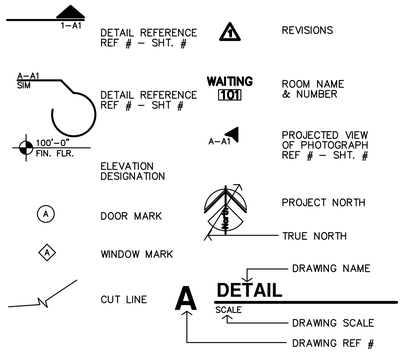
THE RESERVES at GRAND VIEW HEIGHTS

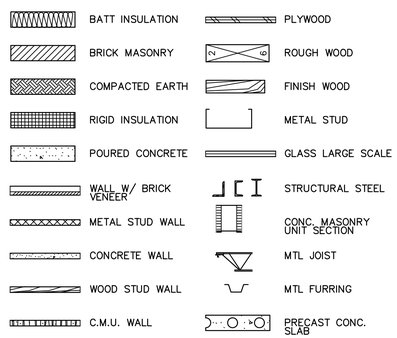
NEW APARTMENT COMPLEX

LARAMIE, **24-3262** **WYOMING**

REFERENCE LEGEND



MATERIAL LEGEND



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ABBREVIATIONS

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

SHEET INDEX

9-27-2024

GENERAL

ARCHITECTURAL

CIVIL *SUBMITTED UNDER SEPARATE PERMIT

STRUCTURAL

MECHANICAL, PLUMBING, ELECTRICAL

BLDG PERMIT SET (REV) 9-27-2024

BUILDING A INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC: R-2 APARTMENTS; B BUSINESS

ALLOWABLE AREA INCREASE:

	R-2
BASE ALLOWABLE	7,000 SF
FRONTAGE INCREASE (74%)	4,130 SF
TOTAL FLOOR ALLOWABLE	11,130 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	8,609 SF
SECOND FLOOR	7,155 SF
THIRD FLOOR	7,155 SF
TOTAL BLDG AREA	22,919 SF

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

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

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

TOTAL OCCUPANT LOAD: 126

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

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

BUILDING B INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC: R-2 APARTMENTS

ALLOWABLE AREA INCREASE:

	R-2
BASE ALLOWABLE	7,000 SF
FRONTAGE INCREASE (67.0%)	4,690 SF
TOTAL FLOOR ALLOWABLE	11,690 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

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

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"

TOTAL OCCUPANT LOAD: 132

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

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

GENERAL PROJECT INFORMATION

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-B

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

ROOF COVERINGS
CLASS C OR BETTER

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

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

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

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

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

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

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

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

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW CONSTRUCTION
FACILITY NAME	THE RESERVES AT GRAND VIEW HEIGHTS
FACILITY ADDRESS	(UNASSIGNED) BILL NYE AVENUE
COUNTY	ALBANY COUNTY
LOCAL FIRE DEPARTMENT	CITY OF LARAMIE, WY
WATER SUPPLY	CITY OF LARAMIE, WY
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF LARAMIE, WY
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2023 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERV CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

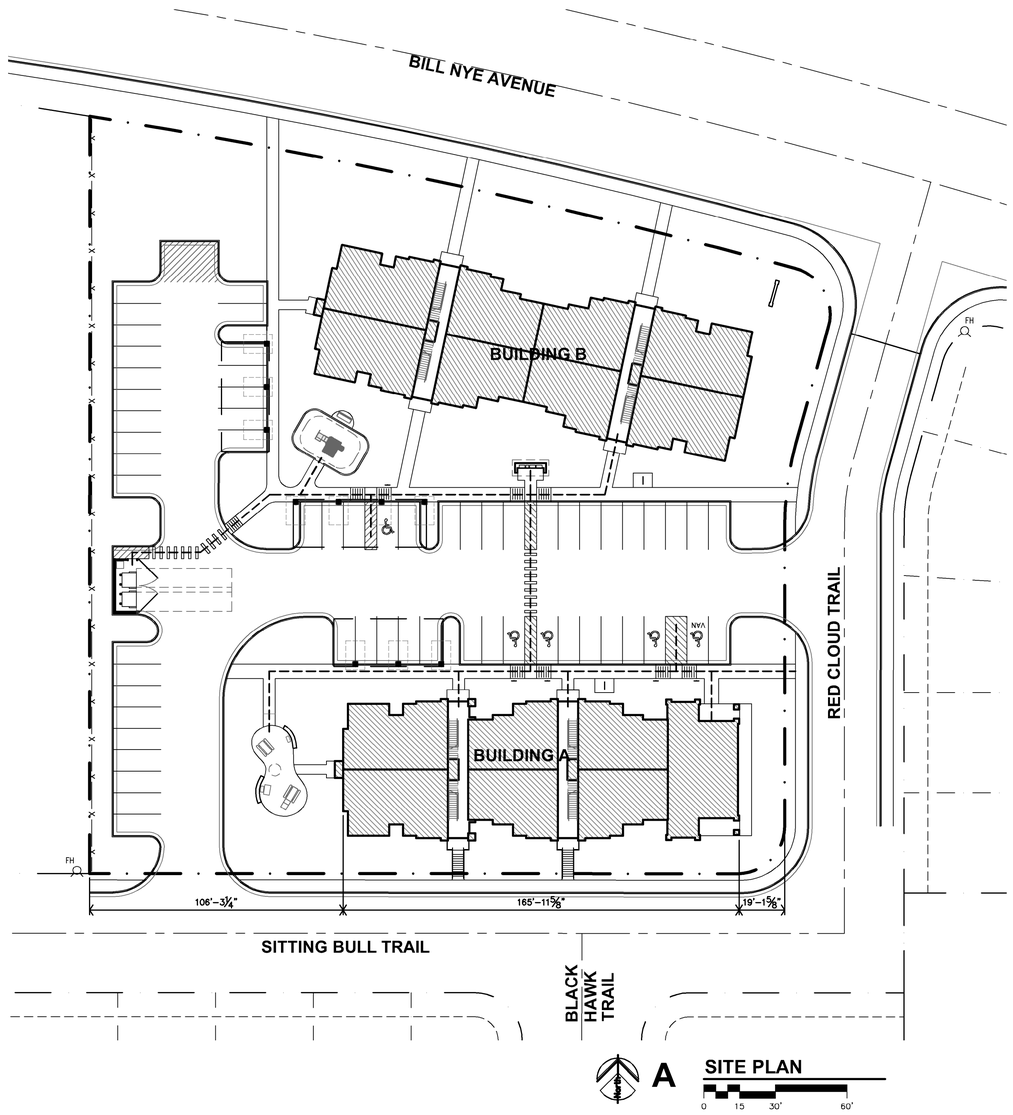
LEGEND

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

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

EXIT LIGHT
EXIT/EMERGENCY LIGHT
EMERGENCY LIGHT
FIRE EXTINGUISHER — FE
FIRE HYDRANT — FH
FIRE ALARM CONTROL PANEL — FACP

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



A SITE PLAN
0 15 30' 60'

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

LICENSED ARCHITECT MARGARET J. GILLAM C-3485 STATE OF WYOMING

REVISION:
1 9-27-2024

DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:
CFP1

PROJECT INFORMATION

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FACILITY NAME	THE RESERVES AT GRAND VIEW HEIGHTS
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COUNTY	ALBANY COUNTY
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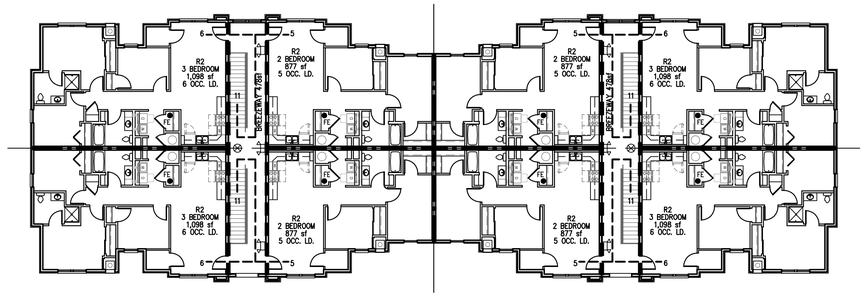
LEGEND

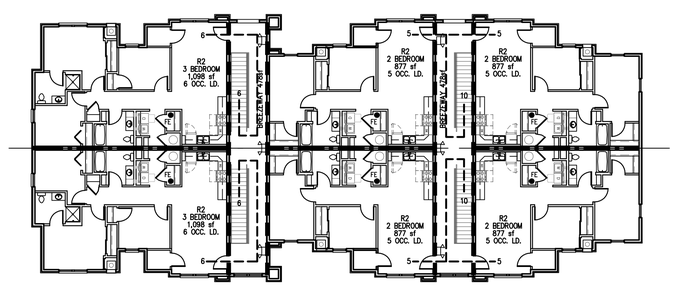
DESIGNATED EMERGENCY EXIT	68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED) 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)
0 HOUR CONSTRUCTION	
1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1020.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*	
1 HOUR FIRE PARTITION WITH 90 MIN. OPENINGS *(PER IBC 708.3 & 716.5)*	
EXIT LIGHT	⊗
EXIT/EMERGENCY LIGHT	
EMERGENCY LIGHT	
FIRE EXTINGUISHER	FE
FIRE HYDRANT	FH
FIRE ALARM CONTROL PANEL	FACP

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



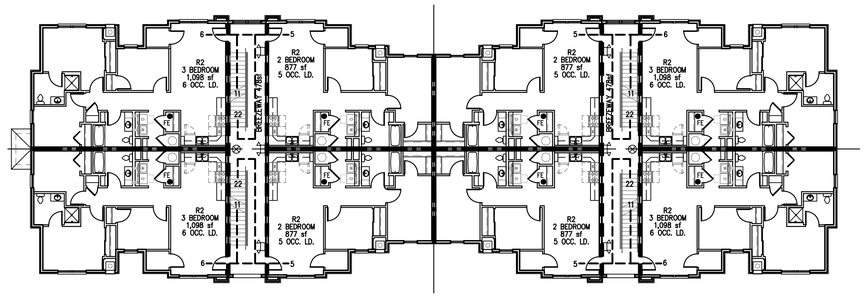
F APARTMENT BUILDING B
THIRD FLOOR PLAN

0 16' 32' 64'



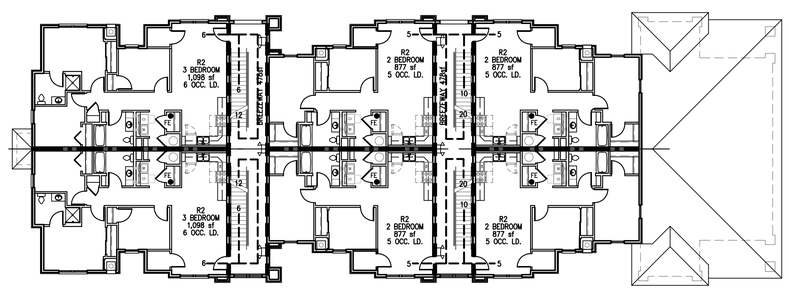
C APARTMENT BUILDING A
THIRD FLOOR PLAN

0 16' 32' 64'



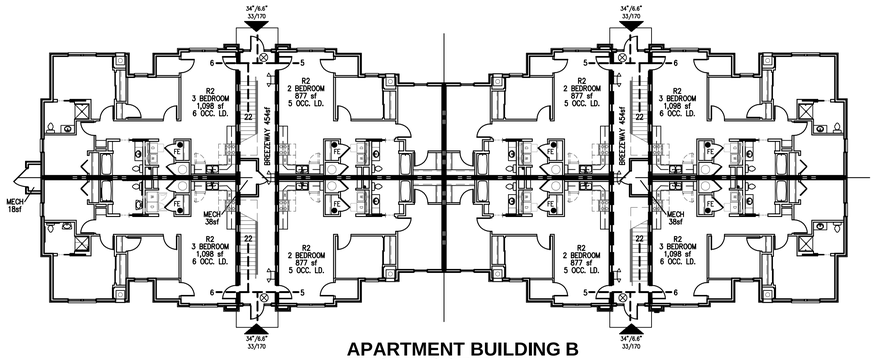
E APARTMENT BUILDING B
SECOND FLOOR PLAN

0 16' 32' 64'



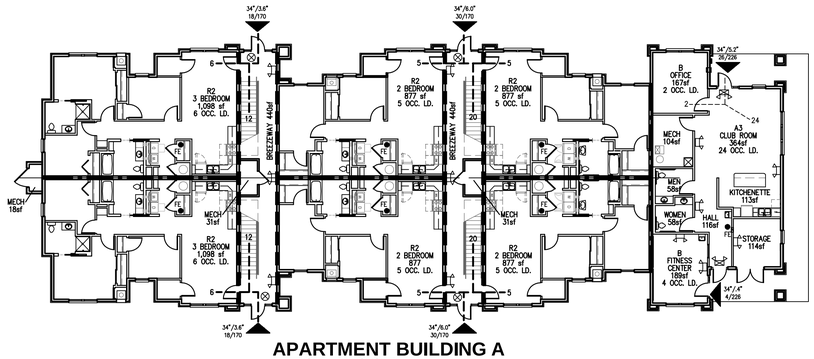
B APARTMENT BUILDING A
SECOND FLOOR PLAN

0 16' 32' 64'



D APARTMENT BUILDING B
FIRST FLOOR PLAN

0 16' 32' 64'



A APARTMENT BUILDING A
FIRST FLOOR PLAN

0 16' 32' 64'

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT
MARGARET J. GILLAM
C-3466
Date
STATE OF WYOMING

REVISION:	
1	9-27-2024
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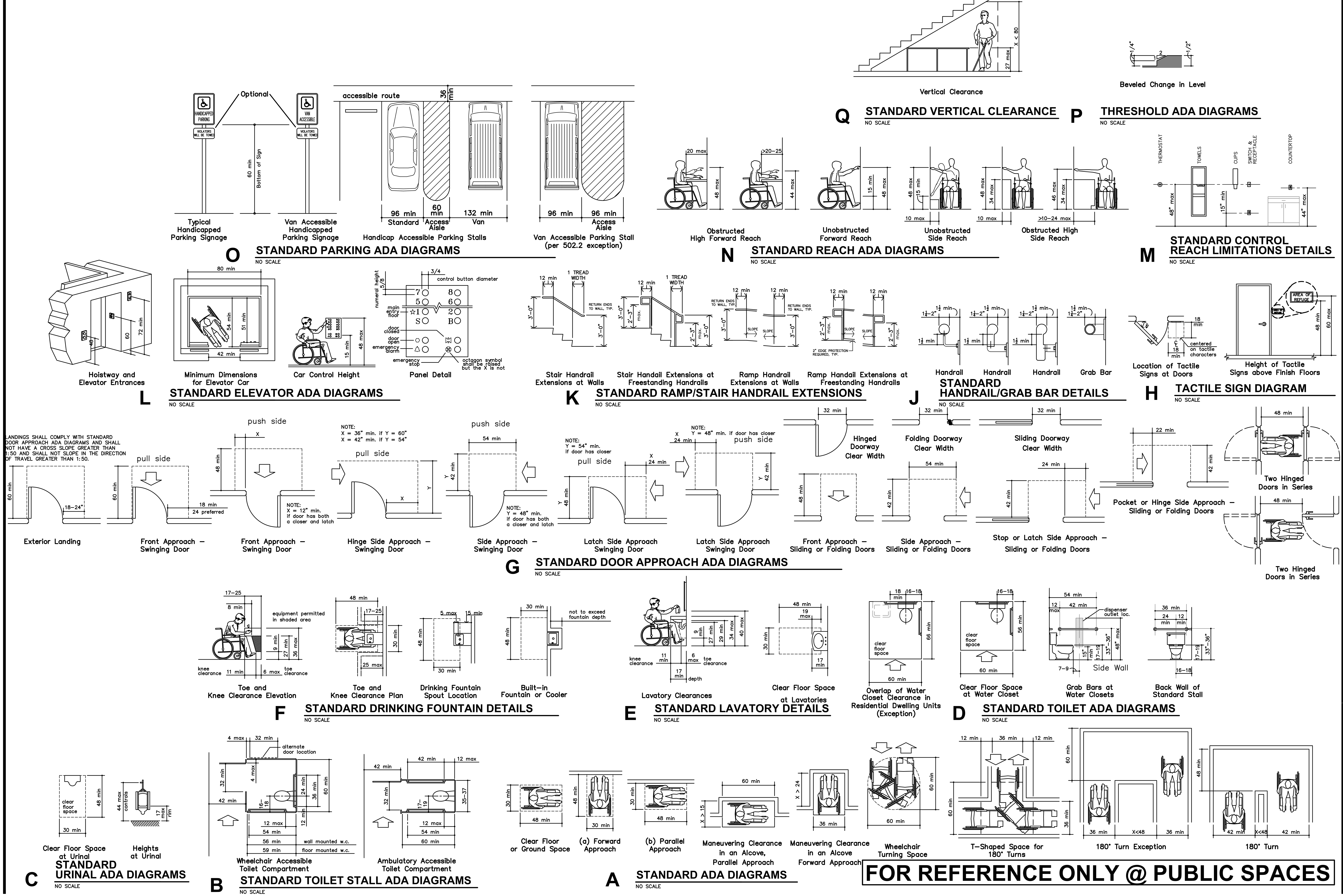
CFP2


Q STANDARD VERTICAL CLEARANCE
NO SCALE
Vertical Clearance
P THRESHOLD ADA DIAGRAMS
NO SCALE
Beveled Change in Level
O STANDARD PARKING ADA DIAGRAMS
NO SCALE
Typical Handicapped Parking Signage
Van Accessible Handicapped Parking Signage
Handicap Accessible Parking Stalls
Van Accessible Parking Stall (per 502.2 exception)
accessible route
N STANDARD REACH ADA DIAGRAMS
NO SCALE
Obstructed High Forward Reach
Unobstructed Forward Reach
Unobstructed Side Reach
Obstructed High Side Reach
M STANDARD CONTROL REACH LIMITATIONS DETAILS
NO SCALE
L STANDARD ELEVATOR ADA DIAGRAMS
NO SCALE
Hoistway and Elevator Entrances
Minimum Dimensions for Elevator Car
Car Control Height
Panel Detail
K STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE
Stair Handrail Extensions at Walls
Stair Handail Extensions at Freestanding Handrails
Ramp Handrail Extensions at Walls
Ramp Handrail Extensions at Freestanding Handrails
J STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE
Handrail
Grab Bar
H TACTILE SIGN DIAGRAM
NO SCALE
Location of Tactile Signs at Doors
Height of Tactile Signs above Finish Floors
G STANDARD DOOR APPROACH ADA DIAGRAMS
NO SCALE
LANDINGS SHALL COMPLY WITH STANDARD DOOR APPROACH ADA DIAGRAMS AND SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:50.
Exterior Landing
Front Approach – Swinging Door
Hinge Side Approach – Swinging Door
Side Approach – Swinging Door
Latch Side Approach Swinging Door
Front Approach – Sliding or Folding Doors
Side Approach – Sliding or Folding Doors
Stop or Latch Side Approach – Sliding or Folding Doors
Pocket or Hinge Side Approach – Sliding or Folding Doors
Two Hinged Doors in Series
Hinged Doorway Clear Width
Folding Doorway Clear Width
Sliding Doorway Clear Width
F STANDARD DRINKING FOUNTAIN DETAILS
NO SCALE
Toe and Knee Clearance Elevation
Toe and Knee Clearance Plan
Drinking Fountain Spout Location
Built–in Fountain or Cooler
E STANDARD LAVATORY DETAILS
NO SCALE
Lavatory Clearances
Clear Floor Space at Lavatories
D STANDARD TOILET ADA DIAGRAMS
NO SCALE
Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)
Clear Floor Space at Water Closet
Grab Bars at Water Closets
Back Wall of Standard Stall
C STANDARD URINAL ADA DIAGRAMS
NO SCALE
Clear Floor Space at Urinal
Heights at Urinal
B STANDARD TOILET STALL ADA DIAGRAMS
NO SCALE
Wheelchair Accessible Toilet Compartment
Ambulatory Accessible Toilet Compartment
A STANDARD ADA DIAGRAMS
NO SCALE
Clear Floor or Ground Space
(a) Forward Approach
(b) Parallel Approach
Maneuvering Clearance in an Alcove, Parallel Approach
Maneuvering Clearance in an Alcove Forward Approach
Wheelchair Turning Space
T–Shaped Space for 180° Turns
180° Turn Exception
180° Turn

FOR REFERENCE ONLY @ PUBLIC SPACES

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT – STATE OF WYOMING

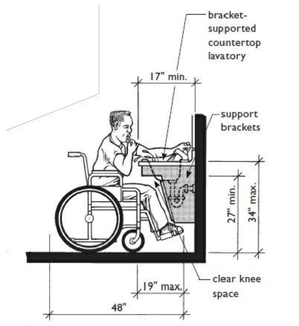
REVISION:

DATE: 7–17–2024

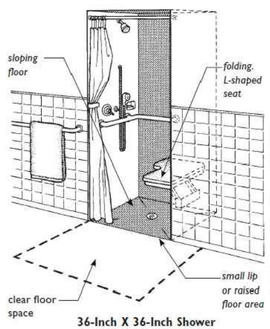
JOB: 22–3262

SHEET NO.:

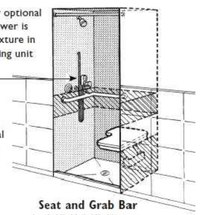
ADA



Knee Space at Lavatories that Meets the Requirements for B Bathrooms

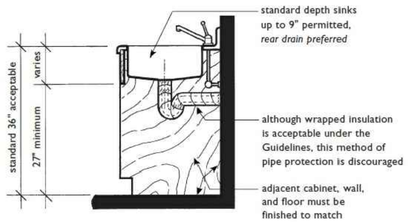


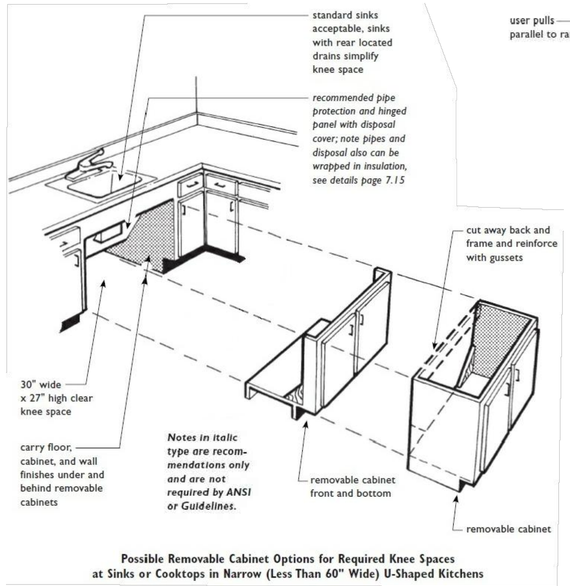
36-Inch X 36-Inch Shower with Folding Seat



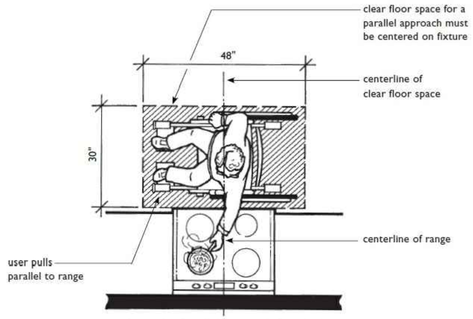
Seat and Grab Bar in 36" X 36" Shower

Knee Space at Sink with Wrapped Pipes

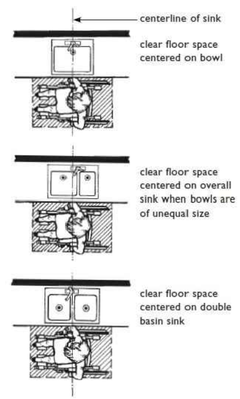


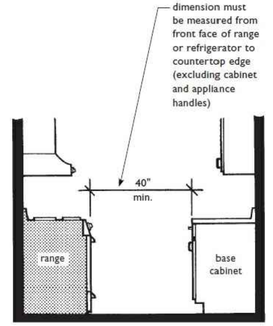


Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



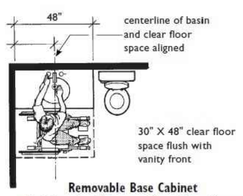
Space for Parallel Approach Required at Range and Cooktop



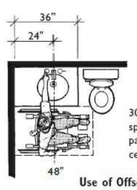


Minimum Clearance between Range and Opposing Base Cabinet

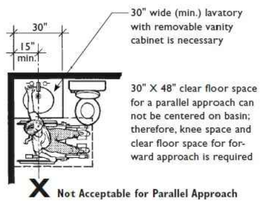
Minimum Clearance between Refrigerator and Opposing Base Cabinet



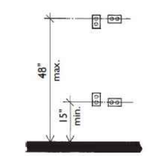
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin (Applicable in A and B Bathrooms)



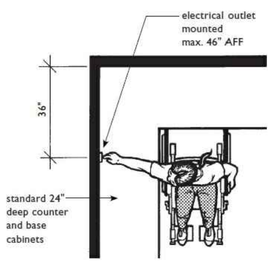
Use of Offset Basin to Reduce Lavatory Length (Applicable in A and B Bathrooms)



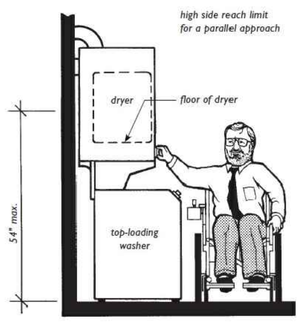
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered (Required in A and B Bathrooms)



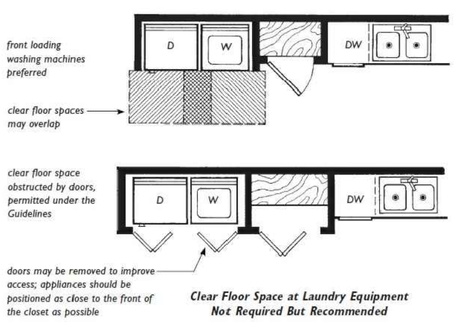
Mounting Height for Outlets



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



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

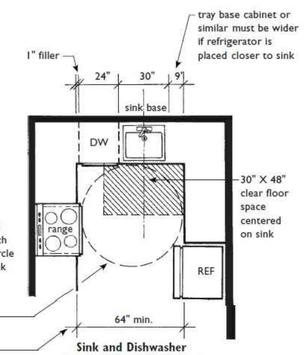


Clear Floor Space at Laundry Equipment Not Required But Recommended

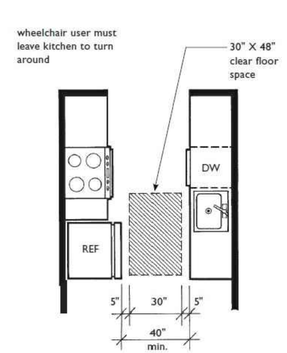
refrigerator must be selected and positioned so it does not encroach upon the 60" diameter turning circle or the clear floor space at the sink

60" diameter turning circle

this dimension may need to be increased slightly for a double basin sink if wider than 30"



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



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

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

LICENSED ARCHITECT MARGARET J. GILLAM C-3262 STATE OF WYOMING

REVISION:

DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:
FH (UFAS)

COORDINATED WITH UFAS

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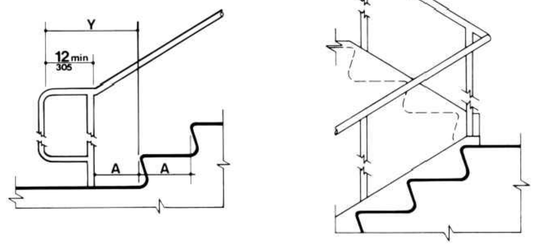


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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

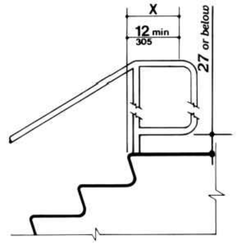


Figure 19(d)
Stair Handrails - Extension at Top of Run

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

J STANDARD UFAS HANDRAILS

NO SCALE

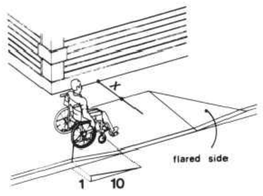


Figure 12(a)

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

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

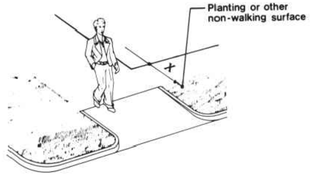
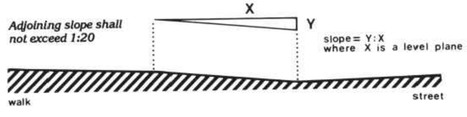


Figure 12(b)

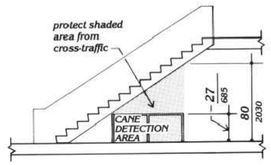
H STANDARD UFAS CURB RAMPS

NO SCALE



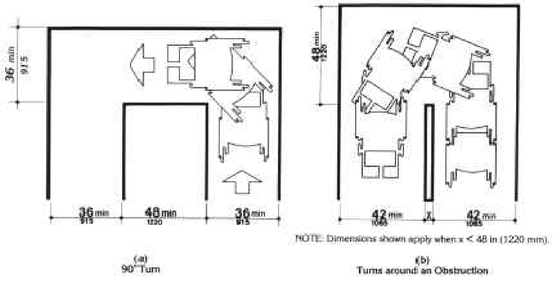
G STANDARD UFAS SLOPE

NO SCALE



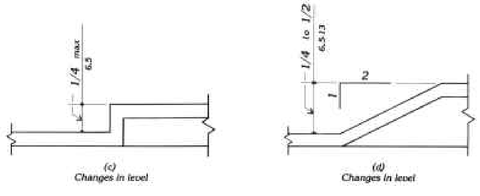
F GENERAL UFAS DIAGRAM

NO SCALE



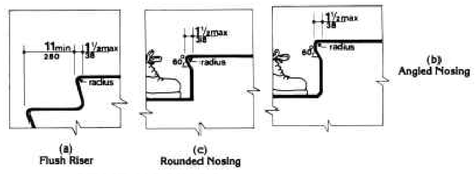
E UFAS WIDTH DIAGRAMS

NO SCALE



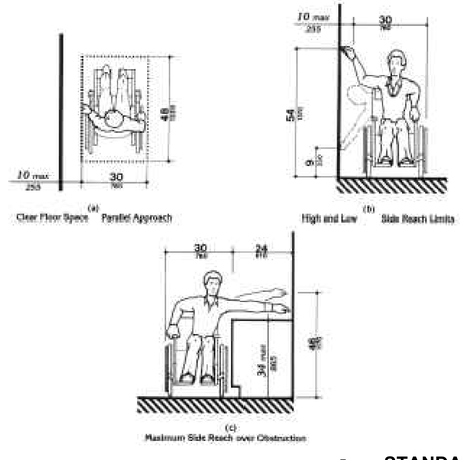
D UFAS CHANGE IN LEVEL DIAGRAM

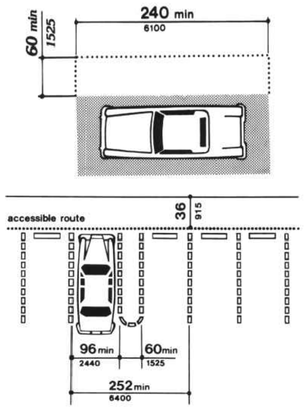
NO SCALE



C STAIR NOSINGS

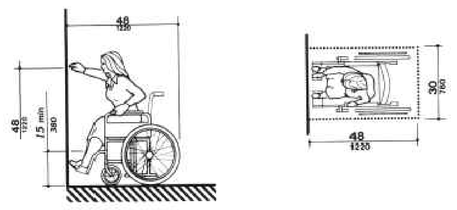
NO SCALE

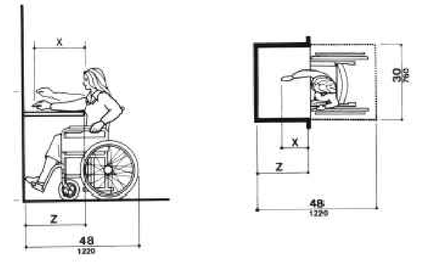




B STANDARD UFAS PARKING SPACES

NO SCALE





A STANDARD UFAS REACH DIAGRAMS

NO SCALE

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

LICENSED ARCHITECT
MARGARET J. GILLAM
C-0386
STATE OF WYOMING

REVISION:

DATE: 7-17-2024
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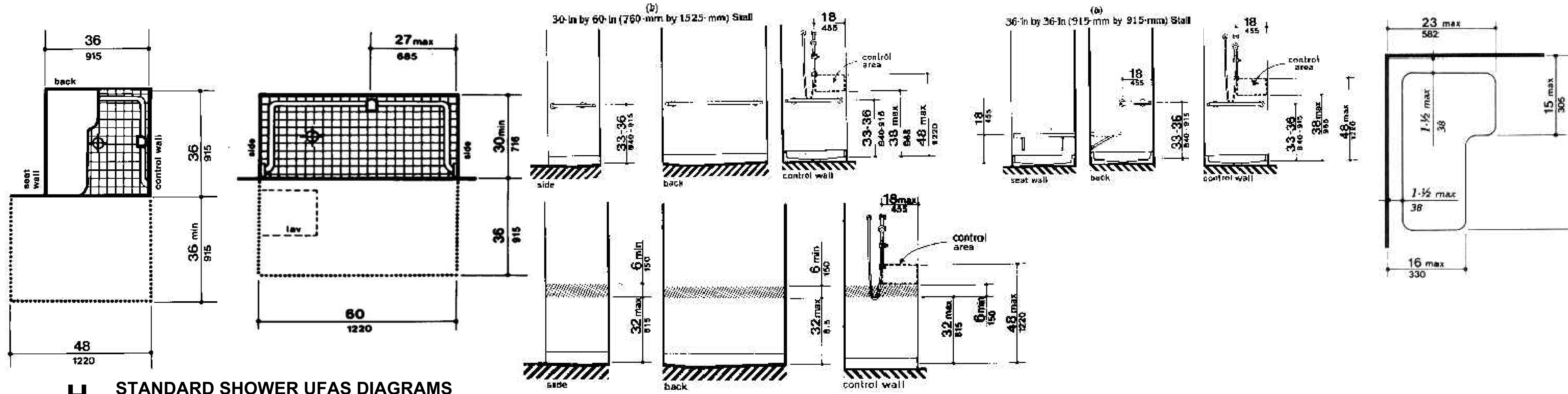
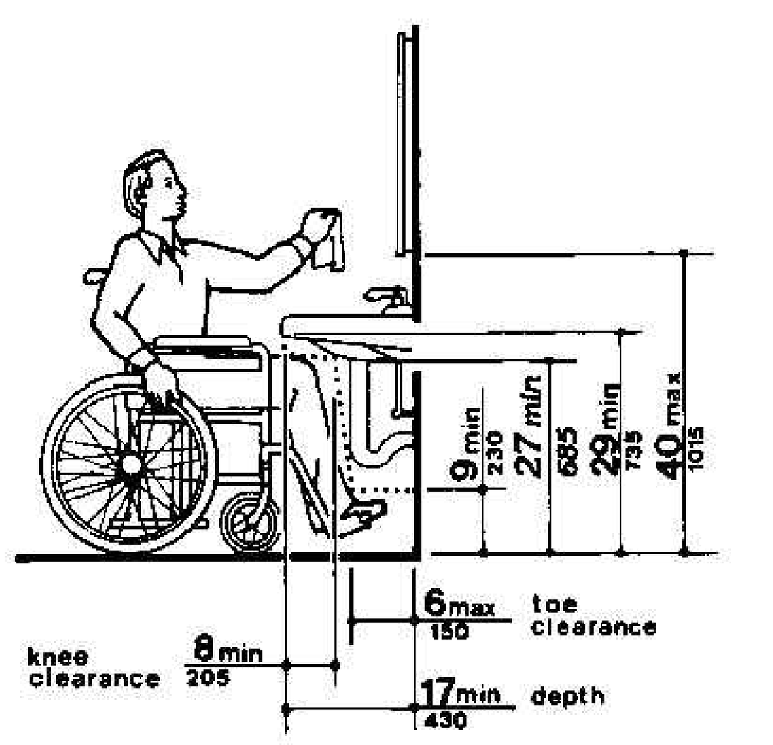
UFAS 1



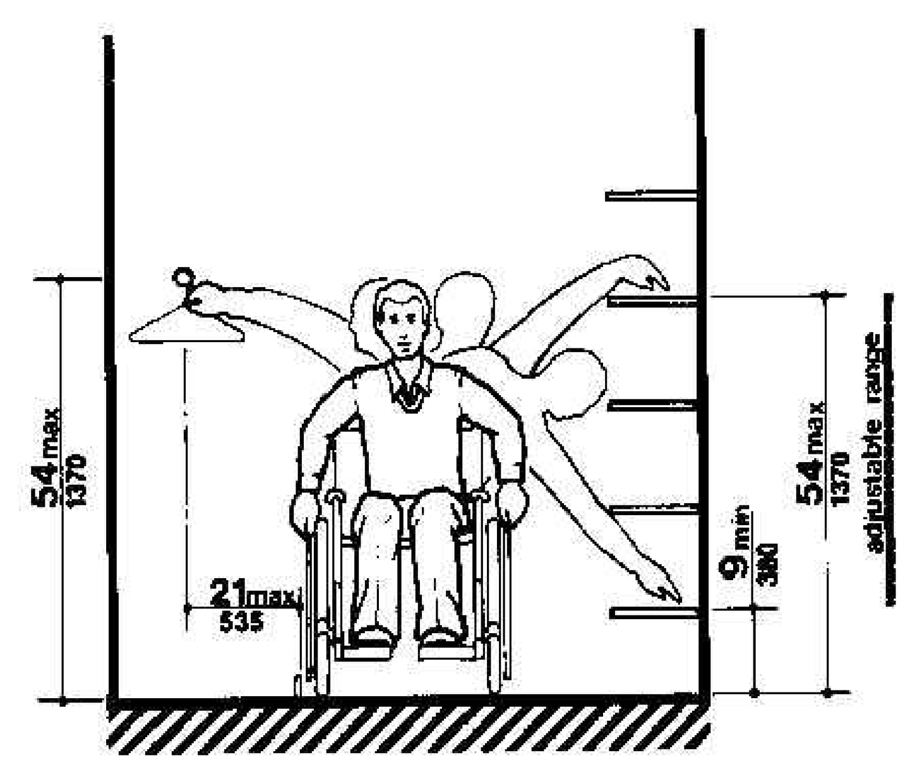
H STANDARD SHOWER UFAS DIAGRAMS

NO SCALE



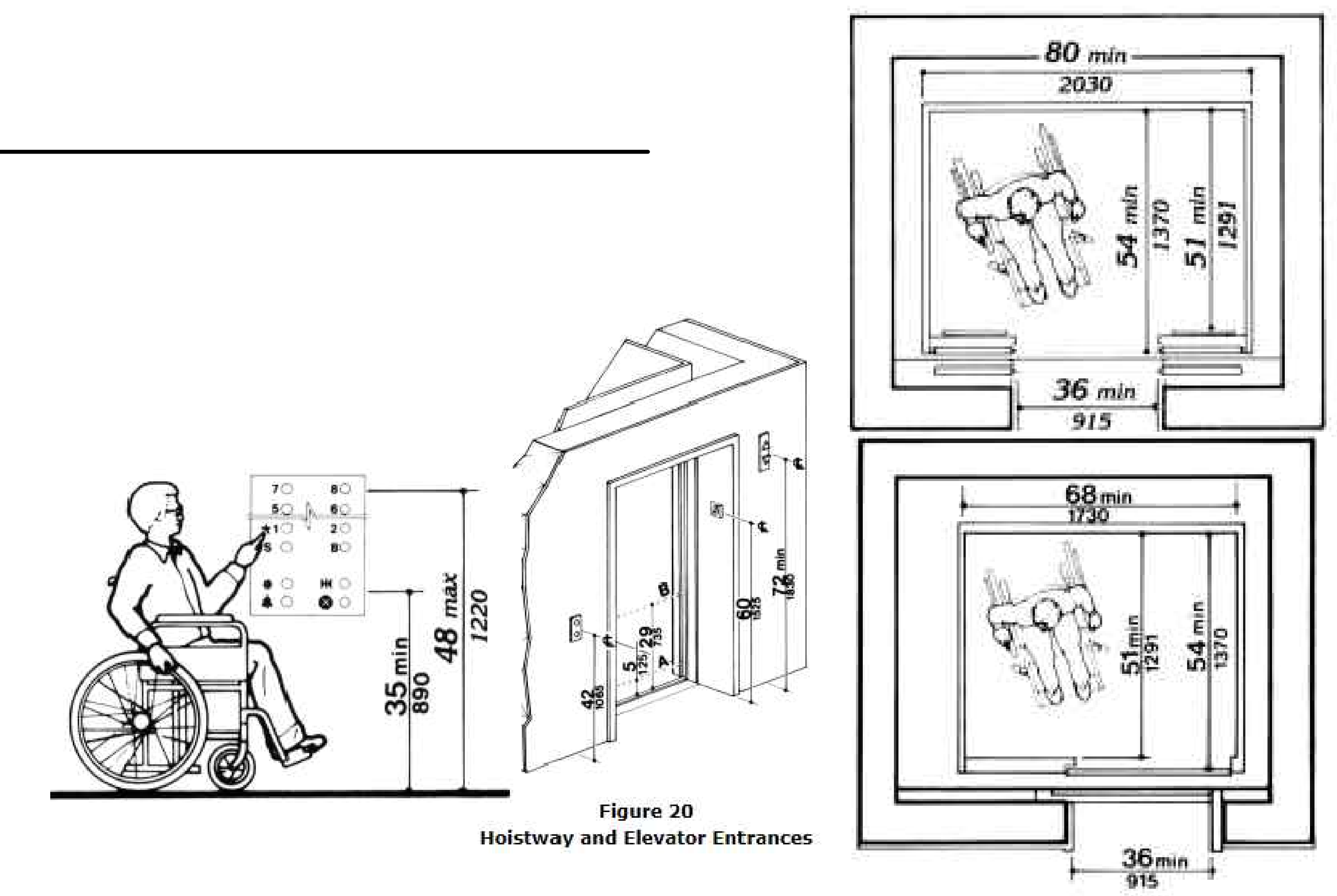
G UFAS LAVRATORY CLEARANCES

NO SCALE



F STANDARD UFAS CLOSET/STORAGE HEIGHT

NO SCALE

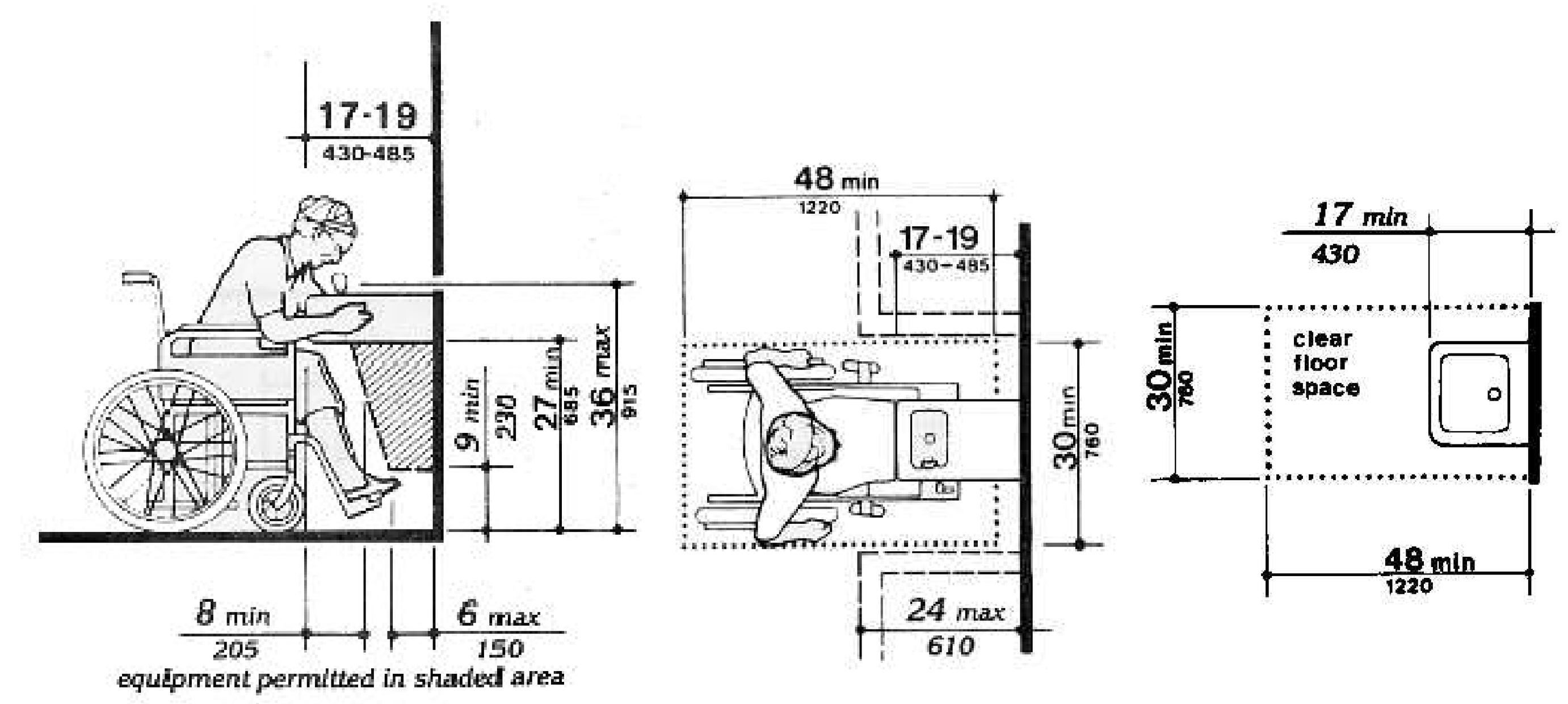


Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

(b)

E STANDARD UFAS ELEVATOR DETAILS

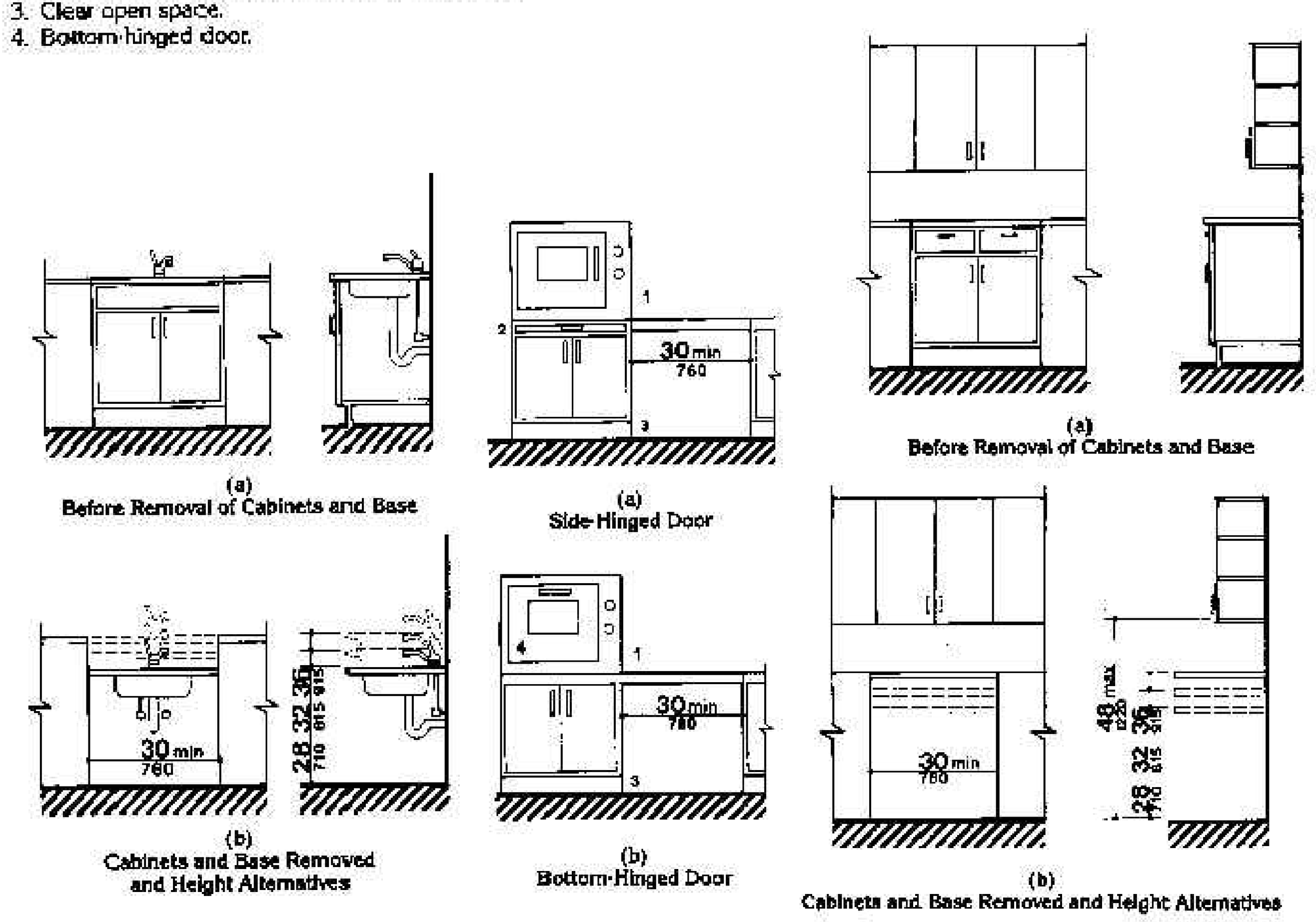
NO SCALE



B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE

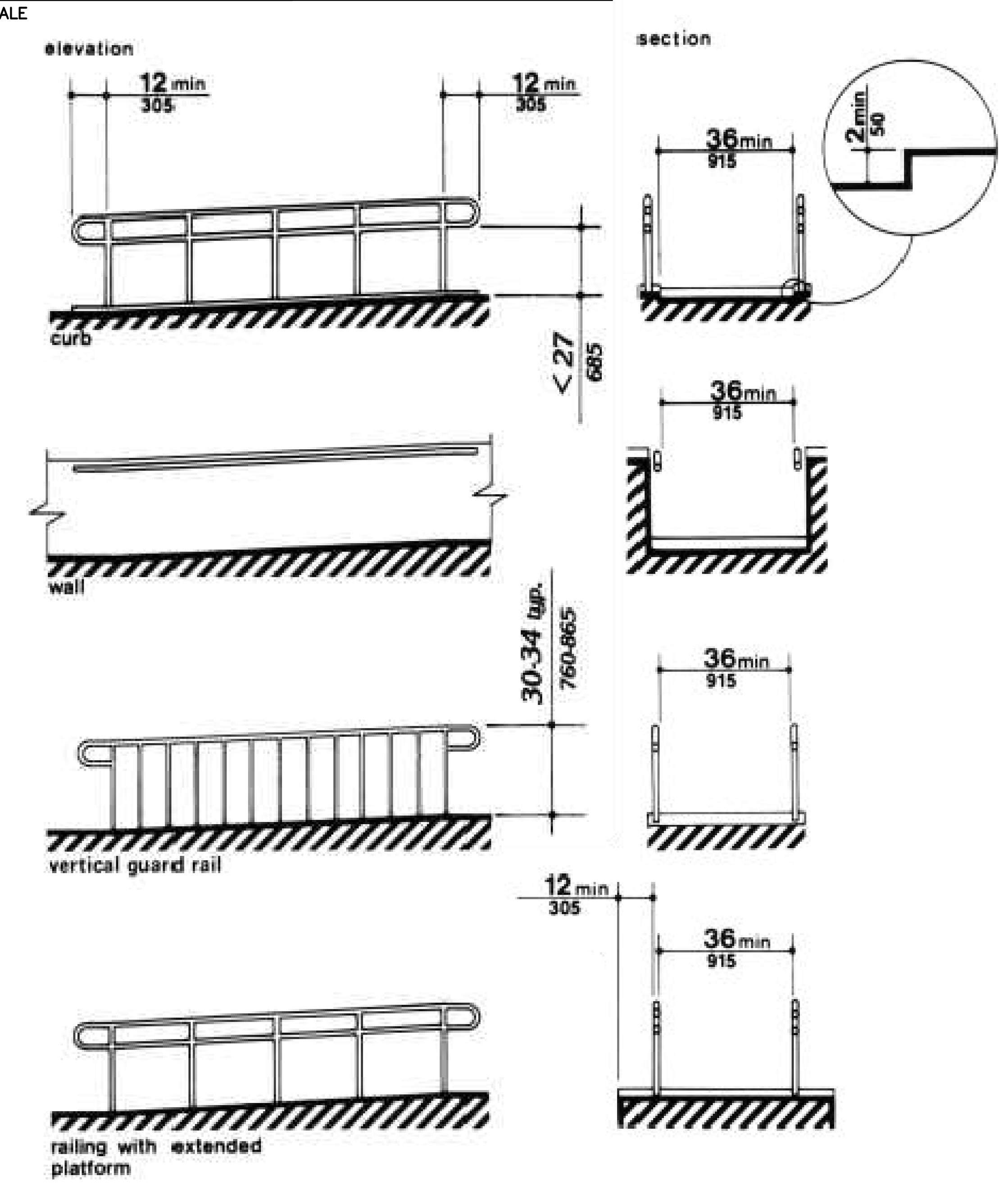
NO SCALE

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



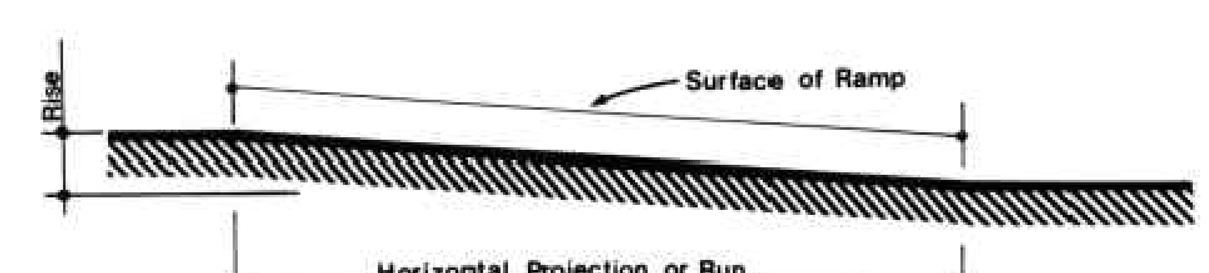
D STANDARD UFAS KITCHEN DIAGRAMS

NO SCALE



C UFAS EDGE PROTECTION

NO SCALE



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

A SLOPE AND RISE

NO SCALE

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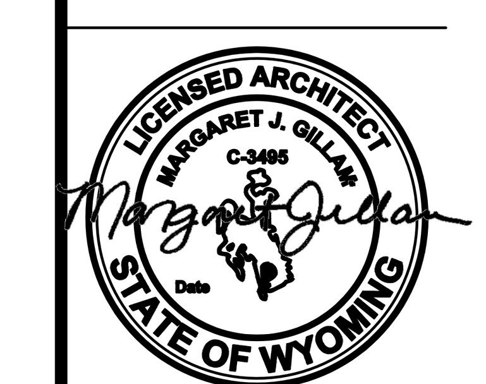
LARAMIE, WYOMING



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JOB: 22-3262
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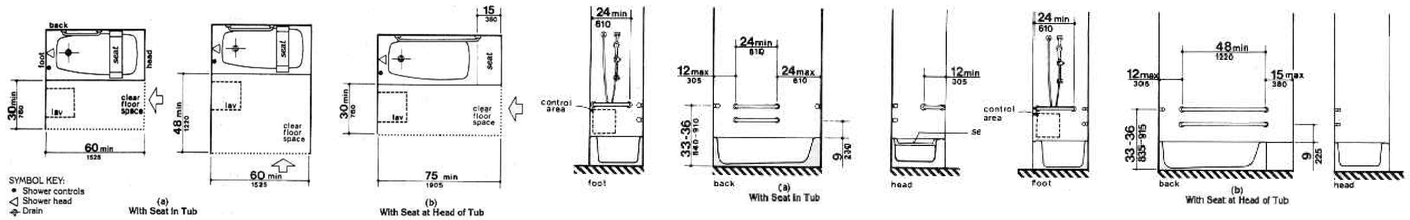
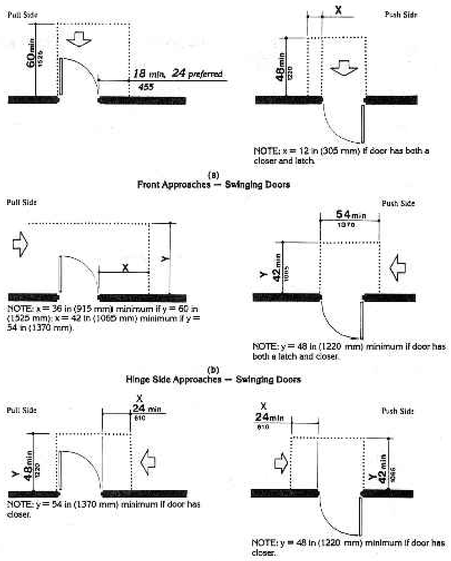
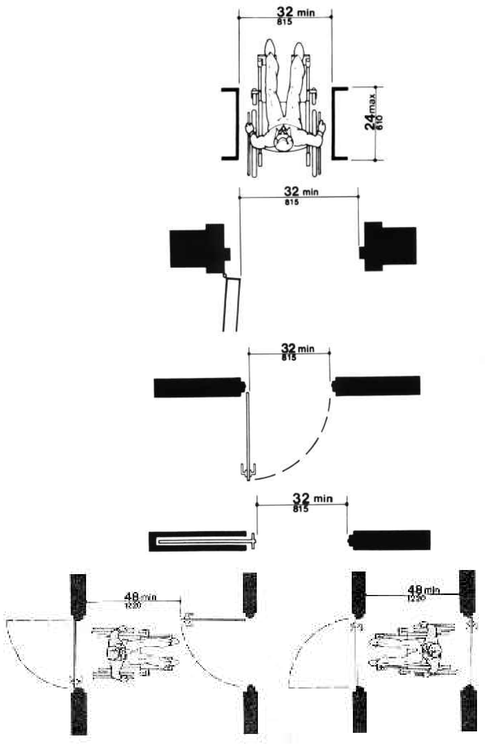
UFAS 2



C STANDARD BATHROOM/TUB DIAGRAMS

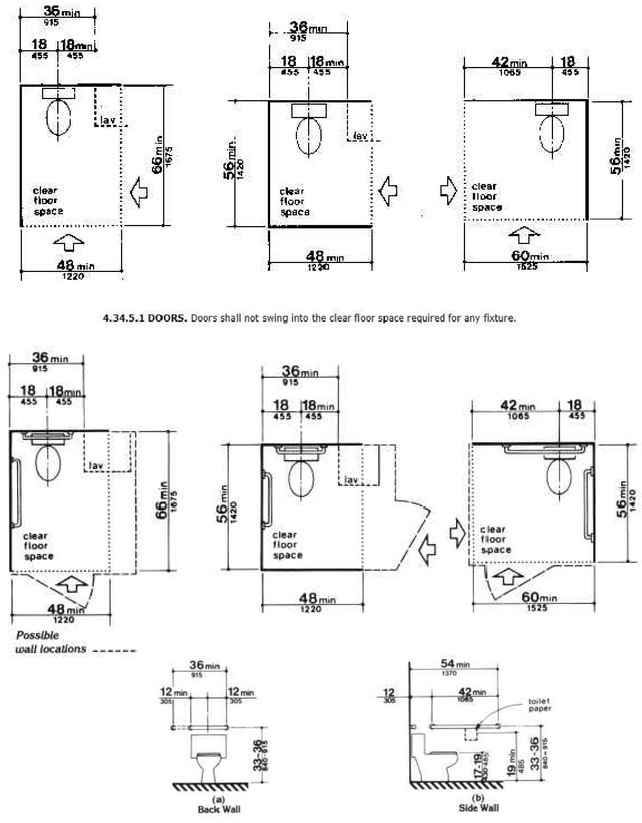
NO SCALE





B STANDARD UFAS DOOR APRROACH/CLEARANCES

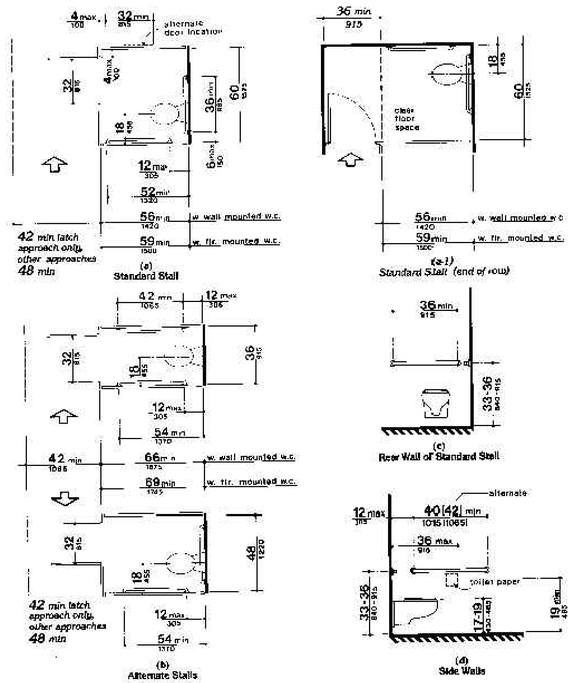
NO SCALE



A STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS

NO SCALE

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.



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LICENSED ARCHITECT MARGARET J. GILLAM C-3666 STATE OF WYOMING

REVISION:

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

UFAS 3

GENERAL SITE PLAN NOTES

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

SITE PLAN KEY NOTES

A	MONUMENT SIGN REF. SHEET A1.3
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP)
D	ACCESSIBLE TRASH ENCLOSURE REF. SHEET A1.3
E	DASHED LINE INDICATES ACCESSIBLE PATH
F	POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
H	PAINTED STRIPPING @ ACCESSIBLE ROUTE
J	BIKE RACK – (2 TOTAL) WITH 6'-0"x8'-0" CONCRETE PAD. PLACE RACK PERPENDICULAR TO SIDEWALK, CENTER ON CONC. PAD. REF. SHEET A1.3
K	6' TALL WOOD PRIVACY FENCE ALONG FULL LENGTH OF WEST PROPERTY LINE. REF. DETAIL J-A1.2 (NOTE: ALONG NORTH END, FOR A MINIMUM OF 32'-4" IN LENGTH, THE FENCE WILL BE REQUIRED TO BE 4' TALL IN LIEU OF 6' TALL.)
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
T	5' TALL WOOD 'BUFFER' FENCE ALONG 2 SIDES OF TRANSFORMER. REF. DTL J-A1.2. CONFIRM CLEARANCE REQUIREMENTS WITH ELECT. COMPANY.
U	5' TALL WOOD 'BUFFER' FENCE FOR ELECTRICAL METERS. PARALLEL TO WALL. REF. DTL J-A1.2. 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

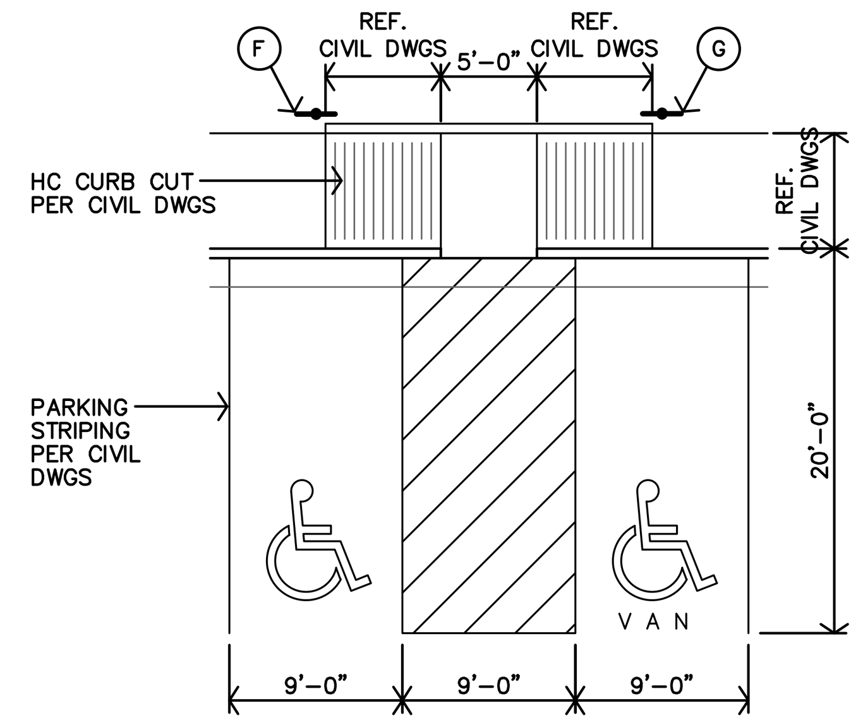
DEVELOPMENT HAS 42 DWELLING UNITS, THUS:
ALL U NITS ARE 2-BED AND 3-BED.
FIRST (16) UNITS = 16 X 1.5 = 24 SPACES
REMAINING UNITS = 26 TOTAL UNITS
UNITS 17-42 = 26 X 1 = 26 SPACES

24 + 26 = 50 REQUIRED PARKING SPACES (60 PROVIDED)

MULTI-FAMILY ACCESSIBLE PARKING REQUIREMENTS:
PER TABLE 15.14.040-2 (MULTI-FAMILY ACCESSIBLE PARKING) OF THE LARAMIE UNIFIED DEVELOPMENT CODE:
A DEVELOPMENT WITH 42 REQUIRES 5 SPACES FOR PERSONS WITH DISABILITIES.

MINIMUM BICYCLE PARKING REQUIREMENTS:
AT A MINIMUM, THE GREATER OF 3 BICYCLE PARKING SPACES OR A NUMBER OF BICYCLE SPACES EQUAL TO FIVE PERCENT OF ALL OFF-STREET PARKING SPACES PROVIDED SHALL BE REQUIRED.

58 TOTAL PARKING STALLS X 5% = 3 SPACES REQUIRED (10 PROVIDED)



B ACCESSIBLE PARKING
1"=10'-0"

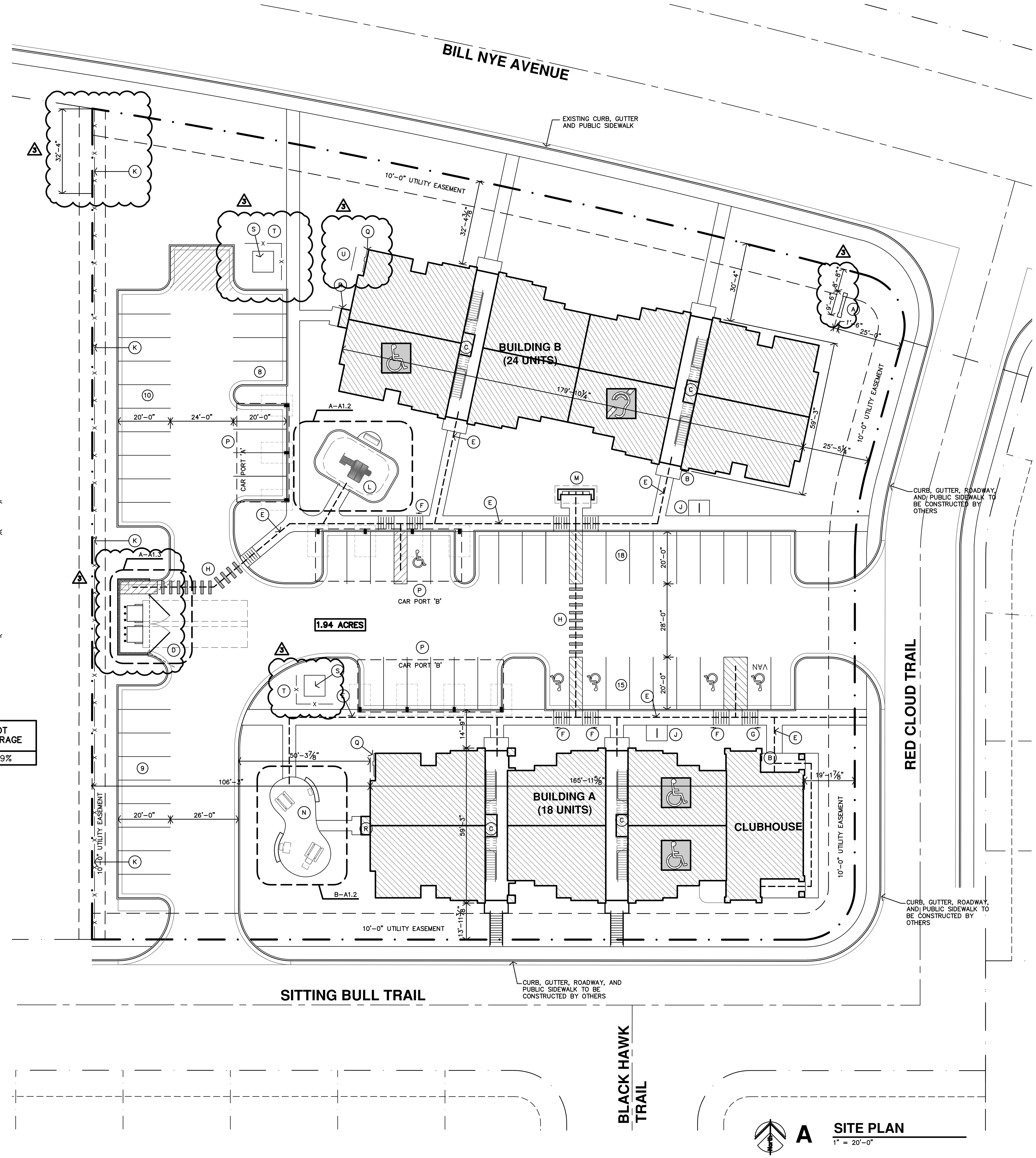
LOT COVERAGE

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

ACCESSIBLE UNIT LEGEND

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

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



A SITE PLAN
1" = 20'-0"

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

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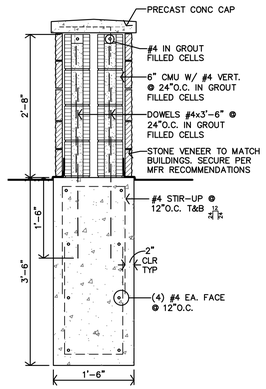
LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

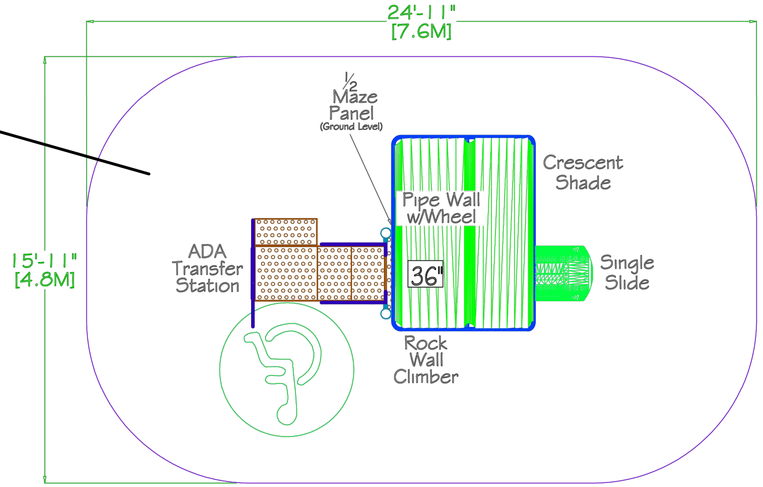
REVISION:
3 9-10-2024

DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:
A1.1

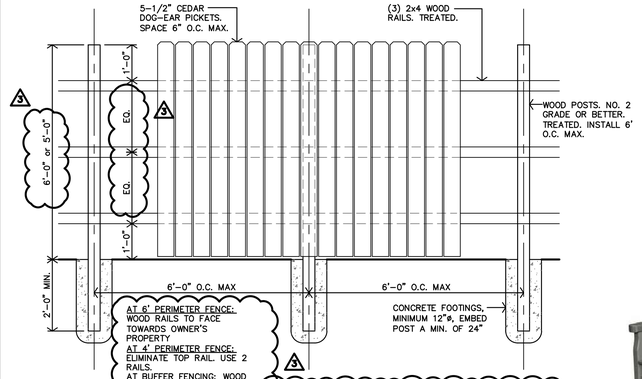


K **STONE WALL SECTION**
3/4" = 1'-0"

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



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



J **WOOD PRIVACY/BUFFER FENCE**
1/2" = 1'-0"

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

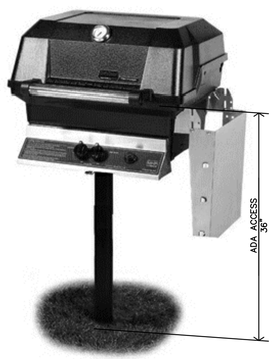
F **OUTDOOR BENCH**
NO SCALE

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

H **PICNIC TABLE**
NO SCALE

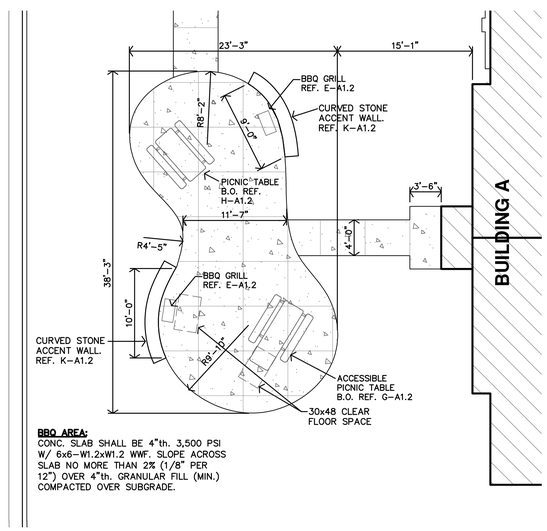
(1) EVEREST SERIES 8'-0" HEAVY DUTY ADA
SINGLE SIDED PICNIC TABLE
(www.theparkcatalog.com) (item no.595-6007)

G **ACCESSIBLE PICNIC TABLE**
NO SCALE



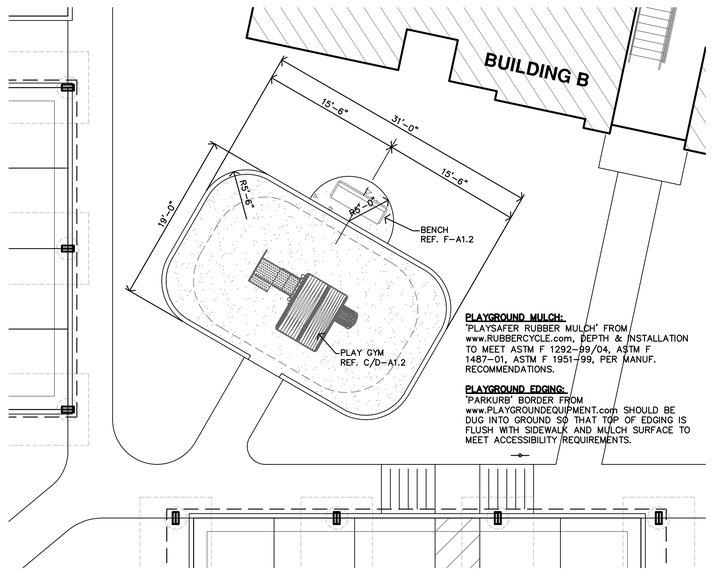
MHP PROPANE GAS GRILL WITH STAINLESS STEEL SHELVES
AND STAINLESS GRIDS ON IN-GROUND POST
(www.bbqguys.com) (item no.1516308 model no. JNR4DD-P)

E **BBQ GRILL**
NO SCALE



BBQ AREA:
CONC. SLAB SHALL BE 4"th. 3,500 PSI W/ 6x6-W1.2xW1.2 WWF. SLOPE ACROSS SLAB NO MORE THAN 2% (1/8" PER 12") OVER 4"th. GRANULAR FILL (MIN.) COMPACTED OVER SUBGRADE.

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



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

PLAYGROUND EDGING:
'PARKURB' BORDER FROM www.PLAYGROUNDEQUIPMENT.com SHOULD BE DUG INTO GROUND SO THAT TOP OF EDGING IS FLUSH WITH SIDEWALK AND MULCH SURFACE TO MEET ACCESSIBILITY REQUIREMENTS.

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

SuperiorPlaygrounds
BY SUPERIOR RECREATIONAL PRODUCTS

REFERENCE NUMBER
PS3-71323
3.5" STEEL STRUCTURE DESIGN

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

FALL HEIGHT
3'

ADA ACCESSIBILITY

ELEVATED PLAY ACTIVITIES
3

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

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

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

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

PLAYGROUND SUPERVISION IS REQUIRED.

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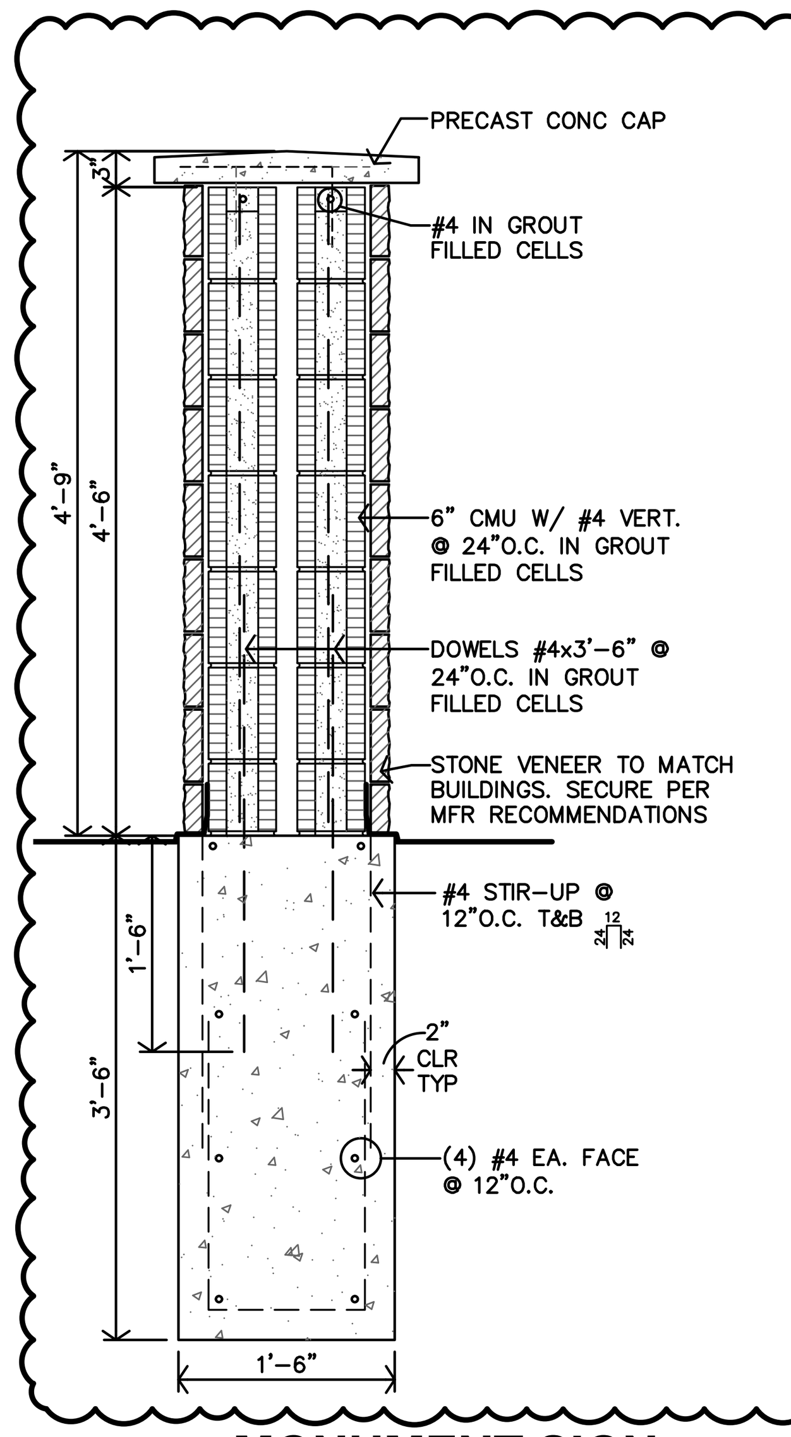
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-2366 STATE OF WYOMING

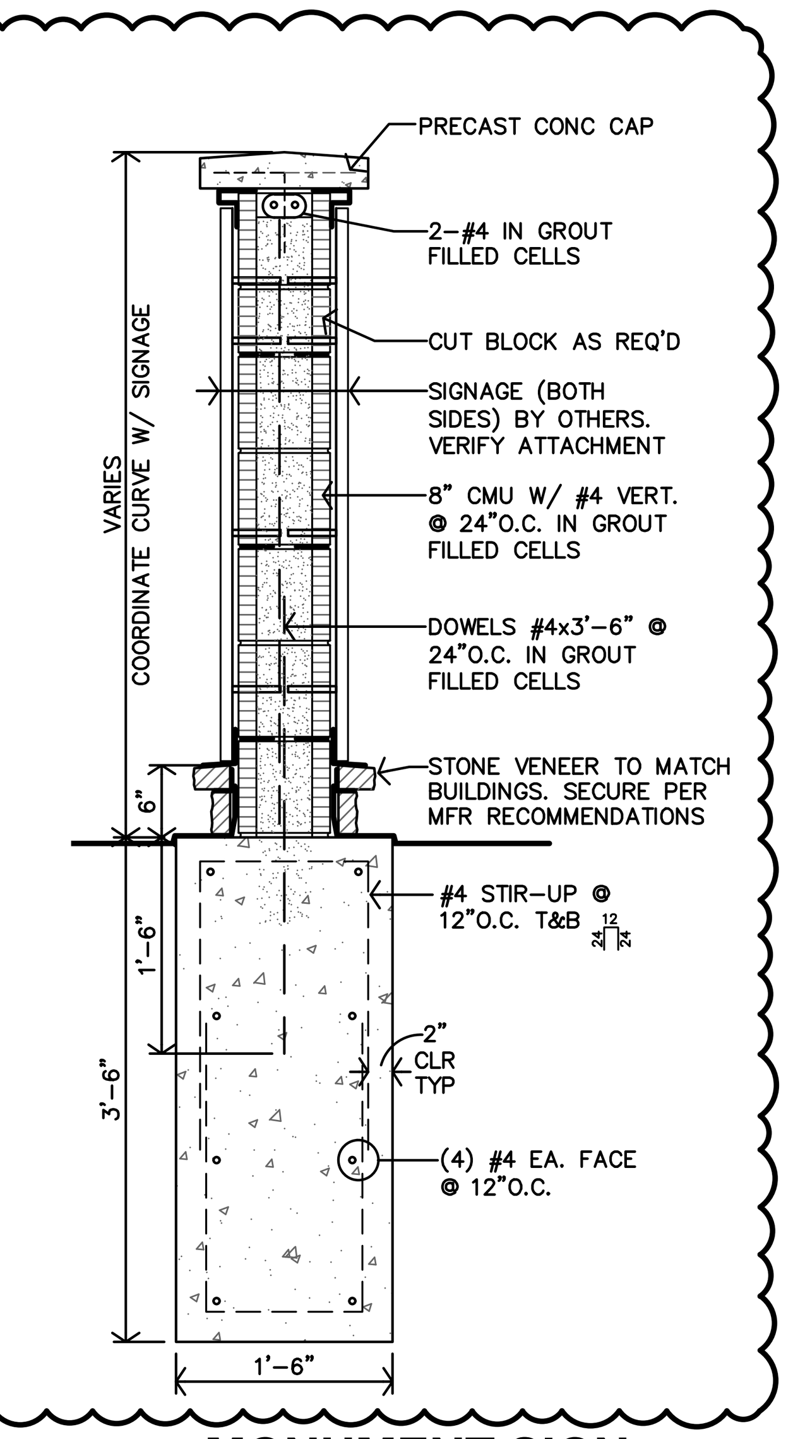
REVISION:
3 9-10-2024

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

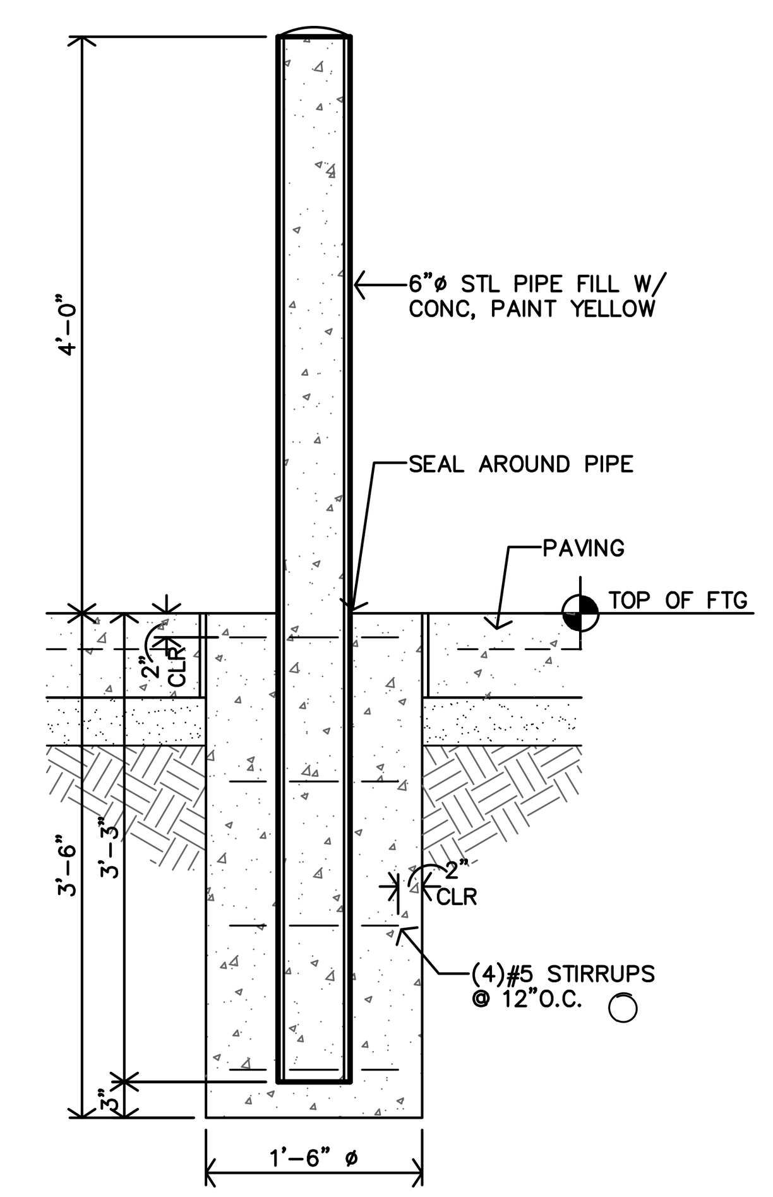
A1.2



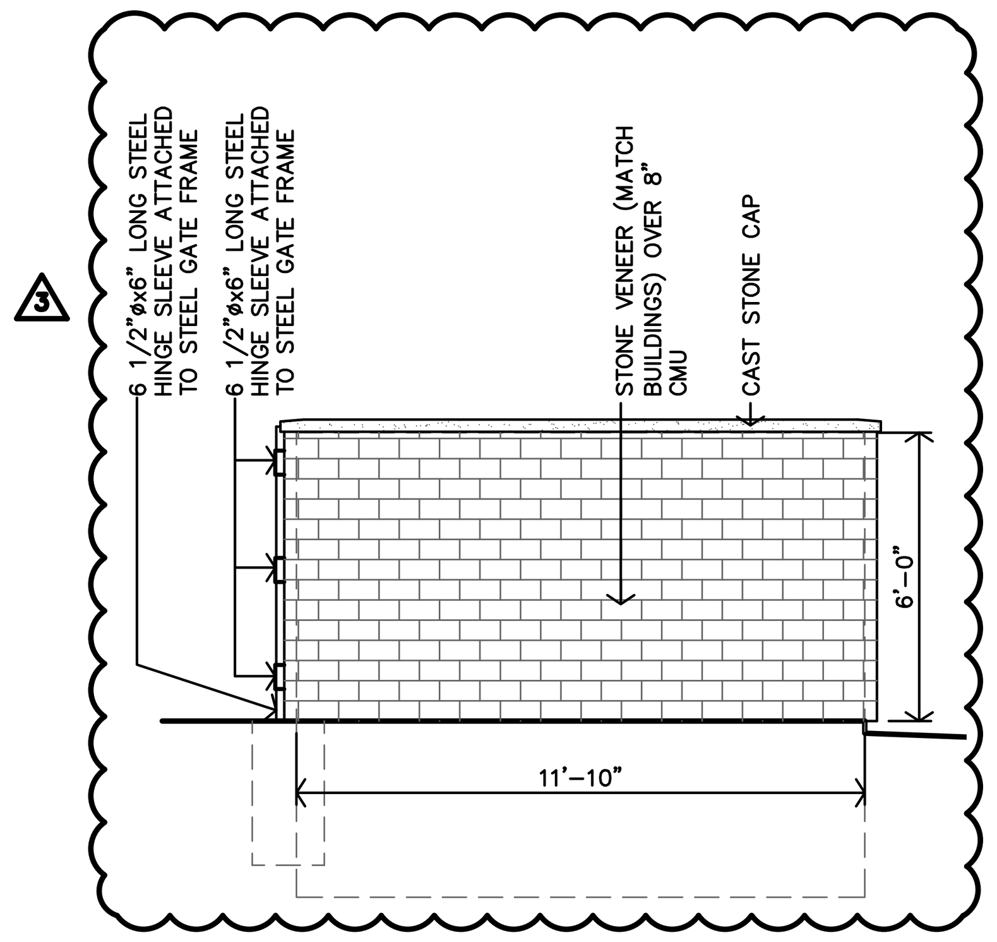
K **MONUMENT SIGN SECTION**
3/4" = 1'-0"



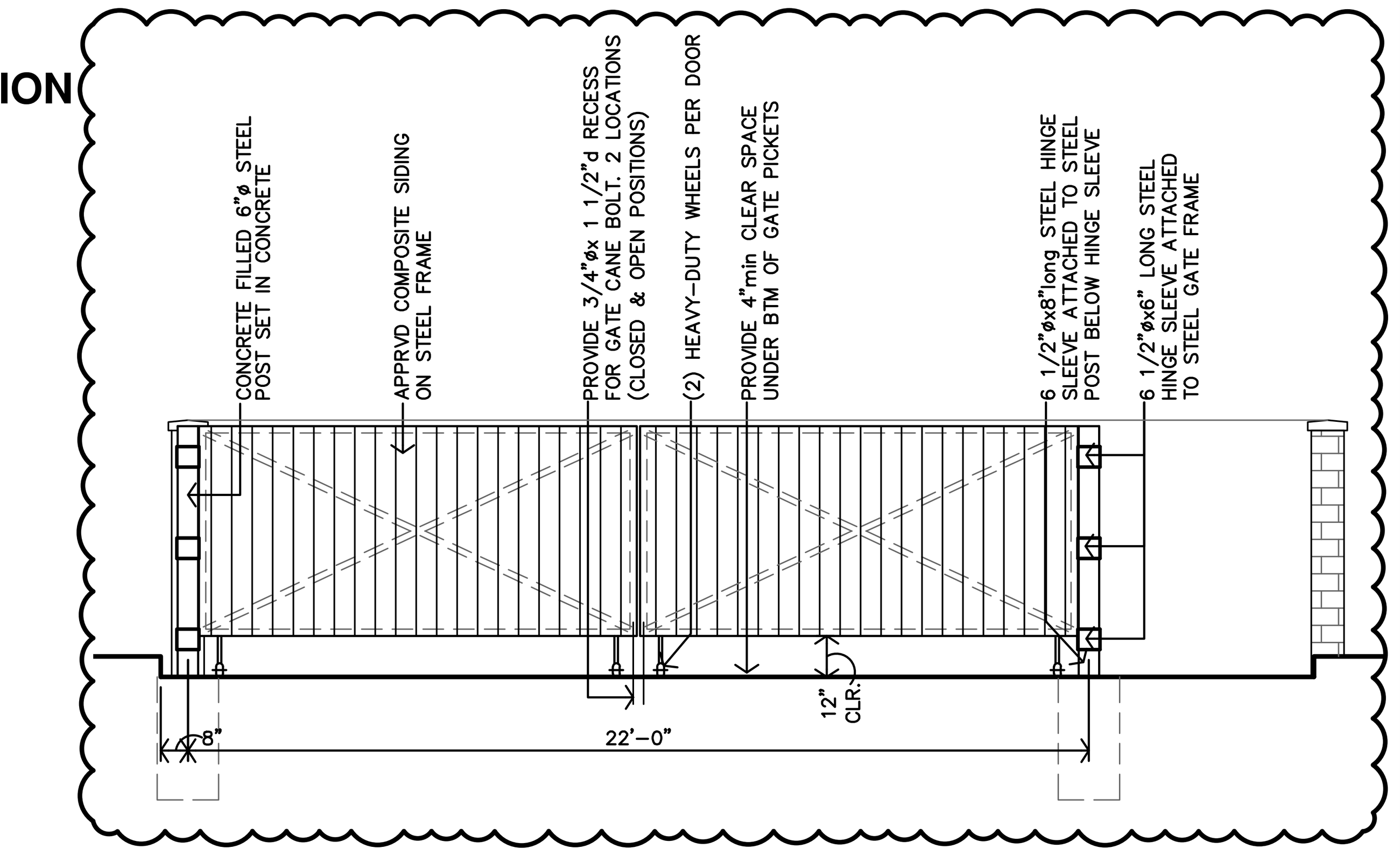
J **MONUMENT SIGN SECTION**
3/4" = 1'-0"



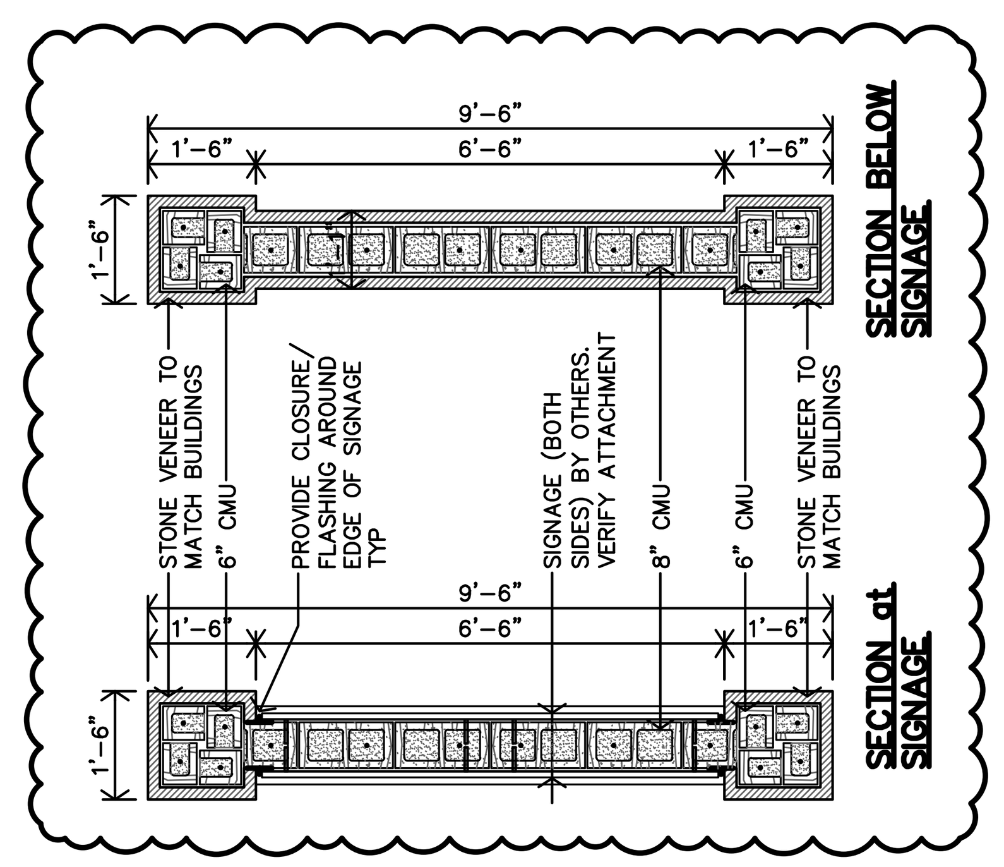
F **TRASH ENCLOSURE PIPE BOLLARD SECTION**
3/4"=1'-0"



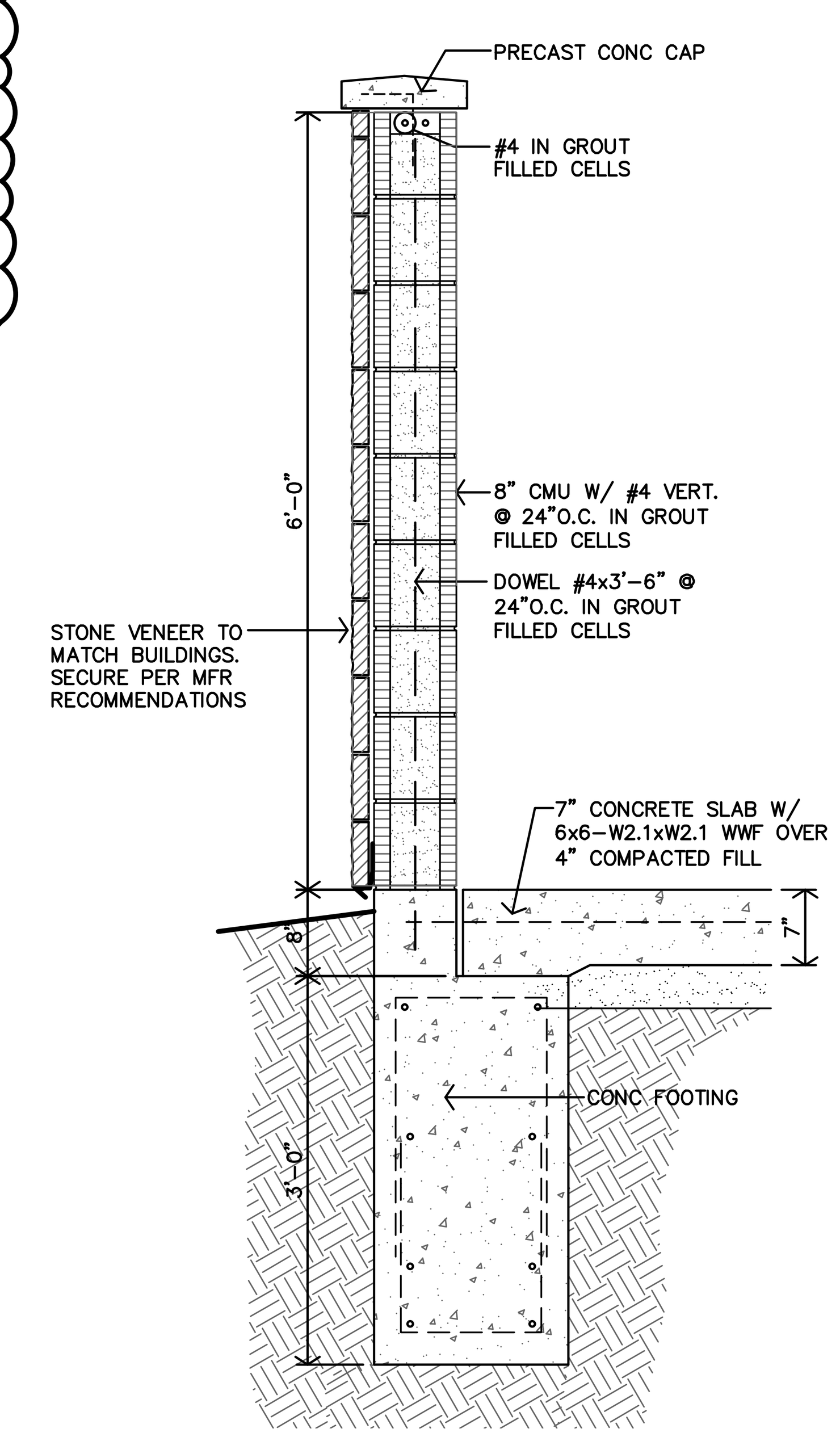
C **TRASH ENCLOSURE SIDE ELEVATION**
1/4"=1'-0"



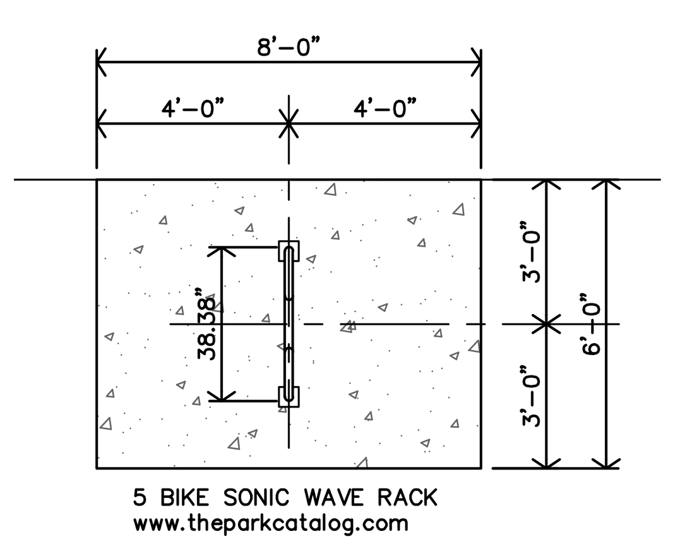
B **TRASH ENCLOSURE FRONT ELEVATION**
1/4"=1'-0"



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

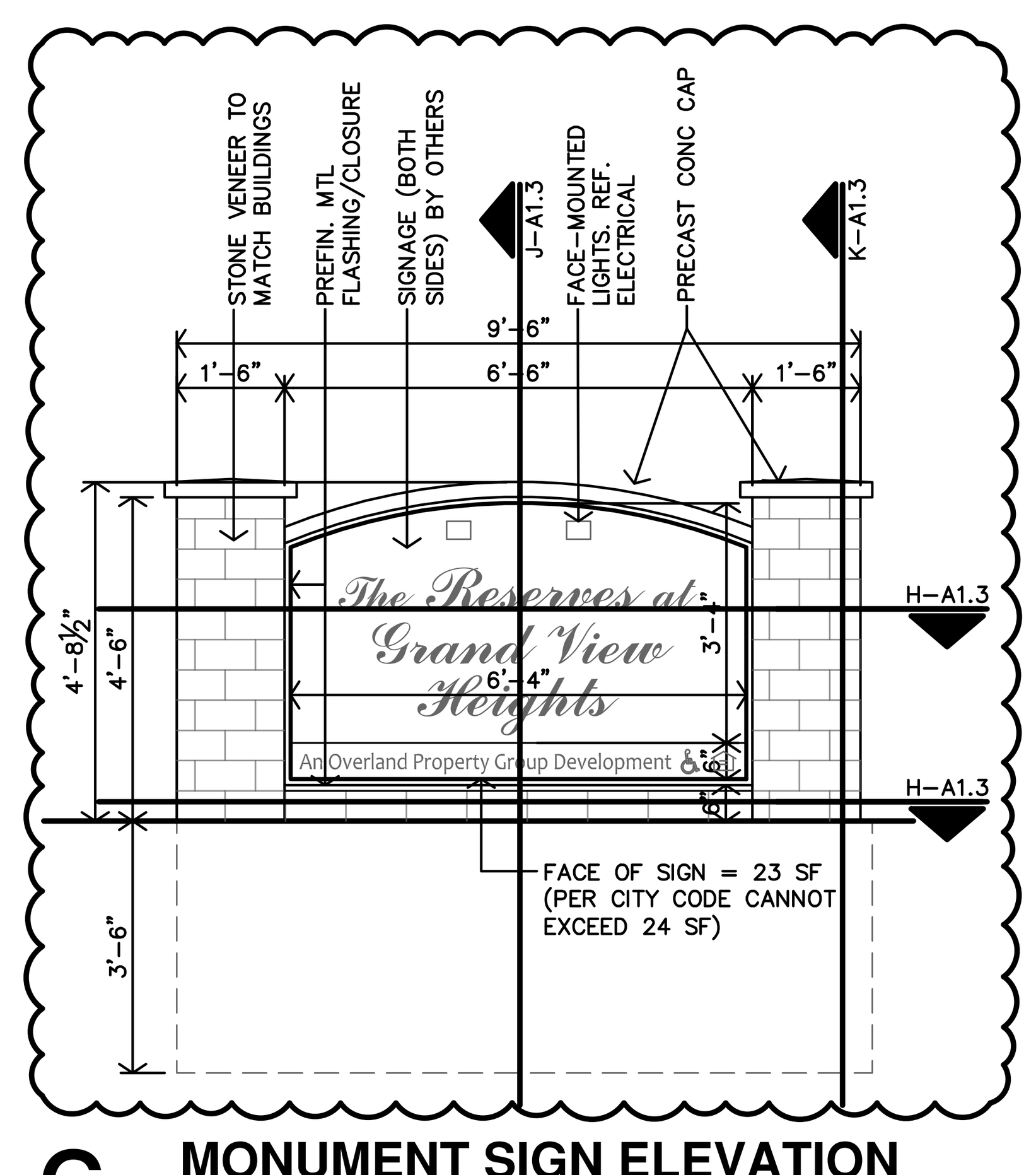


E **TRASH ENCLOSURE SECTION**
3/4"=1'-0"

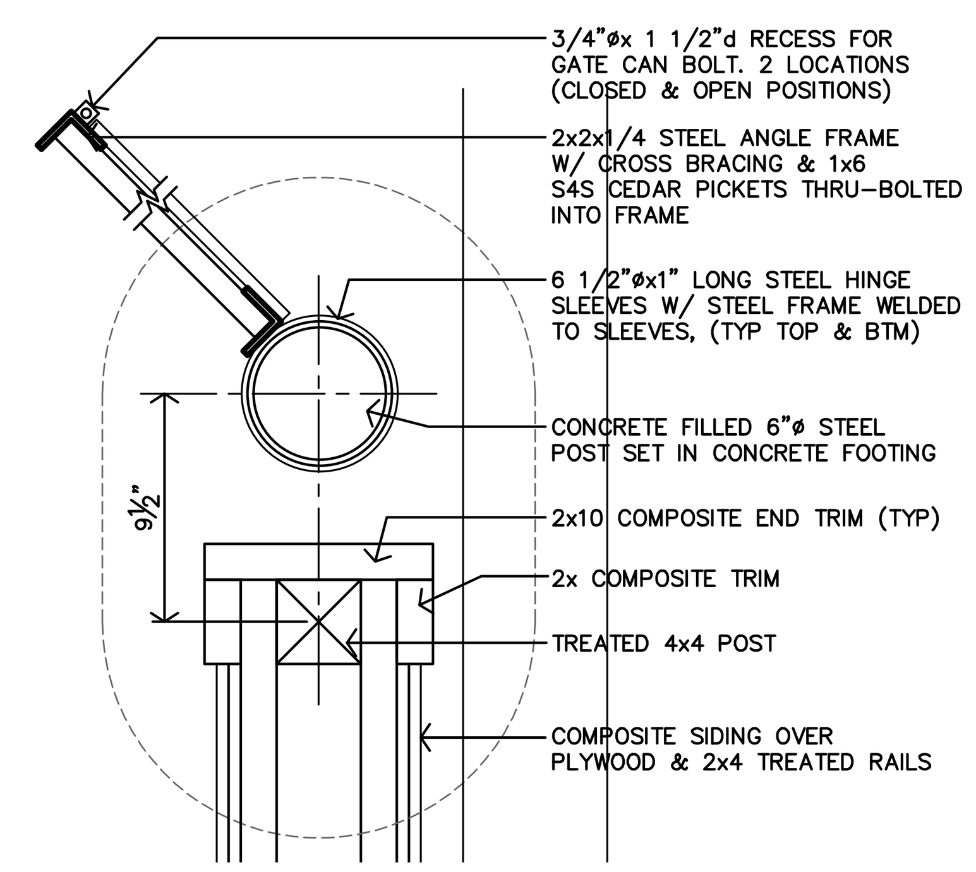


M **BIKE RACK PLAN**
1/4"=1'-0"

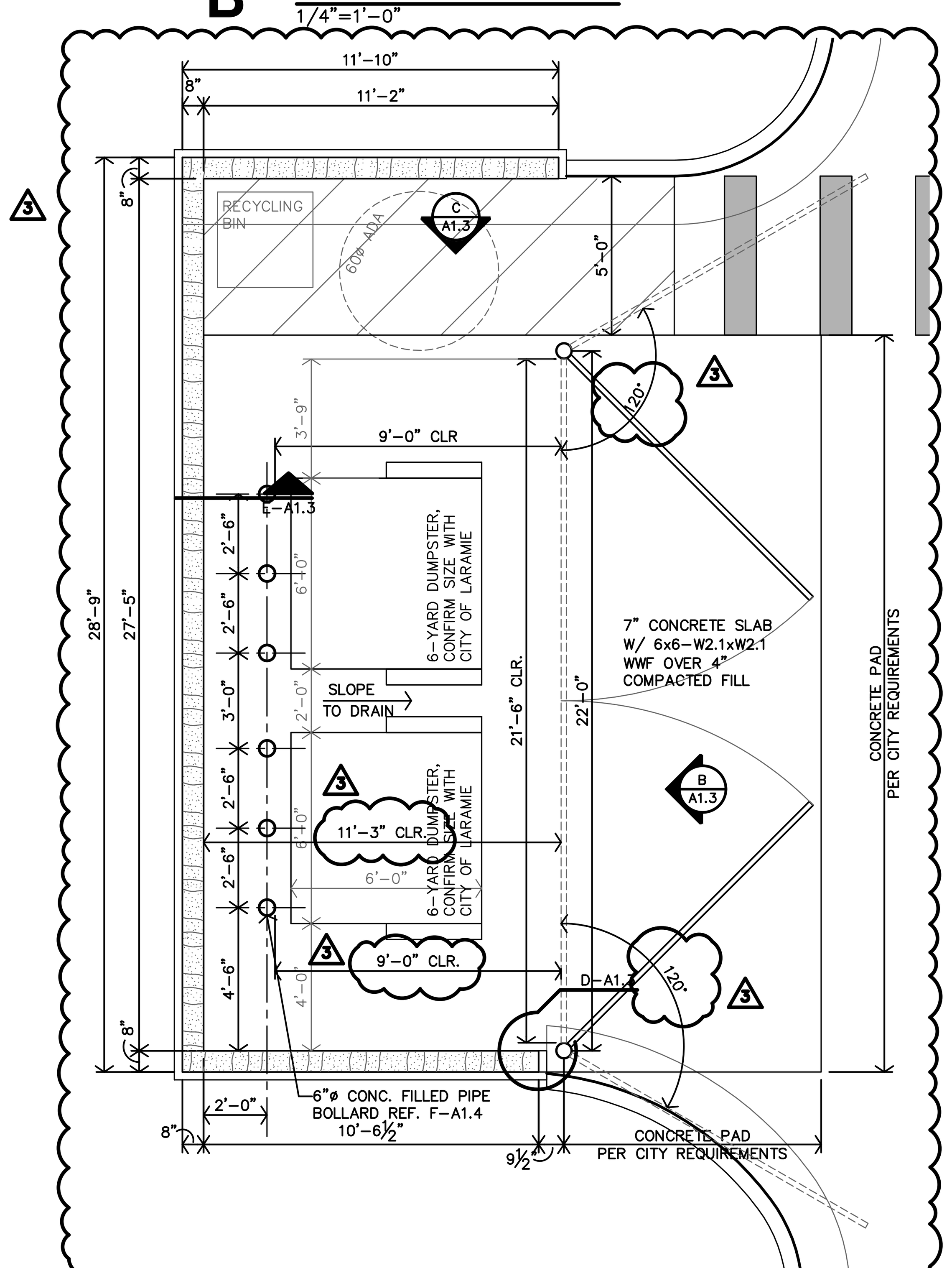
L **BIKE RACK**
NO SCALE



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



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



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

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

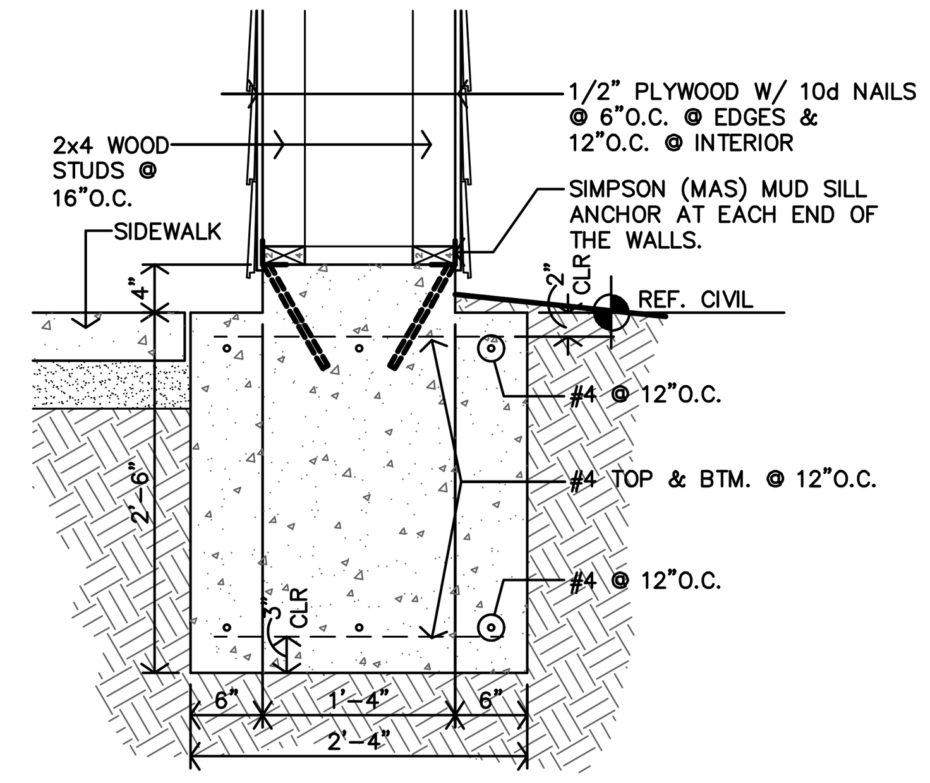
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

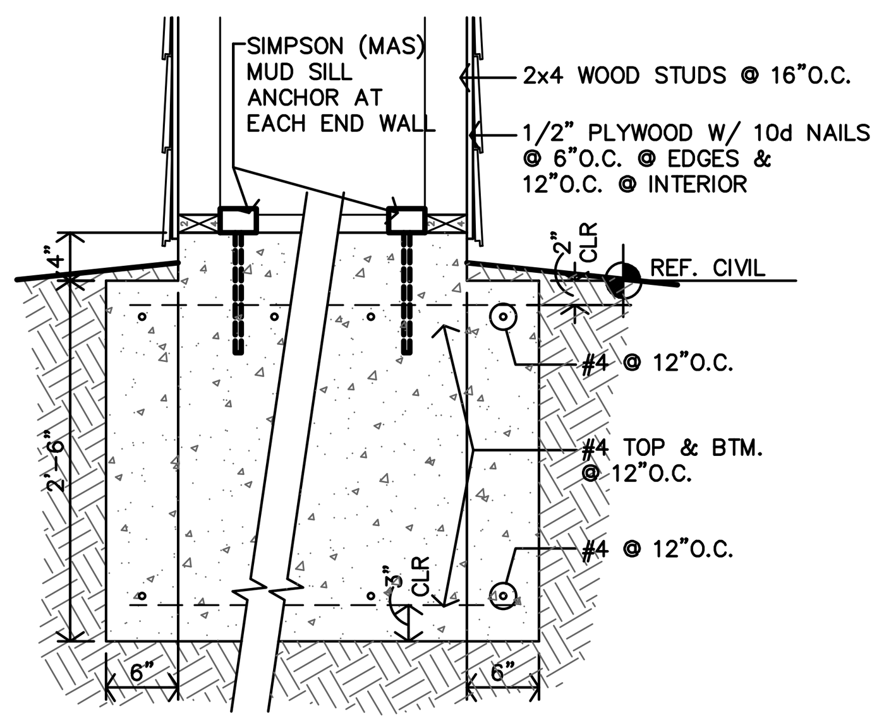
REVISION:	
3	9-10-2024

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

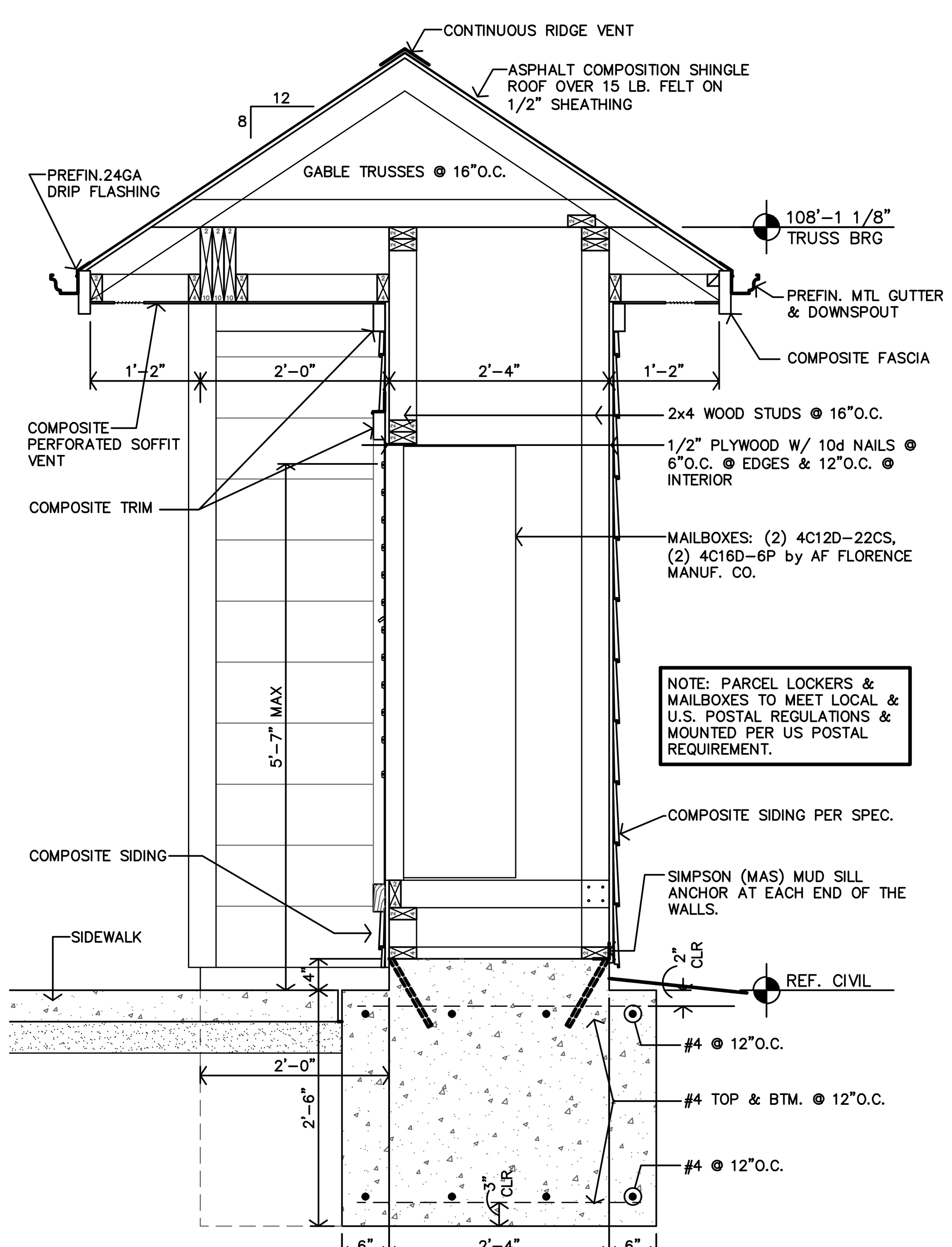
A1.3



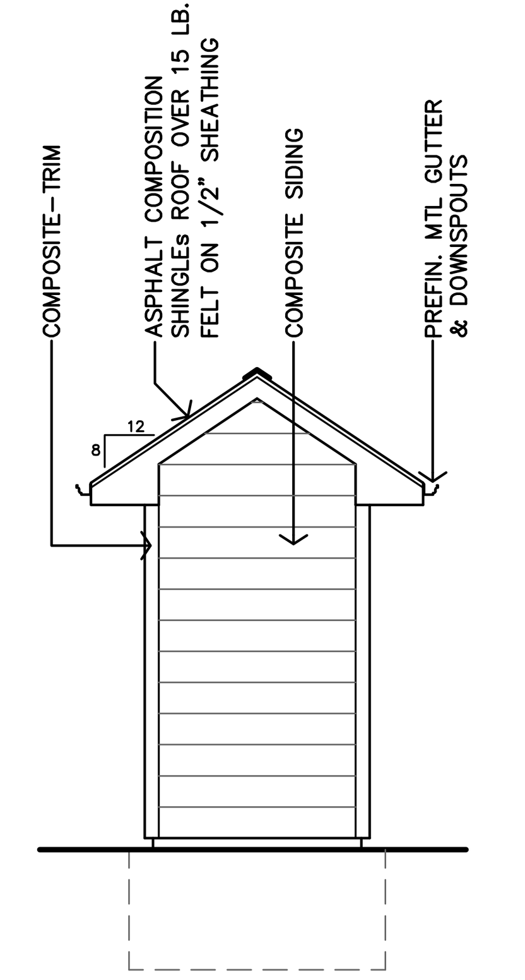
N **MAIL KIOSK FOOTING DETAIL**
3/4"=1'-0"



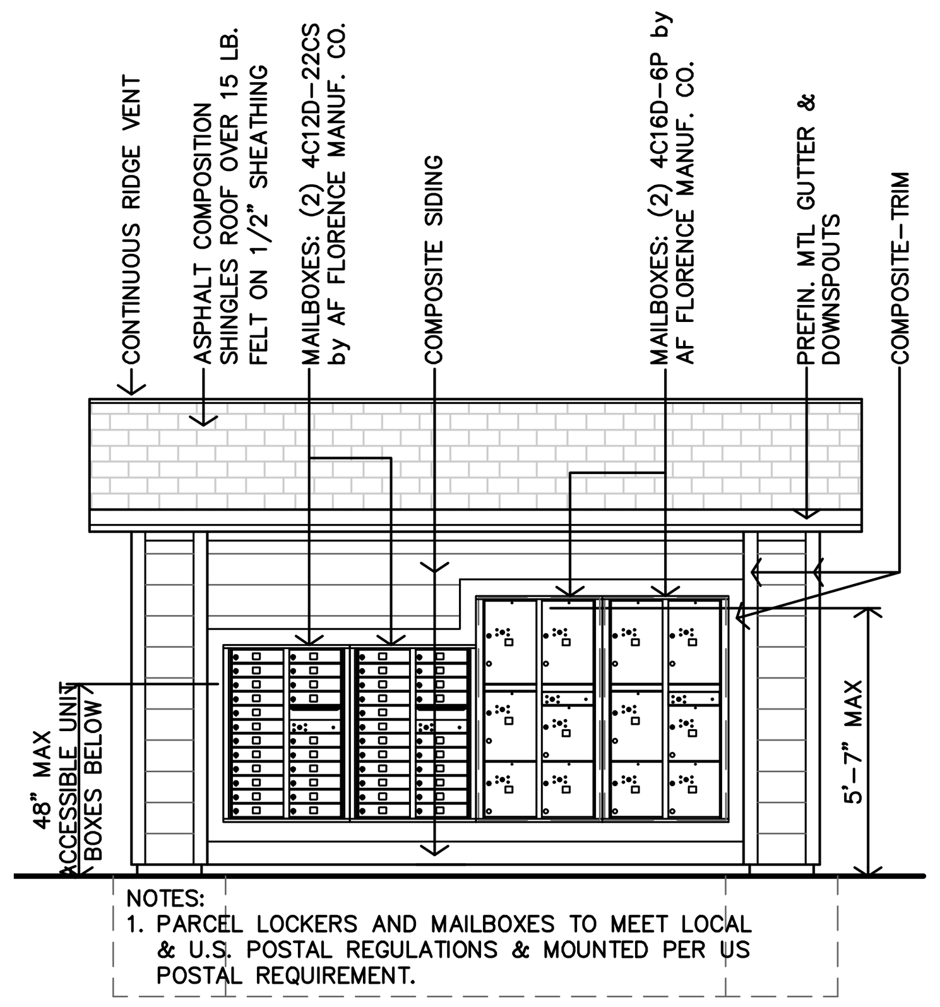
M **MAIL KIOSK FOOTING DETAIL**
3/4"=1'-0"



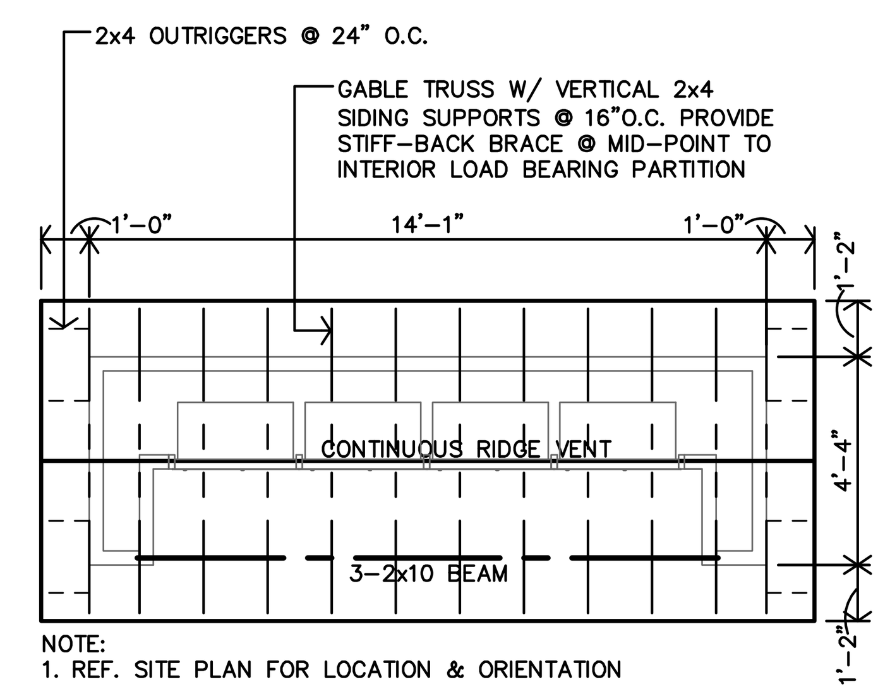
L **MAIL KIOSK SECTION**
3/4"=1'-0"



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

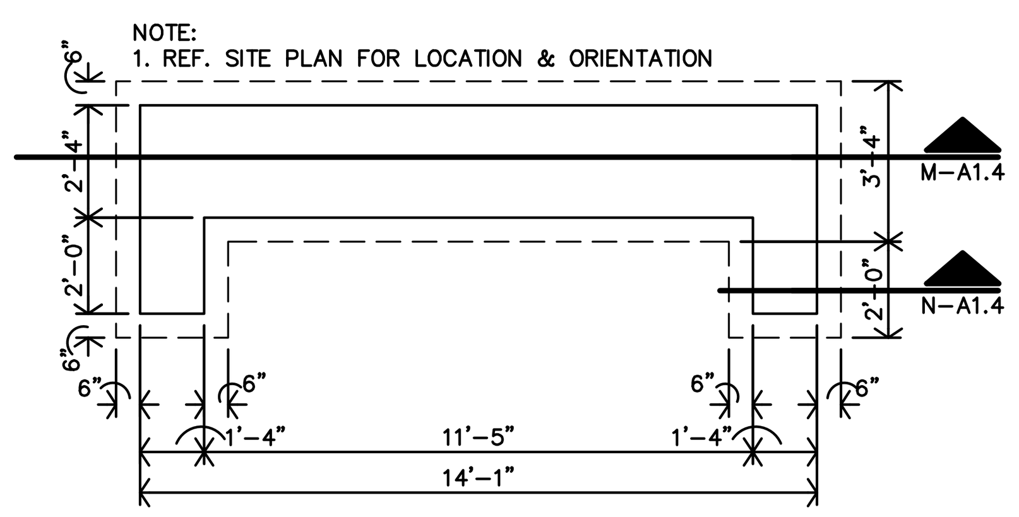


J **MAIL KIOSK FRONT/REAR ELEVATION**
1/4"=1'-0"

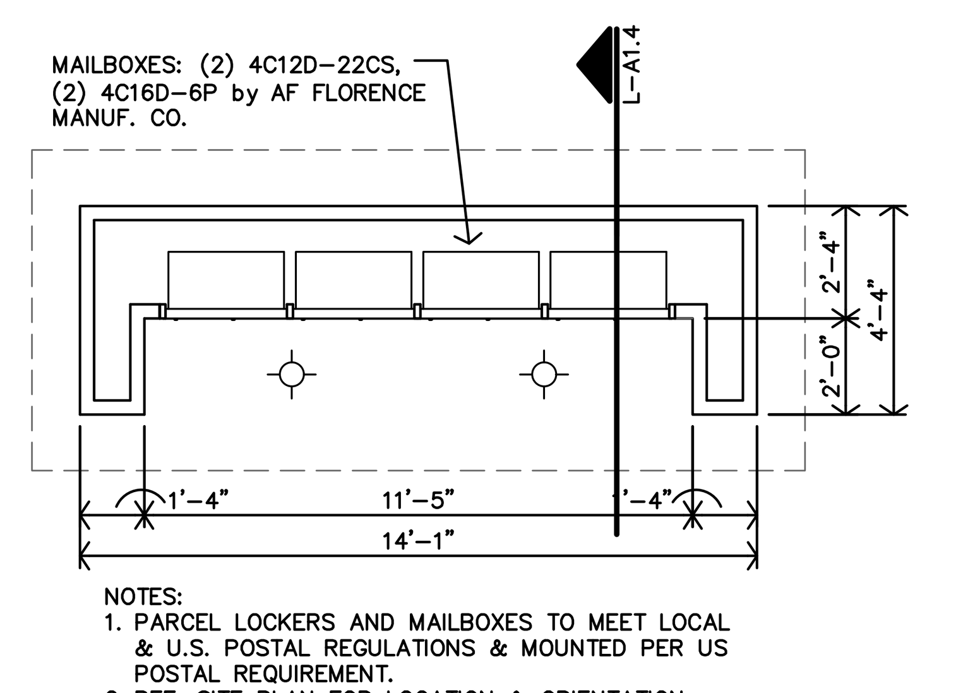


H **MAIL KIOSK ROOF FRAMING PLAN**
1/4"=1'-0"

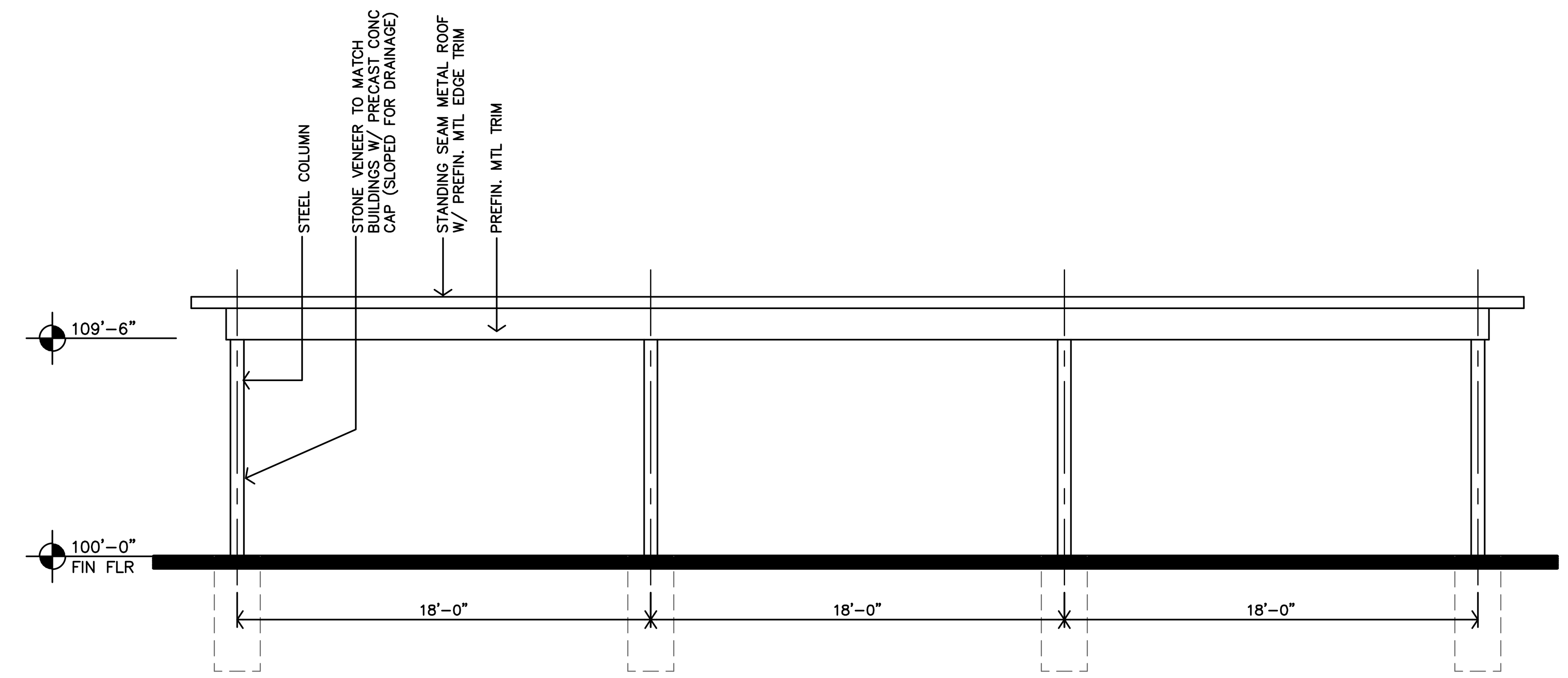
E **NOT USED**



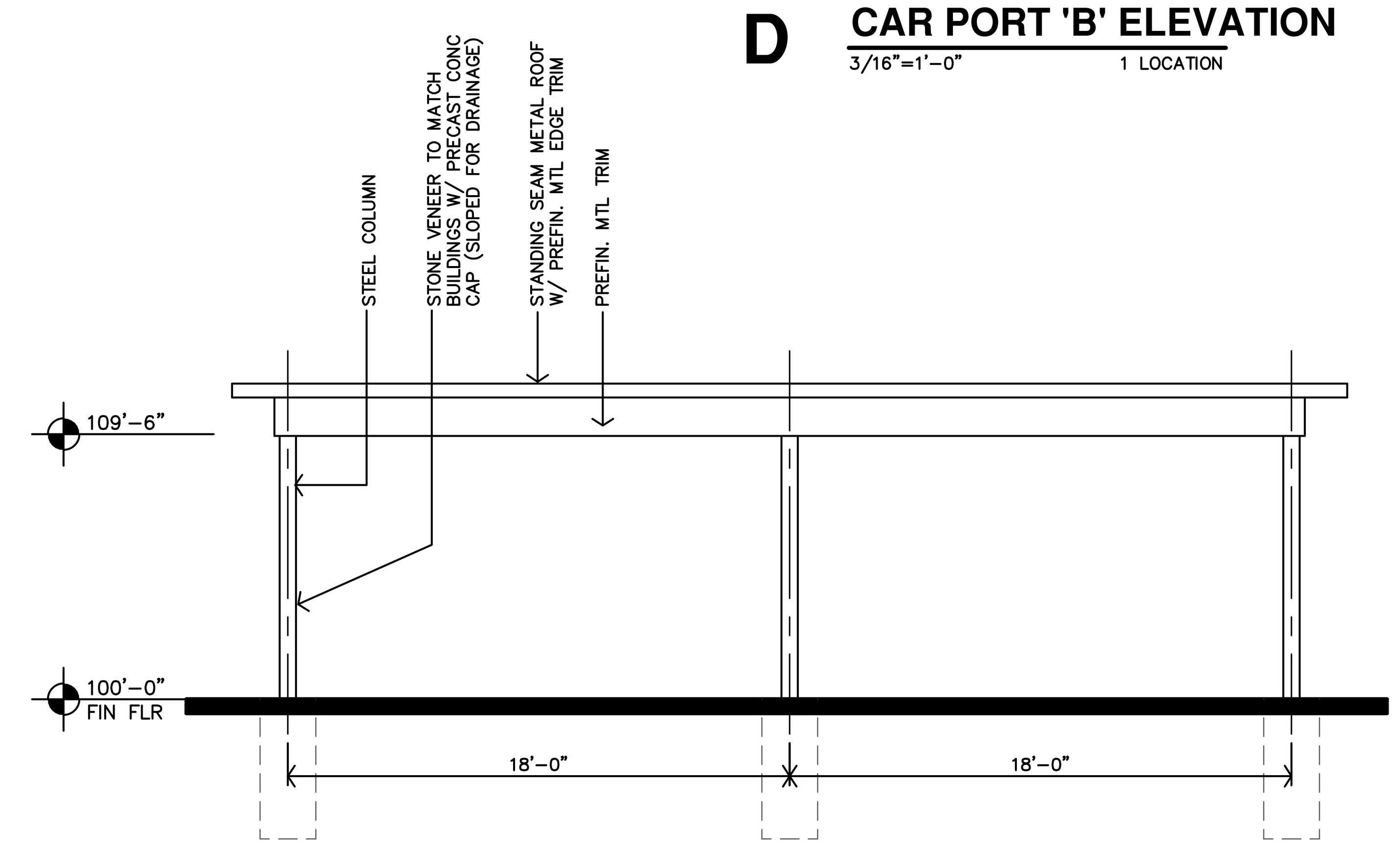
G **MAIL KIOSK FOUNDATION PLAN**
1/4"=1'-0"



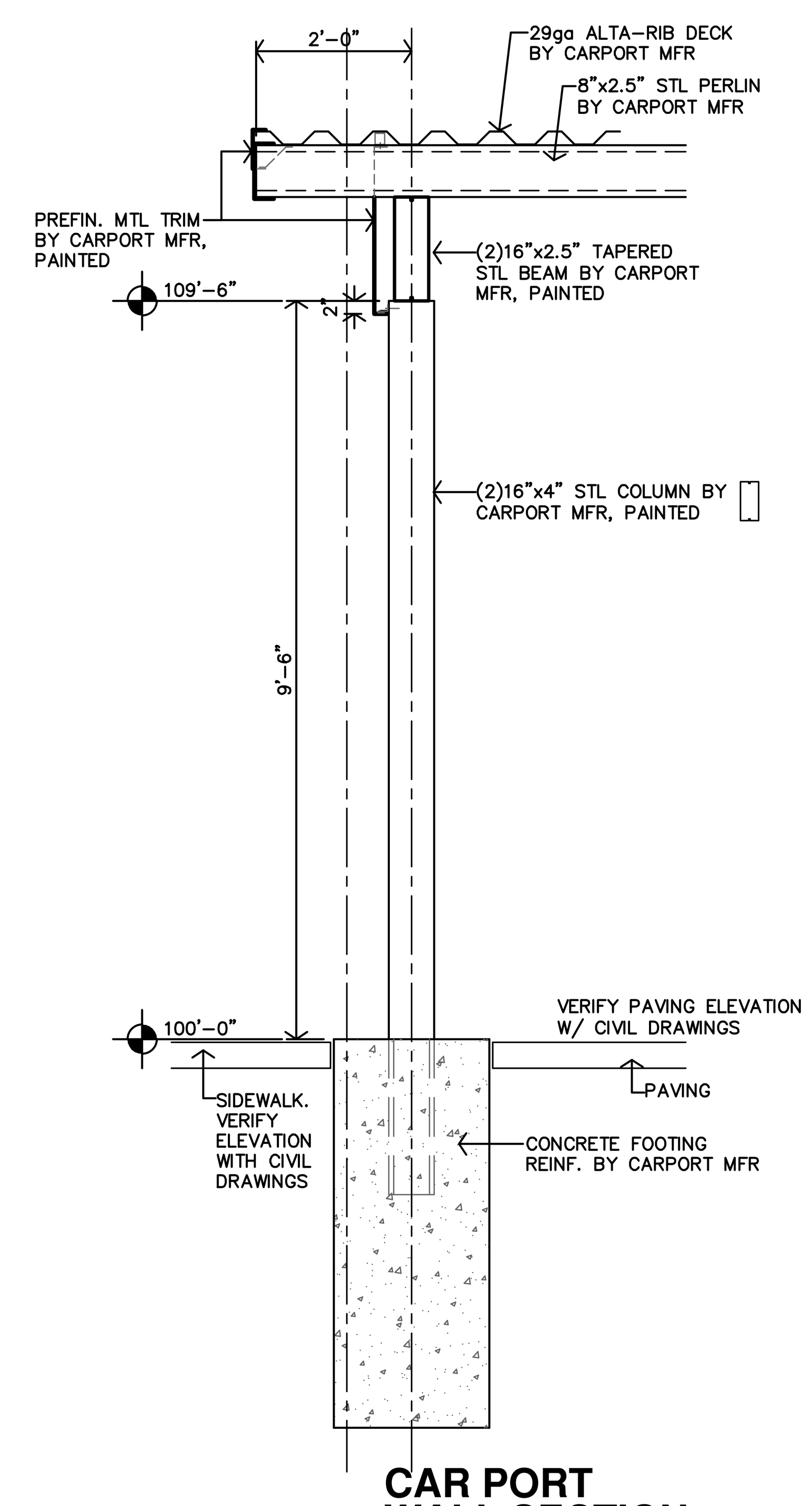
F **MAIL KIOSK FLOOR PLAN**
1/4"=1'-0"



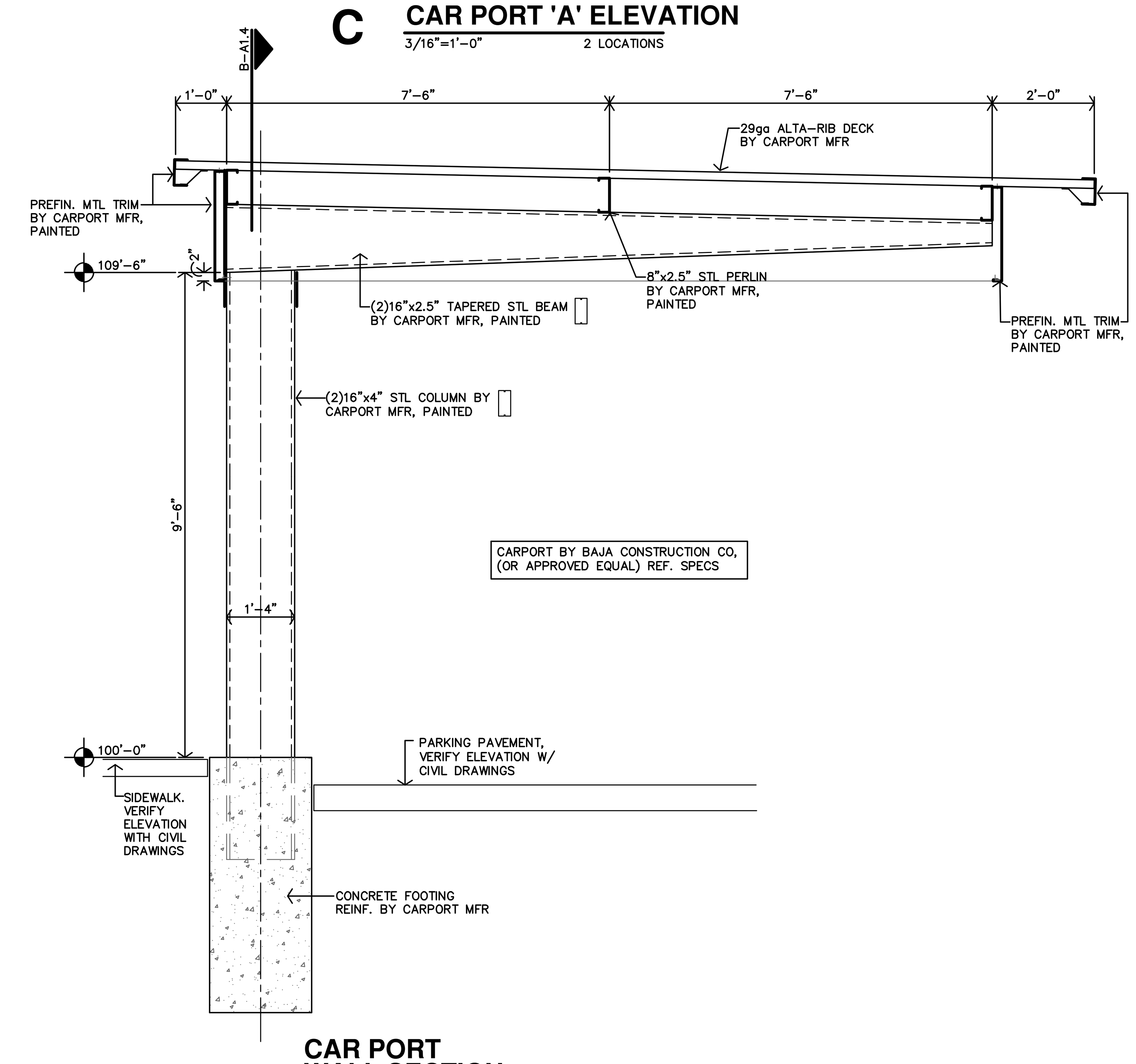
D **CAR PORT 'B' ELEVATION**
3/16"=1'-0" 1 LOCATION



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



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



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

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

REVISION:

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

A1.4

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

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT
MARGARET J. GILLAM
C-3088
Date
STATE OF WYOMING

REVISION:

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

A1.5

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
- 9,958 sf REQUIRED (15% x 66,388 sf)
- (50% OF WHICH NEEDS TO BE LOCATED AT A PUBLICWAY)
- 36,186 sf PROVIDED

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 ACCESS DRIVES AT PEDESTRIAN CONNECTIONS
- NORTH – 302.47 + 31.55 = 334.02 FT X 0.2 = 66.8 UNITS REQ'D
- EAST – 126.76 + 33.95 + 50.88 – 35 = 176.59 FT X 0.2 = 35.3 UNITS REQ'D
- SOUTH – 271.37 + 31.42 – 35 = 267.79 FT X 0.2 = 53.6 UNITS REQ'D
- WEST – 317.55 FT X 0.2 = 63.5 UNITS REQ'D
- 20% MUST BE SHRUBS
- (SEE CHART BELOW) FOR LANDSCAPE UNITS PROVIDED

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)

GROUND COVER LEGEND

SEED/SOD	
MULCH/ROCK BEDS WITH METAL EDGING	

IRRIGATION NOTE

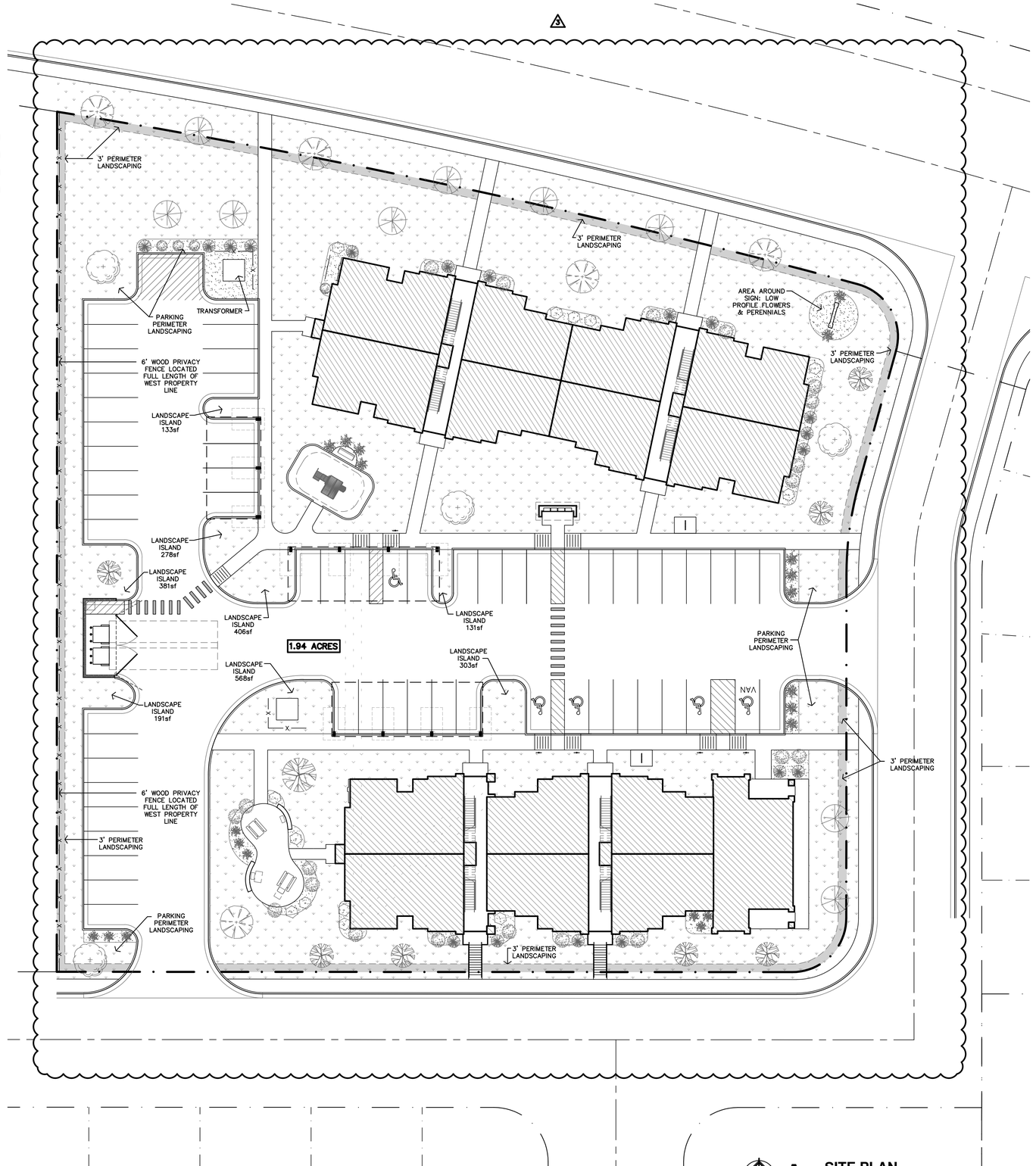
ALL REQUIRED LANDSCAPING AND LANDSCAPING AREAS SHALL INCLUDE A PERMANENTLY INSTALLED IRRIGATION SYSTEM. FINAL IRRIGATION PLANS SHALL BE PROVIDED BY AN IRRIGATION/LANDSCAPING PROFESSIONAL AND SHALL BE SUBMITTED AND APPROVED BY THE CITY OF LARAMIE PRIOR TO INSTALLATION.

3

LANDSCAPE UNITS AWARDED

MATERIAL	SYMBOL	MIN. PLANTING SIZE	QUANTITY	UNITS	TOTAL
NORTH SIDE					
SKYLINE HONEYLOCUST (TREE, DECIDUOUS)		1.5"caliper	4	4	16
RADIANT CRABAPPLE (TREE, DECIDUOUS)		1.5"caliper	7	4	28
DWARF MOUNTAIN MUGO PINE (SHRUB, EVERGREEN)		5 gallon or #5 container	9	1	9
DROP LEAF POTENTILLA(SHRUB, DECIDUOUS)		1 gallon or #1 container	8	1	8
ALPINE CURRANT (SHRUB, DECIDUOUS)		5 gallon or #5 container	4	1	4
THREE–LEAF SUMAC (SHRUB, DECIDUOUS)		5 gallon or #5 container	2	1	2
TOTAL UNITS (NORTH)					67
EAST SIDE					
BIGTOOTH MAPLE (TREE, DECIDUOUS)		1.5"caliper	1	4	4
WESTERN RIVER BIRCH (TREE, DECIDUOUS)		1.5"caliper	2	4	8
RADIANT CRABAPPLE (TREE, DECIDUOUS)		1.5"caliper	2	4	8
DWARF MOUNTAIN MUGO PINE (SHRUB, EVERGREEN)		5 gallon or #5 container	5	1	5
ALPINE CURRANT (SHRUB, DECIDUOUS)		5 gallon or #5 container	2	1	2
DROP LEAF POTENTILLA(SHRUB, DECIDUOUS)		1 gallon or #1 container	6	1	6
THREE–LEAF SUMAC (SHRUB, DECIDUOUS)		5 gallon or #5 container	6	1	6
TOTAL UNITS (EAST)					39
SOUTH SIDE					
WESTERN RIVER BIRCH (TREE, DECIDUOUS)		1.5"caliper	4	4	16
BIGTOOTH MAPLE (TREE, DECIDUOUS)		1.5"caliper	1	4	4
SKYLINE HONEYLOCUST (TREE, DECIDUOUS)		1.5"caliper	1	4	4
DWARF MOUNTAIN MUGO PINE (SHRUB, EVERGREEN)		5 gallon or #5 container	4	1	4
ALPINE CURRANT (SHRUB, DECIDUOUS)		5 gallon or #5 container	7	1	7
DROP LEAF POTENTILLA(SHRUB, DECIDUOUS)		1 gallon or #1 container	10	1	10
THREE–LEAF SUMAC (SHRUB, DECIDUOUS)		5 gallon or #5 container	9	1	9
TOTAL UNITS (EAST)					54
WEST SIDE					
OPAQUE SCREENING FENCE (6' TALL)	—— X —— X ——		318'	0.4	127
WESTERN RIVER BIRCH (TREE, DECIDUOUS)		1.5"caliper	1	4	4
BIGTOOTH MAPLE (TREE, DECIDUOUS)		1.5"caliper	1	4	4
TOTAL UNITS (EAST)					135

*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.



A **SITE PLAN**
1" = 20'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3262 STATE OF WYOMING

REVISION:	
3	9–10–2024

DATE:	7–17–2024
JOB:	22–3262
SHEET NO.:	L1.1

GENERAL NOTES

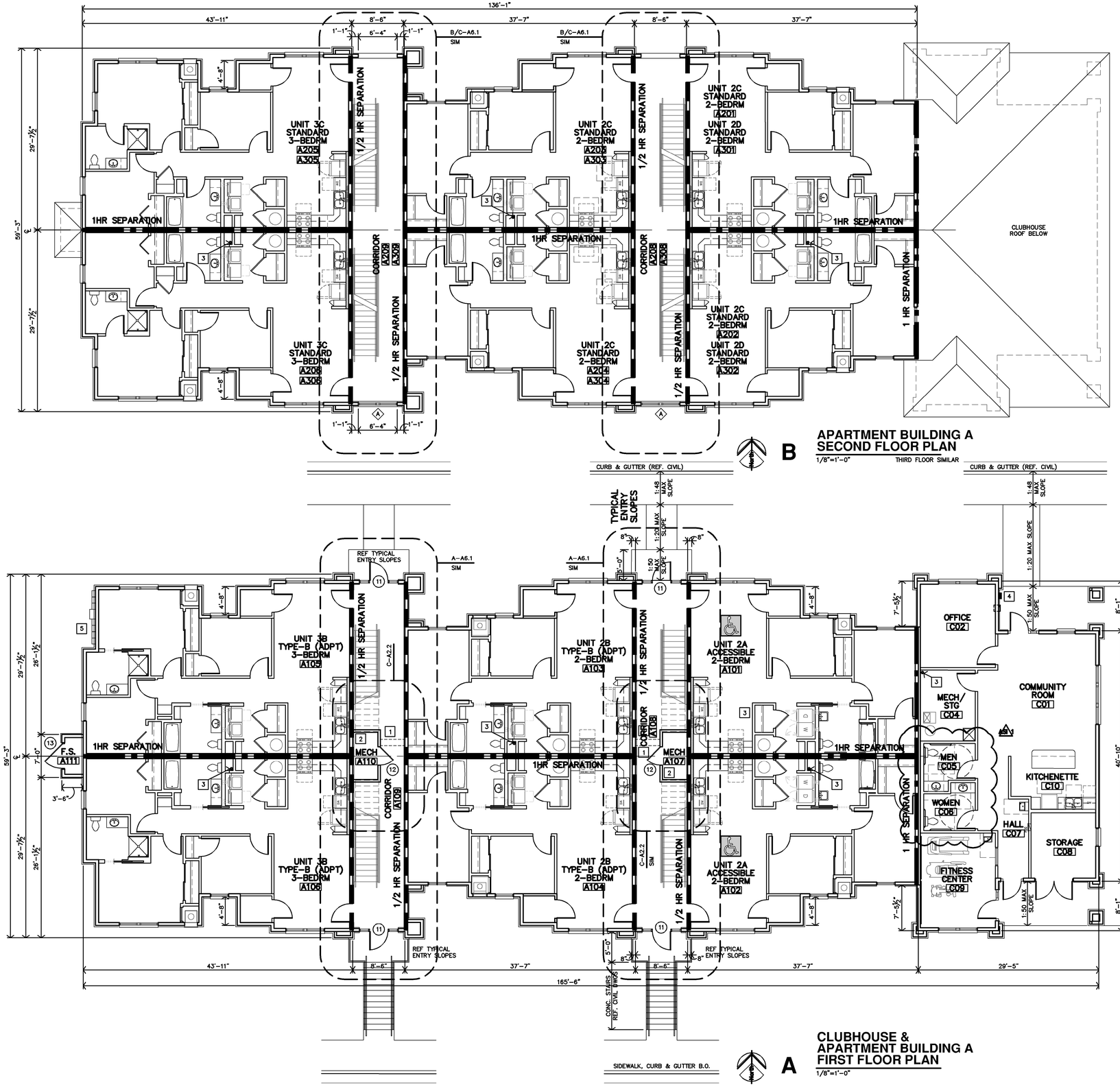
1. REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REF. SHEET A2.10 FOR BREEZEWAY AND ADJACENT ROOMS FINISH & DOOR SCHEDULES.
3. F.O.S. = FACE OF STUD.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR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

KEY NOTES

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

APARTMENT CHART

	SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107
	SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT B103
	ALL OTHER UNITS: • ADAPTABLE (TYPE-B) UNITS ON FIRST FLOOR • STANDARD UNITS ON SECOND/THIRD FLOORS



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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3695 STATE OF WYOMING

REVISION:	
1	9-27-2024

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

A2.1

GENERAL NOTES

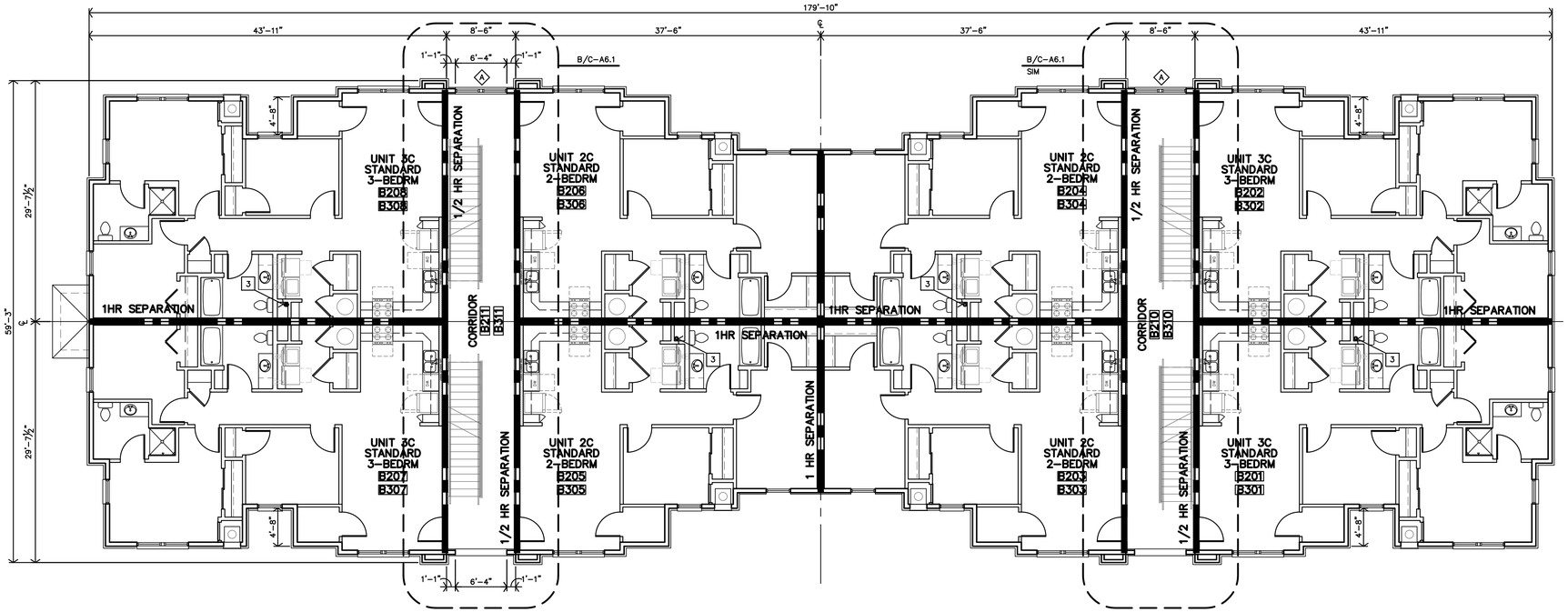
1. REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REF. SHEET A2.10 FOR BREEZEWAY AND ADJACENT ROOMS FINISH & DOOR SCHEDULES.
3. F.O.S. = FACE OF STUD.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR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

KEY NOTES

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

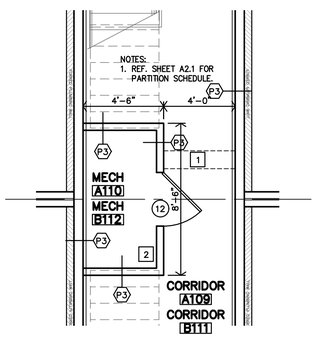
APARTMENT CHART

	SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107
	SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT B103
	ALL OTHER UNITS: • ADAPTABLE (TYPE-B) UNITS ON FIRST FLOOR • STANDARD UNITS ON SECOND/THIRD FLOORS



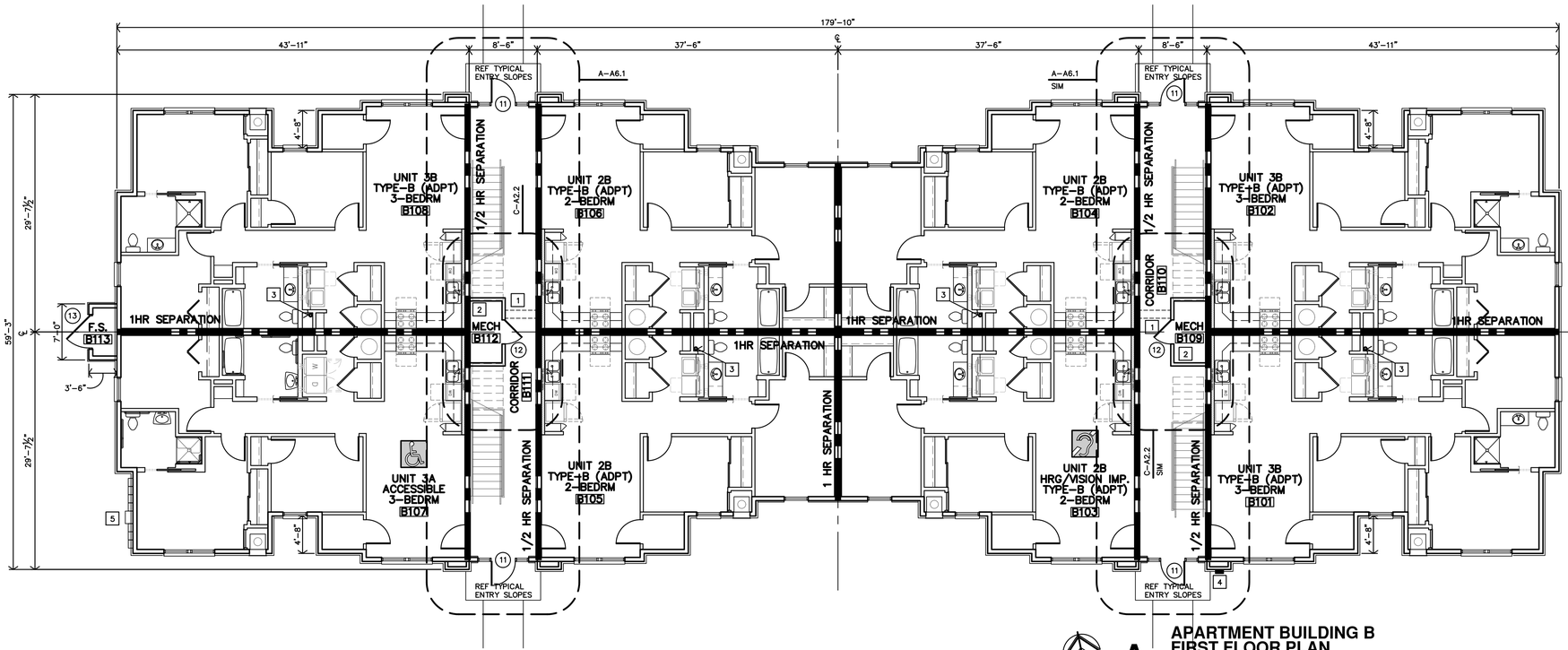
B **APARTMENT BUILDING B SECOND FLOOR PLAN**

1/8"=1'-0" THIRD FLOOR SIMILAR



C **BUILDING A MECH CLOSET #A110/B112 PLAN**

1/4"=1'-0" MECH CLOSETS #A107 & #B109 MIRRORED



A **APARTMENT BUILDING B FIRST FLOOR PLAN**

1/8"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

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LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

REVISION:

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

A2.2

APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF 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.
8. 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
9. HOSE BIBS TO BE LOCATED 6"min. ABOVE WAINSCOT (30"MIN ABV. FIN. FLOOR).
10. B.O. HEADER 83" ABV. FIN. FLR.
11. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
14. F.O.S. = FACE OF STUD
15. FE = FIRE EXTINGUISHER
16. HEARING/VISION IMPAIRED UNIT (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
    - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
17. REF. A2.4 FOR PARTITION AND ASSEMBLY SCHEDULES.
18. ////////// INDICATES FURRED PLUMBING WALLS

STANDARD UNIT NOTES

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

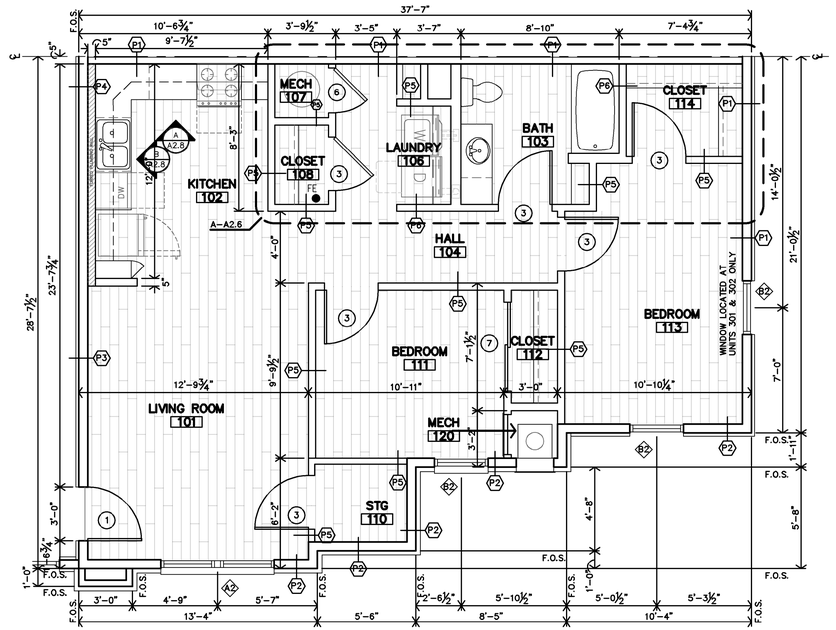
ADAPTABLE (TYPE-B) UNIT NOTES

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.)

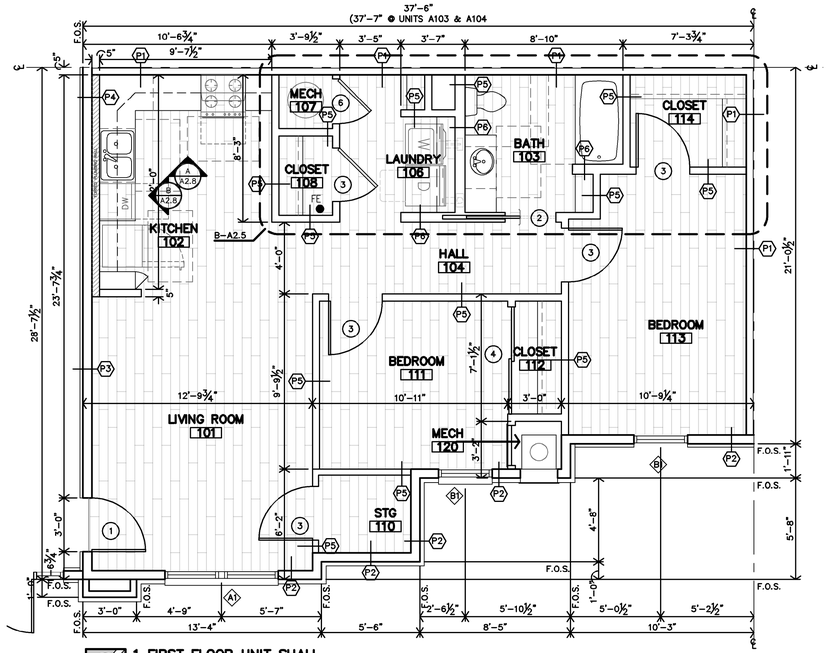
ACCESSIBLE UNITS NOTES

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 @ 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.
        - 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

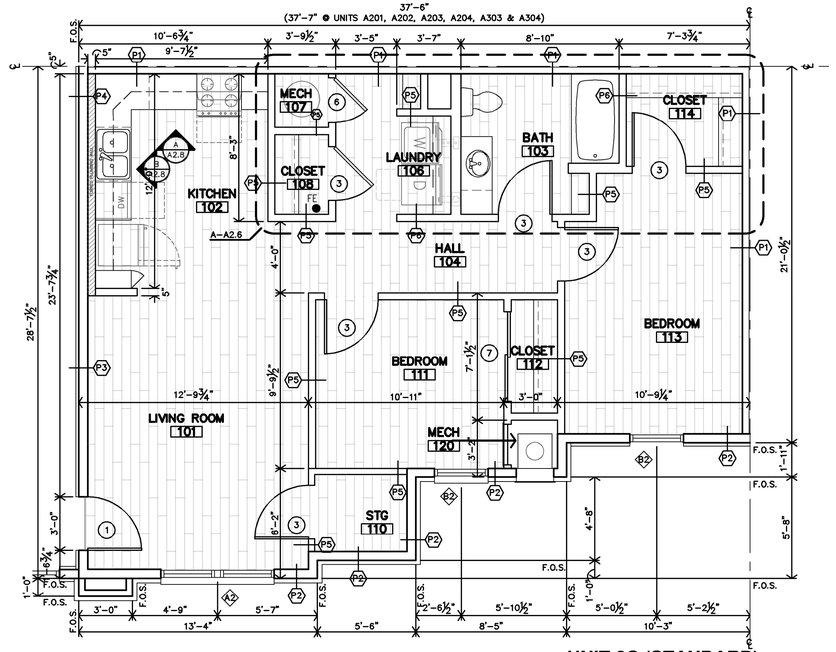


D UNIT 2D (STANDARD) 2-BEDROOM/1-BATH
1/4"=1'-0" WCDA: 877 sf total

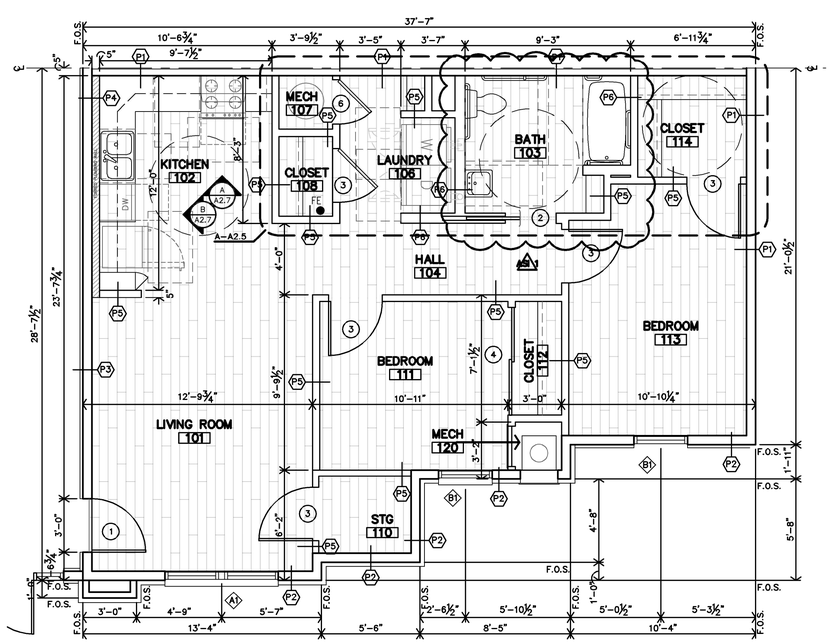


1 FIRST FLOOR UNIT SHALL BE HEARING & VISION IMPAIRED ACCESSIBLE UNIT (B103)

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



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



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

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

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REVISION:	
1	9-27-2024

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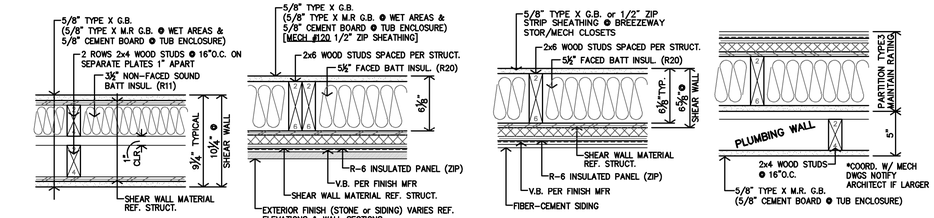
SHEET NO.:	A2.3

APARTMENT PARTITION SCHEDULE

PARTITION NOTES:
1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
2. EXTERIOR SHEAR WALLS: CONTRACTOR TO EXTEND SHEAR WALL MATERIAL TO CORNER OF WALL, TO ENSURE FLUSH INSTALLATION OF FINISH MATERIALS. REFERENCE STRUCT. DWGS FOR MORE NOTES AND DETAILS.
3. 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

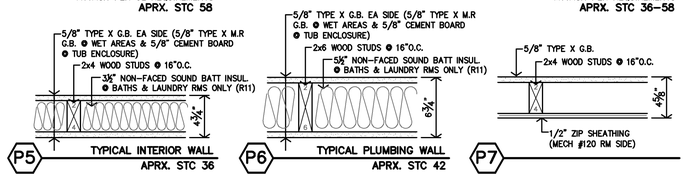


P1 DOUBLE STUD PARTY WALL — 1 HOUR RATING (UL U341) — ATTACH PER UL REQUIREMENTS — APRX. STC 58

P2 TYPICAL EXTERIOR WALL — APRX. STC 36–58

P3 BREEZEWAY EXTERIOR WALL — 1 HOUR RATING (UL U303) — ATTACH PER REQUIREMENTS — APRX. STC 36–58

P4 FURRED PLUMBING WALL — APRX. STC 58



P5 TYPICAL INTERIOR WALL — APRX. STC 36

P6 TYPICAL PLUMBING WALL — APRX. STC 42

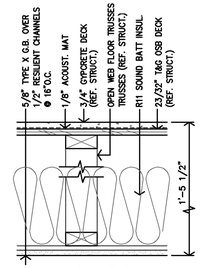
P7 — APRX. STC 58

FOR UL ASSEMBLY/ATTACHMENT DETAILS – REFERENCE SPECIFICATIONS AND PROJECT MANUAL

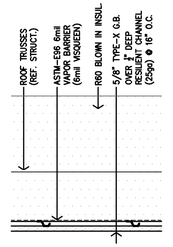
NOTES

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

ASSEMBLY SCHEDULE

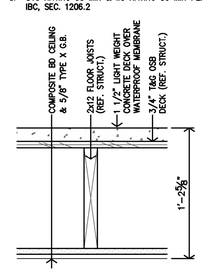


APARTMENTS
FLOOR/CEILING A
1–HOUR RATED (UL DESIGN No. L528)
ATTACH PER ul REQUIREMENTS

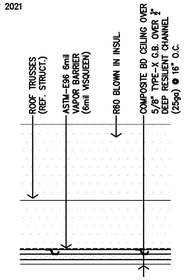


APARTMENTS & CLUBHOUSE
ROOF/CEILING 1
1–HOUR RATED
UL P522
ATTACH PER REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. STC RATING 50 MIN & IIC RATING 50 MIN PER 2021 IBC, SEC. 1206.2

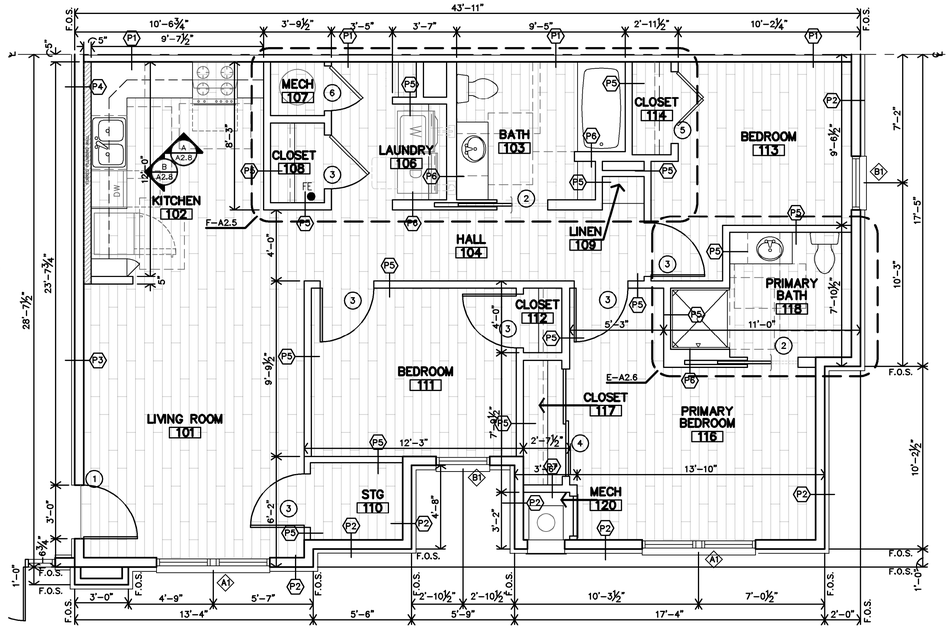


BREEZEWAY
FLOOR/CEILING B
1–HOUR RATED (UL DESIGN No. L501)
ATTACH PER ul REQUIREMENTS

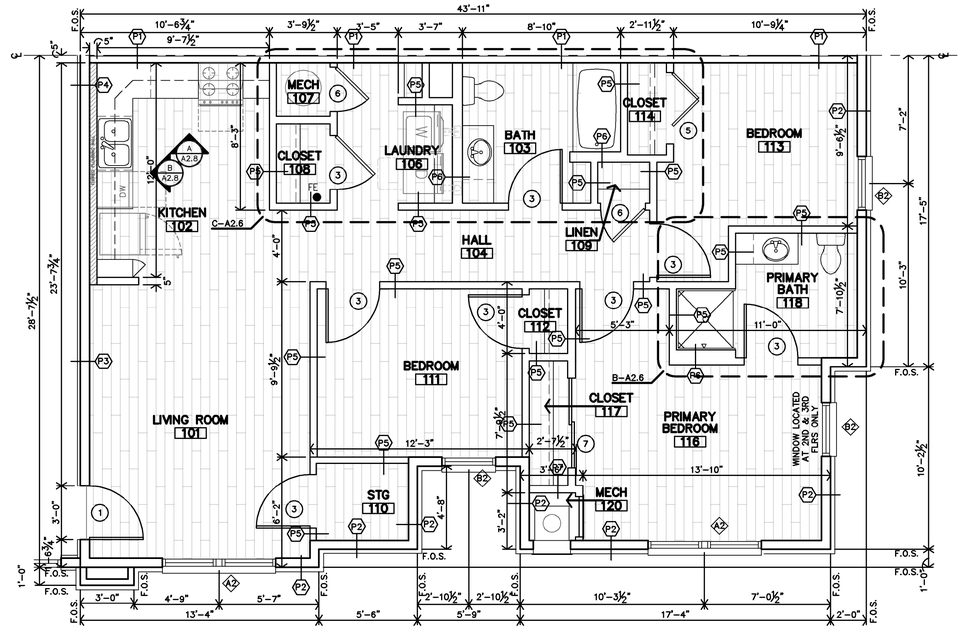


BREEZEWAY
ROOF/CEILING 2
1–HOUR RATED
UL P522
ATTACH PER REQUIREMENTS

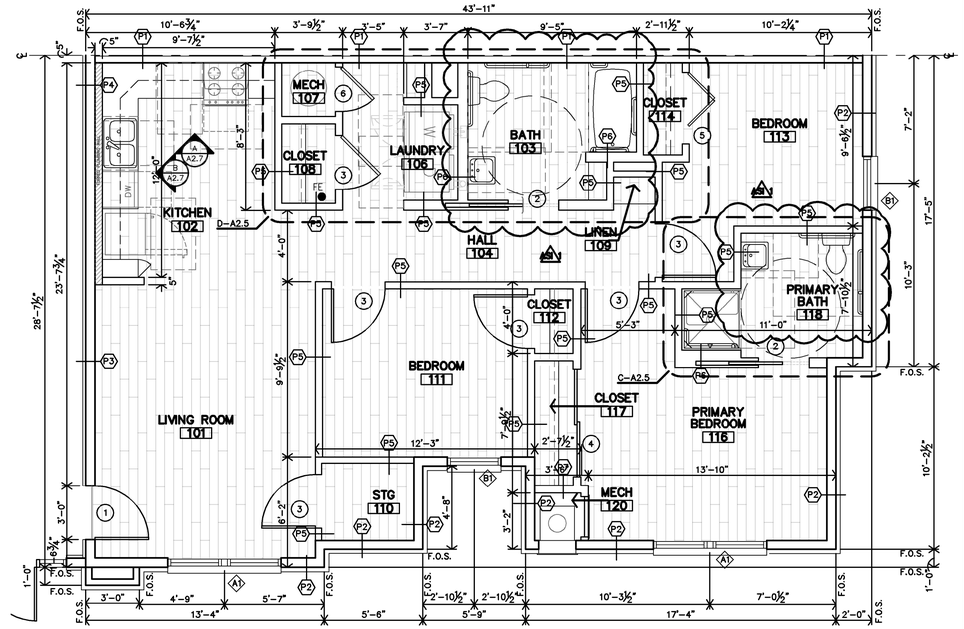
NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE



B UNIT 3B (TYPE-B) ADAPTABLE 3-BEDROOM/2-BATH
1/2"=1'-0" WDCA: 1,098 sf total



C UNIT 3C (STANDARD) 3-BEDROOM/2-BATH
1/2"=1'-0" WDCA: 1,098 sf total



1 FIRST FLOOR UNITS SHALL BE FULLY ACCESSIBLE (B107)
ACCESSIBLE

A UNIT 3A (ACCESSIBLE) 3-BEDROOM/2-BATH
1/2"=1'-0" WDCA: 1,098 sf total

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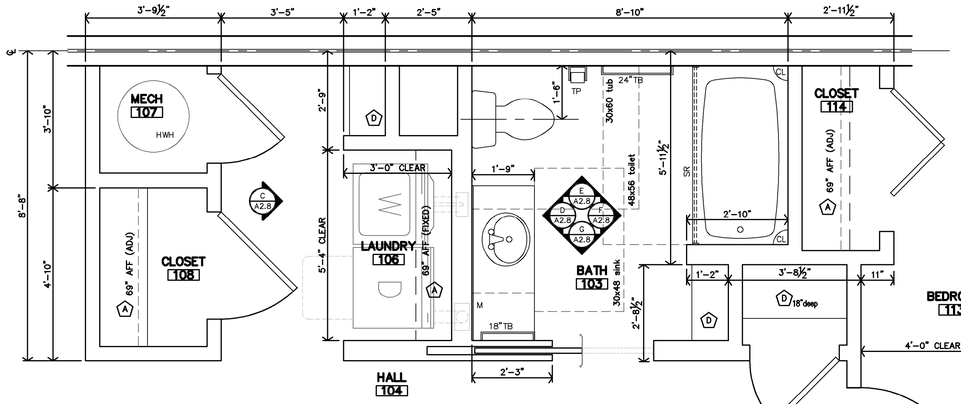
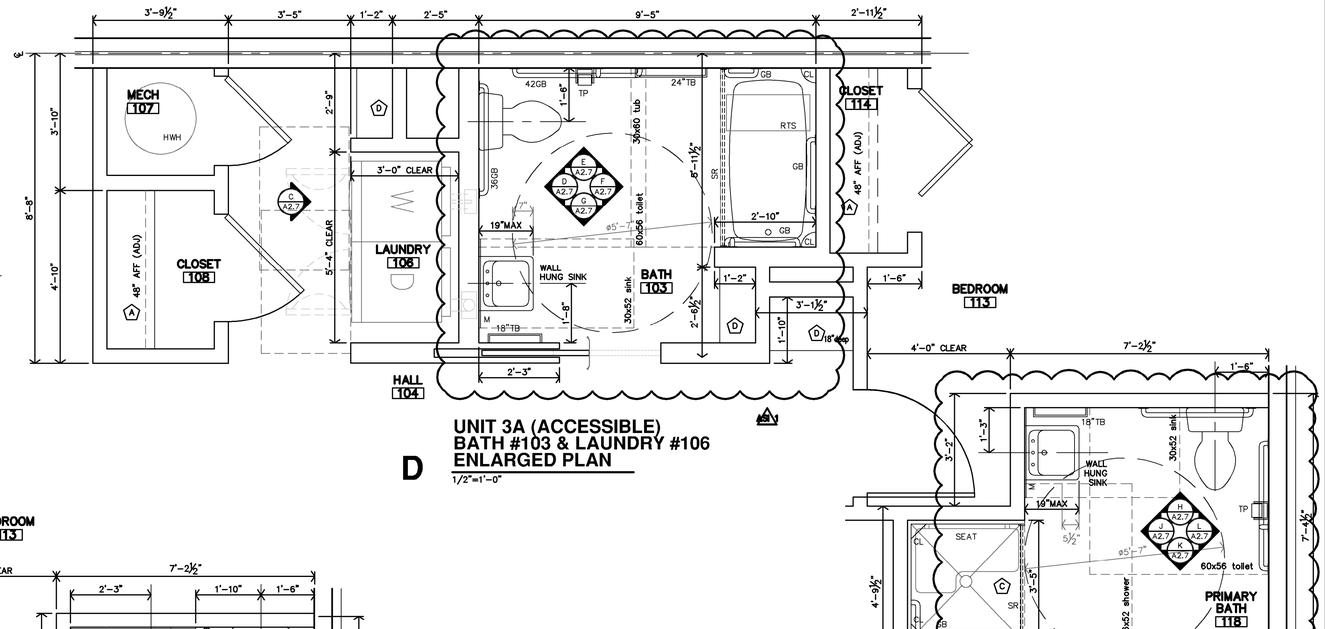
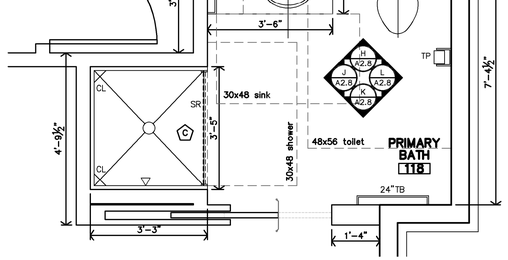


F UNIT 3B TYPE-B (ADAPTABLE)
BATH #103 & LAUNDRY #106
ENLARGED PLAN
1/2"=1'-0"



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

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



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

ACCESSIBLE & ADAPTABLE UNIT BATH NOTES

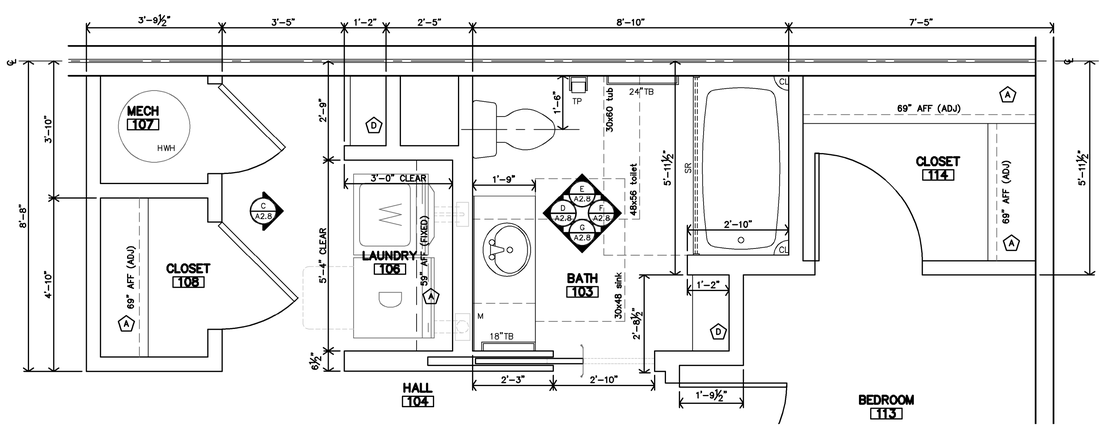
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.9)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27"wX33.5"d FRONT LOADING ACCESSIBLE WASHER & DRYER.

LEGEND

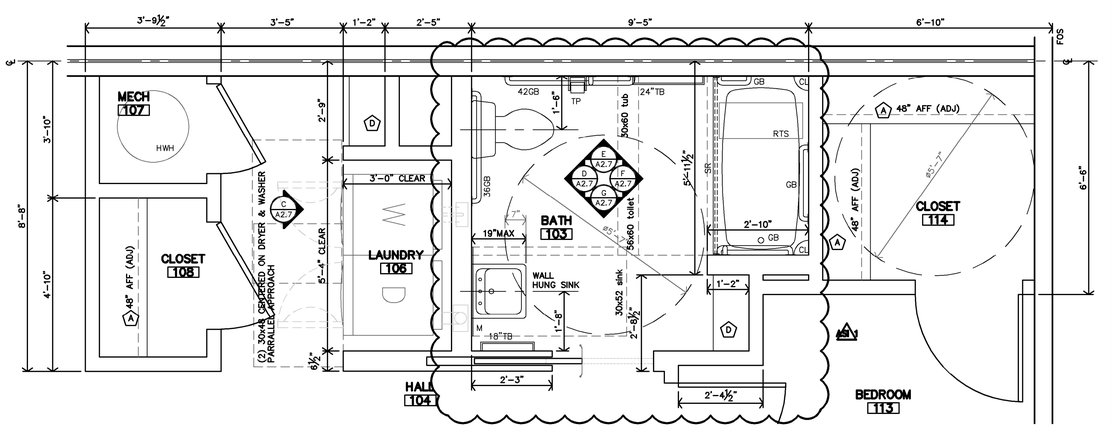
M	MIRROR
TP	TOILET PAPER DISP.
TB	TOWEL BAR
CL	CORNER LEDGE
SR	SHOWER ROD
GB	GRAB BAR
HWH	HOT WATER HEATER
RTS	REMOVABLE TUB SEAT

KEYNOTES:

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



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



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

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

LICENSED ARCHITECT
MARGARET J. GILLAM
C-3495
STATE OF WYOMING

REVISION:	
1	9-27-2024

DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A2.5

APARTMENT INTERIOR FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 – LATEX ENAMEL C1 – CARPET #1 V – VINYL PLANK FLR'G TILE
P2 – EPOXY PAINT C2 – CARPET #2 ST – SPRAY TEXTURE
CT – CERAMIC TILE SV – SHEET VINYL S – SMOOTH T – TEXTURED LIGHT KNOCKDOWN

NO.	DESCRIPTION	FLOOR: VINYL PLANK FLOORING	BASE: 2 1/2" WOOD	BASE: 4" RUBBER BASE	N.WALL: 5/8" TYPE X G.B.	N.WALL: 5/8" TYPE X M.R. G.B.	N.WALL: 1/2" ZIP SHEATHING	E.WALL: 5/8" TYPE X G.B.	E.WALL: 5/8" TYPE X M.R. G.B.	E.WALL: 1/2" ZIP SHEATHING	S.WALL: 5/8" TYPE X G.B.	S.WALL: 5/8" TYPE X M.R. G.B.	S.WALL: 1/2" ZIP SHEATHING	W.WALL: 5/8" TYPE X G.B.	W.WALL: 5/8" TYPE X M.R. G.B.	W.WALL: 1/2" ZIP SHEATHING	CLG: 5/8" TYPE X G.B.	HGT.	NOTES
101	LIVING ROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
102	KITCHEN	V	P1			P1/T			P1/T			P1/T			P1/T		ST		NOTE 1
103	BATH	V	P1			P1/T			P1/T			P1/T			P1/T		ST		NOTE 1, 2
104	HALL	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
106	LAUNDRY	V	P1			P1/T			P1/T			P1/T			P1/T		ST		NOTE 1
107	MECH	V	P1		P1			P1			P1			P1			ST		
108	CLOSET	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
109	LINEN	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
110	STORAGE	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
111	BEDROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
112	CLOSET	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
113	BEDROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
114	CLOSET	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
116	PRIMARY BEDROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
117	CLOSET	V	P1		P1			P1			P1			P1			P1/S		
118	PRIMARY BATH	V	P1			P1/T			P1/T			P1/T			P1/T		ST		NOTE 1,& 2
120	MECH	V	P1		P1			P1			P1			P1			P1/S		

REFERENCE REFLECTED CEILING PLANS ON SHEET A2.2

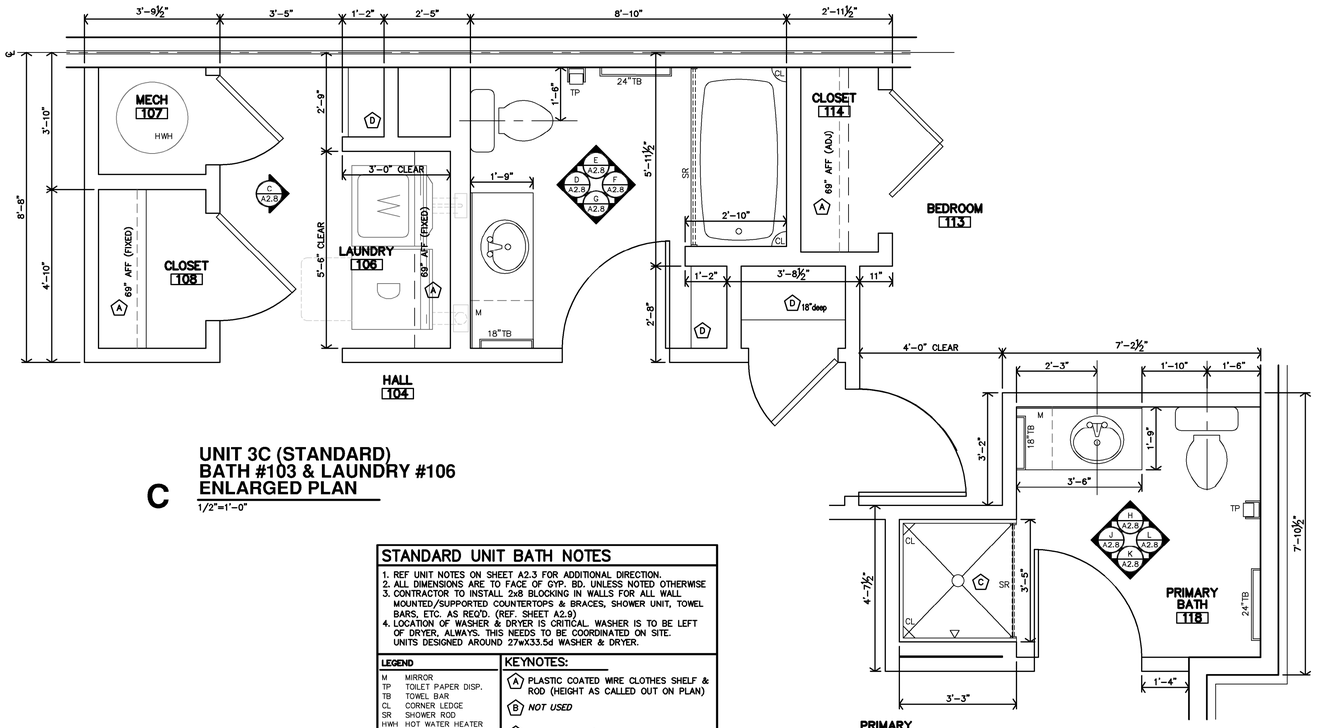
NOTES: 1. INSTALL 5/8" TYPE X M.R G.B. @ ALL WET AREAS.
2. 5/8" CEMENT BOARD @ TUB & SHOWER ENCLOSURES.

APARTMENT DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	MATERIAL: MTL. INSULATED	MATERIAL: WOOD H.C.	MATERIAL: WOOD LOUVER	TYPE: TYPE	TYPE: BI-FOLD	TYPE: BI-PASS	TYPE: POCKET	FINISH: PAINT	FINISH: PRE-PRIMED	FINISH: PREFIN.	FRAME MAT'L: METAL	FRAME MAT'L: WOOD	FRAME FINISH: PAINT	FRAME FINISH: PRE-PRIMED	FRAME FINISH: GYP. BD.	FRAME FINISH: PREFIN.	RATING	NOTES	ROOM
1	3'–0"	6'–8"	1 3/4"	●			A					●	●	●			●	●		20min	NOTES 1,2,3,4	ENTRY DOOR
2	3'–0"	6'–8"	1 3/8"		●					B		●			●		●				NOTE 7	BATH
3	3'–0"	6'–8"	1 3/8"		●		B					●			●		●				NOTES 5,6,8	BEDROOMS, BATHS, CLOSETS & STG
4	PR3'–0"	6'–8"	1 3/8"		●				B			●						●			REF. F–A2.6	CLOSET
5	PR2'–0"	6'–8"	1 3/8"			●		B				●						●			REF. F–A2.6	CLOSET
6	2'–6"	6'–8"	1 3/8"		●		B					●		●				●			NOTES 8,9	MECH & LINEN
7	PR2'–6"	6'–8"	1 3/8"		●				B			●						●			REF. F–A2.6	CLOSET

GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS. PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710
B. REF. SHEET A2.10 FOR BREEZEWAY DOOR SCHEDULE

SPECIFIC NOTES:
1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
2. ENTRY DOOR – PEEP HOLES at STANDARD/TYPE–B (ADAPTABLE) UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
3. ENTRY DOOR – PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
4. ENTRY DOOR – WEATHER STRIPPING TO BE INSTALLED.
5. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
6. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS 1" TYP.
7. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
8. STORAGE LINEN DOORS – HARDWARE TO BE PASSAGE LEVER TYPE LATCH SET.
9. MECHANICAL DOORS – HARDWARE TO BE STORAGE LOCK LEVER TYPE LATCH SET.



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

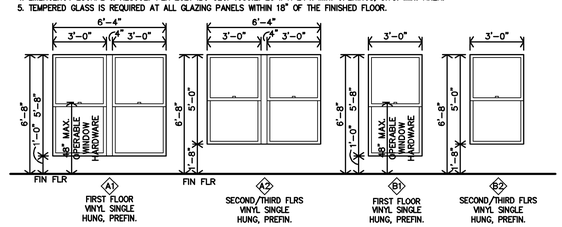
B UNIT 3C (STANDARD) PRIMARY BATH #118 ENLARGED PLAN
1/2"=1'–0"

STANDARD UNIT BATH NOTES
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A2.9)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27wX33.5d WASHER & DRYER.

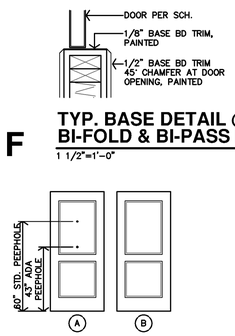
LEGEND	
M	MIRROR
TP	TOILET PAPER DISP.
TB	TOWEL BAR
CL	CORNER LEDGE
SR	SHOWER ROD
HWH	HOT WATER HEATER

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

WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE A MIN. U–VALUE OF .27
2. SAFETY GLASS SHALL BE LOCATED PER 2021 IBC SECTION 2406.4
3. FOR WINDOWS W/ SILLS @ 6'–0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1030.1.1
4. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1030.2. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA.
5. TEMPERED GLASS IS REQUIRED AT ALL GLAZING PANELS WITHIN 18" OF THE FINISHED FLOOR.

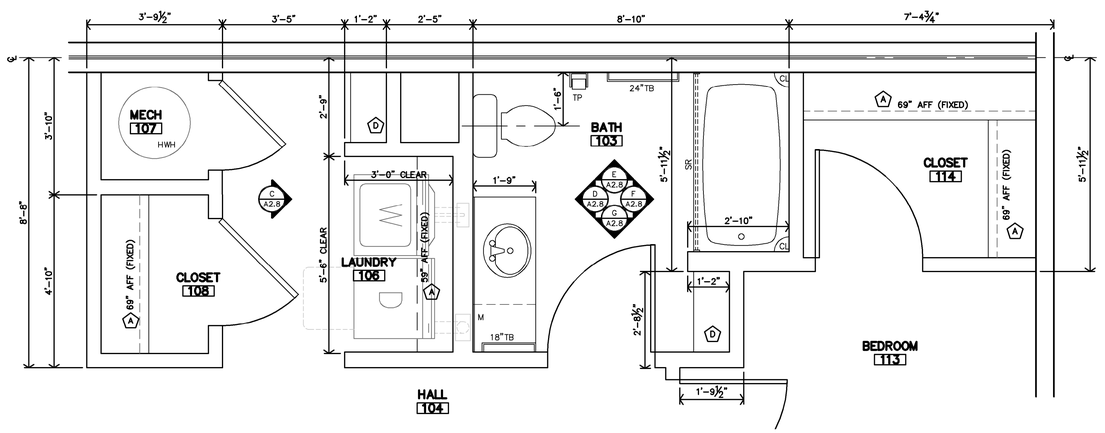


E WINDOW SCHEDULE
1/4"=1'–0"



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

D DOOR TYPES
1/4"=1'–0"



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

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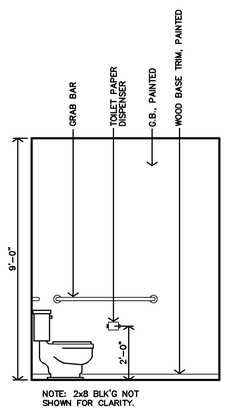
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-5486 STATE OF WYOMING

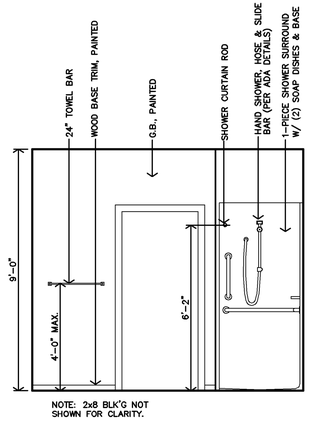
REVISION:

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

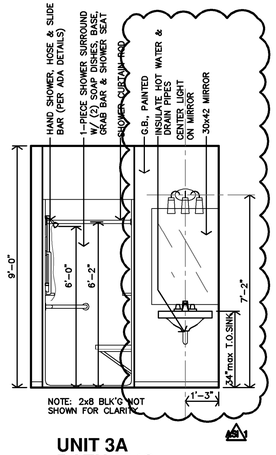
A2.6



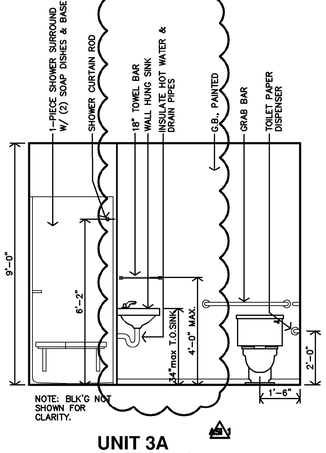
L UNIT 3A BATH #118 INTERIOR ELEVATION
3/8"=1'-0"



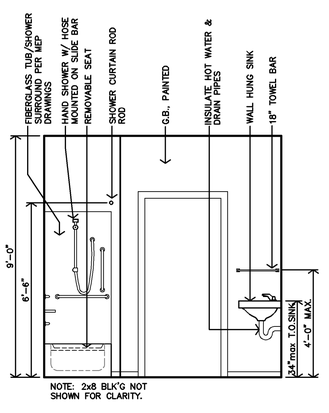
K UNIT 3A BATH #118 INTERIOR ELEVATION
3/8"=1'-0"



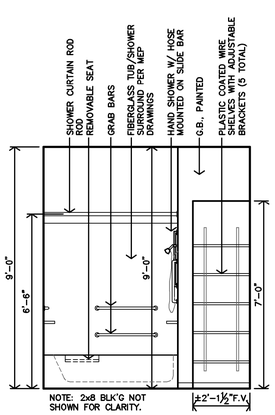
J UNIT 3A BATH #118 INTERIOR ELEVATION
3/8"=1'-0"



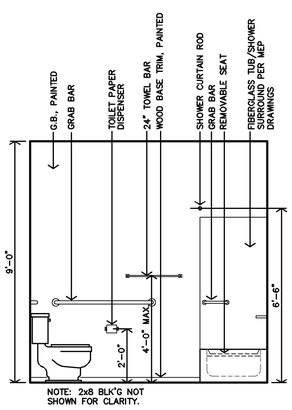
H UNIT 3A BATH #118 INTERIOR ELEVATION
3/8"=1'-0"



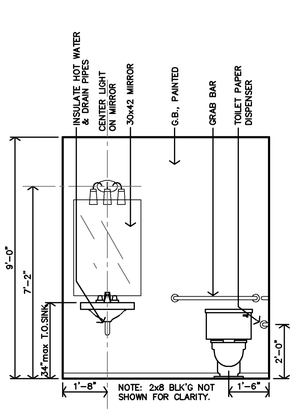
G UNIT 2A & 3A BATH #103 INTERIOR ELEVATION
3/8"=1'-0"



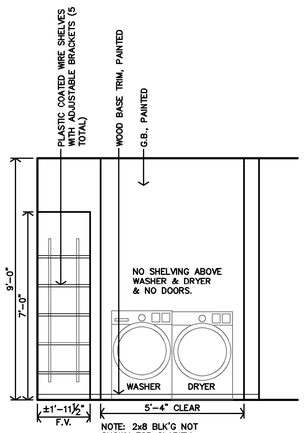
F UNIT 2A & 3A BATH #103 INTERIOR ELEVATION
3/8"=1'-0"



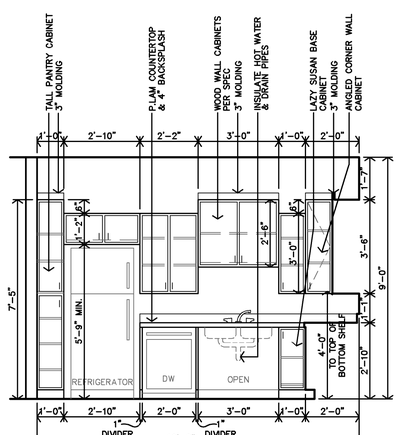
E UNIT 2A & 3A BATH #103 INTERIOR ELEVATION
3/8"=1'-0"



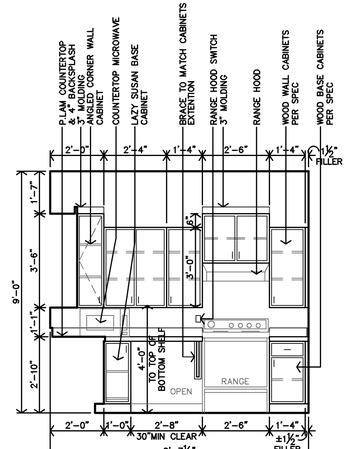
D UNIT 2A & 3A BATH #103 INTERIOR ELEVATION
3/8"=1'-0"



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



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



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

THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

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LICENSED ARCHITECT MARGARET J. GILLAM C-3486 STATE OF WYOMING

REVISION:
9-27-2024

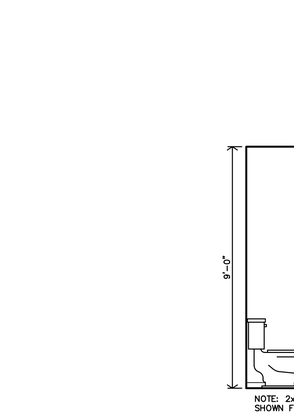
DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

A2.7

F

UNIT 2B, 2C, 2D 3B & 3C
BATH #103
INTERIOR ELEVATION

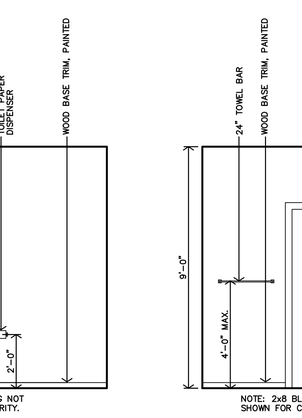
3/8"=1'-0"



E

UNIT 2B, 2C, 2D 3B & 3C
BATH #103
INTERIOR ELEVATION

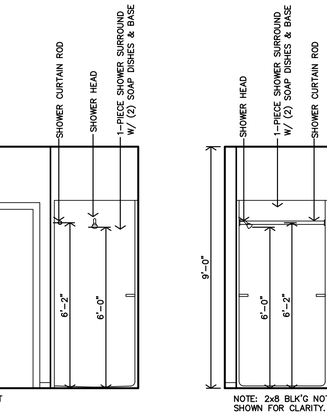
3/8"=1'-0"



D

UNIT 2B, 2C, 2D 3B & 3C
BATH #103
INTERIOR ELEVATION

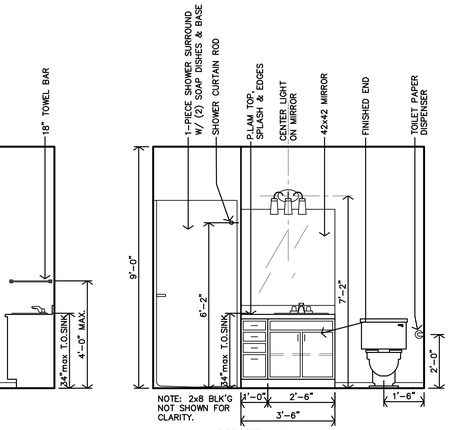
3/8"=1'-0"



C

UNIT 2B, 2C, 2D 3B & 3C
LAUNDRY #106
INTERIOR ELEVATION

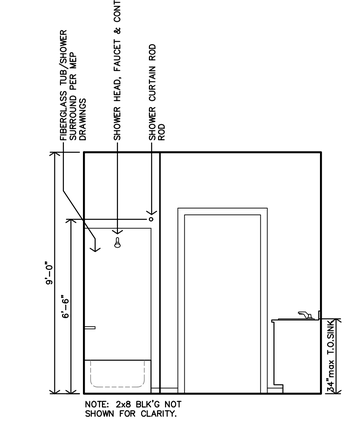
3/8"=1'-0"



B

UNIT 2B, 2C, 2D 3B & 3C
KITCHEN #102
CASEWORK ELEVATION

3/8"=1'-0"



A

UNIT 2B, 2C, 2D 3B & 3C
KITCHEN #102
CASEWORK ELEVATION

3/8"=1'-0"

L

UNIT 3C
PRIMARY BATH #118
INTERIOR ELEVATION

3/8"=1'-0"

K

UNIT 3C
PRIMARY BATH #118
INTERIOR ELEVATION

3/8"=1'-0"

J

UNIT 3C
PRIMARY BATH #118
INTERIOR ELEVATION

3/8"=1'-0"

H

UNIT 3C
PRIMARY BATH #118
INTERIOR ELEVATION

3/8"=1'-0"

G

UNIT 2B, 2C, 2D 3B & 3C
BATH #103
INTERIOR ELEVATION

3/8"=1'-0"

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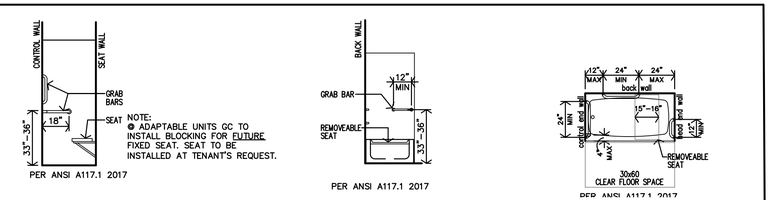
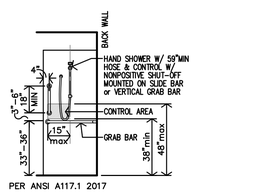


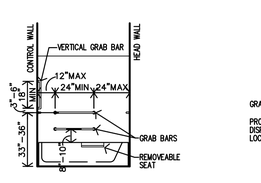
R **ACCESSIBLE SHOWER BACK WALL**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

O **ACCESSIBLE TUB HEAD WALL**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

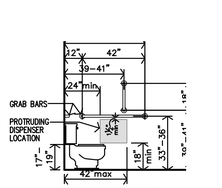
L **TYP. ACCESSIBLE TUB PLAN**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



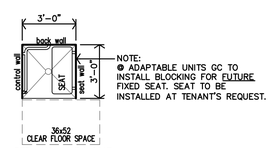
Q **ACCESSIBLE SHOWER CONTROL WALL**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



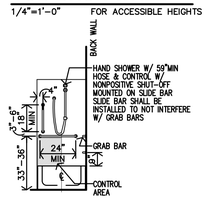
N **ACCESSIBLE TUB BACK WALL**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



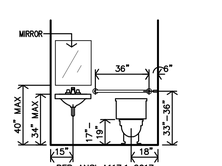
K **ACCESSIBLE TOILET SIDE WALL**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



P **ACCESSIBLE SHOWER PLAN**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

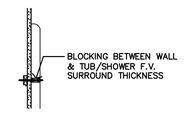


M **ACCESSIBLE TUB CONTROL WALL**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

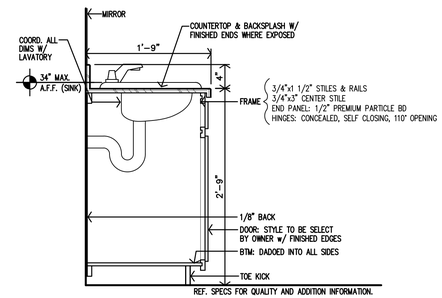


J **ACCESSIBLE TOILET REAR WALL**
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

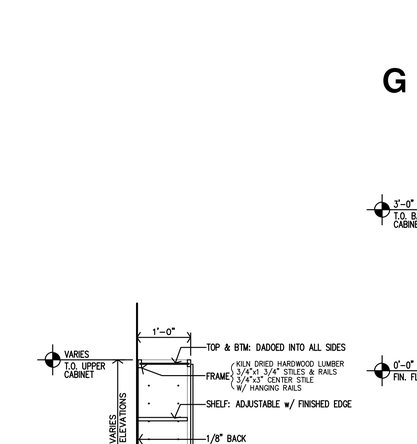
ACCESSIBLE UNIT BATH DETAILS



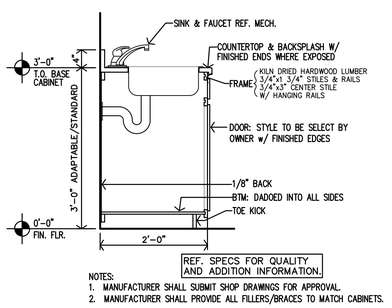
TYP. TUB/SHOWER SURROUND BLOCKING
NTS



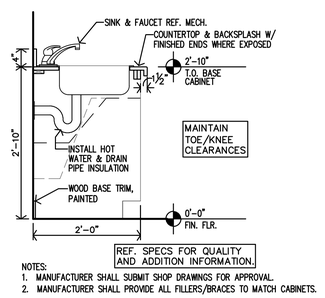
UNIT 2B, 2C, 2D, 3B & 3C VANITY DETAIL
1"=1'-0"



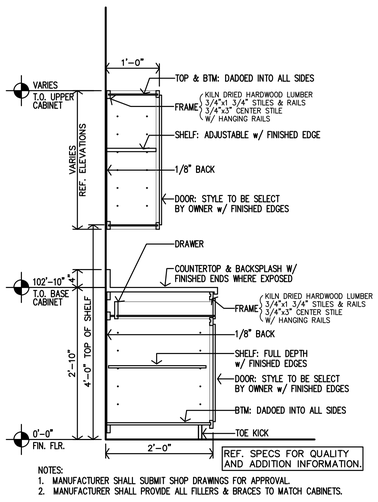
D **UNIT 2B, 2C, 2D, 3B & 3C CASEWORK SECTION**
3/4"=1'-0"



C **UNIT 2B, 2C, 2D, 3B & 3C CASEWORK SECTION**
1/2"=1'-0"



B **UNIT 2A & 3A CASEWORK SECTION**
1/2"=1'-0"



A **UNIT 2A & 3A CASEWORK SECTION**
1/2"=1'-0"

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

LICENSED ARCHITECT MARGARET J. GILLAM C-3486 STATE OF WYOMING

REVISION:

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

A2.9

CLUBHOUSE/BREEZEWAYS INTERIOR FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1	LATEX ENAMEL	VT	VINYL TILE, CLEAN & WAX	SV	SHEET VINYL	ST	SPRAY TEXTURE
P2	EPOXY PAINT	C1	CARPET #1	LVT	LUXURY VINYL TILE	S	SMOOTH
EP	EXTERIOR PAINT	C2	CARPET #2	CT	CERAMIC TILE	T	TEXTURED, LIGHT KNOCKDOWN

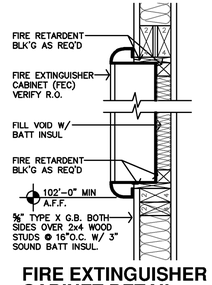
NO.	DESCRIPTION	FLOOR				BASE				N.WALL			E.WALL			S.WALL			W.WALL			CEILING		HGT.	NOTES
		VINYL PLANK FLOORING	12x12 CERAMIC TILE	CARPET	SEALED CONC.	2 1/2" WOOD	CERAMIC TILE	COMPOSITE TRM/SIDING	4" RUBBER BASE	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRM/SIDING	5/8" TYPE X G.B.	COMPOSITE TRM/SIDING		
CLUBHOUSE																									
C01	COMMUNITY ROOM	LVT				P1				P½			P½			P½			P½			ST		9'-0"	
C02	OFFICE			C1		P1				P½			P½			P½			P½			ST		9'-0"	
C03	*--NOT USED--*																								
C04	MECH/STOR.				●				RB	P1			P1			P1			P1			P1		9'-0"	
C05	MEN		CT				CT			P½	CT		P½	CT		P½	CT		P½	CT		ST		9'-0"	1.
C06	WOMEN		CT				CT			P½	CT		P½	CT		P½	CT		P½	CT		ST		9'-0"	1.
C07	HALL	LVT				P1				P½			P½			P½			P½			ST		9'-0"	
C08	FITNESS CENTER	LVT				P1				P½			P½			P½			P½			ST		9'-0"	
C09	STORAGE				●				RB	P1			P1			P1			P1			P1		9'-0"	
C10	KITCHETTE	LVT				P1				P½			P½			P½			P½			ST		9'-0"	1.
BREEZEWAYS																									
A107	MECHANICAL				●				RB	EP			EP			EP			EP			EP		9'-0"	
A110	MECHANICAL				●				RB	EP			EP			EP			EP			EP		9'-0"	
B109	MECHANICAL				●				RB	EP			EP			EP			EP			EP		9'-0"	
B112	MECHANICAL				●				RB	EP			EP			EP			EP			EP		9'-0"	
A108	BREEZEWAY				●		EP				EP			EP			EP			EP			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				●		EP				EP			EP			EP			EP			EP	9'-0"	
A209	BREEZEWAY				●		EP				EP			EP			EP			EP			EP	9'-0"	
A309	BREEZEWAY				●		EP				EP			EP			EP			EP			EP	9'-0"	
B110	BREEZEWAY				●		EP				EP			EP			EP			EP			EP	9'-0"	
B210	BREEZEWAY				●		EP				EP			EP			EP			EP			EP	9'-0"	
B310	BREEZEWAY				●		EP				EP			EP			EP			EP			EP	9'-0"	
B111	BREEZEWAY				●		EP				EP			EP			EP			EP			EP	9'-0"	
B211	BREEZEWAY				●		EP				EP			EP			EP			EP			EP	9'-0"	
B311	BREEZEWAY				●		EP				EP			EP			EP			EP			EP	9'-0"	
FIRE SPRINKLER CLOSETS																									
A111	F.S.				●				RB				EP			EP			EP			EP		9'-0"	1.
B113	F.S.				●				RB				EP			EP			EP			EP		9'-0"	1.

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

CLUBHOUSE/BREEZEWAYS DOOR SCHEDULE

MARK	DOOR SIZE W	H	T	MATERIAL: MTL. INSULATED	WOOD S.C.	TYPE	FINISH: PREFIN.	PAINT	FRAME MATERIAL: WOOD	FINISH: PAINT	DETAILS	REMARKS
CLUBHOUSE												
1	3'-0"	6'-8"	1 3/4"	●		A	●		●	●		1,2,5,6,7,8,9
2	3'-0"	6'-8"	1 3/4"	●		B	●		●	●		1,2,5,6,7,8,9
3	PR 3'-0"	6'-8"	1 3/4"	●		E	●		●	●		8,9
4	3'-0"	6'-8"	1 3/4"		●	D		●	●	●		2,4,9
5	3'-0"	6'-8"	1 3/4"		●	B		●	●	●		2,4,9
6	3'-0"	6'-8"	1 3/4"		●	D		●	●	●		3,9
BREEZEWAYS/FIRE SPRINKLER ROOMS												
11	3'-6"	6'-8"	1 3/4"	●		C	●		●	●		6,7,8,9
12	3'-0"	6'-8"	1 3/4"	●		E	●		●	●		6,8,9
13	3'-6"	6'-8"	1 3/4"	●		E	●		●	●		8,9

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



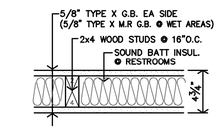
N FIRE EXTINGUISHER CABINET DETAIL
1 1/2"=1'-0"

CLUBHOUSE GENERAL NOTES

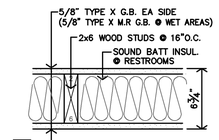
1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION W/ CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE FIREBLOCKING, 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.
11. 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.
12. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
13. F.O.S. = FACE OF STUD
14. FEC = FIRE EXTINGUISHER CABINET, REFERENCE DETAIL N-A2.10

CLUBHOUSE PARTITION SCHEDULE

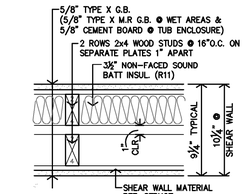
PARTITION NOTES:
1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. @ 10'-0"O.C. VERT. & HORIZ. AND @ ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE

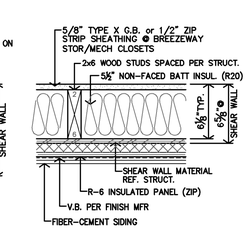


1 TYPICAL INTERIOR WALL
APRX. STC 36



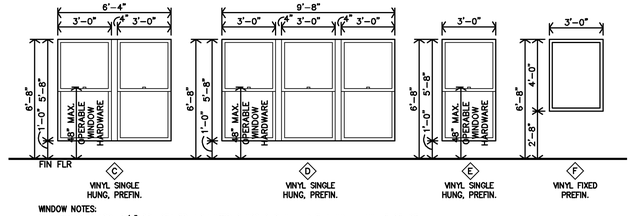
2 TYPICAL PLUMBING WALL
APRX. STC 42





3 DOUBLE STUD PARTY WALL
1 HOUR RATING (UL U341)
ATTACH PER UL REQUIREMENTS
APRX. STC 58

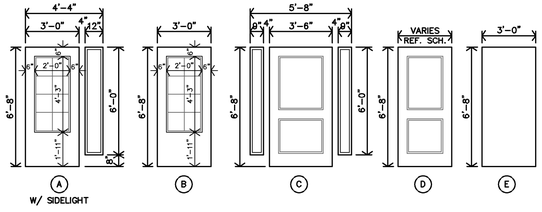
4 TYPICAL EXTERIOR WALL
APRX. STC 36-58



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

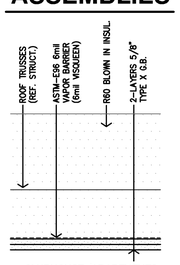
D WINDOW SCHEDULE
1/4"=1'-0"

GLASS NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN. U-VALUES AND SHGC PER SPECIFICATIONS.
2. SAFETY GLASS SHALL BE LOCATED PER 2015 IBC SECTION 2406.4

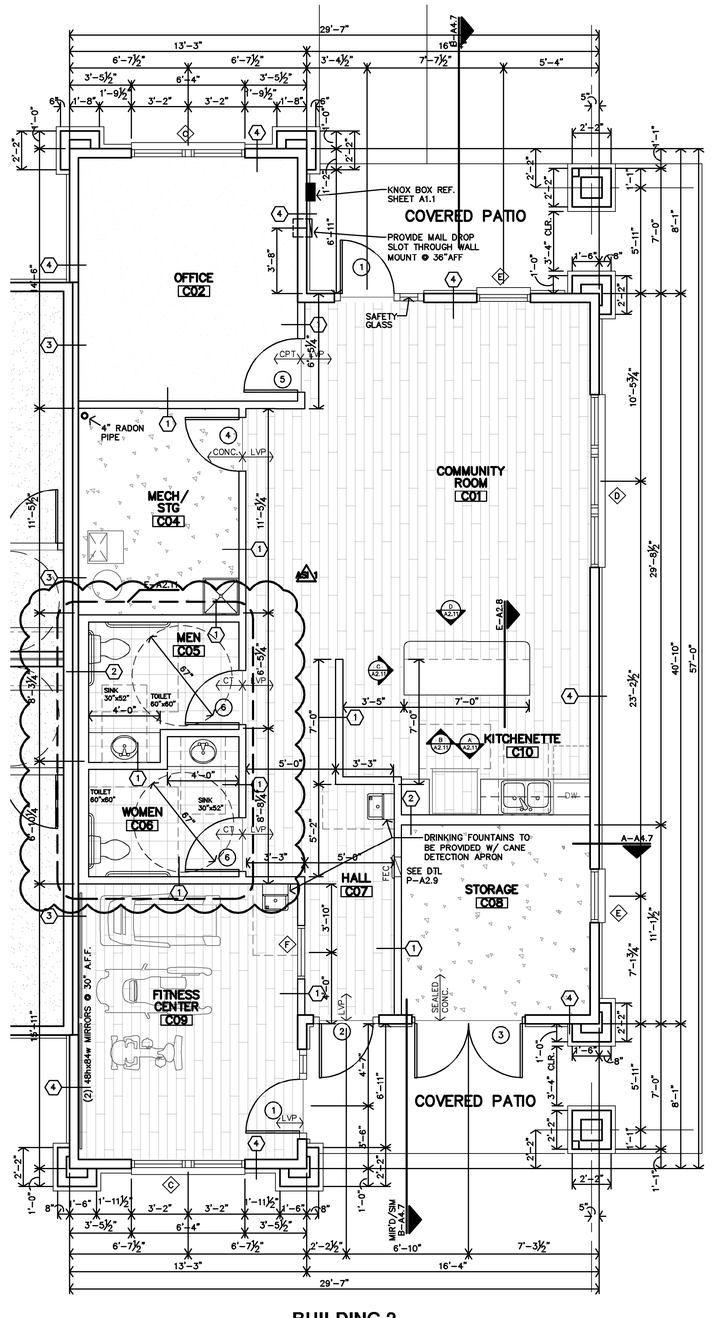


E DOOR TYPES
1/4"=1'-0"

ASSEMBLIES



CLUBHOUSE/APARTMENTS
ROOF/CEILING 1
1-HOUR RATED
2015 IBC, TABLE 721.1(3), 21-1
ATTACH PER REQUIREMENTS



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

JonesGillamRenz
730 N. Ninth
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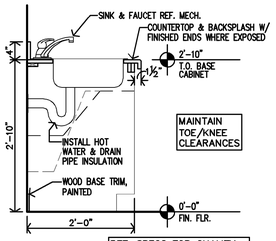
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

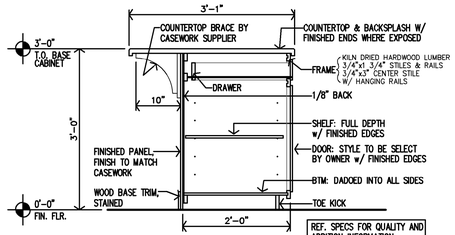
LICENSED ARCHITECT MARGARET J. GILLAM C-3385 STATE OF WYOMING

REVISION:	
1	9-27-2024
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A2.10



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

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



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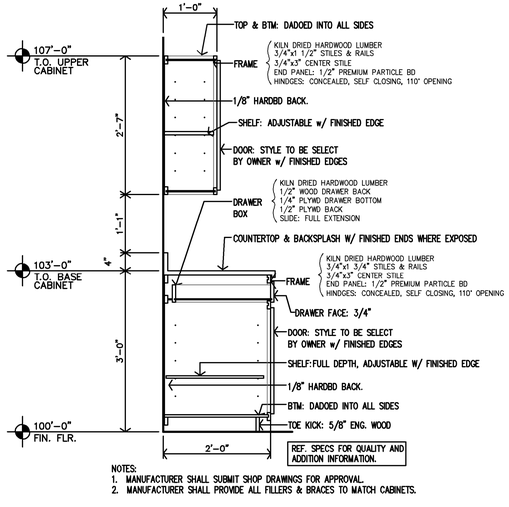
O KITCHENETTE #C10 CASEWORK SECTION
3/4"=1'-0"



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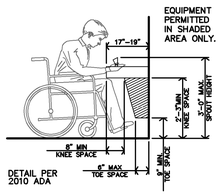
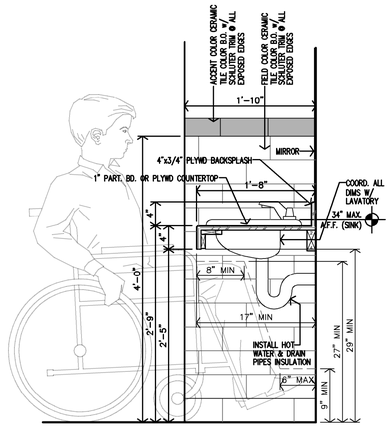
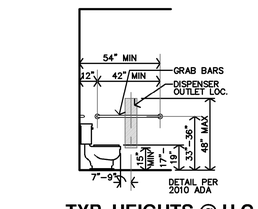
N KITCHENETTE #C10 CASEWORK SECTION
3/4"=1'-0"



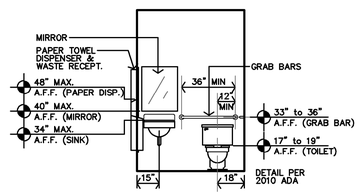
M DRINKING FOUNTAIN DETAIL
3/8"=1'-0"



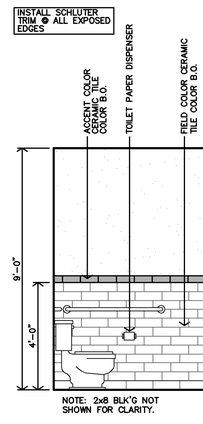
L VANITY SECTION
1"=1'-0"



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

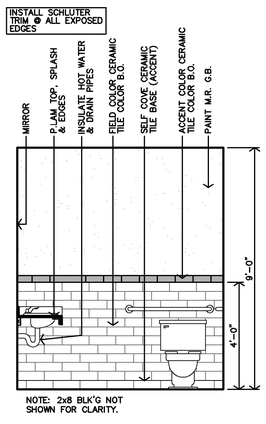


J TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



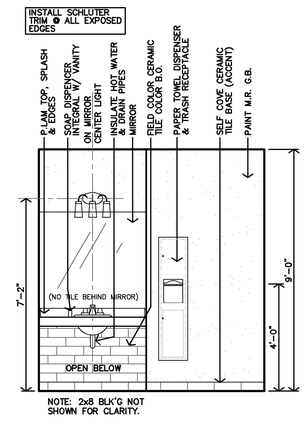
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



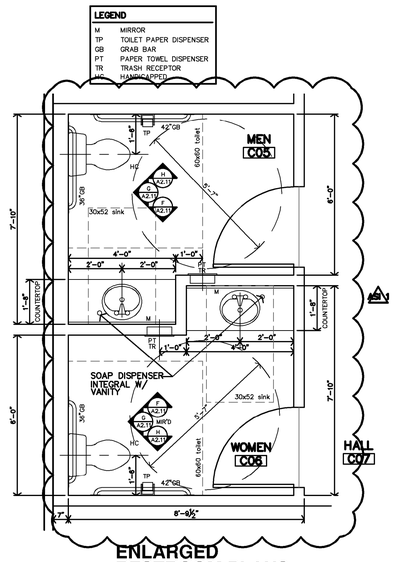
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



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

NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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

NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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

NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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

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

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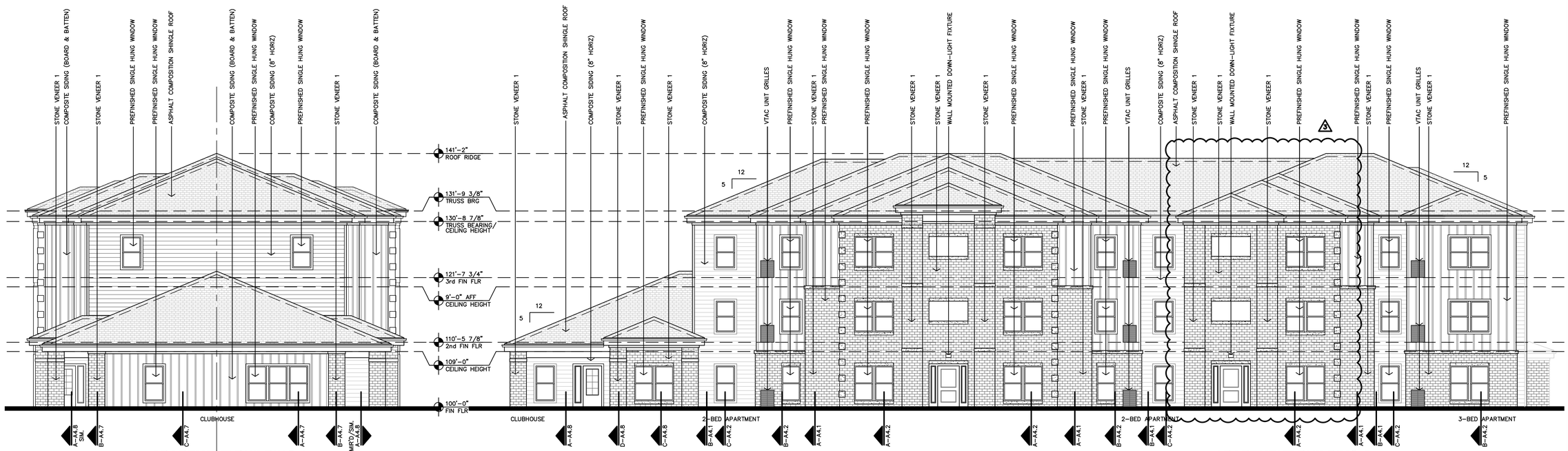
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM O-3486 STATE OF WYOMING

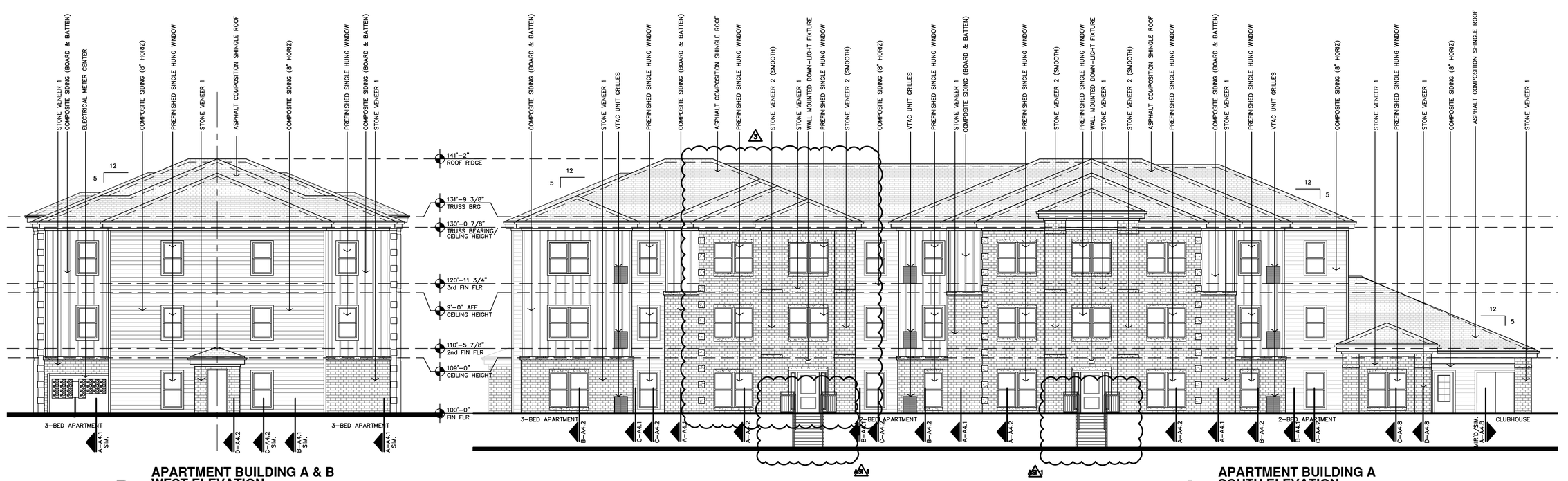
REVISION:	
2	9-27-2024
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A2.11



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

LOCATION OF SHEAR WALLS VARIES. REFERENCE DETAIL C-A4.1 AND STRUCTURAL PLANS AND DETAILS.

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



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

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

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-2986 STATE OF WYOMING

REVISION:	
3	9-10-2024
4	9-27-2024

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

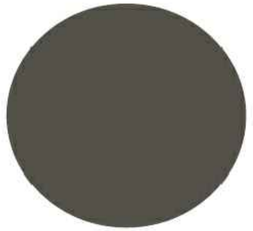
A3.1

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

CAST STONE COLOR 2:
ACCENT BANDS ON COLUMNS

STONE VENEER 1

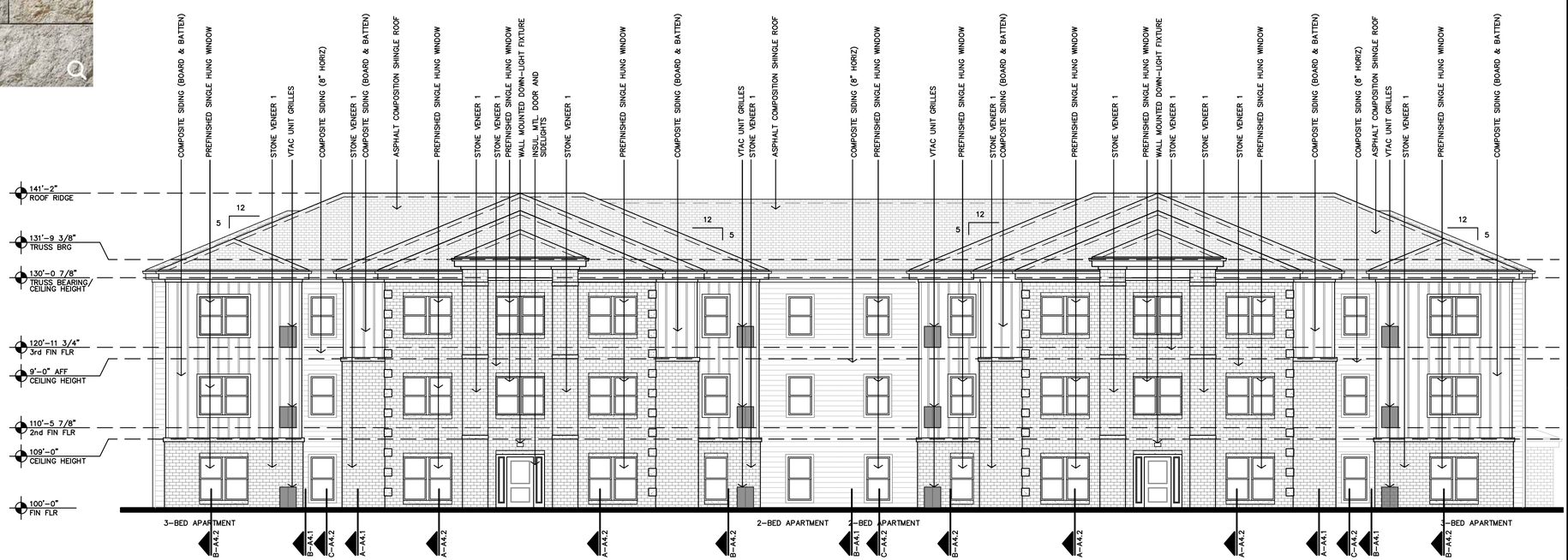
ASPHALT SHINGLES – WEATHER WOOD COLOR



PAINT COLOR 1:
COMPOSITE SIDING (BOARD AND BATTEN),
EXTERIOR DOORS,
FASCIA & SOFFIT

PAINT COLOR 2:
COMPOSITE SIDING (8" HORIZ)

LOCATION OF SHEAR WALLS VARIES. REFERENCE DETAIL C–A4.1 AND STRUCTURAL PLANS AND DETAILS.



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

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

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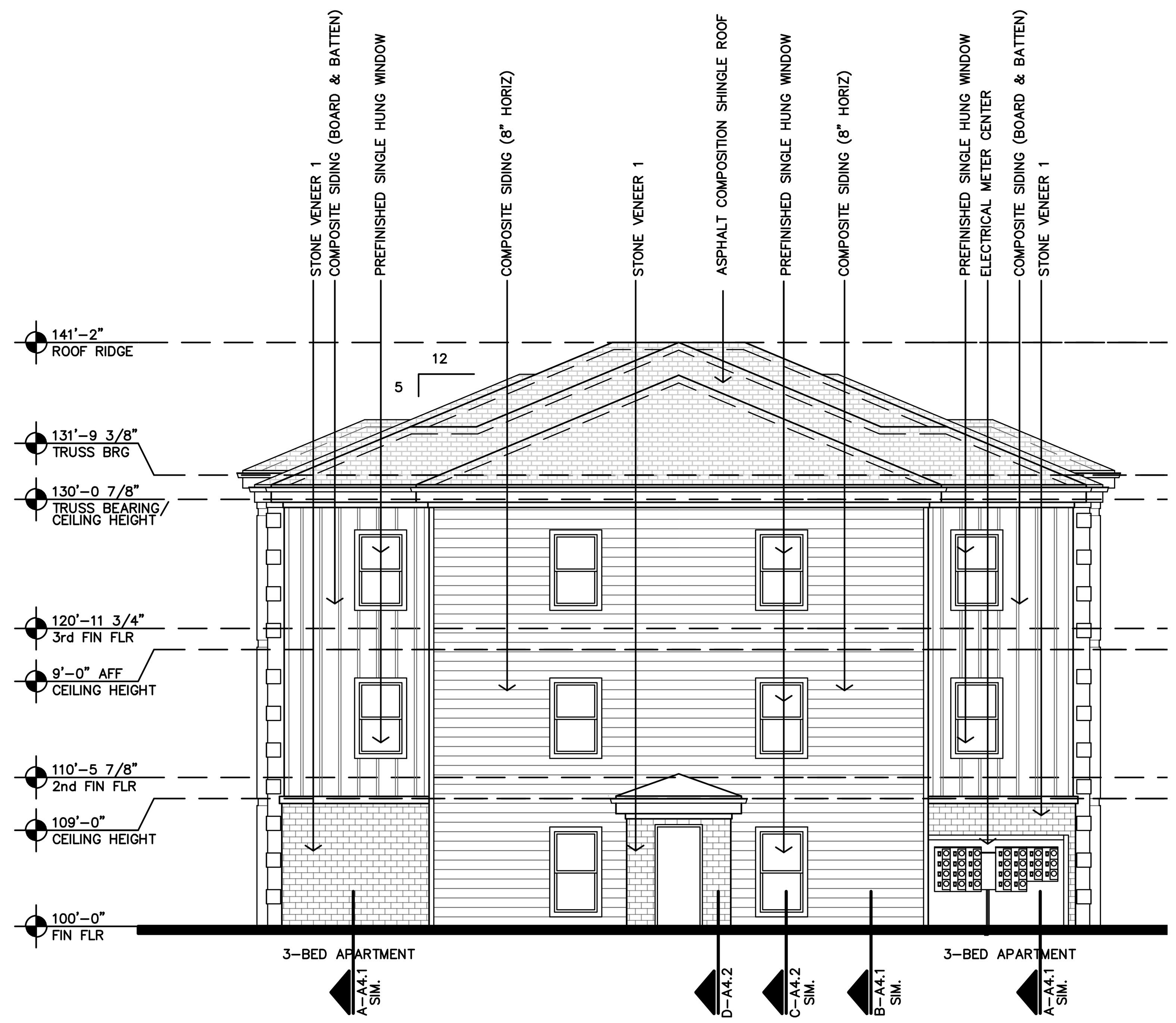
LICENSED ARCHITECT
MARGARET J. GILLAM
STATE OF WYOMING

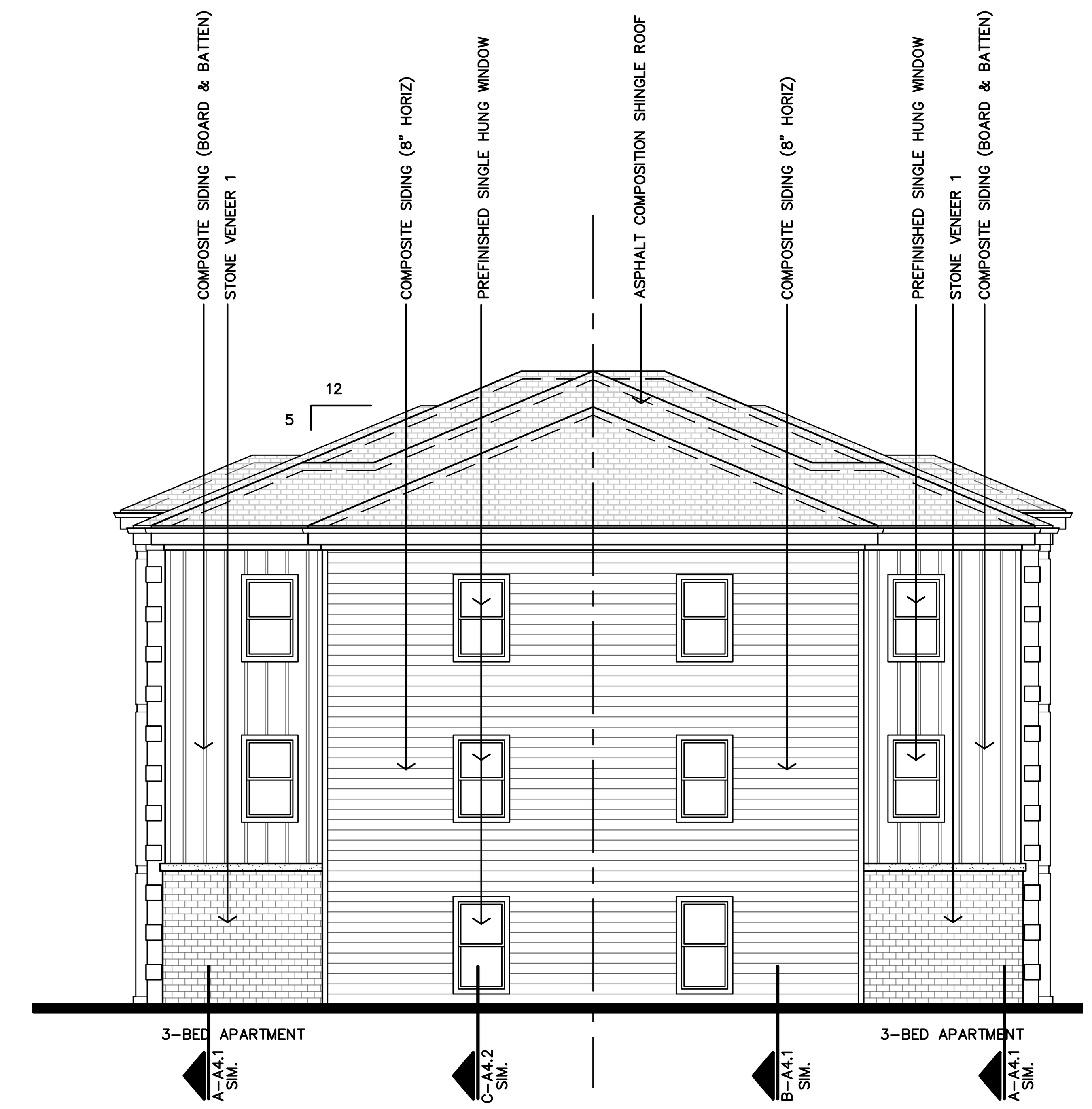
REVISION:

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

A3.2

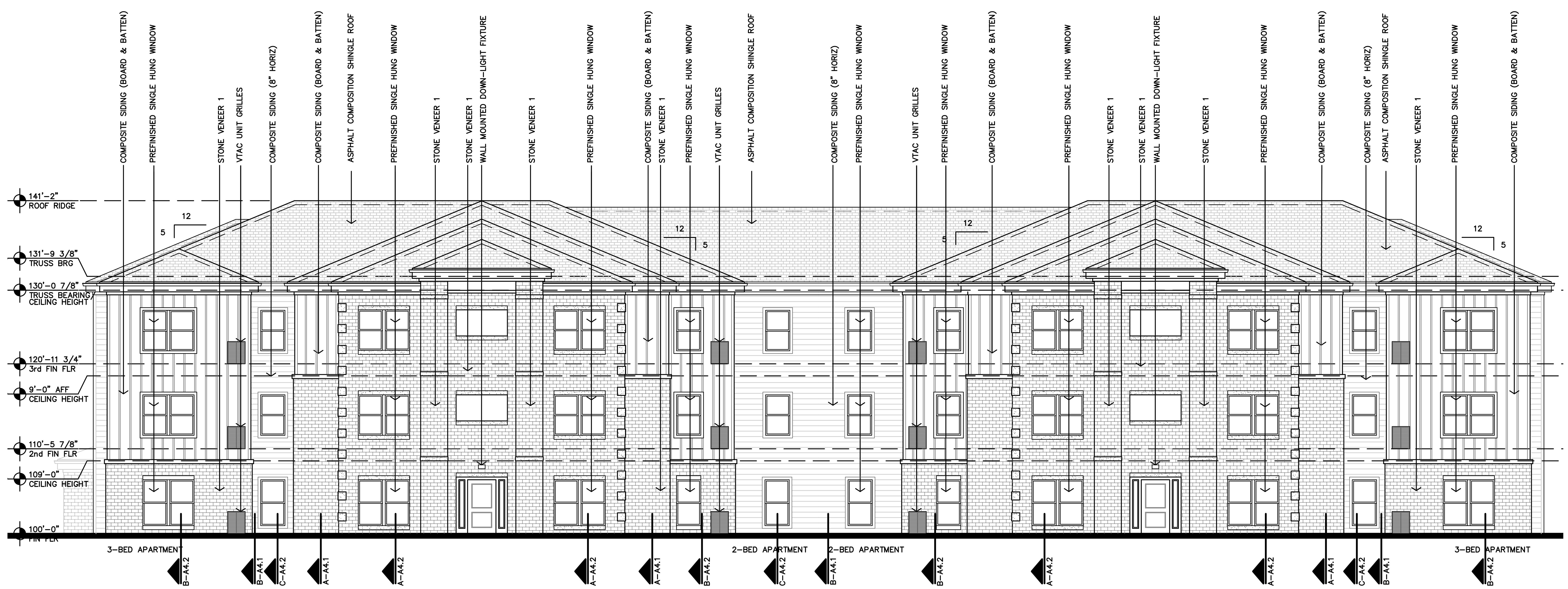


B APARTMENT BUILDING B
WEST ELEVATION
1/8"=1'-0"



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

LOCATION OF SHEAR WALLS VARIES. REFERENCE DETAIL C-A4.1 AND STRUCTURAL PLANS AND DETAILS.



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

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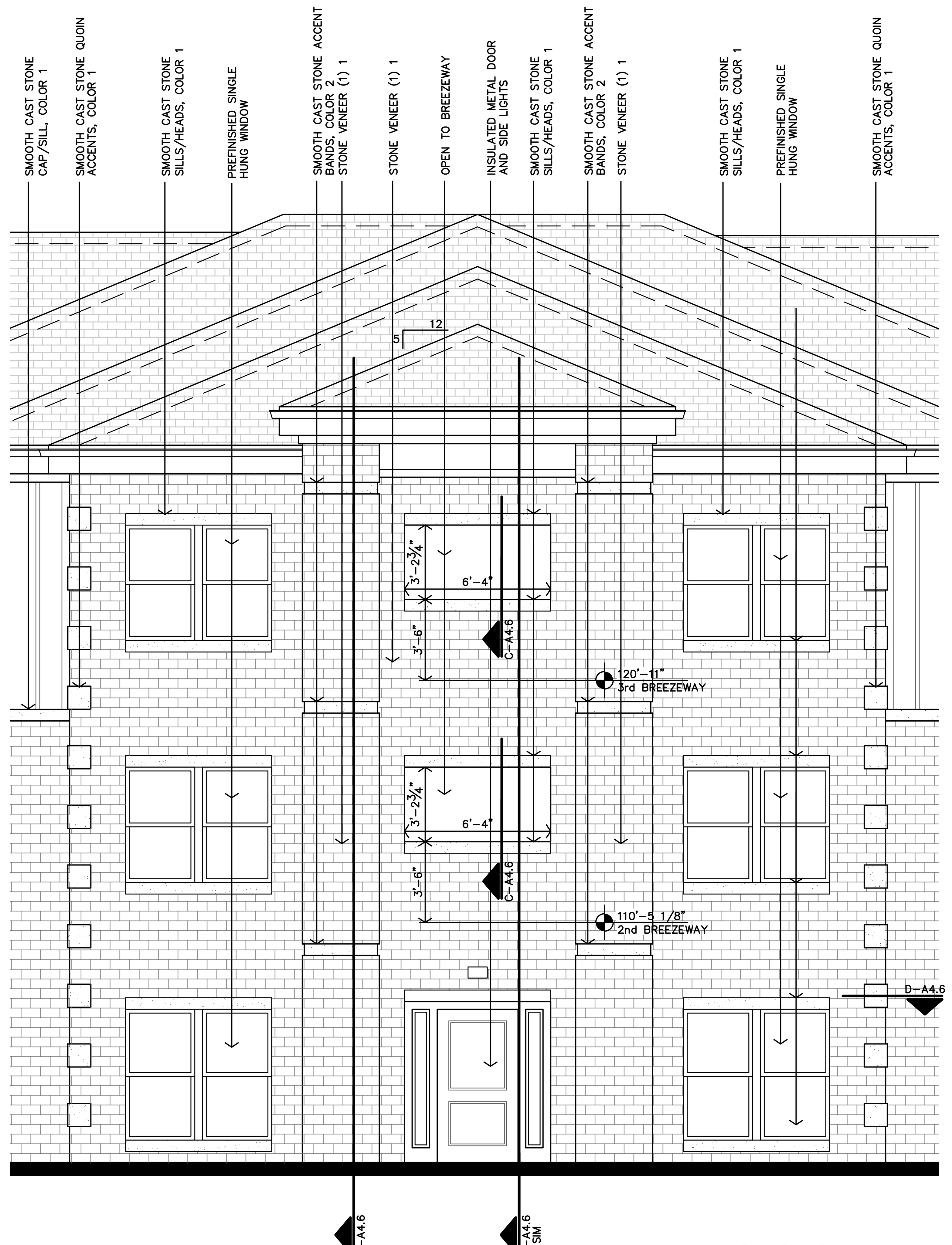
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3486 STATE OF WYOMING

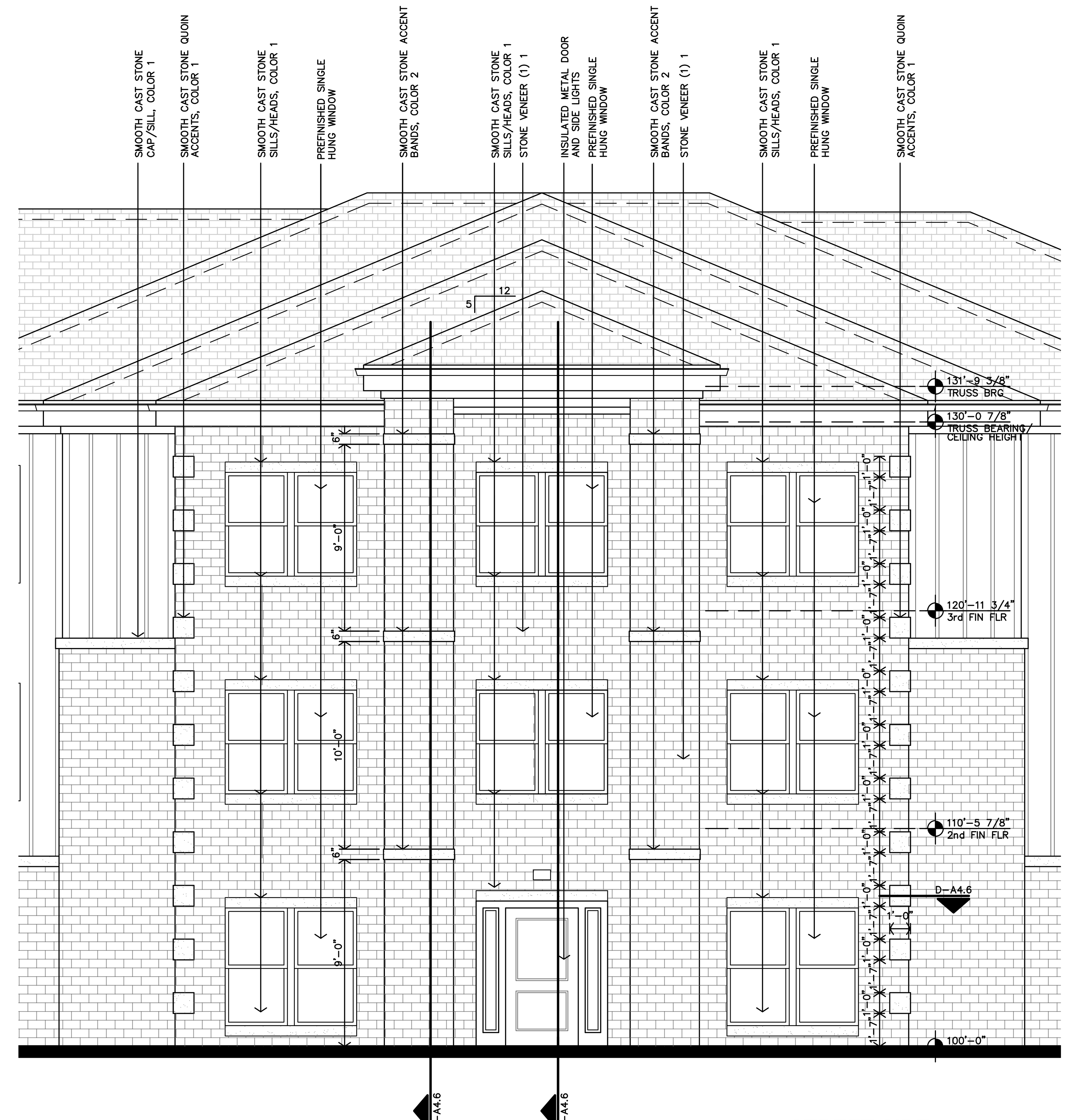
REVISION:

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

A3.3



B PARKING LOT SIDE ENTRY ELEVATIONS
1/4"=1'-0"



A STREET SIDE ENTRY ELEVATIONS
1/4"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

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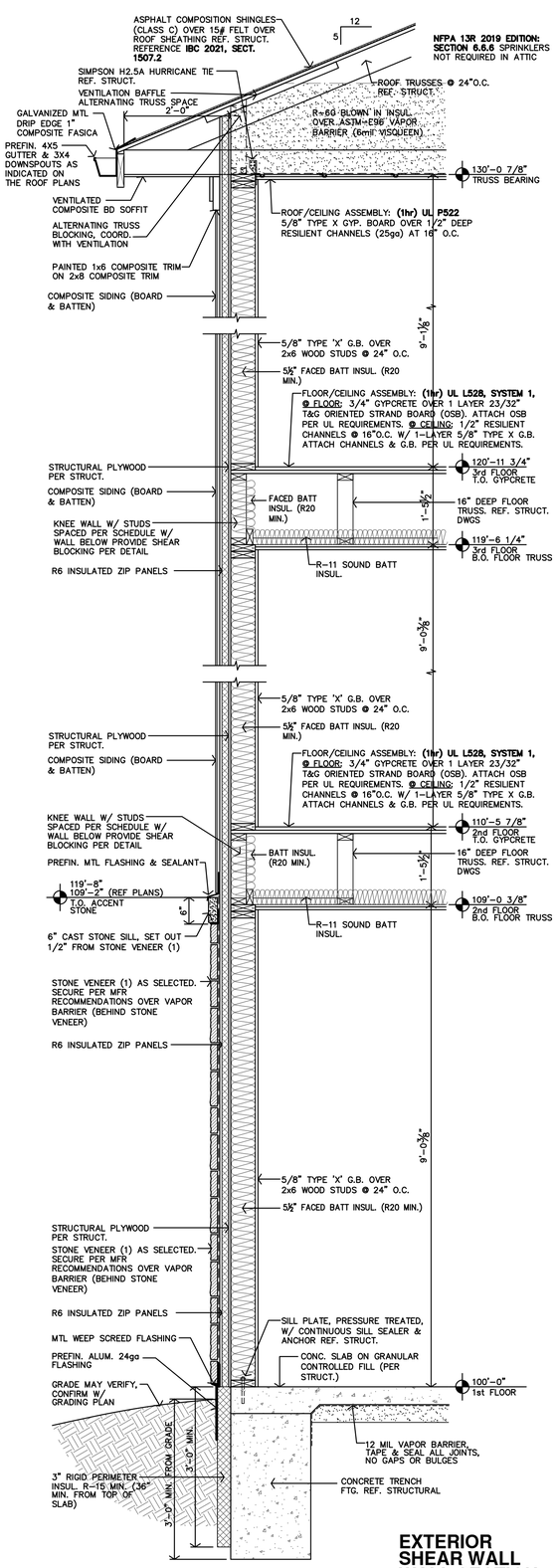
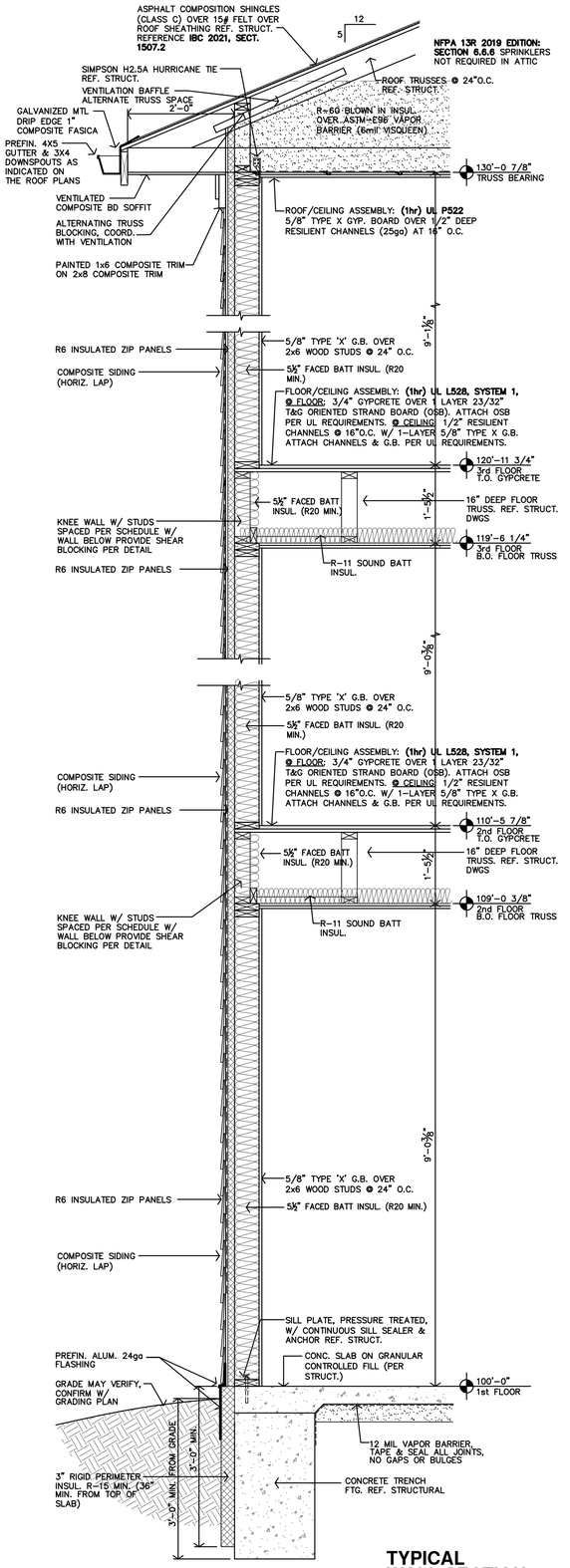
SHEET NO.:

A3.4

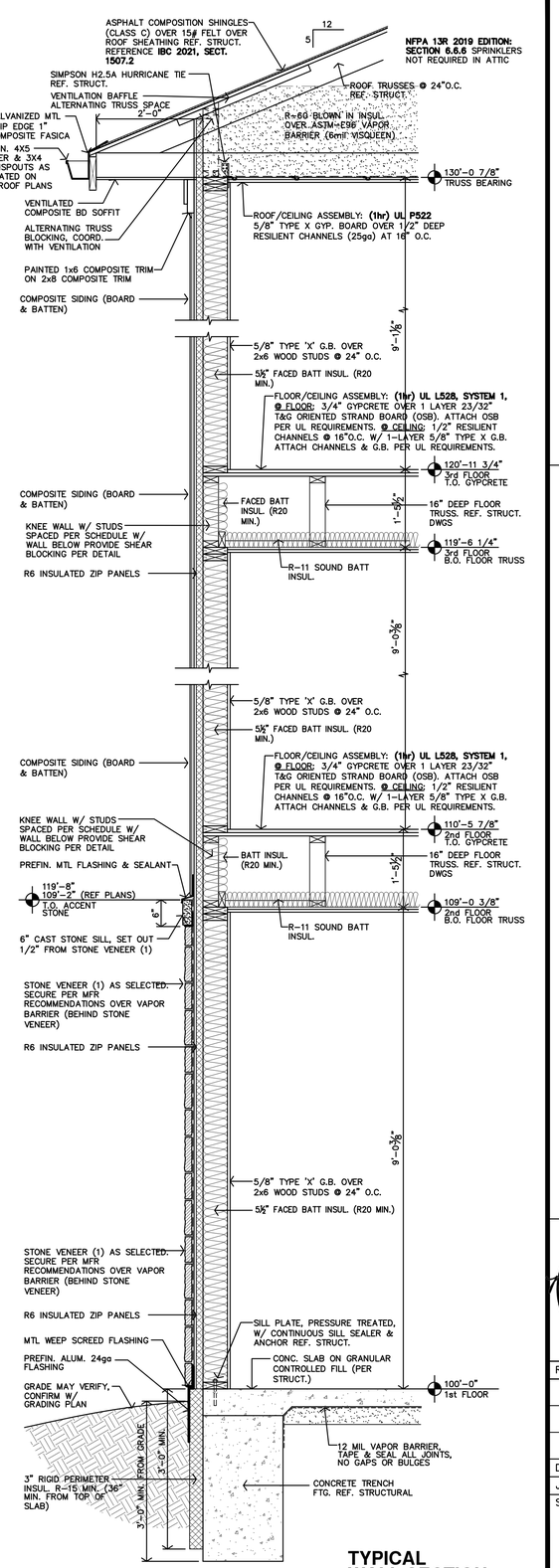


LOCATION OF SHEAR WALLS VARIES. REF. STRUCTURAL PLANS AND DETAILS.

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



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



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

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

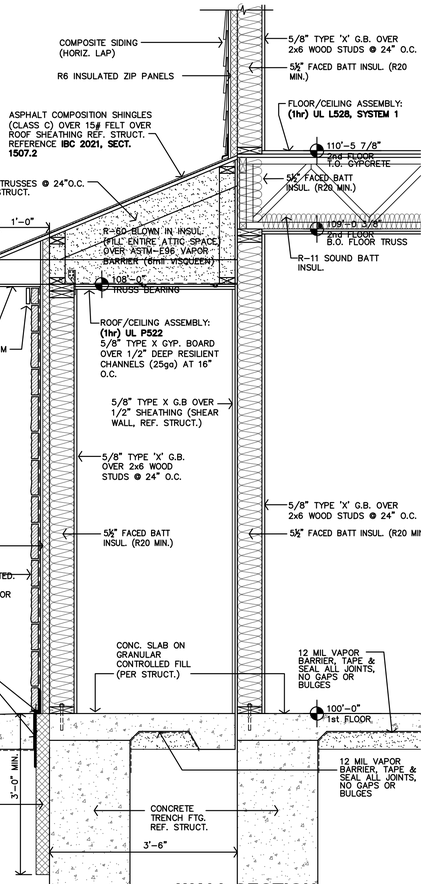
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET A. GILLAM C-3388 STATE OF WYOMING

REVISION:

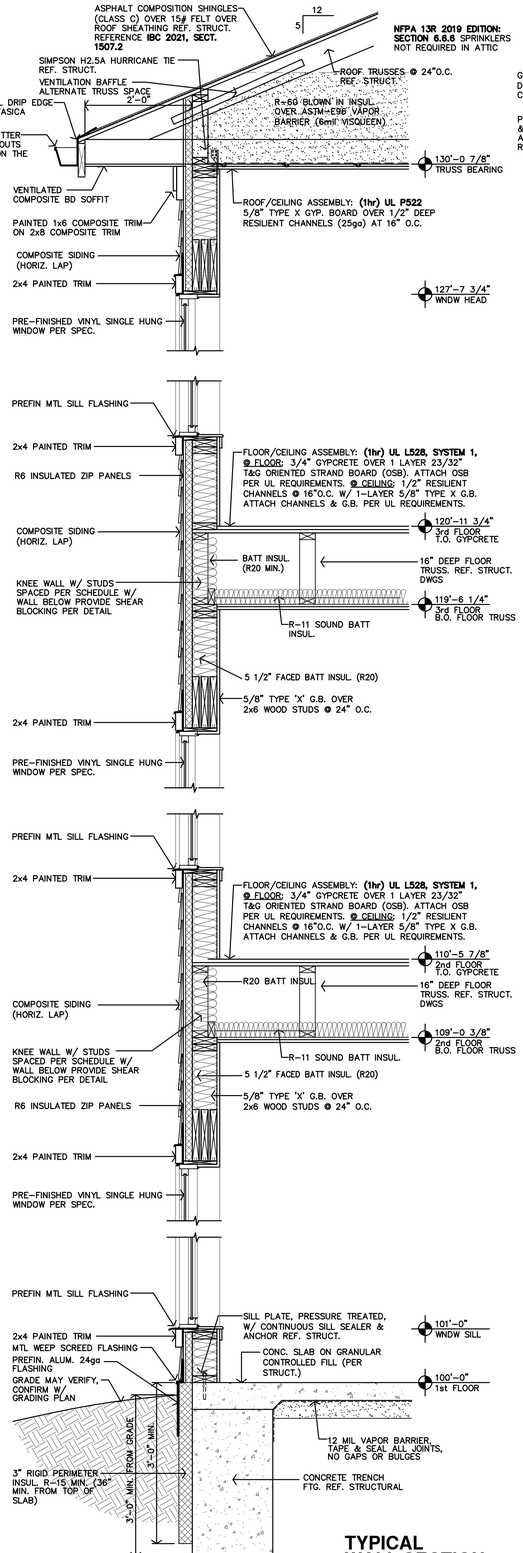
DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

A4.1



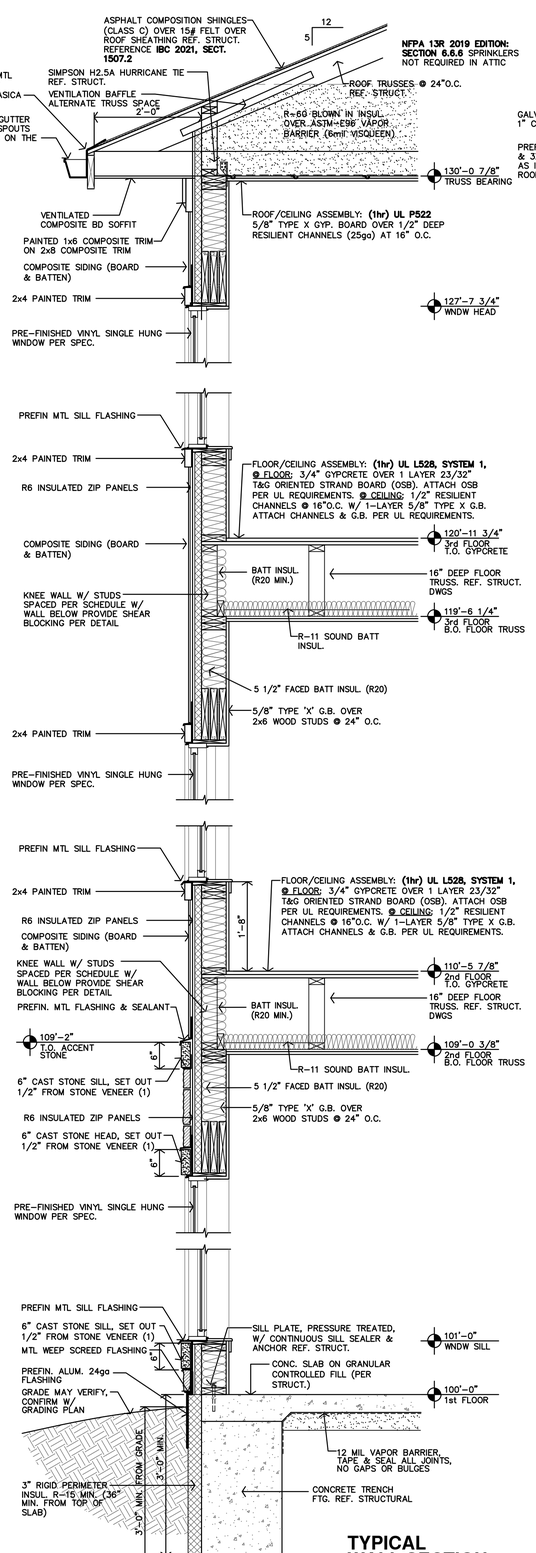
D WALL SECTION @ FIRE SPRINK RM.

3/4"=1'-0"



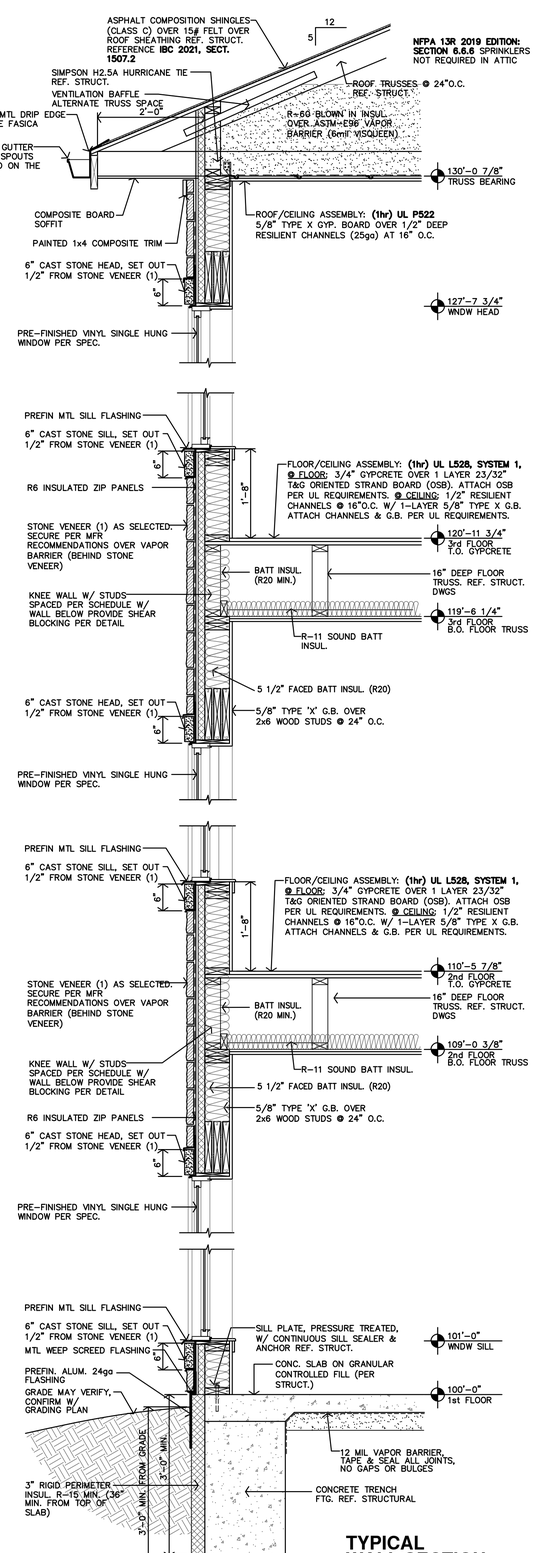
C TYPICAL WALL SECTION @ WINDOWS

3/4"=1'-0"



B TYPICAL WALL SECTION @ WINDOWS

3/4"=1'-0"



A TYPICAL WALL SECTION @ WINDOWS

3/4"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3886 STATE OF WYOMING

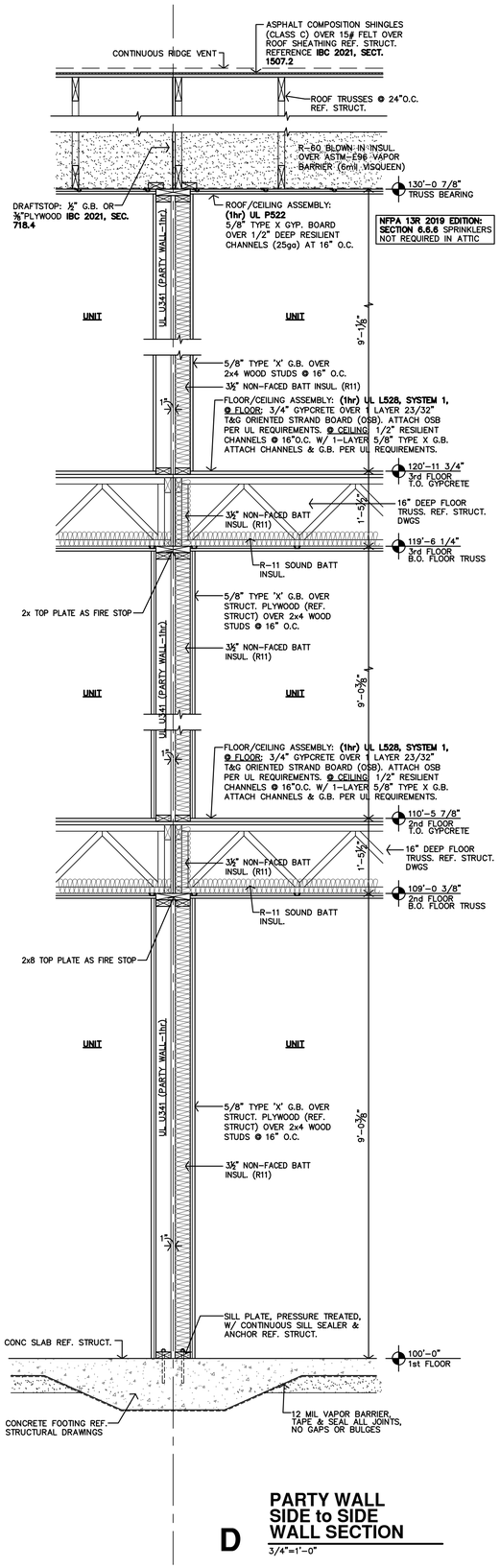
REVISION:

DATE: 7-17-2024

JOB: 22-3262

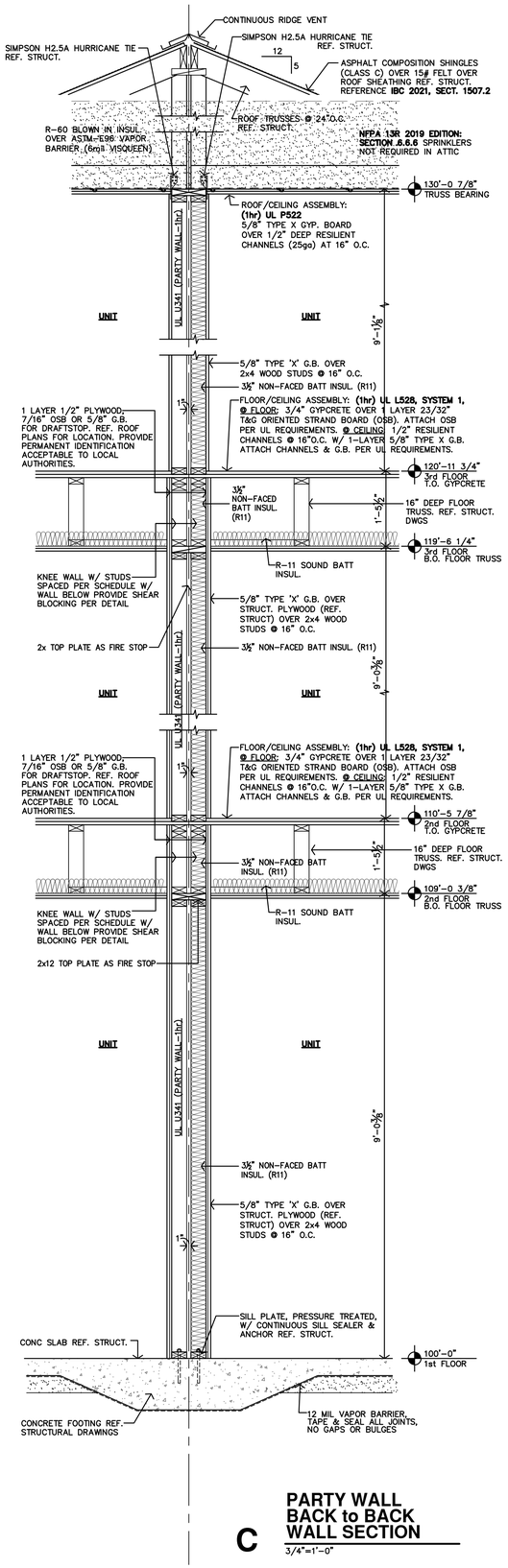
SHEET NO.:

A4.2



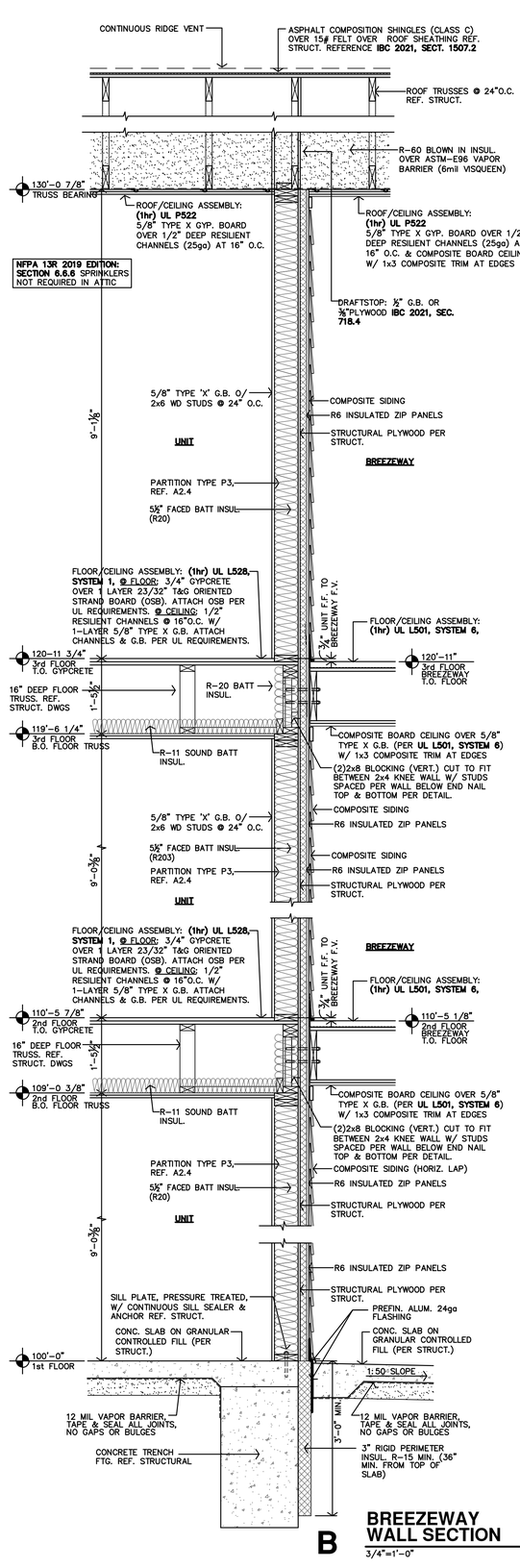
D PARTY WALL SIDE to SIDE WALL SECTION

3/4"=1'-0"



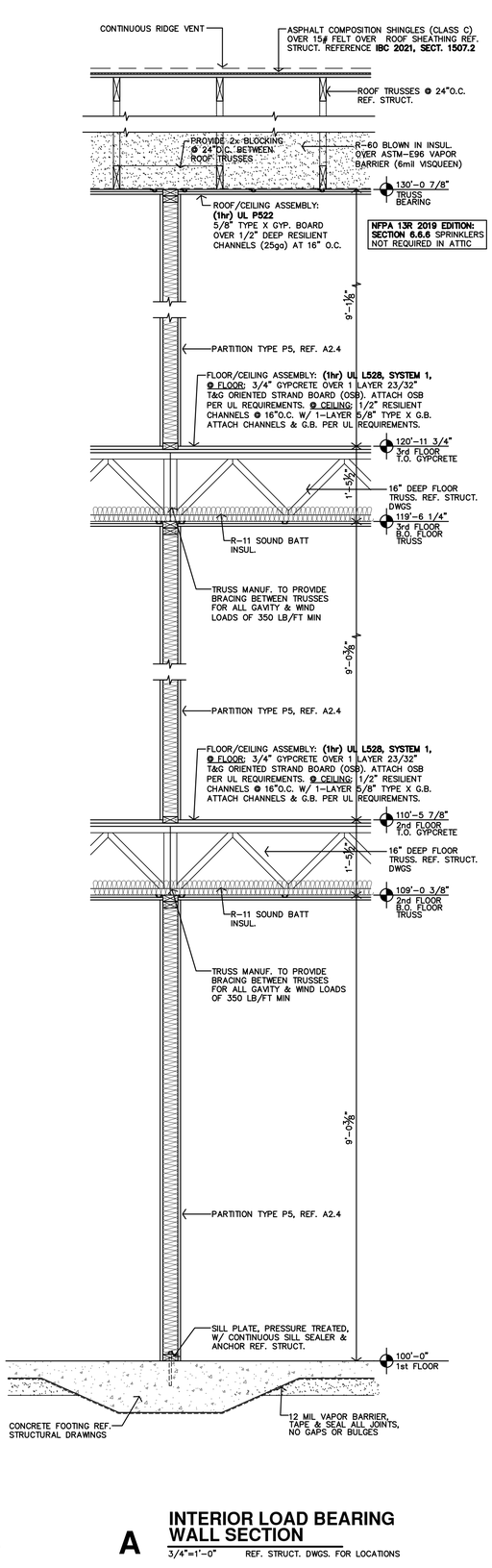
C PARTY WALL BACK to BACK WALL SECTION

3/4"=1'-0"



B BREEZEWAY WALL SECTION

3/4"=1'-0"



A INTERIOR LOAD BEARING WALL SECTION

3/4"=1'-0" REF. STRUCT. DWGS. FOR LOCATIONS

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3265 STATE OF WYOMING

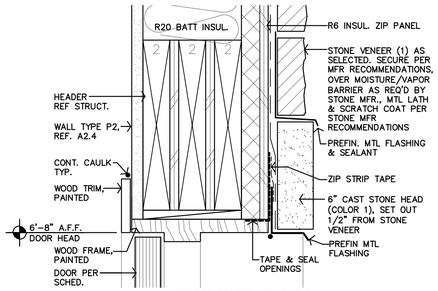
REVISION:

DATE: 7-17-2024

JOB: 22-3262

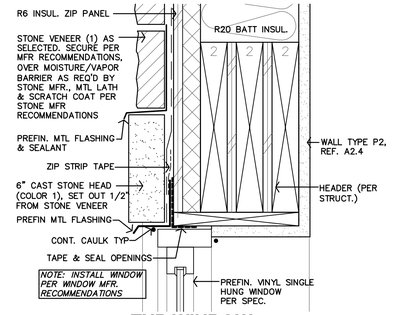
SHEET NO.:

A4.3



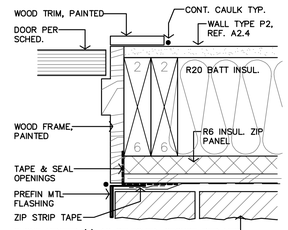
T TYP EXT. DOOR HEAD DETAIL @ STONE

3"=1'-0" JAMB SIMILAR



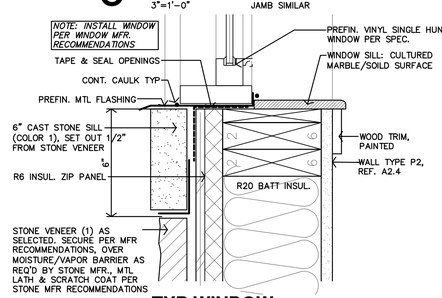
O TYP WINDOW HEAD DETAIL @ STONE

3"=1'-0" JAMB SIMILAR



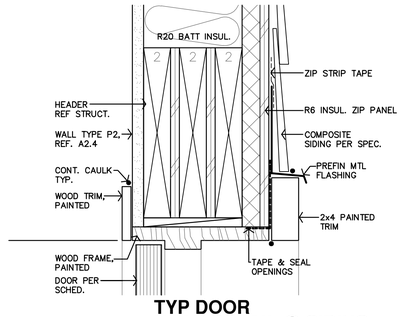
S TYP DOOR JAMB DETAIL @ STONE

3"=1'-0"



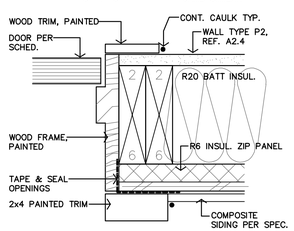
N TYP WINDOW SILL DETAIL @ STONE

3"=1'-0"



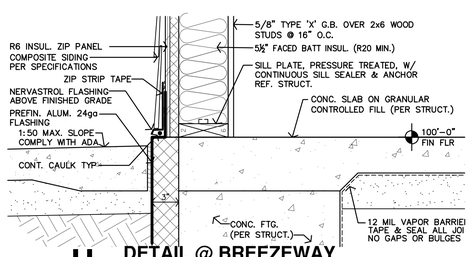
R TYP DOOR HEAD DETAIL @ SIDING

3"=1'-0" JAMB SIMILAR



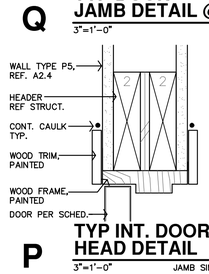
Q TYP DOOR JAMB DETAIL @ SIDING

3"=1'-0"



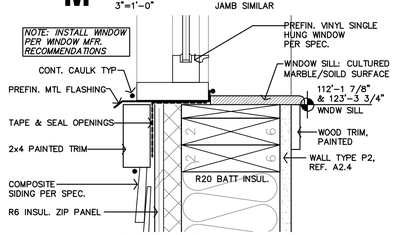
U DETAIL @ BREEZEWAY

1 1/2"=1'-0"



P TYP INT. DOOR HEAD DETAIL

3"=1'-0" JAMB SIMILAR



M TYP WINDOW HEAD DETAIL @ SIDING

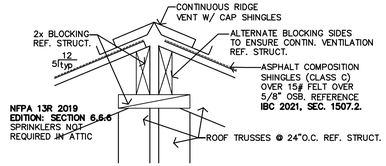
3"=1'-0" JAMB SIMILAR

L TYP WINDOW SILL DETAIL @ SIDING

3"=1'-0"

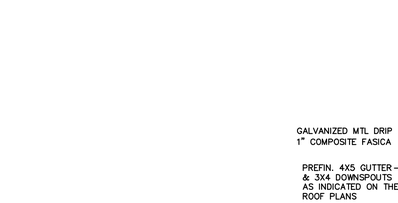
K FIREBLOCKIING DETAIL

1 1/2"=1'-0"



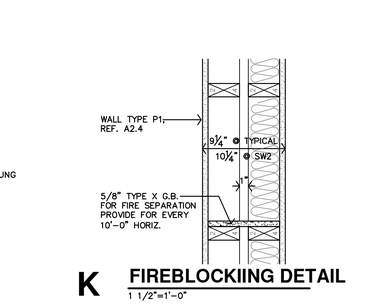
J RIDGE DETAIL

1 1/2"=1'-0"



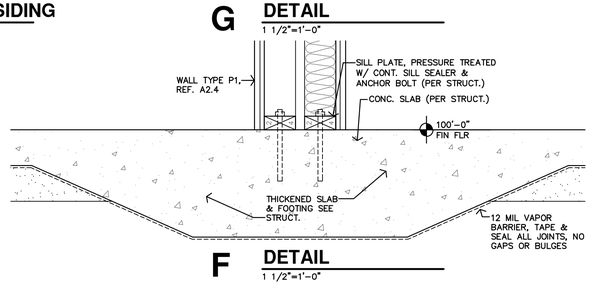
H DETAIL

1 1/2"=1'-0"



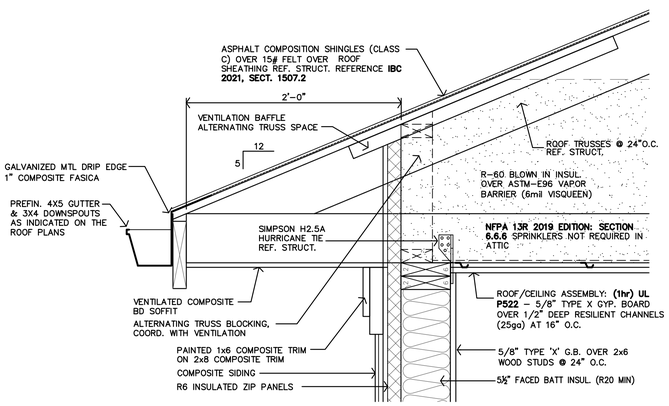
G DETAIL

1 1/2"=1'-0"



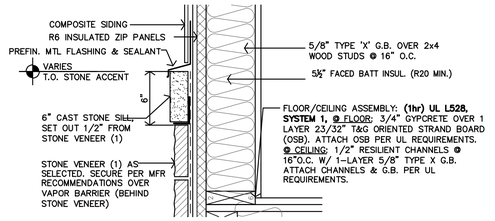
F DETAIL

1 1/2"=1'-0"



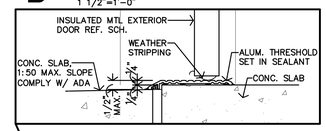
E SOFFIT DETAIL

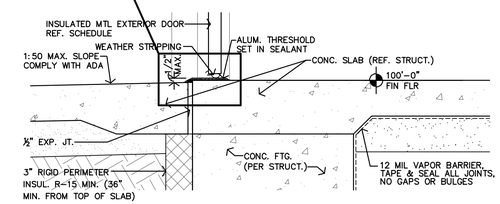
1 1/2"=1'-0"



D T.O. STONE DETIAL

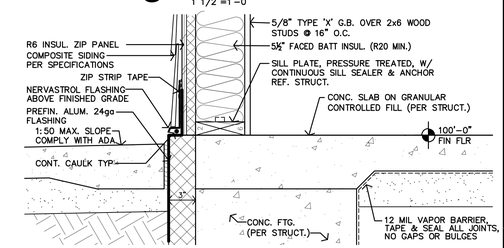
1 1/2"=1'-0"





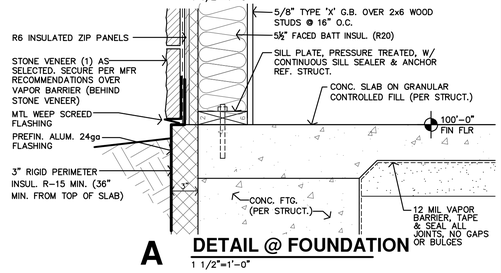
C THRESHOLD

1 1/2"=1'-0"



B DETAIL AT WALK

1 1/2"=1'-0"



A DETAIL @ FOUNDATION

1 1/2"=1'-0"

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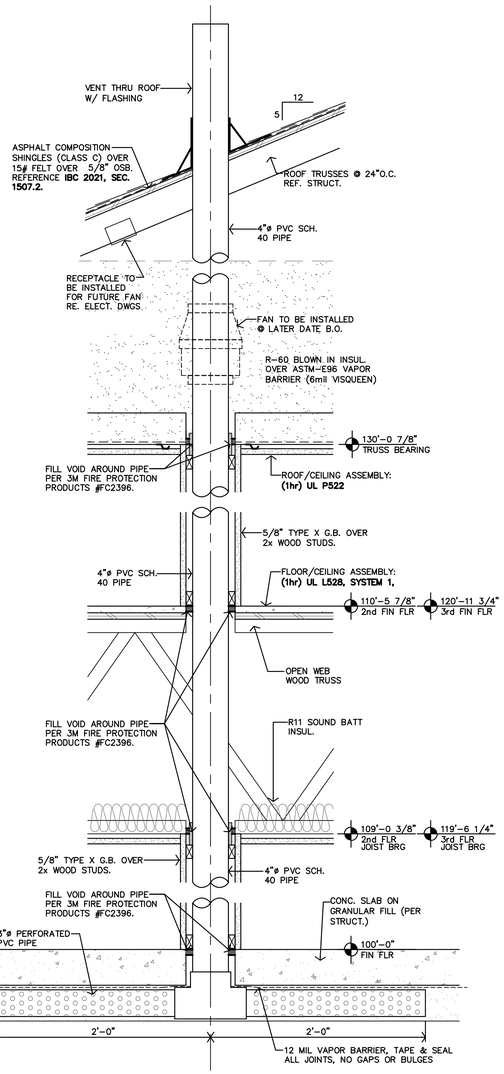
NEW APARTMENT COMPLEX

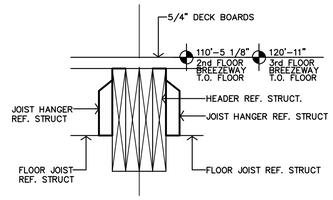
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3405 State of Wyoming

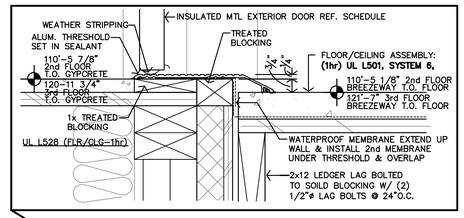
REVISION:	
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A4.4

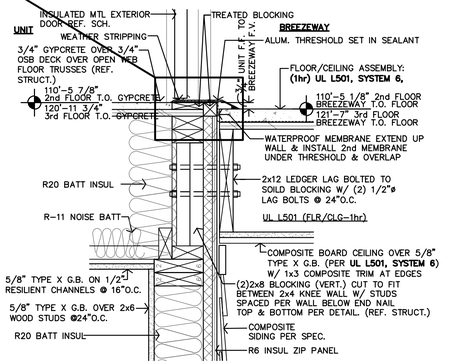


N RADON PIPE DETAIL
1 1/2"=1'-0"

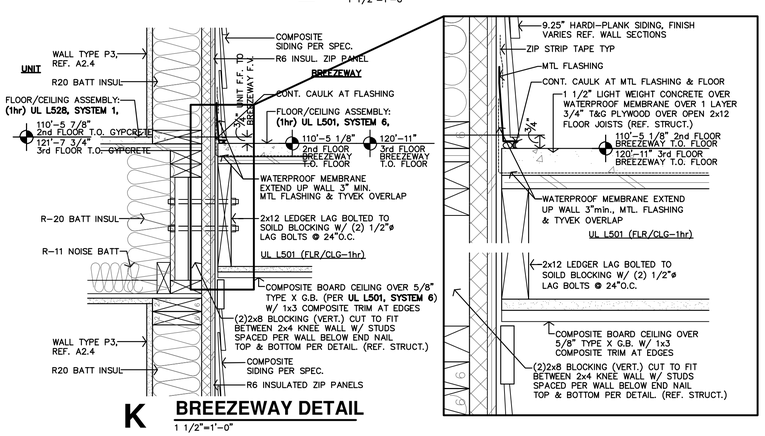


M BREEZEWAY DETAIL
1 1/2"=1'-0"

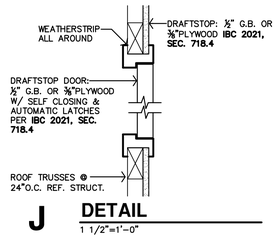




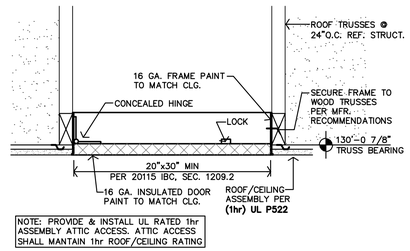
L BREEZEWAY THRESHOLD DETAIL
1 1/2"=1'-0"



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

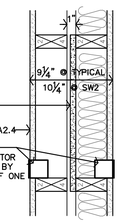


J DETAIL
1 1/2"=1'-0"

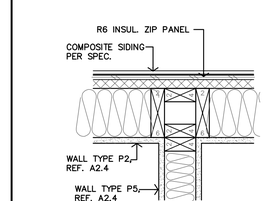


NOTE: PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MANTAIN 1hr ROOF/CEILING RATING

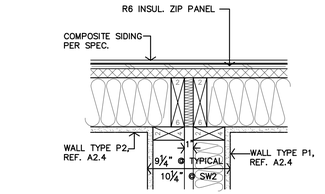
H ATTIC ACCESS DETAIL
1 1/2"=1'-0"



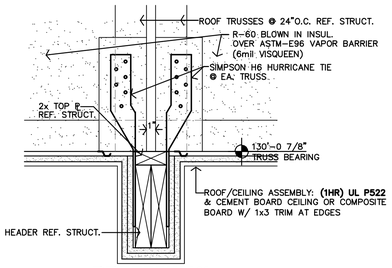
G FIRE BLOCKING @ J-BOX
1 1/2"=1'-0"



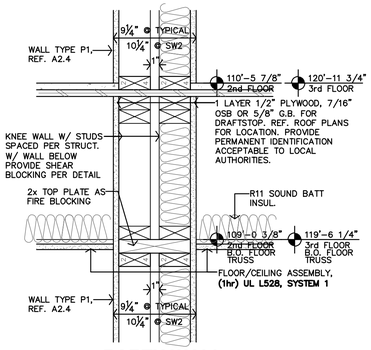
F EXT. WALL DETAIL
1 1/2"=1'-0"



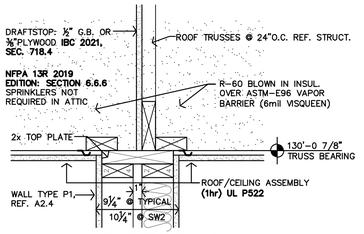
E WALL CAVITY PLAN DETAIL
1 1/2"=1'-0"



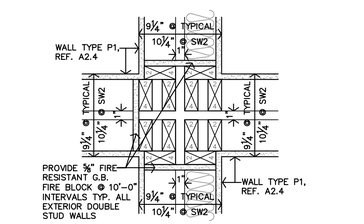
D BREEZEWAY ROOF BEAM DETAIL
1 1/2"=1'-0"



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



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



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

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jgr@jgrarchitects.com
730 N. Ninth
Salina, KS 67401
785.827.0386

THE RESERVES AT GRAND VIEW HEIGHTS

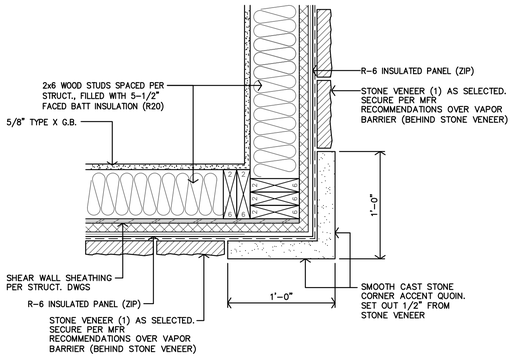
NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

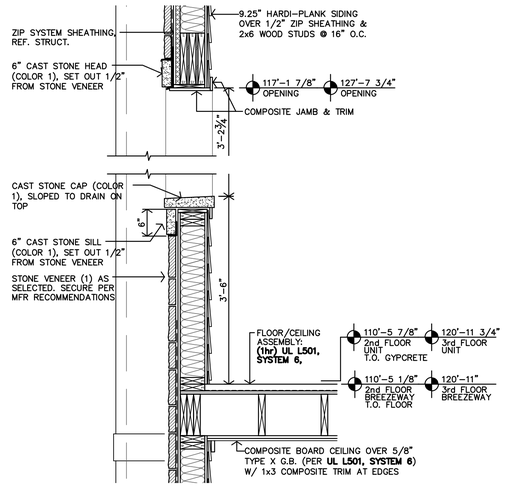
REVISION:

DATE: 7-17-2024
JOB: 22-3262
SHEET NO.: A4.5



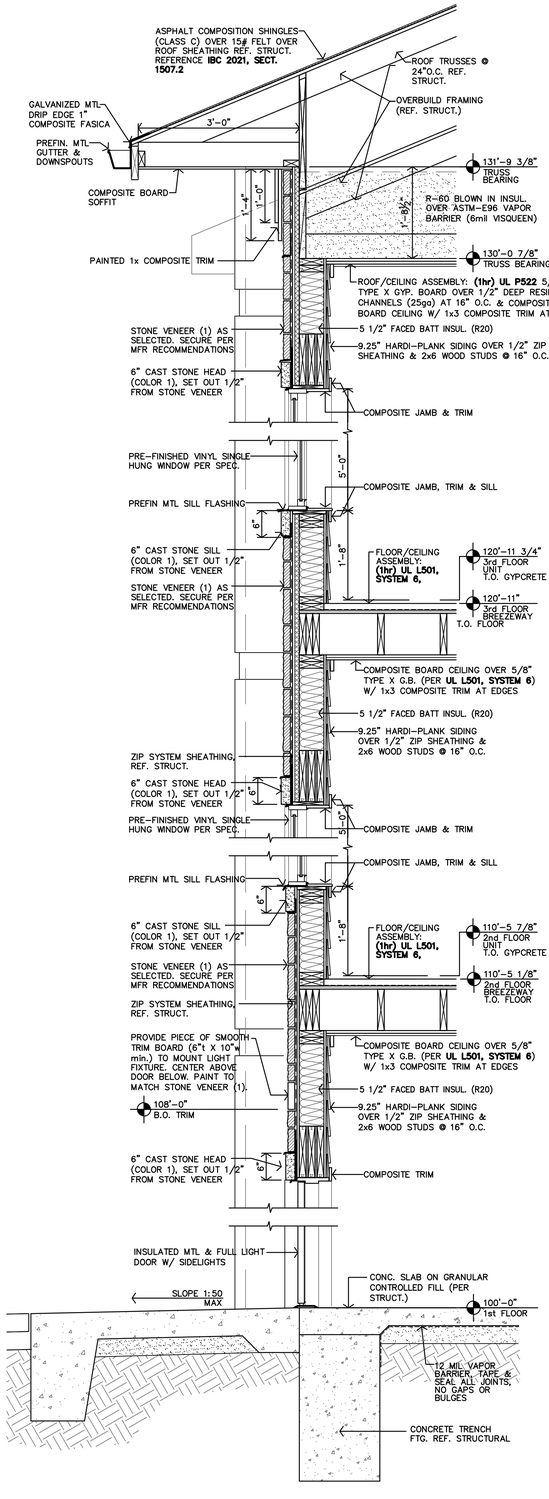
D PLAN DETAIL AT CORNER ACCENTS

3/4"=1'-0"



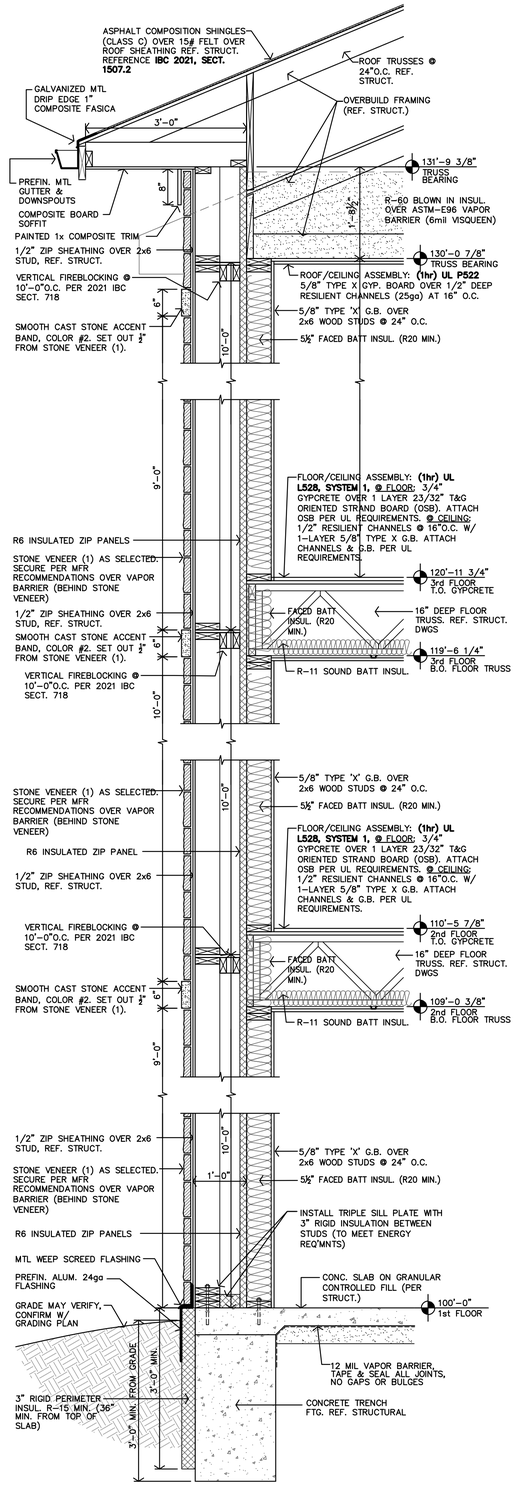
C WALL SECTION

3/4"=1'-0"



B WALL SECTION

3/4"=1'-0"



A WALL SECTION

3/4"=1'-0"

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NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3486 STATE OF WYOMING

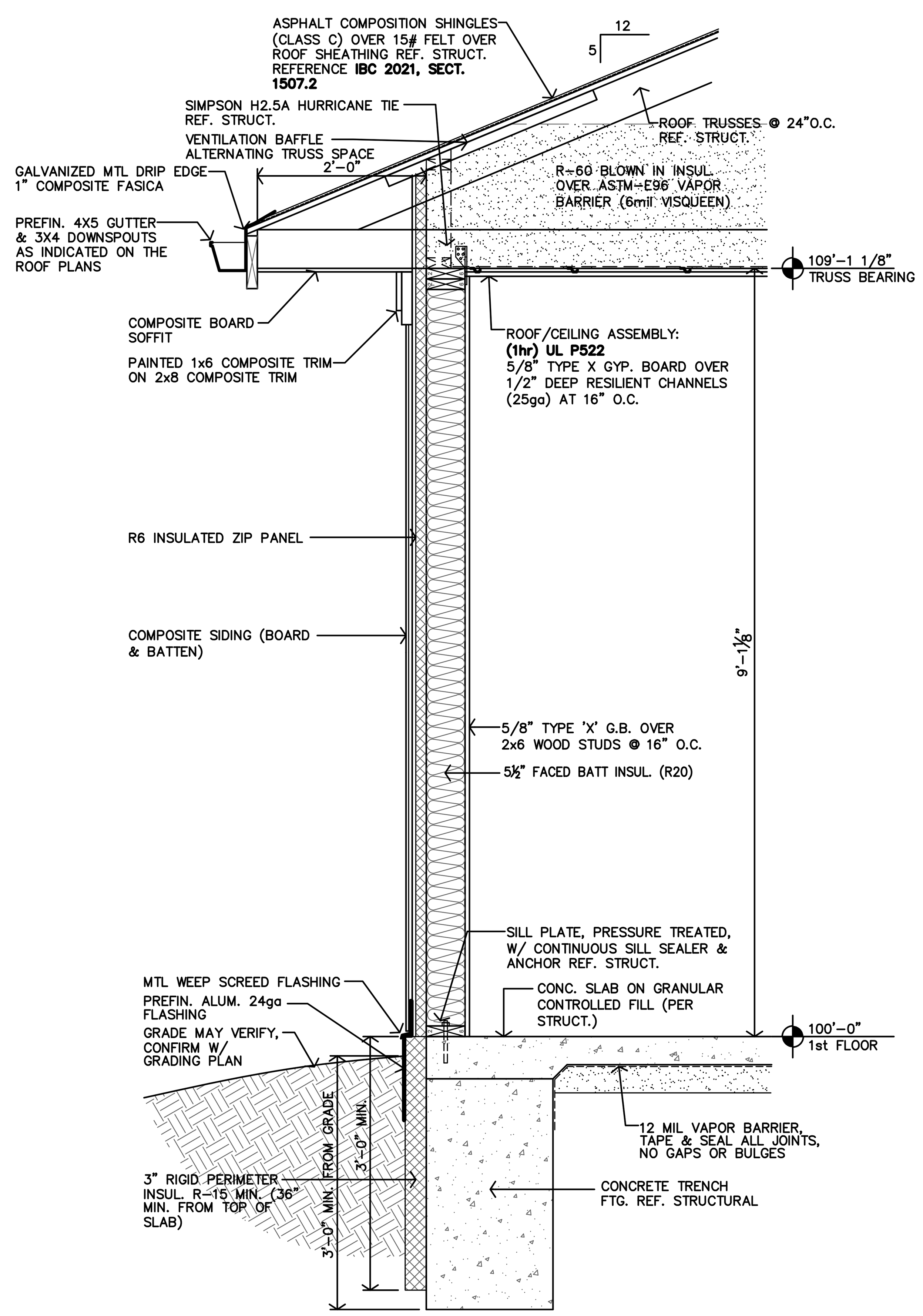
REVISION:

DATE: 7-17-2024

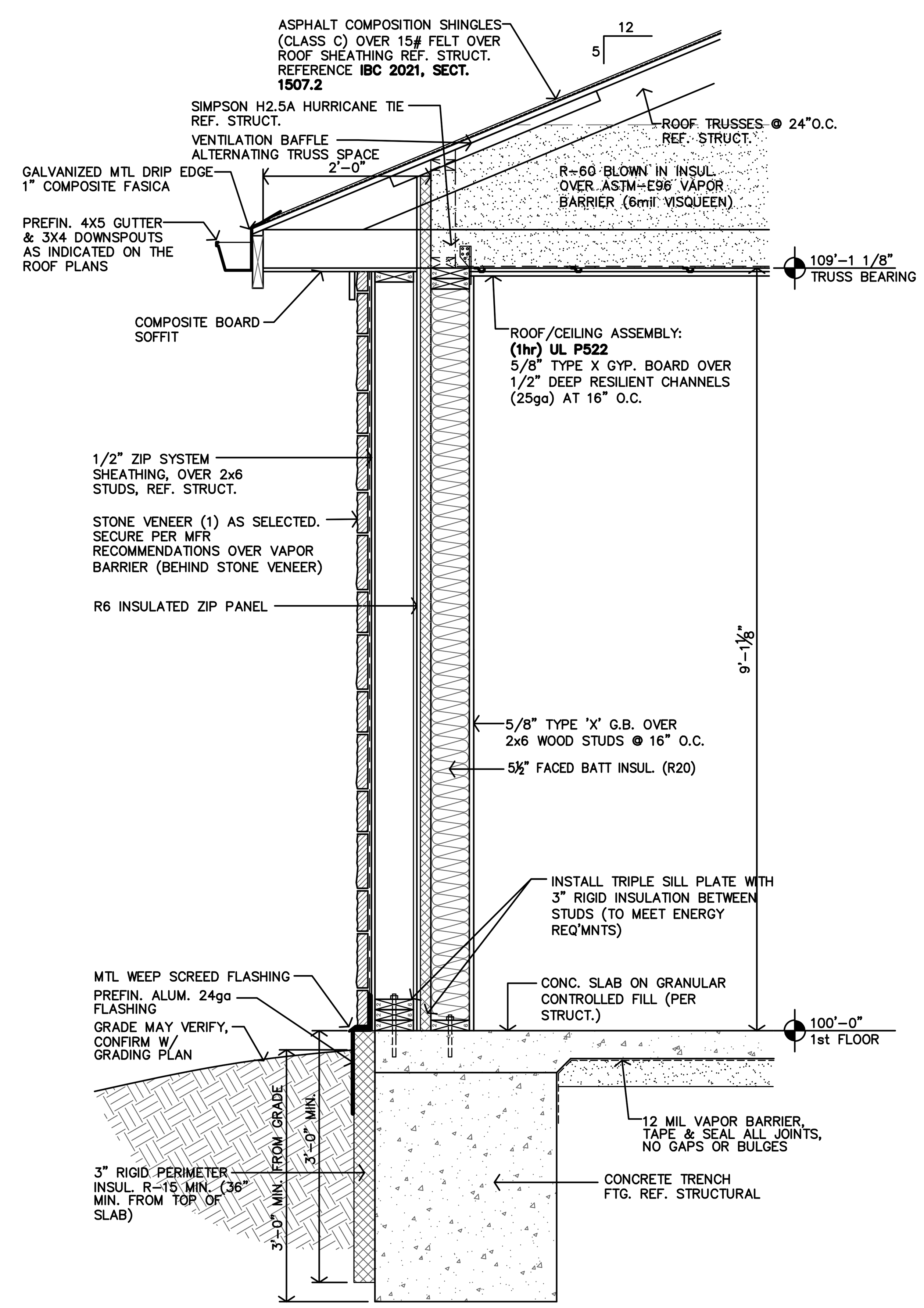
JOB: 22-3262

SHEET NO.:

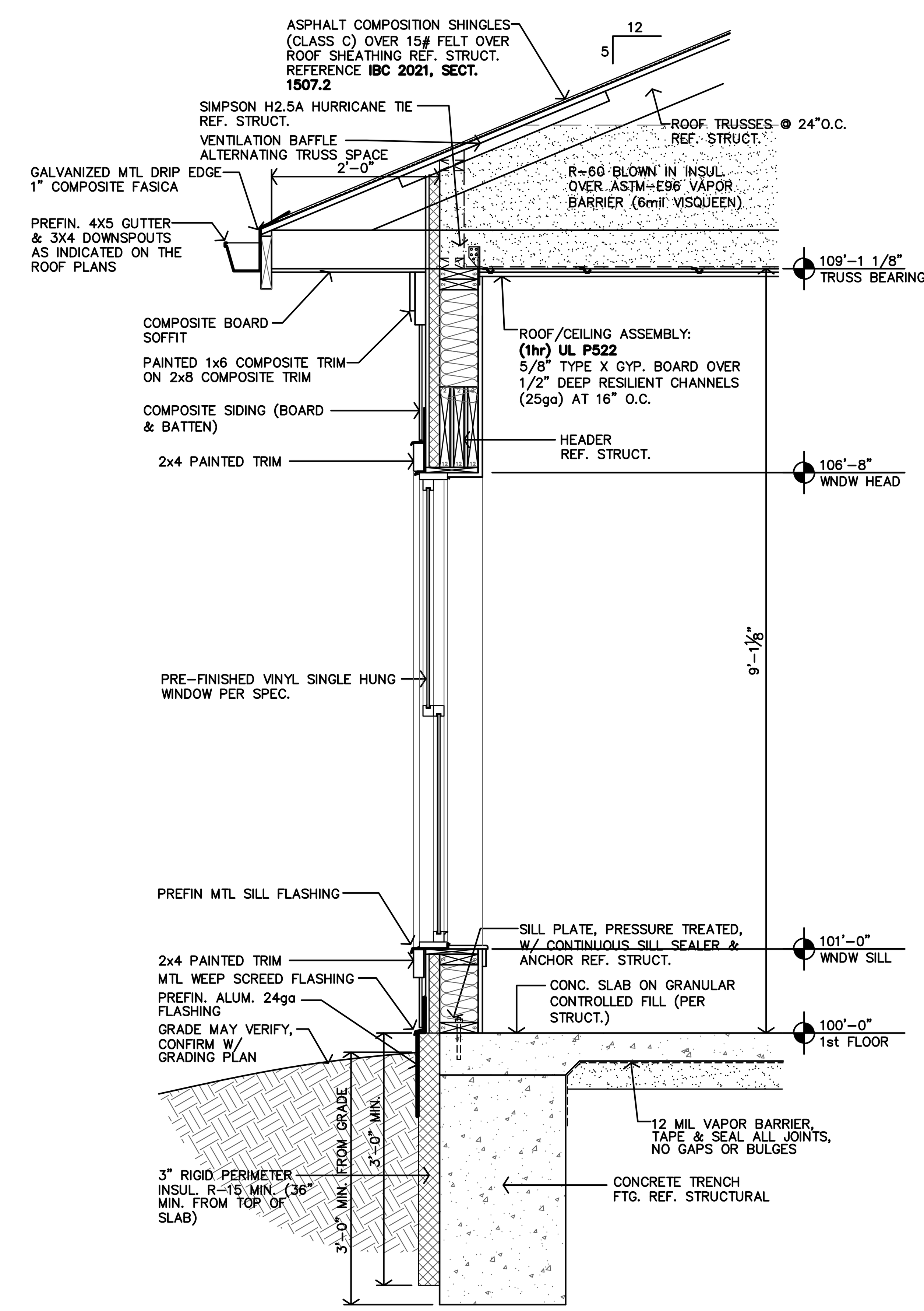
A4.6



C SECTION
3/4"=1'–0"



B SECTION
3/4"=1'–0"



A SECTION
3/4"=1'–0"

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

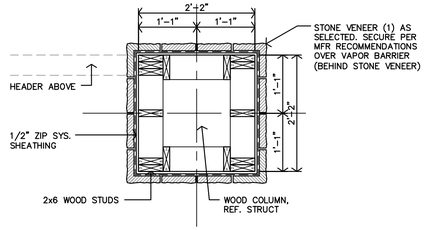
LARAMIE, WYOMING

LICENSED ARCHITECT
MARGARET J. GILLAM
C-3495
Date
STATE OF WYOMING

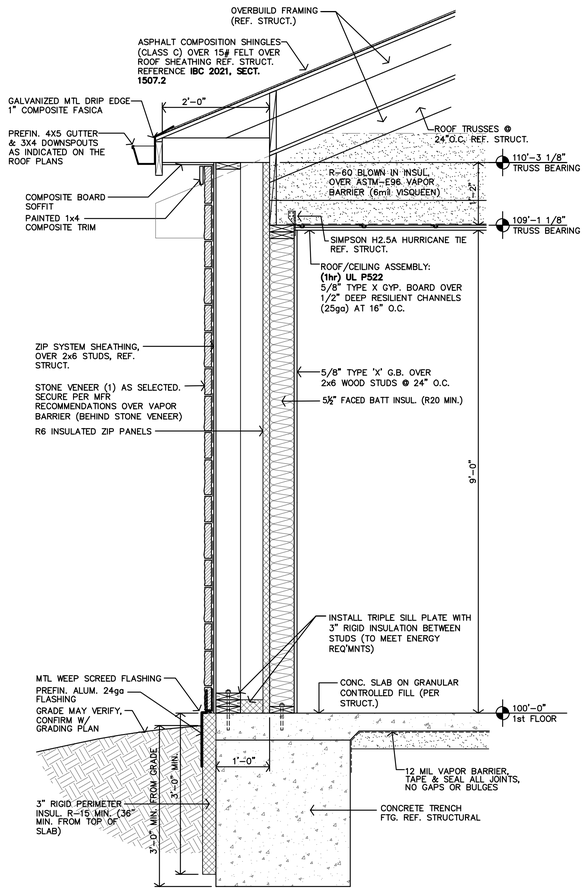
REVISION:

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

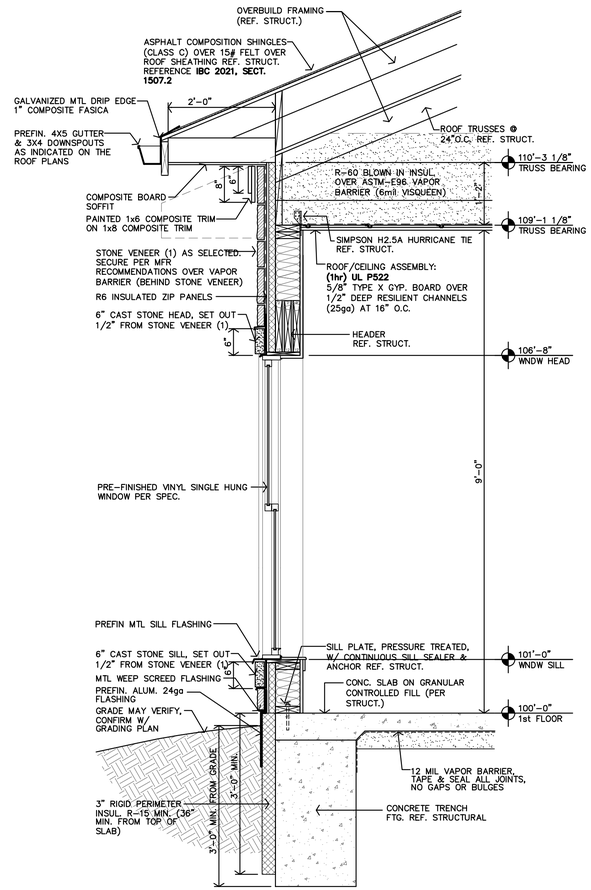
A4.7



B **COLUMN DTL.**
3/4"=1'-0"



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



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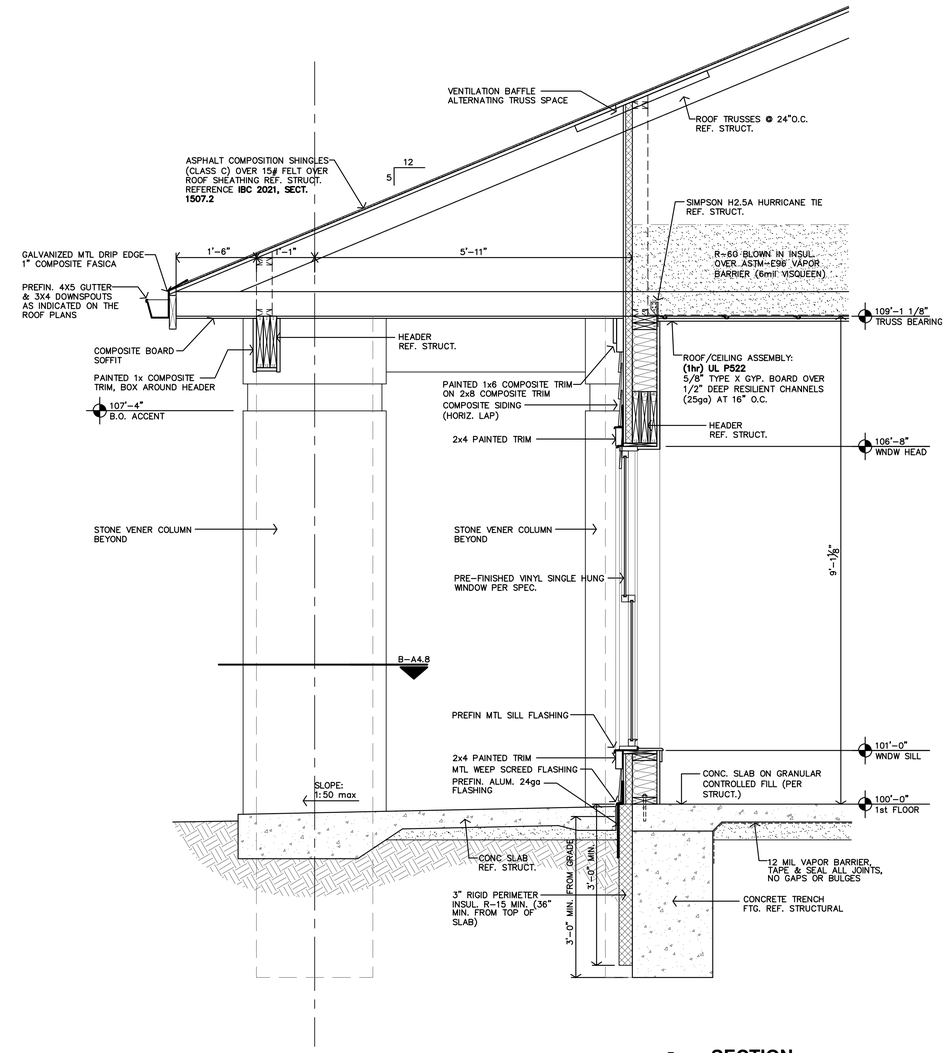
3/4"=1'-0"



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

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NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT
MARGARET J. GILLAM
C-3486
STATE OF WYOMING
Date

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DATE: 7-17-2024
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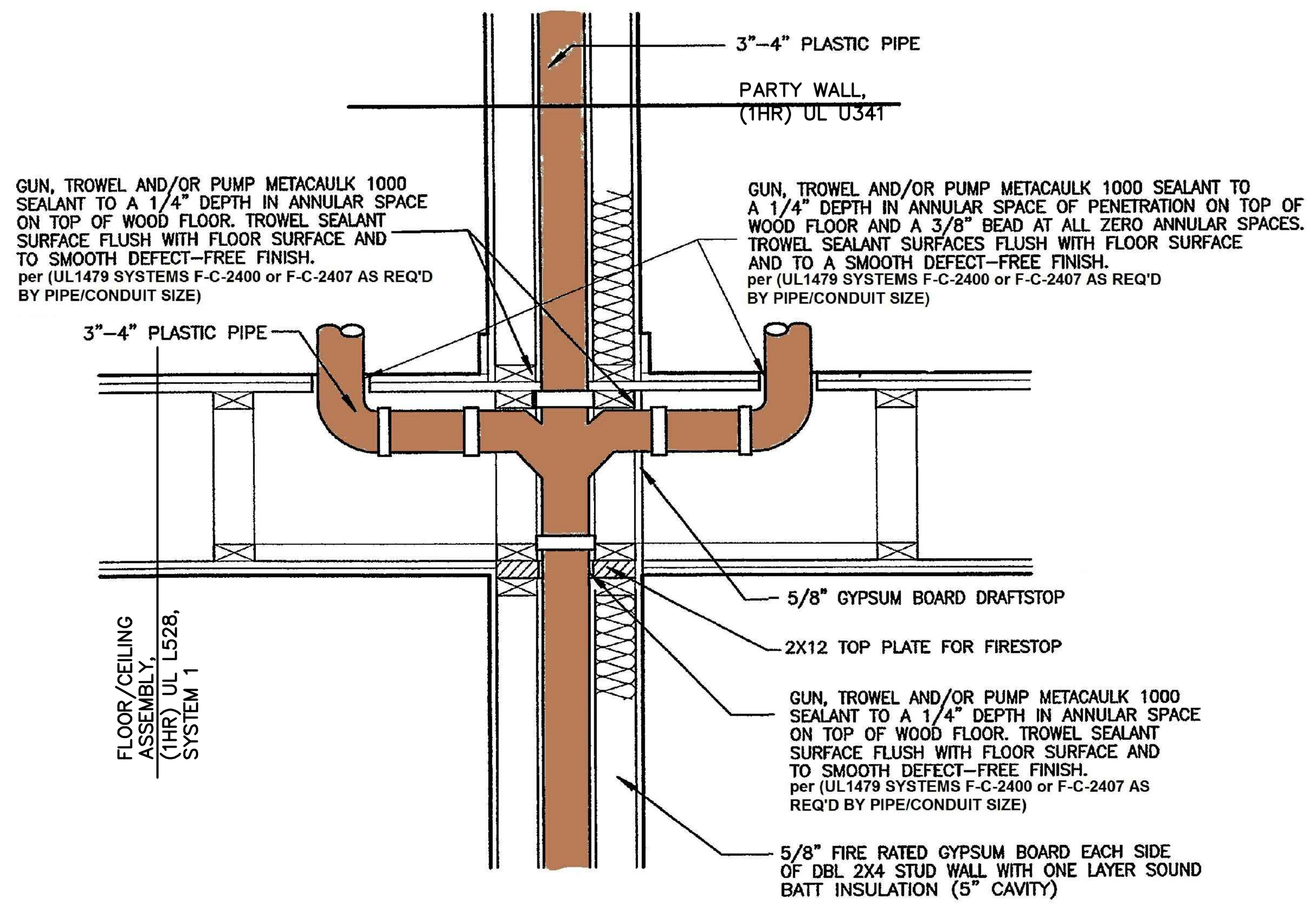
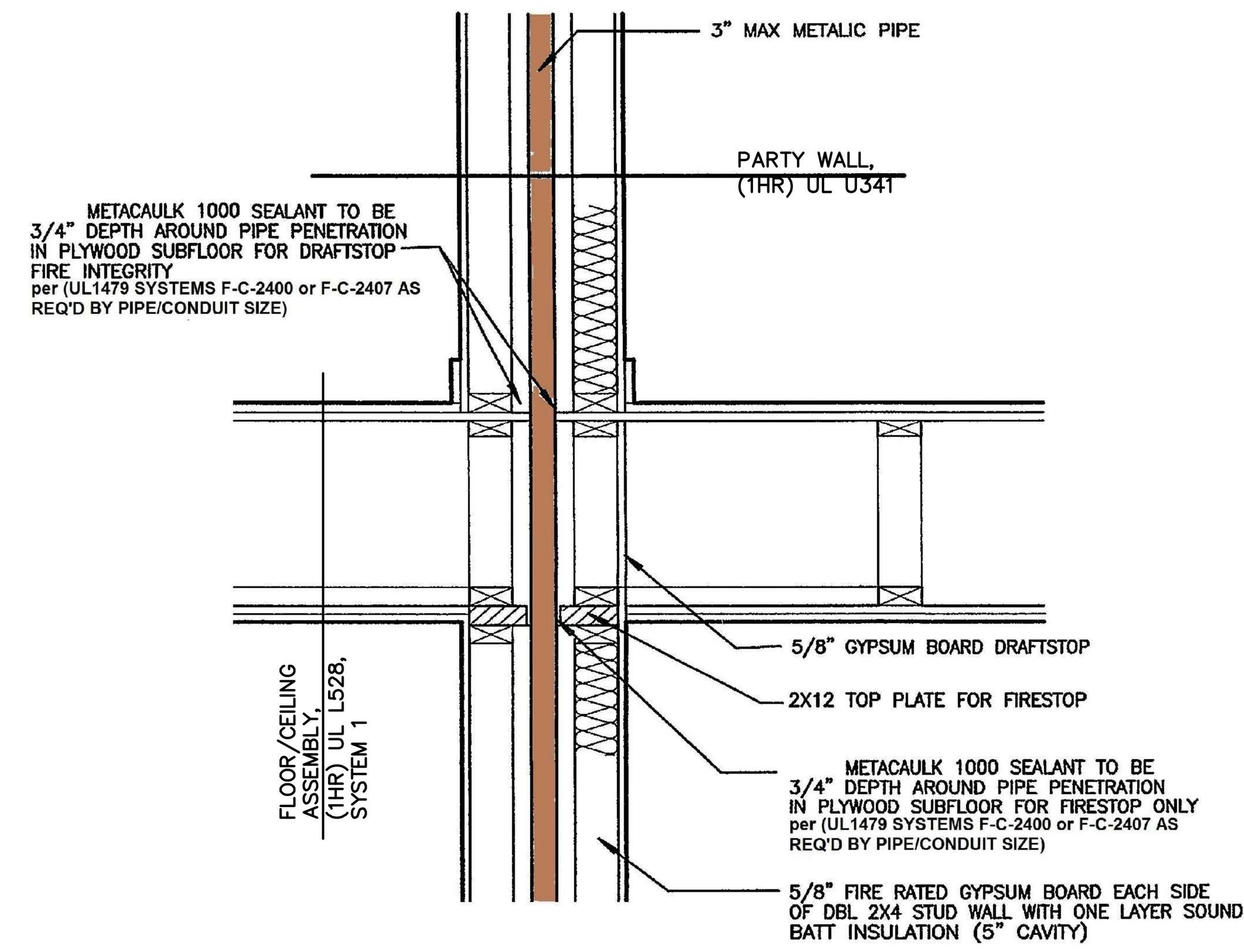
SHEET NO.:

A4.8



1 **PENETRATION ASSEMBLY**
NO SCALE



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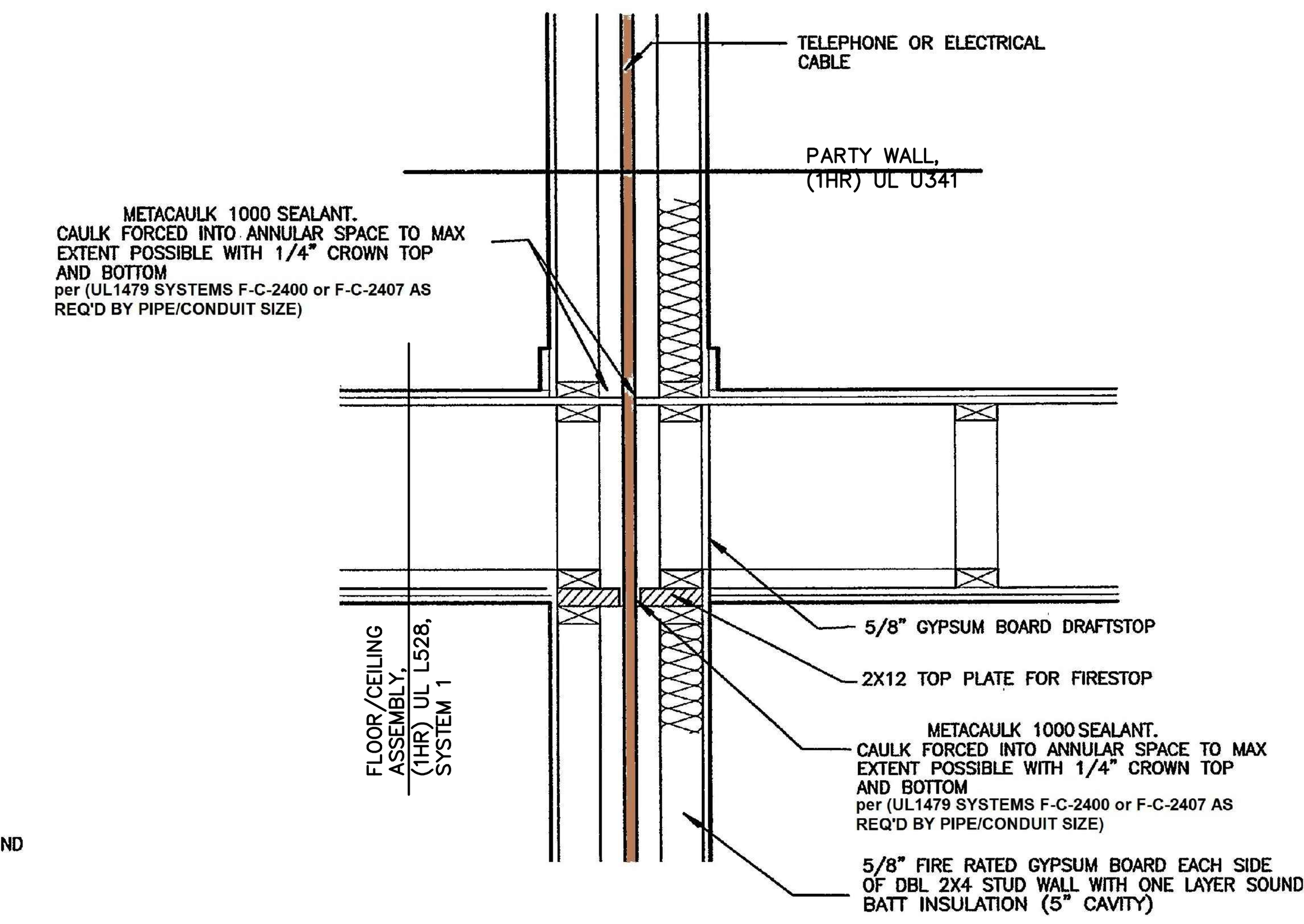
NO SCALE



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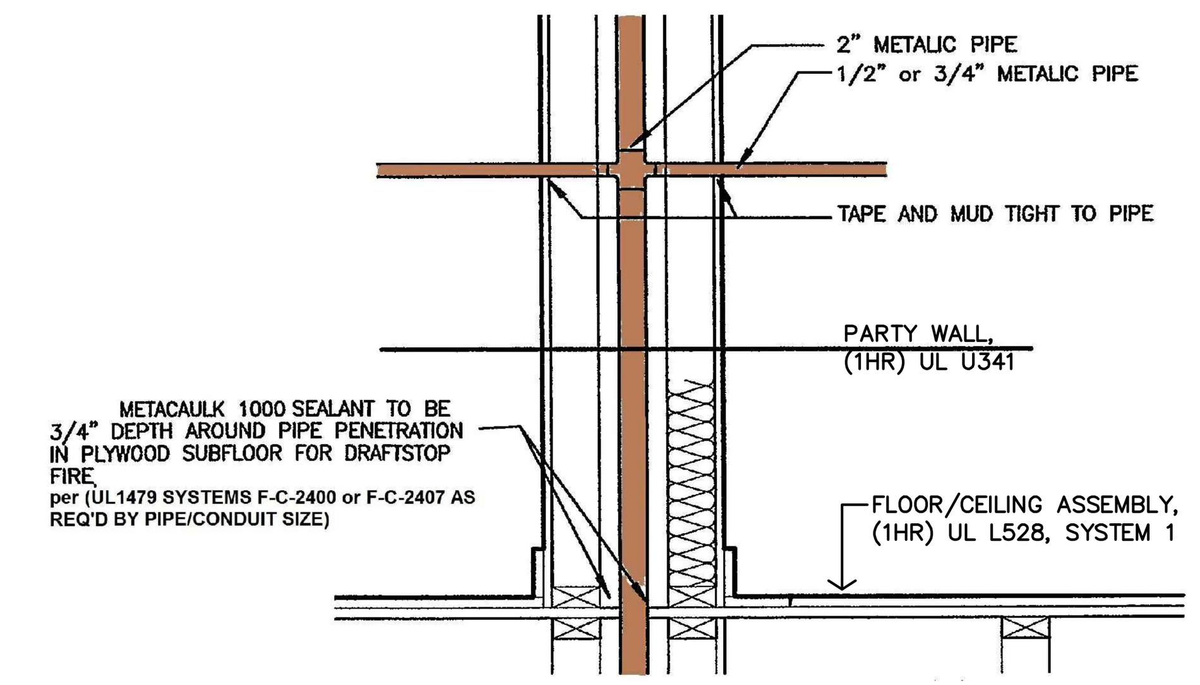

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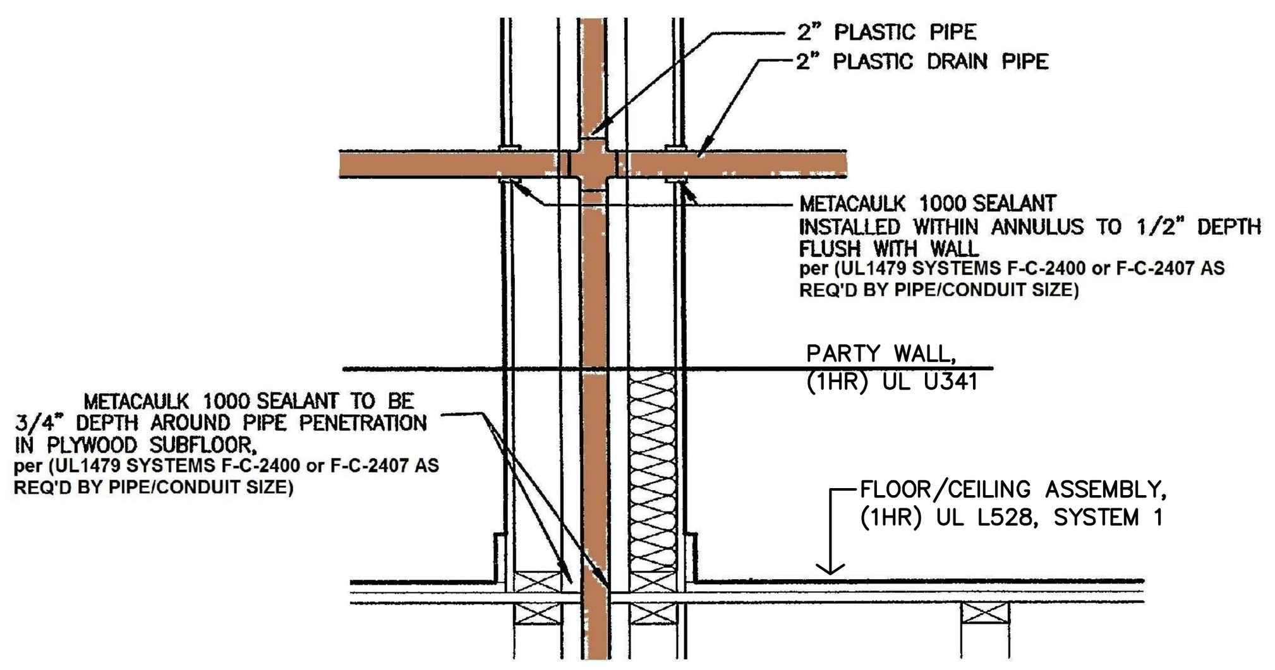

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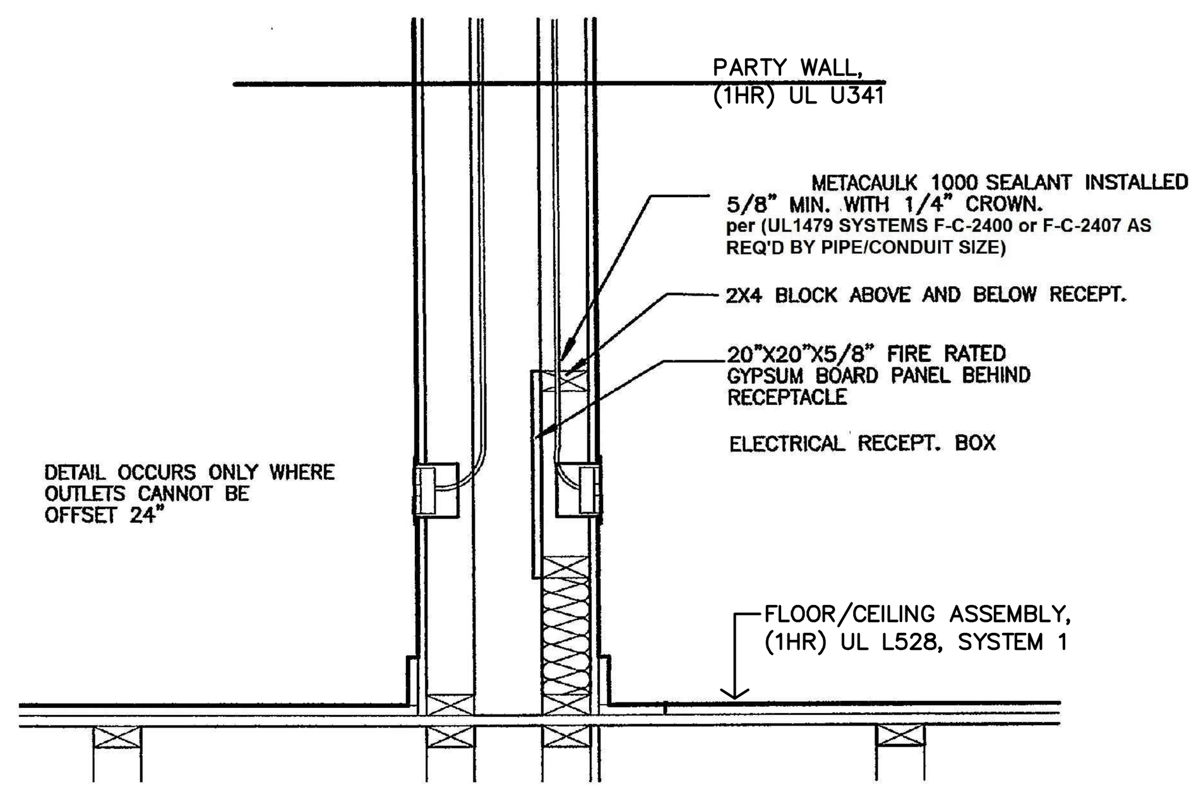

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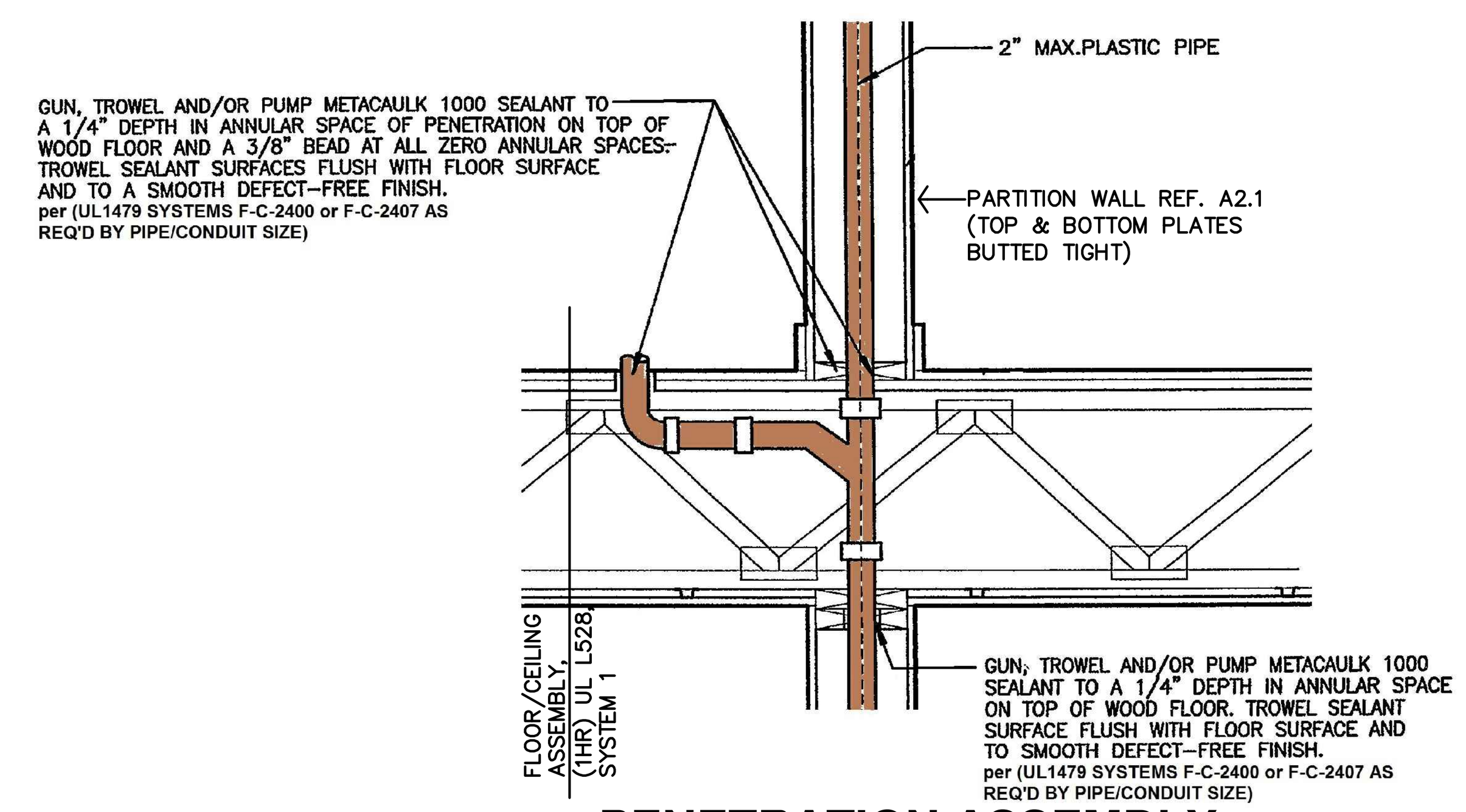

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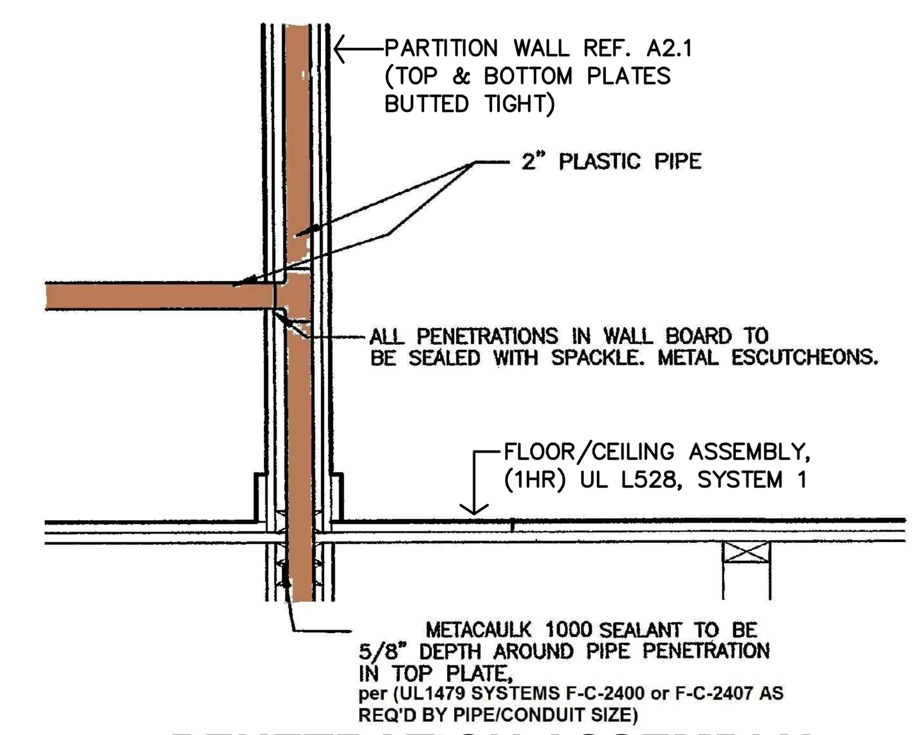

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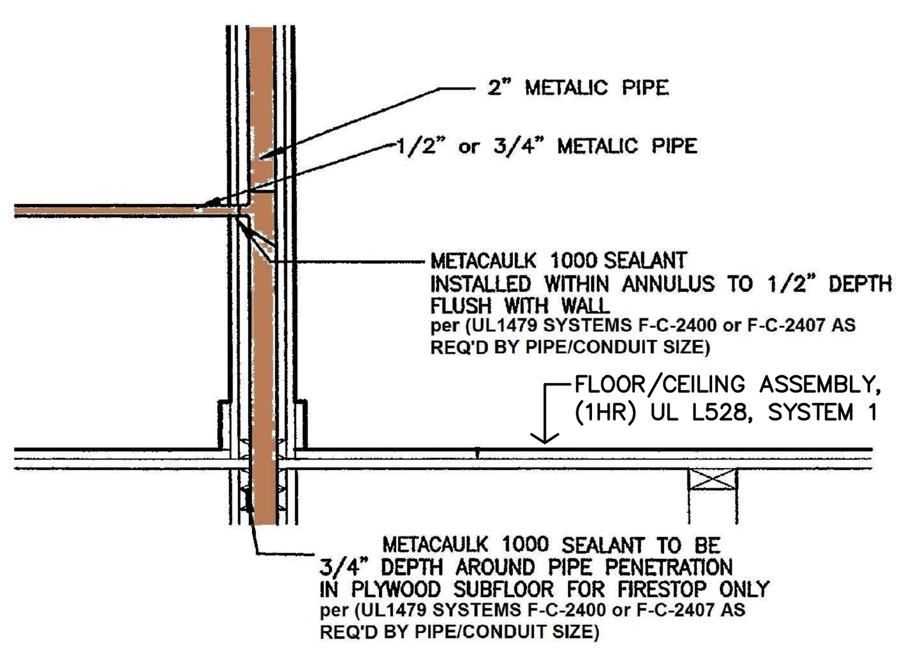

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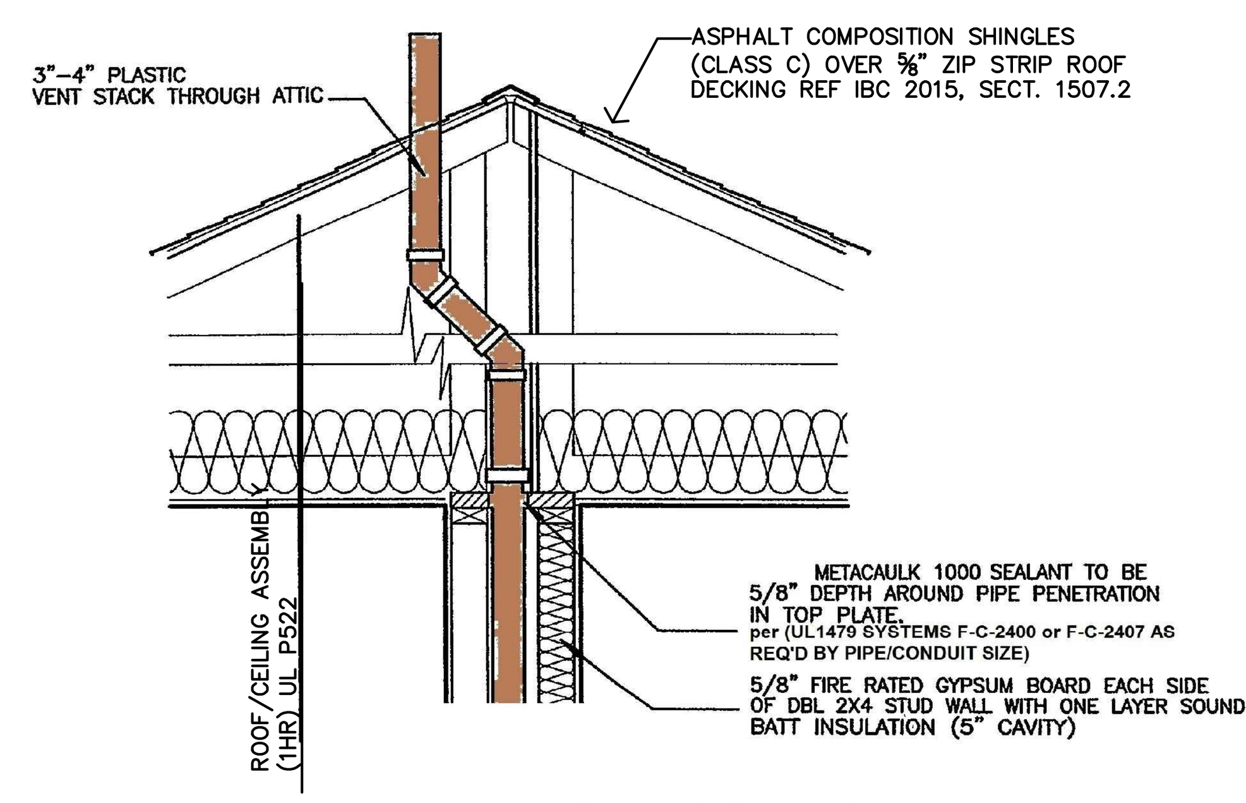

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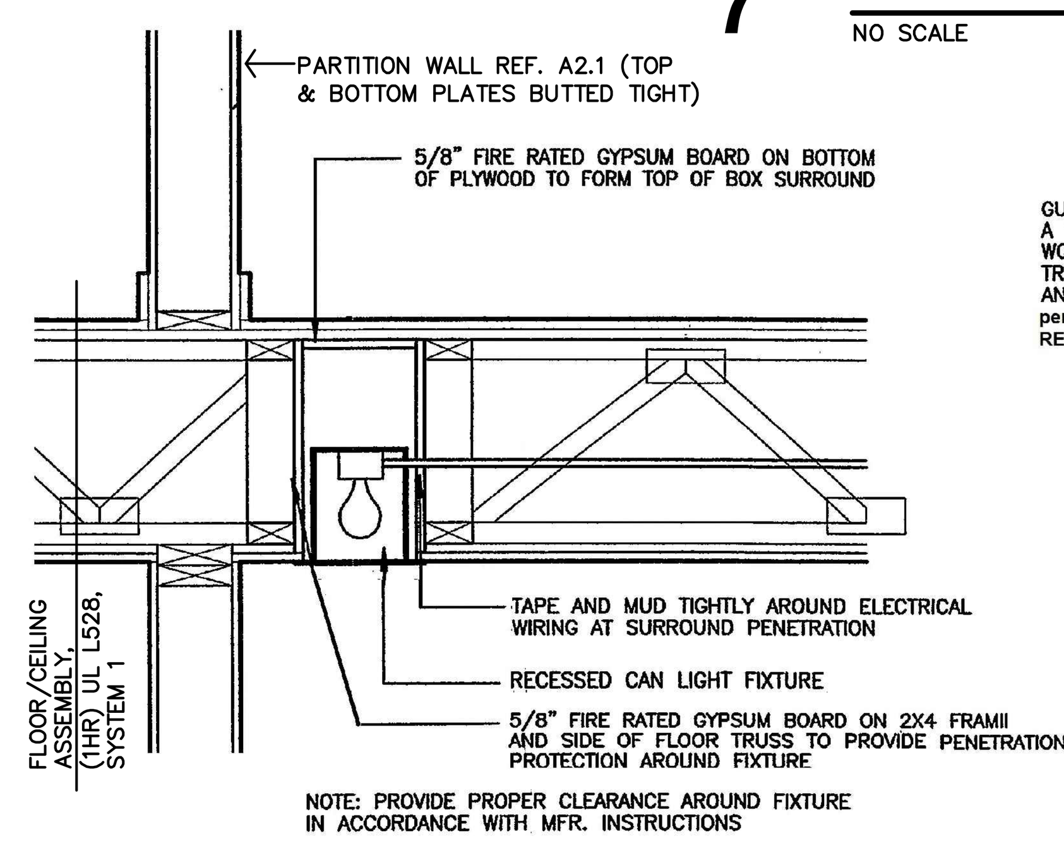

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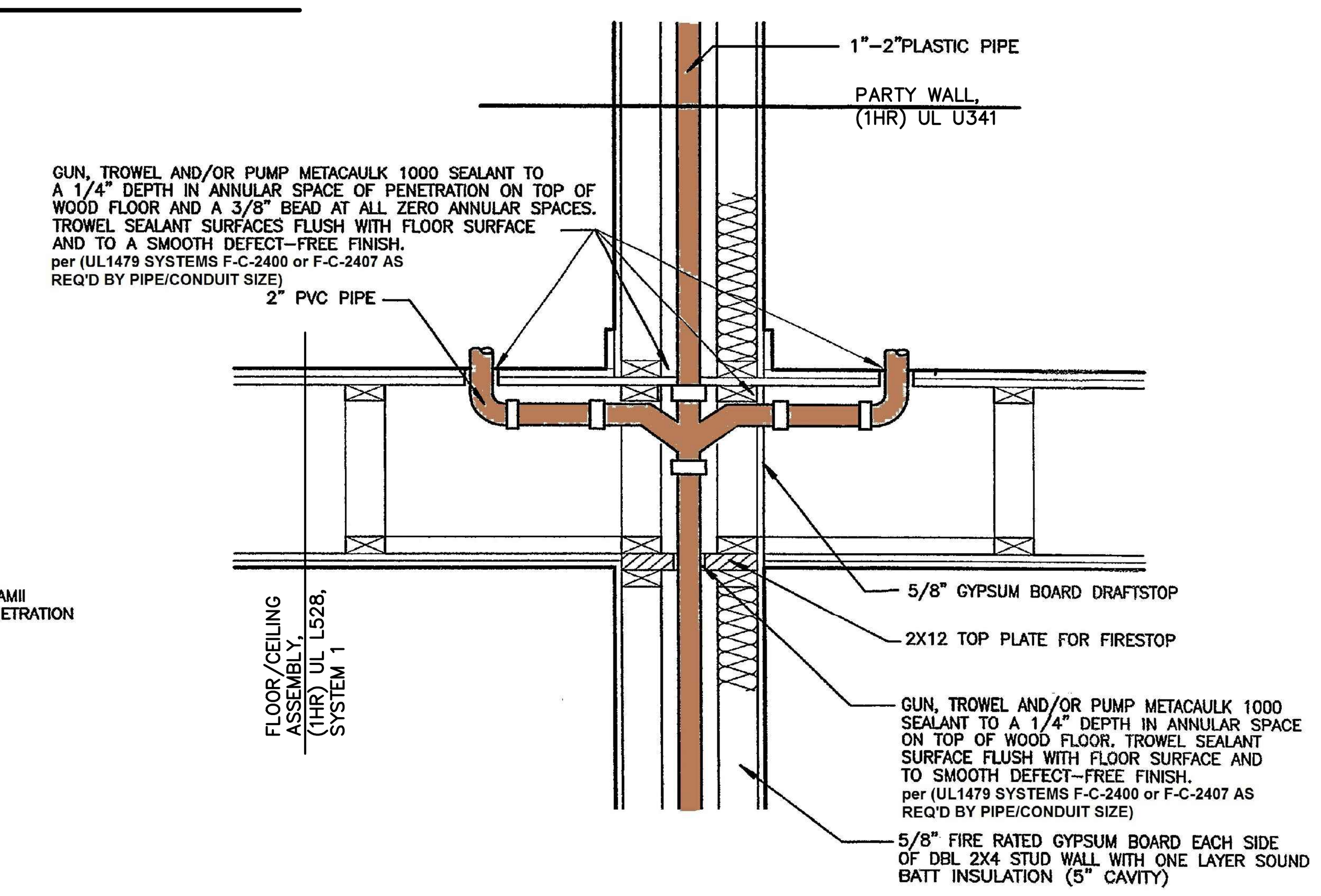

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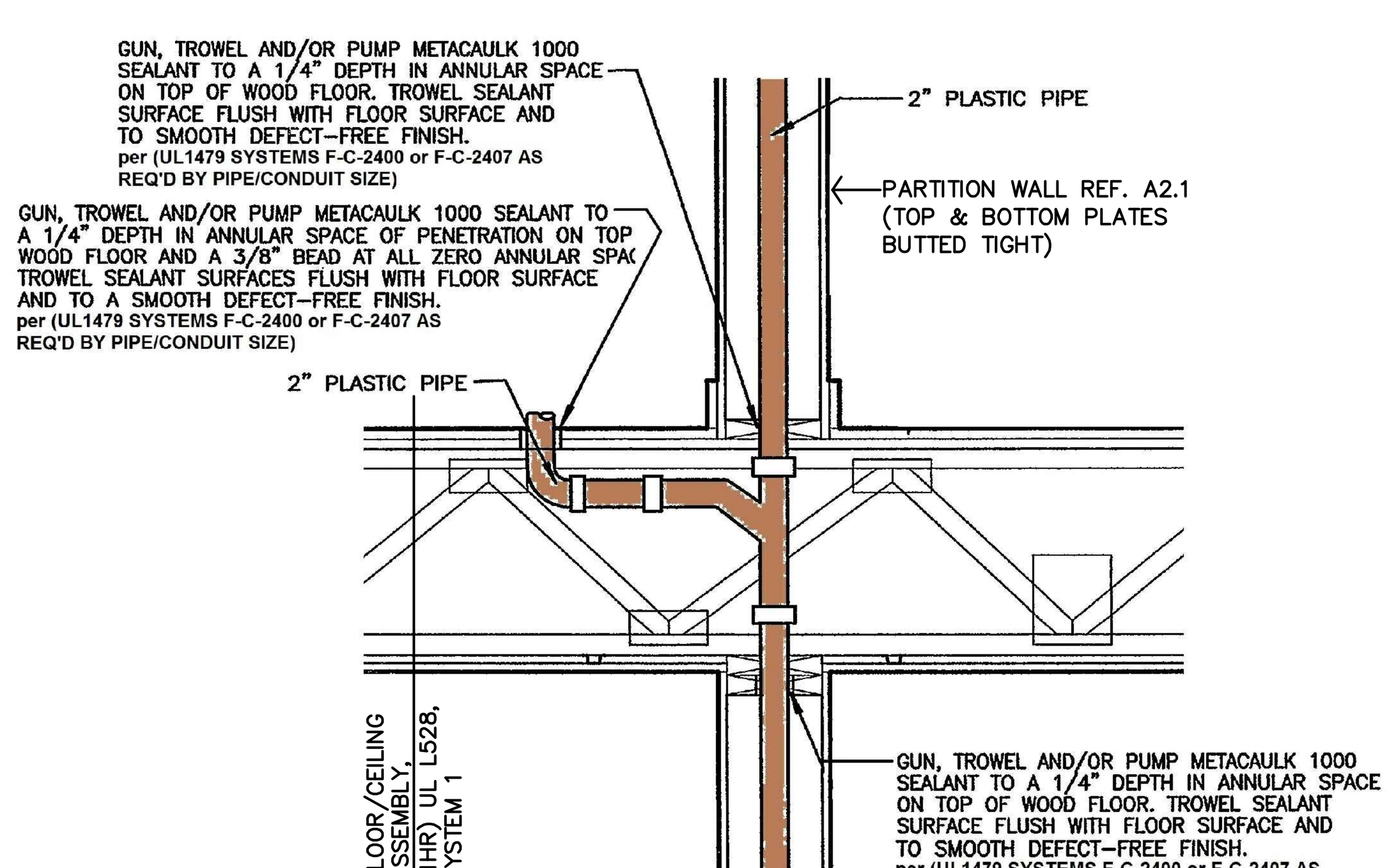

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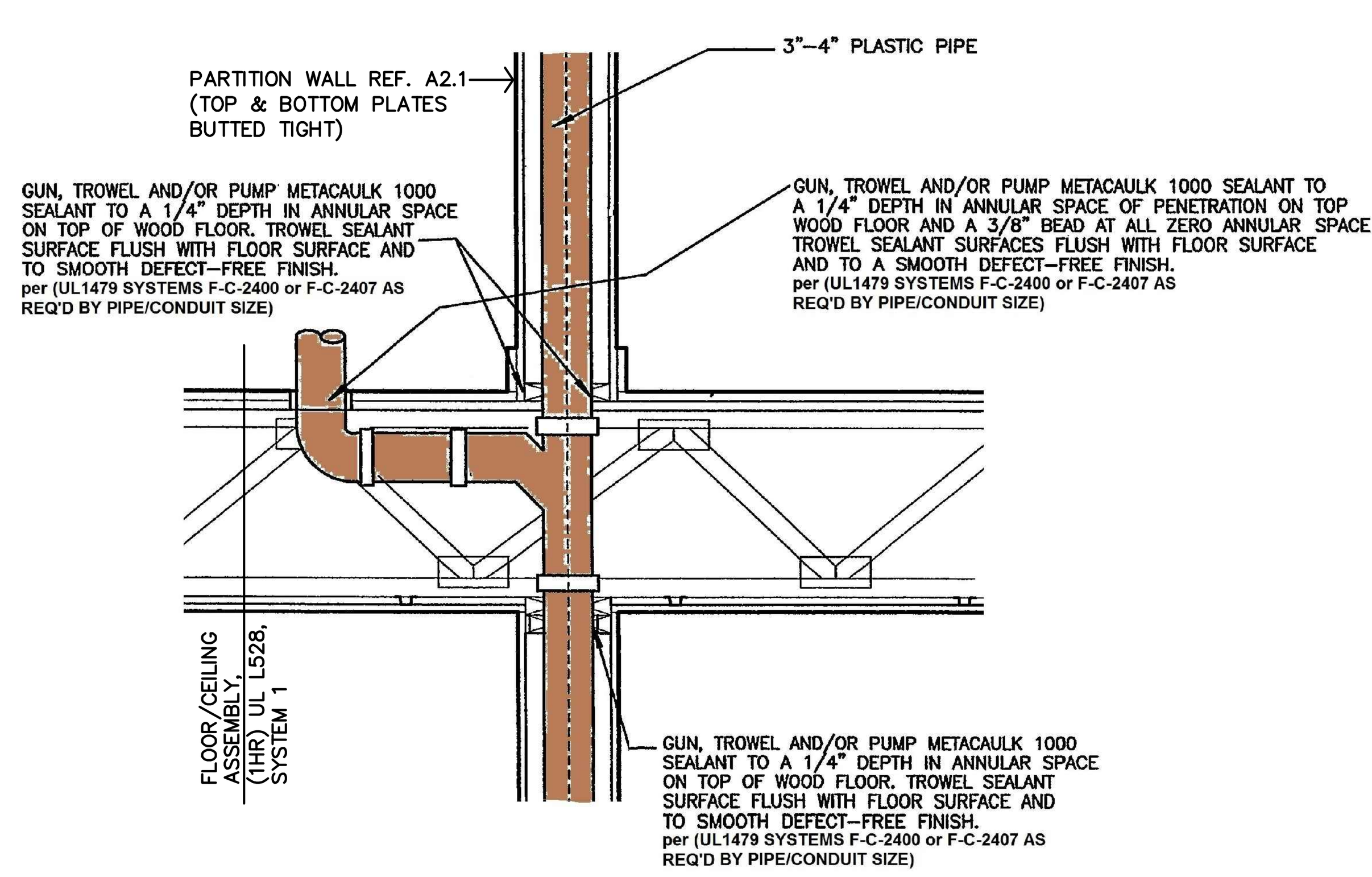

14 **PENETRATION ASSEMBLY**
NO SCALE

FIRE PENETRATION ASSEMBLIES
NOT TO SCALE

ENTIRE SHEET ADDED

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THE RESERVES AT GRAND VIEW HEIGHTS
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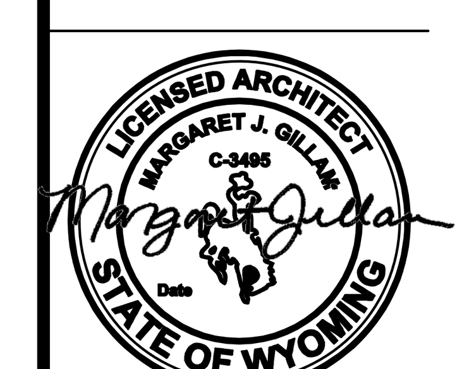

REVISION:
9-27-2024

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SHEET NO.:
A4.9

FIGURE 1
WALL CAP - CMU RETAINING WALL

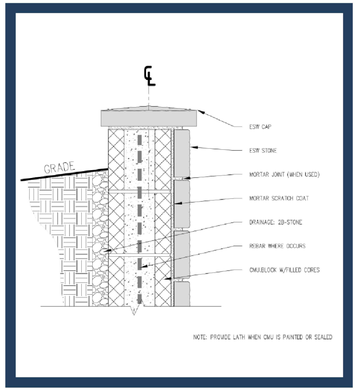


FIGURE 2
WALL-SECTION INSIDE CORNER W/ STUCCO

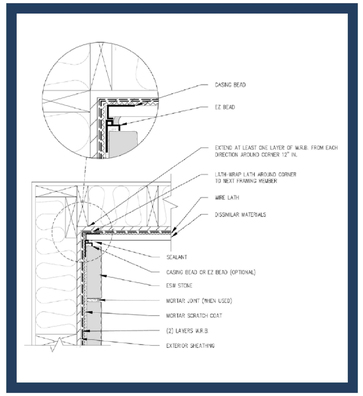


FIGURE 3
TYP. WOOD OR METAL STUD WALL

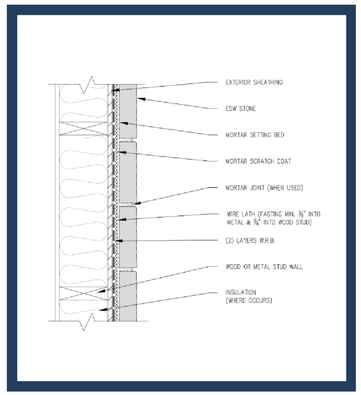


FIGURE 4
STONE BELOW CLADDING

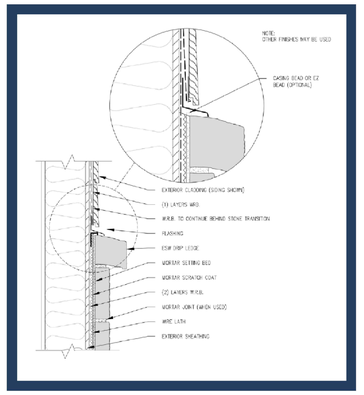


FIGURE 5
SIDE WALL FLASHING AT ROOF

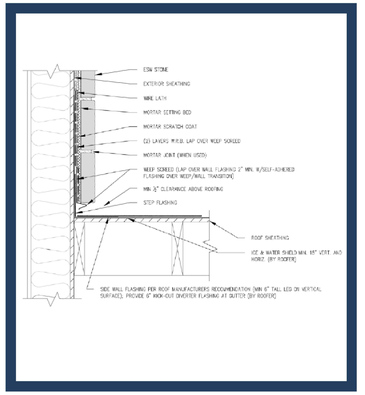


FIGURE 6
WINDOW HEAD

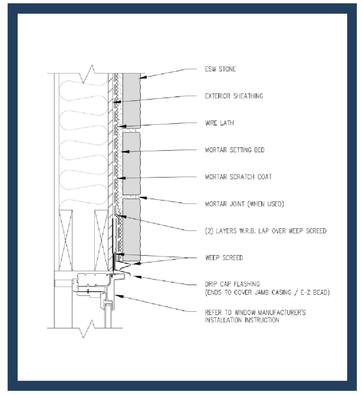


FIGURE 7
WINDOW SILL W/ STONE DRIP LEDGE

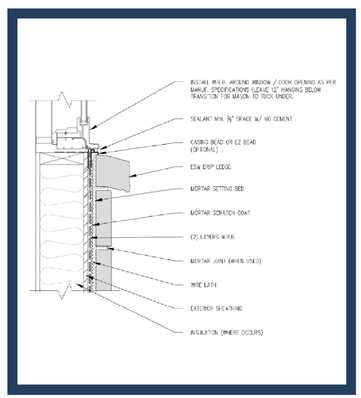


FIGURE 8
FOUNDATION WALL @ BASE

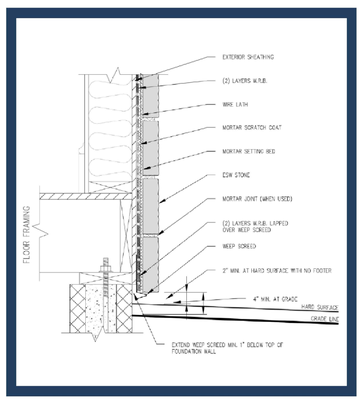


FIGURE 10
WOOD COLUMN BASE

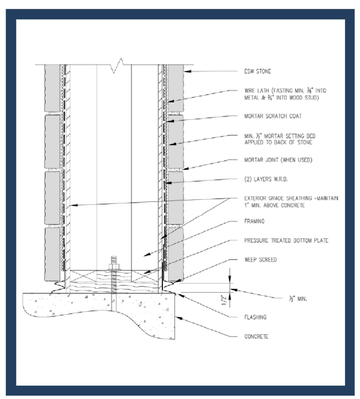


FIGURE 11
WALL OVER CONTINUOUS RIGID INSULATION

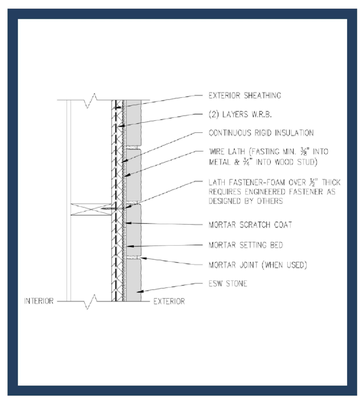


FIGURE 12
WINDOW JAMB - OPT DRAINAGE MAT

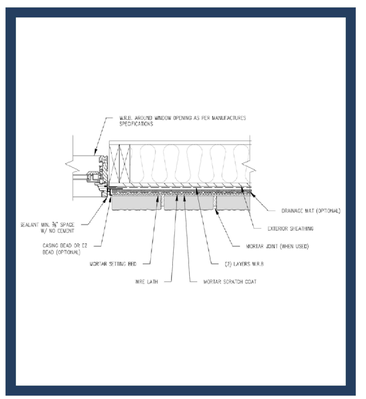


FIGURE 13
HORIZONTAL TRANSITION W/ STONE DRIP LEDGE

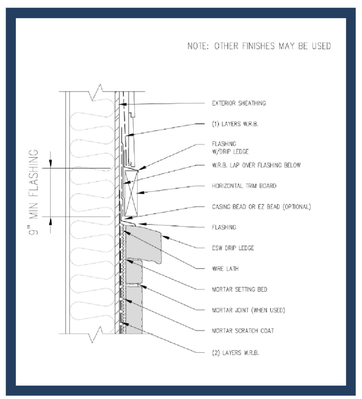


FIGURE 14
TOP OF WALL W/ DRAINAGE MAT

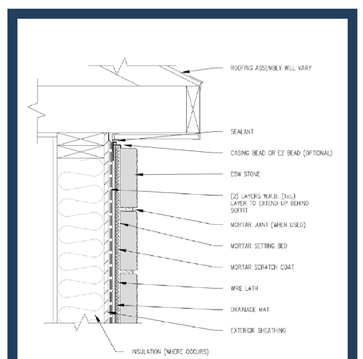


FIGURE 15
STONE WRAP ON ARCH OVERHANG

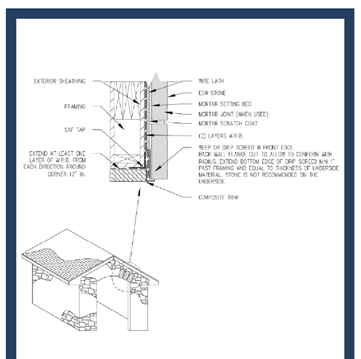


FIGURE 20
DRYER VENT

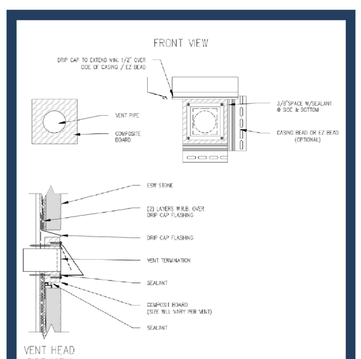


FIGURE 21
ISOMETRIC VIEW: DIVERTER/KICK-OUT FLASHING DETAIL

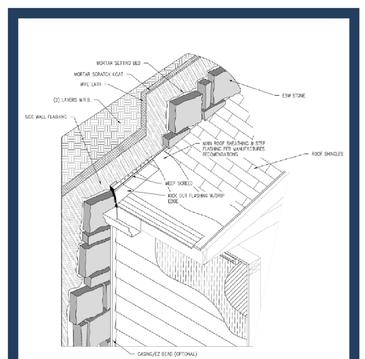
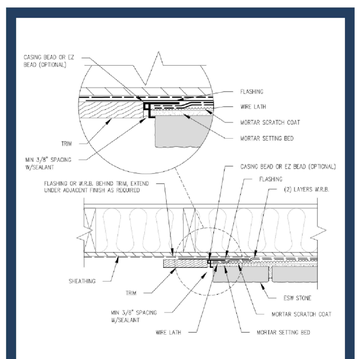


FIGURE 27
VERTICAL TRANSITION @ DISSIMILAR MATERIAL



MANUFACTURED STONE

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

DETAILS ARE NOT TO SCALE

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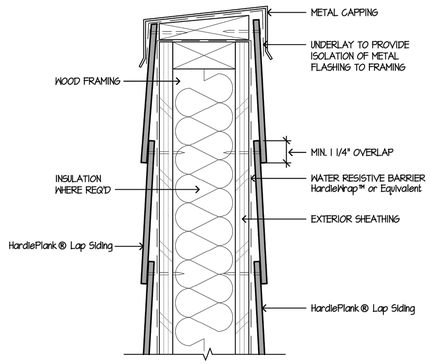
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3486 STATE OF WYOMING

REVISION:

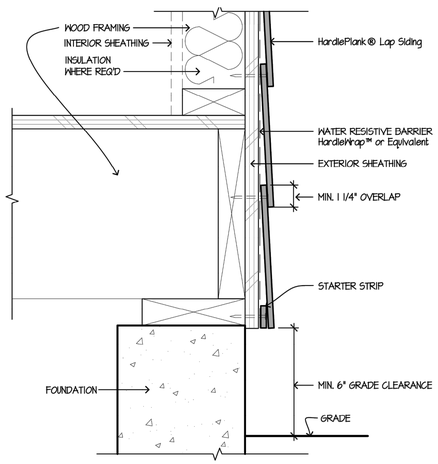
DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

A4.10



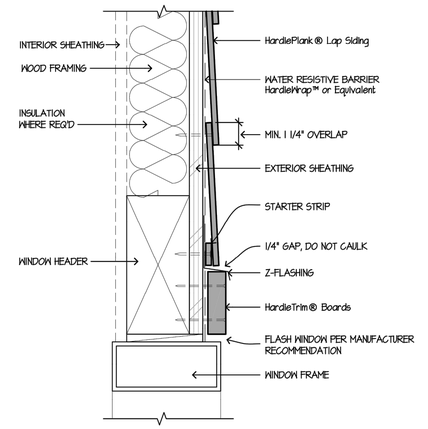
9 PARAPET

SCALE: 3"=1'-0"



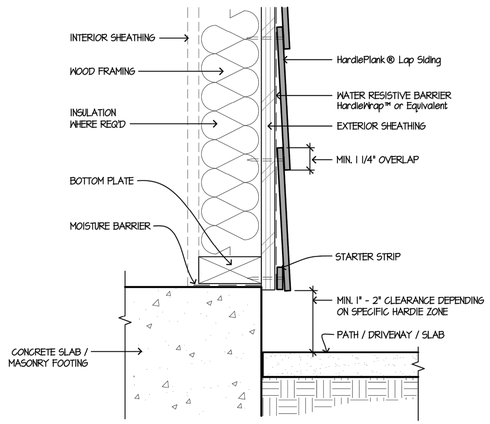
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



HARDIE LAP SIDING

Ref. Elevations for colors and sizes.

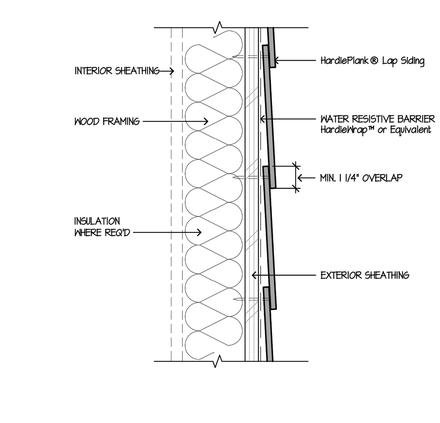
Manufacturers Installation Details, Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE

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

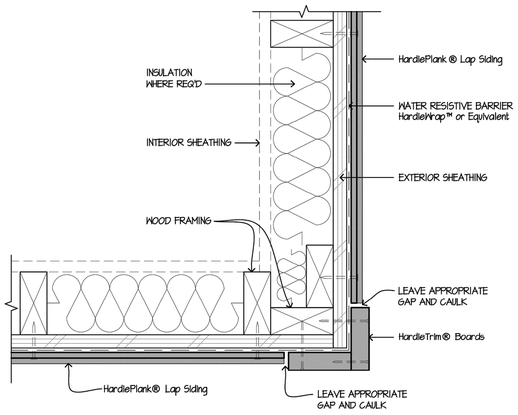
8

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



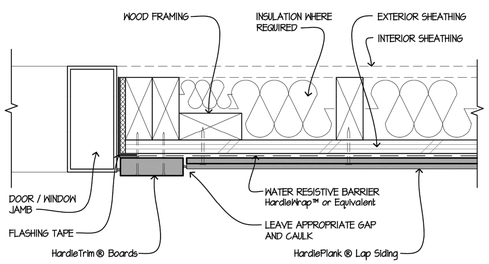
5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



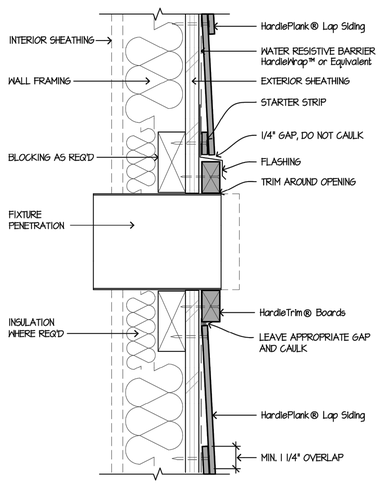
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



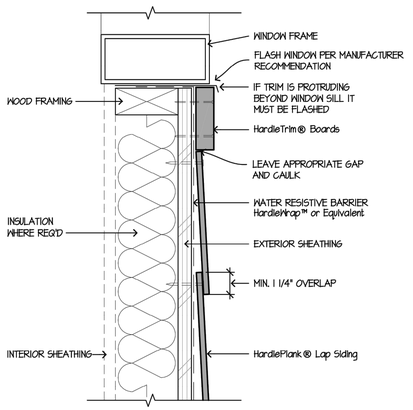
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



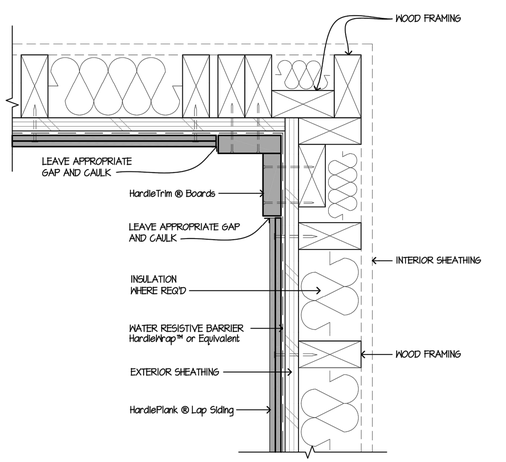
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET A. GILLAM C-5886 STATE OF WYOMING

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DATE: 7-17-2024
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SHEET NO.:

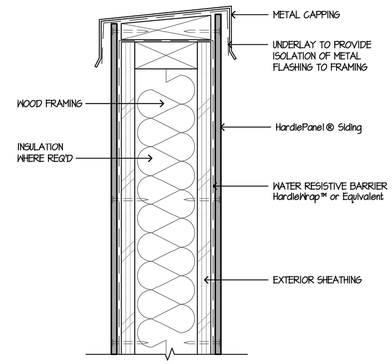
A4.11

HARDIE PANEL SIDING (BOARD & BATTEN)

Ref. Elevations for colors and sizes.

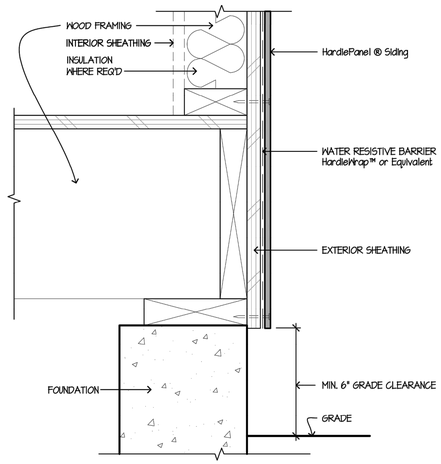
Manufacturers Installation Details, Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



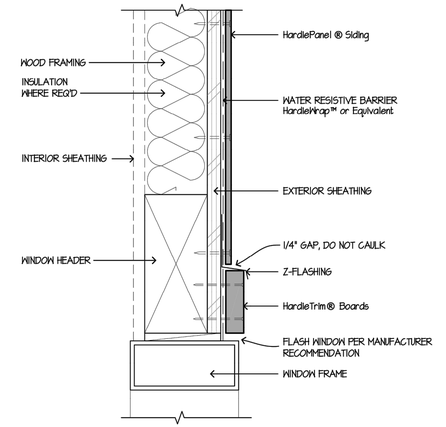
9 PARAPET

SCALE: 3"=1'-0"



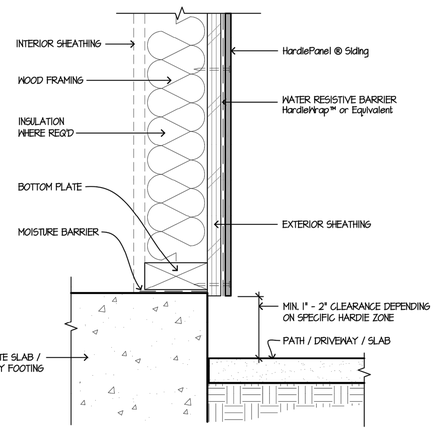
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



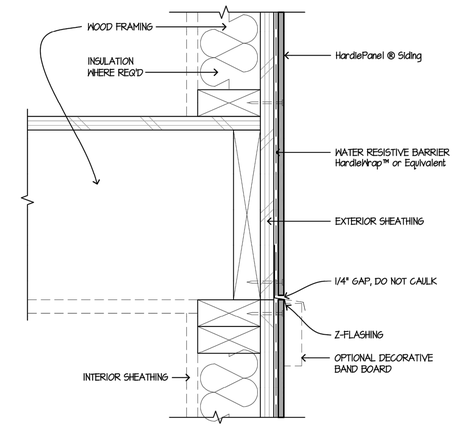
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



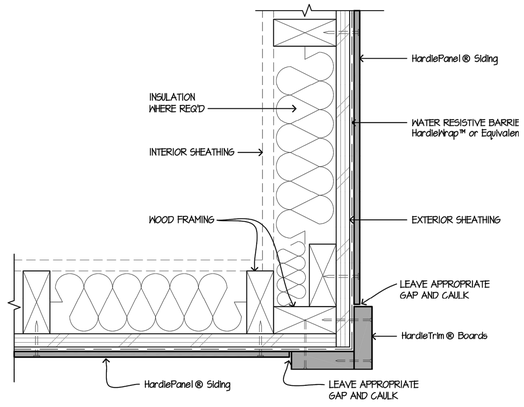
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



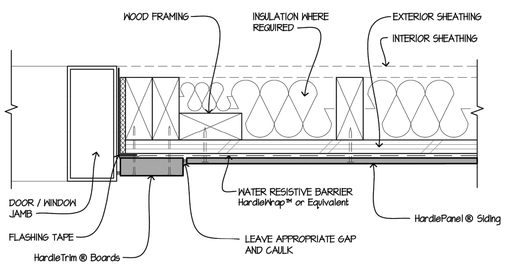
5 HORIZONTAL VIEW

SCALE: 3"=1'-0"



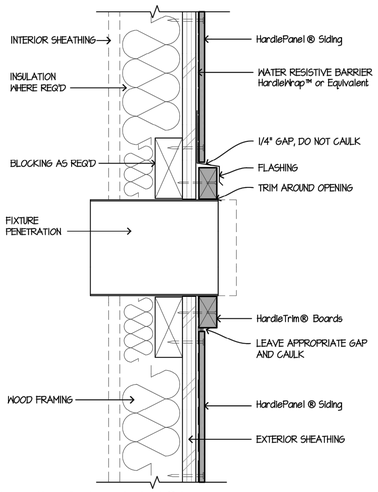
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



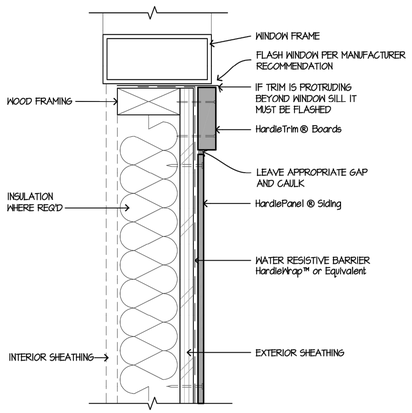
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



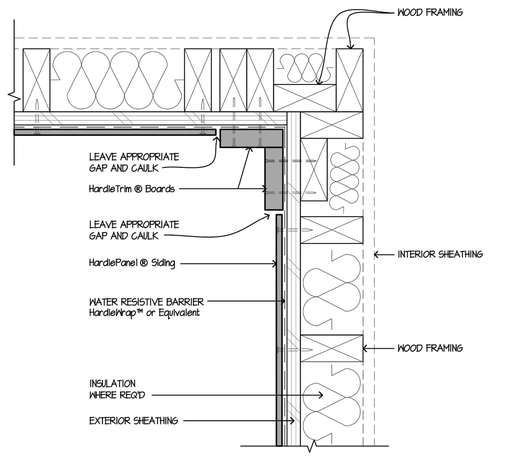
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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NEW APARTMENT COMPLEX

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LICENSED ARCHITECT MARGARET J. GILLAM C-5886 STATE OF WYOMING

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A4.12

ROOF GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
3. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
4. INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2021, SECTION 1203.2
5. INSTALL ATTIC ACCESS PER DETAIL 1/A4.5. LOCATE PER ROOF PLAN.
6. ds INDICATES DOWNSPOUT LOCATIONS.
7. CONTRACTOR SHALL TIE IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EXACT DOWNSPOUT LOCATION REFERENCE CIVIL DRAWINGS.
8. TYPICAL ROOF SLOPE IS 5:12 UNLESS NOTED OTHERWISE.
9. INSTALL 1 ONE INCH DOME SKYLIGHT WITH CURB MOUNTED ON ROOF. DOME SKYLIGHT DOOR SHALL BE SELF CLOSING W/ AUTOMATIC LATCHES PER IBC 2021, SECTION 718.4.1.1 & 718.4.2. ALSO REF. DETAIL 3/A4.5
10. INSTALL DRAFTSTOPS PER IBC 2021, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2, & 718.4.2). DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2021 SECTION 718.4.2, EXCEPTION 3: DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS
11. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
12. INSTALL ICE/WATER SHIELD OVER ENTIRE ROOF & INSTALLED DIRECTLY OVER EXISTING WOOD DECKING - INSTALL 1 LAYER OF 36" SELF OVER ENTIRE ROOF AREA, INCLUDING AREAS OF ICE/WATER SHIELD. INSTALL FLASHING & 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."
15. 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".
17. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
18. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS

TYPICAL SOFFIT MATERIAL

CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)

COMPOSITE BOARD CEILING OVER (2) LAYERS 5/8" TYPE X G.B. INSTALL PER ROOF/CEILING ASSEMBLY: (1HR) IBC 2021, TABLE 721.1(3), 21-1.1 & COMPOSITE BOARD CEILING typ.

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.

AREA 1 (2 thus)
ATTIC AREA MUST PROVIDE
(2,658/300 = 8.86/2 = 4.43 HIGH & LOW)
4.43sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 2 (2 thus)
ATTIC AREA MUST PROVIDE
(2,045/300 = 6.82/2 = 3.41 HIGH & LOW)
3.41sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

BREEZEWAY (2 thus)
ATTIC AREA MUST PROVIDE
526/300 = 1.75/2 = 0.875 HIGH & LOW)
0.875sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

APARTMENT BUILDING B ATTIC VENTILATION

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

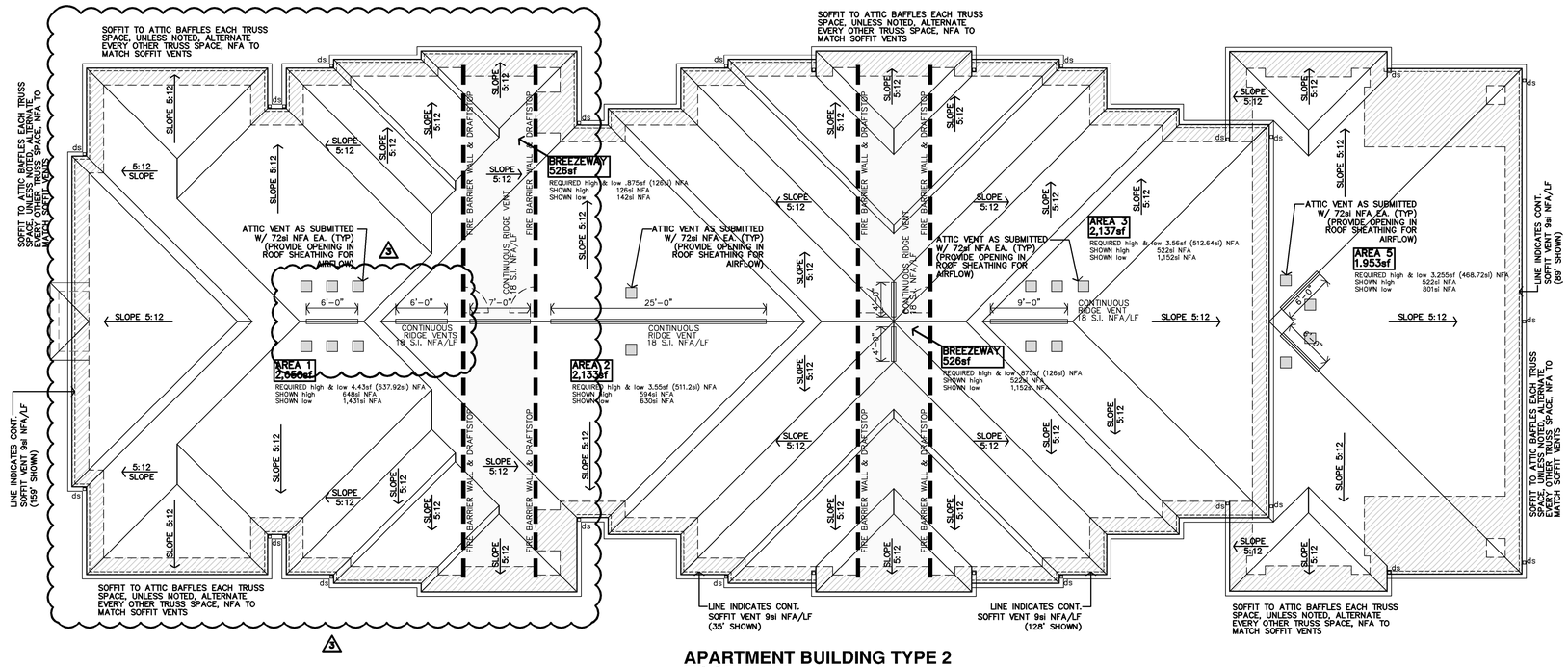
AREA 1
ATTIC AREA MUST PROVIDE
(2,658/300 = 8.86/2 = 4.43 HIGH & LOW)
4.43sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 2
ATTIC AREA MUST PROVIDE
(2,133/300 = 7.11/2 = 3.55 HIGH & LOW)
3.55sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

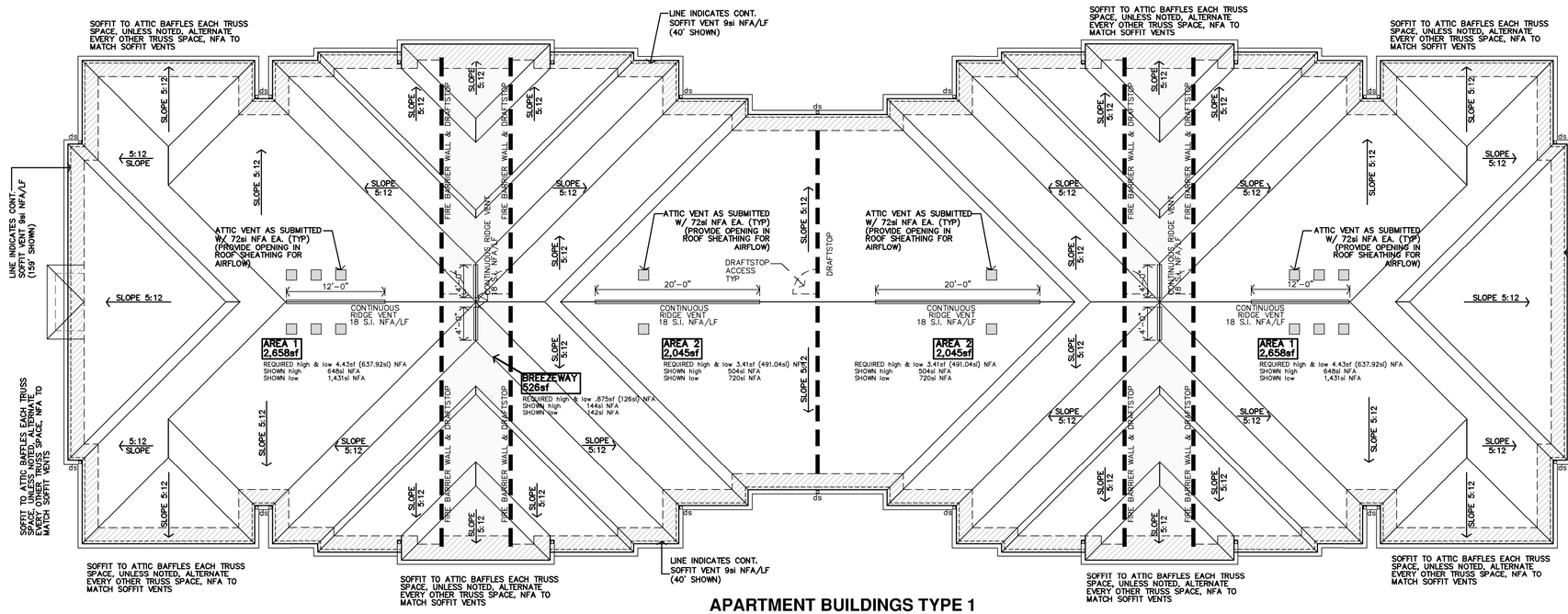
AREA 5 (CLUBHOUSE)
ATTIC AREA MUST PROVIDE
(1,953/300 = 6.51/2 = 3.255 HIGH & LOW)
3.255sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

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
(510/300 = 1.67/2 = 0.833 HIGH & LOW)
0.833sf OF NET FREE AREA @ THE RIDGE & SOFFITS.



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



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

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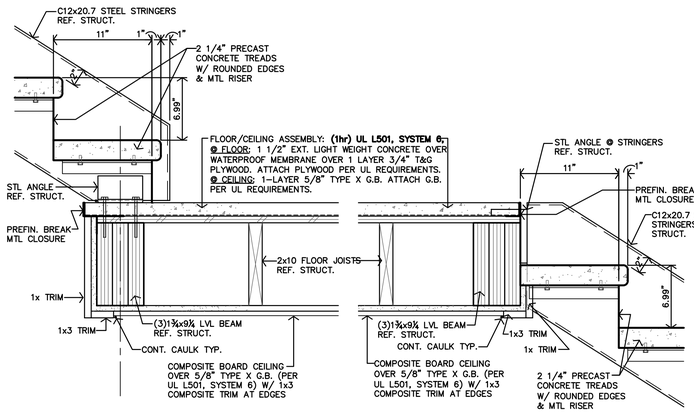
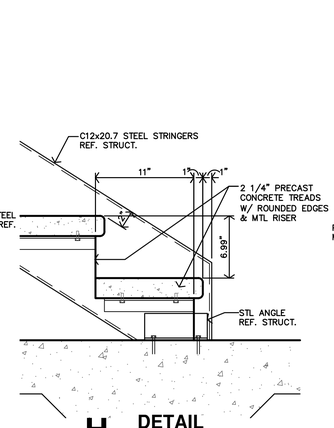
LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

REVISION:	
2	8-23-2024
3	9-10-2024
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A5.1

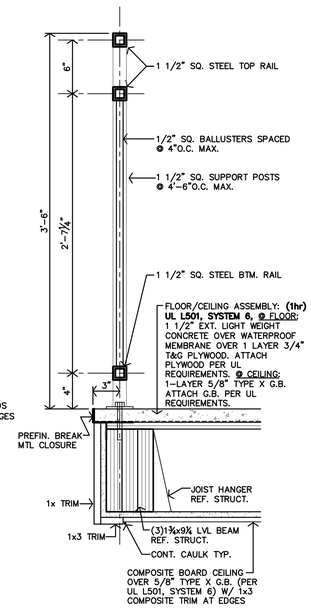


K **DETAIL**
1 1/2"=1'-0"

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



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



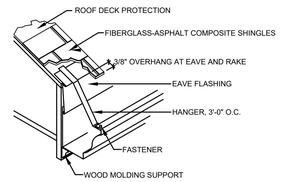
G **DETAIL**
1 1/2"=1'-0"

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

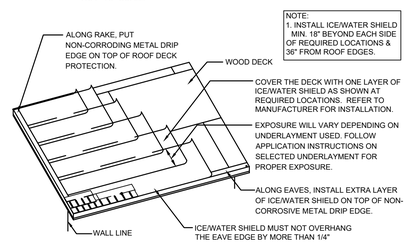
ROOFING DETAIL NOTES

1. 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.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP OF WOOD ATTACH WOOD NAILERS SHALL BE SPACED NO GREATER THAN 18"O.C.

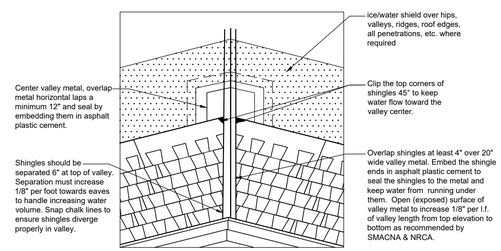
MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY



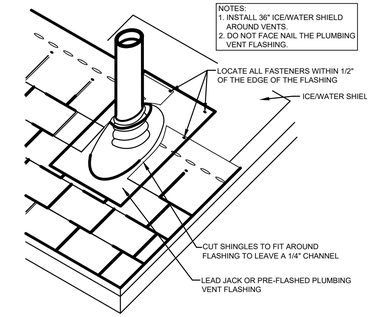
E **GUTTER FASTENER DETAIL**
NOT TO SCALE



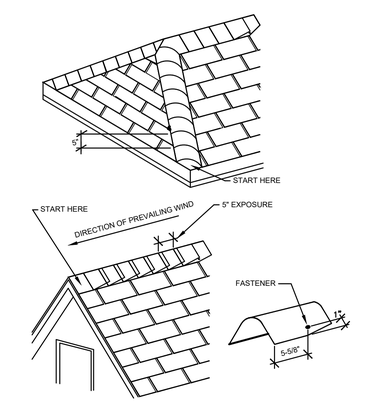
D **UNDERLAYMENT LAYOUT DETAIL**
NOT TO SCALE



C **OPEN VALLEY DETAIL**
NOT TO SCALE



B **VENT FLASHING DETAIL**
NOT TO SCALE



A **HIP & RIDGE DETAILS**
NOT TO SCALE

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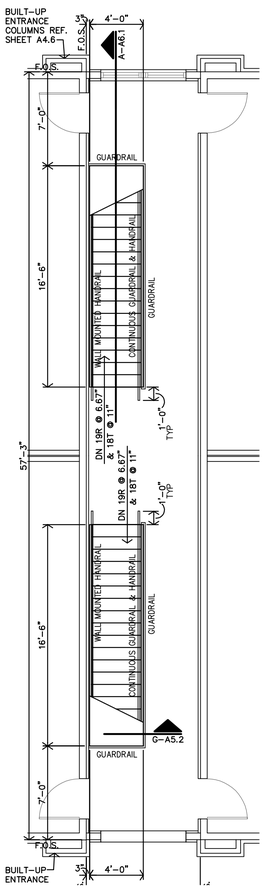
SHEET NO.:

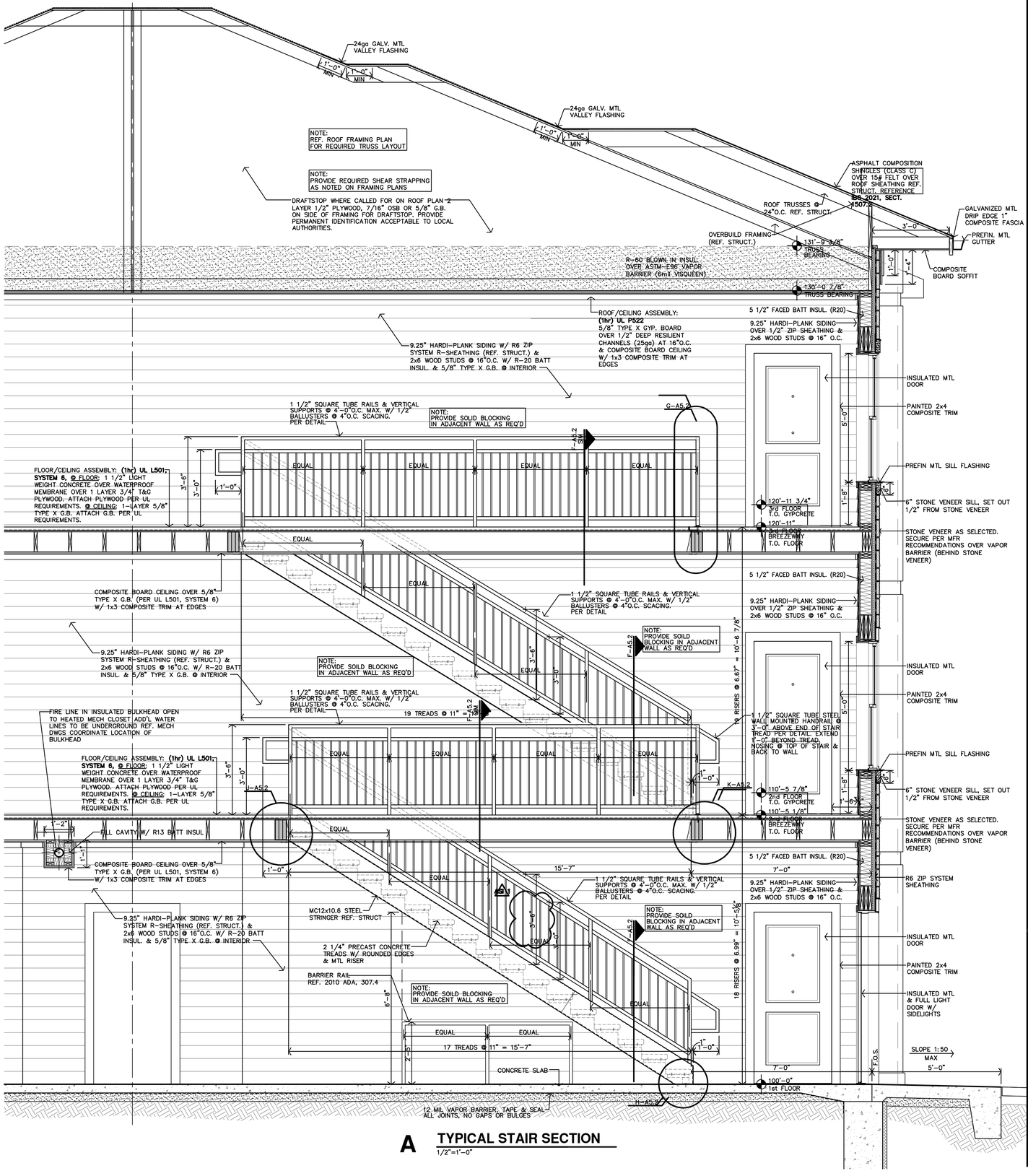
A5.2



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

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

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



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

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Salina, KS 67401
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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3466 STATE OF WYOMING Date

REVISION:	
1	9-27-2024
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A6.1

CEILING NOTES

GENERAL NOTES

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

GB	GYP BD (PAINTED)
XGB	EXTERIOR GYP BD (PAINTED)

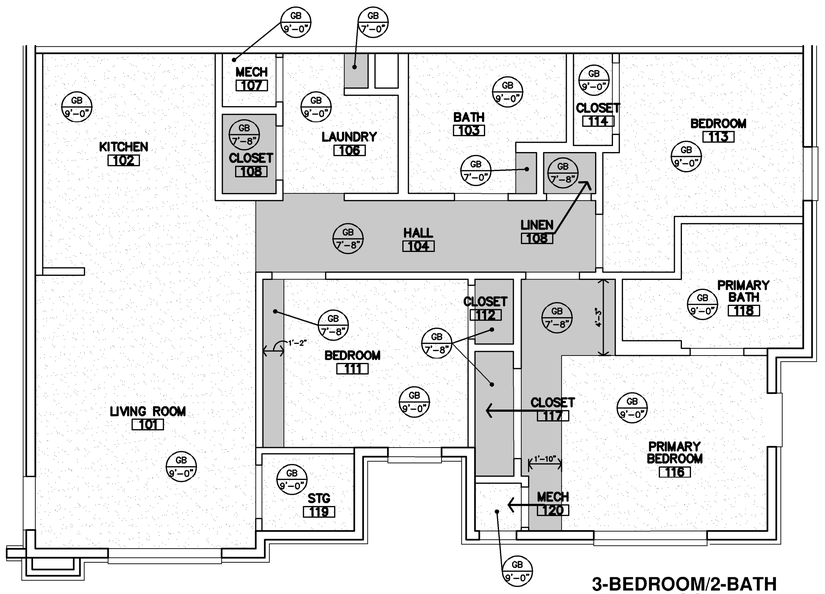
1 — 9'-0" — CLG. TYPE / CLG. HEIGHT (ASSUMED)

NON-RATED WALLS
1/2 HOUR FIRE PARTITION; CORRIDOR
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

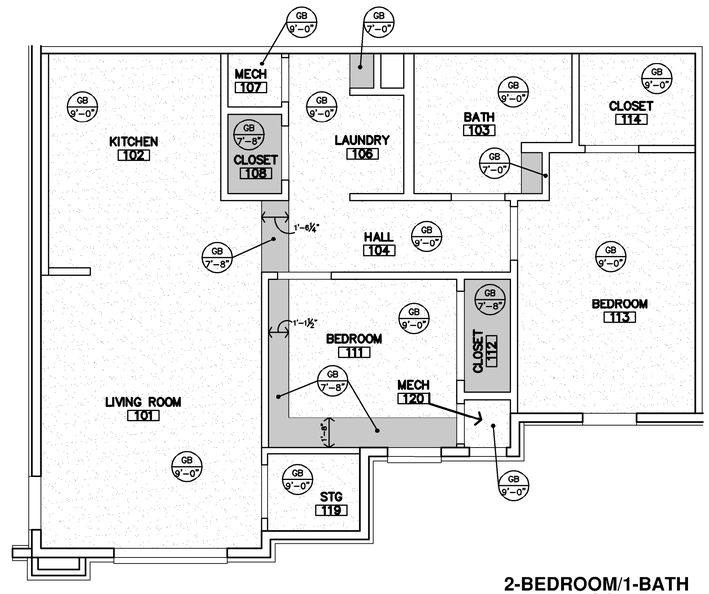
SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

INDICATES G.B. CEILING FINISH

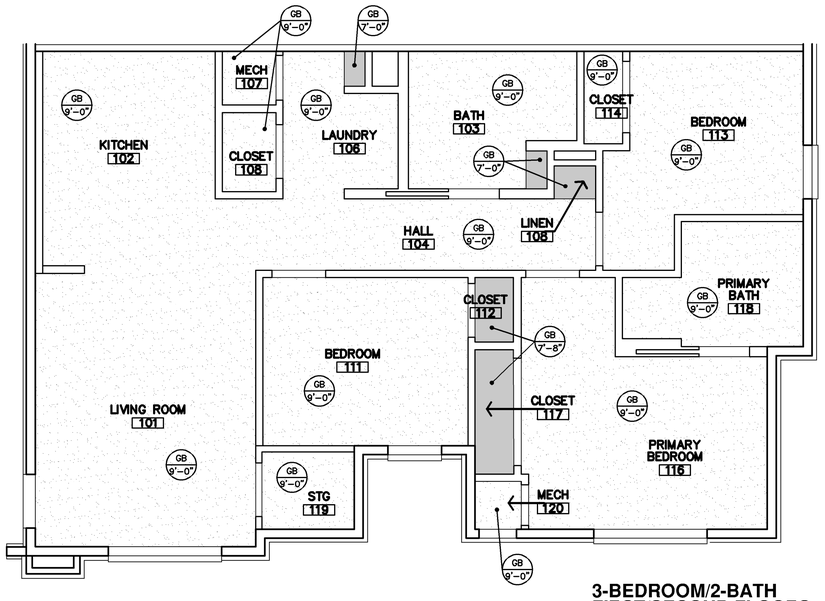
INDICATES A LOWERED SOFFIT/CEILING AREA



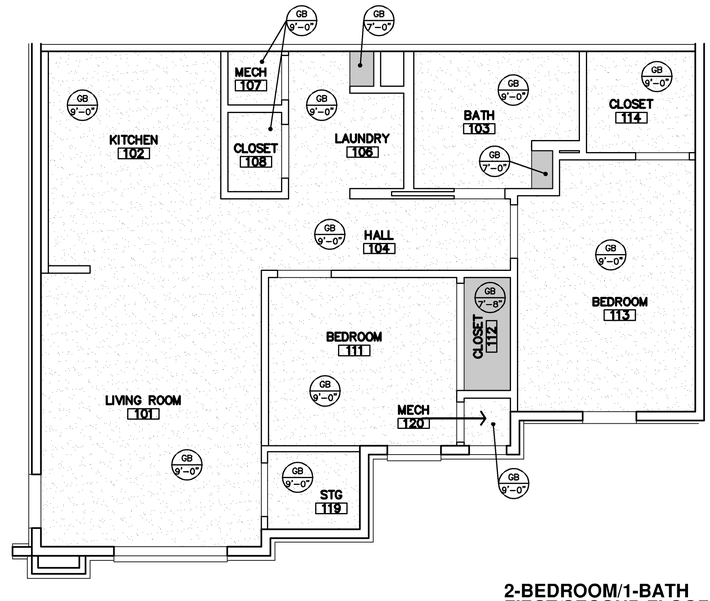
C 3-BEDROOM/2-BATH THIRD FLOOR CEILING PLAN
1/4"=1'-0"



B 2-BEDROOM/1-BATH THIRD FLOOR CEILING PLAN
1/4"=1'-0"



C 3-BEDROOM/2-BATH FIRST/SECOND FLOORS CEILING PLAN
1/4"=1'-0"



A 2-BEDROOM/1-BATH FIRST/SECOND FLOORS CEILING PLAN
1/4"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

REVISION:	
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A7.1

A. DESIGN CRITERIA

1. Design Codes:
   a. City of Laramie Code Administration Division Informational Bulletin #2 / 1
   b. International Building Code: IBC 2021
   c. Minimum Design Loads for Buildings and Other Structures: ASCE 7-16
2. Design Loads:
   a. Dead Loads

Floors (Units)	= 25 psf
Interior Partitions	= 15 psf
Floors (Breezeway)	= 30 psf
Roof	= 22 psf

   b. Live Loads (reducible per code UNO)

Residential	= 40 psf
Corridors/Exits	= 100 psf
Mechanical/Storage	= 125 psf (non-reducible)
Typical Roof	= 20 psf

   c. Roof Snow Load

Ground Snow Load (p_g)	= 30 psf (Per City Bulletin #2)
Flat Roof Snow Load (p_f)	= 30 psf (Per City Bulletin #2)
Snow Exposure Factor (C_e)	= 0.9
Snow Load Importance (I_s)	= 1.0
Thermal Factor (C_t)	= 1.0
Slope Factor (C_s)	= 1.0
Unbalanced Loads for Hip & Gable Roofs	
Windward Snow Load	= 5.7 psf
Leeward Snow load from ridge to 7.61'	= 40.2 psf
Leeward Snow load from 7.61' to eave	= 18.9 psf

   d. Wind Load

Basic Design Wind Speed, V	= 115 mph (3 sec. Gust) (Per City Bulletin #2)
ASD Wind Speed, V_{asd}	= 89.1 mph
Risk Category	= II
Wind Exposure	= C
Internal pressure Coefficient (GC_{pi})	= ±0.18

Components and Cladding (psf):

Zone	A=10ft²	A=50 ft²	A=100 ft²
1	+26/-47	+18/-35	+16/-29
2	+26/-65	+18/-49	+16/-42
3	+26/-65	+18/-49	+16/-42
4	+35/-38	+32/-35	+30/-33
5	+35/-47	+32/-40	+30/-37

Notes:
1. A is the Effective Wind Area as defined in ASCE 7 Ch. 26.
2. Linear interpolation between tabulated values is permitted.
3. Elements with Tributary Area (A_t) > 700 ft² shall be permitted to be designed using provisions for MWFRS.

   e. Earthquake Load

Risk Category	= II
Seismic Importance Factor (I_e)	= 1.0
S_S = 0.252g S_1 = 0.063g	
Soil Site Class:	D (Per Geotechnical Report)
S_{DS} = 0.268 S_{D1} = 0.101	
Seismic Design Category	B
Basic Seismic Force Resisting System(s)	
Light-Frame Walls with shear panels – all other materials (ASCE 7 Table 12.2-1 Line A.17)	
R = 2.0 C_s = 0.134 (Controls Design)	
Light-Frame Wood Walls with structural wood shear panels (ASCE 7 Table 12.2-1 Line A.15)	
R = 6.5 C_s = 0.041	
Design Base Shear, V= C_s x W	= 314 kips
Analysis Procedure	= Equivalent Lateral Force Procedure (ASCE 7-16 Chapter 12.8)

   f. Rain Load

Rain Intensity (i)	= 1.8 in/hr (Per City Bulletin #2)

3. Allowable Deflections:

	Total Load	Live/Snow/Wind Load	Absolute Maximum
Floor Joists/Trusses	L/360	L/480	1"
Roof Joists/Trusses	L/240	L/360	1.5"
Wall Framing (flexible finish)		L/240	0.75"
Wall Framing (brittle/brick finish)		L/360	0.5"

   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)
   c. Frost Depth = 42" (per City Bulletin #2) / 1

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:
      i. Load-bearing wood wall and opening framing.
      ii. 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
   d. 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.g. 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.
      iii. 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.
      ii. Shop Drawings shall be original drawings. Submissions incorporating any portion or reproduction of the contract documents will not be reviewed.
      iii. Deferred Submittals not meeting the seal requirements of section D.2.b are considered incomplete and will not be reviewed.
      iv. 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.
   c. Deferred Submittal items shall not be installed until the Deferred Submittal documents have been approved by the Building Official.
3. Submittal List:
   a. Submittals (product data, test records, shop drawings, and/or calculations) are required for the following:

Submittal Name	Items Required:				
	Product Data	Shop Drawings	Test Records	Engineering Drawings	Engineering Calculations
1. Concrete Mix Designs	X		X		
2. Concrete Break Reports			X		
3. Concrete Reinforcing Layout		X			
4. Concrete Anchor Bolts & Embedded Plates	X	X			
5. Concrete Anchors (Post-Installed)	X				
6. Post-Installed Anchor Substitutions (If used)	X				X
7. Post-Installed Connection Geometry Alteration (If used)	X			X	X
8. Steel Stair Framing incl. Connections to Supports				X	X
9. Wood Framing Materials	X				
10. Wood Floor & Roof Trusses incl. Reactions				X	
11. Wood Truss Connections to Supporting Structure				X	X
12. Specialty Wood Fasteners	X				
13. All Cladding Systems & Attachments as Identified in the Architectural Drawings (If used)	X			X	X

   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".
      i. Mechanical Equipment Shop Drawings with Weight
      ii. Brick & Stone Veneer with Weight

E. CONCRETE

1. Reinforced concrete shall have the following minimum 28 day compressive strengths:
   a. Slab on grade, unless noted otherwise 4000 psi normal weight
   b. Foundations 5000 psi normal weight
2. All concrete exposed to weather shall have 6% (+- 1%) air entrainment.
3. Submit mix designs for all concrete mixes prior to placement. All submittals shall include the following:
   a. Batch quantities including admixture dosage rates.
   b. Strength test results for trial mixes.
   c. Aggregate source(s) and gradation(s).
   d. Product data for cement, fly ash and other cementitious materials.
   e. Product data for all admixtures.
4. Provide protection for reinforcing bars as follows:
   a. Concrete cast against and permanently exposed to earth 3"
   b. Concrete exposed to earth and weather (formed)
      i. #5 and smaller 1-1/2"
      ii. #6 and larger 2"
   c. Concrete not exposed to weather and not in contact with ground:
      i. Slabs and walls 3/4"
      ii. Beams and columns 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.
8. Provide compressible filler and sealant in all slab-on-grade and wall and column interfaces that are not doweled together.
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 approved by the Structural Engineer.
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.
12. Conduits and pipes shall not be permitted in concrete pilasters or columns.
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 reinforcing per details.
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 item.

Slab on Grade

1. Slab shall be constructed as shown on plans.
2. Slab-on-grade shall be founded on 6" deep ¾" clean aggregate base.
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 of the saw blade.
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 used on the floor later.
7. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations.

1 Subsurface Requirements

1. Foundation design is based on geotechnical report by Terracon, dated June 10, 2024.
2. A geotechnical representative shall be retained on site for all construction activity to verify that all proper requirements have been met to meet the design requirements outlined in the geotechnical report. Representative shall be Terracon or someone familiar with all documents of the geotechnical investigation provided for the project.
3. The Contractor shall provide dewatering of excavations from surface water and ground water. Do not place concrete if water is present at base of excavation.
4. Geotechnical Testing Agency Requirements
   a. If the geotechnical representative on site takes exception to anything in the Geotechnical Report and requires additional field investigation to clarify those expectations, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions shall be documented and approved by the geotechnical engineer.
   b. The geotechnical representative must have read all documents pertaining to the geotechnical report for the project and understood and accepted the criteria contained in the report.
   c. The geotechnical representative must understand and be able to make decisions affecting the work for field observations and conditions described in the report during construction. The representative must be capable of advising the owner or contractor for procedures regarding, but not limited to: sub-grade preparation, dewatering activities, and other construction considerations.

F. REINFORCING FOR CONCRETE

1. General
   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.
      ii. 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 Structures" specifications.
   d. All reinforcing, including dowels, shall be securely tied and cast with the lower member. Placing reinforcing after concrete has been placed will not be permitted.
   e. Field bending of reinforcing partially embedded in concrete will not be allowed unless specifically noted on the drawings or approved by the Structural Engineer.
   f. All reinforcing bars shall be contact lap spliced or doweled as follows, unless noted otherwise:

Tension Development and Splice Lengths for f'_c = 4,000psi

Bar Size	Development Top Bar	Development Other Bar	Class "B" Splice Top Bar	Class "B" Splice Other Bar	Standard 90 deg. Hook Embed	Standard 90 deg. Hook Leg Length	Standard 90 deg. Hook Bend Dia.
#3	19	15	24	19	6	6	2-1/4
#4	25	19	32	25	7	8	3
#5	31	24	40	31	9	10	3-3/4
#6	37	29	48	37	10	12	4-1/2
#7	54	42	70	54	12	14	5-1/4
#8	62	48	80	62	14	16	6
#9	70	54	91	70	15	19	9-1/2
#10	79	61	102	79	17	22	10-3/4

1. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing ≥ 3"d_b without ties or stirrups or ≥ 2"d_b with ties or stirrups, and bar clear cover ≥ 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 bar end cover ≥ 2" without ties around hook.
3. For special seismic considerations, refer to ACI 318 Code Chapter 21.
4. All tension splices shall be Class "B" splices unless noted otherwise on plans.

Tension Development and Splice Lengths for f'_c = 5,000psi

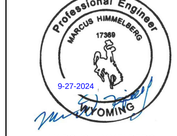
Bar Size	Development Top Bar	Development Other Bar	Class "B" Splice Top Bar	Class "B" Splice Other Bar	Standard 90 deg. Hook Embed	Standard 90 deg. Hook Leg Length	Standard 90 deg. Hook Bend Dia.
#3	17	13	22	17	6	6	2-1/4
#4	22	17	29	22	6	8	3
#5	28	22	36	28	8	10	3-3/4
#6	33	26	43	33	9	12	4-1/2
#7	49	37	63	49	11	14	5-1/4
#8	55	43	72	55	12	16	6
#9	63	48	81	63	14	19	9-1/2
#10	70	54	91	70	15	22	10-3/4

1. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing ≥ 3"d_b without ties or stirrups or ≥ 2"d_b with ties or stirrups, and bar clear cover ≥ 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 bar end cover ≥ 2" without ties around hook.
5. 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.

   g. All welded wire fabric shall be lapped 12" or 48 wire diameters, whichever is greater.
   h. Provide (2) #5 x 6'-0" diagonals at all corners of openings and re-entrant corners, unless noted otherwise.
   i. Dowels between foundation and walls shall be installed and shall be the same grade, size, and spacing as the vertical wall reinforcing, unless noted otherwise.
   j. Provide corner bars to match longitudinal reinforcing in all footings. Provide (2) corner bars at tee intersections.
   k. Provide 200 pounds of miscellaneous straight bar reinforcing (#4 & #5) to be used in field for special conditions. Labor for placing same to be included.
2. Slabs and Slabs-on-Grade
   a. All slabs on grade to be reinforced with 6x6 – W2.9xW2.9 welded wire fabric, unless noted otherwise.

McCLURE™
2001 W Broadway
Columbia, MO 65203
P 573-814-1568

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.

No.	Description	Date
1	ASI #1	09/27/2024

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

GENERAL NOTES

DRAWING NO.
S001

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

G. WOOD FRAMING AND CONNECTIONS

1. Install rough carpentry according to the American Institute of Timber Construction Manual.
2. Material:
   a. Sawn lumber
      i. Sawn lumber shall be grade stamped and visually graded with maximum 19% moisture content
      ii. All members shall meet strength requirements in NDS "National Design Specification for Wood Construction".
      iii. Joists, rafters, and nailers with nominal depth 8" or less shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 2 or better.
      iv. Joists, rafters, and nailers with nominal depth greater than 8" shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 1 or better.
      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
      i. SCL shall meet material specifications in ASTM D5456
      ii. 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.
      iv. 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 Rods .....ASTM F1554 Gr36
            c. Nails and Staples .....ASTM F1667
         2. Sodium Borate (SBX) Pressure Treated Lumber
            a. Connectors .....ASTM A653 G90
            b. Bolts .....ASTM A307
            c. Anchor Rods .....ASTM F1554 Gr 55
            d. Nails and Staples .....ASTM F1667 with A153 Hot Dipped Galvanized
         3. All Other Pressure Treated Lumber (e.g. ACQ-C, ACQ-D, CA-B, CBA-A, ACZA)
            a. Connectors .....AISI SS Type 304 or 316
            b. Bolts .....ASTM A193, GrB7
            c. Anchor Rods .....ASTM A193, GrB7
            d. Nails and Staples .....ASTM F1667 using AISI Type 304 or 316 Stainless Steel
      ii. Fasteners utilizing dissimilar materials are prohibited.
      iii. Power driven fasteners shall comply with NES NER-272.
      iv. 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.
      i. Fasten sawn lumber members per schedule below.
      ii. 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.
   j. Wood joists shall bear on the full width of supporting members (stud walls, beams, nailers, etc.) unless noted otherwise.
   k. 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.
      i. Contractor shall follow the manufacturer's latest recommendations for installation of connectors.
      ii. 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.
   l. 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.
   f. 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:
      i. Dead load = 15 psf
      ii. Live load = 20 psf, on the top chord horizontal projection
      iii. Dead load = 10 psf on the bottom chord.
      iv. Wind uplift = 28 psf
      v. End / Gable Wind Load = ±23 psf
   h. Floor trusses shall be designed for the following loads:
      i. Dead Load = 25 psf + 15 psf partition dead load
      ii. Live Load = 40 psf: Private Rooms, offices and corridors serving them
      iii. = 100 psf: Common and public areas, including stairs and landings
      iv. = 125 psf: Mechanical and communication rooms
   i. The maximum allowable deflection shall be:
      i. Roof Trusses: Total Load: L/240, Roof Live or Snow Load: L/360
      ii. 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.
   l. 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.

H. WOOD SHRINKAGE

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:
   a. At installation (MC) = 19%
   b. At equilibrium (EMC) = 8%
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.
   a. Mechanical, Electrical, Plumbing
      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.
      ii. Provide oversized or long slotted holes at pipe penetrations. Holes must be within conformance of typical penetration details.
      iii. 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.
   b. Architectural Considerations
      i. Stucco, EIFS and brittle finishes shall have horizontal expansion joints, slip joints with appropriate waterproofing.
      ii. 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.
   c. Construction tolerance
      i. Limit shortening due to nesting by cutting all studs level square and tight against plates.
      ii. Structural wood panels shall have ⅛" 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.
   d. Material storage
      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 temporarily pond.
   e. Post occupancy
      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.
      ii. McClure recommends review of joints at exterior doors, windows and finish transitions. Waterproof as needed where original joints fail per the architect's recommendations.
      iii. 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:
      i. Concrete:
         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):
      i. Concrete:
         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)
   c. Screw anchors:
      i. Concrete:
         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.
4. Installation:
   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.
      ii. 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 ($0.8 \times A_{se} \times f_{ya}$).
      iii. Post-installed anchors shall not be tested using a torque wrench.
      iv. 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:
      i. Installer shall have reviewed manufacturer's ESR report and written installation procedures and has been certified by the manufacturer or ACI.
      ii. General concrete or CMU block conditions (cracked or un-cracked, wet or dry, grouted or hollow, etc).
      iii. Whether manufacture's written procedures for preparation of hole were followed. Indicate if hole is wet or dry.
      iv. Whether hole was made with a hammer drill
      v. Whether manufacture's written procedures for anchor installation were followed.
      vi. Embedment depth and concrete or block thickness.
      vii. Anchor diameter, length and type.
   c. After installing anchors, inspection and report shall include:
      i. All test locations.
      ii. Anchor size and/or type.
      iii. Applied load, loading procedure, load increments and rate of loading.
      iv. 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.
      i. Rolled WF shapes ASTM A992
      ii. Plates and Angles ASTM A572 Grade 50
      iii. Channels ASTM A36
      iv. HSS: Rectangular ASTM A500, Grade C
      v. HSS: Round ASTM A500, Grade C
      vi. Bolts ASTM F3125
         1. All bolts shall be Grade A325 or F1852, UNO
         2. Bolts designed as "A490" shall be Grade A490 or F2280
      vii. Nuts ASTM A563 DH or A194
      viii. Washers ASTM F436
      ix. Anchor Bolts ASTM F1554 Grade 36, UNO
      x. Threaded Rod ASTM A36
      xi. Studs ASTM A108, Type B Nelson headed shear stud connectors or equal.
      xii. Electrodes Matching weld metal, 70 ksi minimum strength.
   b. Finishes
      i. Prepare all surfaces that will be exposed in accordance with SSPC SP3 "Power Tool Cleaning".
      ii. Do not prime surfaces to be fireproofed, field welded, in contact with concrete, or high-strength bolted.
      iii. 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.
      iv. All exterior welded connections shall be cold galvanized in accordance with ASTM A780.
2. Fabricator.
   a. Steel Fabricator shall be AISC Certified.
   b. Structural members shall be detailed, fabricated, and erected in accordance with the latest edition AISC 303 "Code of Standard Practice for Steel Buildings and Bridges."
   c. 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:
      i. Steel Stairs.
      ii. Temporary bracing.
3. Steel Stairs:
   a. Design of steel stairs shown on drawings is the responsibility of the fabricator.
   b. 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 bolt).
   e. Supporting members have been designed for all loads imposed by stair system.
      i. Check supporting members for local effects at connections and provide stiffeners, doublers, etc. as necessary.
   f. Design stairs for the following loads:
      i. Live Load = 100 psf or 300 lb. point load on 4" square area.
      ii. Dead Load = Self weight plus 10 psf superimposed dead load.
   g. Design stairs for the following deflection criteria:
      i. Live Load = L/480
      ii. Total Load = L/360

Schedule of minimum nailing for standard connections[1]

Connection[2, 3]	Number, or spacing, of fasteners required per connection Nail lengths are minimum, nominal lengths, in inches. Nail shank diameters are minimum, nominal diameters, in inches.									
	3 ½ x 0.162	3 x 0.148	3 ¼ x 0.131	3 x 0.131	2 ½ x 0.131	3 ¼ x 0.120	3 x 0.120	2 ½ x 0.113	2 x 0.113	2 ¼ x 0.105	2 ½ x 0.099
Equiv. Common Nail	16d	10d			8d				6d		
Floor Framing											
Joist to band joist	3	5	5	5	N/A	6	6	N/A	N/A	N/A	N/A
Ledger strip	3	4	4	4	6	4	4	N/A	N/A	N/A	N/A
Joist to sill or girder	3	3	3	3	3	4	4	N/A	N/A	N/A	N/A
Blocking between joist or rafter to top plate	3	3	3	4	3	4	4	N/A	N/A	N/A	N/A
Bridging to joist	N/A	N/A	N/A	N/A	2	3	3	3	4	3	4
Rim joist to top plate	8" o.c.	6" o.c.	6" o.c.	6" o.c.	6" o.c.	6" o.c.	4" o.c.	6" o.c.	3" o.c.	3" o.c.	3" o.c.
Built-up Girders & Beams - Spacing along edges, - # at ends & splices	24" o.c. 3	24" o.c. 3	24" o.c. 3	24" o.c. 3	16" o.c. 4	16" o.c. 3	16" o.c. 3	N/A	N/A	N/A	N/A
Ceiling and Roof Framing											
Ceiling joists to plate	3	4	5	5	5	5	5	6	N/A	N/A	N/A
Ceiling joists, laps over partitions	3	4	4	4	6	4	4	N/A	N/A	N/A	N/A
Ceiling joist to parallel rafter	3	4	4	4	6	4	4	N/A	N/A	N/A	N/A
Collar tie to rafter	3	3	4	4	5	4	4	N/A	N/A	N/A	N/A
Jack rafter to hip, toe-nailed	3	3	4	4	5	4	4	N/A	N/A	N/A	N/A
Jack rafter to hip, face nailed	2	3	3	3	3	4	4	N/A	N/A	N/A	N/A
Roof rafter to plate	3	3	3	3	3	4	4	5	5	5	6
Roof rafter to 2-by ridge beam (driven through beam into end of ridge)	2	3	3	3		4	4	N/A	N/A	N/A	N/A
Roof rafter to 2-by ridge beam (toe-nail rafter to beam)	2	3	3	3	3	4	4	N/A	N/A	N/A	N/A
Wall Framing											
Top or sole plate to stud (End nailed)	2	3	3	3	5	4	4	N/A	N/A	N/A	N/A
Stud to top or sole plate (toe-nailed)	2	3	3	3	5	4	4	5	5	5	5
Cap/top plate laps and intersections (each side of lap)	2	3	3	3	4	3	3	N/A	N/A	N/A	N/A
Diagonal bracing	2	2	2	2	2	3	3	3	4	4	4
Sole plate to joist or blocking @ braced panels (number per 16" joist space)	2	3	3	4		4	4	N/A	N/A	N/A	N/A
Sole plate to joist or blocking	16" o.c.	8" o.c.	8" o.c.	8" o.c.	6" o.c.	8" o.c.	8" o.c.	N/A	N/A	N/A	N/A
Double top plate	16" o.c.	16" o.c.	12" o.c.	12" o.c.	8" o.c.	12" o.c.	12" o.c.	N/A	N/A	N/A	N/A
Double studs	12" o.c.	12" o.c.	8" o.c.	8" o.c.	6" o.c.	8" o.c.	8" o.c.	N/A	N/A	N/A	N/A
Corner studs	24" o.c.	16" o.c.	16" o.c.	16" o.c.	8" o.c.	12" o.c.	12" o.c.	N/A	N/A	N/A	N/A

N/A – Fastener not applicable to connection
[1]This fastening schedule applies to framing members having an actual thickness of 1 ½"(Nominal "2-by" lumber)
[2]Fastenings 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").
[3]Fastening 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.

McCLURE™
2001 W Broadway
Columbia, MO 65203
P 573-814-1568

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.

No.	Description	Date

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

GENERAL NOTES

DRAWING NO.
S002

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

STATEMENT OF SPECIAL INSPECTIONS

Project Name: Grand View Heights, The Reserves Address: New Apt. Complex, Laramie, WY 82070

1. This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspector to be retained for conducting these inspections and tests. This Statement of Special Inspections encompasses the following disciplines:

o Architectural x Structural
o Mechanical/Electrical/Plumbing o Other:

2. The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

3. Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

4. A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

5. Job site safety and means and methods of construction are solely the responsibility of the Contractor. This Statement of Special Inspections includes the following building systems:

x Fabricators x Soils
x Cast-In-Place Foundations Elements o Driven Deep Foundation Elements
o Helical Pile Foundations o Cast-In-Place Deep Foundation Elements
x Concrete Construction o Masonry Construction - Level 2
o Masonry Construction - Level 3 x Structural Steel Construction
o Cold-Formed Steel Construction o Metal Building Systems
o Spray Fire-Resistant Materials x Wood Construction
o Exterior Insulation and Finish System (EIFS) o Mastic and Intumescent Fire-Resistant Coatings
o Smoke Control o Fire-Resistant Penetrations and Joints
x Seismic Resistance x Wind Resistance

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 Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Verify fabrication and implementation procedures:			
a. Steel Construction	X	-	X
b. Concrete Construction (including rebar fabrication)	X	-	X
c. Masonry Construction	-	-	X
d. Wood Construction	X	-	X
e. Cold Formed Metal Construction	-	-	X
f. Other Construction	-	-	X

Special Inspection Schedule: Soils

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

Special Inspection Schedule: Cast-In-Place Foundation Elements

Verification And Inspection Task	Applicable To This Project?	Frequency	
		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.	X	-	X
b. Continuous concrete footings supporting walls.	X	-	X
c. Concrete foundation walls.	-	X	-

Special Inspection Schedule: Concrete Construction

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Inspect reinforcing steel, including prestressing tendons and placement.	X	-	X
2. Inspection of welding, reinforcing steel:			
a. Verification of weldability of reinforcing steel other than ASTM A706.	-	-	X
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.	-	X	-
d. Other reinforcing steel.	-	-	X
3. Inspect anchors cast in concrete where allowable loads have been increased or where strength design is used.	X	-	X
4. Inspect anchors post-installed in hardened concrete members.	X	-	X
5. Verify use of required design mix.	X	-	X
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.	X	X	-
7. Inspect concrete and shotcrete placement for proper application techniques.	X	X	-
8. Inspect for maintenance of specified curing temperature and techniques.	X	-	X
9. Inspection of Prestressed Concrete:			
a. Observe application of prestressing forces.	-	X	-
b. Observe grouting of bonded prestressing tendons in the seismic force resisting system.	-	X	-
10. Inspect erection of precast concrete members.	-	-	X
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.	-	-	X
12. Inspect formwork for shape, location, and dimensions of the concrete member being formed.	-	-	X

Special Inspection Schedule: Structural Steel Construction

Verification And Inspection Task	Applicable To This Project?	Frequency	
		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.	X	-	X
b. Manufacturer's certificate of compliance required.	X	-	X
2. Inspection of high-strength bolting:			
a. Snug-tight joints.	X	-	X
b. Pretensioned and slip-critical joints using turn-of-nut with match marking, twist-off bolt, or direct tension indicator methods of installation.	-	-	X
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:			
a. Identification markings to conform to ASTM standards specified in the approved Construction Documents and AISC 360.	X	-	X
b. Manufacturer's certified test reports.	X	-	X
4. Material verification of weld filler materials:			
a. Identification markings to conform to AWS specification in the approved Construction Documents.	X	-	X
b. Manufacturer's certificate of compliance required.	X	-	X
5. Inspection of welding, structural steel:			
a. Complete and partial penetration groove welds.	-	X	-
b. Multi-pass fillet welds.	X	X	-
c. Single-pass fillet welds > 5/16".	X	X	-
d. Single-pass fillet welds < 5/16".	X	-	X
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.	-	-	X

Special Inspection Schedule: Wood Construction

Verification And Inspection Task	Applicable To This Project?	Frequency	
		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.	X	-	X
b. Verify nominal size of framing members at adjoining panel edges agrees with the Construction Documents.	X	-	X
c. Verify fastener diameter and length, number of fastener lines, the spacing of the fasteners, and the edge margins agree with the Construction Documents.	X	-	X
2. Inspection of metal-plate-connected wood trusses spanning 60 feet or greater:			
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.	-	-	X

Special Inspection Schedule: Wind Resistance

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Roof cladding and roof framing connections.	X	-	-
2. Wall connections to roof and floor diaphragms and framing.	X	-	X
3. Roof and floor diaphragm systems including collectors, drag struts, and boundary elements.	X	-	X
4. Vertical wind force resisting systems including braced frames, moment frames, and shear walls.	X	-	X
5. Wind force resisting system connections to the foundation.	X	-	X
6. Fabrication and installation of systems or components required to meet impact-resistant requirements.	-	-	X
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.	X	-	X
8. Inspection of cold-formed steel light frame construction:			
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:			
a. Roof cladding	X	-	-
b. Wall cladding	X	-	-

Special Inspection Schedule: Seismic Resistance

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Inspection of pier foundations:			
a. Inspect placement of reinforcement.	-	-	X
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.	-	-	X
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.	-	-	X
5. Inspection of structural wood:			
a. Inspect field gluing operations of elements of the seismic force resisting system.	-	X	
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.	X	-	X
6. Inspection of storage racks:			
a. Inspect anchorage of storage racks 8 feet or greater in height.	-	-	X
7. Inspection of architectural components:			
a. Inspect erection and fastening of exterior cladding.	X	-	X
b. Inspect erection and fastening of interior and exterior nonbearing walls.	X	-	X
c. Inspect erection and fastening of interior and exterior veneer.	X	-	X
d. Inspect anchorage of access floors.	-	-	X
9. Inspection of designated seismic systems:			
a. Verify label, anchorage, or mounting conforms to the certificate of compliance.	-	-	X
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

McCLURE™
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WYOMING CERTIFICATE OF AUTHORITY NO. E-1790
EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
7/17/2024
WYOMING

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.

No.	Description	Date

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
SPECIAL INSPECTIONS

DRAWING NO.
S003

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WOOD WALL SCHEDULE				
Wood Wall Location	Wall Stud Size, number of plys, and spacing			Sheathing & Fastening U.N.O. (See Note 5)
	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 fastened w/ 10d nails. 6" o.c. edge fastening, 12" o.c. field fastening
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/ 1 5/8" Type W screws. 7" o.c. edge fastening, 7" o.c. field fastening
Unit Separation Walls	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 7" o.c. field fastening

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.

TYPICAL WALL HEADER SCHEDULE (STACKED OPENINGS)													
Opening Mark	Max. Span (ft-in)	Header				Kings & Jacks						Sills*	
		Level 1	Level 2	Level 3	Header Plates* (All Levels)	Level 1		Level 2		Level 3		All Levels (if applicable)	
						Kings	Jacks	Kings	Jacks	Kings	Jacks		
H1	4'-2"	(2) 2x10	(2) 2x10	(2) 2x8	---	(3) 2x4	(1) 2x4	(2) 2x4	(1) 2x4	(1) 2x4	(1) 2x4	(1) 2x4	
H2	3'-4"	(2) 2x8	(2) 2x8	(2) 2x8	---	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(1) 2x6	
H3	6'-4"	(2) LVL 1-3/4 x 11-7/8	(2) LVL 1-3/4 x 11-7/8	(3) 2x10	(1) 2x6 T&B	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(1) 2x6	
H4	9'-8"	(3) LVL 1-3/4 x 11-7/8	---	---	(1) 2x6 T&B	(2) 2x6	(1) 2x6	---	---	---	---	(2) 2x6	
H5	6'-4"	---	(3) 2x10	(3) 2x10	(1) 2x6 T&B	(2) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	
H6	6'-4"	(3) 2x10	(3) 2x10	(3) 2x12	(1) 2x6 T&B	(2) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	

1 H = An opening which requires a header

Notes:
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.
4. Cripple studs should match the adjacent wall framing.
5. * Header top and bottom plates and sills should match the wall stud depths.
6. All LVL shall be stress class 2.0E-2500F

WOOD COLUMN 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

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

1

Notes:
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

FLOOR AND ROOF SCHEDULE				
Type	Membrane/Sheathing	Fastening	Concrete/Topping	Reinforcing
Slab on Grade	12mil Vapor Retarder	Taped Edges	4" NW Concrete U.N.O.	See General Notes
Breezeway Floor	3/4" Plywood	10d @ 6/12	1 1/2" Gypcrete Toping	See General Notes
Interior Floors	3/4" Plywood	10d @ 6/12	3/4" Gypcrete Topping	---
Roof	15/32" Plywood	10d @ 6/12 UNO	---	---

Notes:
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.

JOIST & HANGER SCHEDULE		
Mark	Joist Size	Hanger
J1	2x12	Simpson LUS28

Notes:
1. Hangers to be installed with typical fasteners per manufacturer product data
2. All exterior members are to be pressure treated

WOOD SHEAR WALL SCHEDULE						
Mark	Level	Sheathing/ Fastener Layout	Post	Hold-Down	Min. Sill/Top Plate	Base Connection
SW1	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.
	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.
SW2	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.
	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.
SW3	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.
	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.

Notes:
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."

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WYOMING CERTIFICATE OF AUTHORITY
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Professional Engineer
MARCUS HIMMELBERG
17369
9-27-2024
WYOMING

MARCUS HIMMELBERG
17369
12/31/2024

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No.	Description	Date
1	ASI #1	09/27/2024

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
SCHEDULES

DRAWING NO.
S004

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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
- 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

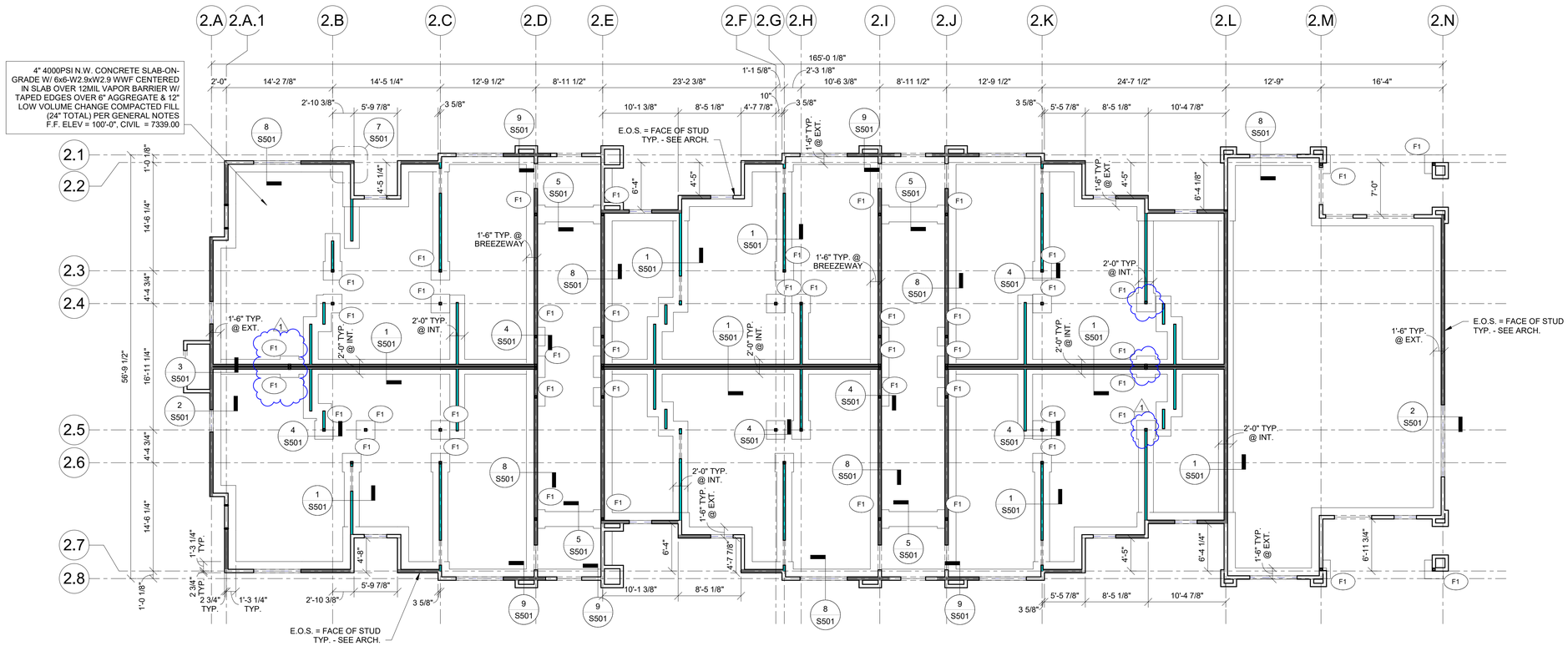
FOUNDATION PLAN NOTES:

1. 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"
2. PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 5/S501 AND PER GENERAL NOTES.
3. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
4. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
5. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
6. 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.

4" 4000PSI N.W. CONCRETE SLAB-ON-GRADE W/ 6x6-W2.9xW2.9 WWF CENTERED IN SLAB OVER 12MIL VAPOR BARRIER W/ TAPED EDGES OVER 6" AGGREGATE & 12" LOW VOLUME CHANGE COMPACTED FILL (24" TOTAL) PER GENERAL NOTES
F.F. ELEV = 100'-0", CIVIL = 7339.00



1 S110 BLDG A - FOUNDATION
1/8" = 1'-0"

N

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Columbia, MO 65203
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WYOMING CERTIFICATE OF AUTHORITY NO. E-1790
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ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

BUILDING A - FOUNDATION

DRAWING NO. S110

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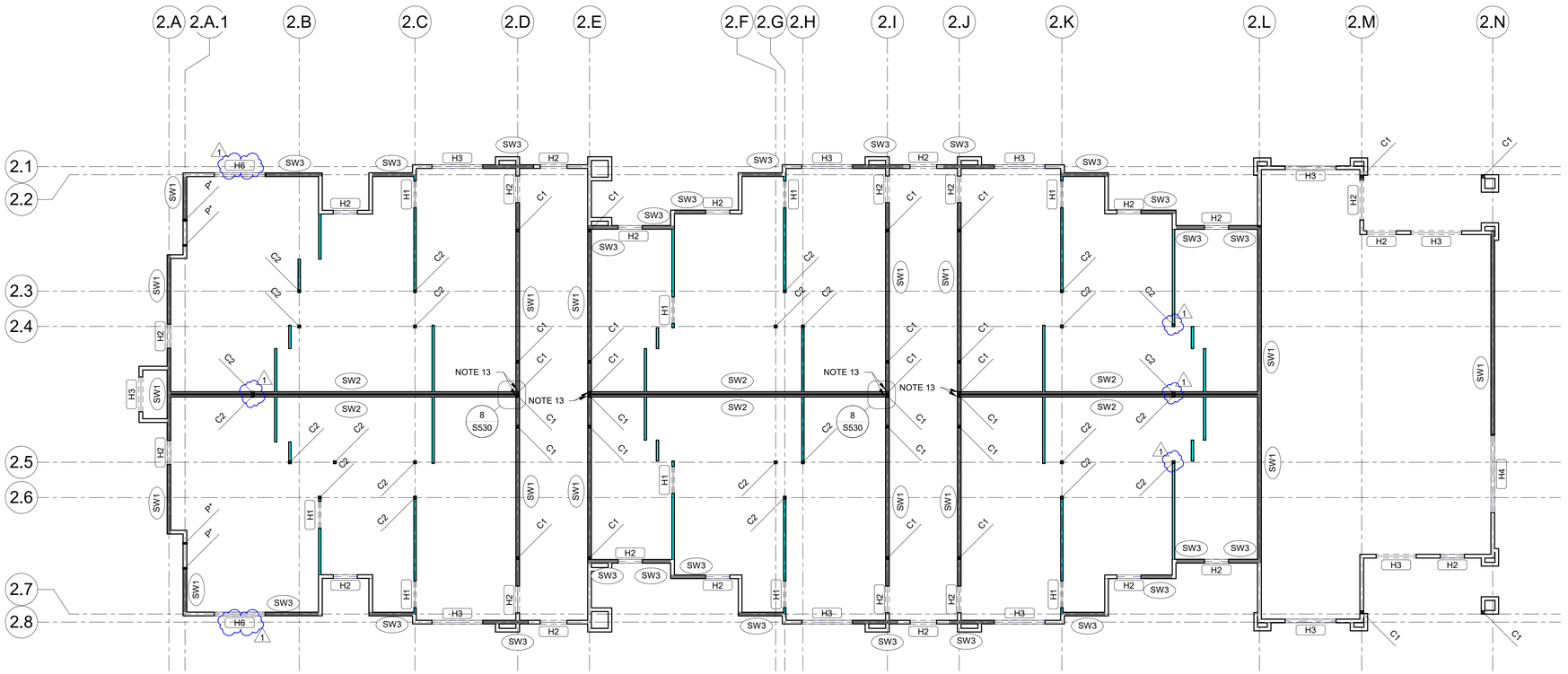
FRAMING PLAN LEGEND:

- (H?#) HEADER/OPENING PER OPENING SCHEDULE
- (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- (F?) INDICATES FOOTING TYPE
- 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. 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"
2. 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.
3. 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.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. 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.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. 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.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.



1 S111 BLDG A - FIRST FLOOR FRAMING
1/8" = 1'-0"

N

McCLURE™
2001 W Broadway
Columbia, MO 65203
P 573-814-1568

WYOMING CERTIFICATE OF AUTHORITY
NO. E-1790
EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
9-27-2024
WYOMING

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.

No.	Description	Date
1	ASI #1	09/27/2024

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
BUILDING A - LEVEL 1

DRAWING NO.
S111

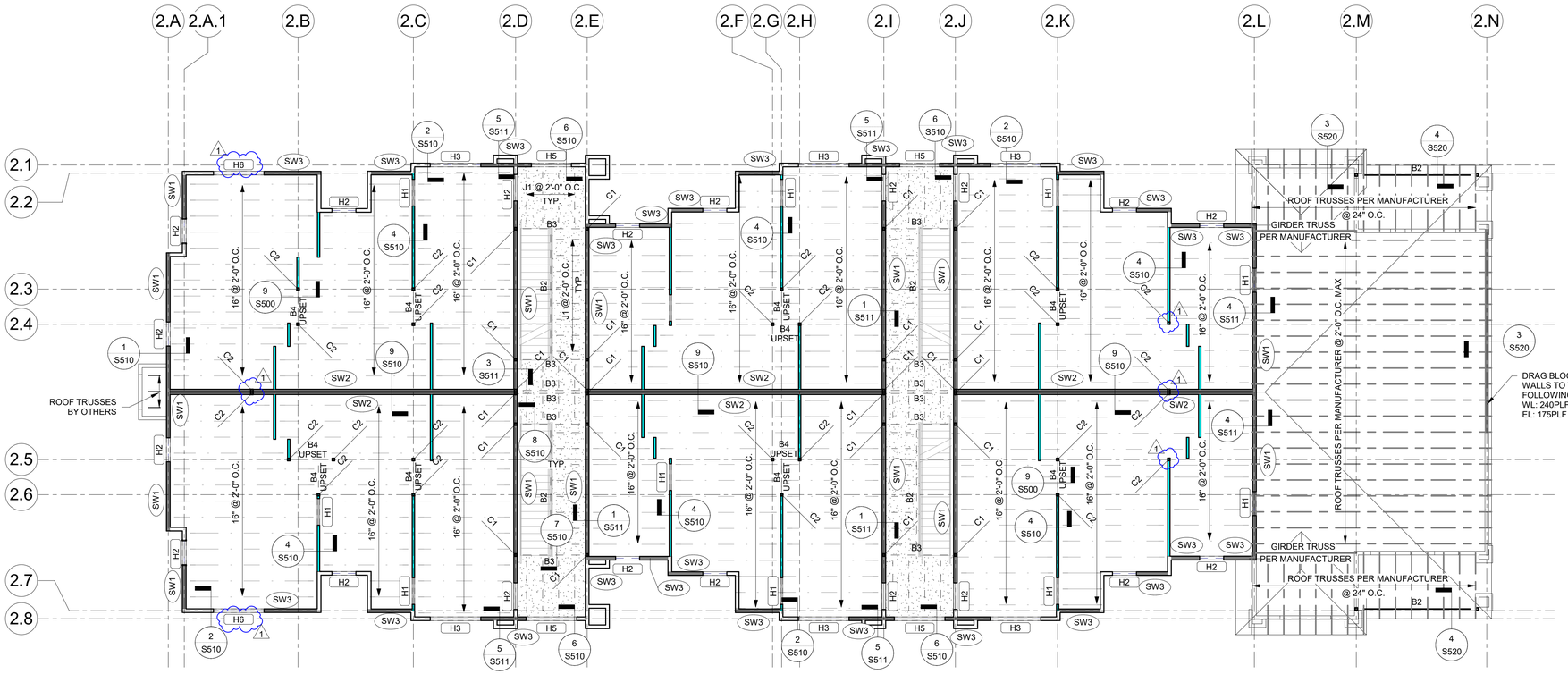
P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

FRAMING PLAN LEGEND:

- (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. 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"
2. 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.
3. 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.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. 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.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. 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.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.



1 S112 BLDG A - SECOND & THIRD FLOOR FRAMING
1/8" = 1'-0"

N

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2001 W Broadway
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Professional Engineer
MARCUS HIMMELBERG
17369
9-27-2024
WYOMING

MARCUS HIMMELBERG
17369
12/31/2024

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No.	Description	Date
1	ASI #1	09/27/2024

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
BUILDING A - LEVEL 2 & 3

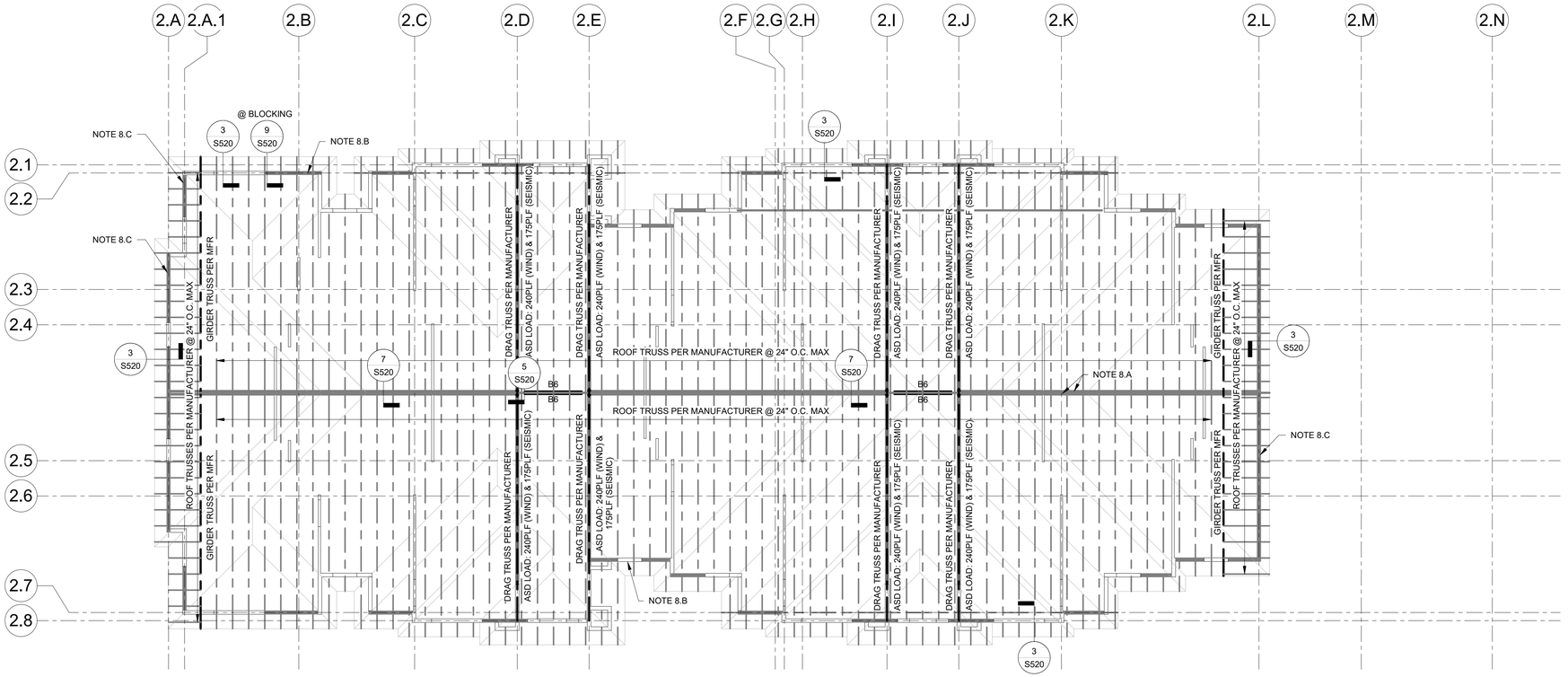
DRAWING NO.
S112

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

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"
* LEVEL 2 F.F. 110'-5 7/8"
* 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

FRAMING PLAN LEGEND:

- (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



1 S113 BLDG A - ROOF
1/8" = 1'-0"

N

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2001 W Broadway
Columbia, MO 65203
P 573-814-1568

WYOMING CERTIFICATE OF AUTHORITY
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EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
7/17/2024
WYOMING

MARCUS HIMMELBERG
17369
12/31/2024

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No.	Description	Date

PROJECT NUMBER 2024000185
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ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

BUILDING A - ROOF

DRAWING NO.
S113

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

FRAMING PLAN LEGEND:

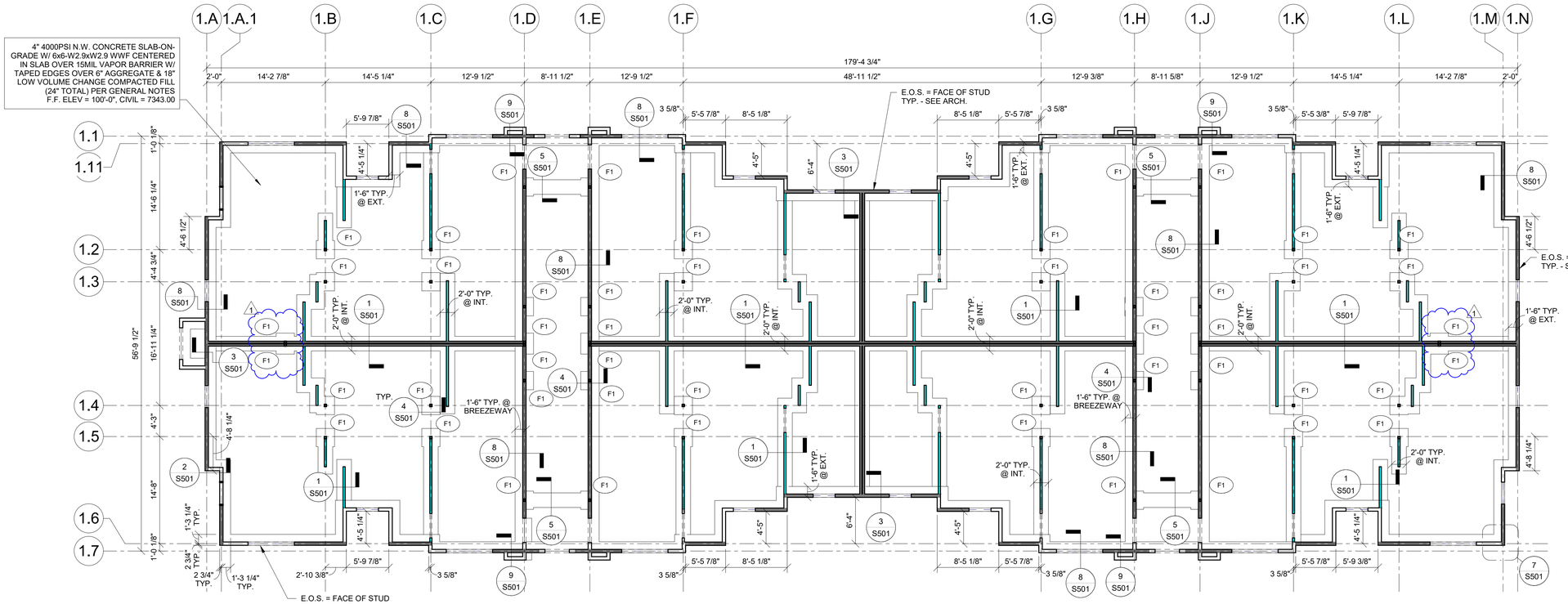
- (H?#) HEADER/OPENING PER OPENING SCHEDULE
- (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- (F?) INDICATES FOOTING TYPE
- C# INDICATES COLUMN TYPE
- B# INDICATES BEAM TYPE
- P* JAMB FROM OPENING ABOVE
- BREEZEWAY SHEATHING ELEVATION VARIES FROM TYP. SEE ARCH. & SCHEDULES
- E.O.S. INDICATES EDGE OF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

FOUNDATION PLAN NOTES:

1. 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"
2. PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 5/S501 AND PER GENERAL NOTES.
3. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
4. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
5. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
6. 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.



1 S120 BLDG B - FOUNDATION
1/8" = 1'-0"

McCLURE™
2001 W Broadway
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Professional Engineer
MARCUS HIMMELBERG
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9-27-2024
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1	ASI #1	09/27/2024

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

BUILDING B - FOUNDATION

DRAWING NO.
S120

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

FRAMING PLAN LEGEND:

- (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. 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"
2. 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.
3. 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.
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8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
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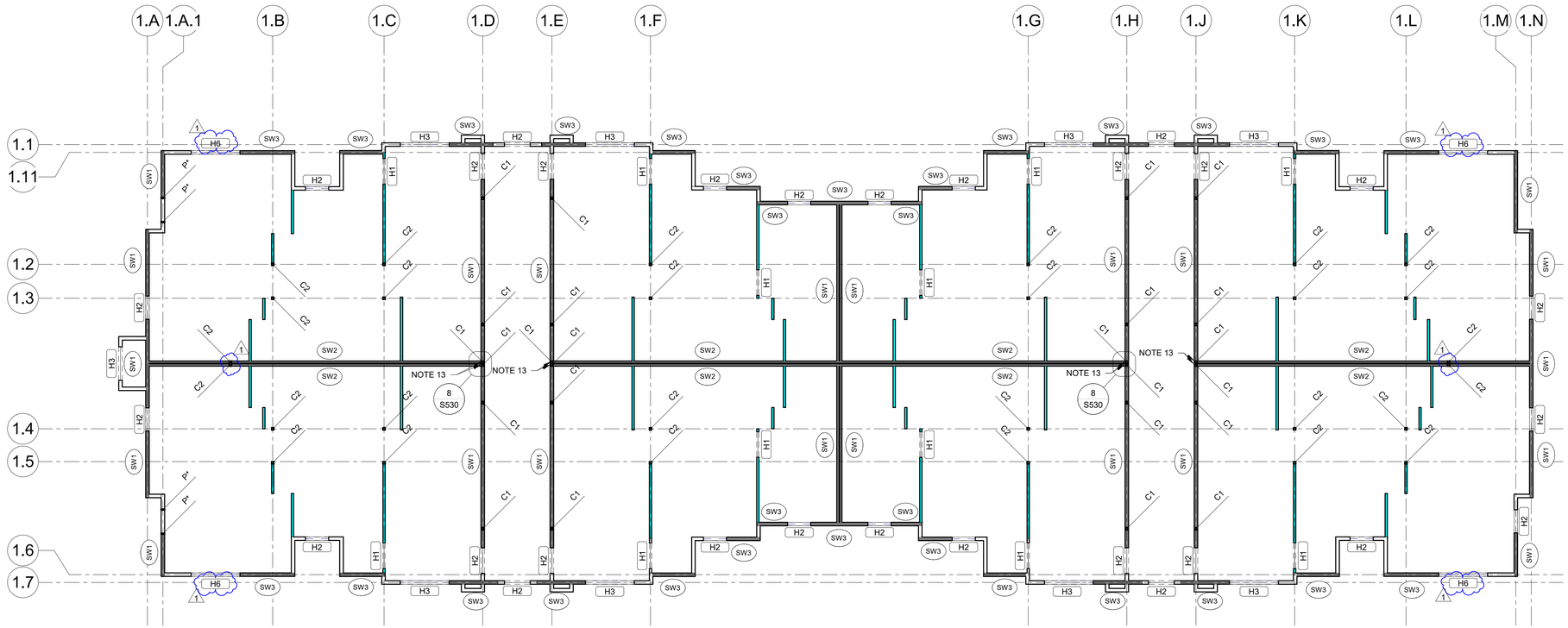
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.



1 / S121 BLDG B - FIRST FLOOR FRAMING
1/8" = 1'-0"

McCLURE™
2001 W Broadway
Columbia, MO 65203
P 573-814-1568

WYOMING CERTIFICATE OF AUTHORITY
NO. E-1790
EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
9-27-2024
WYOMING

MARCUS HIMMELBERG
17369
12/31/2024

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ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
BUILDING B - LEVEL 1

DRAWING NO.
S121

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

FRAMING PLAN LEGEND:

(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. 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"
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   - TRUSS BRG: 130'-0 7/8"
2. 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.
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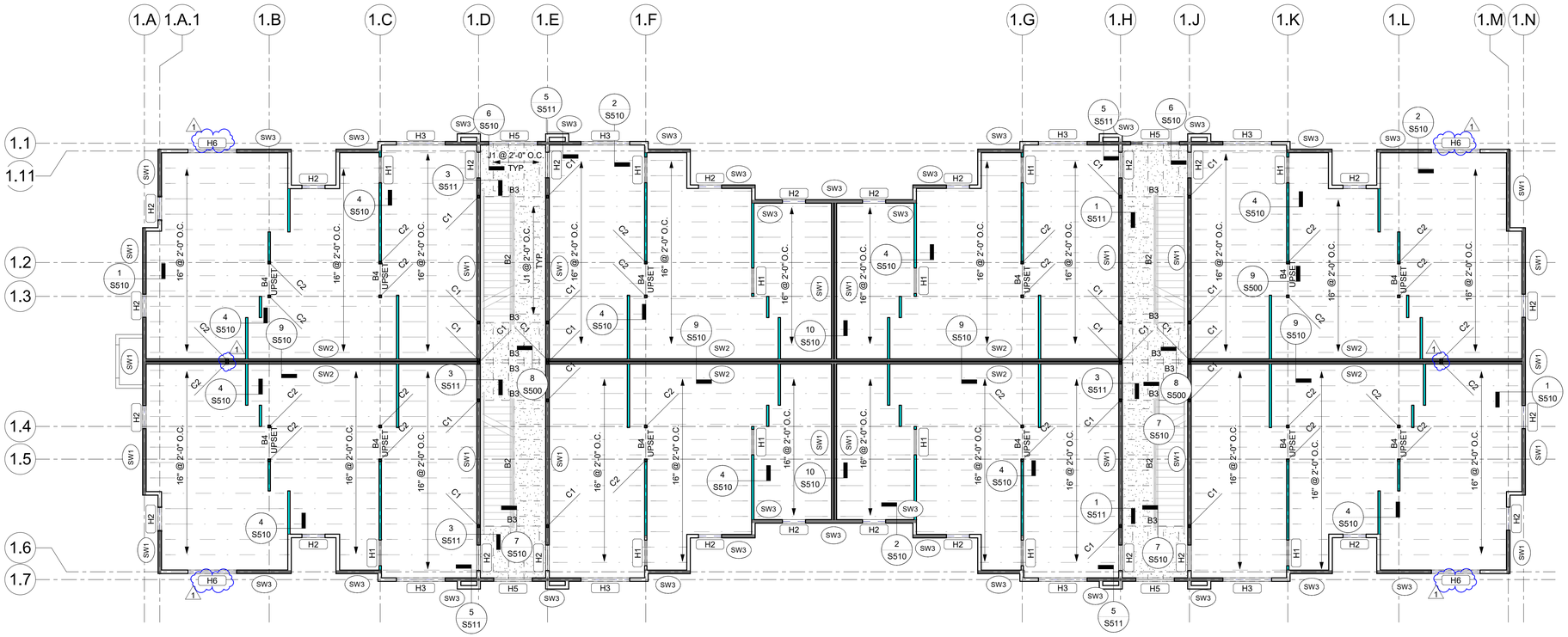

1 S122 BLDG B - SECOND & THIRD FLOOR FRAMING
1/8" = 1'-0"

McCLURE™
2001 W Broadway
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9-27-2024
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JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

BUILDING B - LEVEL 2 & 3

DRAWING NO.
S122

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

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.)
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* LEVEL 2 F.F. 110'-5 7/8"
* LEVEL 3 F.F. 120'-11 3/4"
* ROOF TRUSS BEARING 130'-0 7/8"
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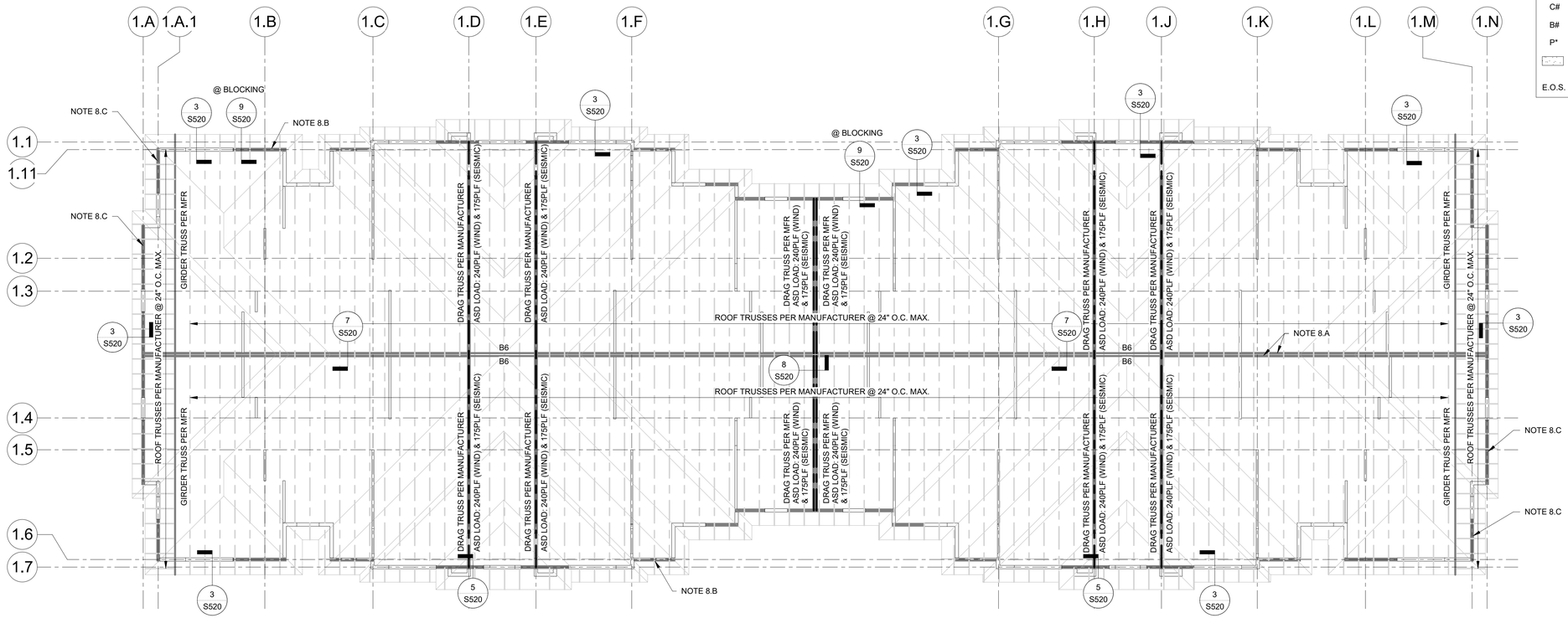
7. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL OPENINGS AND LOCATIONS SHOWN ON PLAN & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING WHERE REQUIRED.
8. TRUSS MANUFACTURER TO DESIGN & PROVIDE DRAG BLOCKING AND TRUSSES AS INDICATED ON PLAN FOR THE FOLLOWING LOADS:
A. DRAG BLOCKING REQUIRED 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

FRAMING PLAN LEGEND:

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



1 S123 BLDG B - ROOF
1/8" = 1'-0"

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2001 W Broadway
Columbia, MO 65203
P 573-814-1568

WYOMING CERTIFICATE OF AUTHORITY
NO. E-1790
EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
7/17/2024
WYOMING

MARCUS HIMMELBERG
17369
12/31/2024

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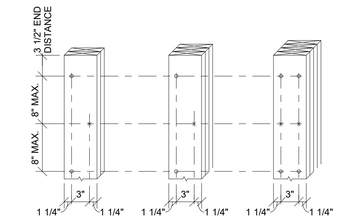
No.	Description	Date

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
BUILDING B - ROOF

DRAWING NO.
S123

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt



LEGEND

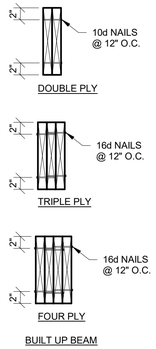
◦ NAIL FROM THIS SIDE

◦ NAIL FROM OPPOSITE SIDE

COLUMN NOTES:

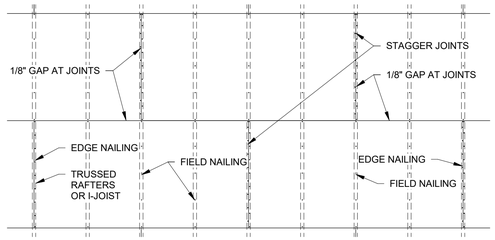
1. USE 10d NAILS FOR 2-PLY & 30d FOR REST
2. ADJACENT NAILS ARE TO BE DRIVEN FROM OPPOSITE SIDES OF COLUMN

BUILT UP COLUMN



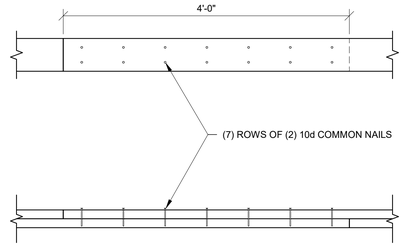
BUILT UP BEAM

1 S500 TYPICAL BUILT-UP MEMBERS
1" = 1'-0"

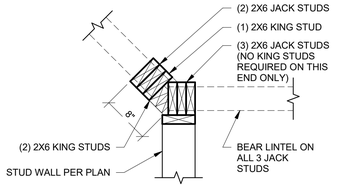


NOTE:
SEE SHEATHING TYPE & NAILING SCHEDULE ON PLAN SHEETS

2 S500 DIAPHRAGM NAILING
3/8" = 1'-0"



3 S500 TOP PLATE SPLICE
1" = 1'-0"



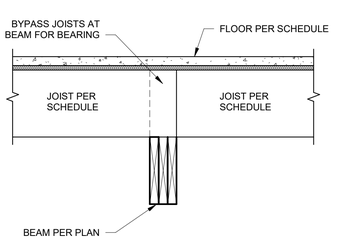
4 S500 ANGLED CORNER FRAMING
1" = 1'-0"

5 S500 FRAMING AT OPENING
3/4" = 1'-0"

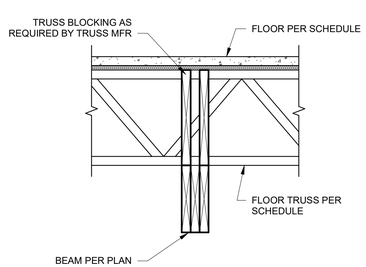
6 S500 FRAMING AT OPENING - RAISED HEADER
1" = 1'-0"

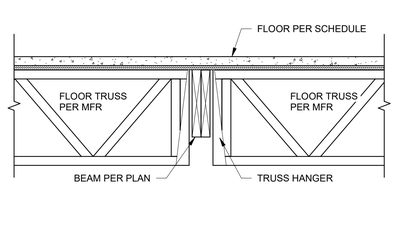
1

7 S500 NOT USED
1" = 1'-0"

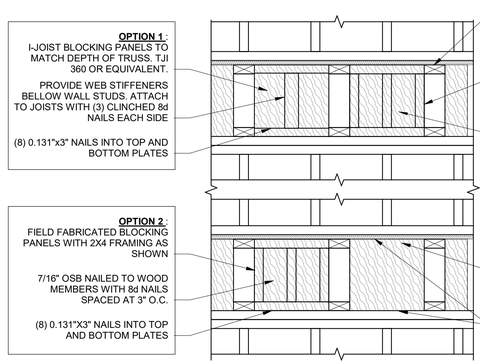


8 S500 JOIST BEARING AT BEAM
1" = 1'-0"

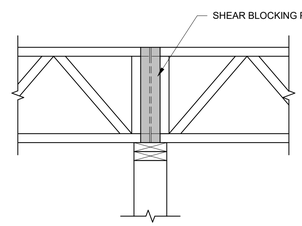




9 S500 FLOOR TRUSS TO BEAM
1" = 1'-0"



ELEVATION



SECTION

10 S500 SHEAR BLOCKING OPTIONS AT SHEAR WALLS
1" = 1'-0"

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MDH	CEL	IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

TYPICAL WOOD DETAILS

DRAWING NO.
S500

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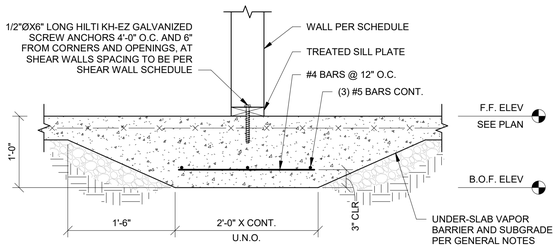
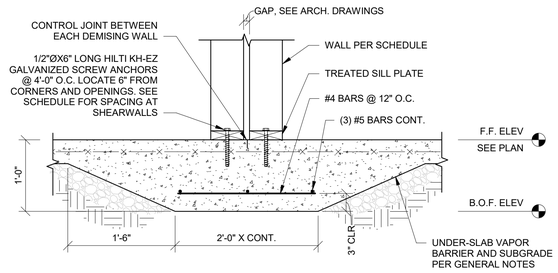
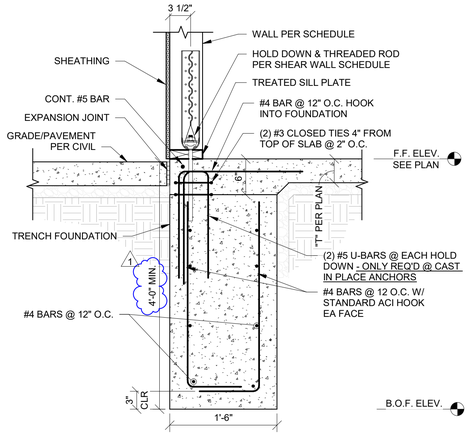
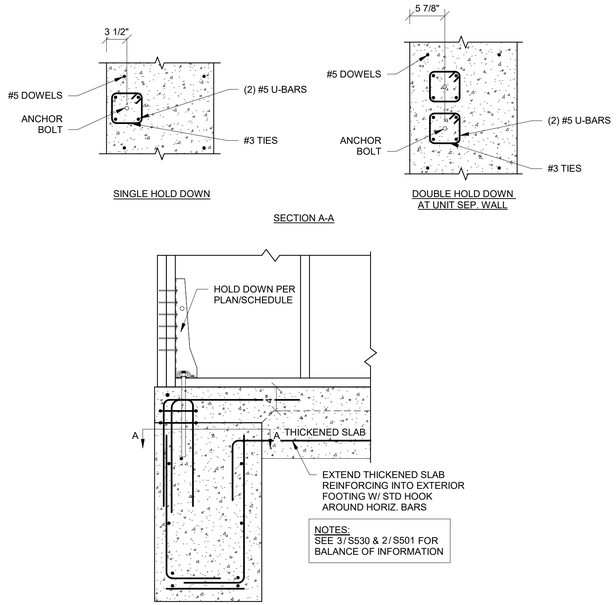


1 S501 INTERIOR BEARING WALL AT THICKENED SLAB
1" = 1'-0"

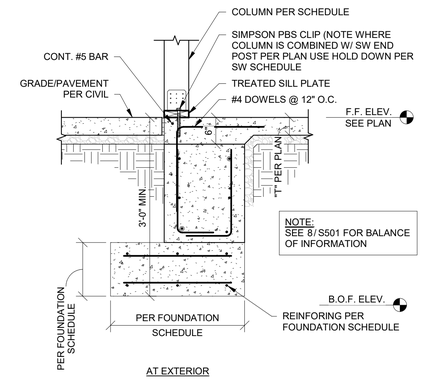




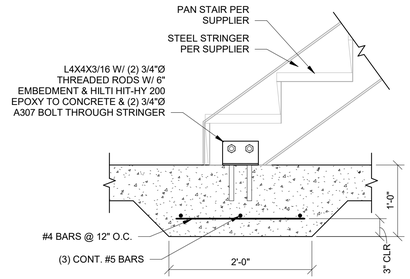
2 S501 SECTION AT SHEAR WALL HOLD DOWN
1" = 1'-0"



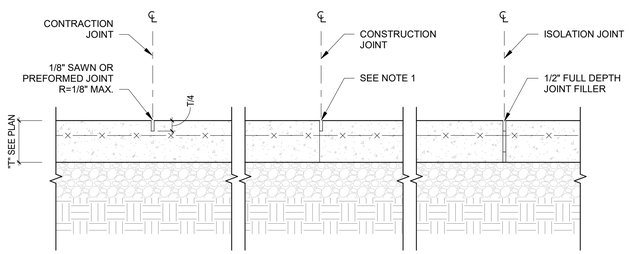
3 S501 DOUBLE SHEARWALL HOLD DOWN
1" = 1'-0"



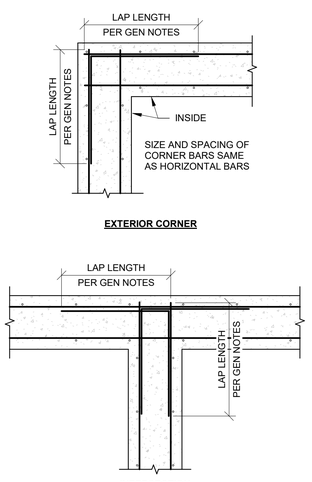
4 S501 COLUMN AT FOUNDATION
3/4" = 1'-0"



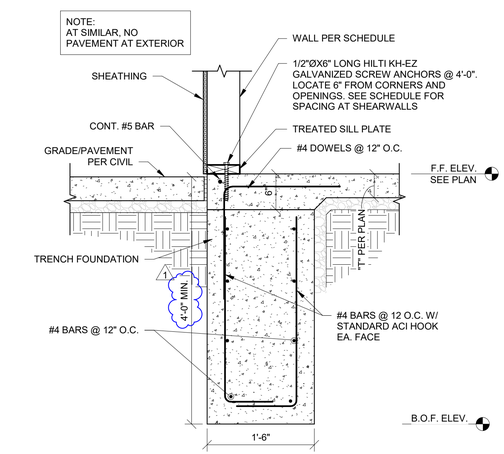
5 S501 STAIR TO THICKENED SLAB
1" = 1'-0"



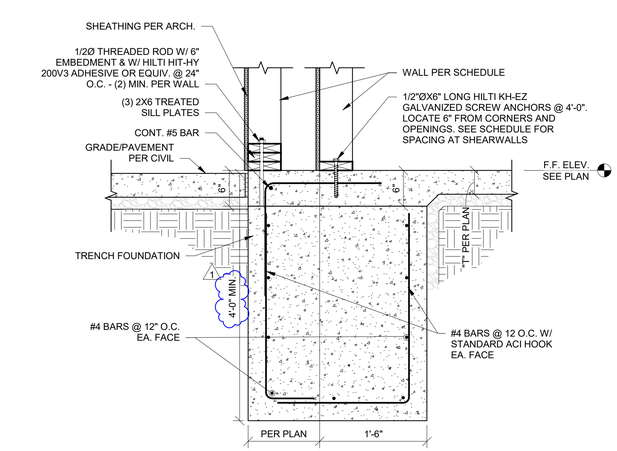
6 S501 TYPICAL SLAB ON GRADE JOINTS
1" = 1'-0"



7 S501 CORNER BAR DETAIL
3/4" = 1'-0"



8 S501 SECTION AT FOOTING
1" = 1'-0"



9 S501 FOUNDATION AT BUMP OUT
1" = 1'-0"

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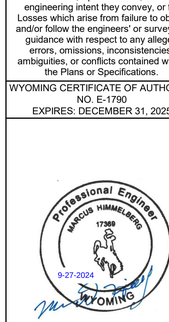

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CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

FOUNDATION DETAILS

DRAWING NO.
S501

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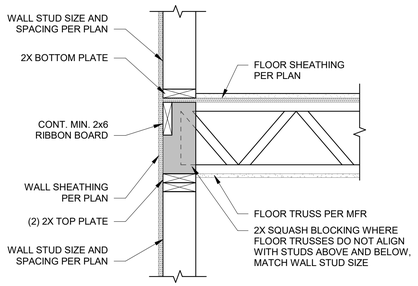
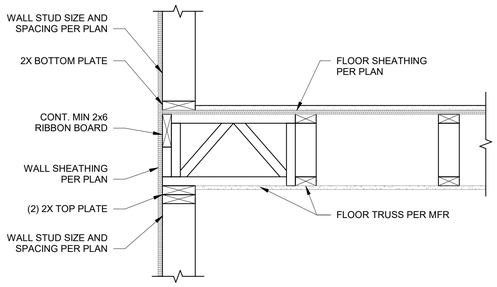
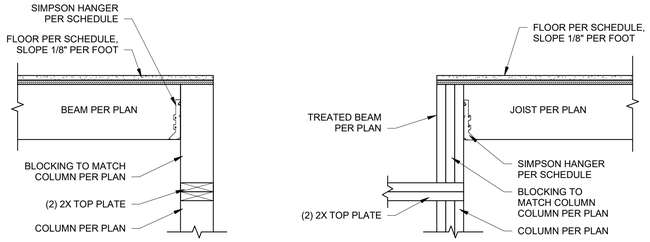


1 S510 FRAMING AT EXTERIOR WALL - JOIST BEARING
1" = 1'-0"

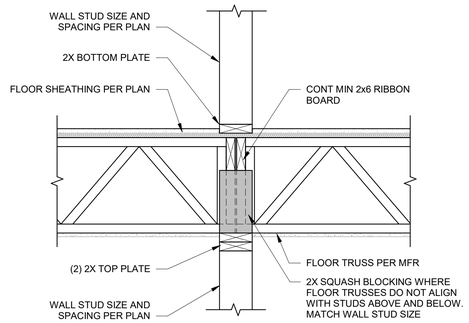


2 S510 FRAMING AT EXTERIOR WALL - JOIST PARALLEL
1" = 1'-0"

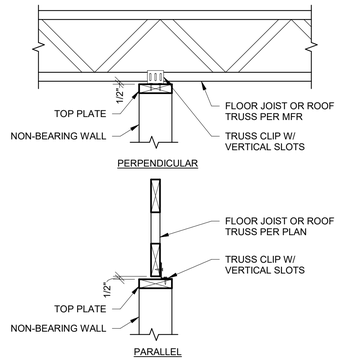


1

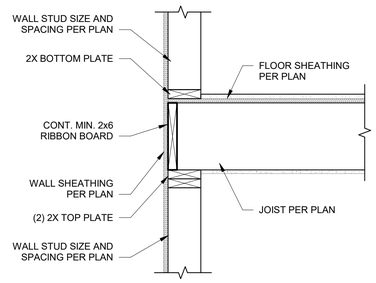
3 S510 BEAM TO COLUMN CONNECTION
1" = 1'-0"



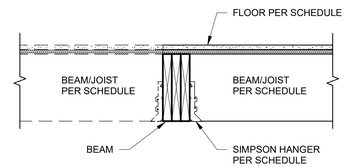
4 S510 FRAMING AT INTERIOR BEARING WALL (NON-SHEAR)
1" = 1'-0"



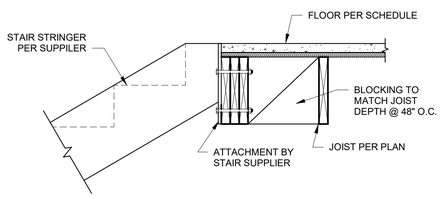
5 S510 NON-BEARING WALL TO JOIST
1" = 1'-0"



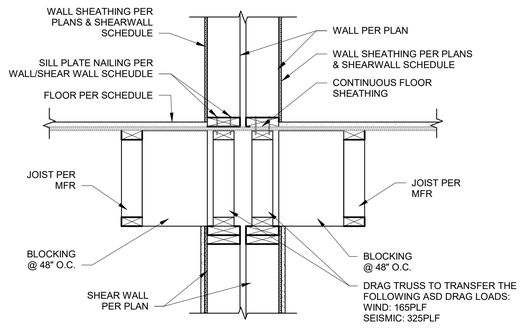
6 S510 JOIST BEARING AT EXTERIOR WALL
1" = 1'-0"



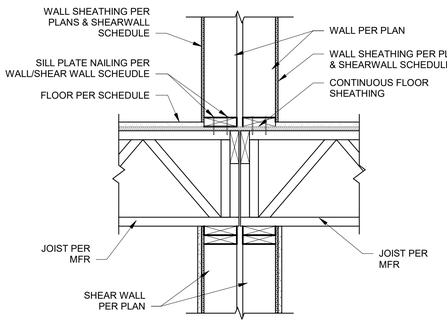
7 S510 BEAM CONNECTIONS
1" = 1'-0"



8 S510 LANDING AT FLOOR JOIST
1" = 1'-0"



9 S510 FRAMING AT PARTY WALL - JOIST PARALLEL
1" = 1'-0"



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

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JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
FRAMING DETAILS

DRAWING NO.
S510

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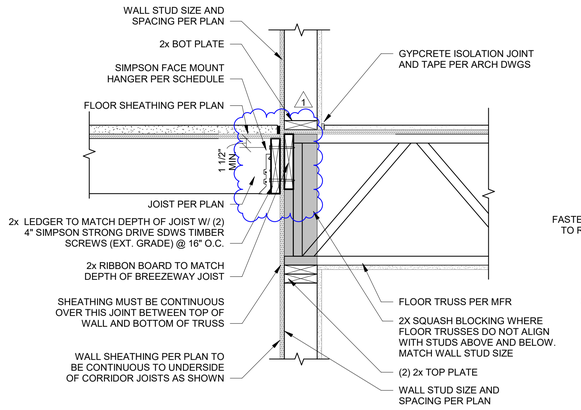
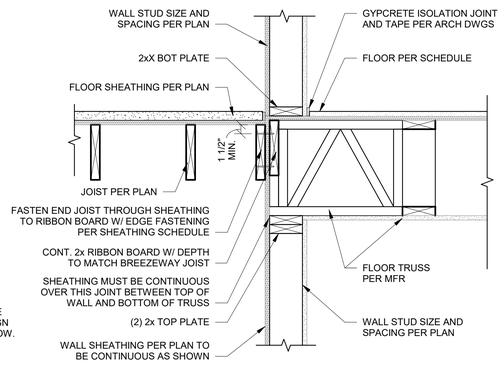
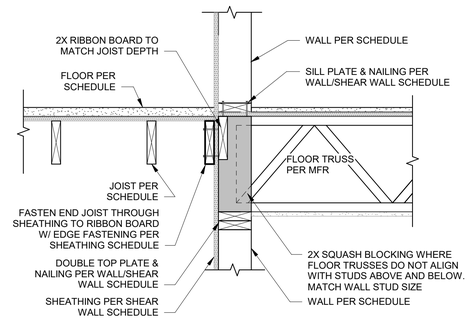


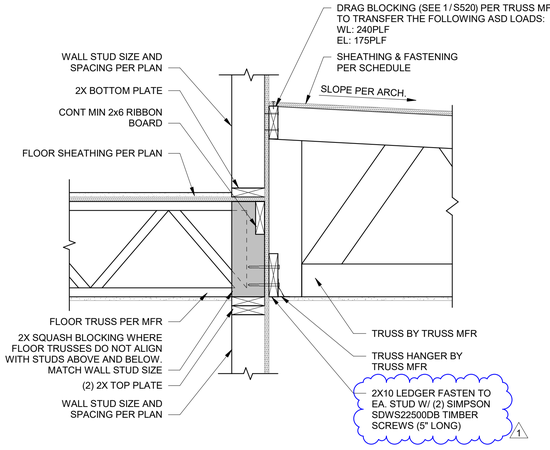
1 S511 FRAMING AT CORRIDOR WALL
1" = 1'-0"



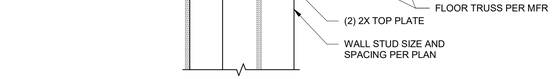
2 S511 FRAMING AT INTERIOR WALL
1" = 1'-0"



3 S511 FRAMING AT BREEZEWAY
1" = 1'-0"



4 S511 FLOOR TRUSS & ROOF TRUSS BEARING
1" = 1'-0"



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

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LARAMIE, WY
FRAMING DETAILS

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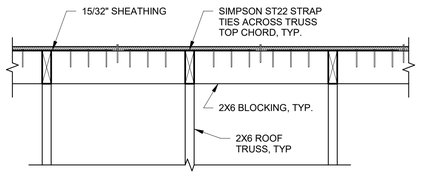
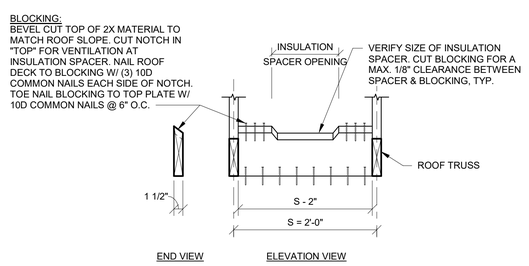
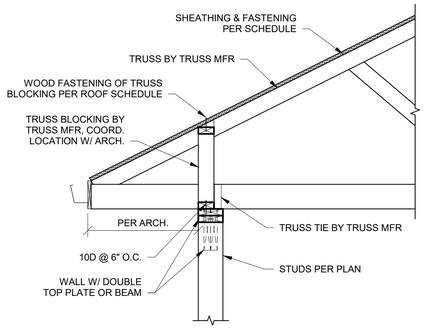


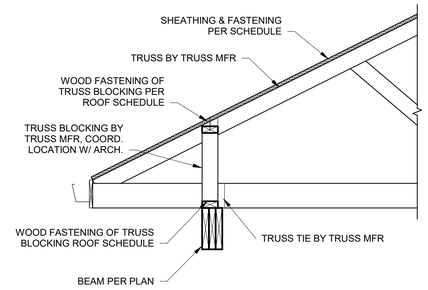
1 BLOCKING BETWEEN TRUSSES
S520 1" = 1'-0"



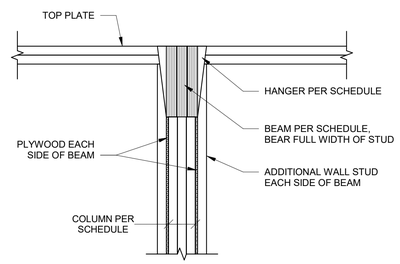
2 TRUSS BLOCKING DETAIL
S520 1" = 1'-0"



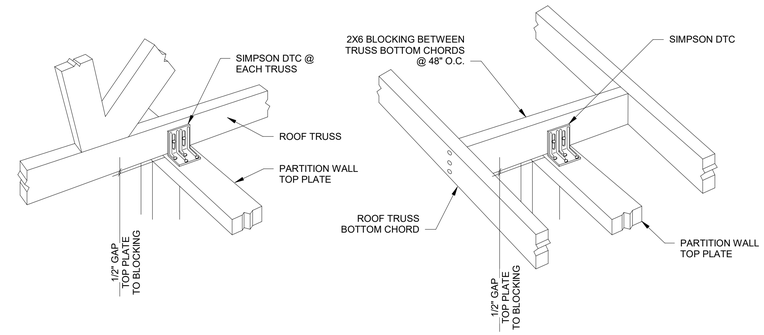
3 ROOF BEARING AT WALL/BEAM
S520 3/4" = 1'-0"



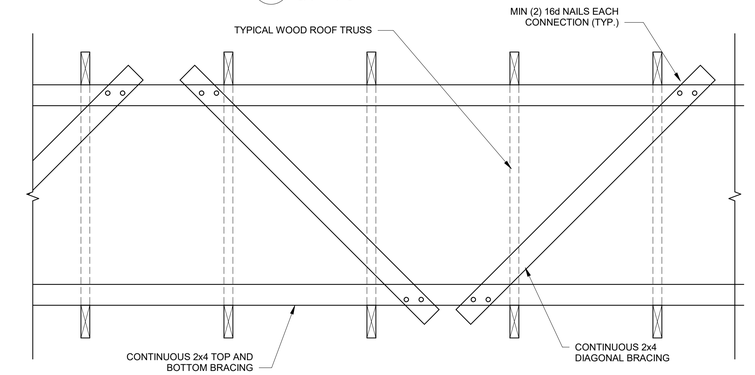
4 ROOF BEARING AT OVERHANG
S520 3/4" = 1'-0"



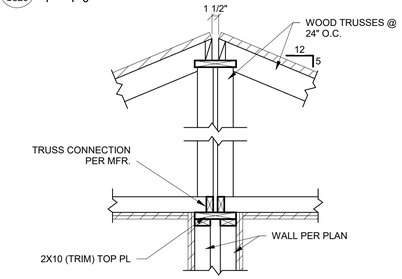
5 BEAM POCKET
S520 1" = 1'-0"



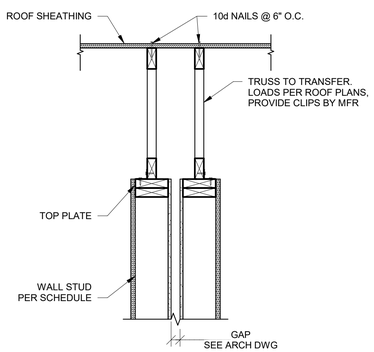
6 PARTITION WALL AT ROOF TRUSS
S520 1" = 1'-0"



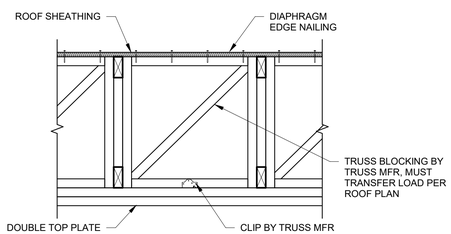
7 ROOF TRUSS BRACING AT BEARING WALLS
S520 1" = 1'-0"

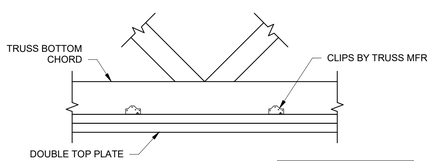


8 ROOF PEAK CONNECTION
S520 3/4" = 1'-0"



9 DEMISING WALL AT ROOF
S520 1" = 1'-0"

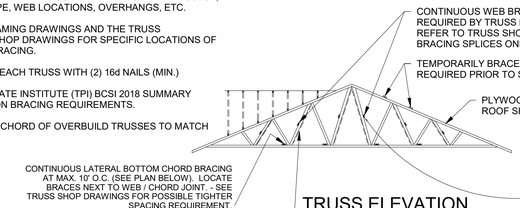




NOTE:
TRUSS MFR MUST DESIGN BLOCKING TO TRANSFER LOAD PER ROOF PLAN

10 TRUSS BLOCKING
S520 1" = 1'-0"

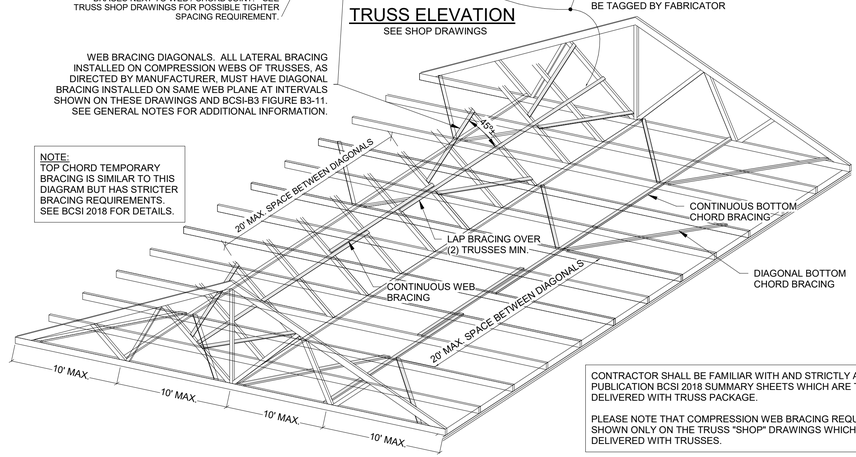
- THE FOLLOWING DIAGRAMS ILLUSTRATE SOME OF THE REQUIRED BRACING FOR ROOF TRUSSES. THE DIAGRAMS ARE NOT REPRESENTATIVE OF THE PARTICULAR DETAILS OF THIS PROJECT, SUCH AS ROOF SLOPE, WEB LOCATIONS, OVERHANGS, ETC.
- REFER TO ROOF FRAMING DRAWINGS AND THE TRUSS MANUFACTURER'S SHOP DRAWINGS FOR SPECIFIC LOCATIONS OF OTHER REQUIRED BRACING.
- FASTEN BRACES TO EACH TRUSS WITH (2) 16d NAILS (MIN.)
- REFER TO TRUSS PLATE INSTITUTE (TPI) BCSI 2018 SUMMARY SHEET FOR ERECTION BRACING REQUIREMENTS.
- BEVEL CUT BOTTOM CHORD OF OVERBUILD TRUSSES TO MATCH ROOF SLOPE.



TRUSS ELEVATION
SEE SHOP DRAWINGS

WEB BRACING DIAGONALS. ALL LATERAL BRACING INSTALLED ON COMPRESSION WEBS OF TRUSSES, AS DIRECTED BY MANUFACTURER, MUST HAVE DIAGONAL BRACING INSTALLED ON SAME WEB PLANE AT INTERVALS SHOWN ON THESE DRAWINGS AND BCSI-B3 FIGURE B3-11. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.

NOTE:
TOP CHORD TEMPORARY BRACING IS SIMILAR TO THIS DIAGRAM BUT HAS STRICTER BRACING REQUIREMENTS. SEE BCSI 2018 FOR DETAILS.



CONTRACTOR SHALL BE FAMILIAR WITH AND STRICTLY ADHERE TO PUBLICATION BCSI 2018 SUMMARY SHEETS WHICH ARE TYPICALLY DELIVERED WITH TRUSS PACKAGE.

PLEASE NOTE THAT COMPRESSION WEB BRACING REQUIREMENTS ARE SHOWN ONLY ON THE TRUSS "SHOP" DRAWINGS WHICH ARE ALSO DELIVERED WITH TRUSSES.

TRUSS BRACING 3-D VIEW

11 TYP. WOOD TRUSS BRACING DIAPHRAGM
S520 1/2" = 1'-0"

McCLURE™
1901 Pennsylvania Drive
Columbia, MO 65202
P 573-814-1568

WYOMING CERTIFICATE OF AUTHORITY NO. E-1790
EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
9-27-2024
WYOMING

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.

No.	Description	Date
1	ASI #1	09/27/2024

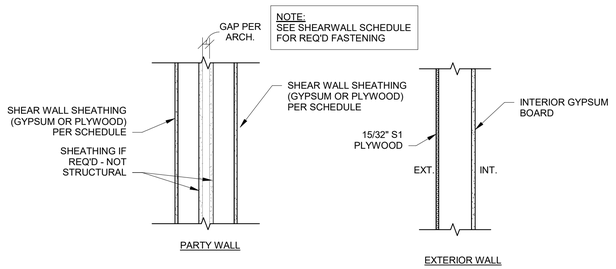
PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

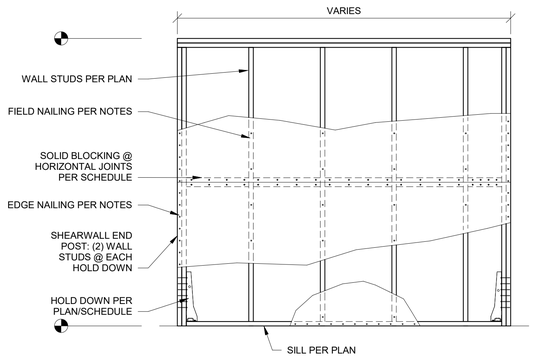
ROOF DETAILS

DRAWING NO.
S520

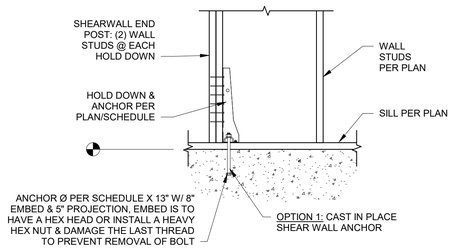
P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt



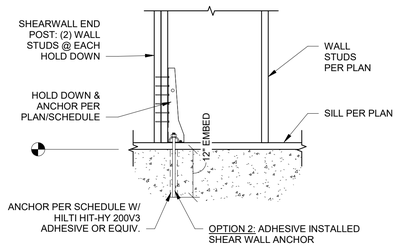
1 S530 TYPICAL SHEARWALL SECTIONS
1" = 1'-0"



2 S530 SHEARWALL NAILING
1/2" = 1'-0"



3 S530 SHEARWALL HOLD DOWN
3/4" = 1'-0"



4 S530 ROOF TRUSS AT SHEAR WALL
1" = 1'-0"

5 S530 FLOOR-TO-FLOOR STRAP TIE
1" = 1'-0"

6 S530 SHEAR WALL PARALLEL TO FLOOR TRUSSES
1" = 1'-0"

7 S530 FRAMING AT INTERIOR SHEAR WALL
1" = 1'-0"

8 S530 SHEARWALL END @ COLUMNS - PLAN
1" = 1'-0"

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WYOMING CERTIFICATE OF AUTHORITY
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DRAWN BY
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JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

SHEAR WALL DETAILS

DRAWING NO.
S530

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

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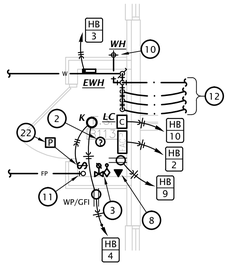
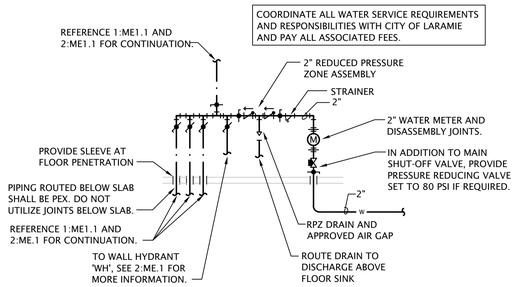
www.LSTengineers.com
mail@LSTengineers.com

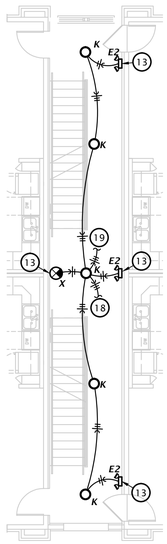
Project 24037 July 2023



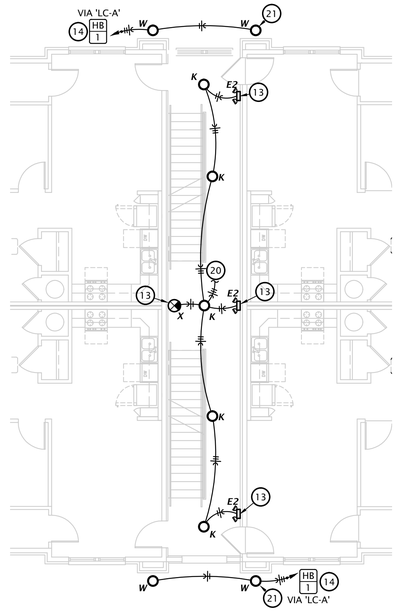
2 BUILDING - B WATER RISER CLOSET
1/4" = 1'-0"



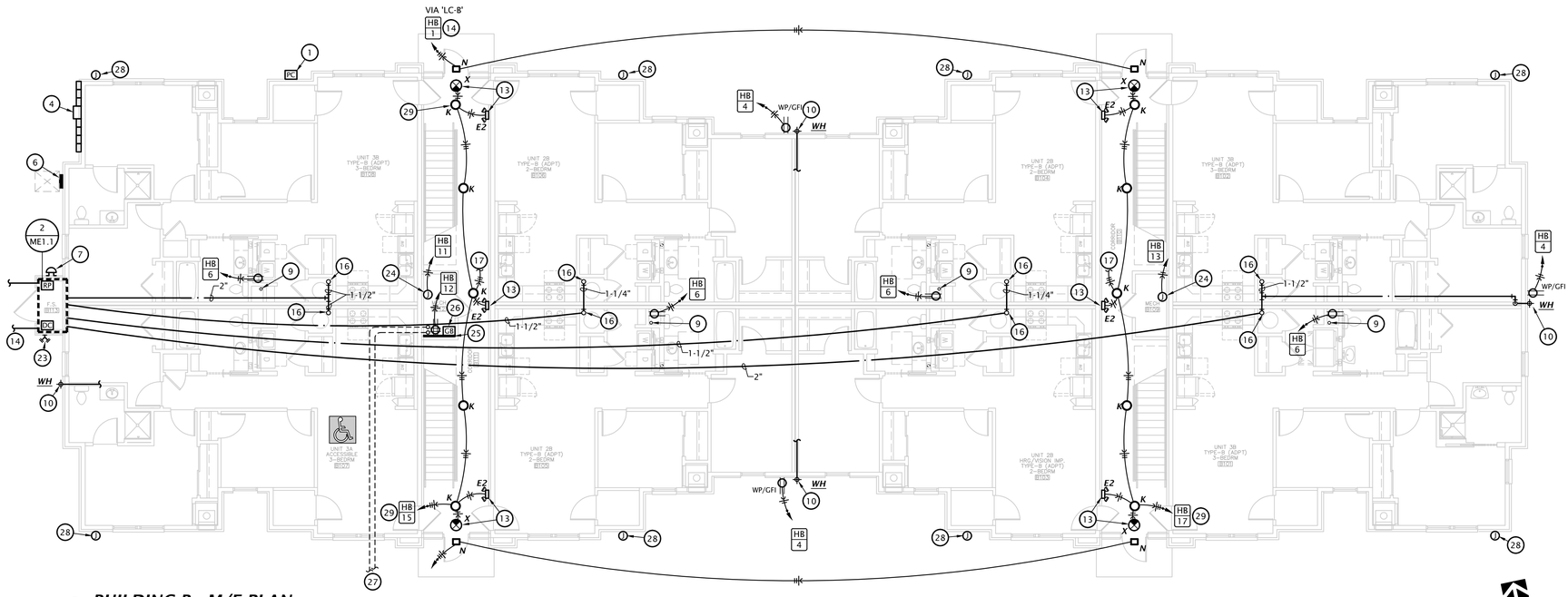
3 BUILDING - B WATER SERVICE RISER
NO SCALE



4 2ND FLOOR BREEZEWAY PLAN
1/8" = 1'-0"



5 3RD FLOOR BREEZEWAY PLAN
1/8" = 1'-0"



1 BUILDING B - M/E PLAN
1/8" = 1'-0"

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.
3. CONNECT FIRE SPRINKLER FLOW AND TAMPER SWITCHES TO FIRE ALARM SYSTEM.
4. FIRST FLOOR ONLY: ELECTRIC SERVICE AND METER. SEE RISER DIAGRAMS ON SHEET E6.2. SEE M/E SITE PLAN FOR EXACT LOCATION AT EACH BUILDING AND COORDINATE EXACT LOCATION WITH UTILITY COMPANY.
5. HOUSE PANEL 'HA'. PROVIDE RESERVED SPACE TO ALLOW INSTALLATION OF A 2-POLE BREAKER FOR FUTURE SOLAR POWER SYSTEM. THIS SPACE IS TO BE LABELED 'FOR FUTURE SOLAR ELECTRIC'. THE RESERVED SPACE IS TO BE POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.
6. HOUSE PANEL 'HB'. PROVIDE RESERVED SPACE TO ALLOW INSTALLATION OF A 2-POLE BREAKER FOR FUTURE SOLAR POWER SYSTEM. THIS SPACE IS TO BE LABELED 'FOR FUTURE SOLAR ELECTRIC'. THE RESERVED SPACE IS TO BE POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.
7. EXTERIOR FIRE ALARM BELL, CONNECT TO FIRE ALARM PANEL SYSTEM COORDINATE LOCATION WITH AUTHORITY HAVING JURISDICTION.
8. PROVIDE (2) PHONE LINES FOR MONITORING OF FIRE SPRINKLER SYSTEM. REFERENCE SPECIFICATION NOTES FOR ADDITIONAL INFORMATION.
9. 4" PVC PIPE FOR FUTURE RADON SYSTEM BY OTHERS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT. PROVIDE OUTLET IN ATTIC NEAR RADON PIPE FOR FUTURE RADON FAN.
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)
11. FIRE PROTECTION RISER - SEE DETAIL ON P6.1.
12. SEE OVERALL PLAN ON THIS SHEET FOR CONTINUATION. COORDINATE FINAL ROUTING OF MAIN WATER PIPING WITH G.C. PRIOR TO ROUGHING IN. (TYPICAL)
13. CONNECT EMERGENCY LIGHT/EXIT SIGN TO UNSWITCHED CIRCUITRY SERVING LIGHTING IN BREEZEWAY.
14. EXTERIOR LIGHTS TO BE CONTROLLED VIA PHOTOCELL AND CON TACTOR, SEE DETAIL 2:E6.1 FOR MORE INFORMATION.
15. WHERE FIRE PROTECTION PIPING MUST CROSS HALLWAY, ROUTE IN SOFFIT. PROVIDE HEAT TRACE AND INSULATE PIPING IN SOFFIT PER HEAT TRACE MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL REQUIRED HEAT TRACE COMPONENTS AND CONTROLS FOR FREEZE PROTECTION OF WATER PIPING. COORDINATE WITH E.C.
16. COLD WATER RISER, SEE RISER DIAGRAM S ON SHEET P5.2 FOR MORE INFORMATION.
17. TO LIGHTS ON 2ND FLOOR BREEZEWAY.
18. FROM LIGHTS ON 1ST FLOOR BREEZEWAY.
19. TO LIGHTS ON 3RD FLOOR BREEZEWAY.
20. FROM LIGHTS ON 2ND FLOOR BREEZEWAY.
21. DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR. (TYPICAL)
22. PROVIDE MANUAL PULL STATION AT FACP CLOSET AND CONNECT TO FIRE ALARM SYSTEM.
23. COORDINATE EXACT LOCATION OF FIRE DEPARTMENT CONNECTION WITH AUTHORITY HAVING JURISDICTION.
24. CONNECT HEAT TRACE FOR PIPING IN SOFFIT. COORDINATE REQUIREMENTS WITH OTHER TRADES.
25. TELEPHONE TERMINAL BOARD: COVER WALL AS INDICATED ON PLAN WITH 4'x8'x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
26. TELECOMMUNICATION GROUND BAR AT 18" AFF SHALL BE 13-1/4"W x 2"H x 1/4" THICK ELECTRO-TIN PLATED COPPER BUS BAR, COMPETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS, ERICO #TGBA14LO6PT OR EQUAL. BOND TO EQUIPMENT GROUND BUS AT METER CENTER MAIN AND HOUSE PANEL WITH #4 AWG INSULATED STRANDED COPPER. INSTALL GROUNDING / BONDING CONDUCTORS IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE. ALL CONNECTION TO GROUND BAR SHALL BE MEADE USING COMPRESSION TYPE LUGS (MECHANICAL LUGS ARE NOT ACCEPTABLE).
27. (2) 2" CONDUITS FOR COMMUNICATIONS SERVICES. SEE SITE PLAN, E1.0 FOR CONTINUATION.
28. PROVIDE JUNCTION BOX IN SOFFIT FOR FUTURE ROOF AND GUTTER DE-ICING CABLE. PROVIDE 1" CONDUIT WITH PULL STRING FROM JUNCTION BOX TO HOUSE PANEL. PROVIDE JUNCTION BOX WITH WEATHER PROOF BLANK COVER.
29. CIRCUIT BREEZWAY LIGHTS FOR CONTINUOUS OPERATION.

NOTE:
ALL AREAS OF BUILDINGS TO BE PROTECTED WITH SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13R. FIRE PROTECTION CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS TO AHJ FOR APPROVAL. BREEZEWAYS, BALCONIES, AND OTHER UNHEATED AREAS ARE TO BE PROVIDED WITH FREEZE-PROOF HEADS AND PIPING.

SEE SHEET P4.1 FOR DOMESTIC WATER DISTRIBUTION IN INDIVIDUAL APARTMENTS.

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Kansas City, MO 64108
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730 N. Ninth
Salina, KS 67401
785.827.0386

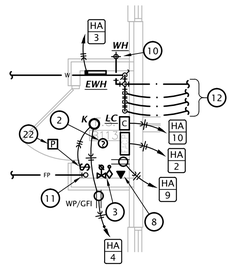
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

Professional Engineer
JOHN F. LEWIS-SMITH
20170
WYOMING
Date 7/17/2024

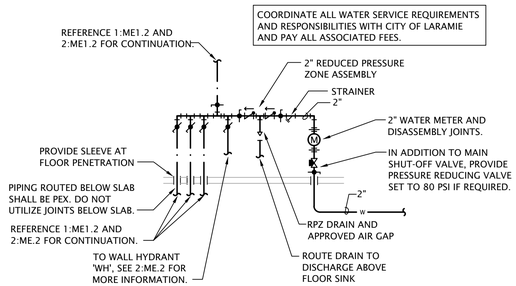
REVISION:

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

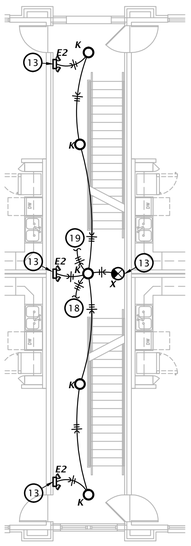
ME1.1



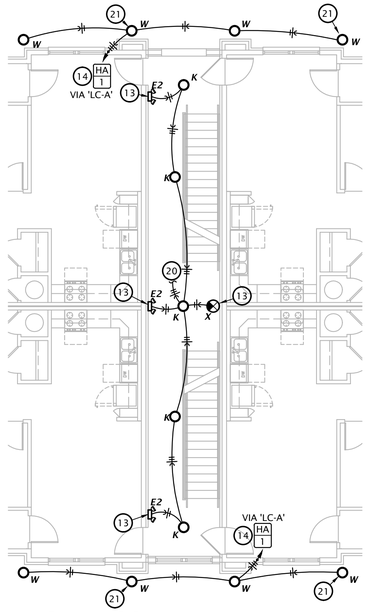
2 BUILDING - A WATER RISER CLOSET
1/4" = 1'-0"



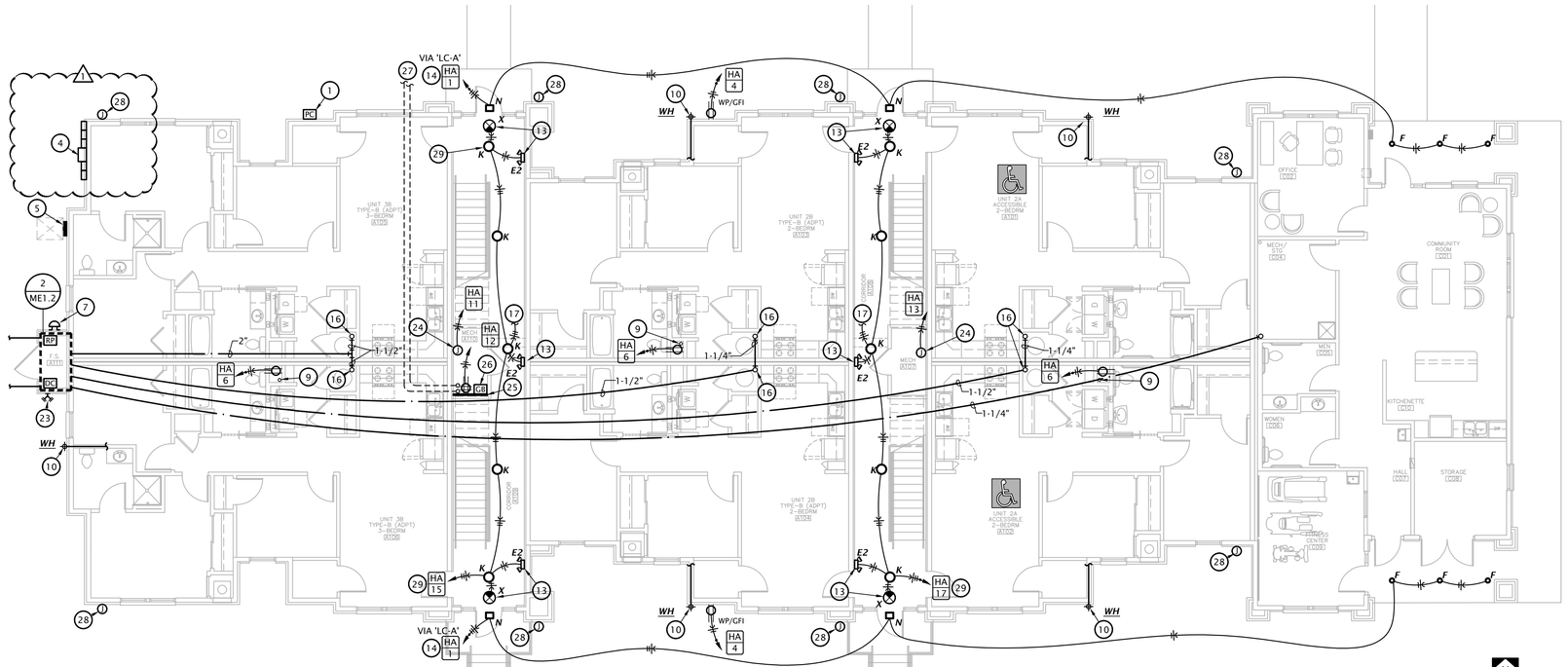
3 BUILDING - A WATER SERVICE RISER
NO SCALE



4 2ND FLOOR BREEZEWAY PLAN
1/8" = 1'-0"



5 3RD FLOOR BREEZEWAY PLAN
1/8" = 1'-0"



1 BUILDING A - M/E PLAN
1/8" = 1'-0"

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 INF ORMATION.
2. PROVIDE SMOKE DETECTOR ABOVE FACP AND CONNECT TO FIRE ALARM SYSTEM.
3. CONNECT FIRE SPRINKLER FLOW AND TAMPER SWITCHES TO FIRE ALARM SYSTEM.
4. FIRST FLOOR ONLY: ELECTRIC SERVICE AND METER. SEE RISER DIAGRAMS ON SHEET E6.2. SEE M/E SITE PLAN FOR EXACT LOCATION AT EACH BUILDING AND COORDINATE EXACT LOCATION WITH UTILITY COMPANY.
5. HOUSE PANEL 'HA'. PROVIDE RESERVED SPACE TO ALLOW INSTALLATION OF A 2-POLE BREAKER FOR FUTURE SOLAR POWER SYSTEM. THIS SPACE IS TO BE LABELED 'FOR FUTURE SOLAR ELECTRIC'. THE RESERVED SPACE IS TO BE POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.
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8. PROVIDE (2) PHONE LINES FOR MONITORING OF FIRE SPRINKLER SYSTEM. REFERENCE SPECIFICATION NOTES FOR ADDITIONAL INFORMATION.
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11. FIRE PROTECTION RISER - SEE DETAIL ON P6.1.
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16. COLD WATER RISER, SEE RISER DIAGRAM S ON SHEET P5.2 FOR MORE INFORMATION.
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18. FROM LIGHTS ON 1ST FLOOR BREEZEWAY.
19. TO LIGHTS ON 3RD FLOOR BREEZEWAY.
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21. DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR. (TYPICAL)
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23. COORDINATE EXACT LOCATION OF FIRE DEPARTMENT CONNECTION WITH AUTHORITY HAVING JURISDICTION.
24. CONNECT HEAT TRACE FOR PIPING IN SOFFIT. COORDINATE REQUIREMENTS WITH OTHER TRADES.
25. TELEPHONE TERMINAL BOARD: COVER WALL AS INDICATED ON PLAN WITH 4'x8'x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
26. TELECOMMUNICATION GROUND BAR AT 18" AFF SHALL BE 13-1/4"W x 2"H x 1/4" THICK ELECTRO-TIN PLATED COPPER BUS BAR, COMPETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS, ERICO #TGBA14LO6PT OR EQUAL. BOND TO EQUIPMENT GROUND BUS AT METER CENTER MAIN AND HOUSE PANEL WITH #4 AWG INSULATED STRANDED COPPER. INSTALL GROUNDING / BONDING CONDUCTORS IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE. ALL CONNECTION TO GROUND BAR SHALL BE MEADE USING COMPRESSION TYPE LUGS (MECHANICAL LUGS ARE NOT ACCEPTABLE).
27. (2) 2" CONDUITS FOR COMMUNICATIONS SERVICES. SEE SITE PLAN, E1.0 FOR CONTINUATION.
28. PROVIDE JUNCTION BOX IN SOFFIT FOR FUTURE ROOF AND GUTTER DE-ICING CABLE. PROVIDE 1" CONDUIT WITH PULL STRING FROM JUNCTION BOX TO HOUSE PANEL. PROVIDE JUNCTION BOX WITH WEATHER PROOF BLANK COVER.
29. CIRCUIT BREEZWAY LIGHTS FOR CONTINUOUS OPERATION.

NOTE:
ALL AREAS OF BUILDINGS TO BE PROTECTED WITH SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13R. FIRE PROTECTION CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS TO AHJ FOR APPROVAL. BREEZEWAYS, BALCONIES, AND OTHER UNHEATED AREAS ARE TO BE PROVIDED WITH FREEZE-PROOF HEADS AND PIPING.

SEE SHEET P4.1 FOR DOMESTIC WATER DISTRIBUTION IN INDIVIDUAL APARTMENTS.

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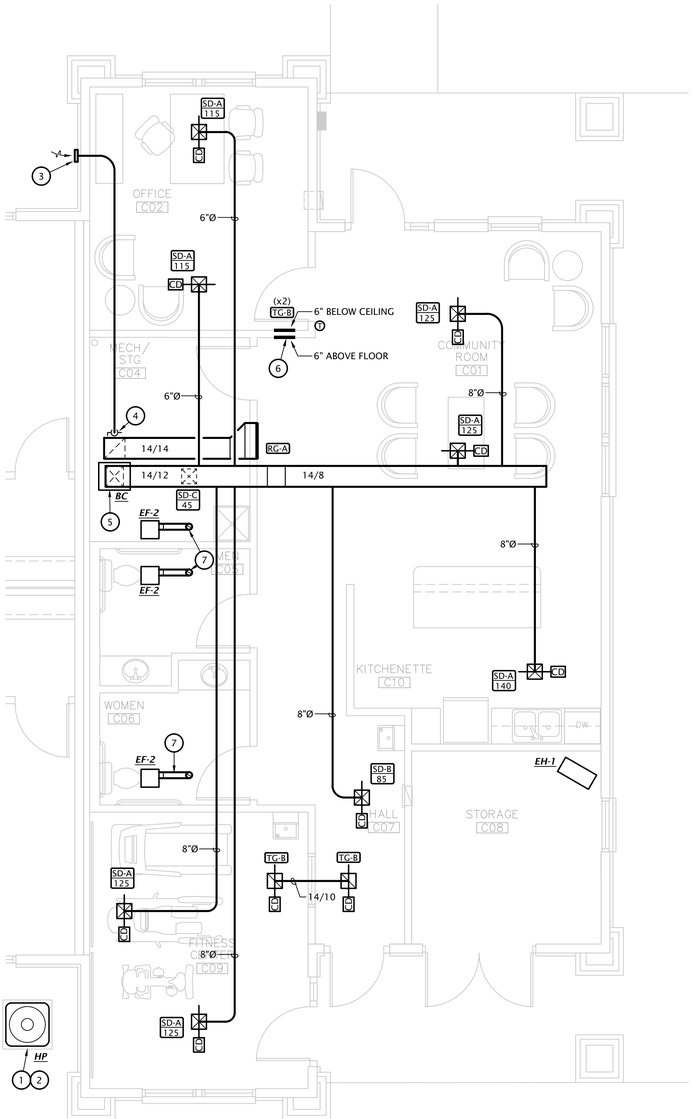
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

Professional Engineer
JOHN F. LEWIS-SMITH
20170
WYOMING
Date 7/17/2024

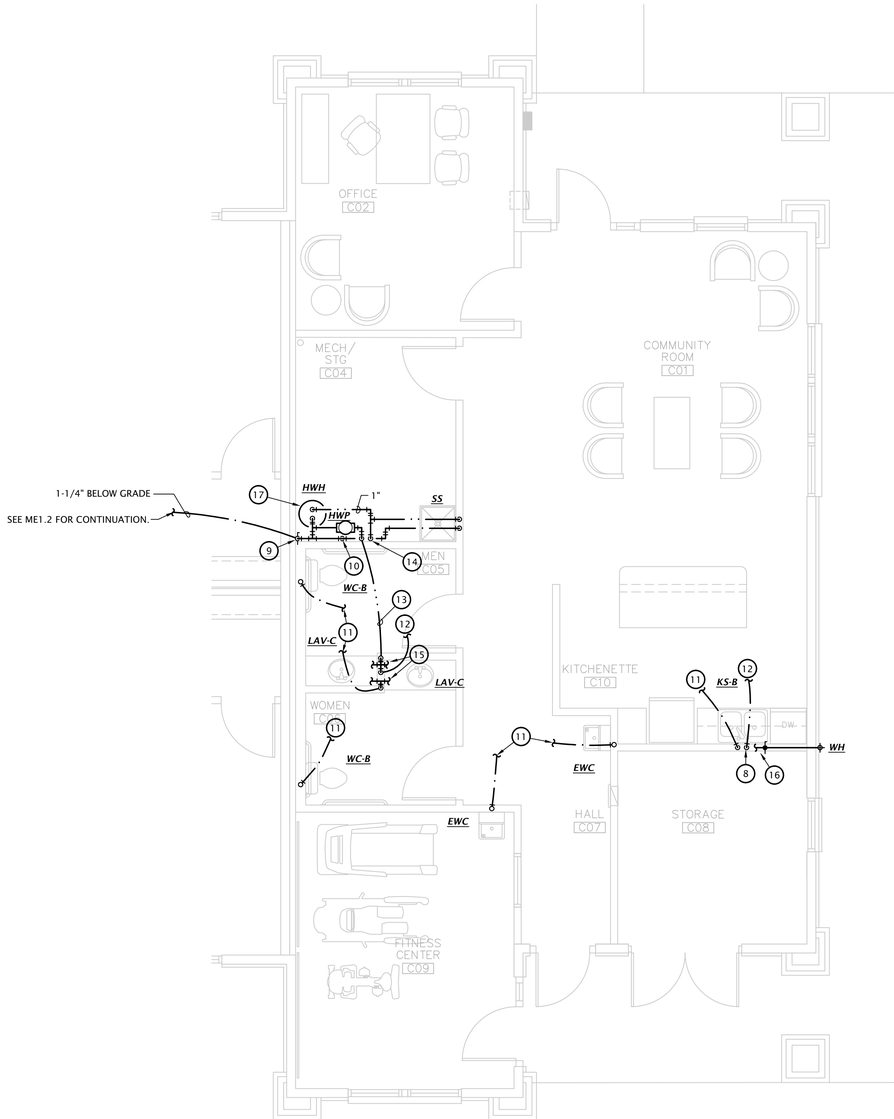
REVISION:	
1	9-27-2024

DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	ME1.2



1 CLUBHOUSE HVAC PLAN

1/4" = 1'-0"



2 CLUBHOUSE DOMESTIC WATER PLAN

1/4" = 1'-0"

SEE P1.3 FOR CLUBHOUSE WASTE AND VENT PIPING

MECHANICAL PLAN NOTES BY SYMBOL

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

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

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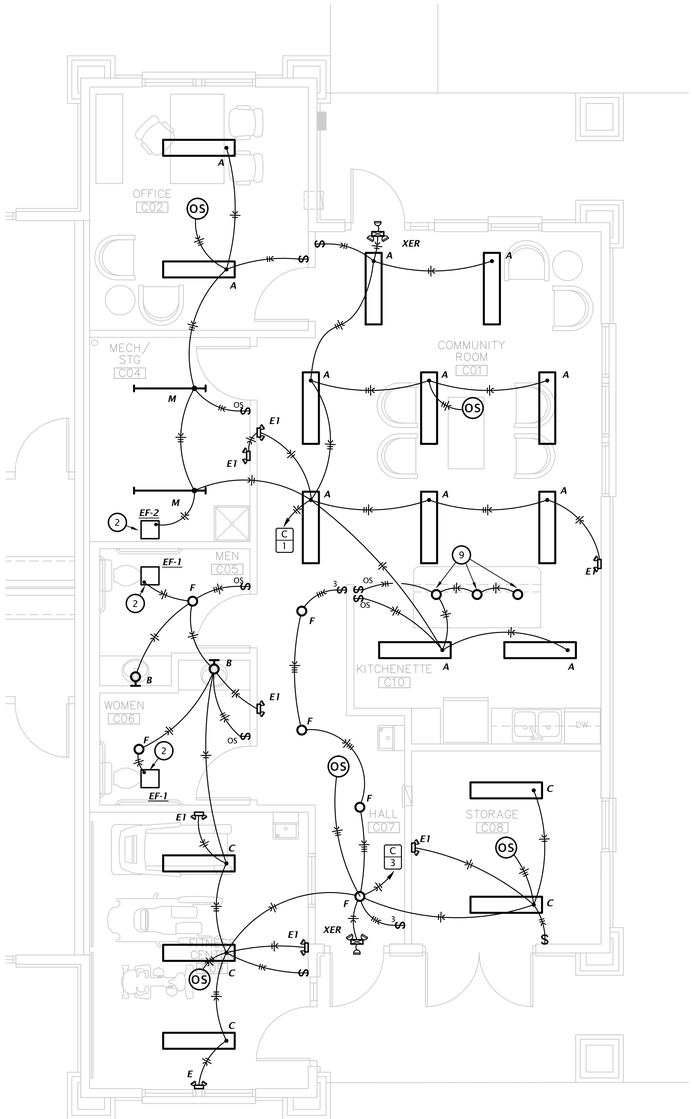
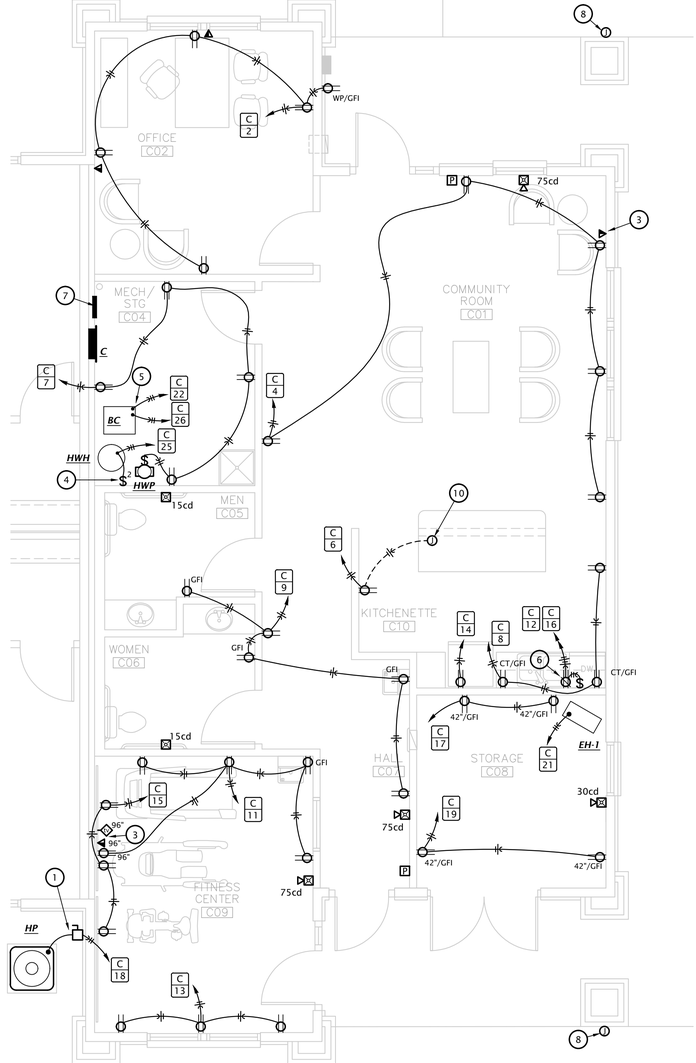
ⓔ ELECTRICAL PLAN NOTES BY SYMBOL

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.
8. PROVIDE JUNCTION BOX IN SOFFIT FOR FUTURE ROOF AND GUTTER DE-ICING CABLE. PROVIDE 1" CONDUIT WITH PULL STRING FROM JUNCTION BOX TO CLUBHOUSE PANEL 'C'. PROVIDE JUNCTION BOX WITH WEATHERPROOF BLANK COVER.
9. 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).



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



② CLUBHOUSE POWER PLAN
1/4" = 1'-0"

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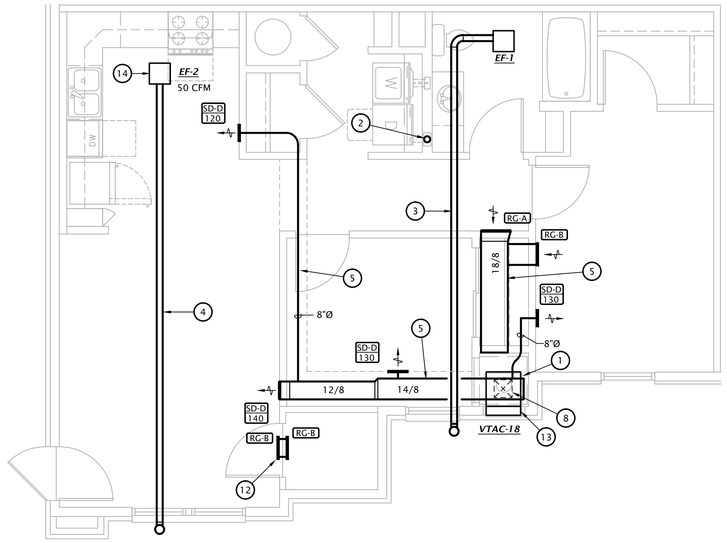
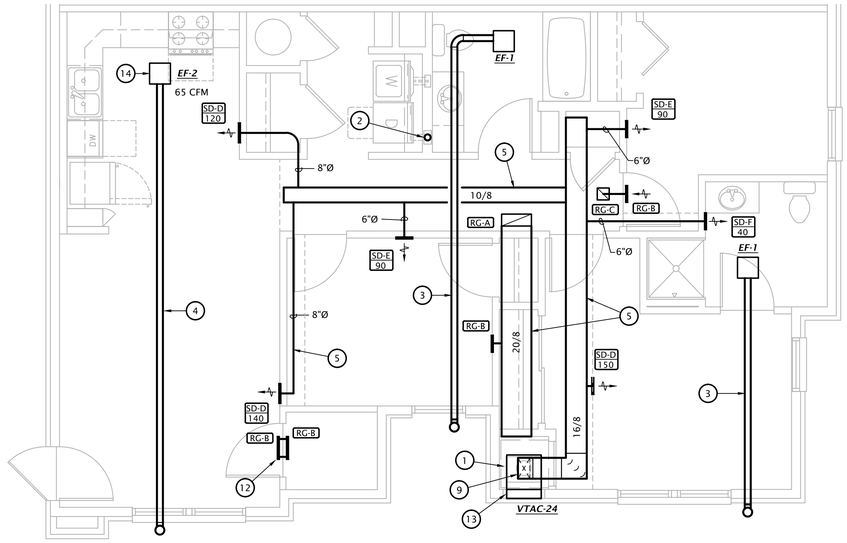
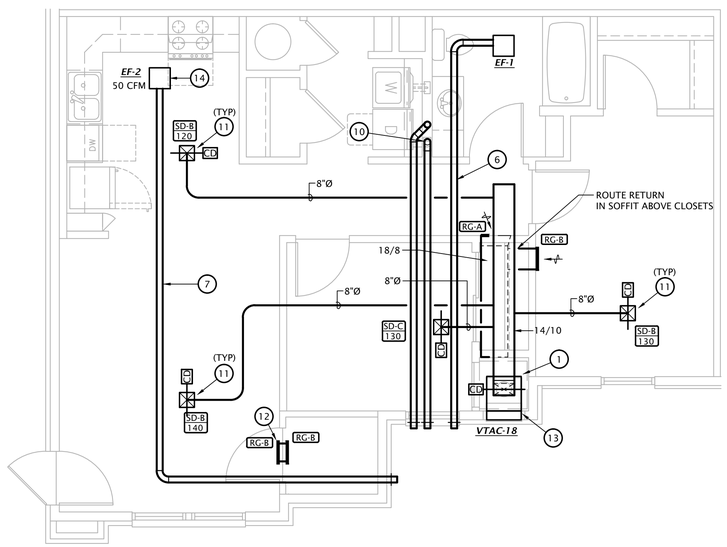


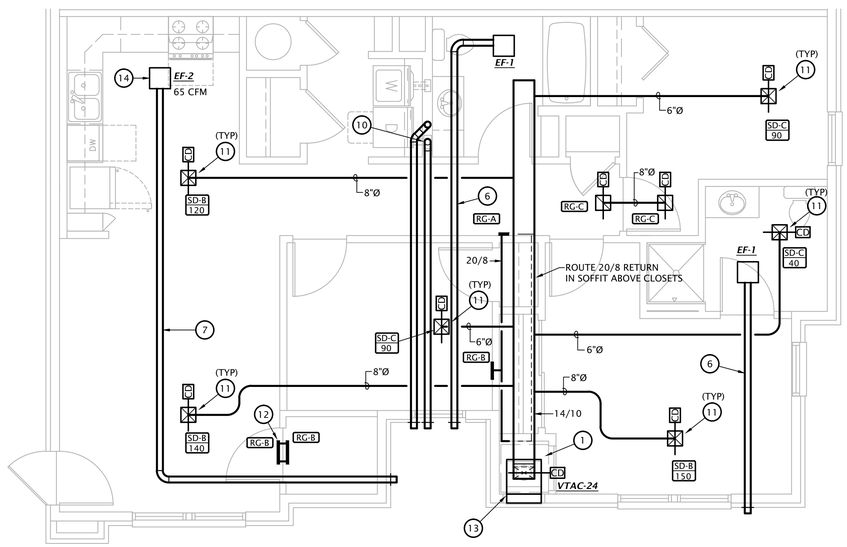
1 2 BEDROOM ENLARGED FLOOR PLAN - 3RD FLOOR
1/4" = 1'-0"



2 3 BEDROOM ENLARGED FLOOR PLAN - 3RD FLOOR
1/4" = 1'-0"



3 2 BEDROOM ENLARGED FLOOR PLAN - 1ST & 2ND FLOORS
1/4" = 1'-0"



4 3 BEDROOM ENLARGED FLOOR PLAN - 1ST & 2ND FLOORS
1/4" = 1'-0"

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.

   NOTE: 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.
6. 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.
8. TRANSITION FROM CONNECTION AT VTAC TO 12/12 SUPPLY DUCT.
9. TRANSITION FROM CONNECTION AT VTAC TO SUPPLY DUCT.
10. 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.

    NOTE: 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. REFERENCE DETAIL 3 SHEET M6.1 FOR MORE INFORMATION.
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.

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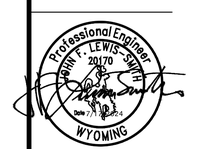

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MECHANICAL SYMBOLS

T	THERMOSTAT
	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
	ROUND DUCT UP
	PIPE TURNING UP
	PIPE TURNING DOWN
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
CD	CEILING RADIATION DAMPER
	CONTROL CABLE, VERIFY TYPE WITH EQUIPMENT MANUFACTURER

VERTICAL PACKAGED TERMINAL AIR CONDITIONER SCHEDULE

MARK	MANUFATURER	MODEL NUMBER	COOLING					HEATING			AIRFLOW	ESP	FAN SPEED	OA CFM	MIN. CKT. AMPS	MAX. OCPD	ELECTRICAL CHARACTERISTICS	NOTES
			OA DB	ENT DB/WB	SENSIBLE COOLING	TOTAL COOLING	SEER2	TOTAL HEATING	HSPF2	ELECTRIC HEAT OUTPUT								
VTAC-18	FREIDRICH	VHA18K-75RTQ	85	75/63	12,945	17,980	11.9	16,000	6.3	6.1kW	550	0.3"	HIGH	0	41.8	45	208V-1PH	1,2,3,4,5
VTAC-24	FREIDRICH	VHA24K-75RTQ	85	75/63	14,980	21,400	11.9	18,500	6.3	6.1kW	600	0.3"	HIGH	0	41.8	45	208V-1PH	1,2,3,4,5

NOTES:

1. 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'.

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.

AIR DEVICE SCHEDULE

MARK	MANUFATURER	MODEL	APPLICATION				FINISH	MOUNTING	DAMPER	FACE SIZE	DESCRIPTION	NOTES
			SUPPLY	RETURN	EXHAUST	TRANSFER						
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"x8"	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"x8"	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:

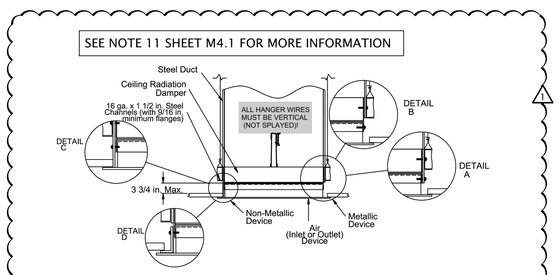
1. Provide transition to neck of diffuser for runout size as indicated on plans.

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	RUX300812	WALL	3,000	208/1	Explosion proof heater	1,2,3,4

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.



3 CEILING RADIATION DAMPER DETAIL

NO SCALE

HEAT PUMP SCHEDULE

MARK	MANUF.	MODEL	NOMINAL TONS	COOLING CAPACITY					HEATING CAPACITY			MIN HSPF	ELECTRICAL		
				OA DB	ENT AIR DB/WB	SENS MBH	TOT MBH	MIN SEER	OA DB	ENT AIR DB	TOT MBH		MCA	MOCP	V/PH
HP	TRANE	4TWR4030H1	2.5	85	75/63	20.9	28.4	16	47	70	28.4	9.75	15	25	208/1

Notes:

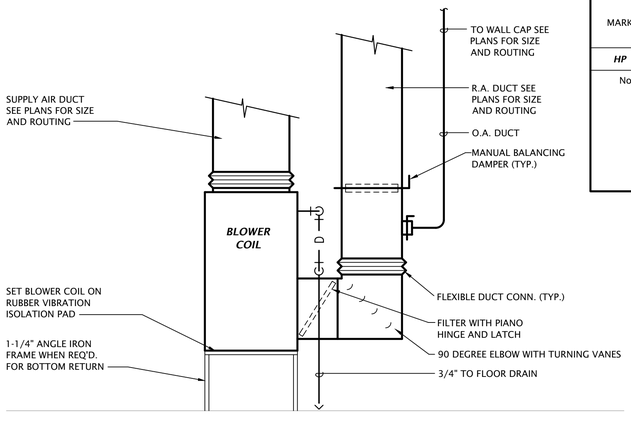
1. Refrigerant lines shall be field fabricated. Coordinate line sizing requirements with equipment manufacturer for length of run for each apartment. Provide suction accumulators, etc. as required.
2. Provide 7-day programmable thermostat.
3. Provide with R410a refrigerant.
4. Provide 2 sets of MERV-7 filters.

BLOWER COIL SCHEDULE

MARK	MANUF.	MODEL	FAN			HEATING KW	V/Ph	MOTOR FLA	MCA	MOCP
			CFM	ESP	SPEED					
BC	TRANE	TEM6A0B30H21	1000	0.7	HIGH	7.2/3.6	208/1	4.3	49/22	50/25

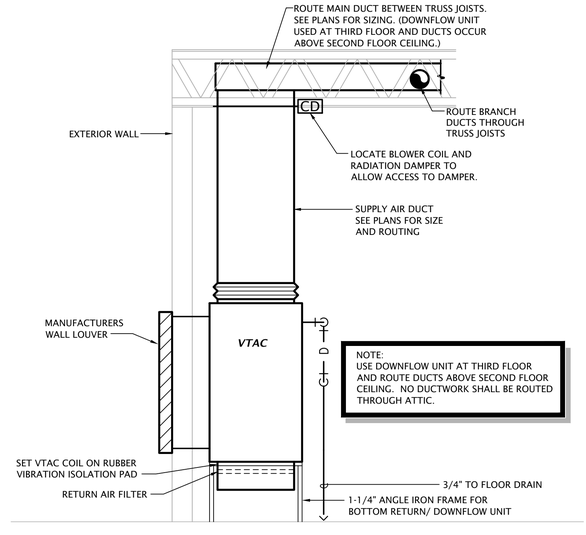
Notes:

1. Single point connection required, coordinate the exact electrical requirements of equipment provided with E.C.
2. Electric heater shall not operate simultaneously with heat pump. Electric heater shall be used as back-up heat only.
3. Provide with integral factory installed disconnect swtich.



2 BLOWER COIL DETAIL

NO SCALE



1 TYPICAL VTAC COIL DETAIL

NO SCALE

THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

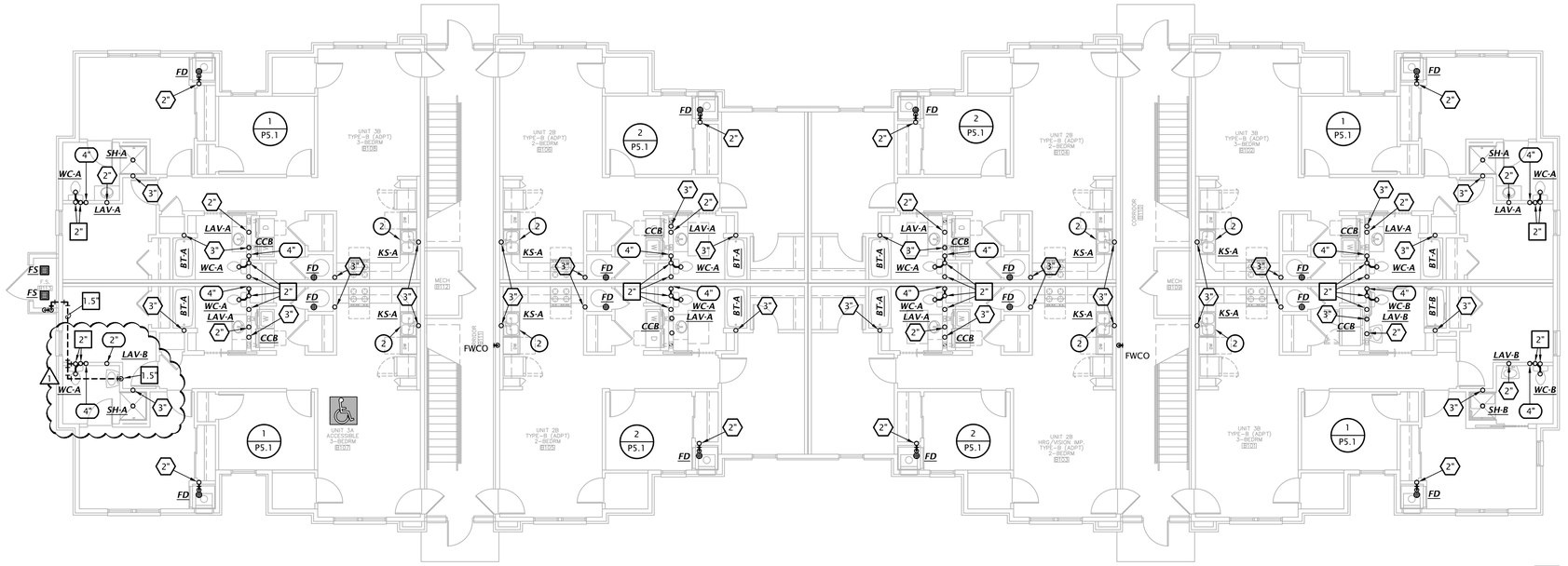
LARAMIE, WYOMING

Professional Engineer
Calvin F. LEWIS-SMITH
20170
WYOMING
Date 7/17/2024

REVISION:
1 9-27-2024

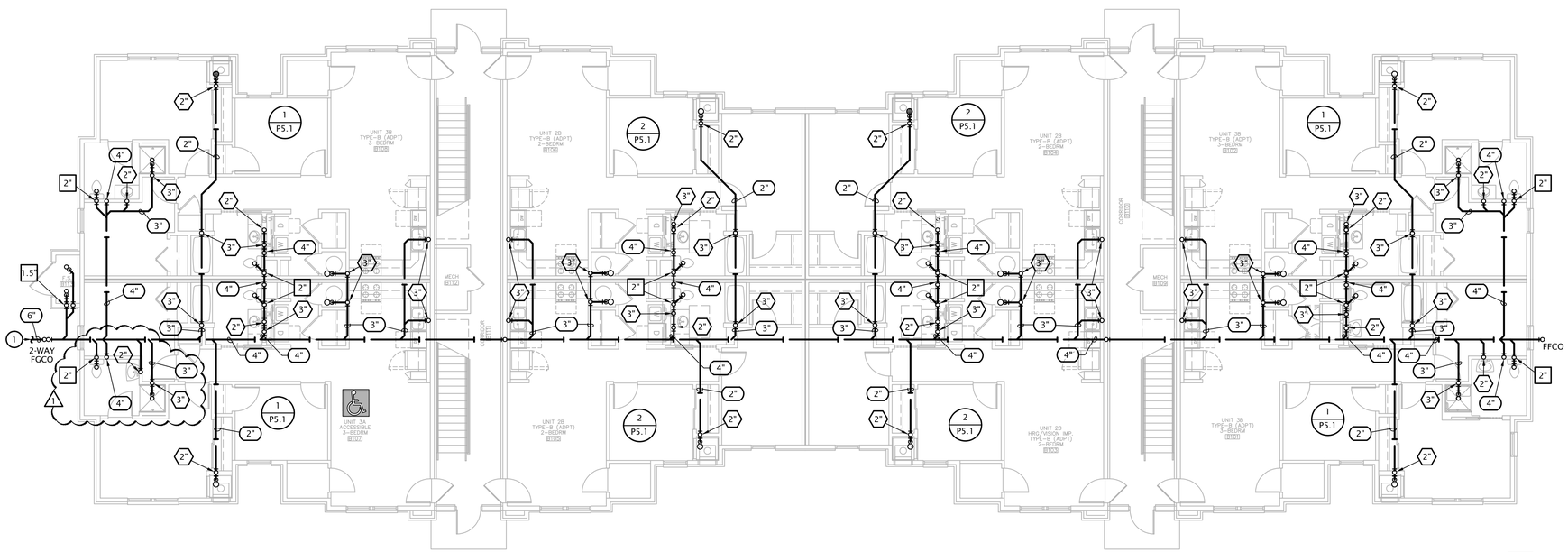
DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

M6.1



2 BUILDING B - FIRST FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING B - UNDER FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"

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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.
2. SEE WASTE AND VENT ISOMETRICS ON SHEET P5.1 FOR ADDITIONAL INFO.
3. 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.
2. CONNECT DISHWASHER DRAIN TO INDIRECT CONNECTION AT GARBAGE DISPOSER. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED BY OTHERS.

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

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Professional Engineer
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20170
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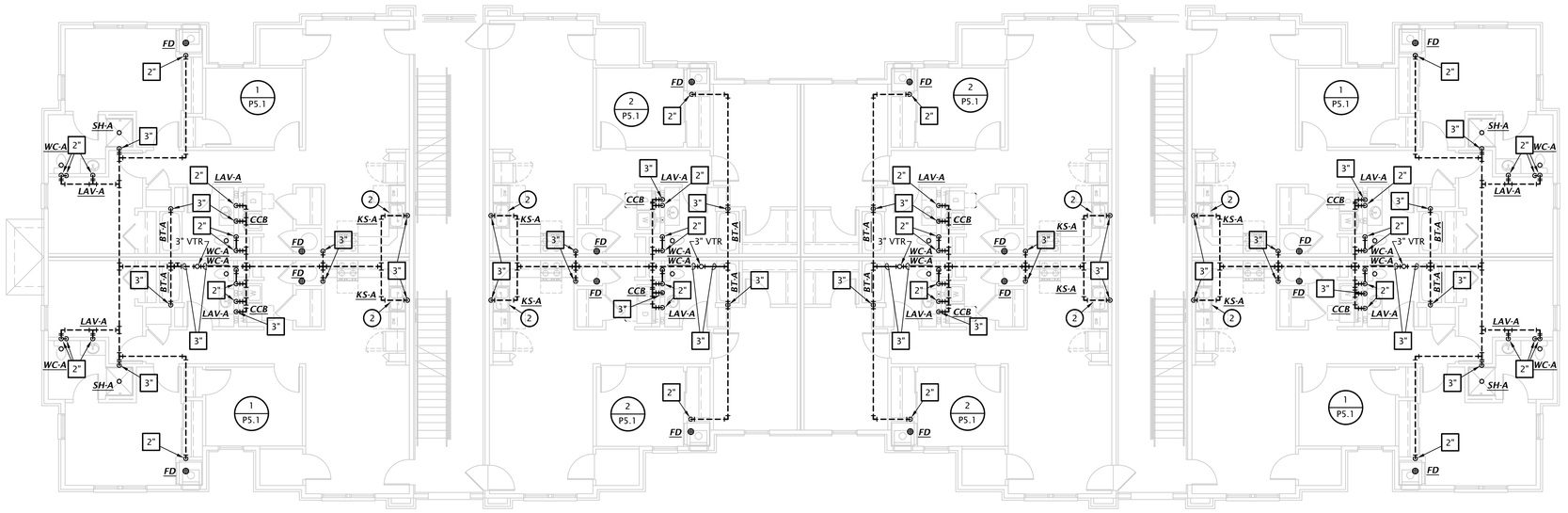
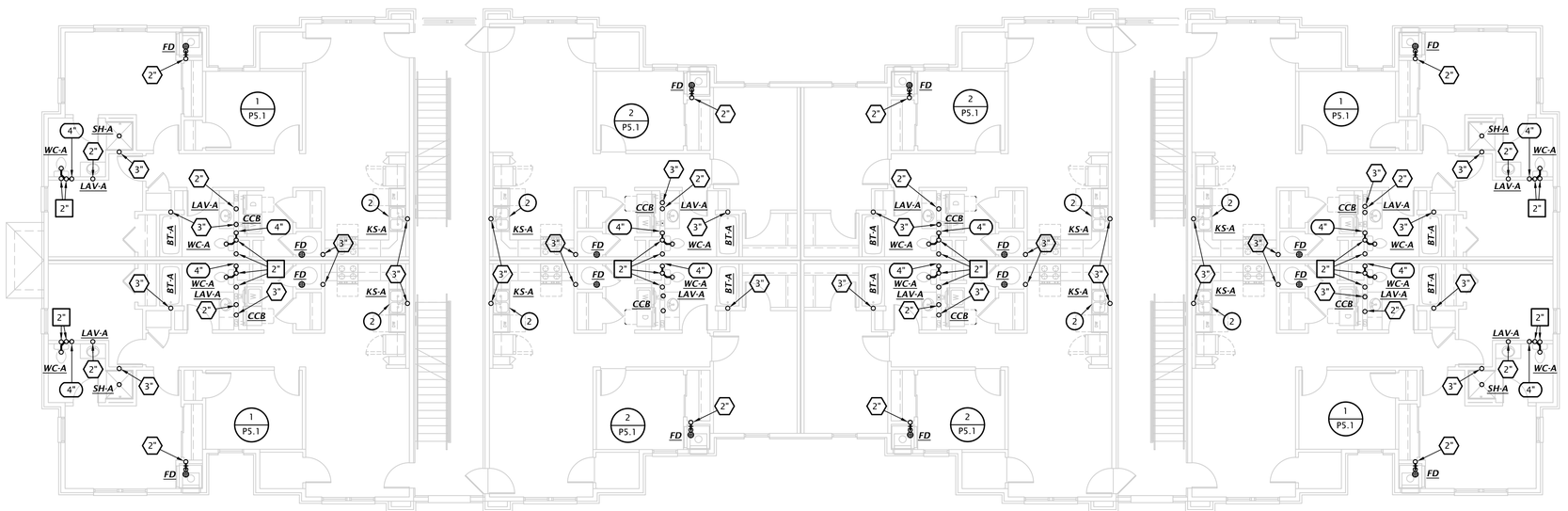


② BUILDING B - THIRD FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"



① BUILDING B - SECOND FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"

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W&V PLAN NOTES BY SYMBOL

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THE RESERVES AT GRAND VIEW HEIGHTS

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Date 7/17/2024
WYOMING

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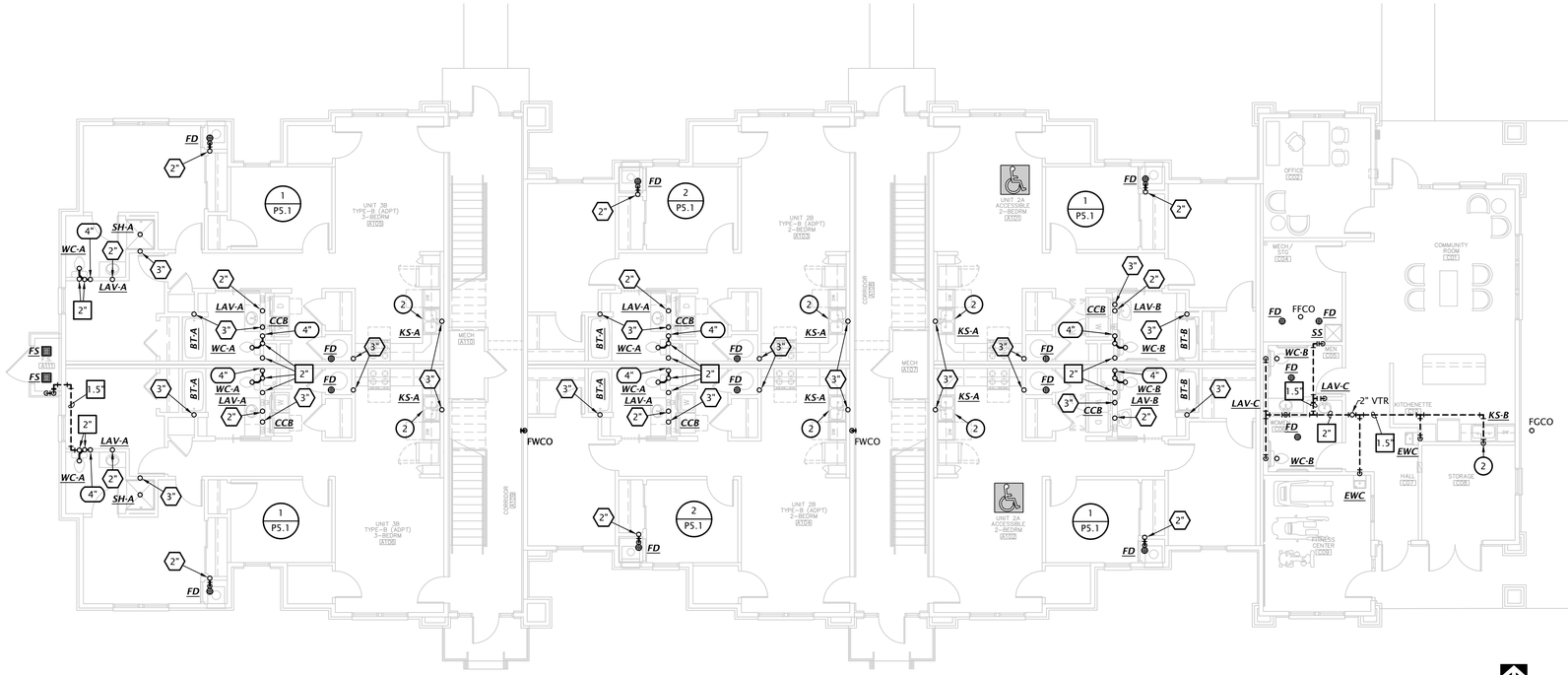
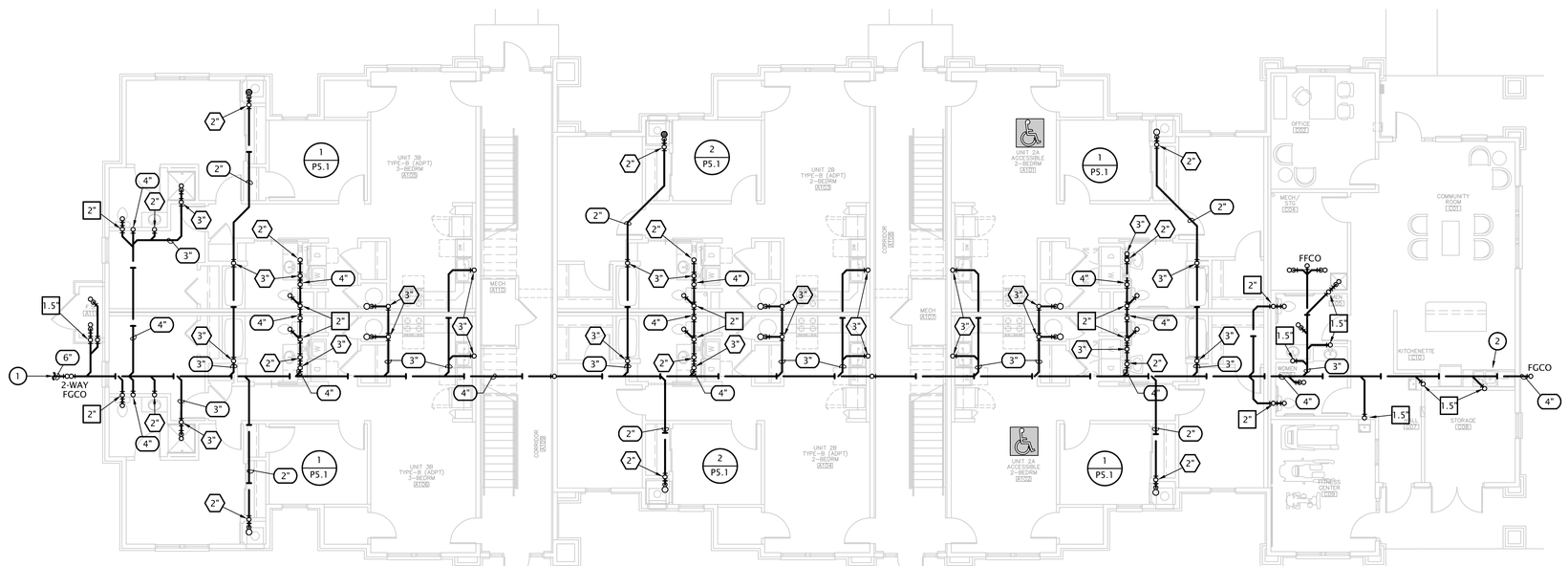


2 BUILDING A - FIRST FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING A - UNDER FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"

PLUMBING SIZING SYMBOLS

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

W&V PLAN GENERAL NOTES

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

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20170
Date 7/17/2024
WYOMING

REVISION:

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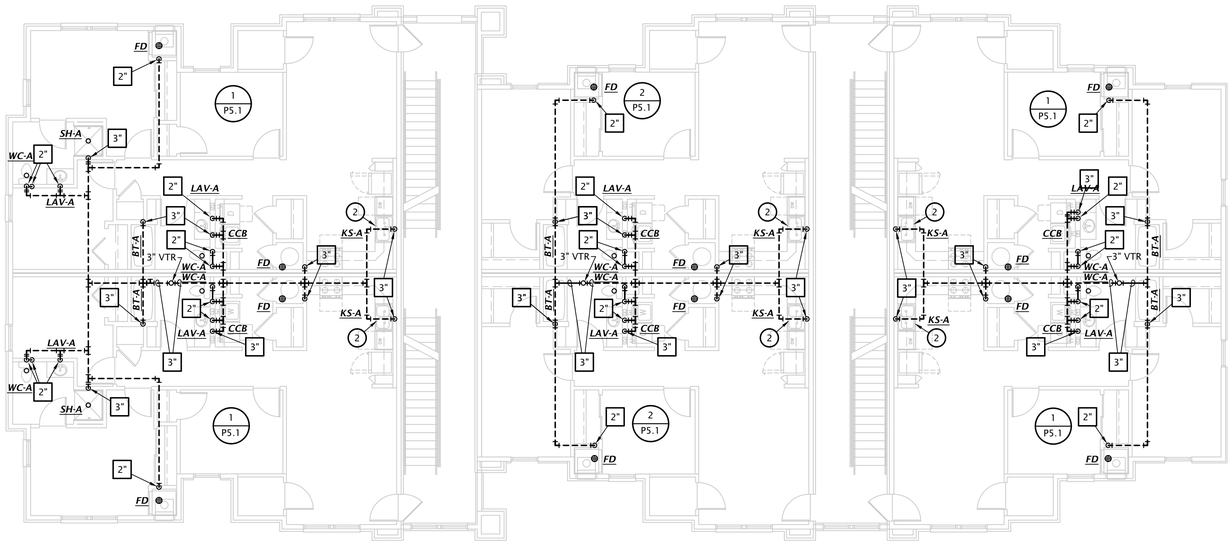
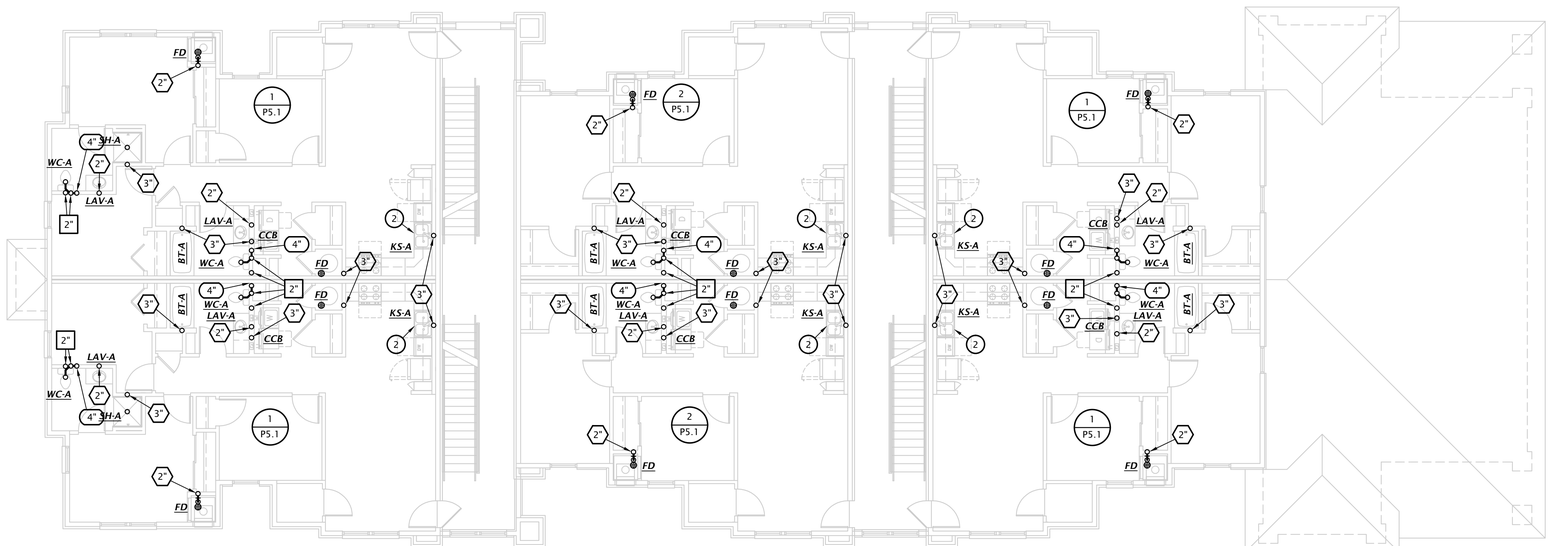
SHEET NO.:

P1.3



2 BUILDING A - THIRD FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING A - SECOND FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"

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

W&V PLAN GENERAL NOTES

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(#) W&V PLAN NOTES BY SYMBOL

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

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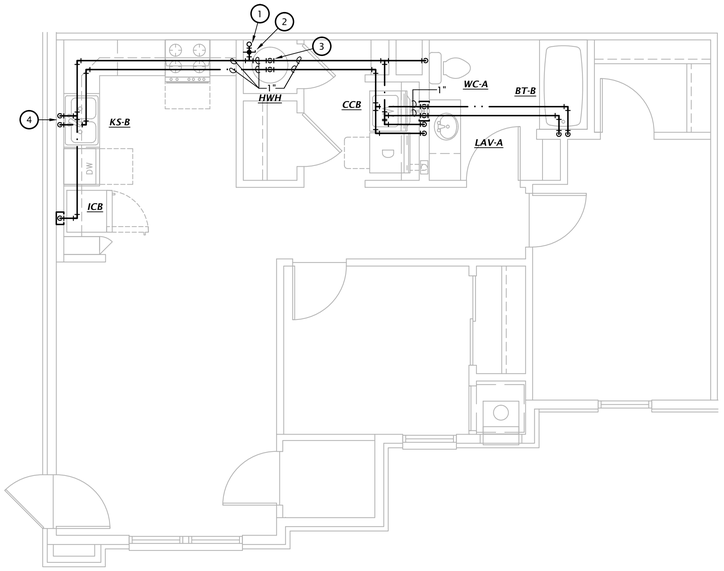
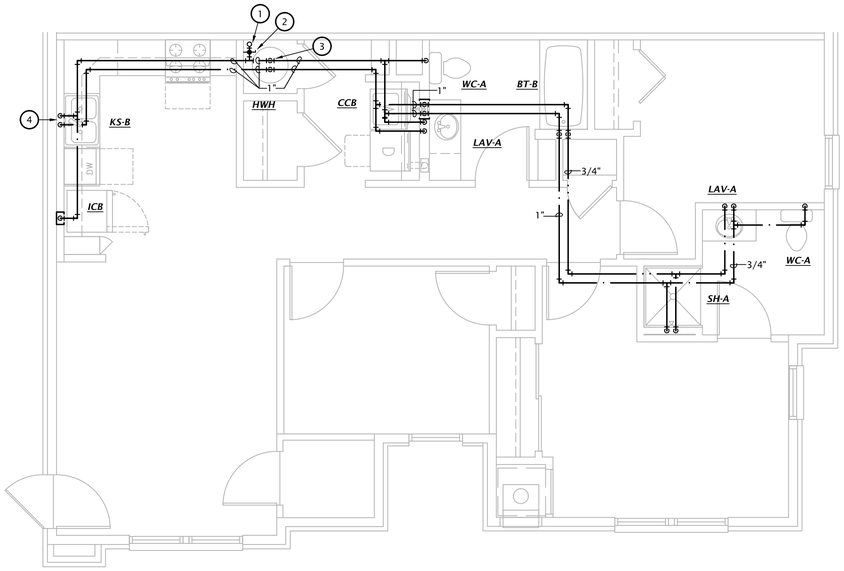
(#) PLUMBING PLAN NOTES BY SYMBOL

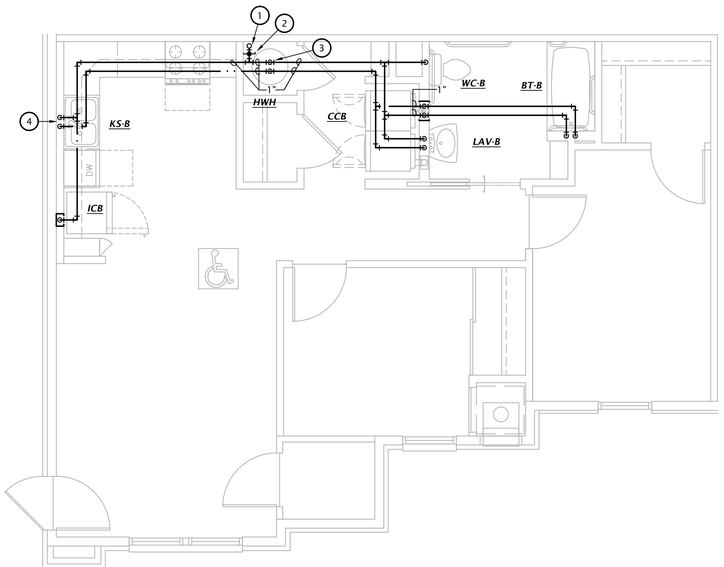
1. SEE OVERALL DOMESTIC WATER PLANS FOR CONTINUATION.
2. PROVIDE 1-1/4" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE. SEE DOMESTIC RISER DIAGRAMS ON SHEET P5.2 FOR ADDITIONAL INFORMATION.
3. CONNECT 1" CW AND HW TO HOT WATER HEATER 'HWH-A' SEE DETAIL X:P6.1.
4. PROVIDE 1/2" VALVED BRANCH BELOW SINK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



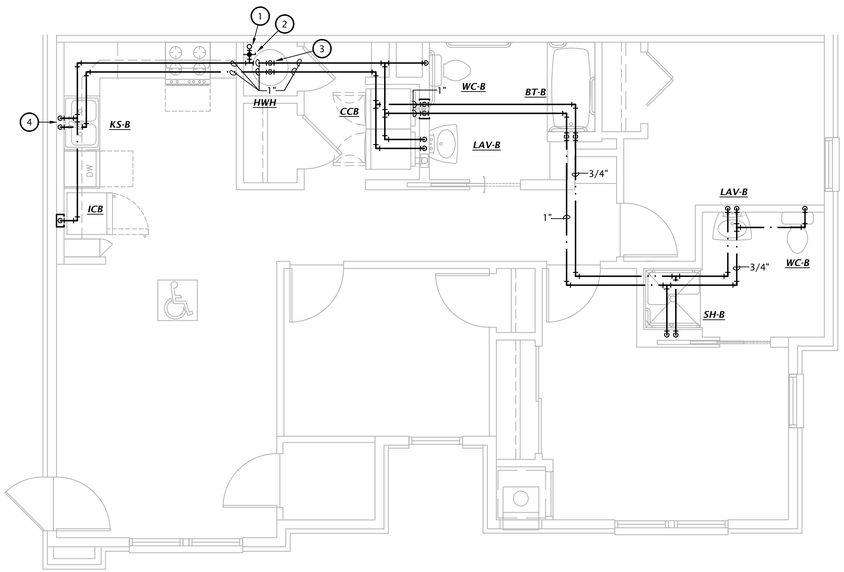
1 2 BEDROOM ENLARGED FLOOR PLAN
1/4" = 1'-0"



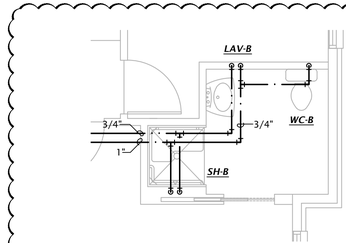
2 3 BEDROOM ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 2 BEDROOM ACCESSIBLE ENLARGED FLOOR PLAN
1/4" = 1'-0"



4 3 BEDROOM ACCESSIBLE ENLARGED FLOOR PLAN
1/4" = 1'-0"



5 UNIT 3A ACCESSIBLE PRIMARY BATH 118 ENLARGED FLOOR PLAN
1/4" = 1'-0"

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Professional Engineer
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Date 7/17/2024

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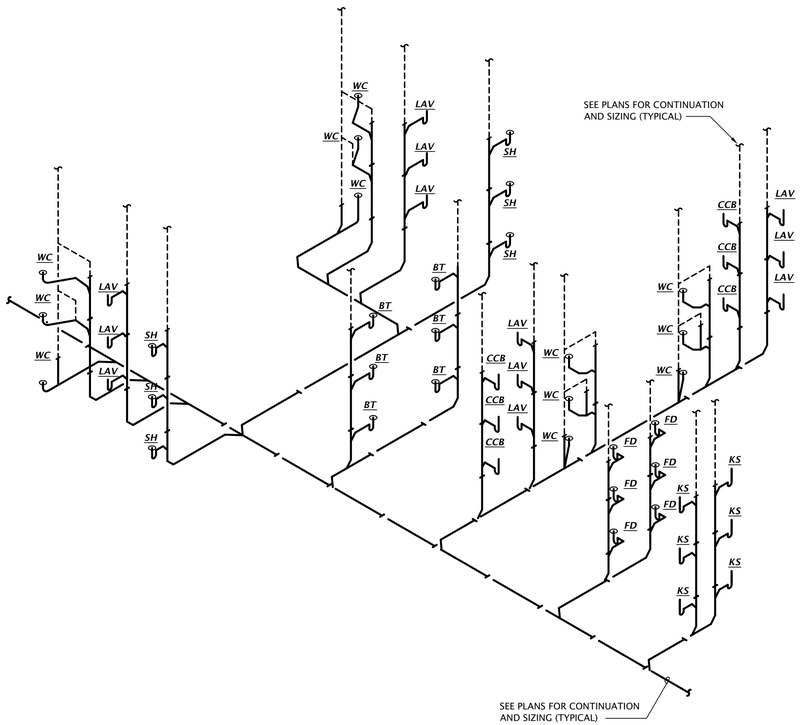
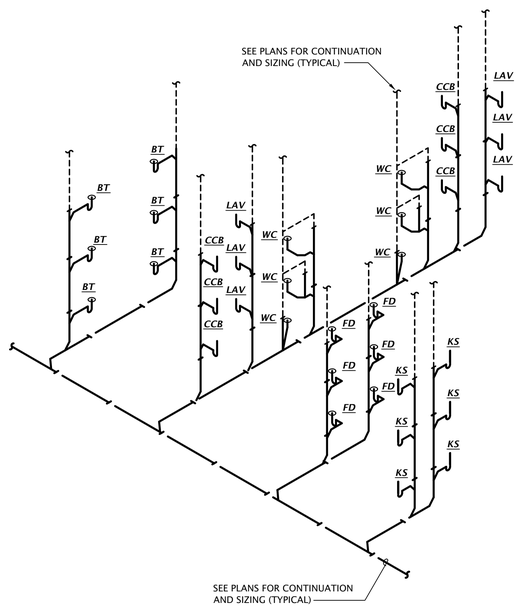
WATE AND VENT ISOMETIRIC GENERAL NOTES

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.



1 TYPICAL THREE BEDROOM WASTE AND VENT ISOMETRIC
No Scale



2 TYPICAL TWO BEDROOM WASTE AND VENT ISOMETRIC
No Scale

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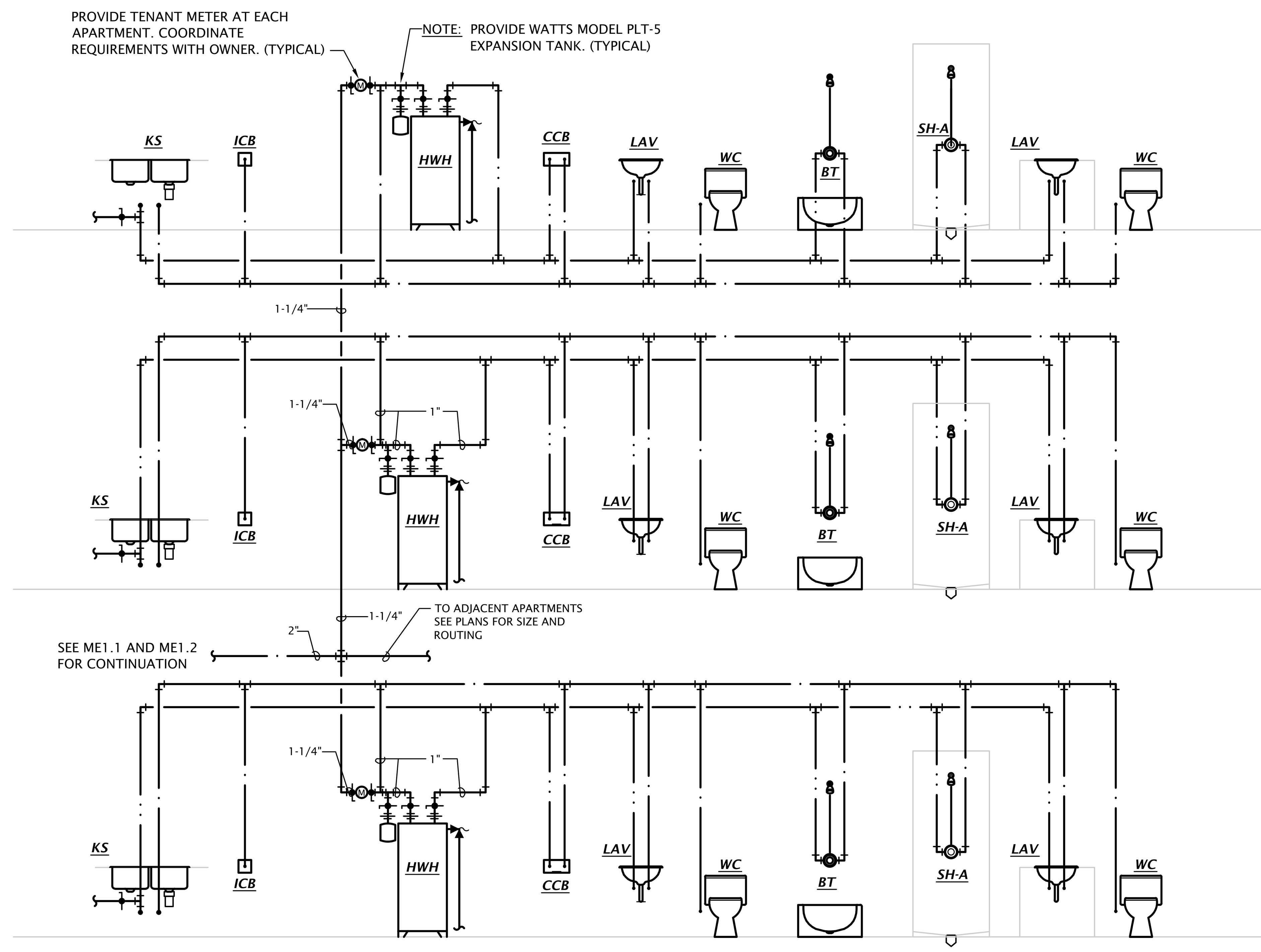
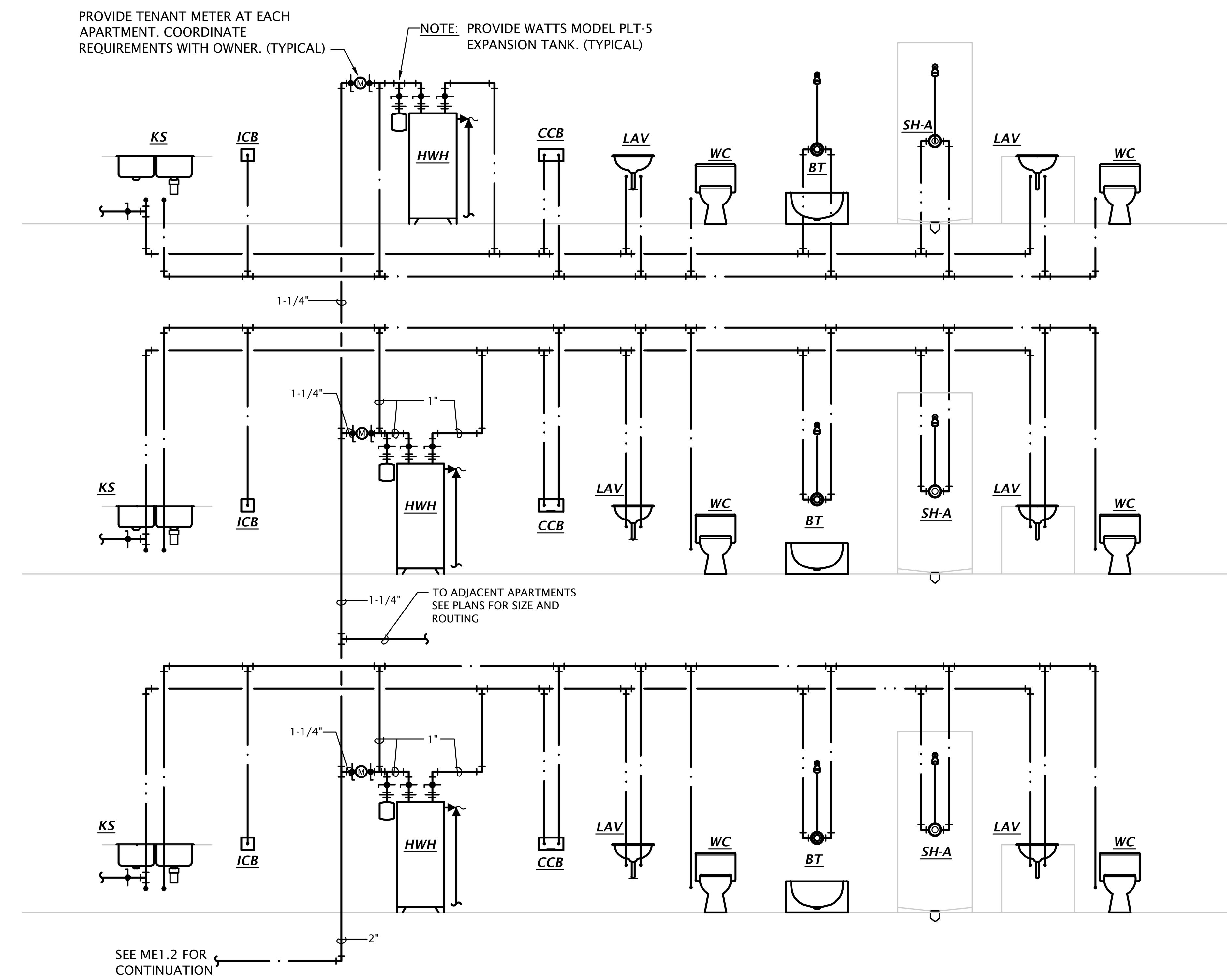


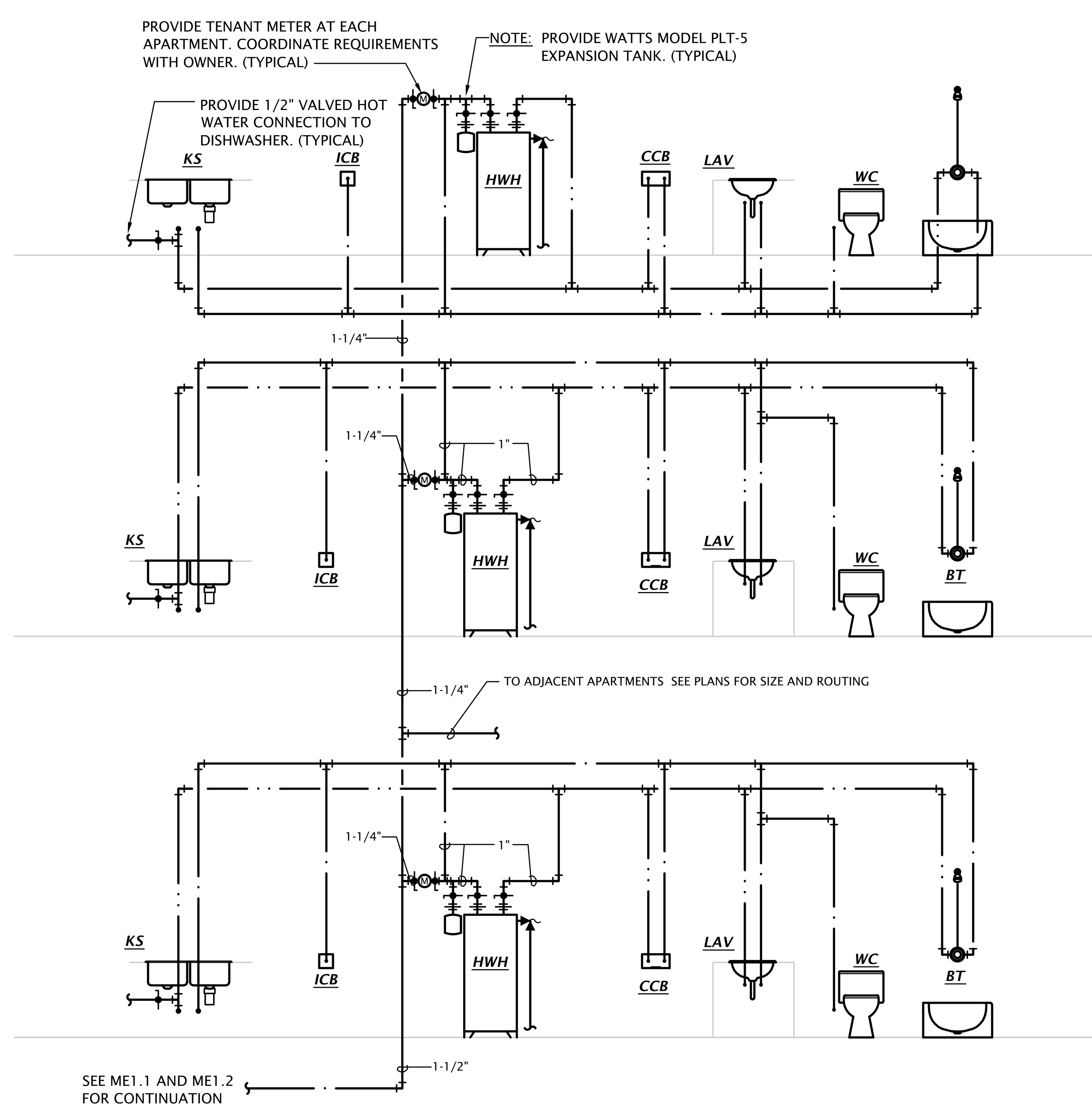
1 3 BEDROOM DOMESTIC WATER RISER DIAGRAM

Not to Scale



2 3 BEDROOM DOMESTIC WATER RISER DIAGRAM (BELOW GRADE)

Not to Scale



3 2 BEDROOM DOMESTIC WATER RISER DIAGRAM

Not to Scale

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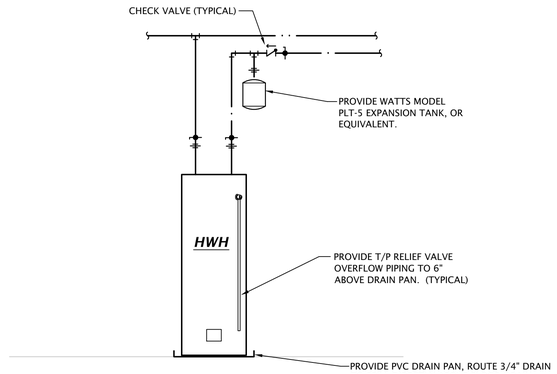
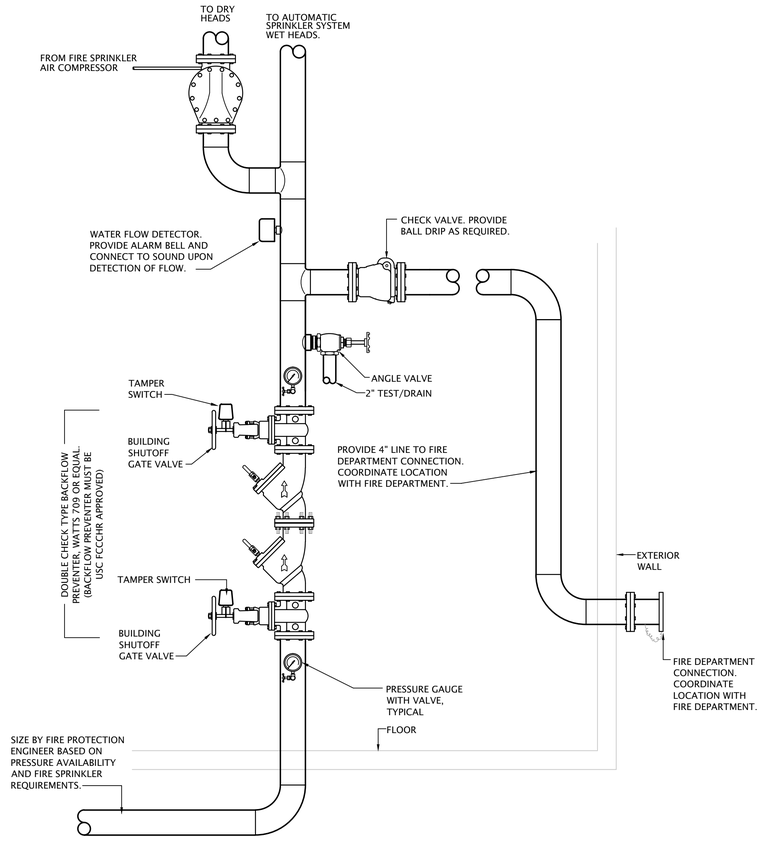
PLUMBING SYMBOLS

	PIPE TURNING UP
	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
	CHECK VALVE
	GATE VALVE
	BALL VALVE
	UNION
	T/P RELIEF VALVE
DC	DOUBLE CHECK BACKFLOW PREVENTOR
RP	REDUCED PRESSURE BACKFLOW PREVENTOR



2 APARTMENT WATER HEATER DETAIL
Not to Scale



1 FIRE PROTECTION RISER DIAGRAM
NO SCALE

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	TRIM		ROUGH-IN SIZES				NOTES
			MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	HW	
WC-A	KOHLER	Model 5296 "Highline" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator located on open side of room.	KOHLER	K-5588 Purefresh white, elongated closed front seat and cover	4"	2"	1/2"	---	
WC-B	KOHLER	Model 5296 "Highline" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator located on open side of room.	KOHLER	K-5588 Purefresh white, elongated closed front seat and cover	4"	2"	1/2"	---	1
LAV-A	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"	2,4
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"	1,2,3,4
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"	1,2,3,4
KS-A	JUST	Model DL-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as req.	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, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	2,4
KS-B	JUST	Model DL-ADA-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x5"D inside, fully undercoated, faucet holes as req., and drain holes center rear.	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, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	1,3,2,4
BT-A	AQUARIUS	Model G 6063 TS reinforced fiberglass tub/shower, 60"W x35-3/4"D x76-1/2"H, with integral soap/toiletry shelves, right or left hand rough-in as required, white finish.	DELTA	Model R10000-UNWS/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"	2,4,5
BT-B	AQUARIUS	Model S 6000 TS OT reinforced fiberglass ADA tub/shower, 60"W x33"D x82"H, with integral soap/toiletry shelves and grab bars in accordance with ADA requirements, seat at end of tub, right or left hand rough-in as required, white finish. Coordinate blocking for grab bars and fold up seat per ANSI A117.1 requirements with G.C.	DELTA	Model R10000-UNWS/T13H252 pressure balancing tub/shower valve with non-positive shut-off control and temperature control to ensure maximum 120˚ water with single metal lever handle, 1.5 GPM handshower with double check valves, flexible hose, 24" stainless steel slide bar, metal lever handshower, diverter valve, and shower head with arm.	2"	1-1/2"	1/2"	1/2"	1,2,4,5
SH-A	AQUARIUS	Model G-3679-SH cast acrylic shower, 36"W x36"D x79"H, with integral soap/toiletry shelves, right or left hand rough-in as required, center drain, white finish.	DELTA	Model R10000-UNWS/T13H132 single handle pressure-balancing valve, 1.5 GPM push-clean showerhead.	2"	1-1/2"	1/2"	1/2"	5
SH-B	AQUARIUS	Model G-3682 BF ANSI A117.1 compliant cast acrylic shower, 36" square inside, 18 gauge stainless steel grab bars, fold up padded seat, molded soap shelves, brass drain w/chrome strainer, collapsible water dam, right or left hand rough-in as required. Coordinate blocking for grab bars and fold up seat per ANSI A117.1 requirements with G.C.	DELTA	Model R10000-UNWS/T13220-H2OT pressure balancing shower valve with integral temperature limits, single metal lever handle, 1.5 GPM handshower with double check valves, flexible hose, and 24" stainless steel slide bar.	2"	1-1/2"	1/2"	1/2"	1,5
SS	FIAT	Model MSB-2424 one piece molded stone mop basin, 24" square, stainless steel integral drain body with caulk connection, stainless steel wall guards.	DELTA	Model 28T9 faucet with hose thread outlet, vacuum breaker, pail hook, wall brace, metal lever handles.	3"	1-1/2"	3/4"	3/4"	4
EWC	ELKAY	Model EMABFTLDDWSLK ADA compliant dual height, self-contained water cooler with stainless steel basin, front and side push bar actuator, lead-free, 120 volts. Provide unit with EZH20 bottle filling station. Provide unit with Model 98313C Accessory Apron.			2"	1-1/2"	1/2"	---	
WH	WOODFORD	Model 25 frost proof wall hydrant with anti-siphon vacuum breaker, metal handle.			---	---	3/4"	---	
CCB	IPS CORP.	Model W4700 recessed washing machine box with 2"PVC/ABS drain coupling and knockout test cap. Two, 1/4 turn adaptor ball valves, sweat connection.			2"	2"	1/2"	1/2"	
ICB	IPS CORP.	Model FRIB12 ice maker connection box with 1/4 turn ball valve and 1/2" sweat copper connection.			---	---	1/2"	---	
FD	SIOUX CHIEF	Series 833 adjustable floor drain with nickel bronze strainer. Provide Proset Trapguard trap protection device.			2"	---	---	---	
FS	SIOUX CHIEF	Series 861 PVC floor sink with PVC strainer. Provide Proset Trapguard trap protection device.			4"	---	---	---	
HWH	A.O. SMITH	Model ENJ-40, 40 gallon electric water heater, 0.93 UEF, 4500 watts, 208 volts heating element, 21 GPH recovery @ 90˚F temp rise. Supplied with temperature & pressure relief valve and brass drain valve. Water heater shall have temperature controls set to limit supply temperature to 120˚F or less.							

GENERAL:

- Provide fixtures with all trim necessary for complete installation

NOTES:

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

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NEW APARTMENT COMPLEX
LARAMIE, WYOMING

Professional Engineer
JOHN F. LEWIS-SMITH
20170
Date 7/17/2024
WYOMING

REVISION:

DATE: 7-17-2024
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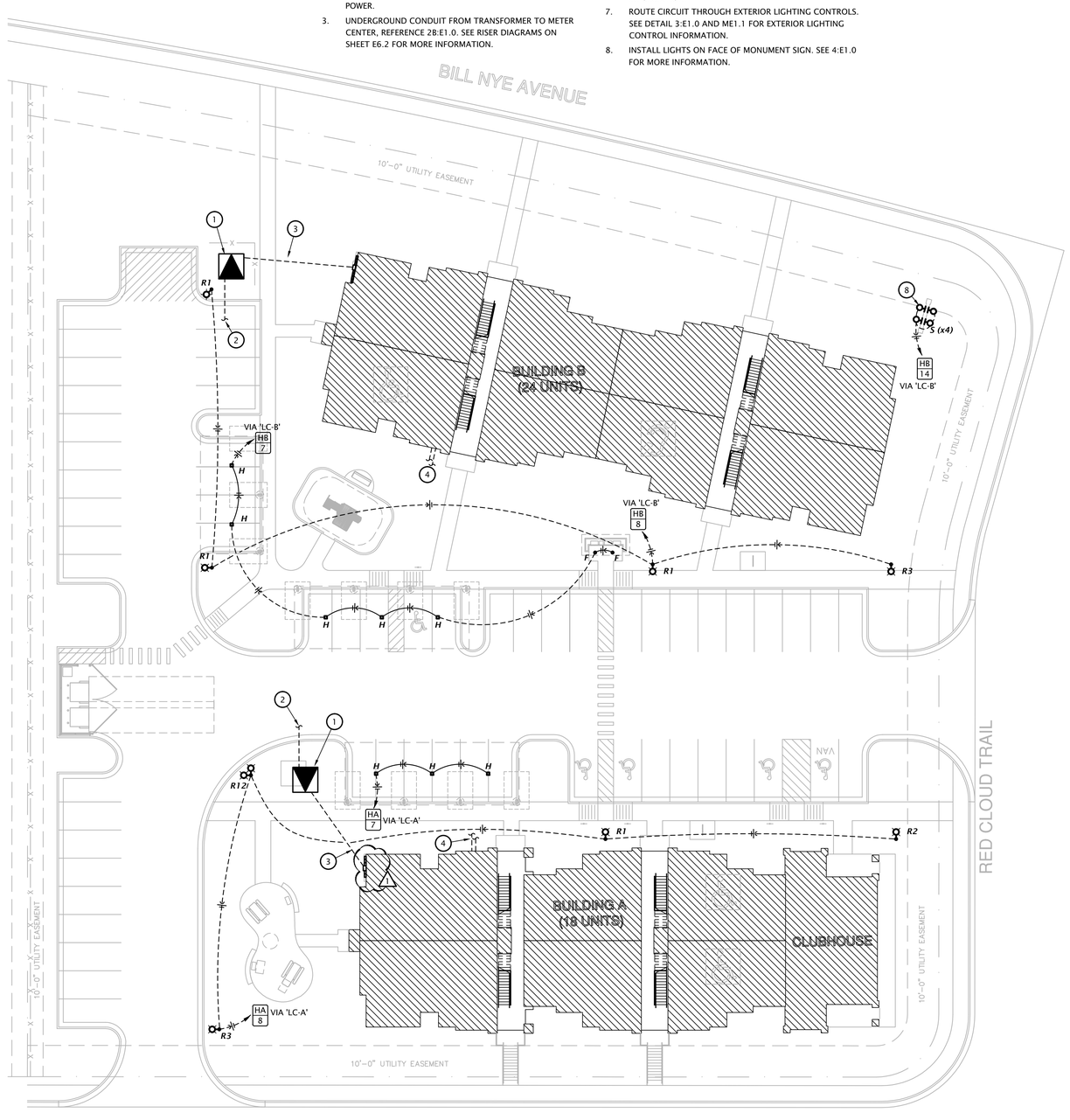
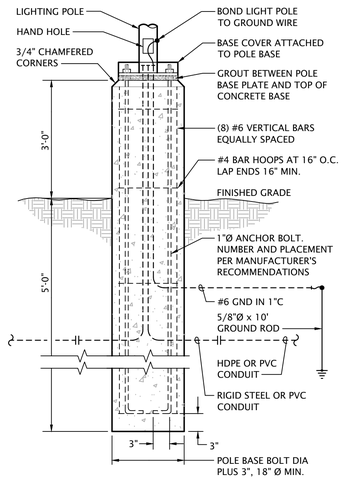
Project 24037 July 2023

⑥ M/E NOTES BY SYMBOL

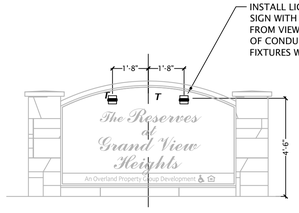
1. POWER COMPANY PAD MOUNTED TRANSFORMER. CONCRETE PAD BY GENERAL CONTRACTOR PER ROCKY MOUNTAIN POWER STANDARDS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH UTILITY PROVIDER PRIOR TO COMMENCING WORK.
2. PROVIDE (2) 4" CONDUITS FOR POWER COMPANY PROVIDED PRIMARY CABLING, REFERENCE 2A:E1.0. COORDINATE ROUTING AND REQUIREMENTS WITH ROCKY MOUNTAIN POWER.
3. UNDERGROUND CONDUIT FROM TRANSFORMER TO METER CENTER, REFERENCE 2B:E1.0. SEE RISER DIAGRAMS ON SHEET E6.2 FOR MORE INFORMATION.
4. ROUTE (2) 2" CONDUITS FOR TELEPHONE AND CATV SERVICES TO PROPERTY LINE. PROVIDE PULLSTRING IN EACH RACEWAY, REFERENCE 2C:E1.0. VERIFY TERMINATION POINTS WITH LOCAL TELEPHONE AND CATV COMPANIES.
5. METER CENTER, SEE ME1.1 AND E6.2 FOR MORE INFORMATION.
6. POLE MOUNTED AREA LIGHT, REFERENCE 2:E1.0 FOR MORE INFORMATION.
7. ROUTE CIRCUIT THROUGH EXTERIOR LIGHTING CONTROLS. SEE DETAIL 3:E1.0 AND ME1.1 FOR EXTERIOR LIGHTING CONTROL INFORMATION.
8. INSTALL LIGHTS ON FACE OF MONUMENT SIGN. SEE 4:E1.0 FOR MORE INFORMATION.



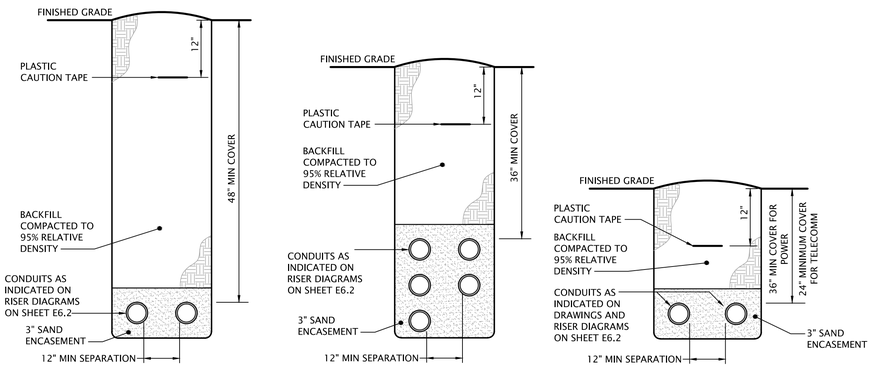
① ELECTRICAL SITE PLAN
1" = 20'-0"



③ CONCRETE POLE BASE DETAIL
No Scale



④ MONUMENT LIGHT DETAIL
No Scale



② CONDUIT TRENCH DETAILS
No Scale

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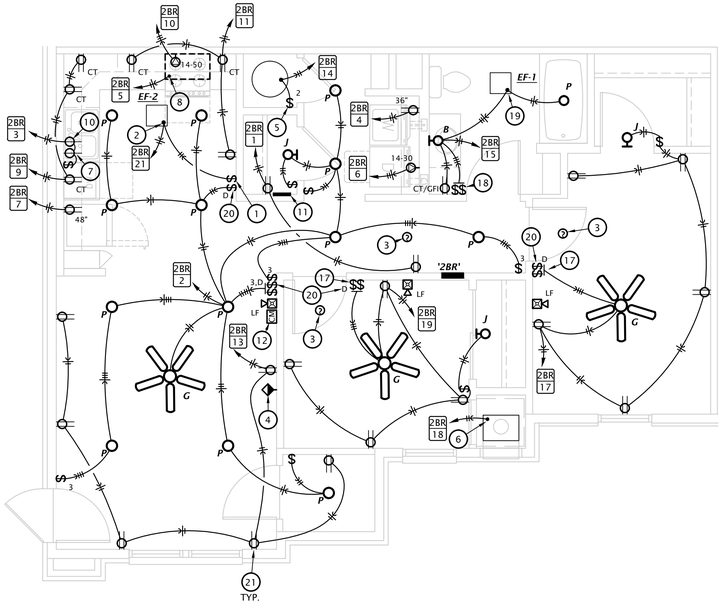
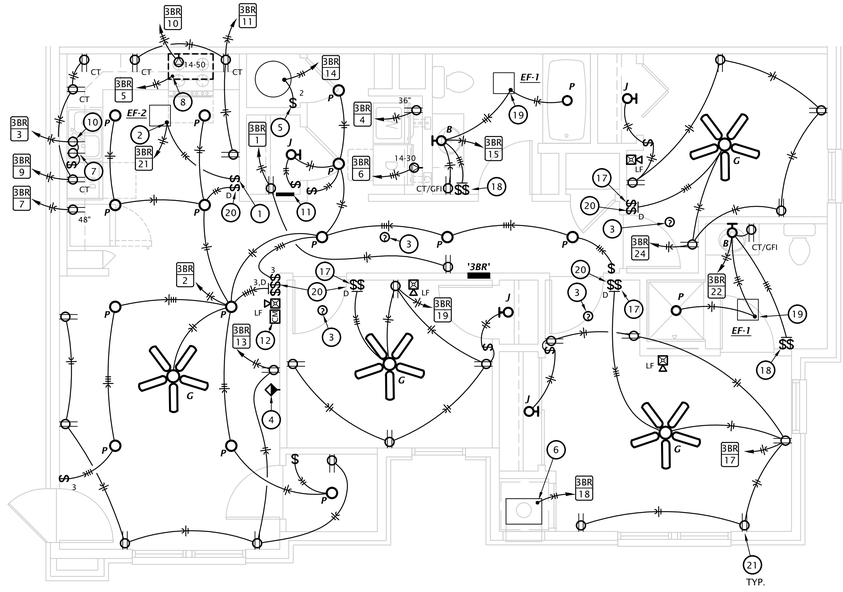


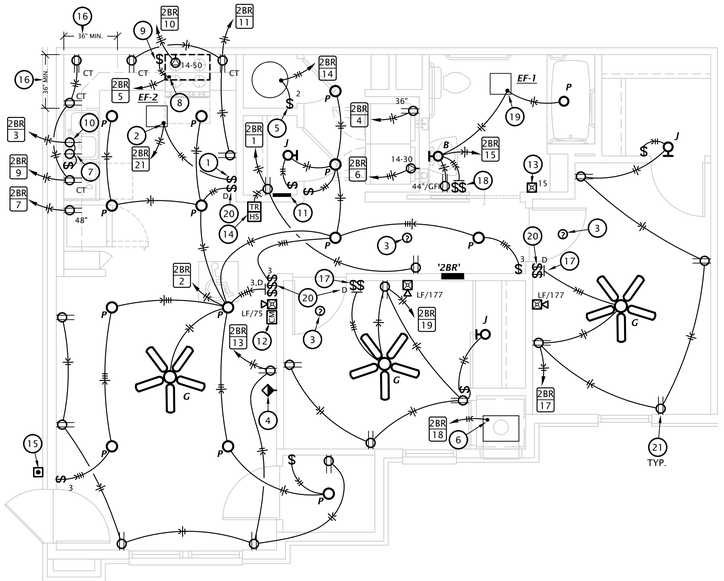
1 2 BEDROOM POWER PLAN

1/4" = 1'-0"



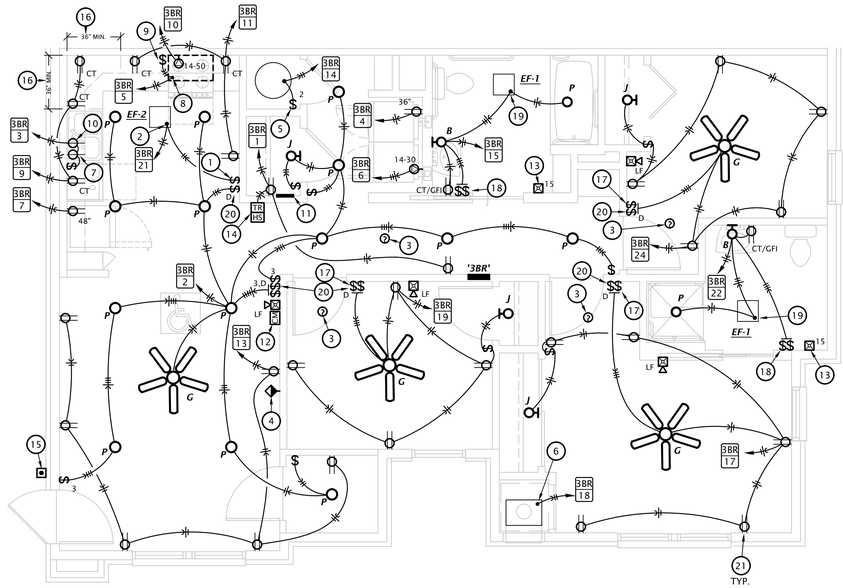
2 3 BEDROOM POWER PLAN

1/4" = 1'-0"



3 2 BEDROOM ACCESSIBLE POWER PLAN

1/4" = 1'-0"



4 3 BEDROOM ACCESSIBLE POWER PLAN

1/4" = 1'-0"

ELECTRICAL NOTES BY SYMBOL

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

- VERIFY EXACT LOCATIONS AND ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PROVIDED OR SELECTED BY OWNER.
- 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.
2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR. CIRCUIT FAN FOR CONTINUOUS OPERATION.
3. FIRE ALARM SYSTEM SMOKE DETECTOR.
4. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS 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 UNIT. EQUIPMENT TO BE PROVIDED WITH INTEGRAL DISCONNECT SWITCH. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE REQUIREMENTS WITH M.C.
7. PROVIDE SWITCHED SIMPLEX RECEPTACLE BELOW COUNTER FOR DISPOSAL OPERATION.
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.
9. PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD.
10. 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.
17. SWITCH CEILING FAN AND LIGHT SEPARATELY.
18. 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.

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July 2023

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NEW APARTMENT COMPLEX

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Professional Engineer
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Date 7/17/2024

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LIGHT FIXTURE SCHEDULE

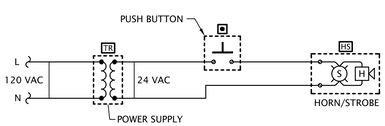
MARK	MANUF.	MODEL NUMBER	LAMP DATA #	LAMP DATA TYPE	BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
A	LITHONIA	FMFL-30840-CAML-WH	---	2800 LUMEN 35W LED	STANDARD	SURFACE	WHITE	LED DECORATIVE SURFACE	
B	SEAGULL	4423003EN3-710	3	9.5W LED	STANDARD	WALL	BURNT SIENNA	3 LAMP VANITY LIGHT	
C	LITHONIA	FML-WL-48-35	---	2380 LUMEN 40W LED	STANDARD	SURFACE	WHITE	4' LED WRAP AROUND	
E1	LITHONIA	EU2-LED-M12	2	1W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT	2
E2	MULE	MRD-WL-IH8-LED	2	3.3W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT WITH COLD WEATHER INTERNAL HEATER WITH BATTERY BLANKET	2
F	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	9
G	SEAGULL	15030EN-829	2	10W LED	STANDARD	SURFACE	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	
H	BEACON	LSQ1-25-4K7-UNV	---	30W LED 3,181 LUMEN	0-10V DIMMING	SURFACE	SELECTED BY ARCHITECT	SQUARE SURFACE MOUNTED ACRYLIC LENS	4,5,6
J	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	8
K	LITHONIA	FMML-13-8-40-WL	---	1985 LUMEN 28W LED	STANDARD	SURFACE	WHITE	13" ROUND LED FLUSH MOUNT	
M	LITHONIA	CSS-L48-4000LM-MVOLT-40K-80CRI	---	4298 LUMEN 34W LED	STANDARD	SURFACE	WHITE	4 FOOT LENSED LED STRIP LIGHT	
N	MULE	MERU-LED-ACEM-DB-IH	---	1800 LUMEN 32W LED	STANDARD	WALL @ 8'-0" AFF	DARK BRONZE	LED GENERAL AND EMERGENCY LIGHT WITH DIE CAST ALUMINUM HOUSING AND COLD WEATHER PACKAGE	2,4
P	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	SURFACE	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	7
R1	MCGRAW EDISON	TLM-E01-LED-E1-T4	---	3,064 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	1,4
R12	MCGRAW EDISON	(2) TLM-E01-LED-E1-T4	---	3,064 LUMEN 25W LED EACH	STANDARD	POLE	BLACK	LED AREA LIGHTS, TWO HEADS MOUNTED AT 90°, FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	1,4
R2	MCGRAW EDISON	TLM-E01-LED-E1-SLL	---	2,782 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH SPILL LIGHT ELIMINATOR LEFT	1,4
R3	MCGRAW EDISON	TLM-E01-LED-E1-SLR	---	2,782 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH SPILL LIGHT ELIMINATOR RIGHT	1,4
S	LUMIERE	303-S1-LEDB1-400K-UNV-T5X-BK-12	---	634 LUMEN 8.5W LED	FIXED OUTPUT DRIVER	SIGN	BLACK	WALL MOUNTED LED SIGN LIGHT WITH 12" ARM	4
W	GOTHAM	ICO4-40/05/AR/LSS10D	---	500 LUMEN 7 W LED	STANDARD	SURFACE	WHITE	4" DIAMETER LED WALL WASH DOWNLIGHT WITH 10° BEAM ANGLE	9
X	MULE	WLMX-1-B-R-WH-SD	---	LED	STANDARD	WALL/SURFACE	WHITE	COLD WEATHER EXIT SIGN SUITABLE FOR USE DOWN TO -4°F	2,3
XER	LITHONIA	ECR-LED-HO-M6-ELA-LED-M12	---	LED	STANDARD	WALL/SURFACE	WHITE	EXIT/EMERGENCY LIGHT W/ REMOTE HEAD	2,3

GENERAL:

- Fixture/pole assemblies shall be rated for 100mph wind loads. Provide wind dampeners when recommended by the manufacturer.
- All fixtures shall be provided with multi-volt driver capable of operating between 120V-277V
- All exterior fixtures shall be 4000K color temperature
- All interior fixtures shall be 3000K color temperature
- All apartment light fixtures and ceiling fans shall be Energy Star rated

NOTES:

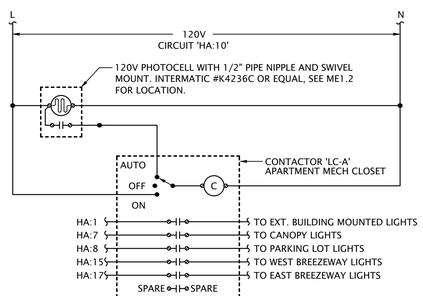
1. Provide fixture/pole assembly with mounting arm and 17' round straight steel pole, black to match fixture.
2. Provide with test switch, status indicator and rechargeable nickel-cadmium battery for 90 minutes of emergency power.
3. Provide wall or ceiling mounted as required
4. Fixture shall be U.L. listed for wet locations.
5. Provide with integrally occupancy sensor.
6. Provide with emergency battery backup.
7. Where installed above showers and tubs fixture shall be wet location listed.
8. Ensure fixture complies with 410.16(C)(5).
9. Fixture shall be U.L. listed for damp locations.



DOOR ALARM BUZZER SYSTEM NOTES

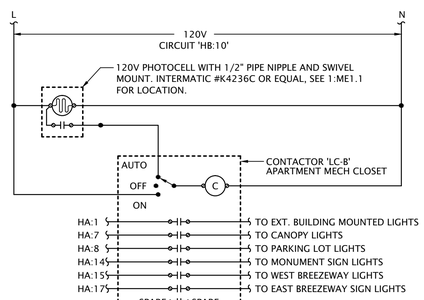
1. PROVIDE DOOR ANNUNCIATOR SYSTEM COMPLETE WITH PUSH BUTTON, HORN/STROBE(S), POWER SUPPLIES AND ALL WIRING REQUIRED. HORN/STROBE SHALL ACTIVATE WHEN PUSH BUTTON IS DEPRESSED.
2. HORN/STROBE SHALL OPERATE AT 24VAC, HAVE A CLEAR LENS WITH 50cd STROBE AND HORN WITH 82dB AT 10', UL 1638 LISTED, EDWARDS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

3 APARTMENT DOOR ANNUNCIATOR DIAGRAM
No Scale



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

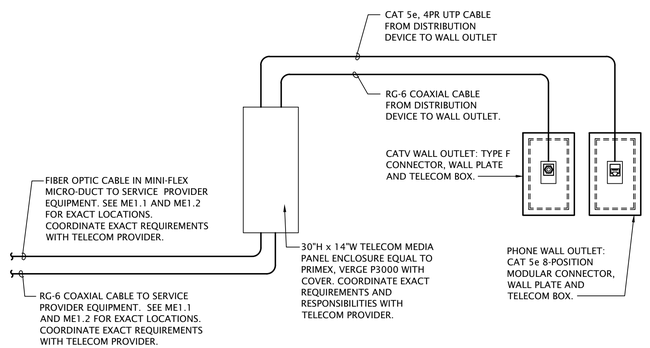
BUILDING 'A'



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

BUILDING 'B'

2 EXTERIOR LIGHTING CONTROL DIAGRAMS
No Scale



1 APARTMENT TELECOM WIRING SCHEMATIC
No Scale

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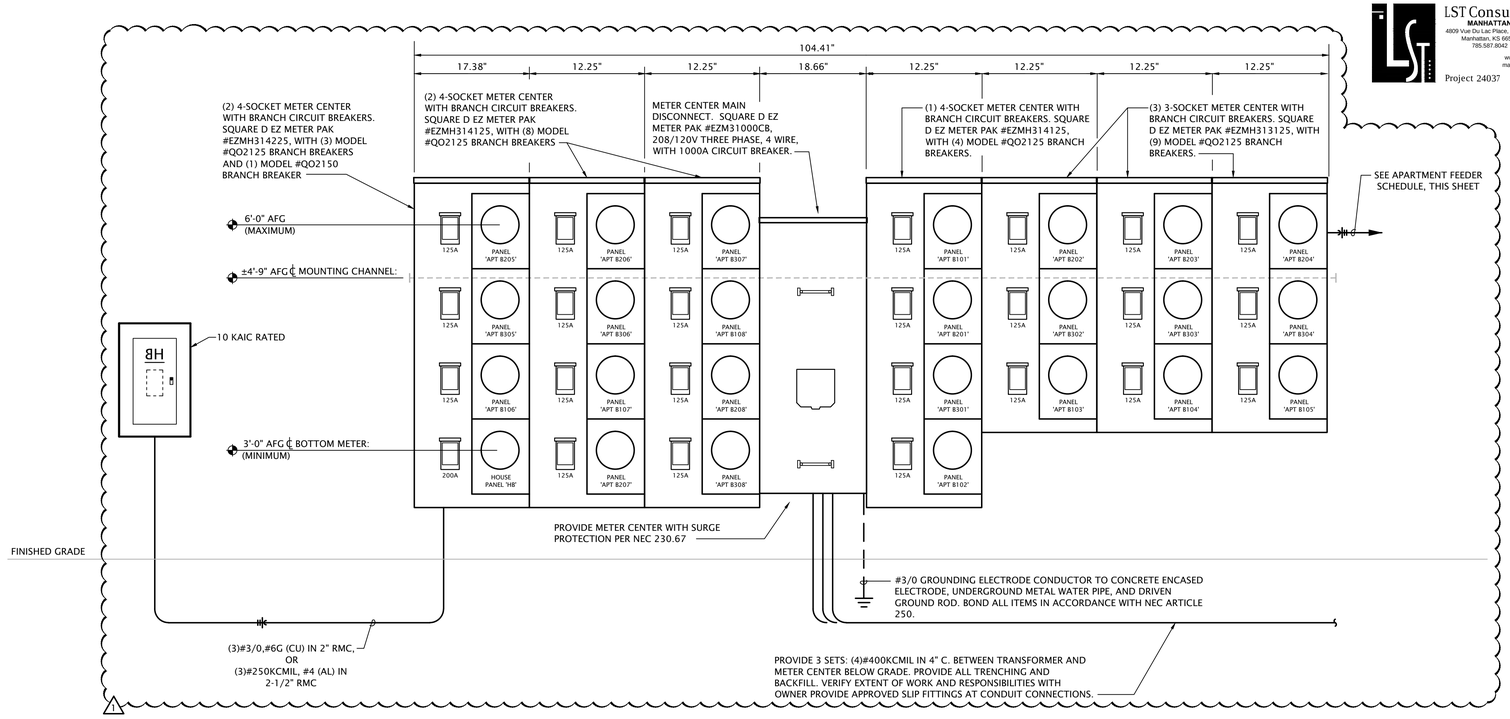
Building B Service Calculation (24 total units)								
Area:	23820 SF (Dwelling Units Only)							
							Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.84 Part IV								
C1	General Loads (220.84 (C)(1))							
a	Lighting & Receptacles	3	VA/SF	23820	SF		71,460	
C2	Required Circuits (220.84 (C)(2))							
a	Laundry Circuit	1,500	VA/Circuit	24	Circuit		36,000	
b	Kitchen Circuits	1,500	VA/Circuit	48	Circuit		72,000	
C3	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	
c	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	
	Exhaust Fan - RR	20	VA/Circuit	48	ea		960	
C5	Larger of Heating and A/C load (220.84 (C)(5))							
	2BR Electric Heat + Defrost	8,694	VA/Circuit	12	ea		104,328	
	3BR Electric Heat + Defrost	8,694	VA/Circuit	12	ea		104,328	
						Connected Load Total	914,316	
						Dwelling Unit Demand Load from Table 220.84	35%	**320,011**
						Building Service NEC Demand Load (VA) Sub-Total		**320,011**
						Total Aparment Service Demand Load (VA)		**320,011**
						Panel HB Service Demand Load (VA)		**31,408**
						Total Building Service Demand Load (Amperes) @ 208/120V-3Ph, 4W		**976**
	Provide 1000A Meter Center							



2 ELECTRICAL RISER DIAGRAM - BULDING B

No Scale

APARTMENT FEEDER SCHEDULE

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

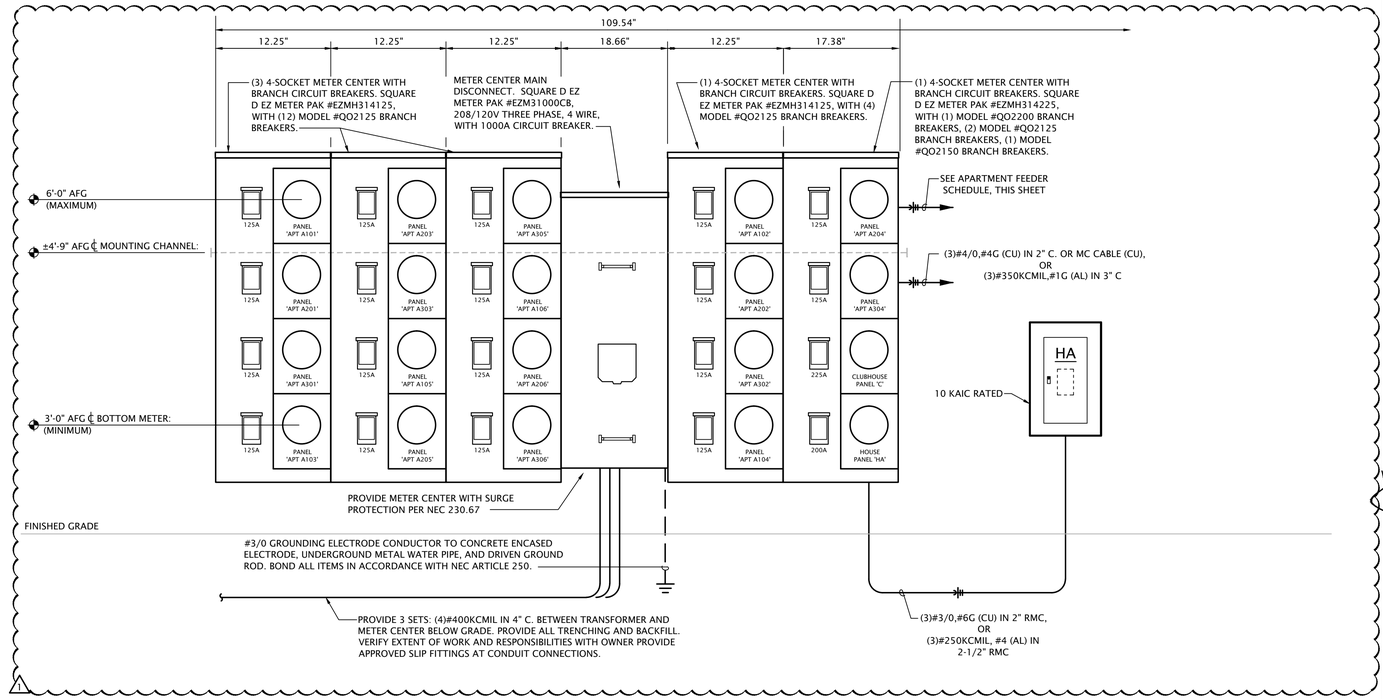
NOTES:

1. Voltage drop has been accounted for in sizes indicated, further up-sizing of feeders is not necessary
2. Ensure panel lugs are adequately sized to handle up-sized feeders. Provide lug adapter kits if required.

Building A Service Calculation (18 total units + Clubhouse)								
Area:	17190 SF (Dwelling Units Only)							
							Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.84 Part IV								
C1	General Loads (220.84 (C)(1))							
a	Lighting & Receptacles	3	VA/SF	17190	SF		51,570	
C2	Required Circuits (220.84 (C)(2))							
a	Laundry Circuit	1,500	VA/Circuit	18	Circuit		27,000	
b	Kitchen Circuits	1,500	VA/Circuit	36	Circuit		54,000	
C3	Nameplate Ratings of Equipment (220.84 (C)(3))							
a1	Microwave	1,000	VA/Circuit	18	ea		18,000	
a2	Dishwasher	840	VA/Circuit	18	ea		15,120	
a3	Disposal	1175	VA/Circuit	18	ea		21,150	
a4	Refrigerator	1200	VA/Circuit	18	ea		21,600	
b	Electric Range	8,000	VA/Circuit	18	ea		144,000	
c	Electric Clothes Dryer	5,000	VA/Circuit	18	ea		90,000	
d	Water Heater	4,500	VA/Circuit	18	ea		81,000	
C4	Nameplate Ratings of Motors (220.84 (C)(4))							
	VTAC Blower	150	VA/Circuit	18	ea		2,700	
	Exhaust Fan - Kitchen	20	VA/Circuit	18	ea		360	
	Exhaust Fan - RR	20	VA/Circuit	36	ea		720	
C5	Larger of Heating and A/C load (220.84 (C)(5))							
	2BR Electric Heat + Defrost	8,694	VA/Circuit	12	ea		104,328	
	3BR Electric Heat + Defrost	8,694	VA/Circuit	6	ea		52,164	
						Connected Load Total	683,712	
						Dwelling Unit Demand Load from Table 220.84	38%	**239,299**
						Building Service NEC Demand Load (VA) Sub-Total		**239,299**
						Total Aparment Service Demand Load (VA)		**239,299**
						Clubhouse Service Demand Load (VA)		**39,139**
						Panel HA Service Demand Load (VA)		**28,743**
						Total Building Service Demand Load (Amperes) @ 208/120V-3Ph, 4W		**853**
	Provide 1000A Meter Center							

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 equipment whether as specified or substituted to 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.



1 ELECTRICAL RISER DIAGRAM - BULDING A

No Scale

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Project 24037 July 2023

JonesGillamRenz
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730 N. Ninth
Kansas City, MO 64108
Salina, KS 67401
785.827.0386
jgr@jgrarchitects.com

THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

REVISION:
1 9-27-2024

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

E6.2

Designation: C **Manufacturer:** Square D 'NQ'
Location: MECH ROOM **Bus Amps:** 225
Voltage: 240/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 1 **AIC Rating:** 10 KAIC
Mounting: Surface **Other:** Integral Surge Protection

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - CLUB,OFFICE,LIBRARY	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - OFFICE 112	2
3	LTG - HALL,STOR,FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - CLUB 101	4
5	SPARE BREAKER	---	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - WARMING COUNTER	6
7	RCPT - LIBRARY	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - WARMING COUNTER	8
9	RCPT - HALL,STOR,TLTS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	---	SPARE BREAKER	10
11	RCPT - FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - DISHWASHER	12
13	RCPT - FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - REFRIGERATOR	14
15	RCPT - FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - DISPOSER	16
17	RCPT - STOR 103	2#12,#12G., 1/2"C.	20 / 1	45 / 2	2#8,#10G., 3/4"C.	HEAT PUMP 'HP' 15 MCA	18
19	RCPT - STOR 103	2#12,#12G., 1/2"C.	20 / 1				20
21	HEATER 'EH-1'	2#10,#10G., 3/4"C.	25 / 2	60 / 2	2#4,#10G., 1"C.	BLOWER COIL 'BC' CIRCUIT #1 7.2 KW	22
23							24
25	WATER HEATER	2#10,#10G., 3/4"C.	30 / 2	25 / 2	2#10,#10G., 3/4"C.	BLOWER COIL 'BC' CIRCUIT #2 9.6 KW	26
27			---				28
29	FUTURE DE-ICING SYSTEM	1" C. WITH PULL STRING	--- 2	---	---	SPACE	30
31				---	---	SPACE	32
33	FUTURE DE-ICING SYSTEM	1" C. WITH PULL STRING	--- 2	---	---	SPACE	34
35				---	---	SPACE	36
37	SPACE	---	---	---	---	SPACE	38
39	SPACE	---	---	---	---	SPACE	40
41	SPACE	---	---	---	---	SPACE	42

Designation: HB **Manufacturer:** Square D 'NQ'
Location: EXTERIOR WALL **Bus Amps:** 150
Voltage: 240/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 3R **AIC Rating:** 10 KAIC
Mounting: Surface **Other:** Integral Surge Protection

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	20 / 1	2#10,#10G.,3/4"C.	MONUMENT SIGN LIGHTING	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	---	---	SPACE ONLY	32
33				---	---	SPACE ONLY	34
35	SPACE ONLY	---	---	---	---	SPACE ONLY	36
37	SPACE ONLY	---	---	---	---	SPACE ONLY	38
39	FUTURE SOLAR SPACE	---	---	---	---	SPACE ONLY	40
41				---	---	SPACE ONLY	42

Designation: HA **Manufacturer:** Square D 'NQ'
Location: EXTERIOR WALL **Bus Amps:** 150
Voltage: 240/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 3R **AIC Rating:** 10 KAIC
Mounting: Surface **Other:** Integral Surge Protection

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	---	---	SPACE ONLY	32
33				---	---	SPACE ONLY	34
35	SPACE ONLY	---	---	---	---	SPACE ONLY	36
37	SPACE ONLY	---	---	---	---	SPACE ONLY	38
39	FUTURE SOLAR SPACE	---	---	---	---	SPACE ONLY	40
41				---	---	SPACE ONLY	42

CLUBHOUSE ELECTRICAL SERVICE LOAD SUMMARY

Load Types	Connected VA	VA/ft²	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
Motors	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
			Spare Capacity = 10%	3,914
			Total Service VA	43,053
		Minimum Ampacity at	240/120V-1Ph-3W	179
			Service Size = 200 A	

* Demand load incorporates greater of heating and A/C loads

2 Bed / 2 Bath Unit - Feeder Calculation

Area 880 SF

				Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV					
B	***GENERAL LOADS***				
B1	General Lighting & Receptacles (220.82 (B)(1))				
	a) Lighting & Receptacles	3 VA/SF	880 SF	2,640	
B2	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))				
	a) Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500	
	b) Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3	Nameplate Ratings of 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 Range	8,000 VA/Circuit	1 ea	8,000	
	c) Clothes Dryer	5,000 VA/Circuit	1 ea	5,000	
	d) Water Heater	4,500 VA/Circuit	1 ea	4,500	
B4	Nameplate Ratings of Motors (220.82 (B)(4))				
	1) Blower Coil Fan	150 VA/Circuit	1 ea	150	
	1) Exhaust Fan - Kitchen	20 VA/Circuit	1 ea	20	
	1) Exhaust Fan - RR	20 VA/Circuit	2 ea	40	
			Part (B) Connected Load Total	29,065	
			Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)		17,626
C	***HEATING AND AIR-CONDITIONING LOAD***				
C4	65% Nameplate Ratings of Space Heat (220.82 (C)(4))				
	1) Electric Heat	3,400 VA/Circuit	1 ea	3,400	
			Part (C) Connected Load Total	3,400	
			Part (C) Demand Load		3,400
			Total Dwelling Unit Demand Load		**21,026**
			Total NEC Demand VA		**21,026**
			Total Amps @ 240/120V-1Ph-3W		**88**

Provide 125A Load Center & Feed with 100A/2P Breaker

3 Bed / 2 Bath Unit - Feeder Calculation

Area 1105 SF

				Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV					
B	***GENERAL LOADS***				
B1	General Lighting & Receptacles (220.82 (B)(1))				
	a) Lighting & Receptacles	3 VA/SF	1105 SF	3,315	
B2	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))				
	a) Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500	
	b) Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3	Nameplate Ratings of 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 Range	8,000 VA/Circuit	1 ea	8,000	
	c) Clothes Dryer	5,000 VA/Circuit	1 ea	5,000	
	d) Water Heater	4,500 VA/Circuit	1 ea	4,500	
B4	Nameplate Ratings of Motors (220.82 (B)(4))				
	1) Blower Coil Fan	150 VA/Circuit	1 ea	150	
	1) Exhaust Fan - Kitchen	20 VA/Circuit	1 ea	20	
	1) Exhaust Fan - RR	20 VA/Circuit	2 ea	40	
			Part (B) Connected Load Total	29,740	
			Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)		17,896
C	***HEATING AND AIR-CONDITIONING LOAD***				
C4	65% Nameplate Ratings of Space Heat (220.82 (C)(4))				
	1) Electric Heat	5,000 VA/Circuit	1 ea	5,000	
			Part (C) Connected Load Total	5,000	
			Part (C) Demand Load		5,000
			Total Dwelling Unit Demand Load		**22,896**
			Total NEC Demand VA		**22,896**
			Total Amps @ 240/120V-1Ph-3W		**95**

Provide 125A Load Center & Feed with 100A/2P Breaker

Panel Designation: 3BR APT # **Mounting:** Flush
Location: 3 Bedroom Apartment **Bus Amps:** 125
Voltage: 208/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 1 **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	1
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4	1
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	20 / 1	30 / 2	3#10, #10G, 3/4"C	CLOTHES DRYER	6	2
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	2
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 EXHAUST '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	1

Panel Designation: 2BR APT # **Mounting:** Flush
Location: 2 Bedroom Apartment **Bus Amps:** 125
Voltage: 208/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 10 KAIC
Panel is typical for 2BR 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	1
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4	1
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	20 / 1	30 / 2	3#10, #10G, 3/4"C	CLOTHES DRYER	6	2
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	2
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	BATHROOM	2#12, #12G, 1/2"C	20 / 1				16	
1	17	MASTER BEDROOM	2#12, #12G, 1/2"C	20 / 1	45 / 2	2#6,#10G,3/4"C	VTAC	18	
1	19	HALLWAY BEDROOM	2#12, #12G, 1/2"C	20 / 1				20	
	21	KITCHEN EXHAUST 'EF-2'	2#12, #12G, 1/2"C	20 / 1	---	---	SPACE ONLY	22	
	23	SPACE ONLY	---	---	---	---	SPACE ONLY	24	

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.

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

Professional Engineer JOHN F. LEWIS-SMITH 20170 Date 7-17-2024 WYOMING

REVISION:

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

E6.3

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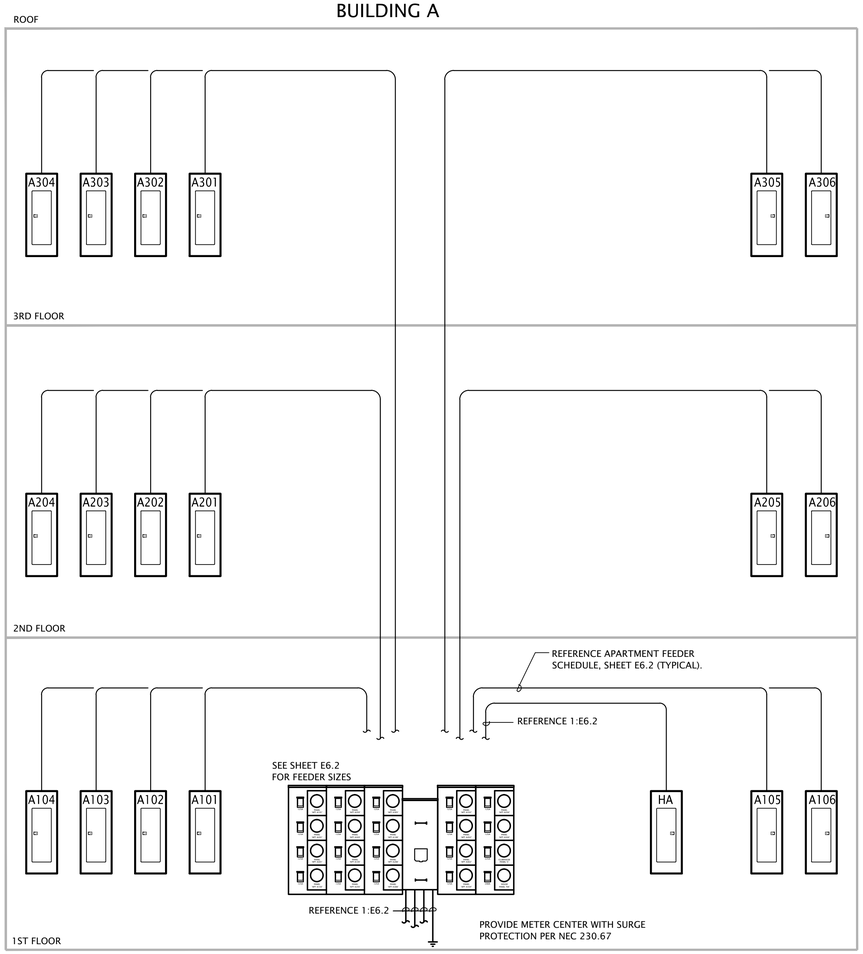
THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

BUILDING A

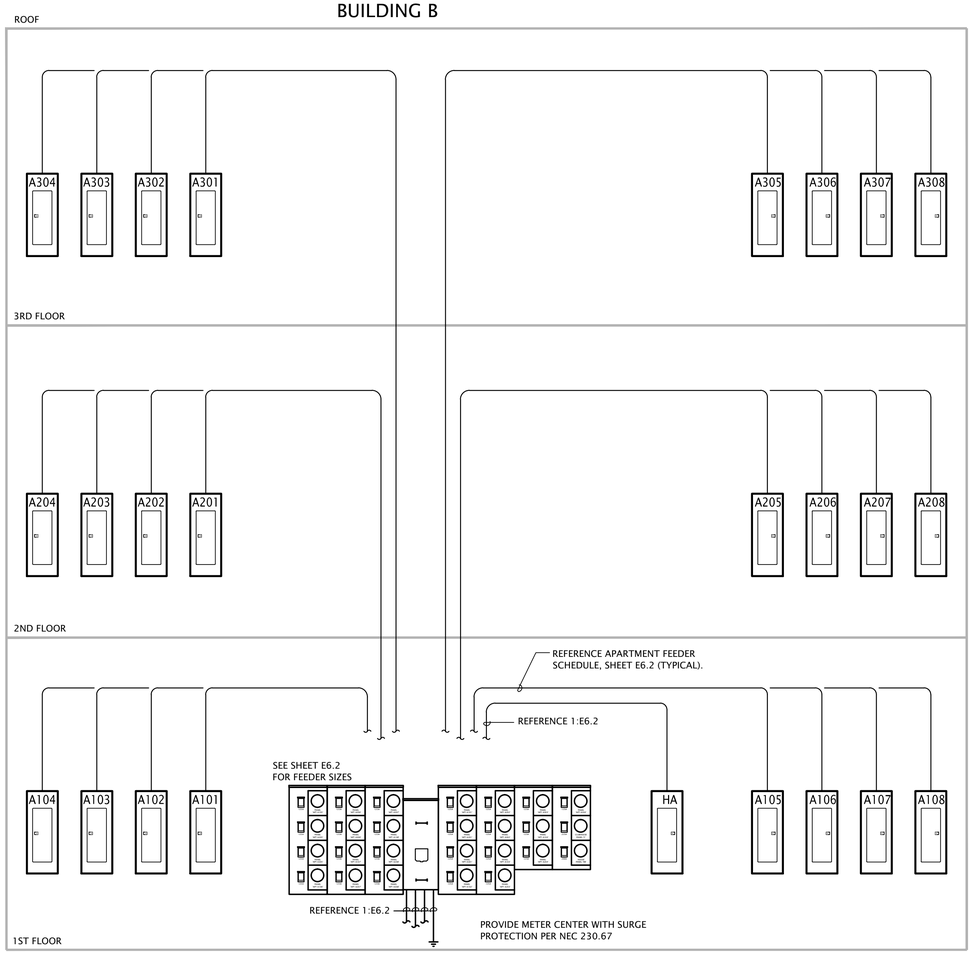


SEE SHEET E6.2 FOR COMPLETE AVAILABLE FAULT CURRENT CALCULATIONS.

1 BUILDING A ELECTRICAL RISER DIAGRAM

No Scale

BUILDING B



SEE SHEET E6.2 FOR COMPLETE AVAILABLE FAULT CURRENT CALCULATIONS.

2 BUILDING B ELECTRICAL RISER DIAGRAM

No Scale

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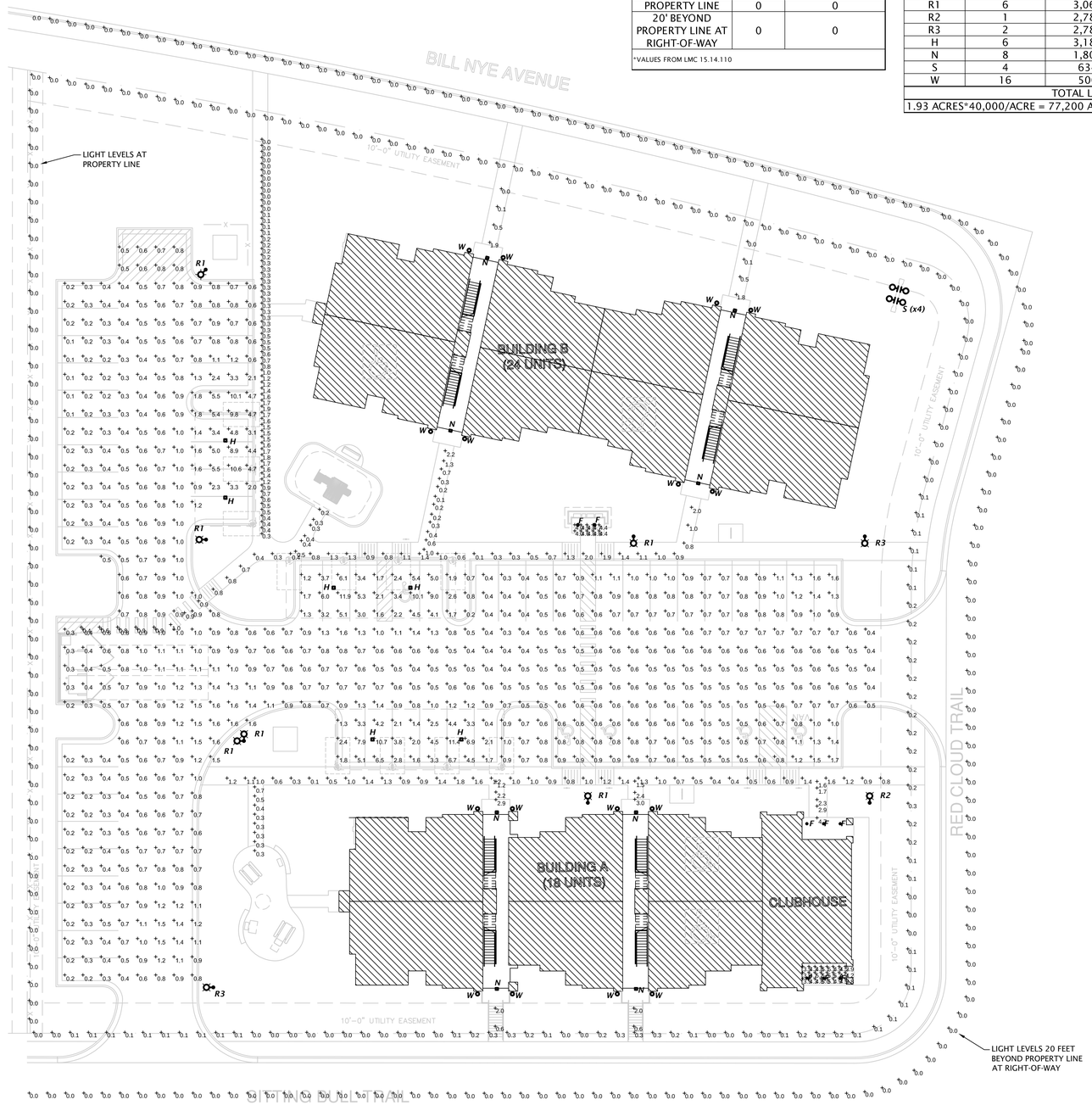
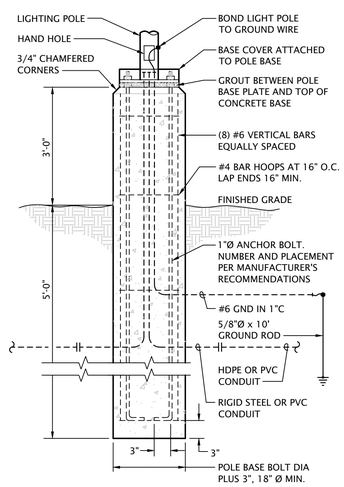
PHOTOMETRIC CALCULATIONS		
	AVERAGE ILLUMINANCE (fc)	
	DESIGN	CITY OF LARAMIE RECOMMENDED*
PROPERTY LINE	0	0
20' BEYOND PROPERTY LINE AT RIGHT-OF-WAY	0	0

*VALUES FROM LMC 15.14.110

ALLOWABLE LUMENS			
FIXTURE TYPE	QUANTITY	FIXTURE LUMENS	SUBTOTAL LUMENS
F	8	600	4,800
R1	6	3,064	18,384
R2	1	2,782	2,782
R3	2	2,782	5,564
H	6	3,181	19,086
N	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 ALLOWABLE LUMENS			



1 PHOTOMETRIC SITE PLAN
1" = 20'-0"



2 CONCRETE POLE BASE DETAIL
No Scale

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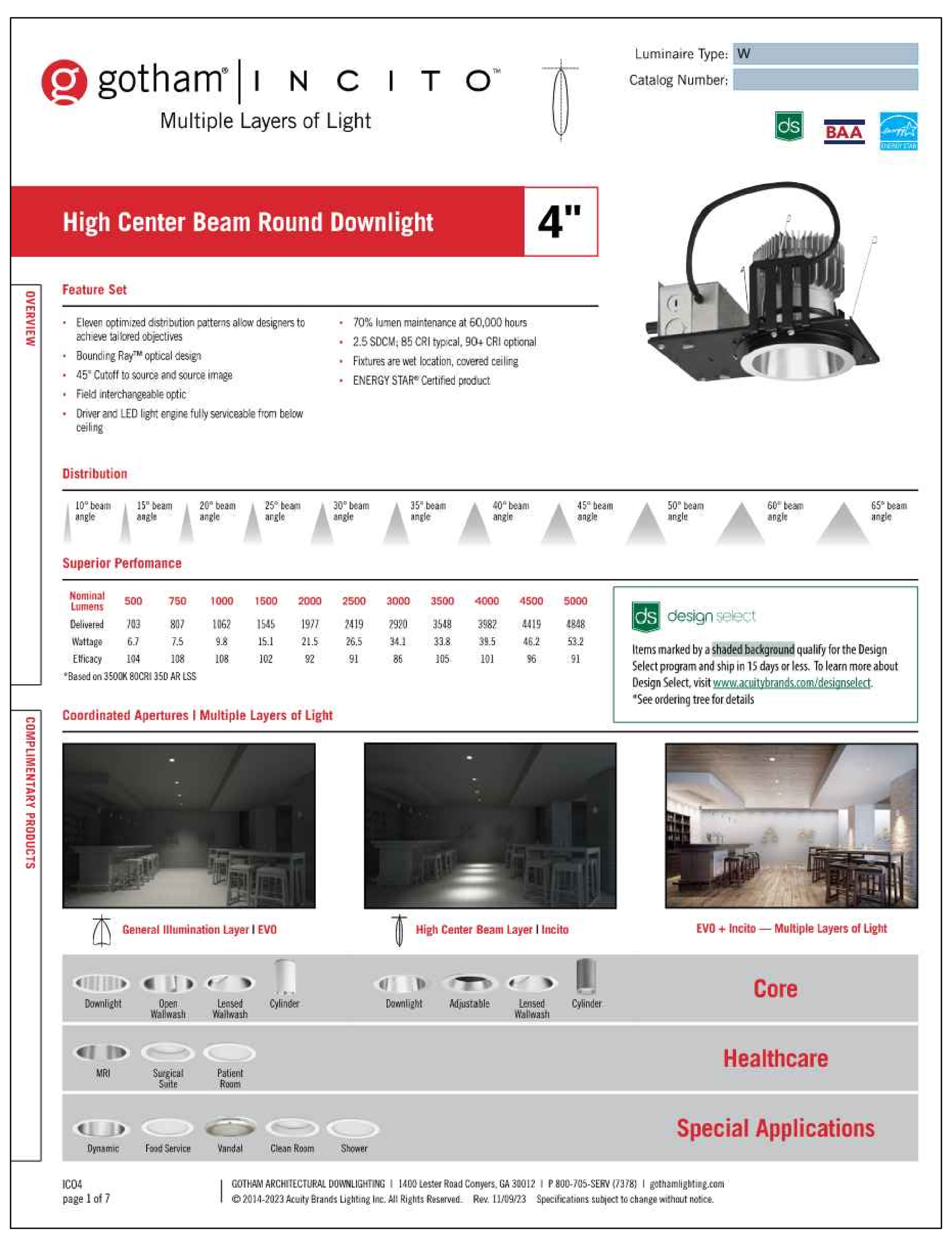

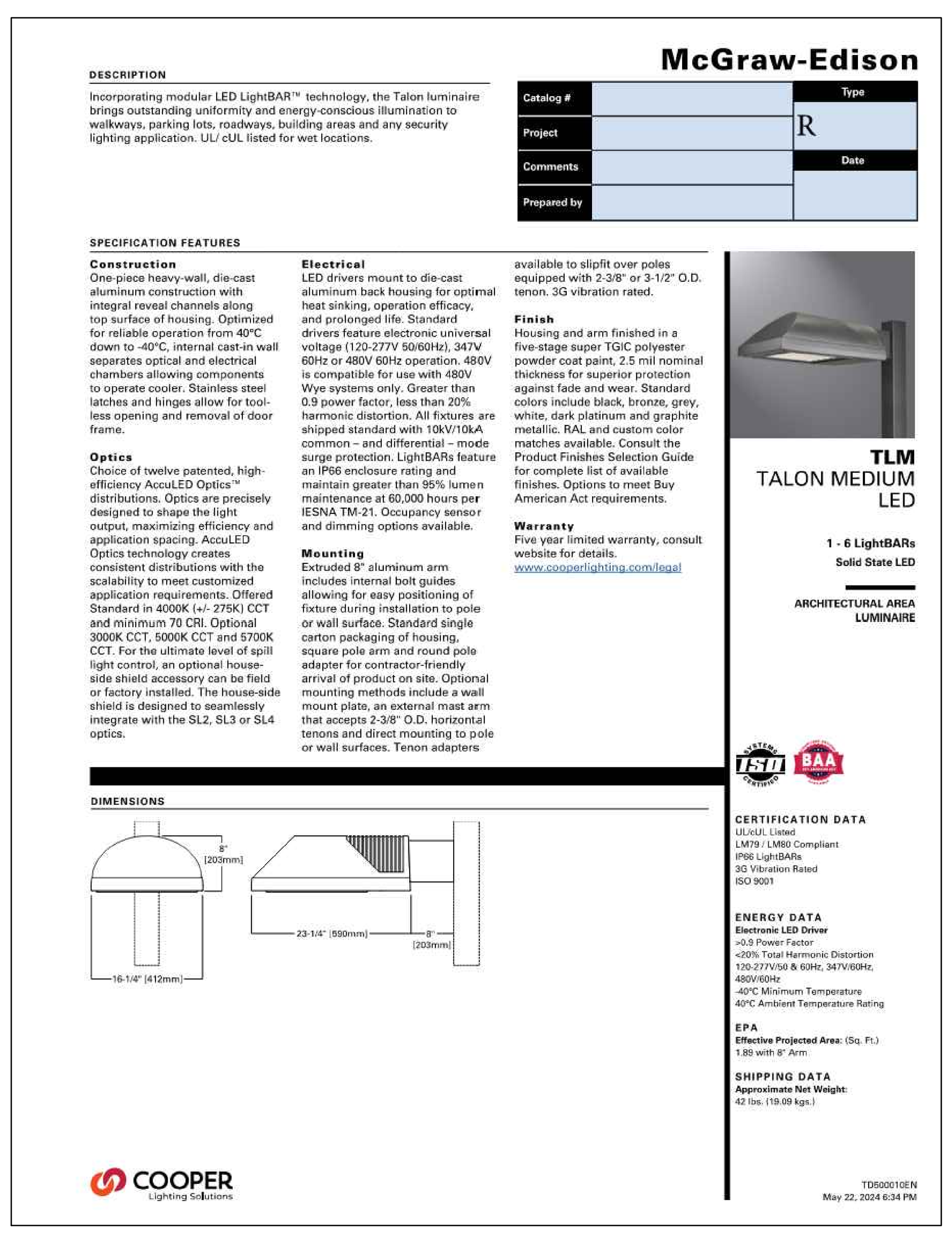

LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL NUMBER	LAMP DATA #	LAMP DATA TYPE	BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
F	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	6
H	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
N	MULE	MERU-LED-ACEM-DB-IH	---	1800 LUMEN 32W LED	STANDARD	WALL @ 8'-0" AFF	DARK BRONZE	LED GENERAL AND EMERGENCY LIGHT WITH DIE CAST ALUMINUM HOUSING AND COLD WEATHER PACKAGE	2,3
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.

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