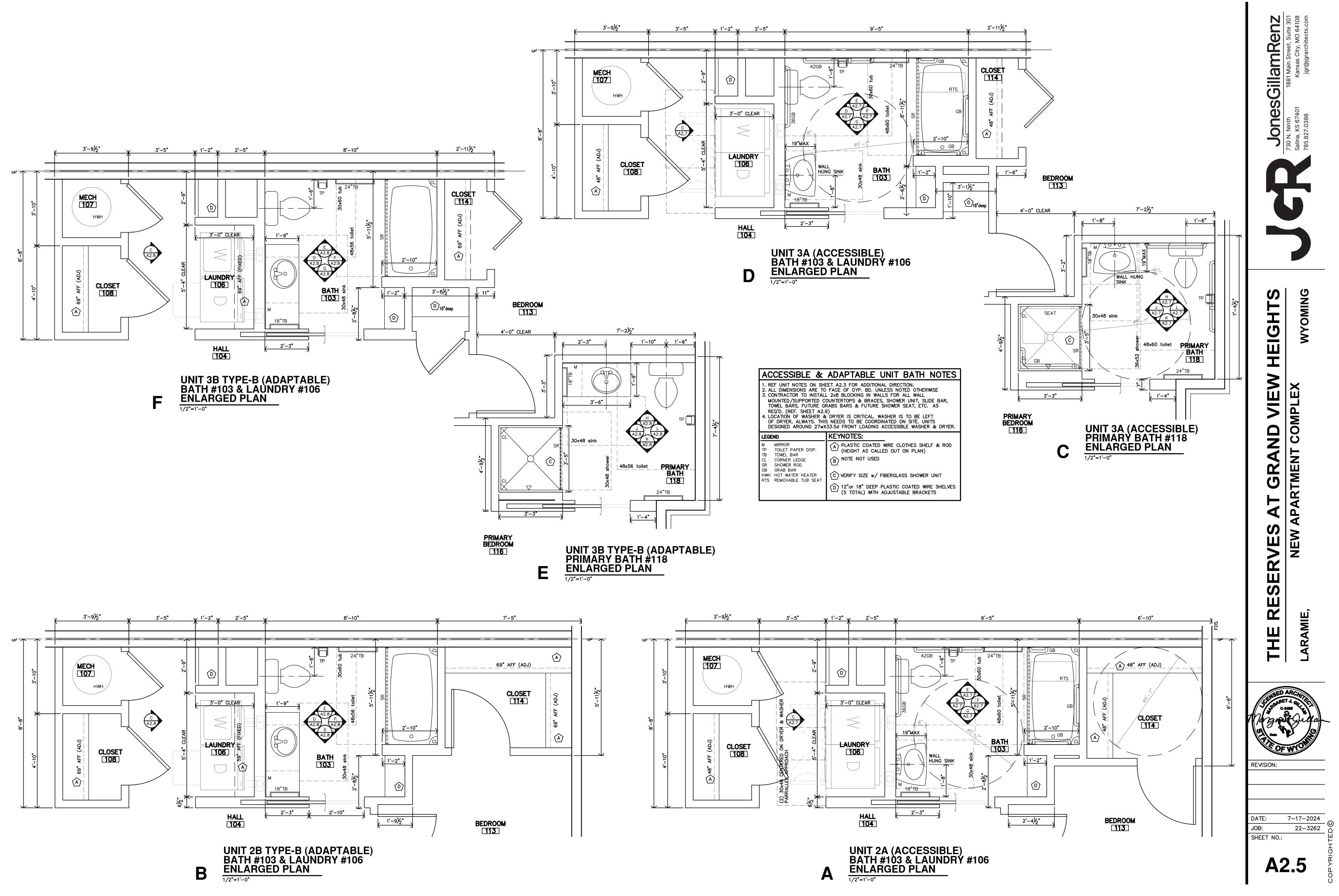






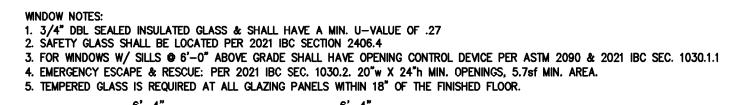


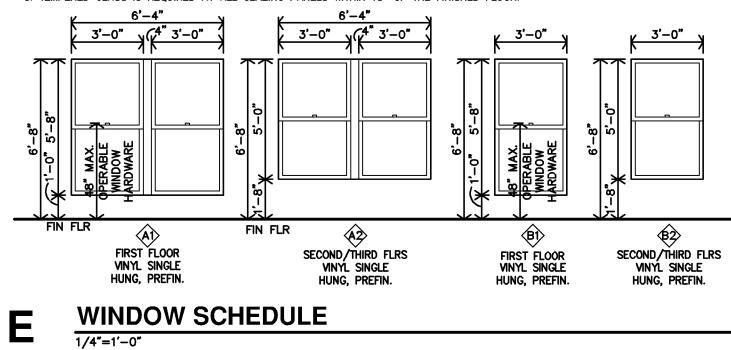
^{1/2&}quot;=1'-0" WDCA: 1,098 sf total

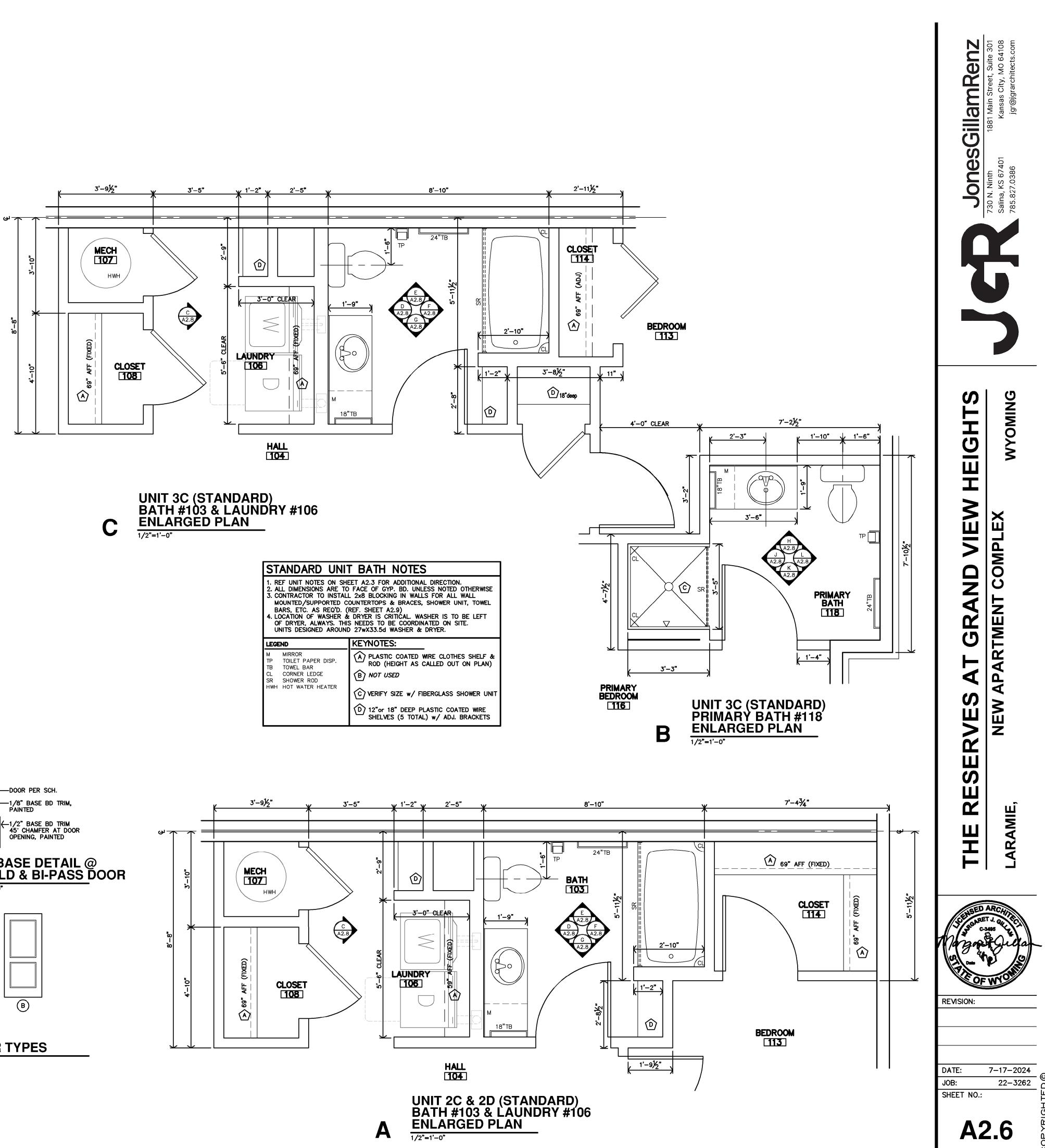


	FINISHES & INSTRUCTIONS																						
	P1 – LATE	X EN	IAMEL		C1	- C	ARP	ET ;	#1		۷	– V	INYL	. PL/	ANK	FLR'	GT	ILE					
	P2 - EP0)		C2 – CARPET #2 ST – SPRAY TEXTURE																				
	CT – CERA	S١	SV - SHEET VINYL S - SMOOTH T - TEXTURED LIGHT KNOCKDOWN													N							
NO.	DESCRIPTION		FLOOF	२	BASE			N.WALL			E.WALL			S.WALL			W.WALL			CLG		HGT.	NOTES
		VINYL PLANK FLOORING			2 1/2* WOOD	4" RUBBER BASE		TYPE X	5/8" TYPE X M.R. G.B.	1/2" ZIP SHEATHING	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	1/2" ZIP SHEATHING	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	1/2" ZIP SHEATHING	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	1/2" ZIP SHEATHING	5/8" TYPE X G.B.			
101	LIVING ROOM	V			P1		P	দ			癶			7 7			火			ST			
102	KITCHEN	v			P1		ľ	- 1	7 /			癶			P 7			P 7		ST		7.2	NOTE 1
103	BATH	v			P1			Ĩ	7			PY			Þ1 /			P1 /		ST			NOTE 1, 2
104	HALL	V			P1		P	Ķ Ť			P 7			癶	<u> </u>		ഊ╱	<u> </u>		ST		SHEET	
106	LAUNDRY	۷			P1		Ť	ŀ	7			癶			\mathbb{Z}			77		ST		N	NOTE 1
107	MECH	۷			P1			기			P1			P1			P1			ST		ω.	
108	CLOSET	۷			P1		P	7			外			P Y			癶			P/s		PLAN	
109	LINEN	۷			P1		P	\mathcal{V}_{T}			P Y			外			P Y			P/s		6	
110	STORAGE	۷			P1		P	۲			外			Z			Z			PVs			
111	BEDROOM	۷			P1			\mathcal{V}_{T}			P 1/ _T			<u>۲</u>			<u>۲</u>			ST		B	
112	CLOSET	۷			P1			R			內			內			1			PV/s		ECTED	
113	BEDROOM	۷			P1			۲T			艺			X			7			ST			
114	CLOSET	۷			P1		P	Y			ואי			忆			火			₽∕s		REF	
116	PRIMARY BEDROOM	۷			P1		P	$\frac{1}{1}$			2/1			2			P / _T			ST		ENCE	
117	CLOSET	۷			P1			21			P1			P1			P1			ST			
118	PRIMARY BATH	۷			P1			F	7			癶			外			癶		ST		EFEI	NOTE 1,& 2
120	MECH	V			P1			21			P1			P1			P1			PXs		R	
NOTES	: 1. INSTALL 5/8" TYPE 2. 5/8" CEMENT BOARD						 5.																

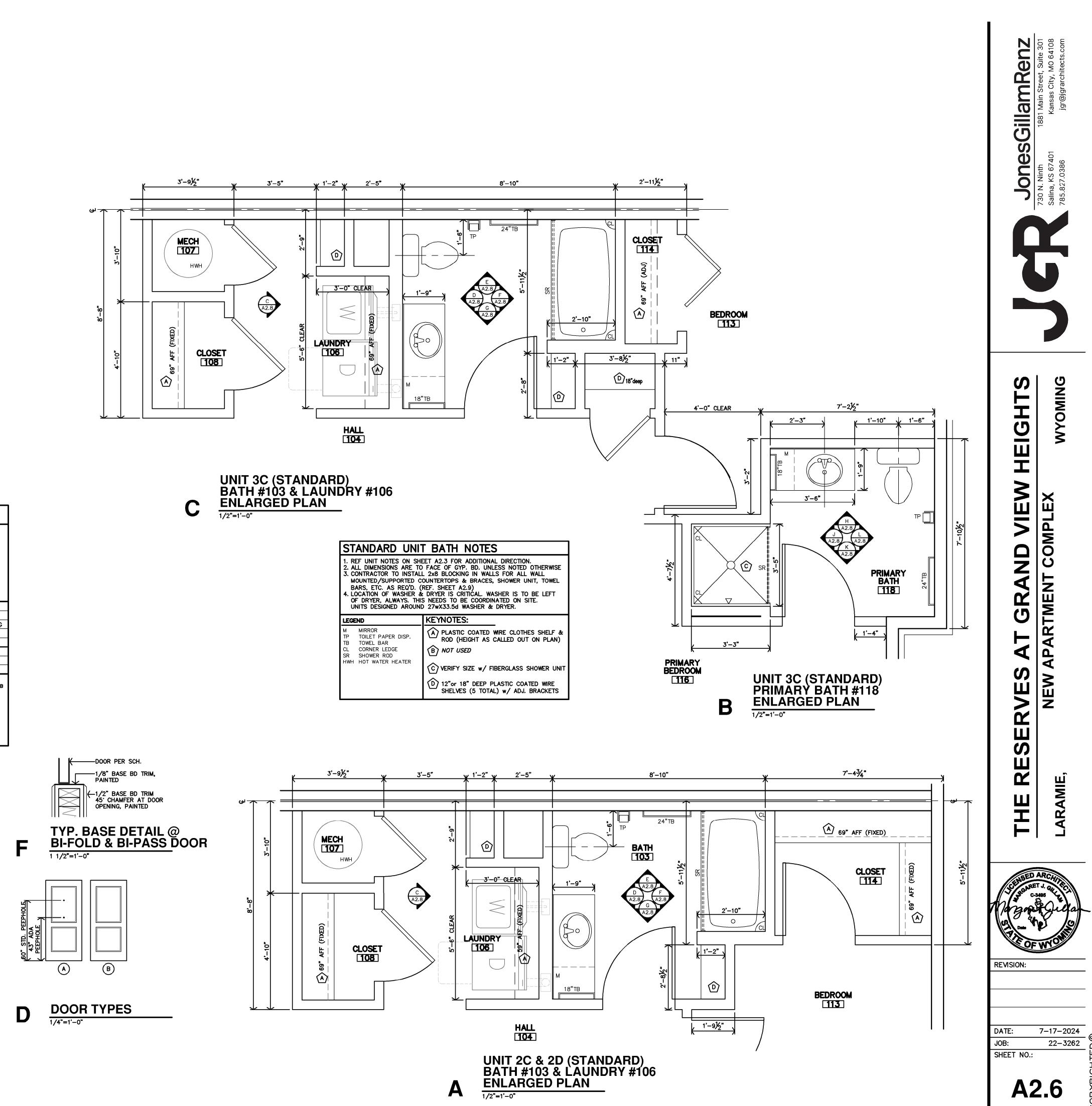
	APARTMENT DOOR SCHEDULE																				
			DOC	R									F	-R	A	ME		Т			
		SIZI	Ε	MA	TER	IAL	Т	YPE		FIN	IISH	I M	ΙΑΤ	Ľ.	F	INIS	SH				
MARK	w	Н	Т	MTL. INSULATED	WOOD H.C.		TYPE BI-FOI D	BI-PASS	POCKET	PAINT	PRE-PRIMEU DREFIN	METAL	WOOD		PAINT		GTP. BU. DPEFIN		RATING	NOTES	ROOM
1	1 3'-0" 6'-8" 1 3/4" • A A • O • O • O 20min NOTES 1,2,3,4 ENTRY DOOR											ENTRY DOOR									
2	3'-0"	6'-8"	1 3/8"		•				в				•			•				NOTE 7	BATH
3	3'-0"	6'-8"	1 3/8"		•		В			•	•		•		•	•				NOTES 5,6,8	BEDROOMS, BATHS, CLOSETS & STG
4	PR3'-0"	6'-8"	1 3/8"		•			В		•										REF. F-A2.6	CLOSET
5	PR2'-0"	6'-8"	1 3/8"				В			(REF. F-A2.6	CLOSET
6	2'-6"	6'-8"	1 3/8"		•		в			•						•				NOTES 8,9	MECH & LINEN
7	PR2'-6"	6'-8"	1 3/8"		•			В		•	•					•				REF. F-A2.6	CLOSET
A. /	 FRZ - 0 0 - 0 1 3/0 0 1 3/0 0 1 3/0 0 1 3/0 0 1 3/0 0 1 3/0 0																				

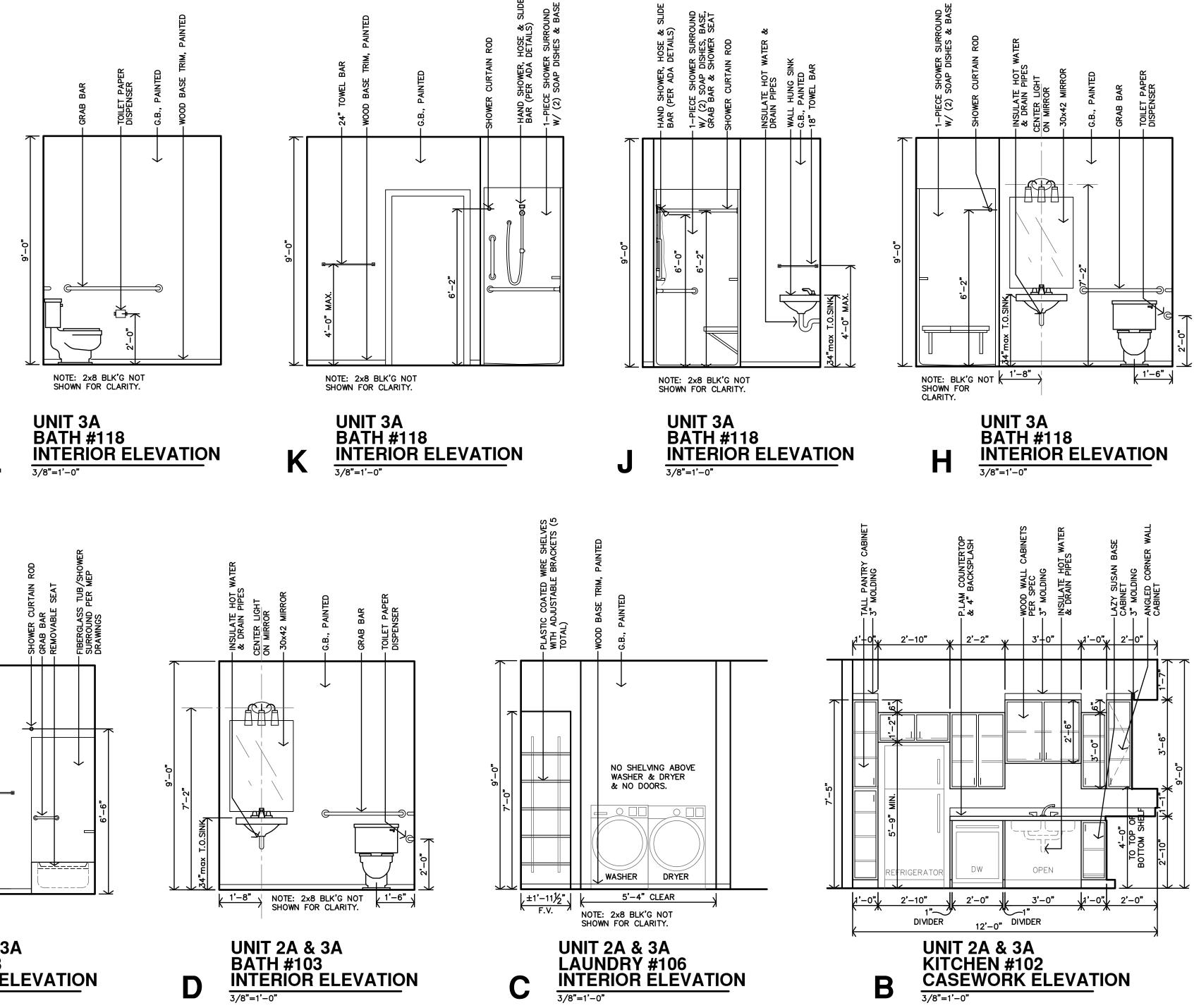


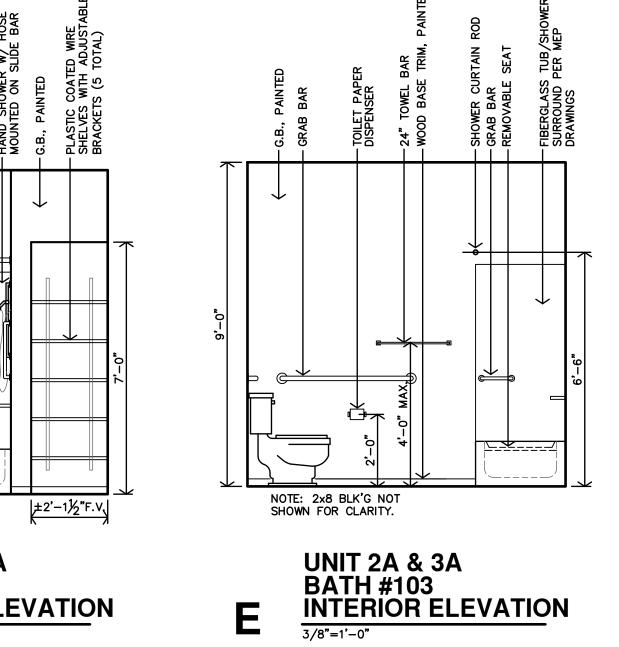


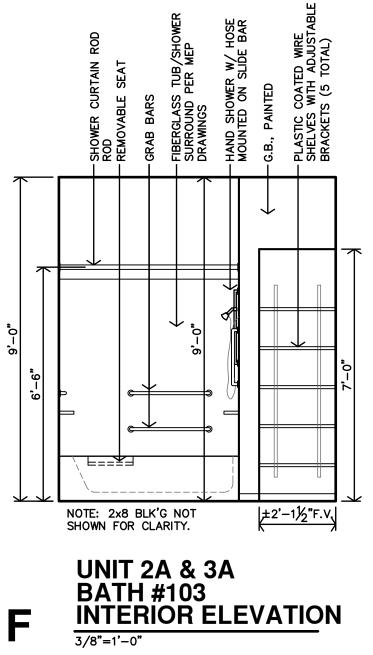


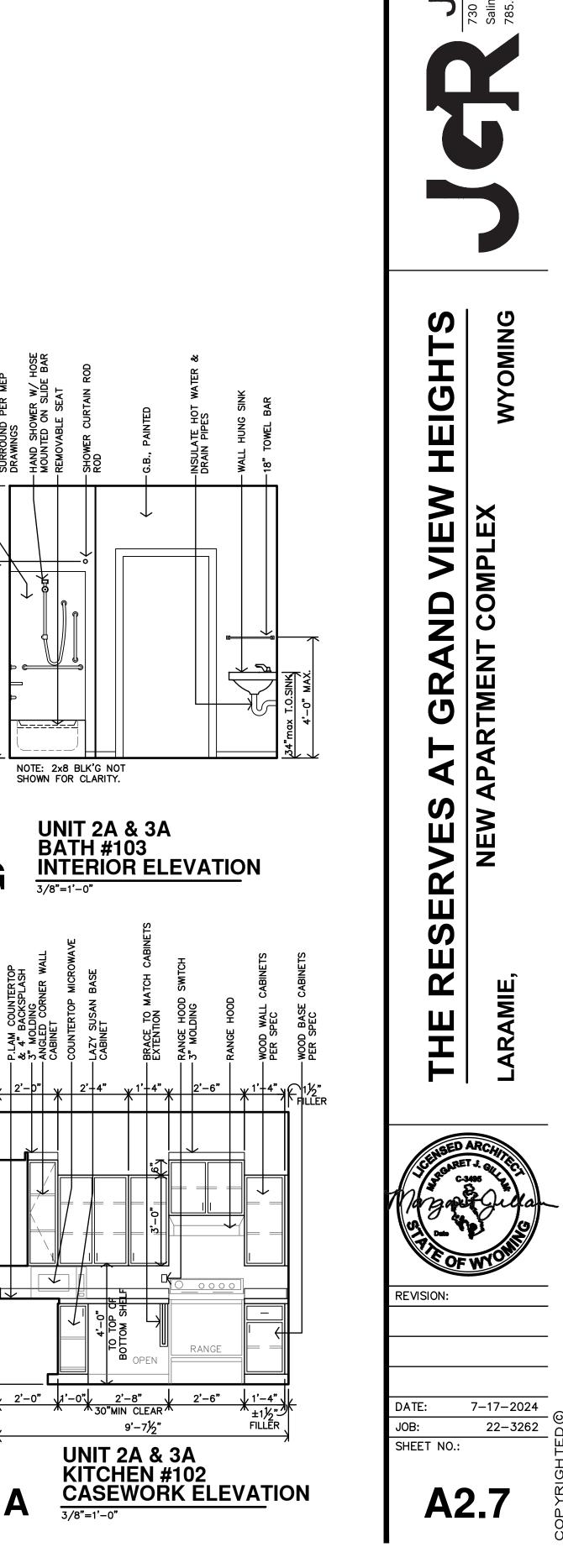
STANDARD UNI	T BATH NOTES								
 REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET 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 27wX33.5d WASHER & DRYER. 									
LEGEND	KEYNOTES:								
	KE INUIES:								
M MIRROR TP TOILET PAPER DISP. TB TOWEL BAR CL CORNER LEDGE SR SHOWER ROD	A PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN) B NOT USED								
M MIRROR TP TOILET PAPER DISP. TB TOWEL BAR CL CORNER LEDGE	A PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)								

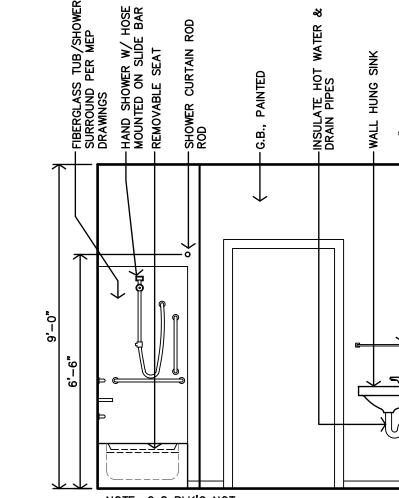










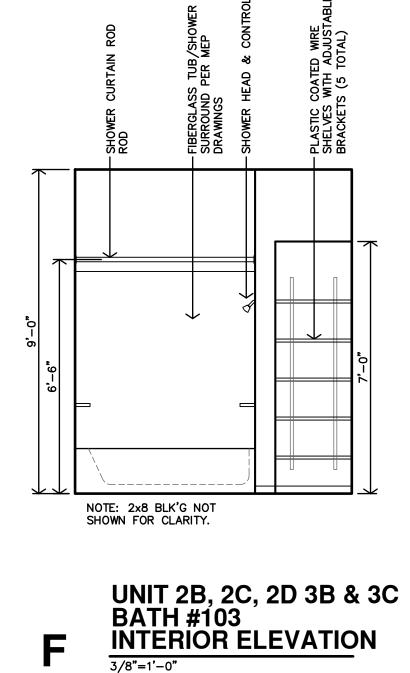


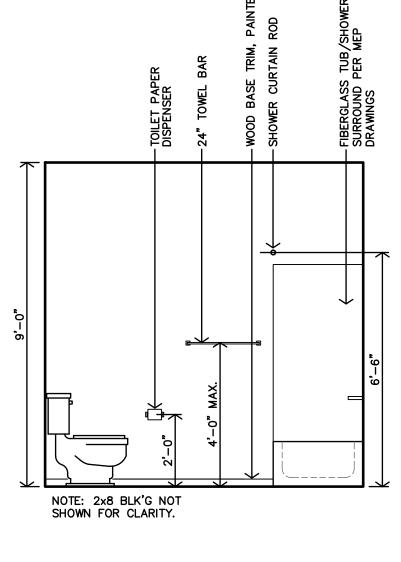
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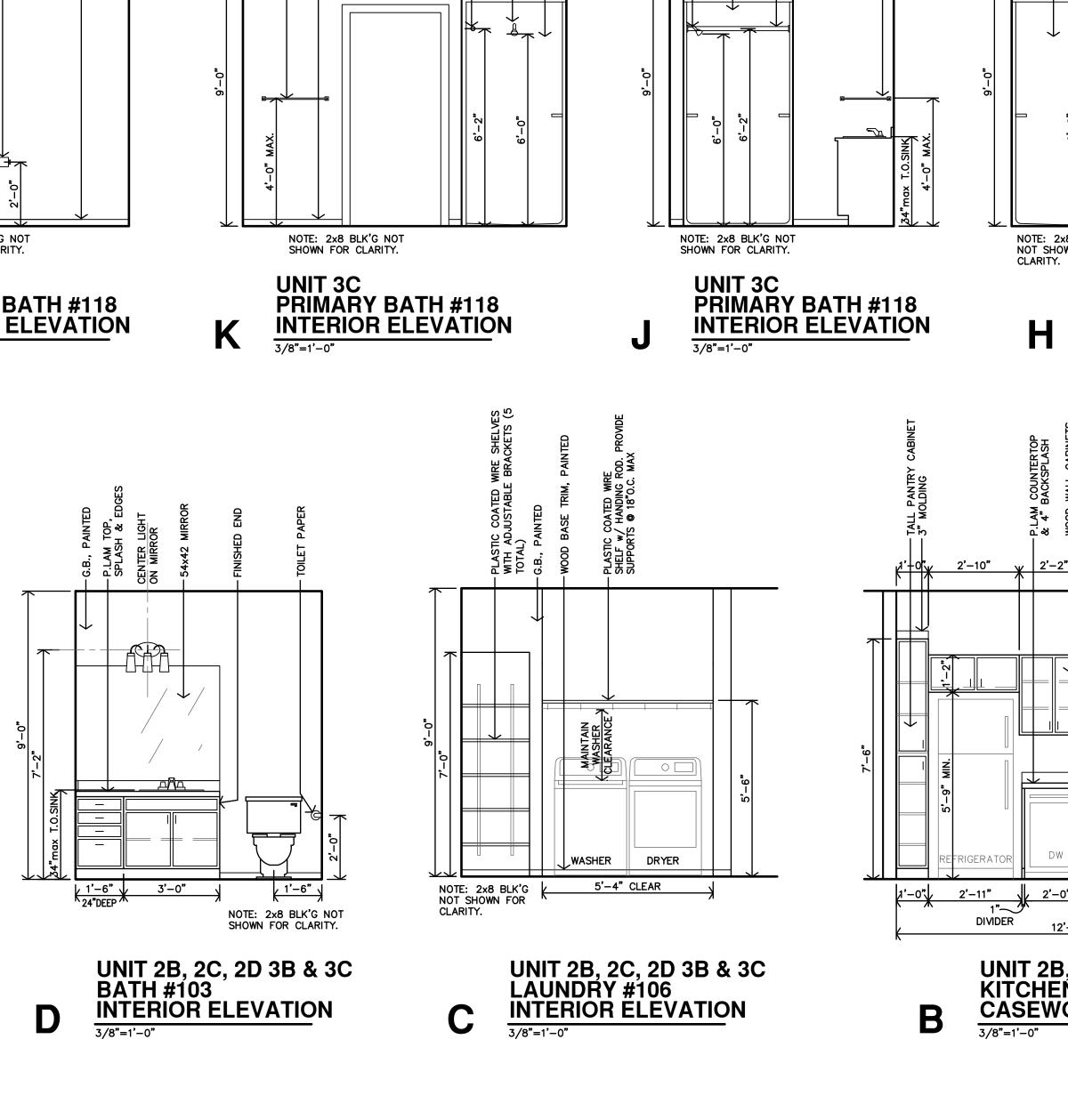
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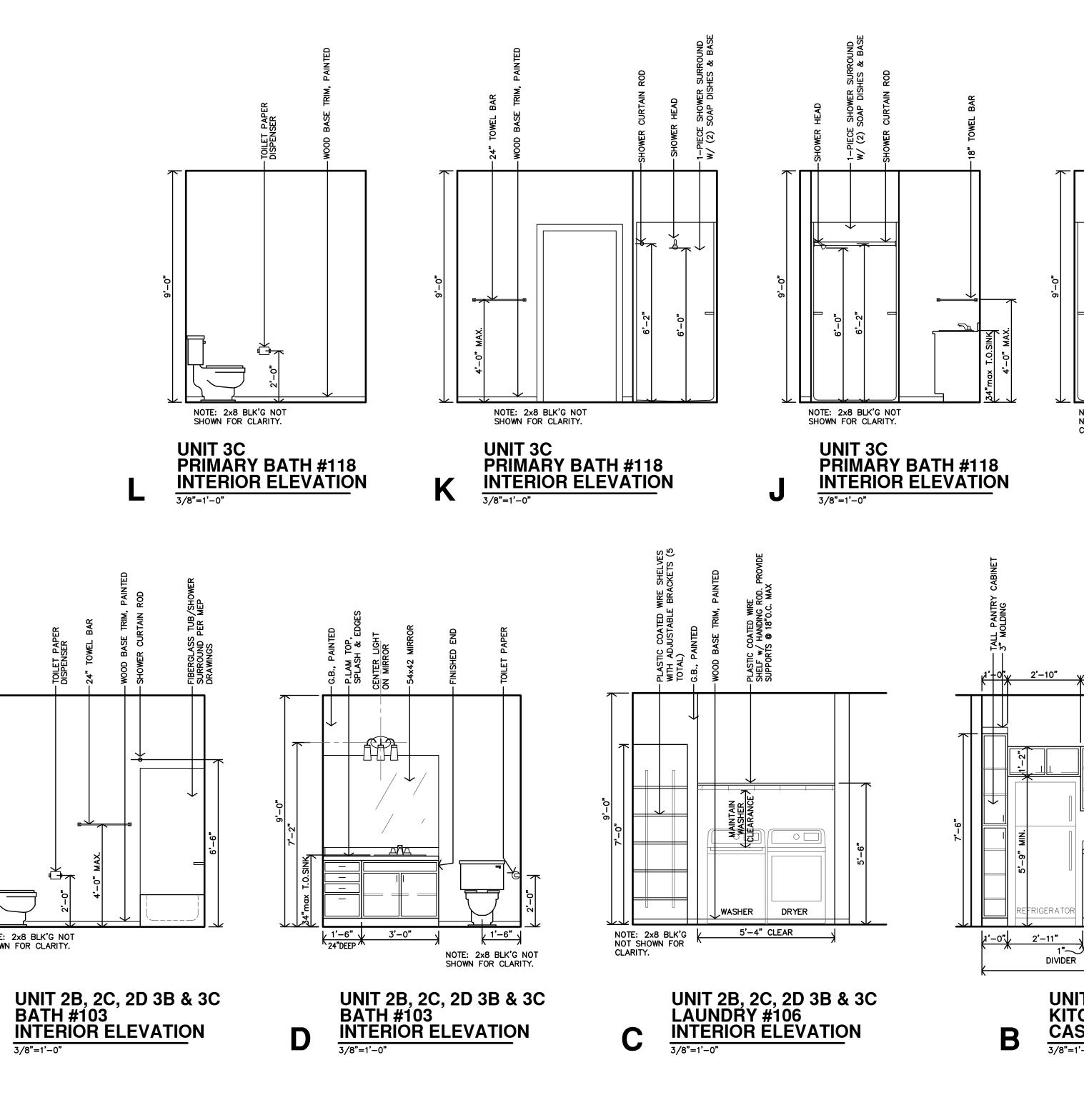


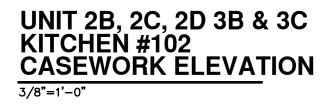


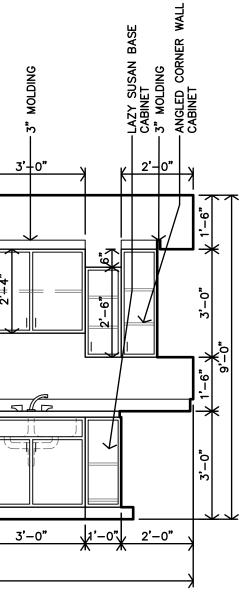


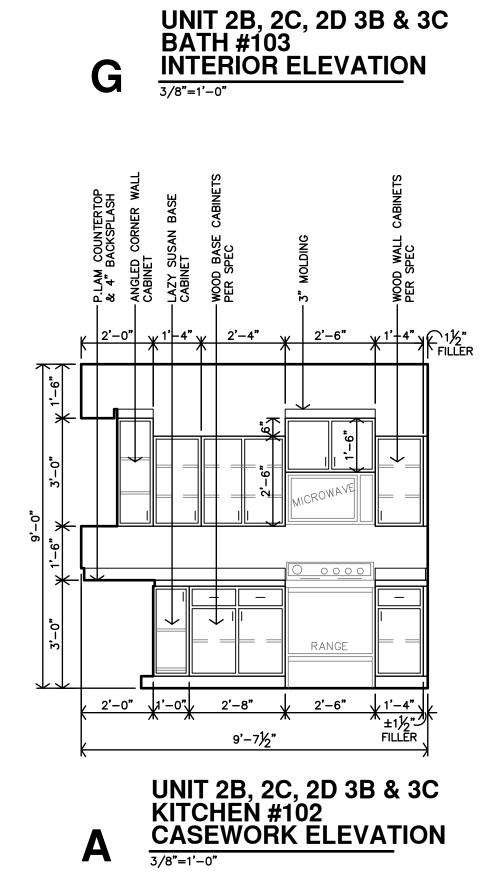
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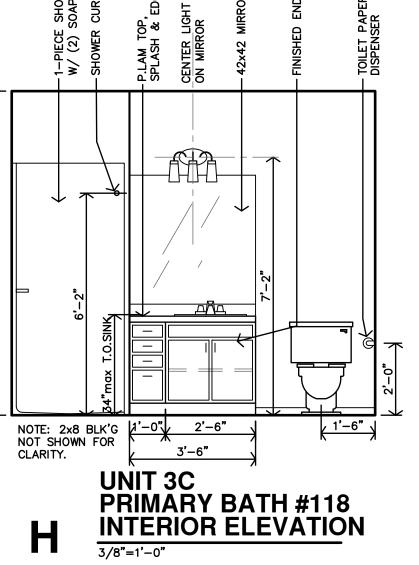










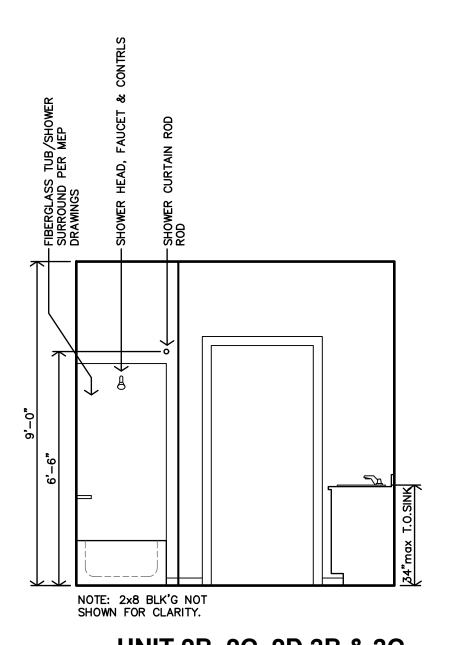


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2'-2"

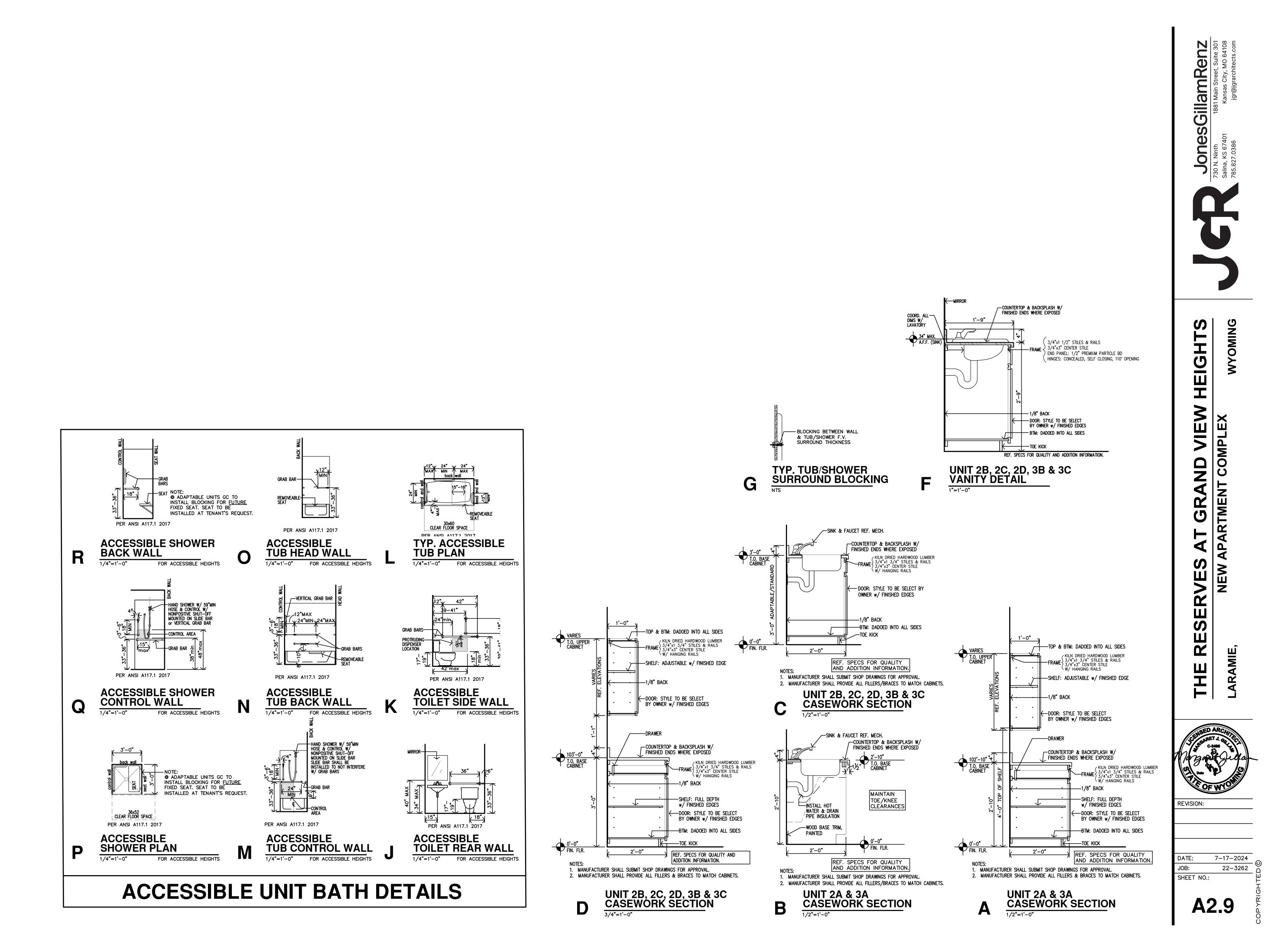
2'-0"

12'-0"



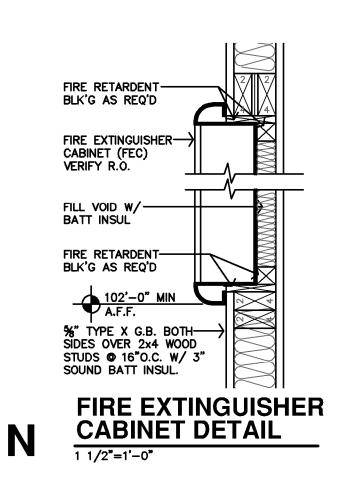


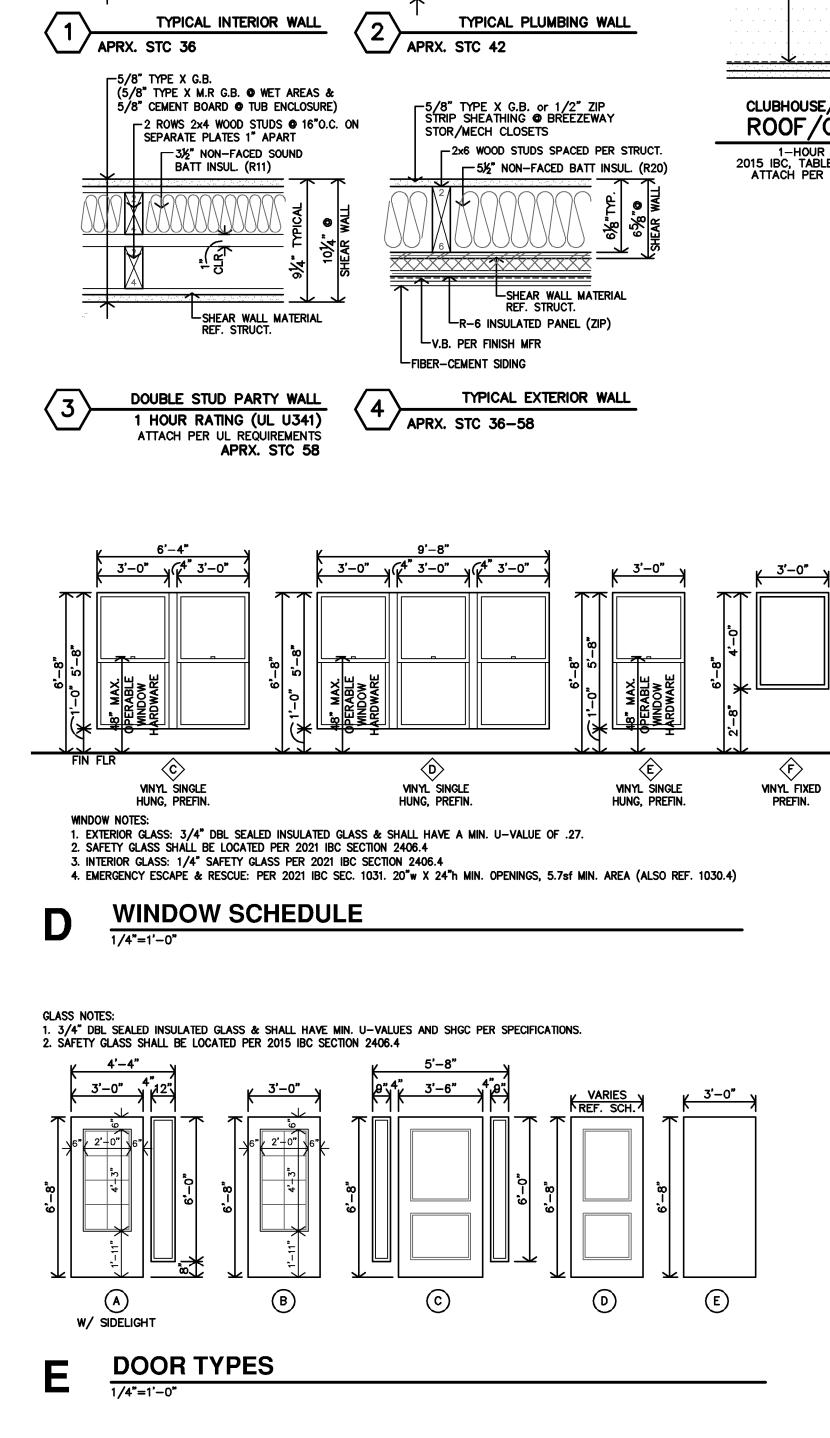




(CLUBHOUSE/BREEZEWAYS INTERIOR FINISH SCHEDULE																									
	FINISHES & INSTRUCTIONS																									
P1	LATEX ENAMEL			VT	V	INYL	TILE	i, Cl	EAN	3& I	WAX			sv	9	SHEE	ET V	INYL			S	Т	SP	RAY	TEXTURE	
P2				C1			ET #							LVT		LUXU				LE	5	S	SM	OOTH	1	
EP	EXTERIOR PAINT			C2	C	ARP	ET #2	2						CT	(CERA	AMIC	TIL				<u> </u>	TE	XTUR	ED, LIGHT H	KNOCKDOWN
NO.	DESCRIPTION		FLO		₹		BA	SE		Ν.	WA		Е.	WA	LL	s.	WA		w.	WA	LL	CE		٩G	HGT.	NOTES
		VINYL PLANK FLOORING	12x12 CERAMIC TILE	CARPET	SEALED CONC.	2 1/2" WOOD	CERAMIC TILE	COMPOSITE TRIM/SIDING	4" RUBBER BASE	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRIM/SIDING		5/8" TYPE X G.B.	COMPOSITE TRIM/SIDING		
	BHOUSE		1	1	1	-				P17			P17			P171			P17						-1 -11	-
C01	COMMUNITY ROOM	LVT		~		P1				Ρ <i>Υ</i> Ρ <i>Υ</i>													ST		9'-0"	
C02 C03	OFFICE			C1		P1				ľΤ			Źτ			Ζī			Ζī				ST		9'-0"	
C03	NOT USED MECH/STOR.				•				RB	P1			P1			P1			P1				P1		9'-0"	1
C04	MECH/STOR. MEN		ст		•		ст				СТ			СТ		רי דיל	СТ		יי 17	СТ			ST		9'-0"	1.
C05	WOMEN	_	СТ			_	СТ			FT	СТ		FT	CT		۴J	СТ		FT	CT			ST		9'-0"	1.
C07	HALL	LVT				P1	01			ΡŢ	01			01		۴ŗ	01		۴Y	01			ST		9'-0"	
C08	FITNESS CENTER	LVT				 Р1				۴ <u>۲</u>						P1/							ST		9'-0"	
C09	STORAGE				•				RB	P1			P1			P1			P1				P1		9'-0"	
C10	KITCHETTE	LVT				P1				邜			忆			%			27				ST		9'-0"	1.
									00	EP			EP						EP				EP		9'-0"	
A107 A110	MECHANICAL MECHANICAL				•				RB	EP			EP			EP EP			EP				EP		9'-0"	
B109	MECHANICAL				•					EP			EP			EP			EP				EP		9'-0"	
B112	MECHANICAL				•					EP			EP			EP			EP				EP		9'-0"	
A108	BREEZEWAY				•			EP				EΡ			EP			EP			EΡ			EP	9'-0"	
A208	BREEZEWAY				•			EP				EP			EP			EP			EP			EP	9'-0"	
A308	BREEZEWAY				•			EP				EP			EP			EP			EP			EP	9'-0"	
A109	BREEZEWAY				٠			EP				EΡ			EP			EP			EΡ			ΕP	9'-0"	1
A209	BREEZEWAY				•			EP				EΡ			EP			EP			EΡ			ΕP	9'-0"	
A309	BREEZEWAY				٠			EP				EP			EP			EP			EP			EΡ	9'-0"	
B110	BREEZEWAY				٠			EP				EP			EP			EP			EP			EP	9'-0"	
B210	BREEZEWAY				•			EP				EΡ			EΡ			EP			EΡ			EP	9'-0"	
B310	BREEZEWAY				•			EP				EP			EP			EP			EP			EP	9'-0"	ļ
B111	BREEZEWAY				•			EP				EP			EP			EP			EP			EP	9'-0"	
B211	BREEZEWAY				•			EP				EP			EP			EP			EP			EP	9'-0"	l
B311	BREEZEWAY				•			EP				EP			EP			EP			EP			EP	9'-0"	
FIR	E SPRINKLER ()SE	TS	<u> </u>						<u> </u>							<u> </u>		1			I			
	F.S.				•				RB			EP			EP			EP			EP			EP	9'-0"	1.
B113	F.S.				•				RB			EP			EP		<u> </u>	EP			EP			EP	9'-0"	1.
NOTES	* 1. INSTALL 5/8" TYPE	X M.R	G.B.	. o A	LL W	et af	REAS.																			-

С	CLUBHOUSE/BREEZEWAYS DOOR SCHEDULE															
	DOOR FRA															
			M/	TER	RIAL	TYPE	FINISH			MAT	reri,	AL	FINISH	1	S	
MARK	w	Н	Т	MTL. INSULATED	WOOD S.C.			PREFIN.	PAINT		DOOM			PAINT	DETAILS	REMARKS
CLU	BHOUSE															
1	3'-0"	6'-8"	1 3/4"	•			A	•			•			•		1,2,5,6,7,8,9
2	3'-0"	6'-8"	1 3/4"				В				•			•		1,2,5,6,7,8,9
3	PR 3'-0"	6'–8"	1 3/4"	•			Е	•			•			•		8,9
4	3'-0"	6'-8"	1 3/4"		•		D		•		•			•		2,4,9
5	3'-0"	6'-8"	1 3/4"		•		В		•		•			•		2,4,9
6	3'-0"	6'-8"	1 3/4"		•		D		•		•			•		3,9
BRE	EZEWAY	S/FIRE	SPRINK	LE	RF	200	MS									
11	3'-6"	6'-8"	1 3/4"	•			С	•			•			•		6,7,8,9
12	3'-0"	6'-8"	1 3/4"	•			Е	•			•					6,8,9
13	3'-6"	6'-8"	1 3/4"				Е				•			•		8,9
NOTES:																





CLUBHOUSE GENERAL NOTES

- 1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS. 2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0".
- CONTRACTOR SHALL VERIFY BUILDING ELEVATION 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.
- 5. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1 AND SPECIFICATIONS. LOCATED PER CFP
- SHEETS. 6. 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
- 7. B.O. HEADER 83" ABV. FIN. FLR. 8. KITCHENETTE AREA RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
- 9. 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. 10. CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALLS FOR GRAB BARS, COUNTERTOPS,
- SUPPORTS, ETC. SUPPORTS, ETC. 11. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET <u>US EPA</u> CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES, ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.

-5/8" TYPE X G.B. EA SIDE (5/8" TYPE X M.R G.B. @ WET AREAS)

- 2x4 ₩00D STUDS @ 16"0.C.

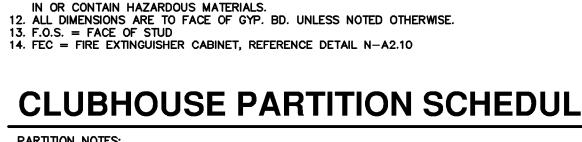
X X X X X X

-SOUND BATT INSUL.

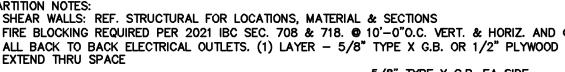
RESTROOMS

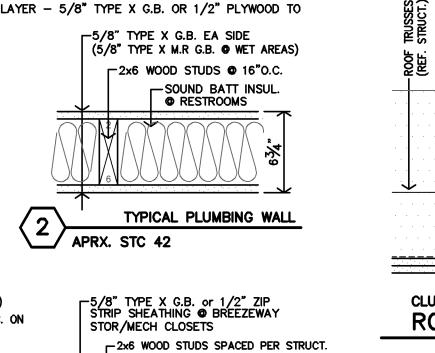
CLUBHOUSE PARTITION SCHEDULE PARTITION NOTES: 1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS 2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. @ 10'-0"O.C. VERT. & HORIZ. AND @

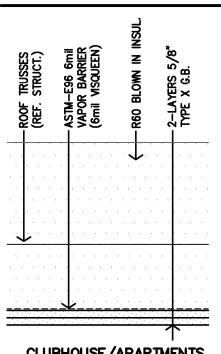
ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE



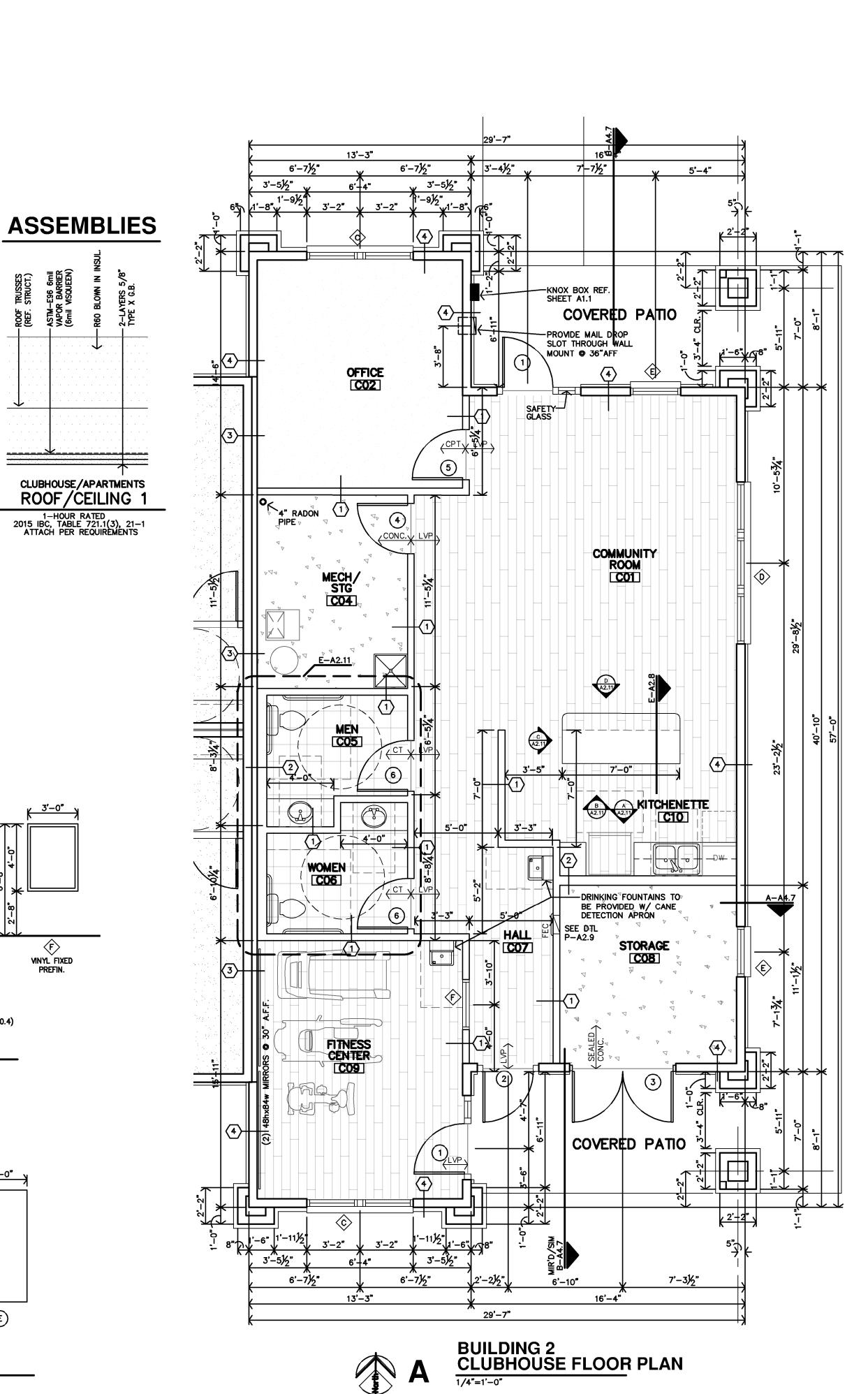












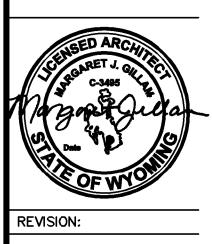


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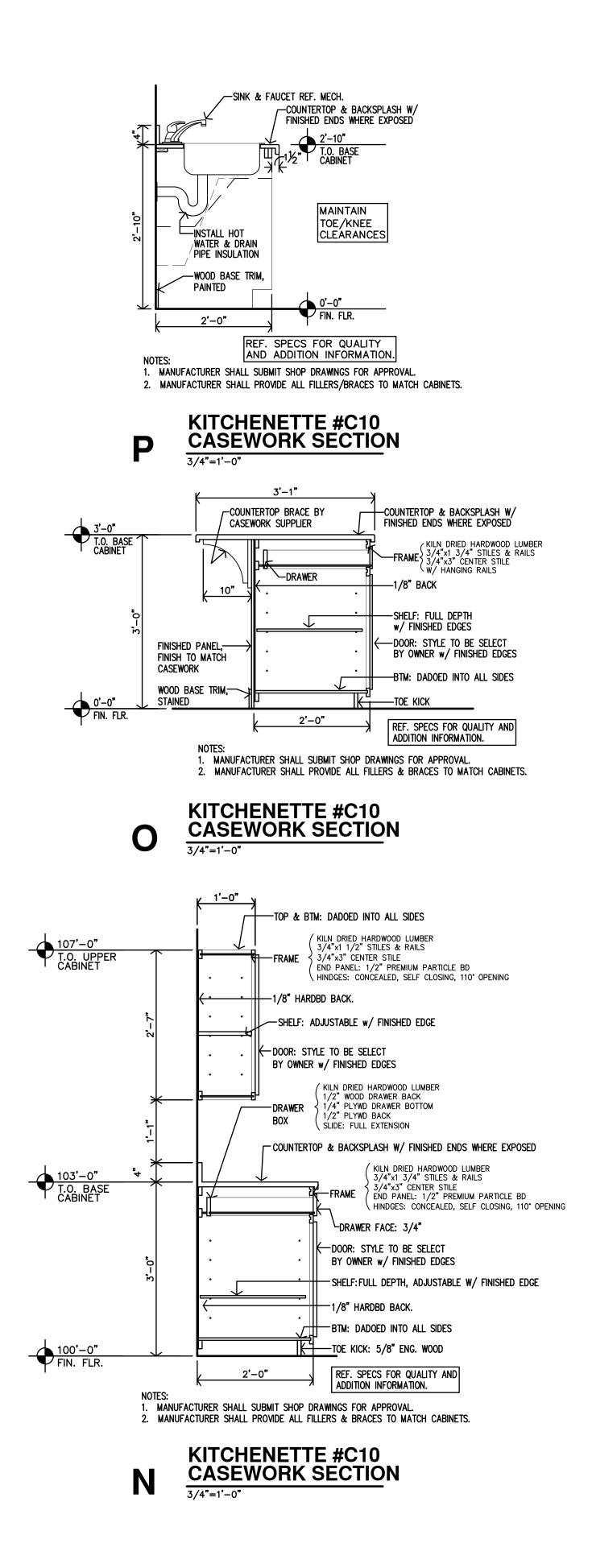
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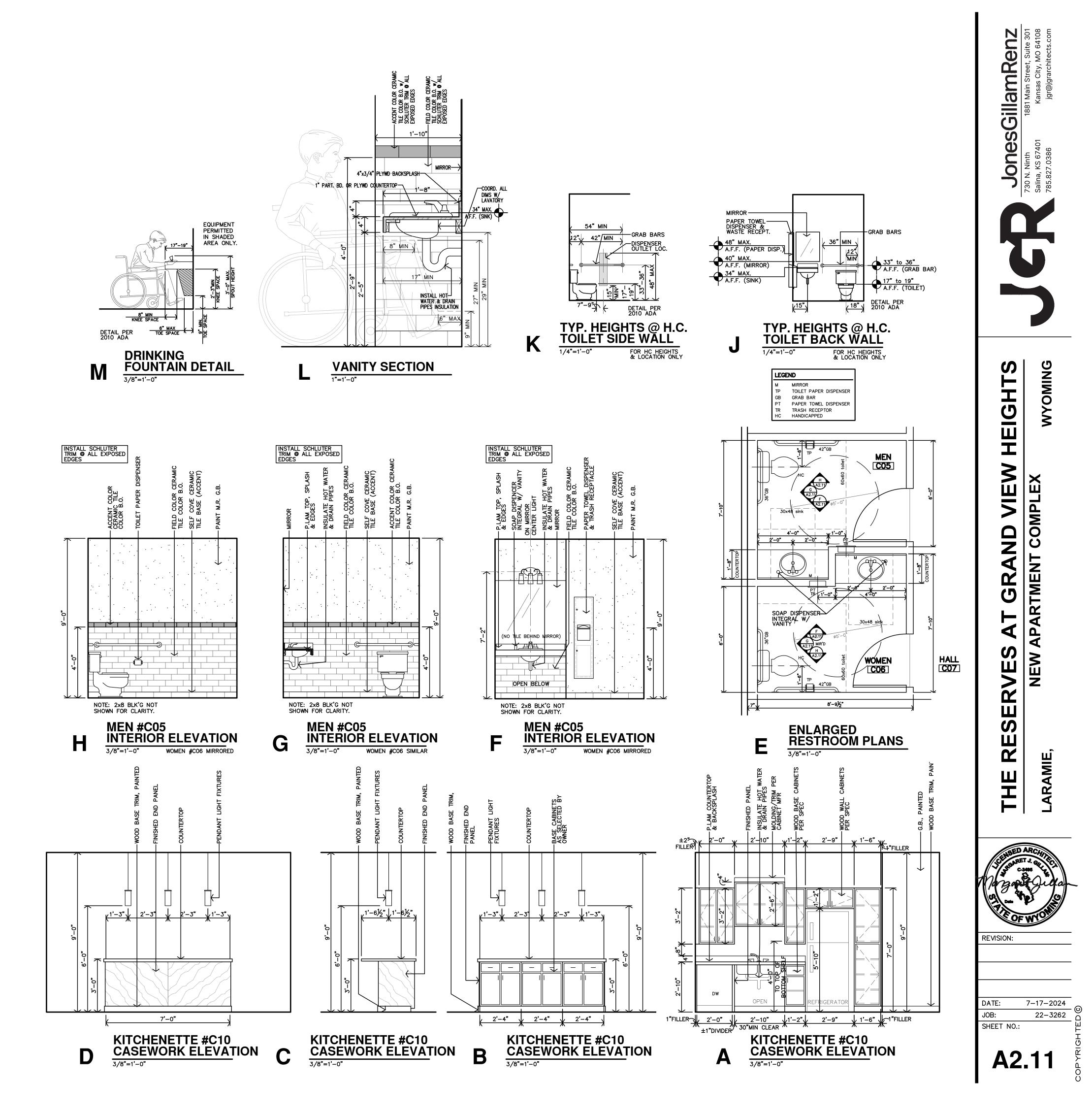


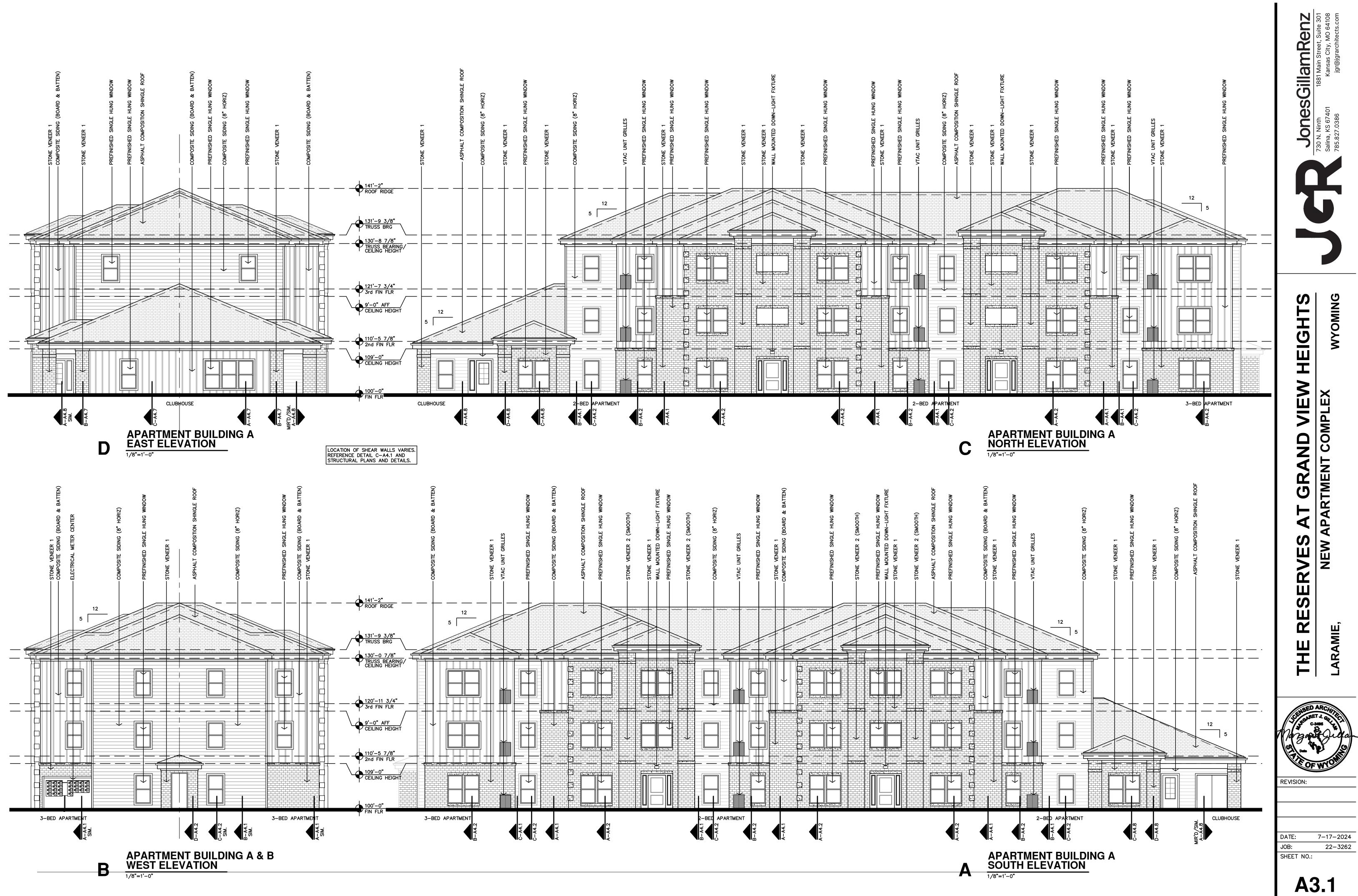
RAMIE,

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

A2.10







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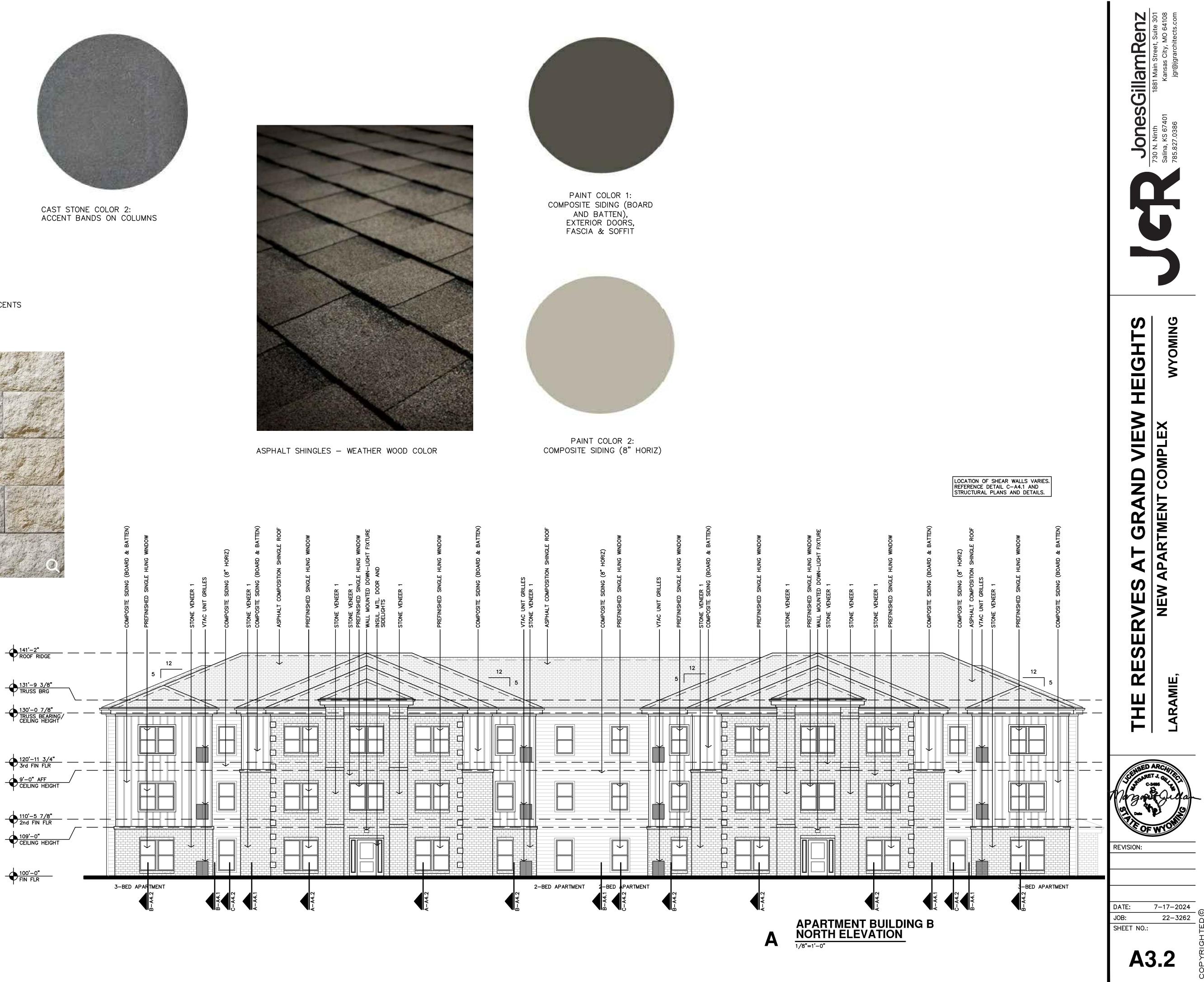




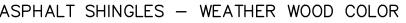
CAST STONE COLOR 1: CAPS, WINDOW SILLS AND HEADS, CORNER QUOIN ACCENTS



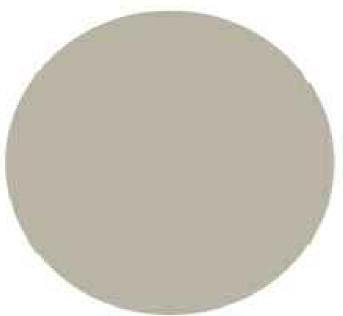
STONE VENEER 1



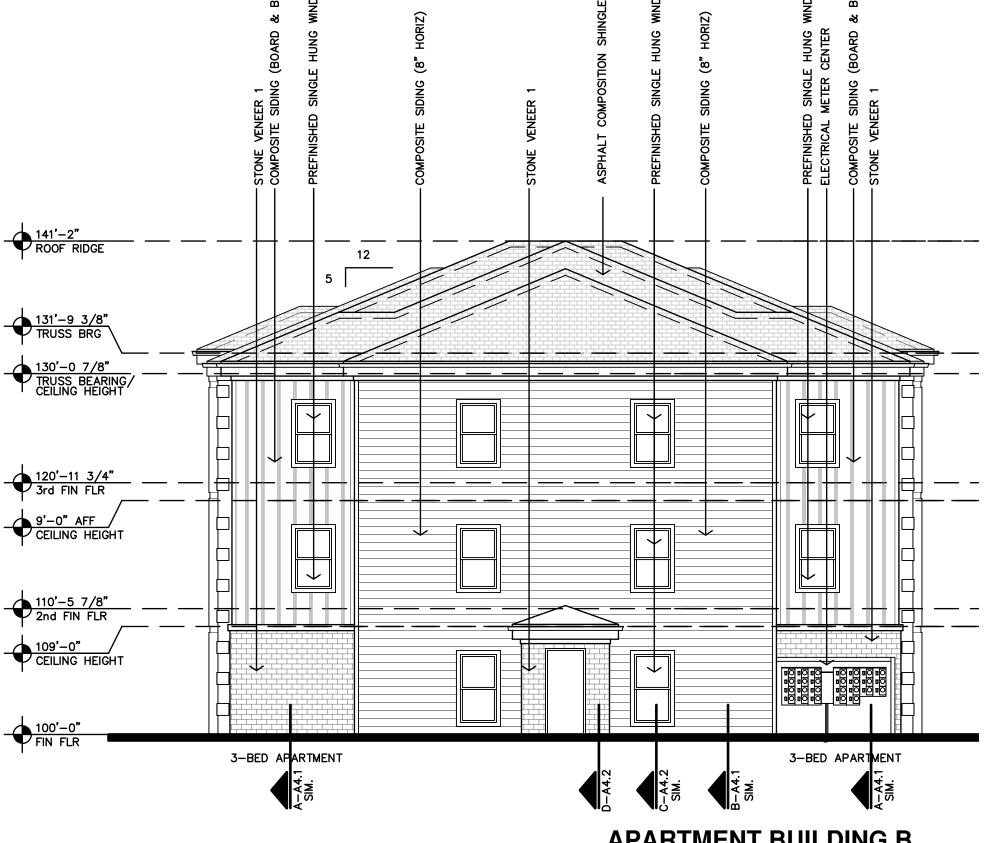


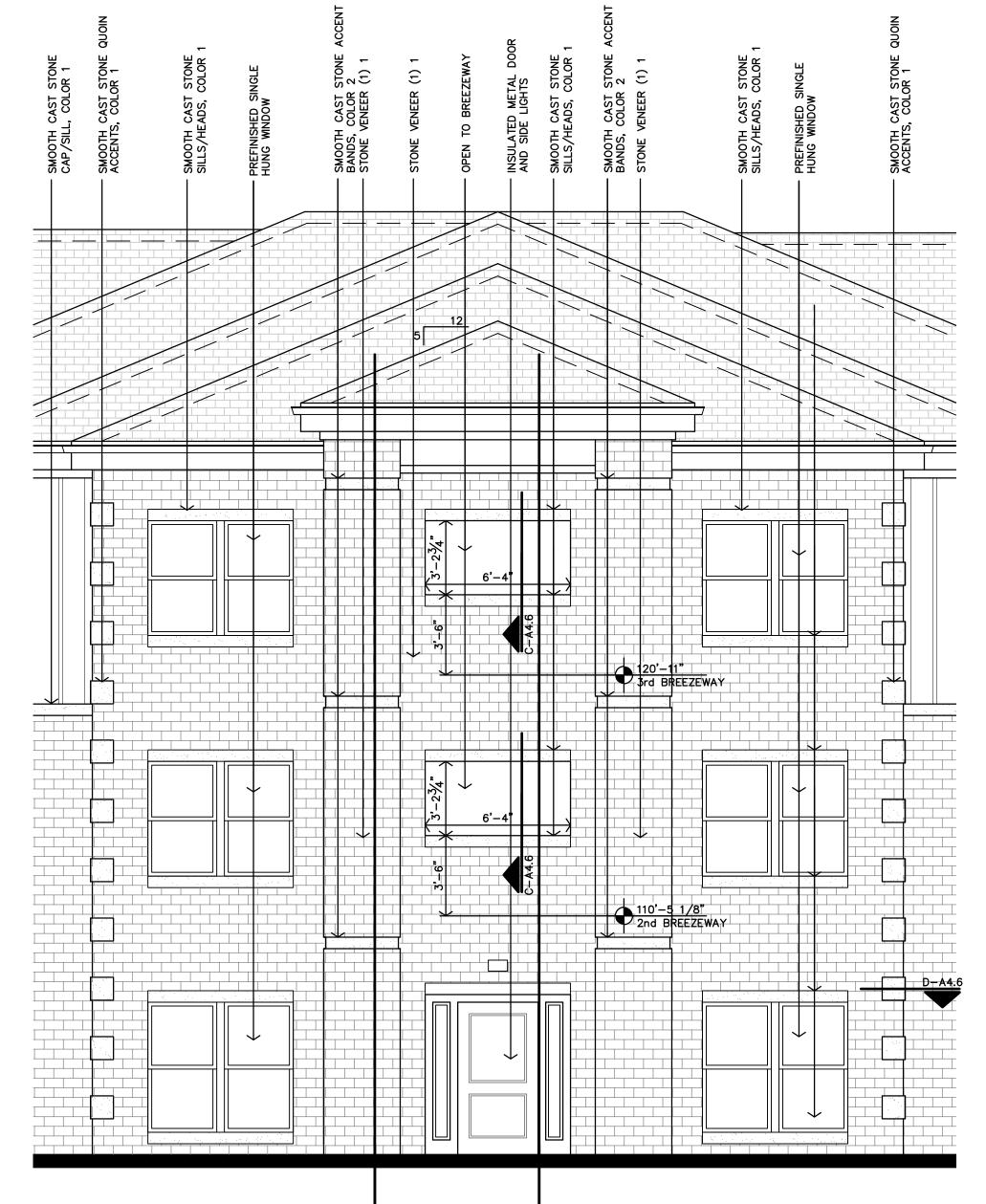


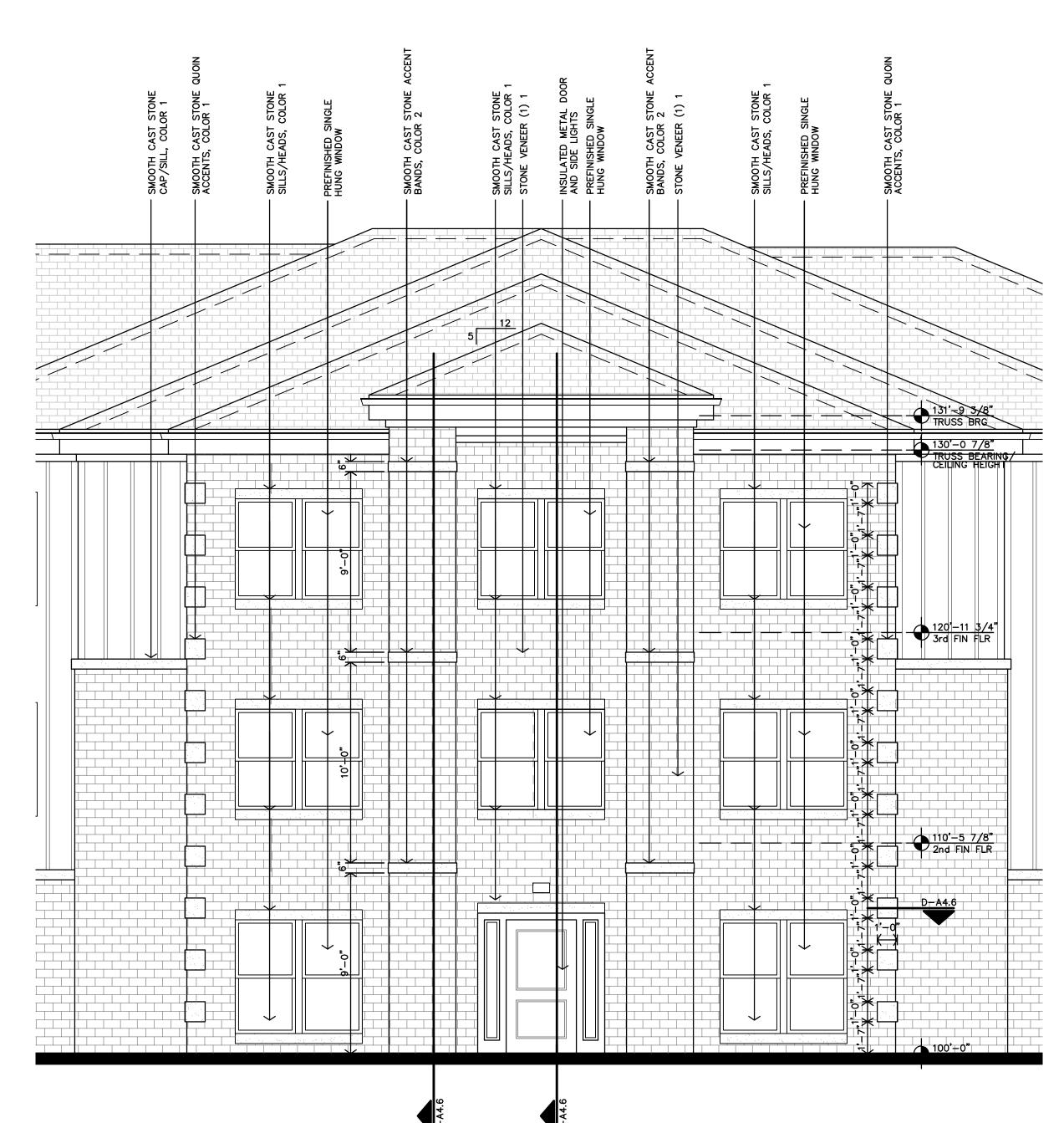






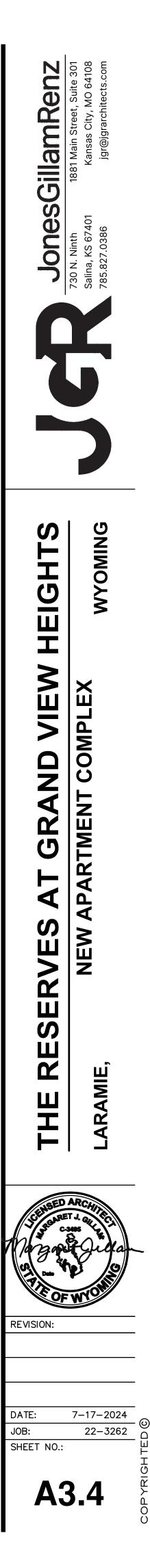






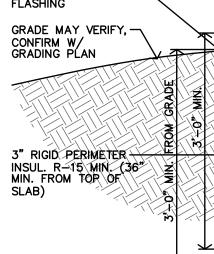
B^{-A4.6} SIM 5

PARKING LOT SIDE ENTRY ELEVATIONS









FLASHING

PREFIN. ALUM. 24ga —

R6 INSULATED ZIP PANELS -

RECOMMENDATIONS OVER VAPOR BARRIER (BEHIND STONE VENEER)

STRUCTURAL PLYWOOD -----PER STRUCT. STONE VENEER (1) AS SELECTED.-SECURE PER MFR

R6 INSULATED ZIP PANELS -

STONE VENEER (1) AS SELECTED. -SECURE PER MFR RECOMMENDATIONS OVER VAPOR BARRIER (BEHIND STONE VENEER)

6" CAST STONE SILL, SET OUT -1/2" FROM STONE VENEER (1)

109'-2" (REF PLANS) T.O. ACCENT

WALL BELOW PROVIDE SHEAR BLOCKING PER DETAIL PREFIN. MTL FLASHING & SEALANT-

KNEE WALL W/ STUDS -----

SPACED PER SCHEDULE W/

STRUCTURAL PLYWOOD -PER STRUCT. COMPOSITE SIDING (BOARD -& BATTEN)

KNEE WALL W/ STUDS-SPACED PER SCHEDULE W/ WALL BELOW PROVIDE SHEAR BLOCKING PER DETAIL

R6 INSULATED ZIP PANELS -----

& BATTEN)

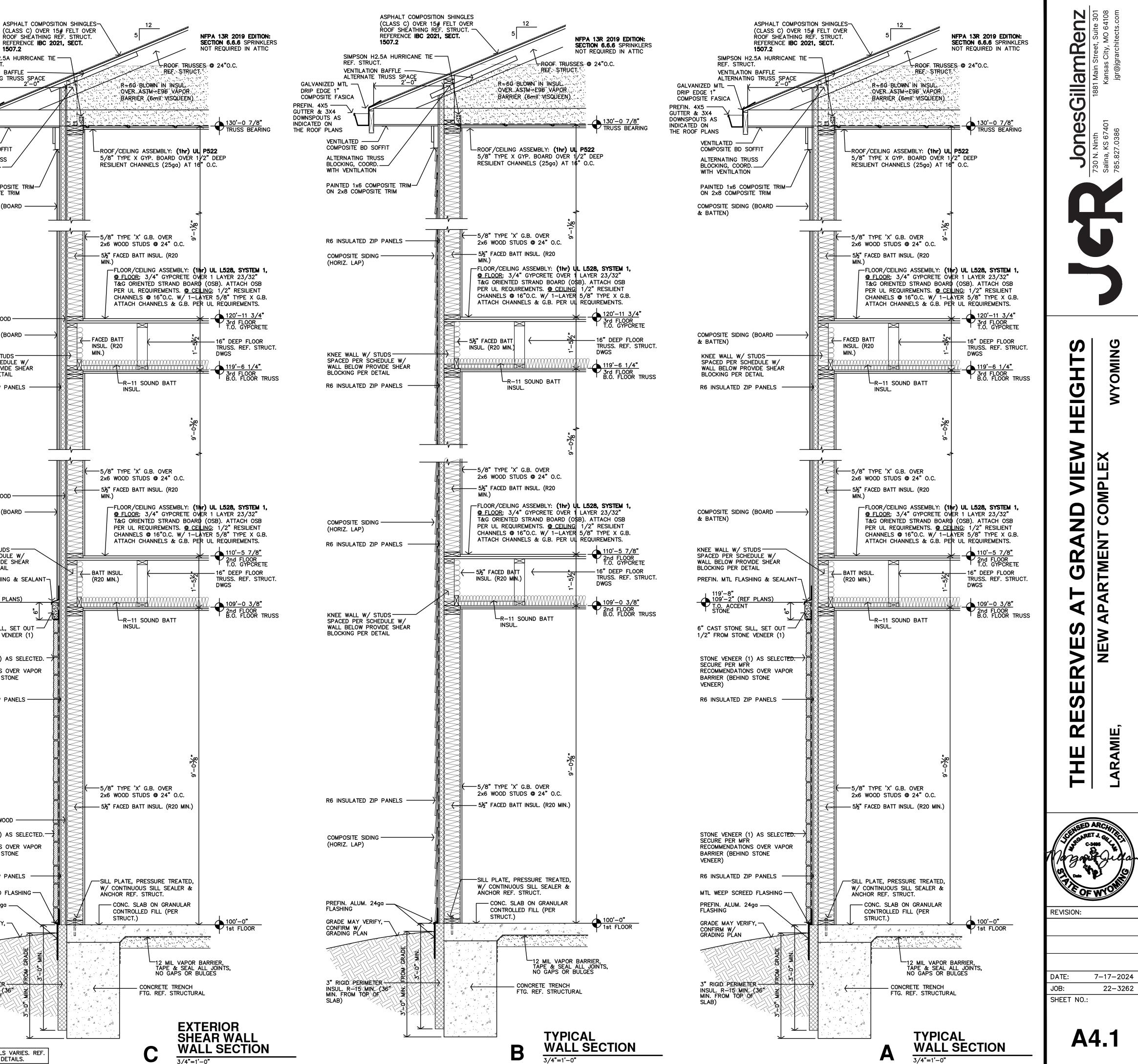
STRUCTURAL PLYWOOD -PER STRUCT. COMPOSITE SIDING (BOARD -

WITH VENTILATION PAINTED 1x6 COMPOSITE TRIM-ON 2x8 COMPOSITE TRIM COMPOSITE SIDING (BOARD & BATTEN)

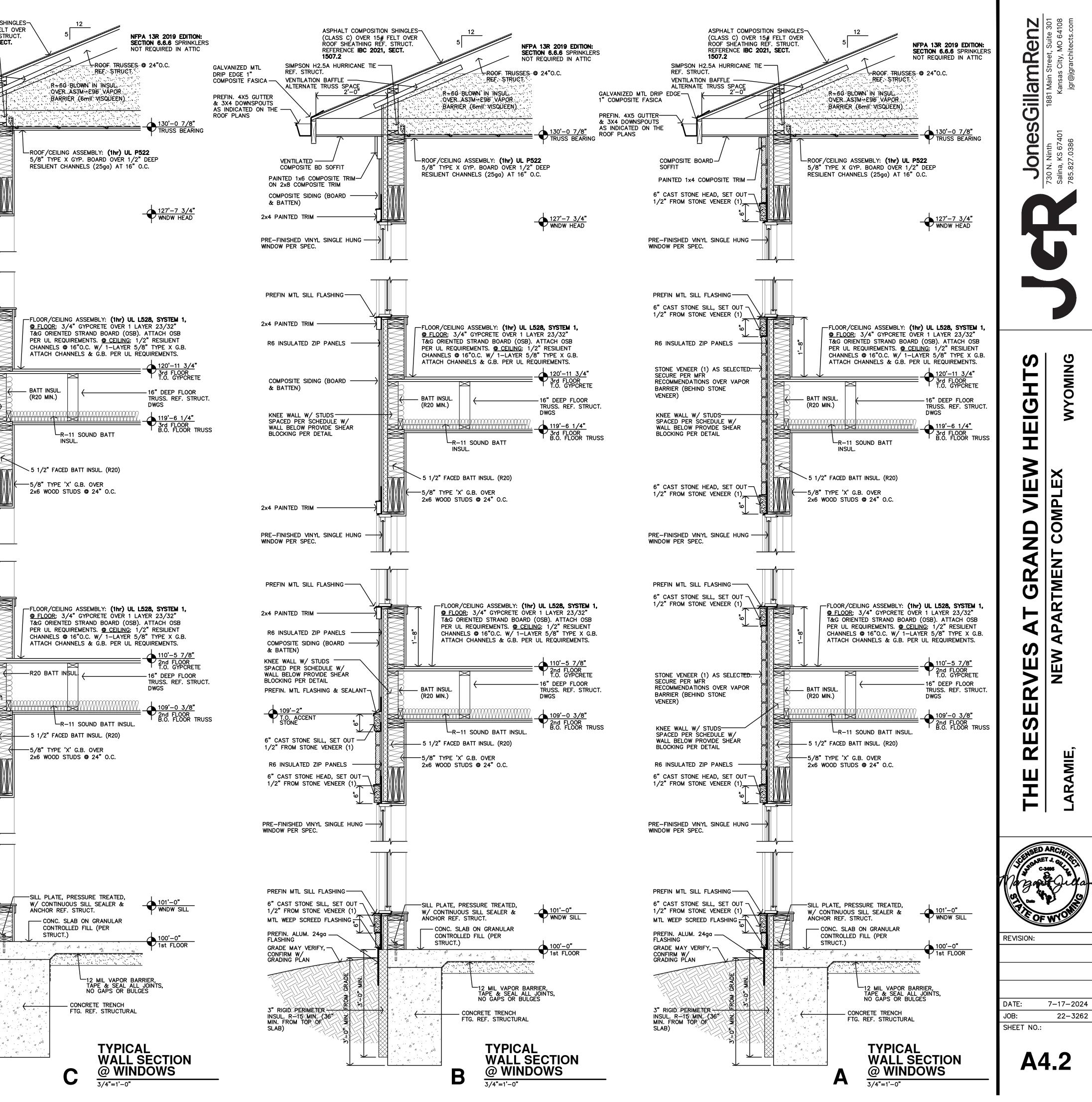
BLOCKING, COORD.

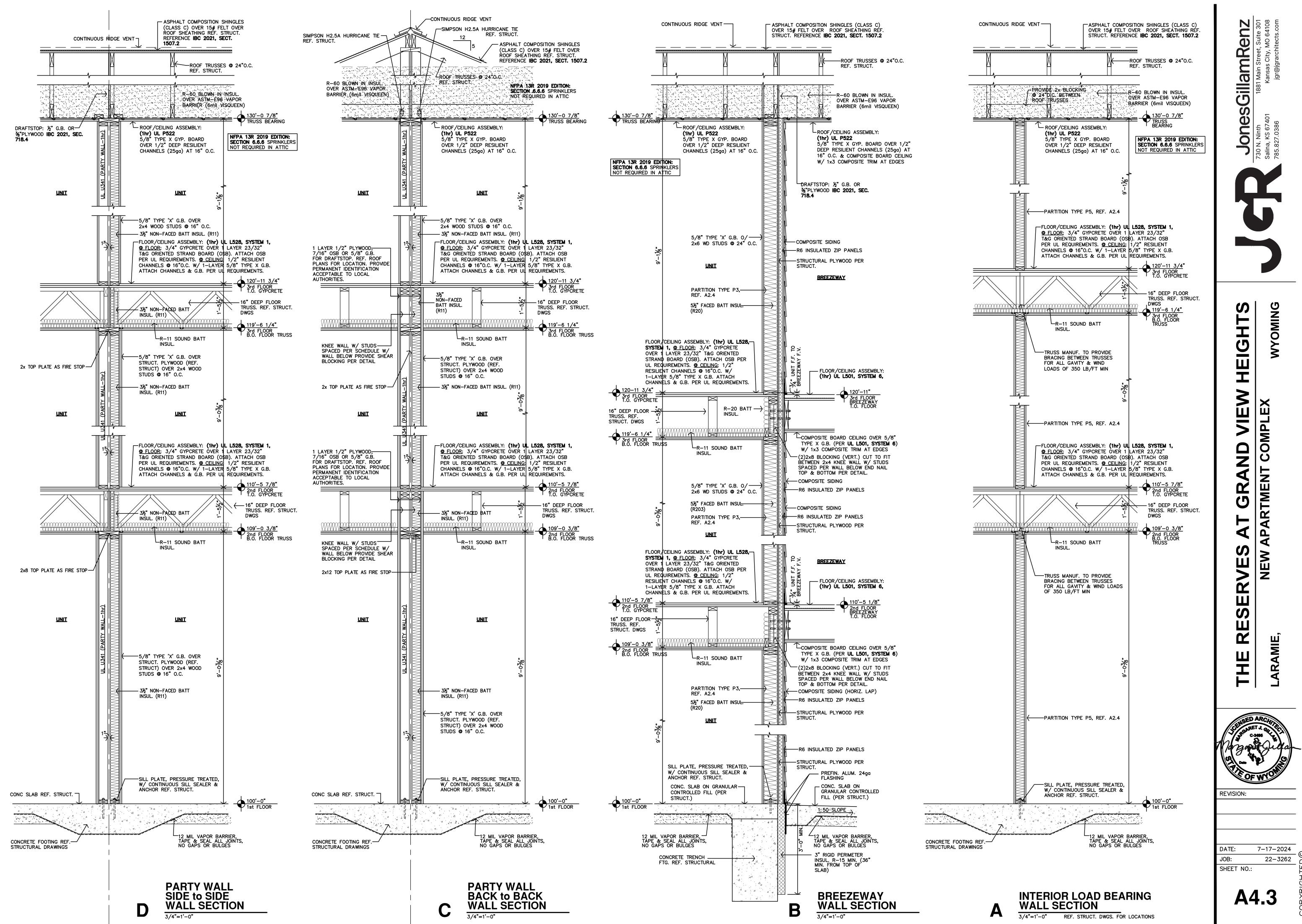
ALTERNATING TRUSS SPACE GALVANIZED MTL — DRIP EDGE 1" COMPOSITE FASICA PREFIN. 4X5 -GUTTER & 3X4 DOWNSPOUTS AS INDICATED ON THE ROOF PLANS VENTILATED -COMPOSITE BD SOFFIT ALTERNATING TRUSS

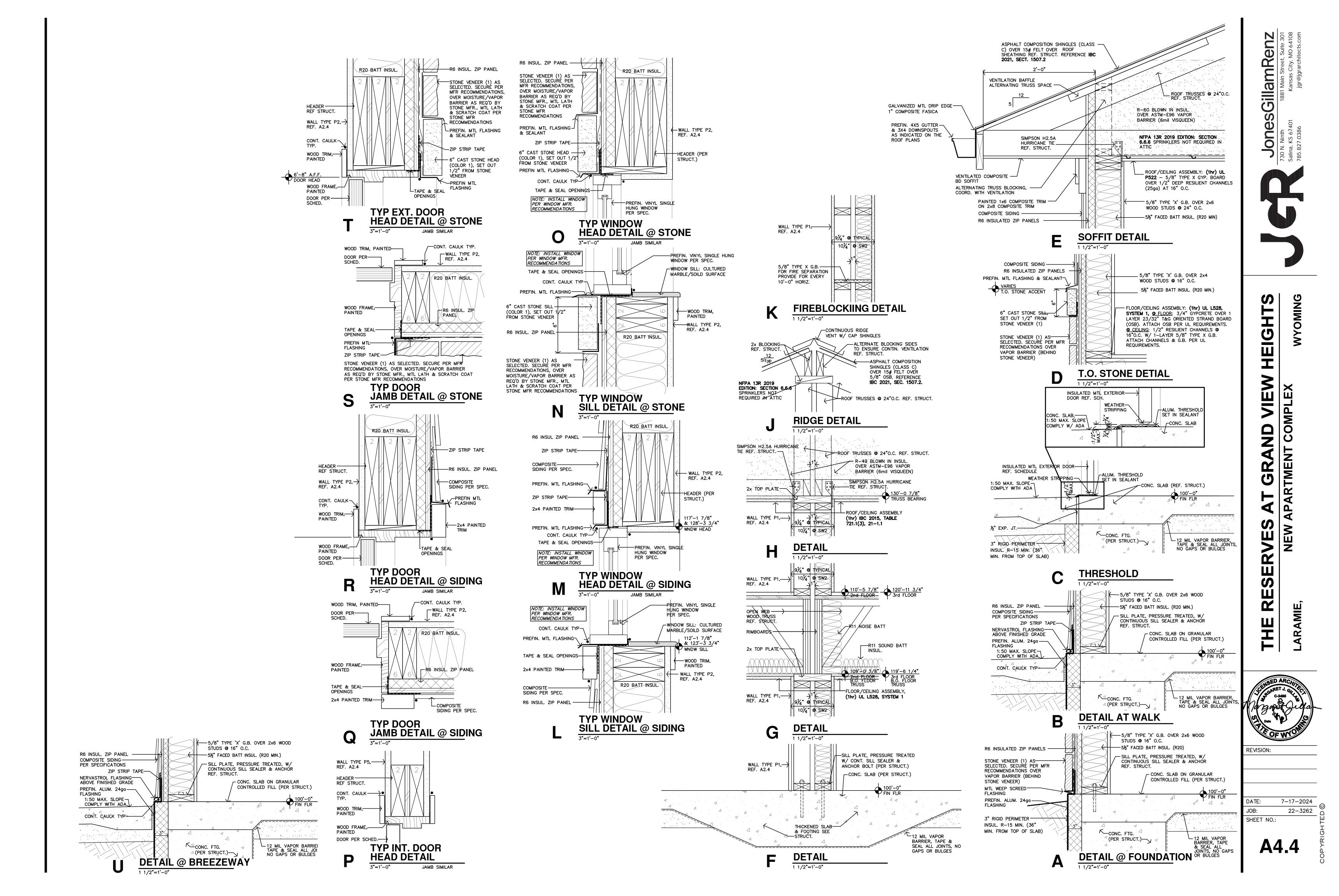
(CLASS C) OVER 15# FELT OVER ROOF SHEATHING REF. STRUCT. REFERENCE IBC 2021, SECT. 1507.2 VENTILATION BAFFLE -

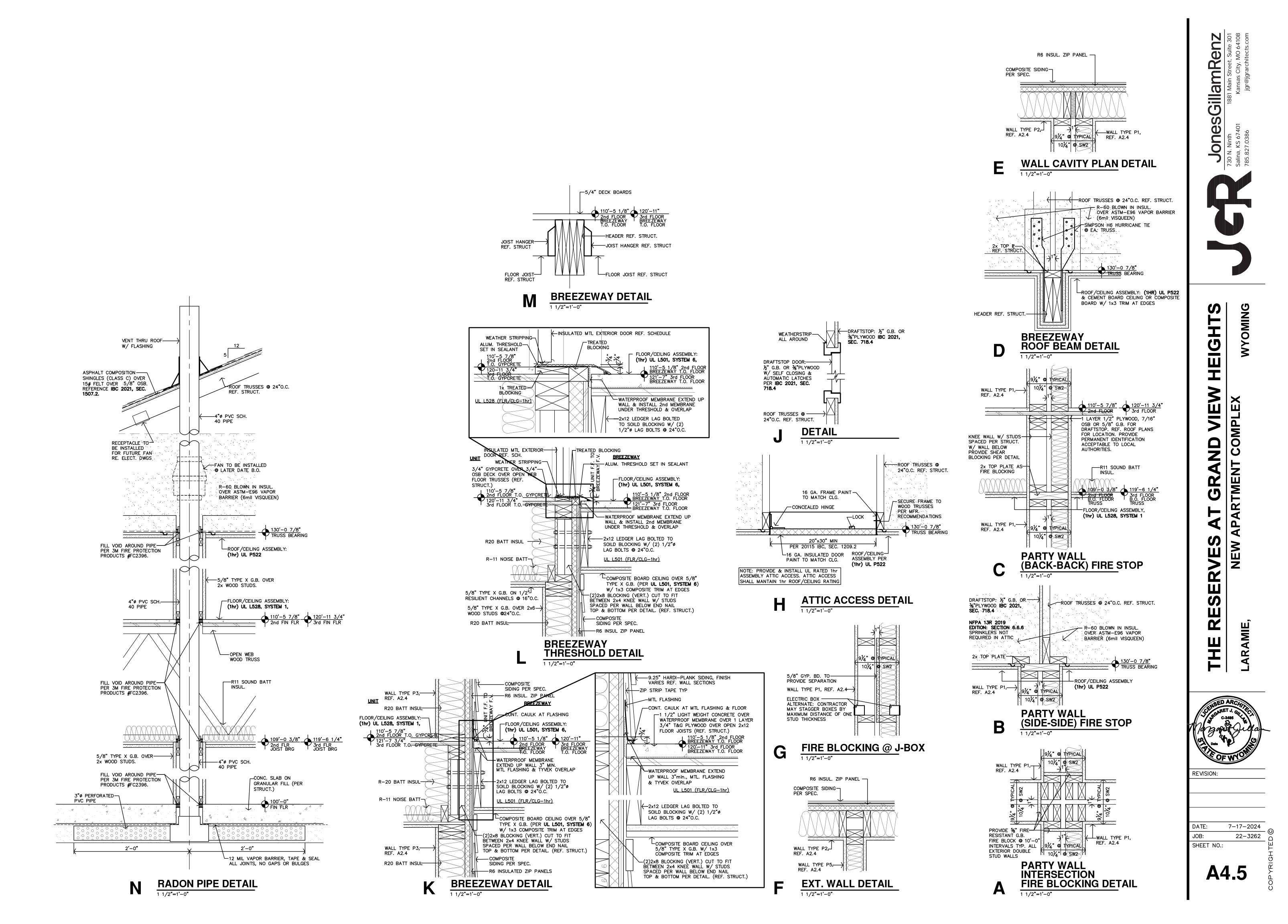


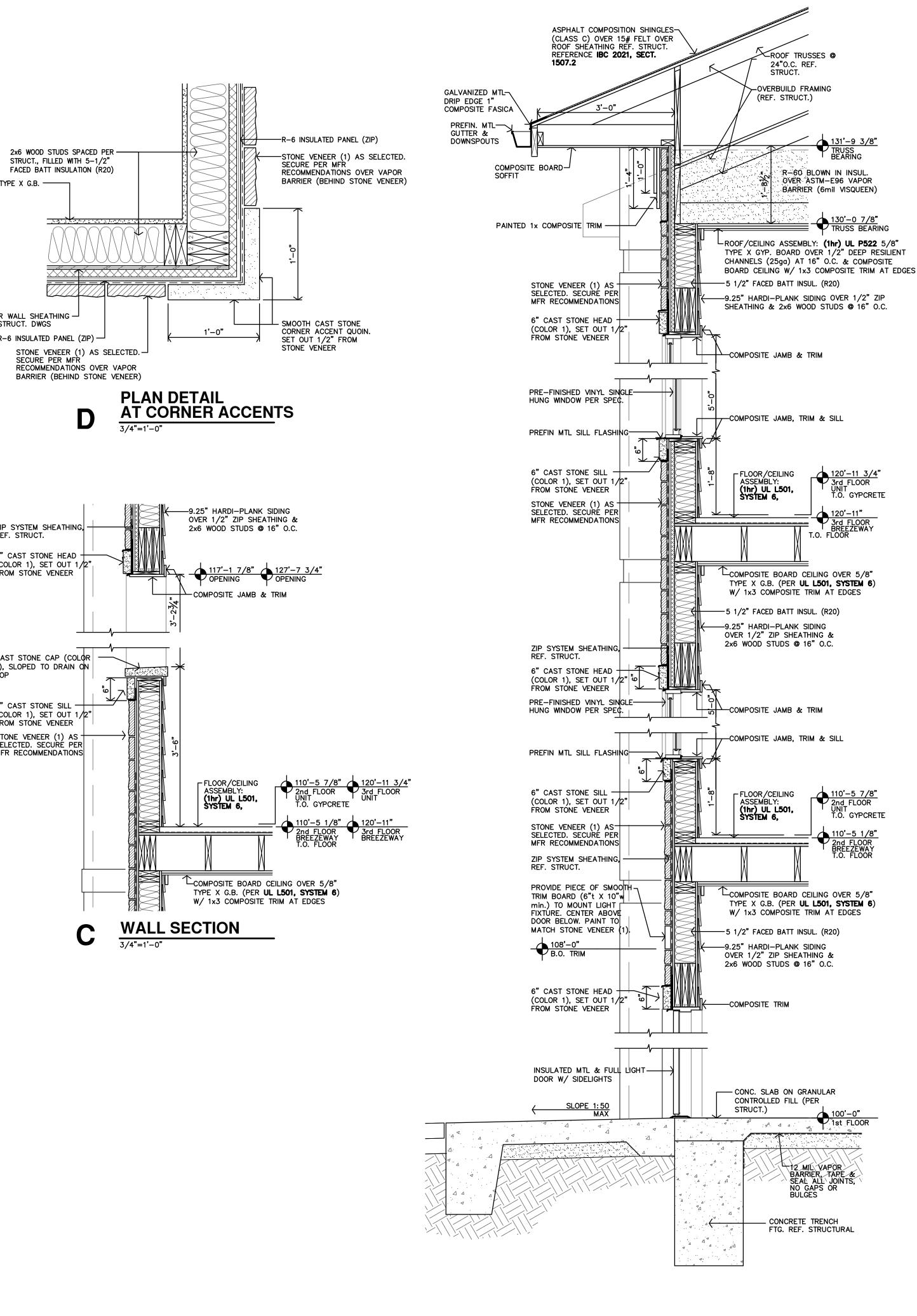
			ASPHALT COMPOSITION (CLASS C) OVER 15# FE ROOF SHEATHING REF. S REFERENCE IBC 2021, S 1507.2 SIMPSON H2.5A HURRICANE TIE	EL S1
			REF. STRUCT. VENTILATION BAFFLE	
		GALVANIZED MTL 1" COMPOSITE FA	DRIP EDGE $\sqrt{\frac{2'-0''}{2'-0''}}$	
		PREFIN. 4X5 GUT & 3X4 DOWNSPOL AS INDICATED ON ROOF PLANS		VVVXXI > 1
			VENTILATED COMPOSITE BD SOFFIT	V V V V
			PAINTED 1x6 COMPOSITE TRIM	
			COMPOSITE SIDING (HORIZ, LAP)	
			2x4 PAINTED TRIM	
			2x4 PAINTED TRIM	
			COMPOSITE SIDING (HORIZ. LAP)	$\nabla W X \nabla V X $
			KNEE WALL W/ STUDS SPACED PER SCHEDULE W/ WALL BELOW PROVIDE SHEAR BLOCKING PER DETAIL	NVIXIV
		-A-H-		
	COMPOSITE SIDING			
	R6 INSULATED ZIP PANELS	5½" FACED BATT INSUL. (R20 MIN.)	PRE-FINISHED VINYL SINGLE HUNG	<u>_</u>
(CLASS	COMPOSITION SHINGLES C) OVER 15# FELT OVER IEATHING REF. STRUCT.	FLOOR/CEILING ASSEMBLY: (1hr) UL L528, SYSTEM 1	WINDOW PER SPEC.	,—
REFEREN 1507.2 ROOF TRUSSES O REF. STRUCT.	CE IBC 2021, SECT.	110'-5 7/8" 2nd FLOOR T.O. GYPCRETE 51/2" FACED BATT INSUL. (R20 MIN.)		r
K <u>1'−0"</u>	R-50 BLOWN IN INSUL		2x4 PAINTED TRIM	
	(FILL ENTIRE ATTIC SPACE) OVER ASTM-E96 VAPOR BARRIER (6mil VISQUEEN)	R-11 SOUND BATT INSUL.		
	TRUSS BEARING			
COMPOSITE BOARD	ROOF/CEILING ASSEMBLY: (1hr) UL P522			$\land \land $
PAINTED 1x4 COMPOSITE TRIM	5/8" TYPE X GYP. BOARD OVER 1/2" DEEP RESILIENT CHANNELS (25ga) AT 16"		(HORIZ. LAP)	
	0.C. 5/8" TYPE X G.B OVER —)		KNEE WALL W/ STUDS SPACED PER SCHEDULE W/ WALL BELOW PROVIDE SHEAR	VIVIV V V
	1/2" SHEATHING (SHEAR WALL, REF. STRUCT.)		BLOCKING PER DETAIL	
	← 5/8" TYPE 'X' G.B. OVER 2×6 WOOD			
	STUDS @ 24" O.C.	5/8" TYPE 'X' G.B. OVER		
	5½" FACED BATT	2x6 WOOD STUDS @ 24" O.C. 5½" FACED BATT INSUL. (R20 MI	PRE-FINISHED VINYL SINGLE HUNG	
R6 INSULATED ZIP PANELS	INSUL. (R20 MIN.)		ן	ہ۔ ا
SECURE PER MFR RECOMMENDATIONS OVER VAPOR BARRIER (BEHIND STONE				
VENEER)			PREFIN MTL SILL FLASHING	
PREFIN. ALUM. 24ga FLASHING	CONC. SLAB ON GRANULAR CONTROLLED FILL (PER STRUCT.)	12 MIL VAPOR BARRIER, TAPE & SEAL ALL JOINTS, NO GAPS OR BULGES		
CONC. SLAB ON GRANULAR CONTROLLED FILL (PER STRUCT.)			MTL WEEP SCREED FLASHING PREFIN. ALUM. 24ga FLASHING GRADE MAY VERIFY,	
			CONFIRM W/ GRADING PLAN	
12 MIL VAPOR BARRIER, TAPE & SEAL ALL JOINTS, NO GAPS OR BULGES		12 MIL VAPOR BARRIER, TAPE &	MINISTRATIC	. *
3" RIGID PERIMETER		SEAL ALL JOINTS, NO GAPS OR BULGES	3" RIGID PERIMETER	.∕
INSUL. R-15 MIN. (36" MIN. FROM TOP OF SLAB)	TRENCH FTG. REF. STRUCT. 3'-6"		INSUL. R-15 MIN. (36" Z MIN. FROM TOP OF SLAB)	••••
	WALL @ FIR <u>3/4"=1'-0"</u>	SECTION E SPRINK RM.		







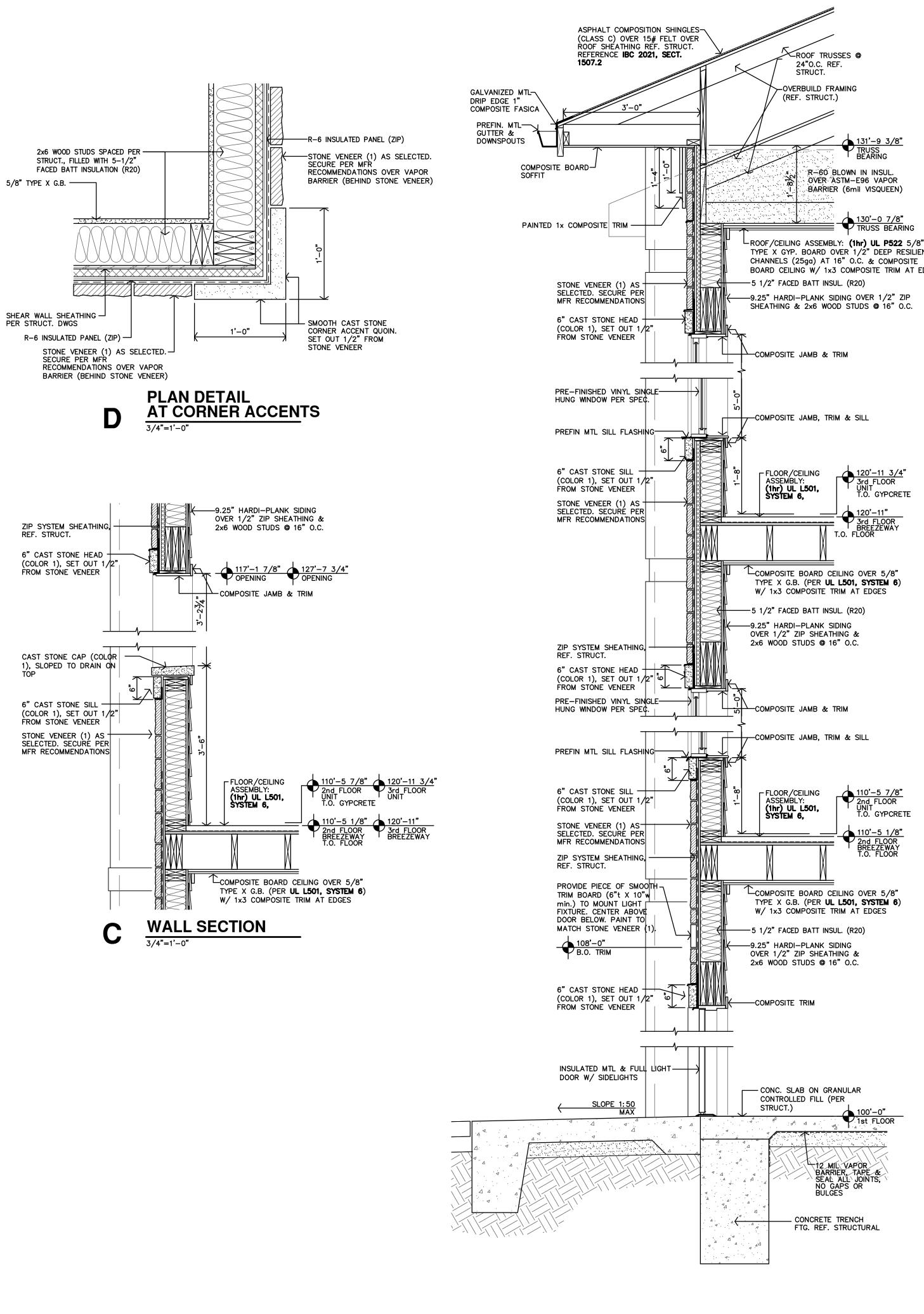


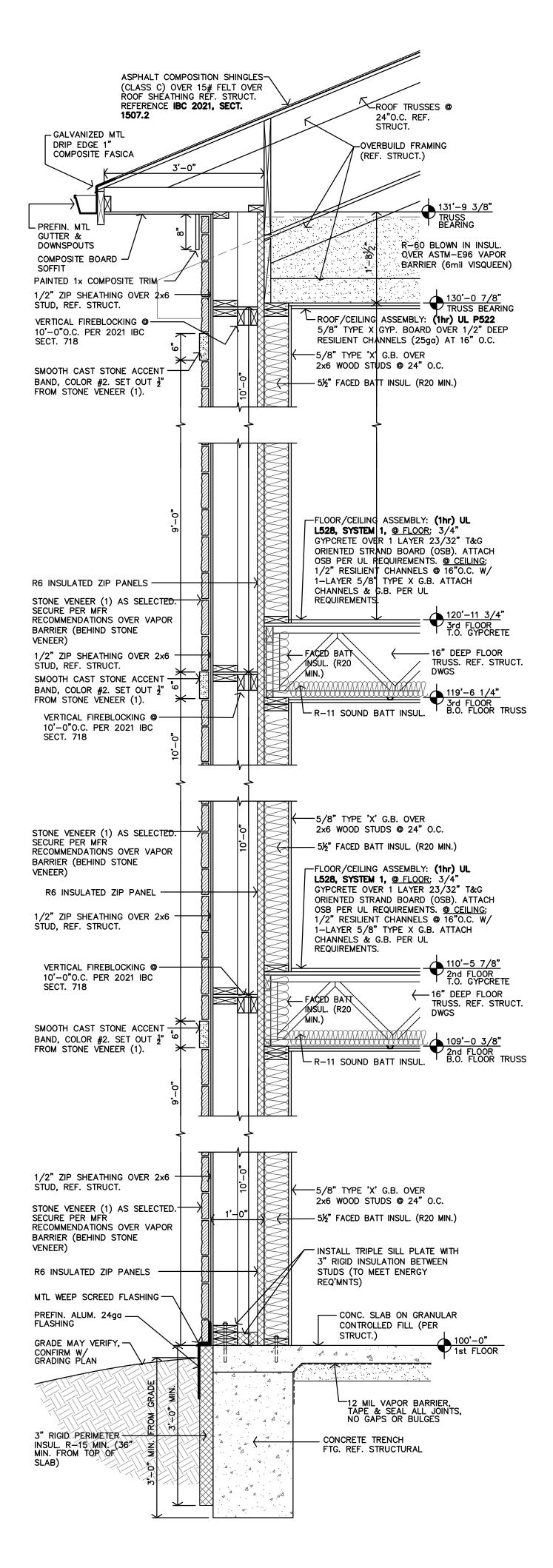


WALL SECTION

3/4"=1'-0"

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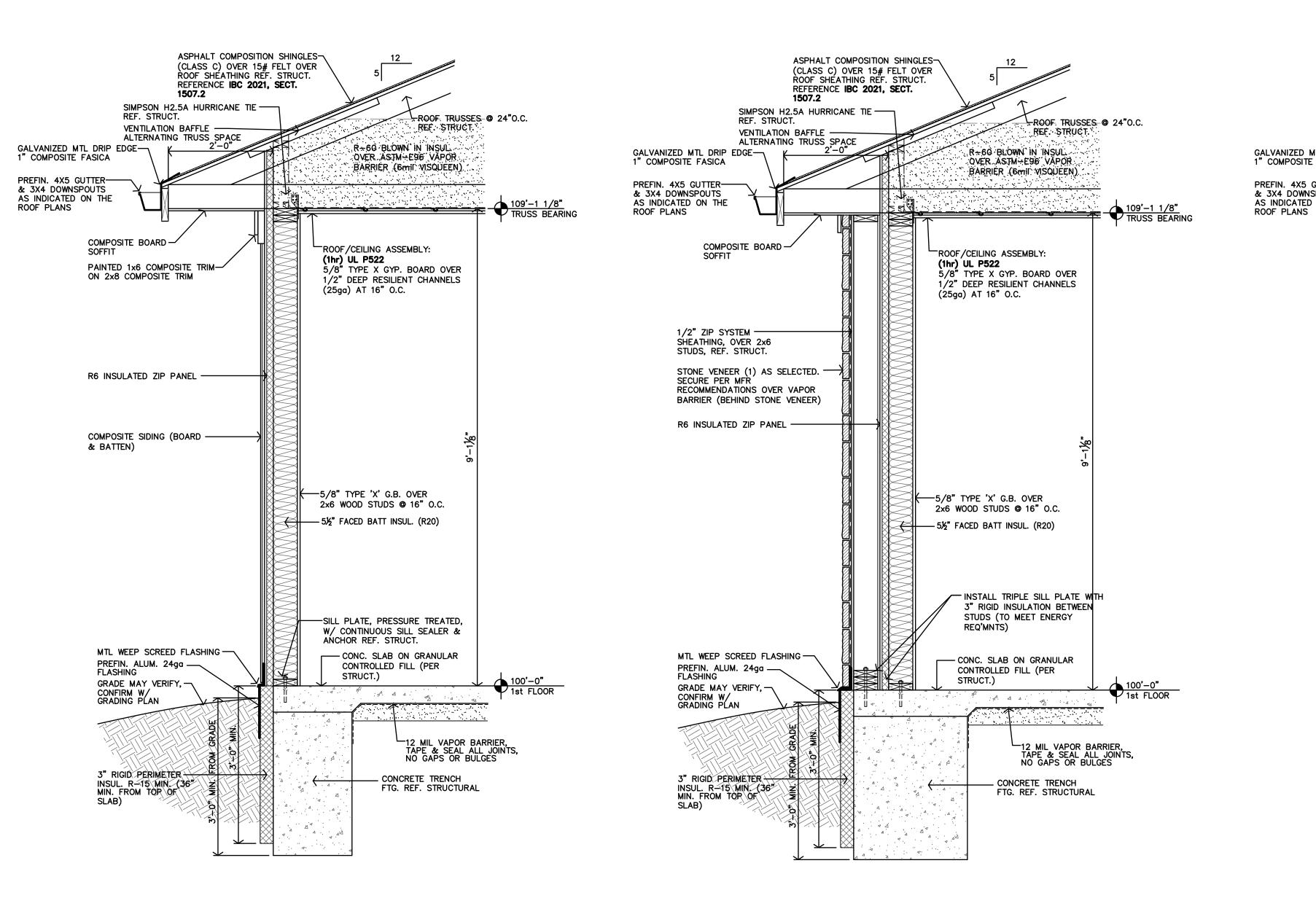


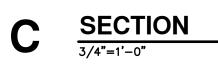






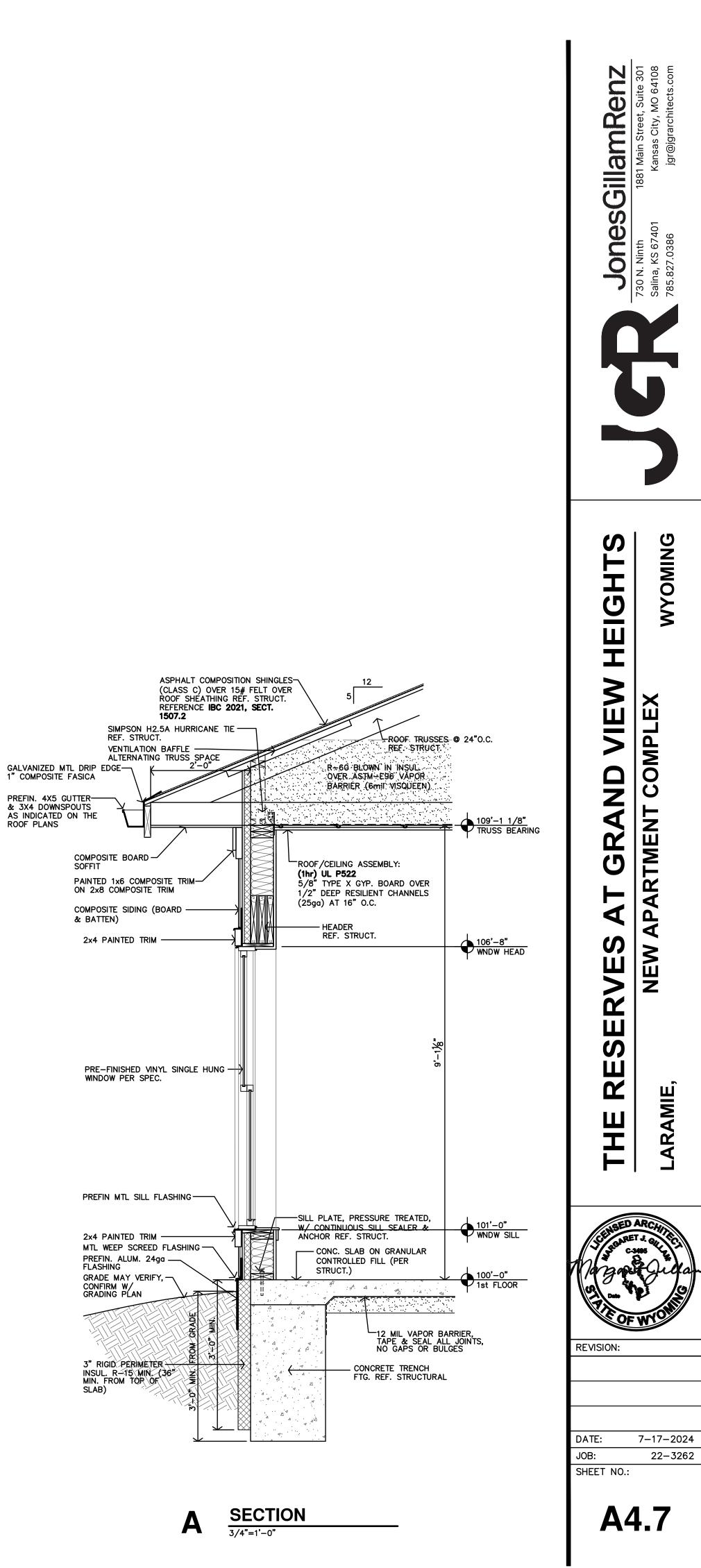
WALL SECTION 3/4"=1'-0"

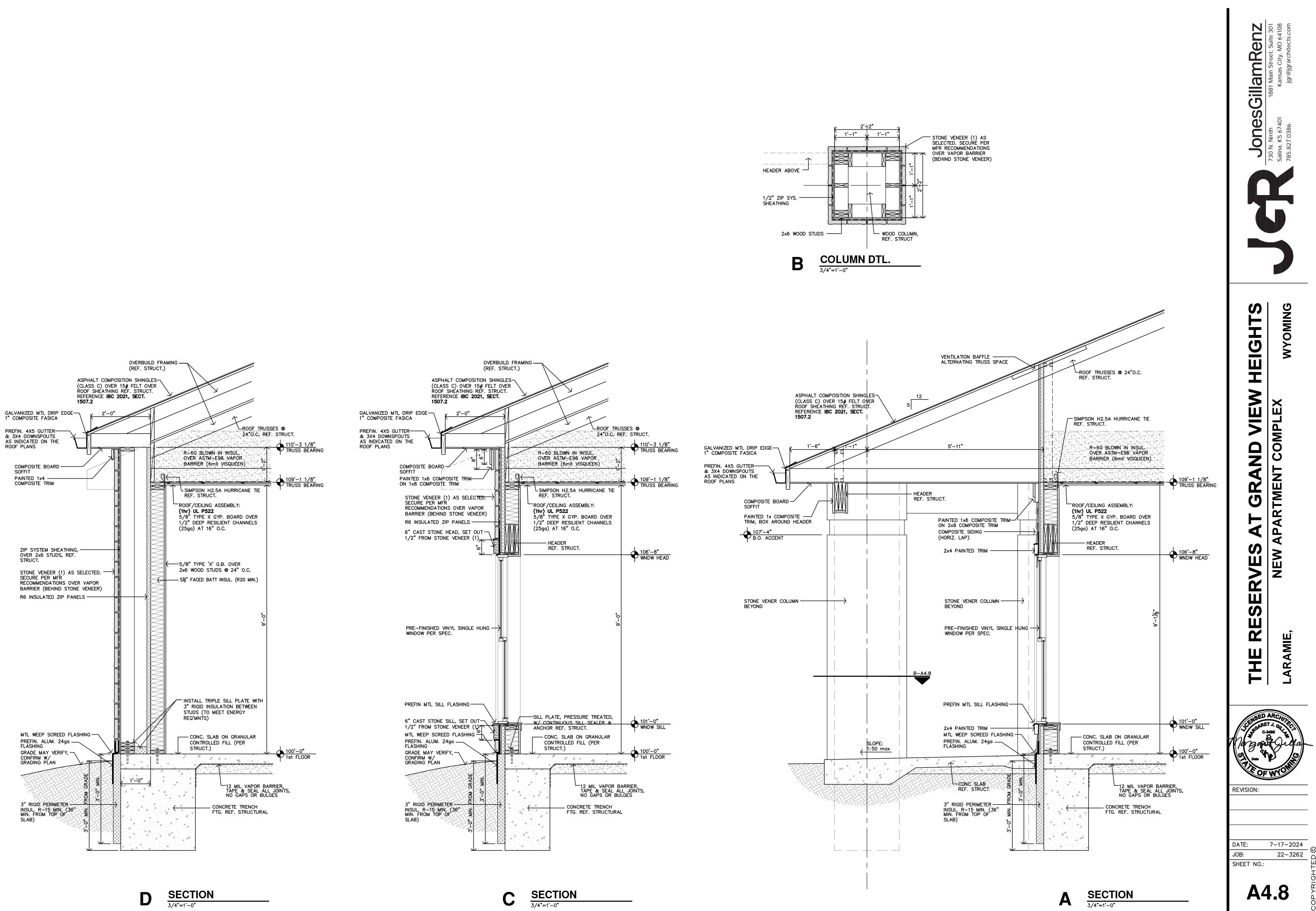




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SECTION 3/4"=1'-0"







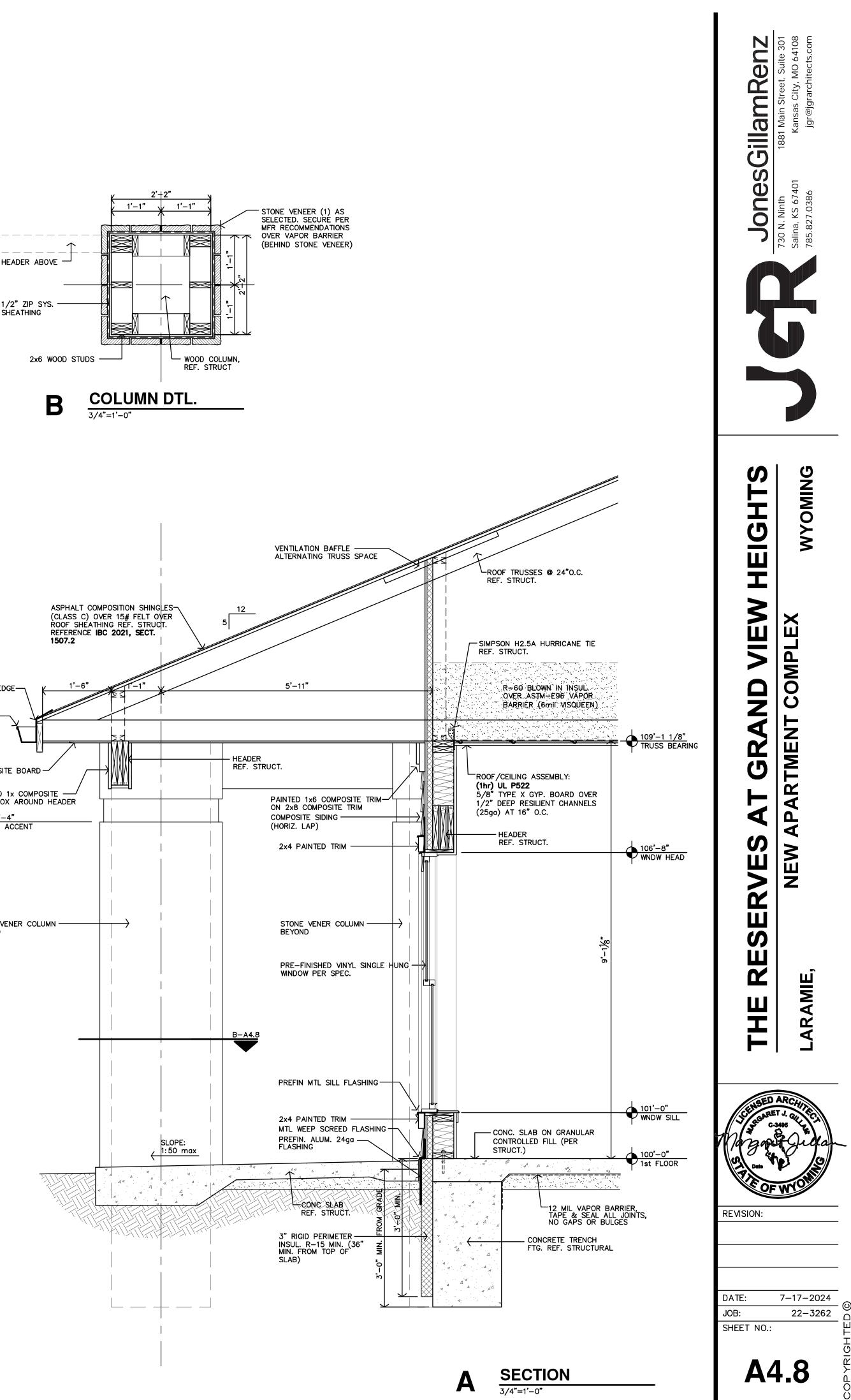




FIGURE 1

WALL CAP - CMU RETAINING WALL

FIGURE 2 WALL-SECTION INSIDE CORNER W/ STUCCO

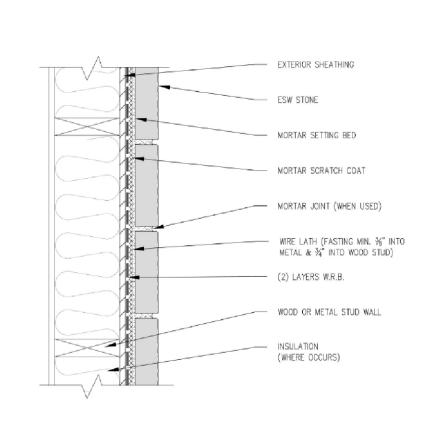
FIGURE 3

CASING BEAD EZ BEAD ESW CAP ∢ ∎ ∣ EXTEND AT LEAST ONE LAYER OF W.R.B. FROM EACH -ESW STONE DIRECTION AROUND CORNER 12" IN. MORTAR JOINT (WHEN USED) LATH-WRAP LATH AROUND CORNER TO NEXT FRAMING MEMBER / WIRE LATH MORTAR SCRATCH COAT DISSIMILAR MATERIALS DRAINAGE: 2B-STONE Jan Standard Stand 晴い AT REBAR WHERE OCCURS SEALANT CMU.BLOCK W/FILLED CORES CASING BEAD OR EZ BEAD (OPTIONAL) ESW STONE MORTAR JOINT (WHEN USED) ----- MORTAR SCRATCH COAT (2) LAYERS W.R.B. NOTE: PROVIDE LATH WHEN CMU IS PAINTED OR SEALED EXTERIOR SHEATHING FIGURE 8 FIGURE 7 FIGURE 10 FOUNDATION WALL @ BASE WINDOW SILL W/ STONE DRIP LEDGE EXTERIOR SHEATHING (2) LAYERS W.R.B. INSTALL W.R.B. ARCUND WINDOW / DOOR OPENING AS PER MANUF, SPECIFICATIONS (LEAVE 12" HANGING BELOW TRANSITION FOR MASON TO TUCK UNDER. WIRE LATH SEALANT MIN. %" SPACE W/ NO CEMENT MORTAR SCRATCH COAT CASING BEAD OR EZ BEAD (OPTIONAL) MORTAR SETTING BED ESW DRIP LEDGE ____ ESW STONE _____ MORTAR SETTING BED MORTAR JOINT (WHEN USED) MORTAR SCRATCH COAT (2) LAYERS W.R.B. LAPPED OVER WEEP SCREED (2) LAYERS W.R.B. WEEP SCREED MORTAR JOINT (WHEN USED) 2" MIN. AT HARD SURFACE WITH NO FOOTER NK 1 4" MIN. AT GRADE HARD SURFACE - EXTERIOR SHEATHING . - INSULATION (WHERE OCCURS) CEXTEND WEEP SCREED MIN. 1" BELOW TOP OF FOUNDATION WALL FIGURE 14 FIGURE 15 STONE WRAP ON ARCH OVERHANG TOP OF WALL W/ DRAINAGE MAT ROOFING ASSEMBLY WILL VARY EXTERIOR SHEATHING WRE LATH ESW STONE - MORTAR SETTING BED FRAMING MORTAR JOINT (WHEN USED) - MORTAR SCRATCH COAT SEALANT (2) LAYERS W.R.B. WEEP OR DRIP SCREED @ FRONT EDGE.
 BACK WALL FLANGE CUT TO ALLOW TO CONFORM WITH RADIUS. EXTEND BOTTOM EDGE OF DRIP SCREED MIN 1" PAST FRAMING AND EQUAL TO THICKNESS OF UNDERSIDE MATERIAL. STONE IS NOT RECOMMENDED ON THE UNDERSIDE EXTEND AT LEAST ONE LAYER OF W.R.B. FROM CH DIRECTION AROUND CORNER 12" IN. CASING BEAD OR EZ BEAD (OPTIONAL) ESW STONE UNDERSIDE (2) LAYERS W.R.B. (1st.) LAYER TO EXTEND UP BEHIND SOFFIT COMPOSITE TRIM MORTAR JOINT (WHEN USED) MORTAR SETTING BED MORTAR SCRATCH COAT WRE LATH DRAINAGE MAT ----- EXTERIOR SHEATHING INSULATION (WHERE OCCURS)



FIGURE 4 STONE BELOW CLADDING

FIGURE 5 SIDE WALL FLASHING AT ROOF



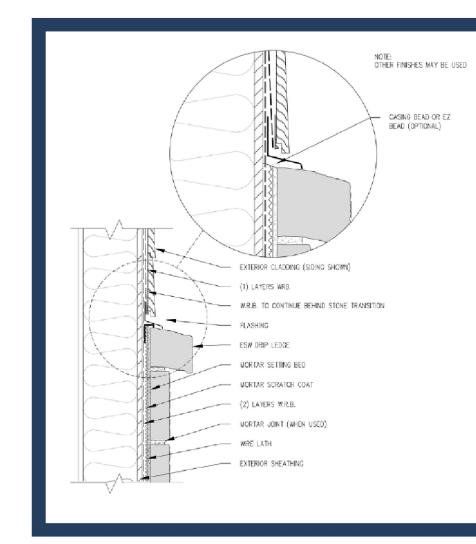
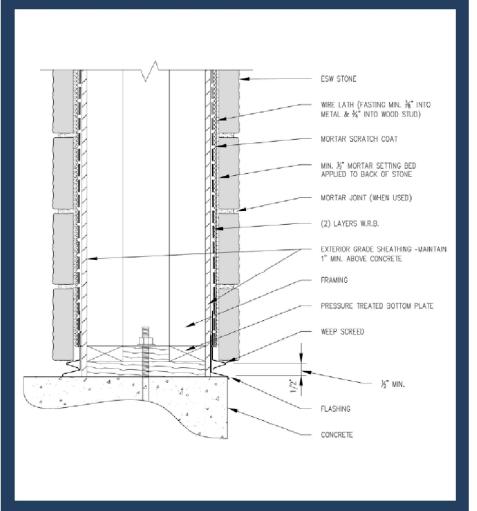


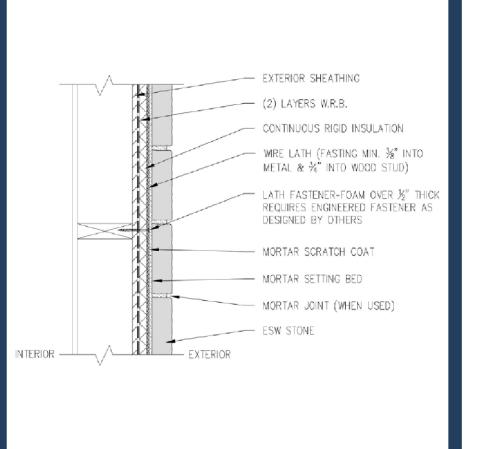
FIGURE 11

FIGURE 21

WALL OVER CONTINUOUS RIGID INSULATION

FIGURE 12 WINDOW JAMB - OPT DRAINAGE MAT





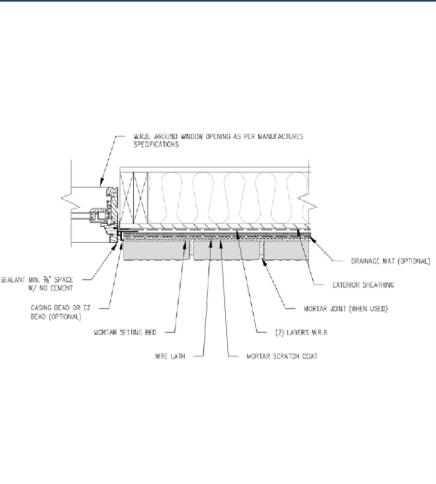
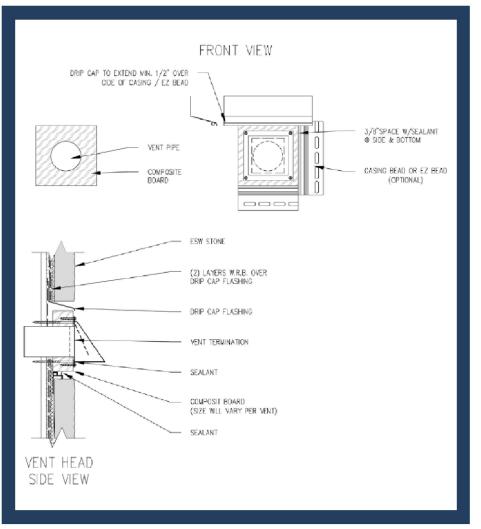
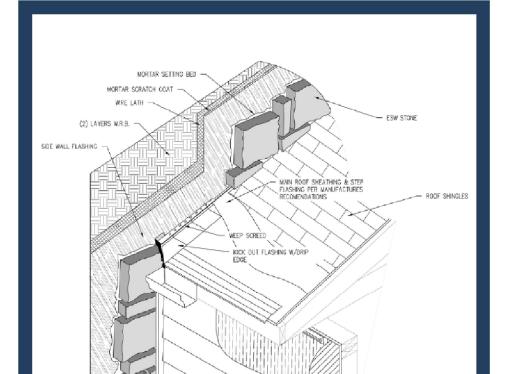


FIGURE 20 DRYER VENT

WOOD COLUMN BASE





- CASING/EZ BEAD (OPTIONAL)

ISOMETRIC VIEW: DIVERTER/KICK-OUT FLASHING DETAIL

FIGURE 27 VERTICAL TRANSITION @ DISSIMILAR MATERIAL

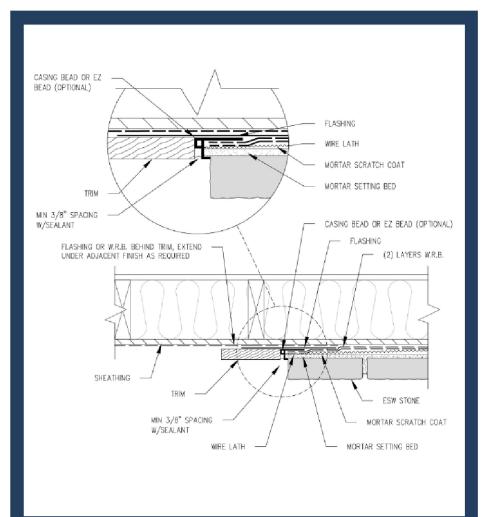
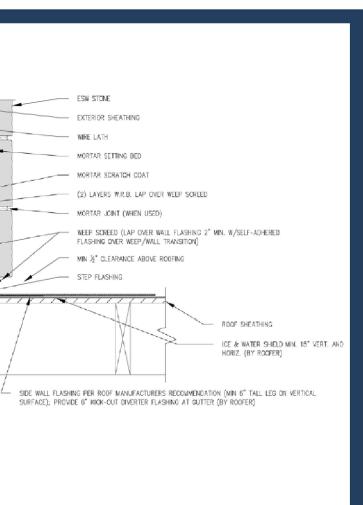
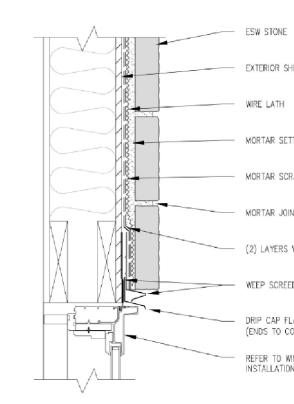


FIGURE 6

WINDOW HEAD





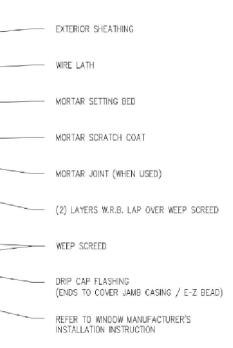
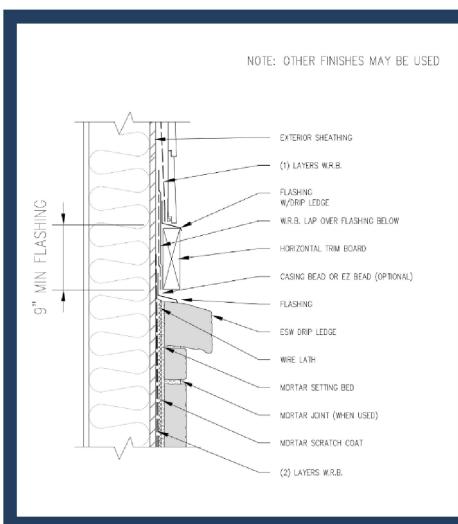


FIGURE 13

HORIZONTAL TRANSITION W/ STONE DRIP LEDGE

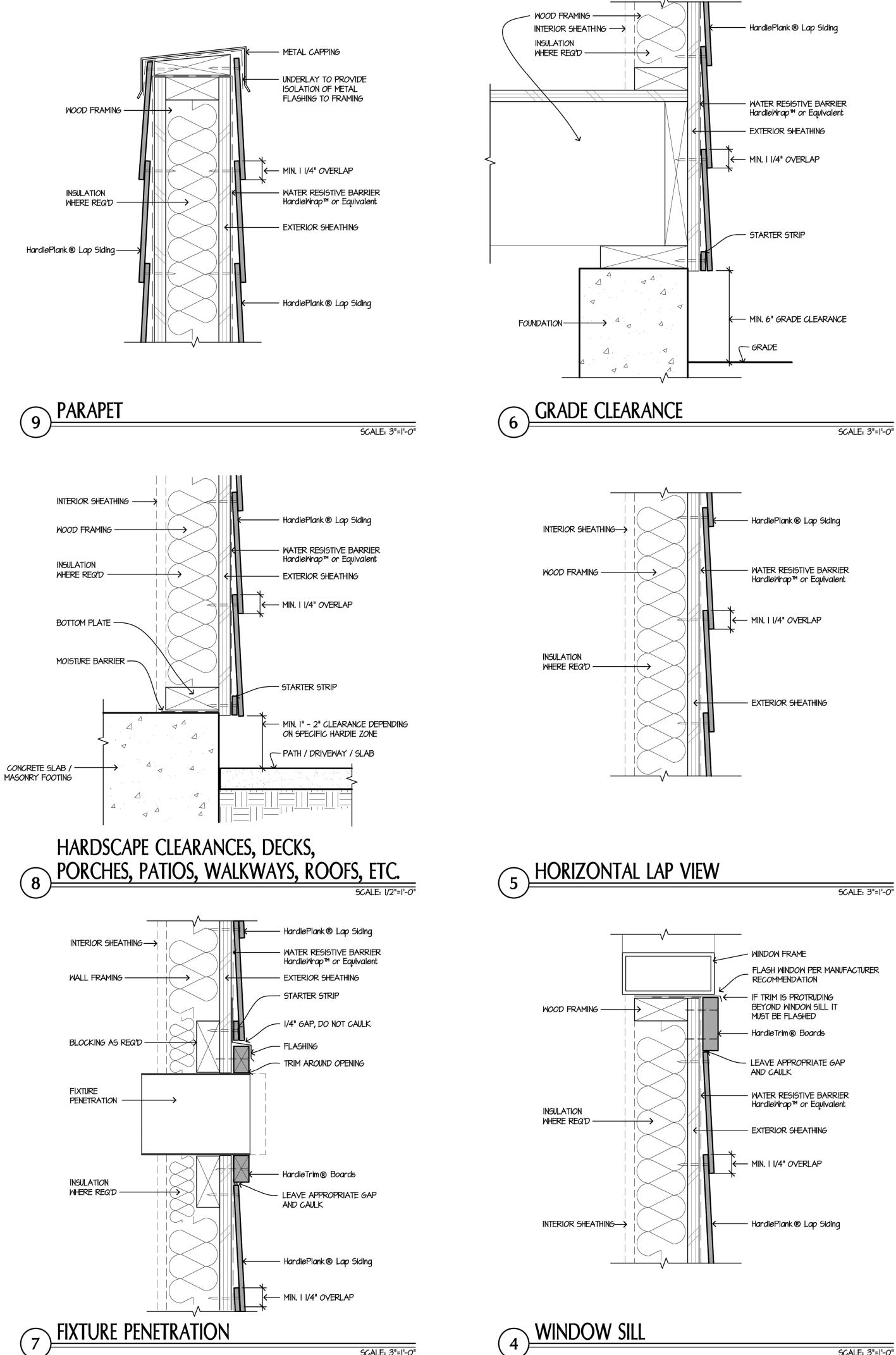


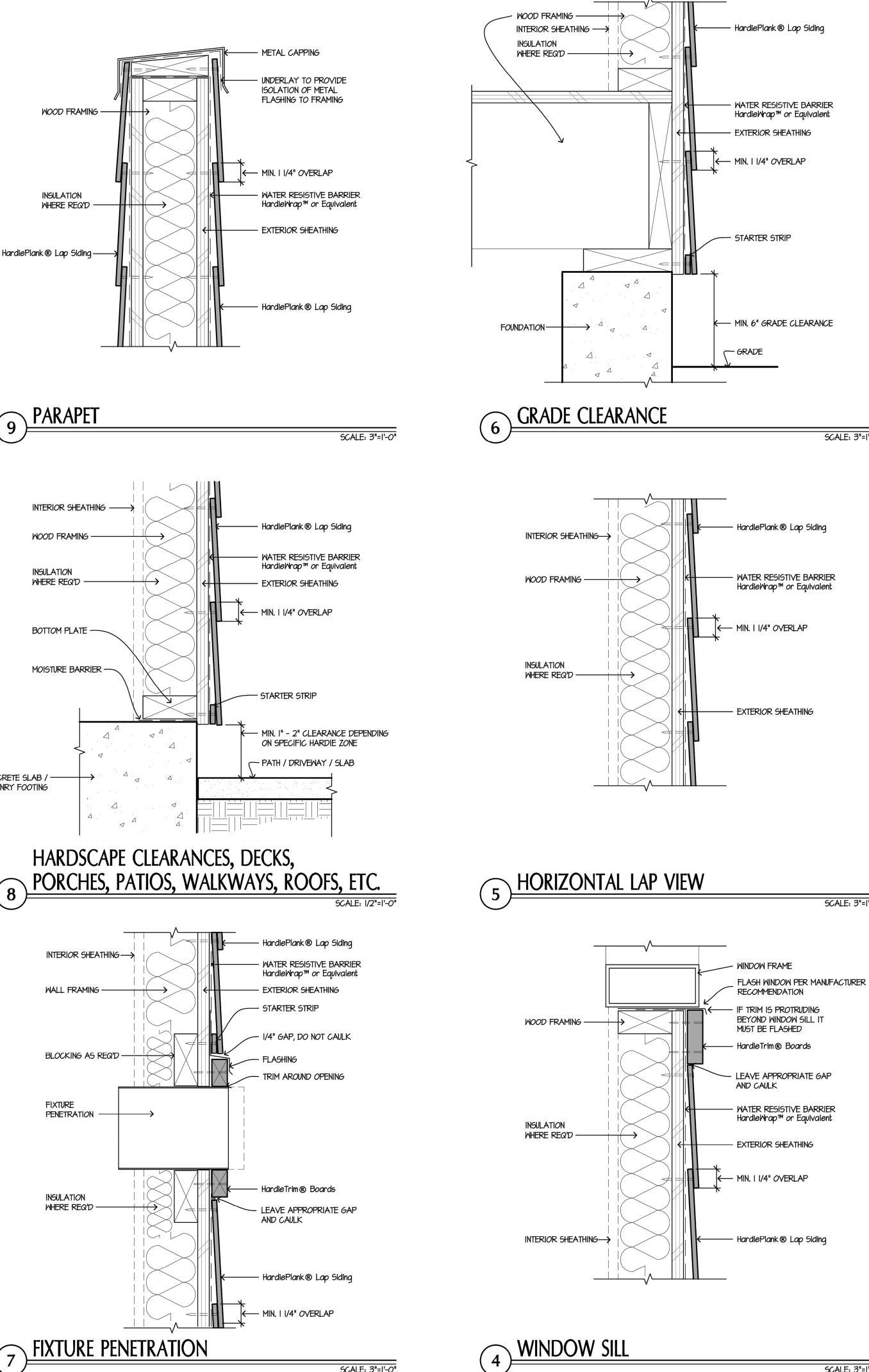
MANUFACTURED STONE

Manufacturers Installation Details, Contractor to install as indicated **Actual Conditions May Vary** DETAILS ARE NOT TO SCALE



N lõ

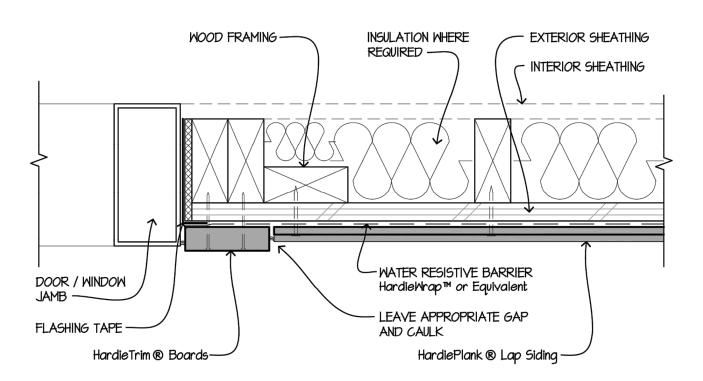




HARDIE LAP SIDING

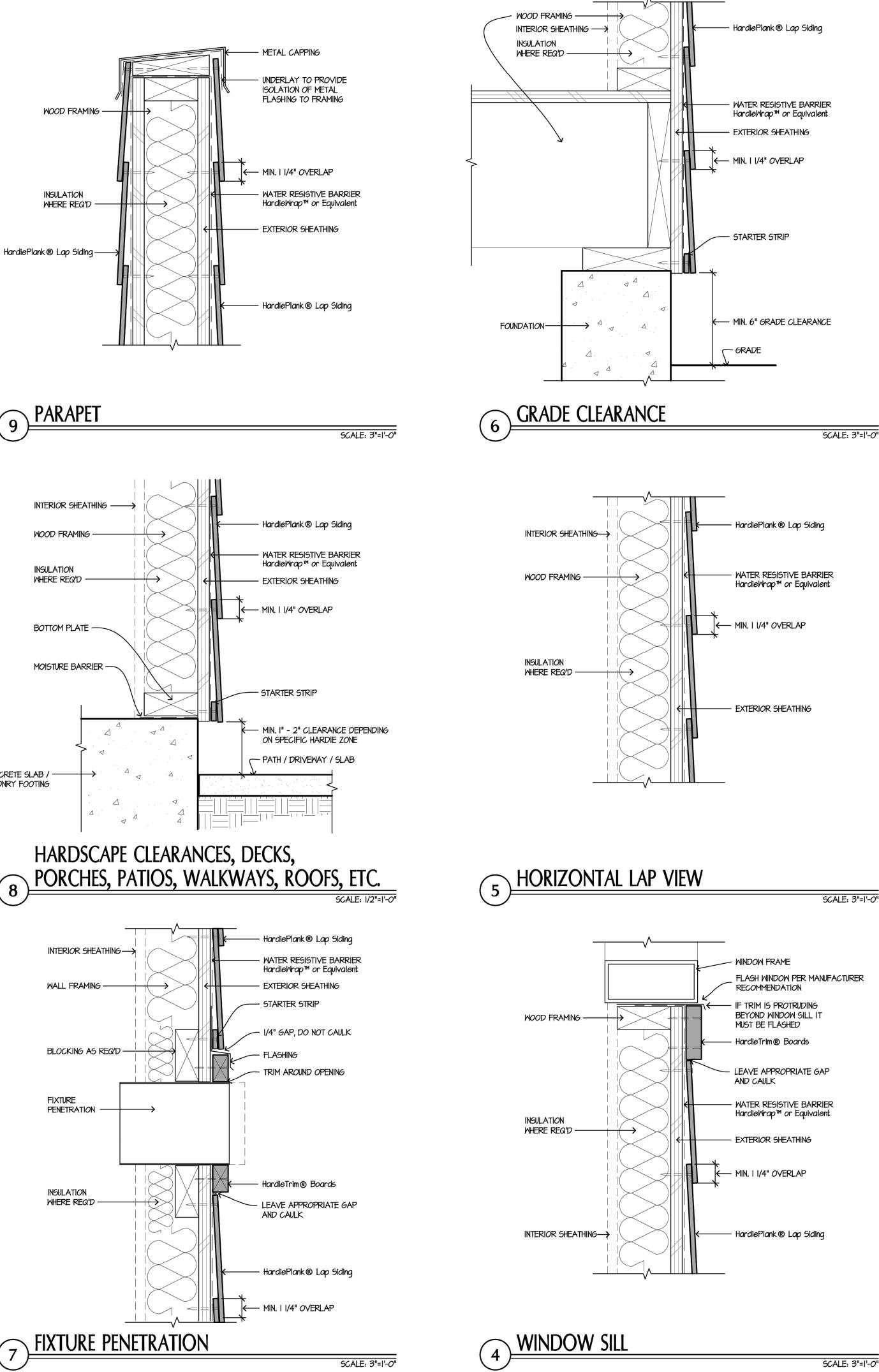
Ref. Elevations for colors and sizes.

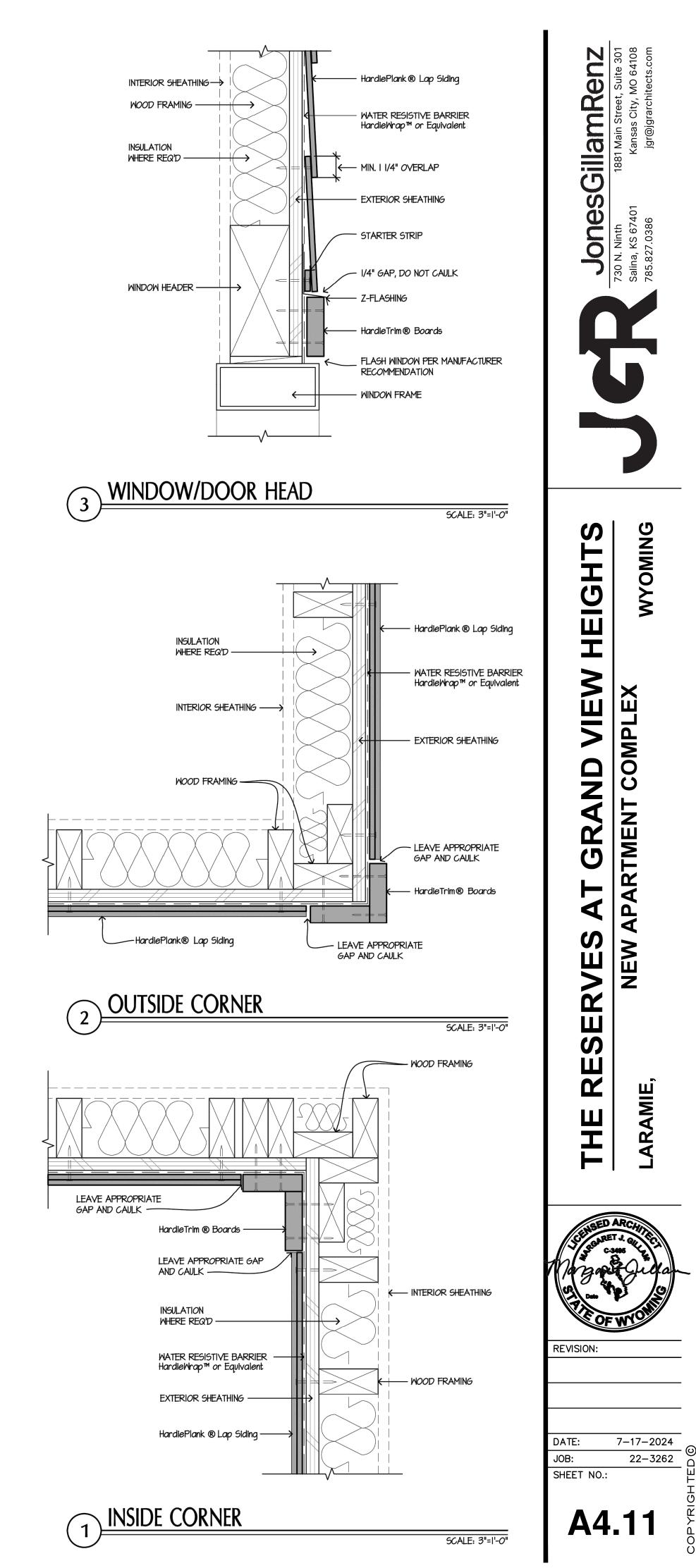
Manufacturers Installation Details, Contractor to install as indicated Actual Conditions May Vary DETAILS ARE NOT TO SCALE

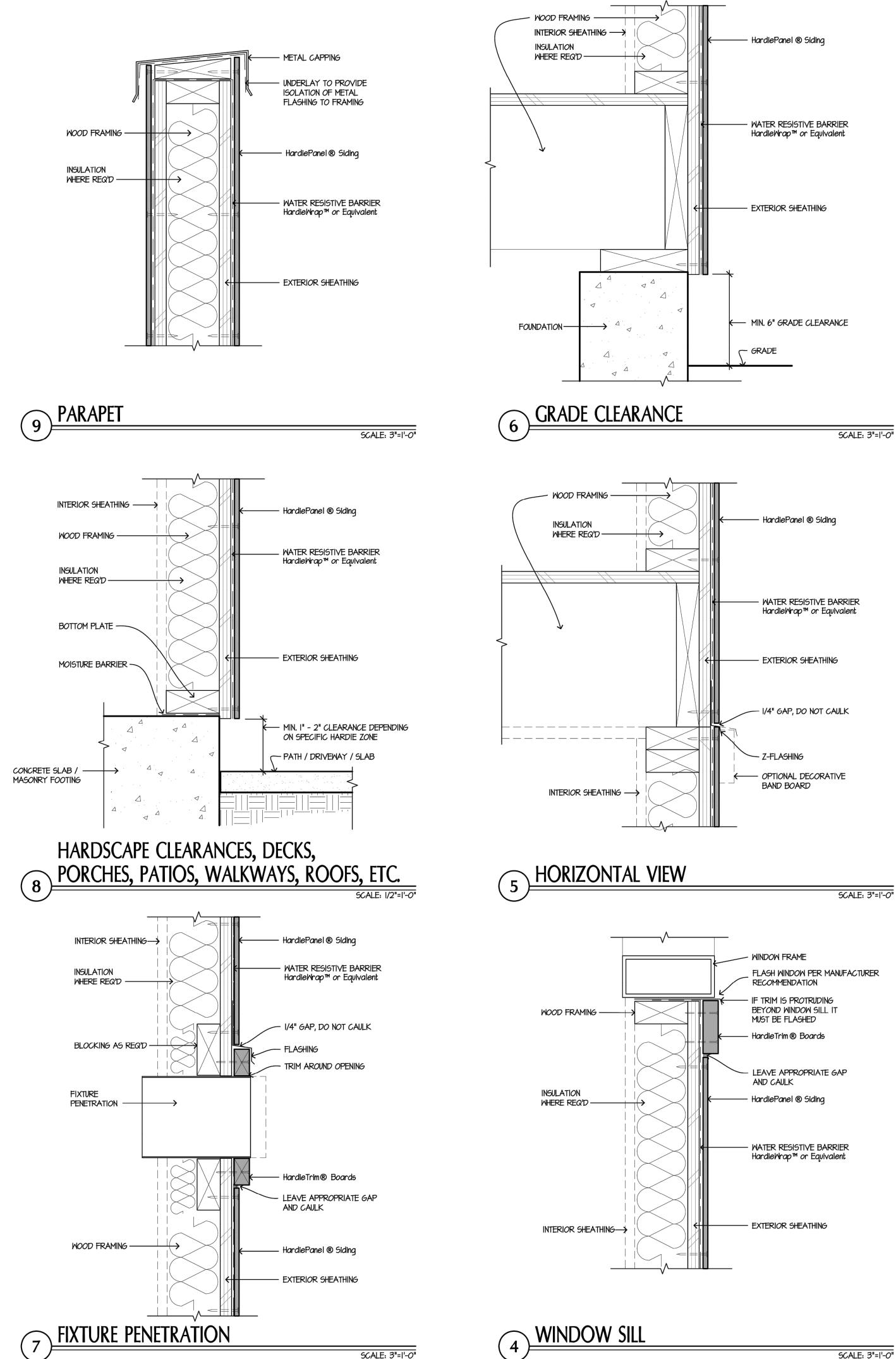


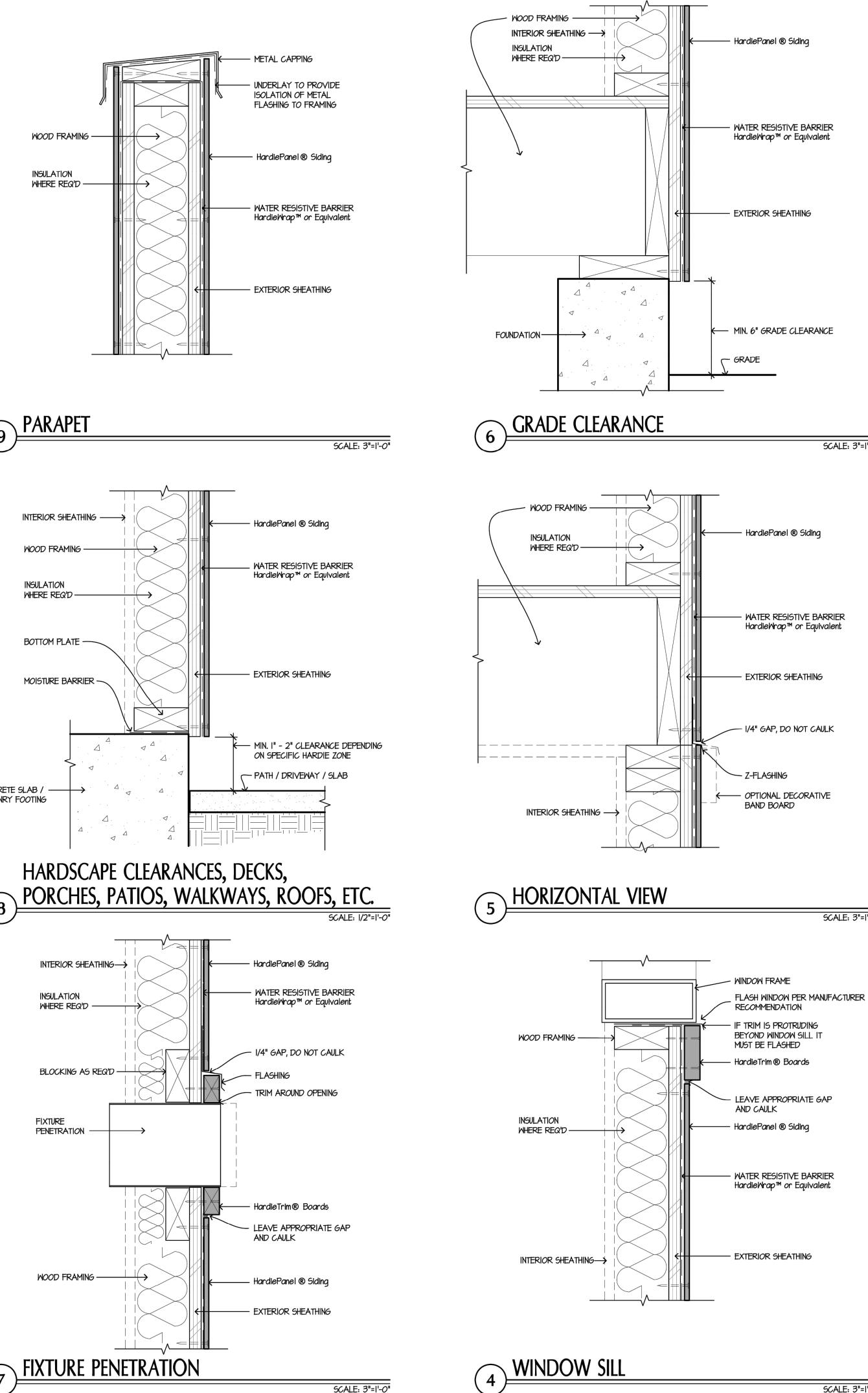








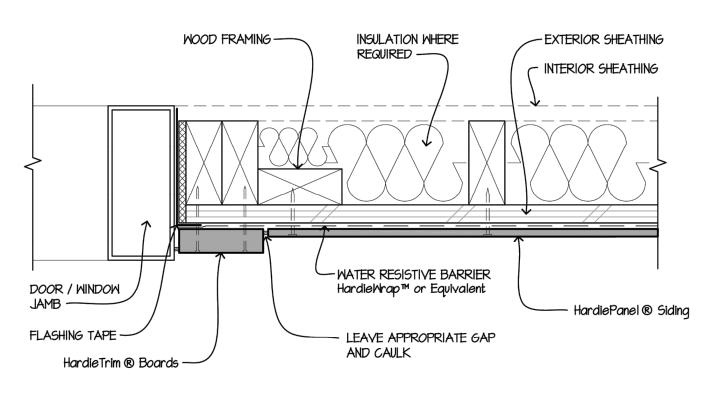




HARDIE PANEL SIDING (BOARD & BATTEN)

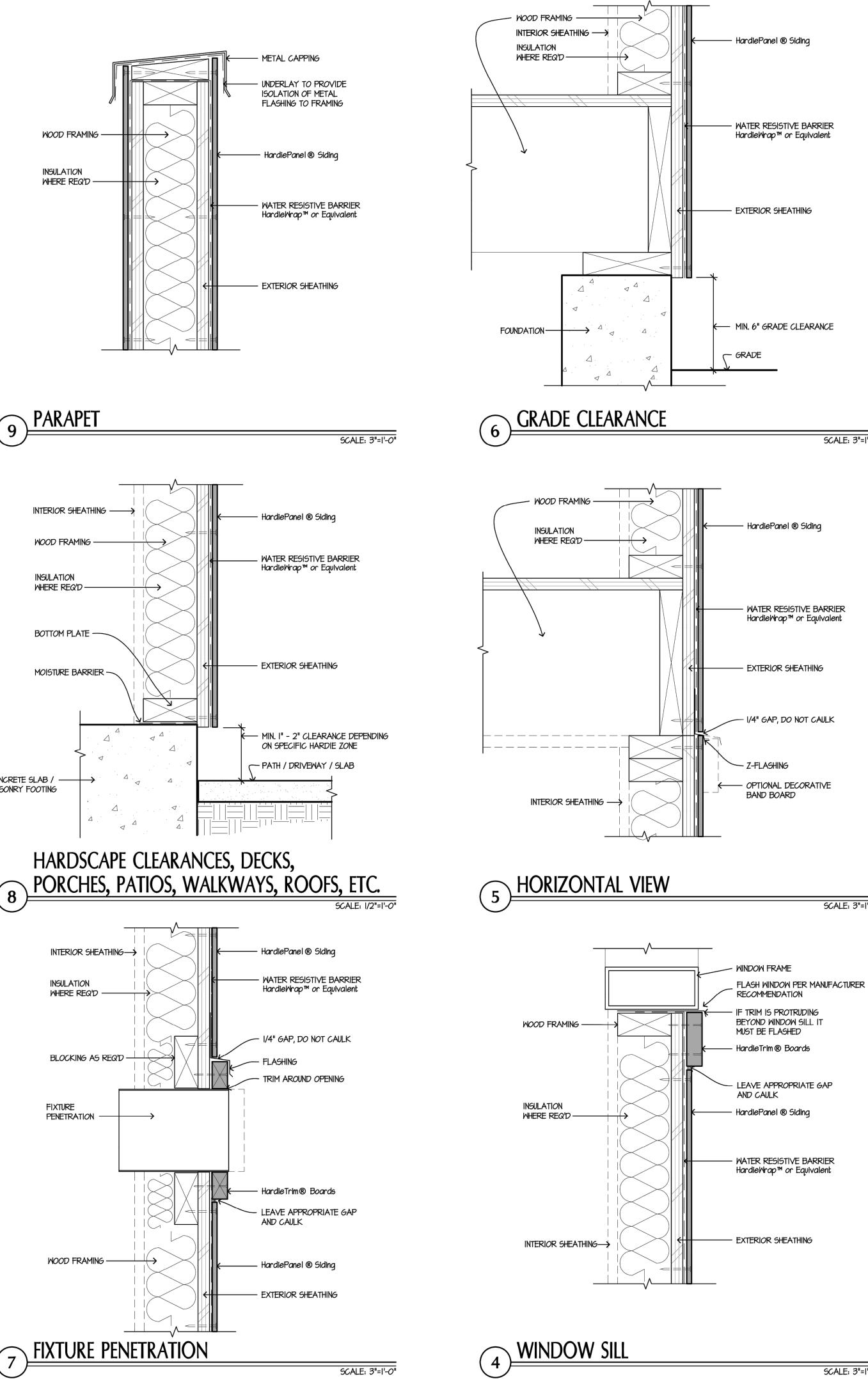
Ref. Elevations for colors and sizes.

Manufacturers Installation Details, Contractor to install as indicated **Actual Conditions May Vary** DETAILS ARE NOT TO SCALE

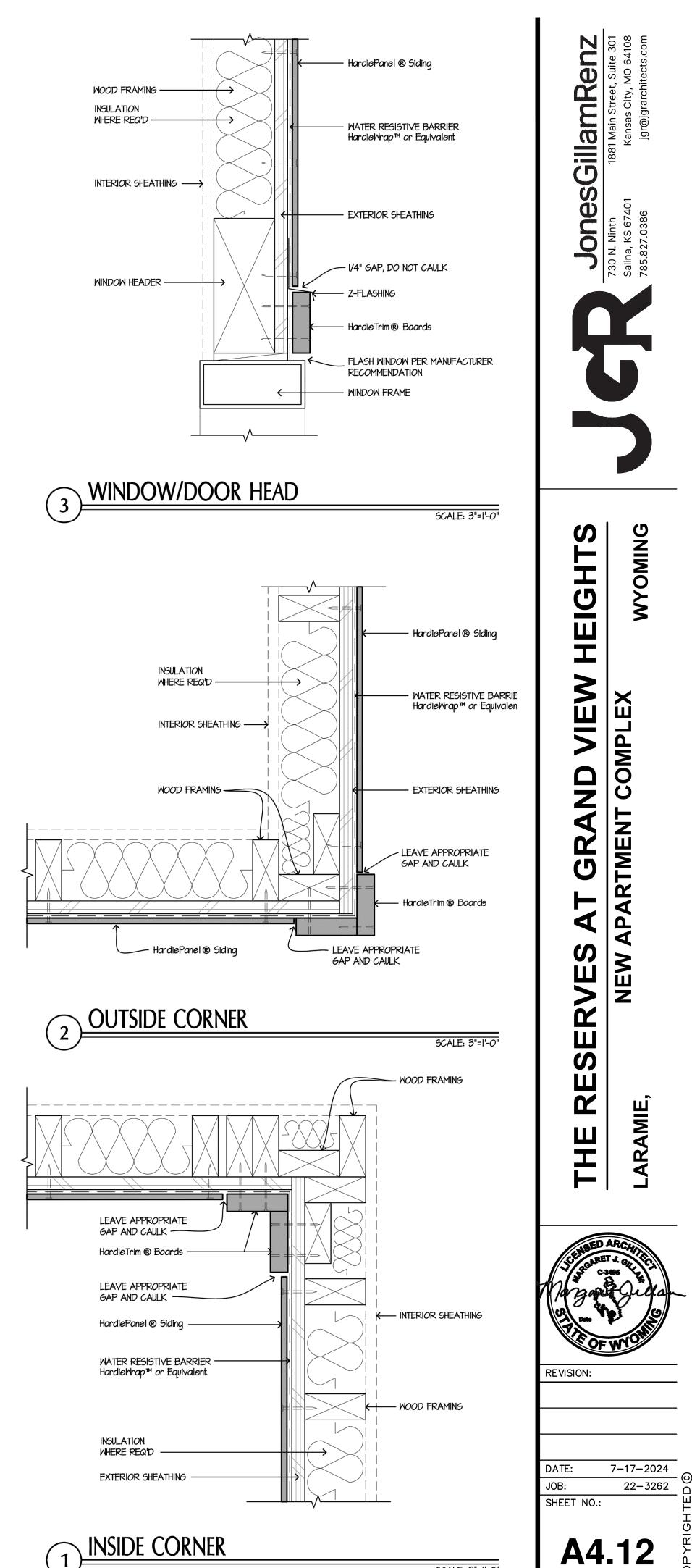








SCALE: 3"=1'-0"



ROOF GENERAL NOTES

- REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH
- MECHANICAL & PLUMBING DRAWINGS.
- 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
 INSTALL ATTIC ACCESS PER DETAIL Z-A4.6. LOCATE PER ROOF PLAN
- d.s. INDICATES DOWNSPOUT LOCATIONS. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
- TYPICAL ROOF SLOPE IS 4:12 UNLESS NOTED OTHERWISE.
- 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
- IO. 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.
- INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS. 2. 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 SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL." 5. CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED. 16. ROOFING INSTALLATION: DETAILS INDICATED ON SHEET A5.2 ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY NRCA'S "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".
- . 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 ADDITONAL AND OPTIONAL VENTS MUST BE INSTALLED.

<u>AREA 1</u> (2 thus) ATTIC AREA MUST PROVIDE (2,658/300 = 8.86/2 = 4.43 HIGH & LOW)

<u>AREA 2</u> (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. (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 ADDITONAL AND OPTIONAL VENTS MUST BE INSTALLED.

AREA 1 ATTIC AREA MUST PROVIDE

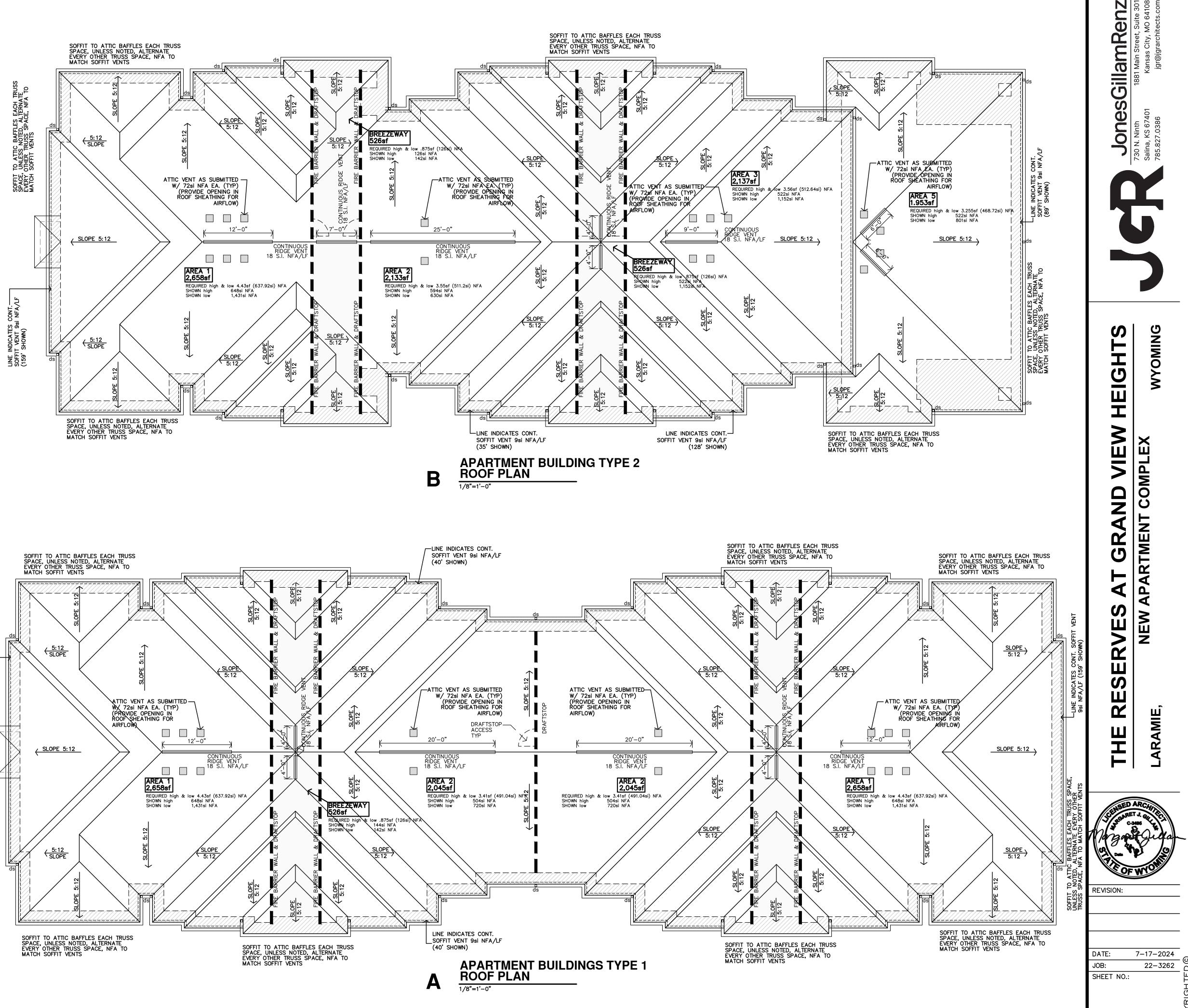
(2,658/300 = 8.86/2 = 4.43 HIGH & LOW)4.43sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

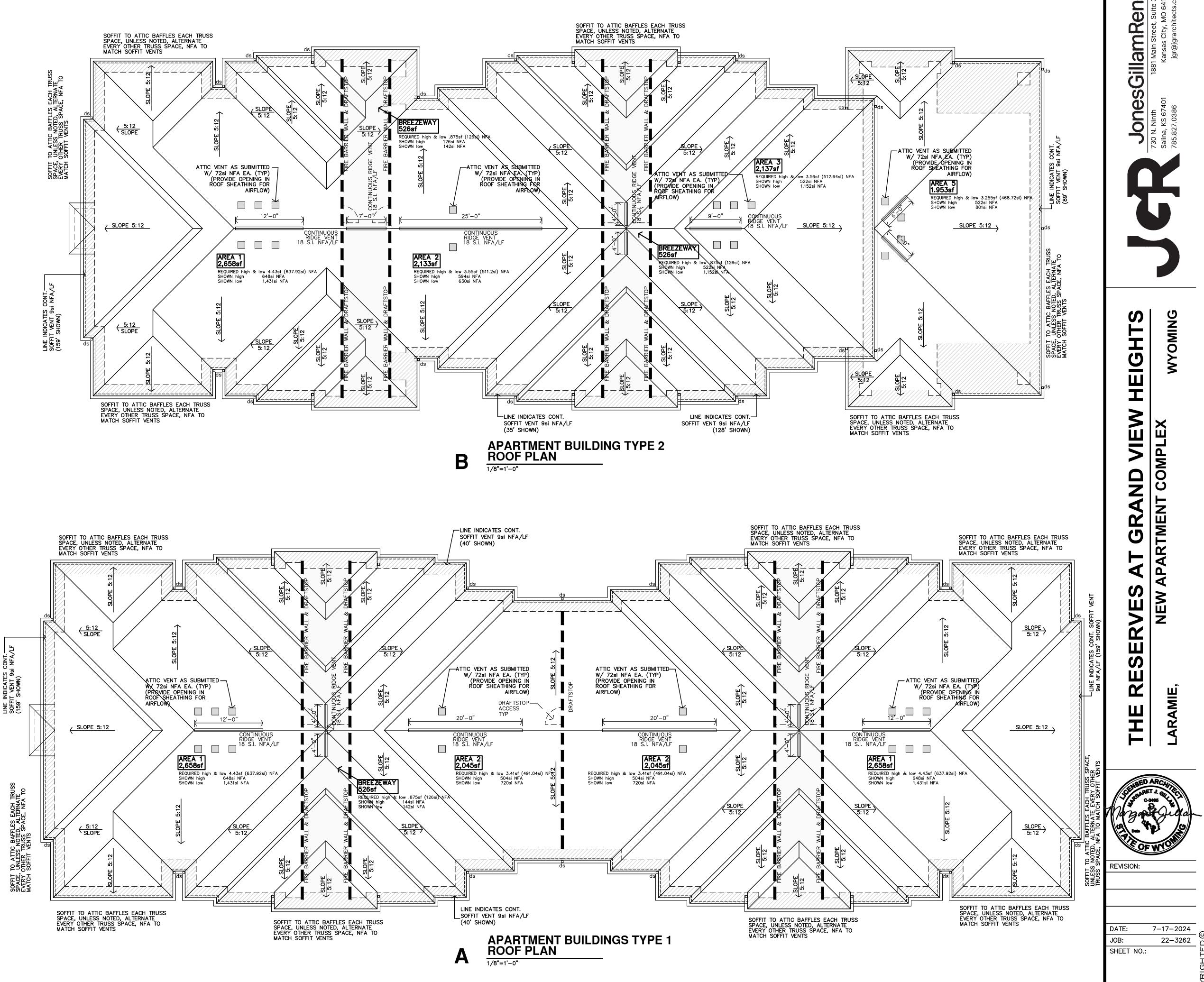
<u>AREA 2</u> ATTIC AREA MUST PROVIDE (2,133/300 = 7.11/2 = 3.55 HIGH & LOW)

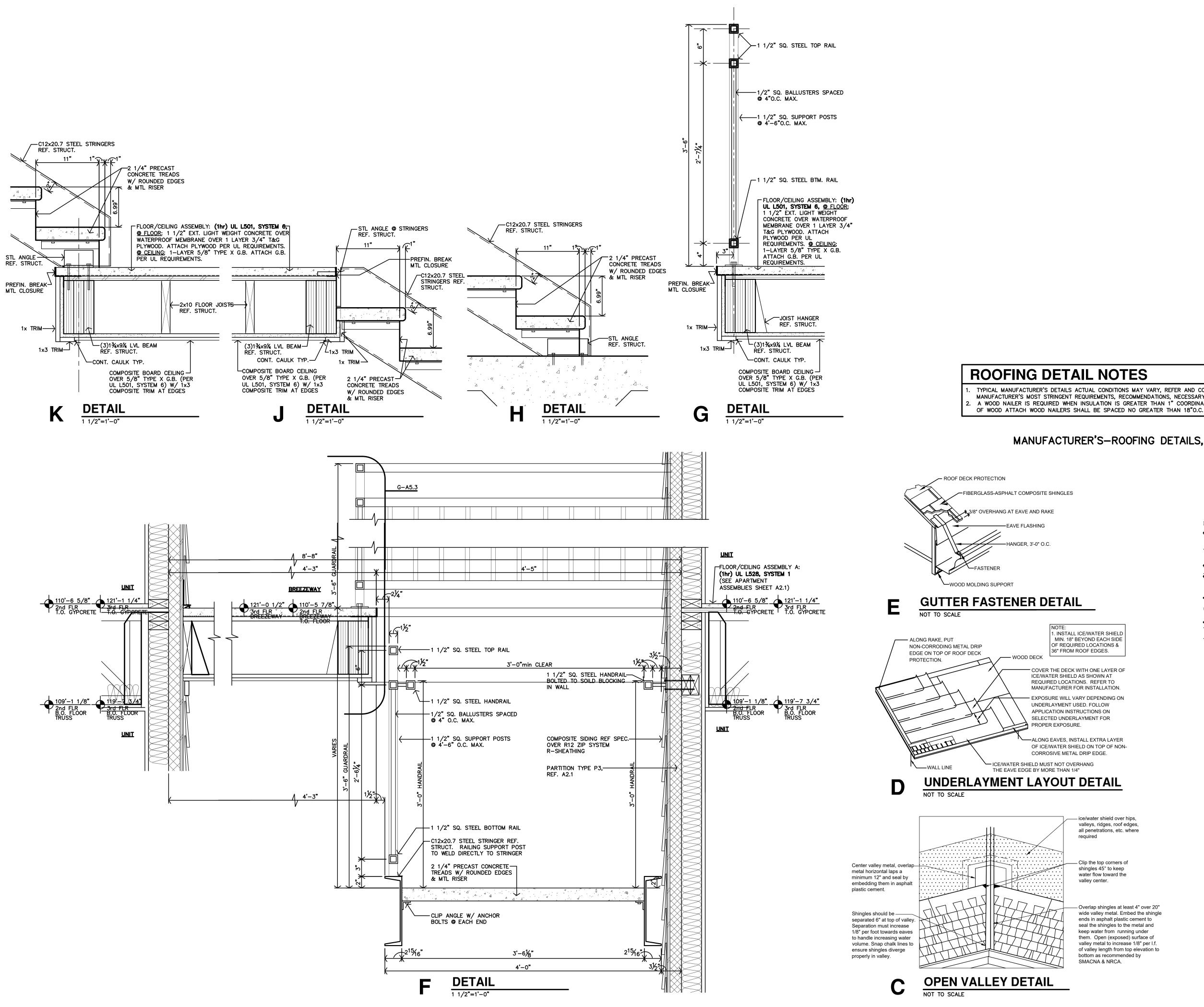
AREA 3 ATTIC AREA MUST PROVIDE (2137/300 = 7.12/2 = 3.56 HIGH & LOW)3.56sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 4 (BREEZEWAYS) (2 thus) ATTIC AREA MUST PROVIDE

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.

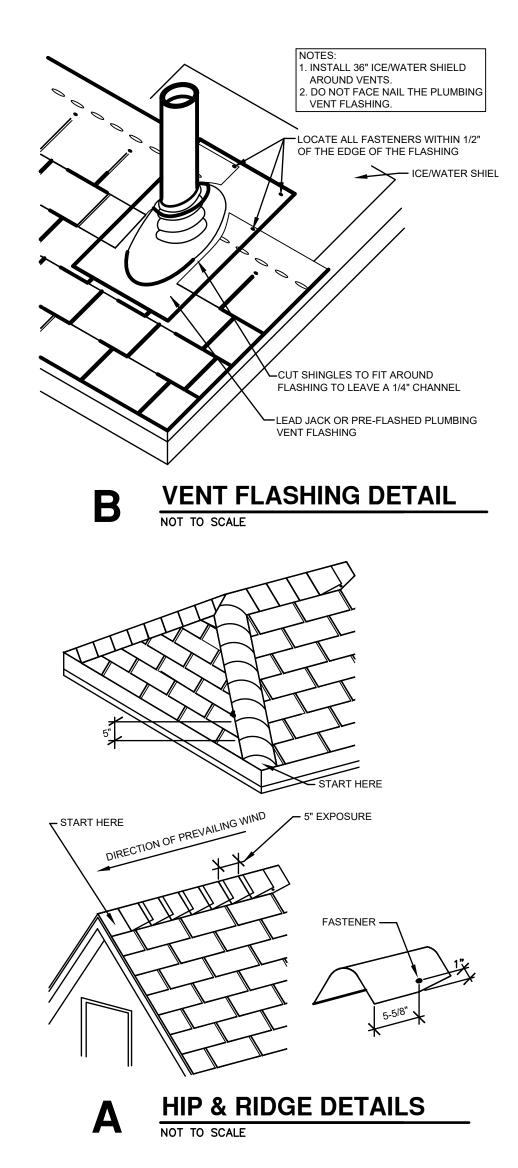






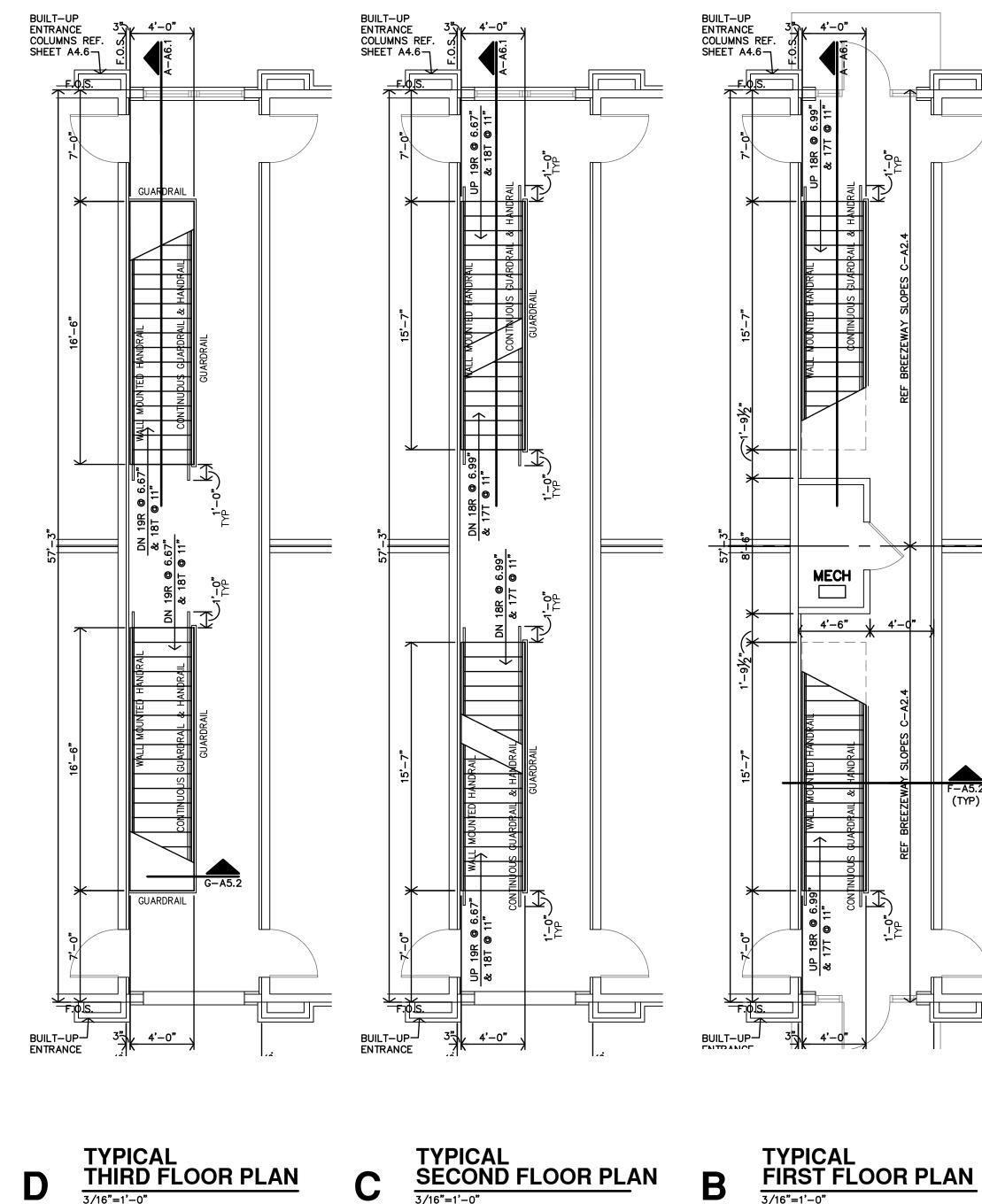
TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP

MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY

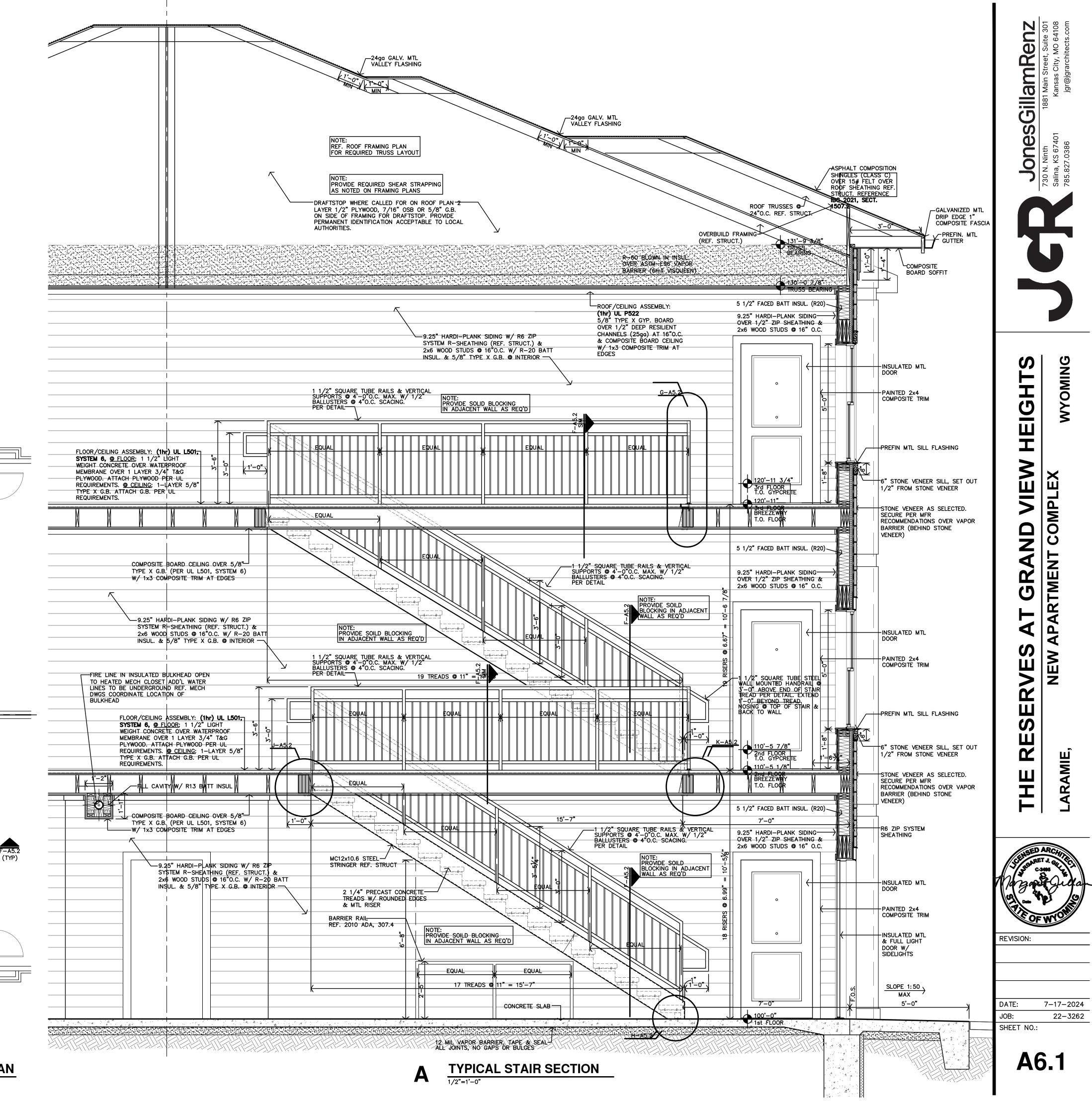




Overlap shingles at least 4" over 20" wide valley metal. Embed the shingle ends in asphalt plastic cement to seal the shingles to the metal and keep water from running under them. Open (exposed) surface of valley metal to increase 1/8" per l.f. of valley length from top elevation to



3/16"=1'-0"



3/16"=1'-0"

CEILING NOTES

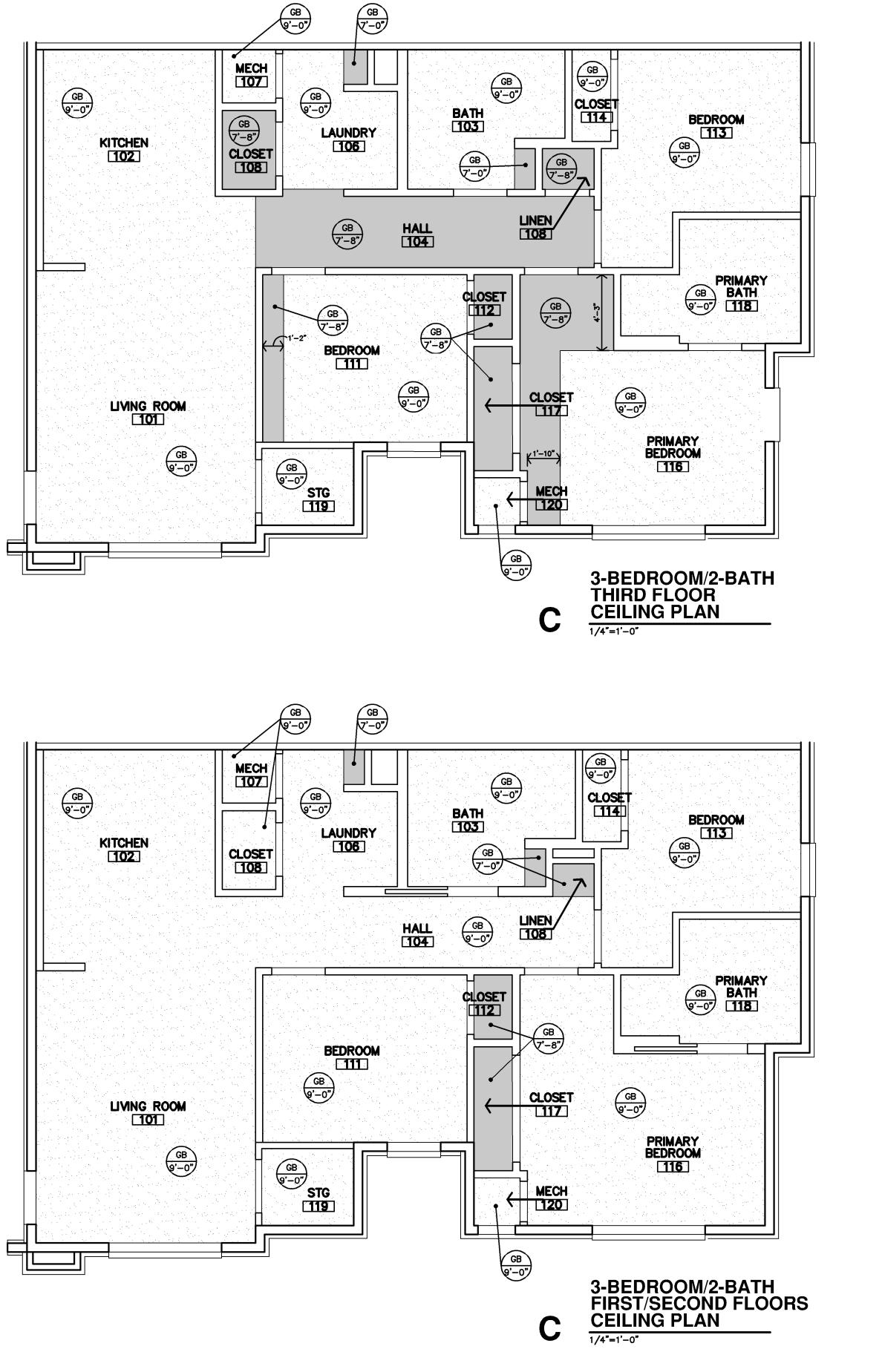
GENERAL NOTES

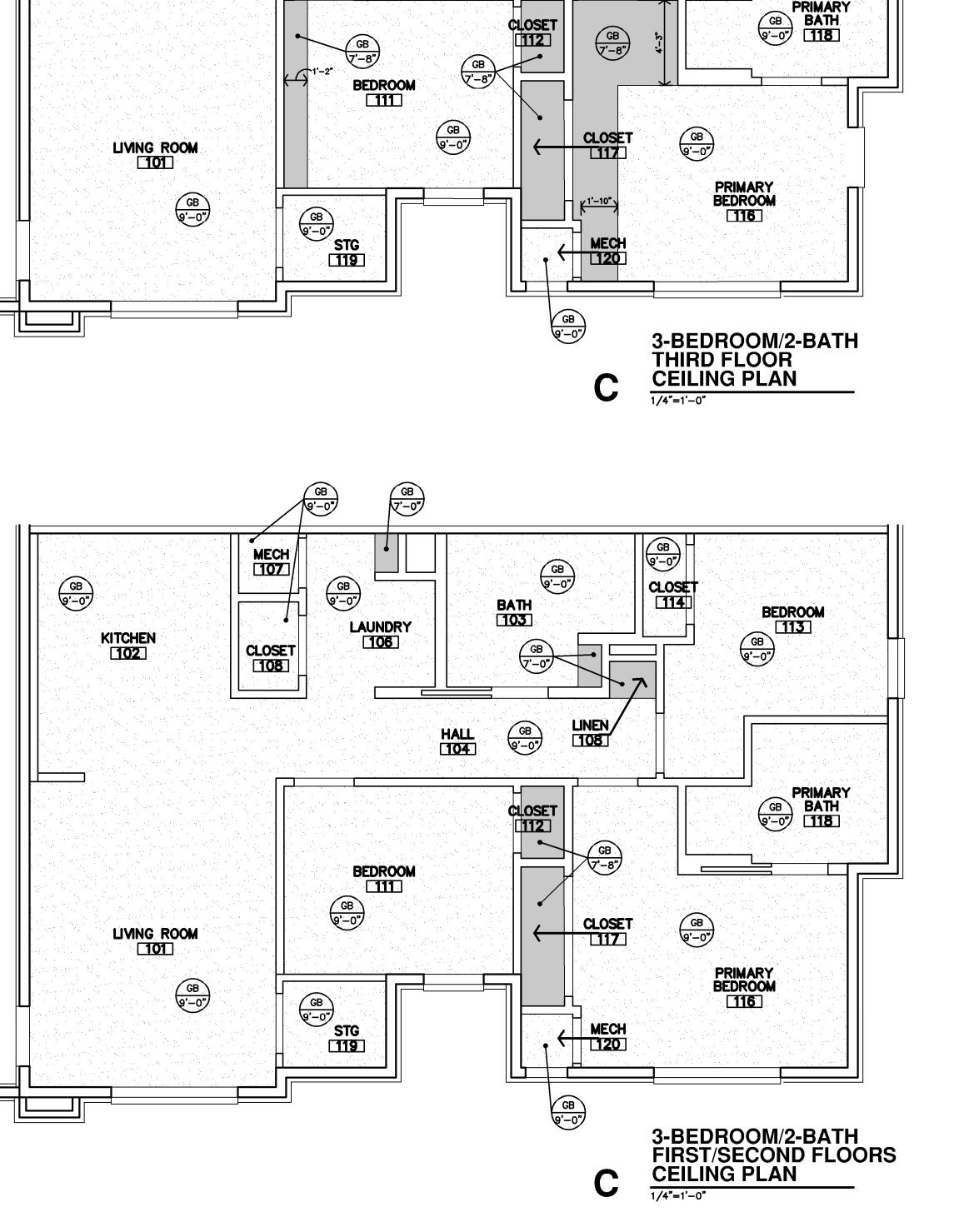
- I. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY. 2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L.
- SYSTEM REQUIREMENTS.
- 3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
 4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
- 5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE, AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
 6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED. SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.

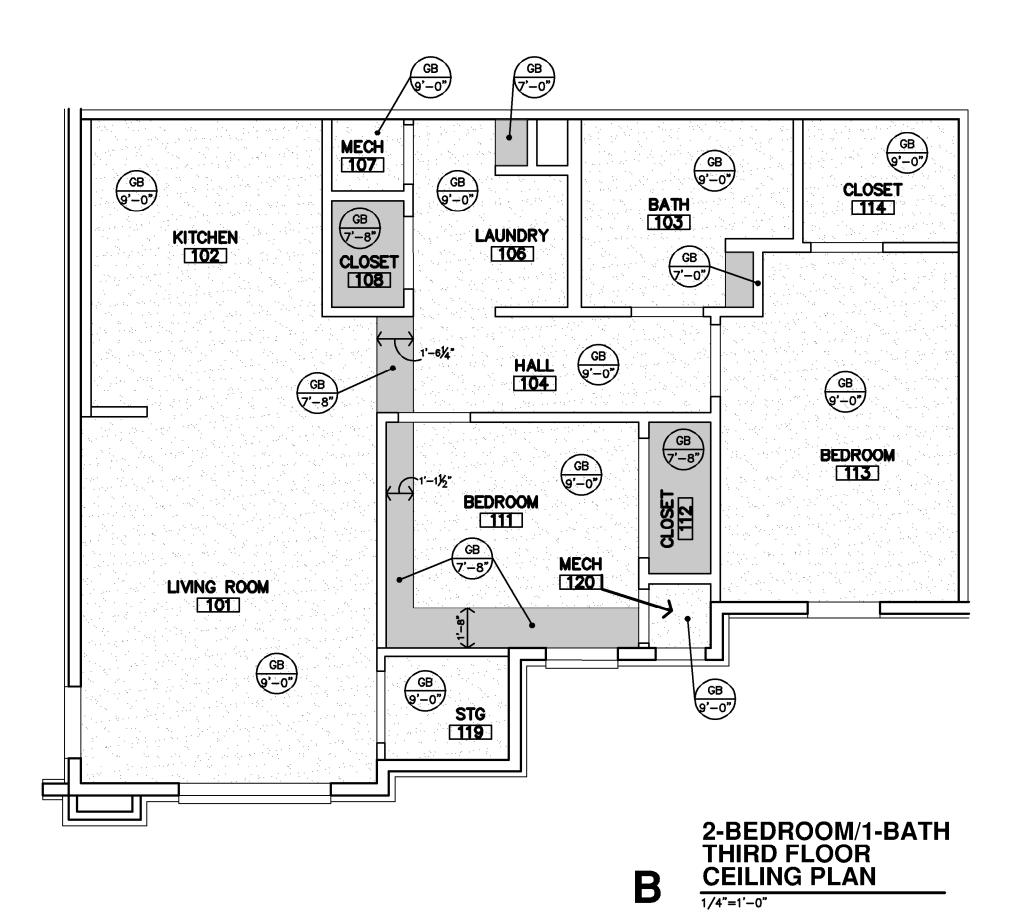
SPECIFIC NOTES

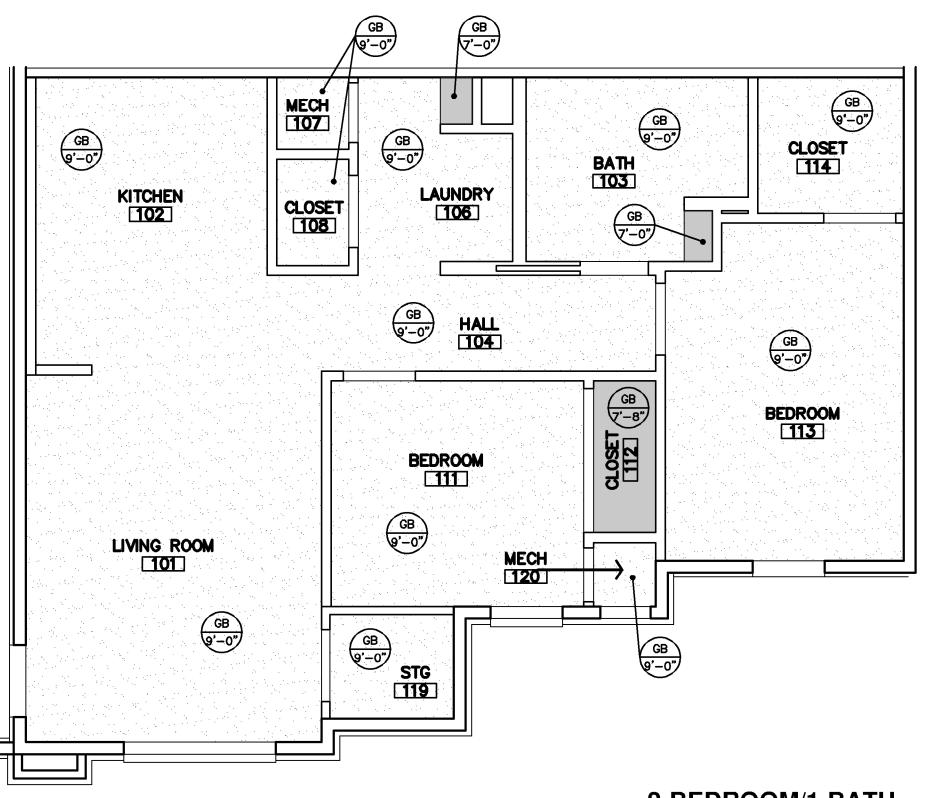
1 18"x18" ATTIC ACCESS PANEL AT CEILING, FOR FUTURE INSTALLATION OF RADON PIPE FAN. 2 LOWERED SOFFIT/CEILING AREA. DUCTS TO BE RUN UNDERNEATH FIRE RATED ASSEMBLY.

	CEILING TYPES REFER SPECIFICATIONS	NON-RATE		
GB	GYP BD (PAINTED)			
XGB	EXTERIOR GYP BD (PAINTED)	1 HOUR FI	RE PARTIT	ION; BETWEEN DWELLING UNITS
		4		
		SEAL VOIDS AT TOPS OF WAL		PENETRATIONS WITH U.L. LISTED
	CLG. TYPE		WS, AND/	OR FIRE SEALANT AS REQUIRED
	8'-8"K CLG. HEIGHT (ASSUMED)	INDICATES G.B. CEILING FINISH		INDICATES A LOWERED SOFFIT/CEILING AREA



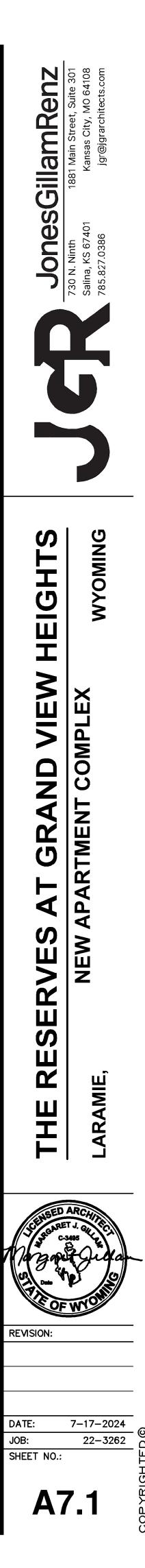








Α



<u>A.</u>	DES	IGN CRITERIA			
1.	De	sign Codes:			
	a. b.	International Building Code: IBC 2021 Minimum Design Loads for Buildings and Ot	her Structures: AS	CE 7-16	
2.	De	sign Loads:			
	a.	Dead Loads Floors (Units) Interior Partitions Floors (Breezeway) Roof	= 25 psf = 15 psf = 30 psf = 22 psf		
	b.	Live Loads (reducible per code UNO) Residential Corridors/Exits Mechanical/Storage Typical Roof	= 40 psf = 100 psf = 125 psf (non-re = 20 psf	ducible)	
	C.	$\begin{array}{c} \mbox{Roof Snow Load} \\ \mbox{Ground Snow Load } (p_g) \\ \mbox{Flat Roof Snow Load } (p_f) \\ \mbox{Snow Exposure Factor } (C_e) \\ \mbox{Snow Load Importance } (I_s) \\ \mbox{Thermal Factor } (C_t) \\ \mbox{Slope Factor } (C_s) \\ \mbox{Unbalanced Loads for Hip & Gable} \\ \mbox{Windward Snow Load} \\ \mbox{Leeward Snow load from red} \\ \mbox{Leeward Snow load from red} \end{array}$	idge to 7.61'		
	d.	Wind Load Basic Design Wind Speed, V ASD Wind Speed, V _{asd} Risk Category Wind Exposure Internal pressure Coefficient (GC _{pi}) Components and Cladding (psf): $\hline{20ne} A=10ft^2 A=50 ft^2$ $1 +26/-47 +18/-35$ $2 +26/-65 +18/-49$ $3 +26/-65 +18/-49$ $4 +35/-38 +32/-35$ $5 +35/-47 +32/-40$ Notes: 1. A is the Effective Wind Area as defined	= 89.1 mph = II = C = ± 0.18 A=100 ft ² +16/-29 +16/-42 +16/-42 +30/-33 +30/-37	c. Gust) (Per City B	ulletin #2)
	e.	2. Linear interpolation between tabulat 3. Elements with Tributary Area $(A_t) >$ Earthquake Load Risk Category Seismic Importance Factor (I _e) S _S = 0.252g S ₁ = 0.063g Soil Site Class:		itted to be designed u	sing provisions for MWFRS.
		$R = 2.0$ $C_s = 0.134$ (0	ear panels – all ot Controls Design) with structural woo = 314 kips	d shear panels (AS	E 7 Table 12.2-1 Line A.17) CE 7 Table 12.2-1 Line A.15) e (ASCE 7-16 Chapter 12.8)
	f.	Rain Load Rain Intensity (i)	= 1.8 in/hr (Per C	ity Bulletin #2)	
3.	Allo	owable Deflections:			
		Total Load Floor Joists/Trusses L/360 Roof Joists/Trusses L/240 Wall Framing (flexible finish) Wall Framing (brittle/brick finish) Cantilever deflection limits are the more rest	L/ L/ L/	//Wind Load 480 360 240 360 ppropriate L/ limit	Absolute Maximum 1" 1.5" 0.75" 0.5" (e.g. 2L/360 = L/180) or absolute maximum value

Cantilever deflection limits are the more restrictive of 2 x the appropriate L/--- limit (e.g. 2L/360 = L/180) or absolute maximum value listed above, measured at the tip of the cantilever U.N.O.

4. Soil Properties:

a. Soil properties are based on the project geotechnical report entitled Grand View Property Geotechnical Engineering Report, prepared by Terracon on June 10, 2024 (herein known as "Geotechnical Report"). b. Allowable Soil Bearing Pressure

= 2500 psf (Strip Footing) = 4000 psf (Square Footings)

B. STRUCTURAL ENGINEERING DESIGN NARRATIVE

1. McClure Engineering Company (McClure, MEC) is the Structural Engineer of Record (EOR) responsible for the documentation of structural design criteria, strength and stability of the primary vertical and lateral load-carrying systems in their completed form, and conformance of the structural design to the applicable building codes. These drawings produced by McClure convey the structural engineering design for the project, which includes the following components and systems:

- a. Foundations consisting of strip footings and isolated column footings.
- b. Slabs on grade. c. Residential tower framing above the slab on grade consisting of:
- Load-bearing wood wall and opening framing.

Gypcrete over wood T&G Sheathing over wood joists, floor and roof trusses. d. The lateral force resisting system of the structure consisting of sheathed gypsum and wood shear walls and wood sheathed

diaphragms. 2. The following items are Deferred Submittals. Framing intent and additional requirements for these structural components are provided within these drawings*: a. Structural steel stair framing and connections – see general notes section "Structural Steel" | see S002 for applicable design criteria

b. Wood Floor & Roof Trusses* – see general notes section "Wood Framing and Fastening" | see S002 for applicable design criteria. c. Connections of Wood Trusses to the supporting structure*

* Reference section "D. Submittal Requirements." Coordinate requirements of these drawings with those of other design consultant drawings and the Project Specifications.

3. The following items are specifically excluded from McClure's design scope as represented on these drawings:

- a. Requirements for fire rating of assemblies or fire protection of structural members
- b. Global stability of soil mass c. Any exterior slabs, bollards, curbs, and any enclosures not shown on these drawings
- Interior non-load-bearing wood wall or ceiling framing
- e. Shoring design, formwork design, temporary bracing, and other means and methods items

C. GENERAL NOTES

1. All construction shall conform to the Design Codes in Section "A. Design Criteria," including all applicable standards and documents

referenced within those codes 2. Plan and detail notes provided on specific sheets within these drawings supplement information in these General Notes. Always coordinate the requirements of these notes with what is shown within the drawings. 3. Unless noted specifically on a plan, all floor plans show framing for the floor indicated and vertical framing (walls, openings, posts, columns) above that floor.

4. Contract Document Coordination: a. The drawings contained herein are intended to be utilized in conjunction with other design consultant's drawings (architectural, civil, mechanical, etc.). It is the responsibility of the Contractor to coordinate the requirements of the drawings into their shop drawings and

construction. b. Refer to the architectural, mechanical, electrical, and civil drawings for location and size of block outs, inserts, openings, curbs, bases & pads, and dimensions not shown on these drawings.

c. Refer to the architectural drawings for size and location of doors and window openings, exterior wall assemblies, and floor, wall, and roof finishes. Refer to the mechanical and electrical drawings for additional information including locations of mechanical units,

generators, etc. d. Omissions or conflicts between various elements of the drawings, notes and details shall be brought to the attention of the engineer and resolved before proceeding with the work.

5. Use of Drawings in Construction: a. The Contractor shall verify all dimensions and conditions at the job site before commencing work and shall report any discrepancies to the engineer responsible for the design of that work.

b. Do not use scaled dimensions; use written dimensions or, where no dimension is provided, consult the engineer for clarification before proceeding with the work c. Details and keynotes shown shall be incorporated into the project at all appropriate locations, whether or not they are specifically

referenced on the drawings.

d. McClure may provide the contractor with electronic files for their convenience and use in the preparation of shop drawings. These electronic files are not construction documents; the contractor is not relieved of his/her duty to fully comply with the contract documents, including the need to confirm and coordinate all dimensions and details, take field measurements, verify field conditions, and coordinate the contractor's work with that of other contractors for the project. 6. Changes During Construction:

a. Openings shall not be cut or otherwise made in any structural member unless that opening is specifically shown on these drawings. The Contractor shall seek approval in writing from the engineer for any design incorporating additional openings. b. Support details shown for Architectural, Mechanical, Electrical, and Plumbing equipment as well as elevators is based upon available information from the manufacturer (if any). The Contractor shall coordinate requirements of actual equipment supplied with details and shall provide any additional framing required.

c. The Contractor has the responsibility to notify the engineer of any architectural, mechanical, electrical, or plumbing load imposed on the structure that is not documented on the Contract Documents or differs from what is originally shown. Provide documentation of location, load, size, and anchorage of all undocumented loads in excess of 250 lbs.

7. Construction Sequence and Methods:

a. These drawings and the related Specifications represent the finished structure and, except where specifically shown, do not indicate the method or means of construction. Loads on the structure during construction shall not exceed the design loads indicated in Section "A. Design Criteria" as a maximum. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequence.

b. The Contractor is responsible for compliance with all applicable job-related safety standards proceeding from governing organizations (e.a. OSHA).

c. It is the responsibility of the Contractor to ensure the stability of the structural elements during construction as a result of means and sequence by providing shoring, bracing, etc. as required. i. Stability considerations should include all applicable temporary construction and environmental loads per ASCE 37 which may

include wind and seismic forces. ii. Temporary bracing shall remain in place until positive connection is made between the braced element and the floor/roof diaphragm or foundation above and below, and those diaphragms in turn are structurally complete and connected to the vertical

elements of the lateral force resisting system. This is a means and methods item. The Contractor may at their discretion employ a Specialty Structural Engineer, licensed in the state where the project is located, for the design of any temporary bracing, lifting, rigging, and shoring. Any sealed drawings, calculations, reports, etc. prepared for

construction stability shall be submitted to the engineer for review. d. The Contractor shall consider the effects of thermal movements due to hot or cold weather construction and the potential for extreme temperature variations before the structure is complete.

e. The Contractor is responsible for the protection and repair of any adjacent existing structures, surfaces, and areas which may be damaged as a result of the work.

D. SUBMITTAL REQUIREMENTS

1. Submittal Procedures:

a. The Contractor shall provide all submittals in PDF format unless otherwise requested or indicated in the Project Specifications. b. All submittals must be reviewed by the Contractor prior to McClure's review. The Contractor is responsible for reviewing each submittal for basic coordination with these drawings and to verify that all the required components of the submittal are incorporated. The

submittal must bear the electronic review stamp of the Contractor before McClure will proceed with the review. c. Incomplete submittals or submittals not meeting the requirements of this section will not be reviewed. McClure will notify the contractor that the submittal is incomplete or unacceptable and that resubmission is required.

i. Submittals requiring engineering calculations for all or a portion of the work are considered incomplete without the sealed calculations and will not be reviewed.

Shop Drawings shall be original drawings. Submissions incorporating any portion or reproduction of the contract documents will not be reviewed.

Deferred Submittals not meeting the seal requirements of section D.2.b are considered incomplete and will not be reviewed. Resubmittals with comments from a previous review left unaddressed or without any response will not be reviewed.

d. Allow two weeks for review of all submittals unless an agreement for expedited review is made in writing by McClure.

e. McClure's submittal review scope of work includes a single submittal review and one review of the revised submittal if required (two reviews total of the same submittal). Time required for more than two reviews of a submittal is considered an additional service and will be billed hourly. McClure reserves the right to withhold review of a submittal surpassing this allowance until proper billing to the responsible party can be established.

f. Submittals must be returned to the Contractor by McCure bearing a stamp marked "Reviewed No Exception Taken" or "Reviewed With Comments/Exceptions" prior to proceeding with the work. Submittals marked "Reject/Resubmit" must be revised according to the comments provided prior to commencing with the respective scope of work. 2. Deferred Submittals:

a. See Section "B. Structural Engineering Design Narrative" for the list of items considered Deferred Submittals. b. Deferred Submittals shall bear the seal of a professional engineer licensed in the state where the project is located. If the project requires a licensed Structural Engineer (S.E.) as the Engineer of Record according to state laws, the same qualification level applies to the engineer sealing the Deferred Submittals.

Deferred Submittal items shall not be installed until the Deferred Submittal documents have been approved by the Building Official. Submittal List

a. Submittals (product data, test records, shop drawings, and/or calculations) are required for the following:

Items Required:				
Product Data	Shop Drawings	Test Records	Engineering Drawings	Engineering Calculations
Х		Х		
		Х		
	Х			
Х	Х			
Х				
Х				Х
v			×	Х
^			^	^
			X	Х
Х				
			X	
			X	Х
Х				
Х			Х	Х
	X X X X X X	X X X X X X X X X X X X X X X X X X X	Product DataShop DrawingsTest RecordsXX	Product DataShop DrawingsTest RecordsEngineering DrawingsXXXXXXXXImage: Shop DrawingsXXXXXImage: Shop DrawingsXXImage: Shop DrawingsXXImage: Shop DrawingsXXImage: Shop DrawingsXXImage: Shop DrawingsXXImage: Shop DrawingsXImage: Shop DrawingsImage: Shop DrawingsXImage: Sh

Architectural Drawings (If used)

b. "Product Data" may indicate mill certifications, material data sheets, Evaluation Service Reports (ESRs), etc. See requirements of each material section of the general notes for further information. c. Where "Engineering Drawings" and/or "Engineering Calculations" are indicated, the submittal must comply with the requirements of

item "2. Deferred Submittals" above.

4. Submittals For Record: a. The following items impact the structural design and therefore must be submitted to the engineer; however, they do not require review. They will be returned stamped as "Received For Record". Mechanical Equipment Shop Drawings with Weight

Brick & Stone Veneer with Weight

E. CONCRETE

1.	Reinforced concrete shall have the
	a. Slab on grade, unless noted oth
	b. Foundations
2.	All concrete exposed to weather sha
3.	Submit mix designs for all concrete

- a. Batch quantities including admixture dosage rates. b. Strength test results for trial mixes. c. Aggregate source(s) and gradation(s).
- e. Product data for all admixtures.
- 4. Provide protection for reinforcing bars as follows:

b. Concrete exposed to earth and weather (formed) #5 and smaller

#6 and larger

Slabs and walls Beams and columns

- 8. Provide compressible filler and sealant in all slab-on-grade and wall and column interfaces that are not doweled together.
- approved by the Structural Engineer.
- 12. Conduits and pipes shall not be permitted in concrete pilasters or columns.
- reinforcing per details

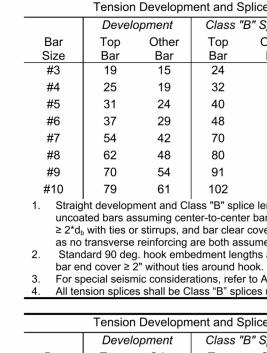
Slab on Grade

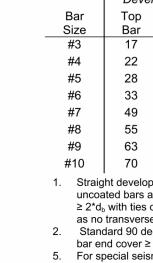
- 1. Slab shall be constructed as shown on plans. Slab-on-grade shall be founded on 6° deep $\frac{3}{4}^{\circ}$ clean aggregate base.

- of the saw blade.
- used on the floor later.
- Subsurface Requirements

F. REINFORCING FOR CONCRETE

- 1. General
- Structures" specifications.
- placed will not be permitte
- the Structural Engineer.





- h. Provide (2) #5 x 6'-0" diagonals at all corners of openings and re-entrant corners, unless noted otherwise.
- unless noted otherwise

to be included. 2. Slabs and Slabs-on-Grade

e following minimum 28 day compressive strengths: 4000 psi normal weight herwise 5000 psi normal weight

nall have 6% (+- 1%) air entrainment. mixes prior to placement. All submittals shall include the following:

d. Product data for cement, fly ash and other cementitious materials. a. Concrete cast against and permanently exposed to earth 1-1/2" c. Concrete not exposed to weather and not in contact with ground: 3/4'

1-1/2" 5. Interface of all slab and foundation construction joints shall be roughened with 1/4" amplitude. Surface of construction joints shall be clean and free of laitance. Immediately before new concrete is placed, construction joints shall be wetted and standing water removed. 6. Construction joints in walls shall be keyed and placed at locations approved by the Architect and Structural Engineer.

7. Provide PVC waterstops in all below grade construction joints and at other locations as shown.

9. All column pockets shall be filled with concrete after column is erected. 10. Sleeves and openings in slabs not shown on structural drawings or outside the parameters of typical sleeve details are not permitted, unless

11. Conduit and pipes embedded in slabs, walls, or grade beams shall be no larger in outside dimension than 1/3 the overall member thickness and shall be placed no closer than 3 diameters or widths on center.

13. Provide concrete housekeeping pads under all mechanical, plumbing, fire protection, and electrical equipment per plans. Pads shall extend beyond equipment a nominal 6" on all sides. Apply a bonding agent to existing concrete slab prior to pouring of housekeeping pad. Provide

14. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations. 15. Foundation walls shall be temporarily braced until positive attachment is made to floor framing per details. This is a means and methods

3. The existing fill shall be removed a minimum of 18" below slabs on grade and footings. The Geotechnical Report notes that it may be necessary to remove and replace up to 6ft of existing fill, consult the on-site geotechnical representative. Refer to the geotechnical report for risk assessment and verify with ownership what direction shall be taken. At a minimum, per the geotechnical report, the existing fill shall be removed and filled with 12" engineered fill consisting of low volume change material such as rollstone or wastelime. Granular fill shall be compacted to a minimum of 98% of the ASTM D698 maximum dry Standard Proctor density. The 6" aggregate base shall not be included in the 12" depth required for the low volume change layer.

4. Provide joints at 30 x slab thickness (+-) in both directions and located to conform to bay spacing wherever possible (at column centerlines, half bays, third bays, etc.). Submit control joint layout to Architect for any exposed concrete surface. 5. Saw cut control joints shall be done late enough to prevent raveling of the cut edges and early enough to prevent cracking of the slab ahead

6. Concrete slab to be cured according to ACI Standards. Concrete slab cure to be compatible with any sealer, grout, or adhesive that may be

7. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations.

1. Foundation design is based on geotechnical report by Terracon, dated June 10, 2024.

a. All reinforcing steel to be ASTM A615, Grade 60, deformed bars, unless noted otherwise.

i. Any reinforcing to be welded shall be ASTM A706 and welded with E80 electrodes. Alternatively, ASTM A615 reinforcing may be welded with E90 electrodes and proper preheat according to AWS D1.4. iii. E70 electrodes are not permitted for welding rebar.

b. Welded wire fabric shall be plain wire conforming to ASTM A1064. Welded wire fabric shall be in flat sheets. c. All reinforcing bars to be detailed and placed in accordance with the ACI "Manual of Standard Practice for Detailing Reinforced Concrete

d. All reinforcing, including dowels, shall be securely tied and cast with the lower member. Placing reinforcing after concrete has been e. Field bending of reinforcing partially embedded in concrete will not be allowed unless specifically noted on the drawings or approved by

f. All reinforcing bars shall be contact lap spliced or doweled as follows, unless noted otherwise: ment and Splice Lengths for f' = 4.000 no

n Development and Splice Lengths for 1 c = 4,000psl							
elopment	Class "	B" Splice	Stand	ard 90 deg	. Hook		
Other	Тор	Other	Embed	Leg	Bend		
Bar	Bar	Bar		Length	Dia.		
15	24	19	6	6	2-1/4		
19	32	25	7	8	3		
24	40	31	9	10	3-3/4		
29	48	37	10	12	4-1/2		
42	70	54	12	14	5-1/4		
48	80	62	14	16	6		
54	91	70	15	19	9-1/2		
61	102	79	17	22	10-3/4		
nment and Cl	ass "B" soli	ce lengths sh	own in abo	ve tables are	hased on		

1. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing $\geq 3^*d_b$ without ties or stirrups or $\geq 2^*d_b$ with ties or stirrups, and bar clear cover $\geq 1.0^*d_b$ Normal weight concrete as well

as no transverse reinforcing are both assumed. 2. Standard 90 deg. hook embedment lengths are based on bar side cover ≥ 2.5" and

5. For special seismic considerations, refer to ACI 318 Code Chapter 21. All tension splices shall be Class "B" splices unless noted otherwise on plans.

n Development and Splice Lengths for $f_c = 5,000$ psi						
elopment	Class "l	B" Splice	Stand	ard 90 deg	. Hook	
Other	Тор	Other	Embed	Leg	Bend	
Bar	Bar	Bar		Length	Dia.	
13	22	17	6	6	2-1/4	
17	29	22	6	8	3	
22	36	28	8	10	3-3/4	
26	43	33	9	12	4-1/2	
37	63	49	11	14	5-1/4	
43	72	55	12	16	6	
48	81	63	14	19	9-1/2	
54	91	70	15	22	10-3/4	
oment and Cl	ass "B" soli	re lengths sh	, Iown in abo	ve tables ar	a hased on	

1. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing $\geq 3^*d_b$ without ties or stirrups or $\geq 2^*d_b$ with ties or stirrups, and bar clear cover $\geq 1.0^*d_b$ Normal weight concrete as well as no transverse reinforcing are both assumed

2. Standard 90 deg. hook embedment lengths are based on bar side cover \geq 2.5" and bar end cover \geq 2" without ties around hook. For special seismic considerations, refer to ACI 318 Code Chapter 21.

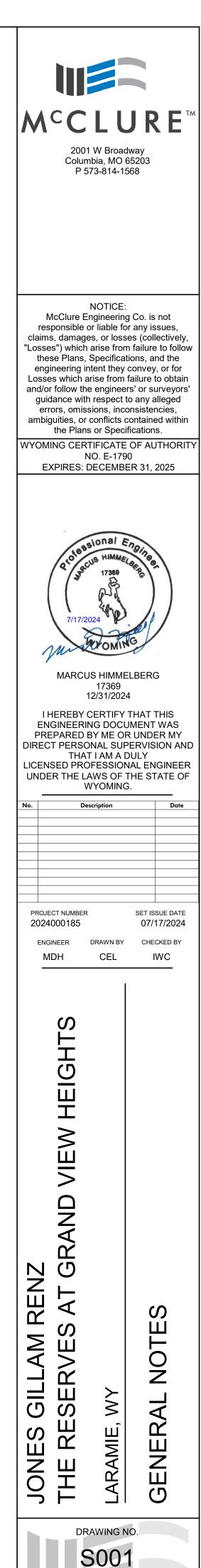
3. All tension splices shall be Class "B" splices unless noted otherwise on plans.

All welded wire fabric shall be lapped 12" or 48 wire diameters, whichever is greater.

i. Dowels between foundation and walls shall be installed and shall be the same grade, size, and spacing as the vertical wall reinforcing,

Provide corner bars to match longitudinal reinforcing in all footings. Provide (2) corner bars at tee intersections. Provide 200 pounds of miscellaneous straight bar reinforcing (#4 & #5) to be used in field for special conditions. Labor for placing same

a. All slabs on grade to be reinforced with 6x6 – W2.9xW2.9 welded wire fabric, unless noted otherwise.

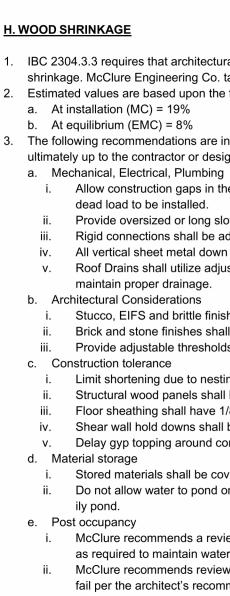


G. WOOD FRAMING AND CONNECTIONS

- 1. Install rough carpentry according to the American Institute of Timber Construction Manual.
- 2. Material: a. Sawn lumber

iv.

- Sawn lumber shall be grade stamped and visually graded with maximum 19% moisture content
- All members shall meet strength requirements in NDS "National Design Specification for Wood Construction" Joists, rafters, and nailers with nominal depth 8" or less shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 2 or better.
- Joists, rafters, and nailers with nominal depth greater than 8" shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 1 or
- v. All exterior posts shall be Western Red Cedar No. 2 or better. vi. Bearing and shear wall studs, and wall plates, shall be Douglas Fir-Larch (DFL), No. 2 or better.
- b. Structural Composite Lumber SCL shall meet material specifications in ASTM D5456
- SCL shall include laminated veneer lumber (LVL), laminated strand lumber (LSL), oriented strand lumber (OSL) and parallel strand lumber (PSL)
- iii. All LVL shall be stress class 2.0E-2600F. Other SCL materials shall be graded as indicated on the plans.
- c. Glued-laminated timber (GluLam) shall be manufactured and identified as required in ANSI/AITC A-190.1 and ASTM D3737
- i. GluLam shall be graded as indicated on the plans. d. Structural Panels
- i. All plywood or oriented strand board (OSB) panels shall meet the strength requirements in Department of Commerce (DOC) PS 1
- and PS 2 or ANSI/APA PRP 210. ii. All structural panels (walls, floor and roof) shall meet the Structural 1 grading standard
- e. Connectors and Fasteners i. Metal connectors and associated fasteners used for the applications indicated shall meet the following minimum standards:
- 1. Untreated Lumber
 - a. Connectors ...ASTM A653 G90
 - b. Bolts and Anchor RodsASTM F1554 Gr36 c. Nails and StaplesASTM F1667
 - 2. Sodium Borate (SBX) Pressure Treated Lumber
 - ...ASTM A653 G90 a. Connectors
 - ...ASTM A307 b. Bolts c. Anchor Rods ...ASTM F1554 Gr 55
 -ASTM F1667 with A153 Hot Dipped Galvanized d. Nails and Staples
 - 3. All Other Pressure Treated Lumber (e.g. ACQ-C, ACQ-D, CA-B, CBA-A, ACZA)
 -AISI SS Type 304 or 316 a. Connectors ...ASTM A193. GrB7 b. Bolts
 -ASTM A193, GrB7 c. Anchor Rods
 -ASTM F1667 using AISI Type 304 or 316 Stainless Steel d. Nails and Staples
- Fasteners utilizing dissimilar materials are prohibited. Power driven fasteners shall comply with NES NER-272.
- Fastener installation whether power driven or otherwise shall be in accordance with the Building Code and the manufacturer's recommendations. In general fastener heads shall be installed nominally flush with the outer ply of the connection. Sheathing and support framing damaged by overdriven fasteners shall be removed and replaced.
- v. Aluminum fasteners and flashing shall not be in contact with pressure treated lumber. 3. General:
- a. All light framed wood construction shall be fastened as indicated on the plans. Connections not detailed shall be fastened in
- accordance with the table below. b. All framing in direct contact with water, soil, concrete, masonry, or permanently exposed to weather shall be preservative treated
- lumber in accordance with the AWPA Standard U1 and M4
- c. All framing indicated to be fire-retardant treated or fire resistive on the drawings (Architectural or Structural) shall comply with AWPA U1 UCFA, Type A or ICC-ES ESR 2645 and shall have UL FR-S surface burning characteristics.
- d. All wood shall be stored on site and protected from the elements to prevent warping, cupping, bowing, crooking and twisting. Use only material that is straight. All stored wood shall be held off the ground with sacrificial dunnage blocks.
- e. Wood connectors shall be installed to prevent wood from splitting or otherwise damaging either member.
- f. Use 4x4, 4x6 and 6x6 columns as shown on plans. Built-up sections of 2x studs shall not be substituted for timber posts.
- g. All multi-ply beams, joists and headers shall be fastened together.
- Fasten sawn lumber members per schedule below. Fasten structural composite lumber per manufacturer's literature.
- h. Standard cut washers shall be used under bolt heads and nuts bearing against wood, unless noted otherwise per shear wall anchorage details
- i. Wall studs are designed based on being fully braced by sheathing. Design of temporary or permanent blocking or bridging for support of construction loads by unsheathed walls is the responsibility of the contractor.
- Wood joists shall bear on the full width of supporting members (stud walls, beams, nailers, etc.) unless noted otherwise. Subject to compliance with the project requirements, wood connectors, joist hangers, post caps and bases, holdowns, and related
- hardware shall be manufactured by Simpson Strong-Tie Company, Inc. San Leandro, CA. Contractor shall follow the manufacturer's latest recommendations for installation of connectors.
- Other manufacturers may be acceptable. Submit substitution request demonstrating that the proposed hardware has the same or greater capacity for each connection. Allow two weeks for review.
- I. All beams and joists not bearing on supporting members shall be framed with Simpson joist hangers. Use LU (or equal) for single joists and type LUS for double joists, unless noted otherwise. The joist hangers shall be installed using nails or screws supplied by the hanger manufacturer as required for the hanger type. m. Bottom plates of all bearing walls on concrete shall be anchored with 3/8" diameter x 6" screw anchors spaced not more than 4'-0" o.c.,
- unless noted otherwise. Sill plate anchors shall be located a maximum of 1'-0" from corners, ends of walls and sill plate splices. Provide (2) anchors minimum in each sill plate segment Refer to plans and details for shear wall anchorage requirements. n. Nailers shall be anchored to steel beams and columns with 1/2" diameter A307 bolts with required washers at a maximum spacing of
- 24" on center (alternate sides), unless noted otherwise. o. Wall studs, jamb studs, and beam support studs shall have adequate vertical blocking installed to transfer all vertical loads to the foundation
- 4. Wood Floor and Roof Trusses:
- a. Provide wood trusses capable of withstanding the design loads within the limits and under the conditions indicated. Truss design shall be in accordance with the Building Code and TPI-1 Nation Design Standard for Metal Plate Connected Wood Truss Construction. b. Wood trusses shall be of sawn lumber with 2x nominal thickness.
- c. In addition to the loads indicated, wood trusses shall be designed for all applicable wind, seismic, and snow (including drift) loads required by Building Code and noted in plan. Truss design and shop drawing preparation shall be supervised by a registered
- professional engineer licensed in the state where the project is located. d. Submittals shall be signed and sealed and include comprehensive truss layout plans, design calculations that indicate species and
- grades of lumber, design stresses, size and type of connector plates used. e. Fabricator shall determine truss diagonal locations. Truss configurations shown on drawings are diagrammatic only. Bearing points
- shall coincide with intersections of diagonals and chords. Truss member design shall consider unbalanced snow load with full dead load, as well as full dead and snow load.
- g. Roof trusses shall be designed for the following:
- Dead load = 15 psf Live load = 20 psf, on the top chord horizontal projection
- iii. Dead load = 10 psf on the bottom chord.
- Wind uplift = 28 psf İV.
- End / Gable Wind Load = ±23 psf
- h. Floor trusses shall be designed for the following loads: Dead Load = 25 psf + 15 psf partition dead load
- Live Load = 40 psf: Private Rooms, offices and corridors serving them
- = 100 psf: Common and public areas, including stairs and landings
- = 125 psf: Mechanical and communication rooms
- i. The maximum allowable deflection shall be: Roof Trusses: Total Load: L/240, Roof Live or Snow Load: L/360
- Floor Trusses: Total Load: L/360, Live Load: L/480
- j. The manufacturer shall provide all open web trusses and accessories as shown on the structural and architectural drawings and as required for a complete project.
- k. All truss to truss connections and truss to supporting member connections shall be designed and detailed by the truss supplier and the size and type of connectors included in the shop drawing submittal. Coordinate size, species and grade of supporting chord and web members with the truss hanger selected.
- I. All temporary and permanent bracing shall be in accordance with the TPI standards for bracing. The bracing shall be furnished and installed by the Contractor. Do not use ceilings as uplift bracing at truss bottom chord.
- m. Girder trusses shown on drawings shall be designed to carry concentrated reactions from supported members. n. Wood trusses shall be handled and erected in accordance with TPI HIB-91. Trusses shall be unloaded and stored in bundles in an
- upright position out of contact with the ground until ready for installation. o. Any damage to the trusses shall be brought to the immediate attention of the Structural Engineer and truss supplier. Field repair and modification of trusses shall not be made with prior written approval from the supplier, except for nominal trimming to correct length where such trimming will not impair the load carrying capacity of the truss.



i. Concrete:

i. Concrete:

c. Screw anchors:

4. Installation:

i. Concrete:

1. IBC 2304.3.3 requires that architectural, mechanical, electrical, and plumbing systems be designed to accommodate movement due to shrinkage. McClure Engineering Co. takes no responsibility for the naturally occurring shrinking that will occur. 2. Estimated values are based upon the following moisture content:

3. The following recommendations are intended to minimize the potential issues associated to wood shrinkage. Implementation and liability are ultimately up to the contractor or design professional responsible for the impacted trade.

i. Allow construction gaps in the wood framing to close by delaying installation of MEP as long as possible to allow for additional

dead load to be installed. Provide oversized or long slotted holes at pipe penetrations. Holes must be within conformance of typical penetration details.

Rigid connections shall be adjusted before completion of construction of closing of wall and ceiling assemblies. iv. All vertical sheet metal down spouts shall have intermediate slip joints.

v. Roof Drains shall utilize adjustable fittings. Fittings must be adjusted at the completion of construction and then as required to maintain proper drainage.

Stucco, EIFS and brittle finishes shall have horizontal expansion joints, slip joints with appropriate waterproofing. Brick and stone finishes shall have ties that accommodate differential movement.

iii. Provide adjustable thresholds or transitions at rigid transitions such as CMU or concrete stair and elevator shafts.

i. Limit shortening due to nesting by cutting all studs level square and tight against plates.

Structural wood panels shall have $\frac{1}{2}$ " relief gaps at each floor to limit bulging. iii. Floor sheathing shall have 1/8" gaps on all sides during installation to accommodate movement.

iv. Shear wall hold downs shall be check and retightened immediately prior to sheathing walls.

v. Delay gyp topping around concrete and CMU stair or elevator shafts until competition of construction.

i. Stored materials shall be covered and elevation from the elements. ii. Do not allow water to pond on floor sheathing. Provide drain holes if required to allow water to quickly drain if water does temporar-

i. McClure recommends a review of roof drains every 3 months for the first 24 months of occupancy and then annually. Adjust drains as required to maintain watertight integrity.

McClure recommends review of joints at exterior doors, windows and finish transitions. Waterproof as needed where original joints fail per the architect's recommendations. Remedial self-leveling work may be required around concrete or CMU stair and elevator towers to accommodate shrinkage.

I. POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY

1. Post installed anchors shall be expansion, adhesive, or screw anchors as indicated in the details, unless noted otherwise. Only use the anchor type indicated. All anchors on the project of each type must be by the same manufacturer, see below for substitution requirements.

a. Expansion anchors:

Hilti Kwik Bolt TZ (ICC-ES ESR1917). Simpson Strong-Bolt 2 (ICC-ES ESR3037). Powers Power-Stud+ SD2 (ICC-ES ESR2502).

b. Adhesive anchors (threaded rods shall be ASTM A193 B7 for all anchors):

Hilti HIT RE 500-SD (ICC-ES ESR2322) or Hilti HIT-HY 200 (ICC-ES ESR3187). Simpson AT-XP (UES ER263), SET-XP (ICC-ES ESR2508) or ET-HP (ICC-ES ESR3372) Powers Pure 110+ (ICC-ES ESR3298), PE1000+ (ICC-ES ESR2583), Pure 50+ (ICC-ES ESR3576), AC 200+ (ICC-ES ESR4027), or AC100+ Gold (ICC-ES ESR2582)

Hilti Kwik HUS EZ (ICC-ES ESR3027) Simpson Titen HD (ICC-ES ESR2713)

Powers Wedge-Bolt+ (ICC-ES ESR2526)

2. Post-installed anchors shall only be used where specified in the drawings. The Contractor shall obtain approval from the engineer prior to using post-installed anchors for missing or misplaced cast-in-place anchors. 3. All personnel installing anchors shall be trained and certified by the anchoring system manufacturer or by ACI. Contractor shall submit

current certifications for all personnel. ACI certification required for all personnel installing adhesive anchors in a horizontal or overhead conditions. If a failure occurs at any time during testing or construction, personnel shall be retrained and recertified.

a. Do not cut existing reinforcing. b. The hole through the supported steel member shall be 1/16" larger in diameter (1/8" for screw anchors) than the anchor unless noted otherwise. Use plate washers with a standard size hole welded to steel members where oversized holes must be used. c. Holes shall be drilled per the manufacturer's written instructions as outlined in the ESR.

d. Where applicable, installation shall follow cleaning procedure indicated in the ESR. Holes shall be made with a hammer drill. Use of a core drill is not allowed. 5. Special inspection shall be provided for all post installed anchors as required by the building code and/or ICC-ES report. Written special

inspection reports shall be submitted to the registered design professional in responsible charge by the special inspector. The reports shall record and report the following as a minimum: a. One of every ten anchors installed by each technician in locations listed below shall be randomly tested in direct tension. At least one

anchor shall be tested on each day that anchors are installed. i. Test anchors in the following locations:

Shear wall hold down anchors. Shear wall sill plate anchors.

Braced frame base plate anchors.

Anchors supporting dead or live loads in tension. Test anchor to twice the allowable tension load as provided in the ESR. Test load shall not exceed 80 percent of the yield strength of the anchor (0.8 x A_{se} x f_{va}).

Post-installed anchors shall not be tested using a torque wrench.

If any anchor fails quality control testing, all anchors of the same type shall be randomly tested until (10) consecutive anchors pass. Resume normal frequency after this with approval of the engineer. The failed anchor(s) shall be removed and the affected area patched per engineer's direction. Consult the engineer for anchor replacement instructions. The cost for additional work and testing required due to anchor failure is the responsibility of the installing contractor.

b. Prior to and during installation of anchors, inspection and report shall include: Installer shall have reviewed manufacturer's ESR report and written installation procedures and has been certified by the

manufacturer or ACI. General concrete or CMU block conditions (cracked or un-cracked, wet or dry, grouted or hollow, etc).

Whether manufacture's written procedures for preparation of hole were followed. Indicate if hole is wet or dry. Whether hole was made with a hammer drill

Whether manufacture's written procedures for anchor installation were followed.

Embedment depth and concrete or block thickness. vii. Anchor diameter, length and type

c. After installing anchors, inspection and report shall include:

All test locations. Anchor size and/or type

Applied load, loading procedure, load increments and rate of loading.

Mode of failure. v. Photographs of test equipment and typical failures.

6. Substitution requests for products other than those listed above shall be submitted to the engineer with calculations that are prepared and sealed by a registered structural engineer at least two weeks prior to scheduled installations. Calculations shall demonstrate that the substituted product will achieve an equivalent capacity using the appropriate design procedure required by the building code. Product ICC-ES code reports shall be included with the submittal package

J. STRUCTURAL STEEL

1. Materials: a. Materials shall conform to the following, unless noted otherwise. Rolled WF shapes ASTM A992 Plates and Angles ASTM A572 Grade 50 Channels ASTM A36 HSS: Rectangular ASTM A500, Grade C HSS: Round ASTM A500, Grade C ASTM F3125 Bolts 1. All bolts shall be Grade A325 or F1852, UNO Bolts designed as "A490" shall be Grade A490 or F2280 ASTM A563 DH or A194 Nuts vii Washers ASTM F436 viii.

ASTM F1554 Grade 36, UNO Anchor Bolts IX. Threaded Rod ASTM A36 Studs

Matching weld metal, 70 ksi minimum strength. xii. Electrodes b. Finishes

Prepare all surfaces that will be exposed in accordance with SSPC SP3 "Power Tool Cleaning". Do not prime surfaces to be fireproofed, field welded, in contact with concrete, or high-strength bolted. All exterior steel components exposed to view or weather shall be galvanized in accordance with ASTM A123 for framing members and ASTM A153 for bolts and threaded fasteners.

All exterior welded connections shall be cold galvanized in accordance with ASTM A780.

2. Fabricator: a. Steel Fabricator shall be AISC Certified.

Practice for Steel Buildings and Bridges." Structural steel fabrication drawings must be submitted to the engineer for review prior to fabrication. d. The Fabricator shall engage a professional engineer registered in the state where the project is located for the design and detailing of:

Steel Stairs. Temporary bracing.

Steel Stairs:

- a. Design of steel stairs shown on drawings is the responsibility of the fabricator. Unless noted otherwise, treads and landings shall be filled with 2 in. of concrete (4,000 psi).
- c. Submit complete, sealed, shop drawings including engineering calculations for each stair. Drawings shall include all members and connections, including connections to supporting structure.
- d. Unless noted, all connections to steel structure shall be welded and all connections to wood shall be post-installed anchors (screw or
- e. Supporting members have been designed for all loads imposed by stair system.
- Check supporting members for local effects at connections and provide stiffeners, doublers, etc. as necessary. f. Design stairs for the following loads:
- Live Load = 100 psf or 300 lb. point load on 4" square area. Dead Load = Self weight plus 10 psf superimposed dead load.

ii. Total Load = L/360

Cened		mmun	nanng	101 3101	inde
	Number	, or spa	cing, of	fastener	s re
	Nail len	gths are	minimu	m, nomi	nal
Connection ^{2, 3}				e minim	
	3 ½ x	3 x	3 ¼ x	3 x	2
	0.162	0.148	0.131	0.131	0.
Equiv. Common Nail	16d	10d			
		F	loor Fra	aming	
Joist to band joist	3	5	5	5	1
Ledger strip	3	4	4	4	
Joist to sill or girder	3	3	3	3	
Blocking between joist or rafter to top plate	3	3	3	4	
Bridging to joist	N/A	N/A	N/A	N/A	
Rim joist to top plate	8" o.c.	6" o.c.	6" o.c.	6" o.c.	6"
Built-up Girders & Beams				24" o.c.	
 Spacing along edges, 	24 0.0.	24 0.0.	24 0.0.	24 0.0.	
- # at ends & splices	3	3	3	3	
		Ceiling	and Ro	of Fran	nin
Ceiling joists to plate	3	4	5	5	
Ceiling joists, laps over partitions	3	4	4	4	
Ceiling joist to parallel rafter	3	4	4	4	
Collar tie to rafter	3	3	4	4	
Jack rafter to hip, toe-nailed	3	3	4	4	
Jack rafter to hip, face nailed	2	3	3	3	
Roof rafter to plate	3	3	3	3	
Roof rafter to 2-by ridge beam (driven through beam into end of ridge)	2	3	3	3	
Roof rafter to 2-by ridge beam (toe-nail rafter to beam)	2	3	3	3	
			Wall Fra	ming	
Top or sole plate to stud (End nailed)	2	3	3	3	
Stud to top or sole plate (toe-nailed)	2	3	3	3	
Cap/top plate laps and intersections (each side of lap)	2	3	3	3	
Diagonal bracing	2	2	2	2	
Sole plate to joist or blocking @ braced panels (number per 16" joist space)	2	3	3	4	
Sole plate to joist or blocking			8" o.c.		6"
Double top plate				12" o.c.	8"
Double studs	12" o.c.	12" o.c.	8" o.c.	8" o.c.	6"
Corner studs			16" o.c.		8"
N/A – Fastener not applicable to connection This fastening schedule applies to framing mem					1⁄2"

²Fastenings listed above may also be used for other connections that are not listed but that have the same configuration and the same code requirement for fastener quantity/spacing and fastener size (pennyweight and style, e.g., 8d common, "8-penny common nail"). ³Fastening schedule only applies to buildings of conventional wood frame construction. Connections of shear walls and floor and roof diaphragms shall be as shown on the drawings.

g. Design stairs for the following deflection criteria: Live Load = L/480

ASTM A108, Type B Nelson headed shear stud connectors or equal.

b. Structural members shall be detailed, fabricated, and erected in accordance with the latest edition AISC 303 "Code of Standard

Schedule of minimum nailing for standard connections? required per connection al lengths, in inches, m, nominal diameters, in inches $2\frac{1}{2} \times \begin{vmatrix} 3\frac{1}{4} \times \end{vmatrix} = \frac{3}{3} \times \begin{vmatrix} 2\frac{3}{8} \times \end{vmatrix} = \frac{2}{4} \times \begin{vmatrix} 2\frac{1}{4} \times \end{vmatrix} = \frac{2}{4} \times \frac{$ 0.131 0.120 0.120 0.113 0.113 0.105 0.099 N/A 6 6 N/A N/A N/A N/A 4 4 N/A N/A N/A N/A 4 4 N/A N/A N/A N/A 3 | 4 | 4 | N/A | N/A | N/A | N/A 3 3 3 4 'o.c. 6" o.c. 4" o.c. 6" o.c. 3" o.c. 3" o.c. 3" o.c. 6" o.c. 16" o.c. 16" o.c. N/A | N/A | N/A | N/A 4 3 3 5 5 6 N/A N/A N/A 4 4 N/A N/A N/A N/A 4 N/A N/A N/A N/A 3 | 4 | 4 | N/A | N/A | N/A | N/A 5 | 4 | 4 | N/A | N/A | N/A | N/A 4 | 3 | 3 | N/A | N/A | N/A | N/A 3 3 3 4 4 4 4 | 4 | N/A | N/A | N/A | N/A o.c. 8" o.c. 8" o.c. N/A N/A N/A N/A o.c. 12" o.c. 12" o.c. N/A N/A N/A N/A o.c. 8" o.c. 8" o.c. N/A N/A N/A N/A o.c. |12" o.c. |12" o.c. | N/A | N/A | N/A | N/A

2"(Nominal "2-by" lumber)

Ш	JONES GILLAM RENZ THE RESERVES AT GRAND VIEW HEIGHTS	No. Des PROJECT NUMBER 2024000185	McClure Er responsible o claims, damage "Losses") which these Plans, s engineering in Losses which at and/or follow the guidance with errors, omiss ambiguities, or o the Plans	MCC 2001 Colum
-ARAMIE, WY		S HIMME 17369 2/31/2024 IG DOCU BY ME OF NAL SUP T AM A D FESSION	r liable for s, or losse arise from Specificati tent they of rise from f e engineer respect to ions, inco conflicts c or Specif TFICATE O. E-1790	W Broadt bia, MO 6 73-814-15
ZAI	GENERAL NOTES	LBERG THAT THIS MENT WAS UNDER MY ERVISION AND ULY AL ENGINEER HE STATE OF	r any issues, es (collectively, failure to follow ions, and the convey, or for failure to obtain s' or surveyors' o any alleged nsistencies, ontained within ications. OF AUTHORITY	JRE ™ way 5203

STATE	MENT OF SPECIAL INSPECTIONS	
	ves Address: New Apt. Complex, Laramie, WY 82070	
1. This Statement of Special Inspections is subr	nitted as a condition for permit issuance in accordance with the Special	1. Materi
Inspection and Structural Testing requirements	of the Building Code. It includes a schedule of Special Inspection services	a. Ide
applicable to this project as well as the name of tests. This Statement of Special Inspections end	the Special Inspector to be retained for conducting these inspections and	approved
		b. Ma
o Architectural	x Structural	2. Inspec
o Mechanical/Electrical/Plumbing	o Other:	a. Sn
	Il inspections and shall furnish inspection reports to the Building Official and ible Charge. Discovered discrepancies shall be brought to the immediate	b. Pre
	discrepancies are not corrected, the discrepancies shall be brought to the	twist-off
• •	red Design Professional in Responsible Charge. The Special Inspection	c. Pre
program does not relieve the Contractor of his of	or her responsibilities.	marking
3. Interim reports shall be submitted to the Build	ing Official and the Registered Design Professional in Responsible Charge.	3. Materi
4. A Final Report of Special Inspections docume	enting completion of all required Special Inspections, testing and correction of	a. Ide
any discrepancies noted in the inspections shall	be submitted prior to issuance of a Certificate of Use and Occupancy.	approved
5. Job site safety and means and methods of co	onstruction are solely the responsibility of the Contractor. This Statement of	b. Ma
Special Inspections includes the following build		4. Materi
x Fabricators	x Soils	a. Ide
x Cast-In-Place Foundations Elements	o Driven Deep Foundation Elements	Construc
o Helical Pile Foundations	o Cast-In-Place Deep Foundation Elements	b. Ma
x Concrete Construction	o Masonry Construction - Level 2	5. Inspec
o Masonry Construction - Level 3	x Structural Steel Construction	a. Co
o Cold-Formed Steel Construction	o Metal Building Systems	b. Mu
o Spray Fire-Resistant Materials	x Wood Construction	
o Exterior Insulation and Finish System (EIFS)	o Mastic and Intumescent Fire-Resistant Coatings	c. Sin
o Smoke Control	o Fire-Resistant Penetrations and Joints	d. Sin
x Seismic Resistance	x Wind Resistance	6. Inspe
6. The following components are wind-resisting	components or part of the main wind-force resisting system and are subject to	Construc

6. The following components are wind-resisting components or part of the main wind-force resisting system and are subject to special inspections in accordance with the Special Inspection Schedule - Wind Resistance:

Wood framed shear walls with wood sheathing and sheathing of other materials, wood sheathed floor and roof diaphragms. 7. The following components are designated seismic systems or part of the seismic-force resisting system that are subject to special inspections in accordance with the Special Inspection Schedule - Seismic Resistance:

Wood framed shear walls with wood sheathing and sheathing of other materials, wood sheathed floor and roof diaphragms.

Special Inspection Schedule: Fabricators					
Verification And	Applicable To	Freque	ncy		
Inspection Task	This Project?	Continuous	Periodic		
1. Verify fabrication and implementation procedures:					
a. Steel Construction	Х	-	Х		
b. Concrete Construction (including rebar fabrication)	Х	-	Х		
c. Masonry Construction	-	-	Х		
d. Wood Construction	Х	-	Х		
e. Cold Formed Metal Construction	-	-	Х		
f. Other Construction	-	-	Х		

Special Inspection Schedule: So	oils		
Verification And	Applicable To	Freque	ency
Inspection Task	This Project?	Continuous	Periodic
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Х	-	Х
2. Verify excavations are extended to proper depth and have reached proper material.	Х	-	Х
3. Perform classification and testing of compacted fill materials.	Х	-	Х
4. Verify use of proper materials, densities and lift thickness during placement and compaction of compacted fill.	Х	X	-
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	Х	-	x

S	pecial Inspection Schedule	· Cast-In-Place I	Foundation	Flomon

Special Inspection Schedule: Cast-III-Place For	undation Elements			
Verification And	Applicable To	Frequency		
Inspection Task	This Project?	Continuous	Periodic	
1. Special Inspections and verifications for concrete foundation construction in accordance with the Special Inspection Schedule: Cast-In-Place Concrete for the following foundation elements:				
a. Isolated spread concrete footings.	Х	-	Х	
b. Continuous concrete footings supporting walls.	Х	-	Х	
c. Concrete foundation walls.	-	Х	-	

Special Inspection Schedule: Concrete C	onstruction		
Verification And	Applicable To	Freque	ency
Inspection Task	This Project?	Continuous	Periodic
1. Inspect reinforcing steel, including prestressing tendons and placement.	Х	-	Х
2. Inspection of welding, reinforcing steel:			
a. Verification of weldability of reinforcing steel other than ASTM A706.	-	-	Х
b. Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames and boundary elements of special structural walls of concrete and shear reinforcement.	-	x	-
c. Shear reinforcement.	-	Х	-
d. Other reinforcing steel.	-	-	Х
3. Inspect anchors cast in concrete where allowable loads have been increased or where strength design is used.	Х	-	Х
4. Inspect anchors post-installed in hardened concrete members.	Х	-	Х
5. Verify use of required design mix.	Х	-	Х
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests and record the temperature of the concrete.	Х	x	-
7. Inspect concrete and shotcrete placement for proper application techniques.	Х	x	-
8. Inspect for maintenance of specified curing temperature and techniques.	Х	-	Х
9. Inspection of Prestressed Concrete:			
a. Observe application of prestressing forces.	-	Х	-
b. Observe grouting of bonded prestressing tendons in the seismic force resisting system.	-	х	-
10. Inspect erection of precast concrete members.	-	-	Х
11. Verify in-situ concrete strength prior to stressing of tendons in post- tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	-	-	х
12. Inspect formwork for shape, location, and dimensions of the concrete member being formed.	-	-	x

Verification And	Applicable To Frequenc		ncy
Inspection Task	This Project?	Continuous	Periodic
1. Material verification of high-strength bolts, nuts and washers:			
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	Х	-	X
b. Manufacturer's certificate of compliance required.	Х	-	Х
2. Inspection of high-strength bolting:			1
a. Snug-tight joints.	Х	-	Х
b. Pretensioned and slip-critical joints using turn-of-nut with match marking, twist-off bolt, or direct tension indicator methods of installation.	-	-	Х
c. Pretensioned and slip-critical joints using turn-of-nut without match marking or calibrated wrench methods of installation.	-	x	-
3. Material verification of structural steel:		1	1
a. Identification markings to conform to ASTM standards specified in the approved Construction Documents and AISC 360.	Х	-	X
b. Manufacturer's certified test reports.	urer's certified test reports. X		Х
4. Material verification of weld filler materials:		1	1
a. Identification markings to conform to AWS specification in the approved Construction Documents.	Х	-	X
b. Manufacturer's certificate of compliance required.	Х	-	Х
5. Inspection of welding, structural steel:		1	1
a. Complete and partial penetration groove welds.	-	Х	-
b. Multi-pass fillet welds.	Х	Х	-
c. Single-pass fillet welds > 5/16".	Х	Х	-
d. Single-pass fillet welds < 5/16".	Х	-	Х
6. Inspection of steel frame joint details for compliance with approved Construction Documents:			
a. Details such as bracing and stiffening.	-	-	x
b. Member locations.	-	-	X
c. Application of joint details at each connection.	-	-	Х

Verification And	Applicable To	Freque	ncy	
Inspection Task	This Project?	Continuous	Periodic	
1. Inspection of high-load diaphragms:				
a. Verify wood structural panel sheathing is of the grade and thickness shown on the Construction Documents.	Х	-	X	
b. Verify nominal size of framing members at adjoining panel edges agrees with the Construction Documents.	Х	-	х	
c. Verify fastener diameter and length, number of fastener lines, the spacing of the fasteners, and the edge margins agree with the Construction Documents.				
2. Inspection of metal-plate-connected wood trusses spanning 60 feet or greater:		1	1	
a. Verify temporary installation restraint/bracing are installed in accordance with approved truss submittal package.	-	-	x	
b. Verify permanent individual truss member restraint/bracing are installed in accordance with approved truss submittal package.	-	-	Х	

Special Inspection Schedule: Wind Re	esistance		
Verification And	Applicable To	Freque	ncy
Inspection Task	This Project?	Continuous	Periodic
1. Roof cladding and roof framing connections.	Х	-	-
2. Wall connections to roof and floor diaphragms and framing.	Х	-	Х
3. Roof and floor diaphragm systems including collectors, drag struts, and boundary elements.	Х	-	x
4. Vertical wind force resisting systems including braced frames, moment frames, and shear walls.	Х	-	x
5. Wind force resisting system connections to the foundation.	X	-	Х
6. Fabrication and installation of systems or components required to meet	-	_	X
impact-resistant requirements. 7. Inspection of structural wood:			
a. Inspect field gluing operations of elements of the main wind force resisting system.	-	x	-
b. Inspect nailing, bolting, anchoring, and other fastening of components within the main wind force resisting system including wood shear walls, wood diaphragms, drag struts, braces, and hold downs.	Х	-	Х
8. Inspection of cold-formed steel light frame construction:		1	
a. Inspection of welding operations of elements of the main wind force resisting system.	-	-	-
b. Inspection of screw attachment, bolting, anchoring, and other fastening of other components within the main wind force resisting system including shear walls, braces, diaphragms, collectors (drag struts), and hold downs.	-	-	-
9. Wind resistant systems and components:		1	1
a. Roof cladding	Х	-	-
b. Wall cladding	X	-	-
Created Increation Schoolular Sciencia			
Special Inspection Schedule: Seismic I Verification And	Applicable To	Freque	nev
Inspection Task	This Project?	Continuous	Periodic
		Continuous	T CHOUL
1. Inspection of pier foundations:			X
a. Inspect placement of reinforcement.b. Inspect placement of concrete.	-	-	X
2. Inspection of concrete reinforcement:	-	-	~
a. Verify certified mill test reports comply with ACI 318 Chapter 21 requirements.	-	-	X
b. Where reinforcing complying with ASTM A615 is to be welded, chemical tests shall be performed to determine weldability.	-	-	x
3. Inspection of structural steel.			
a. Inspections shall be in accordance with the quality assurance plan requirements of AISC 341.	-	-	Х
 4. Inspection of cold-formed steel framing: a. Inspect welding operations of elements of the seismic force resisting system. 	-	-	X
b. Inspect screw attachment, bolting, anchoring, and other fastening of components within the seismic force resisting system including shear walls, braces, diaphragms, collectors (drag struts), and hold downs.	_	_	Х
5. Inspection of structural wood:			1
a. Inspect field gluing operations of elements of the seismic force resisting system.	-	Х	
b. Inspect nailing, bolting, anchoring, and other fastening of components within the seismic force resisting system including wood shear walls, wood diaphragms, drag struts, braces, shear panels, and hold downs.	Х	-	х
6. Inspection of storage racks:		·	·
a. Inspect anchorage of storage racks 8 feet or greater in height.	-	-	Х
7. Inspection of architectural components:			
a. Inspect erection and fastening of exterior cladding.	Х	-	Х
b. Inspect erection and fastening of interior and exterior nonbearing walls.	Х	-	Х
c. Inspect erection and fastening of interior and exterior veneer.	Х	-	Х
d. Inspect anchorage of access floors.	-	-	Х
9. Inspection of designated seismic systems:			1
a. Verify label, anchorage, or mounting conforms to the certificate of compliance.	-	-	Х
10. Inspection of seismic isolation systems:			
a. Inspect the fabrication and installation of isolator units and energy dissipation devices that are part of the seismic isolation system.	-	-	X

Special Inspection Schedule: Wind Re	sistance		
erification And	Applicable To	Freque	ncy
spection Task	This Project?	Continuous	Periodic
g connections.	Х	-	-
loor diaphragms and framing.	Х	-	Х
tems including collectors, drag struts, and	Х	-	X
stems including braced frames, moment	Х	-	х
onnections to the foundation.	Х	-	Х
systems or components required to meet	-	-	Х
ons of elements of the main wind force	-	X	-
choring, and other fastening of components ing system including wood shear walls, wood and hold downs.	Х	-	x
el light frame construction:			1
ations of elements of the main wind force	-	-	-
ment, bolting, anchoring, and other fastening nain wind force resisting system including , collectors (drag struts), and hold downs.	-	-	-
omponents:		1	1
	Х	-	-
	Х	-	-

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		WOOD WALL S	SCHEDULE	
Wood Wall Location	Wall Stud Size, number of plys, and spacing			Sheathing & Fastening U.N.
	Level 1	Level 2	Level 3	
Exterior & Breezeway Walls	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	15/32" Structural wood sheathing 6" o.c. edge fastening, 12" o.
Interior Unit Walls (indicated)	(2) 2x4 @ 12" o.c.	(1) 2x4 @ 12" o.c.	(1) 2x4 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 7" o.c. edge fastening, 7" o.c.
Unit Separation Walls	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 7" o.c. edge fastening, 7" o.c

Notes:

1. Wall stud spacing is to be per schedule unless noted otherwise.

2. Bottom sill plates at foundation to be fastened w/ 3/8"Ø x 6" Hilti Kwik HUS-EZ Bolts @ 48" o.c. U.N.O.

3. Bottom sill plate connections shall have a 3"x3" steel plate washer at each anchor bolt on shear walls only. 4. Sill and top plates at all other levels to be fastened w/ (2) 16d nails @ 16" o.c. U.N.O.

5. Shear walls shall be sheathed & fastened per shear wall schedule

6. Non-load bearing walls not shown, refer to architectural drawings.

7. All top plates are to be continuous. Splice per 4/S500

8. U.N.O. bottom sill plates shall be (1) 2x member matching wall thickness, and top plates shall be (2) 2x members.

	WOOD CO	OLUMN SCHEDULE	
Mark	Level 1	Level 2	Level 3
C1	(3) 2x6	(3) 2x6	(3) 2x6
C2	(4) 2x4	(3) 2x4	(3) 2x4
Notes:			

1. All exterior columns are to be pressure treated

Mark	Max. Span (ft-in)	Beam Size	Hanger
B1	8'-6"	(2) 2x12	Simpson U210-2
B2	16'-3"	(3) 2x12 (SS)	Simpson HU212-3
B3	8'-6"	(2) 1 3/4"x11 1/2" LVL	Simpson HGUS410
B4	4'-2"	(2) 2x10	Simpson HUCQ210-2-SDS
B6	8'-6"	(3) 2x12	Simpson HUCQ210-3-SDS

1. All exterior beams are to be pressure treated.

2. All LVL shall be stress class 2.0E-2500F

3. Hangers to be installed with typical fasteners per manufacturer product data

		WOOD	SHEAR WA	LL SCHEDULE		
Mark	Level	Sheathing/ Fastener Layout	Post	Hold-Down	Min. Sill/Top Plate	Base Connection
	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2x6	MSTA 49 w/ (26) 0.148X2-1/2" nails	(1) 2x6	(2) 16d nails @ 12" o.c.
SW1	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 4" Edge fastening	(2) 2x6	MST48 w/ (34) 0.162x2-1/2" nails	(1) 2x6	(2) 16d nails @ 6" o.c.
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 3" Edge fastening	(2) 2x6	HTT4 w/ (18) SD #10x1-1/2 & 5/8"Ø Anchor Rod	(1) 2x6	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.
	Level 3	(1) Sided, Gypsum Wallboard - 1/2" Thick, 5d Nail, 7" Edge Fastening, 16" O.C.	(2) 2x4	LSTA9 w/ (8) 0.148"x2-1/2" nails	(1) 2x4	(2) 16d nails @ 16" o.c.
SW2	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 6" Edge fastening	(2) 2x4	MSTA 49 w/ (26) 0.148X2-1/2" nails	(1) 2x4	(2) 16d nails @ 12" o.c.
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 6" Edge fastening	(3) 2x4	HTT4 w/ (18) SD #10x1-1/2 & 5/8"Ø Anchor Rod	(1) 2x4	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.
	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 6" Edge fastening	(2) 2x6	MSTA 49 w/ (26) 0.148X2-1/2" nails	(1) 2x6	(2) 16d nails @ 12" o.c.
SW3	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 3" Edge fastening	(2) 2x6	MST60 w/ (46) 0.162x2-1/2" nails	(1) 2x6	(2) 16d nails @ 4" o.c.
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 2" Edge fastening	(2) 2x6	HDU8-SDS2.5 w/ (20) 1/4"Øx2-1/2"SDS Screws & 7/8"Ø Anchor Rod	(1) 2x6	(1) HILTI KH-EZ 3/8"Øx 6" @ 8" o.c.

1. See S530 for typical shear wall framing

2. All threaded rods shall be F1554 GR105

3. Floor to floor strap ties at top of wall shall match that of the floor above.

4. All hold downs and strap ties are Simpson Strong-Tie brand, U.N.O.

5. Bottom sill plate connections shall have a 3"x3"x1/4" steel plate washer at each anchor bolt on shear walls only.

6. All drag trusses shall be connected to shear walls per detail 4/S530.

7. Provide floor to floor strapping on the same side as the OSB sheathing.

8. Field fastening for all sheathing to be 12" O.C. U.N.O

9. All shear walls to be blocked at all panel joints unless noted "Unblocked."

O. (See Note 5) fastened w/ 10d nails. .c. field fastening / 1 5/8" Type W screws. c. field fastening / 1 5/8" Type W screws. c. field fastening	
.c. field fastening / 1 5/8" Type W screws. c. field fastening / 1 5/8" Type W screws.	.O. (See Note 5)
c. field fastening / 1 5/8" Type W screws.	

	Header					Kings &	& Jacks			Sills*
			Header Plates*	Level 1		Level 2		Level 3		All Levels
Level I	Level 2	Level 3	(All Levels)	Kings	Jacks	Kings	Jacks	Kings	Jacks	(if applicable)
(2) 2x10	(2) 2x10	(2) 2x8		(3) 2x4	(1) 2x4	(2) 2x4	(1) 2x4	(1) 2x4	(1) 2x4	(1) 2x4
(2) 2x8	(2) 2x8	(2) 2x8		(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(1) 2x6
) LVL 1-3/4 x 11-7/8 (2)	LVL 1-3/4 x 11-7/8	(3) 2x8	(1) 2x6 T&B	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(1) 2x6
) LVL 1-3/4 x 11-7/8			(1) 2x6 T&B	(2) 2x6	(1) 2x6					(2) 2x6
	(3) 2x10	(3) 2x10	(1) 2x6 T&B	(2) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6
equires a header	(3) 2x10	(3) 2x10	· · /	()	(1) 2x6					
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1. See S500 for typical opening framing. 2. All openings should stack according to the plans. 3. Coordinate all dimensions and elevations with architectural drawings.

6. All LVL shall be stress class 2.0E-2500F

Туре	Membrane/Sheathing	Fastening	Concrete/Topping	Reinforcing	Mark
Slab on Grade	12mil Vapor Retarder	Taped Edges	4" NW Concrete U.N.O.	See General Notes	J1
Breezeway Floor	3/4" Plywood	10d @ 6/12	1 1/2" Gypcrete Toping	See General Notes	Notes:
Interior Floors	3/4" Plywood	10d @ 6/12	3/4" Gypcrete Topping		1. Hangers
Roof	15/32" Plywood	10d @ 6/12 UNO			2. All exter

1. Vapor barrier to be placed over compacted fill per general notes.

2. Plywood sheathing to be fastened per detail 2/S500

3. Floor/Roof diaphragm are unblocked unless noted otherwise on plan.

4. Plywood to be Structural Grade 1 Material

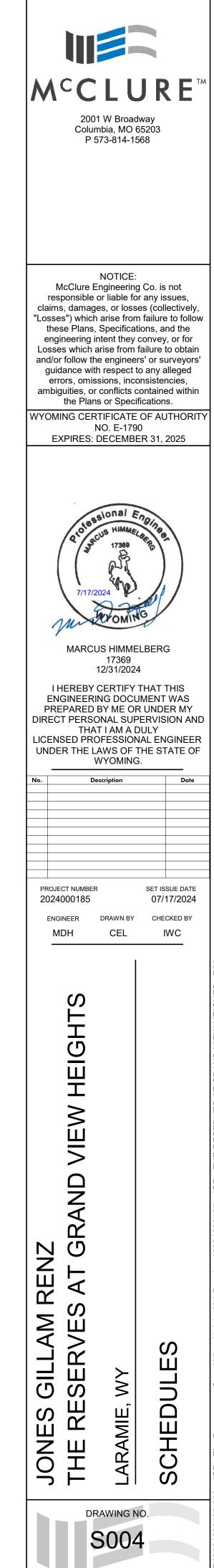
5. See architectural drawings for full floor and roof assemblies including nonstructural elements.

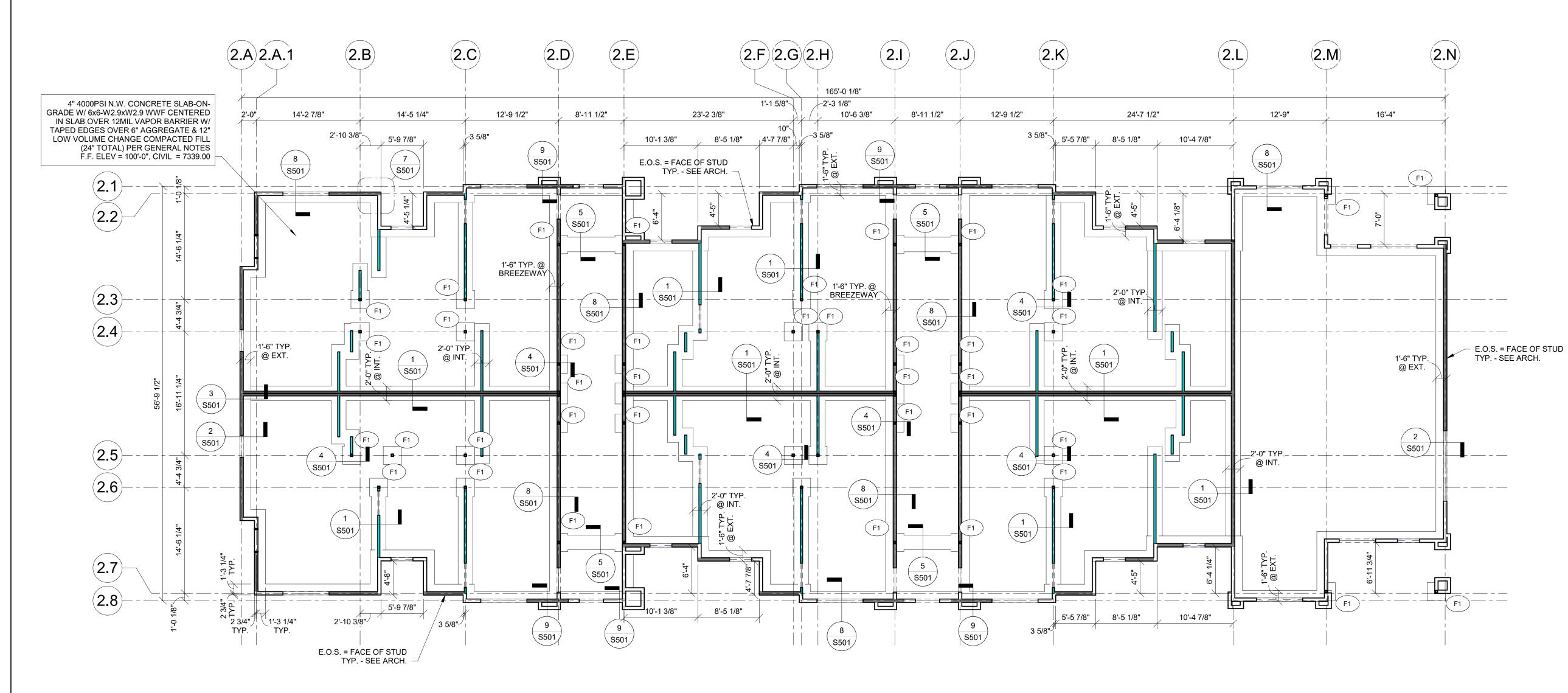
4. Cripple studs should match the adjacent wall framing.

5. * Header top and bottom plates and sills should match the wall stud depths.

JOIST & HANGER SCHEDULE					
Joist Size	Hanger				
2x12	Simpson LUS28				

ngers to be installed with typical fasteners per manufacturer product data exterior members are to be pressure treated







 (H?#)
 HEADER/OPENING PER OPENING SCHEDULE

 (SW?)
 SHEAR WALL TYPE, SHEAR WALL INDICATED BY

 (F?)
 INDICATES FOOTING TYPE

- C# INDICATES COLUMN TYPE
- B# INDICATES BEAM TYPE
- P* JAMB FROM OPENING ABOVE
- BREEZEWAY SHEATHING ELEVATION VARIES FROM TYP. SEE ARCH. & SCHEDULES
- E.O.S. INDICATES EDGE OF CONCRETE SLAB



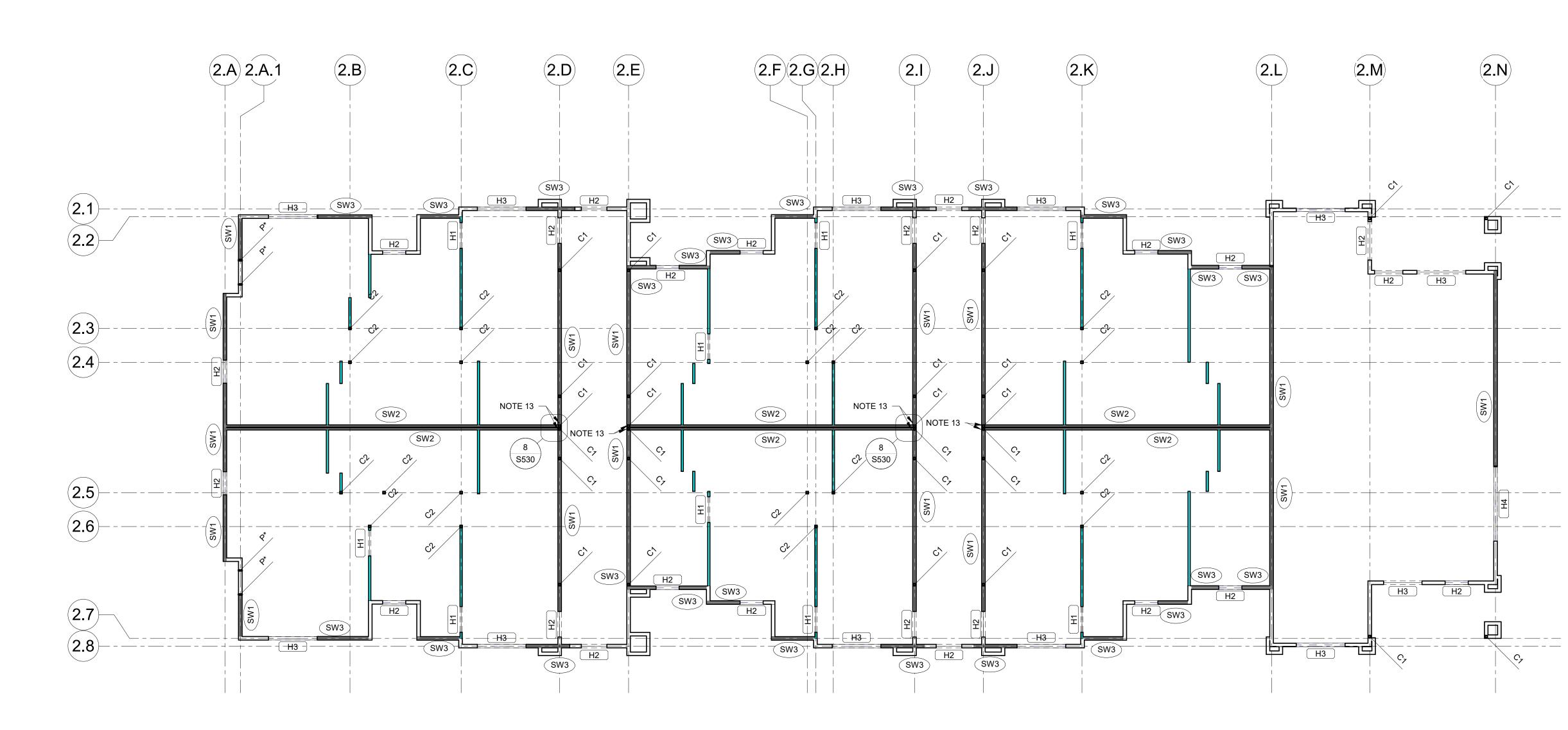
FOUNDATION PLAN NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS) • T.O. SLABE-ON-GRADE: 100'-0" PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 5/S501 AND
- PER GENERAL NOTES. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
- ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL DOOD, AND WINDOW LOCATION O
- NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
- SEE SHEET S501 & S502 FOR DETAILS.

FOUNDATION SCHEDULE					
Mark	Size	Reinforcing			
F1	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)			
Notes:					

1. All footings must be centered on walls and columns U.N.O.

^CCLURE["] 2001 W Broadway Columbia, MO 65203 P 573-814-1568 NOTICE: McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, 'Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans or Specifications. WYOMING CERTIFICATE OF AUTHORITY NO. E-1790 EXPIRES: DECEMBER 31, 2025 MARCUS HIMMELBERG 17369 12/31/2024 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WYOMING. Descriptio PROJECT NUMBER SET ISSUE DATE 07/17/2024 2024000185 DRAWN BY CHECKED BY ENGINEER CEL MDH IWC _____ HEIGHTS VIEW GRAND OUNDATION JONES GILLAM RENZ THE RESERVES AT G ш \triangleleft γ BUILDING LARAMIE, DRAWING NO. S110



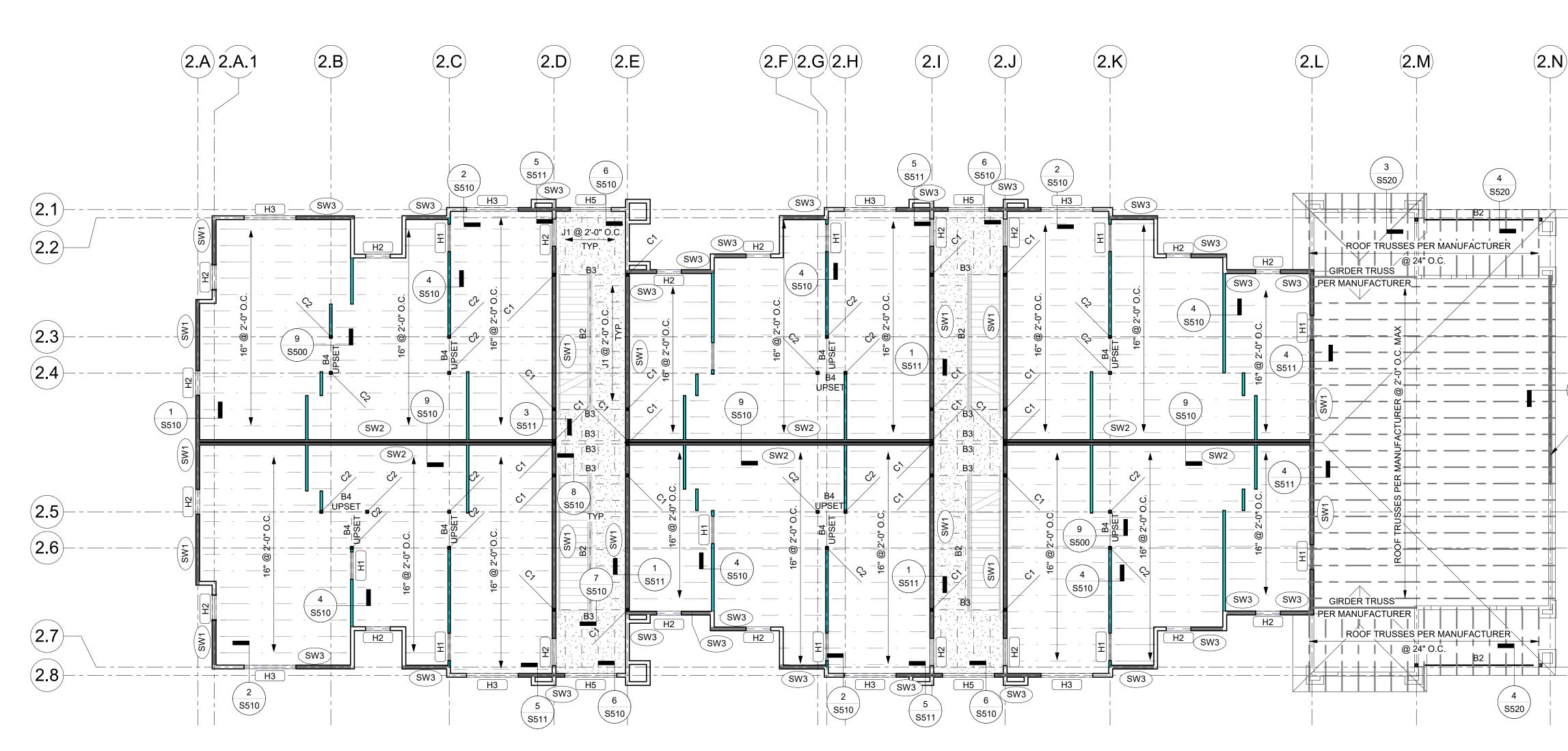


H?#)	HEADER/OPENING PER OPENING SCHEDULE	
SW?	SHEAR WALL TYPE, SHEAR WALL INDICATED BY	
F?	INDICATES FOOTING TYPE	
C#	INDICATES COLUMN TYPE	

- B# INDICATES BEAM TYPE
- P* JAMB FROM OPENING ABOVE
- BREEZEWAY SHEATHING ELEVATION VARIES FROM TYP. SEE ARCH. & SCHEDULES
- E.O.S. INDICATES EDGE OF CONCRETE SLAB

PLAN	NOTES:	
 1. 2. 3. 4. 5. 6. 7. 	SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS) • T.O. SLAB-ON-GRADE: 100'-0" • LEVEL 2 F.F.: 110'-5 7/8" • LEVEL 3 F.F.: 120'-11 3/4" • TRUSS BRG: 130'-0 7/8" FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.	ACCLUR 2001 W Broadway Columbia, MO 65203 P 573-814-1568
8.	REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.	NOTICE:
9. 10.	ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.	McClure Engineering Co. is no responsible or liable for any issue claims, damages, or losses (collect "Losses") which arise from failure to
11.	TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.	these Plans, Specifications, and engineering intent they convey, or
12.	REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.	Losses which arise from failure to o and/or follow the engineers' or surve
13.	COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.	guidance with respect to any alleg errors, omissions, inconsistencie ambiguities, or conflicts contained v the Plans or Specifications.

MARCUS HIMMELBERG 17369 12/31/2024 I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAP PREPARED BY ME OR UNDER M DIRECT PRESSIONAL SUPERVISION THAT I AM A DULY LICENSED PROFESSIONAL ENGIN WYOMING. No. Description I PROJECT NUMBER 2024000185 SET ISSUE D O7/17/24 ENGINEER DRAWN BY CHECKED MDH CEL WC STHSDIEL WC ADH CEL WC	.S /IY ANE
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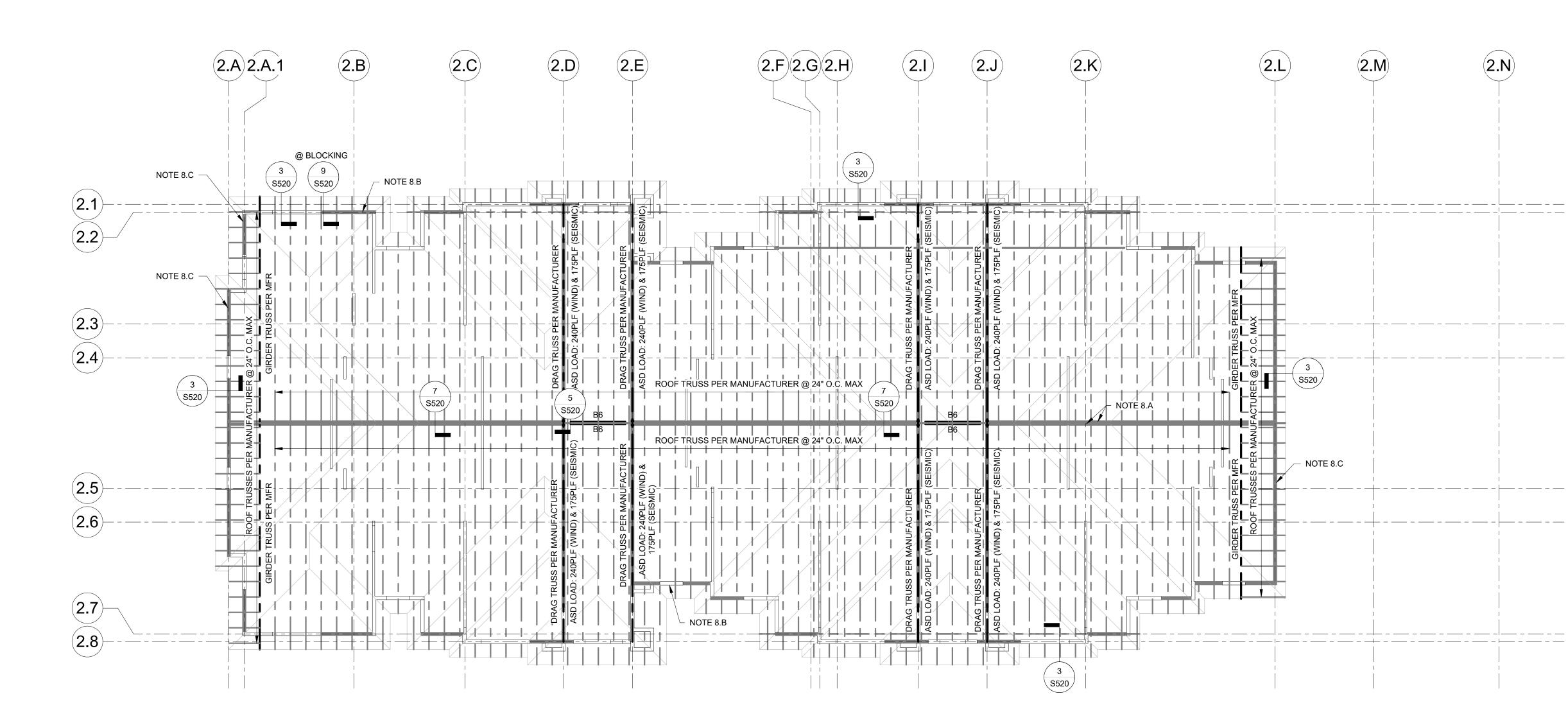




(H?#)	HEADER/OPENING PER OPENING SCHEDULE	
SW?	SHEAR WALL TYPE, SHEAR WALL INDICATED BY	
F ?	INDICATES FOOTING TYPE	

- C# INDICATES COLUMN TYPE
- B# INDICATES BEAM TYPE
- P* JAMB FROM OPENING ABOVE
- BREEZEWAY SHEATHING ELEVATION VARIES FROM TYP. SEE ARCH. & SCHEDULES
- E.O.S. INDICATES EDGE OF CONCRETE SLAB

WALLS	 10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTERT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. 11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING. 12. REFER TO A SCHUTECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO A STRUCTURAL GENERAL NOTES FOR STAIR DISIGN CRITERIA. 13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS. 	responsible or liable for claims, damages, or loss "Losses") which arise from and/or follow the engineer guidance with respect errors, omissions, inc ambiguities, or conflicts the Plans or Spect WYOMING CERTIFICATE NO. E-175 EXPIRES: DECEMB WYOMING CERTIFICATE NO. E-175 EXPIRES: DECEMB MARCUS HIMMA 17369 12/31/202 I HEREBY CERTIFY ENGINEERING DOC PREPARED BY ME O DIRECT PERSONAL SUI THAT I AM A LICENSED PROFESSIO UNDER THE LAWS OF WYOMING	ses (collectively, m failure to follow titons, and the convey, or for failure to obtain ors' or surveyors' to any alleged onsistencies, contained within ifications. OF AUTHORITY O ER 31, 2025 ELBERG 4 THAT THIS UMENT WAS R UNDER MY PERVISION AND DULY NAL ENGINEER THE STATE OF 3. Dote Dote Dote Dote SET ISSUE DATE 07/17/2024
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FRAMING NOTES ROOF PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATION, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.) * T.O. SLAB ON GRADE 100'-0" 110'-5 7/8" * LEVEL 2 F.F. * LEVEL 3 F.F. 120'-11 3/4" * ROOF TRUSS BEARING 130'-0 7/8"

2. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD FASTENED TO ROOF TRUSSES W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN THE FIELD. 3. RTU PENETRATIONS TO BE COORDINATED W/ ARCH. & MEP DRAWINGS. 4. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS AND OTHER CONNECTIONS.

5. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED. 6. WOOD ROOF TRUSSES (DESIGN PER MANUFACTURER) ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.

7. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL OPENINGS AND LOCATIONS SHOWN ON PLAN & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING WHERE REQUIRED. 8. TRUSS MANUFACTURER TO DESIGN & PROVIDE DRAG BLOCKING AND TRUSSES AS

INDICATED ON PLAN FOR THE FOLLOWING LOADS: A. DRAG BLOCKING REQUIRED AT SHADED AREAS @ UNIT SEPARATION WALLS TO TRANSFER THE FOLLOWING ASD LOADS: WL: 60PLF

EL: 100PLF B. TYP. DRAG BLOCKING REQUIRED AT SHADED AREAS @ EXTERIOR WALLS TO TRANSFER THE FOLLOWING ASD LOADS: WL: 150PLF

EL: 230PLF C. DRAG BLOCKING @ SHADED END WALLS TO TRANSFER THE FOLLOWING ASD LOADS: WL: 240PLF

EL: 175PLF

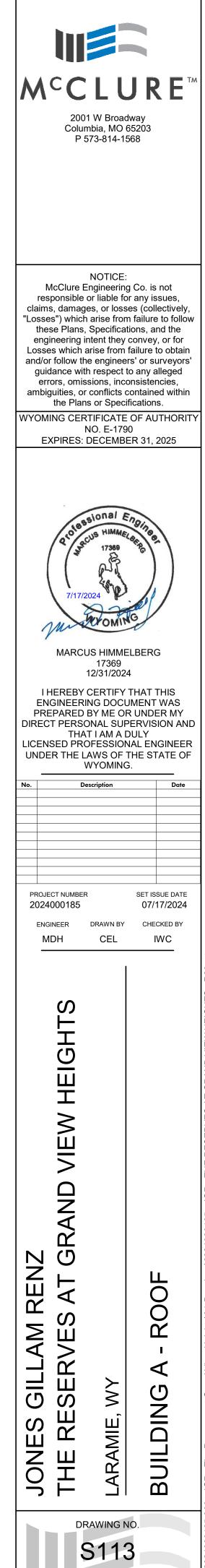
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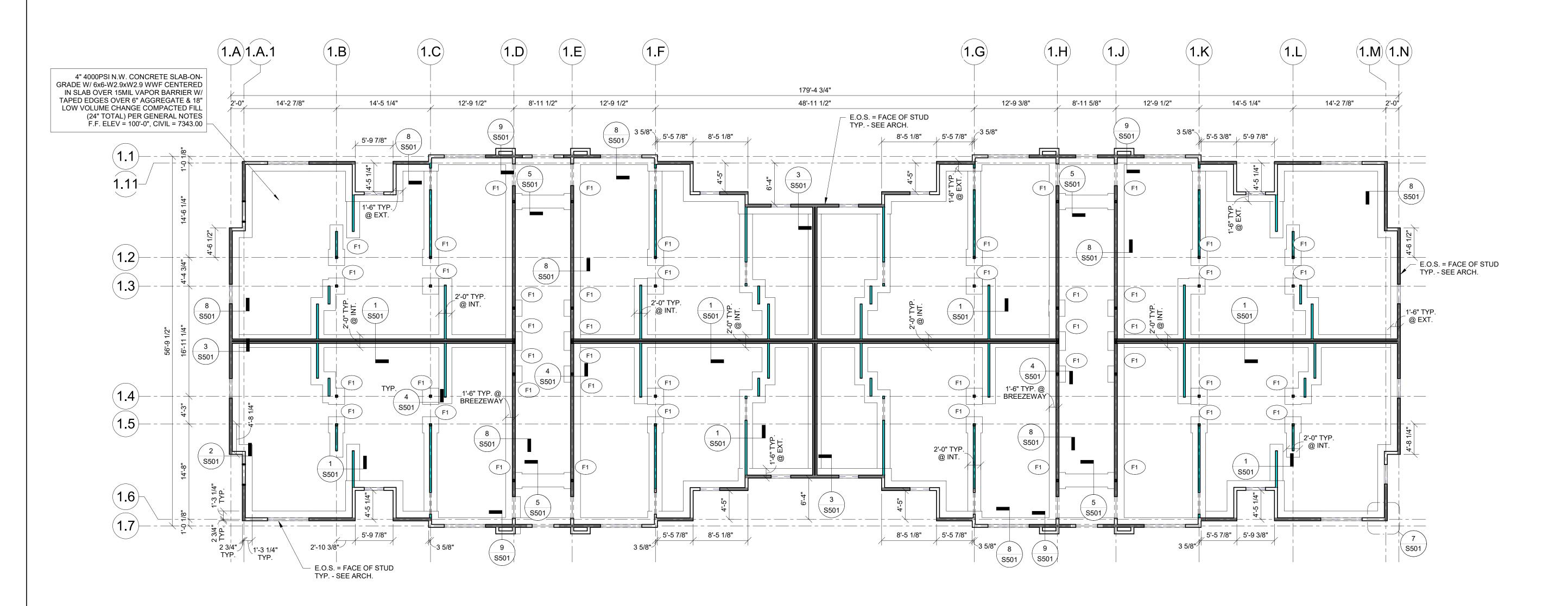
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FRAMING PLAN LEGEND:

(H?#) HEADER/OPENING PER OPENING SCHEDULE

- (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- (F?) INDICATES FOOTING TYPE
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- B# INDICATES BEAM TYPE
- P* JAMB FROM OPENING ABOVE
- BREEZEWAY SHEATHING ELEVATION VARIES FROM TYP. SEE ARCH. & SCHEDULES
- E.O.S. INDICATES EDGE OF CONCRETE SLAB







(H?#) HEADER/OPENING PER OPENING SCHEDULE (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY (F?) INDICATES FOOTING TYPE

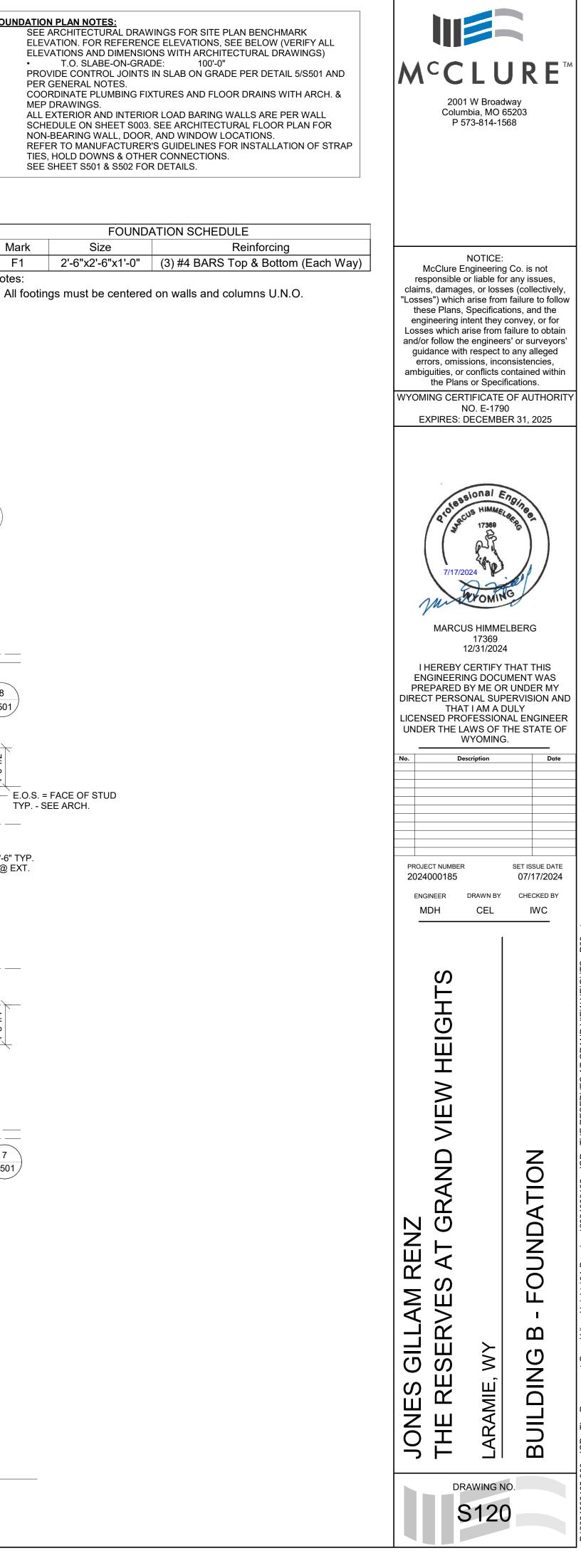
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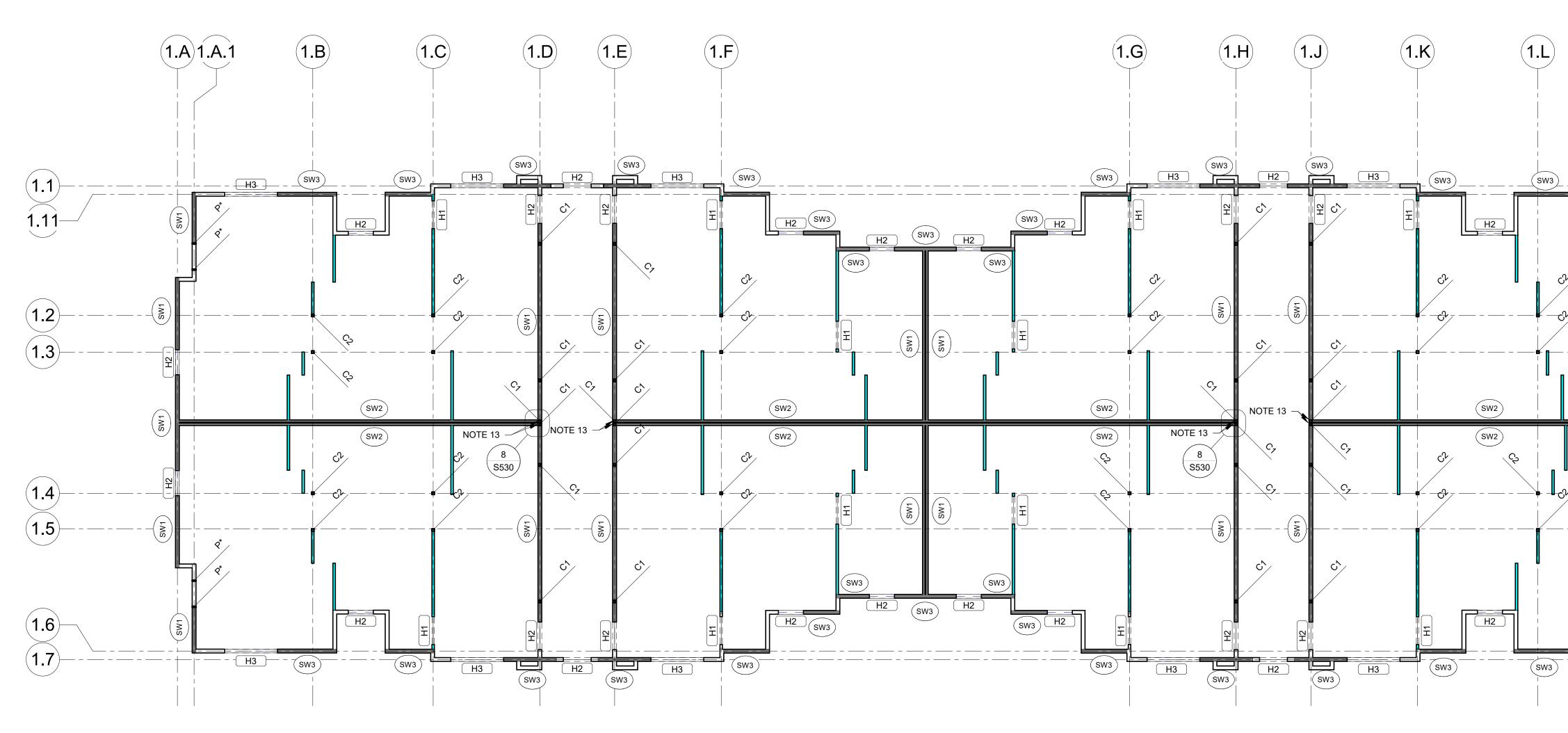
E.O.S. INDICATES EDGE OF CONCRETE SLAB



FOUN	NDATIO	N PLAN NOTES:		
1.	SEE / ELEV	ARCHITECTURAL DRAW	VINGS FOR SITE PLAN BENCHMARK CE ELEVATIONS, SEE BELOW (VERIFY ALL NS WITH ARCHITECTURAL DRAWINGS) DE: 100'-0"	
2.		VIDE CONTROL JOINTS GENERAL NOTES.	IN SLAB ON GRADE PER DETAIL 5/S501 AND	
3.		RDINATE PLUMBING FIX DRAWINGS.	TURES AND FLOOR DRAINS WITH ARCH. &	2
4.	SCH	EDULE ON SHEET S003.	R LOAD BARING WALLS ARE PER WALL SEE ARCHITECTURAL FLOOR PLAN FOR AND WINDOW LOCATIONS.	Co
5.	REFE	-	'S GUIDELINES FOR INSTALLATION OF STRAP	
6.	SEE	SHEET S501 & S502 FOF	R DETAILS.	
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Notes: 1. All footings must be centered on walls and columns U.N.O.







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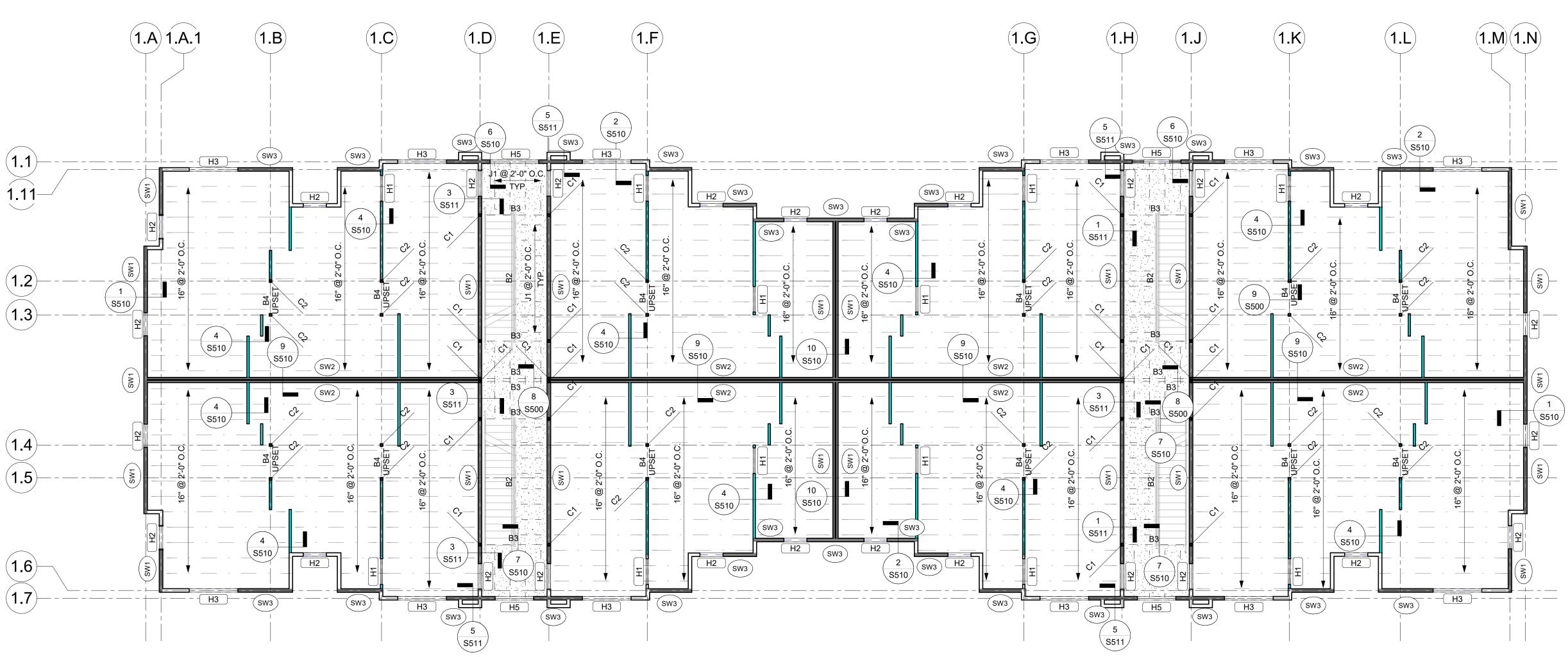
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DM	3. R 10 4. C M	TRUSS BRG: 130'-0 7/8" OOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING // 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. OOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ Od COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. OORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & EP DRAWINGS.	Colun	l W Broadu nbia, MO 6 73-814-15	5203
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	9. Al 9. Al 10. W FC 11. TF O	OLD DOWNS & OTHER CONNECTIONS. LL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED. 'OOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN OR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL OTES FOR DESIGN CRITERIA. RUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR PENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.	McClure E responsible claims, damage "Losses") which these Plans,	or liable for es, or losse arise from Specificati ntent they o	es (collectively, failure to follow ons, and the convey, or for
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DRAWING NO.

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 (H?#)
 HEADER/OPENING PER OPENING SCHEDULE

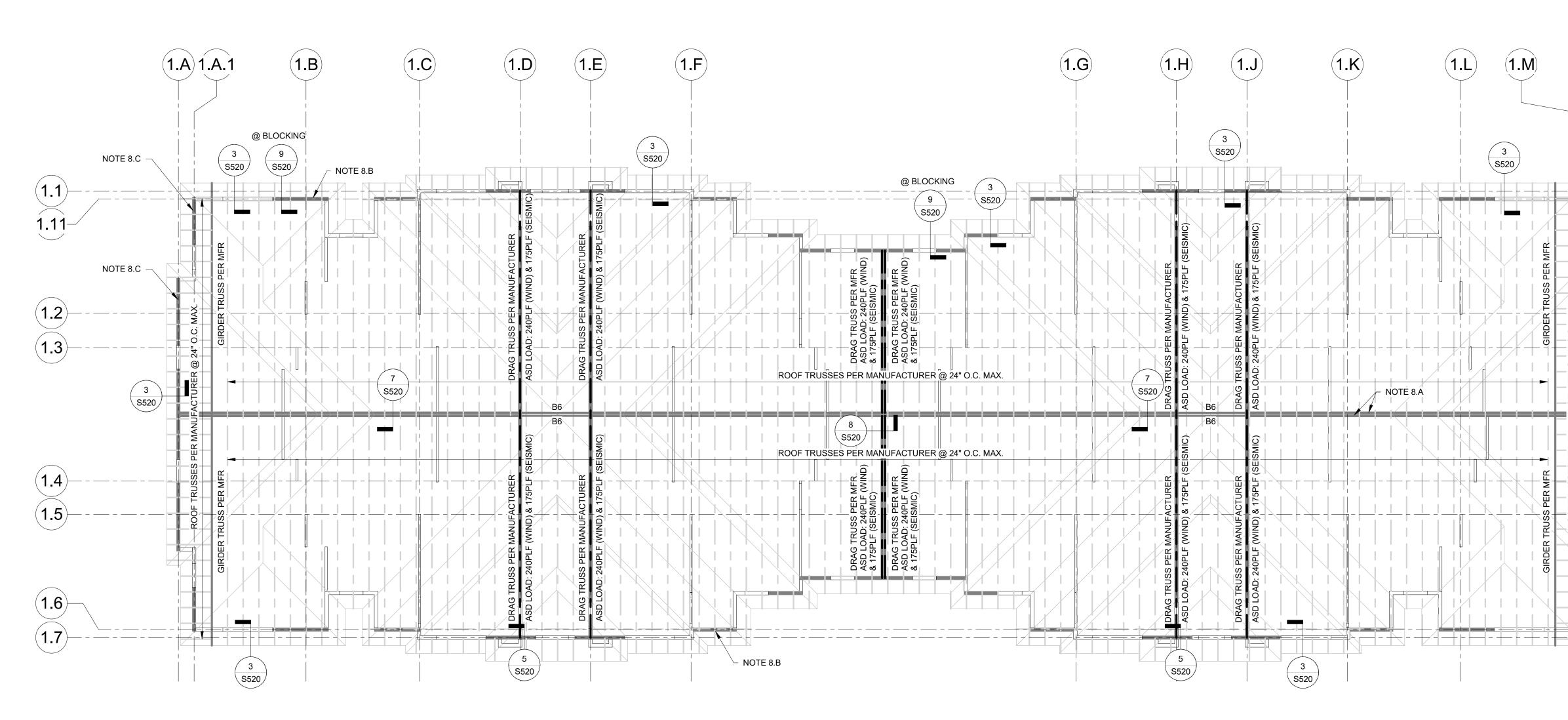
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 SHEAR WALL TYPE, SHEAR WALL INDICATED BY

 (F?)
 INDICATES FOOTING TYPE

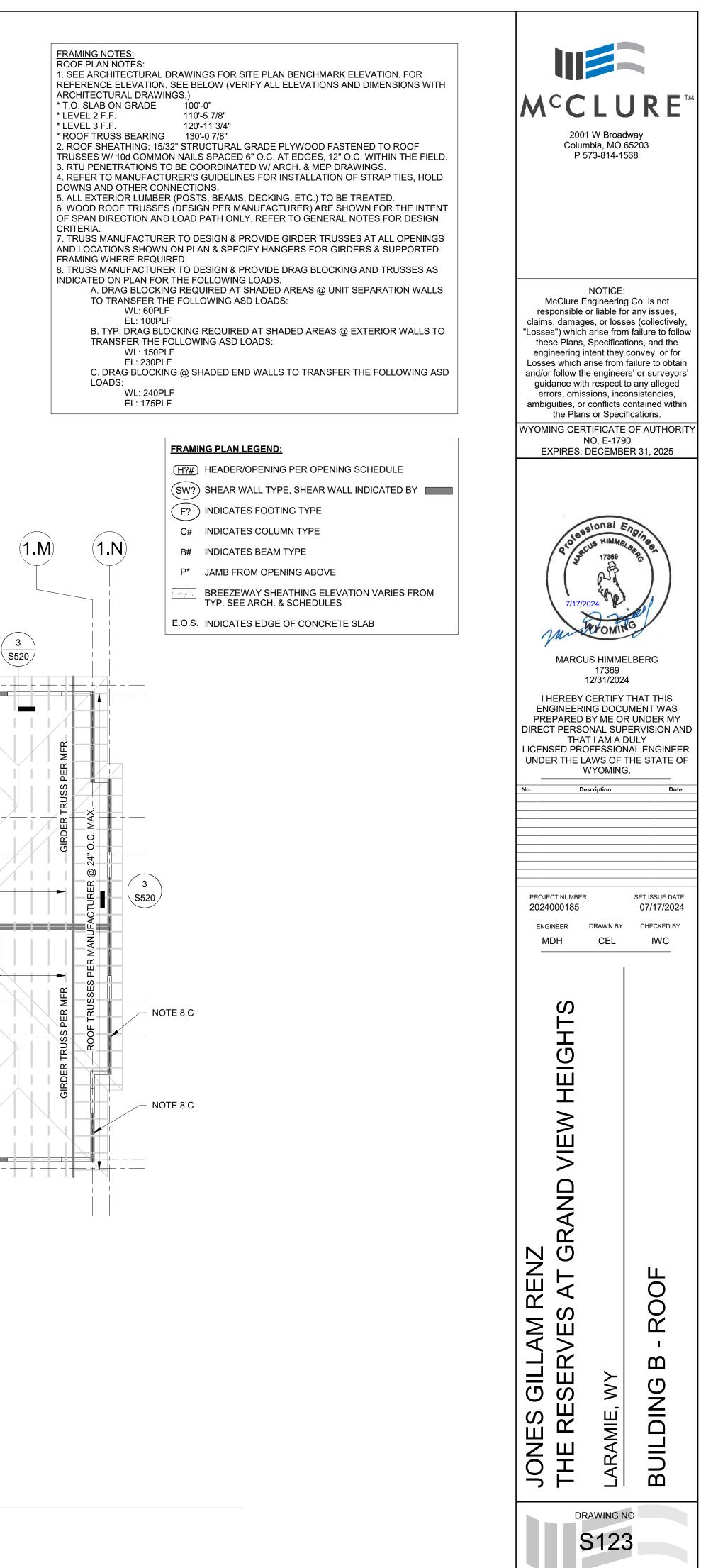
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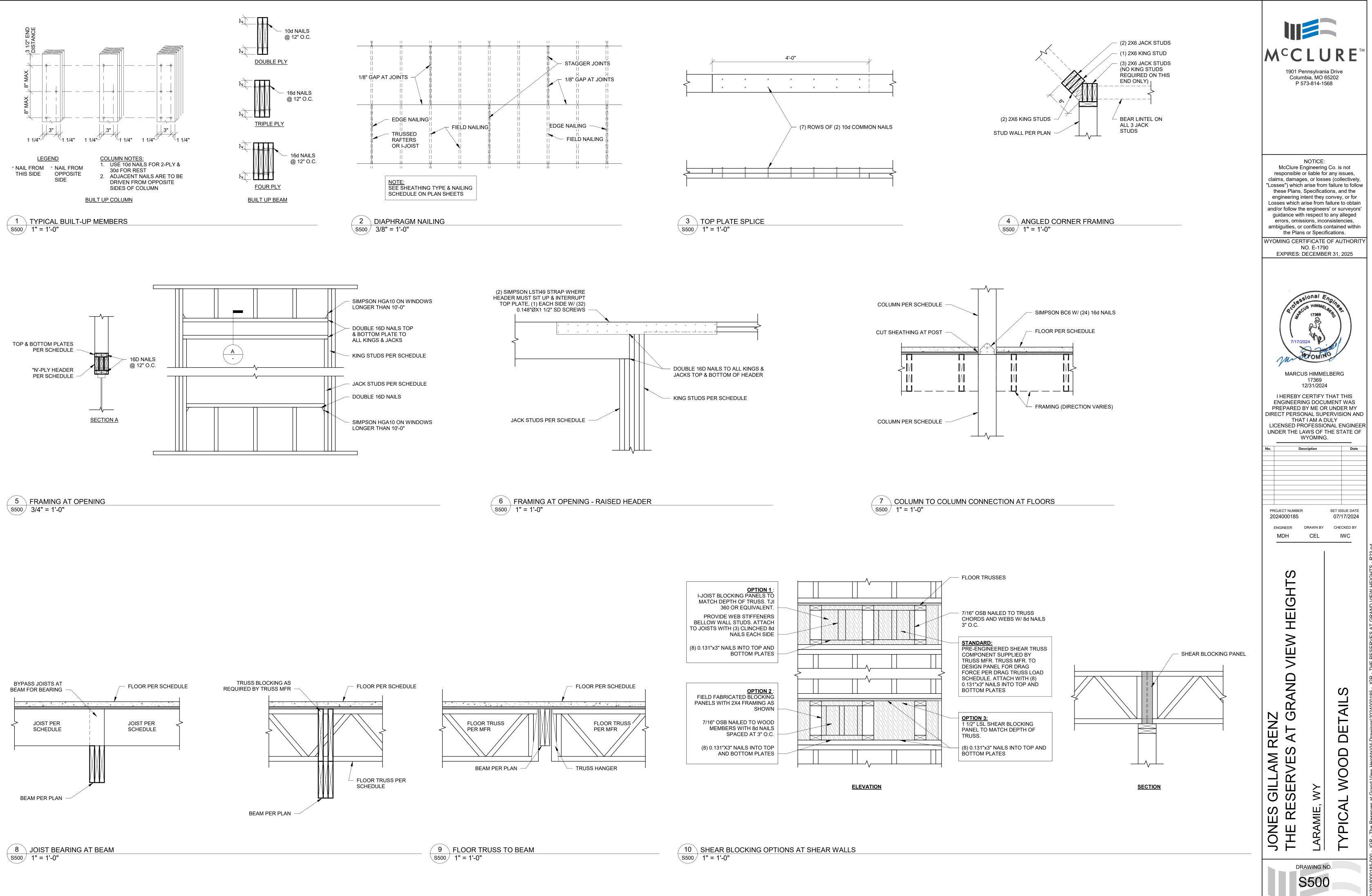
PLAN NOTES:	
 SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS) T.O. SLAB-ON-GRADE: 100'-0" LEVEL 2 F.F.: 110'-5 7/8" LEVEL 3 F.F.: 120'-11 3/4" TRUSS BRG: 130'-0 7/8" ELOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL 	ZOO1 W Broadway Columbia, MO 65203 P 573-814-1568
 NOTES FOR DESIGN CRITERIA. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS. 	NOTICE: McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectivel "Losses") which arise from failure to follo these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obta and/or follow the engineers' or surveyor guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained with the Plans or Specifications. WYOMING CERTIFICATE OF AUTHOR NO. E-1790 EXPIRES: DECEMBER 31, 2025
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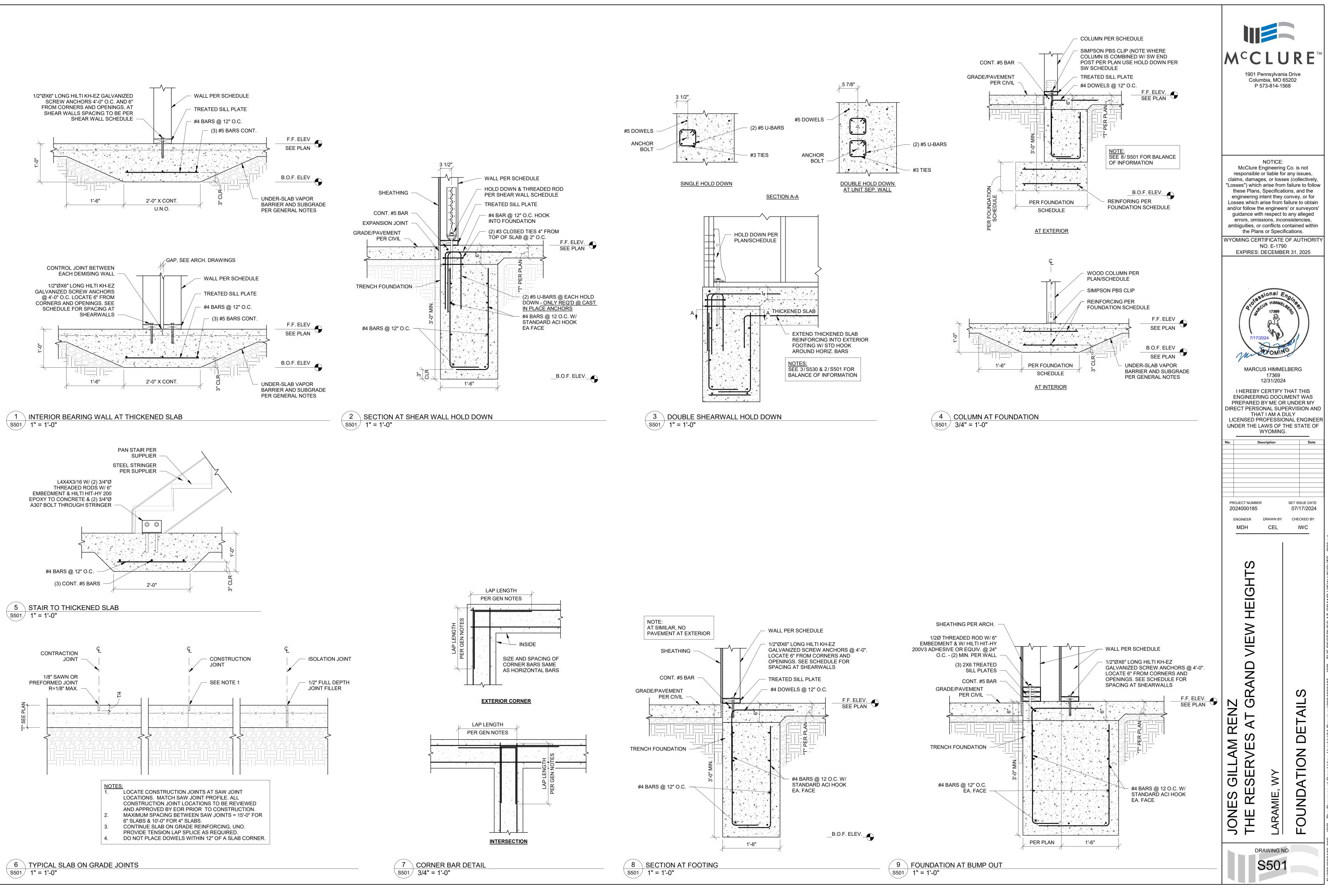
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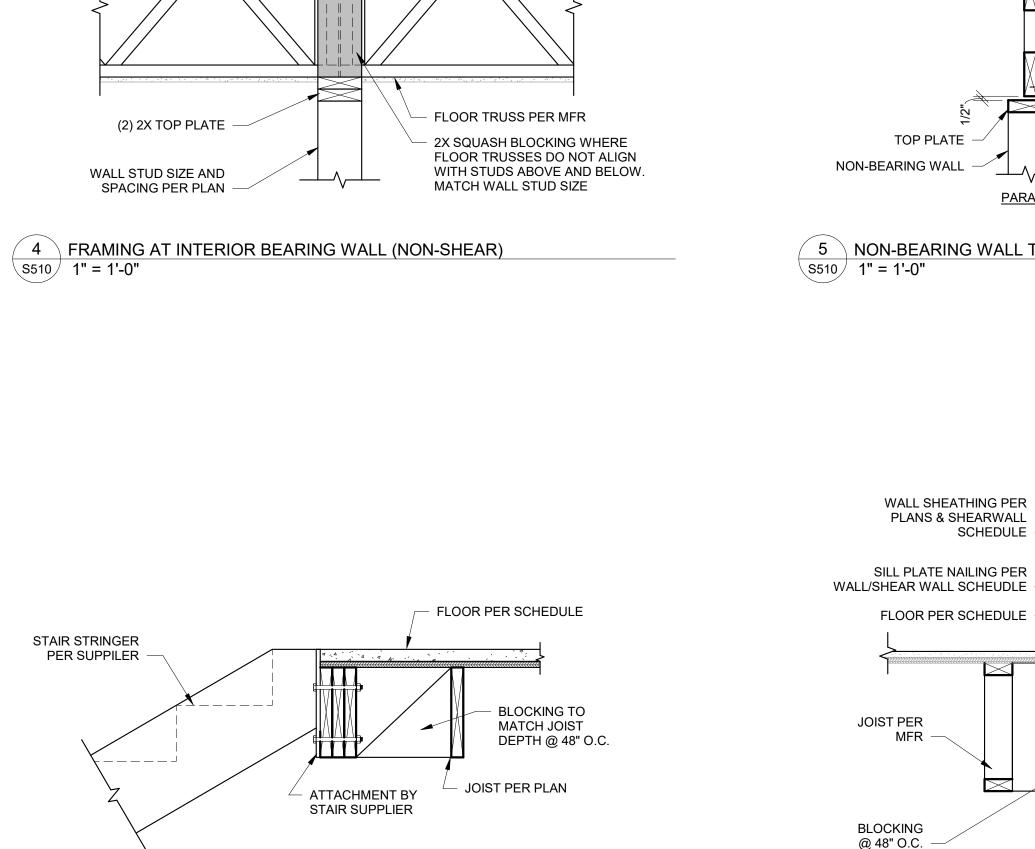


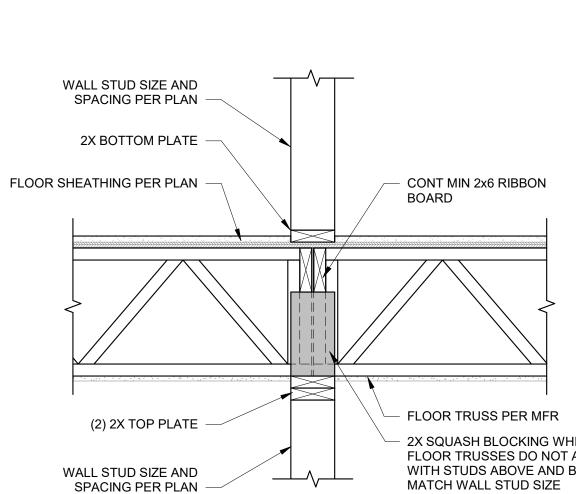




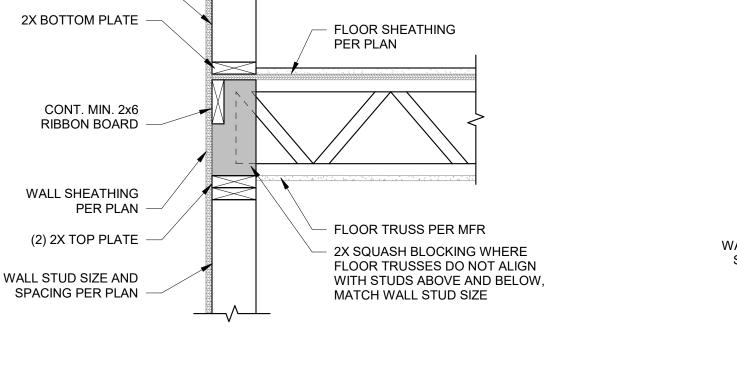


9 FRAMING AT PARTY WALL - JOIST PARALLEL \$510 1" = 1'-0"



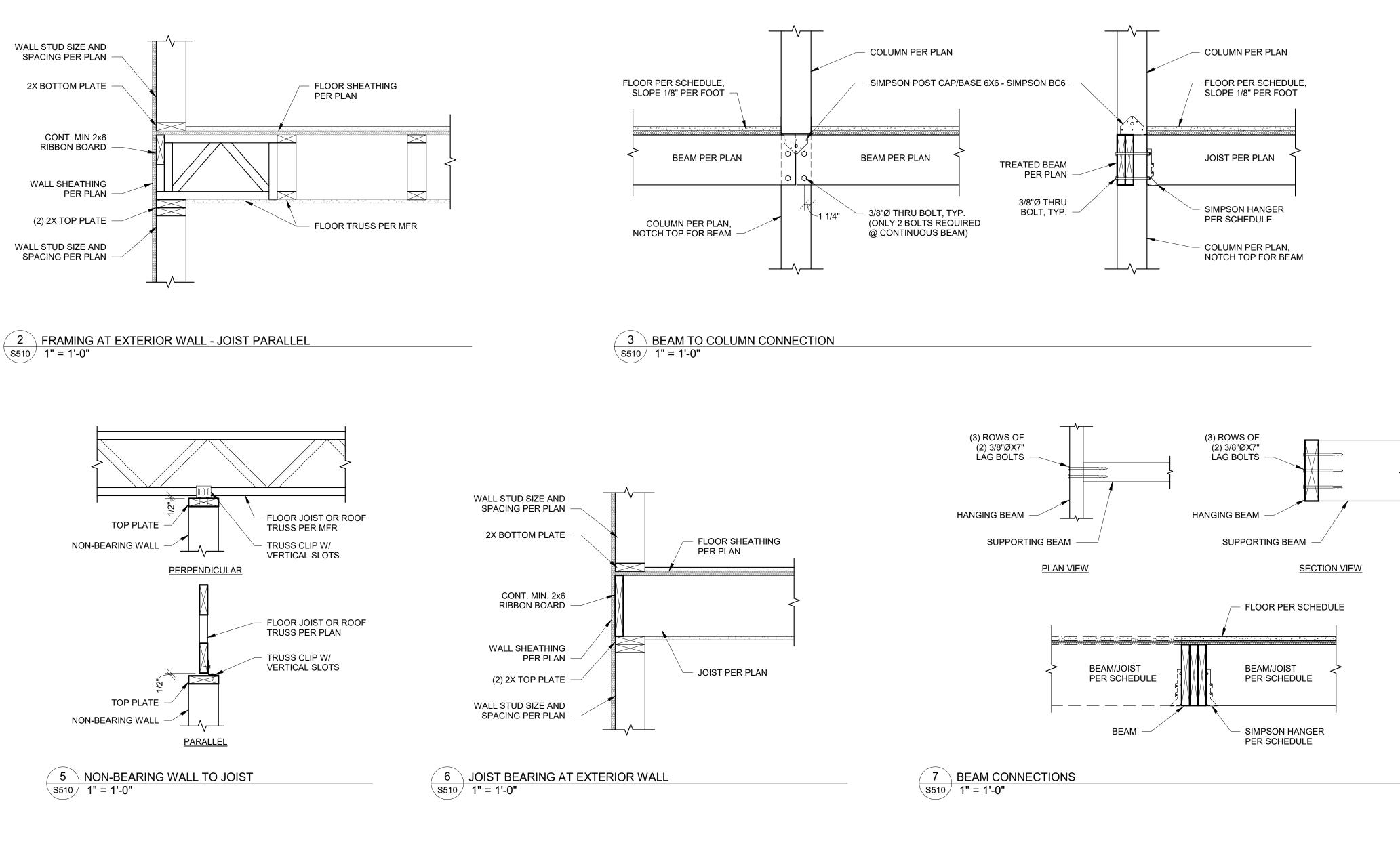


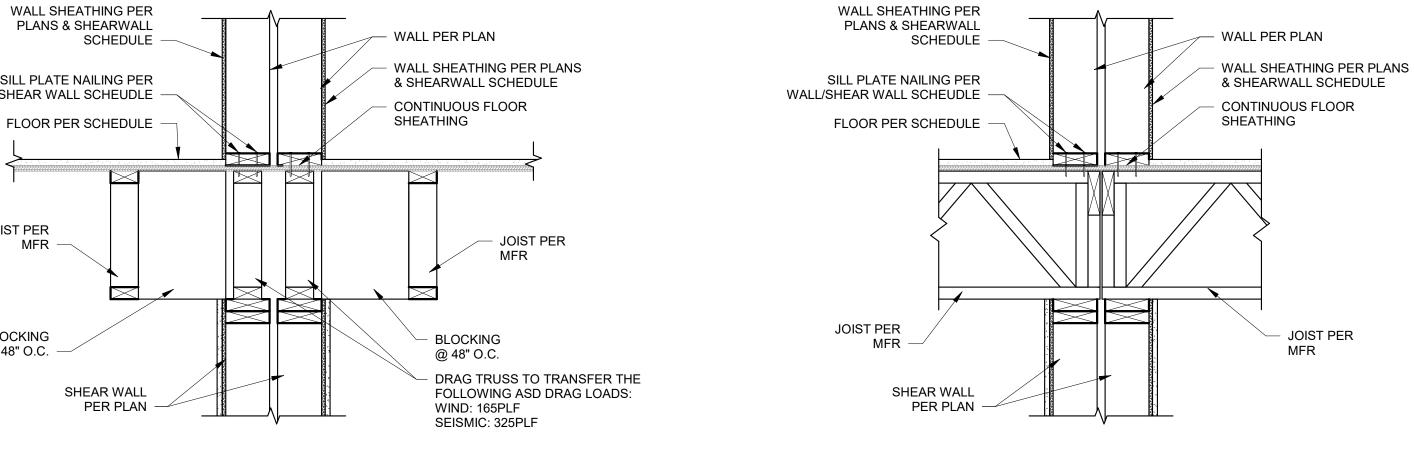
1 FRAMING AT EXTERIOR WALL - JOIST BEARING S510 1" = 1'-0"



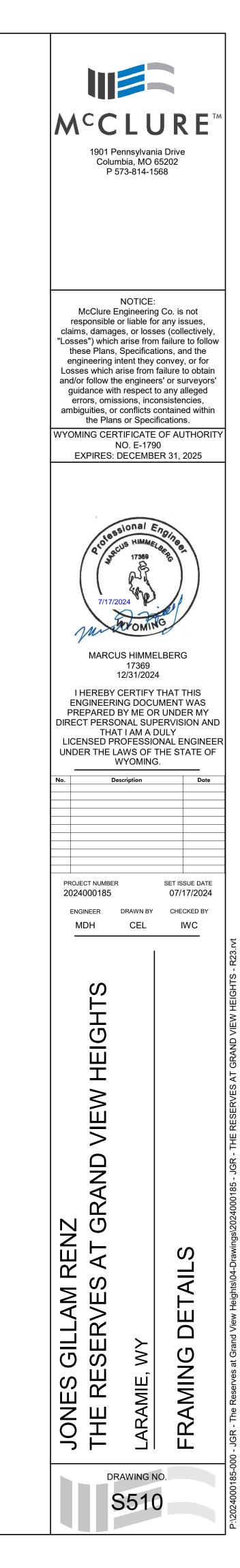
WALL STUD SIZE AND

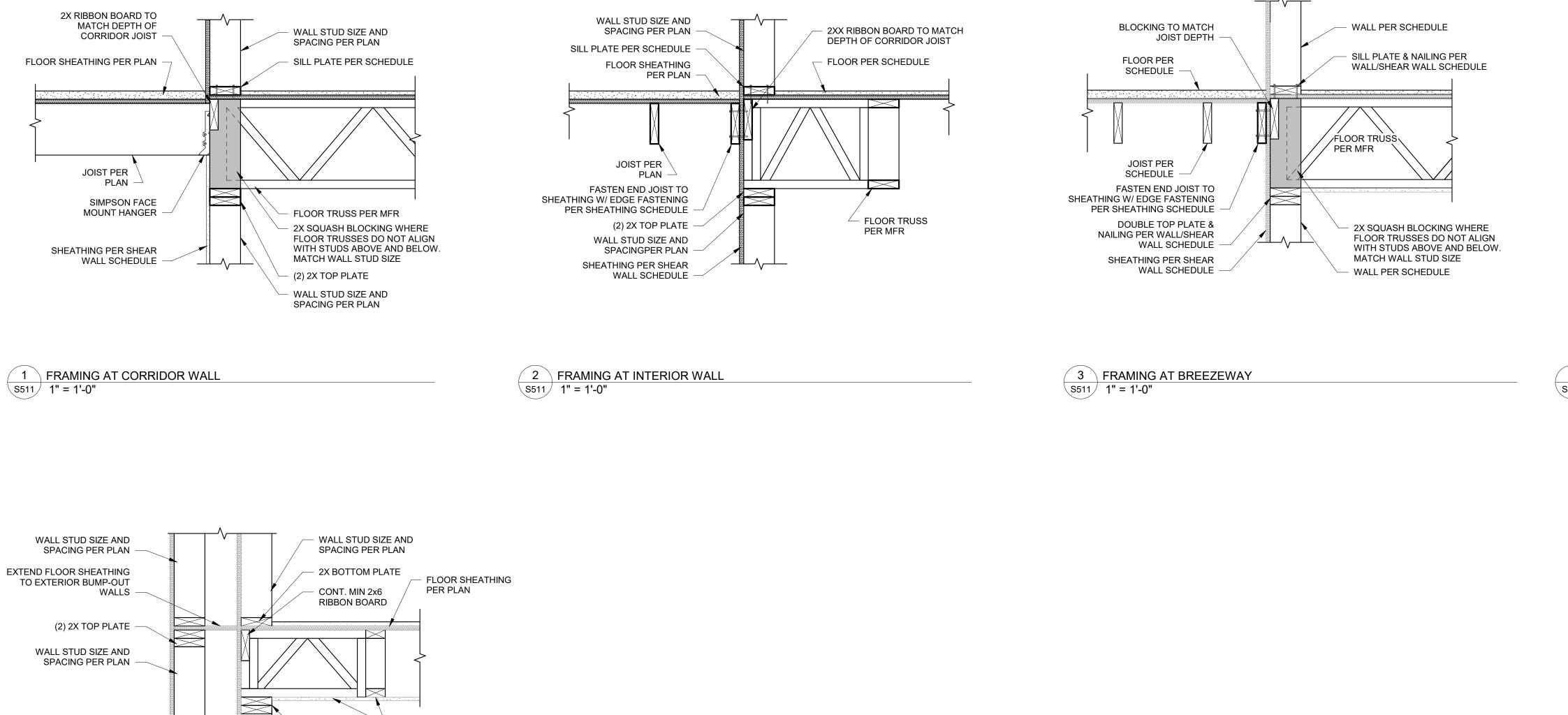
SPACING PER PLAN





10 FRAMING AT PARTY WALL - JOIST BEARING \$510 1" = 1'-0"



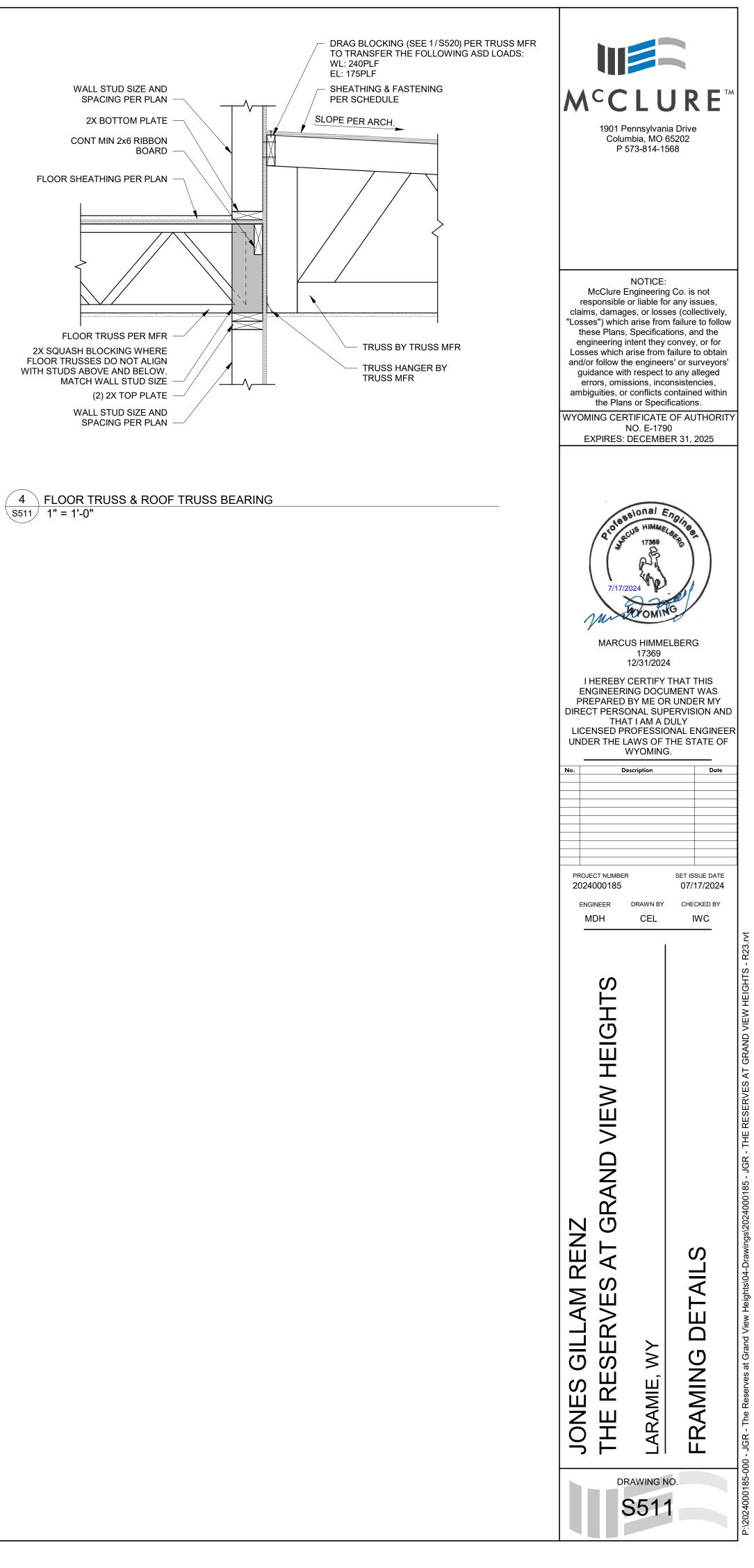


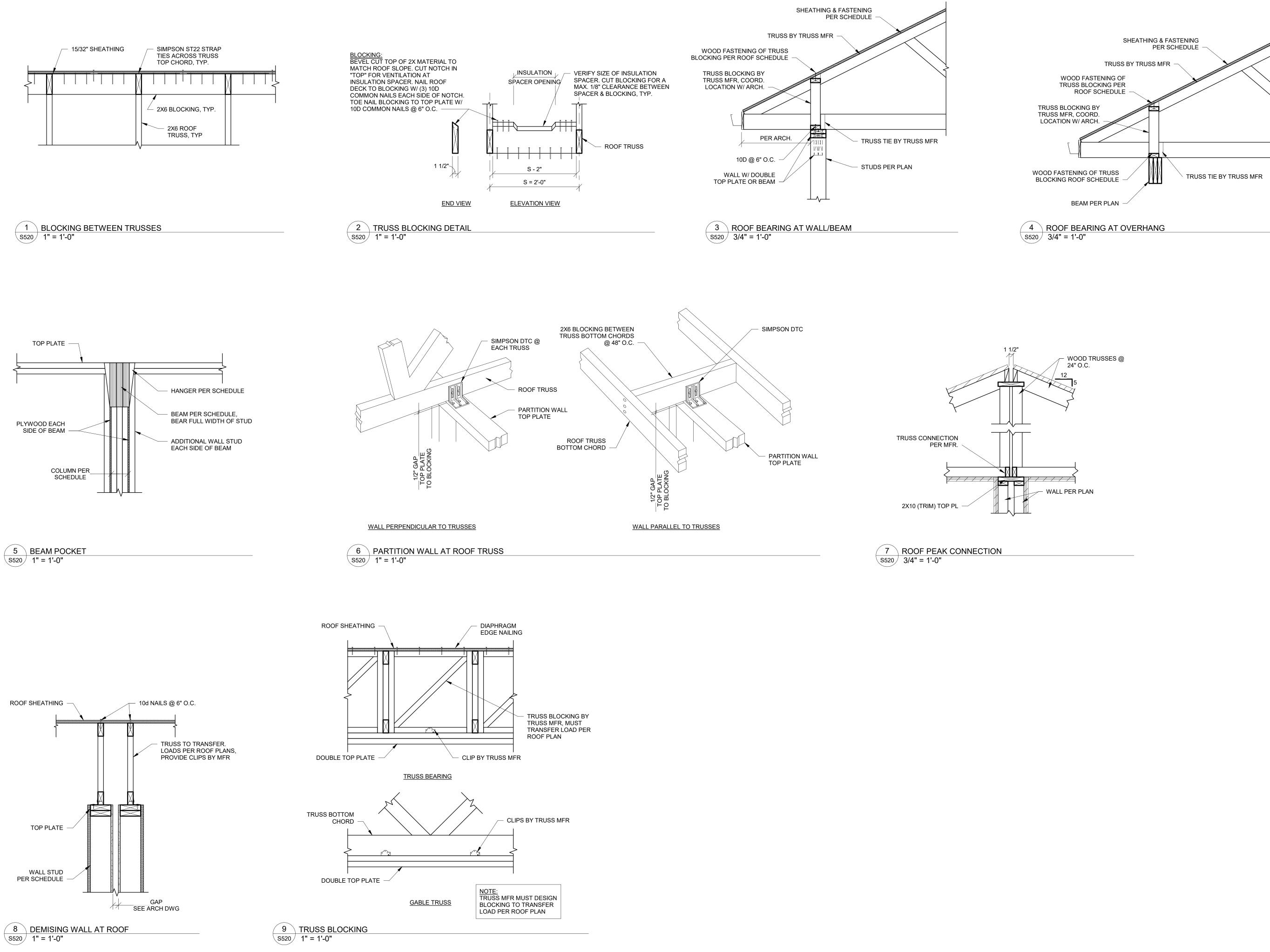
5 FLOOR FRAMING AT BUMP OUT S511 1" = 1'-0"

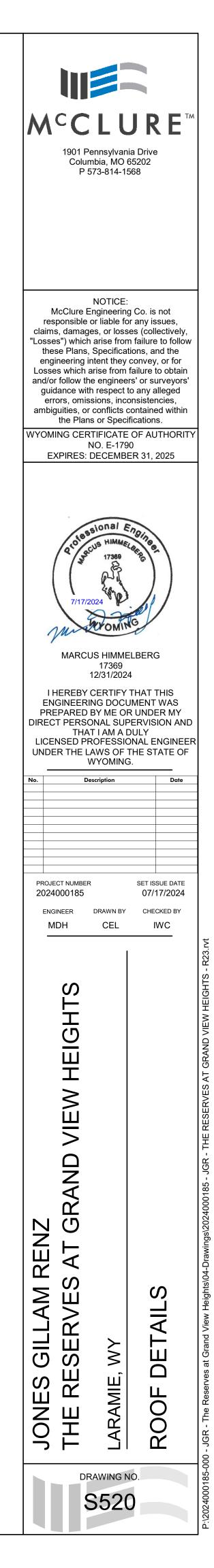
FLOOR TRUSS PER MFR

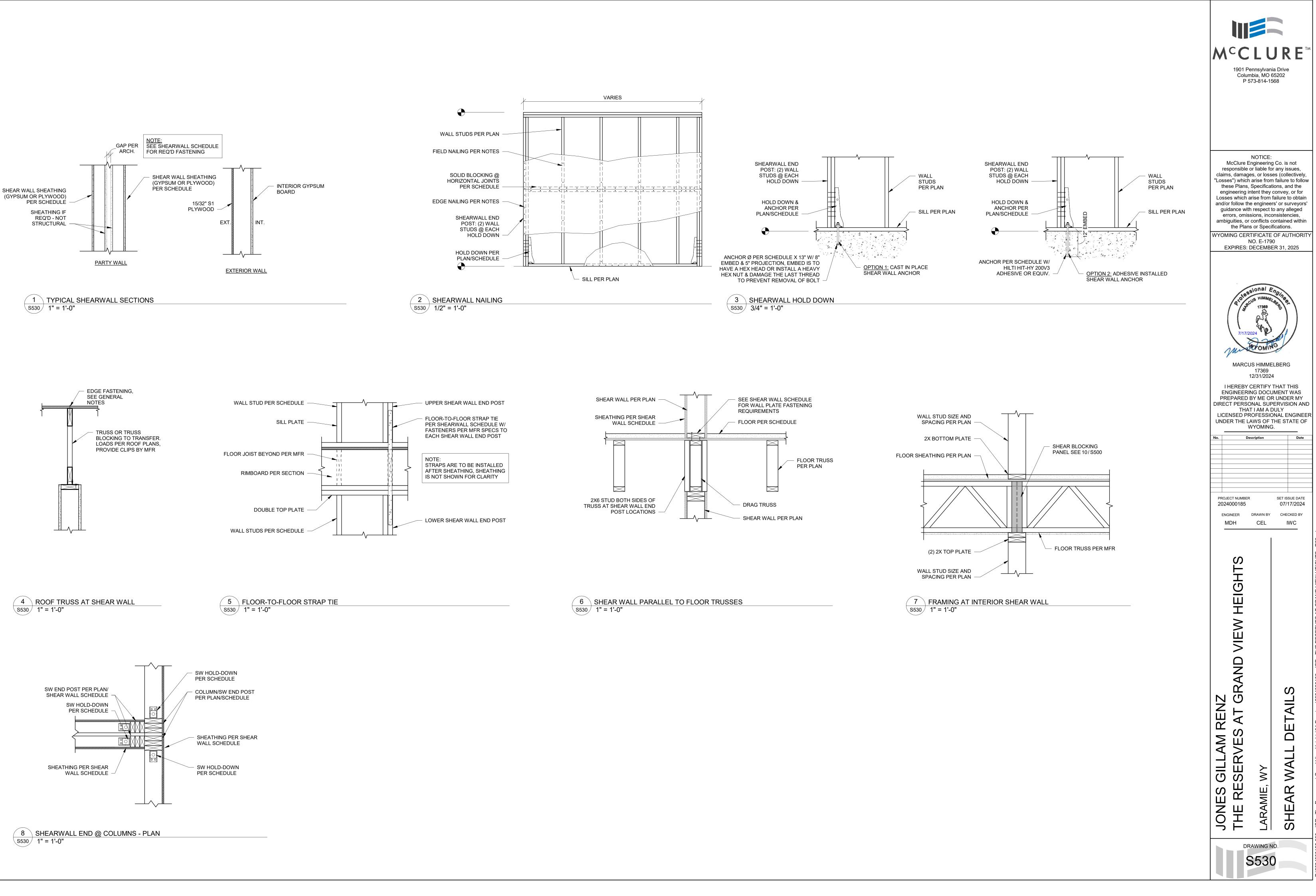
- (2) 2X TOP PLATE

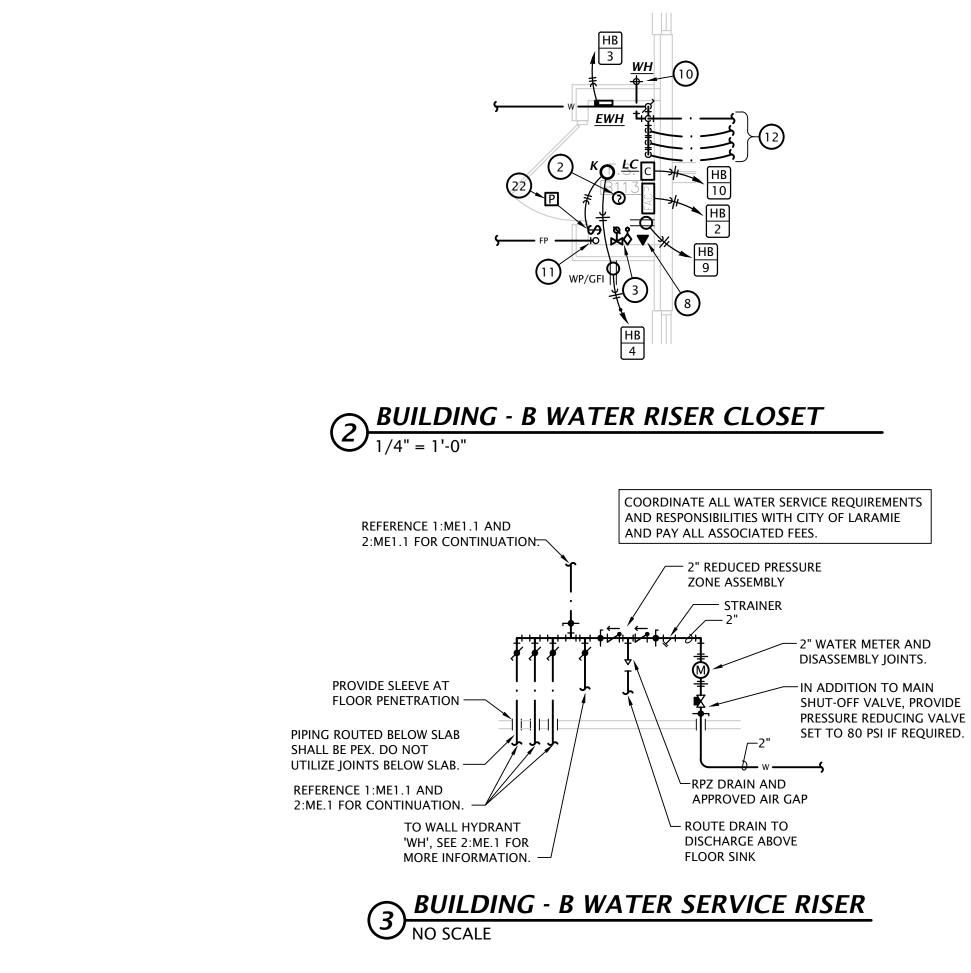
- WALL STUD SIZE AND SPACING PER PLAN

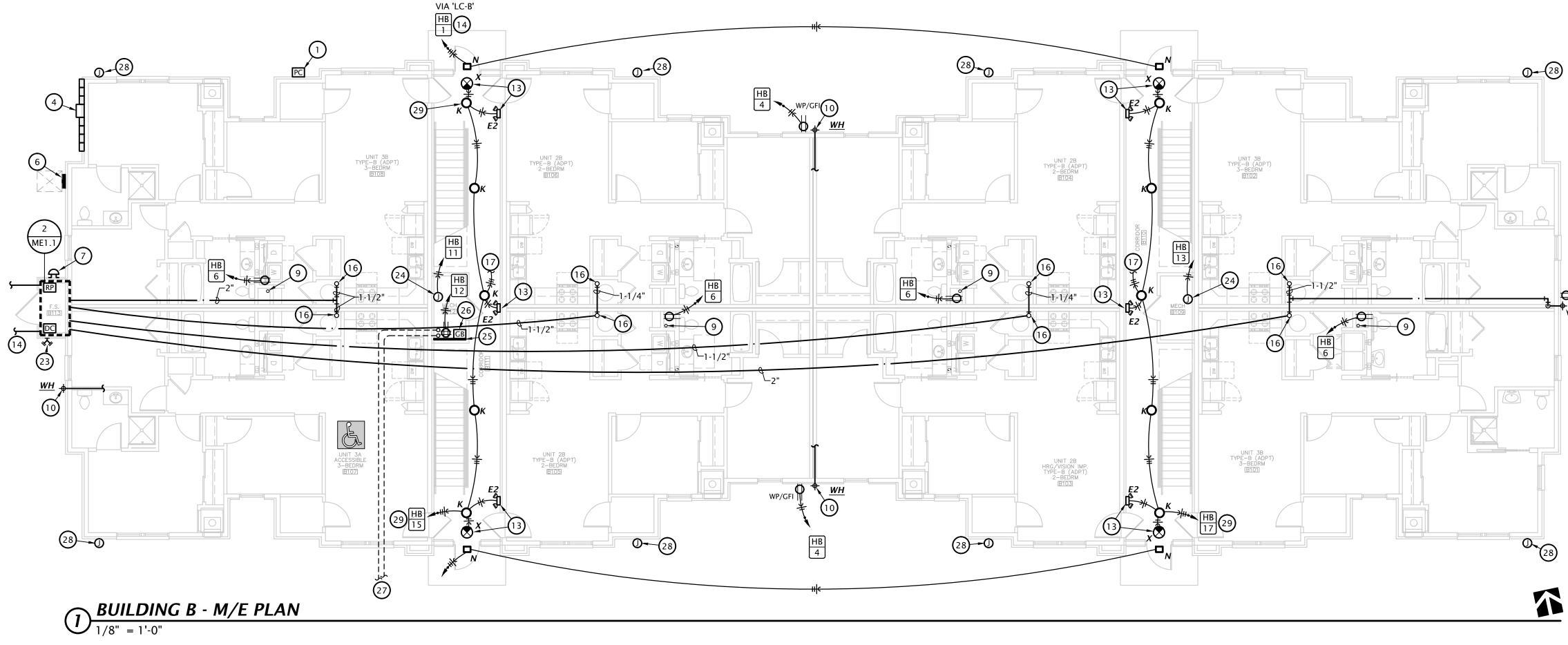


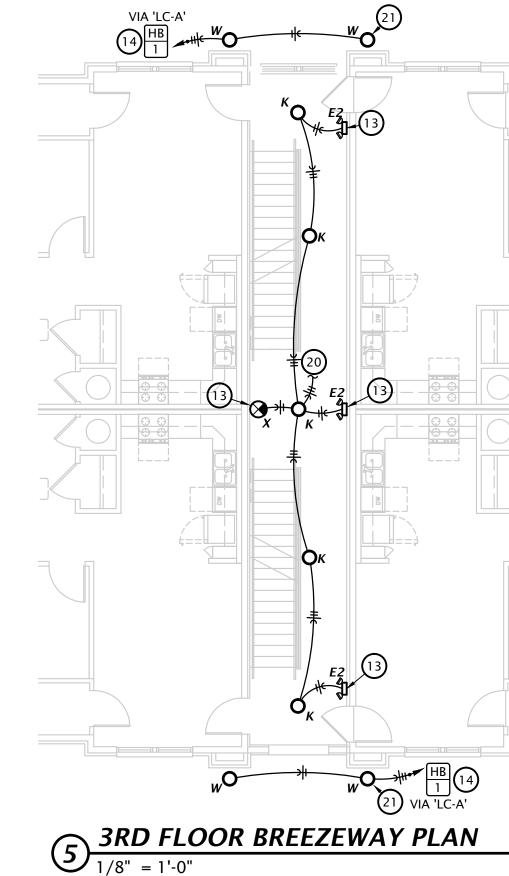
















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July 2023 roiect 24037

M/E NOTES BY SYMBOL

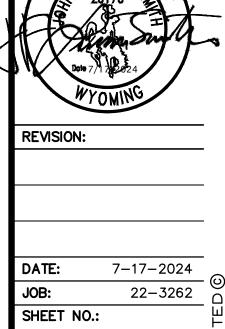
- 1. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING FOR OPERATION OF BREEZEWAY AND BUILDING MOUNTED LIGHTS, SEE DETAIL 2:E6.1 FOR MORE INFORMATION. 2. PROVIDE SMOKE DETECTOR ABOVE FACP AND CONNECT TO FIRE ALARM SYSTEM.
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- 10. CONNECT NON-FREEZE WALL HYDRANT WITH 1/2" CW BRANCH TO SERVICE PIPING AHEAD OF TENANT WATER METER AND PROVIDE SHUT-OFF VALVE ACCESSIBLE IN MECHANICAL CLOSET. REFERENCE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT AND COORDINATE WITH G.C. (TYPICAL)
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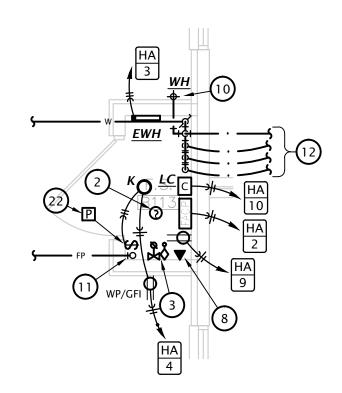
SEE SHEET P4.1 FOR DOMESTIC WATER DISTRIBUTION IN INDIVIDUAL APARTMENTS.



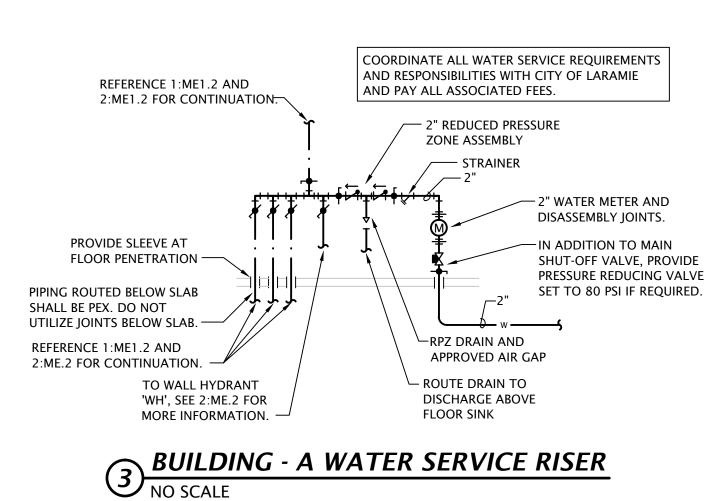
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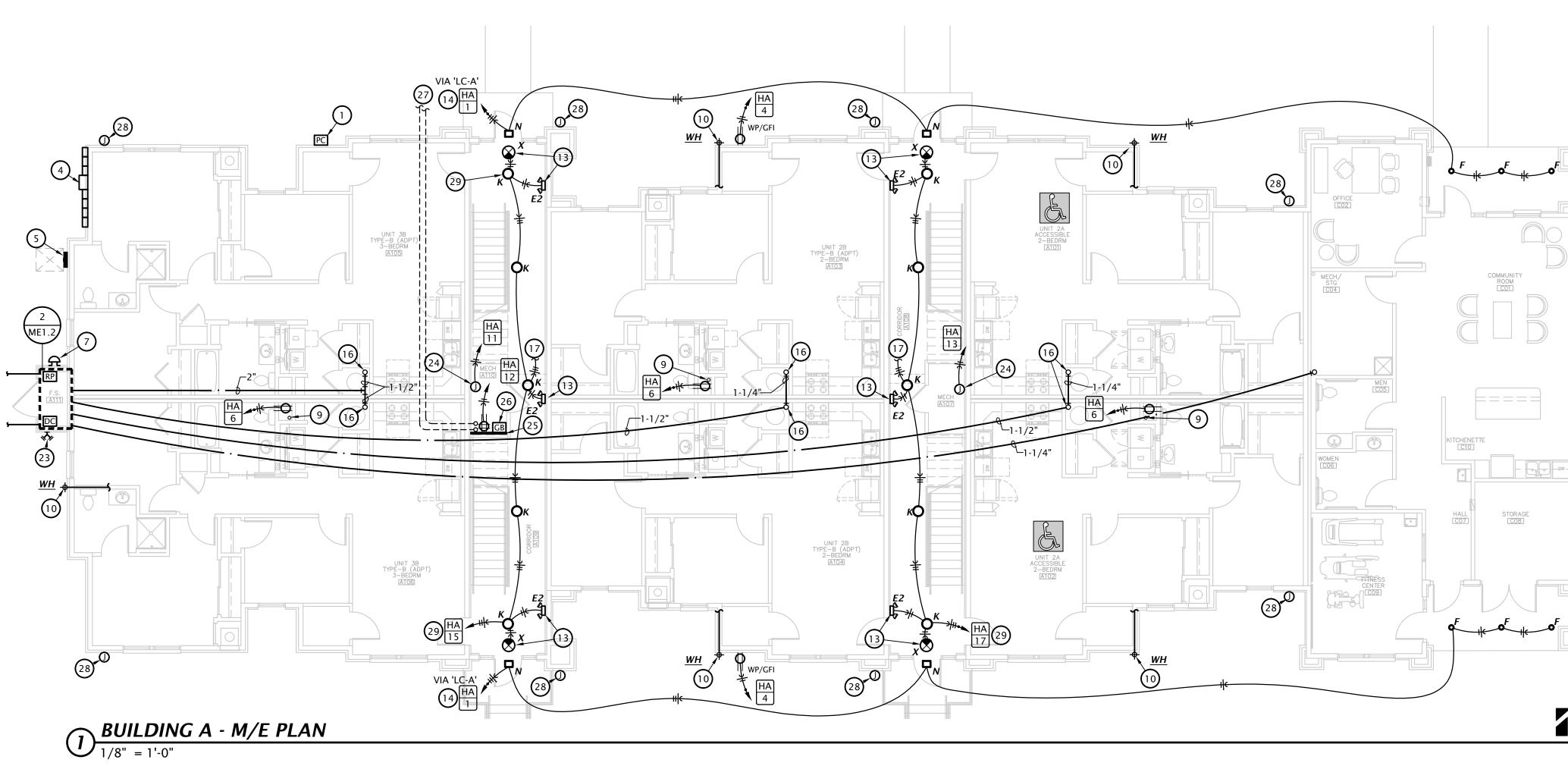


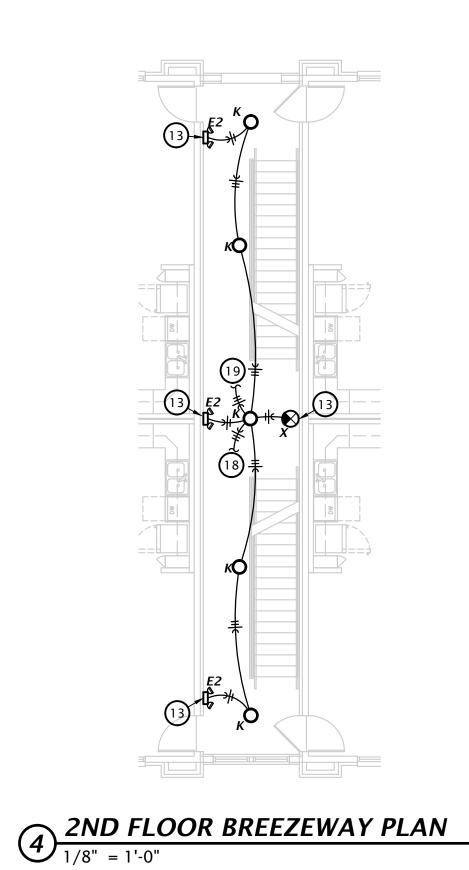


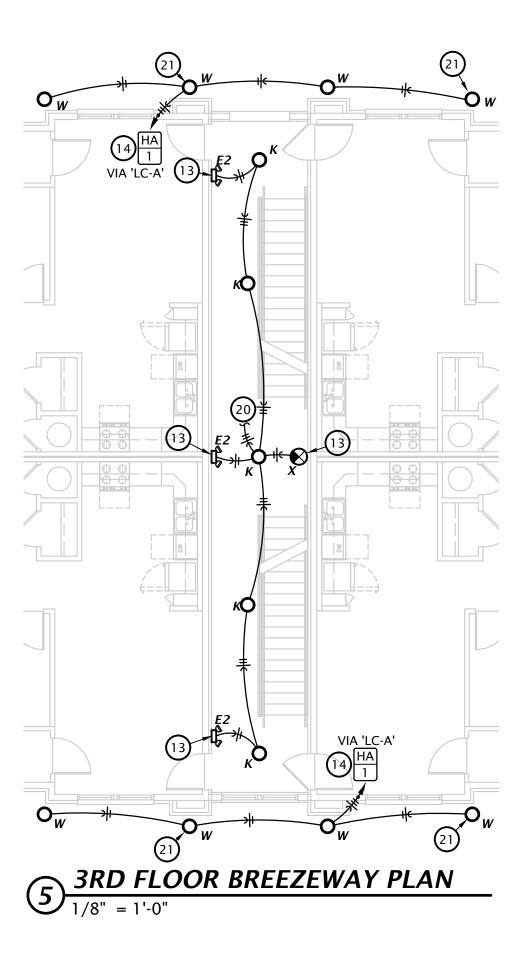


BUILDING - A WATER RISER CLOSET











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316.285.0696

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M/E NOTES BY SYMBOL

- PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING FOR OPERATION OF BREEZEWAY AND BUILDING MOUNTED LIGHTS, SEE DETAIL 2:E6.1 FOR MORE INF ORMATION.
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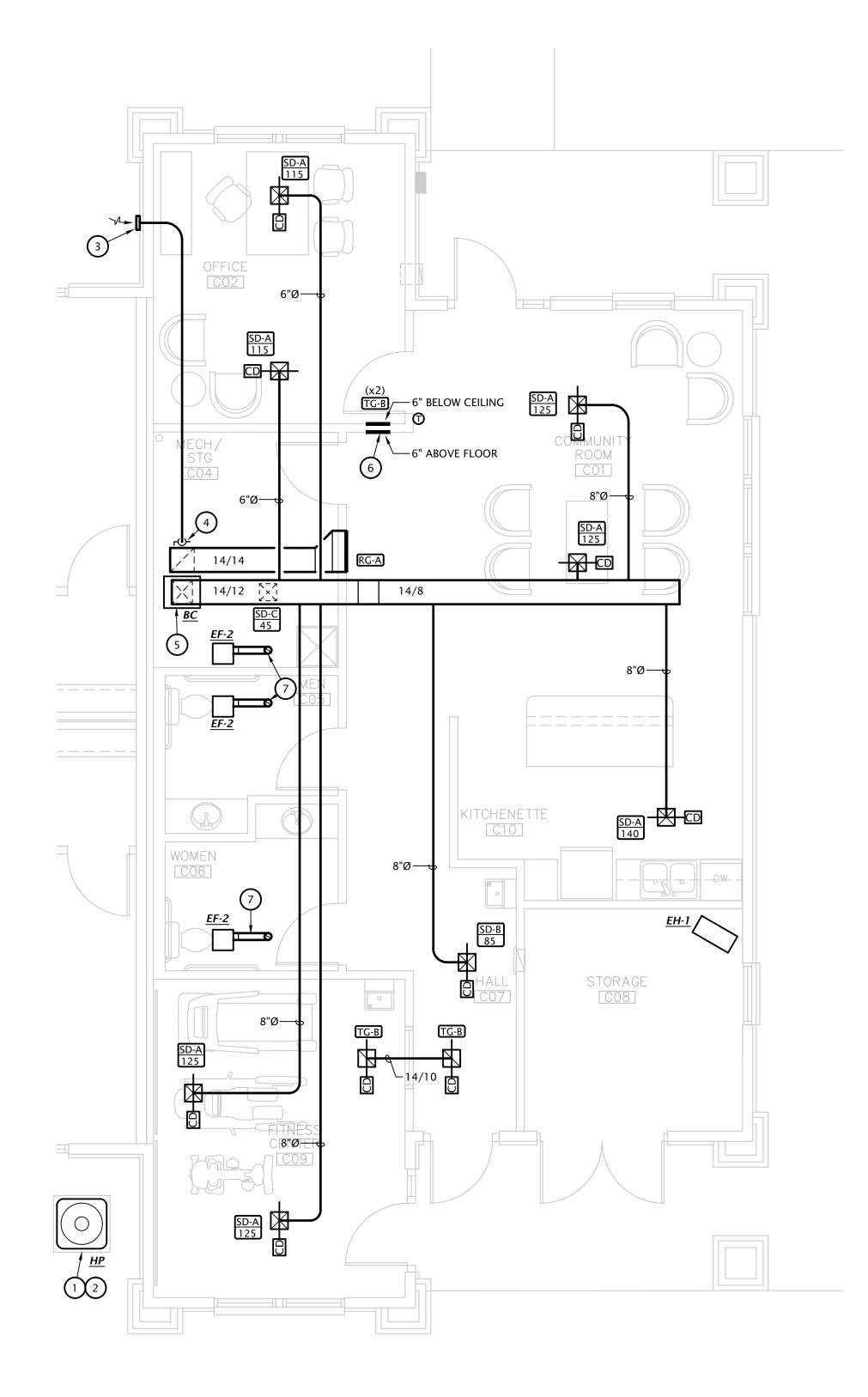




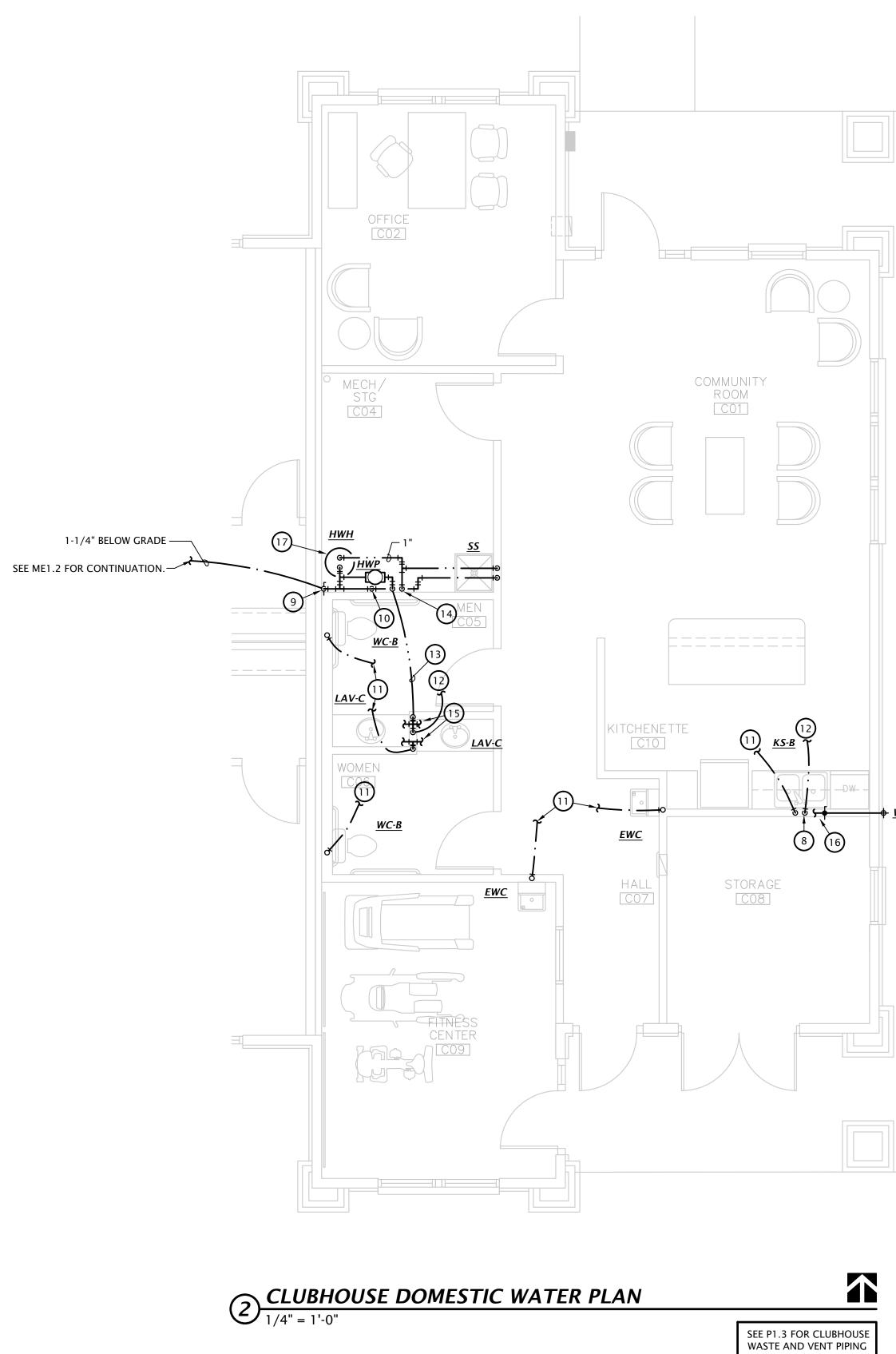


JOB:

22-3262



D CLUBHOUSE HVAC PLAN





LST Consulting Engineers, PA MANHATTAN 4809 Vue Du Lac Place, Suite 201 Manhattan, KS 66503 785.587.8042 Www.LSTengineers.com mail@LSTengineers.com

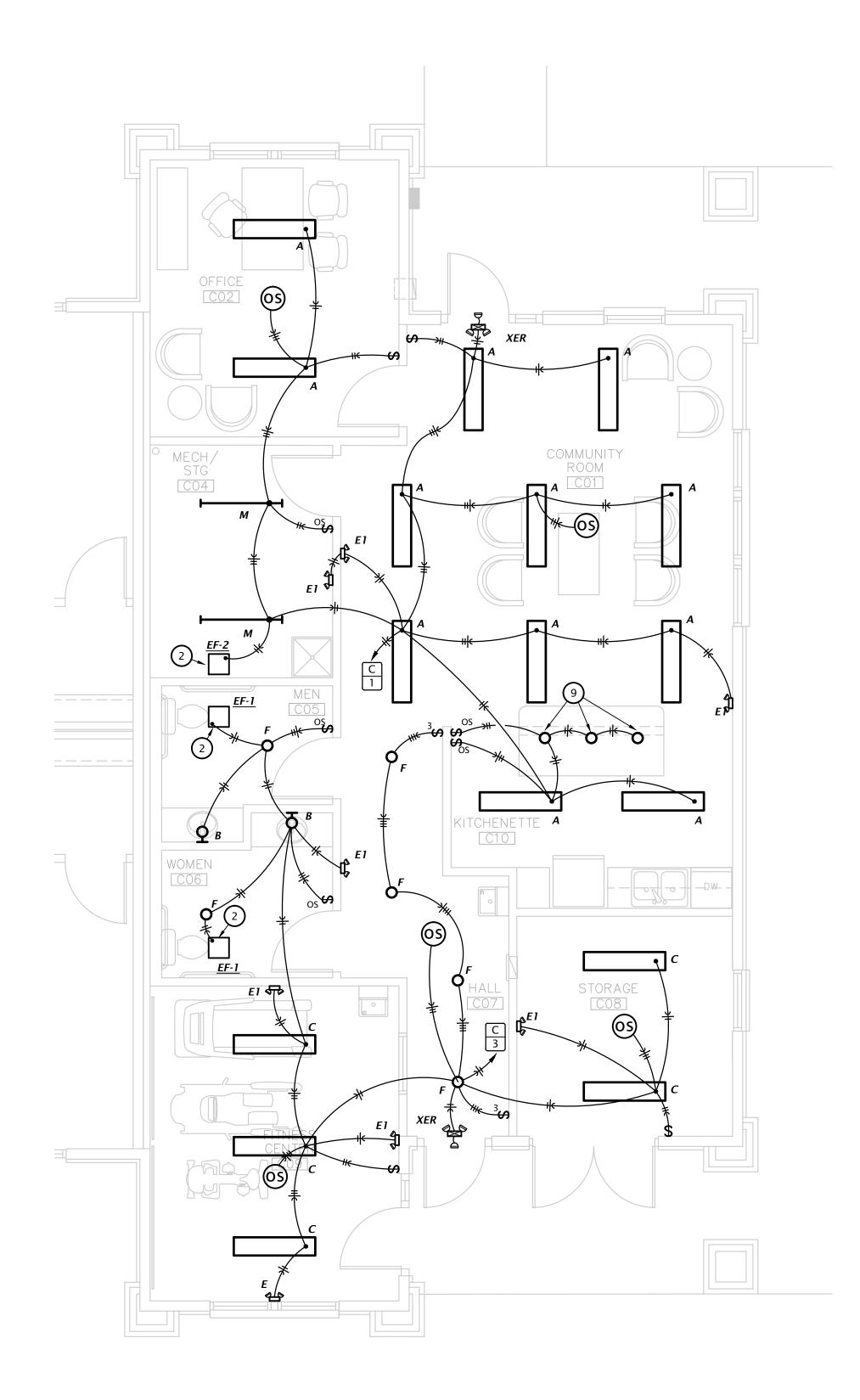
July 2023

MECHANICAL PLAN NOTES BY SYMBOL

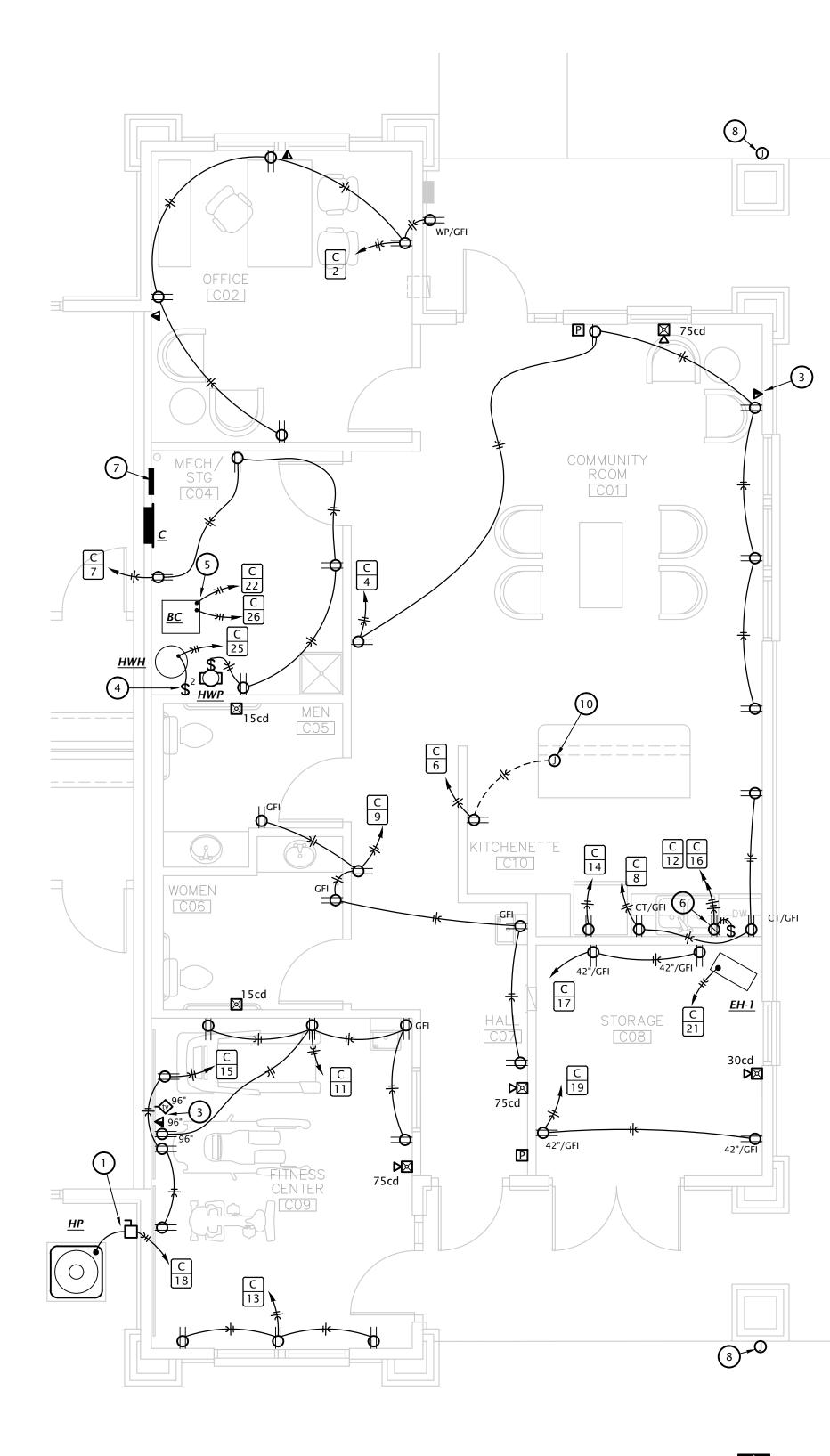
- 1. MOUNT HEAT PUMP ON 3-1/2 CONCRETE PAD. COORDINATE EXACT LOCATION WITH OWNER.
- 2. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO MATCHING BLOWER COIL. PENETRATE WALL 18" ABOVE GRADE AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. COORDINATE LINE SIZE WITH MANUFACTURER.
- 3. ROUTE 8"Ø OUTDOOR AIR INTAKE DUCTWORK TO WALL CAP WITH BIRDSCREEN.
- CONNECT OUTDOOR AIR DUCTWORK TO RETURN DUCT AND BALANCE TO 160 CFM.
 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.
- 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 NOT WATER MANYEOUR WITH PRACE PART AND SECOND AND SECON
- 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.
- 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.
 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.



ERVES AT GRAND VIEW HEIGHT	NEW APARTMENT COMPLEX WYOMIN	
THE RES	LARAMIE,	
REVISION:	na/Eng: EW/S 9138 170 92 EW/S 9138 170 92 EW/S 9138 EW/S	~
DATE: JOB: SHEET NO.: ME	7-17-2024 22-3262	DPYRIGHTED ©



D CLUBHOUSE LIGHTING PLAN



2 CLUBHOUSE POWER PLAN



LST Consulting Engineers, PA MANHATTAN 4809 Vue Du Lac Place, Suite 201 Manhattan, KS 66503 785.587.8042 Www.LSTengineers.com mail@LSTengineers.com

Project 24037 July 2023

(#) ELECTRICAL PLAN NOTES BY SYMBOL

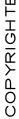
- 1. PROVIDE 60A/2P/240V NEMA 3R DISCONNECT SWITCH AND CONNECT HEAT PUMP. UTILIZE FLEXIBLE LIQUID TIGHT CONDUIT BETWEEN DISCONNECT AND HEAT PUMP.
- 2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
- 3. COORDINATE FINAL LOCATIONS O ALL CATV AND PHONE OUTLETS WITH OWNER.
- 4. PROVIDE 30A/2P DISCONNECT 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.
- 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. DECORATIVE PENDANTS SELECTED BY OWNER PROVIDED BY ELECTRICAL CONTRACTOR.
- 10. PROVIDE JUNCTION BOX WITH COVERPLATE IN BASE CABINET FOR FUTURE ISLAND RECEPTACLE PER NEC 210.52(C)(2).

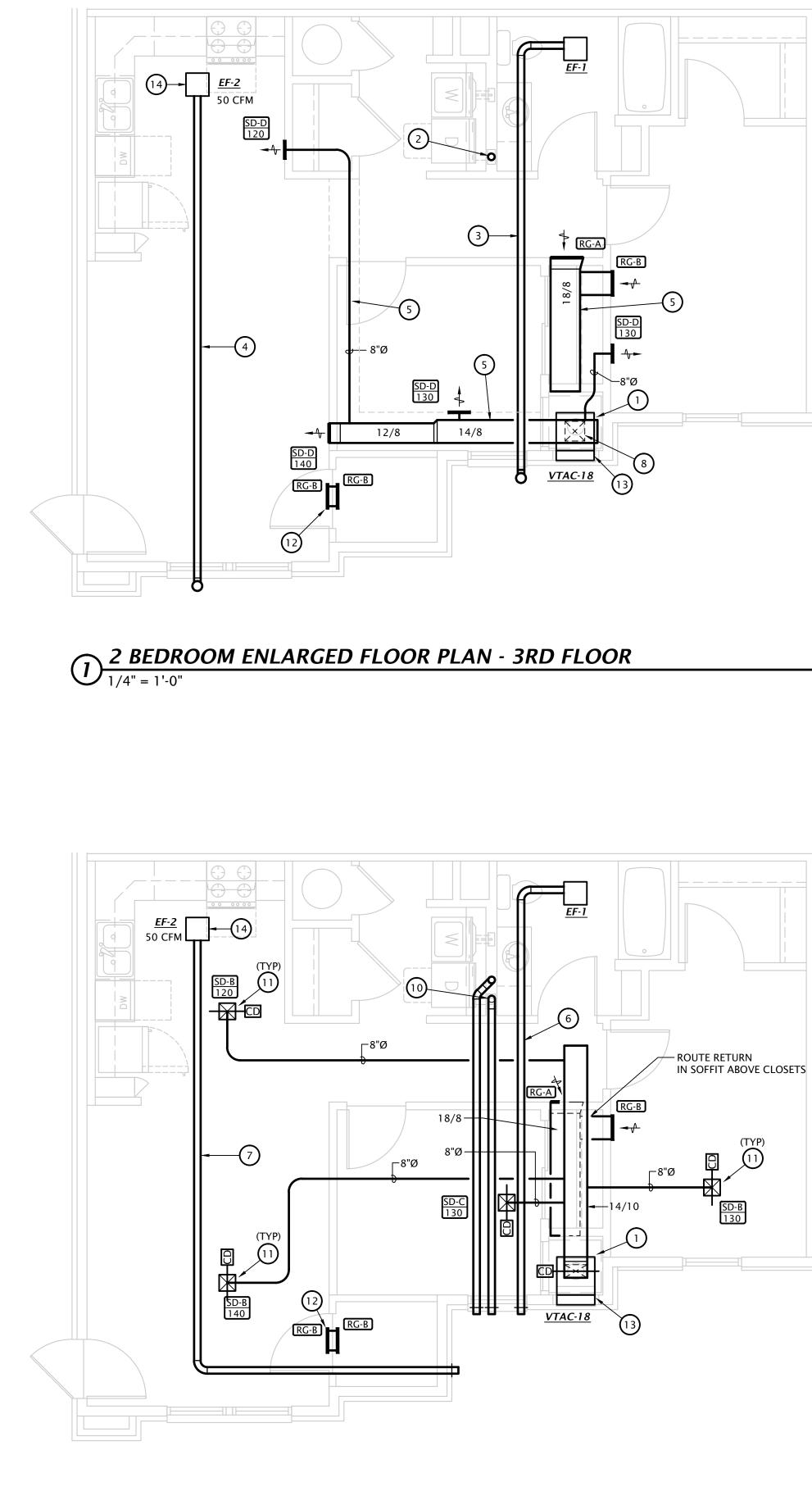




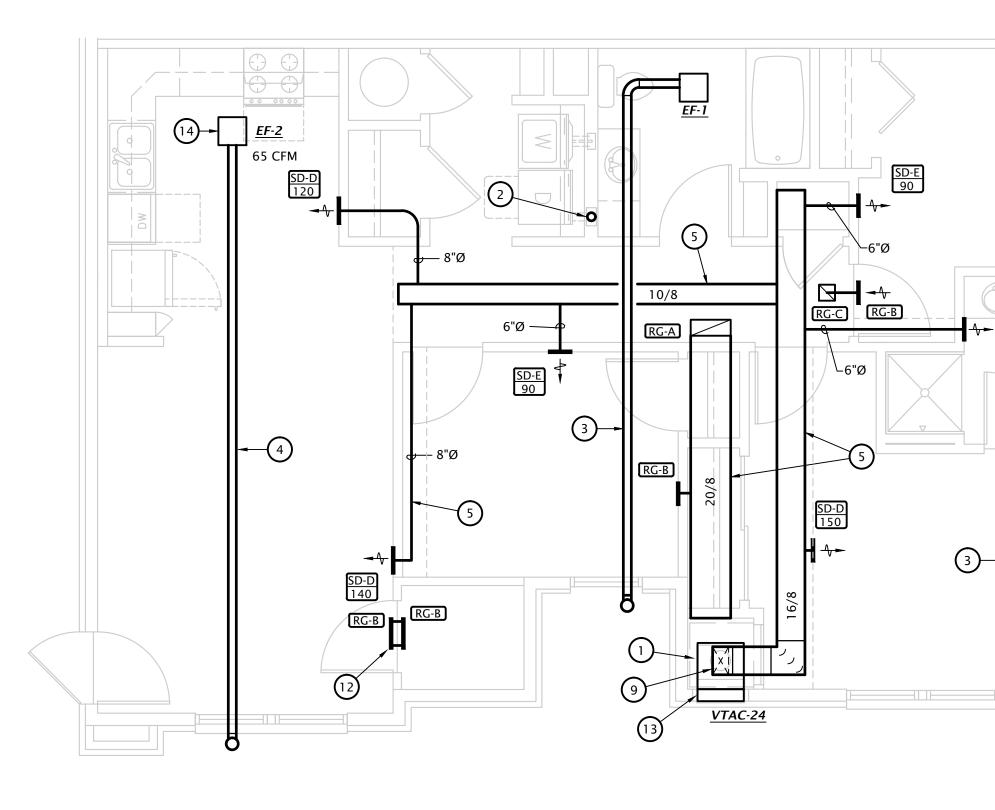
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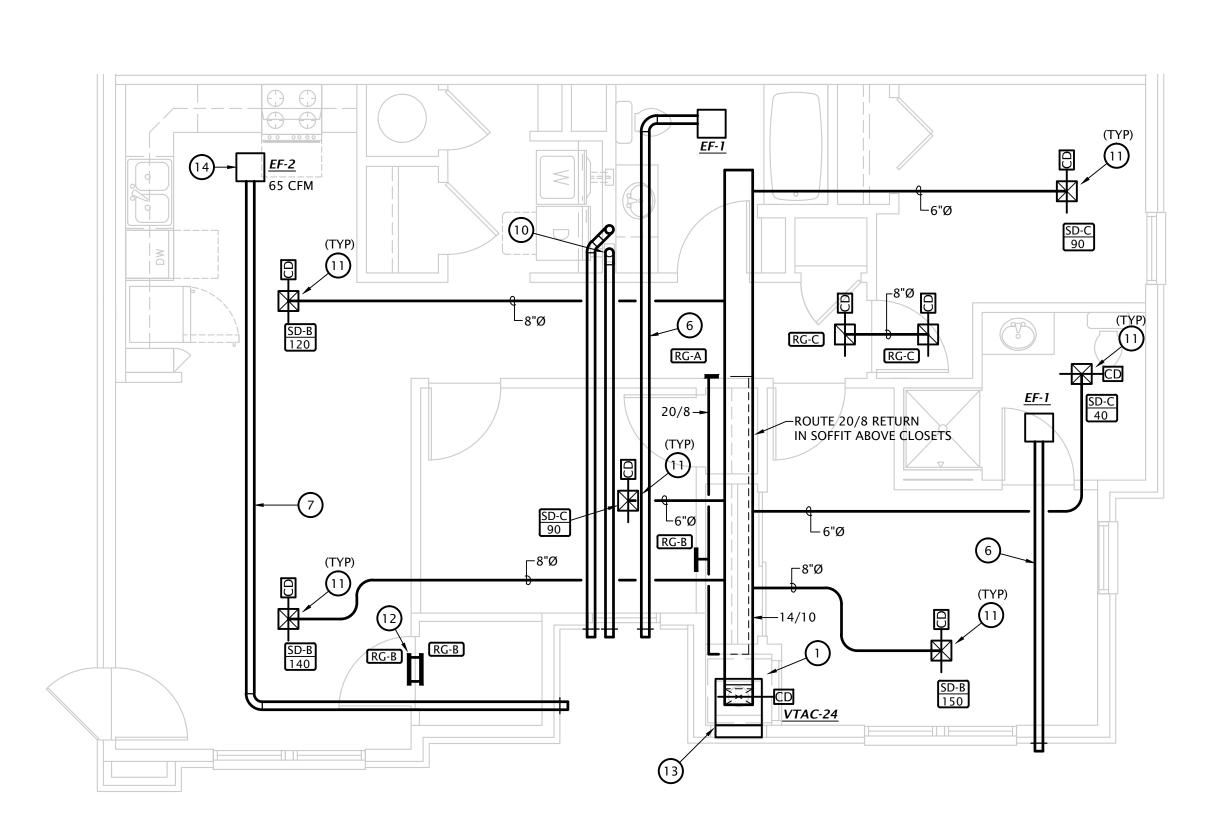




3 2 BEDROOM ENLARGED FLOOR PLAN - 1ST & 2ND FLOORS







 $4 \frac{3 BEDROOM ENLARGED FLOOR PLAN - 1ST & 2ND FLOORS}{1/4" = 1'-0"}$



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mail@LSTengineers.com
Project 24037 July 2023

MECHANICAL NOTES BY SYMBOL

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

- 1. ROUTE 3/4" CONDENSATE DRAIN FROM VTAC TO ABOVE FLOOR DRAIN.
- 2. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT BELOW FLOOR TO WALL CAP WITH BACKDRAFT DAMPER. MANUFACTURER'S MAXIMUM ALLOWABLE DUCT LENGTH = 45' WITH TWO 90° ELBOW. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.

<u>NOTE:</u> ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.

- 3. ROUTE 4"Ø EXHAUST DUCT TO SOFFIT VENT EQUAL TO PANASONIC EZSOFFIT VENT.
- 4. ROUTE 6"Ø EXHAUST DUCT FROM EXHAUST FAN TO SOFFIT VENT EQUAL TO PANASONIC EZSOFFIT VENT. TRANSITION TO CONNECTIONS AT SOFFIT VENT AND FAN.
- 5. ROUTE ALL SUPPLY AND RETURN DUCTWORK ON 3RD FLOOR APARTMENTS IN SOFFITS OR DROPPED CEILING AREAS. SUPPLY AND RETURN DUCTWORK SHALL BE ROUTED BELOW DRYWALL AT BOTTOM OF ROOF TRUSSES WITHIN BUILDING AIR BARRIER AND THERMAL ENVELOPE. COORDINATE EXACT SOFFIT LOCATION WITH ARCHITECT AND G.C.
- ROUTE 4"Ø EXHAUST DUCT TO WALL CAP WITH BIRD SCREEN AND BACKDRAFT DAMPER.
- 7. ROUTE 6"Ø EXHAUST DUCT TO WALL CAP WITH BIRD SCREEN AND BACKDRAFT DAMPER.
- TRANSITION FROM CONNECTION AT VTAC TO 12/12 SUPPLY DUCT.
 TRANSITION FROM CONNECTION AT VTAC TO SUPPLY DUCT.
- PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKDRAFT DAMPER. MANUFACTURER'S MAXIMUM ALLOWABLE DUCT LENGTH = 45' WITH TWO 90° ELBOW. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC

504. <u>NOTE:</u> ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.

- 11. PROVIDE U.L. LISTED RADIATION DAMPER AT ALL MEMBRANE PENETRATIONS OF FLOOR CEILING ASSEMBLY.
- 12. MOUNT RETURN GRILLES ON BOTH SIDES OF WALL. CENTER RETURN GRILLE BETWEEN CEILING AND TOP OF DOOR. PROVIDE TRANSFER DUCT BETWEEN GRILLES.
- 13. ENSURE VTAC, WALL SLEEVE, AND LOUVER ARE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER.
- 14. TWO SPEED KITCHEN EXHAUST FAN UTILIZED AS VENTILATION FAN PER REQUIREMENTS OF IMC AND ENERGY STAR. FAN SHALL OPERATE CONTINUOUSLY AT AIRFLOW INDICATED ON PLANS. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE OVERRIDE SWITCH TO ALLOW OCCUPANT TO INCREASE FAN AIRFLOW TO 100 CFM FOR INTERMITTENT OPERATION.

NOTES:

- ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.
- ALL DUCTWORK SHALL BE SEALED PER ENERGY STAR REQUIREMENTS. COORDINATE REQUIREMENTS WITH ENERGY RATER.
- DUCTWORK AT SUPPLY, RETURN, AND TRANSFER AIR REGISTERS SHALL BE SEALED TO FLOOR, WALL, OR CEILING USING HVAC TAPE.



M4.1

МЕСН	ANICAL SYMBOLS
Ð	THERMOSTAT
\bowtie	SQUARE SUPPLY DIFFUSER - TYPE AND AIRFLOW INDICATED
	SQUARE RETURN GRILLE - TYPE INDICATED
	MANUAL BALANCING DAMPER
	FLEXIBLE DUCTWORK - MAX. 5'
XX-X XXX	DIFFUSER DESIGNATION AIRFLOW INDICATED
	RECTANGULAR RETURN OR RELIEF AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT UP
[×]	RECTANGULAR SUPPLY AIR DUCT DOWN
	RECTANGULAR RETURN OR EXHAUST AIR DUCT DOWN
₫→	WALL DIFFUSER
Ø	ROUND DUCT UP
<u> </u>	PIPE TURNING UP
e—	PIPE TURNING DOWN
—— RL ——	REFRIGERANT LIQUID
—— RS ——	REFRIGERANT SUCTION
CD	CEILING RADIATION DAMPER
18	CONTROL CABLE, VERIFY TYPE WITH EQUIPMENT MANUFACTURER

VERTICAL PACKAGED TERMINAL AIR CONE

								••••••										
		MODEL			COOLIN	IG		Н	IEATING				FAN					
MARK	MANUFATURER	MODEL NUMBER	OA DB	ENT DB/WB	SENSIBLE COOLING	TOTAL COOLING	SEER2	TOTAL HEATING	HSPF2	ELECTRIC HEATER	AIRFLOW	ESP	SPEED	OA CFM	MIN. CKT. AMPS	MAX. OCPD	ELECTRICAL CHARACTERISTICS	NOTES
VTAC-18	FREIDRICH	VHA18K	85	75/63	12,945	17,980	11.9	16,000	6.3	7.5kW	550	0.3"	HIGH	0	41.8	45	208V-1PH	1,2,3,4,5
VTAC-24	FREIDRICH	VHA24K	85	75/63	14,980	21,400	11.9	18,500	6.3	10kW	600	0.3"	HIGH	0	55.4	60	208V-1PH	1,2,3,4,5
NOTES:				•	•	·				·								

. PROVIDE WITH ACCESS PANEL WITH RETURN AIR GRILLE. PROVIDE FILTER BRACKET AT UNIT WITH MIN. MERV 6 FILTER.

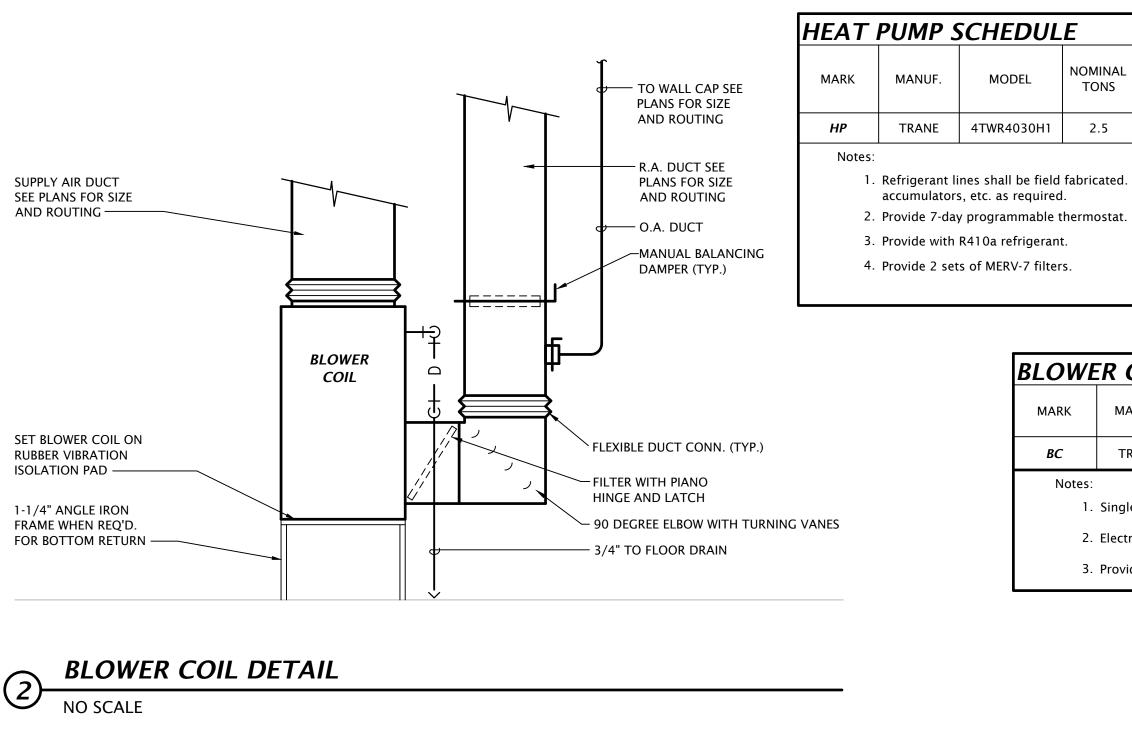
2. PROVIDE WITH ACCESSORY DRAIN PAN.

3. PROVIDE WITH WALL PLENUM AND ACCESSORY ARCHITECTURAL LOUVER IN COLOR AS SELECTED BY ARCHITECT

4. PROVIDE WITH WIRED PROGRAMMABLE THERMOSTAT.

5. MOUNT ON 24" TALL METAL PLATFORM - COORDINATE MOUNTING HEIGHT OF UNIT AND EXTERIOR LOUVER WITH G.C.

6. PERMANENTLY SEAL FRESH AIR OPENING IN VTAC UNIT. OUTSIDE AIR IS PROVIDED TO SPACE VIA 'EF-2'.



EXHA	EXHAUST FAN SCHEDULE												
MARK	MANUFACTURER	MODEL	CFM	ESP (" wg)	POWER	VOLTS/ PHASE	NOTES						
EF-1	PANASONIC	FV-0810VSS1	50	0.45"	21 W	120/1	1,2,3,4,5,6						
EF-2	PANASONIC	FV-0511VK2	110	0.45"	21 W	120 / 1	1,2,3,4,5,6,7						

NOTES:

1. Fixture shall be Energy Star listed.

2. Fixture shall operate at <1 SONE

3. Provide with ec motor with integral disconnect.

4. Provide manufacturer's wall cap or roof jack, see plans.

5. Provide integral backdraft damper.

6. Provide with manufacturer's ceiling radiation damper. Omit radiation dampers where rated ceilings are not present, coordinate with Arch. 7. Provide Panasonic FV-VS15VK1 multi-speed with time delay module set to provide cfm as listed on

drawings continuously with a max of 110 cfm for 15min (adj) when wall switch is turned on.

ELECTR	ELECTRIC HEATER SCHEDULE												
MARK	MANUF.	MODEL	MOUNTING	WATTS	VOLTAGE/PHASE	DESCRIPTION	NOTES						
EWH	TRANE	UHAA	WALL	3,000	208/1	Architectural fan forced wall heater	1,2,3						
EH-1	BERKO	RUX30081 2	WALL	3,000	208/1	Explosion proof heater	1,2,3,4						
NOTES [.]													

NOTES:

1. Provide with integral thermostat, high temp. thermal cutout and fan delay.

2. Provide with unit mounted disconnect switch.

3. Provide with surface mounting frame.

EDUL	Ε												
	NOMINAL	AINAL COOLING CAPACITY HEATING CAPACITY				HEATING CAPACITY			MIN	El	ECTRICA	L	
ODEL	TONS	oa db	ENT AIR DB/WB	SENS MBH	тот мвн	MIN SEER	OA DB	ENT AIR DB	ТОТ МВН	HSPF	MCA	моср	V/PH
R4030H1	2.5	85	75/63	20.9	28.4	16	47	70	28.4	9.75	15	25	208/1

1. Refrigerant lines shall be field fabricated. Coordinate line sizing requirements with equipment manufacturer for length of run for each apartment. Provide suction

/-/	men	5.

BLOW	BLOWER COIL SCHEDULE										
MARK	RK MANUF.	MODEL	FAN			HEATING	V/Ph	MOTOR	МСА	МОСР	
MARK			CFM	ESP	SPEED	KW	•/111	FLA	MCA	MOCI	
ВС	TRANE	TEM6A0B30H21	1000	0.7	HIGH	7.2/3.6	208/1	4.3	49/22	50/25	
Notes:											
1.	1. Single point connection required, coordinate the exact electrical requirements of equipment provided with E.C.										
2.	2. Electric heater shall not operate simultaneously with heat pump. Electric heater shall be used as back-up heat only.										
3.	3. Provide with integral factory installed disconnect swtich.										

AIR	AIR DEVICE SCHEDULE											
			A	APPLICATI		N						
MARK	MANUFATURER	MODEL	SUPPLY RETURN		EXHAUST	TRANSFER	FINISH	MOUNTING	DAMPER	FACE SIZE	DESCRIPTION	NOTES
SD-A	HART & COOLEY	684	•				WHITE	SURFACE	YES	12"x12"	Steel square louvered 4-way suppply register	1
SD-B	HART & COOLEY	684	•				WHITE	SURFACE	YES	10"x10"	Steel square louvered 4-way suppply register	1
SD-C	HART & COOLEY	684	•				WHITE	SURFACE	YES	8"×8"	Steel square louvered 4-way suppply register	1
SD-D	HART & COOLEY	661	•				WHITE	SURFACE	YES	12"x6"	Steel wall mounted louvered 2-way supply register	1
SD-E	HART & COOLEY	661	•				WHITE	SURFACE	YES	12"x4"	Steel wall mounted louvered 2-way supply register	1
SD-F	HART & COOLEY	661	•				WHITE	SURFACE	YES	6"x4"	Steel wall mounted louvered 2-way supply register	1
RG-A	HART & COOLEY	650		•		•	WHITE	SURFACE	NO	20"x8"	Louvered face return grille	
RG-B	HART & COOLEY	650		•		•	WHITE	SURFACE	NO	12"x8"	Louvered face return grille	
RG-C	HART & COOLEY	650		•		•	WHITE	SURFACE	NO	8"×8"	Louvered face return grille	1

GENERAL NOTES

• Maximum noise criteria shall be 25. • Runouts to diffusers shall be same size as neck, U.N.O.

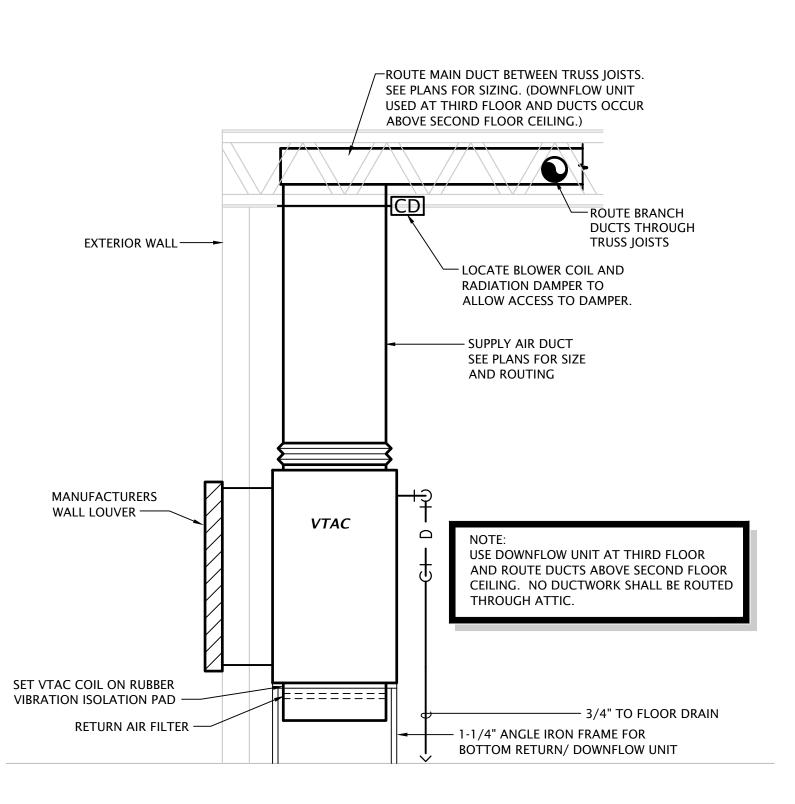
NOTES:

1. Provide transition to neck of diffuser for runout size as indicated on plans.



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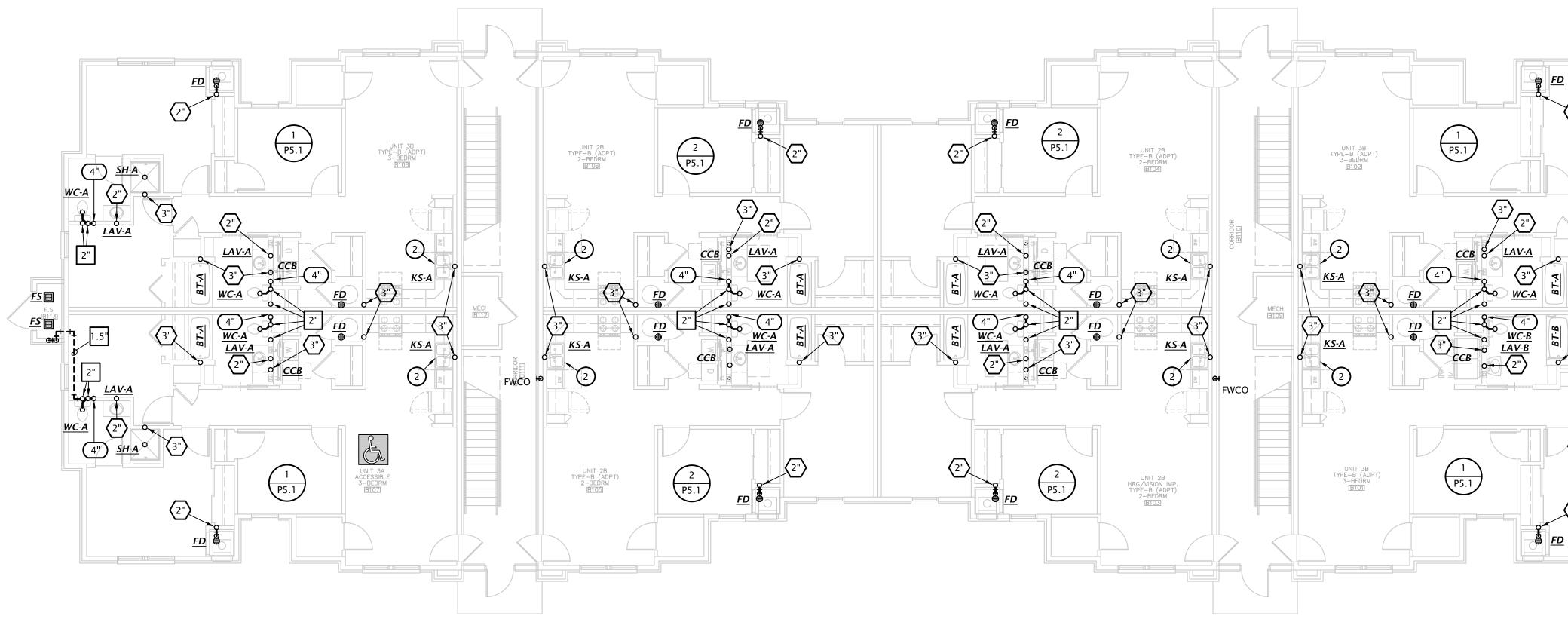
TYPICAL VTAC COIL DETAIL

NO SCALE

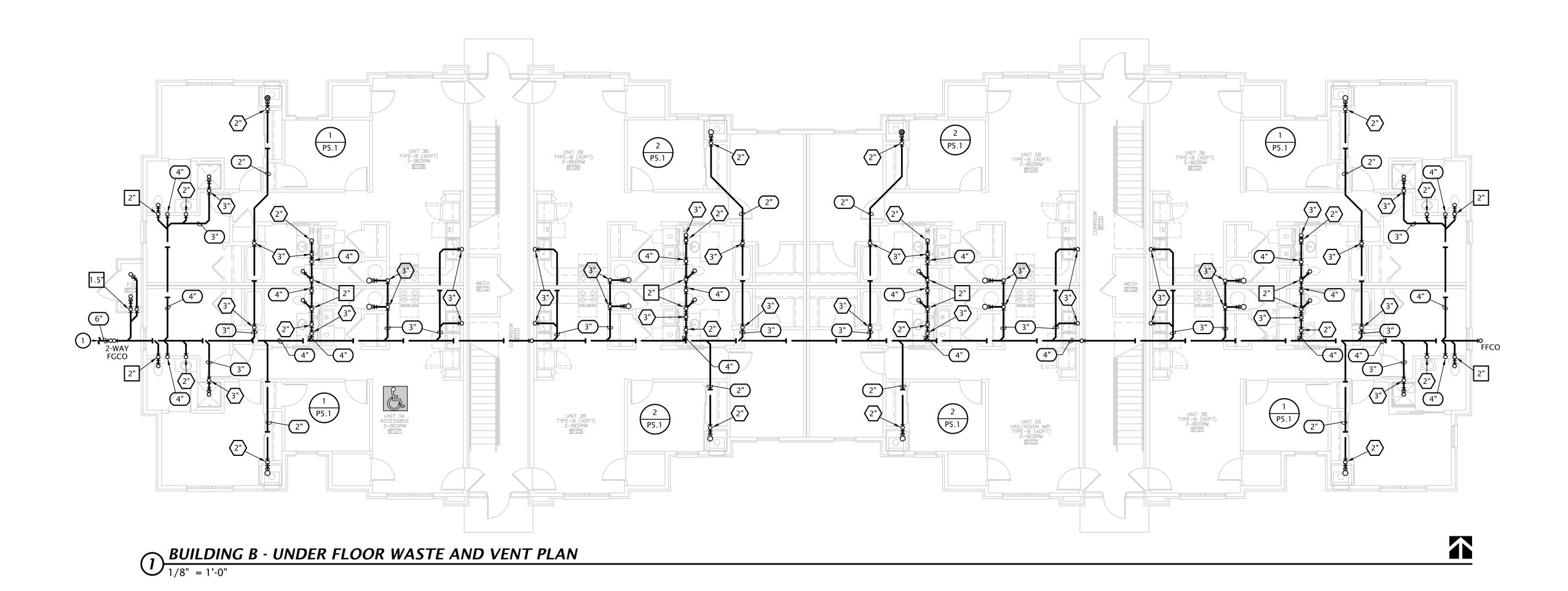




M6.1









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July 2023

PLUMBING SIZING SYMBOLS

(X")	DRAIN (X = SIZE)
X"	VENT (X = SIZE)
(X")	WASTE STACK VENT (X = SIZE)

Project 24037

W&V PLAN GENERAL NOTES

- 1. SEE PLUMBING ROUGH-IN SCHEDULE ON SHEET P6.1 FOR INDIVIDUAL FIXTURE CONNECTION SIZES AND ADDITIONAL INFO.
- SEE WASTE AND VENT ISOMETRICS ON SHEET P5.1 FOR ADDITIONAL INFO.
 PIPING SHALL NOT BE ROUTED VERTICALLY IN FIREWALLS SEPARATING UNITS. ALL PIPING SHALL BE ROUTED VERTICALLY IN FURRED OUT WALLS AS INDICATED ON PLANS. VERIFY DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- 4. ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.

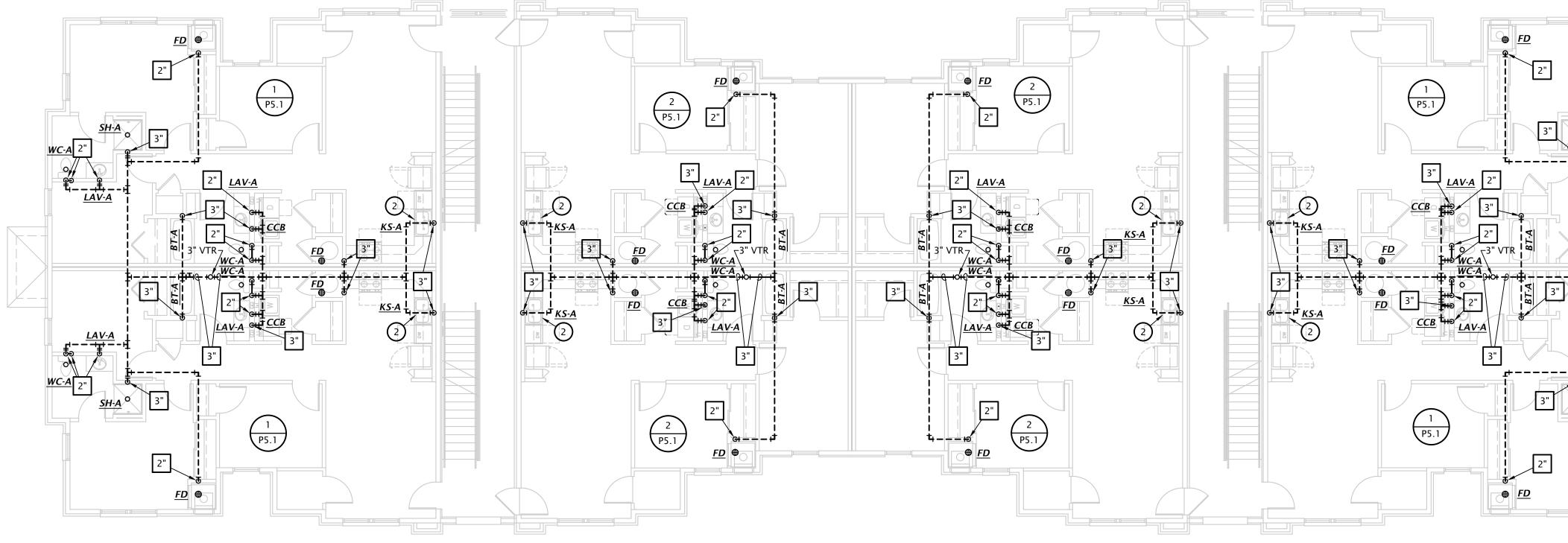
W&V PLAN NOTES BY SYMBOL

- 1. SEE CIVIL DRAWINGS FOR CONTINUATION.
- CONNECT DISHWASHER DRAIN TO INDIRECT CONNECTION AT GARBAGE DISPOSER. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED BY OTHERS.

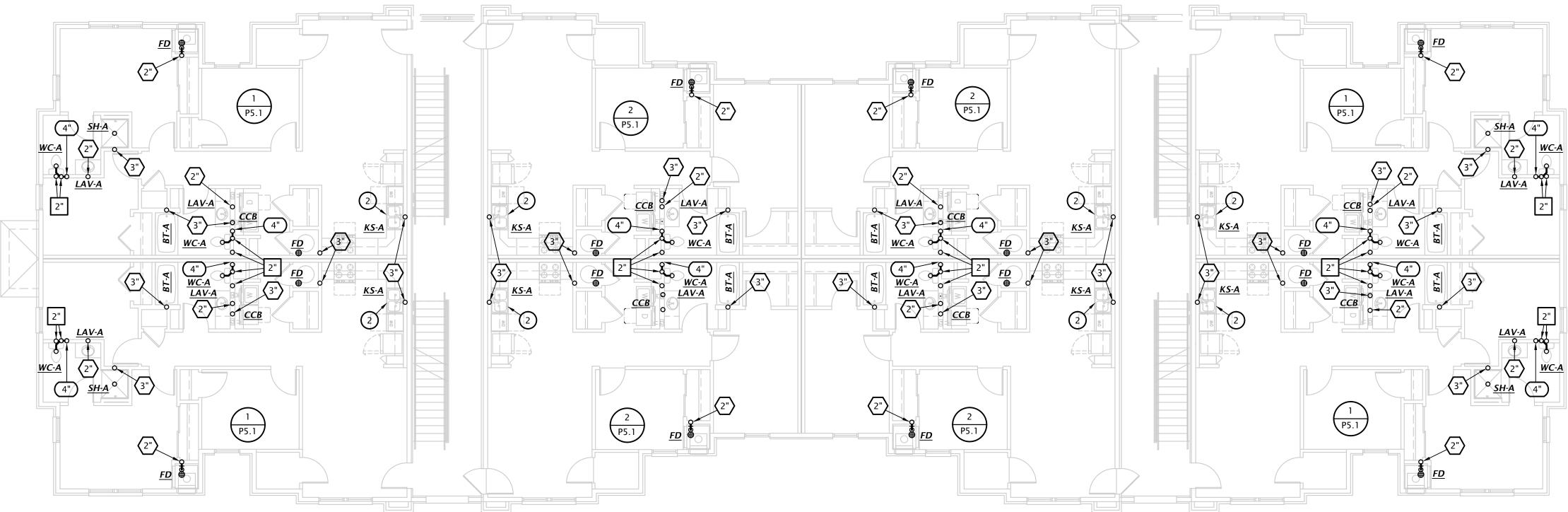




P1.1







BUILDING B - SECOND FLOOR WASTE AND VENT PLAN 1/8" = 1'-0"



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July 2023

PLUMBING SIZING SYMBOLS

(X")	DRAIN (X = SIZE)
Χ"	VENT (X = SIZE)
X"	WASTE STACK VENT (X = SIZE)

Project 24037

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W&V PLAN NOTES BY SYMBOL

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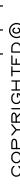


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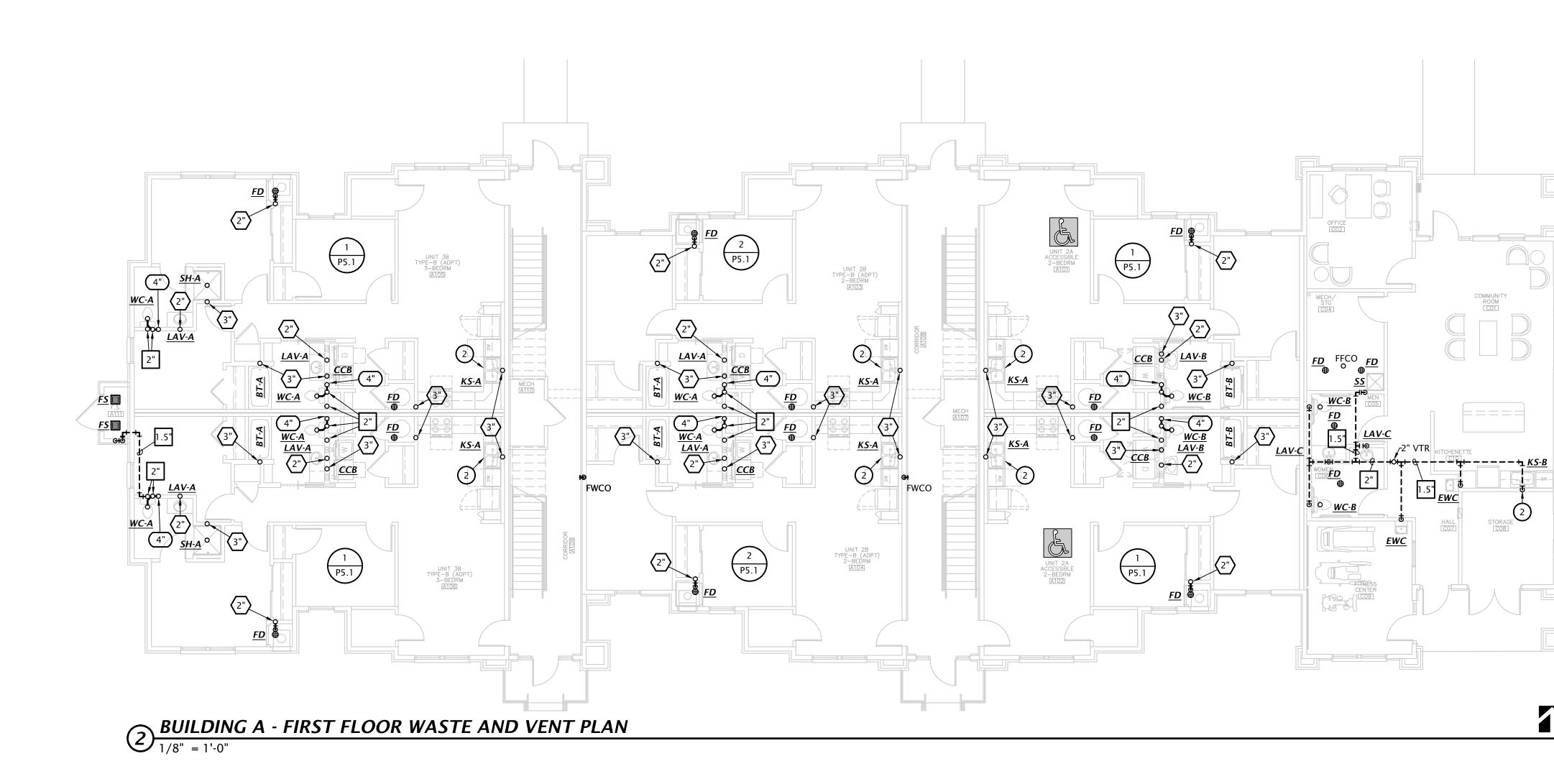


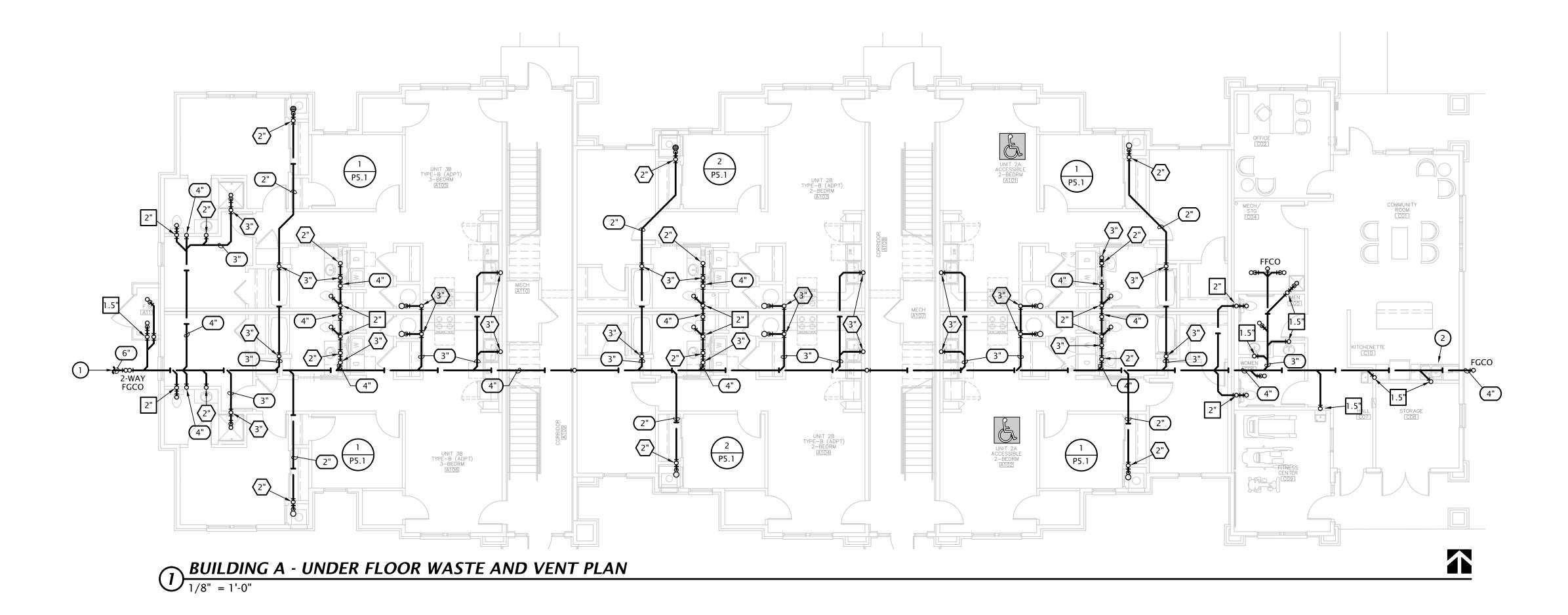




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July 2023

PLUMBING SIZING SYMBOLS

(X")	DRAIN (X = SIZE)
Χ"	VENT (X = SIZE)
(X")	WASTE STACK VENT (X = SIZE)

Project 24037

W&V PLAN GENERAL NOTES

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W&V PLAN NOTES BY SYMBOL

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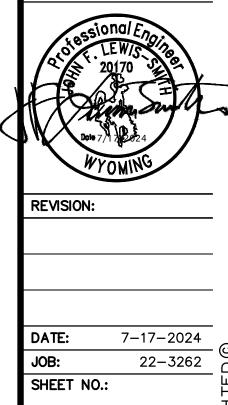
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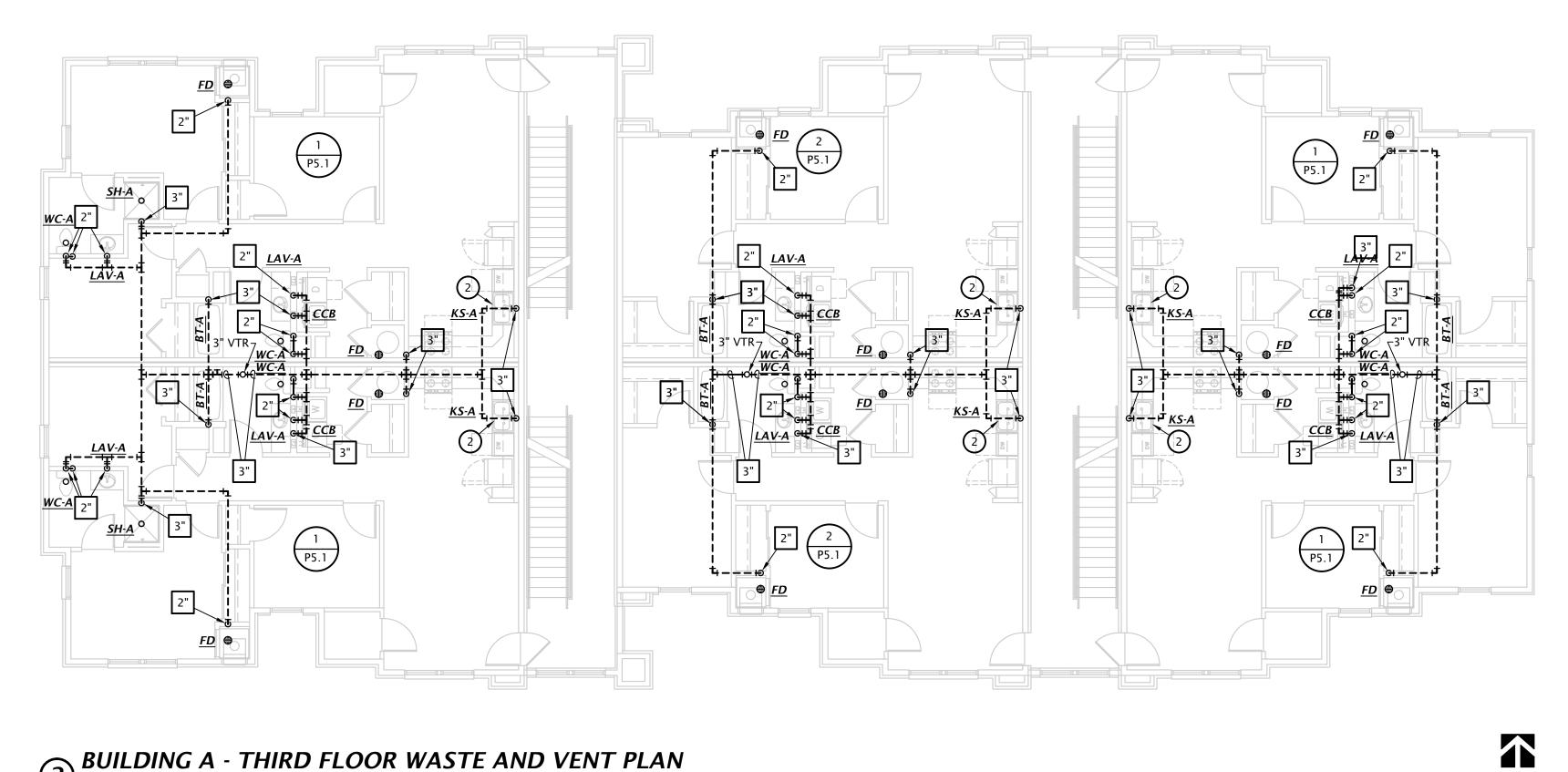
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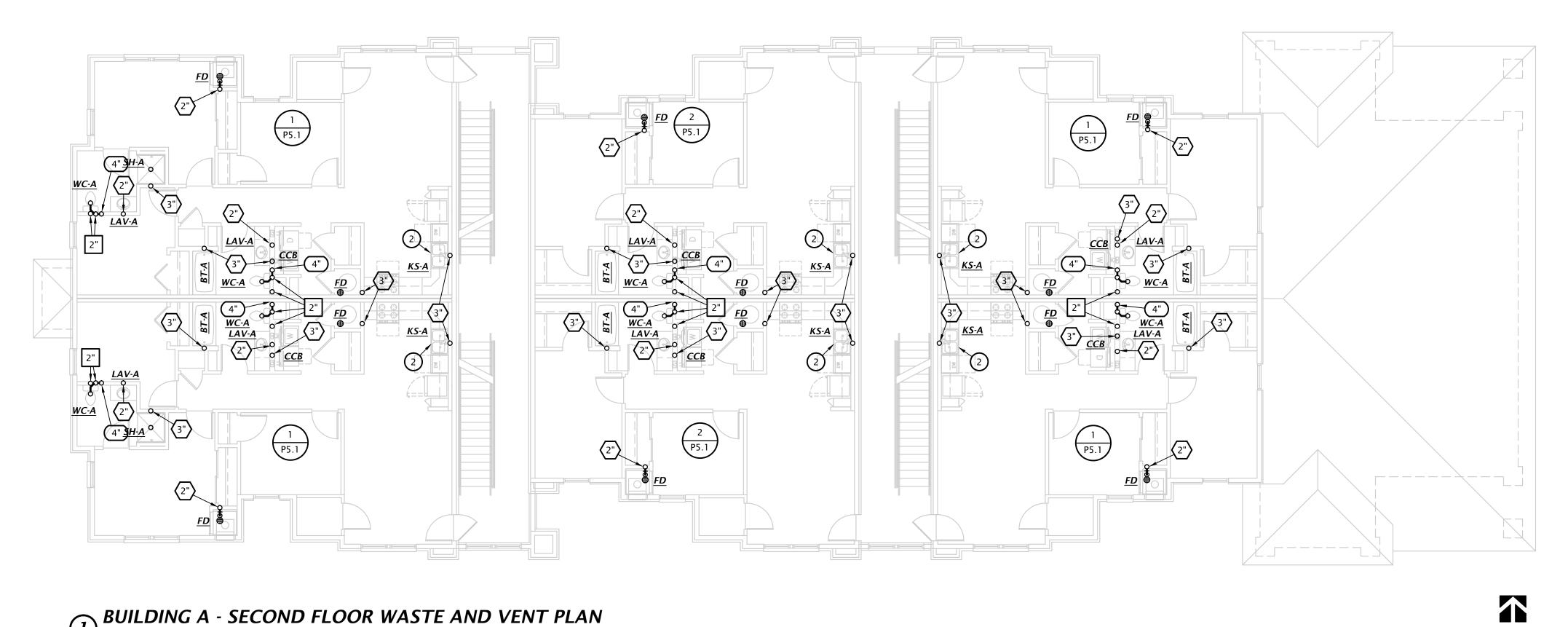




P1.3



BUILDING A - THIRD FLOOR WASTE AND VENT PLAN 1/8" = 1'-0"



 $\underbrace{1}_{1/8"} = 1'-0"$



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July 2023

PLUMBING SIZING SYMBOLS

(X")	$DRAIN\;(X=SIZE)$
X"	VENT (X = SIZE)
X	WASTE STACK VENT (X = SIZE)

W&V PLAN GENERAL NOTES

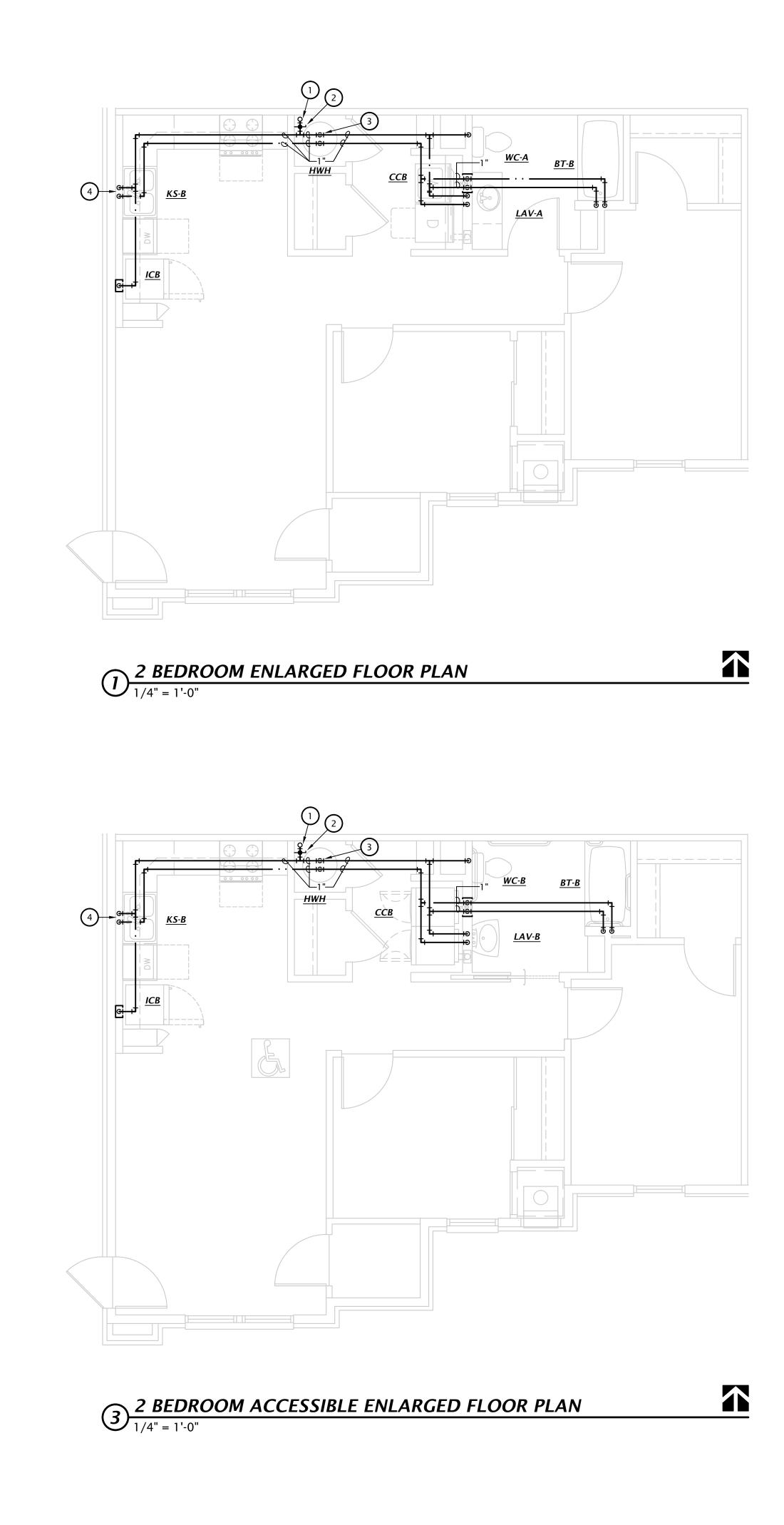
- 1. SEE PLUMBING ROUGH-IN SCHEDULE ON SHEET P6.1 FOR INDIVIDUAL FIXTURE CONNECTION SIZES AND ADDITIONAL INFO.
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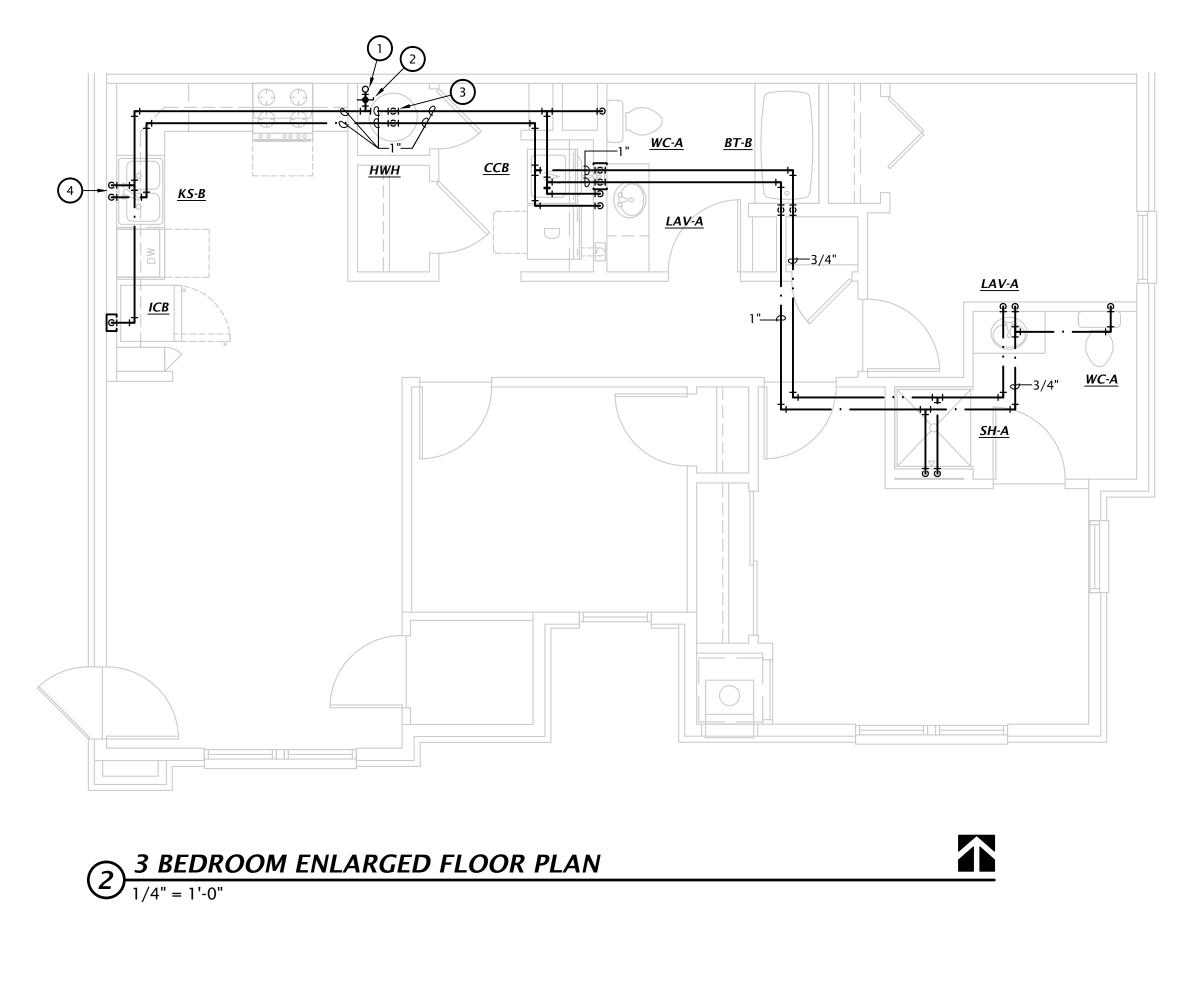
W&V PLAN NOTES BY SYMBOL

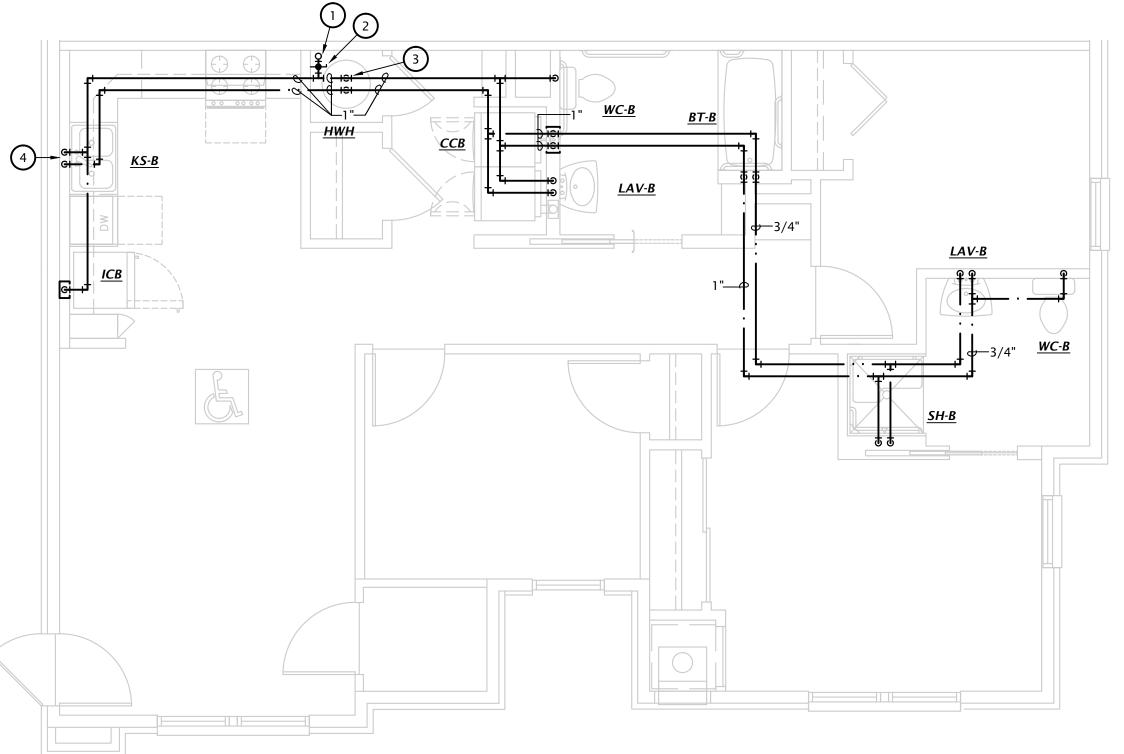
- 1. SEE CIVIL DRAWINGS FOR CONTINUATION.
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P1.4









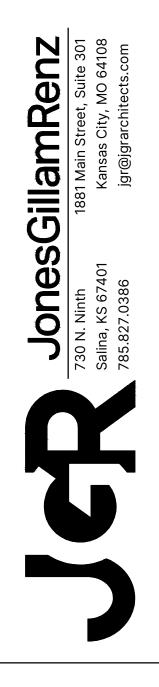


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PLUMBING PLAN NOTES BY SYMBOL

- 1. SEE OVERALL DOMESTIC WATER PLANS FOR CONTINUATION.
- PROVIDE 1-1/4" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE. SEE DOMESTIC RISER DIAGRAMS ON SHEET P5.2 FOR ADDITIONAL INFORMATION.
- CONNECT 1" CW AND HW TO HOT WATER HEATER 'HWH-A' SEE DETAIL X:P6.1.
- PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY, COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.



WYOMING

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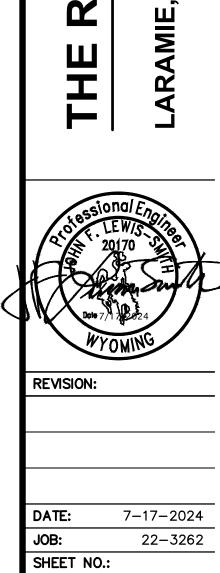
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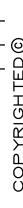
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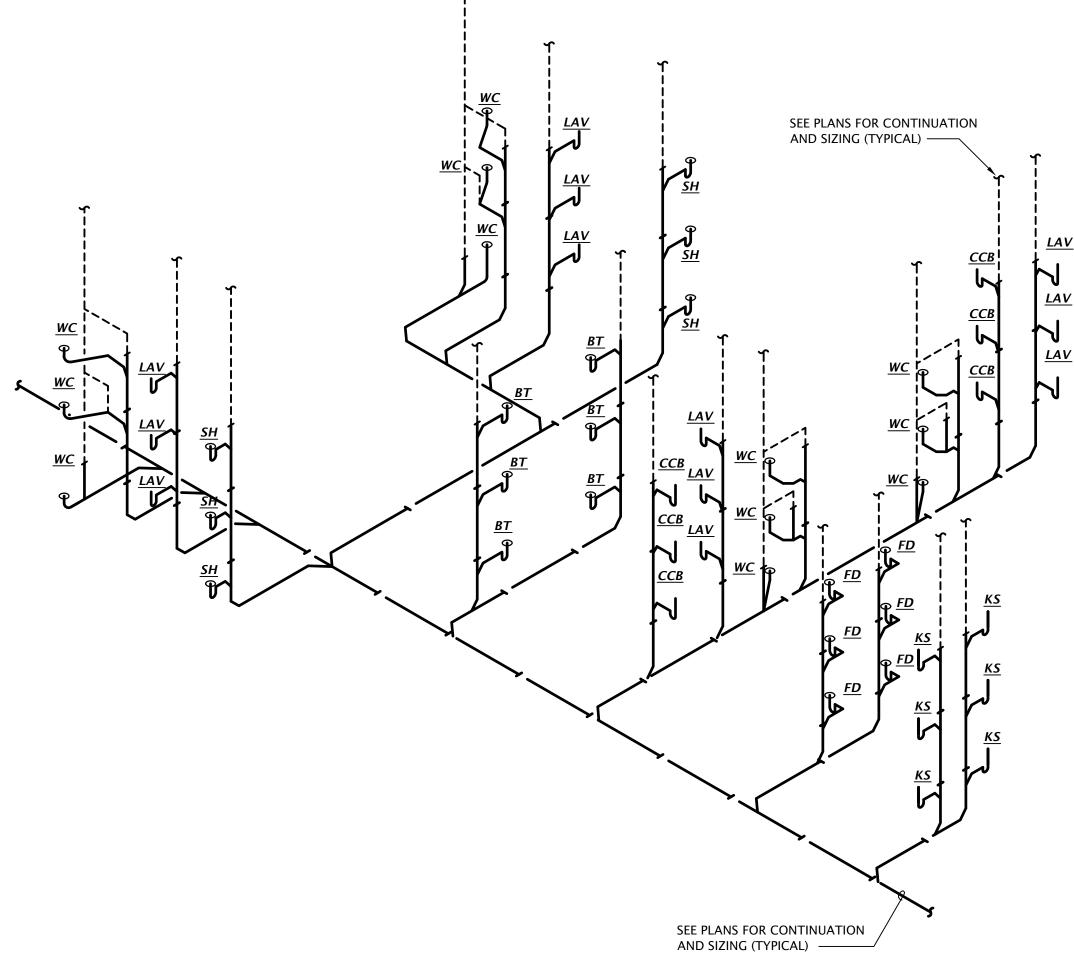
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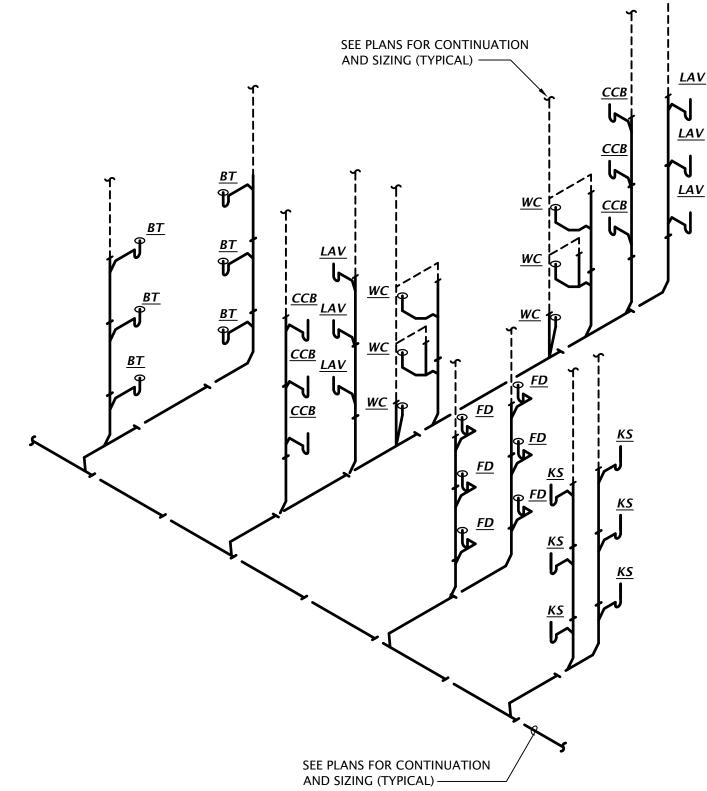
P4.1





D TYPICAL THREE BEDROOM WASTE AND VENT ISOMETRIC No Scale

2 TYPICAL TWO BEDROOM WASTE AND VENT ISOMETRIC No Scale





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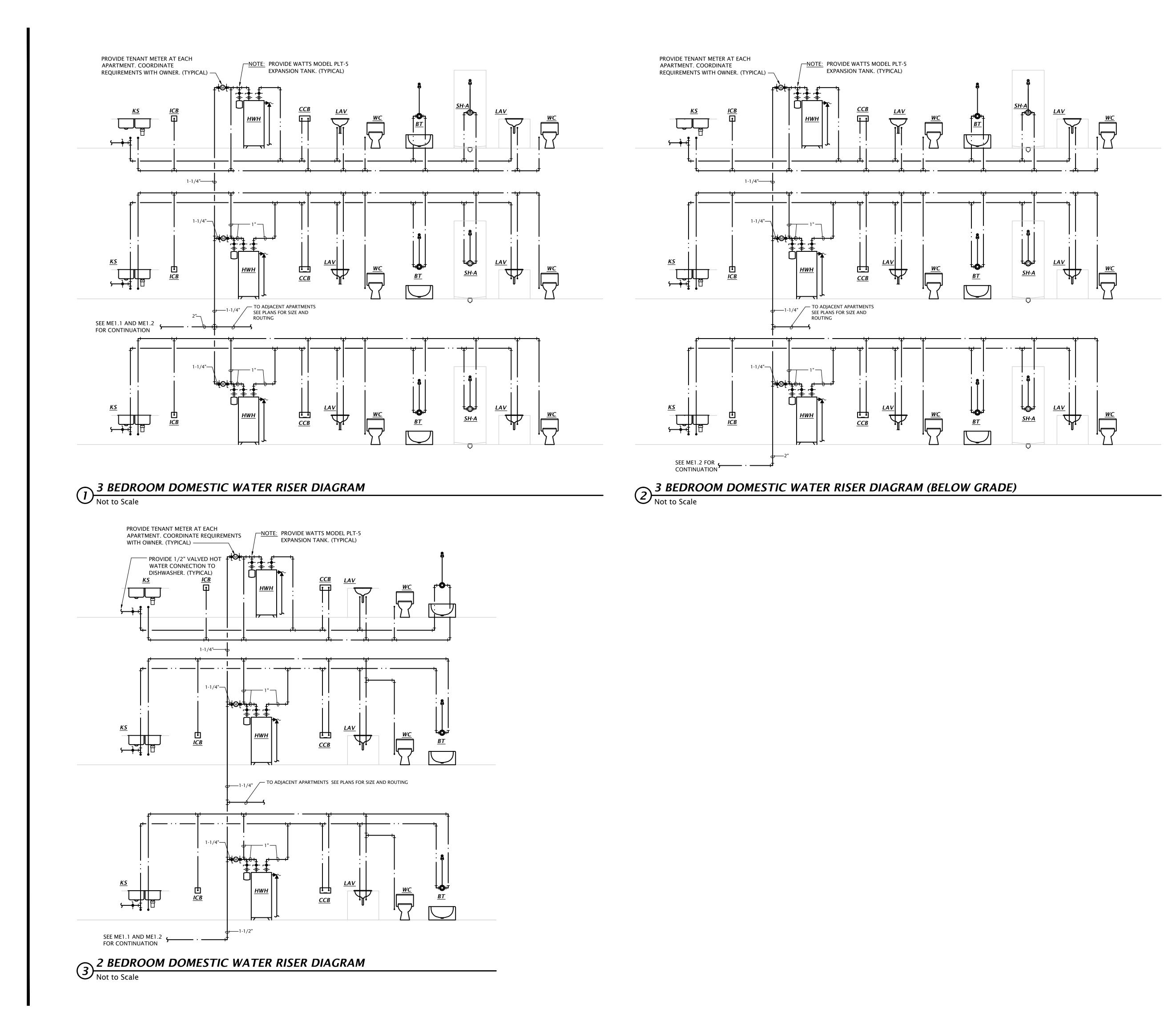
July 2023 Project 24037

WATE AND VENT ISOMETIRIC GENERAL NOTES

- 1. SEE PLUMBING ROUGH-IN SCHEDULE ON SHEET P6.1 FOR INDIVIDUAL FIXTURE CONNECTION SIZES AND ADDITIONAL INFO.
- 2. SEE WASTE AND VENT PLANS FOR ADDITIONAL ROUTING AND SIZING INFO.
- 3. PROVIDE CLEANOUT IN THE BASE OF EACH WASTE STACK.
- 4. ISOMETRICS SHOWN ARE TYPICAL AND OTHER APARTMENTS SHALL BE SIMILAR.









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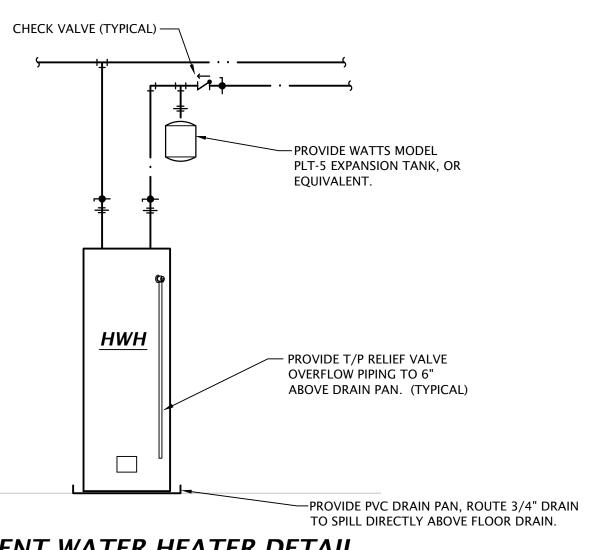
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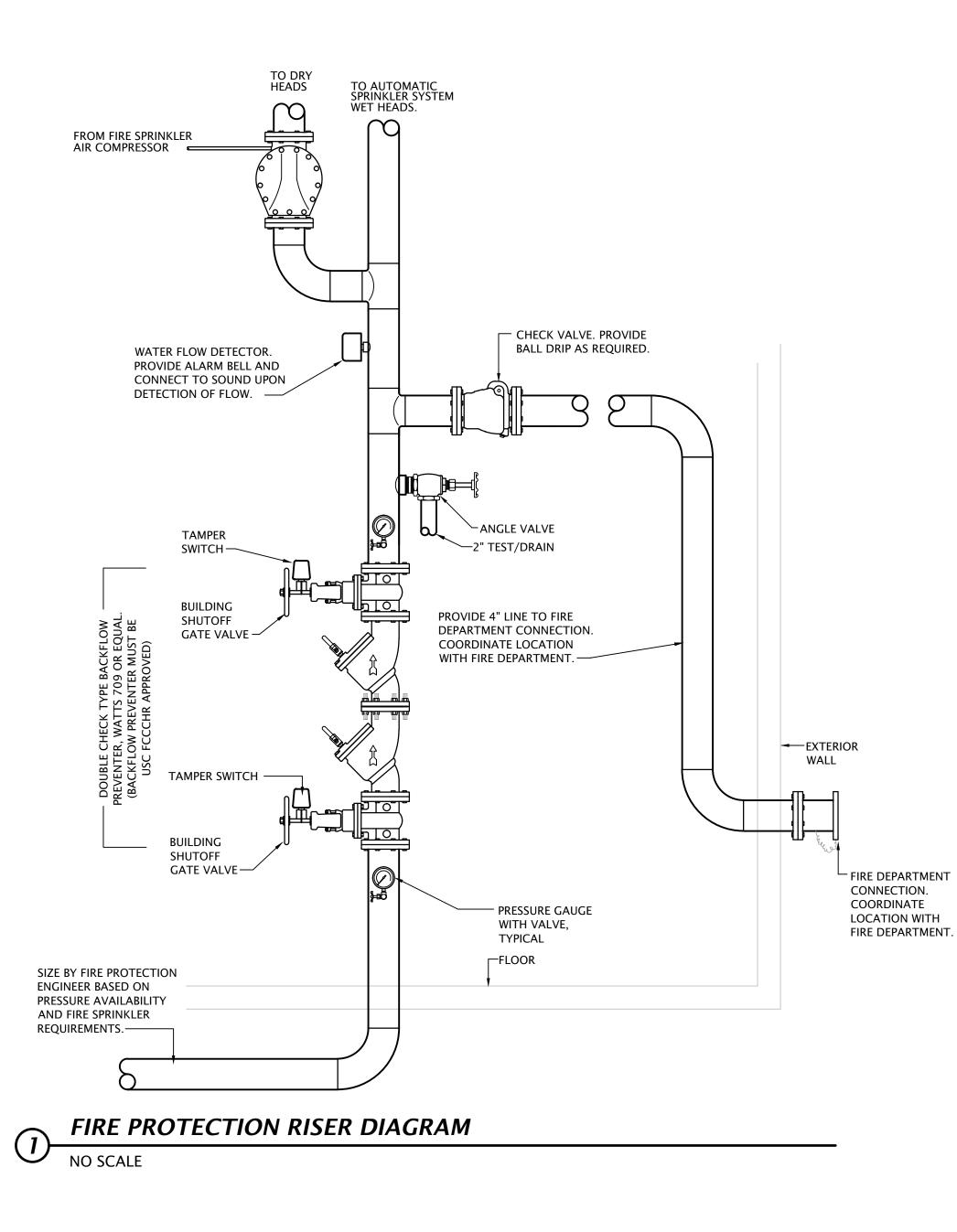
onesGillamRenz



<u>~</u>	PIPE TURNING UP
с—	PIPE TURNING DOWN
·	COLD WATER PIPING
· ·	HOT WATER PIPING
w	WATER SERVICE PIPING
—— FP ——	FIRE PROTECTION SERVICE PIPING
·	WASTE PIPING BELOW GRADE
	WASTE PIPING ABOVE GRADE
	VENT PIPING
G	NATURAL GAS PIPING
N	CHECK VALVE
R	GATE VALVE
•	BALL VALVE
ų	UNION
1	T/P RELIEF VALVE
DC	DOUBLE CHECK BACKFLOW PREVENTOR
RP	REDUCED PRESSURE BACKFLOW PREVENTOR







		DESCRIPTION		TRIM	ROUGH-IN SIZES				
MARK	MANUFACTURER	DESCRIPTION	MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	нw	NC
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"		
LAV-A	KOHLER	Model 2196-4-0 self-rimming lavatory, white vitreous china, 20"W x 17", faucet holes on 4" centers.	KOHLER	Model 15182-4DRA, 0.5 GPM, single handle faucet. Provide pop-up drain.	2"	1-1/2"	1/2"	1/2"	ž
LAV-B	KOHLER	Model 2005-0 wall hung lavatory, white vitrous china, 18-1/4"W x 17-1/4", faucet holes on 4" centers.	KOHLER	Model 15199-4DRA, 0.5 GPM, single handle faucet. Provide pop-up drain.	2"	1-1/2"	1/2"	1/2"	1,2
LAV-C	KOHLER	Model 2196-4-0 self-rimming lavatory, white vitreous china, 20"W x 17", faucet holes on 4" centers.	KOHLER	Model 15182-4NDRA single handle faucet. Provide grid drain. Provide point of use tempering valve.	2"	1-1/2"	1/2"	1/2"	1,2
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.	KOHLER IN-SINK-ERATOR	Model K-10412, 1.5 GPM, single handle kitchen sink faucet with hose spray attachment. Chrome finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V,	2"	1-1/2"	1/2"	1/2"	
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	KOHLER	cord and plug connected. Model K-10412, 1.5 GPM, single handle kitchen sink faucet with hose spray attachment. Chrome finish. Provide basket strainer.	2"	1-1/2"	1/2"	1/2"	1,3
		holes as req., and drain holes center rear.	IN-SINK-ERATOR	"Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.					
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/T13H232 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
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
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"	
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
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"	
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 EZH20 bottle filling station. Provide unit with Model 98313C Accessory Apron.				1-1/2"	1/2"		
WH	WOODFORD	Model 25 frost proof wall hydrant with anti-siphon	vacuum breaker, m	netal handle.			3/4"		
ССВ	IPS CORP.	Model W4700 recessed washing machine box with turn adaptor ball valves, sweat connection.	2"PVC/ABS drain co	oupling and knockout test cap. Two, 1/4	2"	2"	1/2"	1/2"	
ICB	IPS CORP.	Model FRIB12 ice maker connection box with 1/4 t	urn ball valve and 1	/2" sweat copper connection.			1/2"		
FD	SIOUX CHIEF	Series 833 adjustable floor drain with nickel bronz	e strainer. Provide	Proset Trapguard trap protection device.	2"				
FS	SIOUX CHIEF	Series 861 PVC floor sink with PVC strainer. Provid	le Proset Trapguarc	trap protection device.	4"				
HWH	A.O. SMITH	Model ENJ-40, 40 gallon electric water heater, 0.93 temperature & pressure relief valve and brass drain							

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.

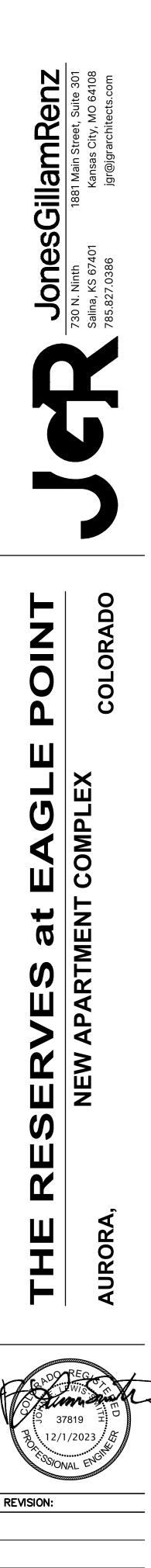
5. Fixture shall be WaterSense labeled.



Project 23050

IST Consulting Engineers, PA Manhattan, KS 66503 785.587.8042 **IST Consulting Engineers, PA** Wichita, Kansas 67202 316.285.0696

www.LSTengineers.com mail@LSTengineers.com October 2023



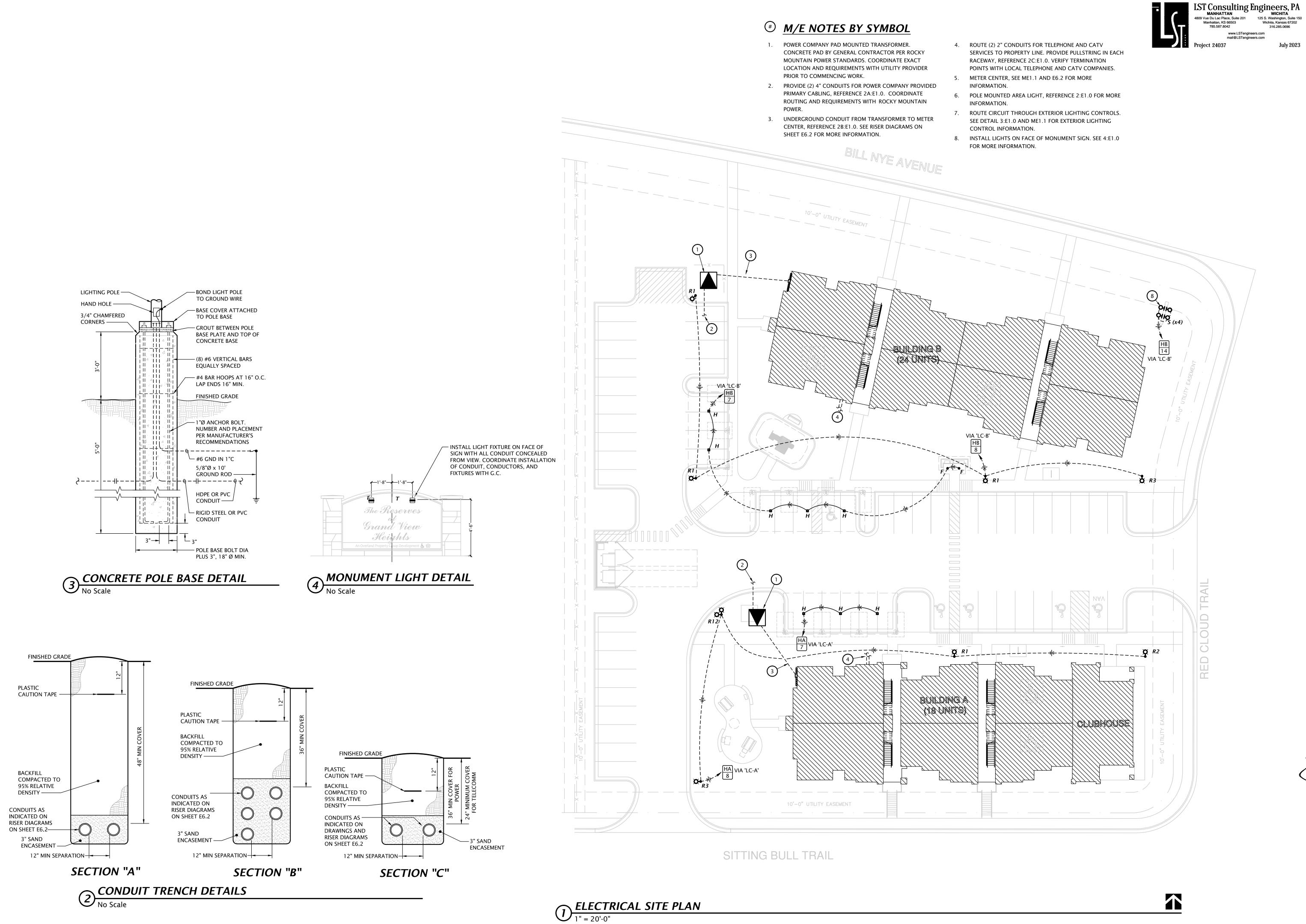
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P6.1

JOB:





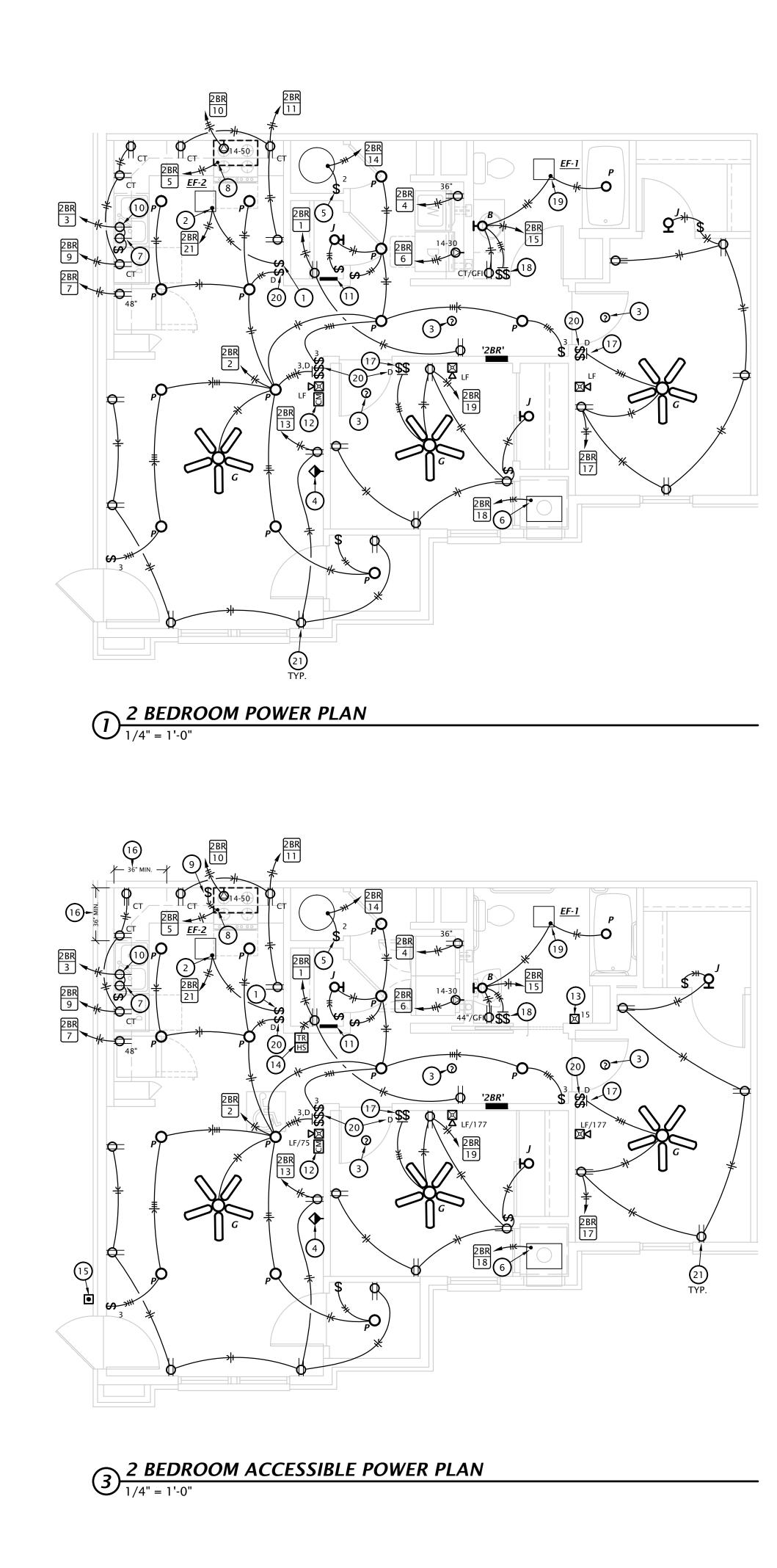
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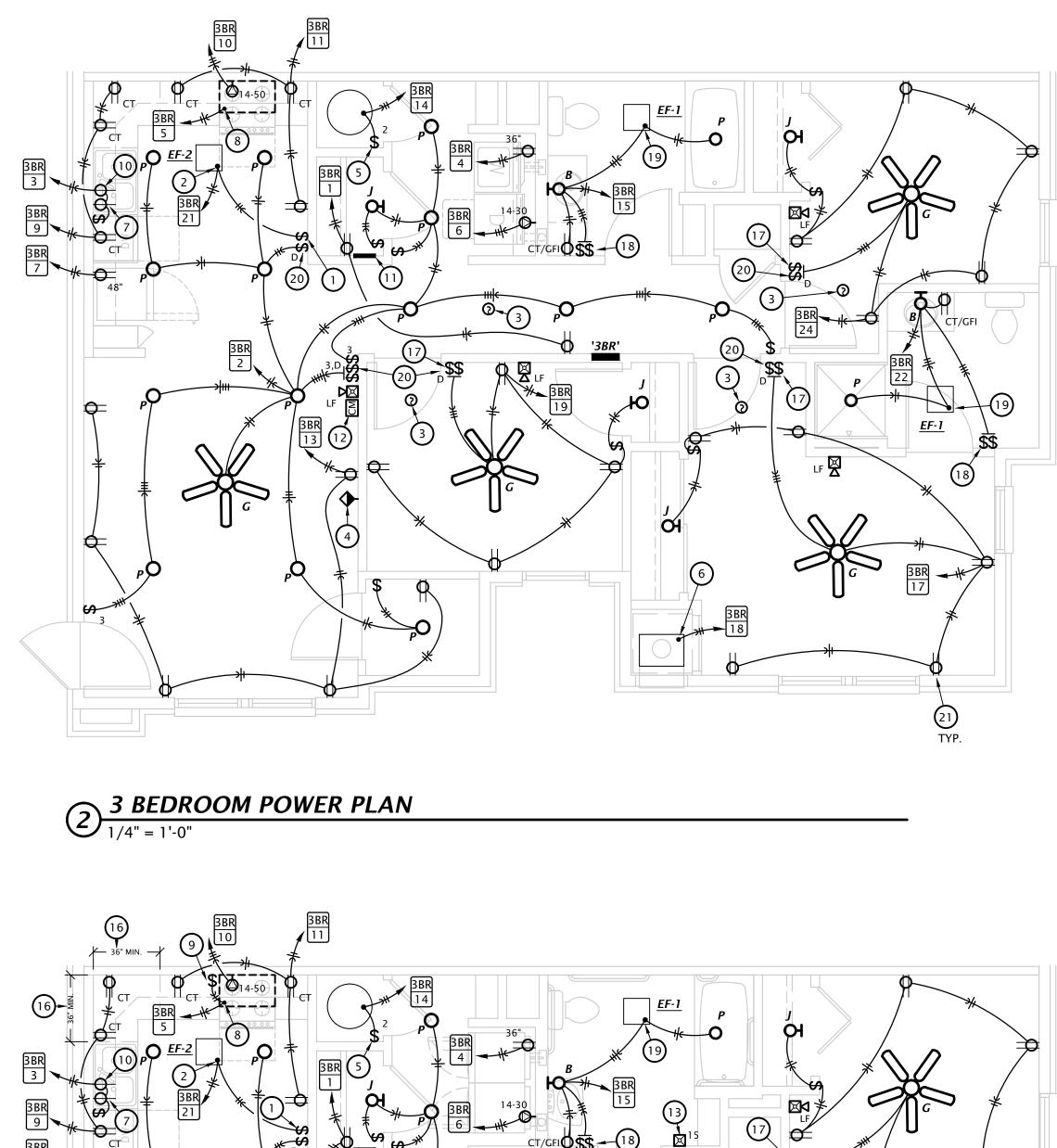
July 2023

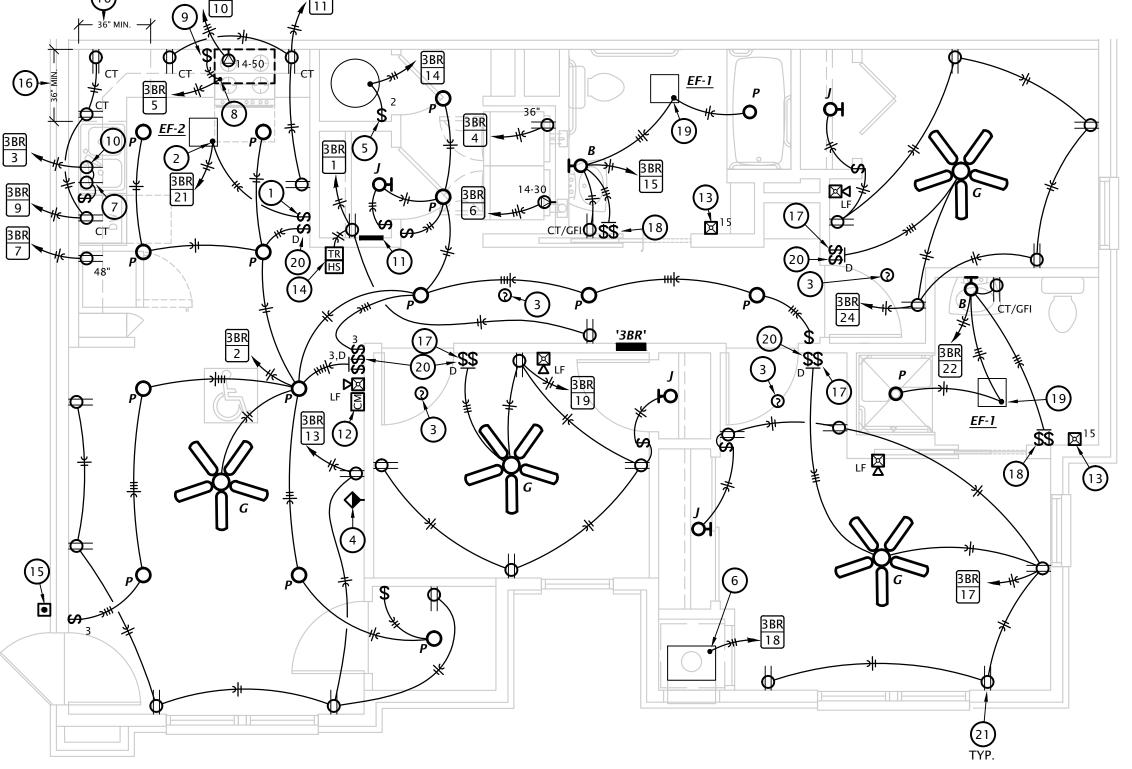




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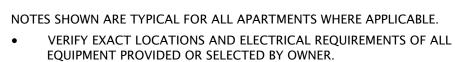






$4 \frac{3 \text{ BEDROOM ACCESSIBLE POWER PLAN}}{1/4" = 1'-0"}$

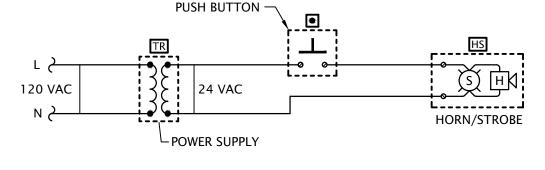




- PROVIDE TAMPER PROOF RECEPTACLES IN DWELLING UNITS PER NEC REQUIREMENTS.
- 1. PROVIDED SINGLE POLE SWITCH FOR KITCHEN EXHAUST FAN HIGH SPEED CONTROL. WIRE PER MANUFACTURERS RECOMMENDATION. COORDINATE WITH EQUIPMENT PROVIDED AND M.C.
- CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR. CIRCUIT FAN FOR CONTINUOUS OPERATION.
 CIRCUIT FAN SYSTEM SMOKE DETECTOR
- FIRE ALARM SYSTEM SMOKE DETECTOR.
 COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER SEE 3:E6.1 FOR MORE INFORMATION
- WITH OWNER. SEE 3:E6.1 FOR MORE INFORMATION.
 5. PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER.
 6. MAKE FINAL CONNECTION TO VERTICAL PACKAGED LINIT. FOURIEMENT
- 6. MAKE FINAL CONNECTION TO VERTICAL PACKAGED UNIT. EQUIPMENT TO BE PROVIDED WITH INTEGRAL DISCONNECT SWITCH. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE REQUIREMENTS WITH M.C.
- PROVIDE SWITCHED SIMPLEX RECEPTACLE BELOW COUNTER FOR DISPOSAL OPERATION.
 PROVIDE 120V CONNECTION TO MICROWAVE ACCESSIBLE LINITS V
- 8. PROVIDE 120V CONNECTION TO MICROWAVE. ACCESSIBLE UNITS WILL HAVE RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE.
- PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD.
 PROVIDE SIMPLEX RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED. RECEPTACLE SHALL BE LOCATED IN BASE CABINET
- ADJACENT TO DISHWASHER TO ALLOW ACCESS TO PLUG. 11. TELECOM DISTRIBUTION DEVICE. SEE DETAIL 1, SHEET E6.1. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
- 12. FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNIT'S NOTIFICATION APPLIANCE CIRCUIT. MODULE SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNIT'S NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR OR CO DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 8'-0" AFF.
- 13. IN ACCESSIBLE AND HEARING IMPAIRED APARTMENT BATHROOMS, PROVIDE AUXILIARY STROBE AT 80" AFF.
- 14. PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED HEARING-IMPAIRED. INSTALL HORN/STROBE APPLIANCE AT 80" AFF. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. REFER TO DETAIL 3, SHEET E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
- 15. PROVIDE PUSH BUTTON AT 48" AFF FOR ANNUNCIATOR SYSTEM AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED FOR HEARING-IMPAIRED. REFER TO ARCH DRAWINGS FOR APPLICABLE ROOMS. REFER TO DETAIL 3, SHEET E6.1.
- 16. IN ACCESSIBLE UNITS, INSTALL COUNTERTOP RECEPTACLES A MINIMUM 36" AWAY FROM CORNER PER FAIR HOUSING ACT DESIGN MANUAL CHAPTER 5 'SIDE REACH OVER AN OBSTRUCTION' REQUIREMENTS. WHERE AN OBSTRUCTION PREVENTS 36" DISTANCE REQUIREMENT, INSTALL RECEPTACLE AS FAR FROM CORNER AS POSSIBLE. PROVIDE ADDITIONAL OUTLETS WITHIN 36" OF CORNER TO ENSURE COMPLIANCE WITH NEC SPACING REQUIREMENTS.
- SWITCH CEILING FAN AND LIGHT SEPARATELY.
 LIGHTS AND EXHAUST FAN TO BE SWITCHED SEPARATELY, SWITCH CLOSEST TO DOOR TO CONTROL LIGHTS.
- 19. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
- 20. PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
- 21. PROVIDE AIRTIGHT BOXES FOR ALL DEVICES INSTALLED ON AIR BARRIER WALLS.



E4.1



DOOR ALARM BUZZER SYSTEM NOTES

BUTTON IS DEPRESSED.

1. PROVIDE DOOR ANNUNCIATOR SYSTEM COMPLETE WITH PUSH BUTTON, HORN/STROBE(S),

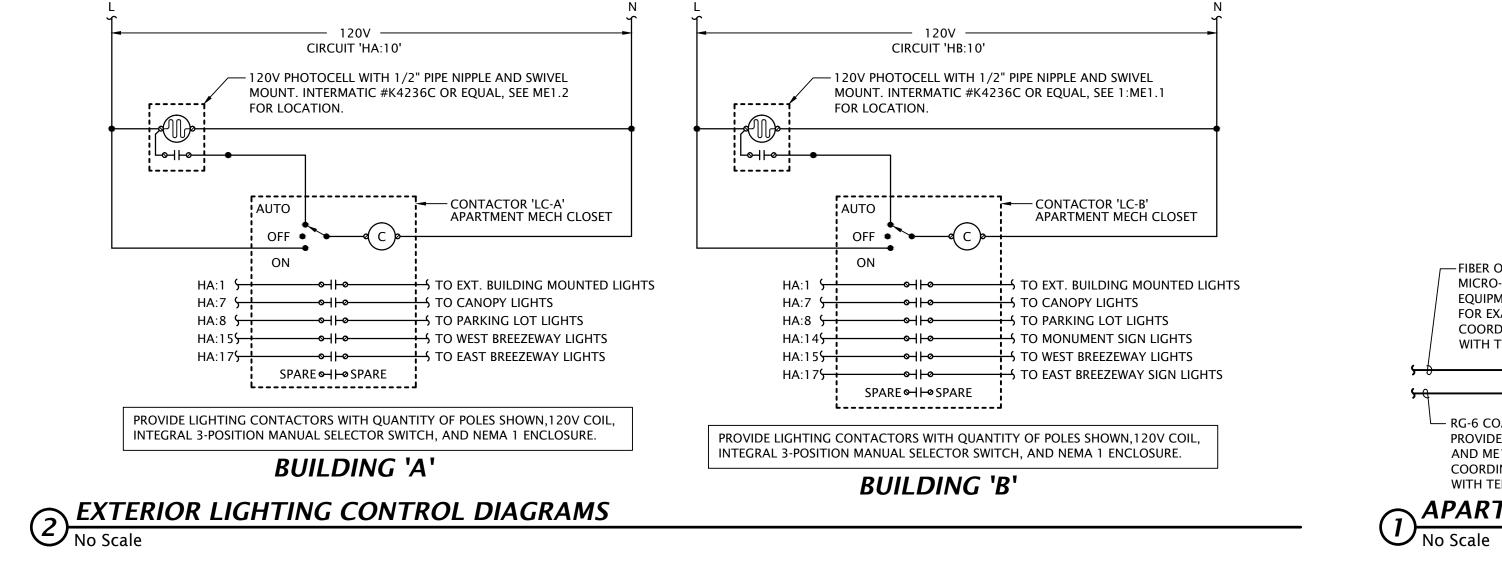
POWER SUPPLIES AND ALL WIRING REQUIRED. HORN/STROBE SHALL ACTIVATE WHEN PUSH

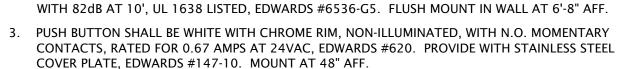
2. HORN/STROBE SHALL OPERATE AT 24VAC, HAVE A CLEAR LENS WITH 50cd STROBE AND HORN

4. POWER SUPPLY SHALL BE A LOW VOLTAGE CLASS 2 TRANSFORMER WITH 120VAC PRIMARY AND

3 APARTMENT DOOR ANNUNCIATOR DIAGRAM No Scale

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.

9. Fixture shall be U.L. listed for damp locations.

7.	Where	installed	above	showers	and	tubs	fixtu
		-					

7. Where installe	ed above	showers	and	tubs	fixtu

7. where	Installed	above	snowers	and	tubs	TIXTU

8 Ensure fixture complies with $110.16(C)(5)$	

8. Ensure fixture complies with 410.1	6(C)(5).

1.	where	mstancu	above	311000013	anu	tubs	IIAtu
0	Encuro	fixturo	complie	c with 1	1016		

7. Where installed above showers and tubs fixture shall be wet location lis	ted.

6.	Provid	e with	ı e	me	ergency	/ battery	ba	ackı	лb.	
_										

5. Provide with	integrally	occupancy sensor.

4. Fixture shall be U.L. listed for wet locations.

3. Provide wall or ceiling mounted as required

2. Provide with test switch, status indicator and rechargeable nickel-cadmium battery for 90 minutes of emergency power.

1. Provide fixture/pole assembly with mounting arm and 17' round straight steel pole, black to match fixture.

TYPE

NOTES:

• All apartment light fixtures and ceiling fans shall be Energy Star rated

LIGHT FIXTURE SCHEDULE

MODEL NUMBER

FMFL-30840-CAML-WH

4423003EN3-710

FML-WL-48-35

EU2-LED-M12

MRD-WL-IHB-LED

SMD6R-6-930-WH

15030EN-829

LSQ1-25-4K7-UNV

SMD6R-6-930-WH

FMML-13-8-40-WL

CSS-L48-4000LM-MVOLT-40K-80CRI

MERU-LED-ACEM-DB-IH

SMD6R-6-930-WH

TLM-E01-LED-E1-T4

(2) TLM-E01-LED-E1-T4

TLM-E01-LED-E1-SLL

TLM-E01-LED-E1-SLR

303-S1-LEDB1-400K-UNV-T5X-BK-12

ICO4-40/05/AR/LSS10D

WLMX-1-B-R-WH-SD

ECR-LED-HO-M6-ELA-LED-M12

MANUF.

LITHONIA

SEAGULL

LITHONIA

LITHONIA

MULE

HALO

SEAGULL

BEACON

HALO

LITHONIA

LITHONIA

MULE

HALO

MCGRAW EDISON

MCGRAW EDISON

MCGRAW EDISON

MCGRAW EDISON

LUMIERE

GOTHAM

MULE

LITHONIA

MARK

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С

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R1

R12

R2

R3

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ENERAL:

• All exterior fixtures shall be 4000K color temperature

• All fixtures shall be provided with multi-volt driver capable of operating between 120V-277V

• All interior fixtures shall be 3000K color temperature



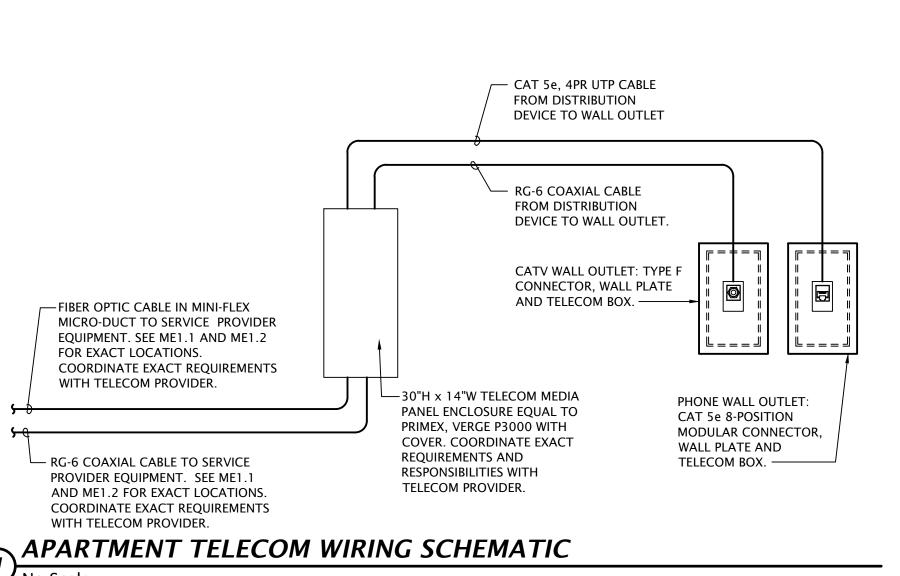
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July 2023

785.587.8042 Project 24037

LAMP DATA	BALLAST/LED	MOUNTING	FINISH	DESCRIPTION	NOTES	
TYPE	DRIVER					
2800 LUMEN 35W LED	STANDARD	SURFACE	WHITE	LED DECORATIVE SURFACE		
9.5W LED	STANDARD	WALL	BURNT SIENNA	3 LAMP VANITY LIGHT		
2380 LUMEN 40W LED	STANDARD	SURFACE	WHITE	4' LED WRAP AROUND		
1W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT	2	
3.3W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT WITH COLD WEATHER INTERNAL HEATER WITH BATTERY BLANKET	2	
600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	9	
10W LED	STANDARD	SURFACE	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT		
30W LED 3,181 LUMEN	0-10V DIMMING	SURFACE	SELECTED BY ARCHITECT	SQUARE SURFACE MOUNTED ACRYLIC LENS	4,5,6	
600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	8	
1985 LUMEN 28W LED	STANDARD	SURFACE	WHITE	13" ROUND LED FLUSH MOUNT		
4298 LUMEN 34W LED	STANDARD	SURFACE	WHITE	4 FOOT LENSED LED STRIP LIGHT		
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	
600 LUMEN 10W LED	STANDARD	SURFACE	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	7	
3,064 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	1,4	
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	
2,782 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH SPILL LIGHT ELIMINATOR LEFT	1,4	
2,782 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH SPILL LIGHT ELIMINATOR RIGHT	1,4	
634 LUMEN 8.5W LED	FIXED OUTPUT DRIVER	SIGN	BLACK	WALL MOUNTED LED SIGN LIGHT WITH 12" ARM	4	
500 LUMEN 7 W LED	STANDARD	SURFACE	WHITE	4" DIAMETER LED WALL WASH DOWNLIGHT WITH 10° BEAM ANGLE	9	
LED	STANDARD	WALL/SURFACE	WHITE	COLD WEATHER EXIT SIGN SUITABLE FOR USE DOWN TO -4°F	2,3	
LED	STANDARD	WALL/SURFACE	WHITE	EXIT/EMERGENCY LIGHT W/ REMOTE HEAD	2,3	

• Fixture/pole assemblies shall be rated for 100mph wind loads. Provide wind dampeners when recommended by the manufacturer.

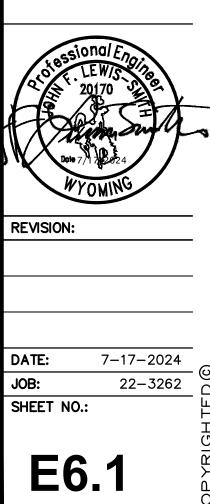




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Area:	23820 SF (Dwelling Units Only	<i>i</i>)					
						Connected Load (VA)	
eede	r & Service Loads per NEC 220.	84 Part IV					
C1	General Loads (220.84 (C)(1))						
а	Lighting & Receptacles	3	VA/SF	23820	SF	71,460	
C2	Required Circuits (220.84 (C)(2))						
а	Laundry Circuit	1,500	VA/Circuit	24	Circuit	36,000	
b	Kitchen Circuits	1,500	VA/Circuit	48	Circuit	72,000	
СЗ	Nameplate Ratings of Equipment (220.84 (C)(3))					
a1	Microwave	1,000	VA/Circuit	24	ea	24,000	
a2	Dishwasher	840	VA/Circuit	24	ea	20,160	
a3	Disposal	1175	VA/Circuit	24	ea	28,200	
a4	Refrigerator	1200	VA/Circuit	24	ea	28,800	
b	Electric Range	8,000	VA/Circuit	24	ea	192,000	
С	Electric Clothes Dryer	5,000	VA/Circuit	24	ea	120,000	
d	Water Heater	4,500	VA/Circuit	24	ea	108,000	
C4	Nameplate Ratings of Motors (220	.84 (C)(4))					
	VTAC Blower	150	VA/Circuit	24	ea	3,600	
	Exhaust Fan - Kitchen	20	VA/Circuit	24	ea	480	
	Exhuast Fan - RR	20	VA/Circuit	48	ea	960	
C5	Larger of Heating and A/C load (2	20.84 (C)(5))					
	2BR Electric Heat + Defrost	8,029	VA/Circuit	12	ea	96,348	
	3BR Electric Heat + Defrost	10,400	VA/Circuit	12	ea	124,800	
			Con	nected Lo	oad Total	926,808	
	D	welling Unit Der	nand Load f	rom Tabl	e 220.84	35%	324,38
		Building Se	ervice NEC	Demand	Load (VA	م) Sub-Total	324,38
		Tota	•			Load (VA)	-
	Total Building Se	rvice Demand				Load (VA)	28,77 1,471
	Provide 1600A Me		Luau (Am	veres)@	240/120	v-irii, 344	1,471

FINISHED GRADE

Apartment #	Feeder Size
A105, A106, A205, A206, A305, A306, B107, B108, B207, B208, B307, B308	BASE BID (COPPER): (3)#1,#8G IN 1-1/4" C OR MC CABLE ALTERNATE BID (ALUMINUM): (3)#1, #6G IN 1-1/4" C OR MC CABLE
A103, A104, A203, A204, A303, A304, B105, B106, B205, B206, B305, B306	BASE BID (COPPER): (3)#1,#8G IN 1-1/4" C OR MC CABLE ALTERNATE BID (ALUMINUM): (3)#2/0, #4G IN 1-1/2" C OR MC CABLE
A101, A102, A201, A202, A301, A302, B103, B104, B203, B204, B303, B304	BASE BID (COPPER): (3)#1/0,#6G IN 1-1/2" C. OR MC CABLE ALTERNATE BID (ALUMINUM): (3)#4/0, #2G IN 2" C OR MC CABLE
B101, B102, B201, B202, B301, B302	BASE BID (COPPER): (3)#2/0,#4G IN 1-1/2" C. OR MC CABLE ALTERNATE BID (ALUMINUM): (3)#4/0, #1/0G IN 2" C OR MC CABLE

2. Ensure panel lugs are adequately sized to handle up-sized feeders.

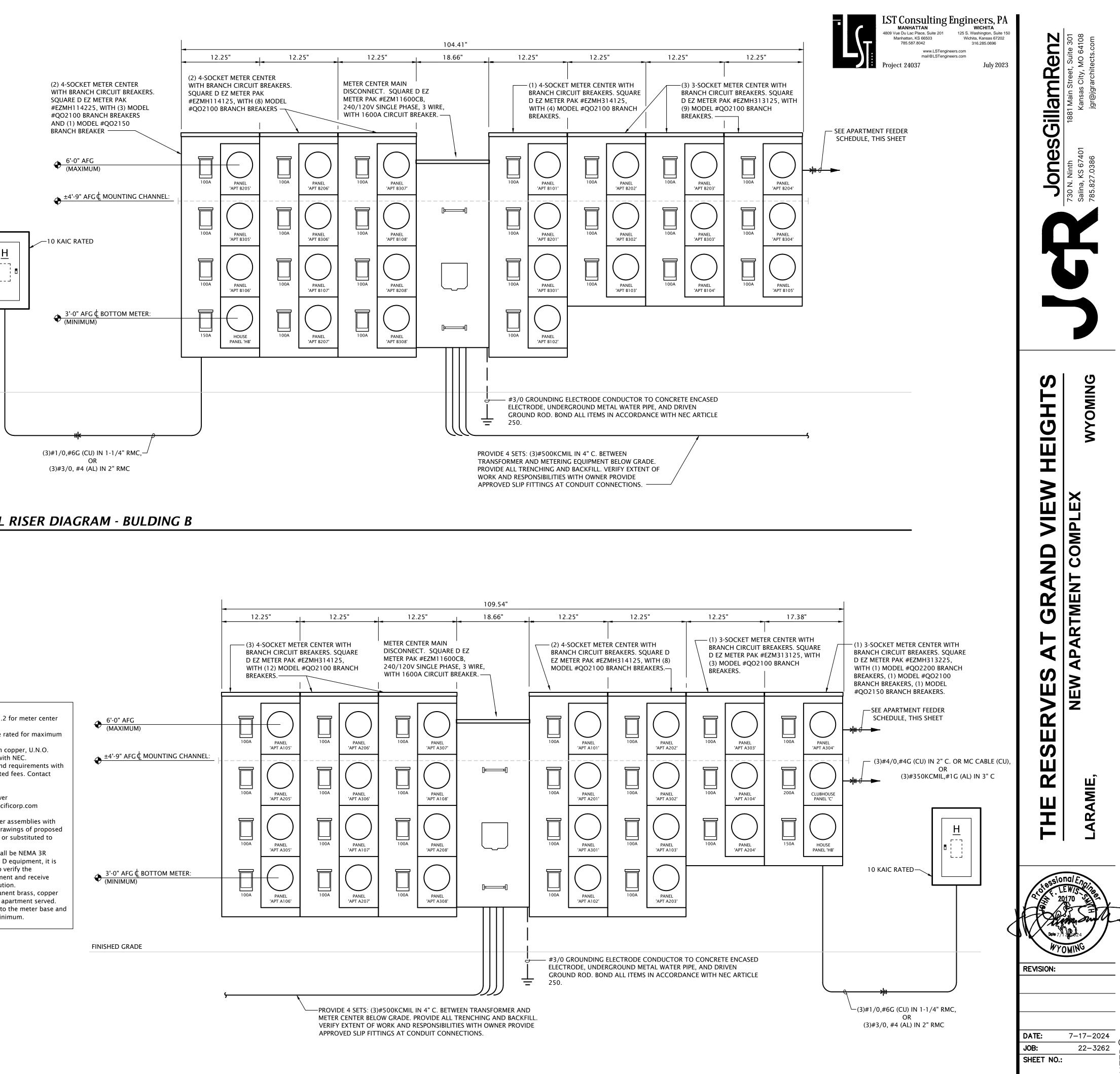
Build Area:	17190 SF (Dwelling	Units Only)						
							Connected Load (VA)	
eede	r & Service Loads per	NEC 220.84 F	Part IV					
	General Loads (220.84							
	Lighting & Receptacles		3	VA/SF	17190	SF	51,570	
C2	Required Circuits (220.	84 (C)(2))						
	Laundry Circuit		1,500	VA/Circuit	18	Circuit	27,000	
	Kitchen Circuits		· · · · · · · · · · · · · · · · · · ·	VA/Circuit		Circuit	54,000	
СЗ	Nameplate Ratings of E	quipment (220	.84 (C)(3))					
	Microwave			VA/Circuit	18	ea	18,000	
a2	Dishwasher		840	VA/Circuit	18	ea	15,120	
a3	Disposal		1175	VA/Circuit	18	ea	21,150	
	Refrigerator		1200	VA/Circuit	18	ea	21,600	
	Electric Range		8,000	VA/Circuit	18	ea	144,000	
	Electric Clothes Dryer		-	VA/Circuit	18	ea	90,000	
	Water Heater			VA/Circuit	18	ea	81,000	
C4	Nameplate Ratings of M	otors (220.84	(C)(4))					
	VTAC Blower			VA/Circuit	18	ea	2,700	
	Exhaust Fan - Kitchen		20	VA/Circuit	18	ea	360	
	Exhuast Fan - RR		20	VA/Circuit	36	ea	720	
C5	Larger of Heating and A	√C load (220.8	34 (C)(5))					
	2BR Electric Heat + De	frost	8,029	VA/Circuit	12	ea	96,348	
	3BR Electric Heat + De	frost	10,400	VA/Circuit	6	ea	62,400	
					nected Lo		,	
		Dwelli	ng Unit Der	nand Load f	rom Tabl	e 220.84	38%	240,089
			Building Se	ervice NEC	Demand	Load (VA	A) Sub-Total	240,089
							Load (VA)	240,089
							Load (VA)	39,415
							Load (VA)	26,464
		uilding Servi 600A Meter		Loaα (Amp	peres) @	240/120	w-1Pn, 3W	1,275

NOTES:

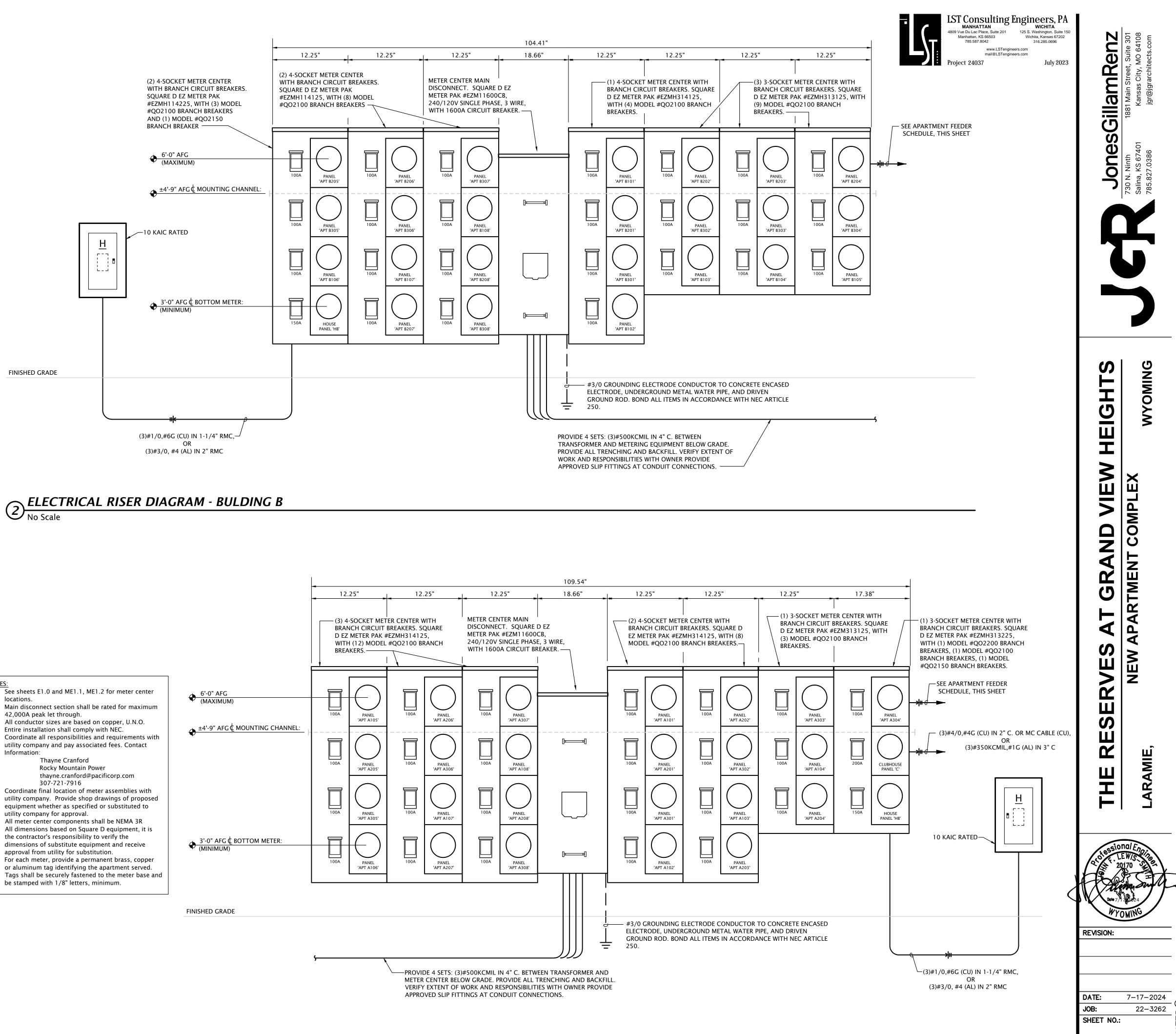
- See sheets E1.0 and ME1.1, ME1.2 for meter center locations.
- Main disconnect section shall be rated for maximum 42,000A peak let through.
- All conductor sizes are based on copper, U.N.O. Entire installation shall comply with NEC.
- Coordinate all responsibilities and requirements with utility company and pay associated fees. Contact Information:

Thayne Cranford Rocky Mountain Power

- thayne.cranford@pacificorp.com 307-721-7916
- Coordinate final location of meter assemblies with utility company. Provide shop drawings of proposed
- utility company for approval. All meter center components shall be NEMA 3R
- All dimensions based on Square D equipment, it is the contractor's responsibility to verify the dimensions of substitute equipment and receive
- approval from utility for substitution. For each meter, provide a permanent brass, copper or aluminum tag identifying the apartment served. Tags shall be securely fastened to the meter base and be stamped with 1/8" letters, minimum.



E6.2





		on	225 MLO	Manufacturer: Bus Amps: MCB Amps: AIC Rating: Other:		Designation: C Location: MECH ROOM Voltage: 240/120V-1Ph-3W Enclosure: NEMA 1 Mounting: Surface				
cuit # l	Circuit a	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
1 EXT	1	2	RCPT - OFFICE 112	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	LTG - CLUB,OFFICE,LIBRARY	1	
3	3	4	RCPT - CLUB 101	2 # 12, # 12G., 1/2"C.	20/1	20 / 1	2#12,#12G., 1/2"C.	LTG - HALL,STOR,FITNESS	3	
5	5	6	RCPT - WARMING COUNTER	2#12,#12G., 1/2"C.	20/1	20 / 1		SPARE BREAKER	5	
7 ^{P.}	7	8	RCPT - WARMING COUNTER	2#12,#12G., 1/2"C.	20/1	20 / 1	2#12,#12G., 1/2"C.	RCPT - LIBRARY	7	
9	9	10	SPARE BREAKER		20/1	20 / 1	2#12,#12G., 1/2"C.	RCPT - HALL,STOR,TLTS	9	
11	11	12	RCPT - DIS HWAS HER	2#12,#12G., 1/2"C.	20/1	20 / 1	2#12,#12G., 1/2"C.	RCPT - FITNESS	11	
13	13	14	RCPT - REFRIGERATOR	2#12,#12G., 1/2"C.	20/1	20 / 1	2#12,#12G., 1/2"C.	RCPT - FITNESS	13	
15 WE	15	16	RCPT - DISPOSER	2#12,#12G., 1/2"C.	20/1	20 / 1	2#12,#12G., 1/2"C.	RCPT - FITNESS	15	
17 EA	17	18	HEAT PUMP 'HP' 15 MCA	2#8,#10G., 3/4"C.	45 / 2	20 / 1	2#12,#12G., 1/2"C.	RCPT - STOR 103	17	
19 FƯ	19	20				20 / 1	2#12,#12G., 1/2"C.	RCPT - STOR 103	19	
21	21	22	BLOWER COIL 'BC'	2 # 4, # 10G., 1"C.	60 / 2	25/2	2#10,#10G., 3/4"C.	HEATER 'EH-1'	21	
2 3 FU	23	24	CIRCUIT #1 7.2 KW						23	
25	25	26	BLOWER COIL 'BC'	2#10,#10G., 3/4"C.	25 / 2	30 / 2	2#10,#10G., 3/4"C.	WATER HEATER	25	
27 FU	27	28	CIRCUIT #2 3.6 KW						27	
29	29	30	SPACE			2	1" C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	29	
31 FU	31	32	SPACE						31	
33	33	34	SPACE			2	1" C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	33	
35	35	36	SPACE						35	
37	37	38	SPACE					SPACE	37	
39 F	39	40	SPACE					SPACE	39	
	41	42	SPACE					SPACE	41	

					Manufacturer: Bus Amps: MCB Amps: AIC Rating: Other:	150 MLO	on
ircuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	Exterior building lights	2#10,#10G., 3/4"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	FACP	2
3	WALL HEATER	2#12,#12G., 1/2"C.	20 / 2	20/1	2#12,#12G., 1/2"C.	RECEPTACLES	4
5				20 / 1	2#10,#10G., 3/4"C.	FUTURE RADON FANS	6
7	PARKING LOT CANOPY LIGHTING	2#10,#10G., 3/4"C.	20 / 1	20 / 1	2#10,#10G.,3/4"C.	PARKING LOT LIGHTS	8
9	FIRE SPRINKLER AIR COMPRESSOR	2#12,#12G., 1/2"C.	20 / 1	20/1	2#12,#12G., 1/2"C.	EXTERIOR LIGHTING CONTROLS	10
11	HEAT TRACE	2#12,#12G., 1/2"C.	20 / 1	20/1	2#12,#12G., 1/2"C.	TELECOMM	12
13	HEAT TRACE	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#10,#10G.,3/4"C.	MONUMENT SIGN LIGHTING	14
15	WEST BREEZEWAY LICHTS	2#10,#10G., 3/4"C.	20 / 1	2	1"C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	16
17	EAST BREEZEWAY LIGHTS	2#10,#10G., 3/4"C.	20 / 1				18
19	FUTURE DE-ICING SYSTEM	1 "C. WITH PULL STRING	2	2	1"C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	20
21							22
23	FUTURE DE-ICING SYSTEM	1 "C. WITH PULL STRING	2	2	1"C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	24
25							26
27	FUTURE DE-ICING SYSTEM	1 "C. WITH PULL STRING	2	2	1"C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	28
29							30
31	FUTURE DE-ICING SYSTEM	1 "C. WITH PULL STRING	2			S PACE ONLY	32
33						S PACE ONLY	34
35	SPACE ONLY					S PACE ONLY	36
37	S PACE ONLY					S PACE ONLY	38
39	FUTURE SOLAR SPACE					S PACE ONLY	40
41						S PACE ONLY	42

CLUBHOUSE ELECTRICAL SERVICE LOAD SUMMARY

Load Types	Connected VA	VA/ft ²	NEC Demand Factor	Demand VA
General Lighting	735	0.00	125%	919
Convenience Receptacles	6,480	0.00	100% of 1st 10 KVA, 50% of Remainder	6,480
Dedicated Outlets	3,000	0.00	100%	3,000
Mo to rs	516	0.00	125%	645
Air Conditioning*	5,408	0.00	0%	0
Electric Space Heating*	14,776	0.00	125%	18,470
Water Heaters	4,500	0.00	125%	5,625
Future Snow Melt	4,000	0.00	100%	4,000
	·		Total NEC Demand VA	39,139
* Demand load incorporates great	er of heating and		Spare Capacity = 10%	3,914
A/C loads	J		Total Service VA	43,053
			Minimum Ampacity at 240/120V-1Ph-3W	179
			Service Size =	200 A

Area	880	SF									
								Connected Load (VA)	Demand Load (VA		
- eede	er & Se	ervice Load	s per NEC	220.82 Pa	irt IV			,			
в	GENE	RAL LOADS	-								
B1		I Lighting & R	acantaclas ((220 82 (B))	(1))						
		Lighting & Re			VA/SF	880	SE	2,640			
	aj	Lighting a rac	ocpiacies	J	V/V01	000	0	2,040			
B2	Small A	Appliance & La	aundry Bran	ch Circuits	(220.82 (B)(2))					
		Laundry Circ			VA/Circuit		Circuit	1,500			
		Kitchen Circu			VA/Circuit		Circuit	3,000			
B3	Namep	late Ratings of	f Equipment	(220.82 (B)(3))						
	a1)	Dishwasher		840	VA/Circuit	1	ea	840			
	a2)	Refrigerator		1,000	VA/Circuit	1	ea	1,000			
	a3)	Microwave		1200	VA/Circuit	1	ea	1,200			
	a4)	Disposal		1175	VA/Circuit	1	ea	1,175			
	b)	Electric Rang	e	8,000	VA/Circuit	1	ea	8,000			
	c)	Clothes Drye	r	5,000	VA/Circuit	1	ea	5,000			
	d)	Water Heater	-	4,500	VA/Circuit	1	ea	4,500			
B4	Namon	late Ratings of	Motore (22	0.82 (B)(4))							
04	-	Blower Coil F			, VA/Circuit	1	ea	150			
	,	Exhaust Fan			VA/Circuit		ea	20			
	,	Exhaust Fan			VA/Circuit		ea	40			
	•,	Exhaustran			art (B) Con						
		Part (F	B) Demand I	-				remainder)	17,626		
с	HEATI	NG AND AIR		•					,		
		ameplate Ratir									
• ·		Electric Heat			VA/Circuit		ea	3,400			
	.,	Elocatorioat		,	art (C) Con			<u>`</u>			
								emand Load	3,400		
					Total			mand Load	21,026		
						Tot	al NEC [Demand VA	21,026		
					Tota	I Amns @	0 240/120	NV-1Ph-3W	88		
		Total Amps @ 240/120V-1Ph-3W Provide 125A Load Center & Feed with 100A/2P Breaker									

		Bath Unit			511				
Area	1105	SF							
								Connected	Demand
								Load (VA)	Load (VA
eed	er & Se	ervice Load	s per NEC	220.82 Pa	art IV				
В	GENE	RAL LOADS							
B1	Genera	al Lighting & R	eceptacles	(220.82 (B)	(1))				
		Lighting & Re			VA/SF	1105	SF	3,315	
B 2	Small A	Appliance & La	aundry Bran	ch Circuits	(220.82 (B)	(2))			
	a)	Laundry Circ	uit	1,500	VA/Circuit	1	Circuit	1,500	
	b)	Kitchen Circu	uits	1,500	VA/Circuit	2	Circuit	3,000	
B3	Namep	late Ratings o	f Equipment	(220.82 (B)(3))				
		Dishwasher		1.0	VA/Circuit	1	ea	840	
	a2)	Refrigerator		1,000	VA/Circuit	1	ea	1,000	
		Microwave		1200	VA/Circuit	1	ea	1,200	
	a4)	Disposal		1175	VA/Circuit	1	ea	1,175	
	b)	Electric Rang	je	8,000	VA/Circuit	1	ea	8,000	
	C)	Clothes Drye	r	5,000	VA/Circuit	1	ea	5,000	
	d)	Water Heater	-	4,500	VA/Circuit	1	ea	4,500	
B4	Namep	late Ratings o	f Motors (22	0.82 (B)(4))				
		Blower Coil F			VA/Circuit	1	ea	150	
	,	Exhaust Fan		20	VA/Circuit	1	ea	20	
		Exhaust Fan		20	VA/Circuit	2	ea	40	
				P	art (B) Con	nected Lo	oad Total	29,740	
		Part (I	B) Demand I	Load Total (100% of 1s	t 10KVA -	+ 40% of	remainder)	17,8 96
С	HEATI	NG AND AIR	-CONDITIC	NING LOA	D				
C4	65% N	ameplate Rati	ngs of Spac	e Heat (220	.82 (C)(4))				
	1)	Electric Heat		5,000	VA/Circuit	1	ea	5,000	
				P	art (C) Con	nected Lo	oad Total	5,000	
						Pa	urt (C) D∉	emand Load	5,000
					Total	Dwelling	Unit De	mand Load	22,896
								Demand VA	22,896
					Tota			0V-1Ph-3W	95
		Provide 12	25A Load	Center &					

Designation: HA Location: EXTERIOR WALL Voltage: 240/120V-1Ph-3W Enclosure: NEMA 3R Mounting: Surface					Manufacturer: Square D 'NQ' Bus Amps: 150 MCB Amps: MLO AIC Rating: 10 KAIC Other: Integral Surge Protectio						
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #				
1	Exterior building lights	2#10,#10G., 3/4"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	FACP	2				
3	WALL HEATER	2 # 12, # 12G., 1/2"C.	20 / 2	20 / 1	2 # 12, # 12G., 1/2"C.	RECEPTACLES	4				
5				20 / 1	2#10,#10G., 3/4"C.	FUTURE RADON FANS	6				
7	PARKING LOT CANOPY LIGHTING	2#10,#10G., 3/4"C.	20 / 1	20 / 1	2#10,#10G., 3/4"C.	PARKING LOT LIGHTS	8				
9	FIRE SPRINKLER AIR COMPRESSOR	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	EXTERIOR LIGHTING CONTROLS	10				
11	HEAT TRACE	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	TELECOMM	12				
13	HEAT TRACE	2#12,#12G., 1/2"C.	20 / 1			SPACE	14				
15	WEST BREEZEWAY LIGHTS	2#10,#10G., 3/4"C.	20 / 1	2	1" C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	16				
17	EAST BREEZEWAY LIGHTS	2#10,#10G., 3/4"C.	20 / 1				18				
19	FUTURE DE-ICING SYSTEM	1" C. WITH PULL STRING	2	2	1" C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	20				
21							22				
23	FUTURE DE-ICING SYSTEM	1" C. WITH PULL STRING	2	2	1" C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	24				
25							26				
27	FUTURE DE-ICING SYSTEM	1" C. WITH PULL STRING	2	2	1" C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	28				
29							30				
31	FUTURE DE-ICING SYSTEM	1" C. WITH PULL STRING	2			S PACE ONLY	32				
33						S PACE ONLY	34				
35	S PACE ONLY					S PACE ONLY	36				
37	S PACE ONLY					S PACE ONLY	38				
39	FUTURE SOLAR SPACE					S PACE ONLY	40				
41						S PACE ONLY	42				

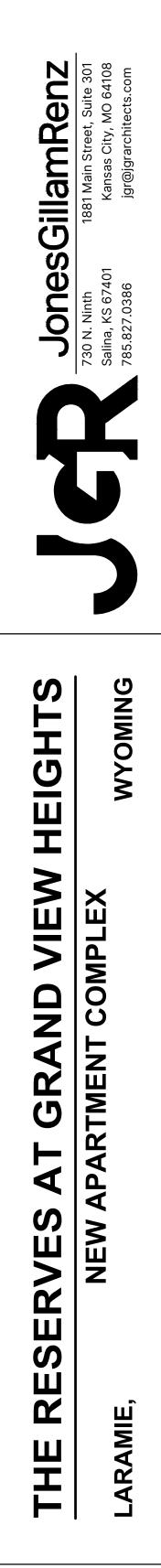
	Р		3 Bedroom Apartr 208/120V-1Ph-3V	Mounting: Flush Bus Amps: 125 MCB Amps: MLO Other: 10 KAIC Panel is typical for 3BR units				
	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	1	HALLWAY RCPTS	2#12,#12G,1/2"C	20/1	20 / 1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2
3	3	DIS HWAS HER/DIS POSAL	2#12, #12G, 1/2"C	20/1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	20/1	30 / 2	3#10, #10G, 3/4"C	CLOTHES DRYER	6
3	7	REFRIGERATOR	2#12, #12G, 1/2"C	20/1				8
3	9	COUNTER TOP RCPTS	2#12, #12G, 1/2"C	20/1	40 / 2	3#8, #10G, 1"C	RANGE	10
3	11	Counter Top/ Kitchen RCPTS	2#12, #12G, 1/2"C	20/1				12
1	13	LIVING ROOM RCPTS	2#12, #12G, 1/2"C	20/1	30 / 2	2#10,#10G,3/4"C	WATER HEATER 'HWH'	14
	15	HALL BATHROOM	2#12, #12G, 1/2"C	20/1				16
1	17	MASTER BEDROOM	2#12, #12G, 1/2"C	20/1	60 / 2	2#4,#10G,1"C	VTAC	18
1	19	HALLWAY BEDROOM	2#12, #12G, 1/2"C	20/1				20
	21	KITCHEN EX HAUST 'EF-2'	2#12, #12G, 1/2"C	20/1	20 / 1	2#12, #12G, 1/2"C	MASTER BATHROOM	22
	23	SPACE ONLY			20 / 1	2#12, #12G, 1/2"C	CORNER BEDROOM	24



IST Consulting Engineers, PA MANHATTAN 4809 Vue Du Lac Place, Suite 201 Manhattan, KS 66503 785.587.8042 **ISS Superior** Manhattan, KS 66503 785.587.8042

July 2023

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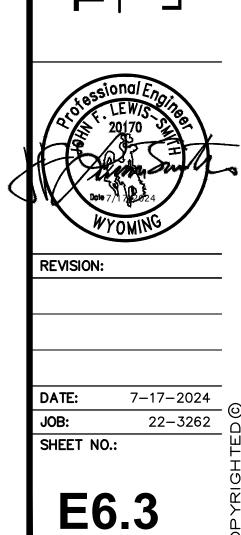
PANEL SCHEDULE NOTES BY SYMBOL

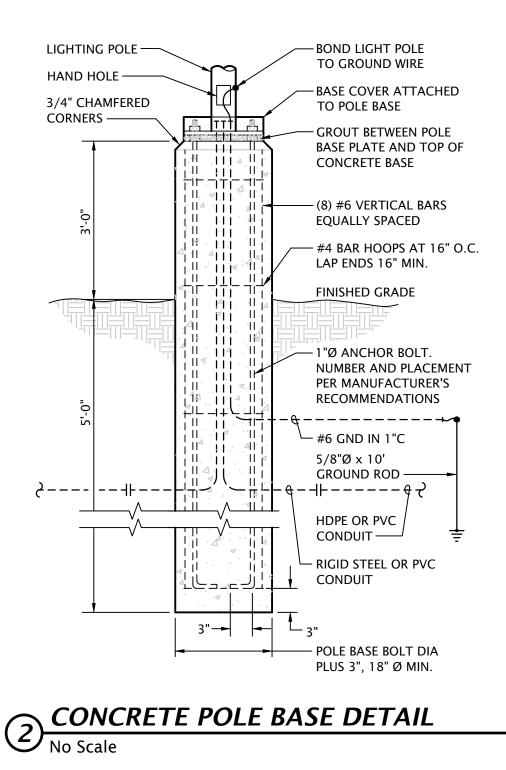
1. ARC FAULT CIRCUIT INTERRUPTING (AFCI) TYPE BREAKER.

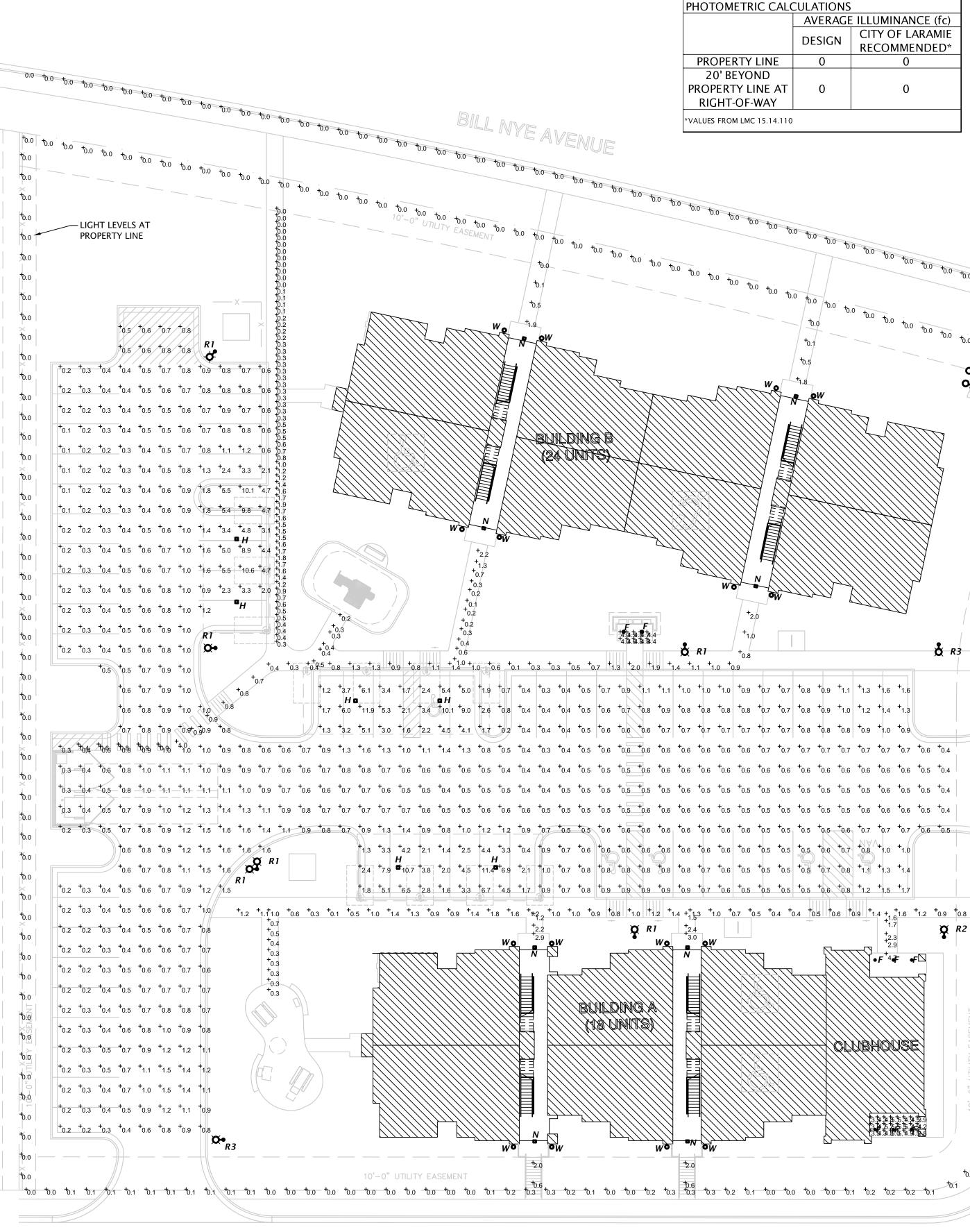
2. CLASS 'A', 5mA RATED GROUND FAULT CIRCUIT INTERRUPTING (GFCI) TYPE BREAKER.

3. COMBINATION AFCI/GFCI TYPE BREAKER.

P		2 Bedroom Apartr 208/120V-1Ph-3V	Mounting: Flush Bus Amps: 125 MCB Amps: MLO Other: 10 KAIC Panel is typical for 2BR units						
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #		
1	HALLWAY RCPTS	2#12, #12G, 1/2"C	20 / 1	20/1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2		
3	DIS HWAS HER/DIS POSAL	2#12, #12G, 1/2"C	20 / 1	20/1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4		
5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	20 / 1	30/2	3#10, #10G, 3/4"C	CLOTHES DRYER	6		
7	REFRIGERATOR	2#12, #12G, 1/2"C	20 / 1				8		
9	COUNTER TOP RCPTS	2#12, #12G, 1/2"C	20 / 1	40/2	3#8, #10G, 1"C	RANGE	10		
11	COUNTER TOP/ KITCHEN RCPTS	2#12, #12G, 1/2"C	20 / 1				12		
13	LIVING ROOM RCPTS	2#12, #12G, 1/2"C	20 / 1	30/2	2#10, #10G, 3/4"C	WATER HEATER 'HWH'	14		
15	BATHROOM	2#12, #12G, 1/2"C	20 / 1				16		
17	MASTER BEDROOM	2#12, #12G, 1/2"C	20 / 1	45 / 2	2#6,#10G,3/4"C	VTAC	18		
19	HALLWAY BEDROOM	2#12, #12G, 1/2"C	20 / 1				20		
21	KITCHEN EX HAUST 'EF-2'	2#12, #12G, 1/2"C	20 / 1			S PACE ONLY	22		
23	S PACE ONLY					S PACE ONLY	24		









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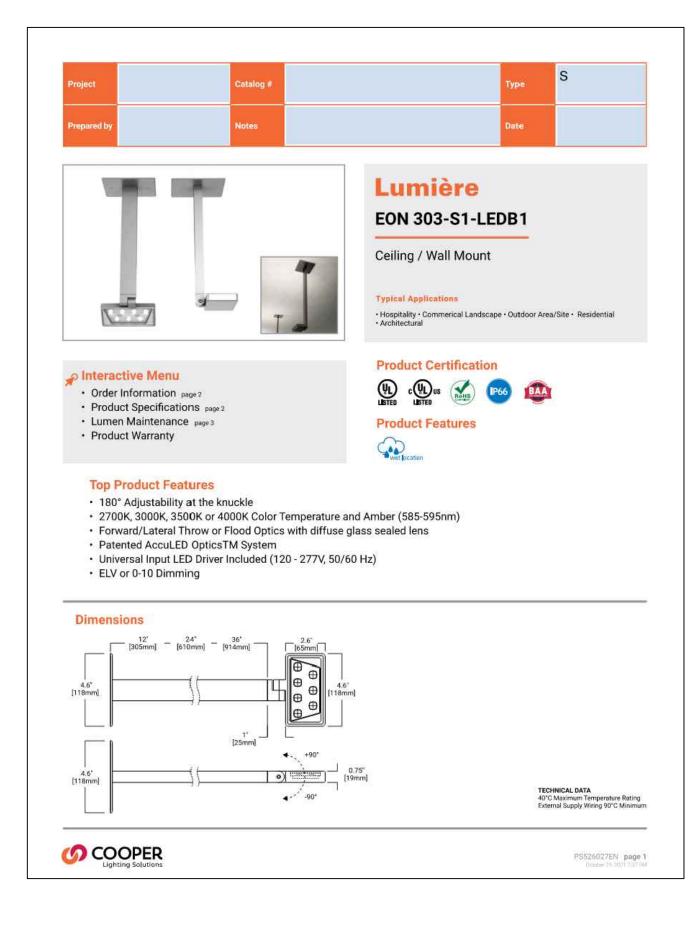
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(CULATIONS	
	AVERAGE	E ILLUMINANCE (fc)
	DESIGN	CITY OF LARAMIE
	DESIGN	RECOMMENDED*
	0	0
	0	0
0		

ALLOWABLE LUMENS									
FIXTURE		FIXTURE	SUBTOTAL						
TYPE	QUANTITY	LUMENS	LUMENS						
F	8	600	4,800						
R1	6	3,064	18,384						
R2	1	2,782	2,782						
R3	2	2,782	5,564						
Н	6	3,181	19,086						
Ν	8	1,800	14,400						
S	4	634	2,536						
W	16	500	8,000						
		TOTAL LUMENS	75,552						
1.93 ACRES	*40,000/ACRE =	77,200 ALLOWA	BLE LUMENS						

0110 **O**M +0.0 S (x4) **+**0.0 **+**0.0 +00 **†**0.0 **Ö** R3 **†**0.0 +0.6 +0.6 +0.5 +0.5 +0.5 +0.5 +0.5 +0.5 +0.5 +0.6 +0.6 +0.6 +0.5 +0.4 +0.0 +0.6 +0.6 +0.5 +0.5 +0.5 +0.5 +0.6 +0.7 +0.7 +0.7 +0.6 +0.5 **4**+0.0 +0.0 **+**0.0 +o.c +0.0 + to.c ∫∙F^{′4}Æ •F⊠ = **t**o / +o o (CLUBHQUSÉ 3.5.5.5.5.5.5.5.2 3.5.5.6.5.4.9.5.3 †0 1 to.3 to.2 to.1 to.0 to.0 to.0 to.1 to.2 to.2 to.2 to.1 LIGHT LEVELS 20 FEET BEYOND PROPERTY LINE **†**0.0 AT RIGHT-OF-WAY **+**0.0 **+**0.0





Luminaire Type: W 🧕 gotham и к с и т о Catalog Number: ds BAA Multiple Layers of Light 4" High Center Beam Round Downlight Feature Set Eleven optimized distribution patterns allow designers to
 70% lumen maintenance at 60,000 hours achieve tailored objectives 2.5 SDCM; 85 CRI typical, 90+ CRI optional Bounding Ray[™] optical design Fixtures are wet location, covered ceiling 45° Cutoff to source and source image ENERGY STAR® Certified product Field interchangeable optic Driver and LED light engine fully serviceable from below Distribution 60° beam angle 10° beam 15° beam 20° beam 25° beam 30° beam 35° beam angle angl n 45° beam 50° beam angle angle 65° beam angle **Superior Perfomance** Nominal 500 750 1000 1500 2000 2500 3000 3500 4000 4500 5000 ds design select Delivered 703 807 1062 1545 1977 2419 2920 3548 3982 4419 4848 Wattage 6.7 7.5 9.8 15.1 21.5 26.5 34.1 33.8 39.5 46.2 53.2 Items marked by a shaded background qualify for the Design Efficacy 104 108 108 102 92 91 86 105 101 96 91 Select program and ship in 15 days or less. To learn more about *Based on 3500K 80CRI 35D AR LSS Design Select, visit <u>www.acuitybrands.com/designselect</u>. "See ordering tree for details Coordinated Apertures | Multiple Layers of Light High Center Beam Layer I Incito EVO + Incito - Multiple Layers of Light General Illumination Layer | EVO Core Downlight Open Lensed Wallwash Wallwash Downlight Adjustable Lensed Cylinder Wallwash Cylinder Healthcare MRI Surgical Patient Suite Room **Special Applications** Dynamic Food Service Vandal Clean Room Shower

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com

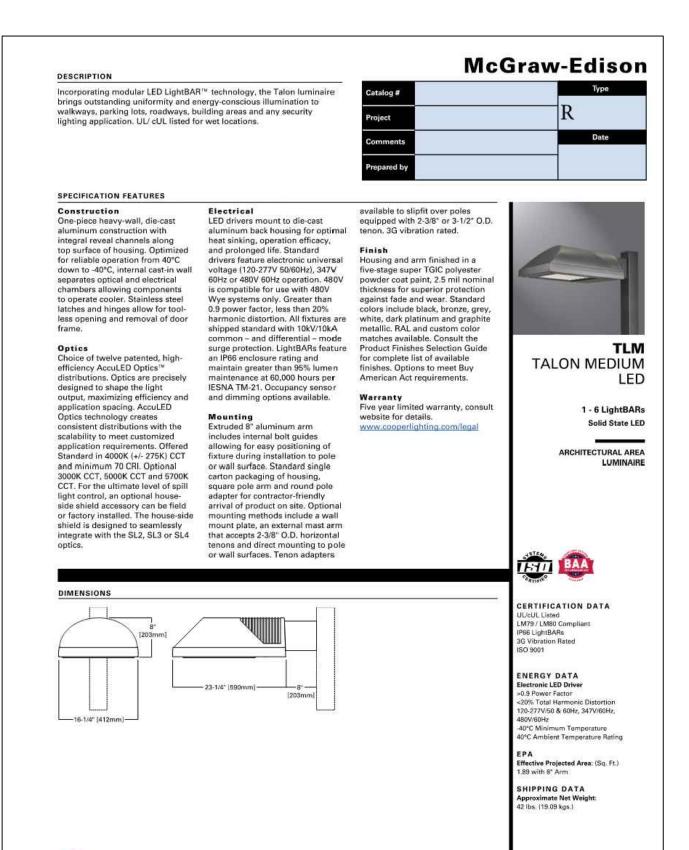
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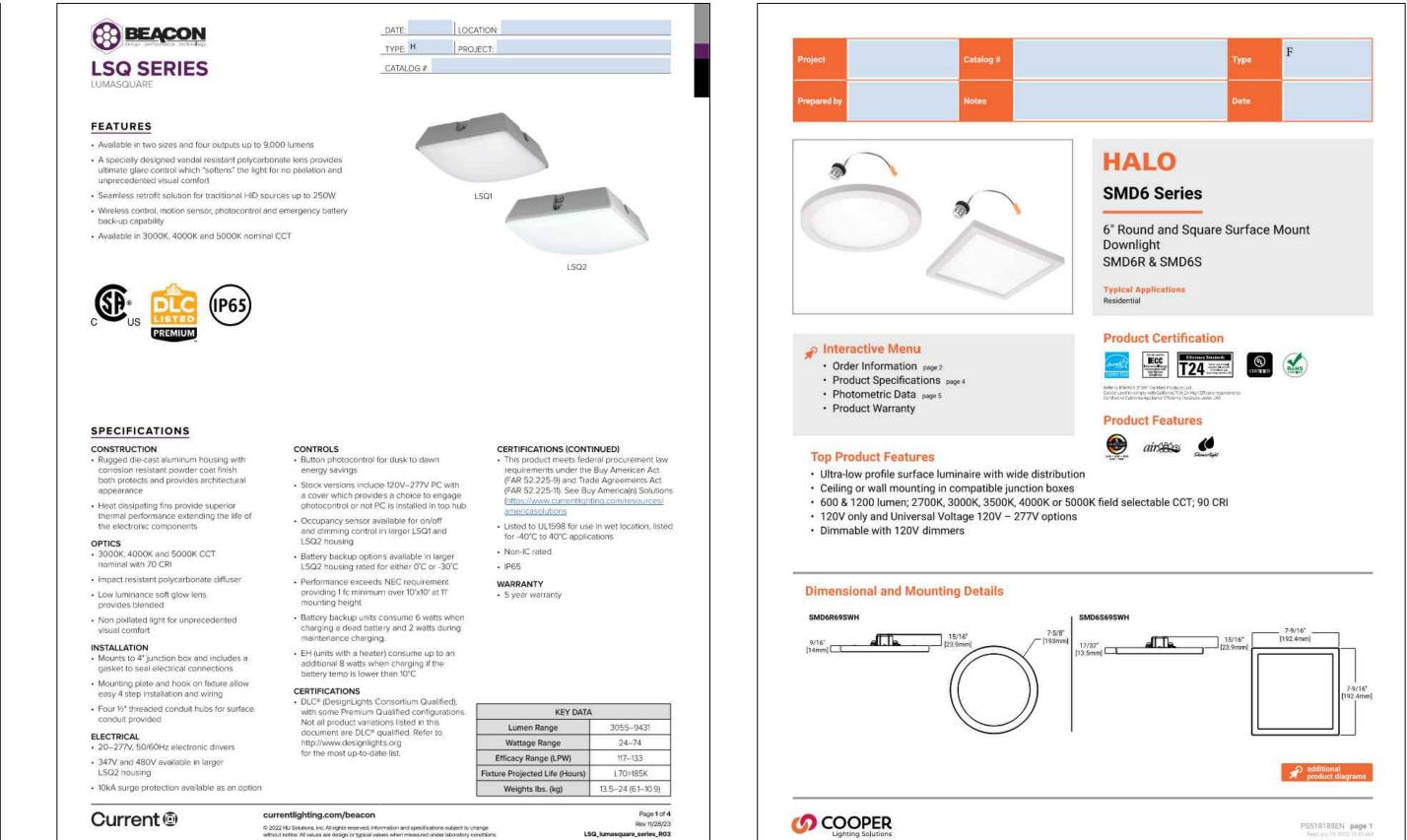
PRODUCT DESCRIPTION The MERU Series is an architectural, low-profile outdoor light, offering "normally On" AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2" NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,800 lumens in AC and 600 lumens in emergency. LED color at 4000K. PRODUCT SPECIFICATIONS CONSTRUCTION Die cast aluminum housing with superior heat sink . Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips . Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation · Silicone rubber seal with hollow center, shape adaptive design protects the electrical components . Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish. ELECTRICAL Dual Voltage 120-277V 60Hz input · Solid state charging and switching · Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit · Standard with Self Diagnostics to monitor proper operation. LAMPS Supplied with eight (8) LG SMD 4000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1800 Lumens in AC mode, 600 Lumens in Emergency mode · Full cut-off optics for Dark Sky compliance BATTERY Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge. CODE COMPLIANCE UL924 • Listed for wet location applications (0"C-50"C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NFPA 70 • NEC and OSHA compliant • DLC Listed • RoHS Compliant WARRANTY 5-year warranty. Product specifications subject to change without notice. INSTALLATION MOUNTING Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box. operation mode MERU-LED ACEM = General & Emergency Lighting DB = Dark Bronze = General Lighting Ordering Example: MERU-ACEM-DB

MERU Series



COOPER





LSQ_lumasquare_series_R03

MARK	MANUF.	MODEL NUMBER		LAMP DATA	BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
			#	TYPE					1101125
F	HALO	SMD6R-6-930-WH		600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	6
Н	BEACON	LSQ1-25-4K7-UNV		30W LED 3,181 LUMEN	0-10V DIMMING	SURFACE	SELECTED BY ARCHITECT	SQUARE SURFACE MOUNTED ACRYLIC LENS	3,4,5
Ν	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	2,3
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	1,3
R12	MCGRAW EDISON	(2) TLM-E01-LED-E1-T4		3,064 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHTS, TWO HEADS MOUNTED AT 90°, FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	1,3
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	1,3
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	1,3
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	3
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	6

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

NOTES:

1. Provide fixture/pole assembly with mounting arm and 15' 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. Fixture shall be U.L. listed for wet locations.

4. Provide with integrally occupancy sensor.

5. Provide with emergency battery backup.

6. Fixture shall be U.L. listed for damp locations.

TD500010EN May 22, 2024 6:34 PM LST Consulting Engineers, PA WICHITA
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July 2023 Project 24037



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